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June 22, 2026

Mr. Chad Foster, AIA, LEED AP, CAsp.
AEC Project Manager
EB1
21 B Street
Burlington, MA 01803

RE: Architectural Review
PruittHealth – Town Center
Harrisburg, North Carolina
EB1 Project # 036699-PR

Dear Chad:

I appreciate your assistance during the review of the final construction documents for the referenced project. Following are our written responses to the comments in your March 6th architectural review:

1. Cover Sheet

- 1.1. Please include a tabulation of units (unit matrix) on the cover sheet, including a HUD Unit Net SF column (which is to be measured interior 'Paint to Paint', with unit quantities and unit NSF totaled, and building GSFs. Please address the various unit types and sizes. Also include parking subtotaled by type (e.g. standard, accessible, van accessible). Please confirm (and note) at least 2% of units include communications features for hearing/vision impaired residents. Please note the LARCASOW IV A.1.c.(2) requires 100 % of resident rooms and toilet rooms to be accessible (as provided, which is in addition to the 1107 requirements summarized).**

The cover sheet (T-1) has been revised to add a tabulation of units (unit matrix), parking tabulation (subtotaled by type) and listing of the units with hearing/vision impaired communication devices. A combination strobe/sounder base device has been added to Bedroom 211/Toilet 222 (Detail 704, A7) and Bedroom 606/Toilet 618 (Detail 1101, A11) to achieve the required two percent. All resident rooms and toilet rooms (100%) are designed to be fully accessible.

- 1.2. Please review the Other Applicable Standards and Guidebooks listed above and add to the listed codes as applicability is confirmed.**

Attached revised cover sheet (T-1) has the applicable standards and codes as outlined in your review letter and as required by the State of North Carolina.

- 1.3 Many of the sheet numbers/names are incorrect and some provided sheets are not listed; please coordinate. LARCASOW Exhibit B.2.c requires revision dates on the sheet index.**

The cover sheet (T-1) has been revised to coordinate the correct listing of construction drawings with current sealed dates and revision dates if applicable.

2. Civil & Landscape

- 2.1. C-3.0: The generator fuel tank will require evaluation due to its capacity and proximity to the structure; mitigation may be required.**

The structural engineer has added a blast wall detail on the attached drawing. This is a standard detail used on previous HUD 232 insured North Carolina and Florida projects.

3. Structural

- 3.1. S10: Please reference the project-specific geotechnical report.**

Attached Sheet S10 has been revised to reference the project-specific geotechnical report.

4. Life Safety, Architectural & Interiors

- 4.1. A3/304: Please confirm the enlarged plan reference (501 vs. 601).**

Detail 304 on Sheet A3 has been revised to reference 601 instead of 501 for the enlarged plan of the area shown.

- 4.2. A6/604: Please indicate plumbing exposed to knee spaces shall be protected, per UFAS 4.19.4 Exposed Pipes and Surfaces.**

I assume this comment refers to Detail 605 on Sheet A6. A note has been added requiring that the plumbing piping exposed to the knee space be protected.

- 4.3. A10: Please confirm the room tag for room #28 (toilet or other).**

Room 28's name has been changed from TLT to JAN (Janitor) on attached revised Sheet A10.

- 4.4. We recommend graphically depicting all required clear floors spaces (CFS) for fixtures and appliances, and all required door maneuvering clearances.**

I appreciate the recommendation. The clear floor clearances for the resident bedrooms are shown on the quarter scale plans and the entry doors to the bedrooms have been dimensioned as hold/minimum distances to accommodate wheelchair foot rests.

- 4.5. A11/1105: Please provide a detail confirming fold-back base cabinet doors will provide compliant knee space width when opened.**

A new detail (1113, A11) has been added on attached revised Sheet A11 to show the sink clear floor space clearances when the fold back millwork doors are fully opened.

- 4.6. A12/1203: Doors are not allowed to swing into a fixture clear floors space (CFS) per UFAS 4.22 Toilet Rooms; this is limited to resident rooms, public use spaces and common use spaces. See # 4.4 above.**

All bedroom toilets in the additions and renovations have either doors that swing out from the toilet room or sliding barn doors. No bedroom toilet doors swing into or overlap any required fixture clear floor space. On Sheet A-9, the Staff Toilet (25) and ADL Bath (19B) the in-swinging doors do not overlap the required fixture floor space. Detail 1205 on attached Sheet A12 has been added to lengthen Toilet 15 vanity in order to eliminate the toilet entry door overlapping the required lavatory clear floor space.

- 4.7. ID2-0/8: Please confirm accessible controls for the range hood. Please confirm the refrigerator will meet accessibility requirements. Energy Star appliances are required per LARCASOW Exhibit A 7.f.**

Notes have been added to attached Sheet A12 requiring that the Occupational Therapy (19A) range hood controls be accessible by either handicapped height accessible wall switches or facility provided remote control devices. A note has also been added that both the refrigerator and range controls be accessible units. A note has also been added for the kitchen appliances (range, range hood, refrigerator) to be Energy Star Rated.

5. Fire Protection, Plumbing, Mechanical, Electrical & Fire Alarm

- 5.1. FAX.X: Please confirm smoke detectors will be provided in resident spaces.**

Smoke detectors are to be provided in all resident spaces and the total facility as required by NFPA 72. Attached revised Sheets FA1.1, FA1.2 and FA1.3 add the bedroom smoke detectors.

6. Specifications

- 6.1. Please coordinate the index, e.g. MEP section numbers.**

The Specification Index/Table of Contents has been coordinated with the MEP Section numbers.

7. Other

7.1. The HUD 232 Handbook requires mitigation for radon on all new construction.

The plans and specifications shall include the following:

- **A section view detailing the sub-slab depressurization system from sub-grade through the roof.**
- **A note referencing ANSI/AARST CC-1000 2018 as the method in installation.**
- **A foundation plan identifying the locations of all sub-slab piping locations.**
- **The designated EPA Radon Zone.**

Attached new architectural Sheet A2.3 details the radon mitigation plan. Detail A2.302 provides a section view detailing the sub slab depressurization system from the sub-slab gravel gas permeable layer through the roof. A note referencing ANSI/AARST CC-1000 2018 is listed under the mitigation system installation. Plan 2.301 shows the location of all sub-slab piping locations and area of under-slab coverage. ANSI/AARST Standards specify the maximum foundation coverage area per 3" exhaust pipe system be limited to 2500 square feet. All systems shown on detail 2.301 are less than 2500 square feet. The EPA Radon Zone 1 for this property has also been added. Fortunately, the existing building has been operating for 25 years with no radon issues.

7.2. Plans and specifications are not to use "or equal" (or similar) language.

All references in the plans and specifications referring to "or equal" have been either deleted or replaced with "basis of design".

7.3. The geotechnical report provides two acceptable solutions for soil improvement. Please ensure scope documentation establishes the solution to be reflected in the cost documentation.

The geotechnical report's recommendation to cut/fill potential undocumented existing fill will be used instead of the proposed aggregate piers.

Again, I appreciate your assistance and please contact me should you have any questions.

Sincerely,



David R. Polston, AIA

DRP/sp

Enclosure

Cc: Nicole Frazier, PruittHealth