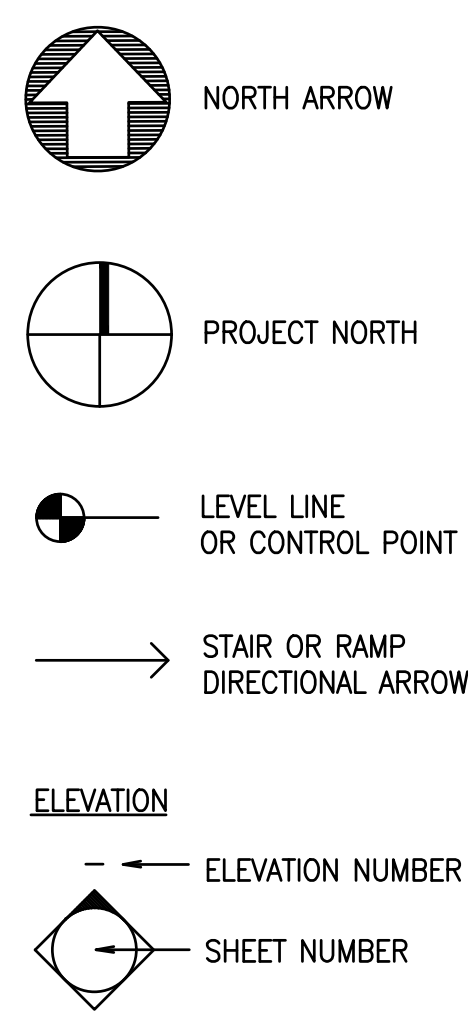


## ABBREVIATIONS

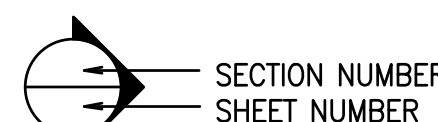
AFF	ABOVE FINISH FLOOR	JT	JOINT
ACCOM	ACCOMMODATE	LAM	LAMINATE(D)(ION)
ACCORD	ACCORDANCE	LES	LEAD EXPANSION SHIELD
AC	ACOUSTIC	LLV	LONG LEG VERTICAL
ADJ	ADJUSTABLE/ADJACENT	LIN	LINAL FOOT
ALT	ALTERNATE	MH	MANHOLE
AL	ALUMINUM	MFR	MANUFACTURER
AB	ANCHOR BOLTS	MO	MASONRY OPENING
APA	AMERICAN PLYWOOD ASSOCIATION	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ASPH CONC	ASPHALT CONCRETE PAVING	MC	MECHANICAL CONTRACTOR
		MCP	MELAMINE COATED PARTICLE BOARD
BRG	BEARING	MET/MTL	METAL
B PL	BEARING PLATE	MIN	MINIMUM
BM	BENCH MARK	MLD	MOLDING; MOULDING
BIT	BITUMINOUS	MTD	MOUNTED
BIT-DP	BITUMINOUS DAMPPROOFING	NA	NOT APPLICABLE
BLK	BLOCK	NAT	NATURAL
BD	BOARD	NIC	NOT IN CONTRACT
BOT	BOTTOM	NTS	NOT TO SCALE
BRK	BRICK	NO OR #	NUMBER
BLDG	BUILDING	OC	ON CENTER
CAB	CABINET	OFF	OFFICE
CLC	CAST IRON	OP PL OF	OPEN PLAN OFFICE
CL	CENTER LINE	H-STL JST	H-STL STEEL JOISTS
CER T	CERAMIC TILE	OPG	OPENING
CIRC	CIRCULATION	OD	OUTSIDE DIAMETER
CLO	CLOSET	OH	OVERHEAD
COL	COLUMN	PART	PARTITION
COMP	COMPRESSOR	PNT	PAINT(ED)
CONC	CONCRETE	PL	PLATE
CONF	CONFERENCE	PLM	PLUMBING CONTRACTOR
CON	CONCRETE MASONRY UNITS	PC	PLASTIC LAMINATE
CONST	CONSTRUCTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PT	PRESSURE TREATED
COORD	COORDINATE	PVC	POLYVINYL CHLORIDE
DEM	DEMOLISH, DEMOLITION	RWC	RAIN WATER CONDUCTOR
DET	DETAIL	RECP	RECEPTION
DIA	DIAMETER	REIN	REINFORCING
DIM	DIMENSION	REBAR	REINFORCING BARS
DR	DOOR	REP	REPRESENTATIVE
DN	DOWN	REQ	REQUIRED
DS	DOWNSPOUT	ROW	RIGHT OF WAY
DF	DRINKING FOUNTAIN	RF	ROOF
EL	ELEVATION	RF DK	ROOF DECKING
ELEC	ELECTRIC(AL)	RD	ROOF DRAIN
EW	ELECTRIC WATER COOLER	RO	ROUGH OPENING
EC	ELECTRICAL CONTRACTOR	SDO	SAVAGE & DELIVER TO OWNER
ELEV	ELEVATION, ELEVATOR	SHT	SHEET
ENG	ENGINEER	SKL	SKYLIGHT
EPS	EXPANDED POLYSTYRENE	SL	SLATE
EQ	EQUAL	SC	SOLID CORE
EXIST	EXISTING	SPEC	SPECIFICATION
EXP JT	EXPANSION JOINT	SPKLR	SPRINKLER
EXP	EXPOSED	SS	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
EXTN PS	EXTRUDED POLYSTYRENE	STL	STEEL
FG BATT	FIBERGLASS BATT	STL JST	STEEL JOIST
FIN	FINISH	STL STD	STEEL STUD
F	FIRE EXTINGUISHER	STO	STORAGE
FEC	FIRE EXTINGUISHER CABINET	STR	STRUCTURE/STRUCTURAL
FF	FINISHED FLOOR	STR STL	STRUCTURAL STEEL
FRW	FIRE RESISTANT TREATED WOOD	SYS	SYSTEM
FL	FLOOR	TEL	TELEPHONE
FD	FLOOR DRAIN	TEMP	TEMPERED
FTG	FOOTING	T&G	TONGUE AND GROOVE
GA	GAGE, GAUGE	T.O.	TOP OF
GALV	GALVANIZED	TOP OF CURB	TOP OF CURB
GL	GLASS	TOP OF FOOTER	TOP OF FOOTER
GC	GENERAL CONTRACTOR(OR)	TOS	TOP OF STEEL
GTR	GUTTER	TOW	TOP OF WALL
GWB	GYPSON DRYWALL (WALLBOARD)	TY	TYPICAL
GWB-X	GWB, TYPE X (FIRE RESISTIVE CLASSIFICATION)	UNO	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	VB	VAPOR BARRIER
HC	HOLLOW CORE	VERT	VERTICAL
HL-CMU	HOLLOW LOADBEARING CMU	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL STEEL	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	VWB	VINYL WALL BASE
HR	HOUR	VWC	VINYL WALL COVERING
HT	HEIGHT	W	WAITING
ID	INSIDE DIAMETER	WWF	WELDED WIRE FABRIC
INS	INSULATE(D)(ION)	W	WITH
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	WOL	WOLMANIZED
JST	JOIST	WD	WOOD

NOTE: NOT ALL ABBREVIATIONS LISTED ARE APPLICABLE TO THIS PROJECT

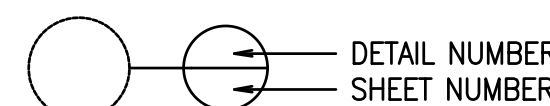
## ANNOTATION SYMBOLS



### SECTIONS



### DETAIL



### WINDOW TYPE



### DOOR NUMBER



### ROOM IDENTIFICATION



## CONSTRUCTION NOTES

- REVIEW HARDWARE SCHEDULE, INTERIOR ELEVATIONS, & DETAILS, & PROVIDE FIRE TREATED SOLID WOOD BLOCKING INSIDE FIRE-RATED STUD WALLS & SOLID WOOD BLOCKING INSIDE STUD WALLS WHERE SOLID ANCHORAGE IS REQUIRED.
- WHERE EXISTING CONSTRUCTION IS CUT & PATCHED, REPAIR ALL ADJACENT SURFACES DISTURBED BY CUTTING & PATCHING & PREPARE TO RECEIVE NEW CONSTRUCTION &/OR NEW SCHEDULED FINISHES. REPAIRS SHALL MATCH EXISTING ADJACENT &/OR SIMILAR SURFACES & MATERIALS. TRANSITIONS BETWEEN NEW & EXISTING CONSTRUCTION SHALL BE SMOOTH & UNNOTICEABLE.
- ALL FINISHED SURFACES IN THIS PROJECT ARE TO BE PATCHED & REPAIRED TO MATCH ADJACENT OR SIMILAR CONSTRUCTION & PREPARED TO RECEIVE SPECIFIED FINISHES. THIS INCLUDES DAMAGED FLOORING, PLASTER, WOOD TRIM, CASINGS, SILLS & DOORS, WINDOW GLASS & MASONRY. TRANSITIONS BETWEEN NEW REPAIRS & EXISTING CONSTRUCTION SHALL BE SMOOTH & UNNOTICEABLE.
- ALL MTL THAT COMES INTO CONTACT WITH PT WOOD SHALL BE STAINLESS OR GALV. STEEL. THIS INCLUDES BUT IS NOT LIMITED TO FASTNERS, FLASHING AND JOIST HANGERS. STRUCTURAL STL SHALL BE PRIMED AND PAINTED PRIOR TO CONTACT WITH PT WOOD.
- REPAIR ANY DAMAGE TO EXISTING OR NEW FIRE-RATED ENCLOSURES, CEILING AND WALLS.
- SEAL AND FIRESTOP ALL PENETRATIONS AND OPENINGS IN ANY FIRE-RATED CONSTRUCTION USING PROPER FIRESTOPPING PRODUCTS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL MEANS OF EGRESS TO BE FREE & CLEAR AT ALL TIMES.

# SUSQUEHANNA COURT & FRANKLIN TERRACE REMEDIATIONS

## LANCASTER CITY HOUSING AUTHORITY

### LANCASTER, PA

## HAMMEL ASSOCIATES ARCHITECTS, LLC

### Lancaster, PA

(717) 393.3713 FAX (717) 393.8227

WEB: WWW.HAMMELARCH.COM EMAIL: INFO@HAMMELARCH.COM

## MOORE ENGINEERING COMPANY

### MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

#### LANCASTER, PA

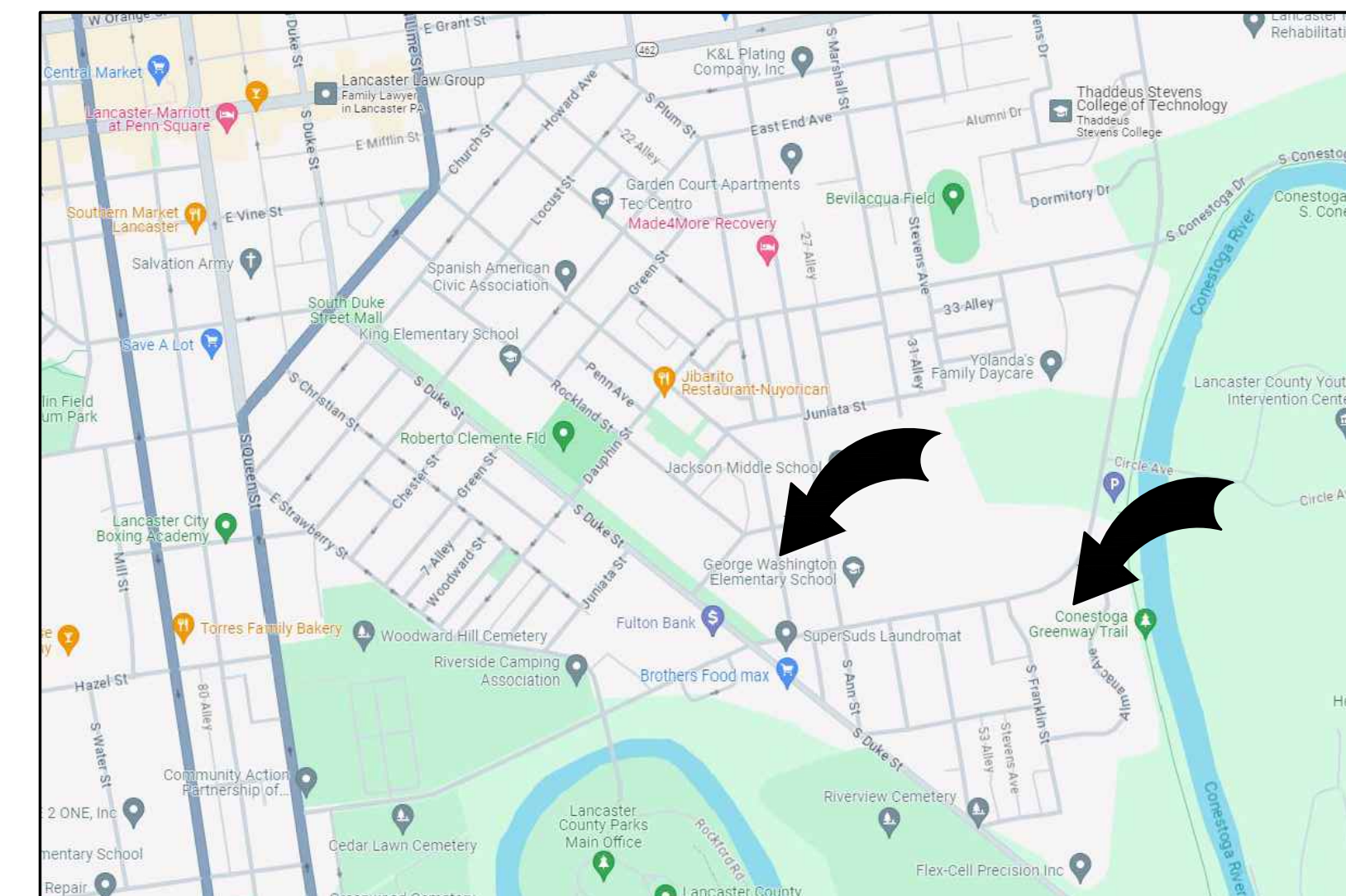
717.285.3141

## ELEMENT ENVIRONMENTAL SOLUTIONS

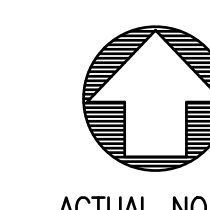
### REMEDICATION CONSULTANT

#### ADAMSTOWN, PA

717.484.5111



LOCATION MAP  
NOT TO SCALE



## JOINT SEALER SCHEDULE

DRAWING DESIGNATION	SEALANT TYPE	DESCRIPTION OF JOINT CONSTRUCTION AND LOCATION WHERE JOINT SEALER IS TYPICALLY APPLIED. (SEE NOTE BELOW)
ES-1	ONE-PART NONACID-CURING SILICONE SEALANT	EXTERIOR & INTERIOR VERTICAL JOINTS BETWEEN METAL & CONCRETE, UNIT MASONRY MORTAR, OR STONE; INTERIOR & EXTERIOR PERIMETER JOINTS OF METAL & WOOD FRAMES IN EXTERIOR WALLS; & EXTERIOR OVERHEAD JOINTS.
ES-2	MULTI-PART POURABLE URETHANE SEALANT	NOT USED
ES-3	ONE-PART ACID-CURING SILICONE SEALANT	NOT USED
ES-4	ONE-PART MILDEW-RESISTANT SILICONE SEALANT	RESTROOMS, LOCKER & SHOWER AREAS
ES-5	TWO-PART URETHANE SEALANT	NOT USED
LS	ACRYLIC-EMULSION SEALANT	INTERIOR JOINTS IN FIELD-PAINTED VERTICAL & OVERHEAD SURFACES AT PERIMETER OF HOLLOW METAL DOOR FRAMES; IN GYPSUM DRYWALL, PLASTER & CONCRETE OR CONCRETE MASONRY; & ALL OTHER INTERIOR JOINTS NOT INDICATED OTHERWISE.
BAS-1	BUTYL-ASPHALT SEALANT, AC-20 IN ACCORDANCE WITH PA. DEPT. TRANSPORTATION TITLE 40B SPECIFICATIONS.	NOT USED
FSS-1	FOAMED-IN-PLACE FIRE-STOPPING SEALANT	THROUGH PENETRATIONS IN FIRE RESISTANCE RATED FLOOR & WALL ASSEMBLIES INVOLVING MULTIPLE PIPES, CONDUITS & OTHER ITEMS.
FSS-2	ONE-PART FIRE-STOPPING SEALANT	THROUGH PENETRATIONS IN FIRE RESISTANCE RATED FLOOR & WALL ASSEMBLIES INVOLVING SINGLE PIPES, CONDUITS & WHERE JOINT WIDTHS ARE NARROW.

NOTE: INSTALL JOINT SEALANTS IN ACCORDANCE WITH DESCRIPTIONS AND LOCATIONS LISTED, AND IN LOCATIONS IDENTIFIED ON DRAWINGS BY DRAWING DESIGNATIONS LISTED ABOVE.

## BUILDING DATA ( 2018 IRC )

OCCUPANCY: IRC, RESIDENTIAL TOWNHOUSE  
 BUILDING HEIGHT: ±18'-0", 2 STORES, EXISTING  
 FIRE ALARM SYSTEM: NONE  
 EMERGENCY LIGHTING: NONE  
 AUTOMATIC SPRINKLERS: NONE  
 AUTOMATIC FIRE DETECTION SYSTEM: COMBINATION SMOKE DETECTOR/CO MONITORS IN EACH UNIT  
 FIRE SEPARATION: 1-HOUR BETWEEN UNITS, EXISTING

### BUILDING AREA:

**SUSQUEHANNA COURT:** EXISTING  
 EXIST 1 BED UNIT BLDG ± 2,650 SF  
 EXIST 2 BED UNIT BLDG ± 1,733 SF  
 EXIST 3 BED UNIT BLDG ± 2,143 SF  
 EXIST 4 BED UNIT BLDG ± 1,870 SF  
 EXIST 5 BED UNIT BLDG ± 3,754 SF

### FRANKLIN TERRACE

EXIST 1 BED UNIT BLDG ± 2,962 SF  
 EXIST 2 BED UNIT BLDG ± 898 SF  
 EXIST 3 BED UNIT BLDG ± 2,260 SF  
 EXIST 4 BED UNIT BLDG ± 1,352 SF  
 EXIST 5 BED UNIT BLDG ± 1,447 SF

## BUILDING CODE REQUIREMENTS

- ALL WORK SHALL CONFORM TO THE FOLLOWING CODE REGULATIONS AND REQUIREMENTS:
- COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF LABOR & INDUSTRY:
    - PENNSYLVANIA UNIFORM CONSTRUCTION CODE: 2018 INTERNATIONAL RESIDENTIAL CODE AND REFERENCED STANDARDS
    - CITY OF LANCASTER BUILDING ORDINANCE AND ALL REFERENCED REGULATIONS (BUILDING, EXISTING BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, FUEL GAS, PERFORMANCE, RESIDENTIAL, FIRE, ACCESSIBILITY AND ENERGY CODE WHERE APPLICABLE)

## DRAWING INDEX

CS.1	COVER SHEET
<b>ARCHITECTURAL</b>	
A1.0	AFFECTED UNIT AND FIXTURE COORDINATION SCHEDULES
A1.1	SUSQUEHANNA COURT SITE DIAGRAM
A1.2	FRANKLIN TERRACE SITE DIAGRAM
A1.3	SUSQUEHANNA COURT 1 & 2 BED UNITS
A1.4	SUSQUEHANNA COURT 3 & 4 BED UNITS
A1.5	NOT USED
A1.6	FRANKLIN TERRACE 1 & 2 BED UNITS
A1.7	FRANKLIN TERRACE 3 & 4 BED UNITS
A1.8	FRANKLIN TERRACE 5 BED UNIT
A4.1	SUSQUEHANNA COURT INTERIOR ELEVATIONS
A4.2	FRANKLIN TERRACE INTERIOR ELEVATIONS
A4.3	CASEWORK ELEVATIONS
A5.1	DETAILS
<b>MECHANICAL</b>	
M0.1	MECHANICAL SYMBOLS AND NOTES
M2.1	SUSQUEHANNA CT 1 & 2 BED UNITS
M2.2	SUSQUEHANNA CT 3 & 4 BED UNITS
M2.3	FRANKLIN TERRACE ADA UNITS
M2.4	FRANKLIN TERRACE 1 & 2 BED UNITS
M2.5	FRANKLIN TERRACE 3 & 4 BED UNITS
M2.6	FRANKLIN TERRACE 5 BED UNIT
<b>PLUMBING</b>	
P0.1	PLUMBING SYMBOLS AND NOTES
P2.1	SUSQUEHANNA CT 1 & 2 BED UNITS
P2.2	SUSQUEHANNA CT 3 & 4 BED UNITS
P2.3	FRANKLIN TERRACE ADA UNITS
P2.4	FRANKLIN TERRACE 1 & 2 BED UNITS
P2.5	FRANKLIN TERRACE 3 & 4 BED UNITS
P2.6	FRANKLIN TERRACE 5 BED UNITS
<b>ELECTRICAL</b>	
E0.0	SUSQUEHANNA COURT
E2.0	SUSQUEHANNA CT 1 & 2 BED UNITS
E2.2	SUSQUEHANNA CT 3 & 4 BED UNITS
E2.3	FRANKLIN TERRACE ADA UNITS
E2.4	FRANKLIN TERRACE 1 & 2 BED UNITS
E2.5	FRANKLIN TERRACE 3 & 4 BED UNITS
E2.6	FRANKLIN TERRACE 5 BED UNIT

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

**SCHEDULE OF ALTERNATES:**  
**BASE BID:** EXISTING ELECTRICAL PANELS TO STAY IN PLACE DURING REMEDIATIONS/RENOVATIONS AT SUSQUEHANNA COURT AND FRANKLIN TERRACE.  
**ADD ALTERNATE #1:** REPLACE EXISTING ELECTRICAL PANELS W/ NEW ELECTRICAL PANELS AND PROVIDE NEW FEED FROM METER AND NEW BREAKERS AT FRANKLIN TERRACE ONLY. EXISTING ELECTRICAL PANELS WILL REMAIN IN PLACE AT SUSQUEHANNA COURT.

2024.12.05  
ISSUED FOR BID

REVISIONS



PROJECT DESCRIPTION  
 LCHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
 325 CHURCH STREET  
 LANCASTER, PA 17602

SHEET TITLE COVER SHEET	
ISSUE DATE 2024.12.05	SCALE AS NOTED
FILE NUMBER 2429	DRAWN BY M/M CHECKED BY TV

# CS1.1

FRANKLIN TERRACE FIXTURE COORDINATION SCHEDULE						
ROOM	FIXTURE	QUANTITY	PROVIDED BY	INSTALLED BY	REMARKS	
MECHANICAL CLOSET	HOT WATER HEATER	90	JCI	JCI		
	HEAT PUMP	90	JCI	JCI		
	AIR HANDLER UNIT	90	JCI	JCI		
	RECEPTACLES	90 UNITS	EC	EC		
	LIGHTING	90 UNITS	EC	EC		
KITCHEN/ STORAGE AREA	FAUCET AERATOR	90	JCI	PC		
	FAUCET	90	PC	PC		
	DOUBLE BOWL SS SINK	85	PC	PC		
	ADA DOUBLE BOWL SS SINK	5	PC	PC		
	SINK PIPING/ FITTINGS	90 UNITS	PC	PC		
	ELECTRICAL PANEL	92	JCI	EC		
	ELECTRICAL FEED	92	JCI	EC		
	ELECTRICAL BREAKERS	92 UNITS	JCI	EC		
	WASHER BOX	89	PC	PC		
	WASHING PIPING/ FITTINGS	89 UNITS	PC	PC		
	RECEPTACLES	90 UNITS	EC	EC		
	LITGHTING CONTROLS	90 UNITS	EC	EC		
BATHROOM	ADA TOILET	2	JCI	PC		
	TOILET	15	JCI	PC	(1) 4 BED & (1) 5 BED UNITS W/ TWO BATHROOMS	
	TOILET PIPING/ FITTINGS	15 UNITS	PC	PC	(1) 4 BED & (1) 5 BED UNITS W/ TWO BATHROOMS	
	SHOWER HEAD	13	JCI	PC		
	HANDHELD SHOWER HEAD	2	JCI	PC		
	BATHTUB/ SHOWER	15	PC	PC		
	BATHTUB PIPING/ FITTINGS	15 UNITS	PC	PC		
	FAUCET AERATOR	15	JCI	PC		
	FAUCET	15	PC	PC		
	WALL MOUNTED SINK	6	PC	PC		
	SINK W/ VANITY	11	GC	GC		
	SINK PIPING/ FITTINGS	15 UNITS	PC	PC	(1) 4 BED & (1) 5 BED UNITS W/ TWO BATHROOMS	
	EXHAUST FAN/ EXHAUST DUCT	15 UNITS	MC	MC	(1) 4 BED & (1) 5 BED UNITS W/ TWO BATHROOMS	
	LIGHTING/ EXHAUST CONTROLS	15 UNITS	EC	EC	(1) 4 BED & (1) 5 BED UNITS W/ TWO BATHROOMS	
	LIGHT FIXTURE	15 UNITS	EC	EC	(1) 4 BED & (1) 5 BED UNITS W/ TWO BATHROOMS	
	RECEPTACLES	15 UNITS	EC	EC	(1) 4 BED & (1) 5 BED UNITS W/ TWO BATHROOMS	

NOTES:

676 ALMANAC AVE		3	UTILITY	5/A1.7
683 ALMANAC AVE		3	UTILITY	5/A1.7
685 ALMANAC AVE		3	UTILITY	5/A1.7
686 ALMANAC AVE	X	3	UTILITY	9/A1.7
687 ALMANAC AVE		3	UTILITY	5/A1.7
688 ALMANAC AVE		3	UTILITY	5/A1.7
689 ALMANAC AVE		3	UTILITY	5/A1.7
690 ALMANAC AVE		3	UTILITY	5/A1.7
692 ALMANAC AVE		3	UTILITY	5/A1.7
701 ALMANAC AVE		3	UTILITY	5/A1.7
703 ALMANAC AVE		3	UTILITY	5/A1.7
705 ALMANAC AVE		3	UTILITY	5/A1.7
707 ALMANAC AVE		3	UTILITY/BATH	5/A1.7, 6/A1.7
711 ALMANAC AVE		3	UTILITY	5/A1.7
713 ALMANAC AVE		3	UTILITY	5/A1.7
715 ALMANAC AVE		3	UTILITY	5/A1.7
720 ALMANAC AVE		3	UTILITY	5/A1.7
722 ALMANAC AVE		3	UTILITY	5/A1.7
724 ALMANAC AVE		3	UTILITY	5/A1.7
726 ALMANAC AVE		3	UTILITY	5/A1.7
741 ALMANAC AVE		3	UTILITY	5/A1.7
745 ALMANAC AVE	X	3	UTILITY	9/A1.7
755 ALMANAC AVE		3	UTILITY	5/A1.7
757 ALMANAC AVE		3	UTILITY	5/A1.7
759 ALMANAC AVE		3	UTILITY	5/A1.7
761 ALMANAC AVE		3	UTILITY	5/A1.7
765 ALMANAC AVE		3	UTILITY	5/A1.7
767 ALMANAC AVE		3	UTILITY	5/A1.7
771 ALMANAC AVE		3	UTILITY	5/A1.7
651 FRANKLIN ST		3	UTILITY	5/A1.7
653 FRANKLIN ST		3	UTILITY	5/A1.7
655 FRANKLIN ST		3	UTILITY	5/A1.7
657 FRANKLIN ST		3	UTILITY	5/A1.7
731 FRANKLIN ST		3	UTILITY	5/A1.7
733 FRANKLIN ST		3	UTILITY	5/A1.7
735 FRANKLIN ST		3	UTILITY/BATH	5/A1.7, 6/A1.7
737 FRANKLIN ST		3	UTILITY/BATH	5/A1.7, 6/A1.7
643 ALMANAC AVE	X	4	UTILITY	10/A1.7
645 ALMANAC AVE		4	UTILITY	7/A1.7
664 ALMANAC AVE		4	UTILITY	7/A1.7
666 ALMANAC AVE		4	UTILITY/BATH	7/A1.7, 8/A1.7
696 ALMANAC AVE		4	UTILITY	7/A1.7
698 ALMANAC AVE		4	UTILITY	7/A1.7
749 ALMANAC AVE		4	UTILITY	7/A1.7
751 ALMANAC AVE		4	UTILITY	7/A1.7
703 FRANKLIN ST		4	UTILITY	7/A1.7
705 FRANKLIN ST		4	UTILITY	7/A1.7
611 ALMANAC AVE		5	BATH	4/A1.8, 5/A1.8

NOTES: ADA UNITS CONSIST OF ACCESSIBLE KITCHEN AND APPLIANCES, ACCESSIBLE BATHROOM, FIXTURES AND ACCESSORIES (2ND FLOOR), ACCESSIBLE CLOSETS, ACCESSIBLE ELECTRICAL DEVICES

FRANKLIN TERRACE AFFECTED UNITS					
FLOOR REFERENCE	ADDRESS	ADA UNIT	UNIT TYPE (BEDS)	AREA AFFECTED	DRAWINGS
	609 FRANKLIN ST		1	BATH	5/A1.6
	617 FRANKLIN ST		1	BATH	5/A1.6
	629 ALMANAC AVE		2	UTILITY	7/A1.6
	649 ALMANAC AVE		2	UTILITY	7/A1.6
	651 ALMANAC AVE	X	2	UTILITY/BATH	9/A1.6, 10/A1.6
	665 ALMANAC AVE		2	UTILITY	7/A1.6
	667 ALMANAC AVE		2	UTILITY	7/A1.6
	673 ALMANAC AVE		2	UTILITY	7/A1.6
	677 ALMANAC AVE		2	UTILITY	7/A1.6
	679 ALMANAC AVE		2	UTILITY	7/A1.6
	680 ALMANAC AVE		2	UTILITY/BATH	7/A1.6, 8/A1.6
	682 ALMANAC AVE		2	UTILITY	7/A1.6
	721 ALMANAC AVE		2	UTILITY	7/A1.6
	723 ALMANAC AVE		2	UTILITY	7/A1.6
	727 ALMANAC AVE		2	UTILITY	7/A1.6
	729 ALMANAC AVE		2	UTILITY	7/A1.6
	733 ALMANAC AVE	X	2	UTILITY/BATH	9/A1.6, 10/A1.6
	735 ALMANAC AVE		2	UTILITY/BATH	7/A1.6, 8/A1.6
	740 ALMANAC AVE		2	UTILITY	7/A1.6
	742 ALMANAC AVE		2	UTILITY	7/A1.6
	752 ALMANAC AVE		2	UTILITY	7/A1.6
	760 ALMANAC AVE		2	UTILITY	7/A1.6
	762 ALMANAC AVE		2	UTILITY	7/A1.6
	770 ALMANAC AVE		2	UTILITY	7/A1.6
	772 ALMANAC AVE		2	UTILITY	7/A1.6
	661 FRANKLIN ST		2	UTILITY	7/A1.6
	663 FRANKLIN ST		2	UTILITY	7/A1.6
	709 FRANKLIN ST		2	UTILITY	7/A1.6
	711 FRANKLIN ST		2	UTILITY	7/A1.6
	633 ALMANAC AVE		3	UTILITY	5/A1.7
	635 ALMANAC AVE		3	UTILITY	5/A1.7
	639 ALMANAC AVE		3	UTILITY	5/A1.7
	644 ALMANAC AVE		3	UTILITY	5/A1.7
	648 ALMANAC AVE		3	UTILITY	5/A1.7
	650 ALMANAC AVE		3	UTILITY	5/A1.7
	654 ALMANAC AVE		3	UTILITY	5/A1.7
	655 ALMANAC AVE		3	UTILITY	5/A1.7
	656 ALMANAC AVE		3	UTILITY	5/A1.7
	658 ALMANAC AVE		3	UTILITY/BATH	5/A1.7, 6/A1.7
	659 ALMANAC AVE		3	UTILITY/BATH	5/A1.7, 6/A1.7
	660 ALMANAC AVE		3	UTILITY/BATH	5/A1.7, 6/A1.7
	661 ALMANAC AVE		3	UTILITY/BATH	5/A1.7, 6/A1.7
	670 ALMANAC AVE		3	UTILITY	5/A1.7
	672 ALMANAC AVE		3	UTILITY	5/A1.7
	674 ALMANAC AVE		3	UTILITY	5/A1.7

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

STAMP

REVISIONS



PROJECT DESCRIPTION  
LCHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

SHEET TITLE AFFECTED UNIT AND FIXTURE COORDINATION SCHEDULES  
ISSUE DATE 2024.12.05 SCALE AS NOTED  
FILE NUMBER 2429 DRAWN BY SPD CHECKED BY TV

A1.0

SUSQUEHANNA COURT FIXTURE COORDINATION SCHEDULE					
ROOM	FIXTURE	QUANTITY	PROVIDED BY	INSTALLED BY	REMARKS
KITCHEN/ STORAGE AREA	FAUCET AERATOR	4	JCI	PC	
	FAUCET	4	PC	PC	
	DOUBLE BOWL SS SINK	4	PC	PC	
	SINK PIPING/ FITTINGS	4 UNITS	PC	PC	
	RECEPTACLES	4 UNITS	EC	EC	
	LIGHTING CONTROLS	4 UNITS	EC	EC	
BATHROOM	TOILET	14	JCI	PC	(1) 4 BED UNIT W/ TWO BATHROOMS
	TOILET PIPING/ FITTINGS	13 UNITS	PC	PC	
	SHOWER HEAD	13	JCI	PC	
	BATHTUB/ SHOWER	13	PC	PC	
	BATHTUB PIPING/ FITTINGS	13 UNITS	PC	PC	
	FAUCET AERATOR	14	JCI	PC	(1) 4 BED UNIT W/ TWO BATHROOMS
	FAUCET	14	PC	PC	(1) 4 BED UNIT W/ TWO BATHROOMS
	WALL MOUNTED SINK	1	PC	PC	
	SINK W/ VANITY	13	GC	GC	
	SINK PIPING/ FITTINGS	13 UNITS	PC	PC	
	EXHAUST FAN/ EXHAUST DUCT	13 UNITS	MC	MC	(1) 4 BED UNIT W/ TWO BATHROOMS
LIGHTING/ EXHAUST CONTROLS	13 UNITS	EC	EC	(1) 4 BED UNIT W/ TWO BATHROOMS	
LIGHT FIXTURE	13 UNITS	EC	EC	(1) 4 BED UNIT W/ TWO BATHROOMS	
RECEPTACLES	13 UNITS	EC	EC	(1) 4 BED UNIT W/ TWO BATHROOMS	

NOTES:

SUSQUEHANNA CT AFFECTED UNITS					
FLOOR REFERENCE	ADDRESS	BLDG #	UNIT TYPE (BEDS)	AREA AFFECTED	DRAWINGS
1ST FLOOR	805 S LIME ST	5	1	BATH	5/A1.3
	821 S LIME ST	5	1	BATH	5/A1.3
	884 S LIME ST	12	1	BATH	5/A1.3
	882 S LIME ST	12	1	BATH	6/A1.3
	311 SUSQUEHANNA ST	7	2	BATH	7/A1.3
	853 S DUKE ST	11	2	BATH	7/A1.3
	865 S DUKE ST	11	2	BATH	7/A1.3
2ND FLOOR	508 S ANN ST	1	3	BATH	5/A1.4
	514 S ANN ST	1	3	BATH	5/A1.4
	111 SUSQUEHANNA ST	3	3	BATH	5/A1.4
	335 SUSQUEHANNA ST	8	3	BATH	5/A1.4
	805 S DUKE ST	9	3	BATH	5/A1.4
	823 S DUKE ST	10	4	BATH	6/A1.4

NOTES:

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

STAMP



REVISIONS



PROJECT DESCRIPTION  
 LCHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
 325 CHURCH STREET  
 LANCASTER, PA 17602

SHEET TITLE SUSQUEHANNA COURT SITE DIAGRAM

ISSUE DATE	2024.12.05	SCALE	AS NOTED
FILE NUMBER	2429	DRAWN BY	SPD
		CHECKED BY	TV

SUSQUEHANNA COURT  
 SITE DIAGRAM  
 NTS

A1.1

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP



**LEGEND**

- I – ONE BEDROOM UNIT
- II – TWO BEDROOM UNIT
- III – THREE BEDROOM UNIT
- IV – FOUR BEDROOM UNIT
- V – FIVE BEDROOM UNIT

REVISIONS



HAMMEL ASSOCIATES ARCHITECTS, LLC  
 25 E. Grant St., Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

PROJECT DESCRIPTION  
 LECHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
 325 CHURCH STREET  
 LANCASTER, PA 17602

SHEET TITLE: FRANKLIN TERRACE SITE DIAGRAM

ISSUE DATE	2024.12.05	SCALE	AS NOTED
FILE NUMBER	2429	DRAWN BY	SPD
		CHECKED BY	TV

FRANKLIN TERRACE  
 SITE DIAGRAM  
 NTS

A1.2

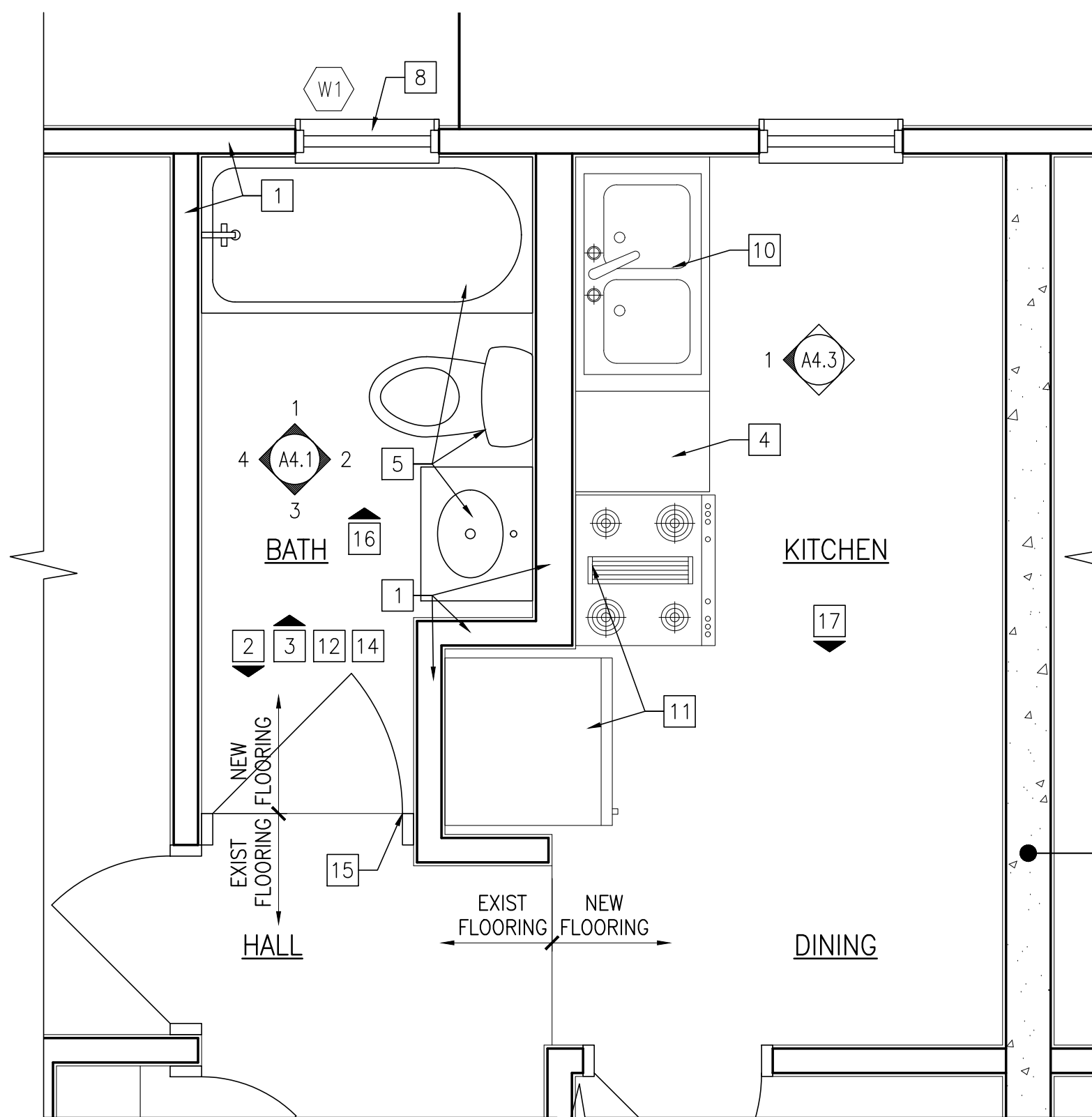
SUSQUEHANNA COURT WINDOW SCHEDULE							
WINDOW	QUANTITY PER UNIT TYPE (BEDS)				APPROXIMATE ROUGH OPENING, VIF		DETAIL(S)
	1 BED	2 BED	3 BED	4 BED	WIDTH, VIF	HEIGHT, VIF	
W1	4	3	5	1	±2'-1 3/4"	±3'-0 3/4"	SEE DETAILS ON SHEET A5.1
W2	0	0	0	0	±2'-8"	±3'-4"	
W3	0	0	0	1	±2'-9 3/4"	±3'-0 3/4"	

- WINDOW NOTES**
- SEE DRAWING A5.1 FOR WINDOW DETAILS AND WINDOW TYPES.
  - QUANTITY OF WINDOWS ARE OVERALL TOTALS NEEDED AT SITE.
  - REPLACEMENT OF EXIST WINDOWS INCLUDES: REPLACEMENT WINDOW, TRIM, FRAME AND WEATHERSEAL. RECAULK JOINT BETWEEN FRAME AND WINDOW WITH ES-1.
  - B.O.D.: PELLA ENCOMPASS DOUBLE HUNG WINDOWS. PROVIDE WINDOWS BY PELLA OR ARCHITECT'S APPROVED EQUAL.

**DEMOLITION/ALTERATION KEYNOTES:**

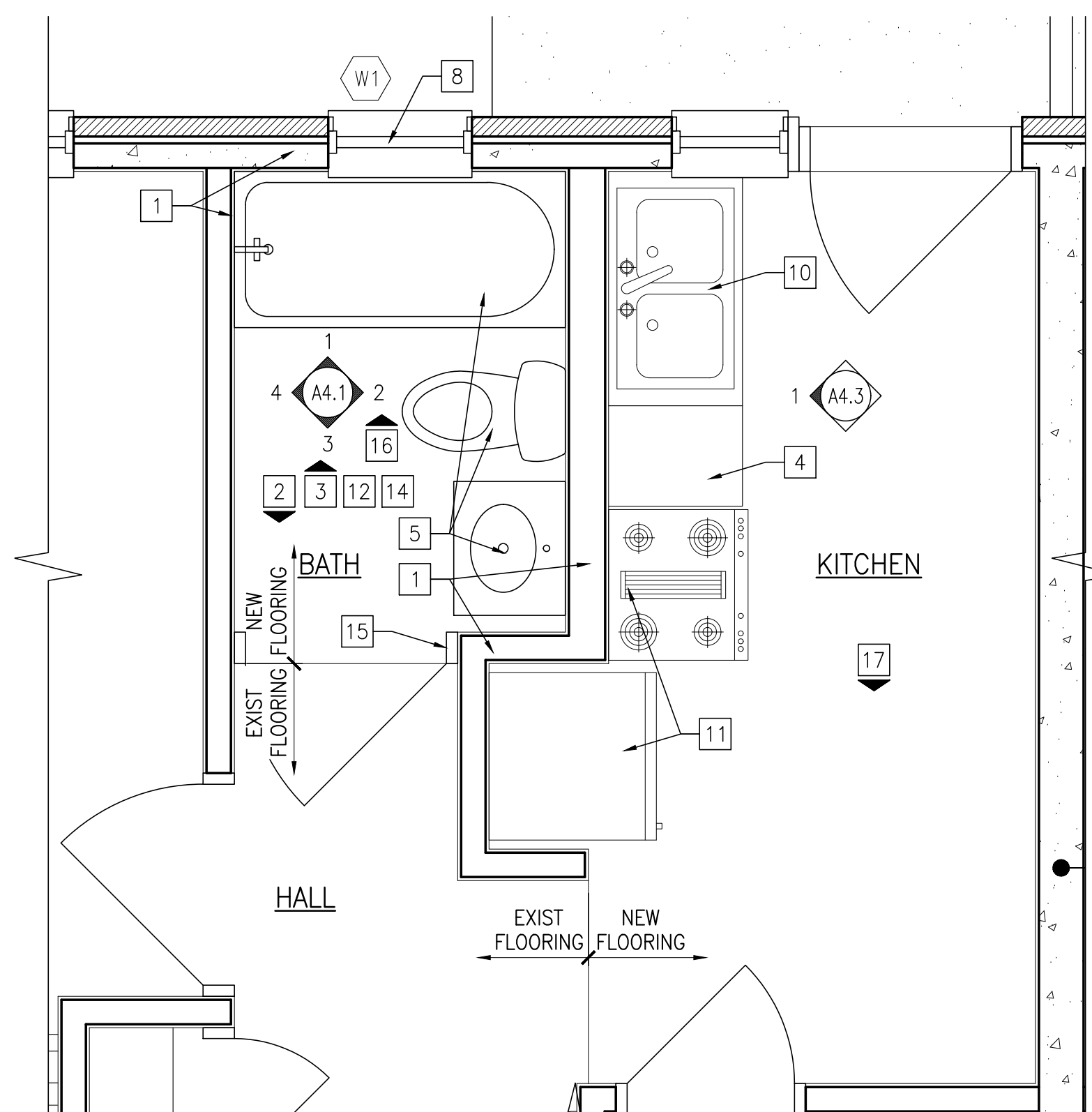
(APPLY TO A1.3, A1.4, A1.5 & A1.6 ONLY. NOT ALL NOTES APPLY TO ALL SHEETS)

- REMOVE EXIST 1/2" THICK PLASTER BOARD/ 1/2" GWB WALLS AND VINYL WALL BASE OF UTILITY ROOMS AND BATHROOMS AFFECTED BY MOLD. EXPOSE WD STUDS. REMOVE EXIST PLASTER BOARD/ GWB AND VINYL WALL BASE AT OPPOSITE WALLS OF UTILITY ROOMS AND BATHROOMS AT ADJACENT ROOMS (KITCHENS, STORAGE ROOMS, LINEN CLOSETS, BEDROOMS, BEDROOM CLOSETS, HALLS - ROOMS VARY PER UNIT TYPE). EXPOSE WD STUDS. COORDINATE REMOVAL OF EXIST GAS FURNACE & HOT WATER HEATER W/ MECHANICAL CONTRACTOR WHERE APPLICABLE. INSTALL NEW 1/2" GWB, PNT. INSTALL NEW VWB AS SPECIFIED IN SPEC SECTION 196513 AT ROOMS W/ NEW FLOORING. INSTALL VWB TO MATCH EXISTING VWB AT ROOMS W/O NEW FLOORING.
- REMOVE EXIST FLOOR FINISH & 3/8" PLYWOOD SHEATHING SUBFLOOR TO EXPOSE WD JOISTS. INSTALL NEW 3/8" PLYWOOD SHEATHING SUBFLOOR. INSTALL NEW FINISH FLOOR PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE EXIST 1/2" THICK PLASTER BOARD CEILING TO EXPOSE WD CEILING JOISTS. INSTALL NEW 1/2" GWB, PNT.
- REMOVE EXIST BASE/ WALL CABINETS, PLAM BACKSPLASH & COUNTERTOPS. INSTALL NEW BASE/ WALL CABINETS, COUNTERTOPS & PLAM BACKSPLASH AS SCHEDULED.
- REMOVE PLUMBING FIXTURES. INSTALL NEW PLUMBING FIXTURES PER MANUFACTURER'S WRITTEN INSTRUCTION. REFER TO A4.1 & A4.2 FOR FIXTURE SCHEDULE.
- REMOVE EXIST GAS FURNACE. CAP EXIST GAS LINE AND DUCTWORK INTO UNIT.
- EXISTING ELECTRICAL PANELS TO REMAIN IN PLACE. PROVIDE TEMPORARY BRACING AS REQ'D DURING REMOVAL OF EXIST PLASTERBOARD/ GWB.
- REMOVE EXIST WINDOW INCLUDING TRIM, ACCESSORIES AND HARDWARE. REMOVE AND REPLACE DAMAGED WD FRAME AS REQ'D, PNT. INSTALL NEW DOUBLE HUNG WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE, SALVAGE AND REINSTALL STORAGE ROOM, BEDROOM AND LINEN CLOSET SHELVING & STORAGE ACCESSORIES AS REQ'D.
- REMOVE EXIST KITCHEN SINK, ACCESSORIES AND HARDWARE. INSTALL NEW KITCHEN SINK, ACCESSORIES AND HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ADA SINK TO APPLICABLE UNITS.
- REMOVE, SALVAGE AND REINSTALL EXIST APPLIANCES. SHUT OFF UTILITIES AS REQ'D BEFORE REMOVAL OF APPLIANCES.
- REMOVE EXIST LIGHT FIXTURES & EXHAUST FANS. INSTALL NEW LIGHT FIXTURES & EXHAUST FANS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE EXIST HOT WATER HEATERS, RETURN TO OWNER.
- REMOVE EXIST RESTROOM ACCESSORIES, INCLUDING GRAB BARS, TOWEL BARS, TOILET PAPER HOLDER, MIRROR/MIRROR COMBO AN ASSOCIATED HARDWARE. PROVIDE NEW GRAB BARS TO APPLICABLE ADA UNITS.
- REMOVE EXIST WD DR CASING AT INTERIOR SIDE OF BATHROOM. INSTALL NEW WD DR CASING, PNT; MATCH EXIST TRIM PROFILE.
- REMOVE EXIST ABOVE CEILING BATT INSULATION AT SECOND FLOOR BATHROOMS. INSTALL NEW R-13 BATT INSULATION ABOVE NEW GWB CEILING.
- REMOVE EXIST FLOOR FINISH. INSTALL NEW FLOOR FINISH PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE JOHNSONITE VINYL TRANSITION STRIP ADAPTER OR APPROVED EQUAL BETWEEN NEW AND EXIST FLOOR FINISHES.



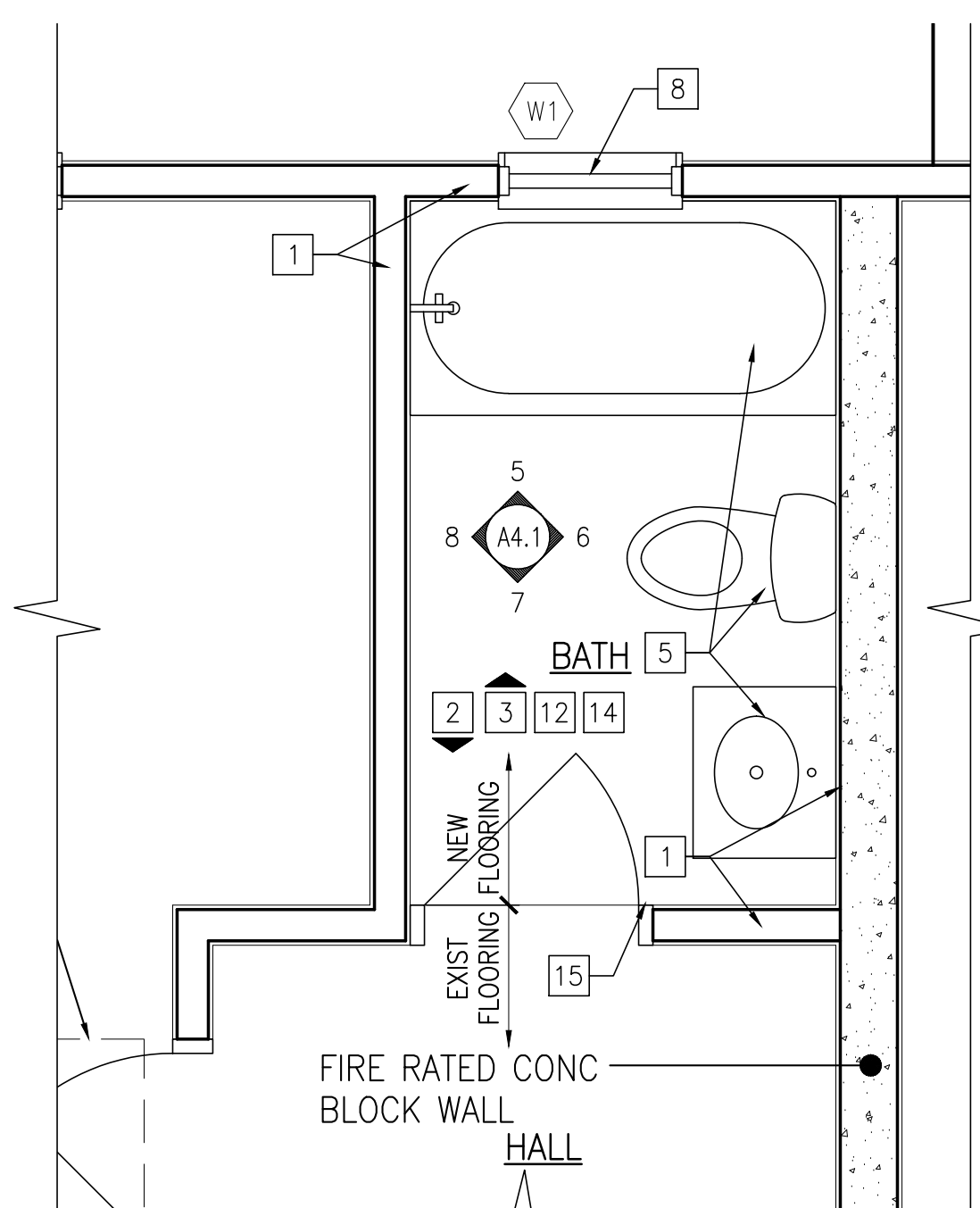
**6**  
A1.3 1/2" = 1'-0"

**ENLARGED 1-BED SECOND FLOOR RESTROOM PLAN, TYP**



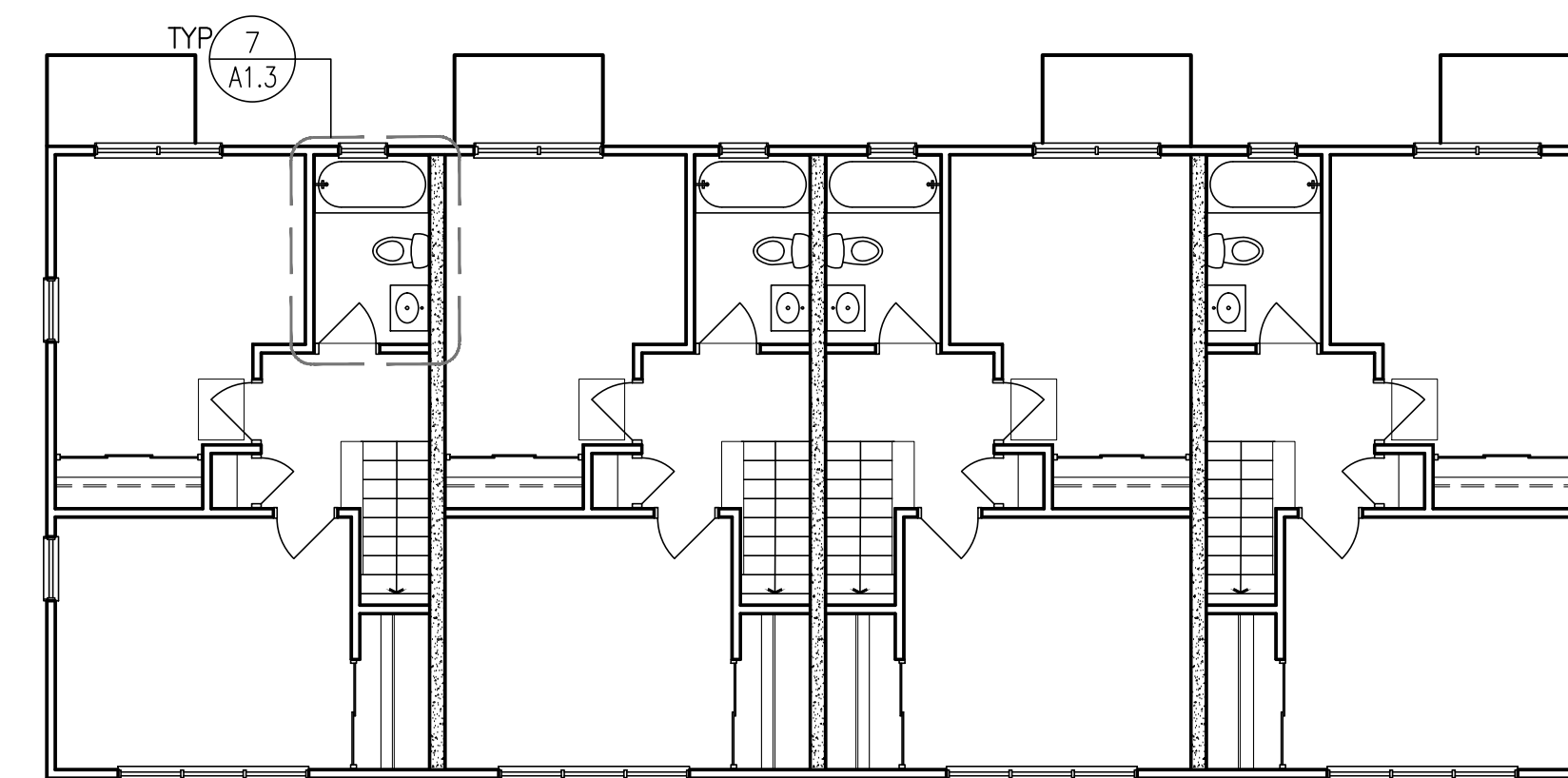
**5**  
A1.3 1/2" = 1'-0"

**ENLARGED 1-BED FIRST FLOOR RESTROOM PLAN, TYP**



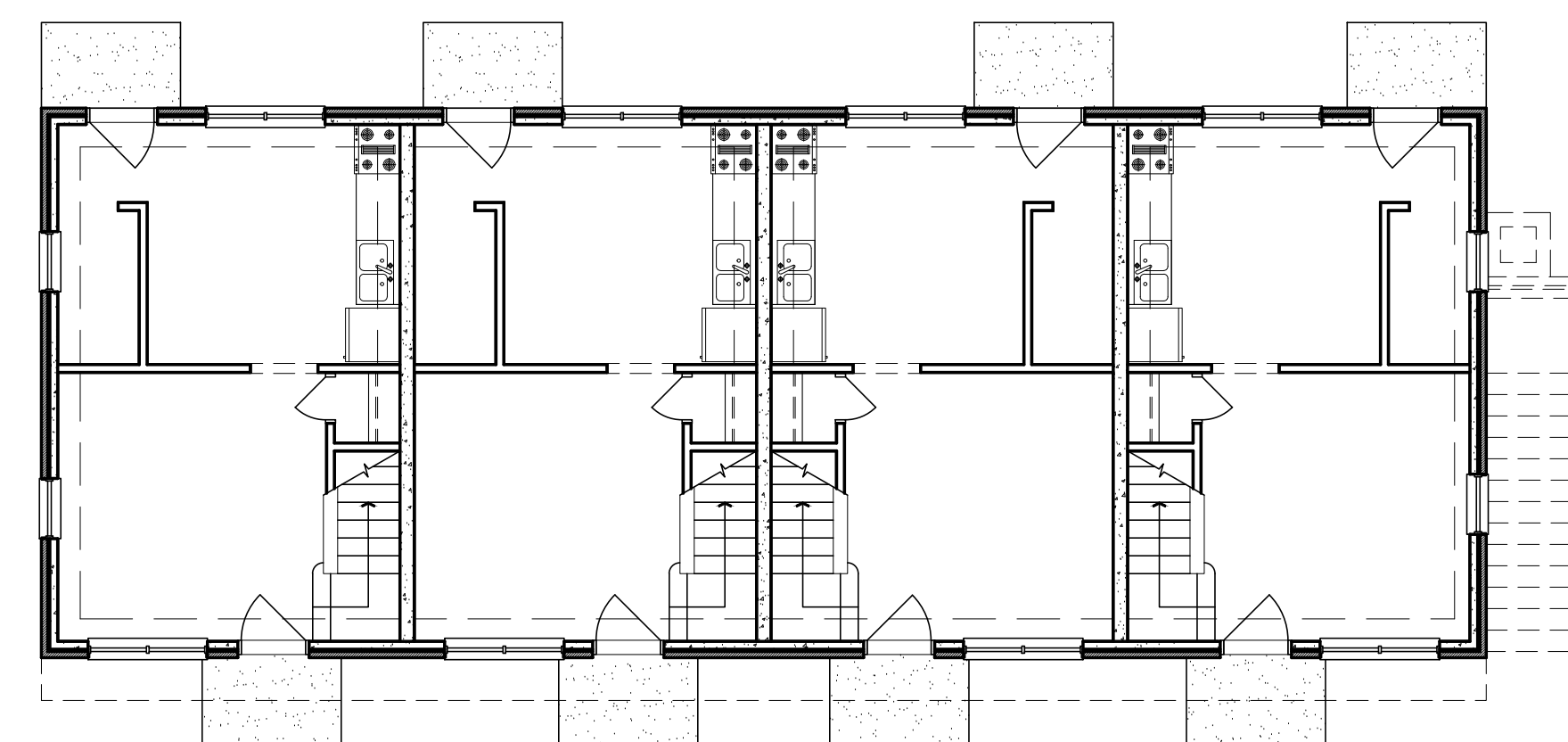
**7**  
A1.3 1/2" = 1'-0"

**ENLARGED 2-BED SECOND FLOOR RESTROOM PLAN, TYP**



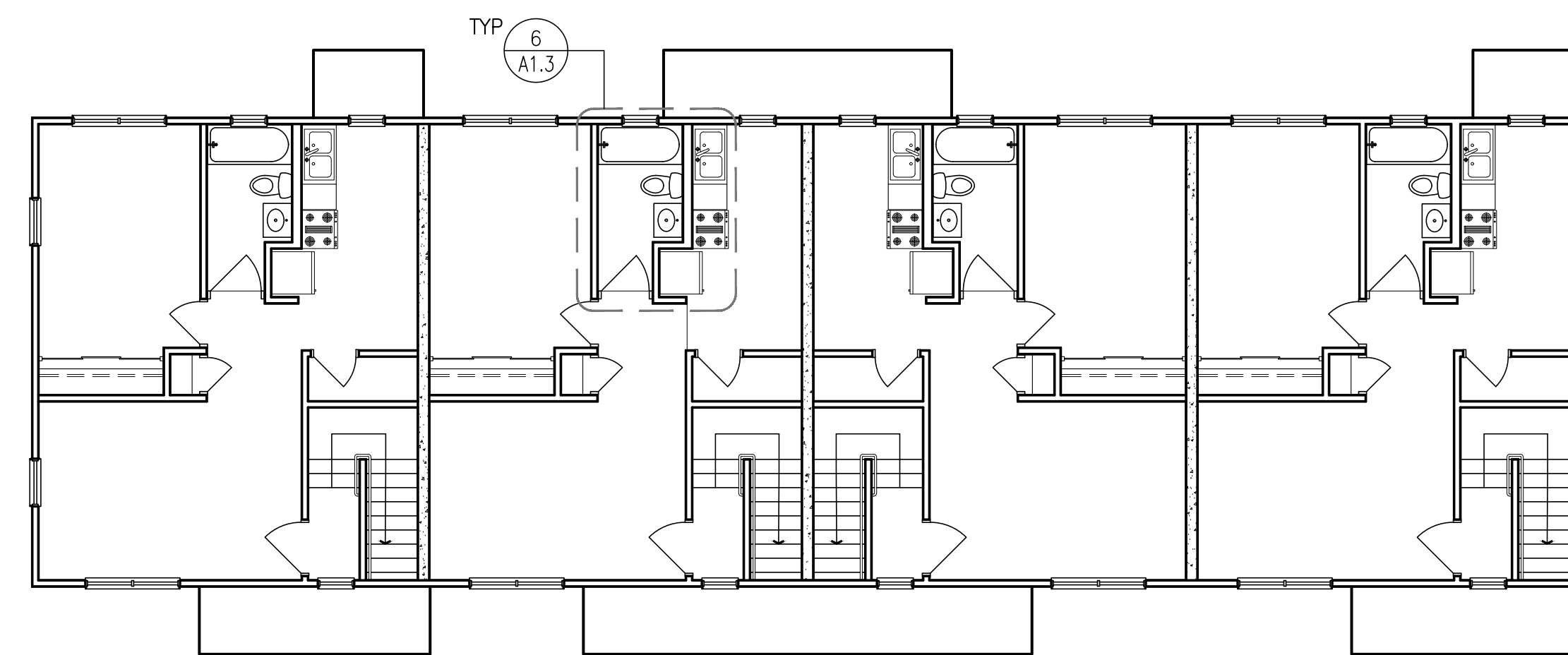
**4**  
A1.3 1/8" = 1'-0"

**SUSQUEHANNA CT - 2 BED SECOND FLOOR KEY PLAN**



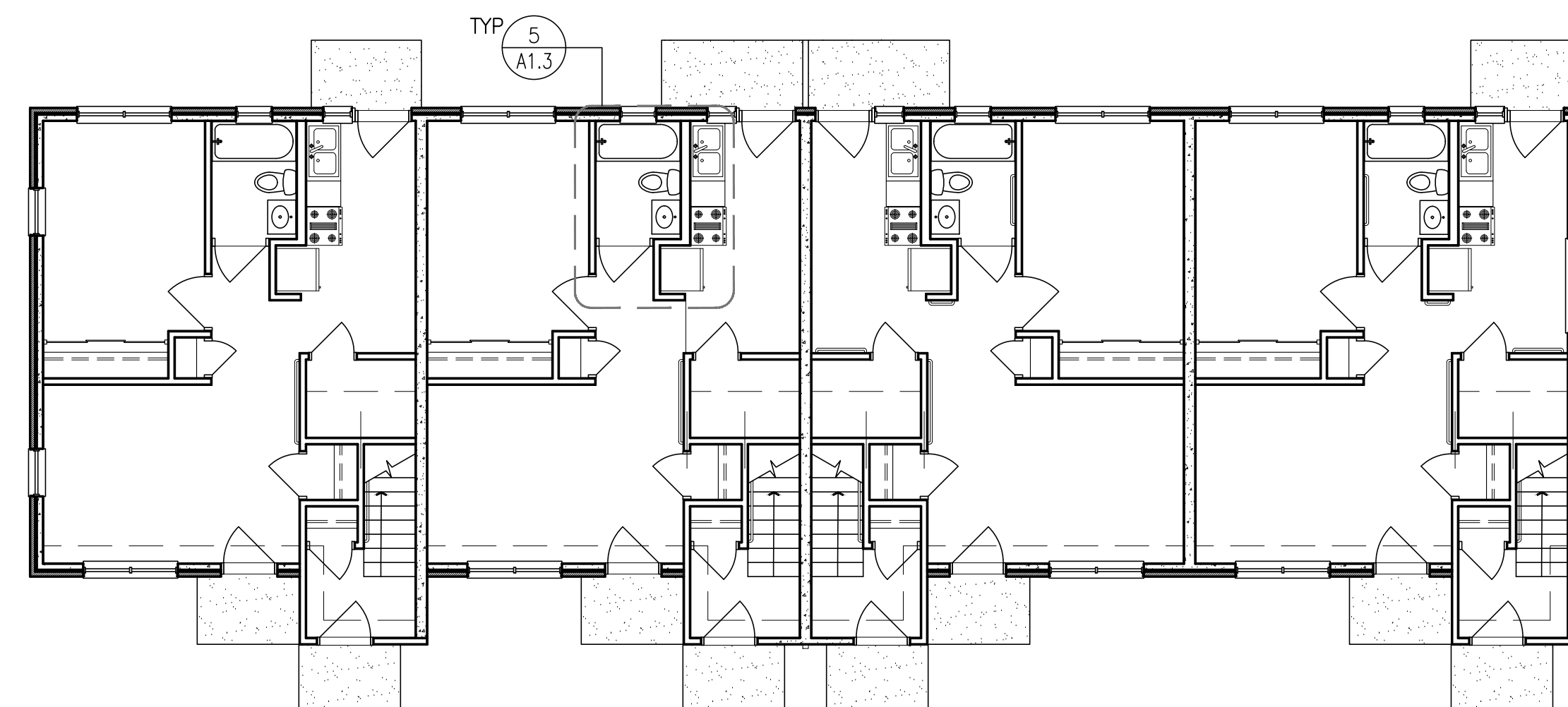
**3**  
A1.3 1/8" = 1'-0"

**SUSQUEHANNA CT - 2 BED FIRST FLOOR KEY PLAN**



**2**  
A1.3 1/8" = 1'-0"

**SUSQUEHANNA CT - 1 BED SECOND FLOOR KEY PLAN**



**1**  
A1.3 1/8" = 1'-0"

**SUSQUEHANNA CT - 1 BED FIRST FLOOR KEY PLAN**

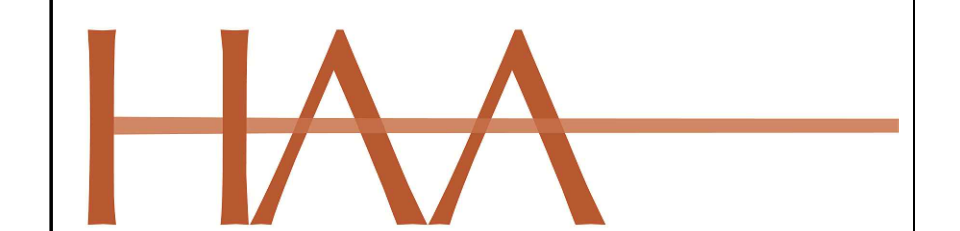
ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

STAMP

- LEGEND:**
- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
  - EXISTING DOOR
  - NOTE APPLIES TO CEILING
  - KEYNOTE
  - NOTE APPLIES TO FLOOR
  - WINDOW IDENTIFICATION TAG

- GENERAL NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.
  - REMOVE EXIST PLASTER BOARD/ GWB EACH WALL OF FIRST & SECOND FLOOR BATHROOMS AND MECHANICAL ROOMS AFFECTED BY MOLD. REFER TO SHEET A1.0 FOR COMPLETE LIST OF AFFECTED UNITS AND CORRESPONDING ROOMS.
  - REMOVE EXIST PLASTER BOARD/ GWB AT ADJACENT ROOMS (KITCHENS, BEDROOMS, STORAGE ROOMS AND CLOSETS) OPPOSITE OF AFFECTED FIRST FLOOR & SECOND FLOOR BATHROOMS AND MECHANICAL CLOSETS.
  - ALL KITCHEN BASE CABINETS, WALL CABINETS, COUNTERTOPS, BACKSPLASH, SHELVING & RODS, PLUMBING FIXTURES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL RESTROOM PLUMBING FIXTURES AND ACCESSORIES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL MECHANICAL UNITS, WATER HEATERS AND ELECTRICAL PANELS SHALL BE REMOVED.
  - ALL UTILITIES SHALL BE TURNED OFF AS REQUIRED FOR SCHEDULED WORK AND MADE SAFE PRIOR TO COMMENCEMENT OF WORK.
  - REMOVE EXIST WINDOWS IN RESTROOMS. PREPARE OPENING FOR NEW WINDOW AS SCHEDULED.
  - REMOVE ALL RESTROOM FINISHING FLOORING AND SUBFLOOR TO EXPOSE EXIST WD STUDS AND FLOOR JOISTS.
  - REMOVE EXIST RESTROOM PLASTER BOARD/ GWB CEILING TO EXPOSE EXIST WD CEILING JOISTS.
  - MOLD TO BE REMEDIATED IN ACCORDANCE WITH SPECIFICATION SECTION 020900.

REVISIONS



HAMMEL ASSOCIATES ARCHITECTS, LLC  
25 E. Grant St., Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

**PROJECT DESCRIPTION**  
LECHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

**SHEET TITLE** SUSQUEHANNA CT. 1 & 2 BED UNITS

**ISSUE DATE** 2024.12.05 **SCALE** AS NOTED

**FILE NUMBER** 2429 **DRAWN BY** M/M **CHECKED BY** TV

**A1.3**

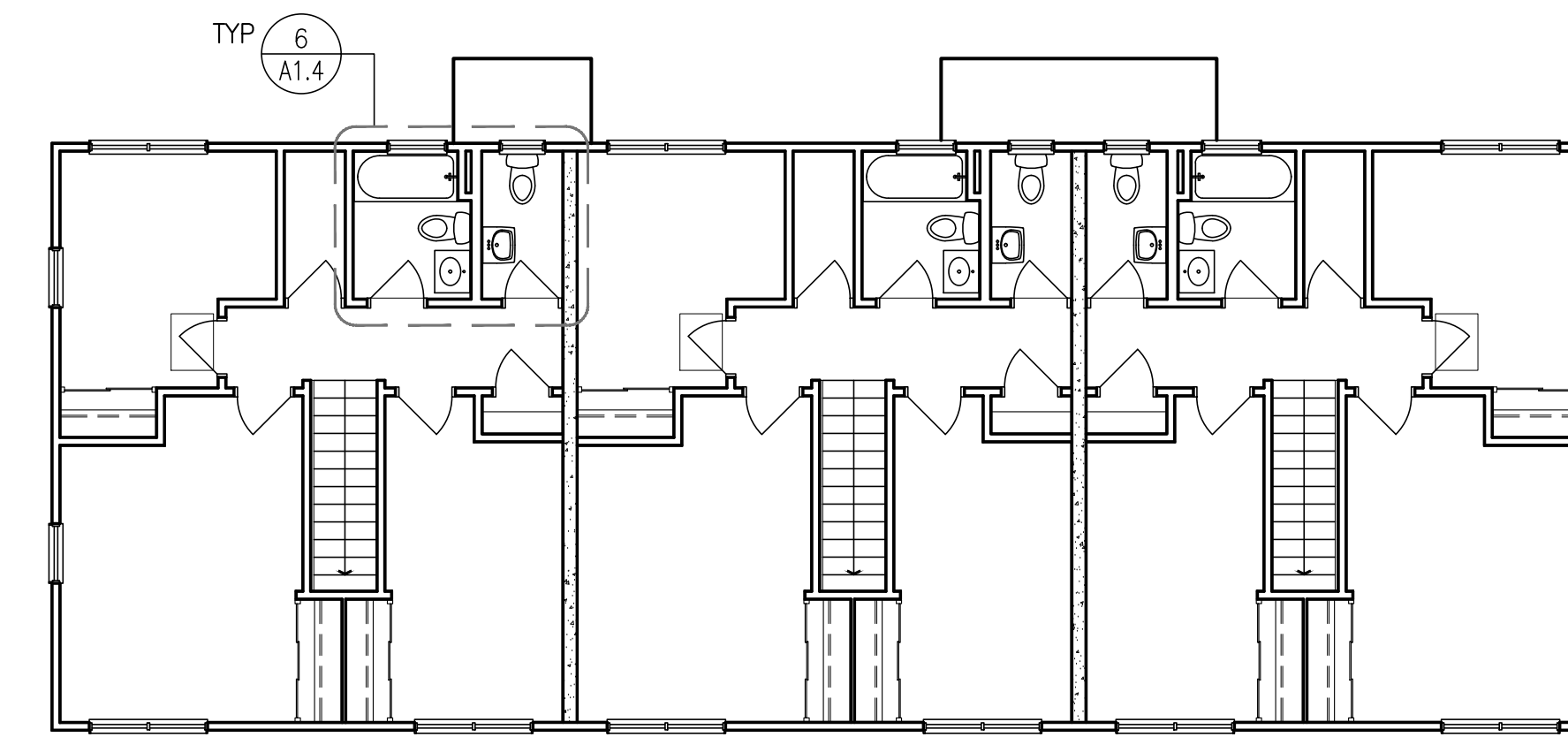
SUSQUEHANNA COURT WINDOW SCHEDULE							
WINDOW	QUANTITY PER UNIT TYPE (BEDS)				APPROXIMATE ROUGH OPENING, VIF		DETAIL(S)
	1 BED	2 BED	3 BED	4 BED	WIDTH, VIF	HEIGHT, VIF	
W1	4	3	5	1	±2'-1 3/4"	±3'-0 3/4"	SEE DETAILS ON SHEET A5.1
W2	0	0	0	0	±2'-8"	±3'-4"	
W3	0	0	0	1	±2'-9 3/4"	±3'-0 3/4"	

- WINDOW NOTES**
- SEE DRAWING A5.1 FOR WINDOW DETAILS AND WINDOW TYPES.
  - QUANTITY OF WINDOWS ARE OVERALL TOTALS NEEDED AT SITE.
  - REPLACEMENT OF EXIST WINDOWS INCLUDES: REPLACEMENT WINDOW, TRIM, FRAME AND WEATHERSEAL. RECAULK JOINT BETWEEN FRAME AND WINDOW WITH ES-1.
  - B.O.D.: PELLA ENCOMPASS DOUBLE HUNG WINDOWS. PROVIDE WINDOWS BY PELLA OR ARCHITECT'S APPROVED EQUAL.

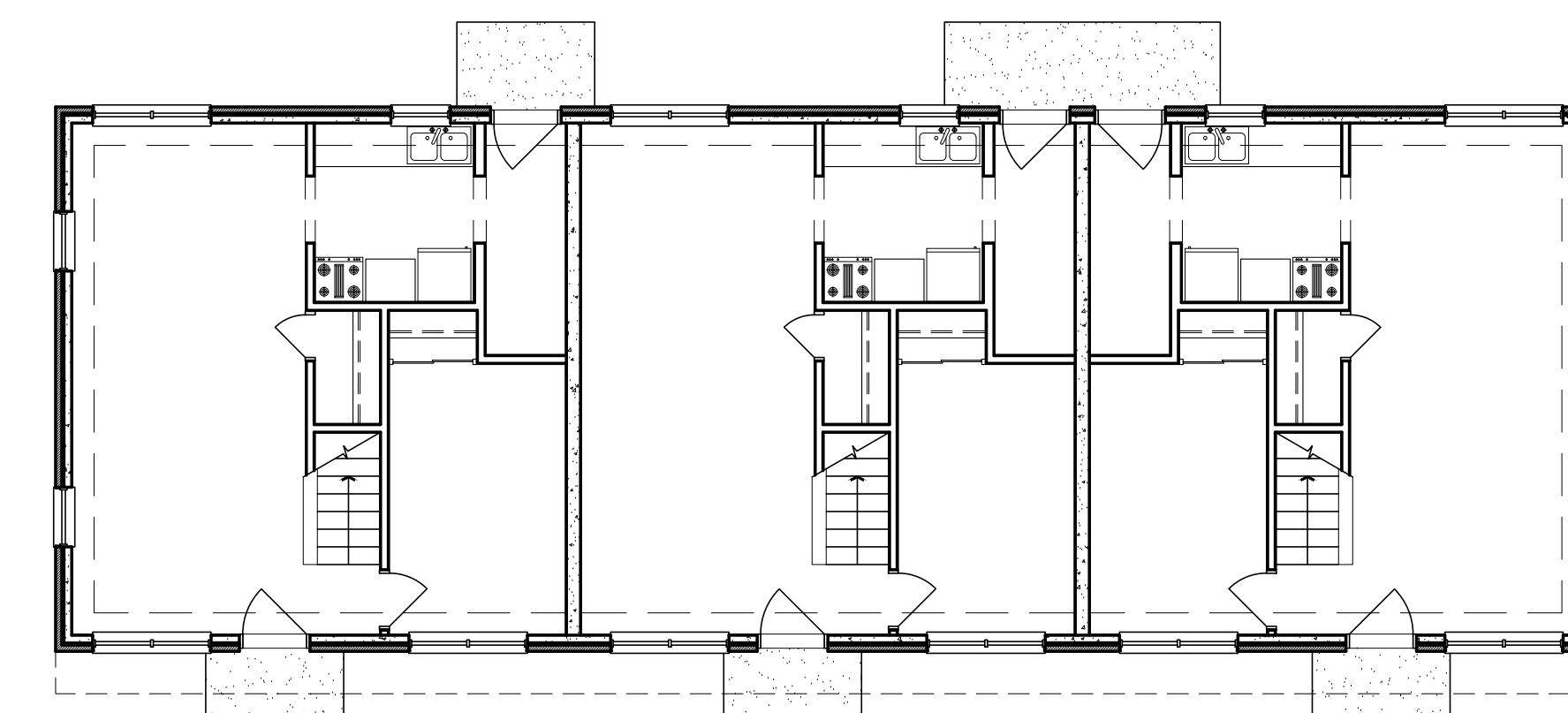
**DEMOLITION/ALTERATION KEYNOTES:**

(APPLY TO A1.3, A1.4, A1.5 & A1.6 ONLY. NOT ALL NOTES APPLY TO ALL SHEETS)

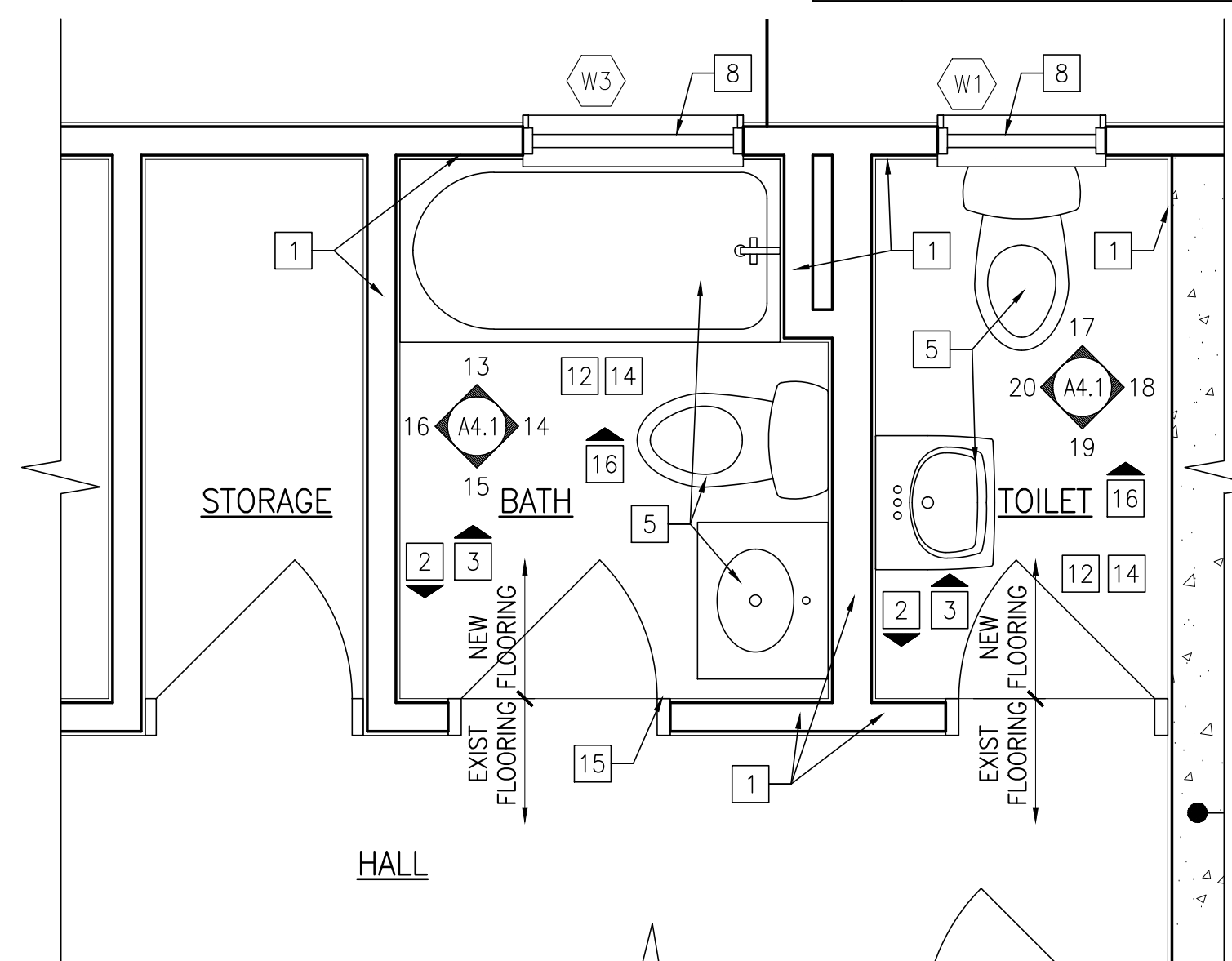
- REMOVE EXIST 1/2" THICK PLASTER BOARD/ 1/2" GWB WALLS AND VINYL WALL BASE OF UTILITY ROOMS AND BATHROOMS AFFECTED BY MOLD. EXPOSE WD STUDS. REMOVE EXIST PLASTER BOARD/ GWB AND VINYL WALL BASE AT OPPOSITE WALLS OF UTILITY ROOMS AND BATHROOMS AT ADJACENT ROOMS (KITCHENS, STORAGE ROOMS, LINEN CLOSETS, BEDROOMS, BEDROOM CLOSETS, HALLS - ROOMS VARY PER UNIT TYPE). EXPOSE WD STUDS. COORDINATE REMOVAL OF EXIST GAS FURNACE & HOT WATER HEATER W/ MECHANICAL CONTRACTOR WHERE APPLICABLE. INSTALL NEW 1/2" GWB, PNT. INSTALL NEW VWB AS SPECIFIED IN SPEC SECTION 196513 AT ROOMS W/ NEW FLOORING. INSTALL VWB TO MATCH EXISTING VWB AT ROOMS W/O NEW FLOORING.
- REMOVE EXIST FLOOR FINISH & 3/8" PLYWOOD SHEATHING SUBFLOOR TO EXPOSE WD JOISTS. INSTALL NEW 3/8" PLYWOOD SHEATHING SUBFLOOR. INSTALL NEW FINISH FLOOR PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE EXIST 1/2" THICK PLASTER BOARD CEILING TO EXPOSE WD CEILING JOISTS. INSTALL NEW 1/2" GWB, PNT.
- REMOVE EXIST BASE/ WALL CABINETS, PLAM BACKSPASH & COUNTERTOPS. INSTALL NEW BASE/ WALL CABINETS, COUNTERTOPS & PLAM BACKSPASH AS SCHEDULED.
- REMOVE PLUMBING FIXTURES. INSTALL NEW PLUMBING FIXTURES PER MANUFACTURER'S WRITTEN INSTRUCTION. REFER TO A4.1 & A4.2 FOR FIXTURE SCHEDULE.
- REMOVE EXIST GAS FURNACE. CAP EXIST GAS LINE AND DUCTWORK INTO UNIT.
- EXISTING ELECTRICAL PANELS TO REMAIN IN PLACE. PROVIDE TEMPORARY BRACING AS REQ'D DURING REMOVAL OF EXIST PLASTERBOARD/ GWB.
- REMOVE EXIST WINDOW INCLUDING TRIM, ACCESSORIES AND HARDWARE. REMOVE AND REPLACE DAMAGED WD FRAME AS REQ'D, PNT. INSTALL NEW DOUBLE HUNG WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE, SALVAGE AND REINSTALL STORAGE ROOM, BEDROOM AND LINEN CLOSET SHELVING & STORAGE ACCESSORIES AS REQ'D.
- REMOVE EXIST KITCHEN SINK, ACCESSORIES AND HARDWARE. INSTALL NEW KITCHEN SINK, ACCESSORIES AND HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ADA SINK TO APPLICABLE UNITS.
- REMOVE, SALVAGE AND REINSTALL EXIST APPLIANCES. SHUT OFF UTILITIES AS REQ'D BEFORE REMOVAL OF APPLIANCES.
- REMOVE EXIST LIGHT FIXTURES & EXHAUST FANS. INSTALL NEW LIGHT FIXTURES & EXHAUST FANS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE EXIST HOT WATER HEATERS, RETURN TO OWNER.
- REMOVE EXIST RESTROOM ACCESSORIES, INCLUDING GRAB BARS, TOWEL BARS, TOILET PAPER HOLDER, MEDICINE CABINET/MIRROR COMBO AN ASSOCIATED HARDWARE. PROVIDE NEW GRAB BARS TO APPLICABLE ADA UNITS.
- REMOVE EXIST WD DR CASING AT INTERIOR SIDE OF BATHROOM. INSTALL NEW WD DR CASING, PNT, MATCH EXIST TRIM PROFILE.
- REMOVE EXIST ABOVE CEILING BATT INSULATION AT SECOND FLOOR BATHROOMS. INSTALL NEW R-13 BATT INSULATION ABOVE NEW GWB CEILING.
- REMOVE EXIST FLOOR FINISH. INSTALL NEW FLOOR FINISH PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE JOHNSONITE VINYL TRANSITION STRIP ADAPTER OR APPROVED EQUAL BETWEEN NEW AND EXIST FLOOR FINISHES.



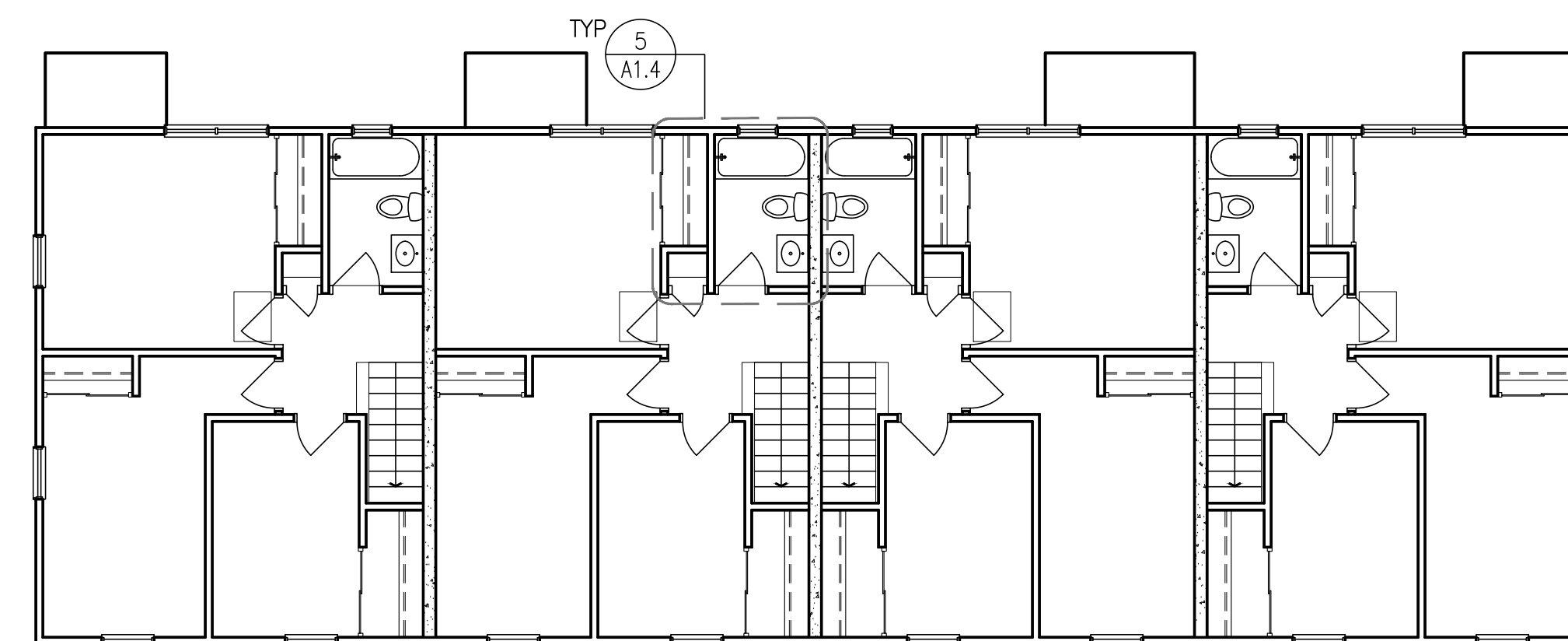
**SUSQUEHANNA CT - 4 BED SECOND FLOOR KEY PLAN**  
4  
A1.4  
1/8" = 1'-0"



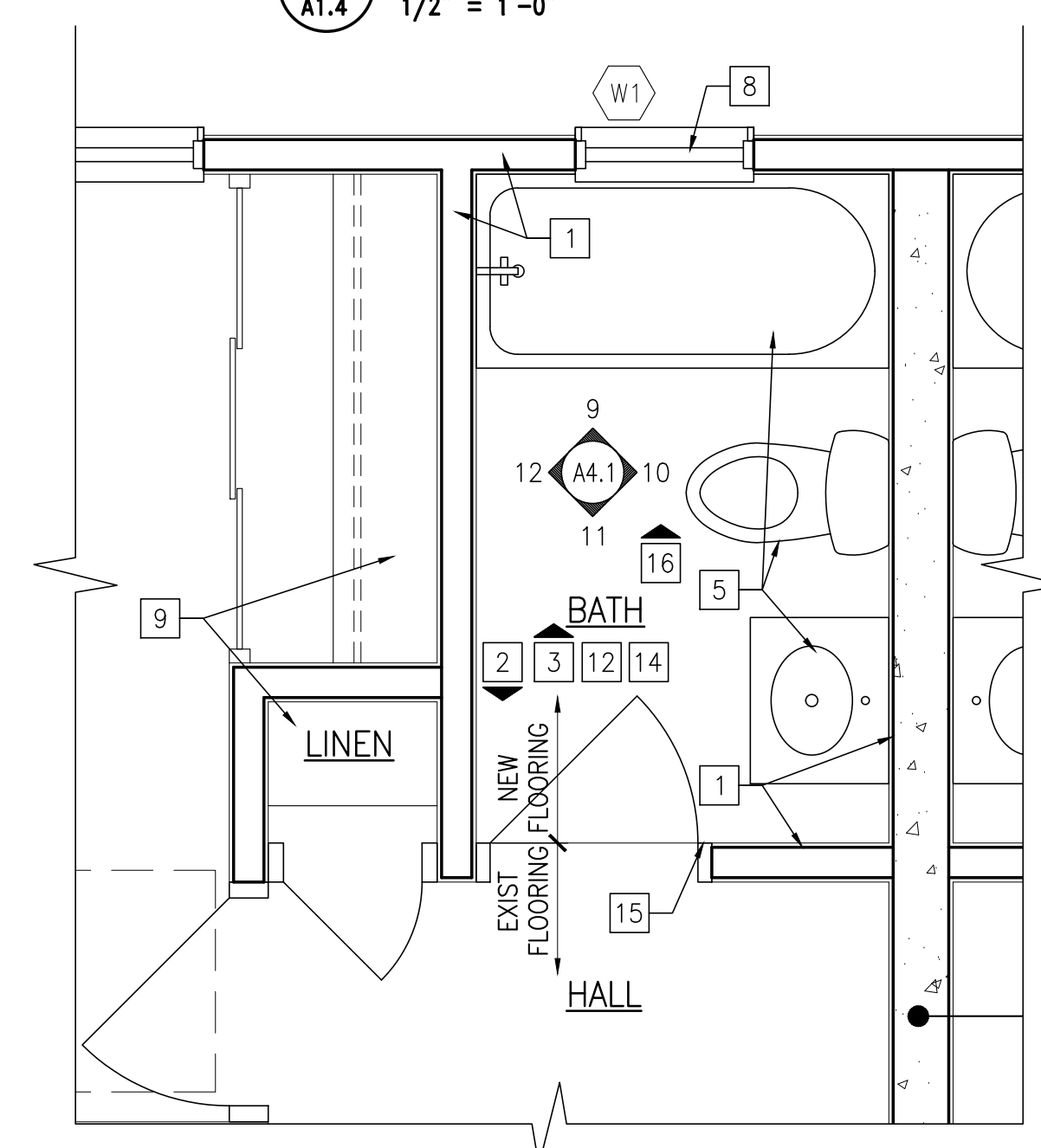
**SUSQUEHANNA CT - 4 BED FIRST FLOOR KEY PLAN**  
3  
A1.4  
1/8" = 1'-0"



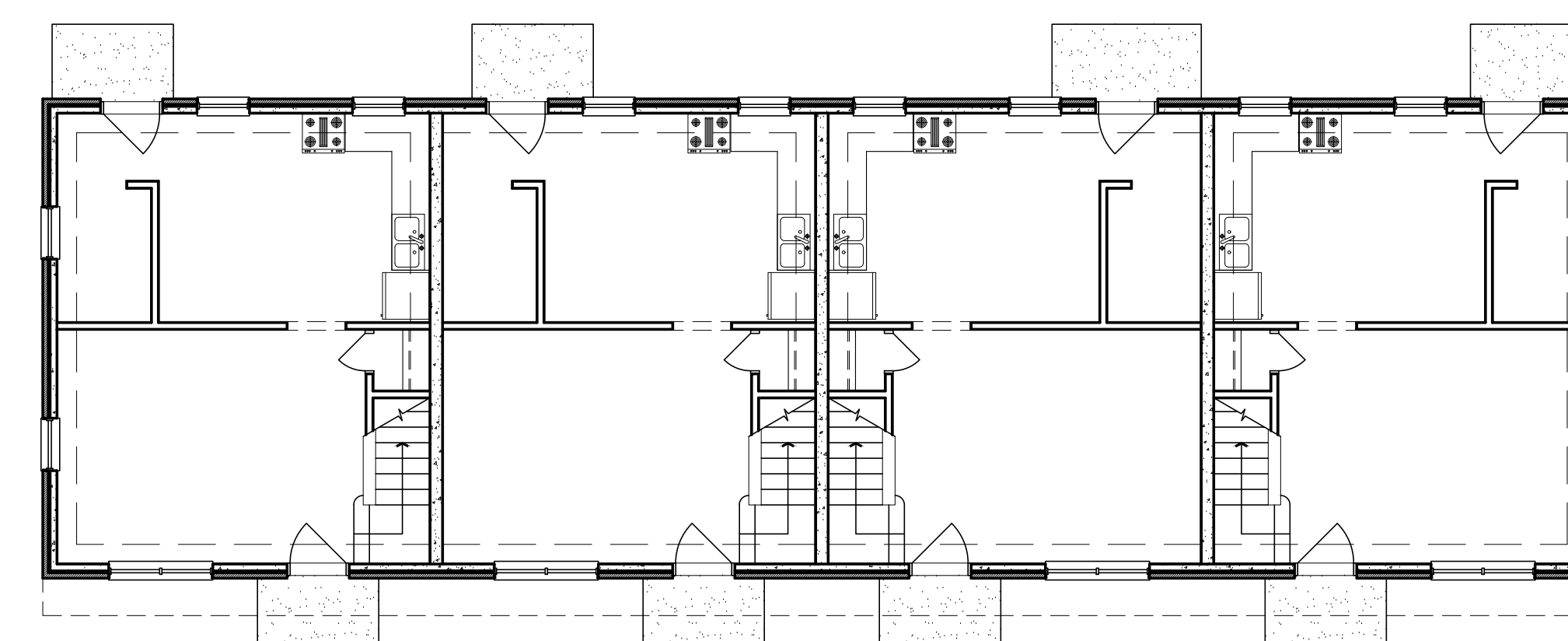
**ENLARGED 4-BED SECOND FLOOR RESTROOM PLAN, TYP**  
6  
A1.4  
1/2" = 1'-0"



**SUSQUEHANNA CT - 3 BED SECOND FLOOR KEY PLAN**  
2  
A1.4  
1/8" = 1'-0"



**ENLARGED 3-BED SECOND FLOOR RESTROOM PLAN, TYP**  
5  
A1.4  
1/2" = 1'-0"



**SUSQUEHANNA CT - 3 BED FIRST FLOOR KEY PLAN**  
1  
A1.4  
1/8" = 1'-0"

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DISCREPANCIES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

STAMP

**LEGEND:**

- EXISTING WALL STRUCTURE TO REMAIN.
- PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING DOOR
- NOTE APPLIES TO CEILING
- KEYNOTE
- NOTE APPLIES TO FLOOR
- WINDOW IDENTIFICATION TAG

**GENERAL NOTES:**

- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.
- REMOVE EXIST PLASTER BOARD/ GWB EACH WALL OF FIRST & SECOND FLOOR BATHROOMS AND MECHANICAL ROOMS AFFECTED BY MOLD. REFER TO SHEET A1.0 FOR COMPLETE LIST OF AFFECTED UNITS AND CORRESPONDING ROOMS.
- REMOVE EXIST PLASTER BOARD/ GWB AT ADJACENT ROOMS (KITCHENS, BEDROOMS, STORAGE ROOMS AND CLOSETS) OPPOSITE OF AFFECTED FIRST FLOOR & SECOND FLOOR BATHROOMS AND MECHANICAL CLOSETS.
- ALL KITCHEN BASE CABINETS, HALL CABINETS, COUNTERTOPS, BACKSPASH, SHELVING & RODS, PLUMBING FIXTURES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
- ALL RESTROOM PLUMBING FIXTURES AND ACCESSORIES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
- ALL MECHANICAL UNITS, WATER HEATERS AND ELECTRICAL PANELS SHALL BE REMOVED.
- ALL UTILITIES SHALL BE TURNED OFF AS REQUIRED FOR SCHEDULED WORK AND MADE SAFE PRIOR TO COMMENCEMENT OF WORK.
- REMOVE EXIST WINDOWS IN RESTROOMS, PREPARE OPENING FOR NEW WINDOW AS SCHEDULED.
- REMOVE ALL RESTROOM FINISHING FLOORING AND SUBFLOOR TO EXPOSE EXIST WD STUDS AND FLOOR JOISTS.
- REMOVE EXIST RESTROOM PLASTER BOARD/ GWB CEILING TO EXPOSE EXIST WD CEILING JOISTS.
- MOLD TO BE REMEDIATED IN ACCORDANCE WITH SPECIFICATION SECTION 020900.

REVISIONS



HAMMEL ASSOCIATES ARCHITECTS, LLC  
25 E. Grant St., Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

PROJECT DESCRIPTION

LECHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

SHEET TITLE SUSQUEHANNA CT. 3 & 4 BED UNITS

ISSUE DATE 2024.12.05

SCALE AS NOTED

FILE NUMBER 2429

DRAWN BY M/M

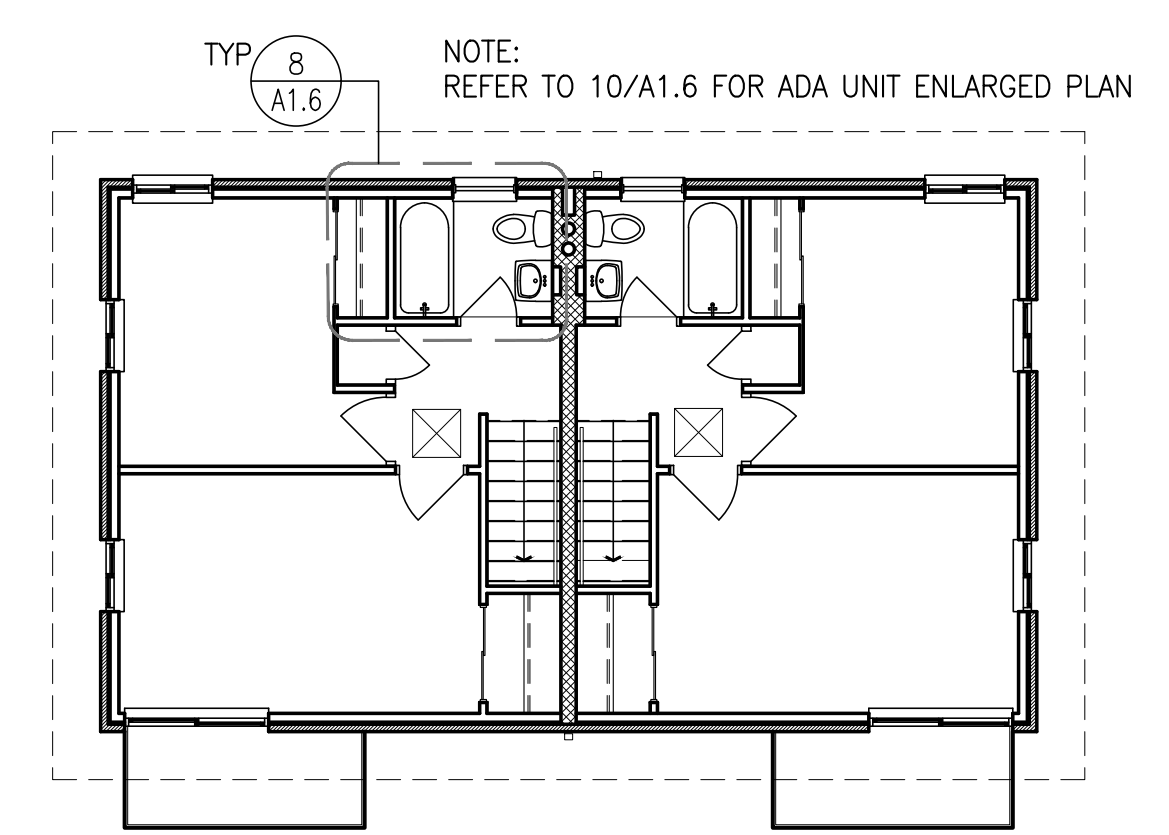
CHECKED BY TV

**A1.4**

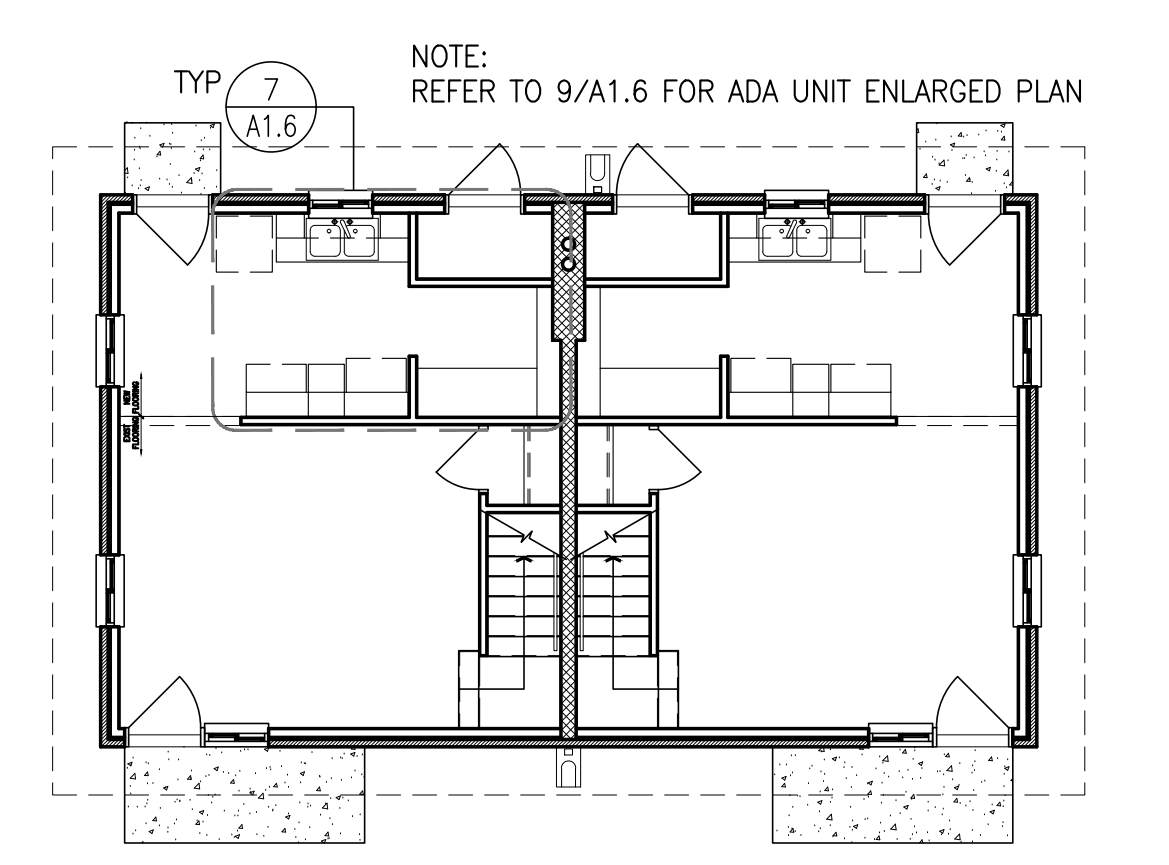
FRANKLIN TERRACE WINDOW SCHEDULE								
WINDOW	QUANTITY PER UNIT TYPE (BEDS)					APPROXIMATE ROUGH OPENING, VIF		DETAIL(S)
	1 BED	2 BED	3 BED	4 BED	5 BED	WIDTH, VIF	HEIGHT, VIF	
⑩	0	0	0	0	0	±2'-1 3/4"	±3'-0 3/4"	SEE DETAILS ON SHEET A5.1
⑫	2	4	7	1	0	±2'-8"	±3'-4"	
⑬	0	0	0	0	0	±2'-9 3/4"	±3'-0 3/4"	

- WINDOW NOTES**
- SEE DRAWING A5.1 FOR WINDOW DETAILS AND WINDOW TYPES.
  - QUANTITY OF WINDOWS ARE OVERALL TOTALS NEEDED AT SITE.
  - REPLACEMENT OF EXIST WINDOWS INCLUDES: REPLACEMENT WINDOW, TRIM, FRAME AND WEATHERSEAL. RECAULK JOINT BETWEEN FRAME AND WINDOW WITH ES-1.
  - B.O.D.: PELLA ENCOMPASS DOUBLE HUNG WINDOWS. PROVIDE WINDOWS BY PELLA OR ARCHITECT'S APPROVED EQUAL.

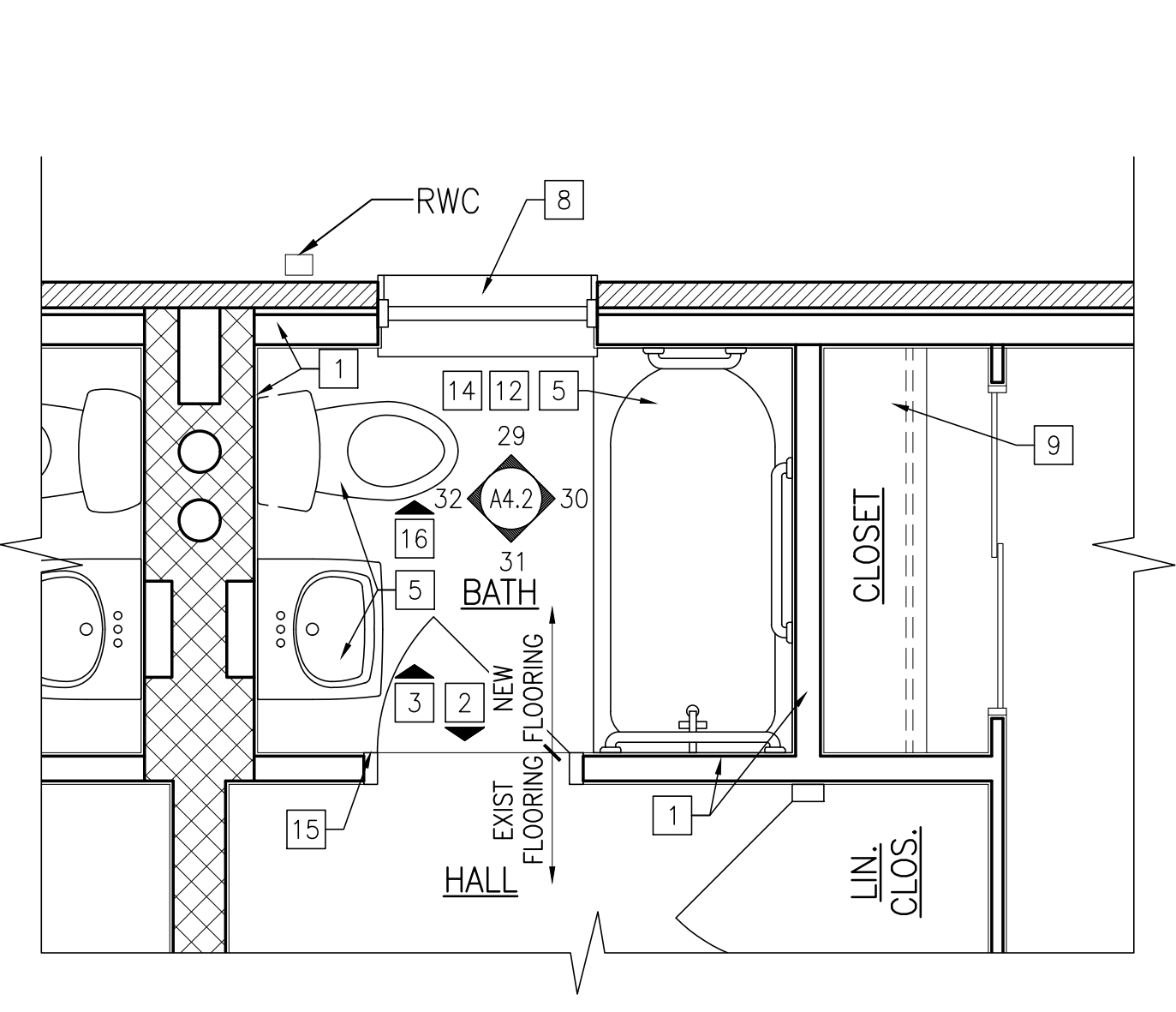
- DEMOLITION/ALTERATION KEYNOTES:**
- (APPLY TO A1.3, A1.4, A1.5 & A1.6 ONLY. NOT ALL NOTES APPLY TO ALL SHEETS)
- REMOVE EXIST 1/2" THICK PLASTER BOARD/ 1/2" GWB WALLS AND VINYL WALL BASE OF UTILITY ROOMS AND BATHROOMS AFFECTED BY MOLD. EXPOSE WD STUDS. REMOVE EXIST PLASTER BOARD/ GWB AND VINYL WALL BASE AT OPPOSITE WALLS OF UTILITY ROOMS AND BATHROOMS AT ADJACENT ROOMS (KITCHENS, STORAGE ROOMS, LINEN CLOSETS, BEDROOMS, BEDROOM CLOSETS, HALLS - ROOMS VARY PER UNIT TYPE). EXPOSE WD STUDS. COORDINATE REMOVAL OF EXIST GAS FURNACE & HOT WATER HEATER W/ MECHANICAL CONTRACTOR WHERE APPLICABLE. INSTALL NEW 1/2" GWB, PNT. INSTALL NEW VWB AS SPECIFIED IN SPEC SECTION 196513 AT ROOMS W/ NEW FLOORING. INSTALL VWB TO MATCH EXISTING VWB AT ROOMS W/O NEW FLOORING.
  - REMOVE EXIST FLOOR FINISH & 3/8" PLYWOOD SHEATHING SUBFLOOR TO EXPOSE WD JOISTS. INSTALL NEW 3/8" PLYWOOD SHEATHING SUBFLOOR. INSTALL NEW FINISH FLOOR PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - REMOVE EXIST 1/2" THICK PLASTER BOARD CEILING TO EXPOSE WD CEILING JOISTS. INSTALL NEW 1/2" GWB, PNT.
  - REMOVE EXIST BASE/ WALL CABINETS, PLAM BACKSPASH & COUNTERTOPS. INSTALL NEW BASE/ WALL CABINETS, COUNTERTOPS & PLAM BACKSPASH AS SCHEDULED.
  - REMOVE PLUMBING FIXTURES. INSTALL NEW PLUMBING FIXTURES PER MANUFACTURER'S WRITTEN INSTRUCTION. REFER TO A4.1 & A4.2 FOR FIXTURE SCHEDULE.
  - REMOVE EXIST GAS FURNACE. CAP EXIST GAS LINE AND DUCTWORK INTO UNIT.
  - EXISTING ELECTRICAL PANELS TO REMAIN IN PLACE. PROVIDE TEMPORARY BRACING AS REQ'D DURING REMOVAL OF EXIST PLASTERBOARD/ GWB.
  - REMOVE EXIST WINDOW INCLUDING TRIM, ACCESSORIES AND HARDWARE. REMOVE AND REPLACE DAMAGED WD FRAME AS REQ'D, PNT. INSTALL NEW DOUBLE HUNG WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - REMOVE, SALVAGE AND REINSTALL STORAGE ROOM, BEDROOM AND LINEN CLOSET SHELVING & STORAGE ACCESSORIES AS REQ'D.
  - REMOVE EXIST KITCHEN SINK, ACCESSORIES AND HARDWARE. INSTALL NEW KITCHEN SINK, ACCESSORIES AND HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ADA SINK TO APPLICABLE UNITS.
  - REMOVE, SALVAGE AND REINSTALL EXIST APPLIANCES. SHUT OFF UTILITIES AS REQ'D BEFORE REMOVAL OF APPLIANCES.
  - REMOVE EXIST LIGHT FIXTURES & EXHAUST FANS. INSTALL NEW LIGHT FIXTURES & EXHAUST FANS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - REMOVE EXIST HOT WATER HEATERS. RETURN TO OWNER.
  - REMOVE EXIST WD DR CASING AT INTERIOR SIDE OF BATHROOM. INSTALL NEW WD DR CASING, PNT; MATCH EXIST TRIM PROFILE.
  - REMOVE EXIST ABOVE CEILING BATT INSULATION AT SECOND FLOOR BATHROOMS. INSTALL NEW R-13 BATT INSULATION ABOVE NEW GWB CEILING.
  - REMOVE EXIST FLOOR FINISH. INSTALL NEW FLOOR FINISH PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE JOHNSONITE VINYL TRANSITION STRIP ADAPTER OR APPROVED EQUAL BETWEEN NEW AND EXIST FLOOR FINISHES.



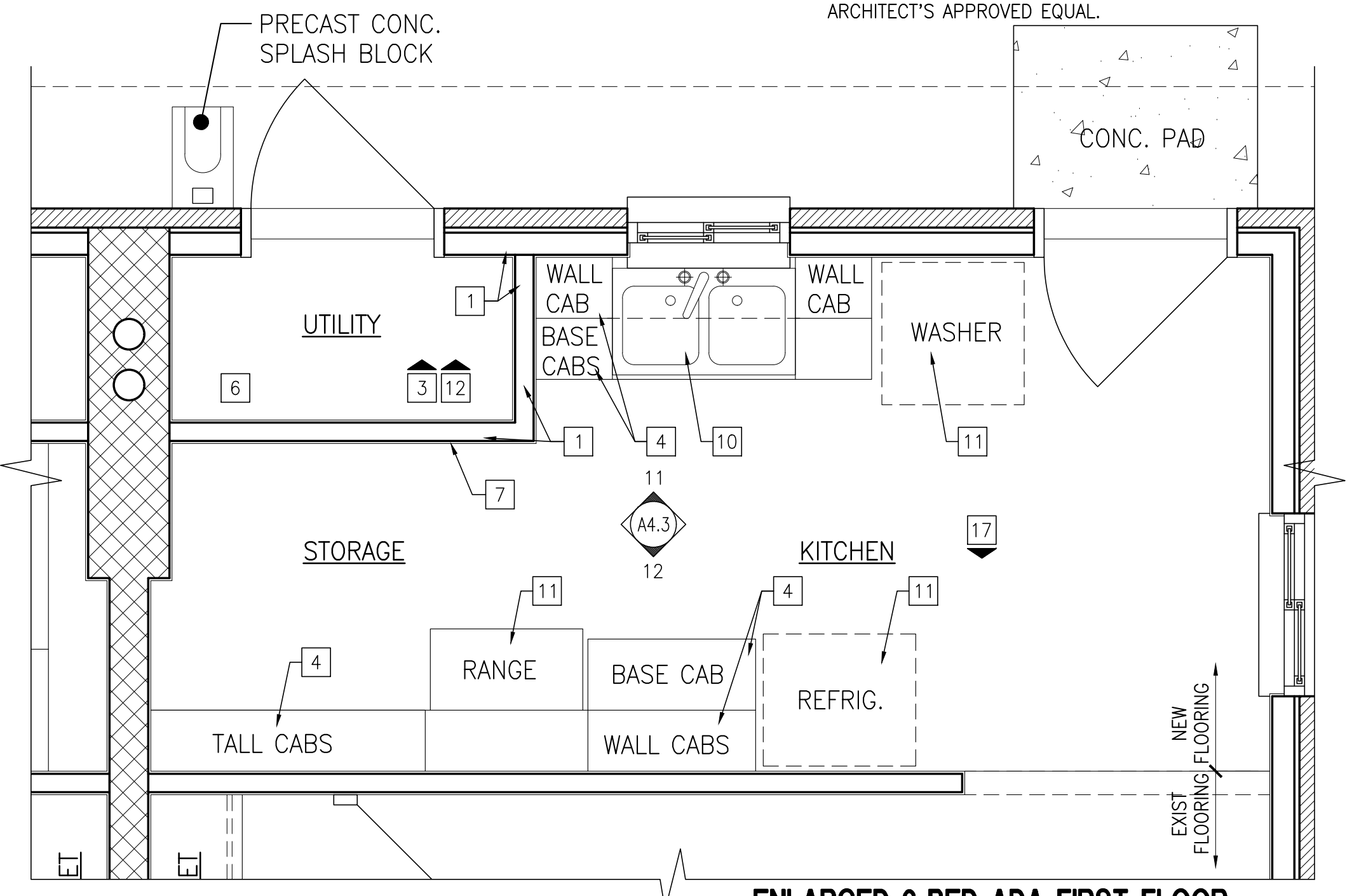
**FRANKLIN TERRACE - 2 BED SECOND FLOOR KEY PLAN**  
④  
A1.6  
1/8" = 1'-0"



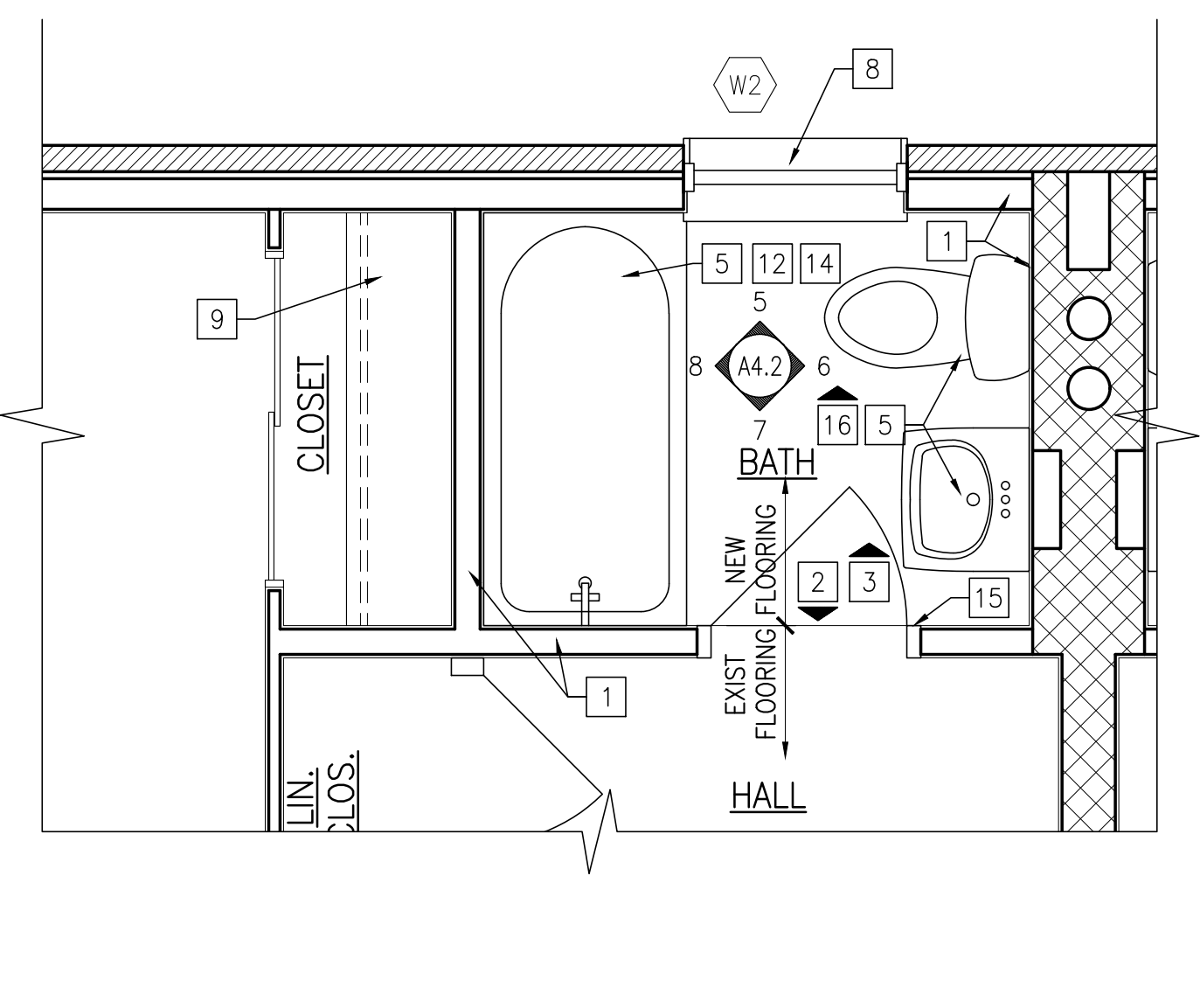
**FRANKLIN TERRACE - 2 BED FIRST FLOOR KEY PLAN**  
③  
A1.6  
1/8" = 1'-0"



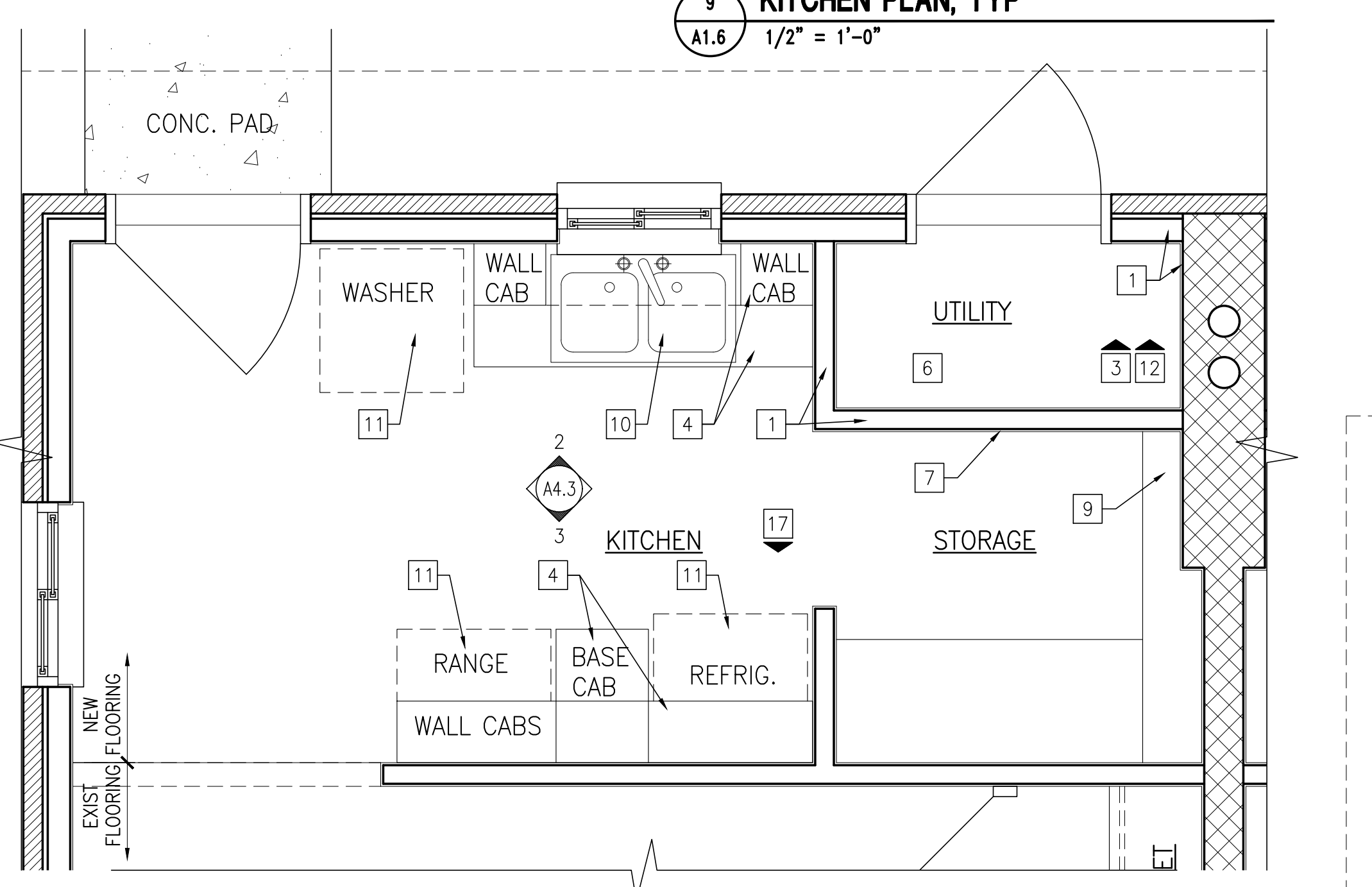
**ENLARGED 2-BED ADA SECOND FLOOR RESTROOM PLAN, TYP**  
⑩  
A1.6  
1/2" = 1'-0"



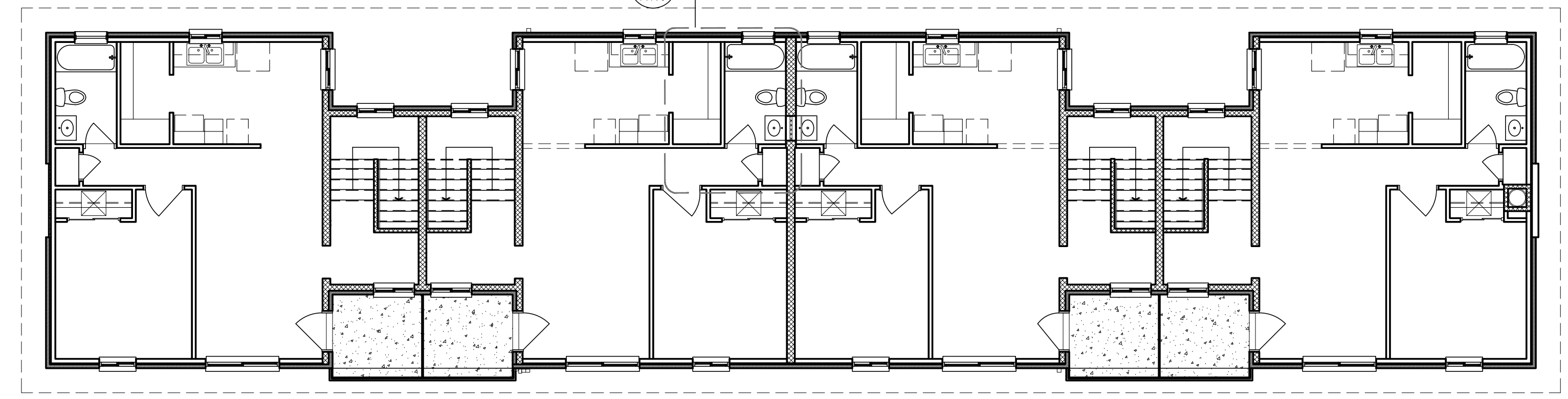
**ENLARGED 2-BED ADA FIRST FLOOR KITCHEN PLAN, TYP**  
⑨  
A1.6  
1/2" = 1'-0"



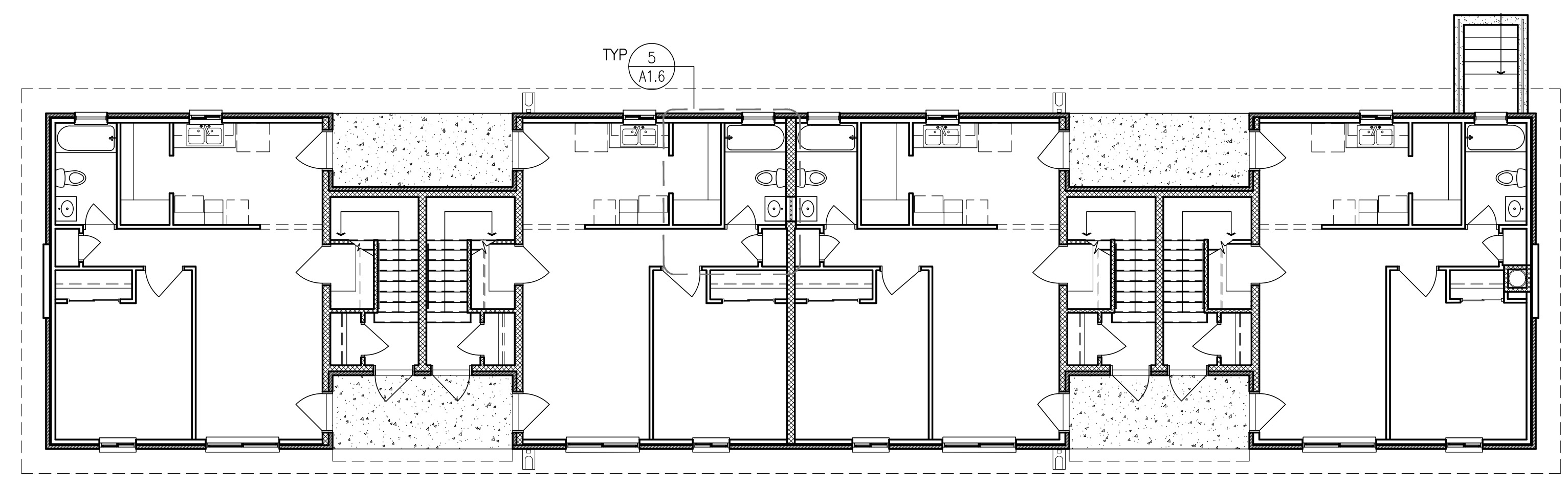
**ENLARGED 2-BED SECOND FLOOR RESTROOM PLAN, TYP**  
⑧  
A1.6  
1/2" = 1'-0"



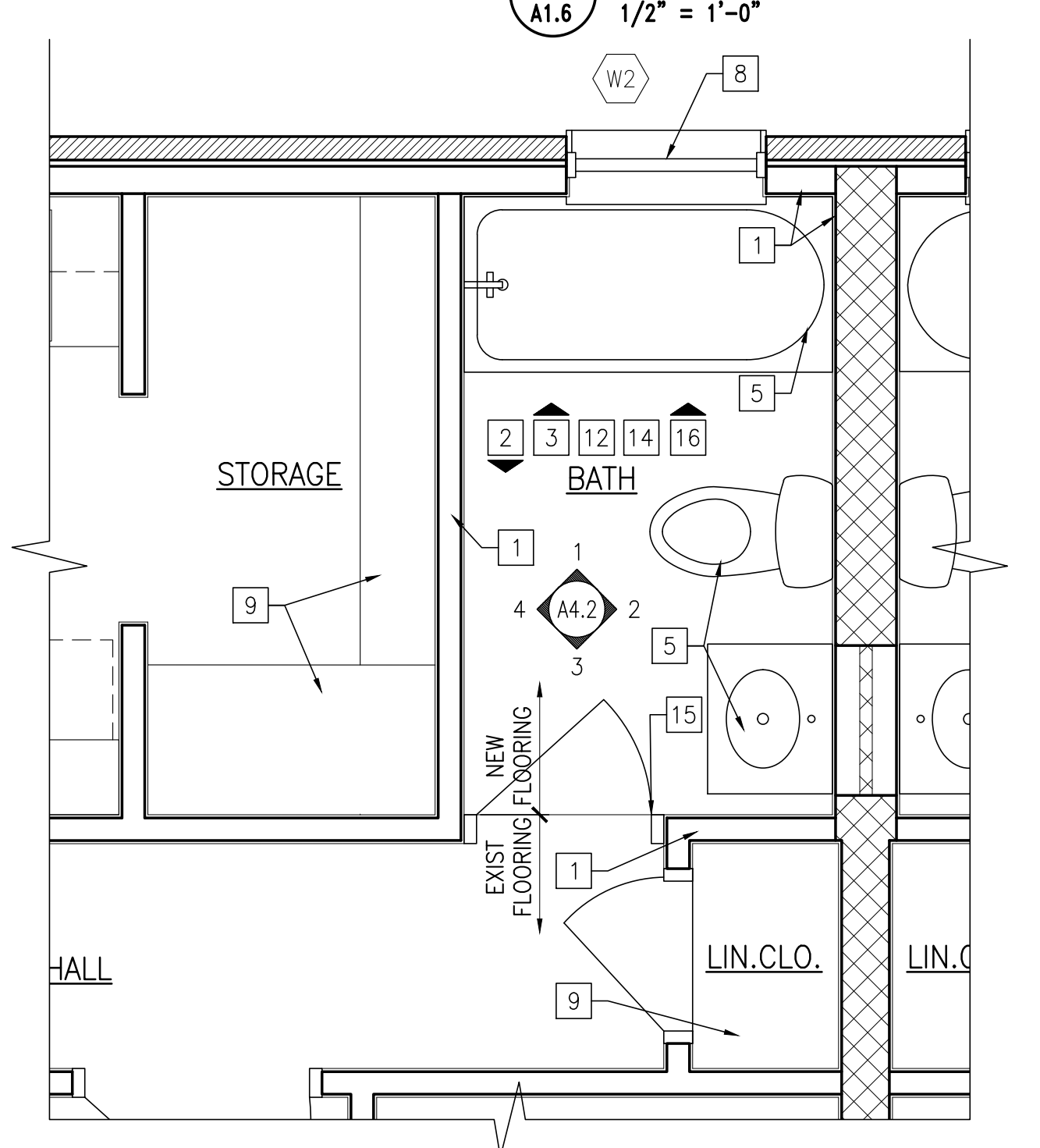
**ENLARGED 2-BED FIRST FLOOR KITCHEN PLAN, TYP**  
⑦  
A1.6  
1/2" = 1'-0"



**FRANKLIN TERRACE - 1 BED SECOND FLOOR KEY PLAN**  
②  
A1.6  
1/8" = 1'-0"



**FRANKLIN TERRACE - 1 BED FIRST FLOOR KEY PLAN**  
①  
A1.6  
1/8" = 1'-0"



**ENLARGED 1-BED FIRST/ SECOND FLOOR KITCHEN/BATH PLAN, TYP**  
⑤  
A1.6  
1/2" = 1'-0"

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

- LEGEND:**
- EXISTING WALL STRUCTURE TO REMAIN.
  - PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
  - EXISTING DOOR
  - NOTE APPLIES TO CEILING
  - KEYNOTE
  - NOTE APPLIES TO FLOOR
  - WINDOW IDENTIFICATION TAG

- GENERAL NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.
  - REMOVE EXIST PLASTER BOARD/ GWB EACH WALL OF FIRST & SECOND FLOOR BATHROOMS AND MECHANICAL ROOMS AFFECTED BY MOLD. REFER TO SHEET A1.0 FOR COMPLETE LIST OF AFFECTED UNITS AND CORRESPONDING ROOMS.
  - REMOVE EXIST PLASTER BOARD/ GWB AT ADJACENT ROOMS (KITCHENS, BEDROOMS, STORAGE ROOMS AND CLOSETS) OPPOSITE OF AFFECTED FIRST FLOOR & SECOND FLOOR BATHROOMS AND MECHANICAL CLOSETS.
  - ALL KITCHEN BASE CABINETS, WALL CABINETS, COUNTERTOPS, BACKSPASH, SHELVING & RODS, PLUMBING FIXTURES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL RESTROOM PLUMBING FIXTURES AND ACCESSORIES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL MECHANICAL UNITS, WATER HEATERS AND ELECTRICAL PANELS SHALL BE REMOVED.
  - ALL UTILITIES SHALL BE TURNED OFF AS REQUIRED FOR SCHEDULED WORK AND MADE SAFE PRIOR TO COMMENCEMENT OF WORK.
  - REMOVE EXIST WINDOWS IN RESTROOMS. PREPARE OPENING FOR NEW WINDOW AS SCHEDULED.
  - REMOVE ALL RESTROOM FINISHING FLOORING AND SUBFLOOR TO EXPOSE EXIST WD STUDS AND FLOOR JOISTS.
  - REMOVE EXIST RESTROOM PLASTER BOARD/ GWB CEILING TO EXPOSE EXIST WD CEILING JOISTS.
  - MOLD TO BE REMEDIATED IN ACCORDANCE WITH SPECIFICATION SECTION 020900.

REVISIONS

**HAA**

HAMMEL ASSOCIATES ARCHITECTS, LLC  
25 E. Grant St. Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

**PROJECT DESCRIPTION**

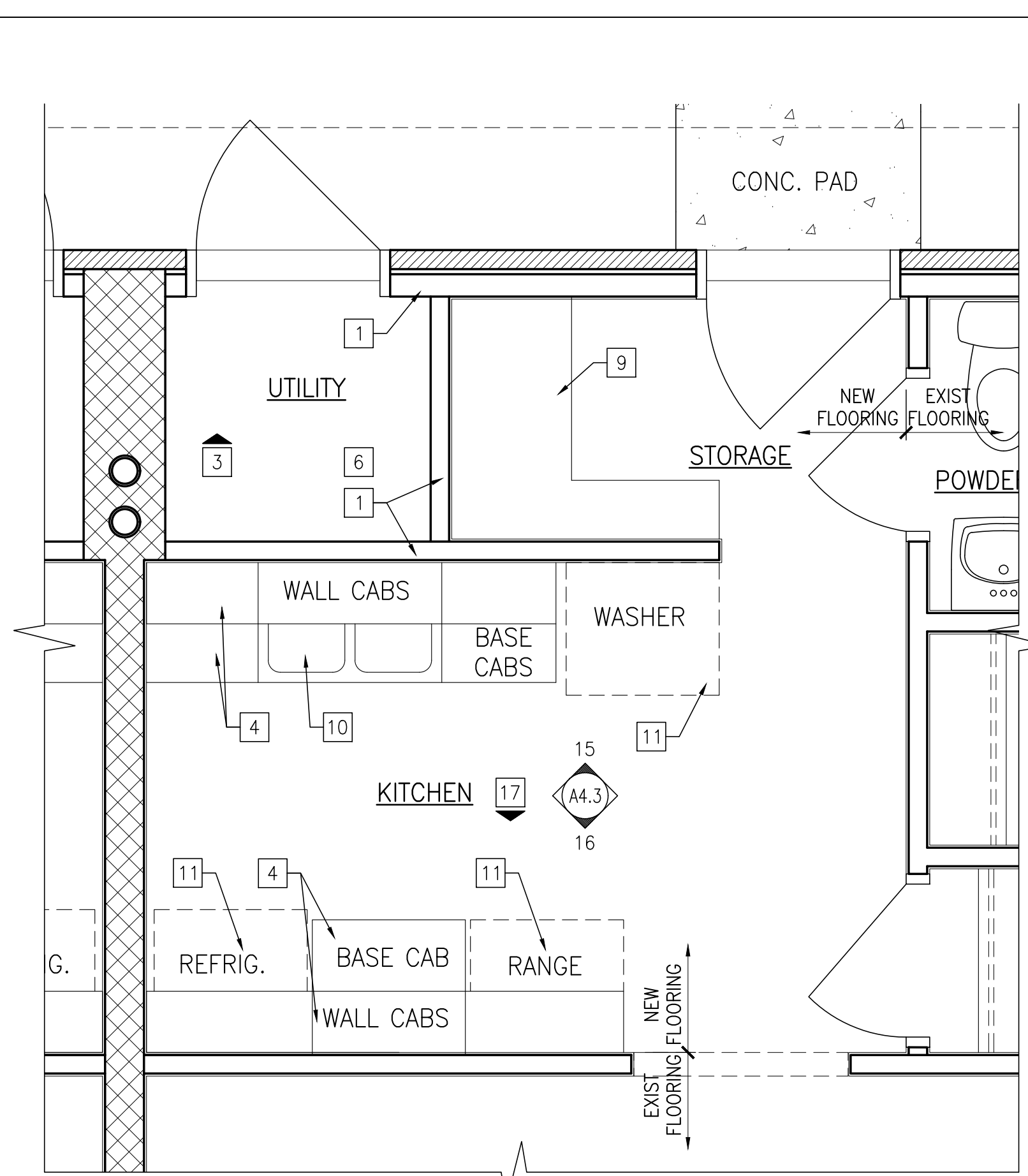
LCHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

**SHEET TITLE** FRANKLIN TERRACE 1 & 2 BED UNITS

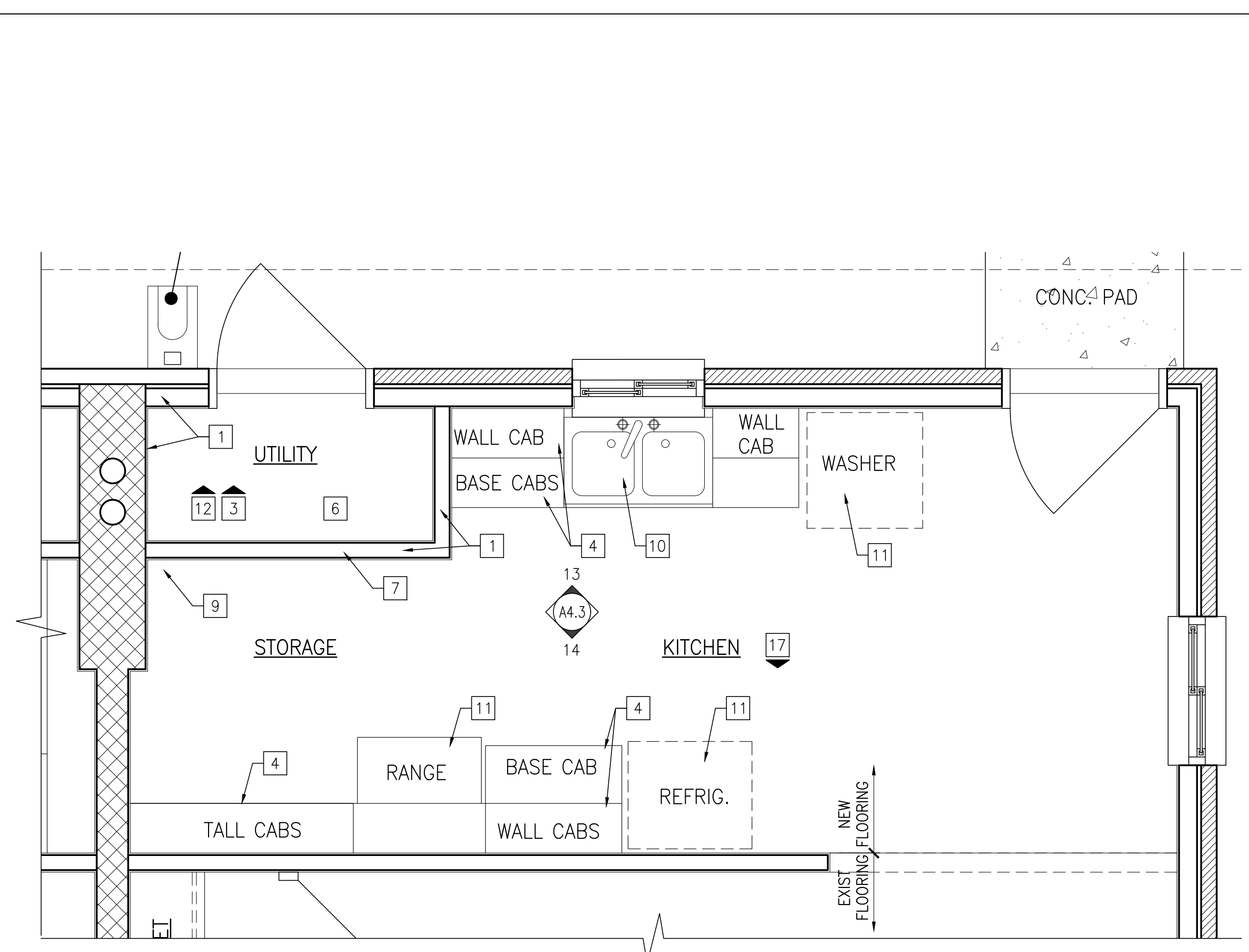
**ISSUE DATE** 2024.12.05 **SCALE** AS NOTED

**FILE NUMBER** 2429 **DRAWN BY** M/M **CHECKED BY** T/V

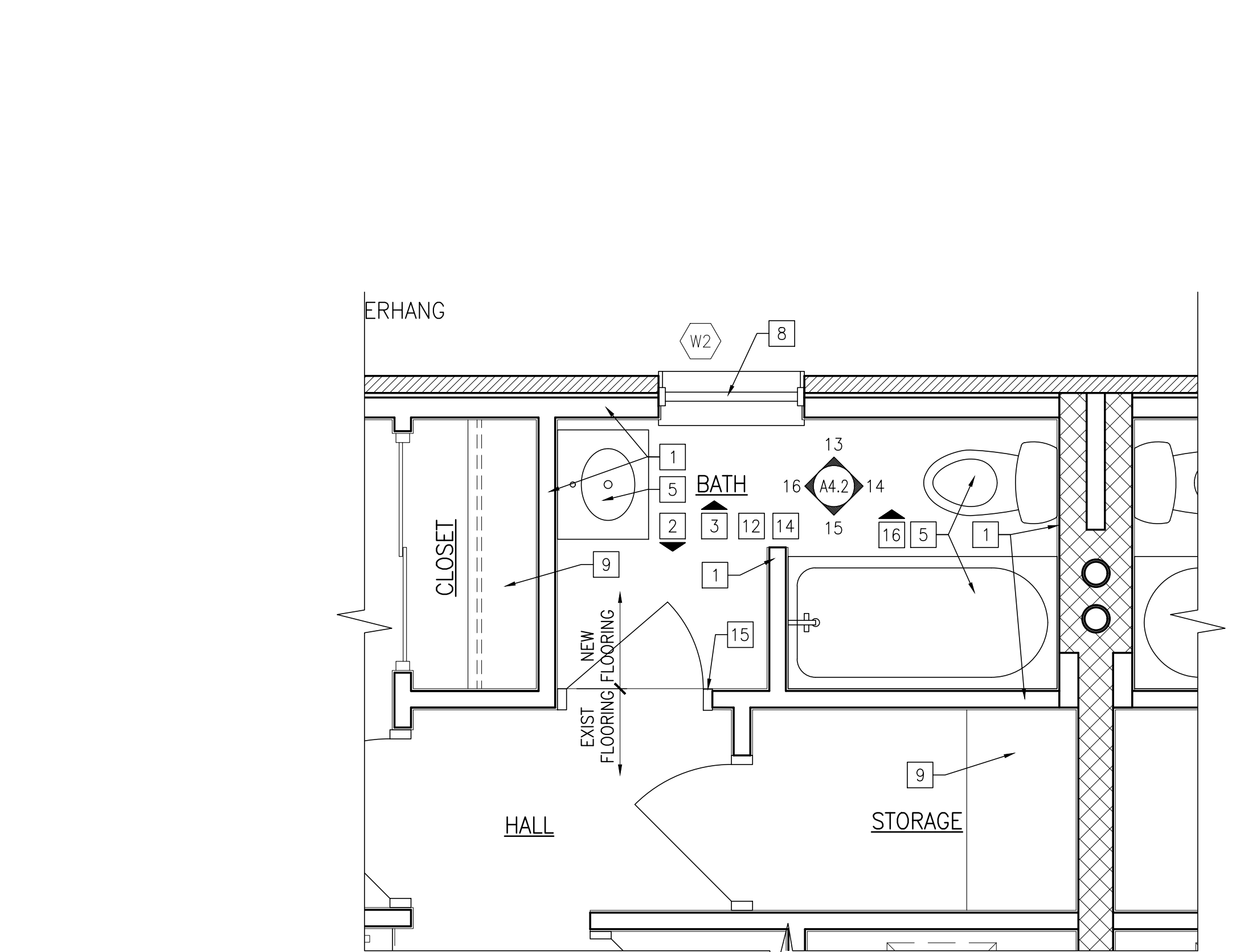
**A1.6**



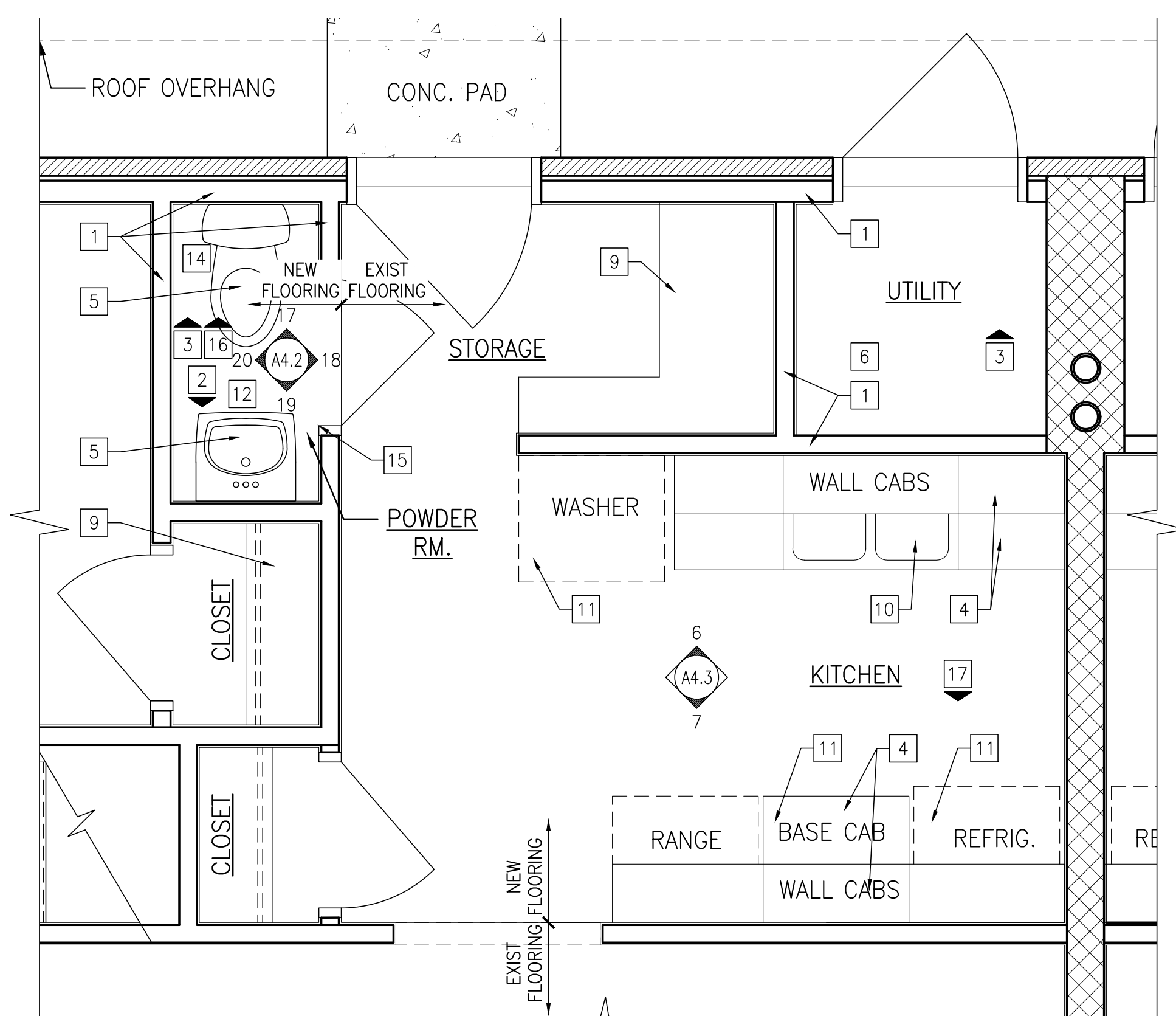
10  
A1.7  
ENLARGED 4-BED ADA  
FIRST FLOOR PLAN, TYP  
1/2" = 1'-0"



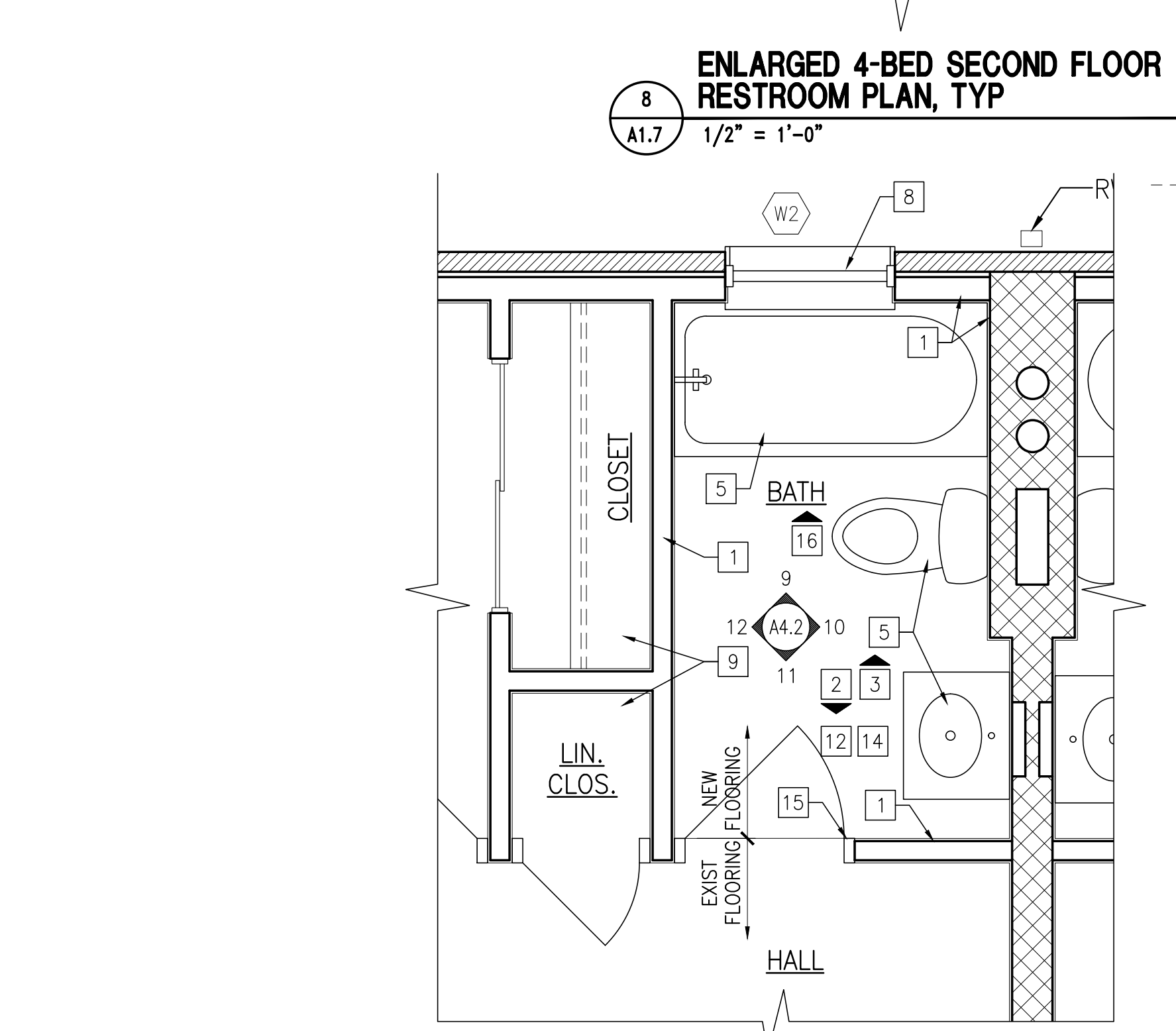
9  
A1.7  
ENLARGED 3-BED ADA  
FIRST FLOOR PLAN, TYP  
1/2" = 1'-0"



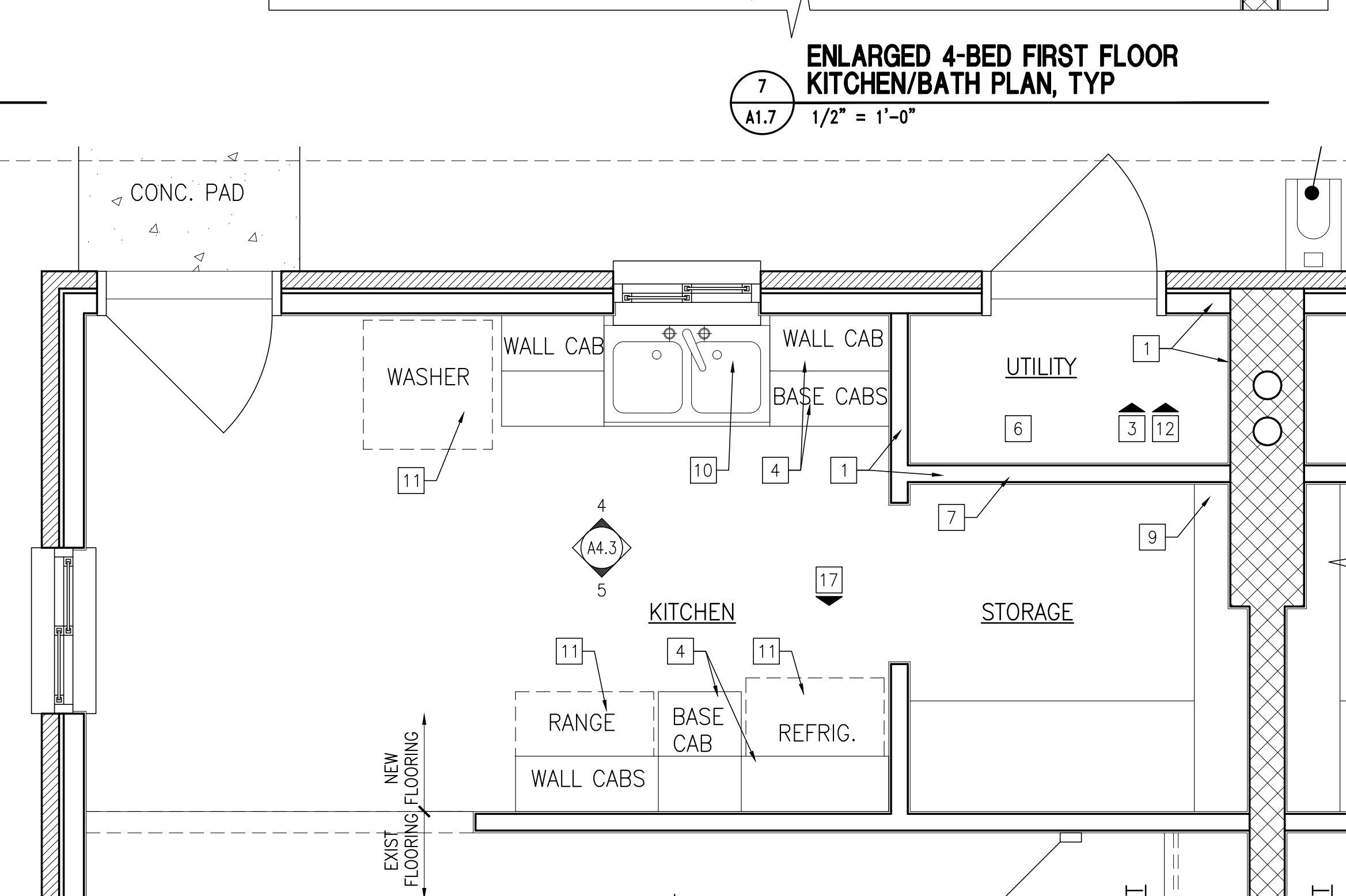
8  
A1.7  
ENLARGED 4-BED SECOND FLOOR  
RESTROOM PLAN, TYP  
1/2" = 1'-0"



7  
A1.7  
ENLARGED 4-BED FIRST FLOOR  
KITCHEN/BATH PLAN, TYP  
1/2" = 1'-0"



6  
A1.7  
ENLARGED 3-BED SECOND FLOOR  
RESTROOM PLAN, TYP  
1/2" = 1'-0"



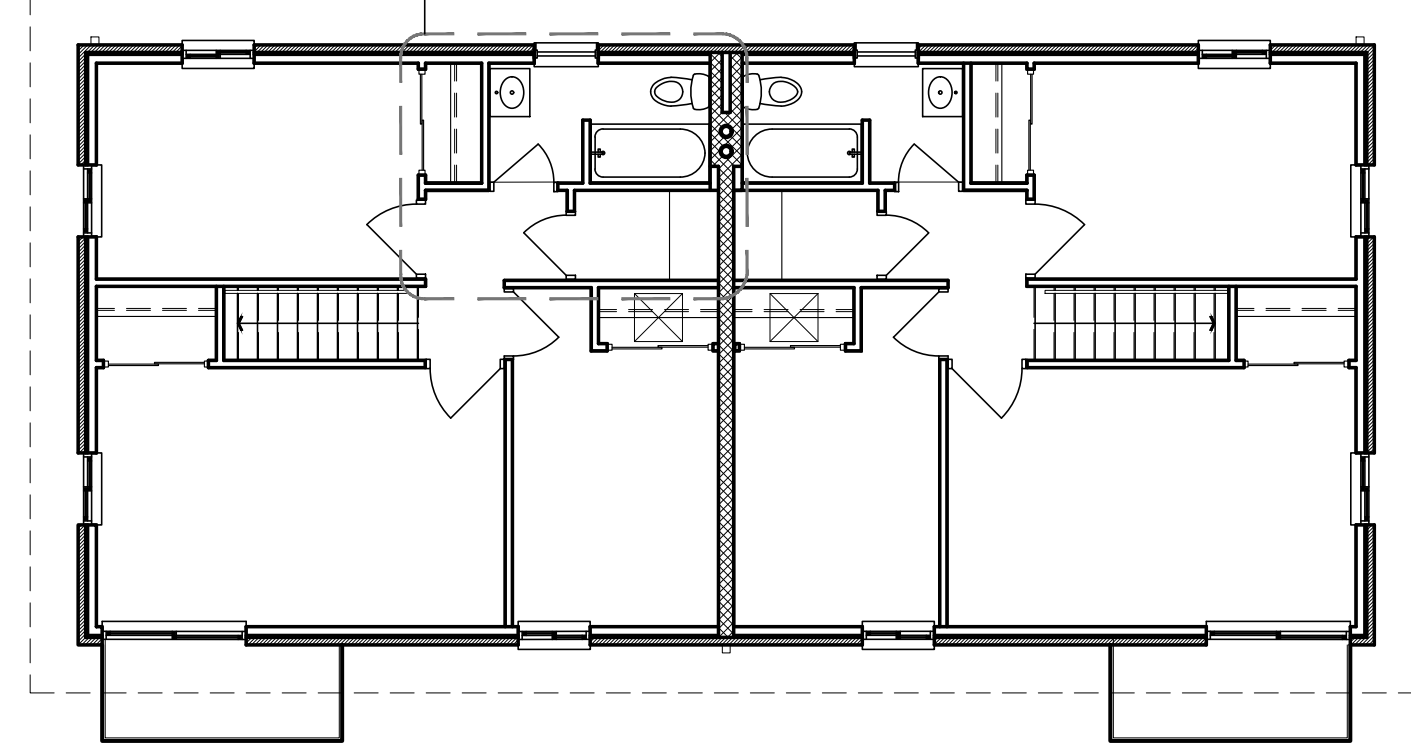
5  
A1.7  
ENLARGED 3-BED  
FIRST FLOOR PLAN, TYP  
1/2" = 1'-0"

- DEMOLITION/ALTERATION KEYNOTES:**  
(APPLY TO A1.3, A1.4, A1.5 & A1.6 ONLY. NOT ALL NOTES APPLY TO ALL SHEETS)
- REMOVE EXIST 1/2" THICK PLASTER BOARD/ 1/2" GWB WALLS AND VINYL WALL BASE OF UTILITY ROOMS AND BATHROOMS AFFECTED BY MOLD, EXPOSE WD STUDS. REMOVE EXIST PLASTER BOARD/ GWB AND VINYL WALL BASE AT OPPOSITE WALLS OF UTILITY ROOMS AND BATHROOMS AT ADJACENT ROOMS (KITCHENS, STORAGE ROOMS, LINEN CLOSETS, BEDROOMS, BEDROOM CLOSETS, HALLS - ROOMS VARY PER UNIT TYPE), EXPOSE WD STUDS. COORDINATE REMOVAL OF EXIST GAS FURNACE & HOT WATER HEATER W/ MECHANICAL CONTRACTOR WHERE APPLICABLE. INSTALL NEW 1/2" GWB, PNT. INSTALL NEW VWB AS SPECIFIED IN SPEC SECTION 196513 AT ROOMS W/ NEW FLOORING. INSTALL VWB TO MATCH EXISTING VWB AT ROOMS W/O NEW FLOORING.
  - REMOVE EXIST FLOOR FINISH & 3/8" PLYWOOD SHEATHING SUBFLOOR TO EXPOSE WD JOISTS. INSTALL NEW 3/8" PLYWOOD SHEATHING SUBFLOOR. INSTALL NEW FINISH FLOOR PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - REMOVE EXIST 1/2" THICK PLASTER BOARD CEILING TO EXPOSE WD CEILING JOISTS. INSTALL NEW 1/2" GWB, PNT.
  - REMOVE EXIST BASE/ WALL CABINETS, PLAM BACKSPASH & COUNTERTOPS. INSTALL NEW BASE/ WALL CABINETS, COUNTERTOPS & PLAM BACKSPASH AS SCHEDULED.
  - REMOVE PLUMBING FIXTURES. INSTALL NEW PLUMBING FIXTURES PER MANUFACTURER'S WRITTEN INSTRUCTION. REFER TO A4.1 & A4.2 FOR FIXTURE SCHEDULE.
  - REMOVE EXIST GAS FURNACE. CAP EXIST GAS LINE AND DUCTWORK INTO UNIT.
  - EXISTING ELECTRICAL PANELS TO REMAIN IN PLACE. PROVIDE TEMPORARY BRACING AS REQ'D DURING REMOVAL OF EXIST PLASTERBOARD/ GWB.
  - REMOVE EXIST WINDOW INCLUDING TRIM, ACCESSORIES AND HARDWARE. REMOVE AND REPLACE DAMAGED WD FRAME AS REQ'D. PNT. INSTALL NEW DOUBLE HUNG WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - REMOVE, SALVAGE AND REINSTALL STORAGE ROOM, BEDROOM AND LINEN CLOSET SHELVING & STORAGE ACCESSORIES AS REQ'D.
  - REMOVE EXIST KITCHEN SINK, ACCESSORIES AND HARDWARE. INSTALL NEW KITCHEN SINK, ACCESSORIES AND HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ADA SINK TO APPLICABLE UNITS.
  - REMOVE, SALVAGE AND REINSTALL EXIST APPLIANCES. SHUT OFF UTILITIES AS REQ'D BEFORE REMOVAL OF APPLIANCES.
  - REMOVE EXIST LIGHT FIXTURES & EXHAUST FANS. INSTALL NEW LIGHT FIXTURES & EXHAUST FANS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - REMOVE EXIST HOT WATER HEATERS. RETURN TO OWNER.
  - REMOVE EXIST RESTROOM ACCESSORIES, INCLUDING GRAB BARS, TOWEL BARS, TOILET PAPER HOLDER, MEDICINE CABINET/MIRROR COMBO AN ASSOCIATED HARDWARE. PROVIDE NEW GRAB BARS TO APPLICABLE ADA UNITS.
  - REMOVE EXIST WD DR CASING AT INTERIOR SIDE OF BATHROOM. INSTALL NEW WD DR CASING, PNT; MATCH EXIST TRIM PROFILE.
  - REMOVE EXIST ABOVE CEILING BATT INSULATION AT SECOND FLOOR BATHROOMS. INSTALL NEW R-13 BATT INSULATION ABOVE NEW GWB CEILING.
  - REMOVE EXIST FLOOR FINISH. INSTALL NEW FLOOR FINISH PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE JOHNSONITE VINYL TRANSITION STRIP ADAPTER OR APPROVED EQUAL BETWEEN NEW AND EXIST FLOOR FINISHES.

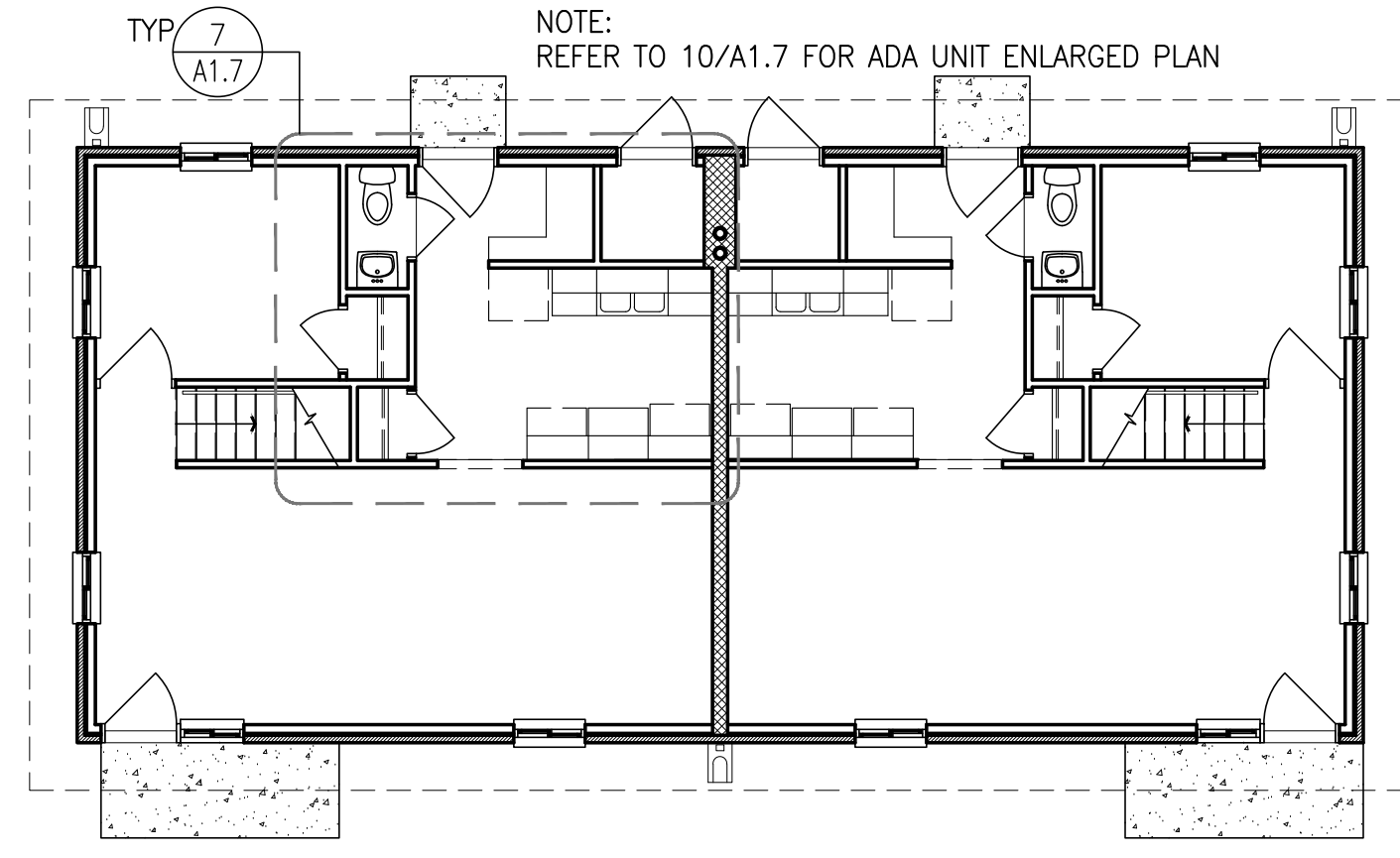
**FRANKLIN TERRACE WINDOW SCHEDULE**

WINDOW	QUANTITY PER UNIT TYPE (BEDS)					APPROXIMATE ROUGH OPENING, VIF		DETAIL(S)
	1 BED	2 BED	3 BED	4 BED	5 BED	WIDTH, VIF	HEIGHT, VIF	
1	0	0	0	0	0	±2'-1 3/4"	±3'-0 3/4"	SEE DETAILS ON SHEET A5.1
2	2	4	7	1	0	±2'-8"	±3'-4"	
3	0	0	0	0	0	±2'-9 3/4"	±3'-0 3/4"	

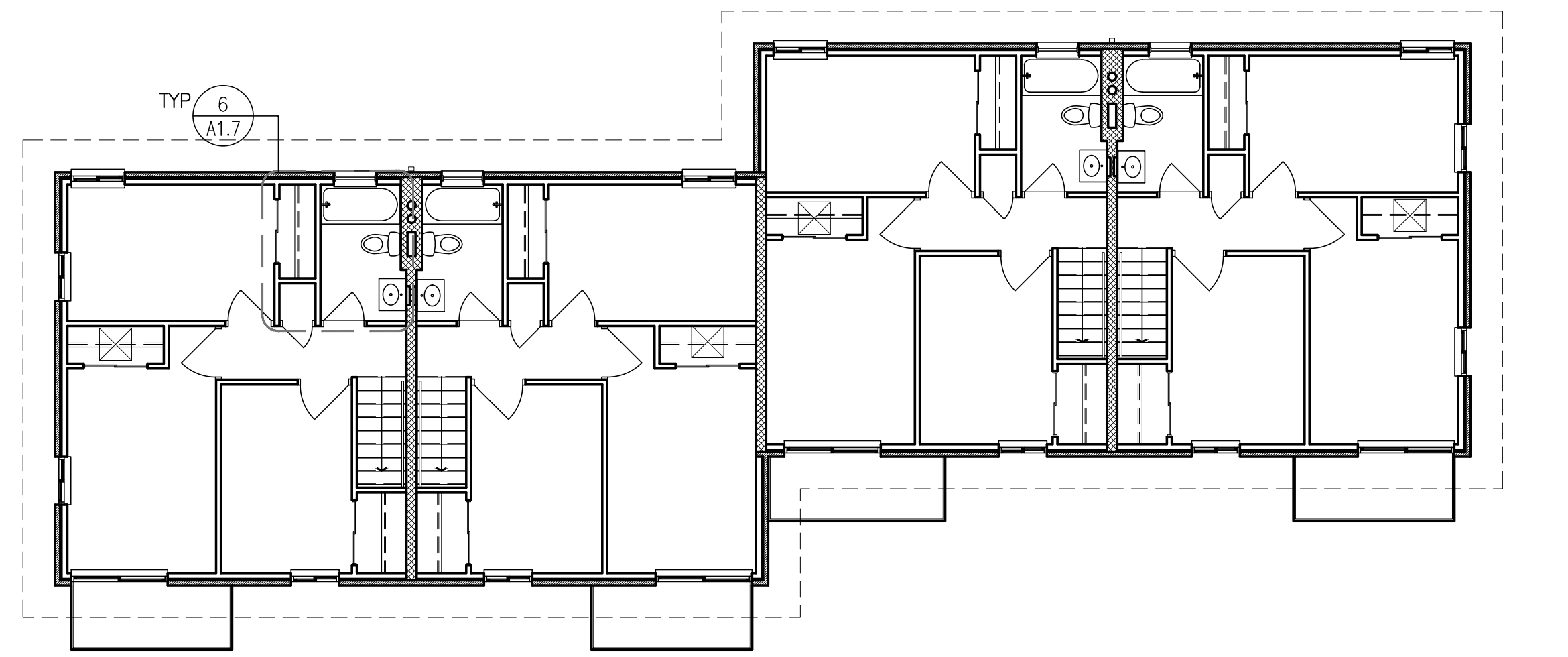
- WINDOW NOTES:**
- SEE DRAWING A5.1 FOR WINDOW DETAILS AND WINDOW TYPES.
  - QUANTITY OF WINDOWS ARE OVERALL TOTALS NEEDED AT SITE.
  - REPLACEMENT OF EXIST WINDOWS INCLUDES: REPLACEMENT WINDOW, TRIM, FRAME AND WEATHERSEAL. RECALK JOINT BETWEEN FRAME AND WINDOW WITH ES-1.
  - B.O.D.: PELLA ENCOMPASS DOUBLE HUNG WINDOWS. PROVIDE WINDOWS BY PELLA OR ARCHITECT'S APPROVED EQUAL.



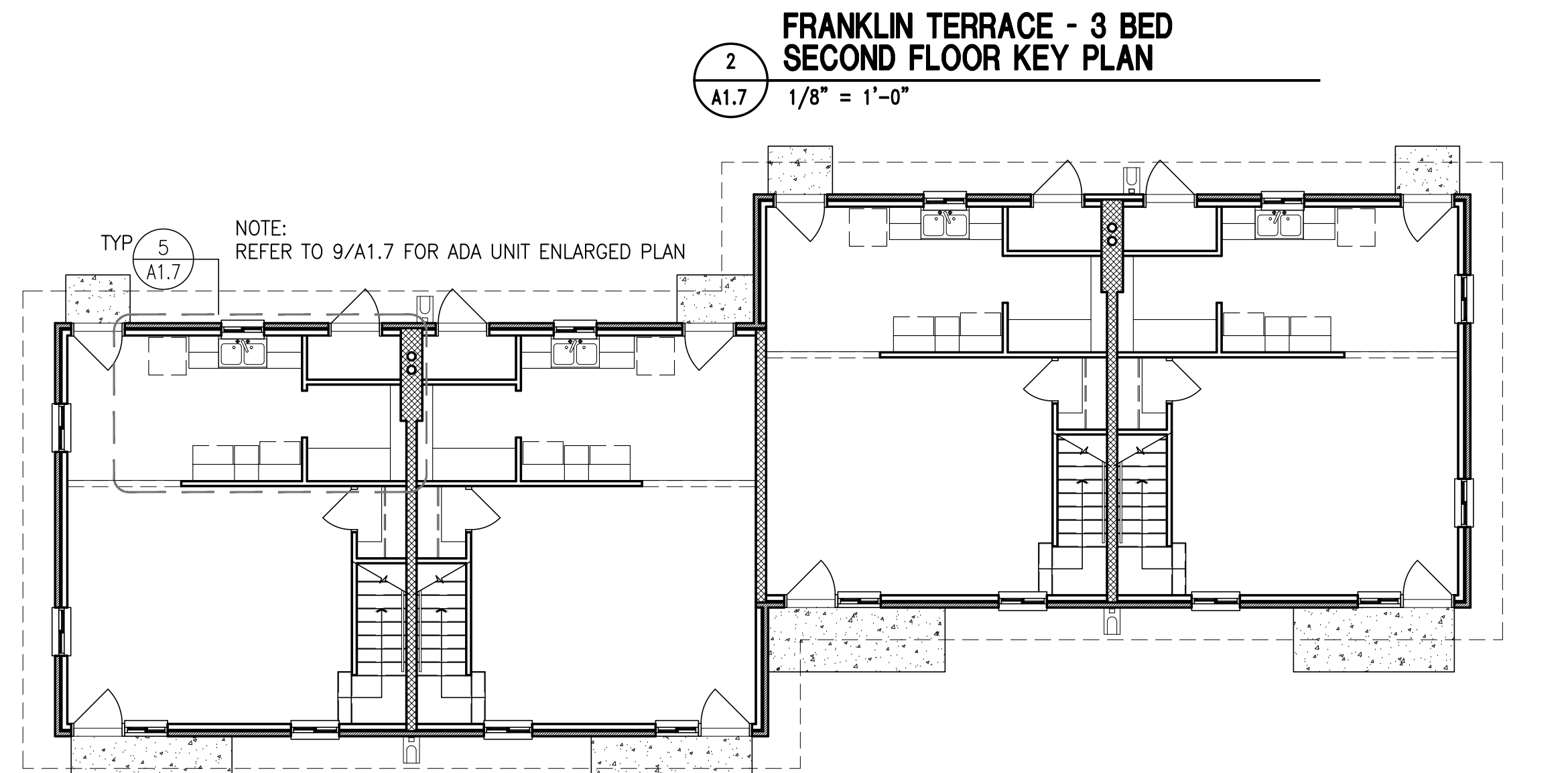
4  
A1.7  
FRANKLIN TERRACE - 4 BED  
SECOND FLOOR KEY PLAN  
1/8" = 1'-0"



3  
A1.7  
FRANKLIN TERRACE - 4 BED  
FIRST FLOOR KEY PLAN  
1/8" = 1'-0"



2  
A1.7  
FRANKLIN TERRACE - 3 BED  
SECOND FLOOR KEY PLAN  
1/8" = 1'-0"



1  
A1.7  
FRANKLIN TERRACE - 3 BED  
FIRST FLOOR KEY PLAN  
1/8" = 1'-0"

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

- LEGEND:**
- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
  - EXISTING DOOR
  - NOTE APPLIES TO CEILING
  - KEYNOTE
  - NOTE APPLIES TO FLOOR
  - WINDOW IDENTIFICATION TAG

- GENERAL NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.
  - REMOVE EXIST PLASTER BOARD/ GWB EACH WALL OF FIRST & SECOND FLOOR BATHROOMS AND MECHANICAL ROOMS AFFECTED BY MOLD, REFER TO SHEET A1.0 FOR COMPLETE LIST OF AFFECTED UNITS AND CORRESPONDING ROOMS.
  - REMOVE EXIST PLASTER BOARD/ GWB AT ADJACENT ROOMS (KITCHENS, BEDROOMS, STORAGE ROOMS AND CLOSETS) OPPOSITE OF AFFECTED FIRST FLOOR & SECOND FLOOR BATHROOMS AND MECHANICAL CLOSETS.
  - ALL KITCHEN BASE CABINETS, WALL CABINETS, COUNTERTOPS, BACKSPASH, SHELVING & RODS, PLUMBING FIXTURES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL RESTROOM PLUMBING FIXTURES AND ACCESSORIES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL MECHANICAL UNITS, WATER HEATERS AND ELECTRICAL PANELS SHALL BE REMOVED.
  - ALL UTILITIES SHALL BE TURNED OFF AS REQUIRED FOR SCHEDULED WORK AND MADE SAFE PRIOR TO COMMENCEMENT OF WORK.
  - REMOVE EXIST WINDOWS IN RESTROOMS, PREPARE OPENING FOR NEW WINDOW AS SCHEDULED.
  - REMOVE ALL RESTROOM FINISHING FLOORING AND SUBFLOOR TO EXPOSE EXIST WD STUDS AND FLOOR JOISTS.
  - REMOVE EXIST RESTROOM PLASTER BOARD/ GWB CEILING TO EXPOSE EXIST WD CEILING JOISTS.
  - MOLD TO BE REMEDIATED IN ACCORDANCE WITH SPECIFICATION SECTION 020900.

**REVISIONS**

**HAA**  
HAMMEL ASSOCIATES ARCHITECTS, LLC  
25 E. Grant St. Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

**PROJECT DESCRIPTION**  
LECHA SANSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

**SHEET TITLE** FRANKLIN TERRACE 3 & 4 BED UNITS

**ISSUE DATE** 2024.12.05 **SCALE** AS NOTED

**FILE NUMBER** 2429 **DRAWN BY** M/M **CHECKED BY** TV

**A1.7**



FRANKLIN TERRACE WINDOW SCHEDULE								
WINDOW	QUANTITY PER UNIT TYPE (BEDS)					APPROXIMATE ROUGH OPENING, VIF		DETAIL(S)
	1 BED	2 BED	3 BED	4 BED	5 BED	WIDTH, VIF	HEIGHT, VIF	
10	0	0	0	0	0	±2'-1 3/4"	±3'-0 3/4"	SEE DETAILS ON SHEET A5.1
10	2	4	7	1	0	±2'-8"	±3'-4"	
10	0	0	0	0	0	±2'-9 3/4"	±3'-0 3/4"	

- WINDOW NOTES**
- SEE DRAWING A5.1 FOR WINDOW DETAILS AND WINDOW TYPES.
  - QUANTITY OF WINDOWS ARE OVERALL TOTALS NEEDED AT SITE.
  - REPLACEMENT OF EXIST WINDOWS INCLUDES: REPLACEMENT WINDOW, TRIM, FRAME AND WEATHERSEAL, RECALK JOINT BETWEEN FRAME AND WINDOW WITH ES-1.
  - B.O.D.: PELLA ENCOMPASS DOUBLE HUNG WINDOWS. PROVIDE WINDOWS BY PELLA OR ARCHITECT'S APPROVED EQUAL.

**DEMOLITION/ALTERATION KEYNOTES:**

(APPLY TO A1.3, A1.4, A1.5 & A1.6 ONLY. NOT ALL NOTES APPLY TO ALL SHEETS)

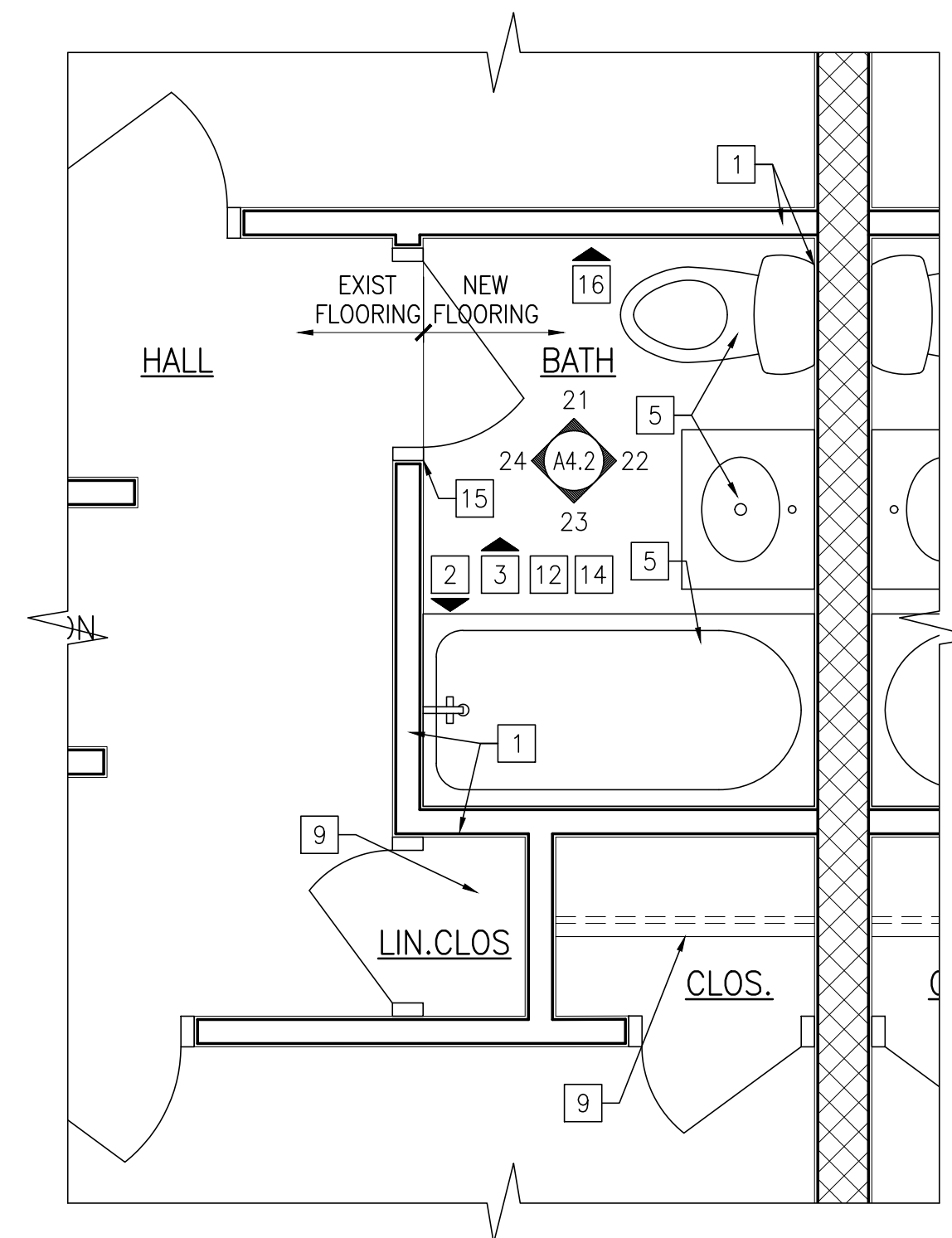
- REMOVE EXIST 1/2" THICK PLASTER BOARD/ 1/2" GWB WALLS AND VINYL WALL BASE OF UTILITY ROOMS AND BATHROOMS AFFECTED BY MOLD, EXPOSE WD STUDS. REMOVE EXIST PLASTER BOARD/ GWB AND VINYL WALL BASE AT OPPOSITE WALLS OF UTILITY ROOMS AND BATHROOMS AT ADJACENT ROOMS (KITCHENS, STORAGE ROOMS, LINEN CLOSETS, BEDROOMS, BEDROOM CLOSETS, HALLS - ROOMS VARY PER UNIT TYPE). EXPOSE WD STUDS. COORDINATE REMOVAL OF EXIST GAS FURNACE & HOT WATER HEATER W/ MECHANICAL CONTRACTOR WHERE APPLICABLE. INSTALL NEW 1/2" GWB, PNT. INSTALL NEW WWB AS SPECIFIED IN SPEC SECTION 196513 AT ROOMS W/ NEW FLOORING. INSTALL WWB TO MATCH EXISTING WWB AT ROOMS W/O NEW FLOORING.
- REMOVE EXIST FLOOR FINISH & 3/8" PLYWOOD SHEATHING SUBFLOOR TO EXPOSE WD JOISTS. INSTALL NEW 3/8" PLYWOOD SHEATHING SUBFLOOR. INSTALL NEW FINISH FLOOR PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE EXIST 1/2" THICK PLASTER BOARD CEILING TO EXPOSE WD CEILING JOISTS. INSTALL NEW 1/2" GWB, PNT.
- REMOVE EXIST BASE/ WALL CABINETS, PLAM BACKSPLASH & COUNTERTOPS. INSTALL NEW BASE/ WALL CABINETS, COUNTERTOPS & PLAM BACKSPLASH AS SCHEDULED.
- REMOVE PLUMBING FIXTURES. INSTALL NEW PLUMBING FIXTURES PER MANUFACTURER'S WRITTEN INSTRUCTION. REFER TO A4.1 & A4.2 FOR FIXTURE SCHEDULE.
- REMOVE EXIST GAS FURNACE. CAP EXIST GAS LINE AND DUCTWORK INTO UNIT.
- EXISTING ELECTRICAL PANELS TO REMAIN IN PLACE. PROVIDE TEMPORARY BRACING AS REQ'D DURING REMOVAL OF EXIST PLASTERBOARD/ GWB.
- REMOVE EXIST WINDOW INCLUDING TRIM, ACCESSORIES AND HARDWARE. REMOVE AND REPLACE DAMAGED WD FRAME AS REQ'D, PNT. INSTALL NEW DOUBLE HUNG WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE, SALVAGE AND REINSTALL STORAGE ROOM, BEDROOM AND LINEN CLOSET SHELVING & STORAGE ACCESSORIES AS REQ'D.
- REMOVE EXIST KITCHEN SINK, ACCESSORIES AND HARDWARE. INSTALL NEW KITCHEN SINK, ACCESSORIES AND HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ADA SINK TO APPLICABLE UNITS.
- REMOVE, SALVAGE AND REINSTALL EXIST APPLIANCES. SHUT OFF UTILITIES AS REQ'D BEFORE REMOVAL OF APPLIANCES.
- REMOVE EXIST LIGHT FIXTURES & EXHAUST FANS. INSTALL NEW LIGHT FIXTURES & EXHAUST FANS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REMOVE EXIST HOT WATER HEATERS, RETURN TO OWNER.
- REMOVE EXIST RESTROOM ACCESSORIES, INCLUDING GRAB BARS, TOWEL BARS, TOILET PAPER HOLDER, MEDICINE CABINET/MIRROR COMBO AN ASSOCIATED HARDWARE. PROVIDE NEW GRAB BARS TO APPLICABLE ADA UNITS.
- REMOVE EXIST WD DR CASING AT INTERIOR SIDE OF BATHROOM. INSTALL NEW WD DR CASING, PNT. MATCH EXIST TRIM PROFILE.
- REMOVE EXIST ABOVE CEILING BATT INSULATION AT SECOND FLOOR BATHROOMS. INSTALL NEW R-13 BATT INSULATION ABOVE NEW GWB CEILING.
- REMOVE EXIST FLOOR FINISH. INSTALL NEW FLOOR FINISH PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE JOHNSONITE VINYL TRANSITION STRIP ADAPTER OR APPROVED EQUAL BETWEEN NEW AND EXIST FLOOR FINISHES.

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

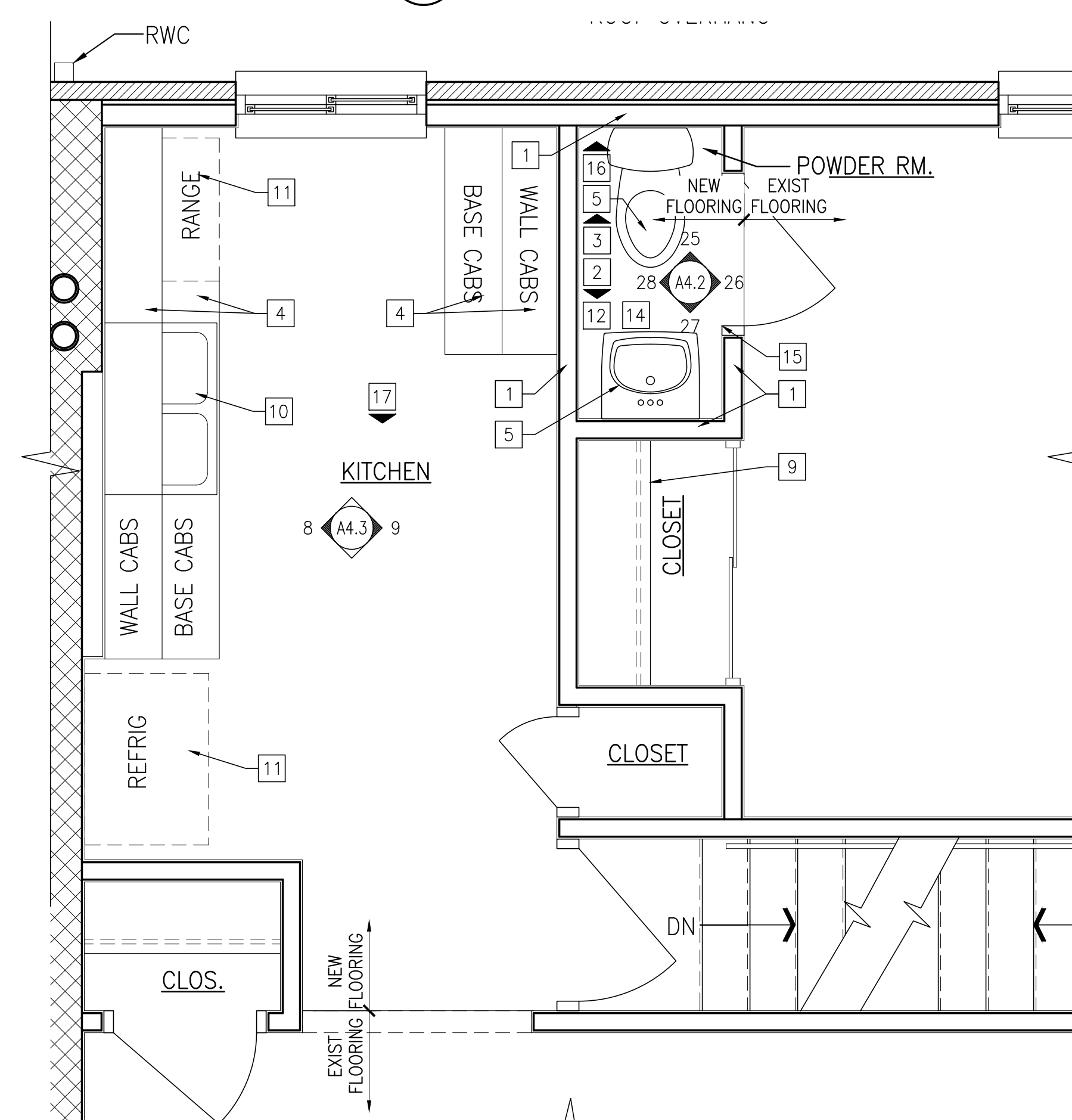
- LEGEND:**
- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
  - EXISTING DOOR
  - NOTE APPLIES TO CEILING
  - KEYNOTE
  - NOTE APPLIES TO FLOOR
  - WINDOW IDENTIFICATION TAG

- GENERAL NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.
  - REMOVE EXIST PLASTER BOARD/ GWB EACH WALL OF FIRST & SECOND FLOOR BATHROOMS AND MECHANICAL ROOMS AFFECTED BY MOLD, REFER TO SHEET A1.0 FOR COMPLETE LIST OF AFFECTED UNITS AND CORRESPONDING ROOMS.
  - REMOVE EXIST PLASTER BOARD/ GWB AT ADJACENT ROOMS (KITCHENS, BEDROOMS, STORAGE ROOMS AND CLOSETS) OPPOSITE OF AFFECTED FIRST FLOOR & SECOND FLOOR BATHROOMS AND MECHANICAL CLOSETS.
  - ALL KITCHEN BASE CABINETS, HALL CABINETS, COUNTERTOPS, BACKSPLASH, SHELVING & RODS, PLUMBING FIXTURES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL RESTROOM PLUMBING FIXTURES AND ACCESSORIES SHALL BE REMOVED PRIOR TO REMOVAL OF EXIST PLASTER BOARD/ GWB.
  - ALL MECHANICAL UNITS, WATER HEATERS AND ELECTRICAL PANELS SHALL BE REMOVED.
  - ALL UTILITIES SHALL BE TURNED OFF AS REQUIRED FOR SCHEDULED WORK AND MADE SAFE PRIOR TO COMMENCEMENT OF WORK.
  - REMOVE EXIST WINDOWS IN RESTROOMS, PREPARE OPENING FOR NEW WINDOW AS SCHEDULED.
  - REMOVE ALL RESTROOM FINISHING FLOORING AND SUBFLOOR TO EXPOSE EXIST WD STUDS AND FLOOR JOISTS.
  - REMOVE EXIST RESTROOM PLASTER BOARD/ GWB CEILING TO EXPOSE EXIST WD CEILING JOISTS.
  - MOLD TO BE REMEDIATED IN ACCORDANCE WITH SPECIFICATION SECTION 020900.

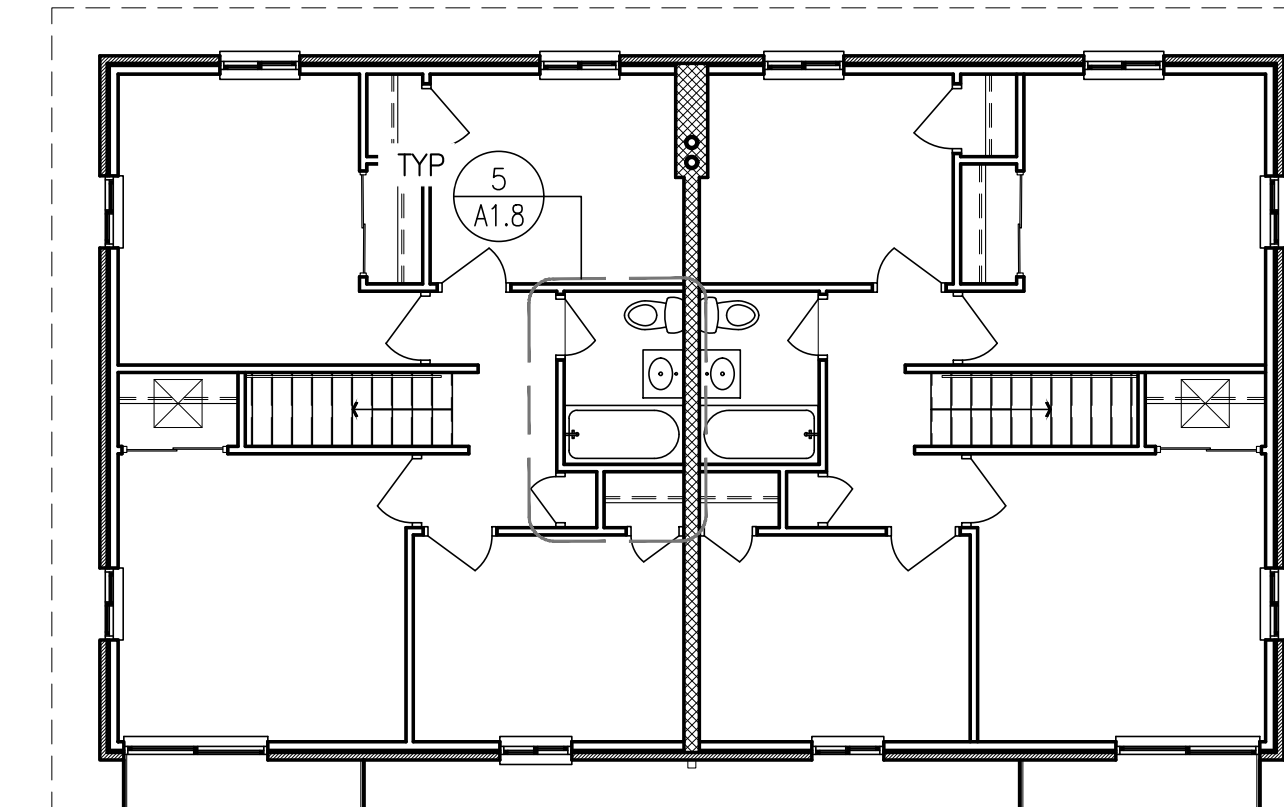
REVISIONS



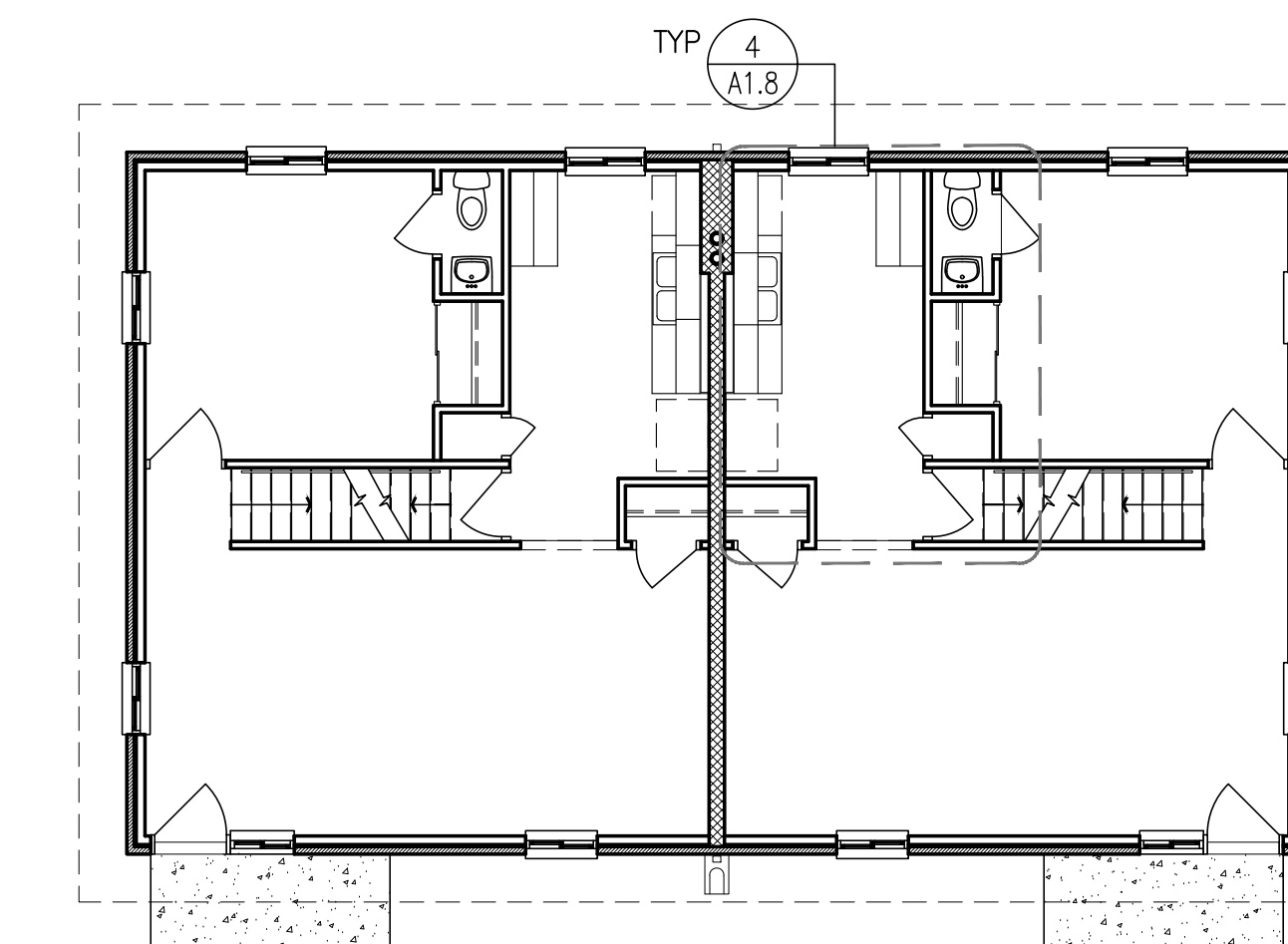
5  
A1.8  
ENLARGED 5-BED SECOND FLOOR BATH PLAN, TYP  
1/2" = 1'-0"



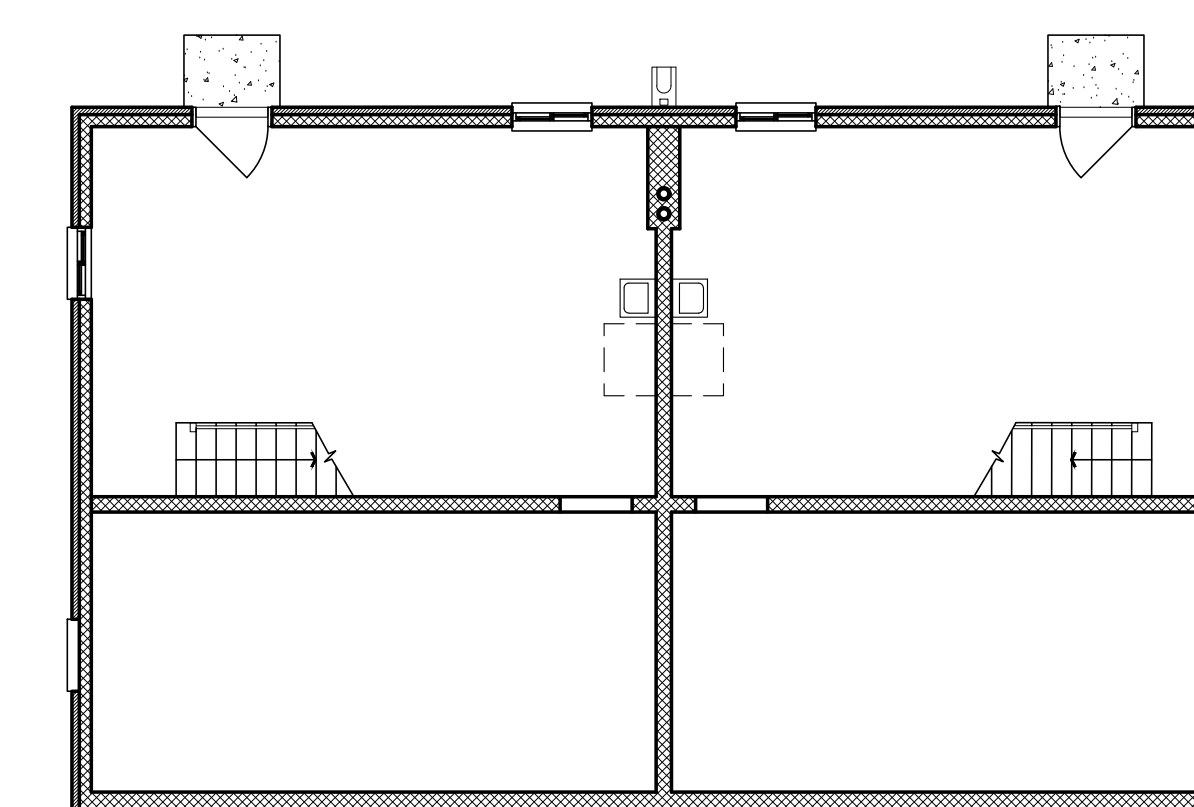
4  
A1.8  
ENLARGED 5-BED FIRST FLOOR PLAN, TYP  
1/2" = 1'-0"



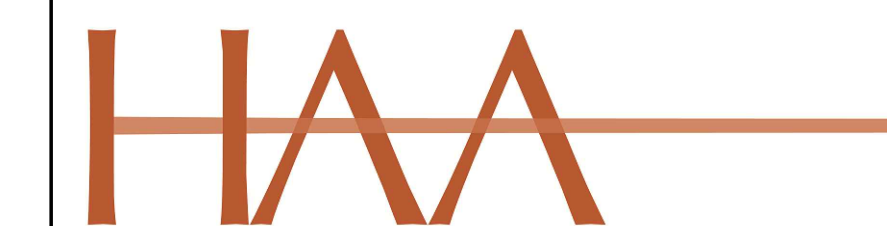
3  
A1.8  
FRANKLIN TERRACE - 5 BED SECOND FLOOR KEY PLAN  
1/8" = 1'-0"



2  
A1.8  
FRANKLIN TERRACE - 5 BED FIRST FLOOR KEY PLAN  
1/8" = 1'-0"



1  
A1.8  
FRANKLIN TERRACE - 5 BED BASEMENT KEY PLAN  
1/8" = 1'-0"



HAMMEL ASSOCIATES ARCHITECTS, LLC  
25 E. Grant St. Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

**PROJECT DESCRIPTION**  
LCHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

**SHEET TITLE** FRANKLIN TERRACE 5 BED UNIT

**ISSUE DATE** 2024.12.05 **SCALE** AS NOTED

**FILE NUMBER** 2429 **DRAWN BY** MM **CHECKED BY** TV

**A1.8**

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

STAMP

- NOTES:**
- ALL DIMENSIONS ON THIS SHEET ARE FROM FINISHED SURFACES UNO.
  - VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PURCHASE, FABRICATION AND INSTALLATION OF MATERIALS.
  - INSTALL ALL FIXTURES IN ACCORDANCE WITH ALL ADA REGULATIONS.
  - PROVIDE SOLID BLOCKING IN WALL FOR MOUNTING OF ALL ACCESSORIES AS REQ'D.
  - VERIFY IN FIELD FINAL LOCATION OF BATHROOM ACCESSORIES (TOWEL BARS AND TOILET PAPER HOLDERS) PER UNIT TYPE W/ ARCHITECT PRIOR TO INSTALLATION.
  - TOWEL BARS & TOILET PAPER HOLDERS BOD: PAMEX SQUARE TOWEL BAR OR APPROVED EQUAL.
  - CABINET PULLS BOD: 4" MISEMO, BRUSHED SATIN NICKEL OR APPROVED EQUAL.
  - VANITY SINK TOP BOD: FRESCA OXFORD, COLOR: WHITE OR APPROVED EQUAL.

REVISIONS



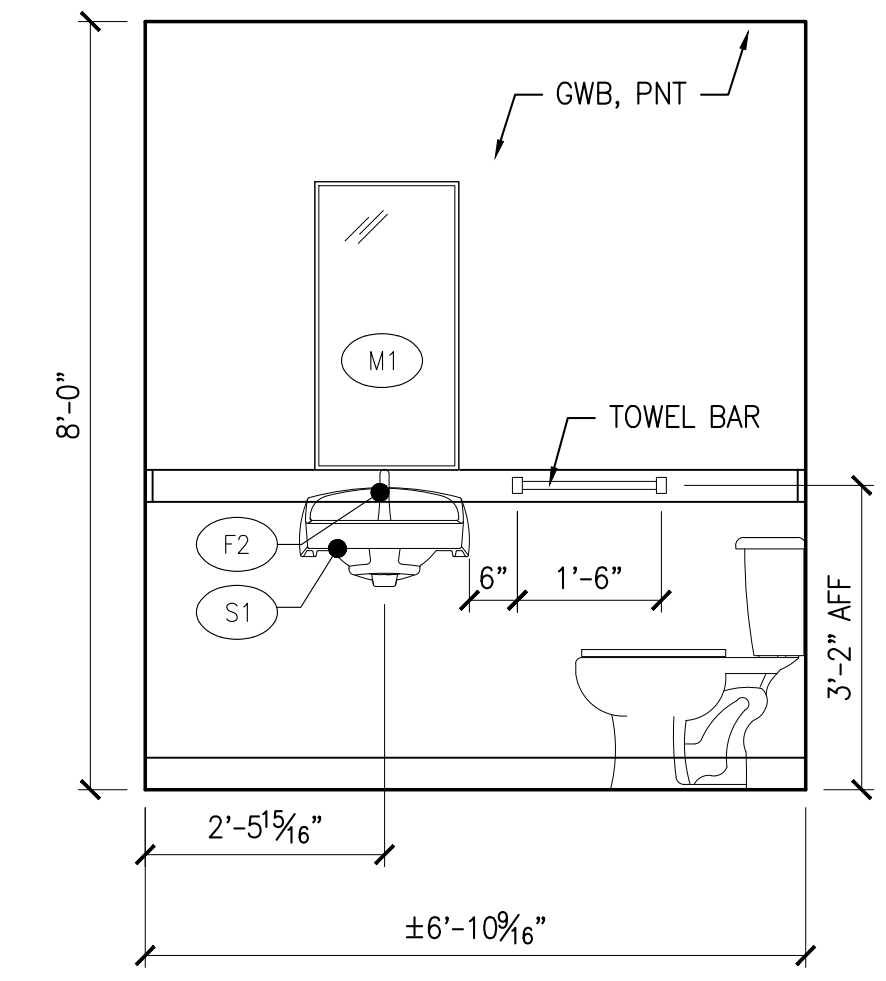
**PROJECT DESCRIPTION**  
 LECHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
 325 CHURCH STREET  
 LANCASTER, PA 17602

**SHEET TITLE** SUSQUEHANNA COURT INTERIOR ELEVATIONS

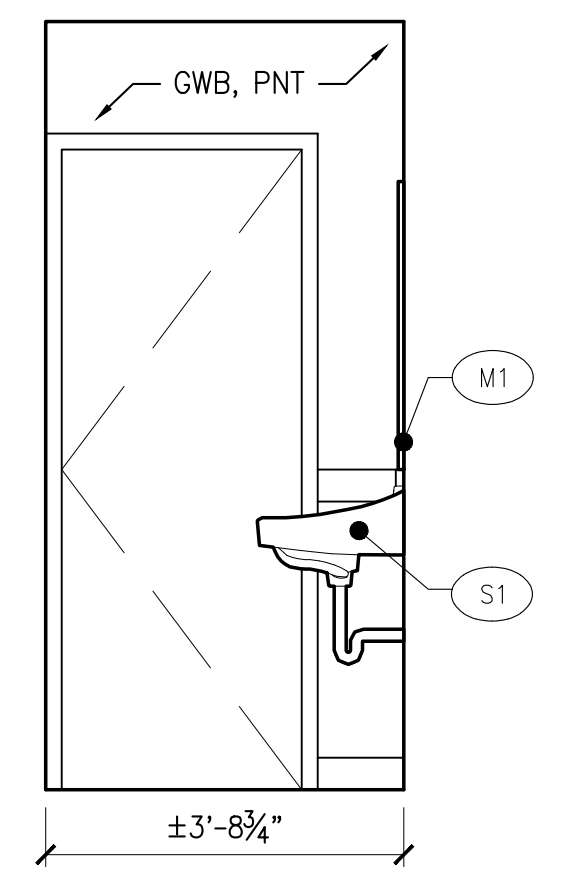
**ISSUE DATE** 2024.12.05 **SCALE** AS NOTED

**FILE NUMBER** 2429 **DRAWN BY** SPD **CHECKED BY** TLV

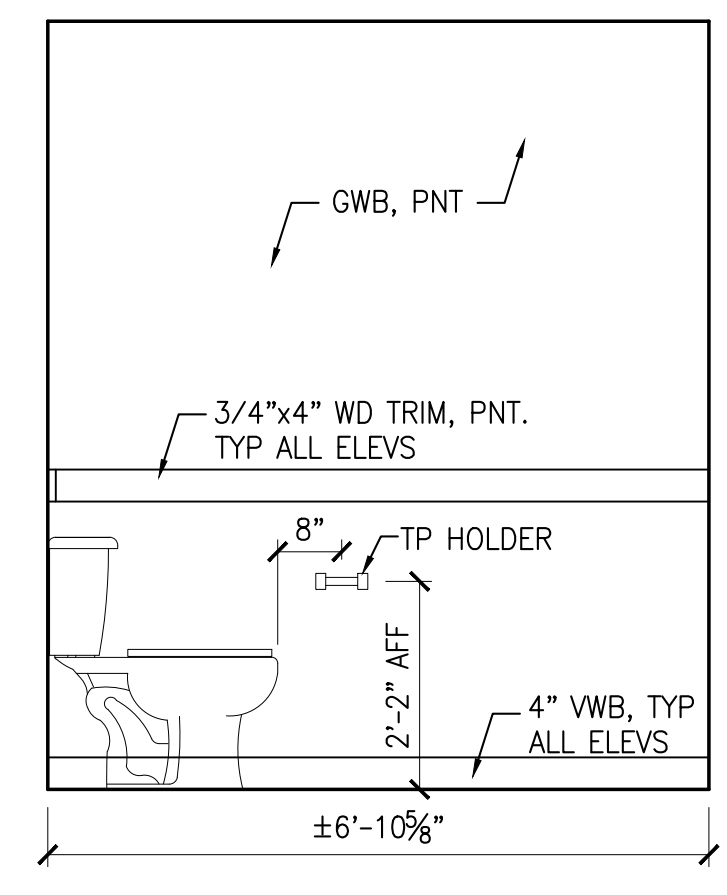
**A4.1**



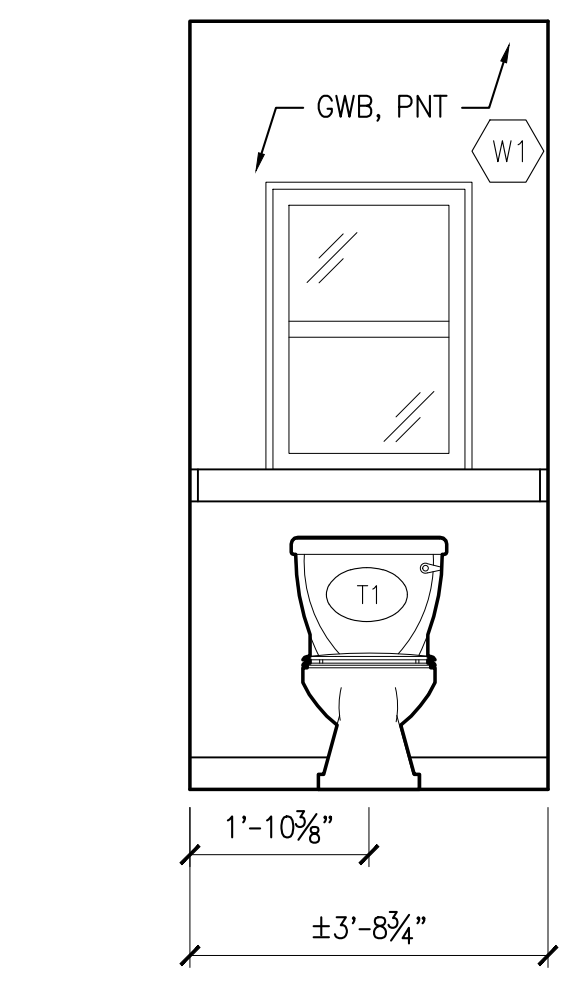
**20**  
**A4.1**  
**TYPICAL 4 BED TOILET ELEVATION**  
 1/2" = 1'-0"



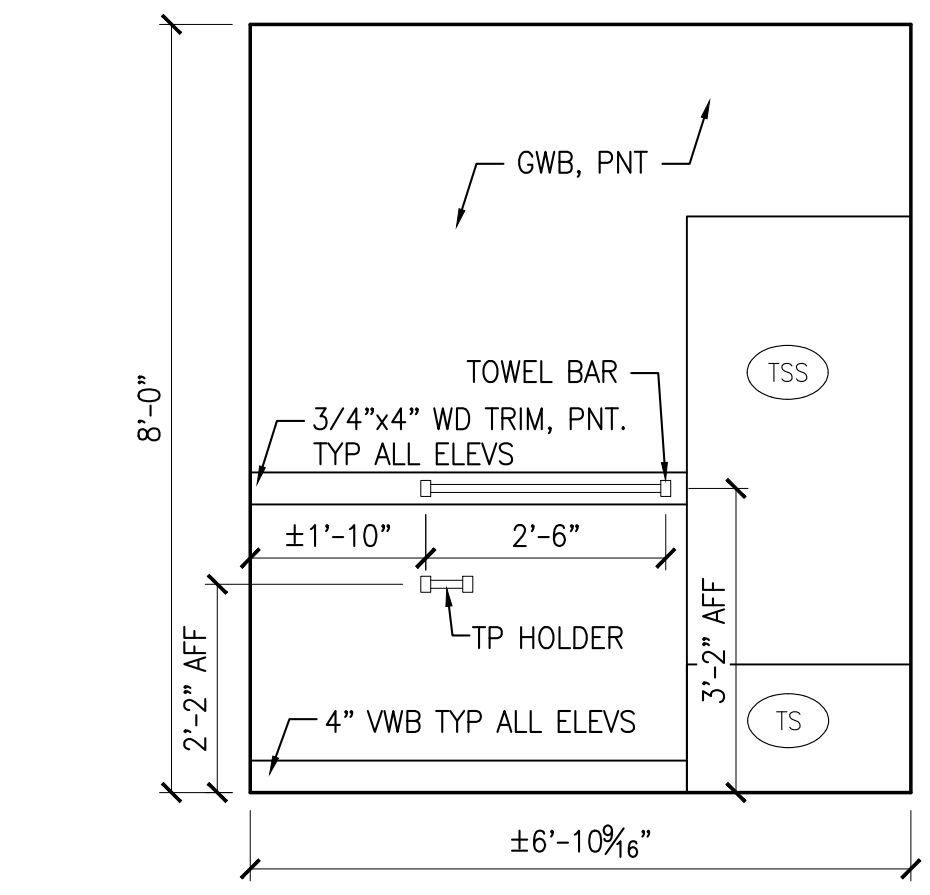
**19**  
**A4.1**  
**TYPICAL 4 BED TOILET ELEVATION**  
 1/2" = 1'-0"



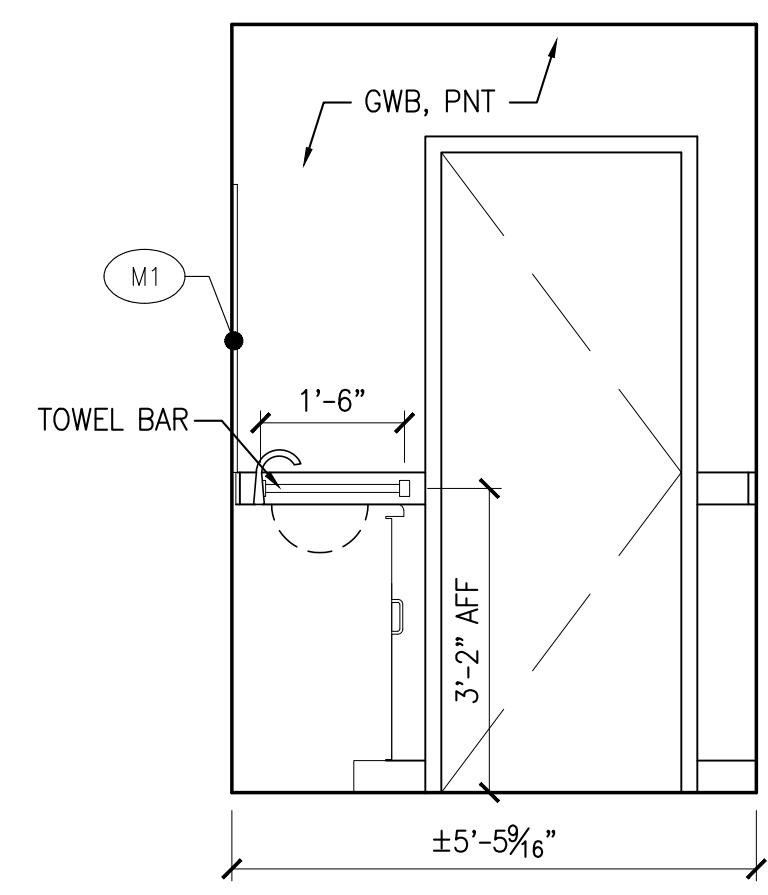
**18**  
**A4.1**  
**TYPICAL 4 BED TOILET ELEVATION**  
 1/2" = 1'-0"



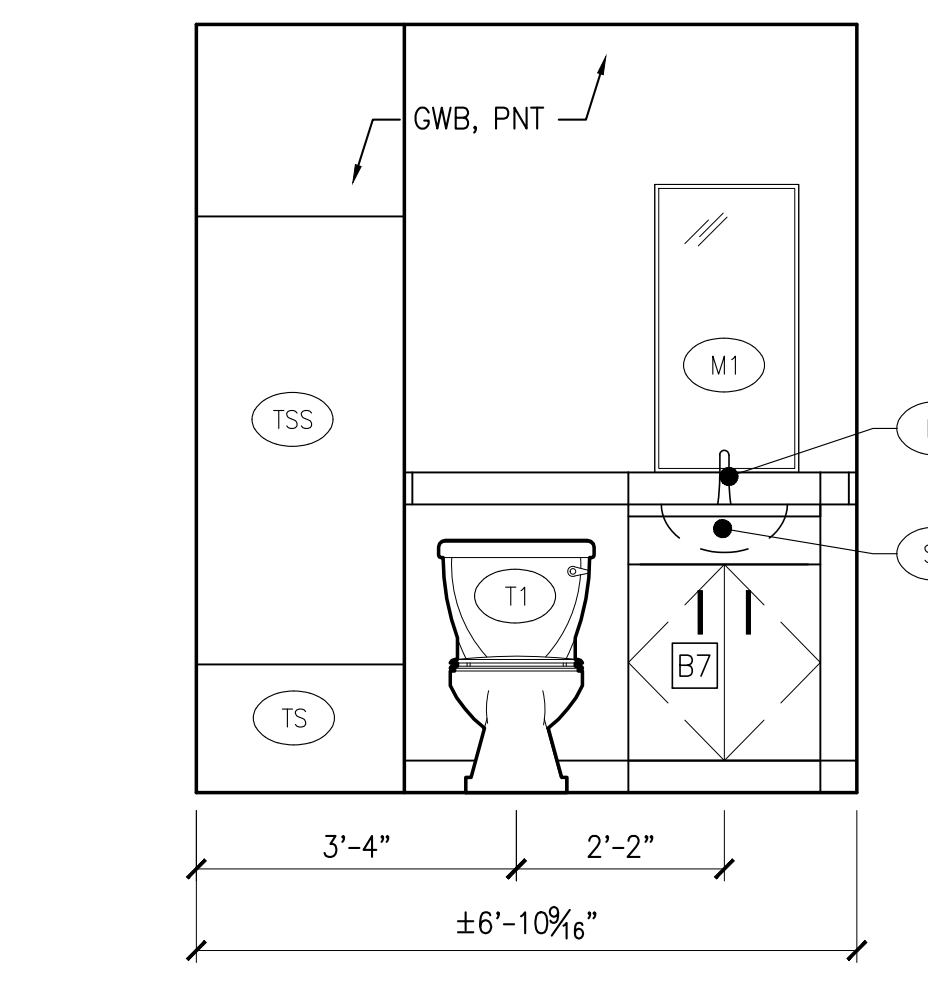
**17**  
**A4.1**  
**TYPICAL 4 BED TOILET ELEVATION**  
 1/2" = 1'-0"



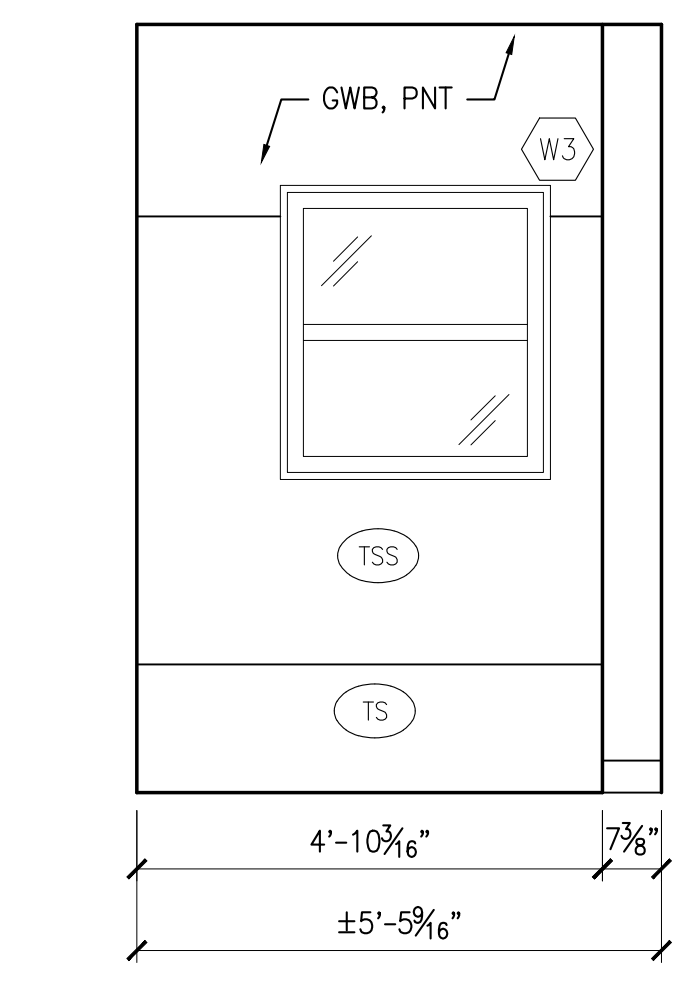
**16**  
**A4.1**  
**TYPICAL 4 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



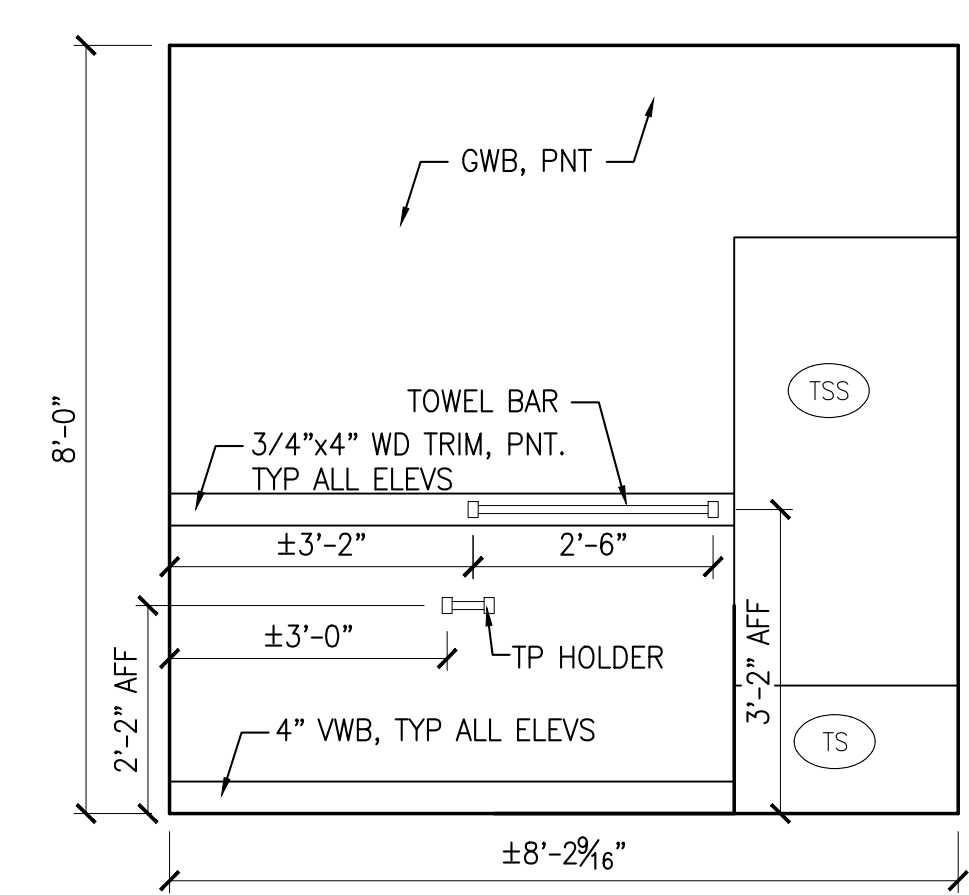
**15**  
**A4.1**  
**TYPICAL 4 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



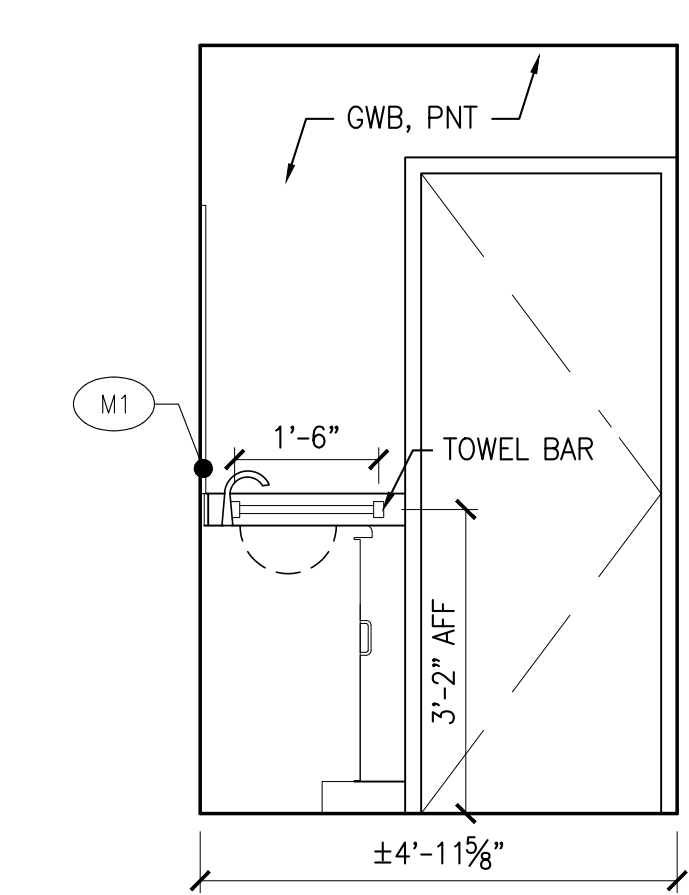
**14**  
**A4.1**  
**TYPICAL 4 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



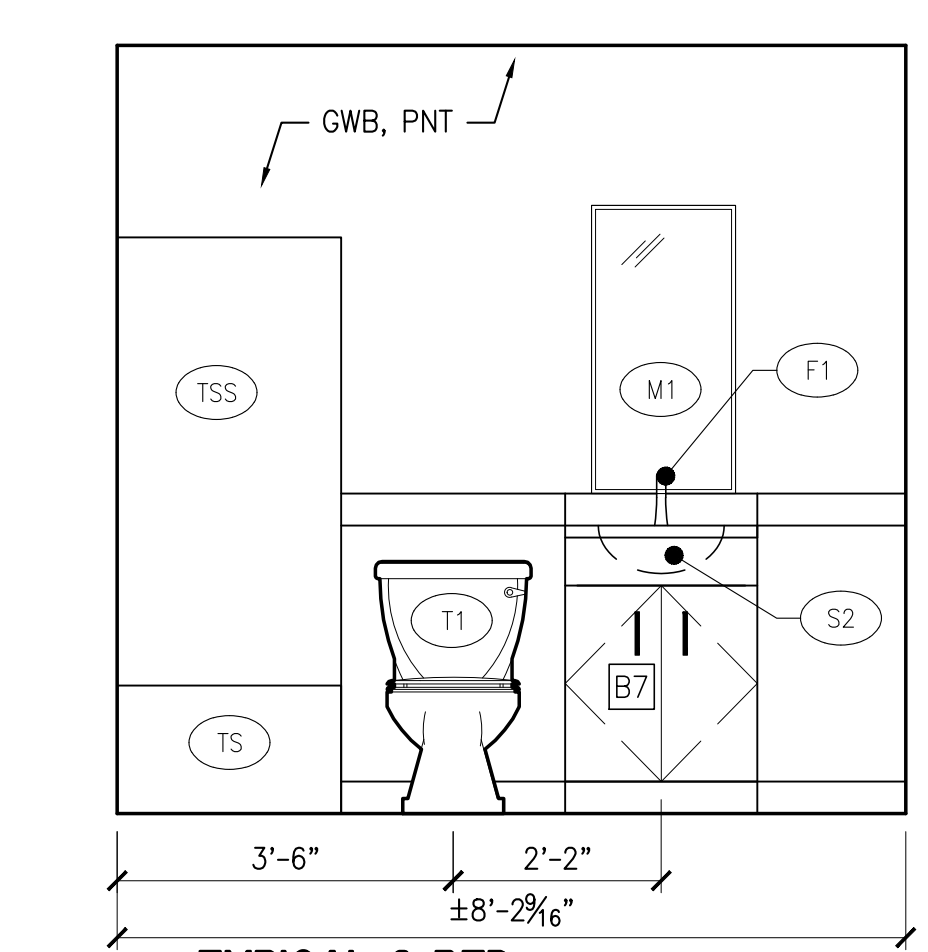
**13**  
**A4.1**  
**TYPICAL 4 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



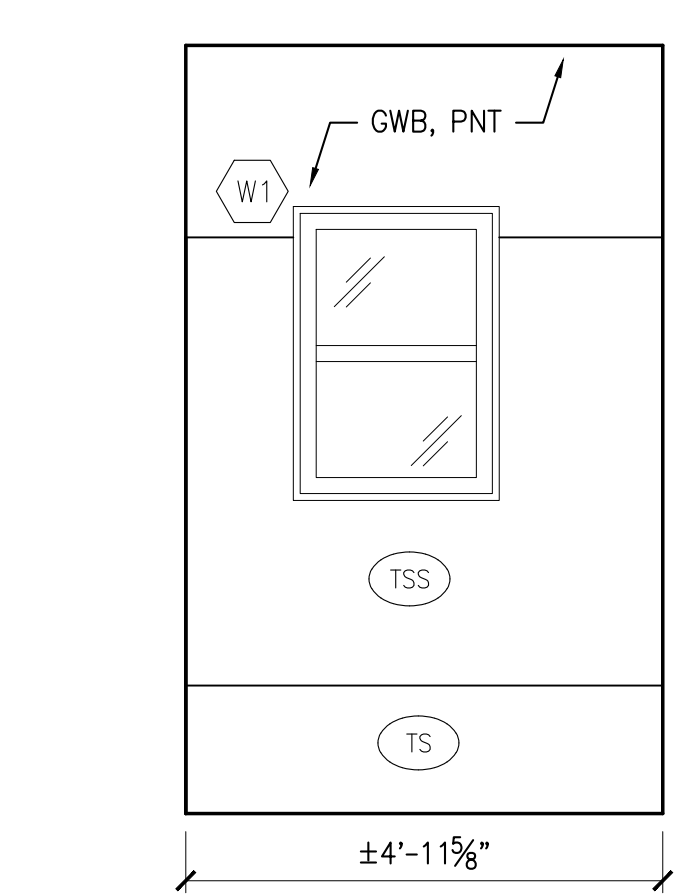
**12**  
**A4.1**  
**TYPICAL 3 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



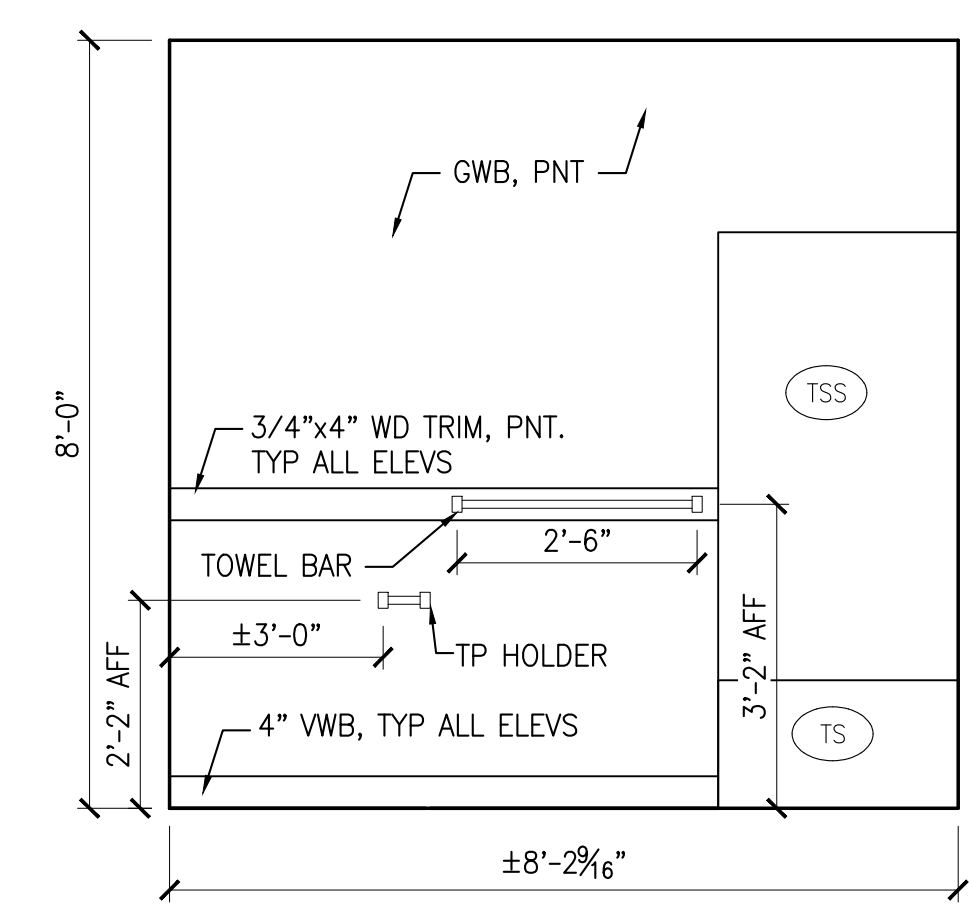
**11**  
**A4.1**  
**TYPICAL 3 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



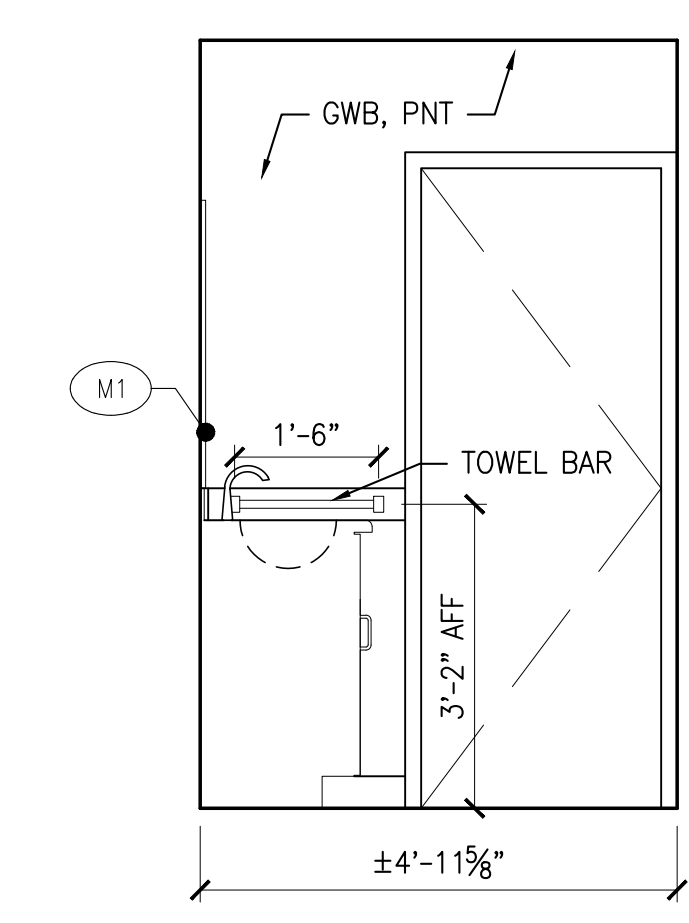
**10**  
**A4.1**  
**TYPICAL 3 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



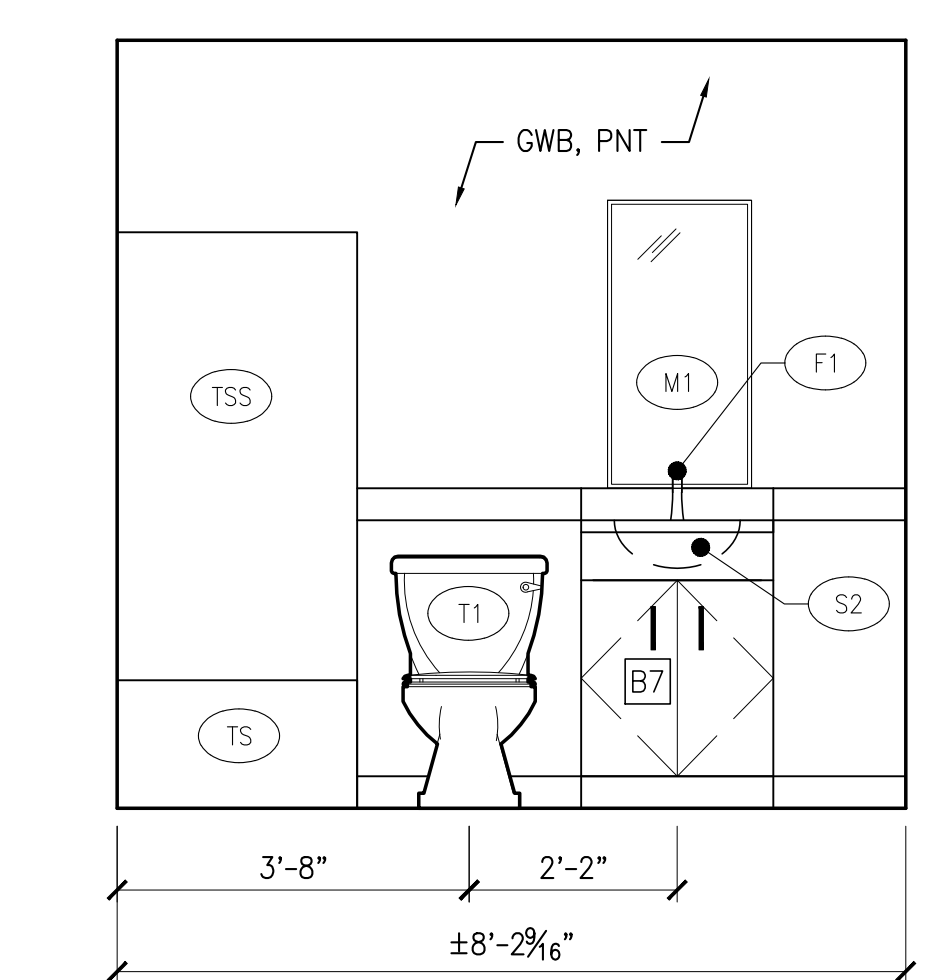
**9**  
**A4.1**  
**TYPICAL 3 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



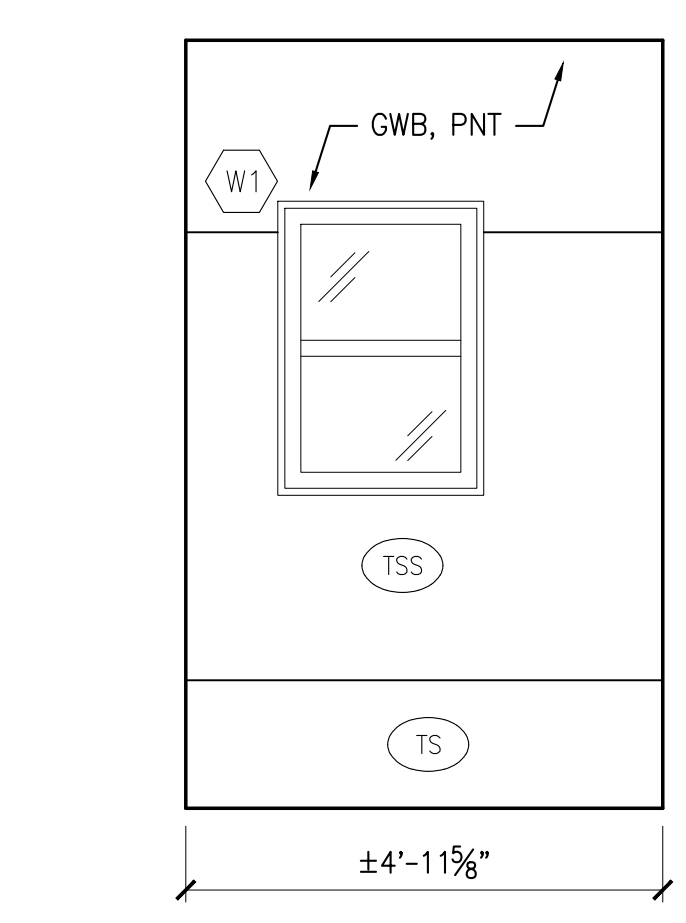
**8**  
**A4.1**  
**TYPICAL 2 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



**7**  
**A4.1**  
**TYPICAL 2 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"

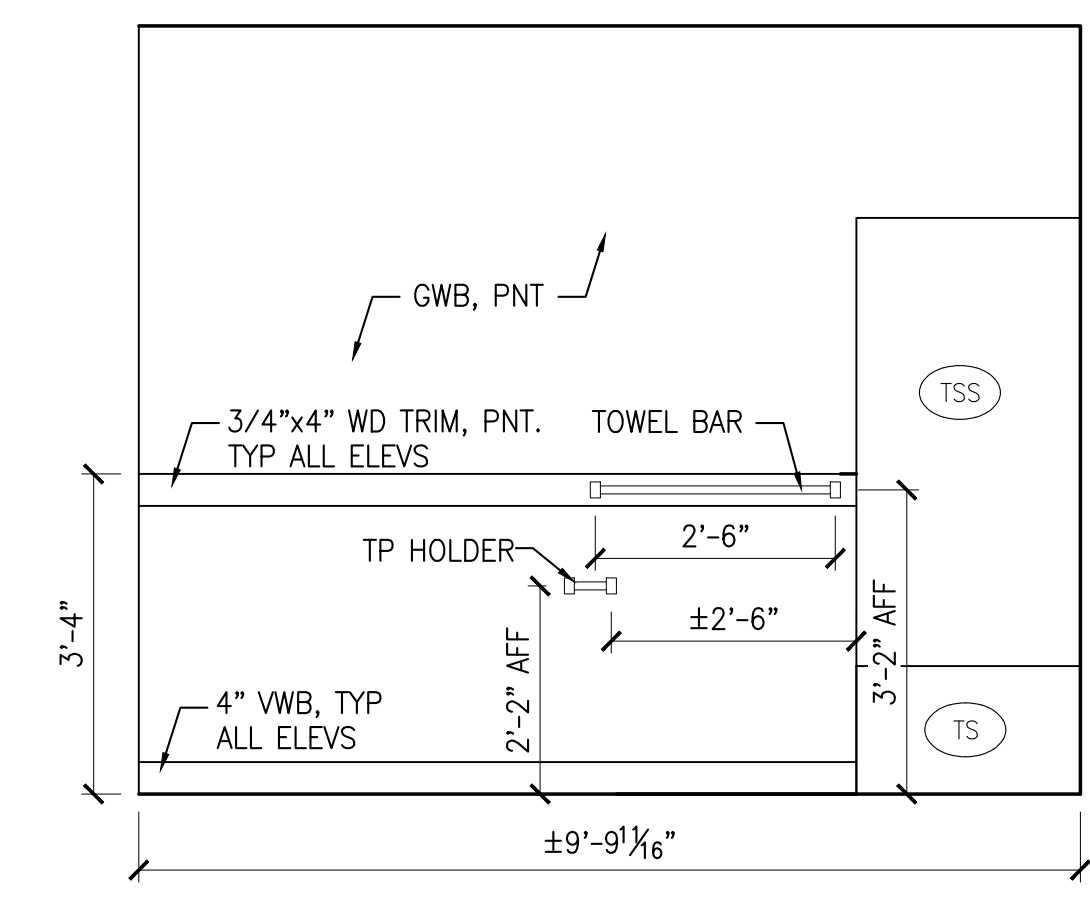


**6**  
**A4.1**  
**TYPICAL 2 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"

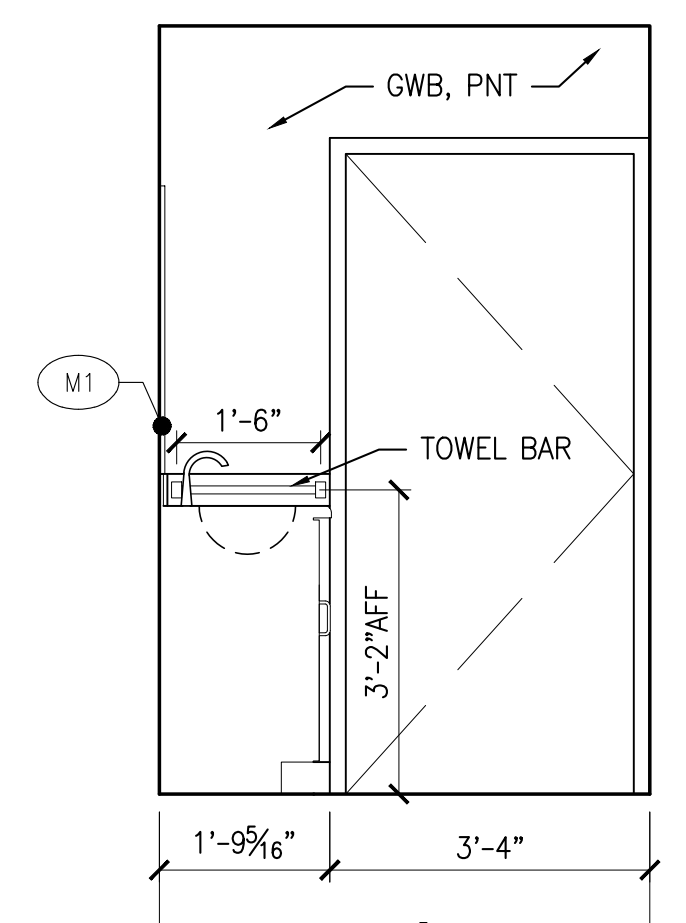


**5**  
**A4.1**  
**TYPICAL 2 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"

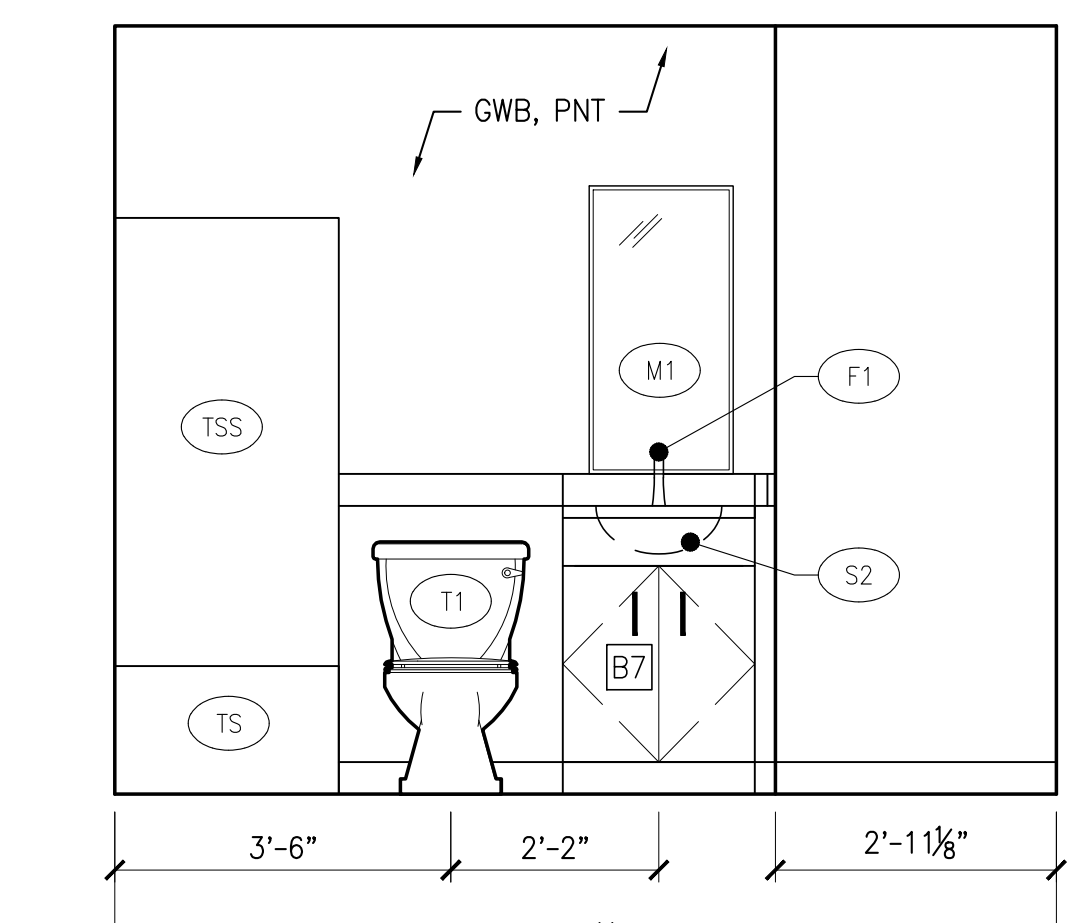
PLUMBING FIXTURES AND ACCESSORY SCHEDULE		
ITEM	DESCRIPTION	BASIS OF DESIGN MODEL # REMARKS: PROVIDE ADA COMPLIANT FIXTURES, TRIM, ACCESSORIES AND INSTALLATION
F1	FAUCET	GLACIER BAY ARNETTE MODEL# HD67095W-6401
F2	FAUCET	MOEN MODEL# B413F15
GB12	GRAB BAR 12"	BOBRICK B-6806X12 ITEM# 179B6806X12
GB24	GRAB BAR 24"	BOBRICK B-6806X24 ITEM# 179B6806X24
M1	MIRROR	KETCHAM MEDICINE CABINET ITEM# 14C569
S1	SINK	AMERICAN STANDARD, DECLYN MODEL# 0321075.020
S2	VANITY SINK	FRESCA OXFORD MODEL# FRE-FCT2024WH-U
T1	FLOOR MOUNTED TOILET	NIAGARA BOWL: N7717 NIAGARA TANK: N7714TFH
TS	TUB/ SHOWER	AMERICAN STANDARD, PRINCETON MODEL# 2390202.001
TSS	TUB/ SHOWER SURROUND	MAAX IREDELL ITEM# 3492162



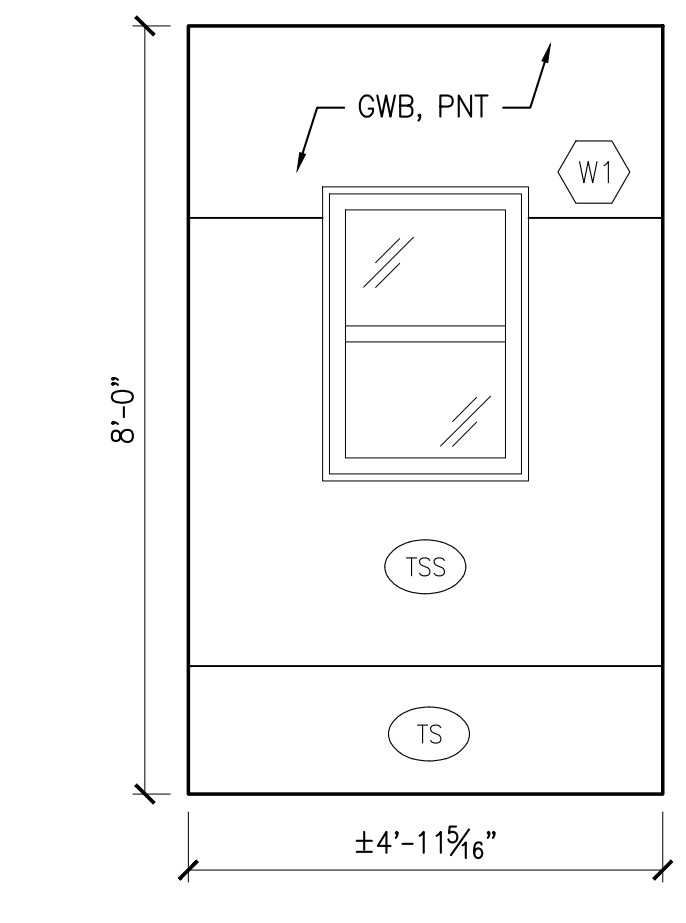
**4**  
**A4.1**  
**TYPICAL 1 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



**3**  
**A4.1**  
**TYPICAL 1 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



**2**  
**A4.1**  
**TYPICAL 1 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"



**1**  
**A4.1**  
**TYPICAL 1 BED BATHROOM ELEVATION**  
 1/2" = 1'-0"

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

- NOTES:**
- ALL DIMENSIONS ON THIS SHEET ARE FROM FINISHED SURFACES UNO.
  - VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PURCHASE, FABRICATION AND INSTALLATION OF MATERIALS.
  - INSTALL ALL FIXTURES IN ACCORDANCE WITH ALL ADA REGULATIONS.
  - PROVIDE SOLID BLOCKING IN WALL FOR MOUNTING OF ALL ACCESSORIES AS REQ'D.
  - VERIFY IN FIELD FINAL LOCATION OF BATHROOM ACCESSORIES (TOWEL BARS AND TOILET PAPER HOLDERS) PER UNIT TYPE W/ ARCHITECT PRIOR TO INSTALLATION.
  - TOWEL BARS & TOILET PAPER HOLDERS BOD: PAMEX SQUARE TOWEL BAR OR APPROVED EQUAL.
  - CABINET PULLS BOD: 4" MISEMO, BRUSHED SATIN NICKEL OR APPROVED EQUAL.
  - VANITY SINK TOP BOD: FRESCA OXFORD, COLOR: WHITE OR APPROVED EQUAL.

REVISIONS



**PROJECT DESCRIPTION**  
LECHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

**SHEET TITLE** FRANKLIN TERRACE INTERIOR ELEVATIONS

**ISSUE DATE** 2024.12.05 **SCALE** AS NOTED  
**FILE NUMBER** 2429 **DRAWN BY** SPD **CHECKED BY** TLV

**A4.2**



**PLUMBING FIXTURES AND ACCESSORY SCHEDULE**

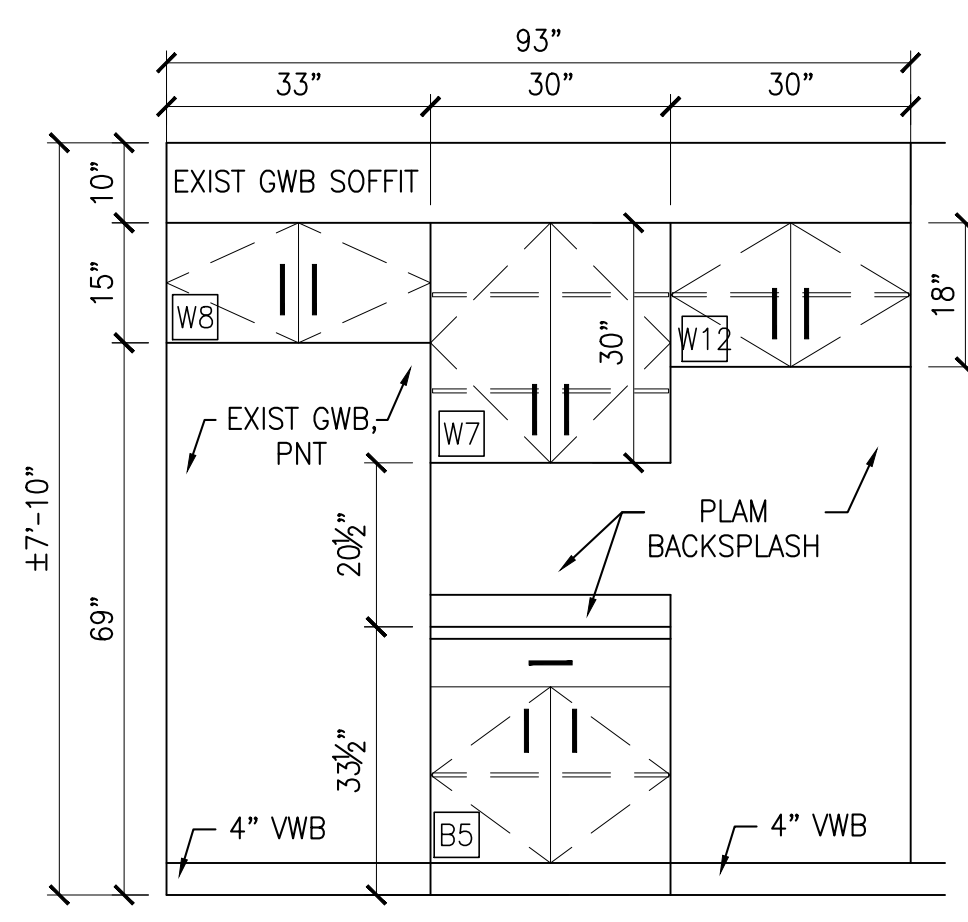
ITEM	DESCRIPTION	BASIS OF DESIGN MODEL #	REMARKS: PROVIDE ADA COMPLIANT FIXTURES, TRIM, ACCESSORIES AND INSTALLATION
F1	FAUCET	GLACIER BAY ARNETTE MODEL# HD67095W-6401	GLACIER BAY POP UP DRAIN
F2	FAUCET	MOEN MODEL# 8413F15	
GB12	GRAB BAR 12"	BOBRICK B-6806X12 ITEM# 179B6806X12	
GB24	GRAB BAR 24"	BOBRICK B-6806X24 ITEM# 179B6806X24	
M1	MIRROR	KETCHAM MEDICINE CABINET ITEM# 14C569	
S1	SINK	AMERICAN STANDARD, DECLYN MODEL# 0321075.020	
S2	VANITY SINK	FRESCA OXFORD MODEL# FRE-FCT2024WH-U	
T1	FLOOR MOUNTED TOILET	NIAGARA BOWL: N7717 NIAGARA TANK: N7714TFH	
TS	TUB/ SHOWER	AMERICAN STANDARD, PRINCETON MODEL# 2390202.001	
TSS	TUB/ SHOWER SURROUND	MAXX IREDELL ITEM# 3492162	

CASEWORK SCHEDULE		
TAG	WxDxH	COMMENTS
B1	15" x24" xVARIES	SINGLE BASE - 1 DRAWER, ADJUSTABLE SHELF
B2	18" x24" x34 1/2"	SINGLE BASE - 1 DRAWER, ADJUSTABLE SHELF
B3	24" x24" xVARIES	SINGLE BASE - 1 DRAWER, ADJUSTABLE SHELF
B4	26" x24" x34 1/2"	DOUBLE BASE - 1 DRAWER, ADJUSTABLE SHELF
B5	30" x24" xVARIES	DOUBLE BASE - 1 DRAWER, ADJUSTABLE SHELF
B6	36" x24" x34 1/2"	DOUBLE BASE - SINK
B7	20" x18" x34 1/2"	DOUBLE BASE - VANITY SINK
B8	33" x24" x32"	OPEN BASE - ADA
W1	15" x12" x30"	WALL - 1 DOOR, ADJUSTABLE SHELVES
W2	18" x12" x30"	WALL - 1 DOOR, ADJUSTABLE SHELVES

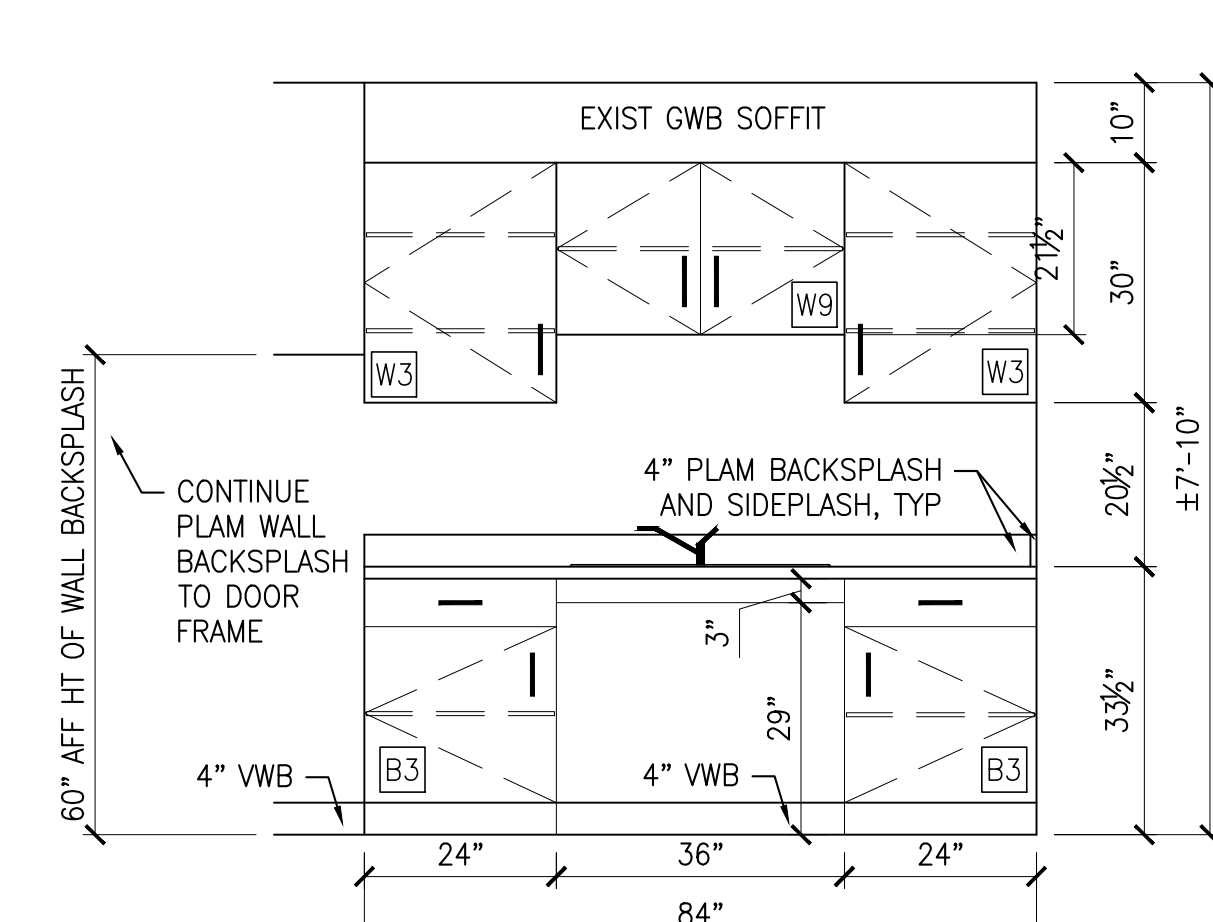
W3	24" x12" x30"	WALL - 1 DOOR, ADJUSTABLE SHELVES
W4	26" x12" x18"	WALL - 2 DOORS, ADJUSTABLE SHELF
W5	26" x12" x30"	WALL - 2 DOORS, ADJUSTABLE SHELVES
W6	30" x12" x15"	WALL - 2 DOORS
W7	30" x12" x30"	WALL - 2 DOORS, ADJUSTABLE SHELVES
W8	33" x12" x15"	WALL - 2 DOORS
W9	36" x12" x21 1/2"	WALL - 2 DOORS, ADJUSTABLE SHELF
W10	36" x12" x30"	WALL - 2 DOOR, ADJUSTABLE SHELVES
W11	18" x12" x84"	WALL - TALL 2 DOOR, ADJUSTABLE SHELVES
W12	30" x12" x18"	WALL - 2 DOOR, ADJUSTABLE SHELF
W13	33" x12" x30"	WALL - 2 DOOR, ADJUSTABLE SHELVES

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DISCREPANCIES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

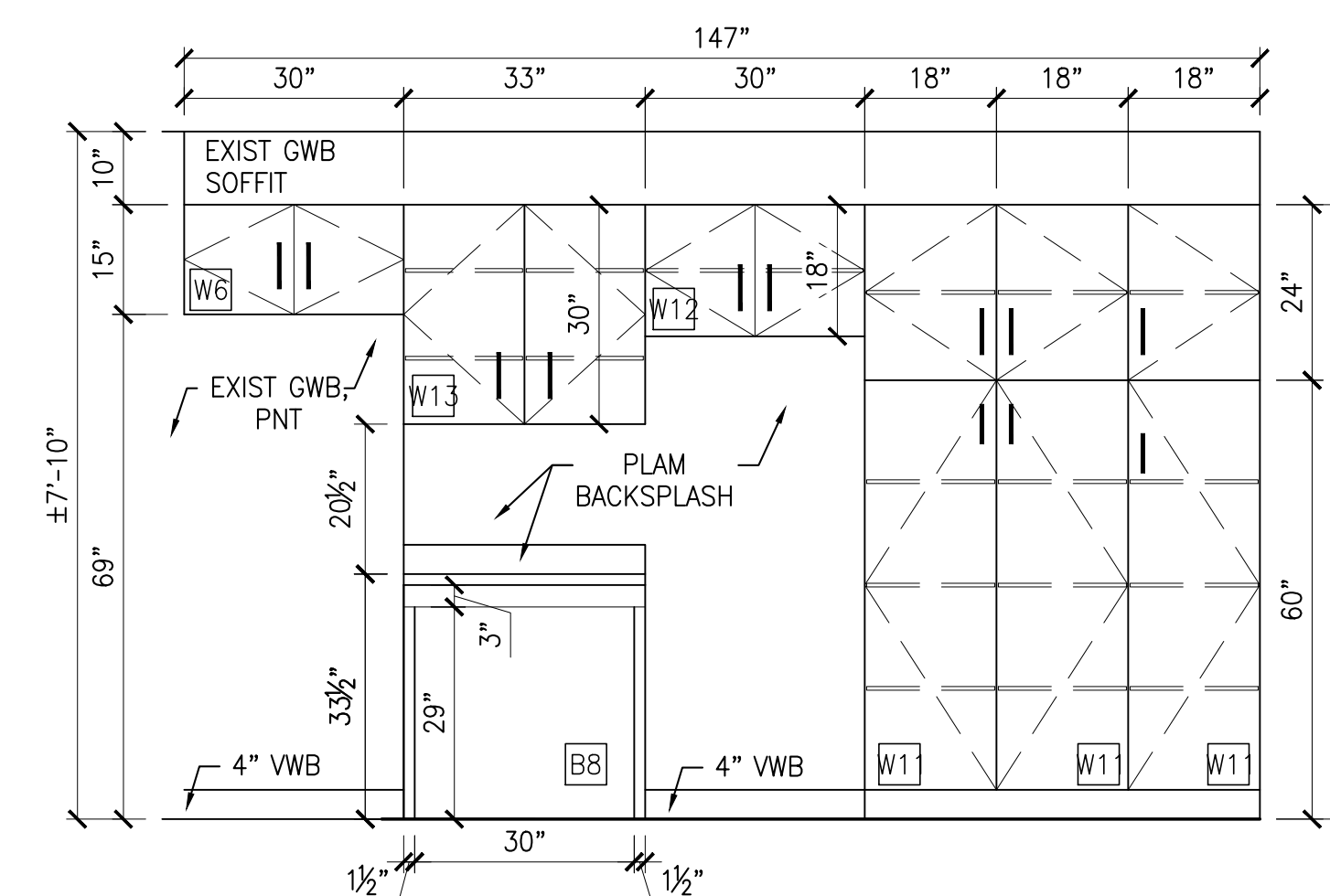
- NOTES:**
- VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION & INSTALLATION OF ALL CASEWORK, COUNTERTOPS AND BACKSPLASH.
  - ALL PLAM CASEWORK TO BE WILSONART, COLOR: BRAZILWOOD 7946.
  - ALL PLAM COUNTERTOPS AND BACKSPLASH TO BE WILSONART, COLOR: MISTED ZEPHYR 4843.
  - CABINET PULLS BOD: 4" MISEMO, BRUSHED SATIN NICKEL OR APPROVED EQUAL.
  - REFER TO A5.1 FOR CASEWORK DETAILS.
  - PROVIDE QUANTITIES OF ADJUSTABLE SHELVES AS INDICATED ON ELEVATIONS.



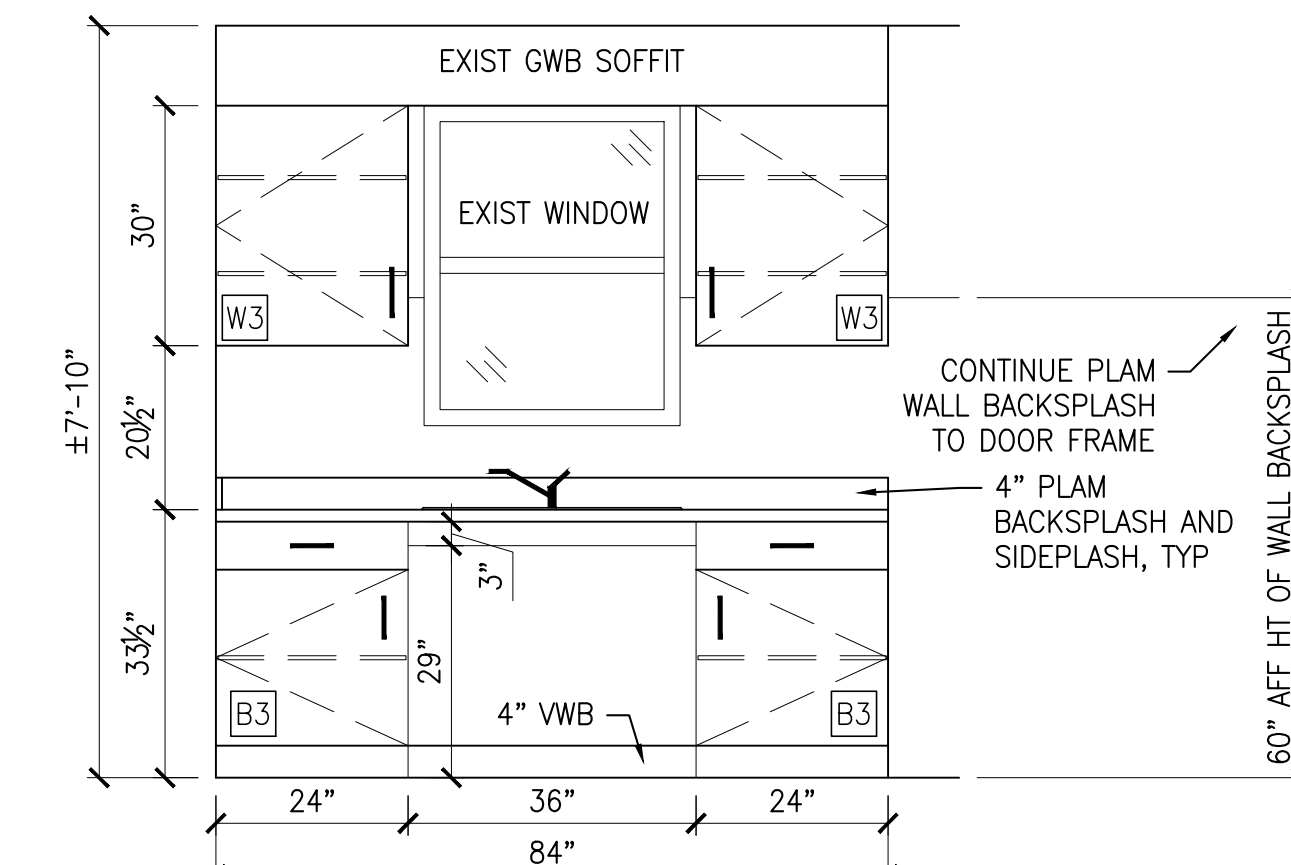
16  
A4.3  
TYPICAL 4 BED ADA UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



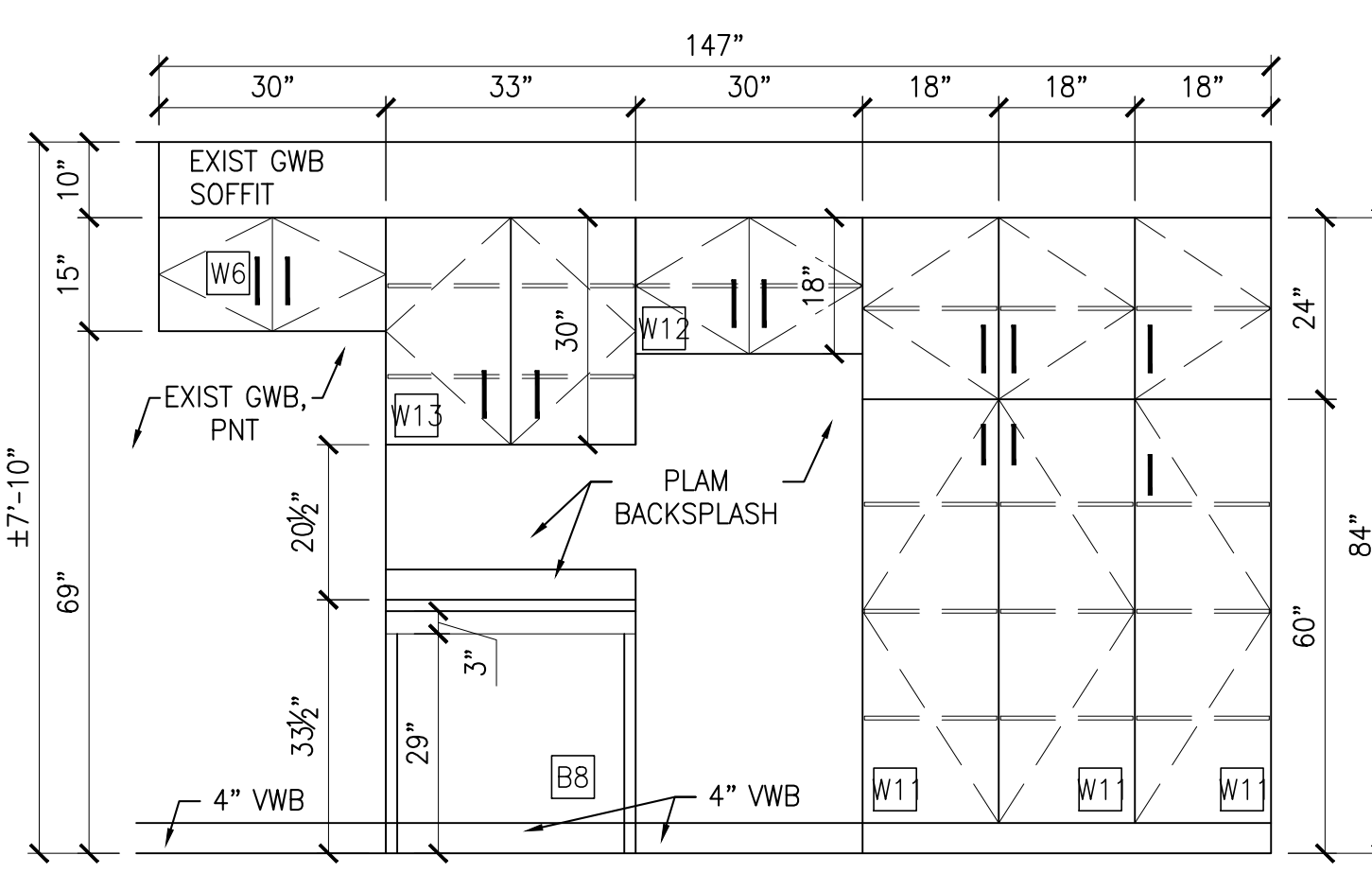
15  
A4.3  
TYPICAL 4 BED ADA UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



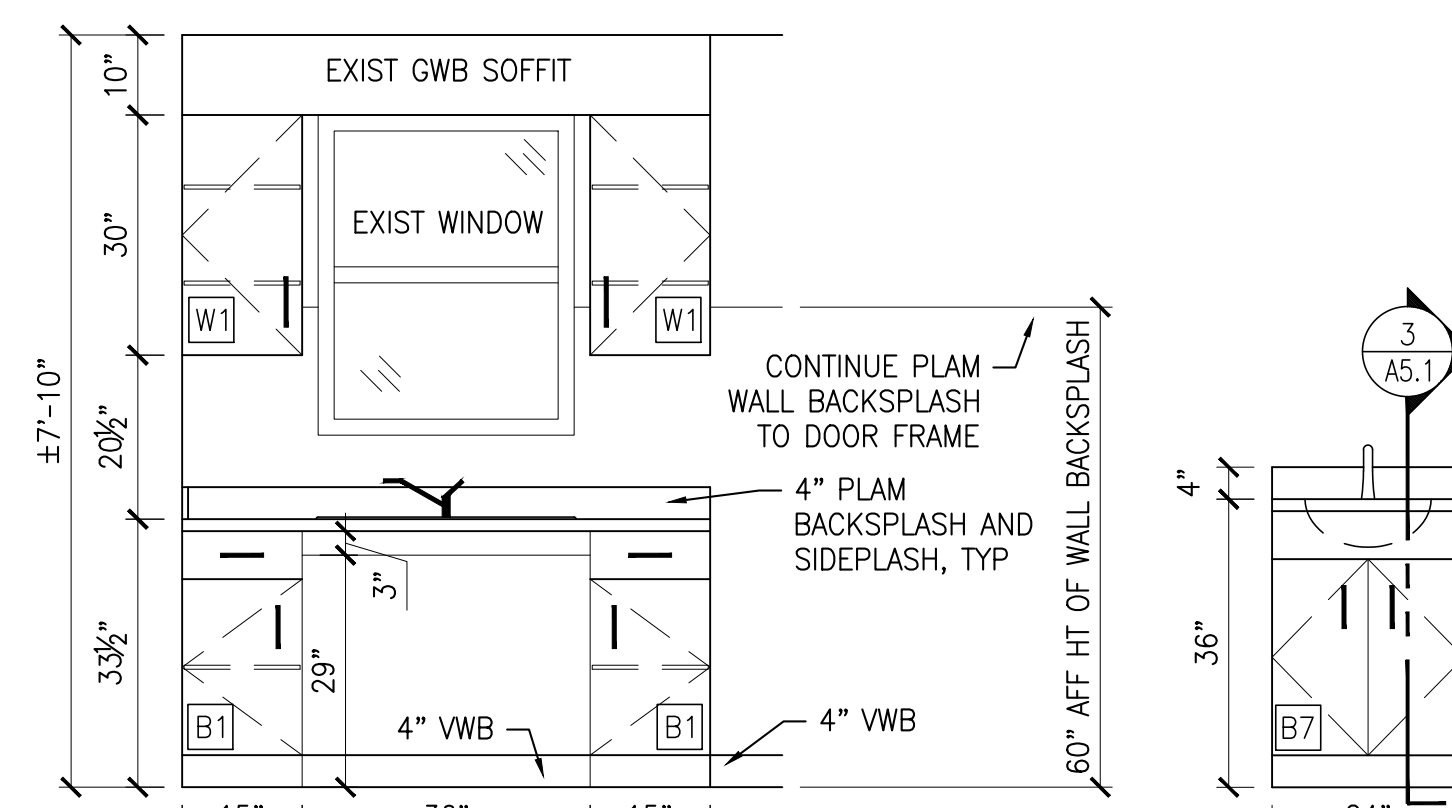
14  
A4.3  
TYPICAL 3 BED ADA UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



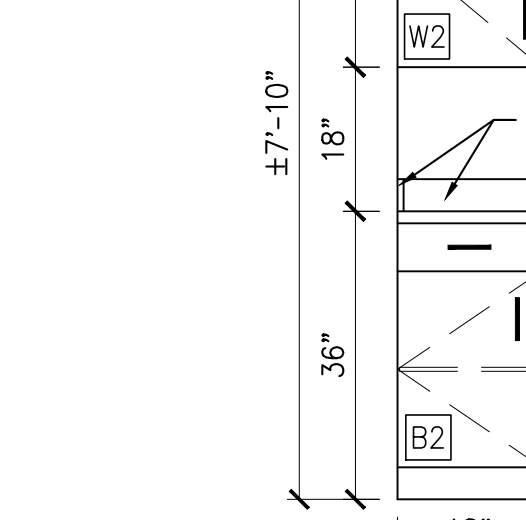
13  
A4.3  
TYPICAL 3 BED ADA UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



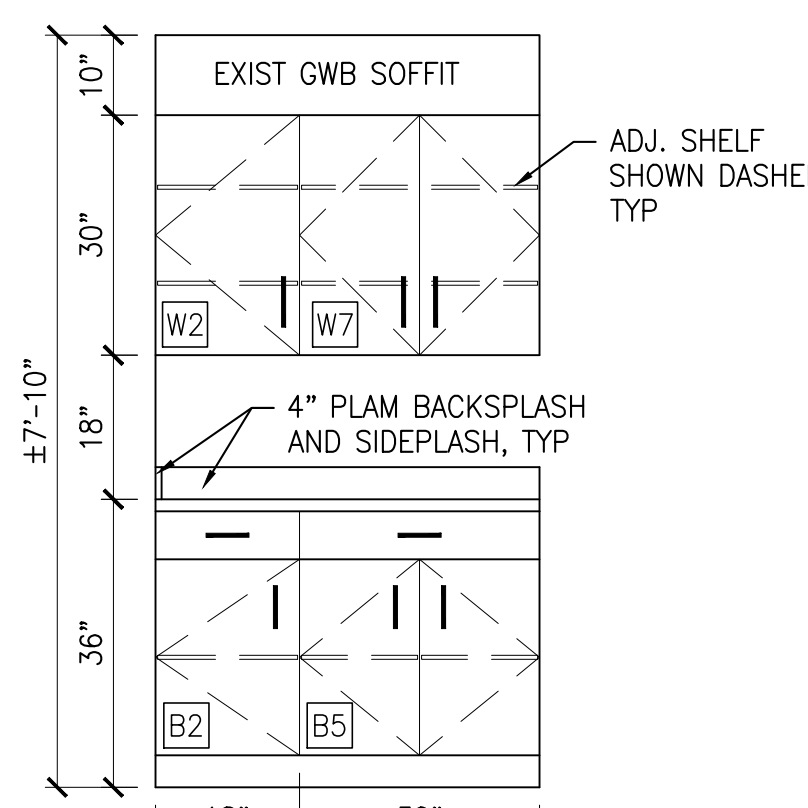
12  
A4.3  
TYPICAL 2 BED ADA UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



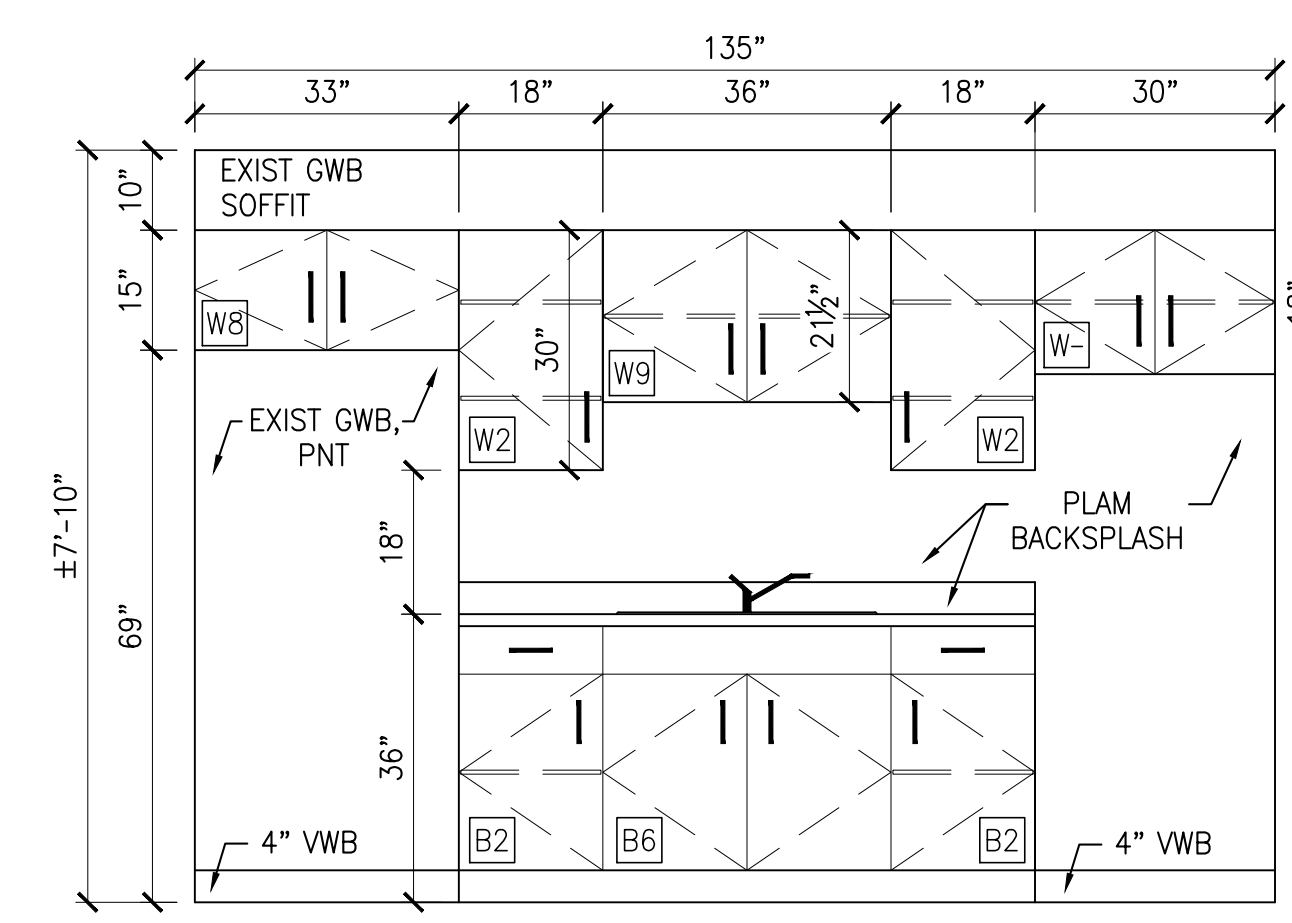
11  
A4.3  
TYPICAL 2 BED ADA UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



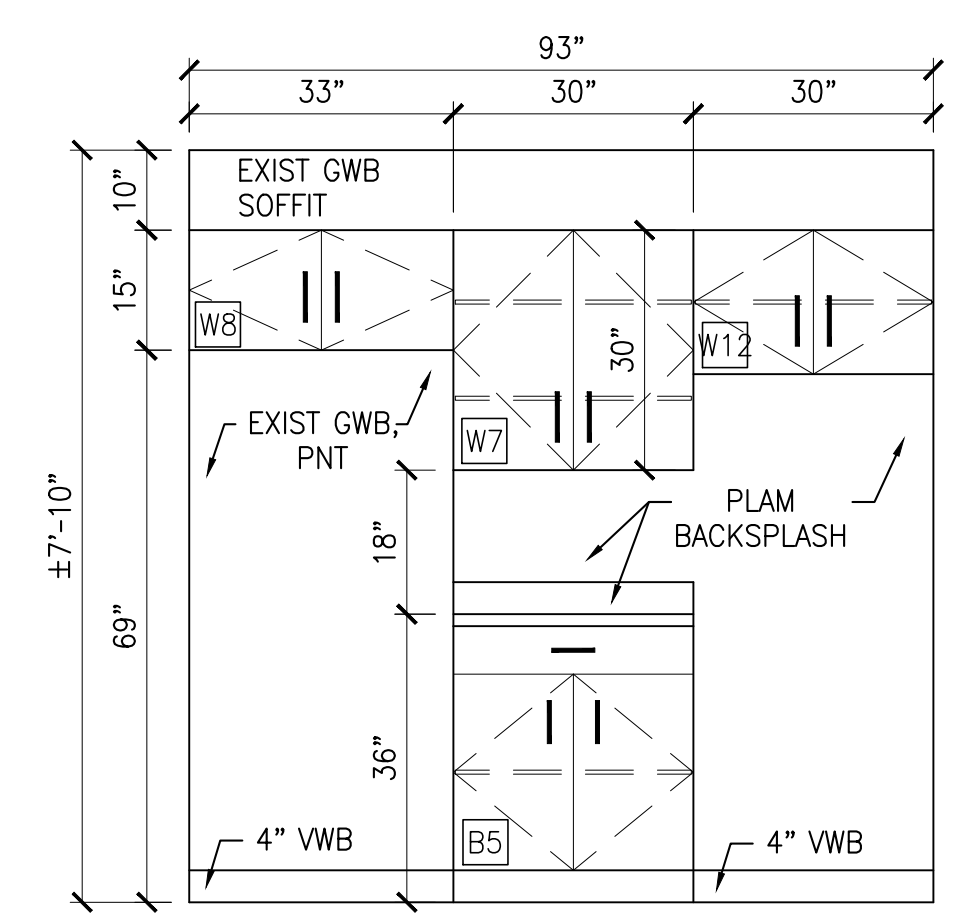
10  
A4.3  
TYPICAL VANITY CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



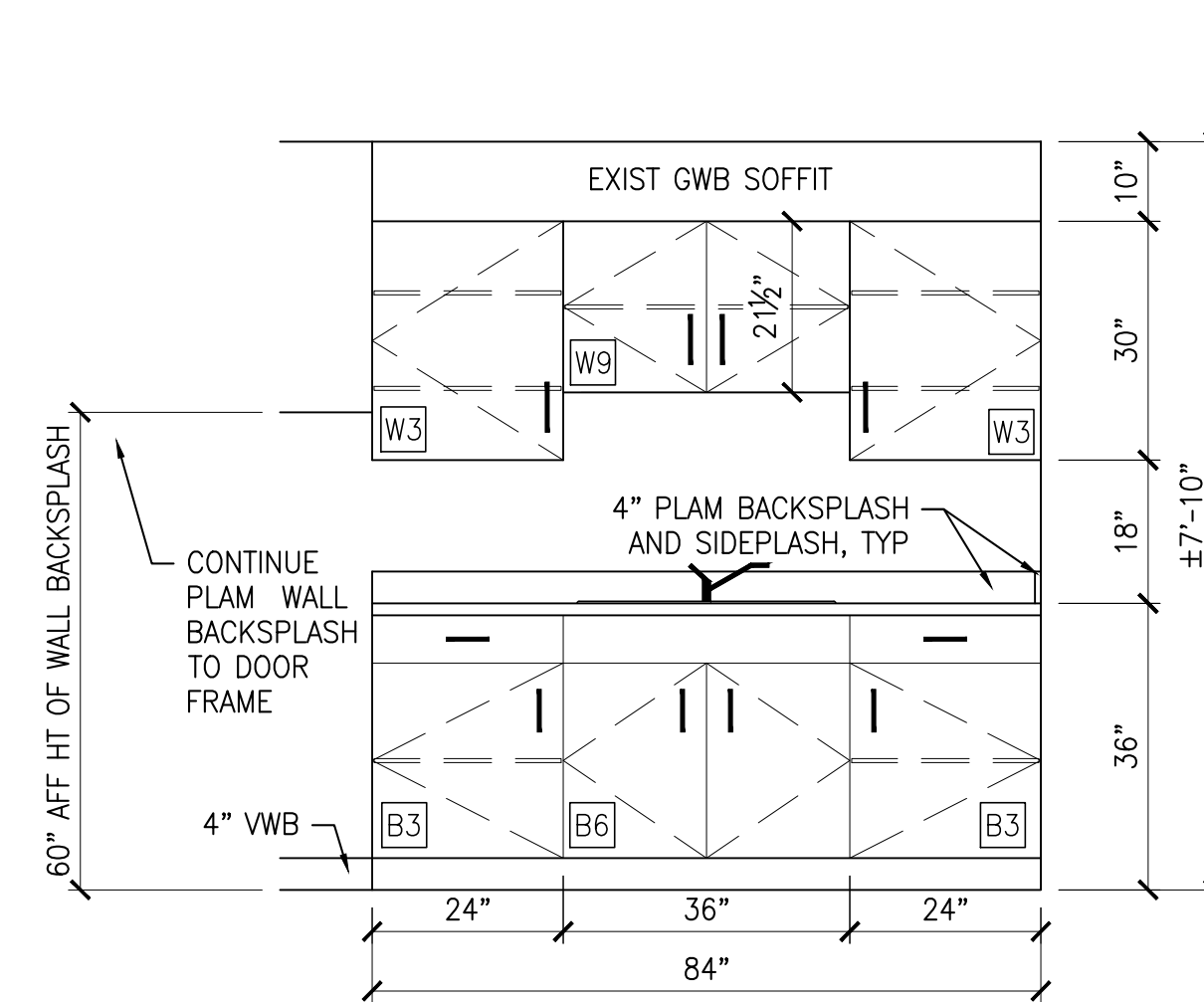
9  
A4.3  
TYPICAL 5 BED CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



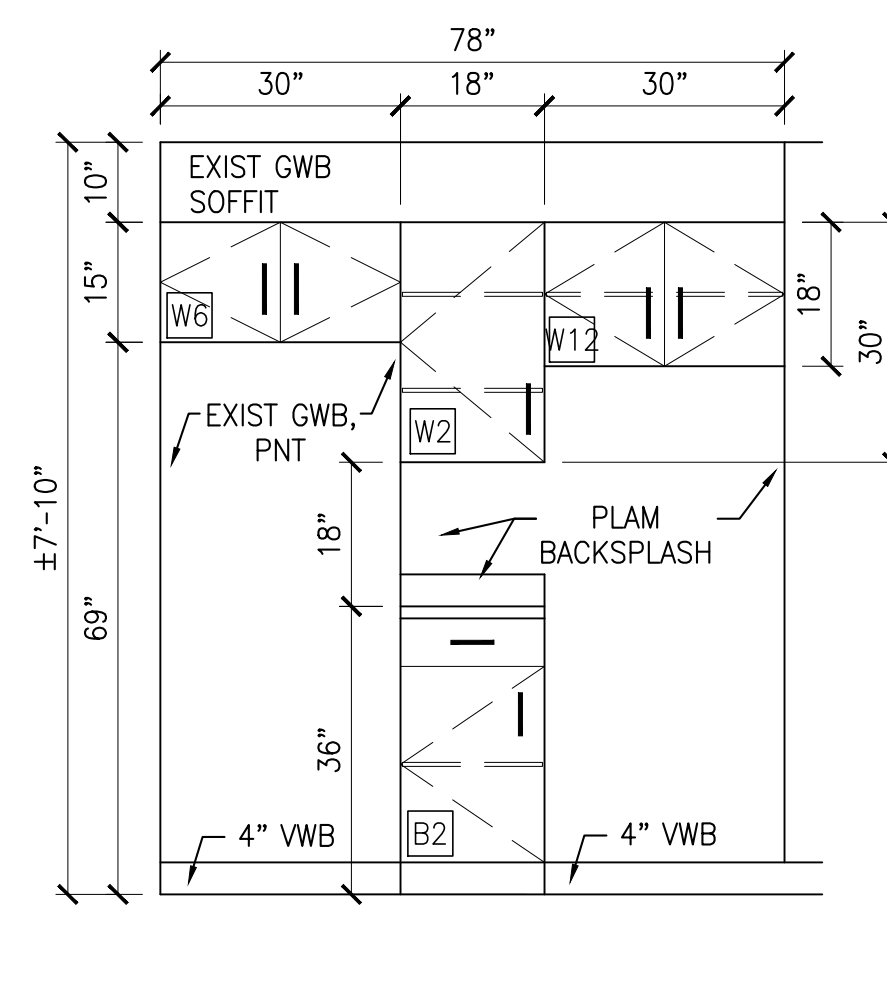
8  
A4.3  
TYPICAL 5 BED UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



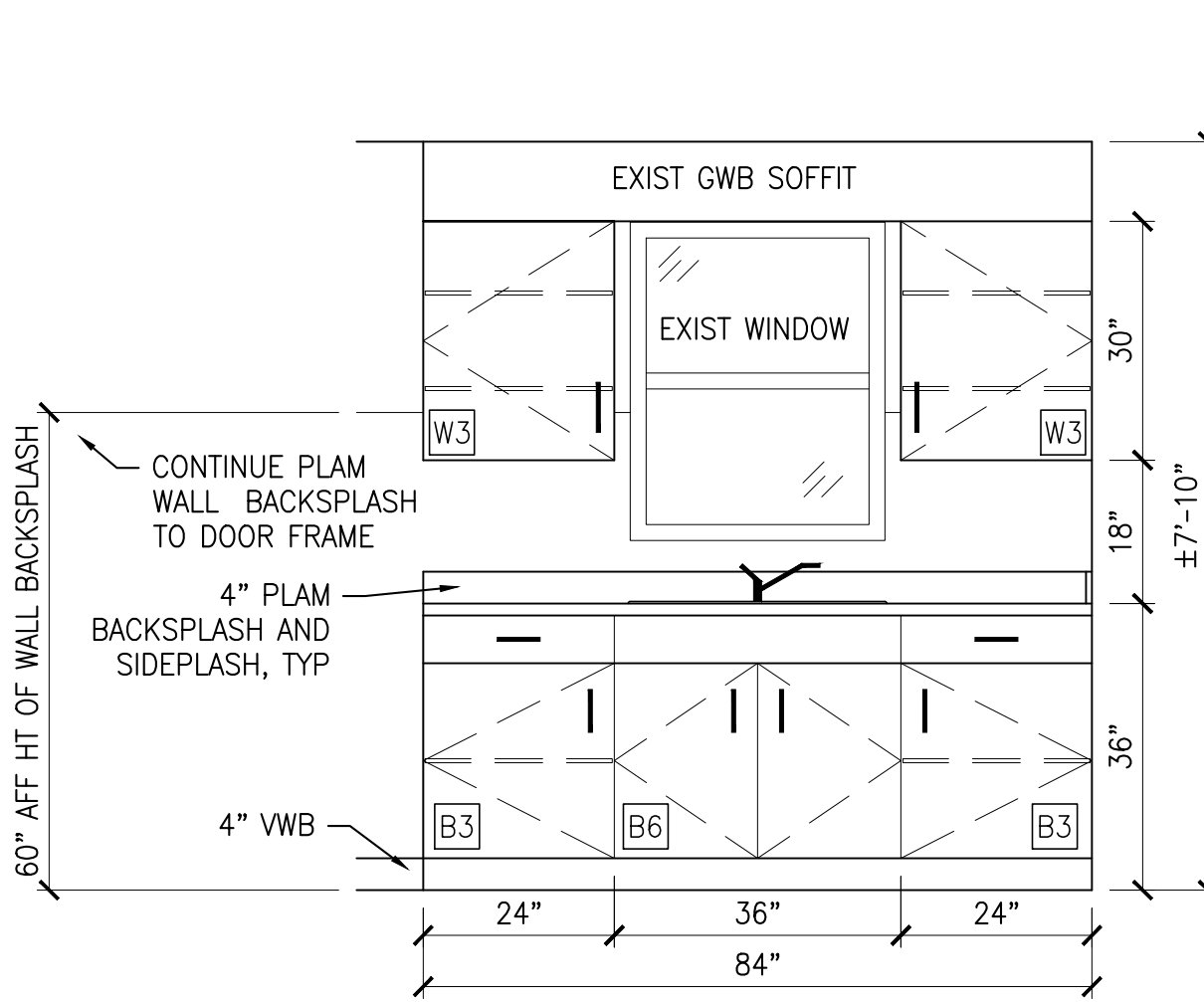
7  
A4.3  
TYPICAL 4 BED CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



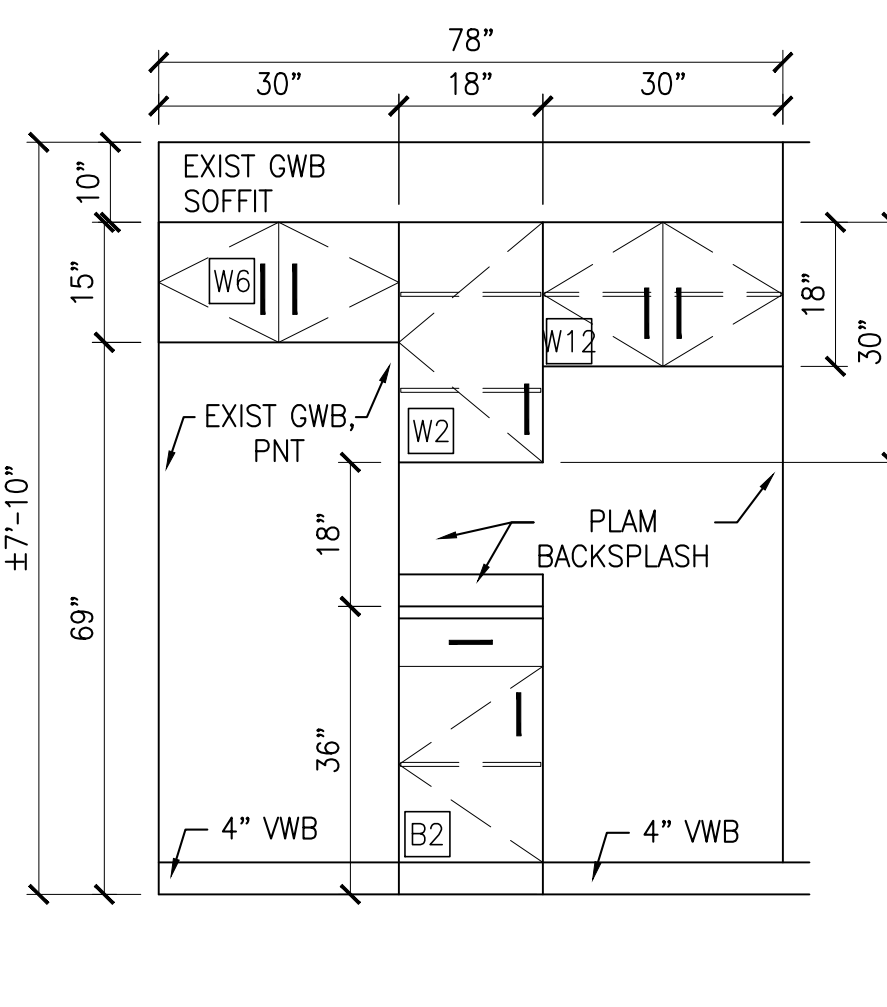
6  
A4.3  
TYPICAL 4 BED UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



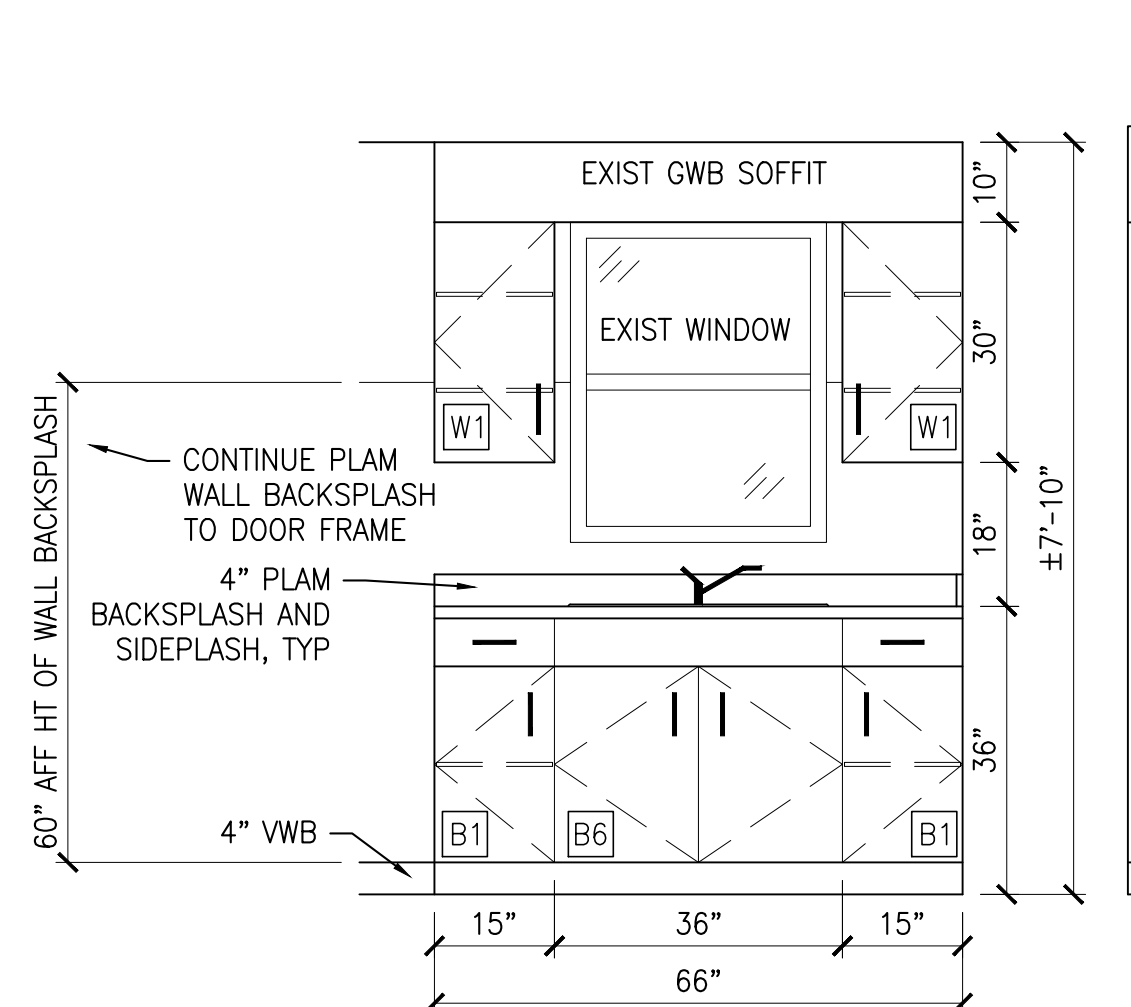
5  
A4.3  
TYPICAL 3 BED CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



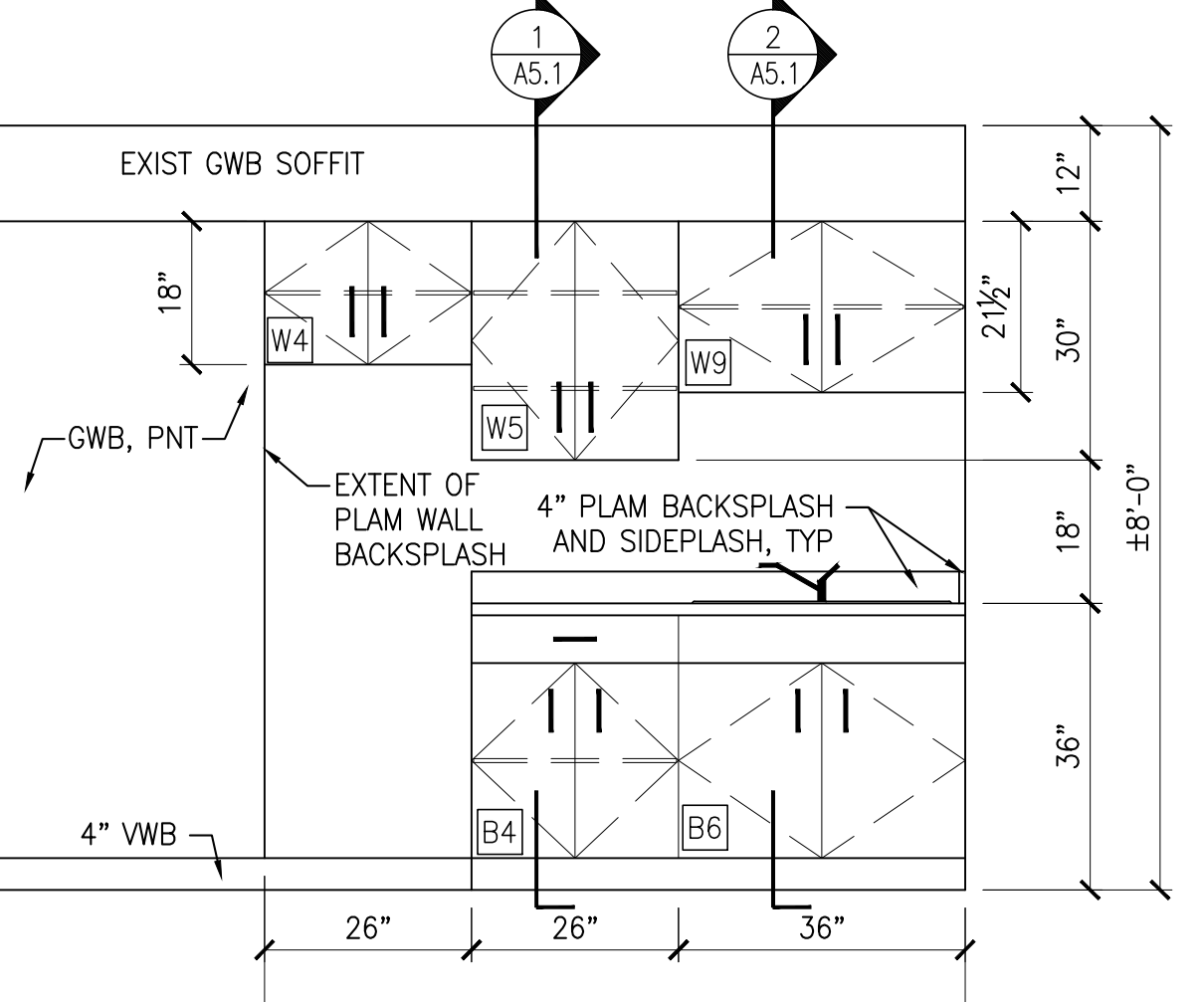
4  
A4.3  
TYPICAL 3 BED UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



3  
A4.3  
TYPICAL 2 BED CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



2  
A4.3  
TYPICAL 2 BED UNIT CASEWORK ELEVATION  
1/2" = 1'-0" FRANKLIN TERRACE



1  
A4.3  
TYPICAL 1 BED UNIT CASEWORK ELEVATION  
1/2" = 1'-0" SUSQUEHANNA COURT

REVISIONS



HAMMEL ASSOCIATES ARCHITECTS, LLC  
25 E. Grant St., Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

PROJECT DESCRIPTION  
LCHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
325 CHURCH STREET  
LANCASTER, PA 17602

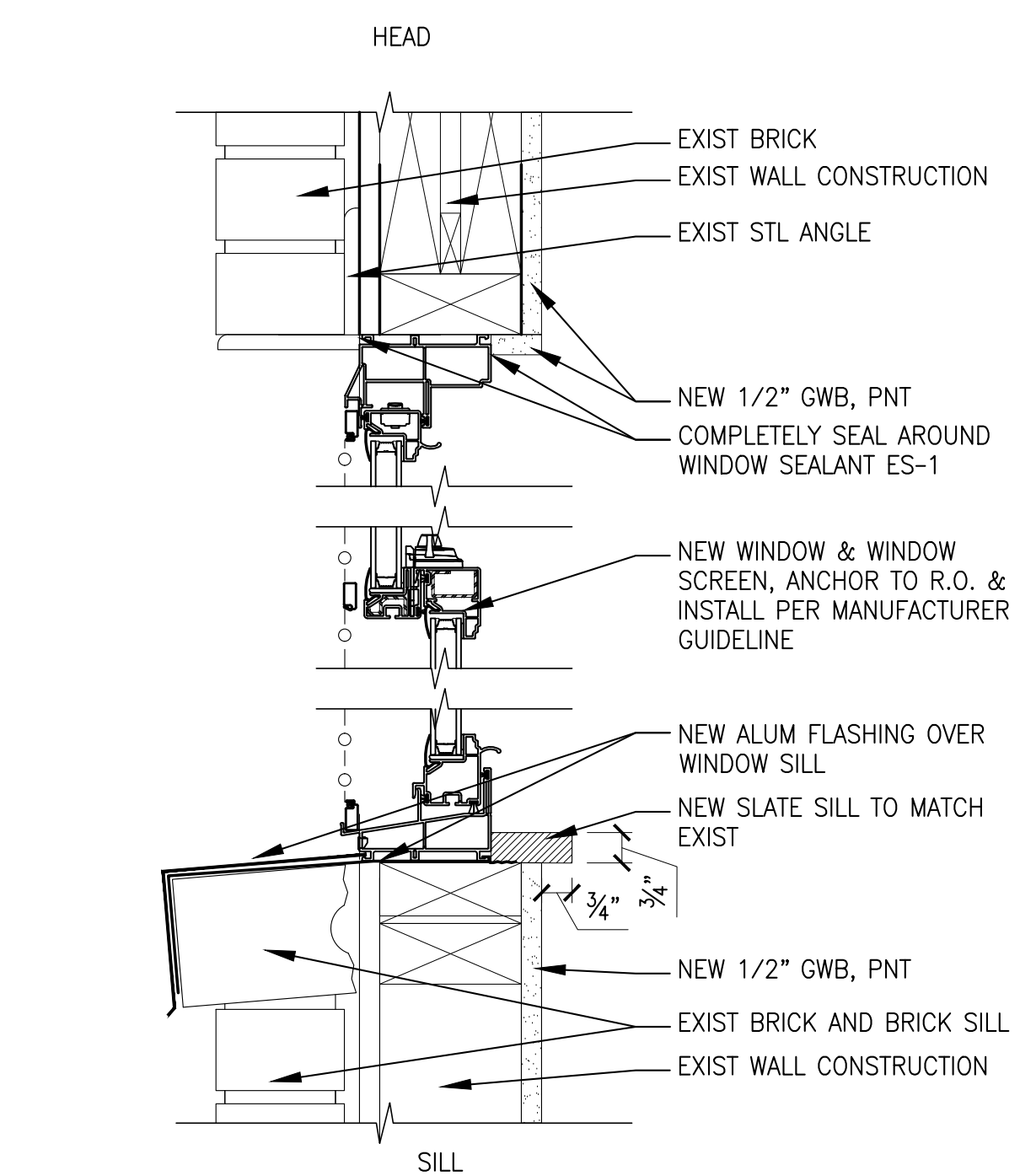
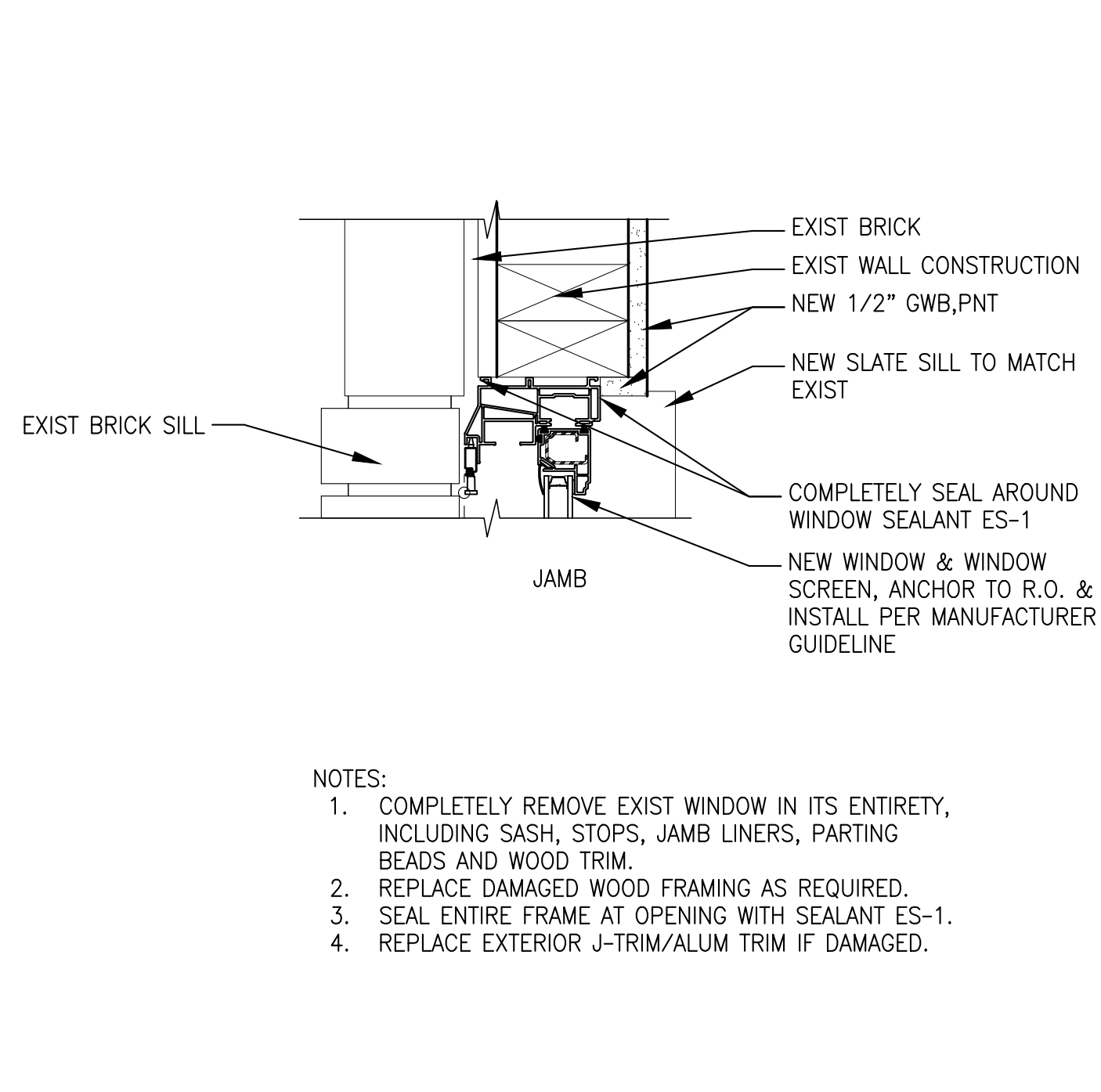
SHEET TITLE CASEWORK ELEVATIONS

ISSUE DATE	2024.12.05	SCALE	AS NOTED
FILE NUMBER	2429	DRAWN BY	M/M
		CHECKED BY	TV

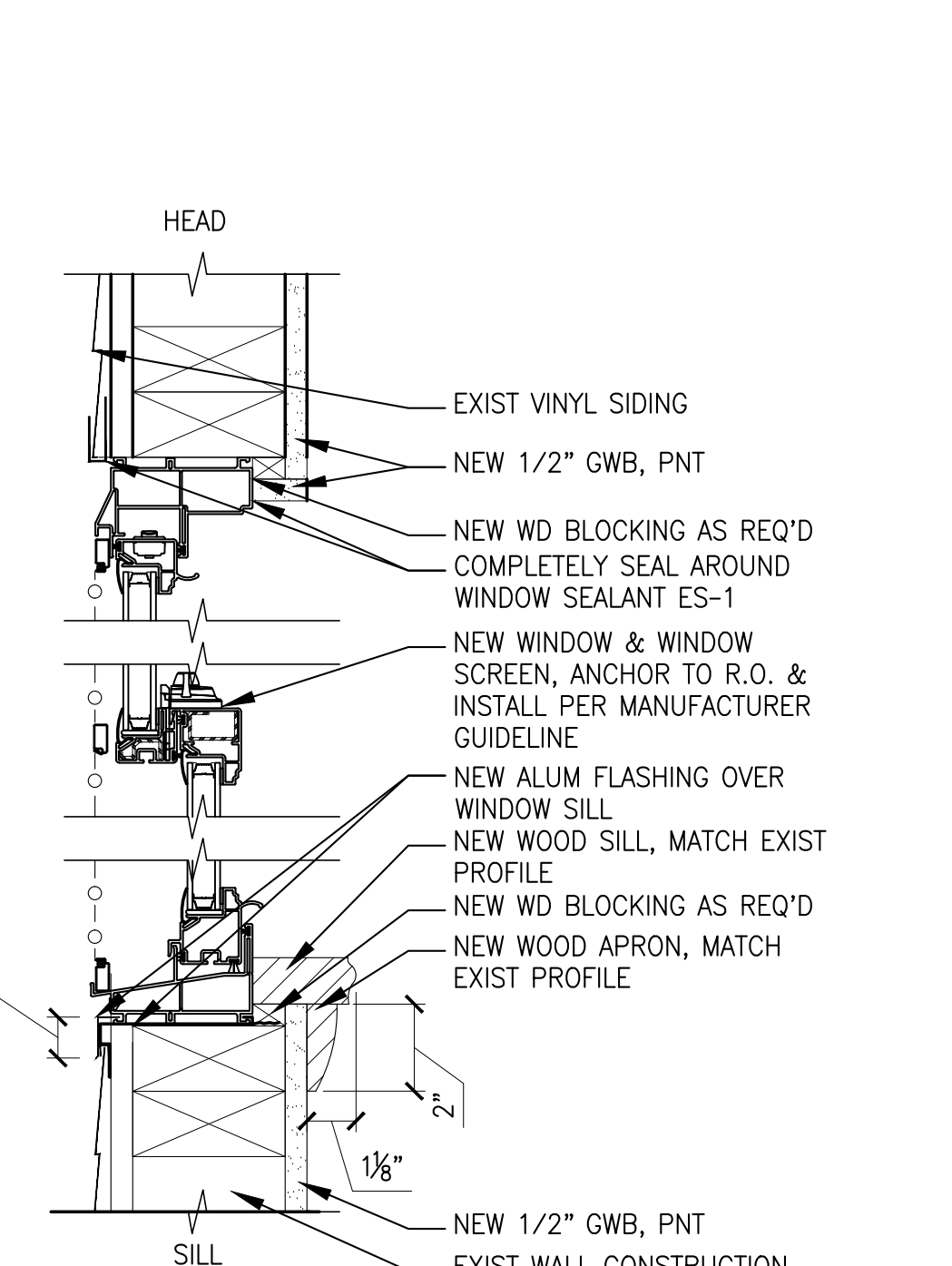
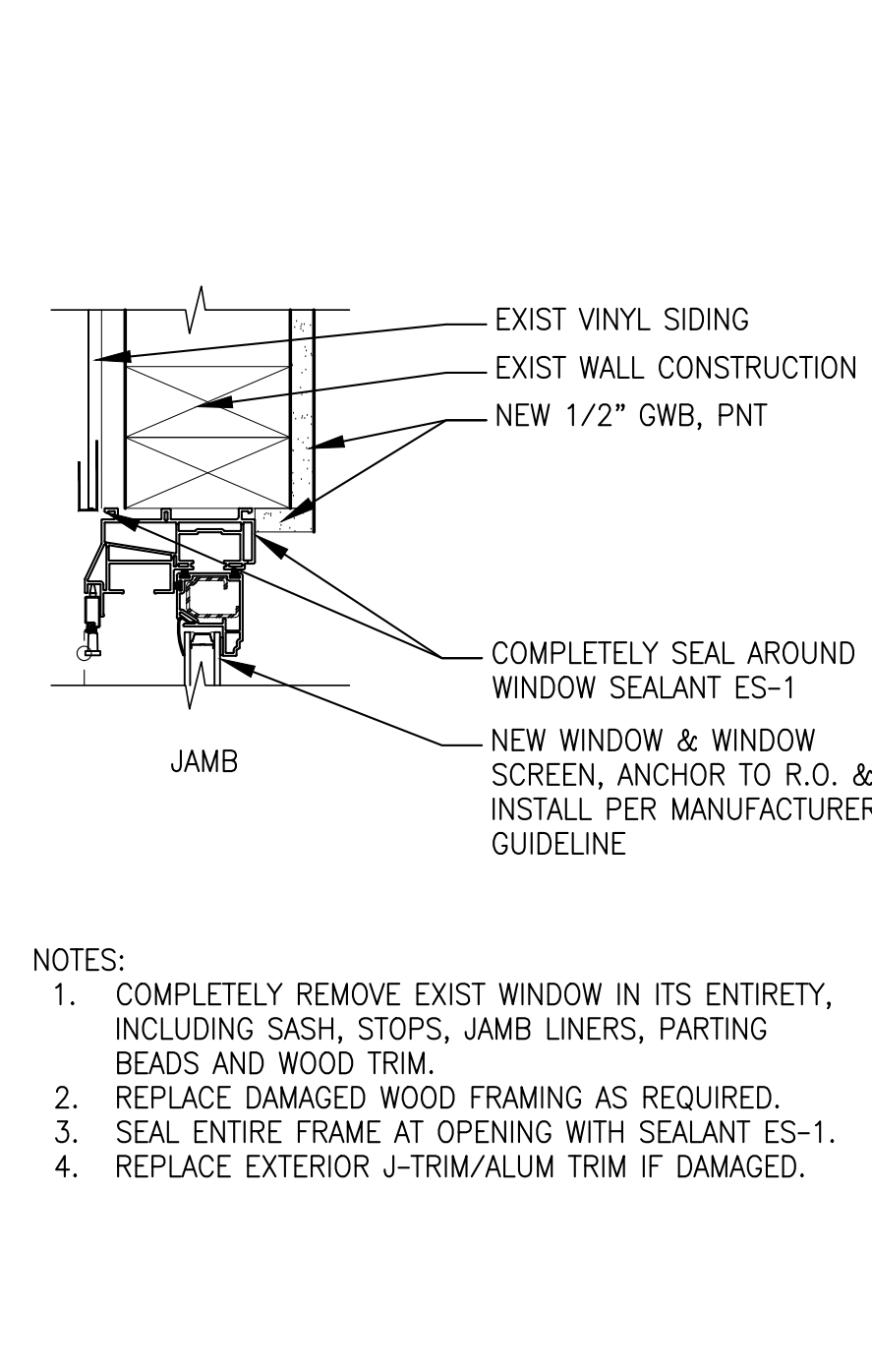
A4.3

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND/OR NOTIFICATION.

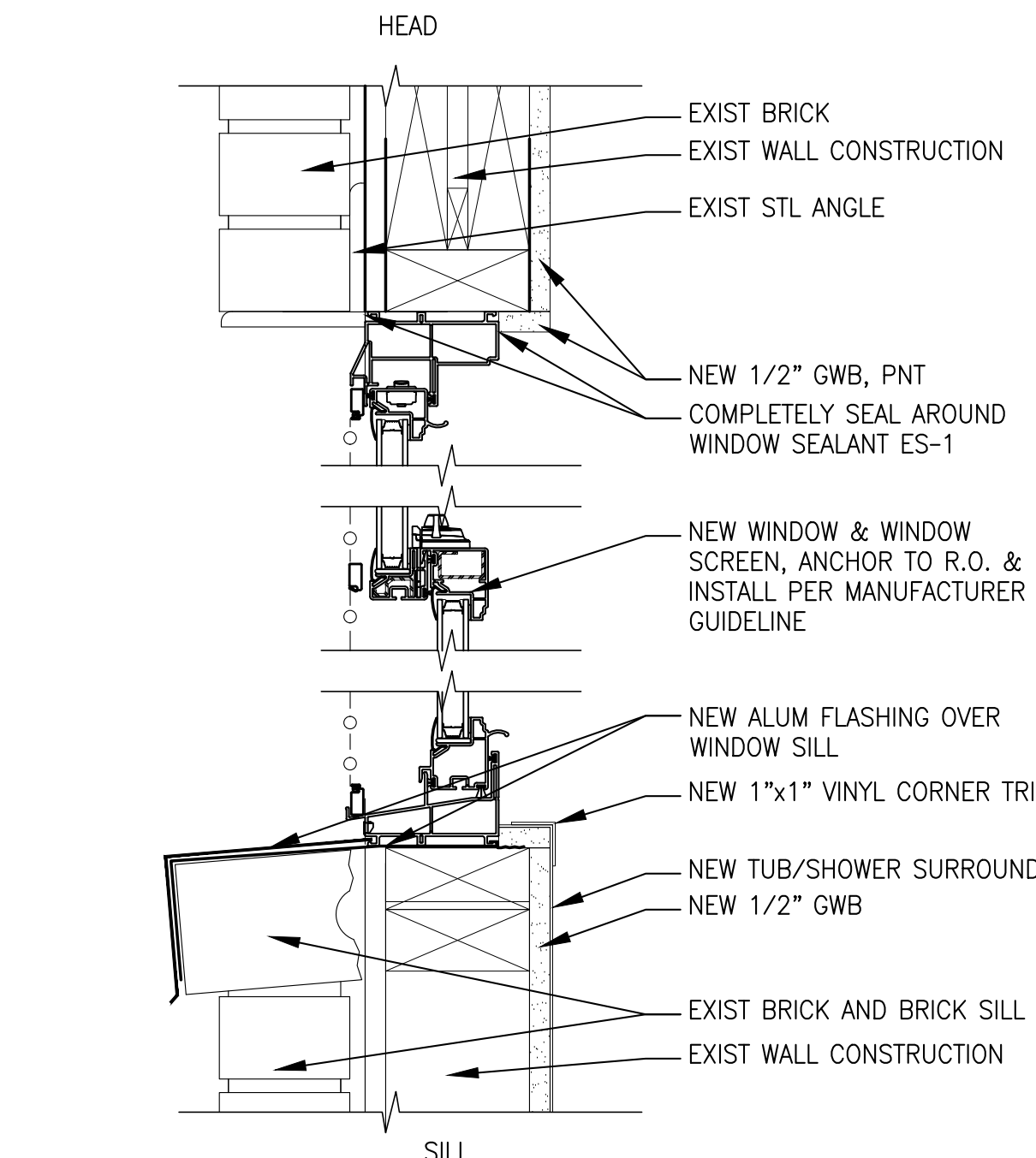
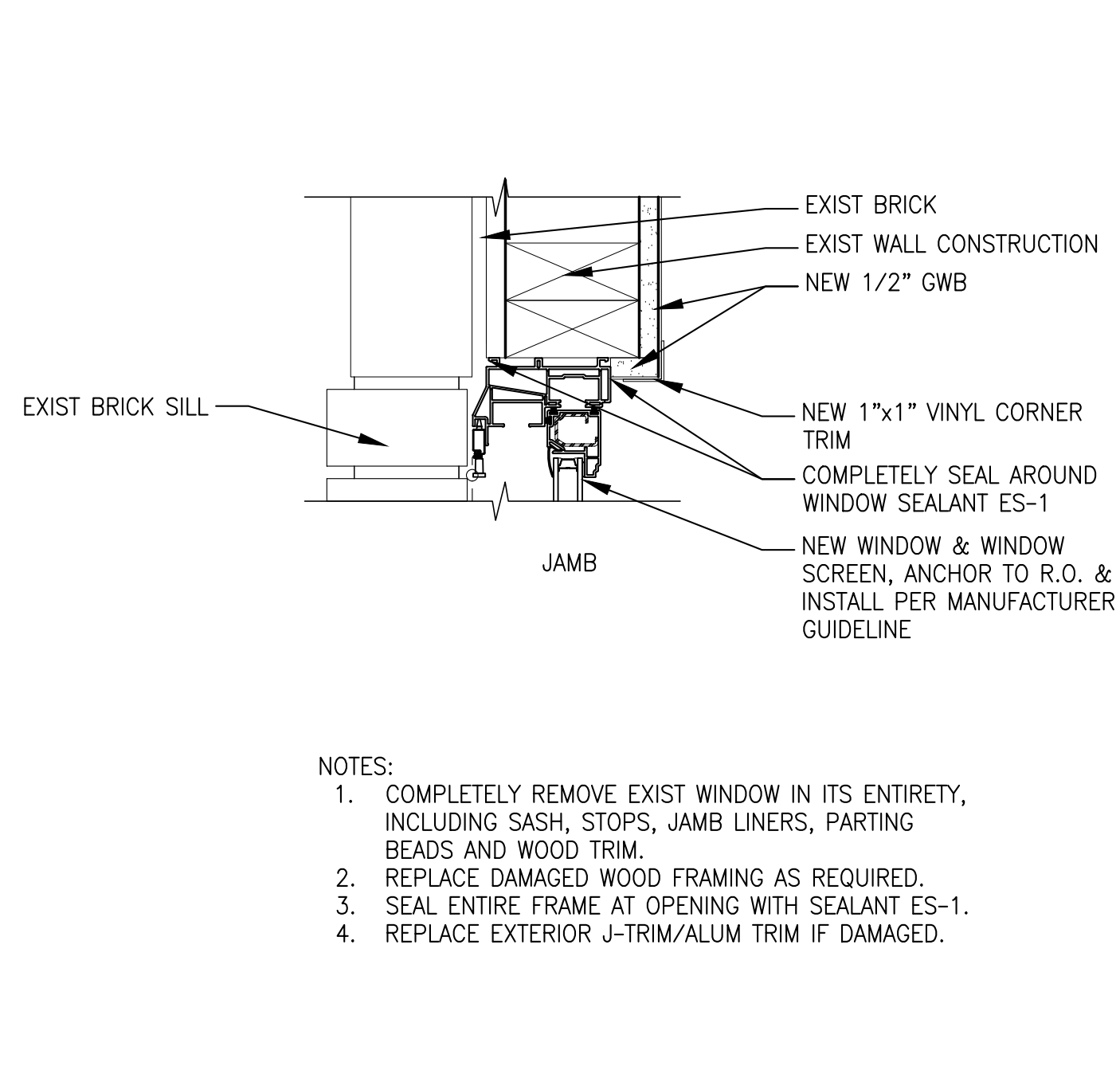
STAMP



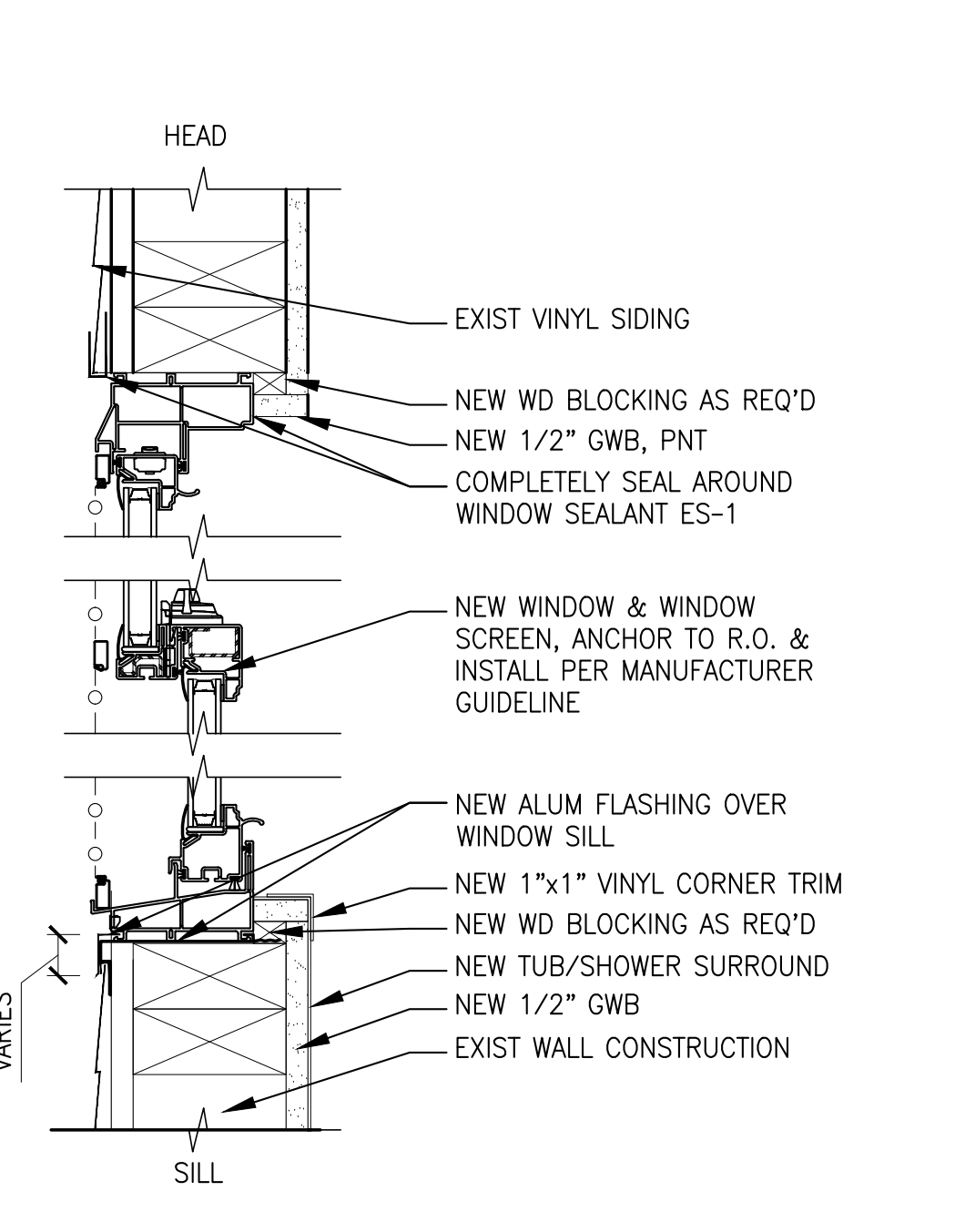
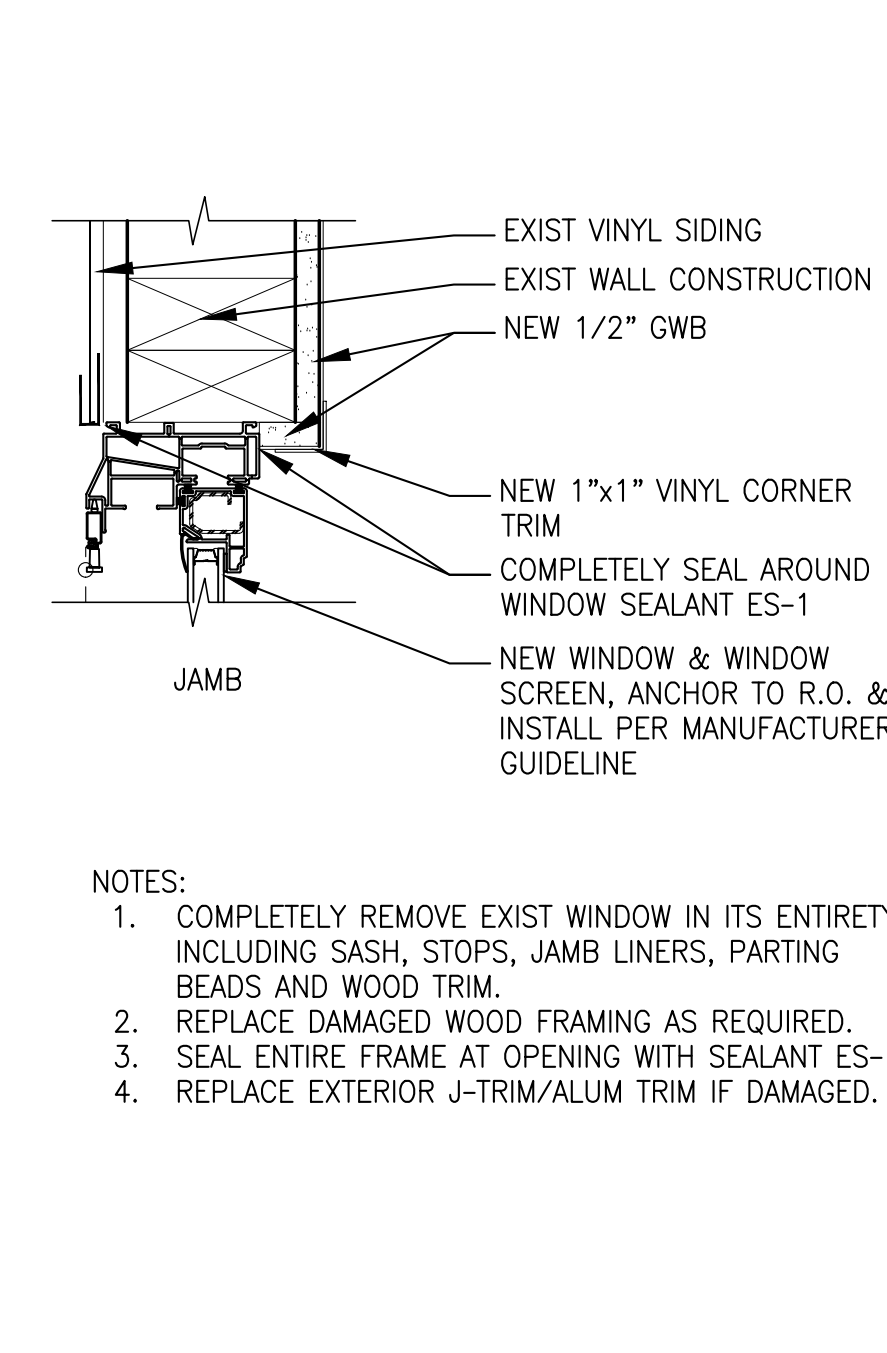
**7**  
**AS.1** 3" = 1'-0"  
**WINDOW REPLACEMENT DTL AT BRICK FACADE**  
 FRANKLIN TERRACE  
 WINDOWS NOT WITHIN SHOWERS



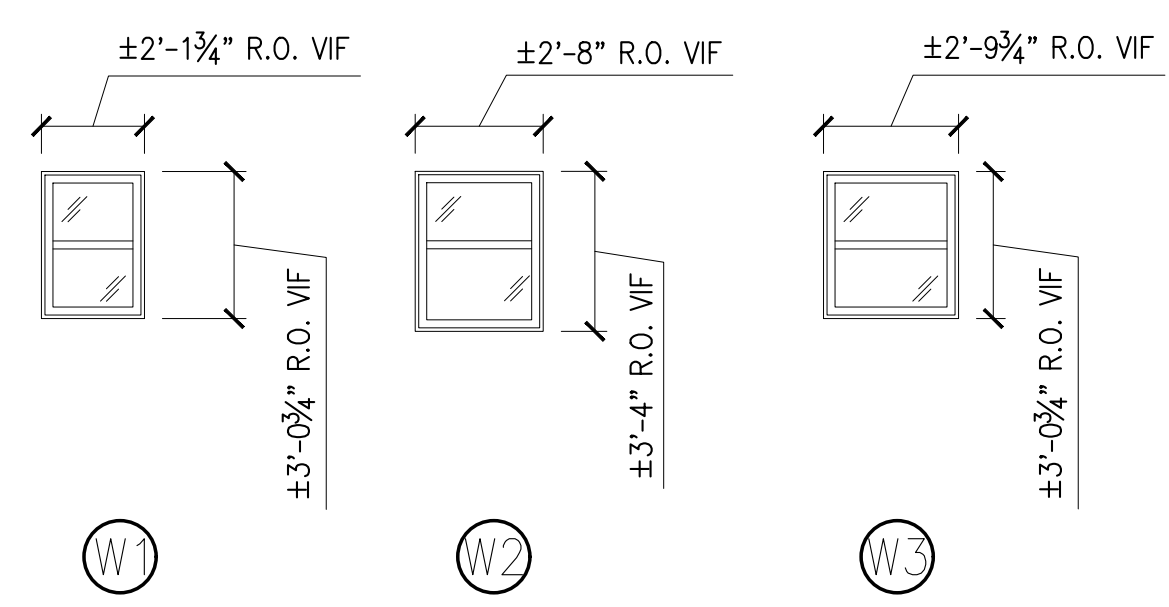
**5**  
**AS.1** 3" = 1'-0"  
**WINDOW REPLACEMENT DTL AT VINYL FACADE**  
 SUSQUEHANNA COURT  
 WINDOWS NOT WITHIN SHOWERS



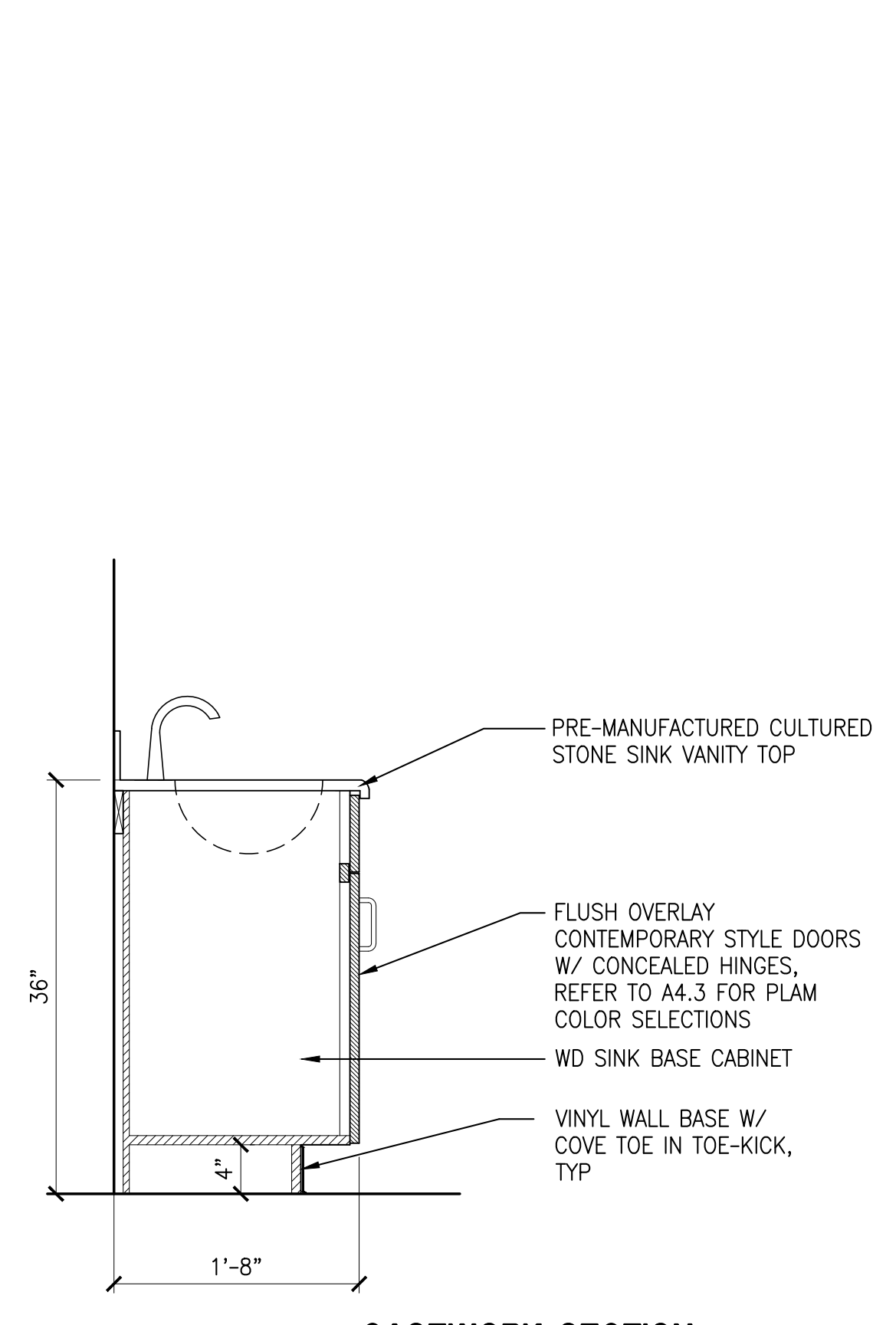
**6**  
**AS.1** 3" = 1'-0"  
**WINDOW REPLACEMENT DTL AT BRICK FACADE**  
 FRANKLIN TERRACE  
 WINDOWS WITHIN SHOWERS



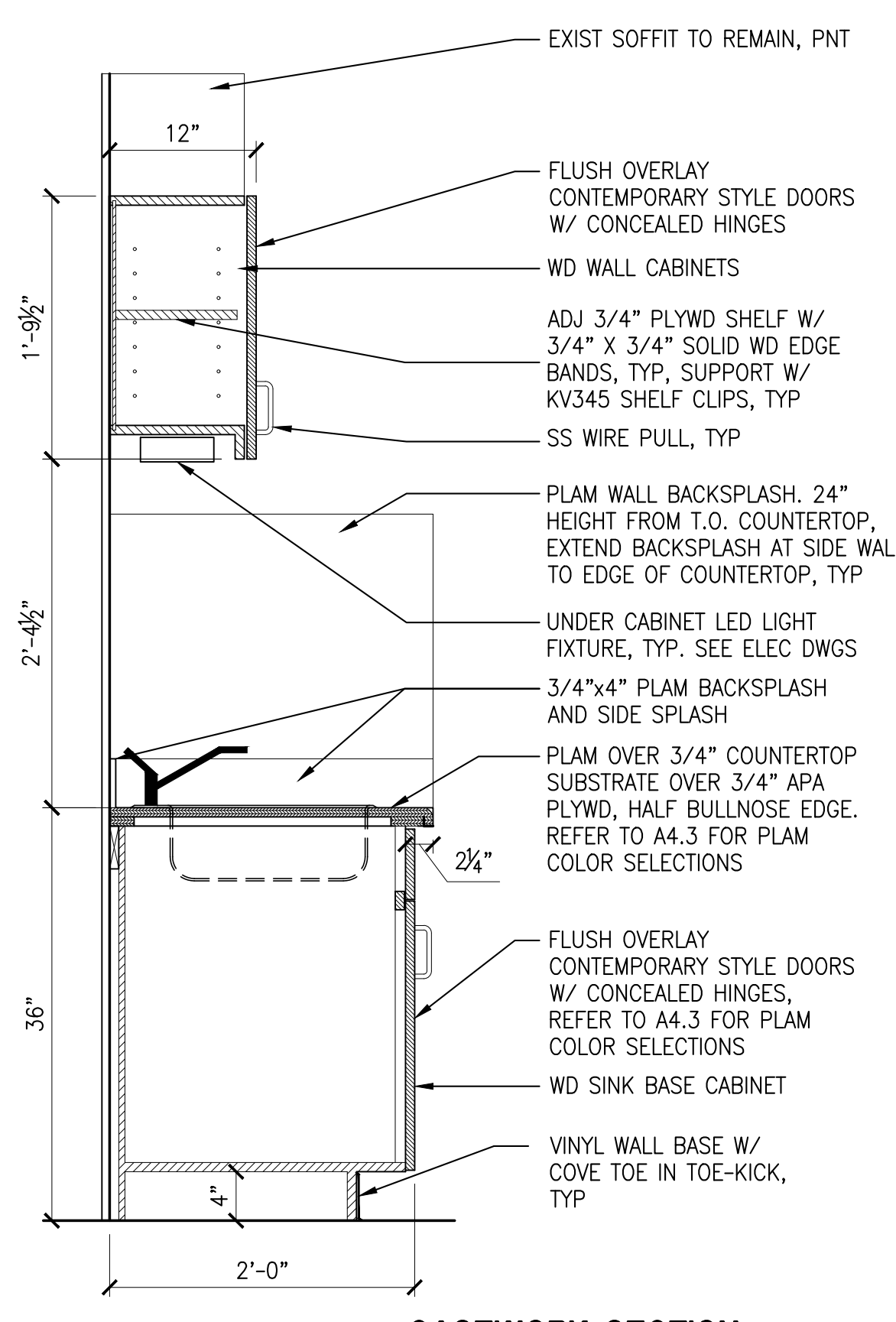
**4**  
**AS.1** 3" = 1'-0"  
**WINDOW REPLACEMENT DTL AT VINYL FACADE**  
 SUSQUEHANNA COURT  
 WINDOWS WITHIN SHOWERS



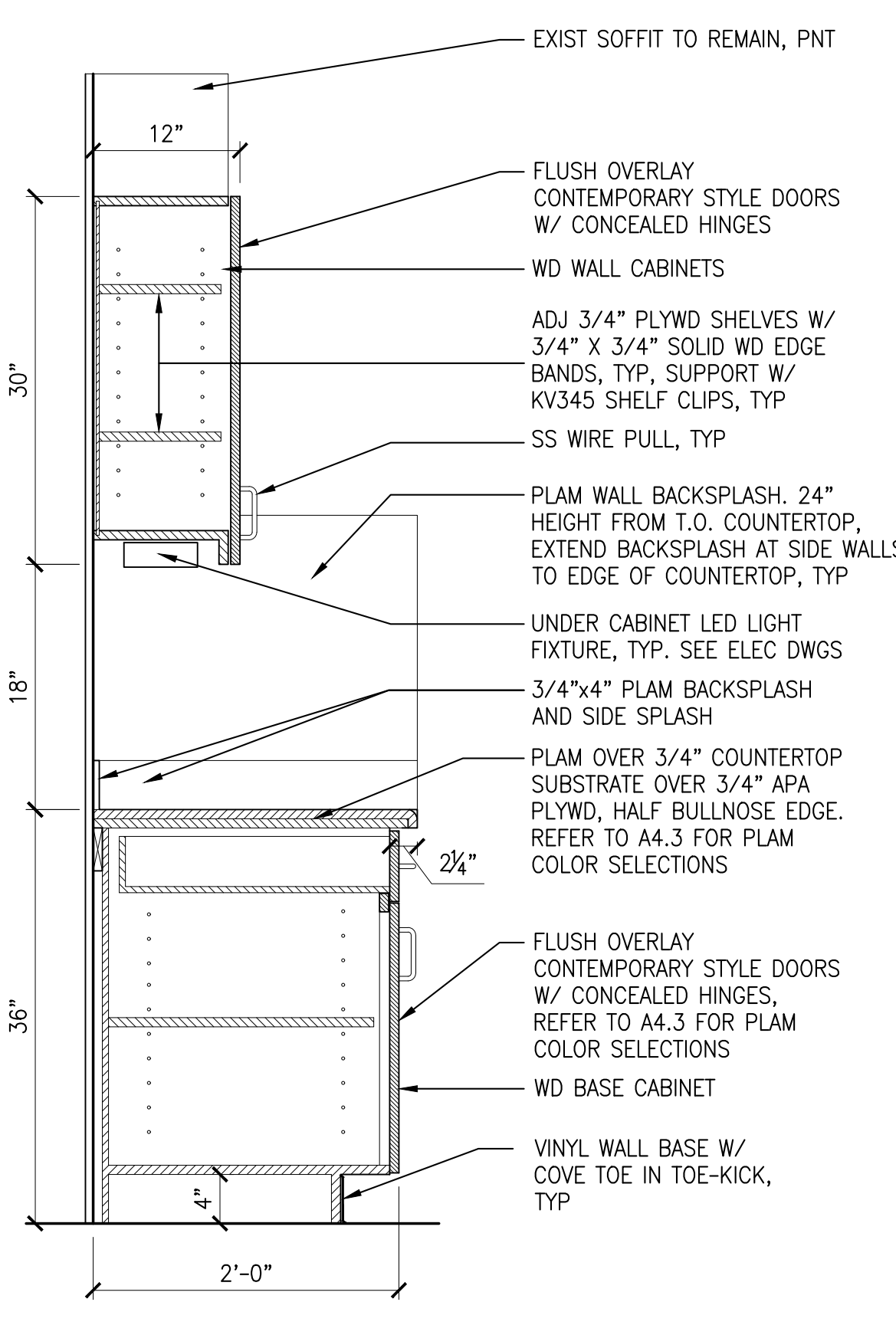
- WINDOW NOTES:**  
 1. INSTALL ALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS.  
 2. PROVIDE INTERIOR TRIM AND PATCH ADJACENT SURFACES TO MATCH EXISTING DETAILS.  
 3. REPAIR, REFASTEN AND SEAL ALL EXISTING EXTERIOR ALUMINUM CAPPING FOR A WEATHER TIGHT INSTALLATION.  
 4. PROVIDE NEW EXTERIOR ALUMINUM CAPPING AT EXPOSED EXTERIOR WOOD FRAMING.  
 5. ALL WINDOWS DOUBLE HUNG, TILT-IN, VINYL REPLACEMENT. COLOR TO BE WHITE UNLESS NOTED OTHERWISE.  
 6. PROVIDE TEMPERED GLASS ON ALL WINDOWS WHERE REQUIRED BY CODE.  
 7. DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITION BEFORE ORDERING MATERIALS AND FABRICATION. INSTALLATION DETAILS AND DIMENSIONS MAY VARY AT EACH LOCATION.  
 8. REPLACE DAMAGED WOOD FRAMING, INTERIOR & EXTERIOR TRIMS, PNT.  
 9. REPLACE WEATHERSTRIPPING, FLASHING, METAL CAPPING AS REQUIRED.  
 10. CAULK ALL SEALANT JOINTS AROUND WINDOWS.  
 11. PROVIDE OBSCURE GLASS ON SCHEDULED REPLACEMENT WINDOWS IN UNITS LISTED BELOW:
- |   |                         |
|---|-------------------------|
| <b>SUSQUEHANNA COURT</b>  | <b>FRANKLIN TERRACE</b> |
| 1 BED UNITS   | 1 BED UNITS             |
| 2 BED UNITS   | 3 BED UNITS             |
| 3 BED UNITS   |                         |
| 4 BED UNITS MAIN BATH   |                         |
| 11. PROVIDE CLEAR GLASS ON SCHEDULED REPLACEMENT WINDOWS IN UNITS LISTED BELOW: |                         |
| <b>SUSQUEHANNA COURT</b>  | <b>FRANKLIN TERRACE</b> |
| 4 BED UNITS HALF BATH   | 2 BED UNITS             |
|   | 4 BED UNITS             |



**3**  
**AS.1** 1" = 1'-0"  
**CASEWORK SECTION @ VANITY BASE, TYP**



**2**  
**AS.1** 1" = 1'-0"  
**CASEWORK SECTION @ SINK BASE, TYP**



**1**  
**AS.1** 1" = 1'-0"  
**CASEWORK SECTION, TYP**



**HAMMEL ASSOCIATES ARCHITECTS, LLC**  
 25 E. Grant St., Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

**PROJECT DESCRIPTION**  
 LCHA SUSQUEHANNA COURT & FRANKLIN TERRACE RENOVATIONS  
 325 CHURCH STREET  
 LANCASTER, PA 17602

<b>SHEET TITLE</b>	DETAILS
<b>ISSUE DATE</b>	2024.12.05
<b>SCALE</b>	AS NOTED
<b>FILE NUMBER</b>	2429
<b>DRAWN BY</b>	M/M
<b>CHECKED BY</b>	TV

**A5.1**