#### 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

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

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

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

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

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

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

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

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

TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

### PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION) Smoke Free Development As the APPLICANT, I certify that: X At construction completion, a policy prohibiting the use of tobacco products in all dwelling units, common areas, other buildings that are a part of the development and within 25 feet of all buildings in the development will be Energy Rebate Analysis (ERA) A preliminary/draft explanation of all energy rebates that may be available for the project with estimated rebate amounts must be submitted with the application. The estimated rebate amounts will be considered a source and used to size tax credit awards, and must be included on the Certification of Subsidies at Tab 20. The energy rebate is not basis eligible and will be removed from basis on a tax credit development. Prior to closing the developer will be required to submit an updated ERA a) A list of eligible utility, local, regional, state, or federal rebate programs; b) Recommendations of applicable rebates to be included with estimated rebate amounts or estimated tax credit amounts; c) Calculations, energy models, or other technical data to support recommendations; d) Letters, program data information, or other documentation from utility providers to support noted programs, and e) If renewable energy strategies are proposed, a cost/benefit analysis. DESIGN ARCHITECT Fukui ARCITIETE PC Acknowledged and Accepted by the APPLICANT(S) TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

X Enterprise Green Communities – 2020 Moderate Rehab

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

Submission drawing/specification package.

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

ICC 700-2015 National Green Building Standard Under Section 305.4 - Functional Areas Rating – Compliant with Chapter 12 (must include kitchens and bathrooms) Note: For developments certifying under a National Green Building Program, proof of

Project registration/Pre-Build Certification will be required with the Development

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

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

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

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

TAB 08 02 CERTIFICATION OF SELECTION CRITERIA

#### PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

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

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

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

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

#### Window treatments will be provided in all residential units. Window treatments include horizontal blinds, vertical blinds, or other opaque blinds. (Roller shades will not be 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			
5. Exterior Finish: Brick or vinyl			
6. Gross Building Area*: 148,586			

8. Number of On Site Parking Spaces: 5 spaces at 1100 Sheffield only

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

9. Required Variances: N/A 10. Applicable Accessibility Regulations: Section 504 ☐ UFAS ☑ PAUCC ☐ FHAA ☐ ADA ☐

7. Gross Commercial Area (SF): 0

SRO EFF 1 BR 2 BR 4 BR Community Room Circulation.(hallways 1753 2917 stairs & etc.) Other

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

Porches, patios and balconies shall not be included in the Gross Building Area. \*\* Net Area (SF) is measured from the interior face of the unit separation and/or exterior walls. Show

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

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

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

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

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

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

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

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

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

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

TAB\_08\_02 CERTIFICATION OF SELECTION CRITERIA

#### PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

#### Fair Housing

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

Substantial Rehabs:

Preservation (Moderate Rehab) \*:

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

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

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

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

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

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

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

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

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

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.

NOTE: Where multiple accessibility standards apply, the standard that affords greater

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

accessibility shall be used.

Number of fully accessible units provided:

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

#### 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: \_

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

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 be used. (Not applicable to existing buildings.)

TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

referenced general occupancy development to include the following percentage of affordable

\_\_\_\_\_ >20 - 25% of all units

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

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

Date: 4.19.202

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

Large Family Units

DESIGN ARCHITECT

units with three or more bedrooms:

Total units

Print: February

Firm Fukui Azalliact, PC

Acknowledged and Accepted by the APPLICANT(S)

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

TAB\_08\_02 CERTIFICATION OF SELECTION CRITERIA

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

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

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

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

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

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

Energy Star Appliances (Applicable only to new appliances) Lighting (Applicable only to new lighting fixtures) Healthier Material Selection (Applicable only to new paints, coatings and primers)

Bath Kitchen Laundry surfaces Managing Moisture: Foundations (Applicable to new addition foundations) Managing Moisture: Roofing and Wall Systems (Applicable to new walls, windows and

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

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

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

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

### Flood Plain Certification

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

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

TAB\_08\_04 CERTIFICATION OF THRESHOLD CRITERIA

UNIT A UNIT B

2,539

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

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

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

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

205 Ross Street

Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

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

5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies. **6.** All reports, plans, specifications, computer files, field

data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

general notes

ISSUED FOR PERMIT: 05.06.2022

project title

### Owner:

15233

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

			As I	Note
TABULA	AR AREA UNIT SC	HEDULE	date May 6,	2022
UNIT	GROSS AREA (SF)	NET AREA (SF)	no.	0
UNIT A	884	781		

2,204

**Sheet No.** 

# MANCHESTER SCATTERED SITES

HACP, Existing Duplex Unit Repairs and Level 2 Alterations 1529 SEDGWICK STREET PITTSBURGH PENNSYLVANIA 15233 UNIT 1 - 1 BEDROOM : UNIT 2 - 2 BEDROOM

### **Drawing Index**

A0 PHFA DOCUMENTS

SELECTION CRITERIA

THRESHOLD CRITERIA TABULAR SCHEDULE

A1 COVER SHEET

ARCH PRLIM SET CODE & CONTACT INFO

MANCHESTER SCATTERED SITES MAP ARCH PRLIM SET

A2 ABBREVIATIONS AND MATERIALS

ABBREVIATIONS AND MATERIALS DOOR SCHEDULE (WITH EXISTING) FINISH SCHEDULE

HISTORIC BRICK WALL SECTION

DOOR TYPES WINDOW SCHEDULE

INTERIOR STAIR DETAIL A3 SCOPE / GENERAL / GREEN COMMUNITIES NOTES

GENERAL NOTES A4 SITE PLAN AND ROOF PLAN

ROOF PLAN

SITE PLAN

ROOF AND SITE PLAN LEGEND ROOF PLAN NOTES

GRAPHIC SCALES GRAPHIC SCALES

SMALL UNIT KEYNOTES

A5 FLOOR / DEMO PLANS

DEMOLITION PLAN LEGEND BASEMENT / DEMO PLAN

FIRST FLOOR / DEMO PLAN

SMALL UNIT KEYNOTES

GRAPHIC SCALES

GENERAL DEMOLITION NOTES BASEMENT / KEY PLAN FIRST FLOOR / KEY PLAN

A6 FLOOR / DEMO PLANS

SMALL UNIT KEYNOTES THIRD FLOOR / DEMO PLAN

SECOND FLOOR / DEMO PLAN GRAPHIC SCALES

DEMOLITION PLAN LEGEND

GENERAL DEMOLITION NOTES SECOND FLOOR / KEY PLAN

THIRD FLOOR / KEY PLAN A7 FLOOR/FINISH/MECH./PLUMB. PLAN

SMALL UNIT KEYNOTES

FIRST FLOOR/FINISH/MECH./PLUMB. PLAN

BASEMENT/FINISH/MECH./PLUMB. PLAN GRAPHIC SCALES

FIRST FLOOR / KEY PLAN BASEMENT / KEY PLAN

FLOOR PLAN LEGEND 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

THIRD FLOOR / KEY PLAN

SECOND FLOOR / KEY PLAN A9 REFLECTED CEILING / POWER / DATA PLANS

SMALL UNIT KEYNOTES

FIRST FLOOR REFL. CLG./ POWER / DATA PLAN BASEMENT REFL. CLG./ POWER / DATA PLAN

GRAPHIC SCALES

FIRST FLOOR / KEY PLAN

BASEMENT / KEY PLAN

LIGHTING SCHEDULE

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 THIRD ELOOD / IZEV DLAN

### **Code Conformance Information**

General: Accessibility: Energy:

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

Level-2 alteration per the IEBC

Fire Alarm: 2013 NFPA 72 Sprinkler

General Building / Project Information Classification of Work:

Occupancy Group: 3 story with basement Gross Area: 1,910 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. Plan Review & Inspection:

**Building Owner:** 

of the City of Pittsburgh

Housing Authority

Fukui Architects, PC 205 Ross Street Pittsburgh, PA 15219 mackenzie.pleskovic@hacp.org

ph: 412.281.6001 fx: 412.281.6002 Fgf@farpc.com

City of Pittsburgh Department of permits, Licenses and Inspections 200 Ross Street 3rd floor, room 320 Pittsburgh, PA 15205

MANCHESTER SCATTERED SITES MAP

### General Description of Work

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

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

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

SECOND FLOOR / KEY PLAN

LIGHTING SCHEDULE A11 ELEVATIONS

> NORTH ELEVATION SOUTH ELEVATION WEST ELEVATION

EAST ELEVATION

GRAPHIC SCALES HISTORIC KEYNOTES

SMALL UNIT KEYNOTES A12 KITCHEN ENLARGED PLANS AND ELEVATIONS

ENLARGED FLOOR KITCHEN PLAN

UNIT 1 KITCHEN ELEVATION 01

UNIT 1 KITCHEN ELEVATION 02

A13 KITCHEN ENLARGED PLANS AND ELEVATIONS UNIT 2 KITCHEN ENLARGED PLAN

UNIT 2 KITCHEN ELEVATION 01

UNIT 2 KITCHEN ELEVATION 02 A14 DETAILS

WOOD FENCE DETAIL

EXTERIOR DOOR THRESHOLD

WINDOW INSTALLATION UNDER VINYL SIDING

### Fukui Architects Pc Ross Street Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

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-PROJECT LOCATION

general notes Any conflicts in the drawings or between new an

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

ISSUED FOR PERMIT: 05.06.2022

project title

Owner: HACP

200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

As Noted May 6, 2022

Project #2006



EARTH

COMPACTED STONE FILL



STEEL

CONCRETE



BLOCKING

**BATT INSULATION** 

RIGID INSULATION



GYPSUM WALL BOARD

WOOD

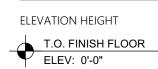


PLYWOOD SHEATHING

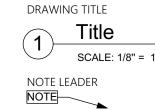
SPRAY FOAM INSULATION

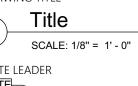
	• .•				
Abbrev	riations	T			
	A	F1 F) /	El	MISC.	Miscellaneous
A.F.F.	Above Finish Floor	ELEV.	Elevation	N.I.C.	N I. G
A.P.	Access Panel	EQUIP.	Equipment	N.T.S.	Not In Contract
ACOUST.	Acoustical	E.F.	Exhaust Fan	IV.1.3.	Not To Scale
A.C.T.	Acoustical Ceiling Tile	EXIST.	Existing	O.C.	On Center
ADH.	Adhesive	EXP.	Expansion	O.C. OPP.	Opposite
ADJUST.	Adjustable	E.J.	Expansion Joint	O.H.	Overhead
A/C	Air Conditioning	ESH	Exterior Sheathing	О.п.	Overnead
ALT.	Alteration	EXIST.	Existing	PR.	Pair
ALTN.	Alternate	EXP.	Exposed	PLAS.	Plaster
ALUM.	Aluminum	EXT.	Exterior	PLAS.LAM.	Plastic Laminate
A.O.R.	Area of Refuge	E.I.F.S.	Exterior Insulation & Finish System	P.C.	
APPROX.	Approximate			P.C. PLYWD.	Plumbing Contractor
ARCH.	Architectural	F.R.P.	Fiberglass Reinforced Polyester		Plywood
AS	Adjustable Shelving	F.F.	Finish Floor	POLY.	Polyethylene
ASB.	Asbestos	FIN.FLR.	Finish Floor	P.V.C.	Polyvinyl Chloride
ASPH.	Asphalt	F.A.C.P.	Fire Alarm Control Panel	PRE-FAB.	Prefabricated
AUTO.	Automatic	F.E.	Fire Extinguisher	DE	D ( T
AVG.	Average	FLR.	Floor	RE.	Refer To
DLK	_	F.D.	Floor Drain	REF.	Refrigerator
BLK.	Block	FTG.	Footing	R.C.P.	Reinforced Concrete Pipe
BD.	Board		3	REINF.	Reinforcement
BOT	Bottom	GA.	Gauge	RD.	Roof Drain
BLDG	Building	G.C.	General Contractor	RM.	Room
C.I.P.		G.F.I.	Ground Fault Interrupter	S.A.T.	Suspended Acoustical Tile
C.I.P. C.B.	Cast In Place	GYP.	Gypsum	S.A.T. SCHED.	·
	Catch Basin	G.W.B.	Gypsum Wall Board		Schedule
CEM.	Cement	GSH	Gypsum Sheathing	SHT.	Sheet
CER.	Ceramic	0311	dypsum sheatining	SIM.	Similar
CG	Corner Guard	H/C	Handicap	S.C.	Solid Core
C.M.T.	Ceramic Mosaic Tile	H.V.A.C.	Heating, Ventilation &	SPECS.	Specifications
C.W.T.	Ceramic Wall Tile	HT	Height	SQ.	Square
C.O.	Cleanout	HC	Hollow Core	S.F.	Square Foot
<u> </u>	Center Line	H.M.	Hollow Metal	S.S.	Stainless Steel
CLO.	Closet	HORIZ.	Horizontal	STL.	Steel
C.W.	Cold Water	HR.	Hour	STOR.	Storage
CLG.	Ceiling	H.W.	Hot Water	STRUCT.	Structural
CLR.	Clearance	1 1. VV.	Hot water	TEL.	Talandana
COL.	Column			THK.	Telephone
CONC.	Concrete	IN.	Inch		Thick
C.M.U.	Concrete Masonry Unit	I.M.	Insulated Metal	T.B.D.	To Be Determined
CONT.	Continuous	INSUL.	Insulation or Insulated	T&G	Tongue & Groove
CORR.	Corridor	INT.	Interior	T.O.	Top Of
		INV.	Invert	T.G.	Top Of Grade
C.M.P.	Corrigated Metal Pipe Courses	ISO.	Isolation	T.O.S.	Top Of Steel
CRS.	Courses			TYP.	Typical
DIA.	Diameter	JAN.	Janitor's Closet	UNFIN.	Unfinished
DET	Detail	J.T.	Joint	U.N.O.	Unless Noted Otherwise
DGL	Dens Glass Gold			0.14.0.	
DR.	Door	LAM.	Laminate	V.B.	Vapor Barrier
DN.	Down	LAV.	Lavatory	VERT.	Vertical
D.S.	Downspout	LG.	Long	VEST.	Vestibule
DWG.	Drawing			V.C.T.	Vinyl Composition Tile
DWR	Drawer	M.D.F.	Medium Density Fiberboard	V.I.F.	Verify In Field
D.F.	Drinking Fountain	M.D.H.	Magnetic Door Holder	,,,,,	
D.I.P.	Ductile Iron Pipe	M.H.	Manhole	W.H.	Water Heater
D.I.I .	Ducine non ripe	MFGR.	Manufacturer	W.R.B.	Water Resistant Barrier
EA.	Each	MAX.	Maximum	W.W.F.	Welded Wire Fabric
E.W.	Each Way	MECH.	Mechanical	WIN.	Window
ELEC.	Electrical	MET.	Metal	W/	With
E.C.	Electrical Contractor	MIN.	Minimum	W/O	Without
EL.	Elevation	IVIII N.		WD.	Wood
CL.	Elevation				

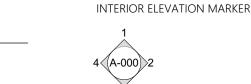
### Symbols



NORTH ARROW NORTH







# 4 (A-000)2

### ABBREVIATIONS AND MATERIALS

	WINDOW SCHEDULE								
ID	SIZE		LIEAD LIEIGUT		VENTING	TEMPEDED			
ID	WIDTH	HEIGHT	HEAD HEIGHT	FRAME MATERIAL	VENTING	TEMPERED			
А	3'-0"	1'-9"	8'-3 1/4"	WOOD	×				
В	2'-11 1/2"	6'-9"	9'-0"	WOOD	⊠				
С	2'-8"	4'-8 1/4"	8'-2 1/4"	WOOD	×				
D	2'-8"	5'-8"	8'-1"	WOOD	×				
E	2'-11 1/2"	6'-1"	7'-8"	WOOD	⊠				
F	2'-6"	5'-4"	7'-8"	WOOD	⊠				
G	2'-10"	5'-5 1/2"	7'-8"	WOOD	⊠				
Н	2'-10"	4'-9"	8'-2"	WOOD	⊠				
I	1'-9 1/2"	4'-9"	8'-2"	WOOD	⊠				
J	1'-8"	4'-5"	6'-10 1/2"	WOOD	⊠				
ALL WINDOW	S AND WINDO	W OPENINGS	ARE EXISTING.	IT IS NOT INTENDED	TO RE-FRAME I	EXISTING			

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

GC TO VERIFY EXISTING SIZING BEFORE PURCHASE OF WINDOWS.

DOOR TAG	SIZE	DOOR TYPE	DOOR MTL.	FRAME MTL.	HARDWARE (REFER TO SPECS)
1	4'-0"×7'-0"	I	FIBERGLASS	FIBERGLASS	ENTRY
2	4'-0"×7'-0"	V	WOOD	WOOD	ENTRY
3	1'-8"×6'-8"	III	WOOD	WOOD	PASSAGE
4	2'-8"×6'-8"	III	WOOD	WOOD	PASSAGE
5	2'-11"×7'-0"	II	FIBERGLASS	FIBERGLASS	ENTRY
6	2'-6"×6'-8"	III	WOOD	WOOD	PRIVACY
7	2'-6"×6'-8"	III	WOOD	WOOD	PRIVACY
8	2'-8"×6'-8"	III	WOOD	WOOD	PRIVACY
9	4'-0"×6'-8"	IV	WOOD	WOOD	PASSAGE
10	3'-0"×6'-8"	III	WOOD	WOOD	PRIVACY
11	2'-6"×6'-8"	III	WOOD	WOOD	DUMMY
12	4'-11"×6'-8"	VI	WOOD	WOOD	BIFOLD
13	2'-4"×6'-8"	III	WOOD	WOOD	PASSAGE
14	2'-6"×6'-8"	III	WOOD	WOOD	PRIVACY
15	1'-2"×6'-8"	III	WOOD	WOOD	DUMMY
16	3'-0"×6'-8"	III	WOOD	WOOD	PASSAGE

DOOR SCHEDULE

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

GC TO VERIFY EXISTING SIZING BEFORE PURCHASE OF DOORS.

### -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 -3/4" PLYWOOD SUBFLOOR VAPOR BARRIER -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, AND COMPLACTED GRAVEL

TYPICAL ROOF ASSEMBLY

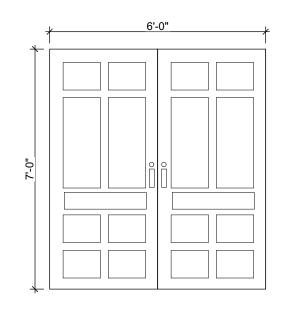
FLOOR NAME BEDROOM 09 | LVT BTHRM 09 | LVT CLO 09 | LVT DINING ROOM 09 | LVT **ENTRY** 09 | LVT HALLWAY 09 | LVT KITCHEN 09 | LVT LIN.CLO 09 | LVT LIVING ROOM 09 | LVT

09 | LVT

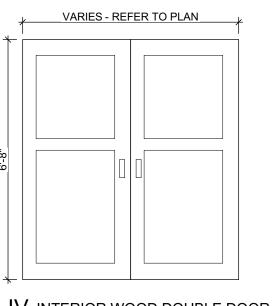
PNTRY

FINISH SCHEDULE

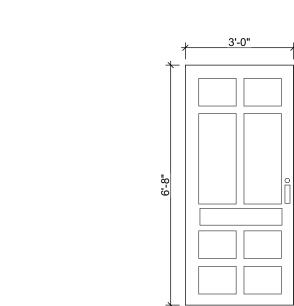
HISTORIC BRICK WALL SECTION



EXTERIOR INSULATED DOUBLE FIBERGLASS DOOR INSULATED EXTERIOR DOOR TO MATCH IECC REQUIREMENTS. HISTORIC DOOR AND COLOR TO MATCH KEY AND CORE AND HADRWARE PER SPECIFICATIONS. REFER TO PLAN FOR DOOR



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



NEW LVT FLOORING ON 3/4"

OSB FASTENED TO 2X10 JOISTS AT ALL LANDINGS

2X12 NOTCHED STRINGER-

NOSING RADIUS 1/2" MAX.

UNDERSIDE 60° MIN.-FROM HORIZ. (UFAS ONLY)

EXISTING 1" WOOD— TREAD TYP.

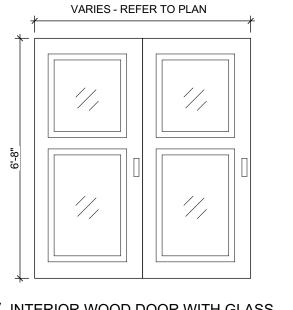
1 1/4" NOSING

POSSIBLY RISERS.

INTERIOR STAIR DETAIL

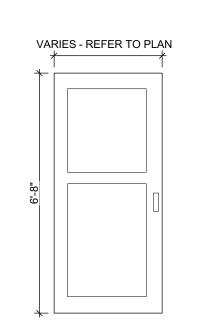
5/8" TYPE "C" GYP----

I EXTERIOR INSULATED FIBERGLASS DOOR INSULATED EXTERIOR DOOR TO MATCH IECC REQUIREMENTS. HISTORIC DOOR AND COLOR TO MATCH KEY AND CORE AND HADRWARE PER SPECIFICATIONS. REFER TO PLAN FOR DOOR HANDLING.



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

PLAN FOR DOOR HANDLING.



11" MIN.

1 1/2" MAX.

RADIUS

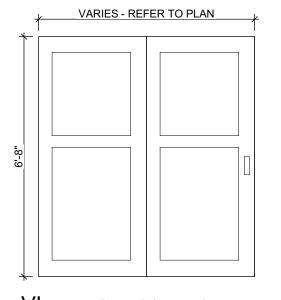
THIS STAIR SECTION IS INTENDED FOR GENERAL

REFERENCE AND CODE CONFORMANCE

ONLY MOST STAIRWAYS WILL ONLY REQUIRE

REPLACEMENT OF EXISTING TREADS AND

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



VI INTERIOR WOOD BIFOLD INTERIOR 2 PANEL SLIDING WOOD DOOR. HADRWARE PER SPECIFICATIONS. REFER TO PLAN FOR DOOR HANDLING.

### Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

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

As Noted May 6, 2022

**Sheet No.** 

2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT

GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN

- 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.

PROPERTIES.

- 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 FACH PRIME CONTRACTOR &TRADE SHALL REFER TO THE ENTIRE SCOPE OF WORK DRAWINGS AND SPECIFICATIONS WITHIN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL PERTINENT INFORMATION AND COORDINATION WORK WITH OTHER CONTRACTORS. REFER TO ARCHITECTURAL, SITE, HVAC, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR RESPECTIVE DEMOLITION AND CONSTRUCTION SCOPE OF WORK AND FOR GENERAL CONTRACTOR COORDINATION, ALL WORK DEPICTED ON THIS
- 13. CONTRACTORS ARE REQUIRED TO COORDINATE PHASING AND ANY REQUIRED TEMPORARY UTILITY INTERRUPTIONS WITH HACP'S REPRESENTATIVE.

CONTRACTOR UNLESS NOTED OTHERWISE

DRAWING IS THERESPONSIBILITY OF THE GENERAL

- 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 & **FQUIPMENT THAT ARE DAMAGED DURING THE** PERFORMANCE OF DEMOLITION & NEW CONSTRUCTION WORK SHALL BE REPAIRED OF REPLACED TO THE SATISFACTION OF HACP'S REPRESENTATIVE & ARCHITECT. WHERE ITEMS HAVE BEEN DEMOLISHED, ADJACENT CONSTRUCTION, EITHER NEW OR EXISTING SHALL BE PREPARED, PATCHED, FINISHED AND/OR REFINISHED TO MATCH THE ADJACENT SURFACE TO REMAIN WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- 16. EACH PRIME CONTRACTOR IS RESPONSIBLE FOR THEIR OWN DEMOLITION, CUTTING AND PATCHING REQUIRED FOR THEIR SCOPE OF WORK. GREAT CARE IN THE FINAL FINISHED APPEARANCE OF ALL AREAS EXPOSED TO VIEW SHALL BE TAKEN. PREPARE EXISTING WALL, CEILING AND FLOOR SURFACES TO PROVIDE A SMOOTH AND CONSISTENT SURFACE FOR FINISHES. MATCH ADJACENT MATERIALS, COLORS, TEXTURES AND FINISHES. COORDINATE WITH OTHER PRIME CONTRACTORS, DISCIPI INES AND TRADES AND WITH FINAL FINISHES AS DENOTED IN THE DRAWINGS AND SPECIFICATIONS.
- 17. ADD BLOCKING FOR ALL UPPER CABINETS, GRAB BARS, AND ASSOCIATED ITEMS.
- 18. FLASHING AND WATERPROOFING TO BE COMPLIANT WITH BEST PRACTICES AND MANUFACTURER'S RECOMMENDATIONS

### **HAZARDOUS NOTES**

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

### GENERAL HISTORIC PRESERVATION NOTES

- HISTORIC PRESERVATION NOTES SHALL OVERRIDE KEYNOTES WHERE APPLICABLE.
- THE REPAIR OF EXISTING FEATURES WITH INAPPROPRIATE MATERIALS, SUCH AS ALUMINUM JAMB CASINGS AND BRACKET TINWORK, SHALL BE AVOIDED. REHABILITATION WORK SHALL NOT DESTROY THE DISTINGUISHING QUALITIES OR CHARACTER OF THE

ALTERATION OF ANY HISTORIC MATERIAL OR

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

ARCHITECTURAL FEATURES FROM OTHER BUILDINGS

STRUCTURE AND ITS ENVIRONMENT. THE REMOVAL OR

#### **ENVIRONMENTAL AND LANDSCAPE** HISTORIC PRESERVATION NOTES

DESIGNS OR THE AVAILABILITY OF DIFFERENT

- RETAIN LANDSCAPE FEATURES SUCH AS PARKS. GARDENS, STREET LIGHTS, SIGNS, BENCHES, WALKWAYS, STREETS, ALLEYS AND BUILDING SETBACKS THAT HAVE TRADITIONALLY LINKED BUILDINGS TO THEIR
- FNVIRONMENT USING NEW PLANT MATERIALS, FENCING, WALKWAYS. STREET LIGHTS, SIGNS, AND BENCHES THAT ARE COMPATIBLE WITH THE CHARACTER OF THE
- NEIGHBORHOOD IN SIZE, SCALE, MATERIAL, AND COLOR. FENCES OR YARD ENCLOSURES SHALL BE BRICK, STONE, METAL PICKET, OR WOOD. HEIGHTS SHALL BE AS LIMITED BY THE ZONING ORDINANCE. CHAIN LINK IS DISCOURAGED

- 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
- BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING: BATHROOM ACCESSORIES INCLUDING MIRRORS. MEDICINE CABINETS, TOWEL RACKS, AND TOILET

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

WILL BE ISSUED, AND ALL CONTRACTORS ARE TO CREDIT

ARCHITECTURAL SCOPE NOTES

- INTERIOR DOORS, HARDWARE, AND DOOR TRIM. WHERE ONE DAMAGED INTERIOR DOOR IS TO BE REPLACED, ALL INTERIOR DOORS ARE TO BE REPLACED TO MATCH NEW DOORS PER SPECIFICATIONS. REFER TO DETAIL SCHEDULE FOR MORE INFORMATION.
- WINDOWS AND ASSOCIATED WINDOW TRIM, SILLS, AND LOCKING MECHANISMS. SEE SHEET A-11. "PELLA" IS BASIS OF DESIGN. GC TO PROVIDE PELLA OR EQUIVALENT.
- 4. SEALING AND CAULKING AROUND ALL BATHTUBS AND
- ALL CLOSETS ROD & SHELVES
- 6. ALL ROOF SOFFITS
- 7. GUTTERS AND ASSOCIATED DOWNSPOUTS, HEAT TAPE. SPLASH BLOCKS. OR CAST IRON BOOTS OR DRAIN LEADERS. SEE ROOF PLAN SHEET A-4
- 8. ADDRESS NUMBERS
- 9. DRYWALL UP TO 200SF
- 10. METAL EXTERIOR RAILINGS AND GATES 11. INTERIOR WOOD HANDRAILS
- 12. HVAC SUPPLY AND RETURN GRILLES/VENT COVERS DUCTWORK

### THE FOLLOWING LIST OF ITEMS ARE TO BE BID AT AND

- REPLACED AT 100% PER THE SPECIFICATIONS U.N.O: 14. COMPLETELY REMOVE (U.N.O.) AND REPLACE ALL EXISTING KITCHEN CABINETS, CABINET HARDWARE SINKS, AND COUNTERTOPS, BACKSPLASH. NEW CABINET AND COUNTER LAYOUT PER PLANS WITH
- 15. ALL WINDOW SCREENS TO BE REPLACED WITH CHILDPROOF SCREENS. REFER TO SPECIFICATIONS FOR MORE DETAILS.

FINISHES PER THE SPECIFICATIONS.

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

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

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

### MASONRY HISTORIC PRESERVATION NOTES

- RETAIN ORIGINAL MASONRY AND MORTAR WHENEVER POSSIBLE, WITHOUT THE APPLICATION OF ANY SURFACE TREATMENT
- DUPLICATE OLD MORTAR IN COMPOSITION, COLOR TEXTURE, JOINT SIZE, METHOD OF APPLICATION, AND
- JOINT PROFILE CLEANING MASONRY WILL BE APPROVED ONLY WHEN NECESSARY TO HALT DETERIORATION AND ALWAYS WITH
- PRESSURE WATER AND SOFT NATURAL BRUSHES. DETERIORATED MASONRY WORK SHALL BE REPAIRED TO BE INCONSPICUOUS AND COMPATIBLE WITH THE EXISTING. BRICKWORK SHALL NOT BE SANDBLASTED AND MAY BE CLEANED WITH HYDROFLUORIC ACID IN CONCENTRATION OF NOT MORE THAN 5% OR **EQUIVALENT**

THE GENTLEST METHOD POSSIBLE, SUCH AS LOW-

- WATERPROOFING DETAILS CANNOT ALTER THE EXTERIOR ON HISTORIC PROJECTS. REPOINTING WITH A MORTAR OF HIGH PORTI AND
- CEMENT CONTENT CAN CREATE A BOND THAT IS OFTEN STRONGER THAN THE BUILDING MATERIAL. THIS CAN CAUSE DETERIORATION AS A RESULT OF THE DIFFERING COEFFICIENT OF EXPANSION AND THE DIFFERING POROSITY OF THE MATERIAL AND THE MORTAR.
- MASONRY SURFACES, WHICH HAVE BEEN PAINTED IN THE PAST, SHOULD, IN MOST CASES, BE REPAINTED. REPAIRING OR REPLACING, WHERE NECESSARY DETERIORATED MATERIAL WITH NEW MATERIAL SHOULD ATTEMPT TO DUPLICATE THE OLD AS CLOSELY AS

- PLUMBING SCOPE NOTES 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
- BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING: P1. DISCONNECT AND REMOVE EXISTING GAS WATER HEATER AND ALL ASSOCIATED FLUE PIPING. PROVIDE NEW HIGH EFFICIENCY GAS WATER HEATER WITH EXPANSION TANK, FLOOR STAND, DRAIN PAN, DRAIN PIPING, AND CONNECTIONS TO EXISTING GAS, HOT, AND COLD-WATER PIPING TO REMAIN. EXTEND NEW COMBUSTION AIR INTAKE AND EXHAUST FLUE PIPING TO NEW CONCENTRIC VENT TERMINATION OUTDOORS,

SEE SPECIFICATIONS.

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

WILL BE ISSUED, AND ALL CONTRACTORS ARE TO CREDIT

- P2. DISCONNECT AND REMOVE EXISTING ELECTRIC WATER HEATER, PROVIDE NEW HYBRID ELECTRIC HEAT PLIMP 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"DIAMFTER INSULATED FLEXIBLE DUCT SECTION AND 10X10 ANEMOSAT MODEL GC5OR APPROVED EQUAL GRILLE WITH 10X10 PLENUM AND 8" DIAMETER CONNECTOR, SEE SPECIFICATIONS.
- P3. DISCONNECT AND REMOVE EXISTING TOILET AND ALL ASSOCIATED TRIM.REMOVE EXISTING WAX RING. CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING COLD-WATER LINE PROVIDE NEW TOILET AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TOSERVE NEW FIXTURE.
- P4. DISCONNECT AND REMOVE EXISTING LAVATORY (VANITY PEDESTAL ORWALL HUNG TYPE) AND ALL ASSOCIATED TRIM. CLEAN EXISTING DRAINLINE AND FLUSH EXISTING HOT AND COLD-WATER LINES. PROVIDE NEW LAVATORY (VANITY, PEDESTAL, OR WALL HUNG TYPE TO MATCHEXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- P5. DISCONNECT AND REMOVE EXISTING BATHTUB (WITH OR WITHOUTSHOWER) AND ALL ASSOCIATED TRIM. CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATER LINES, PROVIDE NEW BATHTUB (WITH OR WITHOUT SHOWER TO MATCH EXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- P6. DISCONNECT AND REMOVE EXISTING SHOWER AND ALL ASSOCIATED TRIM. CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATER LINES. PROVIDE NEW SHOWER AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE
- P7. DISCONNECT AND REMOVE EXISTING KITCHEN SINK (SINGLE OR DOUBLE BOWL) AND ALL ASSOCIATED TRIM CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATER LINES. PROVIDE NEW KITCHEN SINK (SINGLE OR DOUBLE BOWLTO MATCH EXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- P8. DISCONNECT AND REMOVE EXISTING LAUNDRY TRAY (SINGLE OR DOUBLE) AND ALL ASSOCIATED TRIM. CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT AND COLD-WATERLINES. PROVIDE NEW LAUNDRY TRAY (SINGLE OR DOUBLETO MATCH EXISTING) AND ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-IN TO SERVE NEW FIXTURE.
- 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 EXISITNG STORM SEWER SYSTEM OR SUITABLE LOCATION IDENTIFIED BY OWNER'S REPRESENTATIVE.
- P14.ALL EXISTING UNDERGROUND SEWER PIPING TO BE HYDRO-JET CLEANED AND SCOPED WITH A VIDEO CAMERA (PROVIDE COPY OF CLEAN SEWERVIDEO TO THE OWNER

### WOOD HISTORIC PRESERVATION NOTES

REPAIR, RESTORE AND, IF NECESSARY, REPLACE EXISTING WOOD SIDING WITH SIMILAR WOOD MATERIALS. HOWEVER, REPLACEMENT USING OTHER MATERIALS, SUCH AS WOOD PANELING, OR ALUMINUM OR VINYL SIDING IN APPROPRIATE SCALE AND FINISH, IS NOT PROHIBITED. WHERE THOSE MATERIALS ARE USED, APPROPRIATE TRIM DETAILS WILL BE RETAINED OR DUPLICATED

REMOVING ARCHITECTURAL FEATURES SUCH AS SIDING,

CORNICES, BRACKETS, WINDOW ARCHITRAVES, AND

### METAL HISTORIC PRESERVATION NOTES

DOORWAY PEDIMENTS IS PROHIBITED.

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 BY THE GENTLEST METHOD POSSIBLE. DO NOT USE CLEANING METHODS, WHICH ALTER THE

COLOR, TEXTURE, AND TONE OF THE METAL.

- METAL HISTORIC PRESERVATION NOTES
- CLEAN WHEN NECESSARY WITH THE APPROPRIATE METHOD. CAST IRON AND STEEL ARE NORMALLY NOT AFFECTED BY MECHANICAL CLEANING METHODS, WHILE PRESSED TIN, ZINC, AND ALUMINUM SHOULD BE CLEANED BY THE GENTLEST METHOD POSSIBLE
- DO NOT USE CLEANING METHODS, WHICH ALTER THE COLOR, TEXTURE, AND TONE OF THE METAL

### **ELECTRICAL SCOPE NOTES**

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

MECHANICAL SCOPE NOTES

M1. DISCONNECT AND REMOVE EXISTING GAS FURNACE,

DUCTWORK / GRILLES / REGISTERS, ALL ASSOCIATED

REFRIGERANT PIPING. AND CONTROLS. PROVIDE NEW

HIGH EFFICIENCY GAS FURNACE, EVAPORATOR COIL,

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

DRAIN LINE AS REQUIRED. EXTEND NEW COMBUSTION

CONCENTRIC VENT TERMINATION OUTDOORS, SEE

SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL

LEG, AND UNION. EXTEND AND CONNECT NEW

AIR INTAKE AND EXHAUST FLUE PIPING TONEW

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.

REGISTERS, ALL ASSOCIATED REFRIGERANT PIPING,

DRAIN LINE TO EXISTING CONDENSATE DRAIN LINE AS

REQUIRED, SEE SPECIFICATIONS. THIS CONTRACTOR

REQUIRED TO PERFORM THE WORK AND RESTORE ALL

WALLS / BULKHEADS UPONCOMPLETION OF THE WORK.

SHALL OPEN ALL EXISTING WALLS / BULKHEADS AS

CONDENSING UNIT, ALL ASSOCIATED REFRIGERANT

EFFICIENCY CONDENSING UNIT / HEAT PUMP UNIT. ALL

ASSOCIATED REFRIGERANT PIPING, CONTROLS, AND

MOUNTED BATHROOM EXHAUST FAN, ALL ASSOCIATED

NEW CEILING MOUNTED BATHROOM EXHAUST FAN, ALL

EXHAUST AIR DUCTWORK, AND CONTROLS, PROVIDE

CONTROLS, SEE SPECIFICATIONS. THIS CONTRACTOR

BULKHEADS 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

MITIGATION FAN AND EXHAUST DUCT MOUNTED MANO

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

ASSOCIATED EXHAUST AIR DUCTWORK, AND

SHALL OPEN ALL EXISTING CEILINGS/ WALLS /

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

M4. DISCONNECT AND REMOVE EXISTING CEILING

SPECIFICATIONS.

CONTROLS, AND PRECAST CONCRETE EQUIPMENT

BASE. EXTEND AND CONNECT NEW CONDENSATE

SUPPLY AND RETURN AIR DUCTWORK / GRILLES /

PROVIDE NEW ELECTRIC FURNACE. EVAPORATOR COIL

M2. DISCONNECT AND REMOVE EXISTING ELECTRIC

AIR DUCTWORK / GRILLES / REGISTERS. ALL

SUPPLY AND RETURN AIR DUCTWORK / GRILLES /

EVAPORATOR COIL. SUPPLY AND RETURN AIR

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

COUNTERTOPS SHALL BE 44" AFF U.N.O.

- E9. CONTRACTORFIELD VERIFY ALL EXISTING BRANCH CIRCUITS AND FEEDERS FROM NEW ELECTRICAL PANEL ARE INSTALLED INACCORDANCE WITH THEN.E.C. TROUBLESHOOT AND REPAIR ANY EXISTING CIRCUITRY AND/ORSERVICE POWER FEED THAT MAY RESULT IN ELECTRICAL DEVICES LIKE RECEPTACLES, LIGHT SWITCHES, LUMINARIES, ETC., BEING INOPERABLE
- E10.FURNISH EACH BEDROOM WITH NEW SMOKE DETECTOR ALARMPER SPECIFICATIONS
- E.11ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE & DISCONNECT POWERAT EXISTINGGAS-FIRED FURNANCETO PERMIT THE REMOVAL OF EXISTING FURNACE BY MECHANICAL CONTRACTOR.
- E12.ELECTRICAL CONTRACTOR SHALL RECONNECT & PROVID EPOWER TO NEW FURANCE FURNISHED & INSTALLED BY MECHANICAL CONTRACTOR. PROVIDE NEW DISCONNECT SWITCH AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING CONDUCTORS AND CIRCUIT BREAKER ARE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) & MAXIMUM OVER CURRENT PROTECTION(MOP) PRIOR TO FINAL INSTALLATION.
- E13.ELECTRICAL CONTRACTOR SHALLDE-ENERGIZE & DISCONNECT POWER AT EXISTING AIR-COOLED CONDENSING UNIT LOCATION. REMOVE EXISTING EXTERIOR DISCONNECT SWITCH AS REQUIRED TO PERMIT THE REMOVAL OF THE EXISTING AIR-COOLED CONDENSING UNIT BY THE MECHANICAL CONTRACTOR.

**ROOF HISTORIC PRESERVATION NOTES** 

PRESERVE THE ORIGINAL ROOF SHAPE. EXISTING

RETAIN THE ORIGINAL ROOFING MATERIAL, WHENEVER

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

ALL BOX GUTTERS SHALL BE RETAINED. ALL FACADE

(PAINTED OR ANODIZED) OR GALVANIZED AND PAINTED

REPLACE DETERIORATED ROOF COVERINGS WITH NEW

MATERIAL THAT MATCHES THE OLD IN COMPOSITION.

ARCHITECTURAL FEATURES THAT GIVE THE ROOF ITS

ESSENTIAL CHARACTER, SUCH AS DORMER WINDOWS,

CUPOLAS, CORNICES, BRACKETS, CHIMNEYS, CRESTING,

DOOR & WINDOW HISTORIC PRESERVATION NOTES

PRESERVE AND REPLACE, WHERE NECESSARY, ALL

EXISTING WINDOW AND DOOR OPENINGS SHALL BE

SILLS, ARCHITRAVES, SHUTTERS, AND DOORS,

RETAINED, INCLUDING WINDOW SASH, GLASS, LINTELS,

PEDIMENTS, HOODS, ARCHITRAVES, STEPS, AND ALL

VINYL CLAD WOOD. VINYL CLAD AND OTHERS MAY BE

ACCOMMODATE SMALLER OR STOCK WINDOW UNITS

SHALL NOT BE PERMITTED ON THE FRONT FACADES.

WINDOW STYLES ON THE FRONT FACADE SHALL BE

FITHER ONE OVER ONE OR TWO OVER TWO LINEESS

STAINED, BEVELED OR FANCY GLASS EXISTS IN THE

INSTALLED. MUST BE INSTALLED ON ALL FLOORS OR THE

FIRST FLOOR ONLY. WROUGHT IRON "BURGLAR BARS"

SHALL BE ALLOWED TO COVER UP TO THE LOWER HALF

WINDOW SHUTTERS SHALL BE OPERABLE AND, IF

OF WINDOW OPENINGS ON THE FRONT FACADE.

ORIGINAL OR IS USED IN THE REPLACEMENT.

PERMITTED IF THE BASIC SHAPE OF THE ORIGINAL

INFILLING OF WINDOW AND DOOR OPENINGS TO

ALL WINDOW AND DOOR CASING, SASHES, AND MUNTINS

ON THE FRONT FACADE SHALL BE PAINTED, STAINED OR

DOWNSPOUTS SHALL BE COPPER OR ALUMINUM

DORMERS AND CHIMNEYS SHALL BE RETAINED

DARK SHINGLES, OR SLATE.

SIZE, SHAPE, COLOR AND TEXTURE.

APPROPRIATELY.

AND WEATHERVANES.

WINDOW IS NOT ALTERED

HARDWARE

E14.ELECTRICAL CONTRACTOR SHALL RECONNECT & 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 FIFI D VERIFY EXISITING CONDUCTORS AND CIRCUIT BREAKER ARE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED MINIMUM CIRCUITAMPACITY (MCA) & MAXIMUM OVER CURRENT

PROTECTION (MOP) PRIORTO FINAL INSTALLATION.

- E.15ELECTRICAL CONTRACTOR SHALL PROVIDE A NEW DUPLEX RECEPTACLE AT GAS-FIRED WATER HEATER FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR. INSTALLATION OF NEW DUPLEX RECEPTACLE SHALL BE INSTALLED IN ACCORFANCE WITH THE N.E.C.
- E16.ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE & DISCONNECT POWER AT EXISTING WATER HEATER LOCATION TO PERMIT THE REMOVAL OF EXISTING WATER HEATER BY PLUMBING CONTRACTOR.
- E17.ELECTRICAL CONTRACTOR SHALL RECONNECT & PROVIDE POWER TO NEW HYBRID ELECTRIC HEAT PUMP FURNISHED AND INSTALLED BY PLUMBING 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.
- E.18ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE & DISCONNECT POWER AT EXISTING CEILING MOUNTED EXHAUST FAN LOCATION TO PERMIT THE REMOVAL OF EXISTING EXHAUST FAN BY MECHANICAL CONTRACTOR.
- E.19ELECTRICAL CONTRACTOR SHALL RECONNECT & PROVIDE POWER TO NEW CEILING MOUNTED EXHAUST FAN FURNISHED AND 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.
- E.20ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICALCONTRACTOR TO PROVIDE A NEW DUPLEX RECEPTACLE FOR BATTERY BACKED UP SUMP PUMP ASSEMBLY. INSTALLATION OF NEW DUPLEX RECEPTACLE SHALL BE INSTALLED IN ACCORDANCE WITH THEN.E.C.
- E21.CONTRACTOR SHALL REPLACE EXISTING INOPERABLE OR OBSOLETE INTERCOM SYSTEM WITH NEW PER SPECIFICATIONS. PROVIDE NEW LOW-VOLTAGE WIRING AS REQUIRED.
- E22.NEW APPLICANCES SUCH ASBUILT-IN DISHWASHERS AND TRASHCOMPACTORS SHALL BE PERMITTEDTO BE CORD-AND-PLUG CONNECTEDWITH FLEXIBLE CORD IDENTIFIED SUITABLE FOR THE PURPOSEIN THE INSTALLATION INSTRUCTIONS OF THE APPLICANCE MANUFACTURER
- E23.CONTRACTOR SHALL UPDATE CIRCUIT DIRECTORIES IN ALL ELECTRICALPANEL BOARDS.
- E24.CONTRACTOR SHALL DISCONNECT AND REMOVE EXISITING BATHROOM LIGHT FIXTURE(S) AND PROVIDE NEW LED FIXTURE(S) PER LIGHTING SCHEDULE ON THE ARCHITECTURAL DRAWINGS. INSTALALTION SHALL BE IN ACCORDANCE WITH THE I.B.C. AND N.E.C.
- E25.CONTRACTOR SHALL DISCONENCT AND REMOVE EXISITNG ABANDON LANDLINE PANEL(S) AND ALL ASSOCIATED ACCESSIBLE WIRING.

E26.CONTRACTOR SHALL PREAIR / SECURE ALL LOOSE

ENTRANCES, PORCHES, & STEPS

HISTORIC PRESERVATION NOTES

RAILING SHALL BE PERMITTED

TO THE BUILDING AND ITS DEVELOPMENT.

RETAINED, RESTORED OR DUPLICATED.

RETAIN PORCHES AND STEPS, WHICH ARE APPROPRIATE

STONE, BRICK, OR POURED CONCRETE, WROUGHT IRON

APPROPRIATE EXTERIOR LIGHTING ABOVE OR FLANKING

DOORS ON THE FRONT FACADE SHALL BE A HISTORICALLY

DETERIORATED ARCHITECTURAL FEATURES OF WOOD

STRIPPING PORCHES AND STEPS OF ORIGINAL MATERIAL

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

TILE AND BRICK, AND ENCLOSING PORCHES AND STEPS

WHERE REMOVAL OF PAINT ON BRICK IS REQUIRED TO

DONE WITH CARE AS TO NOT DAMAGE THE BRICK.

WHERE PAINTING IS NECESSARY, UTILIZE A GLOSS OF

SEMI-GLOSS PAINT WHICH CAN BE EASILY CLEANED.

RETAIN THE ORIGINAL DESIGN INTENT, REMOVAL TO BE

KEEP MASONRY NATURAL AND CLEAN IT. INCLUDING SILLS

AND OTHER PAINTED SURFACE TO FIND OUT WHAT THE

AND HEADERS (IF MASONRY). SCRAPE DOWN THE TRIM

ORIGINAL COLORS WERE FOR USE IN REPAINTING AS

COLORS BE SELECTED FROM HISTORICAL SELECTIONS

SUCH AS "PITTSBURGH PAINT HISTORIC COLORS" OR A

IT IS SUGGESTED THAT EXTERIOR BODY AND TRIM

AND ARCHITECTURAL FEATURES, SUCH AS HAND RAILS,

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

SIDEWALK, STOOP, AND STEP MATERIALS SHALL BE

EXISTING TRANSOMS AND OTHER EMBELLISHMENTS

CHARACTERISTIC OF THE STRUCTURE SHALL BE

THE FRONT ENTRANCE SHALL BE ENCOURAGED.

APPROPRIATE WOOD PANEL CONSTRUCTION

BALUSTERS, COLUMNS, BRACKETS AND ROOF

REPAIR OR REPLACE. WHERE NECESSARY

DESTROY THEIR INTENDED APPEARANCE.

NECESSARY.

SIMILAR SOURCE.

CABLE WIRING AS REQUIRED

1. MITIGATE ALL CONTAMINANTS FOUND. 2. IMPLEMENT EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION FOR SYSTEM STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES GUIDANCE, OR LOCAL REQUIREMENTS,

**GREEN COMMUNITIES NOTES** 

- 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 FOLLIPMENT 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. PROJECT FRPZS ON-SITE STORM SEWER INLETS WATERCOURSES AND WATER BODIES WITH STRAW BALES. SILT FENCING. SILT SACKS. ROCK FILTERS. OR COMPARABLE MEASURES. PROVIDE SWALES TO DIVERT SURFACE WATER FROM HILLSIDES. IDENTIFY AND PROTECT SIGNIFICANT HIGH VALUE TREES DURING CONSTRUCTION (HEALTHY TREE WITH A DIAMTER AT BREAST HEIGHT GREATER THAN 6"). INSTALL TREE PROTECTION FENCING OUTSIDE THE CRITICAL ROOT ZONE, IF SOIL IN A SLOPED AREA IS DISTURBED DURING CONSTRUCTION, USE TIERS, EROSION BLANKETS (GEOTEXTILE MATS) COMPOST BLANKETS, FILTER SOCKS AND BERMS, OR SOME COMPARABLE APPROACH, TO KEEP SOIL STABILIZED
- 16. ALL PANTINGS (TREES, SHRUBS, GROUNDCOVER, INCLUDING GRASSES) SHOULD BE NATIVE OR CLIMATE-APPROPRIATE (ADAPTED) TO THE REGION. ALL NEW PLANTINGS MUST BE APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE. DO NOT INTRODUCE INVASIVE PLANT SPECIES. ALL DISTRUBED AREAS SHOULD BE PLANTED, SEEDED OR XERISCAPED.
- 17 TREAT OR RETAIN ON-SITE THE PRECIPITATION VOLUME FROM THE 60TH PERCENTILE PRECIPITATION EVENT AS DEFINED BY EPA IN THE TECHNICAL GUIDANCE ON IMPLEMENTING STORMWATER RUNOFF REQUIREMENTS FOR FEDERAL PROJECTS UNDER SECTION 438.

18. SIZE AND SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH THE AIR

CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUALS J AND S OR IN ACCORDANCE WITH THE MOST RECENT ASHRAE HANDBOOK OF FUNDAMENTALS AVAILABLE AT THE TIME OF SPECIFICATION. 19. FOR PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHTING FIXTURES. INSTALL HIGH-

(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

EFFICIENCY LIGHTING THAT IS CAPABLE OF MEETING RECOMMENDED LIGHT LEVELS

- 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 UO.
- 24. FIXTURE SHALL HAVE NO SAG OR DROP LENSES, SIDE LIGHT PANELS OR UPLIGHT PANELS. FIXTURE SHALL EMPLOY WARM-TONED (3000K AND LOWER) WHITE LIGHT SOURCES OR MAY
- 25. LIGHT SOURCES OR FILTERED LED LIGHT SOURCES. 26. USE MATERIALS THAT HAVE DURABLE, CLEANABLE SURFACES THROUGHOUT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS, MATERIALS INSTALLED IN THESE ROOMS SHOULD NOT BE PRONE TO DETERIORATION DUE TO MOISTURE INTRUSION OR ENCOURAGE THE GROWTH OF
- 27. USE MOISTURE-RESISTANT BACKING MATERIALS SUCH AS CEMENT BOARD, FIBER CEMENT BOARD, OR EQUIVALENT PER ASTM #D 6329 OR ASTM #D 3273 BEHIND TUB/SHOWER ENCLOSURES. PROJECTS USING A ONE-PIECE FIBERGLASS TUB/SHOWER ENCLOSURE ARE EXEMPT FROM THIS REQUIREMENT.
- 28. FLASHINGS AT ROOF /WALL INTERSECTIONS AND WALL PENETRATIONS (I.E., PLUMBING, ELECTRICAL, VENTS, HVAC REFRIGERANT LINES AND THE LIKE IN ADDITION TO WINDOWS AND DOORS) MUST BE INTEGRATED WITH THE WEATHERRESISTIVE BARRIER AND DRAINAGE PLANE PRIOR TO ANY EXTERIOR FINISH BEING INSTALLED TO PREVENT BULK WATER FROM ENTERING THE EXTERIOR WALL ASSEMBLY, THIS INCLUDES KICK-OUT FLASHING WHERE A SLOPED ROOF EAVE TERMINATES IN A WALL WITH SIDING, STUCCO, OR OTHER APPLIED FINISH APART FROM BRICK VENEER.
- 29. INSTALL DRIP EDGE AT ENTIRE PERIMETER OF ROOF.

DWELLING UNIT AND ALL SHARED COMMUNITY ROOMS

REPRESENTATIVE IN ANY FAILED TESTED SYSTEM.

- 30. AT WALL /ROOF INTERSECTIONS, MAINTAIN ≥2" CLEARANCE (OR OTHERS RECOMMENDED BY MANUFACTURER) BETWEEN WALL CLADDING AND ROOFING MATERIALS, INSTALL FLASHING ALONG THE INTERSECTION, AND USE KICK-OUT FLASHING AS NOTED ABOVE.
- 31. 75% OF THE CONSTRUCTION WASTE TO BE DIVERTED FROM THE LANDFILL. COORDINATE WITH CM AND ARCHITECT FOR DETAILS ON WASTE MANAGEMENT PLAN.
- 32. ALL CARDBOARD AND DRYWALL FROM PROJECT TO BE RECYCLED. 33. PROVIDE SEPARATE BINS FOR THE COLLECTION OF TRASH AND RECYCLING FOR EACH
- 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

DEVELOPING WORK ORDERS OR BPI COMBUSTION SAFETY TEST PROCEDURES FOR VENTED

DWELLING UNIT SYSTEMS PER RESNET GUIDELINES FOR COMBUSTION SAFETY AND

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

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

## 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

data, notices, and other documents and instruments

- proceeding with any phase of work. Do not scale **3.** All work shall be installed in accordance with applicable
- codes and regulations. 4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
- 5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies. **6.** All reports, plans, specifications, computer files, field

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

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project title

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ISSUED FOR PERMIT: 05.06.2022

PITTSBURGH,PA 15219

Owner: HACP 200 ROSS STREET

15233

**NOTES** 

As Noted

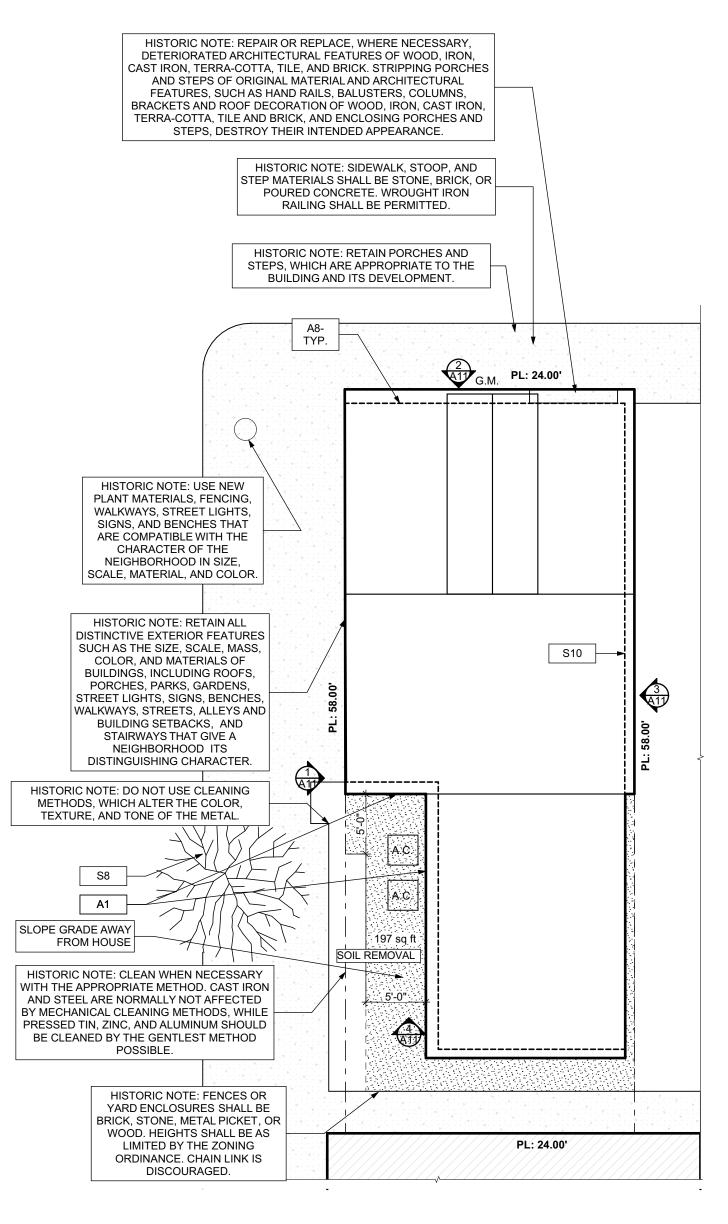
**Project Location:** MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

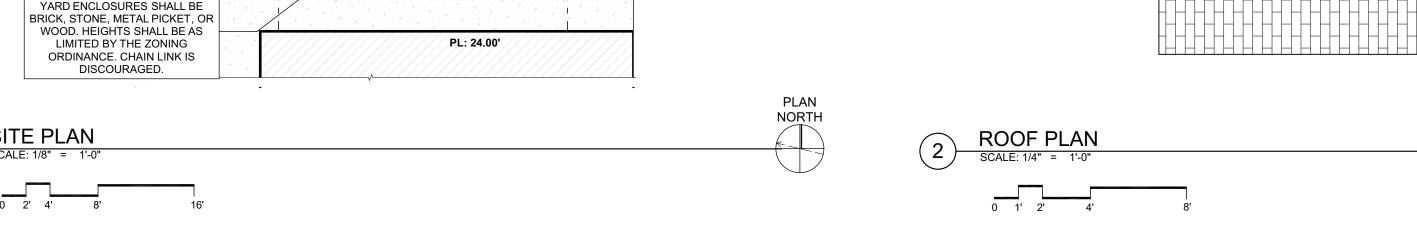
**ENERGY NOTES, GENERAL** 

drawing title

May 6, 2022

Project #2006





### ROOF AND SITE PLAN LEGEND

— — ICE WATER SHIELD



### THE ROOF ITS ESSENTIAL CHARACTER, SUCH AS DORMER WINDOWS, CUPOLAS, CORNICES, BRACKETS, CHIMNEYS, CRESTING, AND WEATHERVANES. SLOPE -SLOPE HISTORIC NOTE: REPLACE DETERIORATED ROOF **COVERINGS WITH NEW** MATERIAL THAT MATCHES THE OLD IN COMPOSITION, SIZE. SHAPE, COLOR AND TEXTURE. HISTORIC NOTE: PRESERVE THE ORIGINAL ROOF SHAPE EXISTING DORMERS AND CHIMNEYS SHALL BE RETAINED. HISTORIC NOTE: RETAIN THE ORIGINAL ROOFING MATERIAL, WHENEVER POSSIBLE. ROOF MATERIALS, WHERE EXISTING FROM THE STREET FACADE, SHALL BE STANDING-SEAM METAL, DARK SHINGLES, OR SLATE. SLOPE ┦<del>┍┩╒</del> HISTORIC NOTE: RETAIN THE ORIGINAL ROOFING | MATERIAL, WHENEVER POSSIBLE. ROOF MATERIALS, WHERE EXISTING FROM THE STREET FACADE, SHALL BF STANDING-SFAM METAL, DARK SHINGLES, OR SLATE.

HISTORIC NOTE: REPLACE PRESERVE AND REPLACE, WHERE NECESSARY, AL

ARCHITECTURAL FEATURES THAT GIVE

## PLAN NORTH

### **ROOF PLAN NOTES**

- ROOF PLANS ARE GRAPHICAL REFERENCES. USE DIMENSIONS OF FLOOR PLAN DRAWINGS TO DETERMINE TRUSS/JOIST LENGTHS.
- 2 ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH THE ROOF COLOR.

### SITE PLAN NOTES

1. ALL CONNECTIONS BETWEEN EXTERIOR FOUNDATION/WALL AND EXISTING SIDEWALK TO BE SEALED.

2. ALL OVERHEAD WIRES THAT INTERFERE WITH SITE TO BE RELOCATED TO PROVIDE PROPER HEAD CLEARANCE.

### 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.

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general notes

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

drawings codes and regulations.

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

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

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

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

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

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

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

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

TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D.

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

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

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

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

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

NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER RESISTIVE BARRIER PER SPECIFICATIONS.

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

REPAIR DETERIORATING BRICK CLADDING AT

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

BOWING EXTERIOR WALL OR RETAINING WALL

BRACE AND TIEBACK AS NECESSARY TO PLUMB

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

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

WATER DAMAGE AT EXISTING WALL OR CEILING. A6 WATER DAMAGE AT EXISTING 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. A12

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

UNEVEN FLOORING, WALL, OR CEILING. REPLACE SUBFLOORING OR DRYWALL AT UNEVEN AREAS. IF FURTHER LEVELING IS REQUIRED, DIRECTIONS TO BE PROVIDED BY ARCHITECT. ADD WATERPROOFING AT BASEMENT. SCRAPE AND REMOVE ANY EXISTING PAINT OR WATERPROOFING. PROVIDE INTERIOR WATERPROOFING BARRIER AT BASEMENT WALLS

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

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

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

A18

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

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

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

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

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

INSPECTION CONDUCTED RECOMMENDS ADDIN

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.

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

**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

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project title

revisions

### Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

### **Project Location:**

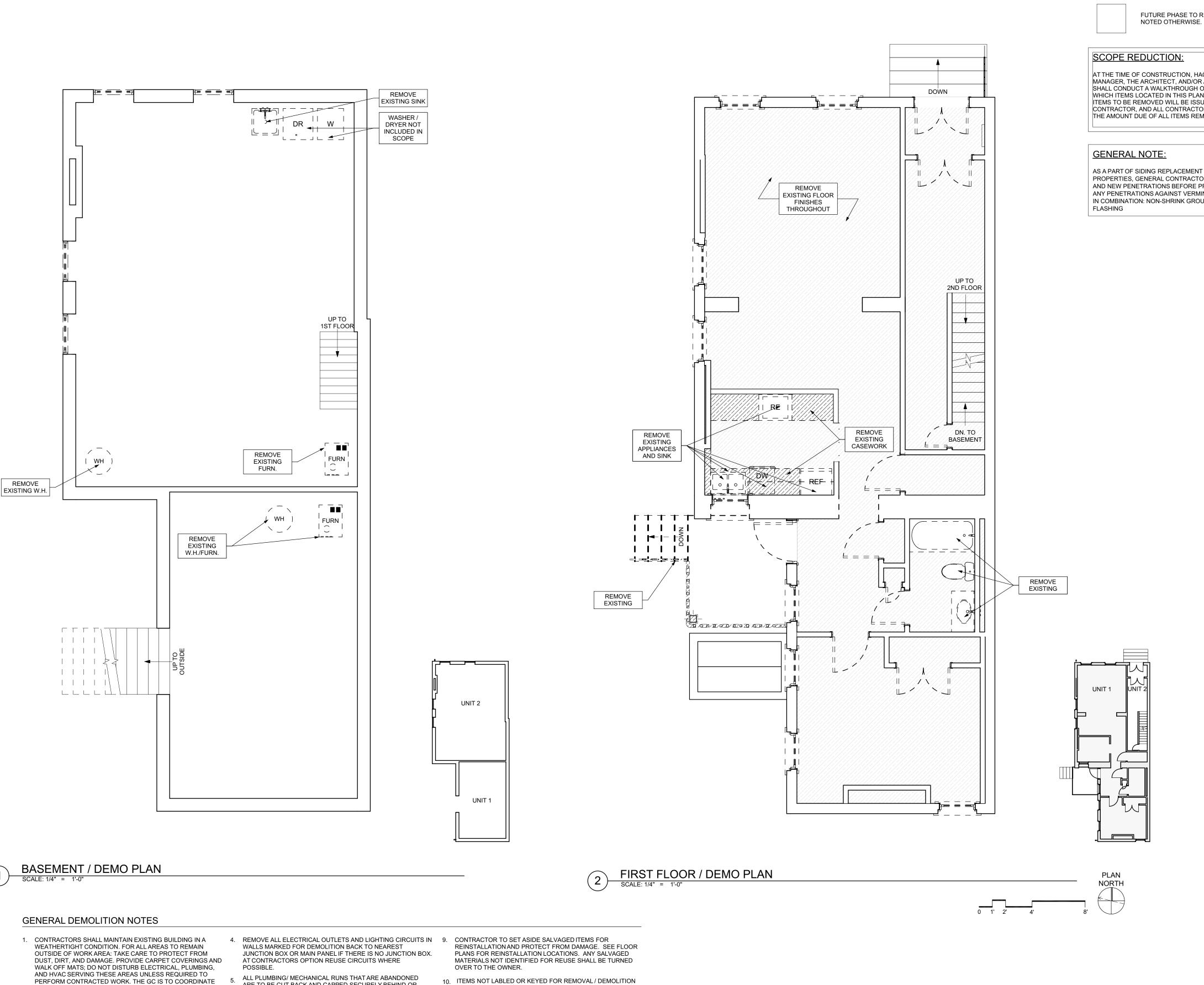
MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

As Noted date May 6, 2022

Project #2006



ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE

11. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST

12. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT

ITEMS FROM DAMAGE.

DURING CONSTRUCTION.

BEFORE DEMOLITION.

ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR

DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.

8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.

6. REMOVE AND REPLACE CONCRETE SLAB AS REQUIRED.

BELOW FINISHED SURFACES.

3. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND 7. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE

ANY NECESSARY SHUT DOWNS WITH OWNER.

2 DEMOLITION WASTE TO BE REMOVED FROM SITE BY

CREATE CLEAN BREAK FOR FUTURE PATCHING

DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY.

WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND

DEMOLITION PLAN LEGEND

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

S1

S6

R1

A2

A4

**ARCHITECTURAL** 

TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS.

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

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

SAWCUT AND REMOVE, OR REMOVE ON JOINT LINES AREA OF DAMAGED CONCRETE PAD, PAVERS, OR STAIR. PROVIDE NEW CONCRETE PEF SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION

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

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

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

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

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

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

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

NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER RESISTIVE BARRIER PER SPECIFICATIONS.

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

DEMOLISH EXISTING CASEWORK IN HATCHED AREA.

FUTURE PHASE TO REMIAN AS-IS UNLESS

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.

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Fukui Architects Pc

AT LOCATION SHOWN, REMOVE 4"+ OF TOPSOIL, PROVIDE CLAY CAP, AND REPLACE TOPSOIL IN ORDER TO CREATE POSITIVE SLOPE AWAY FROM EXTERIOR WALL OF HOUSE. POUR CONCRETE TOPPING TO MEET SLOPE REQUIREMENTS WHERE CONCRETE IS PRESENT. MINIMUM 3" OVER 5"-0". REPLACE DISTURBED VEGETATION PER SPECIFICATIONS. 205 Ross Street Pittsburgh, Pennsylvania 15219 UNEVEN LEVELS OF CONC. AT STEPS OR BETWEEN STEPS AND WALKWAY. PROVIDE CONG

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ph 412.281.6001 fx 412.281.6002

REPAIR EXISTING DAMAGED EXTERIOR STEP. POUR NEW CONCRETE WHERE STEP IS CHIPPED TO MATCH EXISTING CONCRETE STEP. TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D.

general notes

Any conflicts in the drawings or between new and

2. Contractor shall verify all dimensions and existing

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

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 WATER DAMAGE AT EXISTING WALL OR CEILING. A6

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

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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 SAME AND ADDITIONAL CONTROL OF STANDARD STAN AND APPLICABLE CONNECTION PLATES. REFER TO DETAIL DRAWINGS FOR MORE INFORMATION.

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

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

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

PER SPECIFICATIONS. SEAL TRANSITION OF WAL

SCRAPE SURFACE OF CHIPPING PAINT AS 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.

existing construction shall be referred to the Architect.

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.

repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes. 5. All items shown on drawings are finished construction

assemblies. Contractor shall provide and install all material required for finished assemblies. **6.** All reports, plans, specifications, computer files, field data, notices, and other documents and instruments

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

ISSUED FOR PERMIT: 05.06.2022

project title

### Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

### **Project Location:**

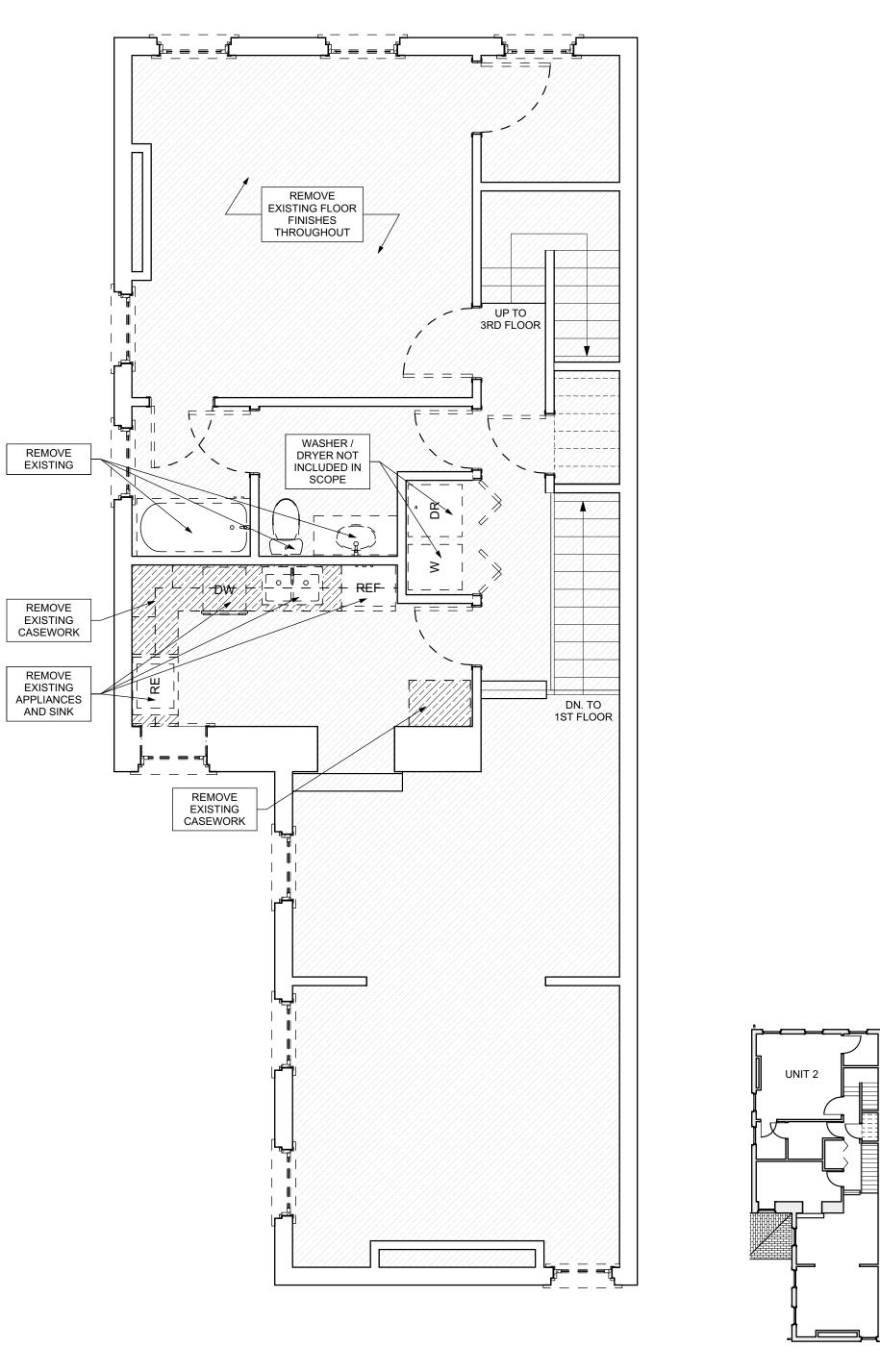
MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

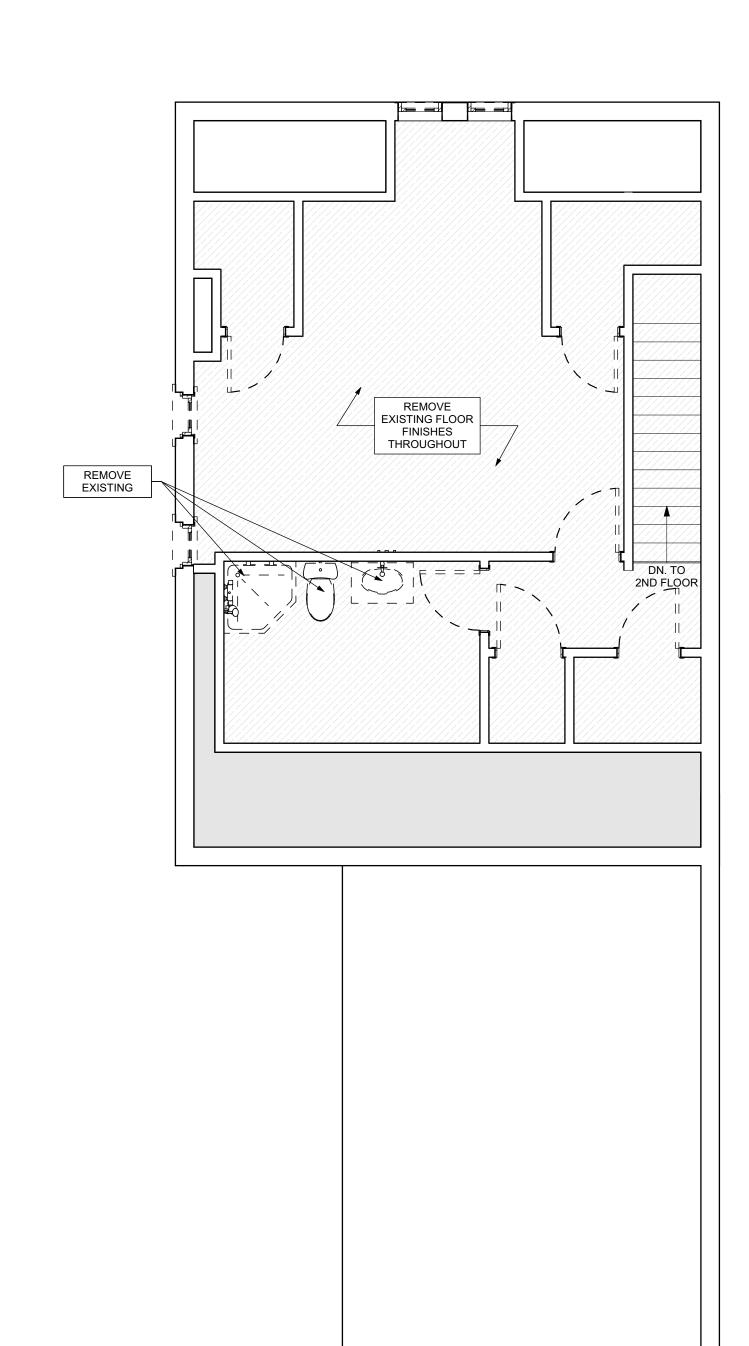
drawing title

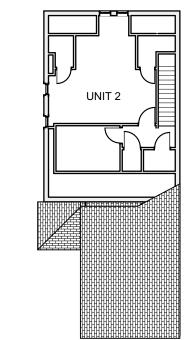
BASEMENT / DEMO PLAN, FIRST FLOOR / DEMO PLAN, DEMOLITION PLAN LEGEND, SMALL UNIT KEYNOTES, GRAPHIC SCALES, GENERAL **DEMOLITION NOTES, BASEMENT** / KEY PLAN, FIRST FLOOR / KEY **PLAN** 

As Noted date May 6, 2022

Sheet No.







NORTH



THIRD FLOOR / DEMO PLAN

### **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 7. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING
- REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN 9. WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.
- ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
- 6. REMOVE AND REPLACE CONCRETE SLAB AS REQUIRED. DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
  - 8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
- 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.

OVER TO THE OWNER.

- 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.

#### 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.

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S1

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

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

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

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### **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

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REPAIR DRYWALL OR PLASTER. PAINT TO MATCH A9

DETERIORATING INTERIOR STAIR BEYOND REPAIR.
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### Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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ISSUED FOR PERMIT: 05.06.2022

project title

### Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

### **Project Location:**

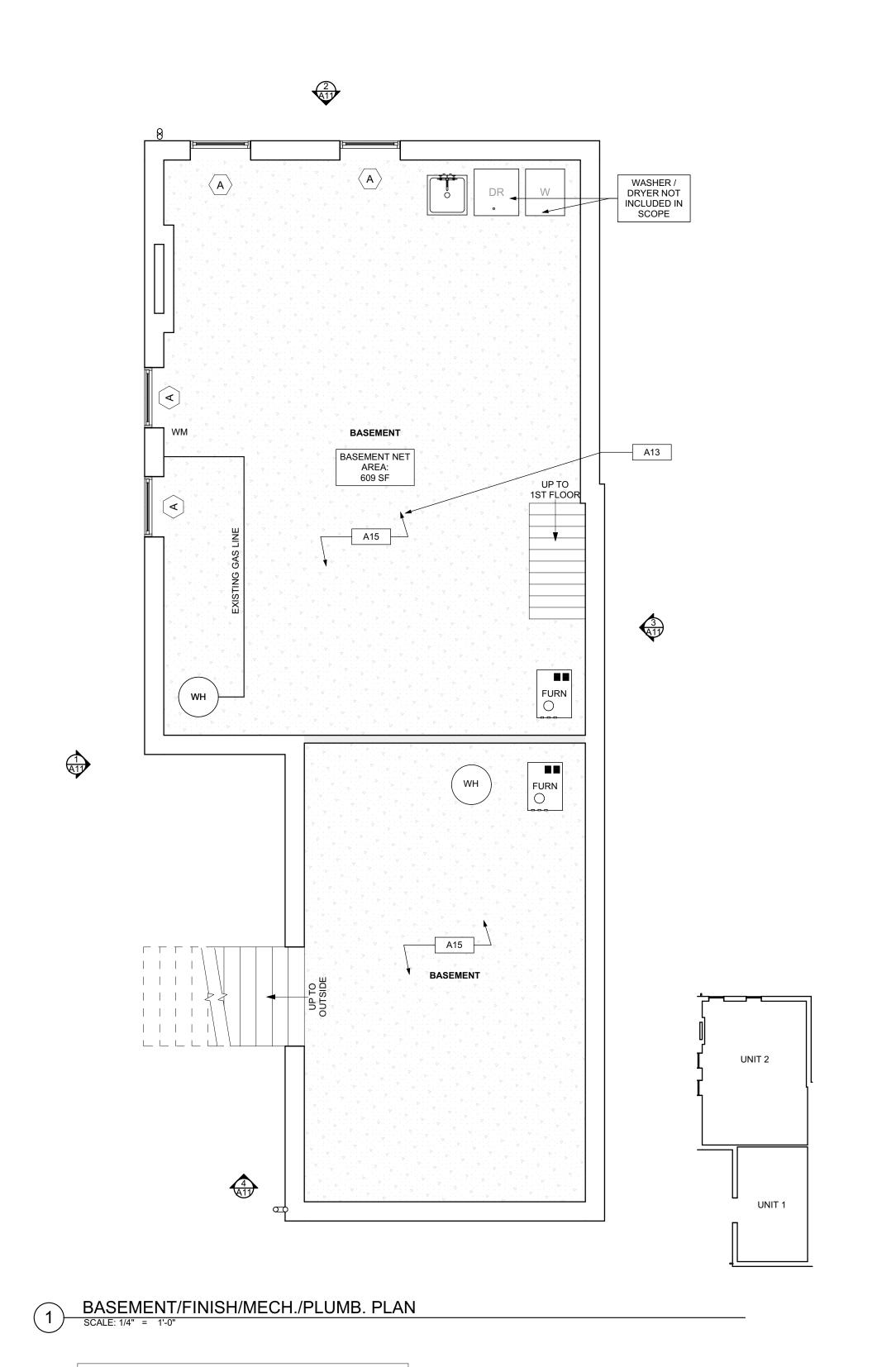
MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

As Noted date May 6, 2022

Sheet No.



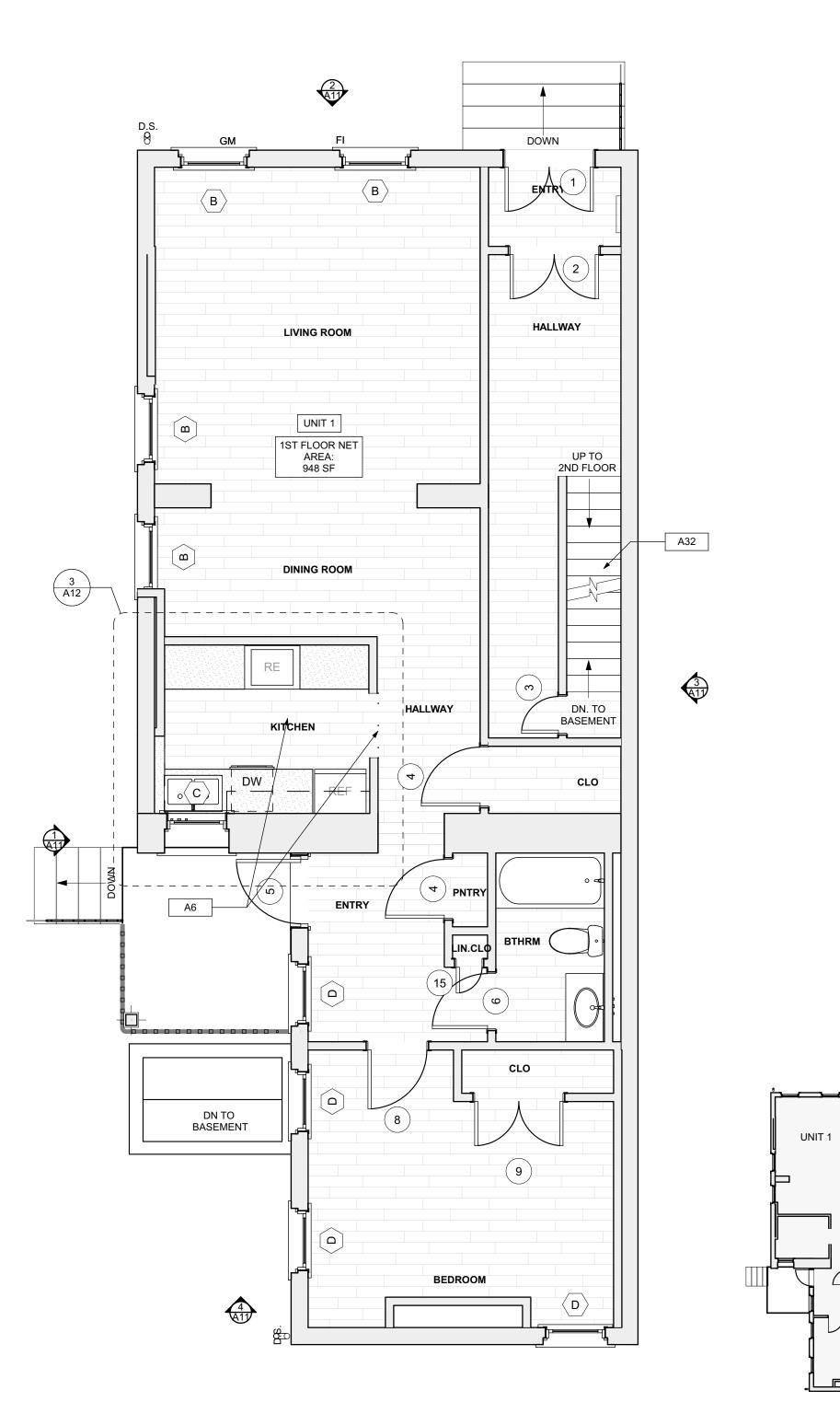
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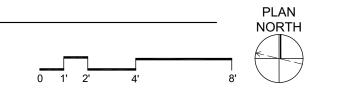
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CONTRACTOR, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP



FIRST FLOOR/FINISH/MECH./PLUMB. PLAN

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



### FLOOR PLAN LEGEND

REF FRIDGE

RE RANGE

URN GAS FURNANCE

UTILITY SINK

WASHER

NEW DOOR AND DOOR NUMBER

W.H) WATER HEATER

S. DOWN SPOUT

H.B. HOSE BIBB

DRYER

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.

SPECIFICATIONS.

UNEVEN LEVELS OF CONC. AT STEPS OR
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S1

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SYNTHETIC TRIM CAULKED AND PAINTED TO MATCH EXISTING POST DETAIL AND COLOR. SEE SPECIFICATIONS.

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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.

S5

SAWCUT AND REMOVE, OR REMOVE ON JOINT LINES AREA OF DAMAGED CONCRETE PAD, PAVERS, OR STAIR. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WHY, 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 AND

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

REPAIR EXISTING DAMAGED EXTERIOR STEP.

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

TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D.

S9

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

S10

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.

S11

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.

S12

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.

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

REMOVE DAMAGED VINYL SIDING AND WEATHEI
RESISTIVE BARRIER. FROM THIS AREA PROVIDE
NEW VINYL SIDING TO MATCH EXISTING STYLE
AND COLOR AND PROPERLY LAPPED WEATHER
RESISTIVE BARRIER PER SPECIFICATIONS.

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

ARCHITECTURAL

A1 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.

A3 BOWING EXTERIOR WALL OR RETAINING WALL.
BRACE AND TIEBACK AS NECESSARY TO PLUMB
WALL.

A4 RUSTED STRUCTURAL BEAM, COLUMN, OR
CONNECTION PLATE, BRACE AND SHORE TO

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

A5

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

MATER 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.

WALLS WITH CEMENT BOARD. REPLACE TILE AT WALL TO CEILING OF TUBS AND SHOWERS PER SPECIFICATIONS.

A7

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.

FOR DETAILS.

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

A9 EXPOSED INSULATION AT THIS LOCATION.
REPLACE ANY DAMAGED INSULATION, PATCH AND
REPAIR DRYWALL OR PLASTER. PAINT TO MATCH
ADJACENT WALL OR CEILING.

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

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

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.

A14

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 WALL

A16 SCRAPE SURFACE OF CHIPPING PAINT AS REQUIRED. PRIMER AND PAINT. NEW PAINT TO MATCH EXISTING COLOR.

A17 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.

P1

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

NECESSARY PER SPECIFICATIONS.

EXISTING FIXTURE OR PIPING LOOSE AND

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.

M1

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

M1 PROPERLY SUPPORT DUCTWORK, EXPANSION TANK, OR OTHER FEATURE AT LOCATION.

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

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

M4

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

2 0 5 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.

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

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

4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction

assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments

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

r•

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

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

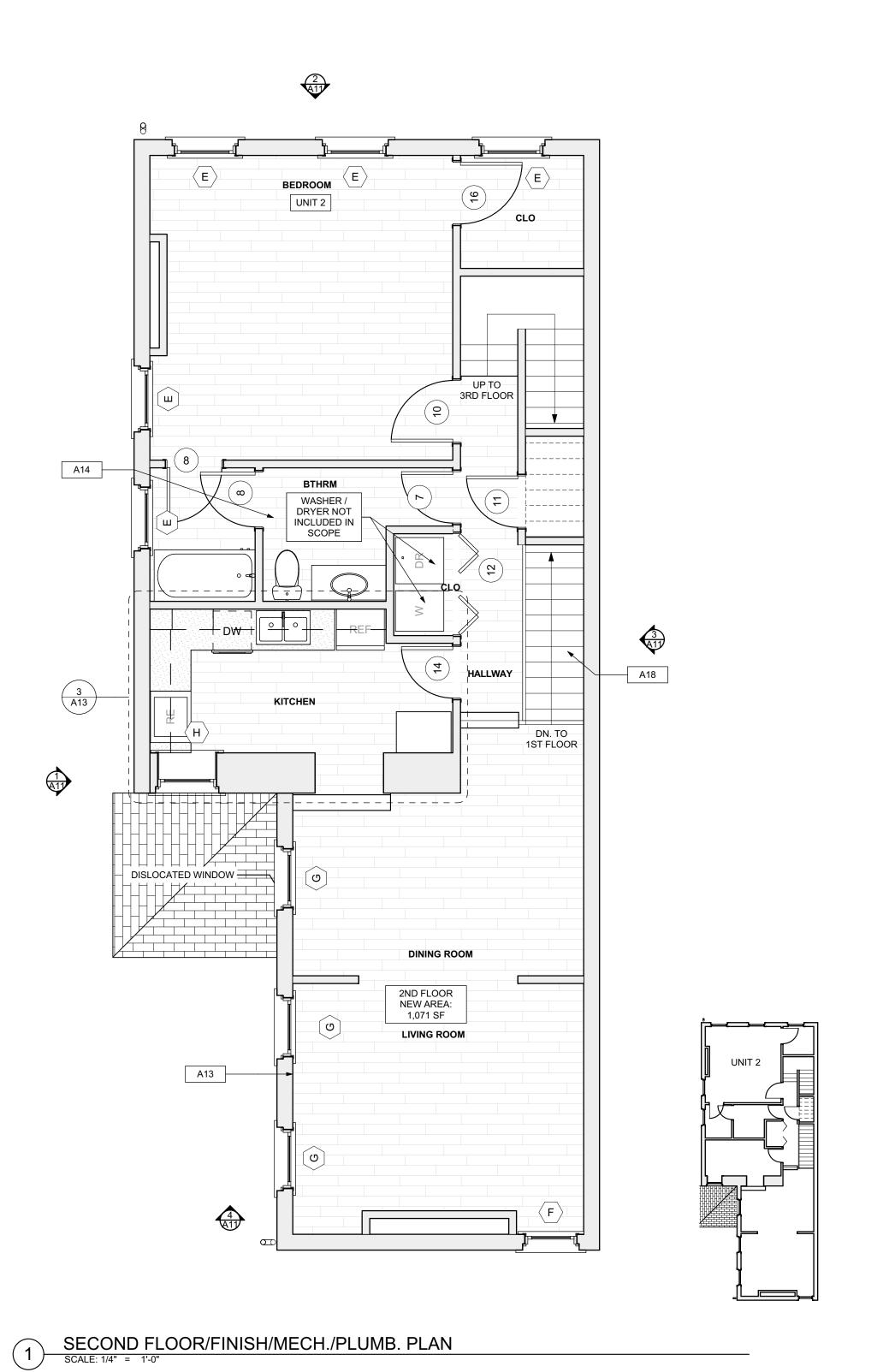
FLOOR/FINISH/MECH./PLUMB.
PLAN, SMALL UNIT KEYNOTES,
GRAPHIC SCALES, BASEMENT /
KEY PLAN, FIRST FLOOR / KEY
PLAN, FLOOR PLAN LEGEND

date
May 6, 2022
no. of.

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Sheet No.

**A7**Project #2006



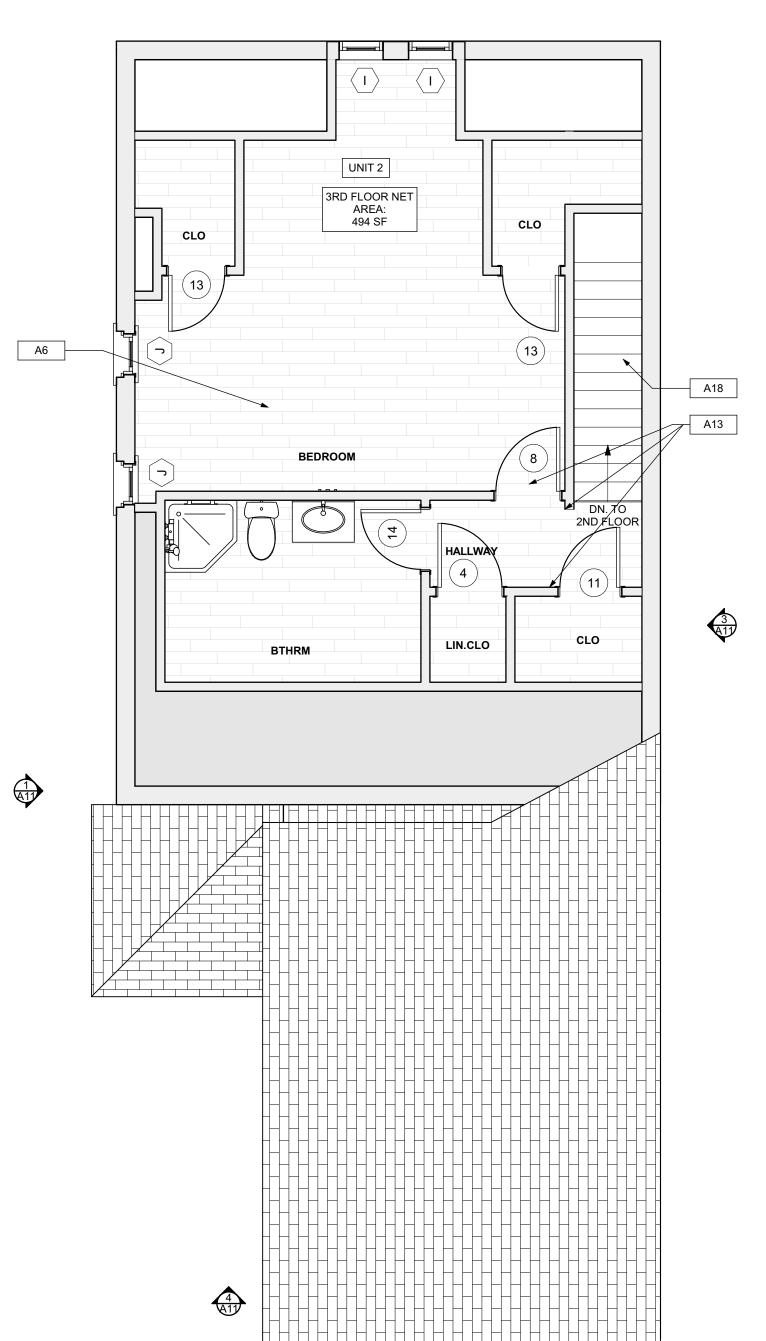
**SCOPE REDUCTION:** 

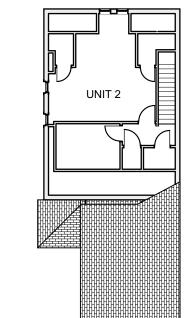
THE AMOUNT DUE OF ALL ITEMS REMAINING.

AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS

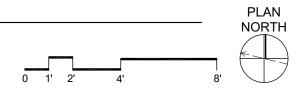
SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THIS PLAN WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED WILL BE ISSUED TO THE ASSOCIATED

CONTRACTOR, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP





THIRD FLOOR/FINISH/MECH./PLUMB. PLAN



### FLOOR PLAN LEGEND

FRIDGE

**RANGE** 

GAS FURNANCE

UTILITY SINK WASHER

NEW DOOR AND DOOR NUMBER

WATER HEATER

DOWN SPOUT

□E.M. ELECTRIC METER H.B. HOSE BIBB

DRYER

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 S5 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 TRIM EXISTING TREE AWAY FROM BUILDING AS S8

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

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

SLAB OR SIDEWALK AND FOUNDATION WALL WITH ELASTOMETRIC SEALANT PER SPECIFICATIONS. EXPOSED INSULATION AT THIS LOCATION.
REPLACE ANY DAMAGED INSULATION, PATCH AND
REPAIR DRYWALL OR PLASTER. PAINT TO MATCH
ADJACENT WALL OR CEILING.

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

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

EFFLORESCENCE LOCATED AT EXISTING MASONRY OR CONCRETE. DRY BRUSH AND CLEAN WITH WATER TO REMOVE. INSPECT EXTERIOR MORTAR JOINTS AS APPLICABLE. POINT DETERIORATING GROUT LINES AS NECESSARY AND APPLY VAPOR BREATHABLE MASONRY SEALER OVER EXTERIOR BLOCK TO PREVENT FURTHER EFFLORESCENCE. A12

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

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

PER SPECIFICATIONS. SEAL TRANSITION OF WALL 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.

PLUMBING - REF. ONLY. REFER TO PLUMB. DWG'S. NON-FUNCTIONING OR MISSING PLUMBING COVER OR FIXTURE PART. REPLACE PARTS AS NECESSARY PER SPECIFICATIONS.

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

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

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

### Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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

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

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

4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes. 5. All items shown on drawings are finished construction

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

assemblies. Contractor shall provide and install all

retain all common law statutory, and other reserved rights, including the copyright thereto. revisions

ISSUED FOR PERMIT: 05.06.2022

**project title** 

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

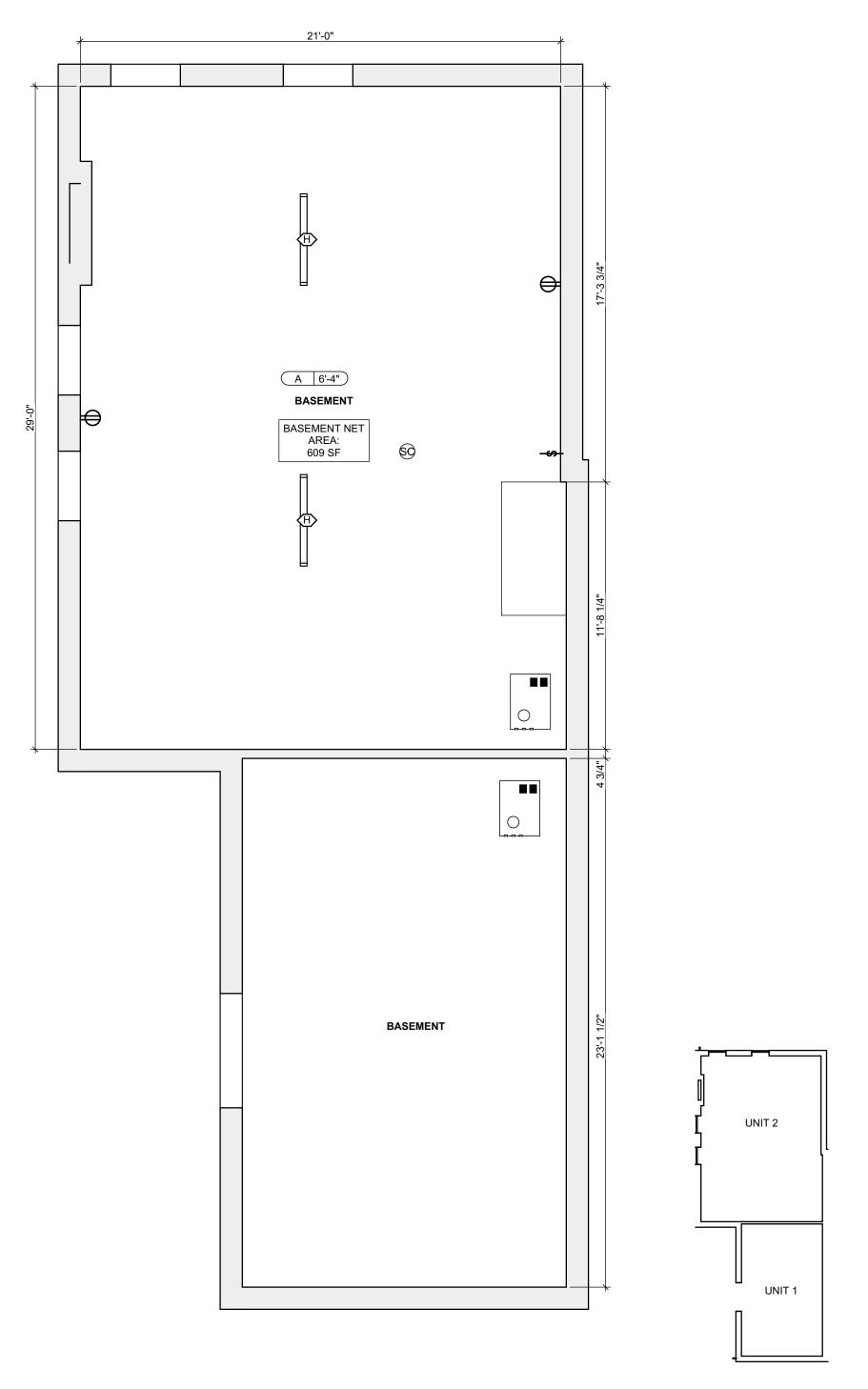
drawing title

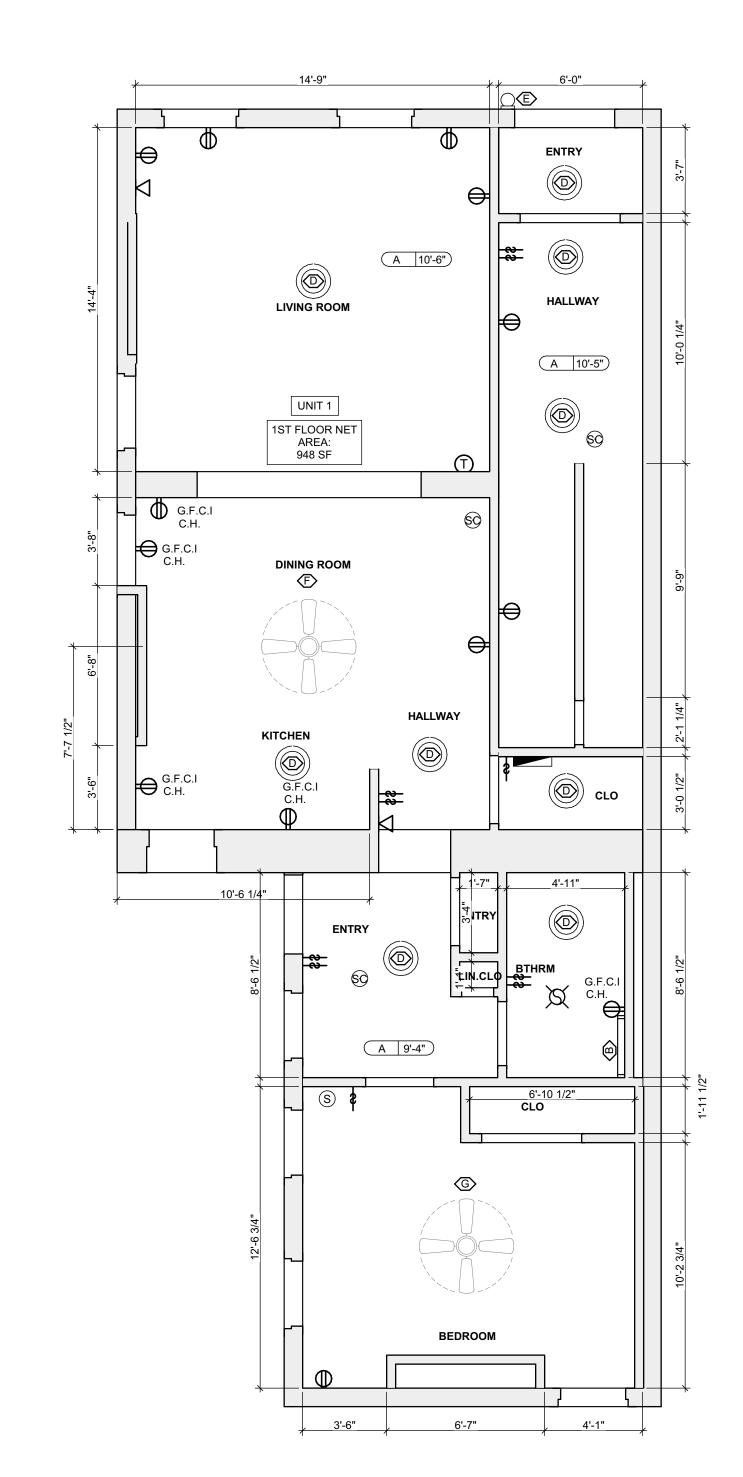
**SECOND** FLOOR/FINISH/MECH./PLUMB.

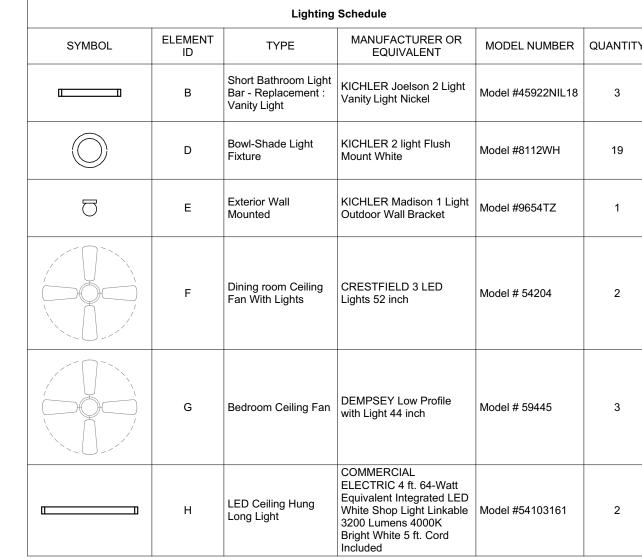
PLAN, THIRD FLOOR/FINISH/MECH./PLUMB. PLAN, SMALL UNIT KEYNOTES, **GRAPHIC SCALES, FLOOR PLAN** LEGEND, SECOND FLOOR / KEY PLAN, THIRD FLOOR / KEY PLAN

As Noted date May 6, 2022

Sheet No.







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

### of Design)

SMOKE ALARM, PROVIDE NEW WHERE SHOWN

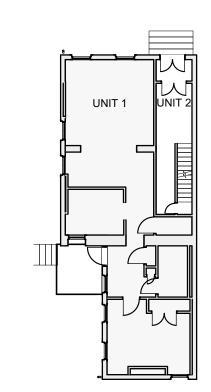
SMOKE/ CARBON MONOXIDECOMBO DETECTOR

ELECTRICAL METER

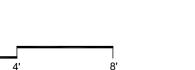
GFCI GROUND FAULT CIRCUIT INTERRUPTER

LIGHT SWITCH

X EXHAUST FAN



FIRST FLOOR REFL. CLG./ POWER / DATA PLAN





Lighting Schedule							
SYMBOL	ELEMENT ID	TYPE	MANUFACTURER OR EQUIVALENT	MODEL NUMBER	QUANTITY		
	В	Short Bathroom Light Bar - Replacement : Vanity Light	KICHLER Joelson 2 Light Vanity Light Nickel	Model #45922NIL18	3		
	D	Bowl-Shade Light Fixture	KICHLER 2 light Flush Mount White	Model #8112WH	19		
Ō	E	Exterior Wall Mounted	KICHLER Madison 1 Light Outdoor Wall Bracket	Model #9654TZ	1		
	F	Dining room Ceiling Fan With Lights	CRESTFIELD 3 LED Lights 52 inch	Model # 54204	2		
	G	Bedroom Ceiling Fan	DEMPSEY Low Profile with Light 44 inch	Model # 59445	3		
	н	LED Ceiling Hung Long Light	COMMERCIAL ELECTRIC 4 ft. 64-Watt Equivalent Integrated LED White Shop Light Linkable 3200 Lumens 4000K Bright White 5 ft. Cord	Model #54103161	2		

### RCP LEGEND - (See Specifications for basis

THERMOSTAT

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

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

GROUND FAULT CIRCUIT INTERRUPTER

**D** DOORBELL

A X'-X" GWB CEILING / CEILING HEIGHT

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

## Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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

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

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

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

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

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

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

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

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

REPAIR DETERIORATING BRICK CLADDING AT

IN THIS AREA, WIRE BRUSH TO REMOVE PAINT

BOWING EXTERIOR WALL OR RETAINING WAL

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

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

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

BRACE AND TIEBACK AS NECESSARY TO PLUMB

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

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

WATER DAMAGE AT EXISTING WALL OR CEILING.

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

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

SEAL ENTIRE PERIMETER TRANSITION BETWEEN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCRAPE SURFACE OF CHIPPING PAINT AS

RESISTIVE BARRIER PER SPECIFICATIONS.

CRACKS AS NECESSARY.

S1

S5

S6

S7

S8

S9

R1

A4

A5

A15

A16

A18

M2

**ARCHITECTURAL** 

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general notes

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

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

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

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

ceiling surfaces as required to receive scheduled finishes. 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

> > project title

ISSUED FOR PERMIT: 05.06.2022

Owner: HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

BASEMENT REFL. CLG./ POWER DATA PLAN, FIRST FLOOR REFL. CLG./ POWER / DATA PLAN, SMALL UNIT KEYNOTES, **GRAPHIC SCALES, BASEMENT KEY PLAN, FIRST FLOOR / KEY** 

PLAN, LIGHTING SCHEDULE

As Noted date May 6, 2022

**Sheet No.** 

Project #2006

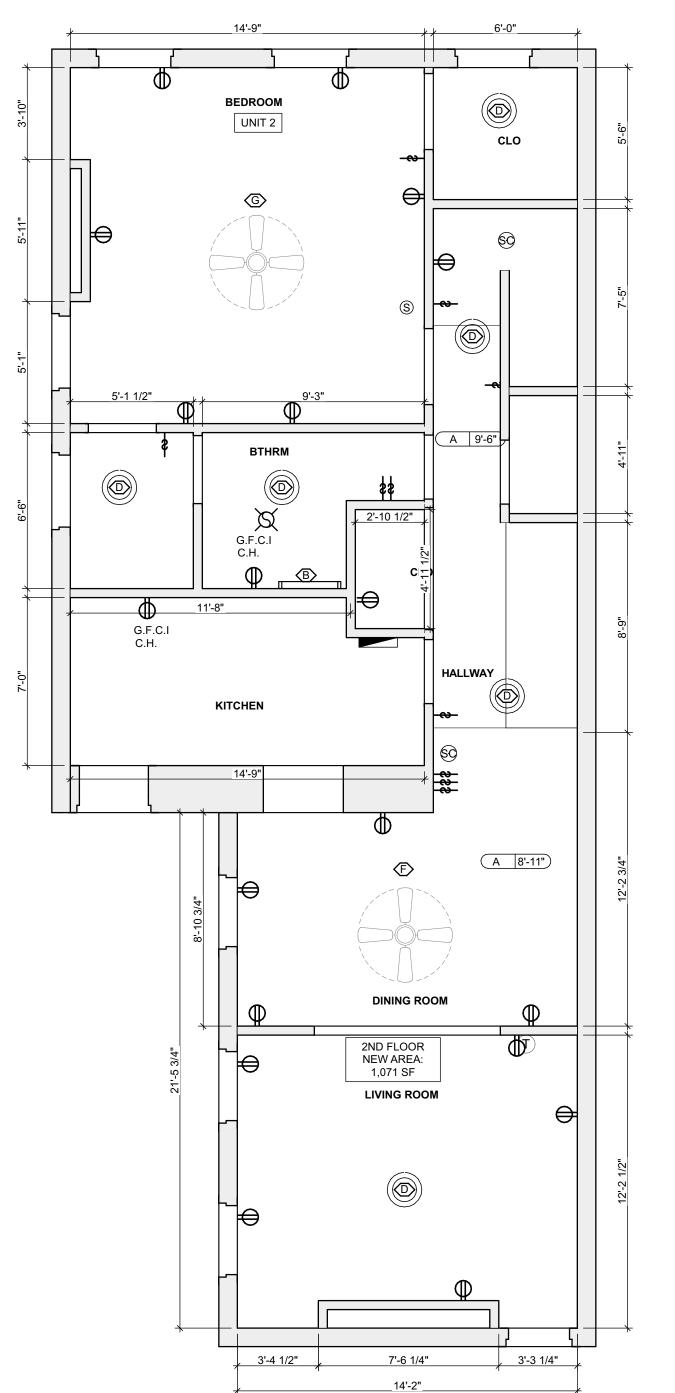
BASEMENT REFL. CLG./ POWER / DATA PLAN

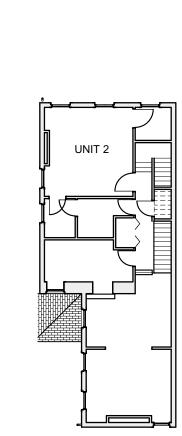
### **SCOPE REDUCTION:**

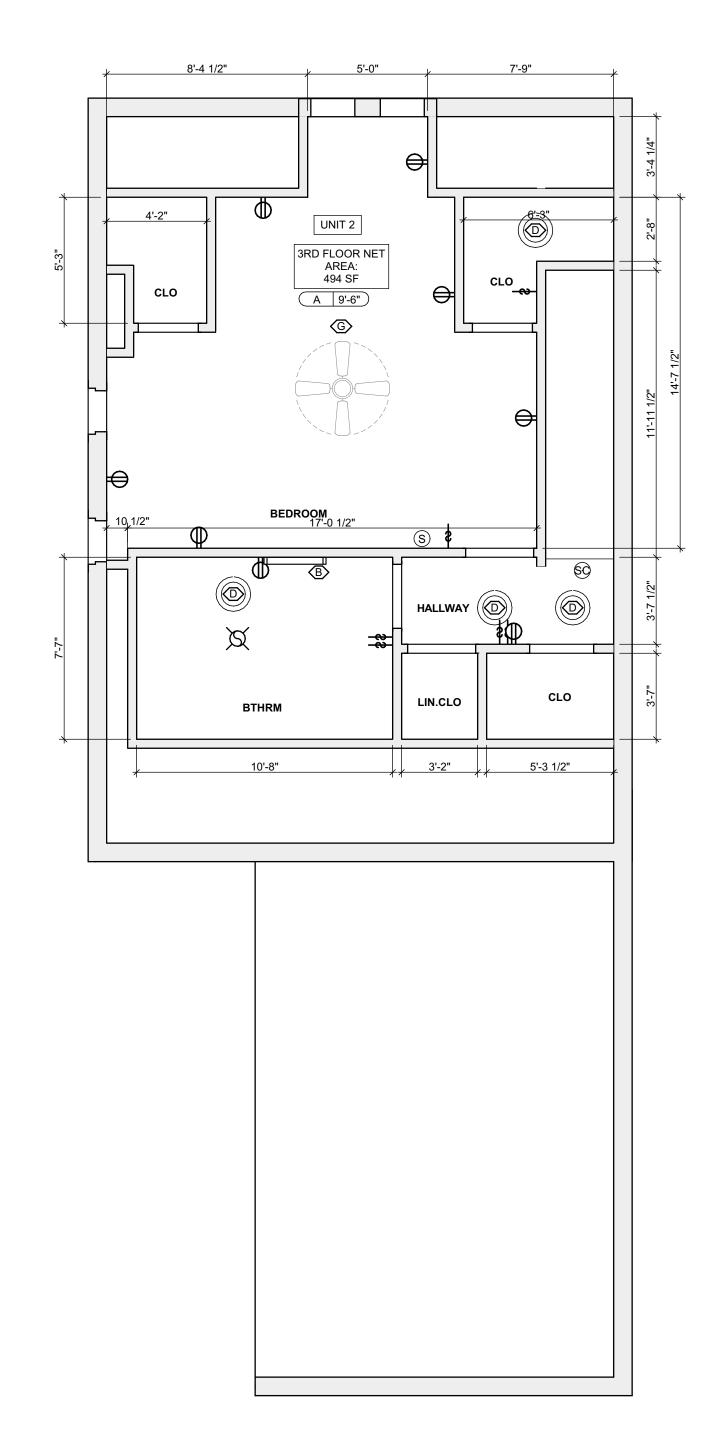
AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THIS PLAN WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED WILL BE ISSUED TO THE ASSOCIATED CONTRACTOR, AND ALL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

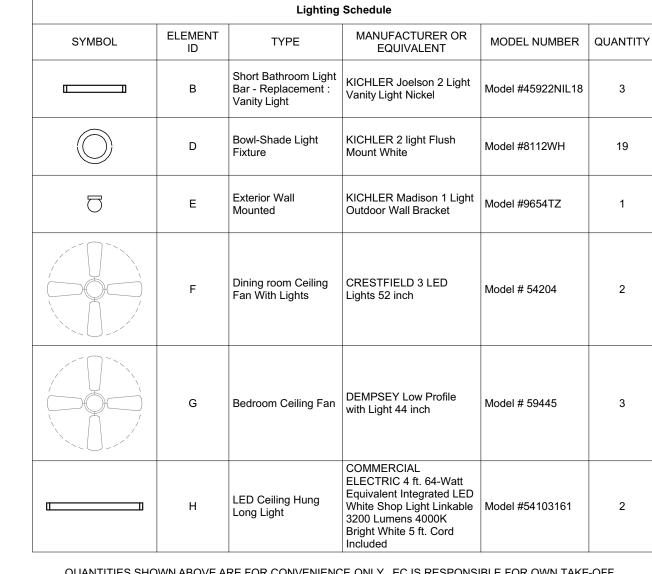
### **GENERAL NOTE:**

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









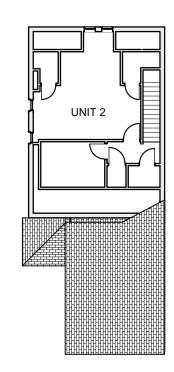
### RCP LEGEND - (See Specifications for basis

SMOKE/ CARBON MONOXIDECOMBO DETECTOR

ELECTRICAL METER

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

GROUND FAULT CIRCUIT INTERRUPTER



SECOND FLOOR REFL. CLG./ POWER / DATA PLAN

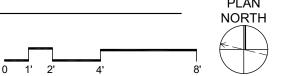
### **SCOPE REDUCTION:**

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:**

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

THIRD FLOOR REFL. CLG./ POWER / DATA PLAN



		Lighting	Schedule		
SYMBOL	ELEMENT ID	TYPE	MANUFACTURER OR EQUIVALENT	MODEL NUMBER	QUANTITY
	В	Short Bathroom Light Bar - Replacement : Vanity Light	KICHLER Joelson 2 Light Vanity Light Nickel	Model #45922NIL18	3
	D	Bowl-Shade Light Fixture	KICHLER 2 light Flush Mount White	Model #8112WH	19
℧	E	Exterior Wall Mounted	KICHLER Madison 1 Light Outdoor Wall Bracket	Model #9654TZ	1
	F	Dining room Ceiling Fan With Lights	CRESTFIELD 3 LED Lights 52 inch	Model # 54204	2
	G	Bedroom Ceiling Fan	DEMPSEY Low Profile with Light 44 inch	Model # 59445	3
	н	LED Ceiling Hung Long Light	COMMERCIAL ELECTRIC 4 ft. 64-Watt Equivalent Integrated LED White Shop Light Linkable 3200 Lumens 4000K Bright White 5 ft. Cord Included	Model #54103161	2

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

### of Design)

SMOKE ALARM, PROVIDE NEW WHERE SHOWN

THERMOSTAT

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

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

GFCI GROUND FAULT CIRCUIT INTERRUPTER

LIGHT SWITCH

X EXHAUST FAN

**D** DOORBELL

A X'-X" GWB CEILING / CEILING HEIGHT

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

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

TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS.

S1

S9

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 S5 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. REGROUT AND POINT MASONRY AS NECESSARY. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK, PROVIDE NEW PARGETING AT EXT. CONC. REFER TO SPECIFICATIONS FOR DETAILS.

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

REPAIR AND ORGANIZE ELECTRICAL WIRES IN THIS LOCATION PER SPECIFICATIONS. WHERE ELECTRICAL WIRES ARE LESS THAN 12'-0" FROM GRADE, RELOCATE SERVICE DROP TO PROVIDE A CLEAR HEIGHT OF 12'-0" MIN. REMOVE OVERGROWN VEGETATION, BEE OR BIRD NEST. CLEAN AND REPAIR SURFACE. RESEAL ANY CRACKS AS NECESSARY.

NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER RESISTIVE BARRIER PER SPECIFICATIONS.

DAMAGED ROOF ELEMENT. REMOVE, REPLACE, AND SEAL AS APPLICABLE. TO INCLUDE, FLASHING, VENTS, CRICKETS, ETC. REFER TO SPECIFICATIONS FOR DETAILS. 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 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. WALER DAMAGE ALEXISTING WALL OR CEILING. REMOVE DRYWALL AND REPAIR DAMAGED STRUCTURE, WOOD LATHE OR STUDS AS REQUIRED. REPLACE ANY FLASHING OR HEADERS AS NECESSARY AT WINDOWS. REMEDIATE LEAK SOURCE. REPLACE ALL WET LOCATION DRYWALL WITH WATER RESISTANT DRYWALL, AND ALL TILE WALLS WITH CHEMENT 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. A12

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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general notes

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data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto. revisions

ISSUED FOR PERMIT: 05.06.2022

**project title** 

### Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

SECOND FLOOR REFL. CLG./

As Noted date May 6, 2022

Sheet No.



MAINTAIN AS-IS OR APPLY COMPATIBLE FINISH TO S1 PROTECT WORN SURFACES OF WOOD. STRIPPING/REFINISHING IS NOT RECOMMENDED. REPAINTING, IF REQUIRED TO FOLLOW NPS (NATIONAL PARK SERVICE) PRESERVATION BRIEF. SEE SPECIFICATIONS 10 ENSURE ROOF DRAINAGE IS FUNCTIONAL: REPAIR ALL DAMAGED WOOD IN THIS AREA USING SIMILAR WOOD SPECIES AND PROFILES TO EXISTING. EXCESSIVELY DETERIORATED WOOD IS TO BE REMOVED AND REPLACED WITH NEW KILN DRIED ALL CLEAR WOOD WITH A PAINTED FINISH TO MATCH THE EXISTING. HAND SCRAPE AND REPAINT PEELING OR BLISTERED PAINT AS PER NPS PRESERVATION BRIEF 10 (SEE SPECIFICATIONS). FOR DECORATIVE ELEMENTS THAT ARE DETERIORATED BEYOND REPAIR, USE EXISTING INTACT SIMILAR ELEMENTS TO RECREATE MISSING ELEMENTS IN WOOD, RETAINING AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE, NOTE: IN AREAS THAT ARE NOT PROMINENT OR READILY VIEWED, GC MAY USE SYNTHETIC PAINTABLE TRIM, PAINTED TO MATCH THE ORIGINAL FEATURE. SEE SPECIFICATIONS FOR IN THIS AREA. INVESTIGATE THE CAUSE OF BRICK DISPLACEMENT. IF NO FURTHER MOVEMENT OR STRUCTURAL ISSUES ARE EVIDENT, FIX DISPLACED UNITS IN PLACE, BY REPOINTING MORTAR JOINTS USING NPS PRESERVATION BRIEF 2 (SEE SPECIFICATIONS). DO NOT SEAL OR COAT BRICK OR TERRA COTTA OR STONE. ENSURE THAT ROOF DRAINAGE, GUTTERS AND FLASHING ARE DIRECTING WATER AWAY FROM THE WALL CRACK PATTERN INDICATES SETTLEMENT OF THE WINDOW LINTEL IF CRACK APPEARS TO HAVE ASSURE COLOR MATCH AND TOOLING OF JOINTS. CLEAN AREAS OF SOIL OR STAINING USING THE GENTLEST METHODS DETAILED IN NPS PRESERVATION BRIEF 2. DO TO THE ORIGINAL COLOR AND TEXTURE. (SEE SPECIFICATIONS) REPAIR ALL DAMAGE TO ROOF AND ROOF DRAINAGE REFLECTIVE OR TINTED GLASS ARE <u>NOT</u> ACCEPTABLE. THE DETERIORATED WOOD OR MASONRY SILL AND LINTELS IN THIS LOCATION SHOULD BE REPAIRED AND PAINTED FOLLOWING NPS GUIDELINES. (SEE SPECIFICATIONS FOR ACCEPTABLE WINDOW UINTS AND WINDOW USING NPS PRESERVATION BRIEF 9 (SEE SPECIFICATIONS). EXTURE, AND TONE OF THE METAL. REPAINT METAL FEATURES PER PAINT SPECIFICATIONS). ANODIZED ALUMINUM FLASHING TO DIRECT WATER AWAY FROM BUILDING. (SEE SPECIFICATIONS) AT THIS CHIMNEY, PROVIDE NEW LOW PROFILE ANODIZED A12 SCRAPE SURFACE OF CHIPPING PAINT AS NEW TREADS AND RISERS AT EXISTING STAIR. REFER TO SPECIFICATIONS FOR DETAILS.

**GENERAL NOTE:** 

SEE SHEET A-3 SCOPE NOTES FOR EXTERIOR REPLACEMENT SCOPE

### **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.

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.

INVESTIGATE CAUSE OF DISPLACEMENT OF CORNICE BRACKET. IF NO FURTHUR MOVEMENT OR STRUCTURAL ISSUES ARE EXPECTED, CAREFULLY ROTATE BRACKET INTO ORIGINAL POSITION. IF BRACKET CANNOT BE ROTATED WITHOUT DAMAGE, MAINTAIN BRACKET AS IS. REPAINTING AND CAULK TO CONFORM TO NPS: PRESERVATION BRIEF 10 (SEE PAINT SPECIFICATION).

H3

STABILIZED, REPOINT THE LINTEL WITH COMPATIBLE MORTAR FOLLOWING PROCEDURES IN NPS PRESERVATION BRIEF 2 (SEE SPECIFICATIONS). RESOLVE WATER INFILTRATION ISSUES FROM ABOVE THIS AREA. CONSULT WITH ARCHITECT REGARDING PROPOSED RESOLUTION BEFORE PROCEEDING. ONCE WATER INFILTRATION ISSUES ARE ADDRESSED REPOINT LOST OR WEAK MORTAR JOINTS USING A COMPATIBLE MORTAR. TEST PANELS REQUIRED TO

NOT SEAL OR COAT BRICK . (SEE SPECIFICATIONS) REPAIR SLATE ROOF USING TRADITIONAL MATERIALS AND METHODS. RETAINING AS MUCH ORIGINAL MATERIAL AS POSSIBLE. MATCH ANY NEW SLATE PIECES

SYSTEM USING TRADITIONAL MATERIALS AND METHODS, RETAINING AS MUCH ORIGINAL MATERIAL AS POSSIBLE. MATCH ANY NEW MATERIAL TO THE ORIGINAL COLOR AND TEXTURE. RETAIN ALL ROOF FEATURES INCLUDING DORMERS, CHIMNEYS AND OTHER ELEMENTS. H9 - TYP. X ITEM SHOWN IS A NON-HISTORIC WINDOW. REMOVE AND REPLACE THE NON-HISTORIC WINDOWS INDICATED INCLUDING FRAME AND FLASHING WITH NEW WINDOW UNITS MATCHING THE EXISTING FENESTRATION AND PANE ARRANGEMENT. NOTE: WINDOW OPENING INFILITO ACCOMMODATE SMALLER WINDOWS AS WELL AS

H10 - TYP. X IN THESE LOCATIONS PRESERVE EXISITING WOOD

IN THIS LOCATION, ALLOW WOOD TO DRY AND REPAIR THE EXISTING BALUSTER MATERIAL. SCRAPE, TREAT AND RE-PAINT PEELING OR BLISTERED WOOD ACCORDING TO NPS PRESERVATION BRIEF 10. REPAIR OR REPLACE
DETERIORATED ROOF FASCIA BOARDS PER NOTE H2 ABOVE, NOTE TO OWNER: DUE TO DESIGN OF FRONT DORMER AND EXPOSURE TO WEATHER, REGULAR
RECOATING MAY BE REQUIRED TO PROTECT WOOD FROM FURTHER DETERIORATION.

IN THIS AREA CLEAN AND PREP THE EXISTING METAL FEATURES TO RECEIVE A NEW PAINT FINISH. CLEAN WITH THE APPROPRIATE METHOD (SEE SPECIFICATIONS). IF EXISTING, PRESSED TIN, ZINC, AND ALUMINUM SHALL BE CLEANED BY THE GENTLEST METHOD POSSIBLE. DO NOT USE CLEANING METHODS, WHICH ALTER THE COLOR.

AT THIS LOCATION REPAIR WOOD TRIM PROVIDE NEW

AT THIS ROOF LOCATION, REMOVE AND DISPOSE OF LOOSE BRICK FROM ADJACENT BUILDING. ALERT ARCHITECT IF ANY DAMAGE IS EVIDENT FROM FALLEN

ALUMINUM CHIMNEY CAP, SLOPED TO DRAIN. (SEE

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 AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE

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

REPAIR EXISTING DAMAGED EXTERIOR STEP. POUR NEW CONCRETE WHERE STEP IS CHIPPED TO MATCH EXISTING CONCRETE STEP. TRIM EXISTING TREE AWAY FROM BUILDING AS ROTTING OR DETERIORATING ROOF OR PORCH TRIM OR ORNAMENTAL WOOD. REMOVE AND REPLACE TO MATCH EXISTING PER SPECIFICATIONS.

REGROUT AND POINT MASONRY AS NECESSARY. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK. PROVIDE NEW PARGETING AT EXT. CONC. REFER TO SPECIFICATIONS FOR DETAILS. REMOVE EXISTING VEGETATIVE GROWTH AND DEBRIS FROM EXISTING WINDOW WELL. DIG DOWN BELOW WINDOW SILL 4", PROVIDE 3" GRAVEL BASE OVER WEED BARRIER. PROVIDE NEW WINDOW WELL AND COVER PER SPECIFICATIONS.

REPAIR AND ORGANIZE ELECTRICAL WIRES IN THIS LOCATION PER SPECIFICATIONS. WHERE ELECTRICAL WIRES ARE LESS THAN 12'-0' FROM GRADE, RELOCATE SERVICE DROP TO PROVIDE A CLEAR HEIGHT OF 12'-0" MIN. REMOVE OVERGROWN VEGETATION, BEE OR BIRD NEST. CLEAN AND REPAIR SURFACE. RESEAL ANY CRACKS AS NECESSARY.

REMOVE DAMAGED VINYL SIDING AND WEATHER RESISTIVE BARRIER. FROM THIS AREA PROVIDE NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER RESISTIVE BARRIER PER SPECIFICATIONS.

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

ARCHITECTURAL

REPAIR DETERIORATING BRICK CLADDING AT EXTERIOR WALL. SPOT SAW CUT DAMAGED BRICK AND REPLACE WITH NEW MORTAR AND BRICK TO MATCH ADJACENT. IN THIS AREA. WIRE BRUSH TO REMOVE PAINT FROM FACE OF CMU WALL. PREP AND PAINT PER SPECIFICATIONS.

BOWING EXTERIOR WALL OR RETAINING WALL BRACE AND TIEBACK AS NECESSARY TO PLUMB 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

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

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

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

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

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

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

REQUIRED. PRIMER AND PAINT. NEW PAINT TO MATCH EXISTING COLOR. CLEAN EXISTING AREA WITH NON-HAZARDOUS CLEANING MATERIALS. REMOVE DIRT AND RUST.

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.

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

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general notes

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

**4.** Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes. 5. All items shown on drawings are finished construction

assemblies. Contractor shall provide and install all

material required for finished assemblies. **6.** All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved

> rights, including the copyright thereto. revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

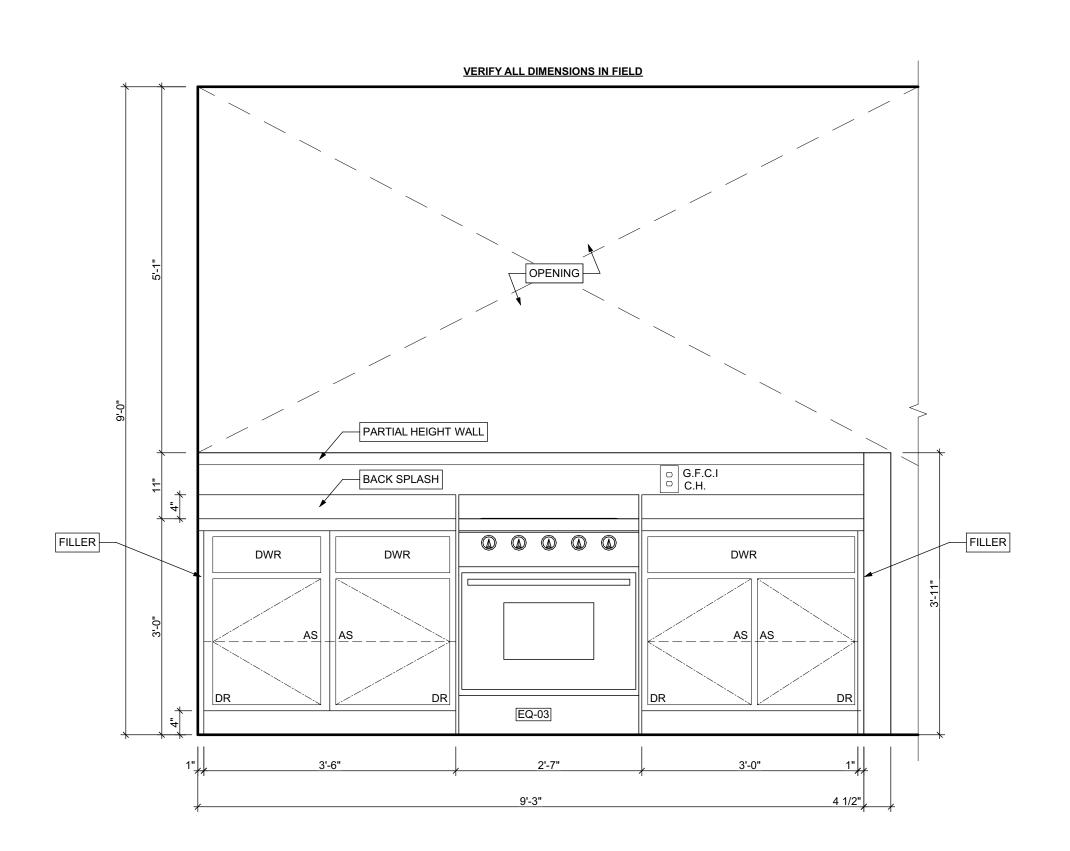
MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

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

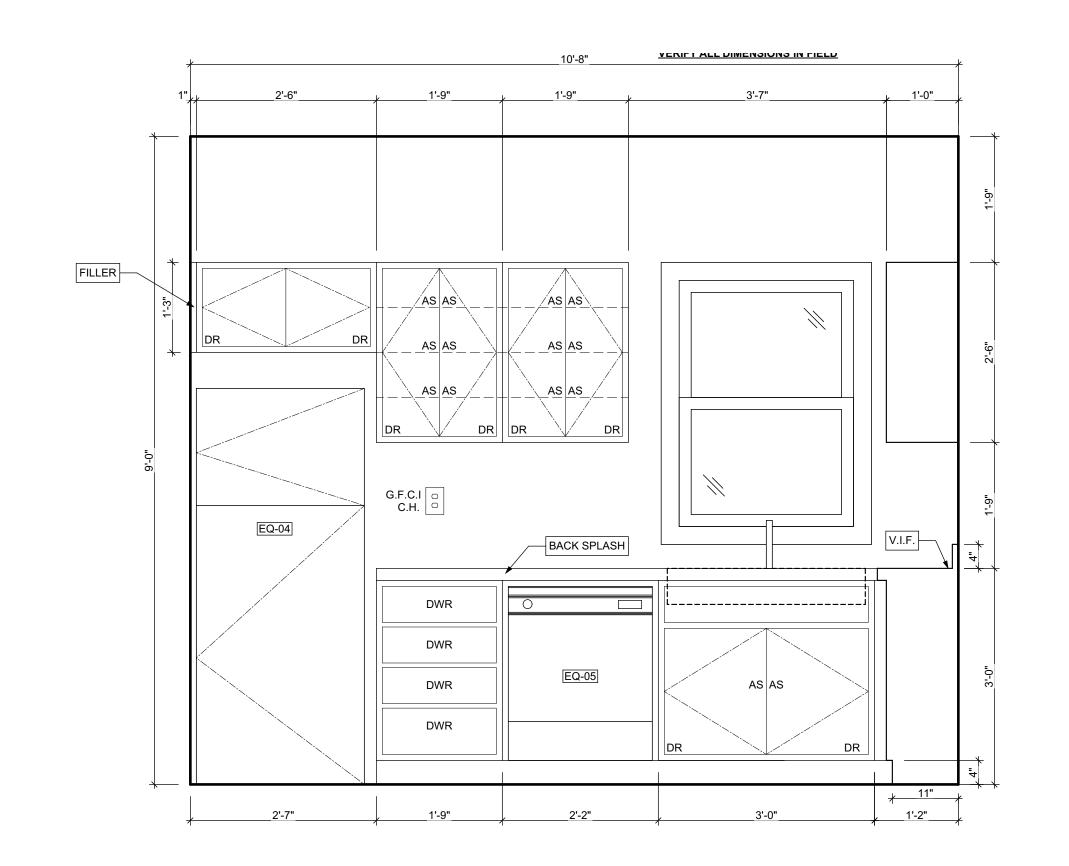
As Noted date May 6, 2022

Sheet No.



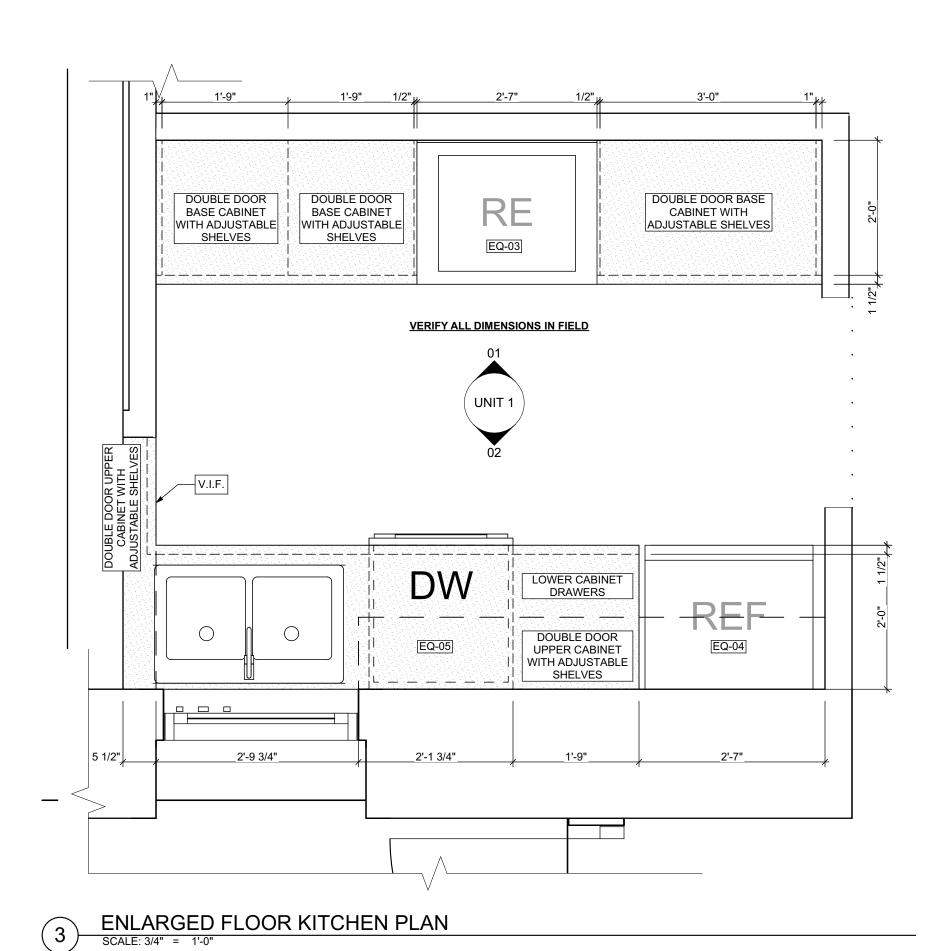
1 UNIT 1 KITCHEN ELEVATION 01

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



2 UNIT 1 KITCHEN ELEVATION 02

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



BATHROOM ACCESSORY SCHEDULE						
ITEM	QUANTITY	MANUFACTURER	DIMENSIONING NOTES			
MIRROR	0	Eviva Sleek Frameless Rectangular Bathroom Vanity Mirror, or equivalent	Remove existing and place new mirror in same location			
MEDICINE CABINET	3	Kohler Maxstow 20in. x 24in. Aluminum Frameless Surface-Mount Soft Close Medicine Cabinet with Mirror, or equivalent	Remove existing and place new medicince cabinet in same location			
TOWEL BAR	3	MOEN Contemporary 24 in. Towel Bar in Chrome	Remove existing and place towel bar in same location, provide blocking if necessary			
TOILET PAPER HOLDER	3	MOEN Contemporary Toilet Paper Holder in Chrome	Remove existing and place toilet paper holder in same location, provide blocking if necessary			
TOWEL RING	3	MOEN Contemporary Towel Ring in Chrome	Remove existing and place towel ring in same location, provide blocking if necessary			
WALL MOUNTED SOAP HOLDER	3	MOEN Contemporary Wall mounted soap holder in Chrome	Remove existing and place wall mounted soap holder in same location, provide blocking if necessary			

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

APPLIANCE SCHEDULE								
ITEM	TAG	QUANTITY	MANUFACTURER	MODEL	NOTES			
STOVE	RE/EQ-03	2	WHIRLPOOL	W11245179A	black 30"			
REF.	REF/EQ-04	2	WHIRLPOOL	WRT1E8F2DB00	black 18", type 18MSTA			
DISHWASHER	DW	2						

	PLUMBING SCHEDULE							
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	-	3	GLACIER BAY	W11245179A	24" W x 36" H x 19" D Bath Vanity in White with Vanity Top in White and White Basin			
PEDESTAL LAVATORY	-	0	KOHLER	K-2362-4-0	Drop-in/Undermount Stainless Steel 25" X 22" X 9" 3 Hole Single Bowl Kitchen Sink with Bottom Grid			
LAVATORY (WALL HUNG)	-	0	KOHLER	KINGSTON K-2005-0	Drop-in/Undermount Stainless Steel 25" X 22" X 9" 3 Hole Single Bowl Kitchen Sink with Bottom Grid			
LAVATORY FAUCET	-	3	MOEN	L64620	4" Chateau with covers for unused sink holes			
WATER CLOSET	-	3	KOHLER	K-31621-0	Cimarron white elongated comfort height 2-piece watersense toilet. 12" rough-in size (ADA Compliant)			
SHOWER	-	1	DREAMLINE	PRISM DL-6030-04	Fit to existing conditions. Frameless pivot shower enclosure i 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	-	3	MOEN	T269E3P / T8342EP15	Voss Chrome 1-Handle Handle(S) Included WaterSense Tub al 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 valve fittings & drain standpipe			
LAUNDRY TRAY (SINGLE)	-	0	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	-	0	MOEN	40812	4" Centerset Laundry Faucet with 9" spout reach			
COUNTERTOP SINK (SINGLE BOWL)	-	0	ELKAY	LUSTERTONE	Drop-in Stainless Steel 25" X 22" X 8 <sup>1</sup> / <sub>8</sub> " 2 Hole Single Bowl Countertop Sink			
COUNTERTOP SINK FAUCET	-	0	MOEN	40812	4" Centerset Laundry Faucet with 9" spout reach			
NSF QUALIFIED LAVATORY FAUCET	-	0	KOHLER	KPF-2252CH	Forte Single Hole Single-Handle Low-Arc Water-Saving Bathroom Faucet in Polished Chrome			
NSF QUALIFIED KITCHEN FAUCET	-	0	KOHLER	K-10433-CP	Forte Single-Handle Pull-Out Sprayer Kitchen Faucet With MasterClean Spray Face in Polished Chrome			

 ALL DRYER POWER TYPE IS AN ESTIMATION. GC TO INFORM ARCHITECT IF EXISTING DRYER IS GAS WHERE ELECTRIC IS SPECIFIED AND VICE VERSA.
 SCHEDULES SHOWN FOR INFORMATION ONLY. REFER TO SPECIFICATIONS FOR FINAL FF&E SELECTIONS.

GENERAL NOTE:

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

## Fukui Architects Pc

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revisions

project title

general notes

ISSUED FOR PERMIT: 05.06.2022

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

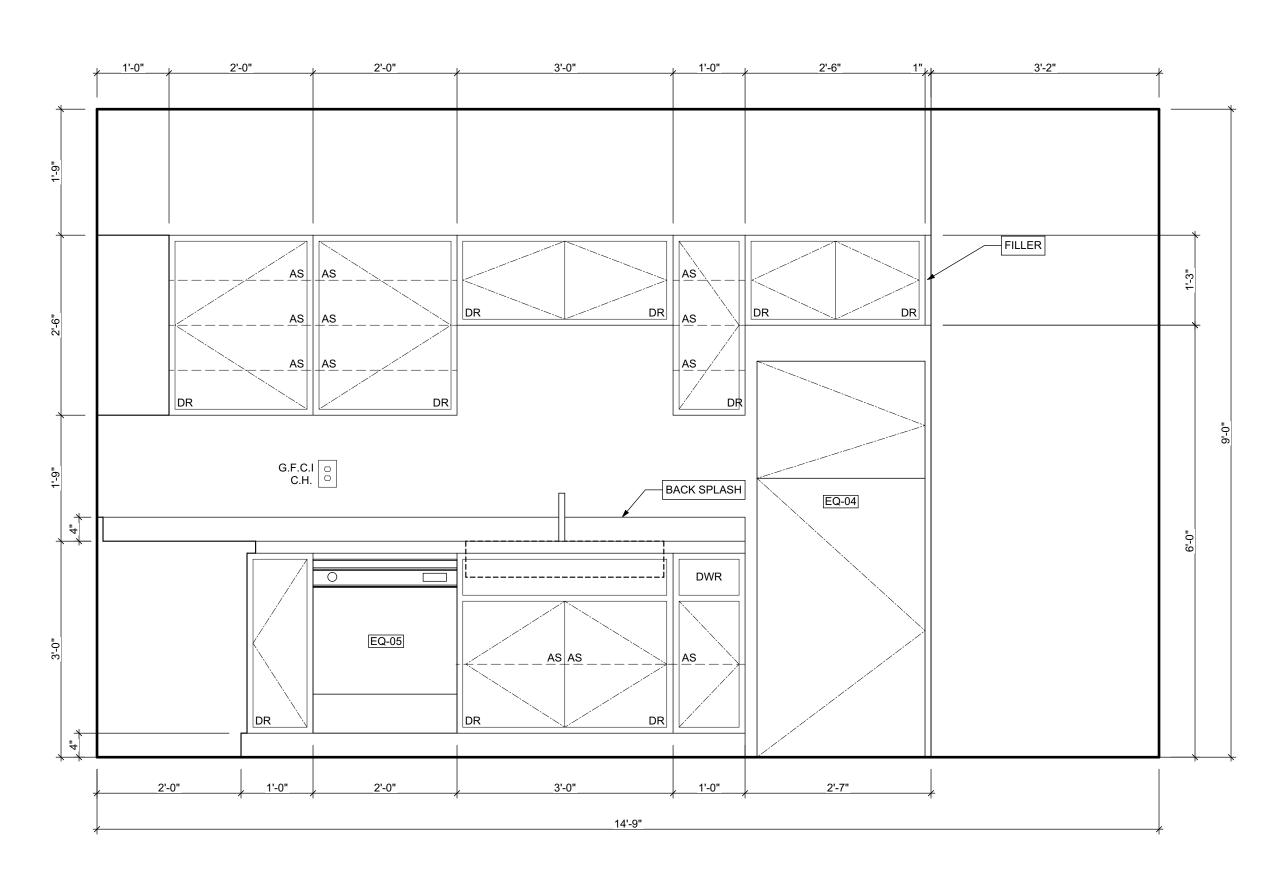
MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

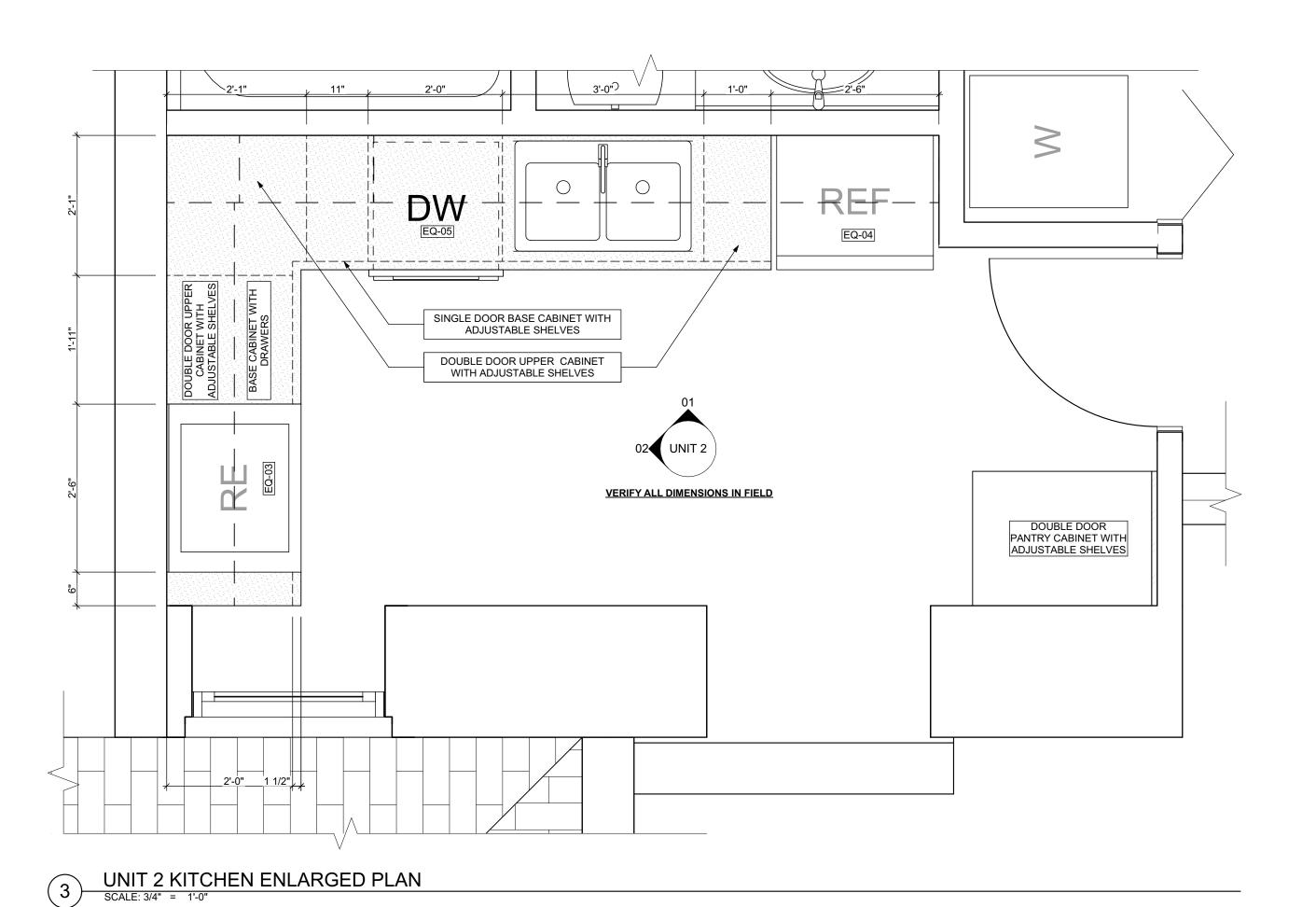
UNIT 1 KITCHEN ELEVATION 01, UNIT 1 KITCHEN ELEVATION 02, ENLARGED FLOOR KITCHEN PLAN

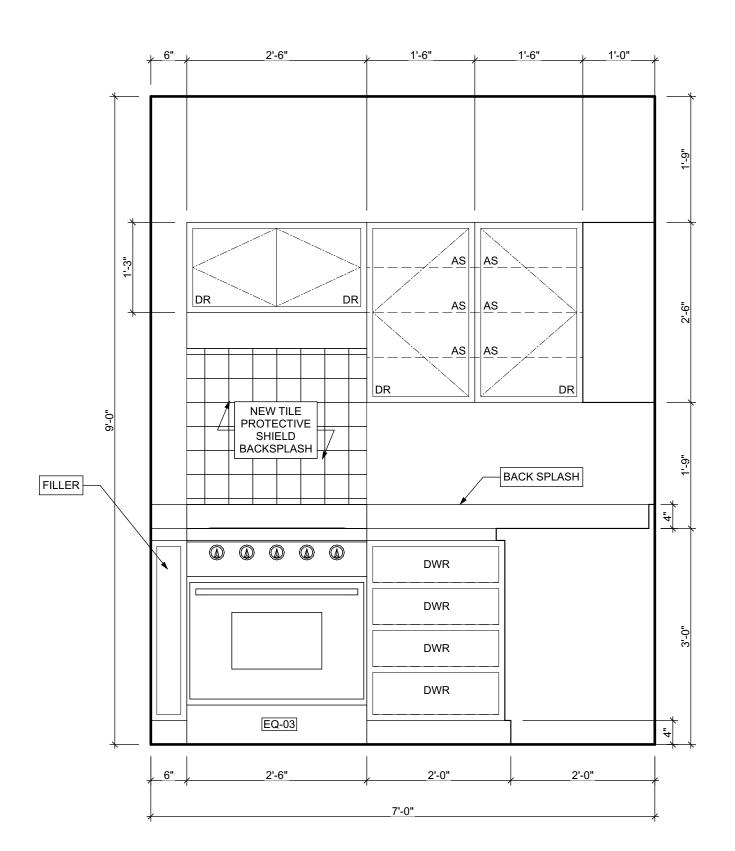
date
May 6, 2022
no. of.

**A12**Project #2006



1 UNIT 2 KITCHEN ELEVATION 01
SCALE: 3/4" = 1'-0"





2 UNIT 2 KITCHEN ELEVATION 02

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

### Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
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   Do not scale drawings
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MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

UNIT 2 KITCHEN ELEVATION 01, UNIT 2 KITCHEN ELEVATION 02, UNIT 2 KITCHEN ENLARGED PLAN

As Noted

date

May 6, 2022

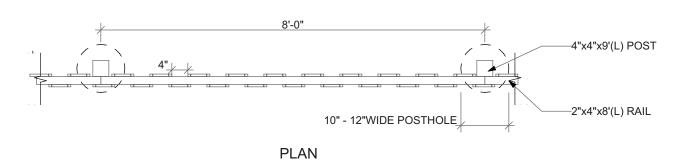
**14** 

6

**A13**Project #2006

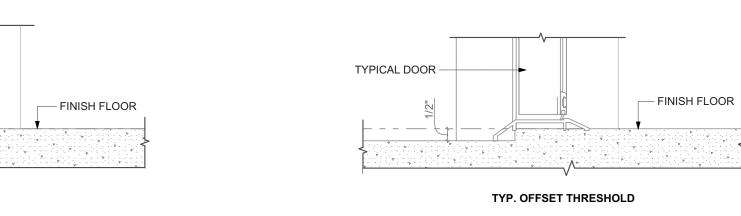
4"x4"x9'(L) POST-MAX 4" 2"x4"x8'(L) RAIL-\_\_\_4"x4"x9'(L) LATCH POST GALVANIZED NAILS-FENCE OR HOUSE, VERIFY IN FIELD 2"x4"x8'(L) RAIL-5.5"x19/32"x6'(L) PICKETS-2"x4"x8'(L) RAIL CEMENT-

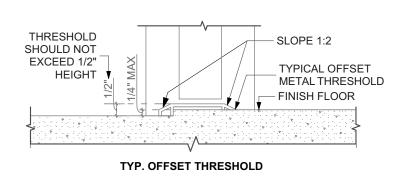
STRAIGHT SHADOWBOX FENCING ELEVATION

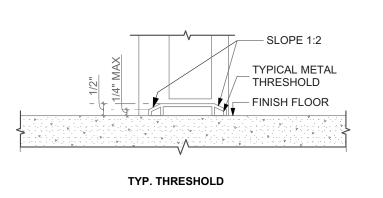


(1) WOOD FENCE DETAIL

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









TYP. THRESHOLD

TYPICAL DOOR —



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## **Project Location:**

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA

drawing title

WOOD FENCE DETAIL, EXTERIOR DOOR THRESHOLD, WINDOW INSTALLATION UNDER VINYL SIDING

scale As Noted May 6, 2022

**15** 

Sheet No.

shut, use a high-speed

knife to cut the joint

frame stops until the

sashes are free.

oscillating tool or a utility

between the sashes and

C. Remove the exterior stops at

the head and jambs using a

chisel, reciprocating saw, roto-

tool or equivalent. Cut them

D. Carefully remove the upper

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.

BFRPF - 18

Revised 07/13/2021

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

Revised 07/13/2021

PELLA\* IMPERVIA\* WINDOW ANCHOR SPACING INSTRUCTIONS

and pulley balances, cut the cords, letting the

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

any deteriorated parts. . Clean the opening of any dirt, debris or excess old Note: if using aluminum coil exterior trim, apply it now. Apply flashing tape to the sill. Cut one piece of tape the same length as the sill. Extend the tape up the vertical leg of the stool. Work the tape into the corner

and press firmly to adhere the tape. Lap the tape over any coil trim at the sill. . **Apply sealant over any gaps** in the corners of the existing frame. . Check the sill for level or for bowing.

Install and level sill shims only if necessary to correct for bowing of the sill. Place 1" wide x 1/4" to 3/8" thick shims 1/2" from each side. Place additional shims under each mullion and sliding window interlocker. For vinyl windows, add shims so maximum spacing i. Attach shims to prevent movement after they are

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

### PREPARE THE WINDOW See next page for Sill Adapter illustrations.

Parting stop

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

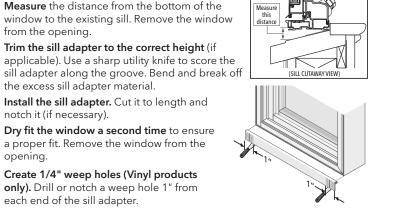
NOTE: Standard performance only. Additional anchoring may be required for performance upgrade, impact resistant products or to comply with local

. Drill pilot holes (if necessary) in the new window frame. See anchoring instructions at the end of this booklet.

. Dry fit the window in the opening. Measure the distance from the bottom of the window to the existing sill. Remove the window from the opening. Trim the sill adapter to the correct height (if applicable). Use a sharp utility knife to score the

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

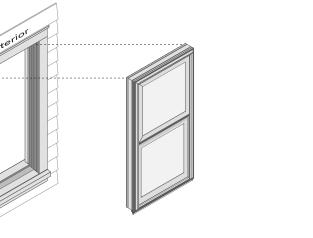
a proper fit. Remove the window from the . Create 1/4" weep holes (Vinyl products only). Drill or notch a weep hole 1" from



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each end of the sill adapter. © 2019 Pella Corporation





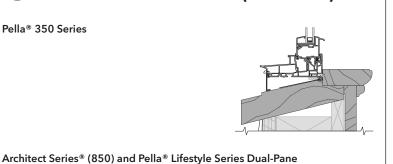


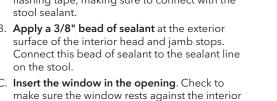
## PREPARE THE WINDOW (Continued)

Revised 07/13/2021

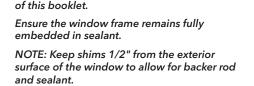
Pella® 350 Series

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stops and is making contact with the sealant. D. Place shims and begin driving screws at each predrilled hole in the window frame. Add additional shims at the ends of meeting rails and as necessary to ensure even reveal



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

operation. Make any necessary adjustments to shims and finish installing frame screws. Adjust the screw jacks (if applicable) with a screwdriver. Turn clockwise to move the frame toward the sash.

checkrail. I. Install interior sealant from the exterior. Refer to the interior sealant instructions at the end of this booklet.

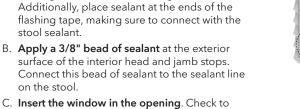
. Install exterior frame expanders at this time (if necessary).



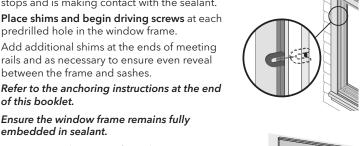




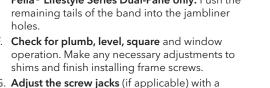
SET AND FASTEN THE WINDOW . Apply a 3/8" bead of sealant where the existing stool meets the existing window sill.

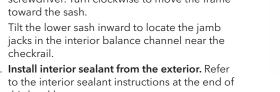


make sure the window rests against the interior petween the frame and sashes.

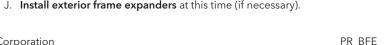








**Install exterior sealant.** Refer to the exterior sealant instructions at the end





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Single- Hung

Fixed Frame

> 54" x 96"

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

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

Special Notes

#6 x 1-1/2" screw

Clad Frame Head/Jamb/Sill

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

M1 M1 M1 M1 M1 M1 M1

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

Anchor Anchor

(M1) (M2)

\*\* 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

1/8" Pilot Hole Locations

#8x3" Finish

Architect Series Double-Hung

termediate Mullion Mullion

16" 3"\* 6"

16" 3"\* 6"

Lifestyle Series Double-Hung

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

PLACE FRAME SCREWS OR CLIPS AT THE LOCATIONS INDICATED

### **Interior Sealant Instructions**

Do not install fasteners

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

### 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

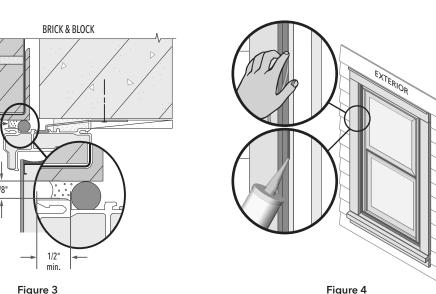
E. **Re-check window operation** and remove shipping spacers after foam installation. Excess foam may be removed with a serrated knife after it cures.

### **Exterior Sealant Instructions**

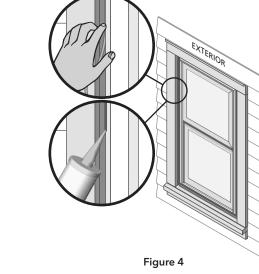
CAUTION: Use a high quality, multi-purpose exterior sealant such as Pella Window and Door Installation Sealant. Follow the directions on the cartridge.

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



Revised 07/13/2021



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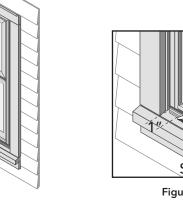


Figure 1

EXTERIOR

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

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Fukui Architects Pc

205 Ross Street

Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

general notes

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

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

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

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

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

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

revisions

project title

ISSUED FOR PERMIT: 05.06.2022

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

**Project Location:** 

MANCHESTER SCATTERED SITES 1529 SEDGWICK STREET PITTSBURGH, PENNSYLVANIA 15233

drawing title

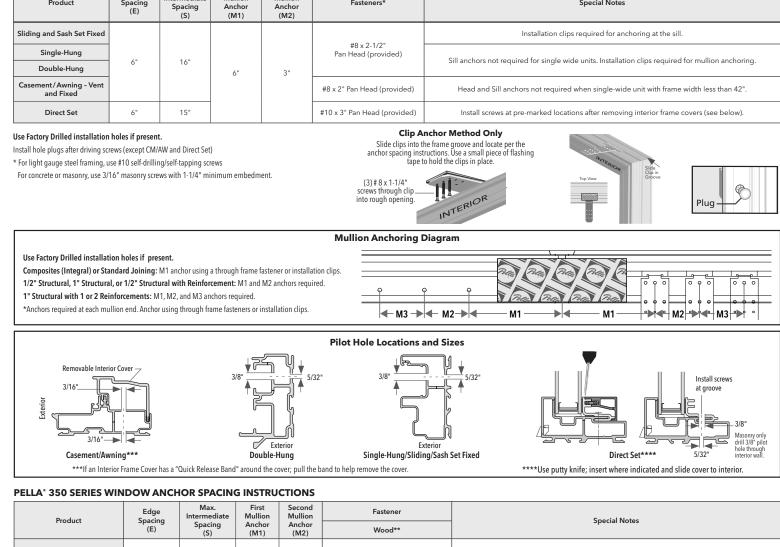
WINDOW REMOVAL/ REPLACEMENT (PELLA)

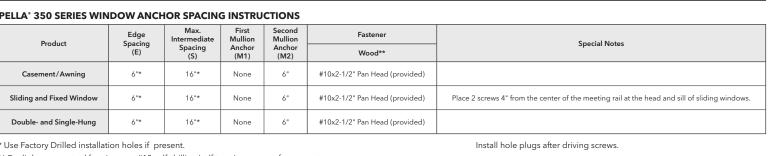
As Noted May 6, 2022

**Sheet No.** 

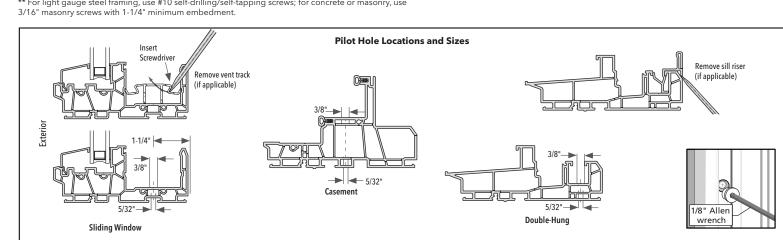
Project #2006

10

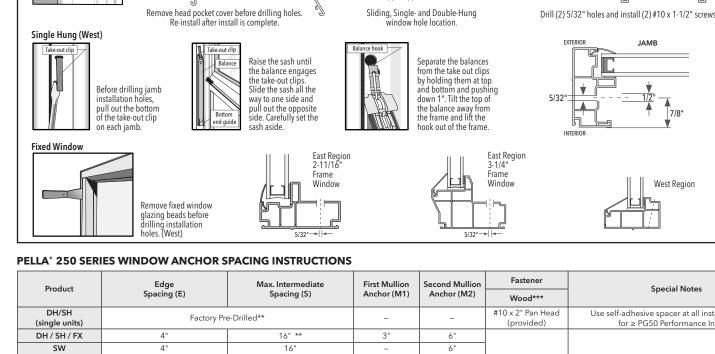




\* Use Factory Drilled installation holes if present.  $\hbox{\ensuremath{^{**}} For light gauge steel framing, use $\#10$ self-drilling/self-tapping screws; for concrete or masonry, use}\\$ 



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All venting products: Head and sill anchors are required on composites only.  $250\ \text{Series}\ \text{DH}\ \text{PG}50\ \text{ONLY:}\ \text{Add}\ \text{additional}\ \text{clip}\ \text{at}\ \text{center}\ \text{of}\ \text{mullion}\ \text{at}\ \text{sill}\ \text{only.}$ Install hole plugs/caps after driving screws. Replace all covers, fillers and tracks removed earlie \*\* For DH & SH units >62" tall add 2 screws per jamb, midway between top and bottom pre-drilled holes.

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

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

250 Series 1/2" Mulls: Use Attachment Clips at sill spaced 3" and 6" from mullion. 3/16" masonry screws with 1-1/4" minimum embedment.

