

PART 4: TECHNICAL SPECIFICATIONS
AND DRAWINGS

Hodgkiss and Sweetbriar Rehabilitation

IFB CONTRACT NO. 600-27-26



PLM Bulk Asbestos Laboratory Report

Client:	Fukui Architects		
Project:	1233 Hodgekiss Street	P.O.	Exterior

Job Number:	CB-25-998
Date Received:	December 30, 2025
Date Analyzed:	December 30, 2025

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
1230018	1	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123019	2	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123020	3	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123021	4	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123022	5	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123023	6	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123024	7	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123025	8	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123026	9	Old Caulking	Caulking	Paint, Cellulose, Binders 100%	ND	No
123027	10	Old Caulking	Caulking	Paint, Cellulose, Binders 100%	ND	No
123028	11	Old Caulking	Caulking	Paint, Cellulose, Binders 100%	ND	No
123029	12	Window Glazing	Glazing	Paint, Cellulose, Binders 100%	ND	No
123030	13	Window Glazing	Glazing	Paint, Cellulose, Binders 100%	ND	No
123031	14	Window Glazing	Glazing	Paint, Cellulose, Binders 100%	ND	No
123032	15	Roof	Rolled Asphalt	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123033	16	Roof	Rolled Asphalt	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123034	17	Roof	Rolled Asphalt	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123035	18	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123036	19	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123037	20	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123038	21	Roof	Tar	Bitumen, Others 100%	ND	No
123039	22	Roof	Tar	Bitumen, Others 100%	ND	No
123040	23	Roof	Tar	Bitumen, Others 100%	ND	No

Analyzed By: Mark Shatlock

Signature: Reviewed By: Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1 %; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003



PLM Bulk Asbestos Laboratory Report

Client:	Fukui Architects		
Project:	453 - 455 Sweetbriar Street	P.O.	Exterior

Job Number:	CB-25-998
Date Received:	December 30, 2025
Date Analyzed:	December 30, 2025

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
1230018	1	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123019	2	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123020	3	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123021	4	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123022	5	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123023	6	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123024	7	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123025	8	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123026	9	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123027	10	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123028	11	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123029	12	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123030	13	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123031	14	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123032	15	Roof	Tar	Bitumen, Others 100%	ND	No
123033	16	Roof	Tar	Bitumen, Others 100%	ND	No
123034	17	Roof	Tar	Bitumen, Others 100%	ND	No

Analyzed By: _____ Mark Shatlock

Signature:  Reviewed By: _____ Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1 %; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003



PLM Bulk Asbestos Laboratory Report

Client:	Fukui Architects		
Project:	447-449 Sweetbriar Street	P.O.	Exterior

Job Number:	CB-25-998
Date Received:	December 30, 2025
Date Analyzed:	December 30, 2025

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
123001	1	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123002	2	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123003	3	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123004	4	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123005	5	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123006	6	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123007	7	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123008	8	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123009	9	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123010	10	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123011	11	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123012	12	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123013	13	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123014	14	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123015	15	Roof	Tar	Bitumen, Others 100%	ND	No
123016	16	Roof	Tar	Bitumen, Others 100%	ND	No
123017	17	Roof	Tar	Bitumen, Others 100%	ND	No

Analyzed By: _____ Mark Shatlock

Signature: *Mark F. Shatlock* Reviewed By: _____ Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1 %; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003

HACP TO#121, MGMT#7954, BPO#3827

Two Family Residence, Renovation 447-449 Sweetbriar St, Pittsburgh, PA 15211

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

Code Conformance Information

Applicable Codes	
General:	2021 International Residential Code
Energy:	2021 International Energy Conservation Code
Electrical:	2020 NEC (NFPA 70)
Fire:	2021 International Fire Code
Fuel Gas:	2021 International Fuel Gas Code
Mechanical:	2021 International Mechanical Code
Plumbing:	2021 Allegheny County Health Department Plumbing Code

General Building / Project Information

Stories:	2 Stories.
Building Gross Area:	1,022 sqft Basement, 1,022 sqft First Floor and 1,123 sqft Second Floor
Hazardous Materials:	No Asbestos Containing Materials and No Lead based paint per HAZMAT report dated March 1,2024

Contact Schedule

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

Building Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Sixth Floor
Pittsburgh,PA,15219
Contact: Darnell Walker
ph:412.643.2806
darnell.walker@hacp.org

Architect:

Fukui Architects, PC
205 Ross Street
Pittsburgh, PA 15219
ph: 412.281.6001
fx: 412.281.6002
fgf@farpc.com
contact: Felix Fukui, AIA

Plan Review & Inspection:

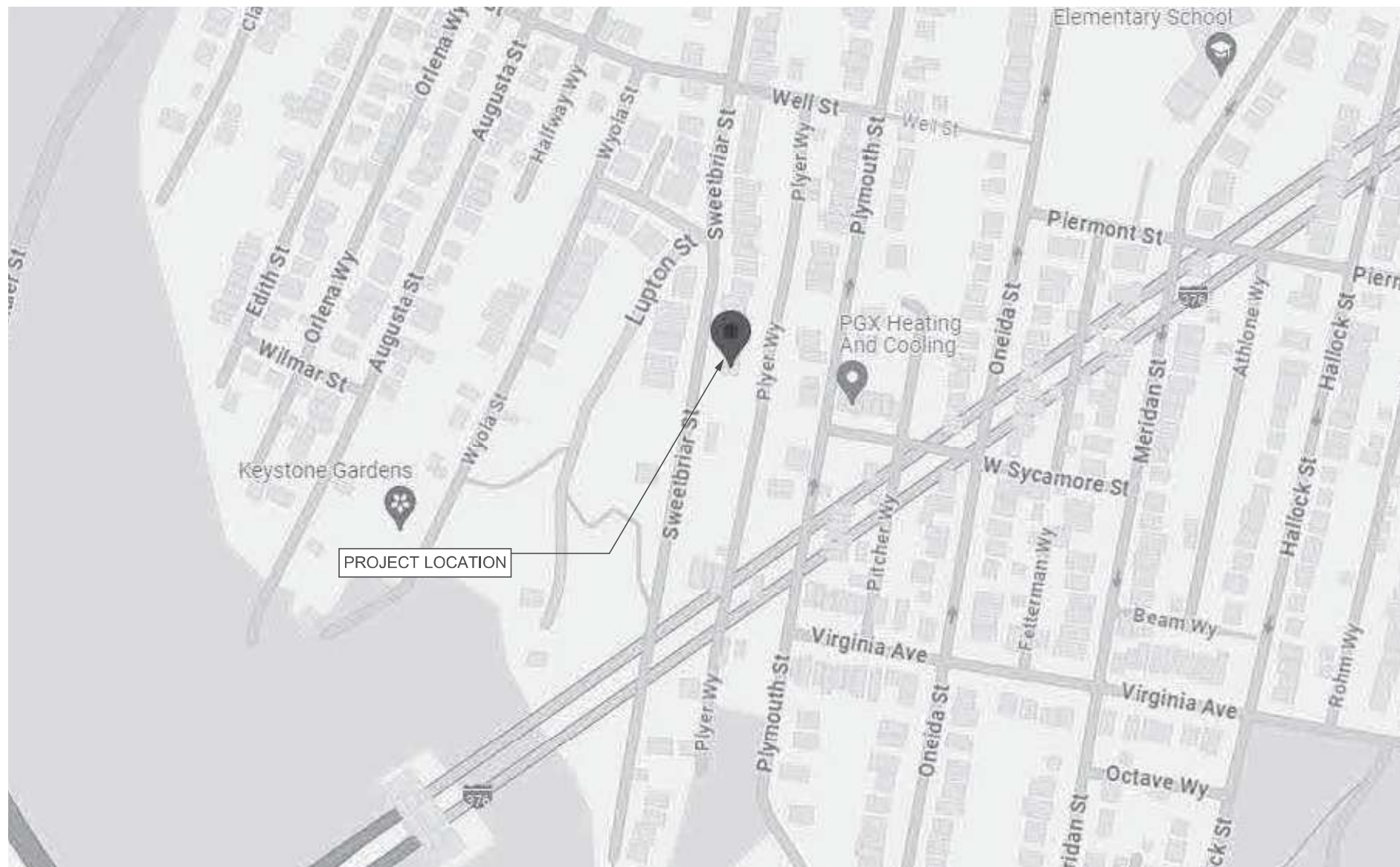
City of Pittsburgh Department of Permits, Licenses, and Inspections
412 Boulevard of the Allies
Sixth Floor
Pittsburgh, PA 15219

Symbols

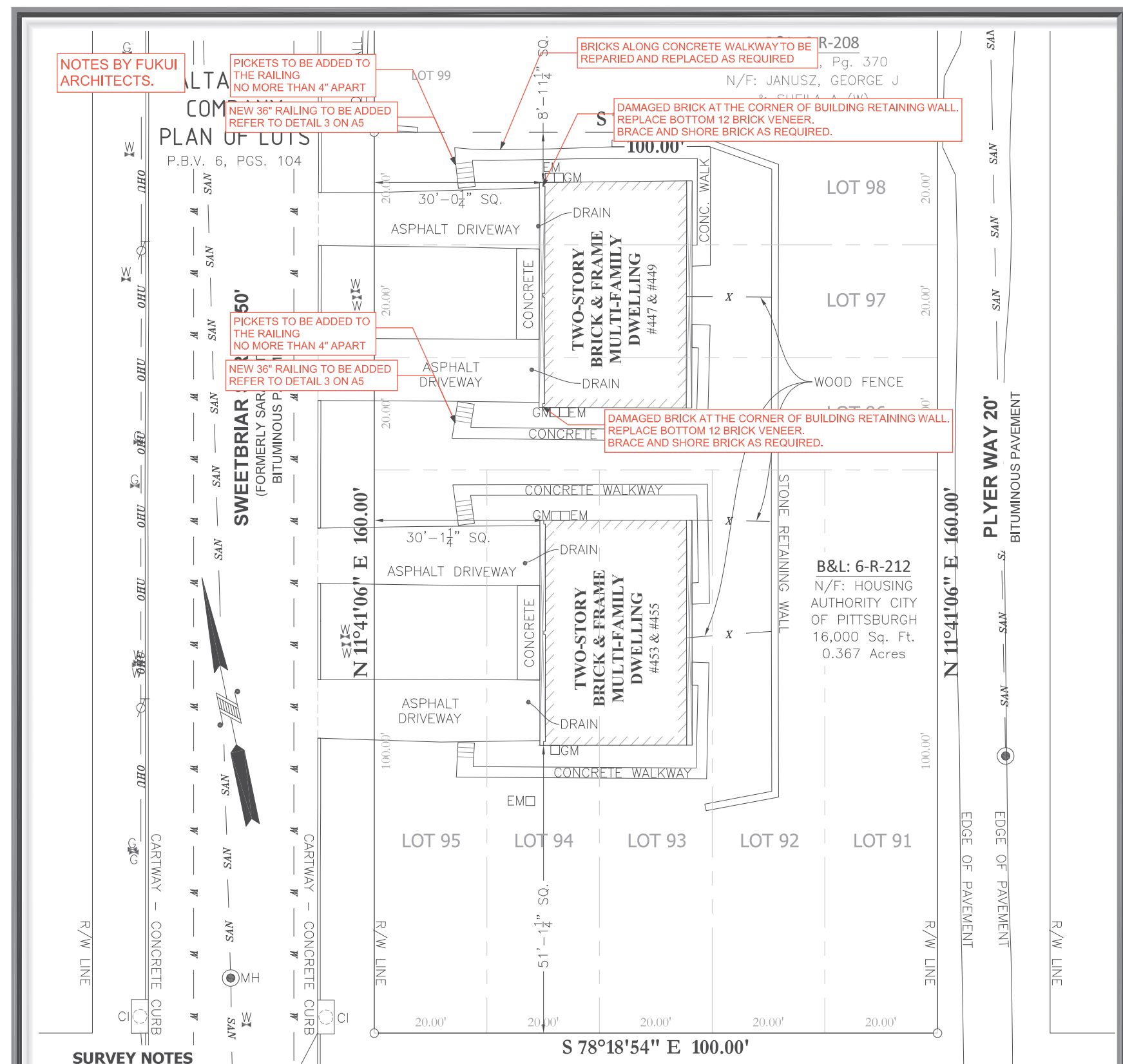
NOT ALL SYMBOLS USED	
	ELEVATION HEIGHT
	NORTH ARROW
	GRAPHIC SCALE
	BUILDING/ WALL SECTION MARKER
	ELEVATION MARKER
	INTERIOR ELEVATION MARKER
	DETAIL REFERENCE
	FINISH MATERIAL DESIGNATOR

Materials Legend

NOT ALL MATERIALS USED	
	EARTH
	BATT INSULATION
	COMPACTED STONE FILL
	GYPSUM WALL BOARD
	CONCRETE
	WOOD
	RIGID INSULATION
	STEEL
	BLOCKING
	PLYWOOD SHEATHING
	SPRAY FOAM INSULATION



1 Project Location
NOT TO SCALE



- SURVEY NOTES**
- Property subject to any issues that may be revealed by a current and complete title report. (None provided)
 - Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
 - Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and / or their respective easements.
 - Horizontal control and bearings hereon are PA South State Plane NAD83.
 - Deed of subject property was not available.

PA ONE CALL NOTICE:
Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan. Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free: 1-800-242-1776 SN: 20240112177

LEGEND:	
	SANITARY LINE
	WATERLINE
	OVERHEAD UTILITY
	UTILITY POLE
	CURB INLET
	MANHOLE
	GAS VALVE
	WATER VALVE
	GAS METER
	ELECTRIC METER

Made For: Fukui Architects 447/449 and 453/455 Sweetbriar Street		Plan of Property Situate In: 19th Ward, City of Pittsburgh Allegheny County, PA	
		Date: January 24th, 2024 Scale: 1" = 20' Drawn By: JTV Reviewed By: LAT File Number: 37084 CAD File: 24.0010 Revisions:	
908 Perry Highway Pittsburgh, Pennsylvania 15229 tel: 412.364.6090 fax: 412.364.6716 e: taiteng@taitengineering.net		Registered Surveyor Reg. No. SU-055571-E	

2 Survey
NOT TO SCALE

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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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	
1	IFB & IFC 02.27.2025
2	IFB & IFC 05.01.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Project Contact Schedule, Drawing Index, Code Conformance Information, Survey, Abbreviations and Materials, Project Location

scale As Noted	Sheet No. A1 Project ##2363	
date 05/01/2026		
no. 1	of. 14	

Fukui Architects Pc

2 0 5 R o s s S t r e e t
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

© 2 0 2 6 F u k u i A r c h i t e c t s , P c

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.**
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revisions

- | | |
|---|----------------------|
| 1 | IFB & IFC 02.27.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

447 Demo, 447 New

scale As Noted		Sheet No. A2 Project ##2363
date 05/01/2026		
no. 2	of. 14	

	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)				
MISCELLANEOUS: REMOVE ALL EXISTING DRAPERY AND RODS, CURTAINS, AND BLINDS.				
WALLS BASE: REMOVE ALL WALL BASE AND PREPARE AREA FOR NEW WALL BASE PER SPECIFICATIONS. ALL TILE, VINYL, OR WOOD WALL BASE SHOULD BE REMOVED AND WALL BEHIND SANDED.				
WATE REMOVED FROM SITE AND DISPOSED OF PROPERLY.				
FLOORING REMOVAL, INCLUDING ALL CONCRETE SLABS, WALL REPAIRS, AND CEILING REMOVAL.				
FLOOR DRAIN REMOVAL AND REPAIR.				
LOOSE FURNITURE AND EQUIPMENT TO BE HAULED AWAY. TRASH, WASTE, DEBRIS TO BE PROPERLY DISPOSED OF.				
FIXED CABINETRY AND EQUIPMENT REMOVAL INCLUDING STOVES, HOODS, REFIGERATORS, RANGES AND VANITY CABIETS IN BATHROOMS.				
FIXED PLUMBING FIXTURE REMOVAL INCLUDING KITCHEN SINKS, VANITY SINKS, TOILETS, BATHS, AND ASSOCIATED FAUCETS AND OPERATING ELEMENTS.				
DOOR HARDWARE AND DOOR FRAME REMOVAL.				
VINYL SIDING REMOVAL.				
WALL SHEATHING, INSULATION, AND WEATHERBARRIER REMOVAL.				
LIGHT FIXTURE, J-BOX, OUTLET, SWITCHES, AND ALL ASSOCIATED COVER REMOVAL. INTERIOR AND EXTERIOR.				
EXISTING ROOF DRAIN LINE CAMERA AND PIPE REPLACEMENT.				
ANY UN-USED MECHANICAL RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.				
ANY UN-USED PLUMBING RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.				
WINDOW REMOVAL AND PREPARATION FOR NEW WINDOW.				
BOILER REMOVAL AND ASBESTOS ABATEMENT WHERE APPLICABLE ON PLANS.				
MOP SINK REMOVAL.				
WATER HEATER REMOVAL.				

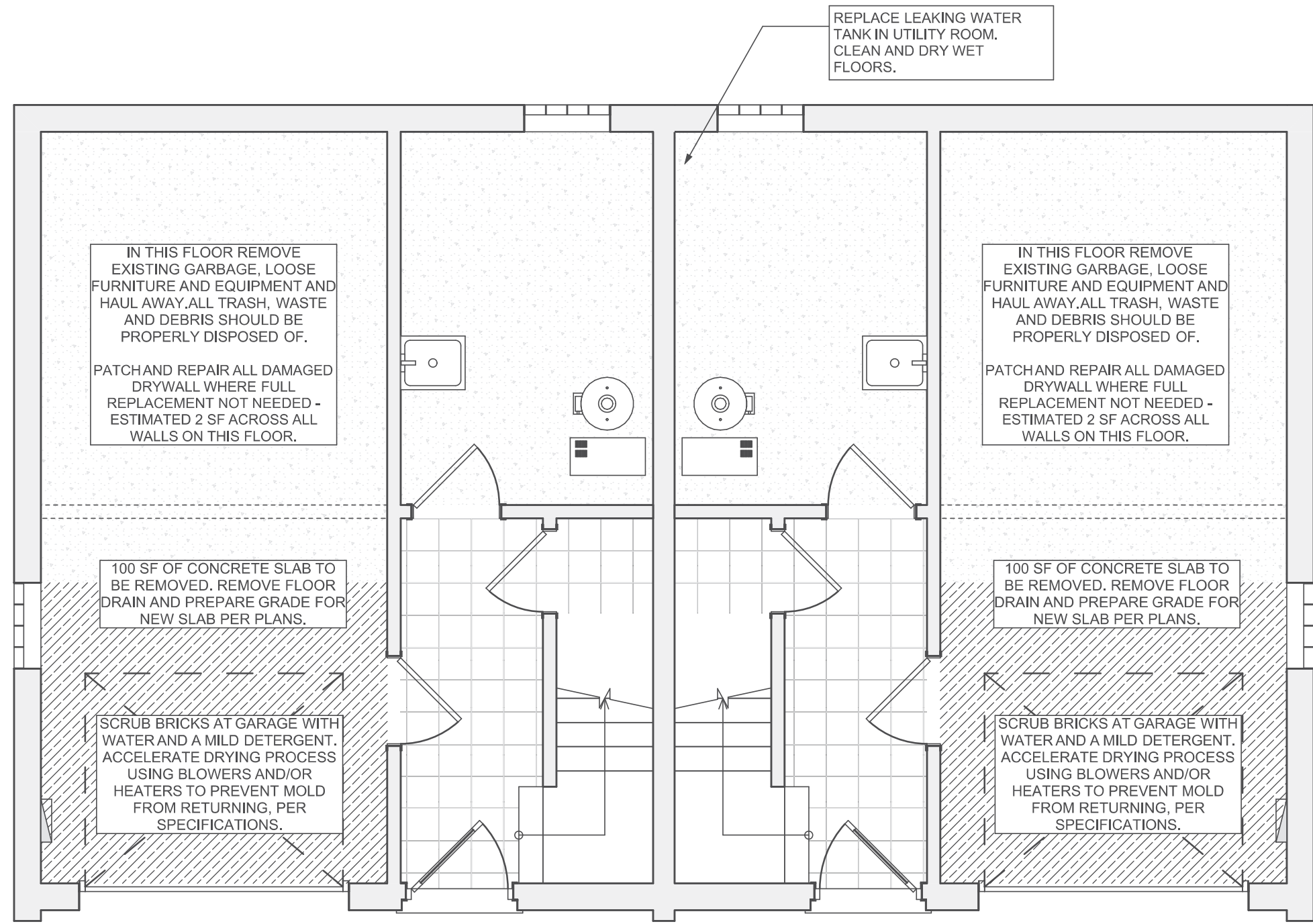
	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)				
CAMERA AND CLEAR SANITARY SEWER LINE FROM LOWEST LEVEL TO MAIN, INCLUDING ALL ROOF DRAINS. PLUMBER TO OWN SEWER LINE REPLACEMENT.				
ENGAGE PROFESSIONAL DUCTWORK CLEANING COMPANY TO CLEAN WHOLE HOUSE. DUCTWORK, INCLUDING GRILLES AND DIUSERS, REPLACE ANY RUSTED GRILLES OR DIUSERS (ALLOWANCE OF 3 GRILLS AND 3 DIFUSERS PER ADDRESS SHOULD BE ADDED). ADDITIONALLY, SEAM SEAL ALL EXPOSED DUCT JOINTS TO LIMIT AIR LEAKAGE. INSULATE AND SEAL ALL DUCTWORK IN UNCONDITIONED SPACES, E.G., GARAGES.				
NEW SMOKE/CO DETECTORS PER FLOOR ELECTRICIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW SMOKE/CO DETECTORS.				
CONTRACTOR TO REPLACE ALL DRYWALL REMOVED BY ELECTRICIAN DURING SMOKE/CO DETECTORM LIGHTING, SWITCHES, AND OUTLET REPLACEMENT. (ALLOWANCE OF 100 SF OF DRYWALL REPLACEMENT SHOULD BE ADDED.)				
PAINT ALL WALLS, CEILINGS, PANELING, DOORS AND TRIM/CASING PER PLAND AND SPECIFICATIONS (U.N.O.)				
WATERPROOFING OF BASEMENT WALLS AND FLOOR PER SPECIFICATIONS.				
REPLACE EXISTING FLOOR DRAINS.				
NEW FLOOR SLAB AT BASEMENT GARAGE.				
TUCKPOINTING AT EXTERIOR MASONRY.				
NEW CABINETRY AND APPLIANCE INSTALLATION AT KITCHEN.				
KITCHEN SINK INSTALLATION.				
BATHROOM FIXTURE INSTALLATION AND PROCUREMENT PER HACP SPECIFICATIONS.				
NEW VANITY AT BATHROOM PROCUREMENT AND INSTALLATION.				
NEW TILE AT BATHROOM WALLS.				
NEW FLOORING PER FLOOR PLANS AND SPECIFICATIONS.				
NEW BATHROOM ACCESSORIES PROCUREMENT AND INSTALLATION INCLUDING MIRROR, TOILET ROLL HOLDER, AND TOWEL BAR.				
NEW LIGHT FIXTURE, J-BOX INSTALLATION, SWITCHES, OUTLETS, AND COVER PROCUREMENT AND INSTALLATION PER HACP SPECIFICATIONS. ELECTRITIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW FIXTURES.				
DOOR, HARDWARE, AND FRAME REPLACEMENT.				
DRYWALL REPLACEMENT AND REPAIR.				
EXTERIOR VINYL REPLACEMENT.				
WALL SHEATHING, INSULATION, AND WEATHERPROOFING REPLACEMENT.				
WINDOW PROCUREMENT AND INSTALLATION INCLUDING NEW SHEATHING PER DRAWINGS.				
NEW WALL BASE PROCUREMENT AND INSTALLATION PER FINISH SCHEDULE.				
REFINISH AND REPAINT EXTERIOR DOOR PER PLANS. REPLACE HARDWARE.				
CLEAN AND PREPARE BUILDING FOR RESIDENTS ONCE WORK IS COMPLETE BY ALL PRIMES.				
CUT DRYWALL AND INSTALL NEW 2FT X 2FT ATTIC HATCH PER PLANS.				
INSTALL NEW EXHUAUST FAN WITH LIGHT, PROVIDE EXHAUST UP THROUGH ROOF.				
PATCH ANY DRYWALL AND PAINT AROUND NEW EXHAUST FAN.				
NEW BOILER PER SPECIFICATIONS. PROCUREMENT, INSTALLATION, AND TESTING.				
NEW WATER HEATER PER SPECIFICATION. PROCUREMENT, INSTALLATION, AND TESTING.				
NEW MOP SINK PROCUREMENT AND INSTALLATION PER SPECIFICATIONS.				
OBTAIN HAZARDOUS MATERIAL SURVEY AT LOCATIONS PER PLANS.				

DEMOLITION PLAN LEGEND

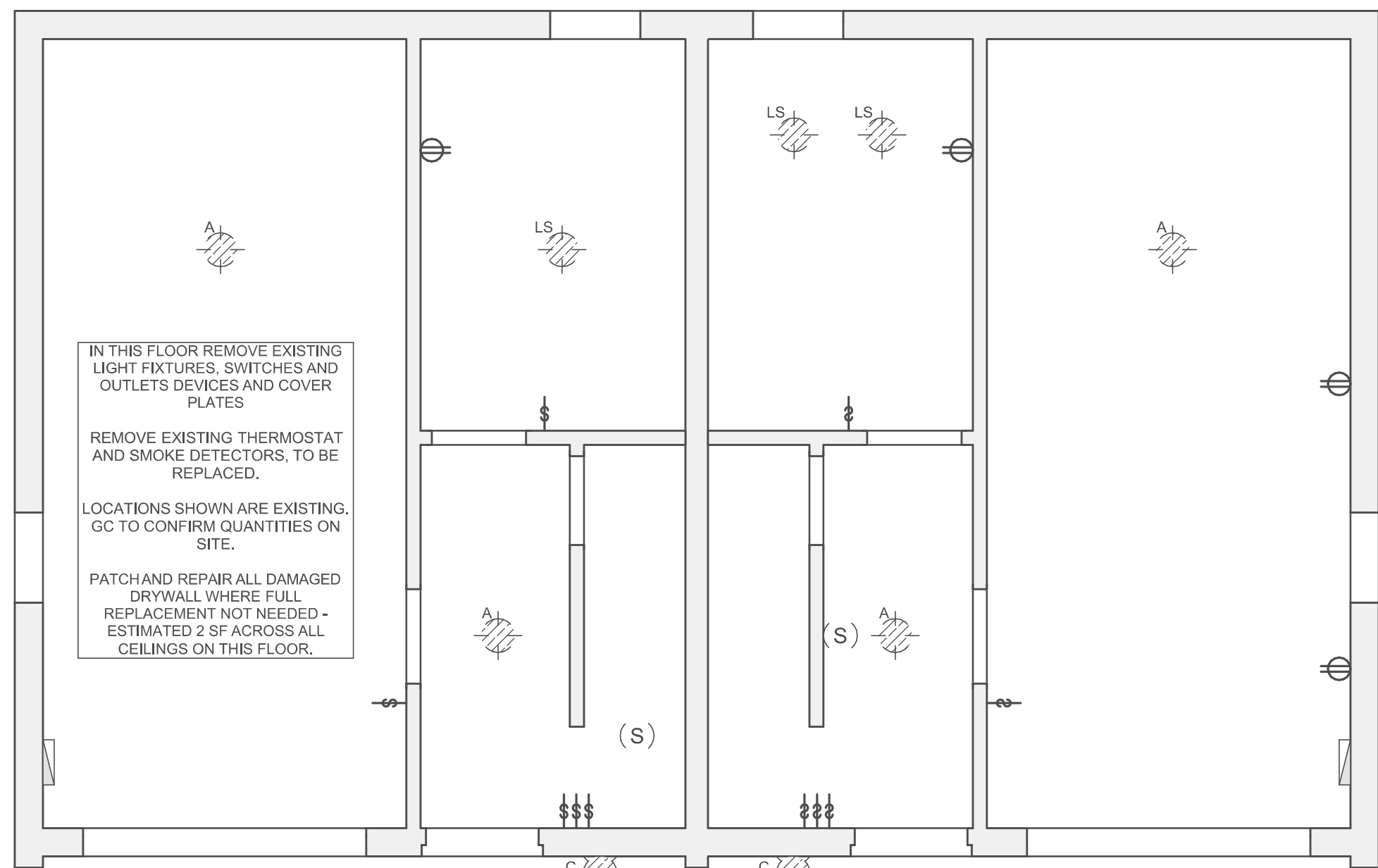
- EXISTING WALL TO BE DEMOLISHED
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

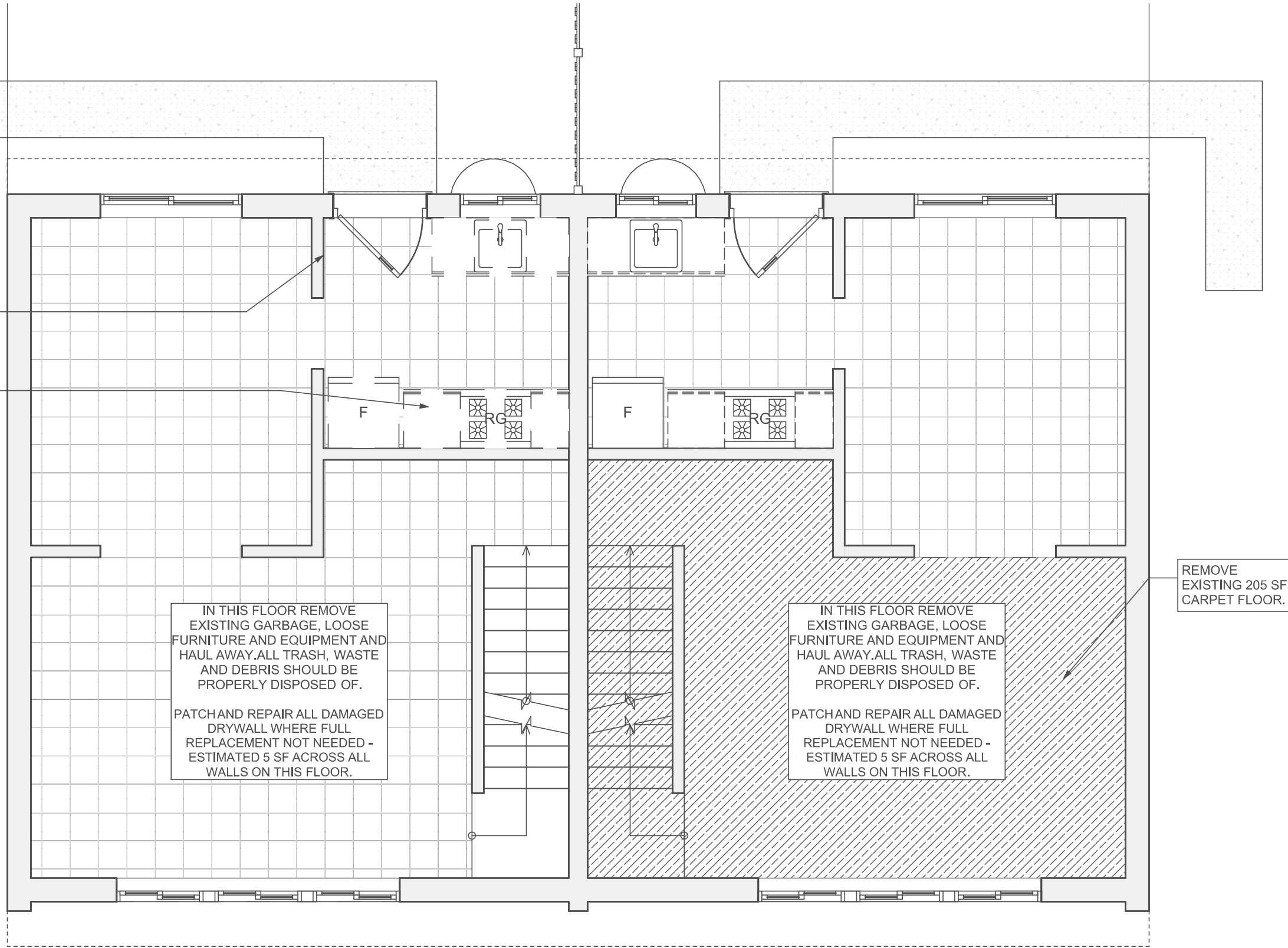
- CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA. TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS. DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
- DEMOLITION WASTE TO BE REMOVED FROM SITE BY DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY.
- AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
- REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.
- ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
- REMOVE AND REPLACE 200 SF OF CONCRETE SLAB AS REQUIRED. REMOVE AND REPLACE FLOOR DRAIN TO MATCH.
- GC TO DOCUMENT BEFORE THE START OF WORK. ALL DAMAGE IN UNIT NOT DOCUMENTED IN DRAWING SET. GC TO SUBMIT THIS TO HACP. ALL CONTRACTORS TO TAKE CARE NOT TO DAMAGE ANY ELEMENTS DURING CONSTRUCTION. ANY DAMAGE TO UNIT NOT DOCUMENTED IN SET OR PART OF THE PRELIMINARY REPORT BY THE GC TO BE REPAIRED BY RELEVANT CONTRACTOR.
- COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
- CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATION AND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED OVER TO THE OWNER.
- ITEMS NOT LABELED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
- PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
- COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



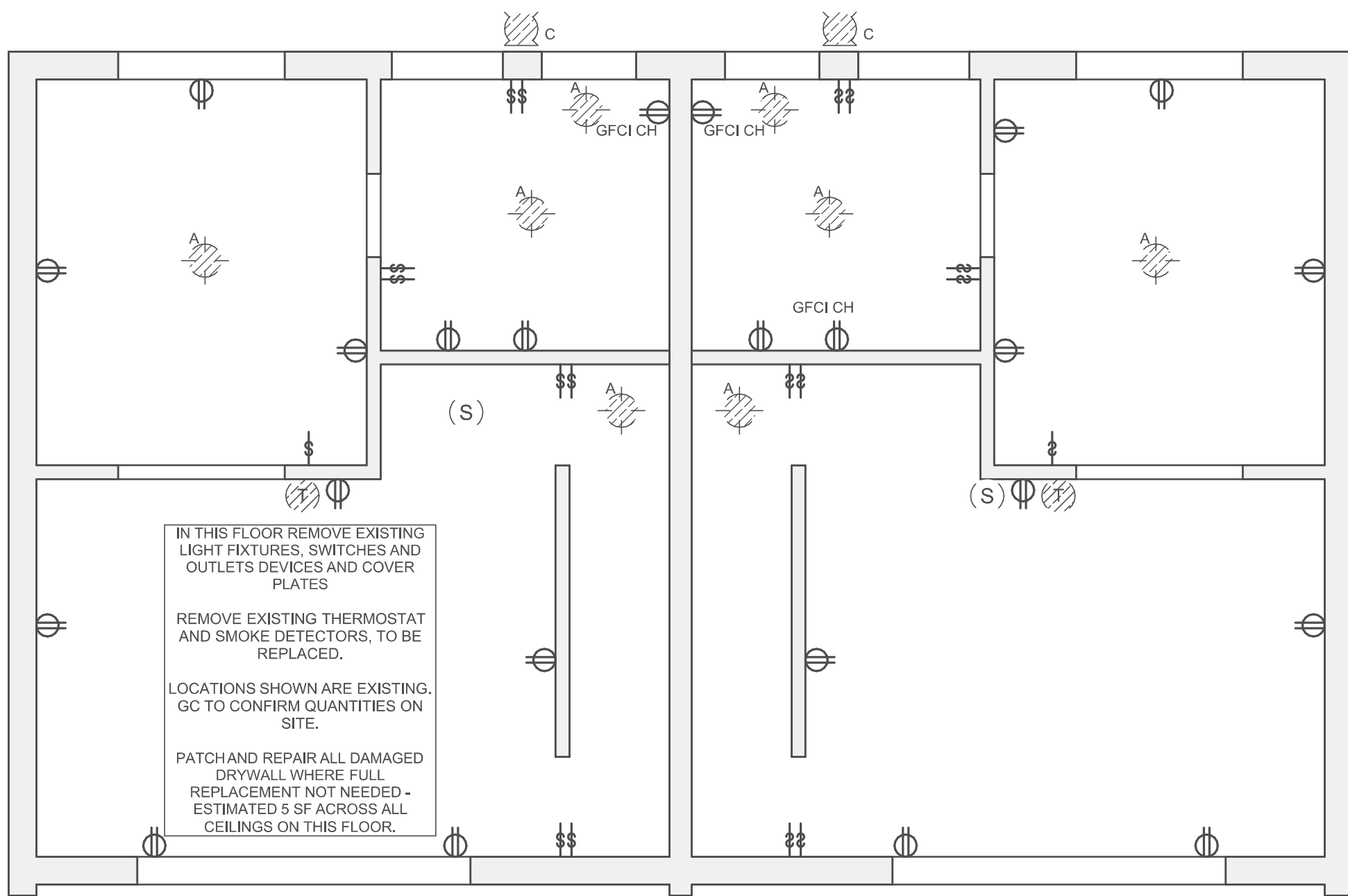
1 Basement Demo Plan
SCALE: 1/4" = 1'-0"



2 Basement RCP Demo
SCALE: 1/4" = 1'-0"



3 First Floor Demo Plan
SCALE: 1/4" = 1'-0"



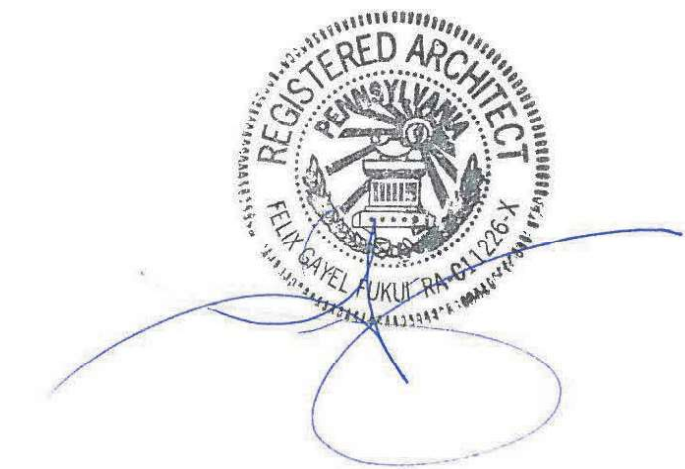
4 First Floor RCP Demo Plan
SCALE: 1/4" = 1'-0"

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
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general notes

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revisions

- | | |
|---|----------------------|
| 1 | IFB & IFC 02.27.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement RCP Demo, First Floor RCP Demo Plan, Basement Demo Plan, First Floor Demo Plan, Demolition Plan Legend

scale
As Noted

date
05/01/2026

no.
3

of.
14

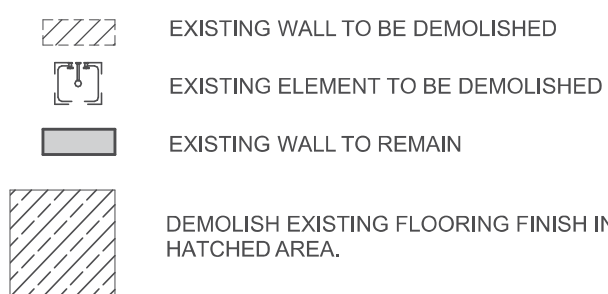
Sheet No.

A3

Project
##2363

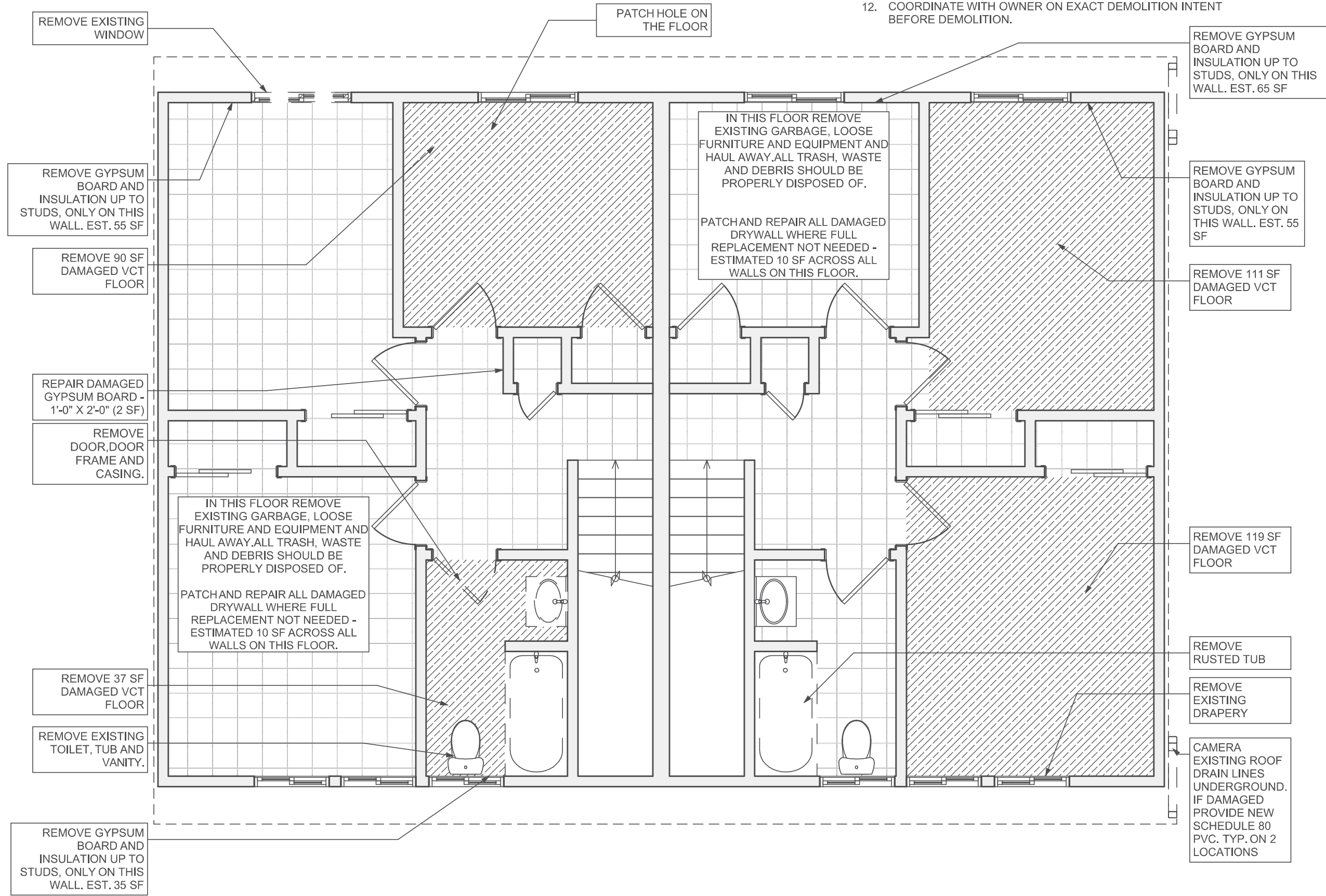


DEMOLITION PLAN LEGEND

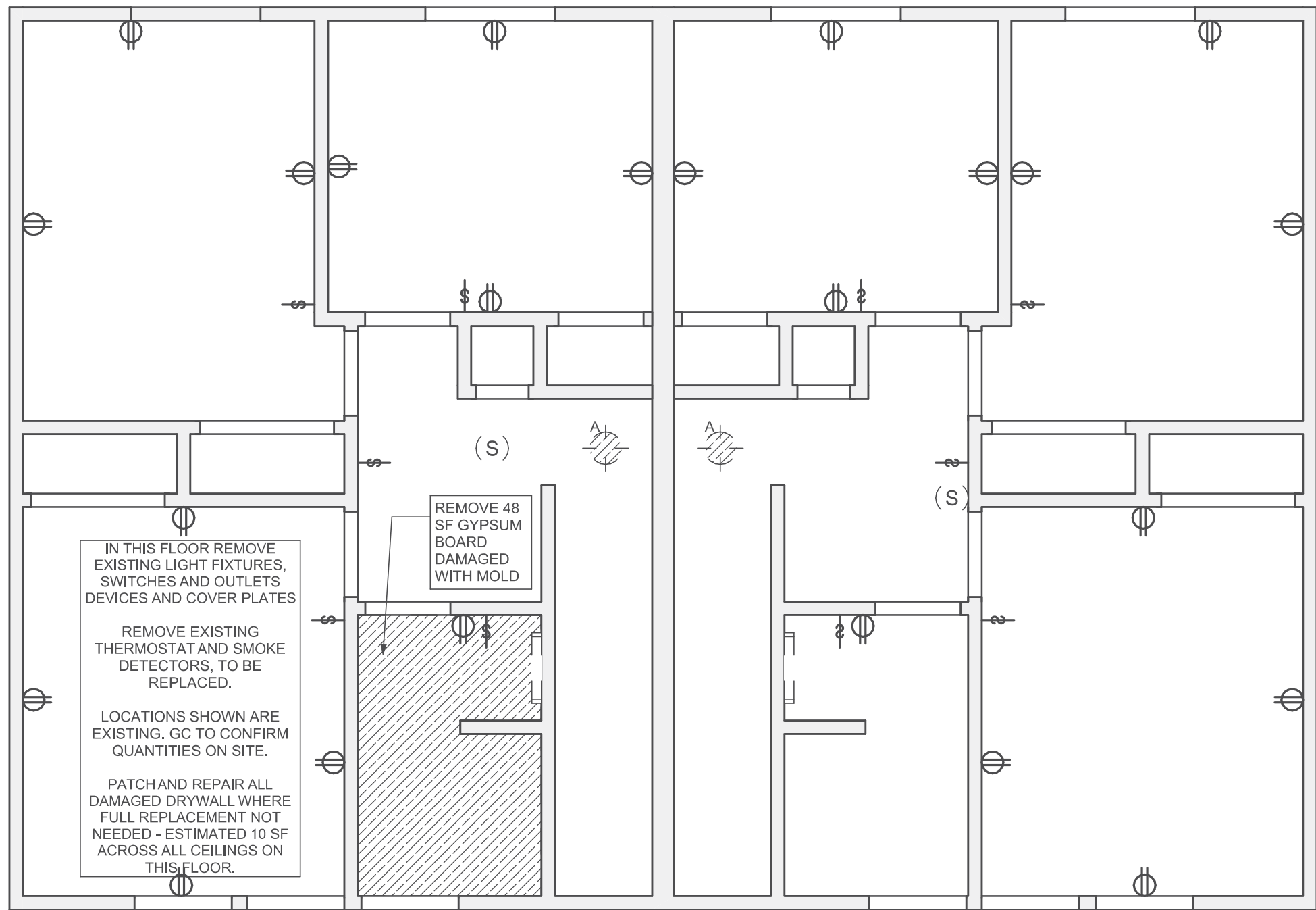


GENERAL DEMOLITION NOTES

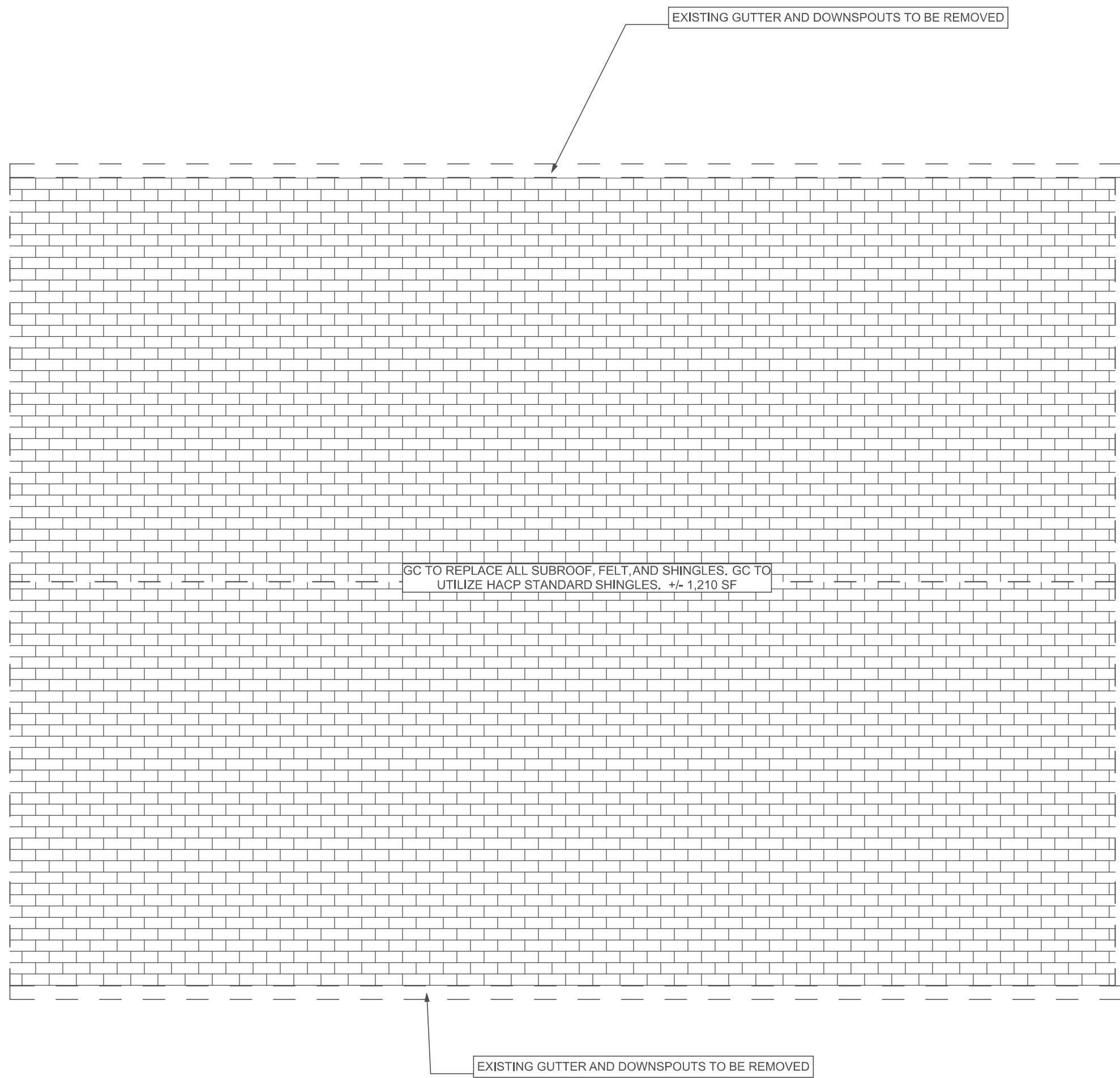
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- PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
- COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



1 Second Floor Demo Plan
SCALE: 1/4" = 1'-0"



2 Second Floor RCP Demo
SCALE: 1/4" = 1'-0"



3 Roof Demo Plan
SCALE: 1/4" = 1'-0"

Fukui Architects Pc

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ph 412.281.6001 fx 412.281.6002

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general notes

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revisions

- | | |
|---|----------------------|
| 1 | IFB & IFC 02.27.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Second Floor Demo Plan, Roof Demo Plan, Second Floor RCP Demo, Demolition Plan Legend

scale
As Noted

date
05/01/2026

no.
4

of.
14

Sheet No.

A4

Project
##2363



FLOOR PLAN LEGEND

- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX
000

ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER. CONTRACTOR TO ADVISE ARCHITECT AND OWNER ON ANY DISCREPANCIES THROUGH RFI PROCESS.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. PATCH, REPAIR, AND PAINT ALL DOOR FRAMES TO MATCH EXISTING. CLEAN AND REPAIR ALL DOORS AND DOOR HARDWARE.

Fukui Architects Pc

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general notes

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revisions

- 1 IFB & IFC 02.27.2025
- 2 IFB & IFC 05.01.2026

project title

Owner:

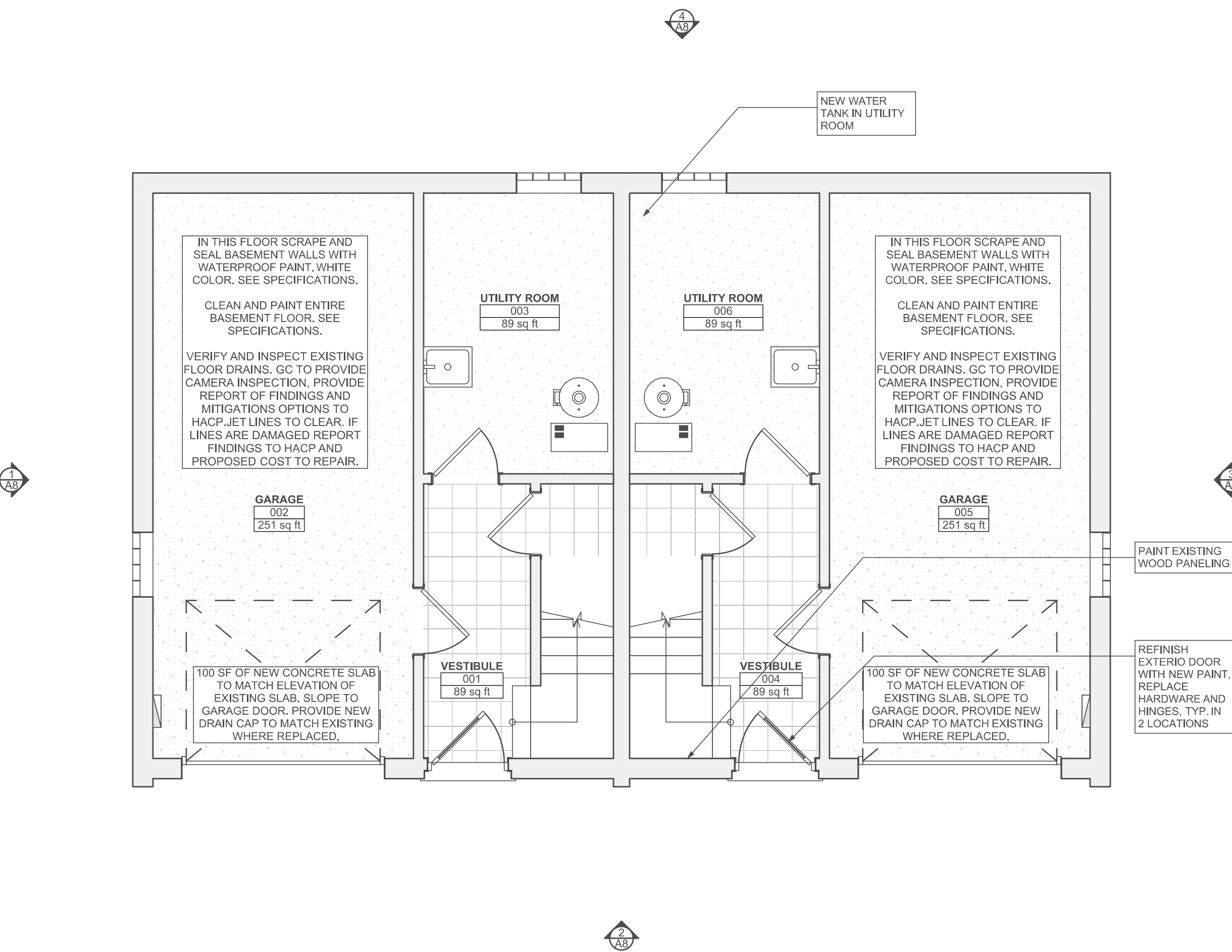
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

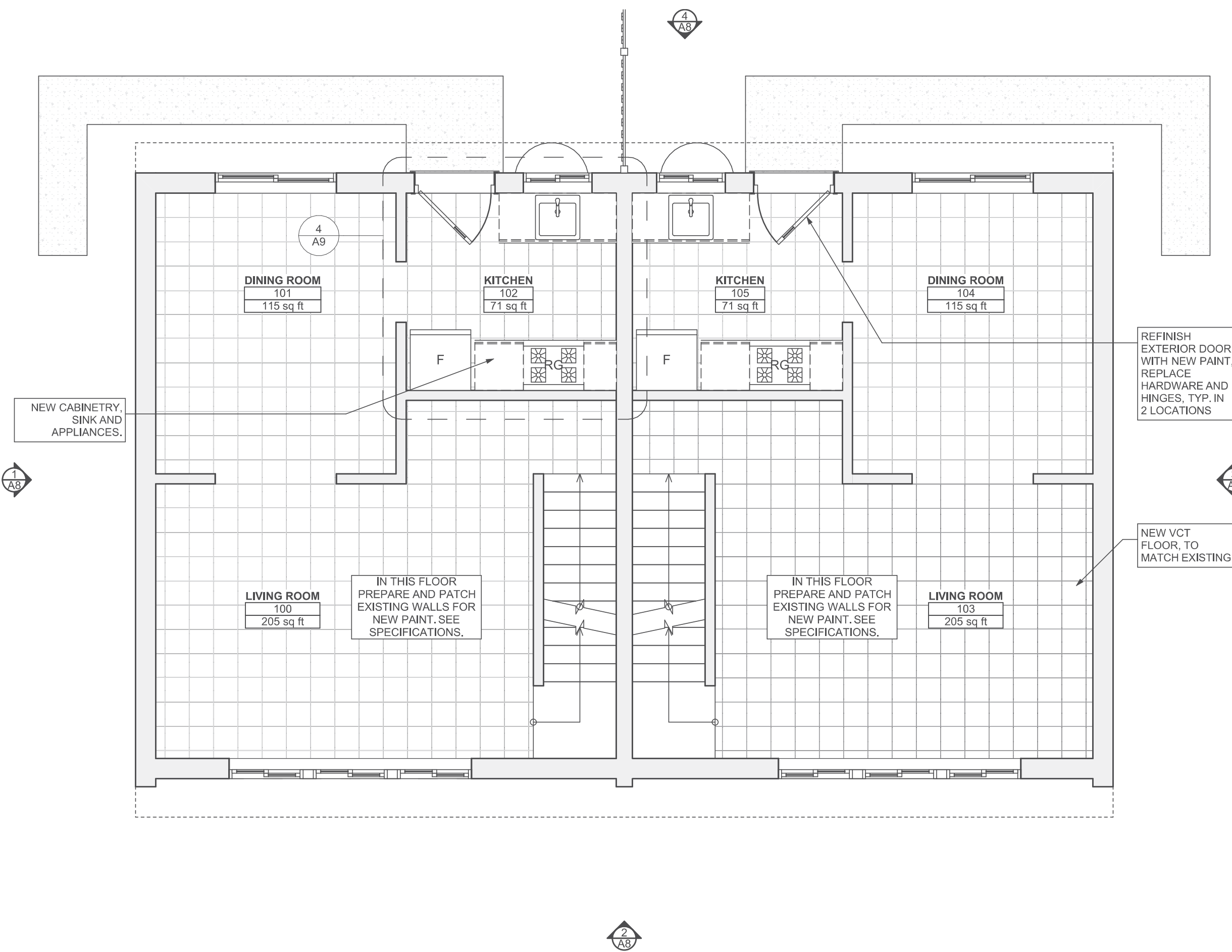
HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement Plan, First Floor Plan, Floor Plan Legend



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



2 First Floor Plan
SCALE: 1/4" = 1'-0"



scale
As Noted

date
05/01/2026

no.

5

of.

14

Sheet No.

A5

Project
##2363

	NEW WALL
	NEW WALL WITH SOUND BARRIER
	EXISTING WALL TO REMAIN
XXXXXX 	ROOM NAME AND NUMBER
	DOOR AND DOOR NUMBER

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER. CONTRACTOR TO ADVISE ARCHITECT AND OWNER ON ANY DISCREPANCIES THROUGH RFI PROCESS.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT THE END OF THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW AND EXISTING PARTITION.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE AND GSKM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO REPAIR SURFACE.
8. AT ALL RESIDUE TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. PATCH, REPAIR, AND PAINT ALL DOOR FRAMES TO MATCH EXISTING. CLEAN AND REPAIR ALL DOORS AND DOOR HARDWARE.



PLAN
NORTH



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1	IFB & IFC 02.27.2025
2	IFB & IFC 05.01.2026

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

Second Floor Plan, Roof Plan, Floor Plan Legend

scale As Noted	
date 05/01/2026	
no. 6	of.

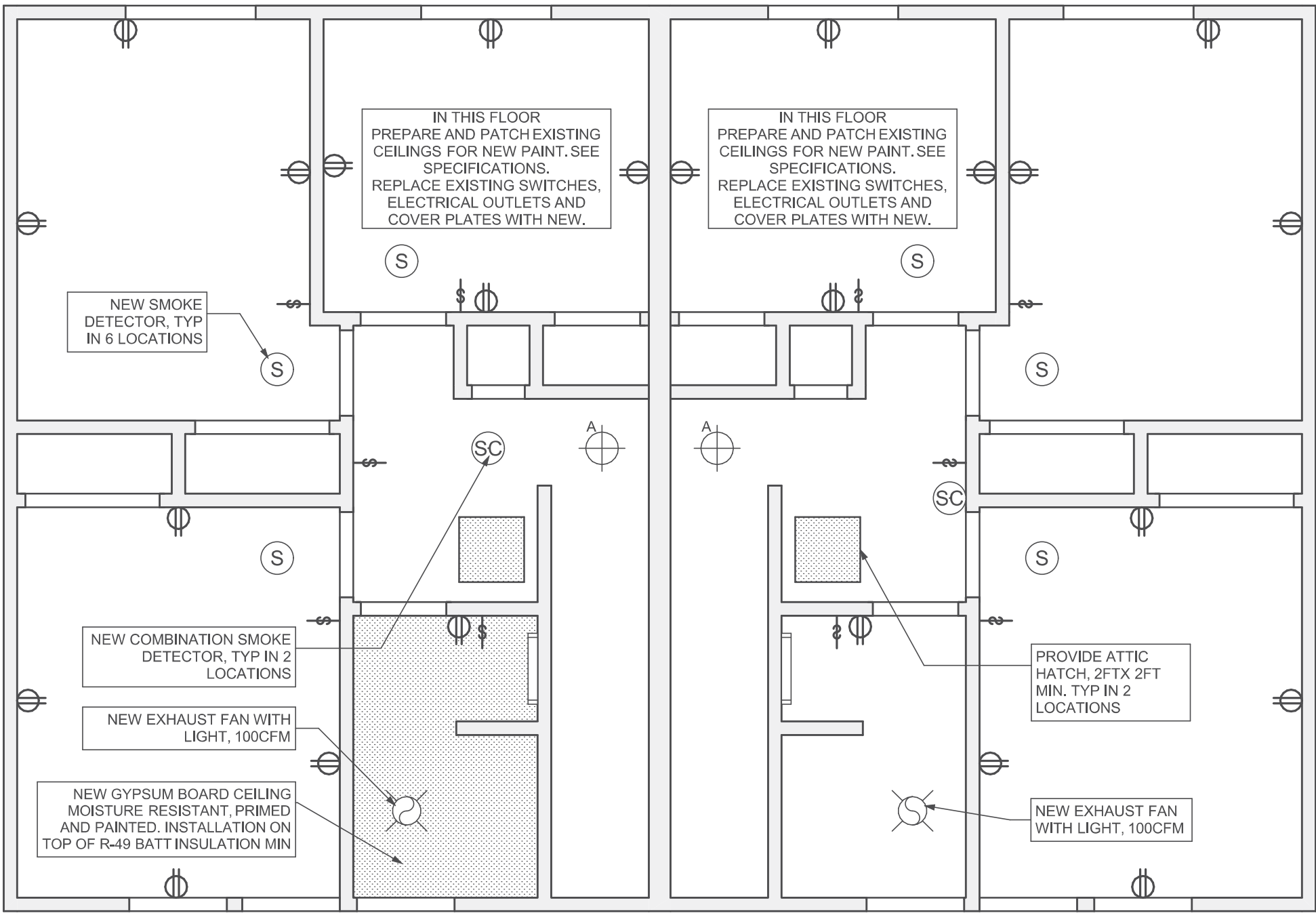
A6
Project
##2363

GENERAL RCP NOTES

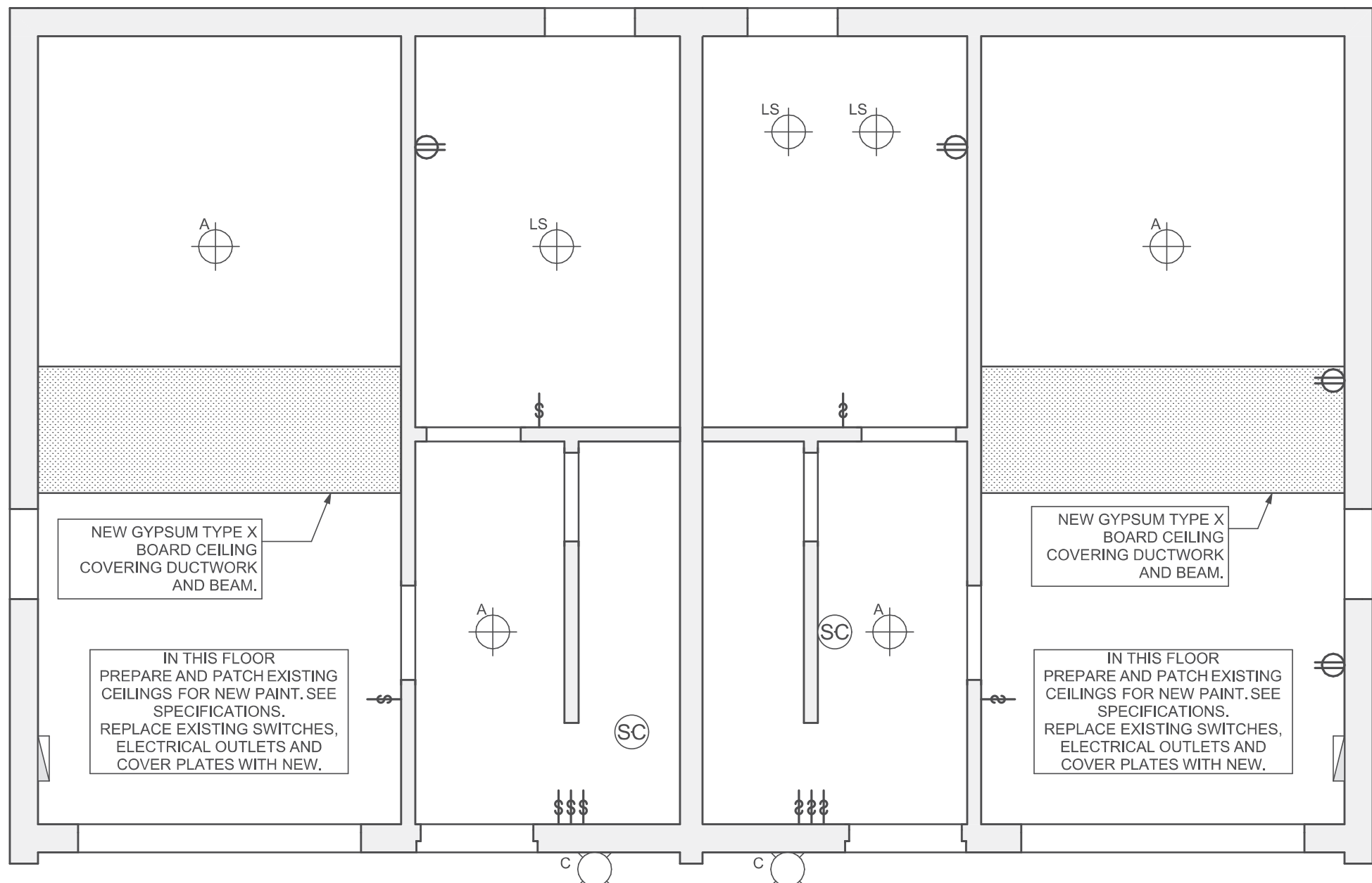
- ALL LIGHTING FIXTURES AND POWER DEVICES ARE TO BE REPLACED. LOCATIONS SHOWN ARE INTENDED TO BE EXISTING.
- NEW WIRING ONLY ON BATHROOM AND KITCHEN AS NEEDED. USE EXISTING CIRCUITS FROM PANELBOARD ON THOSE LOCATIONS.
- CEILING HEIGHTS ARE NOTED FROM FINISH FLOOR (0'-4").
- REPAIR EXISTING CEILINGS AS REQUIRED, PROVIDE NEW CEILING AS NOTED.
- OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
- SEE SPECIFICATIONS FOR BASIS OF DESIGN FIXTURES AND DEVICES.

RCP LEGEND

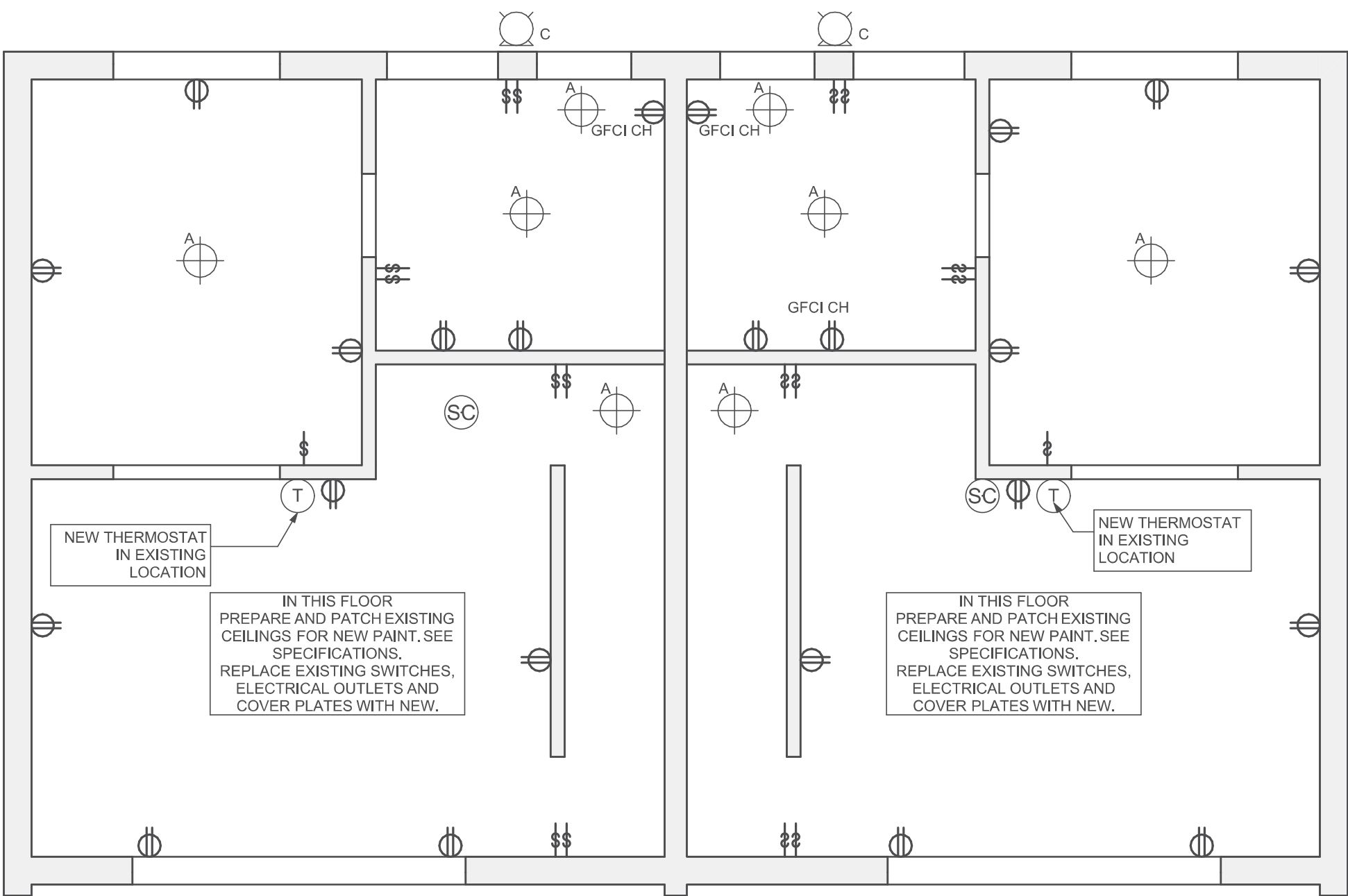
- Ⓢ SMOKE ALARM, PROVIDE NEW WHERE SHOWN
- ⓈⒸ SMOKE/ CARBON MONOXIDE COMBO DETECTOR
- ELECTRICAL METER
- ⓪ THERMOSTAT
- ⓪ DATA RECEPTICAL, 18" A.F.F. U.O.N.
- ⓪ ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N.
- ⓪ ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.
- ⓪ GFCI GROUND FAULT CIRCUIT INTERRUPTER
- ⓪ GFCI GROUND FAULT CIRCUIT INTERRUPTER
- ⓪ LIGHT SWITCH
- ⓪ EXHAUST FAN
- ⓪ DOORBELL
- A X-X" GWB CEILING / CEILING HEIGHT
- GYPSUM BOARD



3 Second Floor RCP Plan
SCALE: 1/4" = 1'-0"



1 Basement RCP Plan
SCALE: 1/4" = 1'-0"



2 First Floor RCP Plan
SCALE: 1/4" = 1'-0"



Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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revisions

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|---|----------------------|
| 1 | IFB & IFC 02.27.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement RCP Plan, First Floor RCP Plan, Second Floor RCP Plan, Lighting Schedule, Reflected Ceiling Plan Legend

scale
As Noted

date
05/01/2026

no.
7

of.
14

Sheet No.

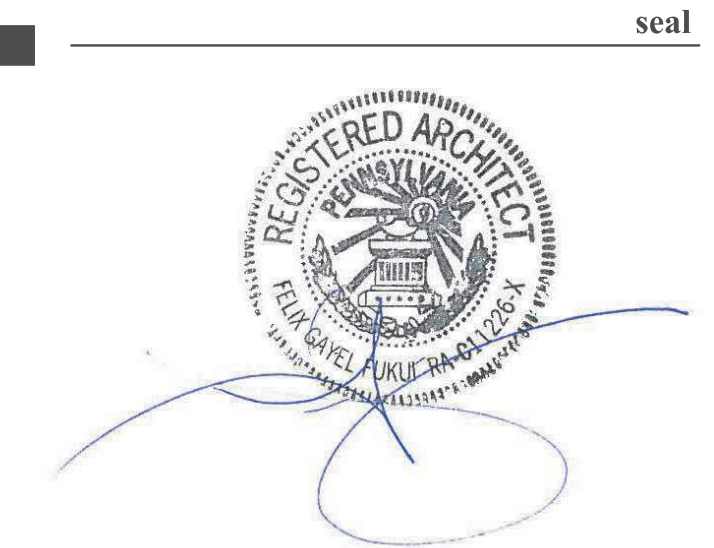
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Project
##2363

Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
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Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

North Elevation, West Elevation, South
Elevation, East Elevation

scale
As Noted

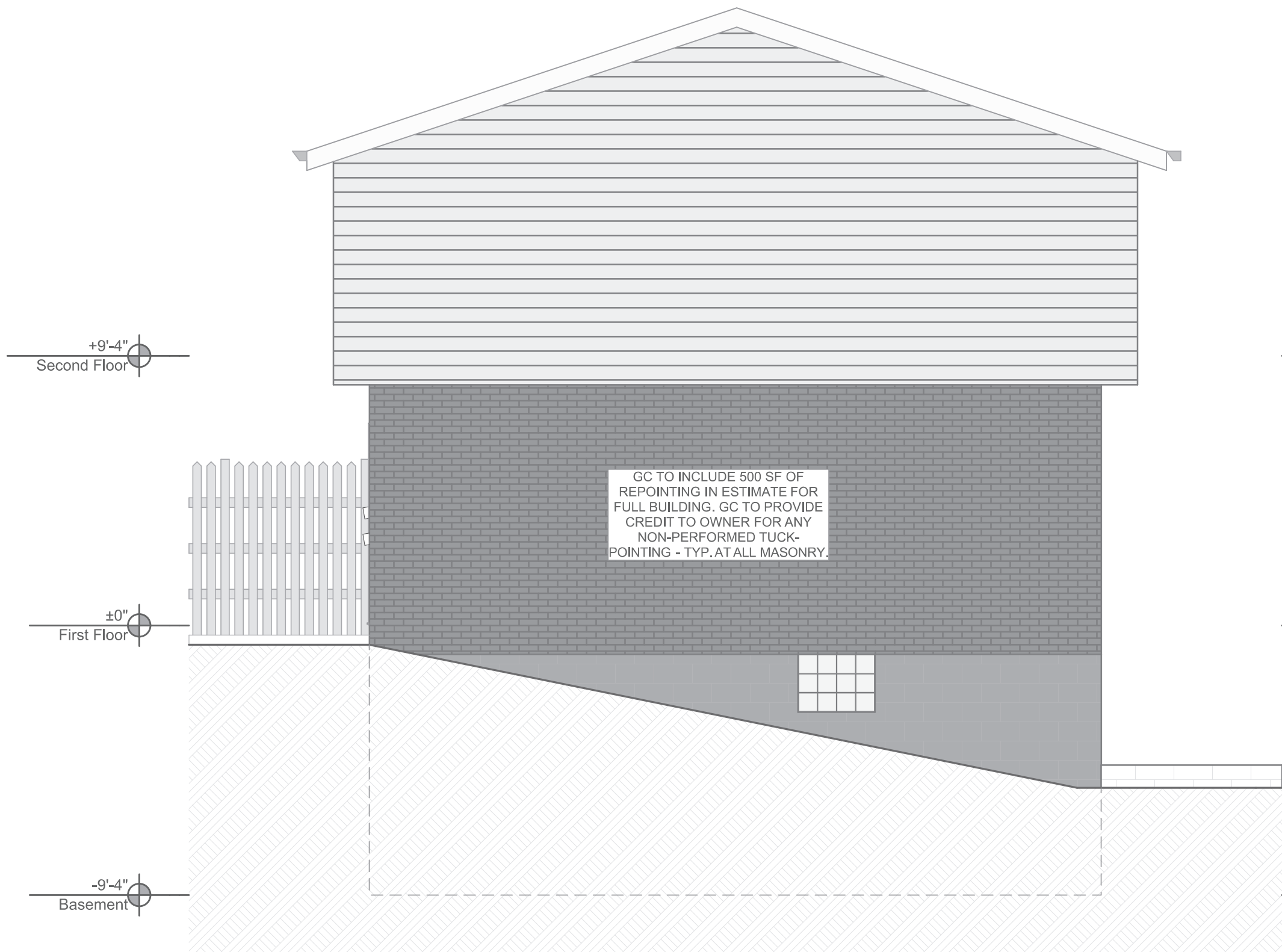
date
05/01/2026

no.	of.
8	14

Sheet No.

A8

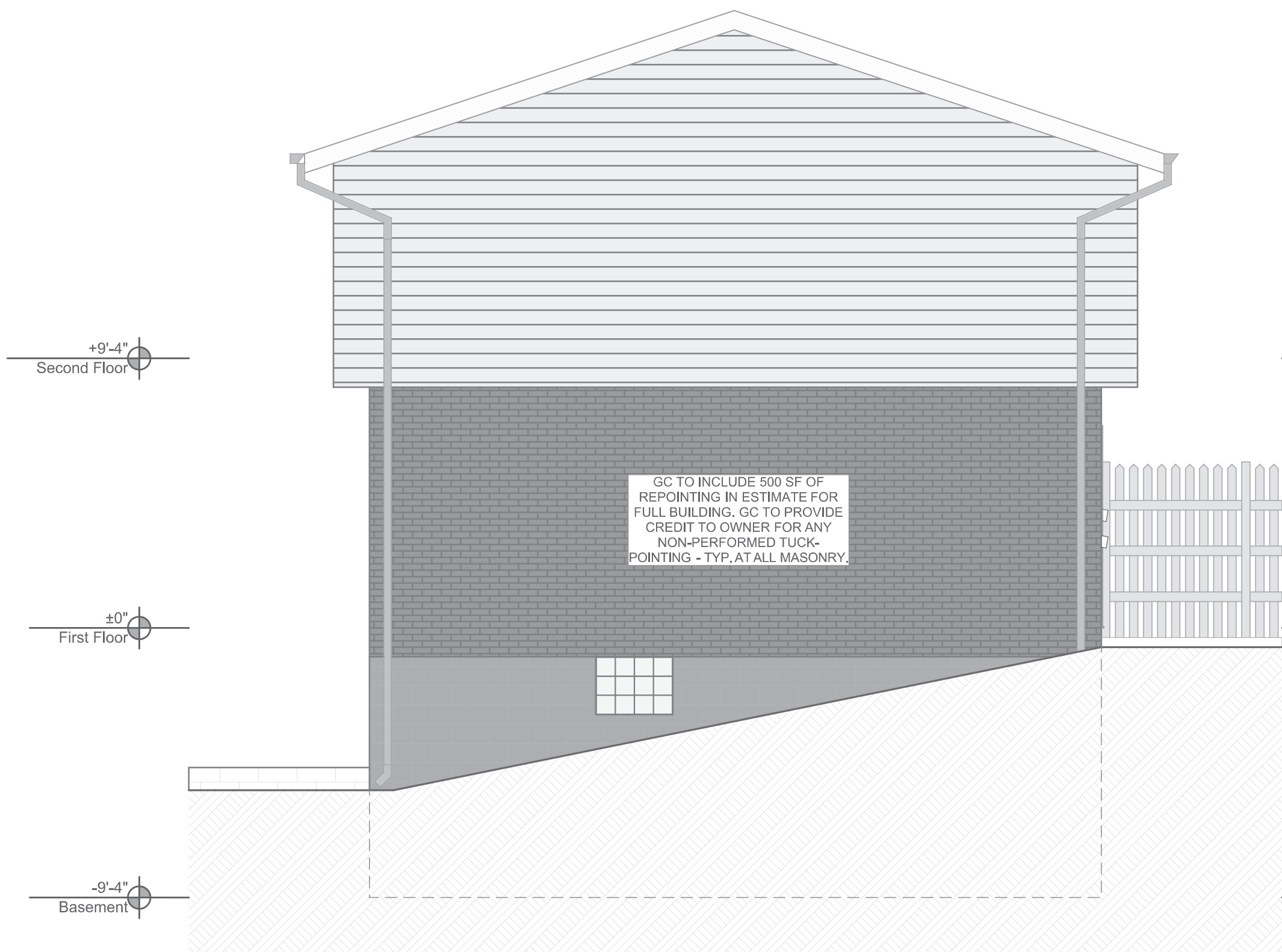
Project
##2363



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



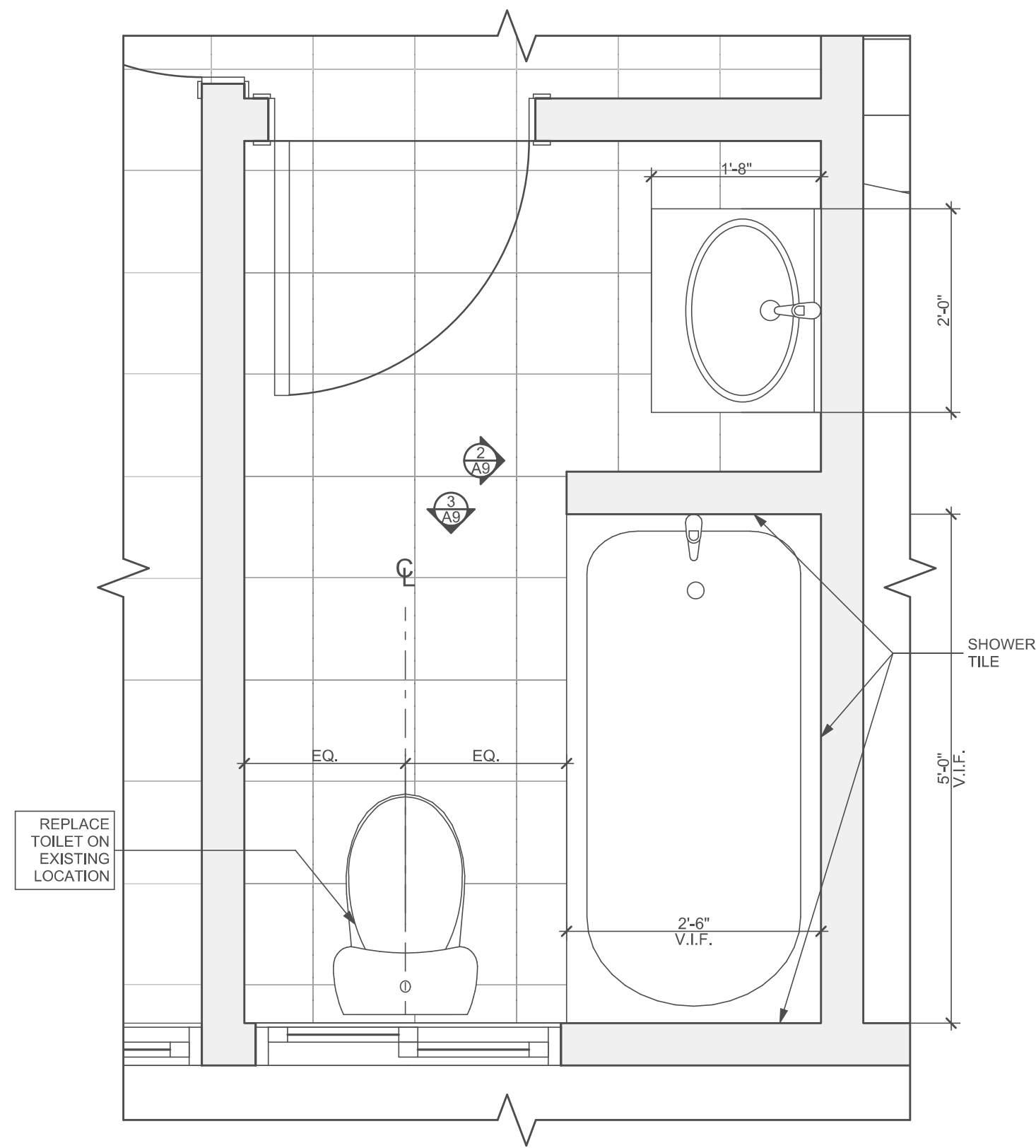
2 West Elevation
SCALE: 1/4" = 1'-0"



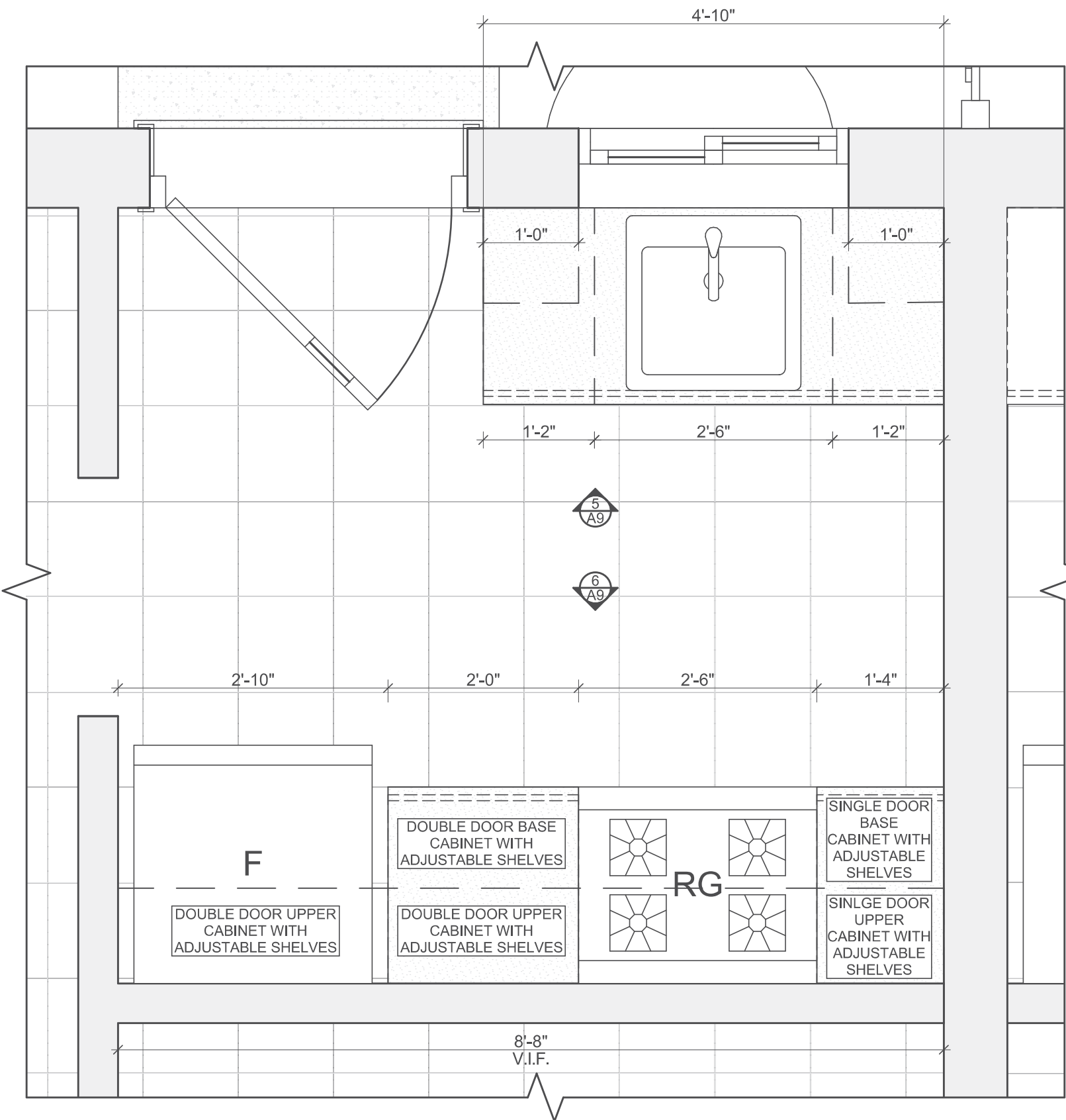
3 South Elevation
SCALE: 1/4" = 1'-0"



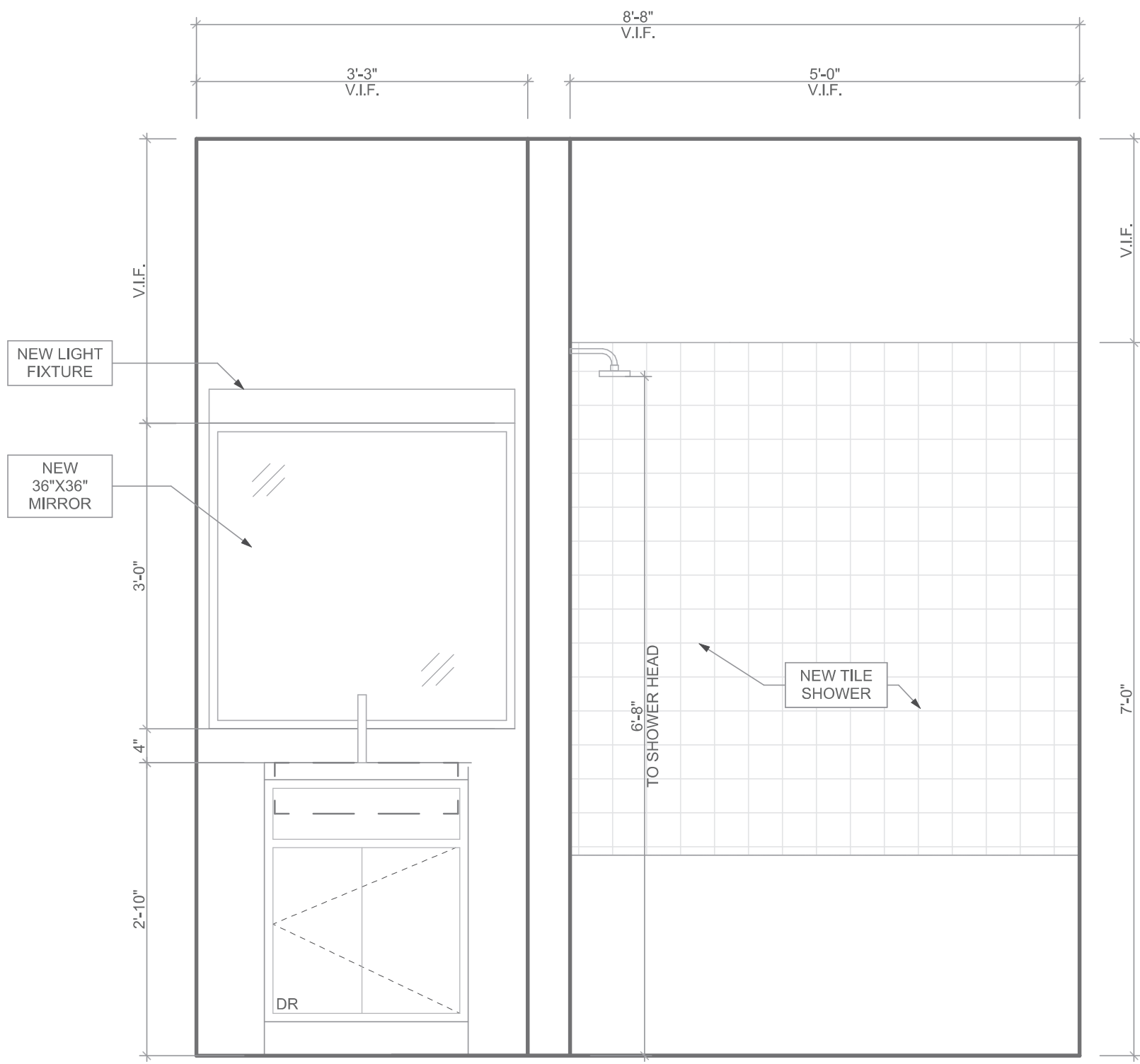
4 East Elevation
SCALE: 1/4" = 1'-0"



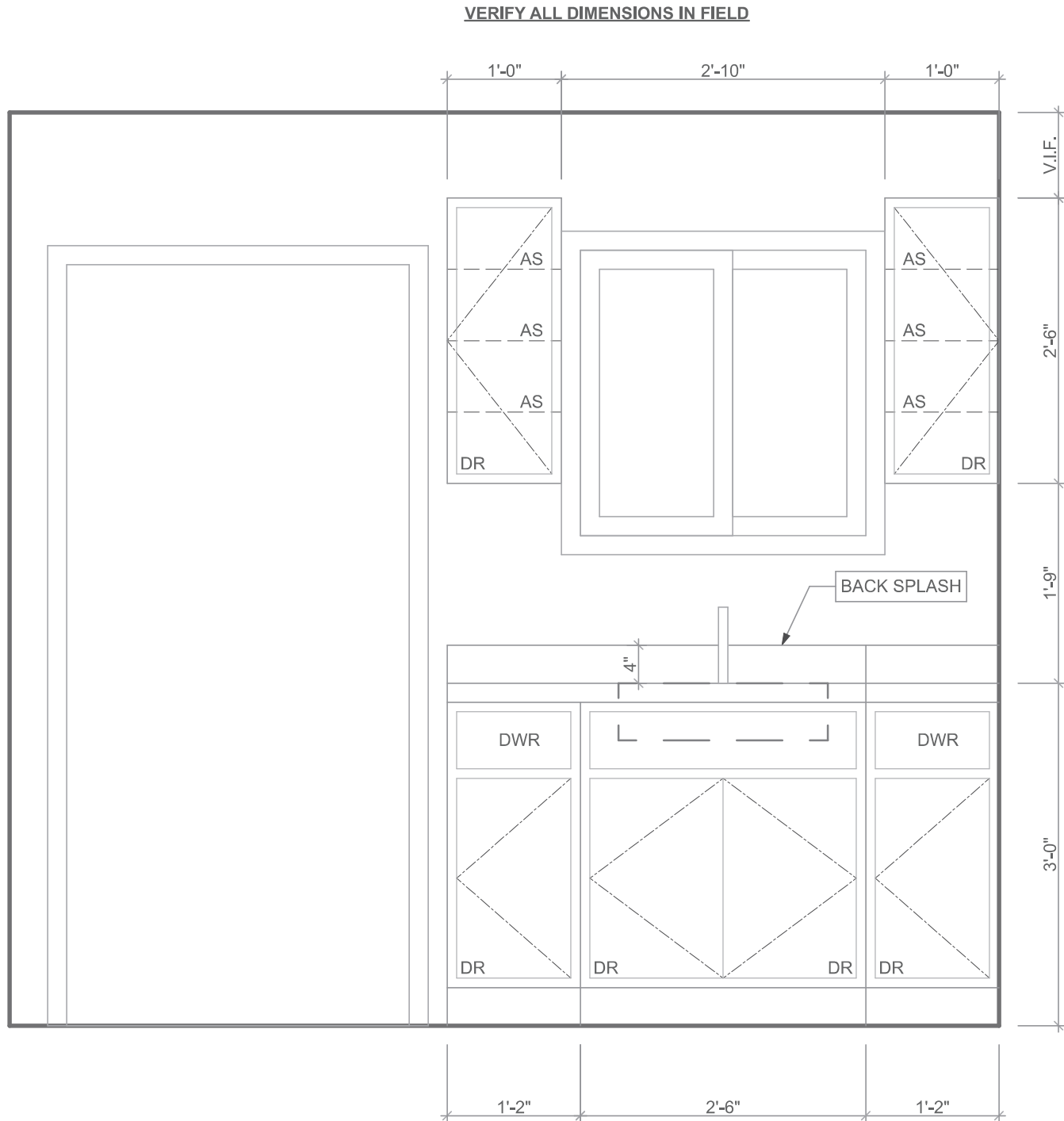
1 Bathroom Enlarged Detail
SCALE: 3/4" = 1'-0"



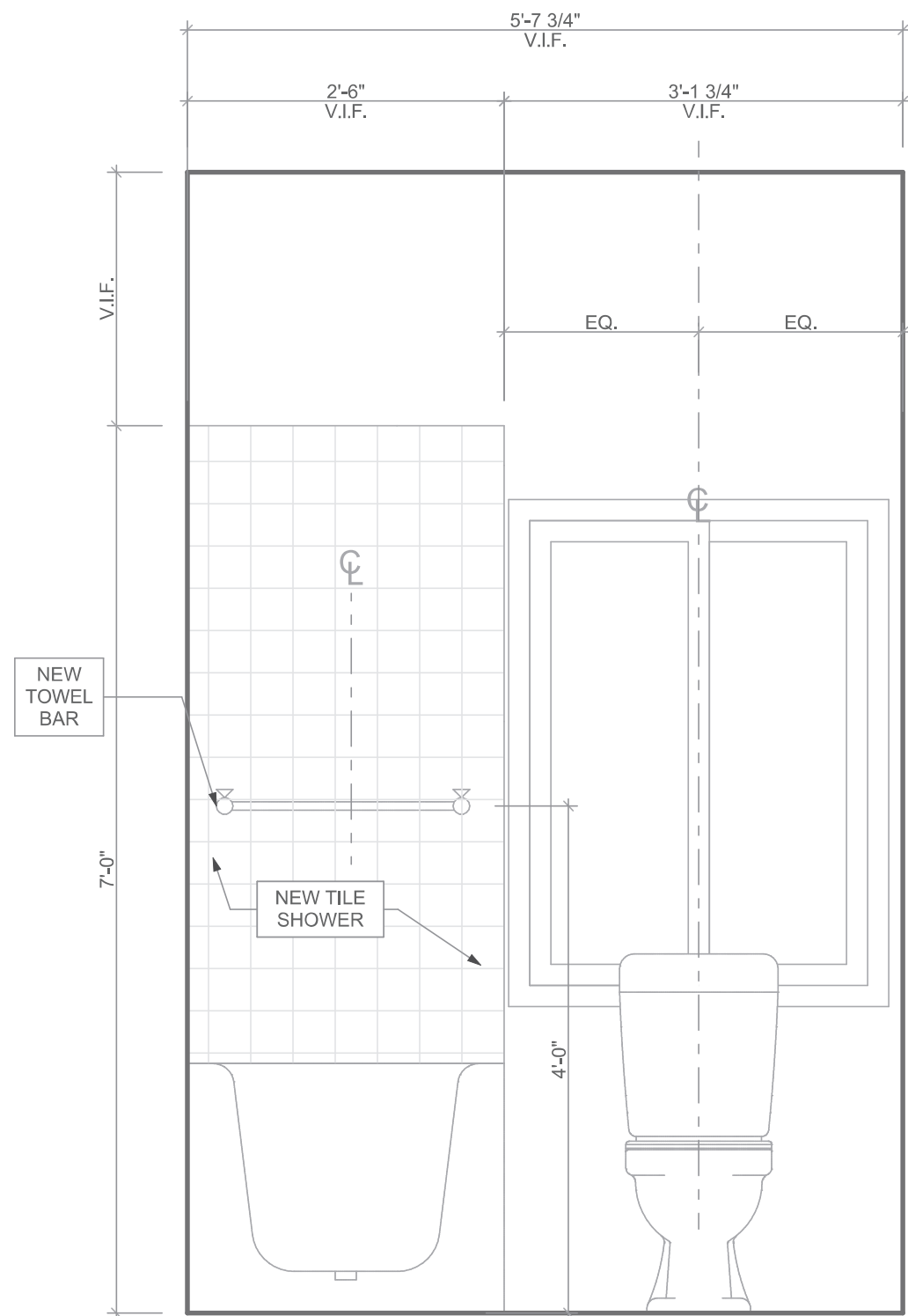
4 Kitchen Enlarged Detail
SCALE: 3/4" = 1'-0"



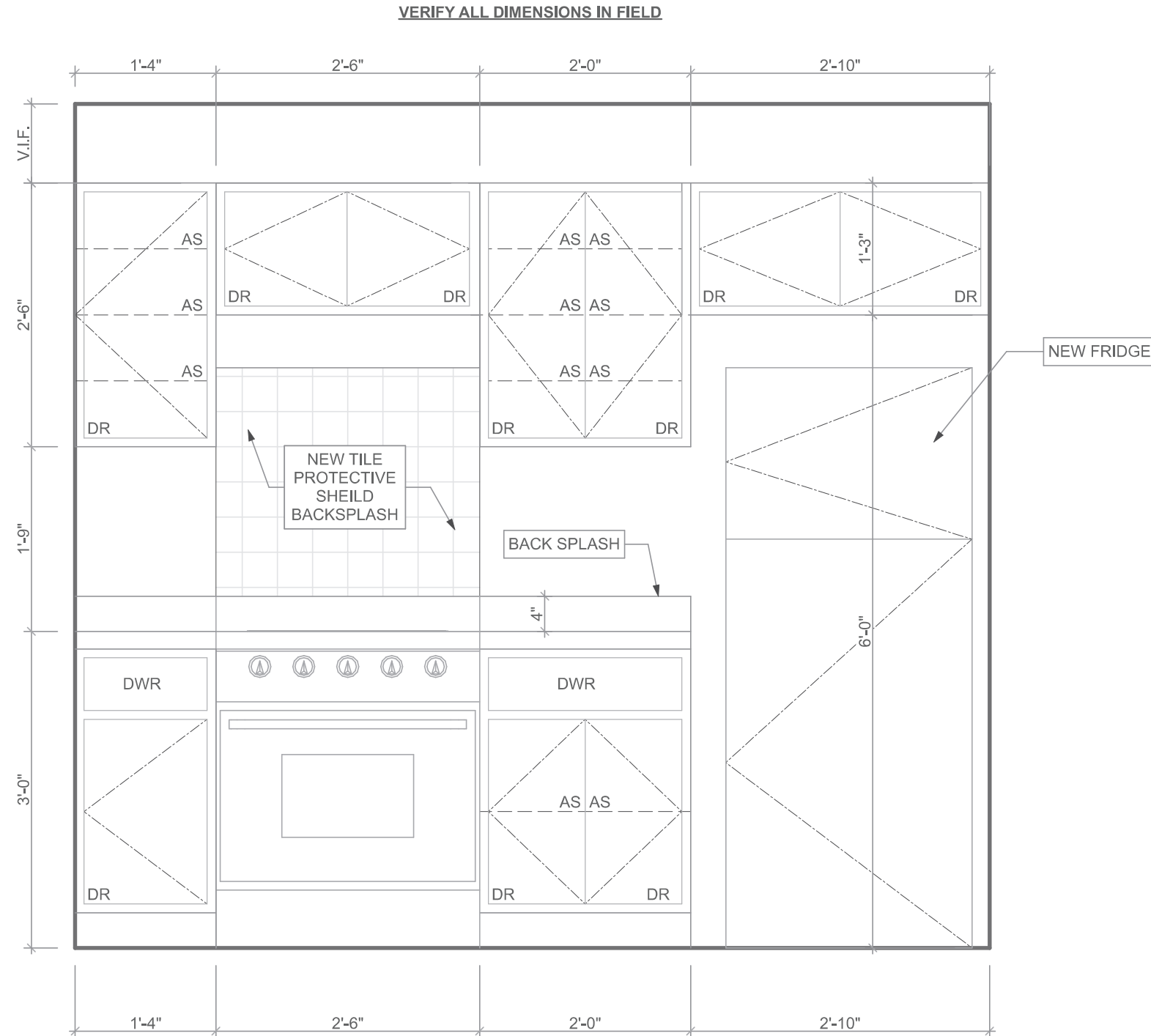
2 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



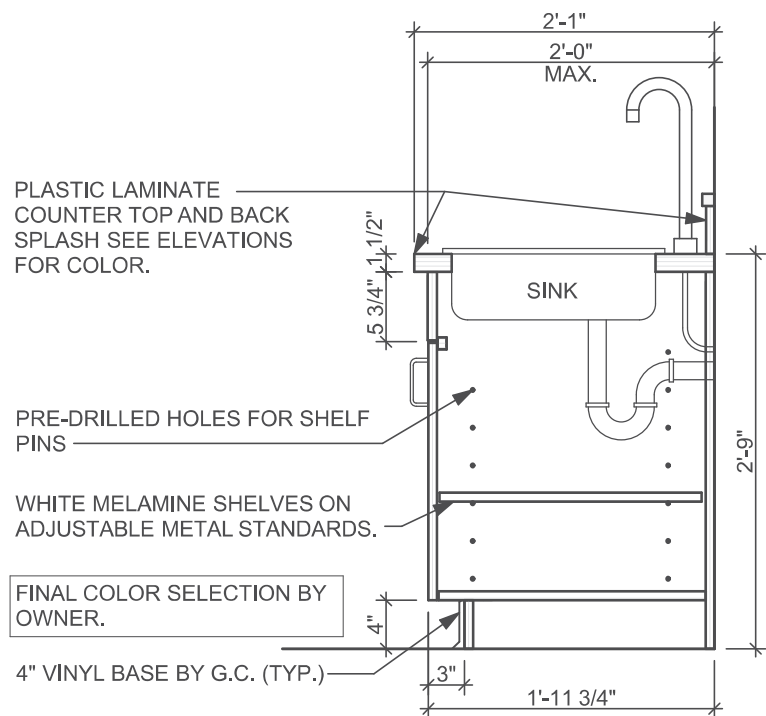
5 Kitchen Elevation Detail
SCALE: 3/4" = 1'-0"



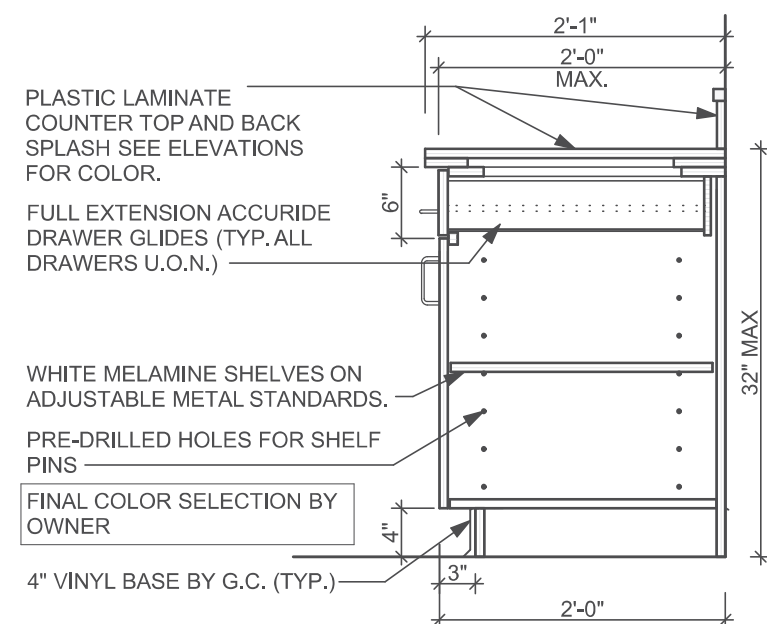
3 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



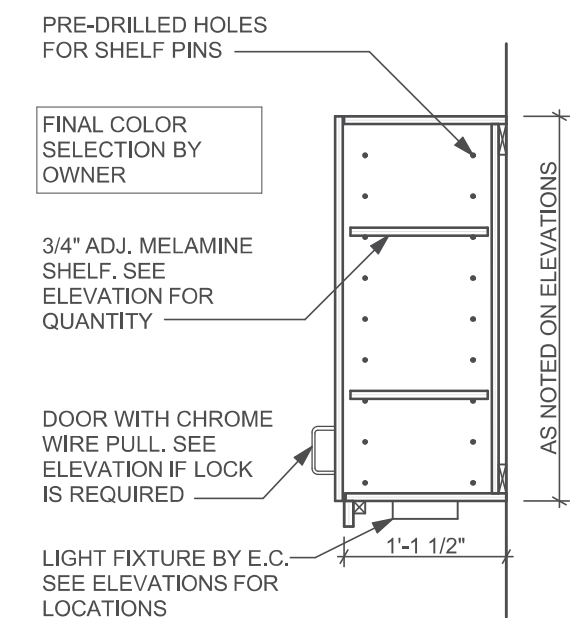
6 Kitchen Elevation Detail
SCALE: 3/4" = 1'-0"



7 Kitchen Sink Cabinet Section, Typ.
SCALE: 3/4" = 1'-0"



8 Kitchen Cabinet Lower Section, Typ.
SCALE: 3/4" = 1'-0"



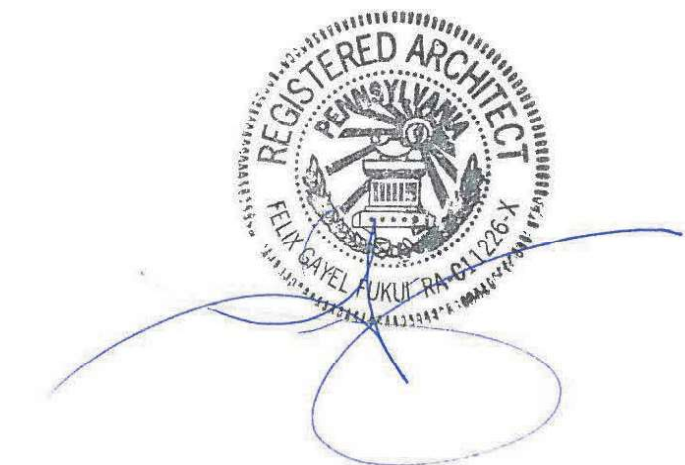
9 Kitchen Cabinet Upper Section, Typ.
SCALE: 3/4" = 1'-0"

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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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

- | | |
|---|----------------------|
| 1 | IFB & IFC 02.27.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

**Bathroom Elevation Detail, Bathroom
Enlarged Detail, Kitchen Enlarged
Detail, Kitchen Sink Cabinet Section, Typ.,
Kitchen Cabinet Lower Section, Typ.,
Kitchen Cabinet Upper Section, Typ.**

scale
As Noted

date
05/01/2026

no.

9

of.

14

Sheet No.

A9

Project
##2363



- 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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- | | |
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| 1 | IFB & IFC 02.27.2025 |
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Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

Door Schedule New, Window Schedule New, Ansi Lock Functions, Door Notes, Finish Schedule, Window Head and Sill Replacement Vinyl Wall, Typical, Window Jamb Replacement Vinyl Wall, Typical

scale As Noted	Sheet No. A10 Project ##2363
date 05/01/2026	
no. 10	
of. 14	

DOOR NOTES

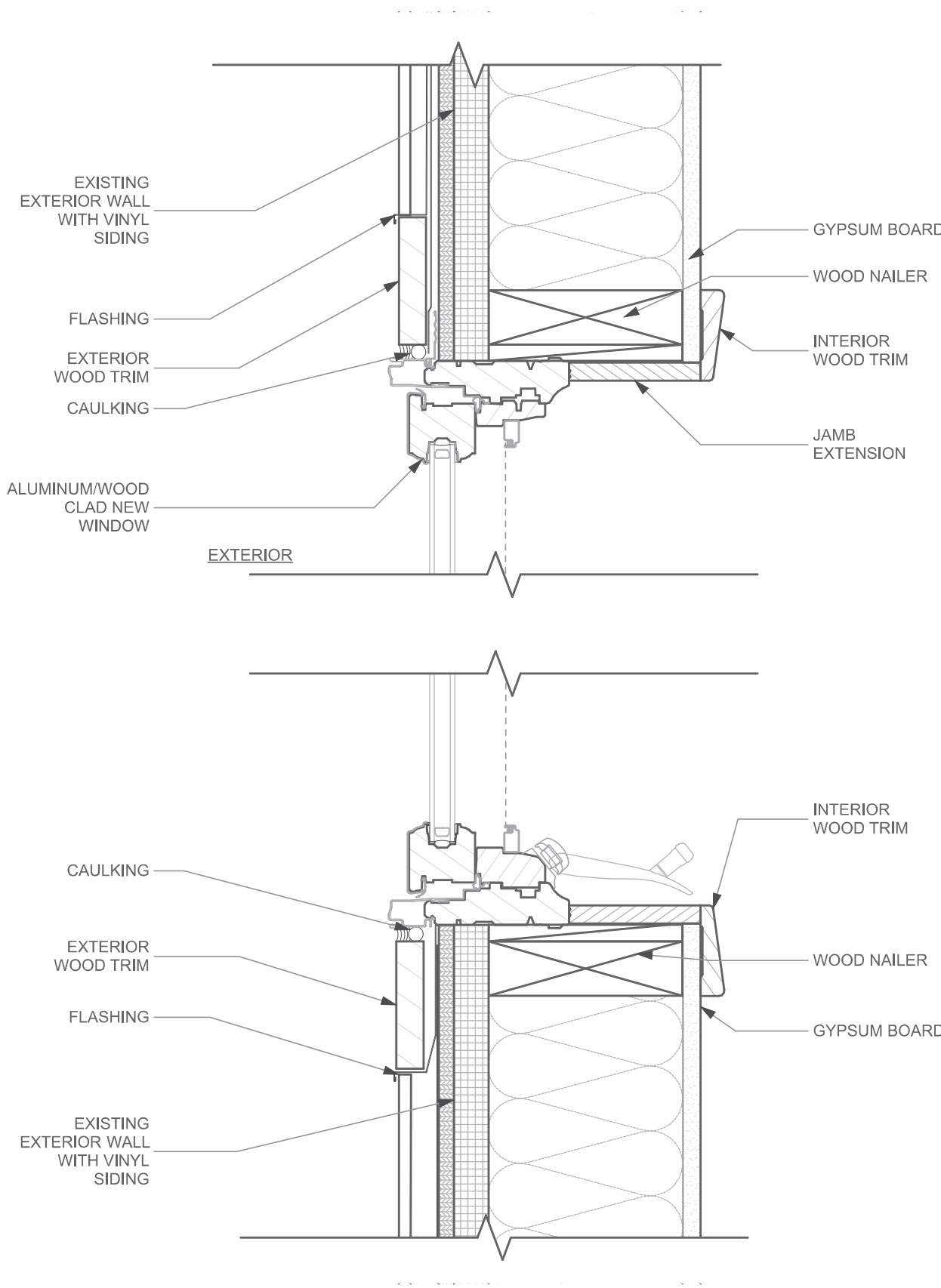
- LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY
- GC SHALL BE RESPONSIBLE FOR PREPPING FRAMES TO RECEIVE NEW DOORS, HINGES, STRIKES AND SEALS/THRESHOLDS IF EXTERIOR.
- GENERALLY USE WALL STOPS WHERE DOOR STOPS ARE SPECIFIED. SUBMIT TO ARCHITECT FOR APPROVAL
- USE FLOOR STOPS WHERE WALL STOPS ARE NOT PRACTICAL.
- HINGES SHALL BE MCKINNEY OR EQUAL.
- ANY ALUMINUM ACCESSORIES SHALL BE CLEAR ANODIZED, UNLESS OTHERWISE NOTED.
- HARDWARE SHALL BE KWIKSET OR EQUAL, SUBMIT TO ARCHITECT FOR APPROVAL.
- EXTERIOR DOOR HARDWARE AND MAINTENANCE ROOMS TO BE FALCON 6 TUMBLER CORE LOCKS.

2018 ECC TABLE R402.1.2.

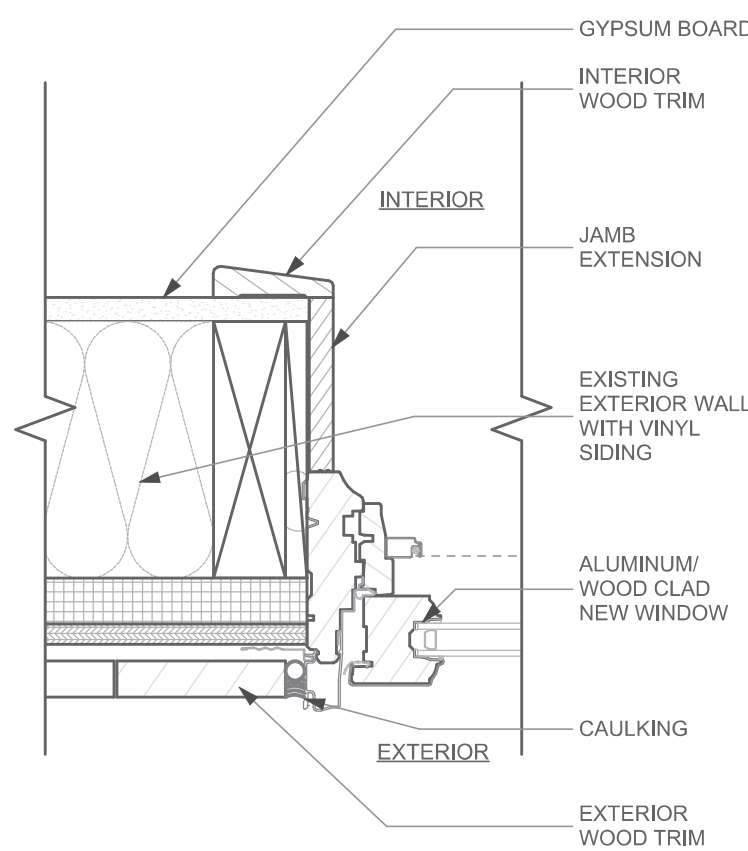
- FENESTRATION U-FACTOR MAX. 0.3
- SKYLIGHT U FACTOR MAX. 0.55
- SHGC NOT REQUIRED

WINDOW NOTES:

- NEW WINDOWS TO MATCH EXISTING OPENINGS.
- IF EXISTING OPENING DOES NOT COMPLY WITH CODE, ENLARGE EXISTING OPENING AND PROVIDE NEW WINDOW IN SAME LOCATION.
- ALL OPERABLE WINDOWS TO HAVE SCREENS.
- GC TO CONFIRM WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.



1 Window Head and Sill Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"



2 Window Jamb Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"

DOOR SCHEDULE														
DOOR NUMBER	ROOM	SIZE	DOOR ...	LABEL	LEAF			FRAME		HARDWARE			STATUS	NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	HINGE		
201 A	BATHROOM	2'-6"×6'-8"		NONE	HCW	P-1	1 3/8"	WOOD	P1	CYLINDRICAL/ BORED; PRIVACY	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES, WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. DOOR AND HARDWARE MUST MEET REQUIREMENTS OF HACF FACILITIES MANAGEMENT.

DOOR HARDWARE KEY		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	N/A
F22	F76	PRIVACY LOCK	OPENS IF UNLOCKED	N/A	N/A	N/A	N/A
F08	F84	CLASSROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A	N/A
F13	F90	DORMITORY	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A	N/A
F08/F10	F81	ENTRANCE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A	N/A
F15	F83	HOTEL	NO EFFECT	UNLOCKS IF THUMBTURN NOT SET	N/A	N/A	N/A
F04	F82	OFFICE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A	N/A
F01	F75	PASSAGE	OPENS AT ALL TIMES	N/A	N/A	N/A	N/A
F14	F91	UTILITY ROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A	N/A
F07	F86	STOREROOM	NO EFFECT	OPENS	N/A	N/A	N/A
		DOUBLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	N/A	N/A	N/A
		SINGLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	N/A	N/A	N/A

DOOR SCHEDULE ABBREVIATIONS:
CW: ALUMINUM CLAD WOOD
HM: HOLLOW METAL
SCW-SG: SOLID CORE STAIN GRADE WOOD VENEER
SCW-PG: SOLID CORE WOOD - PAINT GRADE
GL: GLASS
IM: INSULATED METAL
ALGC: ALUMINUM & GLASS
PLAM: PLASTIC LAMINATE

WINDOW SCHEDULE										
ID	Quantity	Nominal W x H Size	SIZE		EGRESS DIMENSIONS		FRAME MATERIAL	VENTING	TEMPERED	NOTES
			WIDTH	HEIGHT	EGRESS WIDTH	EGRESS HEIGHT				
W01	1	4'-0"x2'-10"	4'-0"	2'-10"	1'-9"	3'-8"	ALUMINUM CLAD WOOD	☒	☐	EMERGENCY ESCAPE AND RESCUE OPENING

FINISH SCHEDULE									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
001	VESTIBULE	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
002	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD GYPSUM TYPE X OVER DUCTWORK AND BEAM
003	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
004	VESTIBULE	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
005	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD GYPSUM TYPE X OVER DUCTWORK AND BEAM
006	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
100	LIVING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
101	DINING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
102	KITCHEN	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
103	LIVING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
104	DINING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
105	KITCHEN	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
200	HALLWAY	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
201	BATHROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	NEW	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
202	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
203	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
204	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
205	HALLWAY	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
206	BATHROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
207	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
208	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
209	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED

NOTE:
1. CONFIRM FINAL FINISH PAINT AND FLOOR FINISH WITH OWNER.

GENERAL NOTES

USE OF THE DOCUMENTS

THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED. TITLE TO THESE REMAINS WITH FUKUI ARCHITECTS P.C. (FAR). VISUAL COPY OF THE DOCUMENTS IS PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DIVISION 1 - GENERAL CONDITIONS

APPLICABILITY OF HUD GENERAL CONDITIONS

THE HUD, GENERAL CONDITIONS, CURRENT EDITION, SHALL APPLY TO THE PROJECT. A COPY OF THE GENERAL CONDITIONS IS AVAILABLE AT THE OFFICE OF FAR.

MULTIPLE CONTRACT

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT, ELECTRICAL CONTRACT, AND ADDITIONAL CONTRACTS APPLICABLE IN THE CONSTRUCTION DOCUMENTS.

2. GENERAL REQUIREMENTS OF CONTRACTS

REFER TO RESPONSIBILITY MATRIX IN CONSTRUCTION DOCUMENTS, UNLESS THE AGREEMENT CONTAINS A MORE SPECIFIC DESCRIPTION OF THE WORK OF EACH CONTRACT. REQUIREMENTS INDICATED ON DRAWINGS AND IN SPECIFICATION SECTIONS DETERMINE WHICH CONTRACT INCLUDES A SPECIFIC ELEMENT OF PROJECT.

3. SCOPE OF WORK RESPONSIBILITY

GENERAL CONSTRUCTION CONTRACT (GC)

WORK OF THE GENERAL CONSTRUCTION CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE REMAINING WORK NOT IDENTIFIED AS WORK UNDER OTHER CONTRACTS.

B. PLUMBING CONTRACT (P)

WORK OF THE PLUMBING CONTRACT INCLUDES, BUT IS NOT LIMITED TO, PLUMBING FIXTURES AND APPLIANCES (INCLUDING BUT NOT LIMITED TO: SINKS, TUBS, SHOWER ENCLOSURES, SINK BASINS, FAUCETS AND DRAIN ASSEMBLIES, ETC.) PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT. PLUMBING CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT.

C. HVAC CONTRACT (H)

WORK OF THE HVAC CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ALL MECHANICAL EQUIPMENT AND CONNECTIONS TO EQUIPMENT FURNISHED BY HVAC CONTRACT AND ELECTRICAL CONTRACT. MECHANICAL EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: FURNACES AND CONDENSERS, KITCHEN AND BATH EXHAUST FANS, THERMOSTATS AND CONTROLS, ETC.

D. ELECTRICAL CONTRACT (E)

WORK OF THE ELECTRICAL CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ELECTRICAL EQUIPMENT AND FIXTURES INCLUDING BUT NOT LIMITED TO: INTERIOR AND EXTERIOR LIGHT FIXTURES, SMOKE AND CO DETECTORS, COMPLETE CIRCUIT BREAKER PANELS INCLUDING ALL BREAKERS AND LABELING, ELECTRICAL SERVICE ENTRANCE, WIRING AND ELECTRICAL AND LOW VOLTAGE CONNECTIONS TO EQUIPMENT FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT. ELECTRICAL CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT

INSURANCE REQUIREMENTS

PER HACP GENERAL CONDITIONS, EACH PRIME CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK, WORKMAN'S COMPENSATION AND COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE AND AUTOMOBILE. INSURANCE, IN ACCORDANCE WITH HACP AND STATUTORY REQUIREMENTS, MUST BE FROM THE LAWS OF THE STATE AND AS DIRECTED BY THE HACP. PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE HACP, ARCHITECT, AND TENANT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS AND RESPONSIBILITY FOR ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. CONTACT HACP REPRESENTATIVE FOR ANY SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION. ALL SUCH COSTS SHALL BE BORNE BY THE CONTRACTOR.

CODE CONFORMANCE

ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO UNIVERSAL ACCESSIBILITY.

PERMITS, FEES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND LICENSES REQUIRED TO PERFORM THE WORK (UNLESS OTHERWISE NOTED). A COPY OF SUCH SHALL BE FURNISHED TO THE HACP. HE/SH SHE SHALL GIVE NOTICES AS REQUIRED AND PAY FOR ALL INSPECTION TESTS TO ENSURE THEY TAKE PLACE IN A TIMELY MANNER. ANY ADDITIONAL COSTS INCURRED BY THE HACP FOR THE CONTRACTOR'S FAILURE TO ACT IN THIS MANNER SHALL BE BORNE BY THE CONTRACTOR.

SUBMITTALS

PER HACP GENERAL CONDITIONS, CONTRACTOR TO SUBMIT TO ARCHITECT, ELECTRONIC SHOP DRAWINGS, SHOP DRAWINGS AND INFORMATION. TWO SAMPLES OF ALL FINISHES ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SUBSTITUTIONS

SUBSTITUTIONS FOR PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECT OR HACP'S APPROVAL. ANY REQUESTS FOR SUBSTITUTION BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT WITH THE APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. THE WARRANTY AND PERFORMANCE OF A SUBSTITUTED PRODUCT OR MATERIAL SHALL EQUAL OR EXCEED THE ORIGINALLY SPECIFIED PRODUCT. IN ADDITION THE CONTRACTOR SHALL WARRANT THAT SUBSTITUTED MATERIALS SHALL PERFORM AS SPECIFIED.

AS-BUILT DOCUMENTS

ALL CONTRACTORS SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES TO RECORD AND INDICATE ALL LOCATION, MATERIALS, SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC., CHANGES WITHIN THE CONSTRUCTION DOCUMENTS, AND ANY OTHER ITEMS WHICH MAY AFFECT FUTURE CONSTRUCTION, RENOVATIONS OR REPAIRS. THIS INFORMATION SHALL BE SUBMITTED TO THE HACP AND ARCHITECT ON A CLEAN SET OF MARKED-UP PRINTS UPON COMPLETION OF THE PROJECT.

PROJECT SUPERVISION

THE CONTRACTORS SHALL DILIGENTLY PROSECUTE THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE HIS/HER PERSONAL SUPERVISION AND ATTENTION TO THE PROJECT. THE CONTRACTOR SHALL PROJECT MANAGER, SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR HIM/HER. THE CONTRACTOR SHALL PROVIDE SUFFICIENT AND SATISFACTORY FORCES REQUIRED TO ENSURE THE PROSECUTION OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE. NEGLECT OR FAILURE TO FURNISH SUCH FORCES OR MEET REQUIRED DATES SHALL BE GROUNDS FOR TERMINATION OF AGREEMENT. THE HACP AT THEIR OPTION MAY FURNISH ADDITIONAL FORCES AT THE CONTRACTOR'S EXPENSE TO MEET THE SCHEDULE AND COMPLETION DATE AND/OR WITH LEGAL NOTICE RECOVER DAMAGES ARISING FROM SUCH DELAYS, INCLUDING BUT NOT LIMITED TO RENT CHARGES.

PROJECT MEETINGS

GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE WEEKLY CONSTRUCTION MEETINGS. ALL PRIME AND SUBCONTRACTORS WHOSE WORK IS UNDERWAY OR WHO SHOULD BE PRESENT FOR COORDINATION PURPOSES ARE TO ATTEND. GENERAL CONTRACTOR TO PROVIDE MEETING MINUTES PRIOR TO SUBSEQUENT MEETING.

RESPONSIBILITY FOR JOB CONDITIONS

THE CONTRACTORS ACKNOWLEDGE THAT HE/SH HAS SATISFIED HIM/HERSELF AS TO THE NATURE, LOCATION, GENERAL CONDITIONS AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON

TRANSPORTATION CODES AND ORDINANCES, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, TYPE OF PAYMENT AND FACILITIES REQUIRED TO DO SO, PROPERLY ESTIMATING THE DIFFICULTY OR COST THEREOF. HACP ASSUMES NO RESPONSIBILITY FOR ANY REPRESENTATIONS MADE BY ANY OF ITS AGENTS OR REPRESENTATIVES TO CONTRACTOR DURING OR PRIOR TO EXECUTION OF AGREEMENT. UNLESS SUCH REPRESENTATION AND HAPCS REPRESENTATION IS EXPLICITLY MADE IN WRITING, HACP ASSUMES NO ADDITION TO THE CONTRACT BID CAN BE ACCEPTED FOR CONDITIONS INCREASING THE COST IF SUCH CONDITIONS COULD HAVE BEEN OBSERVED THROUGH SITE INSPECTION.

FIELD VERIFICATION OF EXISTING CONDITIONS

VERIFY ALL LINES, LEVELS, INTERFERENCES, FIELD DIMENSIONS AND CONDITIONS AGAINST THE DRAWINGS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS TO REPORT TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. FAILURE TO REPORT TO THE ARCHITECT FOR INTERPRETATION OF SUCH CONDITIONS OR COVERING OVER A CONDITION WHICH SUBSEQUENTLY CAUSES ANY DELAY OR ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BE HELD FOR ANY DAMAGES RESULTING THERE FROM.

INTERPRETATION OF THE DOCUMENTS

ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. ALL CONTRACTORS ARE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS. THE ARCHITECT HAS THE RIGHT TO NAME THE ARBITER OF THE DOCUMENTS, ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, IS AT THE CONTRACTOR'S OWN RISK AND WITHOUT RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

LAYOUT, CONFLICTS AND DIMENSIONING

ALL PLAN DIMENSIONS ARE GIVEN FROM FINISHED SURFACES OR CENTERLINES, UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS ALWAYS SUPERSEDE MEASURED OR SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS.

ANY CONFLICT BETWEEN DETAIL, DIMENSION, MATERIAL, OR SPECIFICATION IS TO BE ADDRESSED TO THE ARCHITECT FOR INTERPRETATION. ALL CLARIFICATION REQUESTS SHALL BE MADE THROUGH AN OFFICIAL RFI TO THE ARCHITECT. THE ARCHITECT SHALL HAVE 10 BUSINESS DAYS TO CLARIFY AN RFI. ANY SUCH CONFLICT NOT SO RESOLVED WHEREBY LATER CORRECTION IS REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTOR SHALL WORK FROM MOST RECENT DRAWINGS, SUPPLEMENTED BY HACP ARCHITECT - WORK SHALL BE PERFORMED ONLY AFTER WRITTEN DIRECTION BY HACP OR ARCHITECT.

THE CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN LAYOUT AND FOR COORDINATING WITH OTHER TRADES. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. ANY VARIANCES FROM THESE SHALL BE AT THE RISK OF THAT TRADE OR PRIME CONTRACTOR. VERIFY CONTRACTOR'S CLEARANCES PRIOR TO LAYOUT. THE SPECIFIC PRIME CONTRACTOR SHALL BE HELD FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT. THE CONTRACTORS SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT ANY DEVIATIONS FROM THOSE SHOWN TO THE ARCHITECT. THE GENERAL CONTRACTOR AND EACH SEPARATE PRIME CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULING OF HIS/HER FORCES WITH OTHER CONTRACTORS AND SUBTRADES (SHOULD THERE BE ANY), AND HACP'S REPRESENTATIVE. ANY FAILURE TO PROPERLY COORDINATE THE WORK, WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE, SHALL BE BORNE BY THE SEPARATE PRIME CONTRACTOR.

CLEANLINESS OF JOB SITE, PROTECTION OF PREMISES, AFTER HOURS WORK

THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND PROPER MANNER AT ALL TIMES AND DULICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND DEBRIS. ALL MATERIAL SHALL BE STACKED NEATLY IN CENTRAL LOCATIONS APPROVED BY THE HACP AND/OR THE GENERAL CONTRACTOR. IF CONTRACTORS DO NOT MAINTAIN PROPERLY, THE PROJECT MANAGER MAY REQUIRE THE CONTRACTOR TO COMPLY. HEREWITH, HACP MAY AFTER 24 HOURS WRITTEN NOTICE TO THE INDIVIDUAL OFFENDING CONTRACTOR, HIRE THE NECESSARY LABOR TO ADEQUATELY CLEAN, CHARGES FOR SUCH WORK SHALL BE DEDUCTED FROM PAYMENTS DUE TO THE CONTRACTOR. CONTRACTOR AND HIS/SUBS-CONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS AS REQUIRED.

TEMPORARY UTILITIES

THE INDIVIDUAL PRIME CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM HIS/HER WORK INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, WATER, HEAT AND TELEPHONE. EACH CONTRACTOR SHALL MAINTAIN AT HIS/HERSIST A PHONE, AND COLLECTIVELY A SITE OFFICE AREA PROPERLY SECURED.

CHANGES IN THE WORK

ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF HACP OR ARCHITECT PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE HACP OR HIS/HER REPRESENTATIVES FOR SUCH ITEMS.

ACCESSIBILITY GUIDELINES:

ALL EQUIPMENT, MATERIALS, AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE CODE SHALL APPLY.

DEMOLITION/ALTERATION NOTES

HAZARDOUS MATERIALS REMOVAL (GC)

IF NOT ALREADY IDENTIFIED OR REMOVED, ANY MATERIALS DISCOVERED IN THE COURSE OF CONSTRUCTION THAT ARE DEEMED AS HAZARDOUS, SUCH AS BUT NOT LIMITED TO, ASBESTOS OR LEAD PAINTS, SHALL BE REMOVED, ENCAPSULATED OR LEFT IN ITS PRESENT CONDITION AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL UTILIZE THE APPROPRIATE LITERATURE, PROCEDURES AND DISPOSAL METHODS AS PER STANDARD PRACTICE, FEDERAL, STATE AND LOCAL CODES. REMOVAL OF HAZARDOUS MATERIALS NOT PREVIOUSLY IDENTIFIED SHALL BE AT AN EXTRA COST TO THE CONTRACT, EXCEPT THAT HACP SHALL HAVE THE OPPORTUNITY TO HAVE THE MATERIALS REMEDIATED AT ITS OWN EXPENSE.

ALL HAZARDOUS MATERIALS TO BE DISPOSED OR ENCAPSULATED PER REPORTS AND SPECIFICATIONS PROVIDED BY ARCHITECT AND HACP.

ABANDONED OR REMOVED EQUIPMENT (M, P, E)

ALL PLUMBING, DUCT WORK, ROOF TOP UTILITY, SEWER & WATER LINES TO BE REMOVED MUST BE CAPPED AND REMOVED TO THE POINT OF CONNECTION TO BUILDING MAIN UTILITY LOCATION - NO EXCEPTIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ARCHITECT PRIOR TO ANY SUCH WORK, INCLUDING ROOF PENETRATIONS. EACH PRIME CONTRACTOR SHALL REMOVE ALL THEIR RESPECTIVE EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING SYSTEMS, WIRING, ETC., NOT BEING REUSED. ... DO NOT ABANDON IN PLACE.

EACH PRIME CONTRACTOR IS RESPONSIBLE TO VERIFY VISUALLY ALL CONDITIONS RELATIVE TO SERVICE REQUIREMENTS AND CODE CONFORMANCE FOR THIS SPACE, AND TO COORDINATE ALL WITH HAPCS REPRESENTATIVE. REPORT ANY DEVIATION FROM INFORMATION ON DRAWINGS TO ARCHITECT PRIOR TO COMMENCING WORK. FAILURE TO DO SO WILL RESULT IN CONTRACTOR BEING HELD RESPONSIBLE FOR ANY COSTS FOR SUBSEQUENT CHARGES.

SELECTIVE DEMOLITION

DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON THE DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION, WHEN PERMITTED BY ARCHITECT. ITEMS MAY BE REMOVED TO A SUITABLE PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND RE-INSTALLED IN THEIR ORIGINAL LOCATION AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. EACH INDIVIDUAL PRIME

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR OWN ACTIVITIES OR REQUIRED DEMOLITION.

CONTRACT CLOSEOUT:

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND HACP'S REPRESENTATIVE TO PERFORM A PRELIMINARY FINAL INSPECTION. A PUNCH LIST OF ALL OUTSTANDING WORK TO BE CORRECTED, FINISHED, PERFORMED OR COMPLETED SHALL BE SUBMITTED BY EACH PRIME CONTRACTOR. ALL WORK OUTLINED ON THE INITIAL PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE FINAL INSPECTION AND BEFORE THE PROJECT WILL BE ACCEPTED FOR FINAL COMPLETION. AFTER ALL REQUIREMENTS PREPARATORY TO THE FINAL INSPECTION HAVE BEEN COMPLETED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER TO PERFORM A FINAL INSPECTION. IF ALL THE WORK HAS BEEN COMPLETED, THE ARCHITECT, INCLUDING PUNCH LIST ITEMS FROM EARLIER INSPECTIONS, AND NO FURTHER CORRECTIONS ARE REQUIRED, THE ARCHITECT SHALL RECOMMEND FINAL ACCEPTANCE OF THE PROJECT.

ALL PUNCH LIST ITEMS TO BE COMPLETED WITHIN THIRTY (30) WORKING DAYS OF RECEIPT, OR FINAL 10% DRAW WILL BE FORFEITED. ALL WORK NOT COMPLETED WITHIN THE ALLOTTED TIME WILL BE COMPLETED BY HACP AT PRIME CONTRACTOR'S EXPENSE. FINAL COMPLETION OCCURS WHEN ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND OCCUPANCY PERMIT HAS BEEN ISSUED.

PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE START UP OF ALL EQUIPMENT FURNISHED, INSTALLED OR SERVICED UNDER THIS AND WITH THE DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ITS EQUIPMENT, ELECTRICAL SYSTEMS AND APPLIANCES ARE FUNCTIONAL AND OPERATIONAL AND THAT ALL PLUMBING AND HVAC EQUIPMENT IS OPERATING QUIETLY AND FREE FROM VIBRATION. CONTRACTOR SHALL PROVIDE A SINGLE BINDER FOR HACP AND TENANT CONTAINING MAINTENANCE MANUALS, INCLUDING OPERATION INSTRUCTIONS, SPARE PARTS, WARRANTIES, INSPECTION PROCEDURES, AND DATA FOR EACH SYSTEM OR EQUIPMENT ITEM.

ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE FURNISHED.

FINAL CLEANING: AT THE TIME OF THE PROJECT CLOSE OUT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN AND READY THE SPACE FOR OCCUPANCY. THIS SHALL AT MINIMUM, INCLUDE REMOVAL OF ALL DEBRIS, HARDWARE, LIGHT FIXTURES, REPLACEMENT OF BURNED OUT LAMPS, REMOVAL OF NON PERMANENT PROTECTION AND LABELS, TOUCH UP OF ANY MINOR FINISH DAMAGE, AND CLEANING OR REPLACEMENT OF MECHANICAL SYSTEM FILTERS. DAMAGE TO ANY FINISH, SURFACE, EQUIPMENT OR OBJECT CAUSED DURING CLEANING SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT HIS/HER OWN COST.

UPON COMPLETION OF THE PROJECT, GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT AND PROVIDE A COPY OF THE ORIGINAL TO HACP AND ARCHITECT.

AT EACH PAYMENT REQUEST AND BEFORE PAYMENT IS MADE, EACH CONTRACTOR SHALL DELIVER TO THE HACP A COMPLETE RELEASE OF ALL SUB CONTRACTOR'S AND SUPPLIER'S LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL COVERING ALL LABOR AND MATERIALS COSTS WHICH THEN CANNOT BE FILED OR A BOND SATISFACTORY TO THE HACP INDEMNIFYING HACP AGAINST ANY LIENS.

CONTRACTOR GUARANTEES

WARRANTIES AND GUARANTEES. IN ADDITION TO OTHER GUARANTEES HEREIN REQUIRED, PRIME CONTRACTORS HEREBY GUARANTEE THAT WHEN HE/SHE DELIVERS TO THE HACP FOR ACCEPTANCE THE WORK TO BE PERFORMED UNDER THIS AGREEMENT, THE SAME SHALL BE IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKSMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY HACP), OR OTHER WORKMANSHIP. ALL SUPPLIED MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE HACP'S SATISFACTION BY THE RESPONSIBLE PRIME CONTRACTOR AT THE PRIME CONTRACTOR'S EXPENSE.

DIVISION 2 - SITE WORK - NOT APPLICABLE

DIVISION 3 - CONCRETE (GC)

PLAIN AND REINFORCE CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC 2018 AND ACI 318 AS AMENDED IN SECTION 1905 OF THE IBC 2018.

CONCRETE TO BE INSTALLED AND CURED PER ACI 318 AND BE NORMAL WEIGHT (144PCF) WITH COMPRESSIVE STRENGTH IN 28 DAYS OF 4000 PSI. AIR ENTRAINED. CEMENT SHALL BE PORTLAND, TYPE 1 (FLY ASH & COUND UNAD GRANULATED BLAST FURNACE SLAG ARE PERMITTED). COARSE AGGREGATE SHALL BE MAXIMUM 1 1/2" IN SIZE. AIR ENTRAINED SHALL BE 7 PERCENT. SLUMP SHALL BE 4" MAXIMUM

REINFORCING BARS SHALL COMPLY WITH A.S.T.M. A615--GRADE 60. WELDED WIRE FABRIC SHALL COMPLY WITH A.S.T.M. A185.

4" MINIMUM COMPACTED GRAVEL BED TO PLACE CONCRETE TO BE #57 HARD OR MACHINE COMPACTED BEFORE CONCRETE PLACEMENT.

PROVIDE COLD-APPLIED JOINT SEALANTS, SINGLE COMPONENT, SILICONE, SELF-LEVELING TYPE, BY SIKA OR EQUAL.

ROUND BACKER RODS FOR COLD-APPLIED JOINT SEALANTS: ASTM D5249, TYPE 3, OF DIAMETER AND DENSITY REQUIRED TO CONTROL JOINT SEALANT DEPTH AND PREVENT BOTTOM-SIDE ADHESION OF SEALANT, BY SIKA OR EQUAL.

DIVISION 4 - MASONRY (GC)

BRICK MASONRY REPOINTING

BRICK MASONRY REPOINTING SPECIALIST QUALIFICATIONS: ENGAGE AN EXPERIENCED BRICK MASONRY REPOINTING FIRM TO PERFORM WORK OF THIS SECTION. FIRM SHALL HAVE COMPLETED WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL REPOINTING WORK. REPOINTING EXPERIENCE IN ONLY INSTALLING MASONRY IS INSUFFICIENT EXPERIENCE FOR MASONRY REPOINTING WORK.

REPOINTING OF AREAS INDICATED IN THE DRAWINGS AND LOCATIONS WITH THE FOLLOWING DEFECTS:

- A. HOLES AND MISSING MORTAR.
- B. CRACKS THAT CAN BE PENETRATED 1/4 INCH OR MORE BY A KNIFE BLADE 0.027 INCH THICK.
- C. CRACKS 1/8 INCH OR MORE IN WIDTH AND OF ANY DEPTH.
- D. DISCOLORATION OR UNTIL DISCOLORATION TAPPED BY METAL OBJECT.
- E. ERODED SURFACES 1/4 INCH OR MORE DEEP.
- F. DETERIORATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
- G. JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.

MATERIALS
PORTLAND CEMENT: ASTM C 150/C 150M TYPE I OR TYPE II EXCEPT TYPE III, MAY BE USED FOR COLD-WATER CONSTRUCTION. GRAY, WHERE REQUIRED FOR COLOR MATCHING OF MORTAR.

MASONRY CEMENT: ASTM C 91/C 91M. MANUFACTURERS' SPECIFIC TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
• CEMEX S.A.B. DE C.V.
• HOLCIM (US) INC.
• QUIKRETE, THE QUIKRETE COMPANIES, LLC.

REMOVE GUTTERS, DOWNSPOUTS AND ASSOCIATED HARDWARE ADJACENT TO MASONRY REPOINTING, REINSTALL WHEN REPOINTING IS COMPLETED. PROVIDE TEMPORARY RAIN DRAINAGE DURING WORK TO DIRECT WATER AWAY FROM THE BUILDING.

SEE LINTEL REPLACEMENT BELOW AND COORDINATE MASONRY REPOINTING AND REPLACEMENT WITH REMEDIAL LINTEL REPAIR OR REPLACEMENT.

RETAINING WALL
WHEN NOTED ON THE DRAWINGS, NEW DRYSTACK RETAINING WALL BELGARD OR EQUAL, TO MATCH EXISTING COLOR AND TYPE OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE. REMOVE SUFFICIENT SOIL TO ALLOW ACCESS TO INSTALL A NEW WALL AND RE-INSTALL IN CONFORMANCE WITH THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. INSTALL NEW

WALL WITH ALL NECESSARY PINS, GEOGRID AND CAP PIECES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

RETAINING WALL ACCESSORIES

WALL CAPS, PINS AND GEOGRID FABRIC.
REPLACEMENT WALL CAPS TO MATCH EXISTING. MATERIAL CONCRETE BY BELGARD OR EQUAL. COLOR AND TYPE TO MATCH EXISTING OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

GLASS BLOCK

SOLID GLASS BLOCK COLORLESS, TRANSPARENT, SMOOTH FACES AND MANUFACTURER'S STANDARD EDGE COATING WHITE, BY SEVES. OWINGS CORNING GLASS BLOCK OR EQUAL. SILICONE SEALANT BY SIKA OR EQUAL. PRODUCT INFORMATION AND SAMPLE TO BE PROVIDED TO ARCHITECT AND HACP FOR APPROVAL. SIZE OF GLASS BLOCK TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SIZES. GLASS BLOCK SHALL BE INSTALLED PER IBC AND IRC BUILDING CODE AND TMS 402/ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"

DIVISION 5 - METALS

STEEL BEAMS, ANGLES AND PLATES

SHOP PRIMED WITH RUST PREVENTATIVE PAINT. DIMENSIONS AND GRADE TO MATCH EXISTING SHOP DRAWINGS TO BE PROVIDED BY GC.

ALL EXTERIOR LINTELS MUST BE HOT-DIP GALVANIZED PER ASTM A123.

LINTEL REPLACEMENT/ INSTALLATION ON BRICK VENEER EXTERIOR

PROTECT EXISTING OPENING WITH PLYWOOD. TEMPORARILY SHORE AND REMOVE EXISTING BRICK ABOVE THE OPENING AT LEAST 6 INCHES ON EACH SIDE. MINIMUM VERTICAL CLEARANCE TO EXISTING EXISTING LINTEL ANGLE. REMOVE EXISTING LINTEL WITH NEW GALVANIZED STEEL ANGLE TO MATCH EXISTING LENGTH AND GAUGE. PROVIDE NEW FLASHING OVER NEW LINTEL AND CALULK AGAINST HOUSE WRAP. REINSTATE EXISTING BRICK.

FOR LINTEL CLEANING USE METAL CLEANING ON NEXT SECTION.

METAL CLEANING

EXECUTION OF THE WORK IN CLEANING ITEMS, DISTURB THEM AS MINIMALLY AS POSSIBLE AND AS FOLLOWS:

- REMOVE ALL DETERIORATED COATINGS AND CORROSION.
- SEQUENCE WORK TO MINIMIZE TIME BEFORE PROTECTIVE COATINGS ARE REAPPLIED.
- CLEAN ITEMS IN PLACE UNLESS OTHERWISE INDICATED.

MECHANICAL COATING REMOVAL: USE GENTLE METHODS, SUCH AS SCRAPPING AND WIRE BRUSHING, THAT WILL NOT ABRASE METAL SUBSTRATE.

REPAINT: WHERE INDICATED, PREPARE PAINTED DECORATIVE METAL BY CLEANING SURFACE, REMOVING LESS THAN FIRMLY ADHERED EXISTING PAINT, SANDING EDGES SMOOTH, REMOVING EXISTING PAINT AND PRIMING FOR PAINTING AS SPECIFIED.

METAL AWNINGS

BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING OR FINISH, AND SUPPLIES. EXTERIOR ALUMINUM DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE. INSTALLATION OF AWNINGS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL FASTENERS FOR AWNINGS SHALL BE TYPE 316 SS. FOR LOCATIONS WHERE AWNINGS ARE ATTACHED TO SIDEWALL, AWNING FASTENERS SHALL FASTEN INTO STUDS WITH COMPRESSION STAND-OFF. IF THROUGH VENEER BRICK, INSTALLATION SHALL INCLUDE REFINISHED ALUMINUM REGLETED WALL FLASHING AT TURN, PROPERLY INSTALLED AND CAULKED. SEE ALSO DIVISION 10.

ALUMINUM METAL RAILINGS

BASIS-OF-DESIGN. PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE AZEK BUILDING PRODUCTS, INCORPORATED, OR COMPARABLE PRODUCT. FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE. PROVIDE THE DESIGN AND RECOMMENDATIONS IN "ARMAS "ASPHALT ROOFING RESIDENTIAL MANUAL - DESIGN AND APPLICATION METHODS" AND NRCA "NRCA GUIDELINES FOR ASPHALT SHINGLE ROOF SYSTEMS".

DIVISION 6 - WOOD AND PLASTICS

WOOD FRAMING AND BLOCKING

SELECT STRUCTURAL GRADE DOUGLAS FIR SOUTH. SIZES AS INDICATED ON DRAWINGS. COMPLY WITH NO RECOMMENDED NAILING SCHEDULE" OF THE MANUAL FOR HOUSING FRAMING.

FLOOR SHEATHING (IF REQUIRED) - PROVIDE 3/4" TAG PLYWOOD FLOOR SHEATHING OR OSB STRUCTURAL FIBERBOARD. ALIGN PANELS ACROSS A MINIMUM OF TWO SUPPORTS WITH STRENGTH AXIS PERPENDICULAR TO AXIS OF JOISTS, STAGGER JOISTS. GLUE TO JOISTS AND EDGES WITH ELASTOMERIC SOLVENT-BASED GLUE. CONFORMING TO APA SPECIFICATION AND FASTENED WITH 80 COMMON OR 60 ANNUAL OR SPIRAL NAILS AT 6" O.C. ALONG EDGES AND 10" ALONG INTERMEDIATE SUPPORTS. FOLLOW PANEL MANUFACTURER'S INSTALLATION RECOMMENDATIONS FOR SUB-FLOOR PREP, PRIOR TO INSTALLATION OF FINISH FLOORING.

EXTERIOR WOOD FRAMING EXPOSED TO WEATHERING AND INSECTS SHALL BE PROVIDED WITH PRESERVATIVE TREATED LUMBER, KILN DRIED TO 19% MOISTURE CONTENT BEFORE INSTALLATION.

WOOD TRIM AND MOLDINGS

PROVIDE FURNITURE GRADE SOLID HARDWOOD TRIM AND MOLDINGS. STAIN ALL SIDES AND ENDS. WOOD TRIM AND MOLDINGS TO MATCH EXISTING UNLESS OTHERWISE NOTED ON DRAWINGS.

INSTALL WOOD TRIM AND MOLDINGS WITH MITER AT CORNERS, MITERED LAP SPICES, AND SET WITH COUNTER SUNK GALVANIZED FINISH NAILS CAPPED WITH WOOD PUTTY SANDED SMOOTH. COMPLY WITH AWH 300 FOR ALL STANDING AND RUNNING TRIM.

FABRICATION QUALIFICATIONS

FIRM EXPERIENCE IN PRODUCING ARCHITECTURAL WOODWORK SIMILAR TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO PRODUCE REQUIRED UNITS WITHOUT DELAYING THE WORK.

INTERIOR ARCHITECTURAL WOODWORK

INSTALLER QUALIFICATIONS

ARRANGE FOR INTERIOR ARCHITECTURAL WOODWORK INSTALLATION BY A FIRM THAT CAN DEMONSTRATE SUCCESSFUL EXPERIENCE IN INSTALLING ARCHITECTURAL WOODWORK SIMILAR IN TYPE AND QUALITY TO THOSE REQUIRED FOR THIS PROJECT.

QUALITY STANDARD: UNLESS OTHERWISE INDICATED, COMPLY WITH AIA'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS."

ENVIRONMENTAL LIMITATIONS: DO NOT DELIVER OR INSTALL WOODWORK OR UNTIL HUMIDITY IS ENCLOSED, WHEN HUMIDITY IS COMPLETE, AND HVAC SYSTEM IS OPERATING AND MAINTAINING TEMPERATURE AND RELATIVE HUMIDITY AT OCCUPANCY LEVELS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD. INSERT LIST OF PRE-APPROVED FIRMS. REFER TO AIA'S OR WIS MEMBER LIST FOR NAMES OF WOODWORKING FIRMS THAT COULD POTENTIALLY BE INCLUDED.

MATERIALS

WOOD SPECIES AND CUT FOR TRANSPARENT FINISH: AS INDICATED ON DRAWINGS.

WOOD SPECIES FOR OPAQUE FINISH: ANY CLOSED-GRAIN HARDWOOD.

GENERAL: COMPLETE FABRICATION TO MAXIMUM EXTENT POSSIBLE BEFORE SHIPMENT TO PROJECT SITE. WHERE NECESSARY FOR FITTING AT THE SITE, PROVIDE ALLOWANCE FOR SCRIBING, TRIMMING, AND FITTING.

- INTERIOR WOODWORK GRADE: AWM CUSTOM.
- SHOP CUT OPENINGS TO MAXIMUM EXTENT POSSIBLE. SEAL EDGES OF CUTOUTS TO REMOVE SPLINTERS AND BURRS. SAND EDGES OF OPENINGS IN COUNTERTOPS WITH A COAT OF VARNISH.

- FOR TRANSPARENT-FINISHED TRIM ITEMS WIDER THAN AVAILABLE LUMBER, USE VENEERED CONSTRUCTION. DO NOT GLUE FOR WIDTH.
- BACK OUT OR GROOVE BACKS OF FLAT TRIM MEMBERS AND KERF BACKS OF OTHER WIDER, FLAT MEMBERS, EXCEPT FOR MEMBERS WITH ENDS EXPOSED IN FINISHED WORK.
- ASSEMBLE CASINGS IN PLACE EXCEPT WHERE LIMITATIONS OF ACCESS TO PLACE OF

PLASTIC LAMINATE CLAD ARCHITECTURAL CABINETS

QUALITY STANDARD: UNLESS OTHERWISE INDICATED, COMPLY WITH THE ARCHITECTURE, WOODWORK, OR SLAG MINERAL WOOL INSULATION

SOLAR HEAT GAIN COEFFICIENT FOR ALL VERTICAL GLAZING: NR
K/1000 BTU/H/FT²/°F
SOLAR LIGHTS: 0.055 MAX

DIVISION 9 – FINISHES (GC)

ALL FINISH TRIM TO BE PAINT GRADE POPULAR OR OTHER TIGHT- GRAINED HARDWOOD, SMOOTH SANDED FINISHED WITH SCARFED JOINTS, GLUED AND NAILED, NO BUTT JOINTS.

GYPSUM BOARD TO BE FINISHED AS SPECIFIED ACCORDING TO THE FOLLOWING:

STANDARD FINISH (LEVEL 4 PER GA 216-96): ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. BEFORE FINAL DECORATION PREPARE SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES.

TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE.

ALL INTERIOR GYPSUM BOARD WALLS AND CEILINGS TO BE 1/2" THICK BY USG OR EQUAL UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL 1/2" "AQUATOUGH" BY USG OR EQUAL AT ALL LOCATIONS UNLESS THE WET LOCATIONS, ON GARAGE CEILINGS UNDER LIVING SPACES SUPPLY AND INSTALL 5/8" TYPE X TO COVER CEILING AND DUCTWORK BY USG OR EQUAL UNLESS NOTED OTHERWISE.

ALL PARTITIONS ARE TO BE SET IN CAULK.

ALL WORK TO BE COMPLETED IN A FIRST CLASS MANNER WITH NO EXPOSED, UNFINISHED EDGES, NAILS, SCREWS, ETC.

PAINTING
ALL EXTERIOR SURFACES IDENTIFIED TO BE PAINTED SHALL RECEIVE 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

ALL INTERIOR DRYWALL AND PLASTER SURFACES SHALL RECEIVE A 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

CEILINGS TO RECEIVE FLAT FINISH PAINT- UNLESS NOTED OTHERWISE, WALLS TO RECEIVE EGG-SHELL FINISH – UNLESS NOTED OTHERWISE. TRIM AND DOORS SHALL RECEIVE SEMI-GLOSS FINISH.

CONCRETE AND MASONRY COATINGS
BASIS-OF-DESIGN INTERIOR PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE NEGAROD, A PART OF HEMPEL, NEOFLX NEOCRYLIC-H WALL-GARD HD, SERIES 1 WALL-GARD HD, SERIES 2 WITH REINFORCED FABRIC LAYER BASECOAT AND TOPCOAT SYSTEM OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING: PPG PAINTS, SHERWIN-WILLIAMS COMPANY OR EQUAL.

CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF COATINGS, INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.

CONCRETE SUBSTRATES, REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK.

DO NOT COAT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE COATED EXCEEDS THAT PERMITTED IN COATING MANUFACTURERS WRITTEN INSTRUCTIONS.

TILE & FLOORS
PROPERLY PREPARE SUB FLOOR TO RECEIVE SPECIFIED FINISH FLOORING.

ON VERTICAL SURFACES, TILE MAY BE SET OVER 1/2" MOISTURE RESISTANT DRYWALL ABOVE 6 FEET. FASTEN BACKLASH SCREWS TO CORROSION RESISTANT STEEL DRILL SCREWS AS RECOMMENDED BY MANUFACTURER. TAPE ALL JOINTS AS RECOMMENDED BY MANUFACTURER USING POLYMER-COATED, OPEN GLASS-FIBER MESH, TILE SETTING MATERIAL, PORTLAND CEMENT MORTAR, OR EQUAL, WITH A DRY POLYMER ADDITIVE. TILE GROUT SHALL BE EPOXY GROUT. VERIFY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS, PORTS, HORIZONTALLY AND VERTICALLY SEAL WITH ONE PART MILDEW RESISTANT SILICONE SEALANT. FOLLOW "TILE COUNCIL OF AMERICA 2003 EDITION HANDBOOK FOR THE CERAMIC TILE INSTALLATION".

FLOORING PREP
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOORS PREPPED AND LEVEL, READY TO RECEIVE SCHEDULED FLOOR FINISH. CONCRETE SLAB SURFACES SHALL BE CLEANED AND MOIST SMOOTH WITH LEVELING COMPOUND AND SUBSTRATE PRIMER PRIOR TO THE INSTALLATION OF ANY TILE OR CARPET. ALL PREPARATORY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLOORING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

LVT FLOORING
BASIS OF DESIGN: PROVIDE LUXE PLANK AND TILE WITH FASTAK INSTALLATION LUXURY VINYL TILE BY ARMSTRONG COMMERCIAL FLOORINGS OR EQUAL, APPROVAL BY ARCHITECT AND HACP REQUIRED.

THICKNESS: 12 MIL WEAR LAYER 4 MM OVERALL THICKNESS, NO WAX.

SIZE: 7 INCHES BY 48 INCHES AND 18 INCHES BY 18 INCHES .

COLORS AND PATTERNS: ARCHITECT TO SELECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND SIZES AND TO BE APPROVED BY HACP.

FLOOR SURFACE IS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, OR BUMPS, ALL EDGE CONDITIONS TO BE FLOATED UP FOR SMOOTH EVEN FLUSH TRANSITION.

DIVISION 10 – SPECIALTIES (GC)

TOILET DISPENSER
BASIS OF DESIGN: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

CURTAIN ROD
BASIS OF DESIGN: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY BRADLEY CORPORATION OR EQUAL. QD, STRAIGHT ROD, MOUNTING FLANGES, STAINLESS STEEL SATIN FINISH.

ROBE HOOK
BASIS OF DESIGN: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

TOILET BAR
BASIS OF DESIGN: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. 3/4" ROUND TUBE WITH CIRCULAR BRACKETS, 18 INCHES OR 24 INCHES TO FIT AVAILABLE SPACE. LOCATION TO BE PROVIDED BY ARCHITECT.

MAIL BOX
POST TO BE INSTALLED MAILBOX. HEAVY DUTY USPS APPROVED, 1/8 INCH DIE CAST AND EXTRUDED ALUMINUM CONSTRUCTION, FRONT LOADED, POWDER COATED FINISH, MAGNETIC CATCH, BLACK FINISH.

METAL AWININGS
BASIS OF DESIGN: MATCH EXISTING AWININGS DIMENSIONS TO BE REPLACED, ALUMINUM CLAMSHELL TYPE, 0.025 GAUGE ROOF AND 0.040 GAUGE UNDERSTRUCTURE, FACTORY APPLIED BACKED ENAMEL FINISH COLORED TO BE DRAWN BY ARCHITECT FROM MANUFACTURER STANDARD COLOR CHART. STRUCTURE ABLE TO SUPPORT 30 PSF OF SNOW LOAD

AND BASIC DESIGN WIND SPEED OF 3 SECOND GUST WINDS OF 110 MPH, SE ALSO DESIGN 5.

DIVISION 11 – EQUIPMENT

MANUFACTURER TO PROVIDE WARRANTY TO REPAIR AND REPLACE RESIDUAL APPLIANCES OR COMPONENTS THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN A YEAR FROM SUBSTANTIAL COMPLETION.

COOKING APPLIANCES- BASIS OF DESIGN

- GAS RANGE

FREESTANDING SLIDE IN RANGE WITH ONE OVEN, 4 GAS BURNERS, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

KITCHEN EXHAUST VENTILATION

- OVERHEAD EXHAUST HOOD, WALL MOUNTED, THREE SPEED FAN BUILT INTO HOOD WITH STANDARD 500CFM, VENTED TO OUTSIDE THROUGH ROOF OR WALL, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

CARBONIC BACKDRAFT VENT DAMPER BY FAMCO OR EQUAL, DAMPER CONSTRUCTION-HIGH-TEMPERATURE-ENAMEL-PANTEL STEEL DAMPER AND HOUSING WITH GALVANIZED-STEEL BREECHING CONNECTION, ADJUSTABLE COUNTERWEIGHT WITH LOCK. INCLUDE KNIFE-EDGE BEARINGS THAT DO NOT REQUIRE LUBRICATION, VENT SIZE TO MATCH HOOD EXHAUST DIAMETER.

- REFRIGERATOR/FREEZER

FREESTANDING TWO DOOR, SLIDE BY SIDE REFRIGERATOR/FREEZER, WITH FREEZER ON TOP, 15.6 CU.FT. REFRIGERATOR STORAGE VOLUME AND 5.13 CU.FT. FREEZER STORAGE VOLUME, AUTOMATIC ICE MAKER AND STORAGE BIN, FRONT PANEL, STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

CLEANING APPLIANCES- BASIS OF DESIGN

- CLOTHES WASHER

FREESTANDING TOP LOADING UNIT, 3.2 CU. FT MAX. CPACITY, CENTER SPINDLE, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

- CLOTHES DRYER

FREESTANDING FRONT LOADING UNIT, 5.7 CU. FT MAX. CPACITY, GAS ELECTRIC VENT KIT BY MANUFACTURER, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

ALL APPLIANCES TO QUALIFY FOR THE EPA/DOE ENERGY STAR PRODUCT LABELING PROGRAM.

DIVISION 12 – FURNISHINGS (GC)

HORIZONTAL LOUVER BLINDS, POLYMER SLATS

SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- HUNTER DOUGLAS ARCHITECTURAL WINDOW COVERINGS.
- LEVOLOR CONTRACT
- SPRINGS WINDOW FASHIONS, SWFCONTRACT.

MANUAL CORDED OPERATION WITH CHLD SAFETY CORDS.

PLUMBING REQUIREMENTS (PI)

CONTRACT DOCUMENTS
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

MATERIALS, WORKMANSHIP AND METHODS

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF HIGHEST QUALITY, AND SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN KEEPING WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND QUALITY. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

PAYMENT OF FEES, PERMITS AND CODES

ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF EQUIPMENT AND MATERIALS

ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT IS REQUIRED: PLUMBING FIXTURES AND WATER HEATERS.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

VISIT TO THE SITE

THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY THE EXACT LOCATIONS OF ALL EXISTING SERVICES AND SHALL ACQUAINT HIMSELF WITH ALL PERTINENT JOB CONDITIONS. NO CHANGE ORDER WILL BE ALLOWED ON THE BASIS OF THE CONTRACTOR HAVING MISUNDERSTOOD FIELD CONDITIONS.

THE CONTRACTOR SHALL NOTE ALL OPENINGS REQUIRED TO CONVEY EQUIPMENT TO ITS INSTALLED LOCATION. SHOULD ANY OPENINGS BE REQUIRED TO BE MADE, OR ENLARGED, THIS CONTRACTOR SHALL SO ALTER SUCH OPENINGS. OPENINGS SHALL BE RESTORED TO THEIR ORIGINAL SIZE, CONSTRUCTION AND FINISH TO THE SATISFACTION OF THE HACP.

EQUIPMENT

RESIDENTIAL DIRECT-VENT GAS-FIRED STORAGE DOMESTIC-WATER HEATERS

MANUFACTURER SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- A.O SMITH CORPORATION.
- BRADFORD WHITE CORPORATION.
- LOCHINVAR, LLC.

STANDARD: ANSI Z21.10.1/CSA 4.1.
ENERGY STAR RATING MINIMUM: 0.86 UEF.
SIZE TO MATCH EXISTING WATER HEATER IN BUILDING.

STORAGE-TANK CONSTRUCTION- STEEL

TAPPINGS: ASME B1.20.1 PIPE THREAD.

PRESSURE RATING: 150 PSIG
INTERIOR FINISH: COMPLY WITH NSF 61 AND NSF 372 BARRIER MATERIALS FOR POTABLE-WATER TANK LININGS, INCLUDING EXTENDING LINING MATERIAL INTO TAPPINGS.

FACTORY-INSTALLED STORAGE-TANK APPURTENANCES

ANODE ROD: REPLACEABLE MAGNESIUM.
DIP TUBE: REQUIRED UNLESS COLD-WATER INLET IS NEAR BOTTOM OF TANK.
DRAIN VALVE: CORROSION-RESISTANT METAL WITH HOSE-END CONNECTION.
INSULATION: COMPLY WITH ASHRAE/IES 90.1 ASHRAE 90.2.
JACKET: STEEL WITH ENAMELED FINISH.
HEAT-TRAP FITTINGS: INLET TYPE IN COLD-WATER INLET AND OUTLET TYPE IN HOT-WATER OUTLET.
BURNER: FOR USE WITH DIRECT-VENT, GAS-FIRED, DOMESTIC-WATER HEATERS AND NATURAL-GAS FUEL.
IGNITION: STANDING PILOT OR ANSI Z21.20/CSA C22.2 NO. 60730-2-5, ELECTRIC AUTOMATIC GAS-IGNITION SYSTEM.
TEMPERATURE CONTROL: ADJUSTABLE THERMOSTAT.
COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVE: ANSI Z21.22/CSA 4.4. INCLUDE RELIEVING CAPACITY AT LEAST AS GREAT AS HEAT INPUT AND EXCEED PRESSURE SETTING LESS THAN WORKING PRESSURE RATING OF DOMESTIC-WATER HEATER. SELECT RELIEF VALVE WITH SENSING ELEMENT THAT EXTENDS INTO STORAGE TANK.

DIRECT-VENT SYSTEM: THROUGH- WALL ROOF, COAXIAL OR DOUBLE-CHANNEL VENT ASSEMBLY WITH DOMESTIC-WATER HEATER MANUFACTURERS OUTSIDE INTAKE/EXHAUST SCREEN.

PLUMBING FIXTURES (UNLESS NOTED ON DRAWINGS)

BATHTUB
BATHTUB, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- KOHLER.
- STERLING.

SLIP RESISTANCE: 60 BY 30 INCHES, WHITE FINISH, DRAIN NPS 1 1/2" CHROME PLATED BRASS, POP UP WASTE AND OVERFLOW, PLUMBING CONTRACTOR SHALL VERIFY THE EXACT SIZE OF ALL REPLACEMENT TUBS AND SHOWERS TO MAKE CERTAIN THAT NEW TUBS/SHOWERS FIT IN EXISTING FRAMING, PRIOR TO ORDERING.

BATHTUB / SHOWER FAUCET
PRESSURE BALANCED FAUCET, SINGLE HANDLE, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN INCORPORATED.
- STERLING.

FINISH: POLISHED CHROME, 2.2 GPM FLOW RATE, CONCEALED MIXING VALVE, SINGLE HANDLE, ANTISEAL DEVICE INTEGRATED WITHIN MIXING VALVE.

SHOWER HEAD, BALL JOINT WITH ARM AND FLANGE, CHROME PLATE FINISH, FIXED SPRAY PATTERN

BATHTUB FILLER SPOUT FINISH CHROME PLATE FINISH.

LAVATORIES
VITREOUS-CHINA LAVATORIES, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN INCORPORATED.
- STERLING.
- HANSGRÖBE USA

POLISH CHROME PLATE FINISH, 2.2 GPM FLOW RATE, LEVER HANDLE, RIGID SPOUT, DRAIN POP UP.

LAVATORIES FAUCETS – WATER SENSE CERTIFIED
GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN INCORPORATED.
- HANSGRÖBE USA

POLISH CHROME PLATE FINISH, 2.2 GPM FLOW RATE, LEVER HANDLE, RIGID SPOUT, DRAIN POP UP.

KITCHEN SINKS – WATER SENSE CERTIFIED
STAINLESS STEEL, COUNTER MOUNTED, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- ELKAY
- HANSGRÖBE

POLISHED CHROME PLATE FINISH, SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

WATER CLOSET – WATER SENSE CERTIFIED
FLOOR MOUNTED, FLOOR OUTLET, COUPLE COUPLED (GRAVITY TANK), VITREOUS CHINE, 1.6 GAL/FUSH, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- ELKAY
- HANSGRÖBE

STANDARD HEIGHT, ELONGATED RIM, WATER SAVING, COLOR WHITE, TOILET SEAT PLASTIC FOR RESIDENTIAL USE, ELONGATED RIM, SEAT COVER, SELF SUSTAINING HINGE, COLOR WHITE.

UTILITY SINK
PRESTANDING UTILITY SINK, MANUFACTURERS: PROFLO OR EQUAL. STANDARD HEIGHT, COLOR WHITE, 20 INCH BY 20 INCH SIZE.

EXTERIOR HOSE BIBB
FREEZELESS WALL FAUCET, WOODFOOT OR EQUAL, MODEL 30.3/4 INCH CONNECTION, BRASS FINISH, ASSE 1053 APPROVED, MAX PRESSURE 125 PSI.

SLEEVES
SLEEVES SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH WALLS, CEILINGS, OR FLOORS. SLEEVES SHALL BE CUT FROM SCHEDULE 40 BLACK IRON PIPE. THE INTERNAL DIAMETER OF THE PIPE (INCLUDING INSULATION) BY NOT LESS THAN ONE INCH. SLEEVES SHALL BE CUT FLUSH WITH WALLS AND UNDERSIDES OF FLOORS AND SHALL EXCEED ONE INCH ABOVE FLOORS ABOVE GRADE.

PIPE PORTALS
PIPING THROUGH THE ROOF SHALL BE INSTALLED THROUGH A PIPING THROUGH THE ROOF SHALL BE INSTALLED THROUGH A PREFABRICATED PIPING PORTAL. PORTALS SHALL HAVE GALVANIZED STEEL INSULATED CURBS, ABS PLASTIC CURB CAP, NEOPRENE RUBBER NIPPLES, AND STAINLESS-STEEL CLAMPS. CURB HEIGHT AS INDICATED ON DRAWINGS. THE SUPPLY REGISTERS TYPED AS DEFLECTING AND THE RETURN AIR GRILLE IN CEILING NEAR OPPOSITE INNER WALL.

FIRESTOPS
ALL OPENINGS THROUGH FLOORS AND FIRE-RATED PARTITIONS SHALL BE SEALED. VOID SPACES AROUND DUCTS OR PIPES SHALL BE PACKED WITH A FIRE-RATED CERAMIC FIBER OR SEALED WITH FIRE RETARDANT FIBERFLEX BY CARBORUNDUM, OR CERAFIBER BY MANVILLE CO. CAULKING SHALL BE SE-411 F BY UNISEAL, STANDARD DUXSEAL BY MANVILLE, OR MOLDABLE PUTTY BY 3M.

ESCUTCHEONS
ESCUTCHEONS SHALL BE INSTALLED WHEREVER FINISH PASSES THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBISN COMPANY OR APPROVED EQUAL, SIZED TO FIT

PIPE PLUS INSULATION. WHERE RISER CLAMPS ARE IN FINISHED SPACES, PROVIDE HIGH-SKIRT ESCUTCHEONS TO COVER THE CLAMP.

UNIONS
UNIONS SHALL BE INSTALLED AT ALL POINTS INDICATED ON THE DRAWINGS AND AT ALL OTHER POINTS NECESSARY FOR THE INSTALLATION AND REMOVAL OF EQUIPMENT, CONTROL DEVICES, ETC. UNIONS IN GAS LINES WILL BE PERMITTED ONLY AT THE FINAL CONNECTIONS TO EQUIPMENT.

HANGERS
ALL HORIZONTAL PIPING SHALL BE SUPPORTED WITH PIPEHANGERS TO PREVENT SAGGING AND AVOID CONCENTRATION OF HANGING LOAD. HANGER SPACING SHALL NOT EXCEED 10 FT. FOR STEEL PIPE OR 8 FT. FOR COPPER TUBING. COPPER TUBING 1/4" AND SMALLER SHALL BE SUPPORTED AT NO GREATER THAN 6 FT. SPACING.

REPAIR ALL FIREPROOFING WHICH IS DAMAGED BY HANGER INSTALLATION.

SOIL WASTE AND VENT PIPING
SOIL, WASTE AND VENT STACKS AND BRANCHES, AND ROOF DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE 40, WASTE LINES SHALL BE MINIMUM 2 INCH.

HOT AND COLD-WATER PIPING
POTABLE-WATER PIPING AND COMPONENTS ARE TO COMPLY WITH NSF 14, NSF 61, AND NSF 372. INCLUDE MARKING "NSF-PW" ON PIPING.

HOT AND COLD WATER PIPING WITHIN THE BUILDING SHALL BE TYPE L SEAMLESS, HARD TEMPER, COPPER TUBING WHICH CONFORMS TO ASTM SPECIFICATION B-88 WITH WROUGHT COPPER, SOLDER TYPE FITTINGS, OR PE-X TUBING. PLASTIC IN ACCORDANCE WITH ASTM F816 AND ASTM F877 WITH FITTING ASTM F1807, METAL INSERT AND COPPER CRIMP RINGS ASTM F1960, COLD EXPANSION FITTINGS AND REINFORCING RINGS.

INSTALLATION OF PIPING
DRAINAGE PIPING SHALL BE INSTALLED TO ACCURATE LINE AND UNDER GRADE, AND AT THE ELEVATIONS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE INDICATED, ALL DRAINAGE LINES SHALL SLOPE NOT LESS THAN 1/4 INCH PER FOOT. DRAINAGE LINES SHALL BE PROVIDED WITH SUFFICIENT CLEANOUTS TO MAKE ALL PARTS OF THE DRAINAGE SYSTEM ACCESSIBLE. CLEANOUTS SHALL BE PROVIDED ALONG INTERIOR HORIZONTAL RUNS AT NOT MORE THAN 50 FT. ON CENTER. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH ROOF CONDUCTOR AND AT ALL OTHER POINTS INDICATED ON THE DRAWINGS OR REQUIRED BY LOCAL PLUMBING CODE.

ALL PIPES SHALL BE CUT WITH SQUARE ENDS AND SHALL BE PROPERLY REAMED. THREADS SHALL BE CUT WITH CUTTING TOOL TO FULL DEPTH. ALL BURRS SHALL BE REMOVED FROM PIPE. JOINT COMPOUND SHALL BE APPLIED TO PIPE THREAD ONLY. USE OF EXCESSIVE JOINT COMPOUND IS PROHIBITED.

SOLDER JOINTS IN ALL WATER LINES SHALL BE MADE WITH 95-5 TIN-ANTIMONY SOLDER. OTHER JOINTS MADE WITH EASYSBRITE LEAD FREE SOLDER.

WATER LINES WITHIN THE BUILDING SHALL BE INSTALLED WITH SUFFICIENT PITCH TO PROPERLY DRAIN LINES TO DRAIN VALVES. IN SUBTERRANEAN LOCATIONS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL DRAIN VALVES NECESSARY TO PROPERLY DRAIN THE SYSTEM.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NFPA-54. ALL GAS PIPING AND CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH AGA RECOMMENDATIONS AND ALL APPLICABLE LOCAL GAS COMPANY REGULATIONS.

THE CONTRACTOR SHALL VENTILATE THE WORK AREA TO PROVIDE A SAFE ENVIRONMENT. VENTILATION SHALL NOT DIRECT FUMES TO ADJACENT SPACES OR NEIGHBORING STRUCTURES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING WELDING, CUTTING AND SOLDERING.

REPAIR ALL FIREPROOFING DAMAGED BY THE WORK UNDER THIS CONTRACT.

VALVES
VALVES IN WATER LINES SHALL BE 125 PSI CLASS, BRONZE BODY, BALL VALVES WITH TEFLON SEATS AND PACKING. NIBCO 680 OR APOLLO DRAIN VALVES SHALL BE BRONZE BODY SOLDERED ENDS, BALL VALVES WITH 3/4 INCH AMERICAN STANDARD HOSE THREAD OUTLET, NIBCO OR APOLLO.

WALL HYDRANT SHALL BE ALL BRASS, FULLY RECESSED, NON-FREEZE, KEY OPERATED, WITH ADJUSTABLE LOCKNUT, REMOVABLE NYLON SEAT, 3/4 INCH HOSE CONNECTION. FURNISH WITH INTEGRAL VACUUM BREAKER. ZURK 2-1300 OR APPROVED EQUAL.

VALVES IN GAS LINES SHALL BE 125 PSI CLASS, THREADED END, IRON BODY, GAS COCKS WITH BRASS PLUG AND WASHER AND SQUARE HEAD, CRANE NO. 324.

INSULATION
ALL COLD AND HOT WATER PIPING, AND HORIZONTAL PORTIONS OF ROOF CONDUCTORS SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX.

PIPE IDENTIFICATION
ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

TESTING
DRAINAGE SYSTEM - THE ENTIRE DRAINAGE SYSTEM SHALL BE TESTED HYDROSTATICALLY FOR LEAKS. THE ENTIRE SYSTEM SHALL BE FILLED TO THE TOP OF THE STACKS WITH WATER AND CHECKED FOR LEAKS.

WATER PIPING - ALL WATER PIPING SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL FOREIGN MATERIAL. ALL TESTING SHALL BE COMPLETED BEFORE INSULATION IS APPLIED. DURING THE TESTS ALL VALVES SHALL BE CAREFULLY CHECKED FOR LEAKAGE AROUND THE STEM.

WATER HEATERS - HEATERS SHALL BE TESTED AND CHECKED TO DETERMINE THAT THEY OPERATE IN COMPLIANCE WITH THE SPECIFICATIONS. ALL CONTROLS SHALL BE PROPERLY ADJUSTED.

DISINFECTION OF POTABLE WATER SYSTEM - GENERAL- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE WHENEVER REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY.

MECHANICAL REQUIREMENTS (MI)

GENERAL REQUIREMENTS
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

EACH ROOM OR SPACE SHALL HAVE A MINIMUM OF ONE SUPPLY REGISTER AND ONE RETURN AIR GRILL (NO RETURN AIR FROM THE BATHROOM), CAPABLE OF BEING DAMPED CLOSED. RETURN AIR SHALL BE DUCTED BACK TO THE UNIT FROM EACH INDIVIDUAL ROOM. LOCATE THE SUPPLY REGISTERS TYPED AS DEFLECTING AND THE RETURN AIR GRILLE IN CEILING NEAR OPPOSITE INNER WALL.

HEATING AND AIR CONDITIONING: EXISTING UNITS, IF BEING REUSED, SHALL BE RECONDITIONED TO WITHIN FACTORY SPECIFICATIONS. REPLACE ALL CONSUMABLE PARTS AS WELL AS OTHER PARTS TYPICALLY SUBJECT TO REPLACEMENT. THE UNITS SHALL BE GUARANTEED BY THE MECHANICAL CONTRACTOR FOR A PERIOD OF TWO YEARS AGAINST MALFUNCTION AND/OR FAILURE. SIZE DISTRIBUTION SYSTEM ACCORDING TO ASHRAE DESIGN 62.1. THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBISN COMPANY OR APPROVED EQUAL, SIZED TO FIT

CONTRACT DOCUMENTS
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

MATERIALS, WORKMANSHIP AND METHODS
ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF HIGHEST QUALITY, AND SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN KEEPING WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND QUALITY. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

PAYMENT OF FEES, PERMITS AND CODES

ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT REQUIRED: COMPRESSORS, CONDENSERS, EXHAUST FANS, DIFFUSERS, REGISTERS AND GRILLES.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

VISIT TO THE SITE
THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY THE EXACT LOCATIONS OF ALL EXISTING SERVICES AND SHALL ACQU

TIMES THE DIAMETER AT BREAST HEIGHT IN SURFACE AREA GROUND. THE REMAINING STUMP AND/OR CHIPS SHALL BE REMOVED FROM THE SITE WITHIN TWO DAYS (2) AFTER GRINDING. ALL SURFACE ROOTS AND ADJACENT SUBSURFACE ROOTS SHALL BE REMOVED AS MAY BE NECESSARY TO ELIMINATE "HUMPS" OR MOUNDS IN THE TREE EASEMENT AREA ADJACENT TO THE STUMP. ALL TREE EASEMENT AREAS ARE TO BE LEFT FLAT AND MEET ORIGINAL GRADE. THE AREA WILL THEN BE BACKFILLED WITH CLEAN, PULVERIZED TOPSOIL TO THE LEVEL OF THE ADJOINING GRADE AND SEEDED. SEE SEEDING FOR SEED REQUIRED.

THE PARTY AUTHORIZED TO REMOVE THE TREE, AT THEIR EXPENSE, SHALL RESTORE THE LAWN AND ANY EXISTING LANDSCAPING AND APPURTENANCES THAT EXIST BETWEEN THE SIDEWALK AND CURB OR IN OTHER AREAS THAT HAVE BEEN DISTURBED BY THE PARTY AUTHORIZED TO REMOVE THE TREE DURING THE PROSECUTION OF THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL PROTECT ALL CONCRETE SIDEWALK, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT FROM DAMAGE THROUGH THE USE OF PLYWOOD SHEETING OR MATS WHEN NECESSARY. THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL REPLACE OR RESTORE ALL CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT WHICH MAY HAVE BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL BE RESPONSIBLE AT ALL TIMES FOR KEEPING THE WORK SITE ADJOINING PREMISES, STREET, WALKS AND DRIVEWAYS CLEAN. ALL TREE BRANCHES, BARK CHIPS AND OTHER DEBRIS MUST BE CLEARED UP AT THE END OF THE WORKDAY.

SECTION 33- UTILITIES

TRENCH DRAIN SYSTEM

ZURN Z880 2 1/2 (64) WIDE TRENCH DRAIN SYSTEM SHALL BE 48 (1220) LONG AND 2 1/2 (63.5) WIDE. DRAIN SHALL BE 3 (76) DEEP. DRAIN SHALL BE MADE OF (HDPE) HIGH DENSITY POLYETHYLENE AND IS UV-10 STABILIZED. DRAIN SHALL HAVE BEDDING FEET TO BE USED FOR POSITIONING AND ANCHORING PURPOSES. DRAINS SHALL HAVE TONGUE AND GROOVE SNAP FIT CONNECTION. DRAIN SHALL HAVE 24 (610) LONG HIGH-DENSITY POLYETHYLENE DECORATIVE GRATE (-POG) PROVIDED AS STANDARD.

INSTALLATION

TRENCH EXCAVATION MUST BE 4" (102MM) GREATER THAN THE TRENCH DEPTH AND A MINIMUM OF 4" (102MM) GREATER THAN THE EDGE OF THE TRENCH ON EACH SIDE. SOFT AND/OR SHIFTING SOIL SUBSTRATES MAY CAUSE CRACKING OF THE CONCRETE AND CONSEQUENT MOVEMENT OF THE TRENCH. IT IS CRITICAL THAT THE CONCRETE BE POURED ON AN ADEQUATE FOUNDATION.

ASSEMBLING PER MANUFACTURER INSTRUCTION, A SILICONE CAULK OR A CONSTRUCTION ADHESIVE, SUCH AS LIQUID NAILS, IS RECOMMENDED TO BE USED AT EACH JOINT AS A SEALER.

UPON COMPLETION OF THE TRENCH EXCAVATION, THE CHANNELS SHOULD BE PLACED IN ORDER ALONGSIDE THE EXCAVATION AND ACCORDING TO THE JOB LAYOUT.

AFTER ATTACHMENT OF ACCESSORIES, ANCHOR AND LEVEL TRENCH IN THE EXCAVATION USING CONCRETE PATTIES AROUND THE FEET. MAKE FINISH POUR OF CONCRETE AND BE CERTAIN TO PROPERLY VIBRATE CONCRETE TO ELIMINATE ANY UNWANTED VOIDS. FINISH TROWELING SHOULD BE DONE TO SET THE TOP EDGE OF THE TRENCH DRAIN 1/16" (1.6MM) BELOW THE FLOOR GRADE. REMEMBER TO COMPENSATE FOR CONCRETE SHRINKAGE THAT MAY OCCUR DURING CURE SO THAT THE EDGE OF THE TRENCH DRAIN DOES NOT PROTRUDE ABOVE THE FINISHED FLOOR GRADE.

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general notes

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- 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

- | | |
|---|----------------------|
| 1 | IFB & IFC 02.27.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Outline Specifications

scale As Noted	Sheet No. A14 Project ##2363	
date 05/01/2026		
no. 14	of. 14	

HACP TO#121, MGMT#7954, BPO#3827

Two Family Residence, Renovation 453-455 Sweetbriar St, Pittsburgh, PA 15211

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Code Conformance Information

Applicable Codes	
General:	2021 International Residential Code
Energy:	2021 International Energy Conservation Code
Electrical:	2020 NEC (NFPA 70)
Fire:	2021 International Fire Code
Fuel Gas:	2021 International Fuel Gas Code
Mechanical:	2021 International Mechanical Code
Plumbing:	2021 Allegheny County Health Department Plumbing Code
General Building / Project Information	
Stories:	2 Stories.
Building Gross Area:	1,022 sqft Basement, 1,022 sqft First Floor and 1,123 sqft Second Floor
Hazardous Materials:	No Asbestos Containing Materials and No Lead based paint per HAZMAT report dated March 1,2024

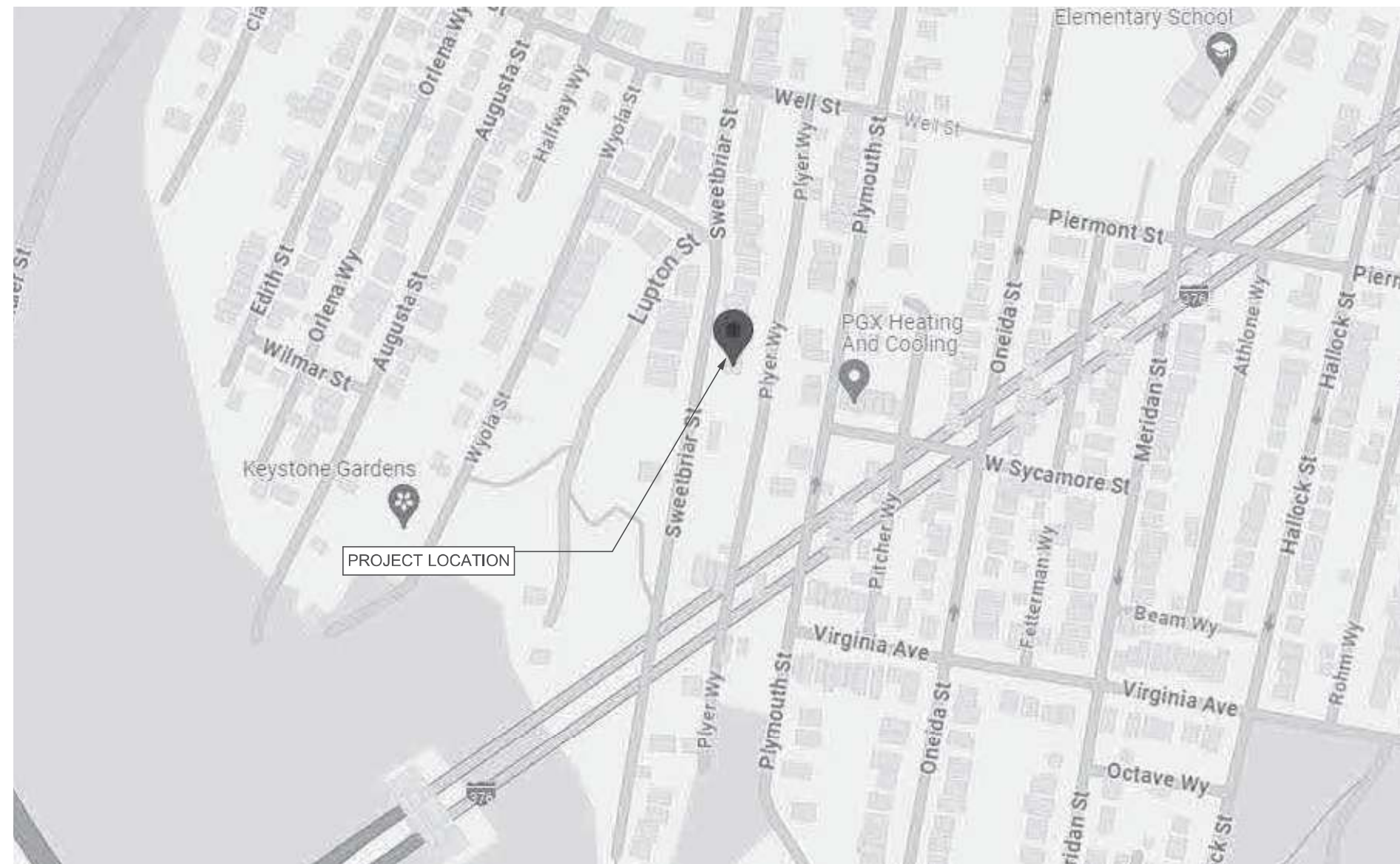
Contact Schedule

Note: Any questions concerning the Construction Documents shall first be directed to the Architect. The Architect will forward questions as appropriate to the consulting engineers.	
Building Owner:	Architect:
Housing Authority of the City of Pittsburgh 412 Boulevard of the Allies Sixth Floor Pittsburgh,PA,15219 Contact: Darnell Walker ph:412.643.2806 darnell.walker@hacp.org	Fukui Architects, PC 205 Ross Street Pittsburgh, PA 15219 ph: 412.281.6001 fx: 412.281.6002 fgf@farpc.com contact: Felix Fukui, AIA
Plan Review & Inspection:	City of Pittsburgh Department of Permits, Licenses, and Inspections 412 Boulevard of the Allies Sixth Floor Pittsburgh, PA 15219

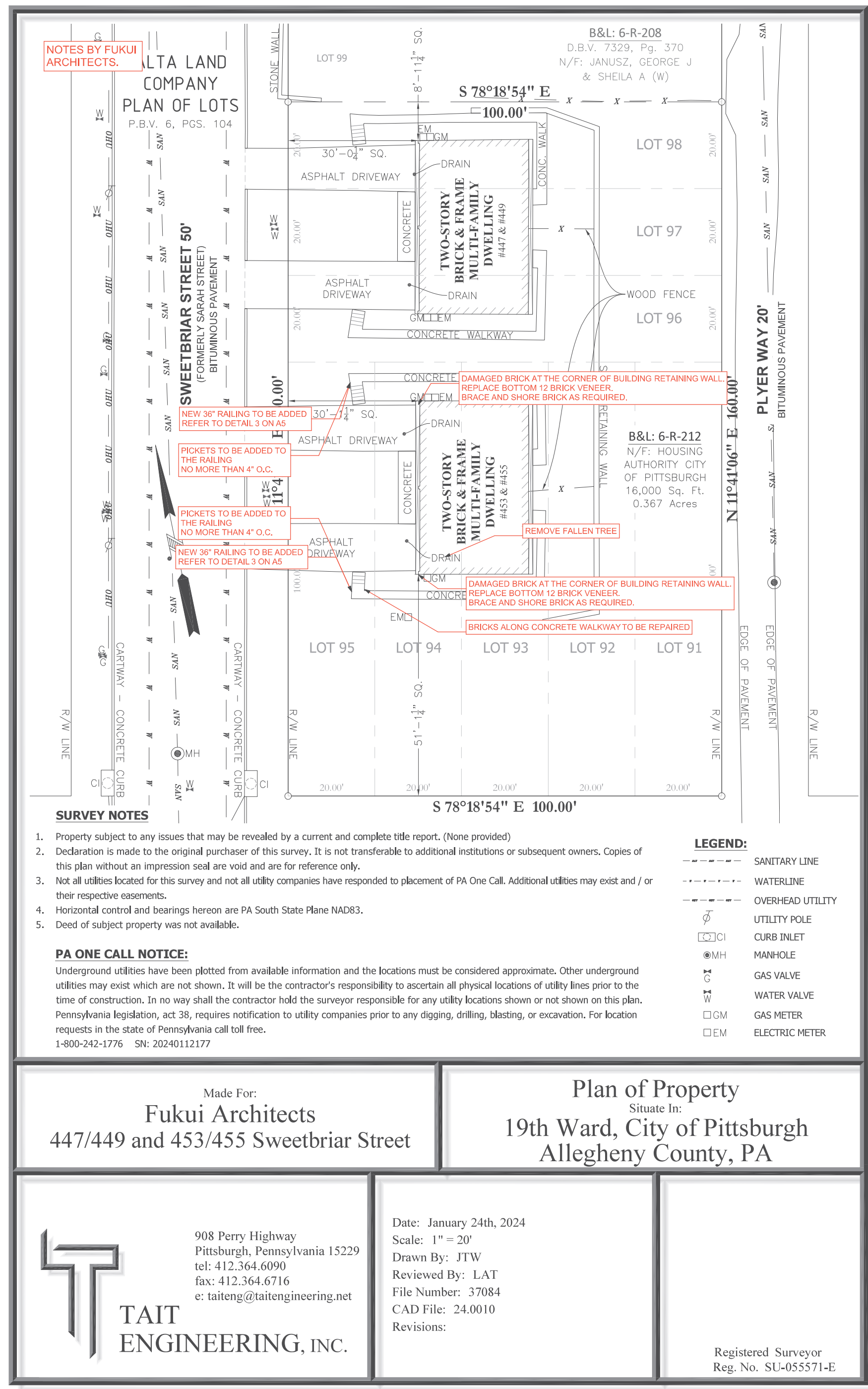
Abbreviations					
A.F.F.	Above Finish Floor	EQUIP.	Equipment	MISC.	Miscellaneous
A.P.	Access Panel	E.F.	Exhaust Fan	N.I.C.	Not In Contract
ACOUST.	Acoustical	EXIST.	Existing	N.T.S.	Not To Scale
A.C.T.	Acoustical Ceiling Tile	EXP.	Expansion	O.C.	On Center
ADH.	Adhesive	E.J.	Expansion Joint	OPP.	Opposite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

Symbols	
T.O. FINISH FLOOR ELEV. 0'-0"	ELEVATION HEIGHT
PLAN NORTH	NORTH ARROW
0 4' 8' 16'	GRAPHIC SCALE
1 A-000	BUILDING/ WALL SECTION MARKER
1 A-1	ELEVATION MARKER
4 A-000 2	INTERIOR ELEVATION MARKER
1 A-1	DETAIL REFERENCE
XXX-X	FINISH MATERIAL DESIGNATOR

Materials Legend			
NOT ALL MATERIALS USED			
EARTH	BATT INSULATION	WOOD	PLYWOOD SHEATHING
COMPACTED STONE FILL	GYPSUM WALL BOARD		SPRAY FOAM INSULATION
CONCRETE			
STEEL			
RIGID INSULATION			
BLOCKING			



1 Project Location
NOT TO SCALE



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general notes

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revisions	
1	IFB & IFC 07.22.2025
2	IFB & IFC 05.01.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Project Contact Schedule, Drawing Index, Code Conformance Information, Survey, Abbreviations and Materials, Project Location

scale As Noted	Sheet No.	
date 05/01/2026	A1	
no. 1	of. 14	Project ##2363

Fukui Architects Pc

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drawing title

447 Demo, 447 New

	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)				
MISCELLANEOUS: REMOVE ALL EXISTING DRAPERY AND RODS, CURTAINS, AND BLINDS.				
WALLS BASE: REMOVE ALL WALL BASE AND PREPARE AREA FOR NEW WALL BASE PER SPECIFICATIONS. ALL TILE, VINYL, OR WOOD WALL BASE SHOULD BE REMOVED AND WALL BEHIND SANDED.				
WATE REMOVED FROM SITE AND DISPOSED OF PROPERLY.				
FLOORING REMOVAL, INCLUDING ALL CONCRETE SLABS, WALL REPAIRS, AND CEILING REMOVAL.				
FLOOR DRAIN REMOVAL AND REPAIR.				
LOOSE FURNITURE AND EQUIPMENT TO BE HAULED AWAY, TRASH, WASTE, DEBRIS TO BE PROPERLY DISPOSED OF.				
FIXED CABINETRY AND EQUIPMENT REMOVAL INCLUDING STOVES, HOODS, REFRIGERATORS, RANGES AND VANITY CABIETS IN BATHROOMS.				
FIXED PLUMBING FIXTURE REMOVAL INCLUDING KITCHEN SINKS, VANITY SINKS, TOILETS, BATHS, AND ASSOCIATED FAUCETS AND OPERATING ELEMENTS.				
DOOR HARDWARE AND DOOR FRAME REMOVAL.				
VINYL SIDING REMOVAL.				
WALL SHEATHING, INSULATION, AND WEATHERBARRIER REMOVAL.				
LIGHT FIXTURE, J-BOX, OUTLET, SWITCHES, AND ALL ASSOCIATED COVER REMOVAL. INTERIOR AND EXTERIOR.				
EXISTING ROOF DRAIN LINE CAMERA AND PIPE REPLACEMENT.				
ANY UN-USED MECHANICAL RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.				
ANY UN-USED PLUMBING RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.				
WINDOW REMOVAL AND PREPARATION FOR NEW WINDOW.				
BOILER REMOVAL AND ASBESTOS ABATEMENT WHERE APPLICABLE ON PLANS.	NOT USED AT THIS LOCATION			
MOP SINK REMOVAL.				
WATER HEATER REMOVAL.	NOT USED AT THIS LOCATION			

	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)				
CAMERA AND CLEAR SANITARY SEWER LINE FROM LOWEST LEVEL TO MAIN, INCLUDING ALL ROOF DRAINS. PLUMBER TO OWN SEWER LINE REPLACEMENT.				
ENGAGE PROFESSIONAL DUCTWORK CLEANING COMPANY TO CLEAN WHOLE HOUSE DUCTWORK, INCLUDING GRILLES AND DIUSERS. REPLACE ANY RUSTED GRILLES OR DIUSERS (ALLOWANCE OF 3 GRILLES AND 3 DIFFUSERS PER ADDRESS SHOULD BE ADDED). ADDITIONALLY, SEAM SEAL ALL EXPOSED DUCT JOINTS TO LIMIT AIR LEAKAGE. INSULATE AND SEAL ALL DUCTWORK IN UNCONDITIONED SPACES, E.G., GARAGES.				
NEW SMOKE/CO DETECTORS PER FLOOR ELECTRICIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW SMOKE/CO DETECTORS.				
CONTRACTOR TO REPLACE ALL DRYWALL REMOVED BY ELECTRICIAN DURING SMOKE/CO DETECTORM LIGHTING, SWITCHES, AND OUTLET REPLACEMENT. (ALLOWANCE OF 100 SF OF DRYWALL REPLACEMENT SHOULD BE ADDED.)				
PAINT ALL WALLS, CEILINGS, PANELING, DOORS AND TRIM/CASING PER PLAND AND SPECIFICATIONS (U.N.O.)				
WATERPROOFING OF BASEMENT WALLS AND FLOOR PER SPECIFICATIONS.				
REPLACE EXISTING FLOOR DRAINS.				
NEW FLOOR SLAB AT BASEMENT GARAGE.				
TUCKPOINTING AT EXTERIOR MASONRY.				
NEW CABINETRY AND APPLIANCE INSTALLATION AT KITCHEN.				
KITCHEN SINK INSTALLATION.				
BATHROOM FIXTURE INSTALLATION AND PROCUREMENT PER HACP SPECIFICATIONS.				
NEW VANITY AT BATHROOM PROCUREMENT AND INSTALLATION.				
NEW TILE AT BATHROOM WALLS.				
NEW FLOORING PER FLOOR PLANS AND SPECIFICATIONS.				
NEW BATHROOM ACCESSORIES PROCUREMENT AND INSTALLTION INCLUDING MIRROR, TOILET ROLL HOLDER, AND TOWEL BAR.				
NEW LIGHT FIXTURE, J-BOX INSTALLATION, SWITCHES, OUTLETS, AND COVER PROCUREMENT AND INSTALLATION PER HACP SPECIFICATIONS. ELECTRITIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW FIXTURES.				
DOOR, HARDWARE, AND FRAME REPLACEMENT.				
DRYWALL REPLACEMENT AND REPAIR.				
EXTERIOR VINYL REPLACEMENT.				
WALL SHEATHING, INSULATION, AND WEATHERPROOFING REPLACEMENT.				
WINDOW PROCUREMENT AND INSTALLATION INCLUDING NEW SHEATHING PER DRAWINGS.				
NEW WALL BASE PROCUREMENT AND INSTALLATION PER FINISH SCHEDULE.				
REFINISH AND REPAINT EXTERIOR DOOR PER PLANS. REPLACE HARDWARE.				
CLEAN AND PREPARE BUILDING FOR RESIDENTS ONCE WORK IS COMPLETE BY ALL PRIMES.				
CUT DRYWALL AND INSTALL NEW 2FT X 2FT ATTIC HATCH PER PLANS.				
INSTALL NEW EXHUAUST FAN WITH LIGHT, PROVIDE EXHAUST UP THROUGH ROOF.				
PATCH ANY DRYWALL AND PAINT AROUND NEW EXHAUST FAN.				
NEW BOILER PER SPECIFICATIONS, PROCUREMENT, INSTALLATION, AND TESTING.	NOT USED AT THIS LOCATION			
NEW WATER HEATER PER SPECIFICATION, PROCUREMENT, INSTALLATION, AND TESTING.				
NEW MOP SINK PROCUREMENT AND INSTALLATION PER SPECIFICATIONS.				
OBTAIN HAZARDOUS MATERIAL SURVEY AT LOCATIONS PER PLANS.	NOT USED AT THIS LOCATION			

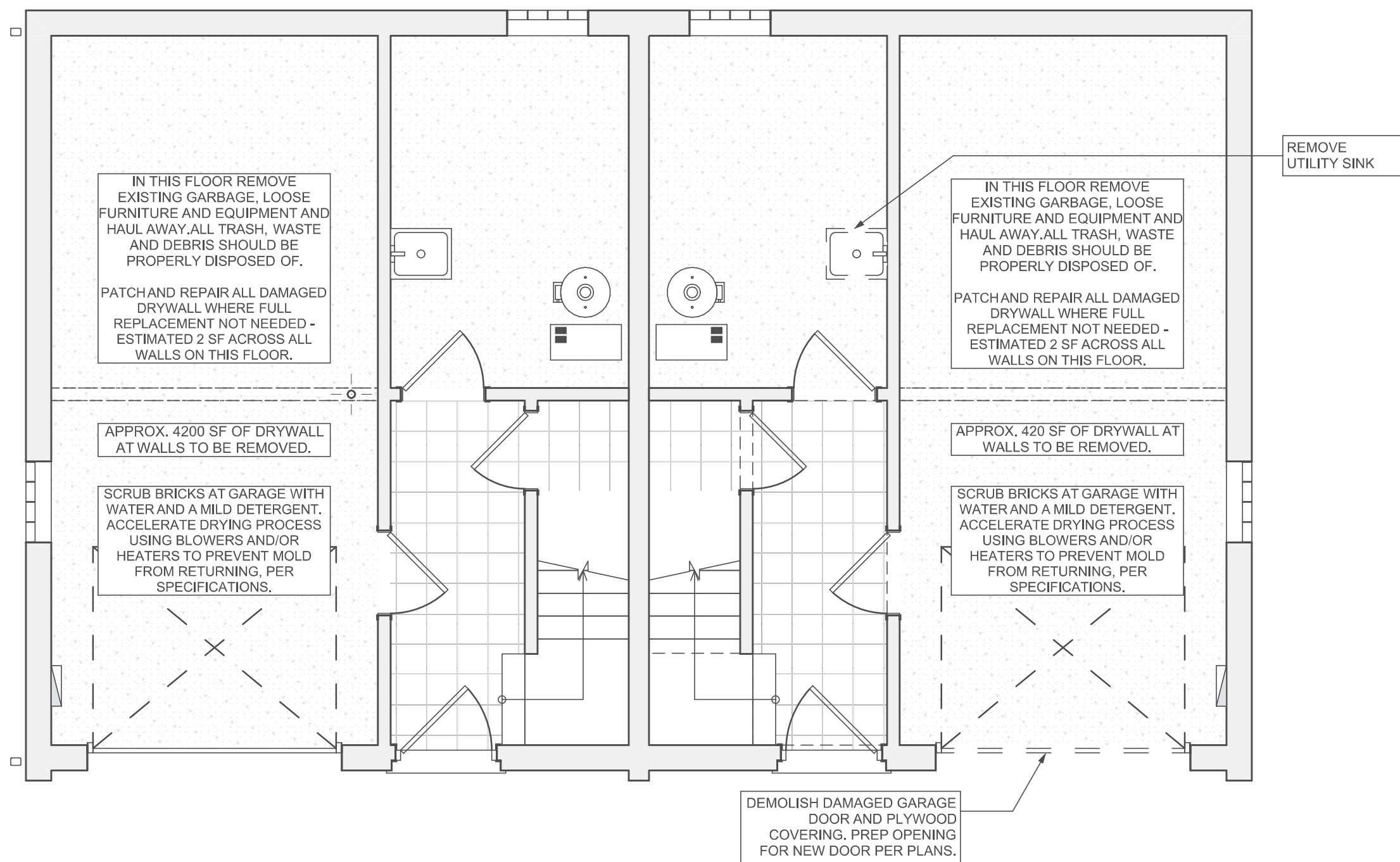
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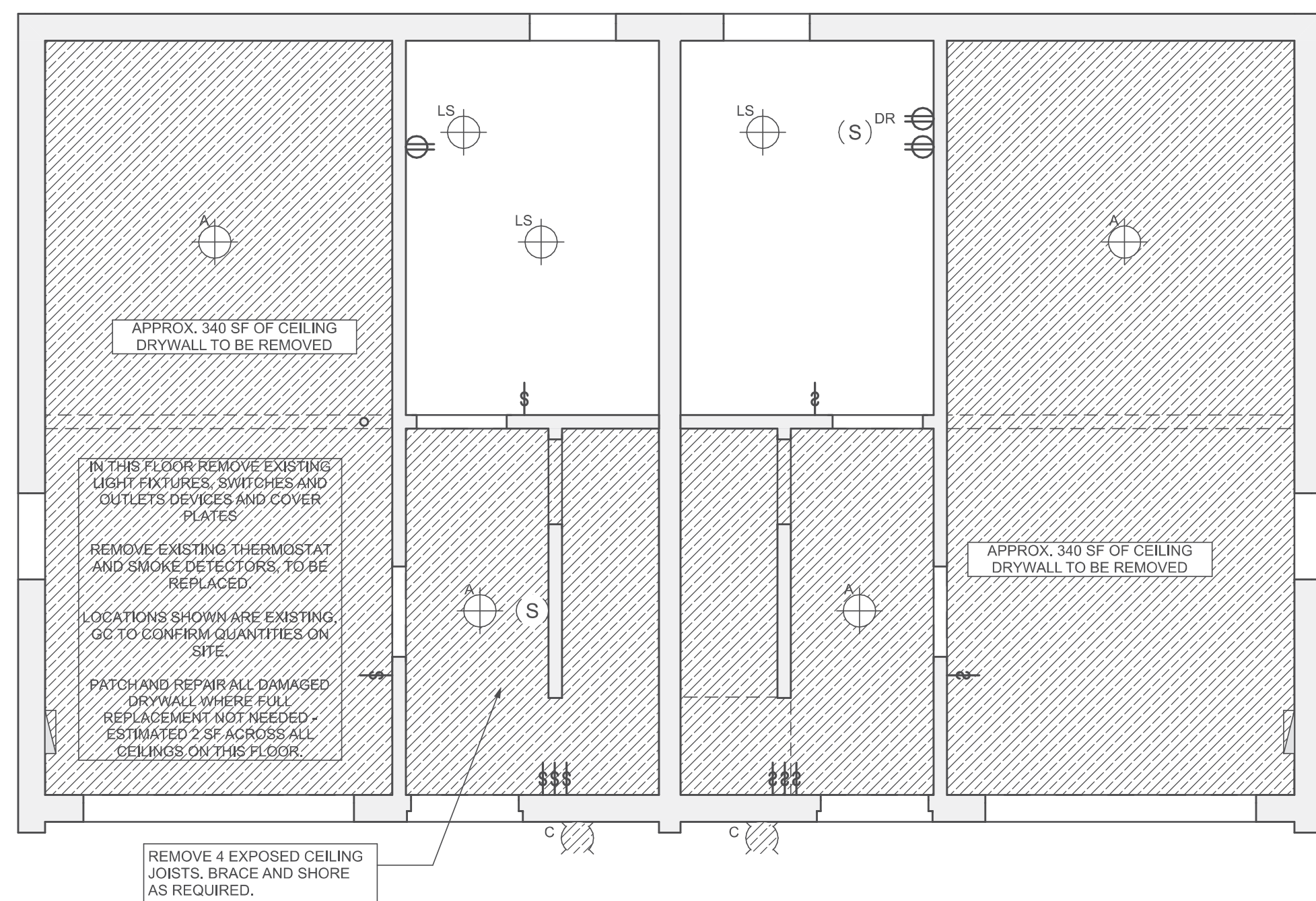
A2
Project
##2363

	EXISTING WALL TO BE DEMOLISHED
	EXISTING ELEMENT TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

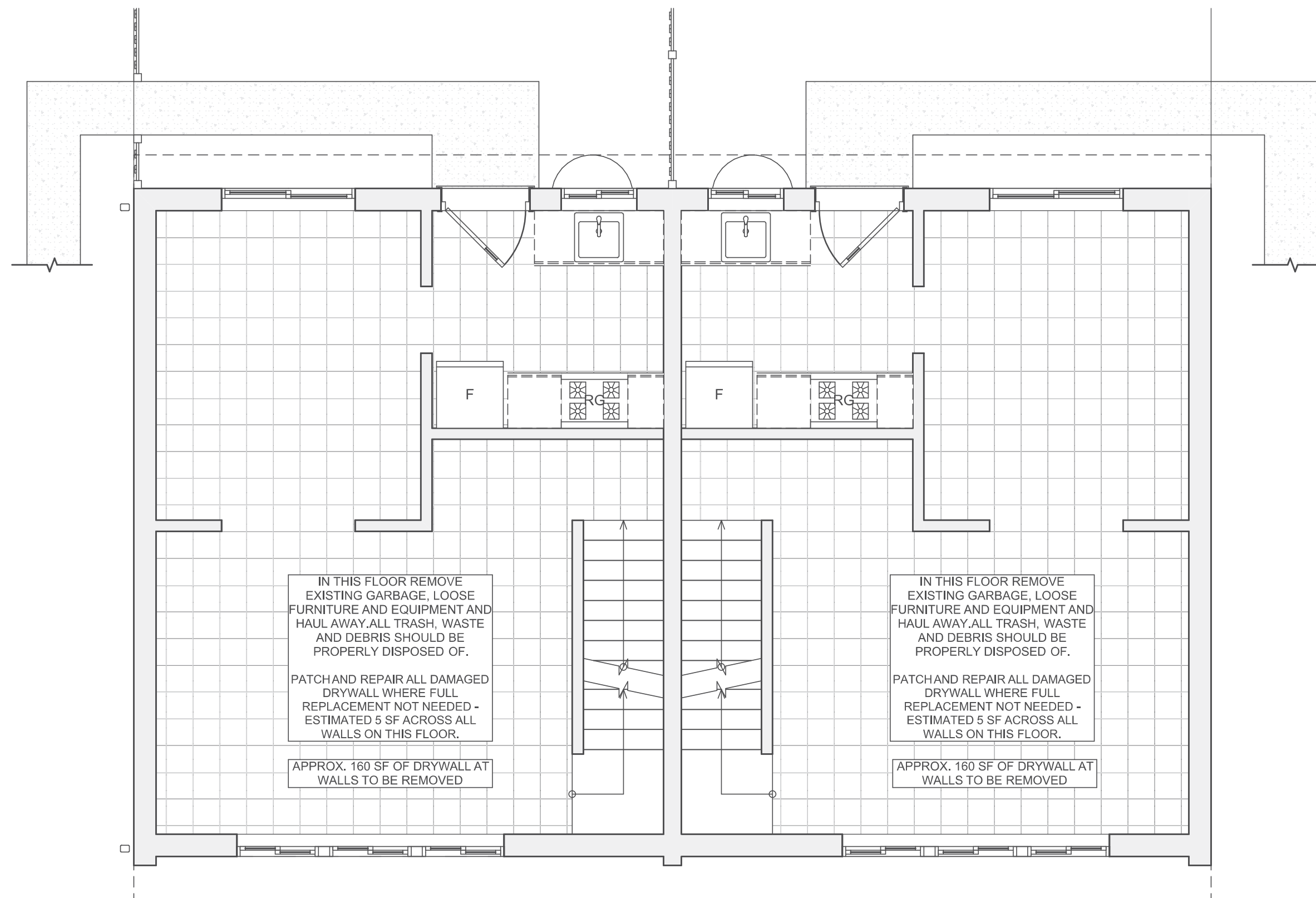
1.	CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS. DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.	6.	GC TO DOCUMENT, BEFORE THE START OF WORK, ALL DAMAGE IN UNIT NOT DOCUMENTED IN DRAWING SET. GC TO SUBMIT THIS TO HACP. ALL CONTRACTORS TO TAKE CARE NOT TO DAMAGE ANY ELEMENTS DURING CONSTRUCTION. ANY DAMAGE TO UNIT NOT DOCUMENTED IN SET OR PART OF THE PRELIMINARY REPORT BY THE GC TO BE REPAIRED BY RELEVANT CONTRACTOR.
2.	DEMOLITION WASTE TO BE REMOVED FROM SITE BY DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY.	7.	COORDINATE MEPPF REMOVALS WITH MEPPF DRAWINGS.
3.	AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.	8.	CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATION AND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED OVER TO THE OWNER.
4.	REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.	9.	ITEMS NOT LABELED OR KEYED FOR REMOVAL /DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
5.	ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.	10.	PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
		11.	COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



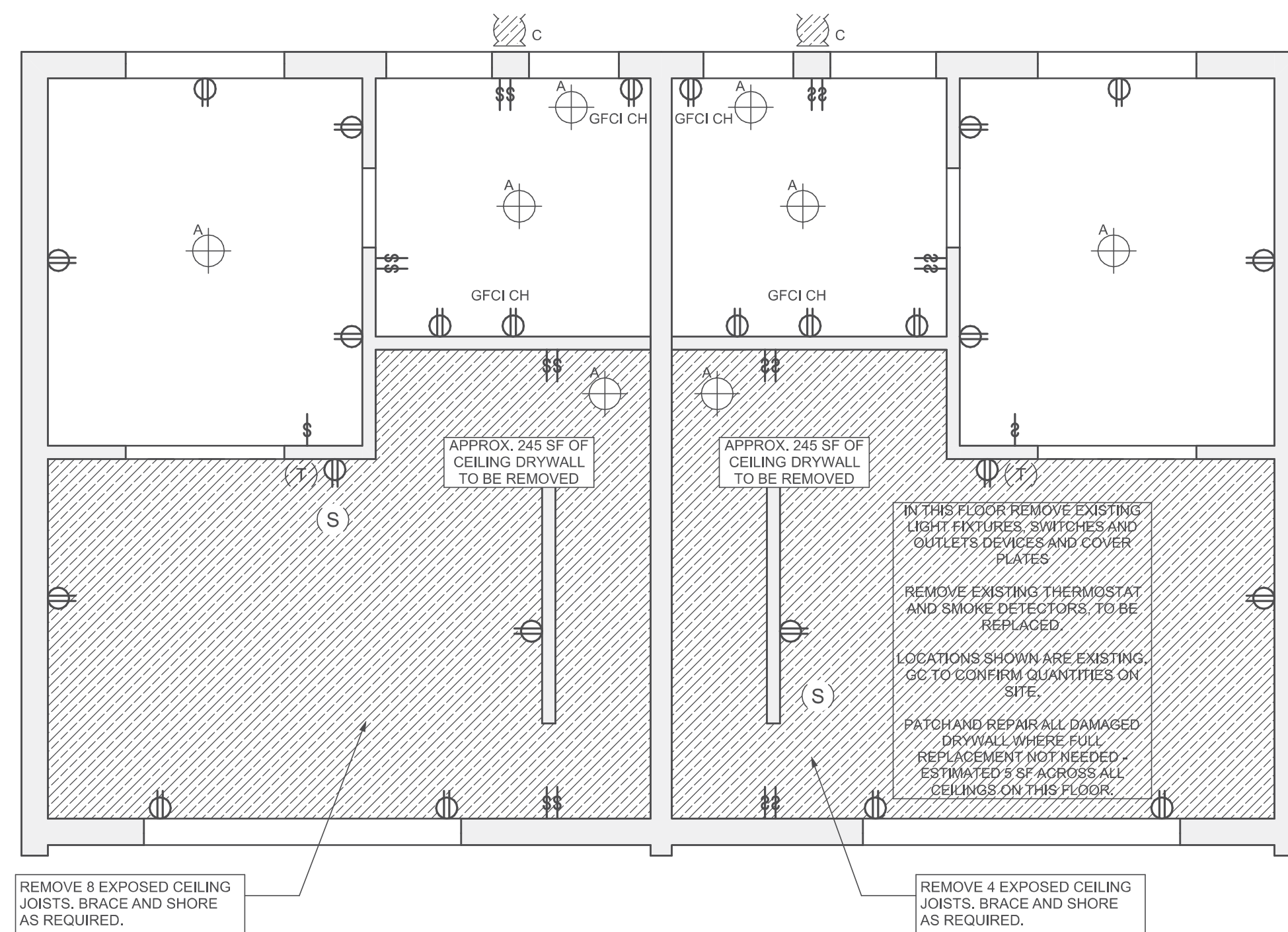
1 Basement Demo Plan
SCALE: 1/4" = 1'-0"



2 Basement RCP Demo
SCALE: 1/4" = 1'-0"



3 First Floor Demo Plan
SCALE: 1/4" = 1'-0"



4 First Floor RCP Demo
SCALE: 1/4" = 1'-0"

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Deal



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6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments provided 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.

1	IFB & IFC 07.22.2025
2	IFB & IFC 05.01.2026

Owner:
Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

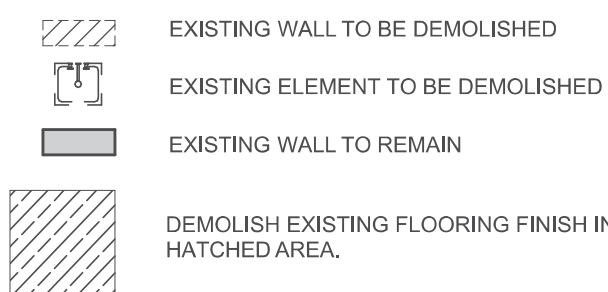
Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

**Basement RCP Demo, First Floor RCP
Demo, Demolition Plan Legend,
Basement Demo Plan, First Floor
Demo Plan**

no.	of.
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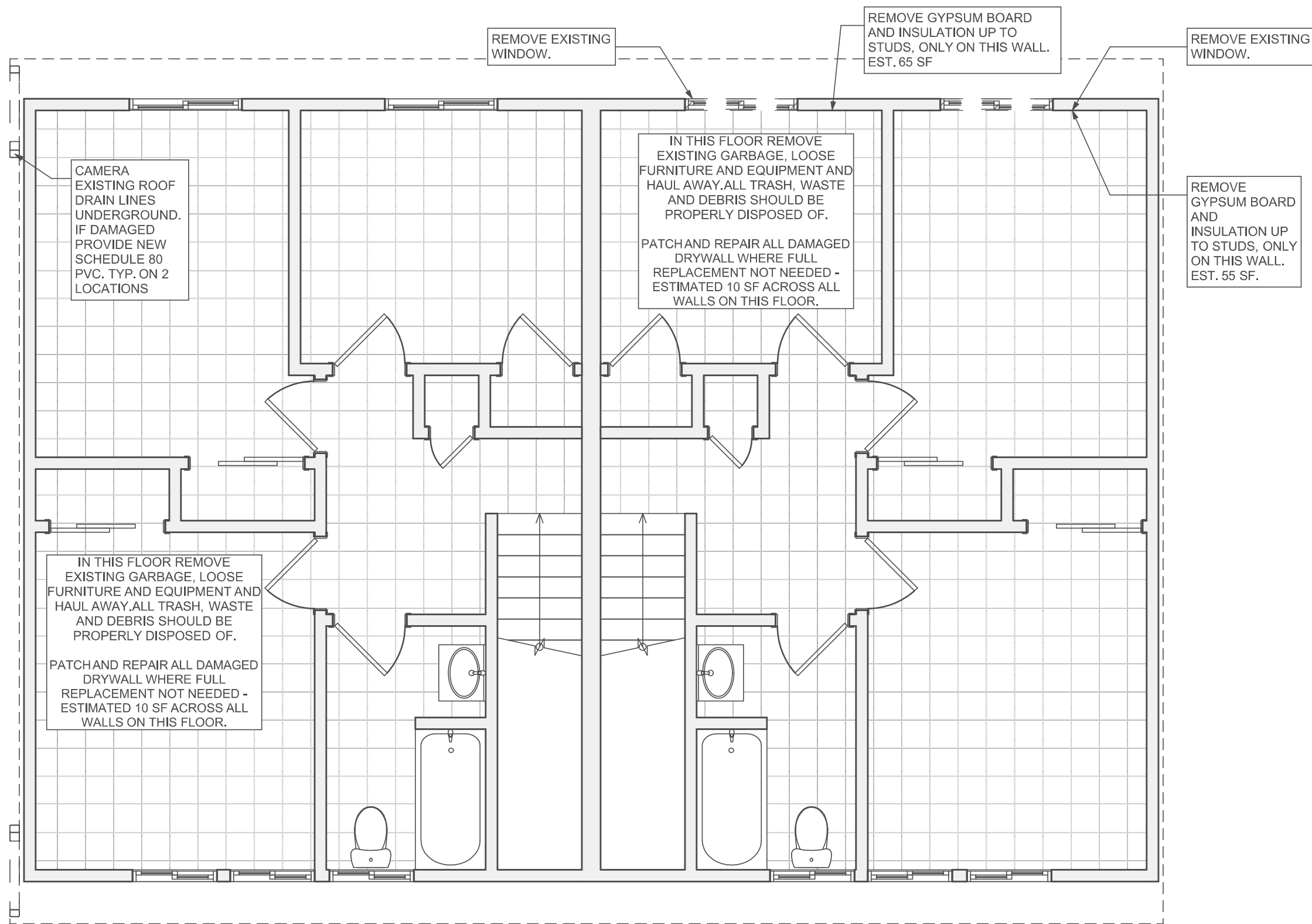
Project
##2363

DEMOLITION PLAN LEGEND

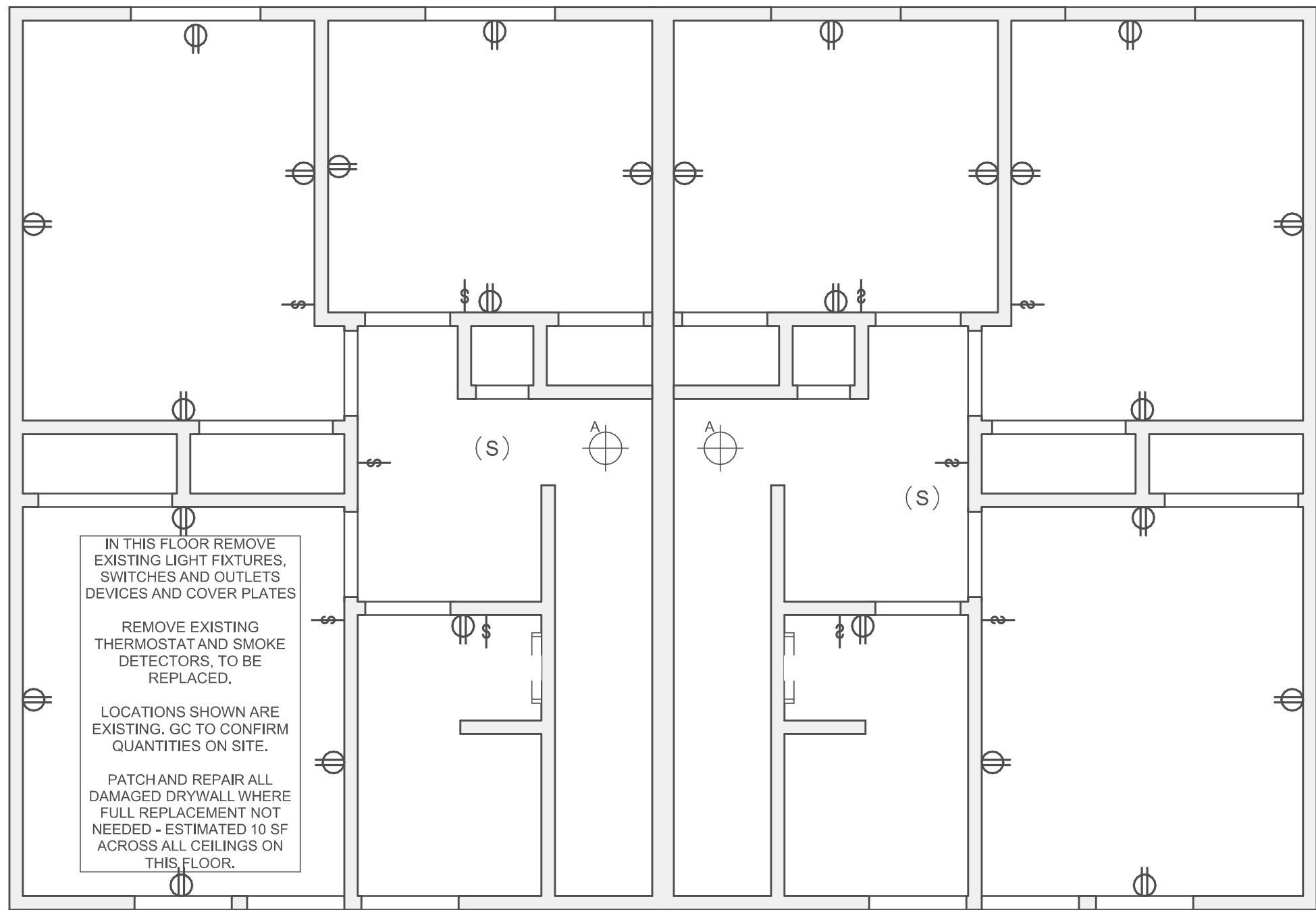


GENERAL DEMOLITION NOTES

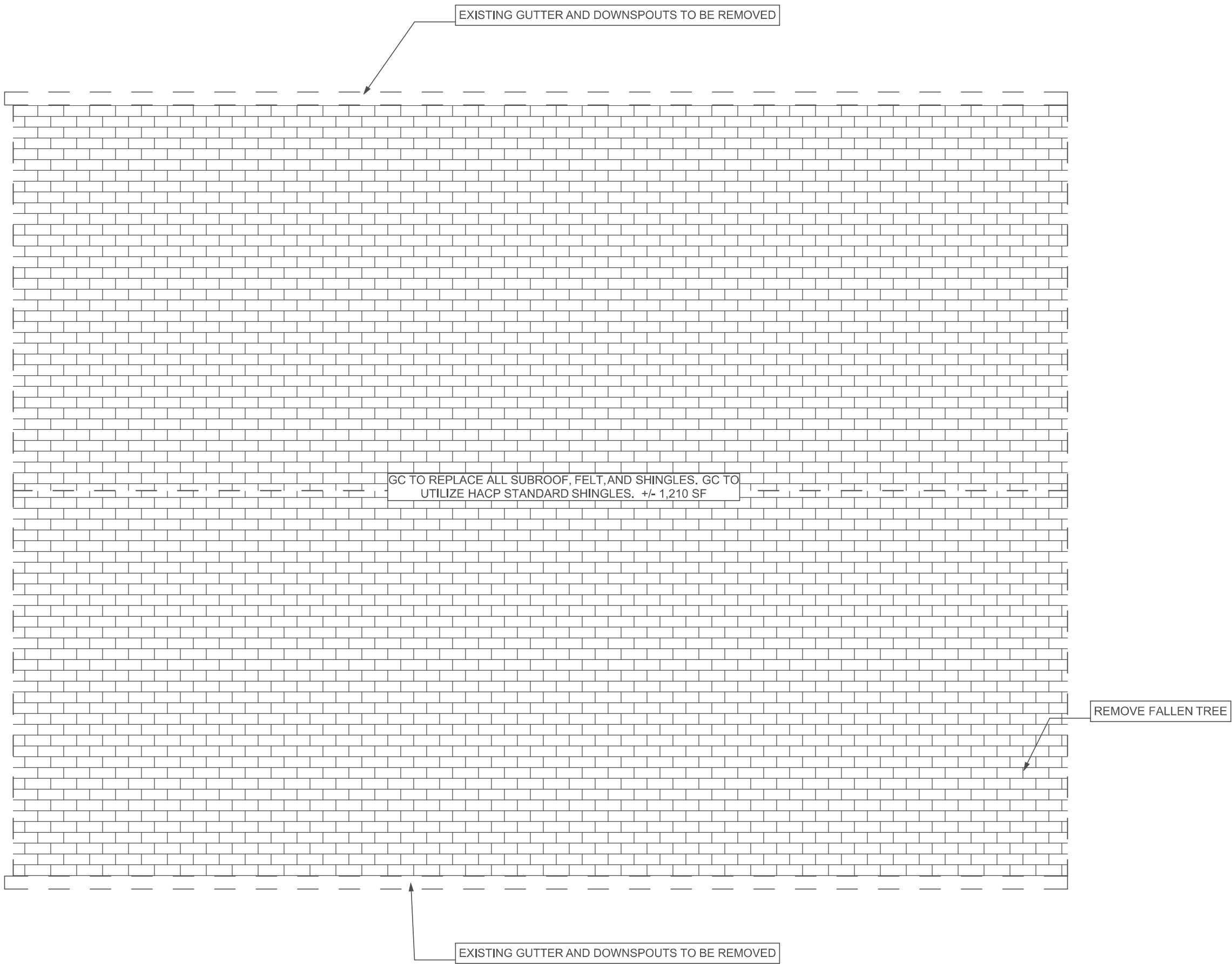
- CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS. DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
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- CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATION AND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED OVER TO THE OWNER.
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- PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
- COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



1 Second Floor Demo Plan
SCALE: 1/4" = 1'-0"



2 Second Floor RCP Demo
SCALE: 1/4" = 1'-0"

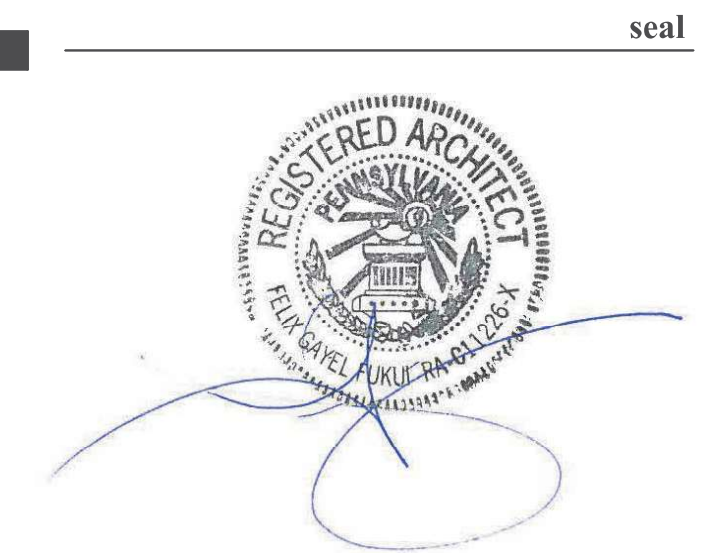


3 Roof Demo Plan
SCALE: 1/4" = 1'-0"

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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general notes

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revisions

- | | |
|---|----------------------|
| 1 | IFB & IFC 07.22.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Second Floor Demo Plan, Roof Demo Plan, Second Floor RCP Demo, Demolition Plan Legend



scale
As Noted

date
05/01/2026

no.	of.
4	14

Sheet No.

A4

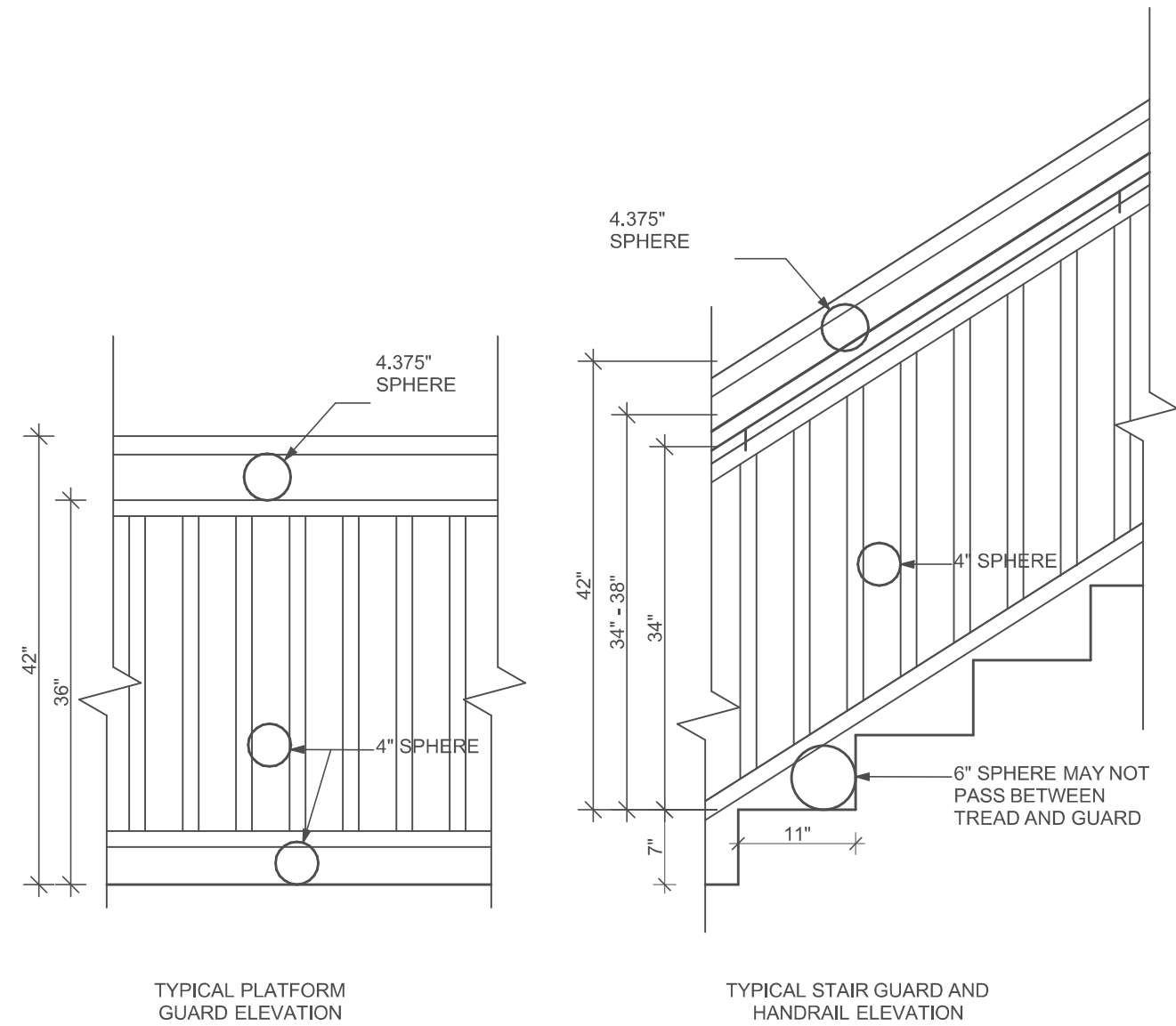
Project
##2363

FLOOR PLAN LEGEND

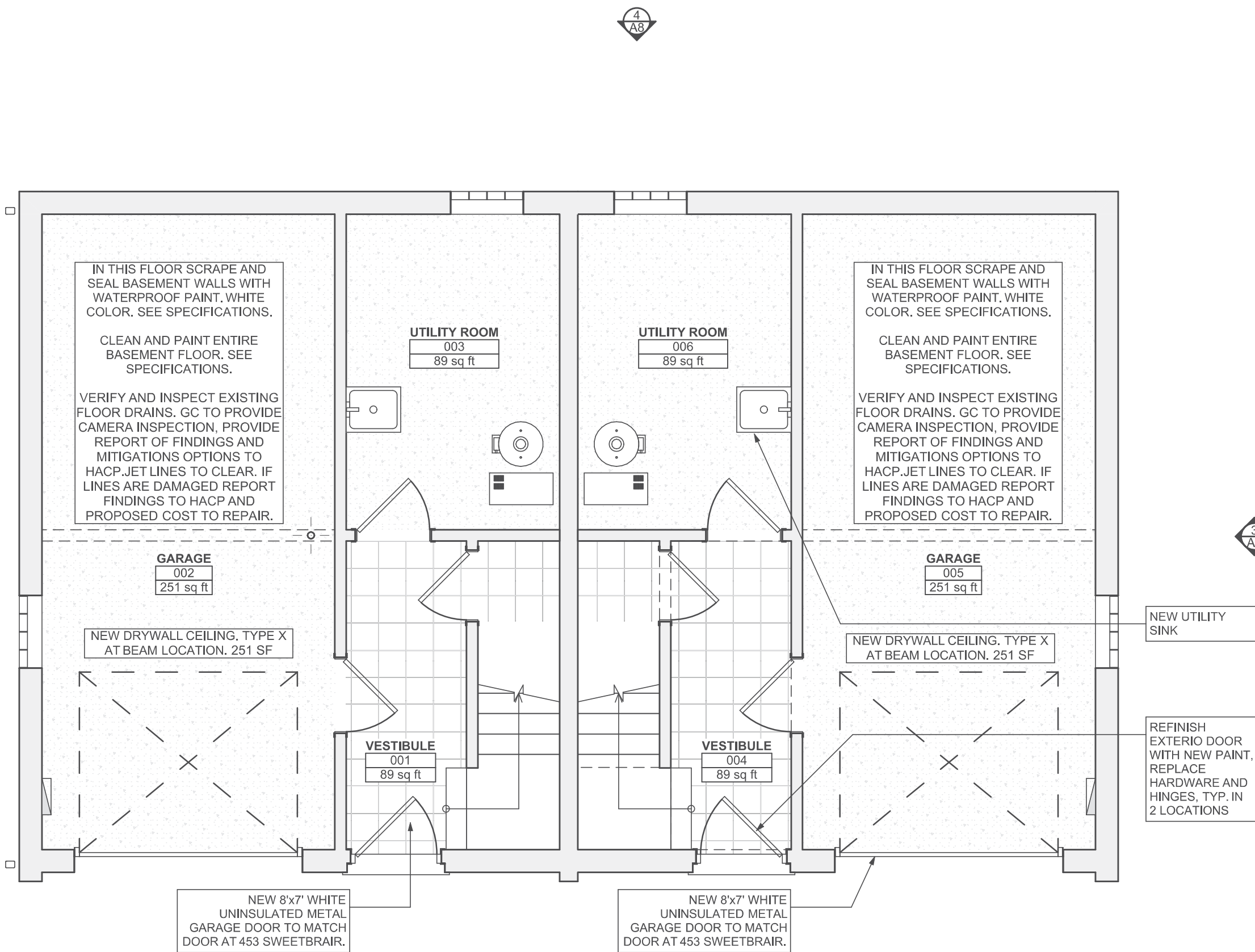
- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX
000 ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

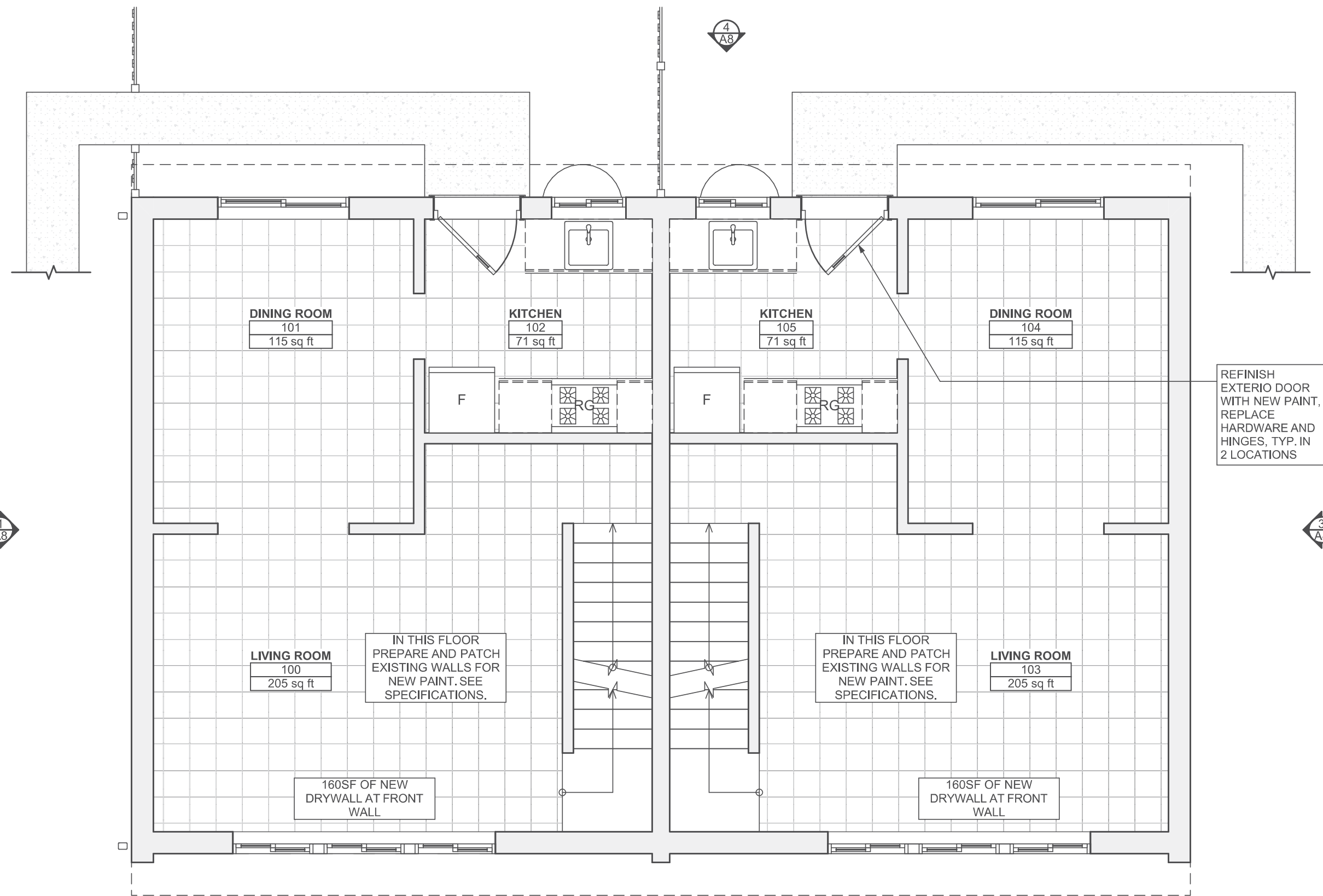
- CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER. CONTRACTOR TO ADVISE ARCHITECT AND OWNER ON ANY DISCREPANCIES THROUGH RFI PROCESS.
- THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
- ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
- DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
- ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
- SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
- AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
- PATCH, REPAIR, AND PAINT ALL DOOR FRAMES TO MATCH EXISTING. CLEAN AND REPAIR ALL DOORS AND DOOR HARDWARE.



3 DETAIL: GUARDRAIL
SCALE: 3/4\"/>



1 Basement Plan
SCALE: 1/4\"/>



2 First Floor Plan
SCALE: 1/4\"/>

Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
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seal



general notes

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revisions

- | | |
|---|----------------------|
| 1 | IFB & IFC 07.22.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement Plan, First Floor Plan, Floor Plan Legend, DETAIL: GUARDRAIL

scale
As Noted

date
05/01/2026

no.	of.
5	14

Sheet No.

A5

Project
##2363

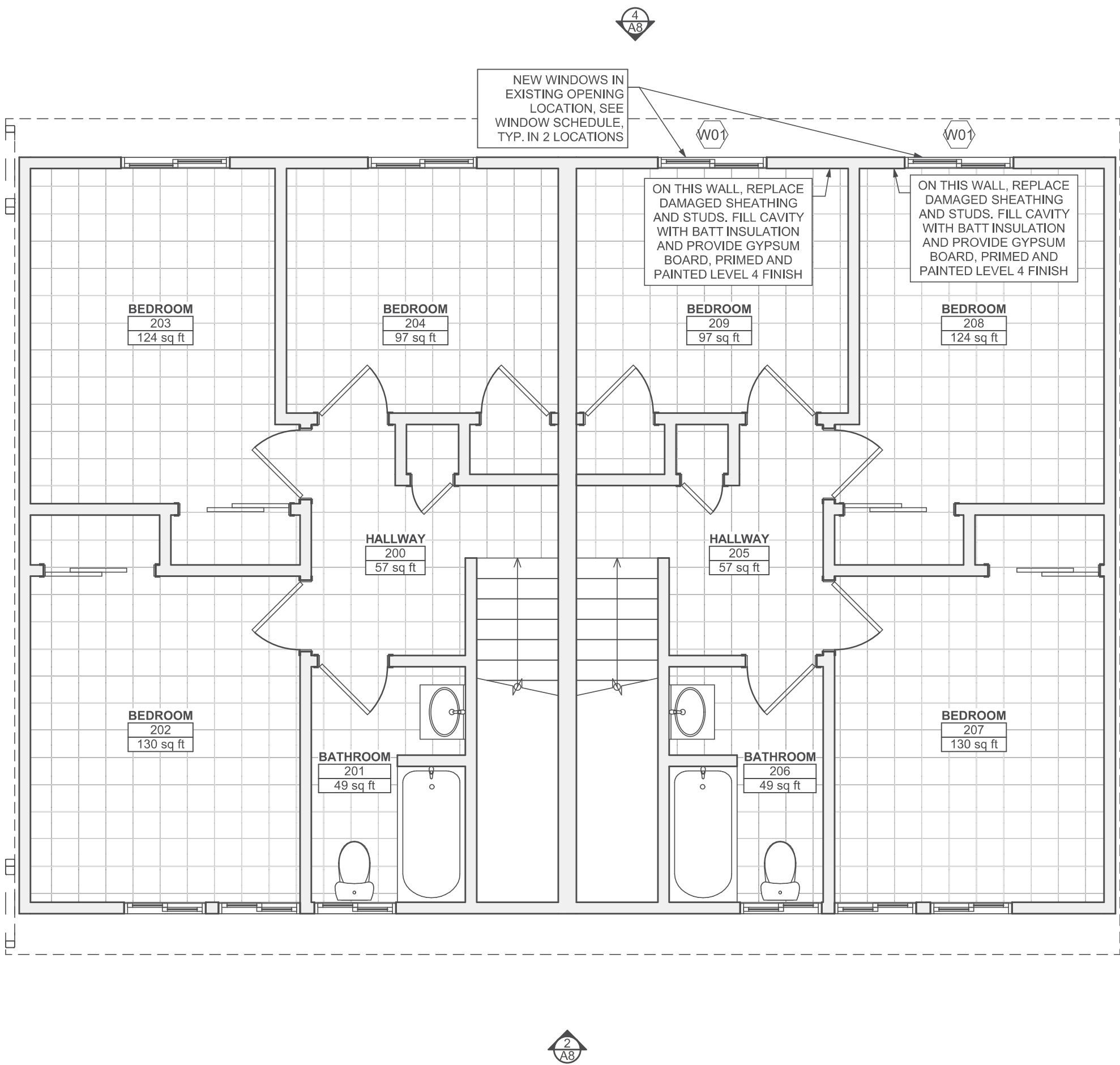
FLOOR PLAN LEGEND

- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX
000

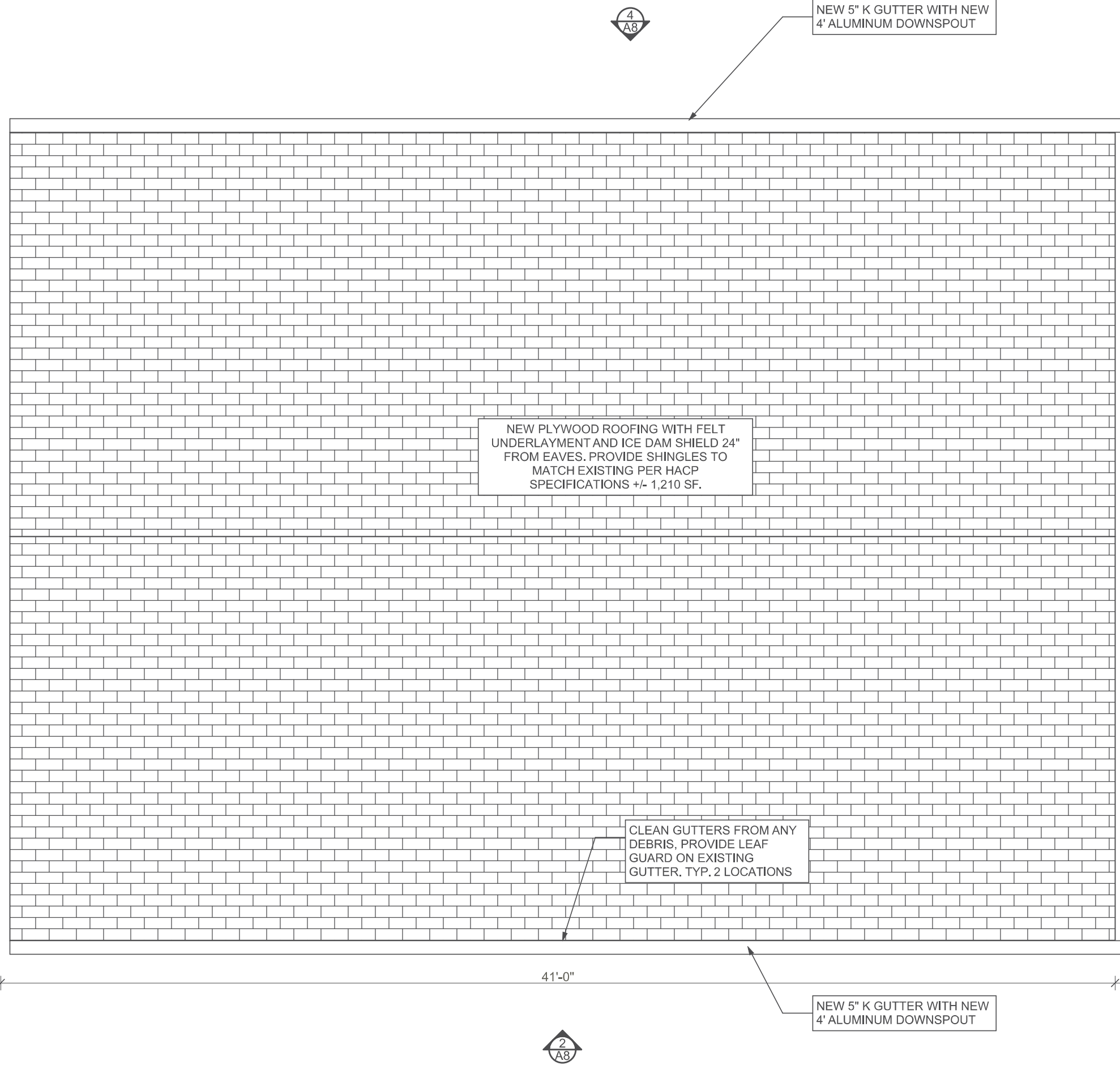
ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

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4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. PATCH, REPAIR, AND PAINT ALL DOOR FRAMES TO MATCH EXISTING. CLEAN AND REPAIR ALL DOORS AND DOOR HARDWARE.



1 Second Floor Plan
SCALE: 1/4" = 1'-0"



2 Roof Plan
SCALE: 1/4" = 1'-0"



Fukai Architects Pc

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revisions

- 1 IFB & IFC 07.22.2025
- 2 IFB & IFC 05.01.2026

project title

Owner:

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412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Second Floor Plan, Roof Plan, Floor Plan Legend

scale
As Noted

date
05/01/2026

no. 6 of. 14

Sheet No.

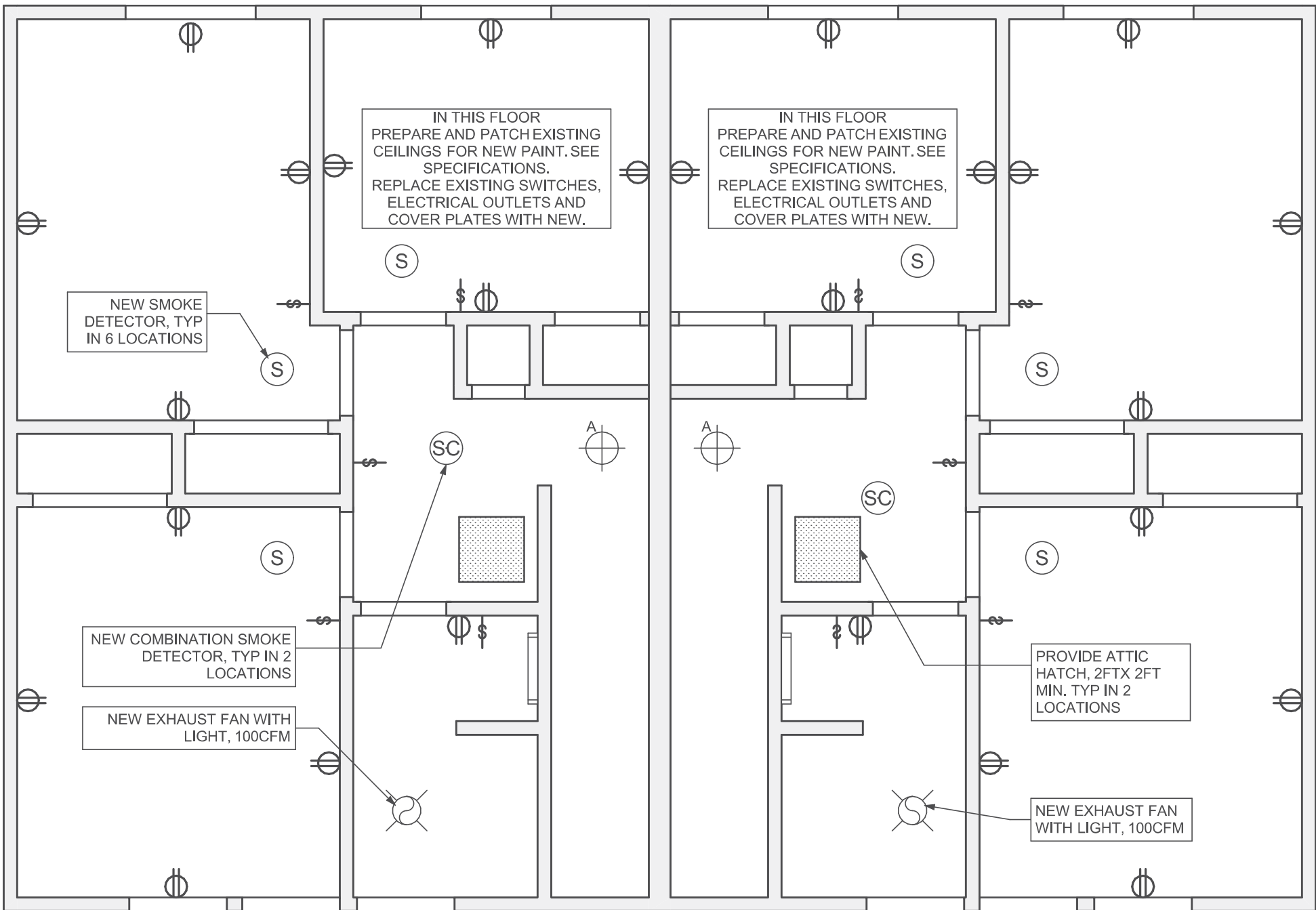
A6
Project
##2363

GENERAL RCP NOTES

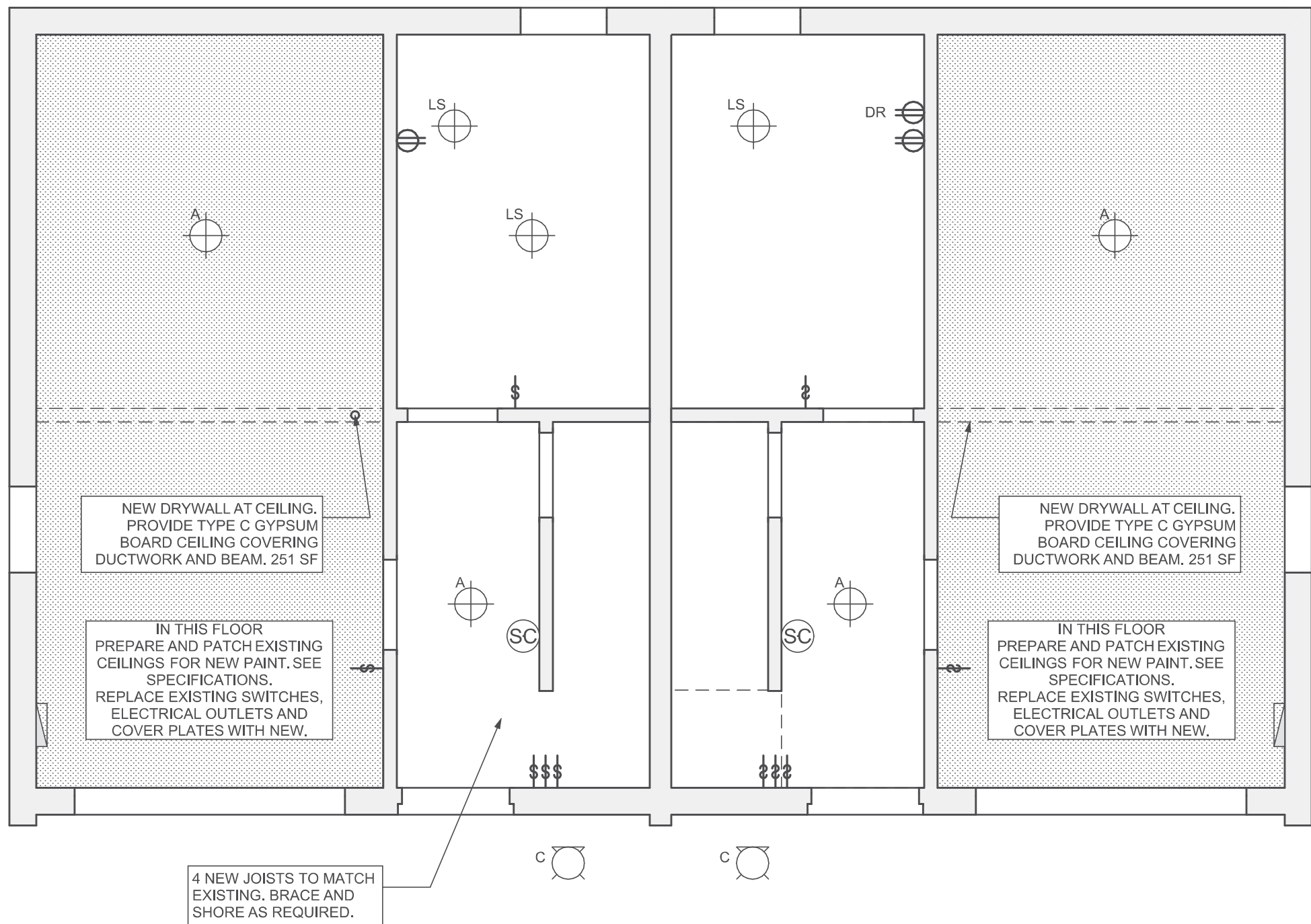
- ALL LIGHTING FIXTURES AND POWER DEVICES ARE TO BE REPLACED. LOCATIONS SHOWN ARE INTENDED TO BE EXISTING.
- NEW WIRING ONLY ON BATHROOM AND KITCHEN AS NEEDED. USE EXISTING CIRCUITS FROM PANELBOARD ON THOSE LOCATIONS.
- CEILING HEIGHTS ARE NOTED FROM FINISH FLOOR (0'-4").
- REPAIR EXISTING CEILINGS AS REQUIRED, PROVIDE NEW CEILING AS NOTED.
- OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
- SEE SPECIFICATIONS FOR BASIS OF DESIGN FIXTURES AND DEVICES.

RCP LEGEND

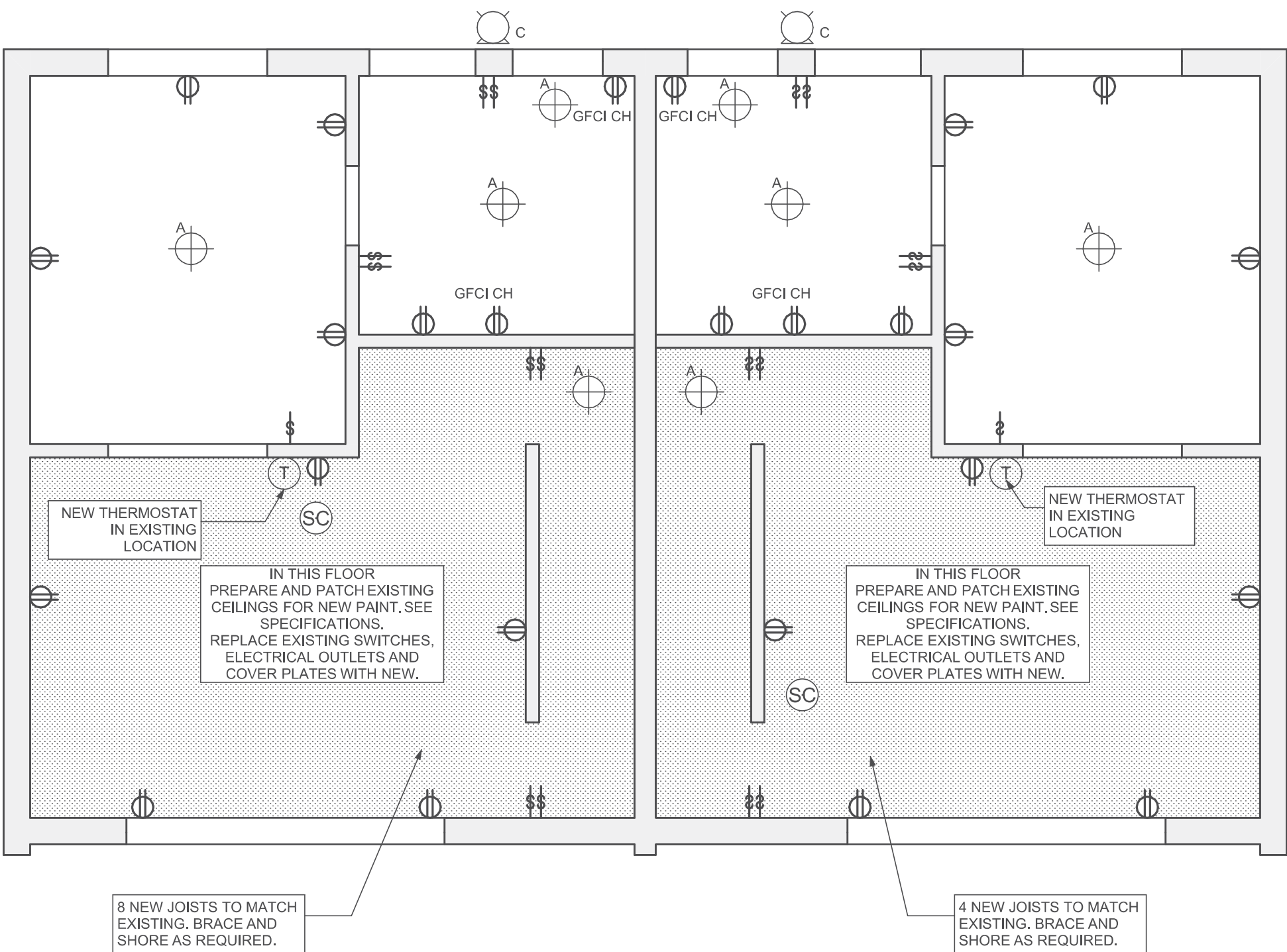
- Ⓢ SMOKE ALARM, PROVIDE NEW WHERE SHOWN
- ⓈC SMOKE/ CARBON MONOXIDE COMBO DETECTOR
- ELECTRICAL METER
- THERMOSTAT
- ▽ DATA RECEPTICAL, 18" A.F.F. U.O.N.
- Ⓢ ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N.
- ⓈCH ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.
- ⓈGFCI GROUND FAULT CIRCUIT INTERRUPTER
- ⓈGFCI CH GROUND FAULT CIRCUIT INTERRUPTER
- Ⓢ LIGHT SWITCH
- Ⓢ EXHAUST FAN
- Ⓢ DOORBELL
- A X-X" GWB CEILING / CEILING HEIGHT
- GYPSUM BOARD



3 Second Floor RCP Plan
SCALE: 1/4" = 1'-0"



1 Basement RCP Plan
SCALE: 1/4" = 1'-0"



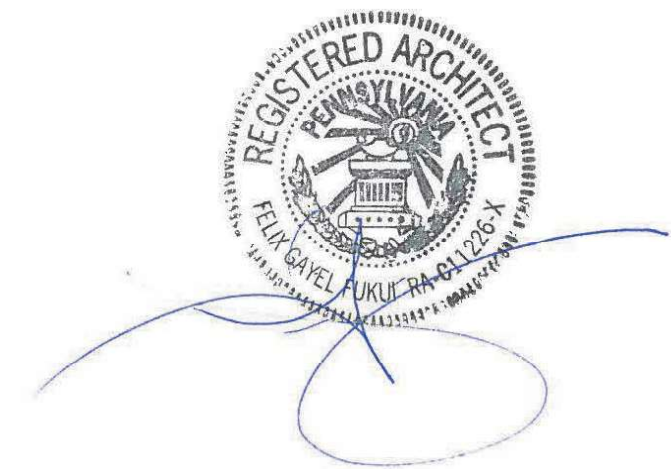
2 First Floor RCP Plan
SCALE: 1/4" = 1'-0"

Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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revisions

- | | |
|---|----------------------|
| 1 | IFB & IFC 07.22.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement RCP Plan, First Floor RCP Plan, Second Floor RCP Plan, Lighting Schedule, Reflected Ceiling Plan Legend

scale
As Noted

date
05/01/2026

no. 7 of. 14

Sheet No.

A7
Project
##2363



1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
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Pittsburgh, PA, 15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

North Elevation, West Elevation, South
Elevation, East Elevation

A8
Project
##2363

seal



general notes

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revisions

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| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

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412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Window Schedule New, Finish
Schedule, Window Head and Sill
Replacement Vinyl Wall, Typical,
Window Jamb Replacement Vinyl
Wall, Typical

scale
As Noted

date
05/01/2026

no.

9

of.

14

Sheet No.

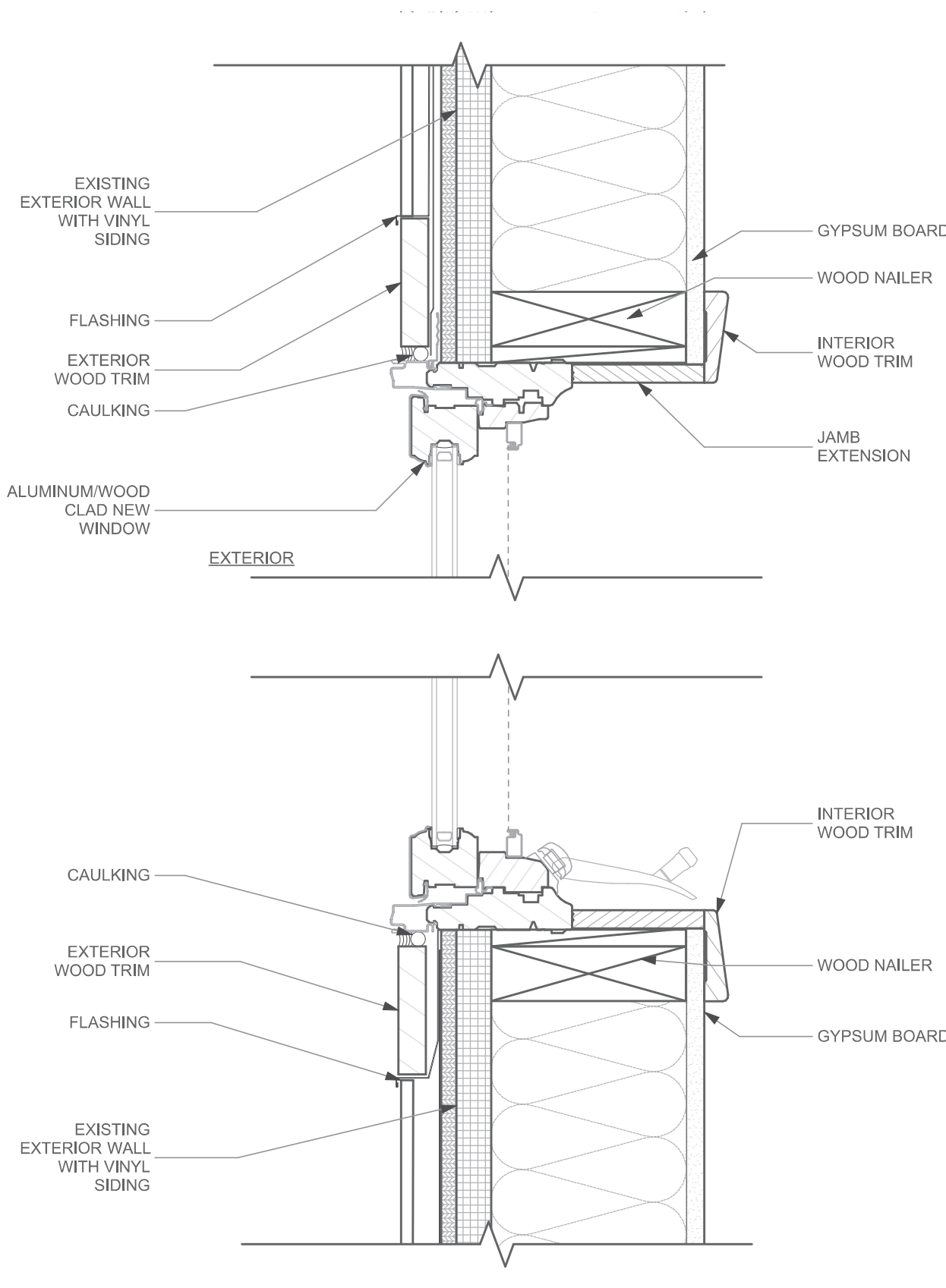
A9

Project
##2363

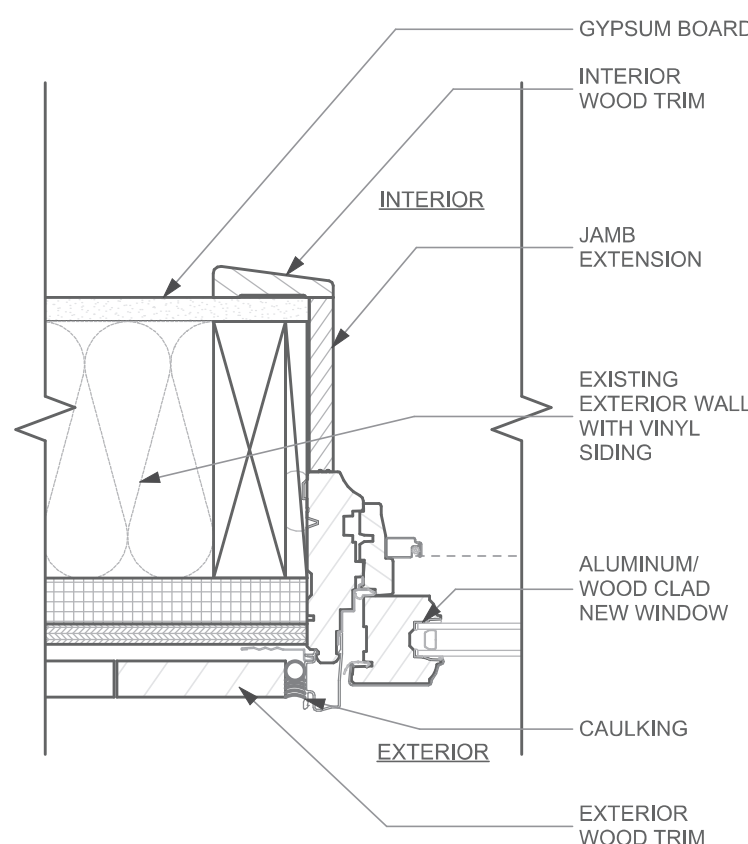
2018 ECC TABLE R402.1.2.
- FENESTRATION U-FACTOR MAX. 0.3
- SKYLIGHT U FACTOR MAX. 0.55
- SHGC NOT REQUIRED

WINDOW NOTES:

- NEW WINDOWS TO MATCH EXISTING OPENINGS.
- IF EXISTING OPENING DOES NOT COMPLY WITH CODE, ENLARGE EXISTING OPENING AND PROVIDE NEW WINDOW IN SAME LOCATION.
- ALL OPERABLE WINDOWS TO HAVE SCREENS.
- GC TO CONFIRM WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.



1 Window Head and Sill Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"



2 Window Jamb Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"

WINDOW SCHEDULE										
ID	Quantity	Nominal W x H Size	SIZE		EGRESS DIMENSIONS		FRAME MATERIAL	VENTING	TEMPERED	NOTES
			WIDTH	HEIGHT	EGRESS WIDTH	EGRESS HEIGHT				
W01	2	4'-0"×2'-10"	4'-0"	2'-10"	1'-9"	3'-8"	ALUMINUM CLAD WOOD	☒	☐	EMERGENCY ESCAPE AND RESCUE OPENING

FINISH SCHEDULE									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
001	VESTIBULE	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
002	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD ...
003	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
004	VESTIBULE	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
005	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD ...
006	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
100	LIVING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
101	DINING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
102	KITCHEN	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
103	LIVING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
104	DINING ROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
105	KITCHEN	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
200	HALLWAY	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
201	BATHROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
202	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
203	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
204	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
205	HALLWAY	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
206	BATHROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
207	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
208	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
209	BEDROOM	P-1	P-1	P-1	P-1	09 VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED

NOTE:
1. CONFIRM FINAL FINISH PAINT AND FLOOR FINISH WITH OWNER.

GENERAL NOTES

USE OF THE DOCUMENTS

THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED. TITLE TO THESE REMAINS WITH FUKUI ARCHITECTS P.C. (FAR). VISUAL COPY OF THE DOCUMENTS IS PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DIVISION 1 - GENERAL CONDITIONS

APPLICABILITY OF HUD GENERAL CONDITIONS

THE HUD, GENERAL CONDITIONS, CURRENT EDITION, SHALL APPLY TO THE PROJECT. A COPY OF THE GENERAL CONDITIONS IS AVAILABLE AT THE OFFICE OF FAR.

MULTIPLE CONTRACT

1. COORDINATION
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT, ELECTRICAL CONTRACT, AND ADDITIONAL CONTRACTS APPLICABLE IN THE CONSTRUCTION DOCUMENTS.

2. GENERAL REQUIREMENTS OF CONTRACTS
REFER TO RESPONSIBILITY MATRIX IN CONSTRUCTION DOCUMENTS, UNLESS THE AGREEMENT CONTAINS A MORE SPECIFIC DESCRIPTION OF THE WORK OF EACH CONTRACT. REQUIREMENTS INDICATED ON DRAWINGS AND IN SPECIFICATIONS DETERMINE WHICH CONTRACT INCLUDES A SPECIFIC ELEMENT OF PROJECT.

3. SCOPE OF WORK RESPONSIBILITY

GENERAL CONSTRUCTION CONTRACT (GC)

WORK OF THE GENERAL CONSTRUCTION CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE REMAINING WORK NOT IDENTIFIED AS WORK UNDER OTHER CONTRACTS.

B. PLUMBING CONTRACT (P)
WORK OF THE PLUMBING CONTRACT INCLUDES, BUT IS NOT LIMITED TO, PLUMBING FIXTURES AND APPLIANCES (INCLUDING BUT NOT LIMITED TO: SINKS, TUBS, SHOWER ENCLOSURES, SINK BASINS, FAUCETS AND DRAIN ASSEMBLIES, ETC.) PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT. PLUMBING CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT.

C. HVAC CONTRACT (H)
WORK OF THE HVAC CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ALL MECHANICAL EQUIPMENT AND CONNECTIONS TO EQUIPMENT FURNISHED BY HVAC CONTRACT AND ELECTRICAL CONTRACT. MECHANICAL EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: FURNACES AND CONDENSERS, KITCHEN AND BATH EXHAUST FANS, THERMOSTATS AND CONTROLS, ETC.

D. ELECTRICAL CONTRACT (E)
WORK OF THE ELECTRICAL CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ELECTRICAL EQUIPMENT AND FIXTURES INCLUDING BUT NOT LIMITED TO: INTERIOR AND EXTERIOR LIGHT FIXTURES, SMOKE AND CO DETECTORS, COMPLETE CIRCUIT BREAKER PANELS INCLUDING ALL BREAKERS AND LABELING, ELECTRICAL SERVICE ENTRANCE, WIRING AND ELECTRICAL AND LOW VOLTAGE CONNECTIONS TO EQUIPMENT FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT. ELECTRICAL CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT

INSURANCE REQUIREMENTS

PER HACP GENERAL CONDITIONS, EACH PRIME CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK, WORKMAN'S COMPENSATION AND COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE AND AUTOMOBILE. INSURANCE, IN ACCORDANCE WITH HACP AND STATUTORY REQUIREMENTS, MUST BE FROM THE STATE OF PENNSYLVANIA AND AS DIRECTED BY THE HACP. PROVIDE EVIDENCE INDICATING INDemnIFICATION OF THE HACP, ARCHITECT, AND TENANT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOSS OF AND RESPONSIBILITY FOR ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. CONTACT HACP REPRESENTATIVE FOR ANY SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION. ALL SUCH COSTS SHALL BE BORNE BY THE CONTRACTOR.

CODE CONFORMANCE

ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO UNIVERSAL ACCESSIBILITY.

PERMITS, FEES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND LICENSES REQUIRED TO PERFORM THE WORK (UNLESS OTHERWISE NOTED). A COPY OF SUCH SHALL BE FURNISHED TO THE HACP. HE/SH SHE SHALL GIVE NOTICES AS REQUIRED AND PAY FOR ALL INSPECTION TESTS TO ENSURE THEY TAKE PLACE IN A TIMELY MANNER. ANY ADDITIONAL COSTS INCURRED BY THE HACP FOR THE CONTRACTOR'S FAILURE TO ACT IN THIS MANNER SHALL BE BORNE BY THE CONTRACTOR.

SUBMITTALS

PER HACP GENERAL CONDITIONS, CONTRACTOR TO SUBMIT TO ARCHITECT, ELECTRONIC SHOP DRAWINGS, SHOP DRAWINGS AND MATERIALS. TWO SAMPLES OF ALL FINISHES ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SUBSTITUTIONS

SUBSTITUTIONS FOR PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECT OR HACP'S APPROVAL. ANY REQUESTS FOR SUBSTITUTION BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT WITH THE APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. THE WARRANTY AND PERFORMANCE OF A SUBSTITUTED PRODUCT OR MATERIAL SHALL EQUAL OR EXCEED THE ORIGINALLY SPECIFIED PRODUCT. IN ADDITION THE CONTRACTOR SHALL WARRANT THAT SUBSTITUTED MATERIALS SHALL PERFORM AS SPECIFIED.

AS-BUILT DOCUMENTS

ALL CONTRACTORS SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES TO RECORD AND INDICATE ALL LOCATION, MATERIALS, SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC., CHANGES WITHIN THE CONSTRUCTION DOCUMENTS, AND ANY OTHER ITEMS WHICH MAY AFFECT FUTURE CONSTRUCTION, RENOVATIONS OR REPAIRS. THIS INFORMATION SHALL BE SUBMITTED TO THE HACP AND ARCHITECT ON A CLEAN SET OF MARKED-UP PRINTS UPON COMPLETION OF THE PROJECT.

PROJECT SUPERVISION

THE CONTRACTORS SHALL DILIGENTLY PROSECUTE THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE HIS/HER PERSONAL SUPERVISION AND ATTENTION TO THE WORK AND MAINTAIN A COMPETENT PROJECT MANAGER, SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR HIM/HER. THE CONTRACTOR SHALL PROVIDE SUFFICIENT AND SATISFACTORY FORCES REQUIRED TO ENSURE THE PROSECUTION OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE. NEGLECT OR FAILURE TO FURNISH SUCH FORCES OR MEET REQUIRED DATES SHALL BE GROUNDS FOR TERMINATION OF AGREEMENT. THE HACP AT THEIR OPTION MAY FURNISH ADDITIONAL FORCES AT THE CONTRACTOR'S EXPENSE TO MEET THE SCHEDULE AND COMPLETION DATE AND/OR WITH LEGAL NOTICE RECOVER DAMAGES ARISING FROM SUCH DELAYS, INCLUDING BUT NOT LIMITED TO RENT CHARGES.

PROJECT MEETINGS

GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE WEEKLY CONSTRUCTION MEETINGS. ALL PRIME AND SUBCONTRACTORS WHOSE WORK IS UNDERWAY OR WHO SHOULD BE PRESENT FOR COORDINATION PURPOSES ARE TO ATTEND. GENERAL CONTRACTOR TO PROVIDE MEETING MINUTES PRIOR TO SUBSEQUENT MEETING.

RESPONSIBILITY FOR JOB CONDITIONS

THE CONTRACTORS ACKNOWLEDGE THAT HE/SH HAS SATISFIED HIM/HERSELF AS TO THE NATURE, LOCATION, GENERAL CONDITIONS AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON

TRANSPORTATION CODES AND ORDINANCES, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, TYPE OF PAYMENT AND FACILITIES REQUIRED TO DO SO, PROPERLY ESTIMATING THE DIFFICULTY OR COST THEREOF. HACP ASSUMES NO RESPONSIBILITY FOR ANY REPRESENTATIONS MADE BY ANY OF ITS AGENTS OR REPRESENTATIVES TO CONTRACTOR DURING OR PRIOR TO EXECUTION OF AGREEMENT. UNLESS SUCH REPRESENTATION AND HAPCS REPRESENTATION IS EXPLICITLY MADE IN WRITING, HACP ASSUMES NO ADDITION TO THE CONTRACT BID CAN BE ACCEPTED FOR CONDITIONS INCREASING THE COST IF SUCH CONDITIONS COULD HAVE BEEN OBSERVED THROUGH SITE INSPECTION.

FIELD VERIFICATION OF EXISTING CONDITIONS

VERIFY ALL LINES, LEVELS, INTERFERENCES, FIELD DIMENSIONS AND CONDITIONS AGAINST THE DRAWINGS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS TO REPORT TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. FAILURE TO REPORT TO THE ARCHITECT FOR INTERPRETATION OF SUCH CONDITIONS OR COVERING OVER A CONDITION WHICH SUBSEQUENTLY CAUSES ANY DELAY OR ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BE HELD FOR ANY DAMAGES RESULTING THERE FROM.

INTERPRETATION OF THE DOCUMENTS

ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. ALL CONTRACTORS ARE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS. THE ARCHITECT HAS THE RIGHT TO NAME THE ARBITER OF THE DOCUMENTS, ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, IS AT THE CONTRACTOR'S OWN RISK AND WITHOUT RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

LAYOUT, CONFLICTS AND DIMENSIONING

ALL PLUMBING DIMENSIONS ARE GIVEN FROM FINISHED SURFACES OR CENTERLINES, UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS ALWAYS SUPERSEDE MEASURED OR SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS.

ANY CONFLICT BETWEEN DETAIL, DIMENSION, MATERIAL, OR SPECIFICATION IS TO BE ADDRESSED TO THE ARCHITECT FOR INTERPRETATION. ALL CLARIFICATION REQUESTS SHALL BE MADE THROUGH AN OFFICIAL RFI TO THE ARCHITECT. THE ARCHITECT SHALL HAVE 10 BUSINESS DAYS TO CLARIFY AN RFI. ANY SUCH CONFLICT NOT SO RESOLVED WHEREBY (LATER CORRECTION IS REQUIRED) SHALL BE AT THE CONTRACTOR'S EXPENSE. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTOR SHALL WORK FROM MOST RECENT DRAWINGS, SUPPLEMENTED BY HACP ARCHITECT - WORK SHALL BE PERFORMED ONLY AFTER WRITTEN DIRECTION BY HACP OR ARCHITECT.

THE CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN LAYOUT AND FOR COORDINATING WITH OTHER TRADES. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. ANY VARIANCES FROM THESE SHALL BE AT THE RISK OF THAT TRADE OR PRIME CONTRACTOR. VERIFY CONTRACTOR'S CLEARANCES PRIOR TO LAYOUT. THE SPECIFIC PRIME CONTRACTOR SHALL BE HELD FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT. THE CONTRACTORS SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT ANY DEVIATIONS FROM THOSE SHOWN TO THE ARCHITECT. THE GENERAL CONTRACTOR AND EACH SEPARATE PRIME CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULING OF HIS/HER FORCES WITH OTHER CONTRACTORS AND SUBTRADES (SHOULD THERE BE ANY), AND HACP'S REPRESENTATIVE. ANY FAILURE TO PROPERLY COORDINATE THE WORK, WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE, SHALL BE BORNE BY THE SEPARATE PRIME CONTRACTOR.

CLEANLINESS OF JOB SITE, PROTECTION OF PREMISES, AFTER HOURS WORK

THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND PROPER MANNER AT ALL TIMES AND DULICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND DEBRIS. ALL MATERIAL SHALL BE STACKED NEATLY IN CENTRAL LOCATIONS APPROVED BY THE HACP AND/OR THE GENERAL CONTRACTOR. IF CONTRACTORS DO NOT MAINTAIN PROPERLY, THE PROJECT MANAGER SHALL REQUIRE THE CONTRACTOR TO COMPLY. HEREWITH, HACP MAY AFTER 24 HOURS WRITTEN NOTICE TO THE INDIVIDUAL OFFENDING CONTRACTOR, HIRE THE NECESSARY LABOR TO ADEQUATELY CLEAN, CHARGES FOR SUCH WORK SHALL BE DEDUCTED FROM PAYMENTS DUE TO THE CONTRACTOR. CONTRACTOR AND HIS/HER SUBCONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS AS REQUIRED.

TEMPORARY UTILITIES

THE INDIVIDUAL PRIME CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM HIS/HER WORK INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, WATER, HEAT AND TELEPHONE. EACH CONTRACTOR SHALL MAINTAIN AT HIS/HER SITE A PHONE, AND COLLECTIVELY A SITE OFFICE AREA PROPERLY SECURED.

CHANGES IN THE WORK

ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF HACP OR ARCHITECT PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE HACP OR HIS/HER REPRESENTATIVES FOR SUCH ITEMS.

ACCESSIBILITY GUIDELINES:

ALL EQUIPMENT, MATERIALS, AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE CODE SHALL APPLY.

DEMOLITION/ALTERATION NOTES

HAZARDOUS MATERIALS REMOVAL (GC)

IF NOT ALREADY IDENTIFIED OR REMOVED, ANY MATERIALS DISCOVERED IN THE COURSE OF CONSTRUCTION THAT ARE DEEMED AS HAZARDOUS, SUCH AS BUT NOT LIMITED TO, ASBESTOS OR LEAD PAINTS, SHALL BE REMOVED, ENCAPSULATED OR LEFT IN ITS PRESENT CONDITION AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL UTILIZE THE APPROPRIATE LITERATURE, PROCEDURES AND DISPOSAL METHODS AS PER STANDARD PRACTICE, FEDERAL, STATE AND LOCAL CODES. REMOVAL OF HAZARDOUS MATERIALS NOT PREVIOUSLY IDENTIFIED SHALL BE AT AN EXTRA COST TO THE CONTRACT, EXCEPT THAT HACP SHALL HAVE THE OPPORTUNITY TO HAVE THE MATERIALS REMEDIATED AT ITS OWN EXPENSE.

ALL HAZARDOUS MATERIALS TO BE DISPOSED OR ENCAPSULATED PER REPORTS AND SPECIFICATIONS PROVIDED BY ARCHITECT AND HACP.

ABANDONED OR REMOVED EQUIPMENT (M, P, E)

ALL PLUMBING, DUCT WORK, ROOF TOP UNITS, SEWER & WATER LINES TO BE REMOVED MUST BE CAPPED AND REMOVED TO THE POINT OF CONNECTION TO BUILDING MAIN UTILITY LOCATION - NO EXCEPTIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ARCHITECT PRIOR TO ANY SUCH WORK, INCLUDING ROOF PENETRATIONS. EACH PRIME CONTRACTOR SHALL REMOVE ALL THEIR RESPECTIVE EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING SYSTEMS, WIRING, ETC., NOT BEING REUSED. ... DO NOT ABANDON IN PLACE.

EACH PRIME CONTRACTOR IS RESPONSIBLE TO VERIFY VISUALLY ALL CONDITIONS RELATIVE TO SERVICE REQUIREMENTS AND CODE CONFORMANCE FOR THIS SPACE, AND TO COORDINATE ALL WITH HAPCS REPRESENTATIVE. REPORT ANY DEVIATION FROM INFORMATION ON DRAWINGS TO ARCHITECT PRIOR TO COMMENCING WORK. FAILURE TO DO SO WILL RESULT IN CONTRACTOR BEING HELD RESPONSIBLE FOR ANY COSTS FOR SUBSEQUENT CHARGES.

SELECTIVE DEMOLITION

DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON THE DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION, WHEN PERMITTED BY ARCHITECT. ITEMS MAY BE REMOVED TO A SUITABLE PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND RE-INSTALLED IN THEIR ORIGINAL LOCATION AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. EACH INDIVIDUAL PRIME

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR OWN ACTIVITIES OR REQUIRED DEMOLITION.

CONTRACT CLOSEOUT:

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND HACP'S REPRESENTATIVE TO PERFORM A PRELIMINARY FINAL INSPECTION. A PUNCH LIST OF ALL OUTSTANDING WORK TO BE CORRECTED, FINISHED, PERFORMED OR COMPLETED SHALL BE SUBMITTED BY EACH PRIME CONTRACTOR. ALL WORK OUTLINED ON THE INITIAL PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE FINAL INSPECTION AND BEFORE THE PROJECT WILL BE ACCEPTED FOR FINAL COMPLETION. AFTER ALL REQUIREMENTS PREPARATORY TO THE FINAL INSPECTION HAVE BEEN COMPLETED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER TO PERFORM A FINAL INSPECTION. IF ALL THE WORK HAS BEEN COMPLETED TO THE ARCHITECT'S SATISFACTION, THE ARCHITECT SHALL PROVIDE A PUNCH LIST ITEMS FROM EARLIER INSPECTIONS, AND NO FURTHER CORRECTIONS ARE REQUIRED. THE ARCHITECT SHALL RECOMMEND FINAL ACCEPTANCE OF THE PROJECT.

ALL PUNCH LIST ITEMS TO BE COMPLETED WITHIN THIRTY (30) WORKING DAYS OF RECEIPT, OR FINAL 10% DRAW WILL BE FORFEITED. ALL WORK NOT COMPLETED WITHIN THE ALLOTTED TIME WILL BE COMPLETED BY HACP AT PRIME CONTRACTOR'S EXPENSE. FINAL COMPLETION OCCURS WHEN ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND OCCUPANCY PERMIT HAS BEEN ISSUED.

PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE START UP OF ALL EQUIPMENT FURNISHED, INSTALLED OR SERVICED UNDER THIS AND WITH THE DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ITS EQUIPMENT, ELECTRICAL SYSTEMS AND APPLIANCES ARE FUNCTIONAL AND OPERATIONAL AND THAT ALL PLUMBING AND HVAC EQUIPMENT IS OPERATING QUIETLY AND FREE FROM VIBRATION. CONTRACTOR SHALL PROVIDE A SINGLE PUNCH LIST AND TENANT CONTAINING MAINTENANCE MANUALS, INCLUDING OPERATION INSTRUCTIONS, SPARE PARTS, WARRANTIES, INSPECTION PROCEDURES, AND DATA FOR EACH SYSTEM OR EQUIPMENT ITEM.

ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE FURNISHED.

FINAL CLEANING: AT THE TIME OF THE PROJECT CLOSE OUT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN AND READY THE SPACE FOR OCCUPANCY. THIS SHALL AT MINIMUM, INCLUDE HARDWARE, LIGHT FIXTURES, REPLACEMENT OF BURNED OUT LAMPS, REMOVAL OF NON PERMANENT PROTECTION AND LABELS, TOUCH UP OF ANY MINOR FINISH DAMAGE, AND CLEANING OR REPLACEMENT OF MECHANICAL SYSTEM FILTERS. DAMAGE TO ANY FINISH, SURFACE, EQUIPMENT OR OBJECT CAUSED DURING CLEANING SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT HIS/HER OWN COST.

UPON COMPLETION OF THE PROJECT, GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT AND PROVIDE A COPY OF THE ORIGINAL TO HACP AND ARCHITECT.

AT EACH PAYMENT REQUEST AND BEFORE PAYMENT IS MADE, EACH CONTRACTOR SHALL DELIVER TO THE HACP A COMPLETE RELEASE OF ALL SUB CONTRACTOR'S AND SUPPLIER'S LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL COVERING ALL LABOR AND MATERIALS COSTS WHICH THEN CANNOT BE FILED OR A BOND SATISFACTORY TO THE HACP INDEMNIFYING HACP AGAINST ANY LIENS.

CONTRACTOR GUARANTEES

WARRANTIES AND GUARANTEES. IN ADDITION TO OTHER GUARANTEES HEREIN REQUIRED, PRIME CONTRACTORS HEREBY GUARANTEE THAT WHEN HE/SHE DELIVERS TO THE HACP FOR ACCEPTANCE THE WORK TO BE PERFORMED UNDER THIS AGREEMENT, THE SAME SHALL BE IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY HACP), OR OTHER WORKMANSHIP. ALL SUPPLIED MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE HACP'S SATISFACTION BY THE RESPONSIBLE PRIME CONTRACTOR AT THE PRIME CONTRACTOR'S EXPENSE.

DIVISION 2 - SITE WORK - NOT APPLICABLE

DIVISION 3 - CONCRETE (GC)

PLAIN AND REINFORCE CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC 2018 AND ACI 318 AS AMENDED IN SECTION 1905 OF THE IBC 2018.

CONCRETE TO BE INSTALLED AND CURED PER ACI 318 AND BE NORMAL WEIGHT (144PCF) WITH COMPRESSIVE STRENGTH IN 28 DAYS OF 4000 PSI. AIR ENTRAINED. CEMENT SHALL BE PORTLAND, TYPE 1 (FLY ASH & COUND UNAD GRANULATED BLAST FURNACE SLAG ARE PERMITTED). COARSE AGGREGATE SHALL BE MAXIMUM 1 1/2" IN SIZE. AIR ENTRAINED SHALL BE 7 PERCENT. SLUMP SHALL BE 4" MAXIMUM

REINFORCING BARS SHALL COMPLY WITH A.S.T.M. A615--GRADE 60. WELDED WIRE FABRIC SHALL COMPLY WITH A.S.T.M. A185.

4" MINIMUM COMPACTED GRAVEL BED TO PLACE CONCRETE TO BE #57 HARD OR MACHINE COMPACTED BEFORE CONCRETE PLACEMENT.

PROVIDE COLD-APPLIED JOINT SEALANTS, SINGLE COMPONENT, SILICONE, SELF-LEVELING TYPE, BY SIKA OR EQUAL.

ROUND BACKER RODS FOR COLD-APPLIED JOINT SEALANTS: ASTM D5249, TYPE 3, OF DIAMETER AND DENSITY REQUIRED TO CONTROL JOINT SEALANT DEPTH AND PREVENT BOTTOM-SIDE ADHESION OF SEALANT, BY SIKA OR EQUAL.

DIVISION 4 - MASONRY (GC)

BRICK/MASONRY POINTING

BRICK MASONRY POINTING SPECIALIST QUALIFICATIONS: ENGAGE AN EXPERIENCED BRICK MASONRY POINTING FIRM TO PERFORM WORK OF THIS SECTION. FIRM SHALL HAVE COMPLETED WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL EXPERIENCE. THE FIRM'S RECORD OF EXPERIENCE IN ONLY INSTALLING MASONRY IS INSUFFICIENT EXPERIENCE FOR MASONRY POINTING WORK.

REPORTING OF AREAS INDICATED IN THE DRAWINGS AND LOCATIONS WITH THE FOLLOWING DEFECTS:

- A. HOLES AND MISSING MORTAR.
- B. CRACKS THAT CAN BE PENETRATED 1/4 INCH OR MORE BY A KNIFE BLADE 0.027 INCH THICK.
- C. CRACKS 1/8 INCH OR MORE IN WIDTH AND OF ANY DEPTH, DISJOINTS, OR SOUNDING WHEN TAPPED BY METAL OBJECT.
- D. ERODED SURFACES 1/4 INCH OR MORE DEEP.
- E. DEGRADATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
- F. JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.

MATERIALS
PORTLAND CEMENT: ASTM C 150/C 150M TYPE I OR TYPE II EXCEPT TYPE III, MAY BE USED FOR COLD-WATER CEMENTATION. GRAY, WHERE REQUIRED FOR COLOR MATCHING OF MORTAR.

MASONRY CEMENT: ASTM C 91/C 91M, MANUFACTURERS' SPECIFIC TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
• CEMEX S.A.B. DE C.V.
• HOLCIM (US) INC.
• QUIKRETE, THE QUIKRETE COMPANIES, LLC.

REMOVE GUTTERS, DOWNSPOUTS AND ASSOCIATED HARDWARE ADJACENT TO MASONRY POINTING, REINSTALL WHEN POINTING IS COMPLETED. PROVIDE TEMPORARY RAIN DRAINAGE DURING WORK TO DIRECT WATER AWAY FROM THE BUILDING.

SEE LINTEL REPLACEMENT BELOW AND COORDINATE MASONRY POINTING AND REPLACEMENT WITH REMEDIAL LINTEL REPAIR OR REPLACEMENT.

RETAINING WALL
WHEN NOTED ON THE DRAWINGS, NEW DRYSTACK RETAINING WALL BELGARD OR EQUAL, TO MATCH EXISTING COLOR AND TYPE OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE. REMOVE SUFFICIENT SOIL TO ALLOW ACCESS TO INSTALL A NEW WALL AND RE-INSTALL IN CONFORMANCE WITH MANUFACTURER'S SELECTIVE TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. INSTALL NEW

WALL WITH ALL NECESSARY PINS, GEOGRID AND CAP PIECES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

RETAINING WALL ACCESSORIES

WALL CAPS, PINS AND GEOGRID FABRIC.
REPLACEMENT WALL CAPS TO MATCH EXISTING, MATERIAL CONCRETE BY BELGARD OR EQUAL. COLOR AND TYPE TO MATCH EXISTING OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

GLASS BLOCK

SOLID GLASS BLOCK COLORLESS, TRANSPARENT, SMOOTH FACES AND MANUFACTURER'S STANDARD EDGE COATING WHITE, BY SEVES. OWINGS CORNING GLASS BLOCK OR EQUAL. SILICONE SEALANT BY SIKA OR EQUAL. PRODUCT INFORMATION AND SAMPLE TO BE PROVIDED TO ARCHITECT AND HACP FOR APPROVAL. SIZE OF GLASS BLOCK TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SIZE. GLASS BLOCK SHALL BE INSTALLED PER IBC AND IRC BUILDING CODE AND TMS 402/ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"

DIVISION 5 - METALS

STEEL BEAMS, ANGLES AND PLATES

SHOP PRIMED WITH RUST PREVENTATIVE PAINT. DIMENSIONS AND GRADE TO MATCH EXISTING SHOP DRAWINGS TO BE PROVIDED BY GC.

ALL EXTERIOR LINTELS MUST BE HOT-DIP GALVANIZED PER ASTM A123.

LINTEL REPLACEMENT/ INSTALLATION ON BRICK VENEER EXTERIOR

PROTECT EXISTING OPENING WITH PLYWOOD. TEMPORARILY SHORE AND REMOVE EXISTING BRICK ABOVE THE OPENING AT LEAST 6 INCHES ON EACH SIDE. MINIMUM VERTICAL CLEARANCE TO EXISTING EXISTING METAL ANGLE. REMOVE EXISTING LINTEL WITH NEW GALVANIZED STEEL ANGLE TO MATCH EXISTING LENGTH AND GAUGE. PROVIDE NEW FLASHING OVER NEW LINTEL AND CALULK AGAINST HOUSE WRAP. REINSTATE EXISTING BRICK.

FOR LINTEL CLEANING USE METAL CLEANING ON NEXT SECTION.

METAL CLEANING

EXECUTION OF THE WORK IN CLEANING ITEMS, DISTURB THEM AS MINIMALLY AS POSSIBLE AND AS FOLLOWS:

- REMOVE ALL DETERIORATED COATINGS AND CORROSION.
- SEQUENCE WORK TO MINIMIZE TIME BEFORE PROTECTIVE COATINGS ARE REAPPLIED.
- CLEAN ITEMS IN PLACE UNLESS OTHERWISE INDICATED.

MECHANICAL COATING REMOVAL: USE GENTLE METHODS, SUCH AS SCRAPPING AND WIRE BRUSHING, THAT WILL NOT ABRASE METAL SUBSTRATE.

REPAINT: WHERE INDICATED, PREPARE PAINTED DECORATIVE METAL BY CLEANING SURFACE, REMOVING LESS THAN FIRMLY ADHERED EXISTING PAINT, SANDING EDGES SMOOTH, REMOVING EXISTING PAINT AND PRIMING FOR PAINTING AS SPECIFIED.

METAL AWNINGS

BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
B. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
C. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
D. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
E. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
F. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
G. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
H. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
I. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
J. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
K. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
L. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
M. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
N. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
O. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
P. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
Q. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
R. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
S. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
T. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
U. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
V. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
W. BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISH, BRUSHING, AND SUPPLIES. BE EXTENDED ALONG THE DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMIN

SOLAR HEAT GAIN COEFFICIENT FOR ALL VERTICAL GLAZING: NR
LIGHTS: 0.65 MAX

DIVISION 9 – FINISHES (GC)

ALL FINISH TRIM TO BE PAINT GRADE POPHAR OR OTHER TIGHT-GRAINED HARDWOOD, SMOOTH SANDED FINISHED WITH SCARFED JOINTS, GLUED AND NAILED, NO BUTT JOINTS.

GYPSUM BOARD TO BE FINISHED AS SPECIFIED ACCORDING TO THE FOLLOWING:

STANDARD FINISH (LEVEL 4 PER GA 216-96): ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. BEFORE FINAL DECORATION PREPARE SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES.

TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE.

ALL INTERIOR GYPSUM BOARD WALLS AND CEILINGS TO BE 1/2" THICK BY USG OR EQUAL UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL 1/2" "AQUATOUGH" BY USG OR EQUAL AT ALL LOCATIONS UNLESS THE WET LOCATIONS, ON GARAGE CEILINGS UNDER LIVING SPACES BY USG AND INSTALL 5/8" TYPE X TO COVER CEILING AND DUCTWORK BY USG OR EQUAL UNLESS NOTED OTHERWISE.

ALL PARTITIONS ARE TO BE SET IN CAULK.

ALL WORK TO BE COMPLETED IN A FIRST CLASS MANNER WITH NO EXPOSED, UNFINISHED EDGES, NAILS, SCREWS, ETC.

PAINTING

ALL EXTERIOR SURFACES IDENTIFIED TO BE PAINTED SHALL RECEIVE 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

ALL INTERIOR DRYWALL AND PLASTER SURFACES SHALL RECEIVE A 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

CEILINGS TO RECEIVE FLAT FINISH PAINT- UNLESS NOTED OTHERWISE, WALLS TO RECEIVE EGG-SHELL FINISH – UNLESS NOTED OTHERWISE. TRIM AND DOORS SHALL RECEIVE SEMI-GLOSS FINISH.

CONCRETE AND MASONRY COATINGS

BASIS-OF-DESIGN INTERIOR PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE NEGAROD, A PART OF HEMPEL, NEOFLX NEOCRYLIC-H WALL-GARD HD, SERIES 1 WALL-GARD HD, SERIES 2 WITH REINFORCED FABRIC LAYER BASECOAT AND TOPCOAT SYSTEM OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING: PPG PAINTS, SHERWIN-WILLIAMS COMPANY OR EQUAL.

CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF COATINGS, INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.

CONCRETE SUBSTRATES, REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK.

DO NOT COAT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE COATED EXCEEDS THAT PERMITTED IN COATING MANUFACTURER'S WRITTEN INSTRUCTIONS.

TILE & FLOORS

PROPERLY PREPARE SUB FLOOR TO RECEIVE SPECIFIED FINISH FLOORING.

ON VERTICAL SURFACES, TILE MAY BE SET OVER 1/2" MOISTURE RESISTANT DRYWALL ABOVE 6 FEET. FASTEN BACKLAP JOINTS TO CORROSION RESISTANT STEEL DRILL SCREWS AS RECOMMENDED BY MANUFACTURER. TAPE ALL JOINTS AS RECOMMENDED BY MANUFACTURER USING POLYMER-COATED, OPEN GLASS-FIBER MESH. TILE SETTING MATERIAL SHALL BE A LATEX-PORTLAND CEMENT MORTAR WITH A DRY POLYMER ADDITIVE. TILE GROUT SHALL BE EPOXY GROUT. VERIFY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS, JOINTS, HORIZONTALLY AND VERTICALLY SEAL WITH ONE-PART MILDEW RESISTANT SILICONE SEALANT. FOLLOW "TILE COUNCIL OF AMERICA 2003 EDITION HANDBOOK FOR THE CERAMIC TILE INSTALLATION".

FLOORING PREP

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOORS PREPPED AND LEVEL, READY TO RECEIVE SCHEDULED FLOOR FINISH. CONCRETE SLAB SURFACES SHALL BE CLEANED AND MOIST SMOOTH WITH LEVELING COMPOUND AND SUBSTRATE PRIMER PRIOR TO THE INSTALLATION OF ANY TILE OR CARPET. ALL PREPARATORY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLOORING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

LVT FLOORING

BASIS OF DESIGN: PROVIDE LUXE PLANK AND TILE WITH FASTAK INSTALLATION LUXURY VINYL TILE BY ARMSTRONG COMMERCIAL FLOORINGS OR EQUAL, APPROVAL BY ARCHITECT AND HACP REQUIRED.

THICKNESS: 12 MIL WEAR LAYER 4 MM OVERALL THICKNESS, NO WAX.

SIZE: 7 INCHES BY 48 INCHES AND 18 INCHES BY 18 INCHES .

COLORS AND PATTERNS: ARCHITECT TO SELECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND SIZES AND TO BE APPROVED BY HACP.

FLOOR SURFACE IS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, OR BUMPS, ALL EDGE CONDITIONS TO BE FLOATED UP FOR SMOOTH EVEN FLUSH TRANSITION.

DIVISION 10 – SPECIALTIES (GC)

TOILET DISPENSER

BASIS OF DESIGN: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

CURTAIN ROD

BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY BRADLEY CORPORATION OR EQUAL. QD, STRAIGHT ROD, MOUNTING FLANGES, STAINLESS STEEL SATIN FINISH.

ROBE HOOK

BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

TOILET BAR

BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS, 3/4" ROUND TUBE WITH CIRCULAR BRACKETS, 18 INCHES OR 24 INCHES TO FIT AVAILABLE SPACE. LOCATION TO BE PROVIDED BY ARCHITECT.

MAIL BOX

POST TO BE INSTALLED MAILBOX, HEAVY DUTY USPS APPROVED, 1/8 INCH DIE CAST AND EXTRUDED ALUMINUM CONSTRUCTION, FRONT LOADED, POWDER COATED FINISH, MAGNETIC CATCH, BLACK FINISH.

METAL AWINGS

BASIS OF DESIGN, MATCH EXISTING AWINGS DIMENSIONS TO BE REPLACED, ALUMINUM CLAMSHELL TYPE, 0.025 GAUGE ROOF AND 0.040 GAUGE UNDERSTRUCTURE, FACTORY APPLIED BACKED ENAMEL FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLOR CHART. STRUCTURE ABLE TO SUPPORT 30 PSF OF SNOW LOAD

AND BASIC DESIGN WIND SPEED OF 3 SECOND GUST WINDS OF 110 MPH, SEE ALSO DIVISION 5.

DIVISION 11 – EQUIPMENT

MANUFACTURER TO PROVIDE WARRANTY TO REPAIR AND REPLACE RESIDUAL APPLIANCES OR COMPONENTS THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN A YEAR FROM SUBSTANTIAL COMPLETION.

COOKING APPLIANCES- BASIS OF DESIGN

- GAS RANGE
- FREESTANDING SLIDE IN RANGE WITH ONE OVEN, 4 GAS BURNERS, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
- KITCHEN EXHAUST VENTILATION
- OVERHEAD EXHAUST HOOD, WALL MOUNTED, THREE SPEED FAN BUILT INTO HOOD WITH STANDARD 500CFM, VENTED TO OUTSIDE THROUGH ROOF OR WALL, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
- COUNTERMTRIC BACKRAFT VENT DAMPER BY FAMCO OR EQUAL, DAMPER CONSTRUCTION-HIGH-TEMPERATURE-ENAMEL-PANTEED STEEL DAMPER AND HOUSING WITH GALVANIZED-STEEL BREECHING CONNECTION, ADJUSTABLE COUNTERWEIGHT WITH LOCK, INCLUDE KNIFE-EDGE BEARINGS THAT DO NOT REQUIRE LUBRICATION, VENT SIZE TO MATCH HOOD EXHAUST DIAMETER.

- REFRIGERATOR/FREEZER

FREESTANDING TWO DOOR, SLIDE BY SIDE REFRIGERATOR/FREEZER, WITH FREEZER ON TOP, 15.6 CU.FT. REFRIGERATOR STORAGE VOLUME AND 5.13 CU.FT. FREEZER STORAGE VOLUME, AUTOMATIC ICE MAKER AND STORAGE BIN, FRONT PANEL, STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

CLEANING APPLIANCES- BASIS OF DESIGN

- CLOTHES WASHER
- FREESTANDING TOP LOADING UNIT, 3.2 CU. FT MAX. CPACITY, CENTER SPINDLE, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
- CLOTHES DRYER
- FREESTANDING FRONT LOADING UNIT, 5.7 CU. FT MAX. CPACITY, GAS ELECTRIC, VENT KIT BY MANUFACTURER, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

ALL APPLIANCES TO QUALIFY FOR THE EPA/DOE ENERGY STAR PRODUCT LABELING PROGRAM.

DIVISION 12 – FURNISHINGS (GC)

HORIZONTAL LOUVER BLINDS, POLYMER SLATS

SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- HUNTER DOUGLAS ARCHITECTURAL WINDOW COVERINGS.
- LEVOLOR CONTRACT
- SPRINGS WINDOW FASHIONS, SWFCONTRACT.

MANUAL CORDED OPERATION WITH CHLD SAFETY CORDS.

PLUMBING REQUIREMENTS (PI)

CONTRACT DOCUMENTS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

MATERIALS, WORKMANSHIP AND METHODS

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF HIGHEST QUALITY, AND SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN KEEPING WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND QUALITY. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

PAYMENT OF FEES, PERMITS AND CODES

ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT IS REQUIRED: PLUMBING FIXTURES AND WATER HEATERS.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

VISIT TO THE SITE

THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY THE EXACT LOCATIONS OF ALL EXISTING SERVICES AND SHALL ACQUAINT HIMSELF WITH ALL PERTINENT JOB CONDITIONS. NO CHANGE ORDER WILL BE ALLOWED ON THE BASIS OF THE CONTRACTOR HAVING MISUNDERSTOOD FIELD CONDITIONS.

THE CONTRACTOR SHALL NOTE ALL OPENINGS REQUIRED TO CONVEY EQUIPMENT TO ITS INSTALLED LOCATION. SHOULD ANY OPENINGS BE REQUIRED TO BE MADE, OR ENLARGED, THIS CONTRACTOR SHALL SO ALTER SUCH OPENINGS. OPENINGS SHALL BE RESTORED TO THEIR ORIGINAL SIZE, CONSTRUCTION AND FINISH TO THE SATISFACTION OF THE HACP.

EQUIPMENT

RESIDENTIAL DIRECT-VENT GAS-FIRED STORAGE DOMESTIC-WATER HEATERS

MANUFACTURER SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- A.O SMITH CORPORATION.
- BRADFORD WHITE CORPORATION.
- LOCHINVAR, LLC.

STANDARD: ANSI Z21.10.1/CSA 4.1, ENERGY STAR RATING MINIMUM: 0.86 UEF, SIZE TO MATCH EXISTING WATER HEATER IN BUILDING.

STORAGE-TANK CONSTRUCTION- STEEL

TAPPINGS: ASME B1.20.1 PIPE THREAD.

PRESSURE RATING: 150 PSIG

INTERIOR FINISH: COMPLY WITH NSF 61 AND NSF 372 BARRIER MATERIALS FOR POTABLE-WATER TANK LININGS, INCLUDING EXTENDING LINING MATERIAL INTO TAPPINGS.

FACTORY-INSTALLED STORAGE-TANK APPURTENANCES

ANODE ROD: REPLACEABLE MAGNESIUM.

PIPE TIE-IN: REQUIRED UNLESS COLD-WATER INLET IS NEAR BOTTOM OF TANK.

DRAIN VALVE: CORROSION-RESISTANT METAL WITH HOSE-END CONNECTION.

INSULATION: COMPLY WITH ASHRAE/IES 90.1 ASHRAE 90.2.

JACKET: STEEL WITH ENAMELED FINISH.

HEAT-TRAP FITTINGS: INLET TYPE IN COLD-WATER INLET AND OUTLET TYPE IN HOT-WATER OUTLET.

BURNER: FOR USE WITH DIRECT-VENT, GAS-FIRED, DOMESTIC-WATER HEATERS AND NATURAL-GAS FUEL.

IGNITION: STANDING PILOT OR ANSI Z21.20/CSA C22.2 NO. 60730-2-5, ELECTRIC AUTOMATIC GAS-IGNITION SYSTEM.

TEMPERATURE CONTROL: ADJUSTABLE THERMOSTAT.

COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVE: ANSI Z21.22/CSA 4.4, INCLUDE RELIEVING CAPACITY AT LEAST AS GREAT AS HEAT INPUT AND EXCEED PRESSURE SETTING LESS THAN WORKING PRESSURE RATING OF DOMESTIC-WATER HEATER. SELECT RELIEF VALVE WITH SENSING ELEMENT THAT EXTENDS INTO STORAGE TANK.

DIRECT-VENT SYSTEM: THROUGH- WALL ROOF, COAXIAL OR DOUBLE-CHANNEL VENT ASSEMBLY WITH DOMESTIC-WATER HEATER MANUFACTURERS OUTSIDE INTAKE/EXHAUST SCREEN.

PLUMBING FIXTURES (UNLESS NOTED ON DRAWINGS)

BATHTUB

R4P BATHTUB, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- KOHLER.
- STERLING.

SLIP RESISTANCE: 60 BY 30 INCHES, WHITE FINISH, DRAIN NPS 1 1/2" CHROME PLATED BRASS, POP UP WASTE AND OVERFLOW, PLUMBING CONTRACTOR SHALL VERIFY THE EXACT SIZE OF ALL REPLACEMENT TUBS AND SHOWERS TO MAKE CERTAIN THAT NEW TUBS/SHOWERS FIT IN EXISTING FRAMING, PRIOR TO ORDERING.

BATHTUB / SHOWER FAUCET

PRESSURE BALANCED FAUCET, SINGLE HANDLE, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- MOEN INCORPORATED.
- STERLING.
- FINISH POLISHED CHROME, 2.2 GPM FLOW RATE, CONCEALED MIXING VALVE, SINGLE HANDLE, ANTISEAL DEVICE INTEGRATED WITHIN MIXING VALVE.

SHOWER HEAD, BALL JOINT WITH ARM AND FLANGE, CHROME PLATE FINISH, FIXED SPRAY PATTERN

BATHTUB FILLER SPOUT FINISH CHROME PLATE FINISH.

LAVATORIES

VITREOUS-CHINA LAVATORIES, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN
- HANSGRÖBE USA

POLISH CHROME PLATE FINISH, 2.2 GPM FLOW RATE, LEVER HANDLE, RIGID SPOUT, DRAIN POP UP.

LAVATORIES FAUCETS – WATER SENSE CERTIFIED

GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN
- HANSGRÖBE

POLISH CHROME PLATE FINISH, SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

KITCHEN SINKS – WATER SENSE CERTIFIED

STAINLESS STEEL, COUNTER MOUNTED, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- ELKAY
- HANSGRÖBE

POLISHED CHROME PLATE FINISH, SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

VALVES IN WATER LINES SHALL BE 125 PSI CLASS, BRONZE BODY, BALL VALVES WITH TEFLON SEATS AND PACKING, NIBCO 680, OR APOLLO DRAIN VALVES SHALL BE BRONZE BODY SOLDIERED ENDS, BALL VALVES WITH 3/4 INCH AMERICAN STANDARD HOSE THREAD OUTLET, NIBCO OR APOLLO.

VALVES IN GAS LINES SHALL BE 125 PSI CLASS, THREADED END, IRON BODY, GAS CCKS WITH BRASS PLUG AND WASHER AND SQUARE HEAD, CRANE NO. 324.

INSULATION

ALL COLD AND HOT WATER PIPING, AND HORIZONTAL PORTIONS OF ROOF CONDUCTORS SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX.

PIPE IDENTIFICATION

ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

TESTING

DRAINAGE SYSTEM - THE ENTIRE DRAINAGE SYSTEM SHALL BE TESTED HYDROSTATICALLY FOR LEAKS. THE ENTIRE SYSTEM SHALL BE FILLED TO THE TOP OF THE STACKS WITH WATER AND CHECKED FOR LEAKS.

WATER PIPING - ALL WATER PIPING SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL FOREIGN MATERIAL. ALL TESTING SHALL BE COMPLETED BEFORE INSULATION IS APPLIED.

WATER HEATING - THE ENTIRE WATER HEATING SYSTEM SHALL BE TESTED HYDROSTATICALLY FOR LEAKS. THE ENTIRE SYSTEM SHALL BE FILLED TO THE TOP OF THE STACKS WITH WATER AND CHECKED FOR LEAKS.

PIPE IDENTIFICATION

ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

GENERAL REQUIREMENTS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

EACH ROOM OR SPACE SHALL HAVE A MINIMUM OF ONE SUPPLY REGISTER AND ONE RETURN AIR GRILL (NO RETURN AIR FROM THE BATHROOM), CAPABLE OF BEING DAMPED CLOSED. RETURN AIR SHALL BE DUCTED BACK TO THE UNIT FROM EACH INDIVIDUAL ROOM. LOCATE THE SUPPLY REGISTERS TYPICALLY ABOVE GLAZED OPENINGS AND THE RETURN AIR GRILLE IN CEILING NEAR OPPOSITE INNER WALL.

HEATING AND AIR CONDITIONING: EXISTING UNITS, IF BEING REUSED, SHALL BE RECONDITIONED TO WITHIN FACTORY SPECIFICATIONS. REPLACE ALL CONSUMABLE PARTS AS WELL AS OTHER PARTS TYPICALLY SUBJECT TO REPLACEMENT, THE UNITS SHALL BE GUARANTEED BY THE MECHANICAL CONTRACTOR FOR A PERIOD OF TWO YEARS AGAINST MALFUNCTION AND/OR FAILURE. SIZE DISTRIBUTION SYSTEM ACCORDING TO ASHRAE DESIGN THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBISN COMPANY OR APPROVED EQUAL, SIZED TO FIT

FIRESTOPS

ALL OPENINGS THROUGH FLOORS AND FIRE-RATED PARTITIONS SHALL BE SEALED. VOID SPACES AROUND DUCTS OR PIPES SHALL BE PACKED WITH A FIRE-RATED CERAMIC FIBER OR SEALED WITH FIRE RETARDANT FIBERFLEX BY CARBORUNDUM, OR CERAFIBER BY MANVILLE CO. CAULKING SHALL BE SE-411 F BY UNISEAL, STANDARD DUXSEAL BY MANVILLE, OR MOLDABLE PUTTY BY 3M.

ESCUTCHEONS

ESCUTCHEONS SHALL BE INSTALLED WHEREVER FINISH PASSES THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBISN COMPANY OR APPROVED EQUAL, SIZED TO FIT

PIPE PLUS INSULATION. WHERE RISER CLAMPS ARE IN FINISHED SPACES, PROVIDE HIGH-SKIRT ESCUTCHEONS TO COVER THE CLAMP.

UNIONS

ALL UNIONS SHALL BE INSTALLED AT ALL POINTS INDICATED ON THE DRAWINGS AND AT ALL OTHER POINTS NECESSARY FOR THE INSTALLATION AND REMOVAL OF EQUIPMENT, CONTROL DEVICES, ETC. UNIONS IN GAS LINES WILL BE PERMITTED ONLY AT THE FINAL CONNECTIONS TO EQUIPMENT.

HANGERS

ALL HORIZONTAL PIPING SHALL BE SUPPORTED WITH PIPEHANGERS TO PREVENT SAGGING AND AVOID CONCENTRATION OF HANGING LOAD. HANGER SPACING SHALL NOT EXCEED 10 FT. FOR STEEL PIPE OR 8 FT. FOR COPPER TUBING. COPPER TUBING 1/4" AND SMALLER SHALL BE SUPPORTED AT NO GREATER THAN 6 FT. SPACING.

REPAIR ALL FIREPROOFING WHICH IS DAMAGED BY HANGER INSTALLATION.

SOIL WASTE AND VENT PIPING

SOIL, WASTE AND VENT STACKS AND BRANCHES, AND ROOF DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE 40, WASTE LINES SHALL BE MINIMUM 2 INCH.

HOT AND COLD-WATER PIPING

POTABLE-WATER PIPING AND COMPONENTS ARE TO COMPLY WITH NSF 14, NSF 61, AND NSF 372. INCLUDE MARKING "NSF-PW" ON PIPING.

HOT AND COLD WATER PIPING WITHIN THE BUILDING SHALL BE TYPE L SEAMLESS, HARD TEMPER, COPPER TUBING WHICH CONFORMS TO ASTM SPECIFICATION B-88 WITH WROUGHT COPPER, SOLDER TYPE FITTINGS, OR PE-X TUBING WITH PLASTIC SOLDER. IN ACCORDANCE WITH ASTM F816 AND ASTM F877 WITH FITTINGS ASTM F1807, METAL INSERT AND COPPER CRIMP RINGS ASTM F1960, COLD EXPANSION FITTINGS AND REINFORCING RINGS.

INSTALLATION OF PIPING

DRAINAGE PIPING SHALL BE INSTALLED TO ACCURATE LINE AND UNDER GRADE, AND AT THE ELEVATIONS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE INDICATED, ALL DRAINAGE LINES SHALL SLOPE NOT LESS THAN 1/4 INCH PER FOOT. DRAINAGE LINES SHALL BE PROVIDED WITH SUFFICIENT CLEANOUTS TO MAKE ALL PARTS OF THE DRAINAGE SYSTEM ACCESSIBLE. CLEANOUTS SHALL BE PROVIDED ALONG INTERIOR HORIZONTAL RUNS AT NOT MORE THAN 50 FT. ON CENTER. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH ROOF CONDUCTOR AND AT ALL OTHER POINTS INDICATED ON THE DRAWINGS OR REQUIRED BY LOCAL PLUMBING CODE.

ALL PIPES SHALL BE CUT WITH SQUARE ENDS AND SHALL BE PROPERLY REAMED. THREADS SHALL BE CUT WITH CUTTING TOOL TO FULL DEPTH. ALL BURRS SHALL BE REMOVED FROM PIPE. JOINT COMPOUND SHALL BE APPLIED TO PIPE THREAD ONLY. USE OF EXCESSIVE JOINT COMPOUND IS PROHIBITED.

SOLDER JOINTS IN ALL WATER LINES SHALL BE MADE WITH 95-5 TIN-ANTIMONY SOLDER. OTHER JOINTS MADE WITH EASYSBRITE LEAD SOLDER.

WATER LINES WITHIN THE BUILDING SHALL BE INSTALLED WITH SUFFICIENT PITCH TO PROPERLY DRAIN LINES TO DRAIN VALVES. IN SUBTERRANEAN LOCATIONS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL DRAIN VALVES NECESSARY TO PROPERLY DRAIN THE SYSTEM.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NFPA-54. ALL GAS PIPING AND CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH AGA RECOMMENDATIONS AND ALL APPLICABLE LOCAL GAS COMPANY REGULATIONS.

THE CONTRACTOR SHALL VENTILATE THE WORK AREA TO PROVIDE A SAFE ENVIRONMENT. VENTILATION SHALL NOT DIRECT FUMES TO ADJACENT SPACES OR NEIGHBORING STRUCTURES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING WELDING, CUTTING AND SOLDERING.

REPAIR ALL FIREPROOFING DAMAGED BY THE WORK UNDER THIS CONTRACT.

VALVES

VALVES IN WATER LINES SHALL BE 125 PSI CLASS, BRONZE BODY, BALL VALVES WITH TEFLON SEATS AND PACKING, NIBCO 680, OR APOLLO DRAIN VALVES SHALL BE BRONZE BODY SOLDIERED ENDS, BALL VALVES WITH 3/4 INCH AMERICAN STANDARD HOSE THREAD OUTLET, NIBCO OR APOLLO.

WALL HYDRANT SHALL BE ALL BRASS, FULLY RECESSED, NON-FREEZE, KEY OPERATED, WITH ADJUSTABLE LOCKNUT, REMOVABLE NYLON SEAT, 3/4 INCH HOSE CONNECTION. FURNISH WITH INTEGRAL VACUUM BREAKER. ZURK 2-1300 OR APPROVED EQUAL.

VALVES IN GAS LINES SHALL BE 125 PSI CLASS, THREADED END, IRON BODY, GAS CCKS WITH BRASS PLUG AND WASHER AND SQUARE HEAD, CRANE NO. 324.

INSULATION

ALL COLD AND HOT WATER PIPING, AND HORIZONTAL PORTIONS OF ROOF CONDUCTORS SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX.

PIPE IDENTIFICATION

ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

TESTING

DRAINAGE SYSTEM - THE ENTIRE DRAINAGE SYSTEM SHALL BE TESTED HYDROSTATICALLY FOR LEAKS. THE ENTIRE SYSTEM SHALL BE FILLED TO THE TOP OF THE STACKS WITH WATER AND CHECKED FOR LEAKS.

WATER PIPING

ALL WATER PIPING SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL FOREIGN MATERIAL. ALL TESTING SHALL BE COMPLETED BEFORE INSULATION IS APPLIED.

WATER HEATING - THE ENTIRE WATER HEATING SYSTEM SHALL BE TESTED HYDROSTATICALLY FOR LEAKS. THE ENTIRE SYSTEM SHALL BE FILLED TO THE TOP OF THE STACKS WITH WATER AND CHECKED FOR LEAKS.

PIPE IDENTIFICATION

ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

GENERAL REQUIREMENTS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

EACH ROOM OR SPACE SHALL HAVE A MINIMUM OF ONE SUPPLY REGISTER AND ONE RETURN AIR GRILL (NO RETURN AIR FROM THE BATHROOM), CAPABLE OF BEING DAMPED CLOSED. RETURN AIR SHALL BE DUCTED BACK TO THE UNIT FROM EACH INDIVIDUAL ROOM. LOCATE THE SUPPLY REGISTERS TYPICALLY ABOVE GLAZED OPENINGS AND THE RETURN AIR GRILLE IN CEILING NEAR OPPOSITE INNER WALL.

HEATING AND AIR CONDITIONING: EXISTING UNITS, IF BEING REUSED, SHALL BE RECONDITIONED TO WITHIN FACTORY

WHITE, SIZE OF GRILLE TO MATCH EXISTING OPENING ON TOE HICK WALL OR CEILING.

CONTROLS
THE HEATING CONTRACTOR SHALL FURNISH AND INSTALL ALL CONTROL DEVICES NECESSARY TO ACHIEVE THE CONTROL SEQUENCE DESCRIBED HEREIN.

CONTROL SYSTEMS SHALL BE GUARANTEED FOR 2 YEARS FROM DATE OF ACCEPTANCE BY HACP.

CONTROL WIRING SHALL BE CONCEALED AND INSTALLED IN ACCORDANCE WITH SECTION 16.

MOTOR STARTERS - MOTOR STARTERS FOR ALL MECHANICAL ITEMS SHALL BE FURNISHED BY THE HEATING CONTRACTOR. STARTERS SHALL HAVE HAND-OFF-AUTO SWITCHES AND CONTROL TRANSFORMERS.

DAMPERS - DAMPERS SHALL BE OPPOSED MULTI-BLADE. BLADES SHALL BE CONSTRUCTED OF 16 GAGE STEEL WITH NEOPRENE GASKETED EDGES AND SHALL BE MOUNTED IN CORROSION RESISTANT BUSHINGS. DAMPERS SHALL HAVE STOPS ON ALL FOUR SIDES. DAMPERS SHALL BE MODULATING WITH OIL-IMMERSED GEAR TRAINS. DAMPERS SHALL BE 2% LOW LEAKAGE TYPE.

FREEZE PROTECTION THERMOSTAT - FREEZE PROTECTION THERMOSTAT SHALL BE MERCURY TUBE, MANUAL RESET TYPE SET AT 45F. INSTALL AN ADJUSTABLE TIME DELAY RELAY TO PERMIT AIR TO ESTABLISH SATISFACTORY TEMPERATURE TO AVOID FALSE TRIPS.

SMOKE ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 20SAR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 A BATTERY BACKUP, FINISH WHITE.

COMBO SMOKE + CO2 ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 30CUDR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 A BATTERY BACKUP, FINISH WHITE.

SMOKE DETECTOR'S LOCATIONS
1 COMBO SMOKE + CO2 ALARM PER FLOOR, NOT TO BE PLACED IN A MECHANICAL ROOM OR KITCHEN.
1 SMOKE DETECTOR INSIDE EACH SLEEPING ROOM.
INTERCONNECT SMOKE DETECTORS INSIDE THE UNIT.

INSULATION
ALL SUPPLY AIR DUCTS SHALL BE INSULATED WITH 2" THICK, 1.00 DENSITY, OWENS-CORNING OR APPROVED EQUAL FLEXIBLE DUCT INSULATION WITH FLAME RETARDANT REINFORCED FRK 25 FOIL COVERING. SEAL ALL JOINTS, BOLTS AND ALL EXPOSED EDGES WITH 4" WIDE STRIPS OF SEALING TAPE USING A SUITABLE ADHESIVE. INSULATION SHALL HAVE A 2" FLAP AT ALL JOINTS AND SEAMS WHICH SHALL BE STAPLED AND SECURED WITH ADHESIVE. APPLY ADHESIVE TO DUCTS IN SIX-INCH-WIDE STRIPS AT ONE FOOT INTERVALS. DUCTWORK EXPOSED WITHIN SPACE MAY BE LEFT UN-INSULATED.

OPERATING INSTRUCTIONS
THE CONTRACTOR SHALL FURNISH THREE COMPLETE SETS OF OPERATING AND MAINTENANCE INSTRUCTIONS. THIS SHALL INCLUDE HACP ALLI SHALL DESIG. CATALOG DATA INCLUDING OPERATING AND MAINTENANCE INFORMATION ON ALL EQUIPMENT, AND MAINTENANCE INFORMATION ON THE COMPLETE SYSTEM.

ONE COMPLETE CONTROL DIAGRAM SHALL BE INCLUDED IN EACH O&M MANUAL.

THE CONTRACTOR SHALL FORMALLY INSTRUCT THE HACP'S STAFF ON THE OPERATION OF THE SYSTEM. THE INSTRUCTION SHALL CONSIST OF NOT LESS THAN 2 PERIODS, EACH PERIOD OF 4 HOURS DURATION, THE CONTRACTOR SHALL ARRANGE FOR THIS INSTRUCTION WITH THE HACP.

FUNCTIONS AND ALL ACTUATORS OPERATE IN ACCORDANCE WITH SPECIFICATIONS.
TESTS AND INSPECTION

THE FOLLOWING OPERATIONS SHALL BE PERFORMED IN PREPARATION FOR FINAL INSPECTION BY THE ARCHITECT. THE MECHANICAL CONTRACTOR SHALL DEMONSTRATE TO THE ARCHITECT THAT THE SYSTEM IS OPERATING IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL TESTS AND INSPECTIONS SHALL BE COMPLETED BEFORE FINAL PAYMENT IS MADE TO THE HEATING (MECHANICAL) CONTRACTOR.

CONTROLS - ALL CONTROLS SHALL BE TESTED AND ADJUSTED TO ACHIEVE THE INTENT OF THESE SPECIFICATIONS. CONTROLS SHALL BE ADJUSTED WHILE THE SYSTEM IS OPERATING UNDER FULL-LOAD CONDITIONS. BOTH HEATING AND COOLING. CONTROL SUB-CONTRACTOR SHALL SUBMIT WRITTEN CERTIFICATION THAT ALL ON/OFF AND ALARM.

AIR DISTRIBUTION SYSTEM - AIR BALANCING SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCER SUBCONTRACTOR. THE COST OF THE SUB-CONTRACTOR SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE. THE INDEPENDENT AIR BALANCER SHALL NOT BE AN EMPLOYEE NOR A SUBSIDIARY OF THE CONTRACTOR.

GUARANTEE

THE MECHANICAL CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE JOB THAT ALL EQUIPMENT, MATERIAL AND LABOR FURNISHED BY HIM ARE FREE FROM DEFECTS. ANY DEFECTS IN MATERIAL AND WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT FURTHER EXPENSE TO THE HACP. ALL ITEMS SPECIFIED TO HAVE A LONGER WARRANTY SHALL BE GUARANTEED FOR THAT LONGER PERIOD. CONTROLS SHALL HAVE A 2-YEAR GUARANTEE ON PARTS AND LABOR.

CONTROLS

SOLID-STATE THERMOSTAT: WALL-MOUNTED, PROGRAMMABLE, MICROPROCESSOR-BASED UNIT WITH MANUAL SWITCHING FROM HEATING TO COOLING, RATE CONTROL, SEVEN-DAY PROGRAMMABILITY WITH MINIMUM OF FOUR TEMPERATURE PRESETS PER DAY, VACATION MODE, AND BATTERY BACKUP PROTECTION AGAINST POWER FAILURE FOR PROGRAM SETTINGS.

DIVISION 26 - ELECTRICAL WORK (E)

NOTE: ELECTRICAL WORK ON THIS PROJECT IS TO BE DESIGN BUILD, THE E.C. IS RESPONSIBLE FOR VERIFYING LOCATIONS AND REQUIREMENTS FOR THE ELECTRICAL SYSTEM WITH THE HACP.

CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE SPECIFIC BUILDING HACP REQUIREMENTS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION.

DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.

BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES. RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.

PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME, PAY CHARGES. OBSERVE ALL UNIFORM CONSTRUCTION CODE REQUIREMENTS.

OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ARCHITECT'S ATTENTION BEFORE SUBMITTING THE BID, AFTER AWARD OF CONTRACT.

THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ARCHITECT AND SHALL BE ACCEPTED AS FINAL.

IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.

AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.

ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.

OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK. DELIVER COPIES TO THE HACP.

DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL. STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED TIME AND MATERIAL BREAKDOWN FOR EACH ITEM.

THE E.C. SHALL BE RESPONSIBLE FOR THE CALCULATION AND BALANCING OF THE ELECTRICAL LOADS, CIRCUITING AND CONFIRMING THE ADEQUACY OF EXISTING SERVICE WITH HACP.

SEE GENERAL SPECIFICATIONS

BASIC ELECTRICAL REQUIREMENTS

A. GENERAL PROVISIONS

THE HACP'S GENERAL CONDITIONS AND SPECIAL CONDITIONS ARE HEREBY MADE A PART OF EACH SECTION IN DIVISION 16 AND SHALL APPLY TO ALL THE FOLLOWING WORK.
ELECTRICAL WORK WILL BE LET BY THE HACP. SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND TO ALL ADDENDA AND BULLETINS HEREAFTER MADE PART OF THESE SPECIFICATIONS, REFER THERETO FOR THE HACP'S OPERATING PERSONNEL. IN THE PROPER OPERATION, CARE AND MAINTENANCE OF ALL ELECTRICAL APPARATUS AND SYSTEMS.
FURNISH THESE SERVICES FOR AT LEAST ONE FOUR HOUR PERIOD. DURING THIS TIME DEMONSTRATE TO THE HACP THE COMPLETE OPERATION OF THE VARIOUS ELECTRICAL SYSTEMS.

B. SCOPE OF WORK

FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TOOLS, SUPERVISION AND SERVICES NECESSARY FOR THE INSTALLATION AND PROPER COMPLETION OF ALL ELECTRICAL WORK AS HEREIN SPECIFIED AND/OR AS SHOWN ON THE DRAWINGS.

INSTALL ALL SYSTEMS COMPLETE, UNLESS OTHERWISE NOTED, AND LEAVE IN FIRST CLASS OPERATING CONDITION, SATISFACTORY TO THE ENGINEER AND HACP.
ELECTRICAL WORK SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING.

1. ALL ELECTRICAL DEMOLITION, AS REQUIRED.
2. PROVISION OF TEMPORARY LIGHT AND POWER AS SPECIFIED HEREINAFTER.
4. FURNISH AND INSTALL ALL LIGHTING FIXTURES AND LAMPS.
5. ALL POWER WIRING, 120 VOLTS OR HIGHER, FOR ANY NEW HVAC OR PLUMBING EQUIPMENT.
6. PROVISION AND INSTALLATION OF LIGHTING SWITCHES AND DEVICES, AS SHOWN.
7. NEW PANELBOARDS, SUBFEEDERS, BRANCH CIRCUIT WIRING, AS SHOWN.
8. PROVISION AND INSTALLATION OF NEW CANOPY GOOSENECK LIGHTS.
9. PROVISION AND INSTALLATION OF ALL MISCELLANEOUS ITEMS, AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREINAFTER.
10. INSTRUCTIONS AND PRECAUTIONS REGARDING EXISTING ASBESTOS/LEAD PAINT IN THE BUILDING.

C. SPECIFICATIONS

THESE SPECIFICATIONS COMPLEMENT THE ELECTRICAL DRAWINGS. EXECUTE ANY ITEM DRAWN AND NOT SPECIFIED OR SPECIFIED AND NOT DRAWN AS FULLY AS IF BOTH DRAWN AND SPECIFIED IN ORDER TO INSURE A COMPLETE INSTALLATION. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL BE APPLICABLE. INSTALL ANY ITEM SPECIFIED AND NOT DRAWN, OR VICE VERSA, AS COMPLETELY AS IF BOTH SHOWN AND SPECIFIED.

D. CONTRACT DRAWINGS

DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL CONDUITS, CONDUCTORS, CONNECTORS, FITTINGS, BOXES, AND OTHER MISCELLANEOUS PARTS, WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING THE WORK AND ARRANGE THE NEW WORK ACCORDINGLY, FURNISHING SUCH PARTS AND EQUIPMENT AS MAY BE NECESSARY FOR THIS INSTALLATION.

THE ELECTRICAL DRAWINGS INDICATE THE REQUIRED CONDUIT SIZES AND POINTS OF TERMINATION AND THE NUMBER AND SIZE OF THE WIRES THEREIN BUT DO NOT SUGGEST THE PROPER ROUTING OF THE WIRES TO RACEWAYS. THE PREPARATION OF FIELD DRAWINGS, IF REQUIRED, IS THE CONTRACTOR'S RESPONSIBILITY.

E. PERMITS, LICENSES AND INSPECTIONS

OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.
ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.
OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK.

F. REGULATIONS AND CODES

CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION. DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.
BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES.
RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.
PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME, PAY CHARGES.
OBSERVE ALL REQUIREMENTS OF NEC-2008 EDITION.
OBSERVE ALL INTERNATIONAL BUILDING CODE REQUIREMENTS.
OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

G. INTERPRETATIONS AND CONFLICTS

BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ENGINEER'S ATTENTION BEFORE SUBMITTING THE BID. AFTER AWARD OF CONTRACT, THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ENGINEER AND SHALL BE ACCEPTED AS FINAL.
IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.
AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

H. WORK SCHEDULE

SCHEDULE ALL ELECTRICAL WORK TO CONFORM TO THE HACP'S WORK SCHEDULE. INCLUDE ANY APPLICABLE PREMIUM TIME, AS DIRECTED.

I. CHANGES IN THE WORK

DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL.
STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED BREAKDOWN FOR EACH ITEM.

J. STANDARDS OF WORKMANSHIP

ALL ELECTRICAL WORK SHALL MEET OR EXCEED THE STANDARDS OF INSTALLATION AND GOOD WORKMANSHIP AS SET FORTH IN THE LATEST EDITION OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION PUBLICATION ENTITLED "NECA STANDARDS OF INSTALLATION," EXCEPT AS OTHERWISE MODIFIED IN THESE SPECIFICATIONS OR SHOWN ON THE CONTRACT DRAWINGS.
THE ENGINEER/HACP RESERVES THE RIGHT TO DIRECT THE REMOVAL OF ANY ITEM WHICH DOES NOT COMPLY WITH THE CONTRACT DRAWINGS OR THESE SPECIFICATIONS, OR DOES NOT PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.

K. JOB RESPONSIBILITY

PROVIDE ADEQUATE STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING THE PROGRESS OF THE WORK.
BE RESPONSIBLE FOR THE CONDITION OF ALL MATERIALS AND EQUIPMENT EMPLOYED IN THE ELECTRICAL INSTALLATION UNTIL FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
MAKE GOOD ANY DAMAGE TO THE WORK CAUSED BY FLOODS, STORMS, ACCIDENTS, ACTS OF VIOLENCE AND THEFT, UP TO THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
BE RESPONSIBLE FOR THE REPLACEMENT OF ALL DAMAGED OR DEFECTIVE WORK, MATERIALS OR EQUIPMENT.

DO NOT LEAVE ANY ELECTRICAL WORK IN HAZARDOUS CONDITION, EVEN TEMPORARILY.
ERECT, MAINTAIN AND FINALLY REMOVE ALL SCAFFOLDS, STAGING, FORMS, PLATFORMS AND LADDERS REQUIRED FOR THE ELECTRICAL INSTALLATION.
RETEST ITEMS UNTIL SATISFACTORY PERFORMANCE IS OBTAINED AT NO ADDITIONAL CHARGE.

L. GUARANTEE

THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP INSTALLED UNDER THIS CONTRACT AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE HACP.

BASIC ELECTRICAL METHODS AND PROCEDURES

A. VISITING THE SITE

VISIT THE PRESENT INSTALLATION TO ASCERTAIN THE EXISTING SITE CONDITIONS, TO DETERMINE THE LOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT AND TO NOTE THE ROUTING AND LENGTHS OF THE NEW CONDUIT INSTALLATION. MAKE ALL VISITS TO THE SITE DURING THE NORMAL WORKDAY AND WEEK. SCHEDULE VISITS IN ADVANCE WITH THE HACP'S REPRESENTATIVE.
SECURE AND VERIFY ALL DIMENSIONS AT THE SITE.

B. TEMPORARY LIGHT AND POWER

PROVIDE A TEMPORARY SERVICE FOR CONSTRUCTION USING THE EXISTING SERVICE AND PANELS. THE HACP WILL PAY ALL UTILITY CHARGES FOR MONTHLY ENERGY BILLS.
PROVIDE ALL NECESSARY EQUIPMENT PER N.E.C. AND O.S.H.A. REQUIREMENTS.

PROVIDE LIGHTING FOR LIGHTING, AS REQUIRED FOR THE NEW WORK. LIGHTING INSTALLATION SHALL MEET O.S.H.A. REGULATIONS FOR INTENSITY OF ILLUMINATION, SPACING OF LUMINAIRES AND SAFETY.
INSTALL 120 VOLT CORD SETS WITH GROUND FAULT PROTECTION AS PER THE N.E.C. LATEST REQUIREMENTS.
MAINTAIN THE ELECTRICAL EQUIPMENT AND LAMPS FOR THE TEMPORARY FACILITIES.
SHUT DOWN AND MAKE DAMAGE TO THE BUILDING RESULTING FROM THE TEMPORARY INSTALLATION, REPAIRS SHALL BE SATISFACTORY TO THE HACP.
THE PRESENT SYSTEM MAY BE USED AS THE SOURCE FOR THE TEMPORARY SERVICE, PROVIDED A SATISFACTORY ARRANGEMENT FOR THIS USE IS MADE WITH THE HACP.

C. DEMOLITION

BE RESPONSIBLE FOR THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT NO LONGER REQUIRED, SUCH AS WIRE, OUTLETS, PANELS, TRANSFORMERS, BOXES, ETC. SHOULD AN INTERRUPTION OR EQUIPMENT DAMAGE BE CAUSED BY THE REMOVAL OF EXISTING EQUIPMENT OF THE REQUIRED SHUTDOWN SO THAT PROPER ARRANGEMENTS CAN BE MADE.
ISOLATE AND RECONNECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN USE IF THE WIRING TO SAME IS DISCONNECTED, DISTURBED OR REMOVED BY THIS RENOVATION. LEAVE ALL EXISTING EQUIPMENT IN OPERATION AT THE JOB'S CONCLUSION.
CLEAN AND STORE ANY EXISTING ITEMS INDICATED AS BEING REUSED OR RELOCATED UNTIL THE PROPER TIME TO REINSTALL THE SAME.
PROPERLY PROTECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN PLACE. ANY ELECTRICAL REPLACEMENT NECESSARY SHALL BE DONE AT THIS ELECTRICAL CONTRACTOR'S DIRECT EXPENSE.
NOTE THAT THE REQUIRED ELECTRICAL DEMOLITION IS NOT SHOWN ON THE DRAWINGS.

VISIT THE SITE PRIOR TO BID TO VERIFY ALL REQUIREMENTS FOR THIS DIVISION.

D. PAINTING

PAINTING IS INCLUDED IN THE ELECTRICAL DIVISION AS PER THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
TOUCH UP ANY PANELS, SWITCH BOXES OR APPARATUS SCRATCHED, DAMAGED OR RUSTED DURING CONSTRUCTION.
PAINT ANY BRACKETS OR EQUIPMENT WHICH ARE NOT FACTORY FINISHED OR COATED WITH AN INHIBITING MATERIAL WHICH REQUIRES PROTECTION. PAINT ALL PLYWOOD BACK BOXES.

E. DETERMINATION OF LOCATIONS

DRAWINGS INDICATE THE APPROXIMATE LOCATIONS OF OUTLETS, APPARATUS, AND EQUIPMENT. THE RUNS OF FEEDERS AND BRANCHES AS SHOWN ARE SCHEMATIC. FINAL ROUTING SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OTHER CONSIDERATIONS.
DO NOT MEAN THAT THE DESIGN OF A SYSTEM MAY BE CHANGED, IT MERELY REFERS TO THE EXACT ROUTING OF A RACEWAY BETWEEN GIVEN POINTS.
INSTALL RACEWAYS WITH ALL NECESSARY OFFSETS, JUNCTION AND PULL BOXES, IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, PRESERVE HEADROOM AND SATISFYING THE REQUIREMENTS OF THE GOVERNING CODES AND STANDARDS.
ALL SURFACE CONDUIT ROUTINGS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT, PRIOR TO ROUGH-IN OF SAME.

F. GROUNDING AND BONDING

PROVIDE ALL ELECTRICAL SYSTEM GROUNDING AND BONDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
MAKE GOOD CONTACT AT ALL PANELS, BOXES AND WHEREVER A CONDUIT RUN IS BROKEN.
PROVIDE NEW PLASTIC SLEEVES ATTACHED TO THE INSIDE OF THE PANEL DOORS FOR THE NEW DIRECTORIES.
CARDS SHALL INDICATE THE USE OF EACH CIRCUIT AND IN WHICH SPACE ON THE DRAWING IT SHALL BE STRONGLY ADVISED TO GROUP CIRCUITS BY TAG ALL CIRCUIT LINE CONDUCTORS IN LIGHTING AND POWER PANELS WITH GUMMED NUMBER LABELS TO INDICATE CIRCUIT NUMBERS.
PROVIDE ALL REQUIRED LABELS FOR CONDUCTOR COLOR CODING AND CONDUIT IDENTIFICATION.
PROVIDE PLASTIC MANIPULATORS ON ALL PANELBOARDS AND DISCONNECT SWITCHES.
TYPE ALL CIRCUIT DIRECTORIES ON SUITABLE CARDS WHICH SHALL FIT INTO THE HOLDERS IN THE PANELBOARD DOORS.
THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

H. SUBMITTAL OF SHOP DRAWINGS AND BROCHURES

IMMEDIATELY FOLLOWING THE AWARDING OF THE CONTRACT, SUBMIT SHOP DRAWINGS, INCLUDING DESCRIPTIVE LITERATURE FOR REVIEW TO THE HACP IN ACCORDANCE WITH THE GENERAL CONTRACT. ITEMIZE THE DRAWINGS SUBMITTED IN THE TRANSMITTAL LETTER.
STAMP THE DRAWINGS WITH THE CONTRACTOR'S SEAL AS EVIDENCE THAT THE DRAWINGS HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DRAWINGS.

I. MARKING AND IDENTIFICATION

CLEARLY MARK ALL PANELS, DISCONNECT SWITCHES, CONTROL DEVICES AND MISCELLANEOUS ELECTRICAL APPARATUS FOR EASY IDENTIFICATION AND FOR SAFETY.
PROVIDE PLASTIC MANIPULATORS ON ALL PANELBOARDS AND DISCONNECT SWITCHES.
TYPE ALL CIRCUIT DIRECTORIES ON SUITABLE CARDS WHICH SHALL FIT INTO THE HOLDERS IN THE PANELBOARD DOORS.
THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.
CARDS SHALL INDICATE THE USE OF EACH CIRCUIT AND IN WHICH SPACE ON THE DRAWING IT SHALL BE STRONGLY ADVISED TO GROUP CIRCUITS BY TAG ALL CIRCUIT LINE CONDUCTORS IN LIGHTING AND POWER PANELS WITH GUMMED NUMBER LABELS TO INDICATE CIRCUIT NUMBERS.
PROVIDE ALL REQUIRED LABELS FOR CONDUCTOR COLOR CODING AND CONDUIT IDENTIFICATION.
PROVIDE PLASTIC MANIPULATORS ON ALL PANELBOARDS AND DISCONNECT SWITCHES.
TYPE ALL CIRCUIT DIRECTORIES ON SUITABLE CARDS WHICH SHALL FIT INTO THE HOLDERS IN THE PANELBOARD DOORS.
THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

J. CLEAN UP

PERFORM THE INSTALLATION IN A NEAT AND ORDERLY MANNER. BE RESPONSIBLE FOR CLEANING UP ELECTRICAL WORK AND HAULING AWAY DEBRIS DAILY.

REMOVE ALL DEBRIS, SCRAP MATERIALS, SCRAP ITEMS AND PAPER. PERIODICALLY REMOVE ELECTRICAL WASTE MATERIALS, PAPER AND RUBBISH. MAINTAIN ORDER, ON COMPLETION OF THE JOB. REMOVE ALL TOOLS, EQUIPMENT, AND MATERIALS FROM THE WORK AREA.
FINGERPRINTS AND SMEARS ON CEILINGS AND PAINTED WALLS WILL NOT BE TOLERATED. RESTORE ALL AREAS TO THEIR ORIGINAL CLEAN CONDITION.
LEAVE ALL LIGHTING, PLASTIC PANELS AND GLASSWARE IN A CLEAN CONDITION. WASH WITH A DETERGENT AND AIR DRY. LEAVE THE PREMISES CLEAN, FREE FROM ALL DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
DO A FINAL CLEAN UP AT THE JOB'S CONCLUSION.

K. TESTS

UPON COMPLETION OF THE WORK, AND AS A CONDITION FOR ACCEPTANCE, TEST ALL SYSTEMS IN THE PRESENCE OF THE HACP. RETEST EQUIPMENT REQUIRING CORRECTION.
ACCEPTANCE OF THE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
TEST SECONDARY WIRING FOR CONTINUITY, SHORT CIRCUIT AND IMPROPER GROUNDS, AND SHOW AN INSULATION RESISTANCE OF 1 MEG OHMS OR MORE. THE REPLACEMENT OF ALL DAMAGED OR DEFECTIVE WORK, MATERIALS OR EQUIPMENT.

OPERATE EACH LIGHTING CIRCUIT TO TEST EVERY FIXTURE, CORRECT ALL FAILURES OR IMPROPER OPERATIONS. FURNISH ALL NECESSARY TESTING EQUIPMENT AND PAY ALL COSTS OF TESTING, REPLACING AND REPAIRING.
RETEST ITEMS UNTIL SATISFACTORY PERFORMANCE IS OBTAINED AT NO ADDITIONAL CHARGE.

L. LOAD BALANCE AND PHASING

PROPERLY BALANCE THE BUILDING ELECTRICAL LOADS ACROSS PHASES OF ALL LIGHTING AND POWER PANELS, TRANSFORMER TERMINALS, AND SERVICE ENTRANCE CONDUCTORS, WHEN ALL LOADS ARE TURNED ON. THE INITIAL UNBALANCE SHALL NOT EXCEED 10%.

PROVIDE FOR THE CORRECT DIRECTION OF ROTATION OF ALL MOTORIZED EQUIPMENT.

M. INSTRUCTIONS TO OPERATING PERSONNEL

FURNISH THE SERVICES OF A PERSON OR PERSONS WHO IS THOROUGHLY FAMILIAR WITH THE COMPLETED INSTALLATION, TO INSTRUCT THE HACP'S OPERATING PERSONNEL IN THE PROPER OPERATION, CARE AND MAINTENANCE OF ALL ELECTRICAL APPARATUS AND SYSTEMS.
FURNISH THESE SERVICES FOR AT LEAST ONE FOUR HOUR PERIOD. DURING THIS TIME DEMONSTRATE TO THE HACP THE COMPLETE OPERATION OF THE VARIOUS ELECTRICAL SYSTEMS.

BASIC ELECTRICAL MATERIALS AND INSTALLATION

A. MATERIAL IN GENERAL

MATERIALS SHALL BE NEW, TESTED AND LISTED BY UNDERWRITERS LABORATORIES. THE UNDERWRITERS LABEL WHERE SUCH LABELING SERVICE IS FURNISHED, MATERIALS SHALL MEET WITH THE APPROVAL OF ALL STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, ASTM AND IEEE.
ALL ELECTRICAL MATERIALS SHALL BE MANUFACTURED BY THE SAME MANUFACTURER.

B. RACEWAYS

1. MATERIALS
RIGID HEAVY WALL STEEL CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE STEEL, HOT DIPPED GALVANIZED AND ZINC COATED, INSIDE AND OUTSIDE. CONDUIT SHALL BEAR THE MANUFACTURERS' AND UNDERWRITERS' LABELS. THIN WALL CONDUIT IS DESIGNATED AS E.M.T. STEEL CONDUIT SHALL BE MANUFACTURED BY WHEATLAND, ALLETT, TRIANGLE, OR EQUAL.
FLEXIBLE CONDUIT (GREENFIELD) SHALL BE U.L. LISTED, 3/4 INCH MINIMUM TRADE SIZE FOR BRANCH WIRING, GREENFIELD OF 1/2 INCH SIZE WILL BE PERMITTED FOR FINAL CONNECTIONS TO LIGHTING FIXTURES ONLY.

2. INSTALLATION
MINIMUM SIZE CONDUIT IS 3/4 INCHES.
INSTALL CONDUIT AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET, BOX OR FITTING, MECHANICALLY AND ELECTRICALLY CONNECTED SO THAT ADEQUATE ELECTRICAL CONTINUITY IS SECURED.
DO NOT ROUTE RACEWAYS THROUGH ANY DUCTWORK.

C. CONDUIT FITTINGS

1. MATERIALS
ALL CONDUIT FITTINGS SHALL BE GALVANIZED MALLEABLE IRON OR STEEL, WHERE APPLICABLE.
CONDUIT FITTINGS SHALL CONFORM IN DESIGN AND QUALITY TO THE TYPE OF CONDUIT ON WHICH THEY ARE BEING INSTALLED.

2. INSTALLATION
USE THREADED CONNECTORS ON GRG CONDUIT.
USE SET-SCREW STYLE CONNECTORS ON E.M.T. WHERE SAME IS RUN EXPOSED OR CONCEALED ABOVE GRADE.
USE BUSHINGS AND LOCKNUTS AND EXPANSION FITTINGS OF THE APPROPRIATE TYPE FOR THE RACEWAY SYSTEM BEING INSTALLED.

D. PULL BOXES, OUTLET BOXES AND COVERS

1. GENERAL
FOR EACH OUTLET BOX, USE THE PROPER CODE SIZE FOR THE ENTERING CONDUITS AND THE NUMBER OF WIRES TERMINATING THEREIN.
USE BOXES WITH PLASTER RING EXTENSIONS IN PLASTERED OR DRY WALL PARTITIONS.

2. MATERIALS
FOR LARGE PULL BOXES, USE BOXES OF CODE GAUGE SHEET STEEL WITH STEEL COVERS ATTACHED WITH BRASS SCREWS. BOXES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. THE MINIMUM SIZE OF EACH BOX SHALL BE AS REQUIRED BY THE NATIONAL ELECTRIC CODE, MANUFACTURER'S ARE HOFFMAN, KEYSTONE OR EQUAL.
FOR CONCEALED WORK, USE PRESSED STEEL BOXES, KNOKOUT TYPE, WITH EPOXY METAL COATING.
USE BOXES OF FORM AND DIMENSIONS BEST ADAPTED TO SPECIFIC LOCATION, KIND OF FIXTURE USED AND THE NUMBER, SIZE AND ARRANGEMENT OF RACEWAYS CONNECTING THERETO. USE STEEL CITY OR RACO.
USE WIREMOLD FINISHED STYLE BOXES IN FINISHED AREAS WHERE CONCEALED BOXES ARE NOT FEASIBLE.

E. CONDUCTORS IN RACEWAYS

1. MATERIALS
CONDUCTORS SHALL BE SOFT DRAWN COPPER, MINIMUM 97% CONDUCTIVITY, 800 VOLT, CONFORMING TO ASTM SPECIFICATIONS AND THE LATEST REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
INSULATION SHALL BE SUITABLE FOR THE CONDITIONS AND LOCATIONS IN WHICH THE CONDUCTORS ARE INSTALLED.
UNLESS OTHERWISE NOTED OR REQUIRED BY LOCATION OR INSTALLATION CONDITIONS:

- A. FOR BUILDING WIRE IN INTERIOR ABOVE GRADE LOCATIONS, USE TYPE THW/THHN COPPER RATED 75 DEGREES C, WET OR DRY.
- WIRES SHALL BE CLEARLY AND REGULARLY MARKED WITH THE WIRE SIZE, VOLTAGE, INSULATION TYPE AND THE WIREWIRE'S NAME.
- CONDUCTORS SHALL BE NEW AND MANUFACTURED WITHIN EIGHT MONTHS PREVIOUS TO DELIVERY AT SITE, WITH DATE OF MANUFACTURE MARKED ON THE PACKAGES.
- MINIMUM WIRE SIZE FOR BRANCH CIRCUITING SHALL BE #12 AWG. ALL CIRCUIT RUNS EXCEEDING 75 FEET IN LENGTH EXTENDING FROM THE PANELBOARD TO THE FIRST OUTLET IN THE CIRCUIT SHALL BE #10 AWG MINIMUM.
- WIRES #6 AWG AND SMALLER SHALL BE SOLID; WIRE #6 AWG AND LARGER SHALL BE STRANDED.
- WIRE SHALL BE AS MANUFACTURED BY HI-TECH, PIRELLI, TRIANGLE OR EQUAL.

2. INSTALLATION
COLOR CODE ALL WIRES PER NEC REQUIREMENTS.
A. MATCH THE EXISTING SCHEME, PRESENTLY INSTALLED. NEUTRAL SHALL BE WHITE. EQUIPMENT GROUND SHALL BE GREEN.
THE GROUPING OF OUTLETS ON INDIVIDUAL NEW CIRCUITS AS SHOWN ON THE DRAWINGS SHALL BE STRICTLY OBSERVED. GROUPING OF CONDUCTORS IN THE CONDUIT SHALL NOT BE PERMITTED.
INCORPORATE A MAXIMUM OF FOUR (4) WIRES, I.E. A MAXIMUM OF ONE CIRCUIT CONDUCTOR ON EACH PHASE PLUS THE NEUTRAL WIRE PLUS THE GROUND WIRE IN ONE CONDUIT.
EMPLOY A U.L. LISTED COMMERCIAL PRODUCT SUCH AS WYRE-EZE OR YELLOW-77 FOR PULLING WIRES INTO A RACEWAY.
CLEAN AND DRY CONDUITS BEFORE PULLING IN WIRES.
THE USE OF B-X, ROMEX, OR U.F. CABLE IS NOT PERMITTED.
MC CABLE MAY BE USED FOR CONCEALED BRANCH CIRCUIT WIRING.

F. SPLICES

MAKE ALL SPLICES, JOINTS AND TAPS WITH SOLDERLESS PRESSURE CONNECTORS LISTED AND APPROVED FOR THE INTENDED USE AND FOR THE SIZE AND NUMBER OF CONDUCTORS UTILIZED.
FIRE-RESISTANT RATING OF THE FLOOR, PENETRATIONS WHERE FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED. FIRE STOP SHALL RESTORE FLOOR AND WALL TO ORIGINAL FIRE RATED INTEGRITY AND SHALL BE WATERPROOF.

G. PANEL BOARDS AND CABINETS

CABINETS SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED STEEL. PROVIDE SUFFICIENT WIDTH TO PROVIDE AMPLE SPACE FOR BRANCH, CIRCUIT WIRES AND FEEDERS. GUTTERS SHALL NOT BE LESS THAN FOUR INCHES WIDE. GUTTERS SHALL CONFORM TO ACCEPTABLE STANDARDS AND SHALL BE INSTALLED WITH THE INTENT TO ACCOMMODATE THE ENTRANCE OF SEVERAL LARGE CONDUITS AND/OR WHERE NECESSARY TO AVOID OVERCROWDING OF CONDUCTORS OR EQUIPMENT WITHIN. TRIMS SHALL BE SURFACE AS NOTED IN THE PANEL BOARDS AND SHALL CONTAIN CONCEALED HINGED DOORS, EACH DOOR EQUIPPED WITH FLUSH CHROME PLATED COMBINATION LOCKS AND

CATCHES, ALL KEYS ALIKE. FINISH SHALL BE STANDARD BAKED ENAMEL OR LACQUER, MEDIUM GRAY, ANSI-61. PROVIDE TWO (2) KEYS WITH EACH PANEL. ALL LOCKS SHALL BE KEYS ALIKE. USE DOOR IN A DOOR HINGED TRIMS.

PANEL BOARD BASIS OF DESIGN

- MANUFACTURER, GE, SIEMENS OR EQUAL.
- ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES, LISTED AND LABELED IN ACCORDANCE WITH NFPA 70, BY A QUALIFIED ELECTRICAL TESTING AGENCY RECOGNIZED BY AUTHORITIES HAVING JURISDICTION AND MARKED FOR THE INTENDED APPLICATION.
- COMPLY WITH NEMA PB 1.
- COMPLY WITH NFPA 70.
- ENCLOSURES: SURFACE-MOUNTED, DEAD-FRONT CABINETS.
- INDOOR DRY LOCATIONS: TYPE 1.
- OTHER WET OR DAMP INDOOR LOCATIONS: UL 50E.
- HEIGHT: 7'7" MAXIMUM.
- RETAIN ONE OF FIRST TWO SUBPARAGRAPHS BELOW, VERIFY WITH MANUFACTURER FOR AVAILABILITY OF PANELBOARD CONSTRUCTION IN OTHER THAN NEMA 1 STYLE PANELBOARDS.
- HINGED FRONT COVER: ENTIRE FRONT TRIM HINGED TO BOX AND WITH STANDARD DOOR WITHIN HINGED TRIM COVER. TRIMS MUST COVER LIVE PARTS AND MAY HAVE NO EXPOSED HARDWARE.
- INCOMING MAIN ON TOP.
- 20 SPACE-40 CIRCUITS MINIMUM.

BUSING SHALL BE FULL CAPACITY, 98% CONDUCTIVITY COPPER OR 80% CONDUCTIVITY ALUMINUM, BRACED FOR THE SHORT CIRCUIT CURRENT AVAILABLE TO THE PANEL AND SIZED AS SHOWN IN THE PANEL DETAIL. CIRCUIT BREAKERS SHALL BE CONNECTED TO BUSSES WITH BOLTED CONNECTIONS FOR SEQUENCE PHASING. I.E., CIRCUITS 1 AND 2 CONNECTED TO PHASE A, 3 AND 4 TO PHASE B AND SO ON. POLARITY FOR LOCK PHASING SHALL NOT BE ACCEPTABLE. PANEL SHALL INCLUDE A NEUTRAL BUS AND AN EQUIPMENT GROUNDING BUS. CIRCUIT BREAKERS SHALL BE MOLDED CASE TYPE, BOLT-ON WITH THERMAL AND MAGNETIC TRIPS, TRIP-FREE ON OVERLOAD OR SHORT CIRCUIT, UL LISTED, HAVING INTERRUPTING CAPACITIES, AS INDICATED.

TIMES THE DIAMETER AT BREAST HEIGHT IN SURFACE AREA GROUND. THE REMAINING STUMP AND/OR CHIPS SHALL BE REMOVED FROM THE SITE WITHIN TWO DAYS (2) AFTER GRINDING. ALL SURFACE ROOTS AND ADJACENT SUBSURFACE ROOTS SHALL BE REMOVED AS MAY BE NECESSARY TO ELIMINATE "HUMPS" OR MOUNDS IN THE TREE EASEMENT AREA ADJACENT TO THE STUMP. ALL TREE EASEMENT AREAS ARE TO BE LEFT FLAT AND MEET ORIGINAL GRADE. THE AREA WILL THEN BE BACKFILLED WITH CLEAN, PULVERIZED TOPSOIL TO THE LEVEL OF THE ADJOINING GRADE AND SEEDED. SEE SEEDING FOR SEED REQUIRED.

THE PARTY AUTHORIZED TO REMOVE THE TREE, AT THEIR EXPENSE, SHALL RESTORE THE LAWN AND ANY EXISTING LANDSCAPING AND APPURTENANCES THAT EXIST BETWEEN THE SIDEWALK AND CURB OR IN OTHER AREAS THAT HAVE BEEN DISTURBED BY THE PARTY AUTHORIZED TO REMOVE THE TREE DURING THE PROSECUTION OF THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL PROTECT ALL CONCRETE SIDEWALK, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT FROM DAMAGE THROUGH THE USE OF PLYWOOD SHEETING OR MATS WHEN NECESSARY. THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL REPLACE OR RESTORE ALL CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT WHICH MAY HAVE BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL BE RESPONSIBLE AT ALL TIMES FOR KEEPING THE WORK SITE ADJOINING PREMISES, STREET, WALKS AND DRIVEWAYS CLEAN. ALL TREE BRANCHES, BARK CHIPS AND OTHER DEBRIS MUST BE CLEARED UP AT THE END OF THE WORKDAY.

SECTION 33- UTILITIES

TRENCH DRAIN SYSTEM
ZURN Z880 2 1/2 (64) WIDE TRENCH DRAIN SYSTEM SHALL BE 48 (1220) LONG AND 2 1/2 (63.5) WIDE. DRAIN SHALL BE 3 (76) DEEP. DRAIN SHALL BE MADE OF (HDPE) HIGH DENSITY POLYETHYLENE AND IS UV-10 STABILIZED. DRAIN SHALL HAVE BEDDING FEET TO BE USED FOR POSITIONING AND ANCHORING PURPOSES. DRAINS SHALL HAVE TONGUE AND GROOVE SNAP FIT CONNECTION. DRAIN SHALL HAVE 24 (610) LONG HIGH-DENSITY POLYETHYLENE DECORATIVE GRATE (-POG) PROVIDED AS STANDARD.

INSTALLATION
TRENCH EXCAVATION MUST BE 4" (102MM) GREATER THAN THE TRENCH DEPTH AND A MINIMUM OF 4" (102MM) GREATER THAN THE EDGE OF THE TRENCH ON EACH SIDE. SOFT AND/OR SHIFTING SOIL SUBSTRATES MAY CAUSE CRACKING OF THE CONCRETE AND CONSEQUENT MOVEMENT OF THE TRENCH. IT IS CRITICAL THAT THE CONCRETE BE POURED ON AN ADEQUATE FOUNDATION.

ASSEMBLING PER MANUFACTURER INSTRUCTION, A SILICONE CAULK OR A CONSTRUCTION ADHESIVE, SUCH AS LIQUID NAILS, IS RECOMMENDED TO BE USED AT EACH JOINT AS A SEALER.

UPON COMPLETION OF THE TRENCH EXCAVATION, THE CHANNELS SHOULD BE PLACED IN ORDER ALONGSIDE THE EXCAVATION AND ACCORDING TO THE JOB LAYOUT.

AFTER ATTACHMENT OF ACCESSORIES, ANCHOR AND LEVEL TRENCH IN THE EXCAVATION USING CONCRETE PATTIES AROUND THE FEET. MAKE FINISH POUR OF CONCRETE AND BE CERTAIN TO PROPERLY VIBRATE CONCRETE TO ELIMINATE ANY UNWANTED VOIDS. FINISH TROWELING SHOULD BE DONE TO SET THE TOP EDGE OF THE TRENCH DRAIN 1/16" (1.6MM) BELOW THE FLOOR GRADE. REMEMBER TO COMPENSATE FOR CONCRETE SHRINKAGE THAT MAY OCCUR DURNING CURE SO THAT THE EDGE OF THE TRENCH DRAIN DOES NOT PROTRUDE ABOVE THE FINISHED FLOOR GRADE.

Fukui Architects Pc

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revisions

- | | |
|---|----------------------|
| 1 | IFB & IFC 07.22.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Outline Specifications

scale As Noted		Sheet No. A13 Project ##2363
date 05/01/2026		
no. 13	of. 14	

HACP TO#121, MGMT#7954, BPO#3827

Single Family Residence, Renovation 1233 Hodgkiss St, Pittsburgh, PA 15212

Drawing Index

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A2 Responsibility Matrix	447 Demo 447 New
A3 Demolition Plan	Demolition Plan Legend Basement Demo Plan First Floor Demo Plan Second Floor Demo Plan
A4 Demolition Plan	Demolition Plan Legend Attic Demo Plan Roof Demo Plan
A5 RCP Demolition Plan	Demo RCP Attic Demo RCP Second Floor Demo RCP First Floor Demo RCP Basement Demolition Plan Legend
A6 Floor Plan	Floor Plan Legend Basement Plan First Floor Plan Second Floor Plan STRUCTURAL CALCS STAIRS (1)
A7 Floor Plan	Storage Attic Plan Roof Plan Floor Plan Legend
A8 Reflected Ceiling Plan	Lighting Schedule Basement RCP Plan First Floor RCP Plan Second Floor RCP Plan Storage Attic RCP Plan Reflected Ceiling Plan Legend Reflected Ceiling Plan Legend
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A10 Enlarged Plans Bathroom	Enlarged Bathroom Detail Bathroom Elevation Detail Bathroom Elevation Detail Bathroom Elevation Detail Bathroom Elevation Detail
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A12 Schedules	Door Schedule New Window Schedule New Ansi Lock Functions Door Notes Finish Schedule Transition Strips
A13 Details	Window Jamb Replacement Brick Veneer Wall, Typical Window Head and Sill Replacement Brick Veneer Wall, Typical Window Head and Sill Replacement Vinyl Wall, Typical Window Jamb Replacement Vinyl Wall, Typical Railing Detail, Typical. Railing Post Detail, Typical. Tread and Riser Detail, Typical. Ledger Detail, Typical.
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A15 Specifications	Outline Specifications
A16 Specifications	Outline Specifications
A17 Specifications	Outline Specifications

Code Conformance Information

Applicable Codes	
General:	2021 International Residential Code
Energy:	2021 International Energy Conservation Code
Electrical:	2020 NEC (NFPA 70)
Fire:	2021 International Fire Code
Fuel Gas:	2021 International Fuel Gas Code
Mechanical:	2021 International Mechanical Code
Plumbing:	2021 Allegheny County Health Department Plumbing Code

General Building / Project Information

Stories:	3 Stories.
Building Gross Area:	828 sqft Basement, 726 sqft First Floor, 655 sqft Second Floor, 216 sqft Attic.
Hazardous Materials:	Asbestos Containing Materials were found at the boiler insulatoin (approx 200 SF) All painted surfaces (with exception to the stair railing) contain lead per the HAZMAT report dated March 1st, 2024

Contact Schedule

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

Building Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Sixth Floor
Pittsburgh, PA, 15219
Contact: Darnell Walker
ph: 412.643.2806
damell.walker@hacp.org

Architect:

Fukui Architects, PC
205 Ross Street
Pittsburgh, PA 15219
ph: 412.281.6001
fx: 412.281.6002
fgf@farpc.com
contact: Felix Fukui, AIA

Plan Review & Inspection:

City of Pittsburgh Department of Permits, Licenses, and Inspections
412 Boulevard of the Allies
Sixth Floor
Pittsburgh, PA 15219

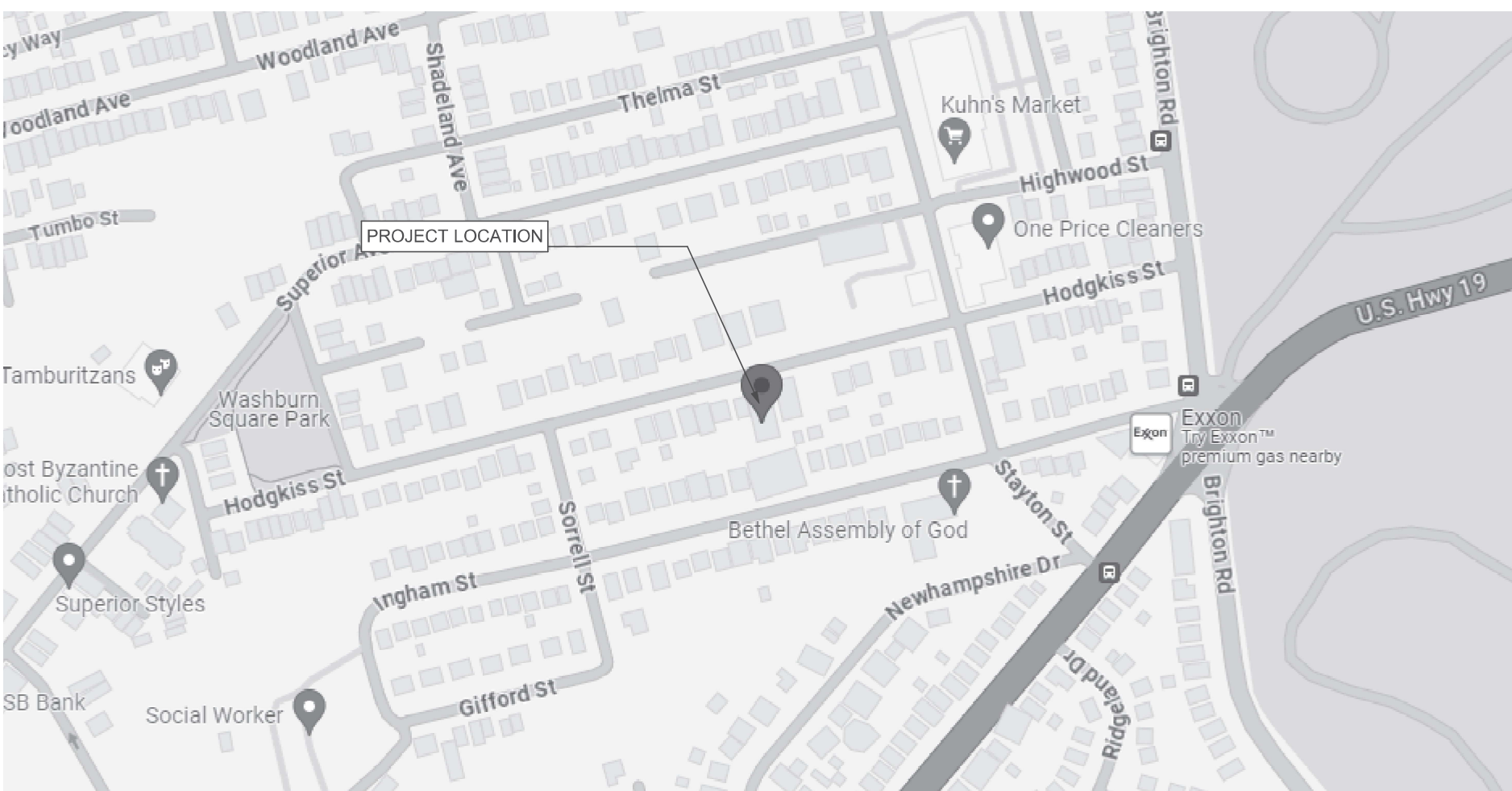
Abbreviations					
A.F.F.	Above Finish Floor	EQUIP.	Equipment	MISC.	Miscellaneous
A.P.	Access Panel	E.F.	Exhaust Fan	N.I.C.	Not In Contract
ACOUST.	Acoustical	EXP.	Expansion	N.T.S.	Not To Scale
A.C.T.	Acoustical Ceiling Tile	E.J.	Expansion Joint	O.C.	On Center
BLK.	Block			RE.	Refer To
C.I.P.	Cast In Place	G.F.I.	Ground Fault Interrupter	RD.	Room
CONC.	Concrete	IN.	Inch	STRUCT.	Structural
C.M.U.	Concrete Masonry Unit	I.M.	Insulated Metal	TEL.	Telephone
DIA.	Diameter	JAN.	Janitor's Closet	T.G.	Top Of Grade
DWG.	Drawing	M.D.F.	Medium Density Fiberboard	VERT.	Vertical
D.I.P.	Ductile Iron Pipe	M.H.	Manhole	V.C.T.	Vinyl Composition Tile
		MFG.	Manufacturer	W.I.	Water Heater
E.A.	Each	MAX.	Maximum	W.W.F.	Welded Wire Fabric
E.W.	Each Way	MECH.	Mechanical	WIN.	Window
ELEC.	Electrical	MET.	Metal	W/	With
E.C.	Electrical Contractor	MIN.	Minimum	W/O	Without
EL.	Elevation			WD.	Wood
ELEV.	Elevation				

Symbols

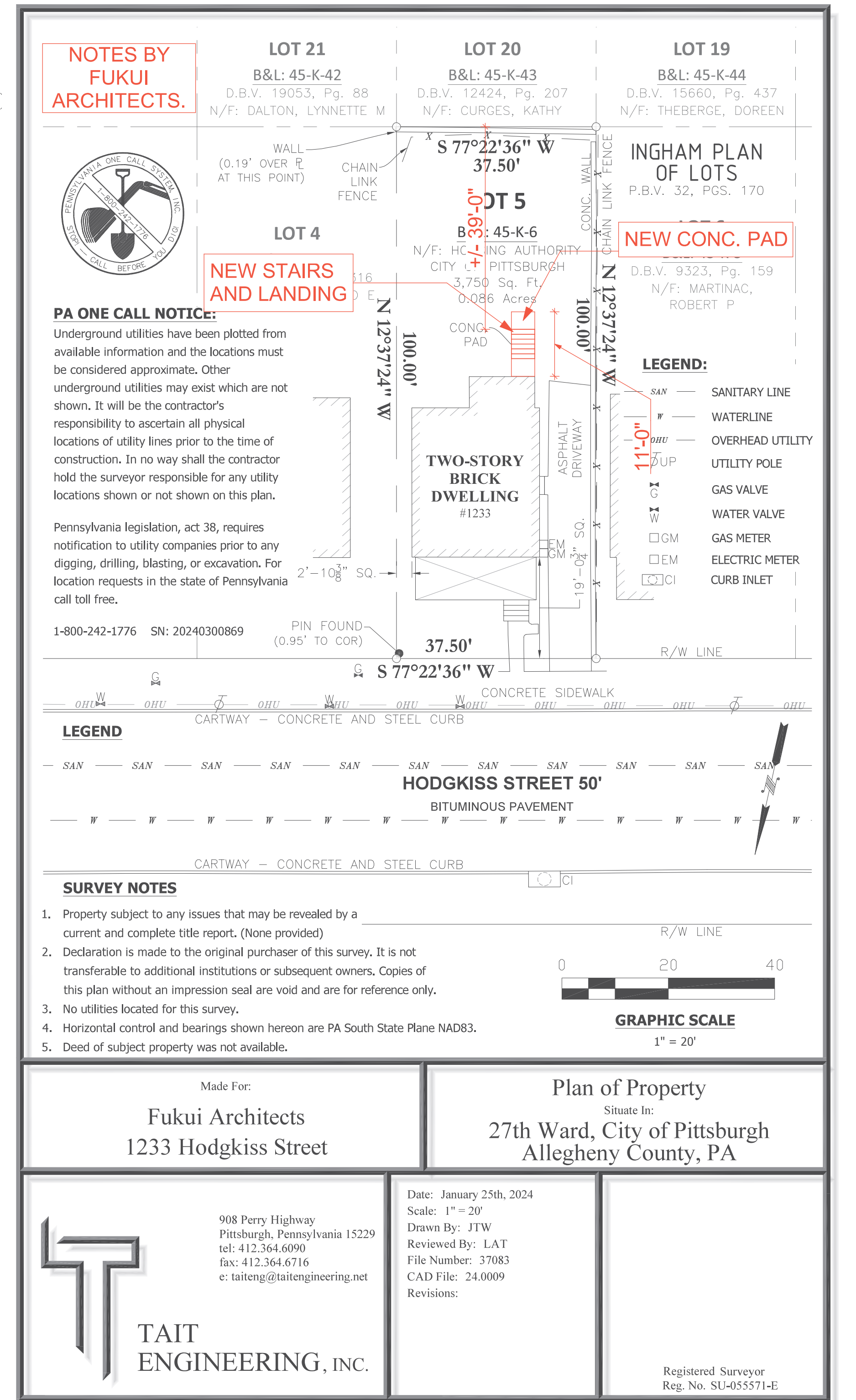
T.O. FINISH FLOOR ELEV. 0'-0"	ELEVATION HEIGHT
PLAN NORTH	NORTH ARROW
0 4' 8' 16'	GRAPHIC SCALE
1 A-000	BUILDING/ WALL SECTION MARKER
1 A1	ELEVATION MARKER
4 A-000 2	INTERIOR ELEVATION MARKER
1 A1	DETAIL REFERENCE
XXX-X	FINISH MATERIAL DESIGNATOR

Materials Legend

EARTH	BATT INSULATION
COMPACTED STONE FILL	GYPSUM WALL BOARD
CONCRETE	WOOD
STEEL	PLYWOOD SHEATHING
RIGID INSULATION	SPRAY FOAM INSULATION
BLOCKING	



1 Project Location
NOT TO SCALE



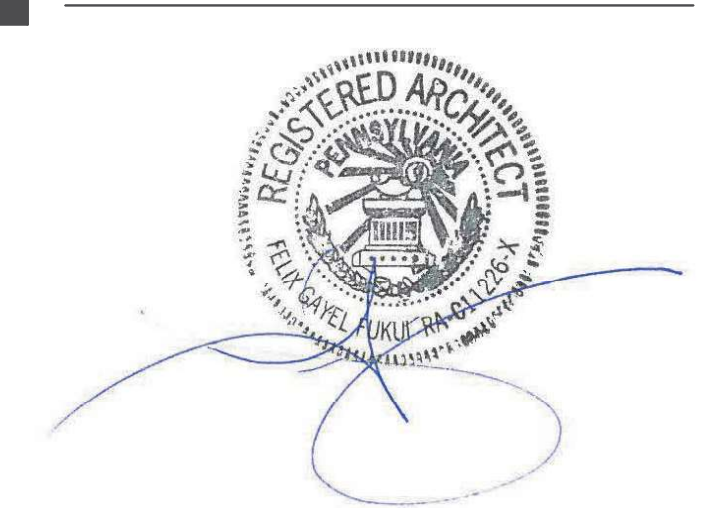
2 Survey
SCALE: 1" = 30'

Fukui Architects Pc

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revisions

1	IFB & IFC 07.22.2025
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project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Project Contact Schedule, Drawing Index, Code Conformance Information, Survey, Abbreviations and Materials, Project Location

scale As Noted	Sheet No. A1 Project ##2363
date 05/01/2026	
no. 1	of. 17

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drawing title

447 Demo, 447 New

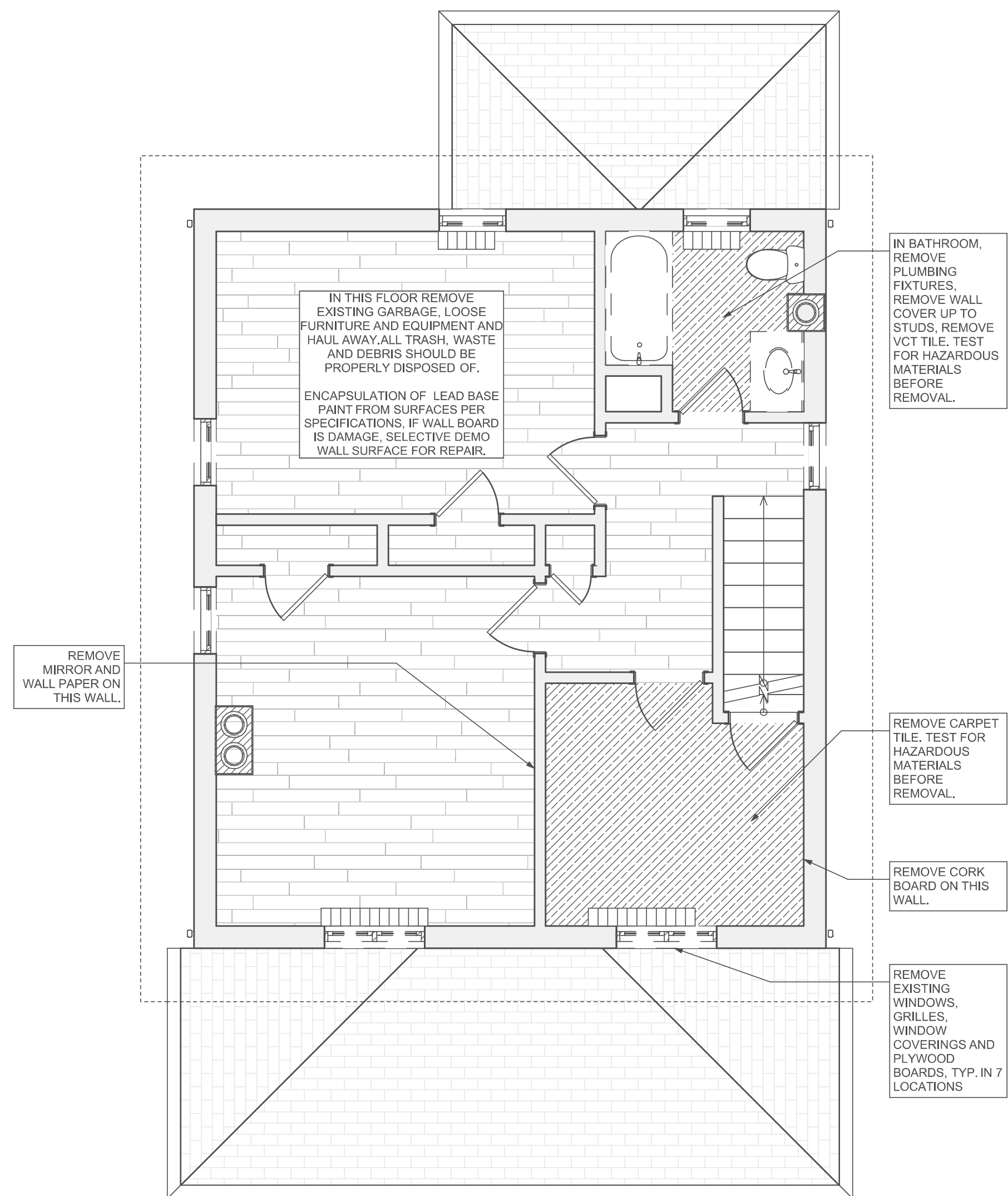
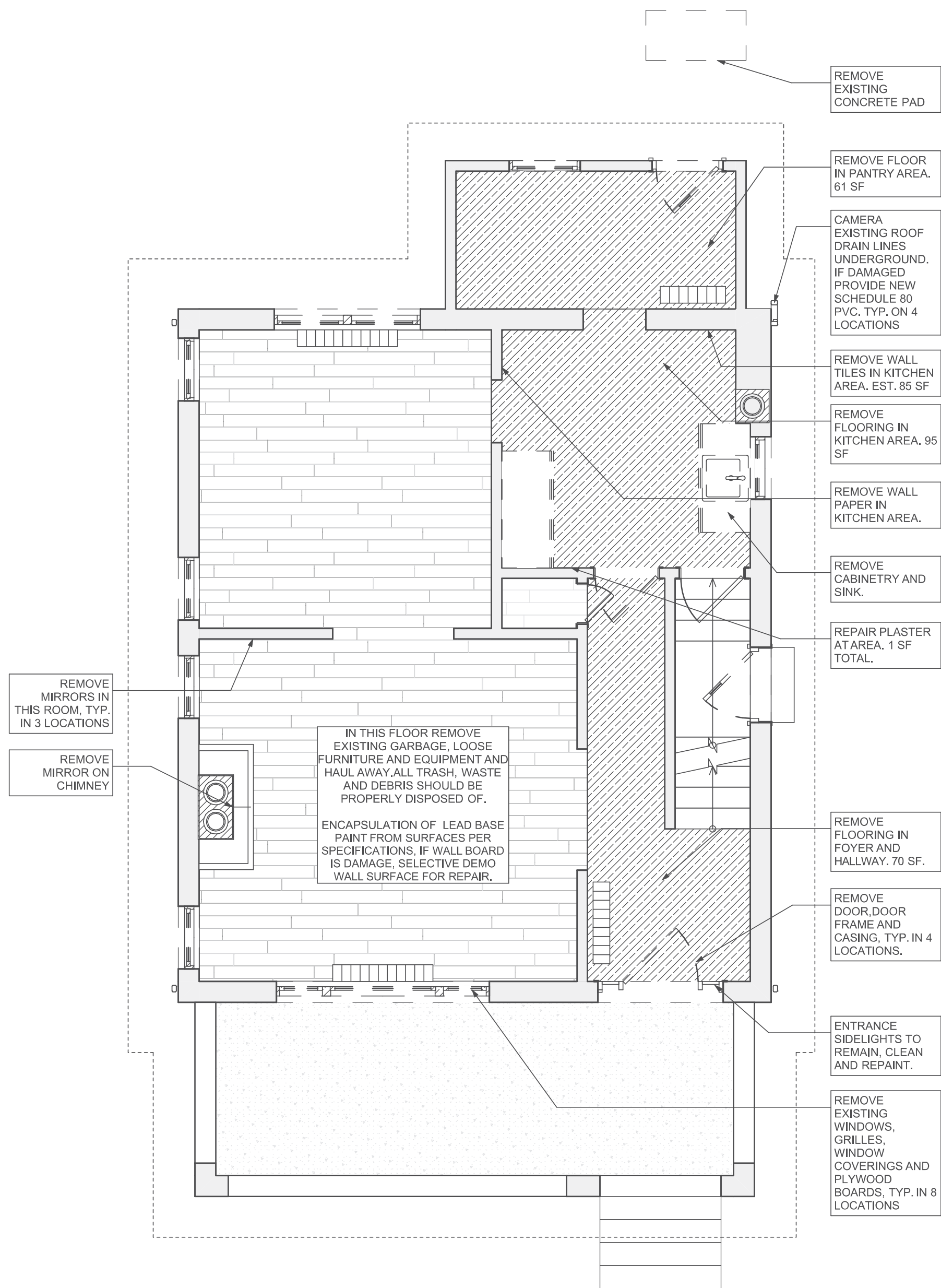
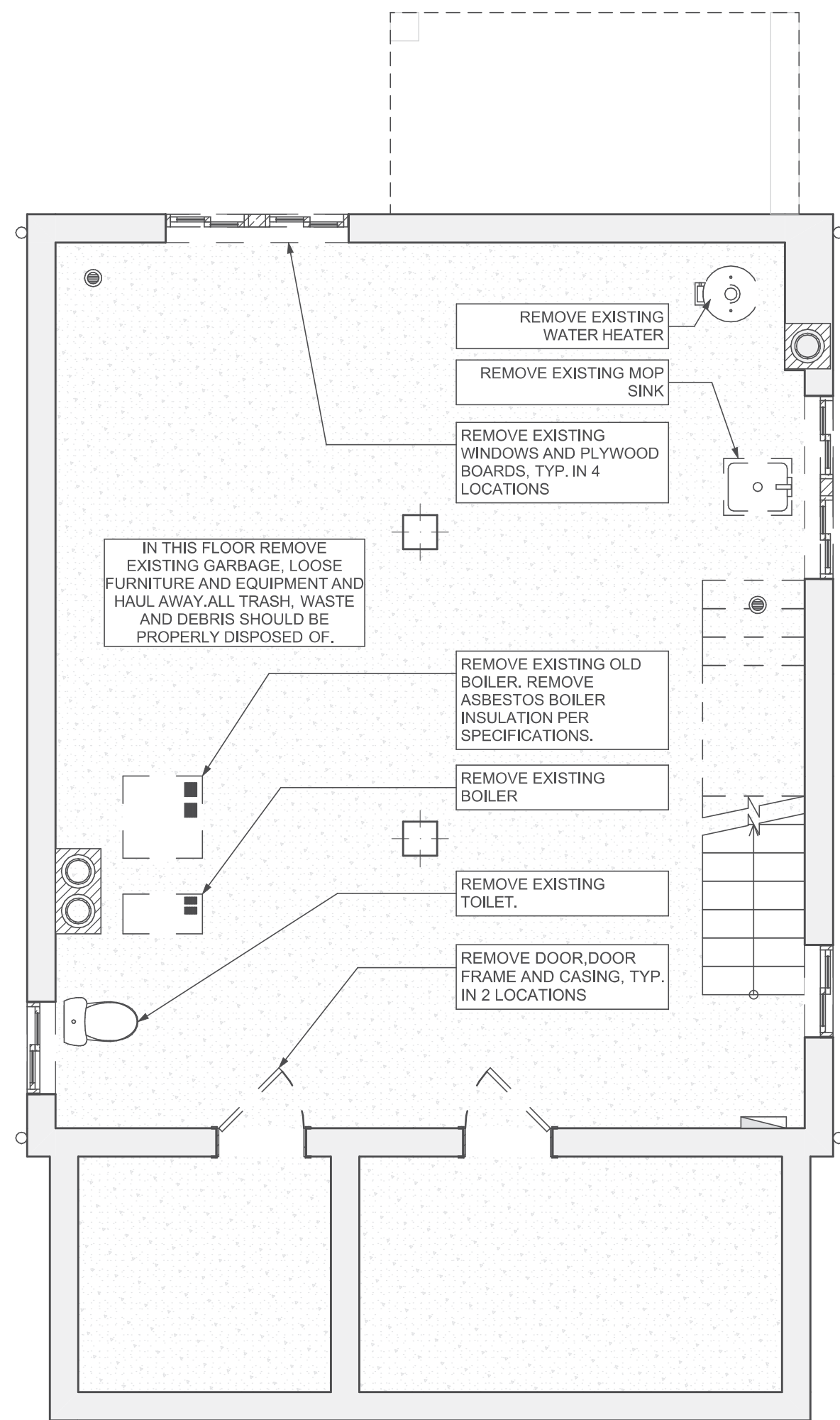
scale As Noted		Sheet No. A2 Project #2363
date 05/01/2026		
no. 2	of. 17	

DEMOLITION PLAN LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

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1 Basement Demo Plan
SCALE: 1/4" = 1'-0"

2 First Floor Demo Plan
SCALE: 1/4" = 1'-0"

3 Second Floor Demo Plan
SCALE: 1/4" = 1'-0"



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revisions

1 IFB & IFC 07.22.2025

project title

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Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Demolition Plan Legend, Basement Demo Plan, First Floor Demo Plan, Second Floor Demo Plan

scale
As Noted

date
05/01/2026

no. 3 of. 17

Sheet No.

A3

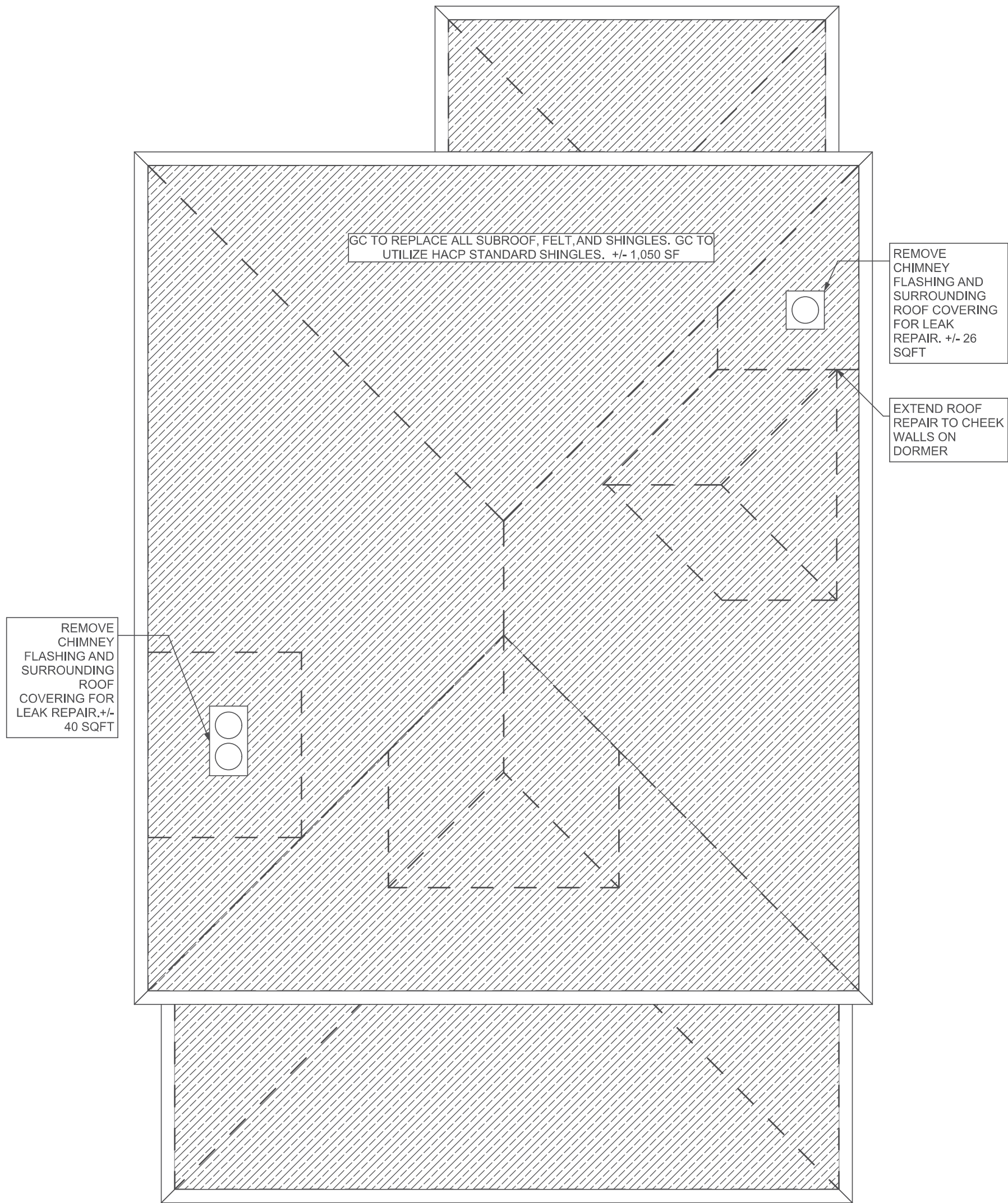
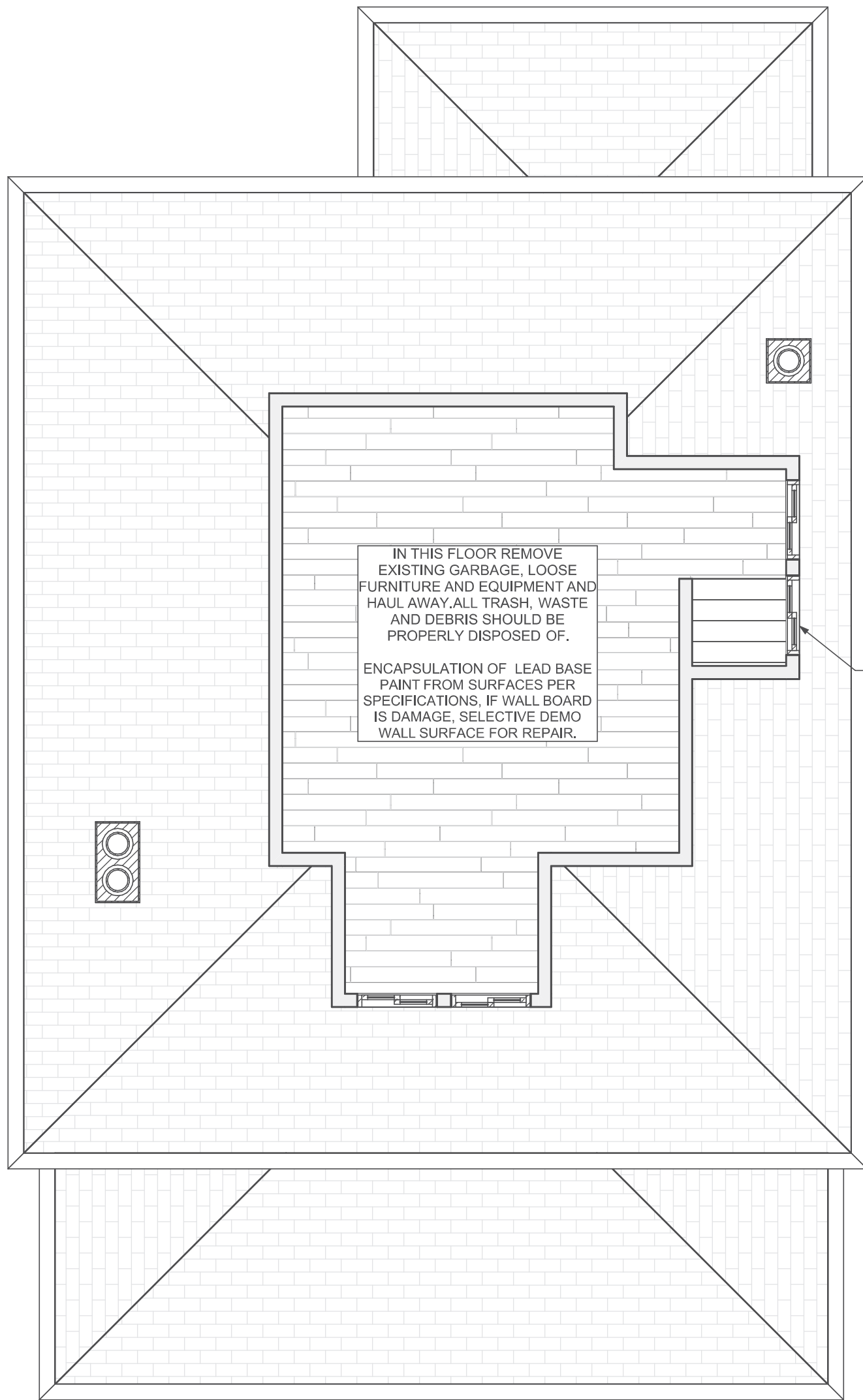
Project
##2363

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1 Attic Demo Plan
SCALE: 1/4" = 1'-0"

2 Roof Demo Plan
SCALE: 1/4" = 1'-0"



Fukui Architects Pc

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project title

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drawing title

Demolition Plan Legend, Attic Demo
Plan, Roof Demo Plan

scale
As Noted

date
05/01/2026

no. 4 of. 17

Sheet No.

A4

Project
##2363

DEMOLITION PLAN LEGEND

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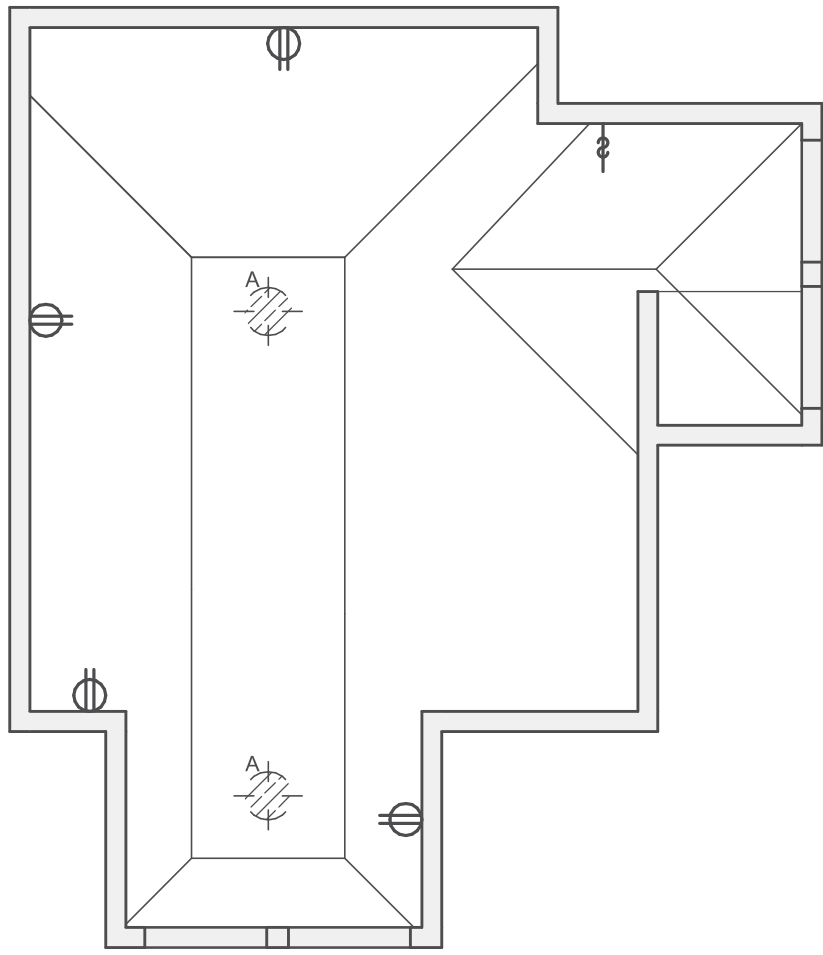
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IN THIS FLOOR REMOVE EXISTING LIGHT FIXTURES, SWITCHES AND OUTLETS DEVICES AND COVER PLATES

REMOVE EXISTING THERMOSTAT AND SMOKE DETECTORS, TO BE REPLACED.

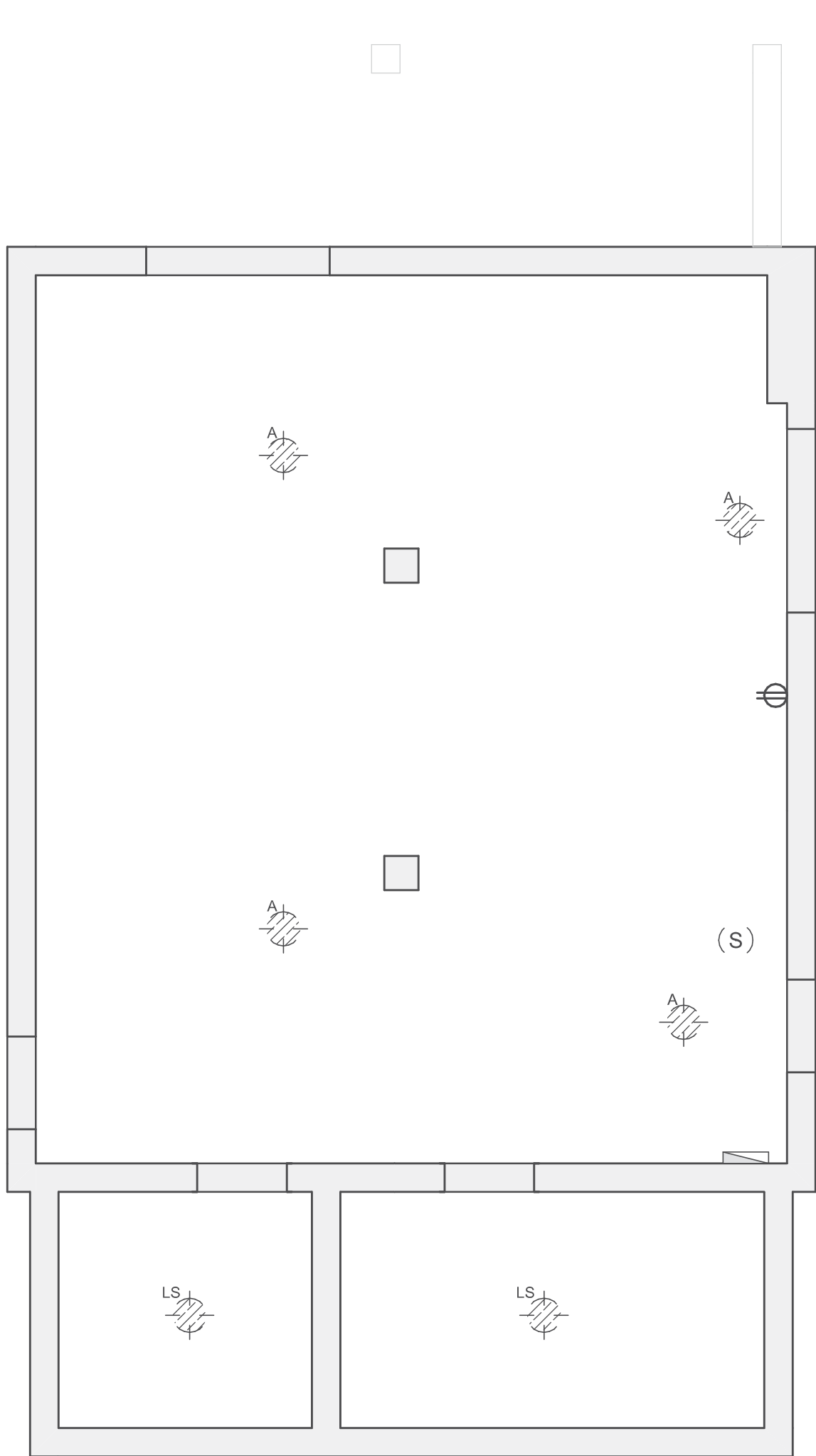
LOCATIONS SHOWN ARE EXISTING. GC TO CONFIRM QUANTITIES ON SITE.

REMOVE LEAD BASE PAINT FROM SURFACES PER SPECIFICATIONS. IF CEILING BOARD IS DAMAGE, SELECTIVE DEMO WALL SURFACE FOR REPAIR.



4 Demo RCP Attic

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

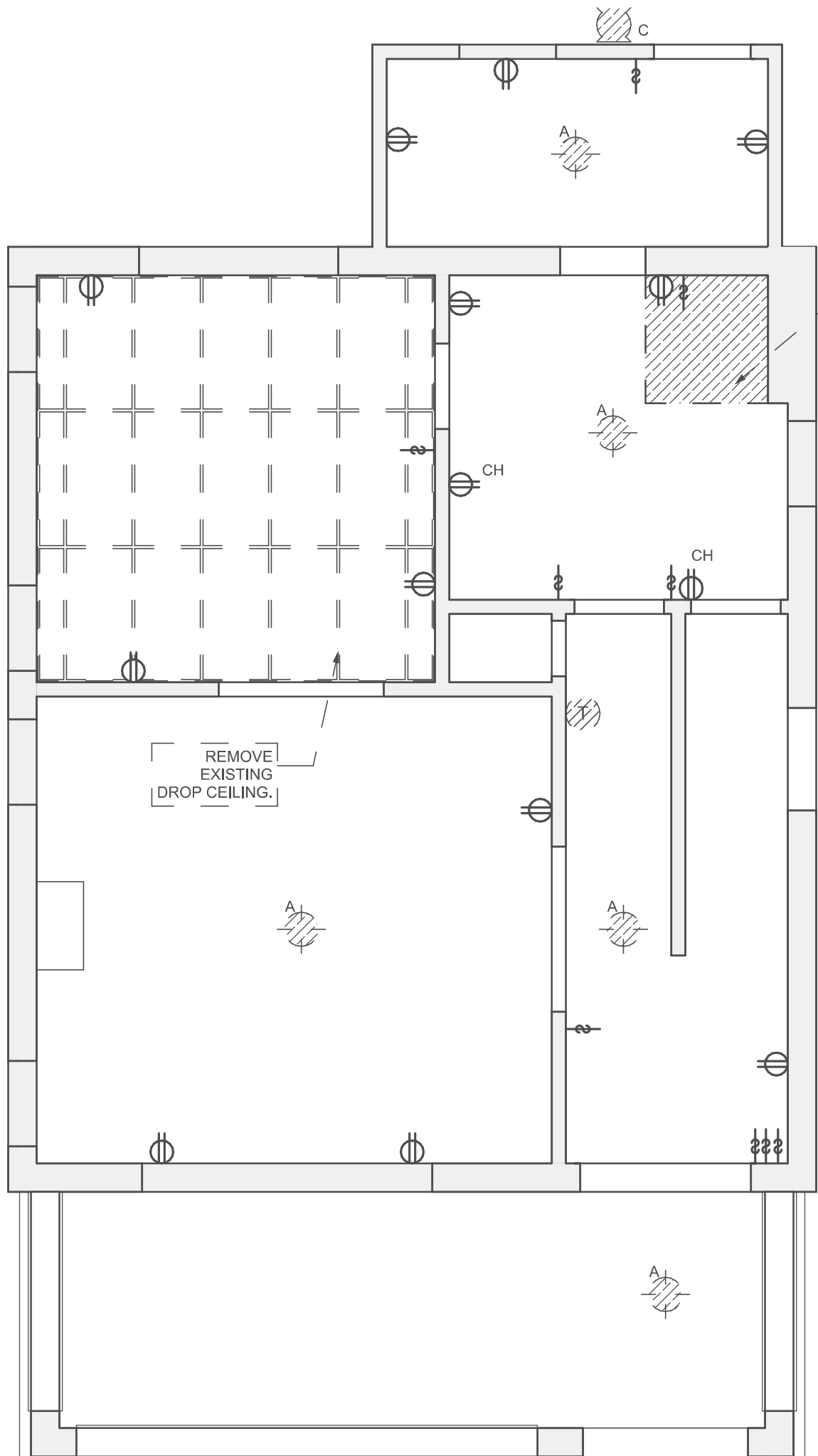


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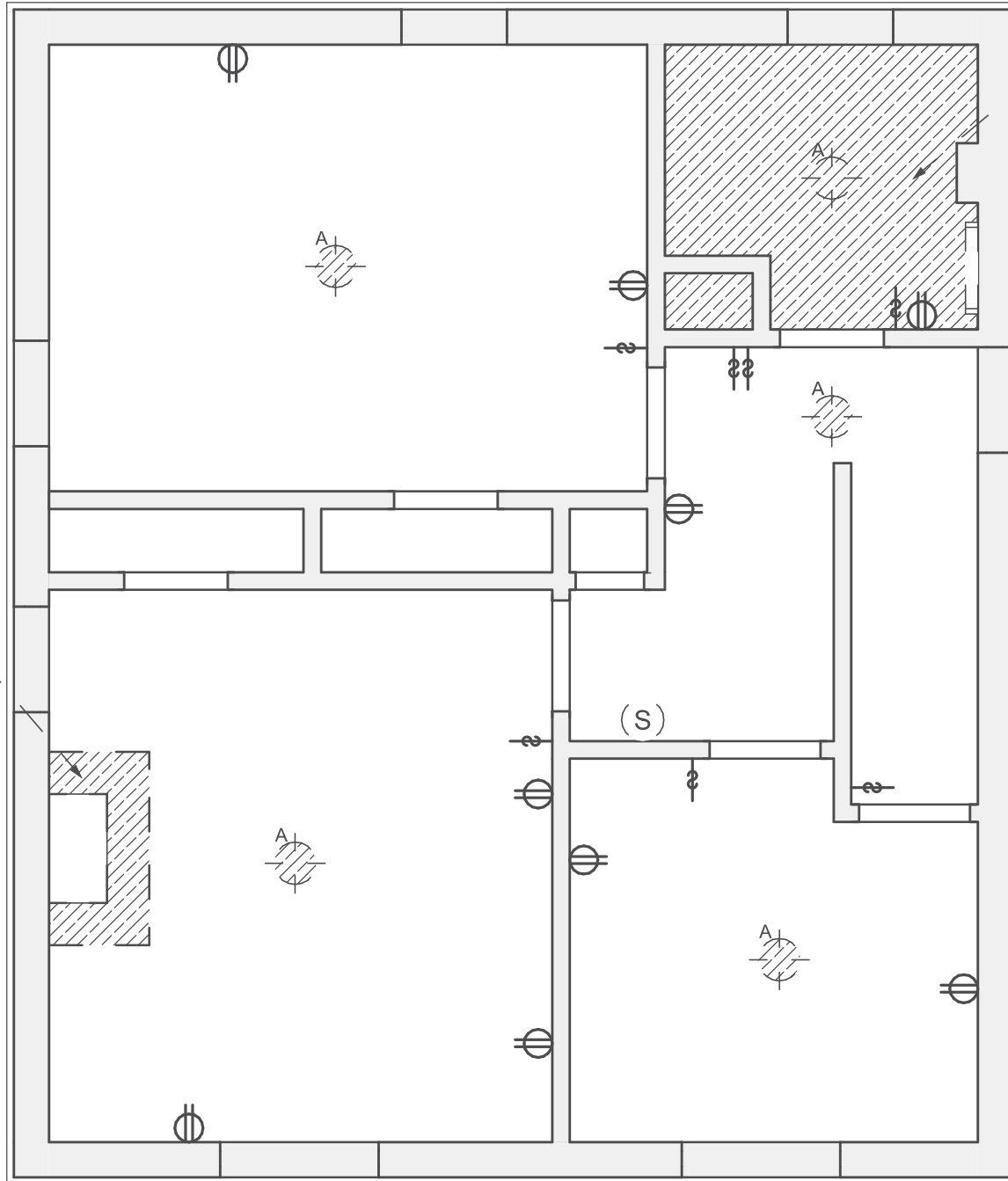
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LOCATIONS SHOWN ARE EXISTING. GC TO CONFIRM QUANTITIES ON SITE.

REMOVE LEAD BASE PAINT FROM SURFACES PER SPECIFICATIONS. IF CEILING BOARD IS DAMAGE, SELECTIVE DEMO WALL SURFACE FOR REPAIR.

REMOVE CEILING AROUND CHIMNEY AS NECESSARY FOR PATCHING.



IN THIS FLOOR REMOVE EXISTING LIGHT FIXTURES, SWITCHES AND OUTLETS DEVICES AND COVER PLATES

REMOVE EXISTING THERMOSTAT AND SMOKE DETECTORS, TO BE REPLACED.

LOCATIONS SHOWN ARE EXISTING. GC TO CONFIRM QUANTITIES ON SITE.

REMOVE LEAD BASE PAINT FROM SURFACES PER SPECIFICATIONS. IF CEILING BOARD IS DAMAGE, SELECTIVE DEMO WALL SURFACE FOR REPAIR.

1 Demo RCP Basement

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

2 Demo RCP First Floor

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

3 Demo RCP Second Floor

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



Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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general notes

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

1 IFB & IFC 07.22.2025

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Demolition Plan Legend, Demo RCP
Basement, Demo RCP First Floor,
Demo RCP Second Floor, Demo RCP
Attic

scale
As Noted

date
05/01/2026

no. 5 of. 17

Sheet No.

A5

Project
##2363

	NEW WALL
	NEW WALL WITH SOUND BARRIER
	EXISTING WALL TO REMAIN
XXXXXX 	ROOM NAME AND NUMBER
	DOOR AND DOOR NUMBER

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH PARTITION MOUNTING TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. DISCREPANCIES TO FIELD PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. AT NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. REMOVE WALLS & SKIM, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY EXISTING FLOOR FINISHES AND REFINISHED AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. REPAIR ALL EXISTING DOORS, FRAMES AND HARDWARE TO NEW.

CONTRACTOR TO FIELD VERIFY ANY
AND ALL CONDITIONS & DIMENSIONS OF
WORK AREAS BEFORE BEGINNING
WORK. REPORT ANY DISCREPANCIES
TO THE ARCHITECT.

DIMENSIONS SHOWN INDICATE FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.

RESIDENTIAL STAIR: 44 PSF x 32 SF = 1408 LBS / 3 BEARING LINES = 470 LBS
@. EA. BEARING LINE

REQ'D. BEARING STRENGTH AT STAIR SONOTUBES = 470 LBS. / 2 @ EA.
BEARING LINE = 235 LBS PER SONOTUBE.

1,500 LBS/SF * 8" DIA. (.35 SF) = 525 LBS. MAX. BEARING CAPACITY AT EA. SONOTUBE

235 LBS CAPACITY REQUIRED
525 LBS CAPACITY PROVIDED

1. GRAVITY - SUPERIMPOSED DEAD LOADS
 - a. DECKING 2 PSF
 - JOIST 2 PSF
2. GRAVITY- ROOF LIVE LOADS
 - a. OCCUPIABLE DECK LIVE LOAD 40 PSF
 - b. GROUND SNOW LOAD 30 PSF

4. THE STRUCTURE HAS BEEN DESIGNED FOR THE DEAD, LIVE AND LATERAL LOADS INDICATED ABOVE. ANY INCREASE OF LOADS DUE TO CHANGE IN USAGE OR CONSTRUCTION MATERIALS, ETC. SHALL HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE CONTRACTOR IS CAUTIONED AS TO NOT STORE ANY CONSTRUCTION MATERIALS OR UNDERTAKE ANY CONSTRUCTION OPERATIONS WHICH WILL EXCEED THE DESIGN LIVE LOAD CAPACITIES NOTED.

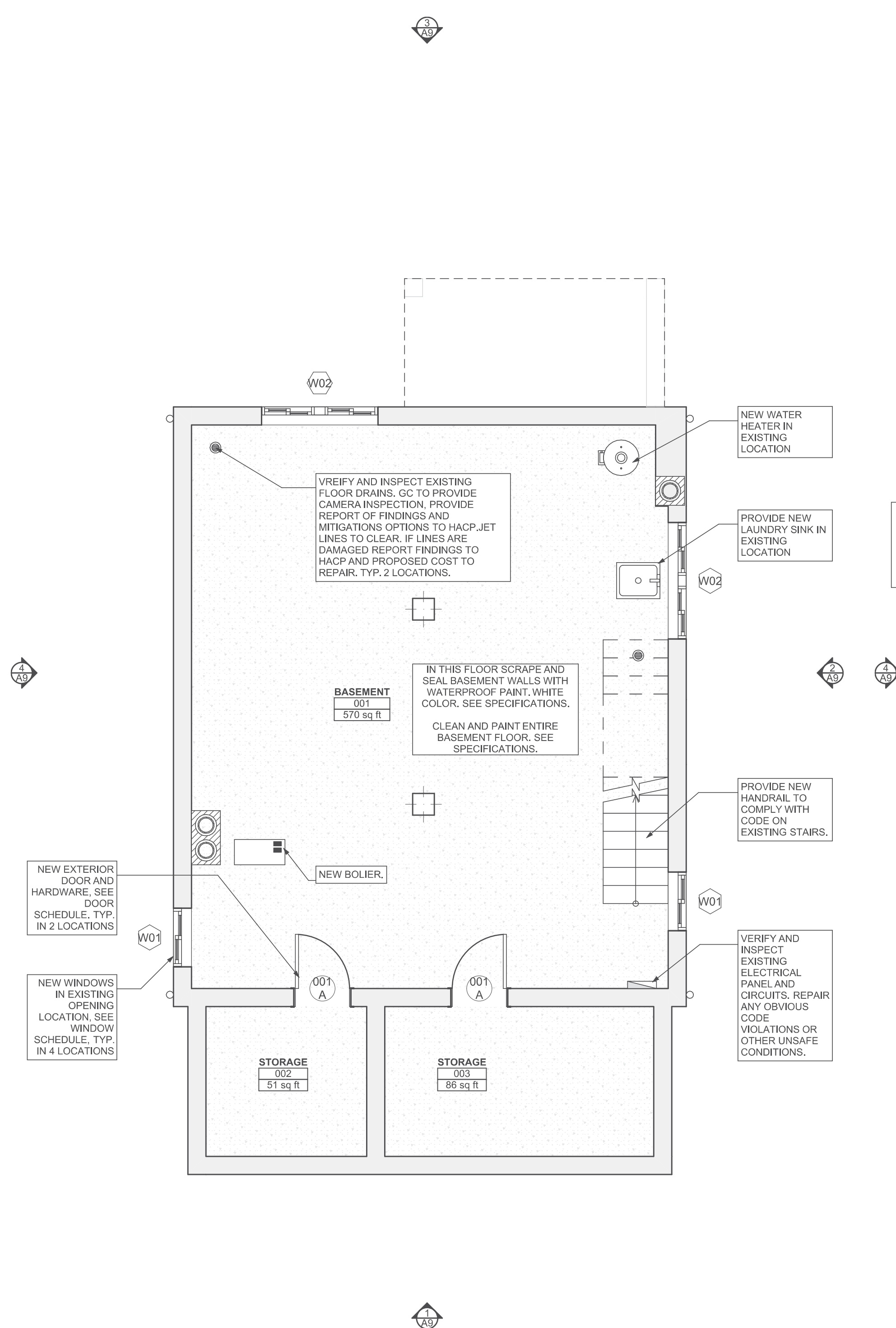
5. WEIGHT OF EQUIPMENT SHOWN ON THE DRAWINGS HAS BEEN CONSIDERED IN THE FRAMING DESIGN. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON THE DRAWINGS AND EXCEEDING 300 POUNDS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR APPROVAL PRIOR TO INSTALLATION. COORDINATE ALL WORK WITH MEP DRAWINGS.

6. ROOF DEFLECTION LIMIT: $L/360$.

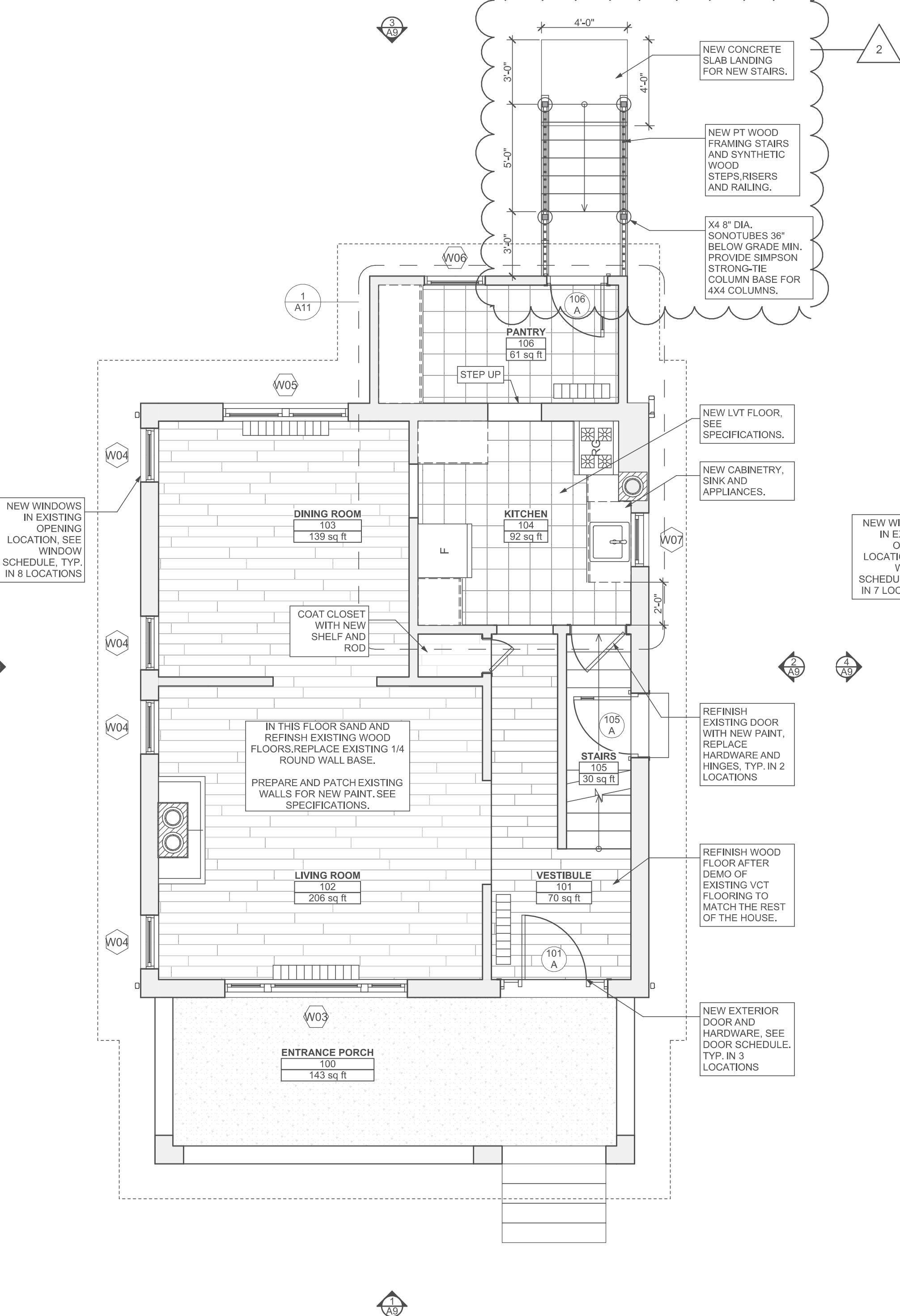
7. ALL WOOD FRAMING AND BLOCKING SHALL BE S.P.F.#1 OR BETTER.

8. FOR BEARING LENGTHS, TAPERED END CUTS, AND BEAMS/HEADERS/COLUMNS CONNECTION DETAILS FOR ENGINEERED LUMBER REFER TO MANUFACTURER'S SPECIFICATIONS. BASIS OF-DESIGN: WEYERHAEUSER.

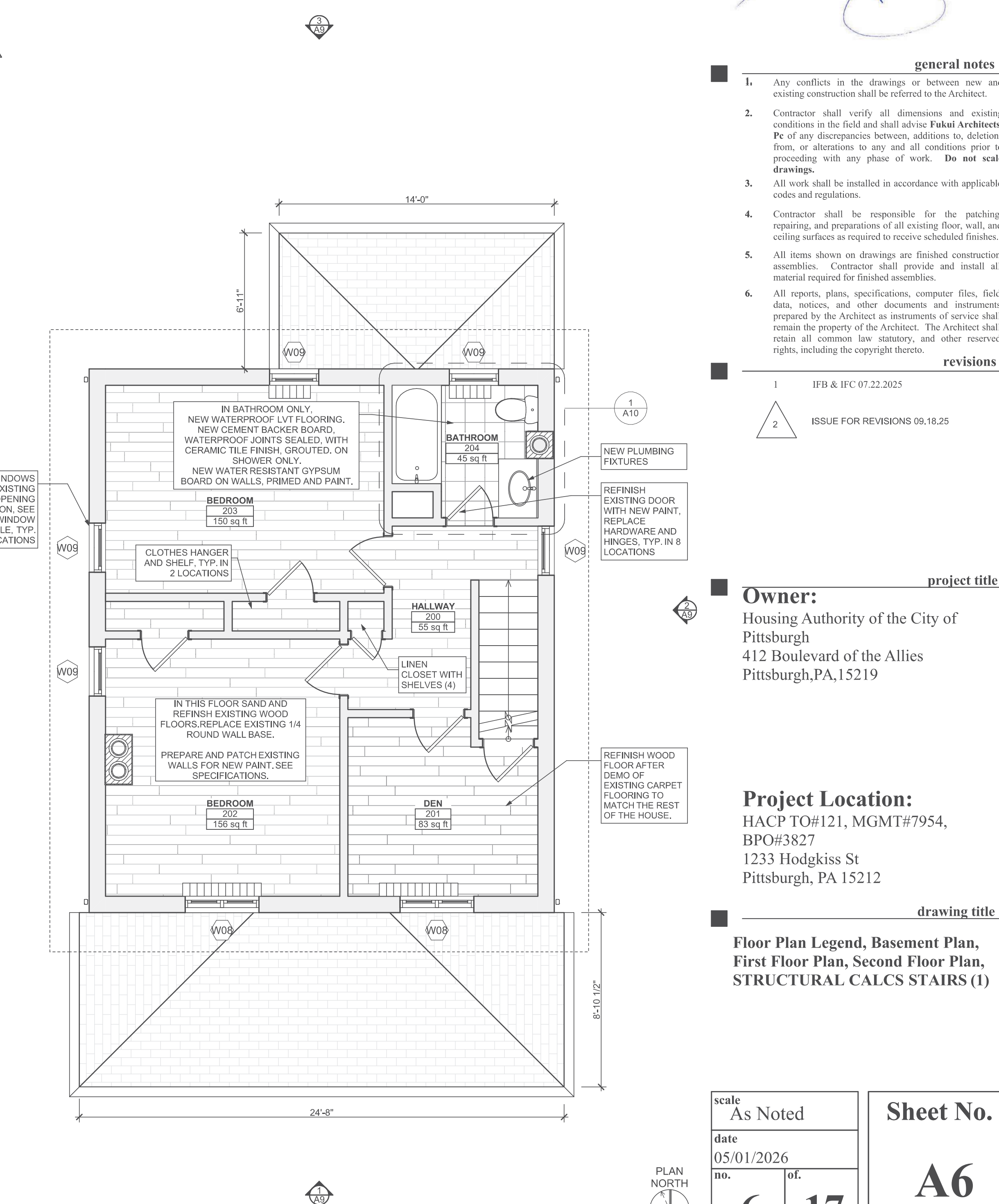
9. ASSUME EXISTING SOIL BEARING CAPACITY: 1,500 LBS/SF



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



First Floor Plan
SCALE: 1/4" = 1'-0"



Second Floor Plan

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general notes

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2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architect** of any discrepancies between, additions to, deletion 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 unless otherwise noted. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field notes, 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

- 1 IFB & IFC 07.22.2025
- 2
- ISSUE FOR REVISIONS 09.18.25

project title

Owner:
Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

**Floor Plan Legend, Basement Plan,
First Floor Plan, Second Floor Plan,
STRUCTURAL CALCS STAIRS (1**

scale
As Noted

date	05/01/2024
------	------------

no

6

of.

17

Sheet No.

A6

Project
##2363

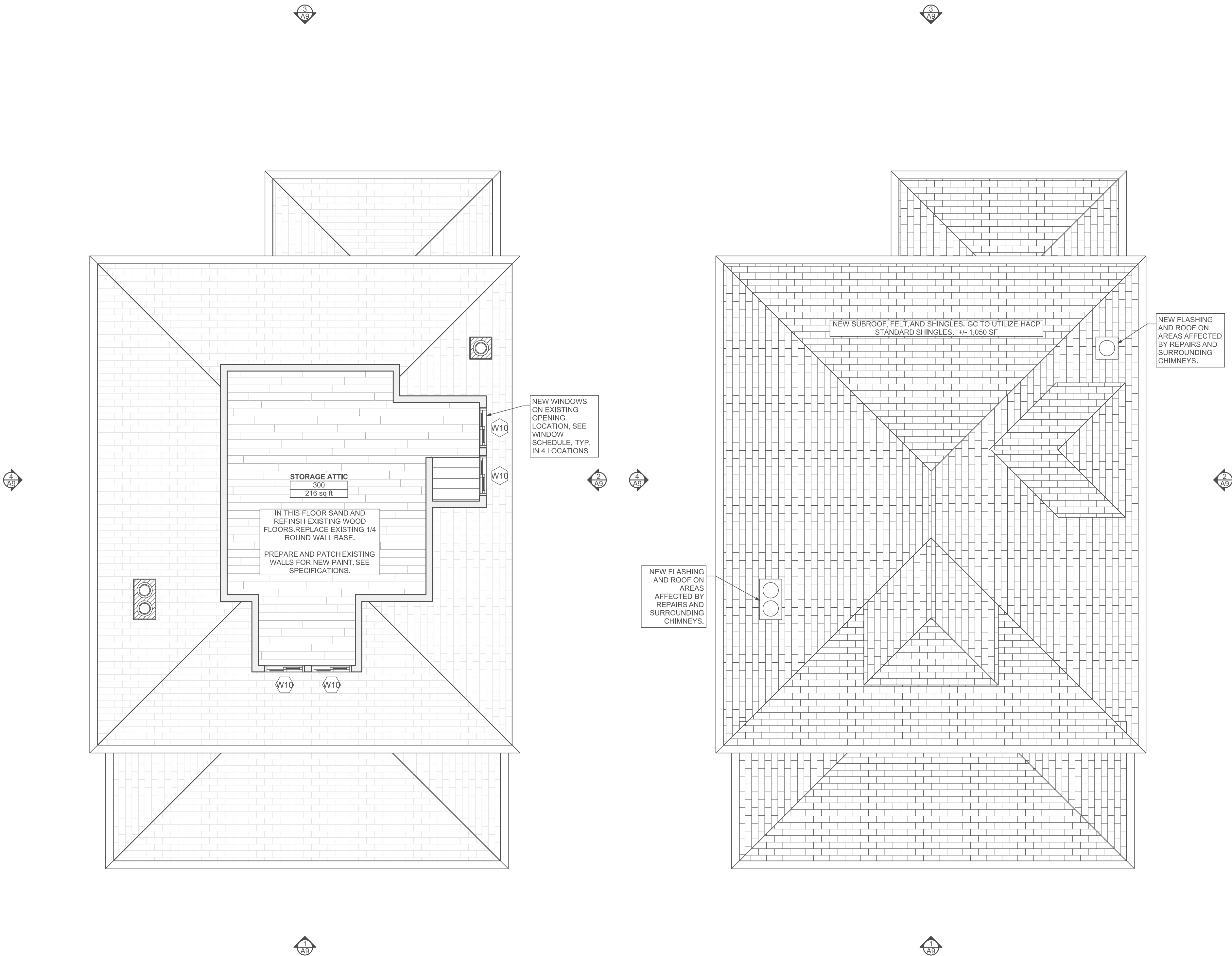
FLOOR PLAN LEGEND

- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX
000

ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
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4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. REPAIR ALL EXISTING DOORS, FRAMES AND HARDWARE TO NEW.



1 Storage Attic Plan
SCALE: 1/4" = 1'-0"

2 Roof Plan
SCALE: 1/4" = 1'-0"

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general notes

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revisions

1 IFB & IFC 07.22.2025

project title

Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Storage Attic Plan, Roof Plan, Floor Plan Legend



scale
As Noted

date
05/01/2026

no. 7 of 17

Sheet No.

A7
Project
##2363

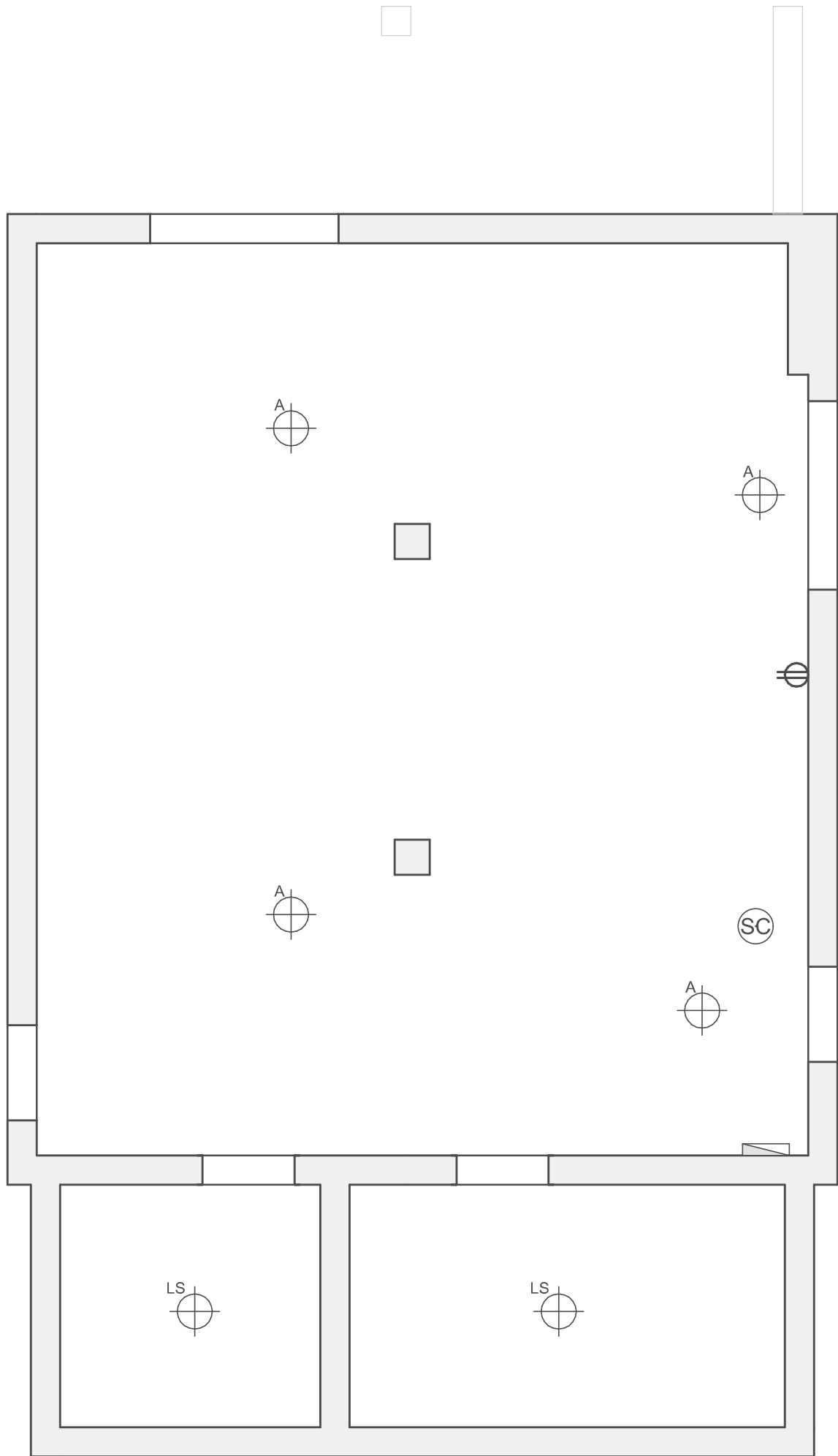
GENERAL RCP NOTES

1. ALL LIGHTING FIXTURES AND POWER DEVICES ARE TO BE REPLACED. LOCATIONS SHOWN ARE INTENDED TO BE EXISTING.
2. NEW WIRING ONLY ON BATHROOM AND KITCHEN AS NEEDED. USE EXISTING CIRCUITS FROM PANELBOARD ON THOSE LOCATIONS.
3. CEILING HEIGHTS ARE NOTED FROM FINISH FLOOR (0'-0").
4. REPAIR EXISTING CEILINGS AS REQUIRED, PROVIDE NEW CEILING AS NOTED.
5. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
6. SEE SPECIFICATIONS FOR BASIS OF DESIGN FIXTURES AND DEVICES.

RCP LEGEND

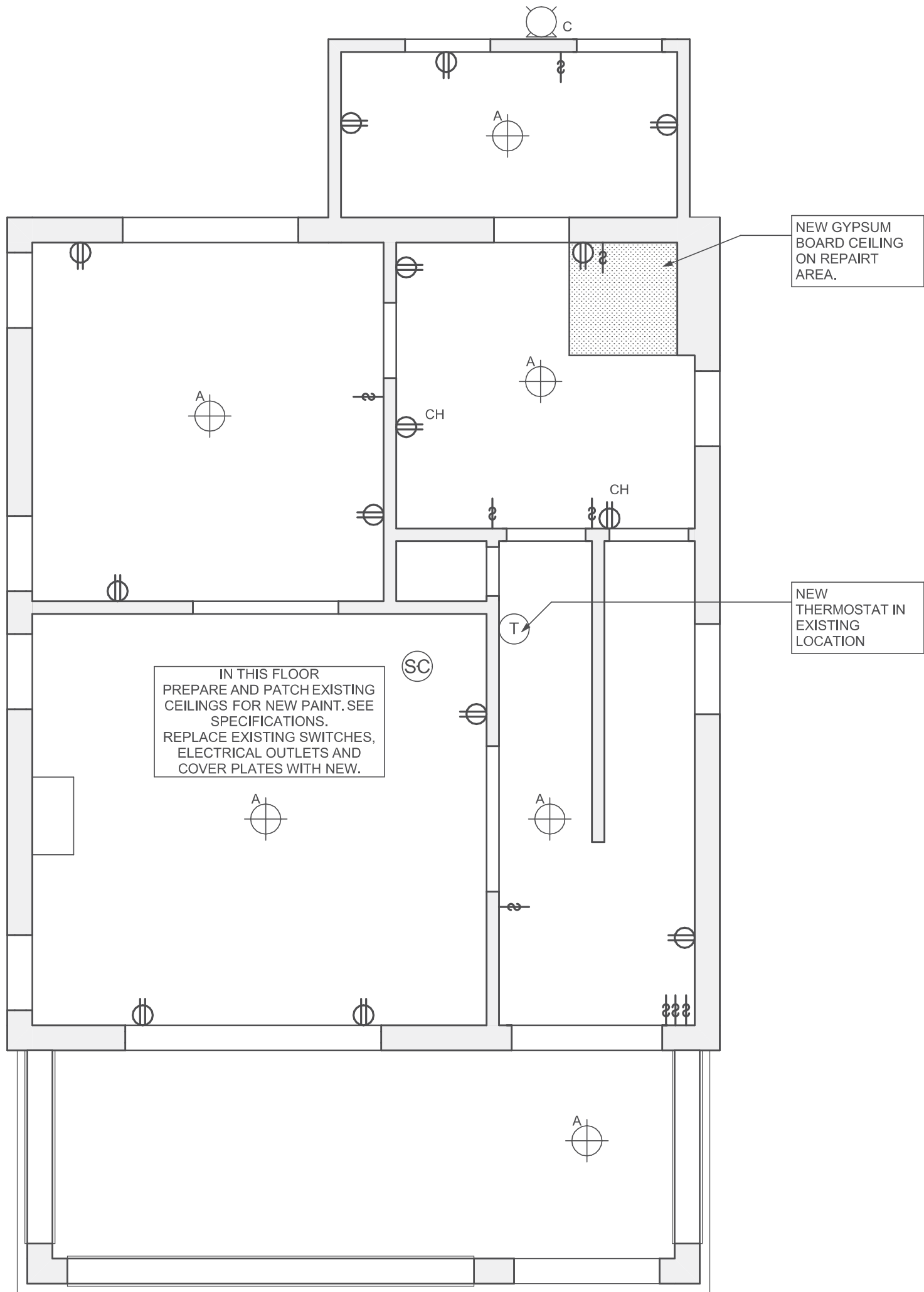
- Ⓢ SMOKE ALARM, PROVIDE NEW WHERE SHOWN
- ⓈC SMOKE/ CARBON MONOXIDECOMBO DETECTOR
- Ⓢ ELECTRICAL METER
- THERMOSTAT
- Ⓢ DATA RECEPTICAL, 18" A.F.F. U.O.N.
- Ⓢ ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N.
- ⓈCH ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.
- ⓈFCI GROUND FAULT CIRCUIT INTERRUPTER
- ⓈFCI GROUND FAULT CIRCUIT INTERRUPTER
- ⓈCH LIGHT SWITCH
- Ⓢ EXHAUST FAN
- Ⓢ DOORBELL
- Ⓢ X-X' GWB CEILING / CEILING HEIGHT
- GYPSUM BOARD

Lighting Schedule							
SYMBOL	ID	Lamp	Mounting	Manufacturer	Model	Quantity	Note/Remarks
ⓈA	A	LED	SURFACE	TBD		17	CEILING MOUNTED LIGHT FIXTURE
ⓈC	C	LED	SURFACE	TBD		1	EXTERIOR RATED WALL LIGHT
ⓈD	D	LED	SURFACE	TBD		1	VANITY LIGHT FIXTURE.
ⓈLS	LS	LED	SURFACE	TBD		2	LIGHT SOCKET IN EXISTING LOCATION



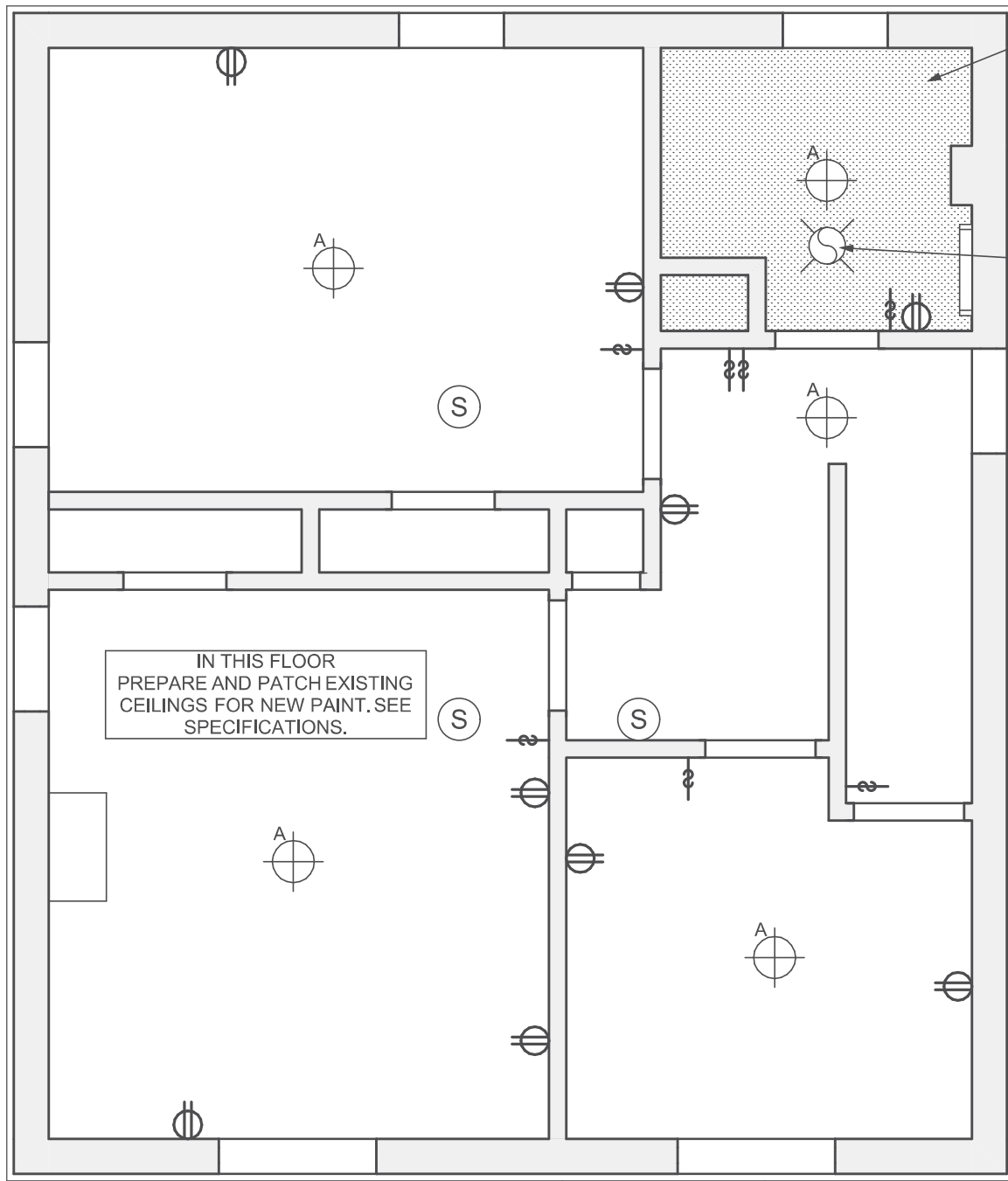
2 Basement RCP Plan

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



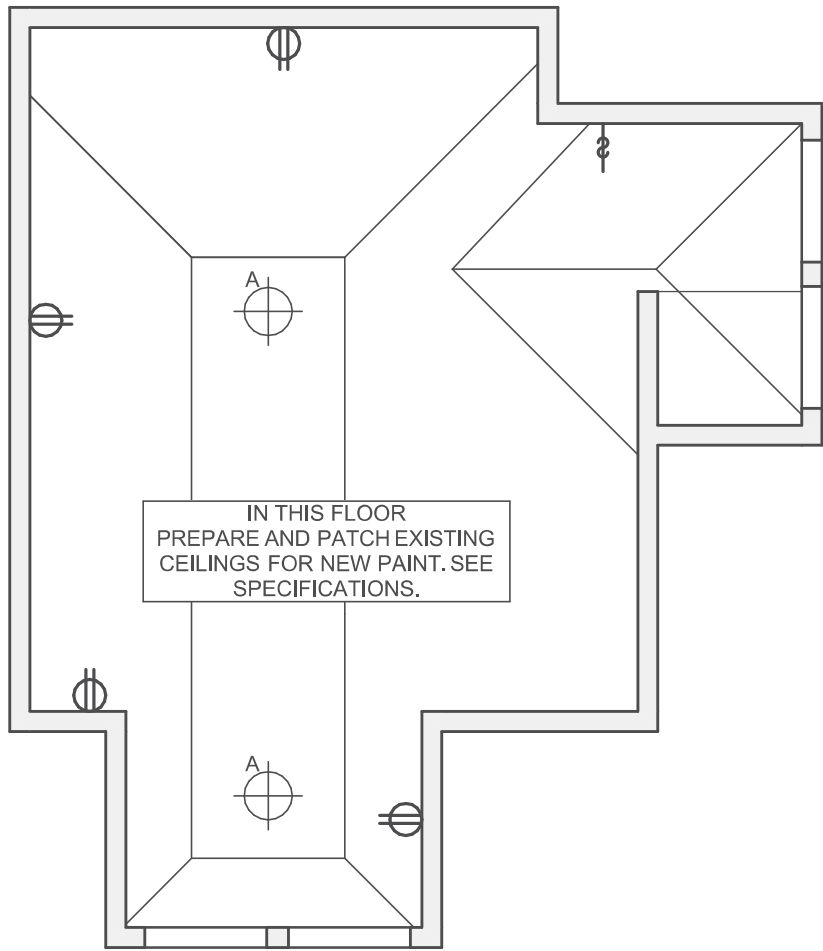
3 First Floor RCP Plan

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



4 Second Floor RCP Plan

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



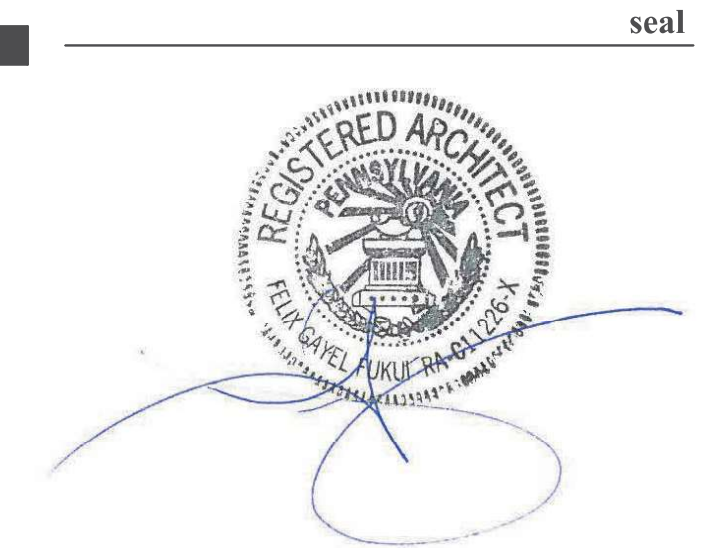
5 Storage Attic RCP Plan

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

Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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general notes

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revisions

1 IFB & IFC 07.22.2025

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Lighting Schedule, Basement RCP
Plan, First Floor RCP Plan, Second
Floor RCP Plan, Storage Attic RCP
Plan, Reflected Ceiling Plan Legend



scale
As Noted

date
05/01/2026

no.

8

of.

17

Sheet No.

A8

Project
##2363

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general notes

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revisions

1 IFB & IFC 07.22.2025

project title

Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

North Elevation, West Elevation, South Elevation, East Elevation

scale
As Noted

date
05/01/2026

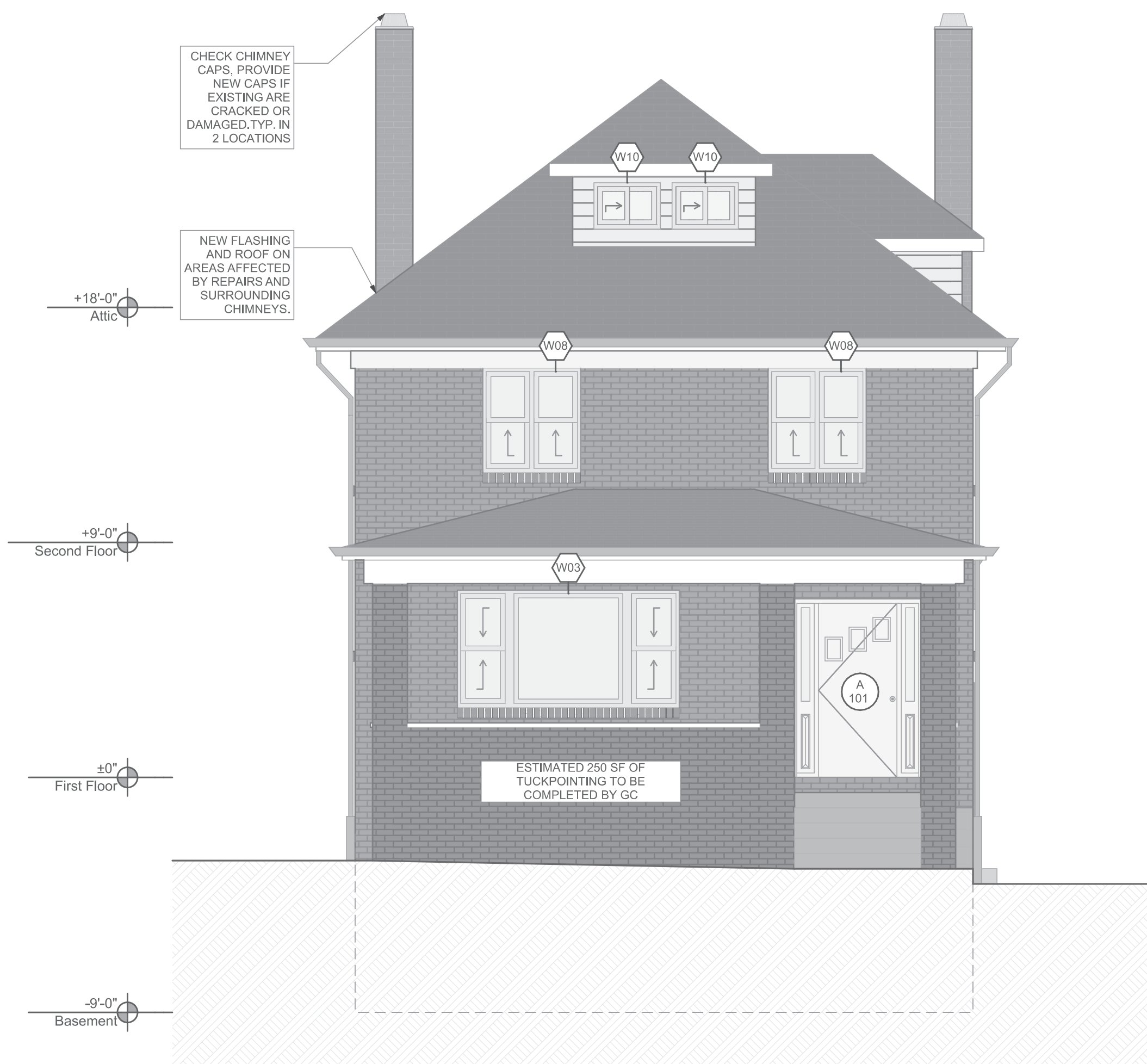
no.
9

of.
17

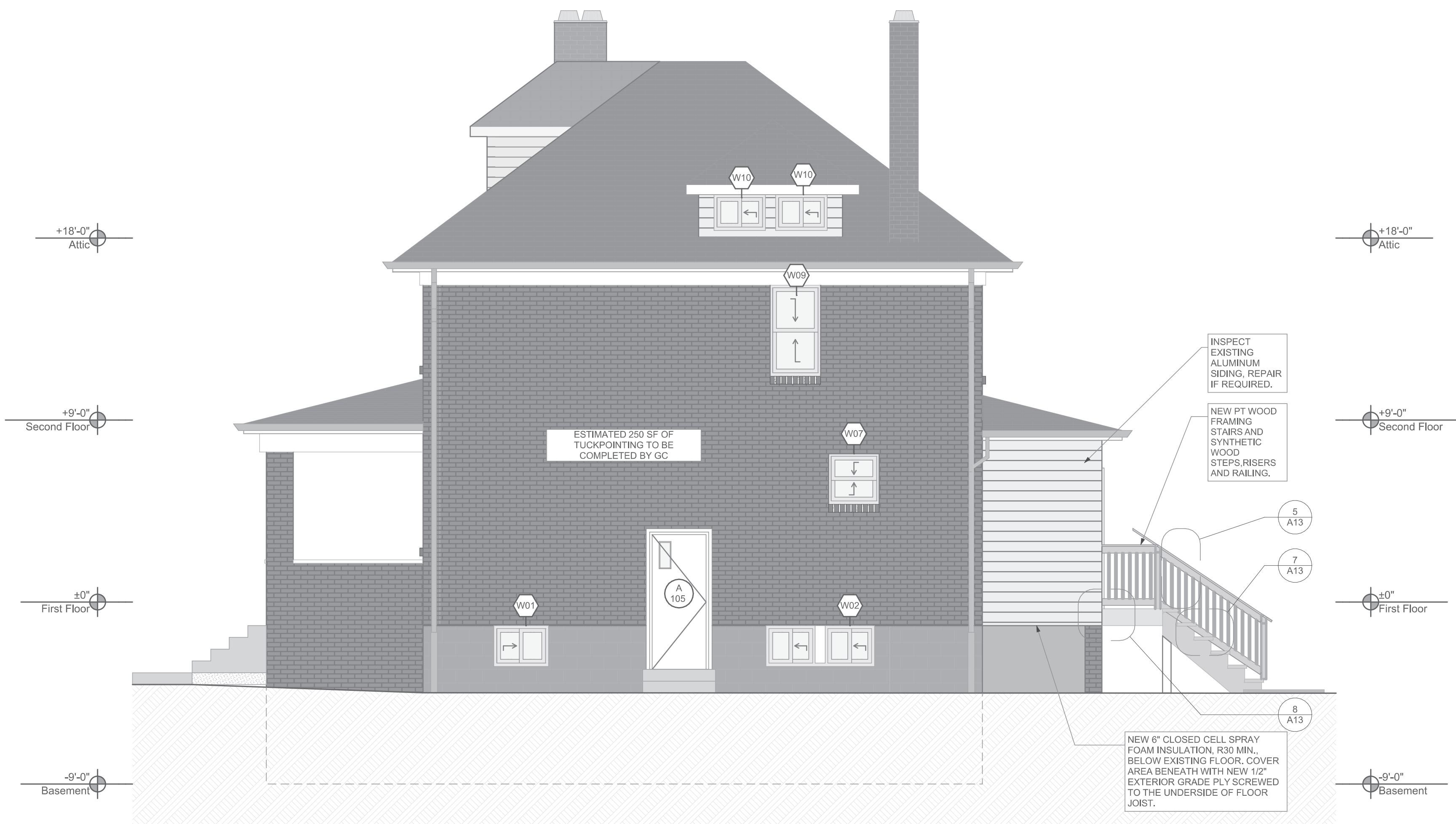
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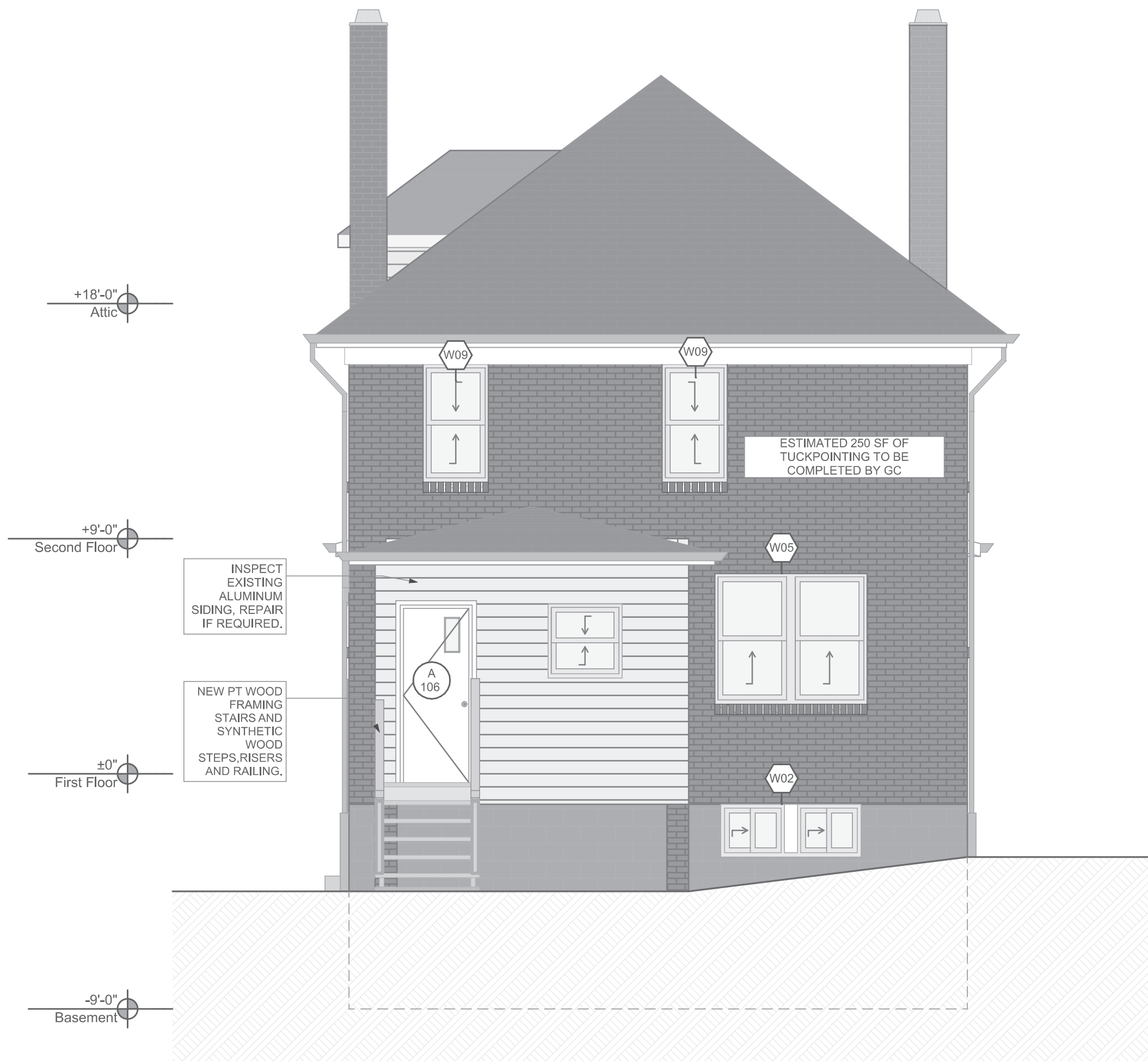
Project
##2363



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



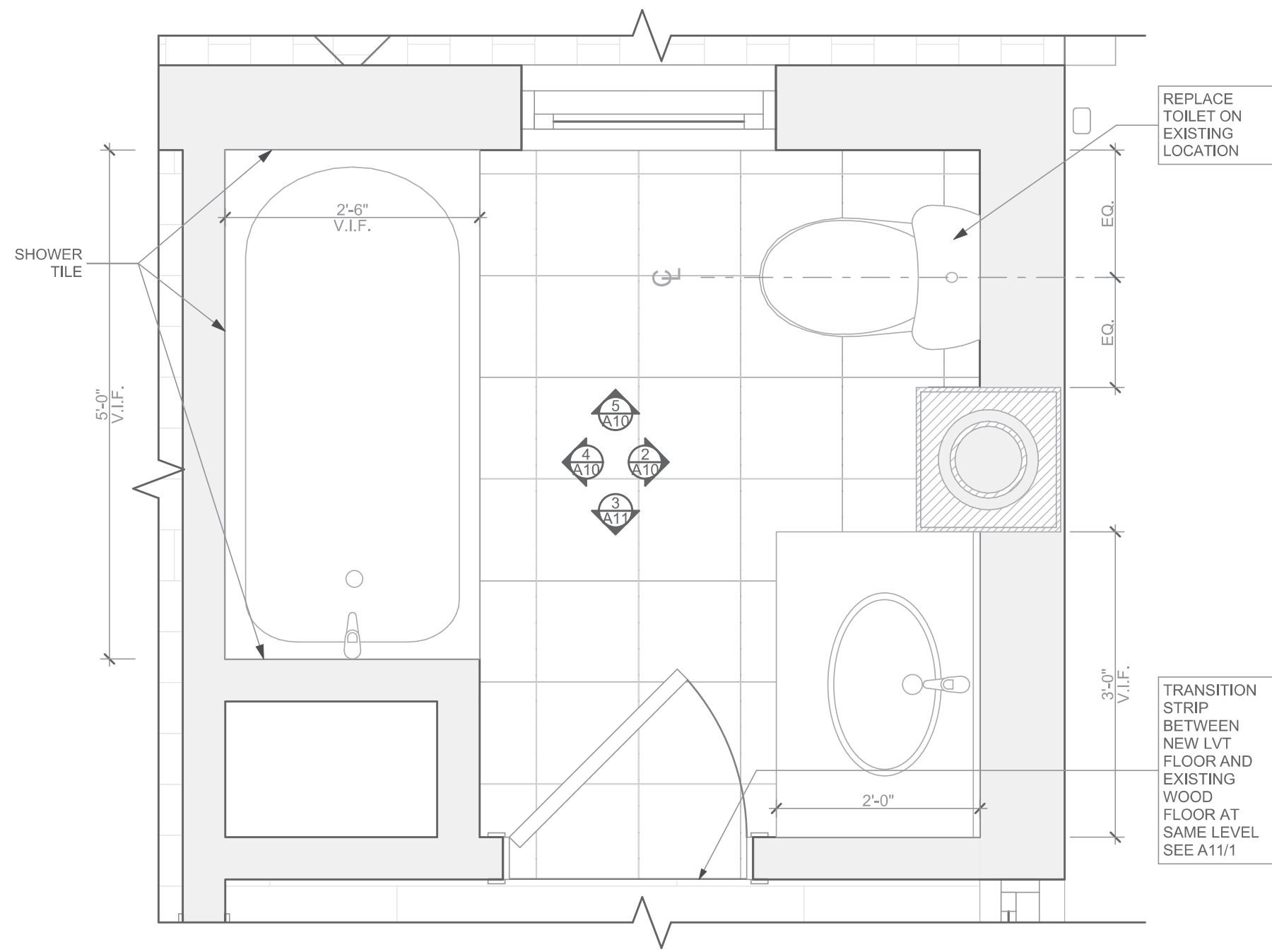
2 West Elevation
SCALE: 1/4" = 1'-0"



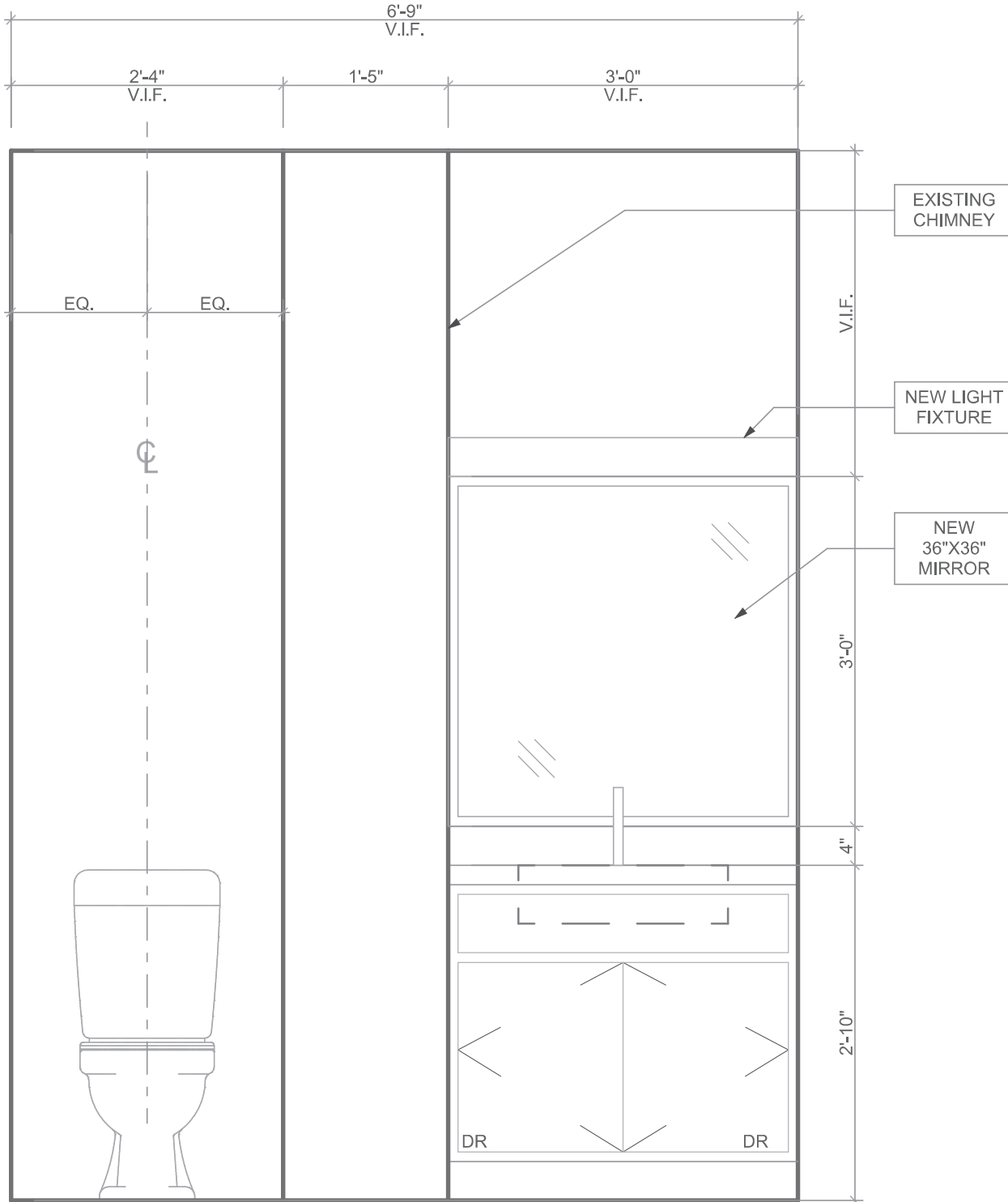
3 South Elevation
SCALE: 1/4" = 1'-0"



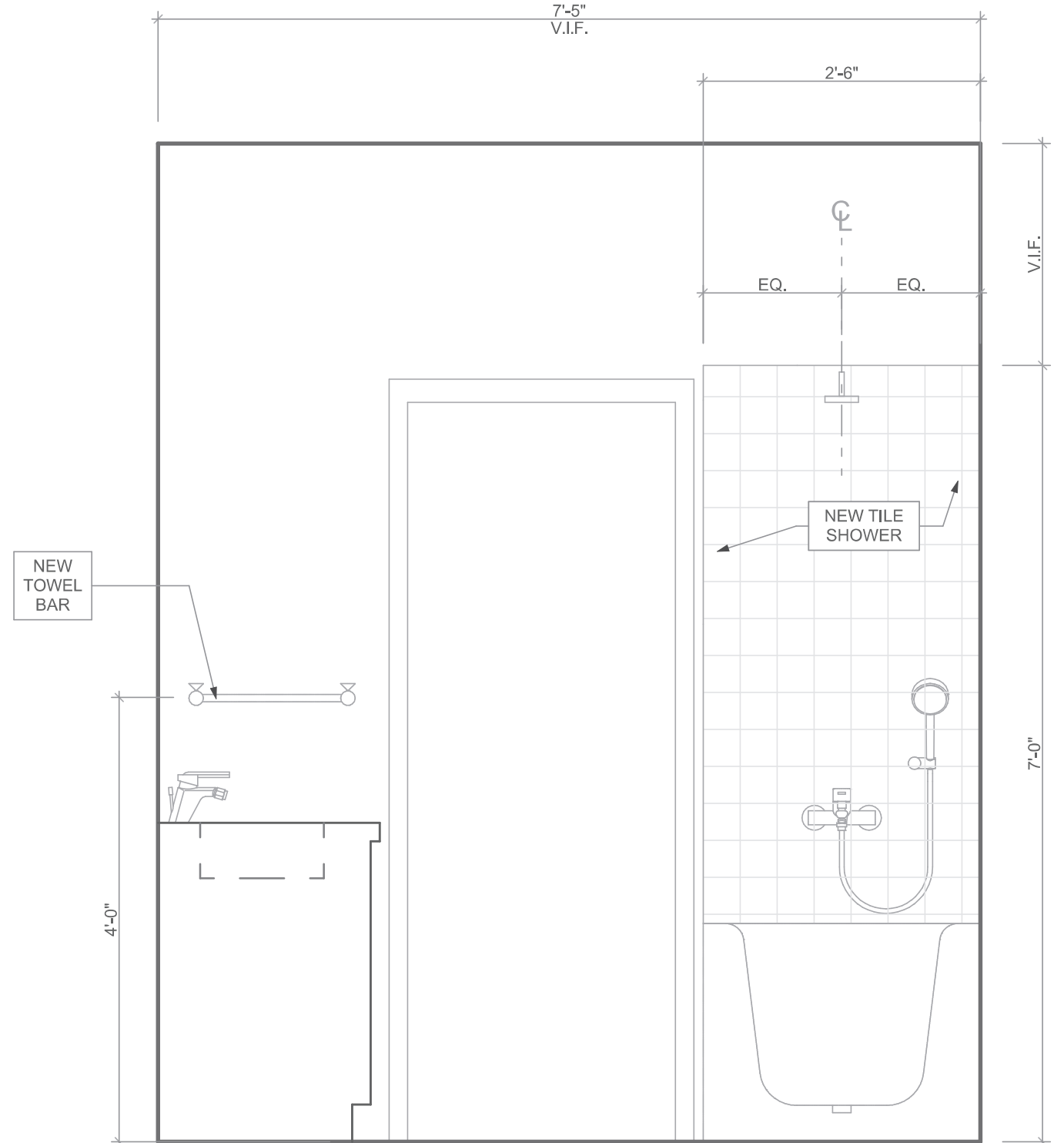
4 East Elevation
SCALE: 1/4" = 1'-0"



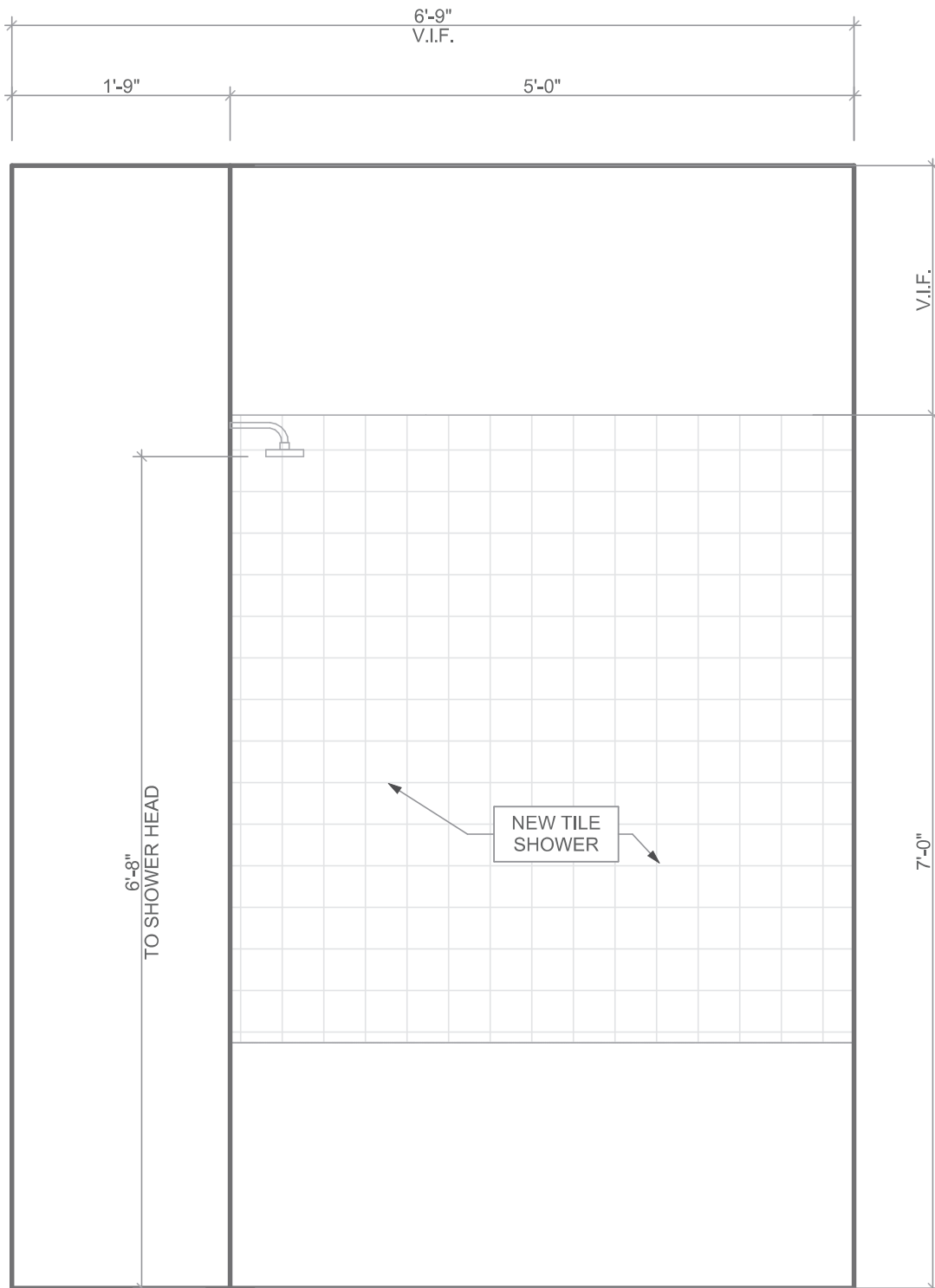
1 Enlarged Bathroom Detail
SCALE: 3/4" = 1'-0"



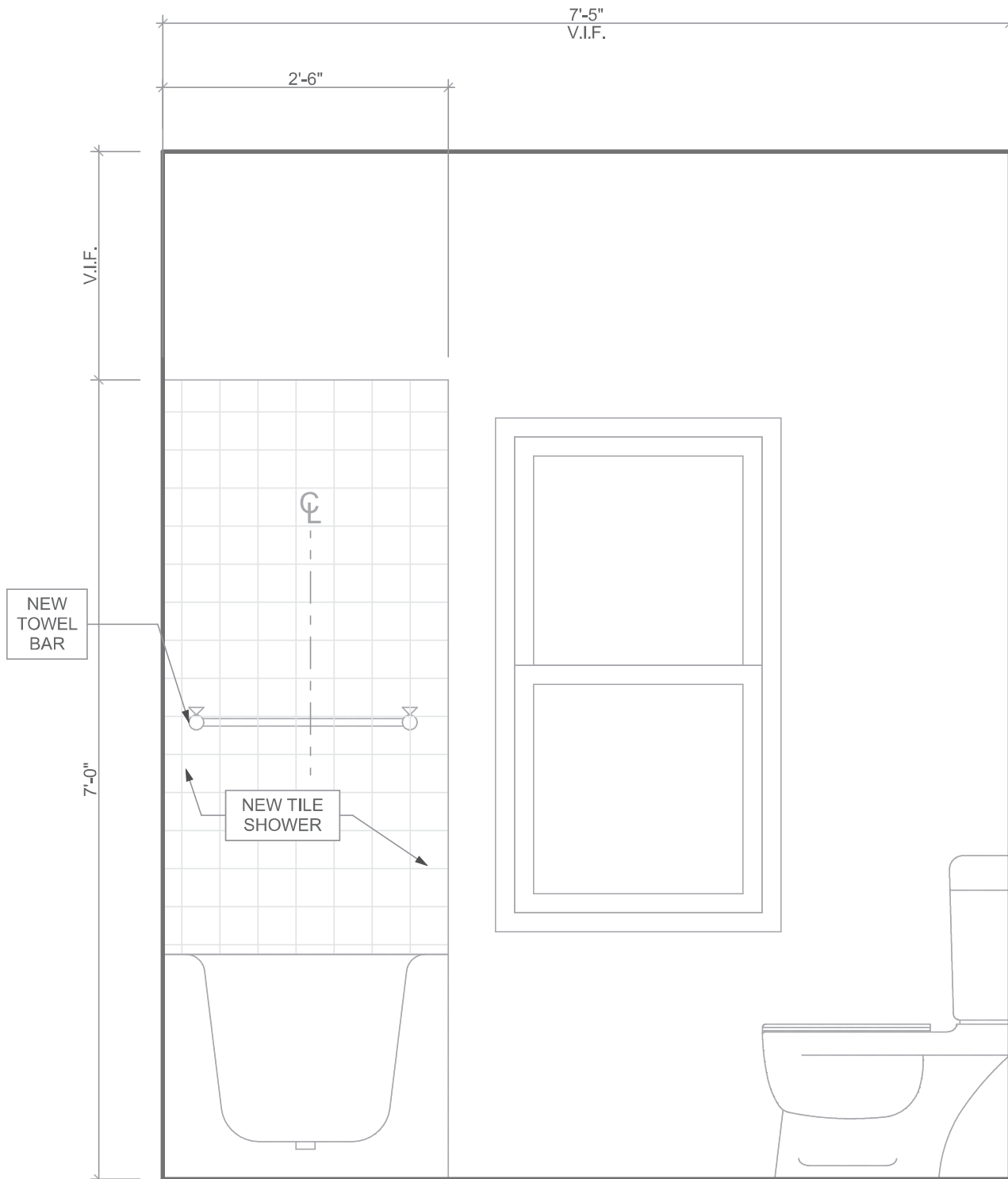
2 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



3 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



4 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



5 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"

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ph 412.281.6001 fx 412.281.6002

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general notes

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revisions

1 IFB & IFC 07.22.2025

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Enlarged Bathroom Detail, Bathroom Elevation Detail

scale As Noted	Sheet No.	
date 05/01/2026	A10	
no. 10	of. 17	Project ##2363

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

Real



- ## Revisions

project title

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

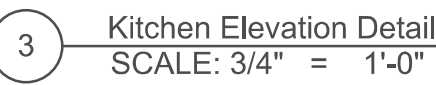
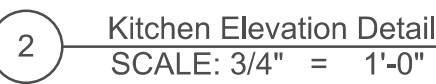
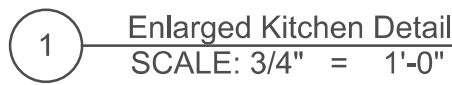
HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

**Enlarged Kitchen Detail, Kitchen
Elevation Detail, Kitchen Sink Cabinet
Section, Typ., Kitchen Cabinet Lower
Section, Typ., Kitchen Cabinet Upper
Section, Typ.**

Sheet No.

100

A11

Project
##2363

Fukui Architects Pc

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ph 412.281.6001 fx 412.281.6002

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general notes

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revisions

1 IFB & IFC 07.22.2025

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Door Schedule New, Window Schedule New, Ansi Lock Functions, Door Notes, Finish Schedule, Transition Strips

scale
As Noted

date
05/01/2026

no.
12

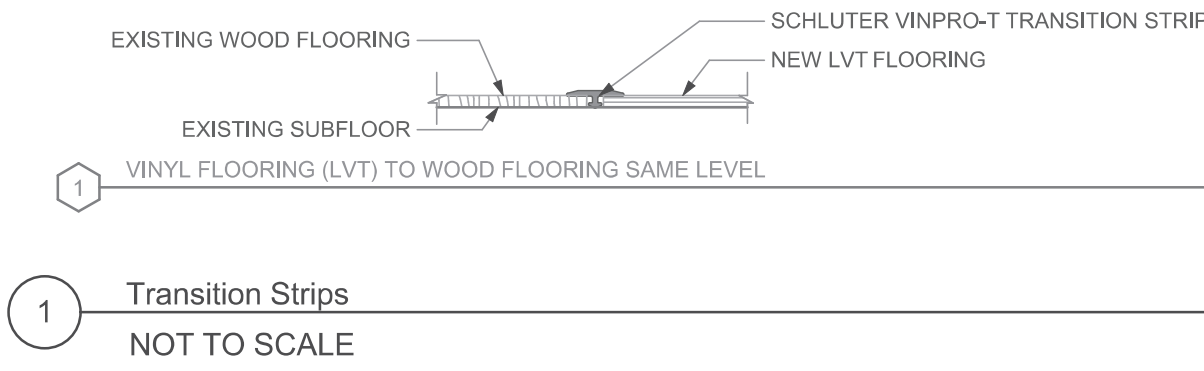
of.
17

Sheet No.

A12
Project
##2363

DOOR NOTES

- LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY
- GC SHALL BE RESPONSIBLE FOR PREPPING FRAMES TO RECEIVE NEW DOORS, HINGES, STRIKES AND SEALS/THRESHOLDS IF EXTERIOR.
- GENERALLY USE WALL STOPS WHERE DOOR STOPS ARE SPECIFIED. SUBMIT TO ARCHITECT FOR APPROVAL
- USE FLOOR STOPS WHERE WALL STOPS ARE NOT PRACTICAL.
- HINGES SHALL BE MCKINNEY OR EQUAL.
- ANY ALUMINUM ACCESSORIES SHALL BE CLEAR ANODIZED. UNLESS OTHERWISE NOTED.
- HARDWARE SHALL BE KWIKSET OR EQUAL. SUBMIT TO ARCHITECT FOR APPROVAL.
- EXTERIOR DOOR HARDWARE AND MAINTENANCE ROOMS TO BE FALCON 6 TUMBLER CORE LOCKS.



2018 ECC TABLE R402.1.2.
- FENESTRATION U-FACTOR MAX. 0.3
- SKYLIGHT U FACTOR MAX. 0.55
- SHGC NOT REQUIRED

WINDOW NOTES:

- NEW WINDOWS TO MATCH EXISTING OPENINGS AND OPERATION.
- IF EXISTING OPENING DOES NOT COMPLY WITH CODE. ENLARGE EXISTING OPENING AND PROVIDE NEW WINDOW IN SAME LOCATION.
- ALL OPERABLE WINDOWS TO HAVE SCREENS.
- GC TO CONFIRM WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.

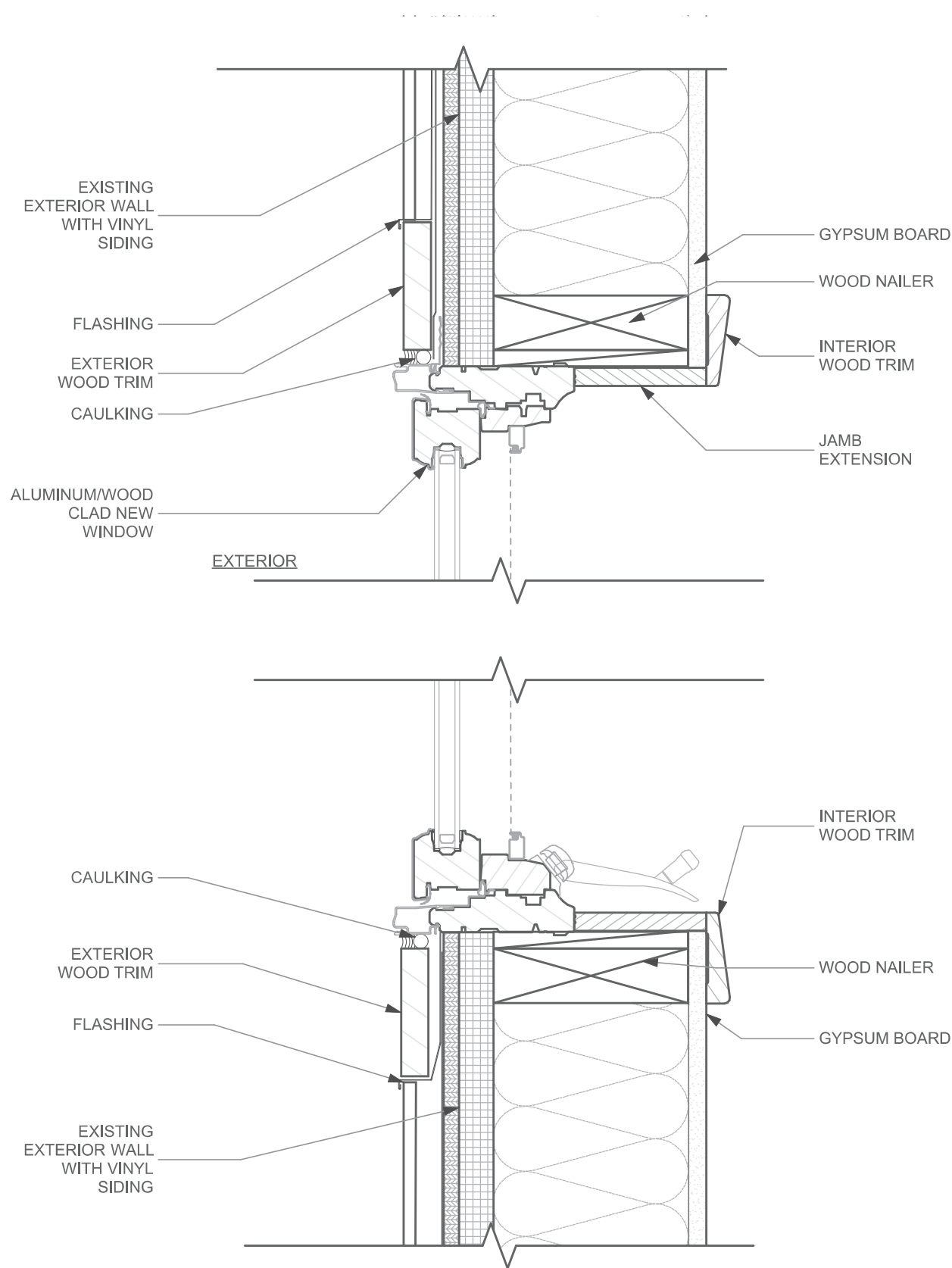
DOOR SCHEDULE														
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		HARDWARE			STATUS	NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	HINGE		
001 A	BASEMENT	2'-6"x6'-8"		NONE	HCW	P-1	1 3/8"	WOOD	P1	CYLINDRICAL/ BORED; PASSAGE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES. WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR.
001 A	BASEMENT	2'-6"x6'-8"		NONE	HCW	P-1	1 3/8"	WOOD	P1	CYLINDRICAL/ BORED; PASSAGE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES. WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.
101 A	VESTIBULE	3'-0"x6'-8"		NONE	IM	P-1	1 3/4"	WOOD	P1	CYLINDRICAL/ BORED; ENTRANCE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES. WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.
105 A	STAIRS	2'-8"x6'-8"		NONE	IM	P-1	1 3/4"	WOOD	P1	CYLINDRICAL/ BORED; ENTRANCE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES. WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.
106 A	PANTRY	2'-6"x6'-8"		NONE	IM	P-1	1 3/4"	WOOD	P1	CYLINDRICAL/ BORED; ENTRANCE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES. WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.

ANSI	MORTISE	ANSI BORED	COMMON NAME(S)	OPERATING OUTSIDE TRIM	TURNING OUTSIDE KEY	TURNING INSIDE KEY	TURNING INSIDE THUMBTURN / PUSH BUTTON	ABBREVIATIONS:
F09	F88	EXIT		OPENS IF UNLOCKED	UNLOCKS	LOCKS	N/A	CW: ALUMINUM CLAD WOOD
F22	F76	PRIVACY LOCK		OPENS IF UNLOCKED	N/A	N/A	LOCKS	HM: HOLLOW METAL
F06	F84	CLASSROOM		OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	LOCKS	SCW-GG: SOLID CORE STAIN GRADE WOOD VENEER
F13	F90	DORMITORY		OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	LOCKS	SCW-PG: SOLID CORE WOOD - PAINT GRADE
F08/F10	F81	ENTRANCE		OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS	GL: GLASS
F15	F93	HOTEL		NO EFFECT	UNLOCKS IF THUMBTURN NOT SET	N/A	UNLOCKS / LOCKS DEADBOLT	IM: INSULATED METAL
F04	F82	OFFICE		OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS	AL/GC: ALUMINUM & GLASS
F01	F75	PASSAGE		OPENS AT ALL TIMES	N/A	N/A	N/A	PLAM: PLASTIC LAMINATE
F14	F81	UTILITY ROOM		OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS	
F07	F86	STOREROOM		NO EFFECT	OPENS	N/A	N/A	
		DOUBLE CYLINDER DEADBOLT		N/A	UNLOCKS / LOCKS	N/A	N/A	
		SINGLE CYLINDER DEADBOLT		N/A	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS	

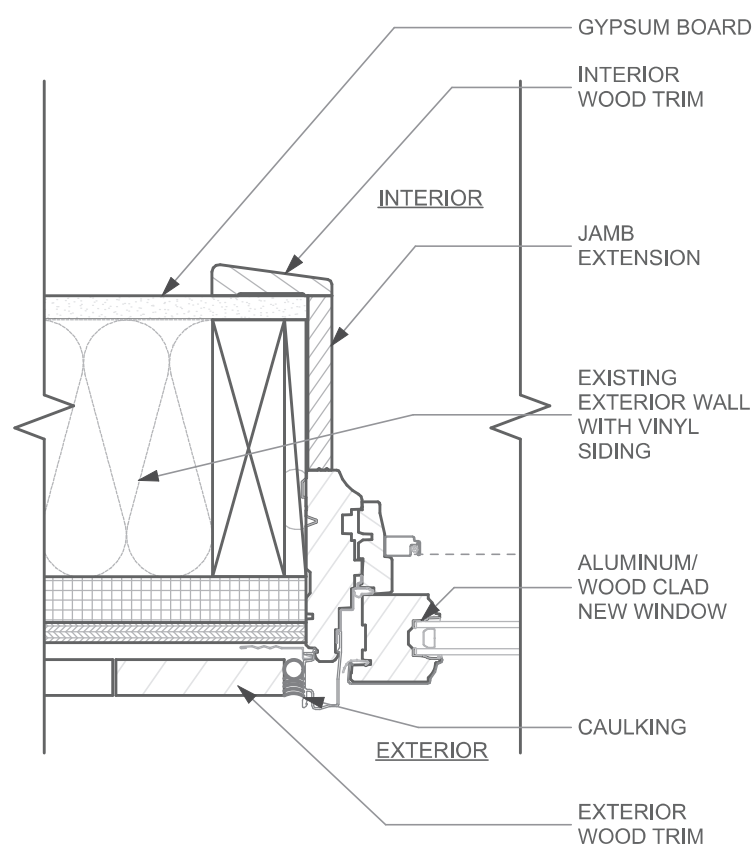
WINDOW SCHEDULE										
ID	Quantity	Nominal W x H Size	SIZE		EGRESS DIMENSIONS		FRAME MATERIAL	VENTING	TEMPERED	NOTES
			WIDTH	HEIGHT	EGRESS WIDTH	EGRESS HEIGHT				
W01	2	2'-8"×2'-0"	2'-8"	2'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W02	2	5'-4"×2'-0"	5'-4"	2'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W03	1	8'-6"×4'-6"	8'-6"	4'-6"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W04	4	2'-6"×2'-6"	2'-6"	2'-6"	NA	NA	ALUMINUM CLAD WOOD	☐	☐	
W05	1	5'-10"×5'-0"	5'-10"	5'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W06	1	2'-10"×2'-10"	2'-10"	2'-10"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W07	1	2'-6"×2'-6"	2'-6"	2'-6"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W08	2	3'-9"×4'-0"	3'-9"	4'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W09	5	2'-6"×4'-6"	2'-6"	4'-6"	24"	24"	ALUMINUM CLAD WOOD	☒	☐	EMERGENCY ESCAPE AND RESCUE OPENINGS WHERE APPLICABLE
W10	4	2'-6"×1'-9"	2'-6"	1'-9"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	IN STORAGE ATTIC AREA

FINISH SCHEDULE									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
001	BASEMENT	P-1	P-1	P-1	P-1	EXIST	NA	EXIST	PAINT BASEMENT FLOOR AND WALL WITH WATERPROOF PAINT
002	STORAGE	P-1	P-1	P-1	P-1	EXIST	NA	EXIST	PAINT BASEMENT FLOOR AND WALL WITH WATERPROOF PAINT
003	STORAGE	P-1	P-1	P-1	P-1	EXIST	NA	EXIST	PAINT BASEMENT FLOOR AND WALL WITH WATERPROOF PAINT
100	ENTRANCE PO...	NA	NA	NA	NA	EXIST	NA	EXIST	
101	VESTIBULE	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
102	LIVING ROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
103	DINING ROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
104	KITCHEN	P-1	P-1	P-1	P-1	NEW VCT	NEW	EXIST	NEW GYPSUM BOARD CEILING AREA. NEW VCT FLOORING. PAINT NEW WALLS AND CEILI...
105	STAIRS	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
106	PANTRY	P-1	P-1	P-1	P-1	NEW VCT	NEW	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
200	HALLWAY	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
201	DEN	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
202	BEDROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
203	BEDROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
204	BATHROOM	P-1	P-1	P-1	P-1	NEW VCT	NEW	EXIST	NEW GYPSUM BOARD CEILING AND WALL. FILL WALL CAVITY WITH INSULATION. CEILING T...
300	STORAGE ATTIC	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS

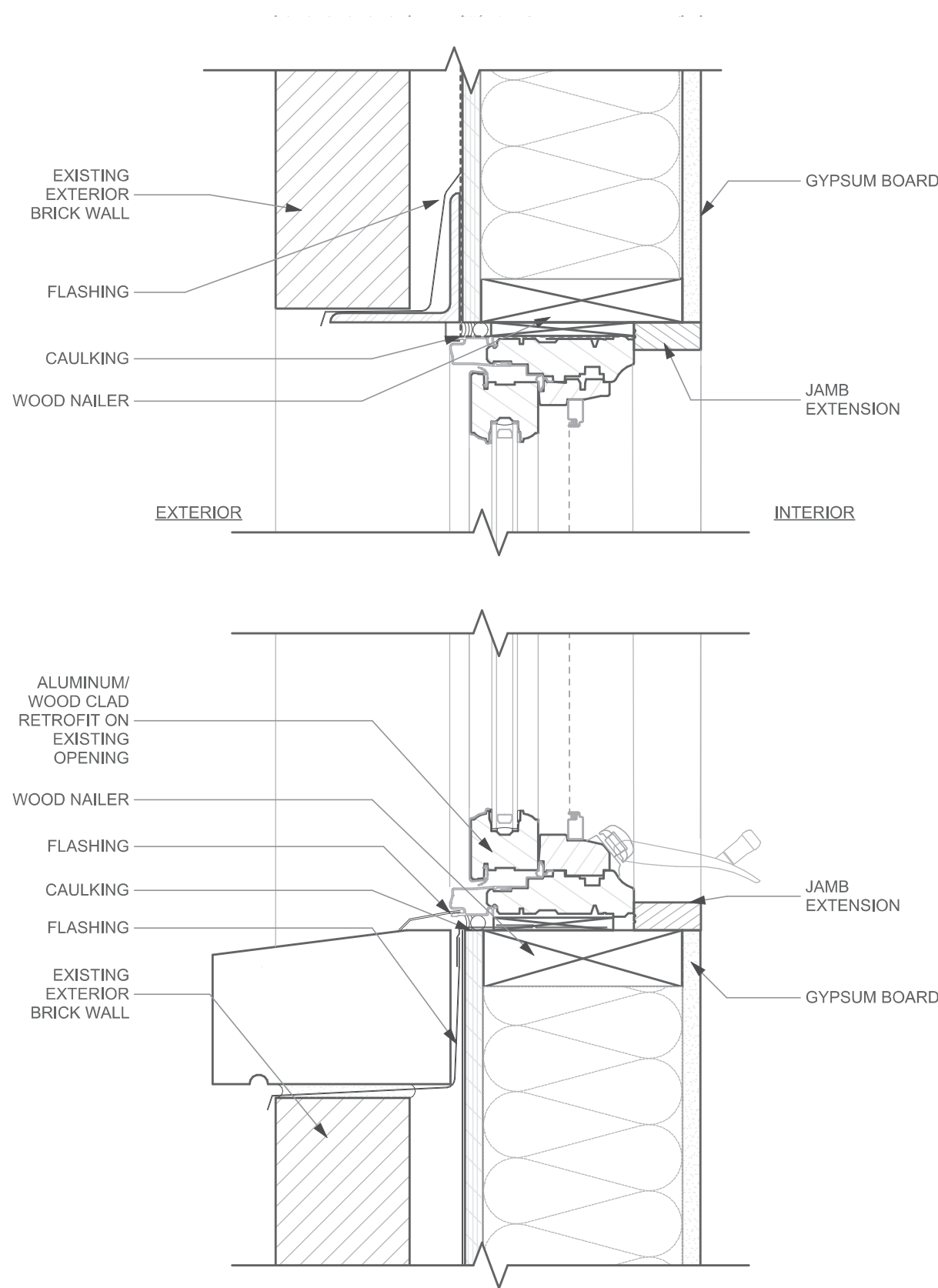
NOTE:
1. CONFIRM FINAL FINISH PAINT AND FLOOR FINISH WITH OWNER.
2. SEE ABATEMENT SPECIFICATION FOR LEAD PAINT BEFORE APPLYING FINISH ON EXISTING WALLS.



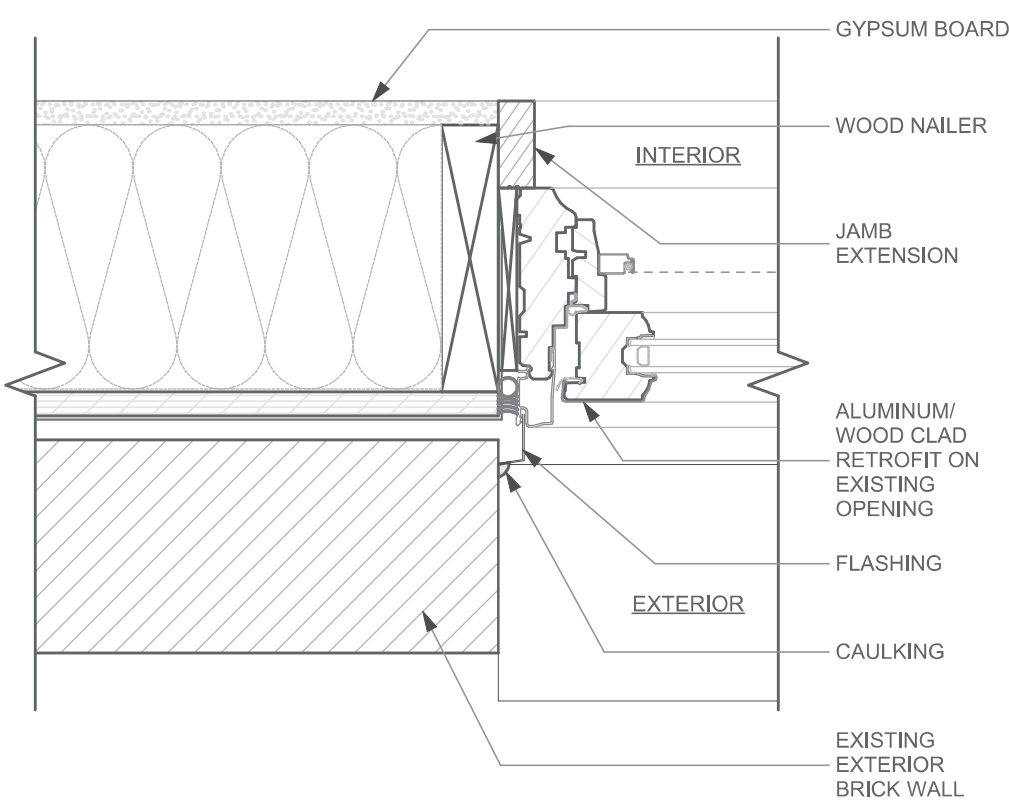
1 Window Head and Sill Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"



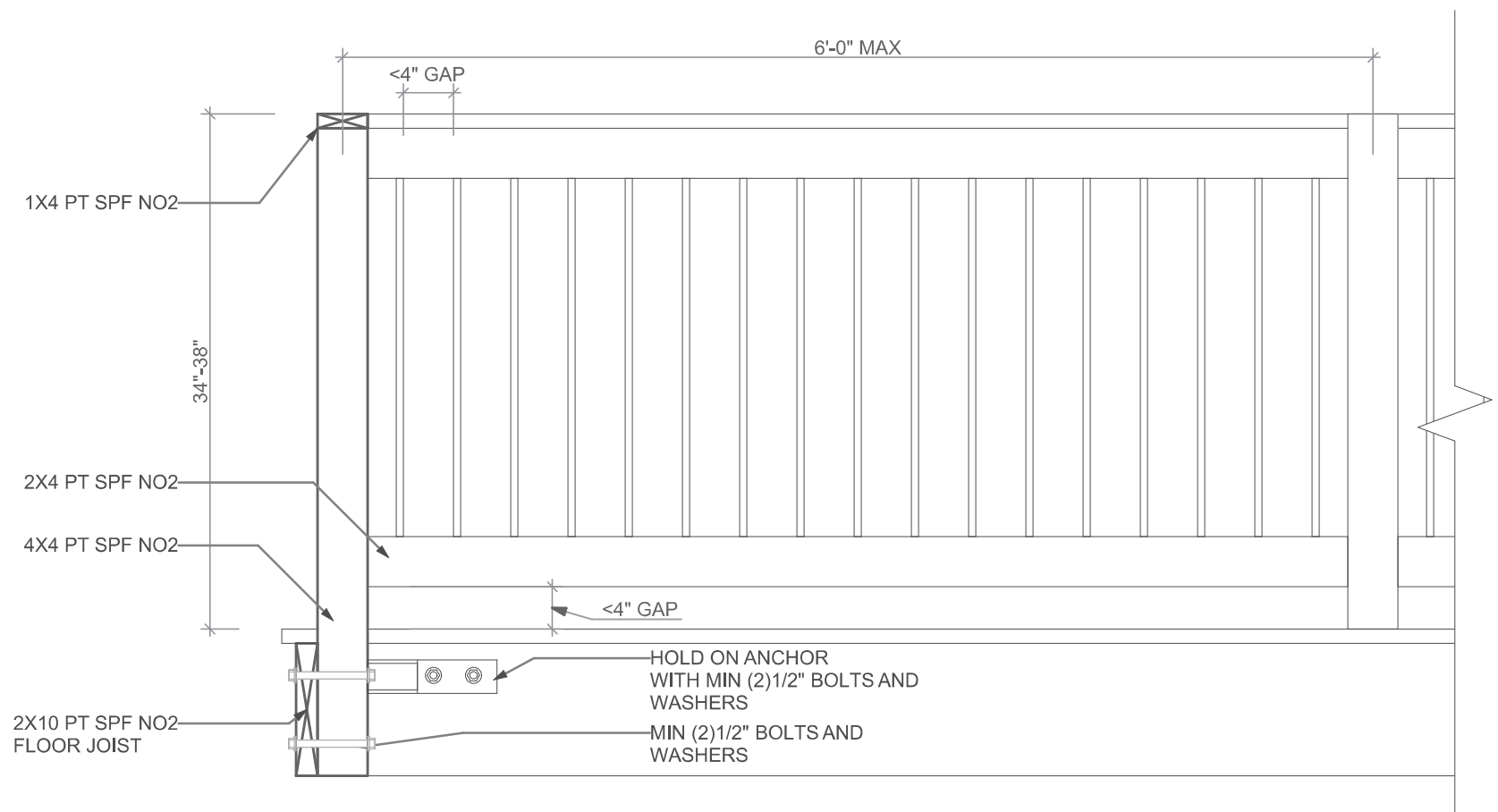
2 Window Jamb Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"



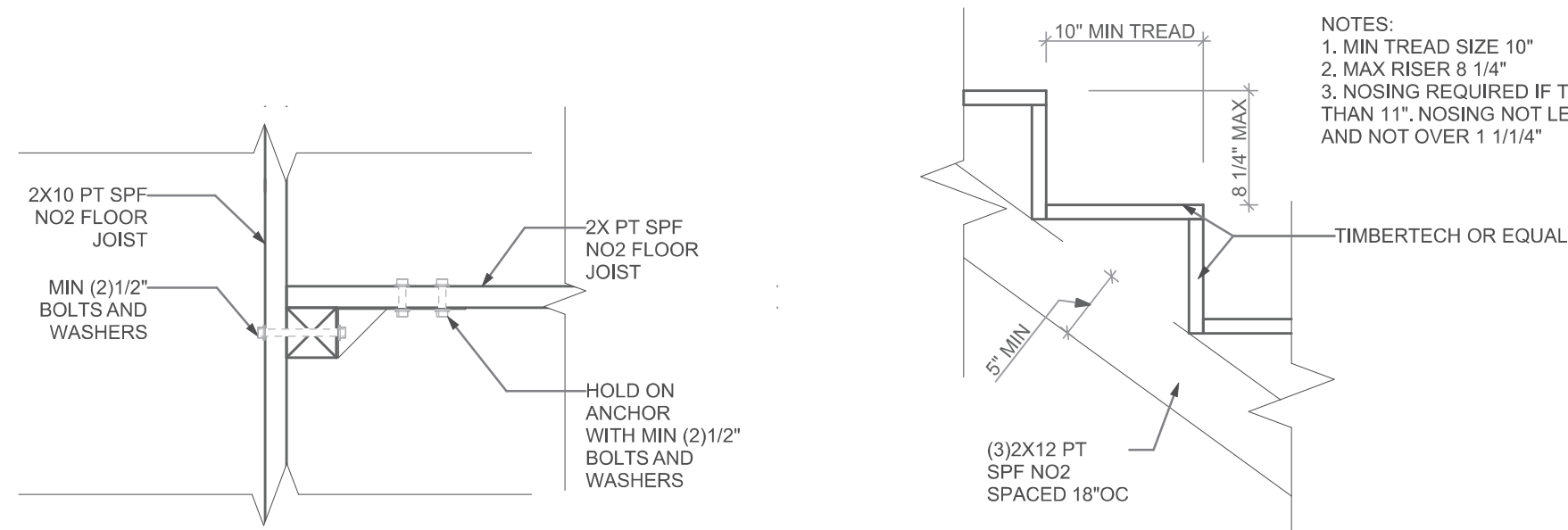
3 Window Head and Sill Replacement Brick Veneer Wall, Typical
SCALE: 3" = 1'-0"



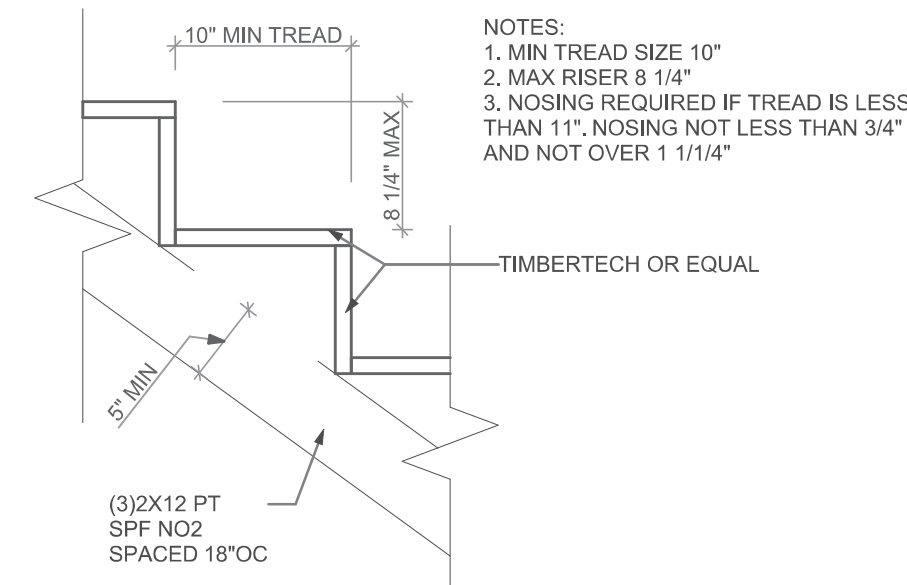
4 Window Jamb Replacement Brick Veneer Wall, Typical
SCALE: 3" = 1'-0"



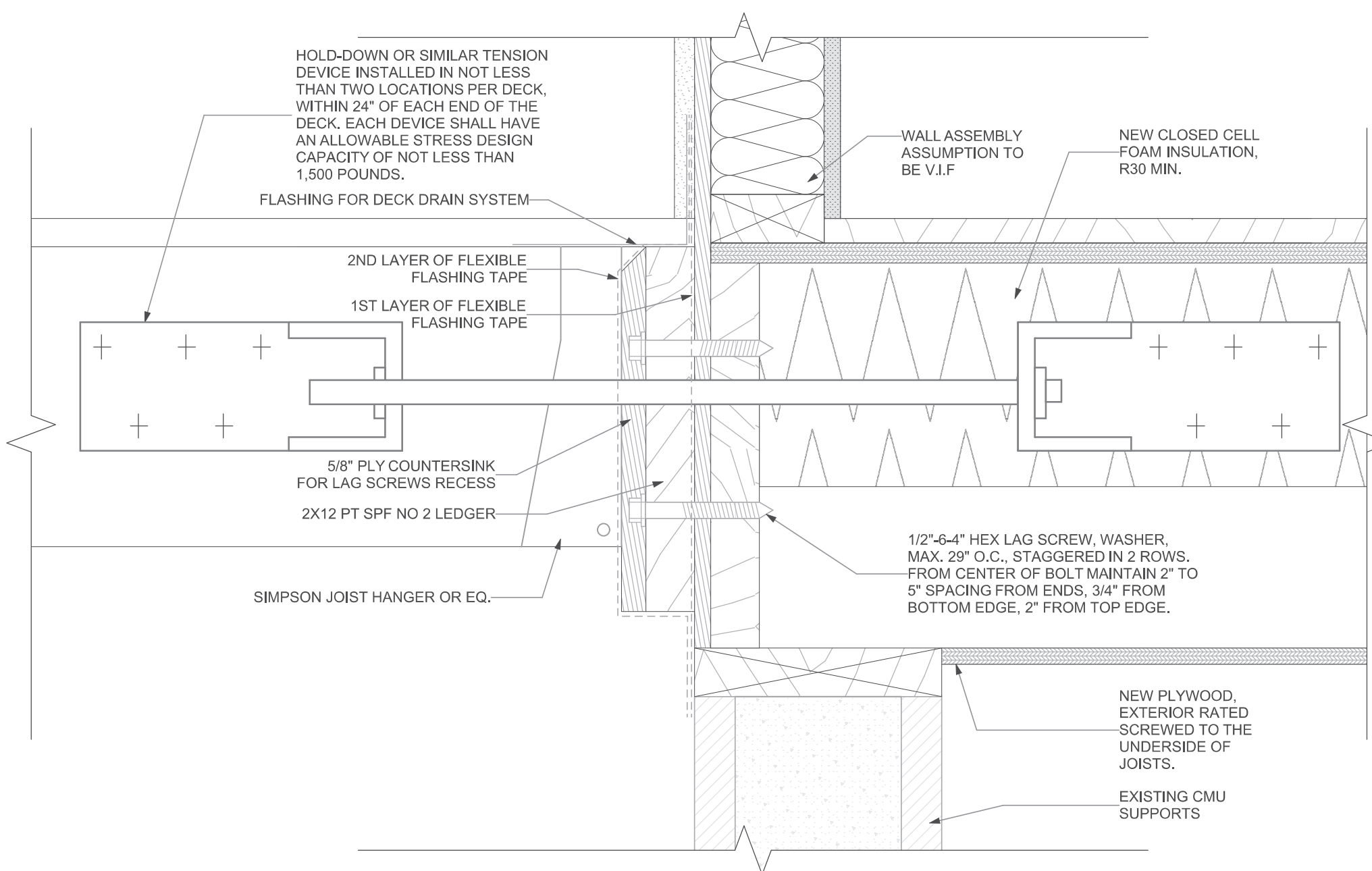
5 Railing Detail, Typical.
SCALE: 1" = 1'-0"



6 Railing Post Detail, Typical.
SCALE: 1" = 1'-0"



7 Tread and Riser Detail, Typical.
SCALE: 1" = 1'-0"



8 Ledger Detail, Typical.
SCALE: 3" = 1'-0"

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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

1 IFB & IFC 07.22.2025

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Window Jamb Replacement Brick
Veneer Wall, Typical, Window Head
and Sill Replacement Brick Veneer
Wall, Typical, Window Head and Sill
Replacement Vinyl Wall, Typical,
Window Jamb Replacement Vinyl
Wall, Typical, Railing Detail, Typical.,
Railing Post Detail, Typical., Tread and
Riser Detail, Typical., Ledger Detail,
As Noted

Sheet No.

scale
date
05/01/2026
no. 13 of. 17

A13
Project
##2363

GENERAL NOTES

USE OF THE DOCUMENTS

THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED. TITLE TO THESE REMAINS WITH FUKUI ARCHITECTS P.C. (FAR). VISUAL COPY OF THE DOCUMENTS IS PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DIVISION 1 - GENERAL CONDITIONS

APPLICABILITY OF HUD GENERAL CONDITIONS

THE HUD, GENERAL CONDITIONS, CURRENT EDITION, SHALL APPLY TO THE PROJECT. A COPY OF THE GENERAL CONDITIONS IS AVAILABLE AT THE OFFICE OF FAR.

MULTIPLE CONTRACT

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT, ELECTRICAL CONTRACT, AND ADDITIONAL CONTRACTS APPLICABLE IN THE CONSTRUCTION DOCUMENTS.

2. GENERAL REQUIREMENTS OF CONTRACTS

REFER TO RESPONSIBILITY MATRIX IN CONSTRUCTION DOCUMENTS, UNLESS THE AGREEMENT CONTAINS A MORE SPECIFIC DESCRIPTION OF THE WORK OF EACH CONTRACT. REQUIREMENTS INDICATED ON DRAWINGS AND IN SPECIFICATION SECTIONS DETERMINE WHICH CONTRACT INCLUDES A SPECIFIC ELEMENT OF PROJECT.

3. SCOPE OF WORK RESPONSIBILITY

GENERAL CONSTRUCTION CONTRACT (GC)

WORK OF THE GENERAL CONSTRUCTION CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE REMAINING WORK NOT IDENTIFIED AS WORK UNDER OTHER CONTRACTS.

B. **PLUMBING CONTRACT (P)**
WORK OF THE PLUMBING CONTRACT INCLUDES, BUT IS NOT LIMITED TO, PLUMBING FIXTURES AND APPLIANCES (INCLUDING BUT NOT LIMITED TO: SINKS, TUBS, SHOWER ENCLOSURES, SINK BASINS, FAUCETS AND DRAIN ASSEMBLIES, ETC.) PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT. PLUMBING CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT.

C. **HVAC CONTRACT (H)**
WORK OF THE HVAC CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ALL MECHANICAL EQUIPMENT AND CONNECTIONS TO EQUIPMENT FURNISHED BY HVAC CONTRACT AND ELECTRICAL CONTRACT. MECHANICAL EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: FURNACES AND CONDENSERS, KITCHEN AND BATH EXHAUST FANS, THERMOSTATS AND CONTROLS, ETC.

D. **ELECTRICAL CONTRACT (E)**
WORK OF THE ELECTRICAL CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ELECTRICAL EQUIPMENT AND FIXTURES INCLUDING BUT NOT LIMITED TO: INTERIOR AND EXTERIOR LIGHT FIXTURES, SMOKE AND CO DETECTORS, COMPLETE CIRCUIT BREAKER PANELS INCLUDING ALL BREAKERS AND LABELING, ELECTRICAL SERVICE ENTRANCE, WIRING AND ELECTRICAL AND LOW VOLTAGE CONNECTIONS TO EQUIPMENT FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT. ELECTRICAL CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT

INSURANCE REQUIREMENTS

PER HACP GENERAL CONDITIONS, EACH PRIME CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK, WORKMAN'S COMPENSATION, AND COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE AND AUTOMOBILE. INSURANCE, IN ACCORDANCE WITH HACP AND STATUTORY REQUIREMENTS, MUST BE FROM THE LAWS OF THE STATE AND AS DIRECTED BY THE HACP. PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE HACP, ARCHITECT, AND TENANT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOSS AND RESPONSIBILITY FOR ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. CONTACT HACP REPRESENTATIVE FOR ANY SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION. ALL SUCH COSTS SHALL BE BORNE BY THE CONTRACTOR.

CODE CONFORMANCE

ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO UNIVERSAL ACCESSIBILITY.

PERMITS, FEES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND LICENSES REQUIRED TO PERFORM THE WORK (UNLESS OTHERWISE NOTED). A COPY OF SUCH SHALL BE FURNISHED TO THE HACP, HE/HSHE SHALL GIVE NOTICES AS REQUIRED AND PAY FOR ALL INSPECTION TESTS TO ENSURE THEY TAKE PLACE IN A TIMELY MANNER. ANY ADDITIONAL COSTS INCURRED BY THE HACP FOR THE CONTRACTOR'S FAILURE TO ACT IN THIS MANNER SHALL BE BORNE BY THE CONTRACTOR.

SUBMITTALS

PER HACP GENERAL CONDITIONS, CONTRACTOR TO SUBMIT TO ARCHITECT, ELECTRONIC SHOP DRAWINGS, SHOP DRAWINGS AND MATERIALS. TWO SAMPLES OF ALL FINISHES ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SUBSTITUTIONS

SUBSTITUTIONS FOR PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECT OR HACP'S APPROVAL. ANY REQUESTS FOR SUBSTITUTION BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT WITH THE APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. THE WARRANTY AND PERFORMANCE OF A SUBSTITUTED PRODUCT OR MATERIAL SHALL EQUAL OR EXCEED THE ORIGINALLY SPECIFIED PRODUCT. IN ADDITION THE CONTRACTOR SHALL WARRANT THAT SUBSTITUTED MATERIALS SHALL PERFORM AS SPECIFIED.

AS-BUILT DOCUMENTS

ALL CONTRACTORS SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES TO RECORD AND INDICATE THE LOCATION WHEN THE WORK CHANGES. CHANGES TO THE WORK, INCLUDING BUT NOT LIMITED TO: SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC., CHANGES WITHIN THE CONSTRUCTION DOCUMENTS, AND ANY OTHER ITEMS WHICH MAY AFFECT FUTURE CONSTRUCTION, RENOVATIONS OR CHANGES, THIS INFORMATION SHALL BE SUBMITTED TO THE HACP AND ARCHITECT ON A CLEAN SET OF MARKED-UP PRINTS UPON COMPLETION OF THE PROJECT.

PROJECT SUPERVISION

THE CONTRACTORS SHALL DILIGENTLY PROSECUTE THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE HIS/HER PERSONAL SUPERVISION AND ATTENTION TO THE WORK AND TO MAINTAIN A COMPETENT PROJECT MANAGER, SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR HIM/HER. THE CONTRACTOR SHALL PROVIDE SUFFICIENT AND SATISFACTORY FORCES REQUIRED TO ENSURE THE PROSECUTION OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE. NEGLECT OR FAILURE TO FURNISH SUCH FORCES OR MEET REQUIRED DATES SHALL BE GROUNDS FOR TERMINATION OF AGREEMENT. THE HACP AT THEIR OPTION MAY FURNISH ADDITIONAL FORCES AT THE CONTRACTOR'S EXPENSE TO MEET THE SCHEDULE AND COMPLETION DATE AND/OR WITH LEGAL NOTICE RECOVER DAMAGES ARISING FROM SUCH DELAYS, INCLUDING BUT NOT LIMITED TO RENT CHARGES.

PROJECT MEETINGS

GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE WEEKLY CONSTRUCTION MEETINGS. ALL PRIME AND SUBCONTRACTORS WHOSE WORK IS UNDERWAY OR WHO SHOULD BE PRESENT FOR COORDINATION PURPOSES ARE TO ATTEND. GENERAL CONTRACTOR TO PROVIDE MEETING MINUTES PRIOR TO SUBSEQUENT MEETING.

RESPONSIBILITY FOR JOB CONDITIONS

THE CONTRACTORS ACKNOWLEDGE THAT HE/HSHE HAS SATISFIED HIM/HERSELF AS TO THE NATURE, LOCATION, GENERAL CONDITIONS AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON

TRANSPORTATION CODES AND ORDINANCES, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, TYPE OF PAYMENT AND FACILITIES REQUIRED TO DO SO, PROPERLY ESTIMATING THE DIFFICULTY OR COST THEREOF. HACP ASSUMES NO RESPONSIBILITY FOR ANY REPRESENTATIONS MADE BY ANY OF ITS AGENTS OR REPRESENTATIVES TO CONTRACTOR DURING OR PRIOR TO EXECUTION OF AGREEMENT. UNLESS SUCH REPRESENTATION AND HAPCS REPRESENTATION IS EXPLICITLY MADE IN WRITING, HACP ASSUMES NO ADDITION TO THE CONTRACT BID CAN BE ACCEPTED FOR CONDITIONS INCREASING THE COST IF SUCH CONDITIONS COULD HAVE BEEN OBSERVED THROUGH SITE INSPECTION.

FIELD VERIFICATION OF EXISTING CONDITIONS

VERIFY ALL LINES, LEVELS, INTERFERENCES, FIELD DIMENSIONS AND ALIGNMENTS AGAINST THE DRAWINGS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS TO REPORT TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. FAILURE TO REPORT TO THE ARCHITECT FOR INTERPRETATION OF SUCH CONDITIONS OR COVERING OVER A CONDITION WHICH SUBSEQUENTLY CAUSES ANY DELAY OR ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BE HELD FOR ANY DAMAGES RESULTING THERE FROM.

INTERPRETATION OF THE DOCUMENTS

ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. ALL CONTRACTORS ARE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS. THE ARCHITECT HAS THE RIGHT TO NAME THE ARBITER OF THE DOCUMENTS, ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, IS AT THE CONTRACTOR'S OWN RISK AND WITHOUT RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

LAYOUT, CONFLICTS AND DIMENSIONING

ALL PLUMBING DIMENSIONS ARE GIVEN FROM FINISHED SURFACES OR CENTERLINES, UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS ALWAYS SUPERSEDE MEASURED OR SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS.

ANY CONFLICT BETWEEN DETAIL, DIMENSION, MATERIAL, OR SPECIFICATION IS TO BE ADDRESSED TO THE ARCHITECT FOR INTERPRETATION. ALL CLARIFICATION REQUESTS SHALL BE MADE THROUGH AN OFFICIAL RFI TO THE ARCHITECT. THE ARCHITECT SHALL HAVE 10 BUSINESS DAYS TO CLARIFY AN RFI. ANY SUCH CONFLICT NOT SO RESOLVED WHEREBY LATER CORRECTION IS REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTOR SHALL WORK FROM MOST RECENT DRAWINGS, SUPPLEMENTED BY HACP ARCHITECT - WORK SHALL BE PERFORMED ONLY AFTER WRITTEN DIRECTION BY HACP OR ARCHITECT.

THE CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN LAYOUT AND FOR COORDINATING WITH OTHER TRADES. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. ANY VARIANCES FROM THESE SHALL BE AT THE RISK OF THAT TRADE OR PRIME CONTRACTOR. VERIFY ALL EQUIPMENT AND CLEARANCES PRIOR TO LAYOUT. THE SPECIFIC PRIME CONTRACTOR SHALL BE HELD FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT. THE CONTRACTORS SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT ANY DEVIATIONS FROM THOSE SHOWN TO THE ARCHITECT. THE GENERAL CONTRACTOR AND EACH SEPARATE PRIME CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULING OF HIS/HER FORCES WITH OTHER CONTRACTORS AND SUBTRADES (SHOULD THERE BE ANY), AND HACP'S REPRESENTATIVE. ANY FAILURE TO PROPERLY COORDINATE THE WORK, WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE, SHALL BE BORNE BY THE SEPARATE PRIME CONTRACTOR.

CLEANLINESS OF JOB SITE, PROTECTION OF PREMISES, AFTER HOURS WORK

THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND PROPERLY MANNER AT ALL TIMES AND DULICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND DEBRIS. ALL MATERIAL SHALL BE STACKED NEATLY IN CENTRAL LOCATIONS APPROVED BY THE HACP AND/OR THE GENERAL CONTRACTOR. IF CONTRACTORS DO NOT MAINTAIN THE PROPERLY CLEAN WORK AREA, THE CONTRACTOR TO COMPLY. HEREWITH, HACP MAY AFTER 24 HOURS WRITTEN NOTICE TO THE INDIVIDUAL OFFENDING CONTRACTOR, HIRE THE NECESSARY LABOR TO ADEQUATELY CLEAN, CHARGES FOR SUCH WORK SHALL BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY OTHERS. THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS AS REQUIRED.

TEMPORARY UTILITIES

THE INDIVIDUAL PRIME CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM HIS/HER WORK INCLUDING, BUT NOT LIMITED TO ELECTRICITY, WATER, HEAT AND TELEPHONE. EACH CONTRACTOR SHALL MAINTAIN AT HIS/HERSIST A PHONE, AND COLLECTIVELY A SITE OFFICE AREA PROPERLY SECURED.

CHANGES IN THE WORK

ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF HACP OR ARCHITECT PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE HACP OR HIS/HER REPRESENTATIVES FOR SUCH ITEMS.

ACCESSIBILITY GUIDELINES:

ALL EQUIPMENT, MATERIALS, AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE CODE SHALL APPLY.

DEMOLITION/ALTERATION NOTES

HAZARDOUS MATERIALS REMOVAL (GC)

IF NOT ALREADY IDENTIFIED OR REMOVED, ANY MATERIALS DISCOVERED IN THE COURSE OF CONSTRUCTION THAT ARE DEEMED AS HAZARDOUS, SUCH AS BUT NOT LIMITED TO, ASBESTOS OR LEAD PAINTS, SHALL BE REMOVED, ENCAPSULATED OR LEFT IN ITS PRESENT CONDITION AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL UTILIZE THE APPROPRIATE LITERATURE, PROCEDURES AND DISPOSAL METHODS AS PER STANDARD PRACTICE, FEDERAL, STATE AND LOCAL CODES. REMOVAL OF HAZARDOUS MATERIALS NOT PREVIOUSLY IDENTIFIED SHALL BE AT AN EXTRA COST TO THE CONTRACT, EXCEPT THAT HACP SHALL HAVE THE OPPORTUNITY TO HAVE THE MATERIALS REMEDIATED AT ITS OWN EXPENSE.

ALL HAZARDOUS MATERIALS TO BE DISPOSED OR ENCAPSULATED PER REPORTS AND SPECIFICATIONS PROVIDED BY ARCHITECT AND HACP.

ABANDONED OR REMOVED EQUIPMENT (M, P, E)

ALL PLUMBING, DUCT WORK, ROOF TOP UTILITY, SEWER & WATER LINES TO BE REMOVED MUST BE CAPPED AND REMOVED TO THE POINT OF CONNECTION TO BUILDING MAIN UTILITY LOCATION - NO EXCEPTIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ARCHITECT PRIOR TO ANY SUCH WORK, INCLUDING ROOF PENETRATIONS. EACH PRIME CONTRACTOR SHALL REMOVE ALL THEIR RESPECTIVE EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING SYSTEMS, WIRING, ETC., NOT BEING REUSED. ... DO NOT ABANDON IN PLACE.

EACH PRIME CONTRACTOR IS RESPONSIBLE TO VERIFY VISUALLY ALL CONDITIONS RELATIVE TO SERVICE REQUIREMENTS AND CODE CONFORMANCE FOR THIS SPACE, AND TO COORDINATE ALL WITH HAPCS REPRESENTATIVE. REPORT ANY DEVIATION FROM INFORMATION ON DRAWINGS TO ARCHITECT PRIOR TO COMMENCING WORK. FAILURE TO DO SO WILL RESULT IN CONTRACTOR BEING HELD RESPONSIBLE FOR ANY COSTS FOR SUBSEQUENT CHARGES.

SELECTIVE DEMOLITION

DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON THE DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION, WHEN PERMITTED BY ARCHITECT. ITEMS MAY BE REMOVED TO A SUITABLE PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND RE-INSTALLED IN THEIR ORIGINAL LOCATION AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. EACH INDIVIDUAL PRIME

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR OWN ACTIVITIES OR REQUIRED DEMOLITION.

CONTRACT CLOSEOUT:

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND HACP'S REPRESENTATIVE TO PERFORM A PRELIMINARY FINAL INSPECTION. A PUNCH LIST OF ALL OUTSTANDING WORK TO BE CORRECTED, FINISHED, PERFORMED OR COMPLETED SHALL BE SUBMITTED BY EACH PRIME CONTRACTOR. ALL WORK OUTLINED ON THE INITIAL PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE FINAL INSPECTION AND BEFORE THE PROJECT WILL BE ACCEPTED FOR FINAL COMPLETION. AFTER ALL REQUIREMENTS PREPARATORY TO THE FINAL INSPECTION HAVE BEEN COMPLETED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER TO PERFORM A FINAL INSPECTION. IF ALL THE WORK HAS BEEN COMPLETED, THE ARCHITECT, INCLUDING PUNCH LIST ITEMS FROM EARLIER INSPECTIONS, AND NO FURTHER CORRECTIONS ARE REQUIRED, THE ARCHITECT SHALL RECOMMEND FINAL ACCEPTANCE OF THE PROJECT.

ALL PUNCH LIST ITEMS TO BE COMPLETED WITHIN THIRTY (30) WORKING DAYS OF RECEIPT, OR FINAL 10% DRAW WILL BE FORFEITED. ALL WORK NOT COMPLETED WITHIN THE ALLOTTED TIME WILL BE COMPLETED BY HACP AT PRIME CONTRACTOR'S EXPENSE. FINAL COMPLETION OCCURS WHEN ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND OCCUPANCY PERMIT HAS BEEN ISSUED.

PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE START UP OF ALL EQUIPMENT FURNISHED, INSTALLED OR SERVICED UNDER THIS AND WITH THE DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ITS EQUIPMENT, ELECTRICAL SYSTEMS AND APPLIANCES ARE FUNCTIONAL AND OPERATIONAL AND THAT ALL PLUMBING AND HVAC EQUIPMENT IS OPERATING QUIETLY AND FREE FROM VIBRATION. CONTRACTOR SHALL PROVIDE A SIGNIFICANT BINDER AND TENANT CONTAINING MAINTENANCE MANUALS, INCLUDING OPERATION INSTRUCTIONS, SPARE PARTS, WARRANTIES, INSPECTION PROCEDURES, AND DATA FOR EACH SYSTEM OR EQUIPMENT ITEM.

ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE FURNISHED.

FINAL CLEANING: AT THE TIME OF THE PROJECT CLOSE OUT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN AND READY THE SPACE FOR OCCUPANCY. THIS SHALL AT MINIMUM, INCLUDE HARDWARE, LIGHT FIXTURES, REPLACEMENT OF BURNED OUT LAMPS, REMOVAL OF NON PERMANENT PROTECTION AND LABELS, TOUCH UP OF ANY MINOR FINISH DAMAGES, AND CLEANING OR REPLACEMENT OF MECHANICAL SYSTEM FILTERS. DAMAGE TO ANY FINISH, SURFACE, EQUIPMENT OR OBJECT CAUSED DURING CLEANING SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT HIS/HER OWN COST.

UPON COMPLETION OF THE PROJECT, GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT AND PROVIDE A COPY OF THE ORIGINAL TO HACP AND ARCHITECT.

AT EACH PAYMENT REQUEST AND BEFORE PAYMENT IS MADE, EACH CONTRACTOR SHALL DELIVER TO THE HACP A COMPLETE RELEASE OF ALL SUB CONTRACTOR'S AND SUPPLIER'S LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL COVERING ALL LABOR AND MATERIALS COSTS WHICH THEN CANNOT BE FILED OR A BOND SATISFACTORY TO THE HACP INDEMNIFYING HACP AGAINST ANY LIENS.

CONTRACTOR GUARANTEES

WARRANTIES AND GUARANTEES. IN ADDITION TO OTHER GUARANTEES HEREIN REQUIRED, PRIME CONTRACTORS HEREBY GUARANTEE THAT WHEN HE/SHE DELIVERS TO THE HACP FOR ACCEPTANCE THE WORK TO BE PERFORMED UNDER THIS AGREEMENT, THE SAME SHALL BE IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY HACP), OR OTHER LABOR OR MATERIALS. ALL MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE HACP'S SATISFACTION BY THE RESPONSIBLE PRIME CONTRACTOR AT THE PRIME CONTRACTOR'S EXPENSE.

DIVISION 2 - SITE WORK - NOT APPLICABLE

DIVISION 3 - CONCRETE (GC)

PLAIN AND REINFORCE CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC 2018 AND ACI 318 AS AMENDED IN SECTION 1905 OF THE IBC 2018.

CONCRETE TO BE INSTALLED AND CURED PER ACI 318 AND BE NORMAL WEIGHT (144PCF) WITH COMPRESSIVE STRENGTH IN 28 DAYS OF 4000 PSI. AIR ENTRAINED, CEMENT SHALL BE PORTLAND, TYPE 1 (FLY ASH & COUND UNAD GRANULATED BLAST FURNACE SLAG ARE PERMITTED). COARSE AGGREGATE SHALL BE MAXIMUM 1/2" MAXIMUM. AIR ENTRAINED SHALL BE 7 PERCENT. SLUMP SHALL BE 4" MAXIMUM

REINFORCING BARS SHALL COMPLY WITH A.S.T.M. A615--GRADE 60. WELDED WIRE FABRIC SHALL COMPLY WITH A.S.T.M. A185.

4" MINIMUM COMPACTED GRAVEL BED TO PLACE CONCRETE TO BE #57 HARD OR MACHINE COMPACTED BEFORE CONCRETE PLACEMENT.

PROVIDE COLD-APPLIED JOINT SEALANTS, SINGLE COMPONENT, SILICONE, SELF-LEVELING TYPE, BY SIKA OR EQUAL.

ROUND BACKER RODS FOR COLD-APPLIED JOINT SEALANTS: ASTM D5249, TYPE 3, OF DIAMETER AND DENSITY REQUIRED TO CONTROL JOINT SEALANT DEPTH AND PREVENT BOTTOM-SIDE ADHESION OF SEALANT, BY SIKA OR EQUAL.

DIVISION 4 - MASONRY (GC)

BRICK MASONRY REPOINTING

BRICK MASONRY REPOINTING SPECIALIST QUALIFICATIONS: ENGAGE AN EXPERIENCED BRICK MASONRY REPOINTING FIRM TO PERFORM WORK OF THIS SECTION. FIRM SHALL HAVE COMPLETED WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL REPOINTING WORK. REPOINTING EXPERIENCE IN ONLY INSTALLING MASONRY IS INSUFFICIENT EXPERIENCE FOR MASONRY REPOINTING WORK.

REPOINTING OF AREAS INDICATED IN THE DRAWINGS AND LOCATIONS WITH THE FOLLOWING DEFECTS:

- A. HOLES AND MISSING MORTAR.
- B. CRACKS THAT CAN BE PENETRATED 1/4 INCH OR MORE BY A KNIFE BLADE 0.027 INCH THICK.
- C. CRACKS 1/8 INCH OR MORE IN WIDTH AND OF ANY DEPTH, DISJOINTS, OR SOUNDING WHEN TAPPED BY METAL OBJECT.
- D. ERODED SURFACES 1/4 INCH OR MORE DEEP.
- E. DEGRADATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
- F. JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.

MATERIALS
PORTLAND CEMENT: ASTM C 150/C 150M TYPE I OR TYPE II EXCEPT TYPE III, MAY BE USED FOR COLD-WATER CONSTRUCTION. GRAY, WHERE REQUIRED FOR COLOR MATCHING OF MORTAR.

MASONRY CEMENT: ASTM C 91/C 91M, MANUFACTURERS' SPECIFIC TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
• CEMEX S.A.B. DE C.V.
• HOLCIM (US) INC.
• QUIKRETE, THE QUIKRETE COMPANIES, LLC.

REMOVE GUTTERS, DOWNSPOUTS AND ASSOCIATED HARDWARE ADJACENT TO MASONRY REPOINTING, REINSTALL WHEN REPOINTING IS COMPLETED. PROVIDE TEMPORARY RAIN DRAINAGE DURING WORK TO DIRECT WATER AWAY FROM THE BUILDING.

SEE LINTEL REPLACEMENT BELOW AND COORDINATE MASONRY REPOINTING AND REPLACEMENT WITH REMEDIAL LINTEL REPAIR OR REPLACEMENT.

RETAINING WALL
WHEN NOTED ON THE DRAWINGS, NEW DRYSTACK RETAINING WALL BELGARD OR EQUAL, TO MATCH EXISTING COLOR AND TYPE OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE. REMOVE SUFFICIENT SOIL TO ALLOW ACCESS TO INSTALL A NEW WALL AND RE-INSTALLED IN THEIR ORIGINAL LOCATION AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. INSTALL NEW CONCRETE TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. INSTALL NEW

WALL WITH ALL NECESSARY PINS, GEOGRID AND CAP PIECES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

RETAINING WALL ACCESSORIES

WALL CAPS, PINS AND GEOGRID FABRIC.
REPLACEMENT WALL CAPS TO MATCH EXISTING, MATERIAL CONCRETE BY BELGARD OR EQUAL. COLOR AND TYPE TO MATCH EXISTING OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

GLASS BLOCK

SOLID GLASS BLOCK COLORLESS, TRANSPARENT, SMOOTH FACES AND MANUFACTURER'S STANDARD EDGE COATING WHITE, BY SEVES. OWINGS CORNING GLASS BLOCK OR EQUAL. SILICONE SEALANT BY SIKA OR EQUAL. PRODUCT INFORMATION AND SAMPLE TO BE PROVIDED TO ARCHITECT AND HACP FOR APPROVAL. SIZE OF GLASS BLOCK TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SIZES. GLASS BLOCK SHALL BE INSTALLED PER IBC AND IRC BUILDING CODE AND TMS 402/ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"

DIVISION 5 - METALS

STEEL BEAMS, ANGLES AND PLATES

SHOP PRIMED WITH RUST PREVENTATIVE PAINT. DIMENSIONS AND GRADE TO MATCH EXISTING SHOP DRAWINGS TO BE PROVIDED BY GC.

ALL EXTERIOR LINTELS MUST BE HOT-DIP GALVANIZED PER ASTM A123.

LINTEL REPLACEMENT/ INSTALLATION ON BRICK VENEER EXTERIOR

PROTECT EXISTING OPENING WITH PLYWOOD. TEMPORARILY SHORE AND REMOVE EXISTING BRICK ABOVE THE OPENING AT LEAST 6 INCHES ON EACH SIDE. MINIMUM VERTICAL CLEARANCE TO REMAIN. EXISTING METAL ANGLE REMOVE AND EXISTING LINTEL WITH NEW GALVANIZED STEEL ANGLE TO MATCH EXISTING LENGTH AND GAUGE. PROVIDE NEW FLASHING OVER NEW LINTEL AND CALULK AGAINST HOUSE WRAP. REINSTATE EXISTING BRICK.

FOR LINTEL CLEANING USE METAL CLEANING ON NEXT SECTION.

METAL CLEANING

EXECUTION OF THE WORK IN CLEANING ITEMS, DISTURB THEM AS MINIMALLY AS POSSIBLE AND AS FOLLOWS:

- REMOVE ALL DETERIORATED COATINGS AND CORROSION.
- SEQUENCE WORK TO MINIMIZE TIME BEFORE PROTECTIVE COATINGS ARE REAPPLIED.
- CLEAN ITEMS IN PLACE UNLESS OTHERWISE INDICATED.

MECHANICAL COATING REMOVAL: USE GENTLE METHODS, SUCH AS SCRAPPING AND WIRE BRUSHING, THAT WILL NOT ABRASE METAL SUBSTRATE.

REPAINT: WHERE INDICATED, PREPARE PAINTED DECORATIVE METAL BY CLEANING SURFACE, REMOVING LESS THAN FIRMLY ADHERED EXISTING PAINT, SANDING EDGES SMOOTH, REMOVING EXISTING PAINT AND PRIMING FOR PAINTINGS AS SPECIFIED.

METAL AWNINGS

BASIS OF DESIGN. MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FINISHING, BRUSHING, AND SUPPLYING AND INSTALLING ALUMINUM DECKING ALUMINUM INTERLOCKING PANELS. PROFILE AND THICKNESS AS DETERMINED BY MANUFACTURER. FACTORY APPLIED BACKED ENAMEL OR KYNAR PAINT FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE. PROVIDE THE DESIGN AND FINISH FOR TYPE OF USE AND FINISH INDICATED, AND WITH STRENGTH AND DURABILITY PROPERTIES FOR EACH ALUMINUM FORM REQUIRED NOT LESS THAN THAT OF ALLOY AND TEMPER DESIGNATED BELOW.

ALUMINUM METAL RAILINGS

BASIS-OF-DESIGN. PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE AZEK BUILDING PRODUCTS, INCORPORATED, OR COMPARABLE PRODUCT, FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE. PROVIDE THE DESIGN AND FINISH FOR TYPE OF USE AND FINISH INDICATED, AND WITH STRENGTH AND DURABILITY PROPERTIES FOR EACH ALUMINUM FORM REQUIRED NOT LESS THAN THAT OF ALLOY AND TEMPER DESIGNATED BELOW.

DIVISION 6 - WOOD AND PLASTICS

WOOD FRAMING AND BLOCKING

SELECT STRUCTURAL GRADE DOUGLAS FIR SOUTH, SIZES AS INDICATED ON DRAWINGS. COMPLY WITH NO RECOMMENDED NAILING SCHEDULE" OF THE MANUAL FOR HOUSING FRAMING.

FLOOR SHEATHING (IF REQUIRED) - PROVIDE 3/4" TAG PLYWOOD FLOOR SHEATHING OR OSB STRUCTURAL FIBERBOARD, ALIGN PANELS ACROSS A MINIMUM OF TWO SUPPORTS WITH STRENGTH AXIS PERPENDICULAR TO AXIS OF JOISTS, STAGENT-BASED JOISTS, GLUE TO JOISTS AND EDGES WITH ELASTOMERIC SOLVENT-FRAGED GLUE. CONFORMING TO APA SPECIFICATION AND FASTENED WITH 8D COMMON OR 6D ANNUAL OR SPIRAL NAILS AT 6" O.C. ALONG EDGES AND 10" ALONG INTERMEDIATE SUPPORTS. FOLLOW PANEL MANUFACTURER'S INSTALLATION RECOMMENDATIONS FOR SUB-FLOOR PREP, PRIOR TO INSTALLATION OF FINISH FLOORING.

EXTERIOR WOOD FRAMING EXPOSED TO WEATHERING AND INSECTS SHALL BE PROVIDED WITH PRESURIZED TREATED LUMBER, KILN DRIED TO 15% MOISTURE CONTENT BEFORE INSTALLATION.

WOOD TRIM AND MOLDINGS

PROVIDE FURNITURE GRADE SOLID HARDWOOD TRIM AND MOLDINGS, STAIN ALL SIDES AND ENDS, WOOD TRIM AND MOLDINGS TO MATCH EXISTING UNLESS OTHERWISE NOTED ON DRAWINGS.

INSTALL WOOD TRIM AND MOLDINGS WITH MITER AT CORNERS, MITERED LAP SPICES, AND SET WITH COUNTER SUNK GALVANIZED FINISH NAILS CAPPED WITH WOOD PUTTY SANDED SMOOTH. COMPLY WITH AWH 300 FOR ALL STANDING AND RUNNING TRIM.

FABRICATION QUALIFICATIONS

FIRM EXPERIENCE IN PRODUCING ARCHITECTURAL WOODWORK SIMILAR TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO PRODUCE REQUIRED UNITS WITHOUT DELAYING THE WORK.

INTERIOR ARCHITECTURAL WOODWORK

INSTALLER QUALIFICATIONS

ARRANGE FOR INTERIOR ARCHITECTURAL WOODWORK INSTALLATION BY A FIRM THAT CAN DEMONSTRATE SUCCESSFUL EXPERIENCE IN INSTALLING ARCHITECTURAL WOODWORK SIMILAR IN TYPE AND QUALITY TO THOSE REQUIRED FOR THIS PROJECT.

QUALITY STANDARD: UNLESS OTHERWISE INDICATED, COMPLY WITH AIA'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS."

ENVIRONMENTAL LIMITATIONS: DO NOT DELIVER OR INSTALL WOODWORK OR UNTIL HUMIDITY IS ENCLOSED, WHEN THE HEATING, VENTILATION AND HVAC SYSTEM IS OPERATING AND MAINTAINING TEMPERATURE AND RELATIVE HUMIDITY AT OCCUPANCY LEVELS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD. INSERT LIST OF PRE-APPROVED FIRMS. REFER TO AIA'S OR ICA'S MEMBER LIST FOR NAMES OF WOODWORKING FIRMS THAT COULD POTENTIALLY BE INCLUDED.

MATERIALS

WOOD SPECIES AND CUT FOR TRANSPARENT FINISH: AS INDICATED ON DRAWINGS.

WOOD SPECIES FOR OPAQUE FINISH: ANY CLOSED-GRAIN HARDWOOD.

GENERAL: COMPLETE FABRICATION TO MAXIMUM EXTENT POSSIBLE BEFORE SHIPMENT TO PROJECT SITE. WHERE NECESSARY FOR FITTING AT THE SITE, PROVIDE ALLOWANCE FOR SCRIBING, TRIMMING, AND FITTING.

- INTERIOR WOODWORK GRADE: AWM CUSTOM.
- SHOP CUT OPENINGS TO MAXIMUM EXTENT POSSIBLE. SAND EDGES OF CUTOUTS TO REMOVE SPLINTERS AND BURRS. SEAL EDGES OF OPENINGS IN COUNTERTOPS WITH A COAT OF VARNISH.

- FOR TRANSPARENT-FINISHED TRIM ITEMS WIDER THAN AVAILABLE LUMBER, USE VENEERED CONSTRUCTION. DO NOT GLUE FOR WIDTH.
- BACK OUT OR GROOVE BACKS OF FLAT TRIM MEMBERS AND KERF BACKS OF OTHER WIDER, FLAT MEMBERS, EXCEPT FOR MEMBERS WITH ENDS EXPOSED IN FINISHED WORK.
- ASSEMBLE CASINGS IN PLACE EXCEPT WHERE LIMITATIONS OF ACCESS TO PLACE OF

PLASTIC LAMINATE CLAD ARCHITECTURAL CABINETS

QUALITY STANDARD: UNLESS OTHERWISE INDICATED, COMPLY WITH THE ARCHITECTURE, WOODWORK, OR SLAG MINERAL WOOL INSULATION. CABINETS INDICATED FOR CONSTRUCTION, FINISHES, INSTALLATION, AND OTHER REQUIREMENTS.

ARCHITECTURAL WOODWORK STANDARDS GRADE: AWM PREMIUM.

TYPE OF CONSTRUCTION: FRAMELESS.

SOLAR HEAT GAIN COEFFICIENT FOR ALL VERTICAL GLAZING: NR
LIGHTS: 0.65 MAX

DIVISION 9 – FINISHES (GC)

ALL FINISH TRIM TO BE PAINT GRADE POPHAR OR OTHER TIGHT-GRAINED HARDWOOD, SMOOTH SANDED FINISHED WITH SCARFED JOINTS, GLUED AND NAILED, NO BUTT JOINTS.

GYPSUM BOARD TO BE FINISHED AS SPECIFIED ACCORDING TO THE FOLLOWING:

STANDARD FINISH (LEVEL 4 PER GA 216-96): ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. BEFORE FINAL DECORATION PREPARE SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES.

TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE.

ALL INTERIOR GYPSUM BOARD WALLS AND CEILINGS TO BE 1/2" THICK BY USG OR EQUAL UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL 1/2" "AQUATOUGH" BY USG OR EQUAL AT ALL LOCATIONS UNLESS THE WET LOCATIONS, ON GARAGE CEILINGS UNDER LIVING SPACES BY USG AND INSTALL 5/8" TYPE X TO COVER CEILING AND DUCTWORK BY USG OR EQUAL UNLESS NOTED OTHERWISE.

ALL PARTITIONS ARE TO BE SET IN CAULK.

ALL WORK TO BE COMPLETED IN A FIRST CLASS MANNER WITH NO EXPOSED, UNFINISHED EDGES, NAILS, SCREWS, ETC.

PAINTING

ALL EXTERIOR SURFACES IDENTIFIED TO BE PAINTED SHALL RECEIVE 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

ALL INTERIOR DRYWALL AND PLASTER SURFACES SHALL RECEIVE A 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

CEILINGS TO RECEIVE FLAT FINISH PAINT- UNLESS NOTED OTHERWISE, WALLS TO RECEIVE EGG-SHELL FINISH – UNLESS NOTED OTHERWISE. TRIM AND DOORS SHALL RECEIVE SEMI-GLOSS FINISH.

CONCRETE AND MASONRY COATINGS

BASIS-OF-DESIGN INTERIOR PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE NEGAROD, A PART OF HEMPEL, NEOFLX NEOCRYLIC-H WALL-GARD HD, SERIES 1 WALL-GARD HD, SERIES 2 WITH REINFORCED FABRIC LAYER BASECOAT AND TOPCOAT SYSTEM OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING: PPG PAINTS, SHERWIN-WILLIAMS COMPANY OR EQUAL.

CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF COATINGS, INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.

CONCRETE SUBSTRATES, REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK.

DO NOT COAT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE COATED EXCEEDS THAT PERMITTED IN COATING MANUFACTURER'S WRITTEN INSTRUCTIONS.

TILE & FLOORS

PROPERLY PREPARE SUB FLOOR TO RECEIVE SPECIFIED FINISH FLOORING.

ON VERTICAL SURFACES, TILE MAY BE SET OVER 1/2" MOISTURE RESISTANT DRYWALL ABOVE 6 FEET. FASTEN BACKER USING CORROSION RESISTANT STEEL DRILL SCREWS AS RECOMMENDED BY MANUFACTURER. TAPE ALL JOINTS AS RECOMMENDED BY MANUFACTURER USING POLYMER-COATED, OPEN GLASS-FIBER MESH. TILE SETTING MATERIAL SHALL BE A LATEX-PORTLAND CEMENT MORTAR WITH A DRY POLYMER ADDITIVE. TILE GROUT SHALL BE EPOXY GROUT. VERIFY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS, JOINTS, HORIZONTALLY AND VERTICALLY SEAL WITH ONE-PART MILDEW RESISTANT SILICONE SEALANT. FOLLOW "TILE COUNCIL OF AMERICA 2003 EDITION HANDBOOK FOR THE CERAMIC TILE INSTALLATION".

FLOORING PREP

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOORS PREPPED AND LEVEL, READY TO RECEIVE SCHEDULED FLOOR FINISH. CONCRETE SLAB SURFACES SHALL BE CLEANED AND MOIST SMOOTH WITH LEVELING COMPOUND AND SUBSTRATE PRIMER PRIOR TO THE INSTALLATION OF ANY TILE OR CARPET. ALL PREPARATORY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLOORING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

LVT FLOORING

BASIS OF DESIGN: PROVIDE LUXE PLANK AND TILE WITH FASTAK INSTALLATION LUXURY VINYL TILE BY ARMSTRONG COMMERCIAL FLOORINGS OR EQUAL. APPROVAL BY ARCHITECT AND HACP REQUIRED.

THICKNESS: 12 MIL WEAR LAYER 4 X MM OVERALL THICKNESS, NO WAX.

SIZE: 7 INCHES BY 48 INCHES AND 18 INCHES BY 18 INCHES .

COLORS AND PATTERNS: ARCHITECT TO SELECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND SIZES AND TO BE APPROVED BY HACP.

FLOOR SURFACE IS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, OR BUMPS, ALL EDGE CONDITIONS TO BE FLOATED UP FOR SMOOTH EVEN FLUSH TRANSITION.

DIVISION 10 – SPECIALTIES (GC)

TILET DISPENSER

BASIS OF DESIGN: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

CURTAIN ROD

BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY BRADLEY CORPORATION OR EQUAL. QD, STRAIGHT ROD, MOUNTING FLANGES, STAINLESS STEEL SATIN FINISH.

ROBE HOOK

BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

TOWEL BAR

BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS, 3/4" ROUND TUBE WITH CIRCULAR BRACKETS, 18 INCHES OR 24 INCHES TO FIT AVAILABLE SPACE. LOCATION TO BE PROVIDED BY ARCHITECT.

MAIL BOX

POST TO BE INSTALLED MAILBOX, HEAVY DUTY USPS APPROVED, 1/8 INCH DIE CAST AND EXTRUDED ALUMINUM CONSTRUCTION, FRONT LOADED, POWDER COATED FINISH, MAGNETIC CATCH, BLACK FINISH.

METAL AWININGS

BASIS OF DESIGN, MATCH EXISTING AWININGS DIMENSIONS TO BE REPLACED, ALUMINUM CLAMSHELL TYPE, 0.025 GAUGE ROOF AND 0.040 GAUGE UNDERSTRUCTURE, FACTORY APPLIED BACKED ENAMEL FINISH COLOR, QD, STRAIGHT ROD, MOUNTING FLANGES, STAINLESS STEEL, SATIN FINISH.

AND BASIC DESIGN WIND SPEED OF 3 SECOND GUST WINDS OF 110 MPH, SE, ALSO DESIGN 5.

DIVISION 11 - EQUIPMENT

MANUFACTURER TO PROVIDE WARRANTY TO REPAIR AND REPLACE RESIDUAL MATERIAL APPLIANCES OR COMPONENTS THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN A YEAR FROM SUBSTANTIAL COMPLETION.

COOKING APPLIANCES- BASIS OF DESIGN

- GAS RANGE
- FREESTANDING SLIDE IN RANGE WITH ONE OVEN, 4 GAS BURNERS, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
- KITCHEN EXHAUST VENTILATION
- OVERHEAD EXHAUST HOOD, WALL MOUNTED, THREE SPEED FAN BUILT INTO HOOD WITH STANDARD 500CFM, VENTED TO OUTSIDE THROUGH ROOF OR WALL, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
- CHROMETRIC BACKRAFT VENT DAMPER BY FAMCO OR EQUAL, DAMPER CONSTRUCTION-HIGH-TEMPERATURE-ENAMEL-PANTEED STEEL DAMPER AND HOUSING WITH GALVANIZED-STEEL BREECHING CONNECTION, ADJUSTABLE COUNTERWEIGHT WITH LOCK, INCLUDE KNIFE-EDGE BEARINGS THAT DO NOT REQUIRE LUBRICATION, VENT SIZE TO MATCH HOOD EXHAUST DIAMETER.

- REFRIGERATOR/FREEZER

FREESTANDING TWO DOOR, SLIDE BY SIDE REFRIGERATOR/FREEZER, WITH FREEZER ON TOP, 15.6 CU.FT. REFRIGERATOR STORAGE VOLUME AND 5.13 CU.FT. FREEZER STORAGE VOLUME, AUTOMATIC ICE MAKER AND STORAGE BIN, FRONT PANEL, STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

CLEANING APPLIANCES- BASIS OF DESIGN

- CLOTHES WASHER
- FREESTANDING TOP LOADING UNIT, 3.2 CU. FT MAX. CAPACITY, CENTER SPINDLE, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
- CLOTHES DRYER
- FREESTANDING FRONT LOADING UNIT, 5.7 CU. FT. MAX. CAPACITY, GAS ELECTRIC, VENT KIT BY MANUFACTURER, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL, TO FIT EXISTING SPACE, GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE, ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

ALL APPLIANCES TO QUALIFY FOR THE EPA/DOE ENERGY STAR PRODUCT LABELING PROGRAM.

DIVISION 12 – FURNISHINGS (GC)

HORIZONTAL LOUVER BLINDS, POLYMER SLATS

SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- HUNTER DOUGLAS ARCHITECTURAL WINDOW COVERINGS.
- LEVOLOR CONTRACT
- SPRINGS WINDOW FASHIONS, SWFCONTRACT.

MANUAL CORDED OPERATION WITH CHILD SAFETY CORDS.

PLUMBING REQUIREMENTS (PI)

CONTRACT DOCUMENTS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

MATERIALS, WORKMANSHIP AND METHODS

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF HIGHEST QUALITY, AND SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN KEEPING WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND QUALITY. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

PAYMENT OF FEES, PERMITS AND CODES

ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT IS REQUIRED: PLUMBING FIXTURES AND WATER HEATERS.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

REVIEW OF EQUIPMENT AND MATERIALS

ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT IS REQUIRED: PLUMBING FIXTURES AND WATER HEATERS.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

VISIT TO THE SITE

THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY THE EXACT LOCATIONS OF ALL EXISTING SERVICES AND SHALL ACQUAINT HIMSELF WITH ALL PERTINENT JOB CONDITIONS. NO CHANGE ORDER WILL BE ALLOWED ON THE BASIS OF THE CONTRACTOR HAVING MISUNDERSTOOD FIELD CONDITIONS.

THE CONTRACTOR SHALL NOTE ALL OPENINGS REQUIRED TO CONVEY EQUIPMENT TO ITS INSTALLED LOCATION. SHOULD ANY OPENINGS BE REQUIRED TO BE MADE, OR ENLARGED, THIS CONTRACTOR SHALL SO ALTER SUCH OPENINGS. OPENINGS SHALL BE RESTORED TO THEIR ORIGINAL SIZE, CONSTRUCTION AND FINISH TO THE SATISFACTION OF THE HACP.

EQUIPMENT

RESIDENTIAL DIRECT-VENT GAS-FIRED STORAGE DOMESTIC-WATER HEATERS

MANUFACTURER SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- A.O SMITH CORPORATION.
- BRADFORD WHITE CORPORATION.
- LOCHINVAR, LLC.

STANDARD: ANSI Z21.10.1/CSA 4.1, ENERGY STAR RATING MINIMUM: 0.86 UEF, SIZE TO MATCH EXISTING WATER HEATER IN BUILDING.

STORAGE-TANK CONSTRUCTION- STEEL

TAPPINGS: ASME B1.20.1 PIPE THREAD.

PRESSURE RATING: 150 PSIG

INTERIOR FINISH: COMPLY WITH NSF 61 AND NSF 372 BARRIER MATERIALS FOR POTABLE-WATER TANK LININGS, INCLUDING EXTENDING LINING MATERIAL INTO TAPPINGS.

FACTORY-INSTALLED STORAGE-TANK APPURTENANCES

ANODE ROD: REPLACEABLE MAGNESIUM.

UNIONS: GAS LINES WILL BE PERMITTED ONLY AT THE FINAL CONNECTIONS TO EQUIPMENT.

DRAIN VALVE: CORROSION-RESISTANT METAL WITH HOSE-END CONNECTION.

INSULATION: COMPLY WITH ASHRAE/IES 90.1 ASHRAE 90.2. JACKET STEEL WITH ENAMELED FINISH.

HEAT-TRAP FITTINGS: INLET TYPE IN COLD-WATER INLET AND OUTLET TYPE IN HOT-WATER OUTLET.

BURNER: FOR USE WITH DIRECT-VENT, GAS-FIRED, DOMESTIC-WATER HEATERS AND NATURAL-GAS FUEL.

IGNITION: STANDING PILOT OR ANSI Z21.20/CSA C22.2 NO. 60730-2-5, ELECTRIC AUTOMATIC GAS-IGNITION SYSTEM.

TEMPERATURE CONTROL: ADJUSTABLE THERMOSTAT.

COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVE: ANSI Z21.22/CSA 4.4. INCLUDE RELIEVING CAPACITY AT LEAST AS GREAT AS HEAT INPUT AND EXCEED PRESSURE SETTING LESS THAN WORKING PRESSURE RATING OF DOMESTIC-WATER HEATER. SELECT RELIEF VALVE WITH SENSING ELEMENT THAT EXTENDS INTO STORAGE TANK.

DIRECT-VENT SYSTEM THROUGH-WALL ROOF, COAXIAL OR DOUBLE-CHANNEL VENT ASSEMBLY WITH DOMESTIC-WATER HEATER MANUFACTURERS OUTSIDE INTAKE/EXHAUST SCREEN.

PLUMBING FIXTURES (UNLESS NOTED ON DRAWINGS)

BATHTUB

BATH TUB, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- KOHLER.
- STERLING
- SLIP RESISTANCE: 60 BY 30 INCHES, WHITE FINISH, DRAIN NPS 1 1/2" CHROME PLATED BRASS, POP UP WASTE AND OVERFLOW, PLUMBING CONTRACTOR SHALL VERIFY THE EXACT SIZE OF ALL REPLACEMENT TUBS AND SHOWERS TO MAKE CERTAIN THAT NEW TUBS/SHOWERS FIT IN EXISTING FRAMING, PRIOR TO ORDERING.

BATHTUB / SHOWER FAUCET

PRESSURE BALANCED FAUCET, SINGLE HANDLE, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN INCORPORATED.
- STERLING.
- FINISH POLISHED CHROME, 2.2 GPM FLOW RATE, CONCEALED MIXING VALVE, SINGLE HANDLE, ANTISCAL DEVICE INTEGRATED WITHIN MIXING VALVE.

SHOWER HEAD, BALL JOINT WITH ARM AND FLANGE, CHROME PLATE FINISH, FIXED SPRAY PATTERN

BATHTUB FILLER SPOUT FINISH CHROME PLATE FINISH.

LAVATORIES

VITREOUS-CHINA LAVATORIES, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN
- HANSGRÖBE USA
- POLISH CHROME PLATE FINISH, 2.2 GPM FLOW RATE, LEVER HANDLE, RIGID SPOUT, DRAIN POP UP.

LAVATORIES FAUCETS – WATER SENSE CERTIFIED

GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- MOEN
- HANSGRÖBE
- POLISH CHROME PLATE FINISH, SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

KITCHEN SINKS – WATER SENSE CERTIFIED

STAINLESS STEEL, COUNTER MOUNTED, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- ELKAY
- HANSGRÖBE
- POLISHED CHROME PLATE FINISH, SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

SINKS FAUCETS – WATER SENSE CERTIFIED

GENERAL DUTTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- ELKAY
- HANSGRÖBE
- POLISHED CHROME PLATE FINISH, SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

WATER CLOSET – WATER SENSE CERTIFIED

FLOOR MOUNTED, FLOOR OUTLET, COUPLE COUPLED (GRAVITY TANK), VITREOUS CHINE, 1.6 GAL/FUSH, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AMERICAN STANDARD.
- ELKAY
- HANSGRÖBE
- TOTO USA

STANDARD HEIGHT, ELONGATED RIM, WATER SAVING, COLOR WHITE, TOILET SEAT PLASTIC FOR RESIDENTIAL USE, ELONGATED RIM, SEAT COVER, SELF SUSTAINING HINGE, COLOR WHITE.

UTILITY SINK

PREFABRICATED UTILITY SINK, MANUFACTURERS: PROFLO OR EQUAL. STANDARD HEIGHT, COLOR WHITE, 20 INCH BY 20 INCH SIZE.

EXTERIOR HOSE BIBB

FREEZELESS WALL FAUCET, WOODFOOT OR EQUAL, MODEL 30.3/4 INCH CONNECTION, BRASS FINISH, ASSE 1053 APPROVED, MAX PRESSURE 125 PSI.

SLEEVES

SLEEVES SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH WALLS, CEILINGS, OR FLOORS. SLEEVES SHALL BE CUT FROM SCHEDULE 40 BLACK IRON PIPE. THE INTERNAL DIAMETER OF THE PIPE (INCLUDING INSULATION) BY NOT LESS THAN ONE INCH. SLEEVES SHALL BE CUT FLUSH WITH WALLS AND UNDERSIDES OF FLOORS AND SHALL EXCEED ONE INCH ABOVE FLOORS ABOVE GRADE.

PIPE PORTALS

PIPING THROUGH THE ROOF SHALL BE INSTALLED THROUGH A PREFABRICATED PIPING PORTAL. PORTALS SHALL HAVE GALVANIZED STEEL INSULATED CURBS, ABS PLASTIC CURB CAP, NEOPRENE RUBBER NIPPLES, AND STAINLESS-STEEL CLAMPS. CURB HEIGHT AS INDICATED ON DRAWINGS. THE SUPPLY REGISTERS TYPED AS MADE BY ROOF PRODUCTS AND SYSTEMS CORP. PORTALS SHALL HAVE EXTRA HOLES FOR POWER AND CONTROL CONDUITS.

FIRESTOPS

ALL OPENINGS THROUGH FLOORS AND FIRE-RATED PARTITIONS SHALL BE SEALED. VOID SPACES AROUND DUCTS OR PIPES SHALL BE PACKED WITH A FIRE-RESISTANT CERAMIC FIBER OR SEALED WITH FIRE RETARDANT FIBERFLEX BY CARBORUNDUM, OR CERAFIBER BY MANVILLE CO. CAULKING SHALL BE SE-411 F BY UNISEAL, STANDARD DUXSEAL BY MANVILLE, OR MOLDABLE PUTTY BY 3M.

ESCUTCHEONS

ESCUTCHEONS SHALL BE INSTALLED WHEREVER FINISH PASSES THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBISN COMPANY OR APPROVED EQUAL, SIZED TO FIT

PIPE PLUS INSULATION. WHERE RISER CLAMPS ARE IN FINISHED SPACES, PROVIDE HIGH-SKIRT ESCUTCHEONS TO COVER THE CLAMP.

UNIONS

UNIONS SHALL BE INSTALLED AT ALL POINTS INDICATED ON THE DRAWINGS AND AT ALL OTHER POINTS NECESSARY FOR THE INSTALLATION AND REMOVAL OF EQUIPMENT, CONTROL DEVICES, ETC.

HANGERS

ALL HORIZONTAL PIPING SHALL BE SUPPORTED WITH PIPEHANGERS TO PREVENT SAGGING AND AVOID CONCENTRATION OF HANGING LOAD. HANGER SPACING SHALL NOT EXCEED 10 FT. FOR STEEL PIPE OR 8 FT. FOR COPPER TUBING. COPPER TUBING 1/4" AND SMALLER SHALL BE SUPPORTED AT NO GREATER THAN 6 FT. SPACING.

REPAIR ALL FIREPROOFING WHICH IS DAMAGED BY HANGER INSTALLATION.

SOIL WASTE AND VENT PIPING

SOIL, WASTE AND VENT STACKS AND BRANCHES, AND ROOF DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE 40, WASTE LINES SHALL BE MINIMUM 2 INCH.

HOT AND COLD-WATER PIPING

POTABLE-WATER PIPING AND COMPONENTS ARE TO COMPLY WITH NSF 14, NSF 61, AND NSF 372. INCLUDE MARKING "NSF-PW" ON PIPING.

HOT AND COLD WATER PIPING WITHIN THE BUILDING SHALL BE TYPE L SEAMLESS, HARD TEMPER, COPPER TUBING WHICH CONFORMS TO ASTM SPECIFICATION B-88 WITH WROUGHT COPPER, SOLDER TYPE FITTINGS, OR PE-X TUBING. PLASTIC IN ACCORDANCE WITH ASTM F816 AND ASTM F877 WITH FITTING ASTM F1807, METAL INSERT AND COPPER CRIMP RINGS ASTM F1960. COLD EXPANSION FITTINGS AND REINFORCING RINGS.

INSTALLATION OF PIPING

DRAINAGE PIPING SHALL BE INSTALLED TO ACCURATE LINE AND UNDER GRADE, AND AT THE ELEVATIONS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE INDICATED, ALL DRAINAGE LINES SHALL SLOPE NOT LESS THAN 1/4 INCH PER FOOT. DRAINAGE LINES SHALL BE PROVIDED WITH SUFFICIENT CLEANOUTS TO MAKE ALL PARTS OF THE DRAINAGE SYSTEM ACCESSIBLE. CLEANOUTS SHALL BE PROVIDED ALONG INTERIOR HORIZONTAL RUNS AT NOT MORE THAN 50 FT. ON CENTER. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH ROOF CONDUCTOR AND AT ALL OTHER POINTS INDICATED ON THE DRAWINGS OR REQUIRED BY LOCAL PLUMBING CODE.

ALL PIPES SHALL BE CUT WITH SQUARE ENDS AND SHALL BE PROPERLY REAMED. THREADS SHALL BE CUT WITH CUTTING TOOL TO FULL DEPTH. ALL BURRS SHALL BE REMOVED FROM PIPE. JOINT COMPOUND SHALL BE APPLIED TO PIPE THREAD ONLY. USE OF EXCESSIVE JOINT COMPOUND IS PROHIBITED.

SOLDER JOINTS IN ALL WATER LINES SHALL BE MADE WITH 95-5 TIN-ANTIMONY SOLDER. OTHER JOINERS MADE WITH EASYBRITE LEAD FREE SOLDER.

WATER LINES WITHIN THE BUILDING SHALL BE INSTALLED WITH SUFFICIENT FITCH TO PROPERLY DRAIN LINES TO DRAIN VALVES. IN SUBTERRANEAN LOCATIONS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL DRAIN VALVES NECESSARY TO PROPERLY DRAIN THE SYSTEM.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NFPA-54. ALL GAS PIPING AND CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH AGA RECOMMENDATIONS AND ALL APPLICABLE LOCAL GAS COMPANY REGULATIONS.

THE CONTRACTOR SHALL VENTILATE THE WORK AREA TO PROVIDE A SAFE ENVIRONMENT. VENTILATION SHALL NOT DIRECT FUMES TO ADJACENT SPACES OR NEIGHBORING STRUCTURES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING WELDING, CUTTING AND SOLDERING.

REPAIR ALL FIREPROOFING DAMAGED BY THE WORK UNDER THIS CONTRACT.

VALVES

VALVES IN WATER LINES SHALL BE 125 PSI CLASS, BRONZE BODY, BALL VALVES WITH TEFLON SEATS AND PACKING. NIBCO 680 OR APOLLO DRAIN VALVES SHALL BE BRONZE BODY SOLDERED ENDS, BALL VALVES WITH 3/4 INCH AMERICAN STANDARD HOSE THREAD OUTLET, NIBCO OR APOLLO.

WALL HYDRANT SHALL BE ALL BRASS, FULLY RECESSED, NON-FREEZE, KEY OPERATED, WITH ADJUSTABLE LOCKNUT, REMOVABLE NYLON SEAT, 3/4 INCH HOSE CONNECTION. FURNISH WITH INTEGRAL VACUUM BREAKER. ZURK 2-1300 OR APPROVED EQUAL.

VALVES IN GAS LINES SHALL BE 125 PSI CLASS, THREADED END, IRON BODY, GAS COCKS WITH BRASS PLUG AND WASHER AND SQUARE HEAD, CRANE NO. 324.

INSULATION

ALL COLD AND HOT WATER PIPING, AND HORIZONTAL PORTIONS OF ROOF CONDUCTORS SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX.

PIPE IDENTIFICATION

ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

TESTING

DRAINAGE SYSTEM - THE ENTIRE DRAINAGE SYSTEM SHALL BE TESTED HYDROSTATICALLY FOR LEAKS. THE ENTIRE SYSTEM SHALL BE FILLED TO THE TOP OF THE STACKS WITH WATER AND CHECKED FOR LEAKS.

PIPE PIPING - ALL WATER PIPING SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL FOREIGN MATERIAL. ALL TESTING SHALL BE COMPLETED BEFORE INSULATION IS APPLIED. DURING THE TESTS ALL VALVES SHALL BE CAREFULLY CHECKED FOR LEAKAGE AROUND THE STEM.

WATER HEATERS - HEATERS SHALL BE TESTED AND CHECKED TO DETERMINE THAT THEY OPERATE IN COMPLIANCE WITH THE SPECIFICATIONS. ALL CONTROLS SHALL BE PROPERLY ADJUSTED.

DISINFECTION OF POTABLE WATER SYSTEM - GENERAL- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE WHENEVER REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY.

MECHANICAL REQUIREMENTS (MI)

GENERAL REQUIREMENTS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

EACH ROOM OR SPACE SHALL HAVE A MINIMUM OF ONE SUPPLY REGISTER AND ONE RETURN AIR GRILL (NO RETURN AIR FROM THE BATHROOM), CAPABLE OF BEING DAMPED CLOSED. RETURN AIR SHALL BE DUCTED BACK TO

TIMES THE DIAMETER AT BREAST HEIGHT IN SURFACE AREA GROUND. THE REMAINING STUMP AND/OR CHIPS SHALL BE REMOVED FROM THE SITE WITHIN TWO DAYS (2) AFTER GRINDING. ALL SURFACE ROOTS AND ADJACENT SUBSURFACE ROOTS SHALL BE REMOVED AS MAY BE NECESSARY TO ELIMINATE "HUMPS" OR MOUNDS IN THE TREE EASEMENT AREA ADJACENT TO THE STUMP. ALL TREE EASEMENT AREAS ARE TO BE LEFT FLAT AND MEET ORIGINAL GRADE. THE AREA WILL THEN BE BACKFILLED WITH CLEAN, PULVERIZED TOPSOIL TO THE LEVEL OF THE ADJOINING GRADE AND SEEDED. SEE SEEDING FOR SEED REQUIRED.

THE PARTY AUTHORIZED TO REMOVE THE TREE, AT THEIR EXPENSE, SHALL RESTORE THE LAWN AND ANY EXISTING LANDSCAPING AND APPURTENANCES THAT EXIST BETWEEN THE SIDEWALK AND CURB OR IN OTHER AREAS THAT HAVE BEEN DISTURBED BY THE PARTY AUTHORIZED TO REMOVE THE TREE DURING THE PROSECUTION OF THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL PROTECT ALL CONCRETE SIDEWALK, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT FROM DAMAGE THROUGH THE USE OF PLYWOOD SHEETING OR MATS WHEN NECESSARY. THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL REPLACE OR RESTORE ALL CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT WHICH MAY HAVE BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL BE RESPONSIBLE AT ALL TIMES FOR KEEPING THE WORK SITE ADJOINING PREMISES, STREET, WALKS AND DRIVEWAYS CLEAN. ALL TREE BRANCHES, BARK CHIPS AND OTHER DEBRIS MUST BE CLEARED UP AT THE END OF THE WORKDAY.

SECTION 33- UTILITIES

TRENCH DRAIN SYSTEM

ZURN Z880 2 1/2 (64) WIDE TRENCH DRAIN SYSTEM SHALL BE 48 (1220) LONG AND 2 1/2 (63.5) WIDE. DRAIN SHALL BE 3 (76) DEEP. DRAIN SHALL BE MADE OF (HDPE) HIGH DENSITY POLYETHYLENE AND IS UV-10 STABILIZED. DRAIN SHALL HAVE BEDDING FEET TO BE USED FOR POSITIONING AND ANCHORING PURPOSES. DRAINS SHALL HAVE TONGUE AND GROOVE SNAP FIT CONNECTION. DRAIN SHALL HAVE 24 (610) LONG HIGH-DENSITY POLYETHYLENE DECORATIVE GRATE (-POG) PROVIDED AS STANDARD.

INSTALLATION

TRENCH EXCAVATION MUST BE 4" (102MM) GREATER THAN THE TRENCH DEPTH AND A MINIMUM OF 4" (102MM) GREATER THAN THE EDGE OF THE TRENCH ON EACH SIDE. SOFT AND/OR SHIFTING SOIL SUBSTRATES MAY CAUSE CRACKING OF THE CONCRETE AND CONSEQUENT MOVEMENT OF THE TRENCH. IT IS CRITICAL THAT THE CONCRETE BE POURED ON AN ADEQUATE FOUNDATION.

ASSEMBLING PER MANUFACTURER INSTRUCTION, A SILICONE CAULK OR A CONSTRUCTION ADHESIVE, SUCH AS LIQUID NAILS, IS RECOMMENDED TO BE USED AT EACH JOINT AS A SEALER.

UPON COMPLETION OF THE TRENCH EXCAVATION, THE CHANNELS SHOULD BE PLACED IN ORDER ALONGSIDE THE EXCAVATION AND ACCORDING TO THE JOB LAYOUT.

AFTER ATTACHMENT OF ACCESSORIES, ANCHOR AND LEVEL TRENCH IN THE EXCAVATION USING CONCRETE PATTIES AROUND THE FEET. MAKE FINISH POUR OF CONCRETE AND BE CERTAIN TO PROPERLY VIBRATE CONCRETE TO ELIMINATE ANY UNWANTED VOIDS. FINISH TROWELING SHOULD BE DONE TO SET THE TOP EDGE OF THE TRENCH DRAIN 1/16" (1.6MM) BELOW THE FLOOR GRADE. REMEMBER TO COMPENSATE FOR CONCRETE SHRINKAGE THAT MAY OCCUR DURING CURE SO THAT THE EDGE OF THE TRENCH DRAIN DOES NOT PROTRUDE ABOVE THE FINISHED FLOOR GRADE.

Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
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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

- | | |
|---|----------------------|
| 1 | IFB & IFC 07.22.2025 |
| 2 | IFB & IFC 05.01.2026 |

project title

Owner:

Housing Authority of the City of
Pittsburgh
412 Boulevard of the Allies
Pittsburgh, PA, 15219

Project Location:

HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Outline Specifications

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date 05/01/2026		
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