



Sanborn Crossing
Preliminary Plan Review

Date: July 23, 2018

Sheet: **Comments:**

- General Add architect/engineer stamp to the following drawings: Architect's Cover Sheet, Civil Cover Sheet (1 of 38), Landscaping Plans (19-21 of 38), Site Lighting (22-23 of 38), Erosion control Plan (26 of 38). *Stamps have been added to plans.*
- Civil 8 & 9 If dumpsters are to be used by residents, provide accessible routes to these locations on the Site Layout Plans. *Accessible routes have been provided.*
- S1.02 Dumpster enclosure details conflict with enclosure details on Civil Sheet 31. Dumpster pad dimensions differ from Civil Sheets 8 and 9 also. Please clarify. *Detail removed (see Civil drawings).*
- S1.02 Details 1 & 2: Minimum R-15 rigid insulation required for frost walls and beneath slabs per NHHFA Standards 8.6 *Corrected to show R-15.*
- A1.01 There are multiple dimensions missing from Details 1 & 2 that are needed to show compliance with accessibility standards. Add required dimensions or a note referencing the typical bathroom details on Sheet A4.08. Detail 1 also needs a dimension from the rear wall to the centerline of the vertical grab bar.

Notes added along with dimensions for the vertical grab bar.
- A1.01 Laundry Room: The notes for the folding counters should be referring to Detail 4/A1.01 (not 2/A1.01). Repeated on A1.02, A1.03 and A1.04. *Corrected.*
- A1.01 There are rectangular symbols (wall partition types) on this and the other 3 floor plan sheets that are shown as "B1 & F/A4.06". They point to walls in 2 different locations on the plans; one separating a dwelling unit from Stair B (same on all 4 floors) and the other separating the Elevator Lobby from the Community Room on the first floor and the Elevator Lobby from a dwelling unit on the remaining 3 floors. Please clarify why there are 2 different wall partition types being noted for one wall in these locations and the conditions that are being addressed. *Corrected.*

- A1.02 Unit 204 is designated as HI. This conflicts with the Unit Totals on the Cover Sheet as well as Section 00 0102 (Project Information) in the specification book. Please clarify. *Cover Sheet corrected. 204 is an HI unit.*
- A1.05 Change the notes and dashed lines for ice and water shield coverage at valleys to comply with NHHFA Standards 8.12.4 (these notes should match the Roof Construction notes on A2.01) *Corrected.*
- A1.05 Two attic access hatches are indicated by dashed lines at each end of the attic space. Please provide information about the size, type, location, how they will be accessed (wall mounted ladder, portable ladder) and fire rating if any. They should also be added to the Roof Framing Plan (S1.06) and the Fourth Floor Plan (A1.04) showing locations and dimensions. *Plans changed to show hatches. Exact location will be coordinated in the field during truss layout.*
- A1.05 There is a note on this sheet indicating that draft stopping is not required in the attic because the building has a full NFPA 13 sprinkler system. This conflicts with Details F and F2 on Sheet A4.06 showing draft stops at all unit separation walls and Detail E on Sheet A4.07 showing a continuous draft stop above one side of the corridor. Please clarify and revise plans as necessary. *Corrected no draft stop necessary.*
- A2.01 Roof Construction notes indicate that ice and water shield should extend 18" upwards at roof/wall intersections. This conflicts with notes on the same sheet calling for it to extend 3'-0" up the walls. Please clarify. Repeated on Sheet A2.02. *Notes changed to match. 18" water shield up side walls @ roof/wall intersections.*
- A3.01 Details D and E: Vertical grab bar required per NHHFA Standards 9.15. Repeated on Sheet A3.02, Details S and T. *Vertical grab bar added on details.*
- A4.01 Typical Floor Construction note and Roof Truss Note both reference shop drawings to be provided by an engineer registered in Massachusetts. Change to engineer registered in New Hampshire. Repeated on Sheets A4.02 and A4.05. *Note changed to reflect NH.*
- A4.01 The UL listings referenced in the notes that point to typical bearing walls (UL U305) and typical ceiling/floor assemblies (UL L528) on this sheet differ from the listed assemblies noted on the Typical Corridor Bearing Wall section and the schedules for Partition Types and Ceiling/Floor Types on Sheet A4.06, as well as Detail F on Sheet A4.07. This occurs on other sheets as well. Please review all notes on the following sheets: A4.01, A4.02, A4.04, A4.05, A4.06 and A4.07. Then reconcile the specific listed assemblies in the notes with the assembly types listed under the UL column headings of the two schedules and the typical bearing wall section on Sheet A4.06, and Detail F on Sheet A4.07. *Corrected.*

- A4.01 The structural engineer should review the catwalk details to determine if the roof trusses are adequate as designed to support the dead and live loads added by the catwalk. *The roof trusses are adequate to support the loads.*
- A4.02 Detail 2: Minimum R-15 rigid insulation required for frost walls and beneath slabs and minimum 4'-0" dimension required for horizontal slab insulation per NHHFA Standards 8.6 *Corrected.*
- A4.03 Provide certification for radon system designer per NHHFA Standards 10.8 and NH RSA 310-A:189 a. The radon system installer will need to provide certification as well when contract is awarded. *Radon system is to be provided on a design-build basis after contract award.*
- A4.03 Add note to radon details requiring each section of pipe to be clearly marked per NHHFA Standards 10.8 *Note added to details.*
- A4.04 Design loads listed for the roof system conflict with those listed on Sheet S1.03. Please clarify. Repeated on A4.05. *Load notes have all been corrected.*
- A4.04 Minimum R-15 rigid insulation required for frost walls and beneath slabs and minimum 4'-0" dimension required for horizontal slab insulation per NHHFA Standards 8.6 *Corrected.*
- A4.05 Detail 2: Minimum R-15 rigid insulation required for frost walls and beneath slabs and minimum 4'-0" dimension required for horizontal slab insulation per NHHFA Standards 8.6 *Corrected.*
- A4.06 There are discrepancies between the triangular symbols in the two schedules on Sheet A4.06 and the assemblies they are pointing to in the wall sections on the same sheet. Please review the letters and numbers in all triangular symbols pointing to wall and floor/ceiling assemblies in the wall sections on Sheet 4.06 and reconcile them with the assemblies in the two schedules and the assemblies referenced in the wall section notes. *Corrected.*
- A4.07 Detail C: Minimum R-15 rigid insulation required for frost walls and beneath slabs per NHHFA Standards 8.6 *Corrected.*
- A4.08 Detail 8: Maximum 48" height allowed for coat hook per reach ranges specified in UFAS Section 4.2 *Note changed to 48".*
- A5.01 Window Flashing Details: Zip System flashing tape should be used with Zip System panels. Vycor has a history of adherence problems with Zip System panels. *Corrected.*

- E-1 Designated HC and HI units conflict with Unit Totals on Cover Sheet and unit locations shown on architectural plans (Unit 404 is designated HC on Electrical plans). Please consult with architect for correct locations of HC and HI units and revise electrical plans accordingly. Repeated on E-2.1, E-2.2, E-3.1 and E-3.2.
- Coordinated HC/HI units with architectural floor plans.*
- E-4.1 All kitchen islands are required to have at least one receptacle outlet per NEC Section 210.52 (C)(2). *Local doorbells now shown at HC/HI units.*
- E-4.1 Although not required, it is recommended that the designated HI units be equipped with doorbells on the corridor side of the unit entry door, connected to visual notification devices already specified for use with the Entrance Intercom Panel. This would allow visits by residents or staff within the building. *Local doorbells now shown at HC/HI units.*
- M (general) Provide ACCA Manual J calculations (or equivalent) per NHHFA Standards 11.16
- M-1 Designated HC and HI units conflict with Unit Totals on Cover Sheet and locations shown on architectural plans (Unit 404 is designated HC on Mechanical plans). Some unit numbers are missing altogether. Please consult with architect for correct locations of HC and HI units and revise mechanical plans accordingly. *Coordinated and corrected.*
- M-2 CRD designation is missing for one of the AC supply registers in the Community Room (the one on the right side of room). *Not missing. (Note 6 on M-9 covers any missing designation).*
- M-2 Smoke dampers are required in addition to fire dampers in corridor wall air transfer openings for the Janitor and Laundry Room per IMC Section 607.5.7. Combination smoke/fire dampers can be used. Repeated on Sheet M-4, M-6 and M-7 in Laundry Rooms. *Revised designation to provide combination smoke fire damper.*
- M-7 CRD designation is missing for exhaust fan grille in kitchen of Unit 411. *Not missing.*
- M-9 Condensing Unit Schedule: Units specified do not meet minimum SEER of 15 as required by NHHFA Standards 11.7 *These units come in 12 SEER only.*
- M-9 Exhaust Fan Schedule: Ceiling radiant dampers are indicated for all bathroom and kitchen exhaust fan grilles, however none of the bathroom grilles on any of the plan sheets have the CRD designation like those at all kitchen exhaust grilles and AC supply register locations. Please clarify. *Added the CRD to all bathroom fans.*
- P-1 Designated HC and HI units conflict with Unit Totals on Cover Sheet and unit locations shown on architectural plans (Unit 404 is designated HC on plumbing plans). Please consult with architect for correct locations of HC and HI units and revise all plumbing plans accordingly. *Corrected.*

- P-2 Unit 105 is a designated HC unit and should have accessible fixtures. The bathroom lavatory is designated as P-2A but should be P-2B per the Plumbing Fixture Schedule on Sheet P-9. *Corrected.*
- P-4 Unit 202 should be a designated HC unit with accessible fixtures. The bathroom lavatory is designated as P-2 but should be P-2B per the Plumbing Fixture Schedule on Sheet P-9. *Corrected.*
- P-9 Plumbing Fixture Schedule: Fixture P-4A (kitchen sink) is designated for HC units but has 8” deep bowls. Maximum bowl depth allowed is 6-1/2” per UFAS 4.34.6.5. Drains should also be located towards the rear of the bowls to ensure knee clearance under the sink. *Corrected.*
- P-9 Plumbing Fixture Schedule: Fixture P-6 (Laundry Room floor drain) is shown as 2” on the schedule. Minimum 3” drain outlet required per IPC 412.4 *Corrected.*
- P-9 Plumbing Notes: Revise Note 11, which allows water piping to be placed in exterior walls if unavoidable. No water piping is allowed in exterior walls regardless of circumstances per NHHFA Standards 10.12 *Changed note to comply.*
- Specs Section 00 3100: Geotech report is missing. Provide report and test boring data per NHHFA Standards 6.1.8. Test pits shown on Civil Sheets 10-12 are not located in the building footprints and infrastructure locations as required by 6.1.8 *Geotech Report has been added to the Project Manual.*
- Specs Section 00 5000: Revise this section and Table of Contents with current NHHFA Standards, dated September 13, 2017. *Section 00 5000 and Table of Contents has been revised with NHHFA Standards dated 9/13/17.*
- Specs Section 01 5000: Add specifications for job site security and winter conditions per NHHFA Standards 2.9 *Section 01-5000 revised to clarify site security and winter conditions.*
- Specs Section 06 1000: The entire Rough Carpentry section is missing from the spec book. Please make sure this section includes all items relevant to this project (as opposed to inserting a boilerplate spec). If insulated sheathing (Zip System panels) are not part of the Rough Carpentry section, a separate section covering the Zip System panels and all related work and products must be added. *Section 06-1000 has been added to the Project Manual.*
- Specs Section 07 2100: Part 2 specifies R-10 rigid insulation under the entire floor slab. This conflicts with notes and details on the structural and architectural drawings (which differ from each other as well). Please clarify the intent for sub-slab insulation and coordinate the two plan sets and the specs. *Section 07-2100 has been revised.*

- Specs Section 22 0719: Add minimum thicknesses for plumbing pipe insulation per NHHFA Standards 8.9 *Added to specs.*
- Specs Section 23 0713: Add minimum R-values and other requirements for HVAC duct insulation per NHHFA Standards 8.10 *Added to specs.*
- Specs Section 23 0719: Add minimum thicknesses for HVAC piping insulation per NHHFA Standards 8.9 *Added to specs.*
- Specs Section 31 3116: A toxicant chemical termite treatment is specified for soils and structure penetrations. NHHFA Standards 7.1.2 requires non-toxic sodium borate treatment for wood members at grade level. If termite treatment for soils and building penetrations are desired, a non-toxic method must be used. Revise this section as necessary. *Section 31-3116 has been deleted. Bora-care specified in 06-1000 Rough Carpentry.*

End of plan review.

Please respond to each comment in writing. Make all necessary corrections to the plans and specifications and resubmit for final approval per NHHFA Standards 5.3