PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION) Design Architect's/Applicant's Certification Of Selection Criteria The Agency has requested certain certifications from the architect and applicant in connection with the submission of an application. Development: Manchester Scattered Sites The development referenced above includes the following physical characteristics, design amenities, and other provisions for ranking points consideration. (Initial all that apply.) Development Characteristics **Energy Conservation/Green Building** As the DESIGN ARCHITECT, I hereby certify that I either have designed or will design the referenced development to include the following energy conservation and sustainability measures Smart Site Selection - The development is located on, or is a(n): Brownfield (A former industrial or commercial property on which redevelopment or reuse is complicated by the presence of a hazardous substance, pollutant or contaminant. The presence of lead based paint, asbestos or an underground storage tank does not constitute a Brownfield. The remediation of the environmental hazard must be within the scope of this project to qualify for these points.) Residential Infill (A vacant, but previously developed site or one containing a dilapidated structure that will be demolished, located in an existing developed residential neighborhood or a neighborhood consisting of mixed use residential/commercial properties, where infrastructure for the development is in place or in close proximity. The infill shall be consistent with the type and scale of the neighborhood buildings. If the infill structure is only part of the total project, it must represent at least 51% of the total square footage of the project to qualify for these points. Residential over commercia buildings may qualify for these points if this is consistent with the neighborhood Adaptive Reuse (The rehabilitation of an existing vacant non-residential building into residential or residential/commercial space. The residential portion of the rehabilitated building must represent at least 51% of the total residential area of the development.) Certification under a National Green Building Program _____ Enterprise Green Communities – 2020 _____ LEED v4 BD+C Homes & Multifamily Low-rise (1-3 stories) – Silver _____ LEED v4 BD+C Multifamily Midrise – Silver OR LEED v4 BD+C New Construction & Major Renovation – Silver (4 stories or more) _____ ICC 700-2020 National Green Building Standard – Silver TAB_08_02 CERTIFICATION OF SELECTION CRITERIA PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION) Design Architect's/Applicant's Certification Of Threshold Criteria the submission of an application. Development: _____Manchester Scattered Sites specific threshold criteria. **Development Amenities** As the **DESIGN ARCHITECT**, I certify that:

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

TAB 08 04 CERTIFICATION OF THRESHOLD CRITERIA

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

preservation developments)

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) 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 e) If renewable energy strategies are proposed, a cost/benefit analysis. DESIGN ARCHITECT Date: 5,19,2021 Fukui Architett Pc Acknowledged and Accepted by the APPLICANT(S)

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

X Enterprise Green Communities – 2020 Moderate Rehab _____ LEED v4 O+M – Multifamily – Certified

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

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

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

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

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

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

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

TAB 08 02 CERTIFICATION OF SELECTION CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

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

| <u>FLATS</u> | MULTI-FLOOR UNITS |
|---------------------|---|
| 90 to 200 s.f. | |
| 400 to 600 s.f. | |
| 550 to 850 s.f. | 650 to 950 s.f. |
| 700 to 1,100 s.f. | 850 to 1,300 s.f. |
| 950 to 1,350 s.f. | 1,000 to 1,550 s.f. |
| 1,100 to 1,550 s.f. | 1,200 to 1,750 s.f. |
| 1,300 to 1,750 s.f. | 1,400 to 2,000 s.f. |
| | |
| | 90 to 200 s.f. 400 to 600 s.f. 550 to 850 s.f. 700 to 1,100 s.f. 950 to 1,350 s.f. 1,100 to 1,550 s.f. |

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

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

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

VisitAbility

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

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

Percentage of Gross Building Area: _____0%___

5. Exterior Finish: Brick or vinyl 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 ILEAS 7 PALICO FHAA ADA

| Section 504 UFAS | ₩ PAUCC_ | I FHAA∟ | ADA□ | | | | |
|---------------------------------------|----------|---------|------|---------|----------|-------|------|
| Unit/Room Type | No. of | | | | Net SF** | Gross | |
| · · | 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 |
| Circulation,(hallways, stairs & 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) ___ For dwellings/buildings utilizing gas: HERS Index of 50 or less (without solar PV) Substantial Rehabs:

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

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

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

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

shall utilize LED bulbs.

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

Accessible Housing

As the DESIGN ARCHITECT, I certify that:

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

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

Pennsylvania Uniform Construction Code Uniform Federal Accessibility Standards (UFAS)

Section 504 of the Rehabilitation Act of 1973

2010 ADA Standards for Accessible Design Any Other State or Local Code or regulation pertaining to design or inclusion of rental

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

Accessible Units

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

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

Number of fully accessible units provided:

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

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

TAB_08_02 CERTIFICATION OF SELECTION CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

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

For ALL new construction, rehabilitation and preservation applications:

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

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

PHFA Green Building Criteria for new construction and substantial rehabilitation

be used. (Not applicable to existing buildings.)

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

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

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

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

Large Family Units

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 units with three or more bedrooms:

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

Total units _____ >20 - 25% of all units >10-15% of all units (suburban/rural X >25% of all units DESIGN ARCHITECT Date: 4.19.202 Print: February Firm Fukui Azalliact, PC Acknowledged and Accepted by the APPLICANT(S)

Signed: _____ Date: ____

TAB_08_02 CERTIFICATION OF SELECTION CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

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

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

Communities criteria for "moderate rehab" projects. Instead, they shall comply with only the following mandatory 2015 Green Communities criteria, as amended:

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

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

Sizing of Heating and Cooling Equipment (Applicable only to new heating and cooling

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

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

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

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

Home Ownership

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

Flood Plain Certification

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

(Check all that apply) ____ Outside of a flood way __X Outside any flood area ____ Inside a flood way _____ Inside a 500 year flood area _____ Inside a 100 year flood area

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

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

Any conflicts in the drawings or between new and

205 Ross Street

Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

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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

general notes

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH, PA

Project Location:

MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

SELECTION CRITERIA, THRESHOLD CRITERIA, TABULAR SCHEDULE

TABULAR AREA UNIT SCHEDULE **GROSS AREA (SF) NET AREA (SF)** UNIT 1 3.015 2,604 UNIT 2 1,209 1,072

As Noted May 6, 2022

Project #2006

Sheet No.

MANCHESTER SCATTERED SITES

HACP, Existing Duplex Unit Repairs and Level 2 Alterations 1208 LIVERPOOL STREET, PITTSBURGH, PENNSYLVANIA 15233 UNIT 1 - 4 BEDROOM: UNIT 2 - 3 BEDROOM

Drawing Index A0 PHFA DOCUMENTS SELECTION CRITERIA THRESHOLD CRITERIA TABULAR SCHEDULE A1 COVER SHEET MANCHESTER SCATTERED SITES MAP CODE AND CONTACT INFO ARCH PRLIM SET A2 ABBREVIATIONS AND MATERIALS ABBREVIATIONS AND MATERIALS HISTORIC BRICK WALL SECTION FINISH SCHEDULE DOOR SCHEDULE (WITH EXISTING) WINDOW SCHEDULE INTERIOR STAIR DETAIL BRICK WALL SECTION A3 SCOPE / GENERAL / GREEN COMMUNITIES NOTES GENERAL NOTES A4 SITE PLAN AND ROOF PLAN ROOF AND SITE PLAN LEGEND ROOF PLAN NOTES GRAPHIC SCALES GRAPHIC SCALES SMALL UNIT KEYNOTES A5 FLOOR / DEMO PLANS FIRST FLOOR / DEMO PLAN BASEMENT / DEMO PLAN GRAPHIC SCALES DEMOLITION PLAN LEGEND GENERAL DEMOLITION NOTES SMALL UNIT KEYNOTES A6 FLOOR / DEMO PLANS SMALL UNIT KEYNOTES THIRD FLOOR / DEMO PLAN SECOND FLOOR / DEMO PLAN GRAPHIC SCALES DEMOLITION PLAN LEGEND GENERAL DEMOLITION NOTES A11 ELEVATIONS A7 FLOOR/FINISH/MECH./PLUMB. PLAN SMALL UNIT KEYNOTES FIRST FLOOR/FINISH/MECH./PLUMB. PLAN BASEMENT/FINISH/MECH./PLUMB. PLAN GRAPHIC SCALES A8 FLOOR/FINISH/MECH./PLUMB. PLAN SMALL UNIT KEYNOTES THIRD FLOOR/FINISH/MECH./PLUMB. PLAN SECOND FLOOR/FINISH/MECH./PLUMB. PLAN GRAPHIC SCALES FLOOR PLAN LEGEND A9 REFLECTED CEILING/POWER/DATA PLANS RCP LEGEND LIGHTING SCHEDULE SMALL UNIT KEYNOTES FIRST FLOOR REFL. CLG. / POWER / DATA PLAN BSMT. REFL. CLG/ POWER / DATA PLAN GRAPHIC SCALES A10 REFLECTED CEILING/POWER/DATA PLANS SMALL UNIT KEYNOTES THIRD FLOOR REFL. CLG./ POWER / DATA PLAN

SECOND FLOOR REFL. CLG. / POWER / DATA PLAN

GRAPHIC SCALES

Code Conformance Information

2015 International Building Code 2015 International Building Code 2009 ICC/ANSI A117.1 2015 International Energy Conservation Code 2014 NEC (NFPA 70) 2015 International Fire Code 2015 International Fuel Gas Code 2015 International Mechanical Code 2017 Allegheny County Health department Plumbing Code 2013 NFPA 13 General Building / Project Information Classification of Work: Level-2 alteration per the IEBC Occupancy Group: 3 story with basement Gross Area: 1,935 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:**

Housing Authority of the City of Pittsburgh mackenzie.pleskovic@hacp.org

contact: Mackenzie Pleskovic

Fukui Architects, PC 205 Ross Street Pittsburgh, PA 15219 ph: 412.281.6001 fx: 412.281.6002

Plan Review & Inspection: City of Pittsburgh Department of permits, Licenses and Inspections 200 Ross Street 3rd floor, room 320 Pittsburgh, PA 15205

General Description of Work

It is intended that the scope of work is a complete interior and partial to complete exterior renovation. See Scope Notes on Sheet A-3. For Scope of Work items potentially removed from Project Scope see (second) 7 Items enumerated under 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-

RCP LEGEND LIGHTING SCHEDULE NORTH ELEVATION

SOUTH ELEVATION GRAPHIC SCALES WEST ELEVATION HISTORIC KEYNOTES SMALL UNIT KEYNOTES

A12 KITCHEN ENLARGED PLANS AND ELEVATIONS UNIT 01 KITCHEN ELEVATION 02 UNIT 01 KITCHEN ELEVATION 01

UNIT 01 KITCHEN ENLARGED PLAN A13 KITCHEN ENLARGED PLANS AND ELEVATIONS UNIT 02 KITCHEN ELEVATION 01 UNIT 02 KITCHEN ELEVATION 03 UNIT 02 KITCHEN ELEVATION 03

· A14 DETAILS

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

UNIT 02 KITCHEN ENLARGED PLAN

MANCHESTER SCATTERED SITES MAP

Fukui Architects Pc

Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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-PROJECT LOCATION

general notes

project title

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

Any conflicts in the drawings or between new and

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

Project Location:

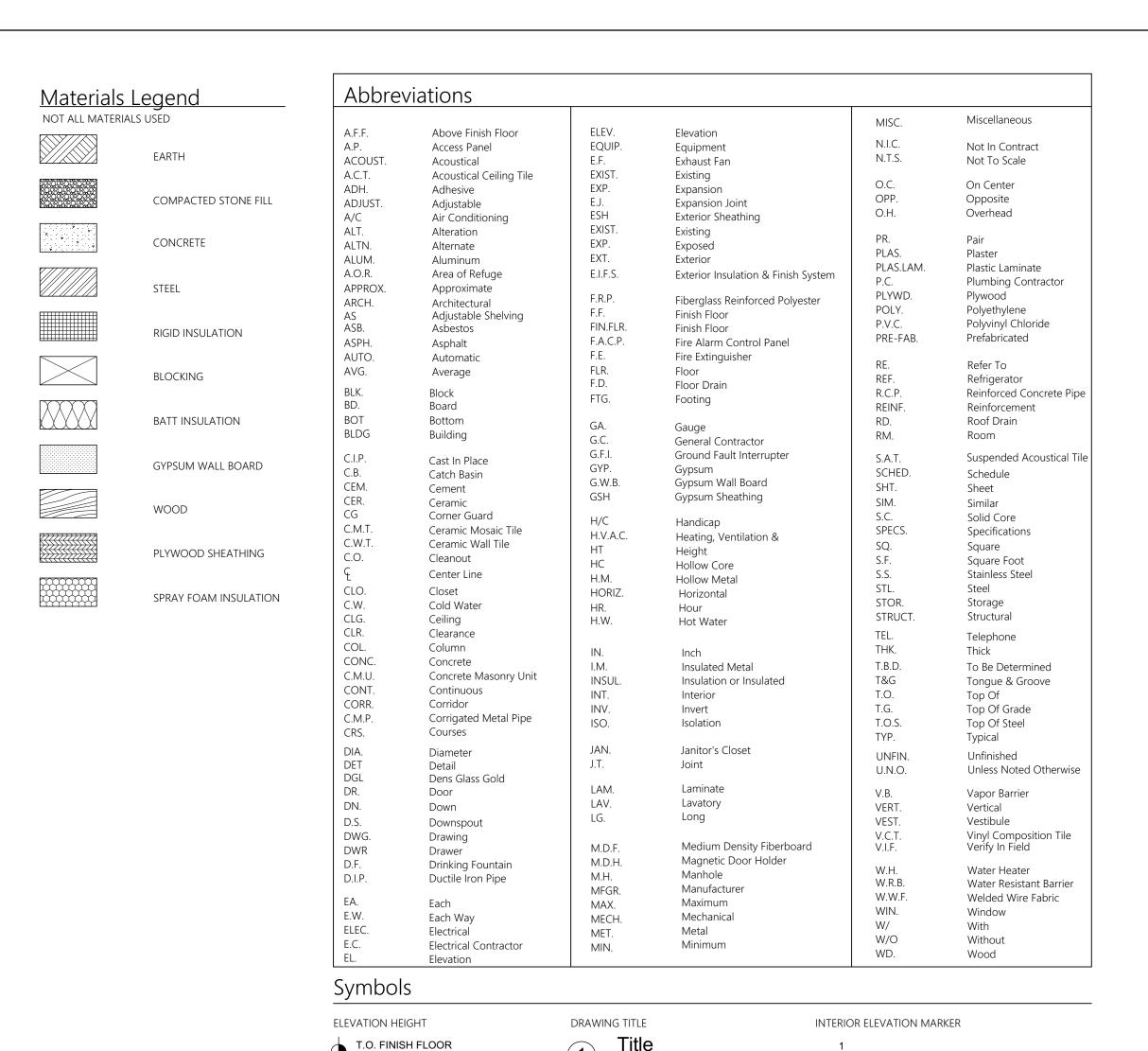
MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

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

As Noted May 6, 2022

Sheet No.



NOTE LEADER

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

TYPICAL ROOF ASSEMBLY

T.O. ATTIC PER ELEV. TYP. ROOF/CEILING ASSEMBLY: ASPHALT PREFIN. ALUMINUM SHINGLES, 40 LB FELT PAPER, ICE & WATER SHIELD GUTTER AND DOWNSPOUT @ VALLEYS, EAVES, AND CORNERS, 9/16" EXTERIOR GRADE PLYWOOD, INSULATION BAFFLES, 2" AIR SPACE, 2X ROOF RAFTERS @16"--CONTINUOUS SOFFIT VENT 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: 3 5/8" BRICK VENEER, 5/8" PLYWOOD SHEATHING, R-20-FACED BATT INSULATION INSIDE 2X6 WALL CAVITY ACTING AS VAPOR 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 PER ELEV. PREFIN. METAL THRU WALL FLASHING TYP AT BOTTOM AND OPENINGS TYP. WALL ASSEMBLY: ASPHALT EMULSION DAMPPROOFING, R-13 EXTERIOR 2" RIGID— 2X SILL PLATE S/ 1/2" X 12" ANCHOR INSULATION BOLT @ 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.

BRICK WALL SECTION

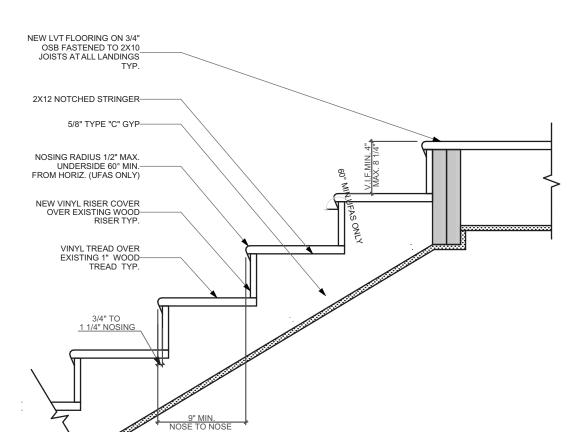
11" MIN. 1 1/2" MAX. RADIUS 1/2" MAX.

ABBREVIATIONS AND MATERIALS

ELEV: 0'-0"

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.

| \bigcirc | INTERIOR STAIR DETAIL | |
|------------------|-----------------------|--|
| (4 / | SCALE: 1' = 1'-0" | |

| | | | | W | INDOW SCHEDULE | | |
|---|----|--------|-----------|-------------|----------------|---------|----------|
| | ID | SI | ZE | HEAD HEIGHT | FRAME MATERIAL | VENTING | TEMPERED |
| | ID | WIDTH | HEIGHT | HEAD HEIGHT | FRAME MATERIAL | VENTING | TEMPERED |
| | Α | 3'-0" | 2'-0" | 7'-4" | WOOD | × | |
| | В | 3'-0" | 7'-4" | 9'-9" | WOOD | × | |
| | С | 3'-4" | 6'-0" | 7'-10" | WOOD | × | |
| | D | 2'-11" | 6'-9" | 9'-6" | WOOD | × | |
| | E | 2'-10" | 6'-0" | 7'-10" | WOOD | × | |
| | E | 3'-0" | 6'-8" | 9'-0 3/4" | WOOD | × | |
| | F | 3'-4" | 5'-4" | 9'-1" | WOOD | × | |
| | G | 2'-5" | 5'-2 1/2" | 7'-0" | WOOD | × | |
| | G | 2'-5" | 5'-2 1/2" | 8'-9" | WOOD | × | |
| | Н | 2'-8" | 6'-0" | 8'-9" | WOOD | × | |
| | I | 2'-4" | 5'-2 1/2" | 7'-5" | WOOD | × | |
| Γ | J | 2'-4" | 4'-4" | 6'-1" | WOOD | × | |

4 (A-000) 2

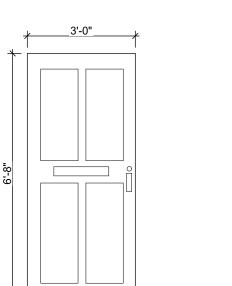
ALL WINDOWS AND WINDOW OPENINGS ARE EXISTING. IT IS NOT INTENDED TO RE-FRAME EXISTING WINDOW OPENINGS
ALL WINDOWS ARE EXISTING AND TO BE REPLACED PER NOTES ON FINISH PLAN.

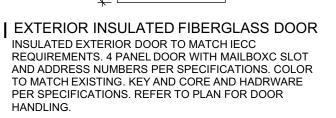
| | | | DOOR SCHEDU | LE | |
|----------|-------------|--------------|-------------|------------|-----------------------------|
| DOOR TAG | SIZE | DOOR TYPE | DOOR MTL. | FRAME MTL. | HARDWARE (REFER TO SPECS |
| 1 | 2'-0"×6'-8" | II | FIBERGLASS | FIBERGLASS | ENTRY |
| 2 | 4'-2"×7'-7" | ı | FIBERGLASS | FIBERGLASS | ENTRY |
| 3 | 3'-6"×9'-8" | V | FIBERGLASS | FIBERGLASS | ENTRY |
| 4 | 3'-0"×6'-8" | II | FIBERGLASS | FIBERGLASS | ENTRY |
| 5 | 2'-8"×6'-8" | III | WOOD | WOOD | PASSAGE |
| 6 | 2'-4"×6'-8" | III | WOOD | WOOD | PRIVACY |
| 7 | 2'-4"×6'-8" | III | WOOD | WOOD | PASSAGE |
| 8 | 2'-0"×6'-8" | III | WOOD | WOOD | PASSAGE |
| 9 | 2'-8"×6'-8" | III | WOOD | WOOD | PRIVACY |
| 10 | 4'-0"×6'-9" | IV | WOOD | WOOD | PASSAGE |
| 11 | 2'-8"×6'-8" | III | WOOD | WOOD | DUMMY |
| 12 | 2'-6"×6'-8" | III | WOOD | WOOD | PRIVACY |
| 13 | 2'-2"×6'-8" | VI | WOOD | WOOD | PRIVACY |
| 14 | 1'-6"×6'-8" | III | WOOD | WOOD | DUMMY |
| 15 | 2'-6"×5'-6" | III | WOOD | WOOD | DUMMY |

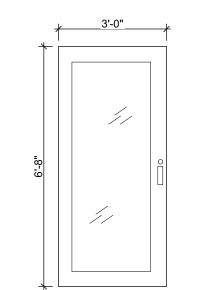
ALL DOORS ARE EXISTING AND TO BE REPLACED PER NOTES ON FINISH PLAN.

SC TO VERIFY EXISTING SIZING BEFORE PURCHASE OF DOORS.

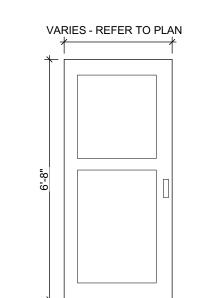






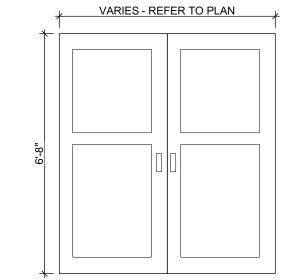


II EXTERIOR INSULATED FIBERGLASS DOOR
INSULATED EXTERIOR DOOR TO MATCH IECC
REQUIREMENTS.GLAZED OPENING TO MATCH EXISTING.
COLOR PER SPECIFICATIONS. KEY AND CORE. HADRWARE,
AND SCREEN PER SPECIFICATIONS. REFER TO PLAN FOR
DOOR HANDLING.

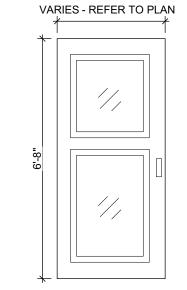


III INTERIOR WOOD DOOR
INTERIOR 2 PANEL WOOD
DOOR. HADRWARE PER
SPECIFICATIONS. REFER TO

PLAN FOR DOOR HANDLING.



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



SPECIFICATIONS, REFER TO

PLAN FOR DOOR HANDLING.

V INTERIOR WOOD DOOR WITH GLASS
INTERIOR 2 PANEL WOOD
DOOR. HADRWARE PER

Fukui Architects Pc

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general notes

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

- 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.
- All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
- **6.** All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

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project title

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HACP 200 ROSS STREET PITTSBURGH, PA 15219

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MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

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

scale
As Noted

date
May 6, 2022

no. of.

Sheet No.

A2

GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN

- 2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS. 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
- 4. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.

WRITING OF ANY INCONSISTENT OR MISSING

DIMENSIONS.

- 5. AT WALLS SCHEDULED FOR REFINISHINNG, 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. EACH PRIME CONTRACTOR &TRADE SHALL REFER TO THE ENTIRE SCOPE OF WORK DRAWINGS AND SPECIFICATIONS WITHIN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL PERTINENT INFORMATION AND COORDINATION WORK WITH OTHER CONTRACTORS. REFER TO ARCHITECTURAL, SITE, HVAC, PLUMBING AND **ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR** RESPECTIVE DEMOLITION AND CONSTRUCTION SCOPE OF WORK AND FOR GENERAL CONTRACTOR COORDINATION, ALL WORK DEPICTED ON THIS DRAWING IS THERESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE
- 13. CONTRACTORS ARE REQUIRED TO COORDINATE PHASING AND ANY REQUIRED TEMPORARY UTILITY INTERRUPTIONS WITH HACP'S REPRESENTATIVE.
- 14. EACH PRIME CONTRACTOR IS TOOBTAIN ALL REQUIRED PERMITS &INSPECTIONS FROM GOVERNING AGENCIES FOR DEMOLITION & CONSTRUCTION WORK, TEMPORARY BARRIERS AND OFF SITE DISPOSAL CONTAINERS.
- 15. EACH PRIME CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING BUILDING MATERIALS & 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 THE PERFORMANCE OF DEMOLITION & NEW CONSTRUCTION WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF HACP'S REPRESENTATIVE & ARCHITECT, WHERE ITEMS HAVE 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.

6. SPRINKLER SYSTEMS 7. FIRE ALARM SYSTEMS

POSSIBLE

- GENERAL HISTORIC PRESERVATION NOTES
- HISTORIC PRESERVATION NOTES SHALL OVERRIDE KEYNOTES WHERE APPLICABLE. THE REPAIR OF EXISTING FEATURES WITH
- CASINGS AND BRACKET TINWORK, SHALL BE AVOIDED. REHABILITATION WORK SHALL NOT DESTROY THE DISTINGUISHING QUALITIES OR CHARACTER OF THE STRUCTURE AND ITS ENVIRONMENT. THE REMOVAL OR ALTERATION OF ANY HISTORIC MATERIAL OR ARCHITECTURAL FEATURES SHOULD BE HELD TO A

INAPPROPRIATE MATERIALS, SUCH AS ALUMINUM JAMB

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

ENVIRONMENTAL AND LIANDSCAPE HISTORIC PRESERVATION NOTES

- RETAIN LANDSCAPE FEATURES SUCH AS PARKS, STREETS, ALLEYS AND BUILDING SETBACKS THAT HAVE TRADITIONALLY LINKED BUILDINGS TO THEIR
- **ENVIRONMENT** USING NEW PLANT MATERIALS, FENCING, WALKWAYS, STREET LIGHTS, SIGNS, AND BENCHES THAT ARE COMPATIBLE WITH THE CHARACTER OF THE
- BY THE ZONING ORDINANCE. CHAIN LINK IS DISCOURAGED

ARCHITECTURAL SCOPE NOTES

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

- BATHROOM ACCESSORIES INCLUDING MIRRORS, MEDICINE CABINETS, TOWEL RACKS, AND TOILET PAPER HOLDERS.
- 2. 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 SPECIFICAITONS. REFER TO DETAIL SCHEDULE FOR
- WINDOWS AND ASSOCIATED WINDOW TRIM, SILLS, AND LOCKING MECHANISMS.
- 4. SEALING AND CAULKING AROUND ALL BATHTUBS AND VANITIES.
- 5. ALL CLOSETS ROD & SHELVES
- ALL ROOF SOFFITS
- SPLASH BLOCKS, OR CAST IRON BOOTS.
- 8. ADDRESS NUMBERS
- 9. DRYWALL UP TO 200SF
- 10. METAL EXTERIOR RAILINGS AND GATES
- 11. INTERIOR WOOD HANDRAILS
- 12. HVAC SUPPLY AND RETURN GRILLES/VENT COVERS
- 13. DUCTWORK

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

- 14. COMPLETELY REMOVE (U.N.O.) AND REPLACE ALL EXISTING KITCHEN CABINETS. CABINET HARDWARE SINKS, AND COUNTERTOPS, BACKSPLASH. NEW CABINET AND COUNTER LAYOUT PER PLANS WITH 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 SPECIFICATOINS 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.
- 18. REPLACE ALL INTERIOR WALL BASE WITH PAINTED WOOD BASE PER SPECIFICATIONS IN ALL SPACES BUT BATHROOMS, BATHROOM WALL BASE TO BE REPLACED WITH VINYL COVE BASE PER SPECIFICATIONS.
- 19. ALL NEW DOORS OR REPLACEMENT DOORS TO HAVE NEW HARDWARE PER SPECIFICATIONS. ALL NEW ENTRY DOORS TO HAVE MAILBOX SLOT AND ADDRESS 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
- 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 WATERPROOPFING AND VINYL SIDING TO NON HISTORIC PROPERITES, 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

4. BASEMENT SLAB AND WALL CRACKING

- INTERIOR STAIRS
- EMERGENCY LIGHTING

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:

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

PLUMBING SCOPE NOTES

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 FLEXIBLE DUCT SECTION AND 10X10 ANEMOSAT MODEL GC5OR APPROVED EQUAL GRILLE WITH 10X10 PLENUM AND 8" DIAMETER CONNECTOR, SEE SPECIFICATIONS.
- 7. GUTTERS AND ASSOCIATED DOWNSPOUTS, HEAT TAPE, 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.
 - 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.
 - P9. DISCONNECT AND REMOVE EXISTING HOSE-BIBB AND FLUSH EXISTING COLD-WATER LINE. PROVIDE NEW 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. EXISITING 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 EXISITING 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).

THE FOLLOWING LIST OF ITEMS ARE TO BE BID OUT AT 100% REPLACEMENT PER THE SPECIFICATIONS. AT THE

MECHANICAL SCOPE NOTES

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

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,

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

CONDENSATE DRAIN LINE TO EXISTING CONDENSATE

CONCENTRIC VENT TERMINATION OUTDOORS, SEE

EXISTING WALLS / BULKHEADS AS REQUIRED TO

PERFORM THE WORK AND RESTORE ALL WALLS

/BULKHEADS UPON COMPLETION OF THE WORK.

FURNACE, EVAPORATOR COIL, SUPPLY AND RETURN

ASSOCIATED REFRIGERANT PIPING, AND CONTROLS.

SUPPLY AND RETURN AIR DUCTWORK / GRILLES /

REGISTERS. ALL ASSOCIATED REFRIGERANT PIPING

CONTROLS, AND PRECAST CONCRETE EQUIPMENT

BASE. EXTEND AND CONNECT NEW CONDENSATE

SHALL OPEN ALL EXISTING WALLS / BULKHEADS AS

M3. DISCONNECT AND REMOVE EXISTING AIR-COOLED

PIPING, AND CONTROLS, PROVIDE NEW HIGH

PRECAST CONCRETE EQUIPMENT BASE, SEE

ASSOCIATED EXHAUST AIR DUCTWORK, AND

SHALL OPEN ALL EXISTING CEILINGS/ WALLS /

UPON COMPLETION OF THE WORK.

UPON COMPLETION OF THEWORK

SPECIFICATIONS

SPECIFICATIONS.

M6. DISCONNECT AND REMOVE EXISTING RADON

M5. DISCONNECT AND REMOVE EXISTING CEILING

ASSOCIATED EXHAUST AIR DUCTWORK, AND

SHALL OPEN ALL EXISTING CEILINGS/ WALLS /

M4. DISCONNECT AND REMOVE EXISTING CEILING

SPECIFICATIONS.

DRAIN LINE TO EXISTING CONDENSATE DRAIN LINE AS

REQUIRED, SEE SPECIFICATIONS. THIS CONTRACTOR

REQUIRED TO PERFORM THE WORK AND RESTORE ALL

CONDENSING UNIT, ALL ASSOCIATED REFRIGERANT

EFFICIENCY CONDENSING UNIT / HEAT PUMP UNIT, ALL

MOUNTED BATHROOM EXHAUST FAN, ALL ASSOCIATED

NEW CEILING MOUNTED BATHROOM EXHAUST FAN,ALL

CONTROLS, SEE SPECIFICATIONS. THIS CONTRACTOR

BUI KHEADS AS REQUIRED TO PERFORM THE WORK

AND RESTORE ALL CEILINGS / WALLS / BULKHEADS

MOUNTED KITCHENEXHAUST FAN. ALL ASSOCIATED

EXHAUST AIR DUCTWORK, ANDCONTROLS. PROVIDE

NEW CEILING MOUNTED KITCHEN EXHAUST FAN,ALL

CONTROLS, SEESPECIFICATIONS. THIS CONTRACTOR

BULKHEADS AS REQUIRED TO PERFORM THE WORK

ANDRESTORE ALL CEILINGS / WALLS / BULKHEADS

MITIGATION FAN. EXISTING RADON EXHAUST AIR

OPERATION. EXTEND AND CONNECT TO EXISTING

RADON EXHAUST AIR DUCTWORK AS REQUIRED, SEE

CLOTHES DRYER EXHAUST AIR DUCT. IF NEW CLOTHES

DRYER EXHAUST AIR DUCT LENGTH EXCEEDS 25 FEET.

PROVIDE NEW DUCT MOUNTED DRYER BOOSTER FAN

DUCTWORK TO REMAIN, PROVIDE NEW RADON

METER FOR VISUAL INDICATION OF PROPER

M7. DISCONNECT, REMOVE, AND REPLACE EXISTING

WITH IN-LINE LINT TRAP ASSEMBLY, SEE

EXHAUST AIR DUCTWORK, AND CONTROLS. PROVIDE

ASSOCIATED REFRIGERANT PIPING, CONTROLS, AND

WALLS / BULKHEADS UPONCOMPLETION OF THE WORK.

PROVIDE NEW ELECTRIC FURNACE, EVAPORATOR COIL,

M2. DISCONNECT AND REMOVE EXISTING ELECTRIC

AIR DUCTWORK / GRILLES / REGISTERS. ALL

DRAIN LINE AS REQUIRED. EXTEND NEW COMBUSTION

SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL

LEG AND UNION EXTEND AND CONNECT NEW

AIR INTAKE AND EXHAUST FLUE PIPING TONEW

EVAPORATOR COIL, SUPPLY AND RETURN AIR

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

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:

ELECTRICAL SCOPE NOTES

- E1. CONTRACTOR SHALLREPLACE EXISTING ELECTRICAL PANELASREQUIREDWITH NEWPER SPECIFICATIONS. FIELD VERIFY 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 ELECTRODE CONDUCTOR. FIELD VERIFY EXISTING CONDITION OF BONDING/NEUTRAL CONDUCTORS FOR CORROSION AND REPLACE AS REQUIRED. NEW GROUNDING SHALL BE EQUAL TO OR LESS THAN 25 OHMS. PROVIDE SUPPLEMENTAL ELECTRODE CONNECTIONS AS REQUIRED. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF
- E4. ALL LIGHT FIXTURES THAT MAYBE MISSING INOPERABLE, OR OBSOLETE SHALL BE REPLACED WITH NEW HIGH EFFICACYLED LIGHT FIXTURES PER SPECIFICATIONS.
- E5. CONTRACTOR SHALL INSTALL NEWLEDLIGHT FIXTURES AND 3-WAYSWITCHES FOR EXISTING STAIRWAYS WITH INADEQUATE OR MISSINGLIGHTING. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THEINTERNATIONAL BUILDING CODE (IBC) & THE N.E.C. LIGHTING FOOT-CANDLE(F.C.)LEVELSOVER EXISTING STAIRWAYSSHALL BE NO LESSTHANTHERECOMMENDEDF.C. LEVELS FROMNFPA 101, LIFE SAFETYCODE.
- E6. ALL DEVICE COVERS FOR ELECTRICAL & CABLE COMPONENTS THAT INCLUDE BUT ARE NOT LIMITED TO RECEPTACLES, LIGHT SWITCHES, ETC.,THAT MAY BE DAMAGED. MISSING OR OBSOLETE SHALL BE REPLACED WITH NEW PER SPECIFICATIONS AND INSTALLED INACCORDANCE WITHTHE N.E.C.
- E7. CONTRACTOR SHALL REPLACE EXISTING RECEPTACLE & SWITCHES WITH NEW PER SPECIFICATIONS, IN ADDITION, FIELD VERIFY EXISTING CONDITIONS OF ALL RECEPTACLES & SWITCHES' JUNCTION BOXES AND BRANCH CIRCUIT WIRING, AND REPAIR/REPLACE AS REQUIRED. ALL GFCI RECEPTACLES SHALL BE READILY ACCESSIBLE AND INSTALLED IN THE LOCATIONS SPECIFIED IN ARTICLE 210 OF N.E.C. PROVIDE WEATHER-PROOF COVERS FOR OUTDOOR RECEPTACLES. HEIGHT OF RECEPTACLES ABOVE COUNTERTOPS SHALL BE 44" AFF U.N.O.
- E8. CONTRACTOR SHALL REPLACE EXISTING SMOKE OR CARBON MONOXIDE DEVICE FOR NEW COMBINATION SMOKE/CO ALARM.
- E9. CONTRACTORFIELD VERIFY ALL EXISTING BRANCH CIRCUITS AND FEEDERS FROM NEW ELECTRICAL PANEL ARE INSTALLED INACCORDANCE WITH THEN.E.C. TROUBLESHOOT AND REPAIR ANY EXISTING CIRCUITRY AND/ORSERVICE POWER FEED THAT MAY RESULT IN ELECTRICAL DEVICES LIKE RECEPTACLES, LIGHT MITIGATION FAN AND EXHAUST DUCT MOUNTED MANO SWITCHES, LUMINARIES, ETC., BEING INOPERABLE
 - E10.FURNISH EACH BEDROOM WITH NEW SMOKE
 - E.11ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE & DISCONNECT POWERAT EXISTINGGAS-FIRED FURNANCETO PERMIT THE REMOVAL OFEXISTING FURNACE BY MECHANICAL CONTRACTOR
 - E12.ELECTRICAL CONTRACTOR SHALL RECONNECT & PROVID FPOWER 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 &

CONDUCTORS AND CIRCUIT BREAKER ARE IN

E.18ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE &

EXISTING EXHAUST FAN BY MECHANICAL

E.19ELECTRICAL CONTRACTOR SHALL RECONNECT &

CONDUCTORS AND CIRCUIT BREAKER ARE IN

ACCORDANCE WITH THE MANUFACTURER'S

FAN FURNISHED AND INSTALLED BY MECHANICAL

CONTRACTOR. PROVIDE NEW DISCONNECT SWITCH

AND/OR FUSES AS REQUIRED. FIFLD VERIFY EXISITING

RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) &

MAXIMUM OVER CURRENT PROTECTION (MOP) PRIOR

MECHANICALCONTRACTOR TO PROVIDE A NEW DUPLEX

RECEPTACLE FOR BATTERY BACKED UP SUMP PUMP

RECEPTACLE SHALL BE INSTALLED IN ACCORDANCE

E21.CONTRACTOR SHALL REPLACE EXISTING INOPERABLE,

OR OBSOLETE INTERCOM SYSTEM WITH NEW PER

E22.NEW APPLICANCES SUCH ASBUILT-IN DISHWASHERS

IDENTIFIED SUITABLE FOR THE PURPOSEIN THE

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

EXISITNG BATHROOM LIGHT FIXTURE(S) AND PROVIDE

NEW LED FIXTURE(S) PER LIGHTING SCHEDULE ON THE

ARCHITECTURAL DRAWINGS. INSTALALTION SHALL BE

F24.CONTRACTOR SHALL DISCONNECT AND REMOVE

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

E25.CONTRACTOR SHALL DISCONENCT AND REMOVE

E26.CONTRACTOR SHALL PREAIR / SECURE ALL LOOSE

EXISITNG ABANDON LANDLINE PANEL(S) AND ALL

E.20ELECTRICAL CONTRACTOR SHALL COORDINATE WITH

ASSEMBLY. INSTALLATION OF NEW DUPLEX

ACCORDANCE WITH THE MANUFACTURER'S

TO FINAL INSTALLATION.

TO FINAL INSTALLATION.

WITH THEN.E.C.

AS REQUIRED.

MANUFACTURER.

ALL ELECTRICALPANEL BOARDS.

CABLE WIRING AS REQUIRED

CONTRACTOR.

DISCONNECT POWER AT EXISTING WATER HEATER

LOCATION TO PERMIT THE REMOVAL OF EXISTING

PROVIDE POWER TO NEW HYBRID ELECTRIC HEAT

CONTRACTOR. PROVIDE NEW DISCONNECT SWITCH

AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING

RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) &

MAXIMUM OVER CURRENT PROTECTION (MOP) PRIOR

DISCONNECT POWER AT EXISTING CEILING MOUNTED

EXHAUST FAN LOCATION TO PERMIT THE REMOVAL OF

PROVIDE POWER TO NEW CEILING MOUNTED EXHAUST

PUMP FURNISHED AND INSTALLED BY PLUMBING

FURNISHED AND INSTALLED BY PLUMBING

WITH THE N.E.C.

PROVIDE POWER TO NEW AIR-COOLED CONDENSING

UNIT FURNISHED AND INSTALLED BY MECHANICAL

CONTRACTOR. PROVIDE NEW NEMA-3R, OUTDOOR

DISCONNECT SWITCH AND/OR FUSES AS REQUIRED.

FIELD VERIFY EXISITING CONDUCTORS AND CIRCUIT

CIRCUITAMPACITY (MCA) & MAXIMUM OVER CURRENT

PROTECTION (MOP) PRIORTO FINAL INSTALLATION.

DUPLEX RECEPTACLE AT GAS-FIRED WATER HEATER

RECEPTACLE SHALL BE INSTALLED IN ACCORFANCE

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

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 BARRIER SHALL BE INSULATION CONTACT AIR-TIGHT (ICAT); EXEMPT IF INSTALLED ENTIRELY
- INSIDE OF OR OUTSIDE OF AN AIR BARRIER. 21. LIGHTING INSIDE THE BUILDING. BUT NOT IN A DWELLING UNIT. SHALL BE CONTROLLED BY OCCUPANCY SENSORS OR AUTOMATIC BI-LEVEL LIGHTING CONTROLS: EXEMPT IF 24-HOUR CONSISTENT LIGHT LEVELS ARE REQUIRED BY CODE. LIGHTING POWER DENSITY IN DWELLING UNITS, MEASURED IN WATTS/SQUARE FOOT, IS 1.1 OR LESS.
- 22. ALL EXTERIOR LIGHTING SHALL MEET THE FOLLOWING SPECIFICATIONS AND HAVE EITHER MOTION SENSOR CONTROLS, INTEGRATIVE PV CELLS, PHOTOSENSORS, OR ASTRONOMIC TIME-CLOCK OPERATION TO LIMIT LIGHTING WHEN THERE IS ADEQUATE DAYLIGHT, NOTE, DARK SKY-APPROVED "FRIENDLY FIXTURE" CERTIFICATION AUTOMATICALLY MEETS THE FOLLOWING SPECIFICATIONS.
- 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
- 29. INSTALL DRIP EDGE AT ENTIRE PERIMETER OF ROOF.
- 30. AT WALL /ROOF INTERSECTIONS, MAINTAIN ≥2" CLEARANCE (OR OTHERS RECOMMENDED BY MANUFACTURER) BETWEEN WALL CLADDING AND ROOFING MATERIALS, INSTALL FLASHING ALONG THE INTERSECTION, AND USE KICK-OUT FLASHING AS NOTED ABOVE.
- 31. 75% OF THE CONSTRUCTION WASTE TO BE DIVERTED FROM THE LANDFILL. COORDINATE WITH CM AND ARCHITECT FOR DETAILS ON WASTE MANAGEMENT PLAN.
- 33. PROVIDE SEPARATE BINS FOR THE COLLECTION OF TRASH AND RECYCLING FOR EACH DWELLING UNIT AND ALL SHARED COMMUNITY ROOMS.

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

- 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 REPRESENTATIVE IN ANY FAILED TESTED SYSTEM
- 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.

36. SEAL ALL WALL, FLOOR AND JOINT PENETRATIONS WITH LOW-VOC CAULKING OR OTHER

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general notes

Any conflicts in the drawings or between new and

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

existing construction shall be referred to the Architect.

- **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:

15233

HACP 200 ROSS STREET PITTSBURGH, PA

Project Location: MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA

drawing title

ENERGY NOTES, GENERAL NOTES

Sheet No. As Noted

May 6, 2022

Project #2006

ARCHITECTURAL FEATURES FROM OTHER BUILDINGS

DESIGNS OR THE AVAILABILITY OF DIFFERENT

- GARDENS, STREET LIGHTS, SIGNS, BENCHES, WALKWAYS,
- NEIGHBORHOOD IN SIZE, SCALE, MATERIAL, AND COLOR
- FENCES OR YARD ENCLOSURES SHALL BE BRICK, STONE, METAL PICKET, OR WOOD, HEIGHTS SHALL BE AS LIMITED

- RETAIN ORIGINAL MASONRY AND MORTAR WHENEVER
- TEXTURE, JOINT SIZE, METHOD OF APPLICATION, AND CLEANING MASONRY WILL BE APPROVED ONLY WHEN NECESSARY TO HALT DETERIORATION AND ALWAYS WITH
- BE INCONSPICUOUS AND COMPATIBLE WITH THE EXISTING. BRICKWORK SHALL NOT BE SANDBLASTED AND MAY BE CLEANED WITH HYDROFLUORIC ACID IN
- FOUIVALENT WATERPROOFING DETAILS CANNOT ALTER THE EXTERIOR
- REPOINTING WITH A MORTAR OF HIGH PORTLAND CEMENT CONTENT CAN CREATE A BOND THAT IS OFTEN STRONGER THAN THE BUILDING MATERIAL. THIS CAN CAUSE DETERIORATION AS A RESULT OF THE DIFFERING COEFFICIENT OF EXPANSION AND THE DIFFERING

PAST, SHOULD, IN MOST CASES, BE REPAINTED.

REPAIRING OR REPLACING, WHERE NECESSARY,

ATTEMPT TO DUPLICATE THE OLD AS CLOSELY AS

- MASONRY HISTORIC PRESERVATION NOTES POSSIBLE, WITHOUT THE APPLICATION OF ANY SURFACE TREATMENT DUPLICATE OLD MORTAR IN COMPOSITION, COLOR
- THE GENTLEST METHOD POSSIBLE, SUCH AS LOW-PRESSURE WATER AND SOFT NATURAL BRUSHES. DETERIORATED MASONRY WORK SHALL BE REPAIRED TO
- CONCENTRATION OF NOT MORE THAN 5% OR
- ON HISTORIC PROJECTS. POROSITY OF THE MATERIAL AND THE MORTAR.

MASONRY SURFACES, WHICH HAVE BEEN PAINTED IN THE

DETERIORATED MATERIAL WITH NEW MATERIAL SHOULD

- REPAIR, RESTORE AND, IF NECESSARY, REPLACE SIDING IN APPROPRIATE SCALE AND FINISH, IS NOT
 - DUPLICATED REMOVING ARCHITECTURAL FEATURES SUCH AS SIDING, CORNICES, BRACKETS, WINDOW ARCHITRAVES, AND

METAL HISTORIC PRESERVATION NOTES

BY THE GENTLEST METHOD POSSIBLE. DO NOT USE CLEANING METHODS, WHICH ALTER THE COLOR, TEXTURE, AND TONE OF THE METAL.

EXISTING WOOD SIDING WITH SIMILAR WOOD MATERIALS. HOWEVER, REPLACEMENT USING OTHER MATERIALS, SUCH AS WOOD PANELING, OR ALUMINUM OR VINYL PROHIBITED. WHERE THOSE MATERIALS ARE USED APPROPRIATE TRIM DETAILS WILL BE RETAINED OR

AFFECTED BY MECHANICAL CLEANING METHODS, WHILE PRESSED TIN, ZINC, AND ALUMINUM SHOULD BE CLEANED BY THE GENTLEST METHOD POSSIBLE

WOOD HISTORIC PRESERVATION NOTES

DOORWAY PEDIMENTS IS PROHIBITED.

DO NOT USE CLEANING METHODS, WHICH ALTER THE COLOR, TEXTURE, AND TONE OF THE METAL

DORMERS AND CHIMNEYS SHALL BE RETAINED RETAIN THE ORIGINAL ROOFING MATERIAL, WHENEVER

CLEAN WHEN NECESSARY WITH THE APPROPRIATE METHOD. CAST IRON AND STEEL ARE NORMALLY NOT AFFECTED BY MECHANICAL CLEANING METHODS, WHILE PRESSED TIN, ZINC, AND ALUMINUM SHOULD BE CLEANED

METAL HISTORIC PRESERVATION NOTES

CLEAN WHEN NECESSARY WITH THE APPROPRIATE

METHOD. CAST IRON AND STEEL ARE NORMALLY NOT

POSSIBLE. ROOF MATERIALS, WHERE EXISTING FROM THE STREET FACADE. SHALL BE STANDING-SEAM METAL

DARK SHINGLES, OR SLATE

WINDOW IS NOT ALTERED

ROOF HISTORIC PRESERVATION NOTES

PRESERVE THE ORIGINAL ROOF SHAPE. EXISTING

ALL BOX GUTTERS SHALL BE RETAINED. ALL FACADE DOWNSPOUTS SHALL BE COPPER OR ALUMINUM (PAINTED OR ANODIZED) OR GALVANIZED AND PAINTED REPLACE DETERIORATED ROOF COVERINGS WITH NEW MATERIAL THAT MATCHES THE OLD IN COMPOSITION, SIZE, SHAPE, COLOR AND TEXTURE. PRESERVE AND REPLACE, WHERE NECESSARY, ALL

ARCHITECTURAL FEATURES THAT GIVE THE ROOF ITS

ESSENTIAL CHARACTER, SUCH AS DORMER WINDOWS CUPOLAS, CORNICES, BRACKETS, CHIMNEYS, CRESTING, AND WEATHERVANES.

SILLS, ARCHITRAVES, SHUTTERS, AND DOORS, PEDIMENTS, HOODS, ARCHITRAVES, STEPS, AND ALL ALL WINDOW AND DOOR CASING, SASHES, AND MUNTINS ON THE FRONT FACADE SHALL BE PAINTED, STAINED OR

EXISTING WINDOW AND DOOR OPENINGS SHALL BE

RETAINED, INCLUDING WINDOW SASH, GLASS, LINTELS,

VINYL CLAD WOOD. VINYL CLAD AND OTHERS MAY BE

ACCOMMODATE SMALLER OR STOCK WINDOW UNITS

SHALL NOT BE PERMITTED ON THE FRONT FACADES.

WINDOW STYLES ON THE FRONT FACADE SHALL BE

FITHER ONE OVER ONE OR TWO OVER TWO UNI ESS

PERMITTED IF THE BASIC SHAPE OF THE ORIGINAL

INFILLING OF WINDOW AND DOOR OPENINGS TO

STAINED, BEVELED OR FANCY GLASS EXISTS IN THE ORIGINAL OR IS USED IN THE REPLACEMENT. WINDOW SHUTTERS SHALL BE OPERABLE AND, IF INSTALLED. MUST BE INSTALLED ON ALL FLOORS OR THE FIRST FLOOR ONLY. WROUGHT IRON "BURGLAR BARS" SHALL BE ALLOWED TO COVER UP TO THE LOWER HALF

OF WINDOW OPENINGS ON THE FRONT FACADE.

ENTRANCES, PORCHES, & STEPS HISTORIC PRESERVATION NOTES

TO THE BUILDING AND ITS DEVELOPMENT. SIDEWALK, STOOP, AND STEP MATERIALS SHALL BE STONE, BRICK, OR POURED CONCRETE. WROUGHT IRON RAILING SHALL BE PERMITTED EXISTING TRANSOMS AND OTHER EMBELLISHMENTS CHARACTERISTIC OF THE STRUCTURE SHALL BE RETAINED, RESTORED OR DUPLICATED.

THE FRONT ENTRANCE SHALL BE ENCOURAGED.

RETAIN PORCHES AND STEPS, WHICH ARE APPROPRIATE

APPROPRIATE EXTERIOR LIGHTING ABOVE OR FLANKING

DOORS ON THE FRONT FACADE SHALL BE A HISTORICALLY

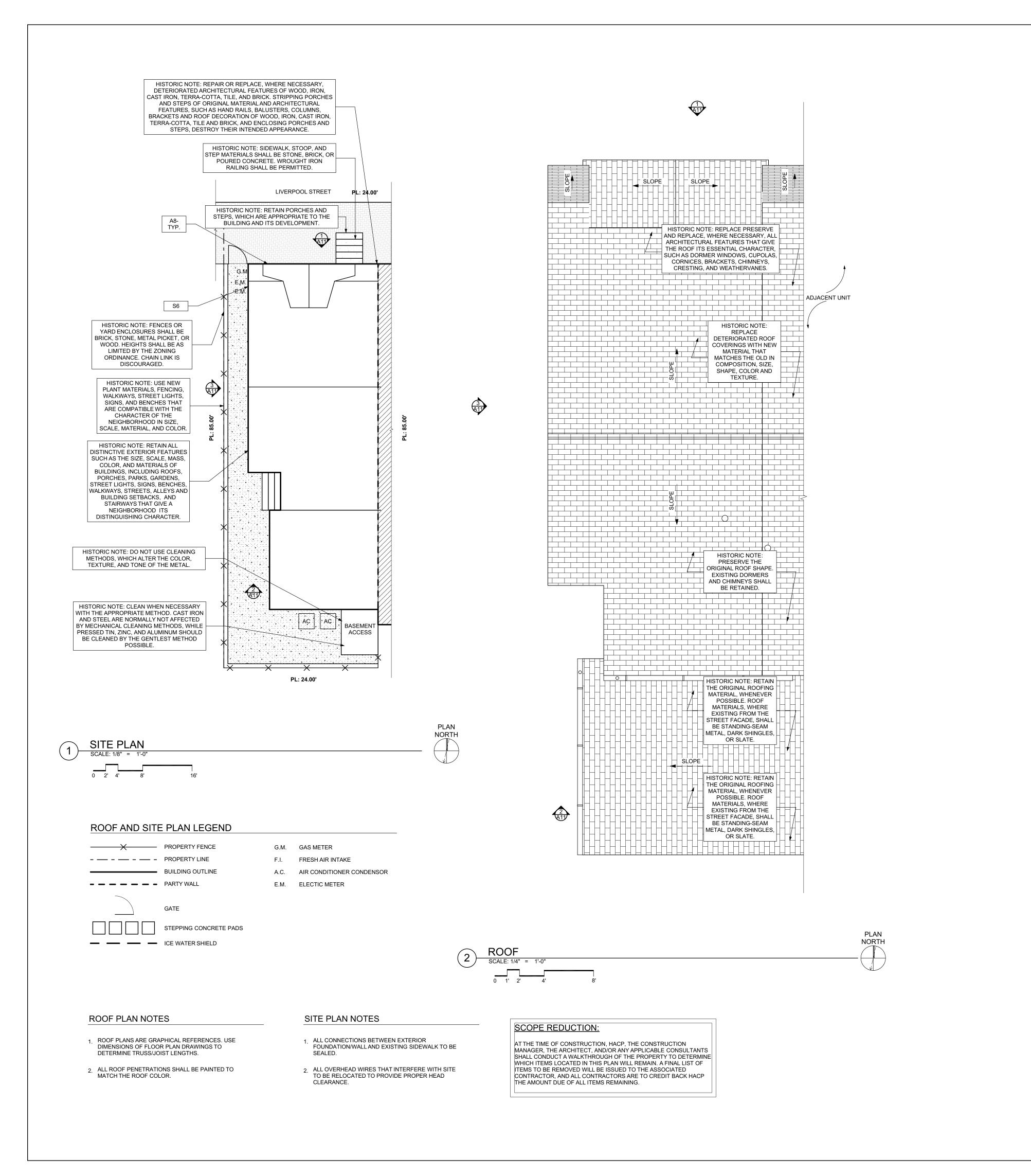
- DOOR & WINDOW HISTORIC PRESERVATION NOTES APPROPRIATE WOOD PANEL CONSTRUCTION REPAIR OR REPLACE. WHERE NECESSARY DETERIORATED ARCHITECTURAL FEATURES OF WOOD IRON, CAST IRON, TERRA-COTTA, TILE, AND BRICK. STRIPPING PORCHES AND STEPS OF ORIGINAL MATERIAL AND ARCHITECTURAL FEATURES, SUCH AS HAND RAILS, BALUSTERS, COLUMNS, BRACKETS AND ROOF DECORATION OF WOOD, IRON, CAST IRON, TERRA-COTTA TILE AND BRICK, AND ENCLOSING PORCHES AND STEPS.
 - RETAIN THE ORIGINAL DESIGN INTENT, REMOVAL TO BE DONE WITH CARE AS TO NOT DAMAGE THE BRICK. WHERE PAINTING IS NECESSARY, UTILIZE A GLOSS OF SEMI-GLOSS PAINT WHICH CAN BE FASILY CLEANED. KEEP MASONRY NATURAL AND CLEAN IT, INCLUDING SILLS AND HEADERS (IF MASONRY). SCRAPE DOWN THE TRIM AND OTHER PAINTED SURFACE TO FIND OUT WHAT THE

DESTROY THEIR INTENDED APPEARANCE.

WHERE REMOVAL OF PAINT ON BRICK IS REQUIRED TO

ORIGINAL COLORS WERE FOR USE IN REPAINTING AS

IT IS SUGGESTED THAT EXTERIOR BODY AND TRIM COLORS BE SELECTED FROM HISTORICAL SELECTIONS SUCH AS "PITTSBURGH PAINT HISTORIC COLORS" OR A SIMILAR SOURCE.



Fukui Architects Pc

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general notes

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

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

BRACE AND TIEBACK AS NECESSARY TO PLUMB REPAIR OR REPLACE AS NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS.

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 CON

TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS.

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

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

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

JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE

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

POTENTIAL LOOSE VALVES ON GAS METER AND

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

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

TRIM EXISTING TREE AWAY FROM BUILDING AS

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.

REPAIR DETERIORATING BRICK CLADDING AT

IN THIS AREA. WIRE BRUSH TO REMOVE PAINT

BOWING EXTERIOR WALL OR RETAINING WALL

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

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

S1

S6

S7

S8

S9

R1

A2

A4

ARCHITECTURAL

LEVEL EXISTING FLOOR AND/OR DOOR TO ALLOW FOR UNOBSTRUCTED CLOSURE OF DOOR. REHINGE DOOR OR REPLACE THRESHOLD AS A5

A6 WATER DAMAGE AT EXISTING WALL OR CEILING. WALEN DAWAGE ALEASTING WALL ON 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

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.

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 A16 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

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.

ceiling surfaces as required to receive scheduled finishes.

revisions

project title

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

Owner:

HACP 200 ROSS STREET PITTSBURGH, PA

Project Location:

MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

As Noted date May 6, 2022

Sheet No.

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 DUST, DIRT, AND DAMAGE, PROVIDE CARPET COVERINGS AND 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.
- 2. 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
- 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.
- 5. 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.
- 8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS. 9. 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 ITEMS FROM DAMAGE.
- 11. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
- 12. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.

DEMOLITION PLAN LEGEND

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.



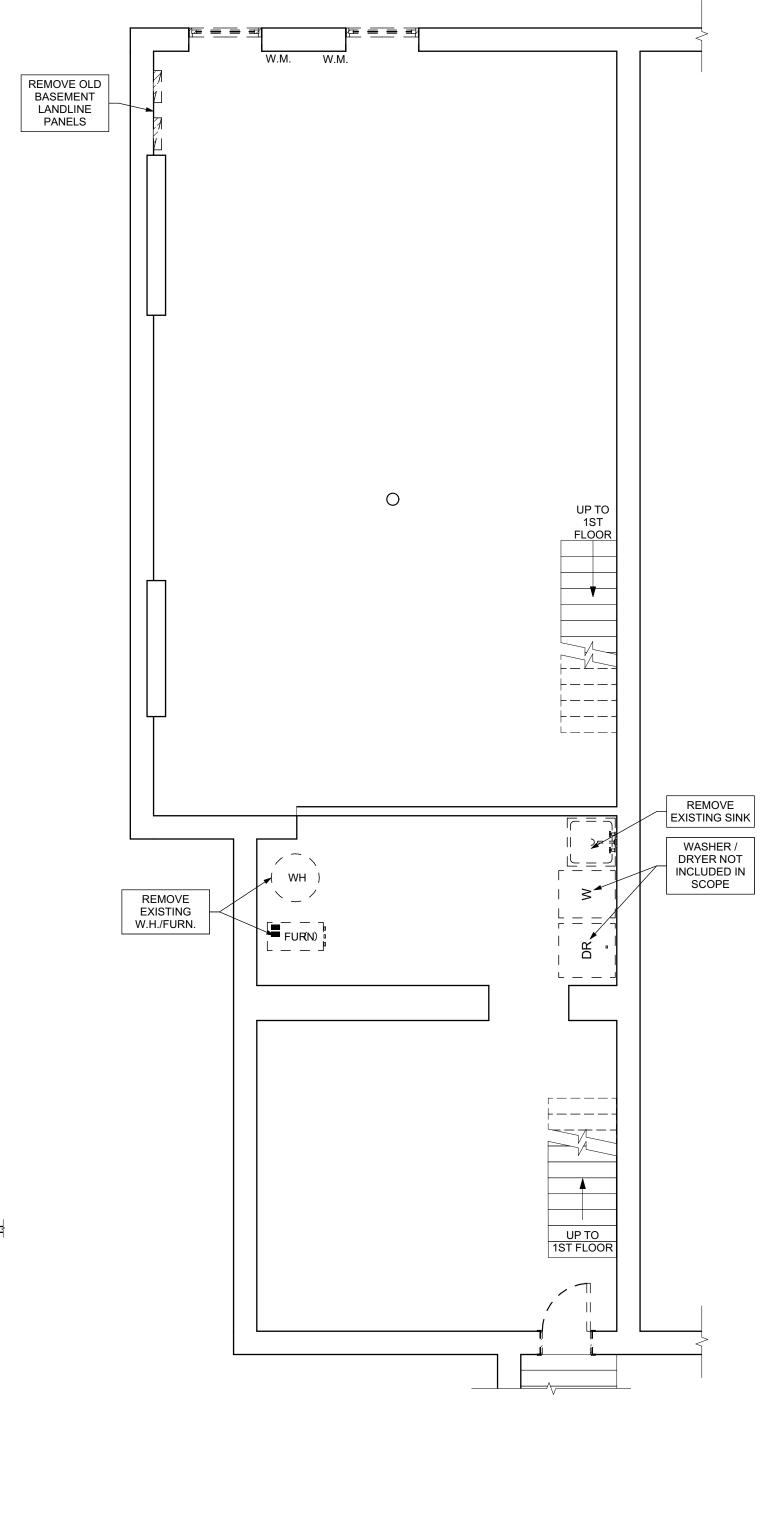
DEMOLISH EXISTING CASEWORK IN HATCHED AREA.

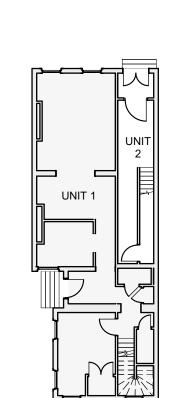


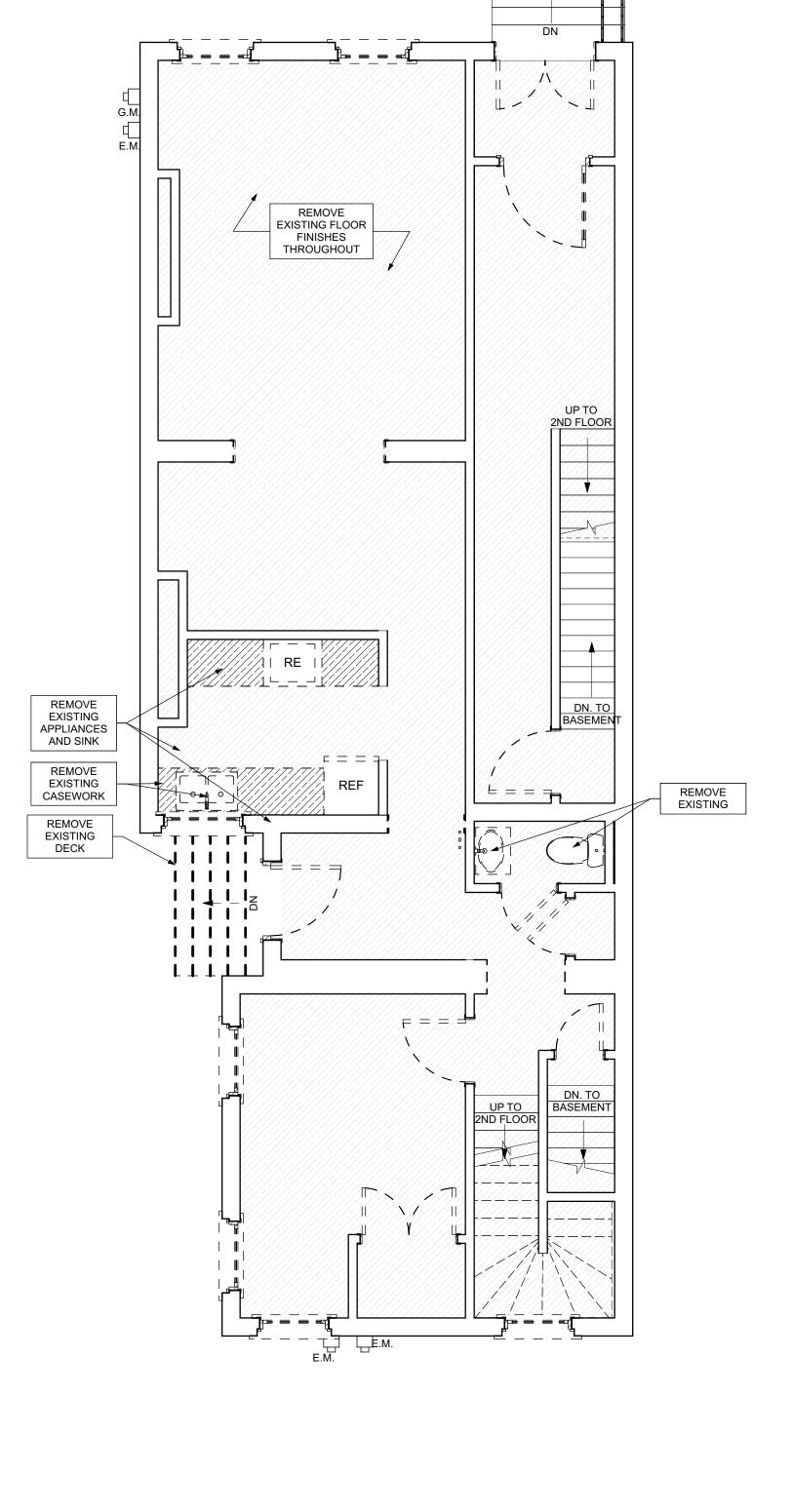
FUTURE PHASE TO REMIAN AS-IS UNLESS NOTED OTHERWISE.

UNIT 2

UNIT 1









BASEMENT / DEMO PLAN

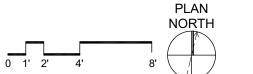
SCOPE REDUCTION:

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.

GENERAL NOTE:

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

FIRST FLOOR / DEMO 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 S1 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 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 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. S6 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. S7 TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D. S8

S9

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.

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

R1

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. A2 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 A4 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 A5

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

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

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

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

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

Fukui Architects Pc

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revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH, PA

Project Location:

MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

As Noted date May 6, 2022

Sheet No.

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 DUST, DIRT, AND DAMAGE, PROVIDE CARPET COVERINGS AND 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.
- 2. 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
- 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.
- 5. 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.
- 8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS. 9. 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
- 10. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
- 11. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST
- DURING CONSTRUCTION. 12. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT

DEMOLITION PLAN LEGEND

OVER TO THE OWNER.

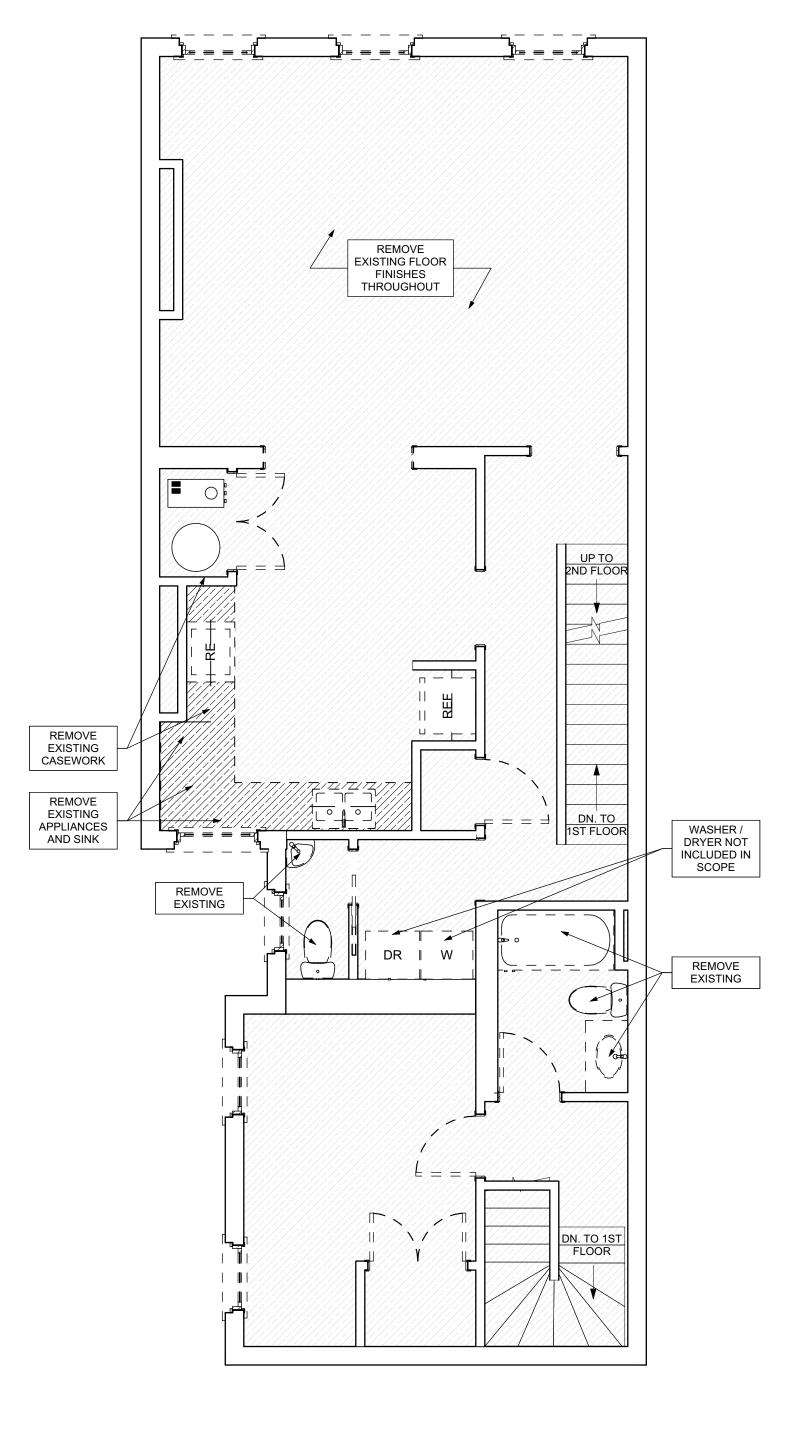
BEFORE DEMOLITION.

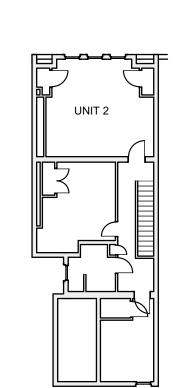
DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

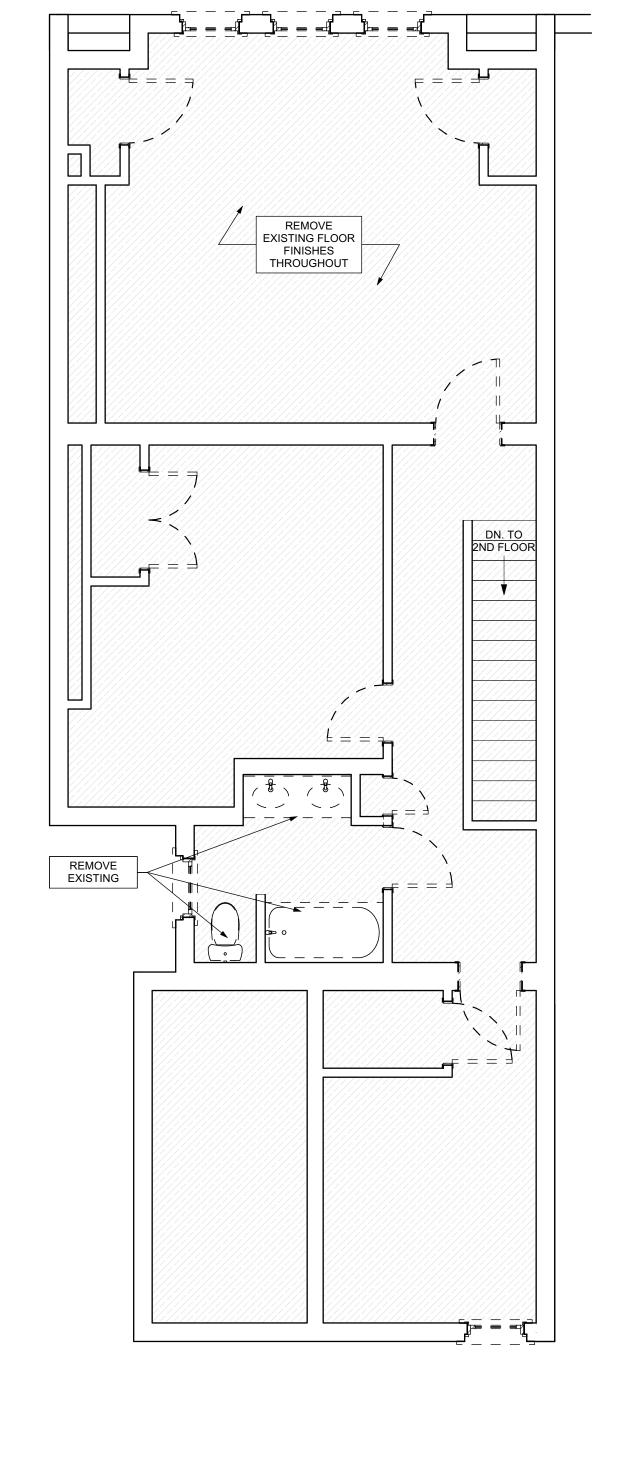


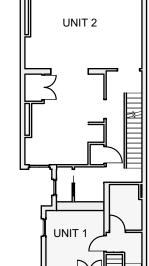
DEMOLISH EXISTING CASEWORK IN HATCHED AREA.

FUTURE PHASE TO REMIAN AS-IS UNLESS NOTED OTHERWISE.









SECOND FLOOR / DEMO PLAN

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.

GENERAL NOTE:

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

THIRD FLOOR / DEMO 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 CONG TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS.

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TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D. S8 ROTTING OR DETERIORATING ROOF OR PORCH TRIM OR ORNAMENTAL WOOD. REMOVE AND REPLACE TO MATCH EXISTING PER SPECIFICATIONS. S9

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.

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ISSUED FOR PERMIT: 05.06.2022

project title

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HACP 200 ROSS STREET PITTSBURGH, PA

Project Location:

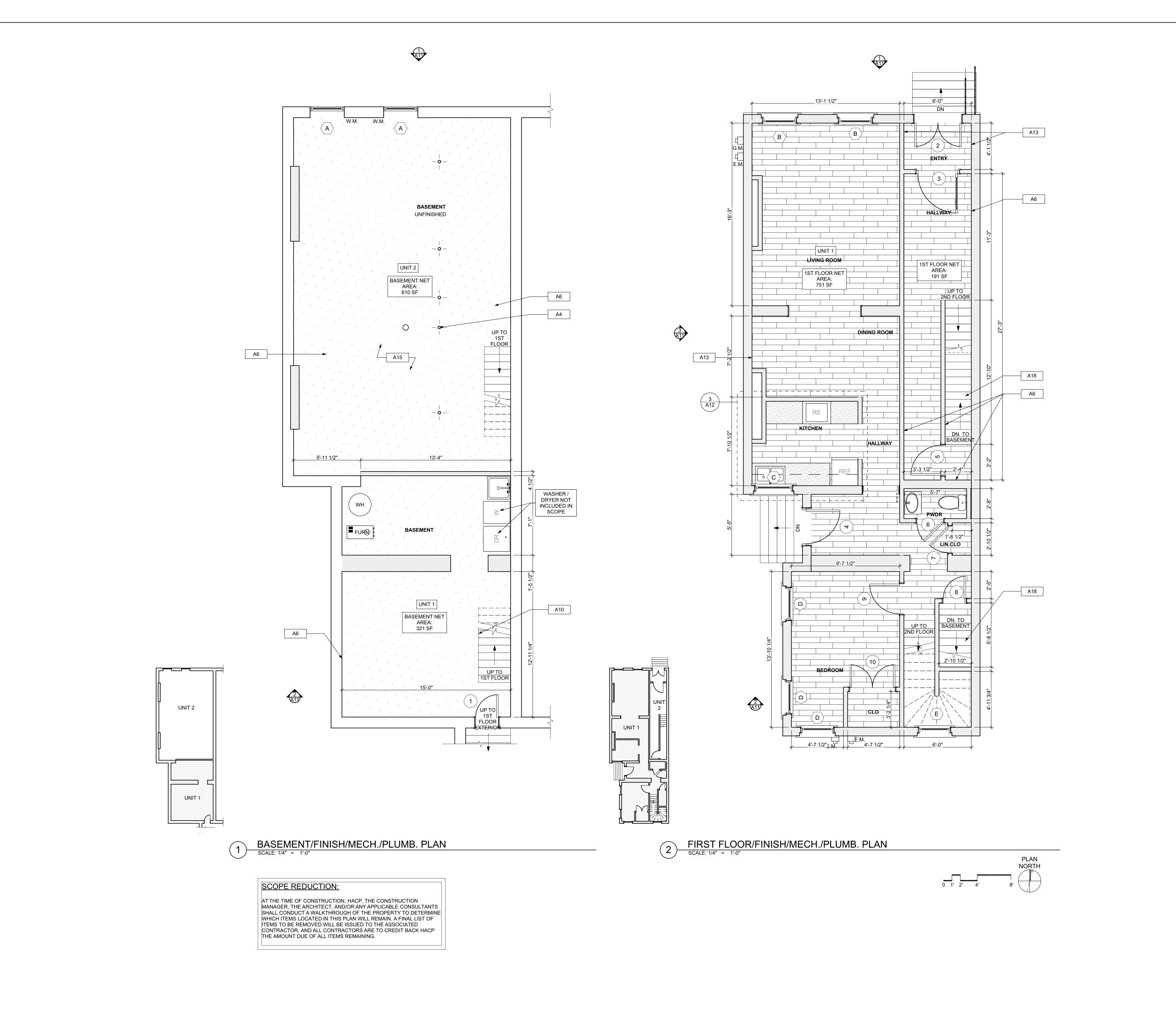
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drawing title

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

As Noted date May 6, 2022

Sheet No.



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S1

S6

S7

S8

S9

R1

ARCHITECTURAL

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revisions

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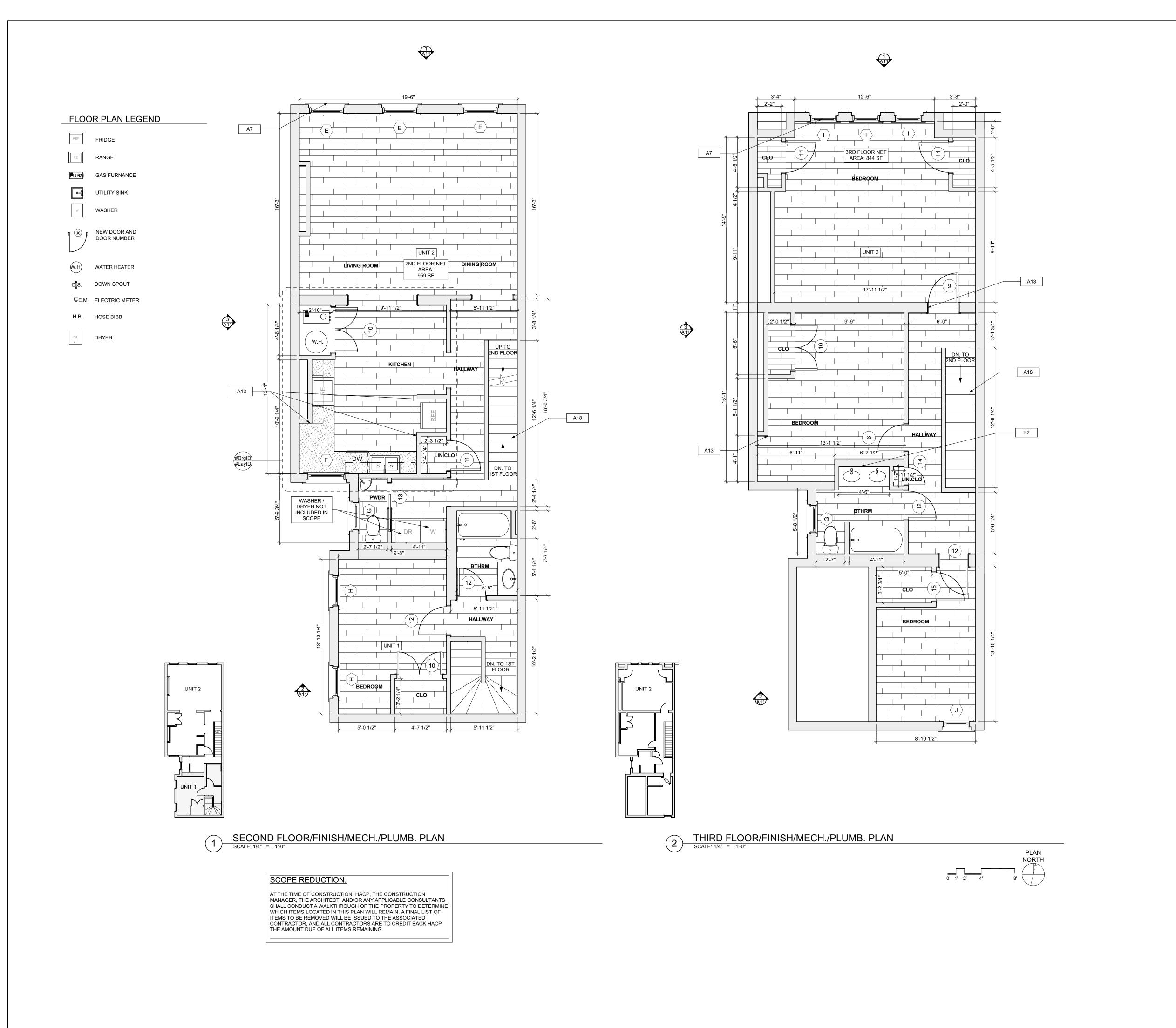
drawing title

BASEMENT/FINISH/MECH./PLUM **B. PLAN, FIRST** FLOOR/FINISH/MECH./PLUMB. PLAN, SMALL UNIT KEYNOTES, **GRAPHIC SCALES**

As Noted date May 6, 2022

Q

Sheet No.



Fukui Architects Pc

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general notes

existing construction shall be referred to the Architect.

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

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

S1

S6

S7

S8

R1

A4

ARCHITECTURAL

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

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

A18

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

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

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

Project Location:

MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA

drawing title

SECOND FLOOR/FINISH/MECH./PLUMB. PLAN, THIRD

FLOOR/FINISH/MECH./PLUMB. PLAN, SMALL UNIT KEYNOTES, **GRAPHIC SCALES, FLOOR PLAN LEGEND**

As Noted date May 6, 2022

Sheet No.

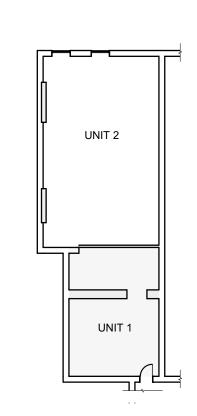
| | | LIGHTING S | SCHEDULE | | |
|--------|------------|--|--|-----------------------|----------|
| SYMBOL | ELEMENT ID | TYPE | TYPE MANUFACTURER OR N EQUIVALENT N | | QUANTITY |
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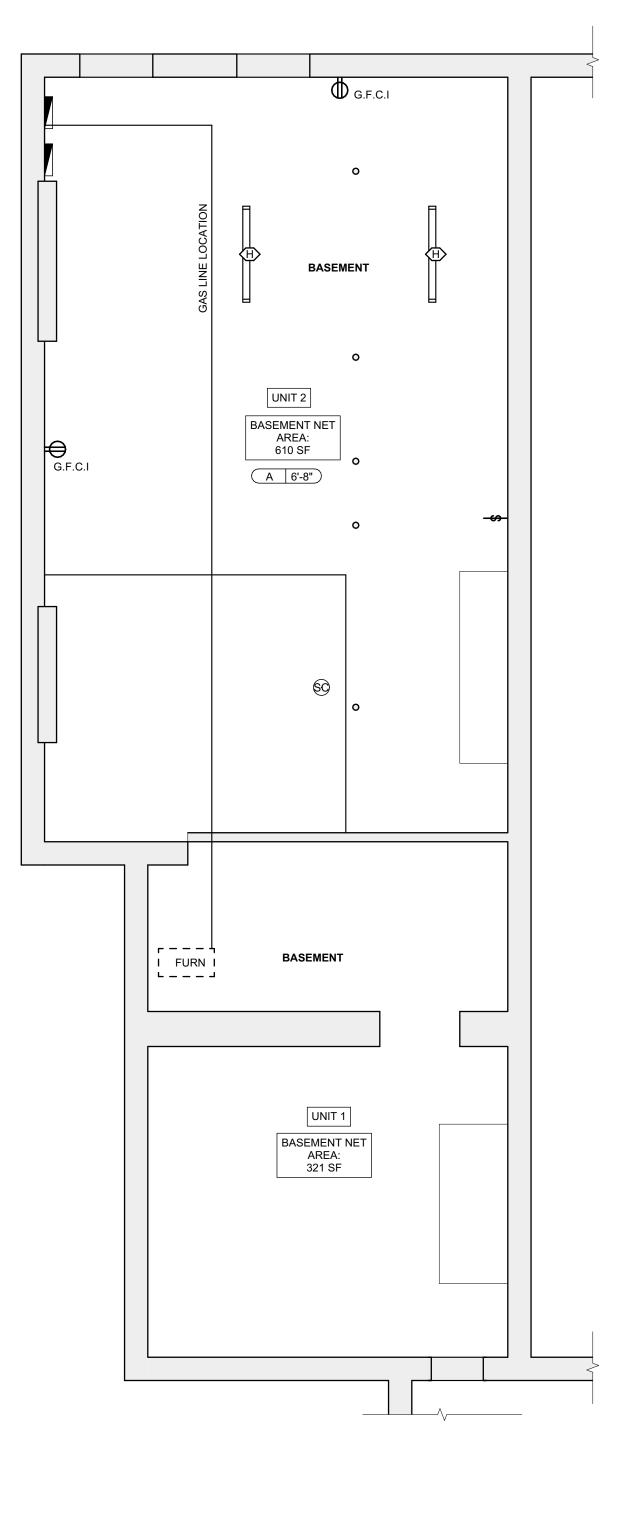
RCP LEGEND - (See Specifications for basis of Design)

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A X'-X" GWB CEILING / CEILING HEIGHT

B X'-X" UNFINISHED CEILING / CEILING HEIGHT TO B.O. TRUSS/JOIST





BSMT. REFL. CLG/ POWER / DATA PLAN

AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION

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

THE AMOUNT DUE OF ALL ITEMS REMAINING.

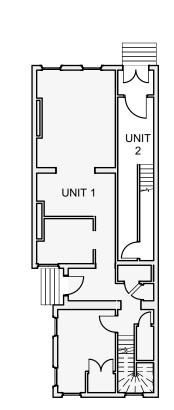
FROM THE QUANTITIES SHOWN HERE.

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

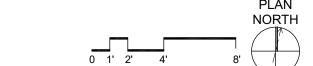
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SCOPE REDUCTION:

GENERAL NOTE:







ENTRY HALLWAY A 11' 6" A 11' 5-1/2") LIVING ROOM 1ST FLOOR NET AREA: 1ST FLOOR NET 191 SF 751 SF A 11' 5-1/2") DINING ROOM **KITCHEN** G.F.C.I C.H. **HALLWAY (**) C.H. PWDR A 10'-0" **©** A 10'-0" BEDROOM CLO

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

©2022 Fukui Architects, Pc

general notes

revisions

project title

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S1

S5

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S7

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S9

R1

A2

A4

A5

A6

ARCHITECTURAL

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A18

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Project Location:

Owner:

HACP

MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA

200 ROSS STREET PITTSBURGH, PA

drawing title

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

As Noted date May 6, 2022

Sheet No.

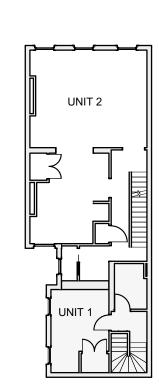
| LIGHTING SCHEDULE | | | | | | | |
|-------------------|------------|--|--|-----------------------|----------|--|--|
| SYMBOL | ELEMENT ID | TYPE | MANUFACTURER OR EQUIVALENT | MODEL NUMBER | QUANTITY | | |
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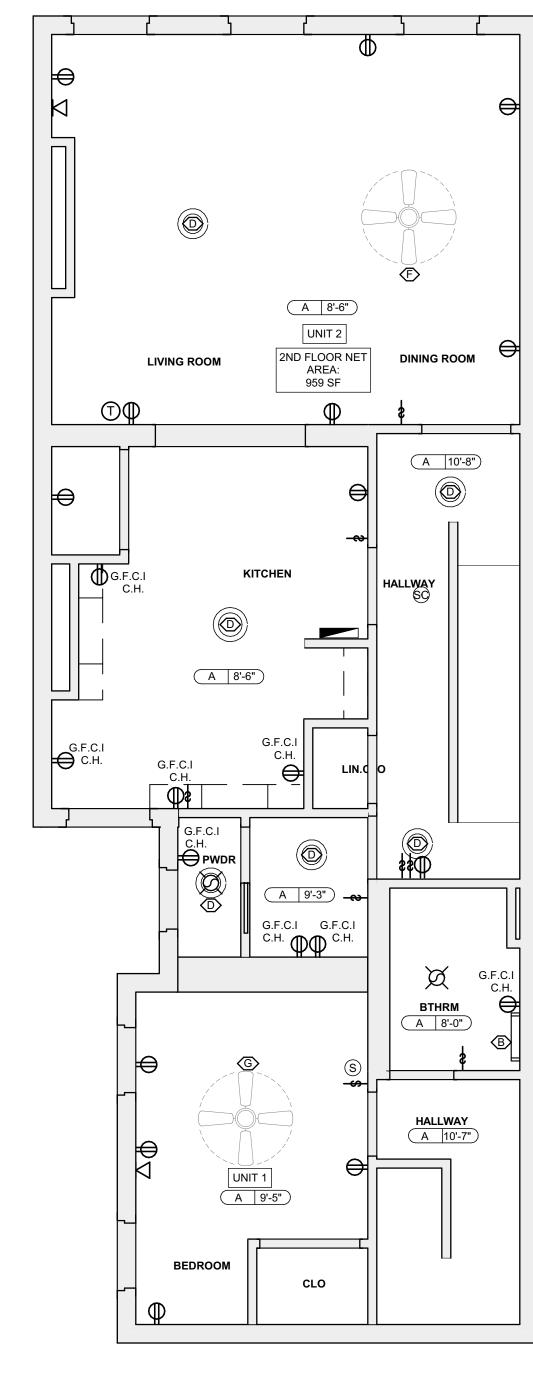
QUANTITIES SHOWN ABOVE ARE FOR CONVENIENCE ONLY. EC IS RESPONSIBLE FOR OWN TAKE-OFF

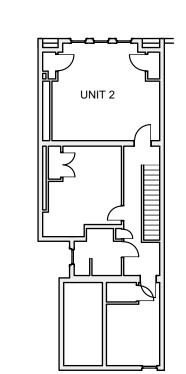
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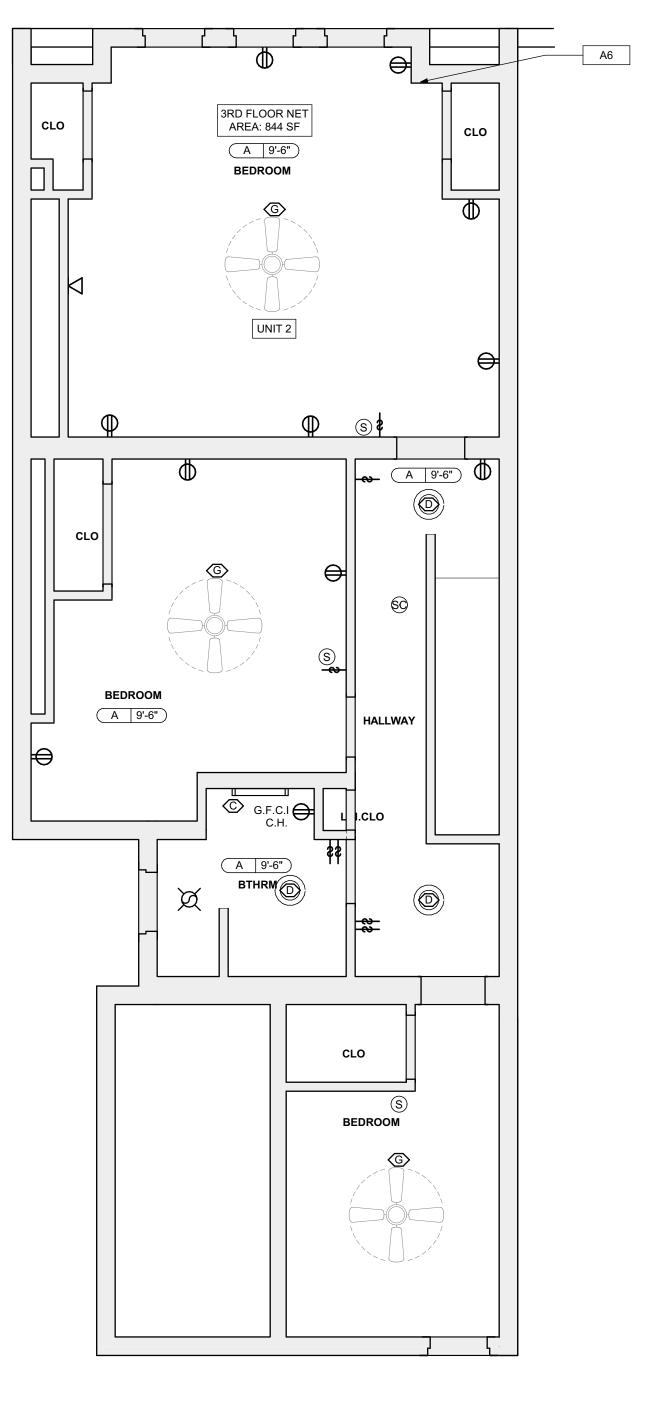
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SECOND FLOOR REFL. CLG. / POWER / DATA PLAN

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AT LOCATION SHOWN, REMOVE 4"+ OF TOPSOIL, PROVIDE CLAY CAP, AND REPLACE TOPSOIL IN ORDER TO CREATE POSITIVE SLOPE AWAY FROM EXTERIOR WALL OF HOUSE. POUR CONCRETE TOPPING TO MEET SLOPE REQUIREMENTS WHERE CONCRETE IS PRESENT. MINIMUM 3" OVER 5"-0". REPLACE DISTURBED VEGETATION PER SPECIFICATIONS. S1

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

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

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

ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS. POTENTIAL LOOSE VALVES ON GAS METER AND GAS LINE. TEST GAS LEAKAGE AND TIGHTEN AND REPAIR METER AS NECESSARY WITH CITY OF PITTSBURGH APPROVED GAS METER. S6

REPAIR EXISTING DAMAGED EXTERIOR STEP. POUR NEW CONCRETE WHERE STEP IS CHIPPED TO MATCH EXISTING CONCRETE STEP. S7 S8 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. S9

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

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

RESISTIVE BARRIER PER SPECIFICATIONS.

DAMAGED ROOF ELEMENT. REMOVE, REPLACE, AND SEAL AS APPLICABLE. TO INCLUDE, FLASHING, VENTS, CRICKETS, ETC. REFER TO SPECIFICATIONS FOR DETAILS. R1

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 WAL BRACE AND TIEBACK AS NECESSARY TO PLUMB A4

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

WATER DAMAGE AT EXISTING WALL OR CEILING. A6

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
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 PERFORMENT OF THE PERFORMENT OF THE PERFORMENT OF T 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 A15

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 WALL

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

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

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

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

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH, PA

Project Location:

MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

As Noted date May 6, 2022

Sheet No.



Fukui Architects Pc

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- 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.

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drawing title

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

As Noted date May 6, 2022

Sheet No.

DIMENSIONING NOTES

Remove existing and place new mirror in

Remove existing and place new medicince

Remove existing and place towel bar in same

Remove existing and place toilet paper holder in

Remove existing and place towel ring in same

in same location, provide blocking if necessary

Remove existing and place wall mounted soap holder

same location, provide blocking if necessary

location, provide blocking if necessary

location, provide blocking if necessary

same location

power direct vent Refer to plumbing specifications for sizing

cabinet in same location

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

UNIT 01 KITCHEN ENLARGED PLAN

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

2 UNIT 01 KITCHEN ELEVATION 02

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

BATHROOM ACCESSORY SCHEDULE

MANUFACTURER

Eviva Sleek Frameless Rectangular

Bathroom Vanity Mirror, or equivalent

Kohler Maxstow 20in. x 24in. Aluminum

Medicine Cabinet with Mirror, or equivalent

MOEN Contemporary 24 in. Towel Bar in

MOEN Contemporary Toilet Paper Holder in

MOEN Contemporary Wall mounted soap

Frameless Surface-Mount Soft Close

MOEN Contemporary Towel Ring in

holder in Chrome

ITEM

MIRROR

MEDICINE CABINET

TOWEL BAR

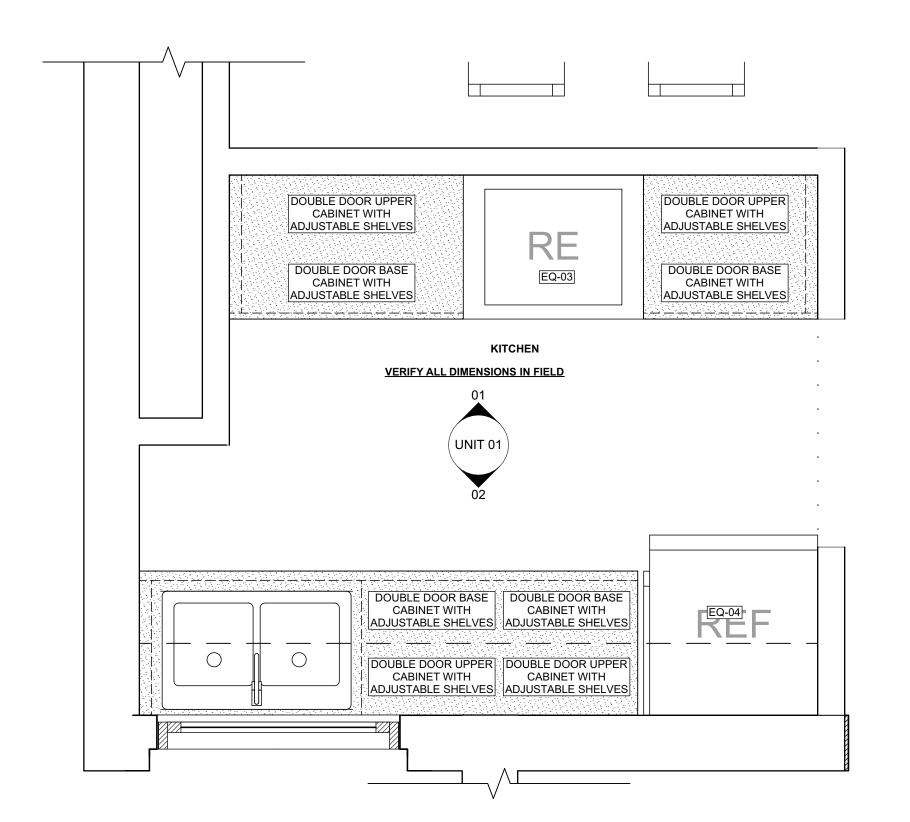
TOILET PAPER HOLDER

TOWEL RING

WALL MOUNTED SOAP HOLDER

NATURAL GAS

QUANTITY



| | | ME | CHANICAL | EQUIPMEN | NT 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 | CWH | 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 | - | 0 | A.O. SMITH | VOLTEX HYBRID | Refer to plumbing specifications for sizing |

| MANUFACTURERS PRODUCTS NOTED ON THESE SCHEDULES ARE "BASIS OF DESIGN ONLY " AND MAY BE SUBSTITUTED WITH EQUIVALENT | l |
|--|---|
| SPECIFICATION | ı |

| VI 1AG QUANTITI MANUFACTURER MIGDEL | EM | M TAG | QUANTITY | MANUFACTURER | MODEL | NOTES |
|---|----|-------|----------|--------------|-------|-----------------------|
| RE/EQ-03 1 WHIRLPOOL W11245179A black 30" | | | | | | |
| | | | | | | black 18", type 18MST |

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

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.

Fukui Architects Pc

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drawing title

UNIT 01 KITCHEN ELEVATION 01, UNIT 01 KITCHEN ELEVATION 02, UNIT 01 KITCHEN ENLARGED PLAN

As Noted

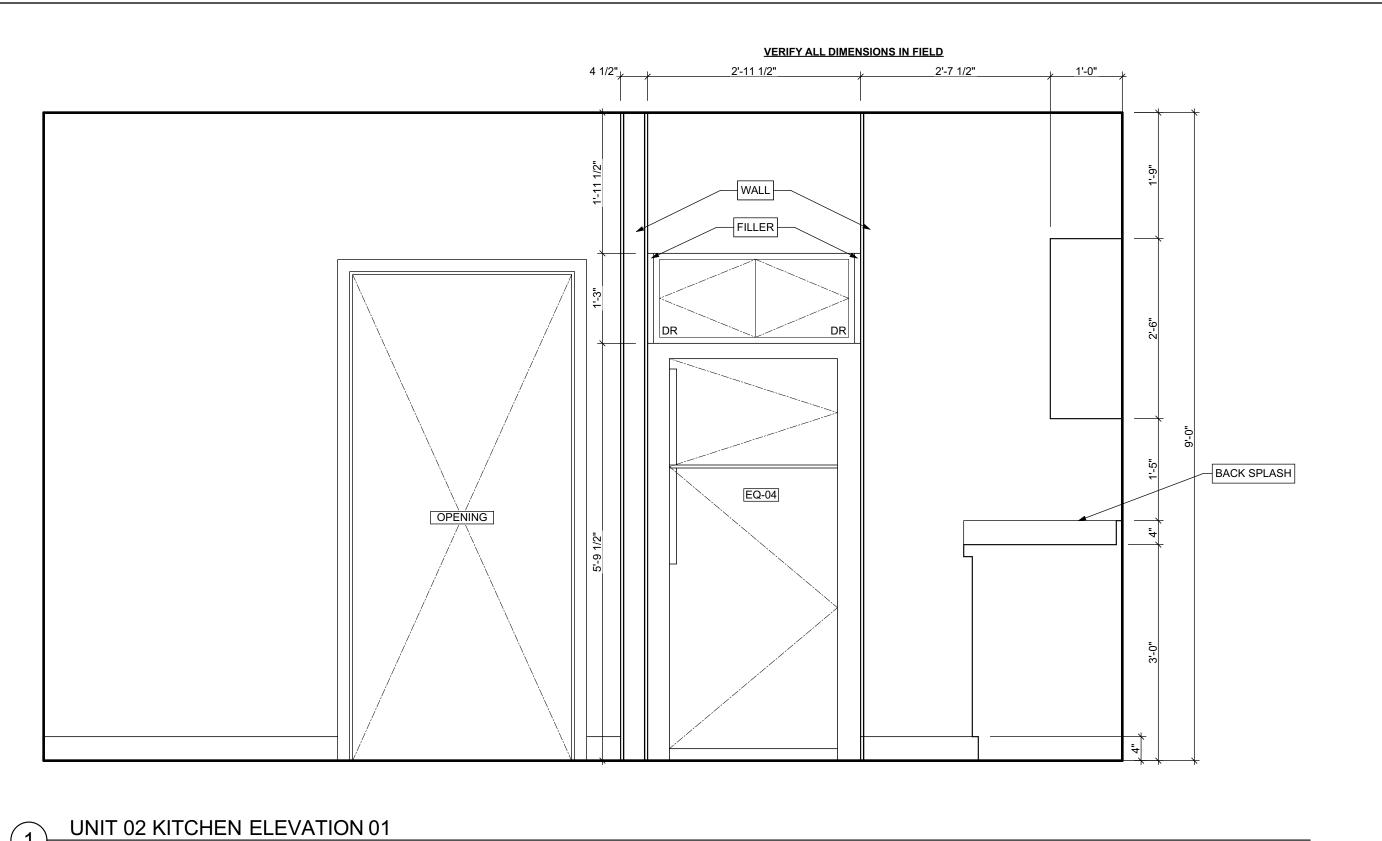
date

May 6, 2022

no. of.

A12Project #2006

Sheet No.



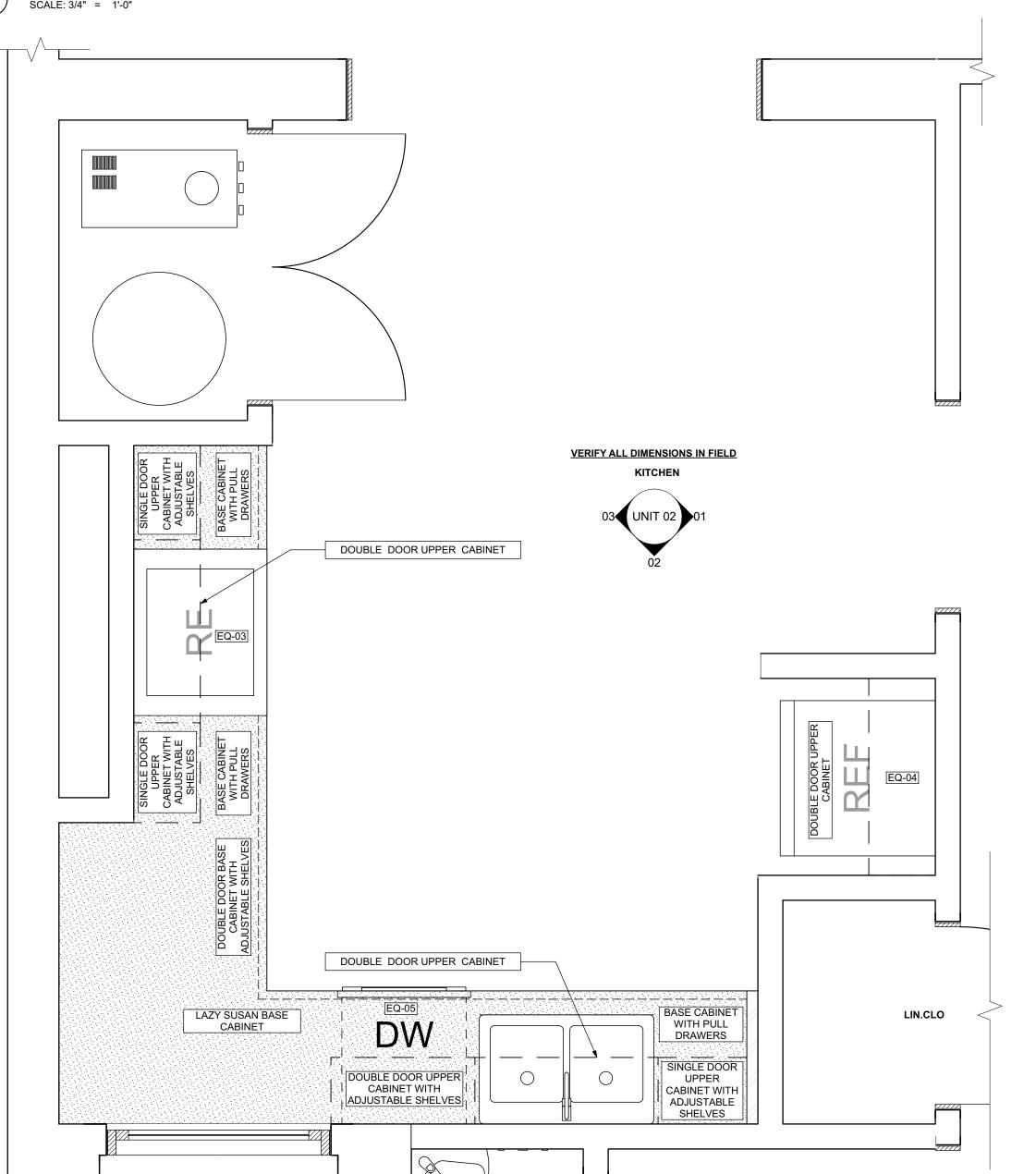
12" DEEP CABINETS----CLOSEST 12" DEEP CABINETS-_AS | DR_ RANGE HOOD----NEW TILE PROTECTIVE ELECTRICAL RANGE-G.F.C.I O O BACKSPLASH 4" BACK SPLASH-----DWR → DWR PULL DRAWER-24" DEEP CABINETS-CABINET BASE----EQ-03 1'-5" 2 3/4"

1'-5 3/4" 2'-6 1/2" 1'-5"

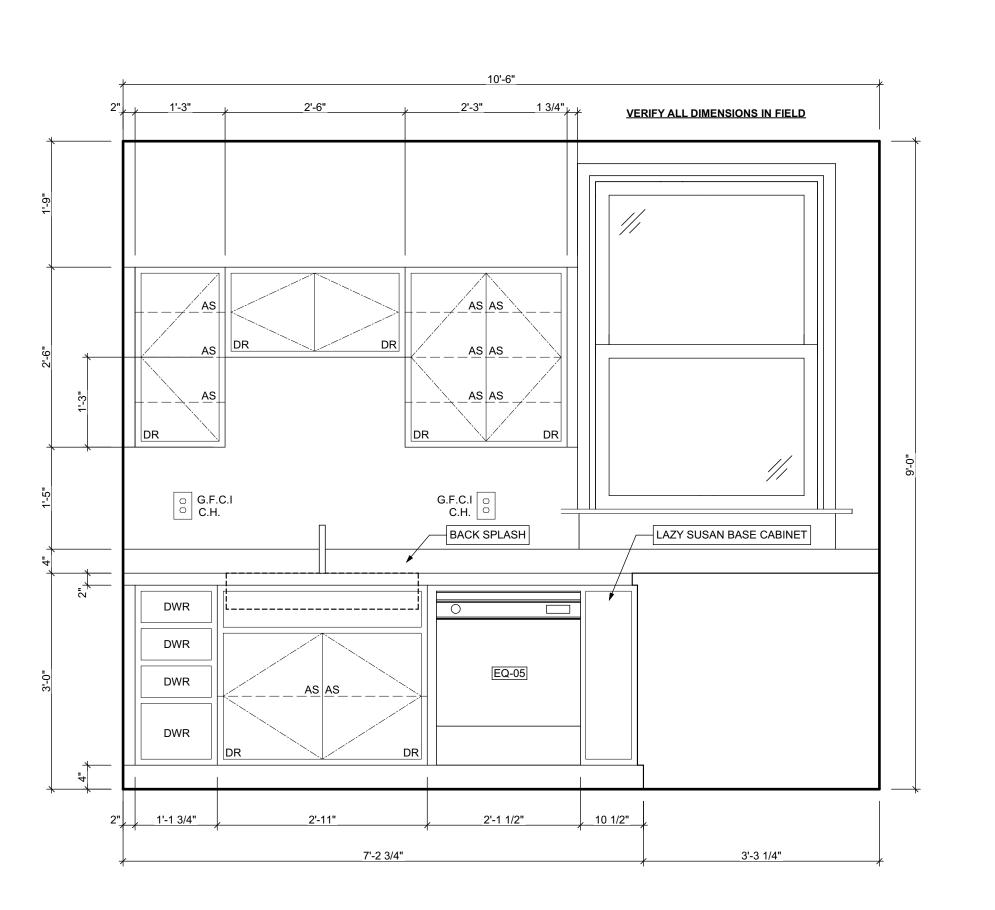
2 UNIT 02 KITCHEN ELEVATION 03

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

VERIFY ALL DIMENSIONS IN FIELD



3 UNIT 02 KITCHEN ENLARGED PLAN
SCALE: 3/4" = 1'-0"



4 UNIT 02 KITCHEN ELEVATION 03

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

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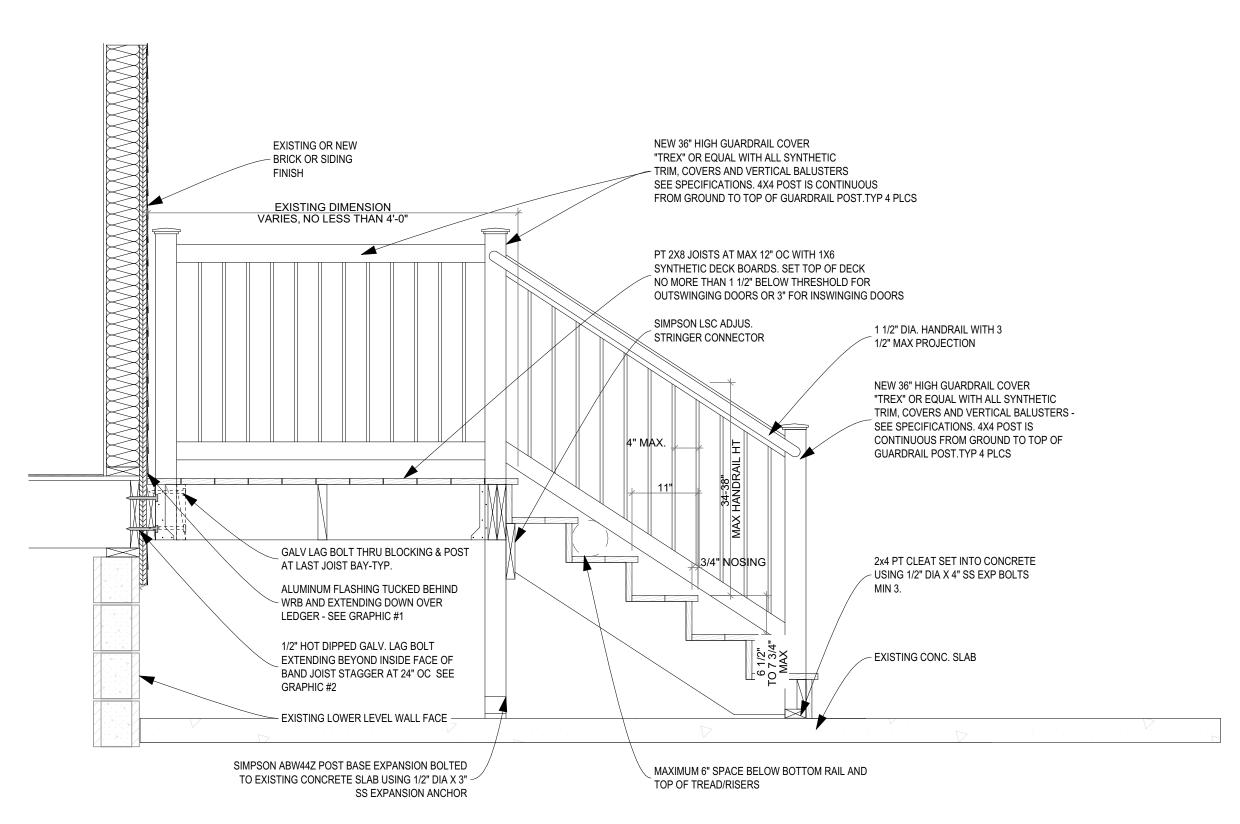
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May 6, 2022
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14

Sheet No.

A13

16 | Project #2006

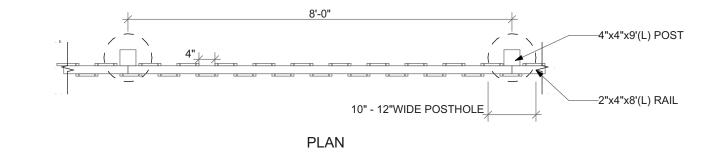


STANDARD DETAIL, VERIFY QUANTITY OF STAIRS IN FIELD

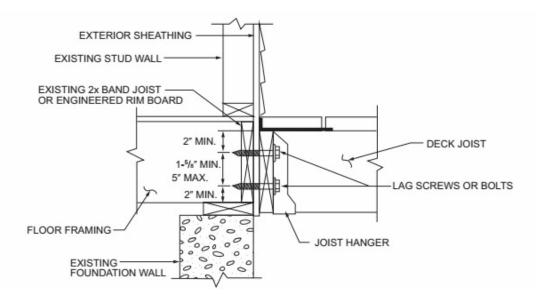
DECK SECTION DETAIL

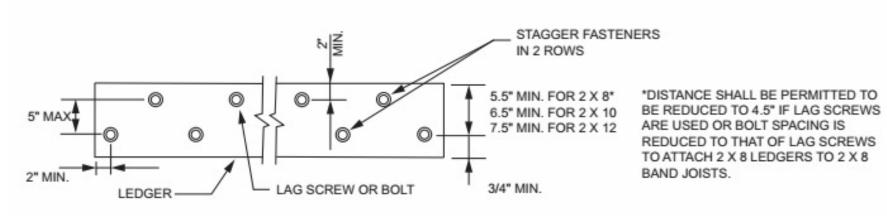
SCALE: 3/4" = 1'-0"

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

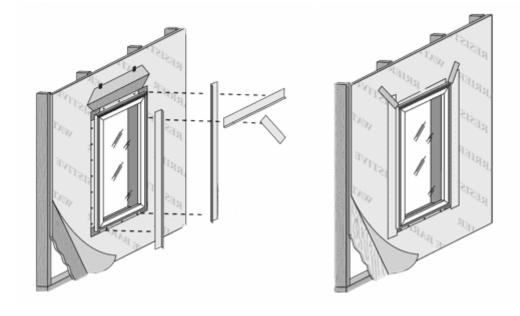


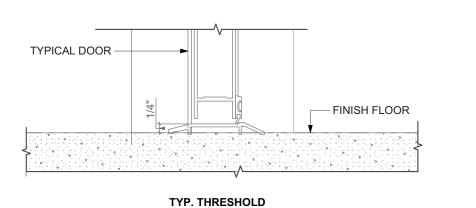
WOOD FENCE DETAIL

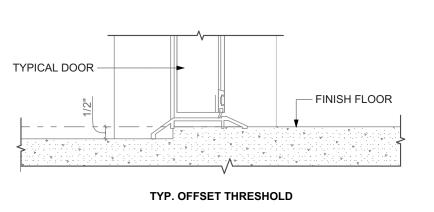


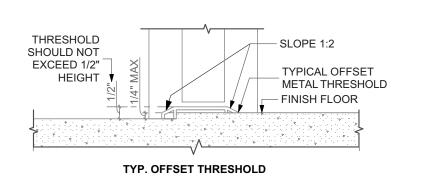


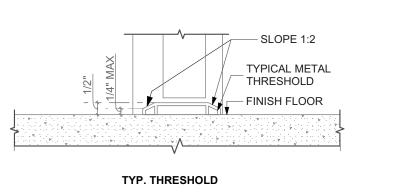
DECK ENLARGED DETAILS

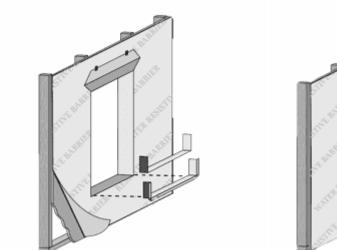


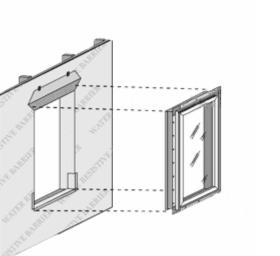












EXTERIOR DOOR THRESHOLD

WINDOW INSTALLATION UNDER VINYL SIDING NOT TO SCALE

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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

- 2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, Pc of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale
- 3. All work shall be installed in accordance with applicable codes and regulations.
- 4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
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revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH, PA 15219

Project Location:

MANCHESTER SCATTERED SITES 1208 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

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

As Noted May 6, 2022

Sheet No.

oscillating tool or a utility

between the sashes and

C. Remove the exterior stops at

the head and jambs using a

chisel, reciprocating saw, roto-

flush with the side of the frame.

sash and dispose of it properly.

weights fall and remove the pulleys.

F. Carefully remove the lower sash.

building code requirements.

Sliding and Sash Set Fixed

Single-Hung

Double-Hung

Casement/Awning - Ven

and Fixed

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.

Sliding Window

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

6"* 16"*

** 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.

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

None 6"

None 6"

None 6"

For older existing windows with weight pocket

For windows with vinyl or aluminum jamb liners,

tilt or twist the sash and release it from the balance

E. Remove the head and jamb parting stops (if

G. Remove any remaining jamb liner material (if

Caution: Some balances are spring-loaded.

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

applicable) by pulling or prying them out of the

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PELLA* IMPERVIA* WINDOW ANCHOR SPACING INSTRUCTIONS

and pulley balances, cut the cords, letting the

tool or equivalent. Cut them

D. Carefully remove the upper

knife to cut the joint

frame stops until the

sashes are free.

PREPARE THE OPENING

CAUTION: Many windows in older homes are painted with lead-based A. **Inspect the existing window frame.** Repair or replace paint. Removal of old windows may disturb this paint. Proper precautions any deteriorated parts. must be taken to minimize exposure to dust and debris. Consult state or . Clean the opening of any dirt, debris or excess old

Parting stop

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

#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

Clip Anchor Method Only

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

Note: if using aluminum coil exterior trim, apply it now. Apply flashing tape to the sill. Cut one piece of tape the same length as the sill. Extend the tape up the vertical leg of the stool. Work the tape into the corner and press firmly to adhere the tape. Lap the tape over any coil trim at the sill.

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

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

window interlocker.

additional shims under each mullion and sliding

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



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

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

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

applicable). Use a sharp utility knife to score the sill adapter along the groove. Bend and break off . Create 1/4" weep holes (Vinyl products only). Drill or notch a weep hole 1" from each end of the sill adapter.

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).

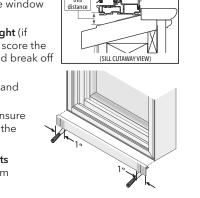
M3 → M2 → M1 — M1 — M1 — M2 → M2 → M3 → M3

***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 windows

PR_BFE

Install hole plugs after driving screws.



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. Install exterior frame expanders at this time (if necessary). © 2019 Pella Corporation

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POCKET REPLACEMENT FROM THE EXTERIOR FOR BLOCK FRAME WINDOWS

PREPARE THE WINDOW (Continued)

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

Pella® 350 Series

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

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

on the stool.

of this booklet.

and sealant.

clips. (If applicable)

toward the sash.

checkrail.

this booklet.

embedded in sealant.

surface of the interior head and jamb stops.

Connect this bead of sealant to the sealant line

make sure the window rests against the interior

stops and is making contact with the sealant.

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.

Ensure the window frame remains fully

NOTE: Keep shims 1/2" from the exterior

Cut the checkrail band at each jamb and

remove. Tilt the sashes to remove checkrail

Pella® Lifestyle Series Dual-Pane only: Push the

remaining tails of the band into the jambliner

. Check for plumb, level, square and window

shims and finish installing frame screws.

Adjust the screw jacks (if applicable) with a

Tilt the lower sash inward to locate the jamb

jacks in the interior balance channel near the

I. Install interior sealant from the exterior. Refer

to the interior sealant instructions at the end of

Install exterior sealant. Refer to the exterior sealant instructions at the end

operation. Make any necessary adjustments to

screwdriver. Turn clockwise to move the frame

surface of the window to allow for backer rod

petween the frame and sashes.

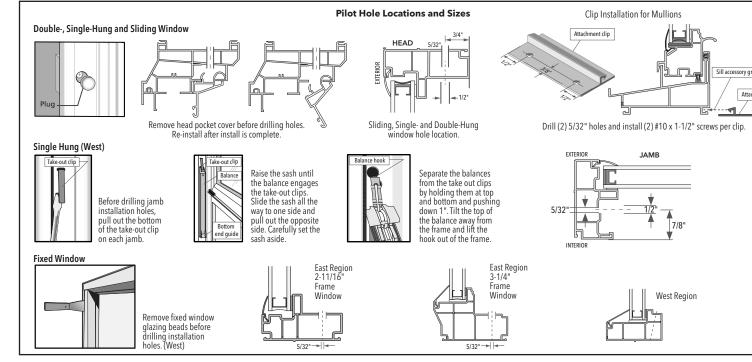
Additionally, place sealant at the ends of the

flashing tape, making sure to connect with the

NOTE: Standard performance only. Additional anchoring may be required for performance upgrade, impact-resistant products or to comply with local building code requirements. ENCOMPASS BY PELLA* / THERMASTAR BY PELLA* / PELLA* 150 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

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

*** 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. * Use Factory Drilled installation holes if present. ** For DH & SH units >62" tall add 2 screws per jamb, midway between top and bottom pre-drilled holes. **Pilot Hole Locations and Sizes** Clip Installation for Mullions



| PELLA° 250 SERI | ES WINDOW ANCHOR S | PACING INSTRUCTIONS | | | | |
|-----------------|--------------------|---------------------|---------------|----------------|----------|--|
| Product | Edge | Max. Intermediate | First Mullion | Second Mullion | Fastener | |

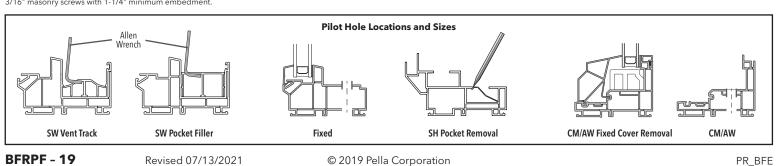
| | | | | | | Special Notes | |
|-------------------------|--|-------------------------|-------------|---------------------------------|---|--|--|
| Product | Spacing (E) | Spacing (S) | Anchor (M1) | Anchor (M2) | Wood*** | Special Notes | |
| DH/SH (single units) | Factory Pr | - | - | #10 x 2" Pan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

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

250 Series 1" Structural Mulls: Use (4) #10 x 2" screws in each end anchor

*** For light 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. 3/16" masonry screws with 1-1/4" minimum embedment.





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

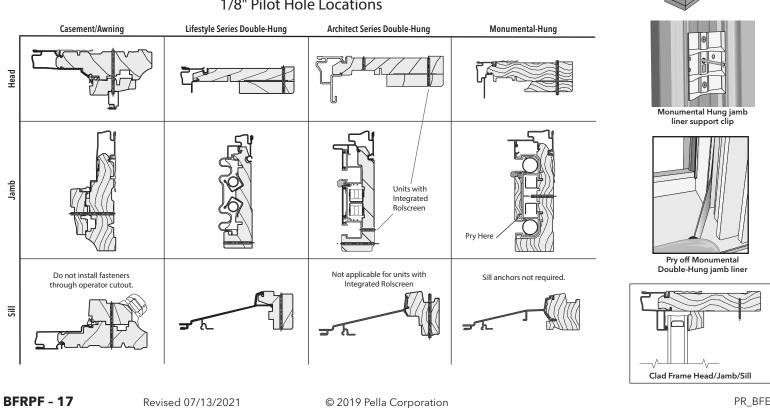
Note: Standard performance only. Additional anchoring may be required for performance upgrade, impact resistant products or to comply with local building code requirements. M1 M1 M1 M1 M1 M1 PLACE FRAME SCREWS OR CLIPS AT THE LOCATIONS INDICATED

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

| | Edge | Max. Intermediate | First Mullion | Second Mullion Anchor (M2) | Fastener | Special Notes | |
|------------------------------|----------------|----------------------|------------------|-------------------------------------|-----------------------|--|--|
| Product | Spacing (E) | Spacing (S) | Anchor (M1) | | Wood ** | | |
| 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 jam 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 embedmen

1/8" Pilot Hole Locations





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

Interior Sealant Instructions

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

- A. Insert the nozzle or straw between the rough opening and window frame. This can be done from the interior or exterior.
- B. Place a 1" deep bead of foam approx. 1" from the interior of the frame to allow for expansion. Do not fill the entire depth of the rough opening cavity. NOTE: Apply foam between the frame and rough opening, NOT between jamb extensions and the rough opening.
- C. To ensure a continuous interior seal, apply sealant over the interior surface of any shims or clips that interrupt the foam seal. Backer rod (as necessary) and sealant can be used in place of the low expansion foam to create the interior seal. However, foam has greater insulating properties. Fiberglass batt or similar insulation is not recommended as it can absorb water and does not act as an

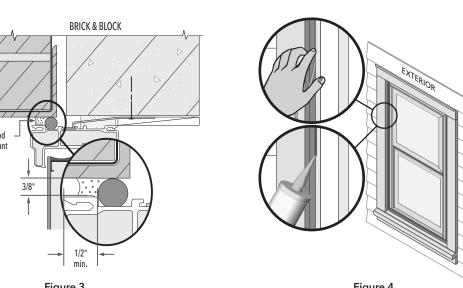
For windows set against drywall return or wood interior stops:

- D. Apply a corner bead of sealant where the frame and drywall return or stop meet. This sealant covers any gaps and creates a smooth transition between materials. Applying a continuous interior bead of sealant eliminates the need for low expansion foam. Note: Use a low odor, paintable sealant such as Pella Window and Door Installation
- E. Re-check window operation and remove shipping spacers after foam installation. Excess foam may be removed with a serrated knife after it cures.

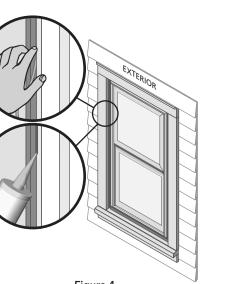
Exterior Sealant Instructions

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- 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



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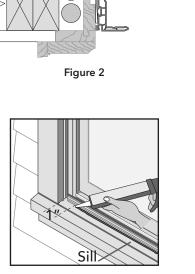


Figure 1

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

Project #2006

Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219

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drawing title

WINDOW REMOVALREPLACEMENT (PELLA)

Sheet No. As Noted May 6, 2022

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Figure 4 10 PR_BFE © 2019 Pella Corporation