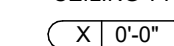








REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
-  CEILING MATERIAL AND HEIGHT
 -  CEILING SOFFIT.
 -  24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
-  BATHROOM VENT FAN
 -  CEILING ACCESS HATCH
 -  SUPPLY AIR DIFFUSER
 -  SMOKE DETECTOR:
(CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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

seal

general notes

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

Owner:

HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:

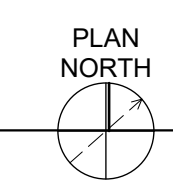
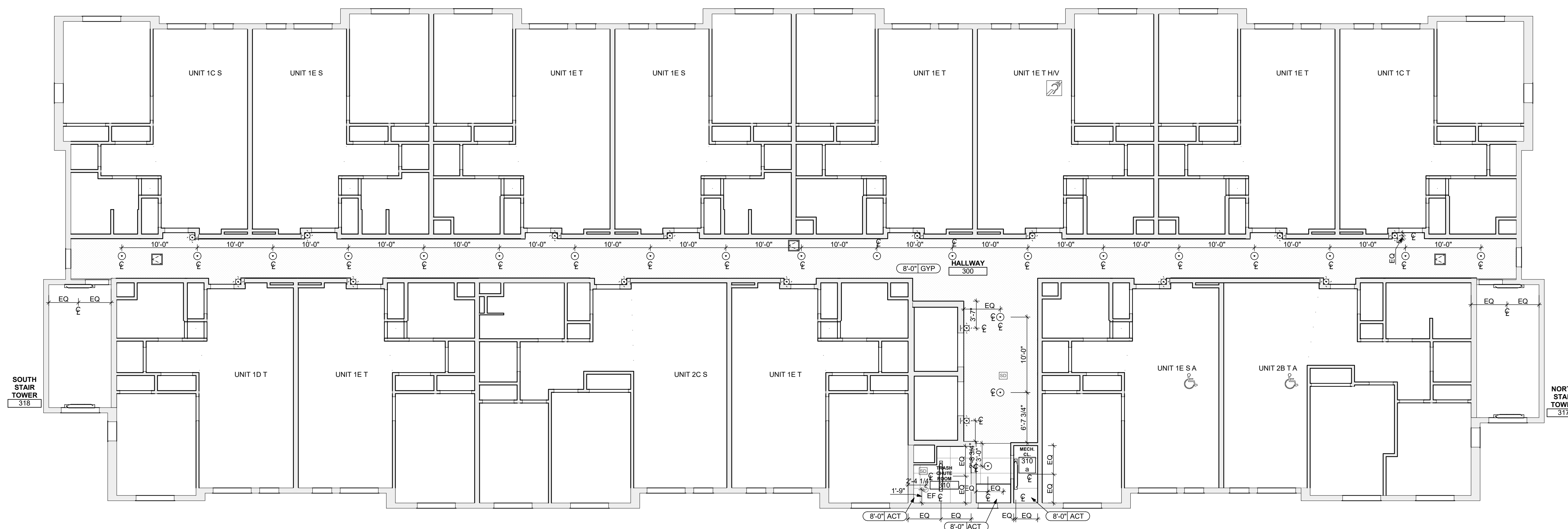
Allies & Ross Management and
Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

Project Location:

Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

THIRD FLOOR REFLECTED
CEILING PLAN

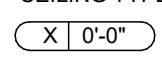

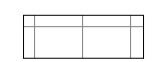






1 3RD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

scale	As Noted
date	December 3rd, 2023
no.	77
of.	233

Sheet No.
A109
Project #2040

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
-  CEILING MATERIAL AND HEIGHT
 -  CEILING SOFFIT.
 -  24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
-  BATHROOM VENT FAN
 -  CEILING ACCESS HATCH
 -  SUPPLY AIR DIFFUSER
 -  SMOKE DETECTOR:
(CONFIRM LOCATIONS W/ ELECT. DWGS.)

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2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
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6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.

seal

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revisions

project title

Owner:

HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:

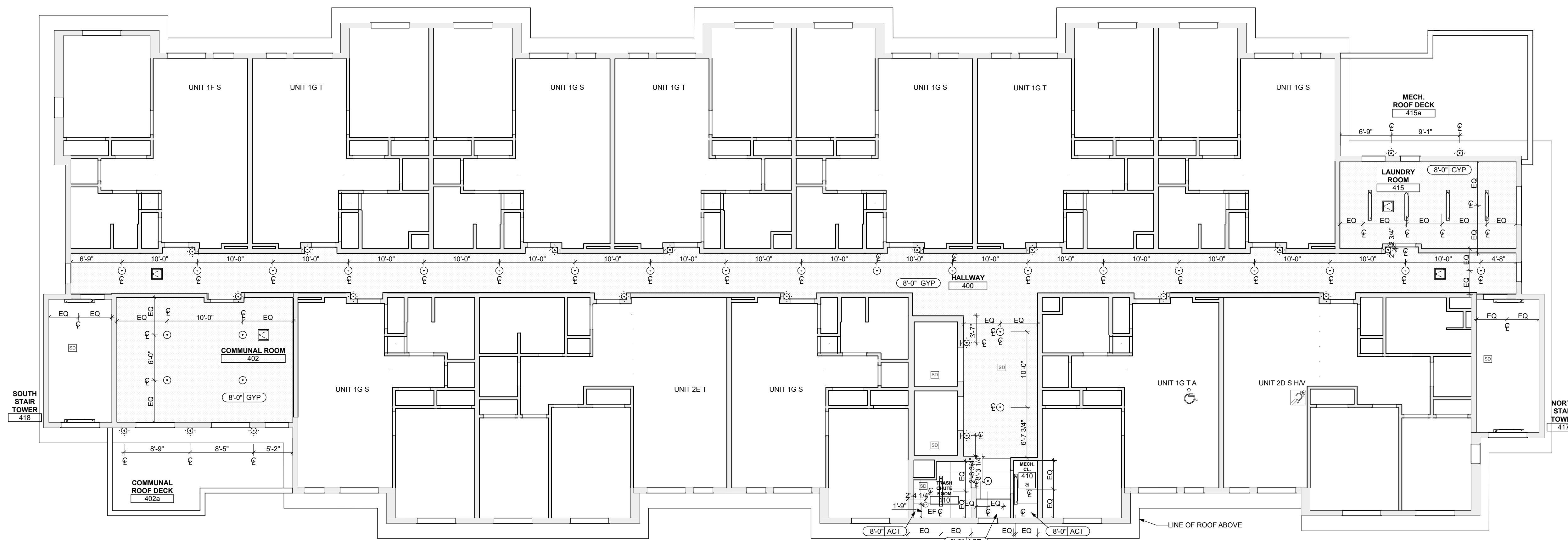
Allies & Ross Management and
Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

Project Location:

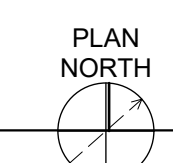
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

FOURTH FLOOR REFLECTED
CEILING PLAN



1 4TH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



scale	As Noted	Sheet No.
date	December 3rd, 2023	
no.	78	A110
of.	233	
		Project #2040

MATERIAL FINISHES

ID	PRODUCT, MFG. - REFER TO SPECIFICATIONS
COLOR PAINT	
P-1	STANDARD FINISH
P-2	STANDARD FINISH
P-3	SEMI-GLOSS
P-4	STANDARD FINISH (1ST FLOOR HALLWAY)
P-5	STANDARD FINISH (2ND FLOOR HALLWAY)
P-6	STANDARD FINISH (3RD FLOOR HALLWAY)
P-7	STANDARD FINISH (4TH FLOOR HALLWAY)
SOLID POLYMER CORE FLOOR TILE	
SPC-1	20 MIL FLOATING FLOOR
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
SPC-3	12 MIL FLOATING FLOOR
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	
CPT-1	STAPLE DOWN CARPET W/ CARPET PAD
CPT-2	GLUE DOWN CARPET W/O CARPET PAD
ACOUSTIC CEILING TILE	
ACT-1	24" X 48" SUSPENDED, STANDARD CEILING TILES W/ GRID
ACT-2	24" X 48" SUSPENDED, VINYL FACED GYPSUM CORE CEILING TILES W/ GRID
PATIO TILE	
PT-1	12" X 12" SQUARE PATIO PAVERS
VINYL BASE	
B-1	4" STANDARD COVER BASE
B-2	6" STANDARD COVER BASE
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS
LAMINATE	
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED
CORNER GUARDS	
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER
FLOOR MAT	
FM-1	ENTRANCE FLOOR MAT. REFER TO SPECIFICATIONS

MATERIAL FINISH LEGEND

HATCH	ID
[Hatched Box]	EXPOXY-ALT SEALED CONC.
[Hatched Box]	SPC-1
[Hatched Box]	SPC-2
[Hatched Box]	SPC-3
[Hatched Box]	CPT-1
[Hatched Box]	CPT-2
[Hatched Box]	EM-1
[Hatched Box]	COMMERCIAL SPACE FLOOR SLAB IS NOT PART OF THE SCOPE OF WORK.
[Thick Line]	EXTERIOR THRESHOLD - ZERO STEP THRESHOLD. REFER TO 11/A511 AND 12/A511.
[Thin Line]	T-1 INTERIOR - 20 MIL SPC TO CONC. TRANSITION STRIP. REFER TO 8/A504.
[Thin Line]	T-2 INTERIOR - 12 MIL SPC TO CARPET W/ CARPET PAD TRANSITION STRIP. REFER TO 7/A504.
[Thin Line]	T-3 INTERIOR - 12 MIL SPC TO CARPET W/O CARPET PAD TRANSITION STRIP. REFER TO 8/A504.
[Thin Line]	T-4 INTERIOR THRESHOLD - 20 MIL SPC TO 12 MIL SPC THRESHOLD. REFER TO 11/A511 AND 12/

seal

general notes

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revisions

project title

Owner:

HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:

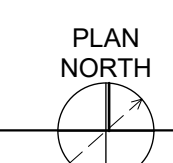
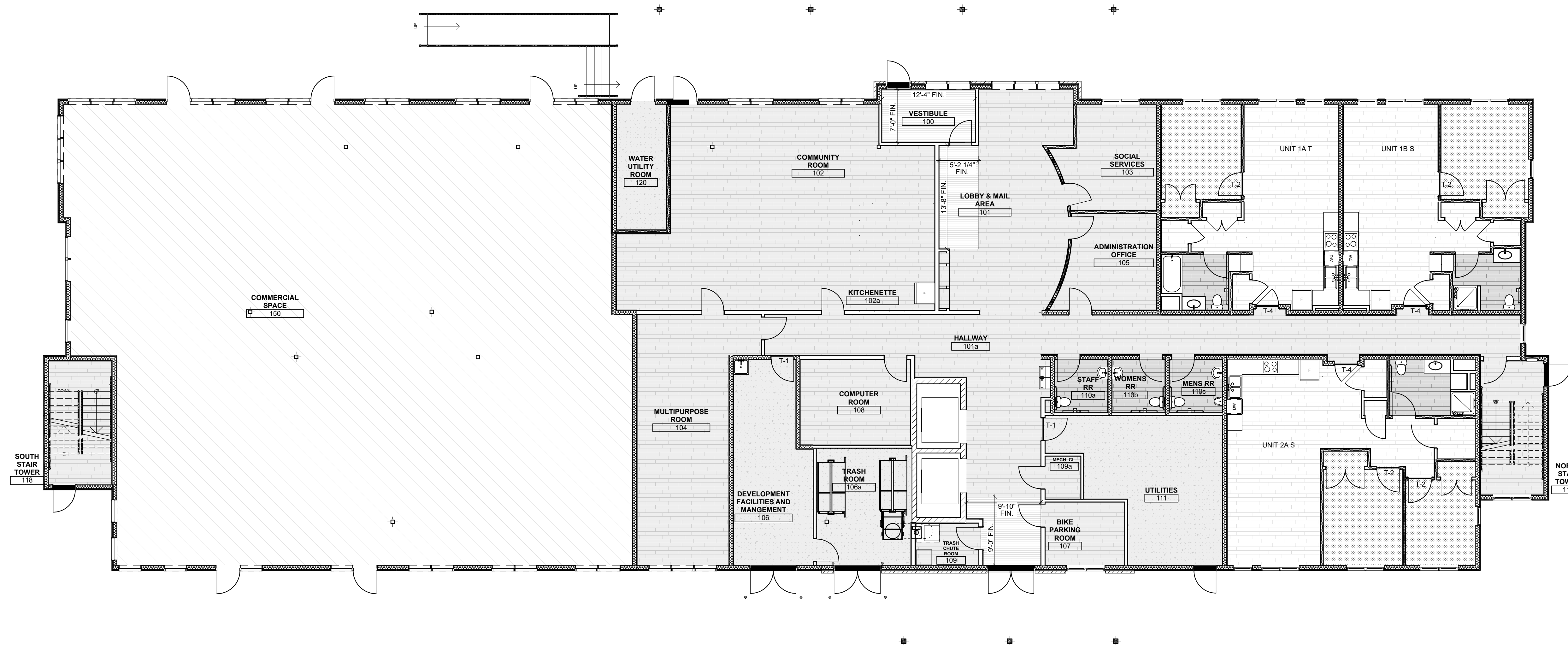
Allies & Ross Management and
Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

Project Location:

Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

FIRST FLOOR FINISH PLAN



scale	As Noted
date	December 3rd, 2023
no.	79
of.	233

Sheet No.	A111
Project #	2040

MATERIAL FINISHES

ID	PRODUCT, MFG. - REFER TO SPECIFICATIONS
COLOR NUMBER	
P-1	STANDARD FINISH
P-2	STANDARD FINISH
P-3	SEMI-GLOSS
P-4	STANDARD FINISH (1ST FLOOR HALLWAY)
P-5	STANDARD FINISH (2ND FLOOR HALLWAY)
P-6	STANDARD FINISH (3RD FLOOR HALLWAY)
P-7	STANDARD FINISH (4TH FLOOR HALLWAY)
SOLID POLYMER CORE FLOOR TILE	
SPC-1	20 MIL FLOATING FLOOR
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
SPC-3	12 MIL FLOATING FLOOR
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	
CPT-1	STAPLE DOWN CARPET W/ CARPET PAD
CPT-2	GLUE DOWN CARPET W/O CARPET PAD
ACOUSTIC CEILING TILE	
ACT-1	24" X 48" SUSPENDED, STANDARD CEILING TILES W/ GRID
ACT-2	24" X 48" SUSPENDED, VINYL FACED GYPSUM CORE CEILING TILES W/ GRID
PATIO TILE	
PT-1	12" X 12" SQUARE PATIO PAVERS
VINYL BASE	
B-1	4" STANDARD COVER BASE
B-2	6" STANDARD COVER BASE
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS
LAMINATE	
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED
CORNER GUARDS	
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER
FLOOR MAT	
FM-1	ENTRANCE FLOOR MAT. REFER TO SPECIFICATIONS

MATERIAL FINISH LEGEND

HATCH	ID
[Hatch Pattern]	EXPOXY-ALT SEALED CONC.
[Hatch Pattern]	SPC-1
[Hatch Pattern]	SPC-2
[Hatch Pattern]	SPC-3
[Hatch Pattern]	CPT-1
[Hatch Pattern]	CPT-2
[Hatch Pattern]	EM-1
[Hatch Pattern]	COMMERCIAL SPACE FLOOR SLAB IS NOT PART OF THE SCOPE OF WORK.
[Hatch Pattern]	EXTERIOR THRESHOLD - ZERO STEP THRESHOLD. REFER TO 11/A511 AND 12/A511.
[Hatch Pattern]	T-1 INTERIOR - 20 MIL SPC TO CONC. TRANSITION STRIP. REFER TO 8/A504.
[Hatch Pattern]	T-2 INTERIOR - 12 MIL SPC TO CARPET W/ CARPET PAD TRANSITION STRIP. REFER TO 7/A504.
[Hatch Pattern]	T-3 INTERIOR - 12 MIL SPC TO CARPET W/O CARPET PAD TRANSITION STRIP. REFER TO 8/A504.
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general notes

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revisions

project title

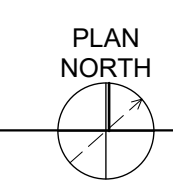
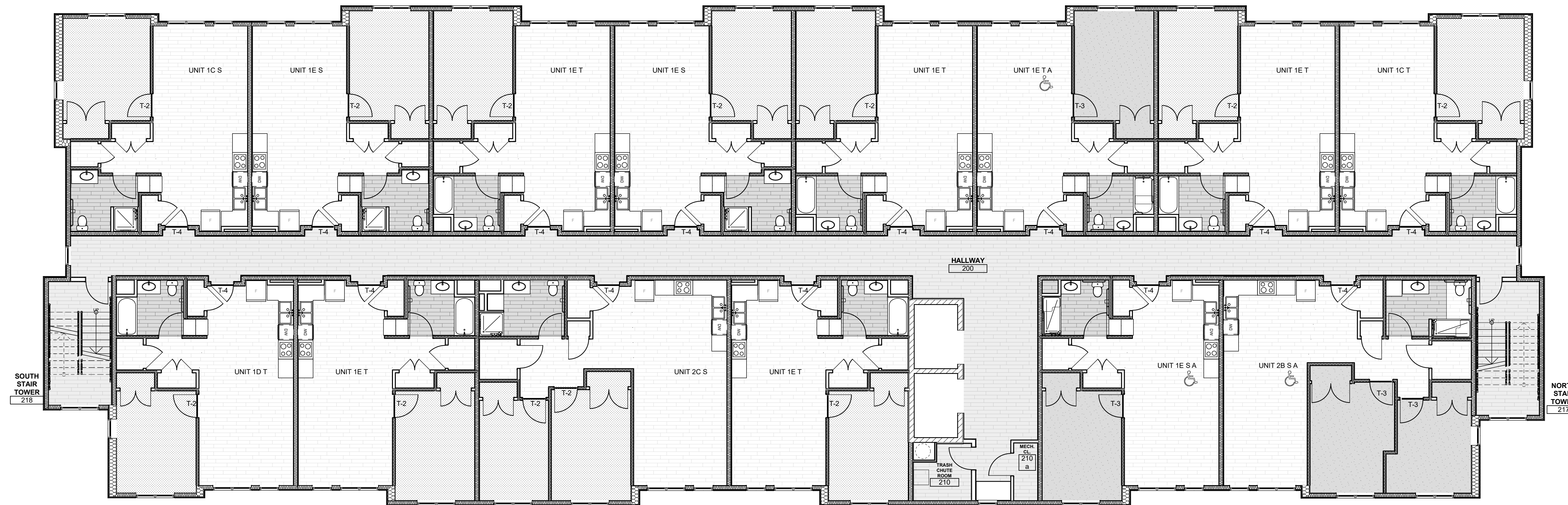
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

SECOND FLOOR FINISH PLAN



MATERIAL FINISHES

ID	PRODUCT, MFG. - REFER TO SPECIFICATIONS
COLOR NUMBER	
P-1	STANDARD FINISH
P-2	STANDARD FINISH
P-3	SEMI-GLOSS
P-4	STANDARD FINISH (1ST FLOOR HALLWAY)
P-5	STANDARD FINISH (2ND FLOOR HALLWAY)
P-6	STANDARD FINISH (3RD FLOOR HALLWAY)
P-7	STANDARD FINISH (4TH FLOOR HALLWAY)
SOLID POLYMER CORE FLOOR TILE	
SPC-1	20 MIL FLOATING FLOOR
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
SPC-3	12 MIL FLOATING FLOOR
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	
CPT-1	STAPLE DOWN CARPET W/ CARPET PAD
CPT-2	GLUE DOWN CARPET W/O CARPET PAD
ACOUSTIC CEILING TILE	
ACT-1	24" X 48" SUSPENDED, STANDARD CEILING TILES W/ GRID
ACT-2	24" X 48" SUSPENDED, VINYL FACED GYPSUM CORE CEILING TILES W/ GRID
PATIO TILE	
PT-1	12" X 12" SQUARE PATIO PAVERS
VINYL BASE	
B-1	4" STANDARD COVER BASE
B-2	6" STANDARD COVER BASE
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS
LAMINATE	
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED
CORNER GUARDS	
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER
FLOOR MAT	
FM-1	ENTRANCE FLOOR MAT. REFER TO SPECIFICATIONS

MATERIAL FINISH LEGEND

HATCH	ID
[Hatch Pattern]	EXPOXY-ALT SEALED CONC.
[Hatch Pattern]	SPC-1
[Hatch Pattern]	SPC-2
[Hatch Pattern]	SPC-3
[Hatch Pattern]	CPT-1
[Hatch Pattern]	CPT-2
[Hatch Pattern]	EM-1
[Hatch Pattern]	COMMERCIAL SPACE FLOOR SLAB IS NOT PART OF THE SCOPE OF WORK.
[Hatch Pattern]	EXTERIOR THRESHOLD - ZERO STEP THRESHOLD. REFER TO 11/A511 AND 12/A511.
[Hatch Pattern]	T-1 INTERIOR - 20 MIL SPC TO CONC. TRANSITION STRIP. REFER TO 8/A504.
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revisions

project title

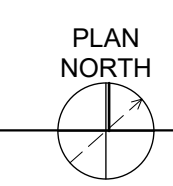
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

THIRD FLOOR FINISH PLAN



MATERIAL FINISHES

ID	PRODUCT, MFG. - REFER TO SPECIFICATIONS
COLOR NUMBER	
P-1	STANDARD FINISH
P-2	STANDARD FINISH
P-3	SEMI-GLOSS
P-4	STANDARD FINISH (1ST FLOOR HALLWAY)
P-5	STANDARD FINISH (2ND FLOOR HALLWAY)
P-6	STANDARD FINISH (3RD FLOOR HALLWAY)
P-7	STANDARD FINISH (4TH FLOOR HALLWAY)
SOLID POLYMER CORE FLOOR TILE	
SPC-1	20 MIL FLOATING FLOOR
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ACT-1	24" X 48" SUSPENDED, STANDARD CEILING TILES W/ GRID
ACT-2	24" X 48" SUSPENDED, VINYL FACED GYPSUM CORE CEILING TILES W/ GRID
PATIO TILE	
PT-1	12" X 12" SQUARE PATIO PAVERS
VINYL BASE	
B-1	4" STANDARD COVER BASE
B-2	6" STANDARD COVER BASE
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS
LAMINATE	
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED
CORNER GUARDS	
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER
FLOOR MAT	
FM-1	ENTRANCE FLOOR MAT. REFER TO SPECIFICATIONS

MATERIAL FINISH LEGDEND

HATCH	ID
[Hatch Pattern]	EXPOXY-ALT SEALED CONC.
[Hatch Pattern]	SPC-1
[Hatch Pattern]	SPC-2
[Hatch Pattern]	SPC-3
[Hatch Pattern]	CPT-1
[Hatch Pattern]	CPT-2
[Hatch Pattern]	EM-1
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revisions

project title

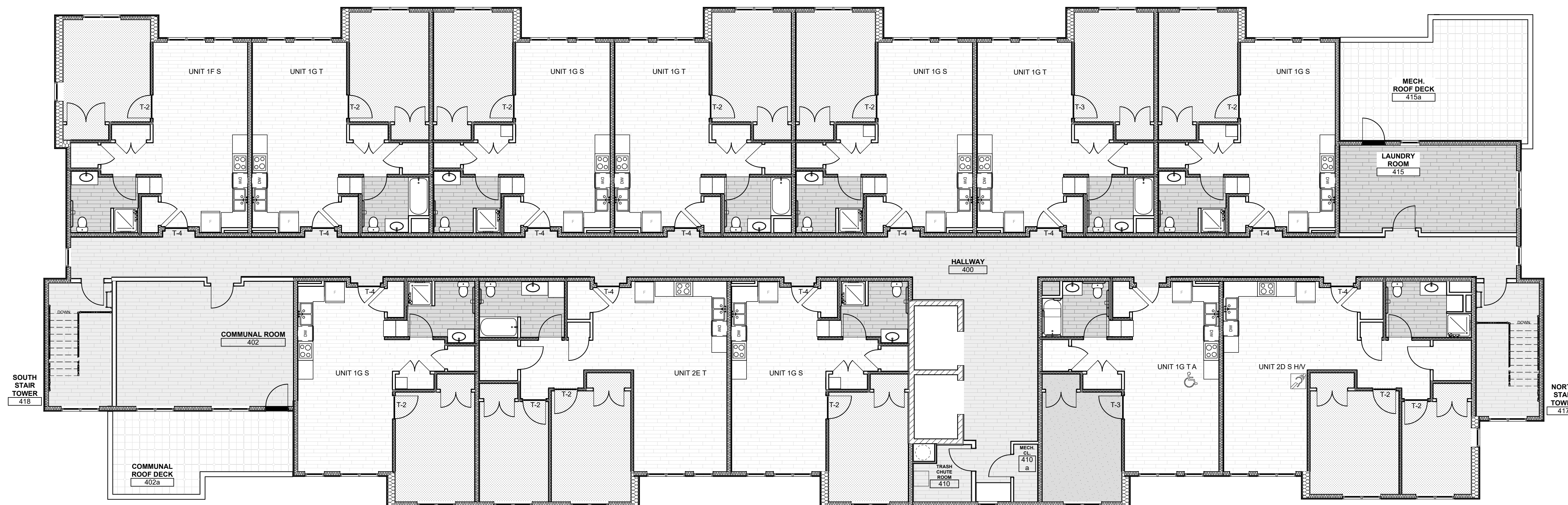
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:
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Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

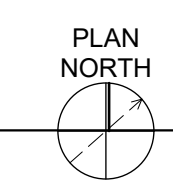
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

FOURTH FLOOR FINISH PLAN



1 4TH FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"



scale	As Noted
date	December 3rd, 2023
no.	82
of.	233

Sheet No.
A114
Project #2040

FURNISHINGS LIST

Area	Item	Quantity
Entry	Office Desk (for security guard)	1
Entry	Task Chair	1
Entry	Chair (with armrests)	1
Entry	Chair (without armrests)	1
Community Room	Table (for 4 chairs)	2
Community Room	3-Seats Sofa	2
Community Room	Armchair	2
Community Room	Chairs	12
Community Room	Side/End Tables	1
Community Room	Coffee Table	1
Community Room	Artwork	4
Community Room	Microwave	1
Community Room	Refrigerator	1
Community Room	Coffee Maker	1
Front Patio	Square Café Table	2
Front Patio	Chairs	8
Front Patio	3-Seats Sofa	2
Front Patio	Armchair	1
Front Patio	Coffee Table	1
Back Patio	Square Café Table	2
Back Patio	Chairs	8
Back Patio	3-Seats Sofa	2
Back Patio	Armchair	1
Back Patio	Coffee Table	1
Admin. Office	Lateral Filing Cabinet	1
Admin. Office	Office Desk	1
Admin. Office	Task Chair	1
Admin. Office	Table Round	1
Admin. Office	2-Seat Sofa	1
Admin. Office	Chairs	3
Computer Room	Tables w/ dividers	4
Computer Room	Computers	4
Computer Room	Small Table	1
Computer Room	Printer	1
Computer Room	Chairs	2
Computer Room	Chairs	2
Management Offices	Office Desk	1
Management Offices	Task Chair	1
Management Offices	Chairs	1
Management Offices	Chairs	1
Management Offices	Lateral Filing Cabinet	1
Laundry Room	Chairs	3
Laundry Room	Table/Shelf for folding laundry	1
Misc.	Trashcans	6

seal

general notes

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revisions

project title

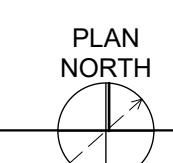
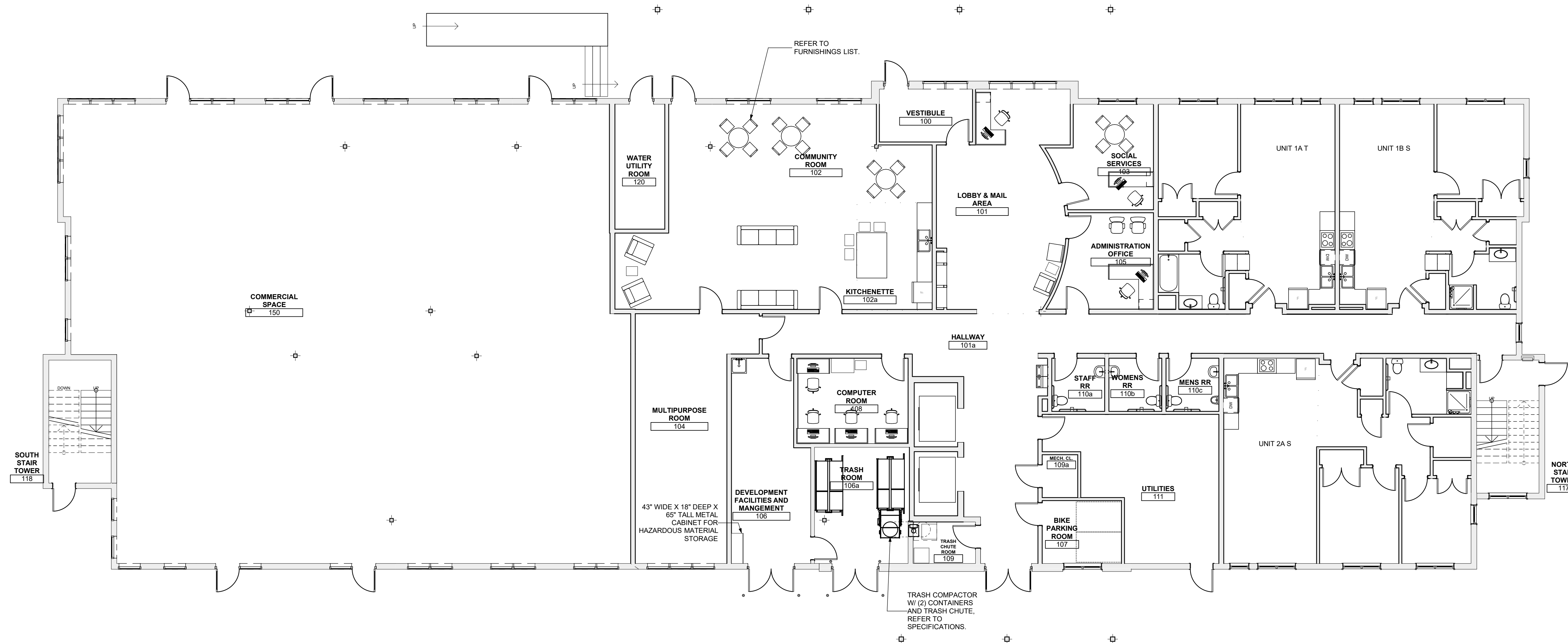
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

**FIRST FLOOR FURNISHINGS
PLAN**



1 FIRST FLOOR FURNISHINGS PLAN
SCALE: 1/8" = 1'-0"

scale	As Noted
date	December 3rd, 2023
no.	83
of.	233

Sheet No.
A115
Project #2040

FURNISHINGS LIST

Area	Item	Quantity
Entry	Office Desk (for security guard)	1
Entry	Task Chair	1
Entry	Chair (with armrests)	1
Entry	Chair (without armrests)	1
Community Room	Table (for 4 chairs)	2
Community Room	3-Seats Sofa	2
Community Room	Armchair	2
Community Room	Chairs	12
Community Room	Side/End Tables	1
Community Room	Coffee Table	1
Community Room	Artwork	4
Community Room	Microwave	1
Community Room	Refrigerator	1
Community Room	Coffee Maker	1
Front Patio	Square Café Table	2
Front Patio	Chairs	8
Front Patio	3-Seats Sofa	2
Front Patio	Armchair	1
Front Patio	Coffee Table	1
Back Patio	Square Café Table	2
Back Patio	Chairs	8
Back Patio	3-Seats Sofa	2
Back Patio	Armchair	1
Back Patio	Coffee Table	1
Admin. Office	Lateral Filing Cabinet	1
Admin. Office	Office Desk	1
Admin. Office	Task Chair	1
Admin. Office	Table Round	1
Admin. Office	2-Seat Sofa	1
Admin. Office	Chairs	3
Computer Room	Tables w/ dividers	4
Computer Room	Computers	4
Computer Room	Small Table	1
Computer Room	Printer	1
Computer Room	Chairs	2
Computer Room	Chairs	2
Computer Room	Chairs	2
Management Offices	Office Desk	1
Management Offices	Task Chair	1
Management Offices	Chairs	1
Management Offices	Chairs	1
Management Offices	Lateral Filing Cabinet	1
Management Offices	Chairs	3
Laundry Room	Table/Shelf for folding laundry	1
Misc.	Trashcans	6

scale

general notes

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revisions

project title

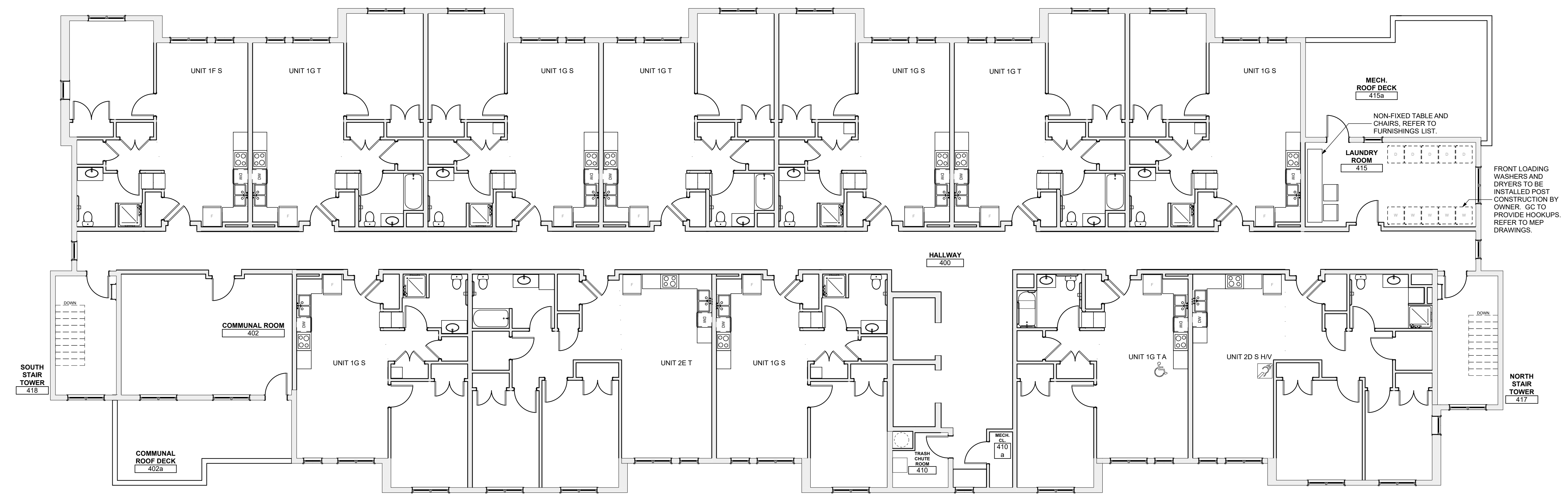
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

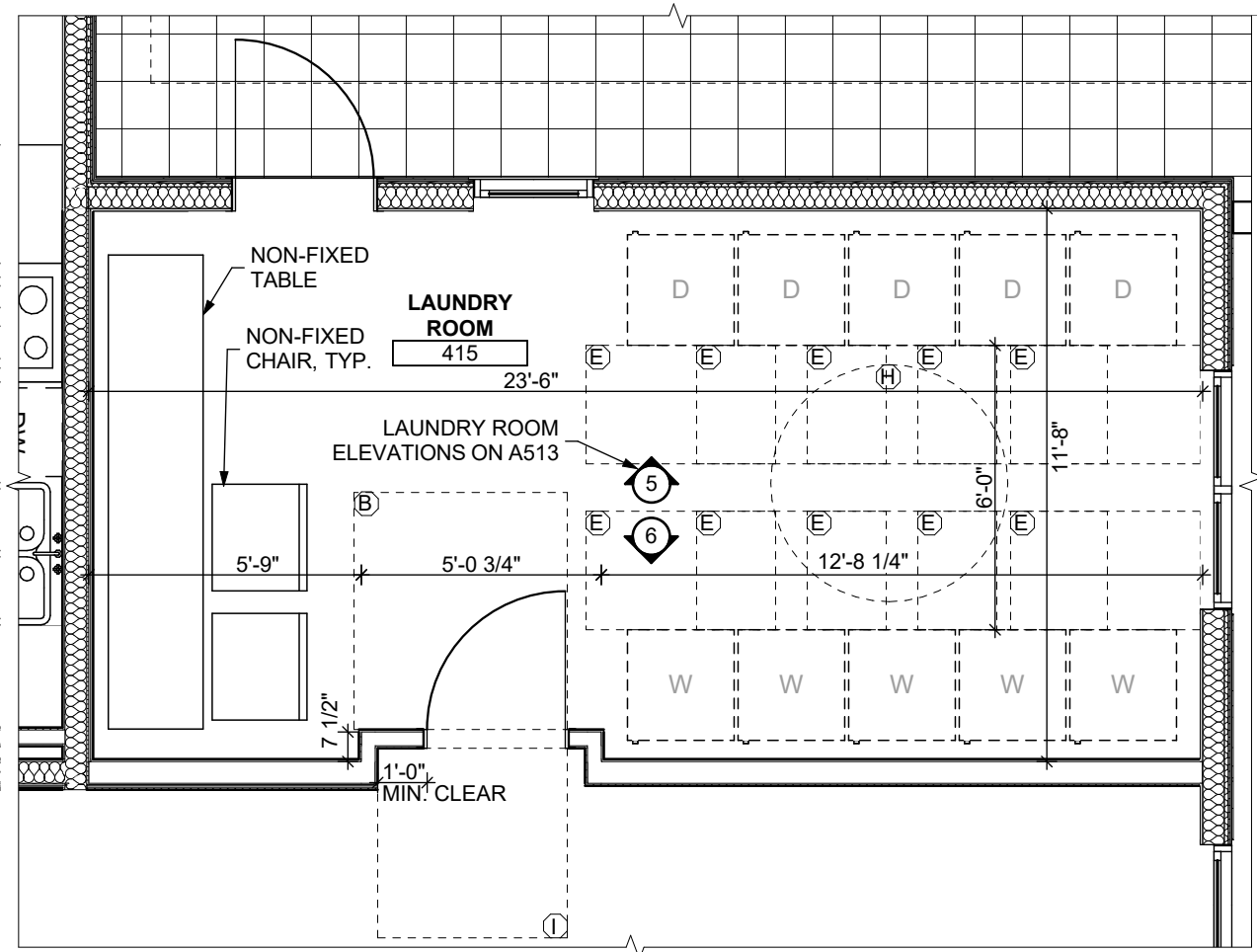
**FOURTH FLOOR FURNISHINGS
PLAN**



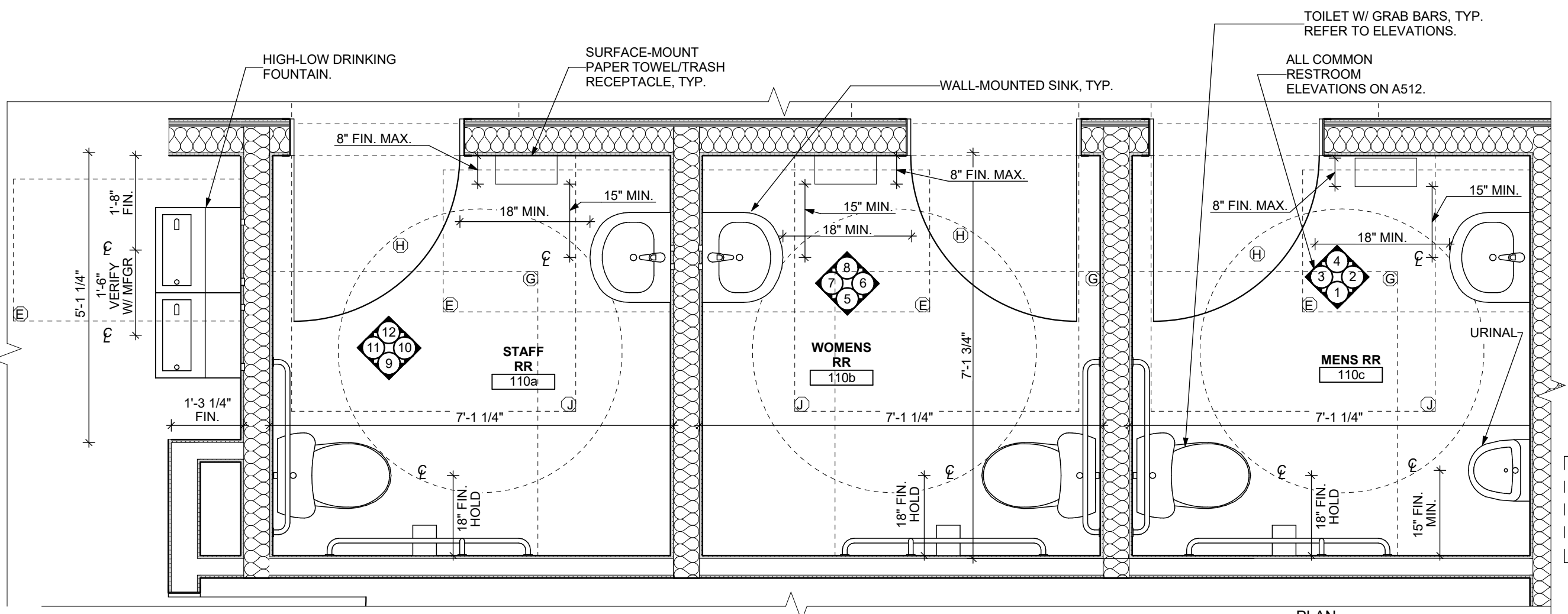
1 FOURTH FLOOR FURNISHINGS PLAN
SCALE: 1/8" = 1'-0"

scale	As Noted
date	December 3rd, 2023
no.	84
of.	233

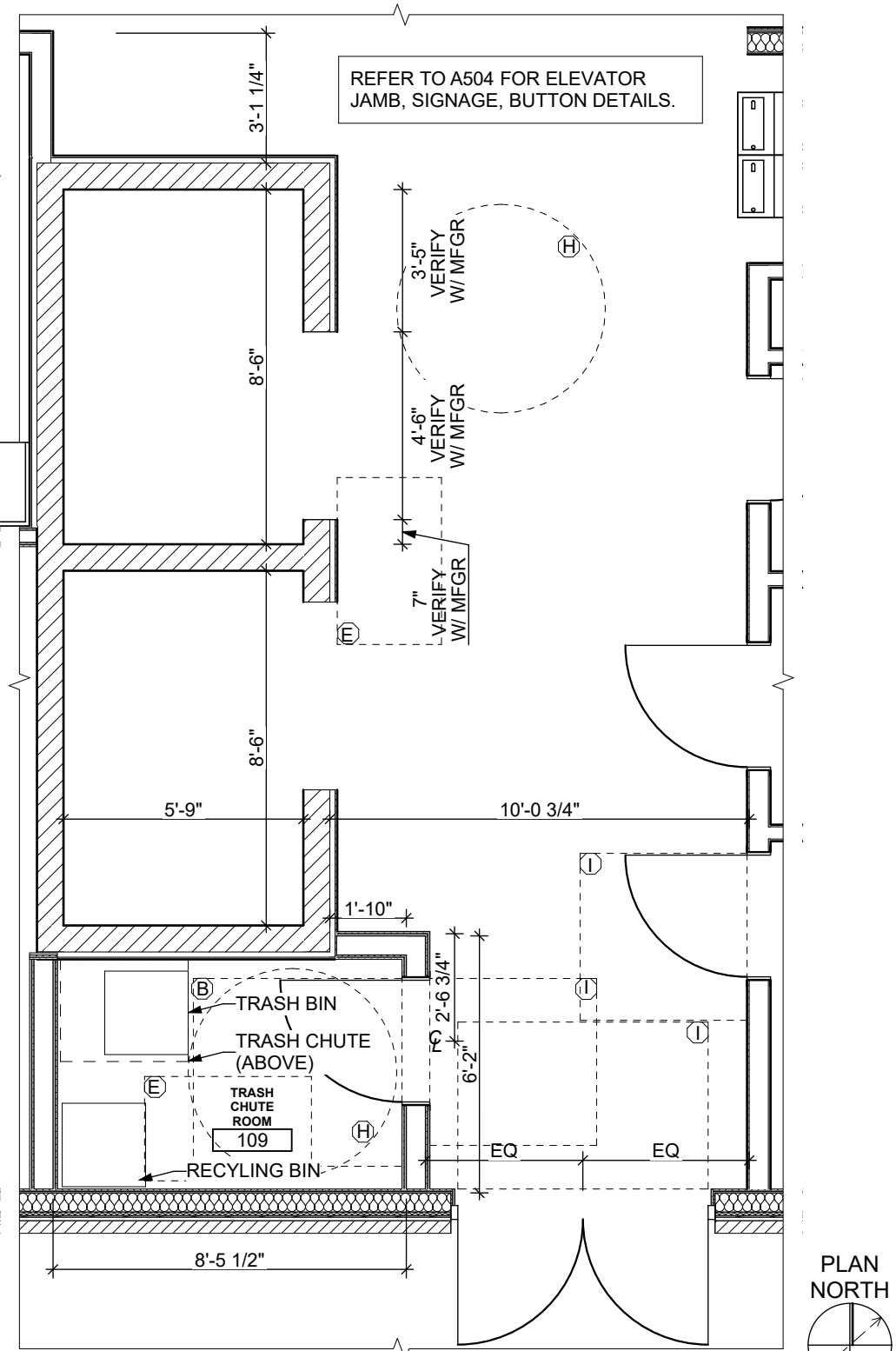
Sheet No.
A116
Project #2040



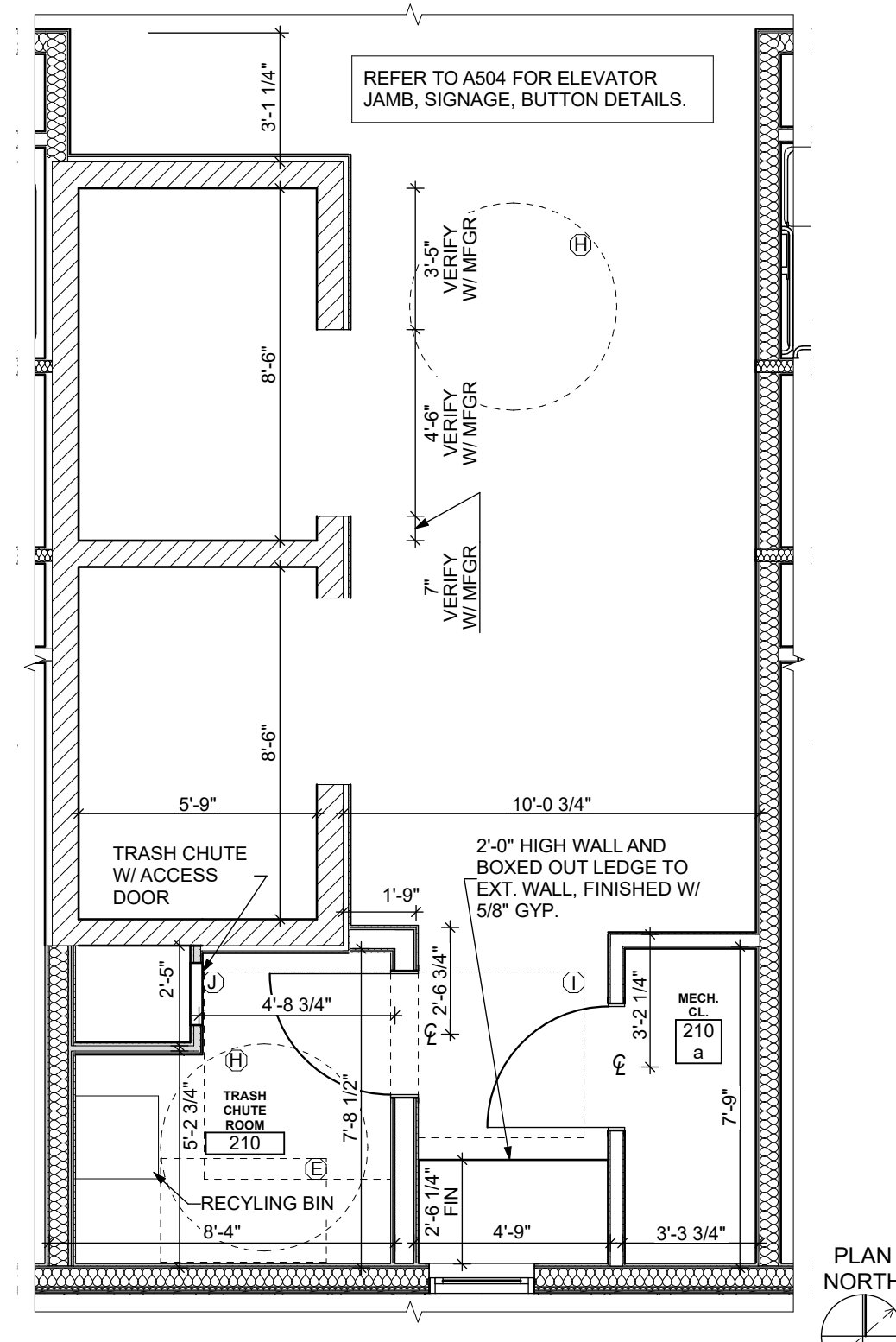
6 ENLARGED LAUNDRY ROOM
SCALE: 1/4" = 1'-0"



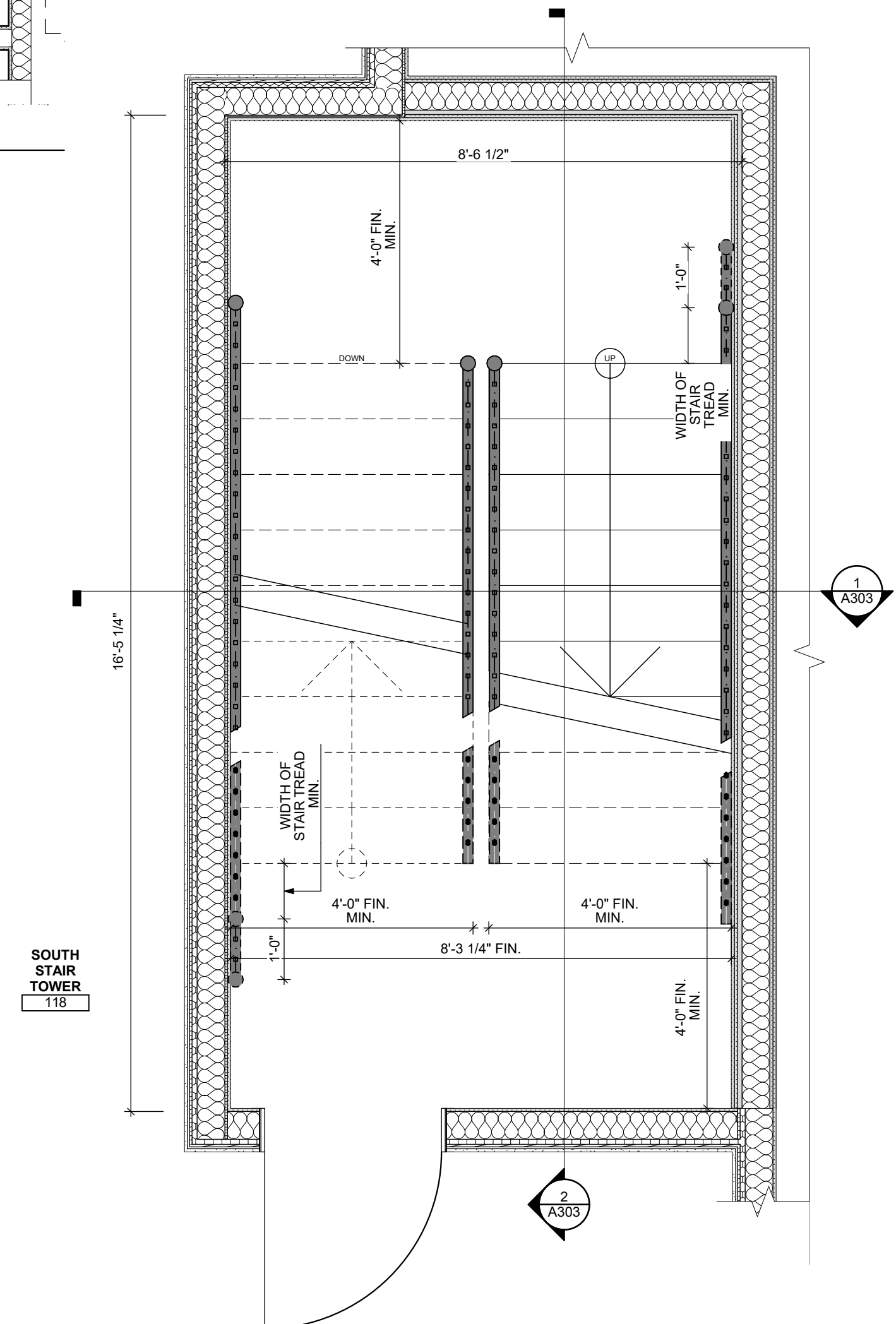
3 ENLARGED COMMON RESTROOM PLANS
SCALE: 1/2" = 1'-0"



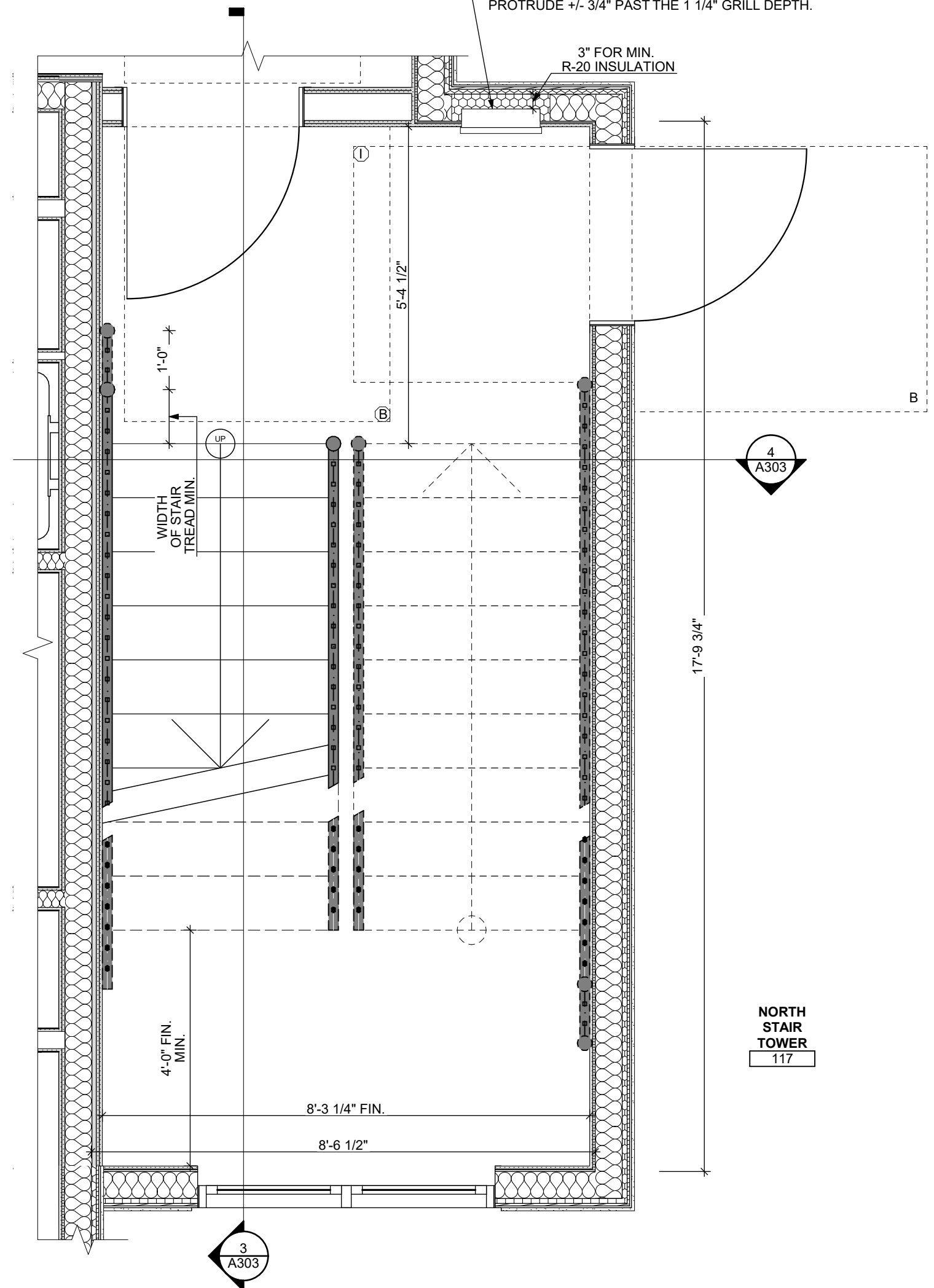
1 ENLARGED 1ST FLOOR ELEVATOR LOBBY PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED 2ND FLOOR ELEVATOR LOBBY PLAN
SCALE: 1/4" = 1'-0"



5 ENLARGED 1ST FLOOR SOUTH STAIR TOWER PLAN
SCALE: 1/2" = 1'-0"



4 ENLARGED 1ST FLOOR NORTH STAIR TOWER PLAN
SCALE: 1/2" = 1'-0"

ENLARGED PLAN LEGEND

XXXXXX ROOM NAME AND NUMBER

GENERAL ENLARGED PLAN NOTES

1. ALL GENERAL FLOOR PLAN NOTES ALSO APPLY.

ACCESSIBILITY CLEARANCES LEGEND

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

general notes

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revisions

project title

Owner:
HACP
200 Ross Street
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200 Ross Street
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Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

ENLARGED PLANS

scale	As Noted	Sheet No.
date	December 3rd, 2023	
no.	of.	A117
85	233	
		Project #2040

EXTERIOR MATERIAL LEGEND

ID	PRODUCT_MFGR	COLOR_NUMBER
1A	04 20 00	BRICK COLOR 1
1B	07 46 46	CEMENTITIOUS PANELS COLOR 1
2A	03 45 00	PRECAST CONC. WATER TABLE
2B	03 45 00	PRECAST CONC. SILL
3A	07 46 46	CEMENTITIOUS PANELS COLOR 2
3B	07 46 46	CEMENTITIOUS HORIZ. 5" LAP SIDING COLOR 1
3C	07 46 46	CEMENTITIOUS PANELS COLOR 3
4A	07 31 10	ASPHALT SHINGLE ROOFING COLOR 1
5A	06 40 20	DOOR & WINDOW TRIM: PVC TRIM
5B	06 40 20	TRIM: 9 1/4" SMOOTH FACE
5C	06 40 20	CORNER TRIM: 4" SMOOTH FACE
5D	06 40 20	PVC COLUMN WRAP
6A	07 62 00	GUTTERS, DOWNSPOUTS & ALUMINIUM WRAPPED FASCIAS
6B	07 42 93	SOFFIT PANELS
7A	07 62 00	CONTINUOUS FLASHING W/ ICE AND WATER SHIELD
7B	07 71 00	PARAPET COPING
8A		EXHAUST VENTS
8B		FRESH AIR INTAKE VENTS

seal

general notes

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Project Location:
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246 Penfort Street
Pittsburgh, PA 15214

drawing title

NORTH AND EAST ELEVATIONS

scale
As Noted

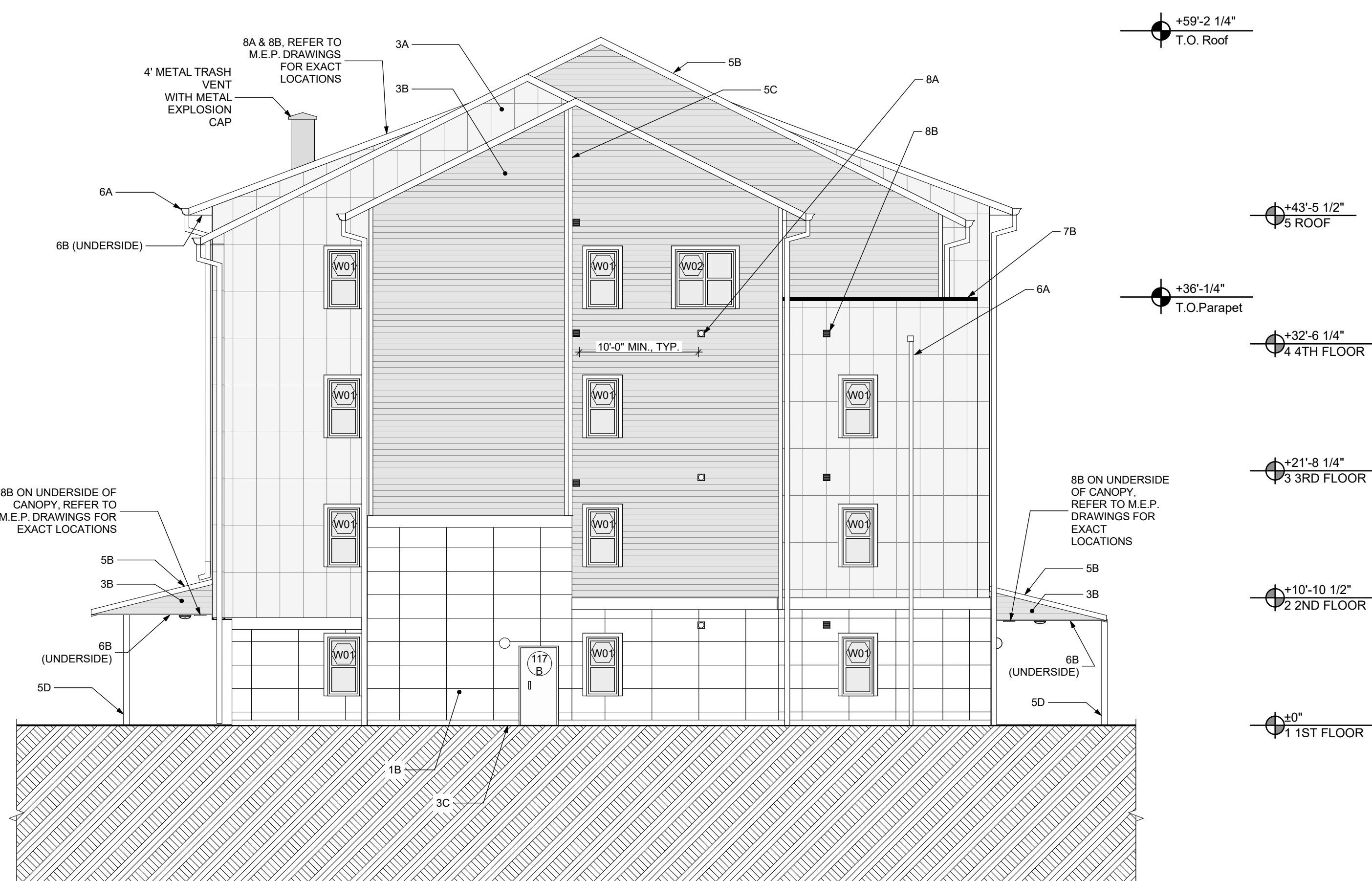
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no. of.
86 233

Sheet No.

A201

Project #2040



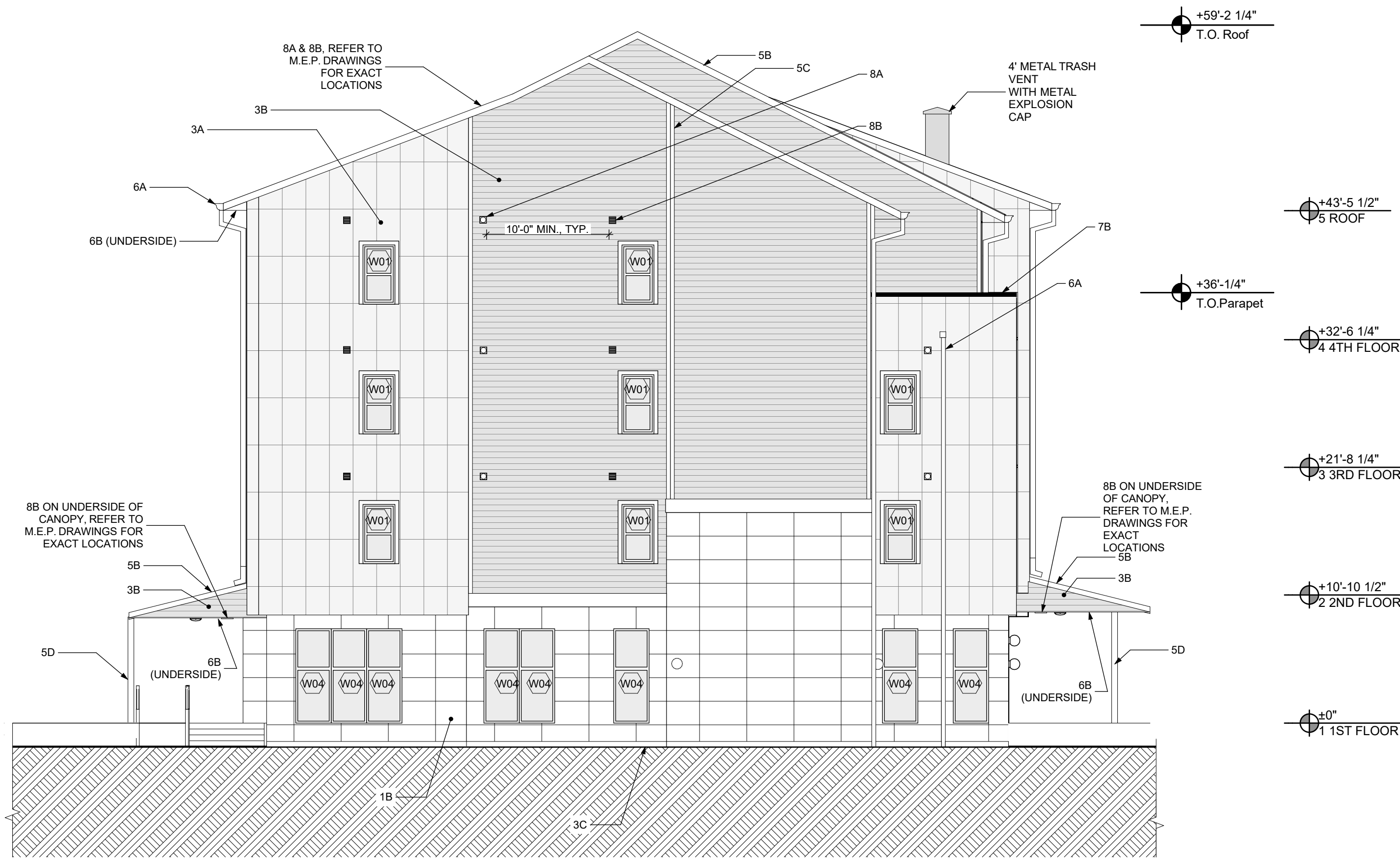
2 SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

ID	PRODUCT_MFGR	COLOR_NUMBER
1A	04 20 00	BRICK COLOR 1
1B	07 46 46	CEMENTITIOUS PANELS COLOR 1
2A	03 45 00	PRECAST CONC. WATER TABLE
2B	03 45 00	PRECAST CONC. SILL
3A	07 46 46	CEMENTITIOUS PANELS COLOR 2
3B	07 46 46	CEMENTITIOUS HORIZ. 5" LAP SIDING COLOR 1
3C		CEMENTITIOUS PANELS COLOR 3
4A	07 31 10	ASPHALT SHINGLE ROOFING COLOR 1
5A	06 40 20	DOOR & WINDOW TRIM: PVC TRIM
5B	06 40 20	TRIM: 9 1/4" SMOOTH FACE
5C	06 40 20	CORNER TRIM: 4" SMOOTH FACE
5D	06 40 20	PVC COLUMN WRAP
6A	07 62 00	GUTTERS, DOWNSPOUTS & ALUMINIUM WRAPPED FASICAS
6B	07 42 93	SOFFIT PANELS
7A	07 62 00	CONTINUOUS FLASHING W/ ICE AND WATER SHIELD
7B	07 71 00	PARAPET COPING
8A		EXHAUST VENTS
8B		FRESH AIR INTAKE VENTS



2 SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



1 REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

seal

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Pittsburgh, PA 15214

drawing title

SOUTH AND WEST ELEVATIONS

scale
As Noted

date
December 3rd, 2023

no. of.
87 233

Sheet No.

A202

Project #2040

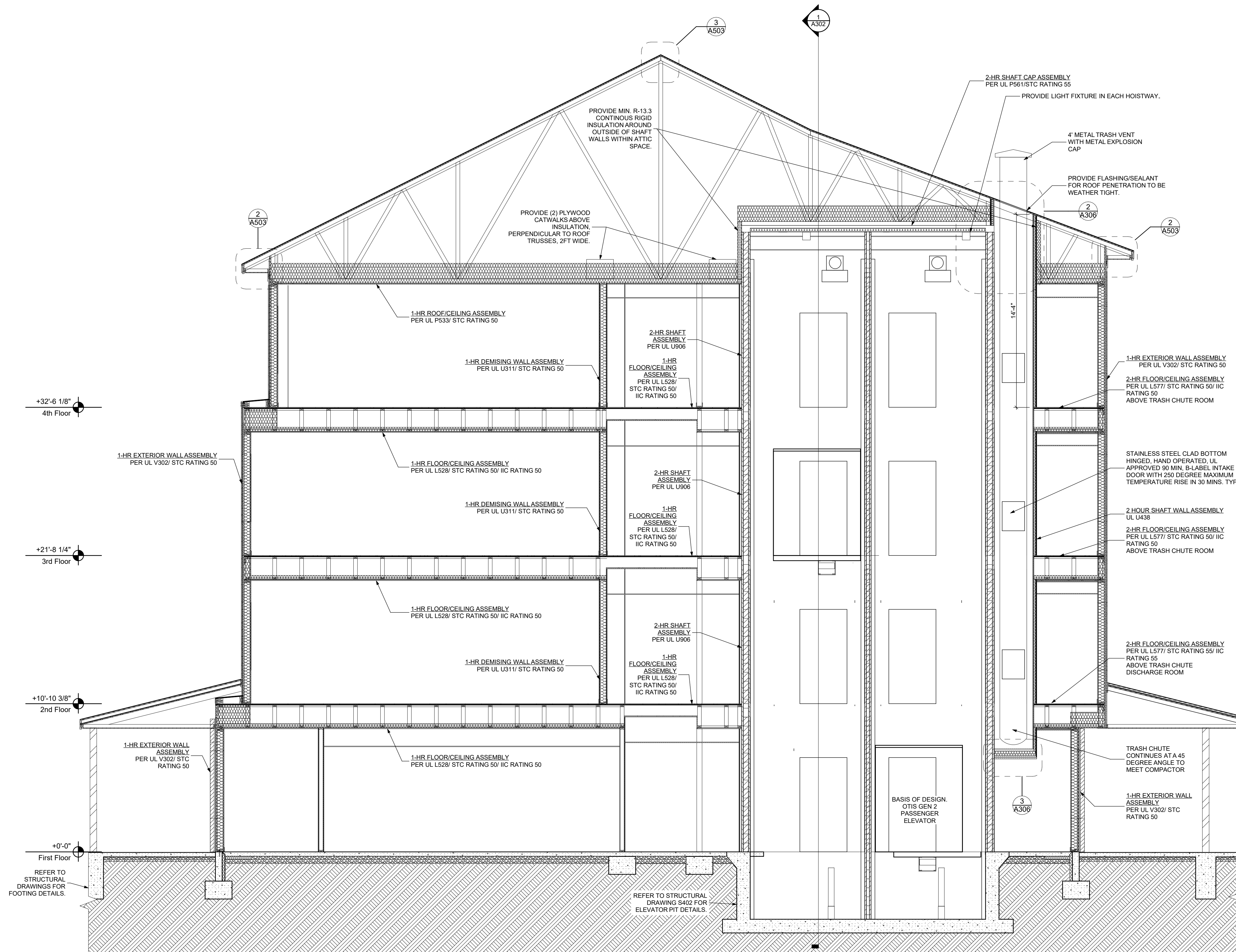
BUILDING SECTION NOTES

1. REFER TO A505 FOR AIR SEALING NOTES.

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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1 TRANSVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"

seal

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drawing title

TRANSVERSE BUILDING SECTION

scale	As Noted
date	December 3rd, 2023
no.	88
of.	233

Sheet No.
A301
Project #2040

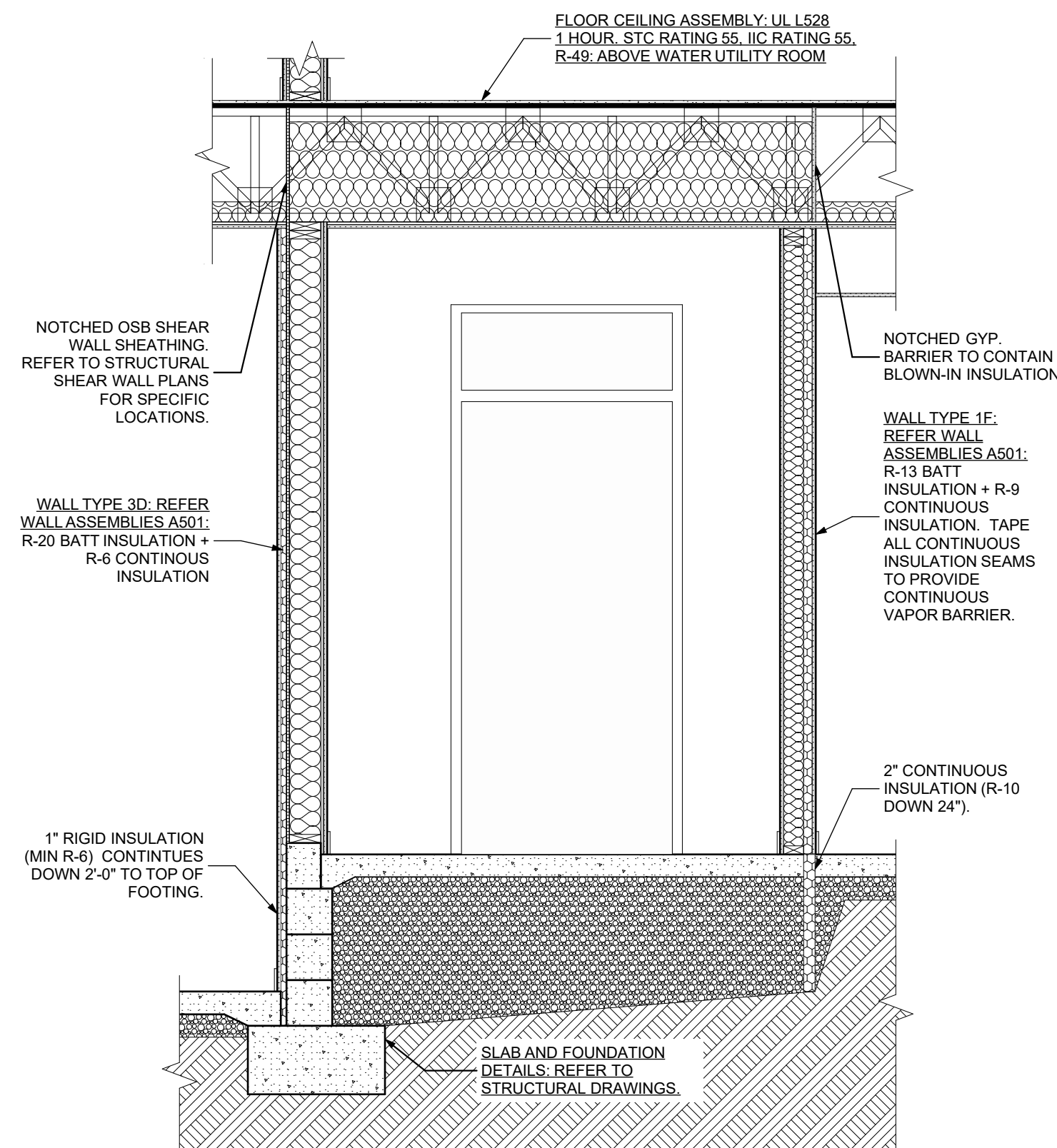
BUILDING SECTION NOTES

1. REFER TO A505 FOR AIR SEALING NOTES.

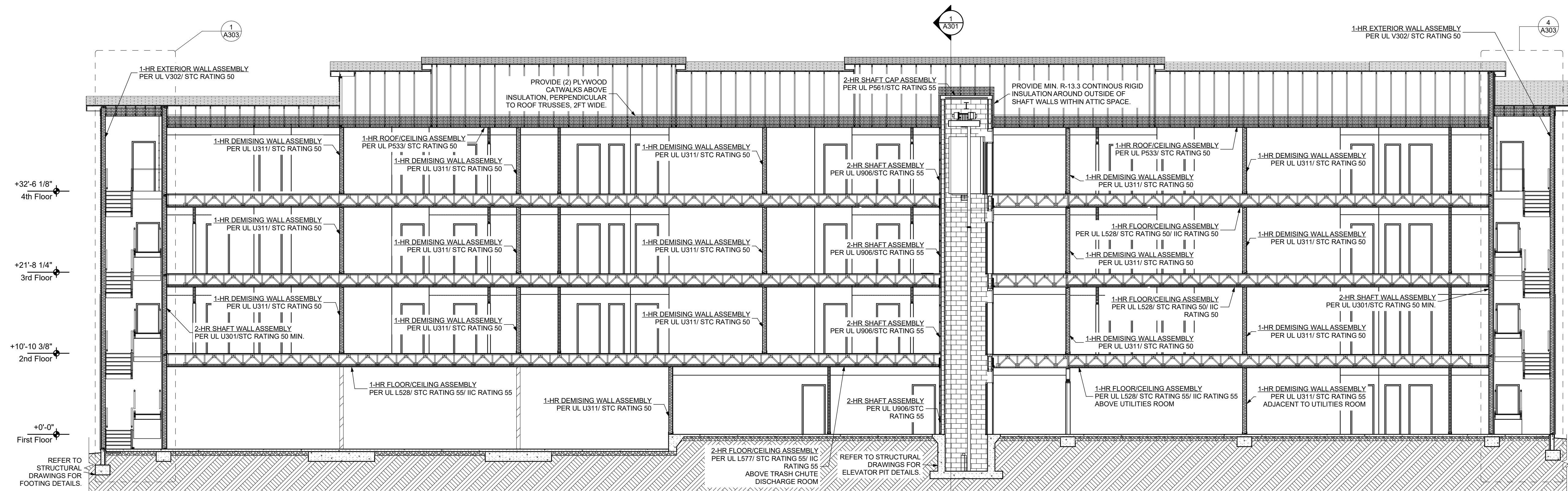
Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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2 WATER UTILITY ROOM SECTION
SCALE: 1/2" = 1'-0"



1 LONGITUDINAL BUILDING SECTION
SCALE: 1/8" = 1'-0"

scale

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revisions

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200 Ross Street
Pittsburgh, PA 15219

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

drawing title

LONGITUDINAL BUILDING
SECTION

scale
As Noted

date
December 3rd, 2023

no. of.
89 233

Sheet No.

A302

Project #2040

BUILDING SECTION NOTES

1. REFER TO A505 FOR AIR SEALING NOTES.

seal

general notes

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revisions

project title

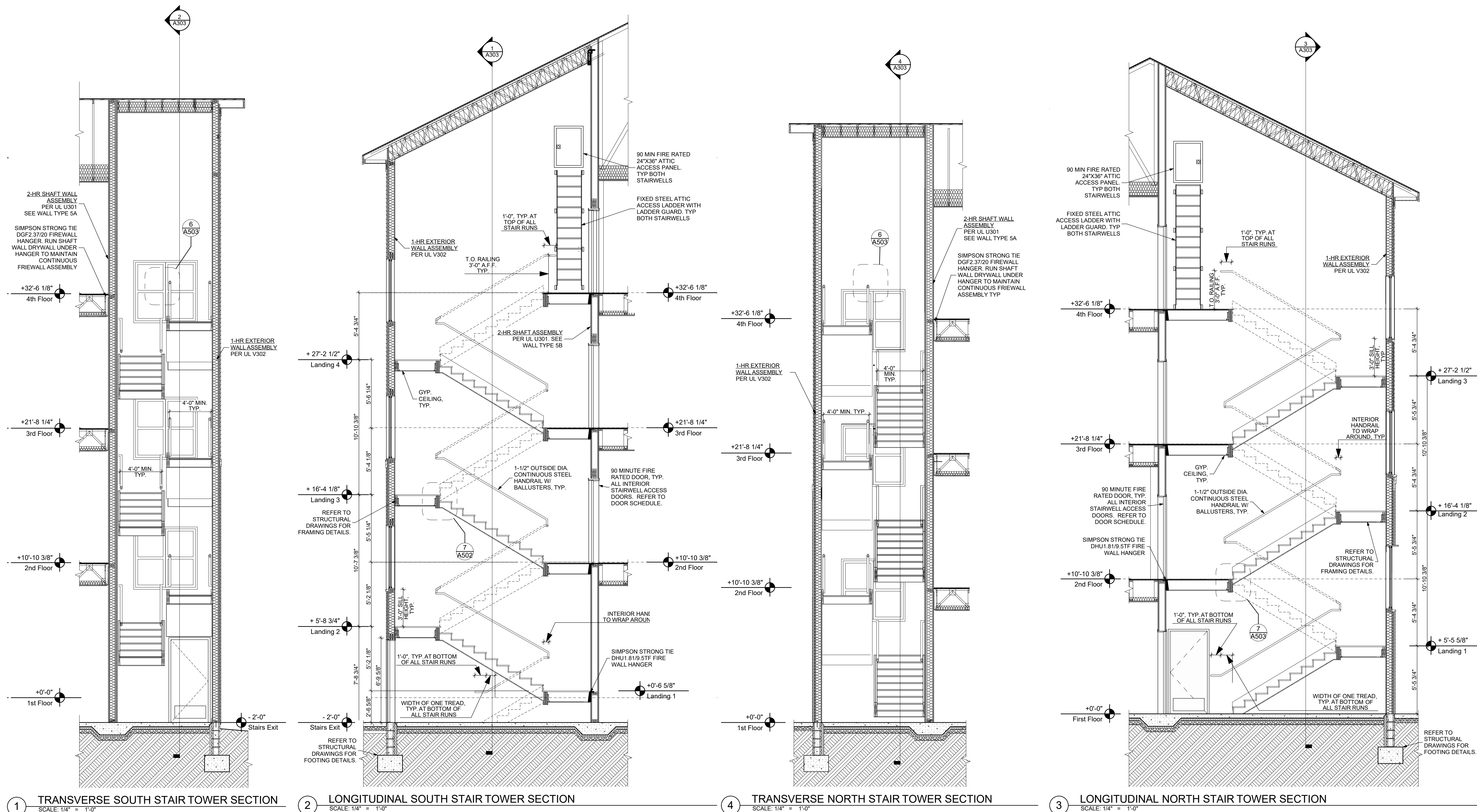
Owner:
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200 Ross Street
Pittsburgh, PA 15219

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

drawing title

STAIR TOWER SECTIONS



1 TRANSVERSE SOUTH STAIR TOWER SECTION
SCALE: 1/4" = 1'-0"

2 LONGITUDINAL SOUTH STAIR TOWER SECTION
SCALE: 1/4" = 1'-0"

4 TRANSVERSE NORTH STAIR TOWER SECTION
SCALE: 1/4" = 1'-0"

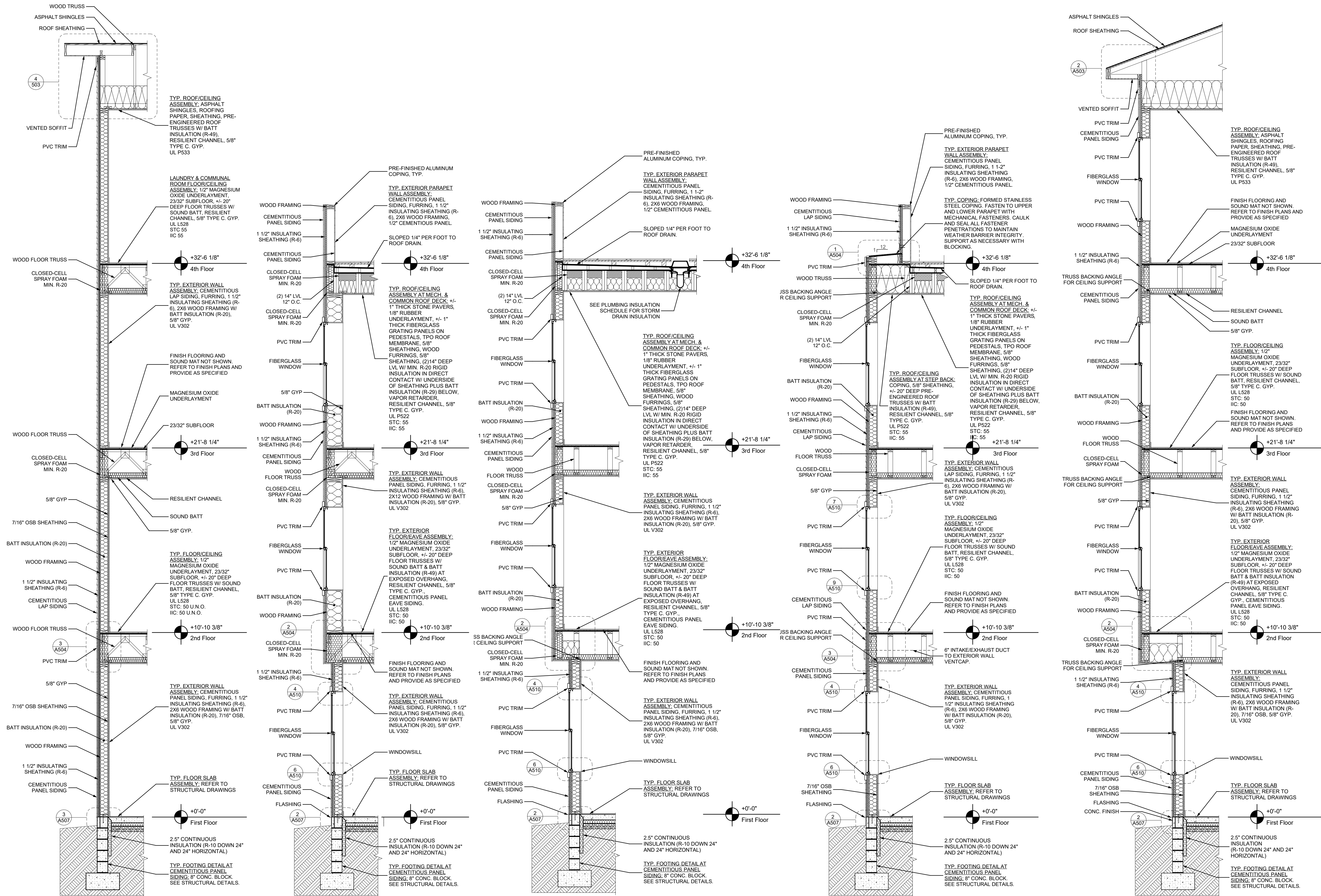
3 LONGITUDINAL NORTH STAIR TOWER SECTION
SCALE: 1/4" = 1'-0"

scale	As Noted
date	December 3rd, 2023
no.	90
of.	233

Sheet No.
A303
Project #2040

BUILDING SECTION NOTES

1. REFER TO A505 FOR AIR SEALING NOTES.



1 WALL SECTION A
SCALE: 3/8" = 1'-0"

2 WALL SECTION B
SCALE: 3/8" = 1'-0"

3 WALL SECTION C
SCALE: 3/8" = 1'-0"

4 WALL SECTION D
SCALE: 3/8" = 1'-0"

5 WALL SECTION E
SCALE: 3/8" = 1'-0"

scale

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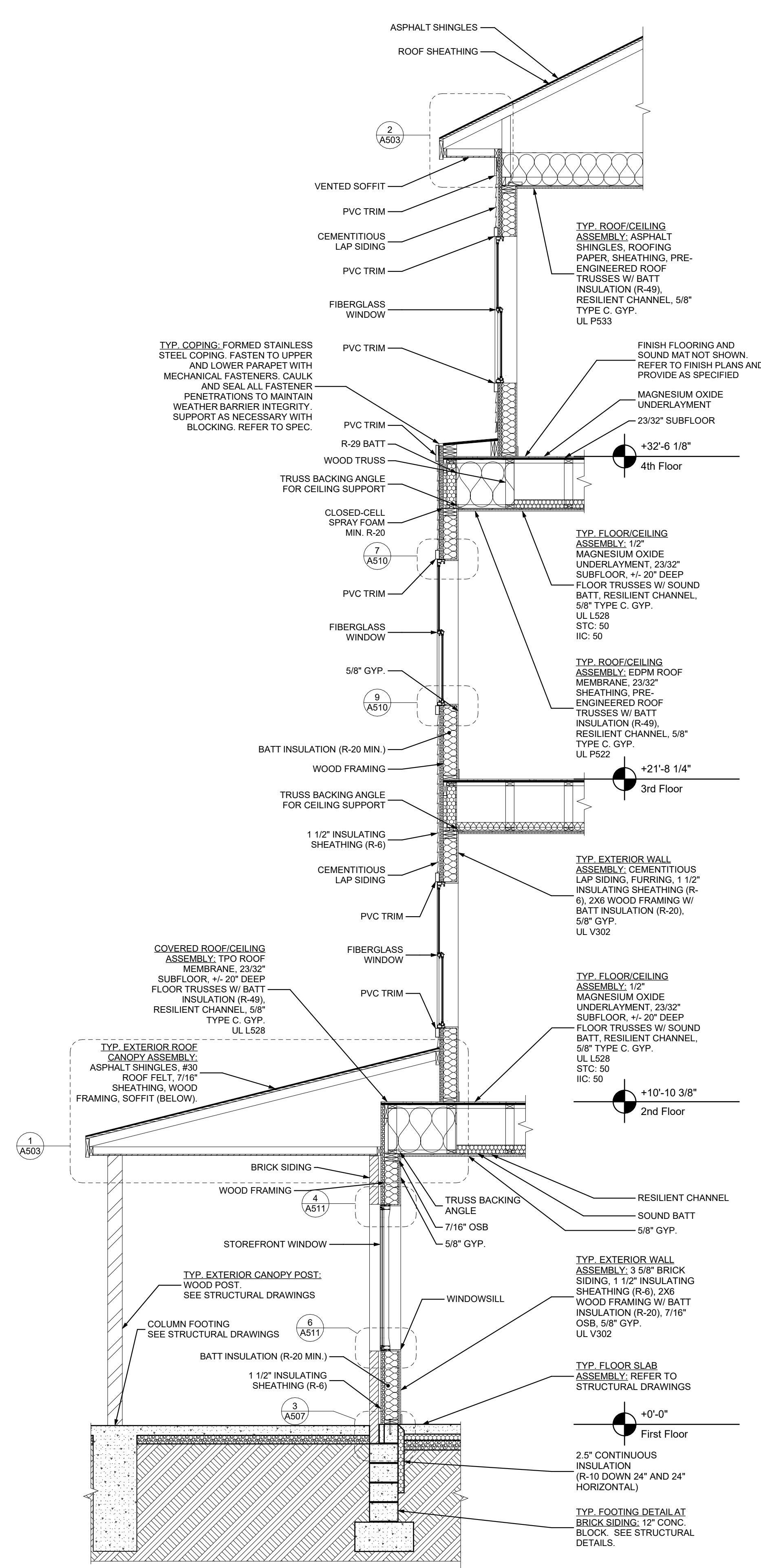
drawing title

WALL SECTIONS A-E

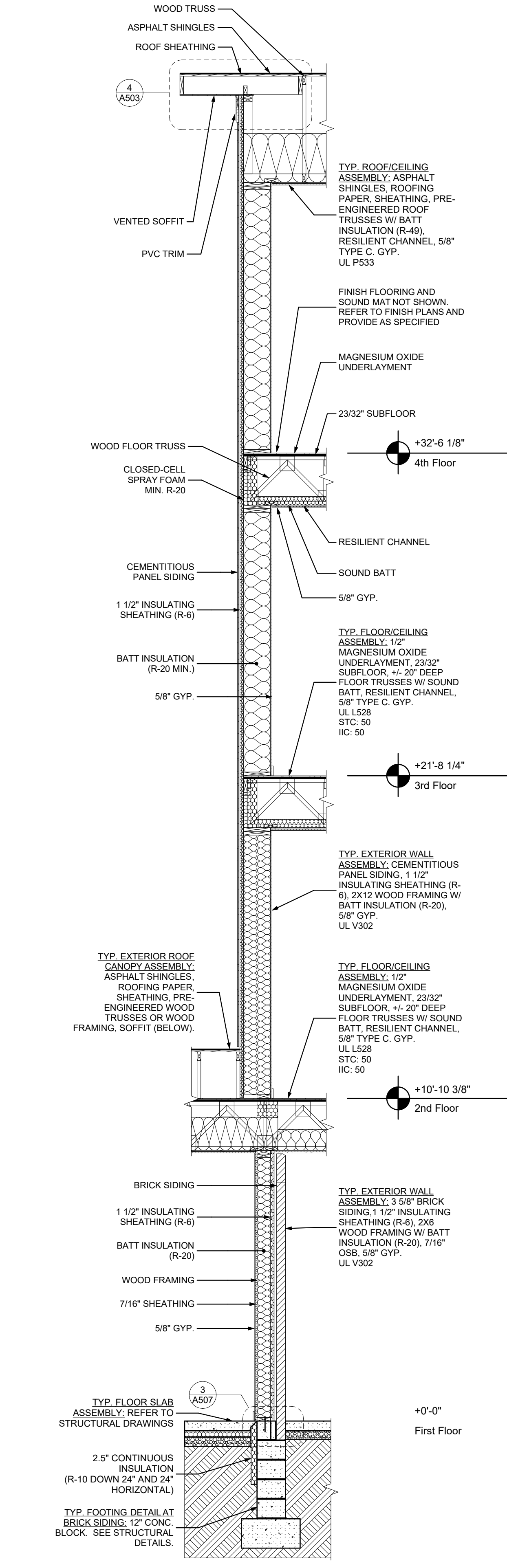
scale	As Noted	Sheet No.	A304
date	December 3rd, 2023		
no.	91	of.	233
		Project #2040	

BUILDING SECTION NOTES

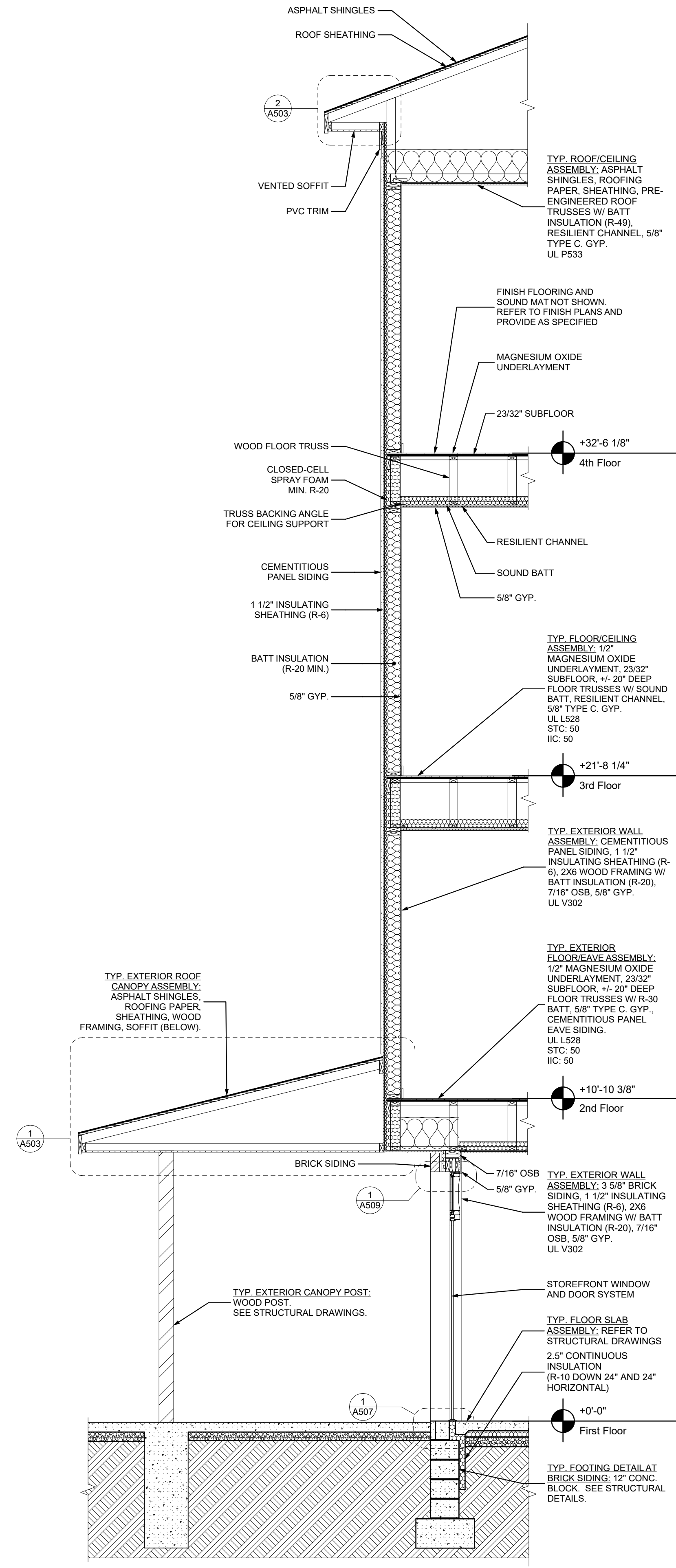
1. REFER TO A505 FOR AIR SEALING NOTES.



1 WALL SECTION F
SCALE: 3/8" = 1'-0"



2 WALL SECTION G
SCALE: 3/8" = 1'-0"



3 WALL SECTION H
SCALE: 3/8" = 1'-0"

scale

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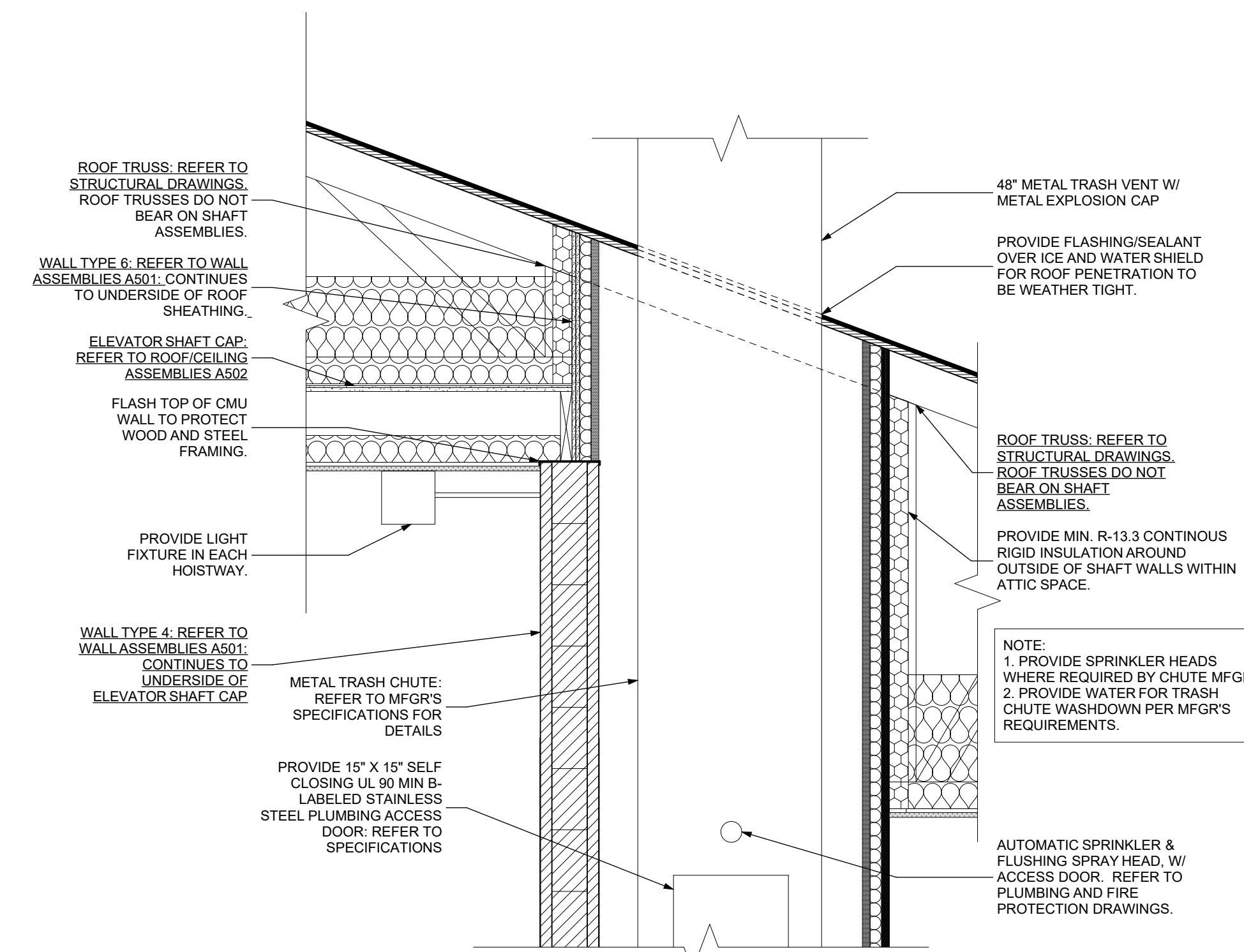
WALLSECTIONS F-H

scale	As Noted
date	December 3rd, 2023
no.	92
of.	233

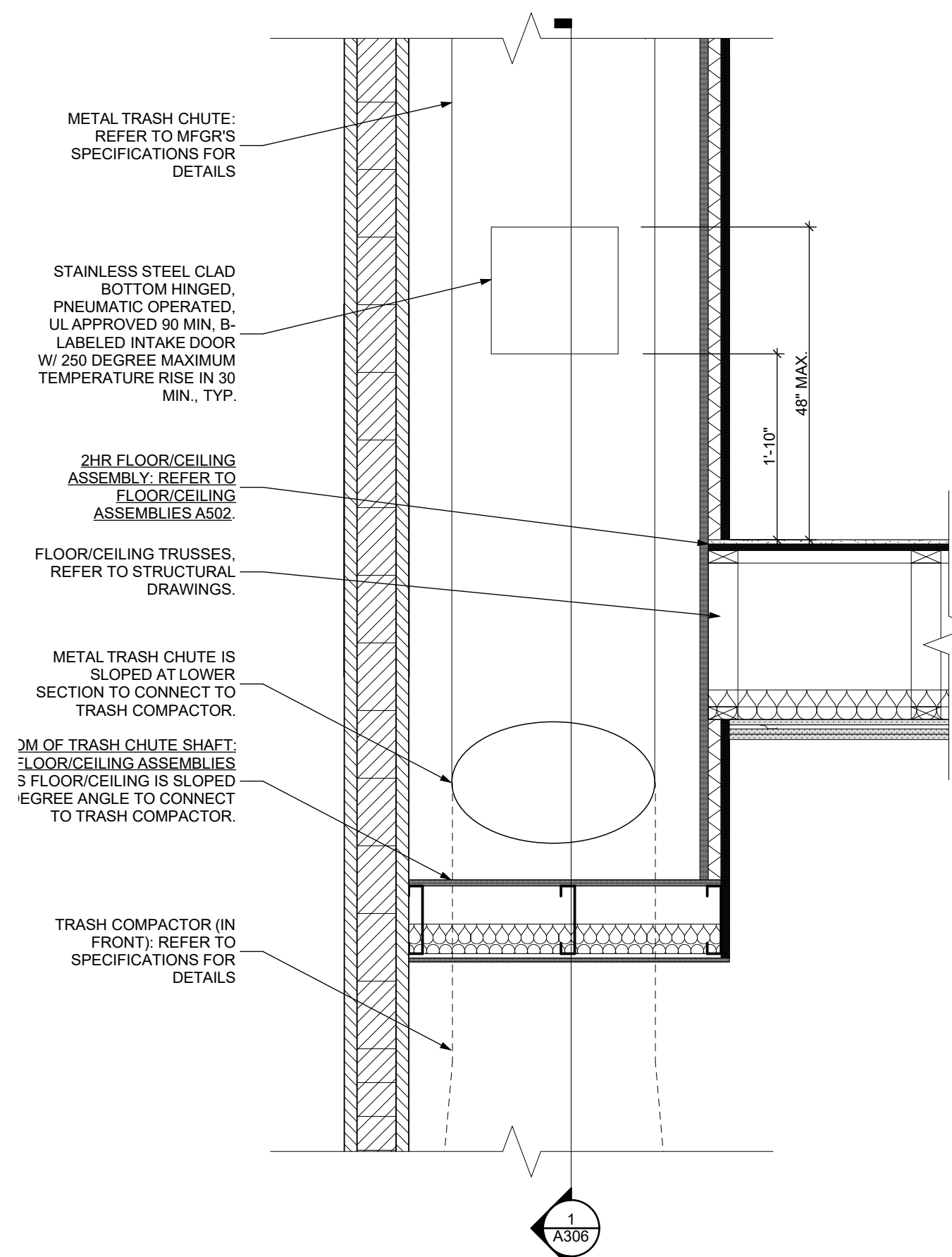
Sheet No.
A305
Project #2040

BUILDING SECTION NOTES

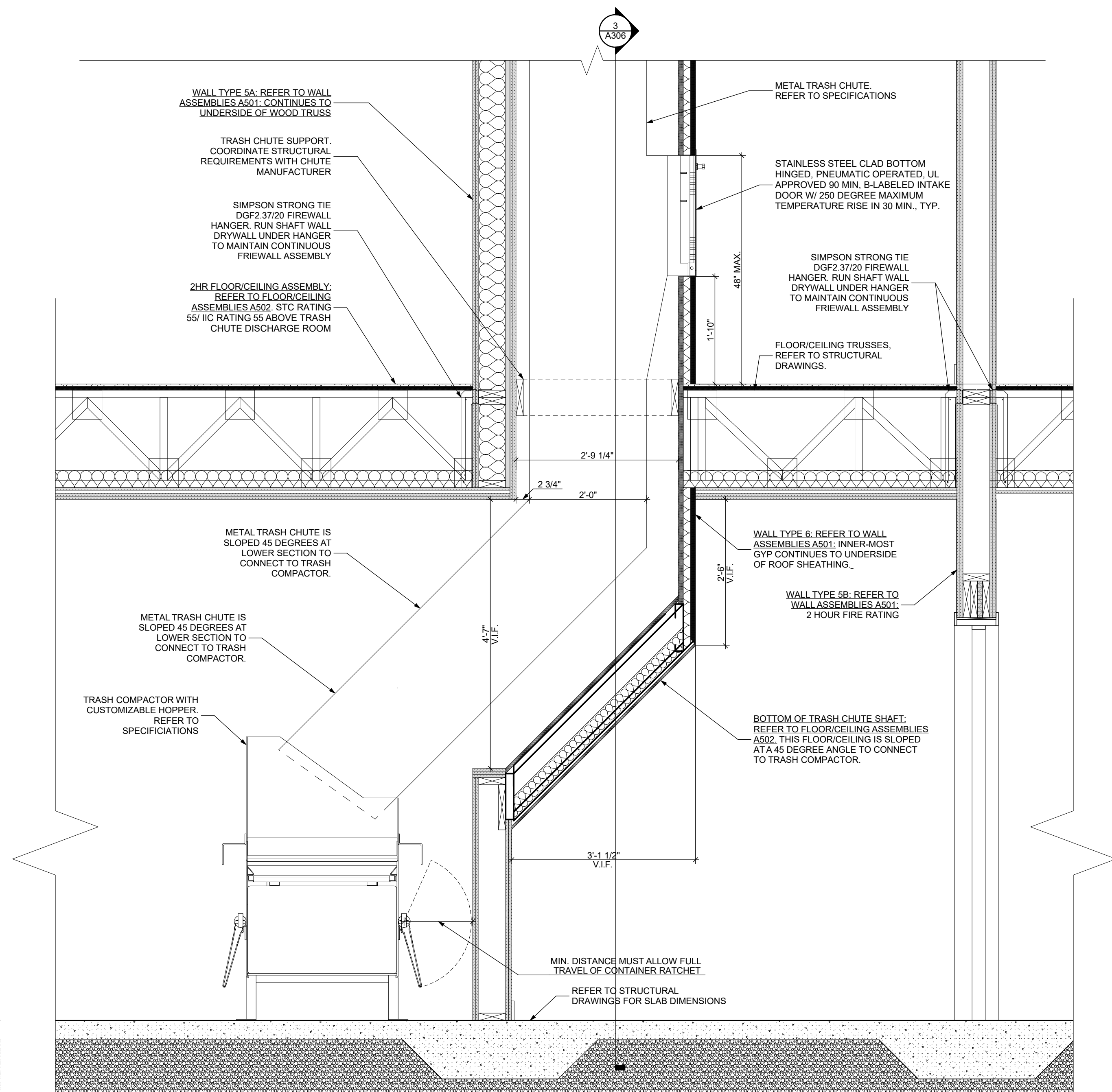
1. REFER TO A505 FOR AIR SEALING NOTES.



2 TOP OF TRASH CHUTE SECTION
SCALE: 3/4" = 1'-0"



3 BOTTOM OF TRASH CHUTE SECTION
SCALE: 3/4" = 1'-0"



1 BOTTOM OF TRASH CHUTE & COMPACTOR SECTION
SCALE: 3/4" = 1'-0"

seal

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.**
- 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.

revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

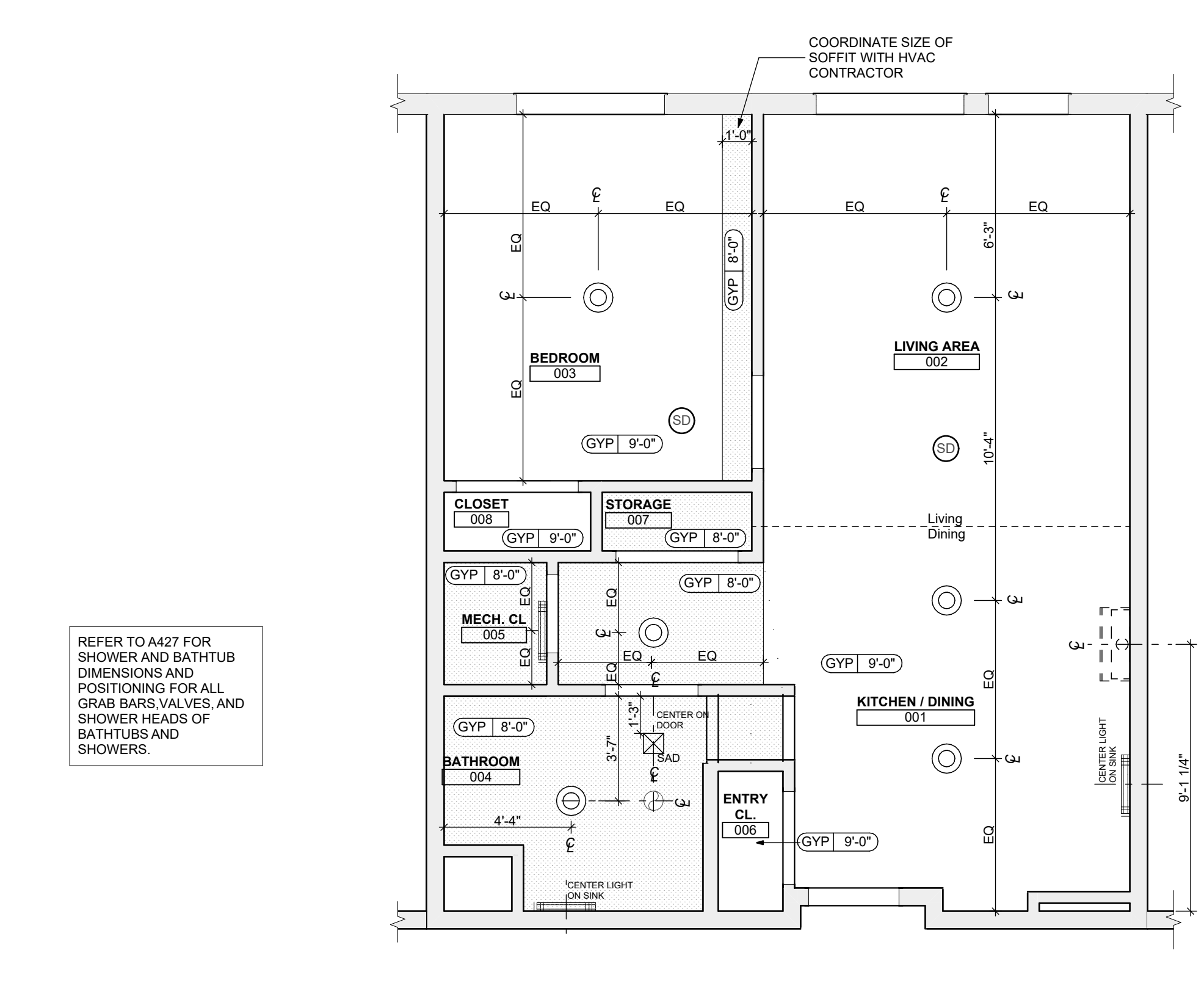
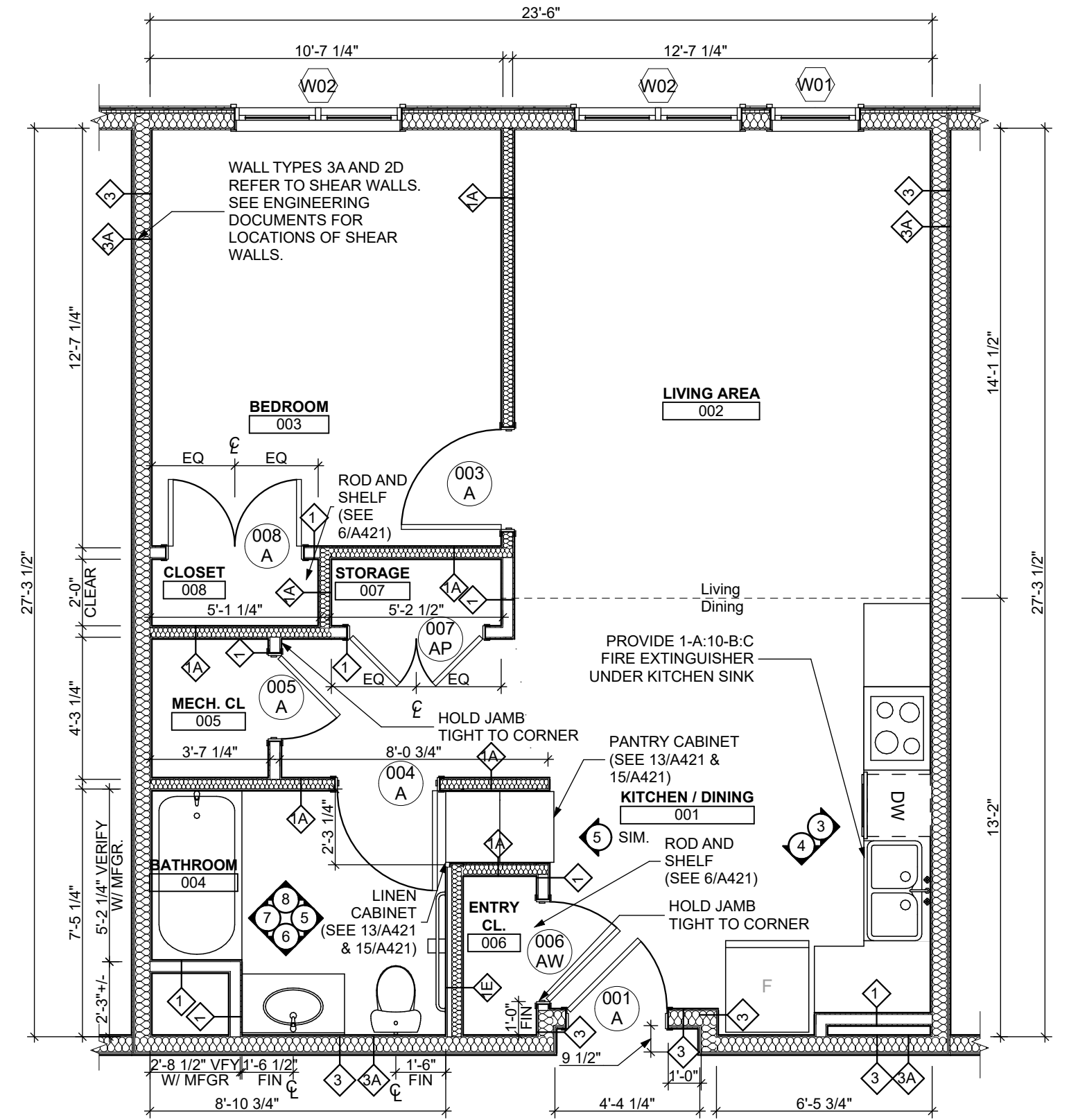
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

TRASH CHUTE SECTIONS

scale	As Noted
date	December 3rd, 2023
no.	of.
93	233

Sheet No.
A306
Project #2040



FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.P. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
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16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM/SQ. FT. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED DWELLING UNIT COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
- X | 0'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
- EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SCD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELEC. DWGS.)

GENERAL RCP NOTES

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

general notes

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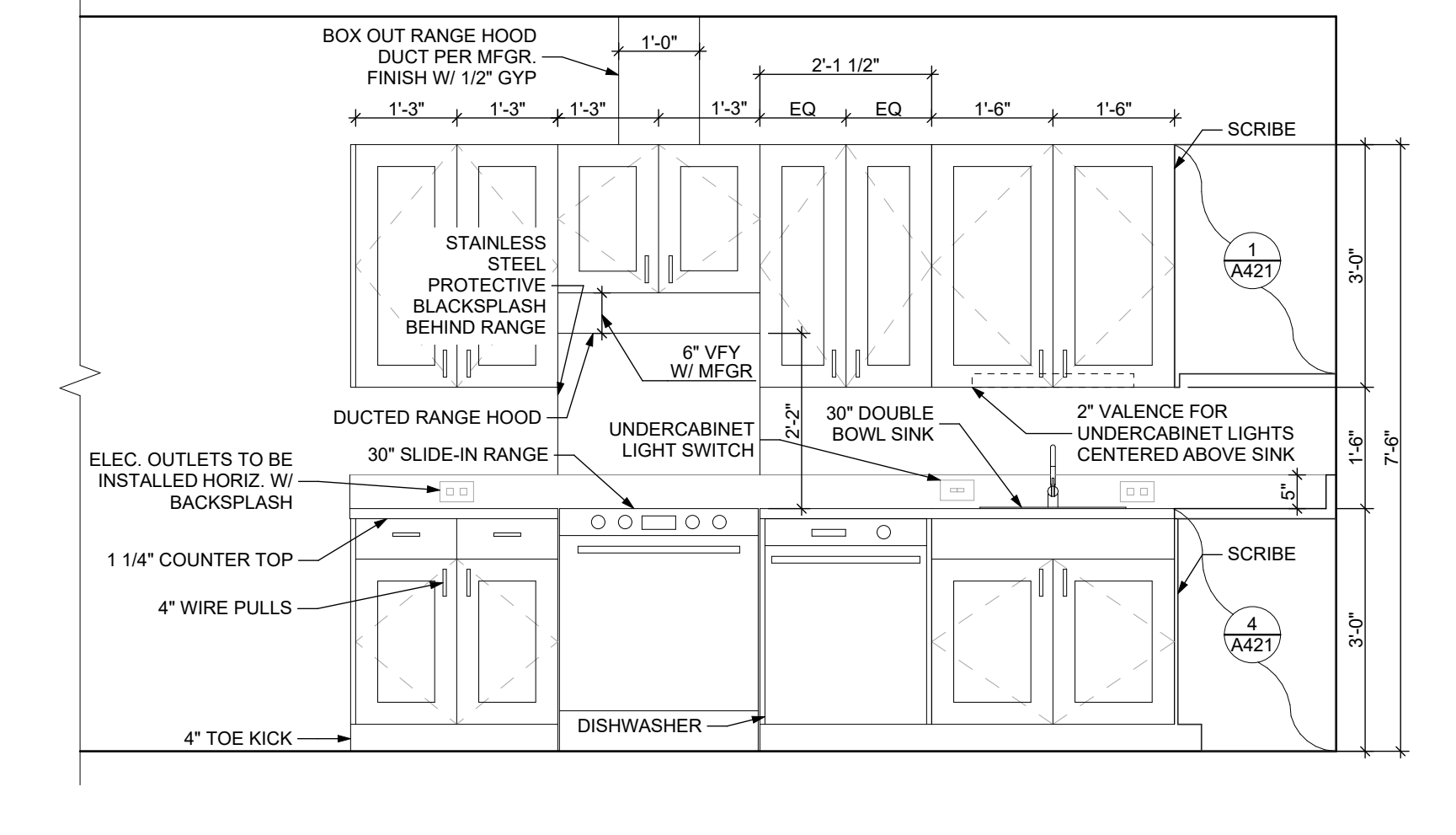
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drawing title

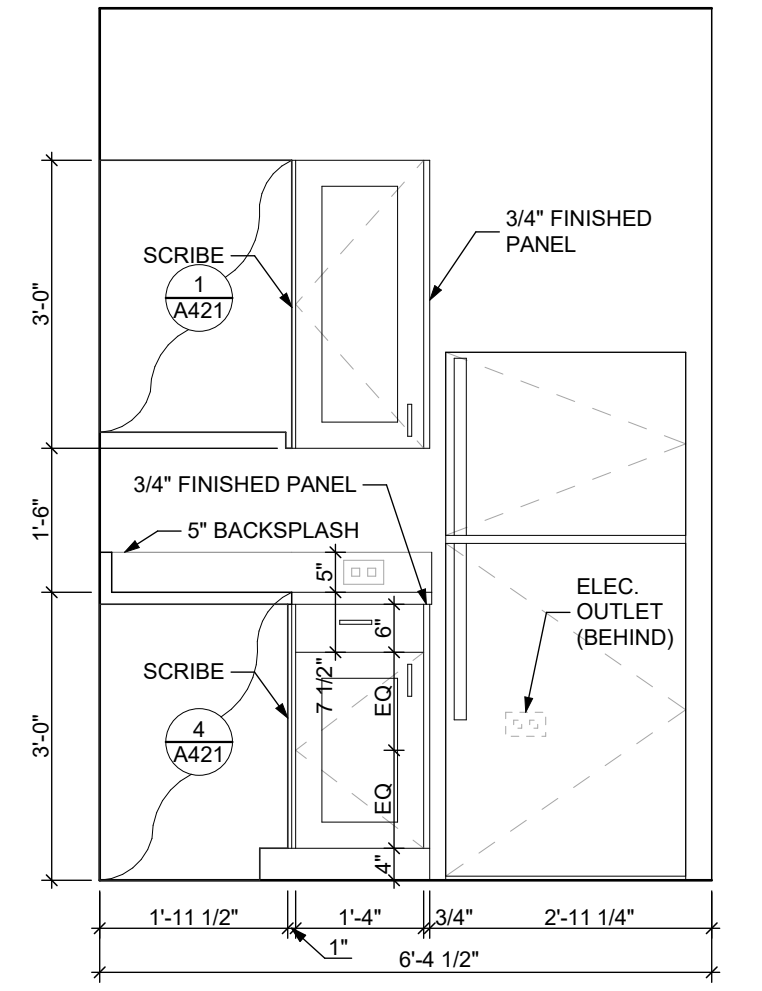
UNIT 1A T: 1 BEDROOM W/
BATHUB (TYPE B)

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

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



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



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

FINISH SCHEDULE: UNIT 1A T

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

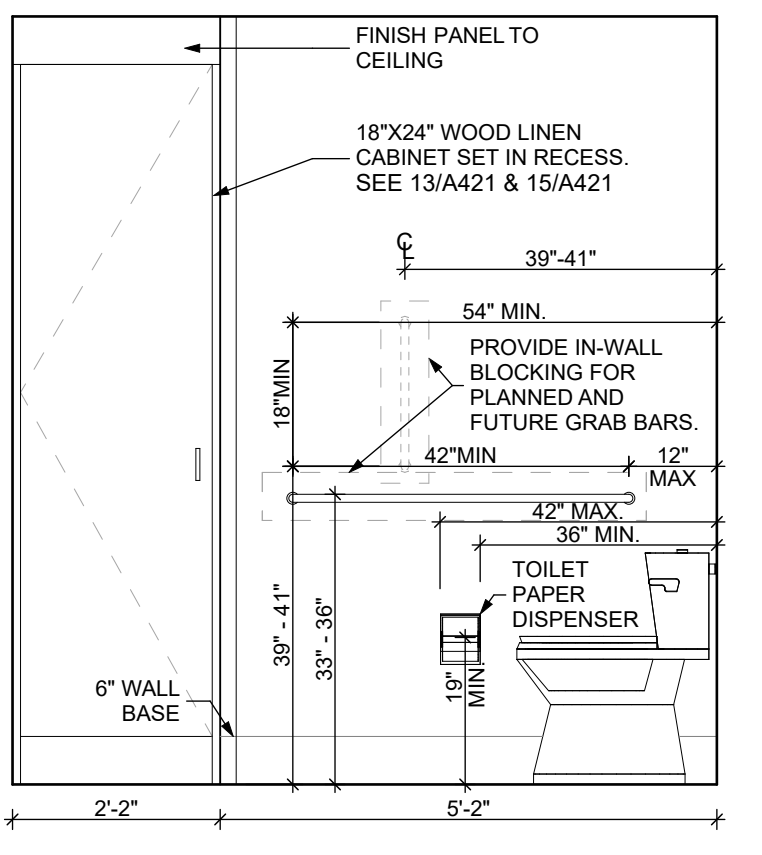
DESCRIPTION	PRODUCT, MEGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFR) 80"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

DOOR SCHEDULE: UNIT 1A T

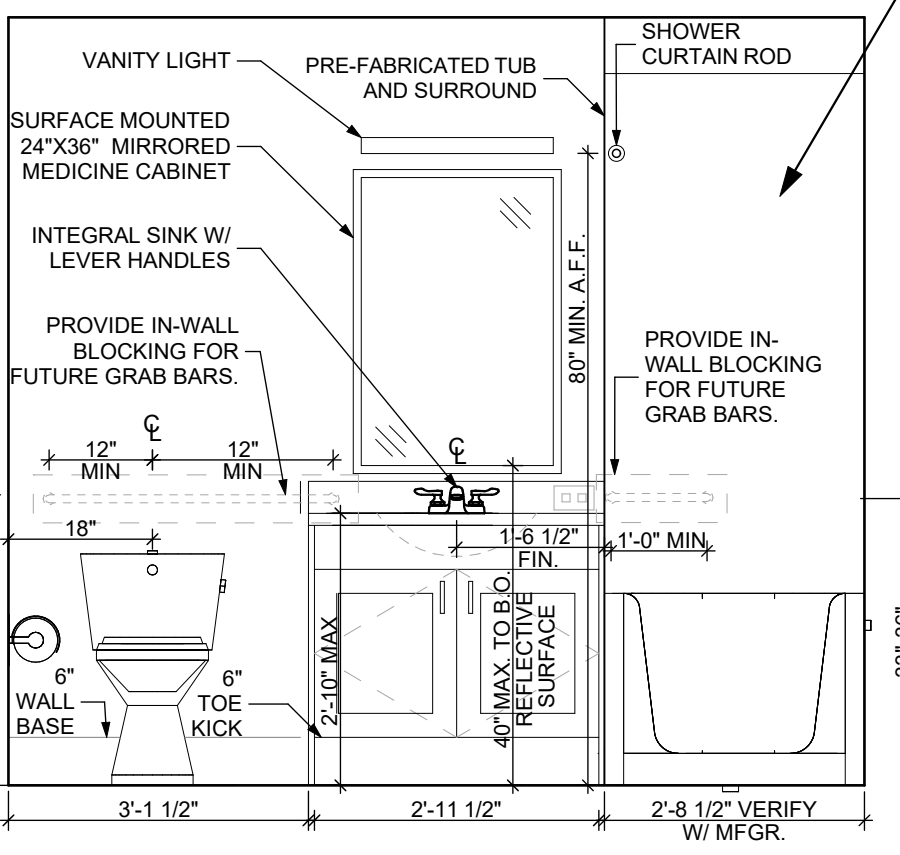
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		LOCKSET	HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR		ACCESSORIES		
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE, THRESHOLD	PROVIDE WEATHER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

SQUARE FOOT MATRIX - UNIT 1A T

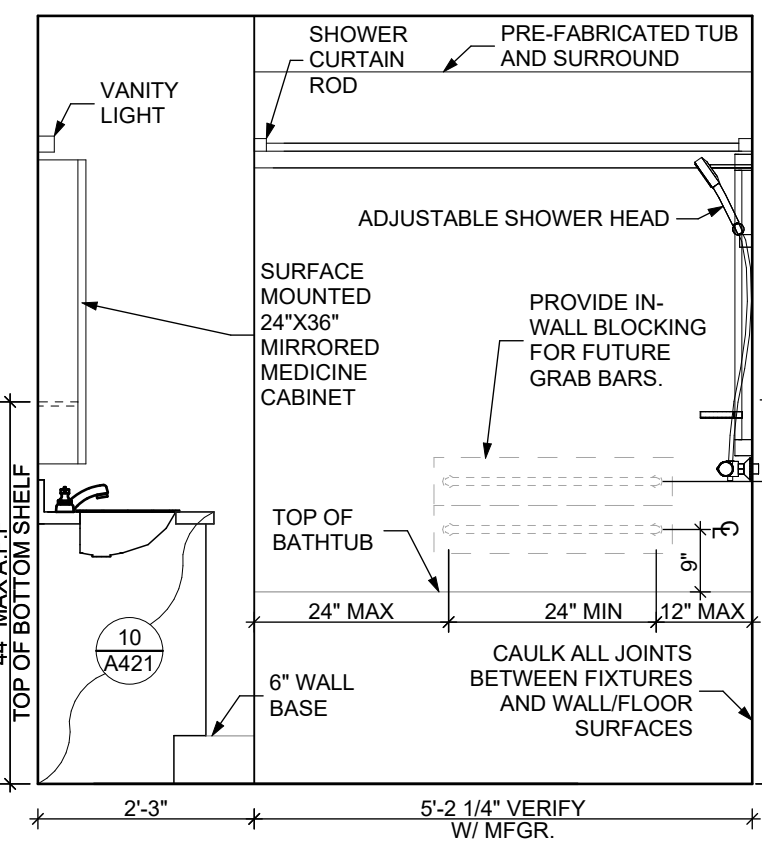
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	673	632
KITCHEN & DINING		152
LIVING		176
BEDROOM		131
BATHROOM		63



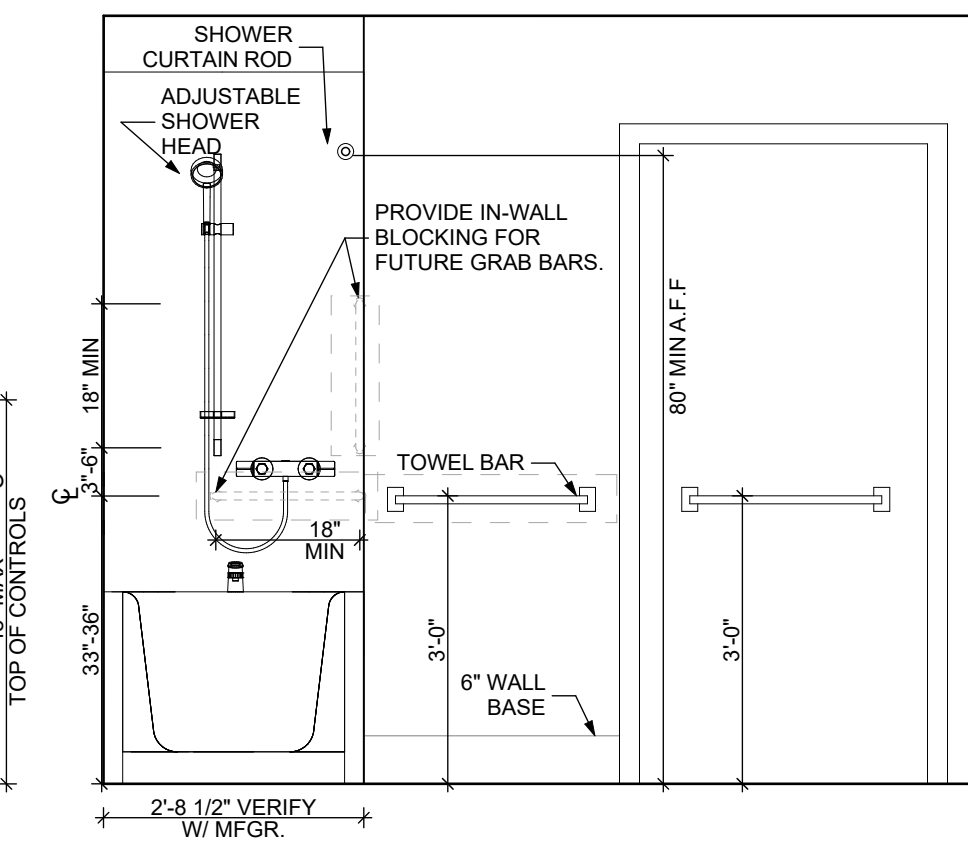
5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



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



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



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

DOOR NOTES

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

MATERIAL FINISH LEGEND

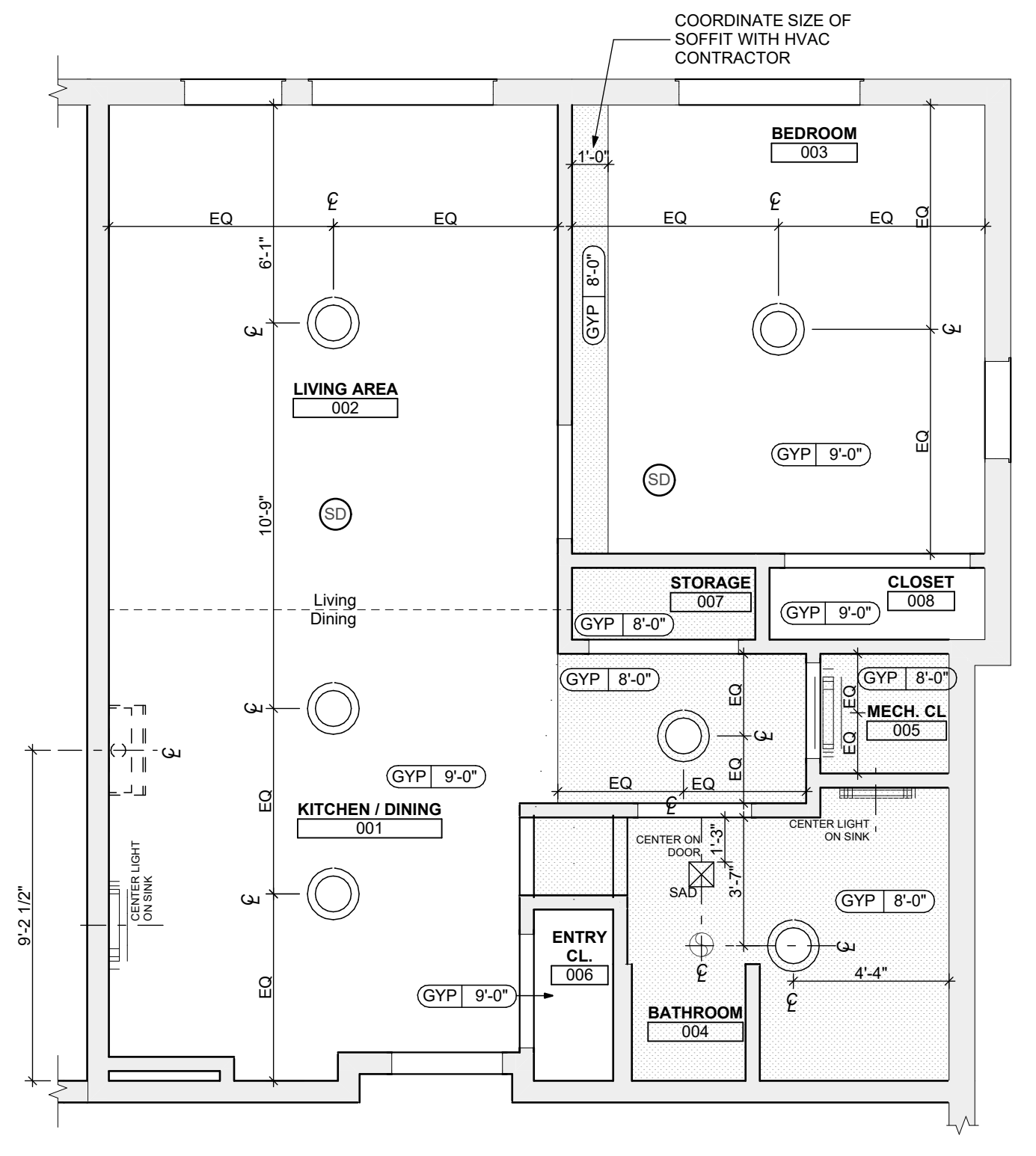
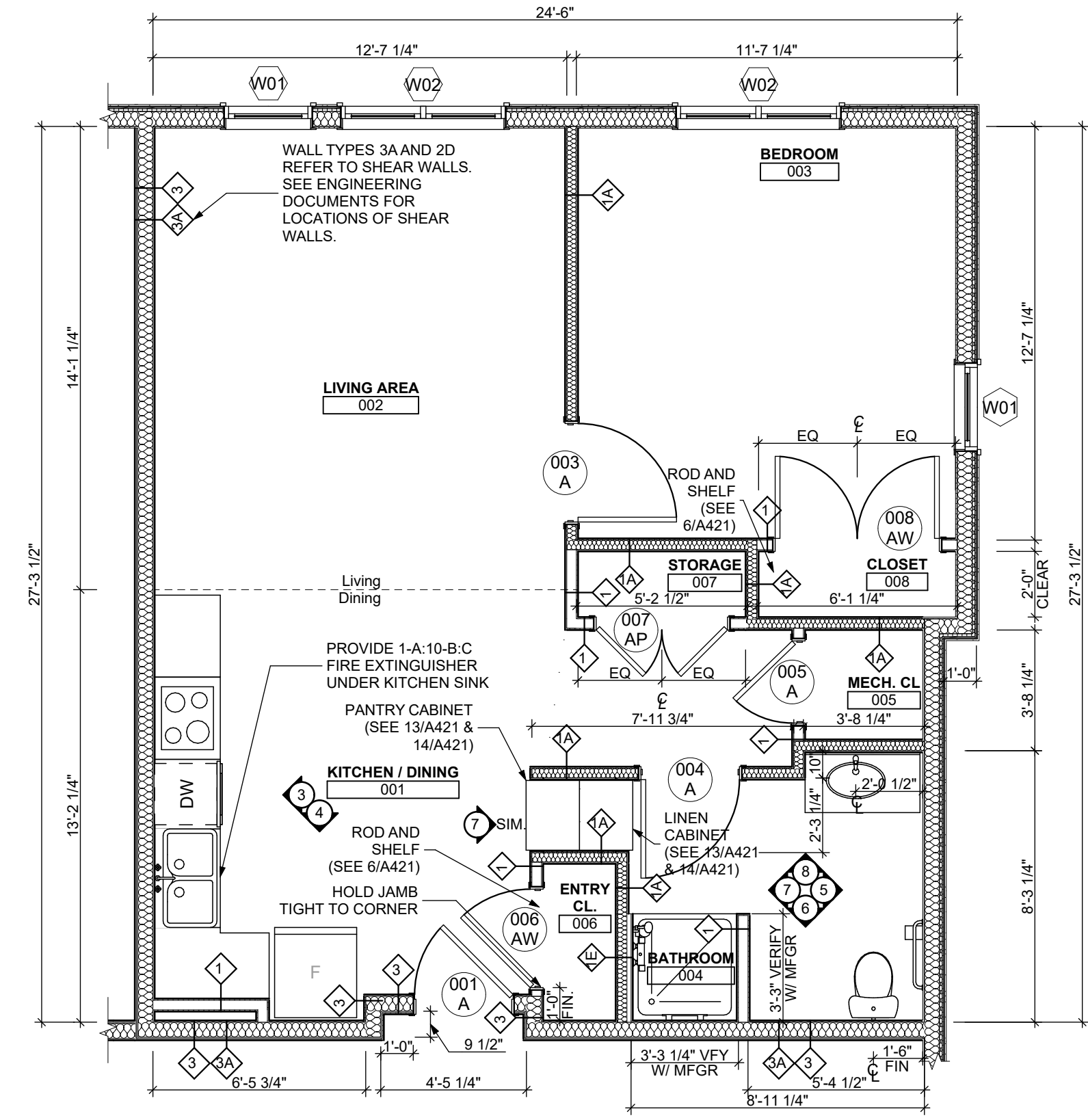
ID	PRODUCT, MEGR.	COLOR, NUMBER
PAINT	P-1	STANDARD FINISH
	P-2	STANDARD FINISH
	P-3	SEMI-GLOSS
SOLID POLYMER CORE TILE FLOORING	SPC-1	20 MIL FLOATING FLOOR
	SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
	SPC-3	12 MIL FLOATING FLOOR
	SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	CPT-1	100% POLYESTER, TWIST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

scale
As Noted

date
December 3rd, 2023

no. of.
94 233

Sheet No.
A401
Project #2040



FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
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8. REFER TO PLUMBING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL, 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
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17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL AROUND BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
 - X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" X 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
 - EF REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - SAD BATHROOM VENT FAN
 - SD SUPPLY AIR DIFFUSER
 - SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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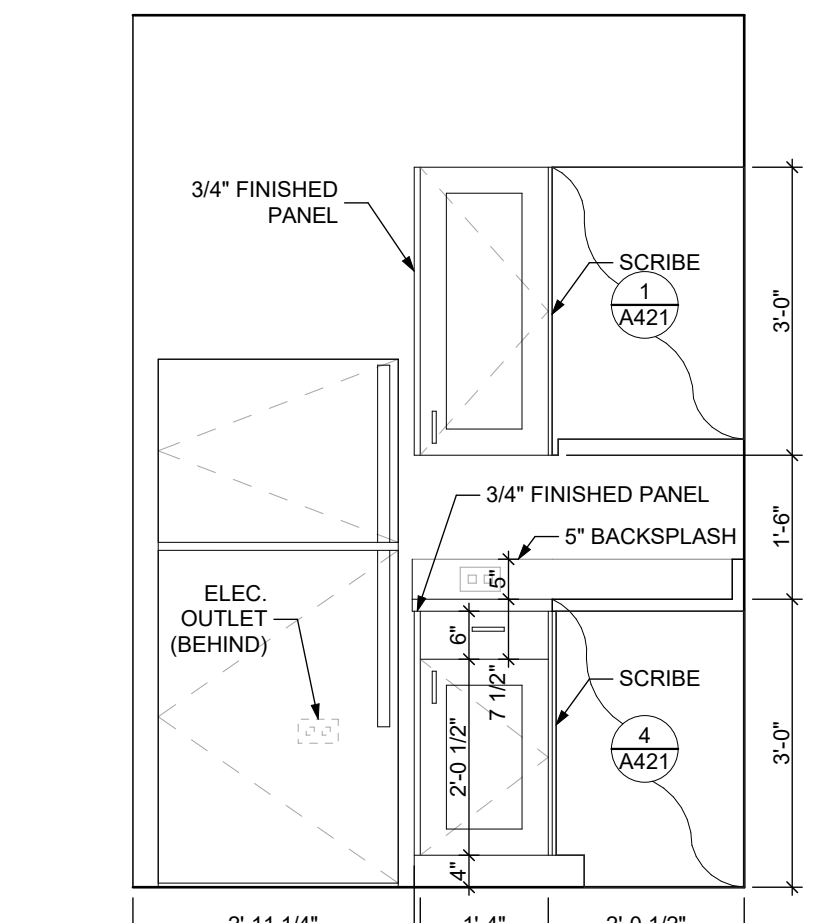
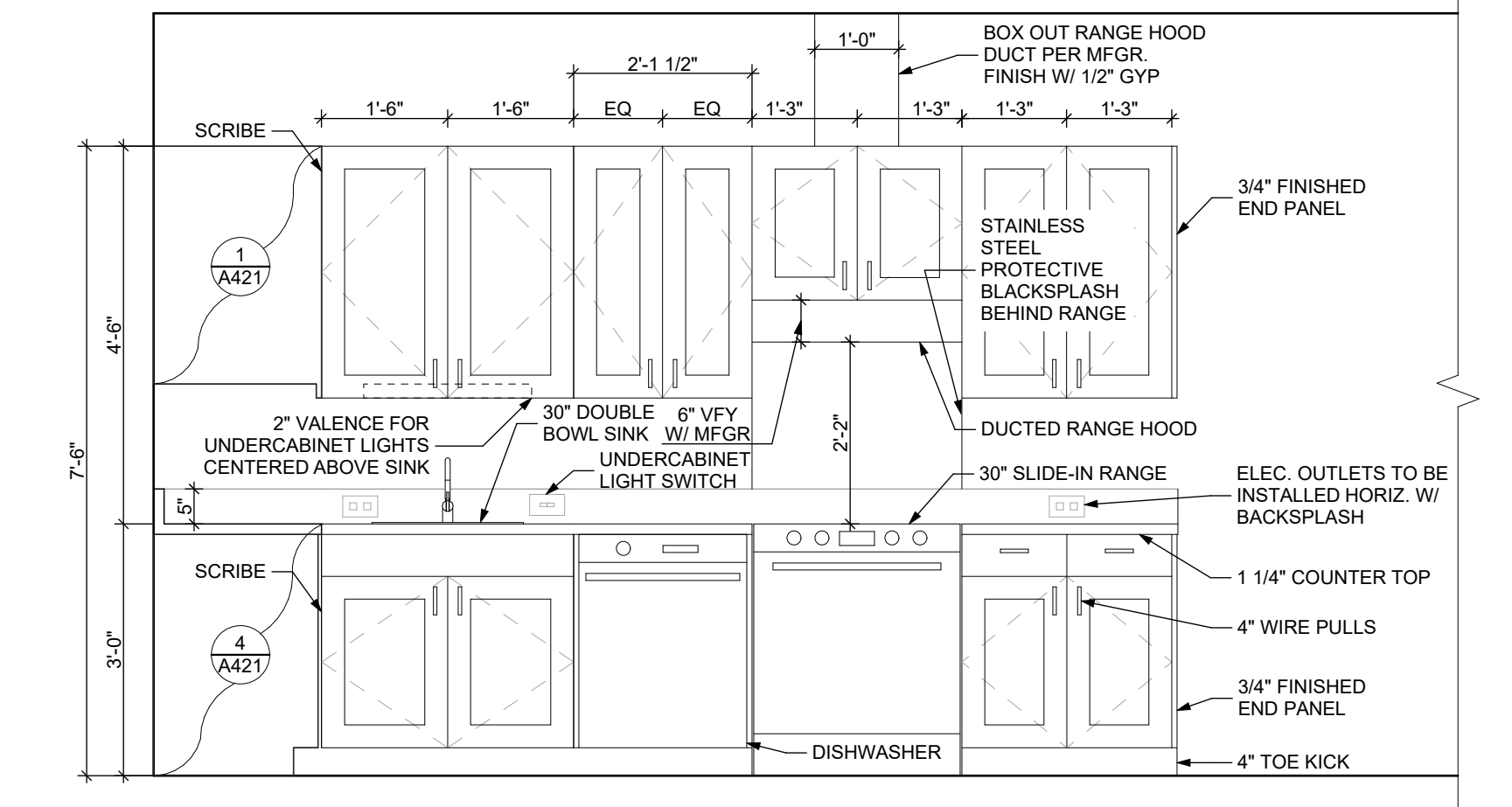
Project Location:
 Northview Heights Midrise
 246 Penfort Street
 Pittsburgh, PA 15214

drawing title

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

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

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



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

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

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

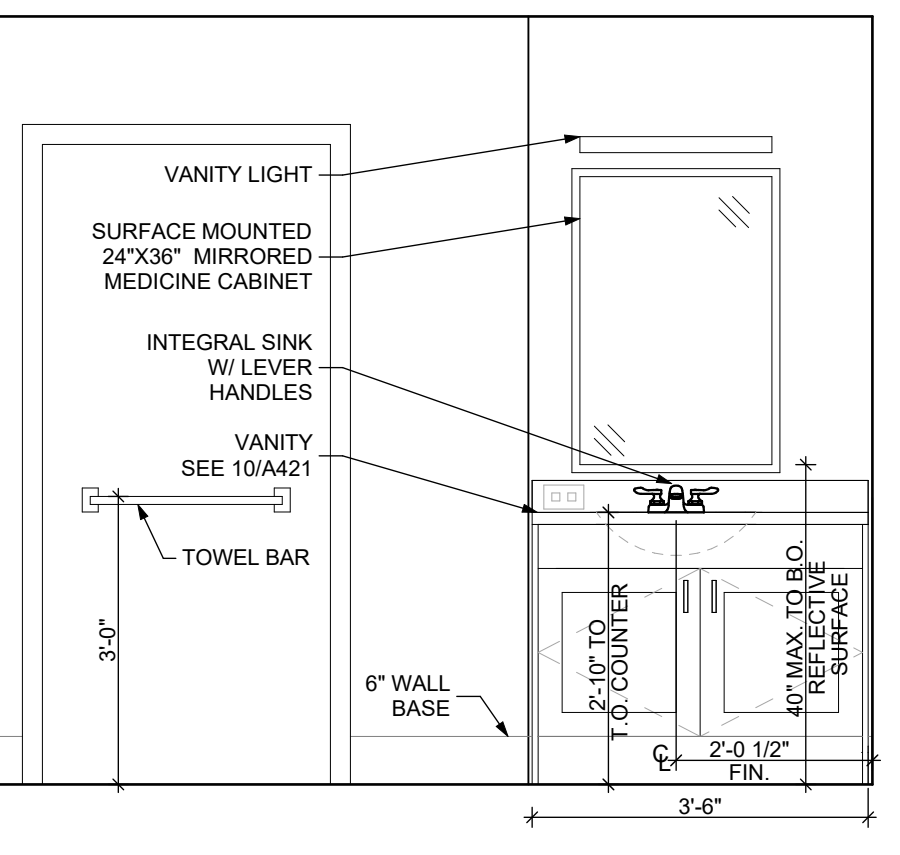
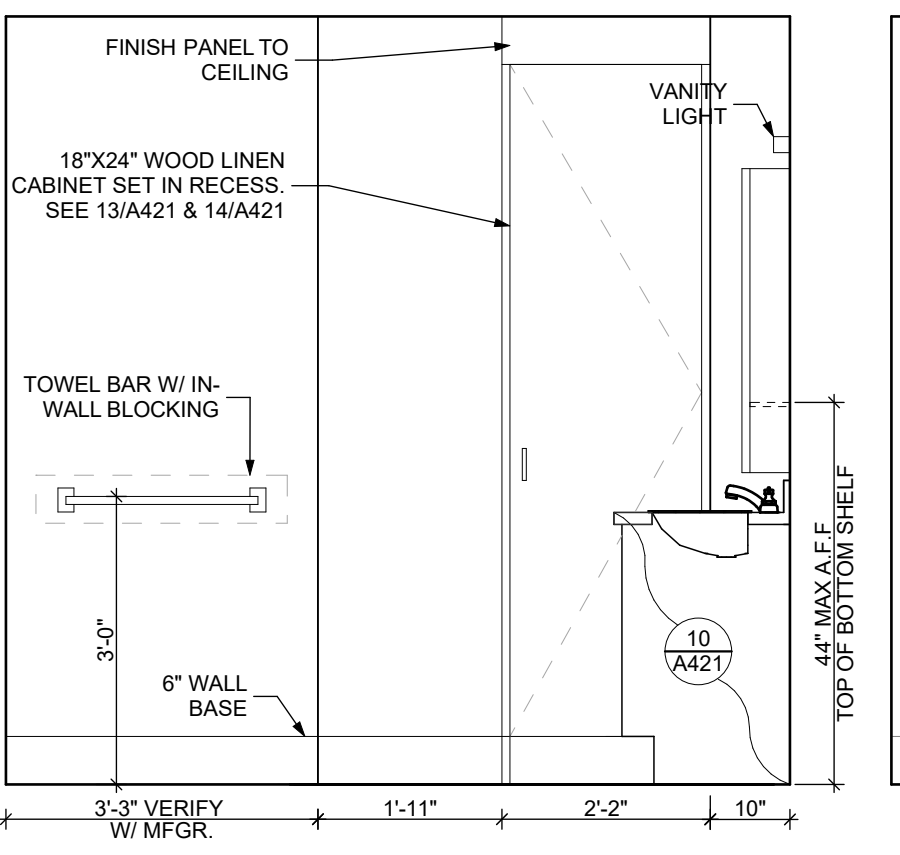
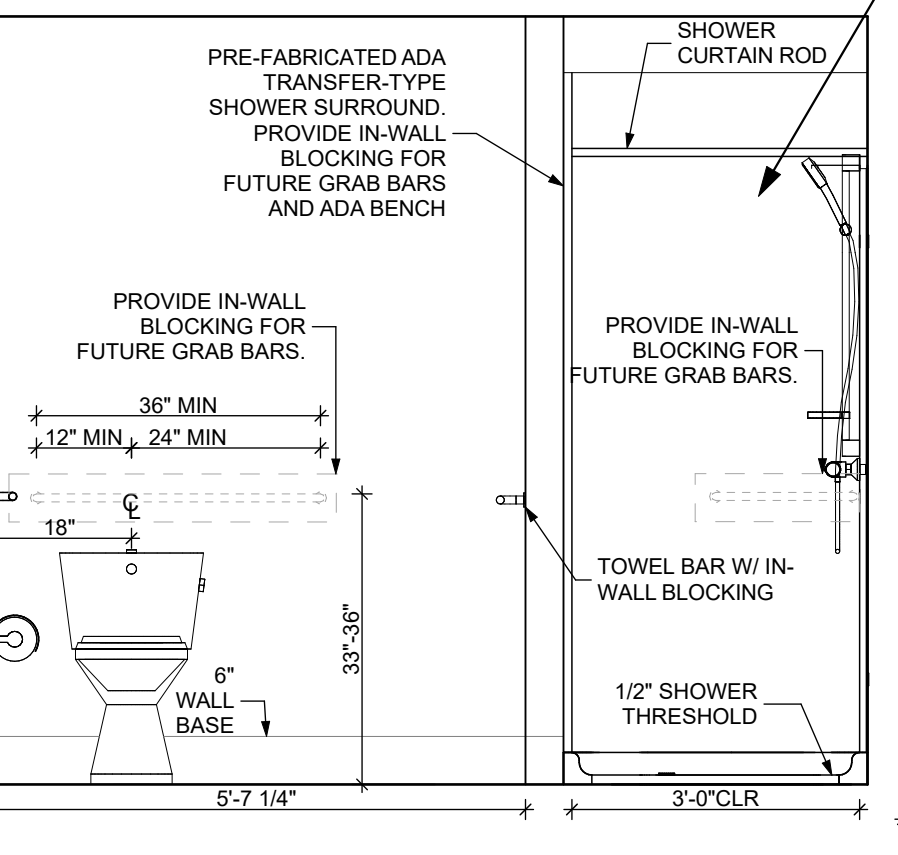
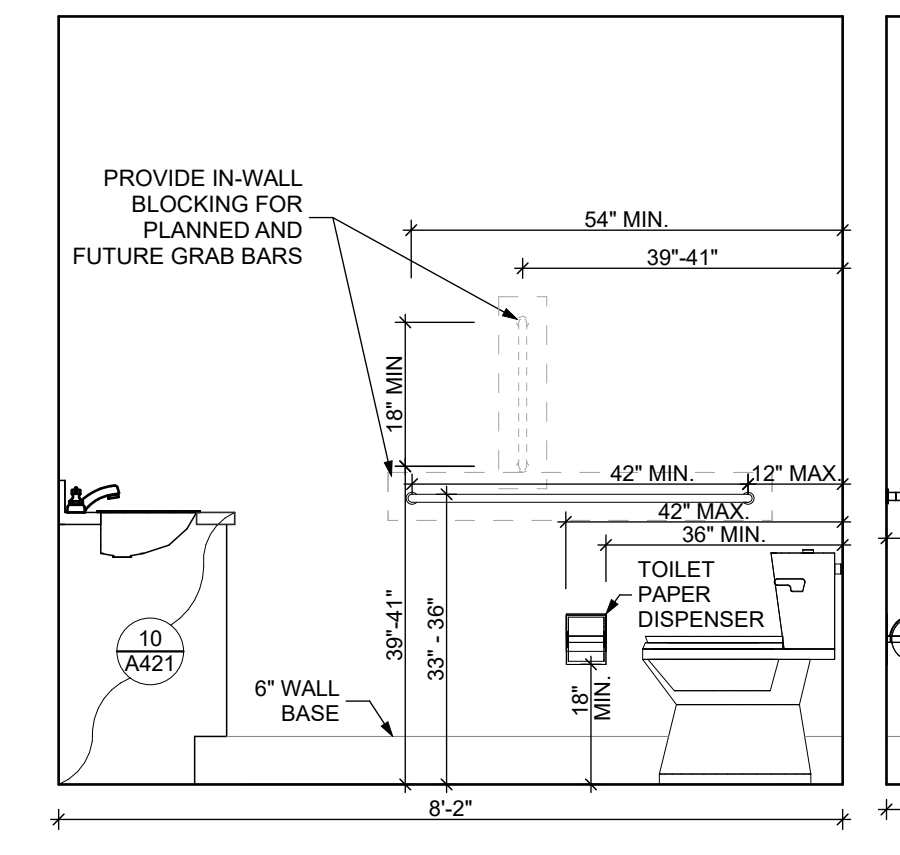
BATHROOM ACCESSORIES SCHEDULE - UNITS

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

DOOR SCHEDULE: UNIT 1B S												
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF		FRAME		HARDWARE		NOTES	
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET		ACCESSORIES
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F78)	HINGE 1 1/2" PAIR; STOP	
004 A	BATHROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F78)	HINGE 1 1/2" PAIR; STOP; KICKPLATE	
005 A	MECH. CL.	2'-6" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F88)	HINGE 1 1/2" PAIR; STOP	
006 AW	ENTRY CL.	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	
007 AP	STORAGE	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	
008 AW	CLOSET	5'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	

SQUARE FOOT MATRIX - UNIT 1B S

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



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

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

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

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

DOOR NOTES

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

MATERIAL FINISH LEGEND

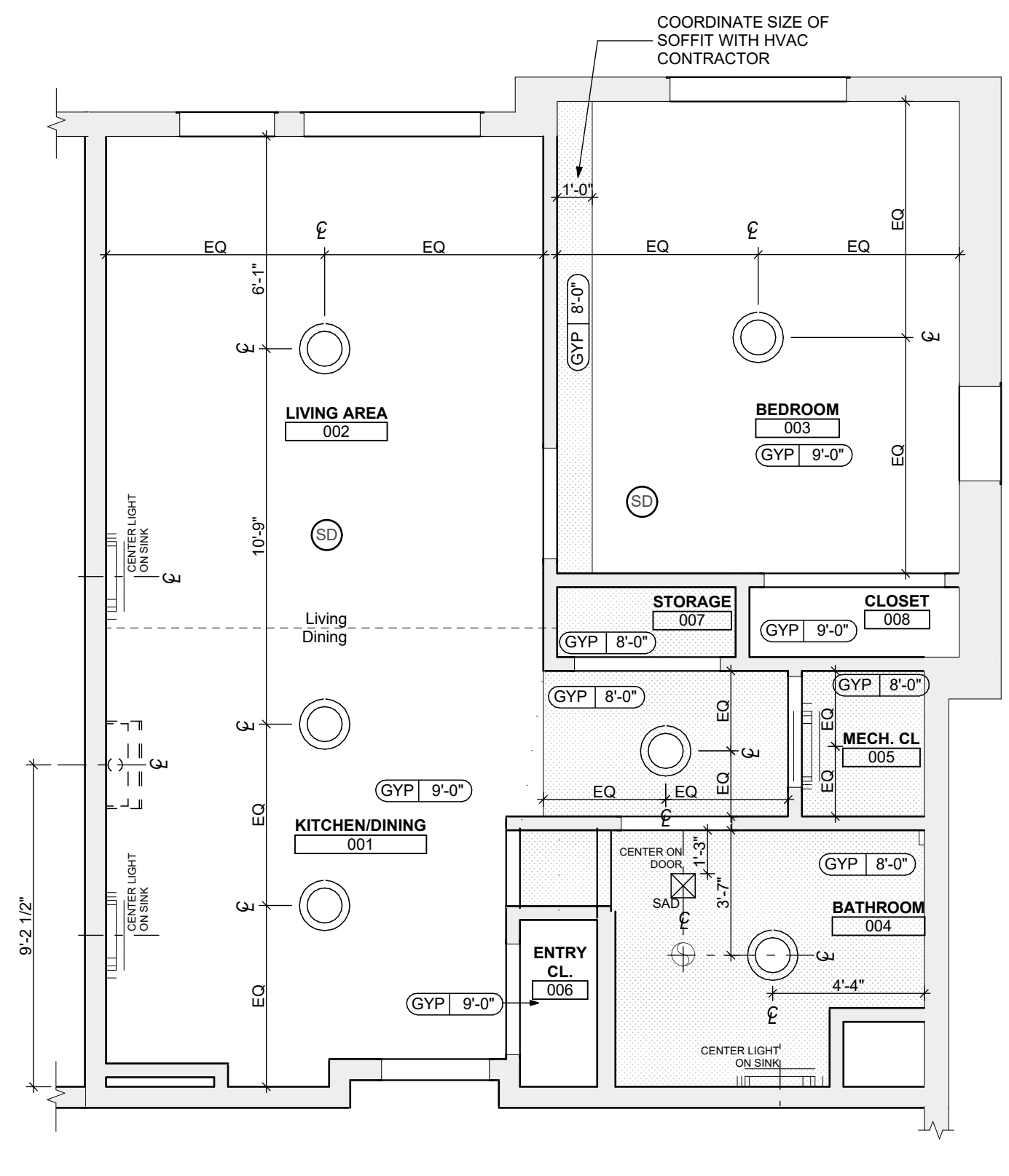
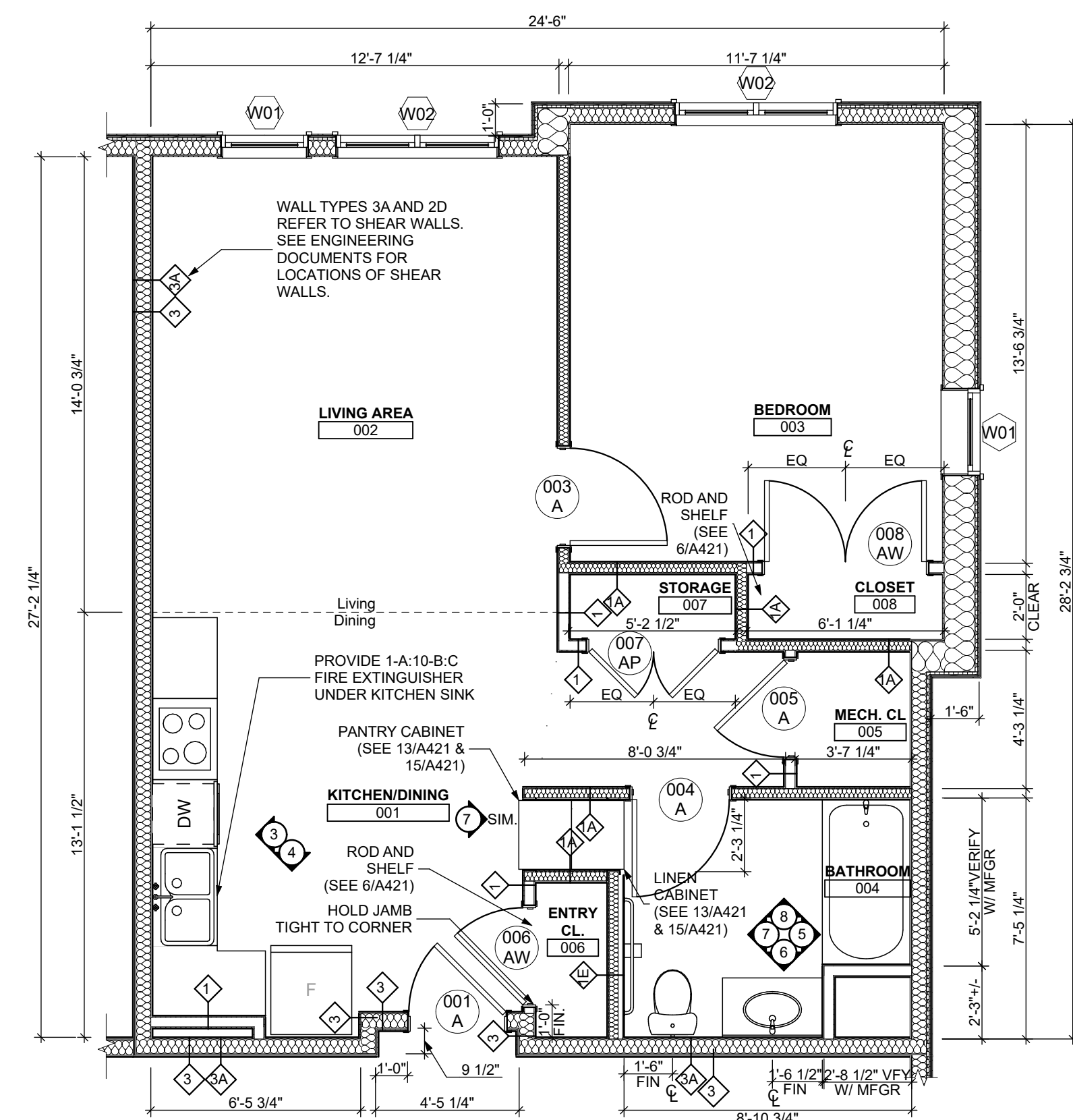
ID	PRODUCT, MFG.	COLOR, NUMBER
PAINT	P-1	TBD
	P-2	TBD
	P-3	TBD
SOLID POLYMER CORE TILE FLOORING	SPC-1	20 MIL FLOATING FLOOR
	SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
	SPC-3	12 MIL FLOATING FLOOR
	SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	CPT-1	100% POLYESTER, TWIST TEXTURE
	CPT-2	100% POLYESTER,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

scale
 As Noted

date
 December 3rd, 2023

no. of
95 **233**

Sheet No.
A402
 Project #2040



FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES**
- X | 0'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELEC. DWGS.)

GENERAL RCP NOTES

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

general notes

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

revisions

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA 15219

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

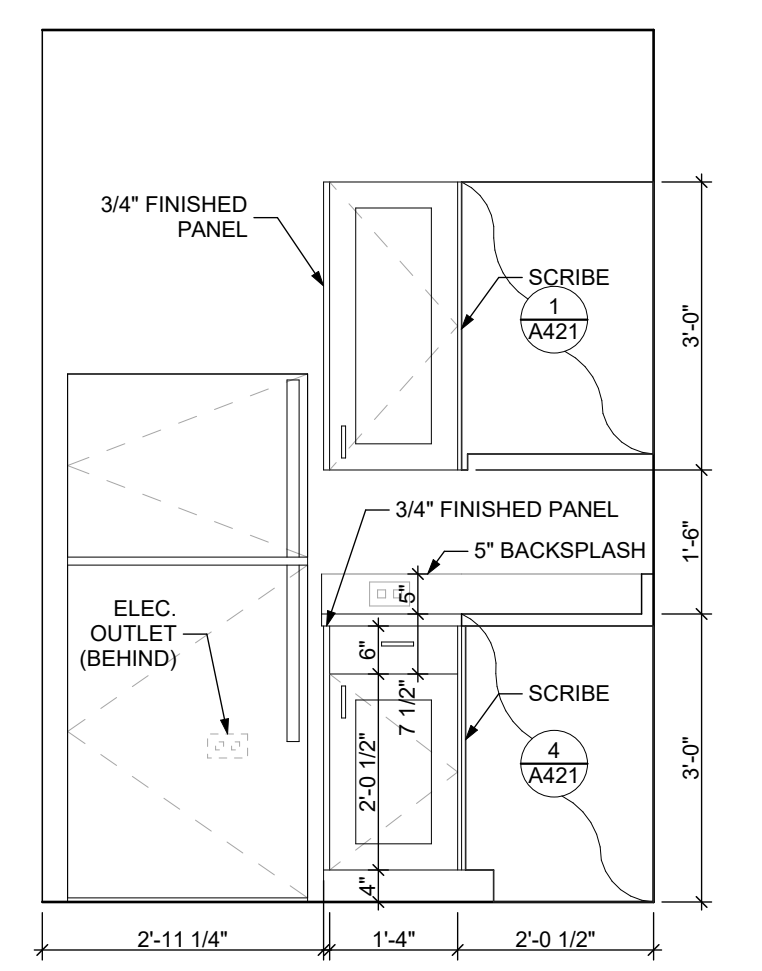
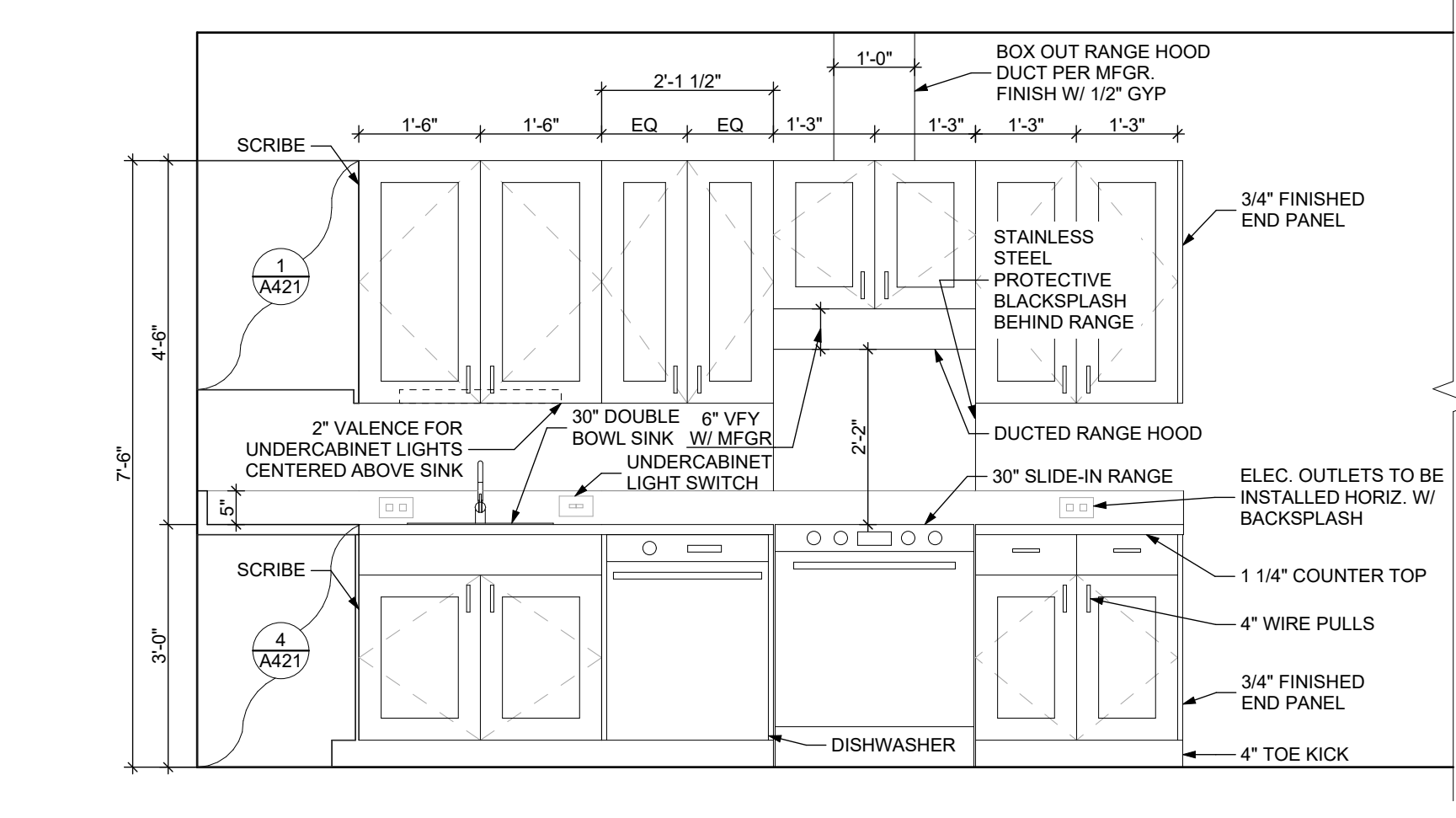
Project Location:
 Northview Heights Midrise
 246 Penford Street
 Pittsburgh, PA 15214

drawing title

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

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

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



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

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

FINISH SCHEDULE - UNIT 1C T

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

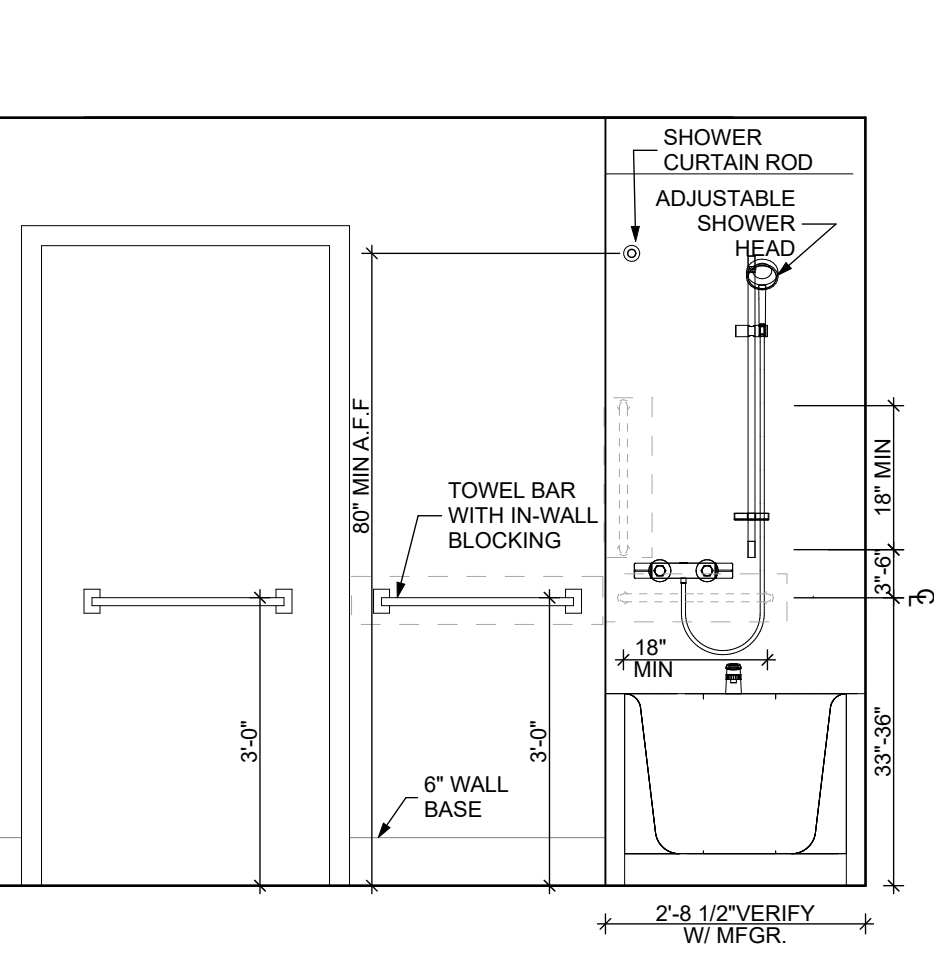
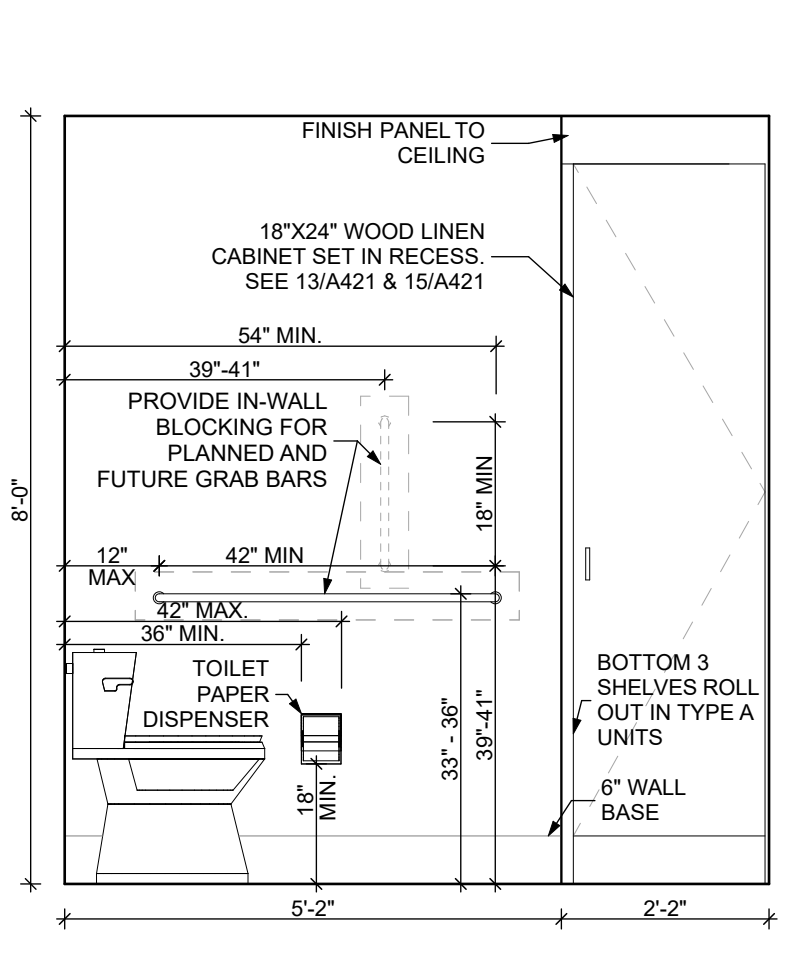
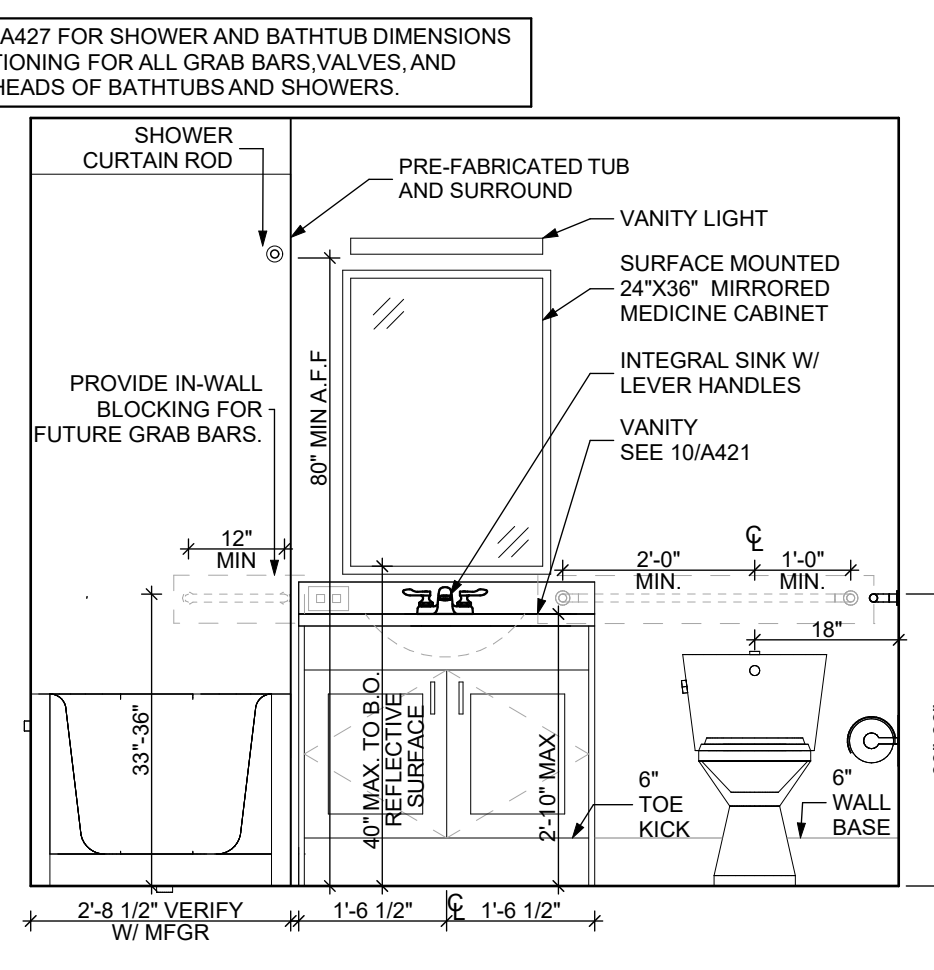
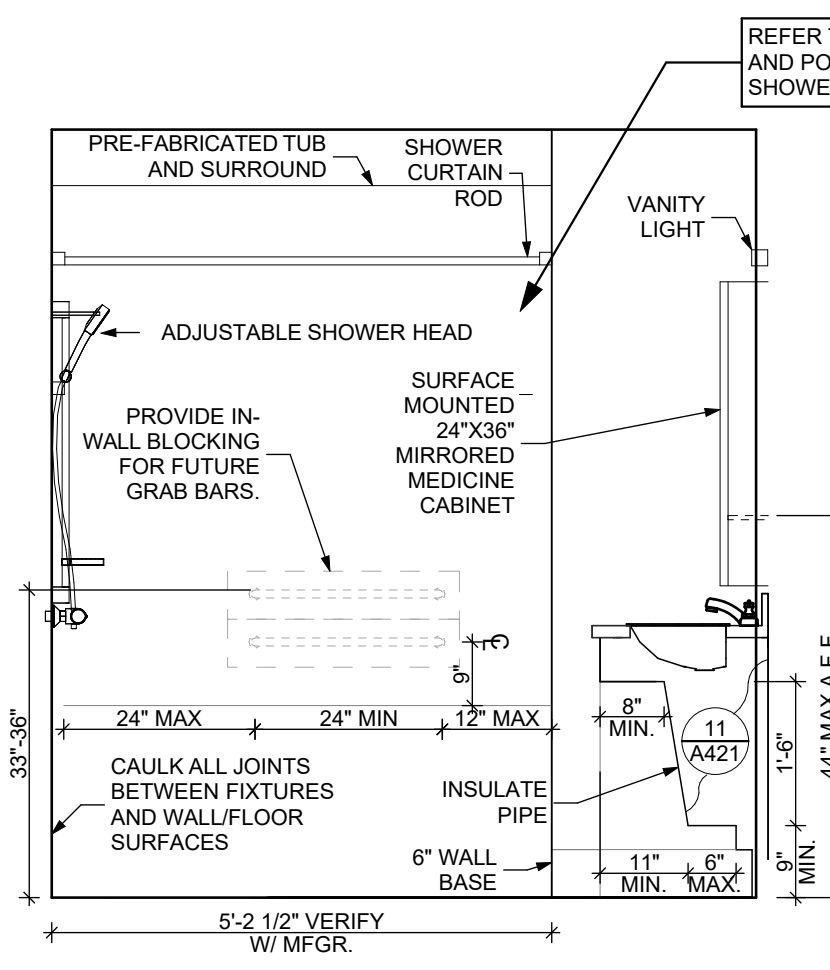
DESCRIPTION	PRODUCT, MFG. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFR) 80"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

DOOR SCHEDULE: UNIT 1C T

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

SQUARE FOOT MATRIX - UNIT 1C T

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



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

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

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

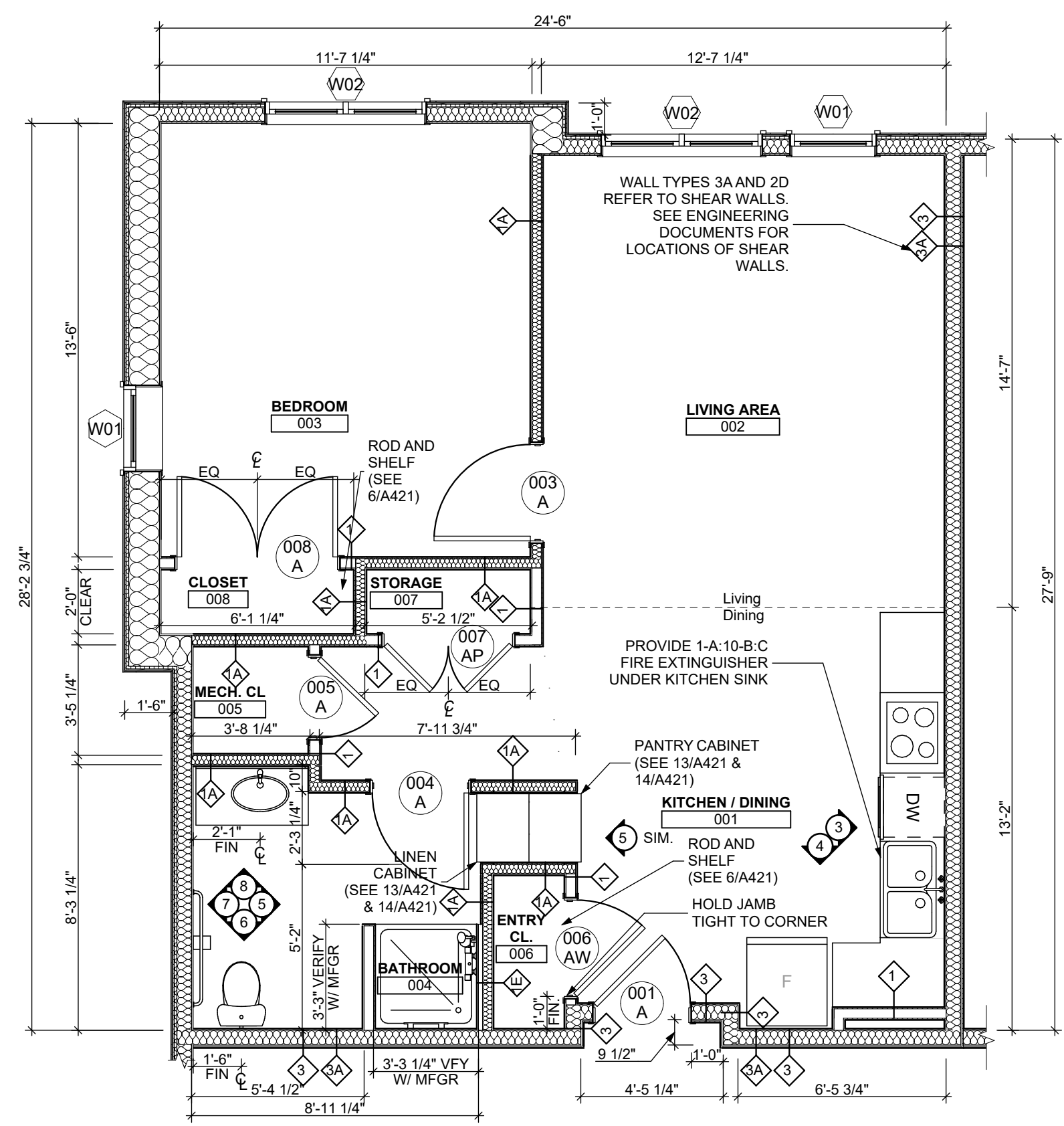
8 ELEVATION: BATHROOM NORTH
 SCALE: 1/2" = 1'-0"

DOOR NOTES

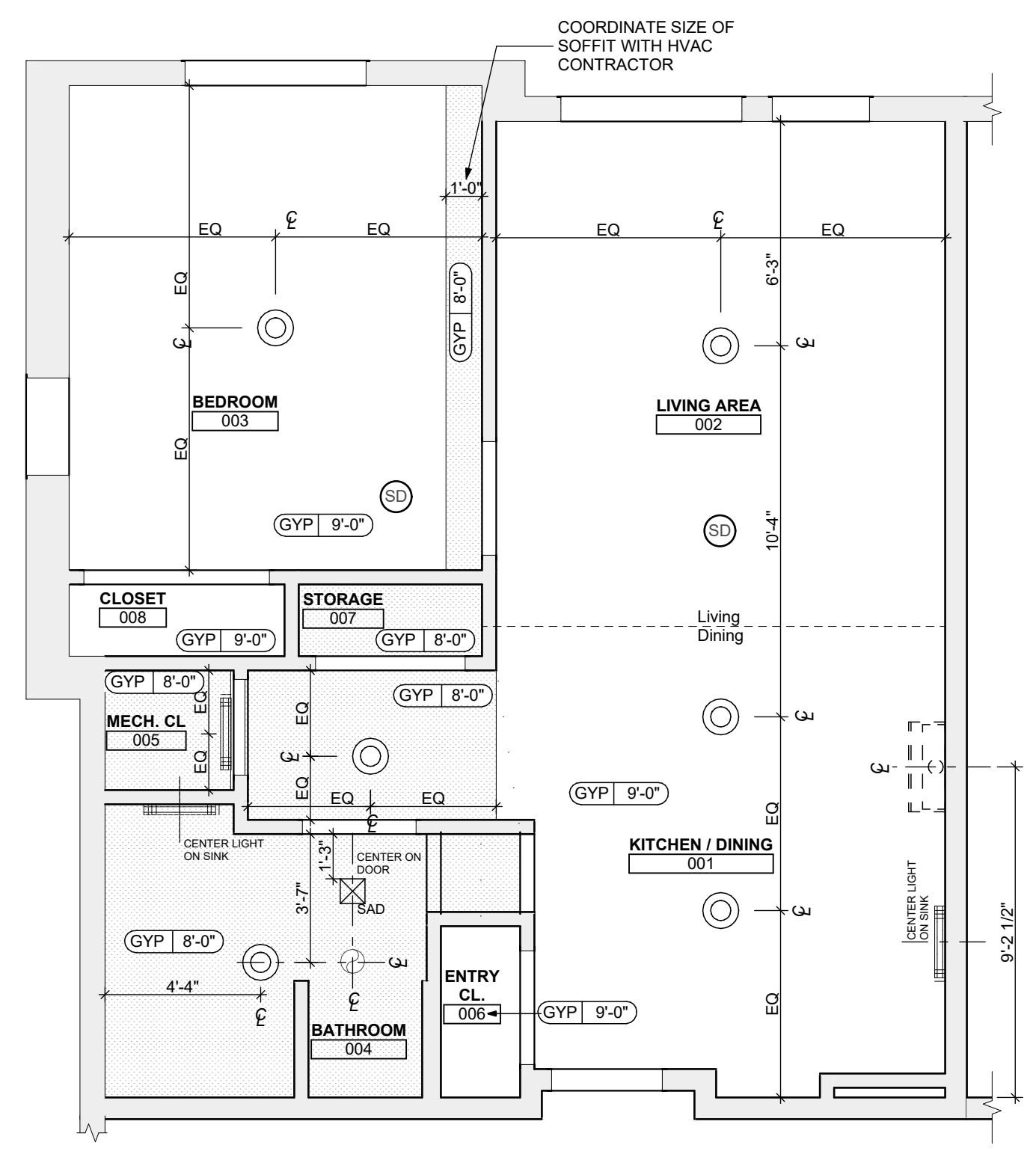
1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT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

MATERIAL FINISH LEGEND

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



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



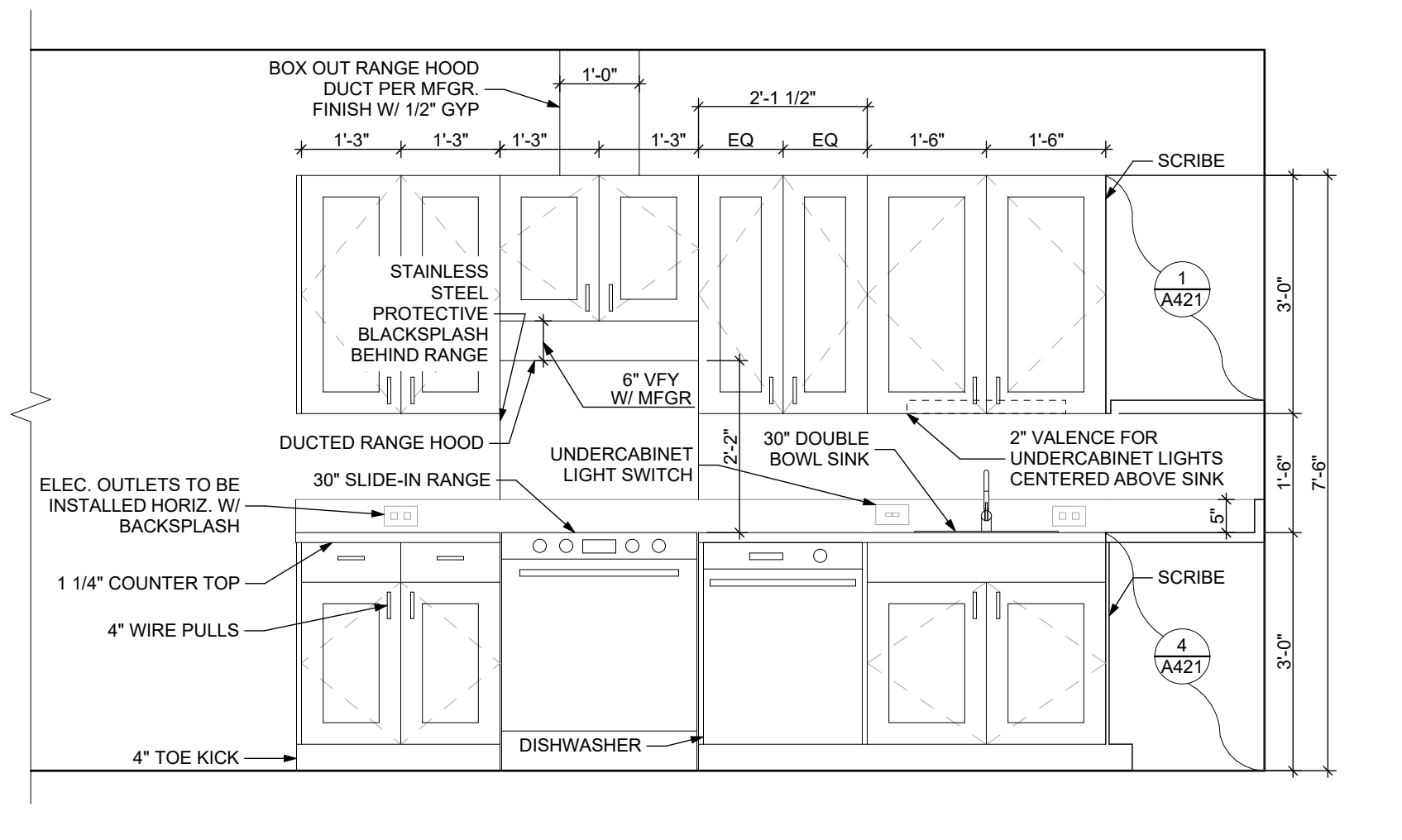
2 UNIT 1C S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

- FLOOR PLAN LEGEND**
- XXXXXX ROOM NAME AND NUMBER
 - DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
 - WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
 - WALL TYPE, REFER TO WALL TYPES SHEET

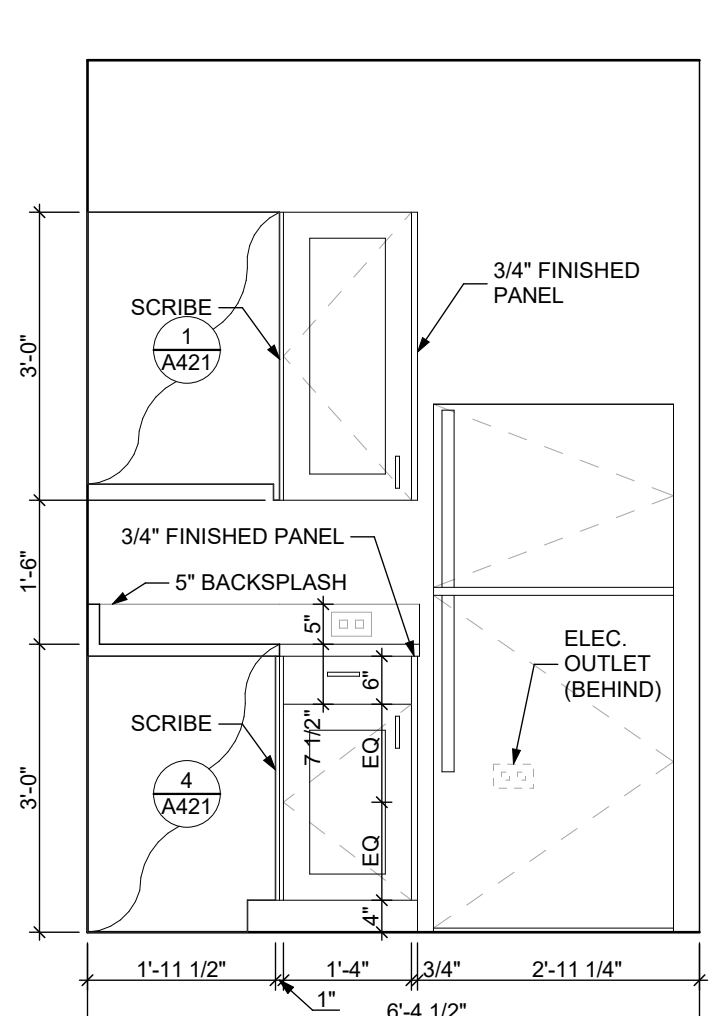
- GENERAL FLOOR PLAN NOTES**
1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
 2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
 3. DIMENSIONS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

- REFLECTED CEILING PLAN LEGEND**
- CEILING TYPES**
- X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)
- GENERAL RCP NOTES**
1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
 2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
 3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
 4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
 5. UNIT RCPs ARE DRAWN SEPARATELY FROM BUILDING RCPs.
 6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.

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



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



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

FINISH SCHEDULE - UNIT 1C S

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

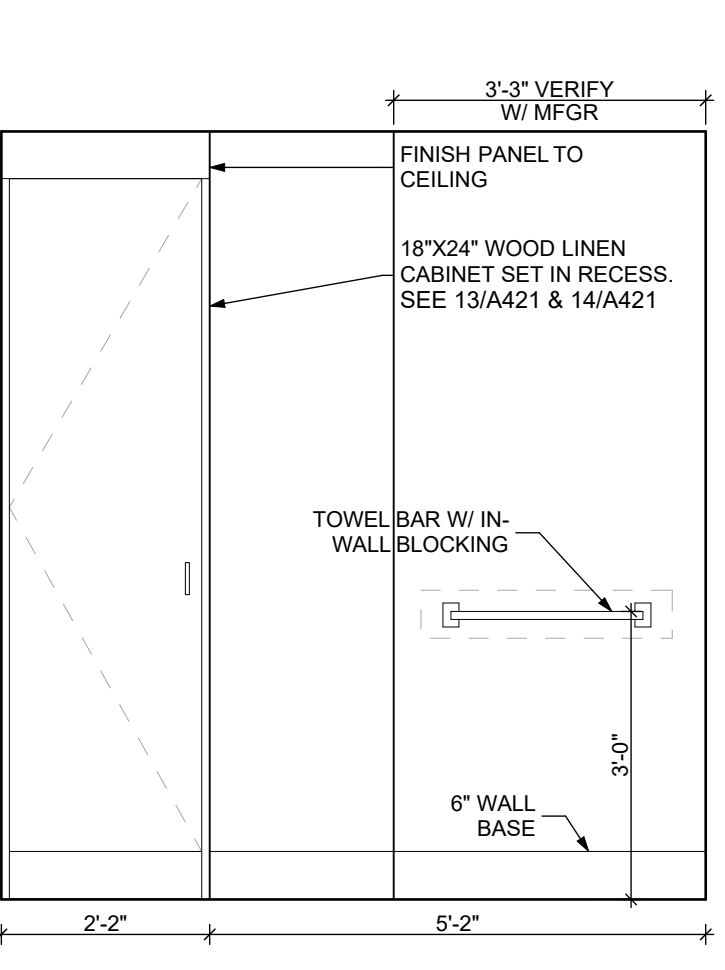
DESCRIPTION	PRODUCT, MFG. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFR) 80"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

DOOR SCHEDULE: UNIT 1C S

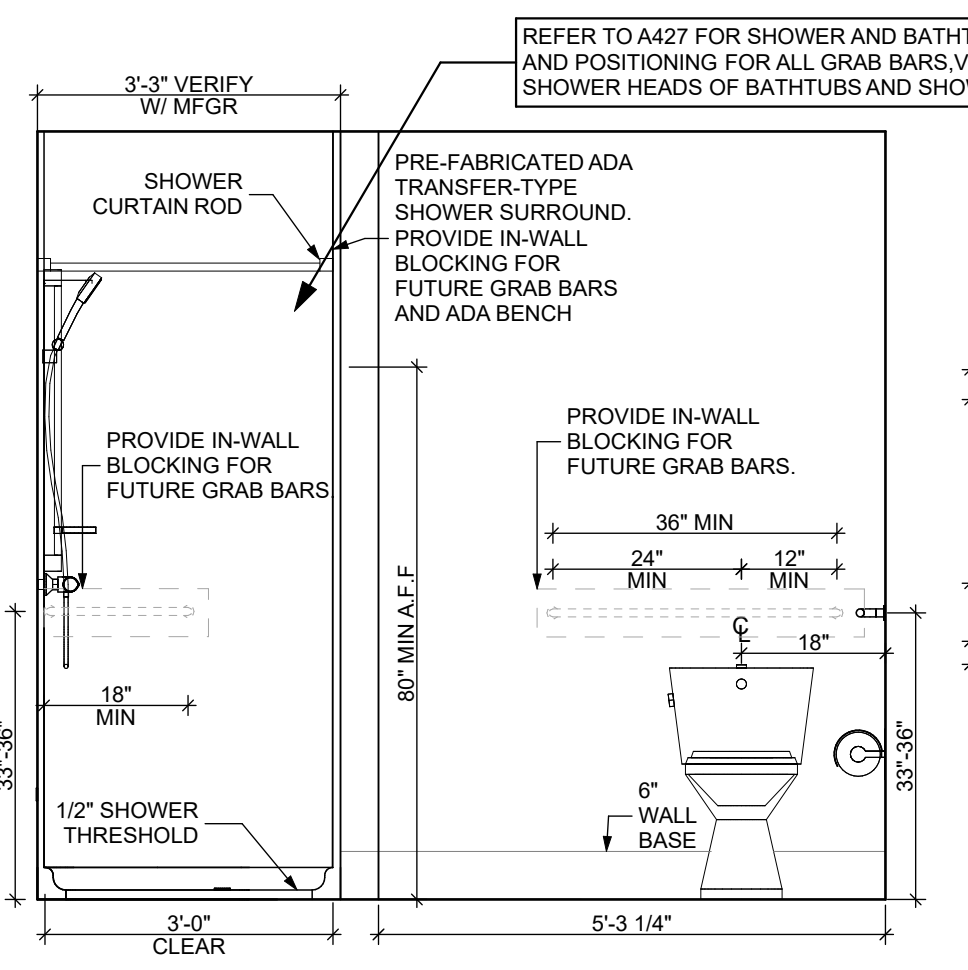
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF		FRAME		LOCKSET	HARDWARE	NOTES
					MATERIAL	COLOR	MATERIAL	COLOR			
001A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE, THRESHOLD
003A	BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1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

SQUARE FOOT MATRIX - UNIT 1C S

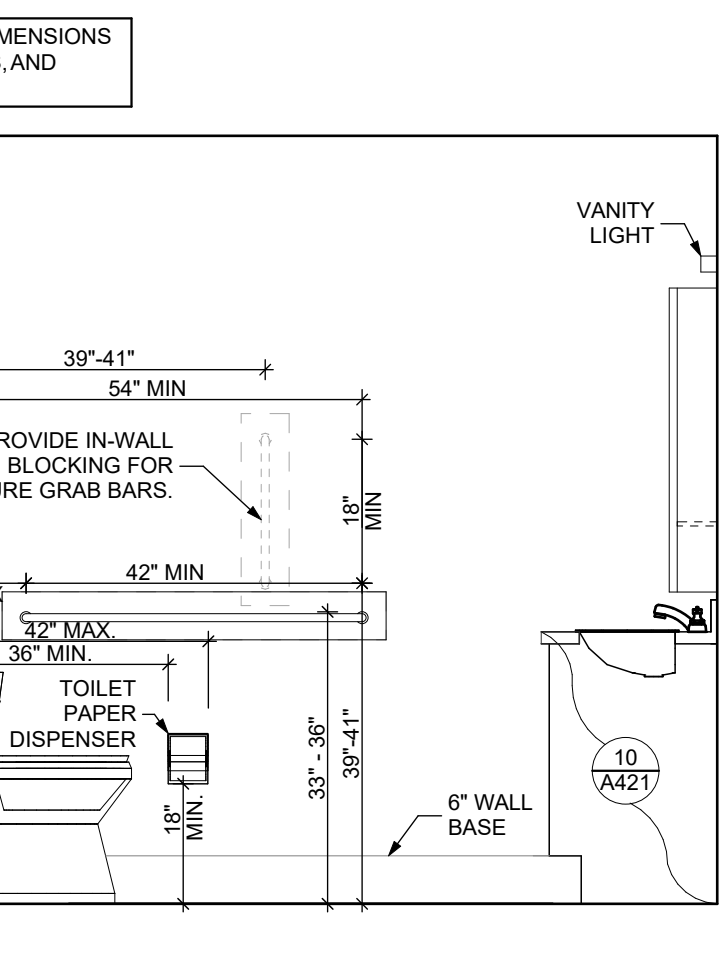
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	722	658
KITCHEN & DINING		152
LIVING		176
BEDROOM		155
BATHROOM		70



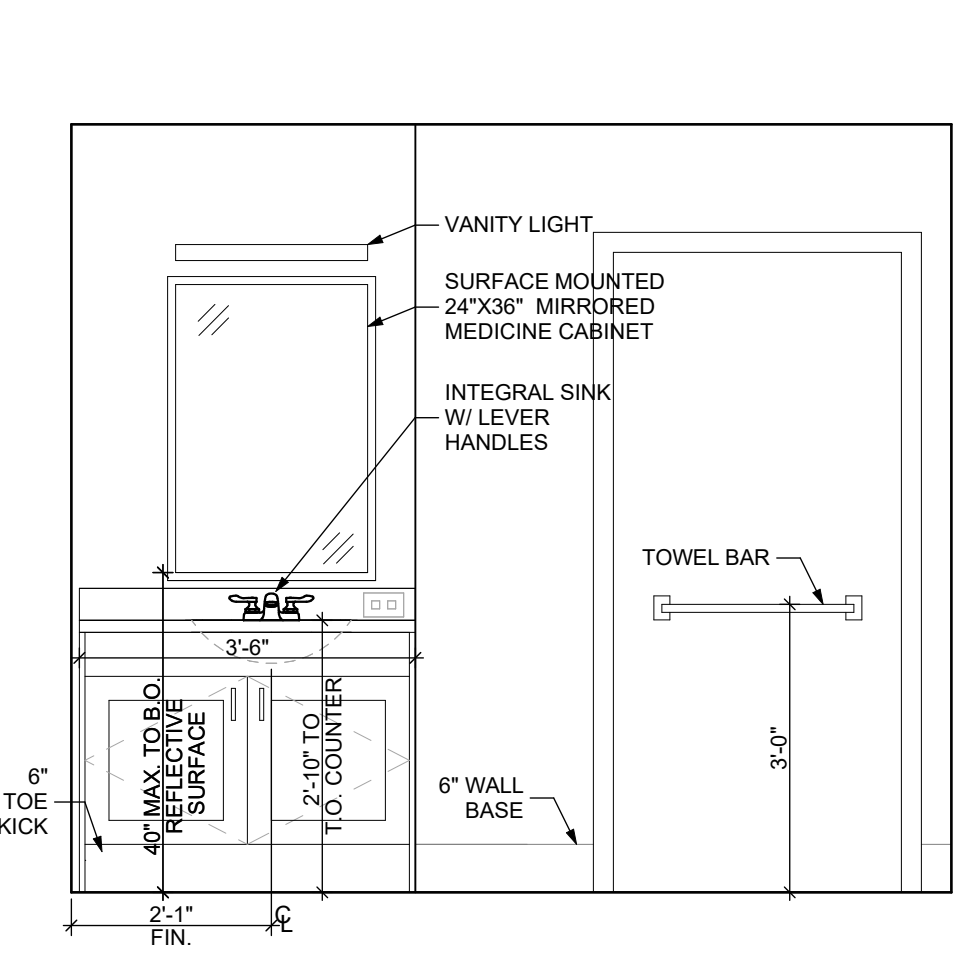
5 ELEVATION: BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



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

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

MATERIAL FINISH LEGEND

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

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA, 15219

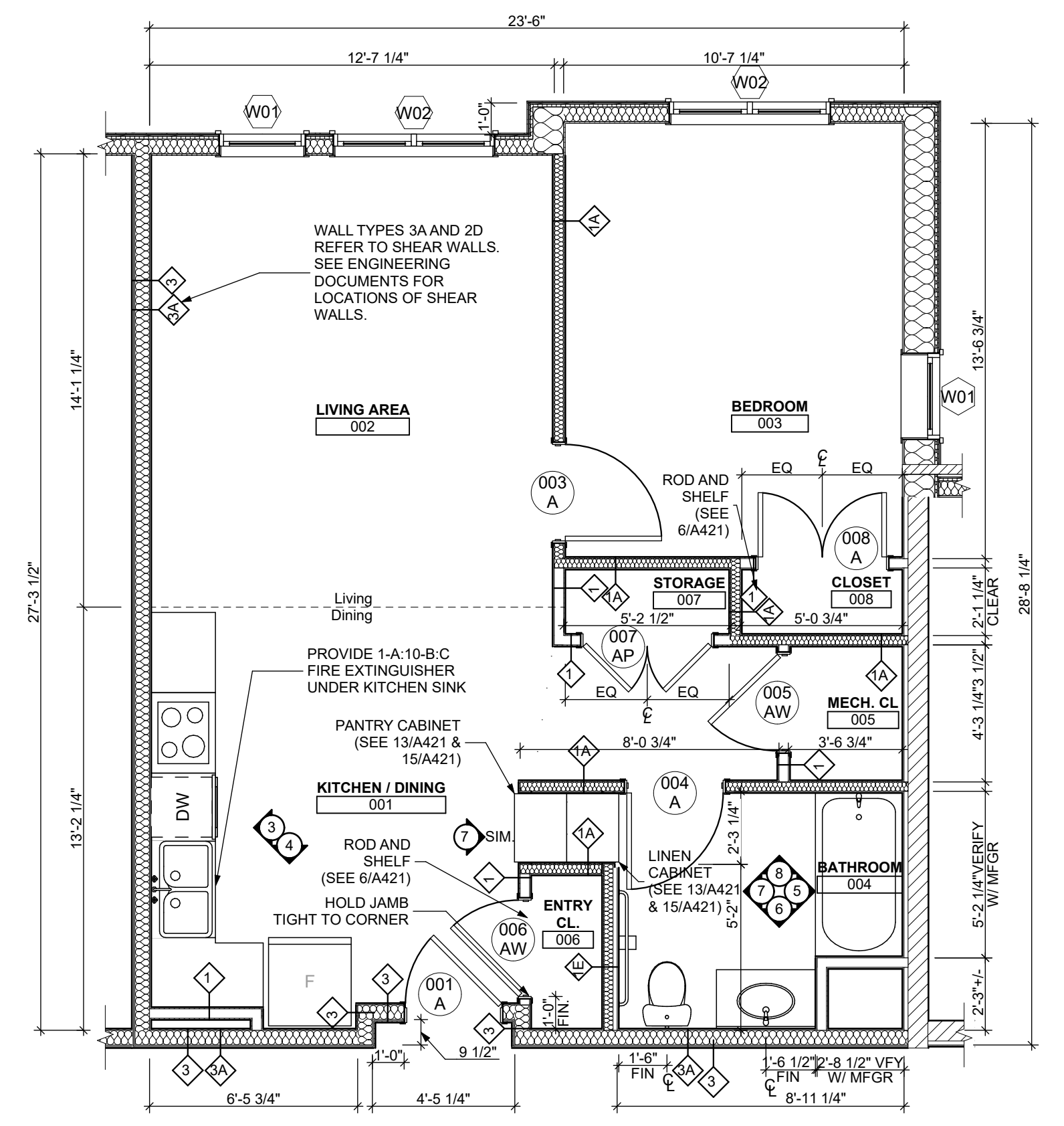
Client:
 Allies & Ross Management and
 Development Corporation (ARMDC)
 200 Ross Street
 Pittsburgh, PA 15219

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

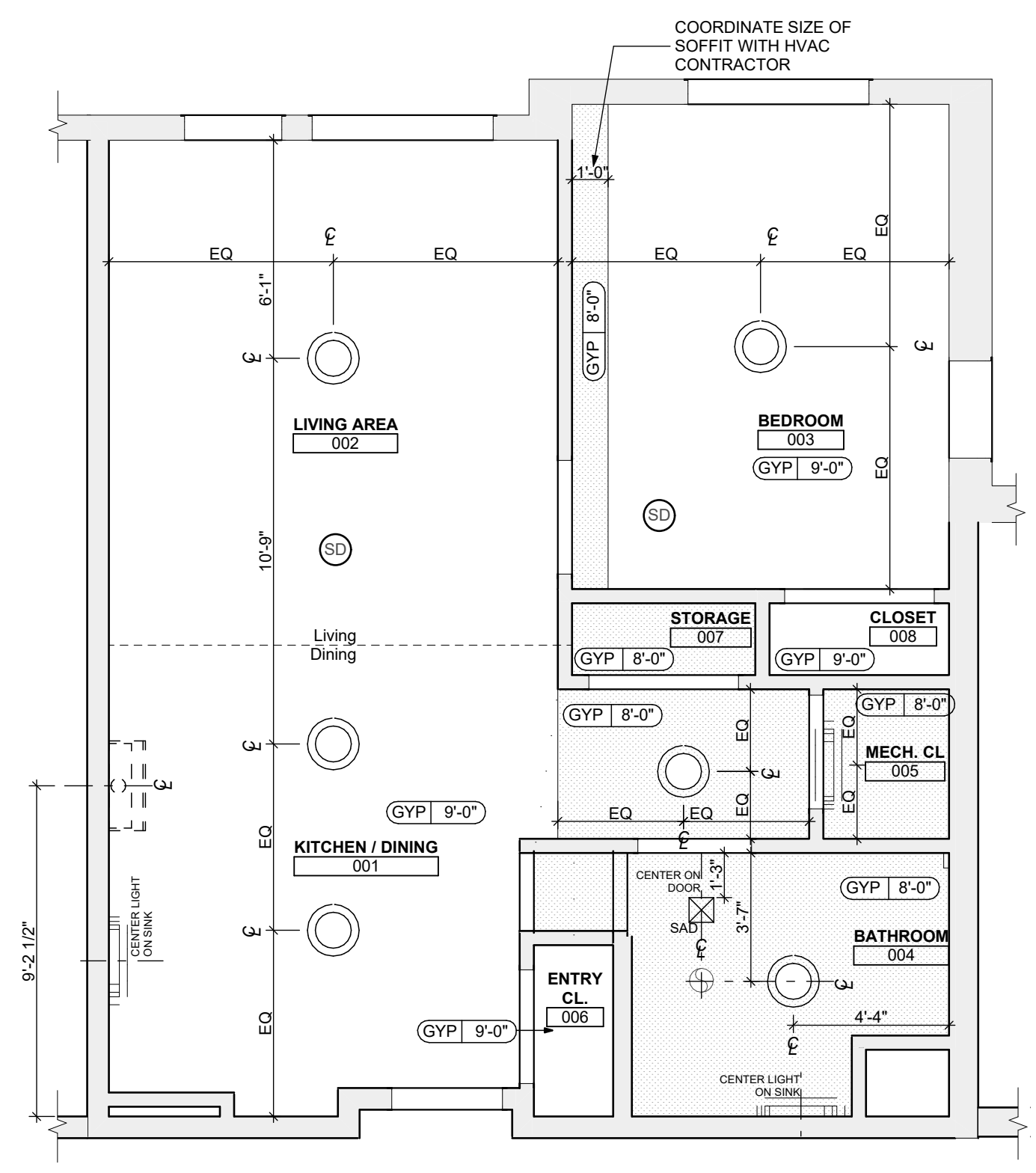
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UNIT 1C S: 1 BEDROOM W/ SHOWER (TYPE B)

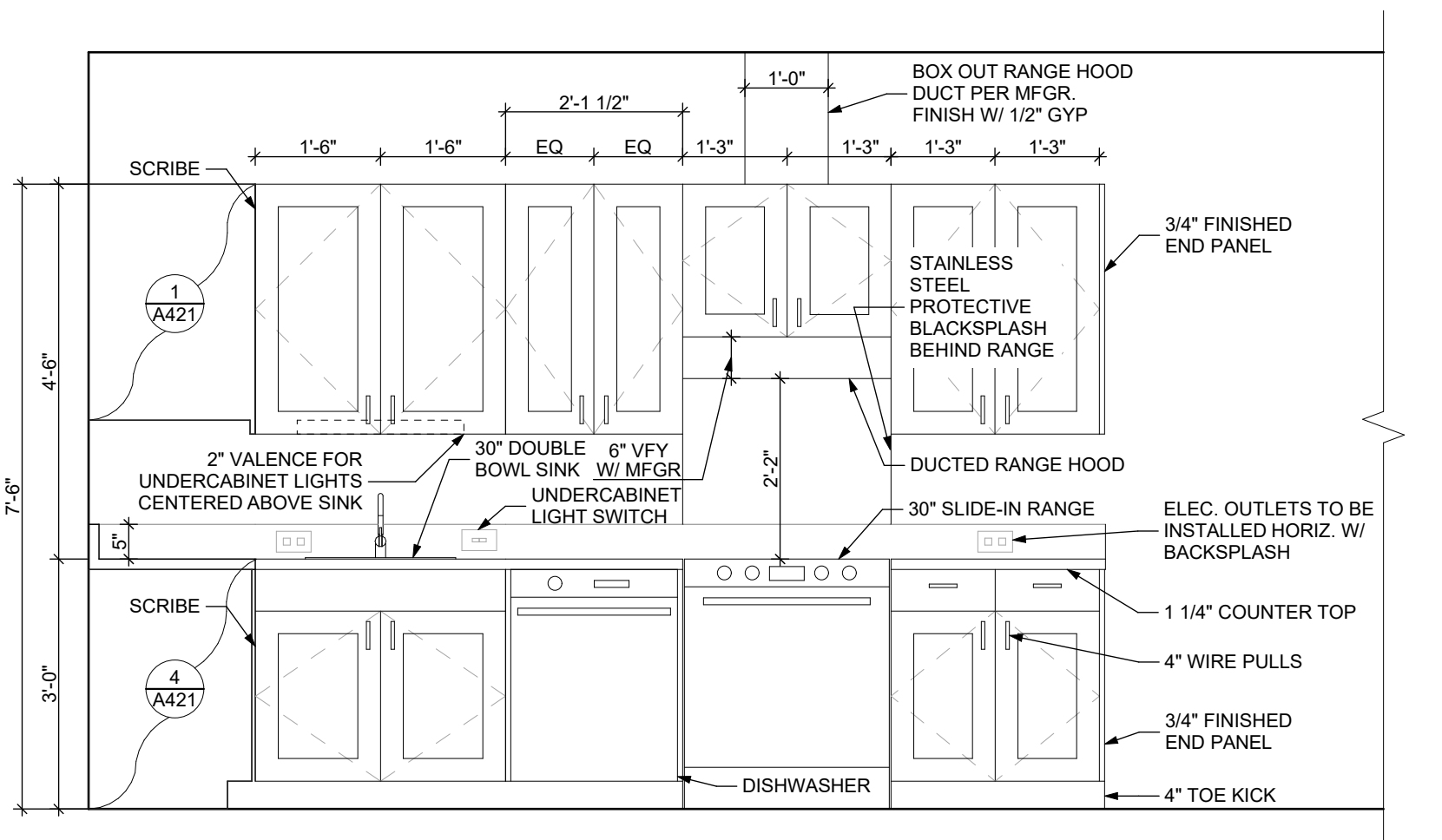
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date December 3rd, 2023	
no. 97	of. 233
Project #2040	



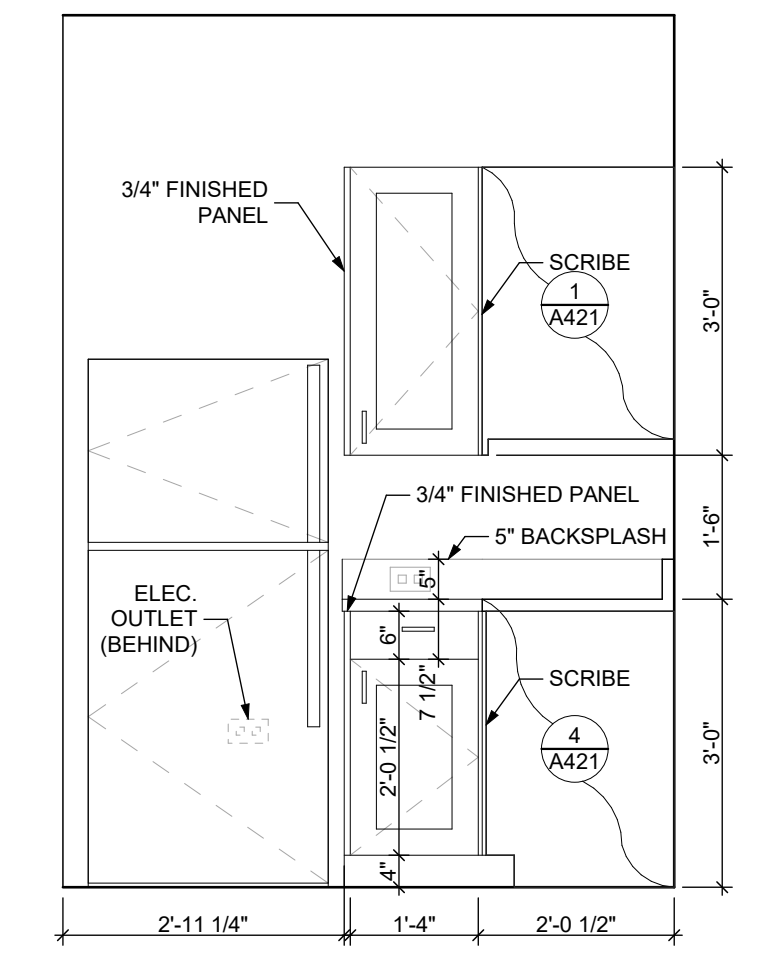
1 UNIT 1D T: 1 BEDROOM W/ BATHTUB FLOOR PLAN
 SCALE: 1/4" = 1'-0"



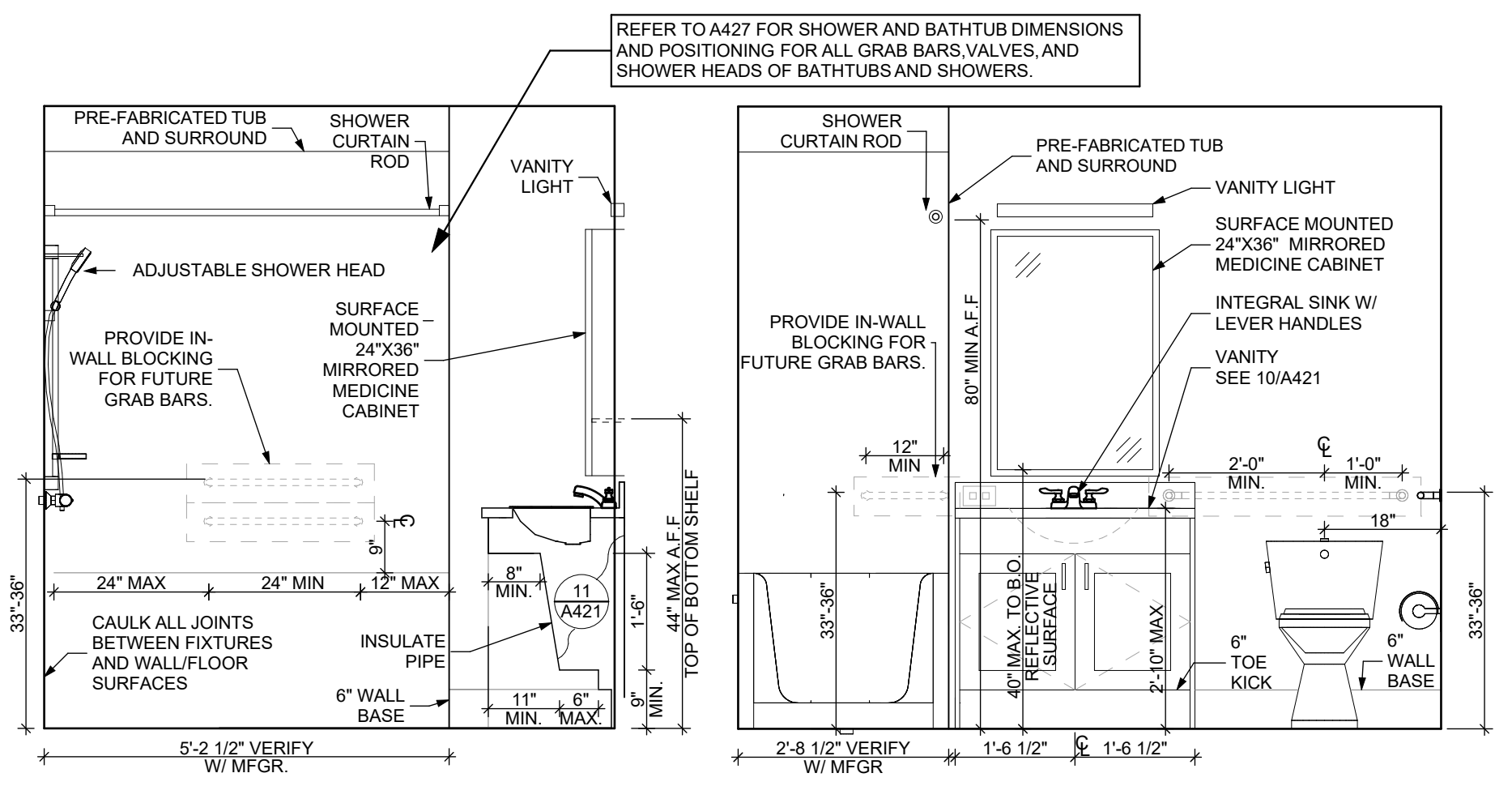
2 UNIT 1D T: 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"



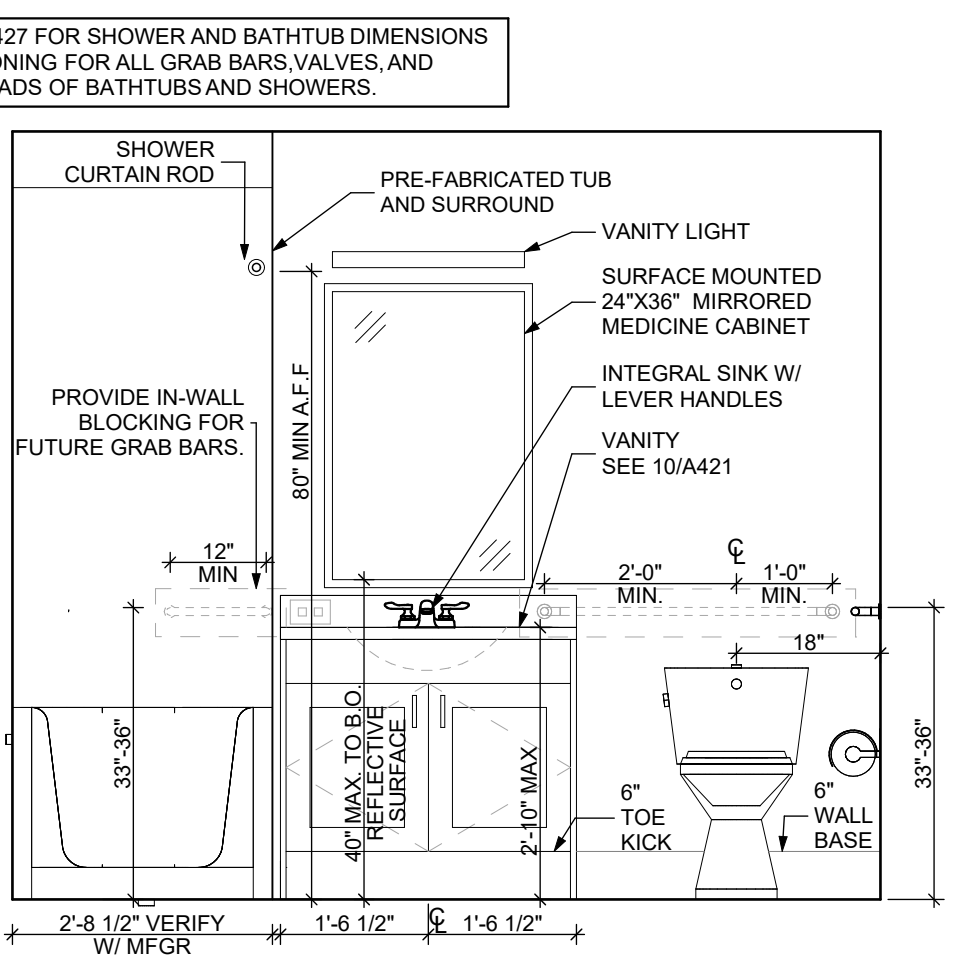
3 ELEVATION: KITCHEN WEST
 SCALE: 1/2" = 1'-0"



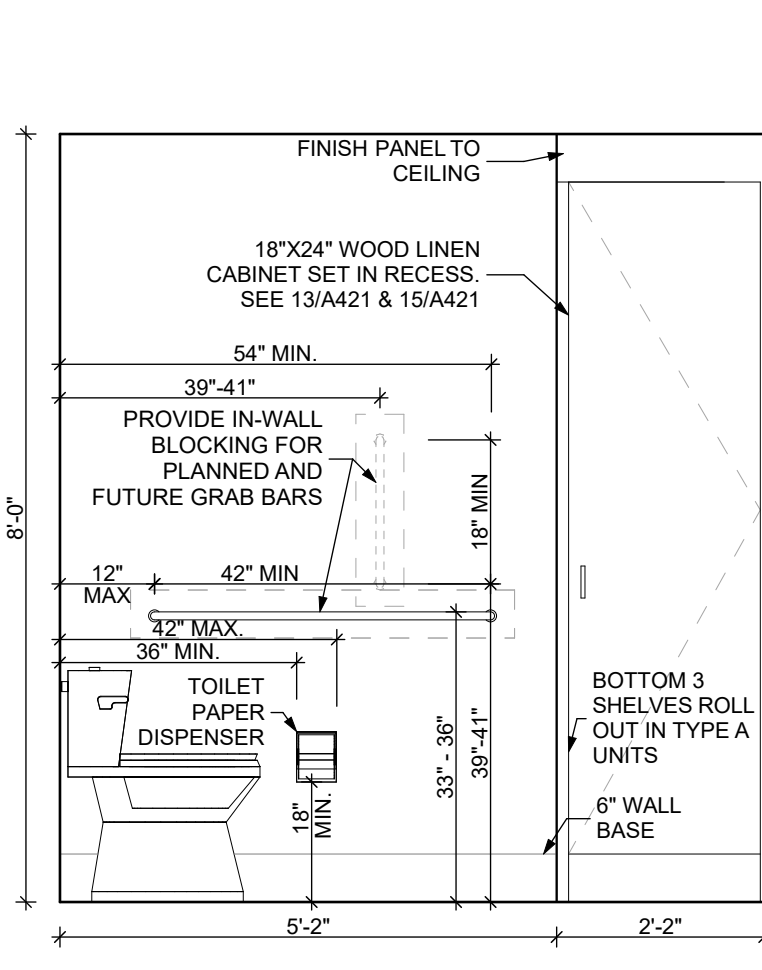
4 ELEVATION: KITCHEN SOUTH
 SCALE: 1/2" = 1'-0"



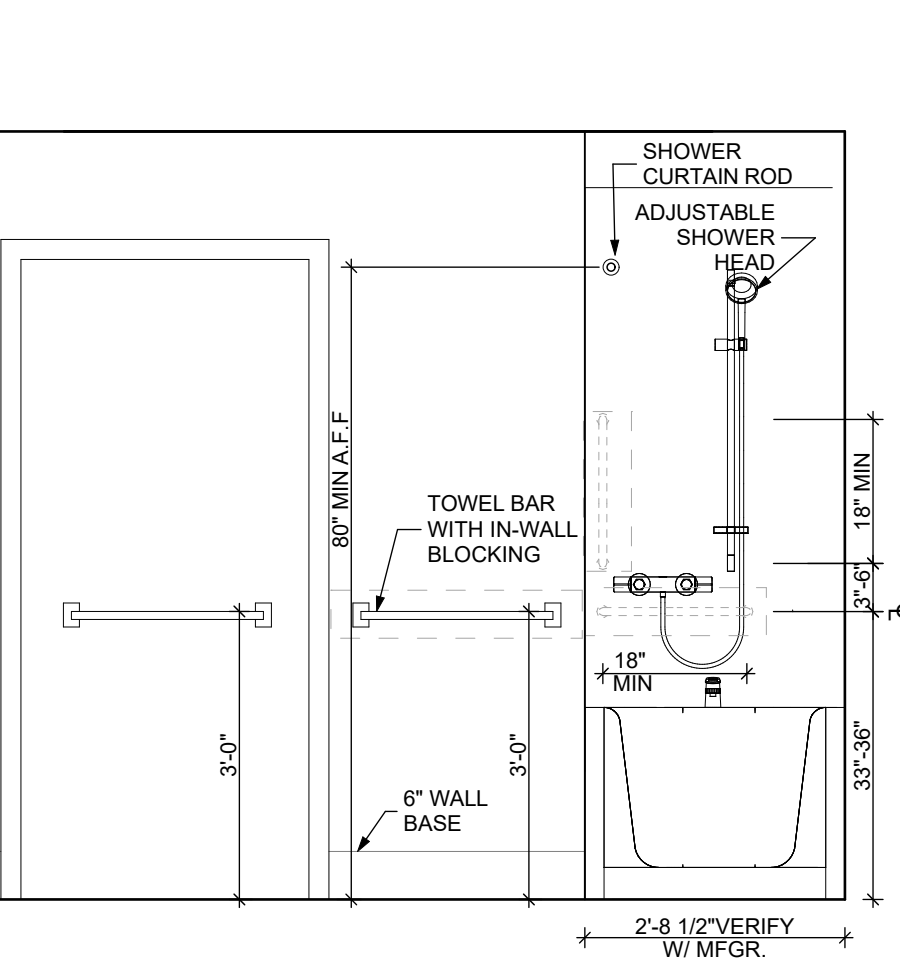
5 ELEVATION: BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.P. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
 - X 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
 - REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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

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

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

DOOR SCHEDULE: UNIT 1D T												
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME			HARDWARE	NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET		
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C.S.	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE, THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2" PAIR; STOP	
004 A	BATHROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2" PAIR; STOP; KICKPLATE	
005 AW	MECH. CL.	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2" PAIR; STOP	
006 AW	ENTRY CL.	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	
007 AP	STORAGE	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	
008 A	CLOSET	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	

DOOR NOTES

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

MATERIAL FINISH LEGEND

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

SQUARE FOOT MATRIX - UNIT 1D T

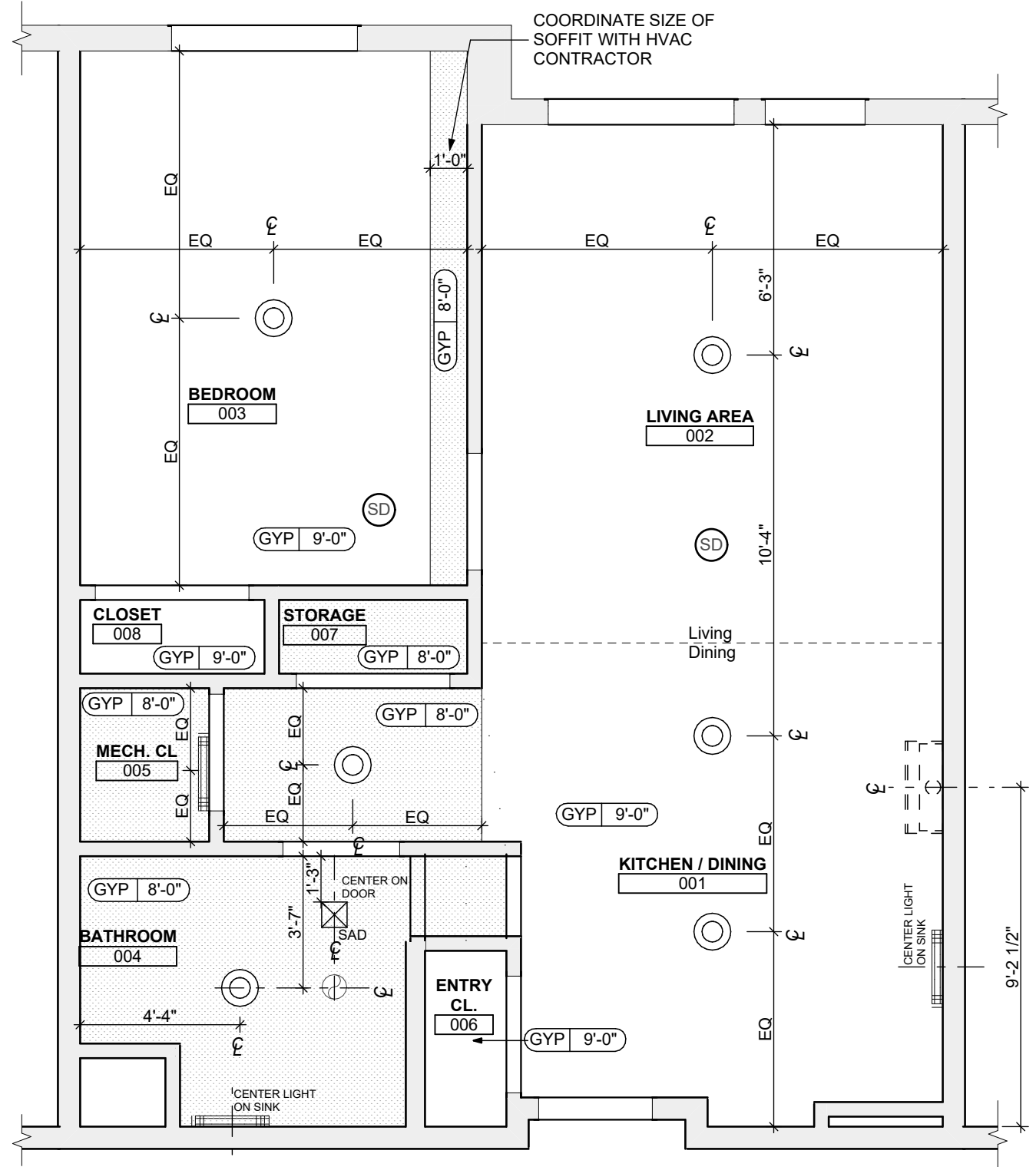
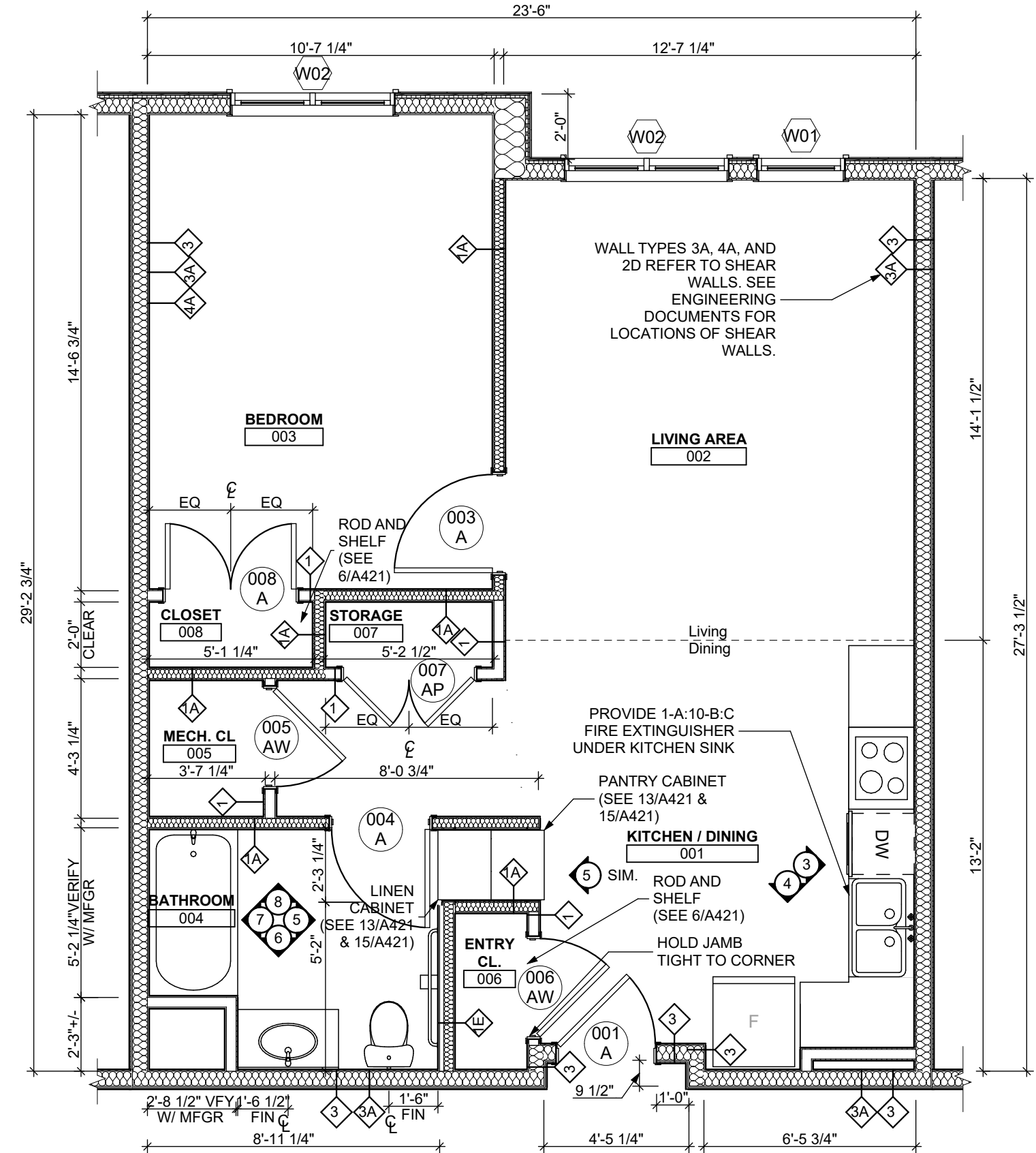
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	696	642
KITCHEN & DINING		152
LIVING		176
BEDROOM		142
BATHROOM		63

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA 15219

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

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

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



FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.F. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES**
- X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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

general notes

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

revisions

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA, 15219

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

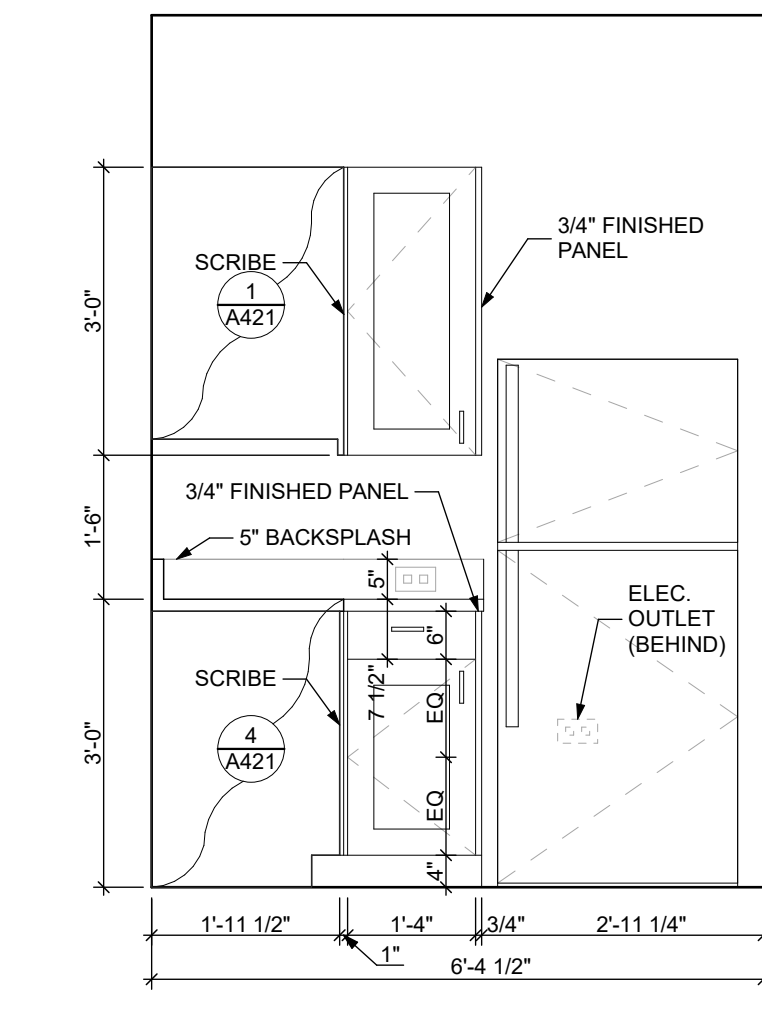
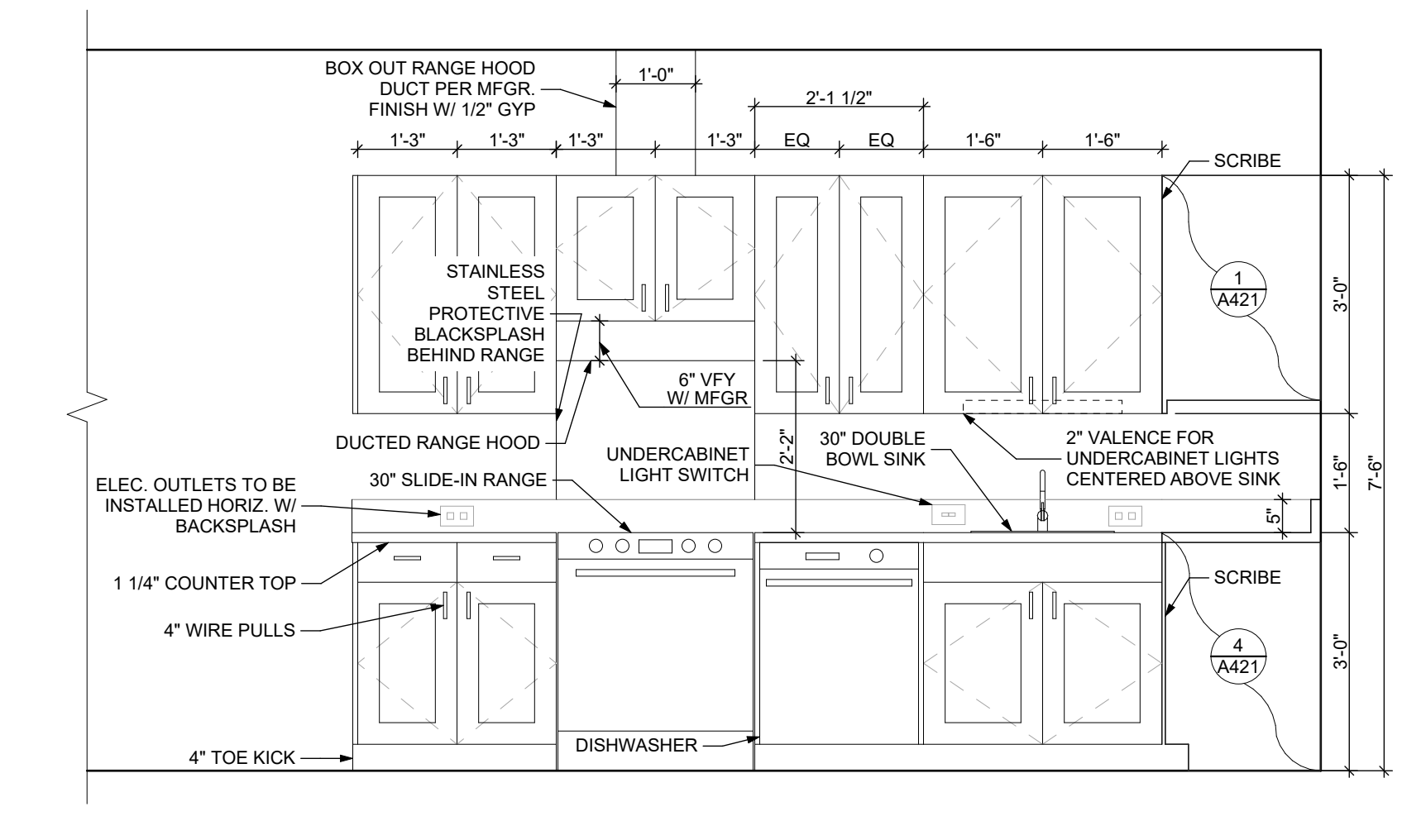
Project Location:
 Northview Heights Midrise
 246 Penfort Street
 Pittsburgh, PA 15214

drawing title

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

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

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



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

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

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

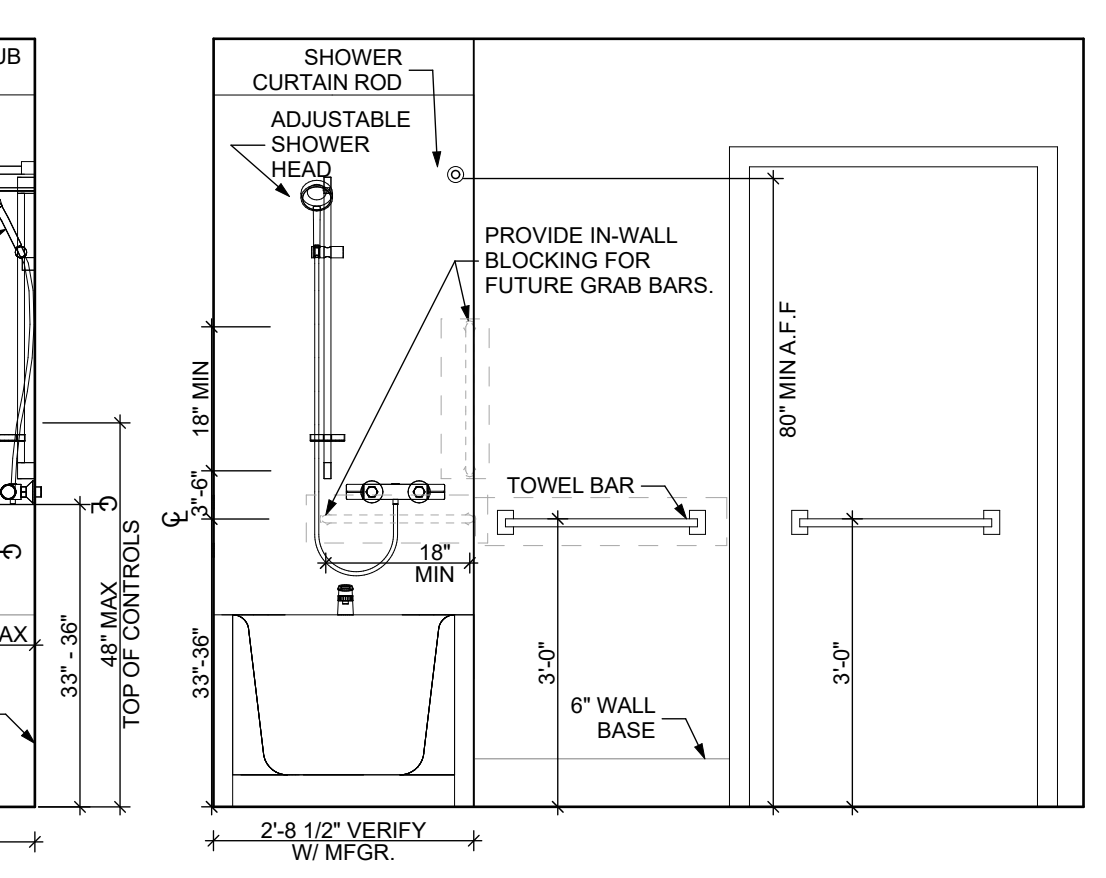
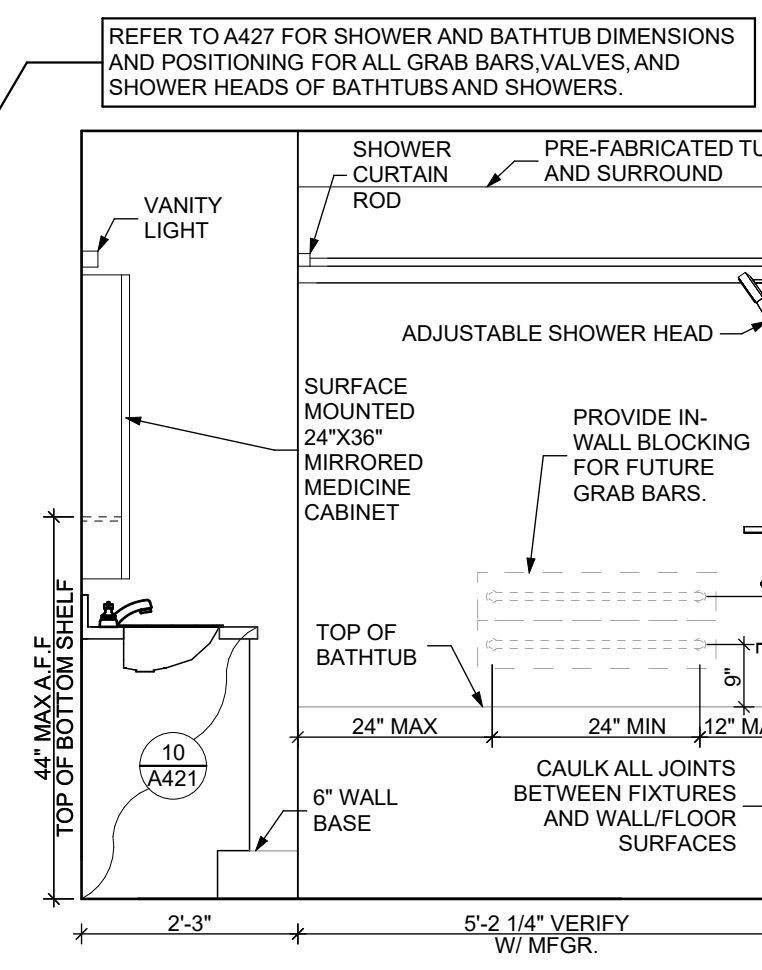
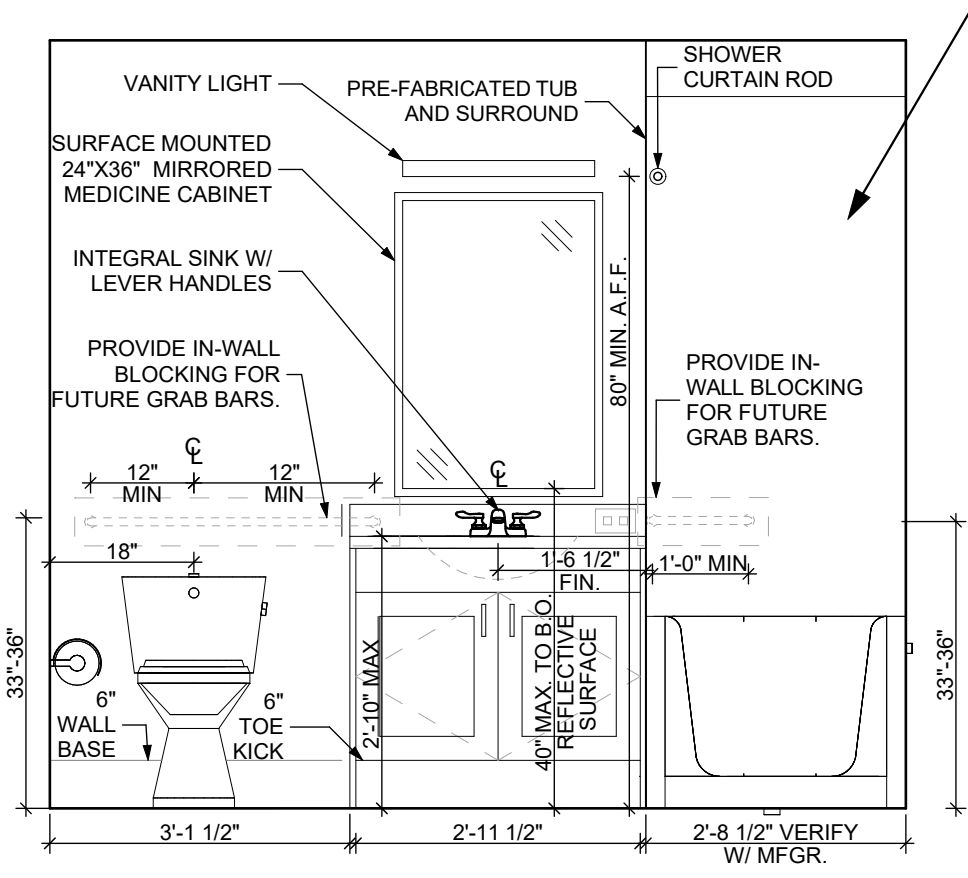
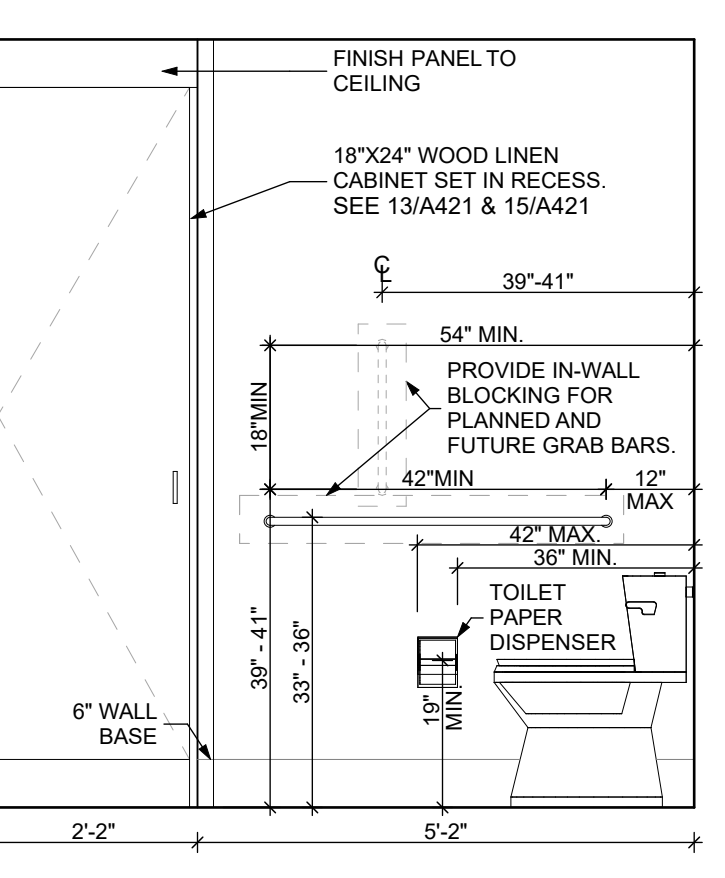
BATHROOM ACCESSORIES SCHEDULE - UNITS

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

DOOR SCHEDULE: UNIT 1E T												
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F159)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE, THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F78)	HINGE 1 1/2" PAIR; STOP	
004 A	BATHROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F78)	HINGE 1 1/2" PAIR; STOP; KICKPLATE	
005 AW	MECH. CL.	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F89)	HINGE 1 1/2" PAIR; STOP	
006 AW	ENTRY CL.	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	
007 AP	STORAGE	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	
008 A	CLOSET	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP	

SQUARE FOOT MATRIX - UNIT 1E T

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



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

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

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

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

DOOR NOTES

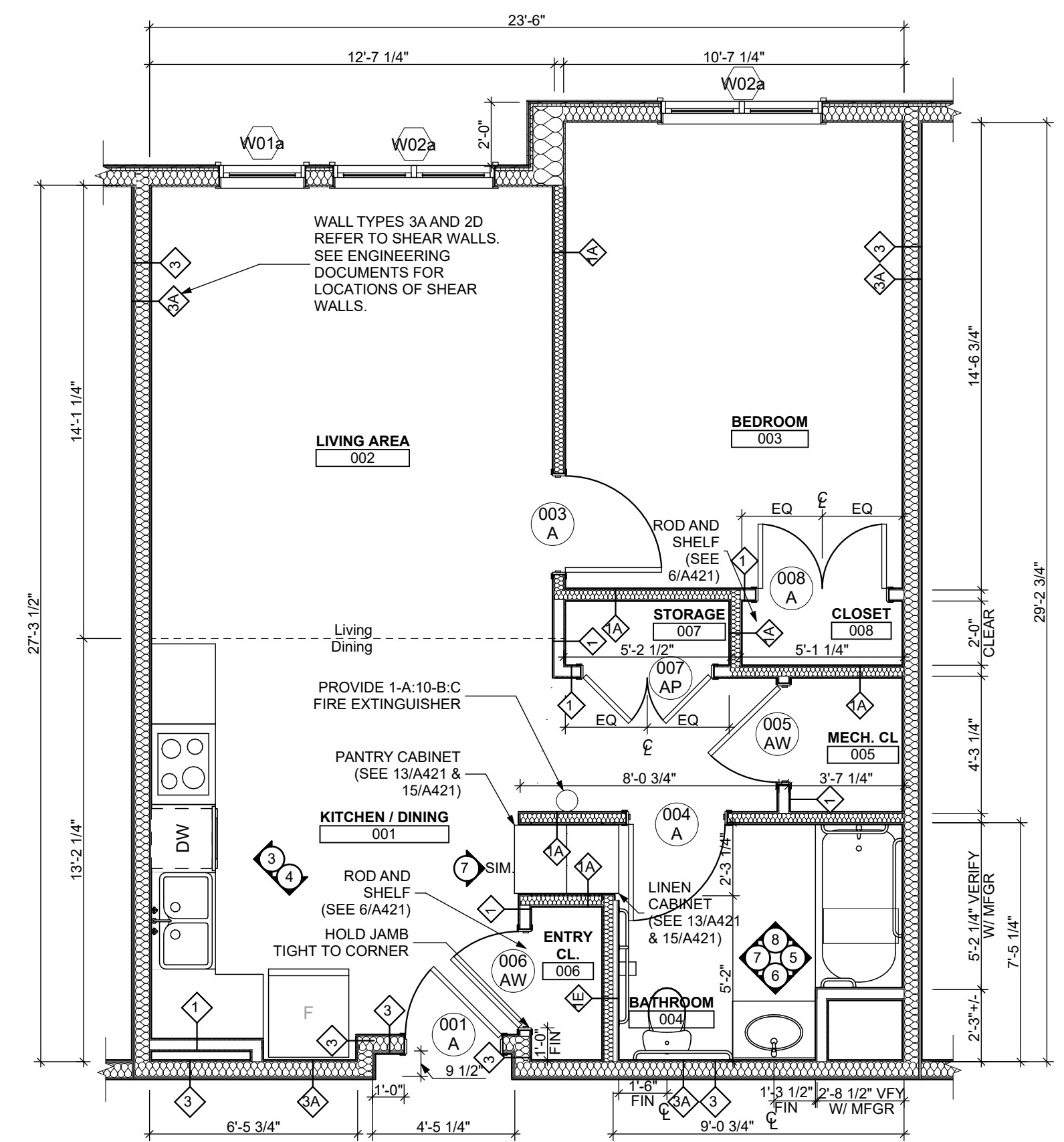
1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT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

MATERIAL FINISH LEGEND

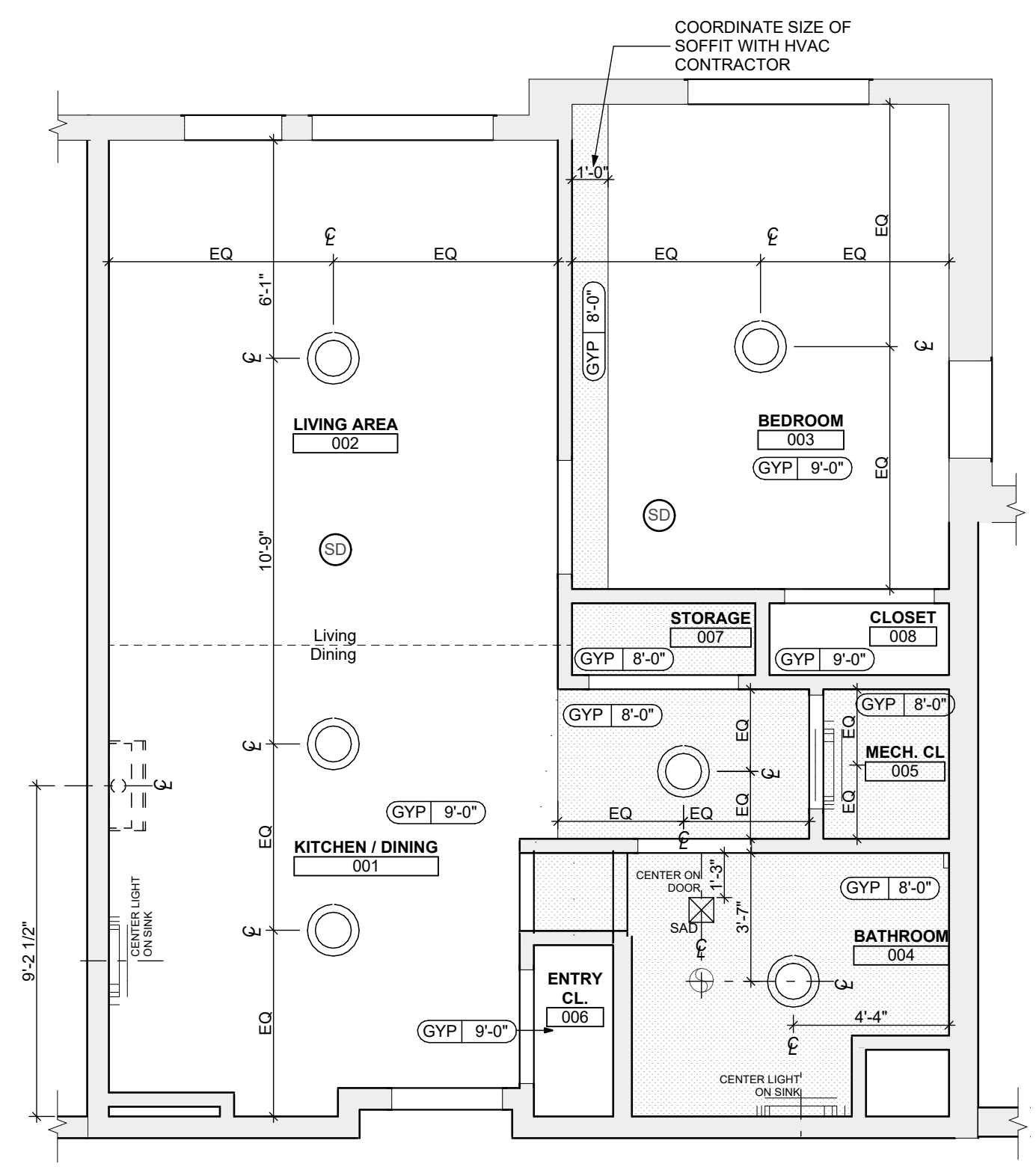
ID	PRODUCT, MFG.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET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

scale
 As Noted
 date
 December 3rd, 2023
 no.
 99 of 233

Sheet No.
A406
 Project #2040



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

- CEILING TYPES
[X] 9'-0" CEILING MATERIAL AND HEIGHT
[] CEILING SOFFIT.
[] 24" x 48" ACOUSTIC CEILING TILES
LIGHTING TYPES AND EQUIPMENT
REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
EF BATHROOM VENT FAN
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revisions

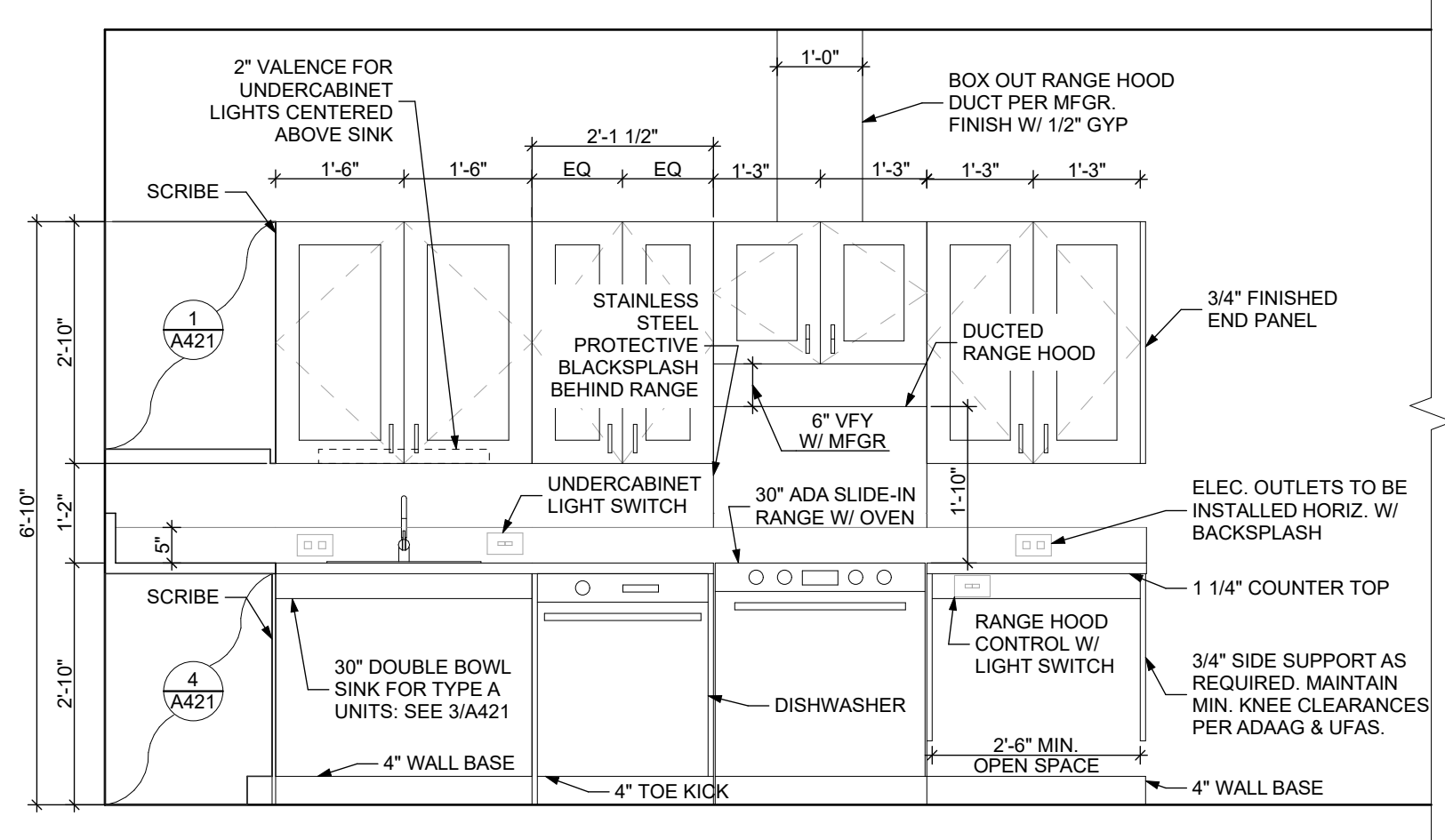
project title

Owner: HACP
200 Ross Street
Pittsburgh, PA, 15219
Client: Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219
Project Location: Northview Heights Midrise
246 Penford Street
Pittsburgh, PA 15214

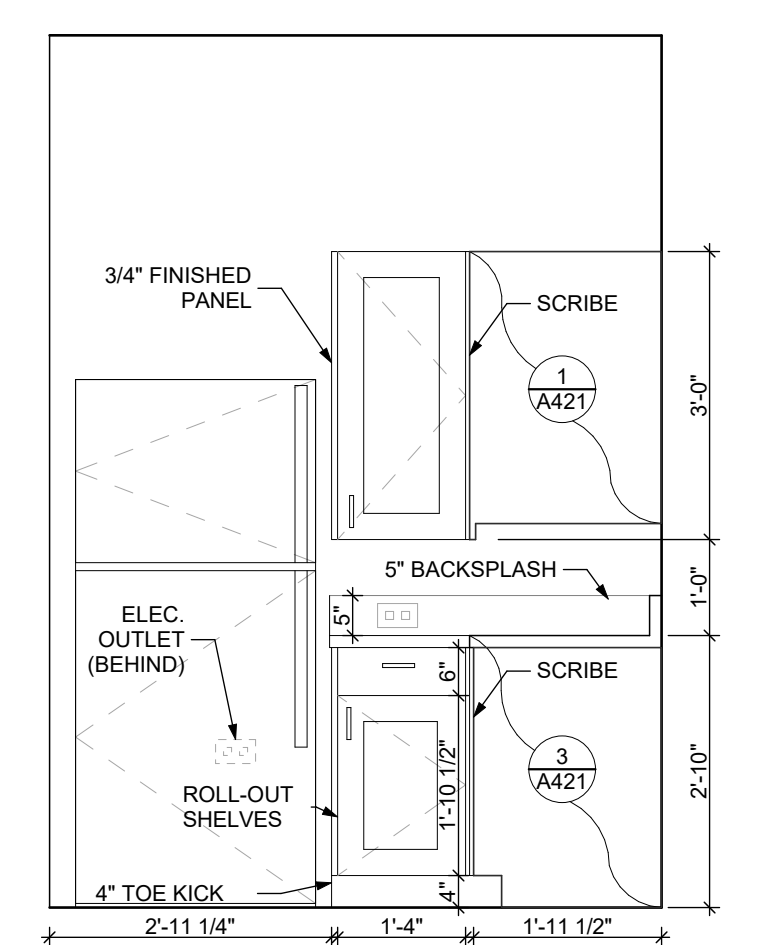
drawing title

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

scale As Noted
date December 3rd, 2023
no. 100 of 233
Sheet No. A407
Project #2040



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



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

FINISH SCHEDULE - UNIT 1E T A. Table with columns: ROOM, WALLS (North, East, South, West), FLOOR, BASE, CEILING, TRIM, CORNER GUARDS, REMARKS. Lists finishes for Kitchen/Dining, Living Area, Bedroom, Bathroom, Mech. Cl., Entry Cl., Storage, and Closet.

BATHROOM ACCESSORIES SCHEDULE - UNITS

Table with columns: DESCRIPTION, PRODUCT, MFG. - REFER TO SPECIFICATIONS. Lists items like Grab Bars, Shower Curtain Rod, Toilet Paper Dispenser, Medicine Cabinet, and Towel Bars.

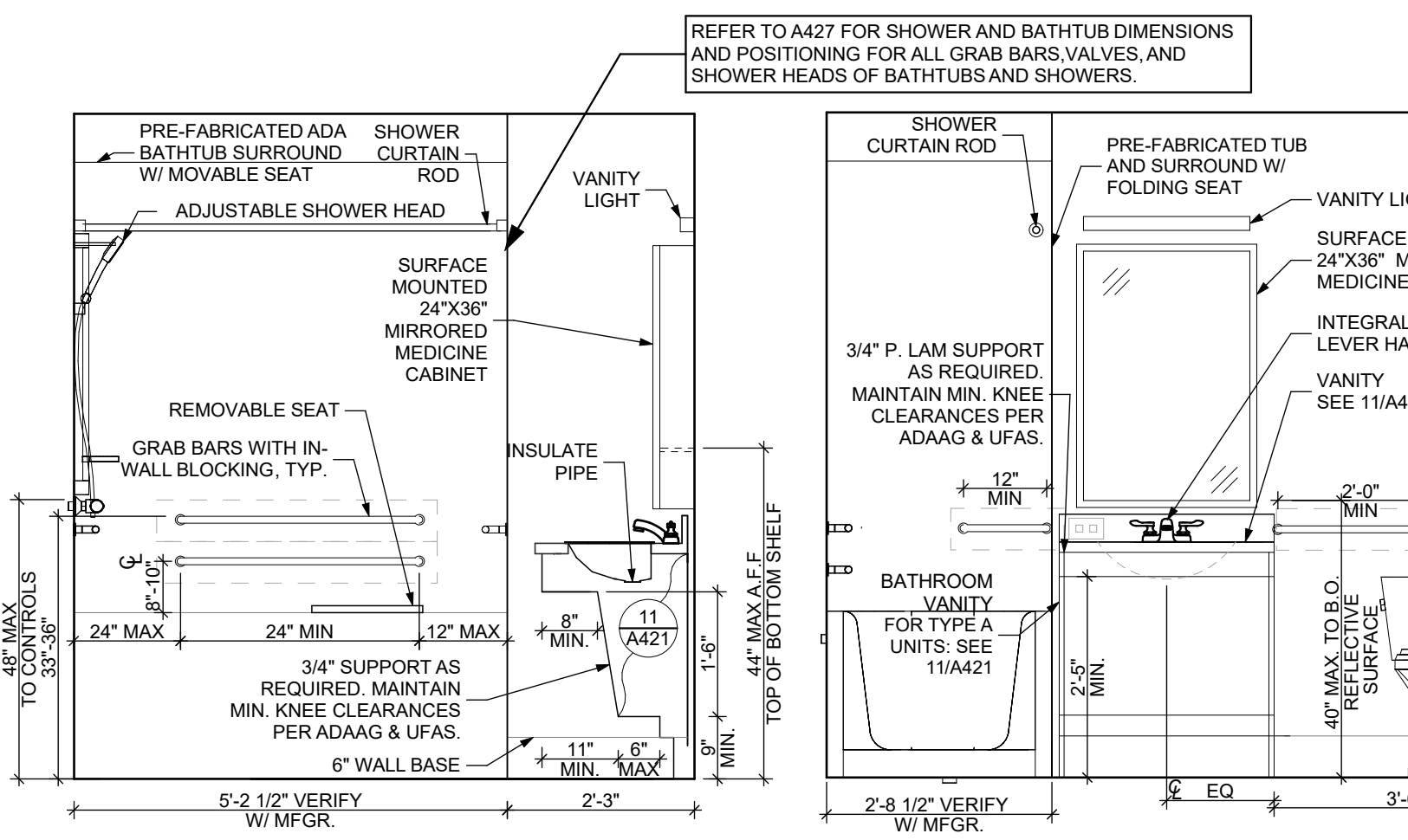
DOOR SCHEDULE: UNIT 1E T (A). Table with columns: DOOR NUMBER, ROOM, SIZE, DOOR TYPE, LABEL, LEAF (Material, Color, Thickness), FRAME (Material, Color), LOCKSET, HARDWARE, ACCESSORIES, NOTES. Lists door specifications for Kitchen/Dining, Bedroom, Bathroom, Mech. Cl., Entry Cl., Storage, and Closet.

DOOR NOTES

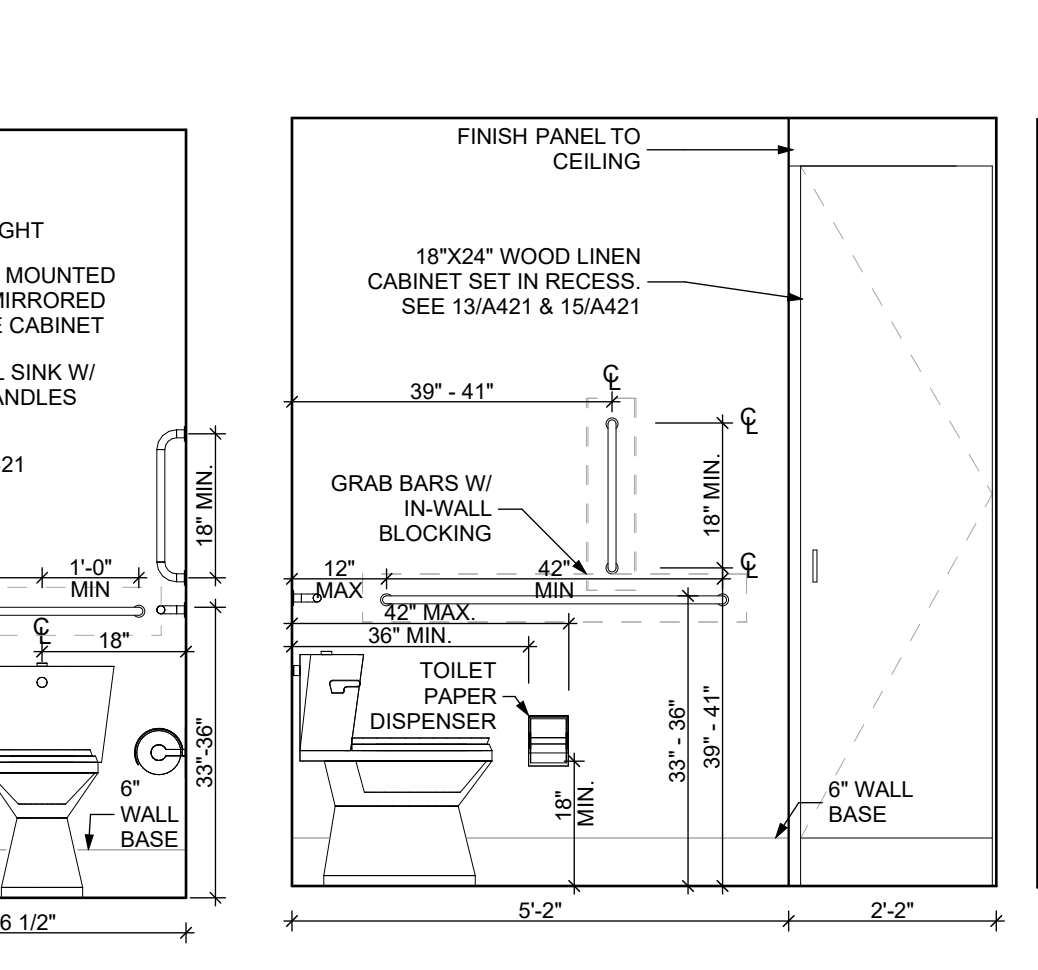
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8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY.

MATERIAL FINISH LEGEND

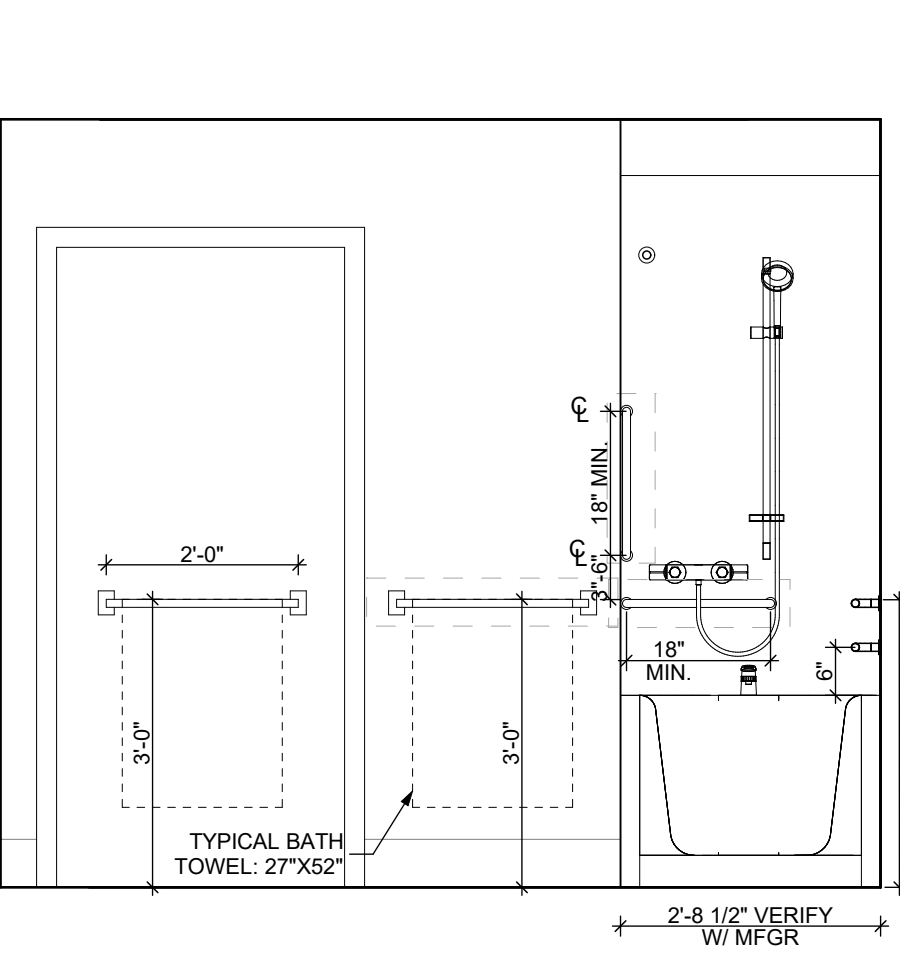
Table with columns: ID, PRODUCT, MFG., COLOR, NUMBER. Lists finishes for Paint, Solid Polymer Core Tile Flooring, Carpet, Patio Tile, Vinyl Base, Laminate, Corner Guards, and Ceilings.



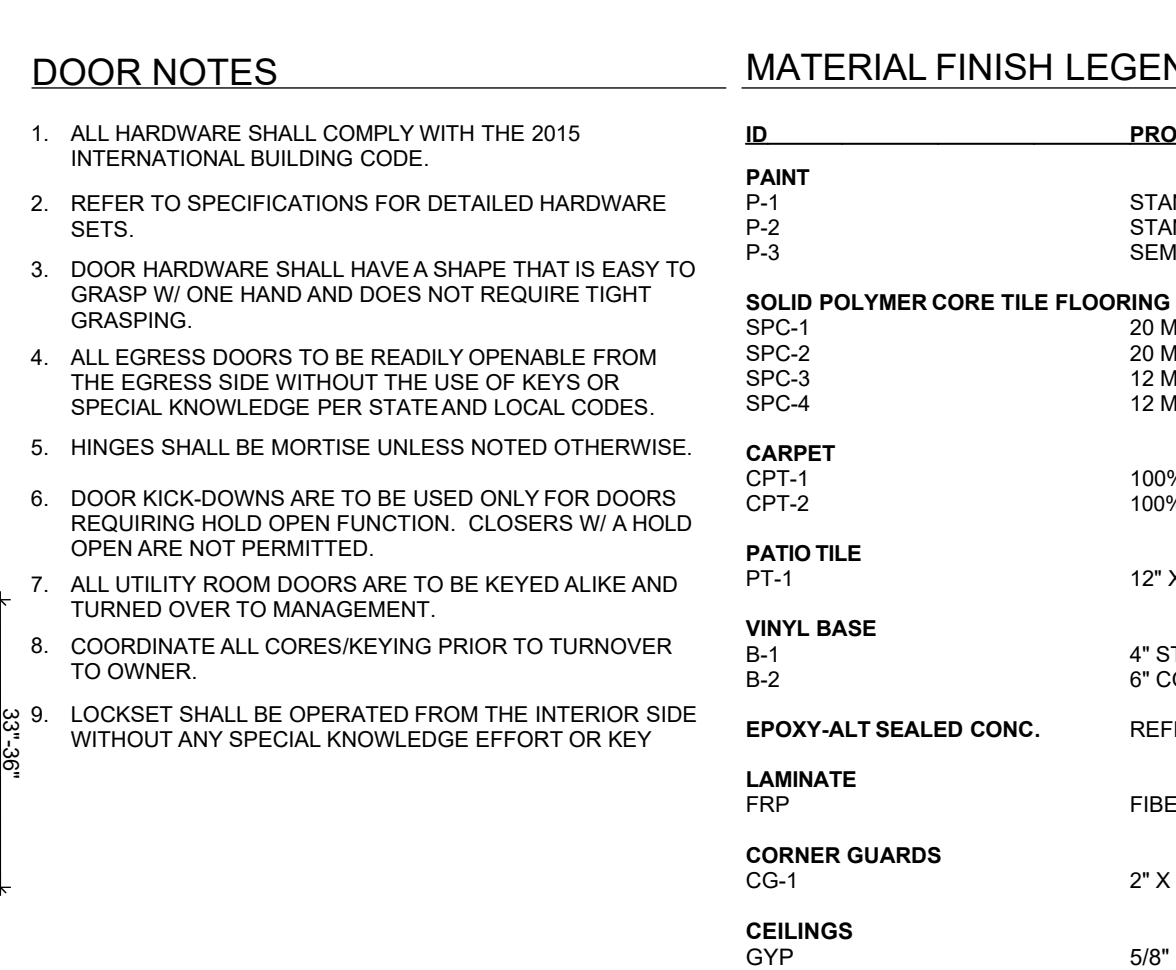
5 ELEVATION: BATHROOM EAST SCALE: 1/2" = 1'-0"



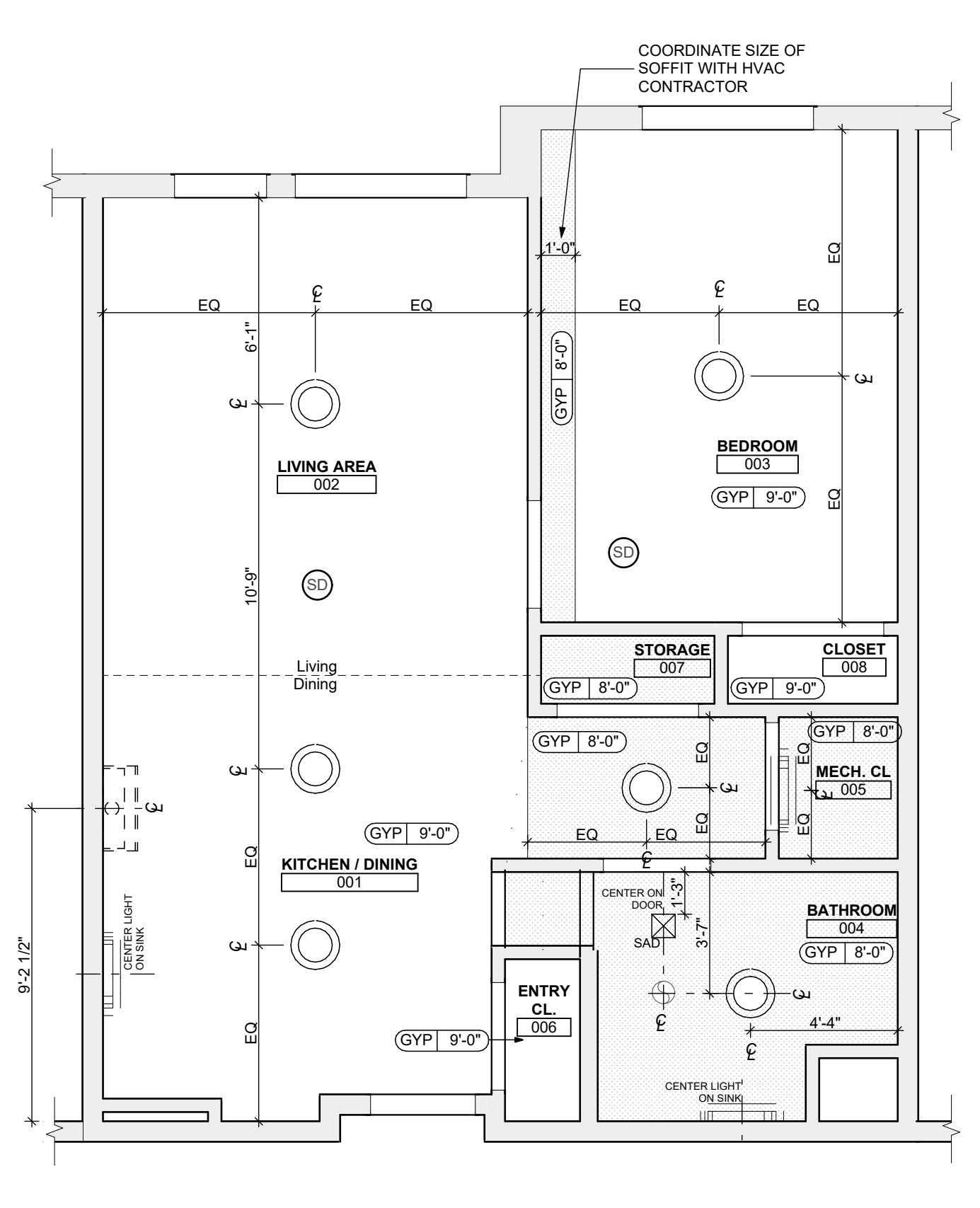
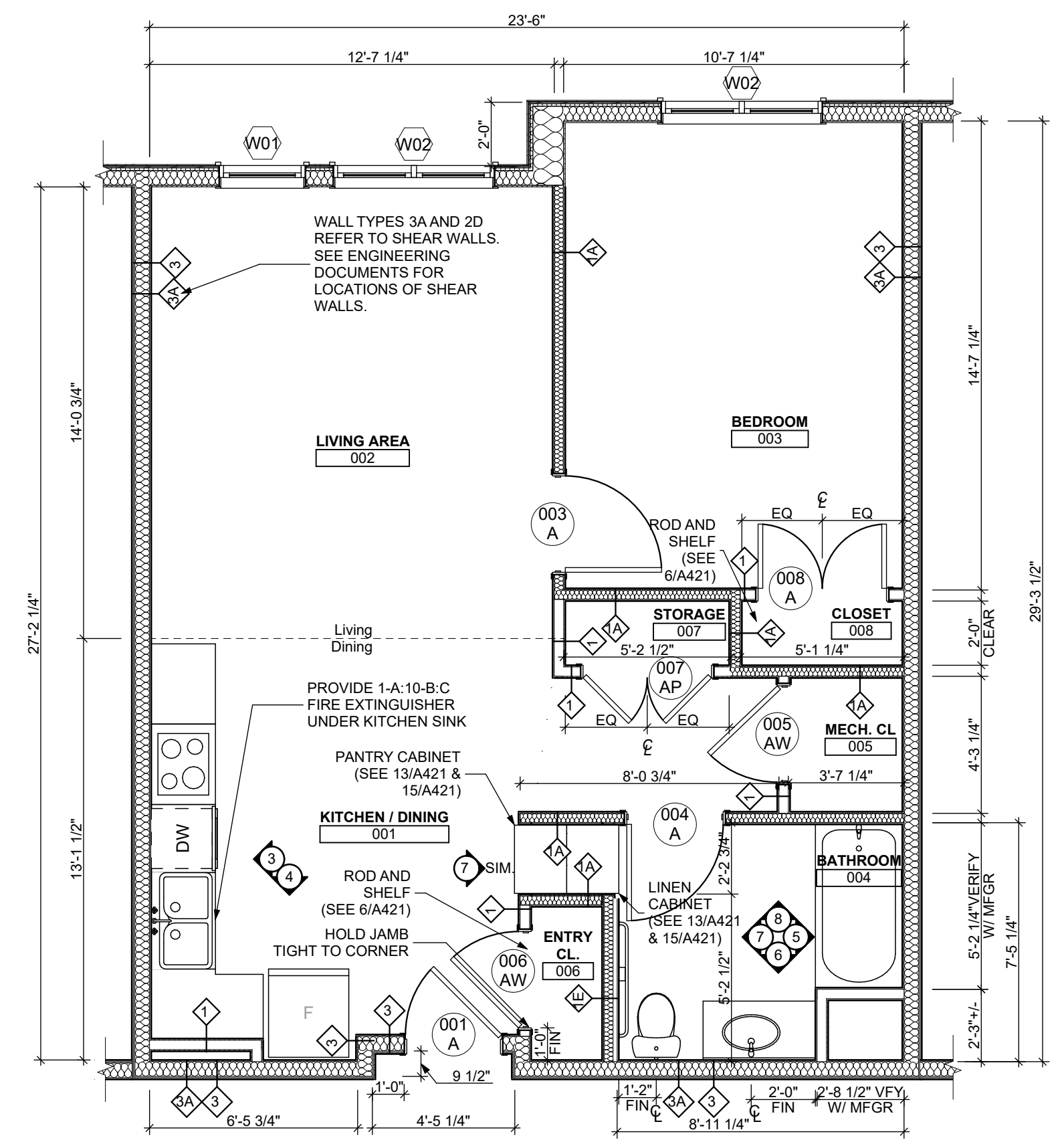
6 ELEVATION: BATHROOM SOUTH SCALE: 1/2" = 1'-0"



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



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



FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
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10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL, 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, AND SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
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15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES**
- X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

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general notes

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

revisions

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA, 15219

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

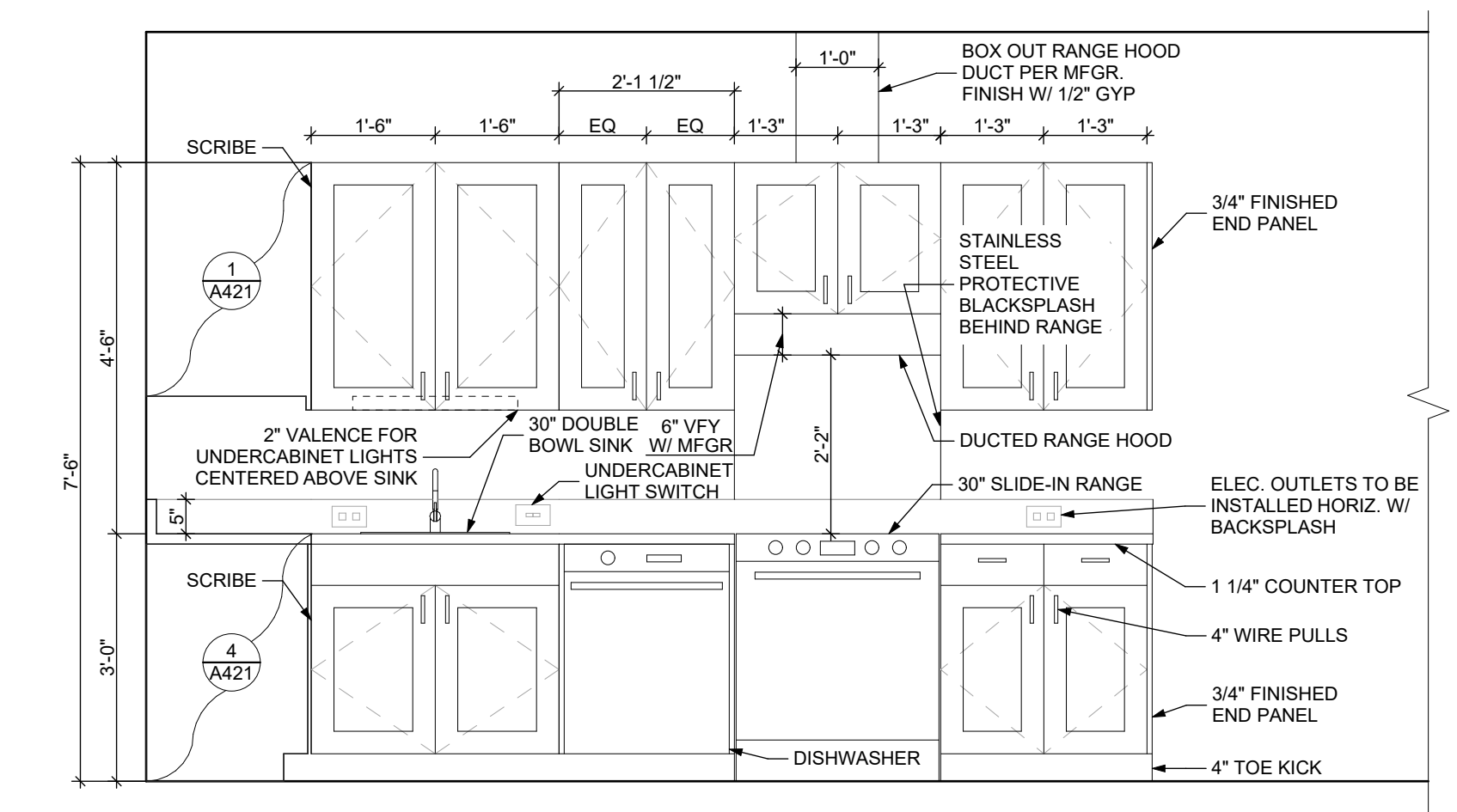
Project Location:
 Northview Heights Midrise
 246 Penford Street
 Pittsburgh, PA 15214

drawing title

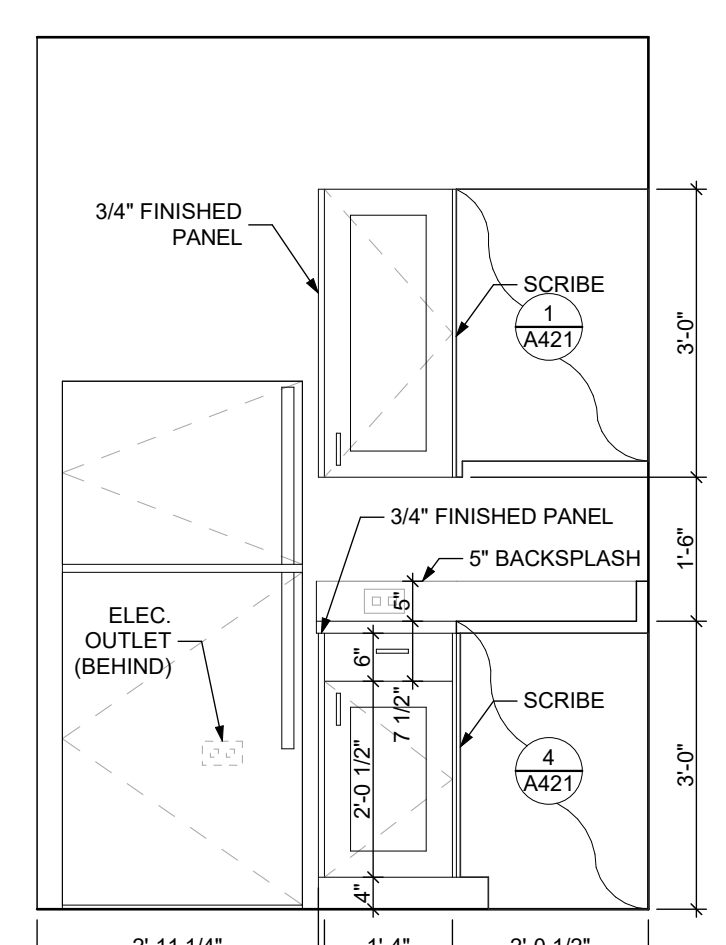
**UNIT 1E T HV: 1 BEDROOM W/
 BATHTUB (TYPE B) (HEARING/
 VISION)**

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

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



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



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

FINISH SCHEDULE - UNIT 1E T HV

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

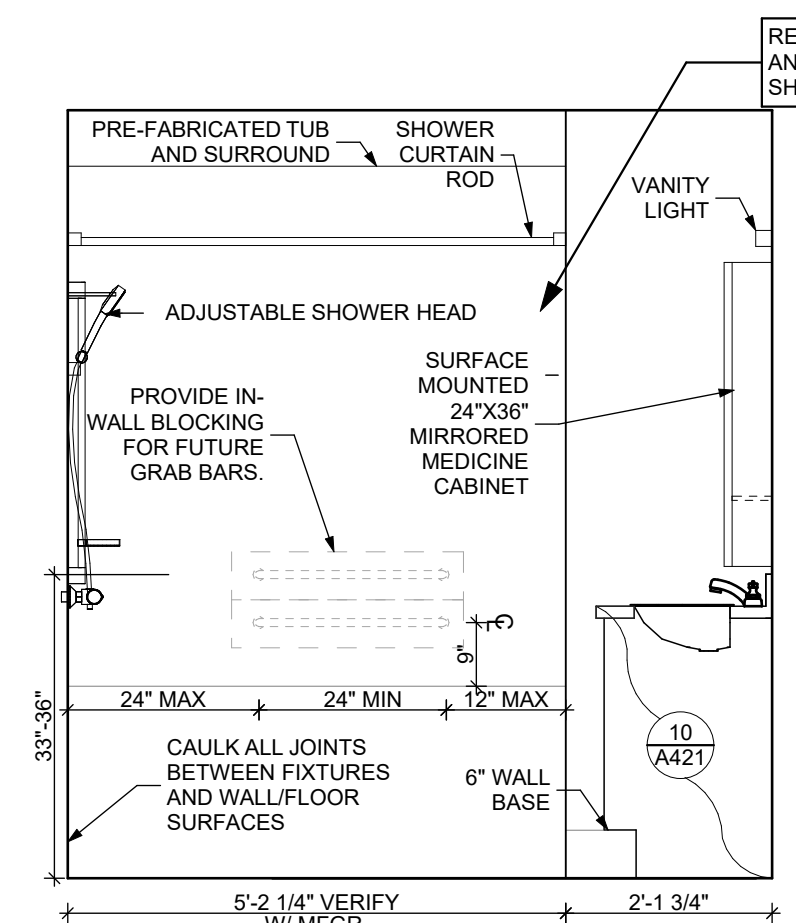
DESCRIPTION	PRODUCT, MFG. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" x 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFG) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS. 60" LONG (VERIFY W/ MFG) 80" MIN.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

DOOR SCHEDULE: UNIT 1E T (HV)

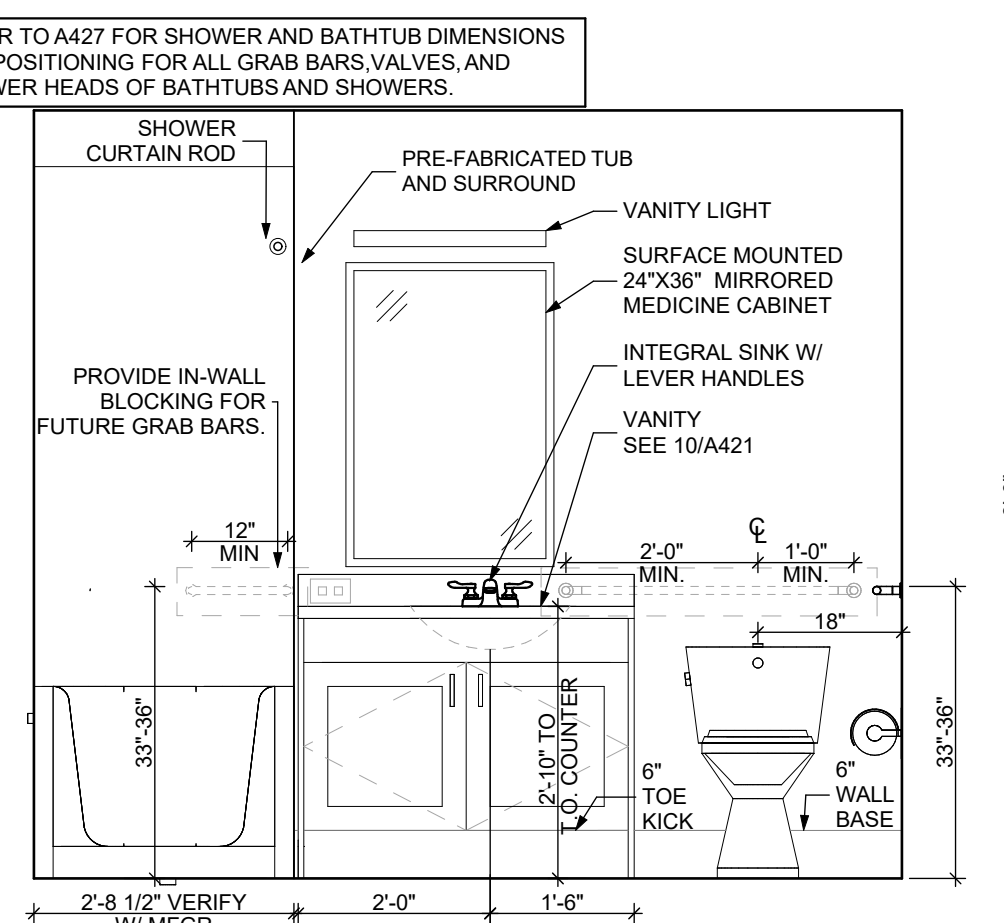
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME			HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES		
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER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

SQUARE FOOT MATRIX - UNIT 1E T HV

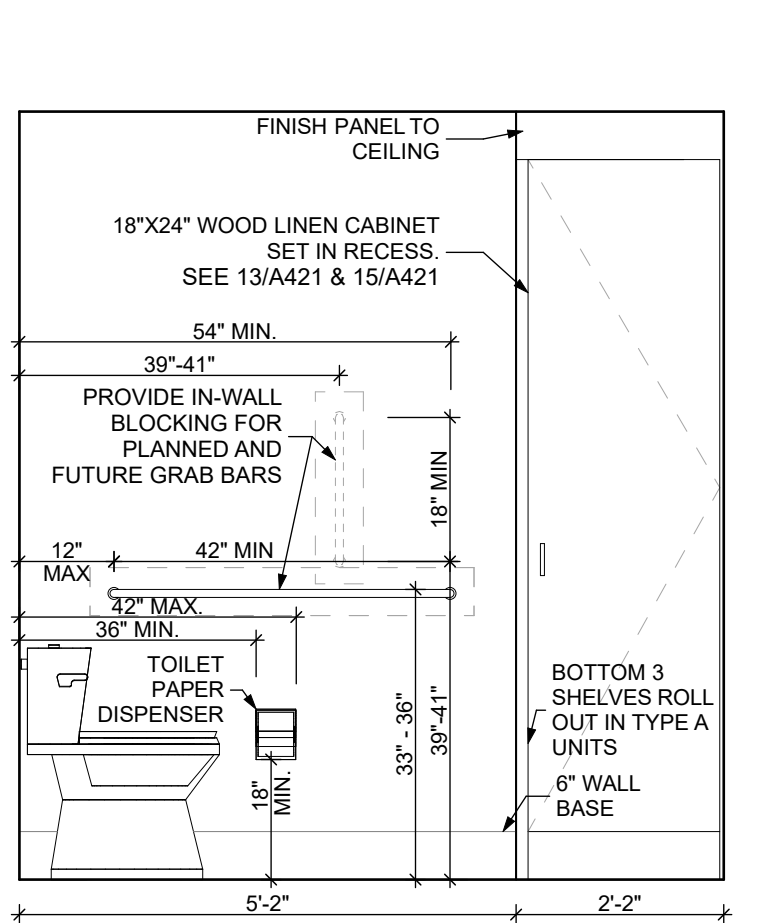
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	697	653
KITCHEN & DINING		152
LIVING		176
BEDROOM		152
BATHROOM		63



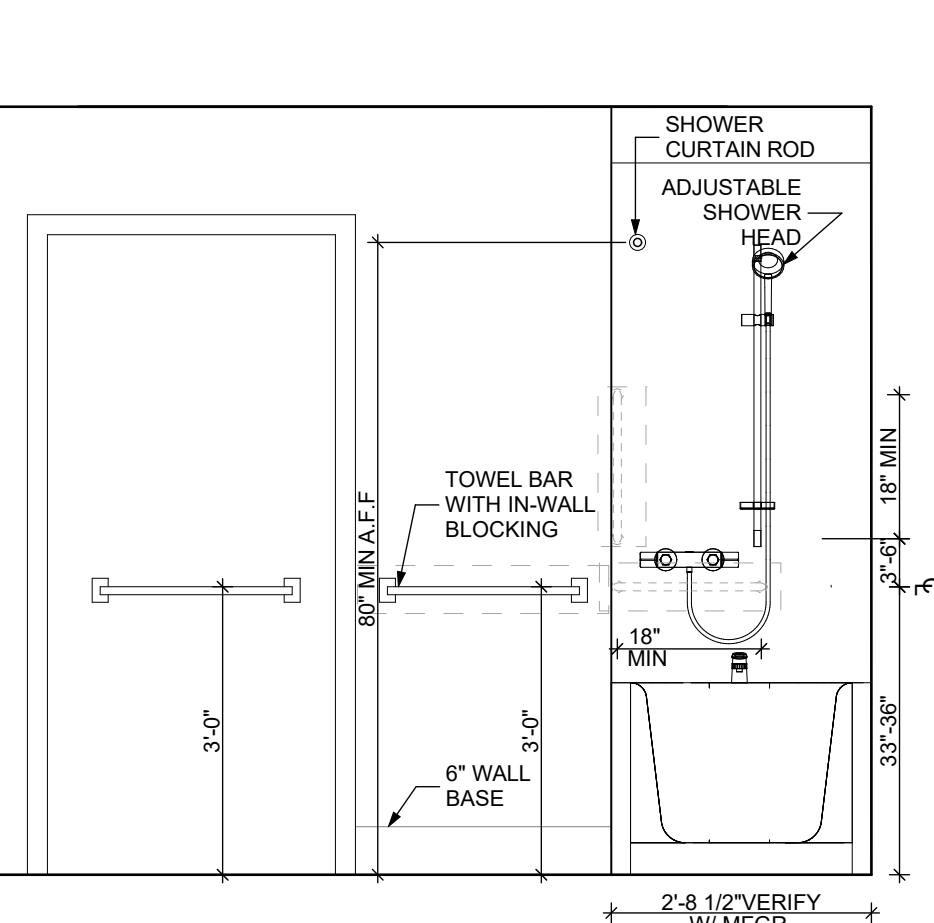
5 ELEVATION: BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



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

DOOR NOTES

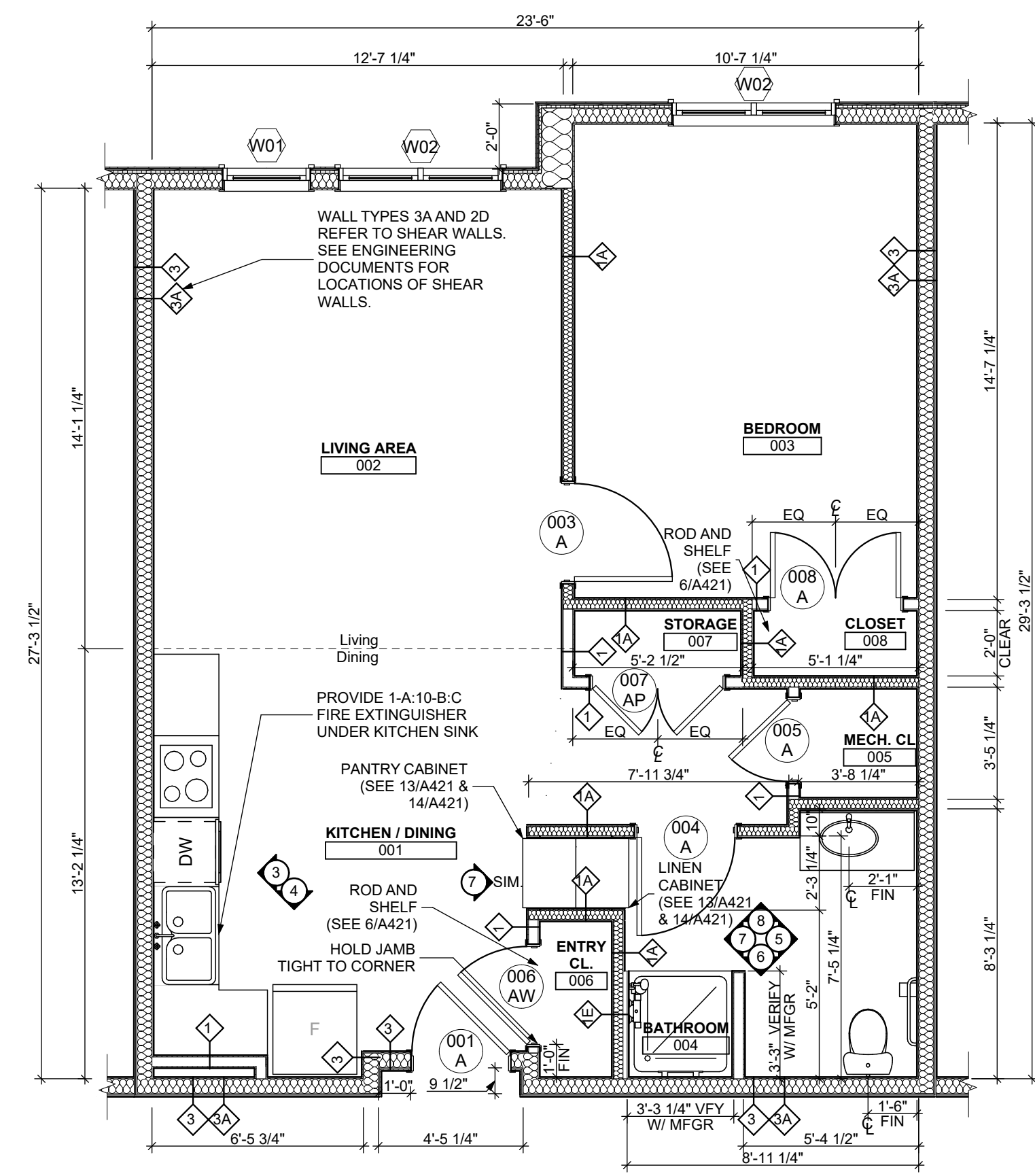
1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT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

MATERIAL FINISH LEGEND

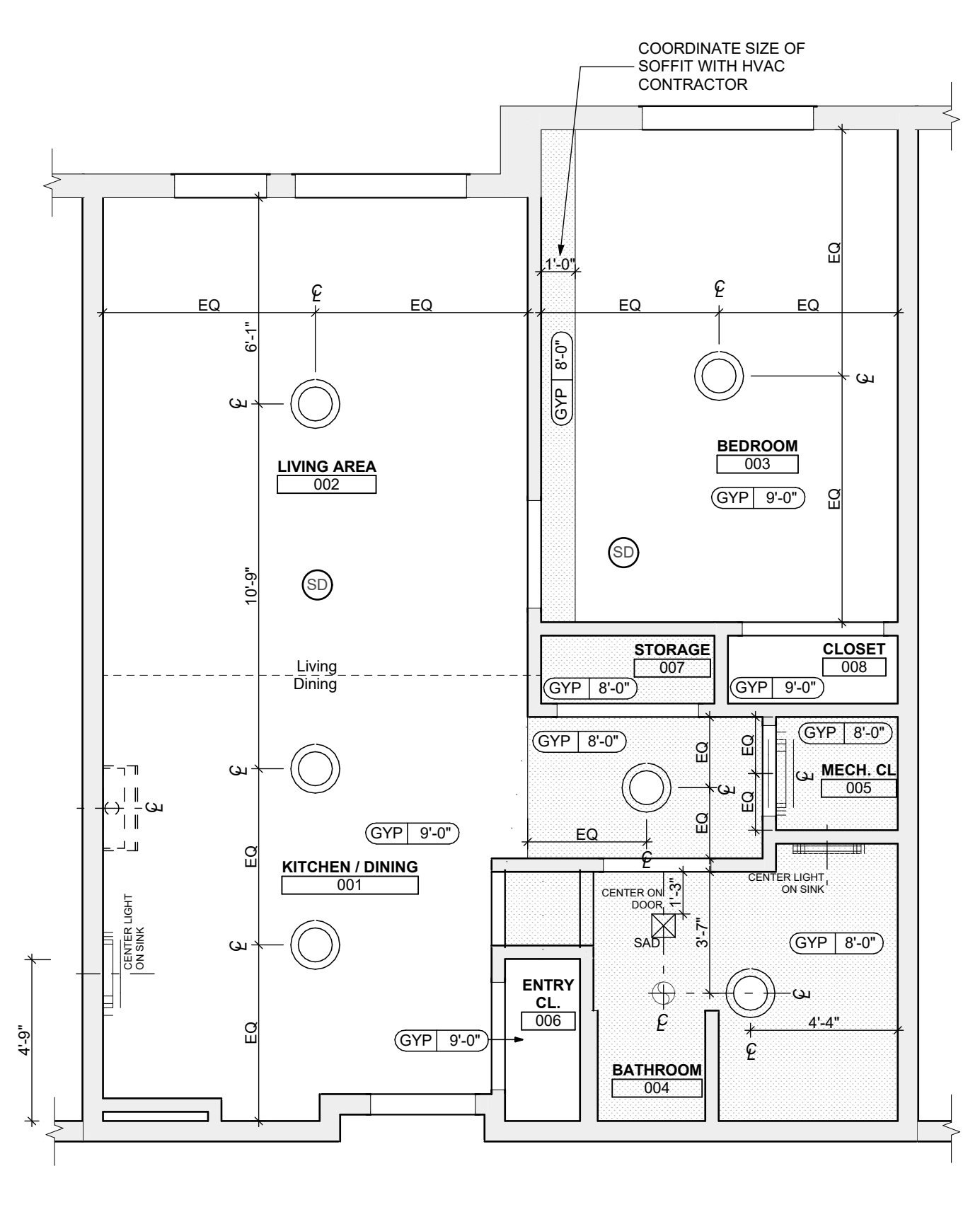
ID	PRODUCT, MFG.	COLOR, NUMBER
PAINT	P-1	STANDARD FINISH
	P-2	STANDARD FINISH SEMI-GLOSS
	P-3	TBD
SOLID POLYMER CORE TILE FLOORING	SPC-1	20 MIL FLOATING FLOOR
	SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
	SPC-3	12 MIL FLOATING FLOOR
	SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	CPT-1	100% POLYESTER,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

scale
 As Noted
 date
 December 3rd, 2023
 no. of
101 233

Sheet No.
A408
 Project #2040



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.F. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
 - X 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
 - EF REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - SAD BATHROOM VENT FAN
 - SD SUPPLY AIR DIFFUSER
 - SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELEC. DWGS.)

GENERAL RCP NOTES

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

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, Pc of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale drawings.
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revisions

project title

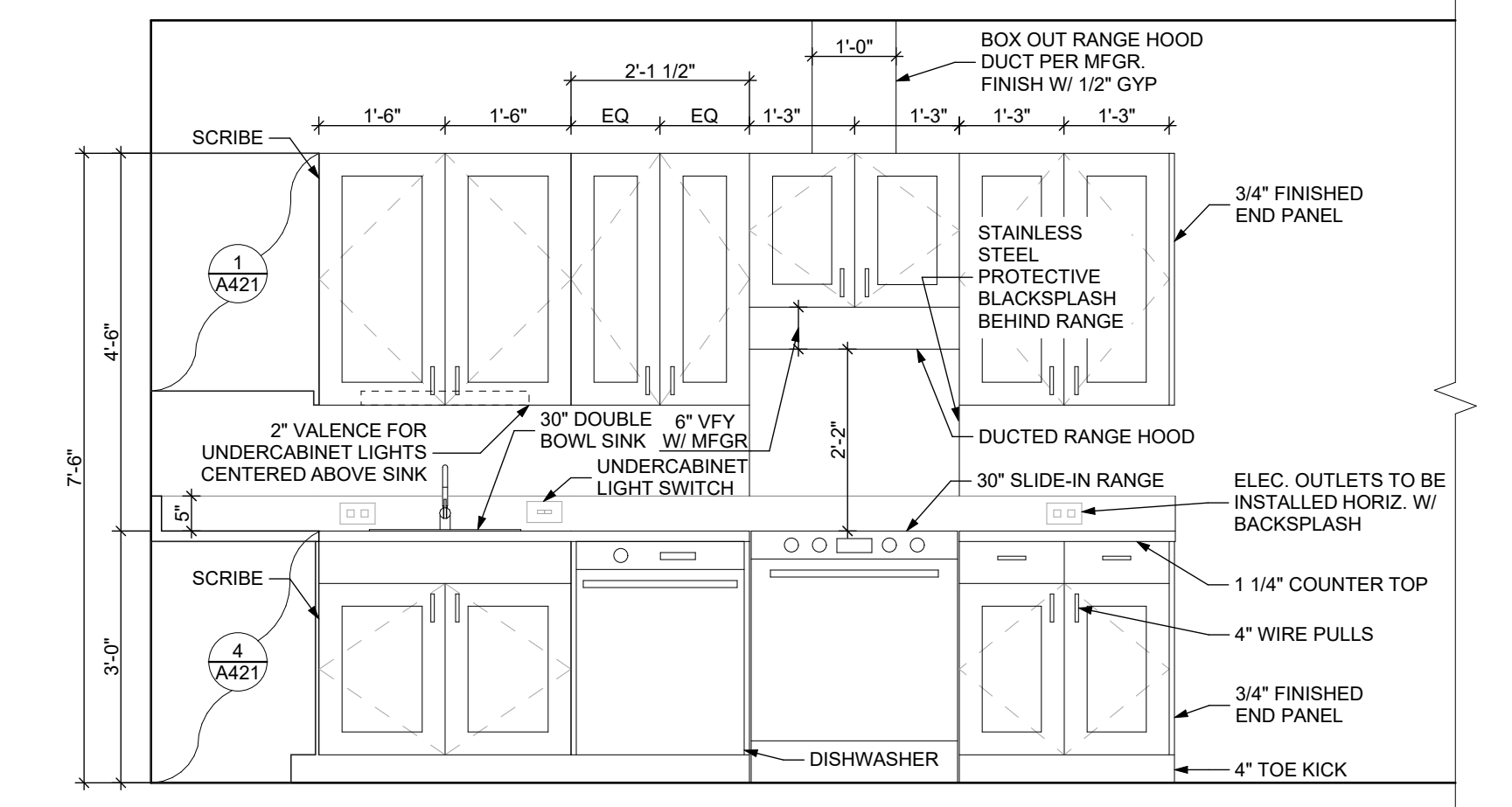
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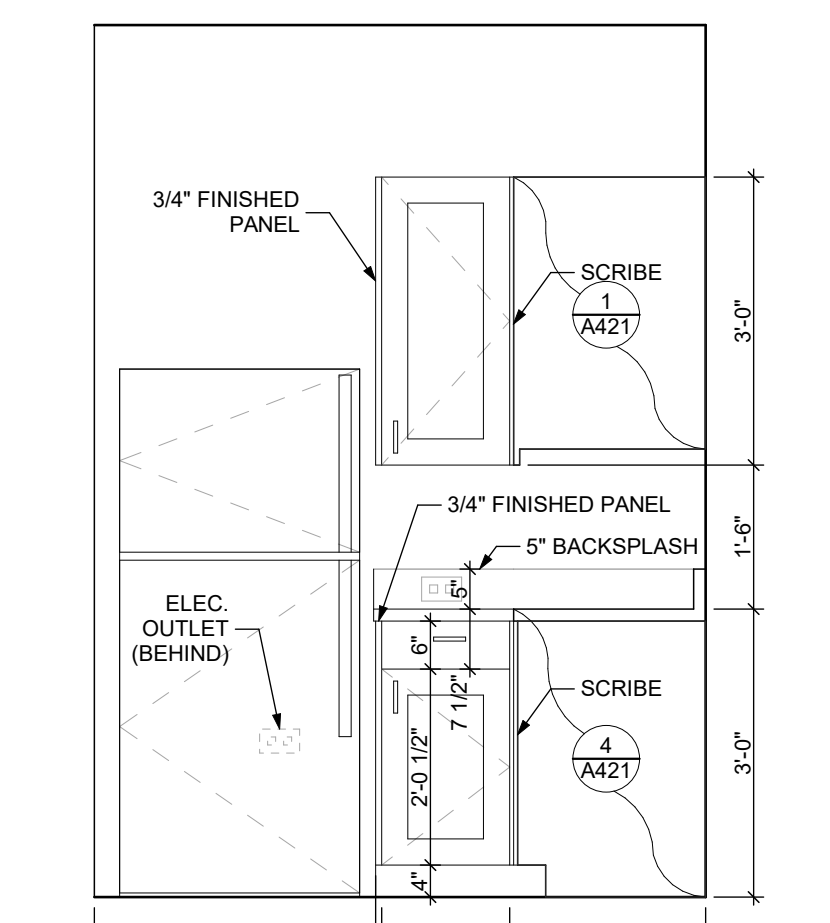
Project Location:
 Northview Heights Midrise
 246 Penford Street
 Pittsburgh, PA 15214

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

drawing title



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



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

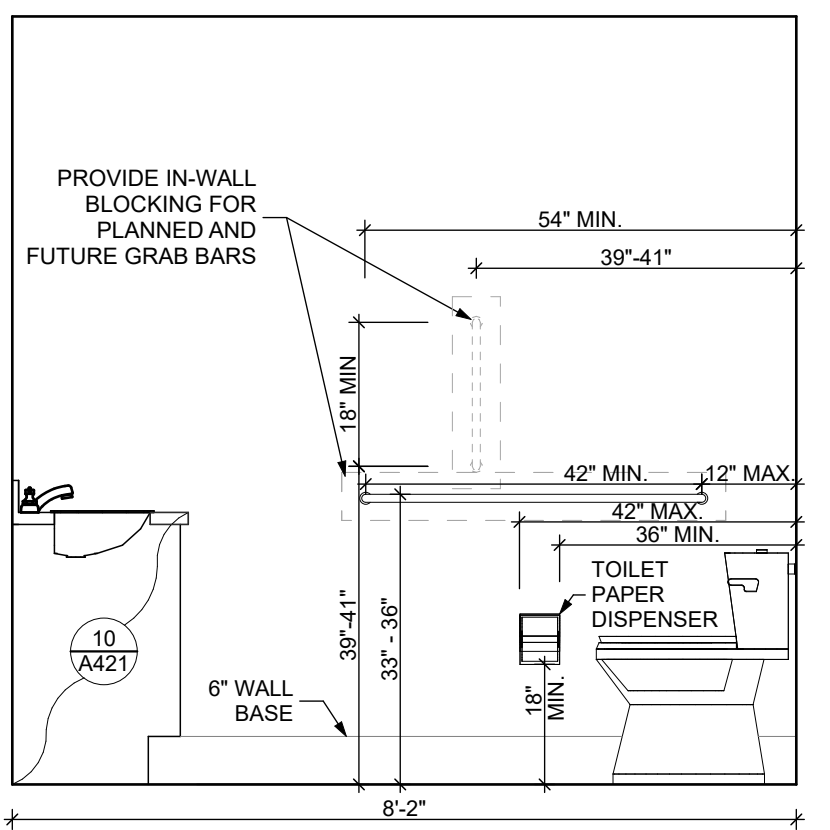
FINISH SCHEDULE - UNIT 1E S										
ROOM NUMBER	ROOM NAME	WALLS				FLOOR	BASE	CEILING	TRIM	REMARKS
		NORTH	EAST	SOUTH	WEST					
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1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

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

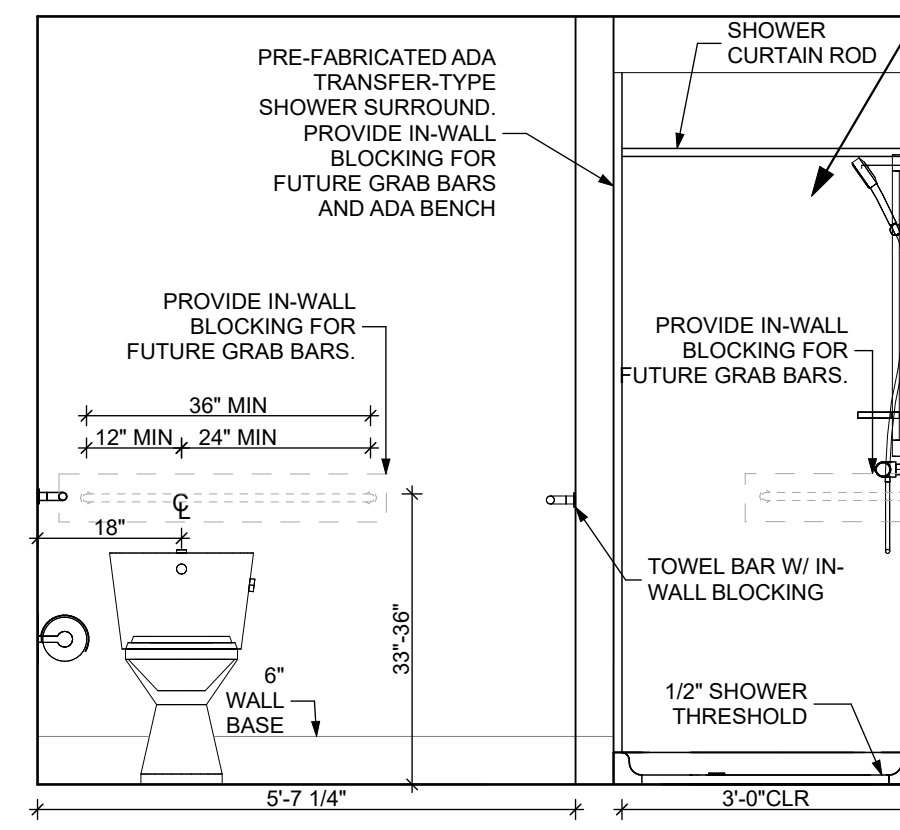
DOOR SCHEDULE: UNIT 1E S												
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE;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

SQUARE FOOT MATRIX - UNIT 1E S

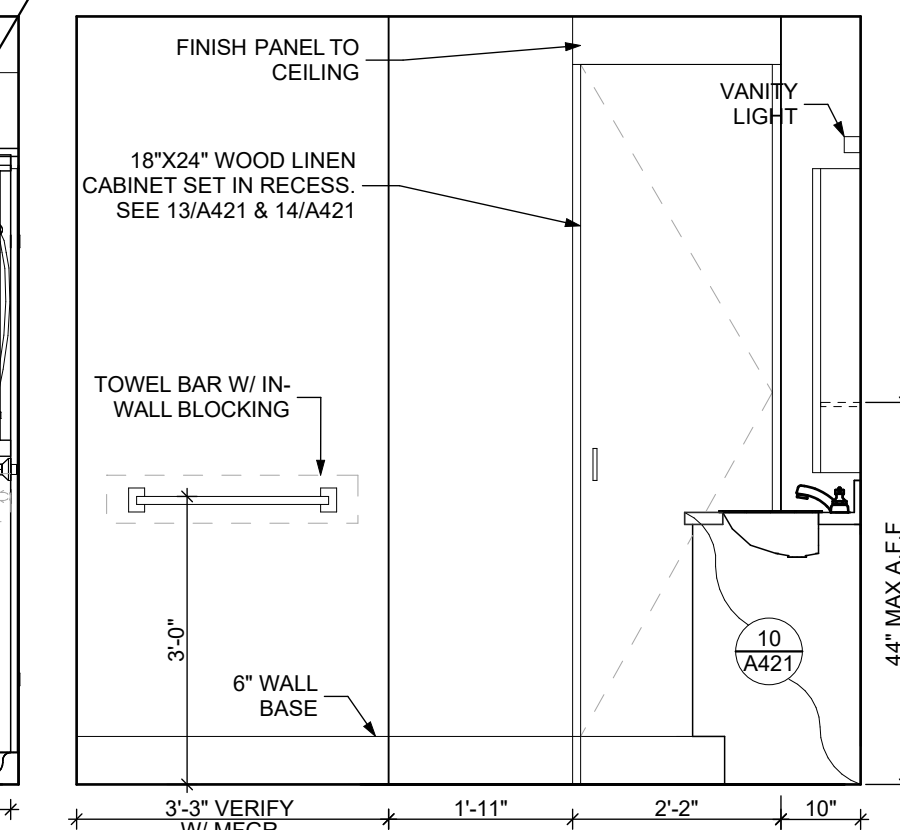
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	697	653
KITCHEN & DINING		152
LIVING		173
BEDROOM		152
BATHROOM		70



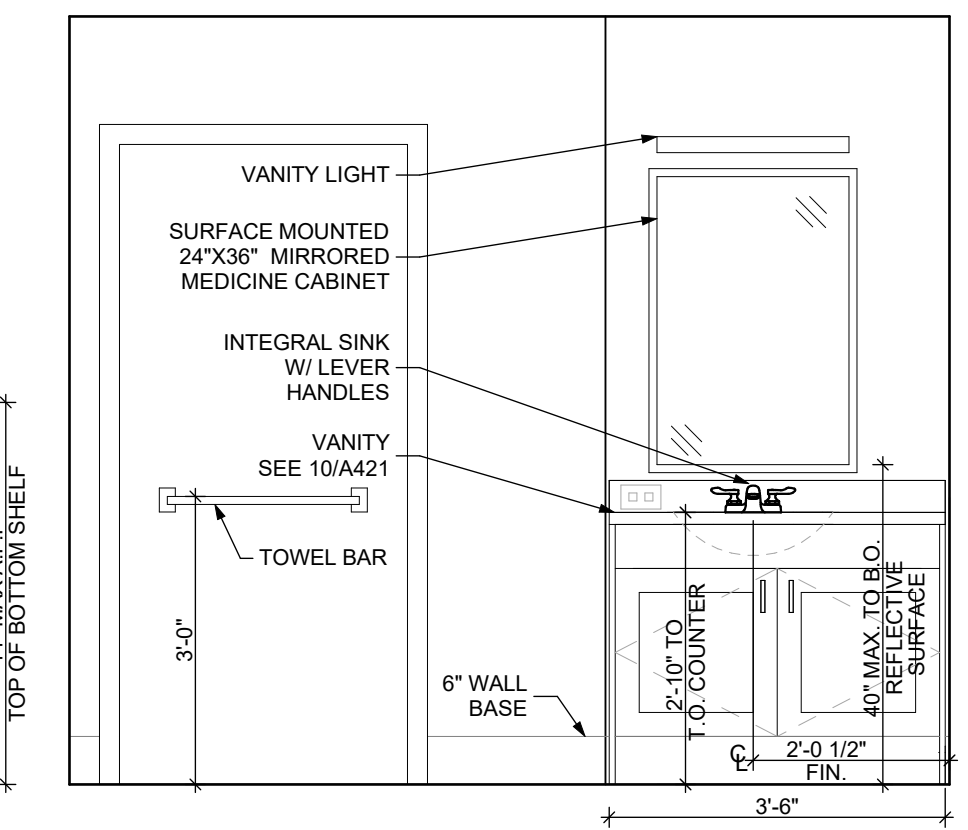
5 ELEVATION: BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



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

DOOR NOTES

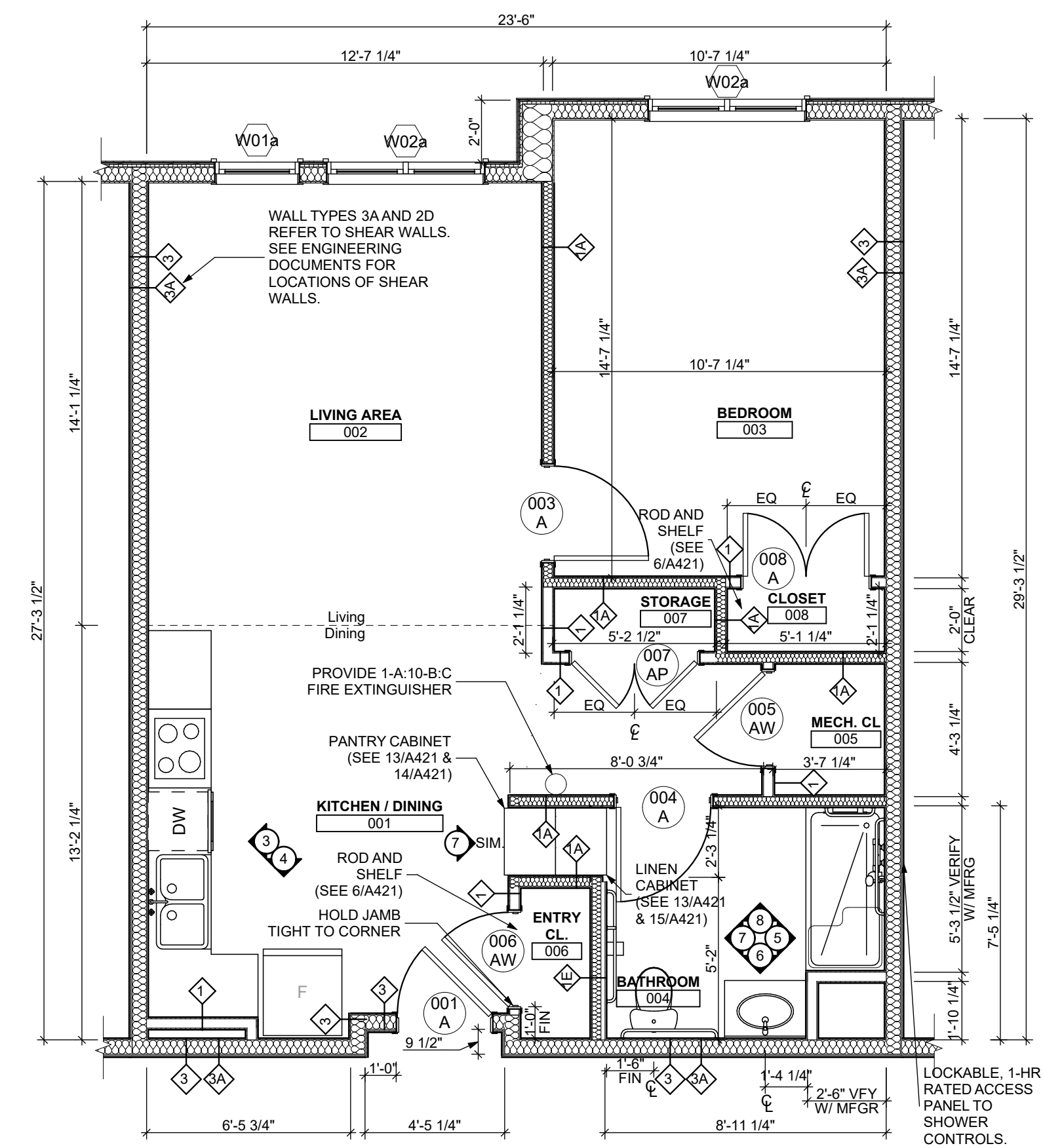
1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT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

MATERIAL FINISH LEGEND

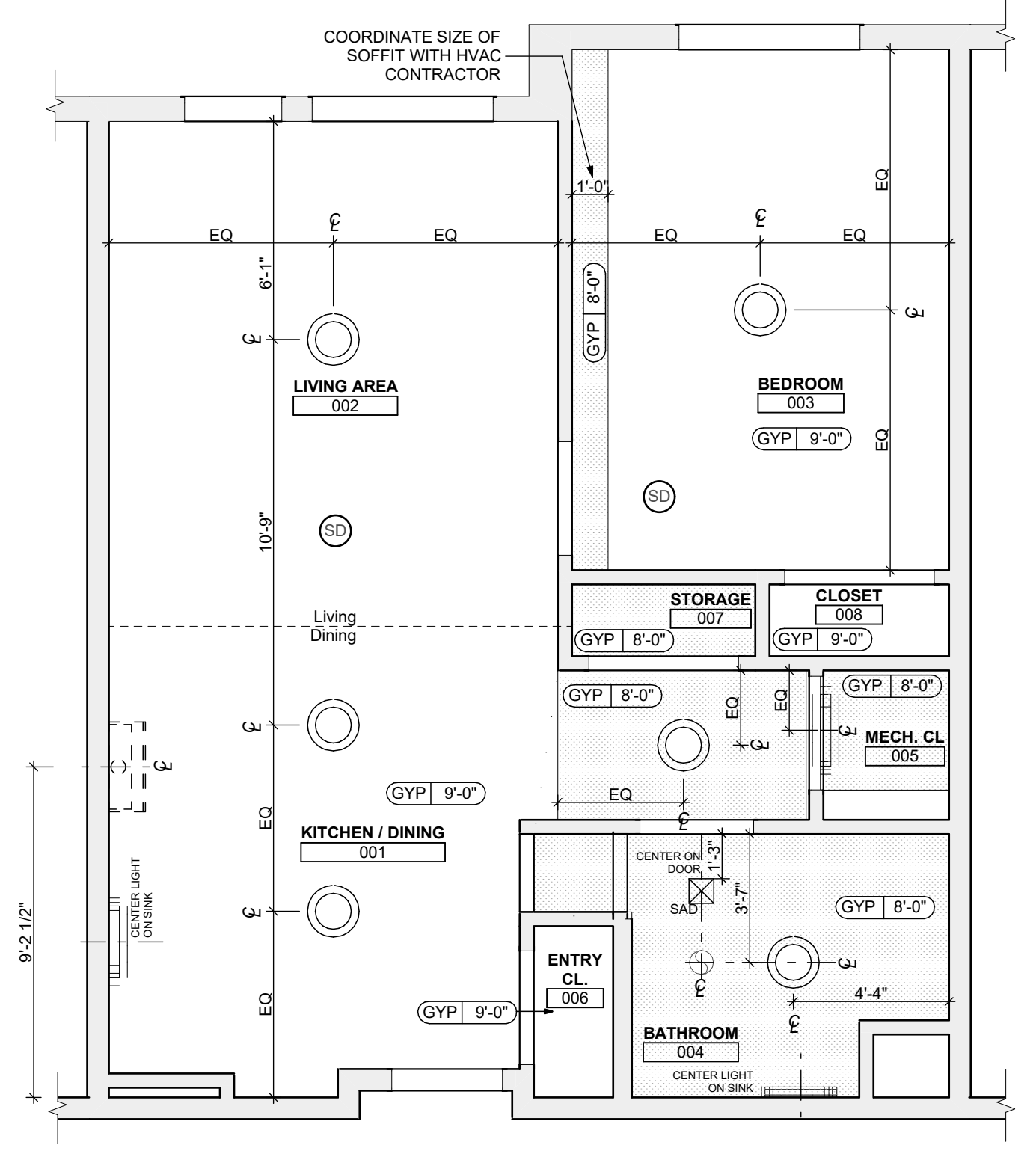
ID	PRODUCT, MFG.	COLOR, NUMBER
PAINT	P-1	STANDARD FINISH
	P-2	STANDARD FINISH
	P-3	STANDARD FINISH SEMI-GLOSS
SOLID POLYMER CORE TILE FLOORING	SPC-1	20 MIL FLOATING FLOOR
	SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
	SPC-3	12 MIL FLOATING FLOOR
	SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	CPT-1	100%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

scale
 As Noted
 date
 December 3rd, 2023
 no. of.
102 **233**

Sheet No.
A409
 Project #2040



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.F. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
 - X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
 - REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SC SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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

general notes

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

revisions

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA, 15219

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

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

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

SQUARE FOOT MATRIX - UNIT 1E S A

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

FINISH SCHEDULE - UNIT 1E S A

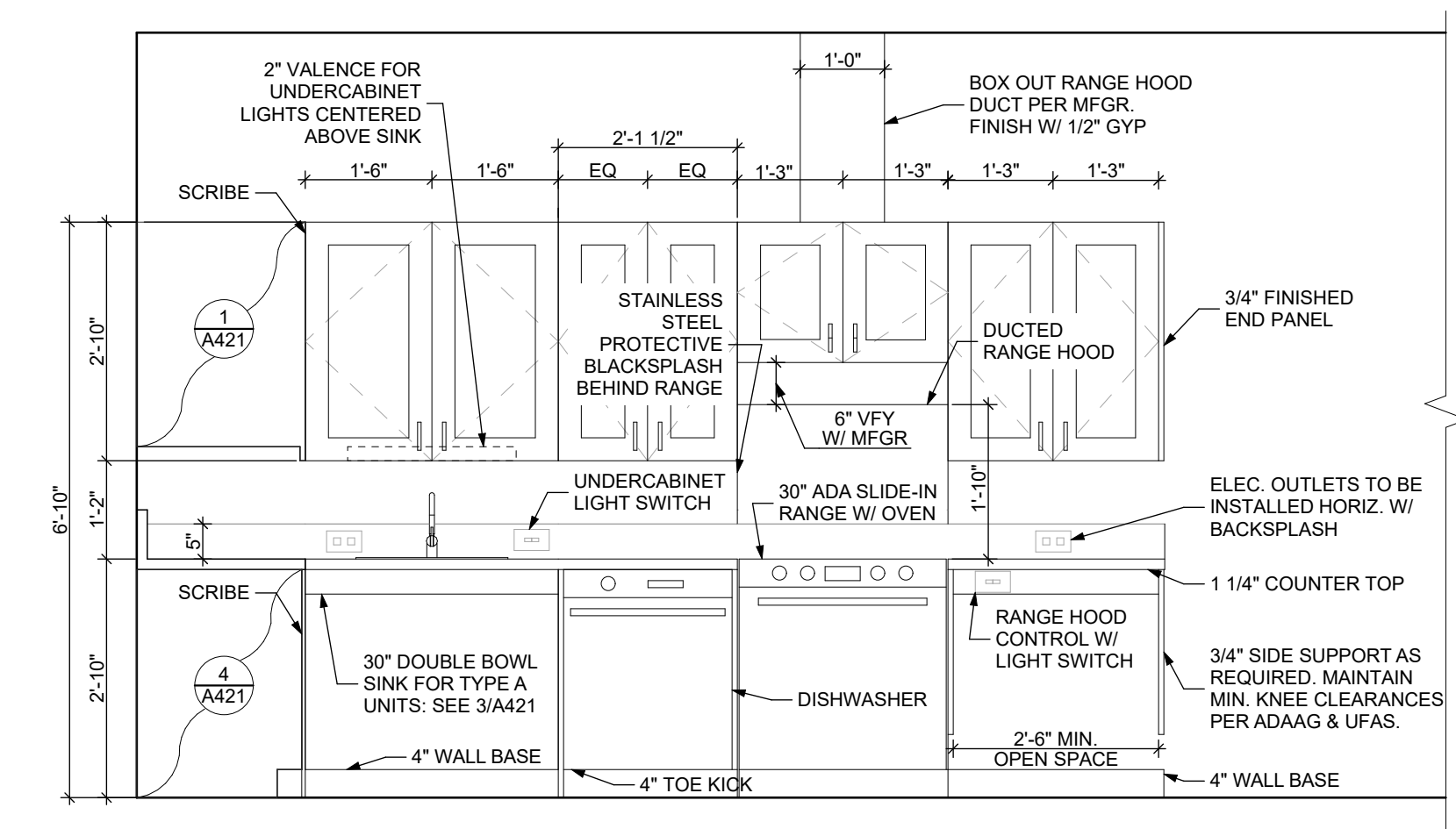
ROOM NUMBER	ROOM NAME	WALLS				FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
		NORTH	EAST	SOUTH	WEST						
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1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

BATHROOM ACCESSORIES SCHEDULE - UNITS

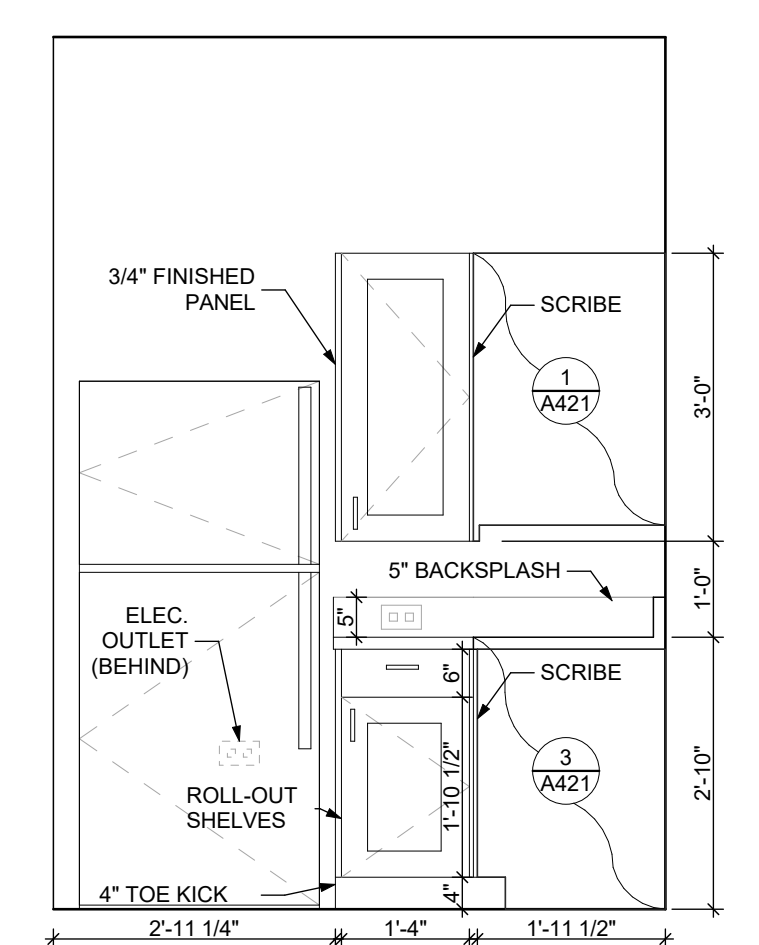
DESCRIPTION	PRODUCT, MFG. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFG) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFG) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFG) 80"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

DOOR SCHEDULE: UNIT 1E S A

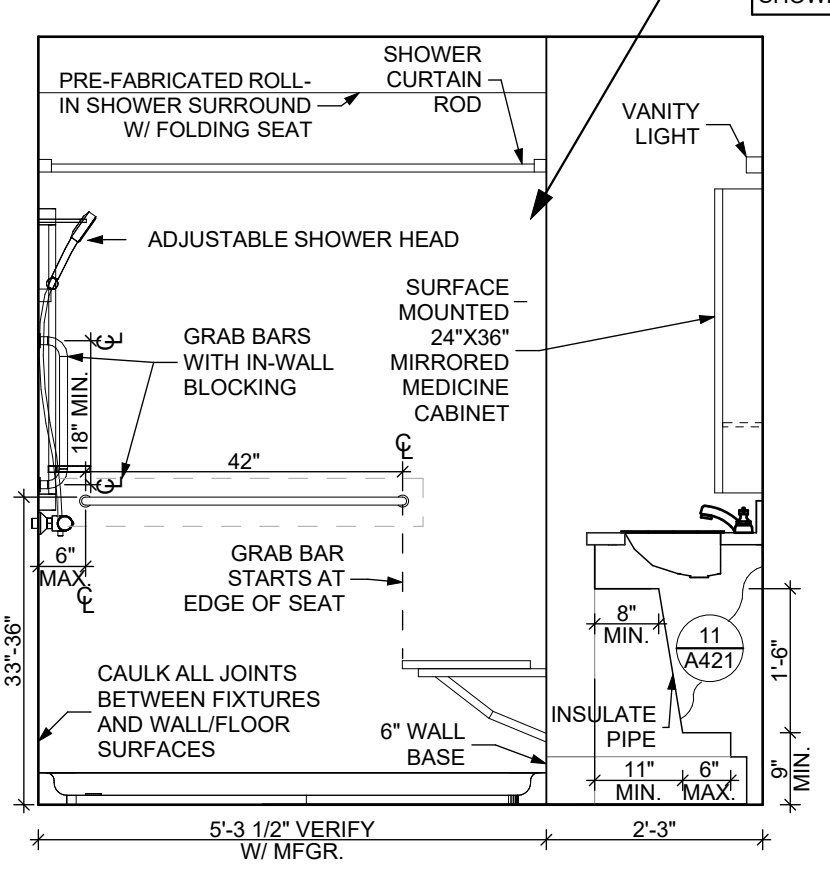
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		LOCKSET		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES			
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE, THRESHOLD	PROVIDE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



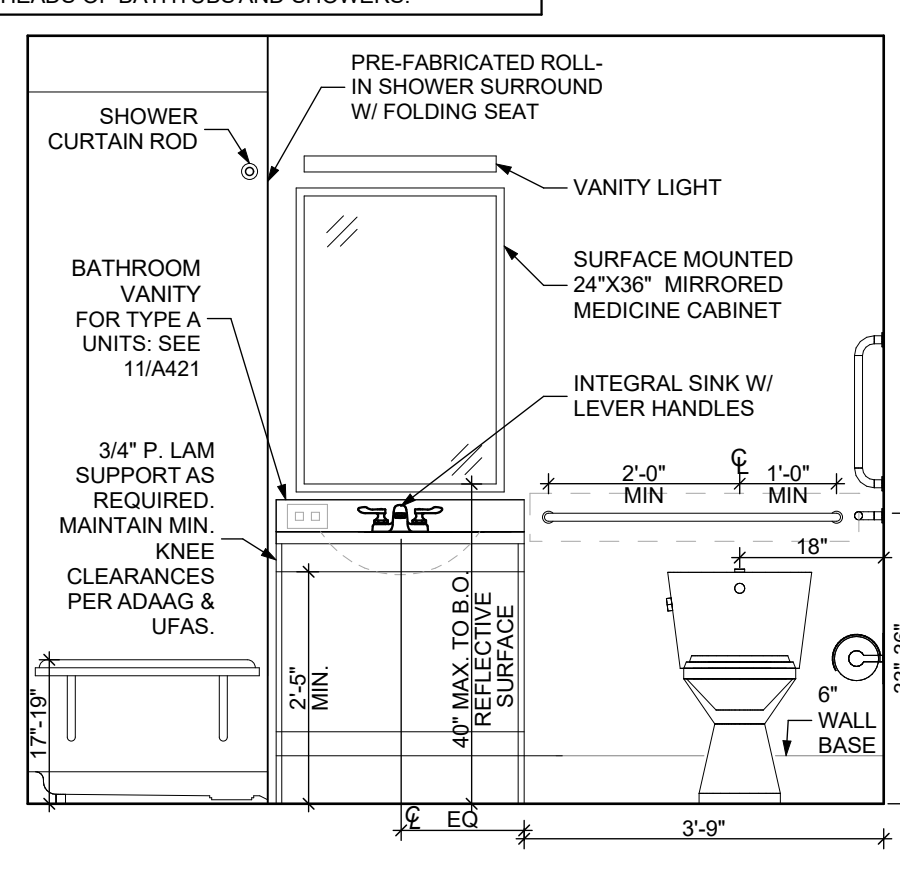
3 ELEVATION KITCHEN WEST
 SCALE: 1/2" = 1'-0"



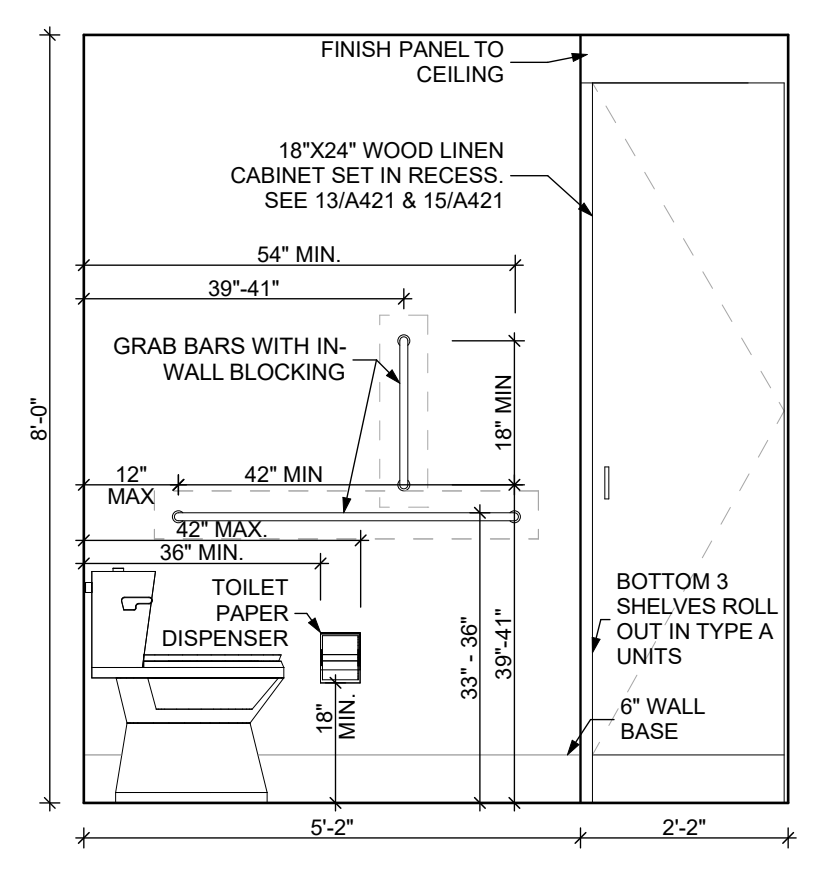
4 ELEVATION KITCHEN SOUTH
 SCALE: 1/2" = 1'-0"



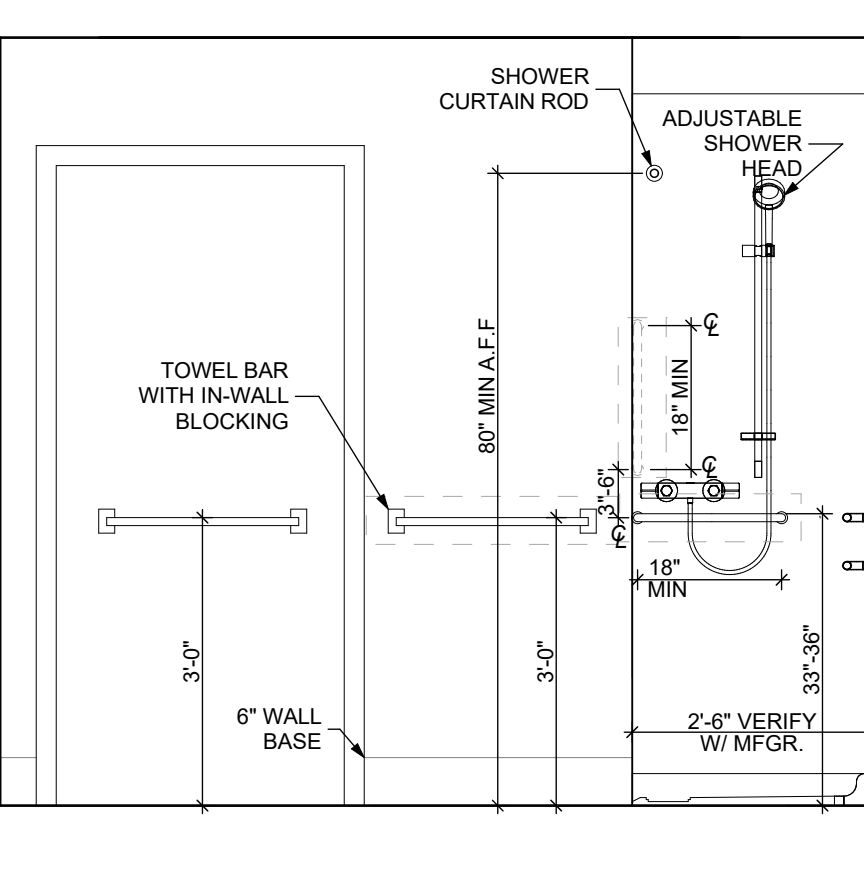
5 ELEVATION: BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



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

DOOR NOTES

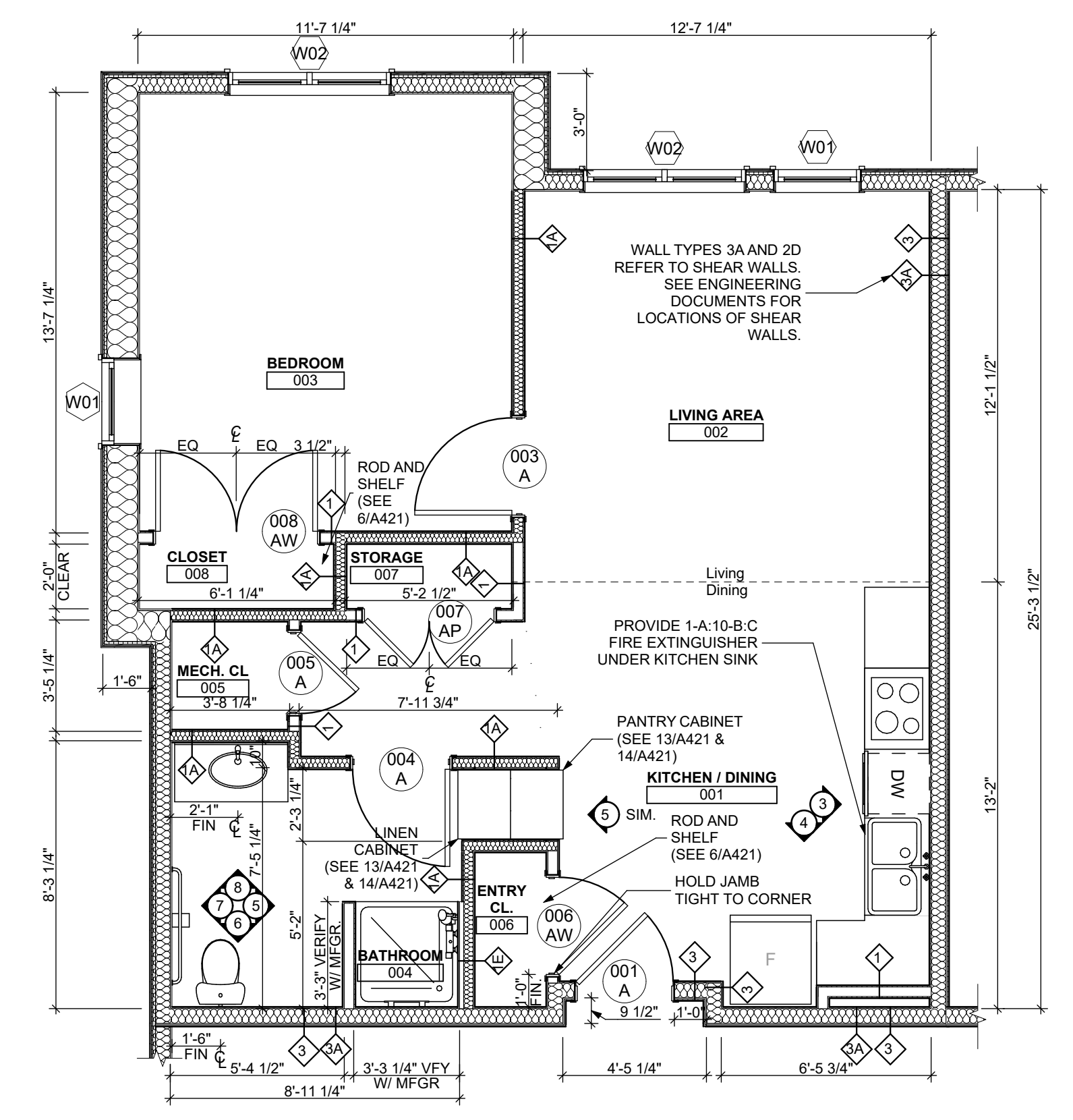
1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT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

MATERIAL FINISH LEGEND

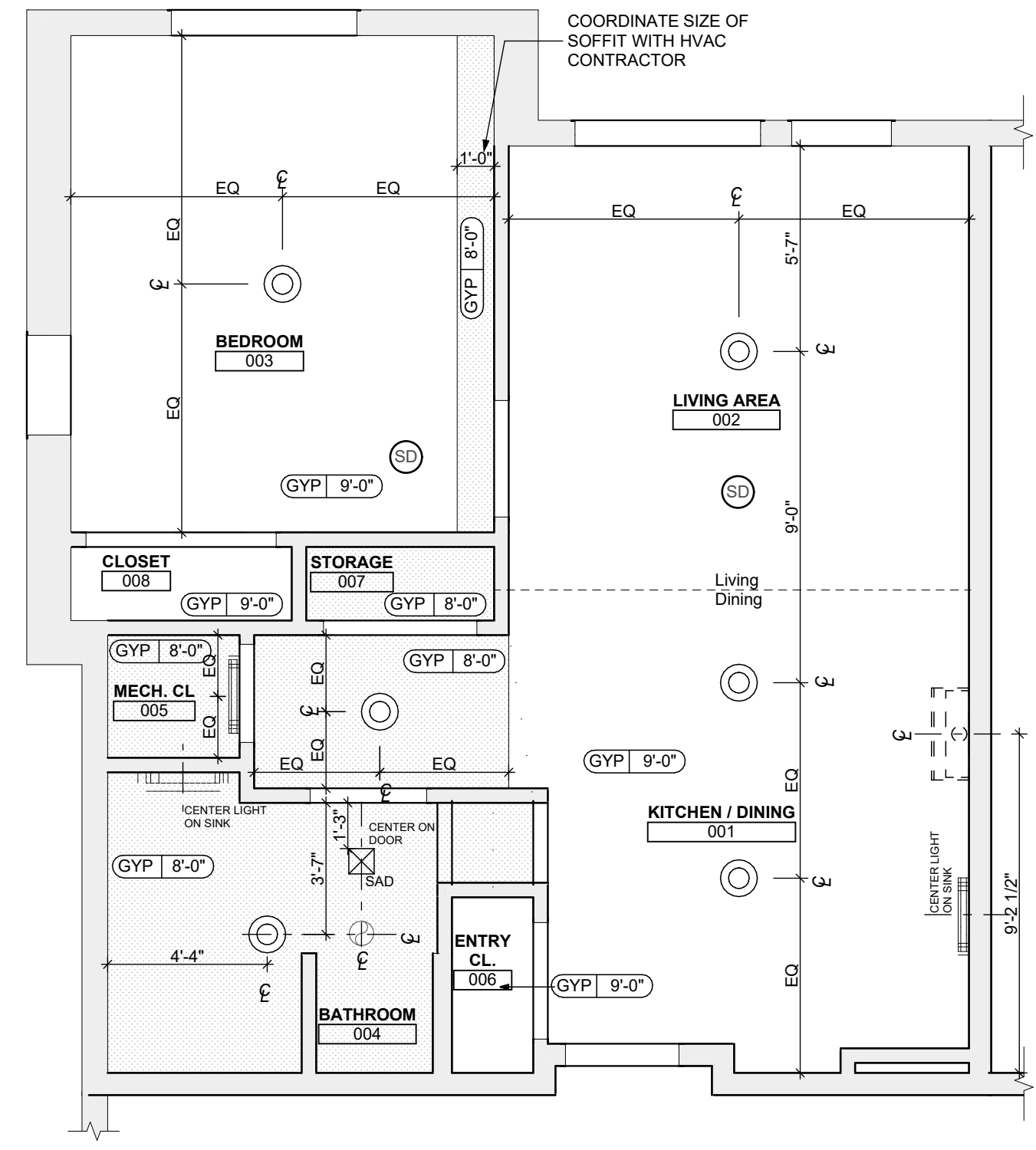
ID	PRODUCT, MFG.	COLOR, NUMBER
PAINT	P-1	TBD
	P-2	TBD
	P-3	TBD
SOLID POLYMER CORE TILE FLOORING	SPC-1	20 MIL FLOATING FLOOR
	SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
	SPC-3	12 MIL FLOATING FLOOR
	SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	CPT-1	100% POLYESTER, TWIST TEXTURE
	CPT-2	100% POLYESTER,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

scale
 As Noted
 date
 December 3rd, 2023
 no. of.
103 233

Sheet No.
A410
 Project #2040



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES**
- X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
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3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
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project title

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 200 Ross Street
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 Development Corporation (ARMDC)
 200 Ross Street
 Pittsburgh, PA 15219

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

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

FINISH SCHEDULE - UNIT 1F S

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

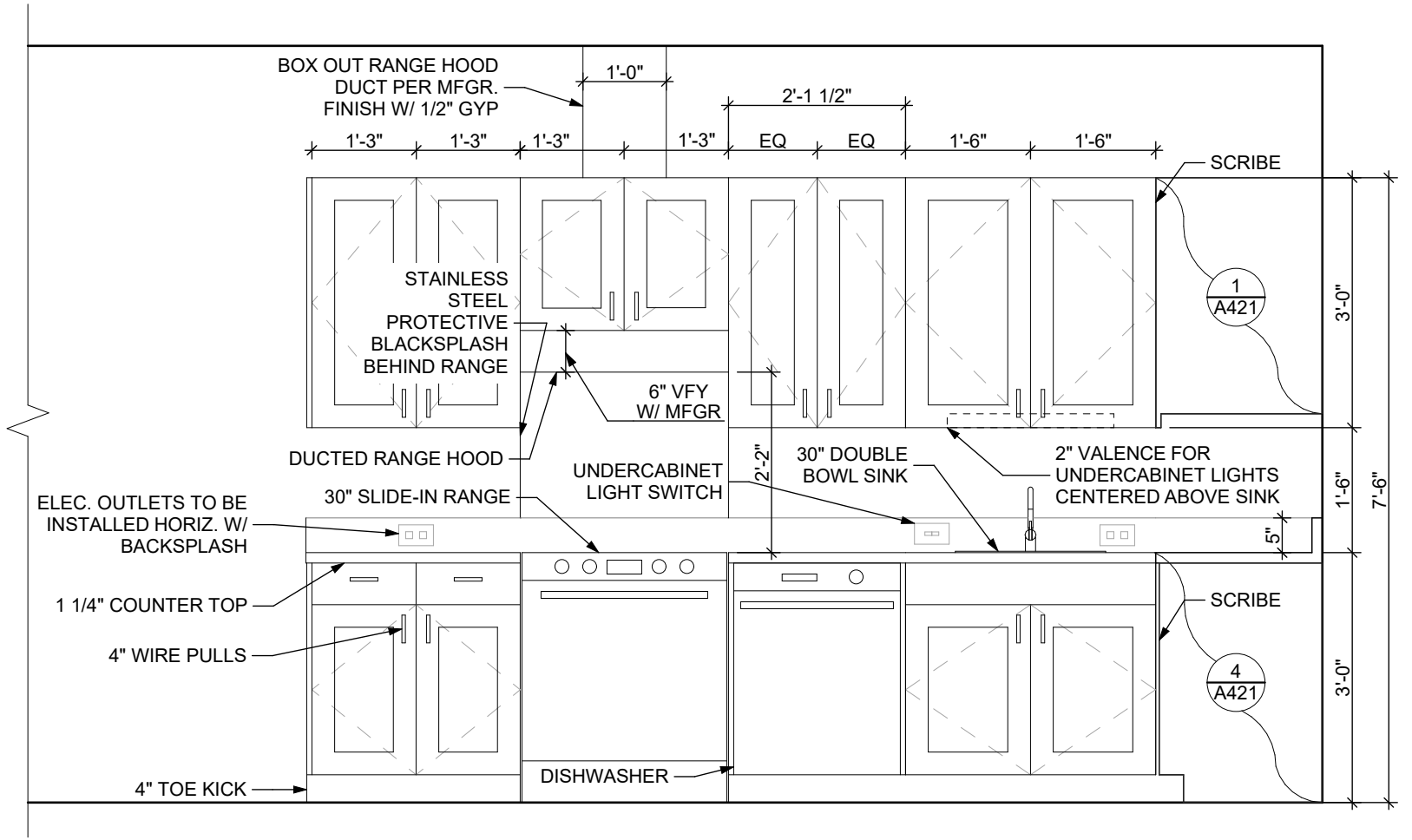
DESCRIPTION	PRODUCT, MEGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	38" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURFACE MOUNTED W/ MIRROR DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1F S

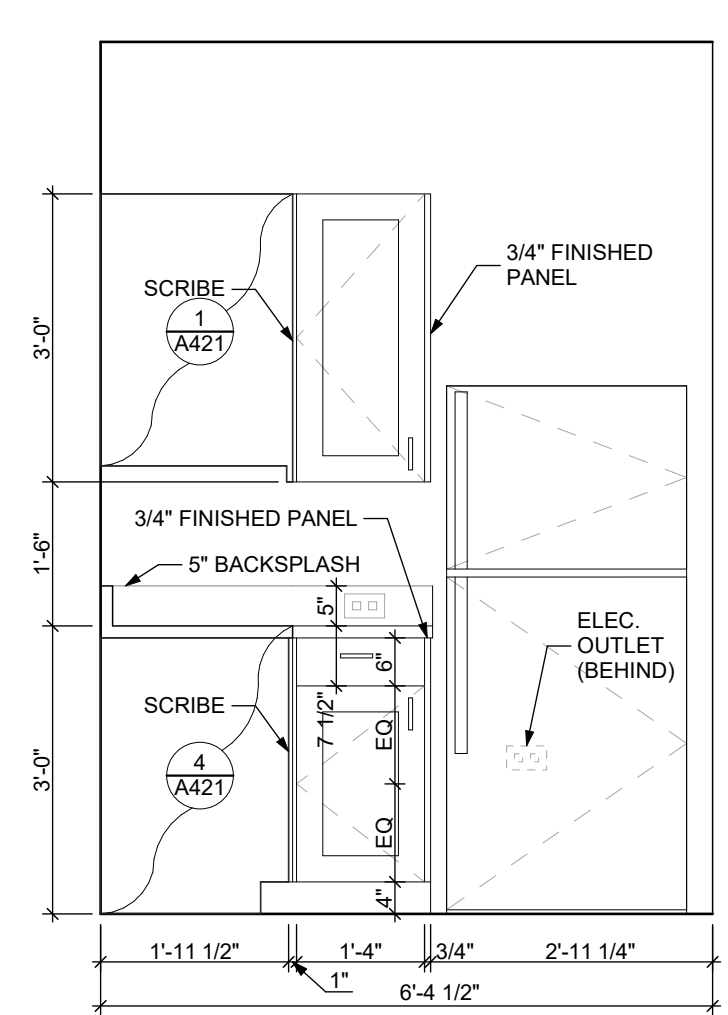
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		LOCKSET	HARDWARE ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR			
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR; STOP, SWEEP, KICKPLATE, THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP, KICKPLATE	
005 A	MECH. CL.	2'-6"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F88)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 AW	CLOSET	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

SQUARE FOOT MATRIX - UNIT 1F S

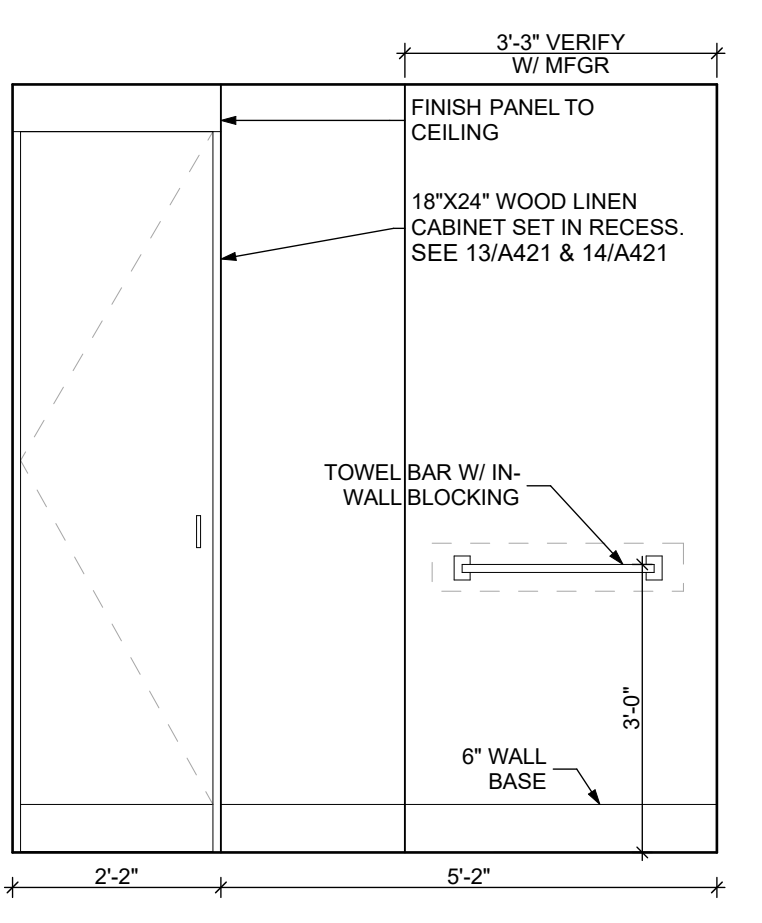
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	698	632
KITCHEN & DINING		152
LIVING		151
BEDROOM		155
BATHROOM		70



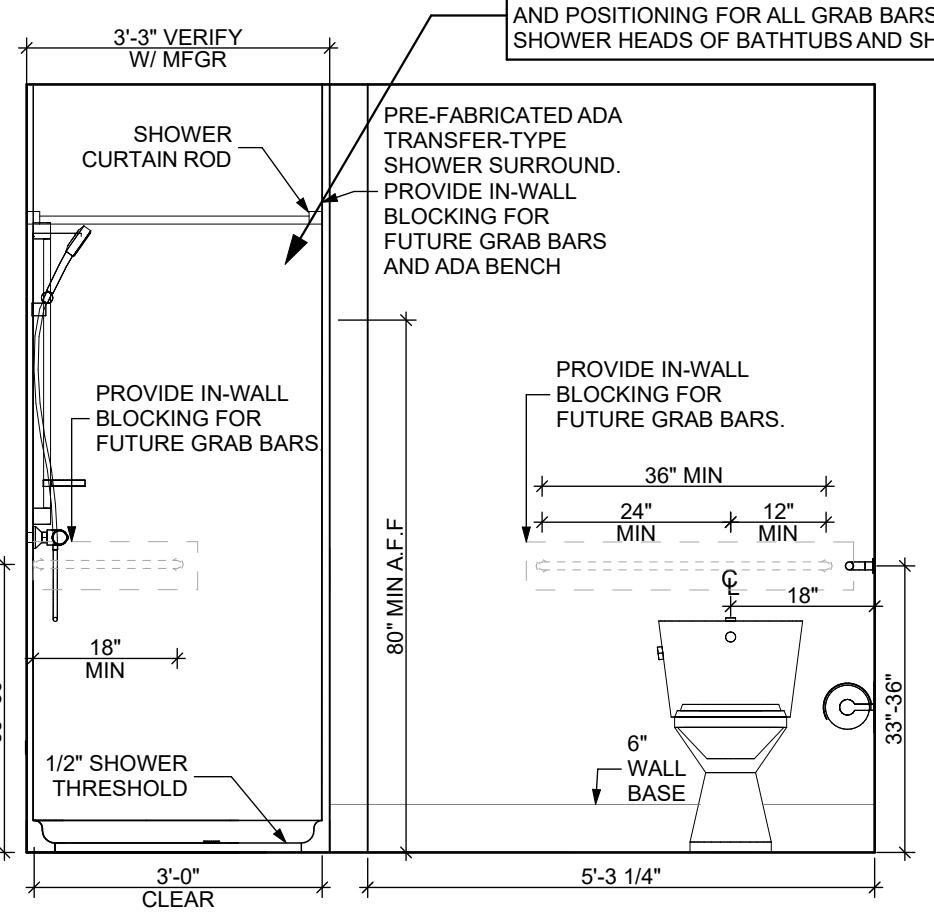
3 ELEVATION: KITCHEN EAST
 SCALE: 1/2" = 1'-0"



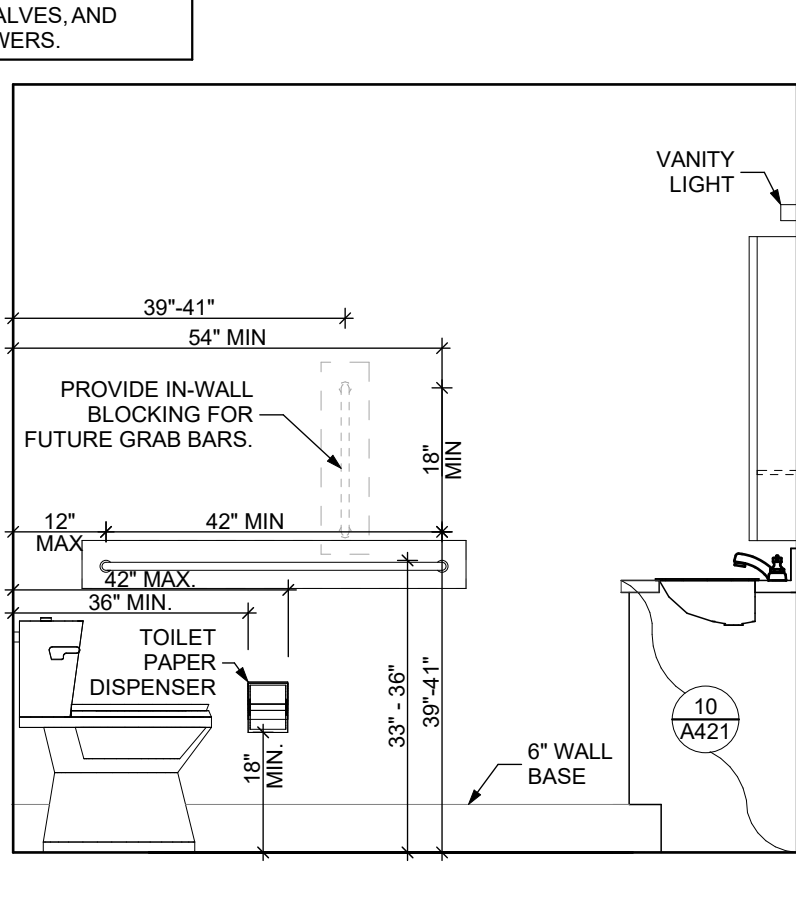
4 ELEVATION: KITCHEN SOUTH
 SCALE: 1/2" = 1'-0"



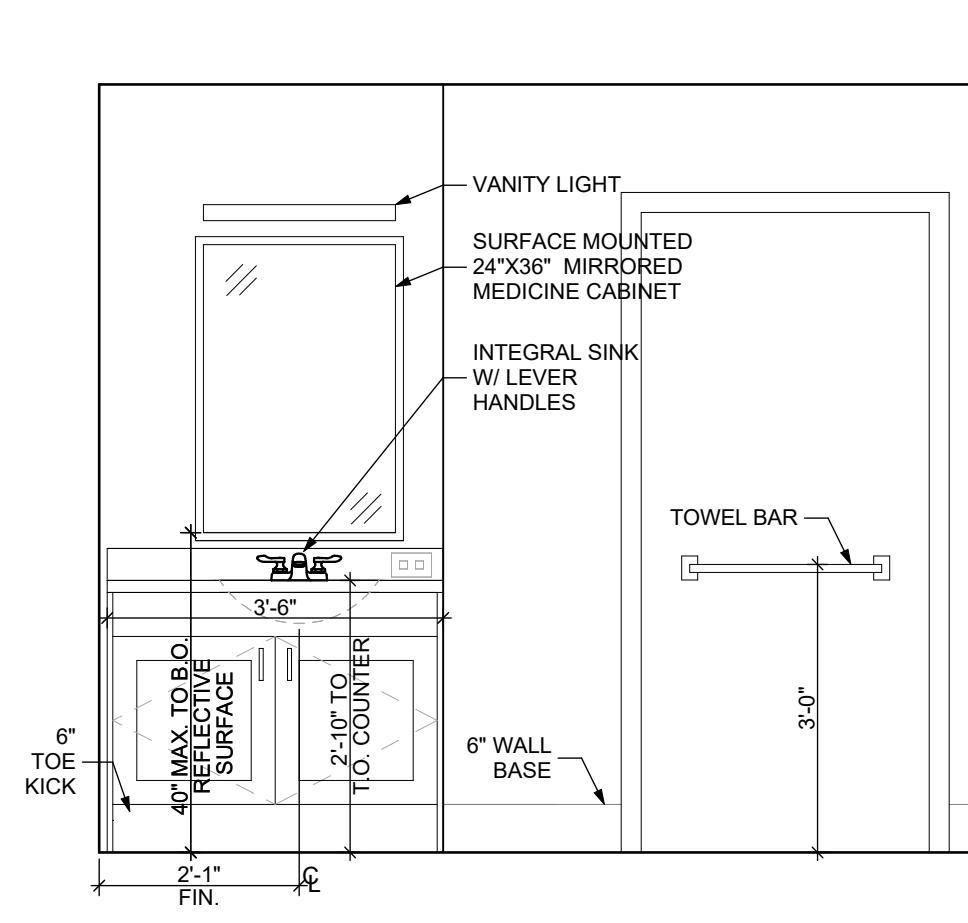
5 ELEVATION: BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



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

DOOR NOTES

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

MATERIAL FINISH LEGEND

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

scale As Noted

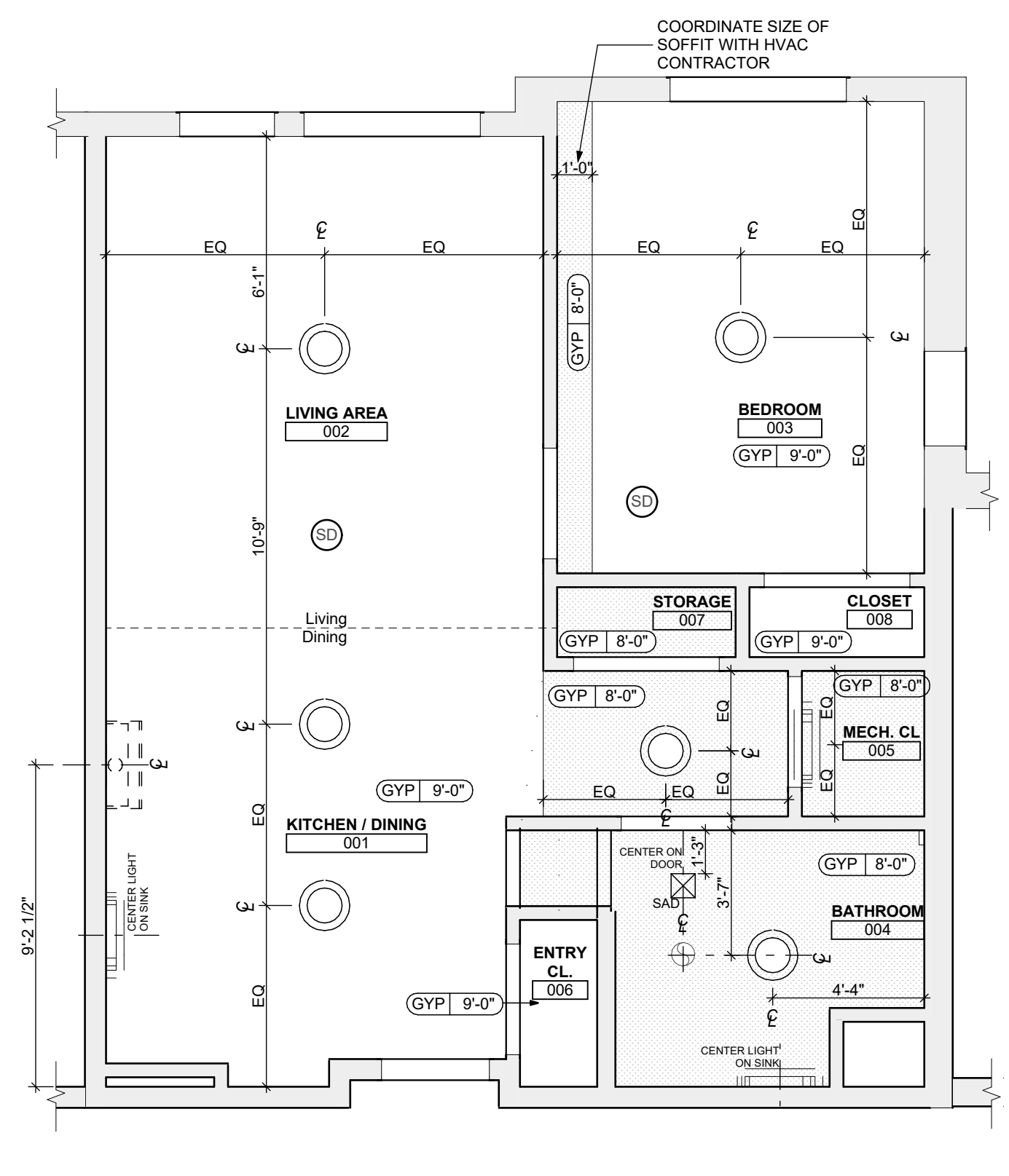
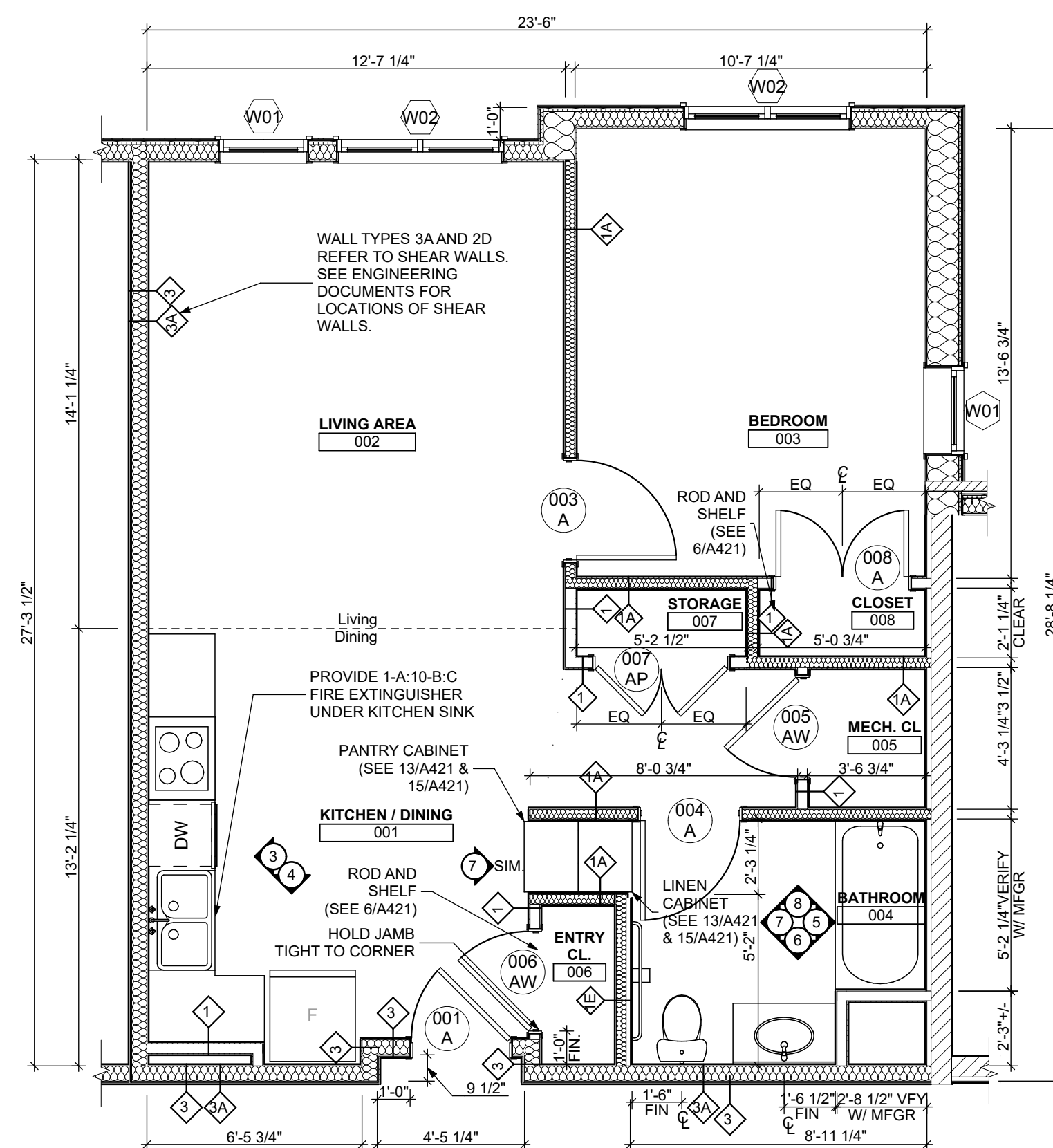
date December 3rd, 2023

no. 104 of 233

Sheet No.

A411

Project #2040



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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.F. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM/50sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL AROUND BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

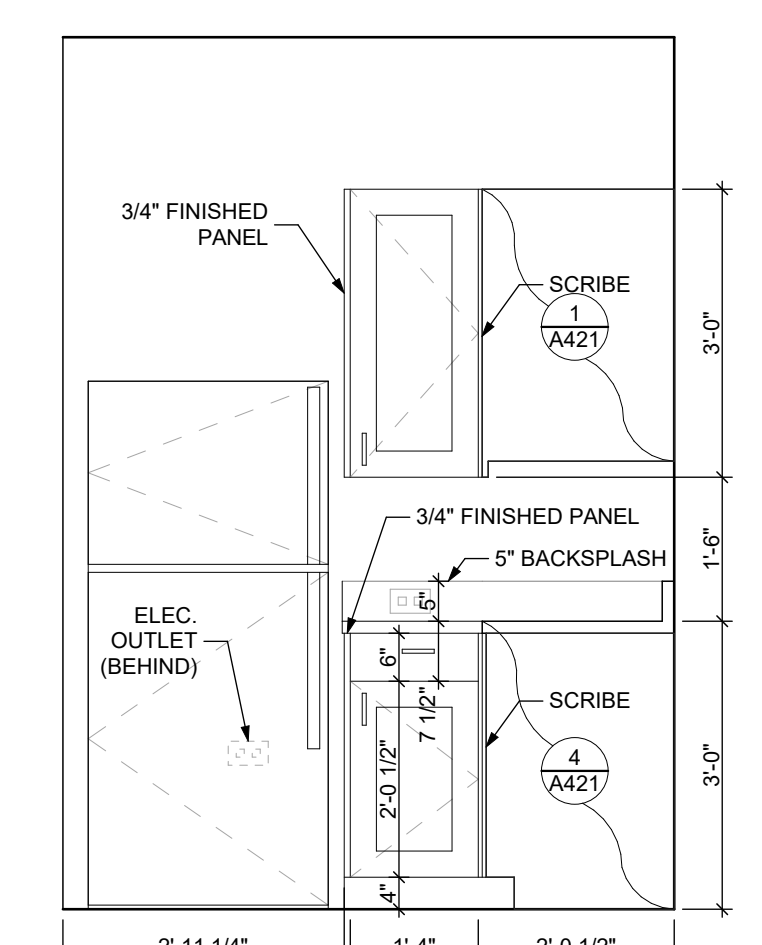
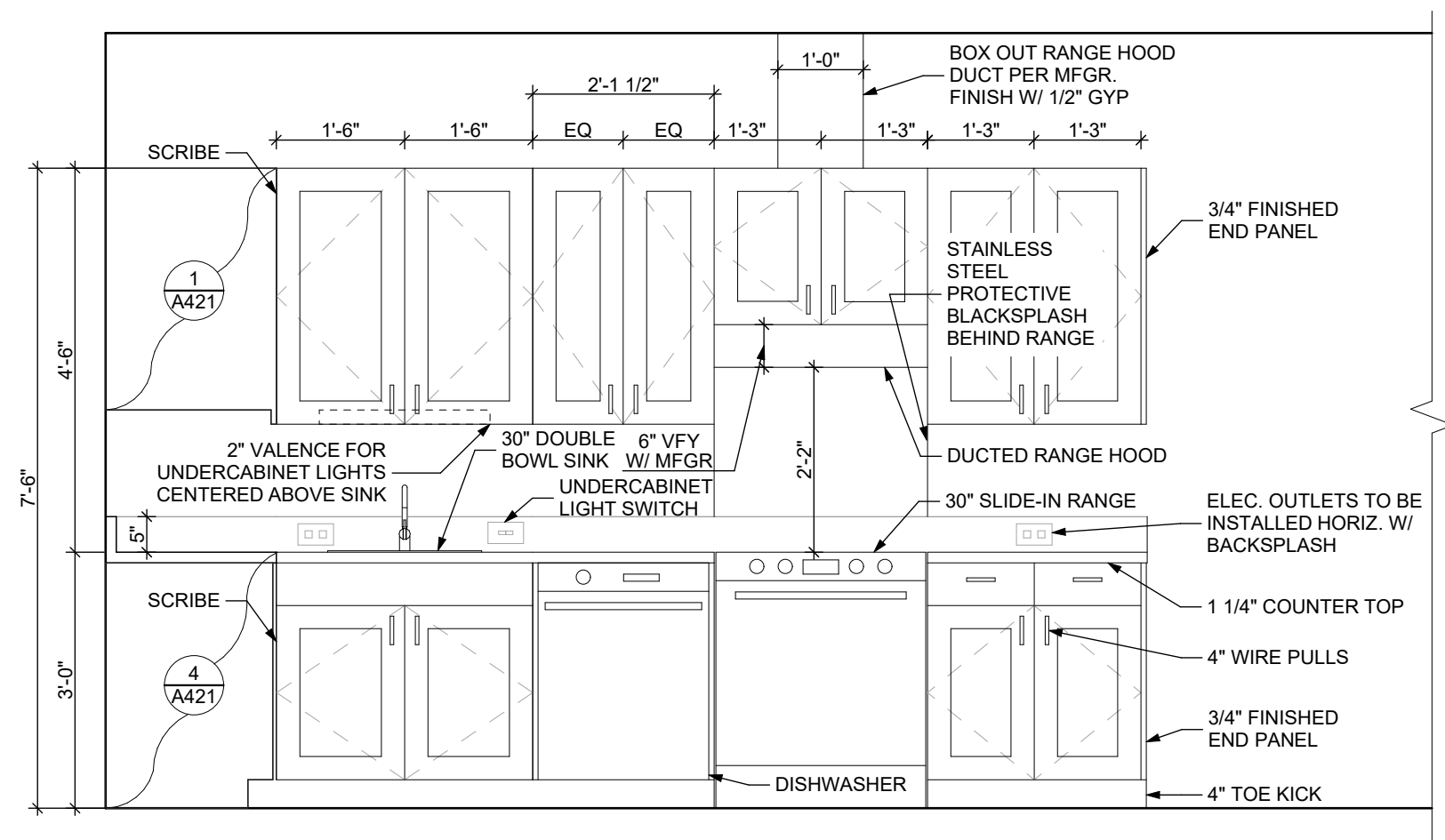
- REFLECTED CEILING PLAN LEGEND**
- CEILING TYPES**
- X | 0'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFRM LOCATIONS W/ ELECT. DWGS.)

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

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

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

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



FINISH SCHEDULE - UNIT 1G T

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

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

DOOR SCHEDULE: UNIT 1G T

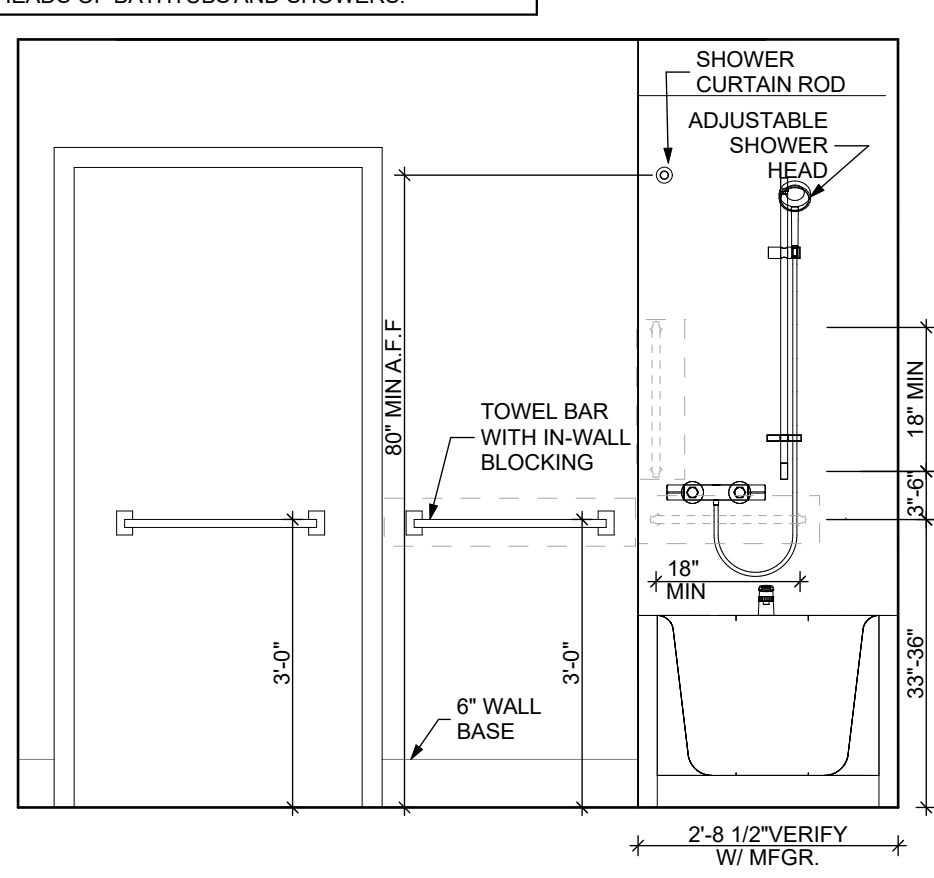
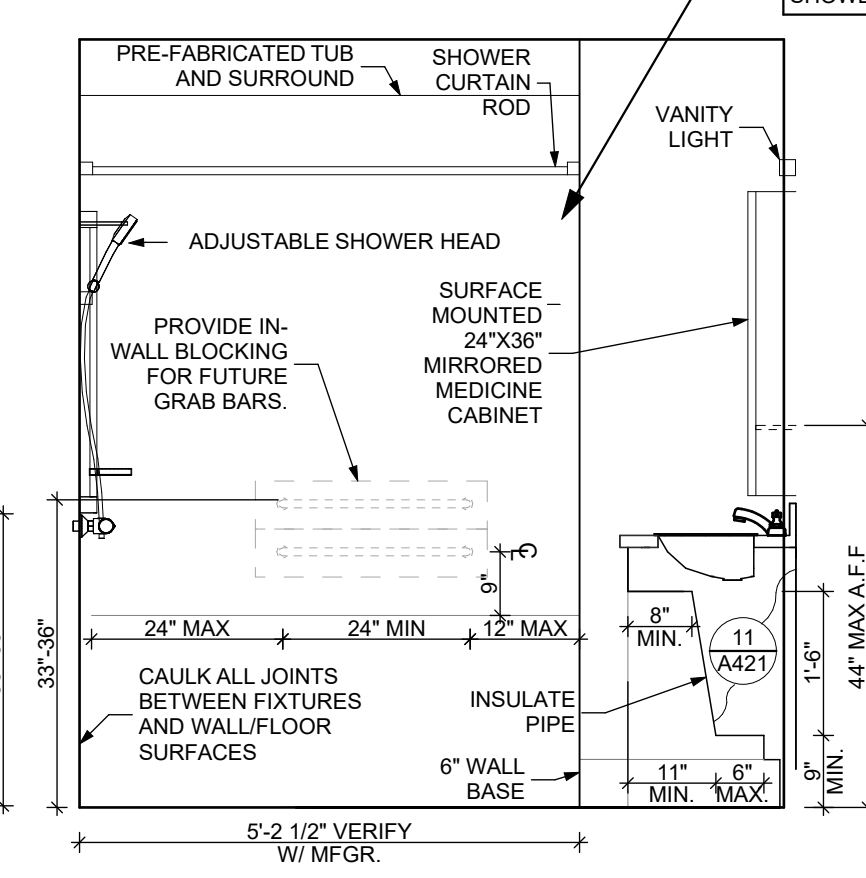
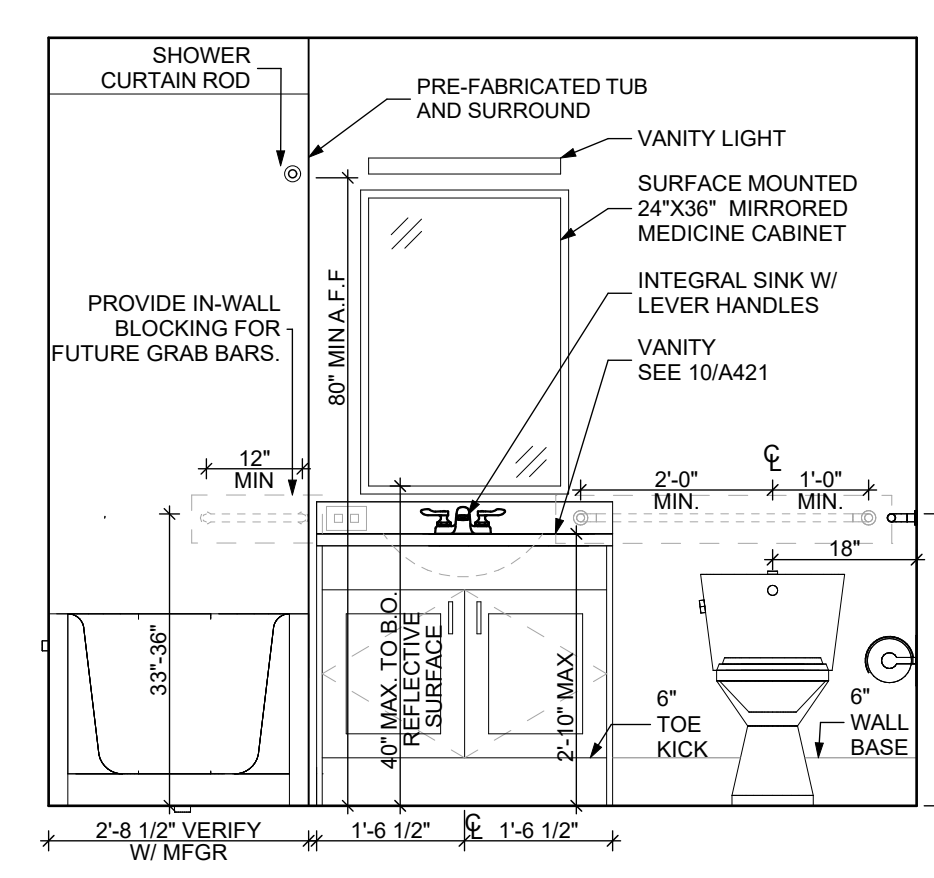
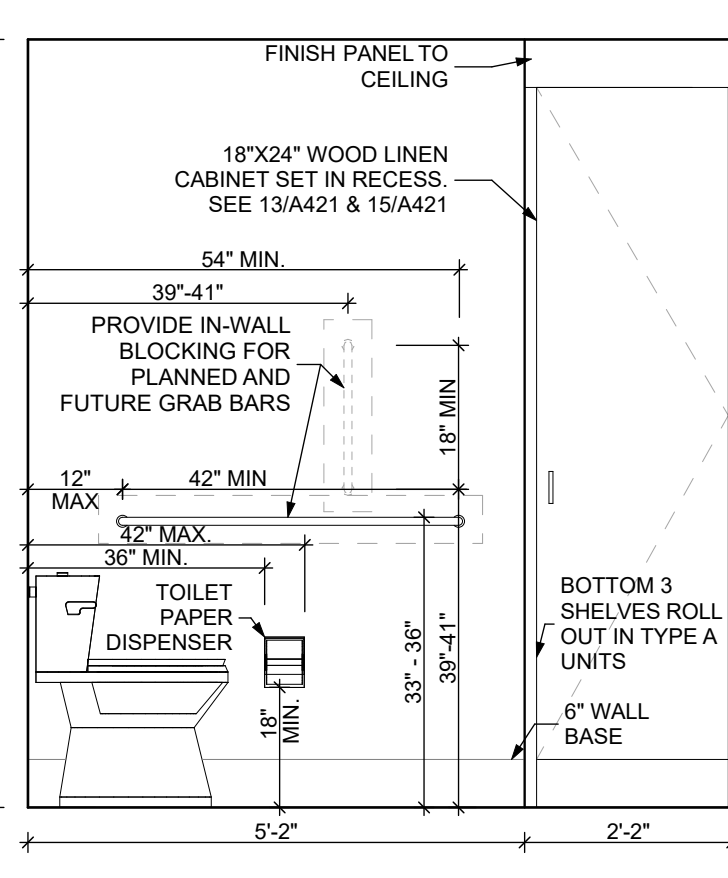
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF		FRAME		LOCKSET	ACCESSORIES	NOTES
					MATERIAL	COLOR	MATERIAL	COLOR			
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109) SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE, THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F78)	HINGE 1 1/2" PAIR; STOP
004 A	BATHROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F78)	HINGE 1 1/2" PAIR; STOP; KICKPLATE
005 AW	MECH. CL	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2" PAIR; STOP
006 AW	ENTRY CL.	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP
007 AP	STORAGE	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP
008 A	CLOSET	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2" PAIR; STOP

SQUARE FOOT MATRIX - UNIT 1G T

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

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

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



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

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

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

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

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MATERIAL FINISH LEGEND

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

project title

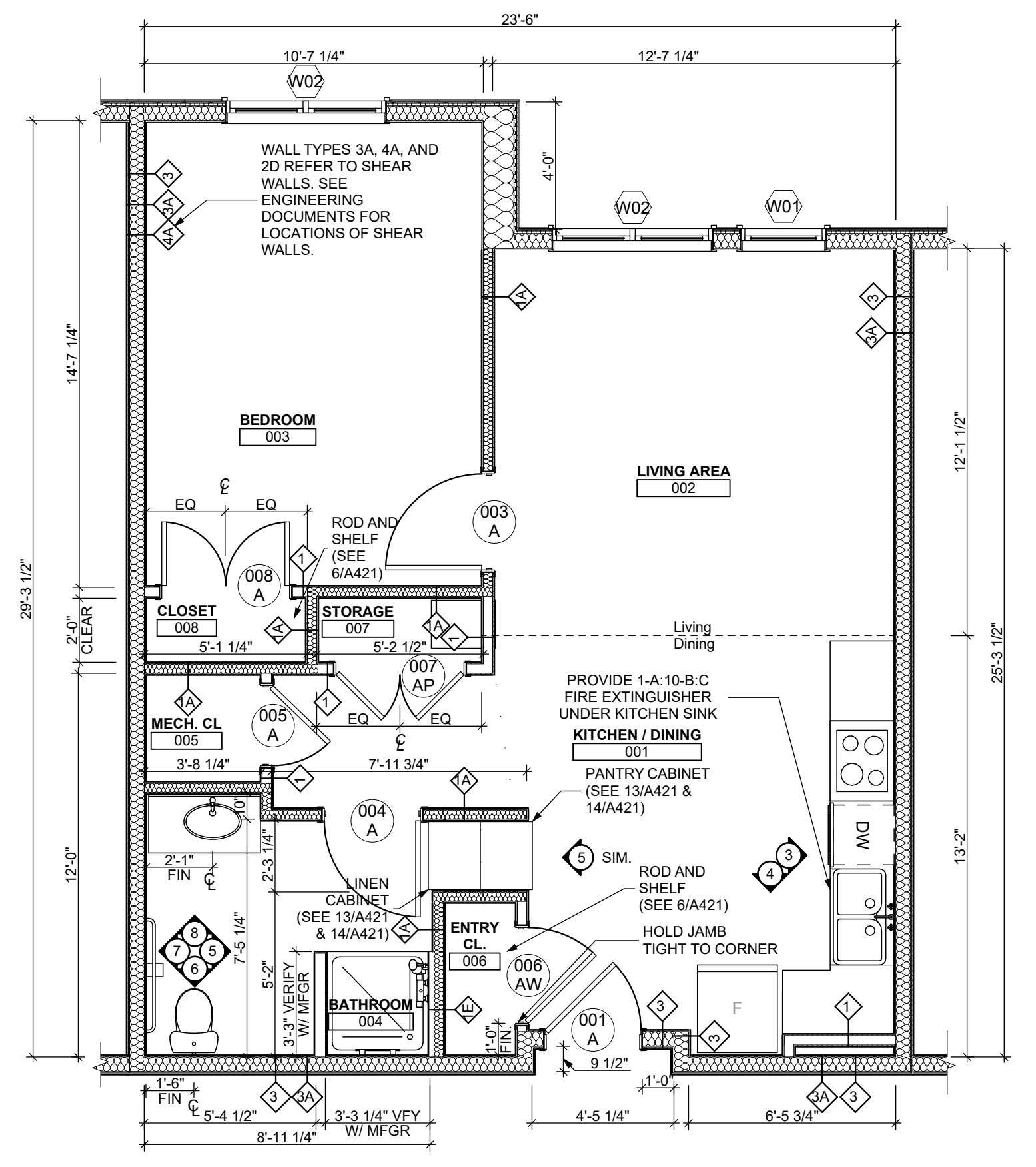
Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA, 15219

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

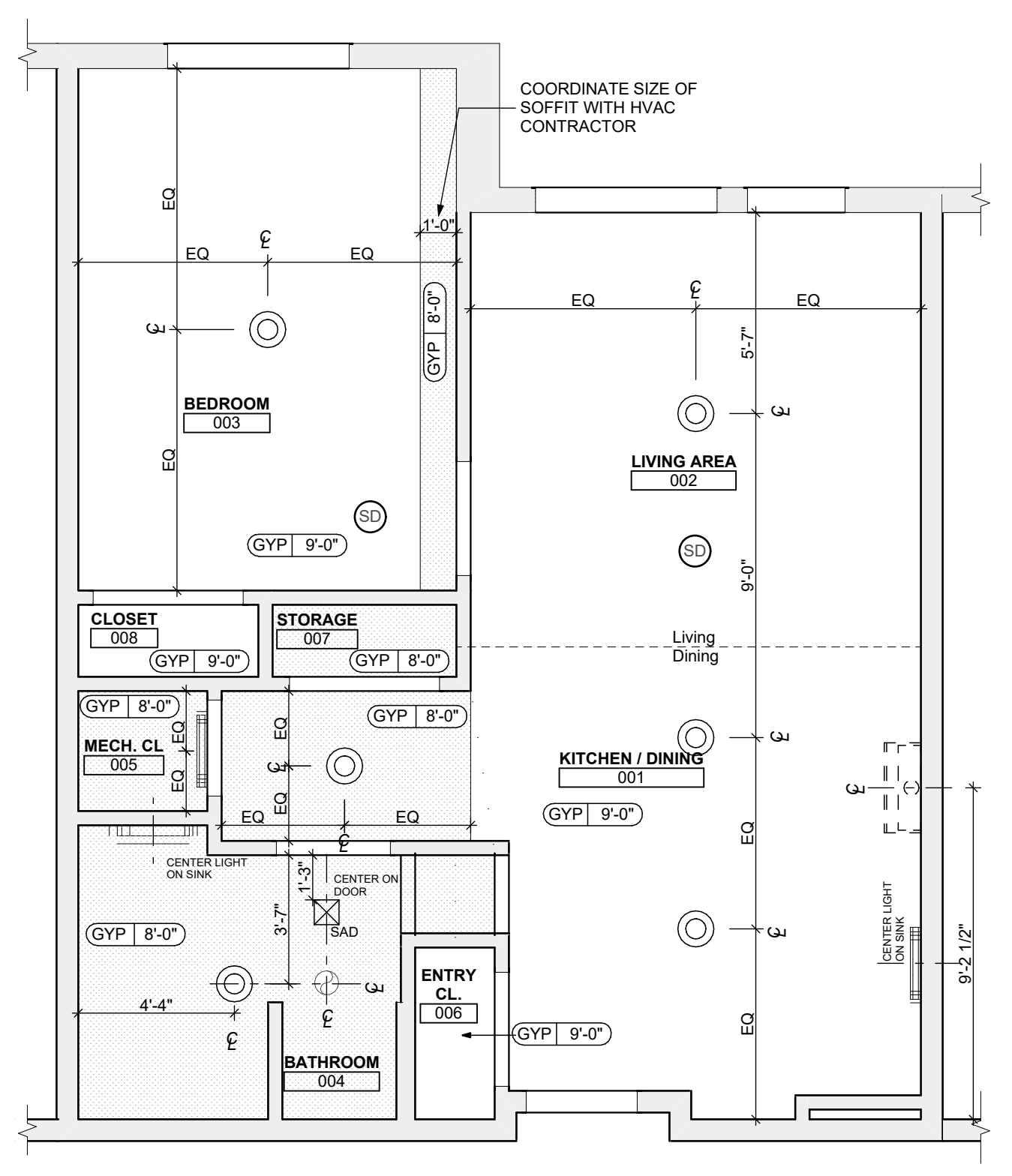
Project Location:
 Northview Heights Midrise
 246 Penford Street
 Pittsburgh, PA 15214

drawing title

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



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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REFLECTED CEILING PLAN LEGEND

- CEILING TYPES**
- X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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revisions

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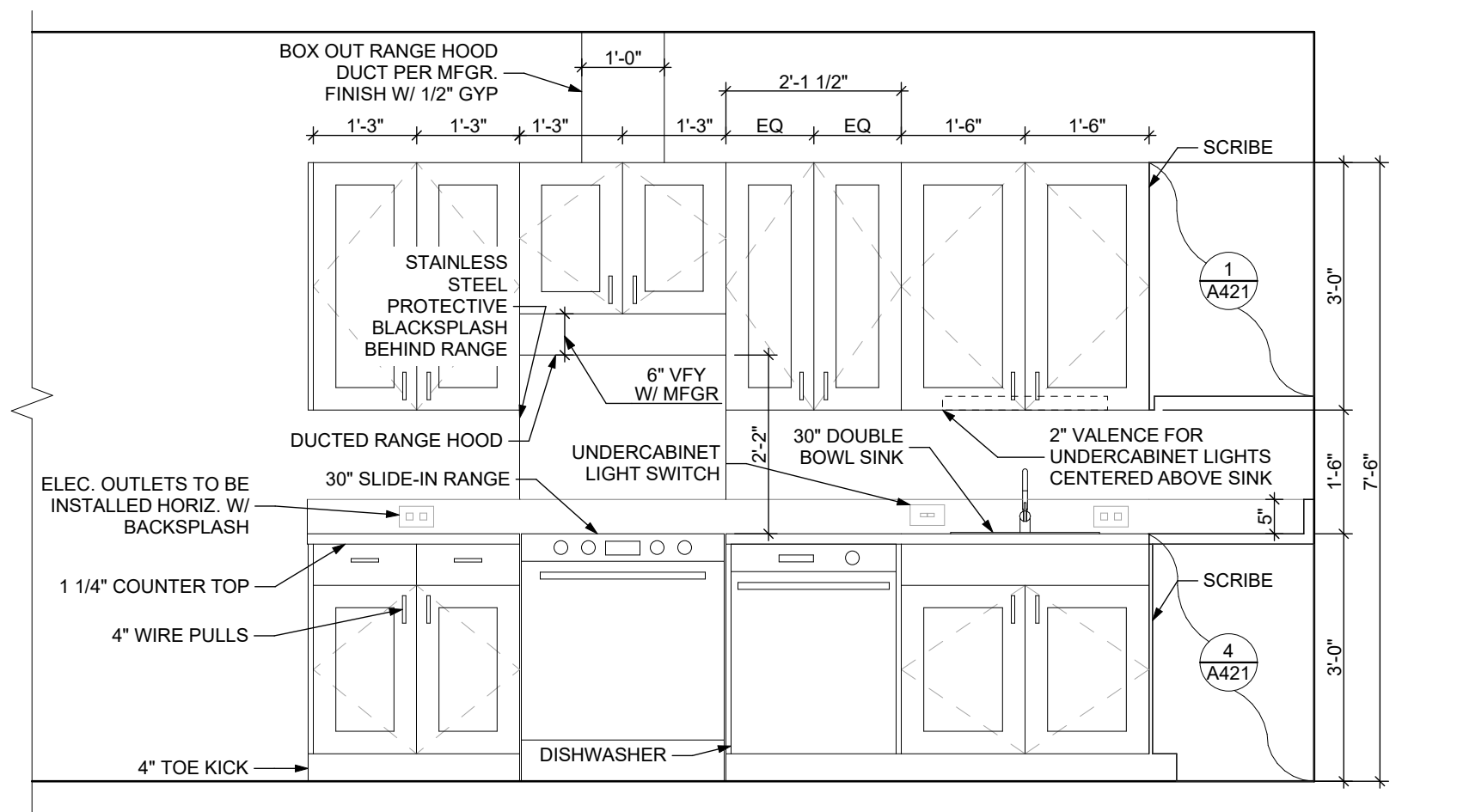
UNIT 1G S: 1 BEDROOM W/ SHOWER (TYPE B)

scale
 As Noted

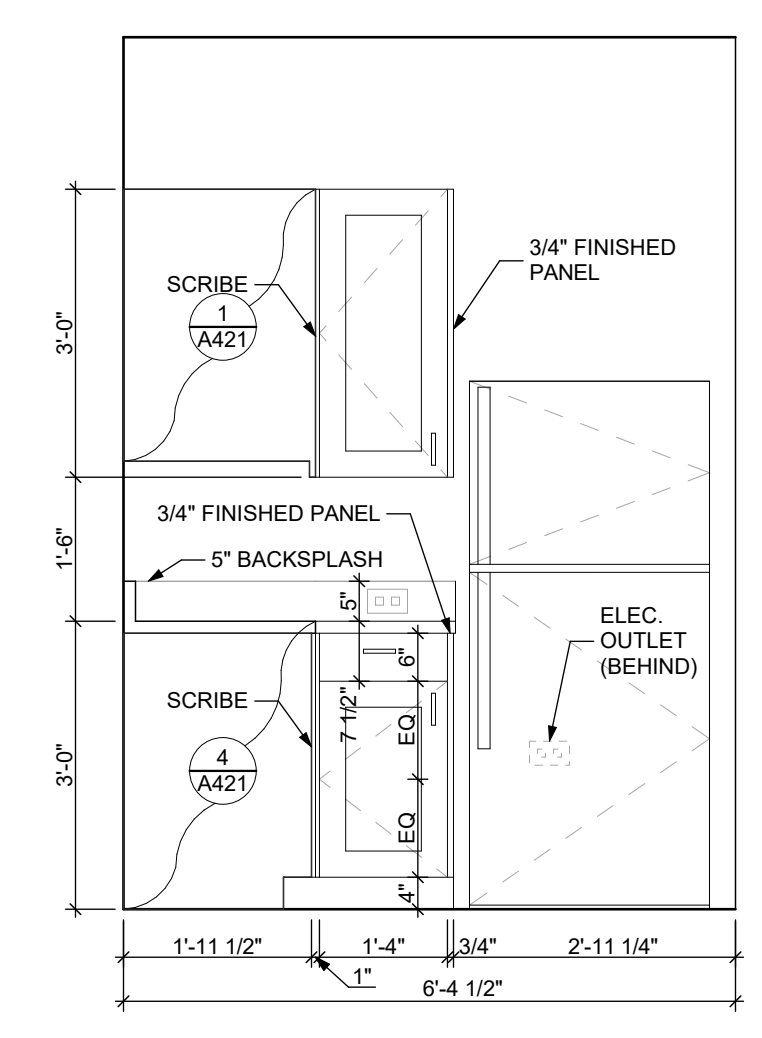
date
 December 3rd, 2023

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106 233

Sheet No.
A413
 Project #2040



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



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

FINISH SCHEDULE - UNIT 1G S

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

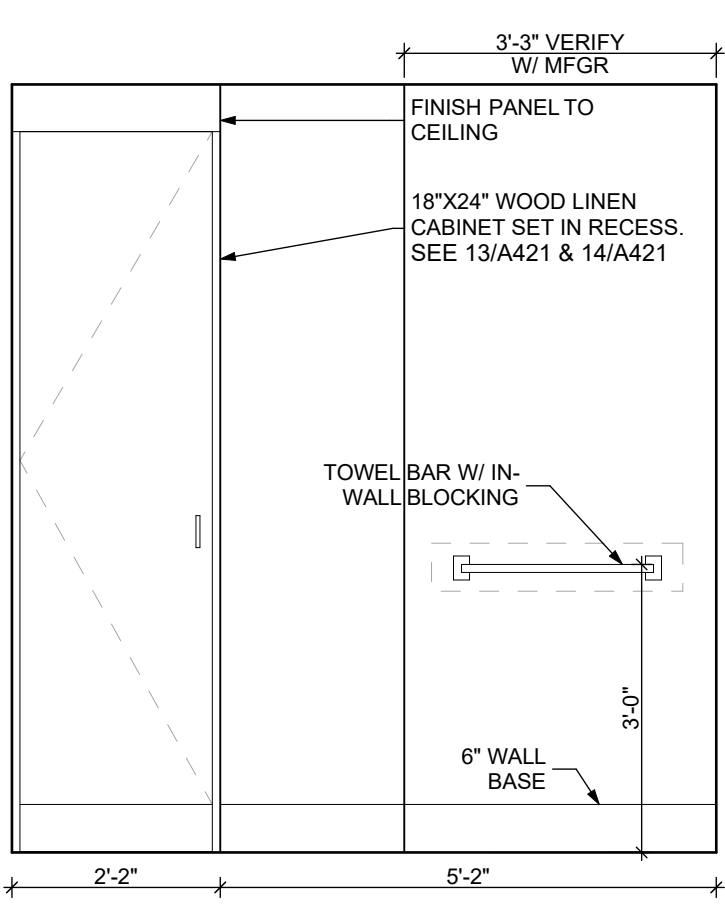
DESCRIPTION	PRODUCT, MFG. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFR) 80"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

DOOR SCHEDULE: UNIT 1G S

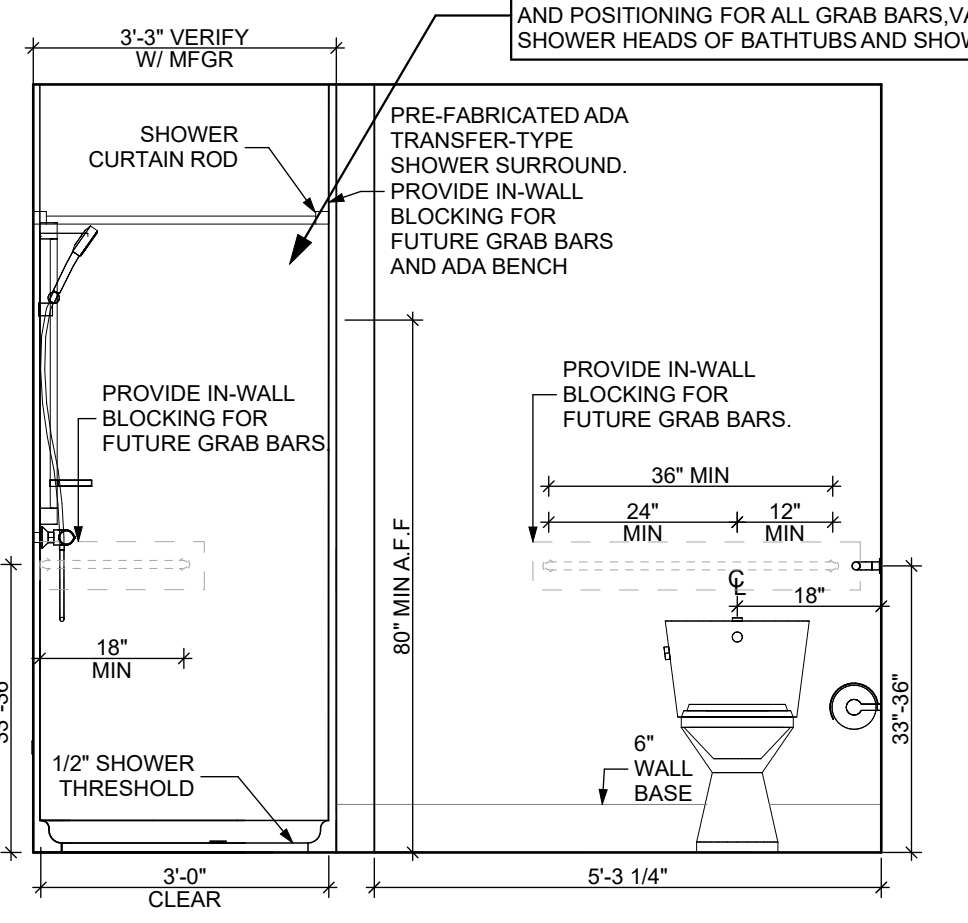
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF		FRAME		HARDWARE		NOTES	
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET		ACCESSORIES
001 A	KITCHEN / DINING	3'-0" x 6'-8"	7	C, S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2" PAIR; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING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

SQUARE FOOT MATRIX - UNIT 1G S

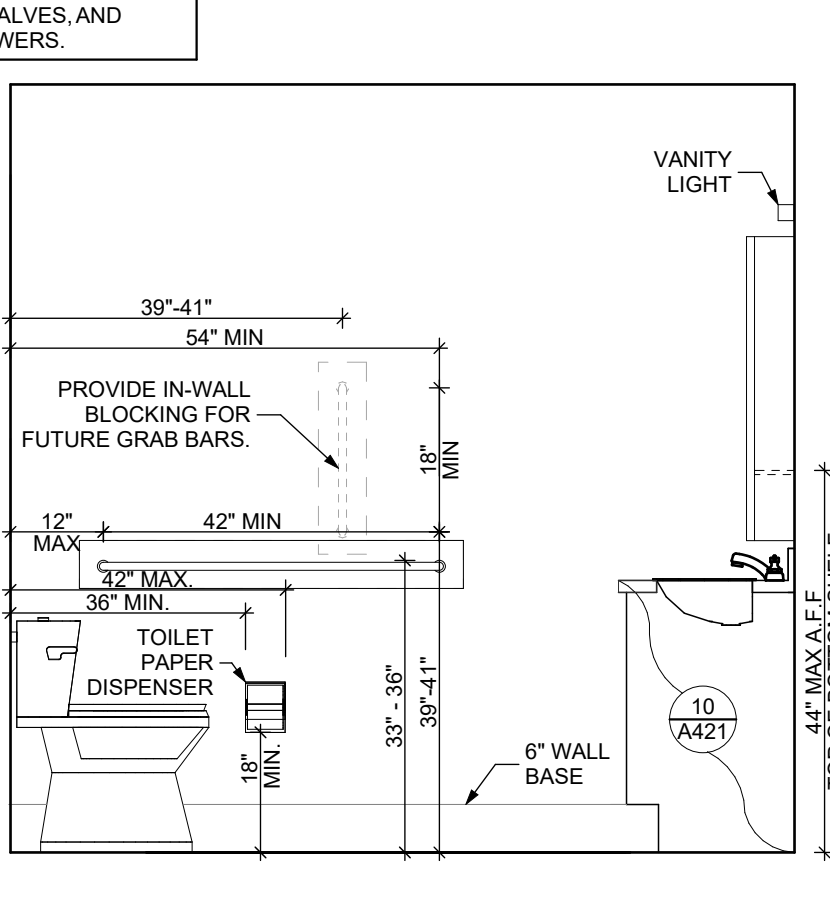
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	673	627
KITCHEN & DINING		152
LIVING		151
BEDROOM		152
BATHROOM		70



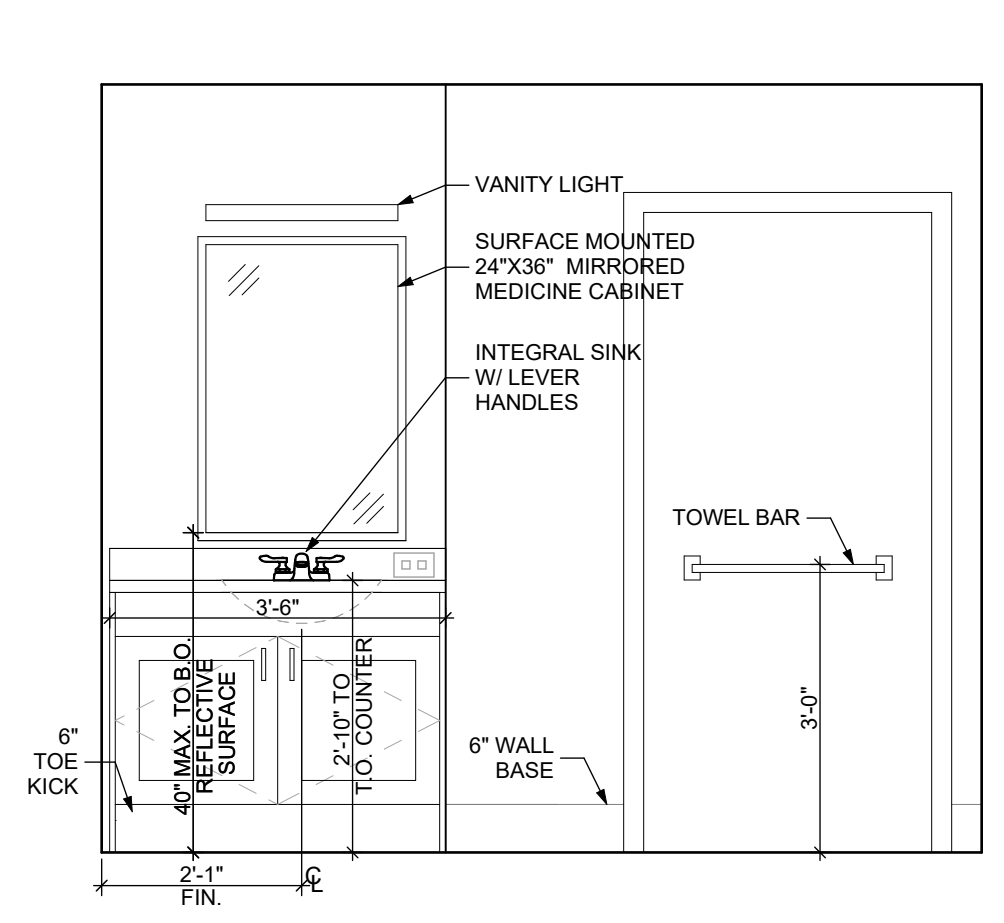
5 ELEVATION: BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



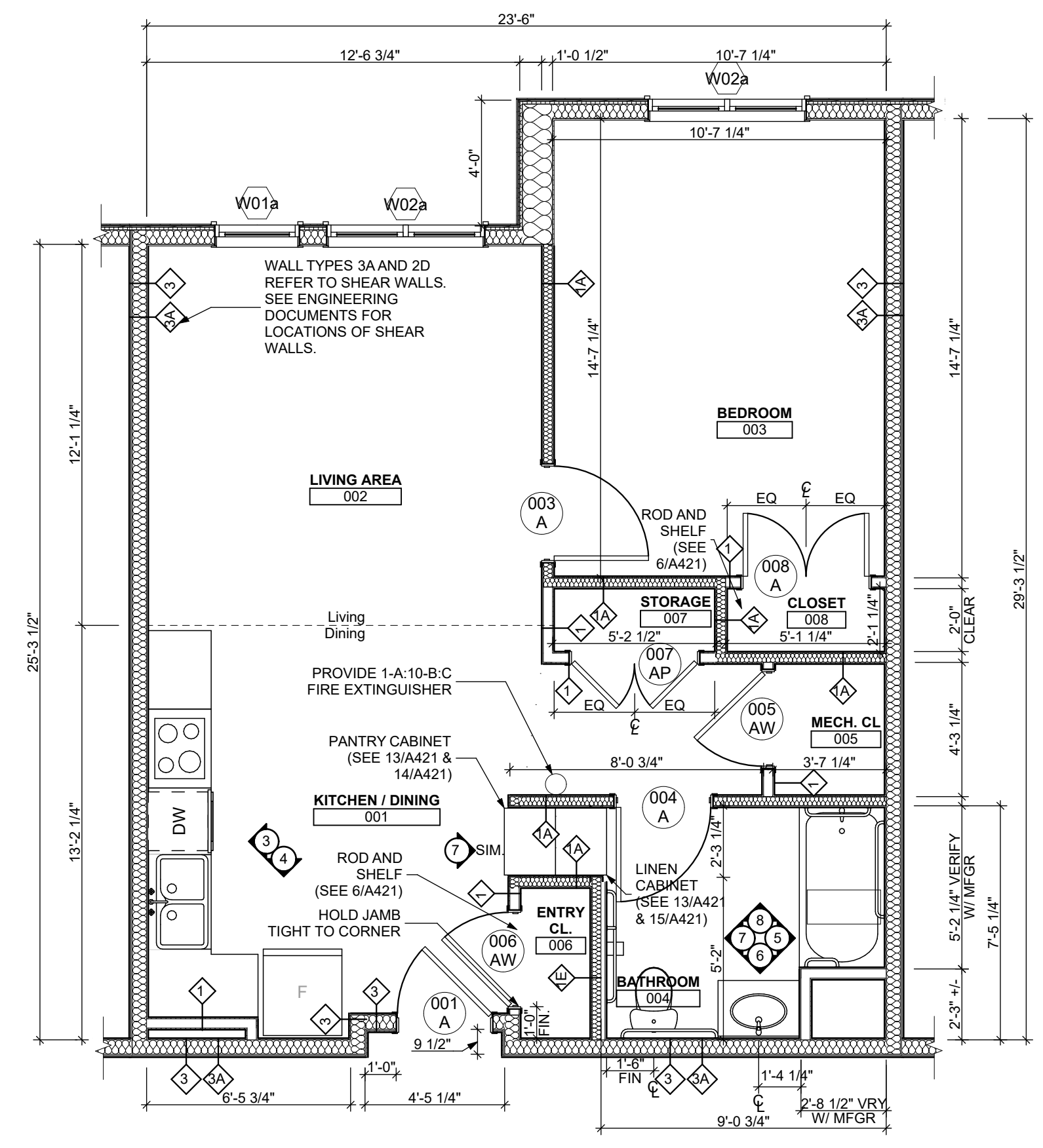
8 ELEVATION: BATHROOM NORTH
 SCALE: 1/2" = 1'-0"

DOOR NOTES

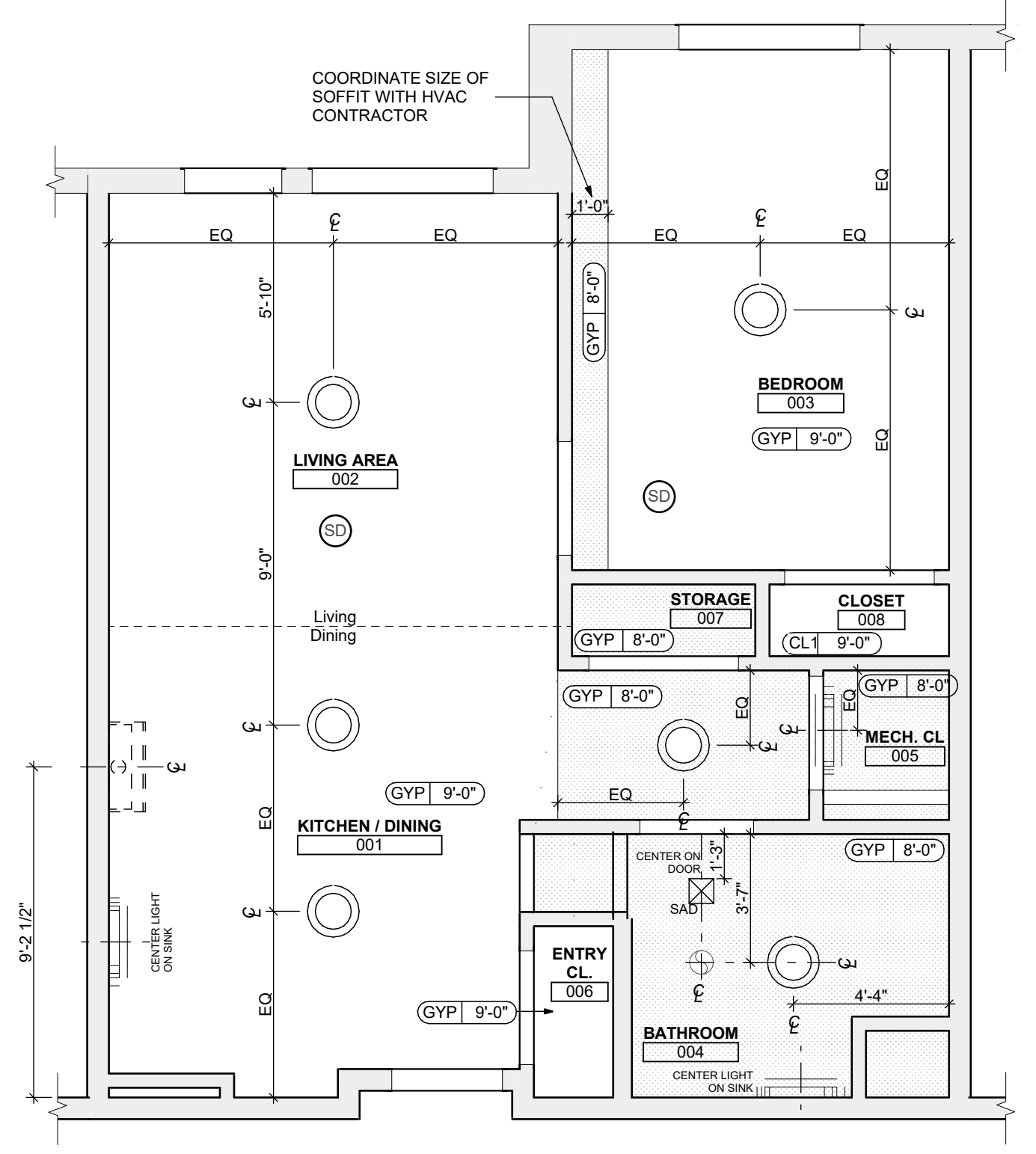
1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT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

MATERIAL FINISH LEGEND

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



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.F. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES**
- X | 0'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

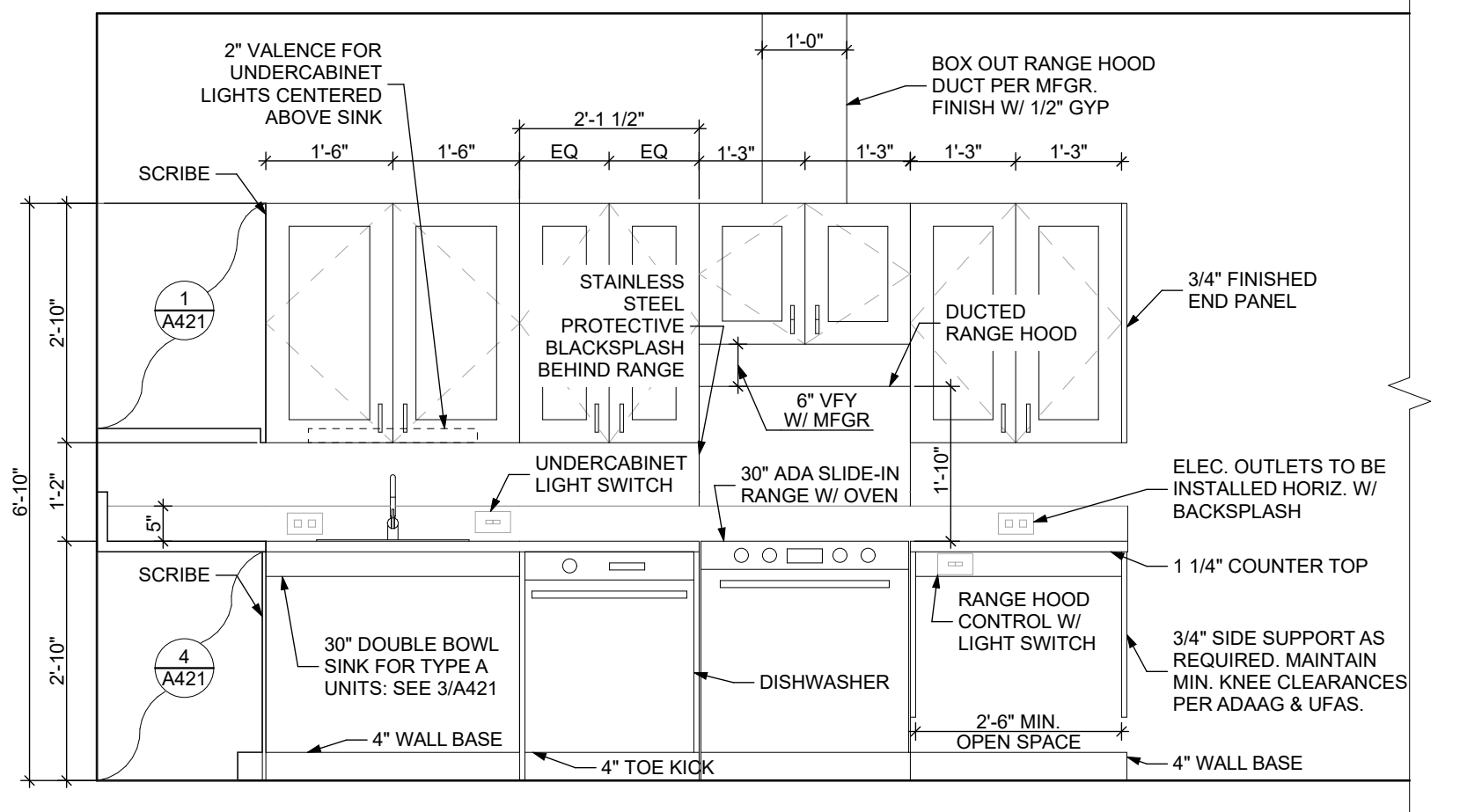
GENERAL RCP NOTES

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

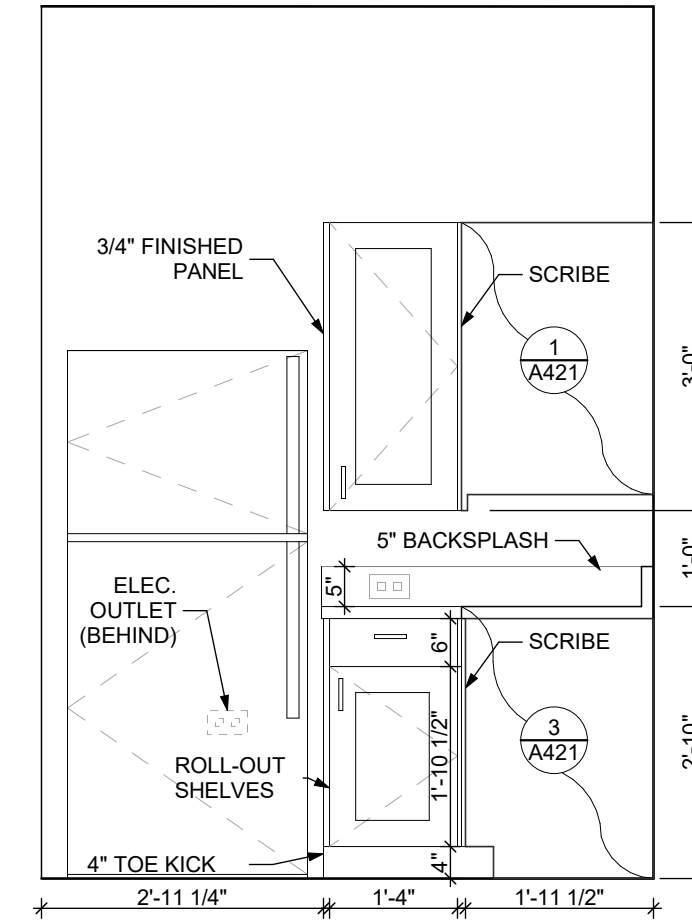
general notes

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

revisions



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



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

FINISH SCHEDULE - UNIT 1G T A

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

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

DOOR SCHEDULE - UNIT 1G T A

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

SQUARE FOOT MATRIX - UNIT 1G T A

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

project title

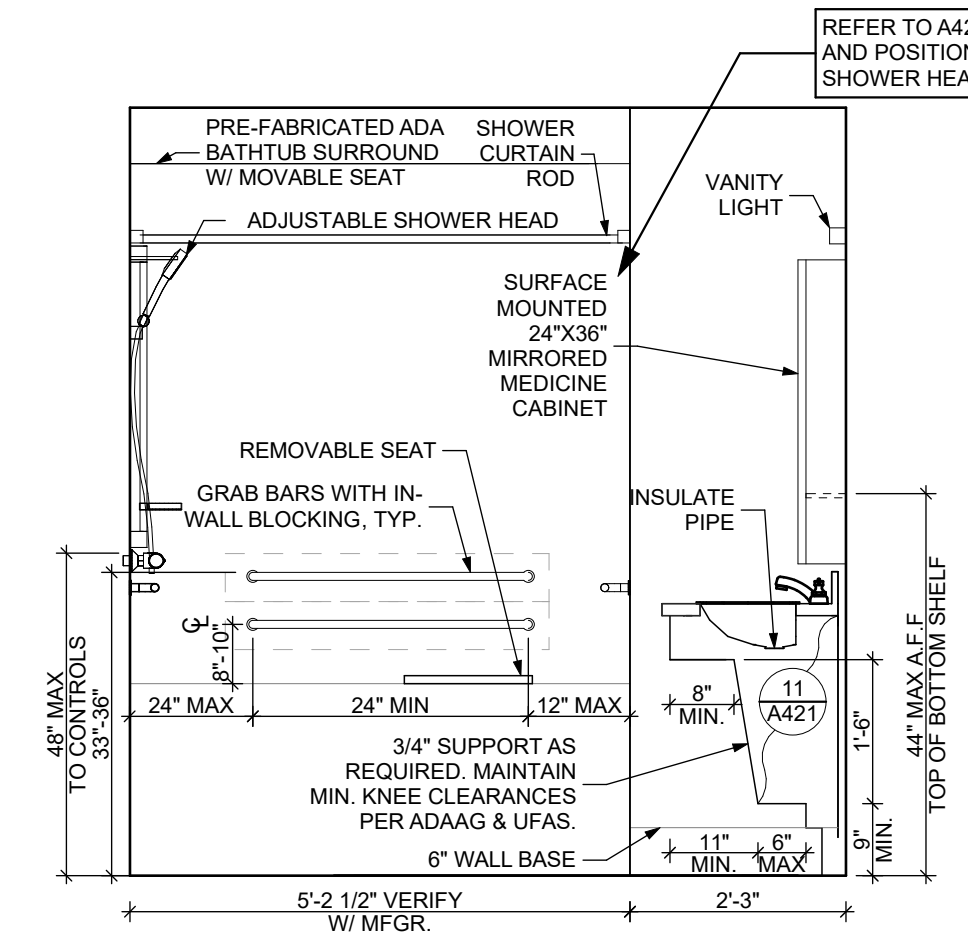
Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA 15219

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

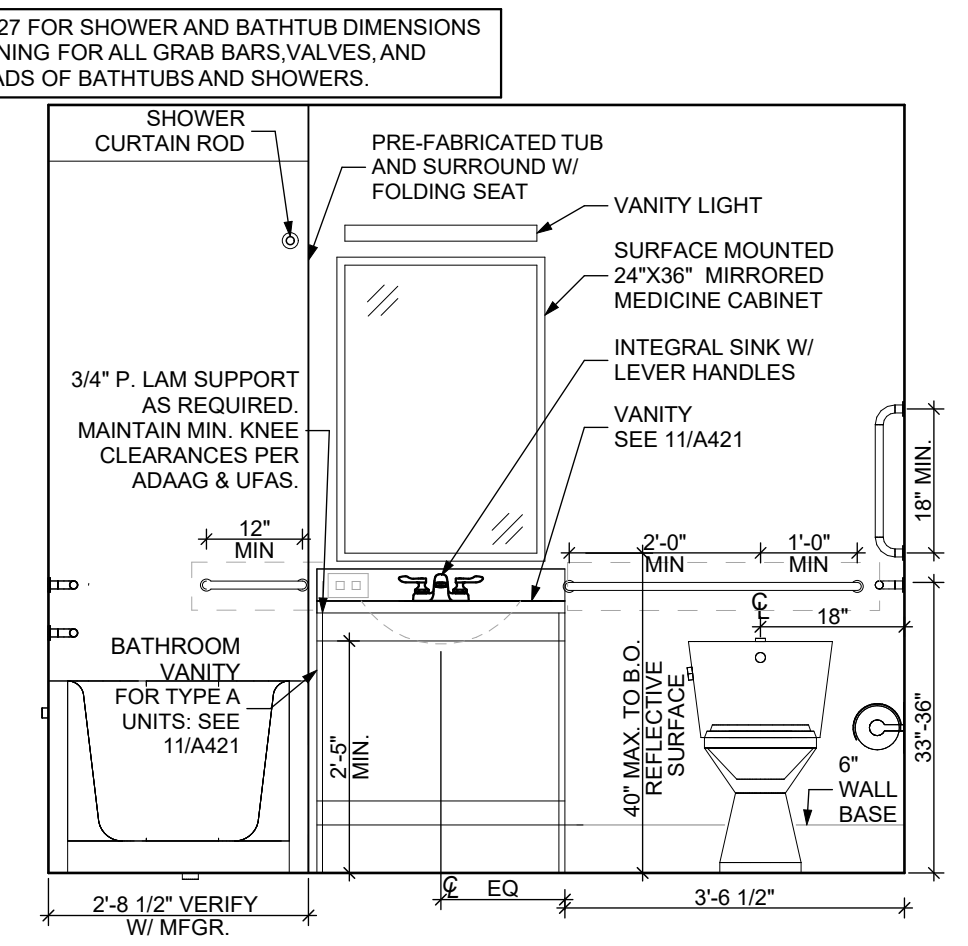
Project Location:
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 246 Penford Street
 Pittsburgh, PA 15214

drawing title

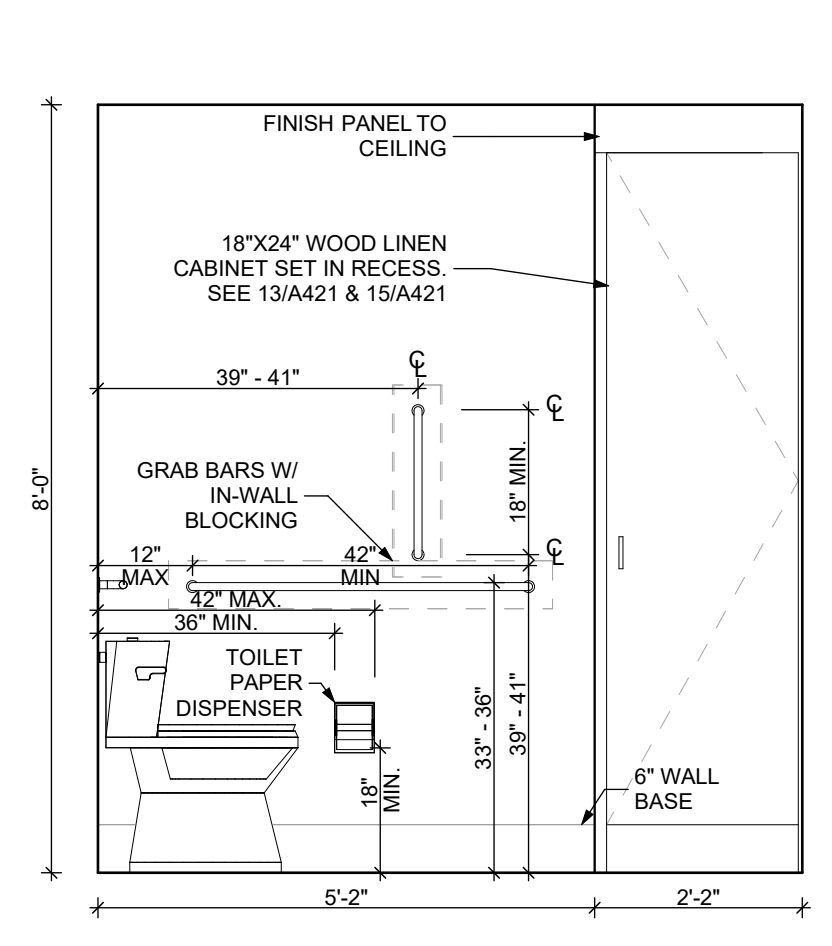
UNIT 1G T A: 1 BEDROOM W/ BATHTUB (TYPE A)



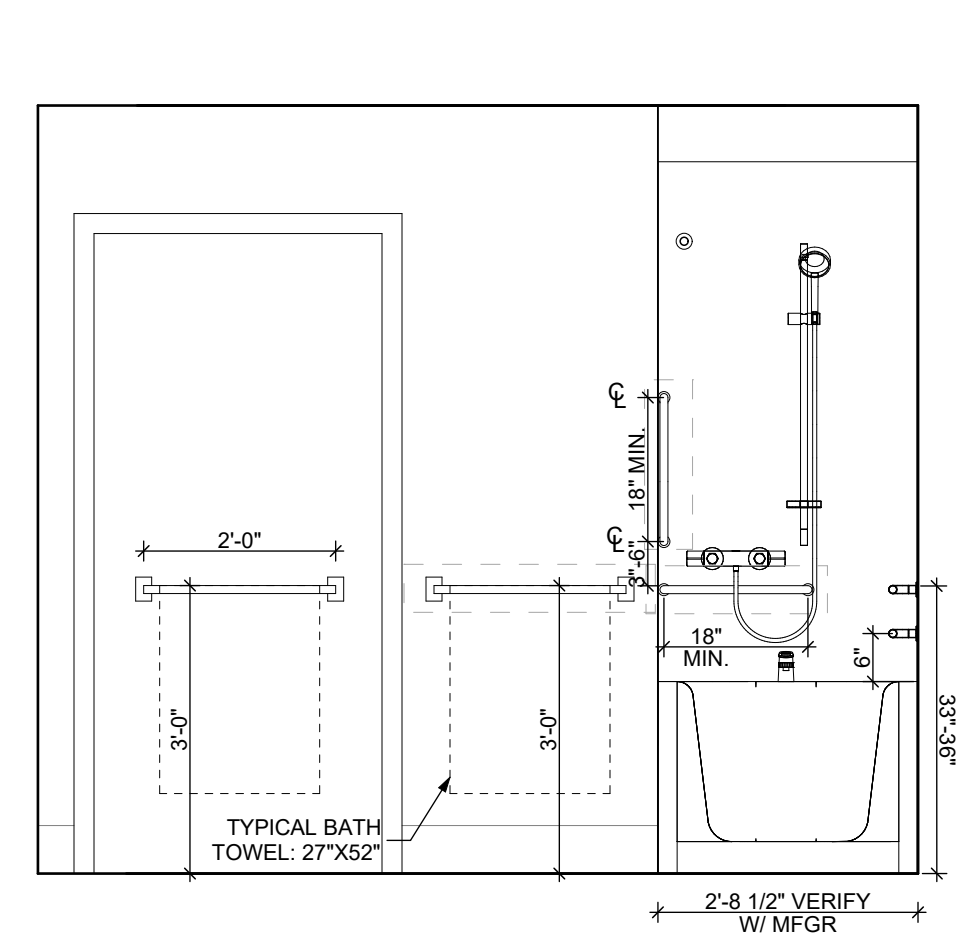
5 ELEVATION BATHROOM EAST
 SCALE: 1/2" = 1'-0"



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



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



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

DOOR NOTES

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

MATERIAL FINISH LEGEND

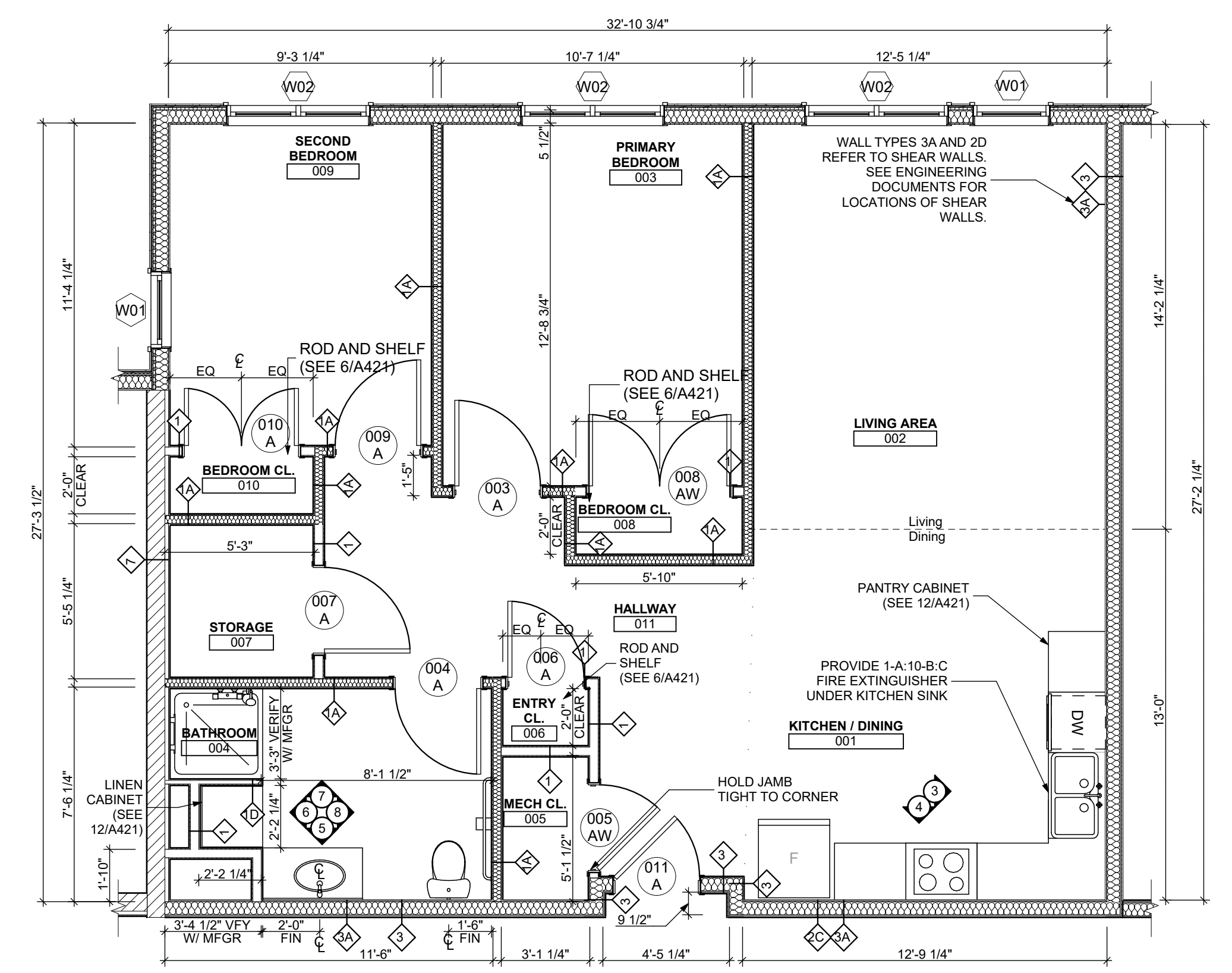
ID	PRODUCT, MFG.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET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

scale
 As Noted

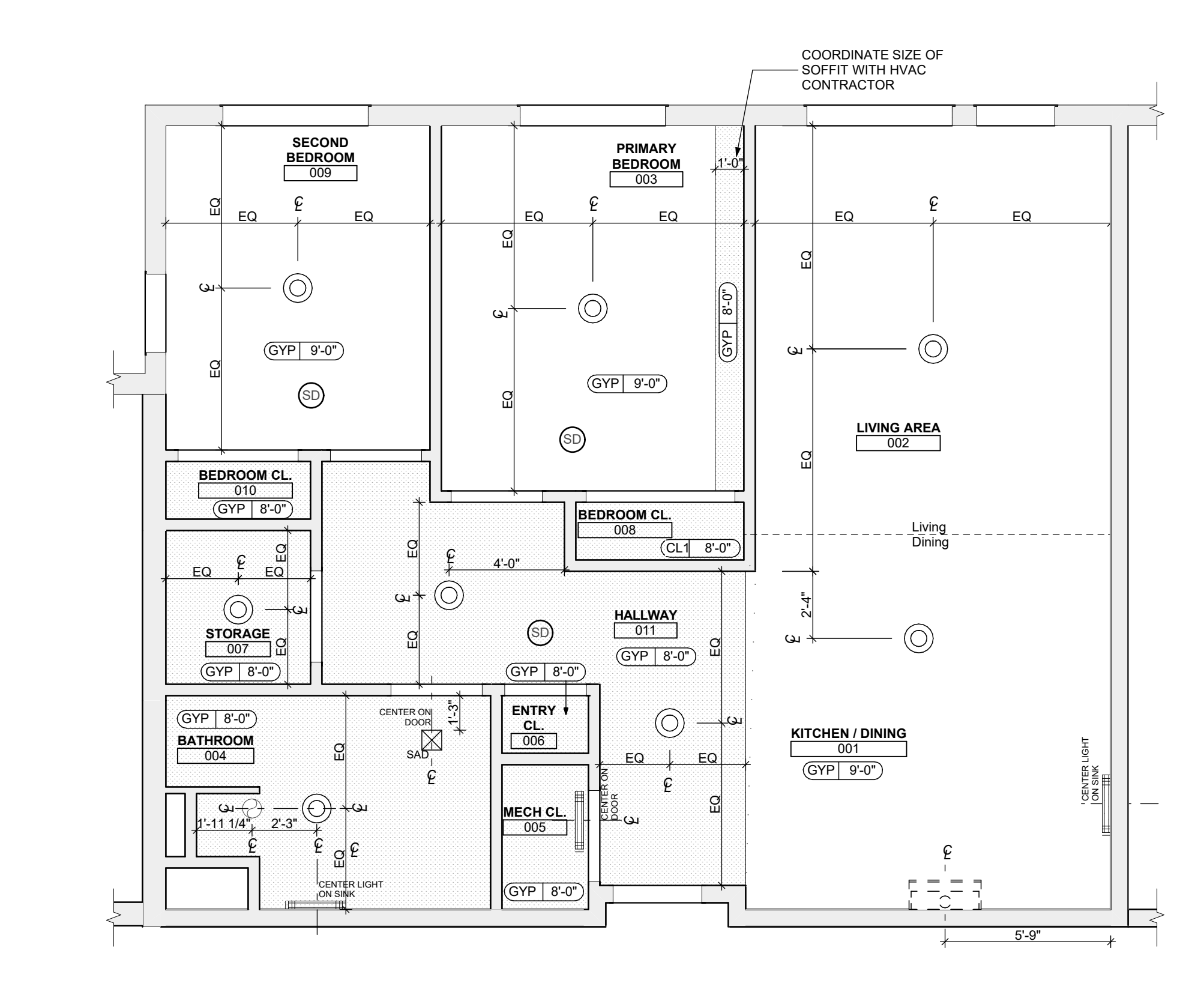
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no. of
107 / **233**

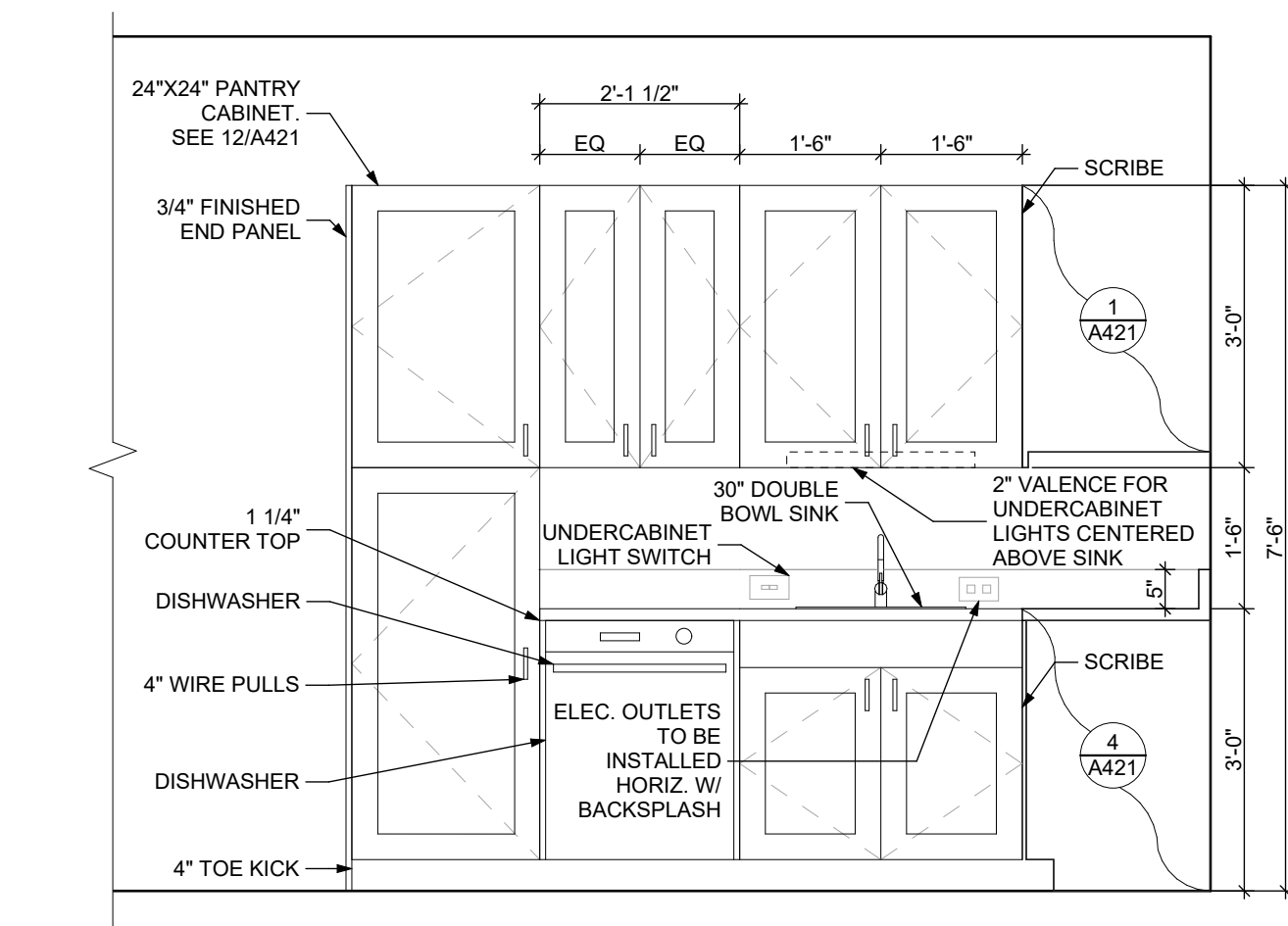
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A414
 Project #2040



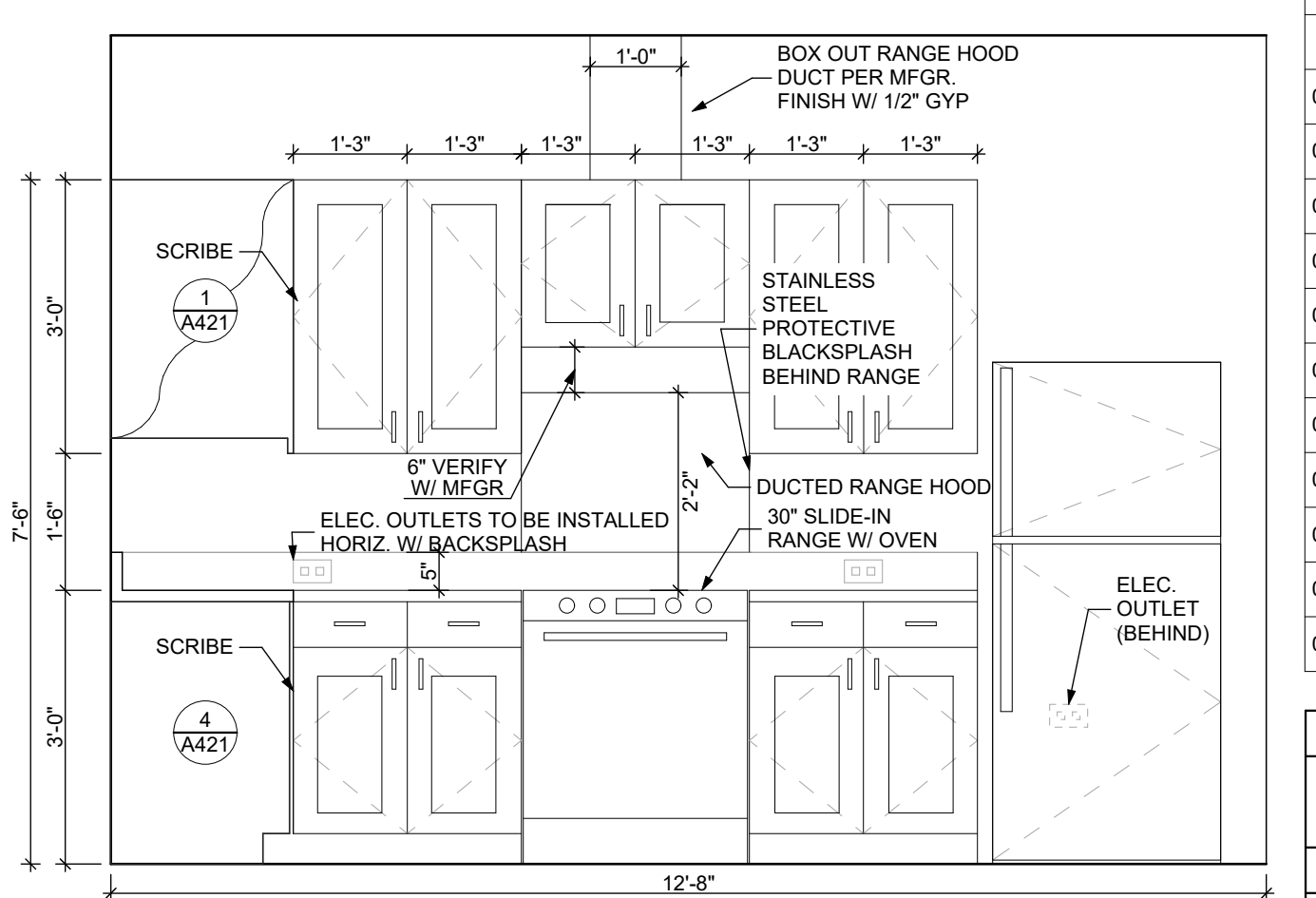
1 UNIT 2A S: 1 BEDROOM W/ SHOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



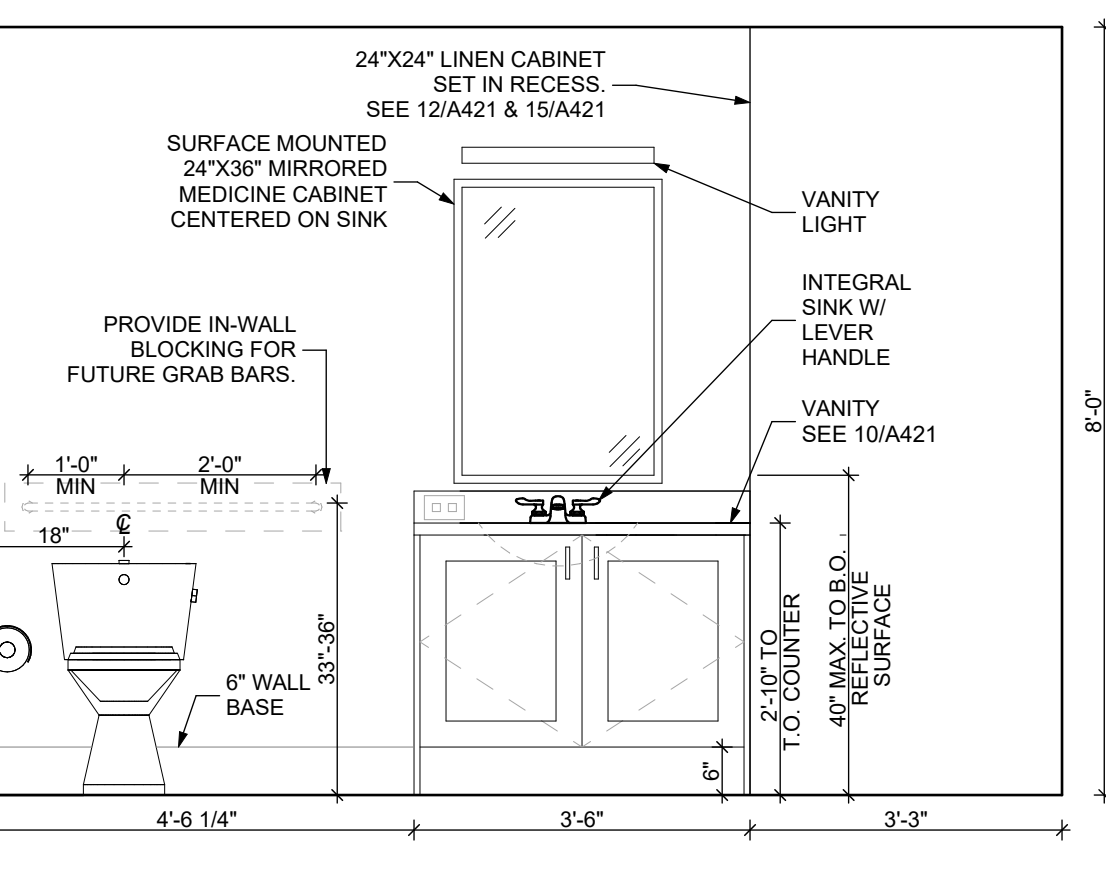
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 SCALE: 1/4" = 1'-0"



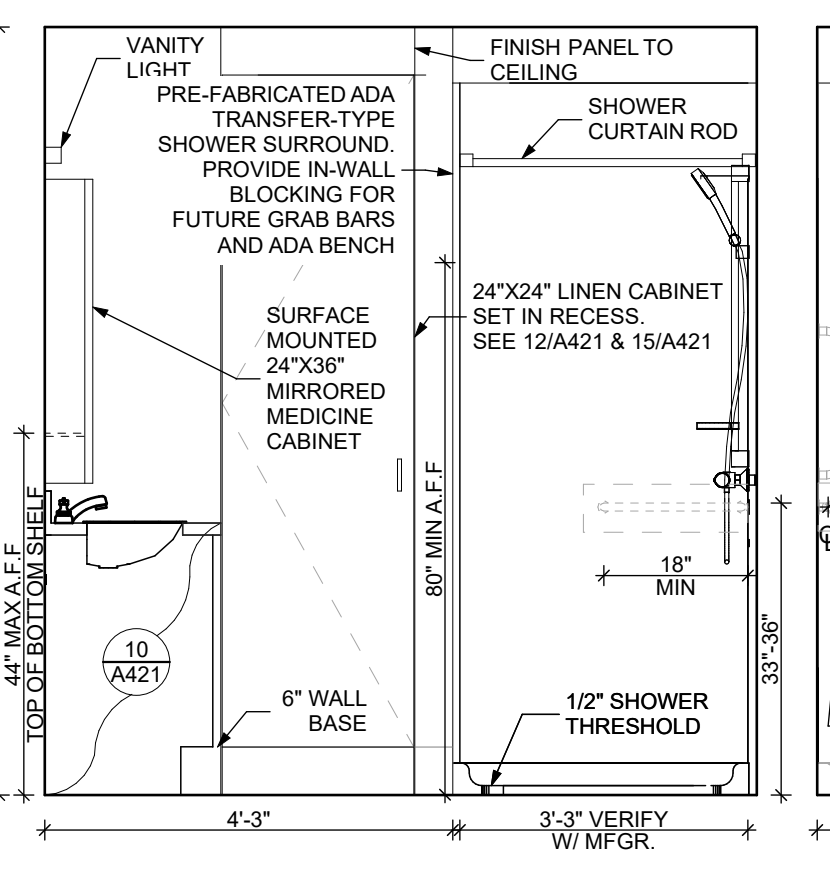
3 ELEVATION: KITCHEN EAST
 SCALE: 1/2" = 1'-0"



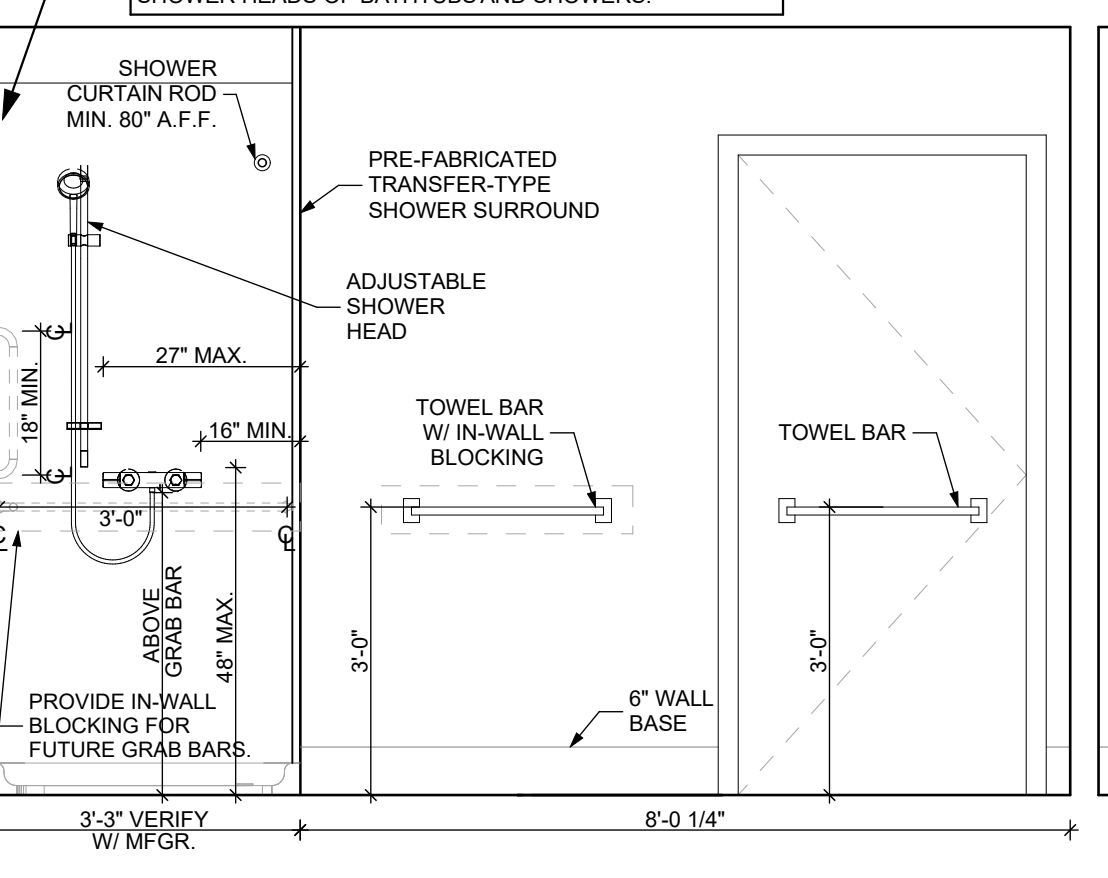
4 ELEVATION: KITCHEN SOUTH
 SCALE: 1/2" = 1'-0"



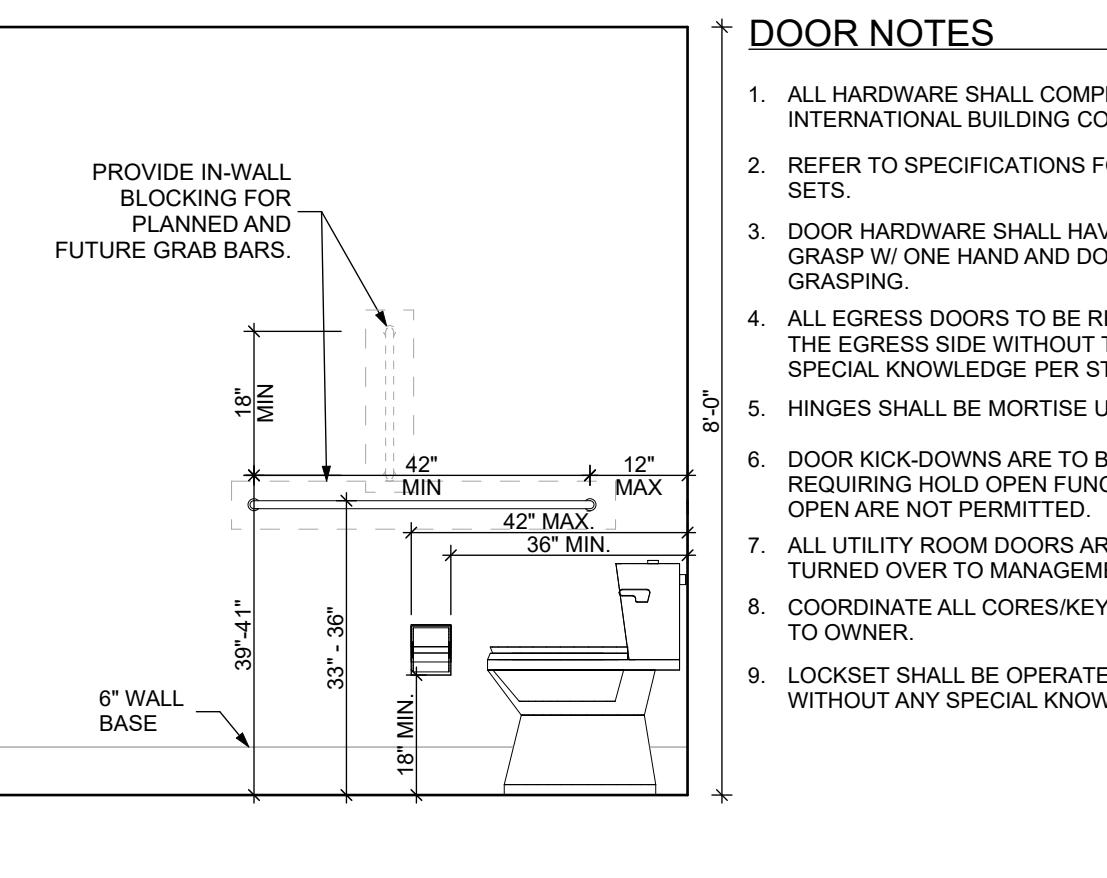
5 ELEVATION: BATHROOM SOUTH
 SCALE: 1/2" = 1'-0"



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



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

- GENERAL FLOOR PLAN NOTES**
- ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
 - DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
 - ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
 - GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
 - VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
 - REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
 - REFER TO PLUMBING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
 - PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
 - PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
 - PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
 - FINISH ALL WALLS AND SIDES AROUND REMOVABLE BASE CABINETS.
 - ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.F. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X | 9'-0" CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

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

GENERAL RCP NOTES

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

FINISH SCHEDULE - UNIT 2A S

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

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

DOOR SCHEDULE: UNIT 2A S

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

DOOR NOTES

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

MATERIAL FINISH LEGEND

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

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.
- 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.

revisions

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA, 15219

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

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

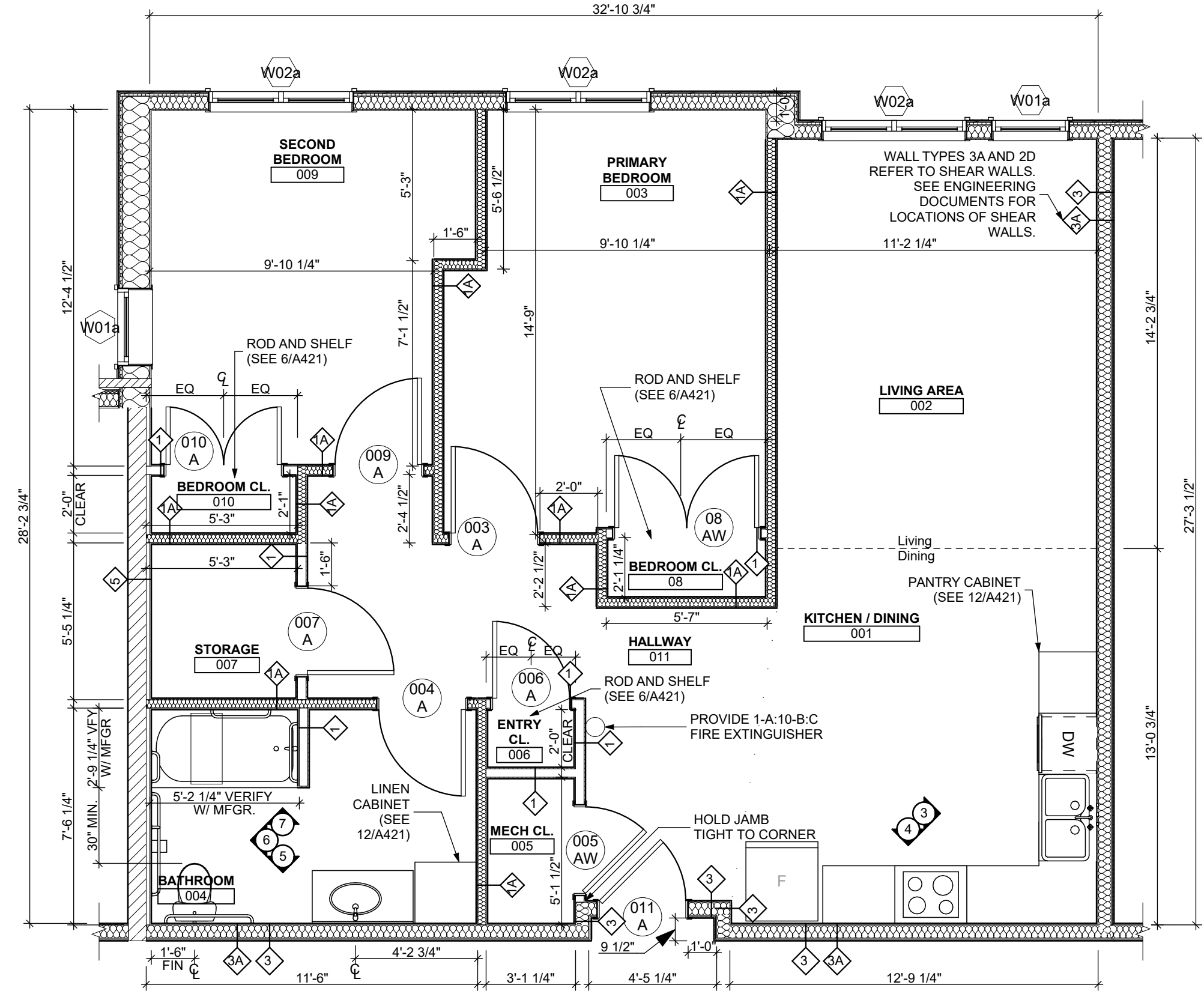
UNIT 2A S: 2 BEDROOM W/ SHOWER (TYPE B)

scale
As Noted

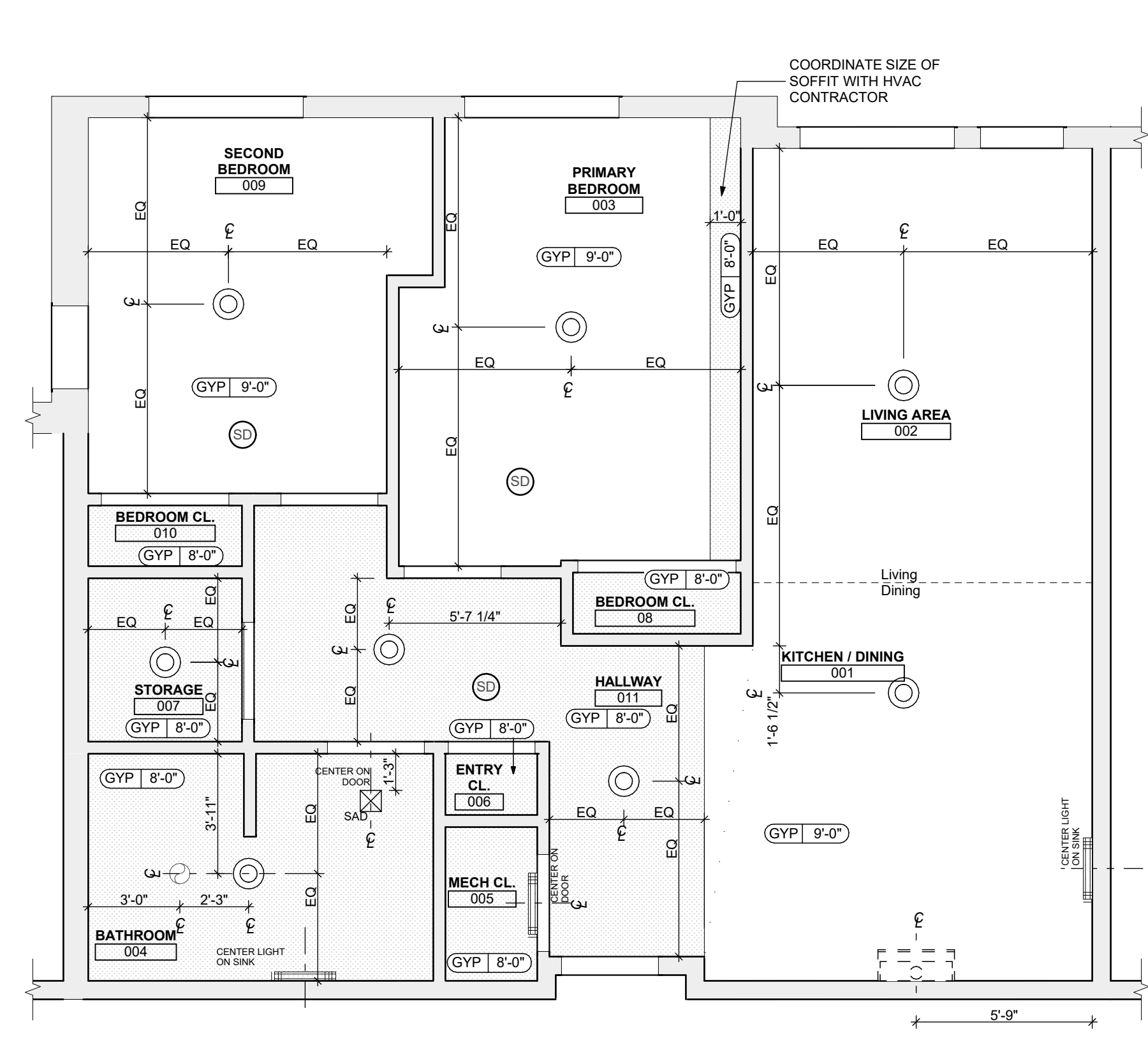
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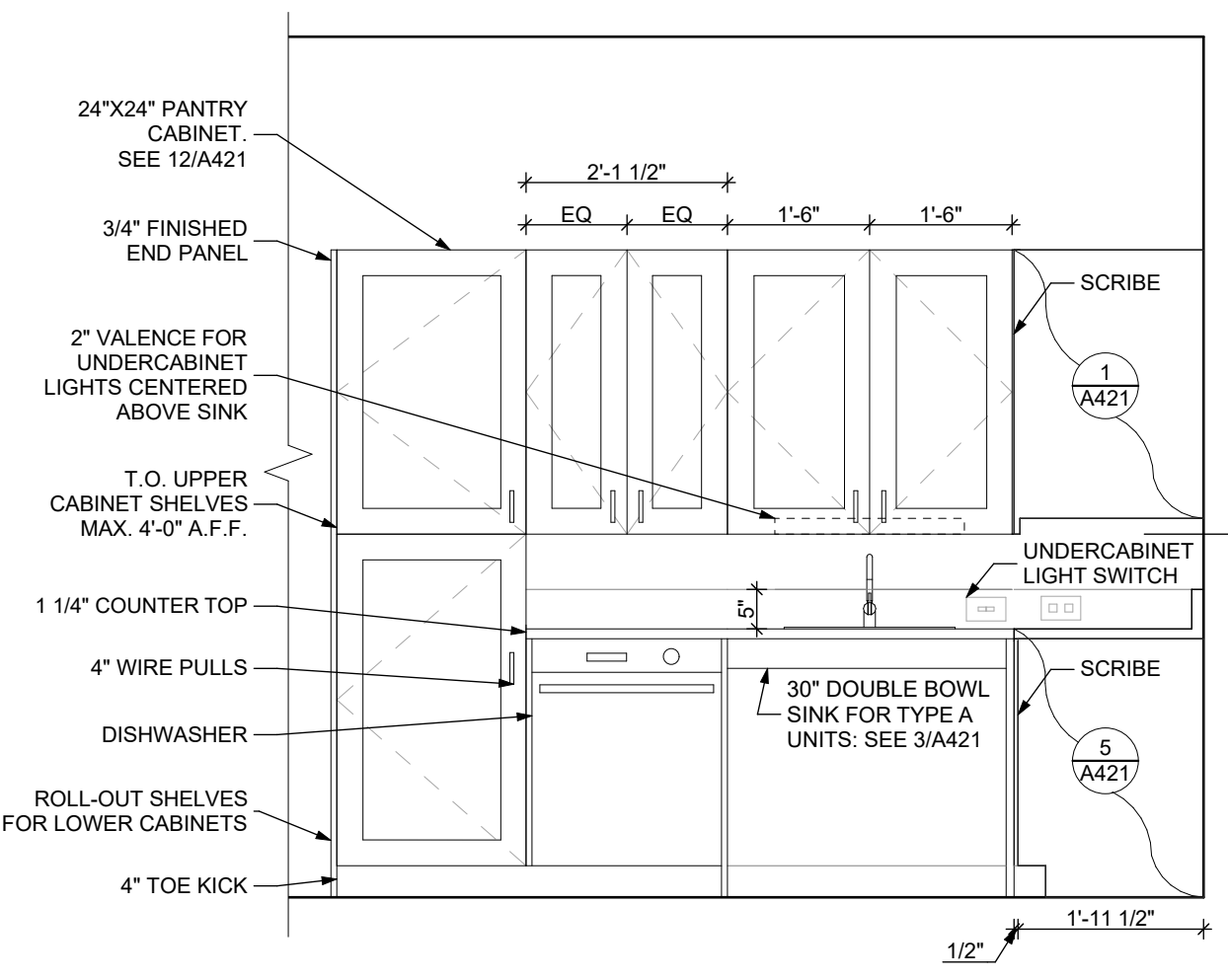
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Project #2040



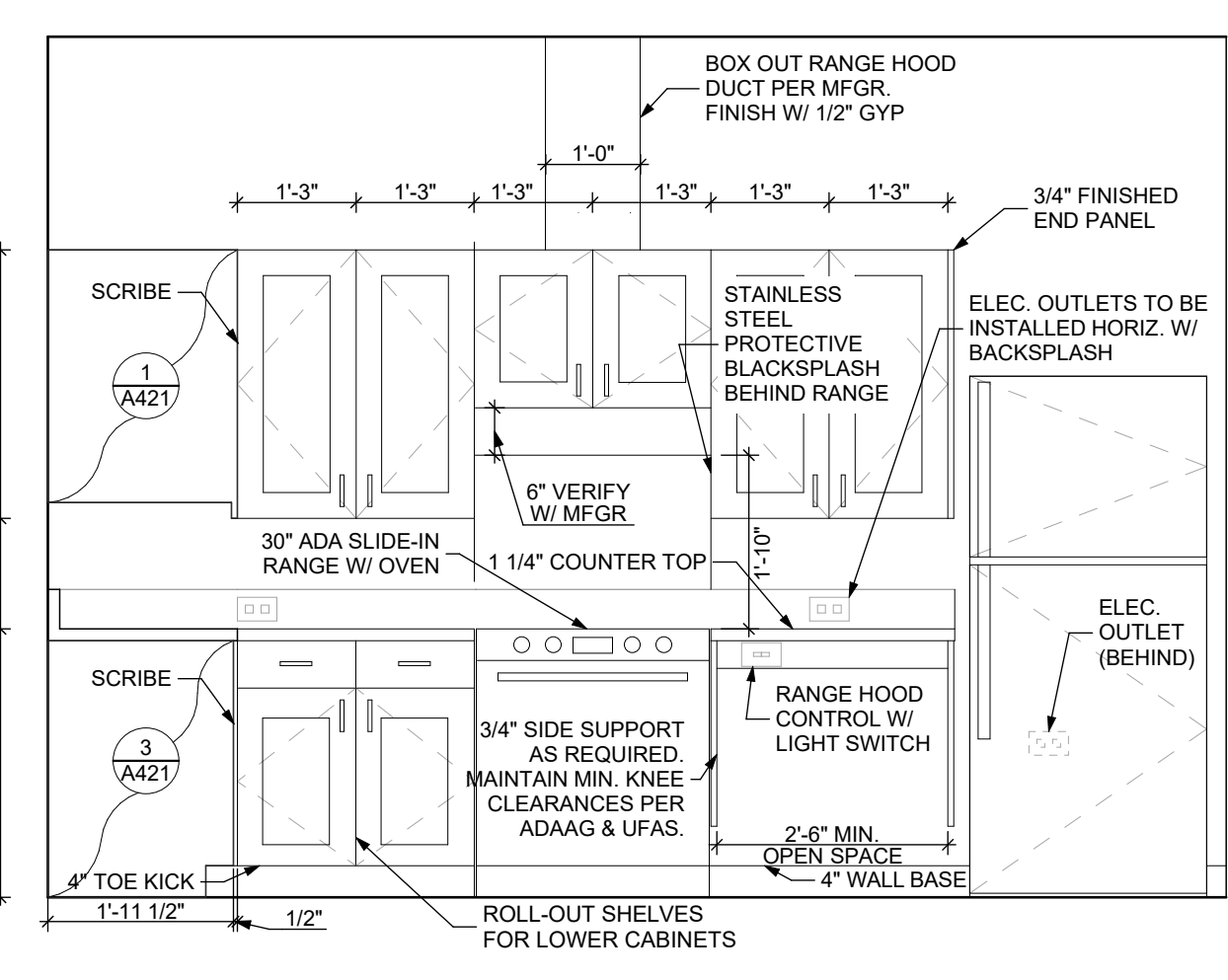
1 UNIT 2B T (TYPE - A): 1 BEDROOM W/ BATHTUB FLOOR PLAN
 SCALE: 1/4" = 1'-0"



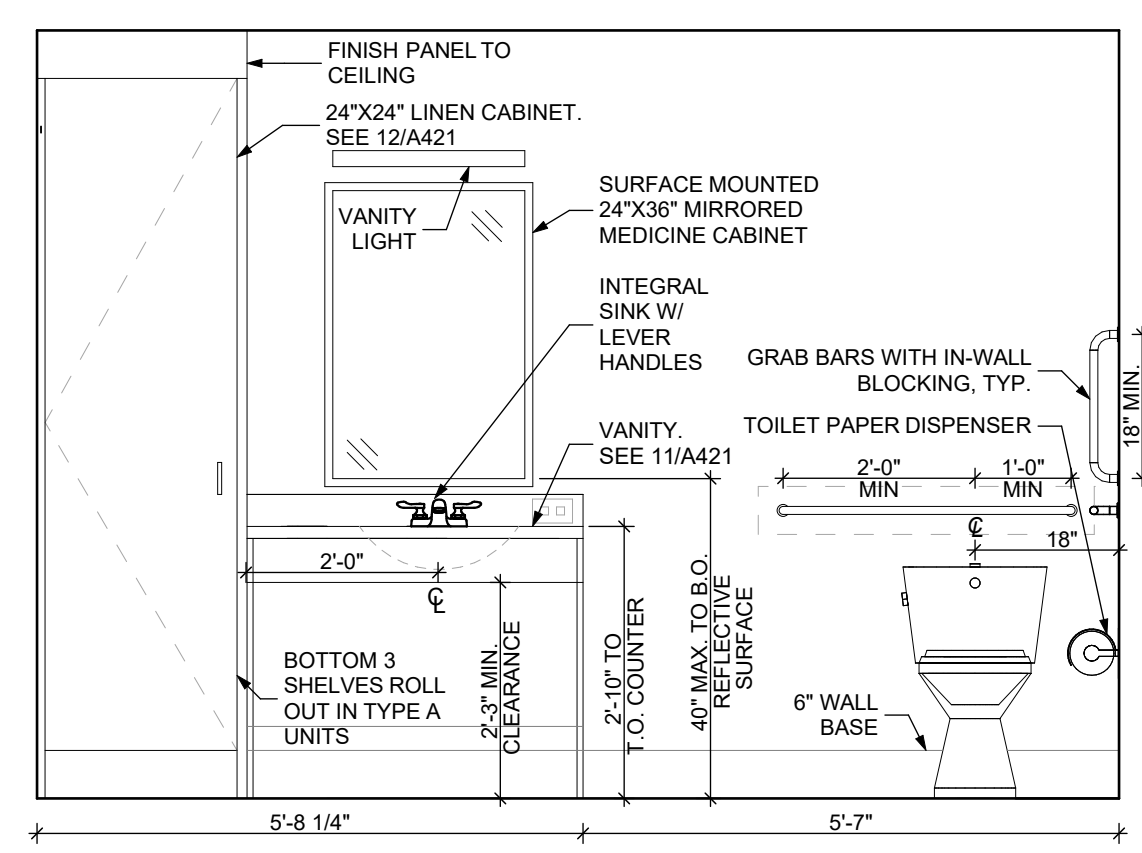
2 UNIT 2B T (TYPE - A): 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"



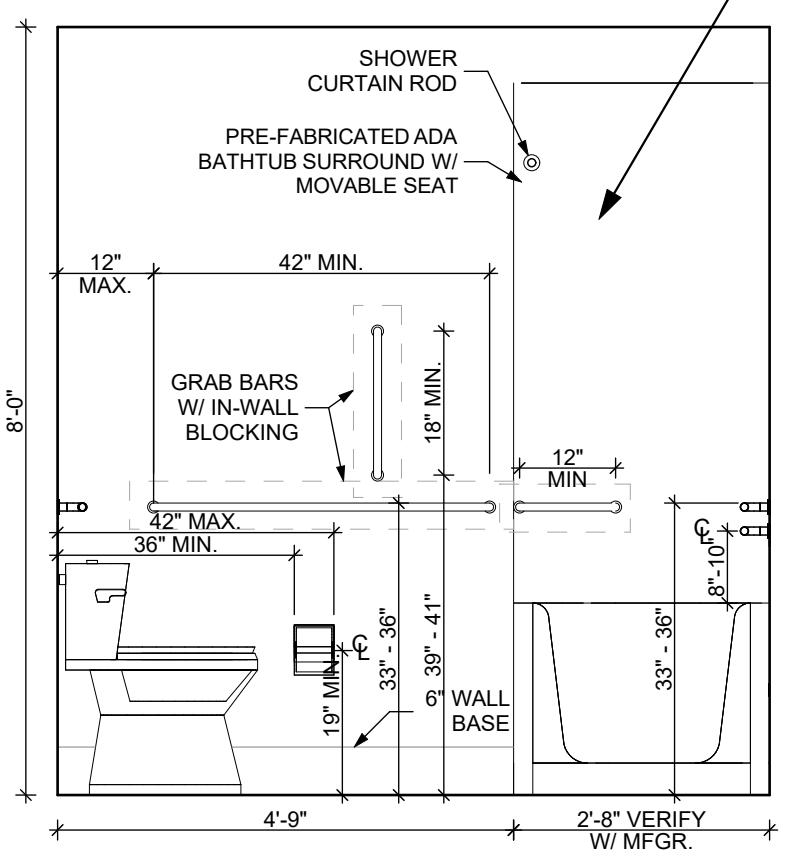
3 ELEVATION: KITCHEN EAST
 SCALE: 1/2" = 1'-0"



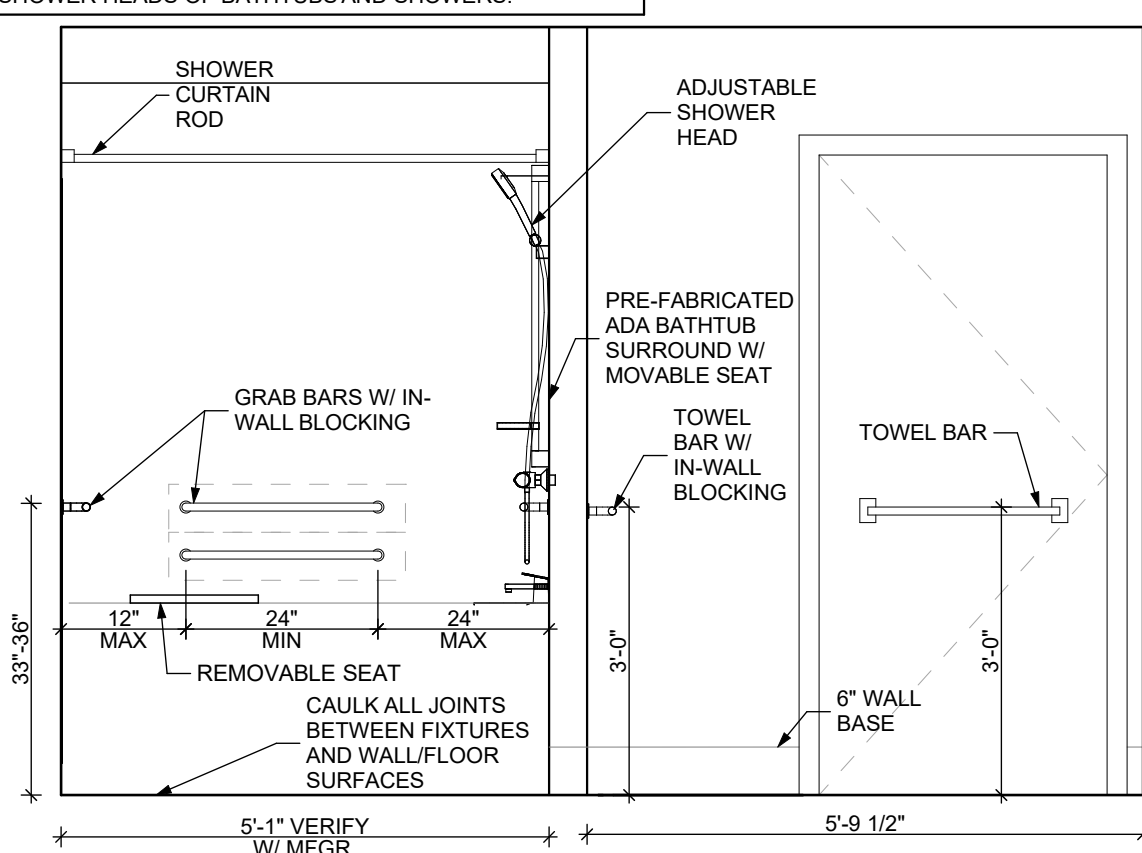
4 ELEVATION: KITCHEN SOUTH
 SCALE: 1/2" = 1'-0"



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



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



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

FINISH SCHEDULE - UNIT 2B T A

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

DOOR SCHEDULE: UNIT 2B T A

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF		FRAME		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	
003 A	PRIMARY BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE
004 A	BATHROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE
005 AW	MECH CL.	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F88)	HINGE 1 1/2 PAIR; STOP
006 A	ENTRY CL.	2'-8" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE
007 A	STORAGE	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE
009 A	SECOND BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE
010 A	BEDROOM CL.	4'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE
011 A	HALLWAY	3'-0" x 6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR; STOP; SWEEP; KICKPLATE; THRESHOLD
08 AW	BEDROOM CL.	5'-0" x 6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE

DOOR NOTES

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

MATERIAL FINISH LEGEND

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

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

SQUARE FOOT MATRIX - UNIT 2B T A

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	970	909
KITCHEN & DINING		153
LIVING		157
PRIMARY BEDROOM		154
SECOND BEDROOM		127
BATHROOM		83

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.
- 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 or its consultants shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA 15219

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

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

drawing title

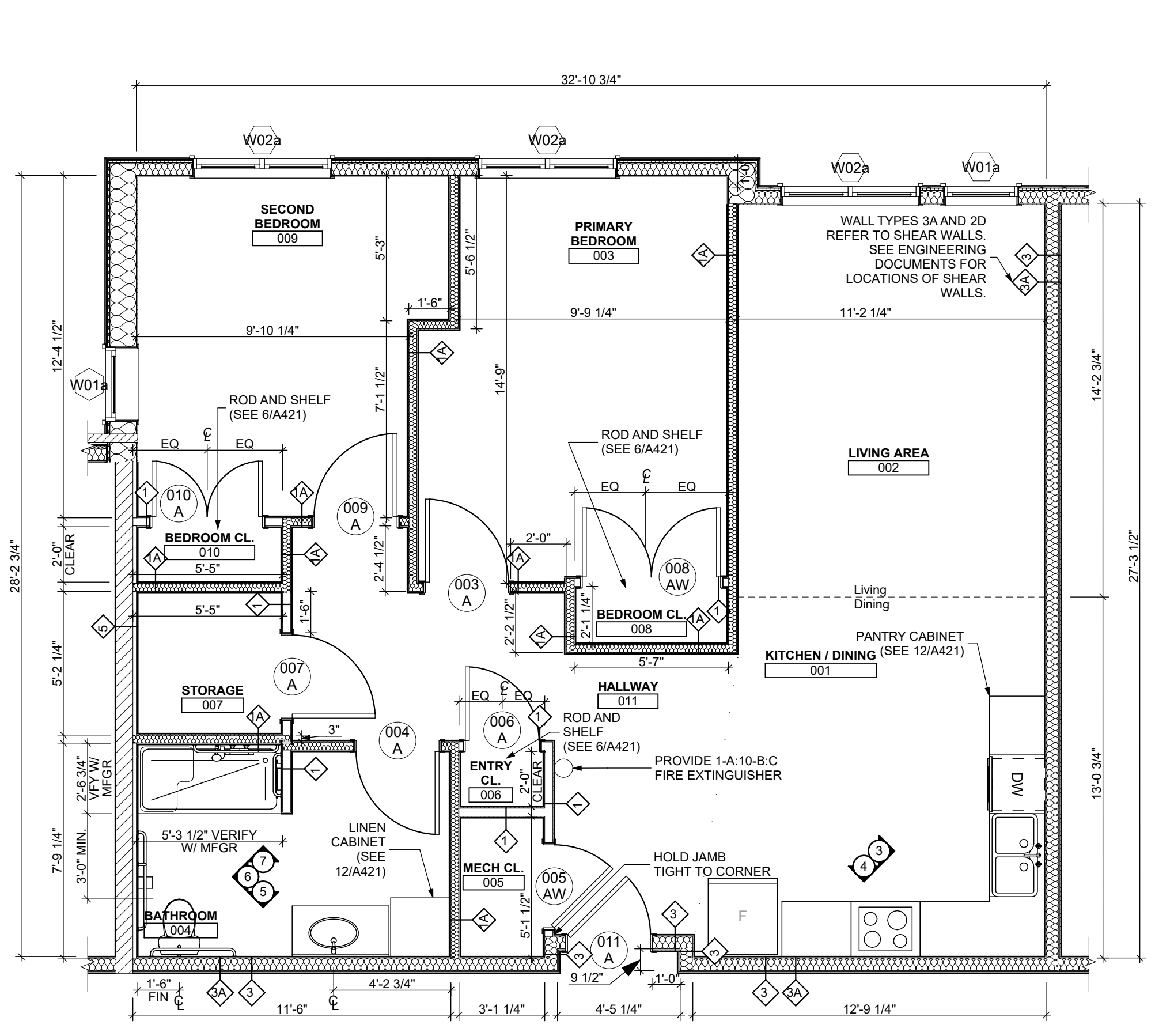
UNIT 2B T A: 2 BEDROOM W/ BATHTUB (TYPE A)

scale
As Noted

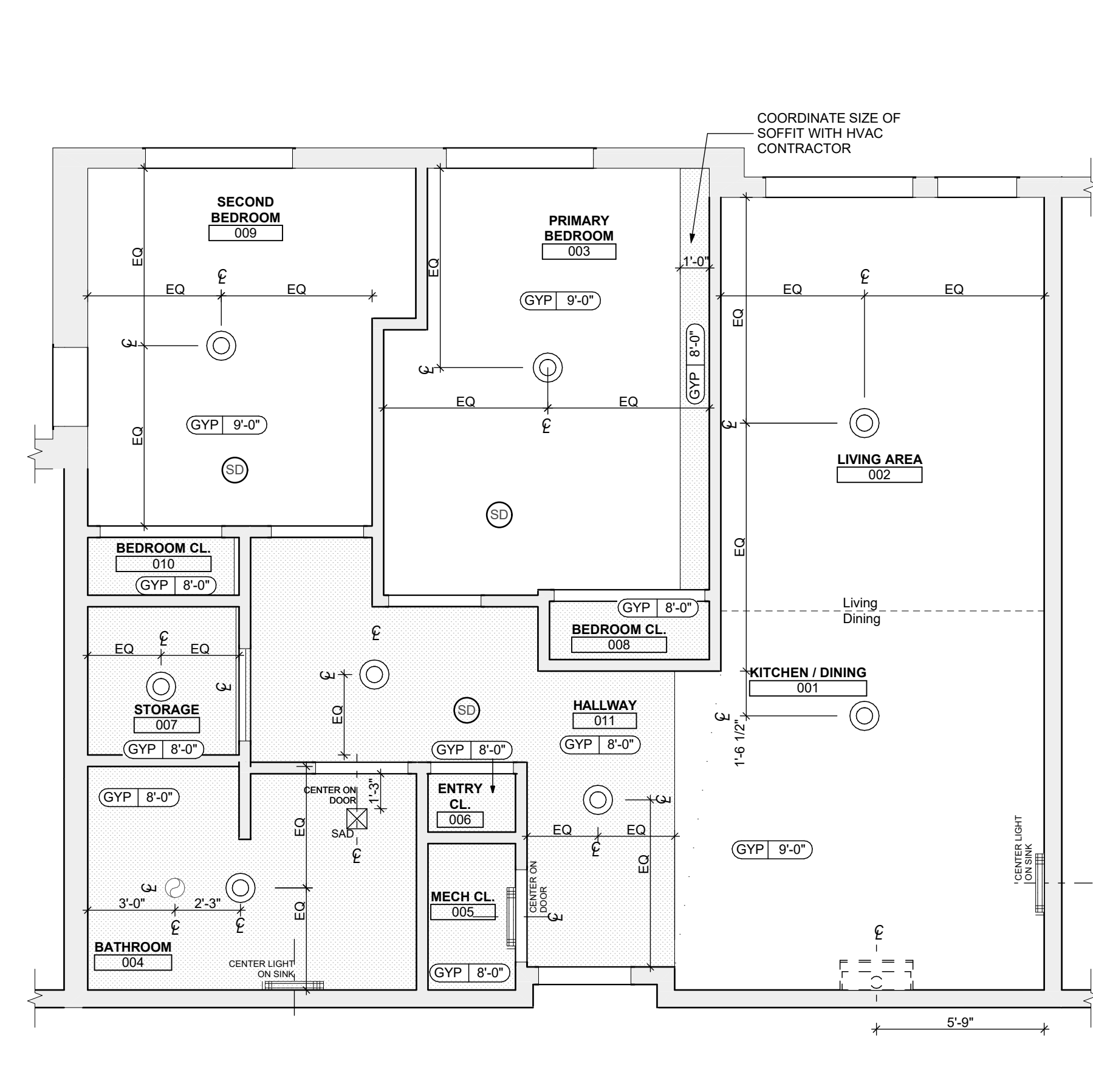
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December 3rd, 2023

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Project #2040



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

- ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.P. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS' SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
- ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
- DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED UNIT COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
- X 0'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

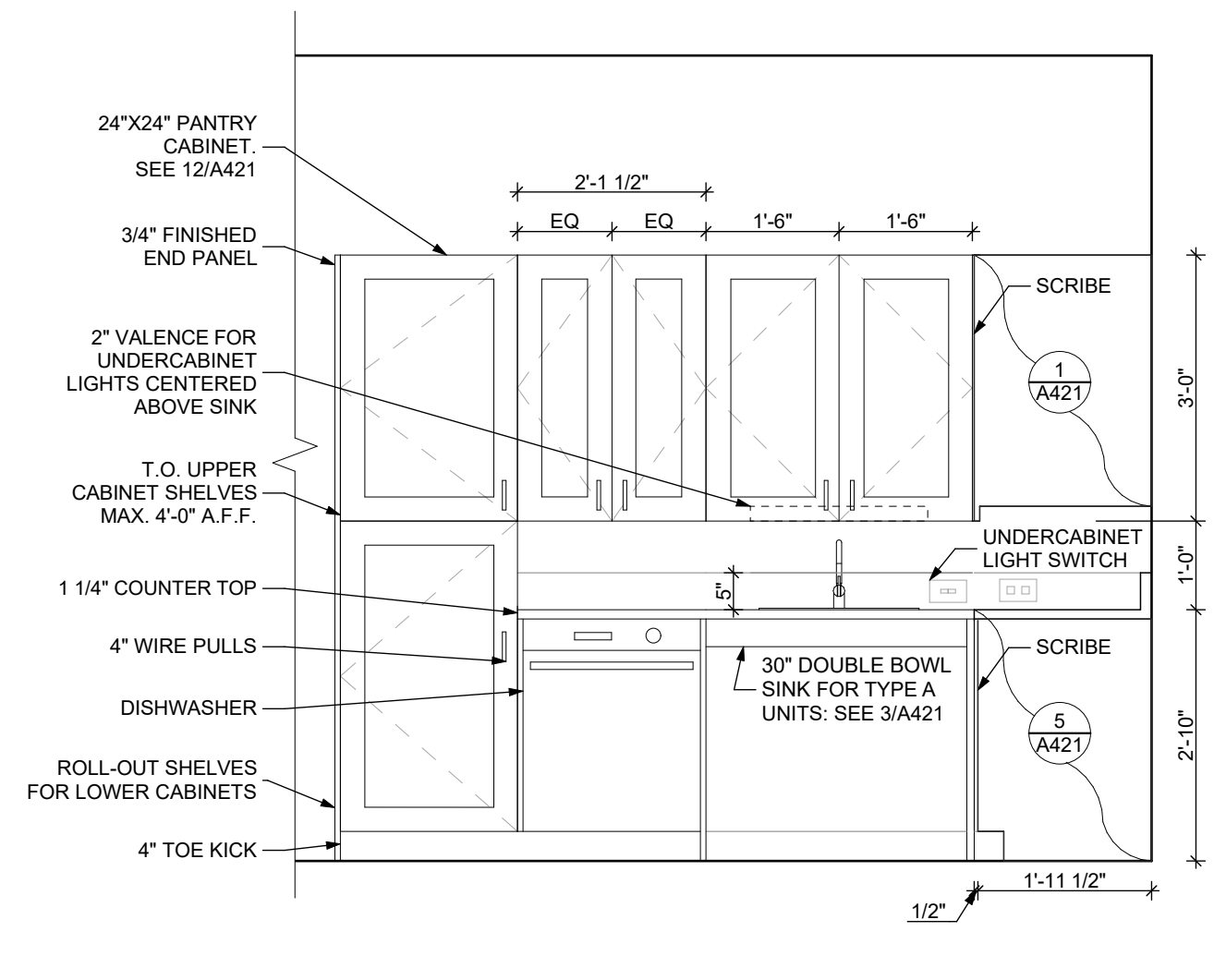
GENERAL RCP NOTES

- CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
- COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
- SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
- COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
- UNIT RCPs ARE DRAWN SEPARATELY FROM BUILDING RCPs.
- DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.

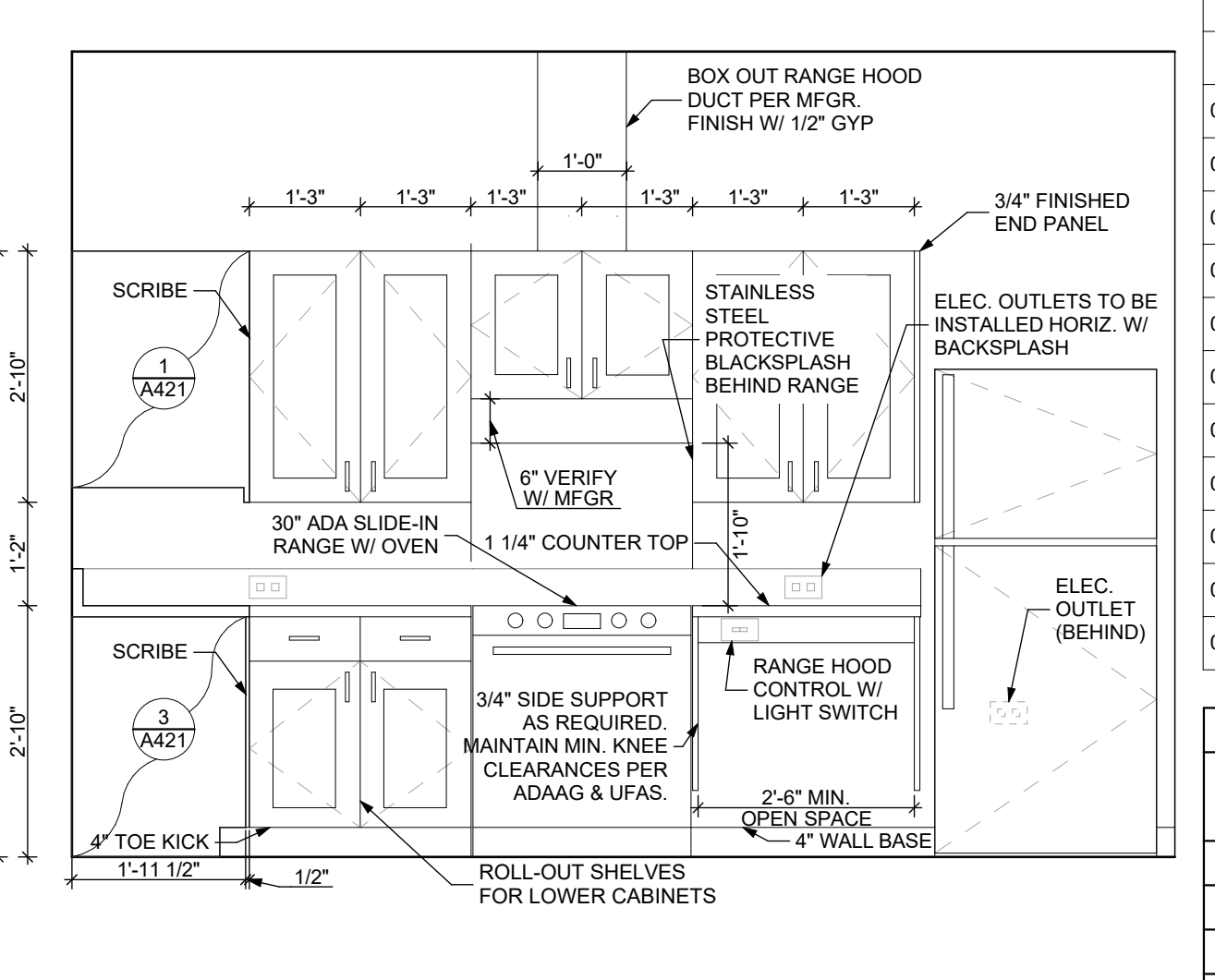
general notes

- 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.
- 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.

revisions



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



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

FINISH SCHEDULE - UNIT 2B S A

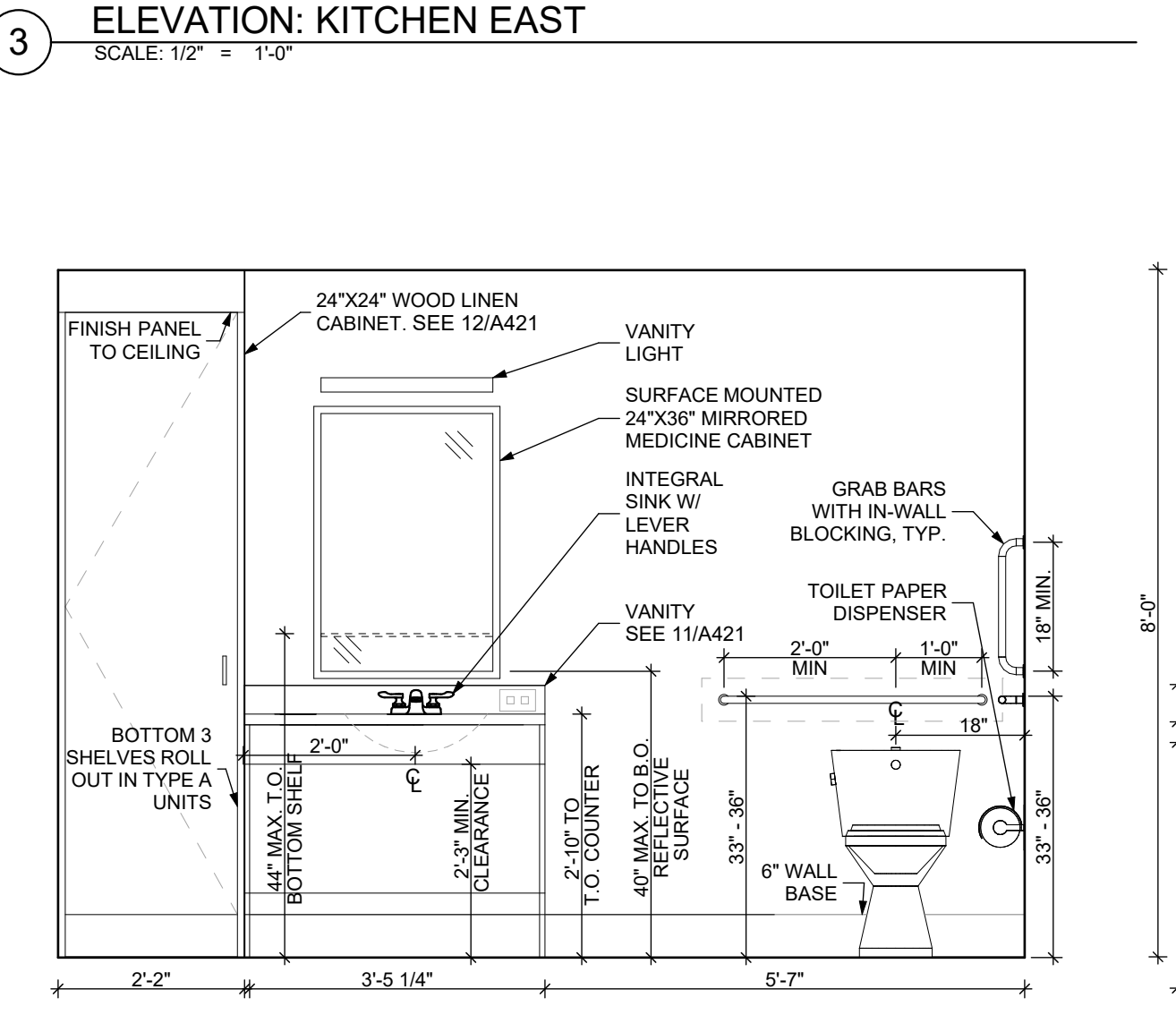
NUMBER	ROOM	WALLS				FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
		NORTH	EAST	SOUTH	WEST						
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	PRIMARY BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1	P-1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

BATHROOM ACCESSORIES SCHEDULE - UNITS

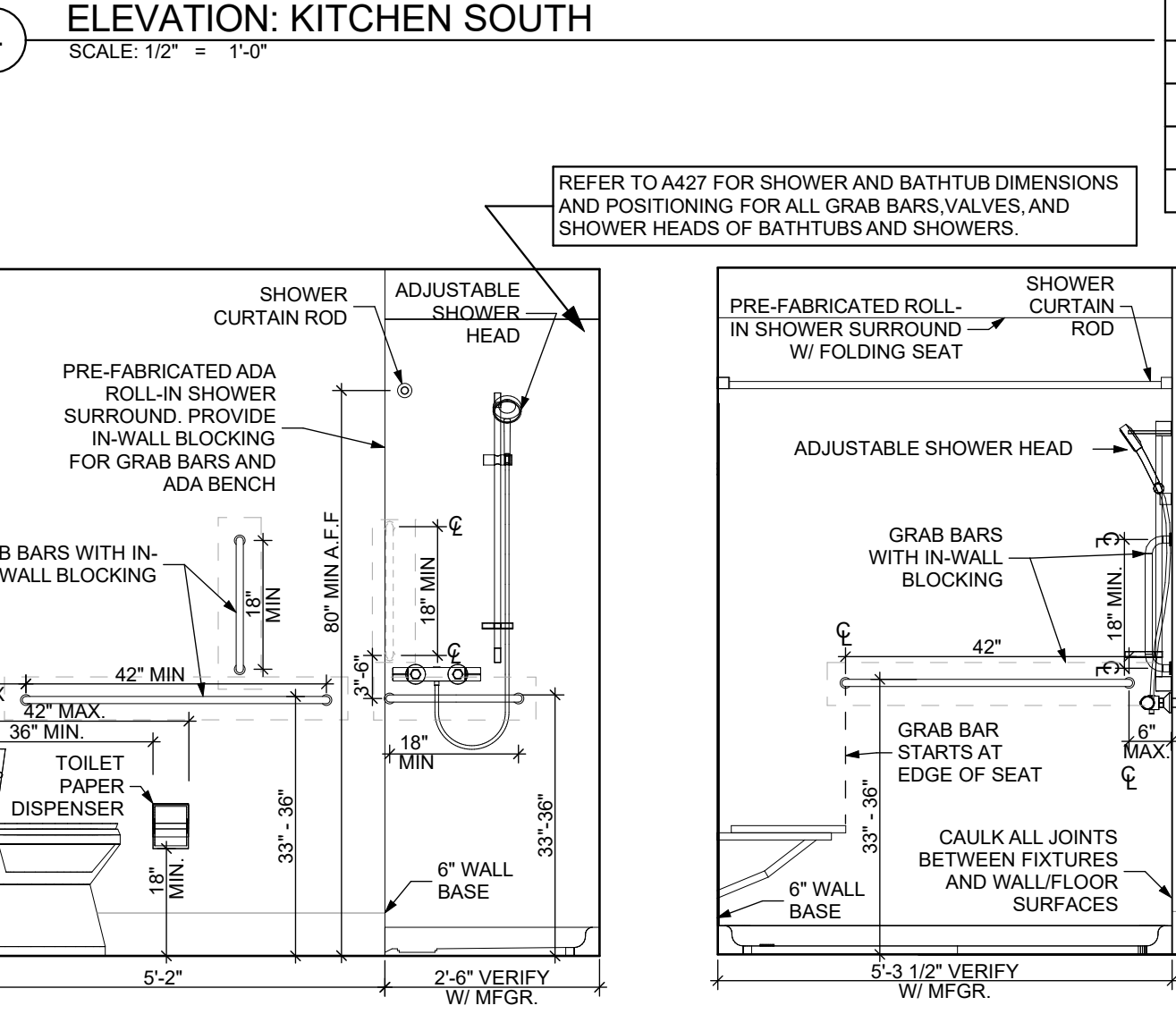
DESCRIPTION	PRODUCT, MFR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 80" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 80" LONG (VERIFY W/ MFR) 80"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

SQUARE FOOT MATRIX - UNIT 2B S A

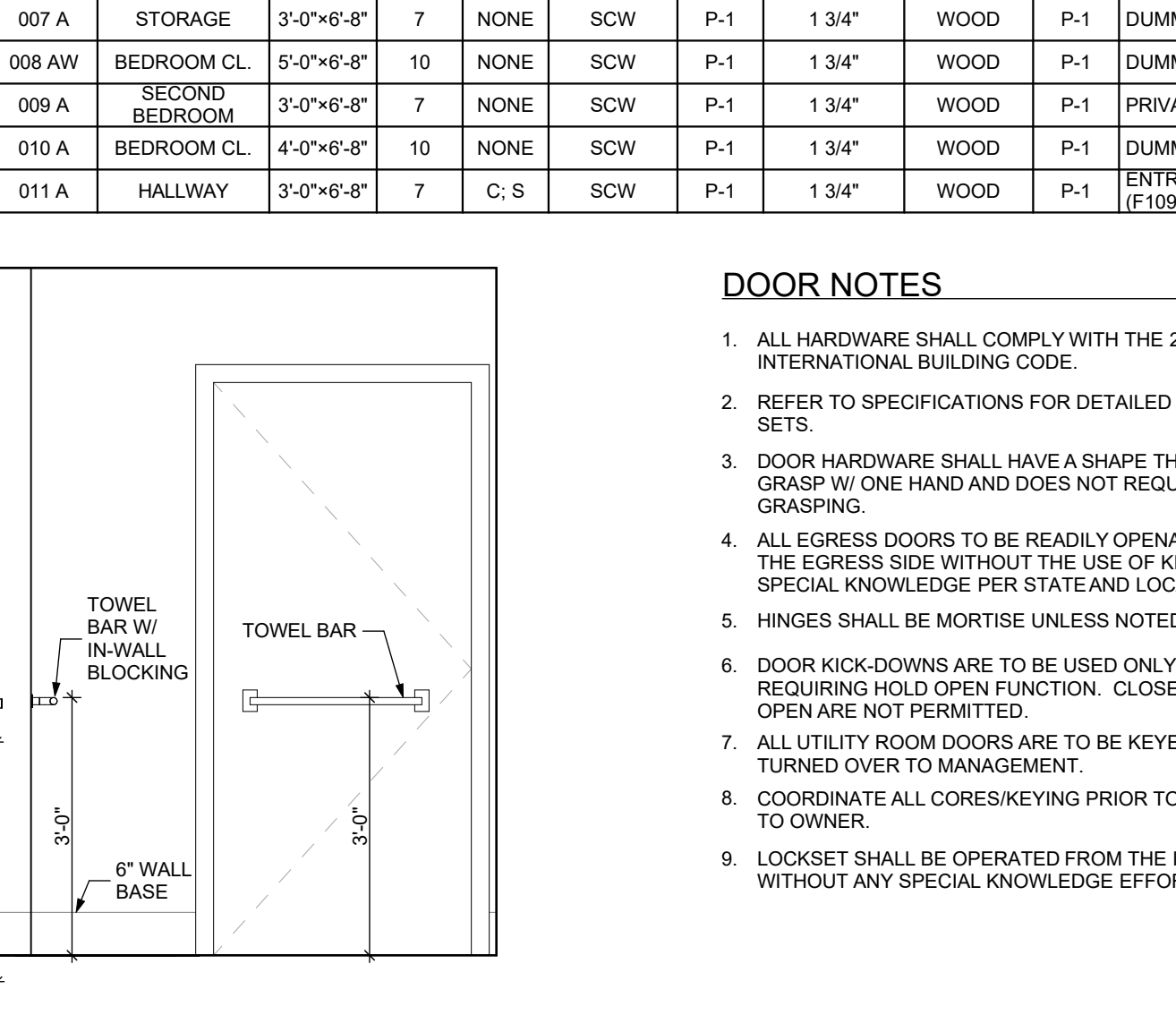
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	970	909
KITCHEN & DINING		153
LIVING		157
PRIMARY BEDROOM		154
SECOND BEDROOM		127
BATHROOM		83



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



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



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

DOOR NOTES

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

MATERIAL FINISH LEGEND

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

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

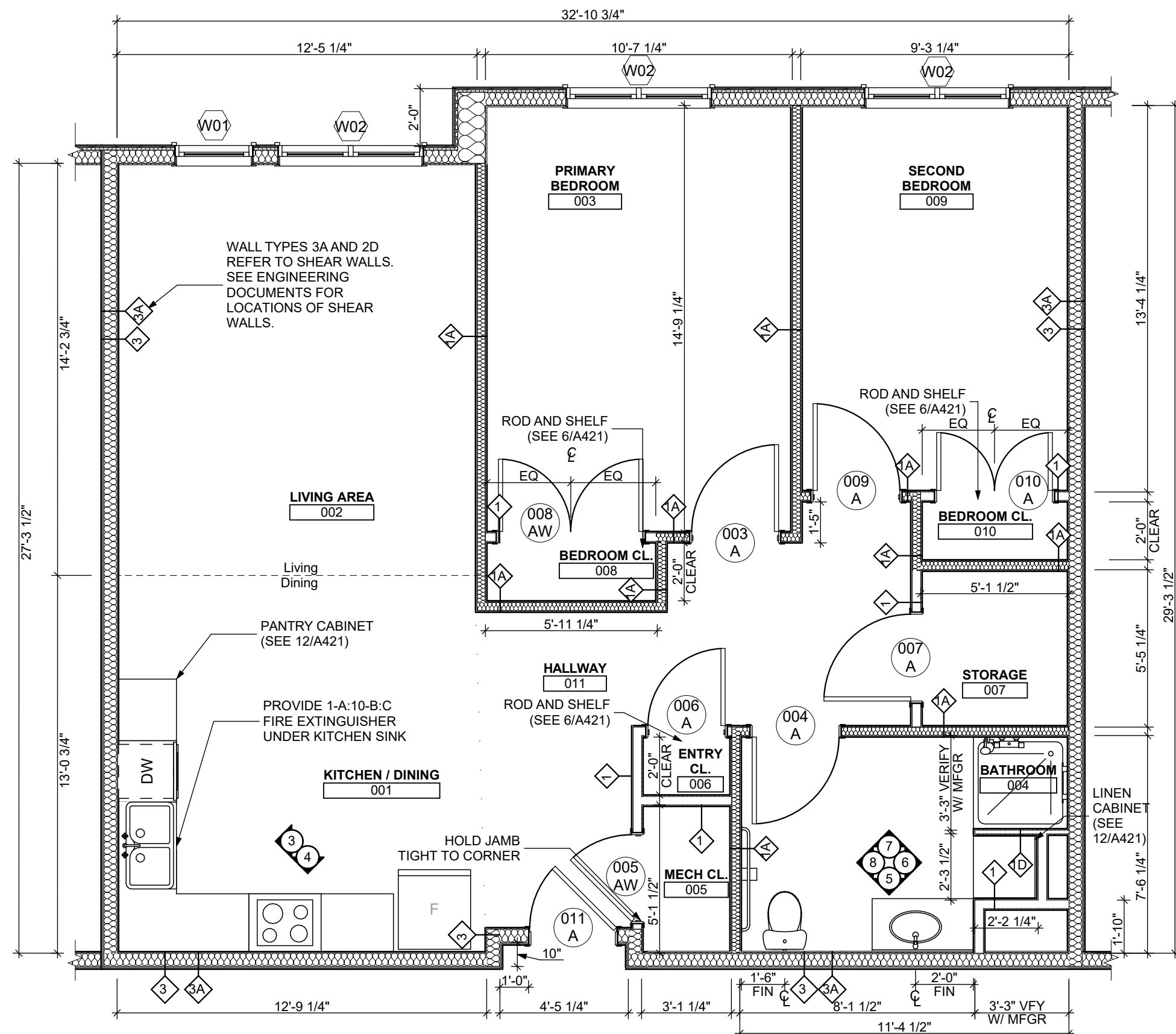
UNIT 2B S A: 2 BEDROOM W/ SHOWER (TYPE A)

scale
As Noted

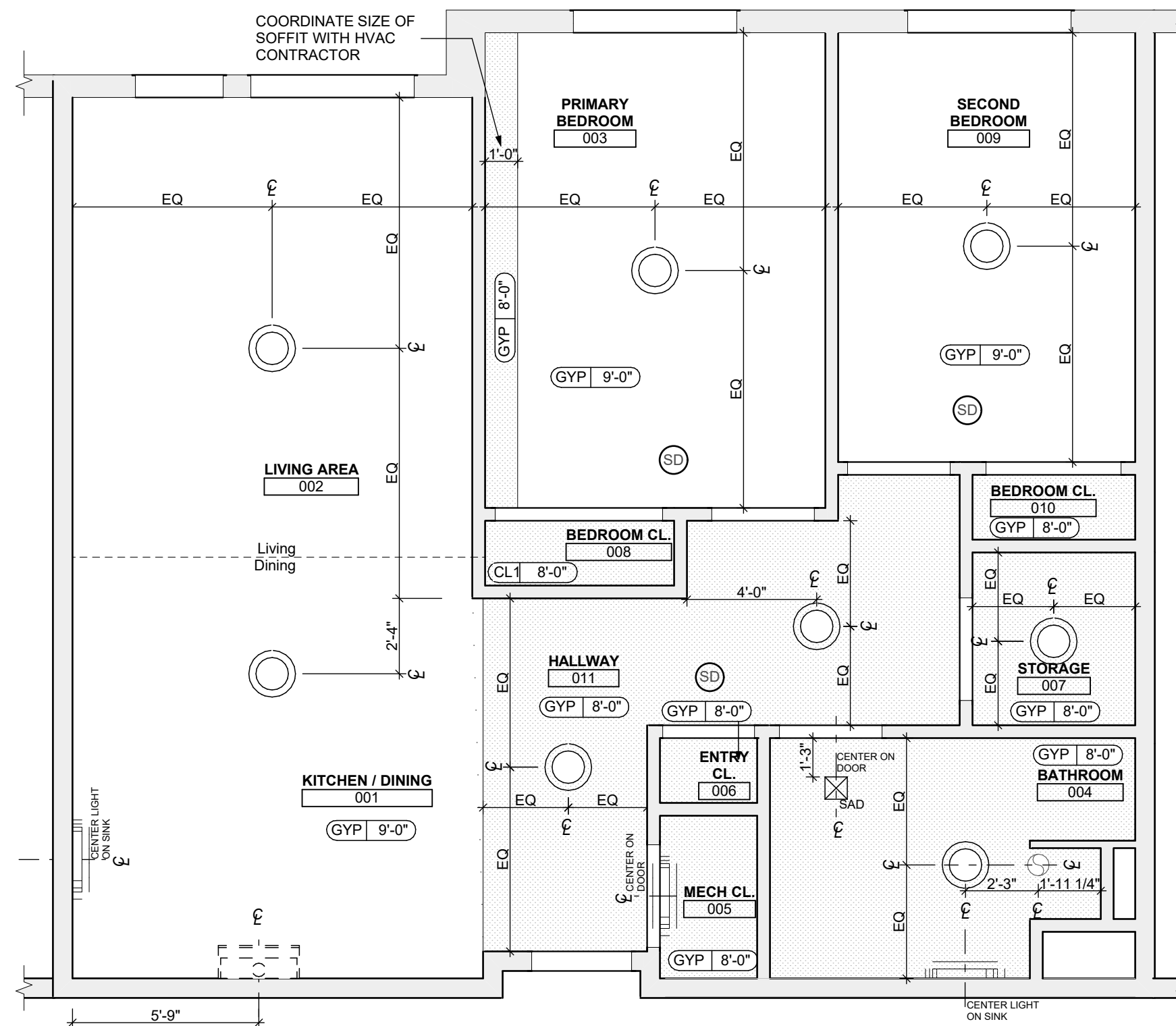
date
December 3rd, 2023

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110 / **233**

Sheet No.
A417
Project #2040



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

- 14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.F. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
- 15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
- 16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
- 17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES: X | 0'-0" CEILING MATERIAL AND HEIGHT, CEILING SOFFIT, 24" X 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT: REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION. EF BATHROOM VENT FAN, SAD SUPPLY AIR DIFFUSER, SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

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revisions

project title

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

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

drawing title

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

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

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

SQUARE FOOT MATRIX - UNIT 2C S

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

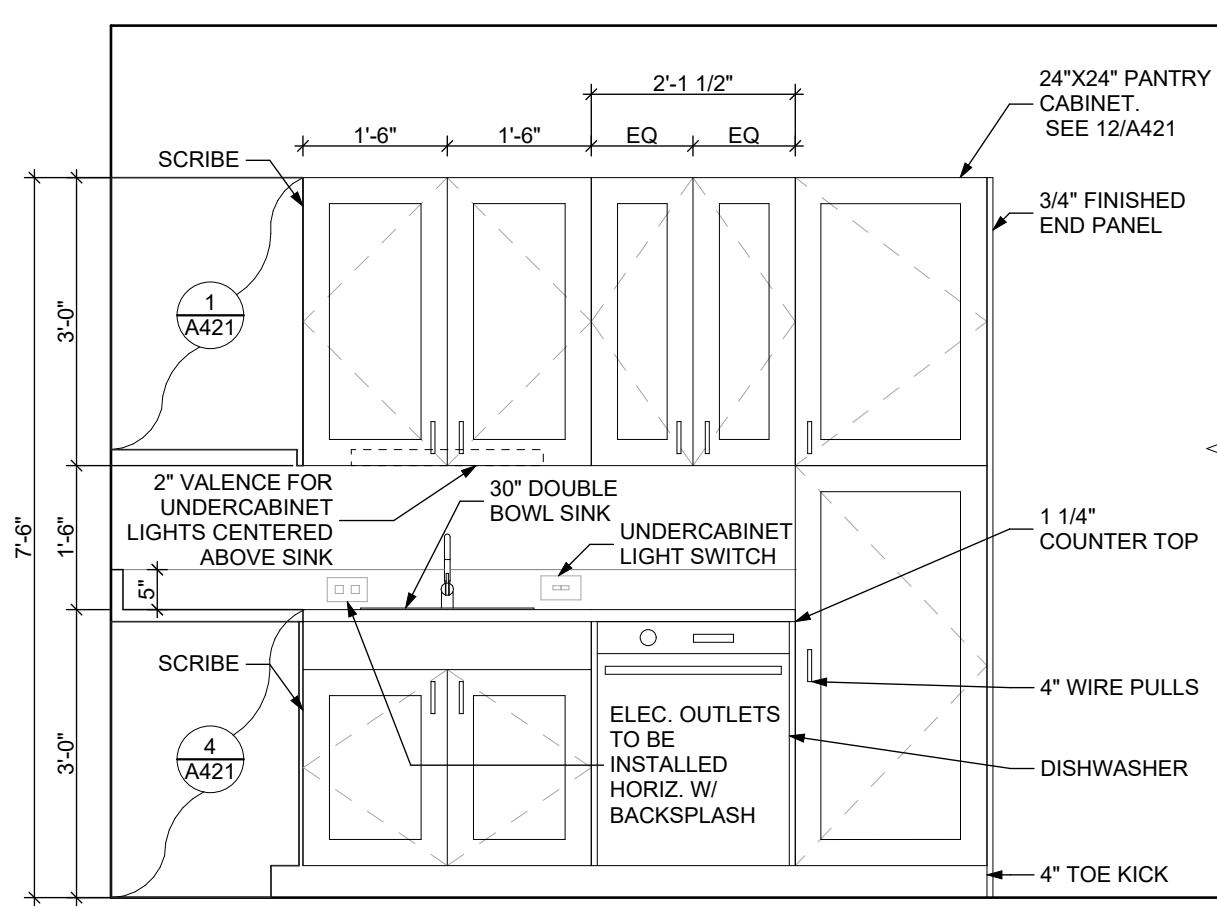
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		LOCKSET		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	TYPE	ACCESSORIES	ACCESSORIES		
003 A	PRIMARY BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	HINGE 1 1/2 PAIR	STOP; KICKPLATE			
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"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

DOOR NOTES

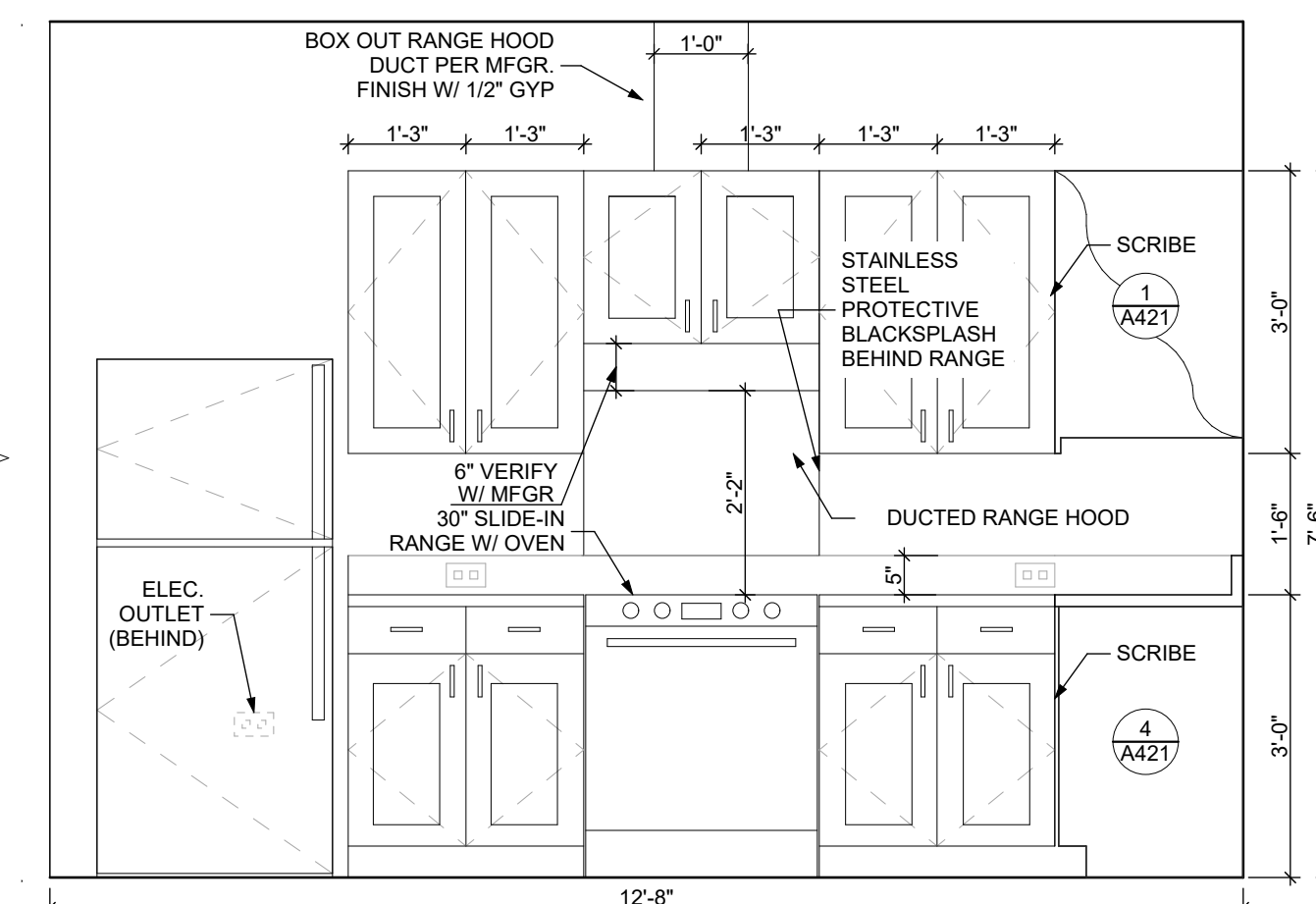
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- 2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
- 3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
- 4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE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

MATERIAL FINISH LEGEND

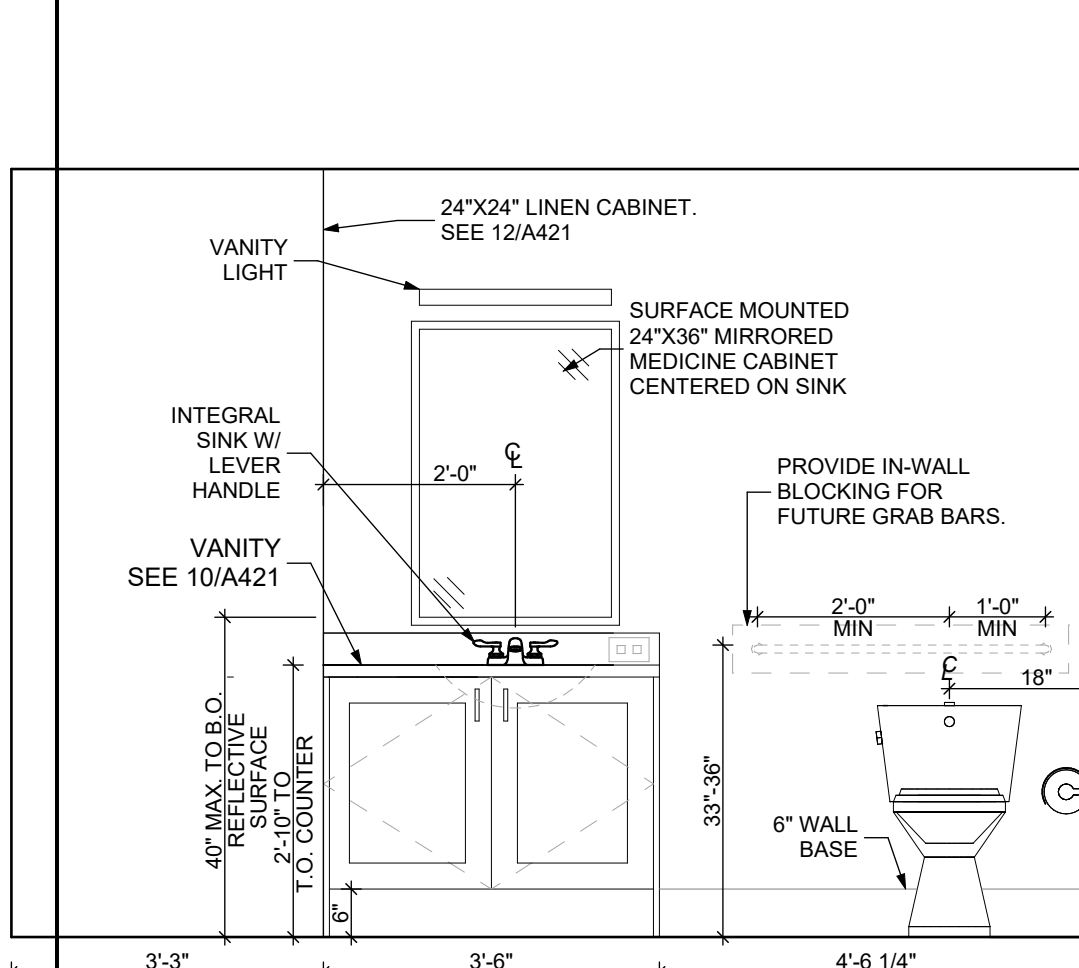
ID	PRODUCT, MFG.	COLOR, NUM
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1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



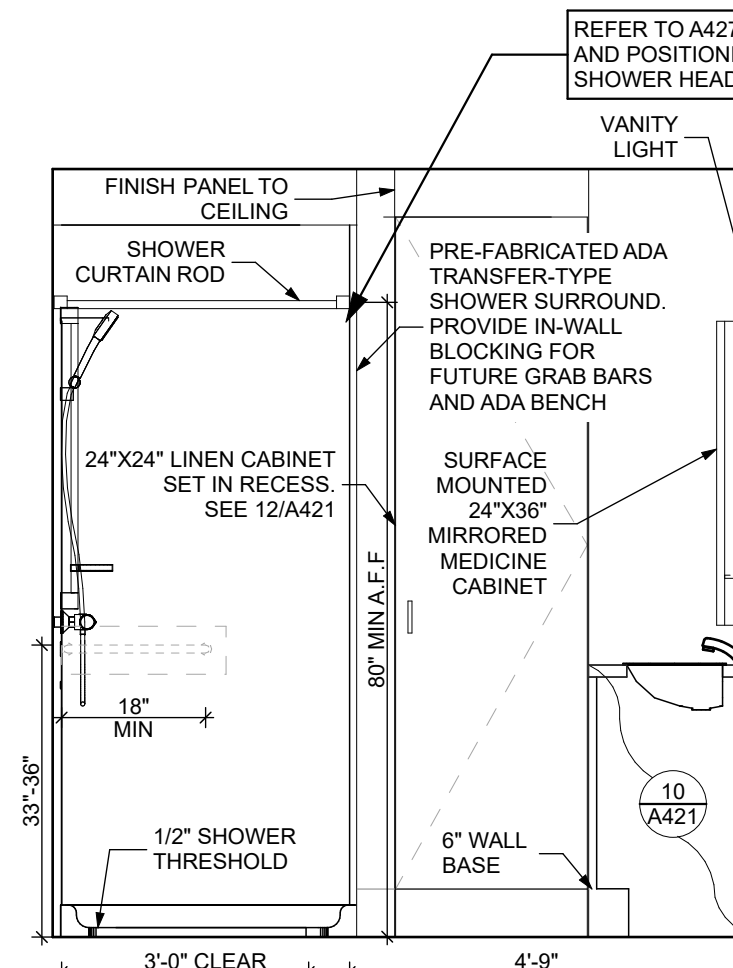
3 ELEVATION: KITCHEN WEST
SCALE: 1/2" = 1'-0"



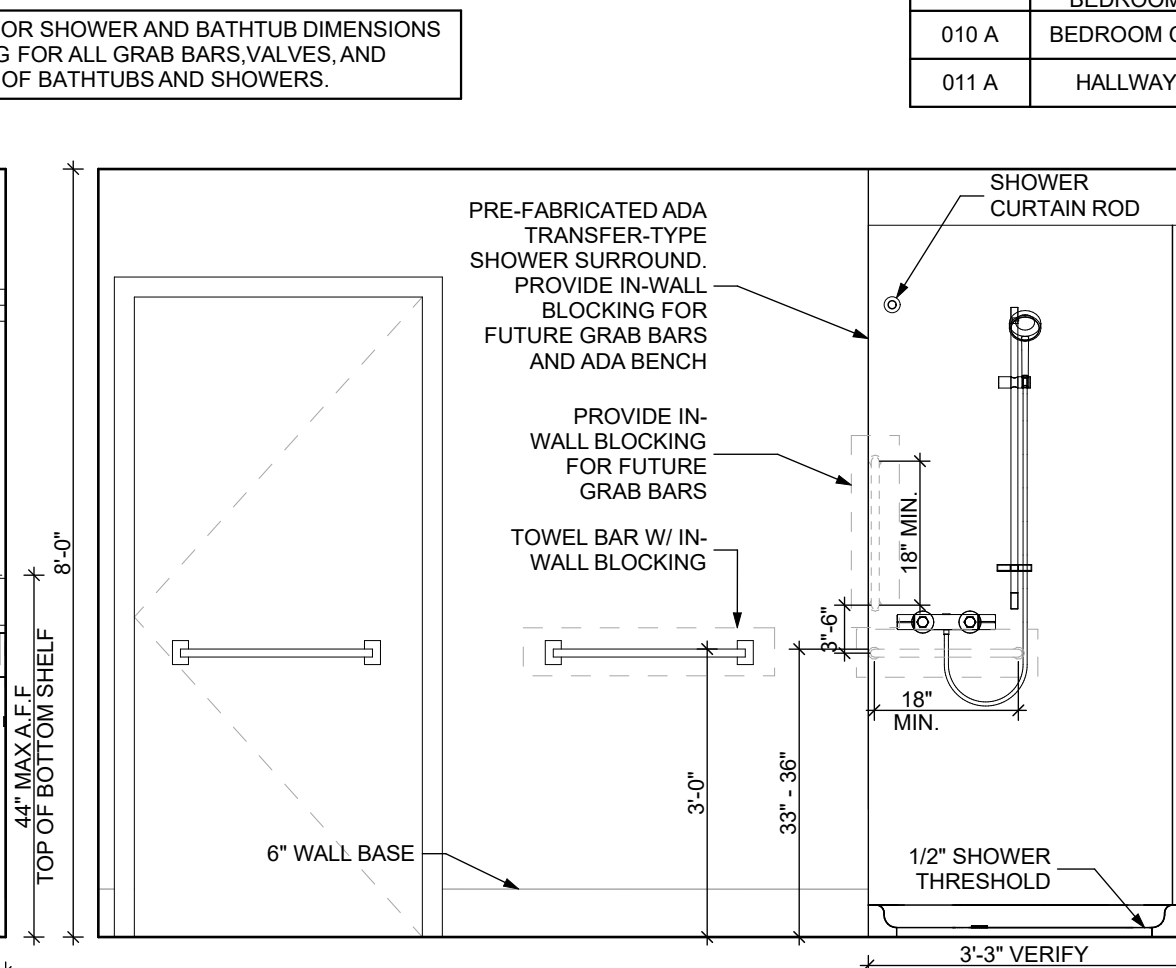
4 ELEVATION: KITCHEN SOUTH
SCALE: 1/2" = 1'-0"



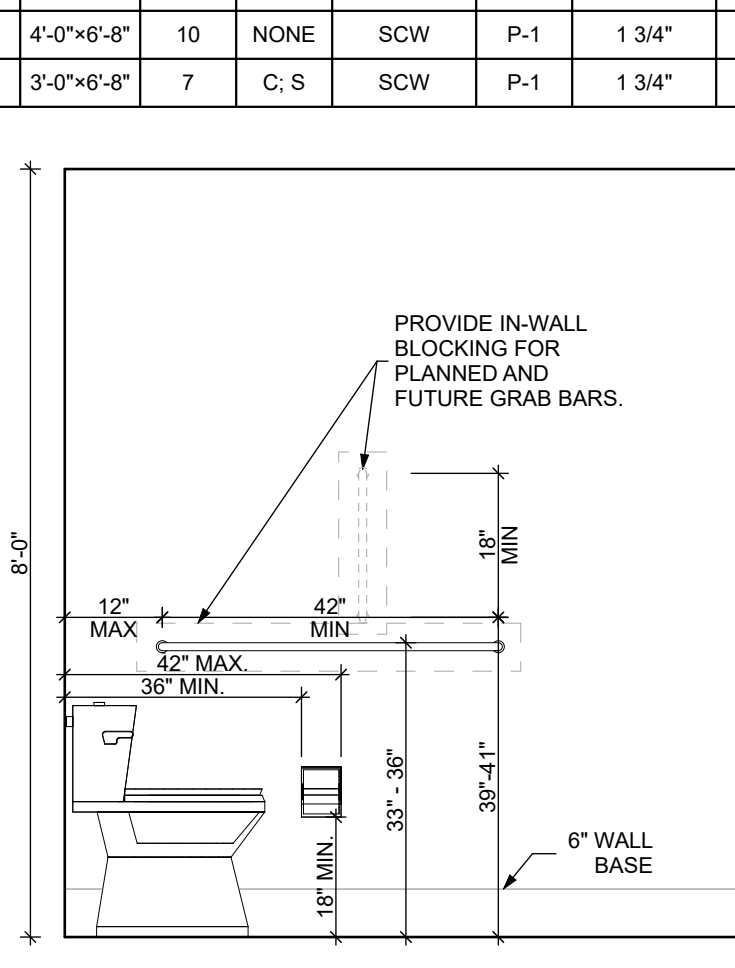
5 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



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



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



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

scale
As Noted

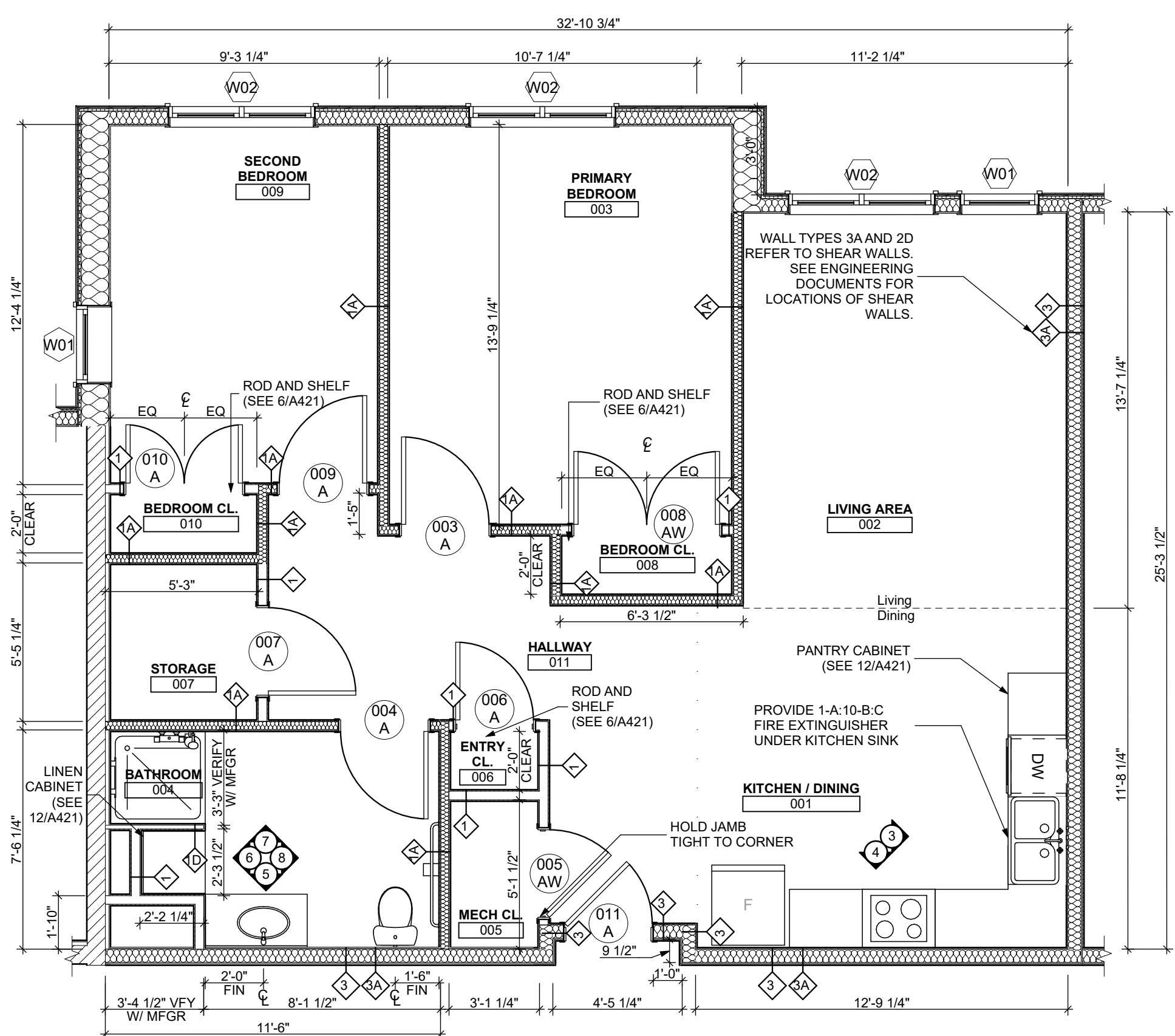
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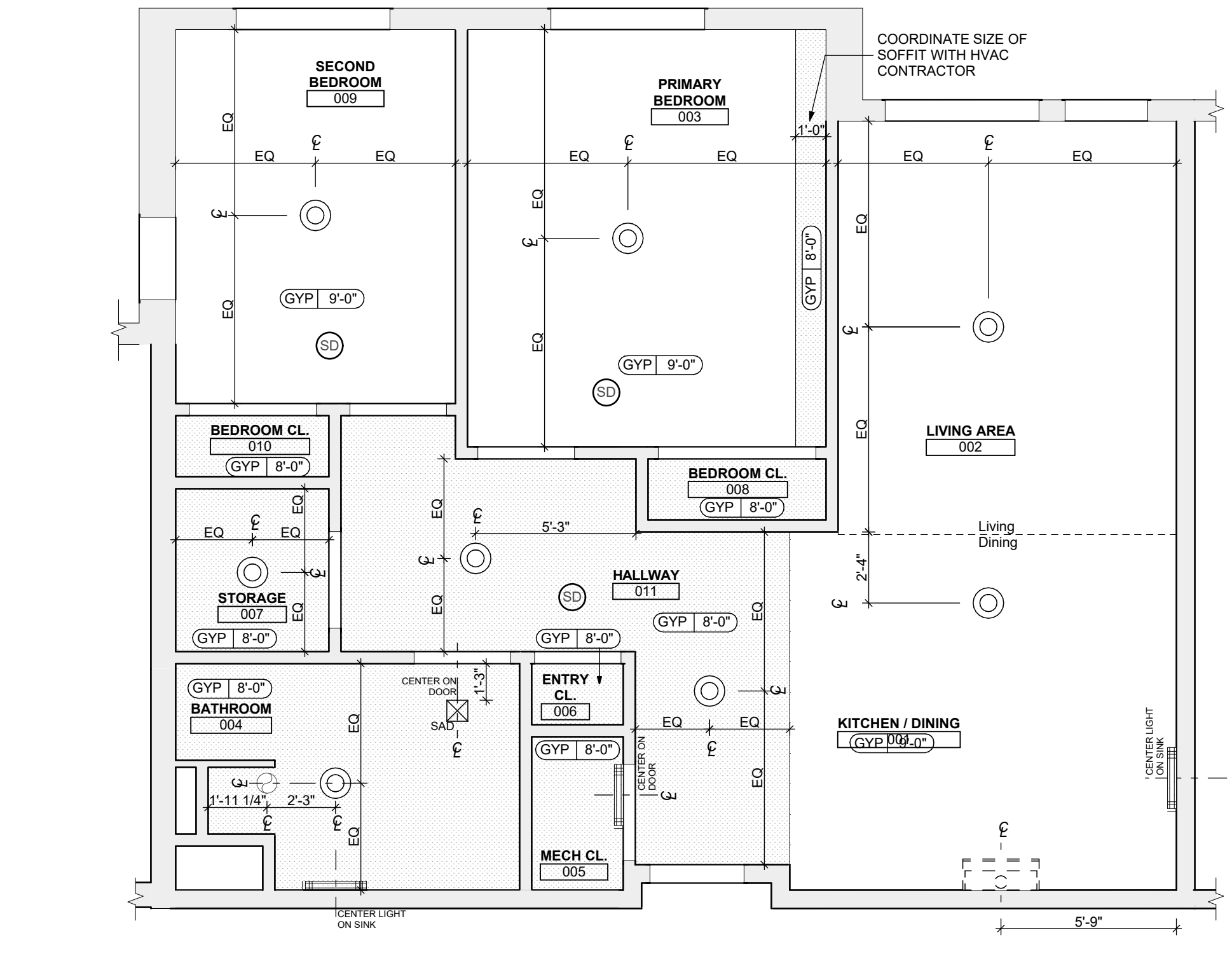
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Project #2040



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

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

14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P. DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.

15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.

16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.

17. DWELLING UNIT COMPARTMENTALIZATION OF LESS THAN 0.30 CFM/50sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

- CEILING TYPES
 - X | 0'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT
 - REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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

general notes

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

revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

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

scale	As Noted	Sheet No.	A419
date	December 3rd, 2023		Project #2040
no.	112	of.	233

FINISH SCHEDULE - UNIT 2D S HV

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

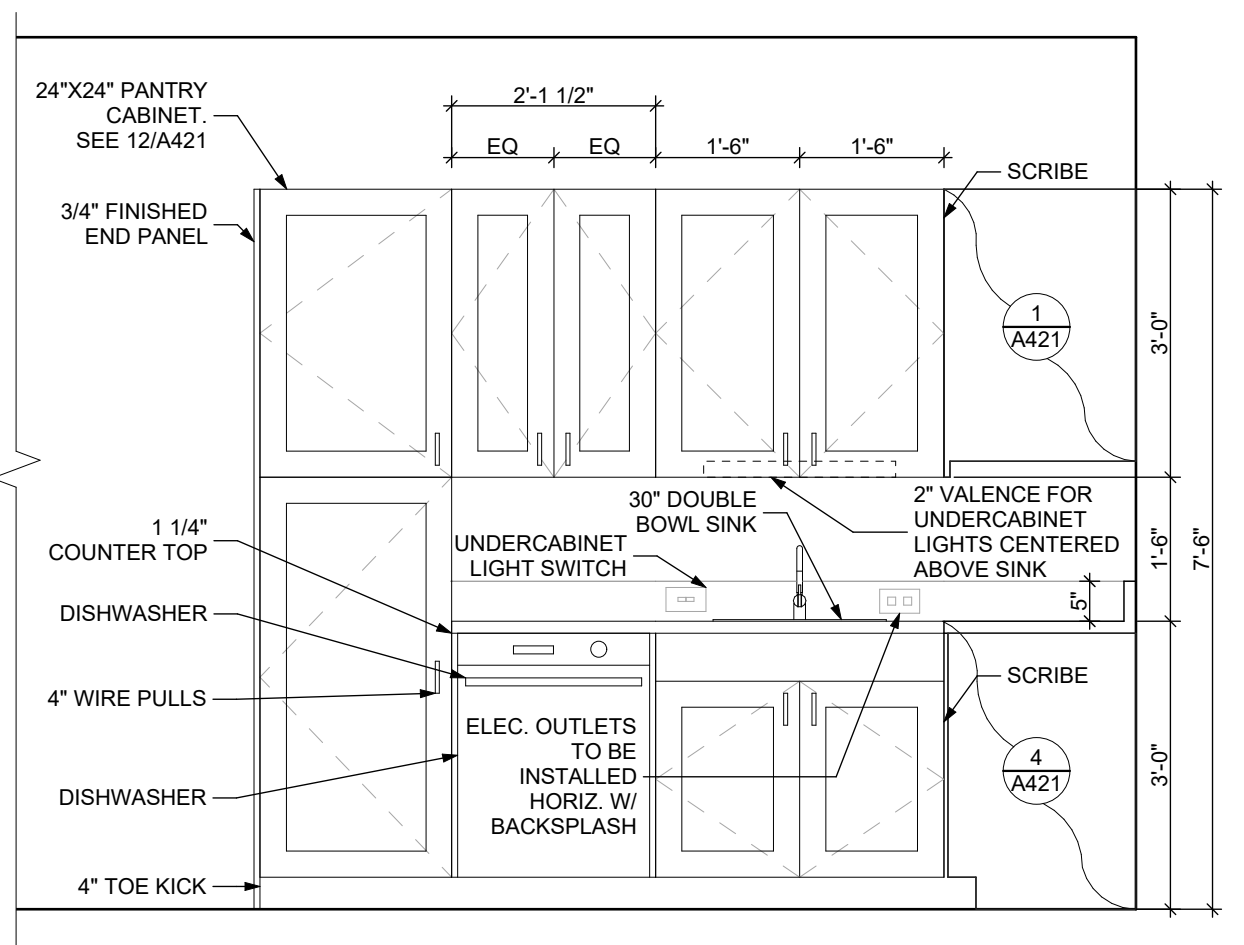
DESCRIPTION	PRODUCT, MFG. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" x 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFR) 80"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

SQUARE FOOT MATRIX - UNIT 2D S HV

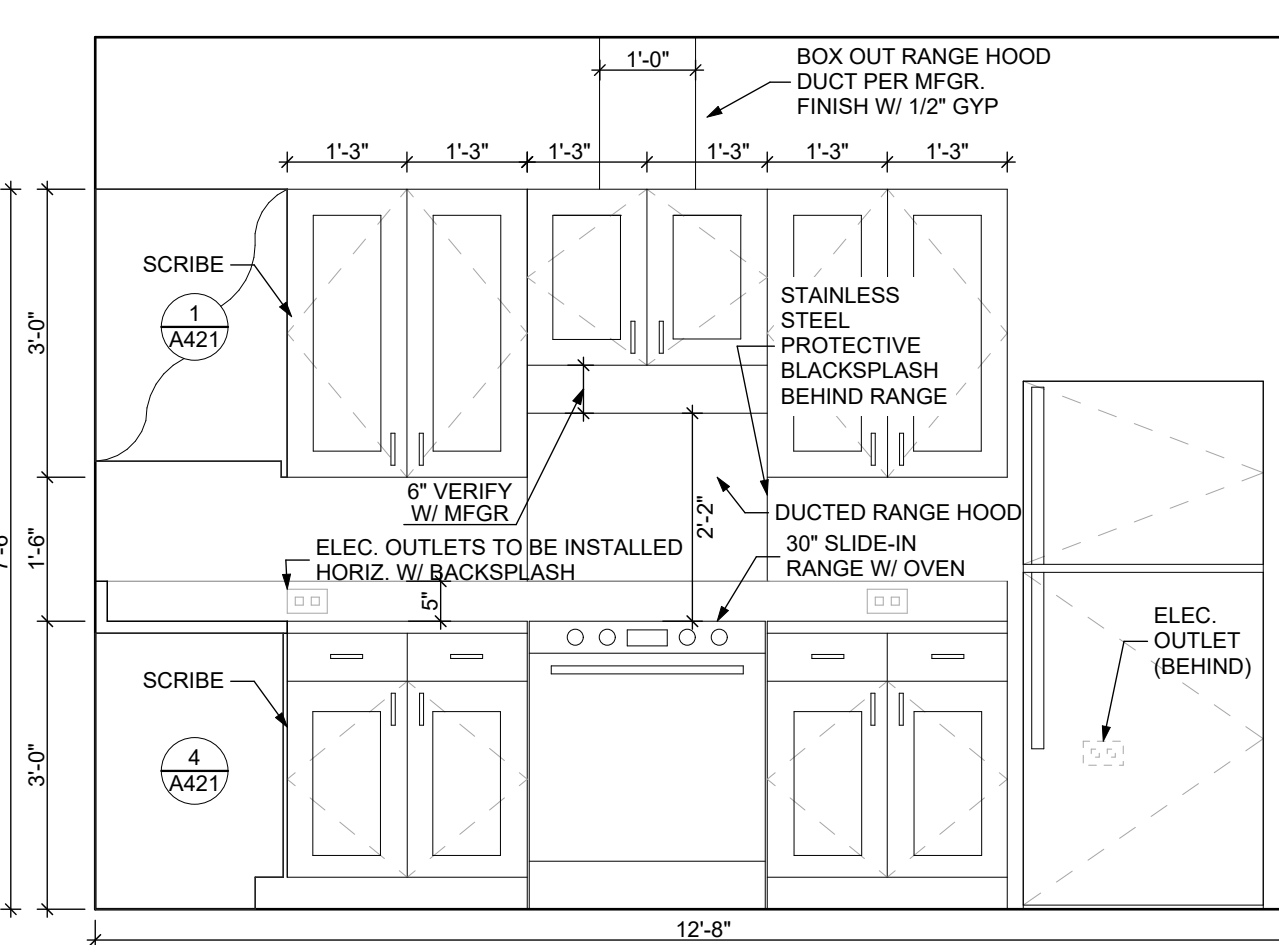
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	949	885
KITCHEN & DINING		148
LIVING		150
PRIMARY BEDROOM		161
SECOND BEDROOM		112
BATHROOM		75

DOOR SCHEDULE: UNIT 2D S HV

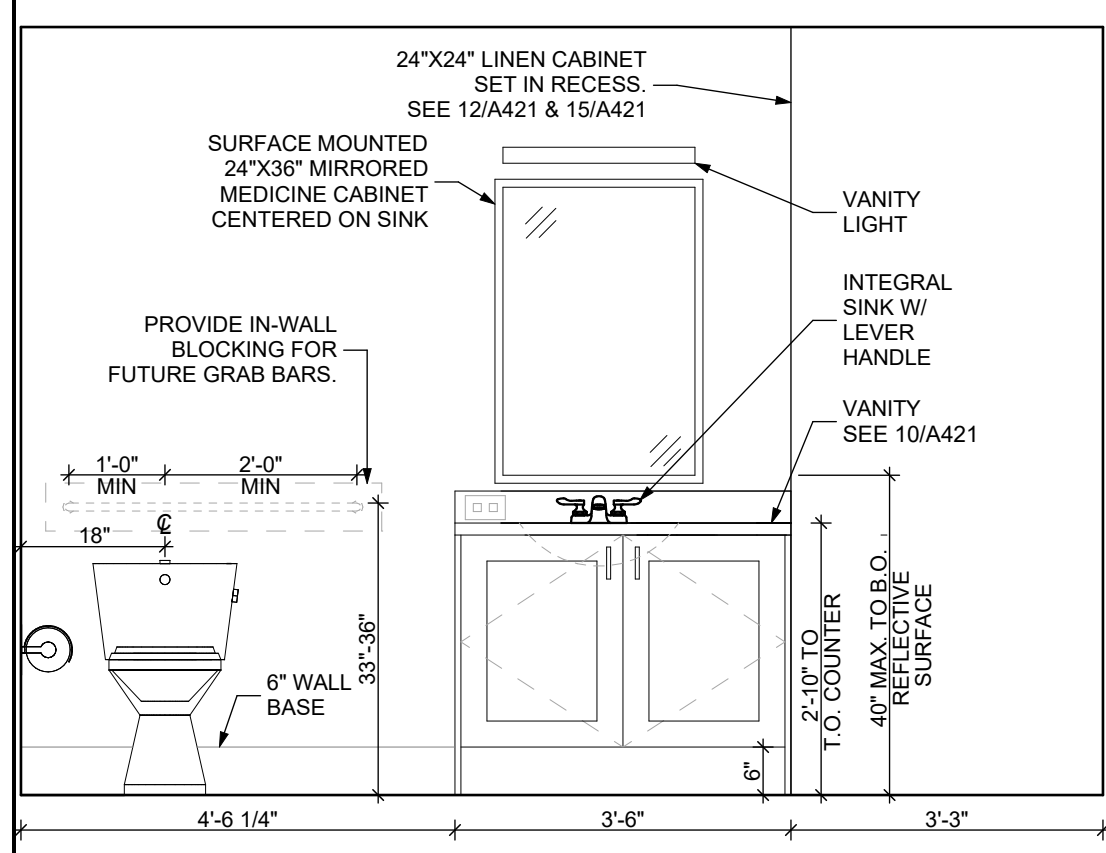
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		LOCKSET		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	ACCESSORIES	ACCESSORIES			
003 A	PRIMARY BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP			
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"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



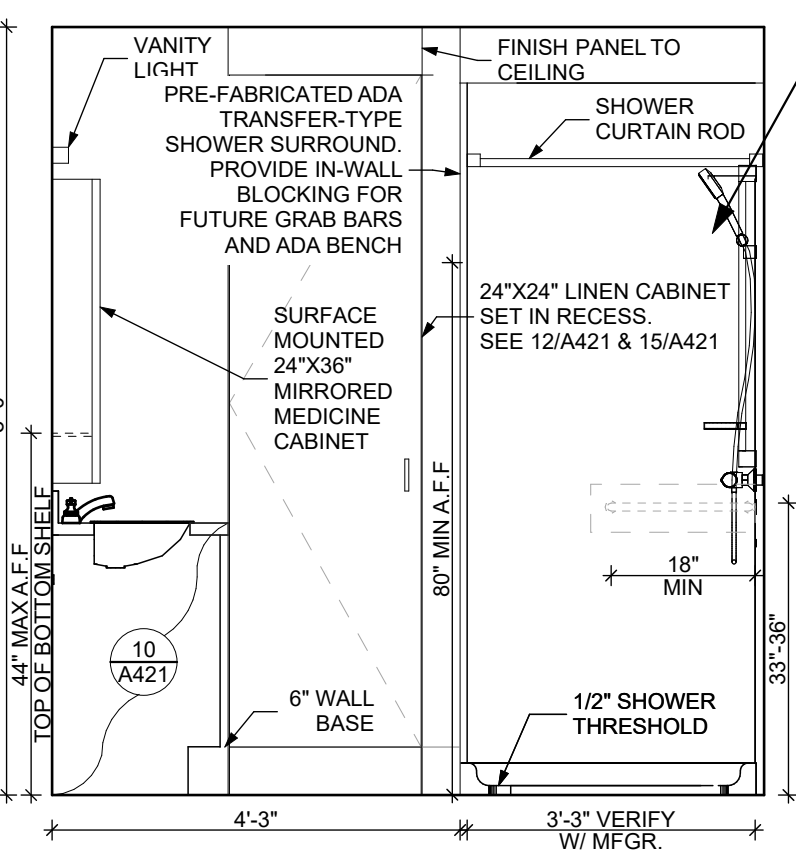
3 ELEVATION: KITCHEN EAST
SCALE: 1/2" = 1'-0"



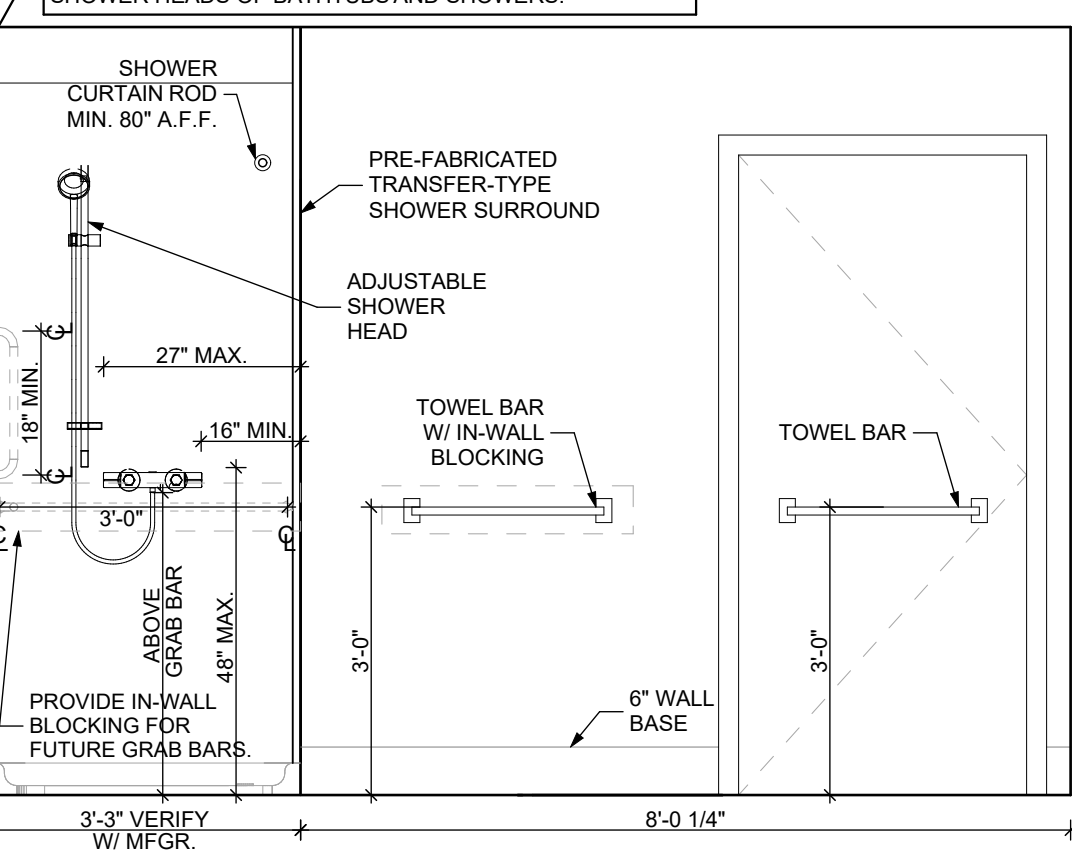
4 ELEVATION: KITCHEN SOUTH
SCALE: 1/2" = 1'-0"



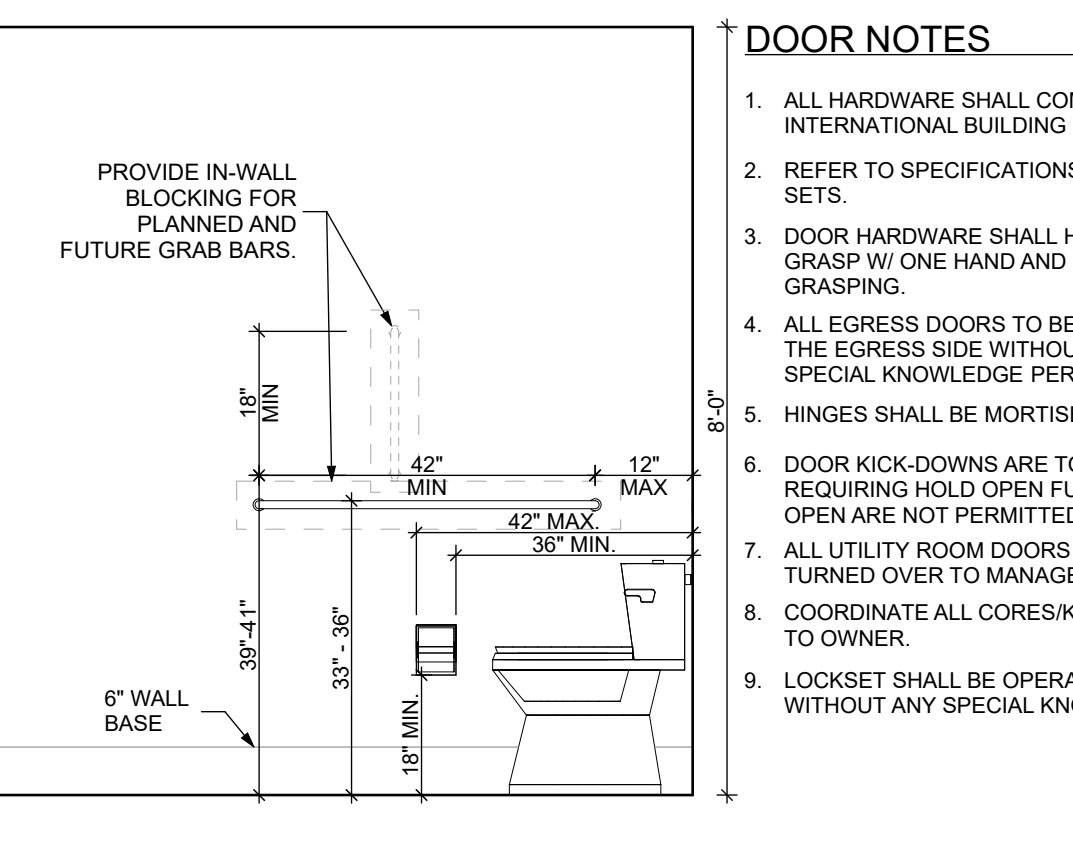
5 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



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



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



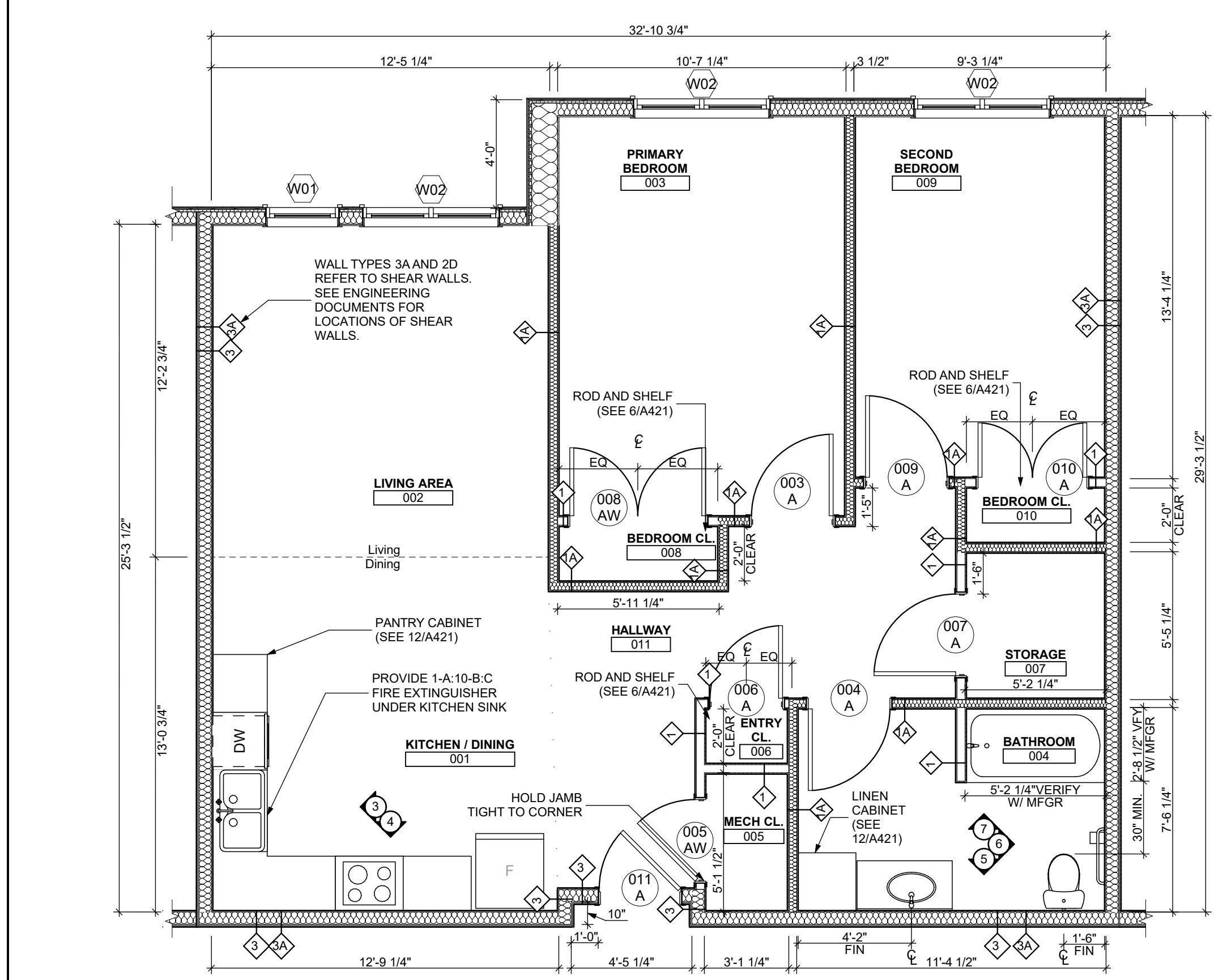
8 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

DOOR NOTES

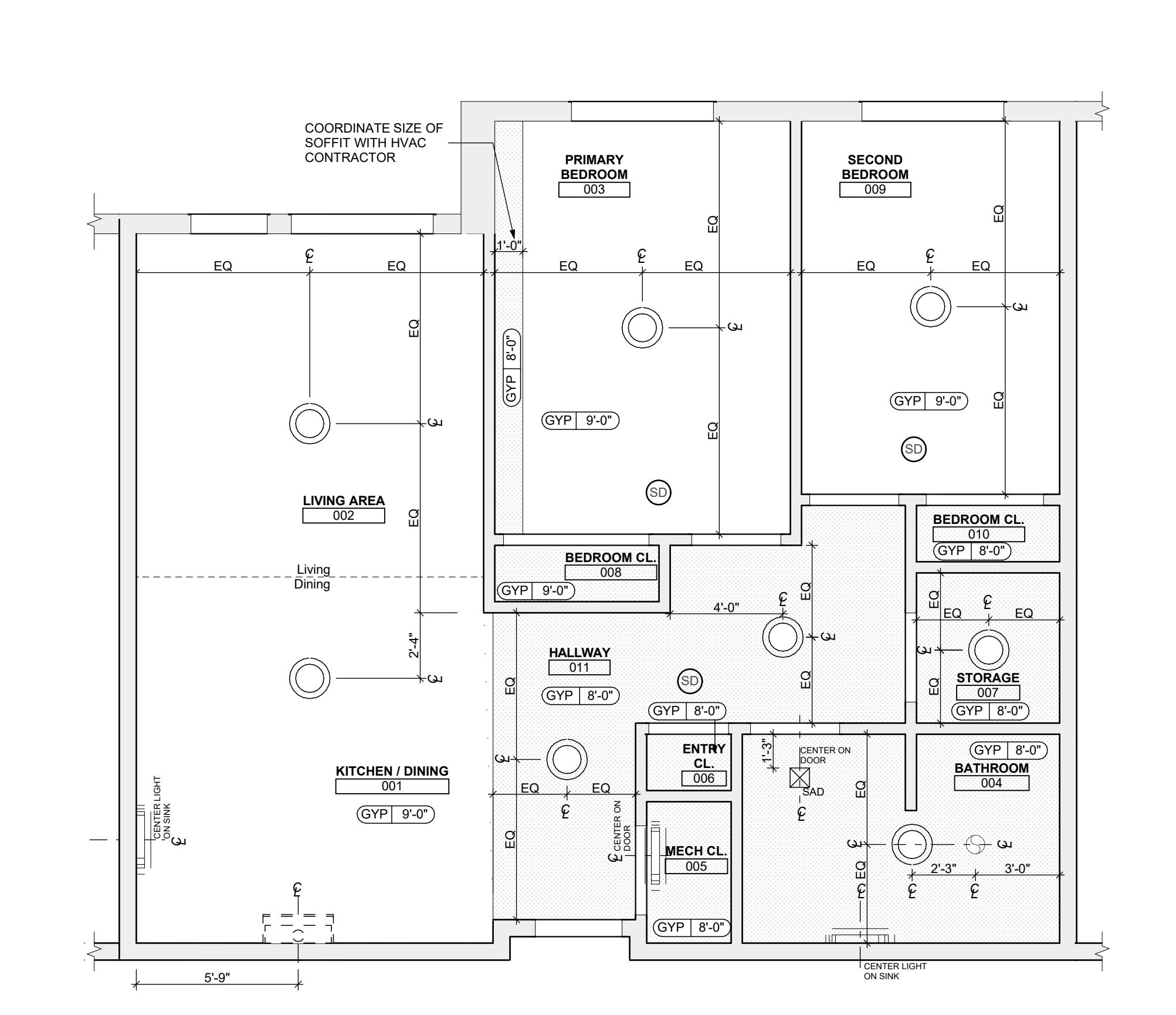
- 1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
- 2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
- 3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
- 4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS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

MATERIAL FINISH LEGEND

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



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



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

FLOOR PLAN LEGEND

- XXXXXX ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINDOW NUMBER, REFER TO WINDOW SCHEDULE
- WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILING, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
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4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
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11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, AND SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
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REFLECTED CEILING PLAN LEGEND

- CEILING TYPES**
- X | 9'-0" CEILING MATERIAL AND HEIGHT
 - CEILING SOFFIT.
 - 24" x 48" ACOUSTIC CEILING TILES
- LIGHTING TYPES AND EQUIPMENT**
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
 - EF BATHROOM VENT FAN
 - SAD SUPPLY AIR DIFFUSER
 - SD SMOKE DETECTOR (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

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3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
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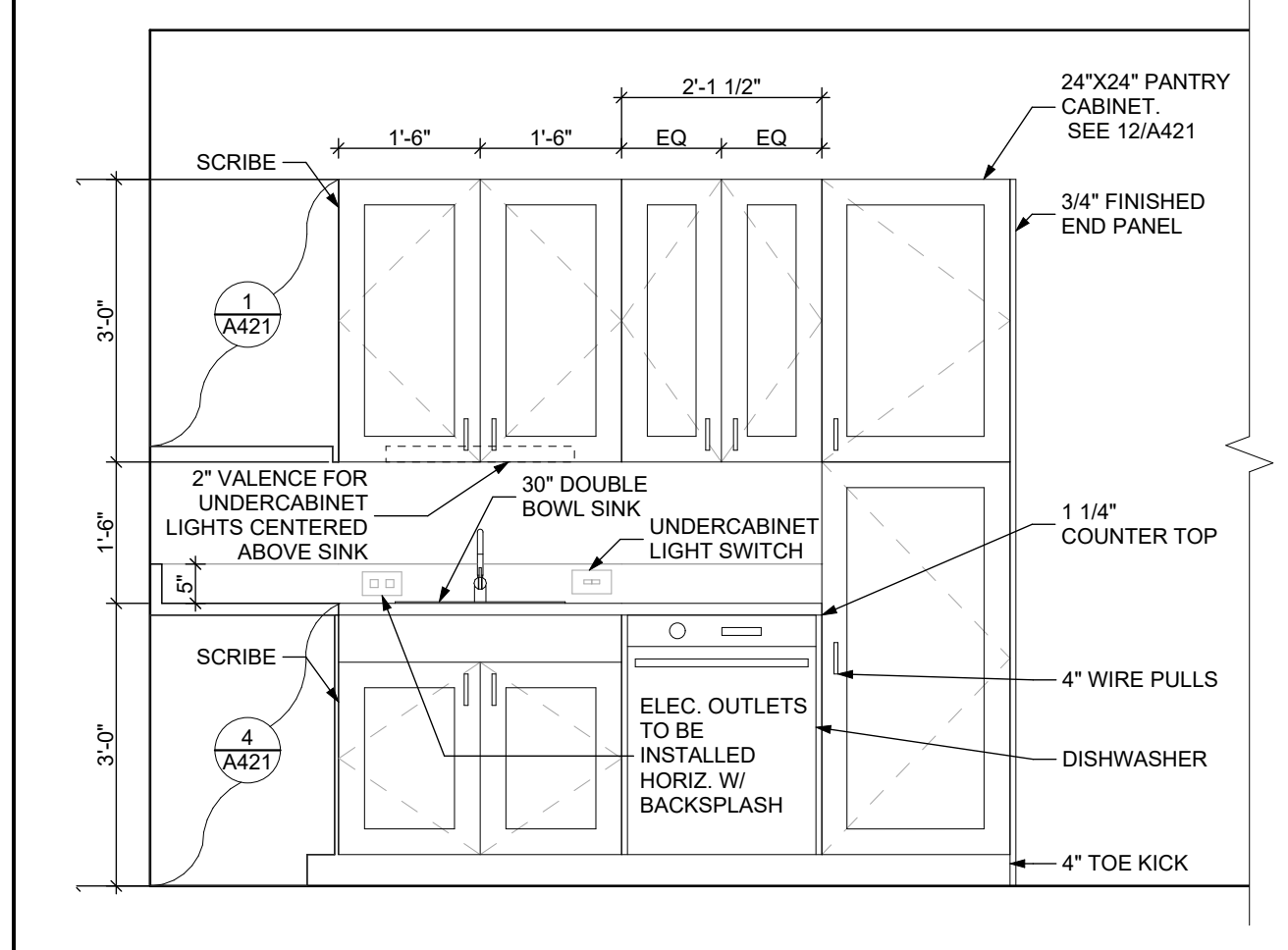
revisions

project title

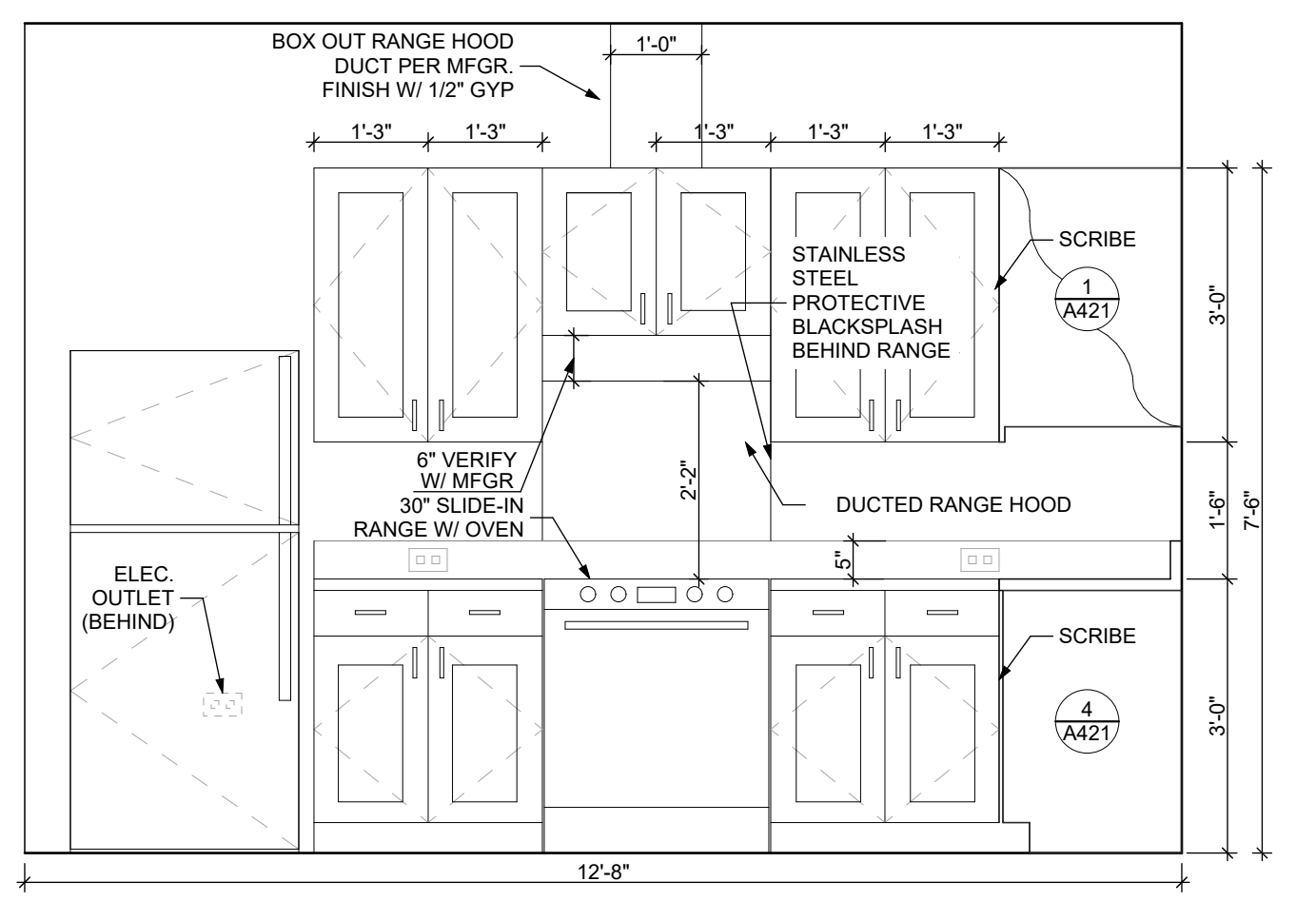
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 246 Penford Street
 Pittsburgh, PA 15214



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



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

FINISH SCHEDULE - UNIT 2E T

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

BATHROOM ACCESSORIES SCHEDULE - UNITS

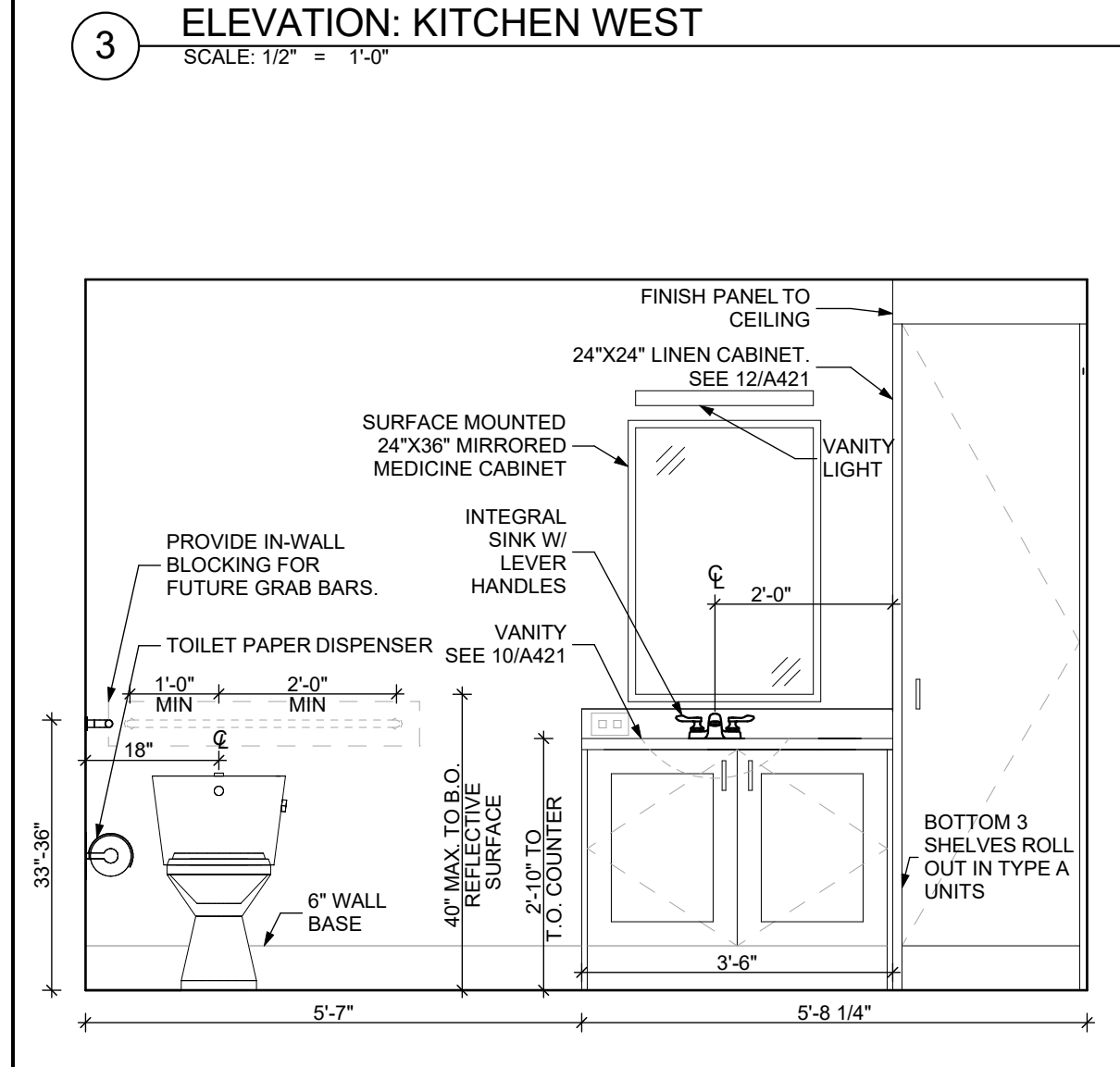
DESCRIPTION	PRODUCT, MFG. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 80" LONG (VERIFY W/ MFR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 80" LONG (VERIFY W/ MFR) 80"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

DOOR SCHEDULE: UNIT 2E T

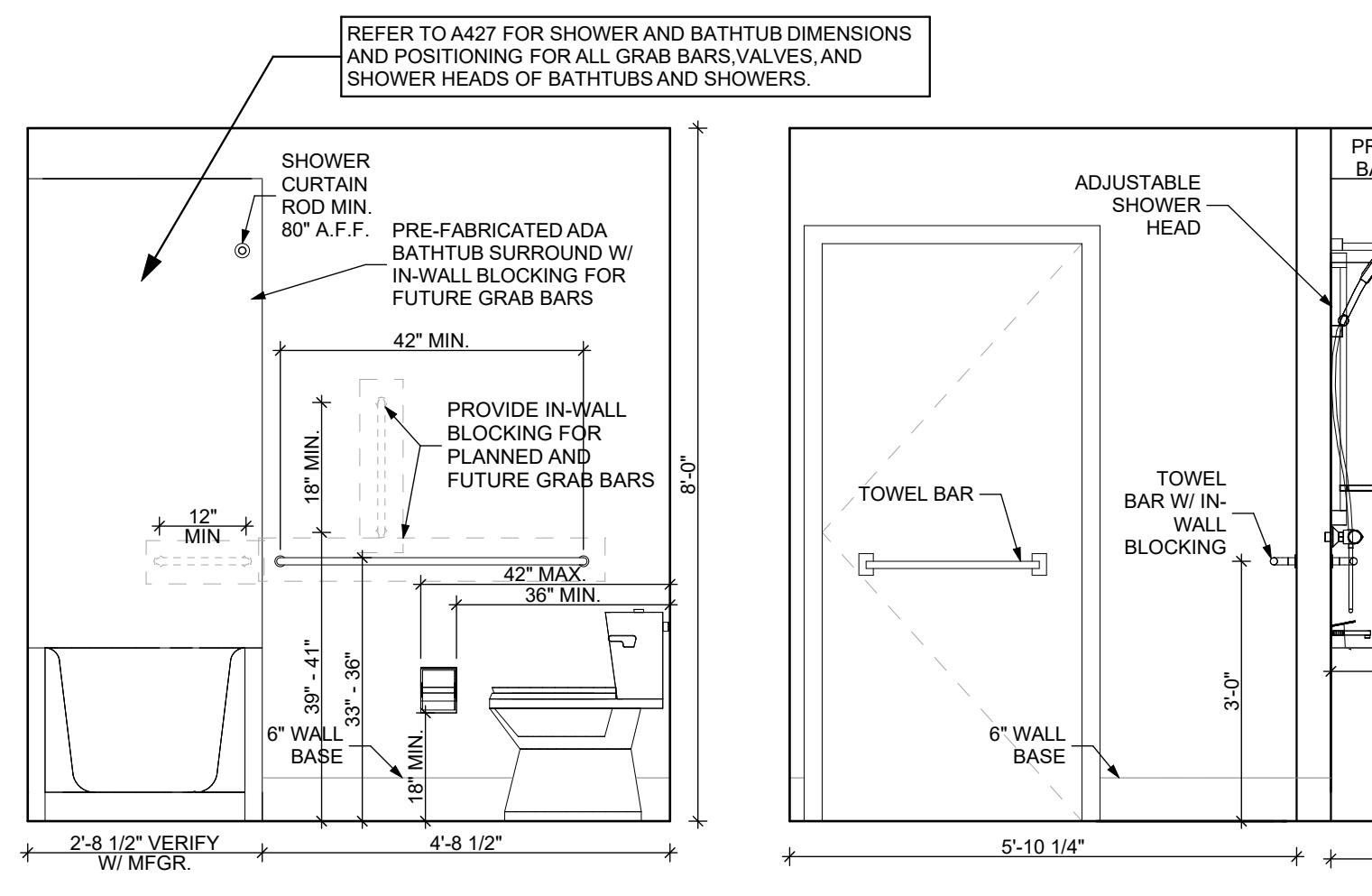
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	
003 A	PRIMARY BEDROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0" x 6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY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

SQUARE FOOT MATRIX - UNIT 2E T

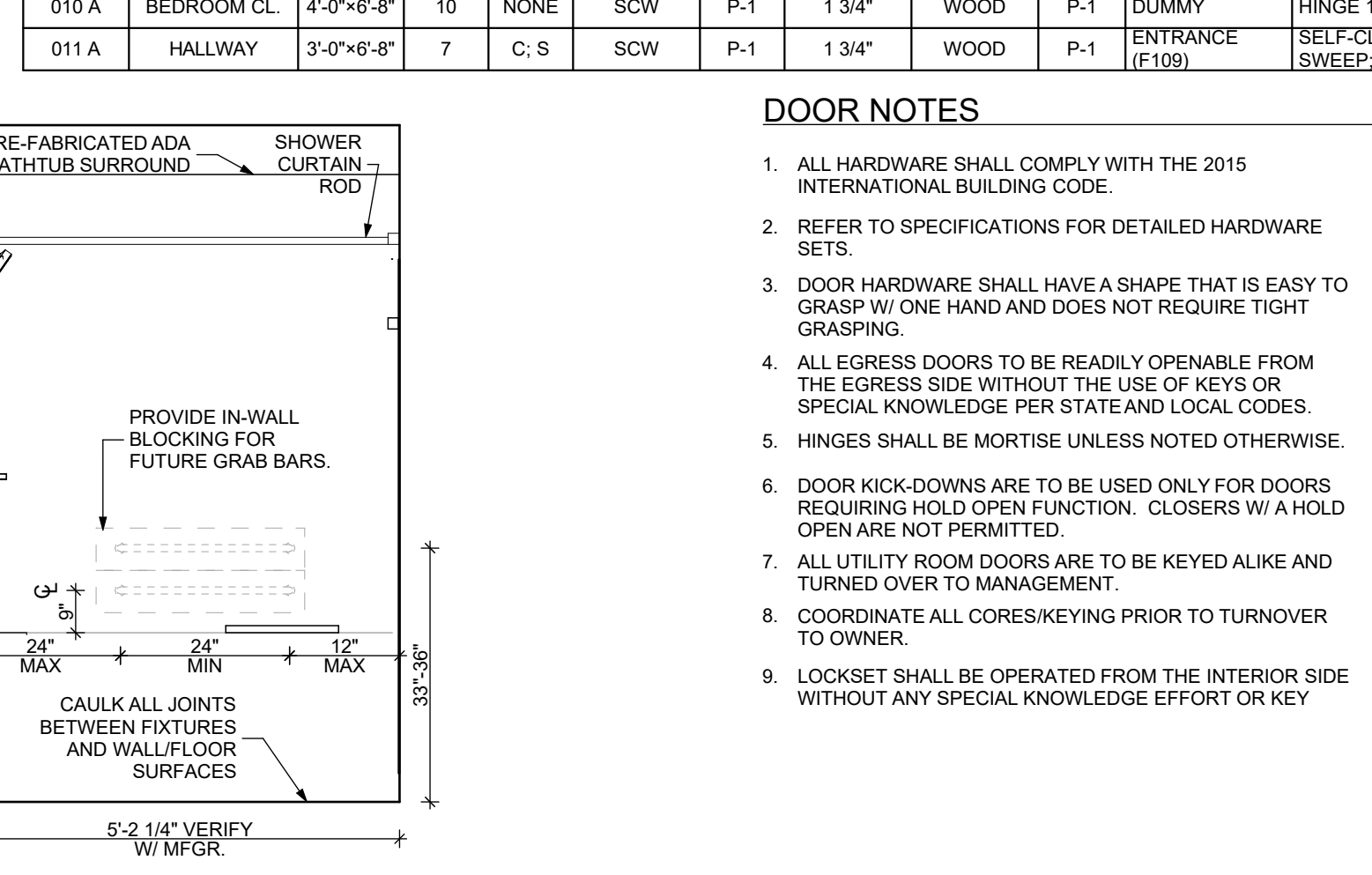
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	956	902
KITCHEN & DINING		163
LIVING		150
PRIMARY BEDROOM		154
SECOND BEDROOM		121
BATHROOM		83



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



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



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

DOOR NOTES

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

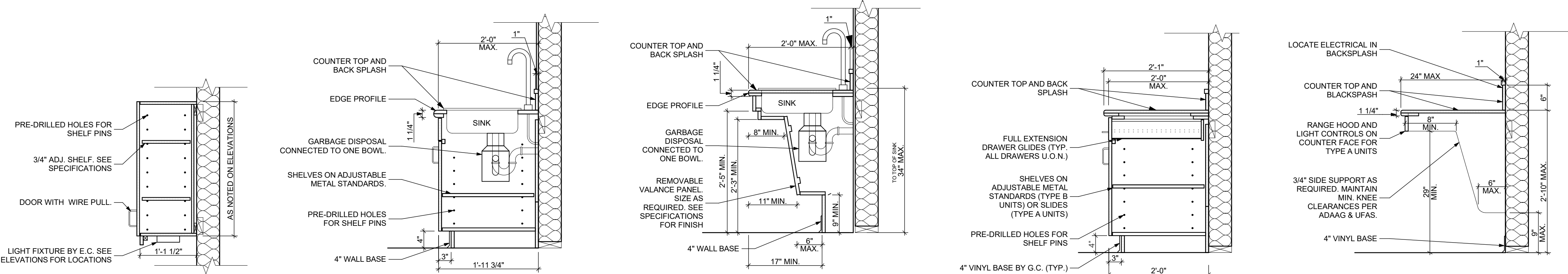
MATERIAL FINISH LEGEND

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

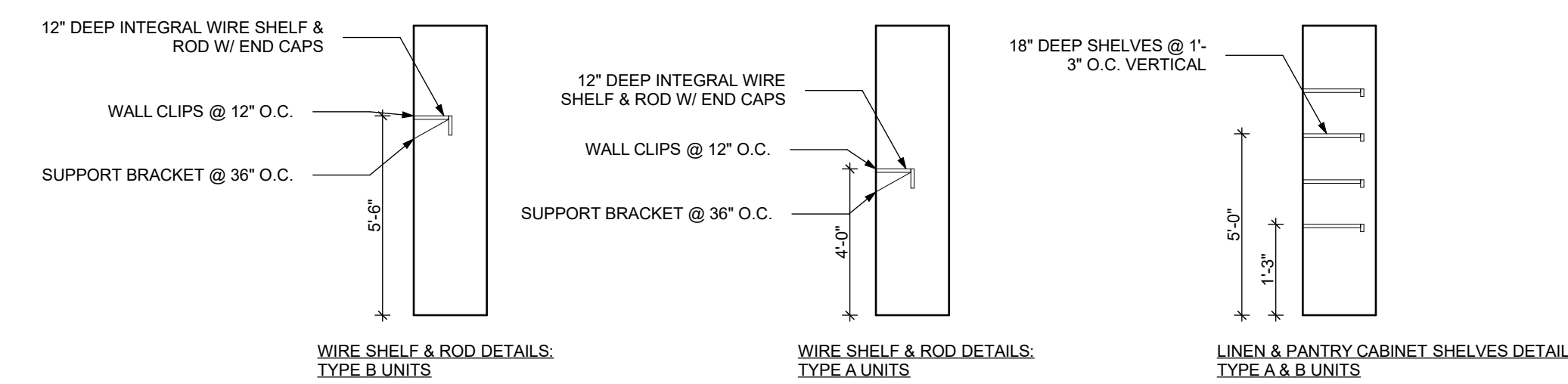
drawing title

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

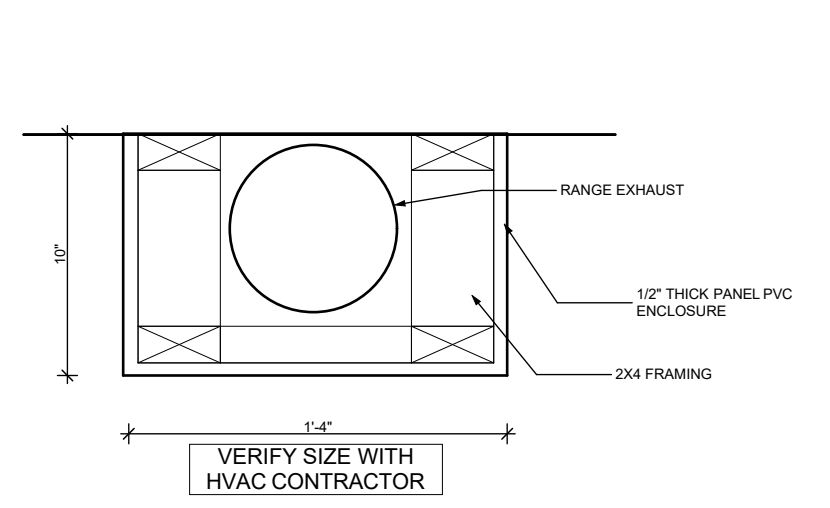
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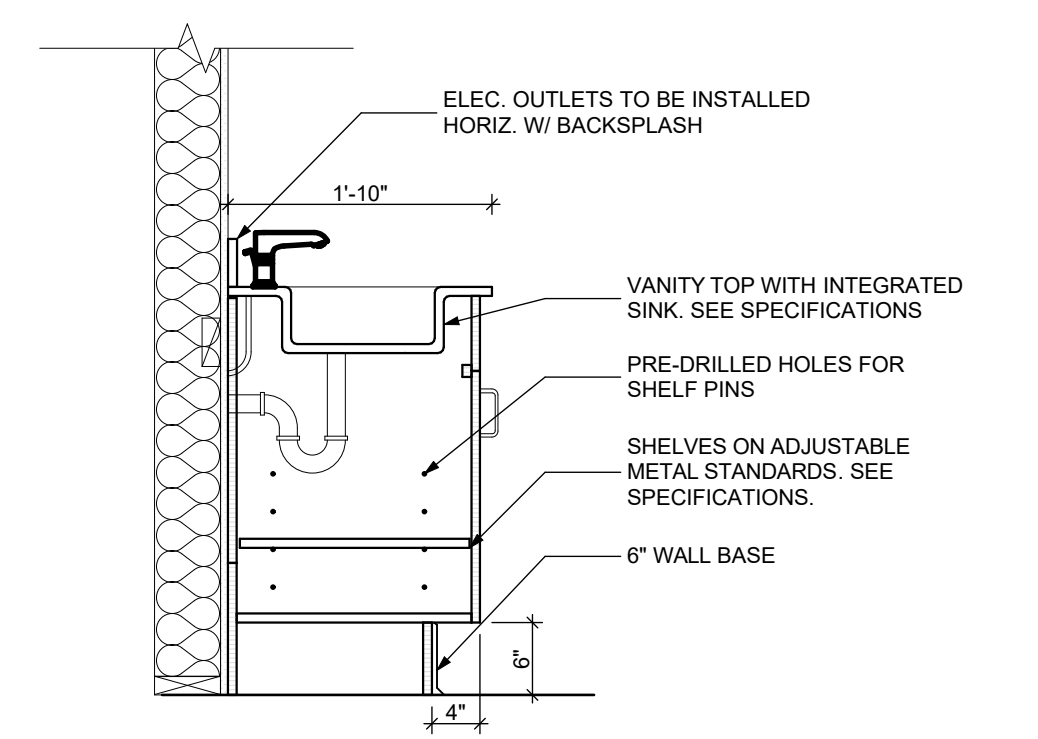
1 KITCHEN UPPER CABINET W/ LIGHT SCALE: 3/4" = 1'-0"
 2 KITCHEN SINK: TYPE B UNITS SCALE: 3/4" = 1'-0"
 3 KITCHEN SINK: TYPE A UNITS SCALE: 3/4" = 1'-0"
 4 KITCHEN LOWER CABINET SCALE: 3/4" = 1'-0"
 5 KITCHEN COUNTER: TYPE A UNITS SCALE: 3/4" = 1'-0"



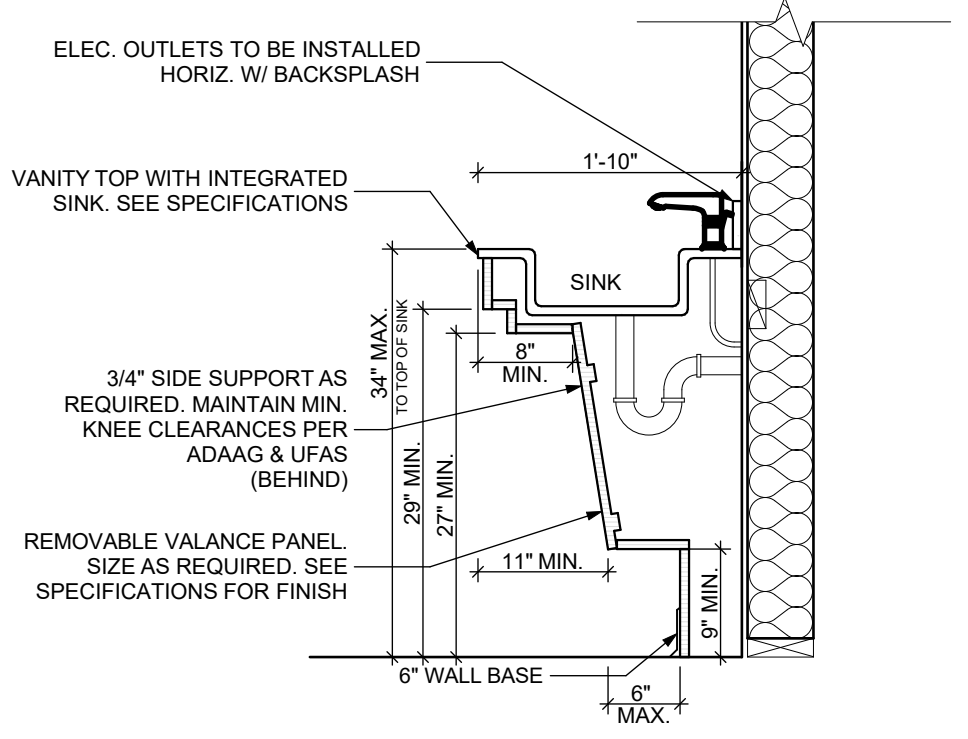
6 TYPICAL CLOSET MOUNTING HEIGHTS SCALE: 1/4" = 1'-0"
 7 TYPICAL CLOSET SHELVING: TYPE A UNITS SCALE: 1/4" = 1'-0"
 8 TYPICAL CLOSET SHELVING: TYPE B UNITS SCALE: 1/4" = 1'-0"



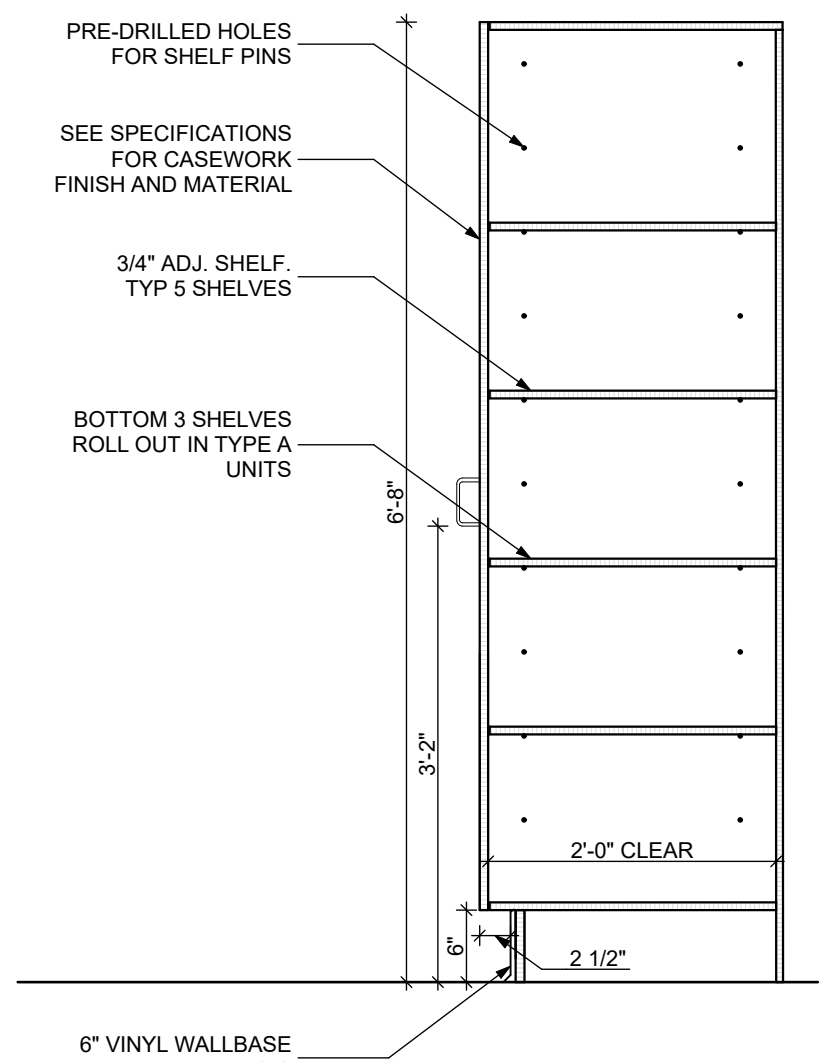
9 RANGE EXHAUST DETAIL SCALE: 1 1/2" = 1'-0"



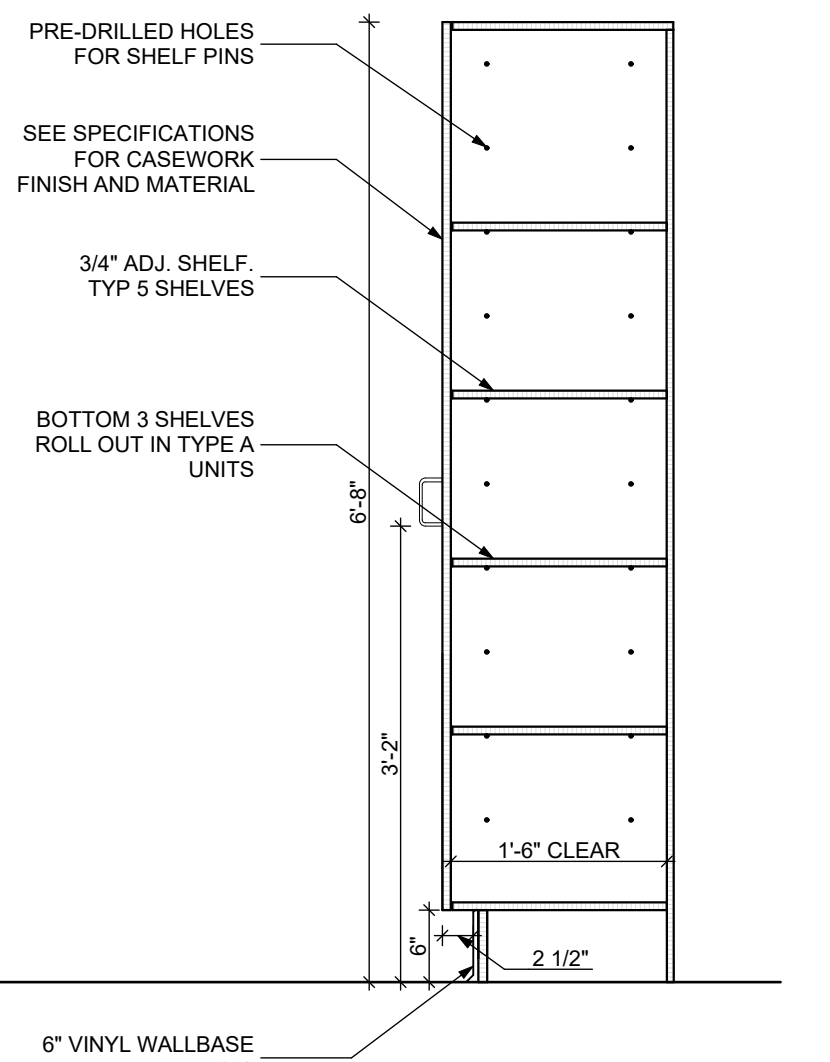
10 BATHROOM VANITY: TYPE B UNITS SCALE: 3/4" = 1'-0"



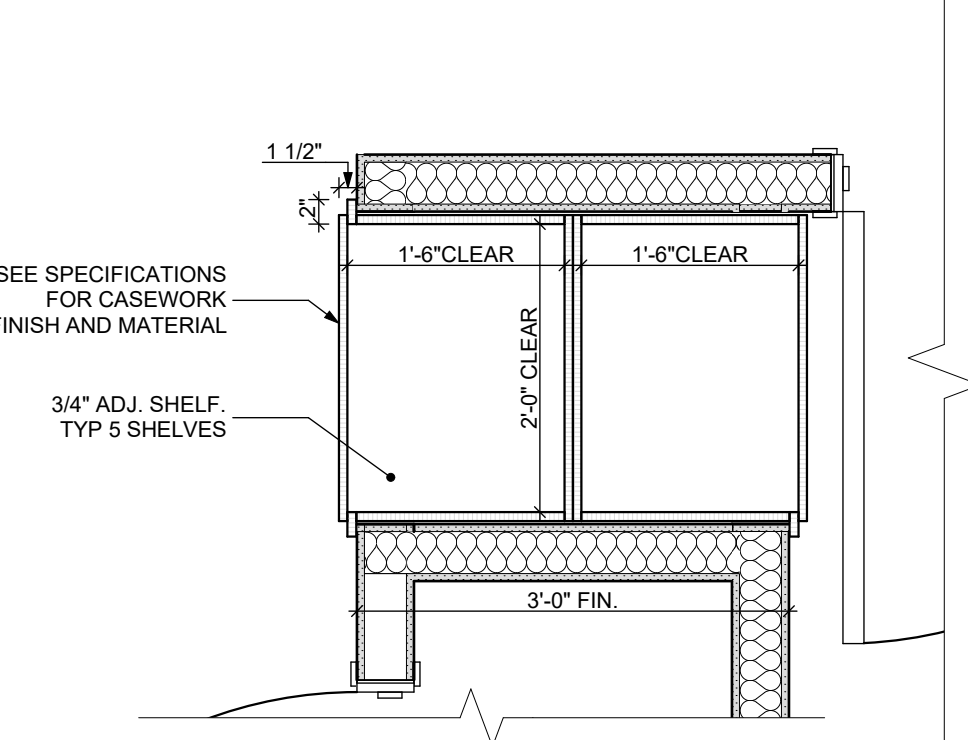
11 BATHROOM VANITY: TYPE A UNITS SCALE: 3/4" = 1'-0"



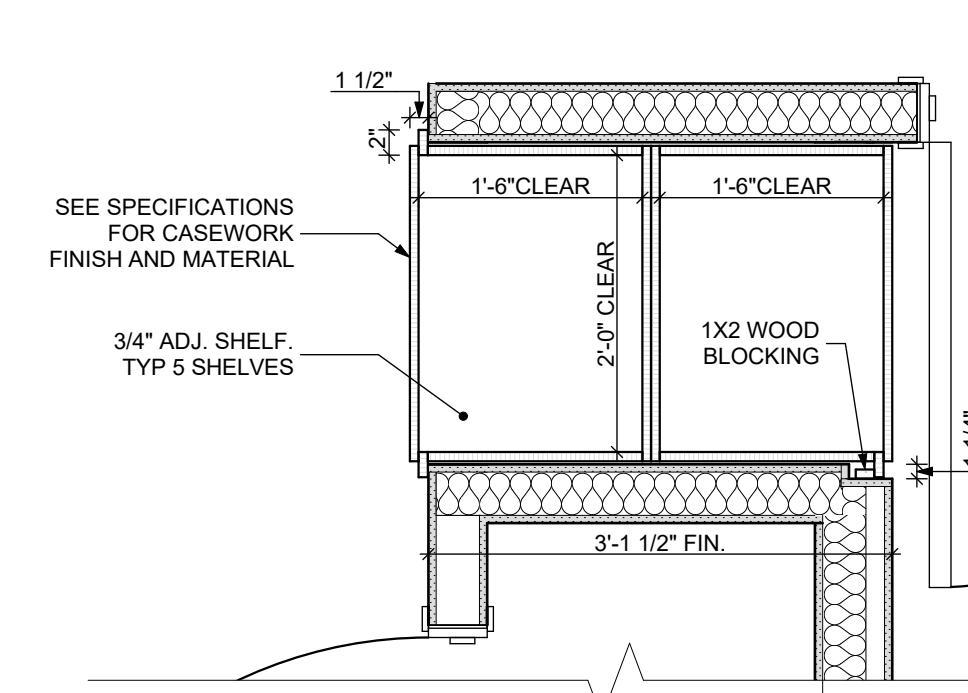
12 24" DEEP PANTRY & LINEN CABINET SECTION SCALE: 3/4" = 1'-0"



13 18" DEEP PANTRY & LINEN CABINET SECTION SCALE: 3/4" = 1'-0"



14 PANTRY & LINEN CABINET ENLARGED PLAN SCALE: 3/4" = 1'-0"



15 PANTRY & LINEN CABINET ENLARGED PLAN SCALE: 1:1.5

general notes

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revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

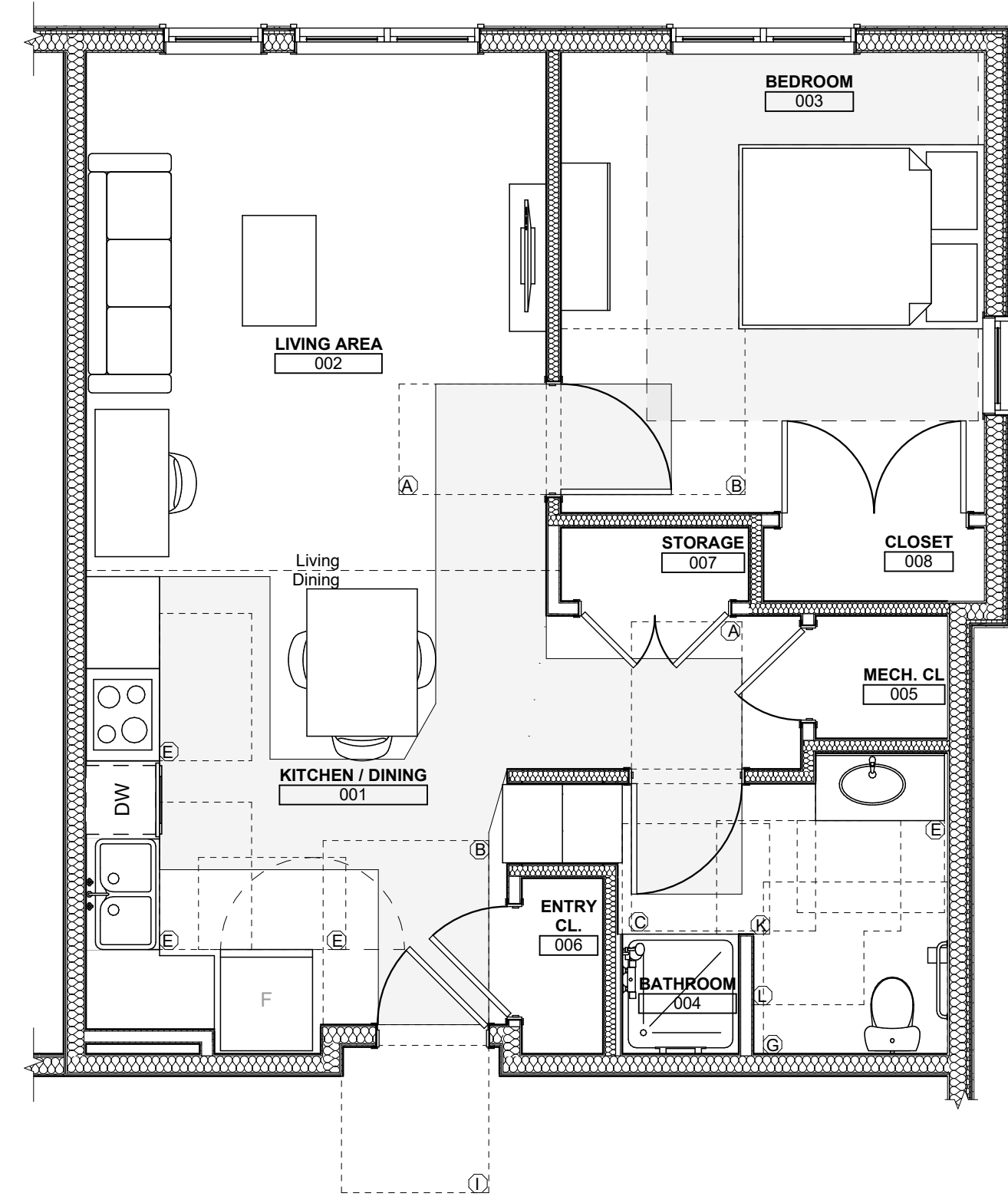
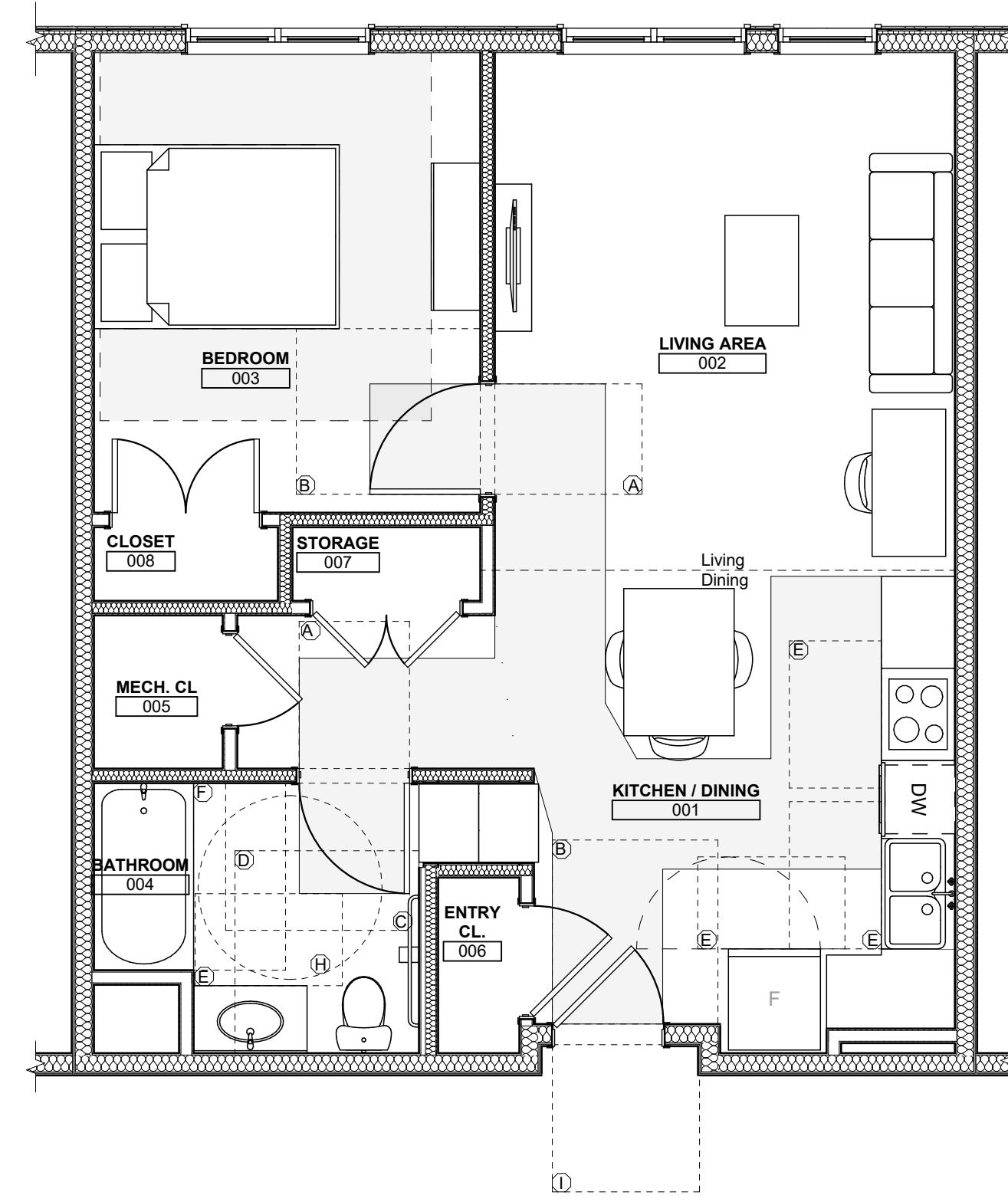
drawing title

UNIT DETAILS: KITCHEN CABINETS, CLOSETS, RANGE EXHAUST

scale	As Noted	Sheet No.
date	December 3rd, 2023	
no.	114	A421
of.	233	
		Project #2040

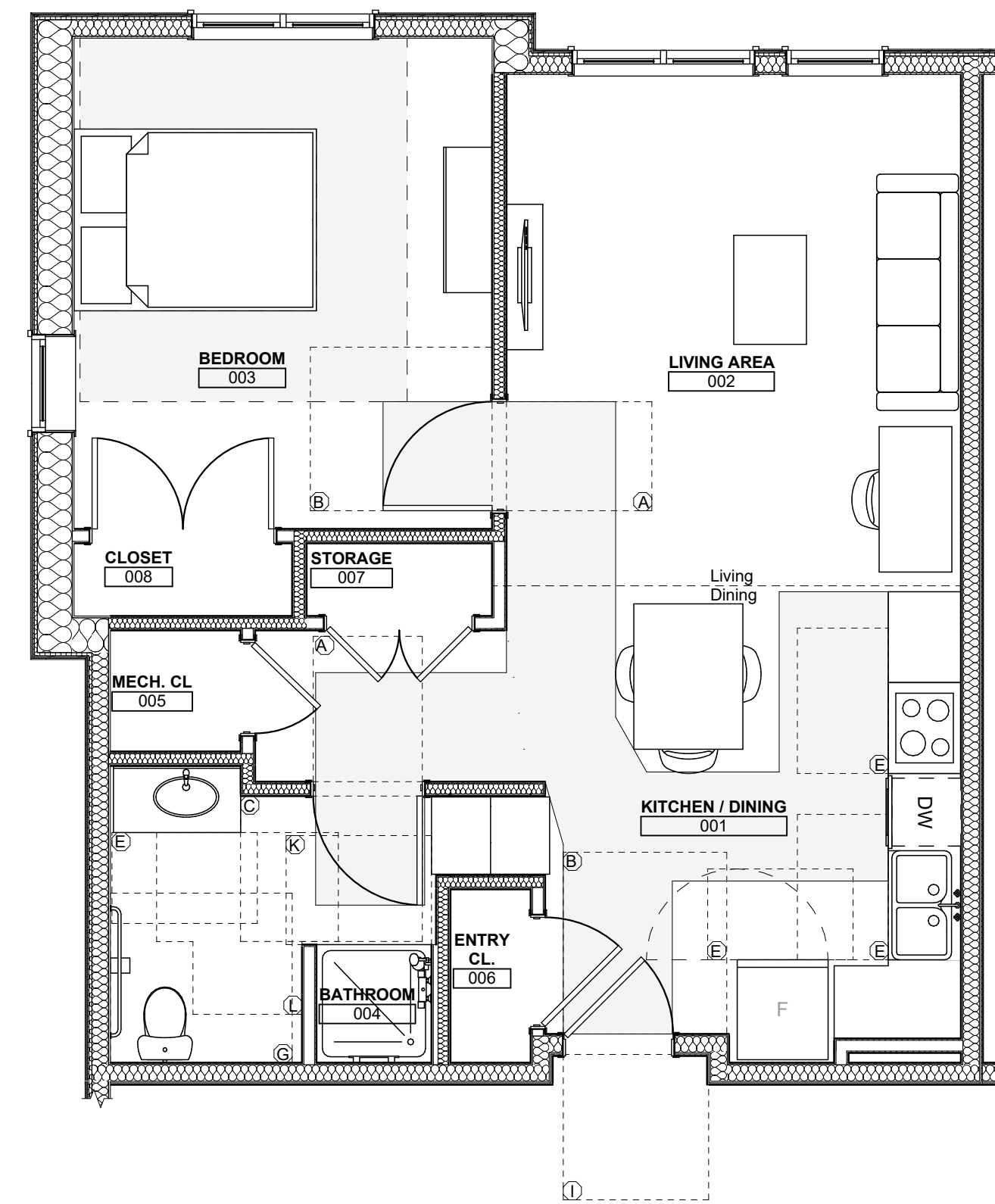
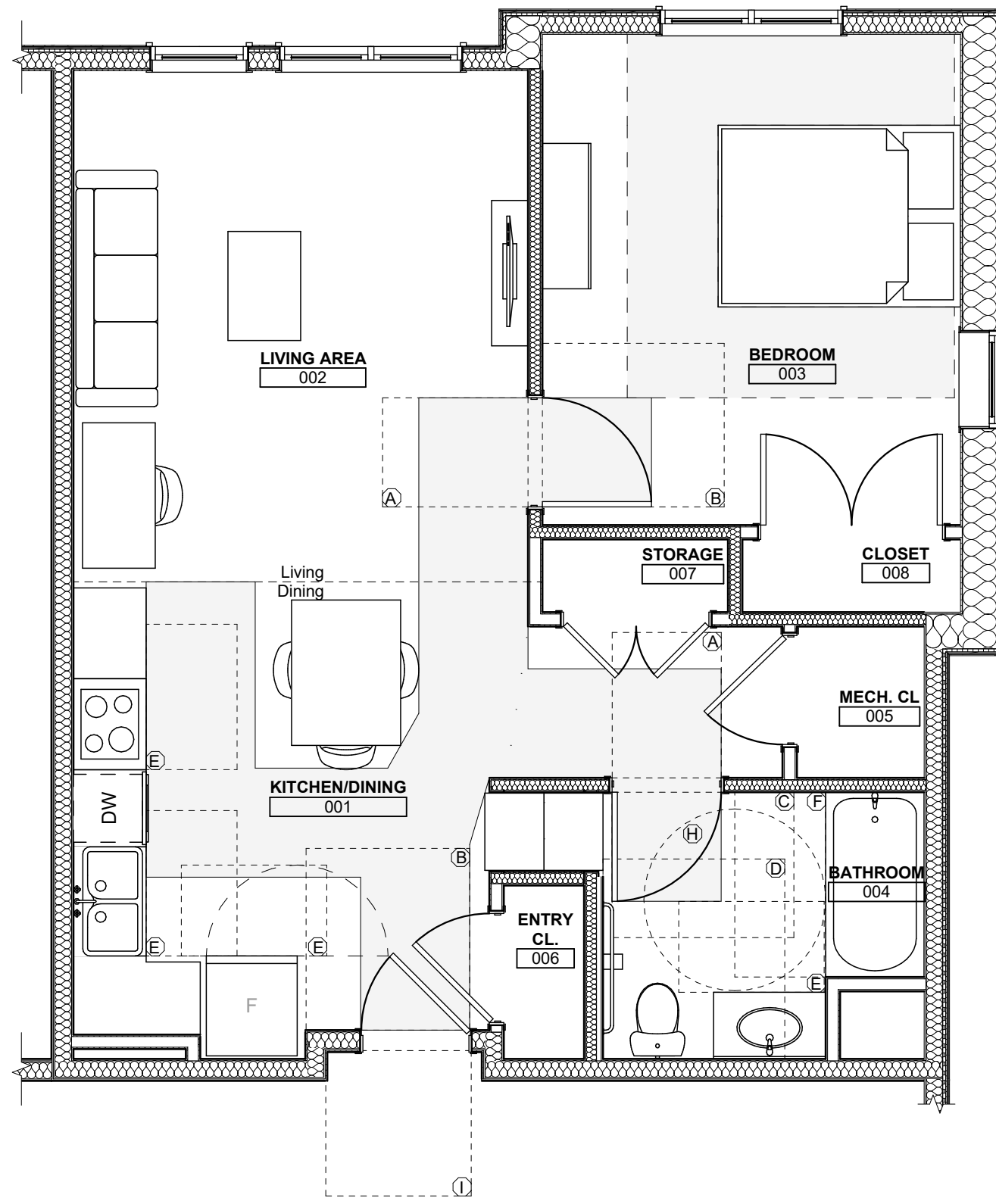
ACCESSIBILITY CLEARANCES LEGEND

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



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

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



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

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

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Project Location:
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246 Penfort Street
Pittsburgh, PA 15214

drawing title

UNIT ACCESSIBILITY AND
FURNITURE PLANS

scale	As Noted
date	December 3rd, 2023
no.	115
of.	233

Sheet No.	A422
Project #	2040

ACCESSIBILITY CLEARANCES LEGEND

- (A) DOOR WIDTH X 48"
- (B) DOOR WIDTH+18" LATCH SIDE X 60"
- (C) DOOR WIDTH+24" LATCH SIDE X 48"
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- (O) 30" CLEARANCE (AROUND BED)
- (P) REFRIGERATOR AND PANTRY/LINEN CABINET DOOR SWING

seal

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revisions

project title

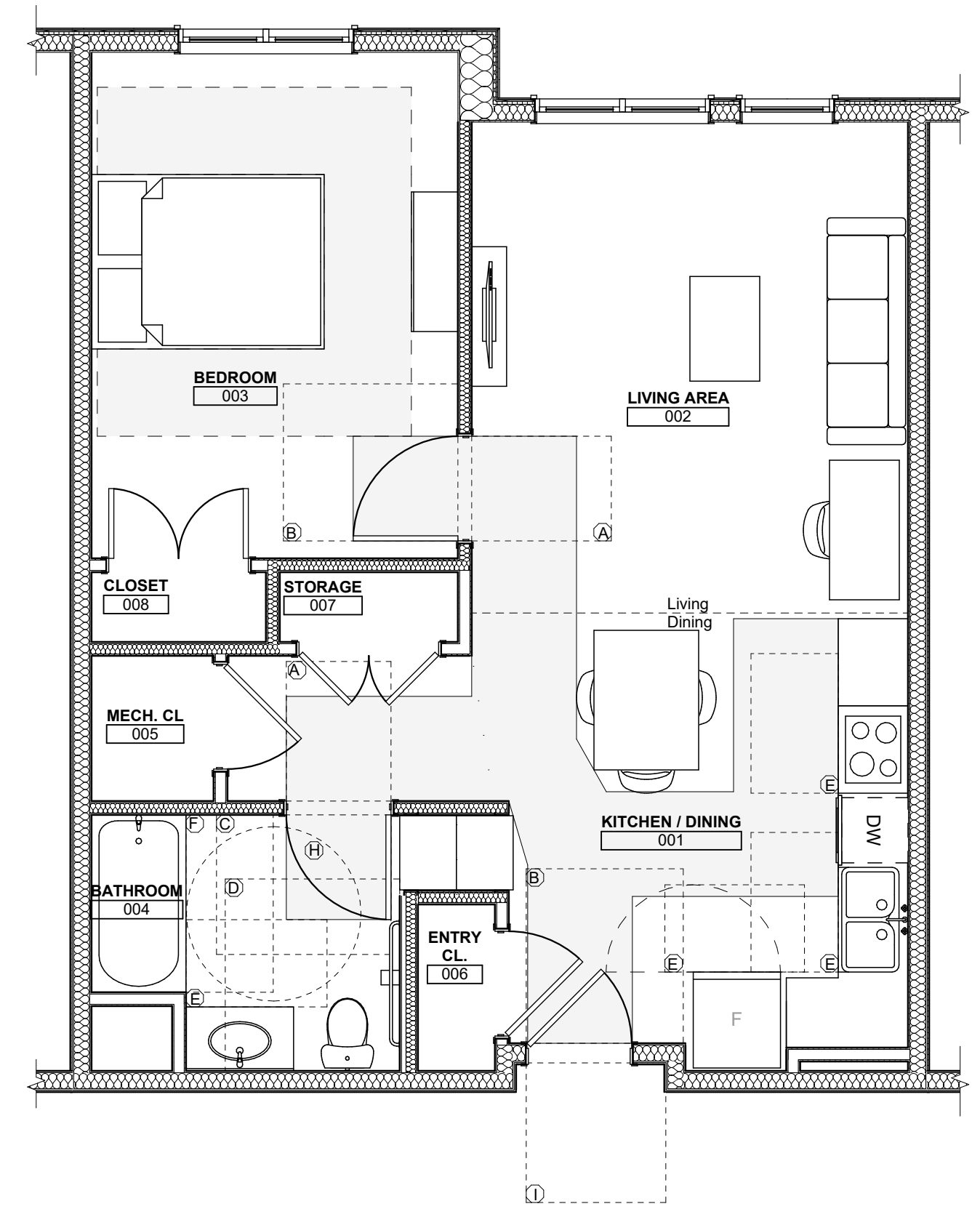
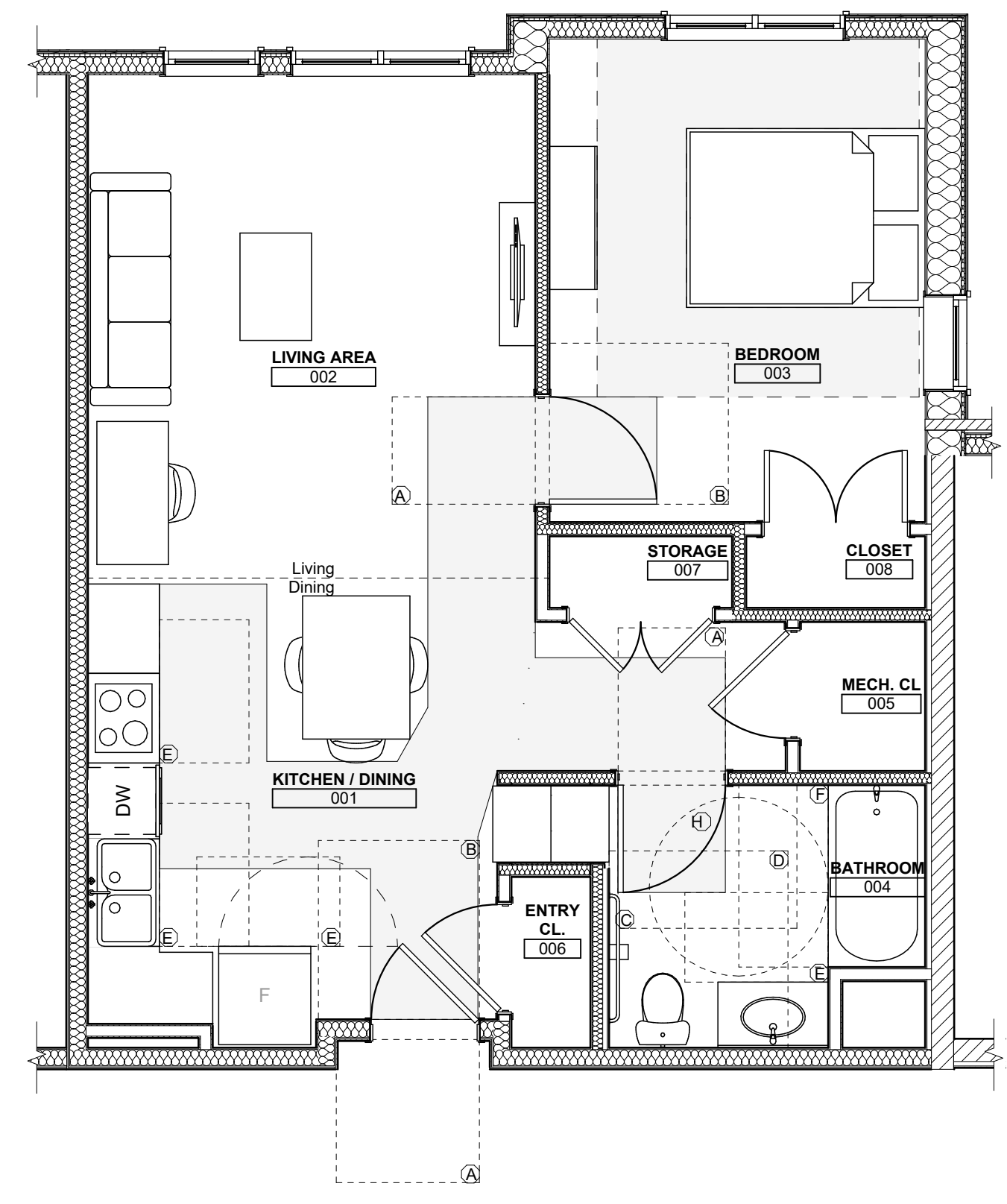
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Pittsburgh, PA 15214

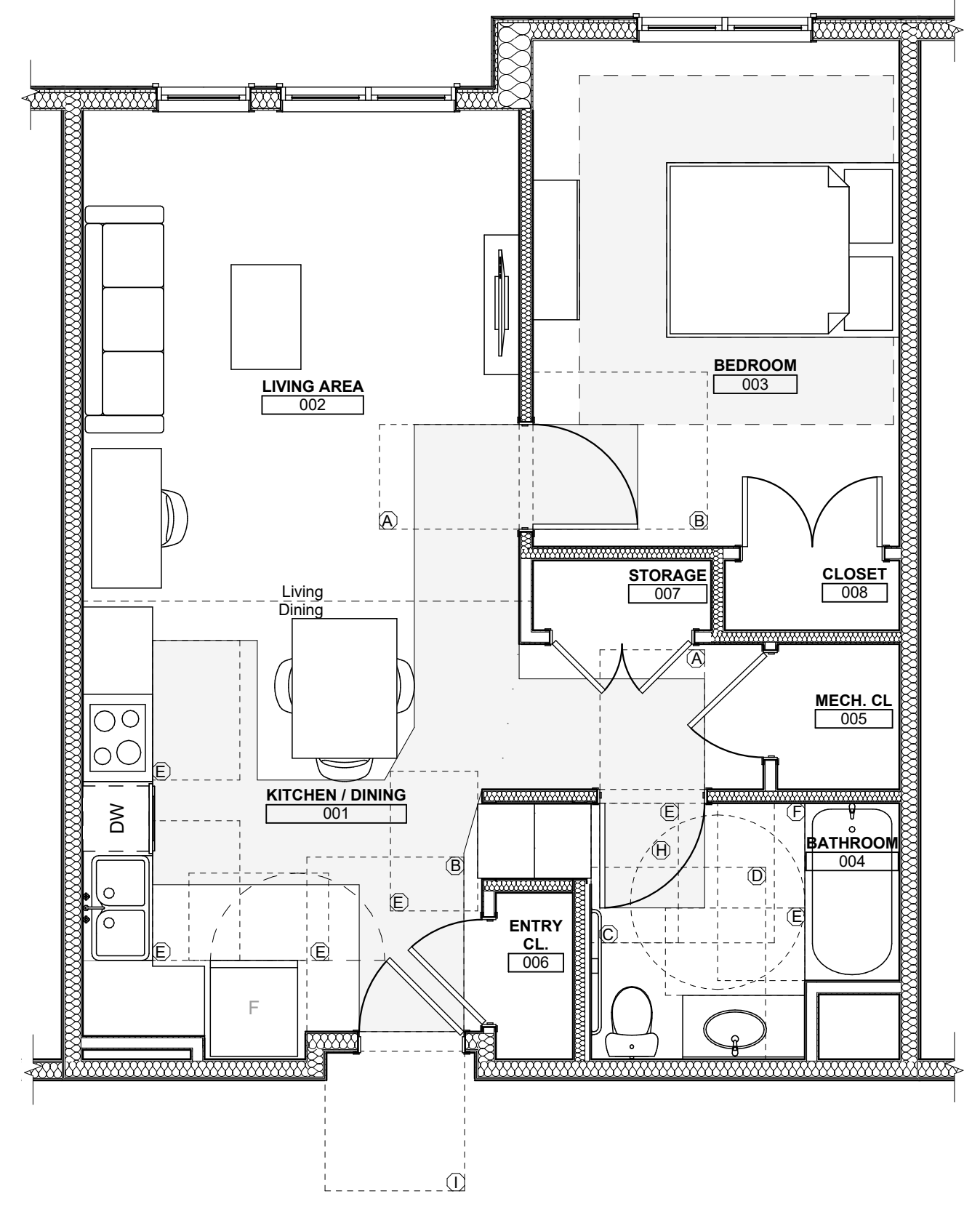
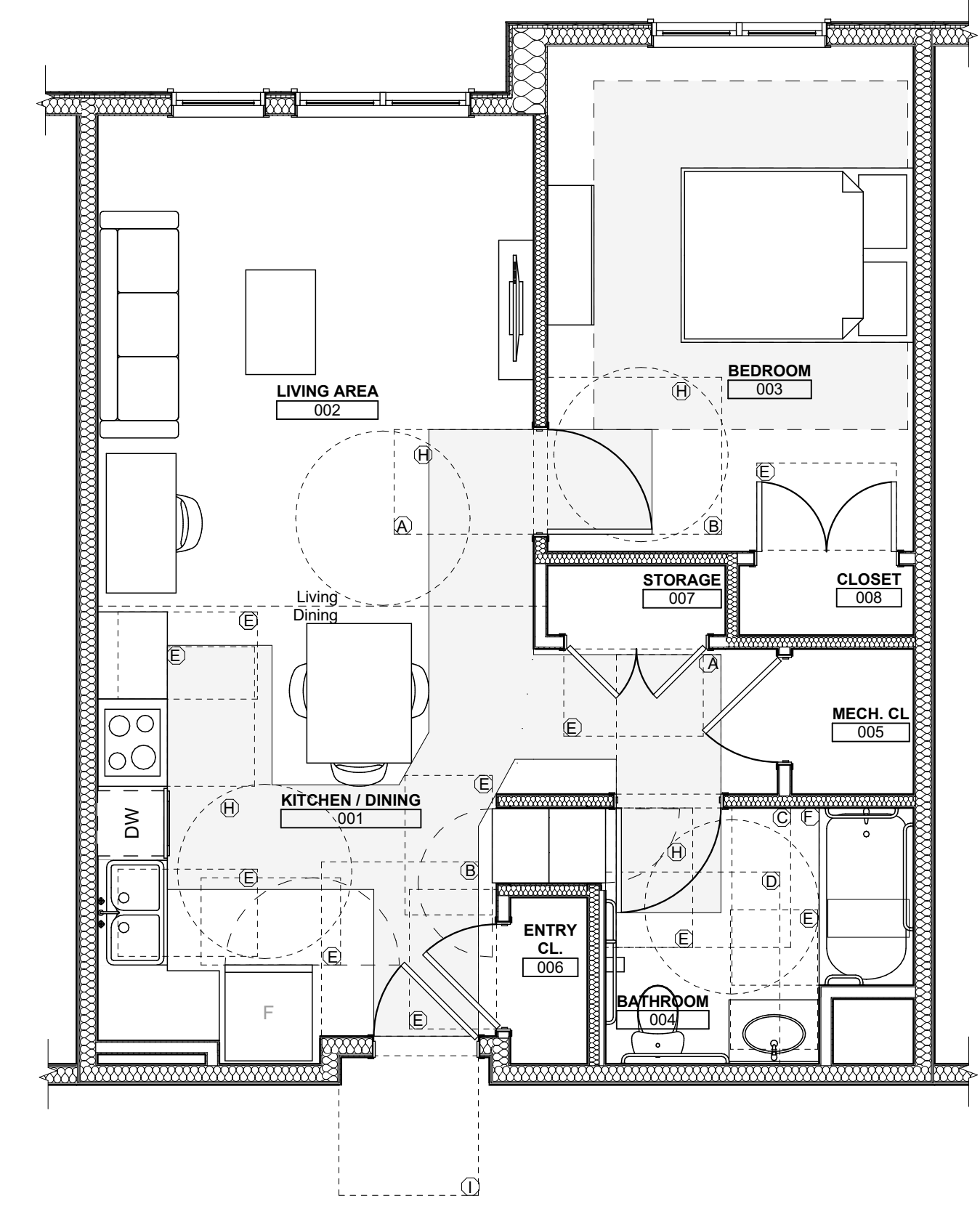
drawing title

UNIT ACCESSIBILITY AND
FURNITURE PLANS



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

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

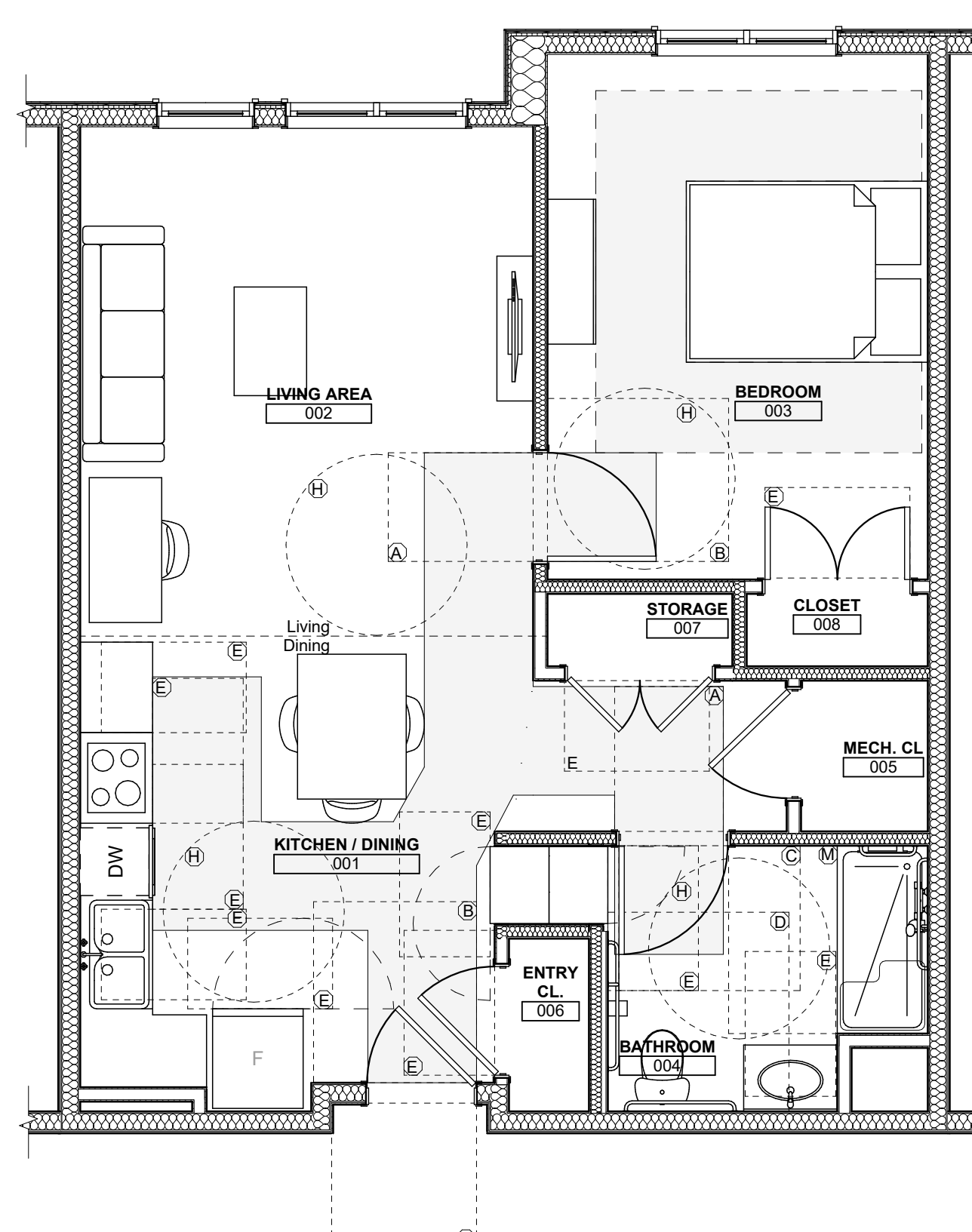
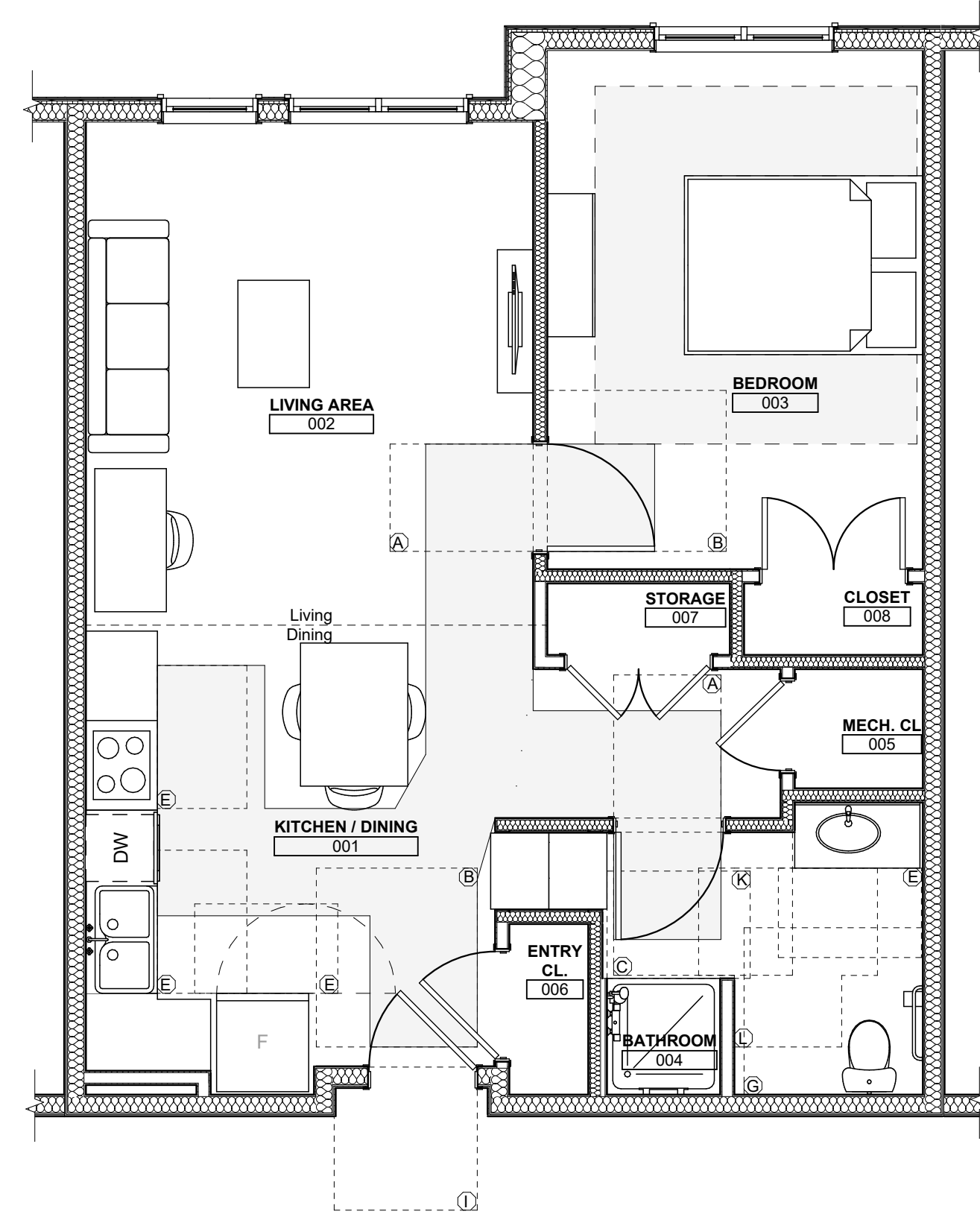


3 UNIT 1E T A: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

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

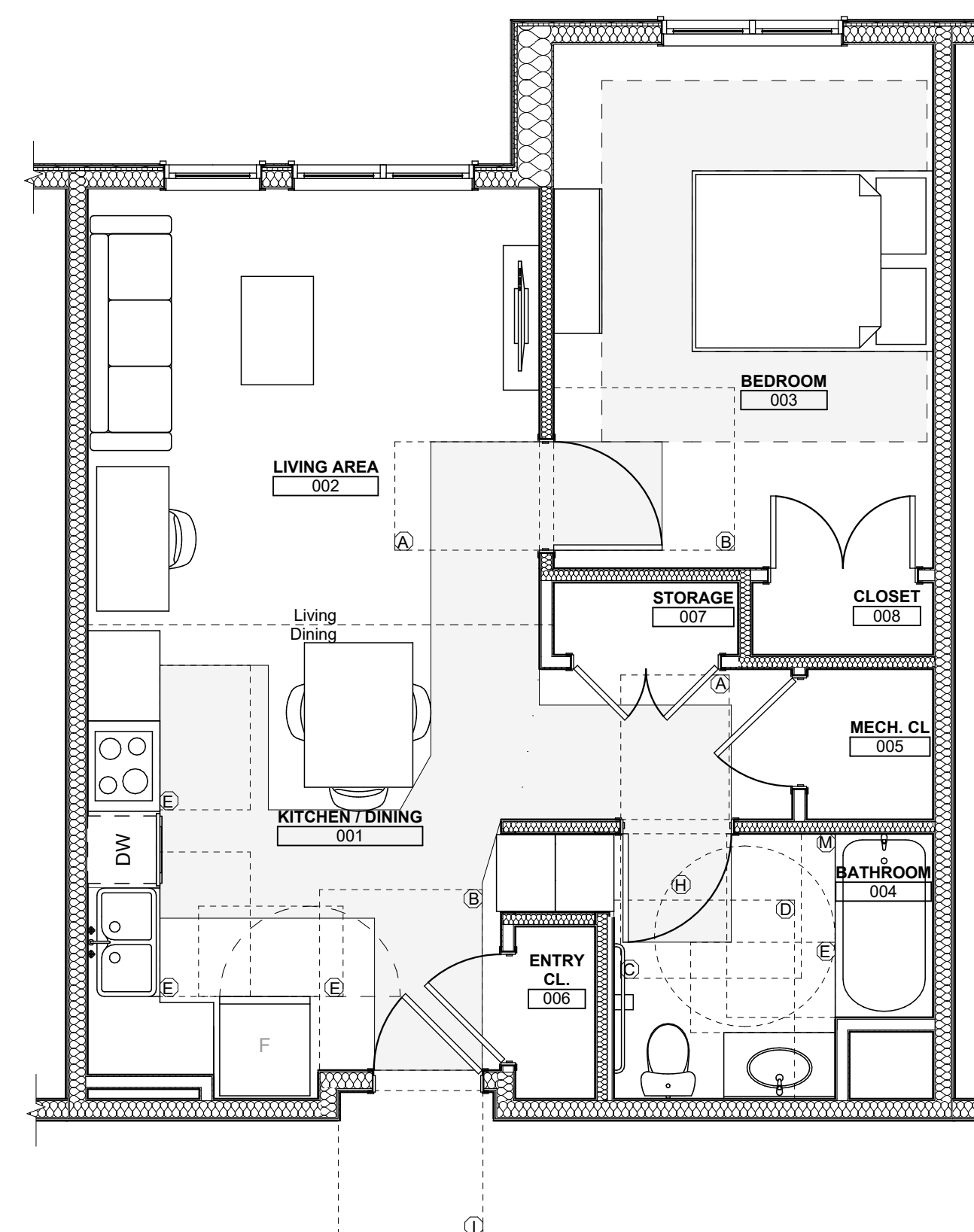
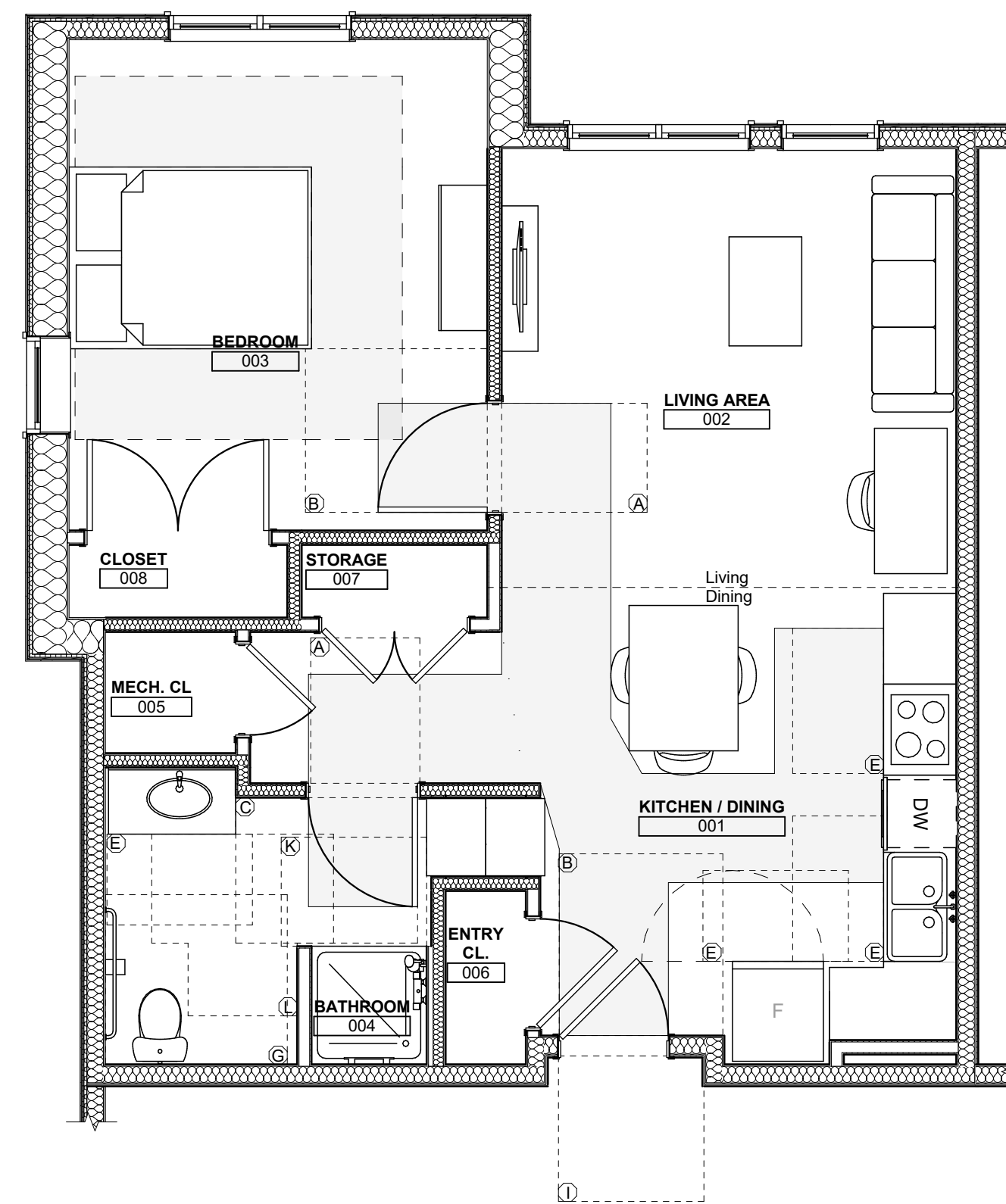
scale	As Noted
date	December 3rd, 2023
no.	116
of.	233

Sheet No.
A423
Project #2040



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

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



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

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

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- (B) DOOR WIDTH+18" LATCH SIDE X 60"
- (C) DOOR WIDTH+24" LATCH SIDE X 48"
- (D) 60" X 66" (TYPE A W.C. W/ LAV. OVERLAP EXCEPTION)
- (E) 30" X 48" CLEAR FLOOR SPACE
- (F) 30" X FULL LENGTH OF BATHTUB (60" MIN) BATHTUB CLEARANCE
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- (O) 30" CLEARANCE (AROUND BED)
- (P) REFRIGERATOR AND PANTRY/LINEN CABINET DOOR SWING

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

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scale

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revisions

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

drawing title

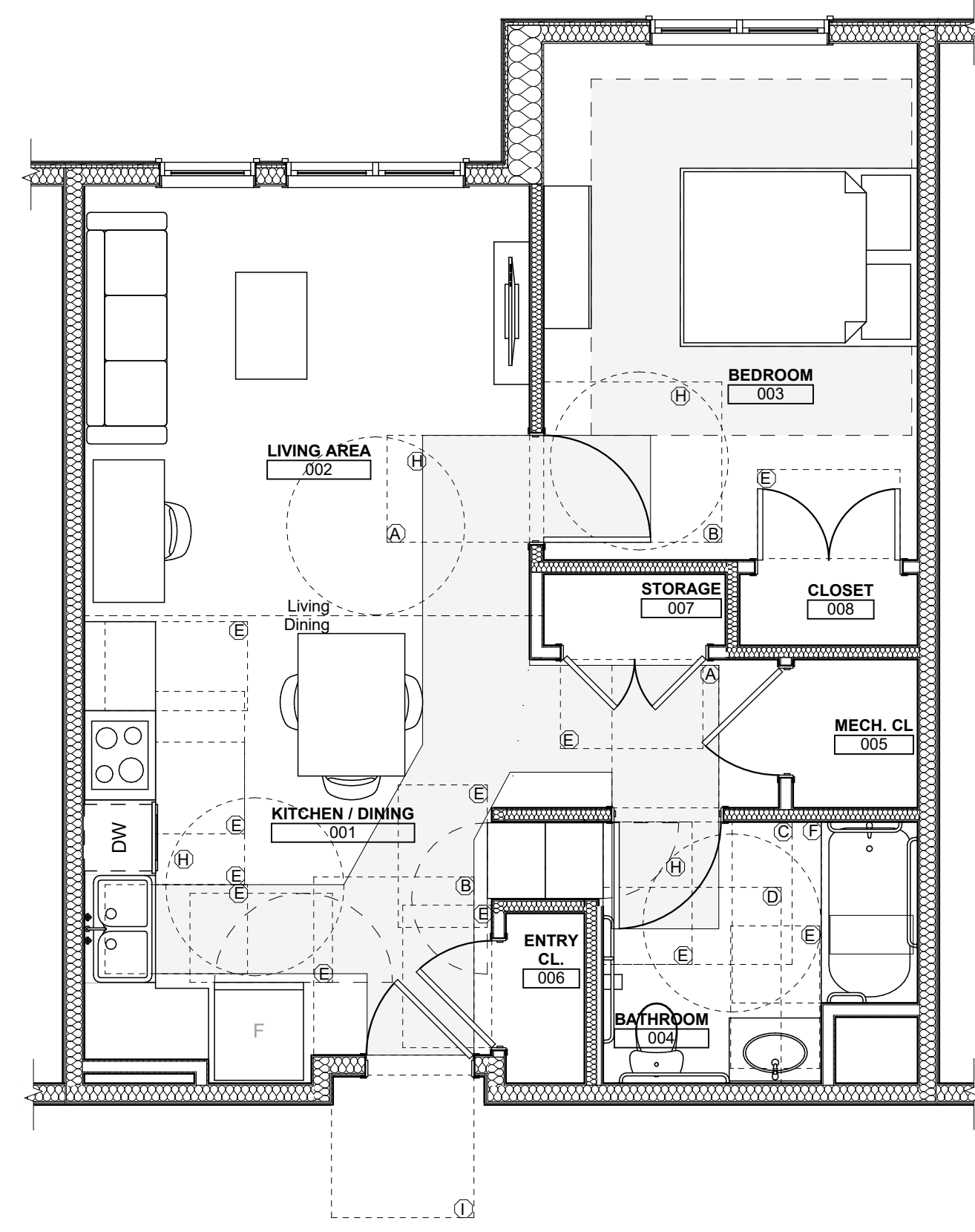
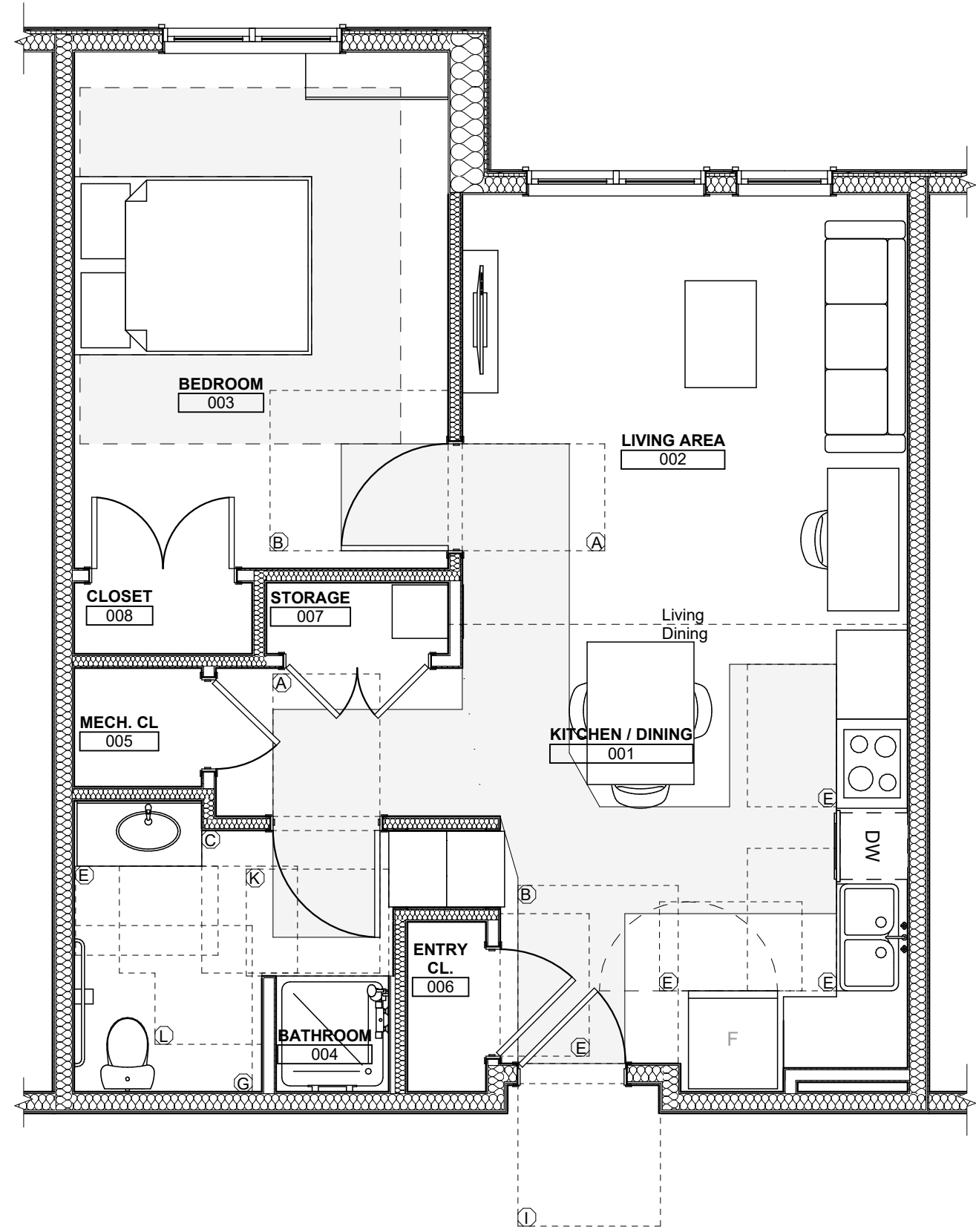
UNIT ACCESSIBILITY AND
FURNITURE PLANS

scale	As Noted
date	December 3rd, 2023
no.	117
of.	233

Sheet No.
A424
Project #2040

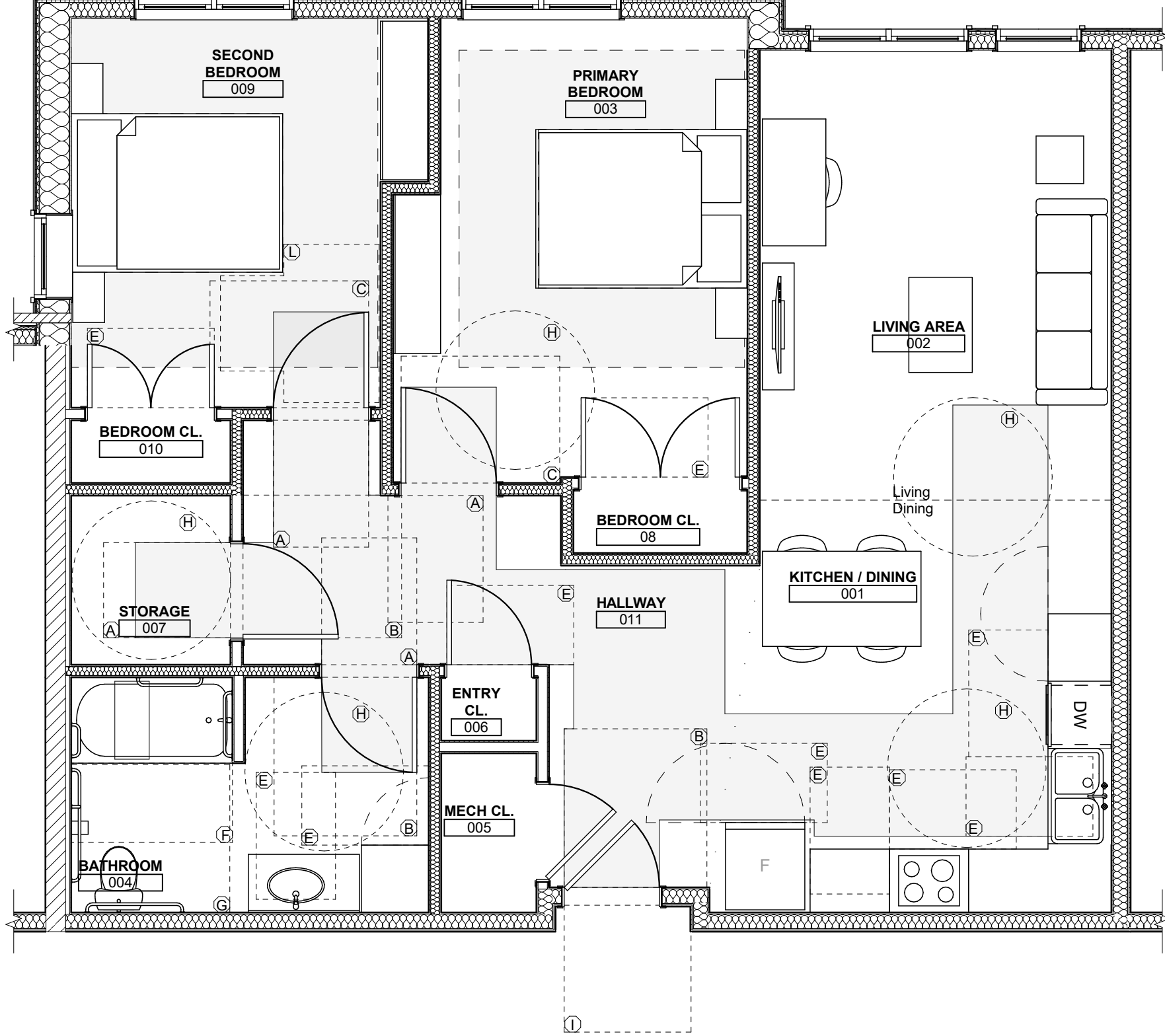
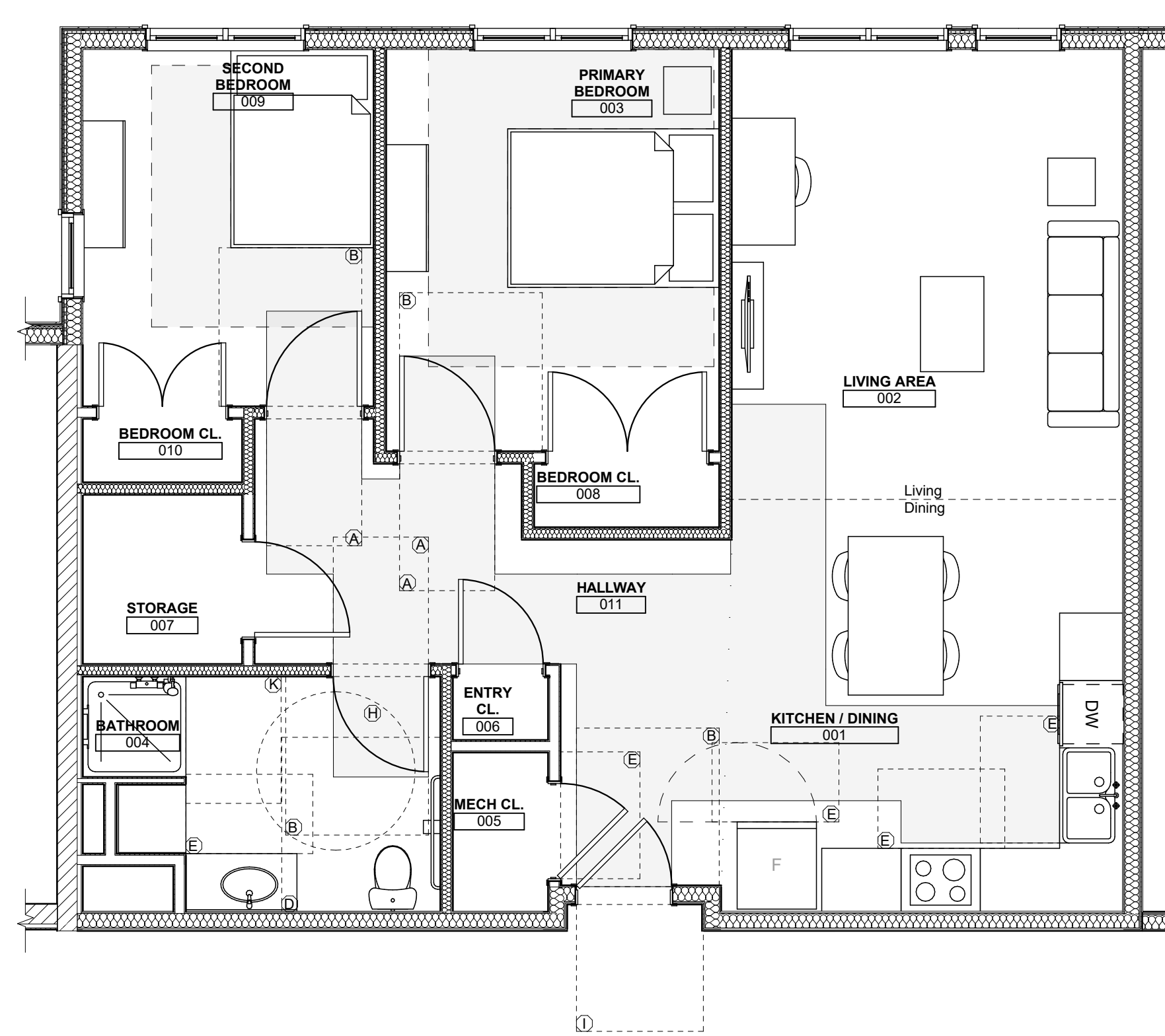
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1 UNIT 1G S : 1 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

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



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

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

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Project Location:
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246 Penfort Street
Pittsburgh, PA 15214

drawing title

UNIT ACCESSIBILITY AND
FURNITURE PLANS

scale	As Noted
date	December 3rd, 2023
no.	118
of.	233

Sheet No.
A425
Project #2040

ACCESSIBILITY CLEARANCES LEGEND

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- (B) DOOR WIDTH+18" LATCH SIDE X 60"
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- (N) 36" WIDE UN-OBSTRICTED PATH OF EGRESS
- (O) 30" CLEARANCE (AROUND BED)
- (P) REFRIGERATOR AND PANTRY/LINEN CABINET DOOR SWING

seal

general notes

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revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

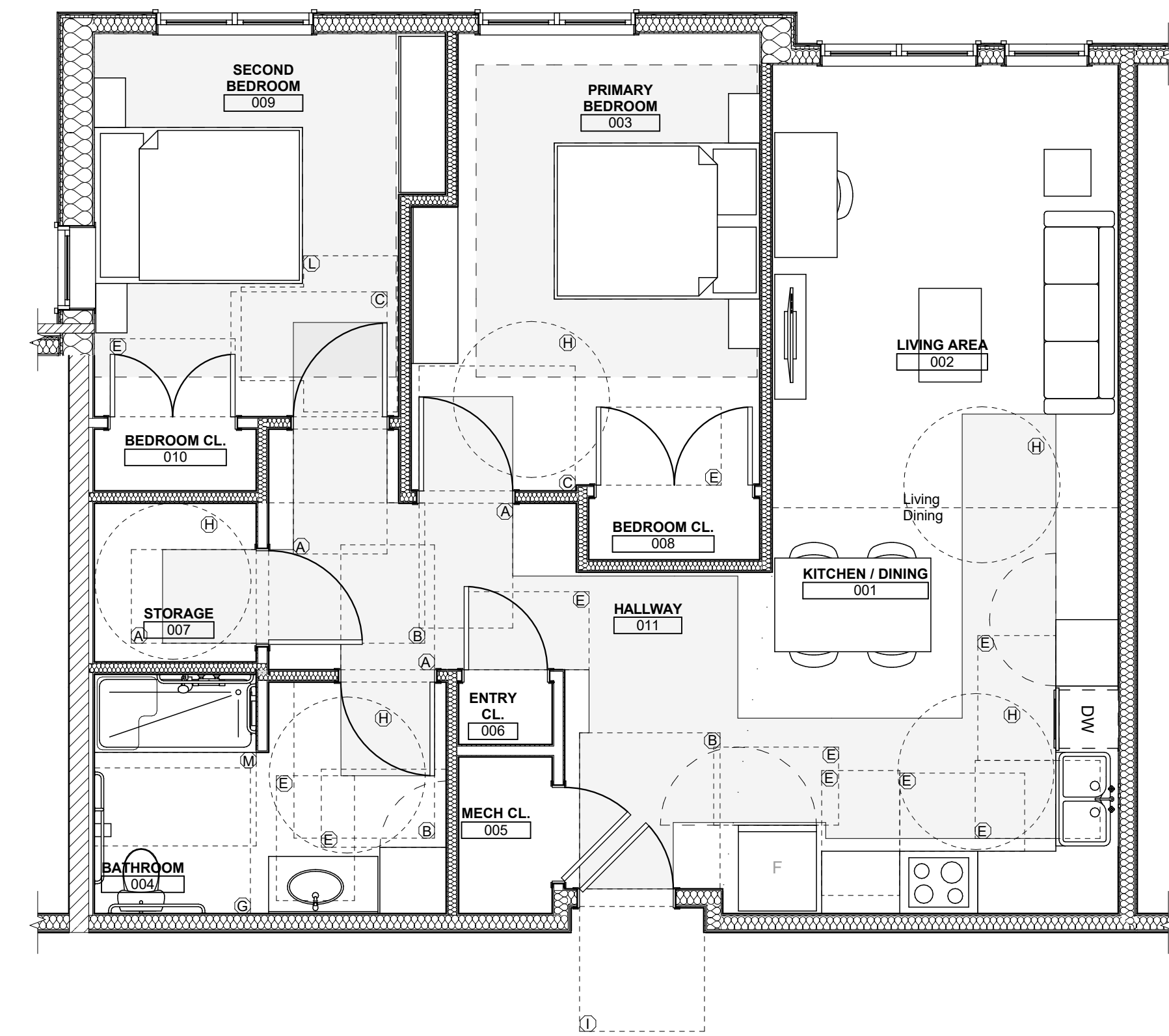
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

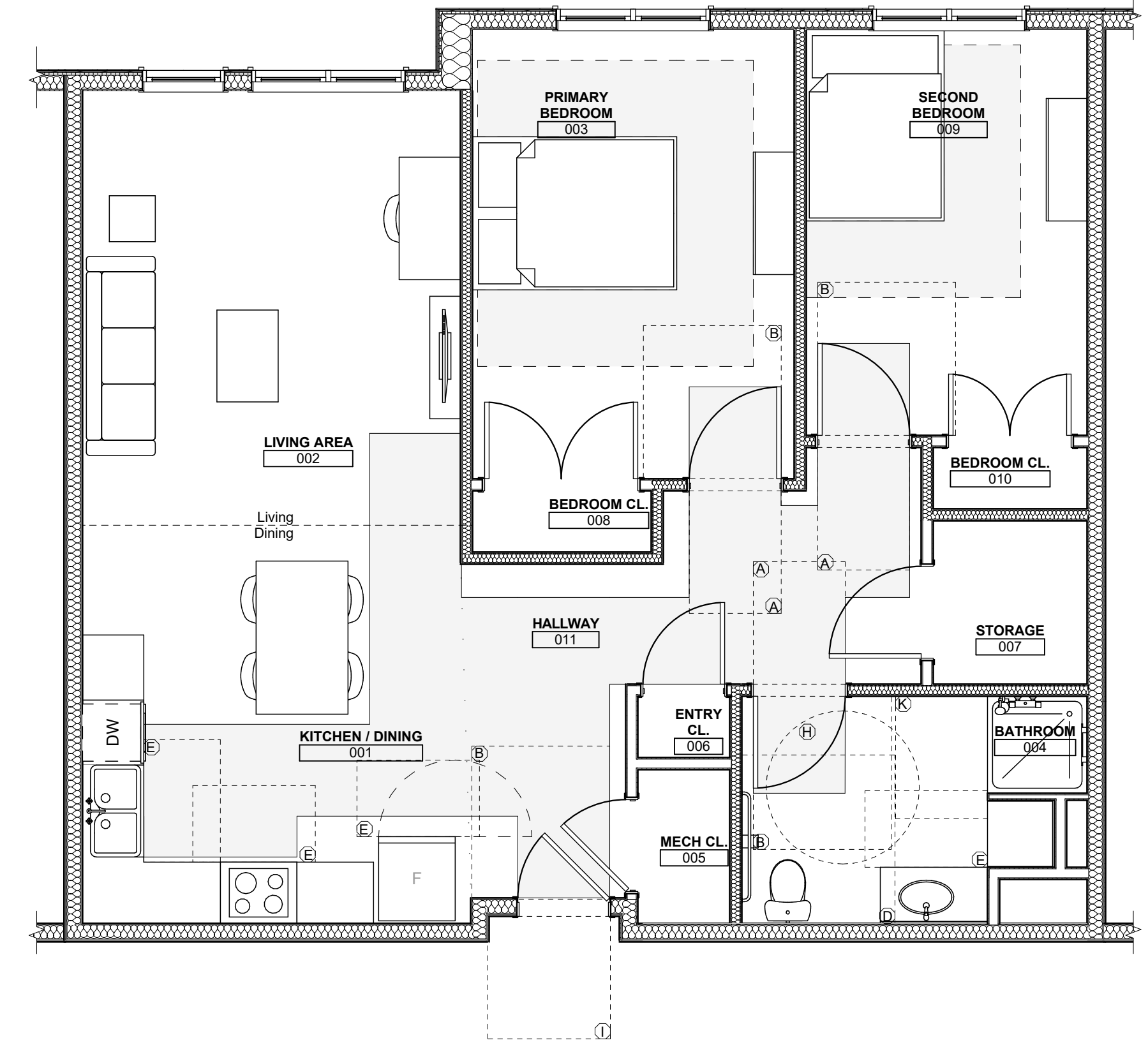
UNIT ACCESSIBILITY AND
FURNITURE PLANS

scale	As Noted
date	December 3rd, 2023
no.	of.
119	233

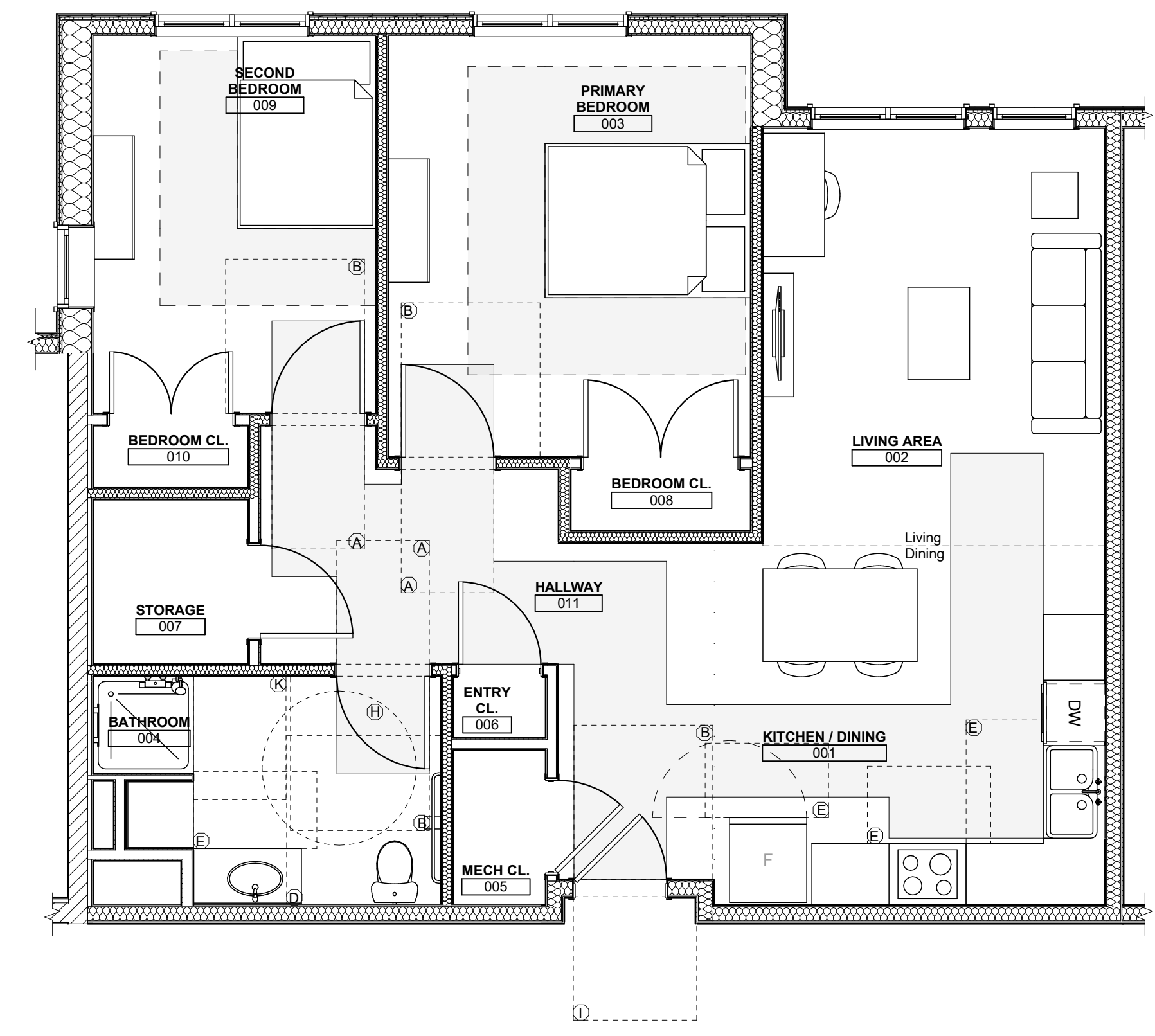
Sheet No.
A426
Project #2040



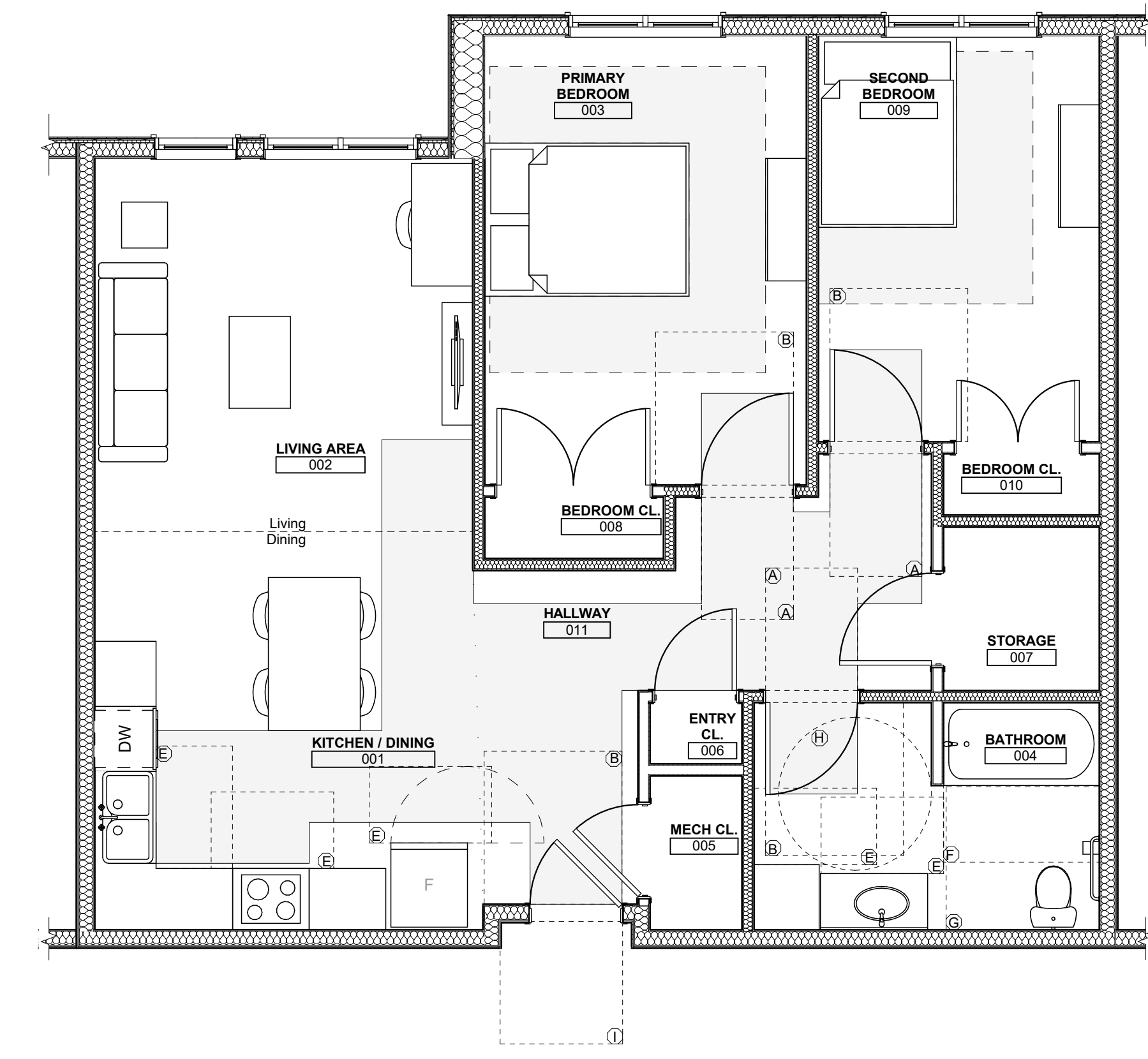
1 UNIT 2B S (TYPE-A): 2 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



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



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



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

seal

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revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

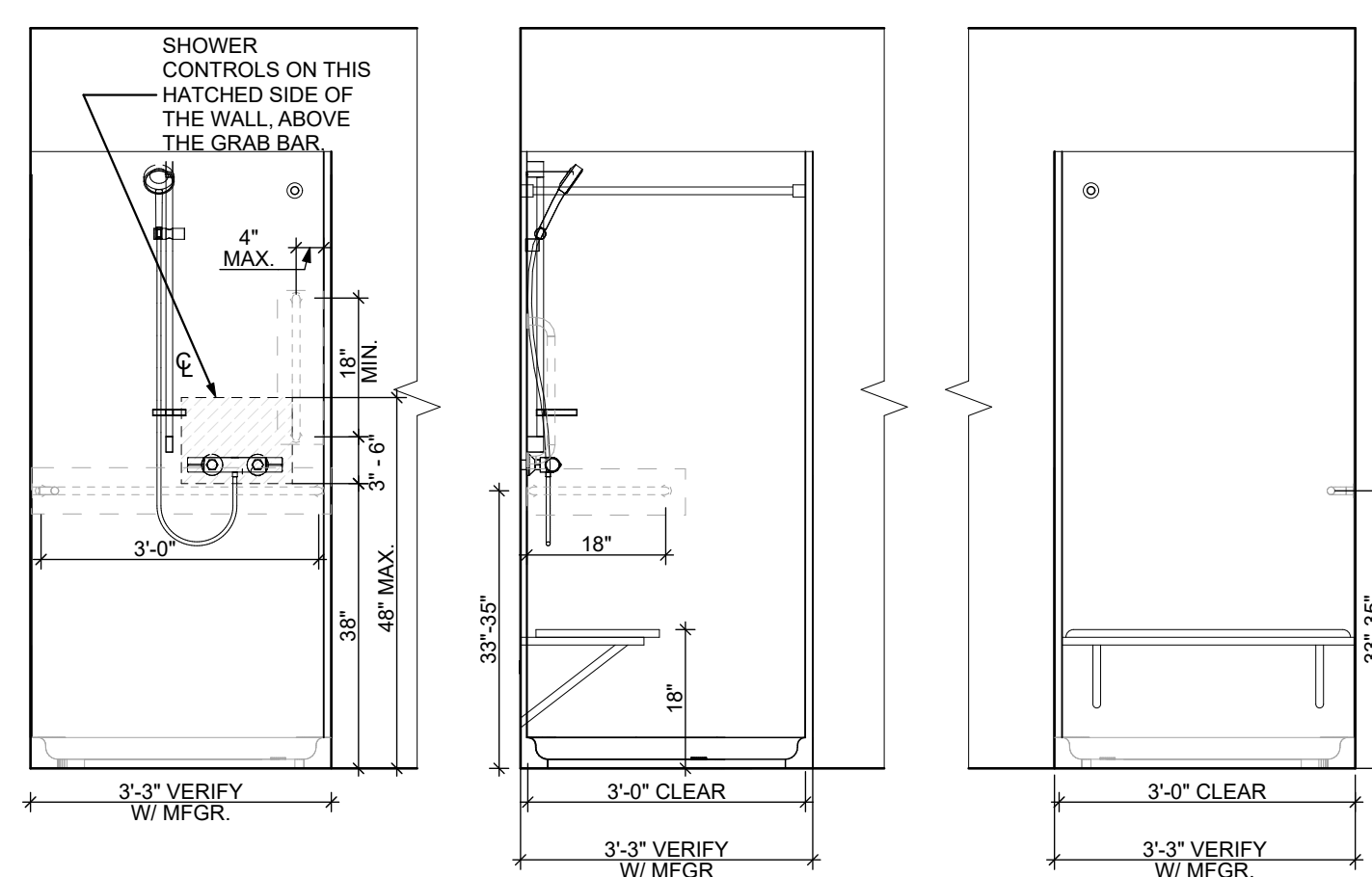
Client:
Allies & Ross Management and
Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

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

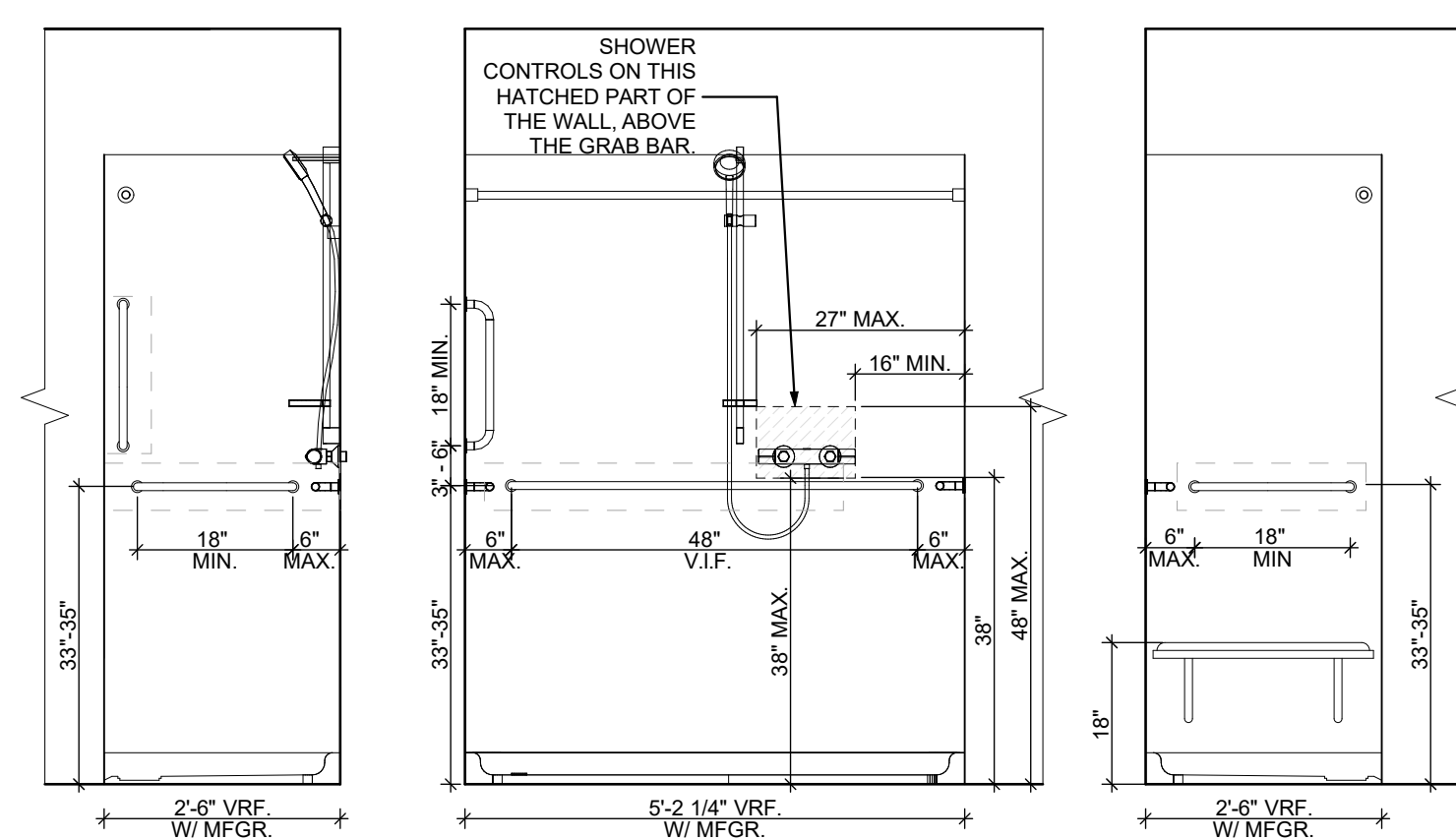
drawing title

**UNIT SHOWER AND BATHRUB
GRAB BAR DETAILS**

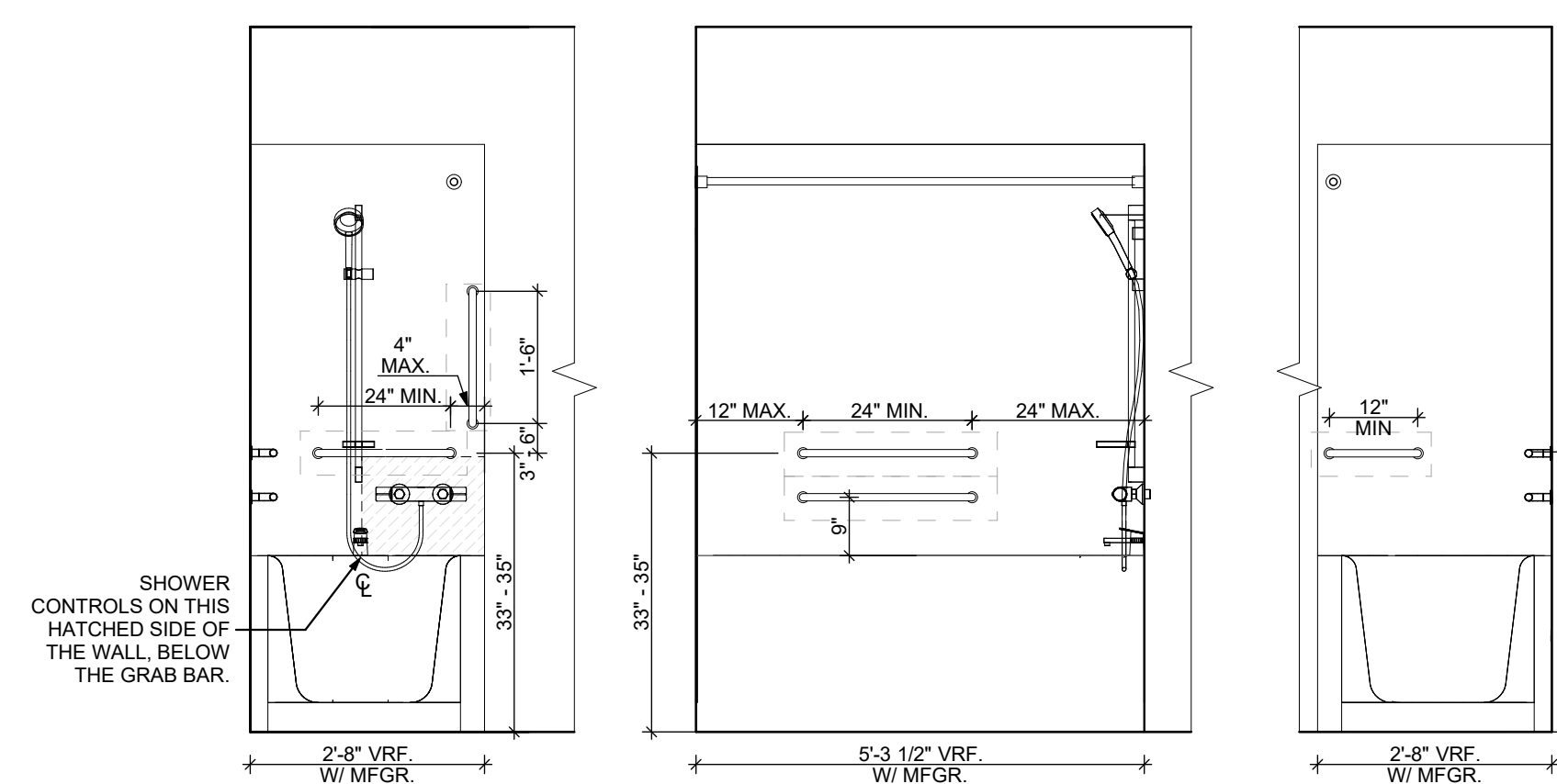
ALL DIMENSIONS ARE FINISH DIMENSIONS.
DIMENSIONS ARE TAKEN FROM CENTERLINE OF GRAB BARS.
FOR TYPE-A UNITS: PROVIDE GRAB BARS WITH IN-WALL BLOCKING.
FOR TYPE-B UNITS: PROVIDE IN-WALL BLOCKING FOR FUTURE GRAB BARS.



ALL DIMENSIONS ARE FINISH DIMENSIONS.
DIMENSIONS ARE TAKEN FROM CENTERLINE OF GRAB BARS.
FOR TYPE-A UNITS: PROVIDE GRAB BARS WITH IN-WALL BLOCKING.
FOR TYPE-B UNITS: PROVIDE IN-WALL BLOCKING FOR FUTURE GRAB BARS.



ALL DIMENSIONS ARE FINISH DIMENSIONS.
DIMENSIONS ARE TAKEN FROM CENTERLINE OF GRAB BARS.
FOR TYPE-A UNITS: PROVIDE GRAB BARS WITH IN-WALL BLOCKING.
FOR TYPE-B UNITS: PROVIDE IN-WALL BLOCKING FOR FUTURE GRAB BARS.



1 TRANSFER-TYPE SHOWER ELEVATIONS
SCALE: 1/2" = 1'-0"

2 ROLL-IN SHOWER ELEVATIONS
SCALE: 1/2" = 1'-0"

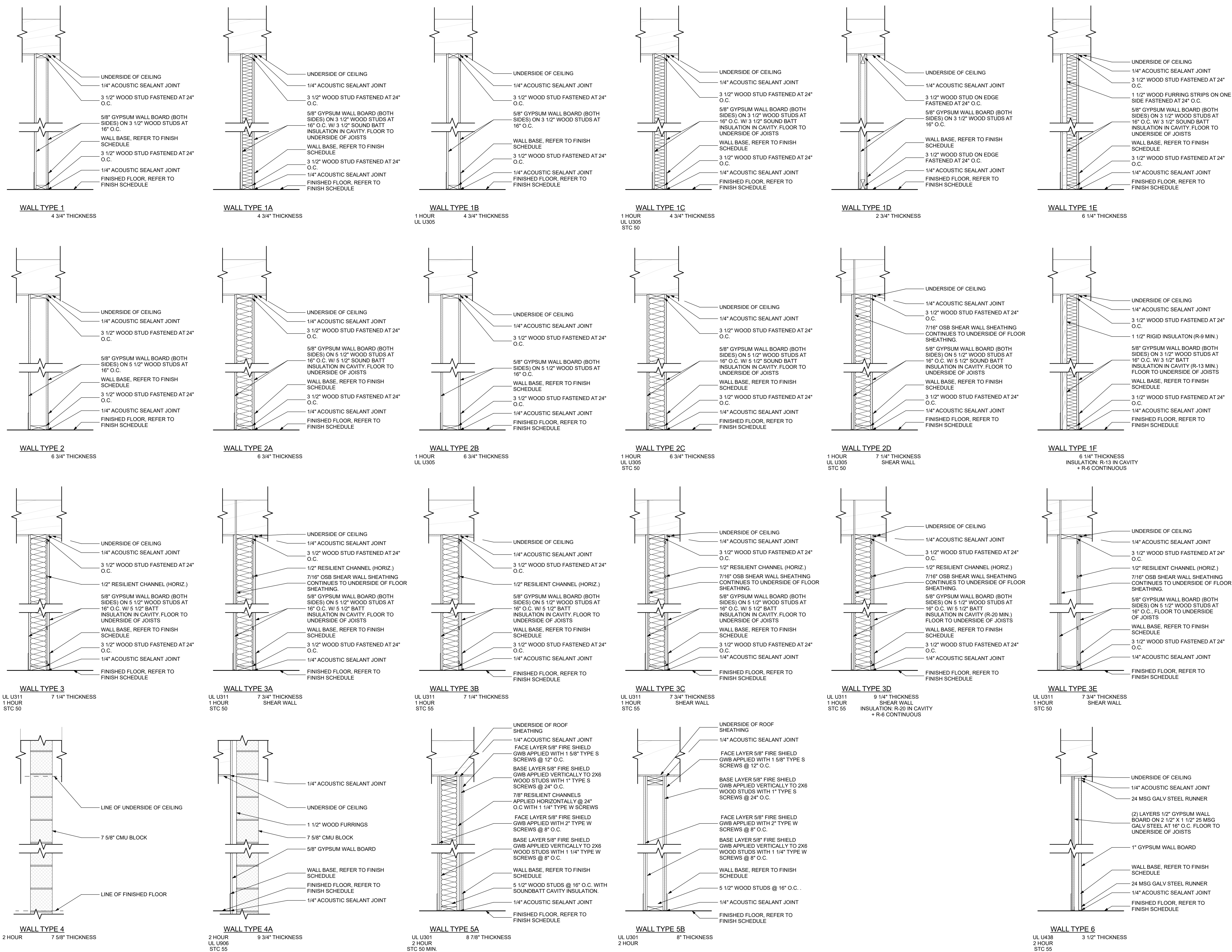
3 BATHTUB ELEVATIONS
SCALE: 1/2" = 1'-0"

scale	As Noted
date	December 3rd, 2023
no.	120
of.	233

Sheet No.

A427

Project #2040



seal

general notes

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Pittsburgh, PA 15219

Project Location:

Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

WALLASSEMBLIES

scale
As Noted

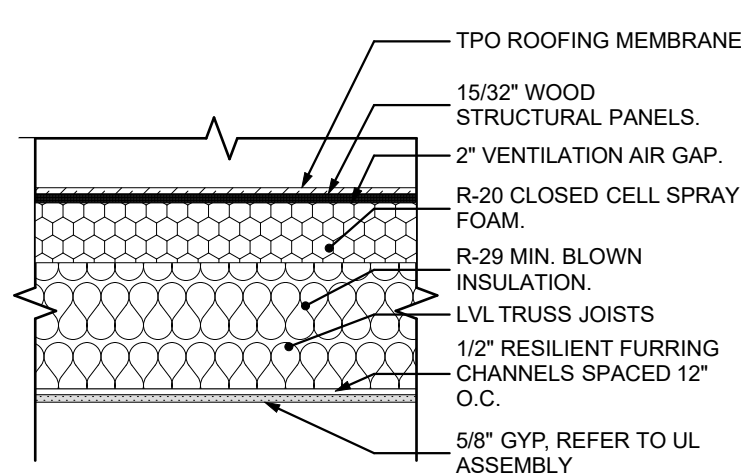
date
December 3rd, 2023

no. of
121 233

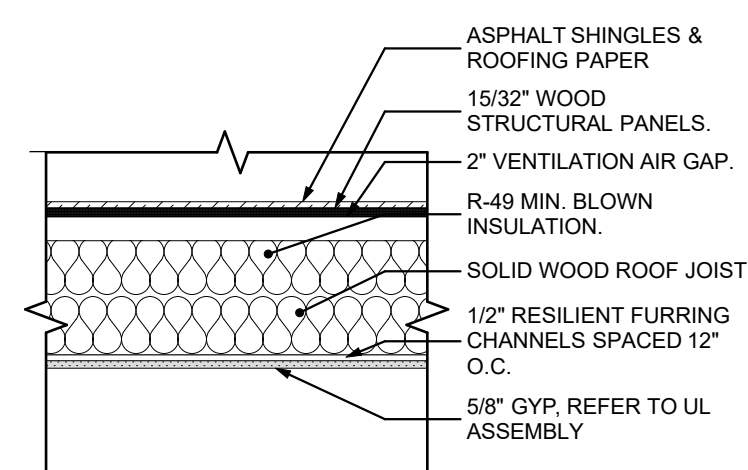
Sheet No.

A501

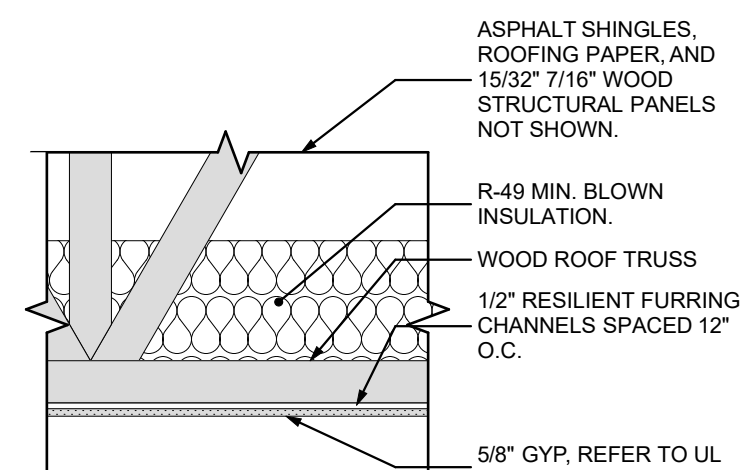
Project #2040



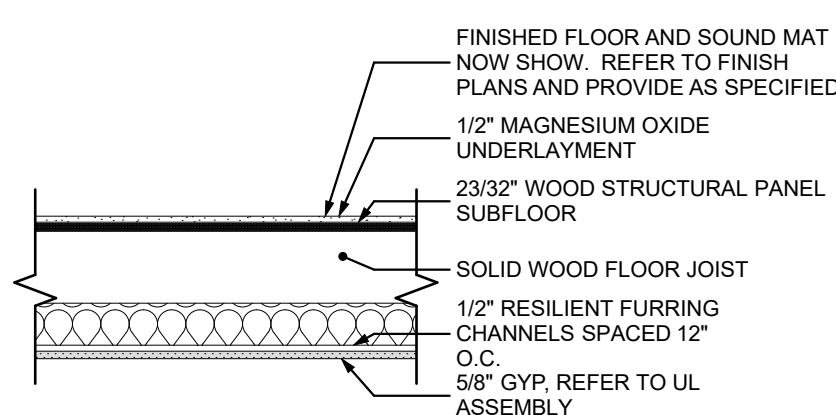
ROOF/CEILING ASSMBLY
UL P533
1 HOUR



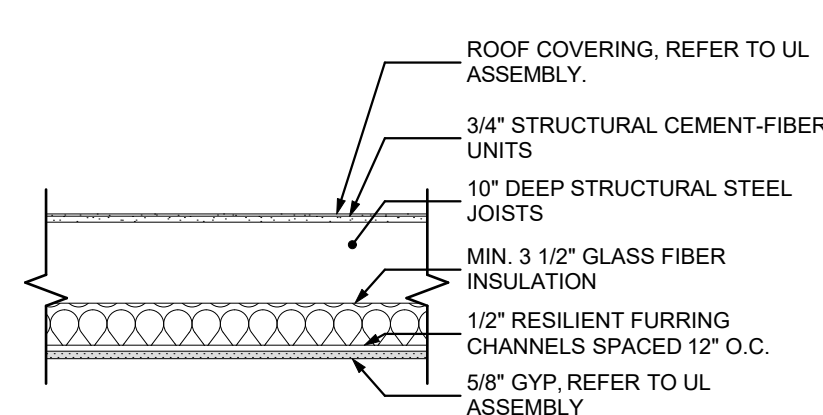
ROOF/CEILING ASSMBLY
UL P533
1 HOUR



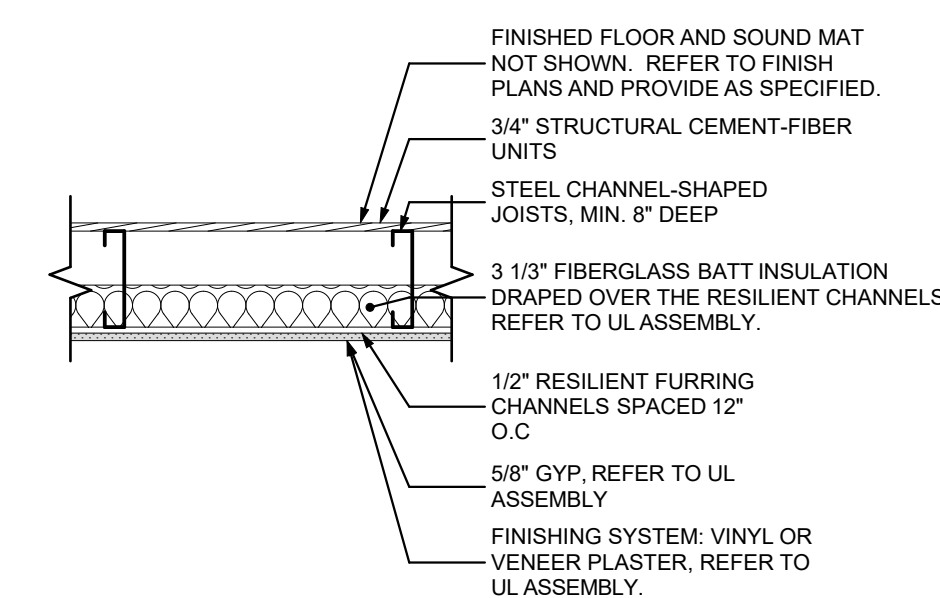
ROOF/CEILING ASSMBLY
UL P533
1 HOUR



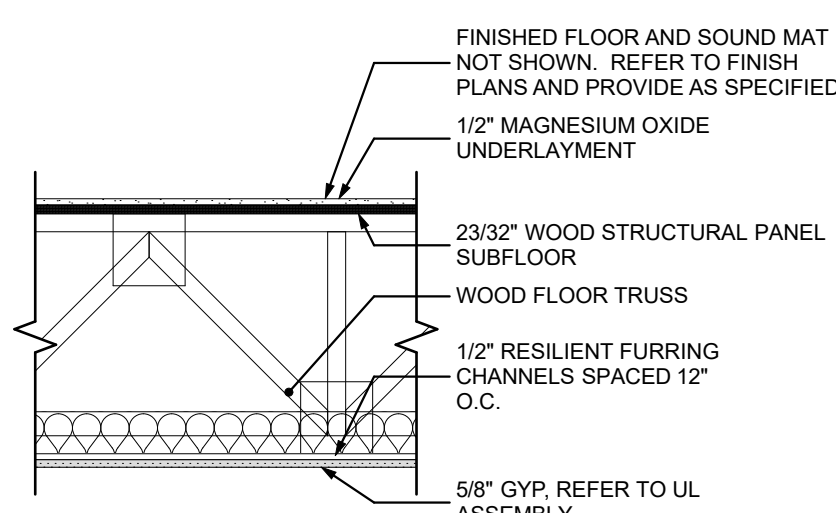
FLOOR/CEILING ASSMBLY
UL L501
1 HOUR, STC RATING 50, IIC RATING 50
COMMON HALLWAYS



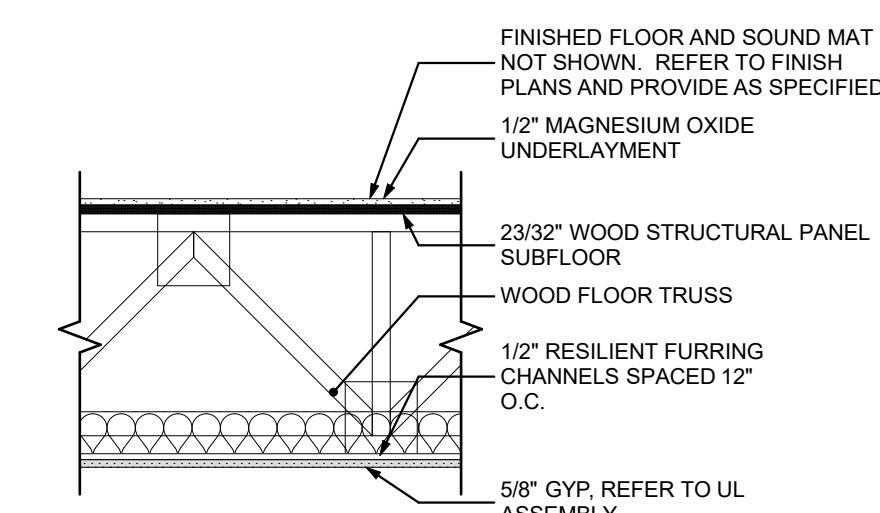
ROOF/CEILING ASSMBLY
UL P561
2 HOUR, STC RATING 55
ELEVATOR SHAFT CAP



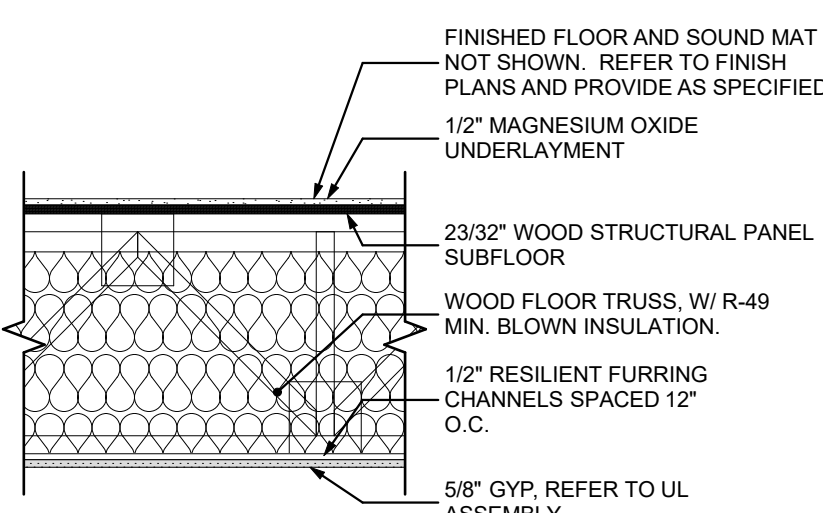
FLOOR/CEILING ASSMBLY
UL H505
2 HOUR
BOTTOM OF TRASH CHUTE SHAFT



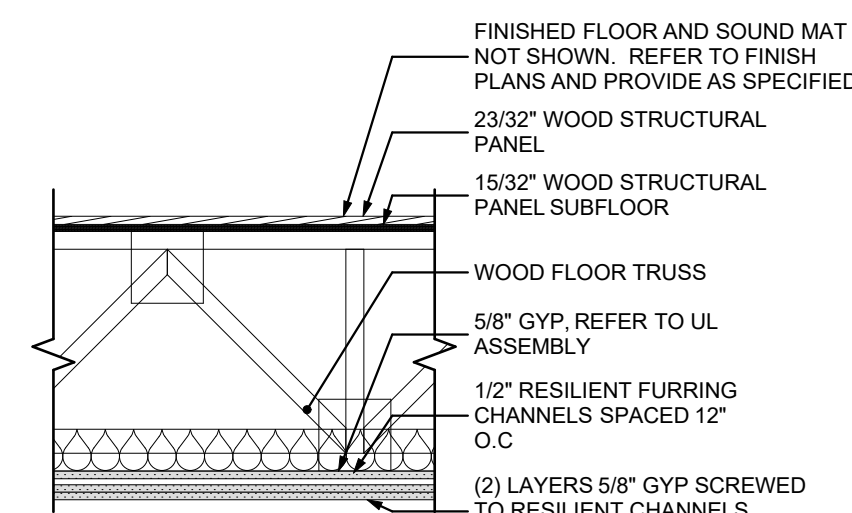
FLOOR/CEILING ASSMBLY
UL L528
1 HOUR, STC RATING 50, IIC RATING 50



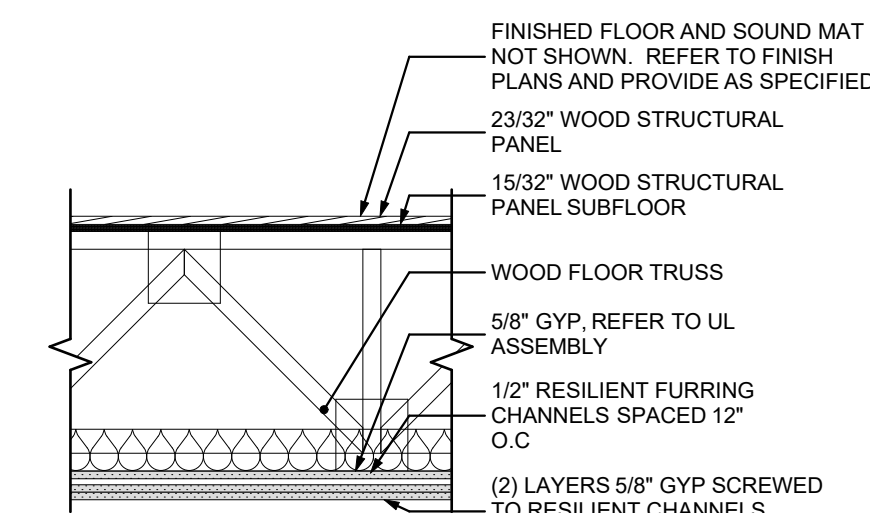
FLOOR/CEILING ASSMBLY
UL L528
1 HOUR, STC RATING 55, IIC RATING 55
ABOVE UTILITY ROOM, &
BELOW LAUNDRY ROOM



FLOOR/CEILING ASSMBLY
UL L528
1 HOUR, STC RATING 55, IIC RATING 55, R-49
ABOVE WATER UTILITY ROOM



FLOOR/CEILING ASSMBLY
UL L577
2 HOUR, STC RATING 55, IIC RATING 55
ABOVE TRASH CHUTE DISCHARGE ROOM



FLOOR/CEILING ASSMBLY
UL L577
2 HOUR, STC RATING 50, IIC RATING 50
ABOVE TRASH CHUTE ROOM

seal

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Northview Heights Midrise
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Pittsburgh, PA 15214

drawing title

FLOOR/CEILING & ROOF/
CEILING ASSEMBLIES

scale
As Noted

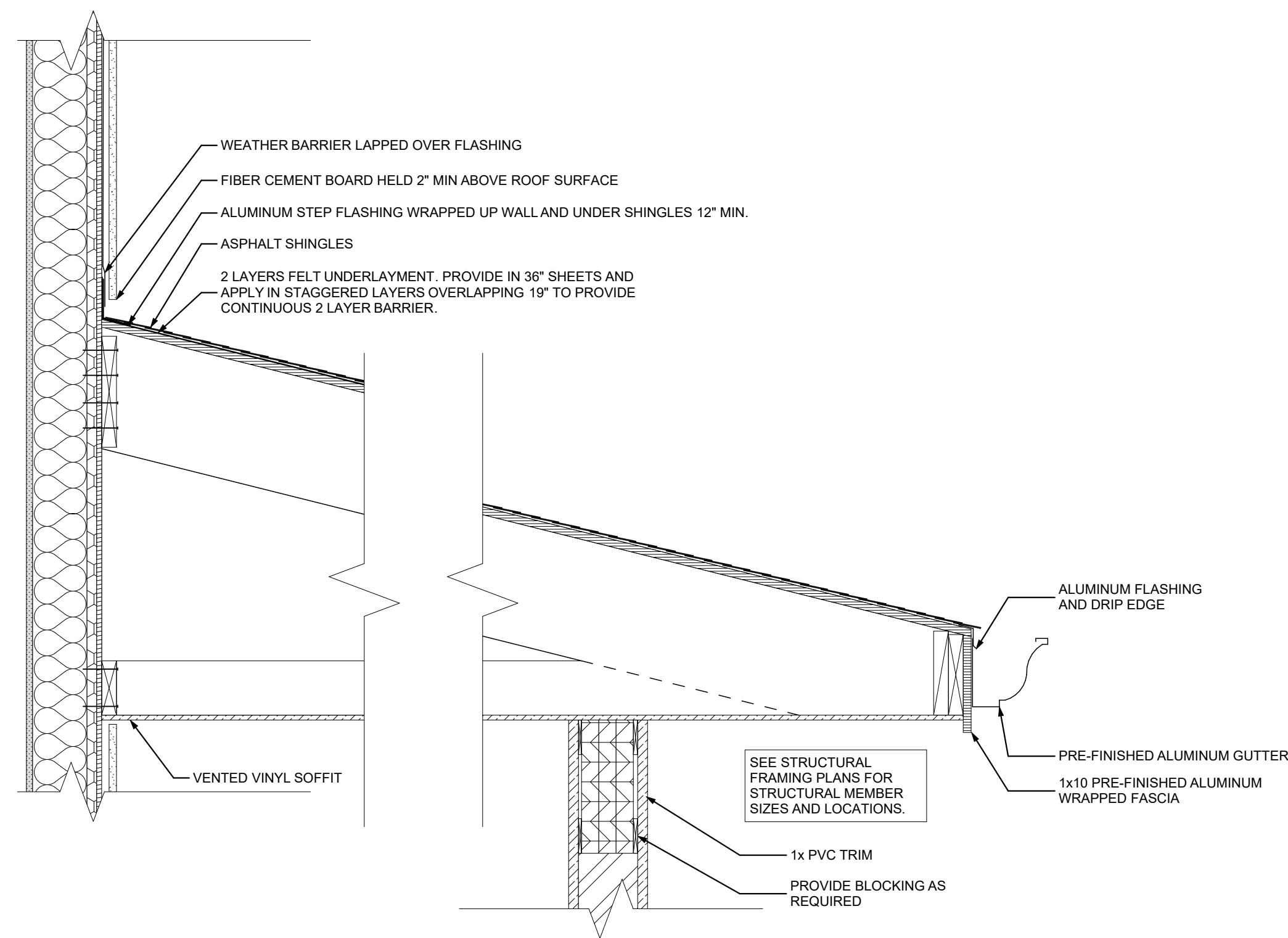
date
December 3rd, 2023

no. of.
122 233

Sheet No.

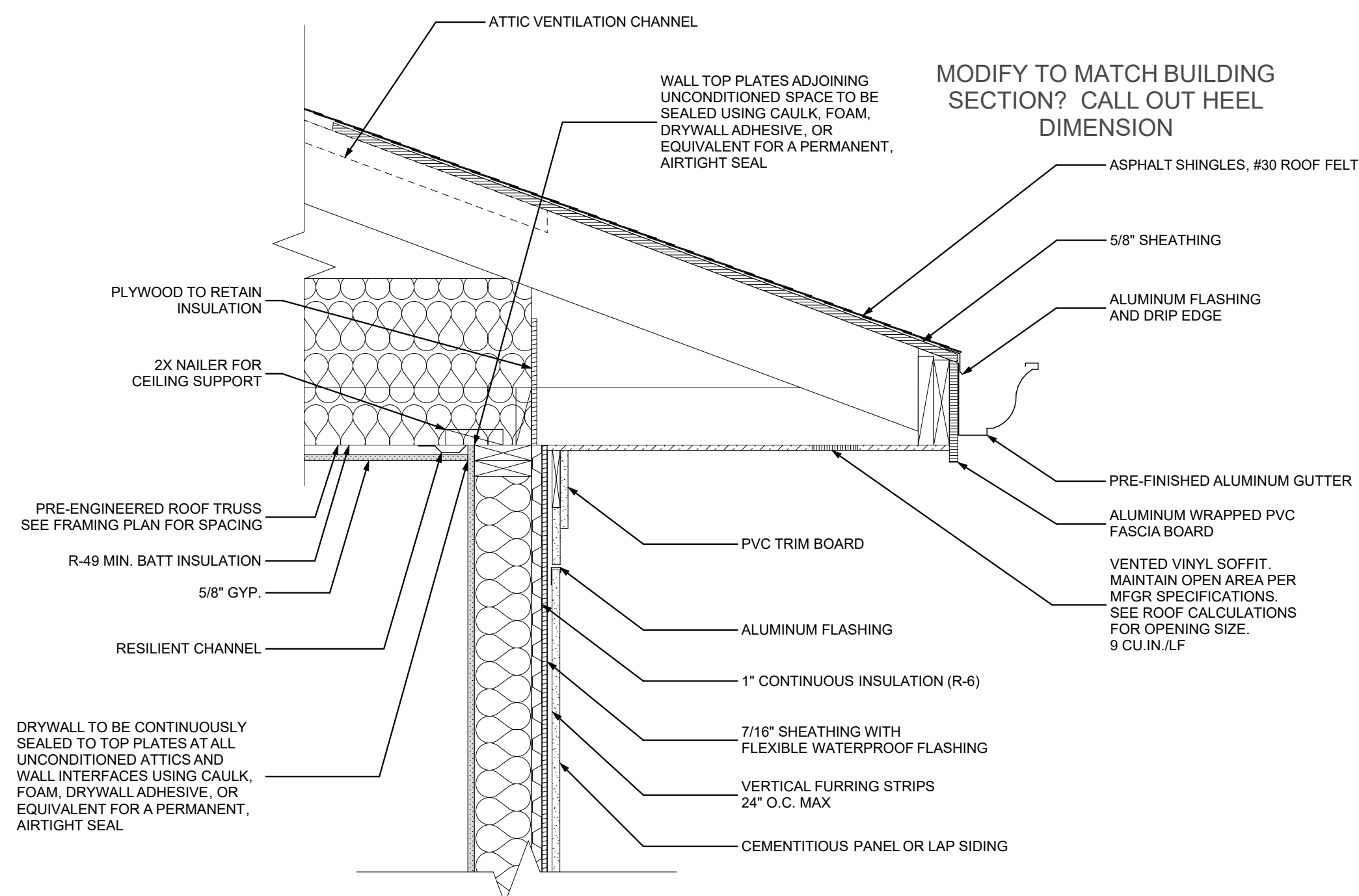
A502

Project #2040



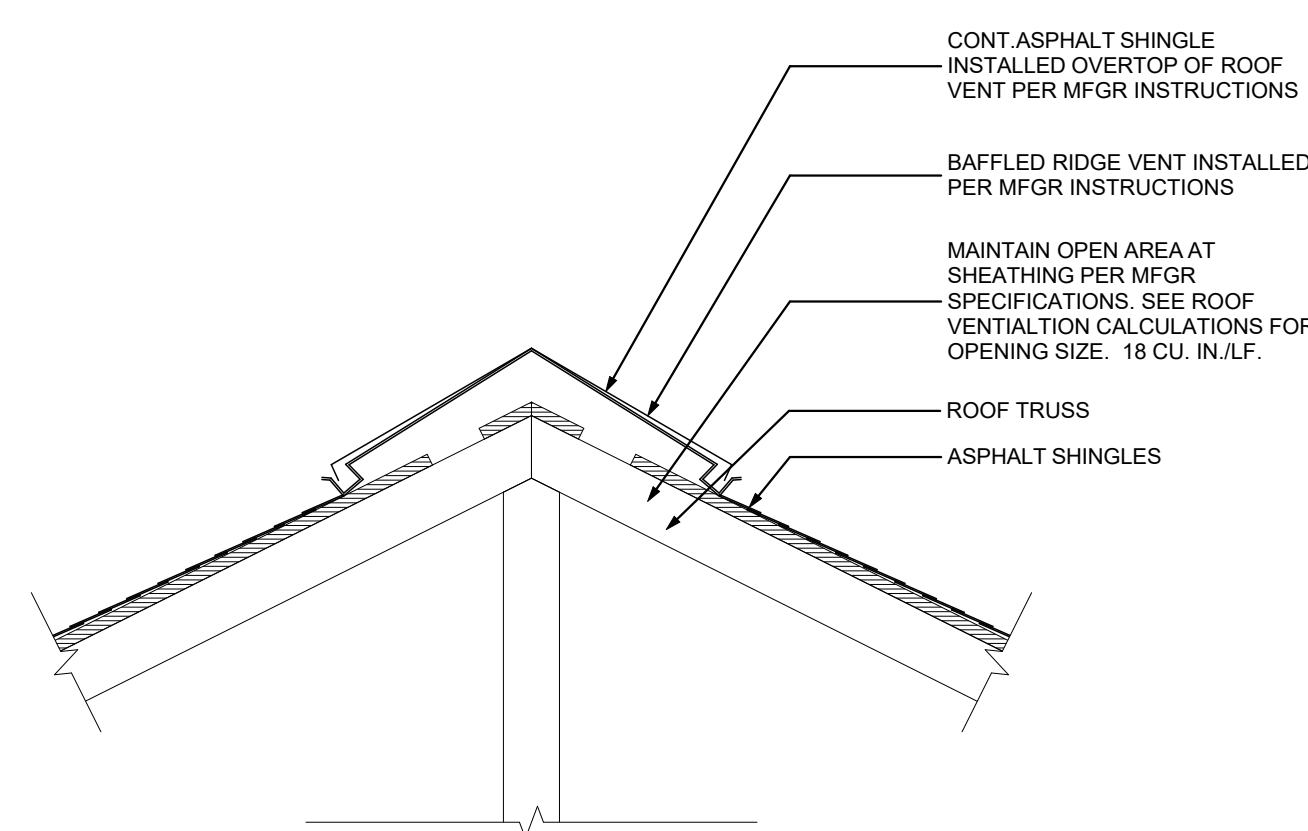
1 CANOPY TO WALL AND COLUMN DETAIL

SCALE: 1" = 1'-0"



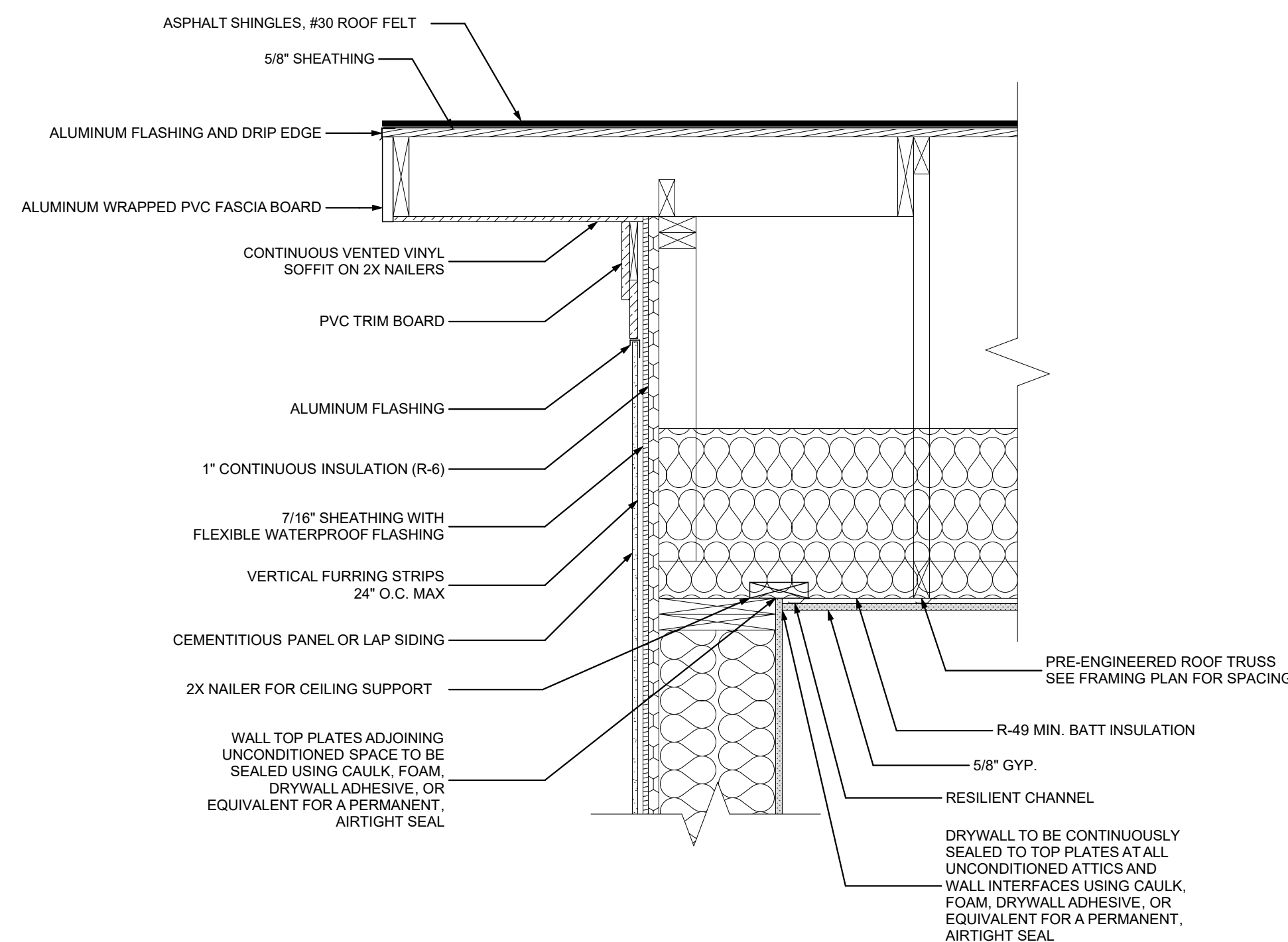
2 TYPICAL EAVE DETAIL

SCALE: 1" = 1'-0"



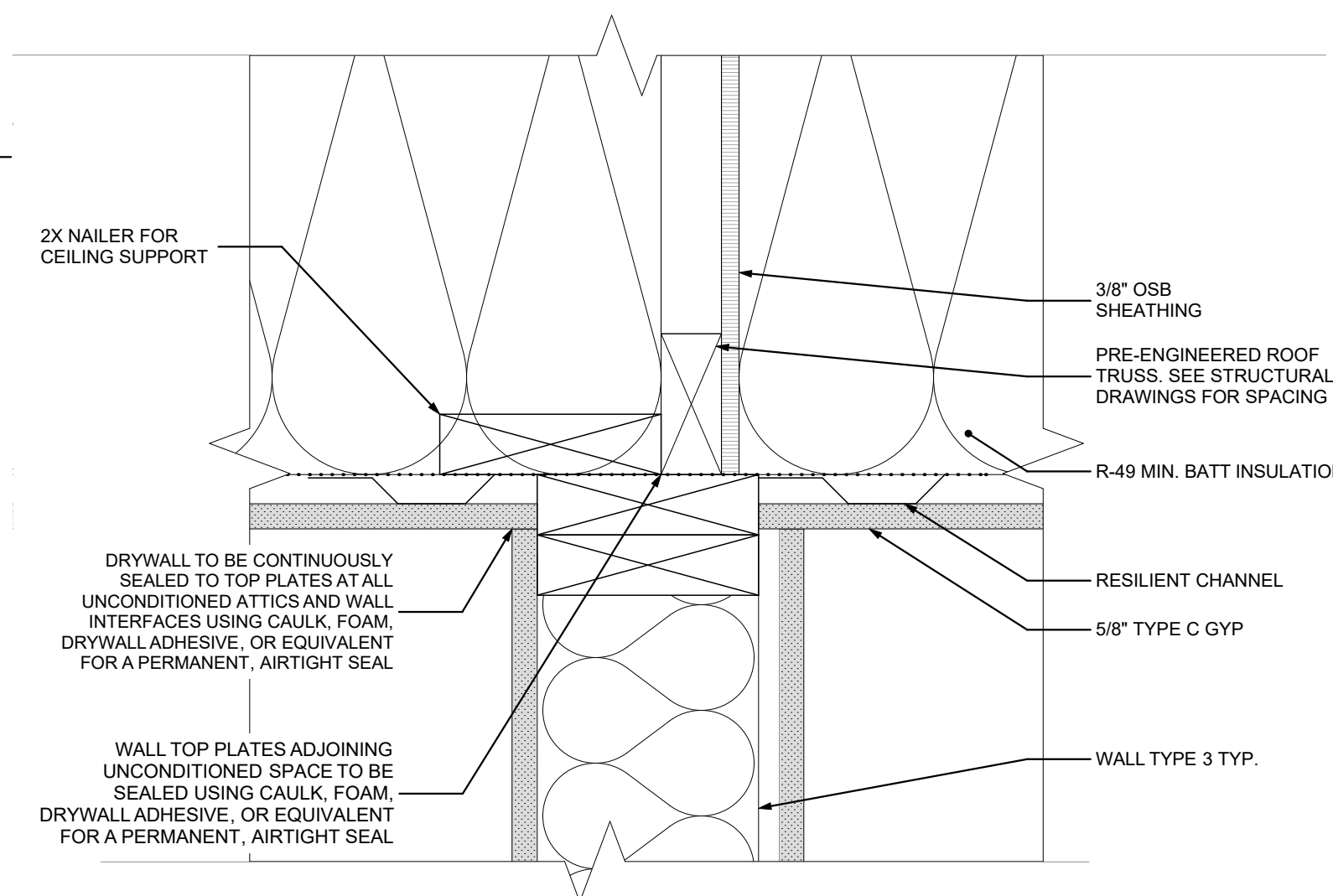
3 RIDGE VENT DETAIL

SCALE: 1" = 1'-0"



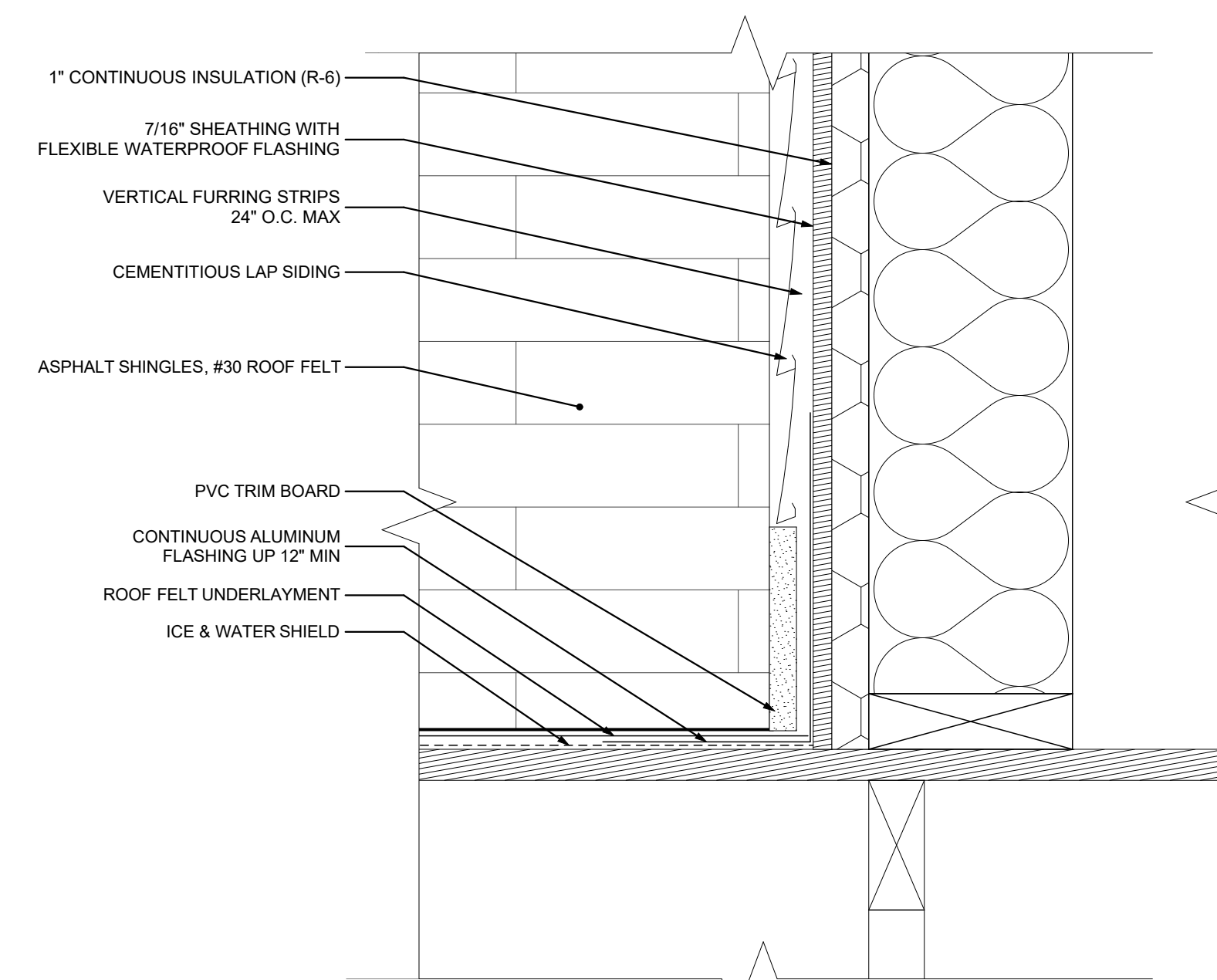
4 TYPICAL RAKE DETAIL

SCALE: 1" = 1'-0"



5 ATTIC DRAFTSTOP DETAIL

SCALE: 3" = 1'-0"



6 TYPICAL DORMER DETAIL

SCALE: 3" = 1'-0"

seal

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200 Ross Street
Pittsburgh, PA 15219

Project Location:

Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

BUILDING DETAILS

scale
As Noted

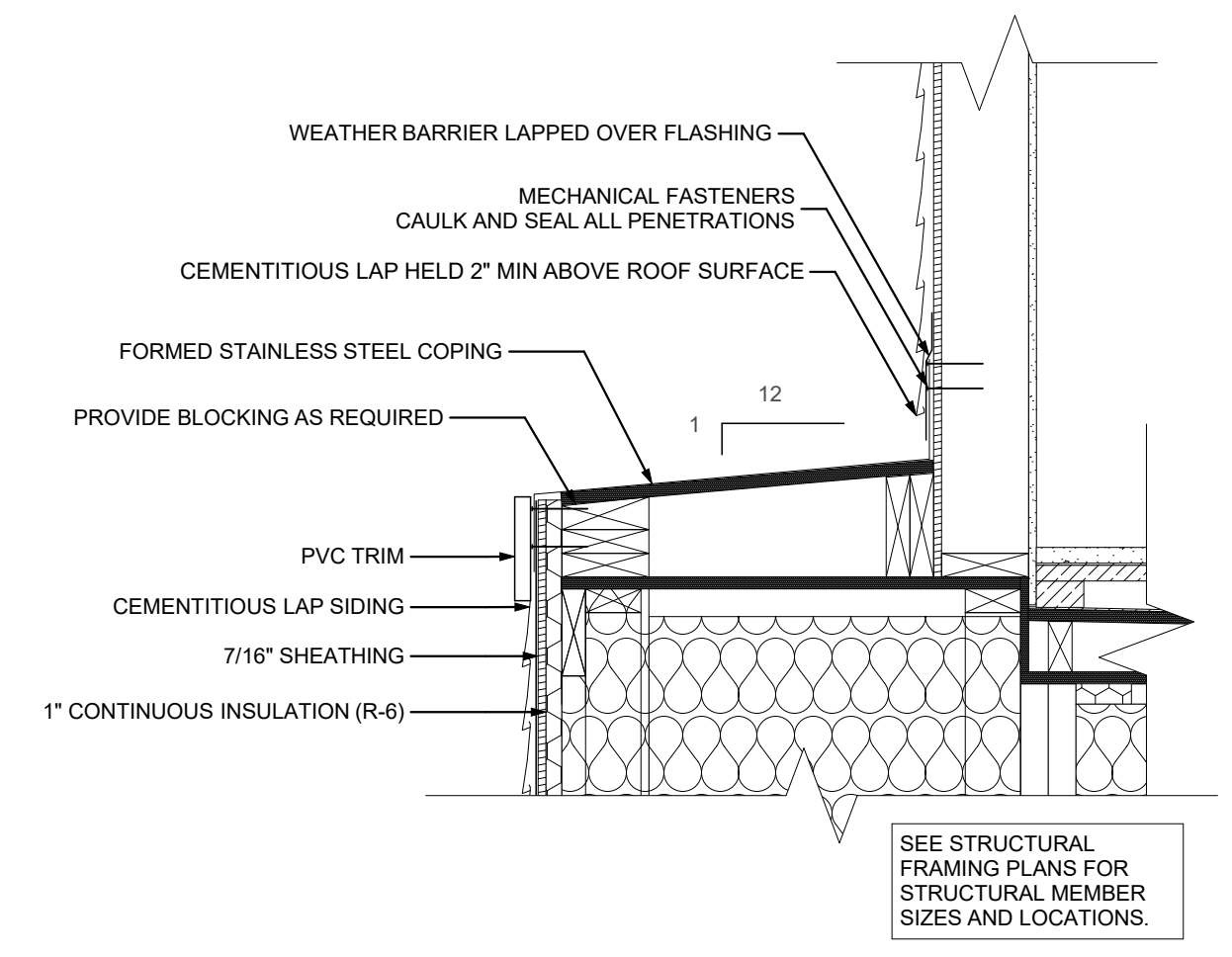
date
December 3rd, 2023

no. of.
123 233

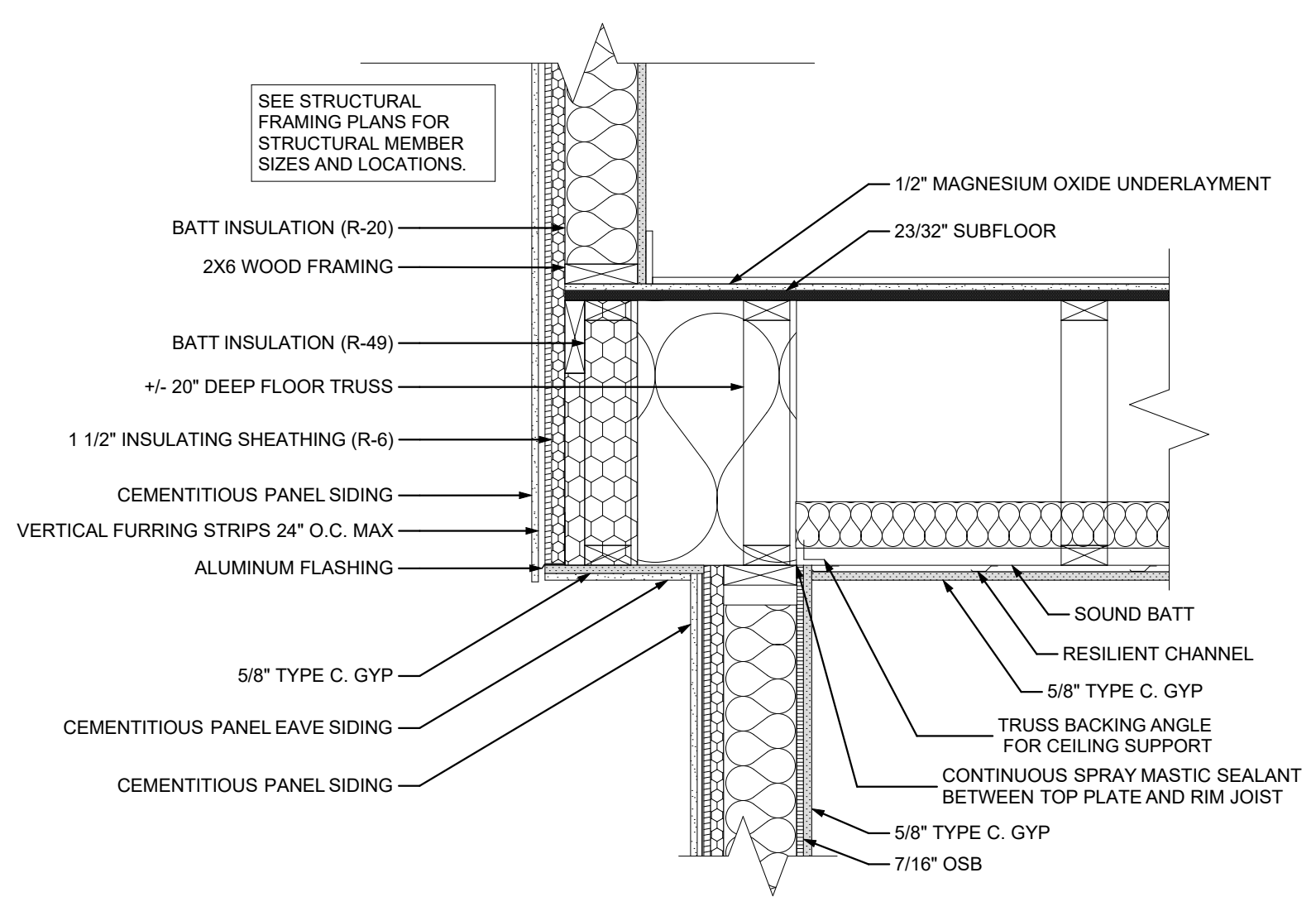
Sheet No.

A503

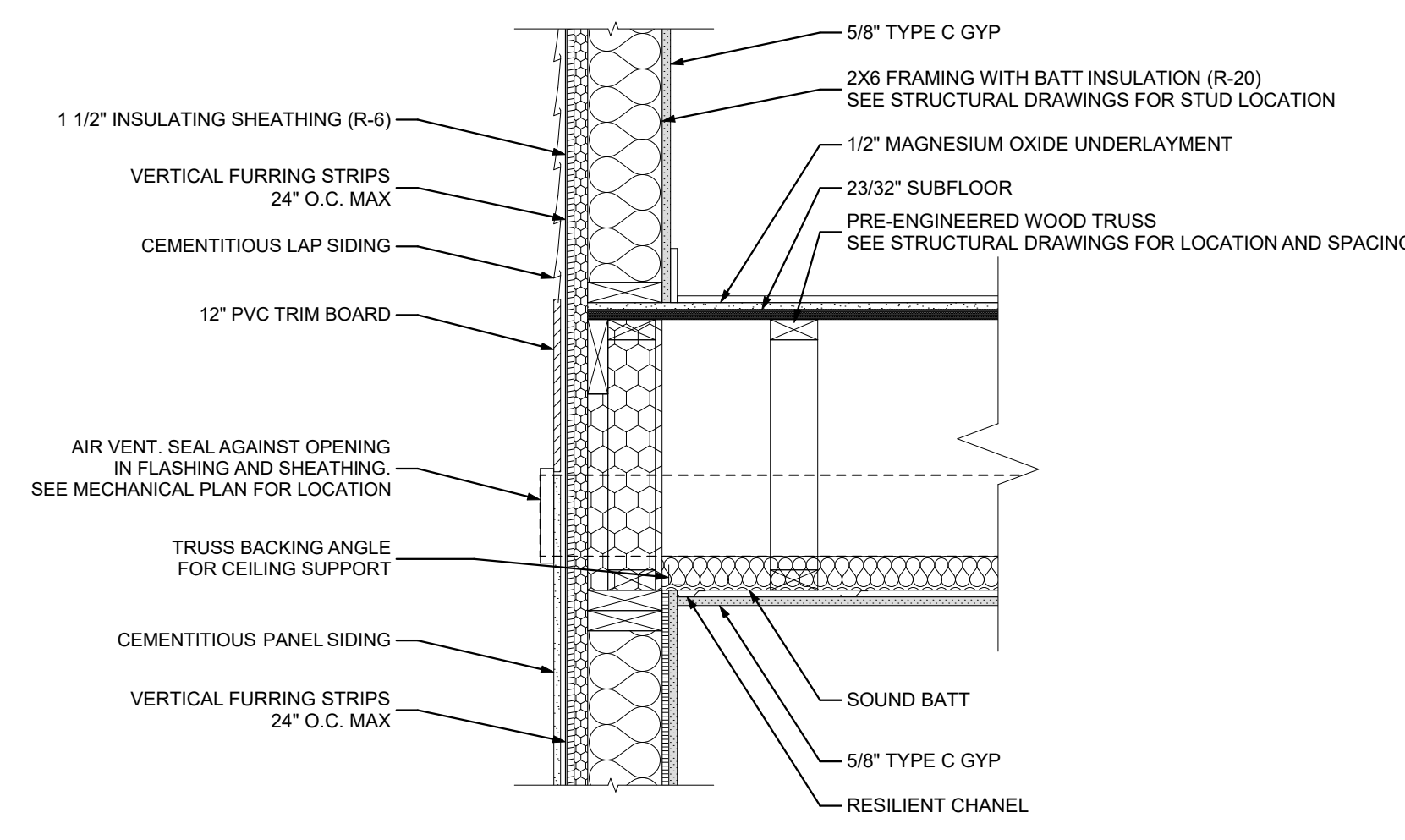
Project #2040



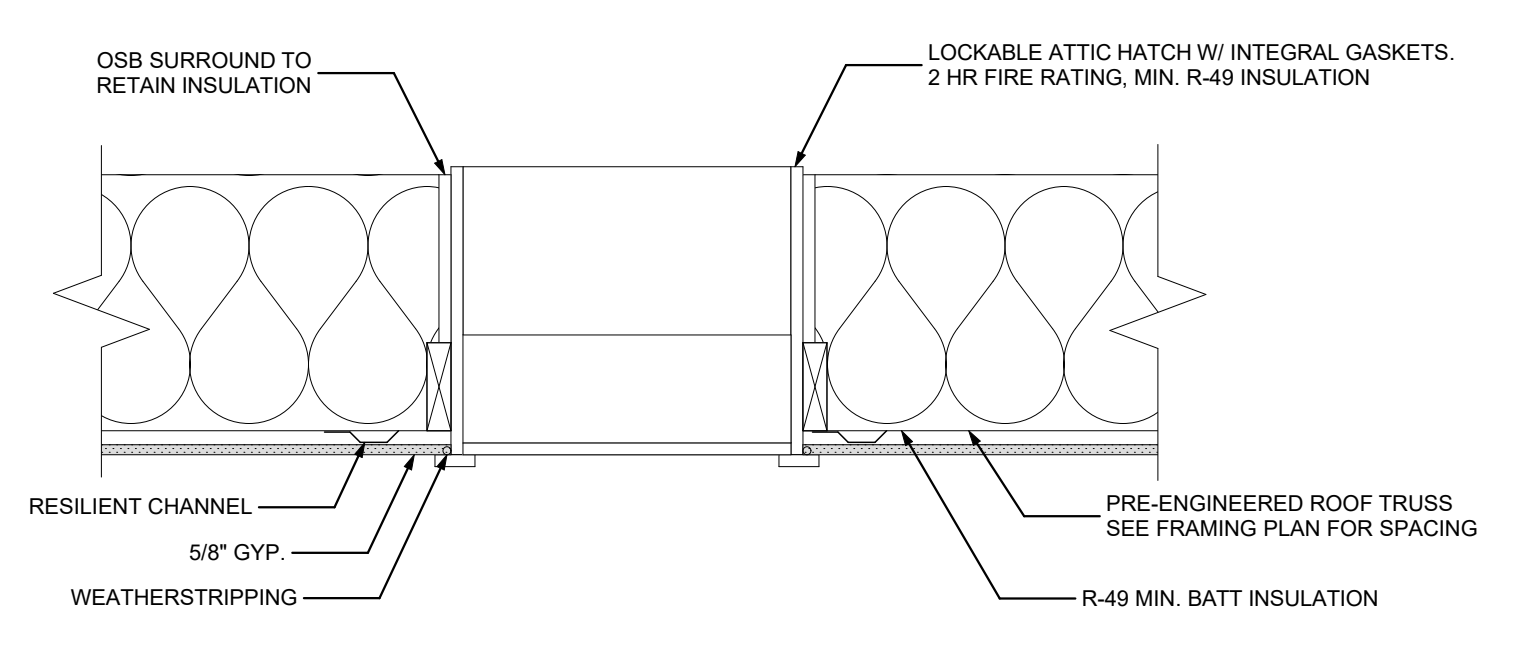
1 3RD - 4TH FLOOR EXTERIOR DETAIL
SCALE: 1" = 1'-0"



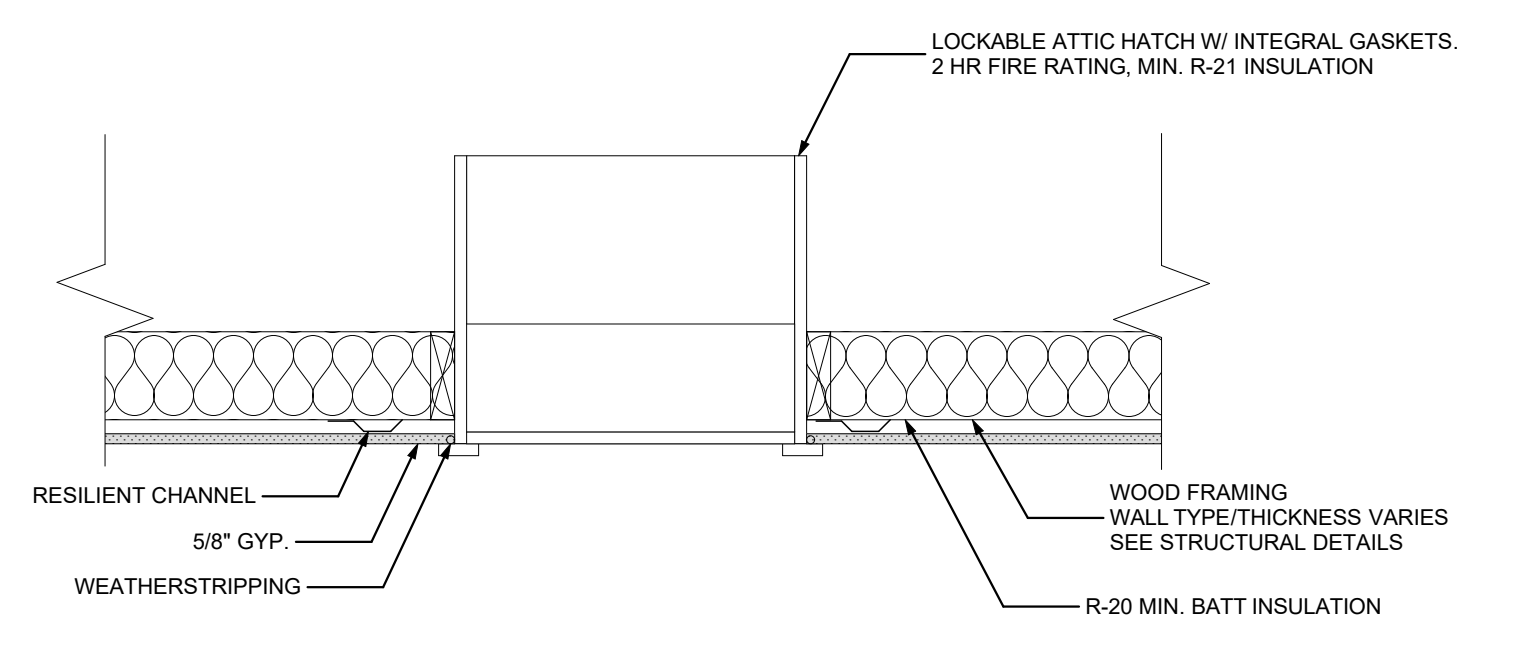
2 1ST-2ND FLOOR EAVE DETAIL
SCALE: 1" = 1'-0"



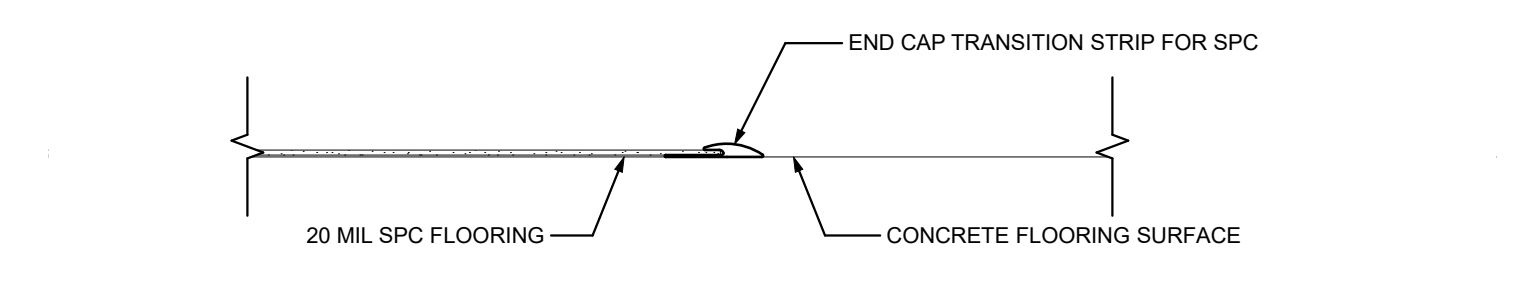
3 LAP TO PANEL SIDING TRANSITION
SCALE: 1" = 1'-0"



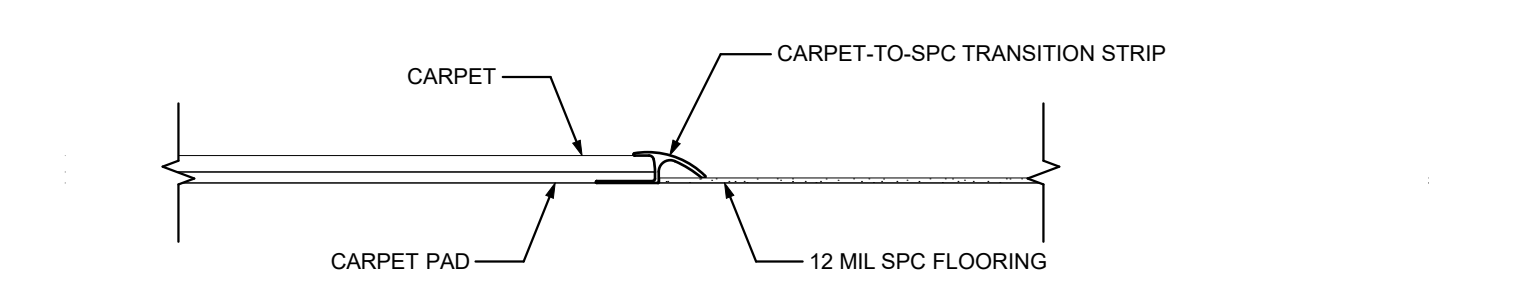
4 CEILING ATTIC HATCH DETAIL
SCALE: 1" = 1'-0"



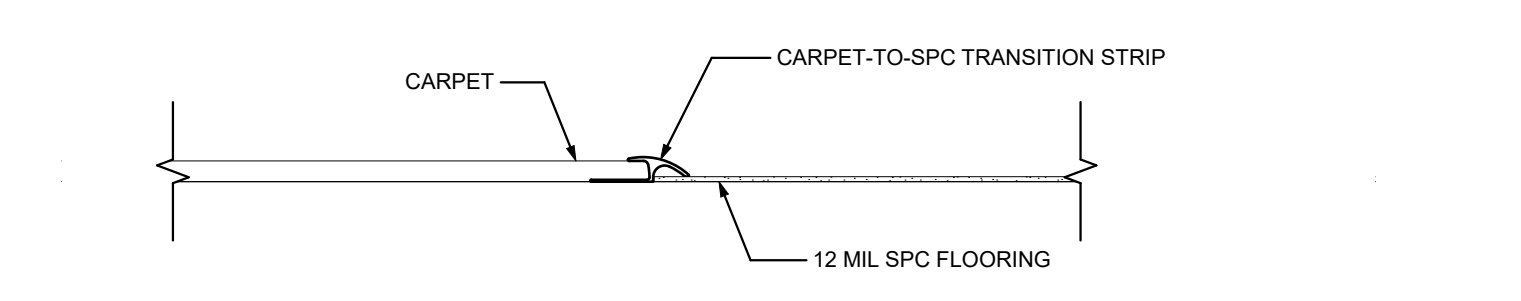
5 WALL ATTIC HATCH DETAIL
SCALE: 1" = 1'-0"



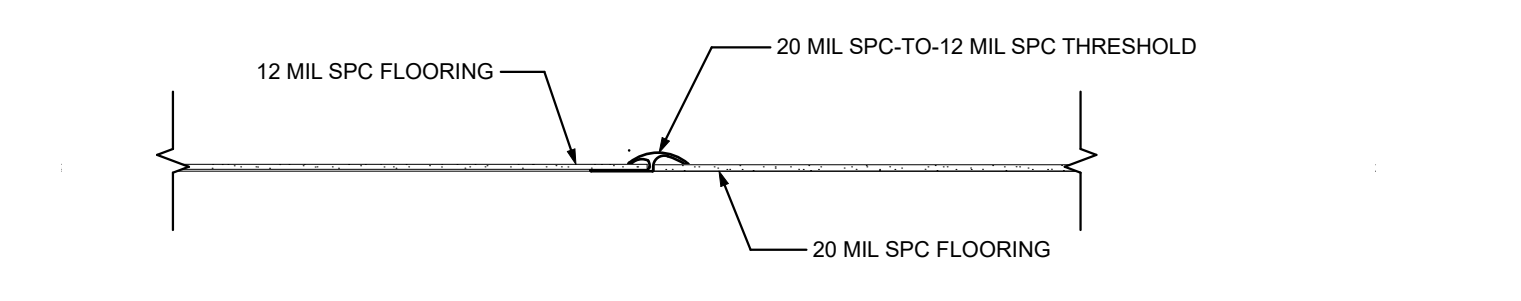
6 20 MIL SPC TO CONCRETE SLAB TRANSITION
SCALE: 3" = 1'-0"



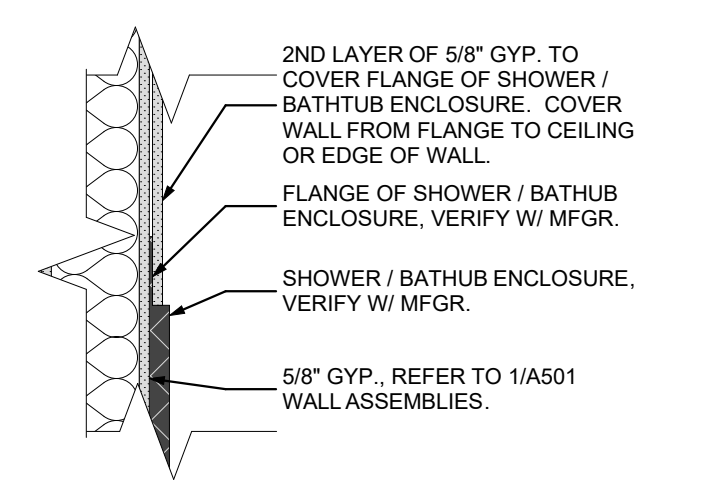
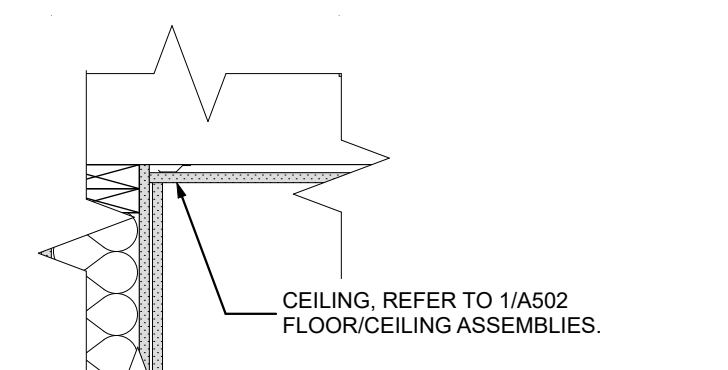
7 12 MIL SPC TO CARPET WITH PAD TRANSITION
SCALE: 3" = 1'-0"



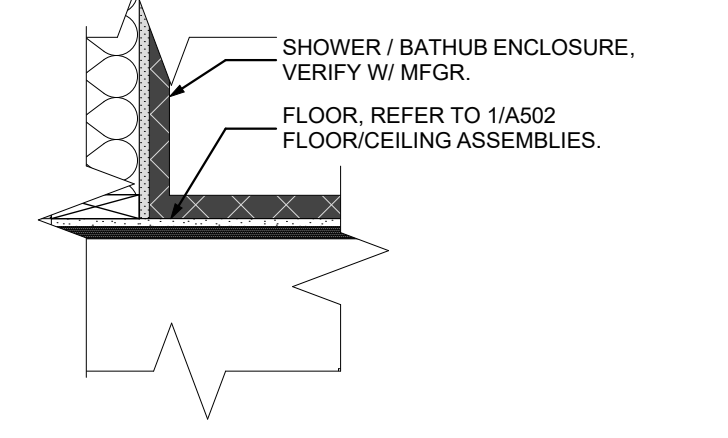
8 12 MIL SPC TO CARPET WITHOUT PAD TRANSITION
SCALE: 3" = 1'-0"



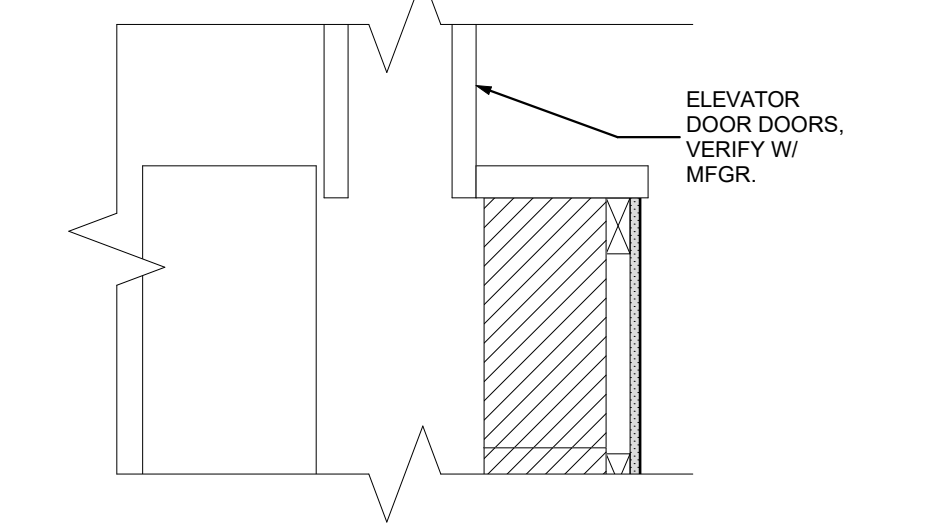
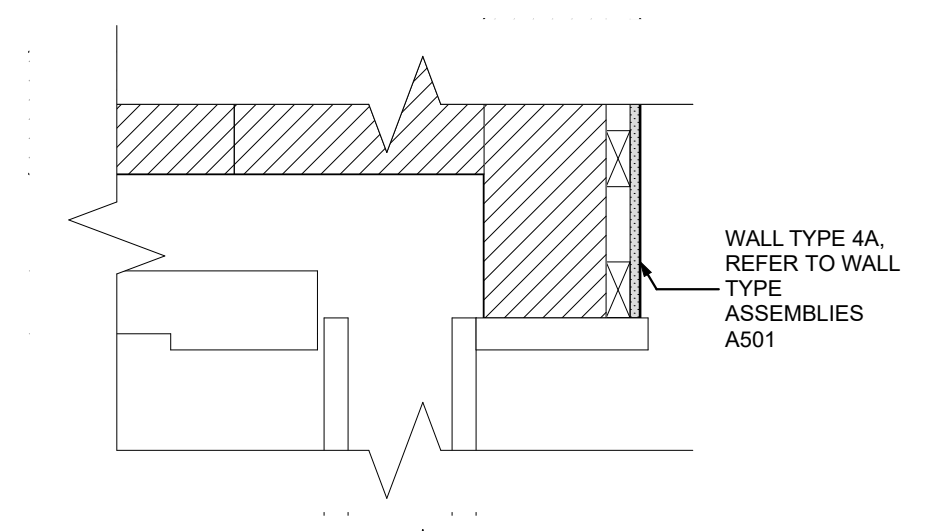
9 20 MIL SPC TO 12 MIL SPC TRANSITION
SCALE: 3" = 1'-0"



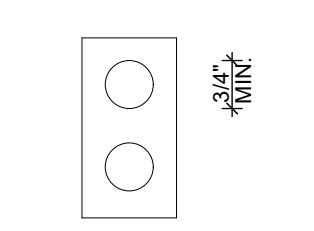
NOTE:
1. GYP. LAYER OF WALL ASSEMBLIES (REFER TO 1/A501) CONTINUES BEHIND SHOWER / BATHTUB ENCLOSURES.
2. 1/2" MAGNESIUM OXID PANELS OR 23/32" WOOD STRUCTURAL PANELS (REFER TO 1/A502) CONTINUES BENEATH SHOWER / BATHTUB ENCLOSURES.



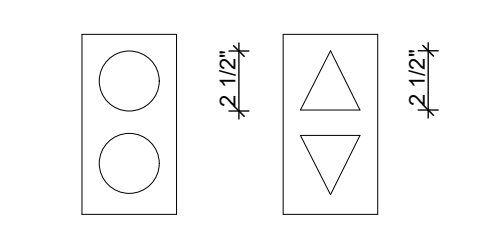
10 SHOWER & TUB ENCLOSURE TO WALL DETAIL
SCALE: 1" = 1'-0"



11 ELEVATOR JAMB DETAIL
SCALE: 1" = 1'-0"



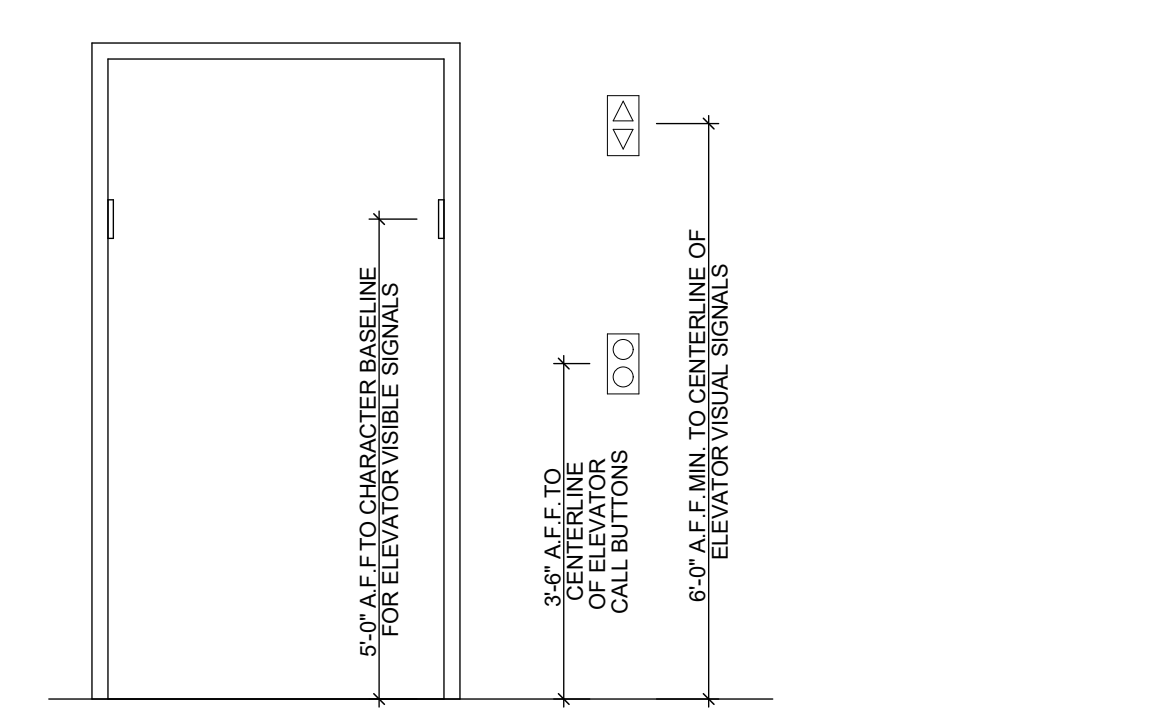
12 CALL BUTTON DETAIL
SCALE: 1 1/2" = 1'-0"



13 VISUAL SIGNAL DETAILS
SCALE: 1 1/2" = 1'-0"



14 TACTILE SIGNALS DETAIL
SCALE: 1 1/2" = 1'-0"



15 ELEVATOR ACCESSORY MOUNTING LOCATIONS
SCALE: 1/2" = 1'-0"

scale

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drawing title

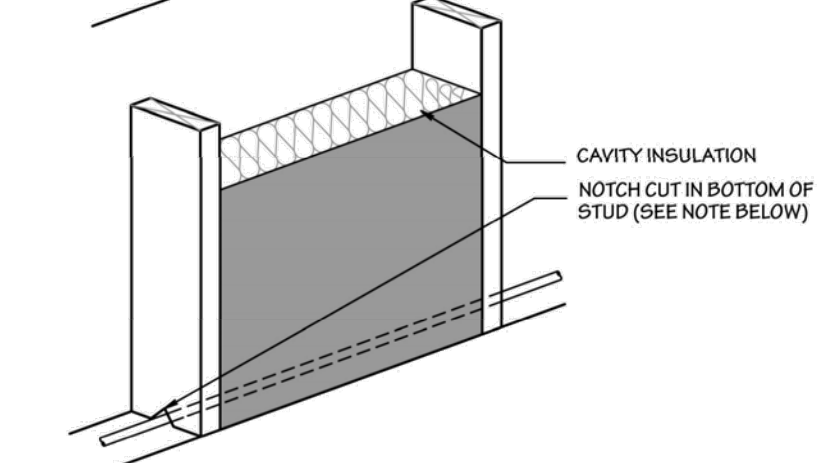
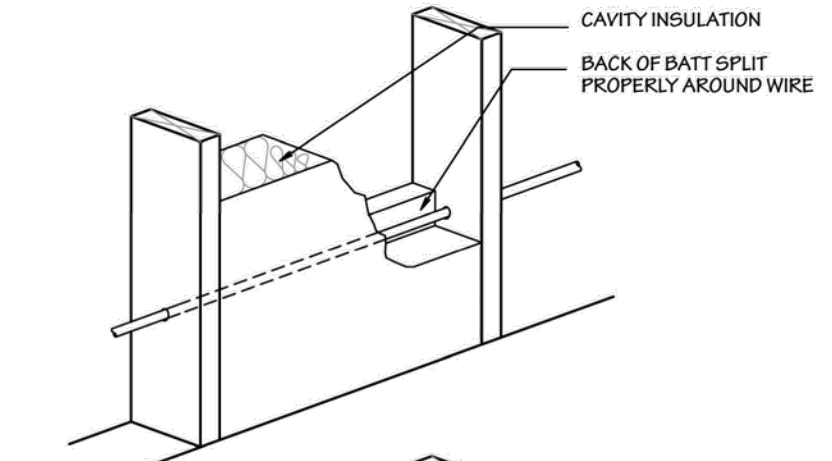
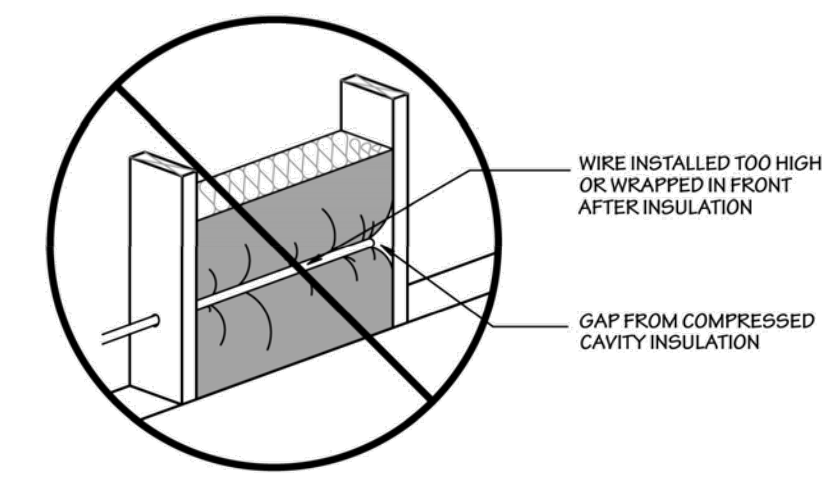
BUILDING AND ELEVATOR DETAILS

scale	As Noted
date	December 3rd, 2023
no.	of.
124	233

Sheet No.
A504
Project #2040

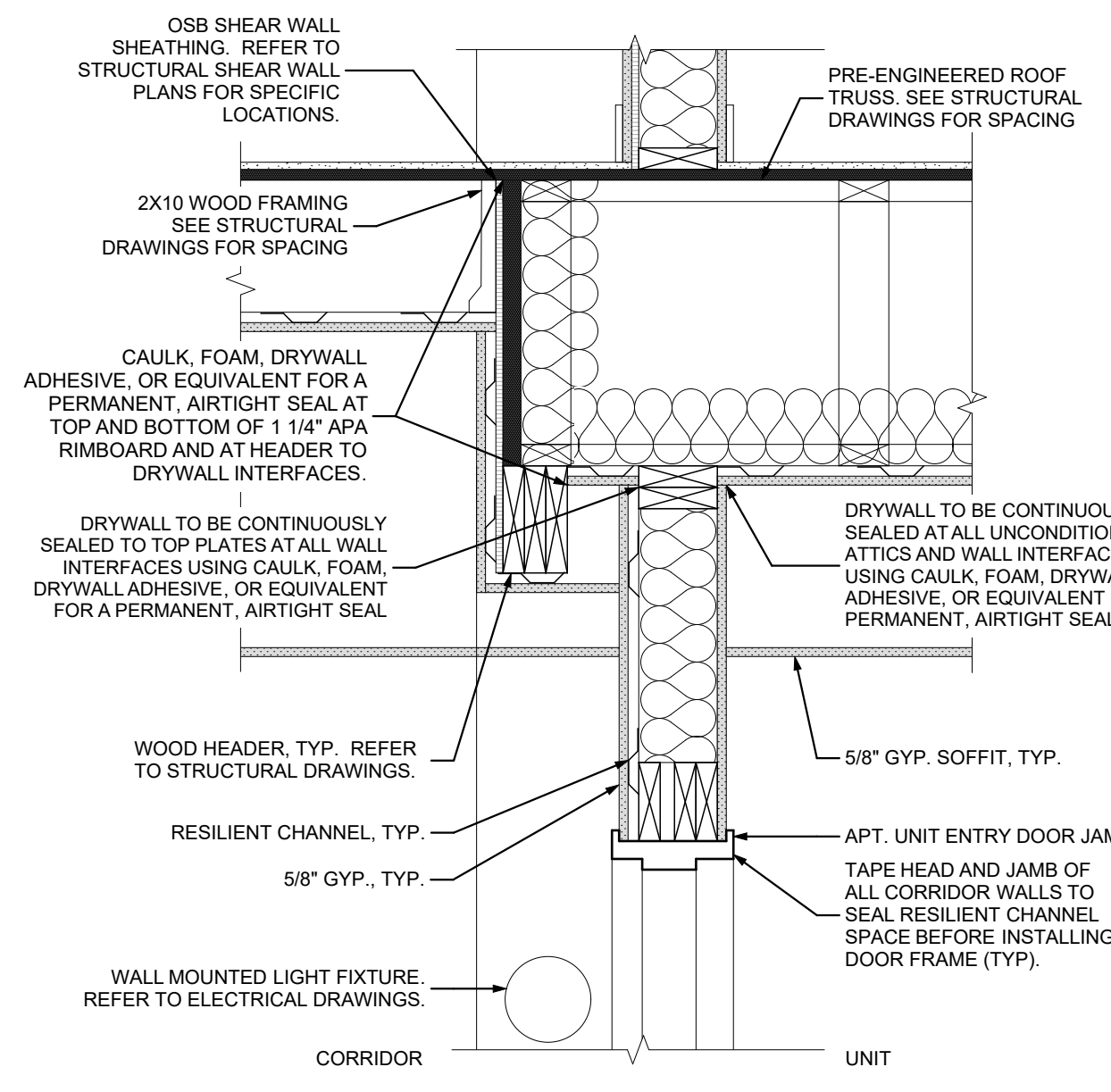
AIR SEALING NOTES

1. ALL WALL TOP PLATES ADJOINING UNCONDITIONED SPACE NEED TO BE CONTINUOUSLY SEALED WITH A MATERIAL CAPABLE OF MAINTAINING A PERMANENT, AIRTIGHT SEAL.
2. DRYWALL IS TO BE CONTINUOUSLY SEALED TO TOP PLATES AT ALL UNCONDITIONED ATTICS AND WALL INTERFACES USING CAULK, FOAM, DRYWALL ADHESIVE OR EQUIVALENT MATERIAL CAPABLE OF MAINTAINING A PERMANENT, AIRTIGHT SEAL.
3. AIR SEAL ALL APARTMENT BOUNDARY SURFACES (ALL WALLS, FLOOR DECKS BOTH BELOW AND ABOVE, AND CEILING DIRECTLY BELOW ATTIC SPACE), AND INCLUDE 0.30 CFM50/SQUARE FOOT APARTMENT AIR SEALING PERFORMANCE REQUIREMENT.
4. THE GAP WHERE THE UNIT/UNIT DEMISING WALL MEETS THE EXTERIOR WALL SHALL BE SEALED USING A MATERIAL CAPABLE OF MAINTAINING A PERMANENT, AIRTIGHT SEAL AND MEETS THE FIRE RATING REQUIREMENTS OF THE COMMON WALL.

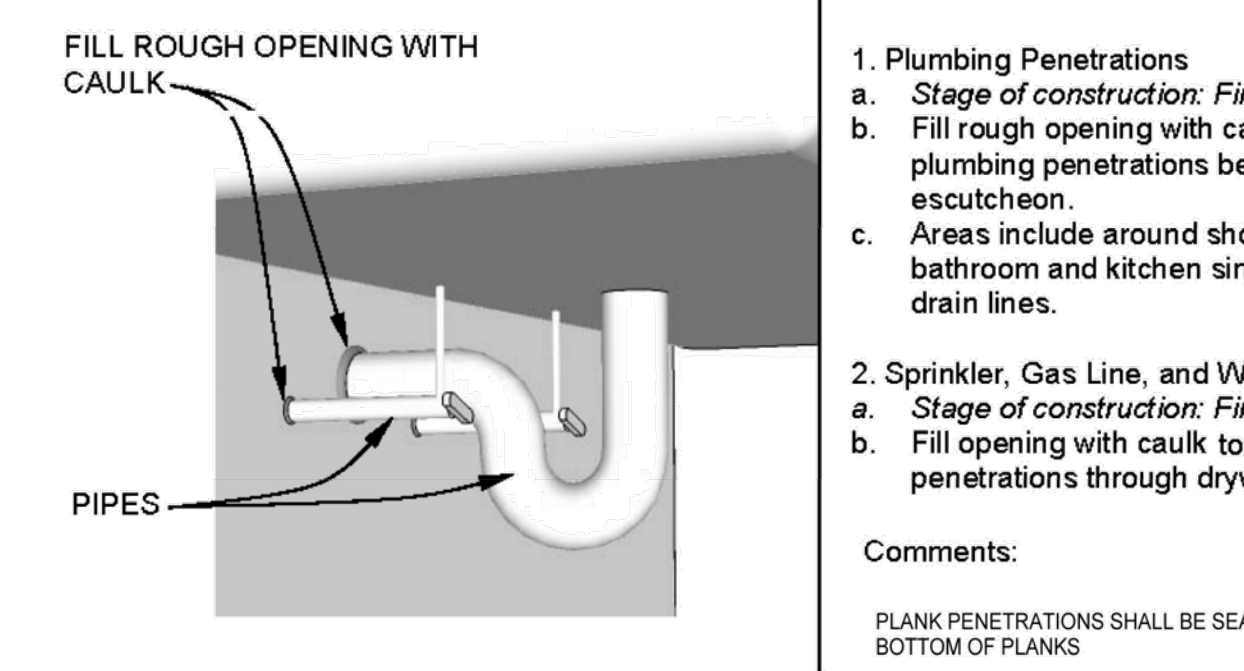


ALTERNATE WIRING WITH BATT INSULATION DETAIL
NOTE: SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATE 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATE.

1 UNIT ENTRY AIR SEALING
SCALE: 1" = 1'-0"

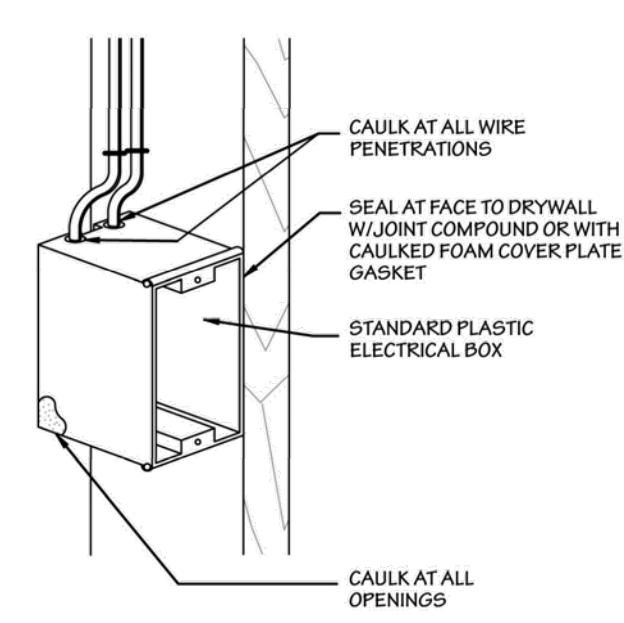


3 TYP. UNIT AIR SEALING
SCALE: 1" = 1'-0"

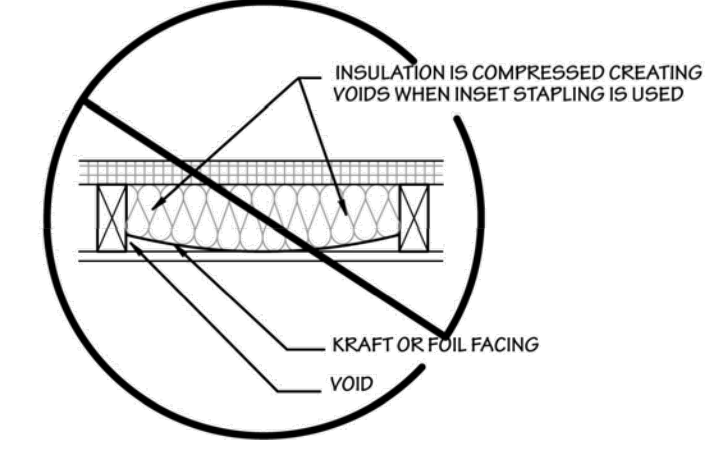


1. Plumbing Penetrations
 - a. Stage of construction: Finishes
 - b. Fill rough opening with caulk to seal plumbing penetrations before installation of escutcheon.
 - c. Areas include around shower heads, and under bathroom and kitchen sinks including around drain lines.
 2. Sprinkler, Gas Line, and Wiring Penetrations
 - a. Stage of construction: Finishes
 - b. Fill opening with caulk to seal around all penetrations through drywall.
- Comments:
PLANK PENETRATIONS SHALL BE SEALED AT TOP AND BOTTOM OF PLANKS

6 INSTALLING BATT INSULATION IN CAVITY W/ ELECTRICAL WIRING
SCALE: 1" = 1'-0"

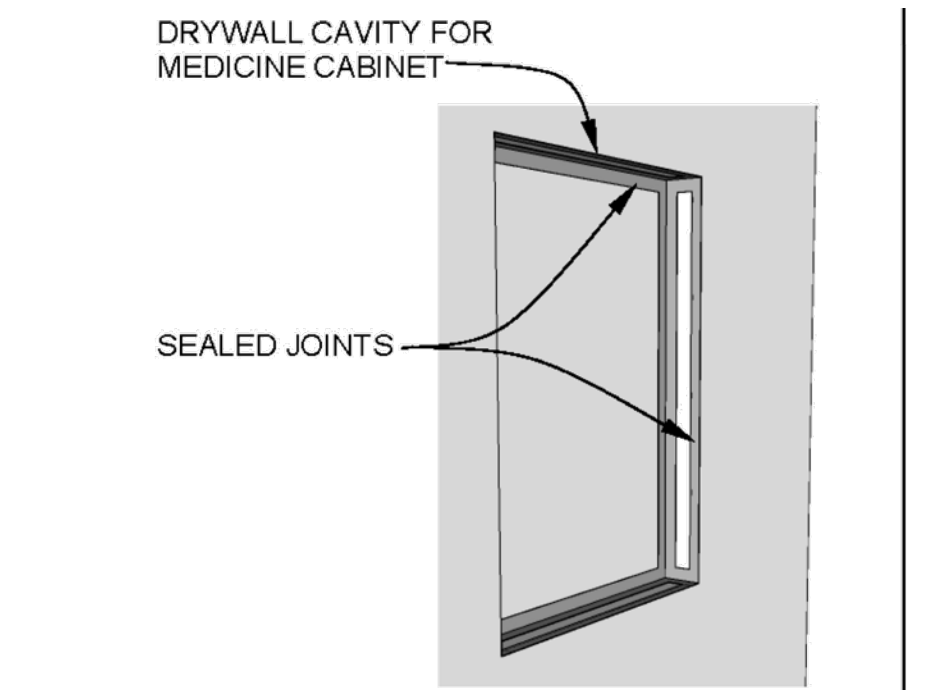


7 ELECTRICAL BOX AIR SEALING
SCALE: 1" = 1'-0"



8 FACE STAPLING VS. INSET STAPLING
SCALE: 1" = 1'-0"

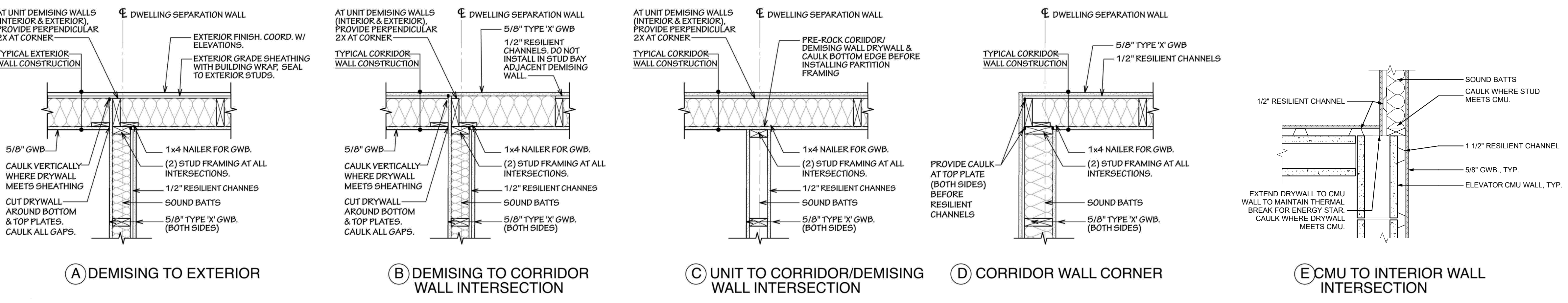
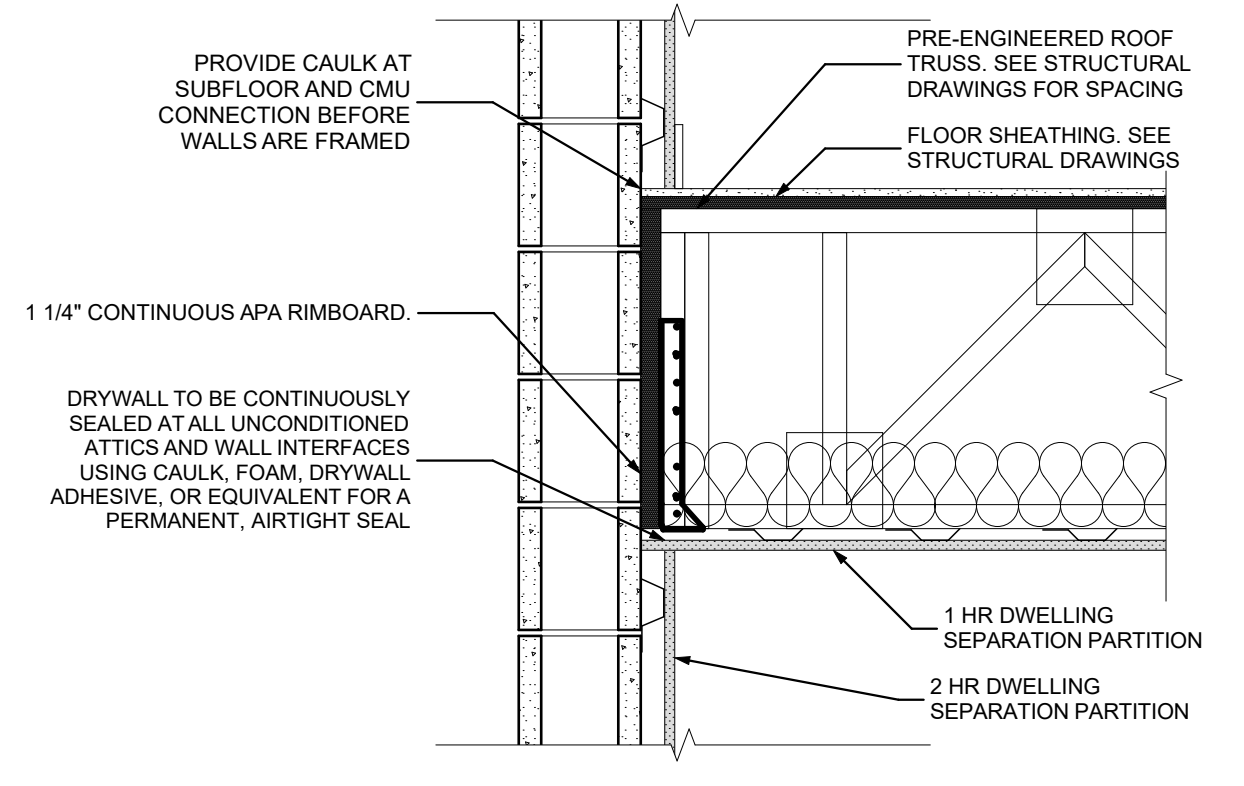
4 PLUMBING PENETRATION AIR SEALING
SCALE: 1" = 1'-0"



- a. Stage of construction: During drywall installation
 - b. Seal all joints between gypsum board with tape and joint compound or caulk so that the cavity is completely sealed before installing medicine cabinets.
- Comments:
NOTE: IF MEDICINE CABINET OCCURS IN RATED PARTITION, INSTALL TYPE 'X' GYPSUM WALL BOARD AROUND ROUGH OPENING TO PROVIDE CONTINUOUS RATING.

5 MEDICINE CABINET AIR SEALING
SCALE: 1" = 1'-0"

2 ELEVATOR SHAFT AIR SEALING
SCALE: 1" = 1'-0"



9 DEMISING AND AIR SEALING DETAILS
SCALE: 1" = 1'-0"

scale

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revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

COMPARTMENTALIZATION DETAILS

scale	As Noted
date	December 3rd, 2023
no.	125
of.	233

Sheet No.
A505
Project #2040

seal

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revisions

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Project Location:

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246 Penfort Street
Pittsburgh, PA 15214

drawing title

WALL FLASHING DETAILS

scale
As Noted

date
December 3rd, 2023

no. of.

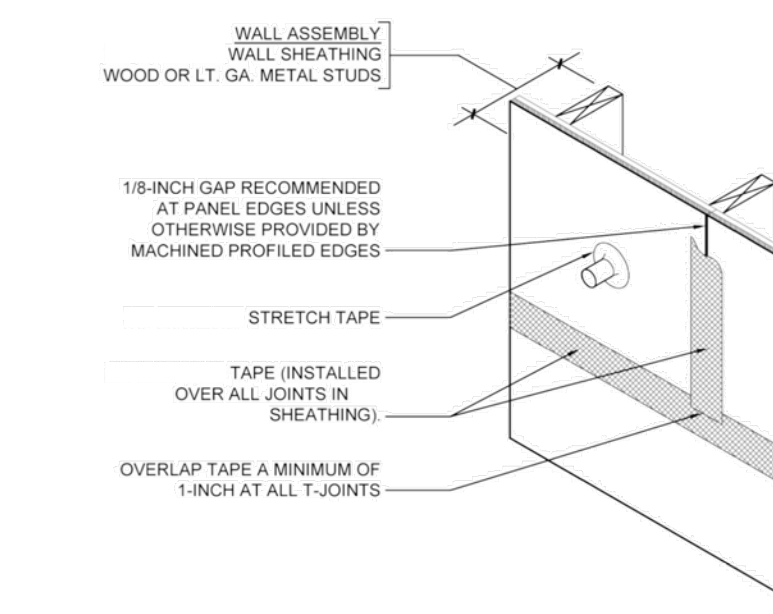
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Sheet No.

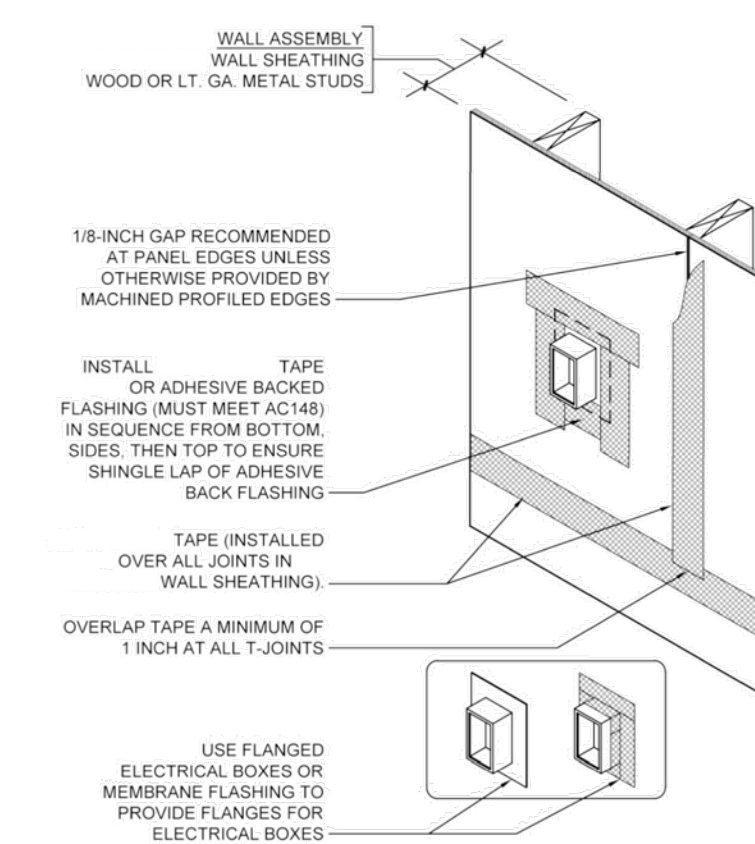
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Project #2040

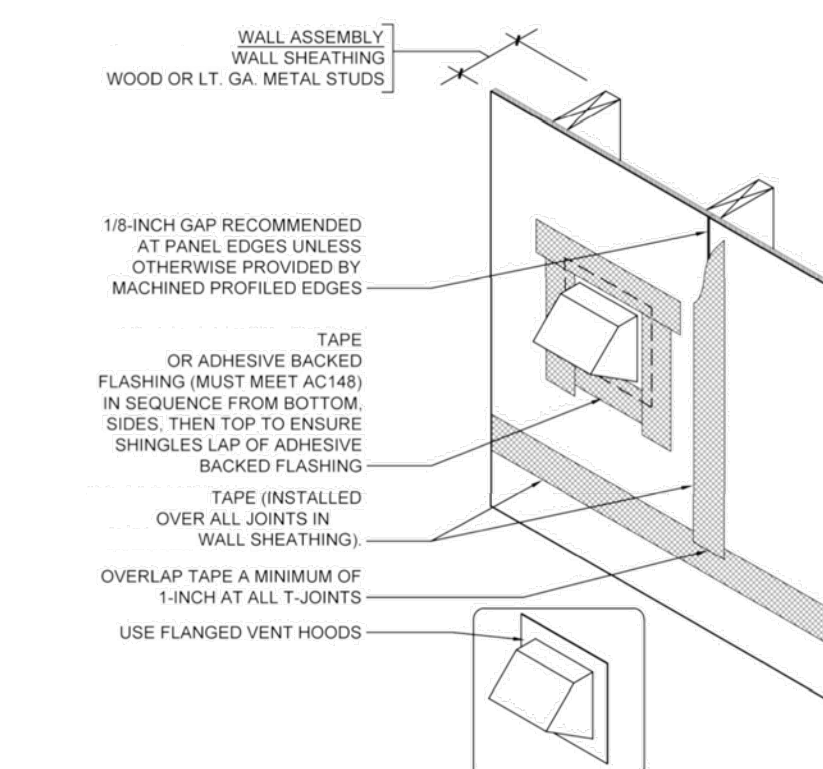
4 SHEATHING AT ROUND PENETRATION
NOT TO SCALE



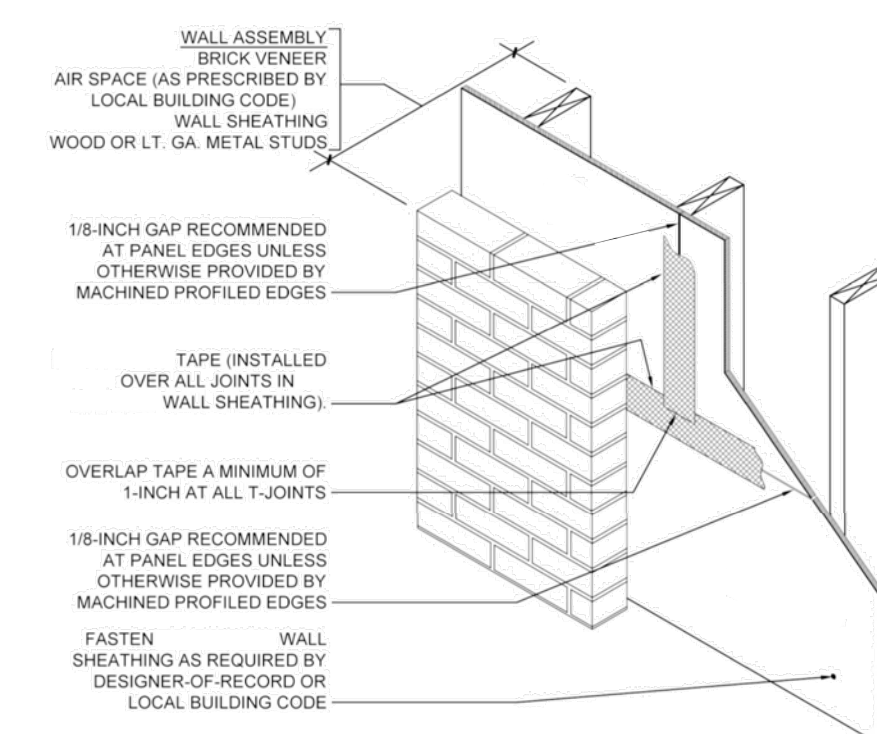
3 WALL AT ELEC PENETRATION
NOT TO SCALE



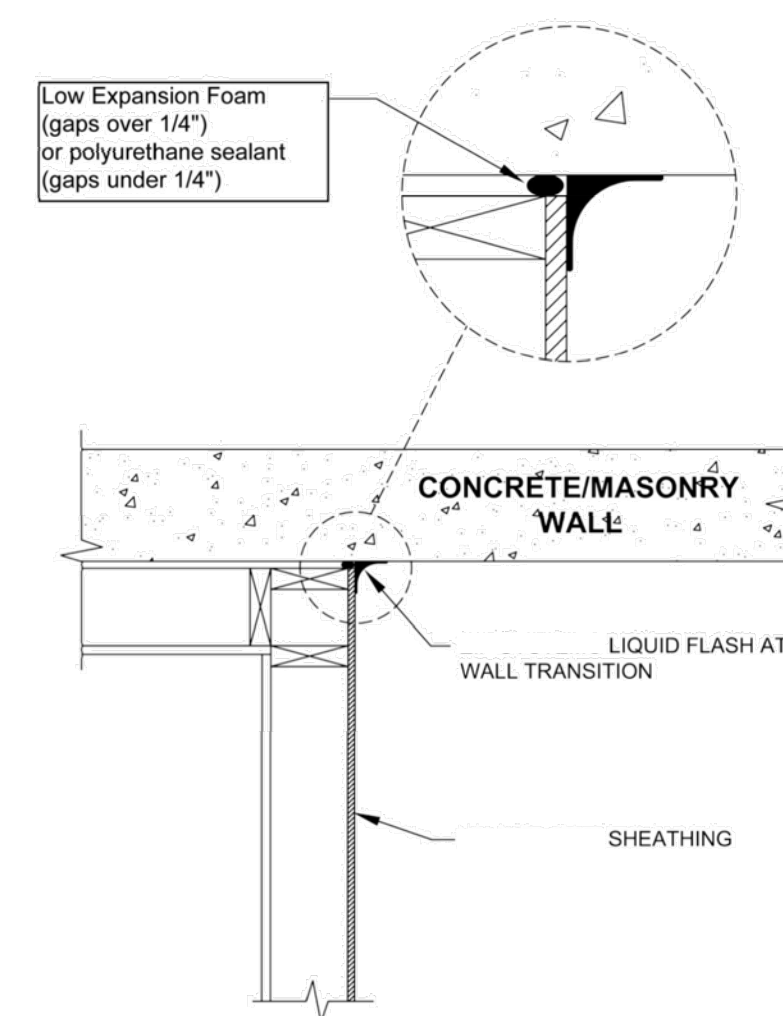
2 WALL AT MECH PENETRATION
NOT TO SCALE



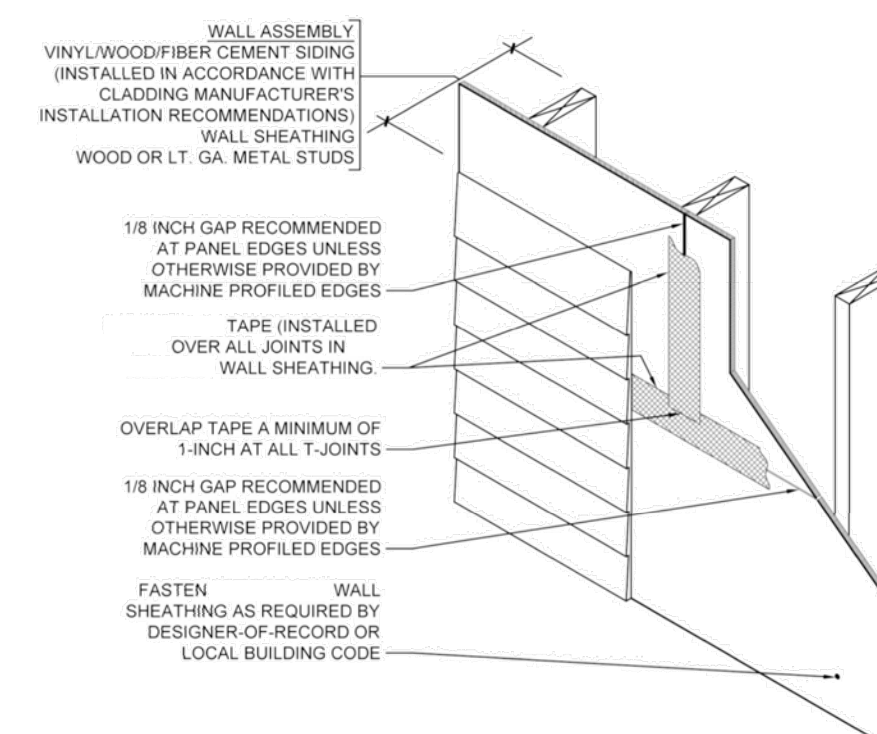
1 WALL W/ BRICK VENEER
NOT TO SCALE



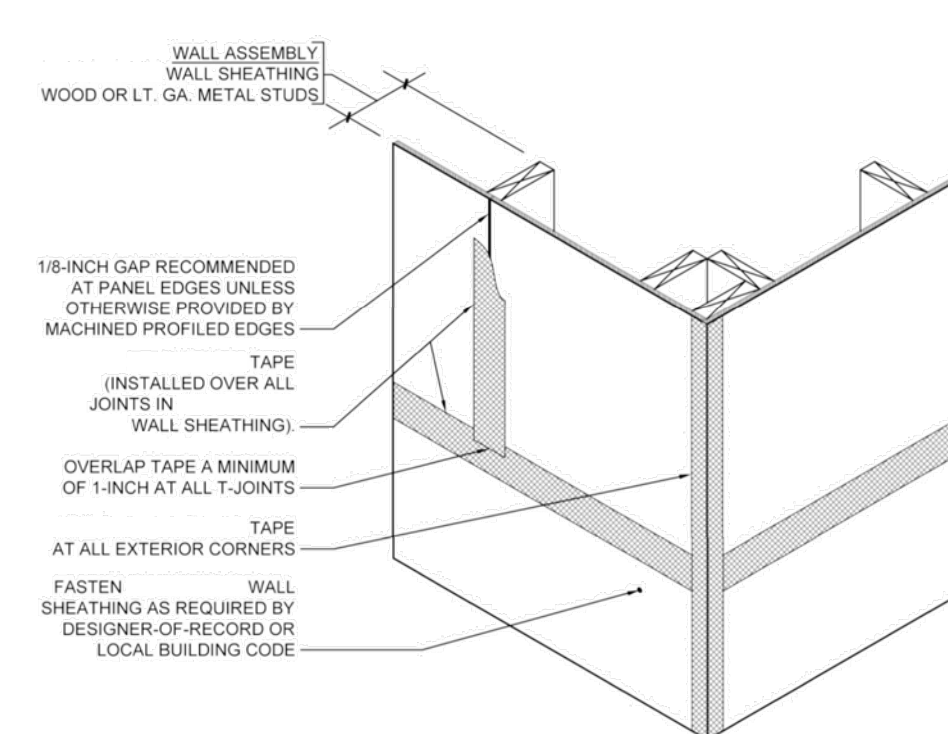
6 SHEATHED WALL TO MASONRY TRANSITION
NOT TO SCALE



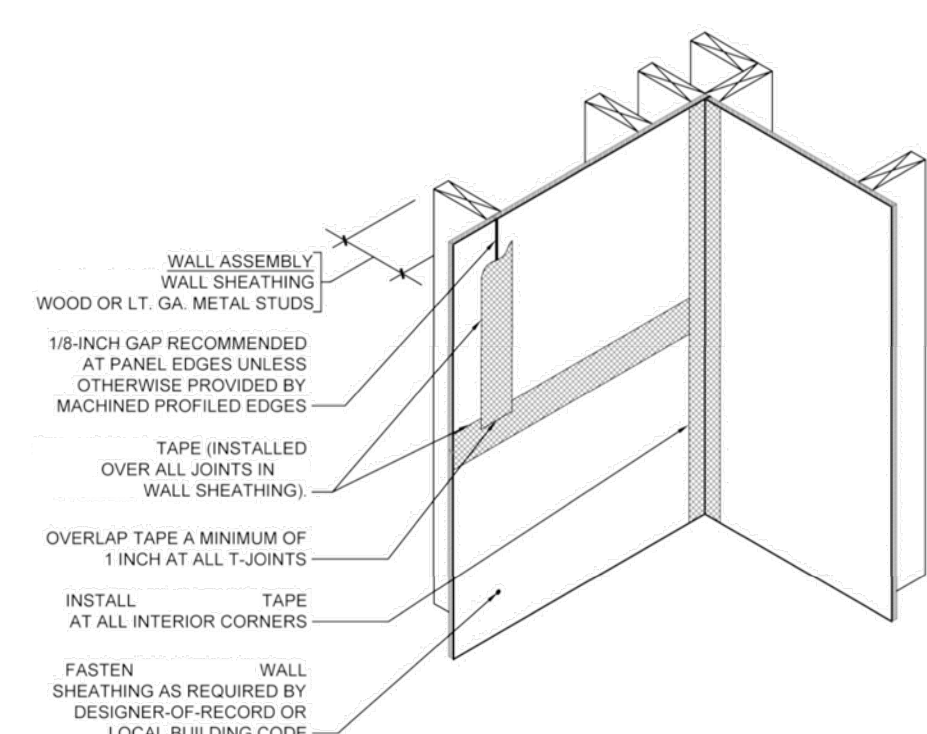
5 WALL W/ LAP SIDING
NOT TO SCALE



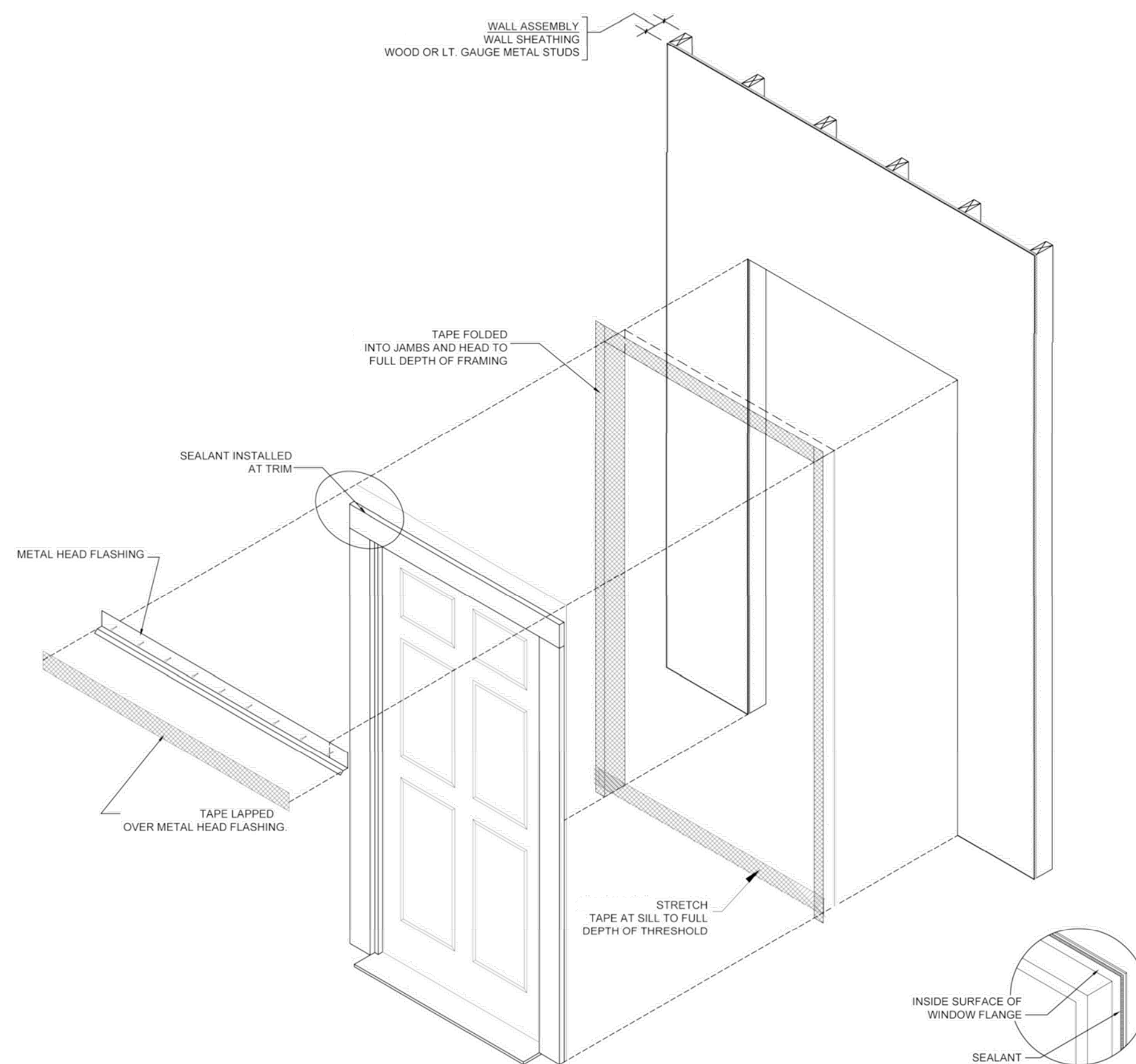
7 WALL AT EXTERIOR CORNER
NOT TO SCALE



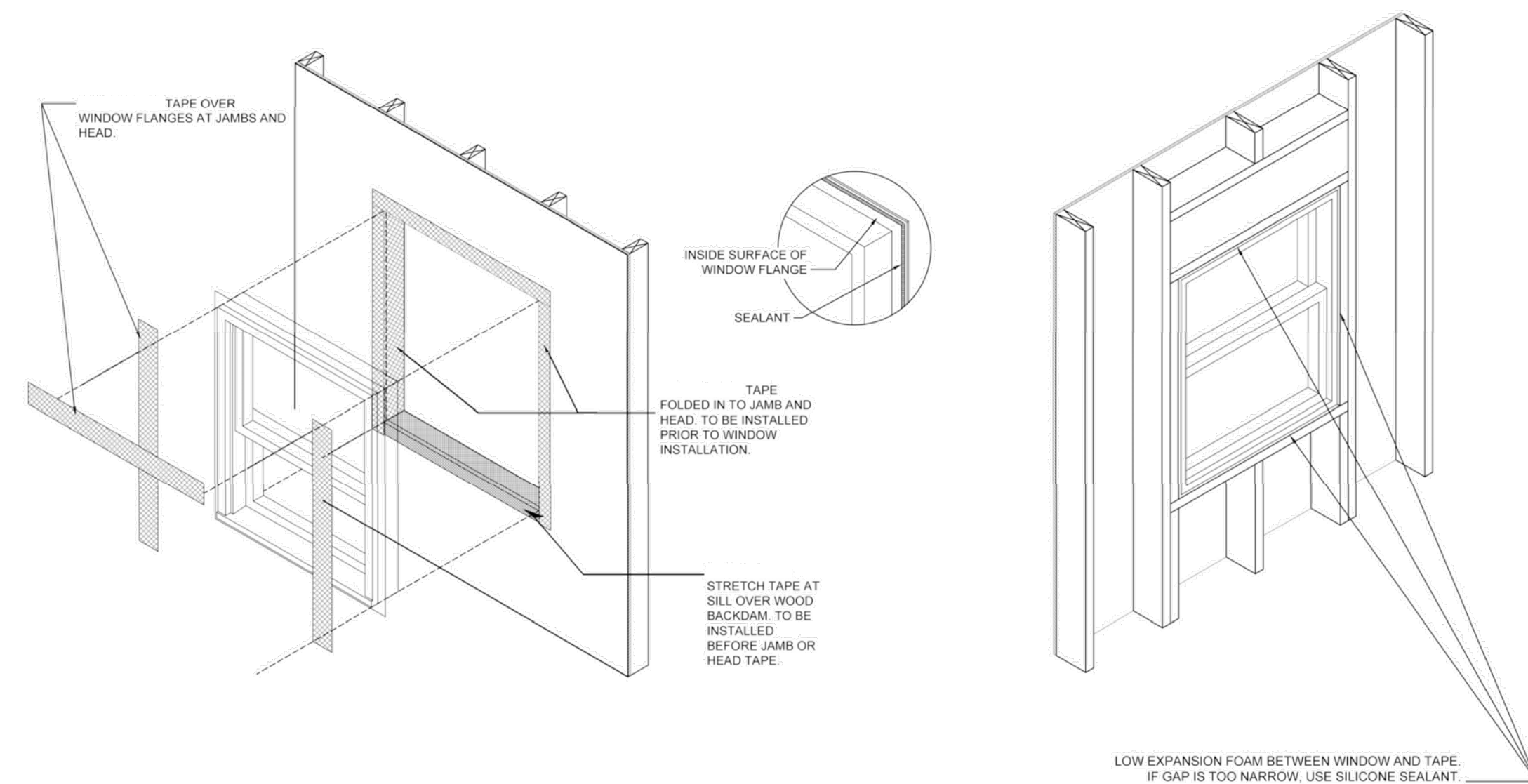
8 WALL AT INTERIOR CORNER
NOT TO SCALE



10 WALL AT TYP FLANGED DOOR
NOT TO SCALE



9 WALL AT TYP FLANGED WINDOW
NOT TO SCALE



4

3

2

6

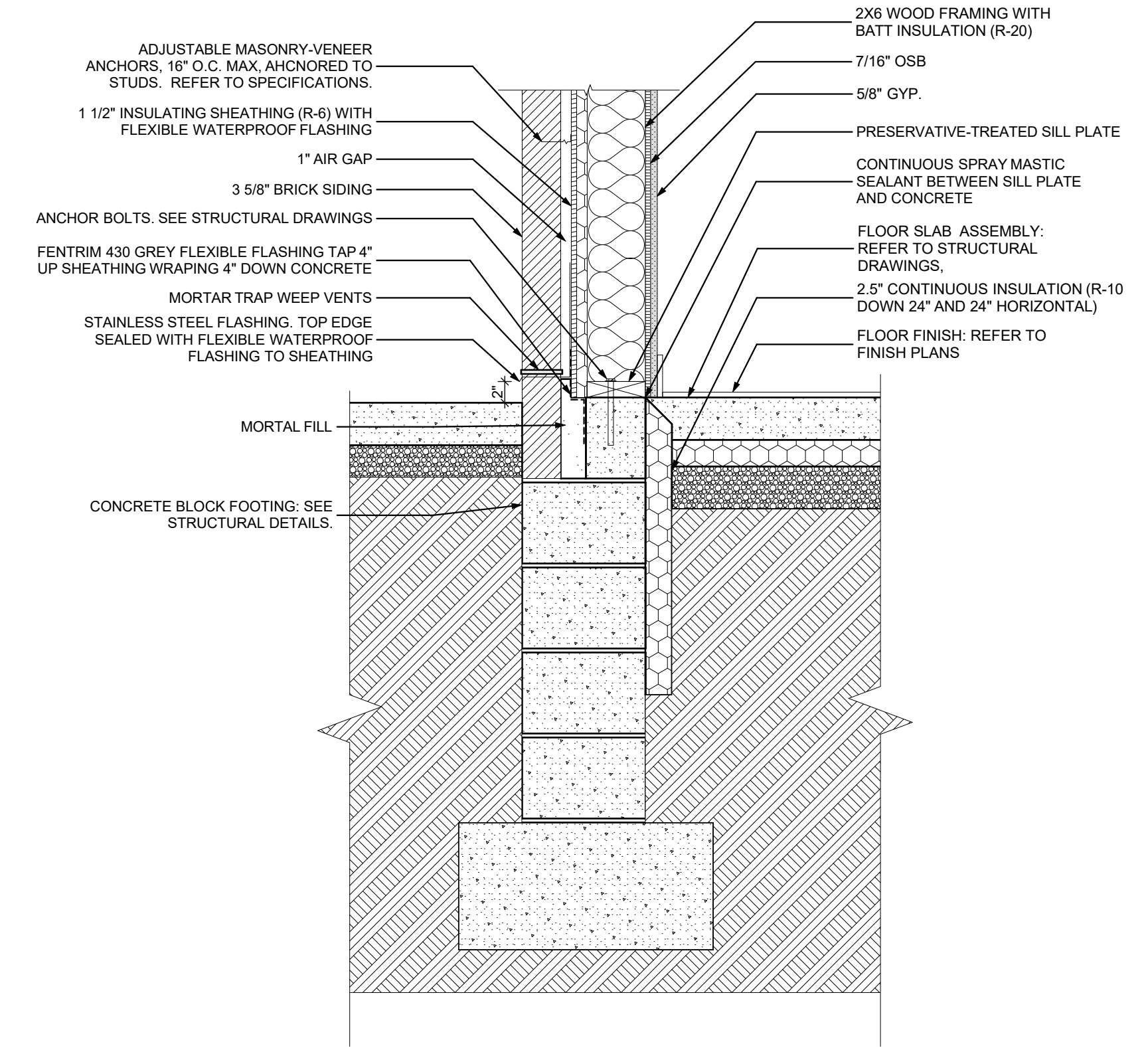
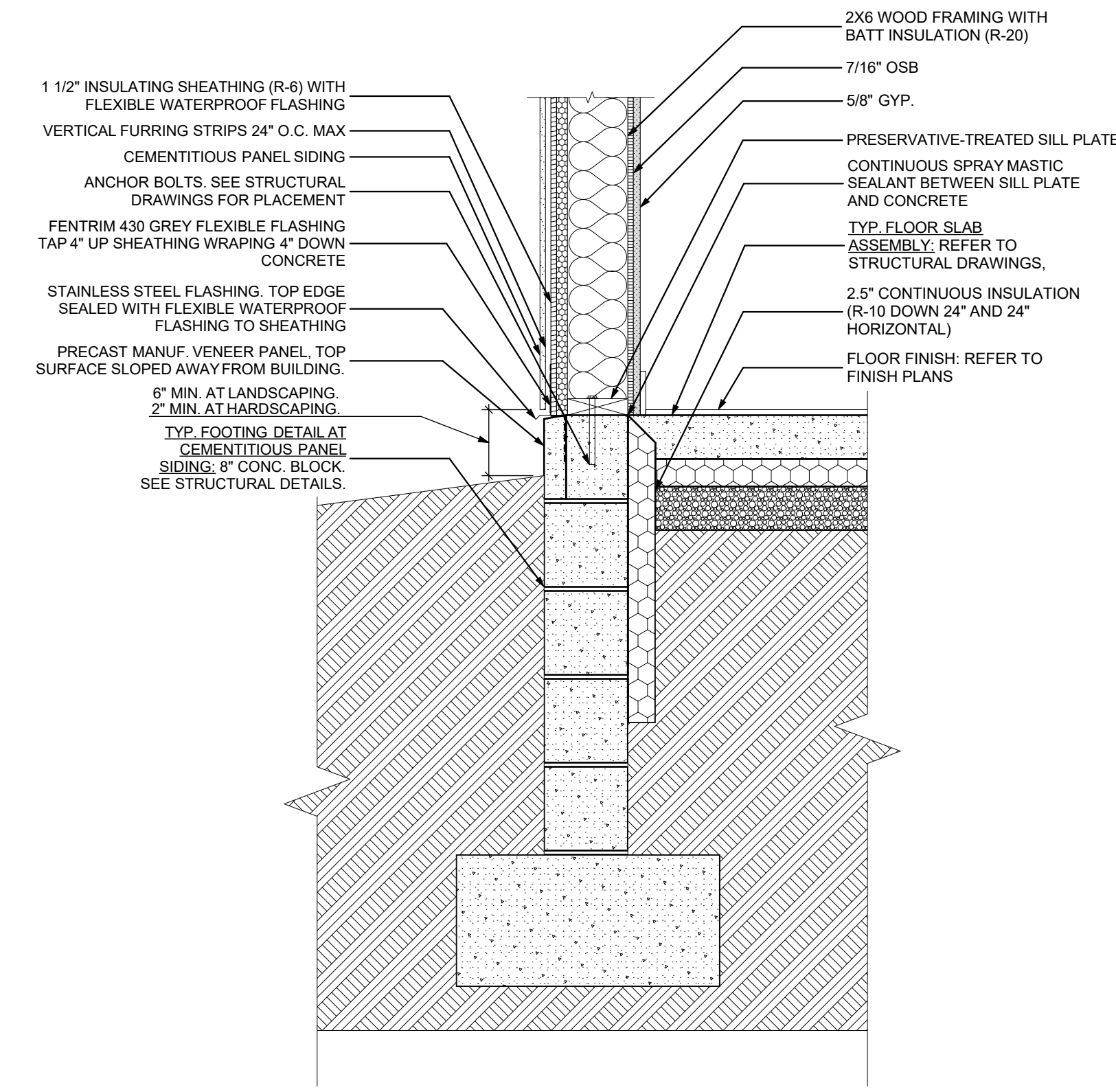
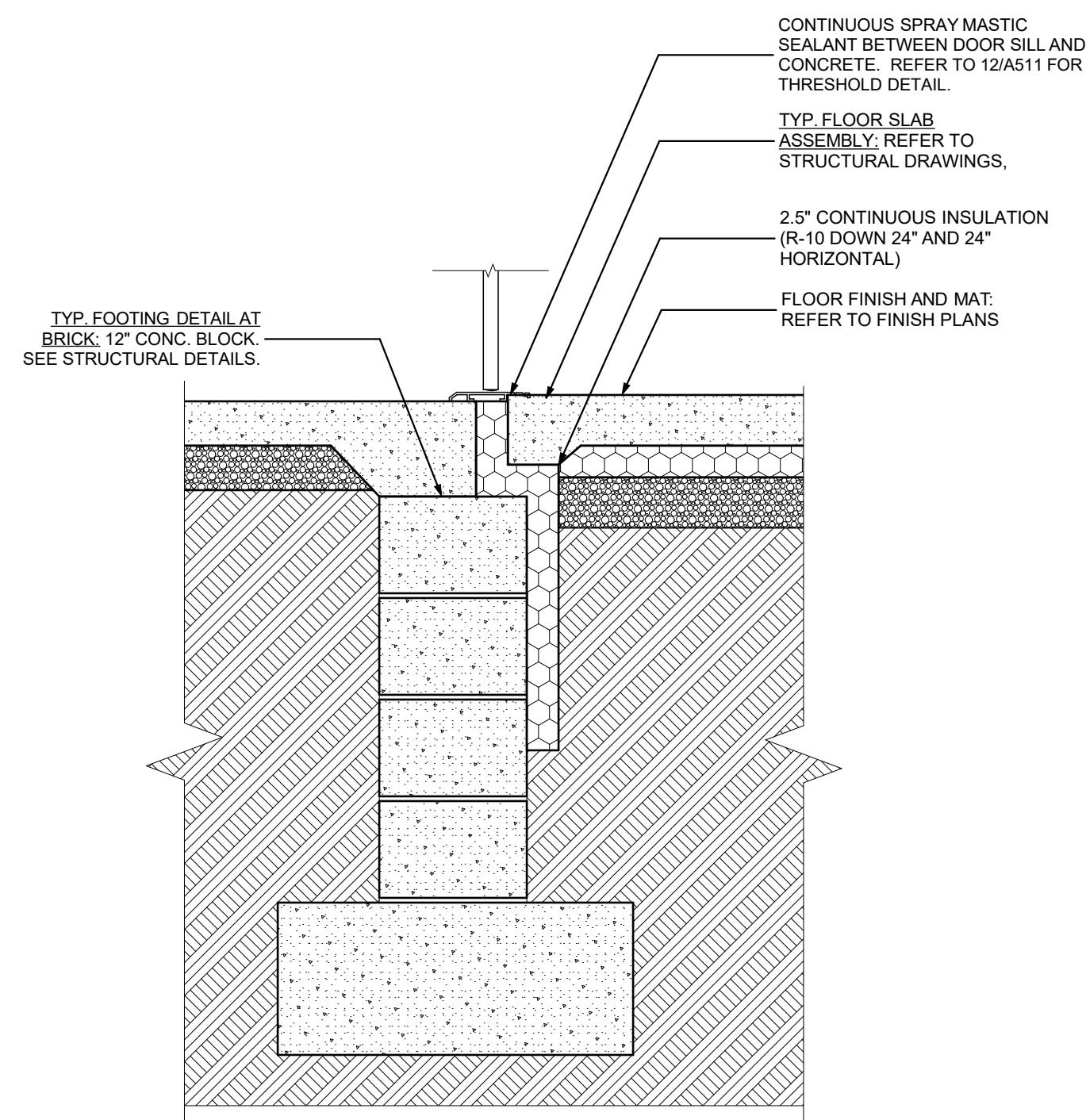
5

7

8

10

9



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

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

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

seal

general notes

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revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

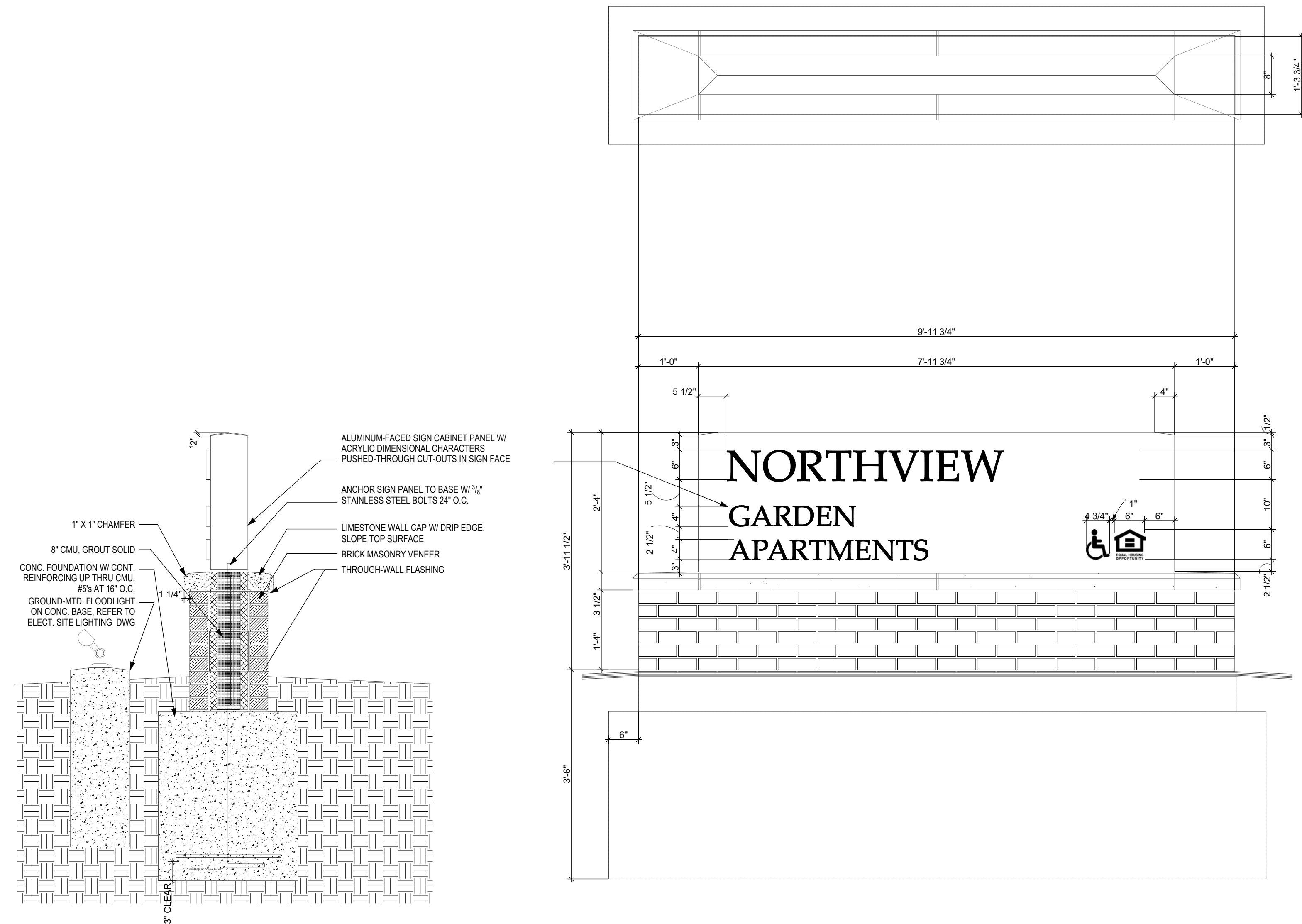
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

FOOTING DETAILS

scale	As Noted
date	December 3rd, 2023
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A507
Project #2040



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

seal

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revisions

project title

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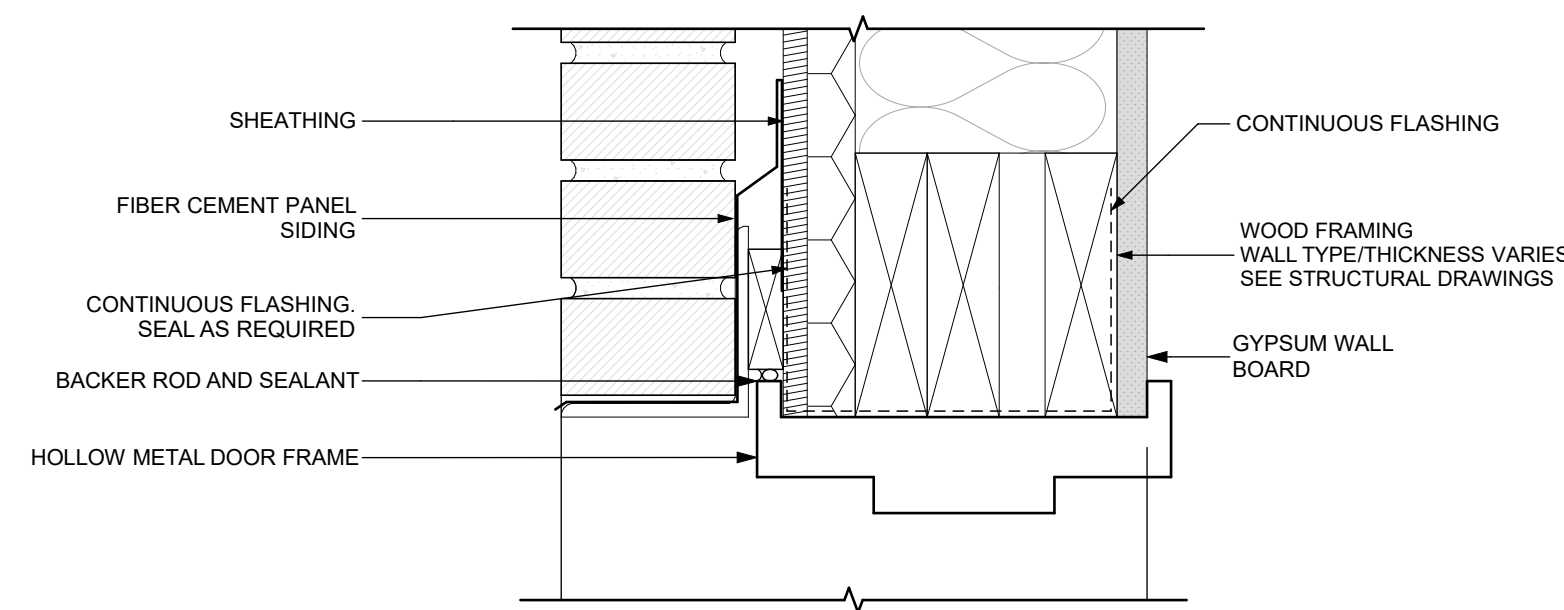
Client:
Allies & Ross Management and
Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

Project Location:
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246 Penfort Street
Pittsburgh, PA 15214

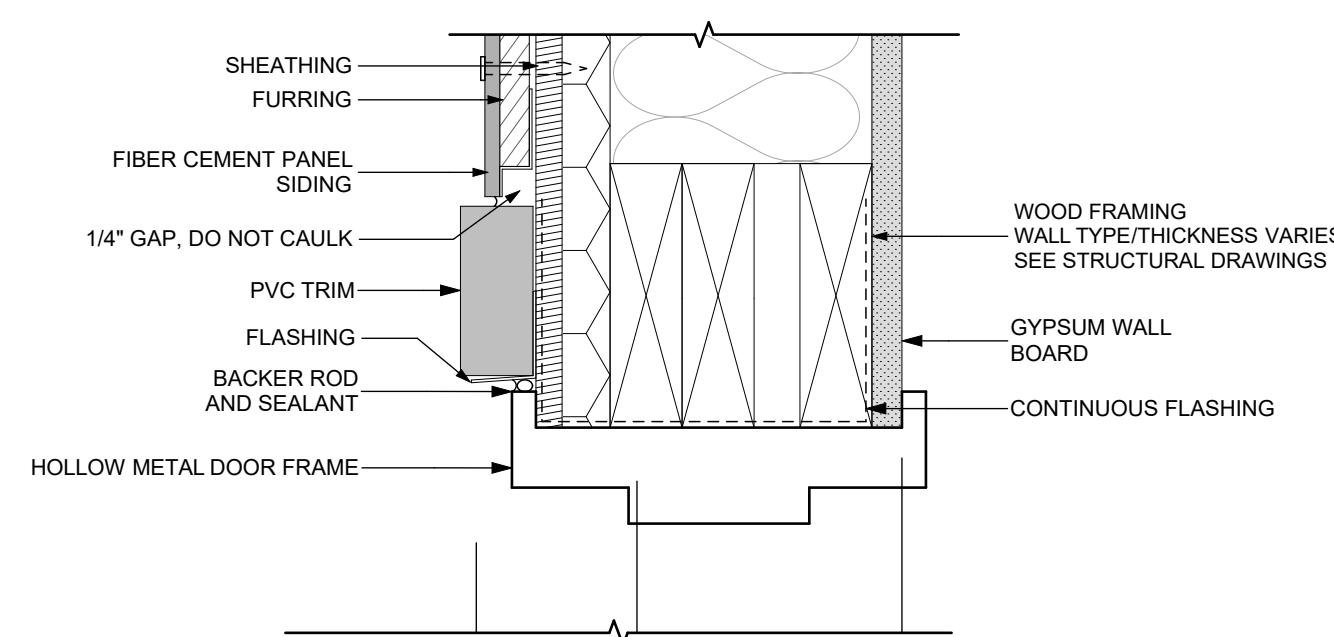
drawing title

MONUMENT SIGN DETAILS

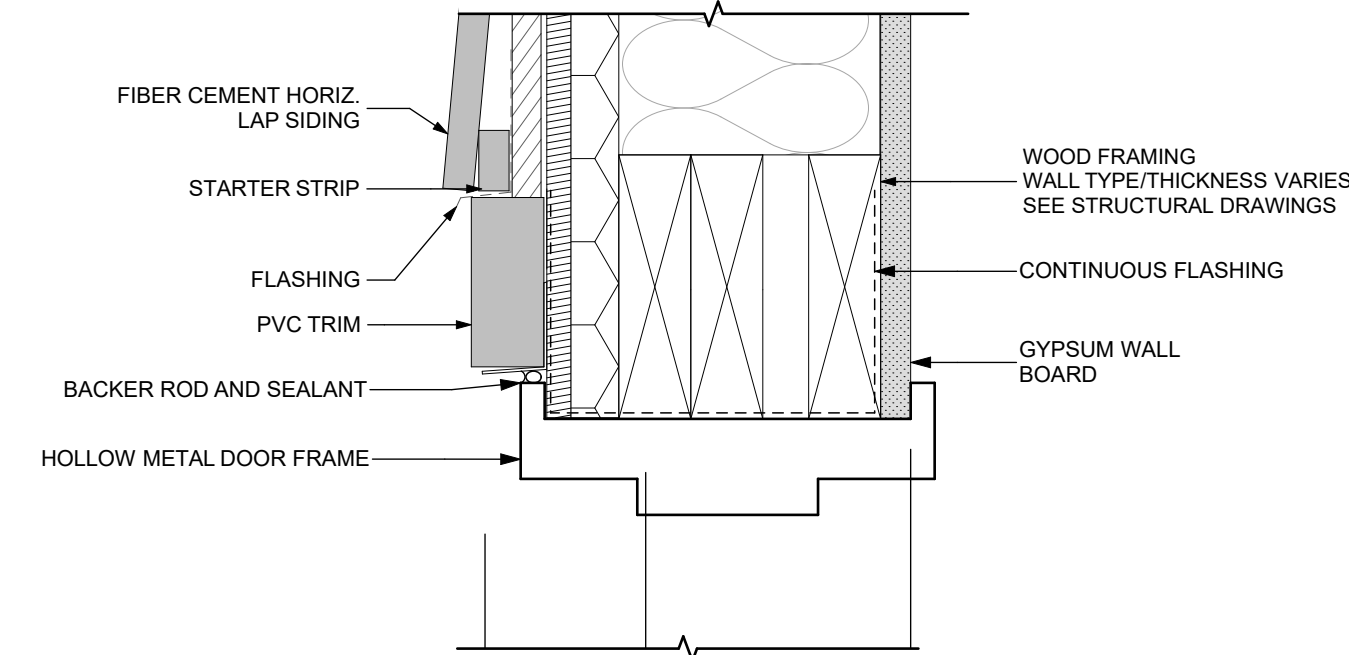
scale	As Noted	Sheet No.
date	December 3rd, 2023	
no.	128	A508
of.	233	
		Project #2040



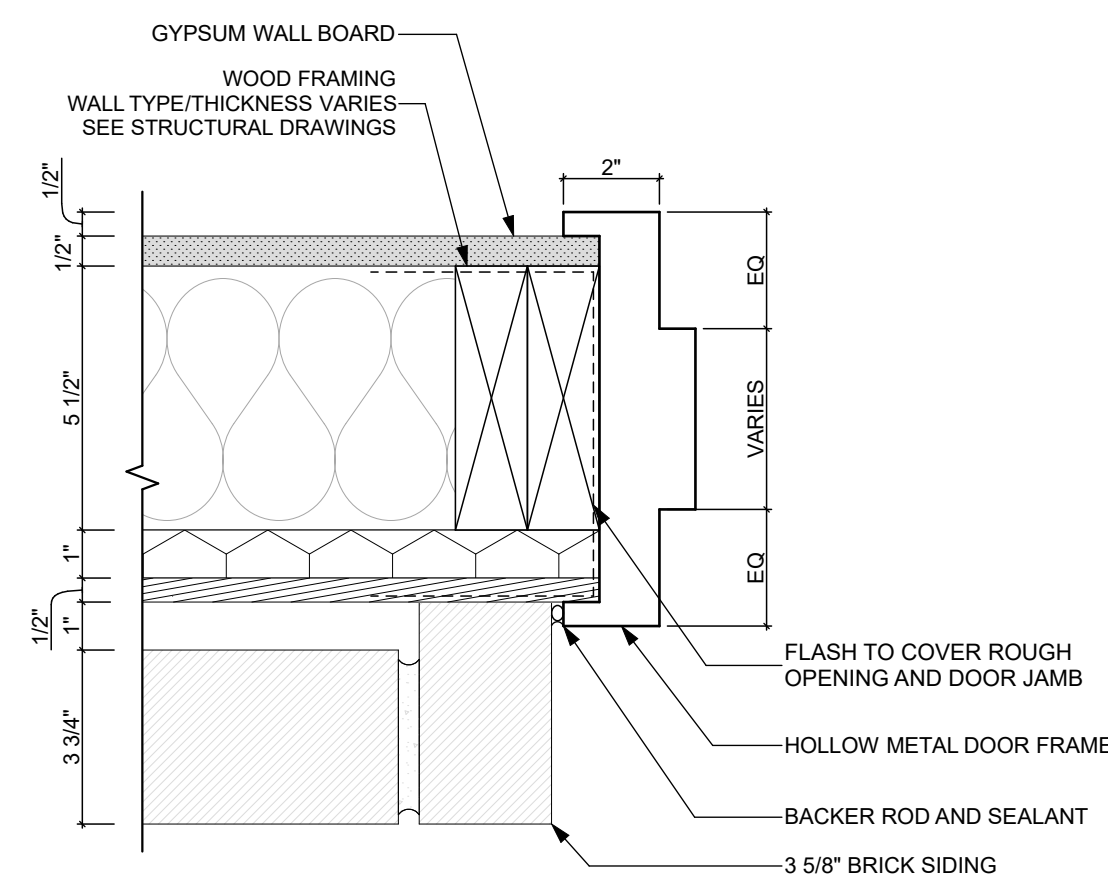
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SCALE: 3" = 1'-0"



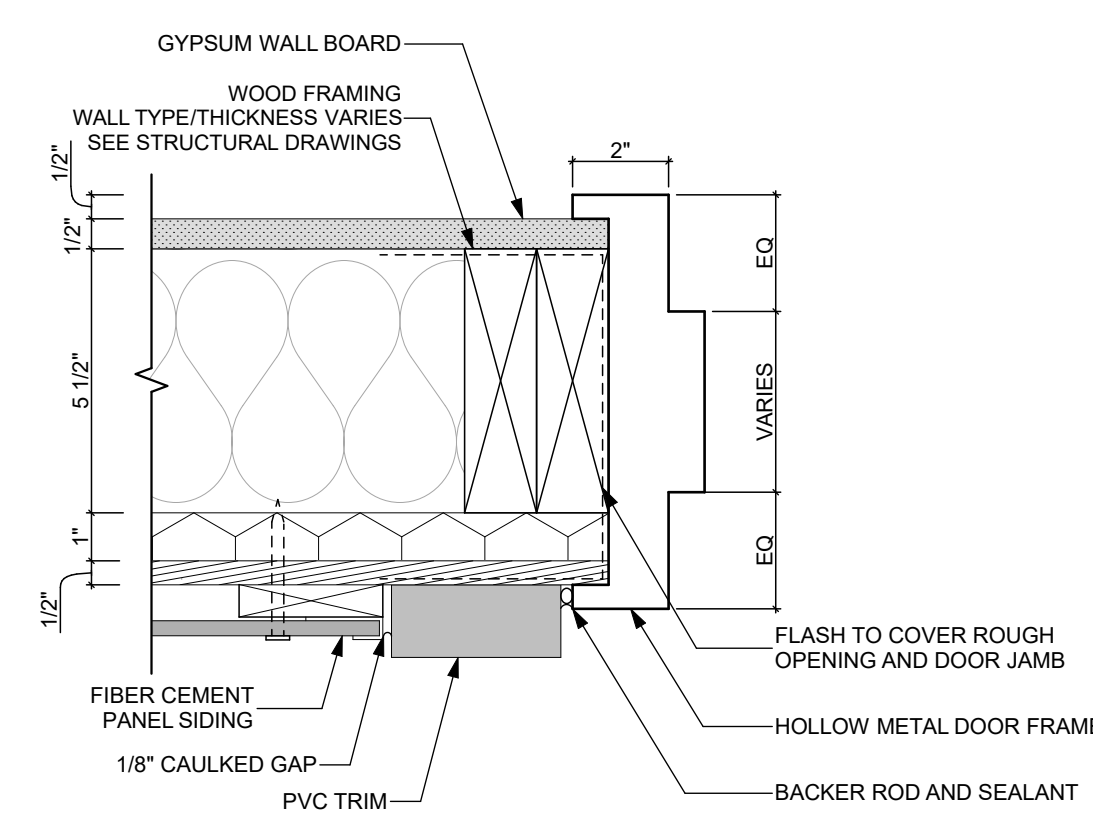
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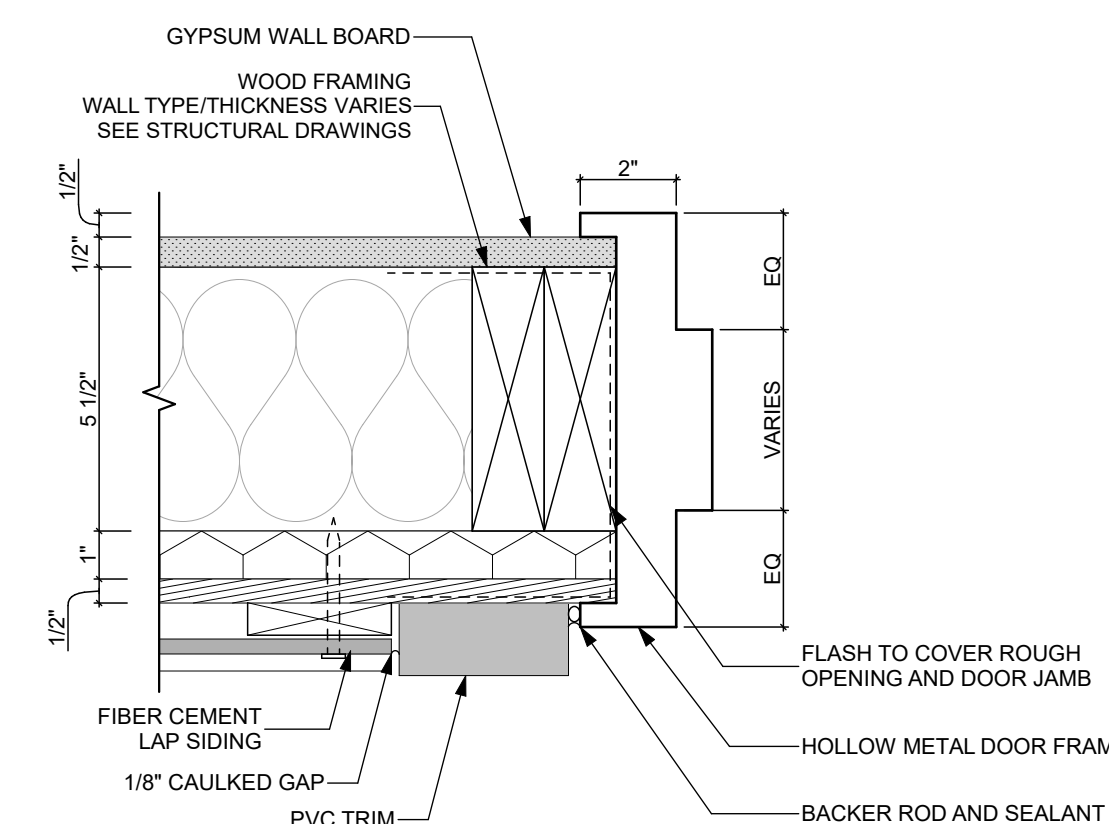
5 HOLLOW METAL HEADER: J3 (LAP SIDING)
SCALE: 3" = 1'-0"



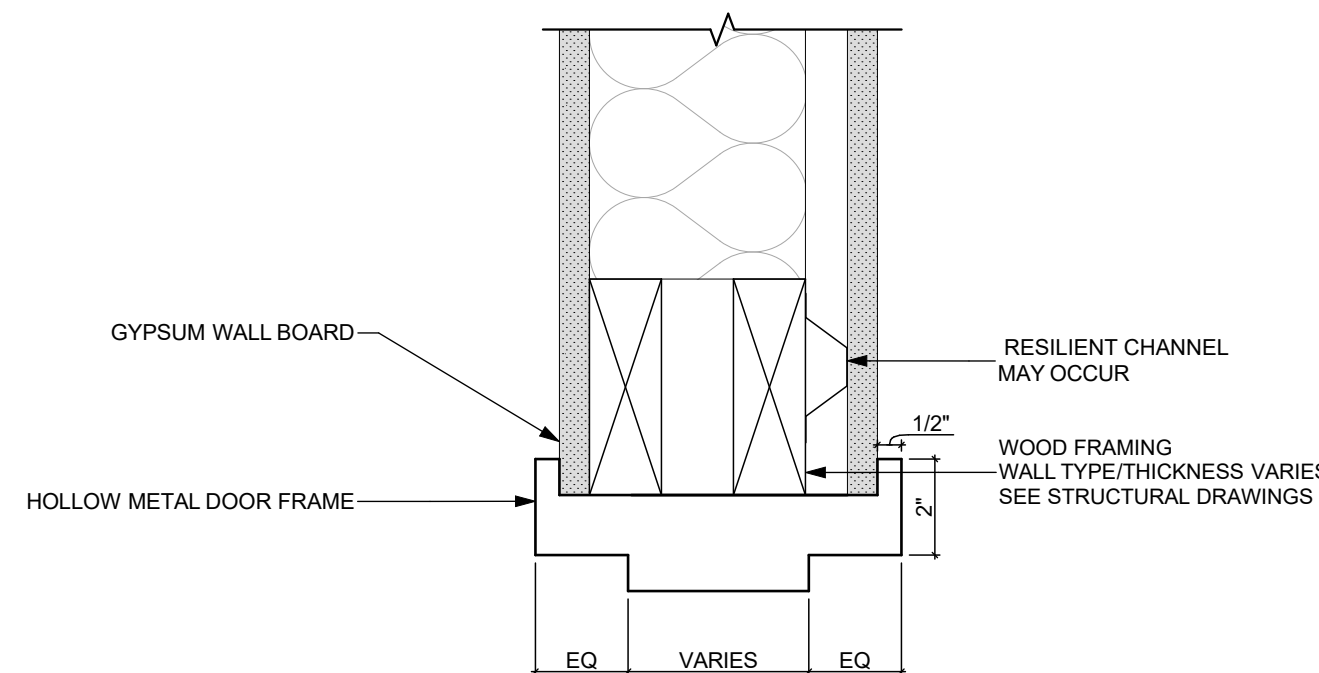
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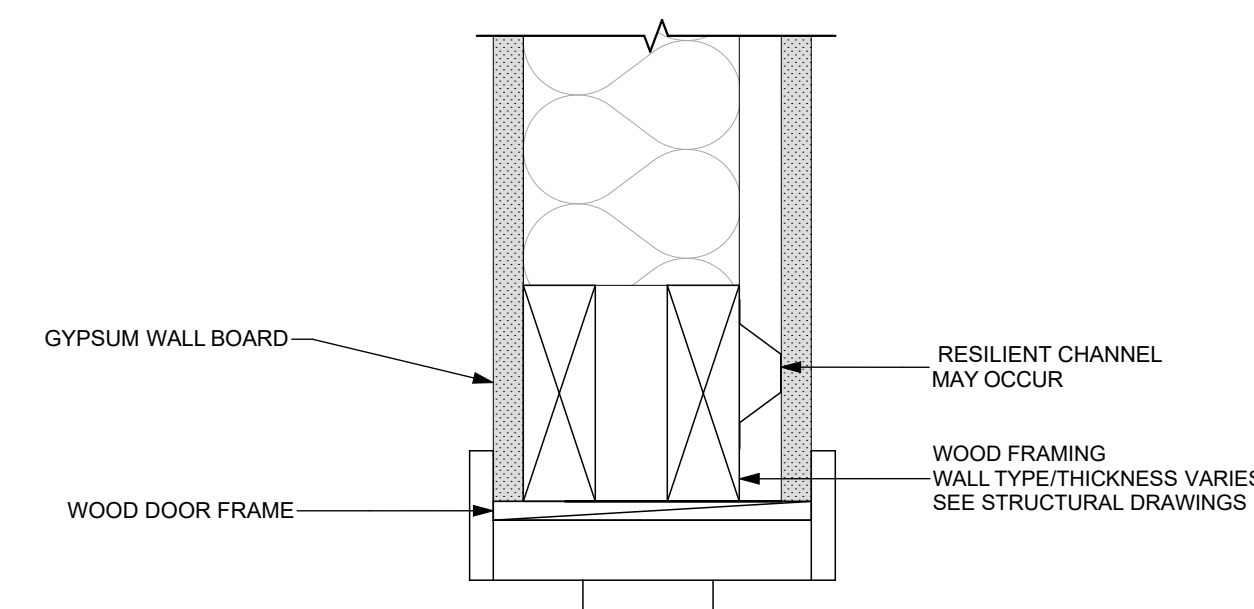
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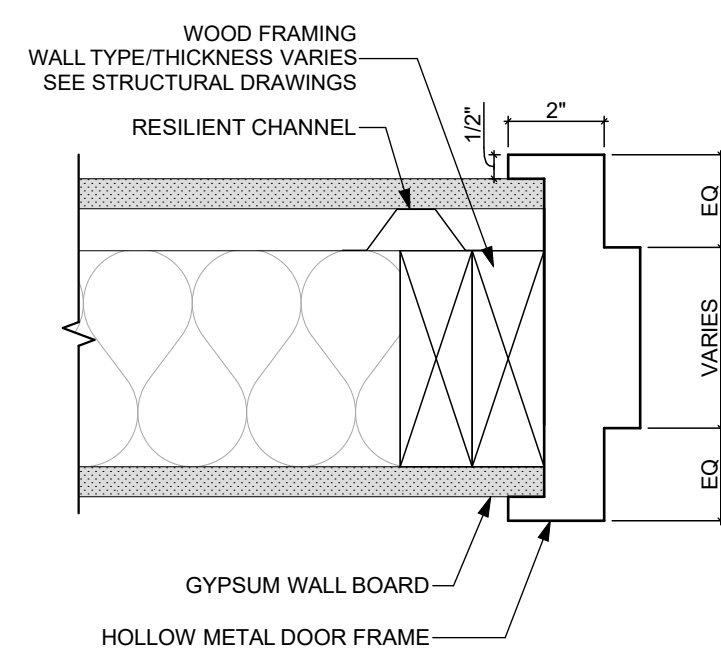
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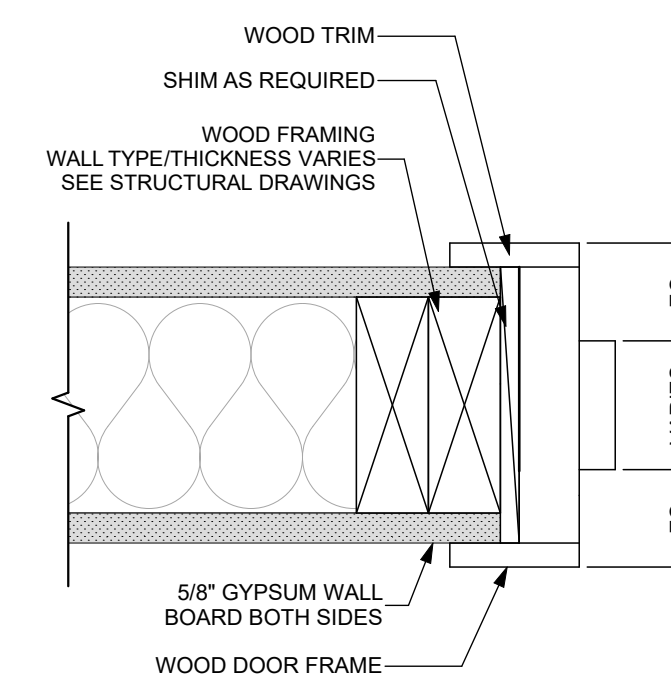
7 HOLLOW METAL HEADER (INTERIOR)
SCALE: 3" = 1'-0"



9 WOOD HEADER (INTERIOR)
SCALE: 3" = 1'-0"



8 HOLLOW METAL JAMB (INTERIOR)
SCALE: 3" = 1'-0"



10 WOOD JAMB (INTERIOR)
SCALE: 3" = 1'-0"

seal

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Project Location:
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drawing title

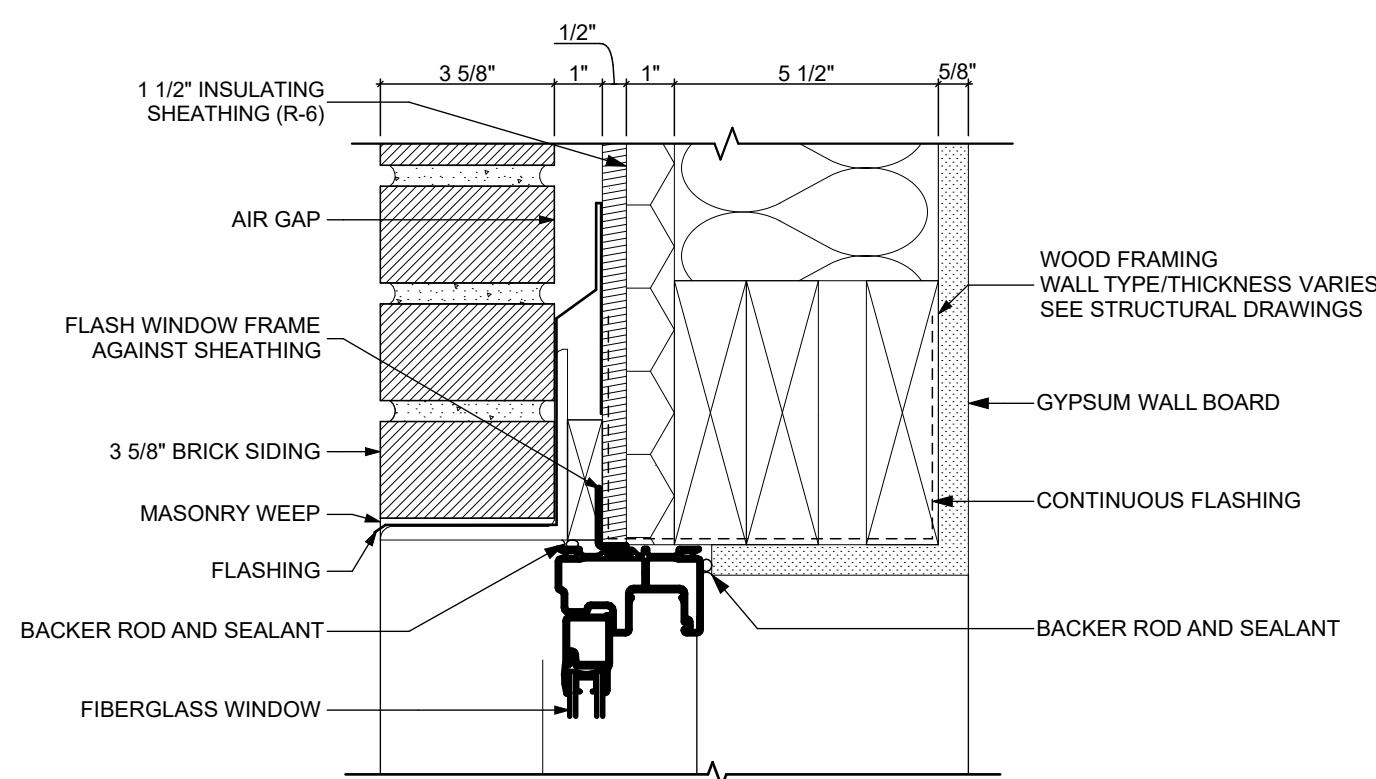
DOOR DETAILS

scale	As Noted
date	December 3rd, 2023
no.	129
of.	233

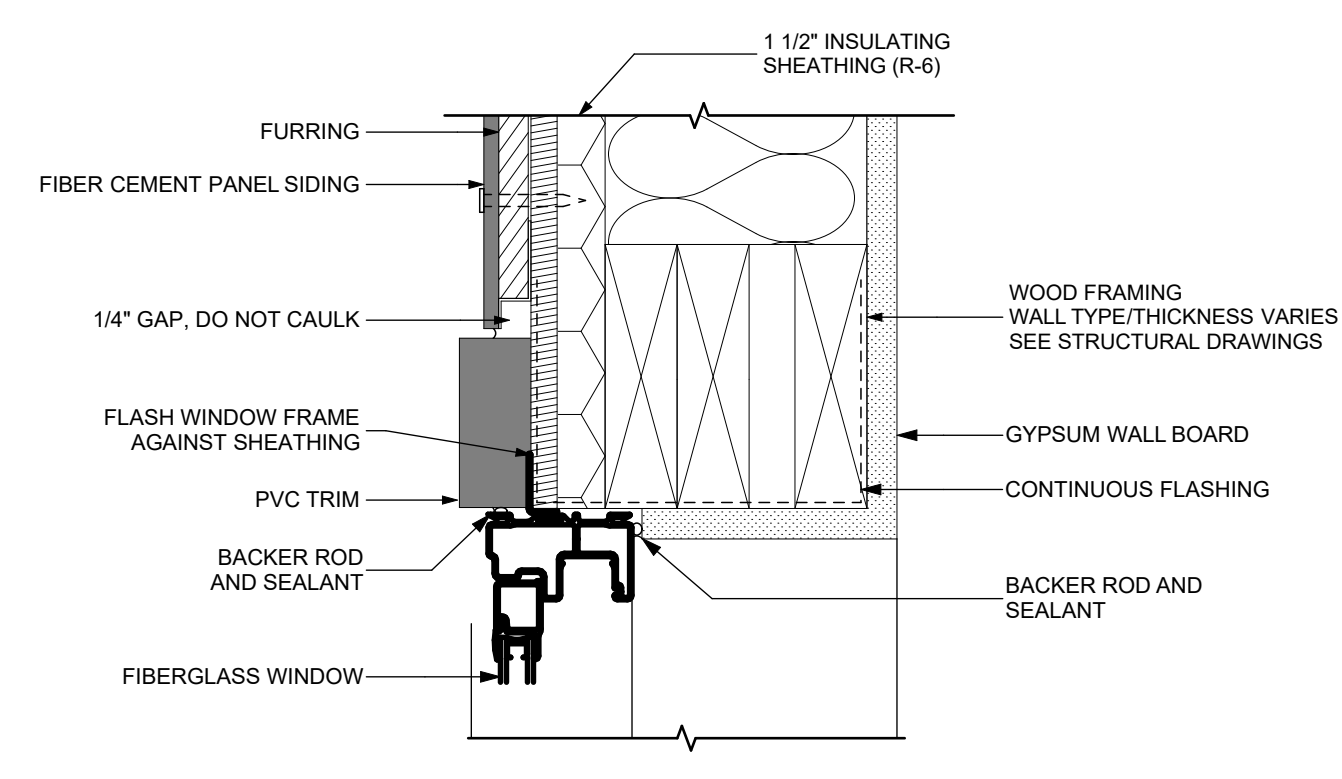
Sheet No.

A509

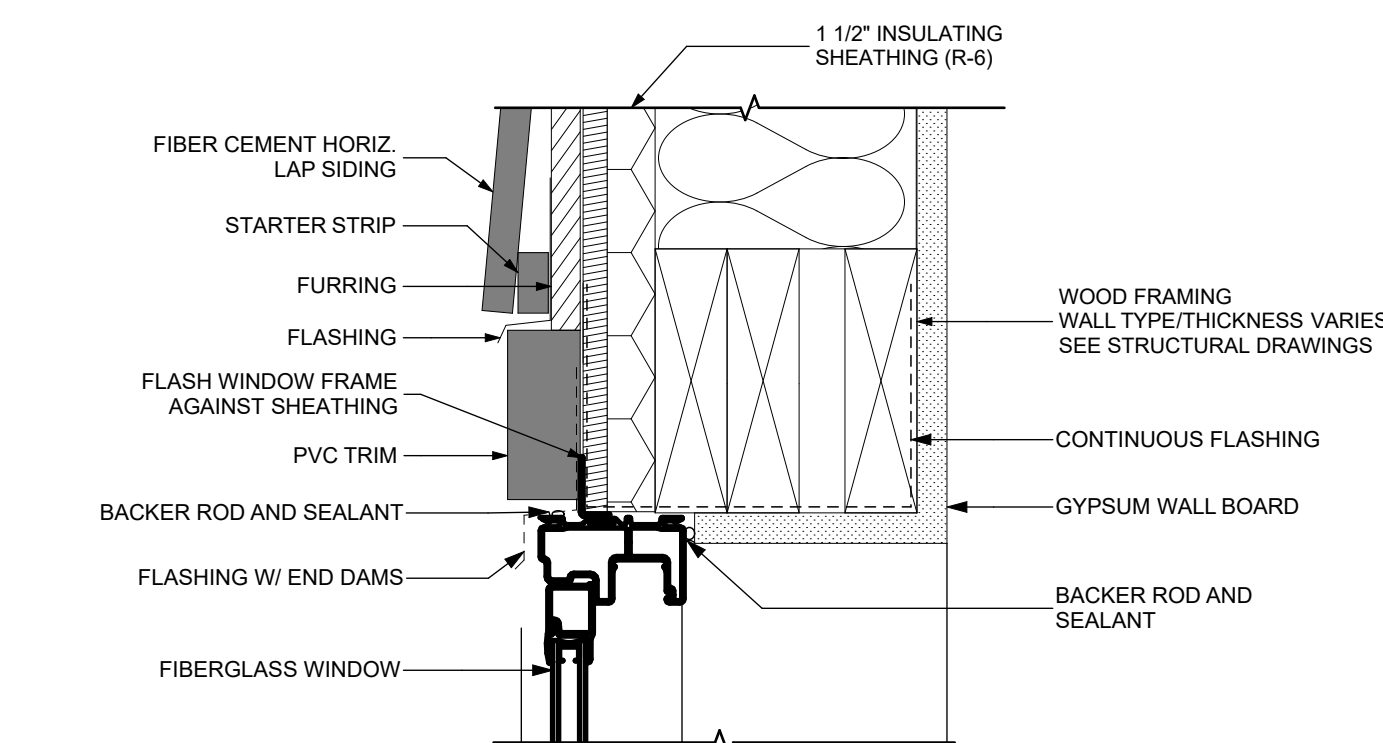
Project #2040



1 FIBERGLASS WINDOW HEADER (BRICK SIDING)
SCALE: 3" = 1'-0"



4 FIBERGLASS WINDOW HEADER (PANEL SIDING)
SCALE: 3" = 1'-0"



7 FIBERGLASS WINDOW HEADER (LAP SIDING)
SCALE: 3" = 1'-0"

seal

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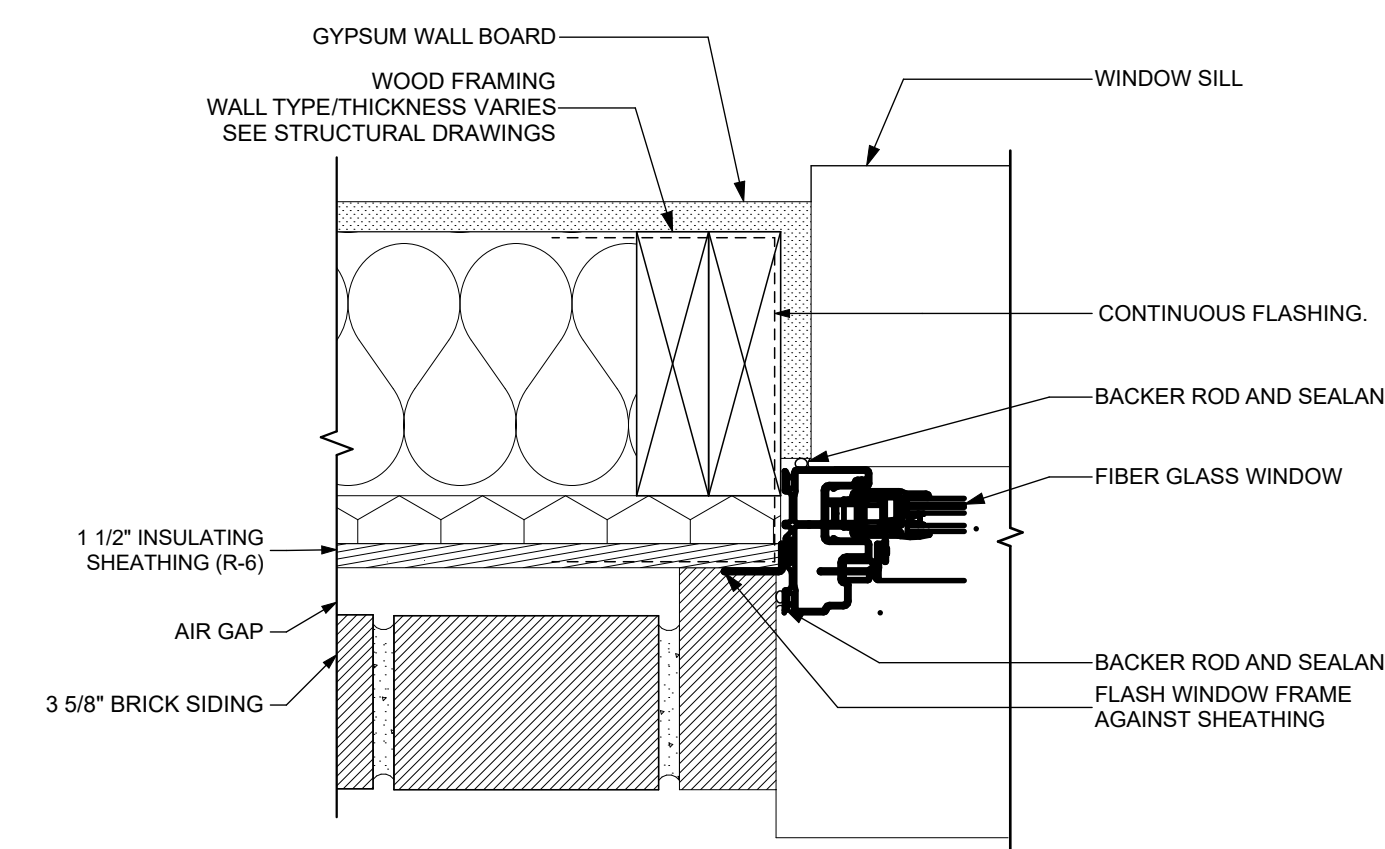
Owner:
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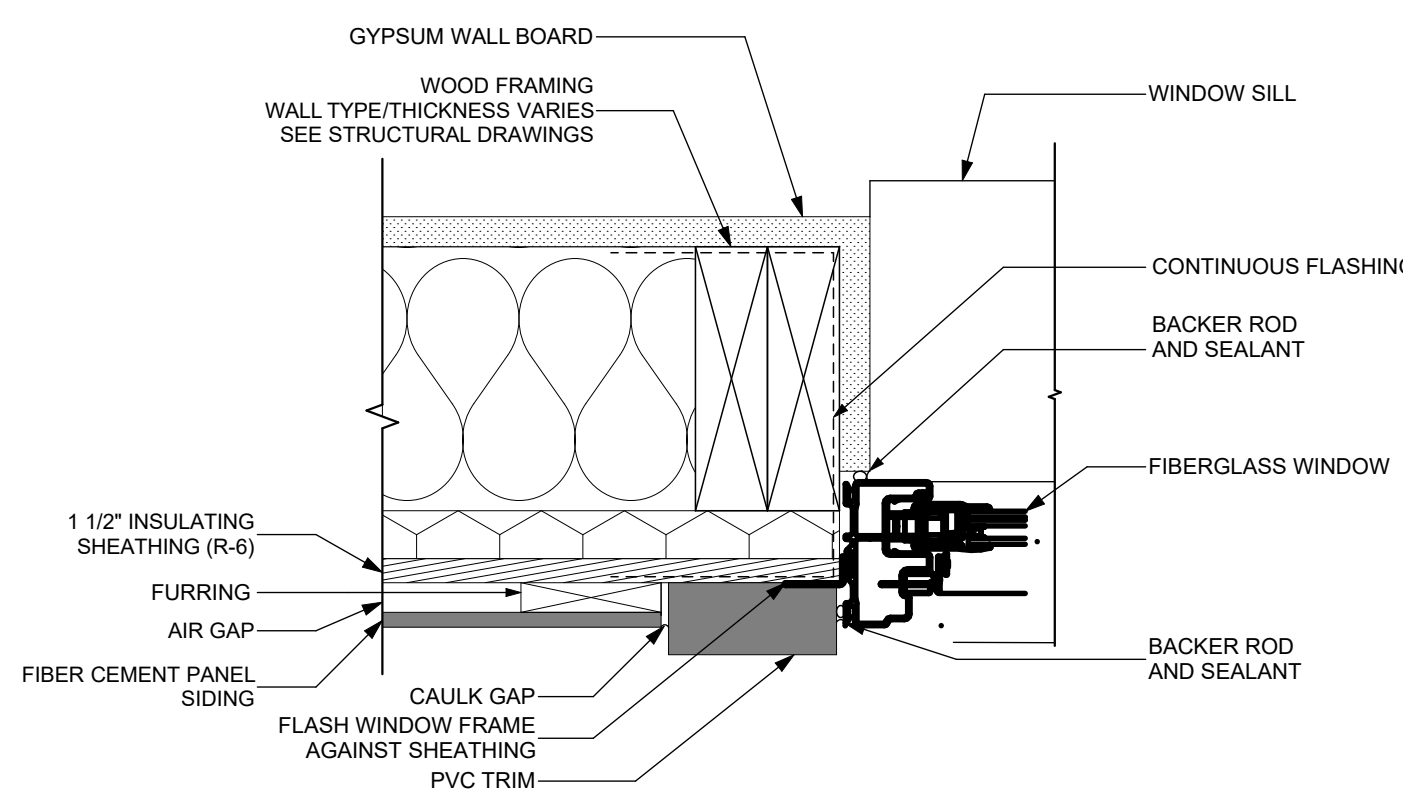
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drawing title

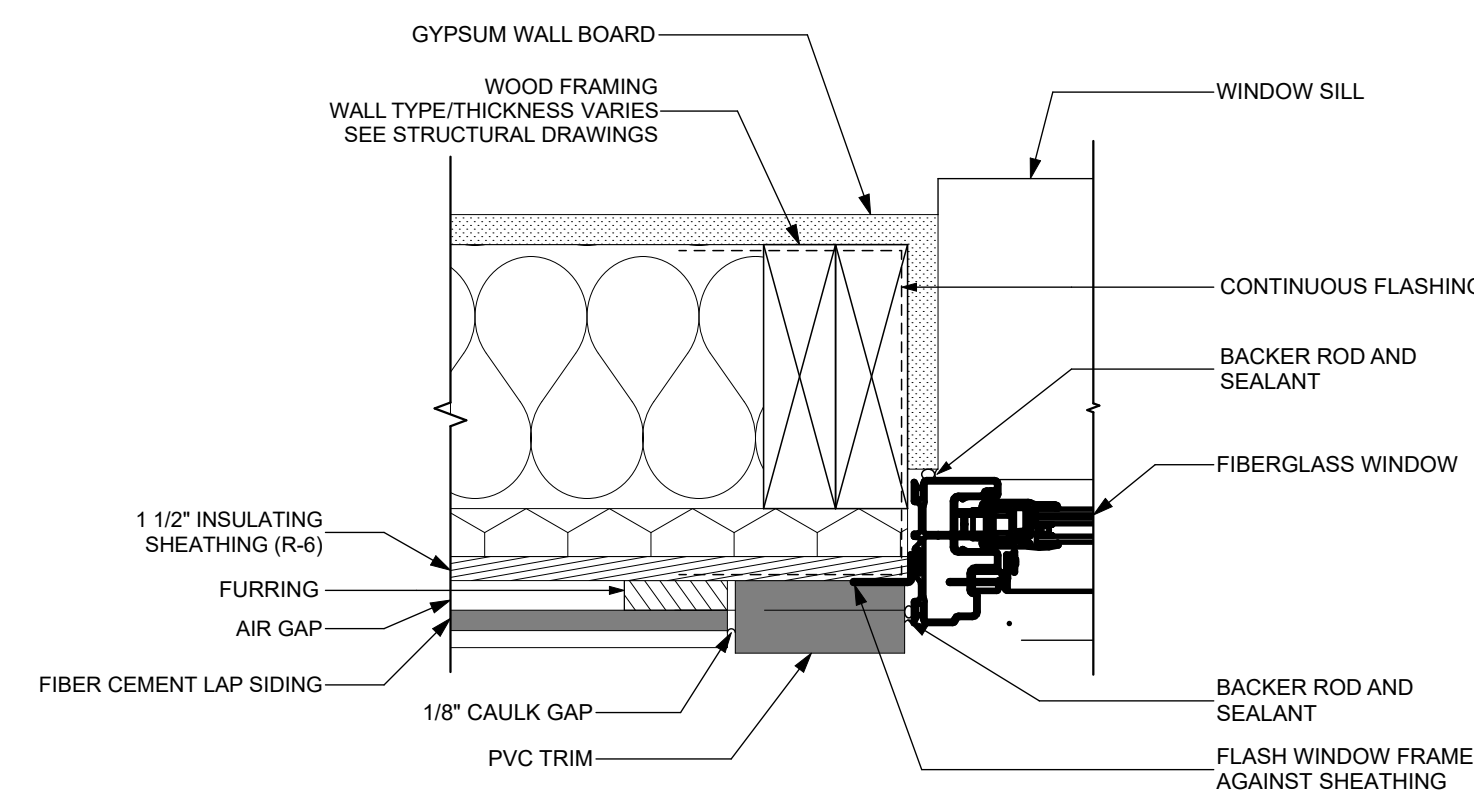
WINDOW DETAILS



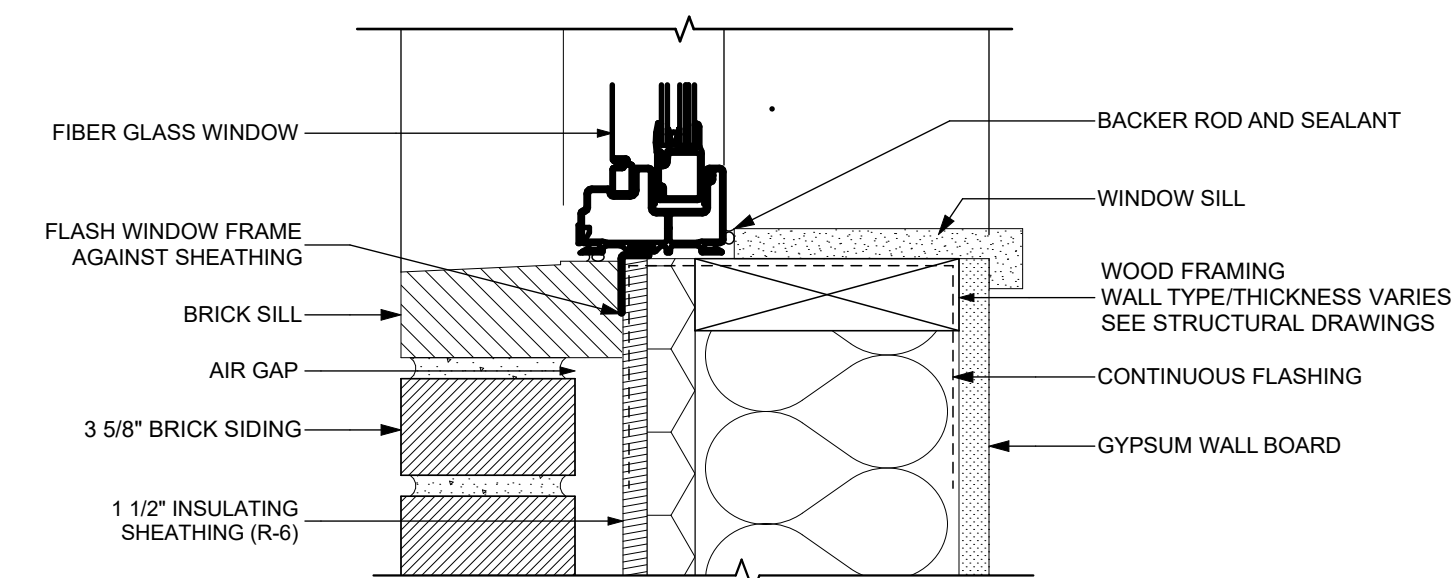
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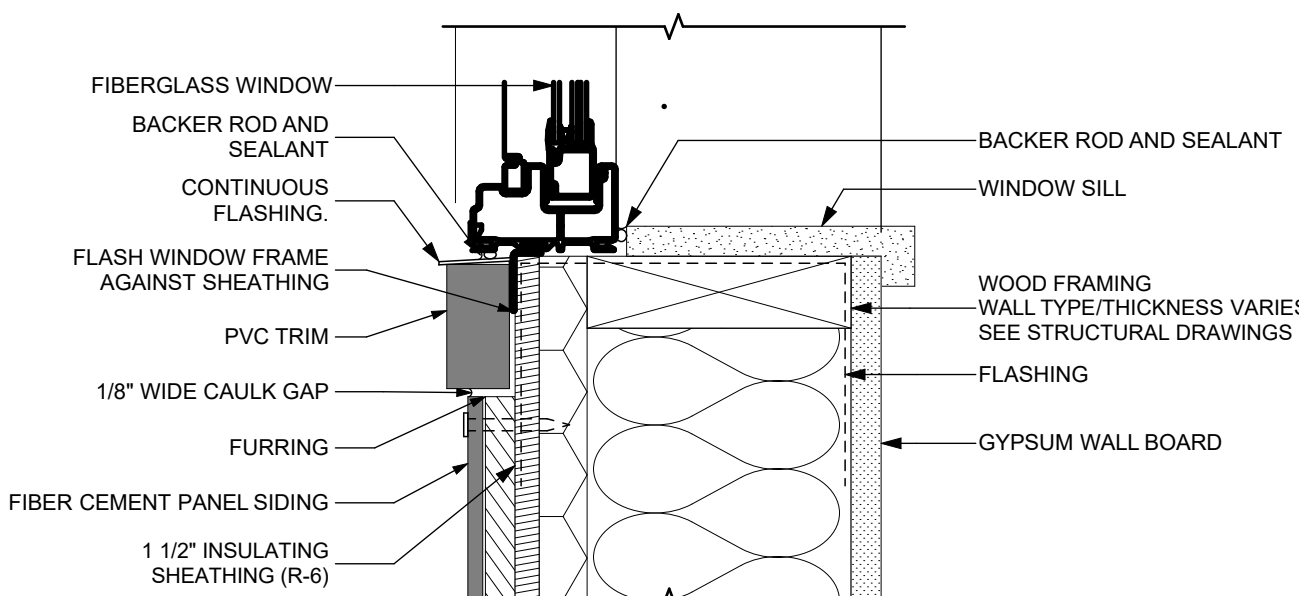
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SCALE: 3" = 1'-0"



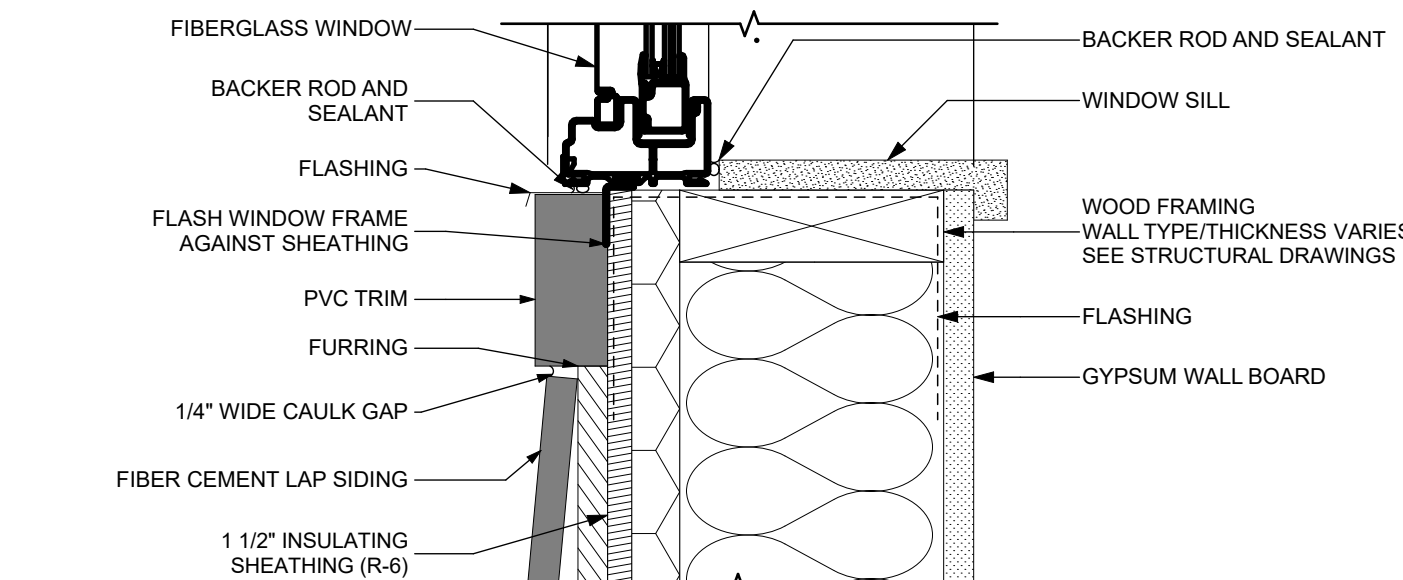
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SCALE: 3" = 1'-0"



3 FIBERGLASS WINDOW SILL (BRICK SIDING)
SCALE: 3" = 1'-0"



6 FIBERGLASS WINDOW SILL (PANEL SIDING)
SCALE: 3" = 1'-0"



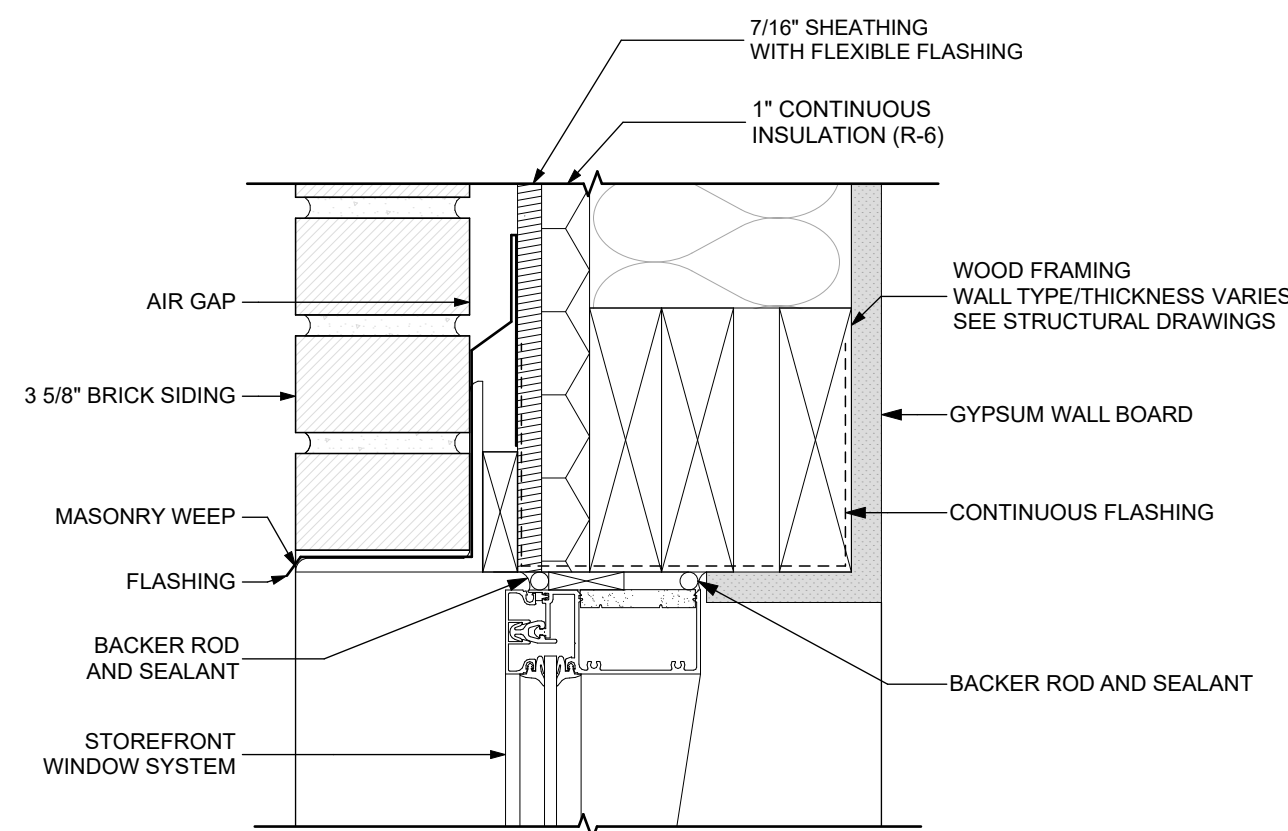
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scale	As Noted
date	December 3rd, 2023
no.	130
of.	233

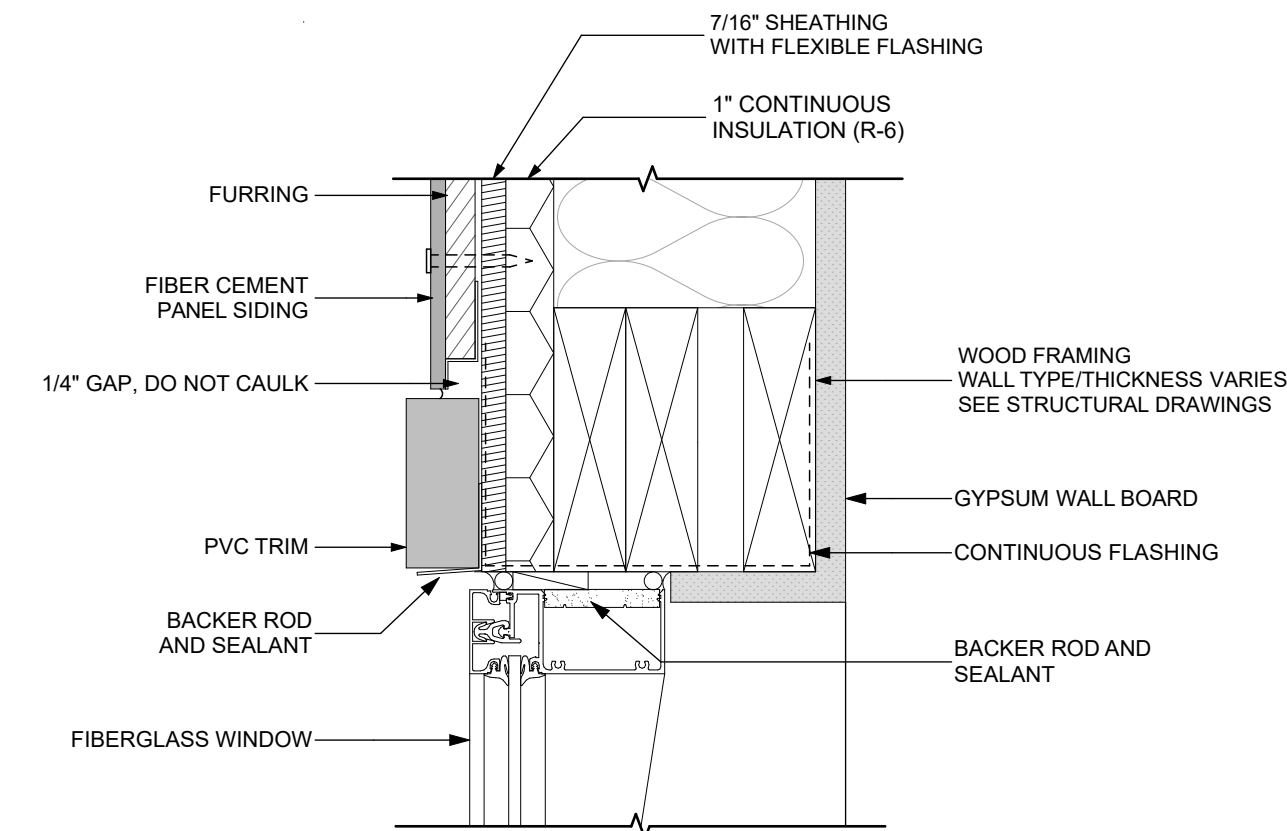
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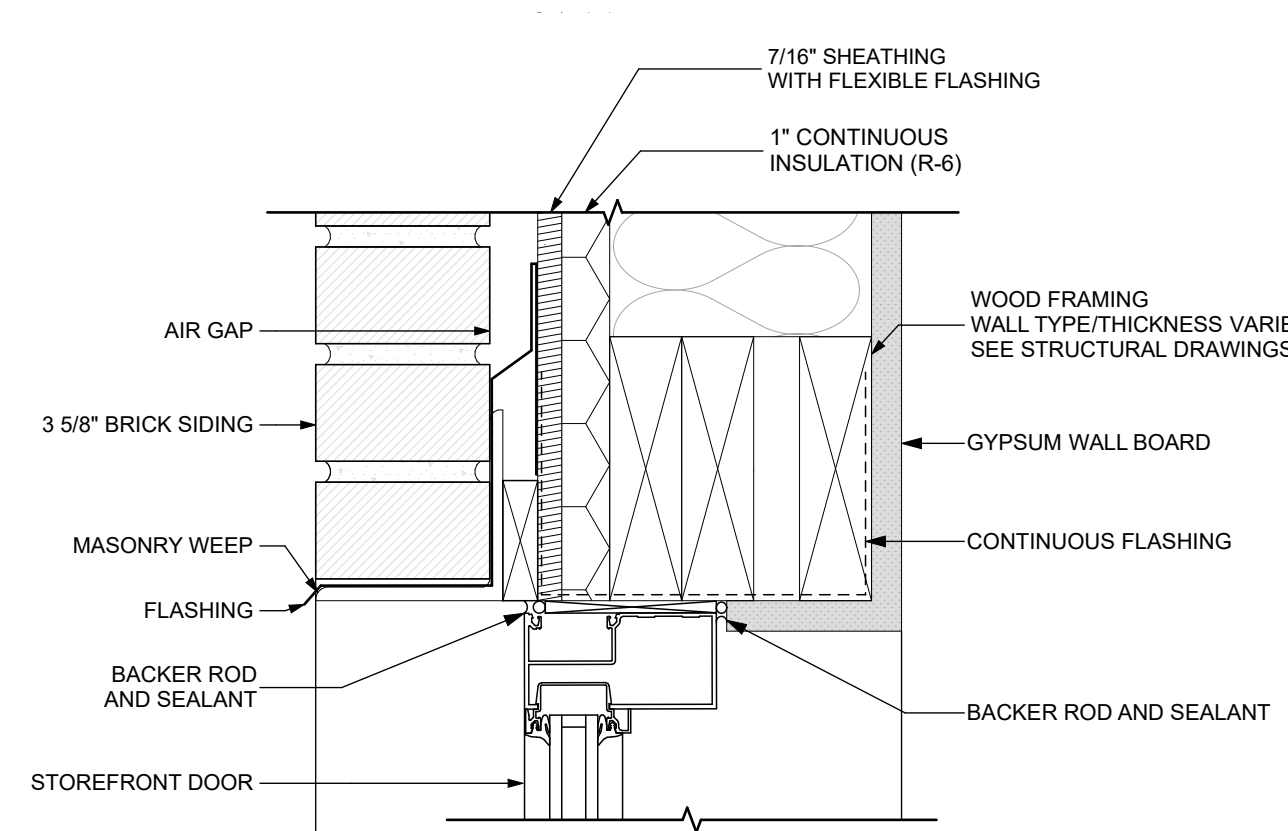
Project #2040



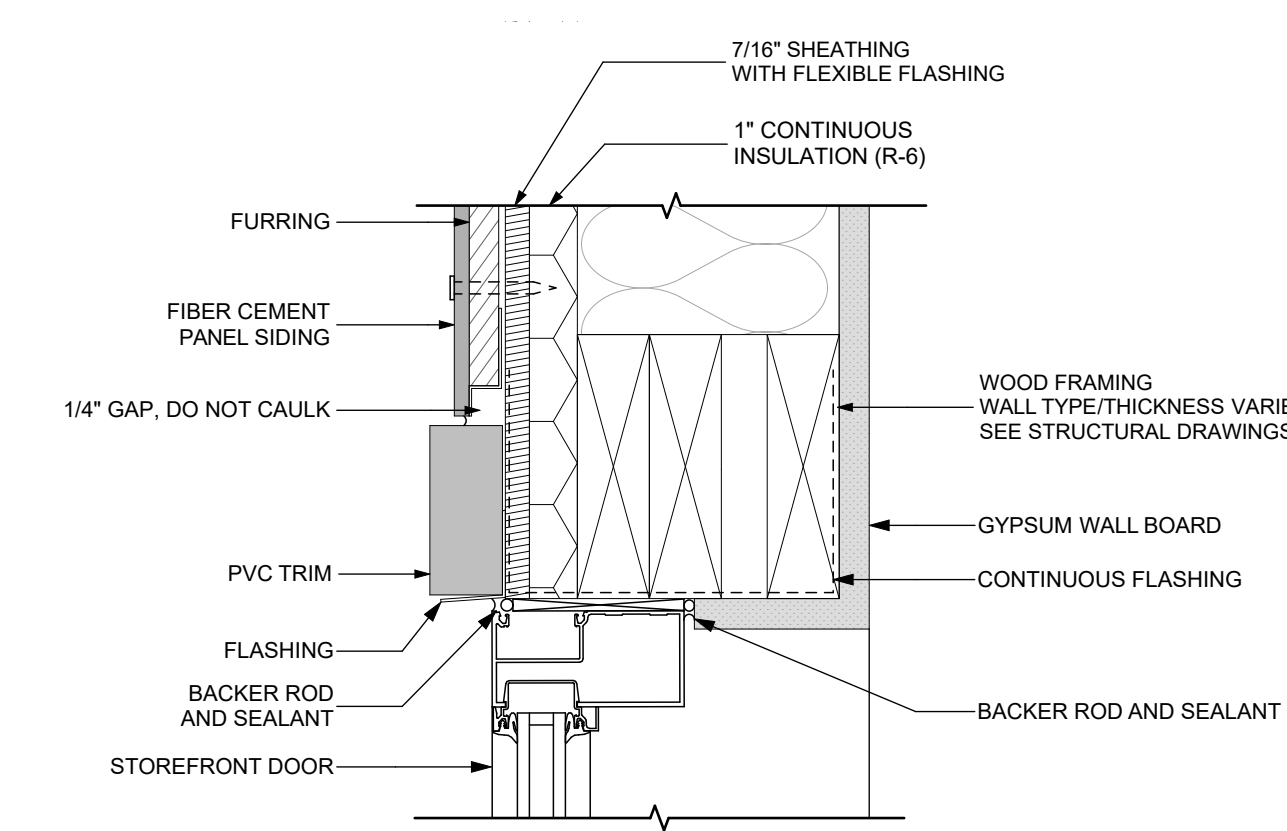
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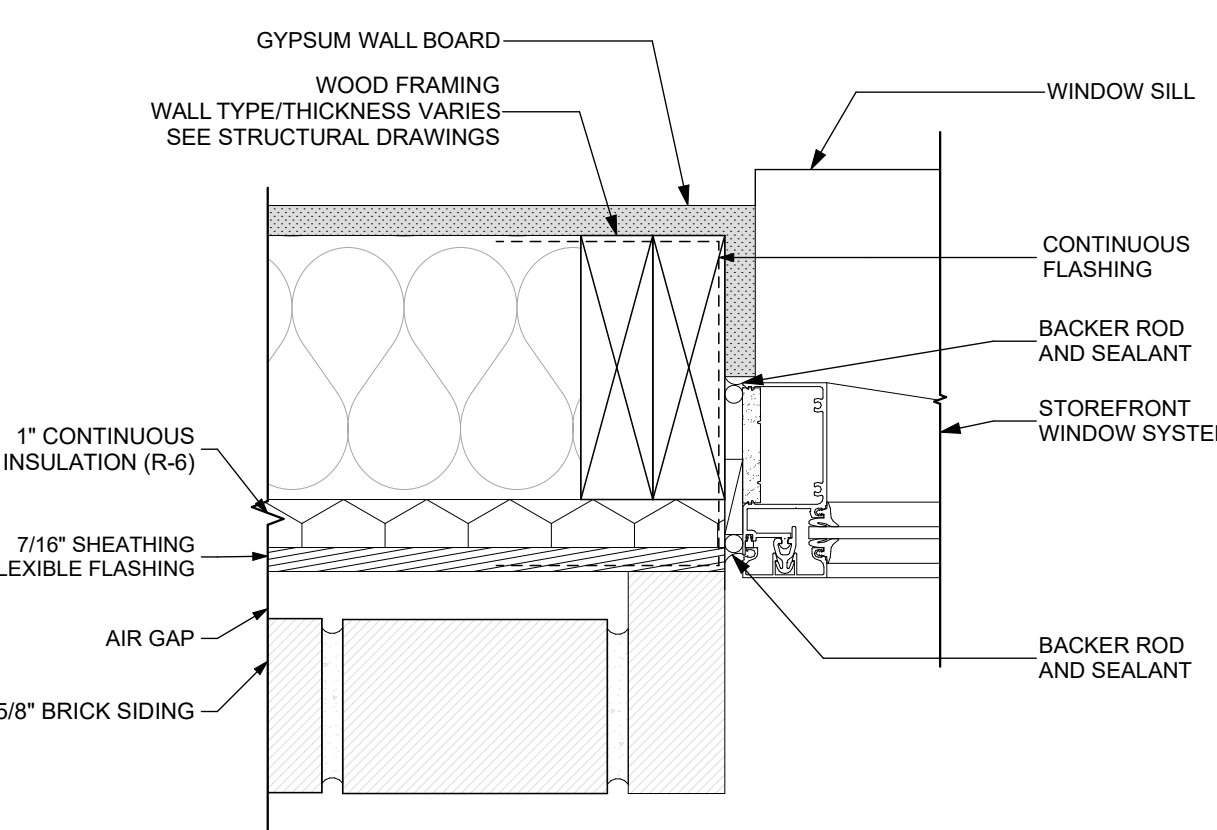
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SCALE: 3\"/>



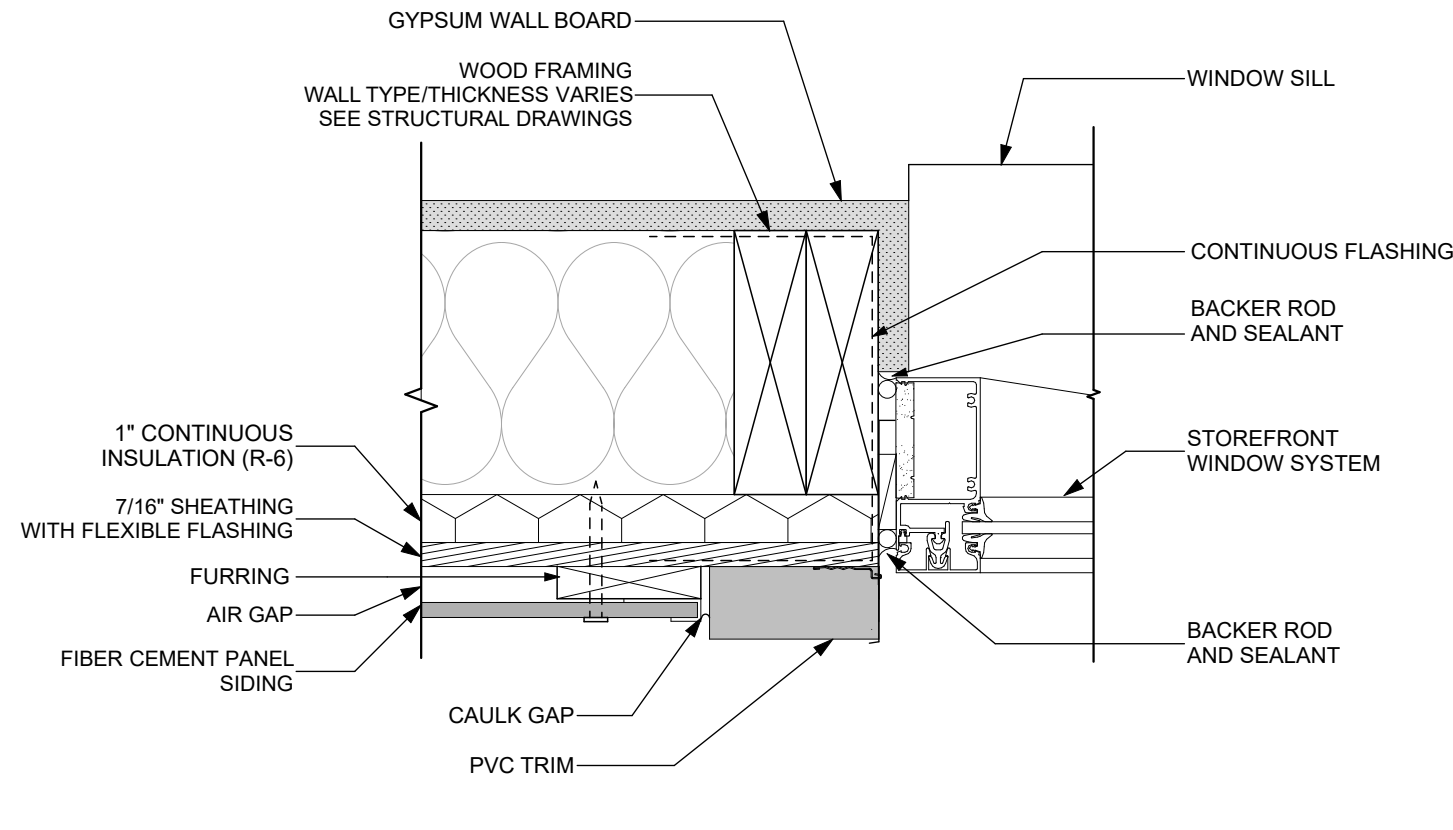
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SCALE: 3\"/>



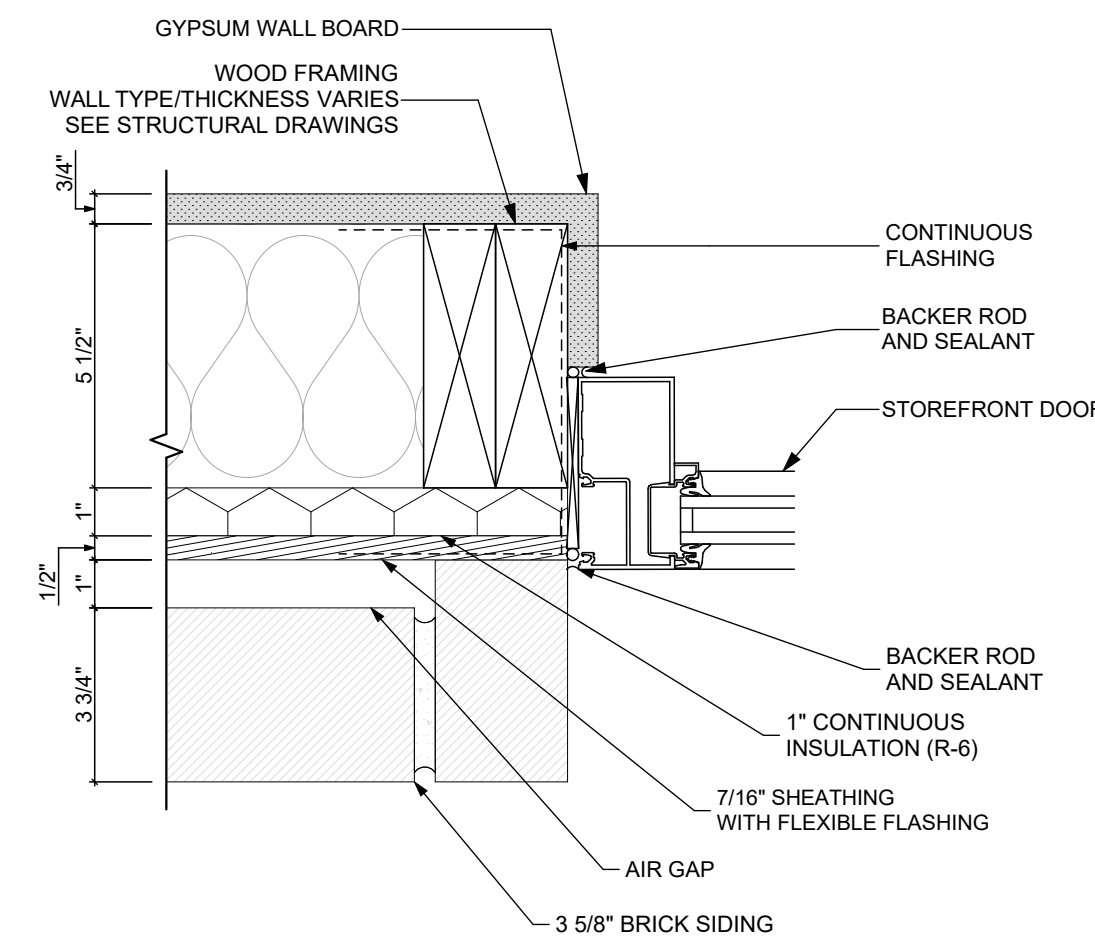
9 STOREFRONT DOOR HEADER (PANEL SIDING)
SCALE: 3\"/>



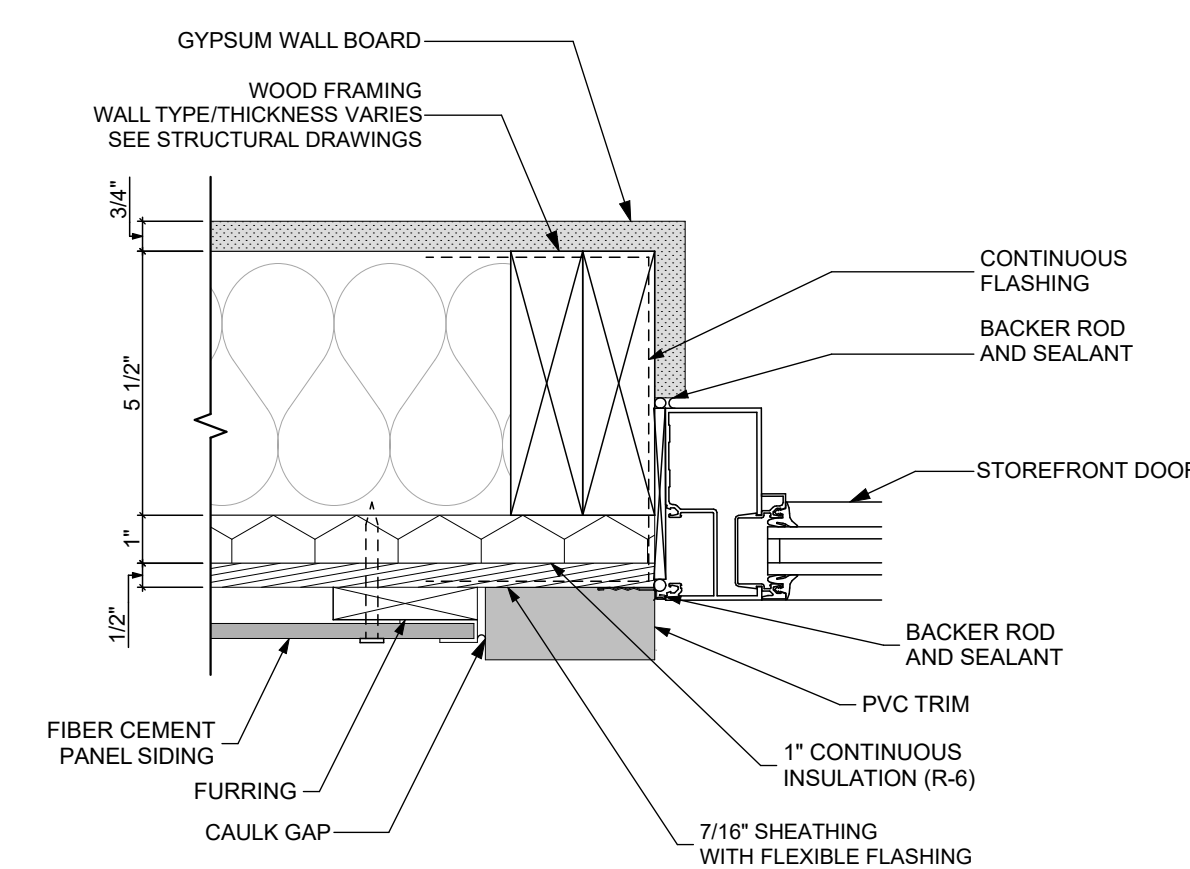
2 STOREFRONT WINDOW JAMB (BRICK SIDING)
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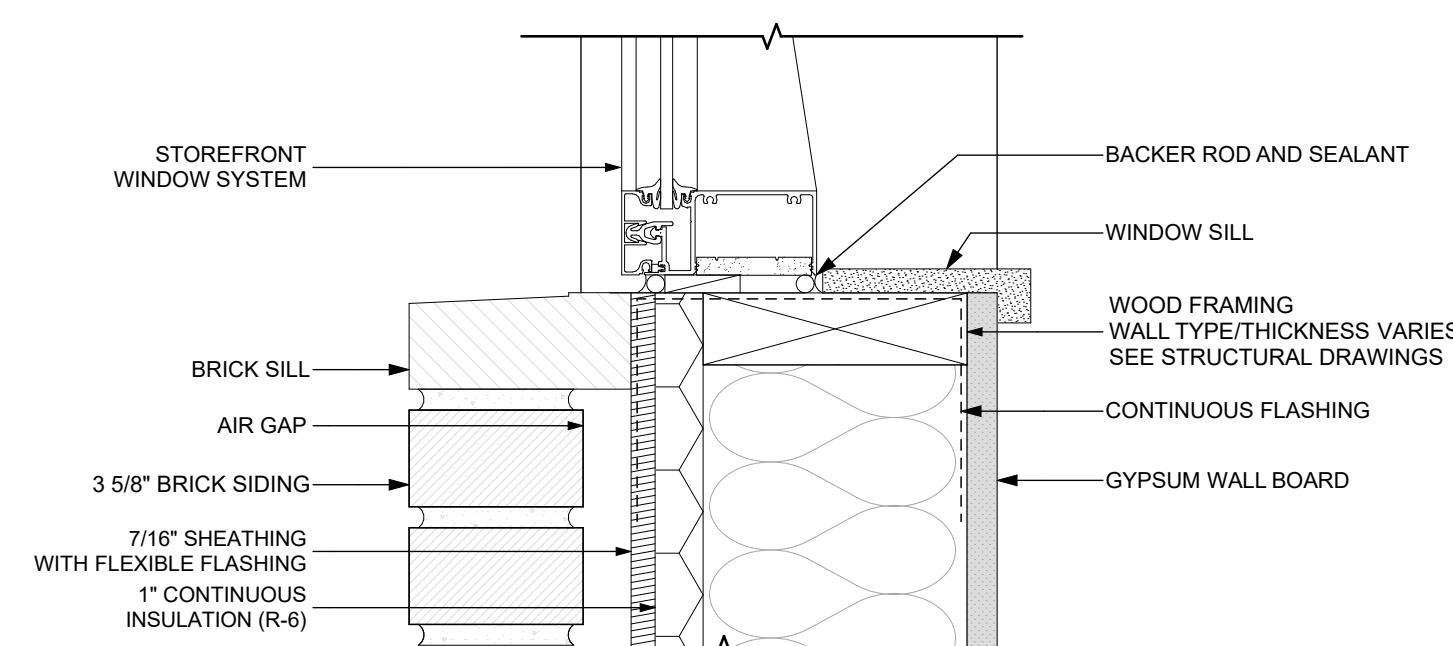
5 STOREFRONT WINDOW JAMB (PANEL SIDING)
SCALE: 3\"/>



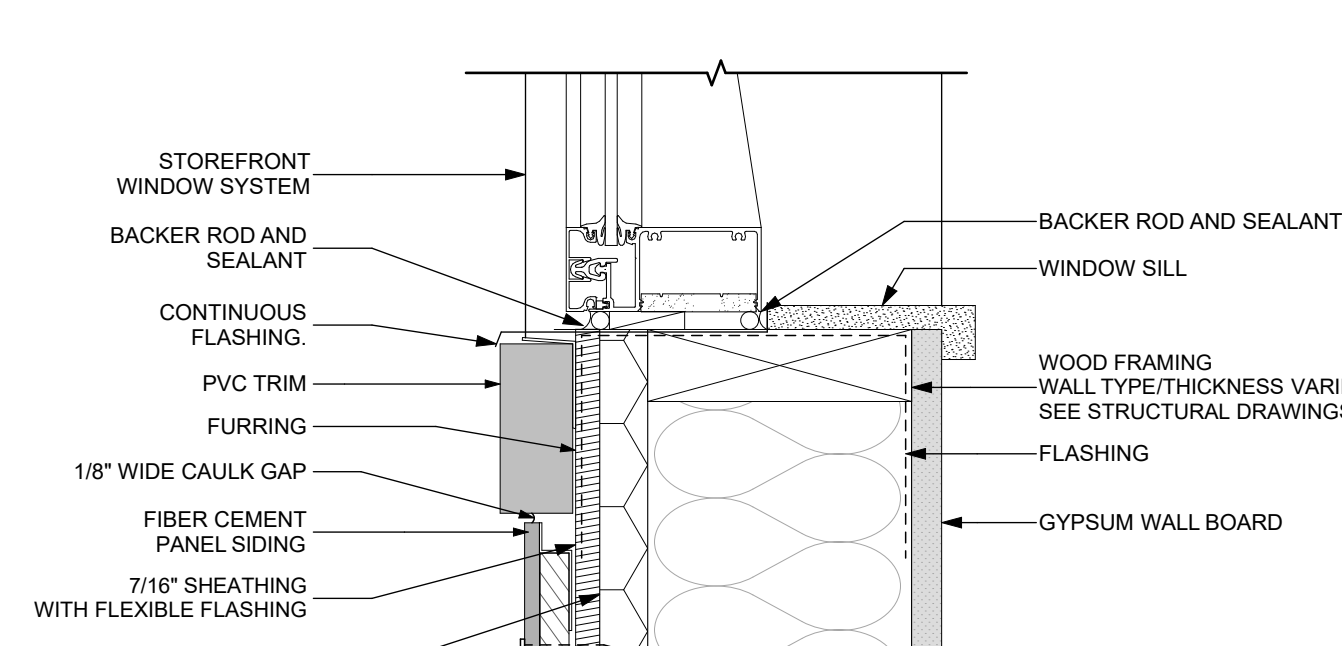
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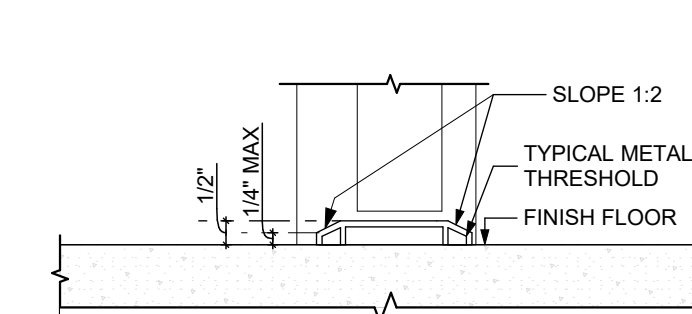
10 STOREFRONT DOOR JAMB: J2 (PANEL SIDING)
SCALE: 3\"/>



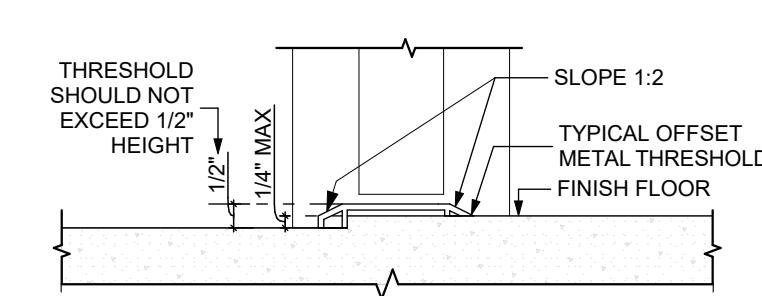
3 STOREFRONT WINDOW SILL (BRICK SIDING)
SCALE: 3\"/>



6 STOREFRONT WINDOW SILL (PANEL SIDING)
SCALE: 3\"/>



11 TYPICAL THRESHOLD
SCALE: 3\"/>



12 TYPICAL OFFSET THRESHOLD
SCALE: 3\"/>

general notes

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revisions

project title

Owner:

HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:

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

Project Location:

Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

STOREFRONT & THRESHOLD
DETAILS

scale
As Noted

date
December 3rd, 2023

no. of.
131 233

Sheet No.

A511

Project #2040

general notes

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246 Penfort Street
Pittsburgh, PA 15214

drawing title

RESTROOM ELEVATIONS

scale
As Noted

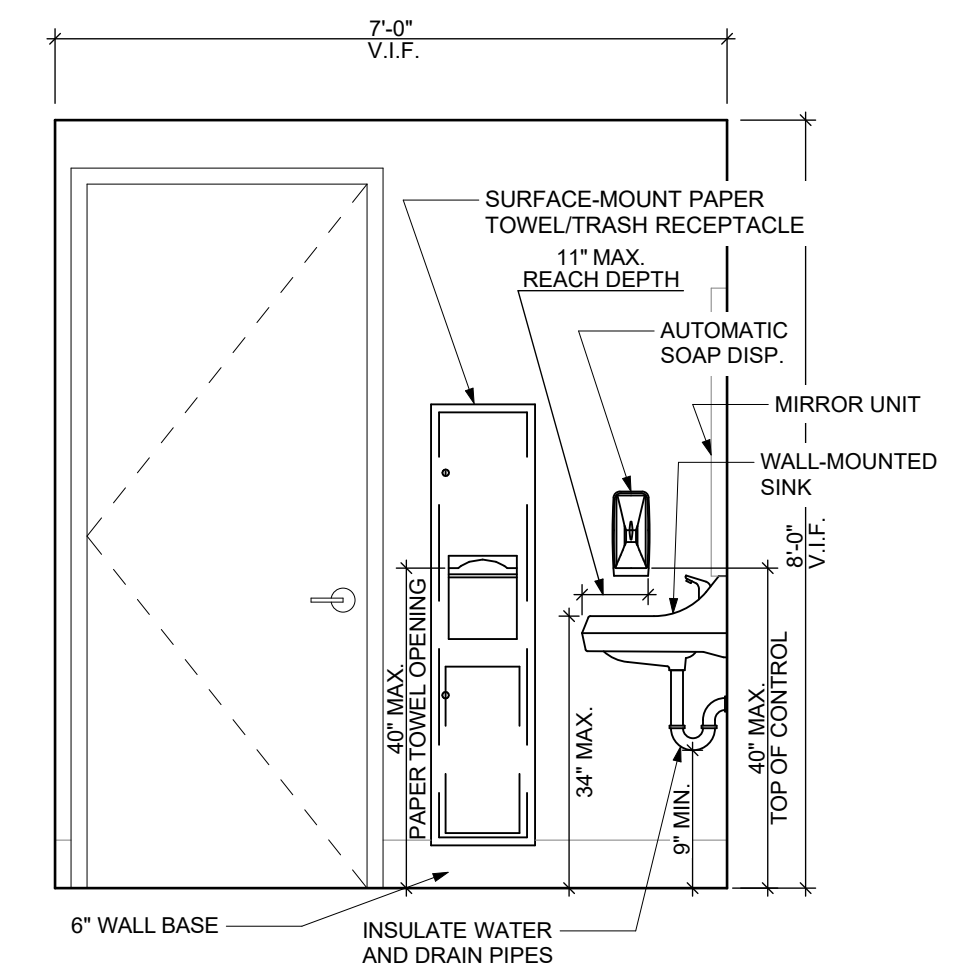
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no. of.
132 **233**

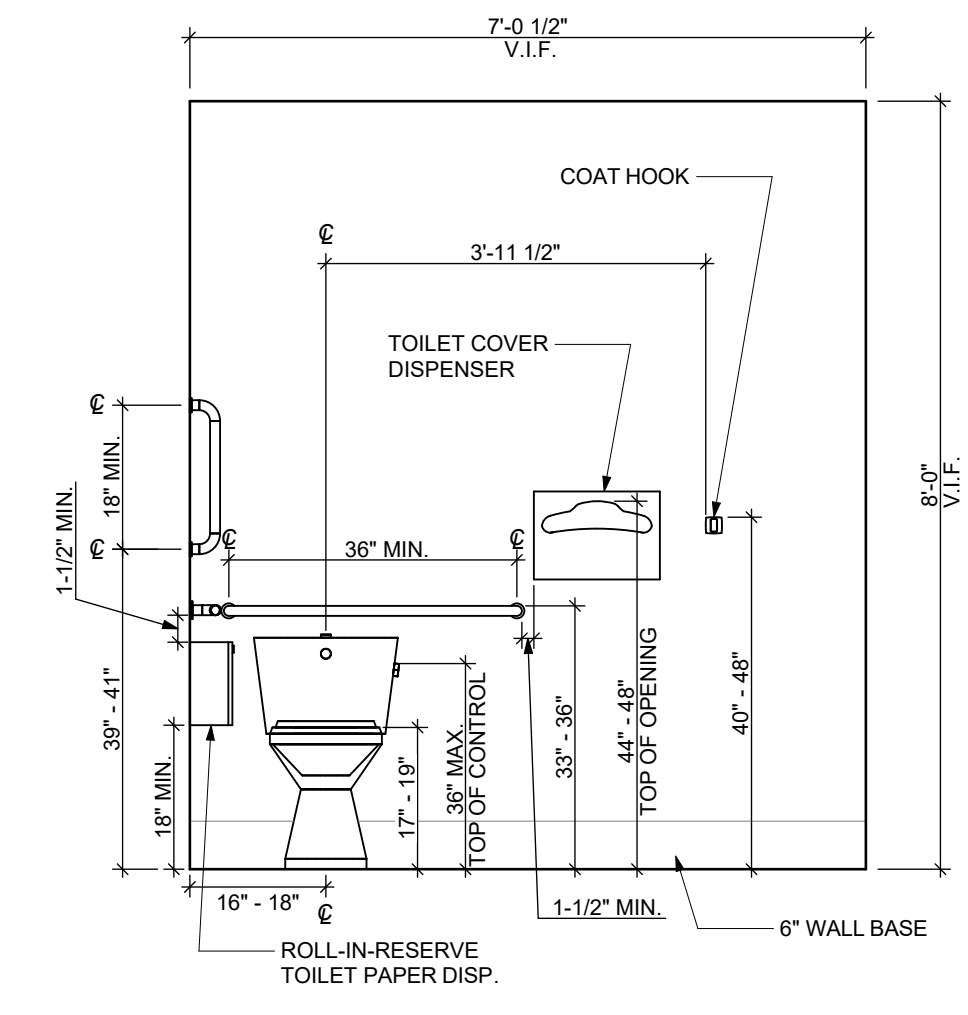
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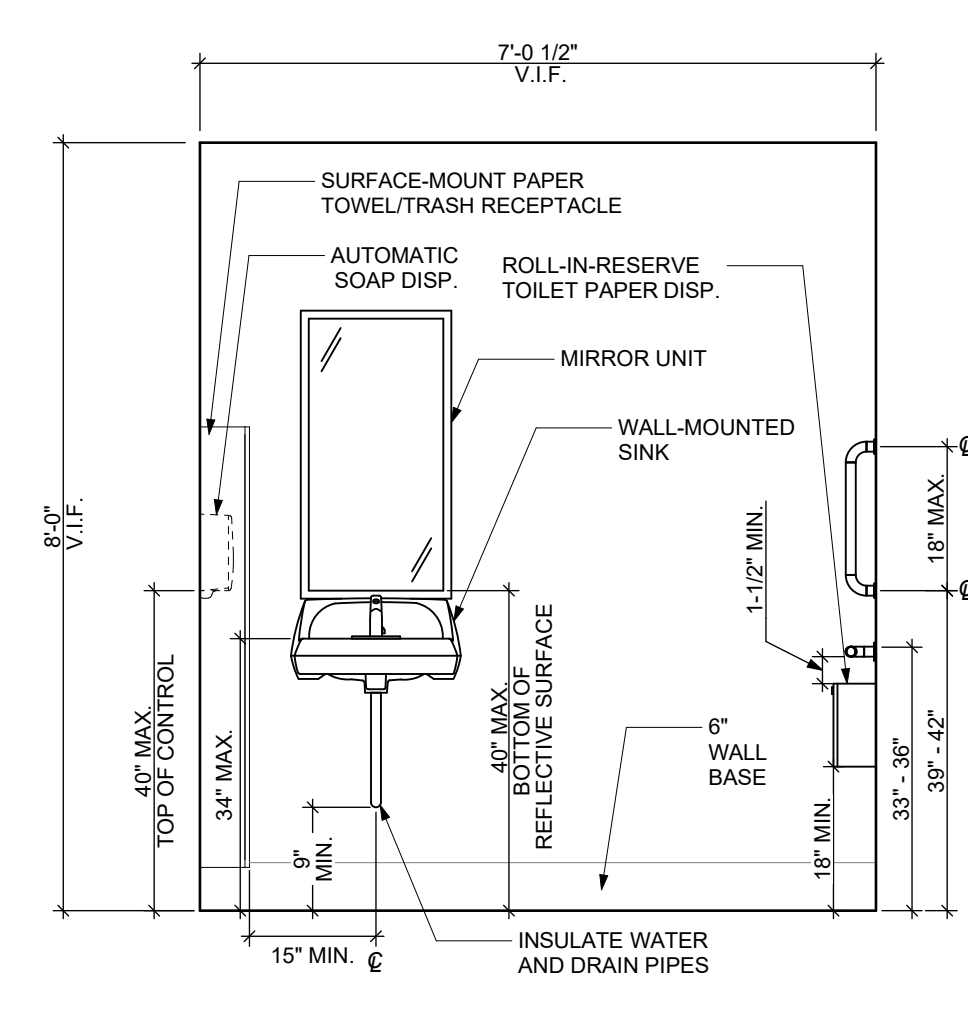
Project #2040



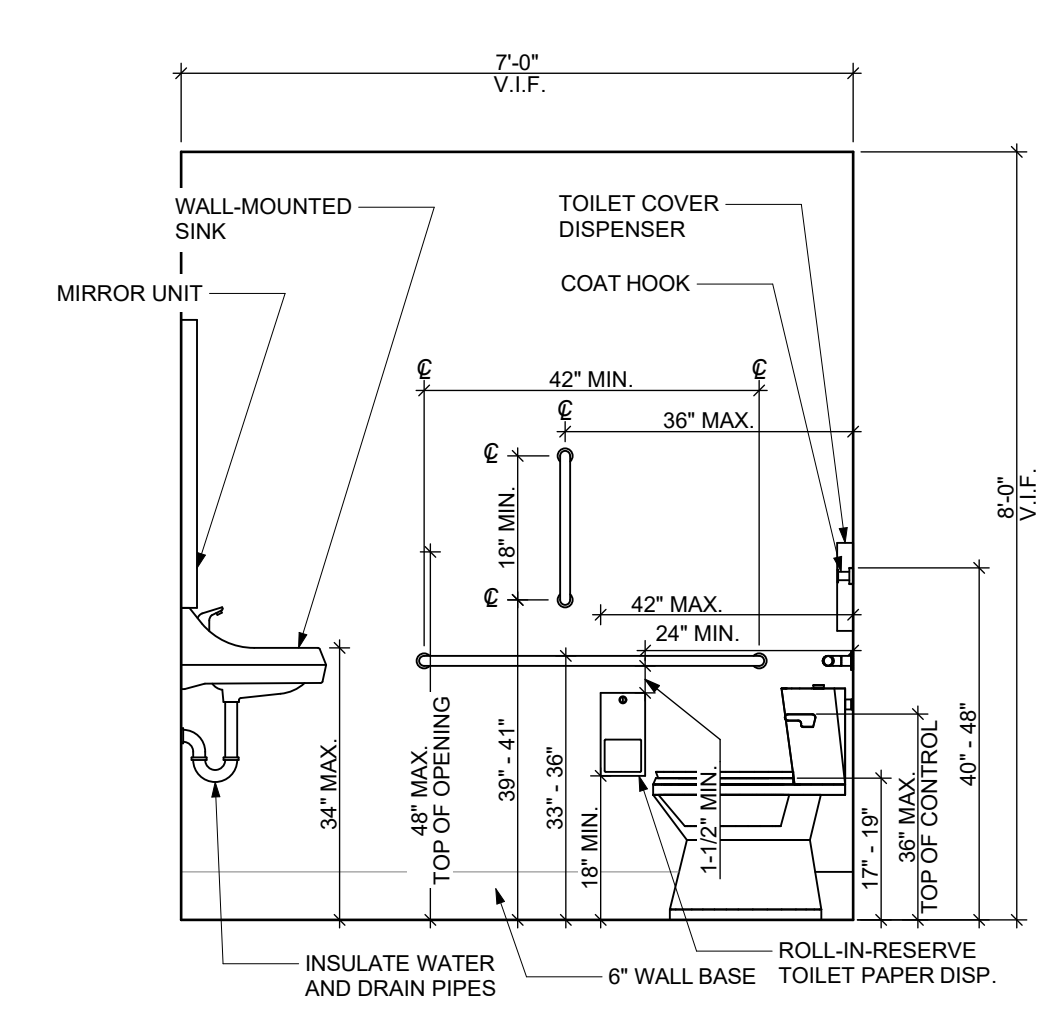
12 STAFF RESTROOM NORTH ELEVATION
SCALE: 1/2" = 1'-0"



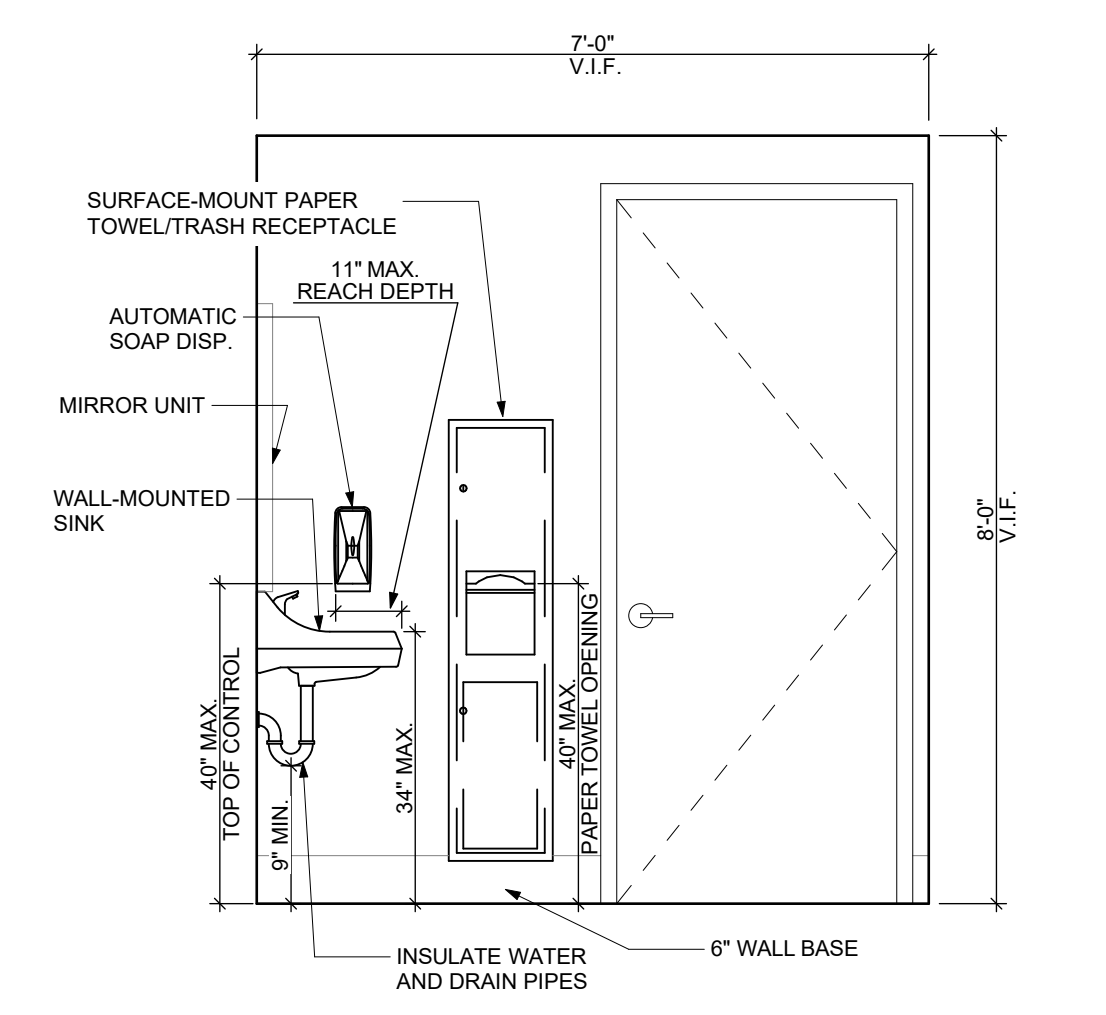
11 STAFF RESTROOM WEST ELEVATION
SCALE: 1/2" = 1'-0"



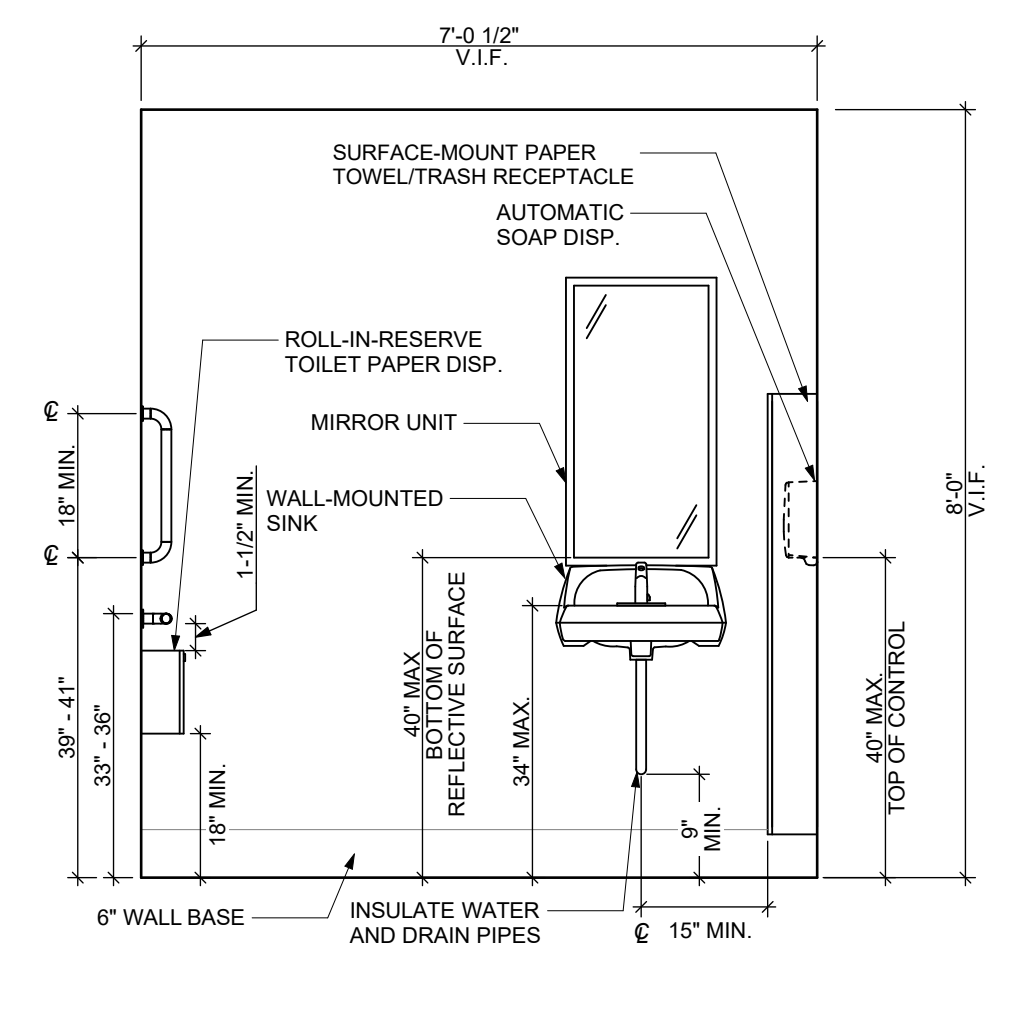
10 STAFF RESTROOM EAST ELEVATION
SCALE: 1/2" = 1'-0"



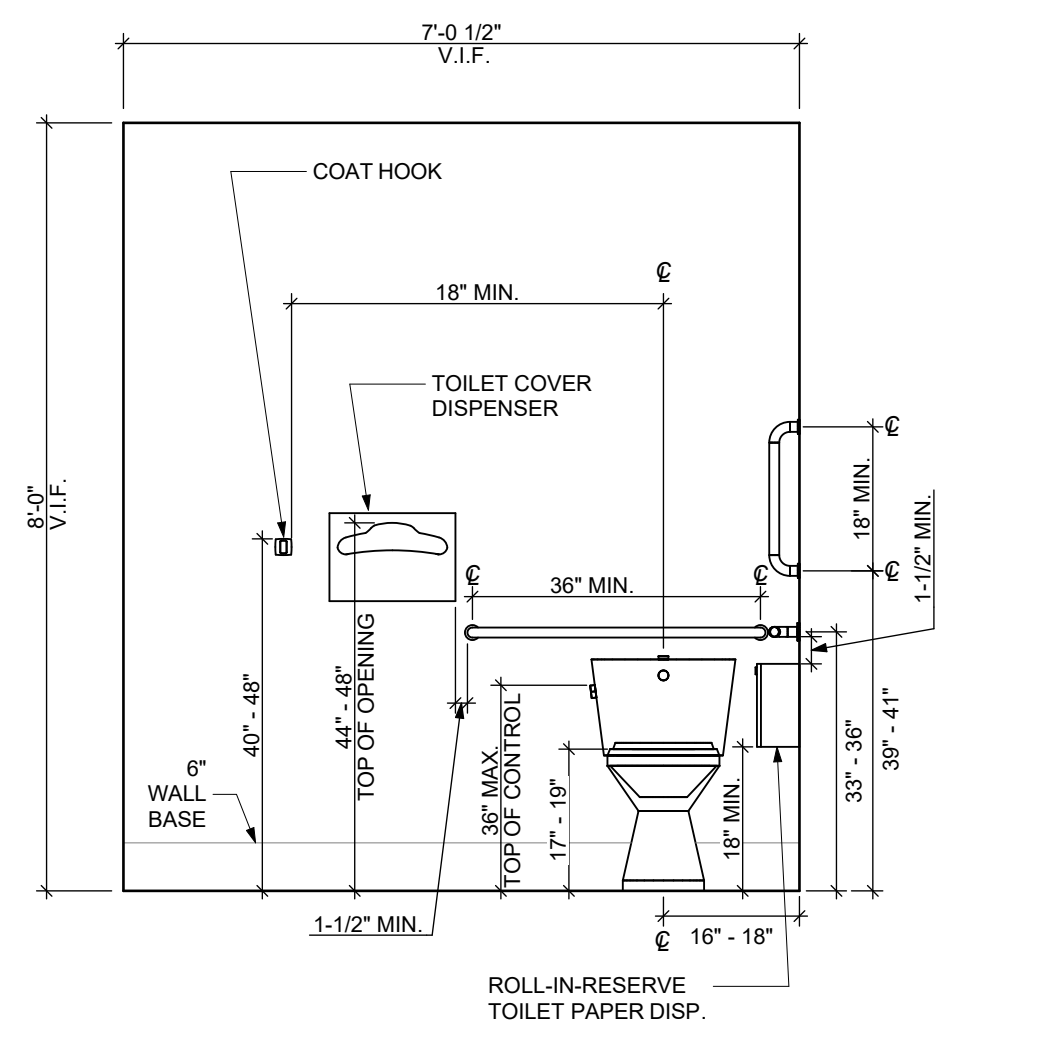
9 STAFF RESTROOM SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



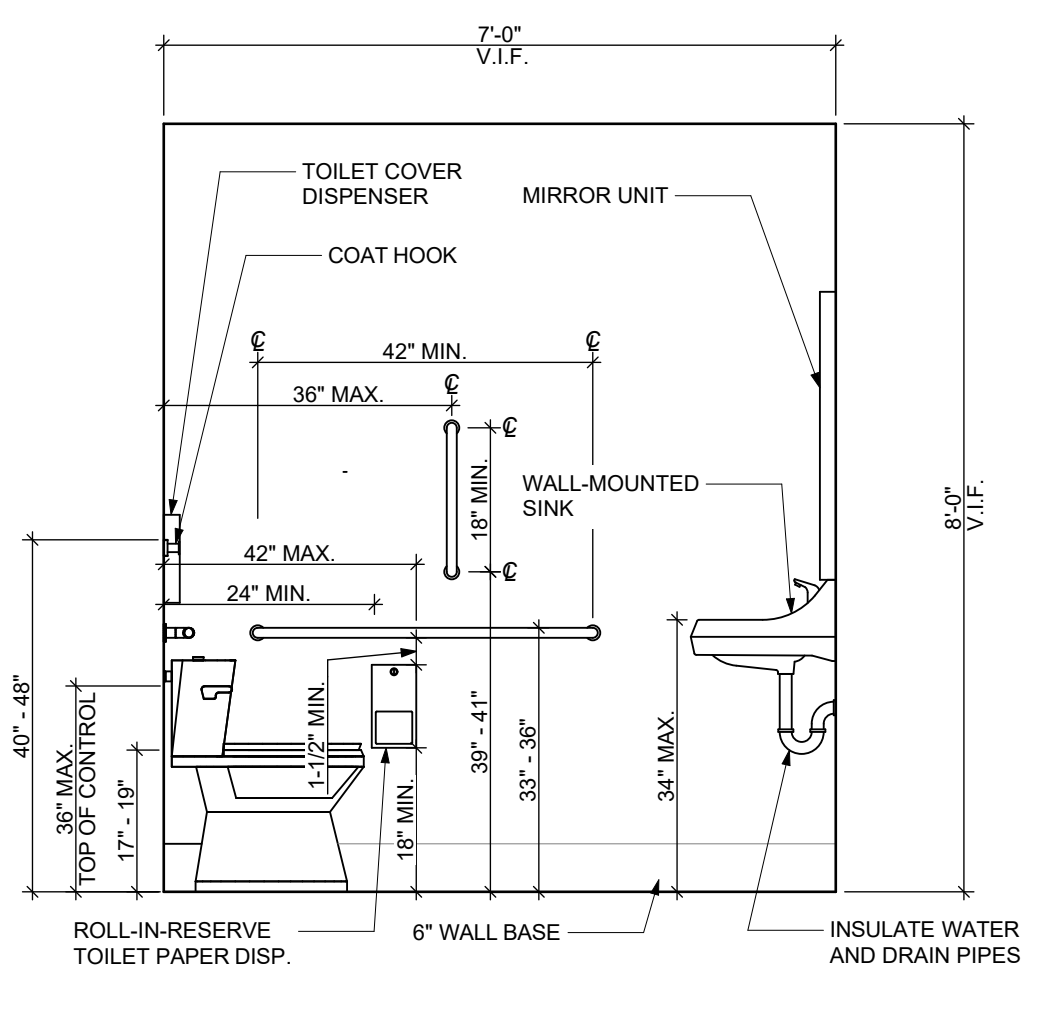
8 WOMEN'S RESTROOM NORTH ELEVATION
SCALE: 1/2" = 1'-0"



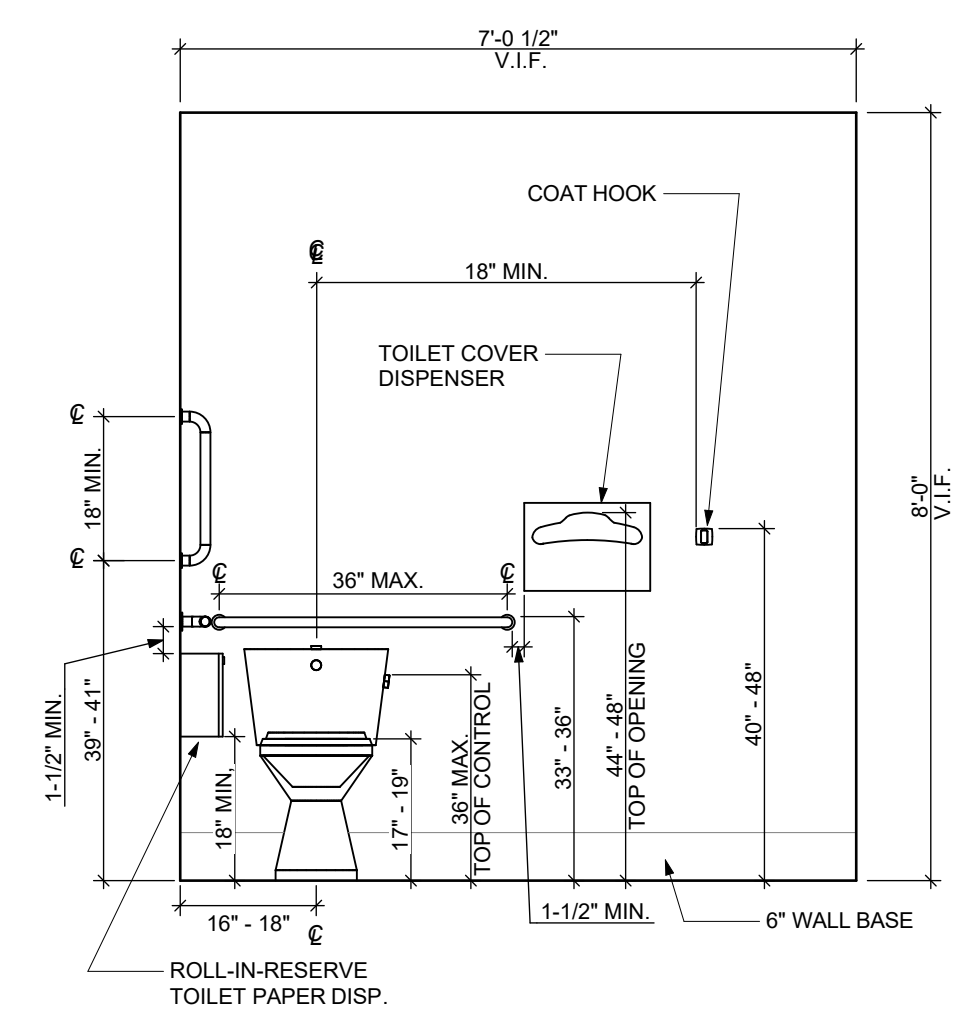
7 WOMEN'S RESTROOM WEST ELEVATION
SCALE: 1/2" = 1'-0"



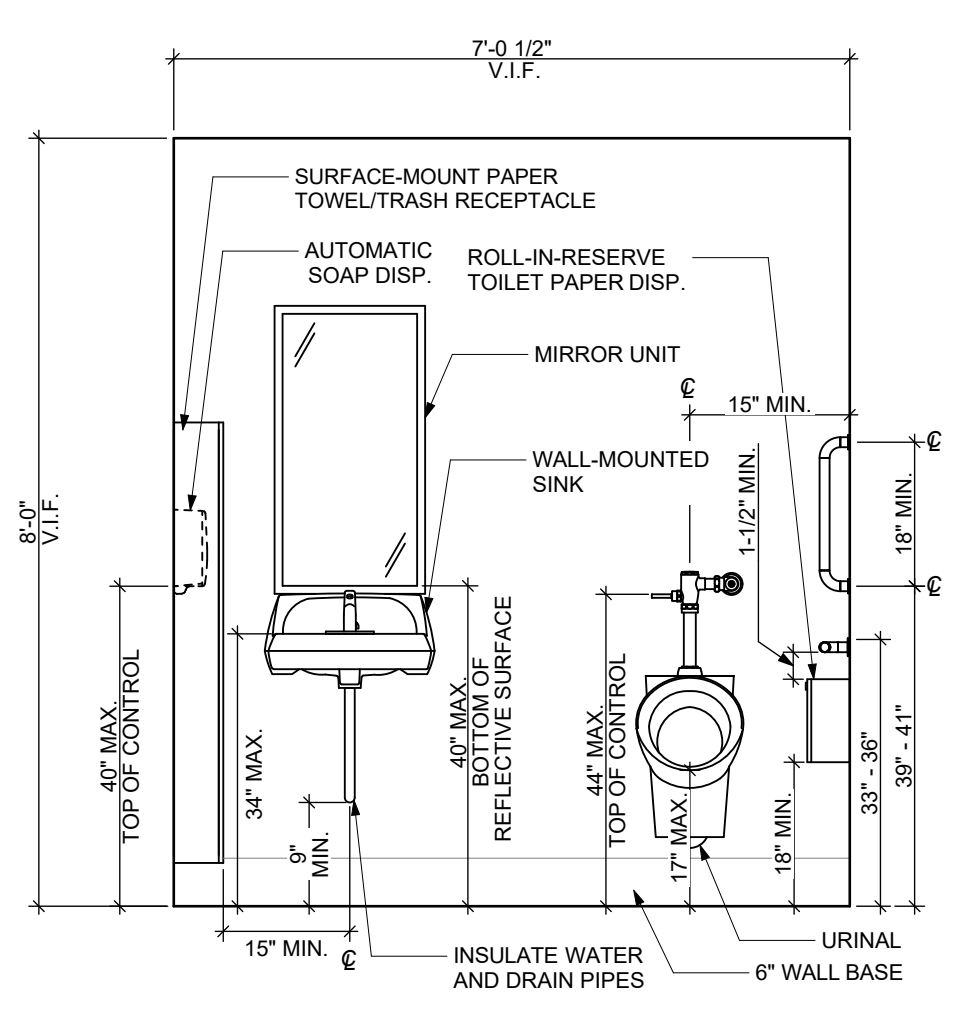
6 WOMEN'S RESTROOM EAST ELEVATION
SCALE: 1/2" = 1'-0"



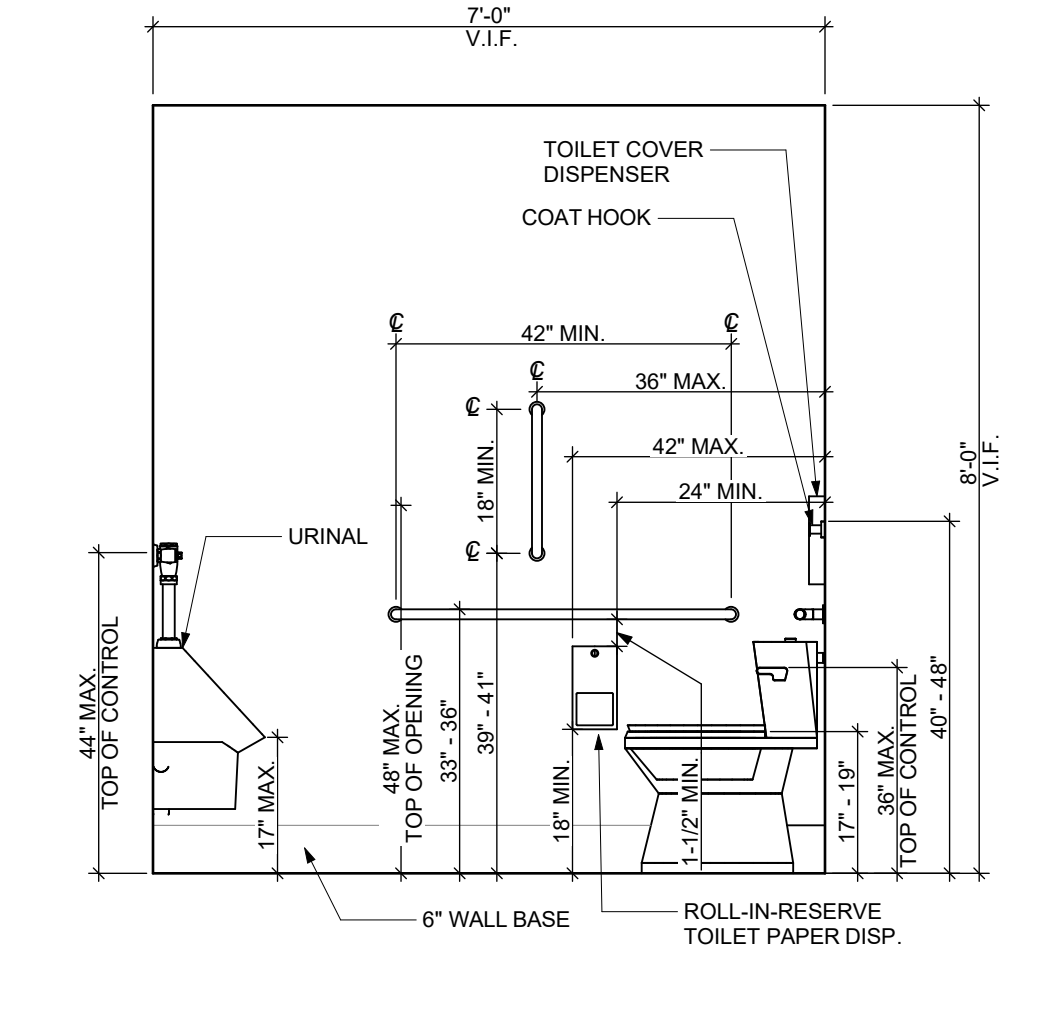
5 WOMEN'S RESTROOM SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



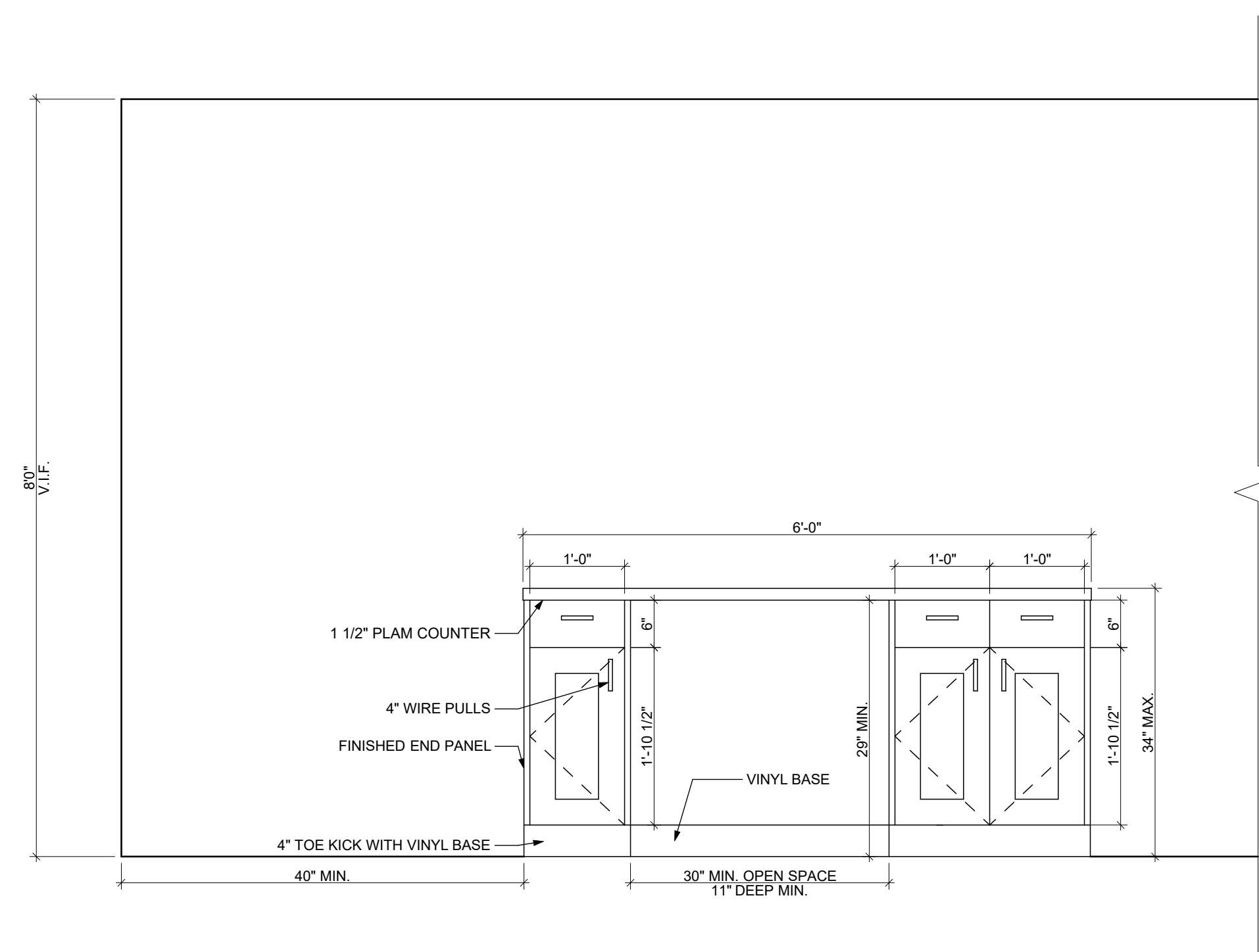
3 MEN'S RESTROOM WEST ELEVATION
SCALE: 1/2" = 1'-0"



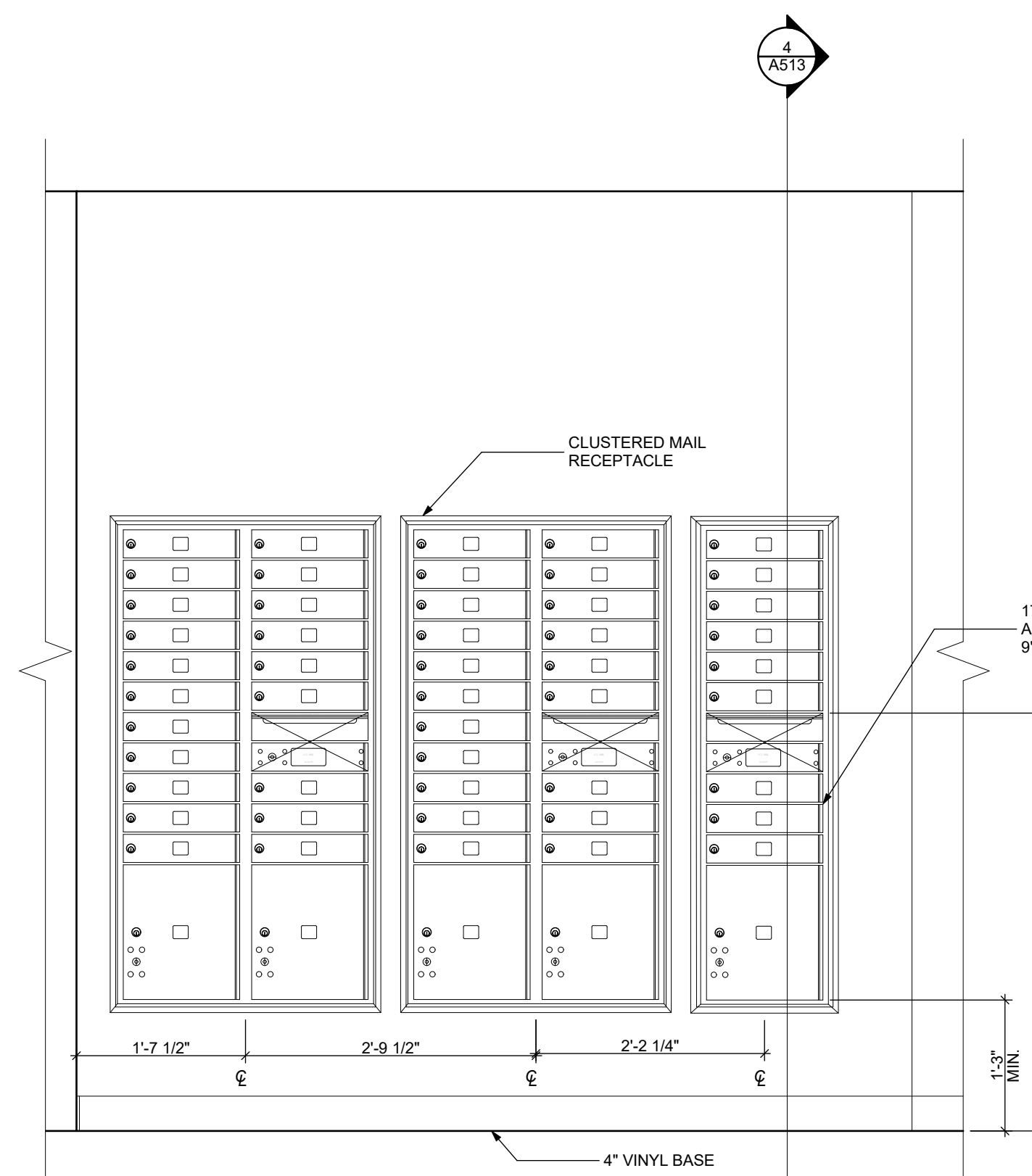
2 MEN'S RESTROOM EAST ELEVATION
SCALE: 1/2" = 1'-0"



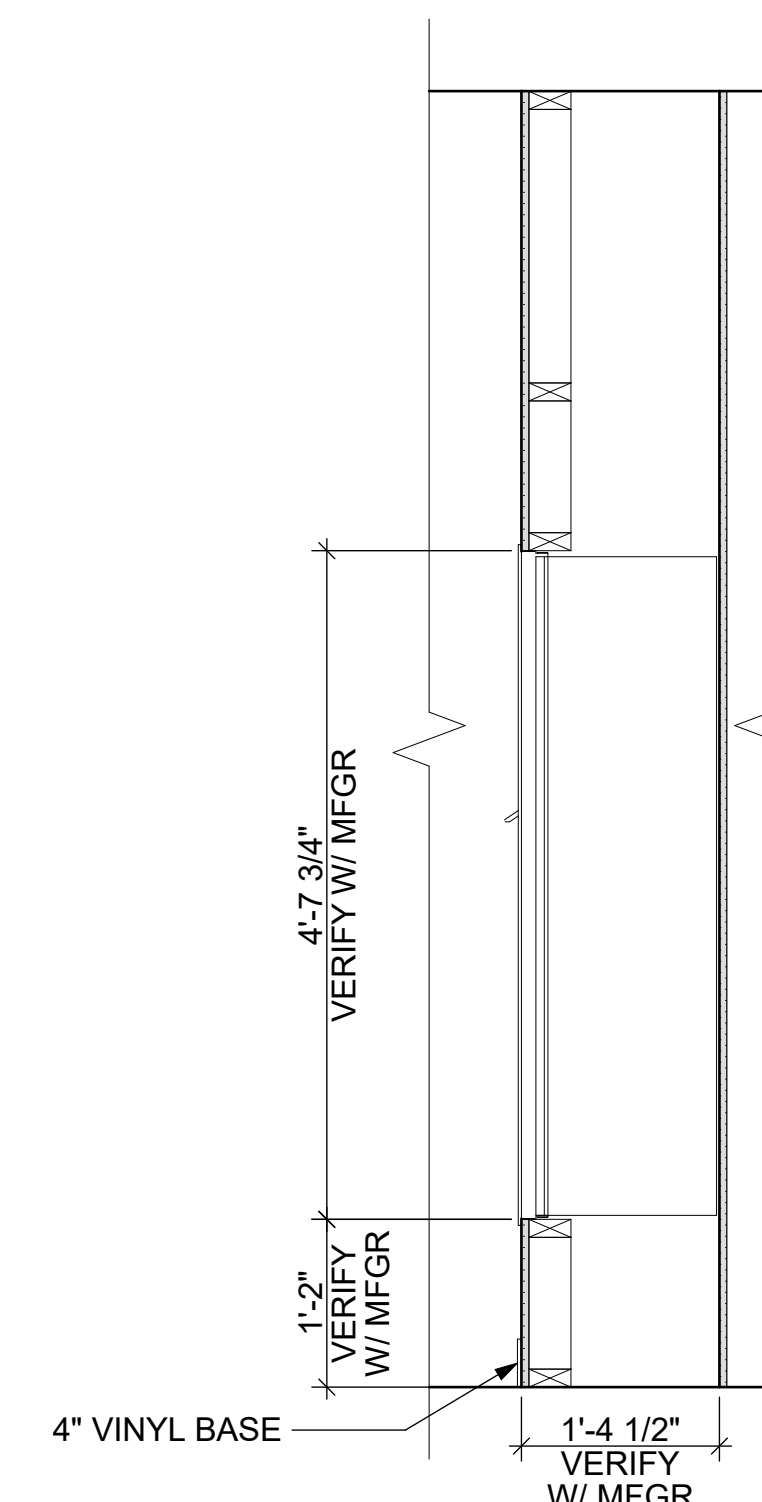
1 MEN'S RESTROOM SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



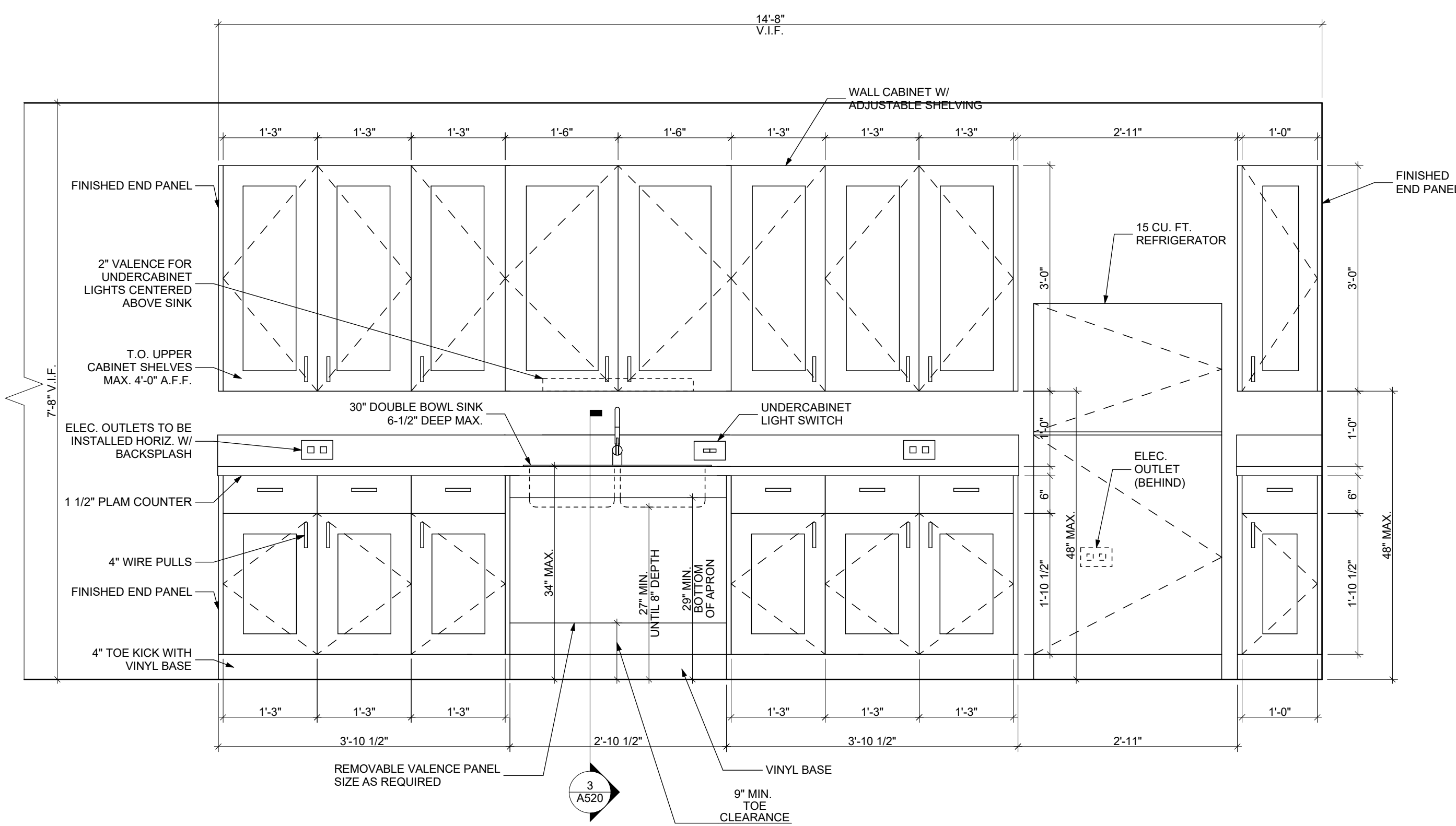
2 COMMON KITCHEN ISLAND WEST ELEVATION
SCALE: 3/4" = 1'-0"



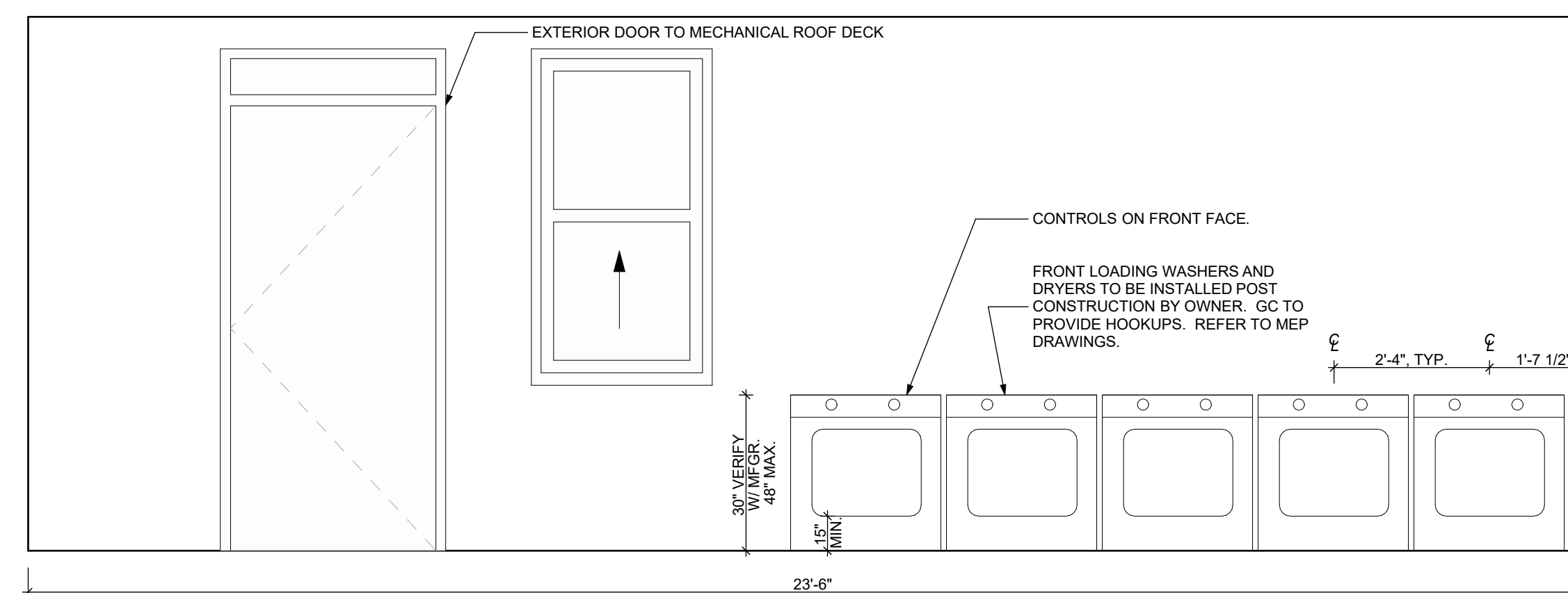
3 MAILBOX ELEVATION
SCALE: 3/4" = 1'-0"



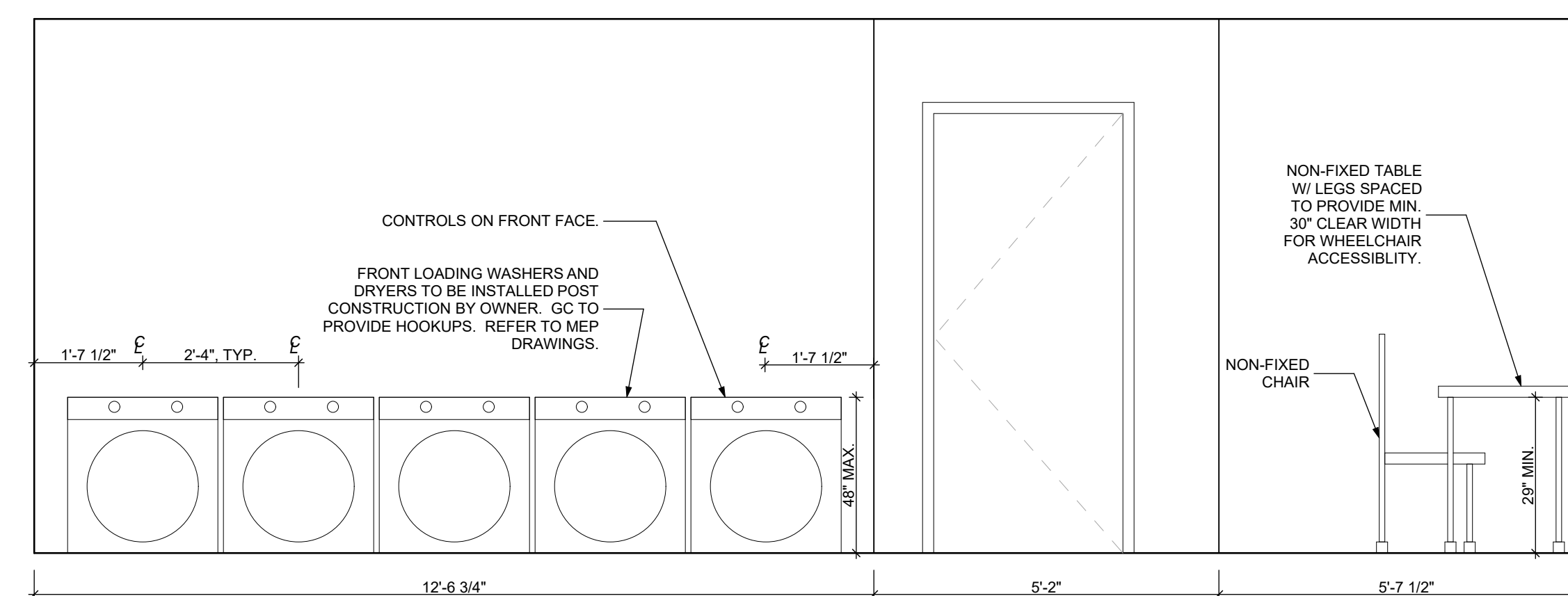
4 MAILBOX SECTION
SCALE: 3/4" = 1'-0"



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



5 LAUNDRY ROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



6 LAUNDRY ROOM ELEVATIONS
SCALE: 1/2" = 1'-0"

seal

general notes

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revisions

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

drawing title

KITCHENETTE, MAILBOXES, AND
LAUNDRY ROOM ELEVATIONS

scale
As Noted

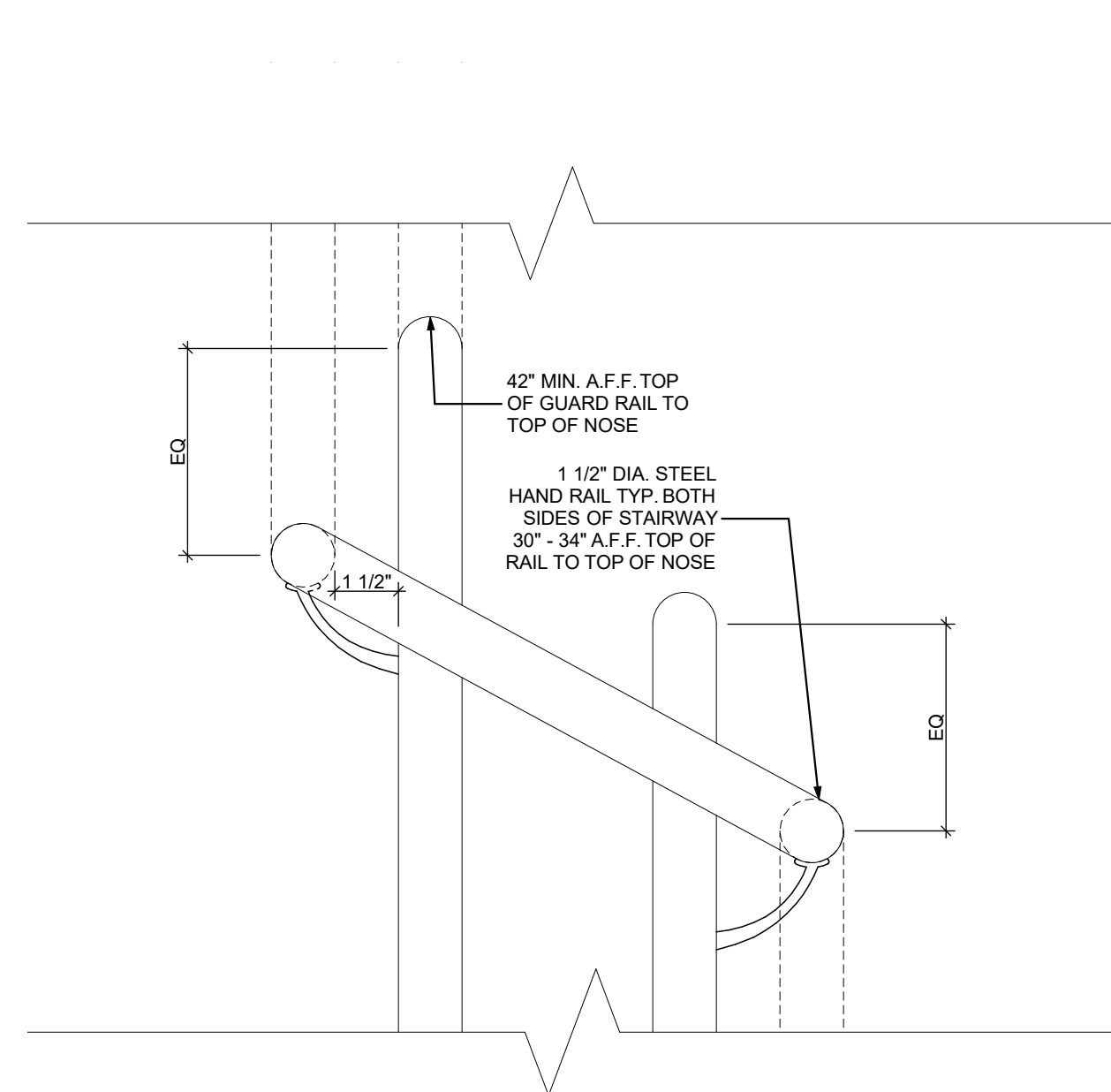
date
December 3rd, 2023

no. of.
133 233

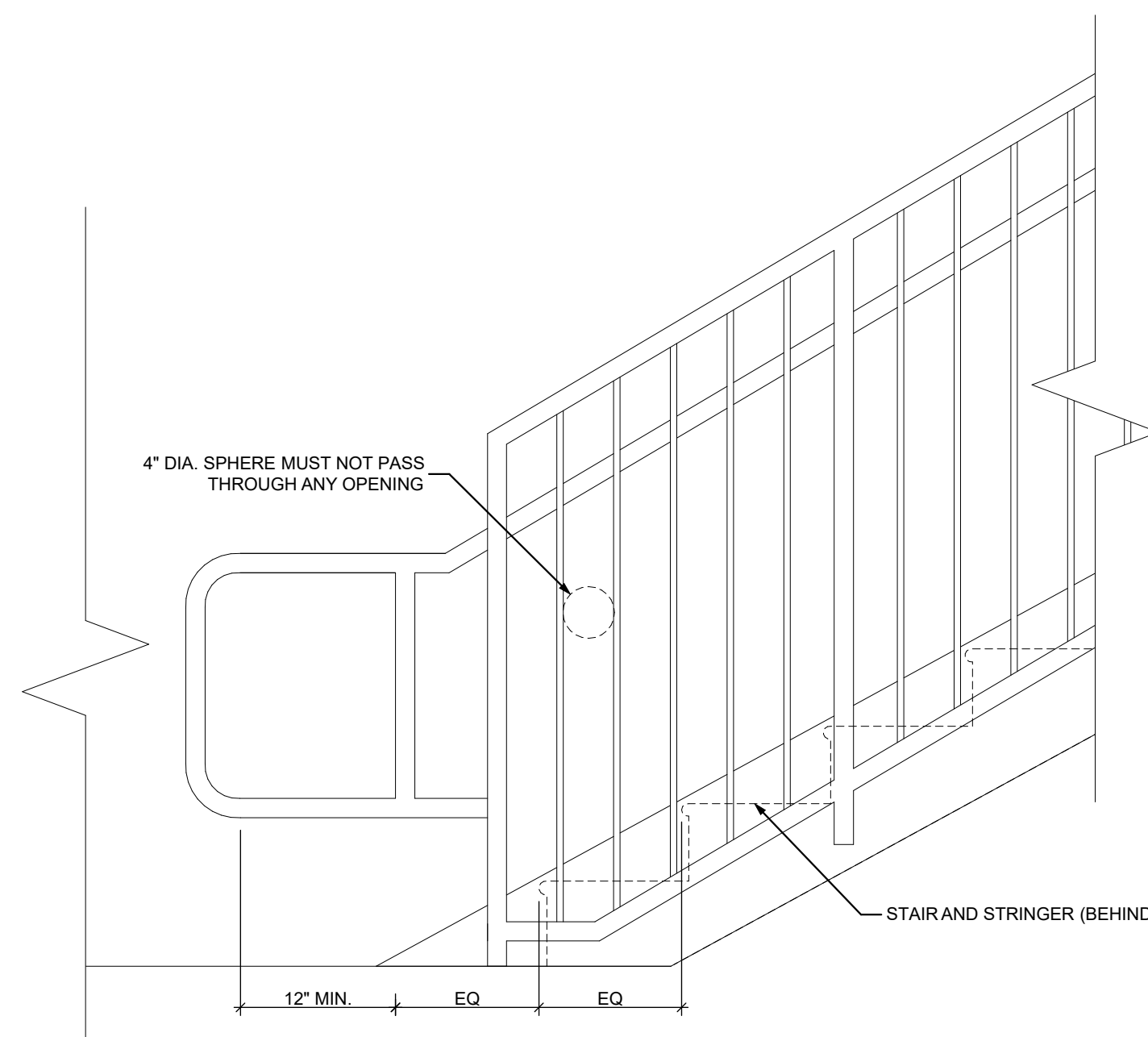
Sheet No.

A513

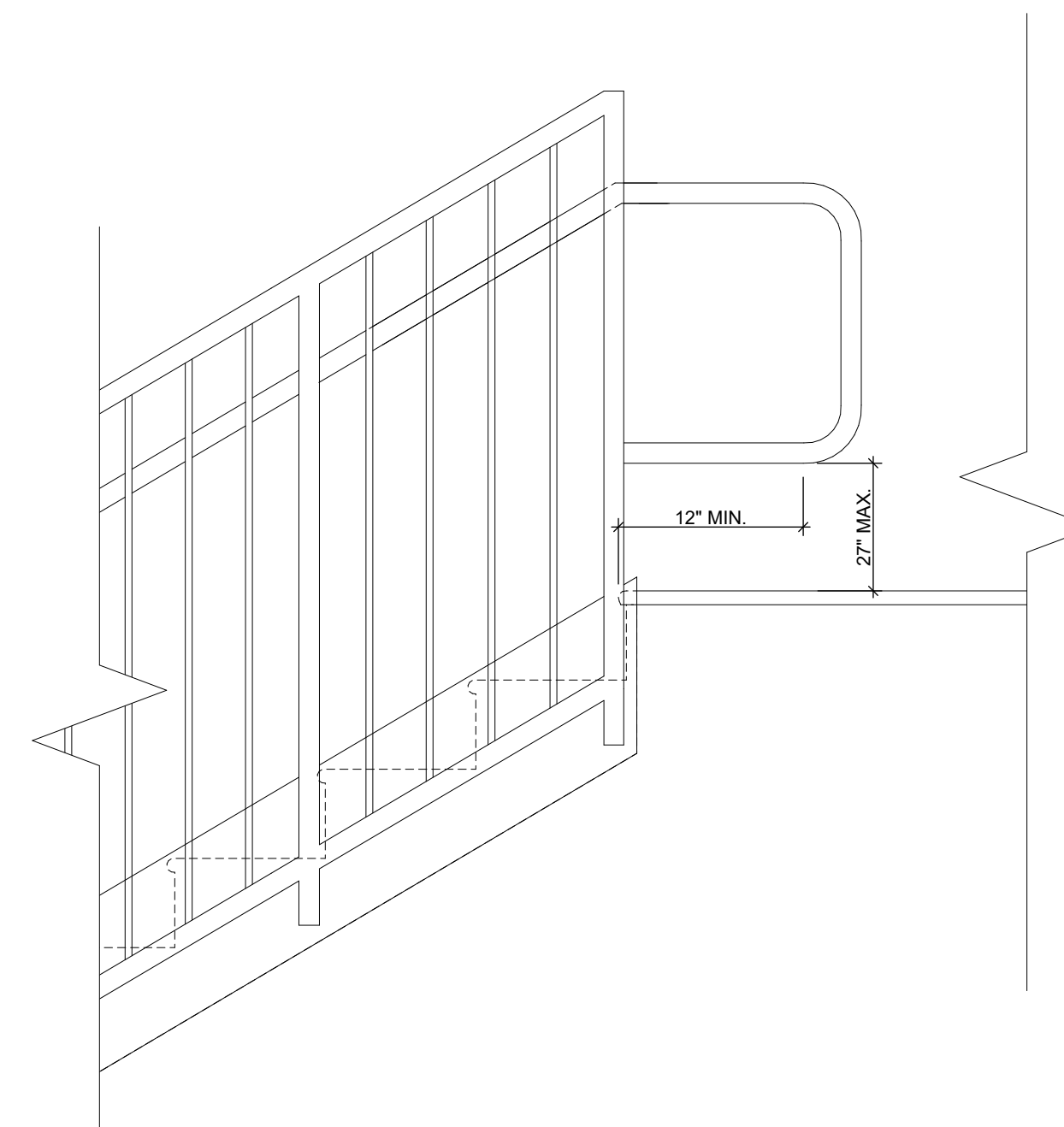
Project #2040



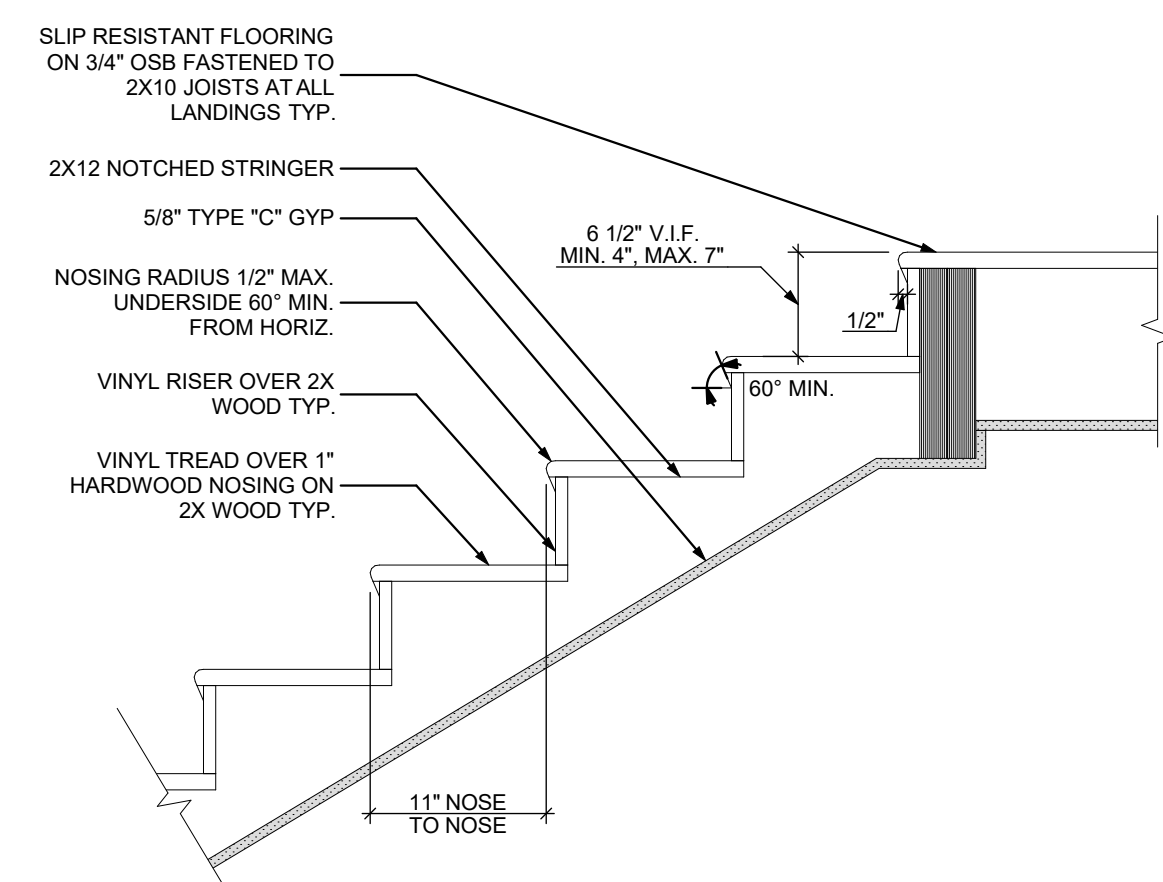
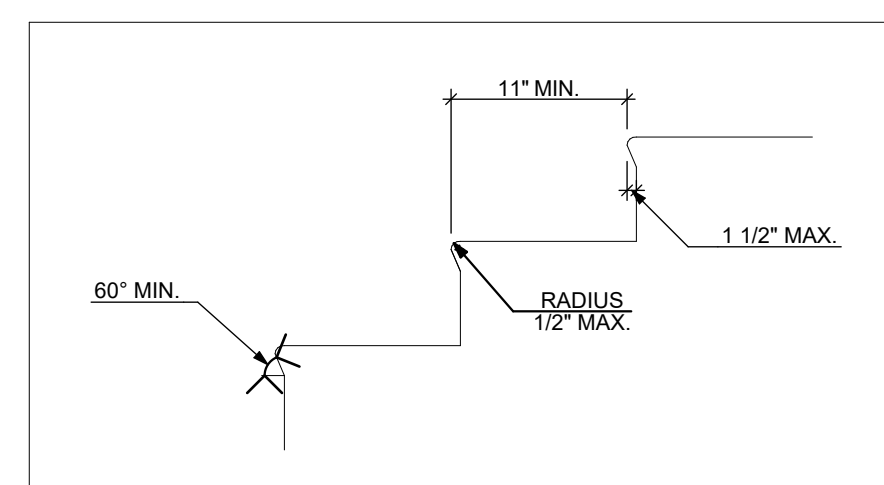
1 HAND RAIL DETAIL
SCALE: 3" = 1'-0"



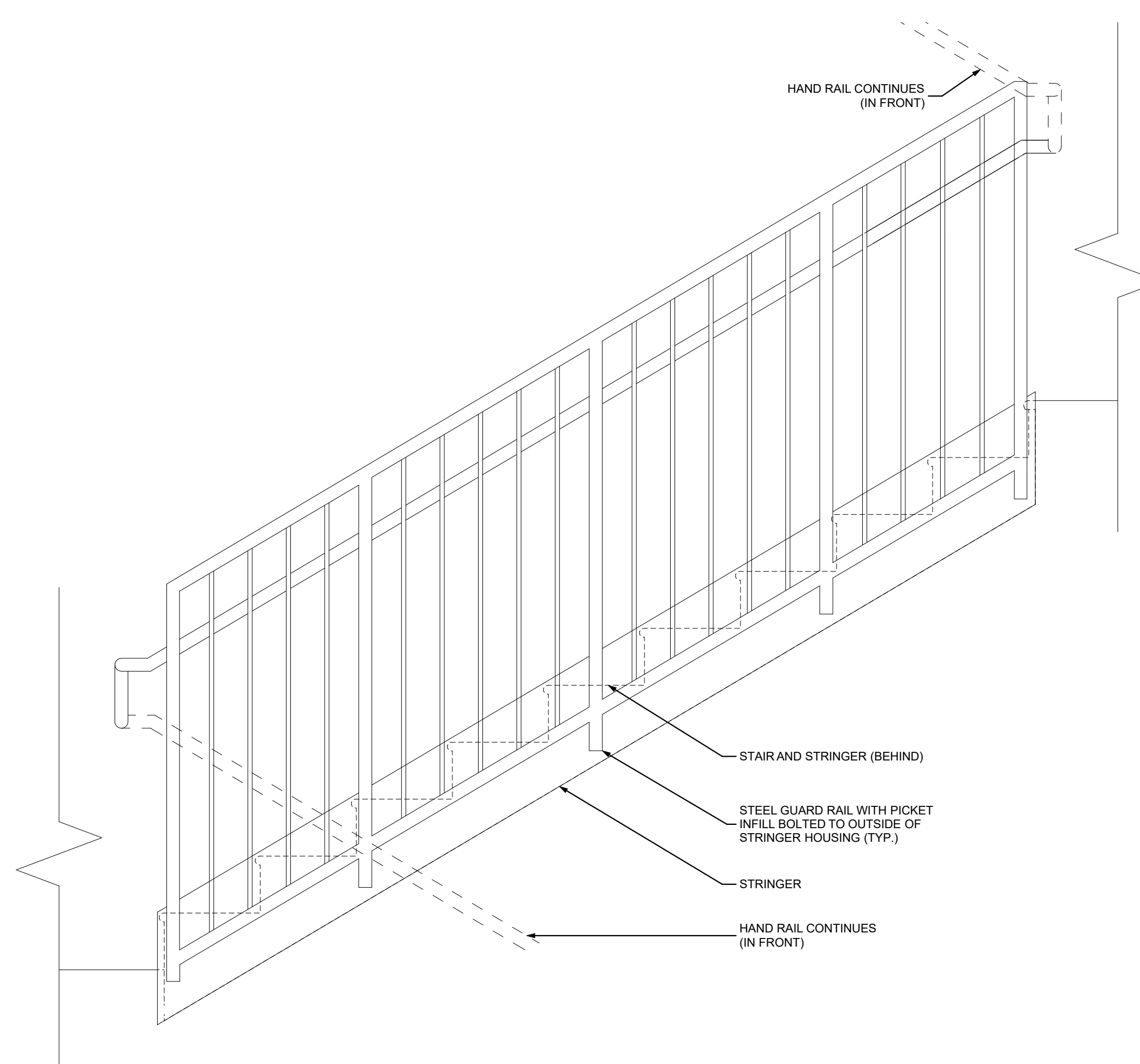
3 STAIRWAY ACCESSIBILITY: BOTTOM OF RUN
SCALE: 1" = 1'-0"



4 STAIRWAY ACCESSIBILITY: TOP OF RUN
SCALE: 1" = 1'-0"



2 STAIR DETAIL
SCALE: 1" = 1'-0"



5 STAIR GUARD RAIL ELEVATION
SCALE: 1" = 1'-0"

seal

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Pittsburgh, PA 15214

drawing title

STAIR DETAILS

scale	As Noted
date	December 3rd, 2023
no.	134
of.	233

Sheet No.

A514

Project #2040

DOOR SCHEDULE - BUILDING															
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE				NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	ACCESSORIES			
100 A	VESTIBULE	3'-0" x 6'-8"	5	S	AL/GL	P1	1 3/4"	TEMP. INS.	HM-INSULATED	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
100 B	VESTIBULE	3'-0" x 6'-8"	9	S	AL/GL	P1	1 3/4"	TEMP. INS.	HM-INSULATED	P3	ENTRANCE (F109)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; FOB SYSTEM W/ ELEC. STRIKE; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	See Door Types for Transom.		
101a A	HALLWAY	6'-0" x 6'-8"	3	S	AL/GL	P1	1 3/4"	TEMP. INS.	HM-INSULATED	P3	ENTRANCE (F109)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; FOB SYSTEM W/ ELEC. STRIKE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
101a A	HALLWAY	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	PRIVACY (F76)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
101a A	HALLWAY	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	PRIVACY (F76)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
101a A	HALLWAY	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	PRIVACY (F76)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
102 A	COMMUNITY ROOM	3'-0" x 6'-8"	5	S	AL/GL	P1	1 3/4"	TEMP. INS.	HM-INSULATED	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
102 B	COMMUNITY ROOM	3'-0" x 6'-8"	8	C, S	SCW	P1	1 3/4"		WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET	See Door Types for Transom.		
102 C	COMMUNITY ROOM	3'-0" x 6'-8"	8	C, S	SCW	P1	1 3/4"		WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
103 A	SOCIAL SERVICES	3'-0" x 6'-8"	7	NONE	SCW	P1	1 3/4"		WOOD	P3	OFFICE (F82)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR			
104 A	MULTIPURPOSE ROOM	3'-0" x 6'-8"	8	C, S	SCW	P1	1 3/4"		WOOD	P3	OFFICE (F82)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
105 A	ADMINISTRATION OFFICE	3'-0" x 6'-8"	7	NONE	SCW	P1	1 3/4"		WOOD	P3	OFFICE (F82)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
105 B	ADMINISTRATION OFFICE	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	OFFICE (F82)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
106 A	DEVELOPMENT FACILITIES AND MANGEMENT	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	STOREROOM (F86)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
106 B	DEVELOPMENT FACILITIES AND MANGEMENT	6'-0" x 6'-8"	2	S	FIBERGL.	P1	1 3/4"		HM	P3	ENTRANCE (F109)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; FOB SYSTEM W/ ELEC. STRIKE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
106a A	TRASH ROOM	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR			
106a B	TRASH ROOM	6'-0" x 6'-8"	2	S	FIBERGL.	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; FOB SYSTEM W/ ELEC. STRIKE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
107 A	BIKE PARKING ROOM	3'-0" x 6'-8"	8	C, S	SCW	P1	1 3/4"	TEMP.	WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
108 A	COMPUTER ROOM	3'-0" x 6'-8"	8	C, S	SCW	P1	1 3/4"		WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
109 A	TRASH CHUTE ROOM	3'-0" x 6'-8"	7	B, S	SCW	P1	1 3/4"		WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET	Self-closing upon the detection of smoke.		
109a A	MECH. CL.	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	STOREROOM (F86)	CLOSER; STOP; HOLD; HINGE 1 1/2 PAIR; SMOKE GASKET			
111 A	UTILITIES	3'-0" x 6'-8"	7	C, S	HM	P1	1 3/4"		HM	P3	STOREROOM (F86)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
111 B	UTILITIES	3'-0" x 6'-8"	1	S	FIBERGL.	P1	1 3/4"		HM-INSULATED	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
117 A	NORTH STAIR TOWER	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; SMOKE GASKET			
117 B	NORTH STAIR TOWER	3'-0" x 6'-8"	1	S	FIBERGL.	P1	1 3/4"		HM-INSULATED	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
118 A	SOUTH STAIR TOWER	3'-0" x 6'-8"	1	S	FIBERGL.	P1	1 3/4"		HM-INSULATED	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
120 A	WATER UTILITY ROOM	3'-0" x 6'-8"	4	S	FIBERGL.; GLASS	P1	1 3/4"		HM-INSULATED	P3	STOREROOM (F86)	CLOSER; STOP; HOLD; CONTINUOUS HINGE; THRESHOLD; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
150 A	COMMERCIAL SPACE	3'-0" x 6'-8"	6	S	AL/GL	P1	1 3/4"		AL	P3	ENTRANCE (F109)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	See Door Types for Transom.		
150 B	COMMERCIAL SPACE	3'-0" x 6'-8"	6	S	AL/GL	P1	1 3/4"		AL	P3	ENTRANCE (F109)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	See Door Types for Transom.		
150 C	COMMERCIAL SPACE	3'-0" x 6'-8"	6	S	AL/GL	P1	1 3/4"		AL	P3	ENTRANCE (F109)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	See Door Types for Transom.		
150 D	COMMERCIAL SPACE	3'-0" x 6'-8"	6	S	AL/GL	P1	1 3/4"		AL	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	See Door Types for Transom.		
150 E	COMMERCIAL SPACE	3'-0" x 6'-8"	6	S	AL/GL	P1	1 3/4"		AL	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	See Door Types for Transom.		
200 A	HALLWAY	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; SMOKE GASKET			
200 A	HALLWAY	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; SMOKE GASKET			
210 A	TRASH CHUTE ROOM	3'-0" x 6'-8"	7	B, S	SCW	P1	1 3/4"		WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET	Self-closing upon the detection of smoke.		
210a A	MECH. CL.	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	STOREROOM (F86)	CLOSER; STOP; HOLD; HINGE 3 PAIR; SMOKE GASKET			
310 A	TRASH CHUTE ROOM	3'-0" x 6'-8"	7	B, S	SCW	P1	1 3/4"		WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET	Self-closing upon the detection of smoke.		
310a A	MECH. CL.	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	STOREROOM (F86)	CLOSER; STOP; HOLD; HINGE 3 PAIR; SMOKE GASKET			
317 A	NORTH STAIR TOWER	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; SMOKE GASKET			
318 A	SOUTH STAIR TOWER	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; SMOKE GASKET			
400 A	HALLWAY	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; SMOKE GASKET			
400 A	HALLWAY	3'-0" x 6'-8"	7	B, S	HM	P1	1 3/4"		HM	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; PANIC HARDWARE; SMOKE GASKET			
402 A	COMMUNAL ROOM	3'-0" x 6'-8"	8	C, S	SCW	P1	1 3/4"	TEMP. INS.	WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; PANIC HARDWARE; SMOKE GASKET			
402 B	COMMUNAL ROOM	3'-0" x 6'-8"	5	S	FIBERGL.; GLASS	P1	1 3/4"	TEMP. INS.	HM-INSULATED	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; FOB SYSTEM W/ ELEC. STRIKE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		
410 A	TRASH CHUTE ROOM	3'-0" x 6'-8"	7	B, S	SCW	P1	1 3/4"		HM	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET	Self-closing upon the detection of smoke.		
410a A	MECH. CL.	3'-0" x 6'-8"	7	C, S	SCW	P1	1 3/4"		WOOD	P3	STOREROOM (F86)	CLOSER; STOP; HOLD; HINGE 1 1/2 PAIR; SMOKE GASKET			
415 A	LAUNDRY ROOM	3'-0" x 6'-8"	8	C, S	SCW	P1	1 3/4"	TEMP. INS.	WOOD	P3	PASSAGE (F75)	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; HINGE 1 1/2 PAIR; SMOKE GASKET			
415 B	LAUNDRY ROOM	3'-0" x 6'-8"	4	S	FIBERGL.; GLASS	P1	1 3/4"		HM-INSULATED	P3	EXIT	CLOSER; STOP; HOLD; KICKPLATES BOTH SIDES; CONTINUOUS HINGE; FOB SYSTEM W/ ELEC. STRIKE; THRESHOLD; PANIC HARDWARE; DOOR SWEEP; WEATHER STRIPPING	Use thermally broken door frames.		

DOOR NOTES

- ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
- REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
- DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
- ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
- ALL BUILDING EGRESS DOORS SHALL BE EQUIPPED W/ APPROVED PANIC HARDWARE AND CLOSERS. SUCH HARDWARE SHALL CAUSE THE DOOR TO RELEASE AND THE LEAF TO OPEN WHEN A FORCE OF 5 POUNDS IS APPLIED IN THE DIRECTION OF EGRESS, PER STATE AND LOCAL CODES.
- CLOSERS MUST BE EQUIPPED W/ COORDINATORS AS REQUIRED.
- HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
- TEMPERED SAFETY GLAZING REQUIRED AT DOORS, DOOR TRANSOMS, AND SIDELIGHTS.
- TEMPERED SAFETY GLAZING REQUIRED AT DOORS, DOOR TRANSOMS, AND SIDELIGHTS.
- DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
- HARDWARE SHOP DRAWINGS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- COORDINATE THE REQUIRED ROUGH OPENINGS OF ALL THE DOORS AND WINDOWS.
- A KNOX BOX IS TO BE FLUSH MOUNTED NEAR THE ENTRY DOORS. CONFIRM FINAL LOCATION W/ FIRE MARSHAL AND OWNER.
- ALL UTILITY ROOM DOORS ARE TO BE KEYS ALIKE AND TURNED OVER TO MANAGEMENT.
- COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
- LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY
- DOORS WITH AN "S" LABEL SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON THE DETECTION OF SMOKE.

scale

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.
- 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.

revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

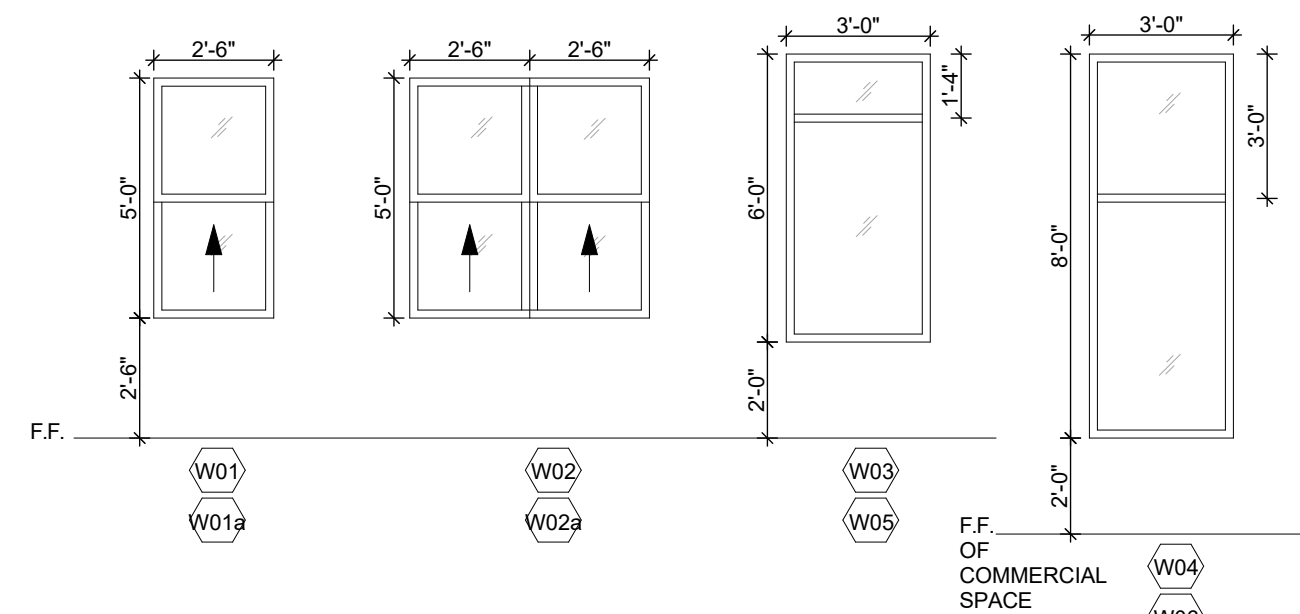
Client:
Allies & Ross Management and
Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

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

drawing title

DOOR AND WINDOW SCHEDULES

WINDOW SCHEDULE									
ID	SIZE		SILL HEIGHT A.F.F.	TYPE	FRAME MATERIAL	LINTEL	VENTING	TEMPERED	NOTES
	WIDTH	HEIGHT							
W01	2'-6"	5'-0"	2'-6"	SINGLE HUNG	FIBERGLASS		☑	☐	Only tempered glazing in
W01a	2'-6"	5'-0"	2'-6"	SINGLE HUNG	FIBERGLASS		☑	☐	Located in Type A Units: Provide accessible opening hardware.
W02	5'-0"	5'-0"	2'-6"	SINGLE HUNG	FIBERGLASS		☑	☐	
W02a	5'-0"	5'-0"	2'-6"	SINGLE HUNG	FIBERGLASS		☑	☐	Located in Type A Units: Provide accessible opening hardware.
W02a	5'-0"	5'-0"	2'-6"	SINGLE HUNG	FIBERGLASS		☑	☑	Only tempered glazing in Stair Tower locations as noted on the General Floor Plans.
W03	3'-0"	6'-0"	2'-0"	FIXED	THERMALLY BROKEN ALUMINUM		☐	☐	
W04	3'-0"	8'-0"	2'-0"	FIXED	THERMALLY BROKEN ALUMINUM		☐	☐	
W05	3'-0"	6'-0"	2'-0"	FIXED	THERMALLY BROKEN ALUMINUM		☐	☑	
W06	3'-0"	8'-0"	2'-0"	FIXED	THERMALLY BROKEN ALUMINUM		☐	☑	



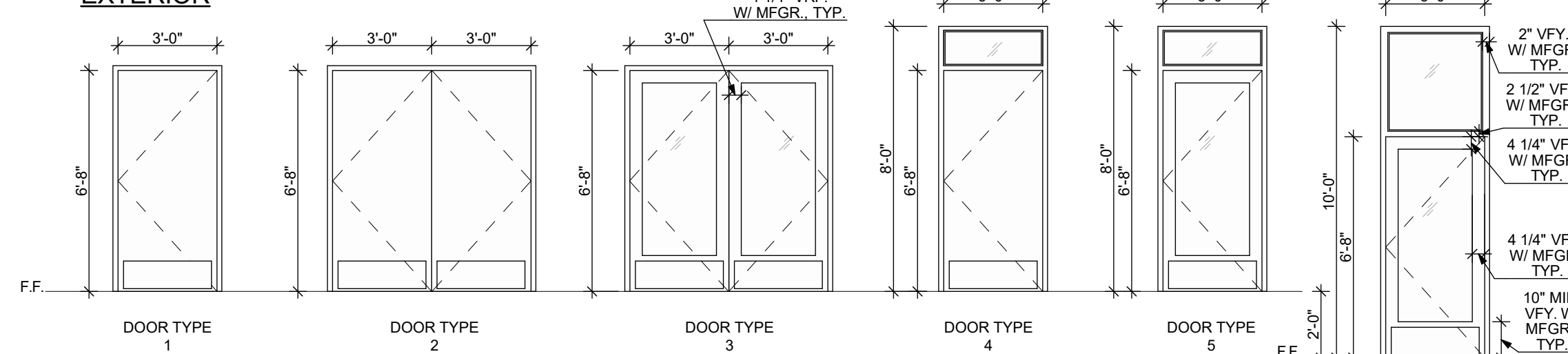
1 WINDOW TYPES
SCALE: 1/4" = 1'-0"

FENESTRATION PERFORMANCE:

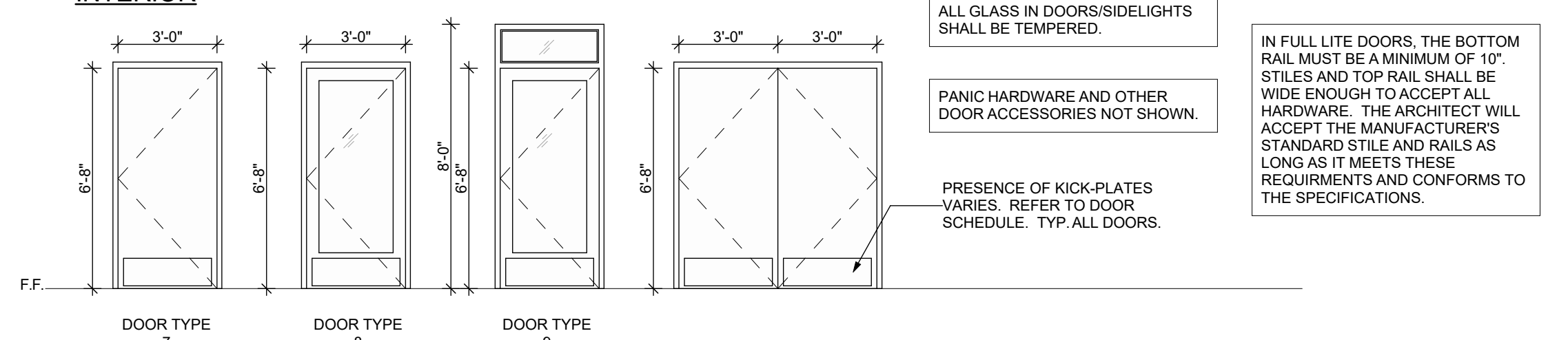
DWELLING UNIT WINDOWS: U-VALUE 0.27, SHGC 0.40
COMMON SPACE FIXED WINDOWS: U-VALUE 0.36, SHGC 0.40
COMMON SPACE OPERABLE WINDOWS: U-VALUE 0.43, SHGC 0.40
COMMON SPACE GLAZED ENTRANCE DOORS: U-VALUE .73, SHGC 0.40

ANSI MORTISE	ANSI BORED	COMMON NAME(S)	OPERATING OUTSIDE TRIM	TURNING OUTSIDE KEY	TURNING INSIDE KEY	TURNING INSIDE THUMBTURN / PUSH BUTTON
F09	F88	EXIT	OPENS IF UNLOCKED	UNLOCKS	LOCKS	N/A
F22	F76	PRIVACY LOCK	OPENS IF UNLOCKED	N/A	N/A	LOCKS
F05	F84	CLASSROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A
F13	F90	DORMITORY	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	LOCKS
F08/F10	F81	ENTRANCE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F15	F93	HOTEL	NO EFFECT	UNLOCKS IF THUMBTURN NOT SET	N/A	UNLOCKS / LOCKS DEADBOLT
F04	F82	OFFICE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F01	F75	PASSAGE	OPENS AT ALL TIMES	N/A	N/A	N/A
F14	F91	UTILITY ROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A
F07	F86	STOREROOM	NO EFFECT	OPENS	N/A	N/A
		DOUBLE CYLINDER DEADBOLT	N/A	N/A	N/A	N/A
		SINGLE CYLINDER DEADBOLT	N/A	N/A	N/A	N/A

EXTERIOR



INTERIOR



ALL GLASS IN DOORS/SIDELIGHTS SHALL BE TEMPERED.

PANIC HARDWARE AND OTHER DOOR ACCESSORIES NOT SHOWN.

PRESENCE OF KICK-PLATES VARIES: REFER TO DOOR SCHEDULE. TYP. ALL DOORS.

IN FULL LITE DOORS, THE BOTTOM RAIL MUST BE A MINIMUM OF 10" STILES AND TOP RAIL SHALL BE WIDE ENOUGH TO ACCEPT ALL HARDWARE. THE ARCHITECT WILL ACCEPT THE MANUFACTURERS' STANDARD STILE AND RAILS AS LONG AS IT MEETS THESE REQUIREMENTS AND CONFORMS TO THE SPECIFICATIONS.

scale
As Noted
date
December

FINISH SCHEDULE - COMMON AREAS												
NUMBER	ROOM NAME	WALLS				FLOOR	BASE	CEILING	TRIM	LAMINATE	CORNER GUARDS	REMARKS
		NORTH	EAST	SOUTH	WEST							
100	VESTIBULE	P-1	P-1	P-1	P-1	FM-1	B-1	P-2	P-3	CG-1	See specifications for Floor Mat	
101	LOBBY & MAIL AREA	P-1	P-1	P-1	P-1	SPC-1 & FM-1	B-1	P-2 & ACT-1	P-3	CG-1	See specifications for Floor Mat	
101a	HALLWAY	P-1	P-1	P-1	P-1	SPC-1 & FM-1	B-1	P-4	P-3	CG-1	See specifications for Floor Mat	
102	COMMUNITY ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1		
102a	KITCHENETTE	P-1	P-1	P-1	P-1	SPC-1	B-1	PT-2	P-3	CG-1		
103	SOCIAL SERVICES	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-1	P-3	CG-1		
104	MULTIPURPOSE ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1		
105	ADMINISTRATION OFFICE	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-1	P-3	CG-1		
106	DEVELOPMENT FACILITIES AND MANGEMENT	P-1/FRP	P-1/FRP	P-1/FRP	P-1/FRP	EPOXY-ALT SEALED	B-1	P-2	P-3	FRP TO 48" AFF.	CG-1 Provide Abuse Resistance GYP on all walls. Provide 16 gauge painted steel, 18" tall and full length of each wall, screwed along all walls. Height shall be centered 36" A.F.F.	
106a	TRASH ROOM	P-1/FRP	P-1/FRP	P-1/FRP	P-1/FRP	EPOXY-ALT SEALED	B-1	P-2	P-3	FRP TO 48" AFF.	CG-1	
107	BIKE PARKING ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1		
108	COMPUTER ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-2	P-3	CG-1		
109	TRASH CHUTE ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1		
109a	MECH. CL.	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-1	P-3			
110a	STAFF RR	P-1/FRP	P-1/FRP	P-1/FRP	P-1/FRP	SPC-2	B-2	P-2	P-3	FRP TO 48" AFF.	CG-1 MFGR. documentation must indicate LVT product is permitted in bathrooms.	
110b	WOMENS RR	P-1/FRP	P-1/FRP	P-1/FRP	P-1/FRP	SPC-2	B-2	P-2	P-3	FRP TO 48" AFF.	CG-1 MFGR. documentation must indicate LVT product is permitted in bathrooms.	
110c	MENS RR	P-1/FRP	P-1/FRP	P-1/FRP	P-1/FRP	SPC-2	B-2	P-2	P-3	FRP TO 48" AFF.	CG-1 MFGR. documentation must indicate LVT product is permitted in bathrooms.	
111	UTILITIES	P-1	P-1	P-1	P-1	EPOXY-ALT SEALED	B-1	P-2	P-3			
117	NORTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	
118	SOUTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	
120	WATER UTILITY ROOM	P-1	P-1	P-1	P-1	EPOXY-ALT SEALED	B-1	P-2	P-3			
150	COMMERCIAL SPACE										Walls and Ceiling are unfinished drywall. Floor is non existant.	
200	HALLWAY	P-1	P-1	P-1	P-1	SPC-1	B-1	P-5 & ACT-2	P-3	CG-1		
210	TRASH CHUTE ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-2	P-3	CG-1		
210a	MECH. CL.	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-2	P-3			
217	NORTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	
218	SOUTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	
300	HALLWAY	P-1	P-1	P-1	P-1	SPC-1	B-1	P-6 & ACT-2	P-3	CG-1		
310	TRASH CHUTE ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-2	P-3	CG-1		
310a	MECH. CL.	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-2	P-3			
317	NORTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	
318	SOUTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	
400	HALLWAY	P-1	P-1	P-1	P-1	SPC-1	B-1	P-7 & ACT-2	P-3	CG-1		
402	COMMUNAL ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1		
402a	COMMUNAL ROOF DECK					PT-1					Outdoor space	
410	TRASH CHUTE ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-2	P-3	CG-1		
410a	MECH. CL.	P-1	P-1	P-1	P-1	SPC-1	B-1	ACT-2	P-3			
415	LAUNDRY ROOM	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	PLAM-1	CG-1	
415a	MECH. ROOF DECK					PT-1					Outdoor space	
417	NORTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	
418	SOUTH STAIR TOWER	P-1	P-1	P-1	P-1	SPC-1	B-1	P-2	P-3	CG-1	See specifications for stair treads and nosings.	

MATERIAL FINISHES

ID	PRODUCT, MEGR. - REFER TO SPECIFICATIONS
COLOR NUMBER	
PAINT	
P-1	STANDARD FINISH
P-2	STANDARD FINISH
P-3	SEMI-GLOSS
P-4	STANDARD FINISH (1ST FLOOR HALLWAY)
P-5	STANDARD FINISH (2ND FLOOR HALLWAY)
P-6	STANDARD FINISH (3RD FLOOR HALLWAY)
P-7	STANDARD FINISH (4TH FLOOR HALLWAY)
SOLID POLYMER CORE FLOOR TILE	
SPC-1	20 MIL FLOATING FLOOR
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS
SPC-3	12 MIL FLOATING FLOOR
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS
CARPET	
CPT-1	STAPLE DOWN CARPET W/ CARPET PAD
CPT-2	GLUE DOWN CARPET W/O CARPET PAD
ACOUSTIC CEILING TILE	
ACT-1	24" X 48" SUSPENDED, STANDARD CEILING TILES W/ GRID
ACT-2	24" X 48" SUSPENDED, VINYL FACED GYPSUM CORE CEILING TILES W/ GRID
PATIO TILE	
PT-1	12" X 12" SQUARE PATIO PAVERS
VINYL BASE	
B-1	4" STANDARD COVER BASE
B-2	6" STANDARD COVER BASE
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS
LAMINATE	
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED
CORNER GUARDS	
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER
FLOOR MAT	
FM-1	ENTRANCE FLOOR MAT. REFER TO SPECIFICATIONS

scale

general notes

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revisions

project title

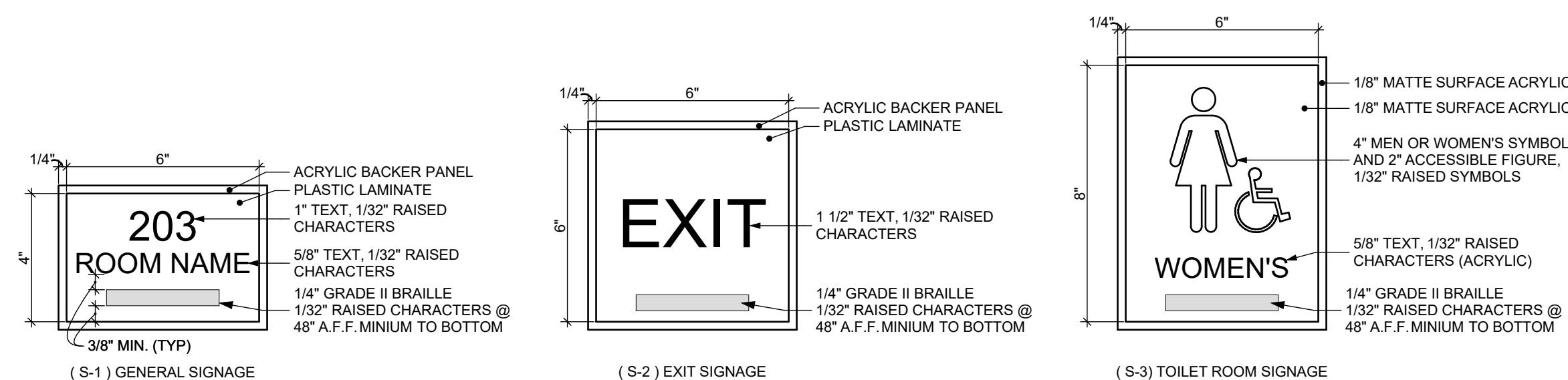
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

FINISH SCHEDULE



PROVIDE ON WALL SURFACE ON HANDLE SIDE ONLY, TYPICAL

PROVIDE AT ALL EXIT DOORS ON INTERIOR SIDE.

PROVIDE AT MENS ROOM AND WOMENS ROOM.

SIGNAGE NOTE:
1.) SIGNAGE LOCATIONS AND CHARACTERS TO COMPLY WITH REQUIREMENTS SIGNAGE PER ICC/ANSI A117.1-2009, CHAPTER 7.
2.) TYPICAL ATTACHMENT METHOD IS TO BE CONCEAL MOUNTING.
3.) REFER TO DOOR SCHEDULE FOR DOOR SIGNAGE TYPE REQUIREMENTS.

1 INTERIOR SIGNAGE
SCALE: 3" = 1'-0"

scale As Noted	Sheet No. A602 Project #2040
date December 3rd, 2023	
no. 136	of. 233

2022.10.02 AM BXVUL528 (1)

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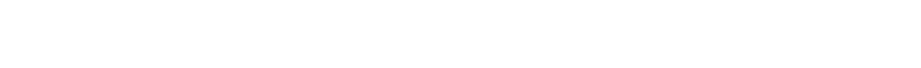
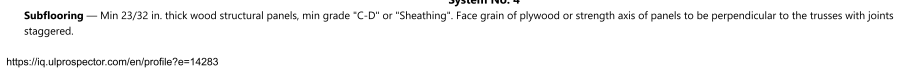
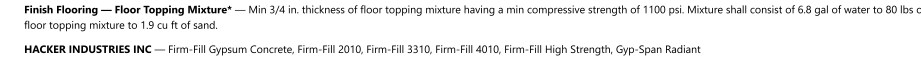
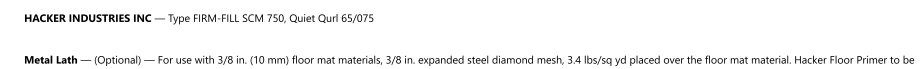
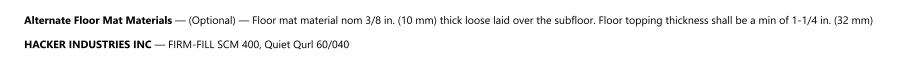
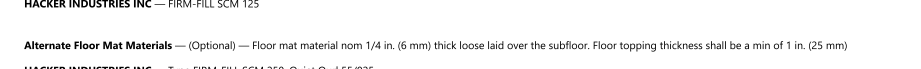
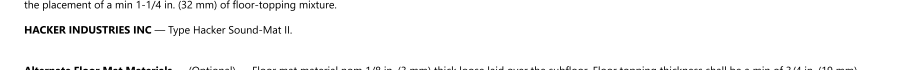
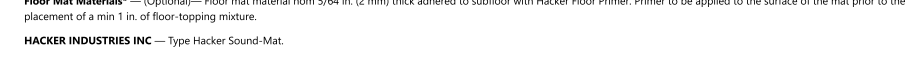
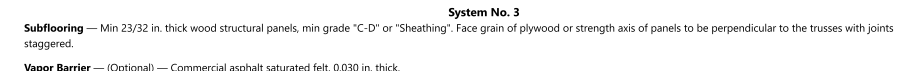
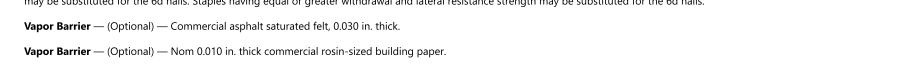
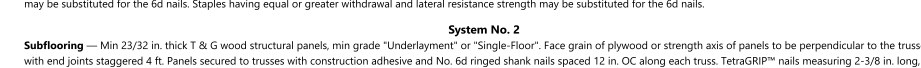
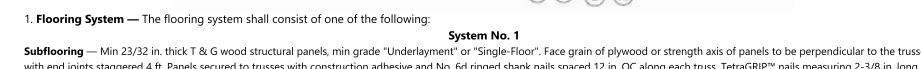
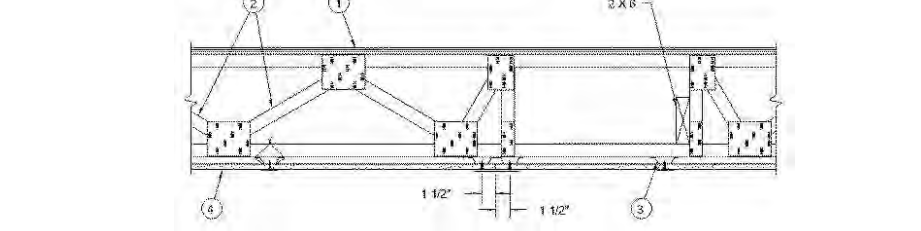
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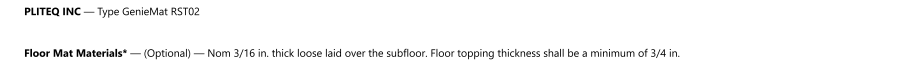
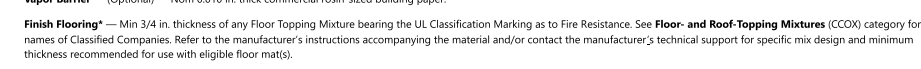
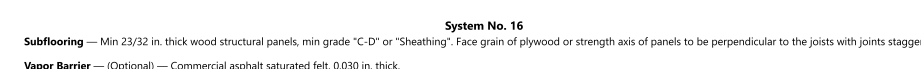
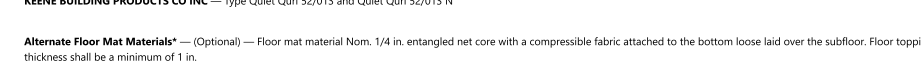
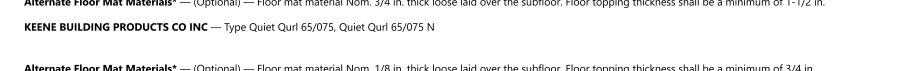
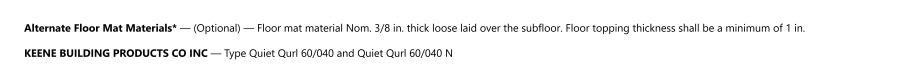
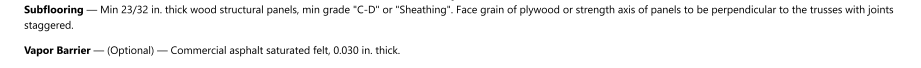
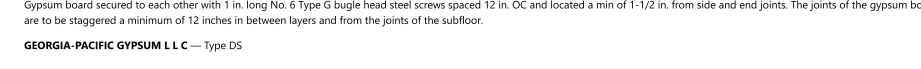
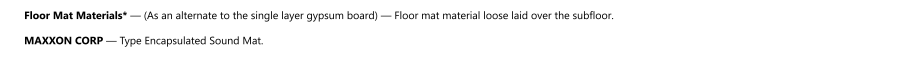
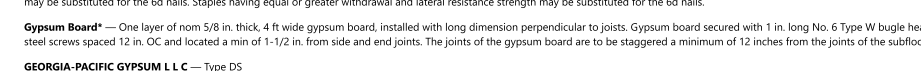
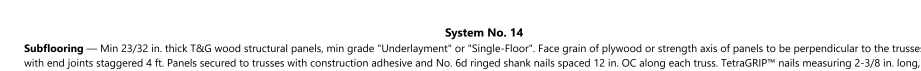
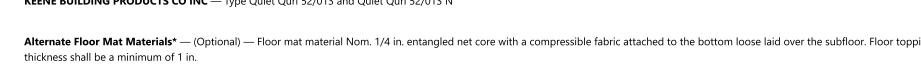
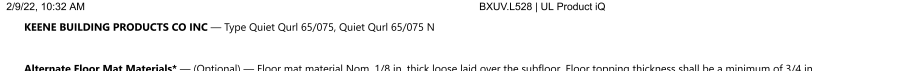
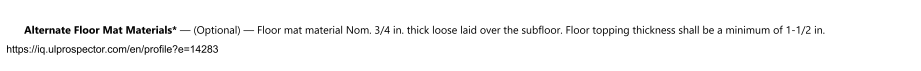
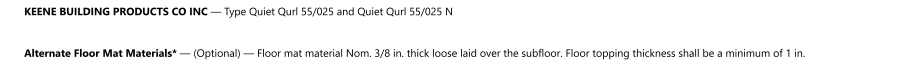
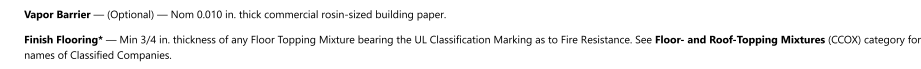
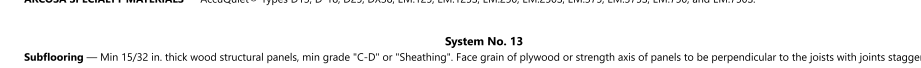
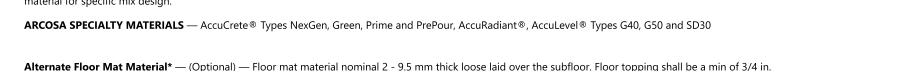
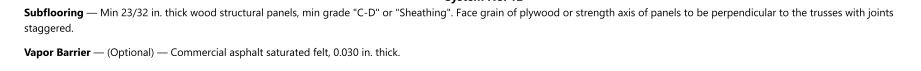
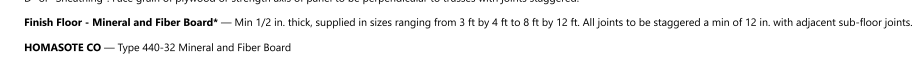
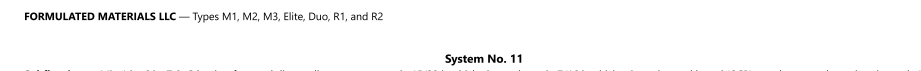
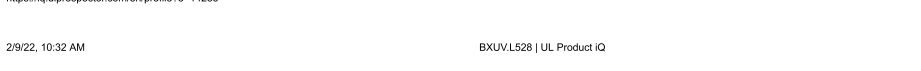
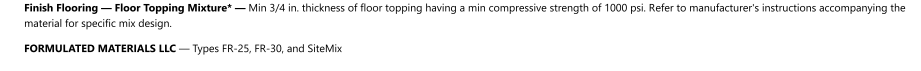
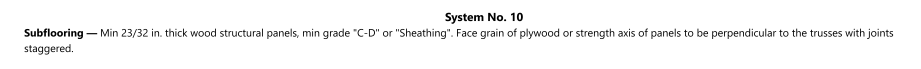
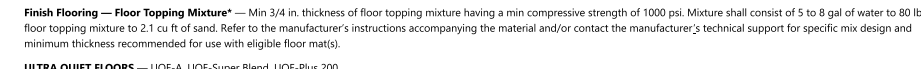
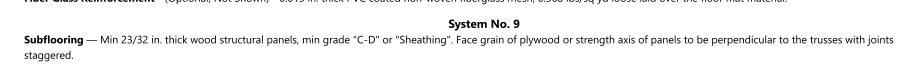
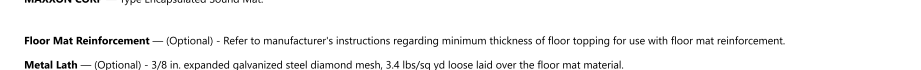
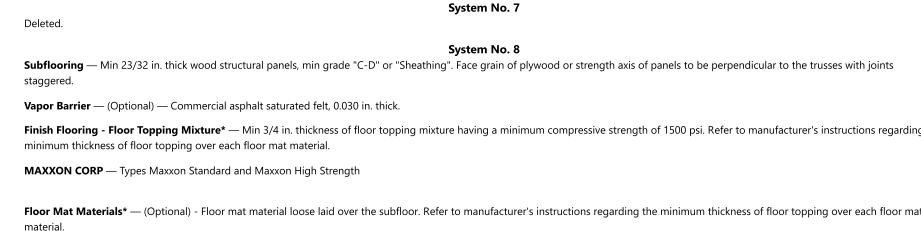
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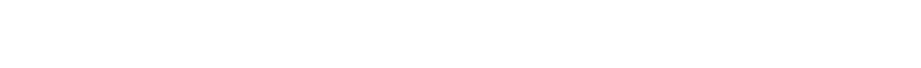
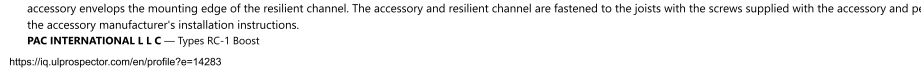
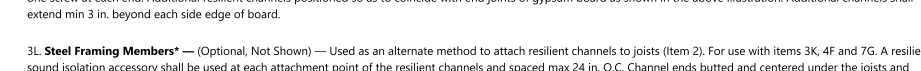
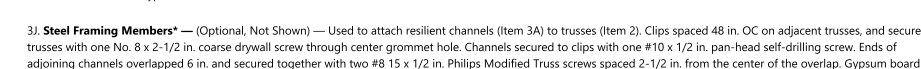
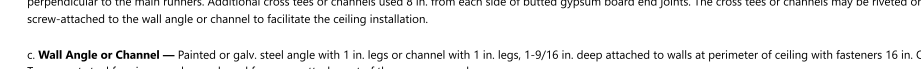
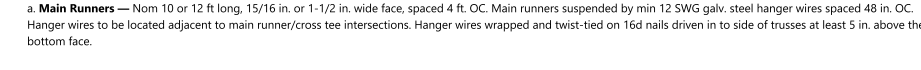
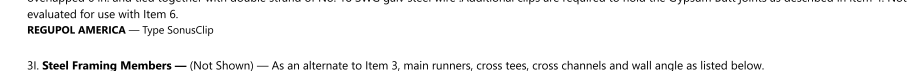
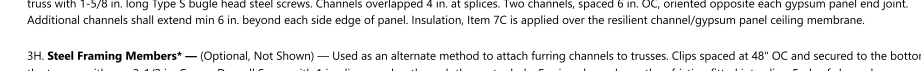
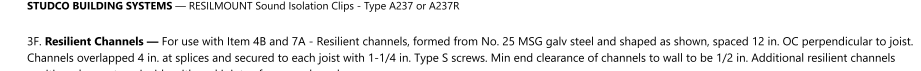
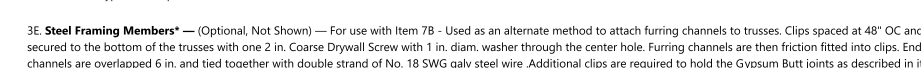
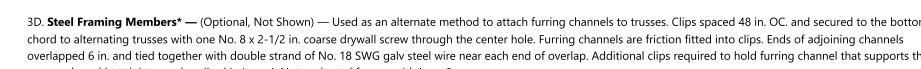
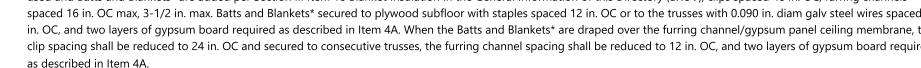
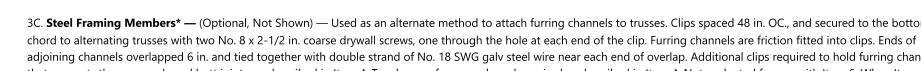
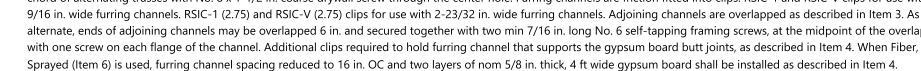
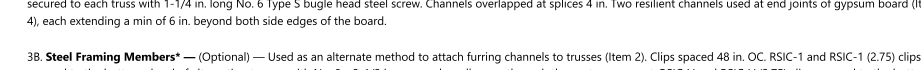
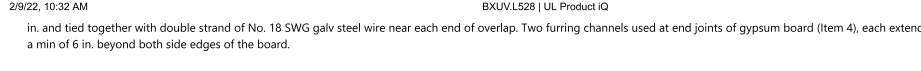
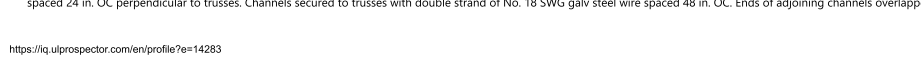
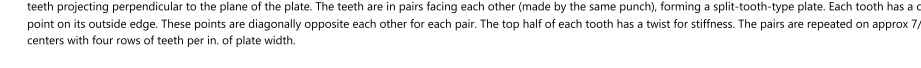
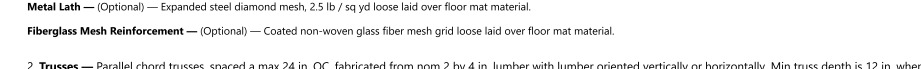
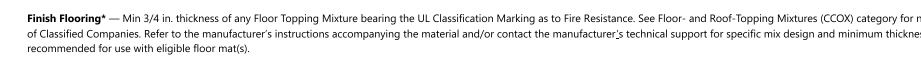
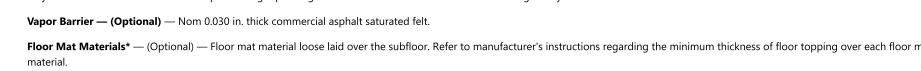
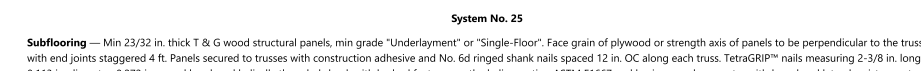
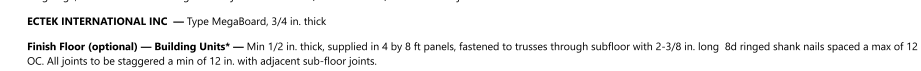
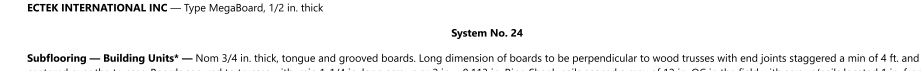
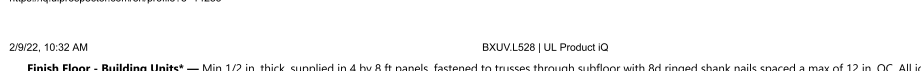
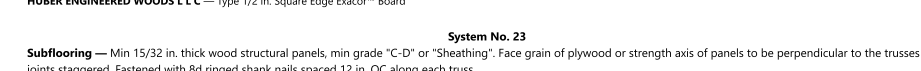
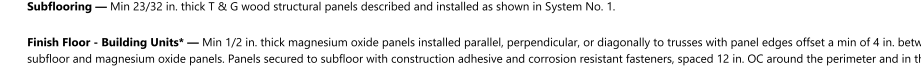
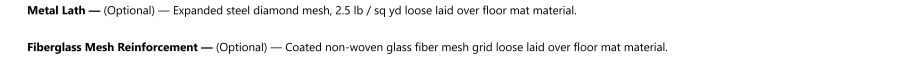
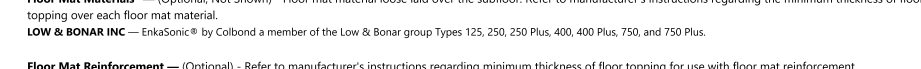
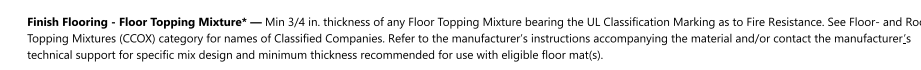
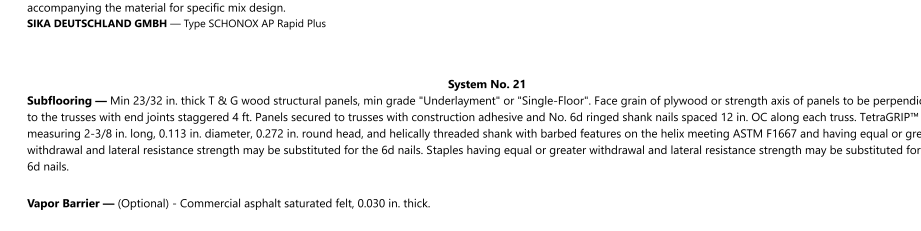
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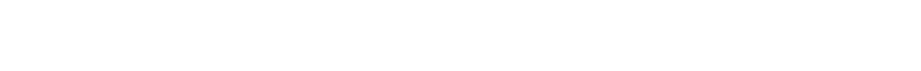
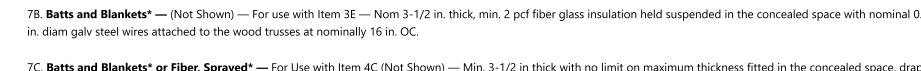
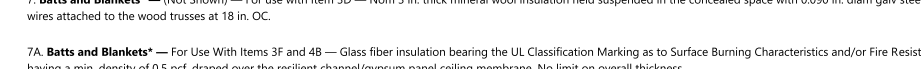
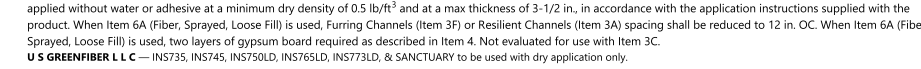
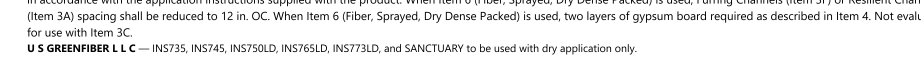
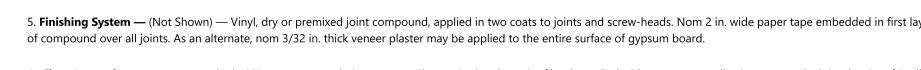
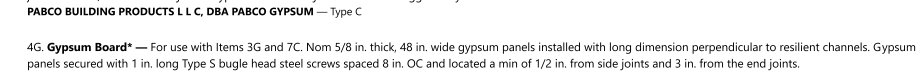
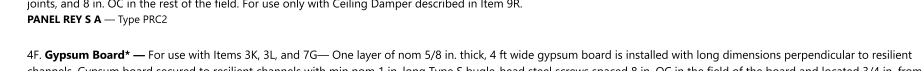
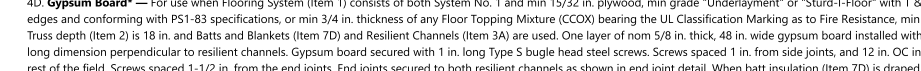
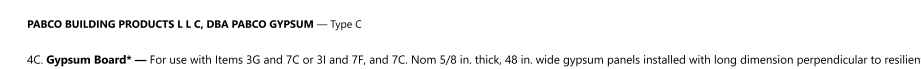
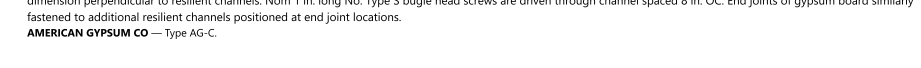
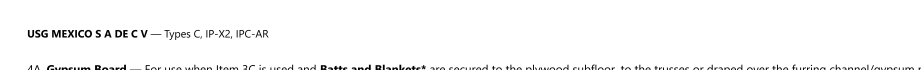
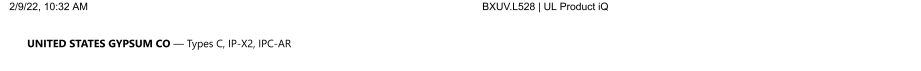
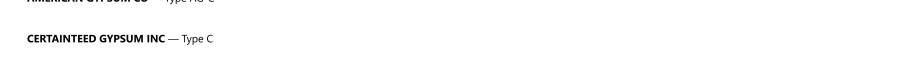
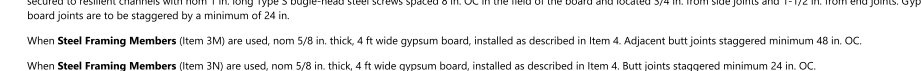
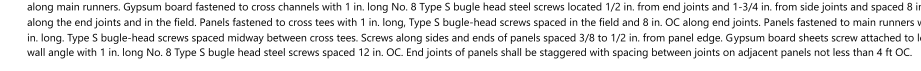
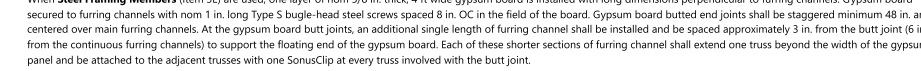
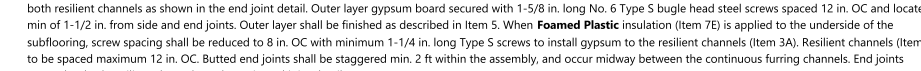
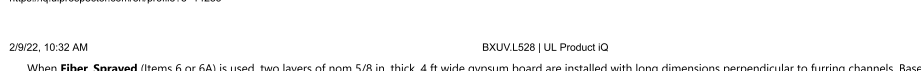
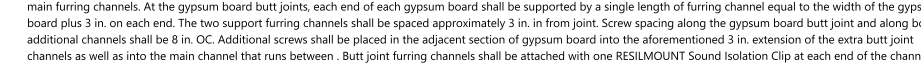
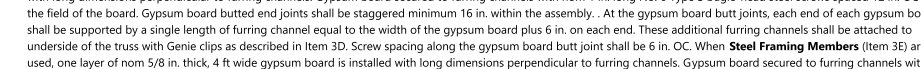
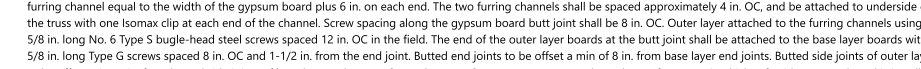
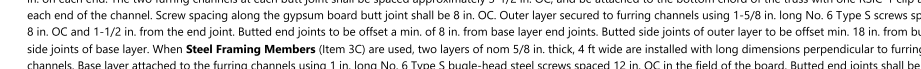
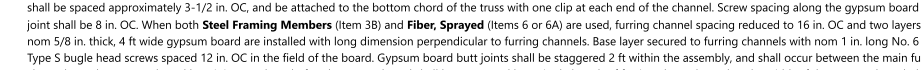
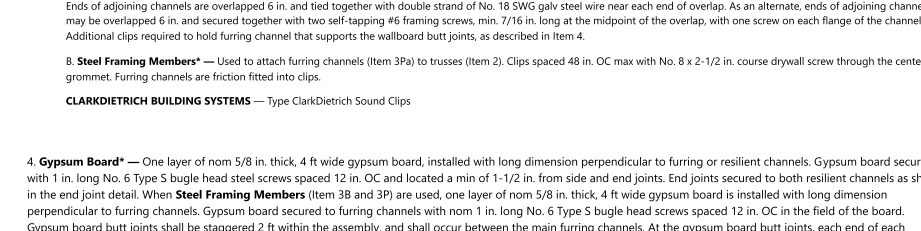
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BXUV.U438 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

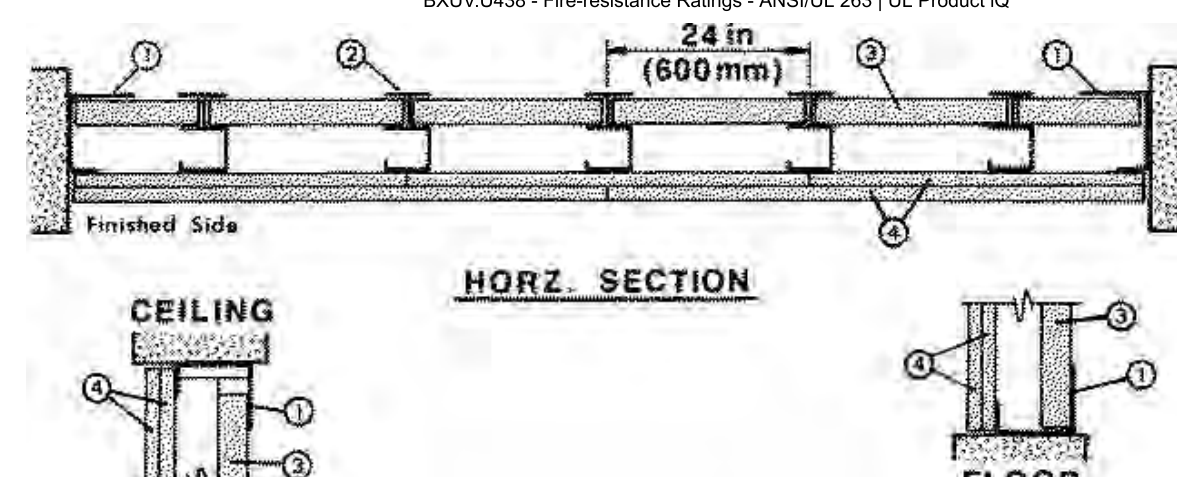
Design No. U438

October 13, 2020

Nonbearing Wall Rating — 2 HR.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

https://iq.ulprospector.com/en/profile?e=14997



- 1. Floor and Ceiling Runners** — "J"-shaped runner, 2-1/2 in. wide with unequal legs of 1 in. and 2 in., fabricated from 24 MSG galv steel (min 20 MSG when Item 4B is used). Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC.
- 2. Steel Studs** — "C"-shaped studs, 2-1/2 in. wide by 1-1/2 in. deep, fabricated from 25 MSG galv steel (min 20 MSG when Item 4B, 4D, or 4E is used). Cut to lengths 3/8 to 1/2 in. less than floor to ceiling height and spaced 24 in. or 600 mm OC (max 16 in. OC when Items 4B, 4D, 4E is used).
- 2A. Steel Studs** — (Not shown)-"E"-shaped studs installed in place of "C"-shaped studs (Item 2) to secure the closure liner panels at the ends of walls. Fabricated from 25 MSG galv steel (min 20 MSG when Item 4B, 4D, or 4E is used), 2-1/2 in. wide, with one leg 1 in. long and two legs 3/4 in. long. Shorter legs 1 in. apart to engage gypsum liner panels. Cut to lengths 3/8 in. less than floor to ceiling height. Sill and lintel of opening formed with "J"-shaped runners (Item 1) secured to "E"-shaped studs with angle clips and steel screws.

UNITED STATES GYPSUM CO — Type SLX.

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX.

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4. Gypsum Board* — 1/2 in. thick, 4 ft. or 1200 mm (for metric spacing) wide wallboard applied vertically in two layers. Inner or base layer attached to studs with 1 in. long Type 5 steel screws spaced 24 in. OC along the edges and in the field of the boards. Outer or face layer attached to studs and "J"-runners with 1-5/8 in. long Type 5 steel screws spaced 12 in. along the edges and in the field of the boards, staggered from screws in inner layer. Joints between inner and outer layers staggered. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.

As an alternate method, inner wallboard layer applied vertically, outer wallboard layer applied horizontally. Inner layer attached to studs with 1 in. Type 5 steel screws spaced 24 in. OC along vertical edges and in the field. Outer layer attached to the studs and "J" runners over the inner layer with 1-5/8 in. long Type 5 steel screws spaced 12 in. OC in the field, along the vertical edges and to the floor and ceiling runners. Outer layer secured to inner layer wallboard with 1-1/2 in. long Type G steel screws located midway between studs and 1 in. from the horizontal joint.

AMERICAN GYPSUM CO — Types AG-C.

CABOT MANUFACTURING ULC — Type C

CERTAINTED GYPSUM INC — Type C

CGC INC — Type C, IP-X2, or WRC.

CERTAINTED GYPSUM INC — Type LGFC C/A.

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C.

NATIONAL GYPSUM CO — Types eXP-C, FSK-C, FSW-C, FSMR-C.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-C.

SAIN'T-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV Air, Gyproc FireStop MR ACTIV Air, Gyproc FireStop M2TECH ACTIV Air

THAI GYPSUM PRODUCTS PCL — Type C.

UNITED STATES GYPSUM CO — Type C, IP-X2 or WRC.

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Type C, IP-X2 or WRC.

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4A. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Inner or base layer attached to studs with 1 in. long Type 5 or 5-12 steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type 5 or 5-12 steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges. When used in widths other than 48 in. gypsum panels to be installed horizontally.

CGC INC — Type AR, IP-AR, IP-X1, SCX, ULX, or WRX.

UNITED STATES GYPSUM CO — Type AR, FRX-G, IP-AR, IP-X1, SCX, ULX or WRX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type AR, IP-AR, IP-X1, SCX, ULX, or WRX.

4B. Gypsum Board* — (Not Shown) - May be used in lieu of Items 4 or 4A for the base layer - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips (Item 6) required behind vertical joints.

RAY-BAR ENGINEERING CORP — Type RB-LBG

4C. Gypsum Board* — (As an alternate to Item 4, 4A, 4B) — 5/8 in. thick. Two layers installed as described in Item 4.

NATIONAL GYPSUM CO — Type FSMR-C.

4D. Gypsum Board* — (Not Shown) - May be used in lieu of Items 4 for the base layer - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints. To be used with Lead Batten Strips (see Item 6B) or Lead Discs (see Item 6C).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

4E. Gypsum Board* — (Not Shown) - May be used in lieu of Items 4 for the base layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead

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discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4F. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Inner or base layer attached to studs with 1 in. long Type 5 or 5-12 steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type 5 or 5-12 steel screws spaced 8 in. OC when installed vertically and staggered min. 8 in. from base layer screws or 8 in. OC when installed horizontally and staggered min. 6 in. from base layer screws. Horizontal joints between inner and outer layers need not be staggered. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CGC INC — Type ULX.

UNITED STATES GYPSUM CO — Type ULUX.

5. Batts and Blankets* — (Optional) — (Not shown) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt material bearing the UL Classification Marking as to Fire Resistance.

5A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 5) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — INS735, INS745, INS750LD for use with wet or dry application. INS765LD and INS773LD are to be used for dry application only.

5B. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5C. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

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APPLAGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

6. Lead Batten Strips — For Use with Item 4B - (Not Shown) - Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4A) and optional at remaining stud locations. Strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

6A. Lead Discs or Tabs — (Not Shown) - Used in lieu of or in addition to the lead batten strips (Item 6) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs, compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

6B. Lead Batten Strips — (Not Shown, for use with Item 4D) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.

6C. Lead Discs — (Not Shown, for use with Item 4D) Max 5/16 in. diam by max 0.140 in. thick lead discs, compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-10-13

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Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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scale

general notes

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

revisions

project title

Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

UL U438

scale	As Noted
date	December 3rd, 2023
no.	144 of 233

Sheet No.

A708

Project #2040



BXUV.U906 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

[See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States](#)
[Design Criteria and Allowable Variations](#)

[See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada](#)
[Design Criteria and Allowable Variations](#)

Design No. U906

November 09, 2020

Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

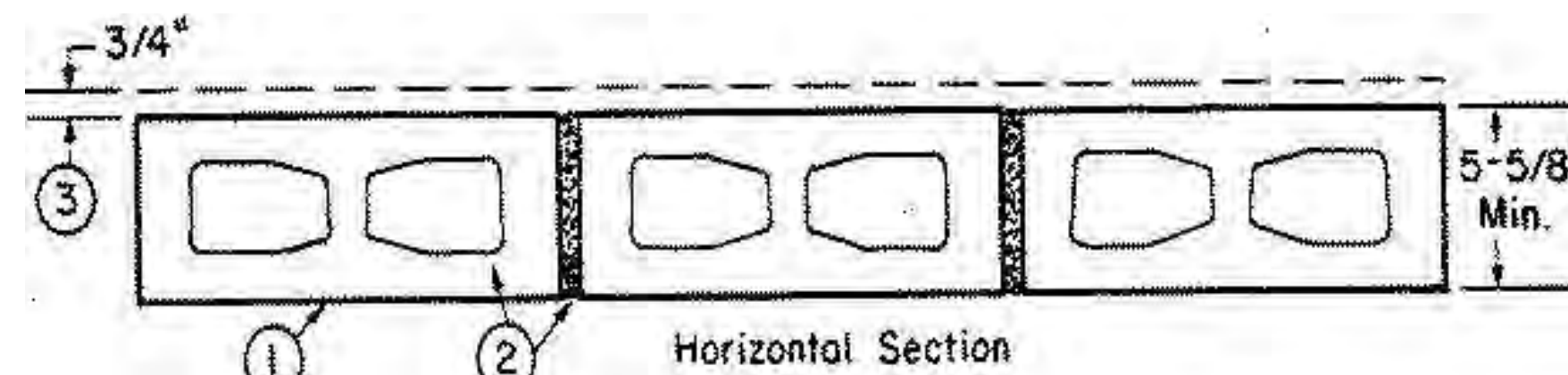
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*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Concrete Blocks*** — Nominal 6 by 8 by 16 in. hollow or solid. Various designs. Classification (2 hr).
 See **Concrete Blocks** category for list of eligible manufacturers.

ANCHOR CONCRETE PRODUCTS INC

GAGNE & SON CONCRETE BLOCK INC

GLENWOOD MASONRY PRODUCTS

Allowable compressive stress of 57% of max allowable compressive stress in accordance with the empirical design method.

OLDCASTLE APG SOUTH INC, DBA ADAMS PRODUCTS

WESTBROOK CONCRETE BLOCK CO INC

Allowable compressive stress of 75.6% of max allowable compressive stress in accordance with the empirical design method.

2. **Mortar** — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** — Add 1/2 hr to Classification if used. Attached to concrete blocks (Item 1).

4. **Foamed Plastic*** — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", "EnergyShield CGF Pro and EnergyShield Ply Pro"

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

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HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci 286", "Xci Foil (Class A)"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath", "Thermasheath-3", "Durasheath-3".

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

4A. **Building Units*** — As an alternate to Item 4, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASeci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply"

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-11-09

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scale

general notes

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

revisions

project title

Owner:
 HACP
 200 Ross Street
 Pittsburgh, PA, 15219

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

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

drawing title

UL U906

scale	As Noted
date	December 3rd, 2023
no.	145
of.	233

Sheet No.

A709

Project #2040

Project #2040

BXUV.H505 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

[See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States](#)

[Design Criteria and Allowable Variances](#)

[See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada](#)

[Design Criteria and Allowable Variances](#)

Design No. H505

June 30, 2020

Unrestrained Assembly Rating —1 and 2 Hr (Refer to Item 4)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

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Hitli pin model X-U 32MX with a min. 0.157" shank diameter min. 1-1/4" long, DeWalt pin model 50458-PWR with a min. 0.157" shank diameter min. 1-1/4" long or Aerosmith model 5324HPG with a min. 0.145 shank diameter min. 1-1/4" long.

UNITED STATES GYPSUM CO — Types STRUCTO-CRETE, USGSP

2. Steel Joists — Channel-shaped, min 8 in. deep with min 1-5/8 in. wide flanges and 1/2 in. long stiffening flanges. Fabricated from min No. 16 MSG galv steel. Min yield strength of 50,000 psi. Joists spaced max 24 in. OC. Supplied with appropriate rim tracks of same size and gauge.

2A. Clip Angles — (Not Shown) - 18 MSG, 7-1/4 in. long steel angles with 1-1/2 in. legs for 8 in. deep joists. Secured to track and joist with six No.10, 3/4 in. long, self-drilling, hex head screws, located 2 in. from each end of the clip angle and at the centerline. Only one clip angle per joist end.

2B. Structural Steel Members* — (Not Shown) - As an alternate to Item 2, - Pre-fabricated steel truss system consisting of cold-formed, galvanized steel chord and web sections. Truss top and bottom chords min. 4 in. high by 1-11/16 in. wide by 18 ga. Truss webs min. 1-1/2 in. by 1-1/2 in. by 20 ga. square tube bent and triangulated as shown. Chords and web connected by fillet welds. Overall truss depth min. 12 in. Trusses spaced a max of 24 in. OC. Truss ends placed over and secured to Bearing Seats (Item 2B1) with two min. #10 by 3/4 in. long screws on each side of Bearing Seats. Allowable loading must be calculated so as to stress the steel trusses to a maximum of 98% of the stress calculated in accordance with the allowable stress design approach outlined in the manufacturer's load tables.
EISEN PANEL SYSTEMS L L C — Type Gateway Panel pre-fabricated steel truss system.

2B1. Bearing Seats* — (Not Shown) — Galvanized steel tube, min. 1 in. by 2-1/2 in. by 13 ga., oriented vertically and welded to min. 4 in. by 4 in. by 10 ga., galvanized steel plate. Bearing seats spaced 24 in. OC and attached to bearing supports by welding or screw attaching the steel plate to the bearing supports.
EISEN PANEL SYSTEMS L L C — Type Gateway Panel bearing seat.

2B2. Bracing — (Not Shown) - For use with Item 2B — Galvanized channel-shaped steel sections, min. 1-1/2 in. wide with 1/4 in. flanges, min. 16 ga. Bracing attached to underside of trusses with min. #10 by 3/4 in. long screws through truss bottom chord. Bracing installed in truss cavities by scoring, bending and flattening the ends to form a tab for attachment to truss top and bottom chords. Two pieces of bracing crossed and tabs secured to truss chords with min. #10 by 3/4 in. long screws. Location and spacing of underside and crossed bracing to be specified on steel engineering.

2C. Structural Steel Members* — As an alternate to Item 2 — Pre-fabricated light gauge steel truss system consisting of cold-formed, galvanized steel cord and web sections. Trusses fabricated in various sizes, depths, and from various steel thickness. Trusses minimum 12 in. deep, spaced a max of 24 in. OC.
AEGIS METAL FRAMING, DIV OF MITEK — Ultra-Span, Pre-fabricated Light Gauge Steel Truss System

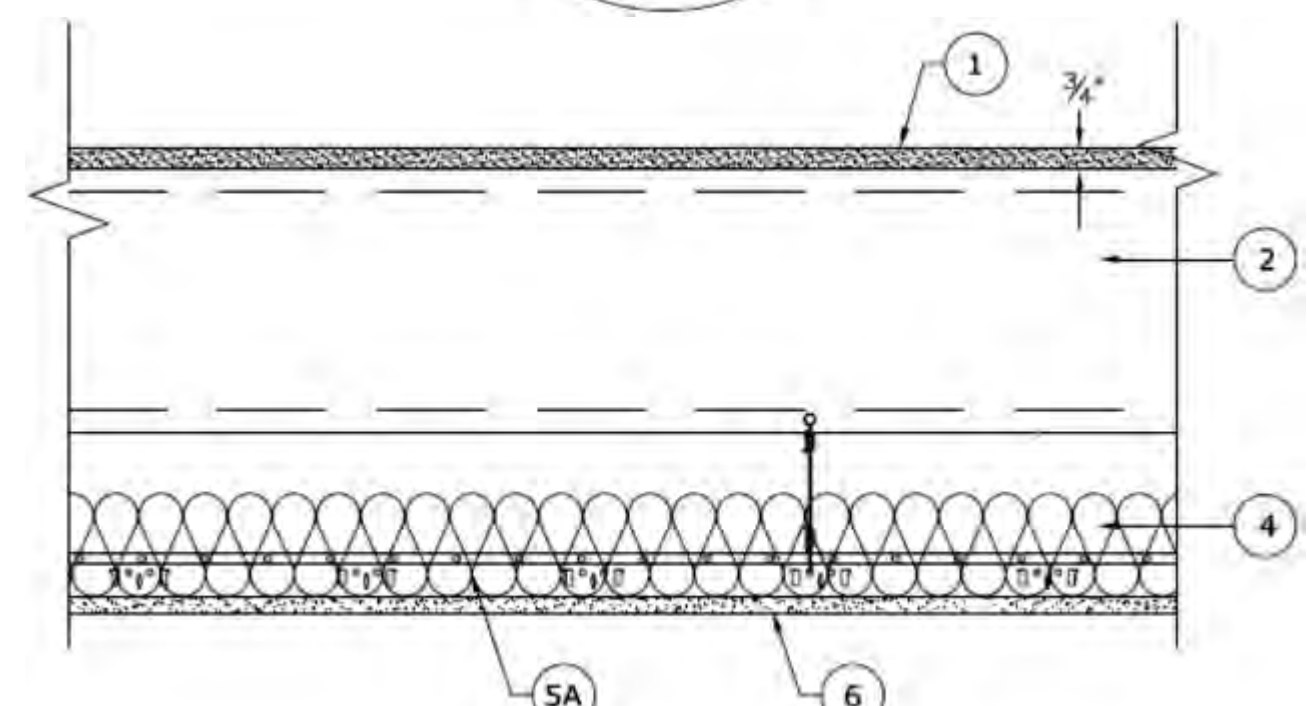
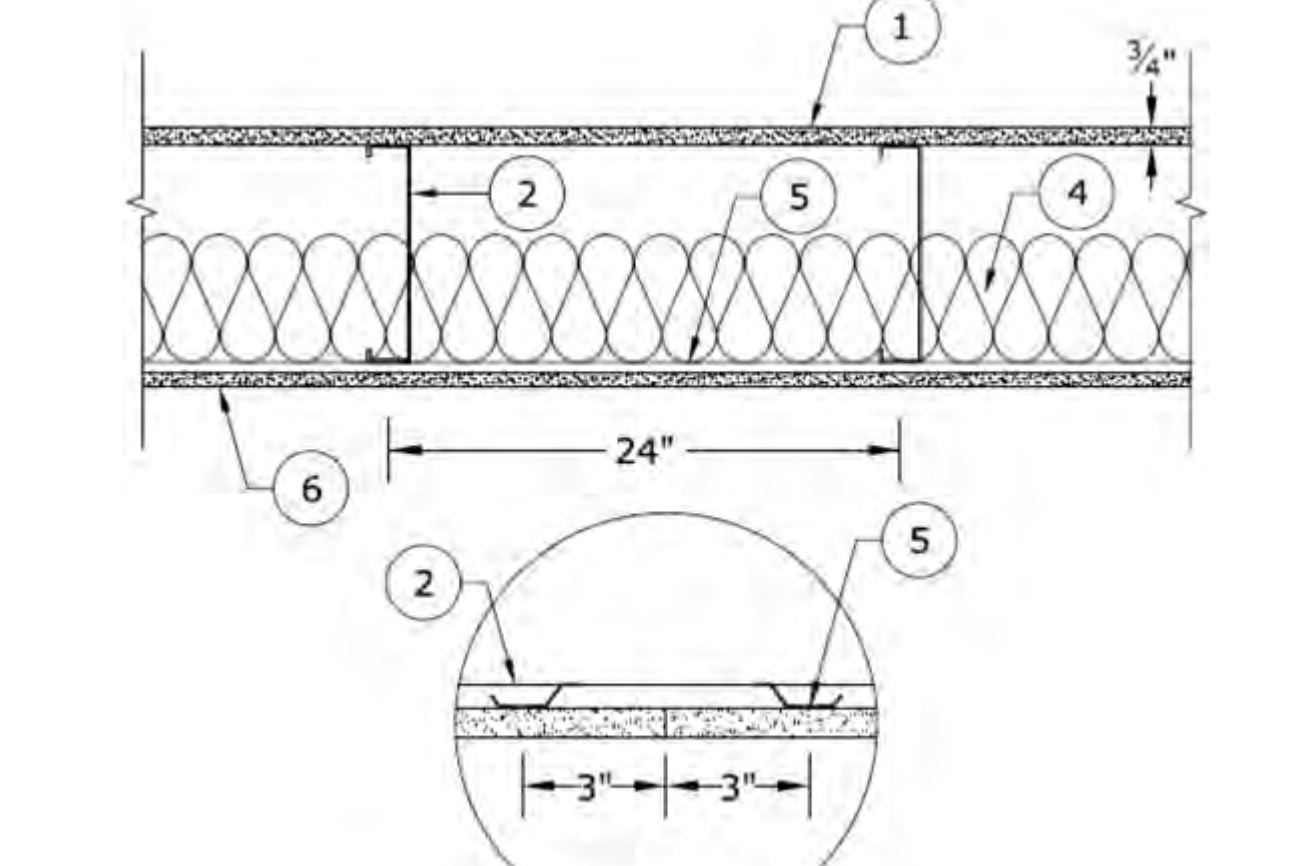
TRUSSTEEL, DIV OF ITW BUILDING COMPONENTS INC — TrusSteel

2D. Steel Trusses — As an alternate to Item 2, - Cold-formed galvanized steel truss chord and web sections manufactured from steel conforming to ASTM A653 Grade 33 or higher yield strength. Steel thickness of truss chord and web sections as required by design to meet governing code requirements. Truss members connected together with No. 10-16 (min size) self-drilling screws or equivalent. Truss chord and web members to be designed in accordance with the American Iron and Steel Institute's Specification for the Design of Cold-Formed Steel Structural Members, 1996 Edition. Trusses spaced a max of 24 in. OC. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 12 in.

2E. Steel Joists — As an alternate to Item 2, minimum 12K1, spaced a max 24 in. OC.

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1. Structural Cement-Fiber Units* — Nom 3/4 in. thick, with long edges tongue and grooved. Long dimension of panels to be perpendicular to joists with end joints staggered a min of 2 ft and centered over the joists. Panels secured to steel joists with 1-5/8 in. long No. 8 self-drilling, self-countersinking steel screws spaced a max of 12 in. OC in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. OC on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the side edges of the panel.
As an alternate to the 1-5/8" long No. 8 fastener, the following power-actuated pins may be used for min. 1/8" thick, hot-rolled A36 steel sections for joist specified in Item 2E:

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b. Steel Framing Members* — Used to attach furring channels (Item a) to joists (Item 2). Clips spaced 48 in. OC and secured to the bottom chord of joists with min 1-5/8 in. long No. 8 self-drilling, self-tapping, bugle, flat or hex head screw through the center grommet. Furring channels are friction fitted into clips. Additional clips required to hold furring channel that supports the gypsum board butt joints.
PLITEQ INC — Type Genie Clip

5C. Alternate Steel Framing Members* — (Optional, Not Shown) — As an alternate to Items 5 to 5B, furring channels and Steel Framing Members as described below.

a. Furring channels — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 12 in. OC, perpendicular to joists. Channels secured to joists as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. Steel Framing Members* — Used to attach furring channels (Item a) to the steel joists (Item 2). Clips spaced a max of 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating joists with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in Item 6.
PAC INTERNATIONAL L L C — Types RSIC-1 or RSIC-1 (2.75)

5D. Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 5.

a. Furring Channels — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 12 in. OC, perpendicular to the joists. Channels secured to Cold Rolled Channels at every intersection with a 3/4 in. TEK screw through each furring channel leg. Ends of adjoining channels overlapped 12 in. and fastened together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap, or with two 3/4 in. TEK screws in each leg of the overlap section. Two furring channels used at end joints of gypsum board (Item 6), each extending a min of 6 in. beyond both side edges of the board.

b. Cold Rolled Channels — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to joists, friction-fitted into the channel caddy on the Steel Framing Members (Item 5Dc) and secured with two 3/4 in. TEK screws. Adjoining lengths of cold rolled channels lapped min. 12 in. and secured along bottom legs with four 3/4 in. TEK screws and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. Steel Framing Members* — Spaced 48 in. OC, max along joist, and secured to the joist on alternating joists with two, No. 10-16 TEK screws through mounting holes on the hanger bracket.
PAC INTERNATIONAL L L C — Type RSIC-SI-CRC EZ Clip

5E. Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 5.

a. Furring Channels — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 12 in. OC perpendicular to joists and friction fit into Steel Framing Members (Item 5E b). Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap or with two TEK screws along each leg of the 6 in. overlap. Two furring channels used at end joints of gypsum board (Item 6). Butt joint channels held in place by strong back channels placed upside down, on top of, and running perpendicular to primary furring channels, extending 6 in. longer than length of gypsum side joint. Strong back channels spaced maximum 48 in. OC. Strong back channels secured to every intersection of primary furring channels with four 7/16 in. pan head screws, two along each of the legs at intersections. Butt joint channels run perpendicular to strong back channels and shall be minimum 6 in. longer than length of joint, secured to strong back channels with 7/16 in. pan head screws, two along each of the legs at intersection with strong back channels.

3/6

<https://iq.ulprospector.com/en/profile?e=14118>

b. Steel Framing Members* — Used to attach furring channels (Item 5Ea) to joists. Clips spaced 48 in. OC and secured along joist webs at each furring channel intersection with min. 3/4 in. long self-drilling No. 10-16 TEK screws through each of the provided hole locations. Furring channels are friction fitted into clips.
PAC INTERNATIONAL L L C — Type RSIC-SI-1 Ultra

6. Gypsum Board* — One layer of nom 5/8 in. thick by 48 in. wide gypsum panels installed with long dimension perpendicular to resilient channels, furring channels or cross tees of suspension system. Gypsum panels secured to resilient channels, furring channels or drywall suspension system with 1 in. long Type S bugle-head screws spaced 8 in. OC, with screws located minimum of 1 in. from the side joints and 3 in. from the end joints. End joints secured to both resilient/furring channels as shown in end joint detail. When **Steel Framing Members** (Item 5B or 5C) are used, the butt joints in the gypsum board shall be supported by two furring channels. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one RSIC-1, RSIC-1 (2.75) or Genie clip at each end of the channel. When **Steel Framing Members** (Item 5D) are used, nom 5/8 in. thick, 4 ft wide gypsum board, installed as described in Item 6 as per hourly ratings. Adjacent butt joints staggered minimum 48 in. OC.

When **Steel Framing Members** (Item 5E) are used, nom 5/8 in. thick, 4 ft wide gypsum board, installed as described in Item 6 as per hourly ratings. Butt joints staggered minimum 24 in. OC.

CGC INC — Type ULIX

UNITED STATES GYPSUM CO — Type ULIX

7. Finishing System - (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum panels.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-06-30

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5A. Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 5 — Furring channels and Steel Framing Members as described below.
a. Furring channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 12 in. OC, perpendicular to joists. Channel secured to joists as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional channels shall be positioned so that the distance from the end of the board to the center of the first channel is 3 in. and from the board end to the center of the next channel is 12 in.

5B. Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 5 — Furring channels and Steel Framing Members as described below.
a. Furring channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 12 in. OC, perpendicular to joists. Channel secured to joists as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional channels shall be positioned so that the distance from the end of the board to the center of the first channel is 3 in. and from the board end to the center of the next channel is 12 in.

6/6

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Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
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scale

general notes

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

revisions

project title

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

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

drawing title

UL H505

scale	As Noted
date	December 3rd, 2023
no.	146
of.	233

Sheet No.

A710

Project #2040

general notes

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revisions

project title

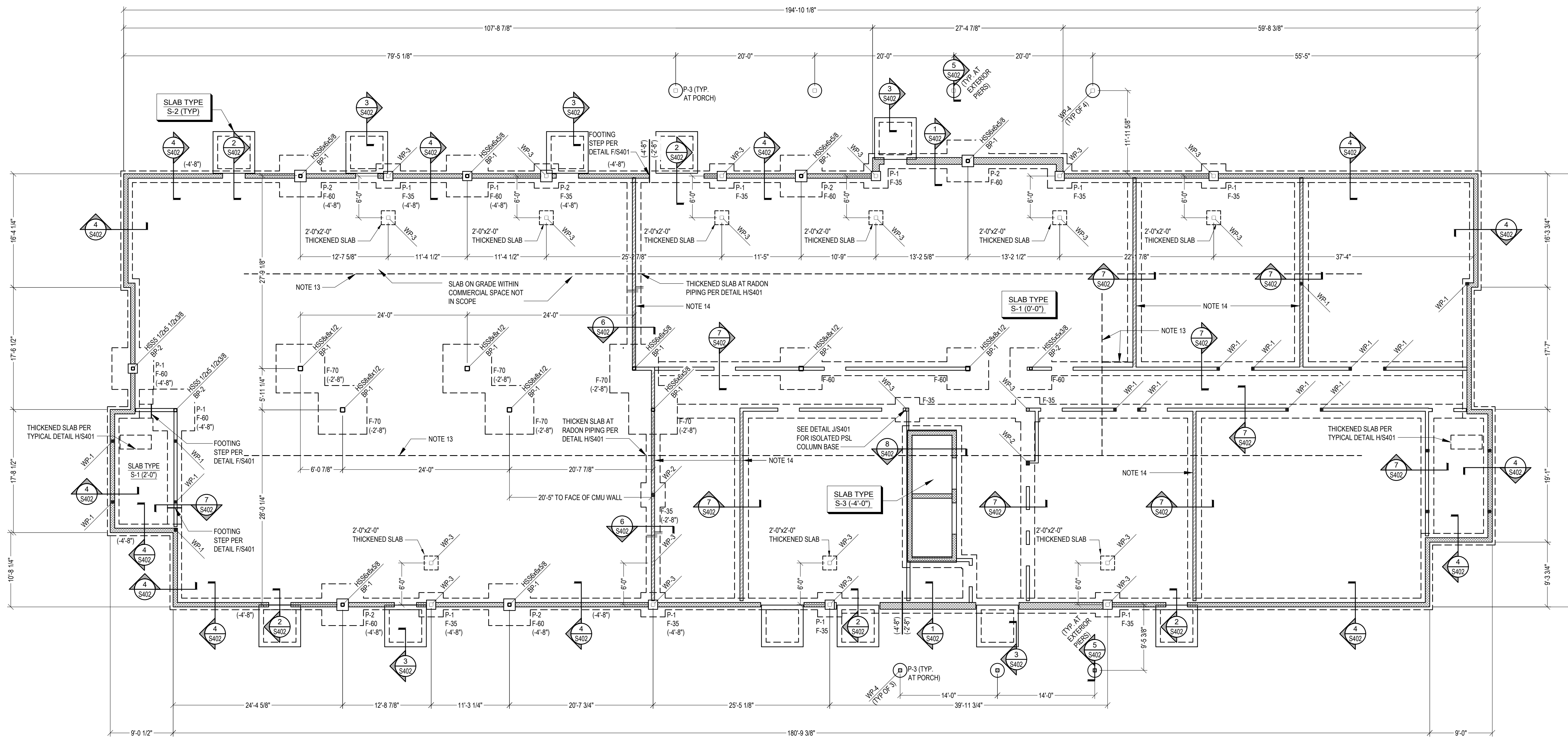
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

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

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

drawing title

FOUNDATION PLAN

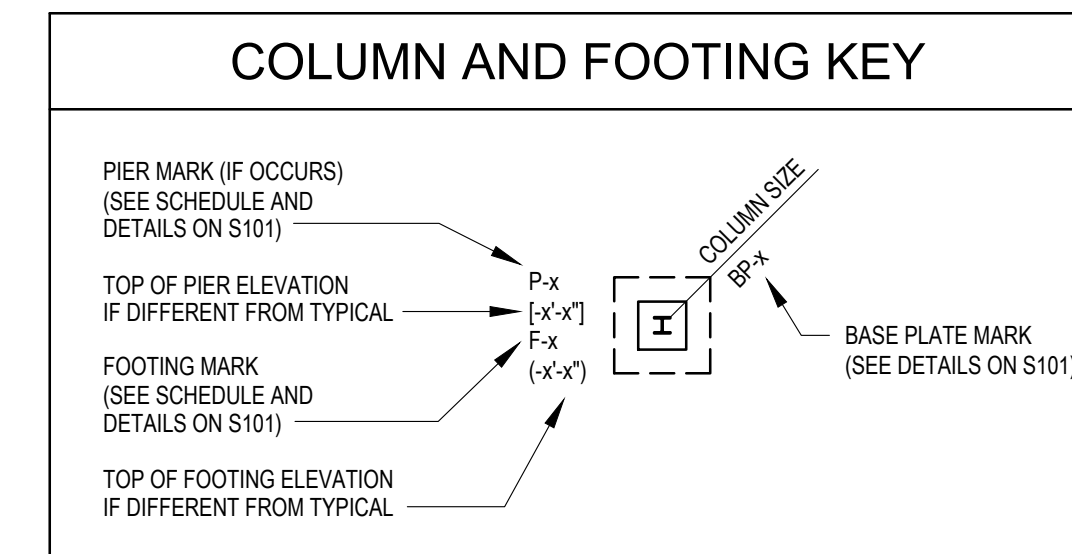


FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

PLAN NOTES

- TOP OF SLAB ELEVATION (0'-0") UNLESS NOTED. SLAB ELEVATION TO MATCH EXISTING. CONTRACTOR FIELD VERIFY.
- ALL ELEVATIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM REFERENCE ELEVATION.
- (-x'-x") INDICATES TOP OF FOOTING ELEVATION. STEP FOOTING AS REQUIRED PER DETAIL F/S401.
- TOP OF INTERIOR FOOTING ELEVATION = (-0'-8") UNLESS NOTED.
- TOP OF EXTERIOR FOOTING ELEVATION = (-2'-8") UNLESS NOTED.
- TOP OF PIER ELEVATION = (-0'-8") UNLESS NOTED.
- ALL PIERS, COLUMNS AND FOOTINGS SHALL BE CENTERED ON COLUMN LINES UNLESS DIMENSIONED OR DETAILED OTHERWISE.
- SEE S001 AND S002 FOR GENERAL STRUCTURAL NOTES.
- REFER TO ARCHITECTURAL DRAWINGS FOR HOUSEKEEPING PADS, FLOOR SLOPES, FLOOR RECESSES, SLAB INSERTS, ACCESS FLOOR LAYOUT AND DETAILS, ETC. SEE MECHANICAL DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXTERIOR STAIR LAYOUT, DIMENSIONS AND LOCATIONS.
- REFER TO SITE AND MEP DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. COORDINATE FOUNDATION INSTALLATION WITH UTILITIES. STEP FOOTING AS REQUIRED.
- S-x - INDICATES SLAB TYPE. SEE FLOOR SLAB LEGEND ON THIS SHEET.
- COORDINATE RADON PIPE/VENT LOCATIONS/DIMENSIONS WITH ARCHITECTURAL AND RADON SYSTEM DRAWINGS. PIT/VOID SPACE LOCATION SHALL NOT OVERLAP THICKENED SLABS BELOW STRUCTURAL WALLS. SEE DETAIL HS402 FOR REINFORCING REQUIREMENTS IN LOCATIONS WHERE RADON PIPE INTERRUPTS BEARING WALL THICKENED SLAB.
- WALLS HATCHED THUS INDICATE WALLS WHICH SHALL CONSIST OF (2) 2x6 SPF NO. 2 OR BETTER STUDS AT 12" O.C.



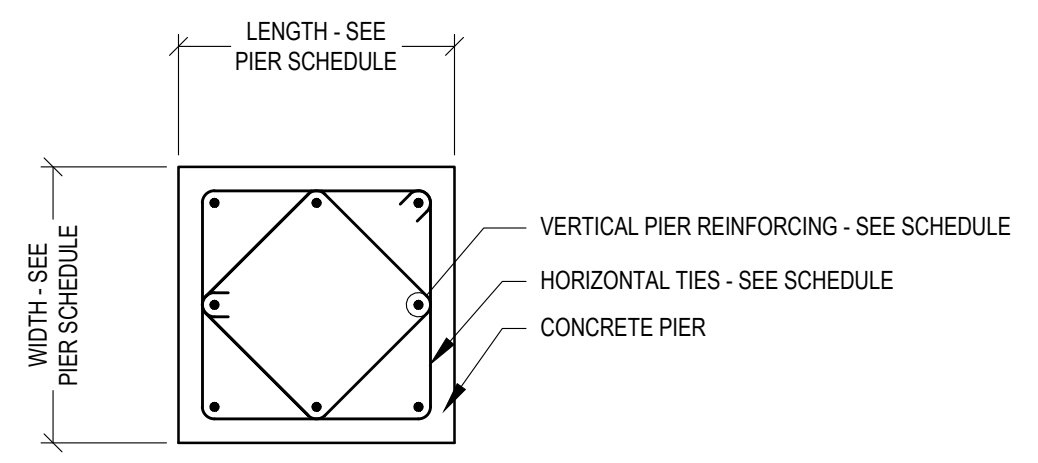
CONCRETE FOOTING SCHEDULE

3000 PSF ALLOWABLE BEARING PRESSURE

MARK	SIZE	THICKNESS	REINFORCEMENT
F-35	3'-6"x3'-6"	1'-0"	(4) #4 BARS E.W. BOTTOM
F-60	6'-0"x6'-0"	1'-6"	(5) #6 BARS E.W. BOTTOM
F-70	7'-0"x6'-0"	1'-6"	(7) #6 BARS E.W. BOTTOM

FLOOR SLAB LEGEND

S-1	4" THICK CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 WWF ON 10 MIL BLACK POLYFILM ON 6" COMPACTED CRUSHED STONE
S-2	4" THICK AIR-ENTRAINED CONCRETE SLAB REINFORCED WITH 6x6x-W1.4xW1.4 WWR ON 6" COMPACTED CRUSHED STONE
S-3	12" THICK CONCRETE SLAB. SEE SECTION 8/S402 FOR REINFORCING



TYPICAL PIER DETAIL
3/4" = 1'-0"

COLUMN BASE PLATE SCHEDULE

MARK	BASE PLATE SIZE			ANCHOR RODS			REMARKS
	X	Y	T	NO.	DIA.	EMBEDMENT LENGTH	
BP-1	16"	16"	1 1/4"	4	3/4"	9	
BP-2	14"	14"	3/4"	4	3/4"	9	

CONCRETE PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	HORIZONTAL TIES
P-1	1'-4"x1'-4"	(4) #6 BARS	#4 TIES AT 12" O.C.
P-2	1'-8"x1'-8"	(8) #6 BARS	#4 TIES AT 12" O.C.
P-3	24" DIAMETER	(8) #6 VERTICAL BARS	#4 TIES AT 12" O.C.

NOTE:
1. DOWEL ALL VERTICAL PIER REINFORCING INTO FOOTING (TYPICAL) AS INDICATED IN DETAIL C/S401

scale
As Noted

date
December 3rd, 2023

no. **149** of **233**

Sheet No.
S101
Project #2040

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.**
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revisions

project title

Owner:

HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:

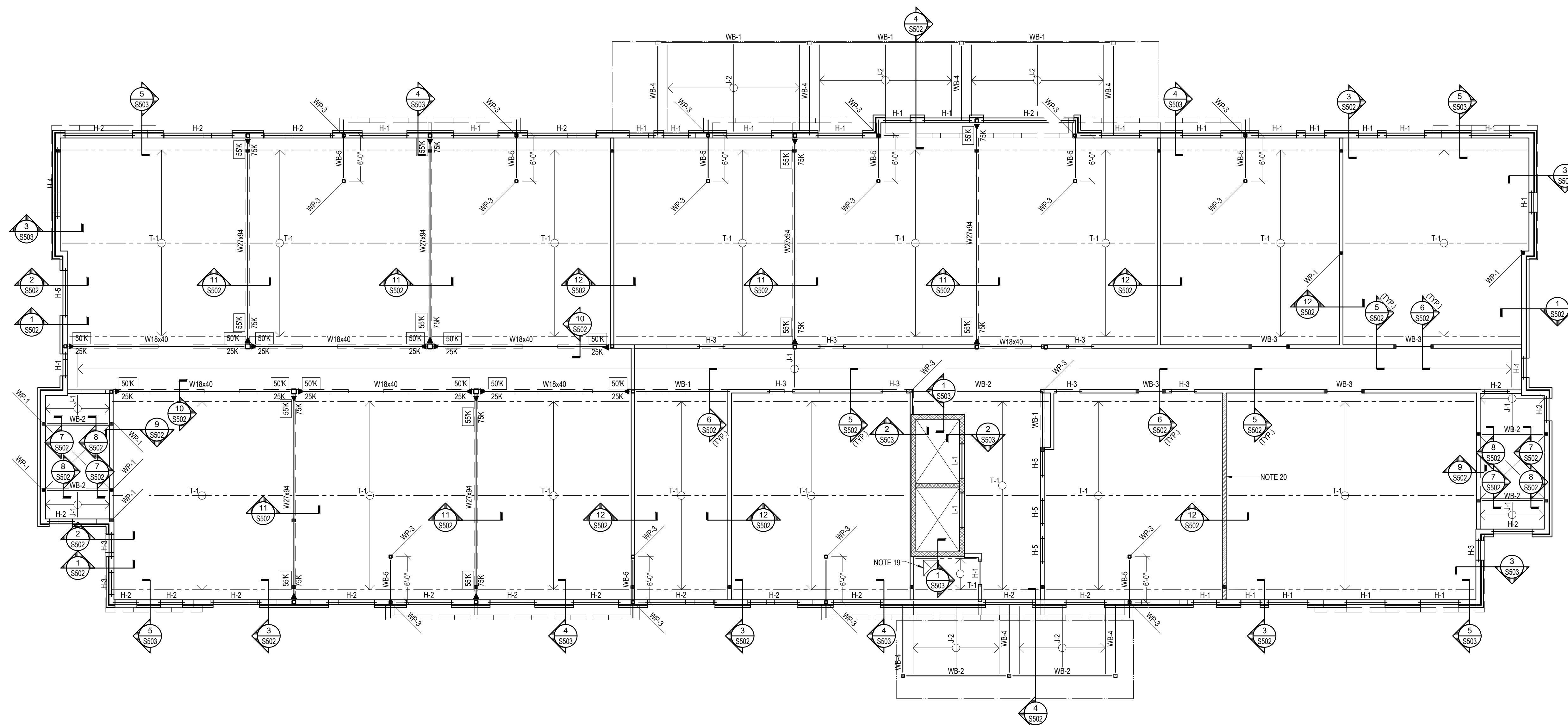
Allies & Ross Management and
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200 Ross Street
Pittsburgh, PA 15219

Project Location:

Northview Heights Midrise
250 Penfort Street
Pittsburgh, PA 15214

drawing title

SECOND FLOOR FRAMING PLAN



SECOND FLOOR FRAMING PLAN

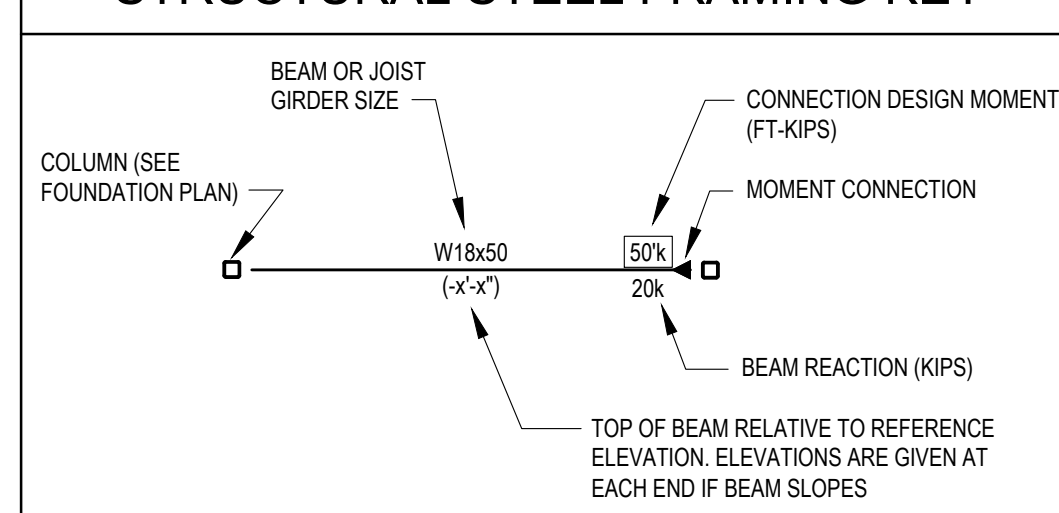
SCALE: 1/8" = 1'-0"

PLAN NOTES

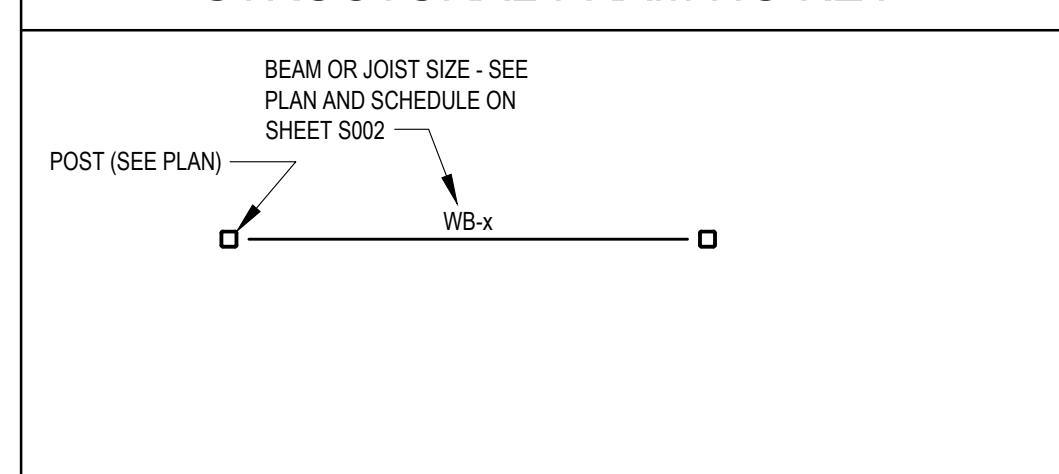
- TOP OF FLOOR SHEATHING ELEVATION = (+10'-10 7/8") ABOVE REFERENCE ELEVATION (0'-0") UNLESS NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR FINISH FLOOR TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
- TYPICAL FLOOR CONSTRUCTION 3/4" TONGUE AND GROOVE OSB WITH SUB-FLOOR ADHESIVE AND 10D NAILS AT 6" O.C. MAXIMUM OVER PRE-ENGINEERED FLOOR TRUSSES.
- J-x INDICATES WOOD JOIST TYPE, T-x INDICATES WOOD TRUSS TYPE, SEE WOOD JOIST/TRUSS SCHEDULE ON S002.
- FLOOR FRAMING SHALL CONFORM TO FLOOR PROFILES, ELEVATIONS, TRUSS BEARINGS AND DEPTHS INDICATED ON ARCHITECTURAL DRAWINGS. PROVIDE CLEAR OPENINGS IN TRUSS WEBS FOR MECHANICAL WHERE SHOWN ON ARCHITECTURAL AND/OR MEP DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE FLOOR FRAMING SYSTEM AS INDICATED. MAIN FLOOR TRUSSES OF THIS SYSTEM HAVE BEEN SHOWN TO IDENTIFY THE INTENDED LOAD PATH OF THE FLOOR FRAMING. IT IS THE TRUSS MANUFACTURER'S RESPONSIBILITY TO DESIGN AND PROVIDE THESE MAIN TRUSSES AS WELL AS TRUSSES NOT SPECIFICALLY IDENTIFIED IN PLAN TO PROVIDE A COMPLETE FLOOR FRAMING SYSTEM.
- ALL EXTERIOR WALLS AND ALL INTERIOR BEARING WALLS SHALL CONSIST OF 2x6 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. WALLS HATCHED THUS INDICATE WALLS WHICH SHALL CONSIST OF 2x12 STUDS AT 16" O.C. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
- SEE S001 AND S002 FOR GENERAL STRUCTURAL NOTES.
- H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION. L-x INDICATES LINTEL BELOW THIS LEVEL. SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION. SEE GENERAL STRUCTURAL NOTES FOR VENEER LINTELS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION.
- SEE SHEAR WALL PLANS FOR EXTERIOR WALL SHEATHING AND FASTENERS.
- SEE DETAIL K/S501 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
- WHERE PARTITION WALL AT FLOOR ABOVE IS ORIENTED PARALLEL TO TRUSS SPAN, PROVIDE 2x4 BLOCKING AT 24" O.C. TO SUPPORT PARTITION WALL ABOVE.
- AREA HATCHED THUS INDICATES MECHANICAL ROOM, STORAGE ROOM, OR COMMON AREA. DESIGN SUBJECT FLOOR TRUSSES FOR LIVE LOAD INDICATED IN GENERAL STRUCTURAL NOTES ON S001 AND S002. COORDINATE TRUSS SPACING AND LOCATIONS ON THE SHOP DRAWINGS.
- TRUSS DESIGNER TO PROVIDE REDUCED TRUSS SPACING AS REQUIRED FOR L/360 MAXIMUM TOTAL CUMULATIVE LOAD DEFLECTION. TRUSS DESIGNER CONFIRM THAT FLOOR TRUSS DEFLECTION MEETS RECOMMENDATIONS AND REQUIREMENTS OF GYPCRETE MANUFACTURER.
- COORDINATE FLOOR PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.

- WP-x ON PLAN INDICATES POSTS WHICH SUPPORT FRAMING ON THE LEVELS ABOVE. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
- ALLOW FOR TEMPORARY EXPANSION ON FLOOR SHEATHING PER DETAIL L/S501 AND THE GENERAL STRUCTURAL NOTES.
- COORDINATE FLOOR PENETRATION SIZE AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.
- WALLS HATCHED THUS INDICATE WALLS WHICH SHALL CONSIST OF (2) 2x6 SPF NO. 2 OR BETTER STUDS AT 12" O.C.

STRUCTURAL STEEL FRAMING KEY



STRUCTURAL FRAMING KEY



scale
As Noted

date
December 3rd, 2023

no. of.

150 233

Sheet No.

S201

Project #2040

general notes

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revisions

project title

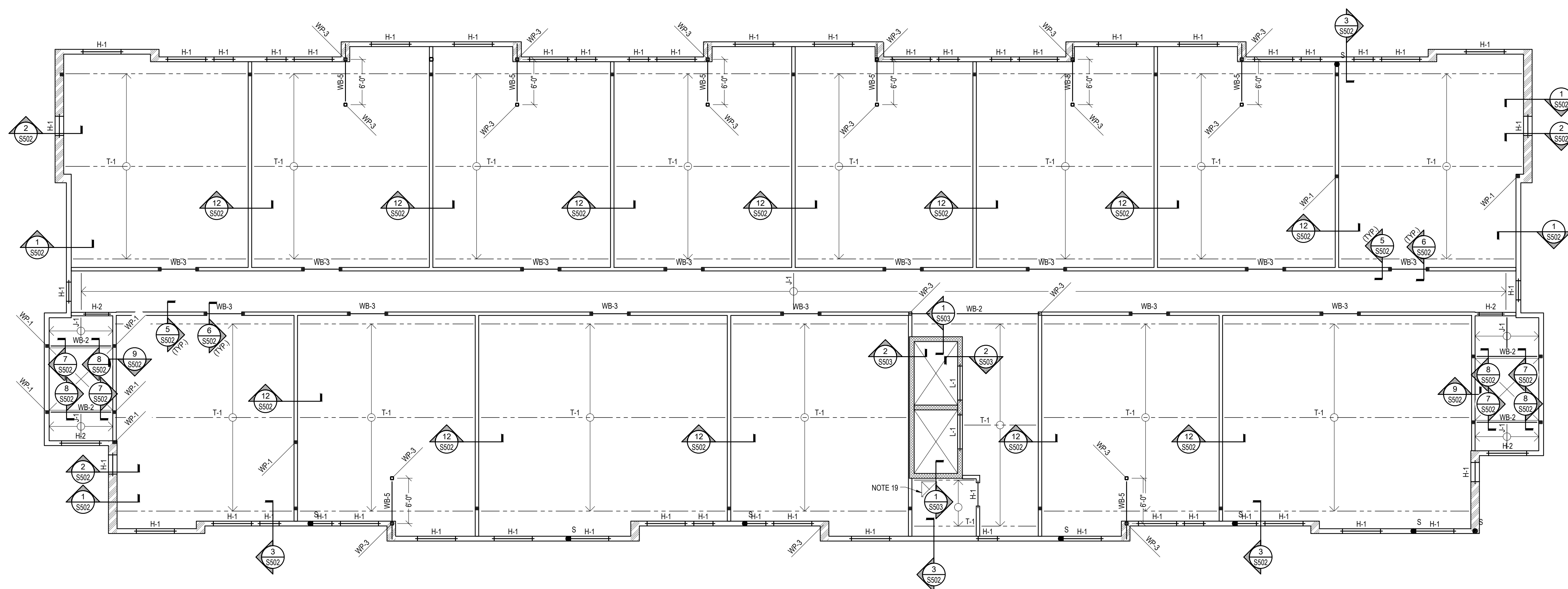
Owner:
HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:
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Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

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

drawing title

THIRD FLOOR FRAMING PLAN



THIRD FLOOR FRAMING PLAN

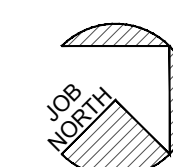
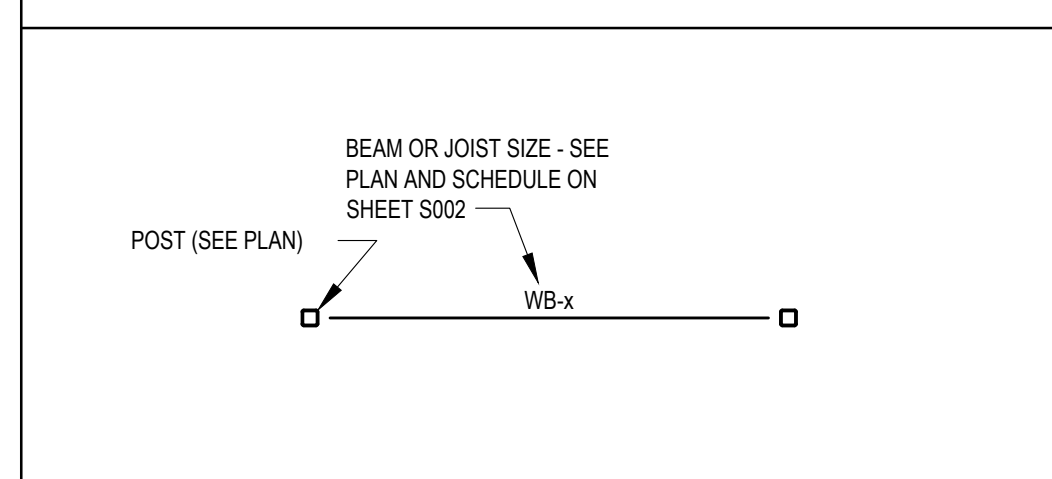
SCALE: 1/8" = 1'-0"

PLAN NOTES

- TOP OF FLOOR SHEATHING ELEVATION = (+21'-8 3/4") ABOVE REFERENCE ELEVATION (0'-0") UNLESS NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR FINISH FLOOR TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
- TYPICAL FLOOR CONSTRUCTION 3/4" TONGUE AND GROOVE OSB WITH SUB-FLOOR ADHESIVE AND 10D NAILS AT 6" O.C. MAXIMUM OVER PRE-ENGINEERED FLOOR TRUSSES.
- J-x INDICATES WOOD JOIST TYPE, T-x INDICATES WOOD TRUSS TYPE, SEE WOOD JOIST/TRUSS SCHEDULE ON S002.
- FLOOR FRAMING SHALL CONFORM TO FLOOR PROFILES, ELEVATIONS, TRUSS BEARINGS AND DEPTHS INDICATED ON ARCHITECTURAL DRAWINGS. PROVIDE CLEAR OPENINGS IN TRUSS WEBS FOR MECHANICAL WHERE SHOWN ON ARCHITECTURAL AND/OR MEP DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE FLOOR FRAMING SYSTEM AS INDICATED. MAIN FLOOR TRUSSES OF THIS SYSTEM HAVE BEEN SHOWN TO IDENTIFY THE INTENDED LOAD PATH OF THE FLOOR FRAMING. IT IS THE TRUSS MANUFACTURER'S RESPONSIBILITY TO DESIGN AND PROVIDE THESE MAIN TRUSSES AS WELL AS TRUSSES NOT SPECIFICALLY IDENTIFIED IN PLAN TO PROVIDE A COMPLETE FLOOR FRAMING SYSTEM.
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- SEE SHEAR WALL PLANS FOR EXTERIOR WALL SHEATHING AND FASTENERS.
- SEE DETAIL K5501 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
- WHERE PARTITION WALL AT FLOOR ABOVE IS ORIENTED PARALLEL TO TRUSS SPAN, PROVIDE 2x4 BLOCKING AT 24" O.C. TO SUPPORT PARTITION WALL ABOVE.
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- WP-x ON PLAN INDICATES POSTS WHICH SUPPORT FRAMING ON THE LEVELS ABOVE. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
- ALLOW FOR TEMPORARY EXPANSION ON FLOOR SHEATHING PER DETAIL L5501 AND THE GENERAL STRUCTURAL NOTES.
- COORDINATE FLOOR PENETRATION SIZE AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.

STRUCTURAL FRAMING KEY



scale
As Noted

date
December 3rd, 2023

no. of.

151 233

Sheet No.

S202

Project #2040

general notes

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revisions

project title

Owner:

HACP
200 Ross Street
Pittsburgh, PA, 15219

Client:

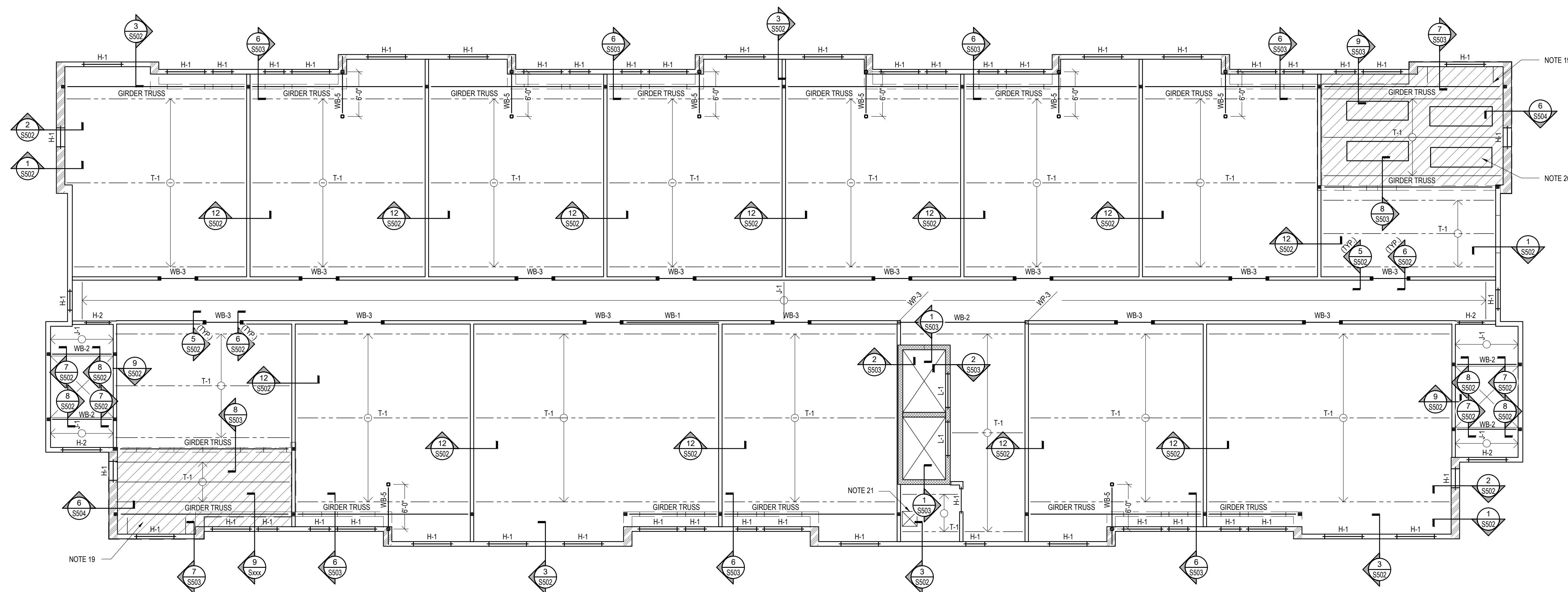
Allies & Ross Management and
Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

Project Location:

Northview Heights Midrise
250 Penfort Street
Pittsburgh, PA 15214

drawing title

FOURTH FLOOR FRAMING PLAN



FOURTH FLOOR FRAMING PLAN

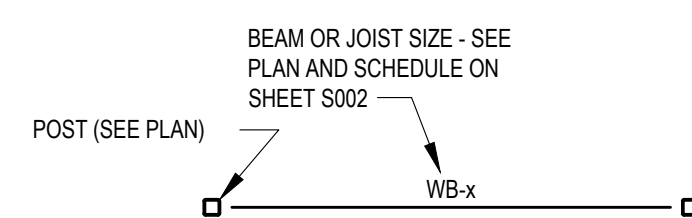
SCALE: 1/8" = 1'-0"

PLAN NOTES

- TOP OF FLOOR SHEATHING ELEVATION = (+32'-6 5/8") ABOVE REFERENCE ELEVATION (0'-0") UNLESS NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR FINISH FLOOR TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
- TYPICAL FLOOR CONSTRUCTION 3/4" TONGUE AND GROOVE OSB WITH SUB-FLOOR ADHESIVE AND 10D NAILS AT 6" O.C. MAXIMUM OVER PRE-ENGINEERED FLOOR TRUSSES.
- J-x INDICATES WOOD JOIST TYPE, T-x INDICATES WOOD TRUSS TYPE, SEE WOOD JOIST/TRUSS SCHEDULE ON S002.
- FLOOR FRAMING SHALL CONFORM TO FLOOR PROFILES, ELEVATIONS, TRUSS BEARINGS AND DEPTHS INDICATED ON ARCHITECTURAL DRAWINGS. PROVIDE CLEAR OPENINGS IN TRUSS WEBS FOR MECHANICAL WHERE SHOWN ON ARCHITECTURAL AND/OR MEP DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE FLOOR FRAMING SYSTEM AS INDICATED. MAIN FLOOR TRUSSES OF THIS SYSTEM HAVE BEEN SHOWN TO IDENTIFY THE INTENDED LOAD PATH OF THE FLOOR FRAMING. IT IS THE TRUSS MANUFACTURER'S RESPONSIBILITY TO DESIGN AND PROVIDE THESE MAIN TRUSSES AS WELL AS TRUSSES NOT SPECIFICALLY IDENTIFIED IN PLAN TO PROVIDE A COMPLETE FLOOR FRAMING SYSTEM.
- ALL EXTERIOR WALLS AND ALL INTERIOR BEARING WALLS SHALL CONSIST OF 2x6 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. WALLS HATCHED THIS INDICATE WALLS WHICH SHALL CONSIST OF 2x12 STUDS AT 16" O.C. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
- SEE S001 AND S002 FOR GENERAL STRUCTURAL NOTES.
- H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION. L-x INDICATES LINTEL BELOW THIS LEVEL. SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION. SEE GENERAL STRUCTURAL NOTES FOR VENEER LINTELS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION.
- SEE SHEAR WALL PLANS FOR EXTERIOR WALL SHEATHING AND FASTENERS.
- SEE DETAIL KISS01 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
- WHERE PARTITION WALL AT FLOOR ABOVE IS ORIENTED PARALLEL TO TRUSS SPAN, PROVIDE 2x4 BLOCKING AT 24" O.C. TO SUPPORT PARTITION WALL ABOVE.
- AREA HATCHED THIS INDICATES A MECHANICAL OR COMMUNAL ROOF DECK. DESIGN SUBJECT FLOOR TRUSSES FOR LIVE LOAD INDICATED IN GENERAL STRUCTURAL NOTES ON S001 AND S002. COORDINATE TRUSS SPACING AND LOCATIONS ON THE SHOP DRAWINGS.
- TRUSS DESIGNER TO PROVIDE REDUCED TRUSS SPACING AS REQUIRED FOR L360 MAXIMUM TOTAL CUMULATIVE LOAD DEFLECTION. TRUSS DESIGNER CONFIRM THAT FLOOR TRUSS DEFLECTION MEETS RECOMMENDATIONS AND REQUIREMENTS OF GYPCRETE MANUFACTURER.
- COORDINATE FLOOR PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.

- WP-x ON PLAN INDICATES POSTS WHICH SUPPORT FRAMING ON THE LEVELS ABOVE. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
- ALLOW FOR TEMPORARY EXPANSION ON FLOOR SHEATHING PER DETAIL L/S001 AND THE GENERAL STRUCTURAL NOTES.
- ROOF DECK IN HATCHED AREA CONSISTS OF ELEVATED STONE PAVERS AND SHALL BE DESIGNED FOR AN ADDITIONAL 15 PSF DEAD LOAD (40 PSF TOTAL DEAD LOAD). TRUSS DESIGNER SHALL COORDINATE REQUIRED TRUSS SPACING FOR ADDITIONAL DEAD LOAD.
- WEIGHT AND LOCATION OF MECHANICAL EQUIPMENT SHALL BE COORDINATED PRIOR TO SHOP DRAWING PREPARATION. TRUSS LAYOUT SHOP DRAWINGS SHALL INDICATE ALL MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN AND EXCEEDING 300 POUNDS SHALL BE BOUGHT TO THE ATTENTION OF THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. TRUSS SHOP DRAWINGS WHICH DO NOT INDICATE THE MECHANICAL EQUIPMENT MAY BE REJECTED.
- COORDINATE FLOOR PENETRATION SIZE AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.

STRUCTURAL FRAMING KEY



scale
As Noted

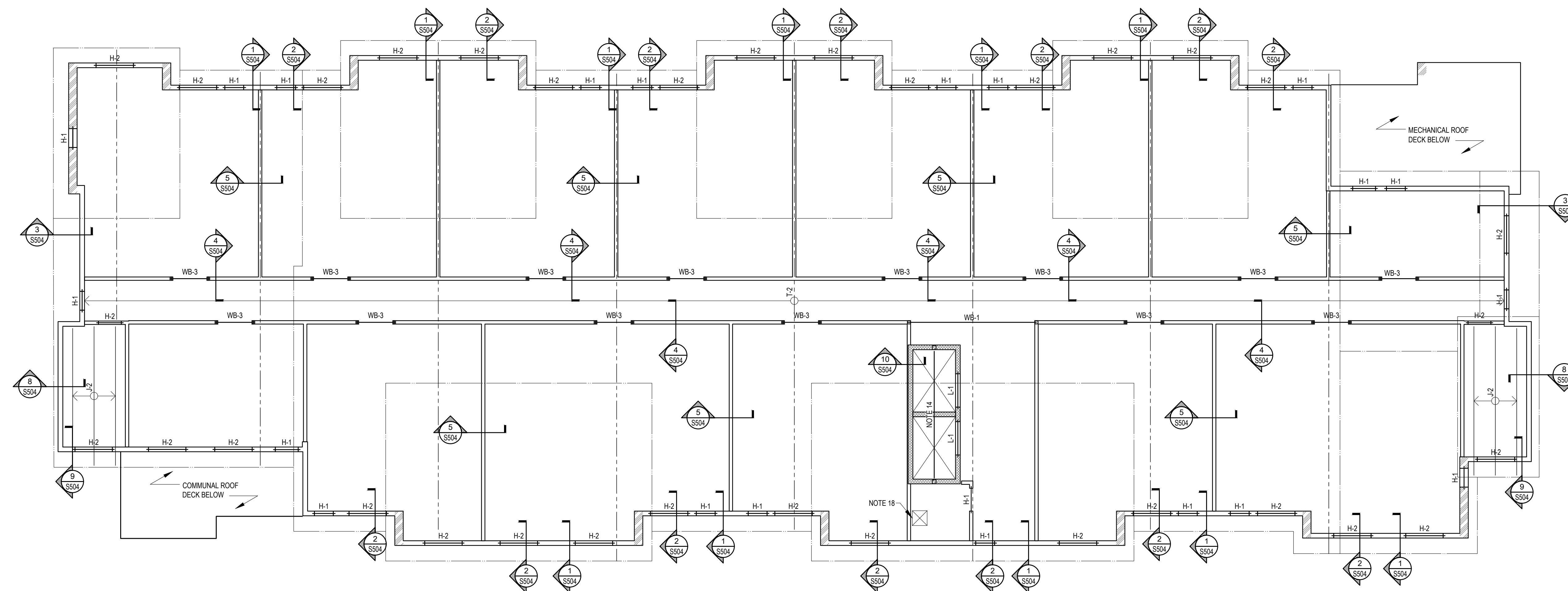
date
December 3rd, 2023

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Sheet No.

S203

Project #2040



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"



PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ROOF TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
2. ROOF FRAMING SHALL CONFORM TO ROOF PROFILE ELEVATIONS, HELL DEPTHS AND SLOPES INDICATED ON ARCHITECTURAL DRAWINGS. J-x INDICATES WOOD JOIST TYPE, T-x INDICATES WOOD TRUSS TYPE. SEE WOOD JOIST/TRUSS SCHEDULE ON S002
3. ENTIRE ROOF DECK SHALL BE 7/16" OSB AND FASTENED PER GENERAL STRUCTURAL NOTES.
4. A SCHEMATIC TRUSS LAYOUT HAS BEEN PROVIDED FOR THE WOOD ROOF TRUSSES. THIS LAYOUT HAS BEEN TAKEN INTO CONSIDERATION IN THE STRUCTURAL DESIGN OF THE SUPPORTING STRUCTURE. NO ALTERNATE TRUSS LAYOUT MAY BE UTILIZED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
5. THE CONTRACTOR AND TRUSS SUPPLIER SHALL DESIGN AND SUPPLY ALL TEMPORARY TRUSS BRACING AS REQUIRED DURING CONSTRUCTION.
6. REFER TO FRAMING SECTIONS AND DETAILS FOR UPLIFT SCREWS/PIES AND FRAMING ANCHORS.
7. SEE S001 AND S002 FOR GENERAL STRUCTURAL NOTES.
8. ALL EXTERIOR WALL AND ALL INTERIOR BEARING WALLS SHALL CONSIST OF 2x6 STUDS SPACES AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. WALLS HATCHED THUS [diagonal hatching] INDICATE WALLS SHALL CONSIST OF 2x12 STUDS AT 16" O.C. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
9. INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
10. H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION. L-x INDICATES LINTEL BELOW THIS LEVEL. SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION. SEE GENERAL STRUCTURAL NOTES FOR VENEER LINTELS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION.
11. CONTRACTOR COORDINATE ELEVATOR OVER RUN REQUIREMENTS WITH THE TRUSS SUPPLIER. PROVIDE STEPPED BOTTOM CORD AS REQUIRED.
12. PROVIDE WB HOIST BEAM AND 3/4"x6" BEARING PLATE WITH (2) 3/4" DIA. x6" LONG HEADED STUDS. EACH END OF THE HOIST BEAM. COORDINATE HOIST BEAM ELEVATION WITH ARCHITECTURAL DRAWINGS AND ELEVATOR MANUFACTURER.
13. COORDINATE CEILING AND / OR ROOF PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.
14. TRUSS DESIGNER TO COORDINATE TRUSS WEB PROFILES TO PROVIDE PLATFORM ATTIC ACCESS HATCH TO CATWALK. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND EXTENTS OF ATTIC CATWALK.
15. SEE DETAIL K/S501 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
16. WP-x ON PLAN INDICATES POSTS WHICH SUPPORT ROOF FRAMING ON THE LEVEL BELOW. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
17. ALL FOR TEMPORARY EXPANSION ON FLOOR SHEATHING PER DETAIL L/S501 AND THE GENERAL STRUCTURAL NOTES.
18. COORDINATE FLOOR PENETRATION SIZE AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.

seal

general notes

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revisions

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drawing title

ROOF FRAMING PLAN

scale
As Noted

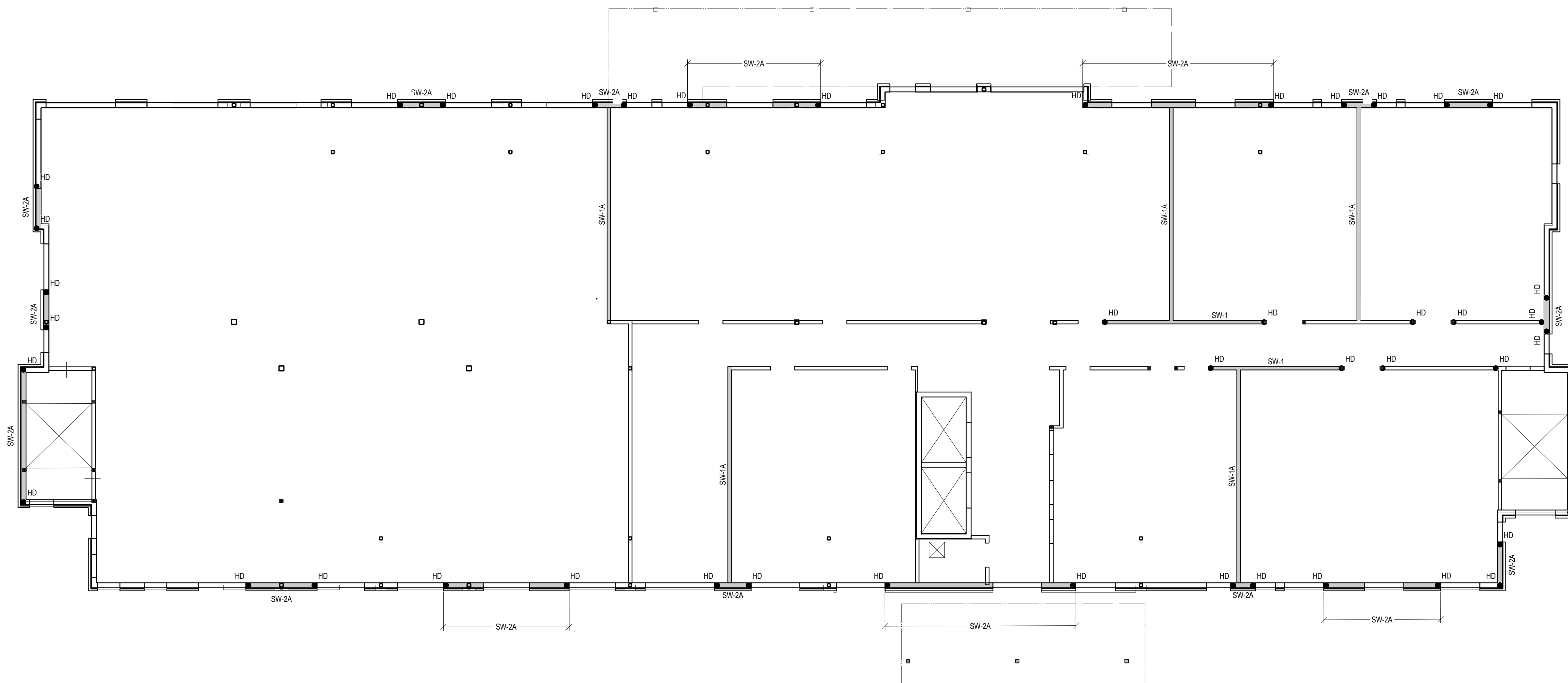
date
December 3rd, 2023

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Sheet No.

S204

Project #2040



FIRST FLOOR SHEAR WALL PLAN

SCALE: 1/8" = 1'-0" (SHEAR WALLS FROM FIRST FLOOR TO THE SECOND FLOOR)



PLAN NOTES

1. SHEAR WALLS NOTED THUS SW-x INDICATE SHEAR WALLS FROM THE GROUND FLOOR TO THE SECOND FLOOR. ALL PANEL EDGES SHALL BE BLOCKED AND SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SW-X INDICATES SHEAR WALL DESIGNATION. SEE SCHEDULE ON SHEET S002 AND DETAILS ON SHEET S501 FOR ADDITIONAL INFORMATION.
2. SHEAR WALL SHEATHING SHALL BE CONTINUOUS ON PLANE OF WALL FOR ENTIRE LENGTH WITH NO INTERRUPTIONS TO IT FROM ABUTTING/INTERSECTING WALLS.
3. SEE DETAIL E/SS01 FOR TERMINATION OF INTERIOR SHEAR WALLS AT INTERFACE WITH EXTERIOR WALLS AND CORRIDOR WALLS.
4. "HD" ON PLAN INDICATES (2) 2x STUD MIN WITH SIMPSON COIL STRAP. SEE SECTION H/SS02 FOR ADDITIONAL INFORMATION. CONTRACTOR COORDINATE "S1" LOCATIONS WITH JAMBS/ARCHITECTURAL DRAWINGS. STRAPS ARE LOCATED AT INTERFACE BETWEEN FIRST FLOOR WALL AND SECOND FLOOR WALL. ALL "S1" SHALL ALIGN WITH HD LOCATIONS BELOW.
5. SEE THE FLOOR FRAMING AND SECTIONS SHOWN ON THE FLOOR FRAMING PLANS FOR DIAPHRAGM ATTACHMENT TO MASONRY ELEVATOR SHAFT.

seal

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FIRST FLOOR SHEAR WALL PLAN

scale
As Noted

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December 3rd, 2023

no. of.

154 **233**

Sheet No.

S301

Project #2040