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

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

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

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

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

provided, hook-ups for washers and dryers must be provided in each unit. All washing machines must be Energy Star® labeled. All common areas (except for stair towers, mechanical rooms, storage rooms and similar spaces) will be air conditioned. (Includes Preserva

An on-site management office will be provided. (Not applicable to scattered site properties. Applications that are a continuation of a phased development will provide a management office in one of the phases.)

Broadband Infrastructure - The installation of broadband infrastructure is required in all new construction and substantial rehab developments, in compliance with Federal Register Citation 81 FR 31181 "Narrowing the Digital Divide Through Installation of Broadband Infrastructure". (This provision is encouraged, but not required, in preservation developments)

TAB 08 04 CERTIFICATION OF THRESHOLD CRITERIA

# PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

Smoke Free Development

As the APPLICANT, I certify that:

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

# Energy Rebate Analysis (ERA)

DESIGN ARCHITECT

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

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

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

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

Fukui Architett Pc Acknowledged and Accepted by the APPLICANT(S)

TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

X Enterprise Green Communities – 2020 Moderate Rehab

\_\_\_\_\_ LEED v4 O+M – Multifamily – Certified

Submission drawing/specification package.

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

ICC 700-2015 National Green Building Standard Under Section 305.4 - Functional

Areas Rating – Compliant with Chapter 12 (must include kitchens and bathrooms) Note: For developments certifying under a National Green Building Program, proof of Project registration/Pre-Build Certification will be required with the Development

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

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

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

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

TAB 08 02 CERTIFICATION OF SELECTION CRITERIA

# PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

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

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

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

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

Window treatments will be provided in all residential units. Window treatments include horizontal blinds, vertical blinds, or other opaque blinds. (Roller shades will not be

# VisitAbility

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

considered as meeting this criterion.)

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

TAB 08 04 CERTIFICATION OF THRESHOLD CRITERIA

# 2.03 DEVELOPMENT TABULAR SCHEDULE

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

Percentage of Gross Building Area: \_\_\_\_0%\_\_\_

6. Gross Building Area\*: 148,586 7. Gross Commercial Area (SF): 0 8. Number of On Site Parking Spaces: 5 spaces at 1100 Sheffield only

9. Required Variances: N/A 10. Applicable Accessibility Regulations:

Section 504□ UFAS PAUCC□ FHAA□ ADA□

Section 504 UFAS PAUCC FHAA ADA								
Unit/Room Type	No. of	Accessibl	le Units	Adapt Uni		Net SF**	Gross	
71	Units	ADA	H/V	ADA	H/V		SF*	
SRO	0							
EFF	0							
1 BR	35							
2 BR	13							
3 BR	25							
4 BR	13							
Community Room						2244	4116	
irculation,(hallways, tairs & etc.)	·		1753	2917				
Other								
Unit Total	86	5	2	0	0			

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

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

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

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

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

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

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

New Construction: \_\_\_ For 100% electric dwellings/buildings\*: HERS Index of 60 or less (without solar PV)

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

\_\_\_ For dwellings/buildings utilizing gas: HERS Index of 50 or less (without solar PV)

Preservation (Moderate Rehab) \*: \_\_\_ For 100% electric dwellings/buildings\*: HERS Index of 80 or less (without solar PV) \_\_\_ For dwellings/buildings utilizing gas: HERS Index of 75 or less (without solar PV) \*Preservation developments whose scope of work exceeds that of Moderate Rehab

must meet the requirements for Substantial Rehabilitation

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

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

TAB\_08\_02 CERTIFICATION OF SELECTION CRITERIA

## PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

## Fair Housing

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

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

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

## **Energy Conservation & Green Building Criteria**

As the **DESIGN ARCHITECT**, I hereby certify that I either have designed or will design the referenced development to include the following energy conservation measures

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

the 2020 Enterprise Green Communities program Criteria 5.1b. All HERS Indexes shall be uploaded to the RESNET Registry and the registry ID number shown on the HERS certificate provided at construction completion. In new construction and rehabilitation developments, the overall U-value of the exterior building envelope must exceed the requirements of the 2015 International Energy Conservation Code Chapter 4 by 10% for buildings three stories or less in height as

verified by a REScheck certificate. Buildings four or more stories in height must exceed 3% as verified by a COMcheck certificate. Air sealing of the exterior building envelope and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation In new construction and rehabilitation developments, all appliances, HVAC equipment with a capacity less than 60 000 btuh, gas fired water heaters, windows, ceiling fans

exhaust fans, range hoods and exit signs, shall be Energy Star® labeled. (Exceptions: rogrammable thermostats do not need to be provided and windows in buildings over three stories in height may comply instead with ASHRAE Standard 189.1-2009.) (Packaged Terminal Air Conditioners (PTACs) and Packaged Terminal Heat Pumps (PTHPs) (Including vertical type configurations may only be used if it can be proven that they comply with the prescriptive requirements of Energy Star® version 3.0 for airsource equipment, as tested and certified by Air Conditioning, Heating and Refrigeration Institute (AHRI) only). In addition, 100% of the permanent room light fixtures in the dwelling units shall be equipped with LED bulbs or high efficiency fluorescent lamps with electronic ballast; and 100% of the community room and common area corridor and stair lighting shall be fluorescent with electronic ballasts or shall utilize LED bulbs.

TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

## PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

### Accessible Housing

As the DESIGN ARCHITECT, I certify that:

\_\_X \_\_\_ To the best of my knowledge and belief I certify that I have designed the referenced development in conformance with the following rules and regulations as they apply to this development and as amended by Federal. State and local authorities.

X The Fair Housing Act of 1988 & Fair Housing Design Manual

ANSI A117.1-2009 (or edition currently adopted by the PA UCC) Pennsylvania Uniform Construction Code

Uniform Federal Accessibility Standards (UFAS)

Section 504 of the Rehabilitation Act of 1973 2010 ADA Standards for Accessible Design

Any Other State or Local Code or regulation pertaining to design or inclusion of rental housing accessibility features (Include name of locality and citation for applicable NOTE: Where multiple accessibility standards apply, the standard that affords greater accessibility shall be used.

## Accessible Units

For New Construction and Substantial Rehabilitation Developments:

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

Number of accessible units required under local mandate: Number of accessible units required under state mandate: Number of accessible units required under federal mandate: \_

Number of fully accessible units provided:

As the DESIGN ARCHITECT. I hereby certify that I either have designed or will design the referenced development to include the following number of units to meet current accessibility Number of existing fully accessible units (by current standards): \_\_\_\_\_0

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

TAB\_08\_02 CERTIFICATION OF SELECTION CRITERIA

Number of fully accessible units provided: \_\_\_\_\_5

## PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

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

### Standard 189.1-2009. For ALL new construction, rehabilitation and preservation applications:

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

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

# PHFA Green Building Criteria for new construction and substantial rehabilitation

be used. (Not applicable to existing buildings.)

As the **DESIGN ARCHITECT**, I hereby certify that I either have designed or will design the referenced development to include the following green building features:

1. No piping shall be located outside of the interior finish of the insulated building envelope. (Not applicable to existing piping in preservation developments.)

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

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

TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

TAB\_08\_02 CERTIFICATION OF SELECTION CRITERIA

The referenced development will promote energy efficiency and conservation operational savings and sustainable building practices by meeting the mandatory measures of the 2020 Enterprise Green Communities Criteria, as amended below. (Not applicable if

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

referenced general occupancy development to include the following percentage of affordable

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

Signed: \_\_\_\_\_ Date: \_\_\_\_

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

Date: 4.19.202

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

Large Family Units

DESIGN ARCHITECT

units with three or more bedrooms:

Total units

Print: February

Firm Fukui Azalliact, PC

Acknowledged and Accepted by the APPLICANT(S)

## **Enterprise Green Communities Criteria for Preservation Developments**

Preservation developments are not required to follow the mandatory 2020 Enterprise Green Communities criteria for "moderate rehab" projects. Instead, they shall comply with only the following mandatory 2015 Green Communities criteria, as amended:

Environmental Remediation (Follow Enterprise and PHFA Tab 17 & 34 requirements) Minimization of Disturbance during staging and construction. (Applicable only to new

Ecosystem Services/Landscaping (applicable only to new landscaping Water-Conserving Fixtures (Applicable only to new fixtures)

Sizing of Heating and Cooling Equipment (Applicable only to new heating and cooling Energy Star Appliances (Applicable only to new appliances)

Lighting (Applicable only to new lighting fixtures)

# Home Ownership

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

# Flood Plain Certification

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

(Check all that apply) \_\_\_\_ Outside of a flood way \_\_X Outside any flood area \_\_\_\_ Inside a flood way \_\_\_\_\_ Inside a 500 year flood area \_\_\_\_\_ Inside a 100 year flood area

TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

seeking certification under a National Green Building program in Selection Criteria

ground disturbance)

Healthier Material Selection (Applicable only to new paints, coatings and primers) Bath Kitchen Laundry surfaces

Managing Moisture: Foundations (Applicable to new addition foundations) Managing Moisture: Roofing and Wall Systems (Applicable to new walls, windows and Combustion Equipment (Carbon monoxide alarm requirements apply to all projects with combustion equipment. Venting requirements are applicable to new combustion

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

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

TABULAR AREA UNIT SCHEDULE GROSS AREA (SF)

UNIT# SFR

NET AREA (SF)

2,125

PITTSBURGH,PA 15219

Owner:

200 ROSS STREET

HACP

15233

**Project Location:** MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA

205 Ross Street

Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

general notes

revisions

project title

Any conflicts in the drawings or between new and

conditions in the field and shall advise Fukui Architects,

**Pc** of any discrepancies between, additions to, deletions

from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale

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

ceiling surfaces as required to receive scheduled finishes.

assemblies. Contractor shall provide and install all

data, notices, and other documents and instruments

prepared by the Architect as instruments of service shall

remain the property of the Architect. The Architect shall

retain all common law statutory, and other reserved

**3.** All work shall be installed in accordance with applicable

**4.** Contractor shall be responsible for the patching,

5. All items shown on drawings are finished construction

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

material required for finished assemblies.

rights, including the copyright thereto.

ISSUED FOR PERMIT: 05.06.2022

drawings

codes and regulations.

existing construction shall be referred to the Architect. 2. Contractor shall verify all dimensions and existing

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drawing title

**SELECTION CRITERIA,** THRESHOLD CRITERIA, TABULAR SCHEDULE

As Noted May 6, 2022

**Sheet No.** 

# MANCHESTER SCATTERED SITES

# HACP, Existing Duplex Unit Repairs and Level 2 Alterations 1305 FULTON STREET PITTSBURGH PENNSYLVANIA 15233 4 BEDROOM UNIT

## **Drawing Index** A0 PHFA DOCUMENTS SELECTION CRITERIA THRESHOLD CRITERIA TABULAR SCHEDULE A1 COVER SHEET MANCHESTER SCATTERED SITES MAP CODE AND CONTACT INFO A2 ABBREVIATIONS AND MATERIALS (1) ABBREVIATIONS AND MATERIALS SIDING WALL SECTION DOOR SCHEDULE (WITH EXISTING) WINDOW SCHEDULE DOOR TYPES FINISH SCHEDULE INTERIOR STAIR DETAIL A3 SCOPE / GENERAL / GREEN COMMUNITIES NOTES (1) **ENERGY NOTES** GENERAL NOTES A4 SITE PLAN AND ROOF PLAN SITE PLAN ROOF PLAN NOTES ROOF AND SITE PLAN LEGEND GRAPHIC SCALES GRAPHIC SCALES SMALL UNIT KEYNOTES A5 FLOOR / DEMO PLAN GENERAL DEMOLITION NOTES DEMOLITION PLAN LEGEND SMALL UNIT KEYNOTES GRAPHIC SCALES FIRST FLOOR / DEMO PLAN BASEMENT / DEMO PLAN SECOND FLOOR / DEMO PLAN THIRD FLOOR / DEMO PLAN A6 FLOOR /FINISH/MECH./PLUMB. PLAN FIRST FLOOR/FINISH/MECH./PLUMB. PLAN GRAPHIC SCALES FLOOR PLAN LEGEND SMALL UNIT KEYNOTES BASEMENT/FINISH/MECH./PLUMB. PLAN THIRD FLOOR/FINISH/MECH./PLUMB. PLAN SECOND FLOOR/FINISH/MECH./PLUMB. PLAN A7 REFLECTED CEILING / POWER / DATA PLANS LIGHTING SCHEDULE SMALL UNIT KEYNOTES RCP LEGEND SECOND FLOOR REFL.CLG./ POWER/ DATA PLAN THIRD FLOOR REFL.CLG./ POWER/ DATA PLAN BASEMENTREFL.CLG./ POWER/ DATA PLAN FIRST FLOOR REFL.CLG./ POWER/ DATA PLAN GRAPHIC SCALES A8 NORTH / SOUTH ELEVATION NORTH ELEVATION SOUTH ELEVATION GRAPHIC SCALES GRAPHIC SCALES SMALL UNIT KEYNOTES A9 KITCHEN ENLARGED PLANS AND ELEVATIONS FIRST FLOOR KITCHEN ENLARGED PLAN KITCHEN ELEVATION 01 KITCHEN ELEVATION 02 A10 DETAILS DECK ENLARGED DETAILS WINDOW INSTALLATION UNDER VINYL SIDING WOOD FENCE DETAIL EXTERIOR DOOR THRESHOLD DECK SECTION DETAIL

# **Code Conformance Information**

Applicable Codes 2015 International Building Code 2015 International Building Code 2009 ICC/ANSI A117.1 2015 International Energy Conservation Code 2014 NEC (NFPA 70) Electrical: 2015 International Fire Code Fuel Gas 2015 International Fuel Gas Code Mechanical: 2015 International Mechanical Code 2017 Allegheny County Health department Plumbing Code Plumbing: 2013 NFPA 7 Fire Alarm 2013 NFPA 13 Classification of Work: Level-2 alteration per the IEBC Occupancy Group: 3 story with basement Gross Area: 2,125 sqft Construction Type: Sprinklers: Smoke detector:

# **Contact Schedule**

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

**Building Owner**: Plan Review & Inspection: Housing Authority Fukui Architects, PC of the City of Pittsburgh 205 Ross Street Department of permits, Pittsburgh, PA 15219 Licenses and Inspections ph: 412.281.6001 200 Ross Street mackenzie.pleskovic@hacp.org contact: Mackenzie Pleskovic fx: 412.281.6002 3rd floor, room 320 Pittsburgh, PA 15205 Fgf@farpc.com contact: Felix G. Fukui, AIA ph: 412.255.2175

# **General Description of Work**

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

# **General Note Related to Quantities Shown in Documentation**

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

# MANCHESTER SCATTERED SITES MAP

NOT TO SCALE

# Fukui Architects Pc

Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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-PROJECT LOCATION

### general notes Any conflicts in the drawings or between new and

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

ISSUED FOR PERMIT: 05.06.2022

# Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

# **Project Location:**

MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA

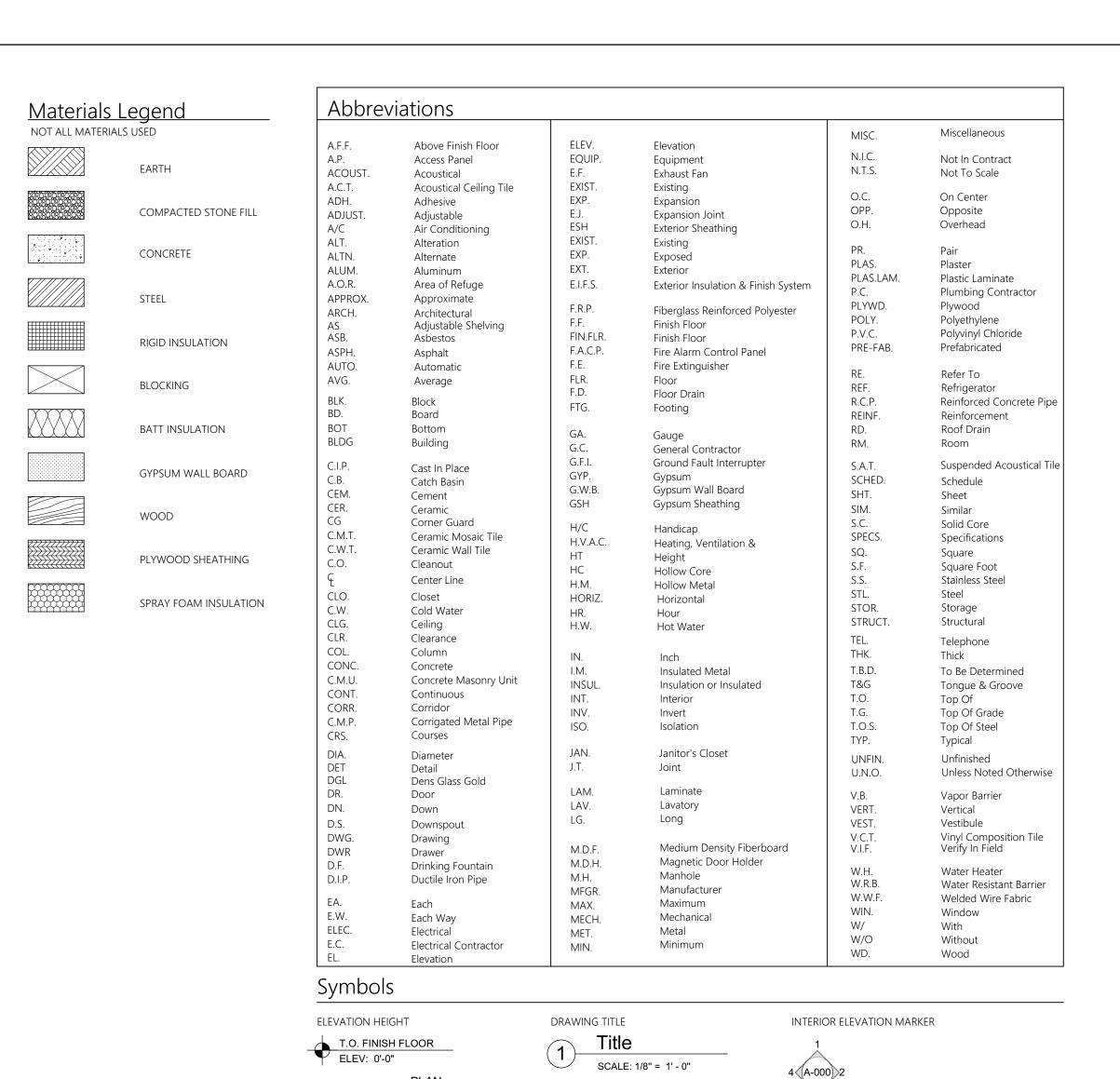
drawing title

project title

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

As Noted May 6, 2022

**Sheet No.** 



NOTE LEADER

T.O. ATTIC PER ELEV. TYP. ROOF/CEILING ASSEMBLY: ASPHALT SHINGLES, PREFIN. ALUMINUM GUTTER AND 40 LB FELT PAPER, ICE & WATER SHIELD @ VALLEYS, DOWNSPOUT EAVES, AND CORNERS, 9/16"" EXTERIOR GRADE PLYWOOD, INSULATION BAFFLES, 2" AIR SPACE, 2X —CONTINUOUS EDGE VENT ROOF RAFTERS @16" O.C, R30 BLOWN-IN FIBERGLASS INSULATION, 3/4" PLYWOOD SUBFLOOR, 2X CEILING JOISTS @ 16" O.C, R19 FIBERGLASS BATT INSULATION FACED W/ VAPOR RETARDER ON WARM SIDE, 1/2" GYP T.O. SECOND FLOOR PER ELEV. TYP. WALL ASSEMBLY: HORIZONTAL LAP SIDING, 5/16" PLYWOOD WALL SHEATHING -W/WRB, R-20-FACED BATT **INSULATION INSIDE 2X6 WALL** CAVITY ACTING AS VAPOR BARRIER, 1/2" GYP TYP. FLOOR ASSEMBLY: FLOOR FINISH (REFER TO FINISH PLANS), 3/4" PLYWOOD SUBFLOOR, 2X WOOD—— JOISTS, 1/2" GYP \_\_\_\_1 3/4 X 16" LVL RIM JOIST T.O. FIRST FLOOR PREFIN. METAL FLASHING TYP. WALL ASSEMBLY: ASPHALT EMULSION DAMPPROOFING, R-13 EXTERIOR 2" RIGID INSULATION -----2X SILL PLATE S/ 1/2" X 12" ANCHOR ROD @ 24" O.C. TYP. SLAB ASSEMBLY: 4" CONC. SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER, R-10 RIGID-UNDERSLAB INSULATION, COMPACTED GRAVEL

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

# SIDING WALL SECTION

FINISH SCHEDULE

**FLOOR** 

09 | LVT

EXTERIOR INSULATED FIBERGLASS DOOR

REQUIREMENTS. 4 PANEL DOOR WITH MAILBOXC SLOT

TO MATCH EXISTING, KEY AND CORE AND HADRWARE

PER SPECIFICATIONS. REFER TO PLAN FOR DOOR

AND ADDRESS NUMBERS PER SPECIFICATIONS. COLOR

INSULATED EXTERIOR DOOR TO MATCH IECC

HANDLING.

EXTERIOR INSULATED FIBERGLASS DOOR

REQUIREMENTS.GLAZED OPENING TO MATCH EXISTING

COLOR PER SPECIFICATIONS. KEY AND CORE. HADRWARE,

AND SCREEN PER SPECIFICATIONS. REFER TO PLAN FOR

INSULATED EXTERIOR DOOR TO MATCH IECC

DOOR HANDLING.

NAME

BEDROOM

BTHRM

CLO

DINING ROOM

**ENTRY** 

HALLWAY

KITCHEN

LIN. CLO

LIVING ROOM

PNTRY

**PWDR** 

### WINDOW SCHEDULE SIZE TEMPERED VENTING FRAME MATERIAL HEIGHT WIDTH 1'-9" 8'-9 3/4" /INYL CLAD WOOD 2'-9" 1'-4" **GLASS BLOCK** 2'-9" 5'-1" 7'-9" /INYL CLAD WOOD $\boxtimes$ 2'-9" 5'-1" INYL CLAD WOOD $\boxtimes$ 2'-8" 6'-9 1/2" 6'-9 1/2" **FIBERGLASS** $\boxtimes$ 2'-5" 4'-1" 7'-11" /INYL CLAD WOOD $\boxtimes$ 2'-9" 4'-6" /INYL CLAD WOOD $\boxtimes$ 2'-9" 4'-6" /INYL CLAD WOOD $\boxtimes$ 2'-9" 4'-6" 6'-9" /INYL CLAD WOOD 4'-10" 4'-5" INYL CLAD WOOD $\boxtimes$ 2'-0" 3'-1" /INYL CLAD WOOD $\boxtimes$ 2'-4" 4'-1" 7'-0" /INYL CLAD WOOD $\boxtimes$ /INYL CLAD WOOD 4'-1" 7'-0" VINYL CLAD WOOD $\boxtimes$

ALL WINDOWS AND WINDOW OPENINGS ARE EXISTING. IT IS NOT INTENDED TO RE-FRAME EXISTING WINDOW OPENINGS ALL WINDOWS ARE EXISTING AND TO BE REPLACED PER NOTES ON FINISH PLAN. GC TO VERIFY EXISTING SIZING BEFORE PURCHASE OF WINDOWS.

GC TO VERIFY EXISTING SIZING BEFORE PURCHASE OF DOORS.

DOOR SCHEDULE										
DOOR TAG	SIZE	DOOR TYPE	DOOR MTL.	FRAME MTL.	HARDWARE (REFER TO SPECS					
1	3'-0"×6'-8"	ı	FIBERGLASS	FIBERGLASS	ENTRY					
2	2'-9"×6'-8"	II	FIBERGLASS	FIBERGLASS	ENTRY					
3	2'-8"×6'-8"	III	WOOD	WOOD	PASSAGE					
4	2'-0"×6'-8"	III	WOOD	WOOD	PRIVACY					
5	2'-0"×6'-8"	III	WOOD	WOOD	PASSAGE					
6	3'-0"×6'-8"	III	WOOD	WOOD	PRIVACY					
7	2'-4"×6'-8"	III	WOOD	WOOD	PASSAGE					
8	2'-6"×6'-8"	IV	WOOD	WOOD	DUMMY					
9	4'-0"×6'-8"	IV	WOOD	WOOD	DUMMY					
10	2'-4"×6'-8"	III	WOOD	WOOD	PRIVACY					
11	2'-6"×6'-8"	III	WOOD	WOOD	PRIVACY					

205 Ross Street Pittsburgh, Pennsylvania 15219

Fukui Architects Pc

ph 412.281.6001 fx 412.281.6002

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general notes

revisions

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

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

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

15233

VARIES - REFER TO PLAN\_\_\_\_

V INTERIOR WOOD DOUBLE DOOR

INTERIOR 2 PANEL DOUBLE WOOD DOOR.

PLAN FOR DOOR HANDLING.

HADRWARE PER SPECIFICATIONS. REFER TO

VARIES - REFER TO PLAN

III INTERIOR WOOD DOOR

SPECIFICATIONS. REFER TO

PLAN FOR DOOR HANDLING.

INTERIOR 2 PANEL WOOD

DOOR. HADRWARE PER

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA

drawing title

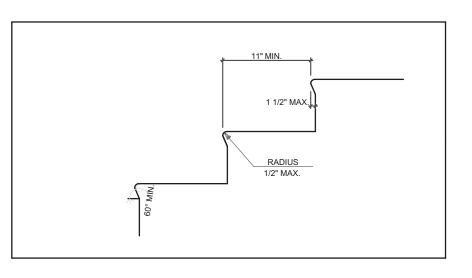
**ABBREVIATIONS AND** MATERIALS, SIDING WALL SECTION, INTERIOR STAIR DETAIL, DOOR SCHEDULE (WITH EXISTING), WINDOW SCHEDULE, DOOR TYPES, FINISH SCHEDULE

As Noted May 6, 2022

**Sheet No.** 

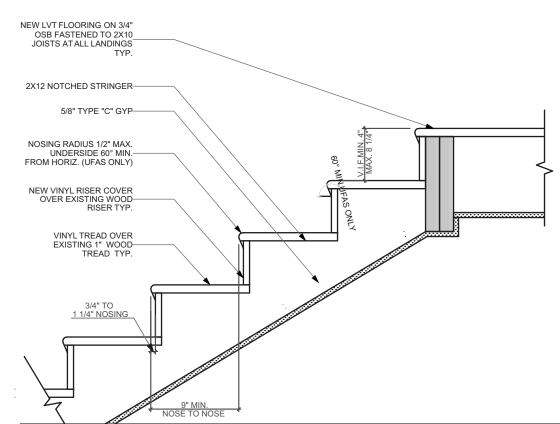
Project #2006

ABBREVIATIONS AND MATERIALS



NORTH ARROW

NORTH



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

INTERIOR STAIR DETAIL

### **GENERAL FLOOR PLAN NOTES**

0'-0" IN THIS SET OF DRAWINGS.

- 1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT
- 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
- 4. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
- 5. AT WALLS SCHEDULED FOR REFINISHING, SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING. SEE SPECIFICATIONS
- 6. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
- 7. NEW DOORBELLS AND WIRED DOORBELL CHIME AT INTERIOR. REFER TO SPECIFICATIONS FOR DETAILS.
- 8. PAINT INTERIOR WALLS AND CEILINGS PER
- SPECIFICATIONS.
- 9. RE-SECURE ALL SHELVING TO WALLS AS NECESSARY. 10. ALL EXISTING KEYS AND CORES TO BE RETURNED TO HACP, NEW KEYS AND CORES TO BE ADDED AT ALL
- 11. EXISTING DUCTWORK TO BE CLEANED OF DUST AND DEBRIS AFTER CONSTRUCTION HAS FINISHED.
- 12. PROJECT IS MULTIPLE PRIMES. GENERAL, MECHANICAL, PLUMBING AND ELECTRICAL PRIMES. ALL PRIME CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF WORK WITH ALL OTHER PRIME CONTRACTORS, SUBCONTRACTORS, AND WORK WITH THEOWNER FACH PRIME CONTRACTOR &TRADE SHALL REFER TO THE ENTIRE SCOPE OF WORK DRAWINGS AND SPECIFICATIONS WITHIN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL PERTINENT INFORMATION AND COORDINATION WORK WITH OTHER CONTRACTORS, REFER TO ARCHITECTURAL, SITE, HVAC, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR RESPECTIVE DEMOLITION AND CONSTRUCTION SCOPE OF WORK AND FOR GENERAL CONTRACTOR COORDINATION, ALL WORK DEPICTED ON THIS DRAWING IS THERESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE
- 13. CONTRACTORS ARE REQUIRED TO COORDINATE PHASING AND ANY REQUIRED TEMPORARY UTILITY INTERRUPTIONS WITH HACP'S REPRESENTATIVE.
- 14. EACH PRIME CONTRACTOR IS TOOBTAIN ALL REQUIRED PERMITS &INSPECTIONS FROM GOVERNING AGENCIES FOR DEMOLITION & CONSTRUCTION WORK, TEMPORARY BARRIERS AND OFF SITE DISPOSAL CONTAINERS.
- 15. EACH PRIME CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING BUILDING MATERIALS & EQUIPMENT TO REMAIN THAT COULD POTENTIALLY BE DAMAGED BY **DEMOLITION & CONSTRUCTION ACTIVITIES** SPECIFICALLY BY THEIR SCOPE OF WORK. EXISTING OR NEWLY INSTALLED BUILDING MATERIALS & EQUIPMENT THAT ARE DAMAGED DURING TH PERFORMANCE OF DEMOLITION & NEW CONSTRUCTION WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF HACP'S REPRESENTATIVE & ARCHITECT. WHERE ITEMS HAVE BEEN DEMOLISHED, ADJACENT CONSTRUCTION, EITHER NEW OR EXISTING SHALL BE PREPARED, PATCHED, FINISHED AND/OR REFINISHED TO MATCH THE ADJACENT SURFACE TO REMAIN WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- 16. EACH PRIME CONTRACTOR IS RESPONSIBLE FOR THEIR OWN DEMOLITION. CUTTING AND PATCHING REQUIRED FOR THEIR SCOPE OF WORK. GREAT CARE IN THE FINAL FINISHED APPEARANCE OF ALL AREAS EXPOSED TO VIEW SHALL BE TAKEN. PREPARE EXISTING WALL. CEILING AND FLOOR SURFACES TO PROVIDE A SMOOTH AND CONSISTENT SURFACE FOR FINISHES. MATCH ADJACENT MATERIALS. COLORS. TEXTURES AND FINISHES. COORDINATE WITH OTHER PRIME CONTRACTORS, DISCIPLINES AND TRADES AND WITH FINAL FINISHES AS DENOTED IN THE DRAWINGS AND SPECIFICATIONS.
- 17. ADD BLOCKING FOR ALL UPPER CABINETS, GRAB BARS. AND ASSOCIATED ITEMS.
- 18. FLASHING AND WATERPROOFING TO BE COMPLIANT WITH BEST PRACTICES AND MANUFACTURER'S RECOMMENDATIONS

# **HAZARDOUS NOTES**

- 1. BUILDING PASSED INITIAL RADON INSPECTION OR RE-TEST ON OCTOBER 6TH 2020 CONDUCTED BY ATC AND INTERTEK PSI.
- 2. NO ASBESTOS FOUND BY ACM DURING ORIGINAL INSPECTION. WHERE ASBESTOS IS UNCOVERED DURING CONSTRUCTION, GC TO CONTACT OWNER, ARCHITECT. AND CM FOR GUIDELINES ON TESTING AND MITIGATION.

### ARCHITECTURAL SCOPE NOTES

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

MEDICINE CABINETS, TOWEL RACKS, AND TOILET PAPER HOLDERS. INTERIOR DOORS, HARDWARE, AND DOOR TRIM. WHERE ONE DAMAGED INTERIOR DOOR IS TO BE REPLACED. ALL INTERIOR DOORS ARE TO BE REPLACED TO MATCH NEW DOORS PER

SPECIFICATIONS. REFER TO DETAIL SCHEDULE FOR

BATHROOM ACCESSORIES INCLUDING MIRRORS.

- WINDOWS AND ASSOCIATED WINDOW TRIM, SILLS, AND LOCKING MECHANISMS. SEE SHEET A-11. "PELLA" IS BASIS OF DESIGN. GC TO PROVIDE PELLA OR EQUIVALENT.
- 4. SEALING AND CAULKING AROUND ALL BATHTUBS AND
- ALL CLOSETS ROD & SHELVES

MORE INFORMATION.

- 6. ALL ROOF SOFFITS
- GUTTERS AND ASSOCIATED DOWNSPOUTS, HEAT TAPE, SPLASH BLOCKS. OR CAST IRON BOOTS OR DRAIN LEADERS. SEE ROOF PLAN SHEET A-4
- 8. ADDRESS NUMBERS

DUCTWORK

- 9. DRYWALL UP TO 200SF
- 10. METAL EXTERIOR RAILINGS AND GATES
- 11. INTERIOR WOOD HANDRAILS
- 12. HVAC SUPPLY AND RETURN GRILLES/VENT COVERS

### THE FOLLOWING LIST OF ITEMS ARE TO BE BID AT AND REPLACED AT 100% PER THE SPECIFICATIONS U.N.O:

- 14. COMPLETELY REMOVE (U.N.O.) AND REPLACE ALL EXISTING KITCHEN CABINETS, CABINET HARDWARE SINKS, AND COUNTERTOPS, BACKSPLASH. NEW CABINET AND COUNTER LAYOUT PER PLANS WITH FINISHES PER THE SPECIFICATIONS.
- 15. ALL WINDOW SCREENS TO BE REPLACED WITH CHILDPROOF SCREENS. REFER TO SPECIFICATIONS FOR MORE DETAILS.
- 16. ALL WINDOW BLINDS TO BE REPLACED. REFER TO SPECIFICATIONS FOR DETAILS.
- 17. COMPLETELY REPLACE EXISTING FLOORING WITH NEW WATERPROOF LVT FLOORING (U.N.O.) AT ALL RESIDENTIAL LIVING, DINING, KITCHEN, BEDROOM HALLWAYS AND BATHROOMS REFER TO SPECIFICATIONS FOR MORE DETAILS. LEVEL AND PREP SUBFLOOR TO RECEIVE NEW FLOORING AS NECESSARY
- 18. REPLACE ALL INTERIOR WALL BASE WITH PAINTED WOOD BASE PER SPECIFICATIONS IN ALL SPACES BUT BATHROOMS. BATHROOM WALL BASE TO BE REPLACED WITH VINYL COVE BASE PER SPECIFICATIONS
- 19. ALL NEW DOORS OR REPLACEMENT DOORS TO HAVE P9. DISCONNECT AND REMOVE EXISTING HOSE-BIBB AND ENTRY DOORS TO HAVE MAILBOX SLOT AND ADDRESS MARKERS PER SPECIFICATIONS. ALL EXTERIOR DOORS TO HAVE KEYS, LOCKS, AND CORES REPLACED.
- 20. ALL WALLS AND CEILINGS TO BE PAINTED PER SPECIFICATIONS.
- 21. ALL ROOF CLADDING, SUBROOFING, AND ASSOCIATED ROOFING TO BE REMOVED DOWN TO FRAMING, NEW ROOFING SYSTEM TO BE INSTALLED PER SPECIFICATIONS, SEE ROOF PLAN SHEET A-4.
- 22. ALL WOOD FENCES AND POSTS TO BE REMOVED. NEW WOOD FENCE AND POST TO BE INSTALLED PER SPECIFICAITONS.
- 23. ALL BUILDINGS FOUNDATION WALL AND SIDEWALK TO BE SEALED PER SPECIFICATIONS
- 24. ALL HOUSES TO HAVE NEW WATERPROOFING INSTALLED AT BASEMENT PER SPECIFICATIONS.
- 25. ALL WATERPROOFING AND VINYL SIDING, EXTERIOR TRIM AND WEATHER PROOF BARRIER TO NON HISTORIC PROPERTIES, PER SPECIFICATIONS

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

# PARKING PADS

- 2. CONCRETE STEPS AND SIDEWALKS
- INTERIOR STAIRS
- 4. BASEMENT SLAB AND WALL CRACKING
- EMERGENCY LIGHTING
- 6. SPRINKLER SYSTEMS
- 7. FIRE ALARM SYSTEMS

### PLUMBING SCOPE NOTES

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

- P1. DISCONNECT AND REMOVE EXISTING GAS WATER HEATER AND ALL ASSOCIATED FLUE PIPING. PROVIDE NEW HIGH EFFICIENCY GAS WATER HEATER WITH EXPANSION TANK FLOOR STAND DRAIN PAN DRAIN PIPING, AND CONNECTIONS TO EXISTING GAS, HOT, AND COLD-WATER PIPING TO REMAIN. EXTEND NEW COMBUSTION AIR INTAKE AND EXHAUST FLUE PIPING TO NEW CONCENTRIC VENT TERMINATION OUTDOORS, SEE SPECIFICATIONS
- P2. DISCONNECT AND REMOVE EXISTING ELECTRIC WATER HEATER. PROVIDE NEW HYBRID ELECTRIC HEAT PUMP WATER HEATER WITH EXPANSION TANK, FLOOR STAND, DRAIN PAN. DRAIN PIPING. AND CONNECTIONS TO EXISTING HOT AND COLD-WATER PIPING TO REMAIN. IF UNIT IS LOCATED IN A CLOSET, PROVIDE AN INLET DUCT ADAPTOR 8"DIAMETER INSULATED ELEXIBLE DUCT SECTION AND 10X10 ANEMOSAT MODEL GC5OR APPROVED EQUAL GRILLE WITH 10X10 PLENUM AND 8" DIAMETER CONNECTOR, SEE SPECIFICATIONS.
- P3. DISCONNECT AND REMOVE EXISTING TOILET AND ALL ASSOCIATED TRIM.REMOVE EXISTING WAX RING. CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING COLD-WATER LINE, PROVIDE NEW TOILET AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TOSERVE NEW FIXTURE.
- P4. DISCONNECT AND REMOVE EXISTING LAVATORY (VANITY, PEDESTAL, ORWALL HUNG TYPE) AND ALL ASSOCIATED TRIM. CLEAN EXISTING DRAINLINE AND FLUSH EXISTING HOT AND COLD-WATER LINES. PROVIDE NEW LAVATORY (VANITY, PEDESTAL, OR WALL HUNG TYPE TO MATCHEXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE
- P5. DISCONNECT AND REMOVE EXISTING BATHTUB (WITH OR WITHOUTSHOWER) AND ALL ASSOCIATED TRIM. CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATER LINES. PROVIDE NEW BATHTUB (WITH OR WITHOUT SHOWER TO MATCH EXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS, UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- P6. DISCONNECT AND REMOVE EXISTING SHOWER AND ALL ASSOCIATED TRIM. CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATER LINES. PROVIDE NEW SHOWER AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- P7. DISCONNECT AND REMOVE EXISTING KITCHEN SINK (SINGLE OR DOUBLE BOWL) AND ALL ASSOCIATED TRIM CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATER LINES. PROVIDE NEW KITCHEN SINK (SINGLE OR DOUBLE BOWLTO MATCH EXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- P8. DISCONNECT AND REMOVE EXISTING LAUNDRY TRAY (SINGLE OR DOUBLE) AND ALL ASSOCIATED TRIM CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATERLINES. PROVIDE NEW LAUNDRY TRAY (SINGLE OR DOUBLETO MATCH EXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS, UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- HOSE-BIBB, SEE SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- P10.EXISTING FLOOR DRAIN AND TRAP ASSEMBLY TO REMAIN. REMOVE EXISTING STRAINER AND CLEAN EXISTING DRAIN LINE. PROVIDE NEW STRAINER AS REQUIRED.
- P11.INSPECTION REPORT INDICATES SEWER BACKUP REMEDIATION IS REQUIRED. EXISITNG SEWER SHALL BE HYDRO-JET CLEANED AND SCOPED WITH A VIDEO CAMERA (PROVIDE COPY OF CLEAN SEWER VIDEO TO THE OWNER). REPAIR EXISTING SEWER AS MAY BE REQUIRED.
- P12.INSPECTION REPORT INDICATES POOR WATER FLOW AT EXISTING FIXTURE(S). TEST WATER PRESSURE AT ROUGH-INS WITH FIXTURES REMOVED, INVESTIGATE REASON FOR LOW WATER PRESSURE, AND REPAIR REPLACE WATER PIPING AS MAY BE REQUIRED.
- P13.INSPECTION REPORT INDICATES EXCESSIVE WATER INFILTRATION TO POINT OF POTENTIAL APPLIANCE DAMAGE. NEW INTERIOR FOUNDATION DRAIN AND SUMP INSTALLATION REQUIRED. REMOVE 12"OF EXISITNG FLOOR SLAB AROUND PERIMETER OF BASEMENT, PROVIDE NEW DRAIN TILE IN GRAVEL BED (NO FINES). EXTEND NEW DRAIN TILE TO NEW SUMPLOCATION AND PROVIDE NEW DUPLEX SUMP PUMP WITH BATTERY BACKUP. EXTEND SUMP DISCHARGE TO CONNECTION TO EXISITNG STORM SEWER SYSTEM OR SUITABLE LOCATION IDENTIFIED BY OWNER'S REPRESENTATIVE.
- P14.ALL EXISTING UNDERGROUND SEWER PIPING TO BE HYDRO-JET CLEANED AND SCOPED WITH A VIDEO CAMERA (PROVIDE COPY OF CLEAN SEWERVIDEO TO THE OWNER).

## MECHANICAL SCOPE NOTES

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

- M1. DISCONNECT AND REMOVE EXISTING GAS FURNACE, EVAPORATOR COIL. SUPPLY AND RETURN AIR DUCTWORK / GRILLES / REGISTERS, ALL ASSOCIATED REFRIGERANT PIPING, AND CONTROLS, PROVIDE NEW HIGH EFFICIENCY GAS FURNACE, EVAPORATOR COIL, SUPPLY AND RETURN AIR DUCTWORK / GRILLES / REGISTERS. ALL ASSOCIATED REFRIGERANT PIPING CONTROLS, AND PRECAST CONCRETE EQUIPMENT BASE, EXTEND AND CONNECT NEW GAS PIPING TO EXISTING GAS PIPING WITH ISOLATION VALVE, DIRT LEG, AND UNION. EXTEND AND CONNECT NEW CONDENSATE DRAIN LINE TO EXISTING CONDENSATE DRAIN LINE AS REQUIRED. EXTEND NEW COMBUSTION AIR INTAKE AND EXHAUST FLUE PIPING TONEW CONCENTRIC VENT TERMINATION OUTDOORS, SEE SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL FXISTING WALLS / BULKHEADS AS REQUIRED TO PERFORM THE WORK AND RESTORE ALL WALLS /BULKHEADS UPON COMPLETION OF THE WORK.
- M2. DISCONNECT AND REMOVE EXISTING ELECTRIC FURNACE, EVAPORATOR COIL, SUPPLY AND RETURN AIR DUCTWORK / GRILLES / REGISTERS, ALL ASSOCIATED REFRIGERANT PIPING, AND CONTROLS. PROVIDE NEW ELECTRIC FURNACE, EVAPORATOR COIL, SUPPLY AND RETURN AIR DUCTWORK / GRILLES / REGISTERS, ALL ASSOCIATED REFRIGERANT PIPING, CONTROLS, AND PRECAST CONCRETE EQUIPMENT BASE. EXTEND AND CONNECT NEW CONDENSATE DRAIN LINE TO EXISTING CONDENSATE DRAIN LINE AS REQUIRED, SEE SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL EXISTING WALLS / BULKHEADS AS REQUIRED TO PERFORM THE WORK AND RESTORE ALL WALLS / BULKHEADS UPONCOMPLETION OF THE WORK.
- M3. DISCONNECT AND REMOVE EXISTING AIR-COOLED CONDENSING UNIT, ALL ASSOCIATED REFRIGERANT PIPING, AND CONTROLS, PROVIDE NEW HIGH EFFICIENCY CONDENSING UNIT / HEAT PUMP UNIT. ALL ASSOCIATED REFRIGERANT PIPING, CONTROLS, AND PRECAST CONCRETE EQUIPMENT BASE, SEE SPECIFICATIONS.
- M4. DISCONNECT AND REMOVE EXISTING CEILING MOUNTED BATHROOM EXHAUST FAN, ALL ASSOCIATED EXHAUST AIR DUCTWORK, AND CONTROLS, PROVIDE NEW CEILING MOUNTED BATHROOM EXHAUST FAN,ALL ASSOCIATED EXHAUST AIR DUCTWORK, AND CONTROLS, SEE SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL EXISTING CEILINGS/ WALLS / BULKHEADS AS REQUIRED TO PERFORM THE WORK AND RESTORE ALL CEILINGS / WALLS / BULKHEADS UPON COMPLETION OF THE WORK.
- M5. DISCONNECT AND REMOVE EXISTING CEILING MOUNTED KITCHENEXHAUST FAN, ALL ASSOCIATED EXHAUST AIR DUCTWORK, ANDCONTROLS, PROVIDE NEW CEILING MOUNTED KITCHEN EXHAUST FAN,ALL ASSOCIATED EXHAUST AIR DUCTWORK, AND CONTROLS, SEESPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL EXISTING CEILINGS/ WALLS / BULKHEADS AS REQUIRED TO PERFORM THE WORK ANDRESTORE ALL CEILINGS / WALLS / BULKHEADS UPON COMPLETION OF THEWORK.
- M6. DISCONNECT AND REMOVE EXISTING RADON MITIGATION FAN, EXISTING RADON EXHAUST AIR DUCTWORK TO REMAIN, PROVIDE NEW RADON MITIGATION FAN AND EXHAUST DUCT MOUNTED MANO OPERATION. EXTEND AND CONNECT TO EXISTING RADON EXHAUST AIR DUCTWORK AS REQUIRED, SEE SPECIFICATIONS.
- M7. DISCONNECT, REMOVE, AND REPLACE EXISTING CLOTHES DRYER EXHAUST AIR DUCT. IF NEW CLOTHES DRYER EXHAUST AIR DUCT LENGTH EXCEEDS 25 FEET. PROVIDE NEW DUCT MOUNTED DRYER BOOSTER FAN WITH IN-LINE LINT TRAP ASSEMBLY, SEE SPECIFICATIONS.

# **ELECTRICAL SCOPE NOTES**

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

- E1. CONTRACTOR SHALLREPLACE EXISTING ELECTRICAL PANELASREQUIREDWITH NEWPER SPECIFICATIONS. FIELD VERIEY CONDITIONAND SIZE OF EACHBRANCH CIRCUIT AND PROVIDE NEW CIRCUITBREAKERS AND/ORWIRING AS REQUIRED.ENSURE NEWELECTRICALPANEL IS INCOMPLIANCE WITH ARTICLE 110 WORK AND EQUIPMENTSPACECLEARANCES PRIOR TO FINAL INSTALLATION.
- E2. ALL DISTRIBUTION EXISTING PANEL COVERS SHALL BE FASTENED BY MANUFACTURER'S APPROVED BLUNT-TIPPED SCREWS.
- E3. CONTRACTOR SHALL REPLACE EXISTING CORRODED SERVICE ENTRANCE EQUIPMENT AND GROUNDING FLECTRODE CONDUCTOR, FIFLD VERIEY EXISTING CONDITION OF BONDING/NEUTRAL CONDUCTORS FOR CORROSION AND REPLACE AS REQUIRED. NEW GROUNDING SHALL BE EQUAL TO OR LESS THAN 25 OHMS, PROVIDE SUPPLEMENTAL ELECTRODE CONNECTIONS AS REQUIRED. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF
- E4. ALL LIGHT FIXTURES THAT MAYBE MISSING INOPERABLE, OR OBSOLETE SHALL BE REPLACED WITH NEW HIGH EFFICACYLED LIGHT FIXTURES PER SPECIFICATIONS.
- E5. CONTRACTOR SHALL INSTALL NEWLEDLIGHT FIXTURES AND 3-WAYSWITCHES FOR EXISTING STAIRWAYS WITH INADEQUATE OR MISSINGLIGHTING. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THEINTERNATIONAL BUILDING CODE (IBC) & THE N.E.C. LIGHTING FOOT-CANDILE(F.C.)LEVELSOVER EXISTING STAIRWAYSSHALL BE NO LESSTHANTHERECOMMENDEDF.C. LEVELS FROMNFPA 101, LIFE SAFETYCODE.
- E6. ALL DEVICE COVERS FOR ELECTRICAL & CABLE COMPONENTS THAT INCLUDE BUT ARE NOT LIMITED TO RECEPTACLES, LIGHT SWITCHES, ETC., THAT MAY BE DAMAGED, MISSING OR OBSOLETE SHALL BE REPLACED WITH NEW PER SPECIFICATIONS AND INSTALLED INACCORDANCE WITHTHE N.E.C.
- E7. CONTRACTOR SHALL REPLACE EXISTING RECEPTACLE & SWITCHES WITH NEW PER SPECIFICATIONS. IN ADDITION, FIELD VERIFY EXISTING CONDITIONS OF ALL RECEPTACLES & SWITCHES' JUNCTION BOXES AND BRANCH CIRCUIT WIRING, AND REPAIR/REPLACE AS REQUIRED. ALL GFCI RECEPTACLES SHALL BE READILY ACCESSIBLE AND INSTALLED IN THE LOCATIONS SPECIFIED IN ARTICLE 210 OF N.E.C. PROVIDE WEATHER-PROOF COVERS FOR OUTDOOR RECEPTACLES. HEIGHT OF RECEPTACLES ABOVE COUNTERTOPS SHALL BE 44" AFF U.N.O.
- E8. CONTRACTOR SHALL REPLACE EXISTING SMOKE OR CARBON MONOXIDE DEVICE FOR NEW COMBINATION SMOKE/CO ALARM.
- E9. CONTRACTORFIELD VERIFY ALL EXISTING BRANCH CIRCUITS AND FEEDERS FROM NEW ELECTRICAL PANEL ARE INSTALLED INACCORDANCE WITH THEN.E.C. TROUBLESHOOT AND REPAIR ANY EXISTING CIRCUITRY AND/ORSERVICE POWER FEED THAT MAY RESULT IN ELECTRICAL DEVICES LIKE RECEPTACLES, LIGHT SWITCHES, LUMINARIES, ETC., BEING INOPERABLE.
- E10.FURNISH EACH BEDROOM WITH NEW SMOKE DETECTOR ALARMPER SPECIFICATIONS.
- E.11ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE & DISCONNECT POWERAT EXISTINGGAS-FIRED FURNANCETO PERMIT THE REMOVAL OFEXISTING FURNACE BY MECHANICAL CONTRACTOR.
- E12.ELECTRICAL CONTRACTOR SHALL RECONNECT & PROVID EPOWER TO NEW FURANCE FURNISHED & INSTALLED BY MECHANICAL CONTRACTOR. PROVIDE NEW DISCONNECT SWITCH AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING CONDUCTORS AND CIRCUIT BREAKER ARE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) & MAXIMUM OVER CURRENT PROTECTION(MOP) PRIOR TO FINAL INSTALLATION.
- E13.ELECTRICAL CONTRACTOR SHALLDE-ENERGIZE & DISCONNECT POWER AT EXISTING AIR-COOLED CONDENSING UNIT LOCATION, REMOVE EXISTING EXTERIOR DISCONNECT SWITCH AS REQUIRED TO PERMIT THE REMOVAL OF THE EXISTING AIR-COOLED CONDENSING UNIT BY THE MECHANICAL CONTRACTOR.

## **GREEN COMMUNITIES NOTES**

E14.ELECTRICAL CONTRACTOR SHALL RECONNECT &

BREAKER ARE IN ACCORDANCE WITH THE

MANUFACTURER'S RECOMMENDED MINIMUM

E.15ELECTRICAL CONTRACTOR SHALL PROVIDE A NEW

CONTRACTOR. INSTALLATION OF NEW DUPLEX

E16.ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE &

WATER HEATER BY PLUMBING CONTRACTOR.

E17.ELECTRICAL CONTRACTOR SHALL RECONNECT &

FURNISHED AND INSTALLED BY PLUMBING

WITH THE N.E.C.

PROVIDE POWER TO NEW AIR-COOLED CONDENSING

UNIT FURNISHED AND INSTALLED BY MECHANICAL

CONTRACTOR, PROVIDE NEW NEMA-3R, OUTDOOR

DISCONNECT SWITCH AND/OR FUSES AS REQUIRED

FIELD VERIFY EXISITING CONDUCTORS AND CIRCUIT

CIRCUITAMPACITY (MCA) & MAXIMUM OVER CURRENT

DUPLEX RECEPTACLE AT GAS-FIRED WATER HEATER

RECEPTACLE SHALL BE INSTALLED IN ACCORFANCE

DISCONNECT POWER AT EXISTING WATER HEATER

LOCATION TO PERMIT THE REMOVAL OF EXISTING

PROVIDE POWER TO NEW HYBRID ELECTRIC HEAT

CONTRACTOR, PROVIDE NEW DISCONNECT SWITCH

AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING

RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) &

MAXIMUM OVER CURRENT PROTECTION (MOP) PRIOR

DISCONNECT POWER AT EXISTING CEILING MOUNTED

EXHAUST FAN LOCATION TO PERMIT THE REMOVAL OF

PROVIDE POWER TO NEW CEILING MOUNTED EXHAUST

PUMP FURNISHED AND INSTALLED BY PLUMBING

CONDUCTORS AND CIRCUIT BREAKER ARE IN

E.18ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE &

E.19ELECTRICAL CONTRACTOR SHALL RECONNECT &

CONDUCTORS AND CIRCUIT BREAKER ARE IN

ACCORDANCE WITH THE MANUFACTURER'S

ASSEMBLY. INSTALLATION OF NEW DUPLEX

FAN FURNISHED AND INSTALLED BY MECHANICAL

CONTRACTOR. PROVIDE NEW DISCONNECT SWITCH

AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING

RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) &

MAXIMUM OVER CURRENT PROTECTION (MOP) PRIOR

MECHANICALCONTRACTOR TO PROVIDE A NEW DUPLEX

E.20ELECTRICAL CONTRACTOR SHALL COORDINATE WITH

RECEPTACLE FOR BATTERY BACKED UP SUMP PUMP

RECEPTACLE SHALL BE INSTALLED IN ACCORDANCE

E21.CONTRACTOR SHALL REPLACE EXISTING INOPERABLE,

E22.NEW APPLICANCES SUCH ASBUILT-IN DISHWASHERS

IDENTIFIED SUITABLE FOR THE PURPOSEIN THE

OR OBSOLETE INTERCOM SYSTEM WITH NEW PER

SPECIFICATIONS. PROVIDE NEW LOW-VOLTAGE WIRING

AND TRASHCOMPACTORS SHALL BE PERMITTEDTO BE

CORD-AND-PLUG CONNECTEDWITH FLEXIBLE CORD

INSTALLATION INSTRUCTIONS OF THE APPLICANCE

E23.CONTRACTOR SHALL UPDATE CIRCUIT DIRECTORIES IN

EXISITING BATHROOM LIGHT FIXTURE(S) AND PROVIDE

NEW LED FIXTURE(S) PER LIGHTING SCHEDULE ON THE

ARCHITECTURAL DRAWINGS. INSTALALTION SHALL BE

E24.CONTRACTOR SHALL DISCONNECT AND REMOVE

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

E25 CONTRACTOR SHALL DISCONENCT AND REMOVE

ASSOCIATED ACCESSIBLE WIRING.

CABLE WIRING AS REQUIRED.

EXISITNG ABANDON LANDLINE PANEL(S) AND ALL

E26.CONTRACTOR SHALL PREAIR / SECURE ALL LOOSE

EXISTING EXHAUST FAN BY MECHANICAL

ACCORDANCE WITH THE MANUFACTURER'S

TO FINAL INSTALLATION.

TO FINAL INSTALLATION.

WITH THEN.E.C.

AS REQUIRED.

MANUFACTURER

ALL ELECTRICALPANEL BOARDS.

CONTRACTOR.

PROTECTION (MOP) PRIORTO FINAL INSTALLATION.

- 1. MITIGATE ALL CONTAMINANTS FOUND.
- IMPLEMENT EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION FOR SYSTEM STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES GUIDANCE, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
- 3. TOTAL INDOOR WATER CONSUMPTION TO BE REDUCED BY AT LEAST 20% COMPARED TO BASELINE INDOOR WATER CONSUMPTION CHART, ALL NEW PLUMBINX FIXTURES MUST BE

WATERSENSE CERTIFIED, FOR ALL SINGLE-FAMILY HOMES AND ALL DWELLING UNITS IN

BUILDINGS 3 STORIES OR FEWER, THE SUPPLY PRESSURE MAY NOT EXCEED 60 PSI.

- ALL HEATING AND COOLING EQUIPMENT TO BE SIZED IN ACCORDANCE WITH ACCA MANUALS J AND S OR IN ACCORDANCE WITH THE ASHRAE HANDBOOK OF FUNDAMENTALS.
- 5. ALL NEW CLOTHES WASHERS, DISHWASHERS, AND REFIGERATORS TO BE ENERGY STAR
- 6. ALL NEW LIGHTING TO FOLLOW THE GUIDANCE FOR HIGH-EFFICACY PERMANENTLY INSTALLED LIGHTING AND OTHER CHARACTERISTICS FOR RECESSED LIGHT FIXTURES, LIGHTING CONTROLS, LIGHTING POWER DENSITY, AND EXTERIOR LIGHTING.
- 7. ALL INTERIOR PAINTS, COATINGS, PRIMERS, AND WALLPAPER, INTERIOR ADHESIVES, SEALANTS, FLOORING, INSULATION, AND COMPOSITE WOOD TO BE A HEALTHIER MATERIAL
- USE MATERIALS THAT HAVE DURABLE, CLEANABLE SURFACES THROUGHOUT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS. USE MOISTURE-RESISTANT BACKING MATERIALS PER ASTM #D 6329 OR 3273 BEHIND TUB/SHOWER ENCLOSURES APART FROM ONE-PIECE FIBERGLASS **ENCLOSURES WICH ARE EXEMPT**
- 9. INTSTALL CAPILLARY BREAKS AND VAPOR RETARDERS AT ALL BASEMENTS.
- 10. PROVIDE WATER DRAINAGE AWAY FROM WALLS, WINDOWS, AND ROOF.
- 11. SPECIFY POWER-VENTED OR DIRECT VENT FOUIPMENT WHEN INSTALLING ANY NEW COMBUSTION APPLIANCE LOCATED WITHIN THE CONDITIONED SPACE IF THERE IS ANY COMBUSTION EQUIPMENT LOCATED WITHIN THE CONDITIONED SPACE THAT IS NOT POWER. VENTED OR DIRECT-VENT AND IS NOT SCHEDULED FOR REPLACEMENT, CONDUCT COMBUSTION SAFETY TESTING PRIOR TO AND AFTER THE RETROFIT. REMEDIATE AS
- 12. SEAL ALL WALL. FLOOR. AND JOINT PENETRATIONS WITH LOW-VOC CAULKING OR OTHER APPROPRIATE NONTOXIC SEALING METHODS TO PREVENT PEST ENTRY.
- 13. ANY INSULATION INSTALLED AS PART OF THE REHAP ACHIEVES GRADE I INSTALLATION PER ANSI/RESNET/ICC STD. 301. OR, GRADE II CAVITY INSULATION IS PERMITTED TO BE USED FOR ASSEMBLIES THAT CONTAIN A LAYER OF CONTINUOUS, AIR IMPERMEABLE INSULATION ≥ R-5 IN CLIMATE ZONES 5 TO 8.
- 14. FOR HVAC SYSTEMS REPAIRED OR INSTALLED DURING REHAB, COMPLETE TESTING VIA THE NATIONAL HVAC FUNCTIONAL TESTING CHECKLIST. ENERGY STAR MULTIFAMILY NEW CONSTRUCTION VERSION 1.1 (OR MOST RECENT CHECKLIST VERSION AVAILABLE AT TIME OF
- 15. STOCKPILE AND PROTECT HIGH-QUALITY TOPSOIL FROM EROSION, FOR REUSE, CONTROL THE PATHAND VELOCITY OF RUNOFF WITH SILT FENCING OR COMPARABLE MEASURES. PROJECT ERPZS. ON-SITE STORM SEWER INLETS. WATERCOURSES AND WATER BODIES WITH STRAW BALES. SILT FENCING. SILT SACKS. ROCK FILTERS. OR COMPARABLE MEASURES. PROVIDE SWALES TO DIVERT SURFACE WATER FROM HILLSIDES. IDENTIFY AND PROTECT SIGNIFICANT HIGH VALUE TREES DURING CONSTRUCTION (HEALTHY TREE WITH A DIAMTER AT BREAST HEIGHT GREATER THAN 6"). INSTALL TREE PROTECTION FENCING OUTSIDE THE CRITICAL ROOT ZONE. IF SOIL IN A SLOPED AREA IS DISTURBED DURING CONSTRUCTION. USE TIERS, EROSION BLANKETS (GEOTEXTILE MATS) COMPOST BLANKETS. FILTER SOCKS AND BERMS, OR SOME COMPARABLE APPROACH, TO KEEP SOIL STABILIZED.
- 16. ALL PANTINGS (TREES, SHRUBS, GROUNDCOVER, INCLUDING GRASSES) SHOULD BE NATIVE OR CLIMATE-APPROPRIATE (ADAPTED) TO THE REGION. ALL NEW PLANTINGS MUST BE APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE. DO NOT INTRODUCE INVASIVE PLANT SPECIES. ALL DISTRUBED AREAS SHOULD BE PLANTED, SEEDED OR XERISCAPED.
- 17. TREAT OR RETAIN, ON-SITE, THE PRECIPITATION VOLUME FROM THE 60TH PERCENTILE PRECIPITATION EVENT AS DEFINED BY EPA IN THE TECHNICAL GUIDANCE ON IMPLEMENTING STORMWATER RUNOFF REQUIREMENTS FOR FEDERAL PROJECTS UNDER SECTION 438.
- 18. SIZE AND SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH THE AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUALS J AND S OR IN ACCORDANCE WITH THE MOST RECENT ASHRAE HANDBOOK OF FUNDAMENTALS AVAILABLE AT THE TIME OF
- 19. FOR PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHTING FIXTURES, INSTALL HIGH-EFFICIENCY LIGHTING THAT IS CAPABLE OF MEETING RECOMMENDED LIGHT LEVELS (WEIGHTED AVERAGE FOOTCANDLE) IN THE ILLUMINATING ENGINEERING SOCIETY LIGHTING HANDBOOK, 10TH EDITION.
- 20. RECESSED LIGHT FIXTURES INSTALLED AS PART OF A BUILDING OR DWELLING UNIT AIR ARRIER SHALL BE INSULATION CONTACT AIR-TIGHT (ICAT); EXEMPT IF INSTALLED ENTIRELY INSIDE OF OR OUTSIDE OF AN AIR BARRIER. 21. LIGHTING INSIDE THE BUILDING, BUT NOT IN A DWELLING UNIT, SHALL BE CONTROLLED BY
- CONSISTENT LIGHT LEVELS ARE REQUIRED BY CODE. LIGHTING POWER DENSITY IN DWELLING UNITS, MEASURED IN WATTS/SQUARE FOOT, IS 1.1 OR LESS. 22. ALL EXTERIOR LIGHTING SHALL MEET THE FOLLOWING SPECIFICATIONS AND HAVE EITHER MOTION SENSOR CONTROLS, INTEGRATIVE PV CELLS, PHOTOSENSORS, OR ASTRONOMIC

OCCUPANCY SENSORS OR AUTOMATIC BI-LEVEL LIGHTING CONTROLS; EXEMPT IF 24-HOUR

- TIME-CLOCK OPERATION TO LIMIT LIGHTING WHEN THERE IS ADEQUATE DAYLIGHT. NOTE, DARK SKY-APPROVED "FRIENDLY FIXTURE" CERTIFICATION AUTOMATICALLY MEETS THE FOLLOWING SPECIFICATIONS. 23. LUMINAIRES SHALL BE FULLY SHIELDED EMITTING NO LIGHT ABOVE 90 DEGREES (WITH THE EXCLUSION OF INCIDENTAL LIGHT REFLECTING FROM FIXTURE HOUSING, MOUNTS, AND POLE).
- THE LUMINAIRE'S MOUNTING HARDWARE SHALL NOT PERMIT MOUNTING IN ANY CONFIGURATION OTHER THAN THOSE MAINTAINING FULL SHIELDING, NON-RESIDENTIAL LUMINAIRES SHALL HAVE AN UPLIGHT RATING OF U0.
- 24. FIXTURE SHALL HAVE NO SAG OR DROP LENSES, SIDE LIGHT PANELS OR UPLIGHT PANELS. FIXTURE SHALL EMPLOY WARM-TONED (3000K AND LOWER) WHITE LIGHT SOURCES OR MAY
- 25. LIGHT SOURCES OR FILTERED LED LIGHT SOURCES.
- 26. USE MATERIALS THAT HAVE DURABLE, CLEANABLE SURFACES THROUGHOUT BATHROOMS. KITCHENS, AND LAUNDRY ROOMS, MATERIALS INSTALLED IN THESE ROOMS SHOULD NOT BE PRONE TO DETERIORATION DUE TO MOISTURE INTRUSION OR ENCOURAGE THE GROWTH OF
- 27. USE MOISTURE-RESISTANT BACKING MATERIALS SUCH AS CEMENT BOARD, FIBER CEMENT BOARD, OR EQUIVALENT PER ASTM #D 6329 OR ASTM #D 3273 BEHIND TUB/SHOWER ENCLOSURES. PROJECTS USING A ONE-PIECE FIBERGLASS TUB/SHOWER ENCLOSURE ARE EXEMPT FROM THIS REQUIREMENT.
- 28. FLASHINGS AT ROOF /WALL INTERSECTIONS AND WALL PENETRATIONS (I.E., PLUMBING, ELECTRICAL, VENTS, HVAC REFRIGERANT LINES AND THE LIKE IN ADDITION TO WINDOWS AND DOORS) MUST BE INTEGRATED WITH THE WEATHERRESISTIVE BARRIER AND DRAINAGE PLANE PRIOR TO ANY EXTERIOR FINISH BEING INSTALLED TO PREVENT BULK WATER FROM ENTERING THE EXTERIOR WALL ASSEMBLY. THIS INCLUDES KICK-OUT FLASHING WHERE A SLOPED ROOF EAVE TERMINATES IN A WALL WITH SIDING, STUCCO, OR OTHER APPLIED FINISH APART FROM BRICK VENEER.
- 29. INSTALL DRIP EDGE AT ENTIRE PERIMETER OF ROOF.

REPRESENTATIVE IN ANY FAILED TESTED SYSTEM.

- 30. AT WALL /ROOF INTERSECTIONS, MAINTAIN ≥2" CLEARANCE (OR OTHERS RECOMMENDED BY MANUFACTURER) BETWEEN WALL CLADDING AND ROOFING MATERIALS, INSTALL FLASHING ALONG THE INTERSECTION, AND USE KICK-OUT FLASHING AS NOTED ABOVE
- 31. 75% OF THE CONSTRUCTION WASTE TO BE DIVERTED FROM THE LANDFILL. COORDINATE WITH CM AND ARCHITECT FOR DETAILS ON WASTE MANAGEMENT PLAN.
- 32. ALL CARDBOARD AND DRYWALL FROM PROJECT TO BE RECYCLED.
- 33. PROVIDE SEPARATE BINS FOR THE COLLECTION OF TRASH AND RECYCLING FOR EACH DWELLING UNIT AND ALL SHARED COMMUNITY ROOMS 34. INSTALL ONE HARD-WIRED CARBON MONOXIDE (CO) ALARM WITH BATTERY BACKUP FUNCTION
- FOR EACH SLEEPING ZONE, PLACED PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72. 35. CONDUCT COMBUSTION SAFETY TESTING PRIOR TO AND AFTER THE RETROFIT. CONDUCT THE COMBUSTION SAFETY TESTING FOR CENTRAL SYSTEMS AND FOR 10% OF THESE INDIVIDUAL DWELLING UNIT SYSTEMS PER RESNET GUIDELINES FOR COMBUSTION SAFETY AND DEVELOPING WORK ORDERS OR BPI COMBUSTION SAFETY TEST PROCEDURES FOR VENTED

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

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

# Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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

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

ISSUED FOR PERMIT: 05.06.2022

revisions

project title

Owner: HACP 200 ROSS STREET PITTSBURGH,PA 15219

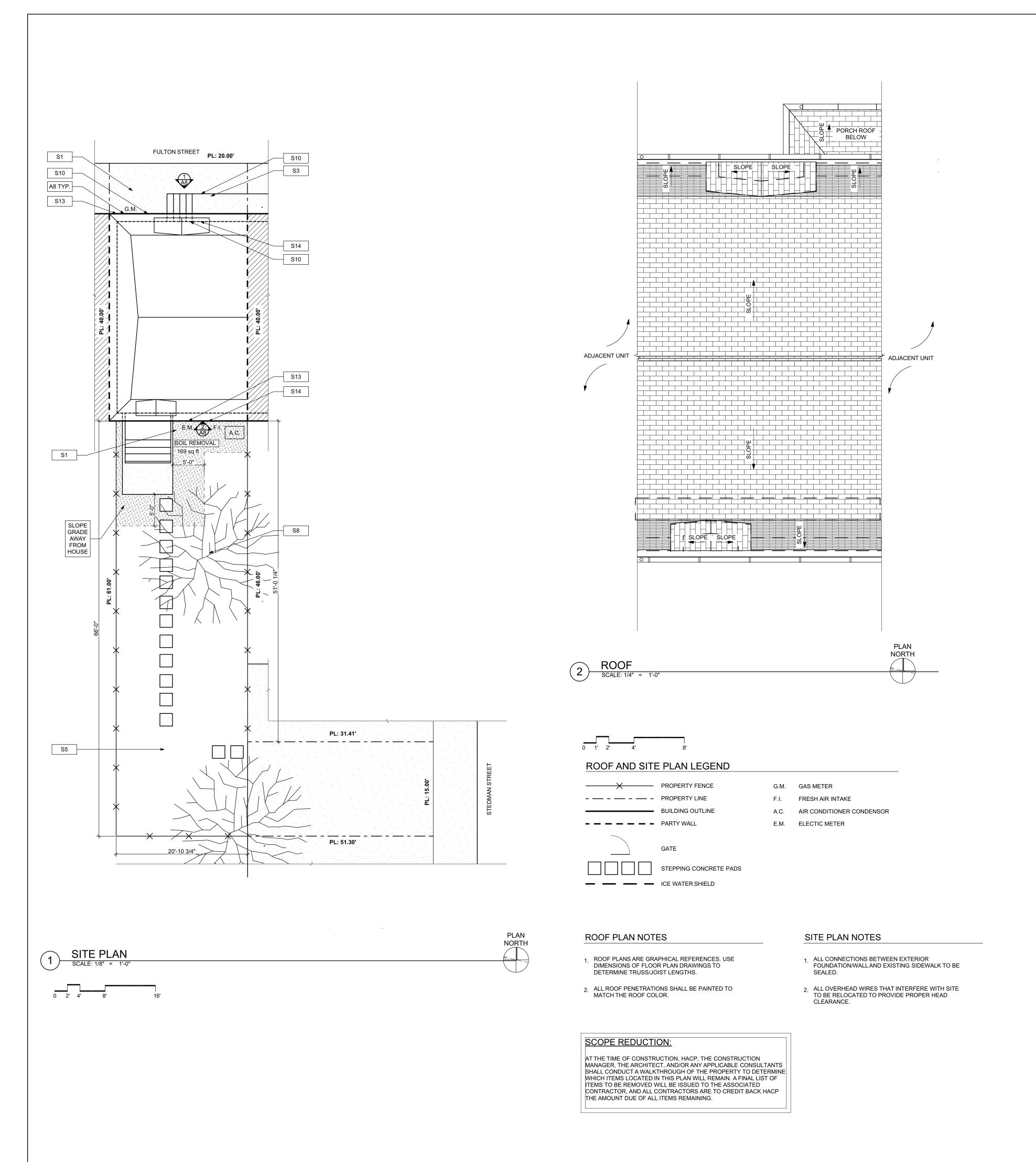
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**Project Location:** MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA

drawing title

**ENERGY NOTES, GENERAL NOTES** 

**Sheet No.** As Noted May 6, 2022



AT LOCATION SHOWN, REMOVE 4"+ OF TOPSOIL, PROVIDE CLAY CAP, AND REPLACE TOPSOIL IN ORDER TO CREATE POSITIVE SLOPE AWAY FROM EXTERIOR WALL OF HOUSE. POUR CONCRETE TOPPING TO MEET SLOPE REQUIREMENTS WHERE CONCRETE IS PRESENT. MINIMUM 3" OVER 5"-0". REPLACE DISTURBED VEGETATION PER SPECIFICATIONS. UNEVEN LEVELS OF CONC. AT STEPS OR BETWEEN STEPS AND WALKWAY. PROVIDE CONG TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS. TEMPORARILY SHORE EXISTING PORCH AND REMOVE OUT OF PLUMB SUPPORT POST. PROVIDE NEW PRESSURE TREATED POST WITH NEW SYNTHETIC TRIM CAULKED AND PAINTED TO MATCH EXISTING POST DETAIL AND COLOR. SEE SPECIFICATIONS. EXISTING PARKING PAD TO BE DEMOLISHED AND RE-POURED. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS. SAWCUT AND REMOVE, OR REMOVE ON JOINT LINES AREA OF DAMAGED CONCRETE PAD, PAVERS, OR STAIR, PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS. POTENTIAL LOOSE VALVES ON GAS METER AND GAS LINE. TEST GAS LEAKAGE AND TIGHTEN AND REPAIR METER AS NECESSARY WITH CITY OF PITTSBURGH APPROVED GAS METER. REPAIR EXISTING DAMAGED EXTERIOR STEP. POUR NEW CONCRETE WHERE STEP IS CHIPPED TO MATCH EXISTING CONCRETE STEP. TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D. ROTTING OR DETERIORATING ROOF OR PORCH TRIM OR ORNAMENTAL WOOD. REMOVE AND REPLACE TO MATCH EXISTING PER SPECIFICATIONS. REGROUT AND POINT MASONRY AS NECESSARY. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK, PROVIDE NEW PARGETING AT EXT. CONC REFER TO SPECIFICATIONS FOR DETAILS. REMOVE EXISTING VEGETATIVE GROWTH AND DEBRIS FROM EXISTING WINDOW WELL. DIG DOWN BELOW WINDOW SILL 4", PROVIDE 3" GRAVEL BASE OVER WEED BARRIER. PROVIDE NEW WINDOW WELL AND COVER PER SPECIFICATIONS. REPAIR AND ORGANIZE ELECTRICAL WIRES IN THIS LOCATION PER SPECIFICATIONS. WHERE ELECTRICAL WIRES ARE LESS THAN 12'-0" FROM GRADE, RELOCATE SERVICE DROP TO PROVIDE A CLEAR HEIGHT OF 12'-0" MIN. REMOVE OVERGROWN VEGETATION, BEE OR BIRD NEST. CLEAN AND REPAIR SURFACE. RESEAL ANY RESISTIVE BARRIER PER SPECIFICATIONS. DAMAGED ROOF ELEMENT. REMOVE, REPLACE, AND SEAL AS APPLICABLE. TO INCLUDE, FLASHING, VENTS, CRICKETS, ETC. REFER TO SPECIFICATIONS FOR DETAILS. **ARCHITECTURAL** REPAIR DETERIORATING BRICK CLADDING AT EXTERIOR WALL. SPOT SAW CUT DAMAGED BRICK AND REPLACE WITH NEW MORTAR AND BRICK TO MATCH ADJACENT. IN THIS AREA, WIRE BRUSH TO REMOVE PAINT FROM FACE OF CMU WALL. PREP AND PAINT PER SPECIFICATIONS. BOWING EXTERIOR WALL OR RETAINING WALL. BRACE AND TIEBACK AS NECESSARY TO PLUMB RUSTED STRUCTURAL BEAM, COLUMN, OR CONNECTION PLATE. BRACE AND SHORE TO REPAIR OR REPLACE AS NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS. LEVEL EXISTING FLOOR AND/OR DOOR TO ALLOW FOR UNOBSTRUCTED CLOSURE OF DOOR. REHINGE DOOR OR REPLACE THRESHOLD AS WATER DAMAGE AT EXISTING WALL OR CEILING. WALER DAMAGE ALEXISTING WALL OR CEILING. REMOVE DRYWALL AND REPAIR DAMAGED STRUCTURE, WOOD LATHE OR STUDS AS REQUIRED. REPLACE ANY FLASHING OR HEADERS AS NECESSARY AT WINDOWS. REMEDIATE LEAK SOURCE. REPLACE ALL WET LOCATION DRYWALL WITH WATER RESISTANT DRYWALL, AND ALL TILE WALLS WITH CEMENT BOARD. REPLACE TILE AT WALL TO CEILING OF TUBS AND SHOWERS PER SPECIFICATIONS. REPLACE EXISTING INTERIOR WINDOW SILL WITH 1X PAINTED FLAT STOCK WOOD SILL. CHECK FOR WATER DAMAGE WHEN REPLACING. REPAIR AND SEAL IF NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS. SEAL ENTIRE PERIMETER TRANSITION BETWEEN SLAB OR SIDEWALK AND FOUNDATION WALL WITH ELASTOMETRIC SEALANT PER SPECIFICATIONS. EXPOSED INSULATION AT THIS LOCATION.
REPLACE ANY DAMAGED INSULATION, PATCH AND
REPAIR DRYWALL OR PLASTER. PAINT TO MATCH
ADJACENT WALL OR CEILING. DETERIORATING INTERIOR STAIR BEYOND REPAIR.
DEMOLISH EXISTING STAIR AND REPLACE WITH
NEW WOOD STAIR WITH WOOD STRINGERS,
KICKBOARDS, TREADS, AND RISERS. RISER AND
TREAD HEIGHT TO MATCH DEMOLISHED STAIR.
REFER TO DETAIL DRAWINGS FOR MORE ADJUSTABLE STEEL COLUMN. BRACE AND SHORE FLOORING AT COLUMN LOCATION FOR NEW PERMANENT COLUMN. SAWCUT EXISTING SLAB FOR NEW STANDARD 2'X2'X1' SPREAD FOOTING AND AND THE PROPERTY OF THE PROPE AND APPLICABLE CONNECTION PLATES. REFER TO DETAIL DRAWINGS FOR MORE INFORMATION. EFFLORESCENCE LOCATED AT EXISTING MASONRY OR CONCRETE. DRY BRUSH AND CLEAN WITH WATER TO REMOVE. INSPECT EXTERIOR MORTAR JOINTS AS APPLICABLE. POINT DETERIORATING GROUT LINES AS NECESSARY AND APPLY VAPOR BREATHABLE MASONRY SEALER OVER EXTERIOR BLOCK TO PREVENT FURTHER EFFLORESCENCE. CRACK, HOLE, OR DAMAGE TO WALL OR CEILING. PATCH AND REPAIR DRYWALL OR PLASTER. REPLACE DRYWALL AS REQUIRED FOR LARGE HOLES. ALL WET LOCATIONS TO RECEIVE WATER RESISTANT DRYWALL. ALL CORNERS TO RECEIVE DRYWALL CORNER BEAD. UNEVEN FLOORING, WALL, OR CEILING. REPLACE SUBFLOORING OR DRYWALL AT UNEVEN AREAS. IF FURTHER LEVELING IS REQUIRED, DIRECTIONS TO BE PROVIDED BY ARCHITECT. ADD WATERPROOFING AT BASEMENT. SCRAPE AND REMOVE ANY EXISTING PAINT OR WATERPROOFING. PROVIDE INTERIOR WATERPROOFING BARRIER AT BASEMENT WALLS PER SPECIFICATIONS. SEAL TRANSITION OF WAL SCRAPE SURFACE OF CHIPPING PAINT AS REQUIRED. PRIMER AND PAINT. NEW PAINT TO MATCH EXISTING COLOR. CLEAN EXISTING AREA WITH NON-HAZARDOUS CLEANING MATERIALS. REMOVE DIRT AND RUST. NEW TREADS AND RISERS AT EXISTING STAIR. REFER TO SPECIFICATIONS FOR DETAILS. PLUMBING - REF. ONLY. REFER TO PLUMB. DWG'S.

S1

S6

S7

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R1

A2

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A5

A6

A12

A16

A18

M2

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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

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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

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA

drawing title

SITE PLAN, ROOF, ROOF PLAN NOTES, ROOF AND SITE PLAN LEGEND, GRAPHIC SCALES, **SMALL UNIT KEYNOTES** 

PROPERLY SUPPORT DUCTWORK, EXPANSION TANK, OR OTHER FEATURE AT LOCATION. REPLACE DUCTWORK WITH CORRECT SIZING BASED ON ADJACENT DUCT OR FURNACE.

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

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

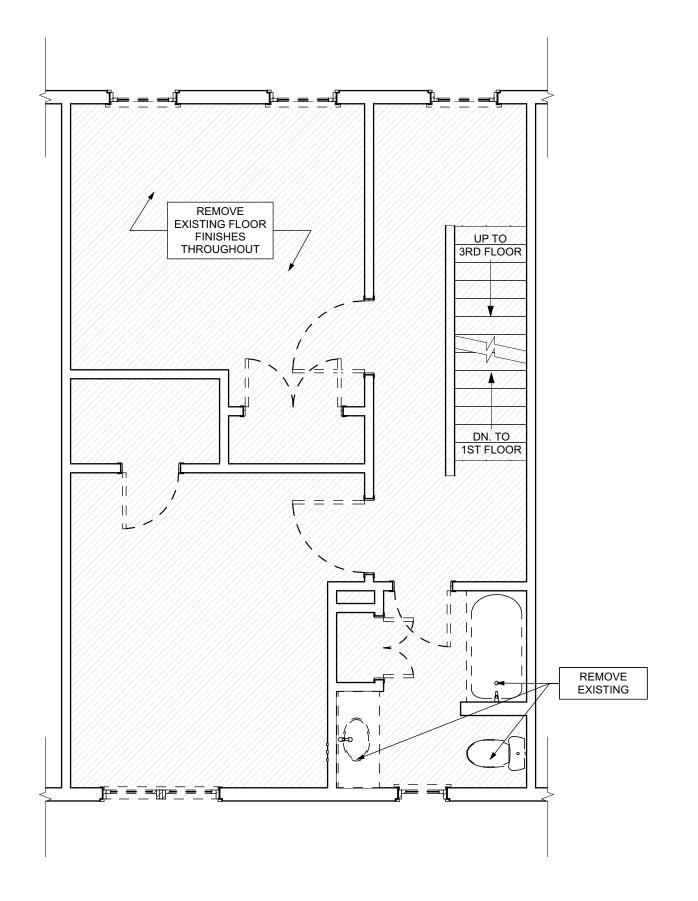
PIPING OR PIPING LOCATED AT EXTERIOR WAL

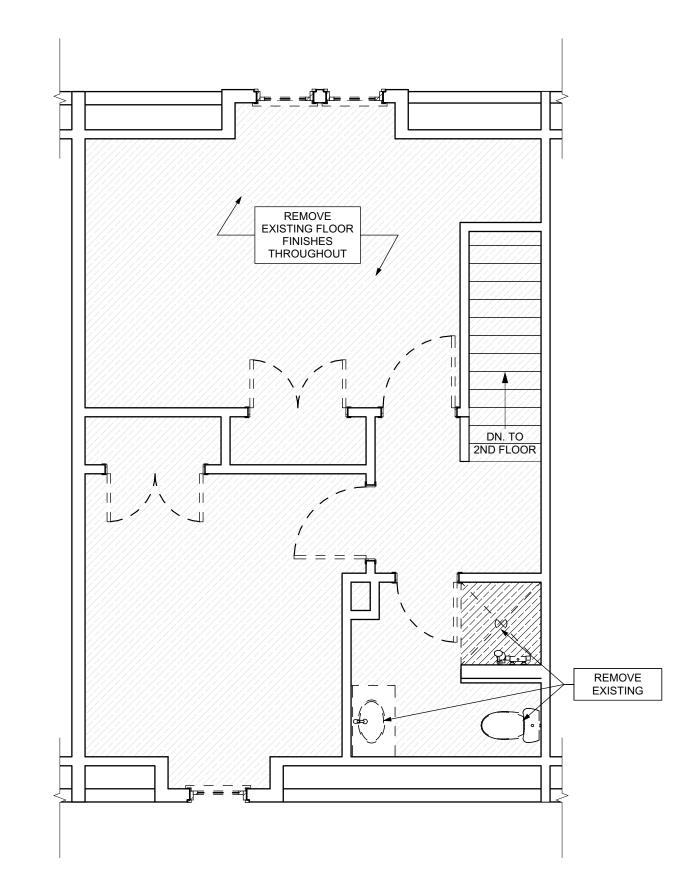
MECHANICAL - REF. ONLY. REFER TO MECH. DWG'S.

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

As Noted date May 6, 2022

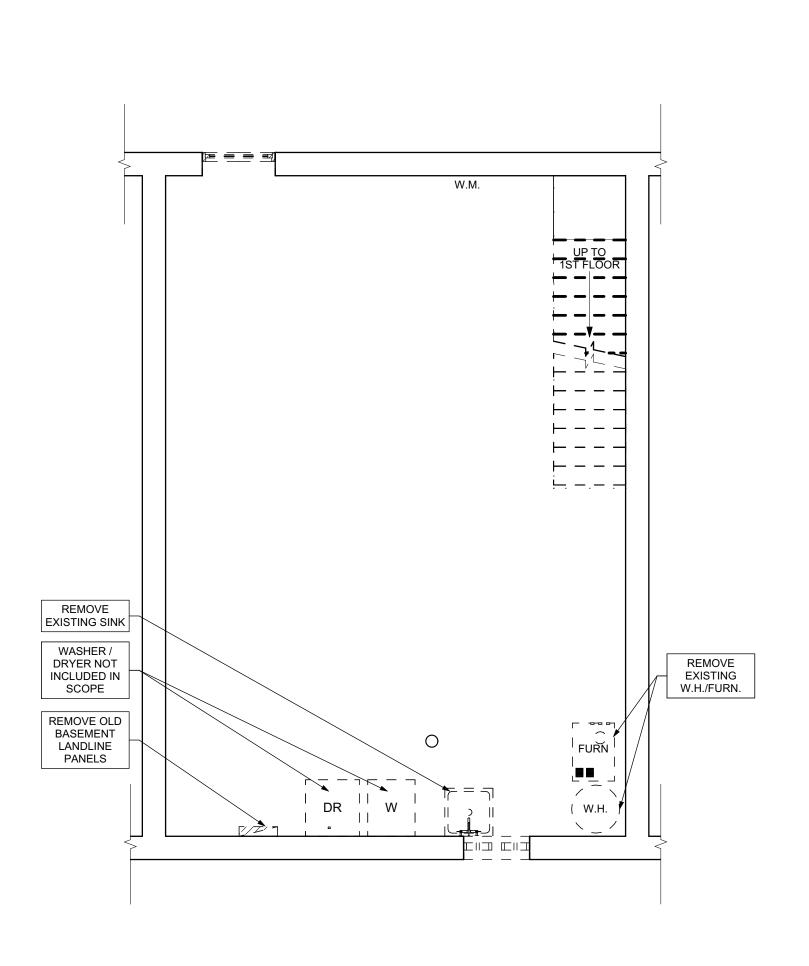
**Sheet No.** 



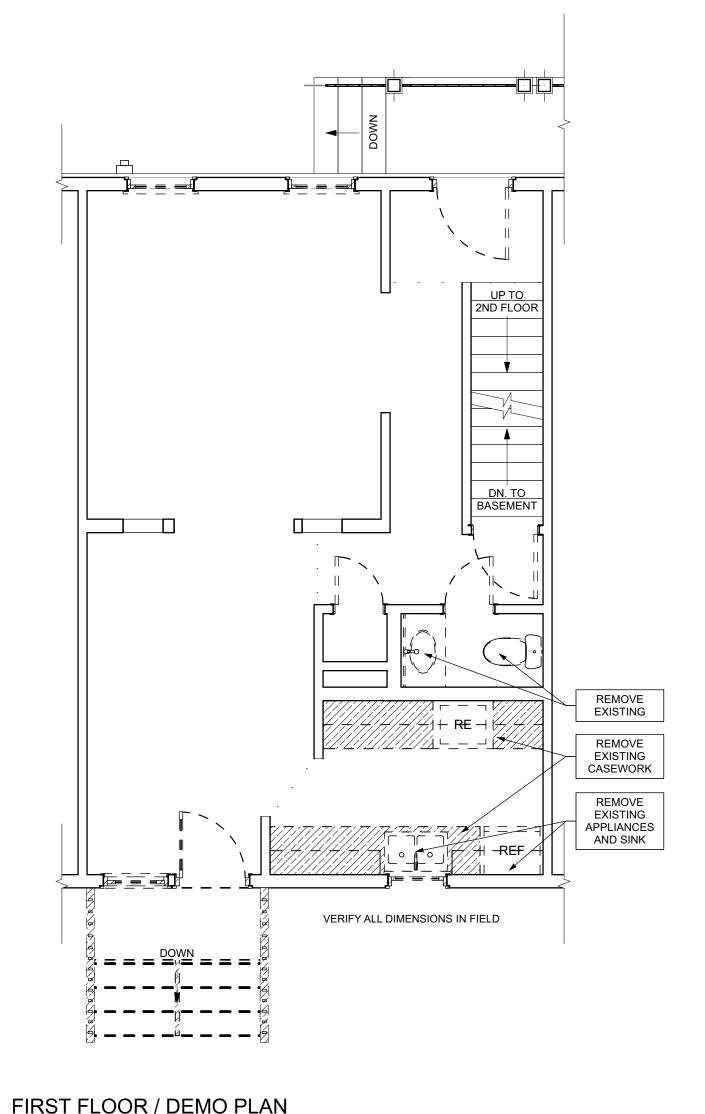


SECOND FLOOR / DEMO PLAN SCALE: 1/4" = 1'-0"

BASEMENT / DEMO PLAN

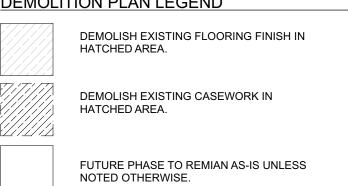


THIRD FLOOR / DEMO PLAN SCALE: 1/4" = 1'-0"



# **GENERAL DEMOLITION NOTES**

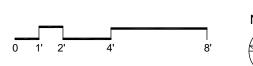
- 1. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
- REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.
- ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
- 6. REMOVE AND REPLACE CONCRETE SLAB AS REQUIRED. 7. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
- CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATION AND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED
- OVER TO THE OWNER. 10 ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE
- 11. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST
- 12. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



# **SCOPE REDUCTION:**

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

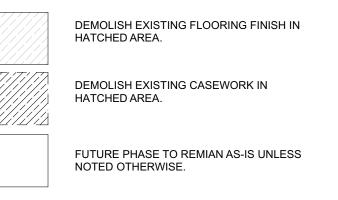
PROPERTIES, GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING AND NEW PENETRATIONS BEFORE PROJECT CLOSE-OUT AND SEAL ANY PENETRATIONS AGAINST VERMIN AND INSECTS USING SINGLY OR IN COMBINATION: NON-SHRINK GROUT, CAULKING OR ALUMINUM FLASHING



- DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND
- DEMOLITION WASTE TO BE REMOVED FROM SITE BY DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY. 3. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND
- CREATE CLEAN BREAK FOR FUTURE PATCHING

- 8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
- ITEMS FROM DAMAGE.
- DURING CONSTRUCTION.

# DEMOLITION PLAN LEGEND



# **GENERAL NOTE:**

AS A PART OF SIDING REPLACEMENT OR REPAIRS TO HISTORIC



Fukui Architects Pc

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

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

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

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

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

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

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

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

TRIM EXISTING TREE AWAY FROM BUILDING AS

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

REGROUT AND POINT MASONRY AS NECESSARY. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK, PROVIDE NEW PARGETING AT EXT. CONC REFER TO SPECIFICATIONS FOR DETAILS.

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

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

REMOVE OVERGROWN VEGETATION, BEE OR BIRD NEST. CLEAN AND REPAIR SURFACE. RESEAL ANY

NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER

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

REPAIR DETERIORATING BRICK CLADDING AT

IN THIS AREA. WIRE BRUSH TO REMOVE PAINT FROM FACE OF CMU WALL. PREP AND PAINT PER SPECIFICATIONS.

BOWING EXTERIOR WALL OR RETAINING WAL

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

BRACE AND TIEBACK AS NECESSARY TO PLUMB

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

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

WATER DAMAGE AT EXISTING WALL OR CEILING.

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

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

SEAL ENTIRE PERIMETER TRANSITION BETWEEN

SLAB OR SIDEWALK AND FOUNDATION WALL WITH ELASTOMETRIC SEALANT PER SPECIFICATIONS.

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

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

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

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

EFFLORESCENCE LOCATED AT EXISTING MASONRY OR CONCRETE. DRY BRUSH AND CLEAN WITH WATER TO REMOVE. INSPECT EXTERIOR MORTAR JOINTS AS APPLICABLE. POINT DETERIORATING GROUT LINES AS NECESSARY AND APPLY VAPOR BREATHABLE MASONRY SEALER OVER EXTERIOR BLOCK TO PREVENT FURTHER EFFLORESCENCE.

CRACK, HOLE, OR DAMAGE TO WALL OR CEILING. PATCH AND REPAIR DRYWALL OR PLASTER REPLACE DRYWALL AS REQUIRED FOR LARGE HOLES. ALL WET LOCATIONS TO RECEIVE WATER

RESISTANT DRYWALL. ALL CORNERS TO RECEIVE DRYWALL CORNER BEAD.

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

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

PER SPECIFICATIONS. SEAL TRANSITION OF WAL

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

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

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

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

PIPING OR PIPING LOCATED AT EXTERIOR WAL

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

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

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

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

SCRAPE SURFACE OF CHIPPING PAINT AS

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

RESISTIVE BARRIER PER SPECIFICATIONS.

CRACKS AS NECESSARY.

UNEVEN LEVELS OF CONC. AT STEPS OR BETWEEN STEPS AND WALKWAY. PROVIDE CONG TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS.

S1

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**ARCHITECTURAL** 

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ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

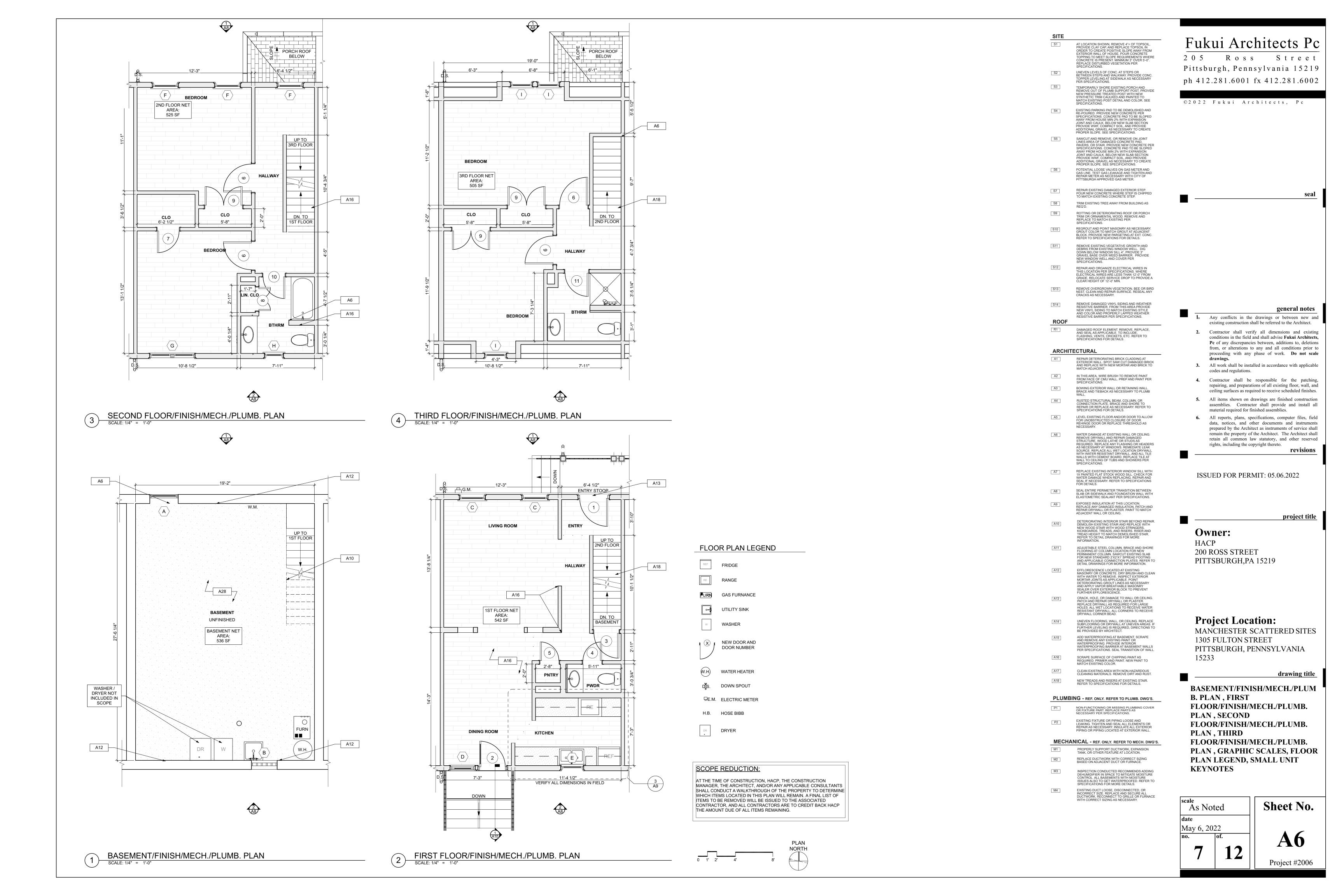
MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA

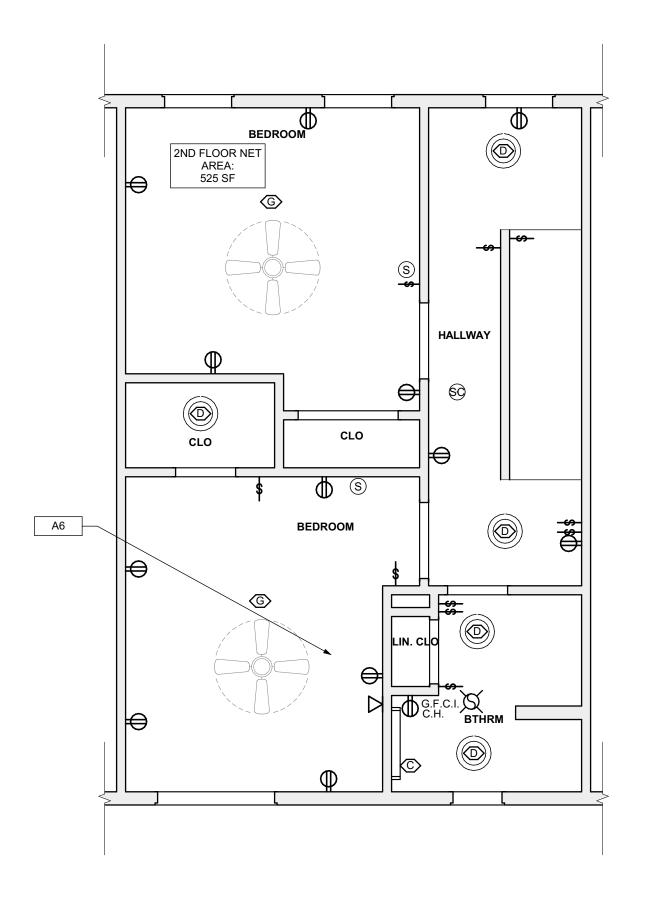
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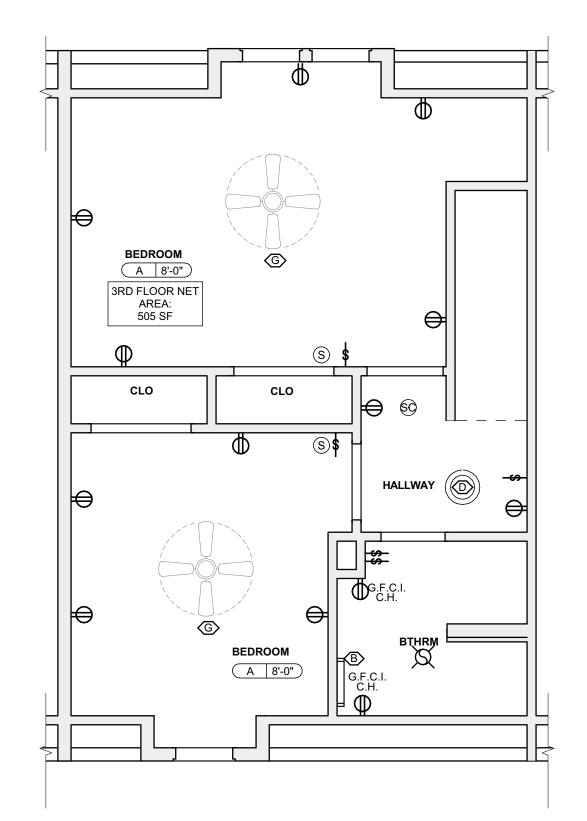
**BASEMENT / DEMO PLAN, FIRST** FLOOR / DEMO PLAN, SECOND FLOOR / DEMO PLAN, THIRD FLOOR / DEMO PLAN, GENERAL **DEMOLITION NOTES,** DEMOLITION PLAN LEGEND, SMALL UNIT KEYNOTES, **GRAPHIC SCALES** 

As Noted date May 6, 2022

Sheet No.



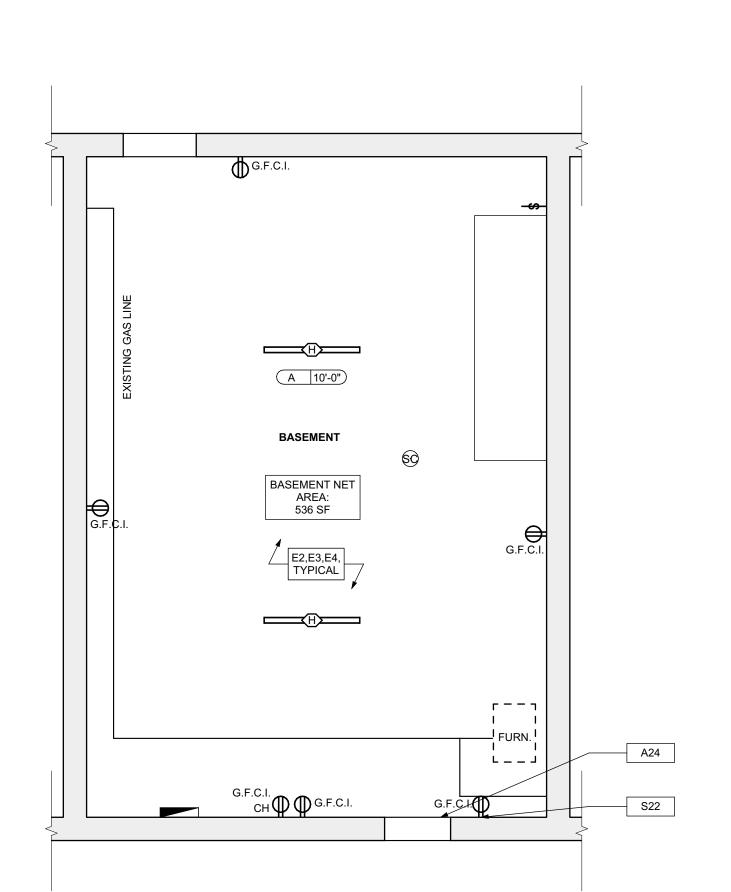


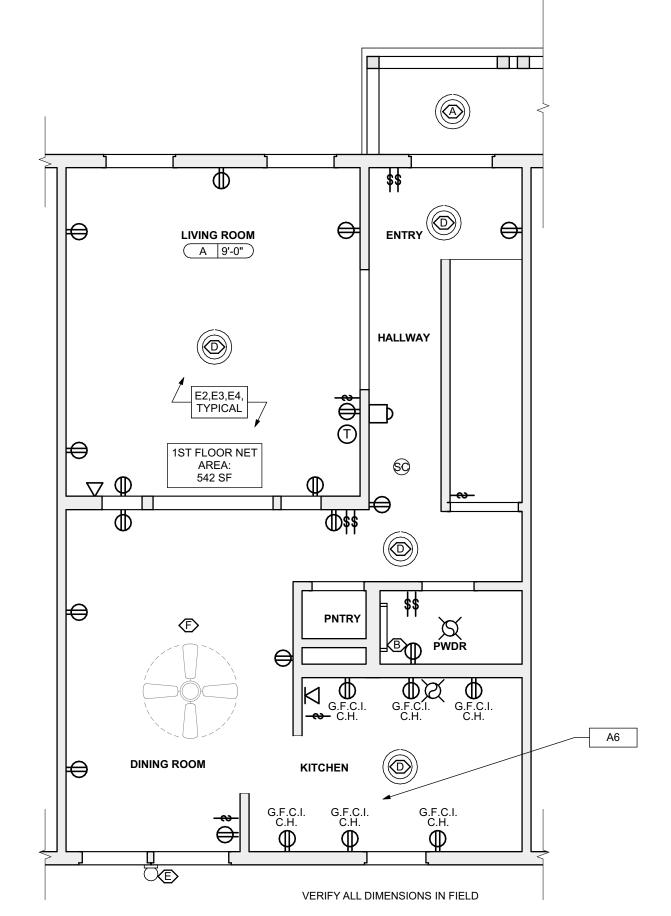


KICHLER 11132AZTLED - 23W 1 LED Outdoor Wall/Flush Mount Exterior Surface Item # 11132AZTLED - with Utilitarian inspirations - 3 Mounted inches tall by 11 inches wide KICHLER Joelson 2 Light Short Bathroom Light Vanity Light Nickel Model #45922NIL18 Bar - Replacement : Vanity Light Long Bathroom Light KICHLER Joelson 3 Swing Arm Model #45923 Bar - Replacement : bath Vanity Light Nickel Long Vanity Bowl-Shade Light KICHLER 2 light Flush Mount White Model #8112WH Fixture KICHLER Madison 1 Light **Exterior Wall** Model #9654TZ Outdoor Wall Bracket Mounted Model # 54204 Dining room Ceiling CRESTFIELD 3 LED Lights Fan With Lights 52 inch Bedroom Ceiling Fan Model # 59445 DEMPSEY Low Profile with Light 44 inch COMMERCIAL ELECTRIC 4 ft. 64-Watt Equivalent Integrated LED Ceiling Hung LED White Shop Light Linkable Long Light Model #54103161 3200 Lumens 4000K Bright White 5 ft. Cord Included QUANTITIES SHOWN ABOVE ARE FOR CONVENIENCE ONLY. EC IS RESPONSIBLE FOR OWN TAKE-OFF

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







of Design) SMOKE ALARM, PROVIDE NEW WHERE SHOWN

SMOKE/ CARBON MONOXIDECOMBO DETECTOR ELECTRICAL METER 

O

**▼** DATARECEPTICAL, 18" A.F.F. U.O.N.

GFCI GROUND FAULT CIRCUIT INTERRUPTER

LIGHT SWITCH

DOORBELL

B X'-X" UNFINISHED CEILING / CEILING

# SCOPE REDUCTION:

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# **GENERAL NOTE:**

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

NORTH

LIGHTING SCHEDULE **ELEMENT** MANUFACTURER OR SYMBOL MODEL NUMBER Quantity ID EQUIVALENT

RCP LEGEND - (See Specifications for basis

THERMOSTAT

ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N. ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.

GFCI GROUND FAULT CIRCUIT INTERRUPTER

X EXHAUST FAN

A X'-X" GWB CEILING / CEILING HEIGHT

HEIGHT TO B.O. TRUSS/JOIST

PLAN

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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**4.** Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and

material required for finished assemblies.

rights, including the copyright thereto.

ISSUED FOR PERMIT: 05.06.2022

Owner:

200 ROSS STREET

PITTSBURGH,PA 15219

**Project Location:** 

1305 FULTON STREET

MANCHESTER SCATTERED SITES

HACP

ceiling surfaces as required to receive scheduled finishes.

assemblies. Contractor shall provide and install all

retain all common law statutory, and other reserved

revisions

project title

5. All items shown on drawings are finished construction

**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

REPAIR OR REPLACE AS NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS. LEVEL EXISTING FLOOR AND/OR DOOR TO ALLOW FOR UNOBSTRUCTED CLOSURE OF DOOR. REHINGE DOOR OR REPLACE THRESHOLD AS A5

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

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

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

TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS.

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

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

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

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ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS.

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

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

TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D

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REGROUT AND POINT MASONRY AS NECESSARY. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK, PROVIDE NEW PARGETING AT EXT. CONC REFER TO SPECIFICATIONS FOR DETAILS.

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

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

REMOVE OVERGROWN VEGETATION, BEE OR BIRD NEST. CLEAN AND REPAIR SURFACE. RESEAL ANY

NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER

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

REPAIR DETERIORATING BRICK CLADDING AT

IN THIS AREA. WIRE BRUSH TO REMOVE PAINT FROM FACE OF CMU WALL. PREP AND PAINT PER SPECIFICATIONS.

BOWING EXTERIOR WALL OR RETAINING WAL

BRACE AND TIEBACK AS NECESSARY TO PLUMB

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

RESISTIVE BARRIER PER SPECIFICATIONS.

CRACKS AS NECESSARY.

S1

S5

S6

S7

S8

S9

R1

A2

A4

**ARCHITECTURAL** 

A6 WATER DAMAGE AT EXISTING WALL OR CEILING. WALER DAMAGE ALEXISTING WALL OR CEILING.
REMOVE DRYWALL AND REPAIR DAMAGED
STRUCTURE, WOOD LATHE OR STUDS AS
REQUIRED. REPLACE ANY FLASHING OR HEADERS
AS NECESSARY AT WINDOWS. REMEDIATE LEAK
SOURCE. REPLACE ALL WET LOCATION DRYWALL
WITH WATER RESISTANT DRYWALL, AND ALL TILE
WALLS WITH CEMENT BOARD. REPLACE TILE AT
WALL TO CEILING OF TUBS AND SHOWERS PER
SPECIFICATIONS.

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

SEAL ENTIRE PERIMETER TRANSITION BETWEEN SLAB OR SIDEWALK AND FOUNDATION WALL WITH ELASTOMETRIC SEALANT PER SPECIFICATIONS.

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

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

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

AND APPLICABLE CONNECTION PLATES. REFER TO DETAIL DRAWINGS FOR MORE INFORMATION. A12

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

RESISTANT DRYWALL. ALL CORNERS TO RECEIVE DRYWALL CORNER BEAD.

FURTHER LEVELING IS REQUIRED, DIRECTIONS TO BE PROVIDED BY ARCHITECT. ADD WATERPROOFING AT BASEMENT. SCRAPE AND REMOVE ANY EXISTING PAINT OR WATERPROOFING. PROVIDE INTERIOR WATERPROOFING BARRIER AT BASEMENT WALLS

PER SPECIFICATIONS. SEAL TRANSITION OF WAL A16 SCRAPE SURFACE OF CHIPPING PAINT AS REQUIRED. PRIMER AND PAINT. NEW PAINT TO MATCH EXISTING COLOR.

CLEAN EXISTING AREA WITH NON-HAZARDOUS CLEANING MATERIALS. REMOVE DIRT AND RUST. A18 NEW TREADS AND RISERS AT EXISTING STAIR. REFER TO SPECIFICATIONS FOR DETAILS.

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

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

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

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

PROPERLY SUPPORT DUCTWORK, EXPANSION TANK, OR OTHER FEATURE AT LOCATION. REPLACE DUCTWORK WITH CORRECT SIZING BASED ON ADJACENT DUCT OR FURNACE. M2

INSPECTION CONDUCTED RECOMMENDS ADDING

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

drawing title

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

As Noted date May 6, 2022 Q

Sheet No.

Project #2006

BASEMENTREFL.CLG./ POWER/ DATA PLAN

FIRST FLOOR REFL.CLG./ POWER/ DATA PLAN



AT LOCATION SHOWN, REMOVE 4"+ OF TOPSOIL, PROVIDE CLAY CAP, AND REPLACE TOPSOIL IN ORDER TO CREATE POSITIVE SLOPE AWAY FROM EXTERIOR WALL OF HOUSE. POUR CONCRETE TOPPING TO MEET SLOPE REQUIREMENTS WHERE CONCRETE IS PRESENT. MINIMUM 3" OVER 5'-0". REPLACE DISTURBED VEGETATION PER SPECIFICATIONS. S1 UNEVEN LEVELS OF CONC. AT STEPS OR BETWEEN STEPS AND WALKWAY, PROVIDE CONC TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS. TEMPORARILY SHORE EXISTING PORCH AND REMOVE OUT OF PLUMB SUPPORT POST. PROVIDE NEW PRESSURE TREATED POST WITH NEW SYNTHETIC TRIM CAULKED AND PAINTED TO MATCH EXISTING POST DETAIL AND COLOR. SEE SPECIFICATIONS. EXISTING PARKING PAD TO BE DEMOLISHED AND RE-POURED. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS. SAWCUT AND REMOVE, OR REMOVE ON JOINT LINES AREA OF DAMAGED CONCRETE PAD, PAVERS, OR STAIR. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS. POTENTIAL LOOSE VALVES ON GAS METER AND GAS LINE. TEST GAS LEAKAGE AND TIGHTEN AND REPAIR METER AS NECESSARY WITH CITY OF PITTSBURGH APPROVED GAS METER. REPAIR EXISTING DAMAGED EXTERIOR STEP. POUR NEW CONCRETE WHERE STEP IS CHIPPED TO MATCH EXISTING CONCRETE STEP. TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D. ROTTING OR DETERIORATING ROOF OR PORCH TRIM OR ORNAMENTAL WOOD. REMOVE AND REPLACE TO MATCH EXISTING PER SPECIFICATIONS. REGROUT AND POINT MASONRY AS NECESSARY. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK, PROVIDE NEW PARGETING AT EXT. CONC. REFER TO SPECIFICATIONS FOR DETAILS. REMOVE EXISTING VEGETATIVE GROWTH AND DEBRIS FROM EXISTING WINDOW WELL. DIG DOWN BELOW WINDOW SILL 4", PROVIDE 3" GRAVEL BASE OVER WEED BARRIER. PROVIDE NEW WINDOW WELL AND COVER PER SPECIFICATIONS. REPAIR AND ORGANIZE ELECTRICAL WIRES IN THIS LOCATION PER SPECIFICATIONS. WHERE ELECTRICAL WIRES ARE LESS THAN 12'-0" FROM GRADE, RELOCATE SERVICE DROP TO PROVIDE A CLEAR HEIGHT OF 12'-0" MIN. REMOVE OVERGROWN VEGETATION, BEE OR BIRD NEST. CLEAN AND REPAIR SURFACE. RESEAL ANY CRACKS AS NECESSARY. REMOVE DAMAGED VINYL SIDING AND WEATHER RESISTIVE BARRIER. FROM THIS AREA PROVIDE NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER RESISTIVE BARRIER PER SPECIFICATIONS. DAMAGED ROOF ELEMENT. REMOVE, REPLACE, AND SEAL AS APPLICABLE. TO INCLUDE, FLASHING, VENTS, CRICKETS, ETC. REFER TO SPECIFICATIONS FOR DETAILS. **ARCHITECTURAL** REPAIR DETERIORATING BRICK CLADDING AT EXTERIOR WALL. SPOT SAW CUT DAMAGED BRICK AND REPLACE WITH NEW MORTAR AND BRICK TO MATCH ADJACENT. IN THIS AREA, WIRE BRUSH TO REMOVE PAINT FROM FACE OF CMU WALL. PREP AND PAINT PER SPECIFICATIONS. BOWING EXTERIOR WALL OR RETAINING WALL. BRACE AND TIEBACK AS NECESSARY TO PLUMB 5. All items shown on drawings are finished construction RUSTED STRUCTURAL BEAM, COLUMN, OR CONNECTION PLATE. BRACE AND SHORE TO REPAIR OR REPLACE AS NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS. LEVEL EXISTING FLOOR AND/OR DOOR TO ALLOW FOR UNOBSTRUCTED CLOSURE OF DOOR. REHINGE DOOR OR REPLACE THRESHOLD AS WATER DAMAGE AT EXISTING WALL OR CEILING. WALER DAMAGE ALEXISTING WALL OR CEILING. REMOVE DRYWALL AND REPAIR DAMAGED STRUCTURE, WOOD LATHE OR STUDS AS REQUIRED. REPLACE ANY FLASHING OR HEADERS AS NECESSARY AT WINDOWS. REMEDIATE LEAK SOURCE. REPLACE ALL WET LOCATION DRYWALL WITH WATER RESISTANT DRYWALL, AND ALL TILE WALLS WITH CEMENT BOARD. REPLACE TILE AT WALL TO CEILING OF TUBS AND SHOWERS PER SPECIFICATIONS. REPLACE EXISTING INTERIOR WINDOW SILL WITH 1X PAINTED FLAT STOCK WOOD SILL. CHECK FOR WATER DAMAGE WHEN REPLACING. REPAIR AND SEAL IF NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS. SEAL ENTIRE PERIMETER TRANSITION BETWEEN SLAB OR SIDEWALK AND FOUNDATION WALL WITH ELASTOMETRIC SEALANT PER SPECIFICATIONS. EXPOSED INSULATION AT THIS LOCATION.
REPLACE ANY DAMAGED INSULATION, PATCH AND
REPAIR DRYWALL OR PLASTER. PAINT TO MATCH
ADJACENT WALL OR CEILING. DETERIORATING INTERIOR STAIR BEYOND REPAIR.
DEMOLISH EXISTING STAIR AND REPLACE WITH
NEW WOOD STAIR WITH WOOD STRINGERS,
KICKBOARDS, TREADS, AND RISERS. RISER AND
TREAD HEIGHT TO MATCH DEMOLISHED STAIR.
REFER TO DETAIL DRAWINGS FOR MORE HACP ADJUSTABLE STEEL COLUMN. BRACE AND SHORE FLOORING AT COLUMN LOCATION FOR NEW PERMANENT COLUMN. SAWCUT EXISTING SLAB FOR NEW STANDARD 2'X2'X1' SPREAD FOOTING AND APPLICABLE CONNECTION PLATES. REFER TO DETAIL DRAWINGS FOR MORE INFORMATION. PITTSBURGH,PA 15219 EFFLORESCENCE LOCATED AT EXISTING MASONRY OR CONCRETE. DRY BRUSH AND CLEAN WITH WATER TO REMOVE. INSPECT EXTERIOR MORTAR JOINTS AS APPLICABLE. POINT DETERIORATING GROUT LINES AS NECESSARY AND APPLY VAPOR BREATHABLE MASONRY SEALER OVER EXTERIOR BLOCK TO PREVENT FURTHER EFFLORESCENCE. CRACK, HOLE, OR DAMAGE TO WALL OR CEILING. PATCH AND REPAIR DRYWALL OR PLASTER. REPLACE DRYWALL AS REQUIRED FOR LARGE HOLES. ALL WET LOCATIONS TO RECEIVE WATER RESISTANT DRYWALL. ALL CORNERS TO RECEIVE DRYWALL CORNER BEAD. UNEVEN FLOORING, WALL, OR CEILING. REPLACE SUBFLOORING OR DRYWALL AT UNEVEN AREAS. IF FURTHER LEVELING IS REQUIRED, DIRECTIONS TO BE PROVIDED BY ARCHITECT. MANCHESTER SCATTERED SITES ADD WATERPROOFING AT BASEMENT. SCRAPE AND REMOVE ANY EXISTING PAINT OR WATERPROOFING. PROVIDE INTERIOR WATERPROOFING BARRIER AT BASEMENT WALLS PER SPECIFICATIONS. SEAL TRANSITION OF WALL. PITTSBURGH, PENNSYLVANIA SCRAPE SURFACE OF CHIPPING PAINT AS REQUIRED. PRIMER AND PAINT. NEW PAINT TO MATCH EXISTING COLOR. CLEAN EXISTING AREA WITH NON-HAZARDOUS CLEANING MATERIALS. REMOVE DIRT AND RUST. NEW TREADS AND RISERS AT EXISTING STAIR. REFER TO SPECIFICATIONS FOR DETAILS. NORTH ELEVATION, SOUTH **ELEVATION, GRAPHIC SCALES,** NON-FUNCTIONING OR MISSING PLUMBING COVER OR FIXTURE PART. REPLACE PARTS AS NECESSARY PER SPECIFICATIONS. LEAKING. TIGHTEN AND SEAL ALL ELEMENTS OR REPAIR AS NECESSARY. INSULATE ALL EXTERIOR PIPING OR PIPING LOCATED AT EXTERIOR WAL **MECHANICAL -** REF. ONLY. REFER TO MECH. DWG'S. PROPERLY SUPPORT DUCTWORK, EXPANSION TANK, OR OTHER FEATURE AT LOCATION. REPLACE DUCTWORK WITH CORRECT SIZING BASED ON ADJACENT DUCT OR FURNACE. INSPECTION OF THE RECOMMENDED A DEPUMINISH ADDITING DEHUMIDIFIER IN SPACE TO MITIGATE MOISTURE CONTROL. ALL BASEMENTS WITH MOISTURE ISSUES ALSO TO GET WATERPROOFED. REFER TO SPECIFICATIONS FOR MORE DETAILS.

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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

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

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.

material required for finished assemblies.

rights, including the copyright thereto.

ISSUED FOR PERMIT: 05.06.2022

assemblies. Contractor shall provide and install all

retain all common law statutory, and other reserved

revisions

project title

drawing title

**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

A5

S7

S8

S9

S14

R1

A2

A4

A6

A16

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

A18

SCOPE REDUCTION:

AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE

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

THE AMOUNT DUE OF ALL ITEMS REMAINING.

WHICH ITEMS LOCATED IN THIS PLAN WILL REMAIN. A FINAL LIST OF

M2

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

SMALL UNIT KEYNOTES

Owner:

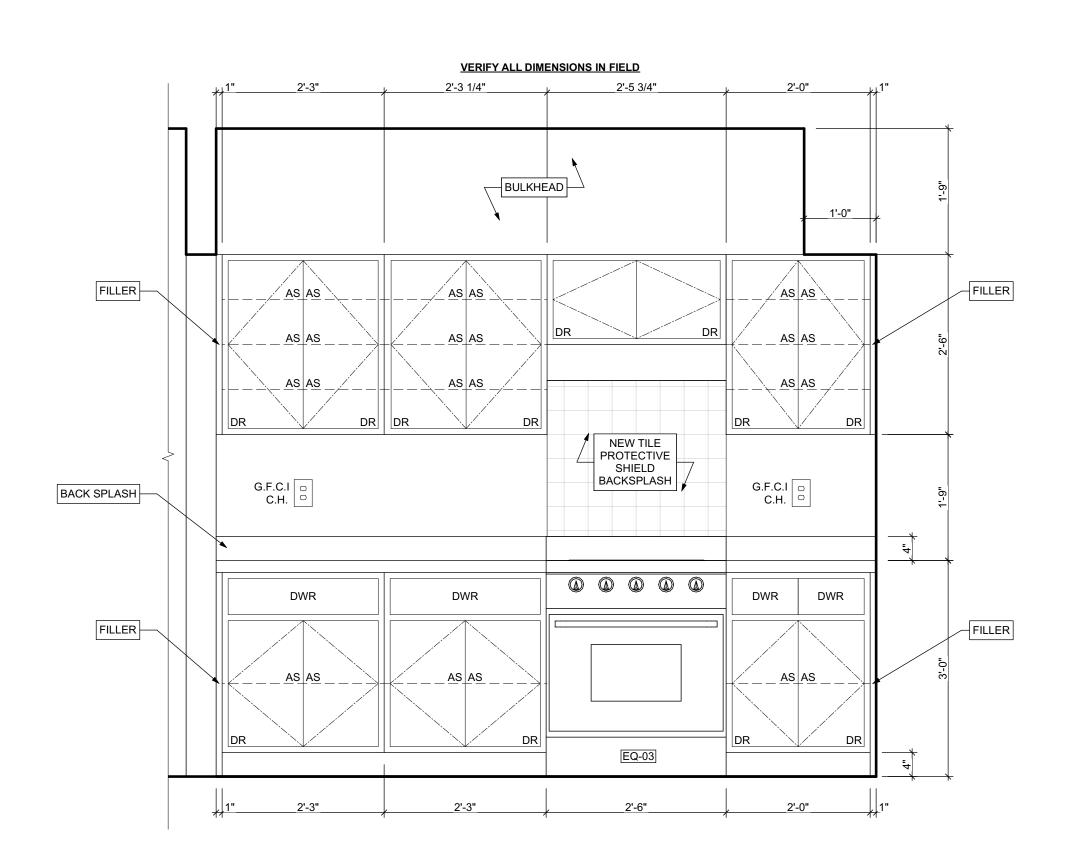
200 ROSS STREET

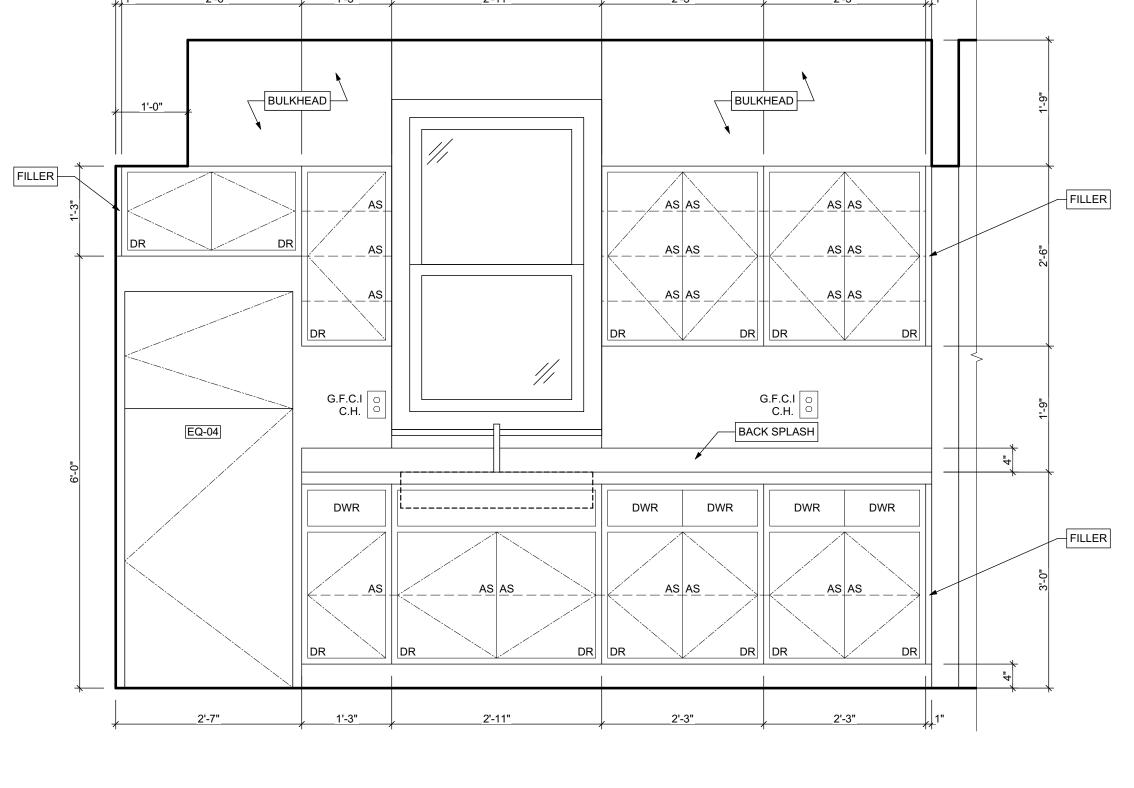
**Project Location:** 

1305 FULTON STREET

As Noted date May 6, 2022

**Sheet No.** 

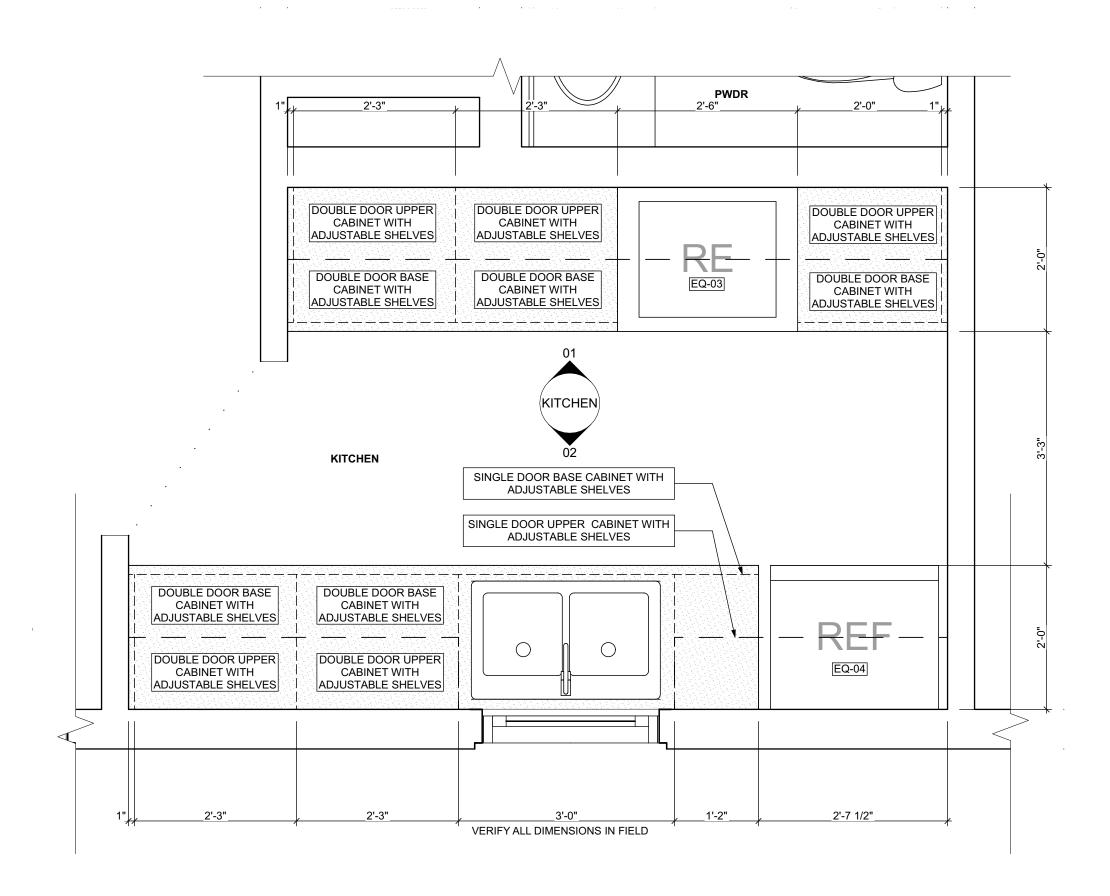




**VERIFY ALL DIMENSIONS IN FIELD** 

KITCHEN ELEVATION 02

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



BATHROOM ACCESSORY SCHEDULE								
ITEM	QUANTITY	MANUFACTURER	DIMENSIONING NOTES					
MIRROR	2	Eviva Sleek Frameless Rectangular Bathroom Vanity Mirror, or equivalent	Remove existing and place new mirror in same location					
MEDICINE CABINET	1	Kohler Maxstow 20in. x 24in. Aluminum Frameless Surface-Mount Soft Close Medicine Cabinet with Mirror, or equivalent	Remove existing and place new medicince cabinet in same location					
TOWEL BAR	2	MOEN Contemporary 24 in. Towel Bar in Chrome	Remove existing and place towel bar in same location, provide blocking if necessary					
TOILET PAPER HOLDER	3	MOEN Contemporary Toilet Paper Holder in Chrome	Remove existing and place toilet paper holder in same location, provide blocking if necessary					
TOWEL RING	3	MOEN Contemporary Towel Ring in Chrome	Remove existing and place towel ring in same location, provide blocking if necessary					
WALL MOUNTED SOAP HOLDER	3	MOEN Contemporary Wall mounted soap holder in Chrome	Remove existing and place wall mounted soap holder in same location, provide blocking if necessary					

MECHANICAL EQUIPMENT SCHEDULE								
ITEM	TAG	QUANTITY	MANUFACTURER	MODEL	NOTES			
ELECTRIC FURNACE	-	0	AMANA	AVPEC	See specifications for Sizing requirements, related equipment and accessories			
NATURAL GAS FURNACE	FURN	1	AMANA	AMEC96	See specifications for Sizing requirements, related equipment and accessories			
AIR-COOLED HEAT PUMP UNITS	-	0	AMANA	ASZ - 16	See specifications for Sizing requirements, related equipment and accessories			
AIR COOLED CONDENSING UNITS	AC	1	AMANA	ASX - 18	See specifications for Sizing requirements, related equipment and accessories			
EXHAUST FAN (CEILING MTD)	-	0	PANASONIC	FV - 0511VFC1	Whisper fit DC-50-80-110 CFM with Condensation Sensor			
ELECTRIC BASE BOARD RADIATION	-	0	QMARK	QMKCA	Electric Baseboard Radition, Size, Wattage and Voltage to match existing unit being removed			
ELECTRIC WALL HEATER	-	0	QMARK	сwн	Electric Wall Heater, Size, Wattage and Voltage to match existing unit being removed			
DIFFUSERS, REGISTERS, GRILLES	-	0	HART & COOLEY	SERIES 600	Double deflection supply air register Single deflection return air register			
ELECTRIC WATER HEATER	-	0	A.O. SMITH	VOLTEX HYBRID Electric heat pump	Refer to plumbing specifications for sizing			
NATURAL GAS WATER HEATER	WH	1	A.O. SMITH	PROLINE® XE power direct vent	Refer to plumbing specifications for sizing			

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

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

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

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

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

# Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA

drawing title

Sheet No.

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

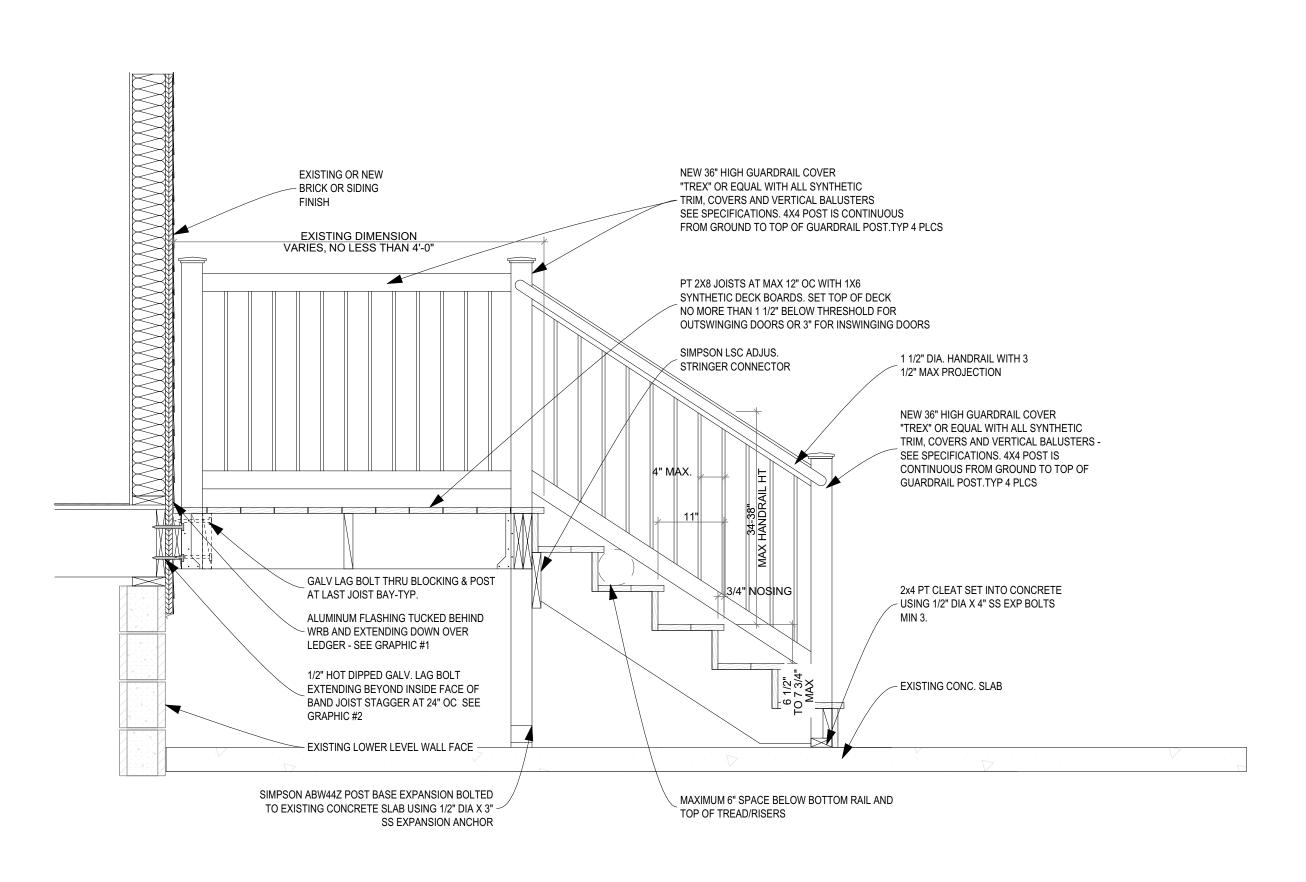
As Noted May 6, 2022

Project #2006

3 FIRST FLOOR KITCHEN ENLARGED PLAN
SCALE: 3/4" = 1'-0"

(1) KITCHEN ELEVATION 01

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



4"x4"x9"(L) POST

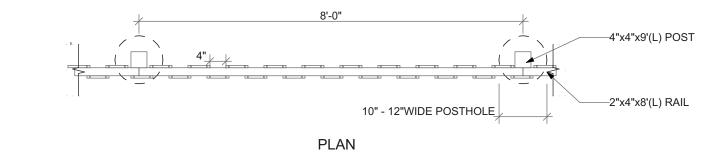
2"x4"x8"(L) RAIL

4"x4"x9"(L) LATCH POST

GALVANIZED NAILS

5 C CEMENT

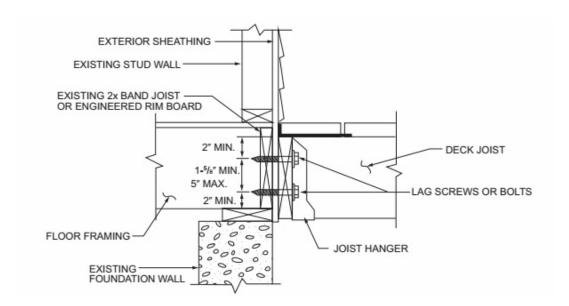
STRAIGHT SHADOWBOX FENCING ELEVATION

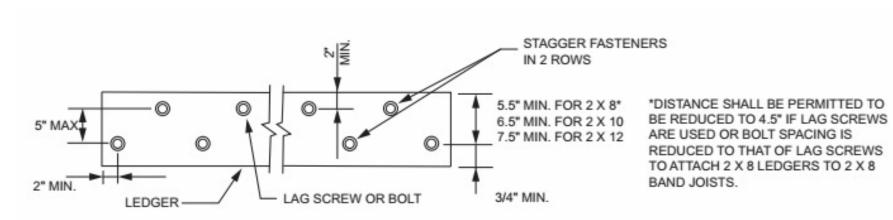


WOOD FENCE DETAIL

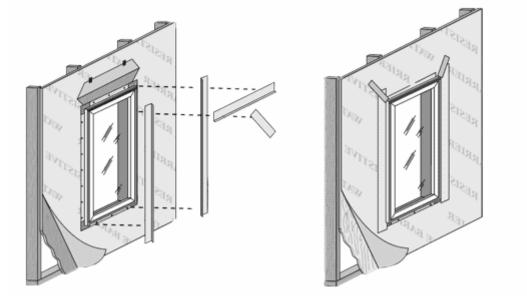
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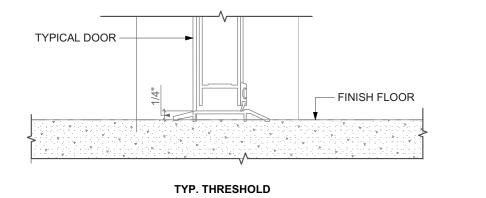
1 DECK SECTION DETAIL

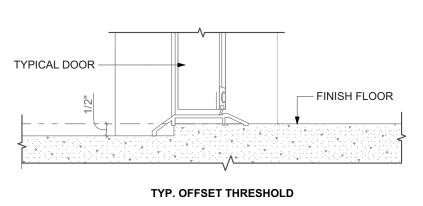


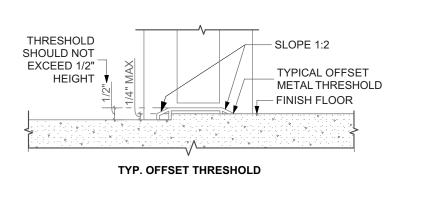


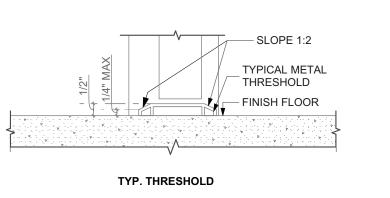
DECK ENLARGED DETAILS

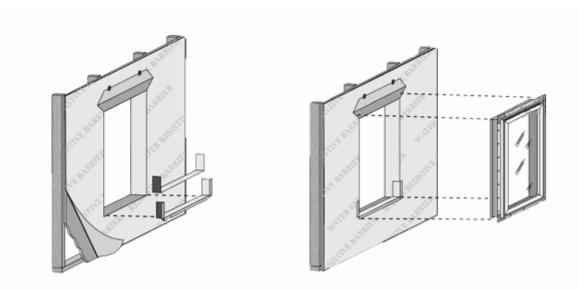












EXTERIOR DOOR THRESHOLD

SCALE: 3" = 1'-0"

WINDOW INSTALLATION UNDER VINYL SIDING

NOT TO SCALE

Fukui Architects Pc

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

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general notes

- 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

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1305 FULTON STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

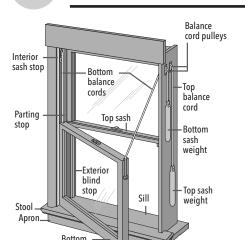
DECK SECTION DETAIL, WOOD FENCE DETAIL, DECK ENLARGED DETAILS, EXTERIOR DOOR THRESHOLD, WINDOW INSTALLATION UNDER VINYL SIDING

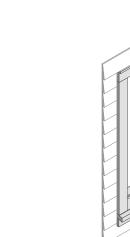
date
May 6, 2022
no. of.

**A10**Project #2006

Sheet No.

### POCKET REPLACEMENT FROM THE EXTERIOR FOR BLOCK FRAME WINDOWS INSTALLING NEW BLOCK FRAME WINDOWS IN EXISTING WOOD DOUBLE-HUNG OR SINGLE-HUNG WINDOWS





# **REMOVE THE EXISTING SASHES**

CAUTION: Many windows in older homes are painted with lead-based paint. Removal of old windows may disturb this paint. Proper precautions must be taken to minimize exposure to dust and debris. Consult state or local authorities for more information.

REMEMBER TO USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT. A. Measure the width and

height of the pocket **opening.** The new window must be 1/2" to 3/4" smaller than this B. Unlock the window. If

the sashes are painted

shut, use a high-speed

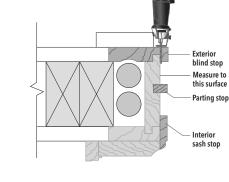
knife to cut the joint

frame stops until the

sashes are free.

oscillating tool or a utility

between the sashes and



C. Remove the exterior stops at the head and jambs using a chisel, reciprocating saw, rototool or equivalent. Cut them flush with the side of the frame. D. Carefully remove the upper

**sash** and dispose of it properly. For older existing windows with weight pocket and pulley balances, cut the cords, letting the weights fall and remove the pulleys. For windows with vinyl or aluminum jamb liners, tilt or twist the sash and release it from the balance

E. Remove the head and jamb parting stops (if applicable) by pulling or prying them out of the F. Carefully remove the lower sash.

G. Remove any remaining jamb liner material (if **Caution:** Some balances are spring-loaded. H. Insulate the weight chamber (if desired).

PELLA\* IMPERVIA\* WINDOW ANCHOR SPACING INSTRUCTIONS

Revised 07/13/2021

building code requirements.

Sliding and Sash Set Fixed

Single-Hung

Double-Hung

isement/Awning - Ven

Direct Set

Use Factory Drilled installation holes if present.

Use Factory Drilled installation holes if present.

Casement/Awning

Sliding and Fixed Window

Double- and Single-Hung

\* Use Factory Drilled installation holes if present.

3/16" masonry screws with 1-1/4" minimum embedment

Install hole plugs after driving screws (except CM/AW and Direct Set) \* For light gauge steel framing, use #10 self-drilling/self-tapping screws

For concrete or masonry, use 3/16" masonry screws with 1-1/4" minimum embedment.

1" Structural with 1 or 2 Reinforcements: M1, M2, and M3 anchors required.

Composites (Integral) or Standard Joining: M1 anchor using a through frame fastener or installation clip

1/2" Structural, 1" Structural, or 1/2" Structural with Reinforcement: M1 and M2 anchors required.

\*Anchors required at each mullion end. Anchor using through frame fasteners or installation clips.

PELLA\* 350 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Max. First Second
Intermediate Mullion Mullion
Spacing Anchor (M1) (M2)

None

None

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

None 6"

and Fixed



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

#8 x 2" Pan Head (provided)

#10 x 3" Pan Head (provided)

Pilot Hole Locations and Size

#10x2-1/2" Pan Head (provided

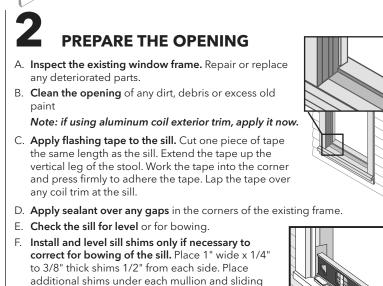
#10x2-1/2" Pan Head (provided)

#10x2-1/2" Pan Head (provided

**Pilot Hole Locations and Sizes** 

Single-Hung/Sliding/Sash Set Fixed

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



i. Attach shims to prevent movement after they are NOTE: Improper placement of shims may result in bowing the bottom of

Sill anchors not required for single wide units. Installation clips required for mullion anchoring.

Head and Sill anchors not required when single-wide unit with frame width less than 42".

Install screws at pre-marked locations after removing interior frame covers (see below).

M3 → M2 → M1 — M1 — M1 — M2 → M2 → M3 → M3

PREPARE THE WINDOW See next page for Sill Adapter illustrations.

For vinyl windows, add shims so maximum spacing

window interlocker.

. Drill pilot holes (if necessary) in the new window frame. See anchoring instructions at the end of this booklet. . Dry fit the window in the opening. Measure the distance from the bottom of the

window to the existing sill. Remove the window from the opening. Trim the sill adapter to the correct height (if applicable). Use a sharp utility knife to score the sill adapter along the groove. Bend and break off the excess sill adapter material.

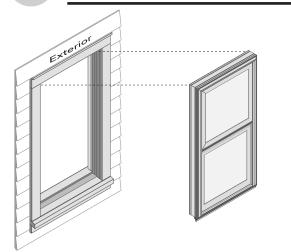
**Install the sill adapter.** Cut it to length and notch it (if necessary). Dry fit the window a second time to ensure a proper fit. Remove the window from the

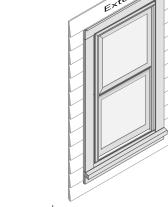
. Create 1/4" weep holes (Vinyl products only). Drill or notch a weep hole 1" from

each end of the sill adapter. © 2019 Pella Corporation

Clip Anchor Method Only

### POCKET REPLACEMENT FROM THE EXTERIOR FOR BLOCK FRAME WINDOWS INSTALLING NEW BLOCK FRAME WINDOWS IN EXISTING WOOD DOUBLE-HUNG OR SINGLE-HUNG WINDOWS



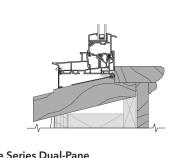


on the stool.

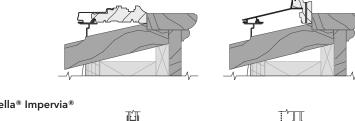
of this booklet.

# PREPARE THE WINDOW (Continued)

Pella® 350 Series



Architect Series® (850) and Pella® Lifestyle Series Dual-Pane



Ensure the window frame remains fully embedded in sealant. NOTE: Keep shims 1/2" from the exterior surface of the window to allow for backer rod and sealant.

Cut the checkrail band at each jamb and remove. Tilt the sashes to remove checkrail clips. (If applicable) Pella® Lifestyle Series Dual-Pane only: Push the remaining tails of the band into the jambliner

SET AND FASTEN THE WINDOW

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

existing stool meets the existing window sill.

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

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

surface of the interior head and jamb stops.

Connect this bead of sealant to the sealant line

make sure the window rests against the interior

stops and is making contact with the sealant.

Place shims and begin driving screws at each

Add additional shims at the ends of meeting

Refer to the anchoring instructions at the end

rails and as necessary to ensure even reveal

predrilled hole in the window frame.

petween the frame and sashes.

Additionally, place sealant at the ends of the

flashing tape, making sure to connect with the



Tilt the lower sash inward to locate the jamb jacks in the interior balance channel near the checkrail. I. Install interior sealant from the exterior. Refer to the interior sealant instructions at the end of this booklet.

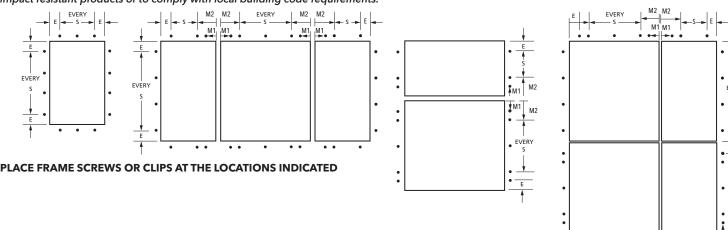
Install exterior sealant. Refer to the exterior sealant instructions at the end . **Install exterior frame expanders** at this time (if necessary).





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

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



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

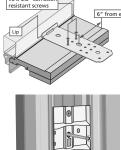
	Edge	Max. Intermediate	First Mullion	Second Mullion	Fastener		
Product	Spacing (E)	Spacing (S)	Anchor (M1)	Anchor (M2)	Wood **	Special Notes	
Casement/ Awning	6"	16"	3"*	6"	#8x3" Finish Screw		
Double- or Single- Hung	6"	16"	3"*	6"	#8x3" Finish Screw	For windows with integrated Rolscreen® retractable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

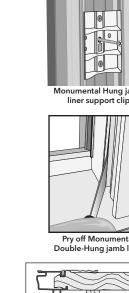
\*\* For light gauge steel framing, use #10 self-drilling/self-tapping screws; For concrete or masonry, use 3/16" masonry screws with 1-1/4" minimum embedment.

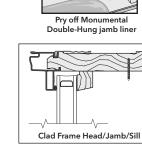
Lifestyle Series Double-Hung

1/8" Pilot Hole Locations

Architect Series Double-Hung







**BFRPF - 17** © 2019 Pella Corporation

CAUTION: Use low pressure polyurethane window and door insulating foams. Follow

A. Insert the nozzle or straw between the rough opening and window frame. This can be

the directions on the can. Do not use high pressure or latex foams.

expansion. Do not fill the entire depth of the rough opening cavity.

Revised 07/13/2021

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

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

# ENCOMPASS BY PELLA\* / THERMASTAR BY PELLA\* / PELLA\* 150 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Edge	Max.	First Mullion	Second Mullion	Fastener		
Spacing (E)	Intermediate Spacing (S)	Anchor (M1)	Anchor (M2)	Wood***	Special Notes	
6"	16"	3"/ centered	8"/none	#8 x 1-1/4" Pan Head (provided)	Use M1 and M2 spacing for screws at head of meeting rail. Center 1 clip below the meeting rail.	
6"	16"	3"	6"	#8 x 2-1/2" Pan Head (provided)	Use M1 and M2 spacing for screws at the head only with mullions.	
	,	4"	8"	#10 x 2" Pan Head (provided)	High Performance DH: (3) #8 x 2" jamb frame screws, 4" apart at checkrails. Use (4) #8 x 2" screws at head mullion ends and 4 clips at sill mullion ends 3" and 6" from mullion. Use self-adhesive spacer at all installation holes for ≥ PG50 Performance Installs.	
4"*	16"*	4"	none	#8 x 3" Pan Head (provided)	Use clips at the sill at mullions and centered under fixed casements in 3-wide combinations.	
	Spacing (E)  6"  Free	Spacing (E)  6"  16"  Factory Pre-Drilled**	Max.   Mullion   Anchor (M1)	Edge Spacing (E)         Max. Intermediate Spacing (S)         Mullion Anchor (M1)         Mullion Anchor (M2)           6"         16"         3" / centered         8"/none           6"         16"         3"         6"           Factory Pre-Drilled**         4"         8"	Max.   Intermediate   Spacing (S)   Mullion   Anchor (M1)	

\*\*\* For light gauge steel framing, use #10 self-drilling/self-tapping screws; for concrete or masonry, use 3/16" masonry screws with 1-1/4" minimum embedment. All venting products: Head and sill anchors are required on composites only \*\* For DH & SH units >62" tall add 2 screws per jamb, midway between top and bottom pre-drilled holes

**Pilot Hole Locations and Sizes** 

Sliding, Single- and Double-Hung

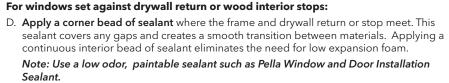


extensions and the rough opening. C. To ensure a continuous interior seal, apply sealant over the interior surface of any shims or clips that interrupt the foam seal. Backer rod (as necessary) and sealant can be used in place of the low expansion foam to create the interior seal. However, foam has greater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

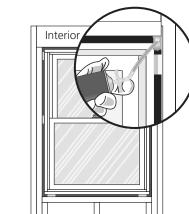
B. Place a 1" deep bead of foam approx. 1" from the interior of the frame to allow for

NOTE: Apply foam between the frame and rough opening, NOT between jamb

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



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



Do not install fasteners

**Interior Sealant Instructions** 

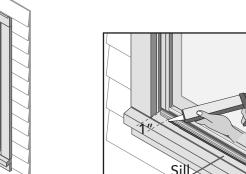
done from the interior or exterior.

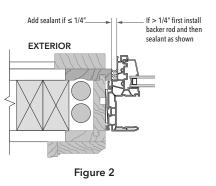
**Exterior Sealant Instructions** CAUTION: Use a high quality, multi-purpose exterior sealant such as Pella Window and Door Installation Sealant. Follow the directions on the cartridge.

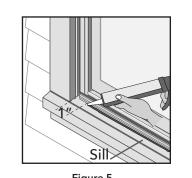
A. If the space between the new window frame and the opening is greater than 1/4", go to step (B)  $\,$ If less than 1/4" or if the frame does not project past an exterior stop (Figure 1), skip to step (C). B. Insert backer rod 3/8" deep in the space around the window. Backer rod adds shape and controls

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

EXTERIOR







PR\_BFE

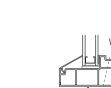


ouble-, Single-Hung and Sliding Window

BFRPF - 8







Clip Installation for Mullions

Drill (2) 5/32" holes and install (2) #10 x 1-1/2" screws per clip.





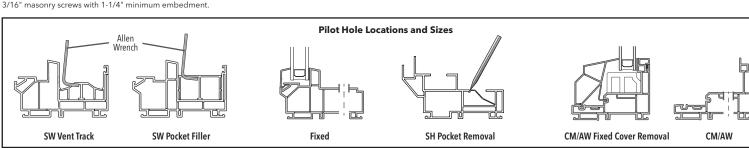
Product	Edge	Max. Intermediate	First Mullion	Second Mullion	Fastener	Special Notes
Froduct	Spacing (E)	Spacing (S)	Anchor (M1)	Anchor (M2)	Wood***	Special Notes
DH/SH (single units)	Factory Pro	e-Drilled**	-	-	#10 x 2" Pan Head (provided)	Use self-adhesive spacer at all installation holes for ≥ PG50 Performance Installs.
DH/SH/FX	4"	16" **	3"	6"		
SW	4"	16"	-	6"		
SW ≥PG50	4"	12"	-	6"	#10 x 2" Pan Head	Use M1 and M2 spacing for screws at head and clips at
CM/AW	Factory pre-drilled hol clips at sill 4" Edge Spaci	4"	8"	(provided)	sill with mullions only.	
FX CM/AW	Clip only 4" Edge Spacir	ng and 12" Max. Spacing	4"	8"		
venting products: H	ead and sill anchors are required o	on composites only.	250	Series DH PG50 C	NLY: Add additional o	lip at center of mullion at sill only.

Install hole plugs/caps after driving screws. Replace all covers, fillers and tracks removed earlier. \*\* For DH & SH units >62" tall add 2 screws per jamb, midway between top and bottom pre-drilled holes.

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

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

250 Series 1/2" Mulls: Use Attachment Clips at sill spaced 3" and 6" from mullion.



## BFRPF - 18 Revised 07/13/2021

Sliding Window

\*\*\*\*Use putty knife; insert where indicated and slide cover to interior

Place 2 screws 4" from the center of the meeting rail at the head and sill of sliding window

Install hole plugs after driving screws.

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**BFRPF - 19** Revised 07/13/2021

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BFRPF - 20

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Revised 07/13/2021

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Figure 4

**Sheet No.** As Noted

May 6, 2022

Fukui Architects Pc

205 Ross Street

Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

general notes

revisions

project title

drawing title

Any conflicts in the drawings or between new and

conditions in the field and shall advise Fukui Architects,

**Pc** of any discrepancies between, additions to, deletions

proceeding with any phase of work. Do not scale

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

ceiling surfaces as required to receive scheduled finishes.

assemblies. Contractor shall provide and install all

data, notices, and other documents and instruments

prepared by the Architect as instruments of service shall

remain the property of the Architect. The Architect shall

retain all common law statutory, and other reserved

from, or alterations to any and all conditions prior to

existing construction shall be referred to the Architect.

2. Contractor shall verify all dimensions and existing

**3.** All work shall be installed in accordance with applicable

**4.** Contractor shall be responsible for the patching,

5. All items shown on drawings are finished construction

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

material required for finished assemblies.

rights, including the copyright thereto.

ISSUED FOR PERMIT: 05.06.2022

Owner:

200 ROSS STREET

PITTSBURGH,PA 15219

**Project Location:** 

1305 FULTON STREET

WINDOW REMOVAL/

REPLACEMENT (PELLA)

MANCHESTER SCATTERED SITES

PITTSBURGH, PENNSYLVANIA

HACP

15233

codes and regulations.

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