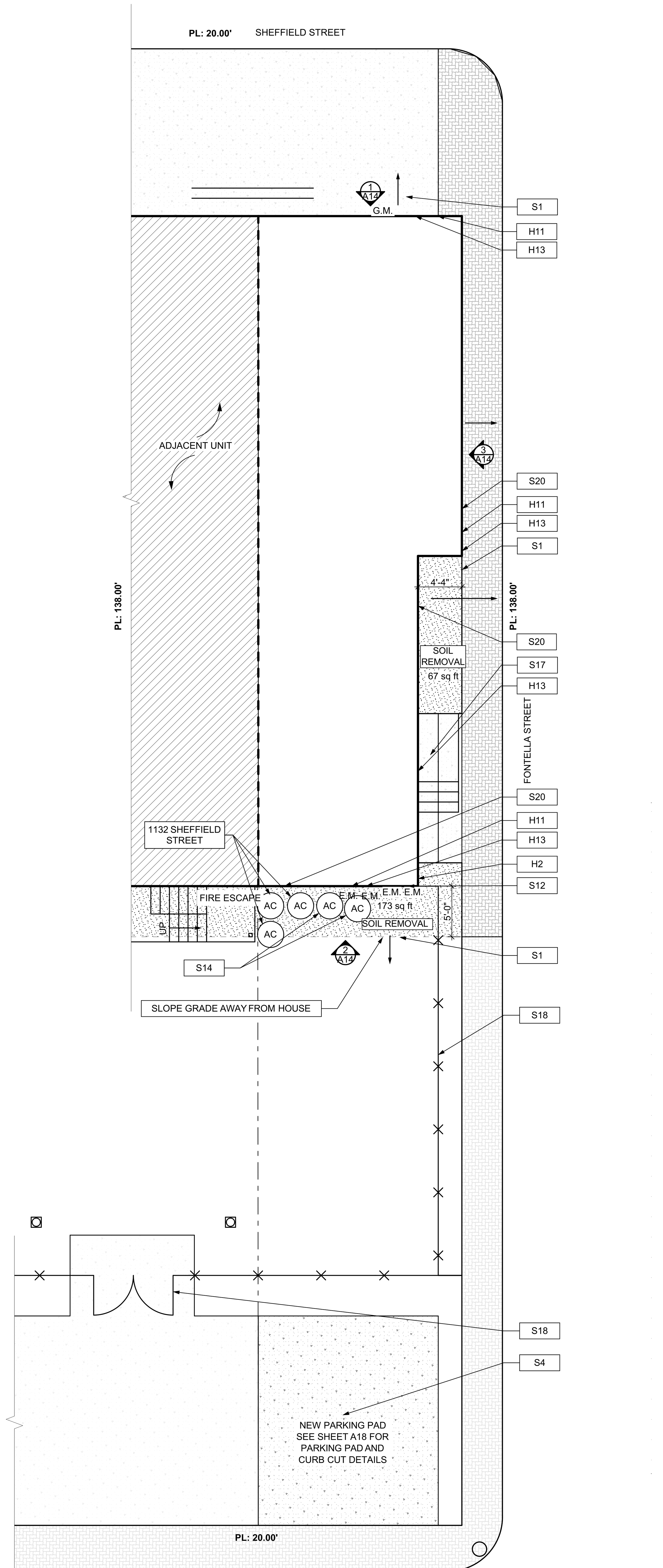
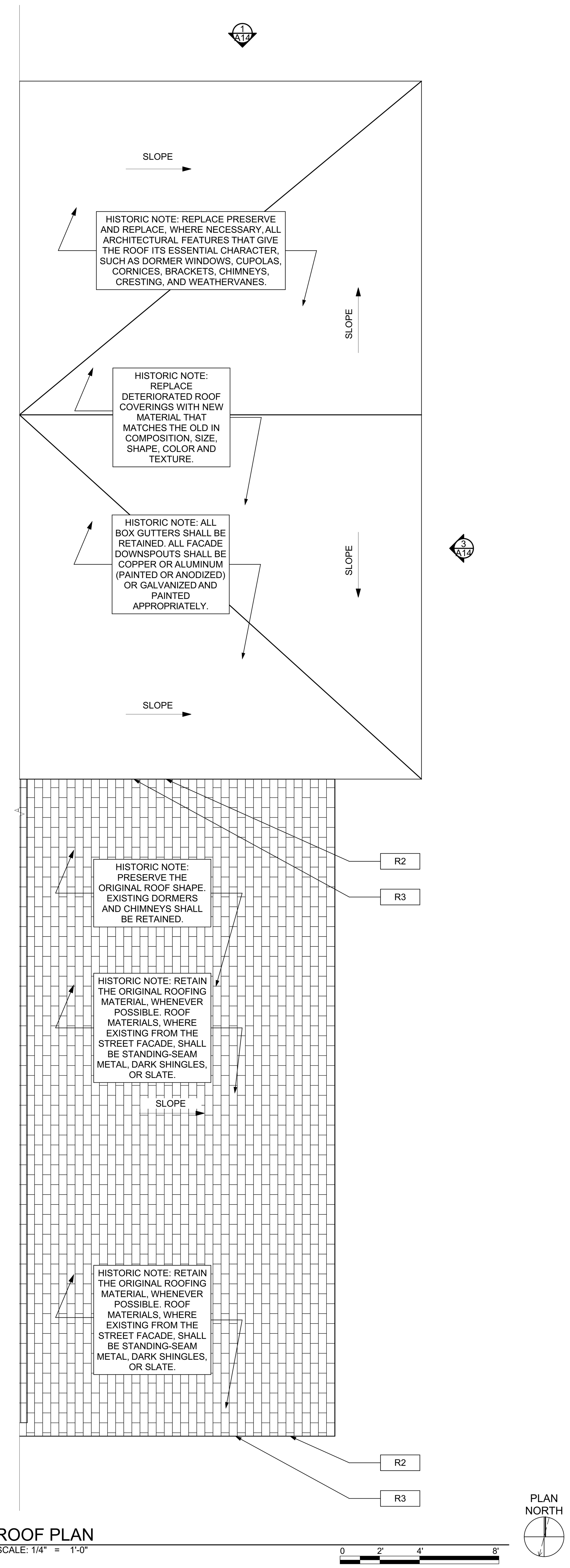


1 SITE PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

ROOF AND SITE PLAN LEGEND

—×—	PROPERTY FENCE	G.M.	GAS METER
– — – —	PROPERTY LINE	F.I.	FRESH AIR INTAKE
———	BUILDING OUTLINE	A.C.	AIR CONDITIONER CONDENSOR
– – – –	PARTY WALL	E.M.	ELECTIC METER
	GATE		
□□□□	STEPPING CONCRETE PADS		
— — —	ICE WATER SHIELD		

ROOF PLAN NOTES

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

SITE PLAN NOTES

1. ALL CONNECTIONS BETWEEN EXTERIOR FOUNDATION/WALL AND EXISTING SIDEWALK TO BE SEALED.
2. ALL OVERHEAD WIRES THAT INTERFERE WITH SITE TO BE RELOCATED TO PROVIDE PROPER HEAD CLEARANCE.

HISTORIC KEYNOTES:

H1 MAINTAIN AS-IS OR APPLY COMPATIBLE FINISH TO PROTECT WORN SURFACES OF WOOD. STRIPPING/REFINISHING IS NOT RECOMMENDED. REPAINTING, IF REQUIRED TO FOLLOW NPS (NATIONAL PARK SERVICE) PRESERVATION BRIEF. SEE SPECIFICATIONS 10

H2 ENSURE ROOF DRAINAGE IS FUNCTIONAL: REPAIR ALL DAMAGED WOOD IN THIS AREA USING SIMILAR WOOD SPECIES AND PROFILES TO EXISTING. EXCESSIVELY DETERIORATED WOOD IS TO BE REMOVED AND REPLACED WITH NEW KILN DRIED ALL CLEAR WOOD WITH A PAINTED FINISH TO MATCH THE EXISTING. HAND SCRAPE AND REPAINT PEELING OR BLISTERED PAINT AS PER NPS PRESERVATION BRIEF 10 (SEE SPECIFICATIONS). FOR DECORATIVE ELEMENTS THAT ARE DETERIORATED BEYOND REPAIR, USE EXISTING INTACT SIMILAR ELEMENTS TO RECREATE MISSING ELEMENTS IN WOOD, RETAINING AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE. NOTE: IN AREAS THAT ARE NOT PROMINENT OR READILY VIEWED, GC MAY USE SYNTHETIC PAINTABLE TRIM, PAINTED TO MATCH THE ORIGINAL FEATURE. SEE SPECIFICATIONS FOR PAINTING AND ACCEPTABLE TRIM MATERIAL.

H3 IN THIS AREA, INVESTIGATE THE CAUSE OF BRICK DISPLACEMENT. IF NO FURTHER MOVEMENT OR STRUCTURAL ISSUES ARE EVIDENT, FIX DISPLACED UNITS IN PLACE, BY REPOINTING MORTAR JOINTS USING A COMPATIBLE MORTAR AND TECHNIQUE FOLLOWING NPS PRESERVATION BRIEF 2 (SEE SPECIFICATIONS). DO NOT SEAL OR COAT BRICK OR TERRA COTTA OR STONE. ENSURE THAT ROOF DRAINAGE, GUTTERS AND FLASHING ARE DIRECTING WATER AWAY FROM THE WALL MATERIALS.

H4 INVESTIGATE CAUSE OF DISPLACEMENT OF CORNICE BRACKET. IF NO FURTHUR MOVEMENT OR STRUCTURAL ISSUES ARE EXPECTED, ... POSITION. IF BRACKET CANNOT BE ROTATED WITHOUT DAMAGE, MAINTAIN BRACKET AS IS. REPAINTING AND CAULK TO CONFORM TO NPS: PRESERVATION BRIEF 10 (SEE PAINT SPECIFICATION). **NOT USED IN THIS SET**

H5 CRACK PATTERN INDICATES SETTLEMENT OF THE WINDOW LINTEL. IF CRACK APPEARS TO HAVE ... COMPATIBLE MORTAR FOLLOWING PROCEDURES IN NPS PRESERVATION BRIEF 2 (SEE SPECIFICATIONS). **NOT USED IN THIS SET**

H6 RESOLVE WATER INFILTRATION ISSUES FROM ABOVE THIS AREA. CONSULT WITH ARCHITECT REGARDING PROPOSED RESOLUTION BEFORE PROCEEDING. ONCE WATER INFILTRATION ISSUES ARE ADDRESSED, REPOINT LOST OR WEAK MORTAR JOINTS USING A COMPATIBLE MORTAR. TEST PANELS REQUIRED TO ASSURE COLOR MATCH AND TOOLING OF JOINTS. CLEAN AREAS OF SOIL OR STAINING USING THE GENTLEST METHODS DETAILED IN NPS PRESERVATION BRIEF 2. DO NOT SEAL OR COAT BRICK . (SEE SPECIFICATIONS)

H7 REPAIR SLATE ROOF USING TRADITIONAL ... ORIGINAL MATERIAL AS POSSIBLE. MATCH ANY NEW SLATE PIECES TO THE ORIGINAL COLOR AND TEXTURE. (SEE SPECIFICATIONS) **NOT USED IN THIS SET**

H8 REPAIR ALL DAMAGE TO ROOF AND ROOF DRAINAGE SYSTEM USING TRADITIONAL MATERIALS AND METHODS, RETAINING AS MUCH ... NEW MATERIAL TO THE ORIGINAL COLOR AND TEXTURE. RETAIN ALL ROOF FEATURES INCLUDING DORMERS, CHIMNEYS AND OTHER ELEMENTS. **NOT USED IN THIS SET**

H9 ITEM SHOWN IS A NON-HISTORIC WINDOW. REMOVE AND REPLACE THE NON-HISTORIC WINDOWS INDICATED INCLUDING FRAME AND FLASHING WITH NEW WINDOW UNITS MATCHING THE EXISTING FENESTRATION AND PANE ARRANGEMENT. ALL WINDOW SCREENS TO BE REPLACED WITH CHILDPROOF SCREENS. PROVIDE NEW FLASHING, BACKER ROD AND CAULK TO SEAL WINDOWS WEATHERTIGHT.NOTE: WINDOW OPENING INFILL TO ACCOMMODATE SMALLER WINDOWS AS WELL AS REFLECTIVE OR TINTED GLASS ARE NOT ACCEPTABLE. THE DETERIORATED WOOD OR MASONRY SILL AND LINTELS IN THIS LOCATION SHOULD BE REPAIRED AND PAINTED FOLLOWING NPS GUIDELINES. (SEE SPECIFICATIONS FOR ACCEPTABLE WINDOW UINTS AND REPAIRS)

H10 IN THESE LOCATIONS PRESERVE EXISITING WOOD ... SPECIFICATIONS). **NOT USED IN THIS SET**

H11 IN THIS LOCATION, ALLOW WOOD TO DRY AND REPAIR THE EXISTING BALUSTER MATERIAL. SCRAPE, TREAT AND RE-PAINT PEELING OR BLISTERED WOOD ACCORDING TO NPS PRESERVATION BRIEF 10. REPAIR OR REPLACE DETERIORATED ROOF FASCIA BOARDS PER NOTE H2 ABOVE. NOTE TO OWNER: DUE TO DESIGN OF FRONT DORMER AND EXPOSURE TO WEATHER, REGULAR RECOATING MAY BE REQUIRED TO PROTECT WOOD FROM FURTHER DETERIORATION.

H12 IN THIS AREA CLEAN AND PREP THE EXISTING METAL FEATURES TO RECEIVE A NEW PAINT FINISH. CLEAN WITH THE APPROPRIATE METHOD ... THE GENTLEST METHOD POSSIBLE. DO NOT USE CLEANING METHODS, WHICH ALTER THE COLOR, TEXTURE, AND TONE OF THE METAL. REPAINT METAL FEATURES PER PAINT SPECIFICATIONS). **NOT USED IN THIS SET**

H13 AT THIS LOCATION, REPAIR WOOD TRIM, PROVIDE NEW ANODIZED ALUMINUM FLASHING TO DIRECT WATER AWAY FROM BUILDING. (SEE SPECIFICATIONS)

H14 AT THIS ROOF LOCATION, REMOVE AND DISPOSE OF LOOSE BRICK FROM ADJACENT BUILDING. ... FROM FALLEN BRICK. REPAIR DAMAGED FEATURE USING TECHNIQUES FOR MATERIAL OR FEATURE INDICATED ABOVE. **NOT USED IN THIS SET**

H15 AT THIS CHIMNEY, PROVIDE NEW LOW PROFILE ... DRAIN. (SEE SPECIFICATIONS) **NOT USED IN THIS SET**

ROOF KEYNOTES:

R1 REPAIR DAMAGED ROOF ELEMENT IN THIS APPROXIMATE LOCATION. REMOVE, REPLACE, AND SEAL TO CREATE WEATHER ... BLE. REPAIR TO INCLUDE, FLASHING, VENTS, CRICKETS, ETC. SEE SPECIFICATIONS SECTION 070150. **NOT USED IN THIS SET**

R2 REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS, HEAT TAPE, SPLASH BLOCKS, CAST IRON BOOTS AND DRAIN LEADERS.

R3 REPLACE ALL ROOF SOFFIT MATERIAL AND TRIM SEE **SPECIFICATIONS SECTION 074293.**

R4 ALL EXISTING ROOF CLADDING, MEMBRANE AND SHEATHING, AND ASSOCIATED ROOFING FLASHING TO BE REMOVED DOWN TO ... TIGHT ROOFING SYSTEM TO BE INSTALLED PER SPECIFICATIONS SECTION 073113. **NOT USED IN THIS SET**

SITE KEYNOTES:

S1 AT THIS LOCATION, PROVIDE ONE OF THE FOLLOWING:

WITH SOIL, PROVIDE CLAY CAP, AND REPLACE TOPSOIL TO CREATE POSITIVE SLOPE AWAY FROM THE EXTERIOR WALL OF HOUSE. REPLACE DISTURBED VEGETATION PER **SPECIFICATIONS SECTION 329200.**

WITH CONCRETE: REMOVE CONCRETE WALK SECTION, POUR NEW 4" AIR ENTRAINED CONCRETE WALKWAY WITH BROOM FINISH TO MEET SLOPE REQUIREMENTS.
MINIMUM 3" OVER 5'-0".

WITH BRICK PAVERS: REMOVE EXISTING BRICK PAVERS AND REMOVE ENOUGH SUBGRADE TO ALLOW FOR NEW 3" CLAY CAP SLOPED AWAY FROM EXTERIOR OF HOUSE, WITH SAND SETTING BED, PAVE WITH NEW BRICK PAVERS TO MEET SLOPE REQUIREMENTS WHERE BRICK IS PRESENT. REPLACE ANY INCIDENTAL SOIL DISTURBED WITH TOPSOIL TO RESTORE GRADE.
MINIMUM 3" OVER 5'-0".

S2 AT THIS APPROXIMATE LOCATION THERE IS UNEVEN LEVEL OF CONCRETE AT STEPS OR BETWEEN STEPS AND WALKWAY. PROVIDE NEW EPOXY CONCRETE TOPPING TO RESTORE LEVEL AT SIDEWALK OR STEPS. PREPARE SURFACE AND INSTALL EPOXYCRETE PER SPECIFICATIONS SECTION 030130. **NOT USED IN THIS SET**

S3 TEMPORARILY SHORE EXISTING PORCH AND REMOVE OUT OF PLUMB SUPPORT POST. PROVIDE NEW PRESSURE TREATED POST WITH HOT DIPPED GALVANIZED FASTENERS TO RESTORE STRUCTURAL INTEGRITY. FINISH WITH NEW SYNTHETIC CASING AND TRIM CAULKED AND PAINTED (IF NECCESSARY) TO MATCH EXISTING POST DETAIL AND COLOR. SEE SPECIFICATIONS SECTION 064013. **NOT USED IN THIS SET**

S4 EXISTING PARKING PAD TO BE DEMOLISHED AND RE-POURED. PROVIDE NEW CONCRETE PAD PER **SPECIFICATIONS SECTION 321313**. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINTS AND CAULKED TO SEAL. BELOW NEW SLAB PROVIDE 4" GRAVEL BASE OVER WELL COMPACTED OR UNDISTURBED SOIL.

S5 SAW CUT AND REMOVE, OR REMOVE ON EXISTING JOINT LINES AREA OF DAMAGED CONCRETE PAD, PAVERS, OR STEPS. ... SPECIFICATIONS SECTION 321313 CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINTS AND CAULKED TO SEAL. **NOT USED IN THIS SET**

S6 POTENTIAL LOOSE VALVES ON GAS METER AND GAS LINE. TEST FOR ... REPAIR METER OR ARRANGE FOR REPLACEMENT WITH CITY OF PITTSBURGH APPROVED GAS METER. **NOT USED IN THIS SET**

S7 POUR NEW EPOXY CONCRETE PATCH WHERE CONCRETE STEP IS CH... PREPARE SURFACE AND INSTALL PATCH PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. **NOT USED IN THIS SET**

S8 TRIM EXIS... **NOT USED IN THIS SET**

S9 ROTTING OR DETERIORATING ROOF OR PORCH TRIM REMOVE AND REPLACE TO MATCH USING SYNTHETIC CASING OR TRIM PER SPECIFICATIONS SECTION 064013. **NOT USED IN THIS SET**

S10 REGROUT AND POINT MASONRY WITHIN THIS AREA SHOWN. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK. PREPARE ... VING LOOSE CONCRETE AND PROVIDE NEW EPOXY PARGING AT EXT. CONC. SEE SPECIFICATIONS. **NOT USED IN THIS SET**

S11 REMOVE EXISTING VEGETATIVE GROWTH AND DEBRIS FROM EXISTING WINDOW WELL. DIG DOWN BELOW WINDOW SILL 4", PROVIDE 3" GRAVEL BASE OVER WEED BARRIER. PROVIDE NEW WINDOW WELL AND COVER. **NOT USED IN THIS SET**

S12 REPAIR AND ORGANIZE ELECTRICAL WIRES IN THIS LOCATION PER **SPECIFICATIONS SECTIONS 260526 AND 260529**. WHERE ELECTRICAL WIRES ARE LESS THAN 12'-0" FROM GRADE, RELOCATE SERVICE DROP TO PROVIDE A CLEAR HEIGHT OF 12'-0"MIN.

S13 REMOVE OVERGROWN VEGETATION, BEE OR BIRD'S NEST. CLEAN AND REPAIR SURFACE PER SPECIFICATIONS. RESEAL ANY EVIDENT CRACKS OR GAPS TO CREATE WEATHERTIGHT CONDITION. **NOT USED IN THIS SET**

S14 REMOVE OVERGROWN VEGETATION FROM AROUND OUTDOOR A.C. UNIT LOCATION.

S15 REMOVE AND REPLACE ALL CONCRETE 12"X12" PATIO STEPPING S... TED SUBGRADE WITH NEW BEDDING SAND. **NOT USED IN THIS SET**

S16 BOWING EXTERIOR WALL OR RETAINING WALL. REMOVE SOIL AS NECESSARY IN ORDER TO BRACE AND TIE WALL BACK TO PLUMB CON... L WITH GRAVEL FOR DRAINAGE AND SOIL CAP. **NOT USED IN THIS SET**

S17 REPLACE ADDRESS NUMBERS AT THIS LOCATION.

S18 REPLACE METAL EXTERIOR RAILINGS / GATE AT THIS LOCATION PER **SPECIFICATIONS SECTION 055213.**

S19 ALL WOOD FENCES, GATES AND POSTS TO BE REMOVED. NEW WOOD FENCE GATE/S AND POSTS TO BE INSTALLED PER **SPECIFICAITONS SECTION 064013**.

S20 SEAL BUILDINGS FOUNDATION WALL AND SIDEWALK PER **SPECIFICATIONS SECTION 030130.**

S21 REPLACE ALL EXTERIOR VINYL SIDING, EXTERIOR TRIM, FLASHING, ... REAS OF ROTTED/DAMAGED WALL SHEATHING PER SPECIFICATIONS SECTION 074633. **NOT USED IN THIS SET**

S22 REMOVE AND REPLACE WOOD PATIO, STAIRS AND RAILINGS. REFER TO SHEET A12 FOR DETAILS.

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REGISTERED ARCHITECT PENNSYLVANIA FELIX GAYEL FUKUI RA-011226-X
2023/09/05

seal

general notes

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

revisions

REVISED TO INCORPORATE:
PHFA MEP Comments dated May 15, 2023 PHFA Architecture Review Comments Dated May 30, 2024
ISSUE FOR PERMIT
1 REVISED TO SHOW DUCTWORK 07.10.2023
2 REVISED WINDOWS 07.27.2023
3 REVISED 08.03.2023

project title

PHFA No. TC2021-154

Owner:
HACP
200 ROSS STREET
PITTSBURGH,PA 15219

Project Location:
MANCHESTER SCATTERED SITES
1134 SHEFFIELD STREET
PITTSBURGH, PENNSYLVANIA
15233

drawing title

SITE PLAN, ROOF PLAN, ROOF PLAN NOTES, ROOF AND SITE PLAN LEGEND, ROOF AND SITE KEYNOTES, HISTORIC KEYNOTES

scale: As Noted	**Sheet No.**
date: June 2, 2023	**A3**
no. 4 of. 21	Project #2006