HACP Murray Towers

Level II Renovation to 8 Story, 67 Unit Apartment Building and Parking Lot.
2825 Murray Ave.,
Pittsburgh, PA 15217

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- 25013 25 Issued for Bid and Permit (2026-04-01)

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PD3 PLUMBING DEOMOLITION FLOOR PLANS
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P6 PLUMBING RISER DIAGRAMS DOMESTIC WATER
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FA2 FIRE ALARM FLOOR PLANS
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FA3 FIRE ALARM FLOOR PLANS
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FA4 FIRE ALARM FLOOR PLANS
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FA5 FIRE ALARM RISER
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FA6 FIRE ALARM DETAILS
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Code Conformance Information

Applicable Codes	
General:	2018 International Existing Building Code
Accessibility:	Chapter 11 of the 2018 IBC and Relevant Sections of 2018 IEBC IPC as Adopted by the PA UCC. ANSI/ICC A117.1 2009. UFAS AS ADOPTED BY HUD THE MOST STRINGENT REQUIREMENTS OF BOTH CODES WILL BE IMPLEMENTED.
Energy:	2018 International Energy Conservation Code
Electrical:	2017 NEC (NFPA 70)
Fire:	2018 International Fire Code
Fuel Gas:	2018 International Fuel Gas Code
Mechanical:	2018 International Mechanical Code
Plumbing:	2022 Allegheny County Health Department Plumbing Code
Fire Alarm:	2019 NFPA 72
Sprinkler:	2019 NFPA 13
General Building / Project Information	
Compliance Method:	Work Area Compliance Method
Classification of Work:	Level II Alteration
Occupancy Group:	R-2 with 2 hr separated accessory B assembly (refer to occupancy plan for details)
Stories:	8 Stories
Bulding Height:	72'-0"
Building Gross Area:	Floor 1: 5,825 SF // Floor 2: 5,538 SF // Floor 3: 6,667 SF // Floor 4: 6557 SF // Typical Floor 5-8: 6,640 SF Total Square Footage: 51, 147 SF
Work Area:	10,675 SF (21% of Gross Area. Refer to Key Plans for details)
Construction Type:	I-B
Sprinklers:	NFPA 13
Fire Alarm:	NFPA 72

Contact Schedule

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

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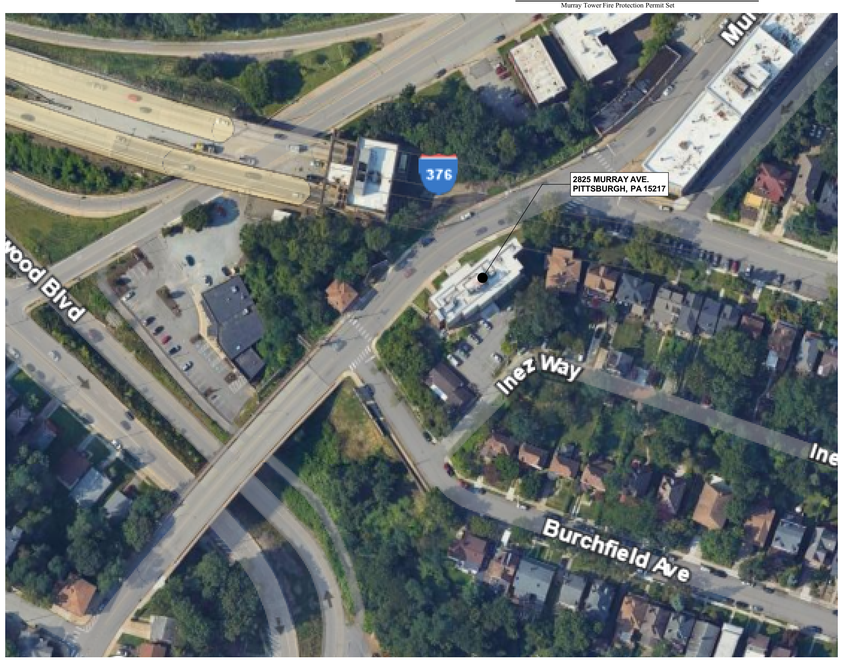
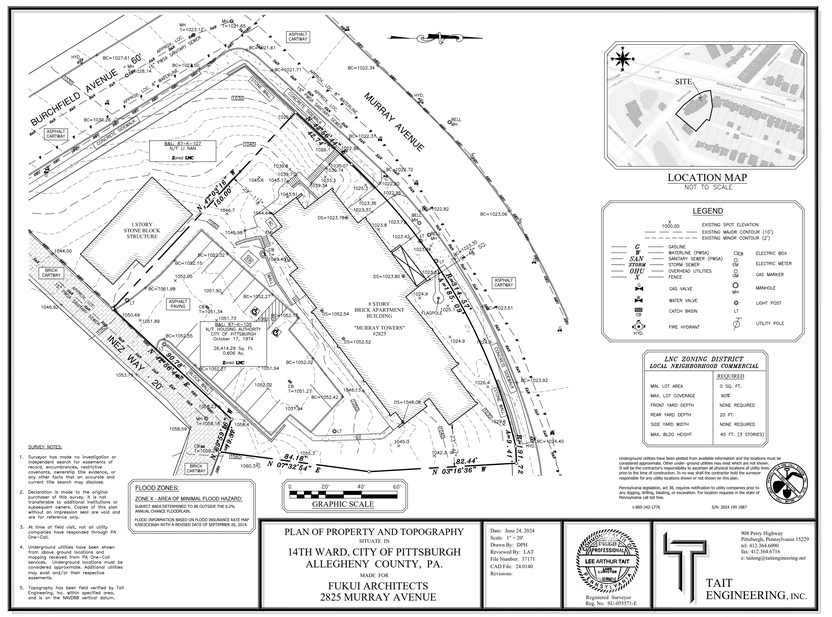


1 Site Location Map
SCALE: 1" = 1'-0"



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SHEET 1 of 1

2 Site Survey
SCALE: 1/128"= 1'-0"

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seal

REGISTERED ARCHITECT — COMMONWEALTH OF PENNSYLVANIA — EMMA CLINE — 04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Code Conformance Information, Project Contact Schedule, Site Location Map, Site Survey, Drawing List - CD Small 01

scale: As Noted
date: 04.24.2026
no. 1 of. 94

Sheet No.
CS1
Project #2338

Phasing / Scope / Responsibility Schedule
GENERAL - SITE

ITEM	RESPONSIBILITY	SCOPE	PHASE
1	GC	REPAIR EXTERIOR CONCRETE SLAB / SPALL / EDGE / CORNER REPAIRS	3
2	GC	REPAIR CONCRETE EXPANSION JOINTS, CAULKING AND SEALANT	3
3	GC	REPAIR EXTERIOR CONCRETE STAIRS AND WING-WALL	3
4	GC	PROVIDE NEW CONCRETE WALKS, RAMP,AND STAIRS PER PLANS	3
5	GC	ALL PARKING & ASPHALT AREAS TO BE MILLED DOWN 1 1/2" AND RESURFACED	3
6	PC	FLUSH CLEANOUT BASINS AND ASSURE PROPER DRAIN FUNCTION	3
7	GC	LANDSCAPING IMPROVEMENTS AND TREE TRIMMING	1
8	GC	RE-STRIPING PARKING LOT PER SITE PLAN	1
9	GC	INSTALL NEW RETAINING WALL AT REAR PARKING LOT. REMOVAL OF EXISTING TREES AND UTILITY POLES LANDSCAPE PLAN	3
10	GC	INSTALL WHEEL STOP AND FORCE PROTECTION BOLLARDS AT THE PLAZA IN FRONT OF THE MAIN ENTRANCE AND THE 4TH FLOOR REAR PARKING LOT. REMOVAL OF EXISTING TREE PER LANDSCAPE PLAN.	3
11	GC	REVIEW AND REPLACE SITE SIGNAGE PER PLANS	3
12	EC	REPLACE EXTERIOR LIGHT POLES AND LAMPS	3
13	PC	CCTV INSPECTION OF THE SANITARY, STORM AND / OR THE COMBINATION SEWER SYSTEM. PROVIDE A WRITTEN REPORT CONSISTING OF TYPE AND MATERIAL OF EACH PIPE SECTION SCOPED, ANY PROBLEMS RELATED TO ANY PARTICULAR PIPE SECTION INSPECTED, AND RECOMMENDATION ON PRESCRIBED REPAIRS, IF ANY, THAT NEED TO BE COMPLETED ON EACH PIPE. EVALUATE THE CONDITION OF THE WATER AND NATURAL GAS SYSTEM AND PRESCRIBED RECOMMENDATION TO REPAIR	3
14	GC	REMOVE WOOD PLANTERS AND REINSTALL NEW CONCRETE PLANTERS PER LANDSCAPE PLAN	3
15	GC	PROVIDE NEW DOG RUN PER DRAWINGS	3
16	GC	REMOVE AND REPLACE THE OUTSIDE BENCHES	3
17	GC	PROVIDE SEEDING AND STRAW MAT PROTECTION AT EXTERIOR GREEN SPACES	3
18	GC	PROVIDE NEW EXTERIOR METAL BENCHES PER LANDSCAPE PLANS	3
19	MC	REMOVE EXISTING NON-OPERATIONAL CONDENSING UNIT	3
20	GC	PROVIDE DRAINAGE AWAY FROM BUILDING AROUND ENTIRE PERIMETER. THIS INCLUDES NEW GRADE AWAY FROM BUILDING AT LANDSCAPED AREAS.	4

Phasing / Scope / Responsibility Schedule
GENERAL - BUILDING

ITEM	RESPONSIBILITY	SCOPE	PHASE
1	GC	DEMOLISH, REMOVE AND DISPOSE OF EXISTING STOREFRONTS AT MAIN AND 4TH FLOOR. INSTALL NEW STOREFRONT PER PLANS, UFAS AND ANSI A117.1-2009 HARDWARE AND OPERATORS. COORDINATE WIRING FOR NEW ACCESS CONTROL VIDEO SYSTEM PER PLANS AND SPECIFICATIONS	2
2	GC	REMOVE AND DISPOSE OF ALL EXISTING VCT FINISH FLOORS THROUGHOUT PER PLAND, SCHEDULES, AND DETAILS. NEW FLOORING AT ALL UNITS, ALL COMMON SPACES, THE FIRST FLOOR LOBBY, MANAGER'S OFFICE, SITE OFFICE, LAUNDRY,AND COMMUNITY ROOMS	1
3	EC	DEMOLISH, REMOVE AND DISPOSE OF EXISTING INTERIOR FLUORESCENT LIGHTS, BALLASTS AND LENS IN COMMON SPACES WHERE PRESENT.	1
4	GC	PROVIDE AND INSTALL NEW DOORS PER DOOR SCHEDULE. PROVIDE NEW HARDWARE AT UNIT ENTRY DOORS PER NOTES	3
5	EC	COORDINATE NEW VIDEO INTERCOM SYSTEM AT ENTRANCES, AND BUTTERFLY SYSTEM AT UNITS ENTRANCES WITH XYCOM.	1
6	GC	REPLACE FLOORING IN THE OFFICE, COMMUNITY ROOM AND LAUNDRY WITH LVT PER FINISH PLANS	2
7	GC	INSTALL CORNER GUARDS IN HALLWAYS	1
8	GC	DEMOLISH AND REMOVE EXISTING PARTITIONS AND FURNISHINGS PER DEMOLITION PLAN	1
10	GC	DEMOLISH AND REMOVE EXISTING VAULTINCLUDING STEEL VAULT DOOR AND MASONRY WALLS PER DEMOLITION PLAN	2
11	EC	INSTALL POST FOR NEW UFAS AND ANSI A117.1-2009 PUSH BUTTON AT THE MAIN ENTRANCE	1
12	GC	INSTALL NEW STEEL SHELVING IN THE MAINTENANCE WORKSHOP PER PLANS	3
13	GC	REMOVE EXISTING HOSE CABINETS AND REPLACE W/ NEW RECESSED FIRE EXTINGUISHER CABINETS AND GWB/GM INFILL.	3
14	GC	DEMOLISH AND REMOVE EXISTING DOORS PER DEMOLITION FLOOR PLANS	3
15	GC	REMOVE EXISTING HALLWAY HANDRAIL AND INSTALL UFAS AND ANSI A117.1-2009 COMPLIANT HALLWAY RAILING	1
16	EC	REPLACE AED DEVICE (UFAS AND ANSI A117.1-2009 COMPLIANT) PER PLANS	1
17	GC	REPLACE EXTINGUISHER CABINETS - INSTALL UFAS AND ANSI A117.1-2009 COMPLIANT	1
18	GC/EC	RELOCATE THE LAUNDRY CARD PAYMENTMACHINE TO THE LAUNDRY ROOM PER PLANS. EC TO PROVIDE OPERATIONAL OUTLET FOR CARD PAYMENT MACHINE	2
20	GC	REMOVE AND REPLACE INTERIOR STAIR RAILINGS	1
21	GC	INSTALL WAYFINDING SIGNAGE PER HACP SPECIFICATIONS.	2
22	GC	REPLACE THE KITCHEN CABINETRY AND COUNTERTOPS IN ALL UNITS AND LOUNGE AREA PER PLANS	1
23	GC	REPLACE THE BATHROOM ACCESSORIES IN ALL UNITS	1
24	GC	PROVIDE AND INSTALL NEW PARTITION WALLS PER PLAN AND WALL TYPES	3
25	GC	NEW DRYWALL PER PLANS. GC TO ALSO PATCH AND REPAIR ANY DRYWALL FROM OTHER PRIMES WORK. GC TO COORDINATE WITH RESPECTIVE PRIME. DRYWALL TO BE MOISTURE RESISTANT WHERE SPECIFIED ON DRAWINGS.	1
26	GC	ALL ASBESTOS ABATEMENT AT CEILINGS PER HAZMAT REPORT. GC TO REMOVE ALL CEILING ELEMENTS AND ASSOCIATED CONDUIT OR PIPING FOR FULL ABATEMENT. PORTIONS TO BE SAVED PER PLANS FOR REINSTALLATION.	1
27	GC	PATCHAND PAINT ALL WALLS PER FINISH SCHEDULE AND SPECIFICATIONS. THIS INCLUDES ALL UNIT WALLS, COMMON AREA DRYWALLED WALLS, HALLWAYS,AND ALL EXPOSED CONCRETE CEILINGS, ABATED CONCRETE CEILINGS, OR DRYWALLED CEILINGS.	1
28	GC	PROVIDE AND INSTALL NEW PELLA FIXED INFILL PANELS IN ALL WINDOWS THAT PREVIOUSLY HOUSED HVAC UNITS. COORDINATE INSTALLATION DETAILS W. PELLA	1
29	GC	PROVIDE AND INSTALL NEW EXTERIOR BUILDING SIGNAGE. SEE BUILDING ELEVATIONS FOR DETAILS.	2
30	GC	PROVIDE NEW WINDOW OPENING CONTROL DEVICES AT ALL WINDOWS. COORDINATE W. PELLA	2
31	EC	INSTALL NEW DOOR OPERATORS WITH UFAS AND ANSI A117.1-2009 COMPLIANCE HARDWARE TIE INTO ACCESS CONTROLS PROVIDED BY XYCOM	2
32	GC	INSTALL NEW ALUMINUM MINI BLINDS AT ALL WINDOWS PER NOTES	1
33	GC	PROVIDE NEW CURTAIN ROD AND BATHROOM ACCESSORIES PER FIXTURE SCHEDULE. MEDICINE CABINETS, TOWEL BARS, TOILET ROLL HOLDERS, AND ADDITIONAL ELEMENTS PER SCHEDULE.	2
34	GC	PROVIDE STEEL LATCH SHIELD AND NEW WEATHER STRIPS AT ALL UNIT ENTRANCE DOORS	2
35	GC	CLEAN FAÇADE AFTER INSTALATION OF PTAC UNITS. CLEAN ANY DEBRIS FROM SAW CUTTING AND REPAIR ANY DAMAGED VINYL AS NECESSARY.	1
36	GC	REPAIR ANY EXTERIOR DAMAGE CAUSED BY FIRE BURNED UNIT INCLUDING VINYL SIDING.	1
37	GC	EPOXY IN VINYL AND CONCRETE WHERE PREVIOUS BOLTS FOR THE AC WINDOW UNITS WERE PLACED.	2

Phasing / Scope / Responsibility Schedule
MECHANICAL

ITEM	RESPONSIBILITY	SCOPE	PHASE
1	MC	DEMOLISH EXISTING CONDENSING UNITS AND ASSOCIATED REFRIGERANT PIPING (OUTSIDE)	1
2	EC	DEMOLISH EXISTING CONDENSING UNIT'S POWER AND CONTROL WIRING BACK TO LOCAL DISCONNECT (OUTSIDE)	1
3	GC	CAP AND SEAL AIRTIGHT THE EXISTING DUCT WORK OPENING IN EXTERIOR WALL	1
4	MC	RELOCATE A/C UNIT FROM THE OFFICE INCLUDING REFRIGERANT LINES AND CONDENSER DRAINS. REFER TO MECHANICAL PLANS	2
5	MC	INSTALL THE NEW INSULATION AND HACP COLOR CODE PAINT ON EXISTING PIPES	2
6	MC	REPLACE EXHAUST FAN IN LAUNDRY ROOM	2
7	MC	REMOVE AND REPLACE ROOFTOP MAU UNIT	1
8	MC	REMOVE AND REPLACE ROOFTOP EXHAUST FANS	1
9	MC	REPLACE CONDENSING UNITS / HEAT PUMPS AT COMMON AREAS	1
10	MC	REPLACE RADIATION BASEBOARD HEATER W. NEW ELECTRIC RESISTANCE HEATERS - STAIRS	1
11	MC	REPLACE THERMOSTATS IN ALL UNITS	1
12	EC	REPLACE SMOKE AND CARBON MONOXIDE DETECTORS IN ALL UNITS	1
13	MC	DEMOLISH EXISTING CONDENSING UNITS, COOLING COIL IN MECHANICAL ROOM	1
14	MC	INSTALL NEW PTAC UNITS PER MECHANICAL PLANS	1
15	GC	SAW CUT AND REMOVE SECTION OF EXISTING SITE-CAST CONCRETE WALL TO FACILITATE INSTALLATION OF PTAC UNITS. COORDINATE WITH STRUCTURAL PLANS. GC TO COORDINATE HIRING OF SUBCONTRACTOR TO DOCUMENT REBAR PLACEMENT. GC TO COORDINATE HIRING OF FIBERGLASS REINFORCEMENT AT CORNERS OF CONCRETE CUT OUT PER STRUCTURAL DRAWINGS.	1
16	MC	REPLACE CENTRAL VENTS & EXHAUST AT BATHROOMS AND KITCHENS.	1
17	MC	REPLACE HEATING AND COOLING SYSTEMS AT COMMON AREAS PER MECHANICAL PLANS.	1

Materials Legend
NOT ALL MATERIALS USED

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

NOTE: GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND UPDATING OVERALL PROJECT SCHEDULE. EACH PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GENERAL CONTRACTOR WITH THEIR RESPECTIVE SCHEDULES FOR REVIEW. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING OVERALL SCHEDULE AND COORDINATING WITH EACH PRIME CONTRACTOR AS NEEDED TO ENSURE SMOOTH PROJECT SEQUENCING AND DELIVERY.

A PROJECT SCHEDULE SHALL BE PREPARED AND SUBMITTED TO HACP AND FAR TWO WEEKS AFTER BID ACCEPTANCE AND UPDATED MONTHLY FOR PROJECT DURATION.

Phasing / Scope / Responsibility Schedule
ELECTRICAL

ITEM	RESPONSIBILITY	SCOPE	PHASE
1	EC	REPLACE MAIN SWITCHGEAR / MAIN PANEL PER PLANS.	1
2	EC	REPLACE EXISTING LOAD CENTER GFCI BREAKERS AND ARC FAULTBREAKERS AND CONNECT UNIT BRANCH CIRCUIT WIRING IN ISOLATE CONSTRUCTION AREA	1
3	EC	REPLACE EXISTING LIGHT FIXTURES IN UNITS AND COMMON ROOMS PER RCPS	1
			1
5	EC	REMOVE STOREFRONT ENTRANCE INTERCOM DOOR OPERATOR AND ADA PUSH PAD SWITCHES AT MAIN LOBBY, AND AT THE 4TH FLOOR REAR ENTRANCE	2
6	GC	COORDINATE INSTALL OF NEW VIDEO TYPE ENTRANCE INTERCOM, DOOR OPERATORS AND ADA PUSH PAD SWITCHES FROM THE STOREFRONTS TO THE APARTMENTS	2
7	EC	PROVIDE LOW VOLTAGE AT UNIT ENTRANCES AND COORDINATE POWER FOR SECURITY SYSTEM INSTALLER AND MONITOR.	1
8	EC	RELOCATE EXISTING FIRE PANEL OUTSIDE OF THE GUARD STATION. CAPACITY TO BE MONITORED REMOTELY	1
			1
10	EC	REPLACE THE FIRE ALARM SYSTEM AND CONNECT SMOKE / CO2 DETECTORS TO THE FIRE PANEL	1
11	GC	RELOCATE THE NETWORK SERVER SHELF. GC TO PROTECT SERVERS DURING CONSTRUCTION.	2
12	GC	COORDINATE INSTALL NEW UFAS AND ANSI A117.1-2009 PUSH BUTTON AT THE MAIN ENTRANCE AND THE 4TH FLOOR REAR ENTRANCE	2
13	EC	REMOVE AND REPLACE EXIT SIGNS	1
14	EC	INSTALL PRE-WIRED CABLE TV AND PRE-WIRED INTERNET HARDWARE IN THE UNITS	1
15	EC	REPLACE SMOKE AND CO DETECTOR. ADD NEW ENVIRONMENTAL SENSOR PER PLANS.	1
			3
			1
			1
19	EC	REMOVE NURSE CALL SYSTEM BACK TO MAIN PANEL.	1
20	EC	REPLACE WIRING, OUTLETS AND DEVICES IN ALL UNITS. REPLACE AND PROVIDE NEW PANELS PER ELECTRICAL DRAWINGS.	1
21	EC	ADD NEW APPLIANCE OUTLET FOR ELECTRIC STOVE AT ALL UNITS AND AT JANITOR'S OFFICE PER PLANS.	1

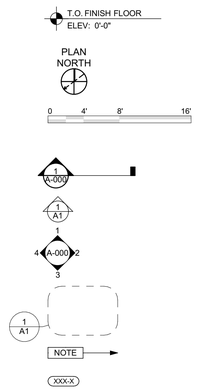
Phasing / Scope / Responsibility Schedule
PLUMBING

ITEM	RESPONSIBILITY	SCOPE	PHASE
1	PC	REPLACE CAST-IRON DRAIN, WASTE AND VENT (DWV) PIPING.	1
2	PC	REPLACE EXISTING BATHTUB, SURROUND, MIXING VALVE, FAUCET SET AND SHOWER HEAD PER SPECIFICATIONS.	1
3	PC	REMOVE EXISTING RADIANT BOILER SYSTEM IN ITS ENTIRETY. REMOVE ALL ASSOCIATED PIPING AND EQUIPMENT PER PLUMBING PLANS	1
4	PC	REPLACE FLUES FROM DOMESTIC HOT WATER HEATER	1
5	PC	REPLACE WATER CLOSETS IN ALL UNITS	1
6	PC	REPLACE ALL KITCHEN SINKS AND ASSOCIATED PIPING PER DRAWINGS. REPLACE ALL BATHROOM SINKS AND ASSOCIATED PIPING PER DRAWINGS.	1
7	PC	ADD NEW SPRINKER SYSTEM AT LOBBY PER FS DRAWINGS.	1
8	GC	PROVIDE 24x24 ACCESS PANEL AT EACH ISOLATION VALVE	1
9	PC	PROVIDE AND LOCATE ISOLATION VALVE ALLOWING INDEPENDENT WATER SHUTOFF AT EACH DWELLING UNIT	1

Abbreviations

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

Symbols
NOT ALL SYMBOLS USED



- ELEVATION HEIGHT
- NORTH ARROW
- GRAPHIC SCALE
- BUILDING/ WALL SECTION MARKER
- ELEVATION MARKER
- INTERIOR ELEVATION MARKER
- DETAIL REFERENCE
- NOTE LEADER
- FINISH MATERIAL DESIGNATOR

CONTRACTOR RESPONSIBILITIES

1. CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS AND SHALL BE INFORMED OF THE ENTIRE CONTENTS THEREOF PRIOR TO SUBMISSION OF A BID. ANY ERRORS OR AMBIGUITIES NOTED DURING SAID EXAMINATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, PRIOR TO THE SUBMISSION OF A BID. THE ARCHITECT WILL ISSUE ADDENDA OF INTERPRETATION OF THE CITED ERROR OR AMBIGUITY. NO SUBSEQUENT CLAIM FOR EXTRA WORK WILL BE ALLOWED ON ACCOUNT OF CLAIMED MISUNDERSTANDING OF THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS OF ANY PORTION THEREOF IF THE ITEM OCCASIONING THE CLAIM APPEARED IN, OR WAS INFERABLE FROM, SAID CONTRACT DOCUMENTS AS FURNISHED FOR BIDDING.
2. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES (MUNICIPAL, STATE & FEDERAL REGULATIONS) HAVING JURISDICTION INCLUDING THE ACCESSIBILITY GUIDELINES AND AMERICAN'S WITH DISABILITIES ACT. THE APPLICABLE CODES SHALL BE CONSIDERED AS A MINIMUM STANDARD IN THE CONSTRUCTION OF THIS PROJECT AND WILL TAKE PRECEDENCE ONLY OVER THE LACK OF ANY BETTER INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK CONFORMS TO ALL INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS AND THE OWNER'S AND ARCHITECT'S REQUIREMENTS FOR QUALITY OF MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM/HERSELF WITH, AND COMPLYING WITH, THE OWNER'S AND ARCHITECT'S QUALITY REQUIREMENTS.
4. CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE JOB SITE WORK SAFETY CODES AND REGULATIONS INCLUDING SAFETY OF PERSONS AND PROPERTY. ANY JOB SITE VISIT BY THE OWNER / ARCHITECT IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS CONCERNING SITE MAINTENANCE, SITE DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION. CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF ADJACENT FUNCTIONS/BUILDINGS. ALL ASPECTS OF THE WORK INCLUDING DELIVERIES AND OTHER CONSTRUCTION RELATED ACTIVITIES SHALL ADHERE IN STRICT ACCORDANCE TO ALL GOVERNING ORDINANCES AND RESTRICTIONS. CONTRACTOR IS TO HAVE A COPY OF SAID REQUIREMENTS AND CONDITIONS AVAILABLE AT THE JOB SITE AT ALL TIMES FOR REVIEW.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO DIMENSIONS, SOIL TOPOGRAPHY, ADVERSE DRAINAGE, EXISTING IMPROVEMENTS AND UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS OR ANY FORESEEABLE INTERFERENCE.
7. CONTRACTOR IS RESPONSIBLE FOR INSPECTING SUBSURFACE CONDITIONS PRIOR TO THE START OF DEMOLITION / CONSTRUCTION. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LAYOUT INFORMATION SHOWN ON THE DRAWINGS IN RELATION TO EXISTING BENCHMARKS AND IMPROVEMENTS. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL ELEMENTS OF THE CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER COMPONENTS AND SYSTEMS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY PORTION OF THE WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE EVALUATED AND APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE ARCHITECT WITH ALL SAMPLES AND PRODUCT DATAREQUIRED TO EVALUATE THE PROPOSED SUBSTITUTIONS, IN A TIMELY MANNER SO AS NOT TO PRECLUDE PROCUREMENT OF THE PRODUCT ORIGINALLY SPECIFIED OR ANY PROPOSED SUBSTITUTE.
11. CONTRACTOR IS RESPONSIBLE FOR THE THOROUGH COORDINATION OF THE WORK INCLUDING THE WORK OF ALL SUBCONTRACTORS. NO CLAIMS FOR ADDITIONAL WORK WILL BE ACCEPTED FOR WORK RELATED TO SUCH COORDINATION. THE WORK SHALL BE PERFORMED CAREFULLY AND SKILLFULLY BY WORKERS ADEPT IN THEIR TRADES.
12. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, BONDS AND ASSOCIATED FEES. ALL NECESSARY PERMITS, LICENSES, TESTS, CERTIFICATES, ETC. SHALL BE PAID FOR BY THE CONTRACTOR.
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING CONDITIONS FOR PORTIONS OF THE WORK COMPLETED BY OTHER SUBCONTRACTORS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS OR WORK BY OTHERS INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
14. CONTRACTOR SHALL PROTECT AND SECURE THE PROJECT SITE AS REQUIRED, IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR HAULING AWAY ALL GARBAGE AND DEBRIS RESULTING FROM THE WORK AT THE SITE. ALL GARBAGE AND DEBRIS MUST BE SWEPT UP AT THE END OF EACH DAY, DUMPED IN A CONSTRUCTION DUMPSTER AND HAULED AWAY AT APPROPRIATE INTERVALS. ABSOLUTELY NO GARBAGE OR DEBRIS SHALL BE LEFT FOR THE CITY GARBAGE COLLECTION SERVICES. ANY GARBAGE OR DEBRIS LEFT BY THE CONTRACTOR OR ANY OF HIS/HER SUBCONTRACTORS AT THE END OF THE CONTRACT WITH THE OWNER WILL BE HAULED AWAY AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED AND MATERIALS UTILIZED FOR A PERIOD OF ONE YEAR (UNLESS NOTED OTHERWISE) AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS IN WORKMANSHIP AND/OR MATERIALS. CONTRACTOR SHALL REMEDY ANY SUCH DEFECTS, DISCOVERED WITHIN THE STATED LIMITS, AT THE OWNER'S REQUEST IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.

GENERAL CONDITIONS

1. THE HUD-5370, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL PROVIDE THE GUIDING TERMS AND CONDITIONS FOR THE CONSTRUCTION PHASE OF THIS PROJECT, UNLESS OTHERWISE INDICATED, MODIFIED OR EXPOUNDED UPON IN THE CONTRACT DOCUMENTS FOR THIS PROJECT. CAPITALIZED WORDS (OTHER THAN STATED CODES) ARE DEFINED OR SPECIFICALLY REFERRED TO IN THE HUD-5370 AND RELATED FAMILY OF DOCUMENTS.

GENERAL NOTES

1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
2. DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION NOT SHOWN. CONSULT WITH THE ARCHITECT.
3. ALL HORIZONTAL DIMENSIONS TO BE TAKEN FROM FACE OF CMU, FACE OF STUD, FACE OF FOUNDATION WALL, CENTER OF OPENING AND CENTERS OF FENESTRATION UNLESS NOTED OTHERWISE. WHERE FURRING IS APPLIED TO CMU OR PRECAST, HORIZONTAL DIMENSIONS WILL BE TAKEN FROM FACE OF CMU OR PRECAST.
4. ALL VERTICAL DIMENSIONS TO BE TAKEN RELATIVE TO TOP OF FINISHED FLOOR, 0'-0" UNLESS NOTED OTHERWISE. THE CONVERSION TO SITE ELEVATION (AS NOTED ON CIVIL DOCUMENTS) IS 0'-0" = 30.60'
5. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE UNLESS NOTED OTHERWISE.
6. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS.
7. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
8. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A PARTITION ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.
9. OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH UL RATED PENETRATION SEALANT SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.
10. PROVIDE CONTINUOUS PERIMETER FIRE BARRIER SYSTEM BETWEEN FLOORS AND COORDINATE THE INSTALLATION WITH THE EXTERIOR WALL. FIRE RATING OF FIRE BARRIER SYSTEM SHALL MATCH FIRE RATING OF FLOOR CONSTRUCTION.
11. MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.
12. PROVI

CODE ANALYSIS
2825 Murray Ave. Pittsburgh, PA 15217
Level II Renovation to 8 Story, 67 Unit Apartment Building and Parking Lot

Applicable Codes:

Building:	2021 International Existing Building Code
Accessibility:	Chapter 11 of the 20121 IBC and ANSI/ICC A117.1 2009. UFAS as adopted by HUD
Energy:	2021 International Energy Conservation Code
Electrical:	2021 NEC (NFPA 70)
Fire:	2021 International Fire Code
Fuel Gas:	2021 International Fuel Gas Code
Mechanical:	2021 International Mechanical Code
Plumbing:	2022 Allegheny County Health Department Plumbing Code
Fire Alarm:	2019 NFPA 72
Sprinkler:	2019 NFPA 13

General Project Information:

Chapter 3 Use and Occupancy Classification
a) R-2 Apartments
b) B (Accessory Use)
See life-safety plans for specific locations and areas.

Chapter 5 General Building Heights and Areas

Building Heights and Areas Based on Occupancy
a) R-2 occupancy
Allowable building height above grade: 160 feet
Actual work area building height above grade: 72 feet

Allowable building stories above grade: 11 stories
Actual work area building stories above grade: 8 stories

Allowable building area: unlimited
Actual work area building area: 51,147 square feet

b) B occupancy
Allowable building height above grade: 160 feet
Actual building height above grade: 72 feet

Allowable building stories above grade: 11 stories
Actual building stories above grade: 8 story

Allowable building area: unlimited
Actual building area: 51,147 square feet

c) S-1 occupancy
Allowable building height above grade: 160 feet
Actual building height above grade: 72 feet

Allowable building stories above grade: 11 stories
Actual building stories above grade: 8 story

Allowable building area: 48,000 square feet
Actual building area: 1,412 square feet @ Separated S-1

d) A-3 occupancy
Allowable building height above grade: 160 feet
Actual building height above grade: 72 feet

Allowable building stories above grade: 11 stories
Actual building stories above grade: 8 story

Allowable building area: unlimited
Actual building area: 1,412 square feet @ Separated S-1

Section 508 Mixed Use and Occupancy
508.3 Nonseparated Occupancies
Occupancies R-2, B, and A-3 are non-separated. Applicable values for the allowable building area, height and number of stories of the building are as follows:

- Allowable Building Area: unlimited
  Actual Building Area: 51,147 SF
- Allowable Building Height by Stories: 11
  Actual Building Height by Stories: 8
- Allowable Building Height by Feet: 160'
  Actual Building Height by Feet: 72'

Applicable provisions of Chapter 9 are as follows:

- Automatic Sprinklers: Required at new work area with shared egress per IBEC.
- Fire Alarm: Required

508.4 Separated Occupancies
Occupancies S-1 and R-2 are Separated. The following separation is required per IBC Table 508.4: two-hours.
Actual Occupancy Separation: two-hours.

Chapter 6 Types of construction
Construction Type: I-B

Fire resistance rating requirement for building elements:
Primary structure – 2hr
Exterior bearing wall – 2hr
Interior bearing wall – 2hr
Exterior nonbearing wall – 1hr (23' Fire Separation Distance)
Interior nonbearing wall – 0hr
Floor construction – 2hr
Roof Construction – 1 hr

Building Code Compliance Analysis:
Compliance Method: The Architect has selected the Work Area Compliance Method for this submission.

Section 305 Accessibility for Existing Buildings
305.4 Change of Occupancy
Not Applicable.
305.4.1 Partial Change of Occupancy
Not Applicable.
305.4.2 Complete Change of Occupancy
Not Applicable.

Section 806 Structural
Structural elements and systems within buildings undergoing Level 2 alterations shall comply with this section.
806.2 Existing Structural Elements Carrying Gravity Loads
Original occupancy and Minimum Uniformly Distributed Live Load:

- Office: 50 (2,000 concentrated)
- Private rooms and corridors serving them: 40
- Public rooms and corridors serving then: 100
- Storage: 125

New live loads are equivalent to existing loads. Additional structural work is not required.

Section 807 Electrical
All new electrical work shall comply with the NEC.

Section 808 Mechanical
808.1 Reconfigured or Converted Spaces
Reconfigured spaces intended for occupancy and spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.

Existing mechanical ventilation systems shall comply with the requirements of Section 808.2.

808.2 Altered Existing Systems
In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute (cfm) per person of outdoor air and not less than 15 cfm of ventilation air per person; or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.1.

See drawings for required ventilation.

808.3 Local Exhaust
No new devices have been added to the building and all existing spaces will be provided with exhaust per the IMC where required.

Section 809 Plumbing
809.1 Minimum Fixtures
Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the International Plumbing Code based on the increased occupant load.

Original occupancy load: No change from Proposed
Proposed occupancy load: 308 Total

Required Plumbing Fixtures:

- Water Closets/Urinals for Men: 1/0 Existing to remain
- Water Closets for Women: 1 Existing to remain
- Lavatories Men/Women: 1/1 Existing to remain
- Drinking Fountains hi/low: 0/1 Existing to remain
- Service Sink: 8 Existing to remain

Section 810 Energy Conservation
New elements will comply with the IECC. Existing building elements will be left as is.

See drawings for prescriptive compliance information.

End of Code Review

UNIT LAYOUT SHEDULE
TOTAL # OF UNITS: 67
TOTAL # OF EFFICIENCY UNITS: 36
TOTAL # OF 1 BEDROOM UNITS: 26
TOTAL # OF 2 BEDROOM UNITS: 1
TOTAL # OF ACCCESSIBLE UNITS: 4 (EXISTING BUILDING TO REMAIN - NO NEW ACCESSIBLE UNITS REQUIRED PER 1107.6.2.2.1 EXCEPTION 2.)

WORK AREA CALCULATIONS
FLOOR 1: 5,826 SF TOTAL
1,751 SF OF WORK AREA
30% WORK AREA

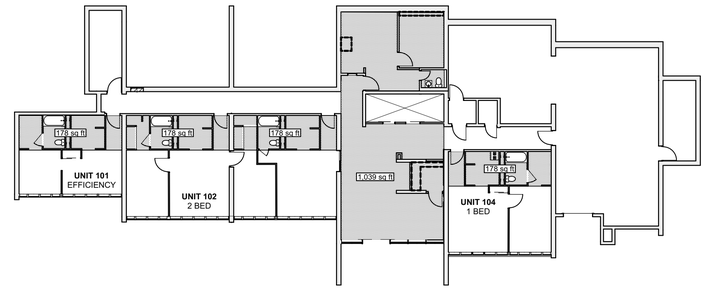
FLOOR 2: 5,538 SF TOTAL
1,068 SF OF WORK AREA
19% WORK AREA

FLOOR 3: 6,667 SF TOTAL
1,068 SF OF WORK AREA
16% WORK AREA

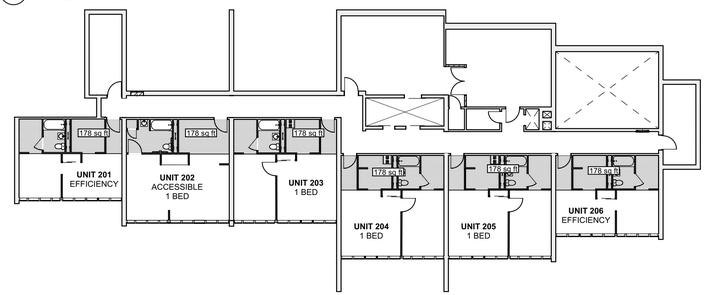
FLOOR 4: 6,557 SF TOTAL
1,602 SF OF WORK AREA
25% WORK AREA

FLOOR 5-8: 6,640 SF TOTAL
1,958 SF OF WORK AREA
29% WORK AREA

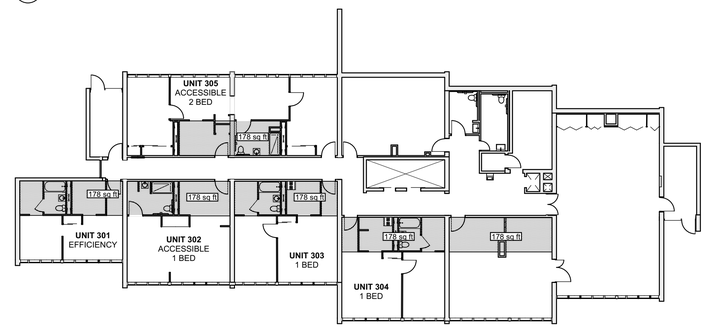
TOTAL: 51,147 SF TOTAL
13,321 SF OF WORK AREA
26% WORK AREA



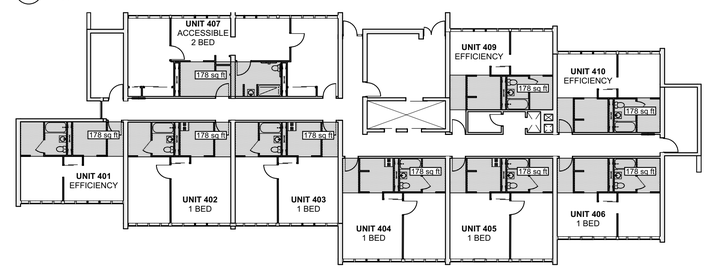
1 1st Floor Work Area
SCALE: 1/16" = 1'-0"



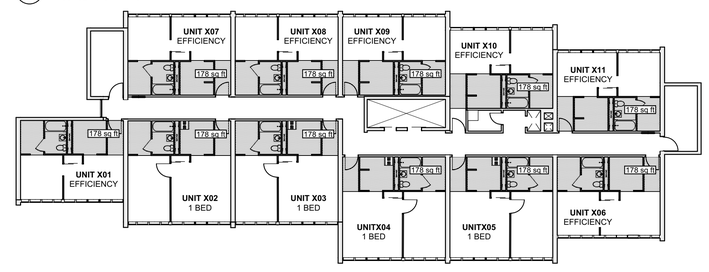
2 2nd Floor Work Area
SCALE: 1/16" = 1'-0"



3 3rd Floor Work Area
SCALE: 1/16" = 1'-0"



4 4th Floor Work Area
SCALE: 1/16" = 1'-0"



5 Typical Floor Work Area
SCALE: 1/16" = 1'-0"

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04/13/2026

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Code Review , 1st Floor Work Area, 2nd Floor Work Area, 3rd Floor Work Area, 4th Floor Work Area, Typical Floor Work Area

scale: As Noted
date: 04.24.2026
no. 3 of. 94

Sheet No.
CS3
Project #2338

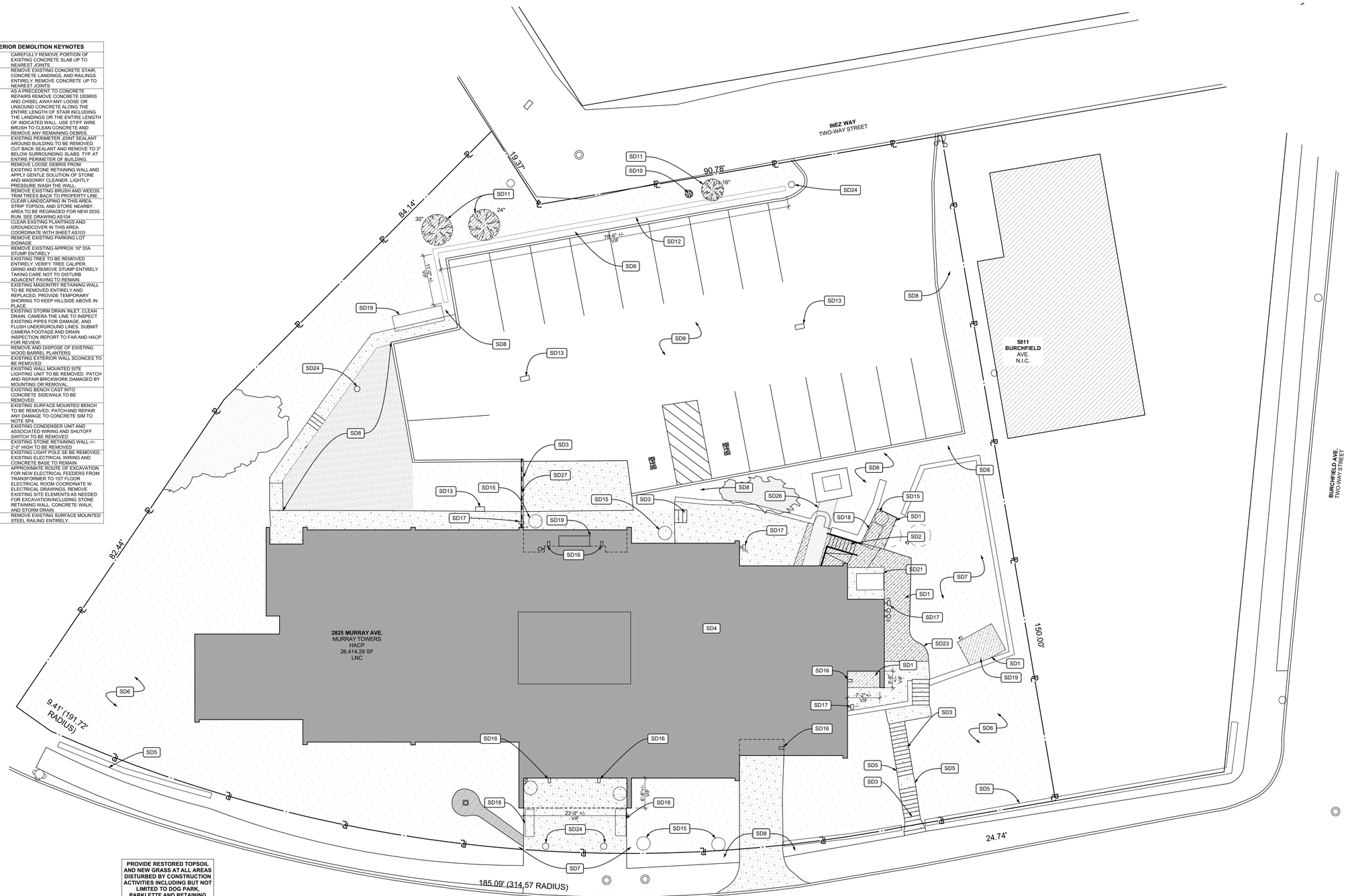
EXTERIOR DEMOLITION PLAN LEGEND

EXISTING CONCRETE WALK TO BE REMOVED. REFER TO PLAN NOTES.

XX" EXISTING TREE WITH APPROXIMATE CALIPER TO BE REMOVED.

GENERAL EXTERIOR DEMOLITION NOTES

EXTERIOR DEMOLITION KEYNOTES	
SD1	CAREFULLY REMOVE PORTION OF EXISTING CONCRETE SLAB UP TO NEAREST JOINTS
SD2	REMOVE EXISTING CONCRETE STAIR, CONCRETE LANDINGS, AND RAILINGS ENTIRELY. REMOVE CONCRETE UP TO NEAREST JOINTS
SD3	AS A PRECEDENT TO CONCRETE REPAIRS REMOVE CONCRETE DEBRIS AND CHISEL AWAYANY LOOSE OR UNSOUND CONCRETE ALONG THE ENTIRE LENGTH OF STAIR INCLUDING THE LANDINGS OR THE ENTIRE LENGTH OF INDICATED WALL. USE STIFF WIRE BRUSH TO CLEAN CONCRETE AND REMOVE ANY REMAINING DEBRIS.
SD4	EXISTING PERIMETER JOINT SEALANT AROUND BUILDING TO BE REMOVED. CUT BACK SEALANT AND REMOVE TO 3" BELOW SURROUNDING SLABS. TYP. AT ENTIRE PERIMETER OF BUILDING.
SD5	REMOVE LOOSE DEBRIS FROM EXISTING STONE RETAINING WALL AND APPLY GENTLE SOLUTION OF STONE AND MASONRY CLEANER. LIGHTLY PRESSURE WASH THE WALL.
SD6	REMOVE EXISTING BRUSH AND WEEDS. TRIM TREES BACK TO PROPERTY LINE.
SD7	CLEAR LANDSCAPING IN THIS AREA, STRIP TOPSOIL AND STORE NEARBY. AREA TO BE REGRADED FOR NEW DOG RUN. SEE DRAWING AS104
SD8	CLEAR EXISTING PLANTINGS AND GROUNDCOVER IN THIS AREA. COORDINATE WITH SHEET AS103
SD9	REMOVE EXISTING PARKING LOT SIGNAGE
SD10	REMOVE EXISTING APPROX 16" DIA STUMP ENTIRELY
SD11	EXISTING TREE TO BE REMOVED ENTIRELY. VERIFY TREE CALIPER. GRIND AND REMOVE STUMP ENTIRELY TAKING CARE NOT TO DISTURB ADJACENT PAVING TO REMAIN.
SD12	EXISTING MASONTRY RETAINING WALL TO BE REMOVED ENTIRELY AND REPLACED. PROVIDE TEMPORARY SHORING TO KEEP HILLSIDE ABOVE IN PLACE.
SD13	EXISTING STORM DRAIN INLET. CLEAN DRAIN, CAMERA THE LINE TO INSPECT EXISTING PIPES FOR DAMAGE, AND FLUSH UNDERGROUND LINES. SUBMIT CAMERA FOOTAGE AND DRAIN INSPECTION REPORT TO FAR AND HACP FOR REVIEW.
SD15	REMOVE AND DISPOSE OF EXISTING WOOD BARREL PLANTERS
SD16	EXISTING EXTERIOR WALL SCONCES TO BE REMOVED
SD17	EXISTING WALL MOUNTED SITE LIGHTING UNIT TO BE REMOVED. PATCH AND REPAIR BRICKWORK DAMAGED BY MOUNTING OR REMOVAL.
SD18	EXISTING BENCH CAST INTO CONCRETE SIDEWALK TO BE REMOVED.
SD19	EXISTING SURFACE MOUNTED BENCH TO BE REMOVED. PATCHAND REPAIR ANY DAMAGE TO CONCRETE SIM TO NOTE SP4.
SD21	EXISTING CONDENSER UNIT AND ASSOCIATED WIRING AND SHUTOFF SWITCH TO BE REMOVED
SD23	EXISTING STONE RETAINING WALL +/- 2'-0" HIGH TO BE REMOVED
SD24	EXISTING LIGHT POLE SE BE REMOVED. EXISTING ELECTRICAL WIRING AND CONCRETE BASE TO REMAIN
SD26	APPROXIMATE ROUTE OF EXCAVATION FOR NEW ELECTRICAL FEEDERS FROM TRANSFORMER TO 1ST FLOOR ELECTRICAL ROOM COORDINATE W. ELECTRICAL DRAWINGS. REMOVE EXISTING SITE ELEMENTS AS NEEDED FOR EXCAVATIONINCLUDING STONE RETAINING WALL, CONCRETE WALK, AND STORM DRAIN.
SD27	REMOVE EXISTING SURFACE MOUNTED STEEL RAILING ENTIRELY.



1 Site Demolition Plan
SCALE: 3/32" = 1'-0"

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Project Location:
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Pittsburgh, PA 15217

drawing title

Site Demolition Plan, EXTERIOR DEMOLITION PLAN LEGEND

scale	As Noted
date	04.24.2026
no.	4
of.	94

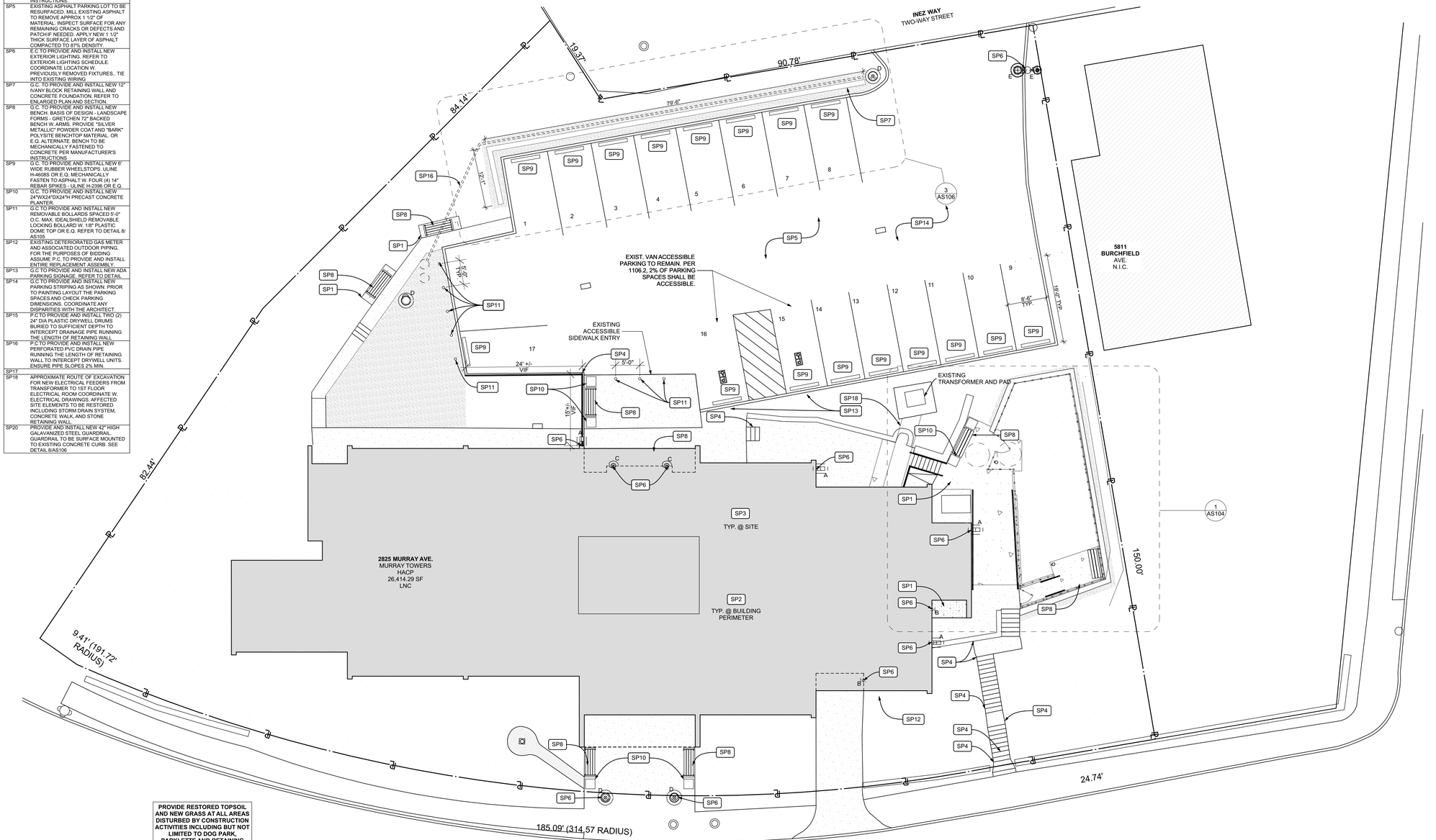
Sheet No.
AS101
Project #2338

SITE PLAN KEYNOTES	
SP1	G.C TO PROVIDE AND INSTALL NEW CONCRETE SIDEWALK, 4" 4,000 PSI BROOM FINISHED CONCRETE W. W1.4 X W1.4 WWF OVER 4" COMPACTED GRAVEL. TIE INTO ADJACENT EXISTING CONCRETE W #4 DOWELS EMBEDDED 6" MIN. REFER TO DETAILS 5 AND 6/ A105.
SP2	G.C. TO PROVIDE AND INSTALL NEW SEALANT AROUND ENTIRE PERIMETER OF STRUCTURE. PROVIDE POLYETHYLENE BACKER ROD OF APPROPRIATE WIDTH FOR JOINTS AND FILL WITH NEW SEALANT - TREMCO "Dymonic® 100", SIKA "Sikasil®-728 NS", OR DOW "DOWSIL™ 888" OR E.Q.. THOROUGHLY CLEAN THE JOINTS AND INSTALL SEALANT TO 1/2" DEEP.
SP3	AT ALL EXISTING CONCRETE SIDEWALKS TO REMAIN. G.C TO REVIEW EXISTING CONTROL AND EXPANSION JOINTS, CUT OUT ANY EXISTING SEALANT, CLEAN JOINTS, AND FILL W. NEW SEALANT - TREMCO "Dymonic® 100", SIKA "Sikasil®-728 NS", OR DOW "DOWSIL™ 888". PROVIDE NEW BACKER ROD IF NECESSARY AND INSTALL JOINT TO 1/2" DEPTH.
SP4	EXISTING DETERIORATED CONCRETE TO BE REPAIRED ALONG THE ENTIRE LENGTH OF STAIR INCLUDING THE LANDINGS OR THE ENTIRE LENGTH OF INDICATED WALL. ENSURE CONCRETE HAS BEEN PREPARED PER DEMOLITION NOTE SD3. APPLY A BONDING AGENT TO EXISTING CONCRETE AND TROWEL APPLY QUIKRETE POLYMER MODIFIED STRUCTURAL REPAIR OR E.Q AND BUILD UP TO MATCH CONTOURS OF SURROUNDING CONCRETE. INSTALL SPECIFIED CONCRETE REPAIR AND MATERIAL IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
SP5	EXISTING ASPHALT PARKING LOT TO BE RESURFACED. MILL EXISTING ASPHALT TO REMOVE APPROX 1 1/2" OF MATERIAL. INSPECT SURFACE FOR ANY REMAINING CRACKS OR DEFECTS AND PATCH IF NEEDED. APPLY NEW 1 1/2" THICK SURFACE LAYER OF ASPHALT COMPACTED TO 97% DENSITY.
SP6	E.C TO PROVIDE AND INSTALL NEW EXTERIOR LIGHTING. REFER TO EXTERIOR LIGHTING SCHEDULE. COORDINATE LOCATION W. PREVIOUSLY REMOVED FIXTURES.. TIE INTO EXISTING WIRING
SP7	G.C. TO PROVIDE AND INSTALL NEW 12" IVANY BLOCK RETAINING WALL AND CONCRETE FOUNDATION. REFER TO ENLARGED PLAN AND SECTION.
SP8	G.C. TO PROVIDE AND INSTALL NEW BENCH. BASIS OF DESIGN - LANDSCAPE FORMS - GRETCHEN 72" BACKED BENCH W. ARMS. PROVIDE "SILVER METALLIC" POWDER COAT AND "BARK" POLYSITE BENCHTOP MATERIAL. OR E.Q. ALTERNATE. BENCH TO BE MECHANICALLY FASTENED TO CONCRETE PER MANUFACTURER'S INSTRUCTIONS
SP9	G.C. TO PROVIDE AND INSTALL NEW 6' WIDE RUBBER WHEELSTOPS. ULINE H-46085 OR E.Q. MECHANICALLY FASTEN TO ASPHALT W. FOUR (4) 14" REBAR SPIKES - ULINE H-2396 OR E.Q.
SP10	G.C. TO PROVIDE AND INSTALL NEW 24"WX24"DX24"H PRECAST CONCRETE PLANTER.
SP11	G.C TO PROVIDE AND INSTALL NEW REMOVABLE BOLLARDS SPACED 5'-0" O.C. MAX. IDEALSHIELD REMOVABLE LOCKING BOLLARD W. 1/8" PLASTIC DOME TOP OR E.Q. REFER TO DETAIL 8/ AS105.
SP12	EXISTING DETERIORATED GAS METER AND ASSOCIATED OUTDOOR PIPING. FOR THE PURPOSES OF BIDDING ASSUME P.C. TO PROVIDE AND INSTALL ENTIRE REPLACEMENT ASSEMBLY.
SP13	G.C TO PROVIDE AND INSTALL NEW ADA PARKING SIGNAGE. REFER TO DETAIL
SP14	G.C TO PROVIDE AND INSTALL NEW PARKING STRIPING AS SHOWN. PRIOR TO PAINTING LAYOUT THE PARKING SPACES AND CHECK PARKING DIMENSIONS. COORDINATE ANY DISPARITIES WITH THE ARCHITECT.
SP15	P.C TO PROVIDE AND INSTALL TWO (2) 24" DIA PLASTIC DRYWELL DRUMS BURIED TO SUFFICIENT DEPTH TO INTERCEPT DRAINAGE PIPE RUNNING THE LENGTH OF RETAINING WALL.
SP16	P.C TO PROVIDE AND INSTALL NEW PERFORATED PVC DRAIN PIPE RUNNING THE LENGTH OF RETAINING WALL TO INTERCEPT DRYWELL UNITS. ENSURE PIPE SLOPES 2% MIN..
SP17	
SP18	APPROXIMATE ROUTE OF EXCAVATION FOR NEW ELECTRICAL FEEDERS FROM TRANSFORMER TO 1ST FLOOR ELECTRICAL ROOM COORDINATE W. ELECTRICAL DRAWINGS. AFFECTED SITE ELEMENTS TO BE RESTORED INCLUDING STORM DRAIN SYSTEM, CONCRETE WALK, AND STONE RETAINING WALL.
SP20	PROVIDE AND INSTALL NEW 42" HIGH GALAVANIZED STEEL GUARDRAIL. GUARDRAIL TO BE SURFACE MOUNTED TO EXISTING CONCRETE CURB. SEE DETAIL 8/AS106

Exterior Lighting Schedule									
SYMBOL	ID	Lamp	Mounting	Options	Manufacturer	Model	Watts	Quantity	Note/Remarks
	A	LED	SURFACE	DAYLIGHT SENSOR	ILP	SAM-18L-U-40-T4-WFM-BLK	35.00	4	
	B	LED	SURFACE	DAYLIGHT SENSOR	ILP	OWS2-1L/2L/3L-U-CCTS-DS-BRZ-EM	15.00	2	
	C	LED	SURFACE	DAYLIGHT SENSOR	ILP	UC6UD-26L-U-40-W-W-WM-BLK	15.00	2	
	D	LED	OTHER	DAYLIGHT SENSOR	LITHONIA	RADPT LED-P3-40K-SYM-MVOLT-RADPT20-NLTAIR2-DBLXD	54.00	4	PROVIDE ALUMINUM POLE AND MOUNTING HARDWARE. RSALP-9-5C-T20-TP-DBLXD
	E	LED	SURFACE	DAYLIGHT SENSOR	LITHONIA	RSX4 LED-P2-40K-R5-MVOLT-AARP-NLTAIR2 PIRHN-DBLXD	320.00	2	PROVIDE ADJUSTABLE POLE ARM MOUNTED TO EXISTING SQUARE POLE.
							1056.00		

NOTE: EC TO VERIFY POWER AVAILABLE AT EACH NEW LIGHT FIXTURE PRIOR TO ORDERING. COORDINATE ANY DISPARITIES BETWEEN AVAILABLE POWER AND THE REQUIREMENTS OF SPECIFIED FIXTURES WITH THE ARCHITECT.

NOTE: SPECIFIED EXTERIOR FIXTURES ARE BASIS OF DESIGN. SUBSTITUTION REQUESTS OF EQUIVALENT PERFORMANCE WILL BE CONSIDERED.



1 Proposed Site Plan
SCALE: 3/32" = 1'-0"

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04/13/2026

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Pittsburgh,PA,15219

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Pittsburgh, PA 15219

Project Location:
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2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Proposed Site Plan, LIGHTING SCHEDULE

scale	As Noted
date	04.24.2026
no.	5
of.	94

Sheet No.
AS102
Project #2338

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HIGH QUALITY NURSERY GROWN STOCK. SUBSTANDARD "B" GRADE OR "PARK GRADE" PLANTS ARE NOT ACCEPTABLE.
2. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
3. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF ORGANIC SOIL AND MULCHED TO A DEPTH OF 3".
4. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT INTRUSIVE TO UTILITIES OR PAVEMENT.
5. ALL SHRUB BEDS AND LANDSCAPE ISLANDS SHALL HAVE 3" SHREDDED HARDWOOD MULCH.
6. SHRUB BEDS SHALL HAVE SPADED EDGES.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL GROWING SEASON AFTER INSTALLATION.
8. PLANTING SPECIFICATIONS, OTHER THAN THOSE MENTIONED ABOVE SHALL CONFORM WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

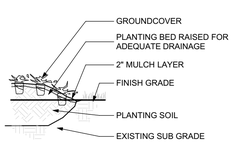
LANDSCAPE MAINTENANCE

1. GC SHALL VERIFY HEALTH OF NEW PLANTINGS WITHIN THE FIRST SEASON OF GROWTH AND REPLACE PLANTINGS THAT FAIL WITHIN THAT PERIOD.

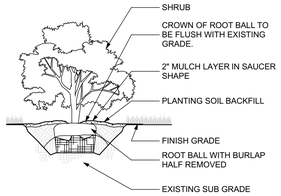
GROWTH MEDIUM NOTES

1. THREE FOOT (3'-0") MINIMUM DEPTH.
2. THREE FOOT SIX INCH (3'-6") MIN. INSIDE CLEAR WIDTH; GREATER THAN FIVE FEET (5'-0") IS DESIRABLE.
3. SOIL COMPOSITION: 45-77% SILT, 0-25% CLAY, 25-33% SAND.
4. SOIL ACIDITY: pH 6.0 TO 7.0; AMEND SOIL AS REQUIRED TO ACHIEVE THIS pH RANGE.
5. SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
6. PARKWAY PLANTERS TO BE AS LONG AND AS CONTINUOUS AS POSSIBLE.
7. MINIMUM FIVE FEET (5'-0") FROM THE INSIDE EDGE OF THE PLANTER OR TREE PIT TO THE LAST TREE IN ANY SERIES OR GROUP OF TREES.
8. "STRUCTURAL SOIL" (E.G. "CORNELL" MIX, ETC.) AT A DEPTH OF TWO FOOT SIX INCHES(2'-6") AND/OR ROOT PATHS REQUIRED BELOW SIDEWALK SLABS BETWEEN PARKWAY PLANTERS AND OTHER PLANTING AREAS OR GREEN SPACE.
9. WHEN SIDEWALKS ARE REPLACED, "STRUCTURAL SOIL" OR ROOT PATHS ARE REQUIRED BELOW SIDEWALK SLABS TO PERMIT ROOT GROWTH BEYOND SMALL PIT OR CUT-OUT IN SIDEWALK. NOTE: DEPARTMENT OF STREETS AND SANITATION (FORESTER) ALLOWS WASHED RIVER RUN STONE WITH NO LIMESTONE (ph SAFE) IN LIEU OF "CORNELL MIX".
10. ROOT PATHS MAY BE USED TO CONNECT TREES PLANTED IN PARKWAYS (THE DISTANCE FROM THE BACK OF THE CURB TO THE EDGE OF THE RIGHT-OF-WAY) TO ADJACENT GREEN SPACE.

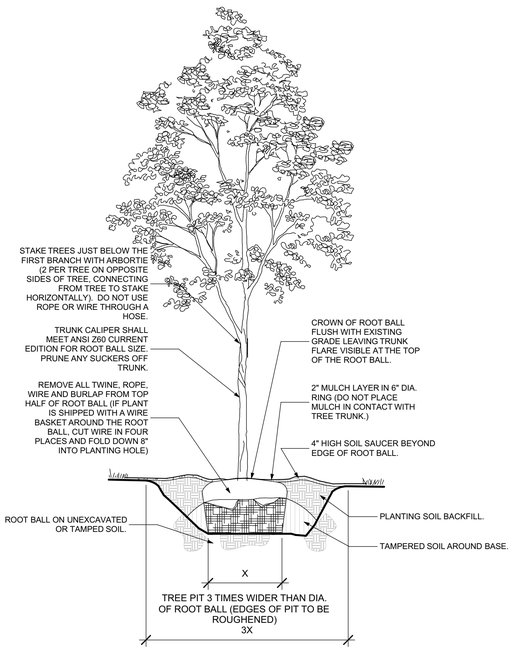
LANDSCAPING KEYNOTES	
L1	EXISTING PLANTS TO REMAIN.
L2	G.C TO PROVIDE AND INSTALL ERNST SEED NORTHEAST SOLAR POLLINATOR 4" MIX OR SIMILAR TO BE PLANTED PER MANUFACTURER INSTRUCTIONS. HACP TO VERIFY PLANTING MIX
L3	G.C TO PROVIDE AND INSTALL NEW 5" CALIPER BLACK GUM TREE.
L4	G.C TO PROVIDE AND INSTALL NEW 5" CALIPER CORNELIAN CHERRY DOGWOOD TREE.
L5	G.C TO PROVIDE AND INSTALL NEW 3" CALIPER ALLEGHENY SERVICEBERRY TREE (Amelanchier laevis)
L6	G.C TO PROVIDE AND INSTALL PT LAWN SEED PT767 OR E.Q.AT DOG RUN.



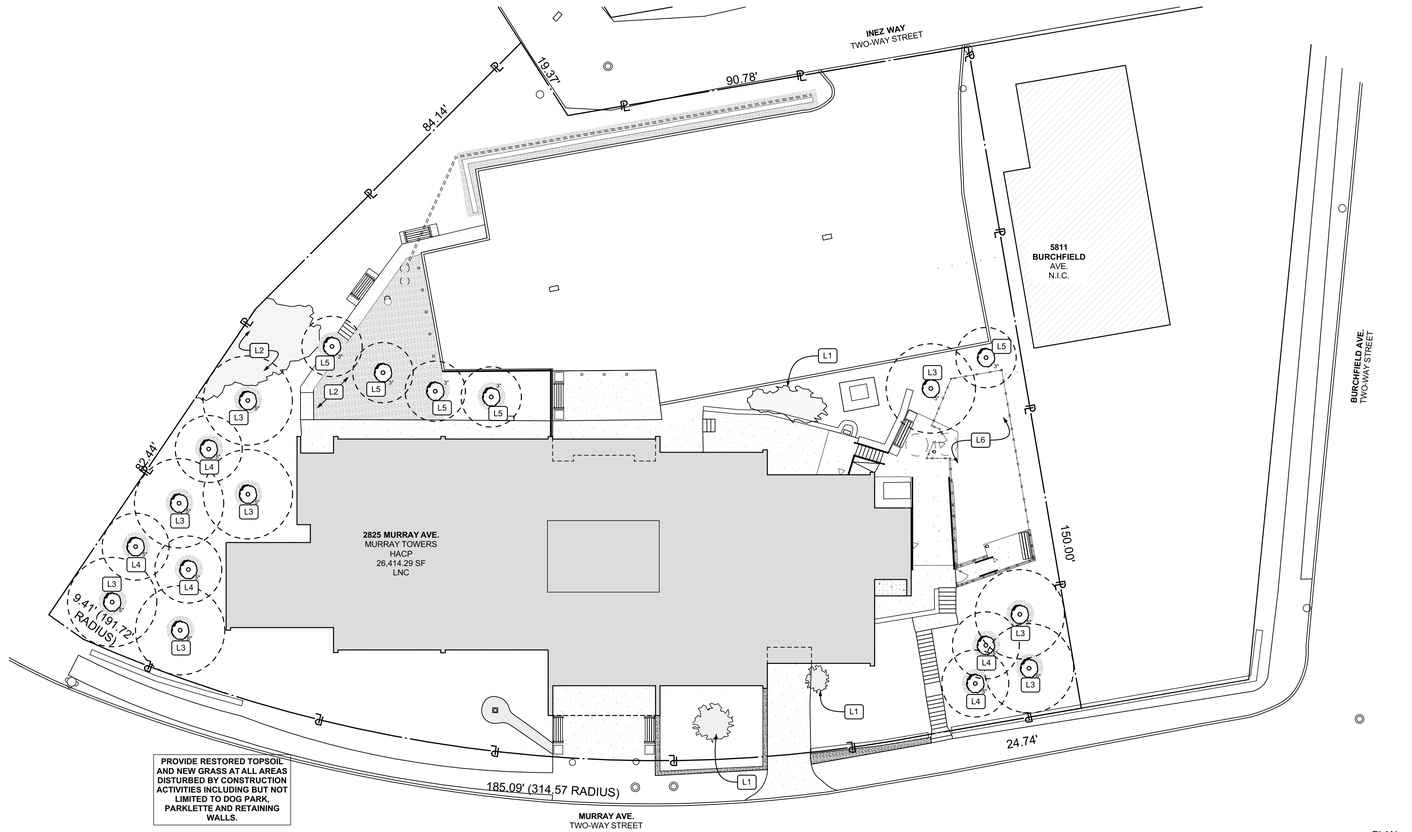
3 Groundcover Planting
NOT TO SCALE



4 Shrub Planting
NOT TO SCALE



2 Tree Planting Diagram
SCALE: 1" = 1'-0"



1 Landscape Plan
SCALE: 1/16" = 1'-0"

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04/13/2026

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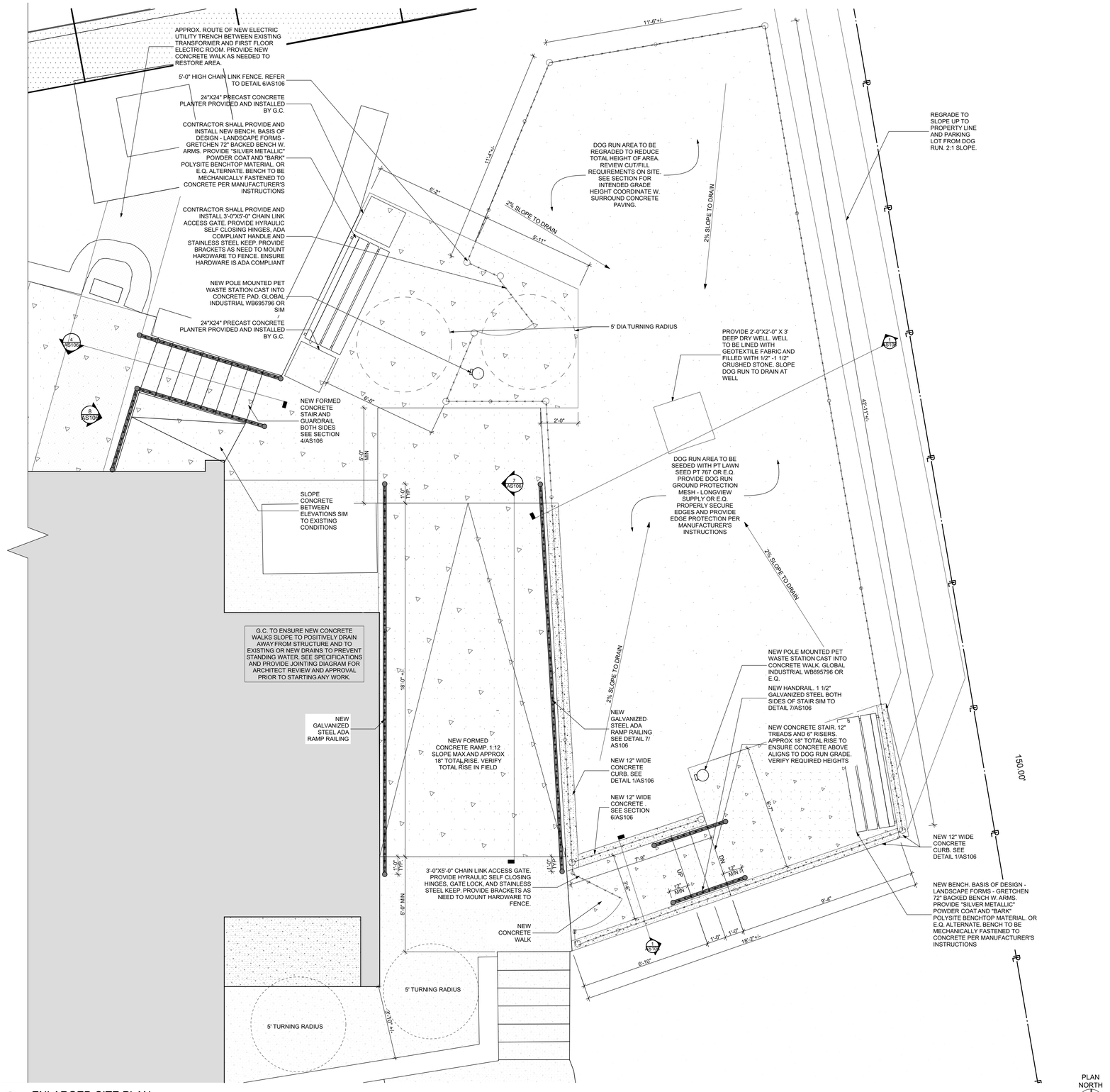
drawing title

Landscape Plan, Tree Planting Diagram, Groundcover Planting, Shrub Planting, Landscape Notes

scale	
As Noted	
date	
04.24.2026	
no.	of.
6	94

Sheet No.
AS103
Project #2338



1 ENLARGED SITE PLAN
SCALE: 3/8" = 1'-0"

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA KENNETH R. FUKUI 04/13/2026

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HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

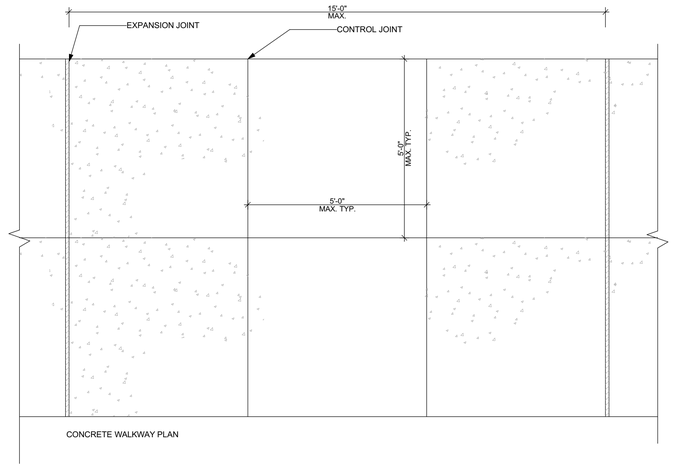
Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

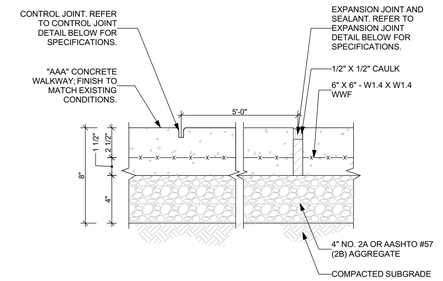
drawing title

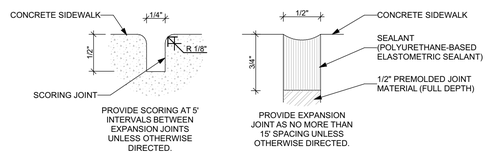
ENLARGED SITE PLAN

scale	
As Noted	
date	
04.24.2026	
no.	of.
7	94

Sheet No.
AS104
Project #2338

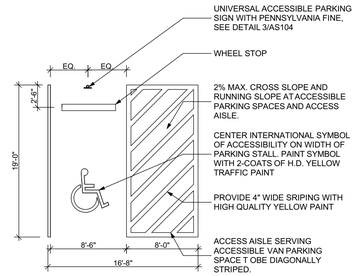




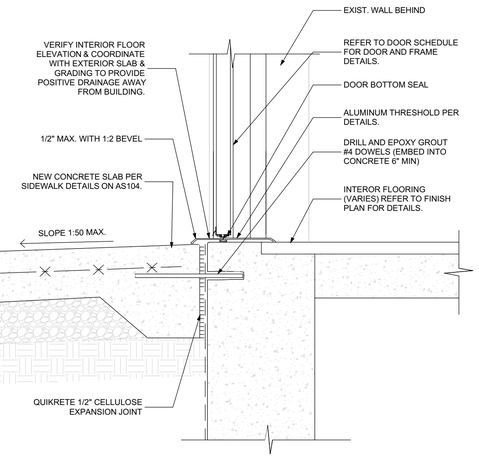


NOTE:
1. PADOT CLASS "AAA" SHALL HAVE COMPRESSIVE CAPACITY OF 4,000 PSI AT 28 DAYS.
2. ALL PAVEMENT JOINTS SHALL BE EXTENDED THROUGH CURB WHEN COINCIDENTAL WITH CURB JOINT.
3. EACH PAD SHALL NOT EXCEED 36 SF.

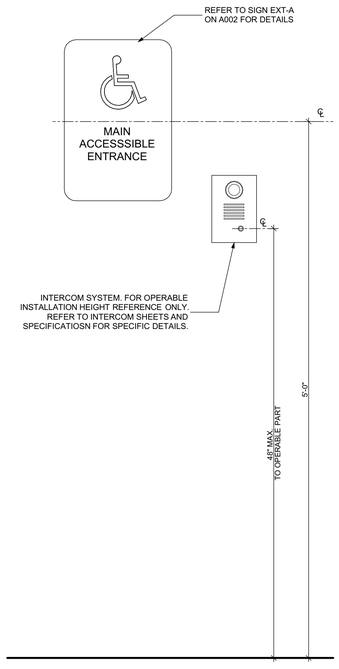
5 Sidewalk Detail
SCALE: 1/2" = 1'-0"



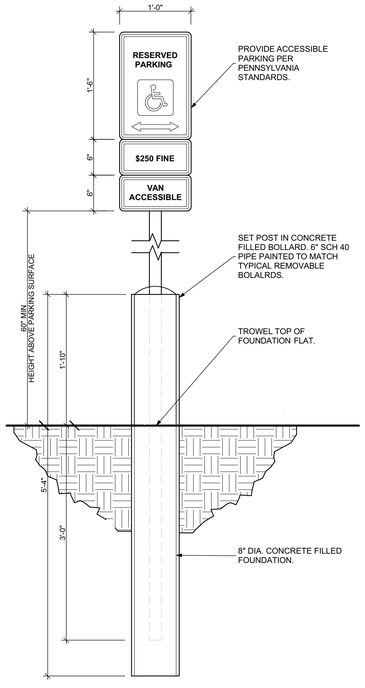
1 Exterior Parking Stall
SCALE: 1/8" = 1'-0"



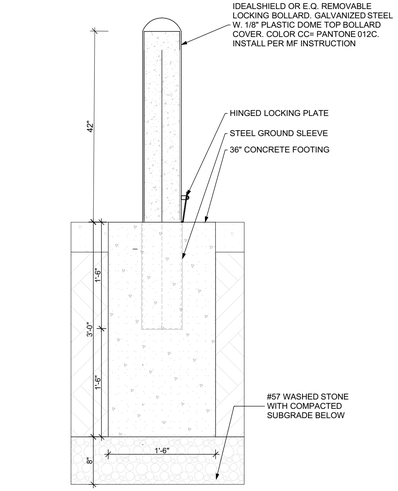
4 Accessible Threshold Detail
SCALE: 3" = 1'-0"



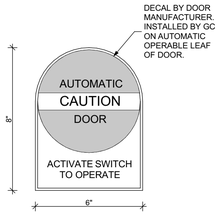
3 Accessible Entrance Details
SCALE: 1 1/2"= 1'-0"



2 Accessible Parking Sign
SCALE: 1" = 1'-0"



6 Typical Bollard Detail
SCALE: 1" = 1'-0"



7 Automatic Door Operator Button

Fukui Architects Pc
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

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Exterior Parking Stall, Accessible Parking Sign, Accessible Entrance Details, Accessible Threshold Detail, Sidewalk Detail, Typical Bollard Detail, Automatic Door Operator Button

scale	
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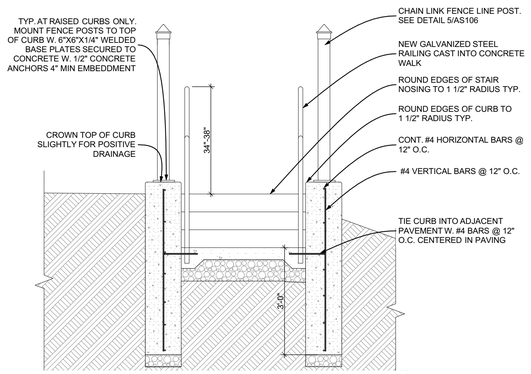
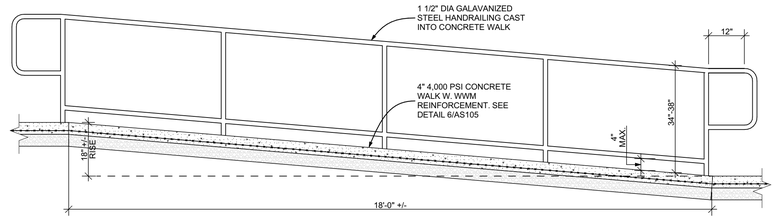
8	94

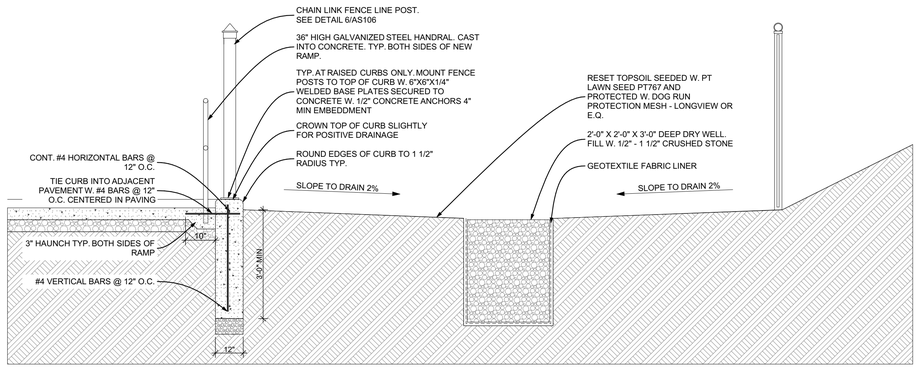
Sheet No.
AS105
Project #2338



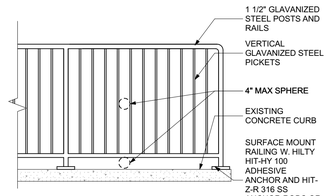
6 DOG RUN CURB DETAIL
SCALE: 1/2" = 1'-0"



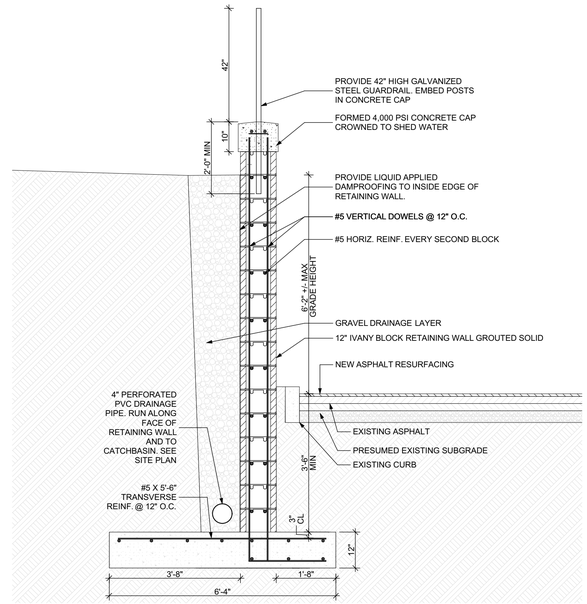
7 RAMP SECTION
SCALE: 1/2" = 1'-0"



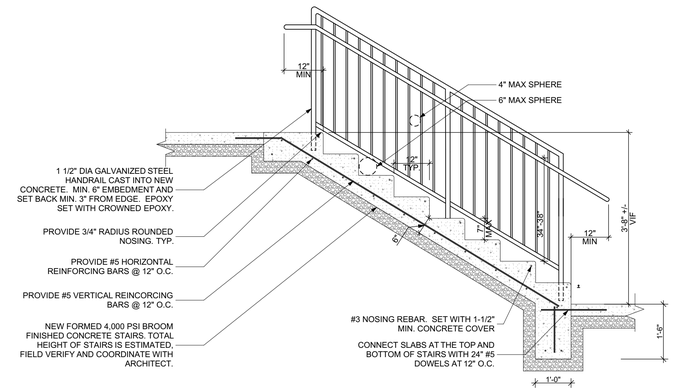
1 Dog Run Section
SCALE: 1/2" = 1'-0"



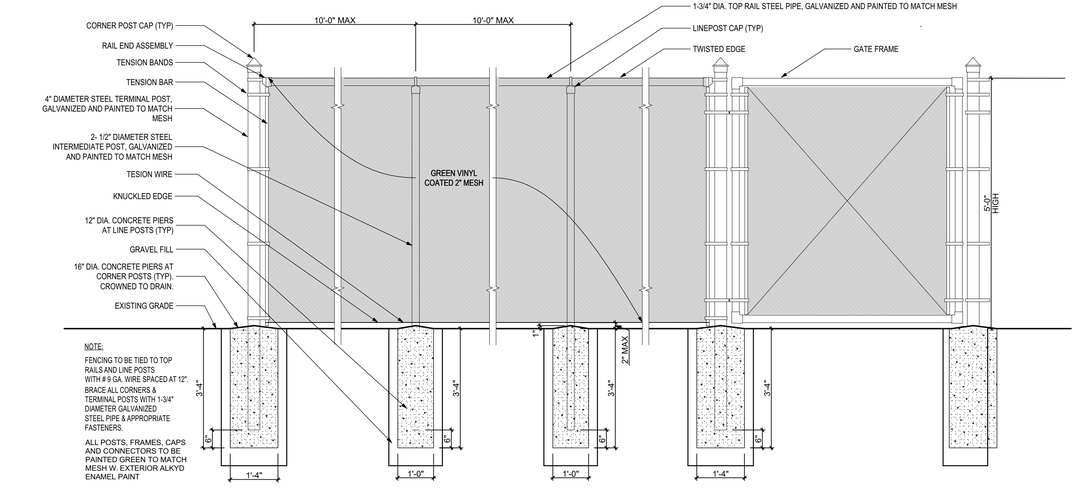
8 Exterior Guardrail Detail
SCALE: 1/2" = 1'-0"



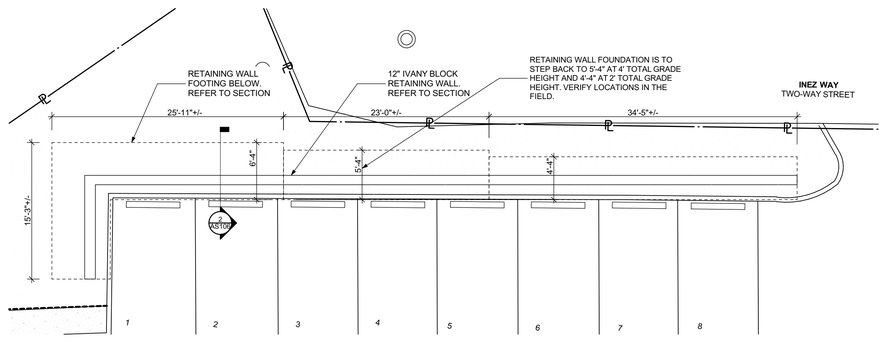
2 RETAINING WALL SECTION
SCALE: 1/2" = 1'-0"



4 Exterior Concrete Stair Section
SCALE: 1/2" = 1'-0"



5 TYPICAL CHAIN LINK FENCE DETAILS
SCALE: 1/2" = 1'-0"



3 ENLARGED RETAINING WALL PLAN
SCALE: 1/8" = 1'-0"

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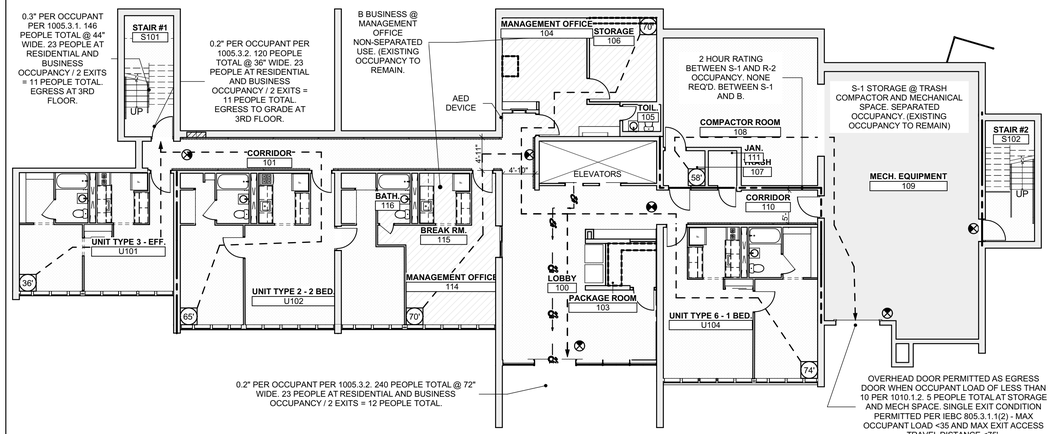
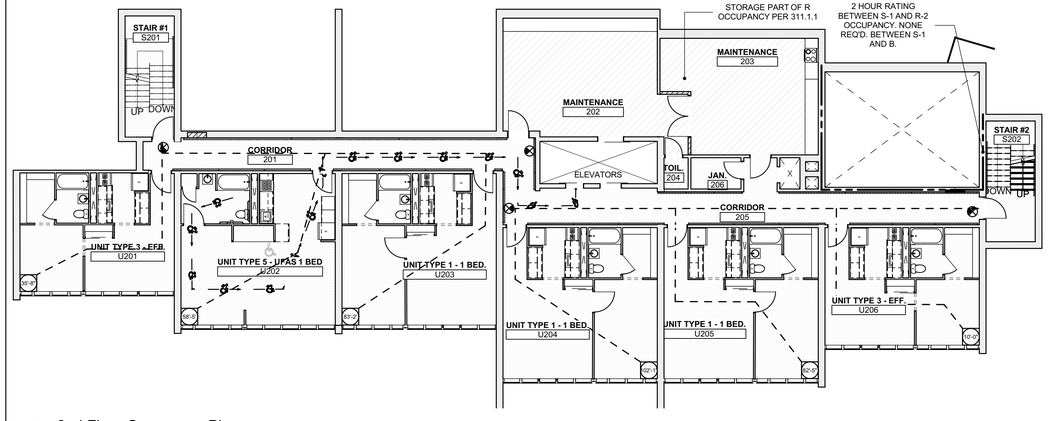
Dog Run Section, RETAINING WALL SECTION, ENLARGED RETAINING WALL PLAN, Exterior Concrete Stair Section, TYPICAL CHAIN LINK FENCE DETAILS, DOG RUN CURB DETAIL, RAMP SECTION, Exterior Guardrail Detail

scale	Sheet No.
As Noted	AS106
date: 04.24.2026	
no. 9 / of. 94	Project #2338



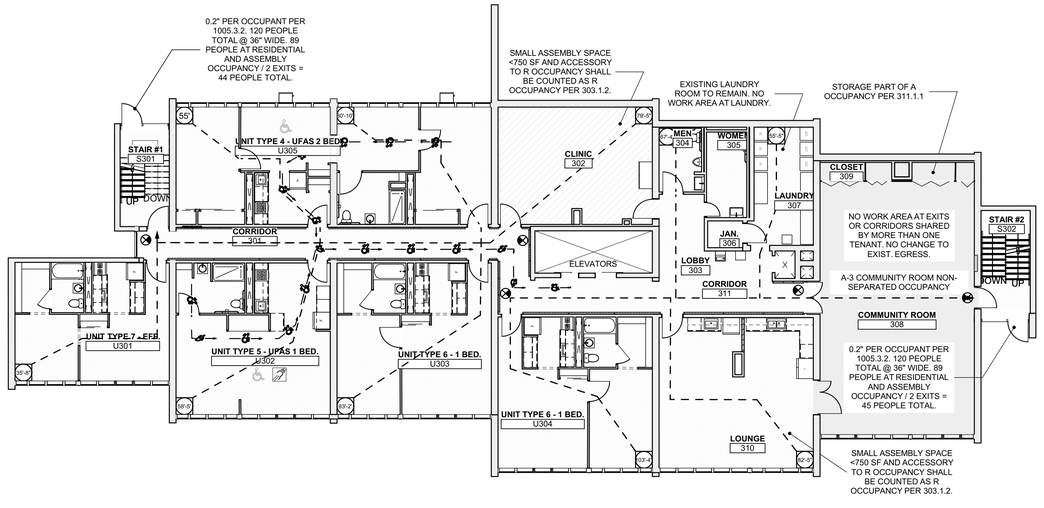
6 1st Floor Occupancy Plan

NOT TO SCALE



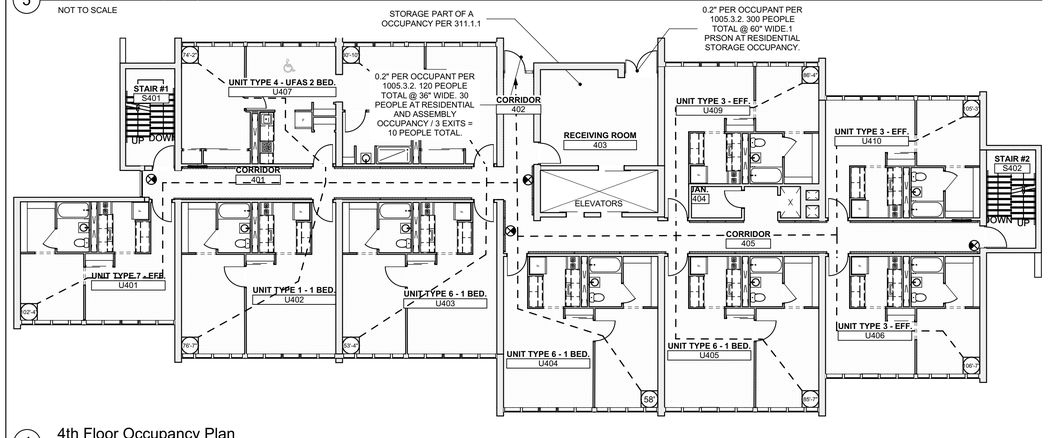
5 2nd Floor Occupancy Plan

NOT TO SCALE



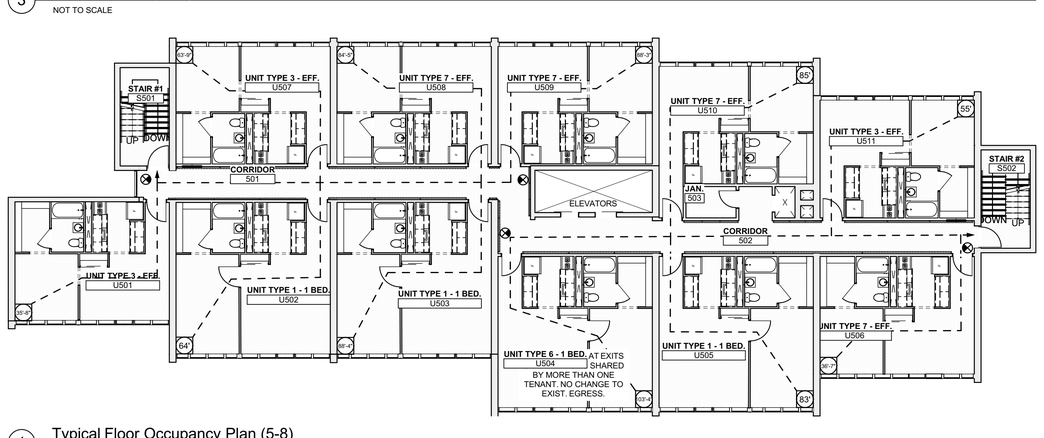
3 3rd Floor Occupancy Plan

NOT TO SCALE



4 4th Floor Occupancy Plan

NOT TO SCALE



1 Typical Floor Occupancy Plan (5-8)

NOT TO SCALE

LIFE SAFETY PLAN LEGEND

- ACCESSIBLE ROUTE
- EXIT PATH
- EXIT ACCESS TRAVEL DISTANCE
- NON-DIRECTIONAL EXIT SIGN WITH EMERGENCY LIGHTS
- DIRECTIONAL EXIT SIGN WITH EMERGENCY LIGHTS
- EMERGENCY LIGHTING
- FIRE EXTINGUISHER- TYPE "ABC"
- RECESSED FIRE EXTINGUISHER CABINET

GENERAL LIFE SAFETY NOTES

1. COORDINATE LIGHTING WITH REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS.
2. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION ON EMERGENCY LIGHTING.
3. PER 802.2.2 SUPPLEMENTAL SHAFTS AND FLOOR OPENING ENCLOSURES OTHER THAN STAIRS (1 HR PER 802.2.1) ARE NOT REQUIRED WHERE THE WORK AREA DOES NOT EXCEED 50% OF THE FLOOR AREA.
4. NO CORRIDORS/DEAD END CORRIDORS CONTAIN WORK AREA U.N.O.
5. PANIC HARDWARE NOT REQUIRED FOR FLOORS WHERE WORK AREA DOES NOT EXCEED 50% PER 805.4.4.1
6. EGRESS PLANS WHERE NO WORK AREA IN EXITS/CORRIDORS ARE SHOWN FOR REFERENCE ONLY. NO CHANGE TO OVERALL OCCUPANCY / LOADS. EGRESS AT LEVEL 1, 3, AND 4.
7. REFER TO DOOR SCHEDULE FOR DOOR FIRE RATING. ALL DOORS TO BE RATED APPROPRIATELY PER WALL ASSEMBLY RATING.
8. EXISTING EXIT STAIRS REQ'D. 1 HOUR FIRE SEPARATION. NO WORK AREA AT DEMISING WALLS BETWEEN UNITS (>1 HR PROVIDED) OR INCIDENTAL OCCUPANCIES. NO WORK AREA AT CORRIDORS OR ANY EGRESS AREAS ABOVE FLOOR 1.
9. EXISTING FLR/CLG AND ROOF STRUCTURE PRE-CAST CONCRETE TO REMAIN. EXISTING FIRE RATING TO REMAIN.

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Typical Floor Occupancy Plan (5-8), Life Safety Plan Legend, 3rd Floor Occupancy Plan, 4th Floor Occupancy Plan, 2nd Floor Occupancy Plan, 1st Floor Occupancy Plan

scale: As Noted
date: 04.24.2026
no. 10 of. 94

Sheet No.
LS101
Project #2338

OCCUPANCY LOAD BY TYPE

PLAN SYMBOL	NAME	Zone Number	FUNCTION OF SPACE	GROSS AREA (SF)	NET AREA (SF)	OCCUPANT LOAD FACTOR (SF/PERSON)	OCCUPANCY LOAD	ROUNDED OCCUPANCY
1ST FLOOR								
	BATH.	116	BUSINESS AREA	36.5	36.5	150	0.24	1.00
	BREAK RM.	115	BUSINESS AREA			150	0.37	1.00
	COMPACTOR ROOM	108	RESIDENTIAL	439.9	439.9	200	2.20	3.00
	CORRIDOR	101	RESIDENTIAL			200	1.30	2.00
	CORRIDOR	110	RESIDENTIAL			200	0.62	1.00
	JAN.	111	RESIDENTIAL			200	0.12	1.00
	LOBBY	100	RESIDENTIAL			200	3.00	3.00
	MANAGEMENT OFFICE	104	BUSINESS AREA			150	1.50	2.00
	MANAGEMENT OFFICE	114	BUSINESS AREA			150	1.59	2.00
	MECH. EQUIPMENT	109	STORAGE/MECHANICAL	905.6	905.6	300	3.02	4.00
	PACKAGE ROOM	103	RESIDENTIAL	48.0	48.0	200	0.24	1.00
	STAIR #1	S101	RESIDENTIAL			200	0.66	1.00
	STAIR #2	S102	RESIDENTIAL			200	0.66	1.00
	STORAGE	106	BUSINESS AREA			150	0.85	1.00
	TOIL.	105	RESIDENTIAL			200	0.11	1.00
	TRASH	107	RESIDENTIAL			200	0.17	1.00
	UNIT TYPE 2 - 2 BED.	U102	RESIDENTIAL			200	3.47	4.00
	UNIT TYPE 3 - EFF.	U101	RESIDENTIAL			200	2.02	3.00
	UNIT TYPE 6 - 1 BED.	U104	RESIDENTIAL			200	2.58	3.00
				5,012.0^{75} ft²			**24.70**	**36.00**
2ND FLOOR								
	CORRIDOR	201	RESIDENTIAL	422.0	422.0	200	2.11	3.00
	CORRIDOR	205	RESIDENTIAL			200	1.32	2.00
	JAN.	206	RESIDENTIAL			200	0.18	1.00
	MAINTENANCE	202	BUSINESS AREA			150	2.70	3.00
	MAINTENANCE	203	BUSINESS AREA			150	2.77	3.00
	STAIR #1	S201	RESIDENTIAL			200	0.66	1.00
	STAIR #2	S202	RESIDENTIAL			200	0.66	1.00
	TOIL.	204	BUSINESS AREA			150	0.11	1.00
	UNIT TYPE 1 - 1 BED.	U203	RESIDENTIAL	519.5	516.0	200	2.58	3.00
	UNIT TYPE 1 - 1 BED.	U204	RESIDENTIAL			200	2.57	3.00
	UNIT TYPE 1 - 1 BED.	U205	RESIDENTIAL	519.4	515.9	200	2.58	3.00
	UNIT TYPE 3 - EFF.	U201	RESIDENTIAL	406.8	403.3	200	2.02	3.00
	UNIT TYPE 3 - EFF.	U206	RESIDENTIAL			200	2.00	2.00
	UNIT TYPE 5 - UFAS 1 BED	U202	RESIDENTIAL			200	2.58	3.00
				4,707.7^{5} ft²			**24.84**	**32.00**
3RD FLOOR								
	CLINIC	302	BUSINESS AREA			150	2.67	3.00
	CLOSET	309	STORAGE/MECHANICAL			300	0.21	1.00
	COMMUNITY ROOM	308	ASSEMBLY - UNCONCENTRATED			15	58.37	59.00
	CORRIDOR	301	RESIDENTIAL			200	2.14	3.00
	CORRIDOR	311	RESIDENTIAL			200	0.59	1.00
	JAN.	306	RESIDENTIAL			200	0.11	1.00
	LAUNDRY	307	RESIDENTIAL	159.4	159.4	200	0.80	1.00
	LOBBY	303	RESIDENTIAL			200	0.68	1.00
	LOUNGE	310	RESIDENTIAL	513.2	513.2	200	2.57	3.00
	MEN	304	RESIDENTIAL			200	0.30	1.00
	STAIR #1	S301	RESIDENTIAL			200	0.54	1.00
	STAIR #2	S302	RESIDENTIAL			200	0.54	1.00
	UNIT TYPE 4 - UFAS 2 BED	U305	RESIDENTIAL	822.7	819.2	200	4.10	5.00
	UNIT TYPE 5 - UFAS 1 BED.	U302	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U303	RESIDENTIAL	519.5	516.0	200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U304	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 7 - EFF.	U301	RESIDENTIAL	406.8	403.3	200	2.02	3.00
	WOMEN	305	RESIDENTIAL	76.5	76.5	200	0.38	1.00
				5,845.9^{25} ft²			**83.76**	**94.00**
4TH FLOOR								
	CORRIDOR	401	RESIDENTIAL	419.2		200	2.13	3.00
	CORRIDOR	402	RESIDENTIAL		65.0	200	0.33	1.00
	CORRIDOR	405	RESIDENTIAL			200	1.29	2.00
	JAN.	404	RESIDENTIAL			200	0.18	1.00
	RECEIVING ROOM	403	RESIDENTIAL			200	1.25	2.00
	STAIR #1	S401	RESIDENTIAL			200	0.54	1.00
	STAIR #2	S402	RESIDENTIAL			200	0.54	1.00
	UNIT TYPE 1 - 1 BED.	U402	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 3 - EFF.	U406	RESIDENTIAL			200	2.00	2.00
	UNIT TYPE 3 - EFF.	U409	RESIDENTIAL			200	2.09	3.00
	UNIT TYPE 3 - EFF.	U410	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 4 - UFAS 2 BED.	U407	RESIDENTIAL	822.4	818.9	200	4.09	5.00
	UNIT TYPE 6 - 1 BED.	U403	RESIDENTIAL	519.5	516.0	200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U404	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U405	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 7 - EFF.	U401	RESIDENTIAL	406.8	403.3	200	2.02	3.00
				5,771.1 ft²			**28.77**	**39.00**
5TH FLOOR								
	CORRIDOR	501	RESIDENTIAL	419.2		200	2.13	3.00
	CORRIDOR	502	RESIDENTIAL			200	1.29	2.00
	JAN.	503	RESIDENTIAL			200	0.18	1.00
	STAIR #1	S501	RESIDENTIAL			200	0.54	1.00
	STAIR #2	S502	RESIDENTIAL			200	0.54	1.00
	UNIT TYPE 1 - 1 BED.	U502	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 1 - 1 BED.	U503	RESIDENTIAL	519.5	516.0	200	2.58	3.00
	UNIT TYPE 1 - 1 BED.	U505	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 3 - EFF.	U501	RESIDENTIAL	406.8	403.3	200	2.02	3.00
	UNIT TYPE 3 - EFF.	U507	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U511	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 6 - 1 BED.	U504	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 7 - EFF.	U506	RESIDENTIAL			200	2.00	2.00
	UNIT TYPE 7 - EFF.	U508	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 7 - EFF.	U509	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 7 - EFF.	U510	RESIDENTIAL			200	2.09	3.00
				5,850.4^{25} ft²			**29.11**	**40.00**
6TH FLOOR								
	CORRIDOR	601	RESIDENTIAL	421.7		200	2.14	3.00
	CORRIDOR	602	RESIDENTIAL			200	1.29	2.00
	JAN.	603	RESIDENTIAL			200	0.18	1.00
	STAIR #1	S601	RESIDENTIAL			200	0.54	1.00
	STAIR #2	S602	RESIDENTIAL			200	0.54	1.00
	UNIT TYPE 1 - 1 BED.	U602	RESIDENTIAL			200	2.60	3.00
	UNIT TYPE 1 - 1 BED.	U603	RESIDENTIAL	519.5	516.0	200	2.58	3.00
	UNIT TYPE 3 - EFF.	U601	RESIDENTIAL	406.8	403.3	200	2.02	3.00
	UNIT TYPE 3 - EFF.	U607	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U608	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U609	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U610	RESIDENTIAL			200	2.09	3.00
	UNIT TYPE 3 - EFF.	U611	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 6 - 1 BED.	U604	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U605	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 7 - EFF.	U606	RESIDENTIAL			200	2.00	2.00
				5,852.9^{25} ft²			**29.14**	**40.00**
7TH FLOOR								
	CORRIDOR	701	RESIDENTIAL	419.2		200	2.13	3.00
	CORRIDOR	702	RESIDENTIAL			200	1.29	2.00
	JAN.	703	RESIDENTIAL			200	0.18	1.00
	STAIR #1	S701	RESIDENTIAL			200	0.54	1.00
	STAIR #2	S702	RESIDENTIAL			200	0.54	1.00
	UNIT TYPE 1 - 1 BED.	U705	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 3 - EFF.	U706	RESIDENTIAL			200	2.00	2.00
	UNIT TYPE 3 - EFF.	U707	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U708	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U709	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U710	RESIDENTIAL			200	2.09	3.00
	UNIT TYPE 6 - 1 BED.	U702	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U703	RESIDENTIAL	519.5	516.0	200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U704	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 7 - EFF.	U701	RESIDENTIAL	406.8	403.3	200	2.02	3.00
	UNIT TYPE 7 - EFF.	U711	RESIDENTIAL	403.7	400.2	200	2.00	3.00
				5,850.4^{25} ft²			**29.11**	**40.00**
8TH FLOOR								
	CORRIDOR	801	RESIDENTIAL	419.2		200	2.13	3.00
	CORRIDOR	802	RESIDENTIAL			200	1.29	2.00
	JAN.	803	RESIDENTIAL			200	0.18	1.00
	STAIR #1	S801	RESIDENTIAL			200	0.54	1.00
	STAIR #2	S802	RESIDENTIAL			200	0.54	1.00
	UNIT TYPE 1 - 1 BED.	U802	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 1 - 1 BED.	U805	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 3 - EFF.	U801	RESIDENTIAL	406.8	403.3	200	2.02	3.00
	UNIT TYPE 3 - EFF.	U807	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U808	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 3 - EFF.	U810	RESIDENTIAL			200	2.09	3.00
	UNIT TYPE 3 - EFF.	U811	RESIDENTIAL	403.7	400.2	200	2.00	3.00
	UNIT TYPE 6 - 1 BED.	U803	RESIDENTIAL	519.5	516.0	200	2.58	3.00
	UNIT TYPE 6 - 1 BED.	U804	RESIDENTIAL			200	2.58	3.00
	UNIT TYPE 7 - EFF.	U806	RESIDENTIAL			200	2.00	2.00
	UNIT TYPE 7 - EFF.	U809	RESIDENTIAL	403.7	400.2	200	2.00	3.00
				5,850.4^{25} ft²			**29.11**	**40.00**
				44,741.0^{75} ft²			**278.52**	**361.00**

NOTE: NO CHANGE IN EXISTING OCCUPANCY AS PART OF CURRENT RENOVATIONS

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA ANTHONY J. FUKUI 04/13/2026

04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

OCCUPANCY LOAD BY TYPE

scale As Noted
date 04.24.2026
no. 11 **of.** 94

Sheet No.
LS102
Project #2338

ACCESSIBILITY CODE NOTES

1. PROJECT TO COMPLY WITH CHAPTER 11 OF THE PENNSYLVANIA BUILDING CODE 2018, ANSI A117.1 - 2009, AND UFAS CODE AS APPLICABLE PER HUD REVIEW.

2. ALL CONTROLS AND OPERATING MECHANISMS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1 - 2009 CHAPTER 308 AND 309, (IE: 15 INCHES TO 48 INCHES AFF)

3. SEE ICC/ANSI-A117.1-2009 CHAPTER 703 FOR ALL SIGNAGE REQUIREMENTS.

4. SEE ICC/ANSI-A117.1-2009 CHAPTER 703.3.11 FOR LOCATION OF PERMANENT ROOM AND SPACE SIGNAGE REQUIREMENTS.

5. PROVIDE PROPER MANEUVERING CLEARANCE AT DOOR PER ICC/ANSI A117.1-2009 CHAPTER 404.2.3.

6. ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE. PER ICC/ANSI A117.1-2009 CHAPTER 404.

7. ALL DOORS MUST HAVE A 32 INCHES CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED 90% TO THE DOOR STOP PER ICC/ANSI A117.1-2009 CHAPTER 404

8. ALL PUBLIC AND COMMON AREA DOORS TO HAVE 5# MAX. FORCE TO OPEN PER ICC/ANSI A117.1-2009 309.4

9. FORWARD/FRONT APPROACH AND SIDE/PARALLEL APPROACH REACH RANGE FOR ALL CONTROLS AND OPERATING MECHANISM TO BE 15 INCHES TO 48 INCHES PER ICC/ANSI A117.1-2009 CHAPTER 3.308.

10. CARPET PILE THICKNESS NOT TO EXCEED 1/2 INCHES (ICC/ANSI-2009 SEC302.2) PLEASE ALSO NOTE: CARPET PILE THICKNESS IS FROM FLOOR FINISH TO TOP OF PILE PER ICC/ANSI-2009 SEC302.2.

11. ALL RECEPTION, TRANSACTION COUNTERS, PASS-THRU TO HAVE PORTION SET BETWEEN 28 INCHES TO 34 INCHES AFF IN HEIGHT AND 36 INCHES MIN. IN LENGTH PER ICC/ANSI-2009 SEC 902.4

12. FLOOR SURFACES SHALL BE FIRM STABLE AND SLIP RESISTANT PER ICC/ANSI-2009 SECTION 302.1.

13. ALL NEW, ALTERED, RELOCATED OR REPLACED FIRE ALARM OR EMERGENCY WARNING SYSTEM TO COMPLY FULLY WITH ICC/ANSI A117.1-2009 SECTION 7.702. ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT. PER ICC/ANSI A117.1-2009 CHAPTER 702.

14. PROVIDE IN PORTION OF EACH COAT CLOSET SHELF/ROD TO BE 48 INCHES AFF MAX. TO TOP WITH AN ACCESSIBLE ROUTE FOR A FORWARD OR PARALLEL APPROACH PER ICC/ANSI A117.1-2009 CHAPTER 9.905.)

15. ACCESSIBLE HI-LO DRINKING FOUNTAIN PER ICC/ANSI A117.1-2009 CHAPTER 602.

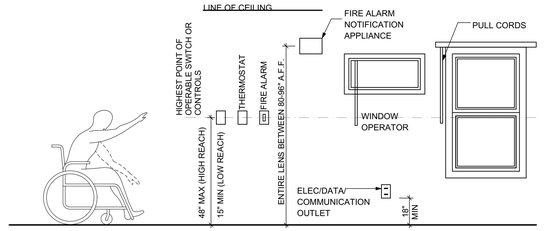
16. ACCESSIBLE ADULT HEIGHT DRINKING FOUNTAIN TO BE 36 INCHES AFF MAX. TO SPOUT.

17. CANE DETECTION NOT HIGHER THAN 27 INCHES AFF UNDERNEATH ACCESSIBLE DRINKING FOUNTAIN.

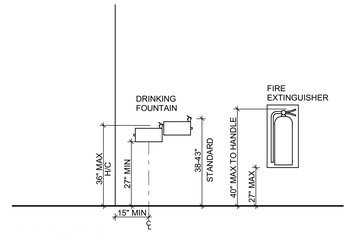
18. 2'-6 INCHES BY 4'-0 INCHES CLEAR FLOOR SPACE FOR A FORWARD APPROACH.

19. REFER TO PLANS AND SPECIFICATIONS FOR MORE SPECIFIC DETAILS ON ACCESSIBLE REQUIREMENTS.

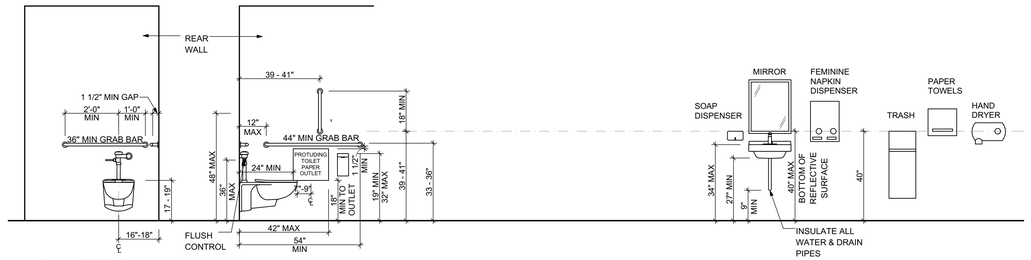
20. OPERABLE ELEMENTS SHALL BE USABLE WITHOUT HAVING TO TIGHTLY GRASP PINCH OR TWIST



GENERAL



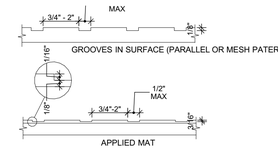
PUBLIC AREAS



TOILET ROOMS

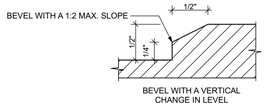
1 ADA Mounting Heights

NOT TO SCALE



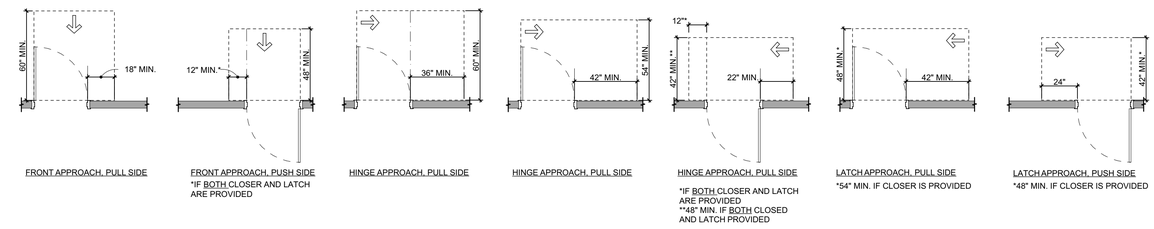
2 Accessible Detectable Warning Details

NOT TO SCALE



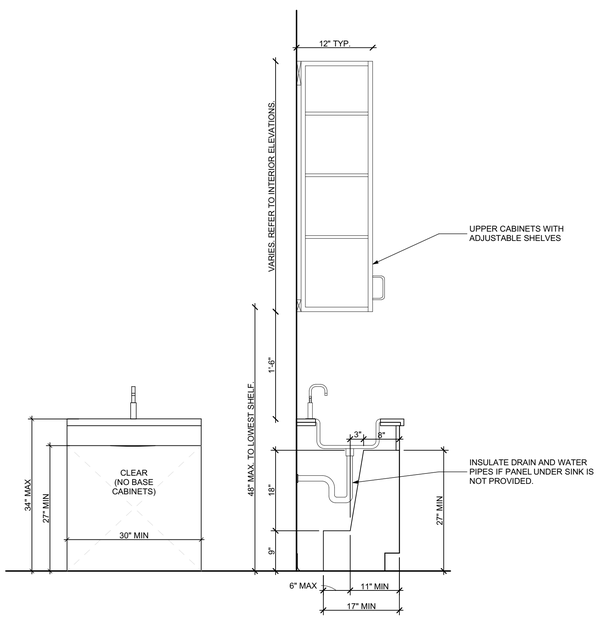
3 Accessible Level Change

NOT TO SCALE



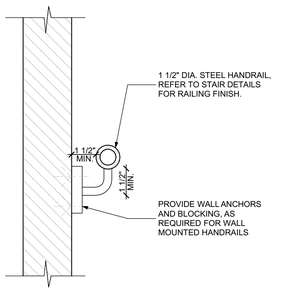
4 Maneuvering Clearance At Manual Swinging Doors

NOT TO SCALE



5 Knee and Toe Clearances

NOT TO SCALE



6 Accessible Handrail Section

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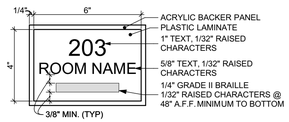
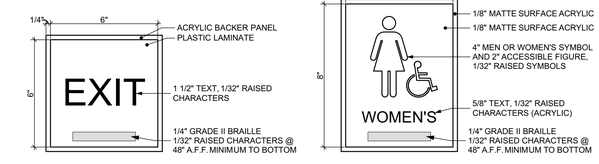


(S-1) GENERAL SIGNAGE

PROVIDE ON WALL SURFACE ON HANDLE SIDE ONLY, TYPICAL



(S-2) EXIT SIGNAGE

PROVIDE AT ALL EXIT DOORS ON INTERIOR SIDE.

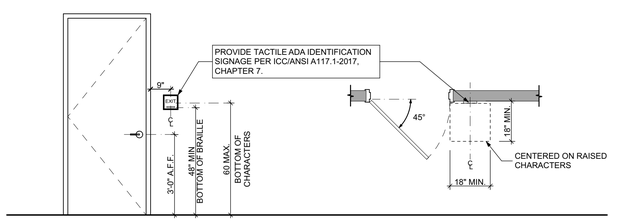
(S-3) TOILET ROOM SIGNAGE

PROVIDE AT MEN'S ROOM AND WOMEN'S ROOM.

SIGNAGE NOTE:
1.) SIGNAGE LOCATIONS AND CHARACTERS TO COMPLY WITH REQUIREMENTS SIGNAGE PER ICC/ANSI A117.1-2009, CHAPTER 7.
2.) TYPICAL ATTACHMENT METHOD IS TO BE CONCEAL MOUNTING.
3.) REFER TO PLANS AND DOOR SCHEDULE FOR DOOR SIGNAGE LOCATIONS.

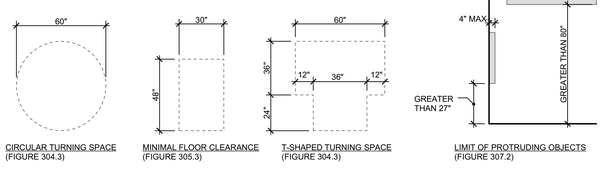
7 Interior Signage

NOT TO SCALE



8 Door Signage Mounting Requirements

NOT TO SCALE



9 Accessibility Clearances

NOT TO SCALE

Fukui Architects Pc
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Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

ADA Mounting Heights, Accessible Detectable Warning Details, Accessible Level Change, Maneuvering Clearance At Manual Swinging Doors, Knee and Toe Clearances, Accessible Handrail Section, Interior Signage, Door Signage Mounting Requirements, Accessibility Clearances, Accessible Notes

scale	
As Noted	
date	
04.24.2026	
no.	of.
12	94

Sheet No.
A001
Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

1. THESE DRAWINGS INDICATE EXISTING CONSTRUCTION AND ARE DIAGRAMMATIC. THE CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF THE DEMOLITION WORK.
2. CONTRACT DRAWINGS SHALL BE UNDERSTOOD AS A COMPLETE SET OF DOCUMENTS THAT INFORM THE WORK TO BE DONE. IN NO CIRCUMSTANCE SHALL THE GENERAL CONTRACTOR BID OR PERFORM WORK WITHOUT REFERENCING ALL RELATED INSTRUCTION FOUND THROUGHOUT THE DOCUMENTS INCLUDING, BUT NOT LIMITED TO: INFORMATION FOUND IN BOTH DEMOLITION AND NEW WORK DRAWING SHEETS, GENERAL NOTES, NOTES / DIRECTION FOUND ON SHEETS OF ALL DISCIPLINES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALLS, AS REQUIRED, TO ENCLOSE AND BARRICADE FOR SAFETY, AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY DEMOLITION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREA OF THE BUILDING.
4. PROTECT EXISTING FINISHES, FLOORING, FIXTURES, FURNITURE, STRUCTURE, ETC. TO REMAIN DURING DEMOLITION AND NEW CONSTRUCTION.
5. DO NOT CUT, REMOVE, OR ALTER ANY STRUCTURAL MEMBER OF THE EXISTING BUILDING SUPERSTRUCTURE (I.E., COLUMNS, BEAMS, LOAD BEARING WALLS, ROOF STRUCTURE) NOT IDENTIFIED TO BE REMOVED WITHIN THE STRUCTURAL DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL MEMBER. DO NOT PROCEED WITH WORK IN THE AREA UNTIL DIRECTED TO DO SO BY THE ARCHITECT.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE INSTALLATION OF THE NEW CONSTRUCTION OR THE EXISTING CONSTRUCTION THAT IS TO REMAIN.
7. THE CONTRACTOR SHALL NOT CAUSE OR IMPOSE ANY IMPACT LOADS OR EXCESSIVE VIBRATIONS DURING DEMOLITION. MATERIALS SHALL NOT BE PILED, STACKED, OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING STRUCTURE.
8. THE CONTRACTOR SHALL PREPARE AN INVENTORY OF EXISTING ITEMS TO BE REMOVED AND RELOCATED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ITEMS TO BE INVENTORIED AND FORMAT REQUIREMENTS OF "ON SITE" STORAGE AREAS, AND SEQUENCE OF DEMOLITION PRIOR TO THE COMMENCEMENT OF WORK. CAREFULLY REMOVE AND NEATLY STORE ON SITE AND PROTECT FROM DAMAGE ANY ITEM IDENTIFIED BY THE OWNER TO BE REMOVED AND RELOCATED.
9. ALL MATERIALS SCHEDULED TO BE REMOVED AND WHICH ARE NOT REQUIRED TO BE INVENTORIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND LIFE SAFETY SYSTEMS, OF EXISTING FACILITIES, IN COMPLETE WORKING ORDER DURING DEMOLITION ACTIVITIES.
11. CONSTRUCTION, FIXTURES, EQUIPMENT AND MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETE FOR THAT ITEM, INCLUDING, BUT NOT LIMITED TO, FRAMING, FINISHES, FLOOR AND CEILING RUNNERS, PARTITION ELEMENTS OCCURRING ABOVE AND BELOW THE FINISHED CEILING, HANGERS,STRAPS, SUPPORTS, ANCHORS, FASTENERS AND MISCELLANEOUS APPURTENANCES CONNECTED WITH THE ITEMS BEING REMOVED FOR A MAKE READY CONDITION FOR NEW CONSTRUCTION.
12. IF STRUCTURAL ELEMENTS OR MECHANICAL SYSTEMS CONNECTING MULTIPLE SPACES / FLOORS ARE DISCOVERED WITHIN A PARTITION SCHEDULED TO BE REMOVED, OR ASSUMED TO BE DISCOVERED, STOP DEMOLITION AND CONSULT ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION.
13. WHERE A PARTITION OR ITEM IS INDICATED TO BE REMOVED, CONTRACTOR SHALL PATCH THE AFFECTED WALL / CEILING / FLOOR AREA AND INFILL ANY ASSOCIATED TRIM OR FINISH TO A QUALITY THAT MATCHES THE ADJACENT CONSTRUCTION TO REMAIN AND WITHOUT ANY NOTICABLE JOINT CONDITION BETWEEN.
14. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISONNECTED / TERMINATED AT MAIN SUPPLY FEEDS / PANEL BOARDS UNLESS OTHERWISE NOTED.
15. WHERE WALL FINISHES ARE SCHEDULED TO BE REMOVED AND ASSOCIATED PARTITION IS TO REMAIN, CONTRACTOR SHALL PATCH, PREP AND CLEAN THE WALL SURFACE AFTER REMOVAL OF FINISH TO MAKE READY FOR INSTALLATION OF NEW FINISHES AS SPECIFIED IN THE FINISH SCHEDULE.
16. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
17. PROVIDE ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR ELECTRICAL AND MECHANICAL ACCESS FOR THE REMOVAL OF EXISTING DUCTWORK OR CONDUIT AS REQUIRED, AND THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
18. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING CONSTRUCTION AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT,BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS, FINISHES, ETC.
19. WHEN UNFORESEEN CONDITIONS ARE DISCOVERED, GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER WITH A CLEAR BREAKDOWN FOR MATERIALS AND LABOR WITH HOURLY RATE(S) LISTED. ALL CHANGE ORDERS SHALL BE PRESENTED AS "NOT TO EXCEED" AMOUNTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TIME TRACKING SYSTEM FOR CHANGE ORDER WORK AND PRESENT A REPORT TO OWNER AT COMPLETION OF THE TASK. OWNER RESERVES THE RIGHT TO SOLICIT AN OUTSIDE BID FOR CHANGE ORDER WORK AT OWN DISCRETION. IF OWNER HIRES AN OUTSIDE CONTRACTOR TO PERFORM SAID WORK, GENERAL CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR WORK TO BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
20. SEE MEP FA AND FP DRAWINGS FOR ADDITIONAL DEMO SCOPE.
21. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
22. EXISTING STANDPIPE AND LIFE SAFETY EQUIPMENT TO REMAIN, UNLESS NOTED OTHERWISE. PROTECT AS NECESSARY.
23. WHERE INDICATED ON PLAN, REMOVE NON-LOAD BEARING WALL ASSEMBLY COMPLETE INCLUDING ALL FINISH MATERIALS, INTERNAL WALL SUPPORT STRUCTURE (I.E. METALOR WOOD FRAMING, CLAY TILE, CMU, ETC.) AND ANY ELECTRICAL, PLUMBING, MECHANICAL, TELE/DATA OR OTHER COMPONENT /DEVICE. TRIM, BASEBOARD, DOORS & DOOR FRAMES, AND ANY ELEMENT / FIXTURE ASSOCIATED WITH THE WALL. REVIEW WITH OWNER ANY ITEMS TO BE SALVAGED FOR FUTURE USE.
24. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
25. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
26. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
27. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
28. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
29. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
30. ASBESTOS CONTAINING MATERIALS HAVE BEEN RECORDED ON SITE. PRIOR TO DEMOLITION ACTIVITIES REVIEW PSI HAZARDOUS MATERIALS SURVEY FOR AFFECTED MATERIALS AND SPECIFICATION SECTION 02 8000 - ASBESTOS ABATEMENT FOR DEMOLITION AND DISPOSAL REQUIREMENTS.
31. ALL EXISTING INTERIOR SIGNAGE TO BE REMOVED.

COMMON AREA DEMOLITION KEYNOTES

D1	EXISTING WALL MOUNTED RAILING AND WOOD MOUNTING BLOCK TO BE REMOVED.
D2	EXISTING METAL DOOR AND SIDELITE TO BE REMOVED. HEADER ABOVE TO REMAIN.
D3	EXISTING FIRE HOSE CABINET TO BE REMOVED.
D4	EXISTING VENDING MACHINES TO BE RELOCATED BY OWNER.
D6	EXISTING MAILBOXES TO BE TEMPORARILY REMOVED AND SET ASIDE FOR RE-INSTALLATION. REFER TO NEW FLOOR PLANS FOR LOCATION.
D7	EXISTING BASEBOARD HEATER AND ASSOCIATED PIPING TO BE REMOVED.
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D14	EXISTING WALL MOUNTED LAUNDRY CARD READER TO BE RELOCATED BY OWNER.
D15	EXISTING EXTERIOR SUPPORT BRACKETS AND VESTIGIAL ATTACHMENT HARDWARE TO BE REMOVED. ENSURE EXISTING WINDOW FRAME IS CLEAR AND PREPARED TO RECEIVE NEW INFILL PANEL INFILL ANY FASTENER HOLES LEFT IN VINYL WINDOWFRAMES. NOTE: WINDOW A/C UNIT TO BE SEPARATELY REMOVED BY OWNER'S VENDOR. DEMOLITION CONTRACTOR TO COORDINATE REMOVAL.
D17	PROVIDE PENETRATION THROUGH EXISTING REINFORCED SITECAST CONCRETE WALL TO FACILITATE PTAC INSTALLATION. SEE STRUCTURAL DRAWING S1 FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
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D19	EXISTING WALL TO BE REMOVED
D20	EXISTING CASEWORK TO BE REMOVED.
D21	EXISTING DUCTWORK RUNNING THROUGH FLOOR TO BE REMOVED. REMOVE ASSOCIATED THROUGH WALL GRILLES ABOVE. EXISTING CHASE TO REMAIN.
D22	REMOVE EXISTING WALLBOARD UP 60" A.F.F TO FACILITATE INSTALLATION OF NEW CONVENIENCE OUTLETS.
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DEMOLITION REFLECTED CEILING PLAN LEGEND

DEMOLISH EXISTING CEILING FINISH IN HATCHED AREA.

EXISTING POPCORN CEILING TO BE DEMOLISHED BACK TO CONCRETE STRUCTURE. SCRAPE AND CLEAN CONCRETE STRUCTURE BELOW.

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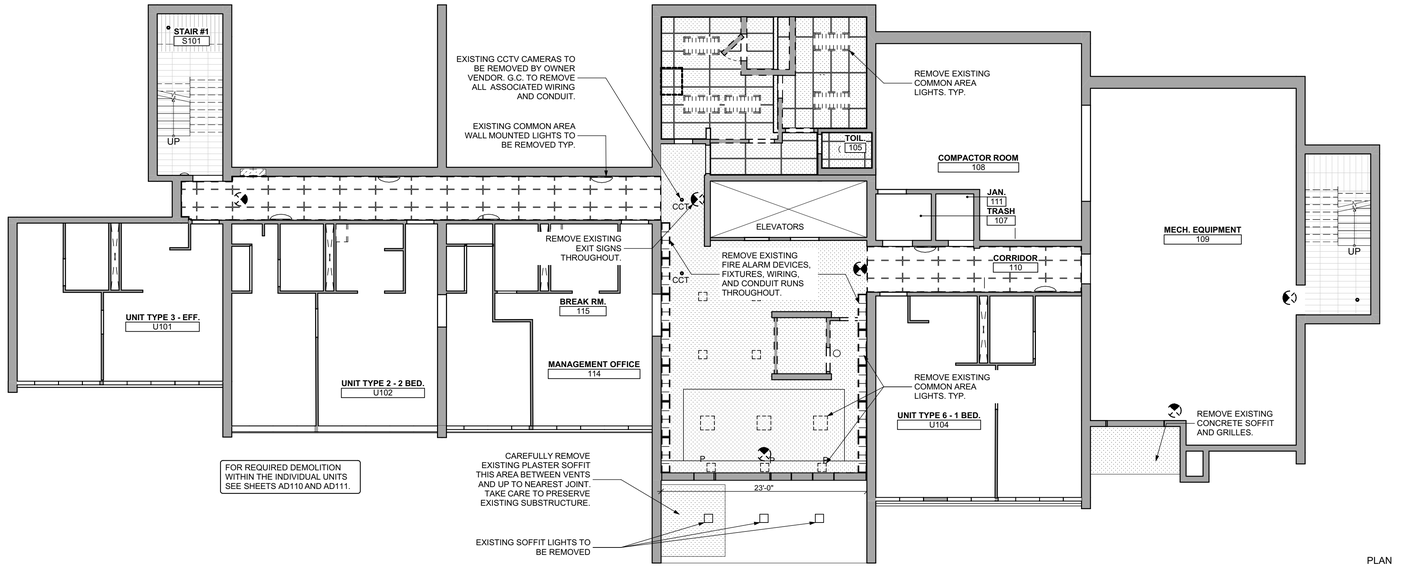
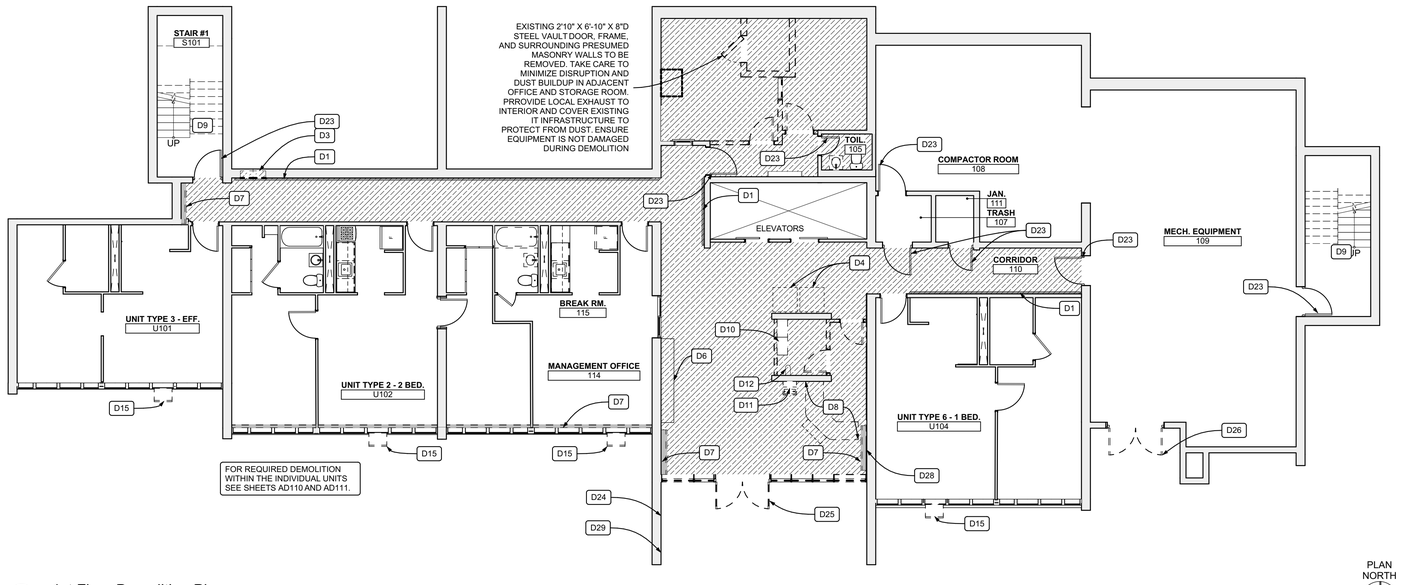
NOTE: HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED ON SITE. PRIOR TO COMMENCING DEMOLTION ACTIVITIES REVIEW HAZARDOUS MATERIALS SURVEY AND SPECIFICATION SECTION SECTION 02 8000 - "ASBESTOS ABATEMENT" FOR LOCATIONS OF HAZARDOUS MATERIALS, ABATEMENT, AND DISPOSAL PROCEDURES.



1 1st Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"



2 1st Floor Demolition Plan
SCALE: 1/8" = 1'-0"

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Demolition Plan Legend, 1st Floor Reflected Ceiling Demolition Plan, 1st Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale	As Noted
date	04.24.2026
no.	13
of.	94

Sheet No.
AD101
Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

1. THESE DRAWINGS REFLECT EXISTING CONDITIONS AS OBSERVING CONSTRUCTION AND ARE DIAGRAMMATIC. THE CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF THE DEMOLITION WORK.
2. CONTRACT DRAWINGS SHALL BE UNDERSTOOD AS A COMPLETE SET OF DOCUMENTS THAT INFORM THE WORK TO BE DONE. IN NO CIRCUMSTANCE SHALL THE GENERAL CONTRACTOR BID OR PERFORM WORK WITHOUT REFERENCING ALL RELATED INSTRUCTION FOUND THROUGHOUT THE DOCUMENTS INCLUDING, BUT NOT LIMITED TO: INFORMATION FOUND IN BOTH DEMOLITION AND NEW WORK DRAWING SHEETS, GENERAL NOTES, NOTES / DIRECTION FOUND ON SHEETS OF ALL DISCIPLINES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALLS, AS REQUIRED, TO ENCLOSE AND BARRICADE FOR SAFETY, AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY DEMOLITION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREA OF THE BUILDING.
4. PROTECT EXISTING FINISHES, FLOORING, FIXTURES, FURNITURE, STRUCTURE, ETC. TO REMAIN DURING DEMOLITION AND NEW CONSTRUCTION.
5. DO NOT CUT, REMOVE, OR ALTER ANY STRUCTURAL MEMBER OF THE EXISTING BUILDING SUPERSTRUCTURE (I.E., COLUMNS, BEAMS, LOAD BEARING WALLS, ROOF STRUCTURE) NOT IDENTIFIED TO BE REMOVED WITHIN THE STRUCTURAL DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL MEMBER. DO NOT PROCEED WITH WORK IN THE AREA UNTIL DIRECTED TO DO SO BY THE ARCHITECT.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE INSTALLATION OF THE NEW CONSTRUCTION OR THE EXISTING CONSTRUCTION THAT IS TO REMAIN.
7. THE CONTRACTOR SHALL NOT CAUSE OR IMPOSE ANY IMPACT LOADS OR EXCESSIVE VIBRATIONS DURING DEMOLITION. MATERIALS SHALL NOT BE PILED, STACKED, OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING STRUCTURE.
8. THE CONTRACTOR SHALL PREPARE AN INVENTORY OF EXISTING ITEMS TO BE REMOVED AND RELOCATED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ITEMS TO BE INVENTORIED AND FORMAT REQUIREMENTS OF "ON SITE" STORAGE AREAS, AND SEQUENCE OF DEMOLITION PRIOR TO THE COMMENCEMENT OF WORK. CAREFULLY REMOVE AND NEATLY STORE ON SITE AND PROTECT FROM DAMAGE ANY ITEM IDENTIFIED BY THE OWNER TO BE REMOVED AND RELOCATED.
9. ALL MATERIALS SCHEDULED TO BE REMOVED AND WHICH ARE NOT REQUIRED TO BE INVENTORIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND LIFE SAFETY SYSTEMS, OF EXISTING FACILITIES, IN COMPLETE WORKING ORDER DURING DEMOLITION ACTIVITIES.
11. CONSTRUCTION, FIXTURES, EQUIPMENT AND MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETE FOR THAT ITEM, INCLUDING, BUT NOT LIMITED TO, FRAMING, FINISHES, FLOOR AND CEILING RUNNERS, PARTITION ELEMENTS OCCURRING ABOVE AND BELOW THE FINISHED CEILING, HANGERS, STRAPS, SUPPORTS, ANCHORS, FASTENERS AND MISCELLANEOUS APPURTENANCES CONNECTED WITH THE ITEMS BEING REMOVED FOR A MAKE READY CONDITION FOR NEW CONSTRUCTION.
12. IF STRUCTURAL ELEMENTS OR MECHANICAL SYSTEMS CONNECTING MULTIPLE SPACES / FLOORS ARE DISCOVERED WITHIN A PARTITION SCHEDULED TO BE REMOVED, OR ASSUMED TO BE DISCOVERED, STOP DEMOLITION AND CONSULT ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION.
13. WHERE A PARTITION OR ITEM IS INDICATED TO BE REMOVED, CONTRACTOR SHALL PATCH THE AFFECTED WALL / CEILING / FLOOR AREA AND INFILL ANY ASSOCIATED TRIM OR FINISH TO A QUALITY THAT MATCHES THE ADJACENT CONSTRUCTION TO REMAIN AND WITHOUT ANY NOTICABLE JOINT CONDITION BETWEEN.
14. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISONNECTED / TERMINATED AT MAIN SUPPLY FEEDS / PANEL BOARDS UNLESS OTHERWISE NOTED.
15. WHERE WALL FINISHES ARE SCHEDULED TO BE REMOVED AND ASSOCIATED PARTITION IS TO REMAIN, CONTRACTOR SHALL PATCH, PREP AND CLEAN THE WALL SURFACE AFTER REMOVAL OF FINISH TO MAKE READY FOR INSTALLATION OF NEW FINISHES AS SPECIFIED IN THE FINISH SCHEDULE.
16. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
17. PROVIDE ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR ELECTRICAL AND MECHANICAL ACCESS FOR THE REMOVAL OF EXISTING DUCTWORK OR CONDUIT AS REQUIRED, AND THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
18. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING CONSTRUCTION AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT, BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS, FINISHES, ETC.
19. WHEN UNFORESEEN CONDITIONS ARE DISCOVERED, GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER WITH A CLEAR BREAKDOWN FOR MATERIALS AND LABOR WITH HOURLY RATE(S) LISTED. ALL CHANGE ORDERS SHALL BE PRESENTED AS "NOT TO EXCEED" AMOUNTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TIME TRACKING SYSTEM FOR CHANGE ORDER WORK AND PRESENT A REPORT TO OWNER AT COMPLETION OF THE TASK. OWNER RESERVES THE RIGHT TO SOLICIT AN OUTSIDE BID FOR CHANGE ORDER WORK AT OWN DISCRETION. IF OWNER HIRES AN OUTSIDE CONTRACTOR TO PERFORM SAID WORK, GENERAL CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR WORK TO BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
20. SEE MEP FA AND FP DRAWINGS FOR ADDITIONAL DEMO SCOPE.
21. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
22. EXISTING STANDPIPE AND LIFE SAFETY EQUIPMENT TO REMAIN, UNLESS NOTED OTHERWISE. PROTECT AS NECESSARY.
23. WHERE INDICATED ON PLAN, REMOVE NON-LOAD BEARING WALL ASSEMBLY COMPLETE INCLUDING ALL FINISH MATERIALS, INTERNAL WALL SUPPORT STRUCTURE (I.E. METAL OR WOOD FRAMING, CLAY TILE, CMU, ETC.) AND ANY ELECTRICAL, PLUMBING, MECHANICAL, TELE/DATA OR OTHER COMPONENT /DEVICE. TRIM, BASEBOARD, DOORS & DOOR FRAMES, AND ANY ELEMENT / FIXTURE ASSOCIATED WITH THE WALL. REVIEW WITH OWNER ANY ITEMS TO BE SALVAGED FOR FUTURE USE.
24. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
25. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
26. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
27. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
28. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
29. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
30. ASBESTOS CONTAINING MATERIALS HAVE BEEN RECORDED ON SITE. PRIOR TO DEMOLITION ACTIVITIES REVIEW PSI HAZARDOUS MATERIALS SURVEY FOR AFFECTED MATERIALS AND SPECIFICATION SECTION 02 8000 - ASBESTOS ABATEMENT FOR DEMOLITION AND DISPOSAL REQUIREMENTS.
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DEMOLITION REFLECTED CEILING PLAN LEGEND

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EXISTING EXIT SIGN TO BE DEMOLISHED

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1 2nd Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH

2 2nd Floor Demolition Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

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HACP
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Pittsburgh,PA,15219

Client:
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Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Demolition Plan Legend, 2nd Floor Reflected Ceiling Demolition Plan, 2nd Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale: As Noted
date: 04.24.2026
no. 14 of. 94

Sheet No.
AD102
Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

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8. THE CONTRACTOR SHALL PREPARE AN INVENTORY OF EXISTING ITEMS TO BE REMOVED AND RELOCATED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ITEMS TO BE INVENTORIED AND FORMAT REQUIREMENTS OF "ON SITE" STORAGE AREAS, AND SEQUENCE OF DEMOLITION PRIOR TO THE COMMENCEMENT OF WORK. CAREFULLY REMOVE AND NEATLY STORE ON SITE AND PROTECT FROM DAMAGE ANY ITEM IDENTIFIED BY THE OWNER TO BE REMOVED AND RELOCATED.
9. ALL MATERIALS SCHEDULED TO BE REMOVED AND WHICH ARE NOT REQUIRED TO BE INVENTORIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND LIFE SAFETY SYSTEMS, OF EXISTING FACILITIES, IN COMPLETE WORKING ORDER DURING DEMOLITION ACTIVITIES.
11. CONSTRUCTION, FIXTURES, EQUIPMENT AND MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETE FOR THAT ITEM, INCLUDING, BUT NOT LIMITED TO, FRAMING, FINISHES, FLOOR AND CEILING RUNNERS, PARTITION ELEMENTS OCCURRING ABOVE AND BELOW THE FINISHED CEILING, HANGERS,STRAPS, SUPPORTS, ANCHORS, FASTENERS AND MISCELLANEOUS APPURTENANCES CONNECTED WITH THE ITEMS BEING REMOVED FOR A MAKE READY CONDITION FOR NEW CONSTRUCTION.
12. IF STRUCTURAL ELEMENTS OR MECHANICAL SYSTEMS CONNECTING MULTIPLE SPACES / FLOORS ARE DISCOVERED WITHIN A PARTITION SCHEDULED TO BE REMOVED, OR ASSUMED TO BE DISCOVERED, STOP DEMOLITION AND CONSULT ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION.
13. WHERE A PARTITION OR ITEM IS INDICATED TO BE REMOVED, CONTRACTOR SHALL PATCH THE AFFECTED WALL / CEILING / FLOOR AREA AND INFILL ANY ASSOCIATED TRIM OR FINISH TO A QUALITY THAT MATCHES THE ADJACENT CONSTRUCTION TO REMAIN AND WITHOUT ANY NOTICABLE JOINT CONDITION BETWEEN.
14. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISONNECTED / TERMINATED AT MAIN SUPPLY FEEDS / PANEL BOARDS UNLESS OTHERWISE NOTED.
15. WHERE WALL FINISHES ARE SCHEDULED TO BE REMOVED AND ASSOCIATED PARTITION IS TO REMAIN, CONTRACTOR SHALL PATCH, PREP AND CLEAN THE WALL SURFACE AFTER REMOVAL OF FINISH TO MAKE READY FOR INSTALLATION OF NEW FINISHES AS SPECIFIED IN THE FINISH SCHEDULE.
16. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
17. PROVIDE ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR ELECTRICAL AND MECHANICAL ACCESS FOR THE REMOVAL OF EXISTING DUCTWORK OR CONDUIT AS REQUIRED, AND THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
18. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING CONSTRUCTION AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT,BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS, FINISHES, ETC.
19. WHEN UNFORESEEN CONDITIONS ARE DISCOVERED, GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER WITH A CLEAR BREAKDOWN FOR MATERIALS AND LABOR WITH HOURLY RATE(S) LISTED. ALL CHANGE ORDERS SHALL BE PRESENTED AS "NOT TO EXCEED" AMOUNTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TIME TRACKING SYSTEM FOR CHANGE ORDER WORK AND PRESENT A REPORT TO OWNER AT COMPLETION OF THE TASK. OWNER RESERVES THE RIGHT TO SOLICIT AN OUTSIDE BID FOR CHANGE ORDER WORK AT OWN DISCRETION. IF OWNER HIRES AN OUTSIDE CONTRACTOR TO PERFORM SAID WORK, GENERAL CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR WORK TO BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
20. SEE MEP FA AND FP DRAWINGS FOR ADDITIONAL DEMO SCOPE.
21. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
22. EXISTING STANDPIPE AND LIFE SAFETY EQUIPMENT TO REMAIN, UNLESS NOTED OTHERWISE. PROTECT AS NECESSARY.
23. WHERE INDICATED ON PLAN, REMOVE NON-LOAD BEARING WALL ASSEMBLY COMPLETE INCLUDING ALL FINISH MATERIALS, INTERNAL WALL SUPPORT STRUCTURE (I.E. METAL OR WOOD FRAMING, CLAY TILE, CMU, ETC.) AND ANY ELECTRICAL, PLUMBING, MECHANICAL, TELE/DATA OR OTHER COMPONENT /DEVICE, TRIM, BASEBOARD, DOORS & DOOR FRAMES, AND ANY ELEMENT / FIXTURE ASSOCIATED WITH THE WALL. REVIEW WITH OWNER ANY ITEMS TO BE SALVAGED FOR FUTURE USE.
24. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
25. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
26. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
27. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
28. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
29. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
30. ASBESTOS CONTAINING MATERIALS HAVE BEEN RECORDED ON SITE. PRIOR TO DEMOLITION ACTIVITIES REVIEW PSI HAZARDOUS MATERIALS SURVEY FOR AFFECTED MATERIALS AND SPECIFICATION SECTION 02 8000 - ASBESTOS ABATEMENT FOR DEMOLITION AND DISPOSAL REQUIREMENTS.
31. ALL EXISTING INTERIOR SIGNAGE TO BE REMOVED.

COMMON AREA DEMOLITION KEYNOTES	
D1	EXISTING WALL MOUNTED RAILING AND WOOD MOUNTING BLOCK TO BE REMOVED.
D2	EXISTING METAL DOOR AND SIDELITE TO BE REMOVED. HEADER ABOVE TO REMAIN.
D3	EXISTING FIRE HOSE CABINET TO BE REMOVED.
D4	EXISTING VENDING MACHINES TO BE RELOCATED BY OWNER.
D6	EXISTING MAILBOXES TO BE TEMPORARILY REMOVED AND SET ASIDE FOR RE-INSTALLATION. REFER TO NEW FLOOR PLANS FOR LOCATION
D7	EXISTING BASEBOARD HEATER AND ASSOCIATED PIPING TO BE REMOVED
D8	EXISTING FRONT DESK TO BE REMOVED
D9	EXISTING STEEL CAST-IN-PLACE WALL AND STAIR MOUNTED RAILINGS TO BE REMOVED. CUT RAILINGS OFF AT CONCRETE SURFACES AND GRIND DOWN TO FLUSH, TYP AT ENTIRE STAIRWELL TOP TO BOTTOM.
D10	EXISTING WIRE SHELVING TO BE REMOVED
D11	EXISTING DRINKING FOUNTAIN TO BE REMOVED.
D12	EXISTING DRAINAGE PIPING TO BE REMOVED. CUT BACK AND CAP PIPING TO BELOW FINISHED FLOOR AND WALLS. REVIEW PIPING AND ENSURE IT ONLY SERVES THE ADJACENT DRINKING FOUNTAIN.
D13	EXISTING TRASH CHUTE DOOR AND FRAME TO BE REMOVED
D14	EXISTING WALL MOUNTED LAUNDRY CARD READER TO BE RELOCATED BY OWNER.
D15	EXISTING EXTERIOR SUPPORT BRACKETS AND VESTIGIAL ATTACHMENT HARDWARE TO BE REMOVED. ENSURE EXISTING WINDOW FRAME IS CLEAR AND PREPARED TO RECEIVE NEW INFILL PANEL.INFILL ANY FASTENER HOLES LEFT IN VINYL WINDOWFRAMES. NOTE: WINDOW A/C UNIT TO BE SEPARATELY REMOVED BY OWNER'S VENDOR. DEMOLITION CONTRACTOR TO COORDINATE REMOVAL.
D17	PROVIDE PENETRATION THROUGH EXISTING REINFORCED SITECAST CONCRETE WALL TO FACILITATE PTAC INSTALLATION. SEE STRUCTURAL DRAWING S1 FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
D18	PROVIDE APPROX 6" DIA THROUGH WALL PENETRATION APPROX. 3" BELOW FINISHED CEILING TO FACILITATE MECHANICAL INSTALLATION. COORDINATE SIZE AND LOCATION W. MECHANICAL PLANS AND MECHANICAL CONTRACTOR.
D19	EXISTING WALL TO BE REMOVED
D20	EXISTING CASEWORK TO BE REMOVED.
D21	EXISTING DUCTWORK RUNNING THROUGH FLOOR TO BE REMOVED. REMOVE ASSOCIATED THROUGH WALL GRILLES ABOVE. EXISTING CHASE TO REMAIN.
D22	REMOVE EXISTING WALLBOARD UP 60" A.F.F TO FACILITATE INSTALLATION OF NEW CONVENIENCE OUTLETS.
D23	REMOVE EXISTING DOOR HARDWARE. HARDWARE TO BE CAREFULLY LABELED IDENTIFYING THE UNIT IT WAS TAKEN FROM AND SET ASIDE FOR REUSE BY HACP.
D24	REMOVE EXISTING INTERCOM, ASSOCIATED CONDUIT, AND MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH
D25	EXISTING STOREFRONT FRAMES, DOOR, AND GLAZING TO BE REMOVED ENTIRELY
D26	EXISTING DOOR TO BE REMOVED. SELECTIVELY REMOVE EXISTING ADJACENT WALLS AS NEEDED FOR NEW DOOR INSTALLATION. COORDINATE WITH DOOR SCHEDULES
D27	SELECTIVE DEMOLITION OF EXISTING WALL TO EXTEND OPENING FOR NEW DOOR. COORDINATE SIZE W. DOOR SCHEDULE AND NEW FLOOR PLANS
D28	EXISTING FIRE ALARM PANEL TO BE REMOVED. COORDINATE W. FA DRAWINGS.
D29	REMOVE EXISTING BLACKBOARD AND ASSOCIATED MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH

DEMOLITION REFLECTED CEILING PLAN LEGEND

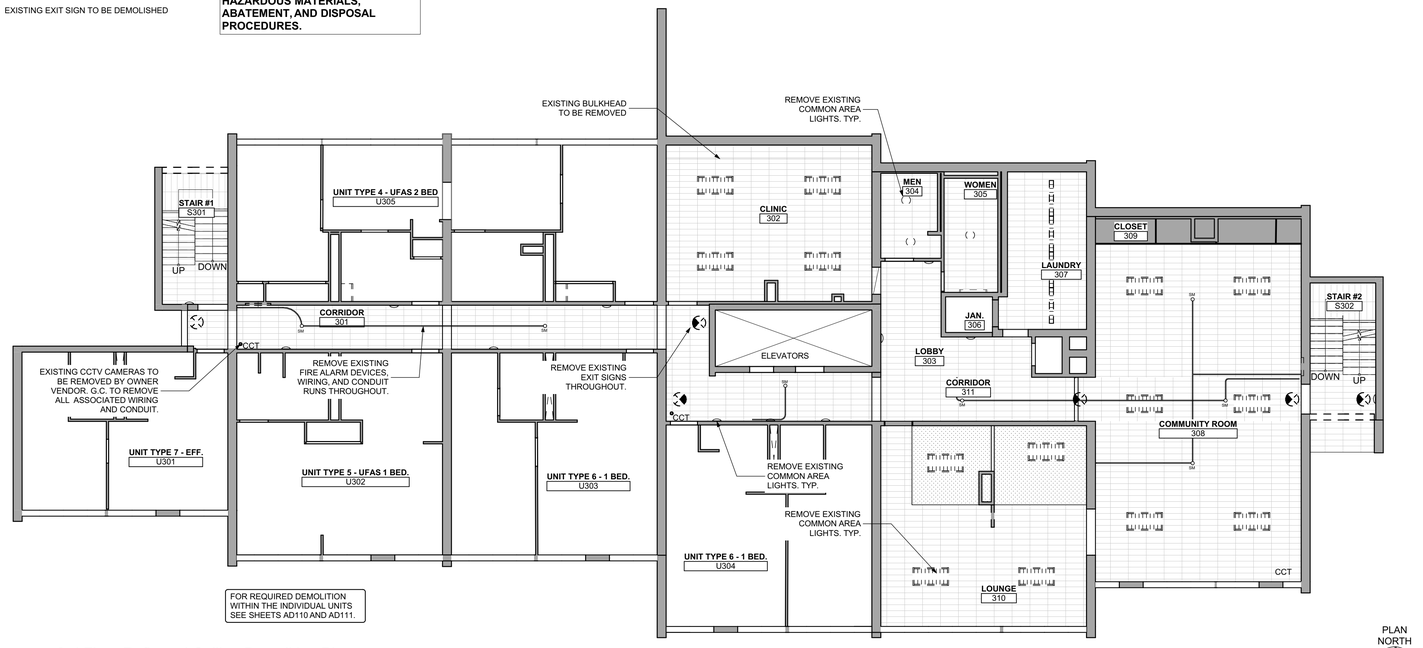
DEMOLISH EXISTING CEILING FINISH IN HATCHED AREA.

EXISTING POPCORN CEILING TO BE DEMOLISHED BACK TO CONCRETE STRUCTURE. SCRAPE AND CLEAN CONCRETE STRUCTURE BELOW.

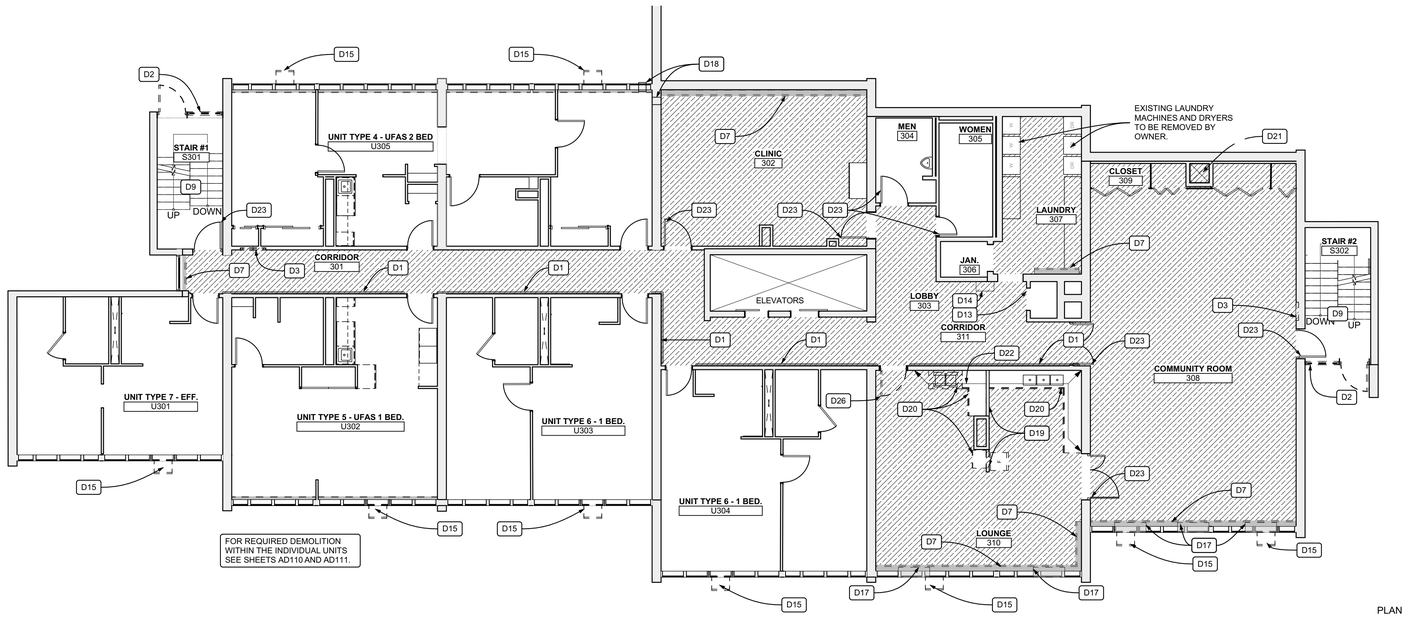
EXISTING ACT CEILING TO BE DEMOLISHED

EXISTING EXIT SIGN TO BE DEMOLISHED

NOTE: HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED ON SITE. PRIOR TO COMMENCING DEMOLTION ACTIVITIES REVIEW HAZARDOUS MATERIALS SURVEY AND SPECIFICATION SECTION SECTION 02 8000 - "ASBESTOS ABATEMENT" FOR LOCATIONS OF HAZARDOUS MATERIALS, ABATEMENT, AND DISPOSAL PROCEDURES.



1 3rd Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"



2 3rd Floor Demolition Plan
SCALE: 1/8" = 1'-0"

Fukui Architects Pc
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Pittsburgh, Pennsylvania 15219
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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA 04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Demolition Plan Legend, 3rd Floor Reflected Ceiling Demolition Plan, 3rd Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale: As Noted
date: 04.24.2026
no. 15 of. 94

Sheet No.
AD103
Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE OF EXISTING CONSTRUCTION AND ARE DIAGRAMMATIC. THE CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF THE DEMOLITION WORK.
2. CONTRACT DRAWINGS SHALL BE UNDERSTOOD AS A COMPLETE SET OF DOCUMENTS THAT INFORM THE WORK TO BE DONE. IN NO CIRCUMSTANCE SHALL THE GENERAL CONTRACTOR BID OR PERFORM WORK WITHOUT REFERENCING ALL RELATED INSTRUCTION FOUND THROUGHOUT THE DOCUMENTS INCLUDING, BUT NOT LIMITED TO: INFORMATION FOUND IN BOTH DEMOLITION AND NEW WORK DRAWING SHEETS, GENERAL NOTES, NOTES / DIRECTION FOUND ON SHEETS OF ALL DISCIPLINES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALLS, AS REQUIRED, TO ENCLOSE AND BARRICADE FOR SAFETY, AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY DEMOLITION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREA OF THE BUILDING.
4. PROTECT EXISTING FINISHES, FLOORING, FIXTURES, FURNITURE, STRUCTURE, ETC. TO REMAIN DURING DEMOLITION AND NEW CONSTRUCTION.
5. DO NOT CUT, REMOVE, OR ALTER ANY STRUCTURAL MEMBER OF THE EXISTING BUILDING SUPERSTRUCTURE (I.E., COLUMNS, BEAMS, LOAD BEARING WALLS, ROOF STRUCTURE) NOT IDENTIFIED TO BE REMOVED WITHIN THE STRUCTURAL DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL MEMBER. DO NOT PROCEED WITH WORK IN THE AREA UNTIL DIRECTED TO DO SO BY THE ARCHITECT.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE INSTALLATION OF THE NEW CONSTRUCTION OR THE EXISTING CONSTRUCTION THAT IS TO REMAIN.
7. THE CONTRACTOR SHALL NOT CAUSE OR IMPOSE ANY IMPACT LOADS OR EXCESSIVE VIBRATIONS DURING DEMOLITION. MATERIALS SHALL NOT BE PILED, STACKED, OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING STRUCTURE.
8. THE CONTRACTOR SHALL PREPARE AN INVENTORY OF EXISTING ITEMS TO BE REMOVED AND RELOCATED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ITEMS TO BE INVENTORIED AND FORMAT REQUIREMENTS OF "ON SITE" STORAGE AREAS, AND SEQUENCE OF DEMOLITION PRIOR TO THE COMMENCEMENT OF WORK. CAREFULLY REMOVE AND NEATLY STORE ON SITE AND PROTECT FROM DAMAGE ANY ITEM IDENTIFIED BY THE OWNER TO BE REMOVED AND RELOCATED.
9. ALL MATERIALS SCHEDULED TO BE REMOVED AND WHICH ARE NOT REQUIRED TO BE INVENTORIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND LIFE SAFETY SYSTEMS, OF EXISTING FACILITIES, IN COMPLETE WORKING ORDER DURING DEMOLITION ACTIVITIES.
11. CONSTRUCTION, FIXTURES, EQUIPMENT AND MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETE FOR THAT ITEM, INCLUDING, BUT NOT LIMITED TO, FRAMING, FINISHES, FLOOR AND CEILING RUNNERS, PARTITION ELEMENTS OCCURRING ABOVE AND BELOW THE FINISHED CEILING, HANGERS,STRAPS, SUPPORTS, ANCHORS, FASTENERS AND MISCELLANEOUS APPURTENANCES CONNECTED WITH THE ITEMS BEING REMOVED FOR A MAKE READY CONDITION FOR NEW CONSTRUCTION.
12. IF STRUCTURAL ELEMENTS OR MECHANICAL SYSTEMS CONNECTING MULTIPLE SPACES / FLOORS ARE DISCOVERED WITHIN A PARTITION SCHEDULED TO BE REMOVED, OR ASSUMED TO BE DISCOVERED, STOP DEMOLITION AND CONSULT ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION.
13. WHERE A PARTITION OR ITEM IS INDICATED TO BE REMOVED, CONTRACTOR SHALL PATCH THE AFFECTED WALL / CEILING / FLOOR AREA AND INFILL ANY ASSOCIATED TRIM OR FINISH TO A QUALITY THAT MATCHES THE ADJACENT CONSTRUCTION TO REMAIN AND WITHOUT ANY NOTICEABLE JOINT CONDITION BETWEEN.
14. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISONNECTED / TERMINATED AT MAIN SUPPLY FEEDS / PANEL BOARDS UNLESS OTHERWISE NOTED.
15. WHERE WALL FINISHES ARE SCHEDULED TO BE REMOVED AND ASSOCIATED PARTITION IS TO REMAIN, CONTRACTOR SHALL PATCH, PREP AND CLEAN THE WALL SURFACE AFTER REMOVAL OF FINISH TO MAKE READY FOR INSTALLATION OF NEW FINISHES AS SPECIFIED IN THE FINISH SCHEDULE.
16. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
17. PROVIDE ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR ELECTRICAL AND MECHANICAL ACCESS FOR THE REMOVAL OF EXISTING DUCTWORK OR CONDUIT AS REQUIRED, AND THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
18. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING CONSTRUCTION AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT,BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS, FINISHES, ETC.
19. WHEN UNFORESEEN CONDITIONS ARE DISCOVERED, GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER WITH A CLEAR BREAKDOWN FOR MATERIALS AND LABOR WITH HOURLY RATE(S) LISTED. ALL CHANGE ORDERS SHALL BE PRESENTED AS "NOT TO EXCEED" AMOUNTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TIME TRACKING SYSTEM FOR CHANGE ORDER WORK AND PRESENT A REPORT TO OWNER AT COMPLETION OF THE TASK. OWNER RESERVES THE RIGHT TO SOLICIT AN OUTSIDE BID FOR CHANGE ORDER WORK AT OWN DISCRETION. IF OWNER HIRES AN OUTSIDE CONTRACTOR TO PERFORM SAID WORK, GENERAL CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR WORK TO BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
20. SEE MEP FA AND FP DRAWINGS FOR ADDITIONAL DEMO SCOPE.
21. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
22. EXISTING STANDPIPE AND LIFE SAFETY EQUIPMENT TO REMAIN, UNLESS NOTED OTHERWISE. PROTECT AS NECESSARY.
23. WHERE INDICATED ON PLAN, REMOVE NON-LOAD BEARING WALL ASSEMBLY COMPLETE INCLUDING ALL FINISH MATERIALS, INTERNAL WALL SUPPORT STRUCTURE (I.E. METAL OR WOOD FRAMING, CLAY TILE, CMU, ETC.) AND ANY ELECTRICAL, PLUMBING, MECHANICAL, TELE/DATA OR OTHER COMPONENT /DEVICE, TRIM, BASEBOARD, DOORS & DOOR FRAMES, AND ANY ELEMENT / FIXTURE ASSOCIATED WITH THE WALL. REVIEW WITH OWNER ANY ITEMS TO BE SALVAGED FOR FUTURE USE.
24. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
25. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
26. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
27. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
28. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
29. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
30. ASBESTOS CONTAINING MATERIALS HAVE BEEN RECORDED ON SITE. PRIOR TO DEMOLITION ACTIVITIES REVIEW PSI HAZARDOUS MATERIALS SURVEY FOR AFFECTED MATERIALS AND SPECIFICATION SECTION 02 8000 - ASBESTOS ABATEMENT FOR DEMOLITION AND DISPOSAL REQUIREMENTS.
31. ALL EXISTING INTERIOR SIGNAGE TO BE REMOVED.

COMMON AREA DEMOLITION KEYNOTES	
D1	EXISTING WALL MOUNTED RAILING AND WOOD MOUNTING BLOCK TO BE REMOVED.
D2	EXISTING METAL DOOR AND SIDELITE TO BE REMOVED. HEADER ABOVE TO REMAIN
D3	EXISTING FIRE HOSE CABINET TO BE REMOVED
D4	EXISTING VENDING MACHINES TO BE RELOCATED BY OWNER.
D6	EXISTING MAILBOXES TO BE TEMPORARILY REMOVED AND SET ASIDE FOR RE-INSTALLATION. REFER TO NEW FLOOR PLANS FOR LOCATION.
D7	EXISTING BASEBOARD HEATER AND ASSOCIATED PIPING TO BE REMOVED
D8	EXISTING FRONT DESK TO BE REMOVED
D9	EXISTING STEEL CAST-IN-PLACE WALL AND STAIR MOUNTED RAILINGS TO BE REMOVED. CUT RAILINGS OFF AT CONCRETE SURFACES AND GRIND DOWN TO FLUSH. TYP AT ENTIRE STAIRWELL TOP TO BOTTOM.
D10	EXISTING WIRE SHELVING TO BE REMOVED
D11	EXISTING DRINKING FOUNTAIN TO BE REMOVED
D12	EXISTING DRAINAGE PIPING TO BE REMOVED. CUT BACK AND CAP PIPING TO BELOW FINISHED FLOOR AND WALLS. REVIEW PIPING AND ENSURE IT ONLY SERVES THE ADJACENT DRINKING FOUNTAIN.
D13	EXISTING TRASH CHUTE DOOR AND FRAME TO BE REMOVED
D14	EXISTING WALL MOUNTED LAUNDRY CARD READER TO BE RELOCATED BY OWNER.
D15	EXISTING EXTERIOR SUPPORT BRACKETS AND VESTIGIAL ATTACHMENT HARDWARE TO BE REMOVED. ENSURE EXISTING WINDOW FRAME IS CLEAR AND PREPARED TO RECEIVE NEW INFILL PANEL INFILL ANY FASTENER HOLES LEFT IN VINYL WINDOWFRAMES. NOTE: WINDOW A/C UNIT TO BE SEPARATELY REMOVED BY OWNER'S VENDOR. DEMOLITION CONTRACTOR TO COORDINATE REMOVAL.
D17	PROVIDE PENETRATION THROUGH EXISTING REINFORCED SITECAST CONCRETE WALL TO FACILITATE PTAC INSTALLATION. SEE STRUCTURAL DRAWING S1 FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
D18	PROVIDE APPROX 6" DIA THROUGH WALL PENETRATION APPROX. 3" BELOW FINISHED CEILING TO FACILITATE MECHANICAL INSTALLATION. COORDINATE SIZE AND LOCATION W. MECHANICAL PLANS AND MECHANICAL CONTRACTOR.
D19	EXISTING WALL TO BE REMOVED.
D20	EXISTING CASEWORK TO BE REMOVED.
D21	EXISTING DUCTWORK RUNNING THROUGH FLOOR TO BE REMOVED. REMOVE ASSOCIATED THROUGH WALL GRILLES ABOVE. EXISTING CHASE TO REMAIN
D22	REMOVE EXISTING WALLBOARD UP 60" A.F.F TO FACILITATE INSTALLATION OF NEW CONVENIENCE OUTLETS.
D23	REMOVE EXISTING DOOR HARDWARE. HARDWARE TO BE CAREFULLY LABELED IDENTIFYING THE UNIT IT WAS TAKEN FROM AND SET ASIDE FOR REUSE BY HACP.
D24	REMOVE EXISTING INTERCOM, ASSOCIATED CONDUIT, AND MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH
D25	EXISTING STOREFRONT FRAMES, DOOR, AND GLAZING TO BE REMOVED ENTIRELY
D26	EXISTING DOOR TO BE REMOVED. SELECTIVELY REMOVE EXISTING ADJACENT WALLS AS NEEDED FOR NEW DOOR INSTALLATION. COORDINATE WITH DOOR SCHEDULES
D27	SELECTIVE DEMOLITION OF EXISTING WALL TO EXTEND OPENING FOR NEW DOOR. COORDINATE SIZE W DOOR SCHEDULE AND NEW FLOOR PLANS
D28	EXISTING FIRE ALARM PANEL TO BE REMOVED. COORDINATE W. FA DRAWINGS.
D29	REMOVE EXISTING BLACKBOARD AND ASSOCIATED MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH

DEMOLITION REFLECTED CEILING PLAN LEGEND

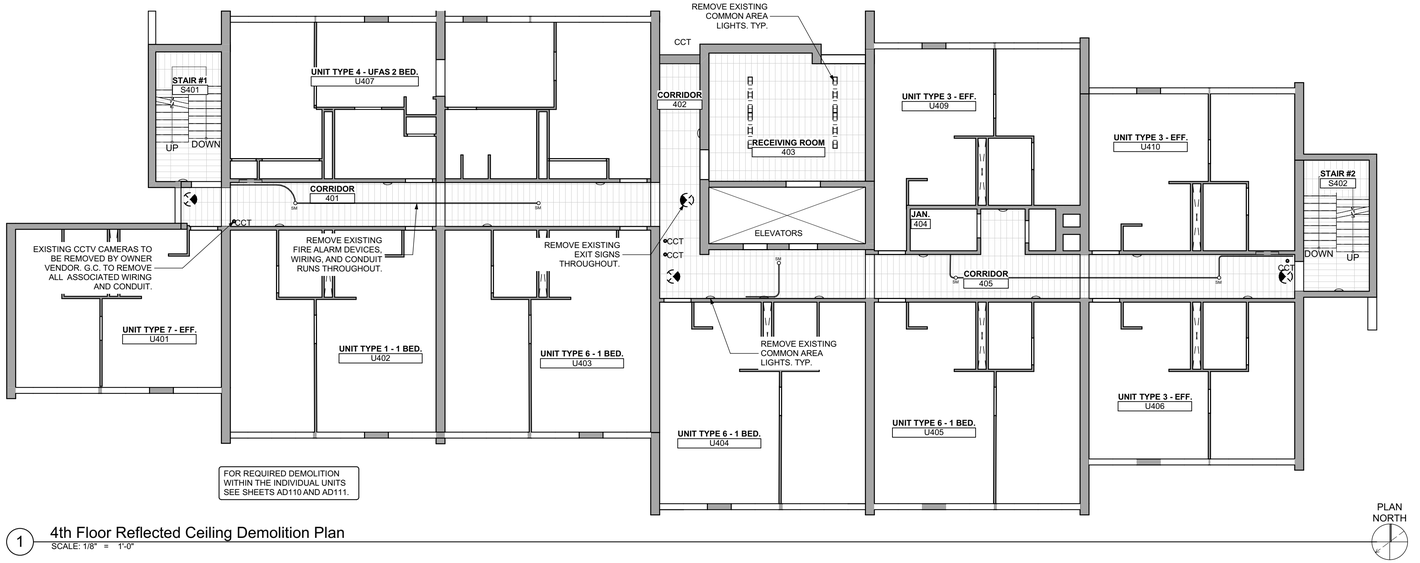
DEMOLISH EXISTING CEILING FINISH IN HATCHED AREA.

EXISTING POPCORN CEILING TO BE DEMOLISHED BACK TO CONCRETE STRUCTURE. SCRAPE AND CLEAN CONCRETE STRUCTURE BELOW.

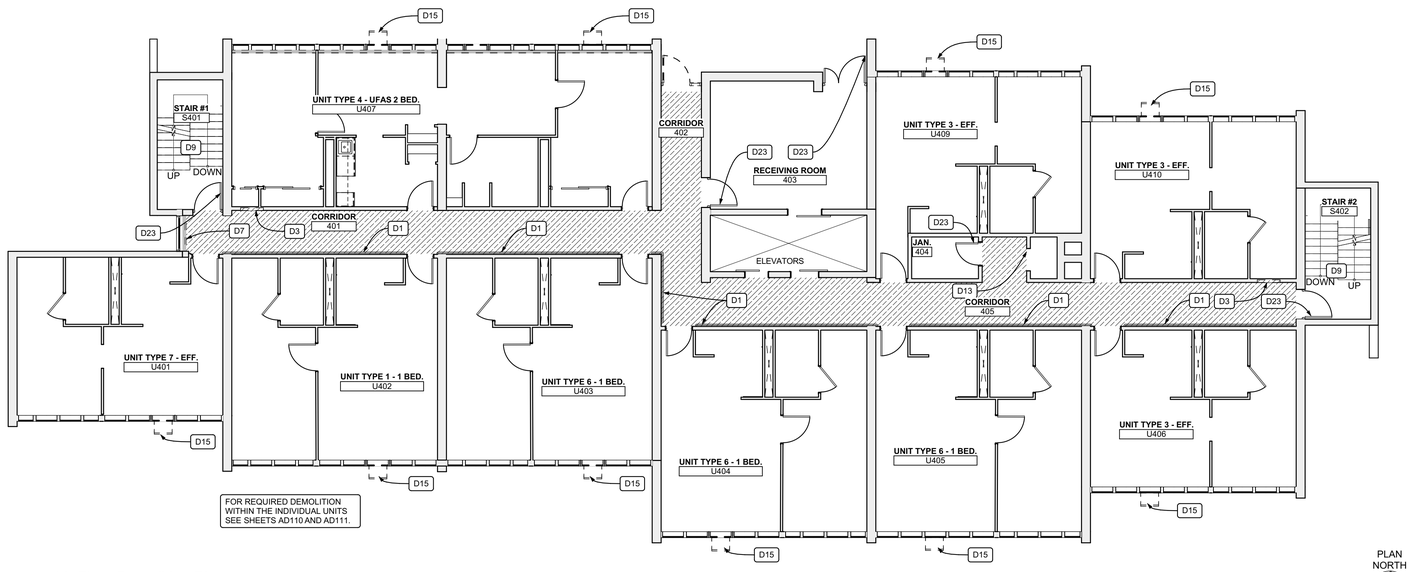
EXISTING ACT CEILING TO BE DEMOLISHED

EXISTING EXIT SIGN TO BE DEMOLISHED

NOTE: HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED ON SITE. PRIOR TO COMMENCING DEMOLTION ACTIVITIES REVIEW HAZARDOUS MATERIALS SURVEY AND SPECIFICATION SECTION SECTION 02 8000 - "ASBESTOS ABATEMENT" FOR LOCATIONS OF HAZARDOUS MATERIALS, ABATEMENT, AND DISPOSAL PROCEDURES.



1 4th Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"



2 4th Floor Demolition Plan
SCALE: 1/8" = 1'-0"

Fukui Architects Pc
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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Demolition Plan Legend, 4th Floor Reflected Ceiling Demolition Plan, 4th Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale: As Noted
date: 04.24.2026
no. 16 of. 94

Sheet No.
AD104
Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

1. THESE DRAWINGS REFLECT EXISTING CONDITIONS BASED ON EXISTING CONSTRUCTION AND ARE DIAGRAMMATIC. THE CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF THE DEMOLITION WORK.
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3. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALLS, AS REQUIRED, TO ENCLOSE AND BARRICADE FOR SAFETY, AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY DEMOLITION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREA OF THE BUILDING.
4. PROTECT EXISTING FINISHES, FLOORING, FIXTURES, FURNITURE, STRUCTURE, ETC. TO REMAIN DURING DEMOLITION AND NEW CONSTRUCTION.
5. DO NOT CUT, REMOVE, OR ALTER ANY STRUCTURAL MEMBER OF THE EXISTING BUILDING SUPERSTRUCTURE (I.E., COLUMNS, BEAMS, LOAD BEARING WALLS, ROOF STRUCTURE) NOT IDENTIFIED TO BE REMOVED WITHIN THE STRUCTURAL DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL MEMBER. DO NOT PROCEED WITH WORK IN THE AREA UNTIL DIRECTED TO DO SO BY THE ARCHITECT.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE INSTALLATION OF THE NEW CONSTRUCTION OR THE EXISTING CONSTRUCTION THAT IS TO REMAIN.
7. THE CONTRACTOR SHALL NOT CAUSE OR IMPOSE ANY IMPACT LOADS OR EXCESSIVE VIBRATIONS DURING DEMOLITION. MATERIALS SHALL NOT BE PILED, STACKED, OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING STRUCTURE.
8. THE CONTRACTOR SHALL PREPARE AN INVENTORY OF EXISTING ITEMS TO BE REMOVED AND RELOCATED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ITEMS TO BE INVENTORIED AND FORMAT REQUIREMENTS OF "ON SITE" STORAGE AREAS, AND SEQUENCE OF DEMOLITION PRIOR TO THE COMMENCEMENT OF WORK. CAREFULLY REMOVE AND NEATLY STORE ON SITE AND PROTECT FROM DAMAGE ANY ITEM IDENTIFIED BY THE OWNER TO BE REMOVED AND RELOCATED.
9. ALL MATERIALS SCHEDULED TO BE REMOVED AND WHICH ARE NOT REQUIRED TO BE INVENTORIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND LIFE SAFETY SYSTEMS, OF EXISTING FACILITIES, IN COMPLETE WORKING ORDER DURING DEMOLITION ACTIVITIES.
11. CONSTRUCTION, FIXTURES, EQUIPMENT AND MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETE FOR THAT ITEM, INCLUDING, BUT NOT LIMITED TO, FRAMING, FINISHES, FLOOR AND CEILING RUNNERS, PARTITION ELEMENTS OCCURRING ABOVE AND BELOW THE FINISHED CEILING, HANGERS,STRAPS, SUPPORTS, ANCHORS, FASTENERS AND MISCELLANEOUS APPURTENANCES CONNECTED WITH THE ITEMS BEING REMOVED FOR A MAKE READY CONDITION FOR NEW CONSTRUCTION.
12. IF STRUCTURAL ELEMENTS OR MECHANICAL SYSTEMS CONNECTING MULTIPLE SPACES / FLOORS ARE DISCOVERED WITHIN A PARTITION SCHEDULED TO BE REMOVED, OR ASSUMED TO BE DISCOVERED, STOP DEMOLITION AND CONSULT ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION.
13. WHERE A PARTITION OR ITEM IS INDICATED TO BE REMOVED, CONTRACTOR SHALL PATCH THE AFFECTED WALL / CEILING / FLOOR AREA AND INFILL ANY ASSOCIATED TRIM OR FINISH TO A QUALITY THAT MATCHES THE ADJACENT CONSTRUCTION TO REMAIN AND WITHOUT ANY NOTICABLE JOINT CONDITION BETWEEN.
14. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISONNECTED / TERMINATED AT MAIN SUPPLY FEEDS / PANEL BOARDS UNLESS OTHERWISE NOTED.
15. WHERE WALL FINISHES ARE SCHEDULED TO BE REMOVED AND ASSOCIATED PARTITION IS TO REMAIN, CONTRACTOR SHALL PATCH, PREP AND CLEAN THE WALL SURFACE AFTER REMOVAL OF FINISH TO MAKE READY FOR INSTALLATION OF NEW FINISHES AS SPECIFIED IN THE FINISH SCHEDULE.
16. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
17. PROVIDE ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR ELECTRICAL AND MECHANICAL ACCESS FOR THE REMOVAL OF EXISTING DUCTWORK OR CONDUIT AS REQUIRED, AND THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
18. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING CONSTRUCTION AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT,BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS, FINISHES, ETC.
19. WHEN UNFORESEEN CONDITIONS ARE DISCOVERED, GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER WITH A CLEAR BREAKDOWN FOR MATERIALS AND LABOR WITH HOURLY RATE(S) LISTED. ALL CHANGE ORDERS SHALL BE PRESENTED AS "NOT TO EXCEED" AMOUNTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TIME TRACKING SYSTEM FOR CHANGE ORDER WORK AND PRESENT A REPORT TO OWNER AT COMPLETION OF THE TASK. OWNER RESERVES THE RIGHT TO SOLICIT AN OUTSIDE BID FOR CHANGE ORDER WORK AT OWN DISCRETION. IF OWNER HIRES AN OUTSIDE CONTRACTOR TO PERFORM SAID WORK, GENERAL CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR WORK TO BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
20. SEE MEP FA AND FP DRAWINGS FOR ADDITIONAL DEMO SCOPE.
21. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
22. EXISTING STANDPIPE AND LIFE SAFETY EQUIPMENT TO REMAIN, UNLESS NOTED OTHERWISE. PROTECT AS NECESSARY.
23. WHERE INDICATED ON PLAN, REMOVE NON-LOAD BEARING WALL ASSEMBLY COMPLETE INCLUDING ALL FINISH MATERIALS, INTERNAL WALL SUPPORT STRUCTURE (I.E. METALOR WOOD FRAMING, CLAY TILE, CMU, ETC.) AND ANY ELECTRICAL, PLUMBING, MECHANICAL, TELE/DATA OR OTHER COMPONENT /DEVICE. TRIM, BASEBOARD, DOORS & DOOR FRAMES, AND ANY ELEMENT / FIXTURE ASSOCIATED WITH THE WALL. REVIEW WITH OWNER ANY ITEMS TO BE SALVAGED FOR FUTURE USE.
24. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
25. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
26. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
27. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
28. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
29. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
30. ASBESTOS CONTAINING MATERIALS HAVE BEEN RECORDED ON SITE. PRIOR TO DEMOLITION ACTIVITIES REVIEW PSI HAZARDOUS MATERIALS SURVEY FOR AFFECTED MATERIALS AND SPECIFICATION SECTION 02 8000 - ASBESTOS ABATEMENT FOR DEMOLITION AND DISPOSAL REQUIREMENTS.
31. ALL EXISTING INTERIOR SIGNAGE TO BE REMOVED.

COMMON AREA DEMOLITION KEYNOTES	
D1	EXISTING WALL MOUNTED RAILING AND WOOD MOUNTING BLOCK TO BE REMOVED.
D2	EXISTING METAL DOOR AND SIDELITE TO BE REMOVED. HEADER ABOVE TO REMAIN.
D3	EXISTING FIRE HOSE CABINET TO BE REMOVED.
D4	EXISTING VENDING MACHINES TO BE RELOCATED BY OWNER.
D6	EXISTING MAILBOXES TO BE TEMPORARILY REMOVED AND SET ASIDE FOR RE-INSTALLATION. REFER TO NEW FLOOR PLANS FOR LOCATION
D7	EXISTING BASEBOARD HEATER AND ASSOCIATED PIPING TO BE REMOVED
D8	EXISTING FRONT DESK TO BE REMOVED
D9	EXISTING STEEL CAST-IN-PLACE WALL AND STAIR MOUNTED RAILINGS TO BE REMOVED. CUT RAILINGS OFF AT CONCRETE SURFACES AND GRIND DOWN TO FLUSH. TYP AT ENTIRE STAIRWELL TOP TO BOTTOM.
D10	EXISTING WIRE SHELVING TO BE REMOVED
D11	EXISTING DRINKING FOUNTAIN TO BE REMOVED.
D12	EXISTING DRAINAGE PIPING TO BE REMOVED. CUT BACK AND CAP PIPING TO BELOW FINISHED FLOOR AND WALLS. REVIEW PIPING AND ENSURE IT ONLY SERVES THE ADJACENT DRINKING FOUNTAIN.
D13	EXISTING TRASH CHUTE DOOR AND FRAME TO BE REMOVED
D14	EXISTING WALL MOUNTED LAUNDRY CARD READER TO BE RELOCATED BY OWNER.
D15	EXISTING EXTERIOR SUPPORT BRACKETS AND VESTIGIAL ATTACHMENT HARDWARE TO BE REMOVED. ENSURE EXISTING WINDOW FRAME IS CLEAR AND PREPARED TO RECEIVE NEW INFILL PANEL.INFILL ANY FASTENER HOLES LEFT IN VINYL WINDOWFRAMES. NOTE: WINDOW A/C UNIT TO BE SEPARATELY REMOVED BY OWNER'S VENDOR. DEMOLITION CONTRACTOR TO COORDINATE REMOVAL.
D17	PROVIDE PENETRATION THROUGH EXISTING REINFORCED SITECAST CONCRETE WALL TO FACILITATE PTAC INSTALLATION. SEE STRUCTURAL DRAWING S1 FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
D18	PROVIDE APPROX 6" DIA THROUGH WALL PENETRATION APPROX. 3" BELOW FINISHED CEILING TO FACILITATE MECHANICAL INSTALLATION. COORDINATE SIZE AND LOCATION W. MECHANICAL PLANS AND MECHANICAL CONTRACTOR.
D19	EXISTING WALL TO BE REMOVED
D20	EXISTING CASEWORK TO BE REMOVED.
D21	EXISTING DUCTWORK RUNNING THROUGH FLOOR TO BE REMOVED. REMOVE ASSOCIATED THROUGH WALL GRILLES ABOVE. EXISTING CHASE TO REMAIN.
D22	REMOVE EXISTING WALLBOARD UP 60" A.F.F TO FACILITATE INSTALLATION OF NEW CONVENIENCE OUTLETS.
D23	REMOVE EXISTING DOOR HARDWARE. HARDWARE TO BE CAREFULLY LABELED IDENTIFYING THE UNIT IT WAS TAKEN FROM AND SET ASIDE FOR REUSE BY HACP.
D24	REMOVE EXISTING INTERCOM, ASSOCIATED CONDUIT, AND MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH
D25	EXISTING STOREFRONT FRAMES, DOOR, AND GLAZING TO BE REMOVED ENTIRELY
D26	EXISTING DOOR TO BE REMOVED. SELECTIVELY REMOVE EXISTING ADJACENT WALLS AS NEEDED FOR NEW DOOR INSTALLATION. COORDINATE WITH DOOR SCHEDULES
D27	SELECTIVE DEMOLITION OF EXISTING WALL TO EXTEND OPENING FOR NEW DOOR. COORDINATE SIZE W. DOOR SCHEDULE AND NEW FLOOR PLANS
D28	EXISTING FIRE ALARM PANEL TO BE REMOVED. COORDINATE W. FA DRAWINGS.
D29	REMOVE EXISTING BLACKBOARD AND ASSOCIATED MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH

DEMOLITION REFLECTED CEILING PLAN LEGEND

DEMOLISH EXISTING CEILING FINISH IN HATCHED AREA.

EXISTING POPCORN CEILING TO BE DEMOLISHED BACK TO CONCRETE STRUCTURE. SCRAPE AND CLEAN CONCRETE STRUCTURE BELOW.

EXISTING ACT CEILING TO BE DEMOLISHED

EXISTING EXIT SIGN TO BE DEMOLISHED

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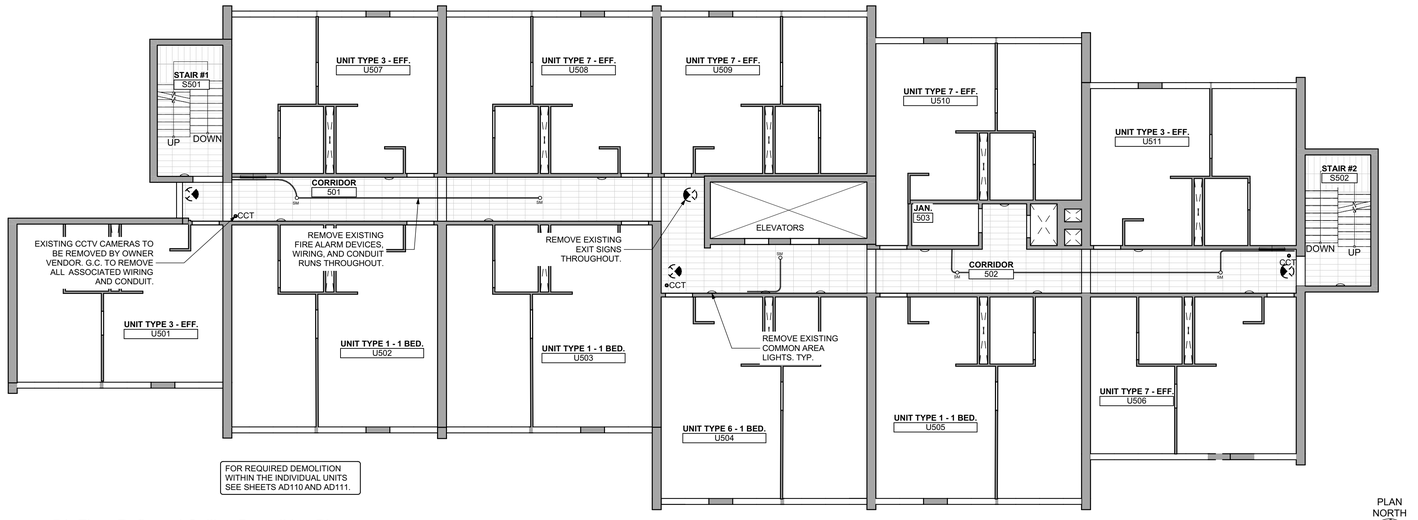
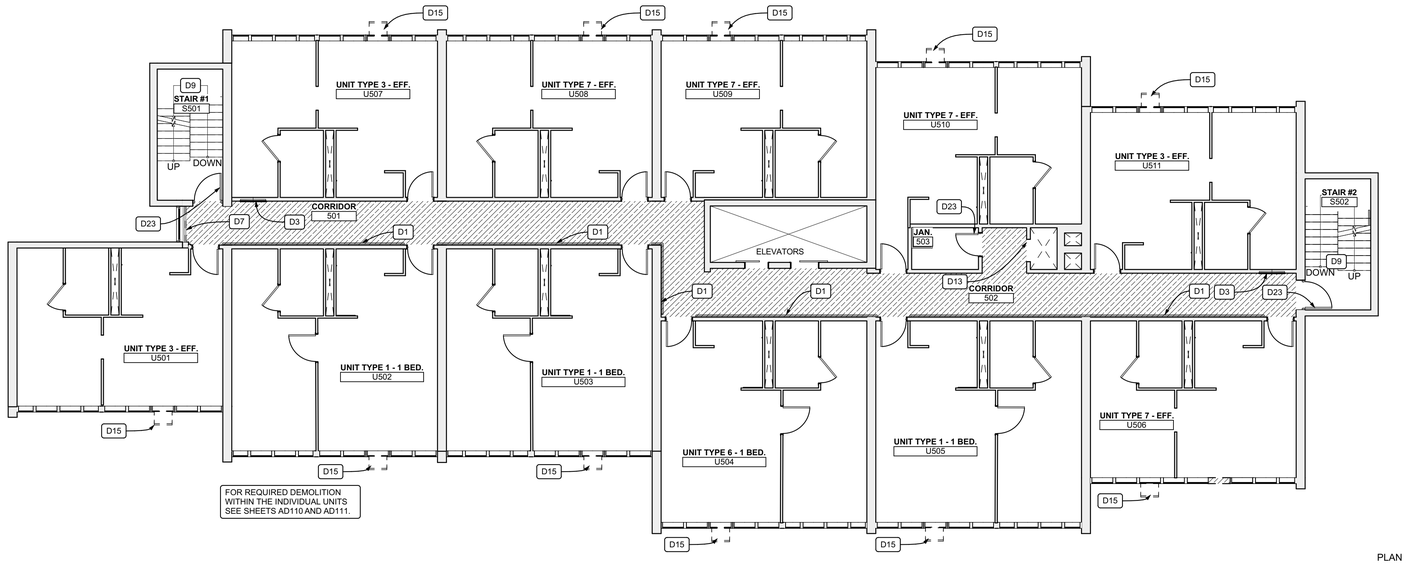


1 5th Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"



2 5TH Floor Demolition Plan
SCALE: 1/8" = 1'-0"

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drawing title

Demolition Plan Legend, 5th Floor Reflected Ceiling Demolition Plan, 5TH Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale: As Noted
date: 04.24.2026
no. 17 of. 94

Sheet No.
AD105
Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

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28. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
29. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
30. ASBESTOS CONTAINING MATERIALS HAVE BEEN RECORDED ON SITE. PRIOR TO DEMOLITION ACTIVITIES REVIEW PSI HAZARDOUS MATERIALS SURVEY FOR AFFECTED MATERIALS AND SPECIFICATION SECTION 02 8000 - ASBESTOS ABATEMENT FOR DEMOLITION AND DISPOSAL REQUIREMENTS.
31. ALL EXISTING INTERIOR SIGNAGE TO BE REMOVED.

COMMON AREA DEMOLITION KEYNOTES	
D1	EXISTING WALL MOUNTED RAILING AND WOOD MOUNTING BLOCK TO BE REMOVED.
D2	EXISTING METAL DOOR AND SIDELITE TO BE REMOVED. HEADER ABOVE TO REMAIN
D3	EXISTING FIRE HOSE CABINET TO BE REMOVED
D4	EXISTING VENDING MACHINES TO BE RELOCATED BY OWNER.
D6	EXISTING MAILBOXES TO BE TEMPORARILY REMOVED AND SET ASIDE FOR RE-INSTALLATION. REFER TO NEW FLOOR PLANS FOR LOCATION.
D7	EXISTING BASEBOARD HEATER AND ASSOCIATED PIPING TO BE REMOVED
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D17	PROVIDE PENETRATION THROUGH EXISTING REINFORCED SITECAST CONCRETE WALL TO FACILITATE PTAC INSTALLATION. SEE STRUCTURAL DRAWING S1 FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
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D19	EXISTING WALL TO BE REMOVED.
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DEMOLITION REFLECTED CEILING PLAN LEGEND

DEMOLISH EXISTING CEILING FINISH IN HATCHED AREA.

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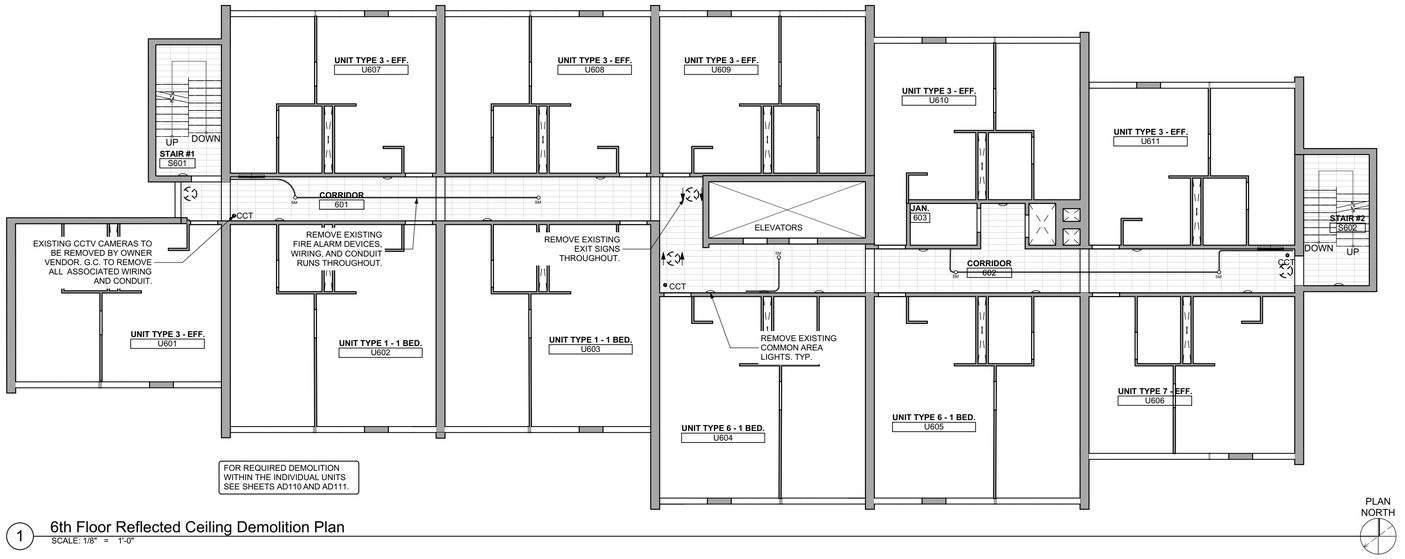
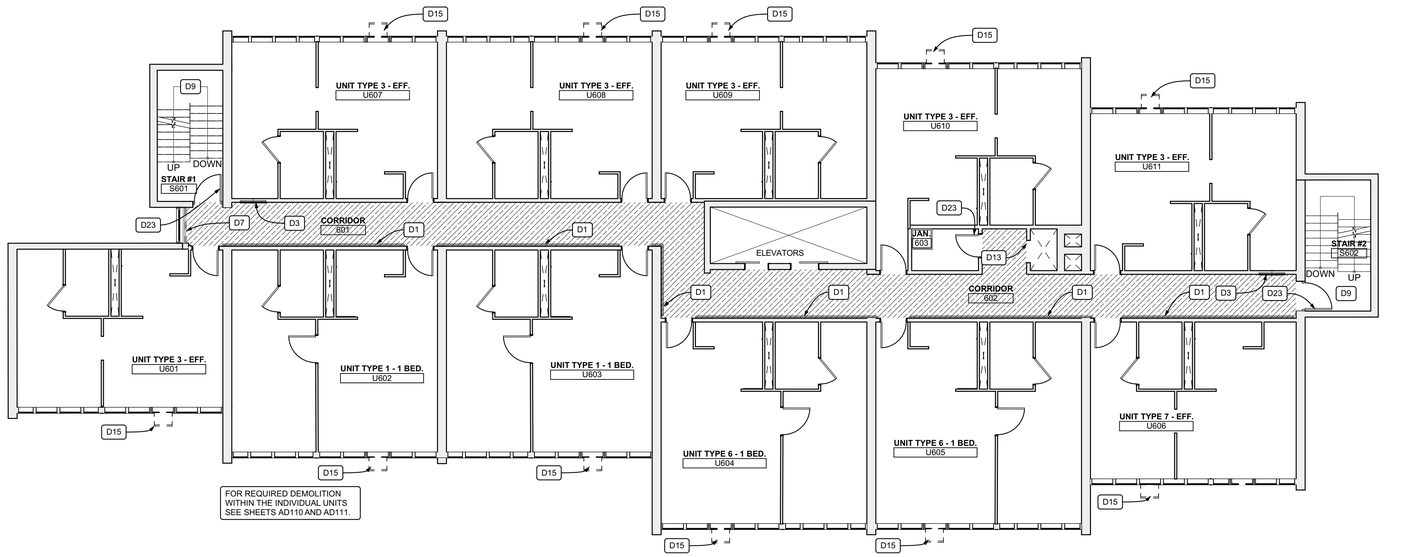


1 6th Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"



2 6TH Floor Demolition Plan
SCALE: 1/8" = 1'-0"

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA — 04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Demolition Plan Legend, 6th Floor Reflected Ceiling Demolition Plan, 6TH Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale	As Noted
date	04.24.2026
no.	18
of.	94

Sheet No.

AD106

Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

1. THESE DRAWINGS REFLECT EXISTING CONDITIONS AS OF ~~BIDDING~~ CONSTRUCTION AND ARE DIAGRAMMATIC. THE CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF THE DEMOLITION WORK.
2. CONTRACT DRAWINGS SHALL BE UNDERSTOOD AS A COMPLETE SET OF DOCUMENTS THAT INFORM THE WORK TO BE DONE. IN NO CIRCUMSTANCE SHALL THE GENERAL CONTRACTOR BID OR PERFORM WORK WITHOUT REFERENCING ALL RELATED INSTRUCTION FOUND THROUGHOUT THE DOCUMENTS INCLUDING, BUT NOT LIMITED TO: INFORMATION FOUND IN BOTH DEMOLITION AND NEW WORK DRAWING SHEETS, GENERAL NOTES, NOTES / DIRECTION FOUND ON SHEETS OF ALL DISCIPLINES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALLS, AS REQUIRED, TO ENCLOSE AND BARRICADE FOR SAFETY, AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY DEMOLITION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREA OF THE BUILDING.
4. PROTECT EXISTING FINISHES, FLOORING, FIXTURES, FURNITURE, STRUCTURE, ETC. TO REMAIN DURING DEMOLITION AND NEW CONSTRUCTION.
5. DO NOT CUT, REMOVE, OR ALTER ANY STRUCTURAL MEMBER OF THE EXISTING BUILDING SUPERSTRUCTURE (I.E., COLUMNS, BEAMS, LOAD BEARING WALLS, ROOF STRUCTURE) NOT IDENTIFIED TO BE REMOVED WITHIN THE STRUCTURAL DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL MEMBER. DO NOT PROCEED WITH WORK IN THE AREA UNTIL DIRECTED TO DO SO BY THE ARCHITECT.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE INSTALLATION OF THE NEW CONSTRUCTION OR THE EXISTING CONSTRUCTION THAT IS TO REMAIN.
7. THE CONTRACTOR SHALL NOT CAUSE OR IMPOSE ANY IMPACT LOADS OR EXCESSIVE VIBRATIONS DURING DEMOLITION. MATERIALS SHALL NOT BE PILED, STACKED, OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING STRUCTURE.
8. THE CONTRACTOR SHALL PREPARE AN INVENTORY OF EXISTING ITEMS TO BE REMOVED AND RELOCATED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ITEMS TO BE INVENTORIED AND FORMAT REQUIREMENTS OF "ON SITE" STORAGE AREAS, AND SEQUENCE OF DEMOLITION PRIOR TO THE COMMENCEMENT OF WORK. CAREFULLY REMOVE AND NEATLY STORE ON SITE AND PROTECT FROM DAMAGE ANY ITEM IDENTIFIED BY THE OWNER TO BE REMOVED AND RELOCATED.
9. ALL MATERIALS SCHEDULED TO BE REMOVED AND WHICH ARE NOT REQUIRED TO BE INVENTORIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND LIFE SAFETY SYSTEMS, OF EXISTING FACILITIES, IN COMPLETE WORKING ORDER DURING DEMOLITION ACTIVITIES.
11. CONSTRUCTION, FIXTURES, EQUIPMENT AND MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETE FOR THAT ITEM, INCLUDING, BUT NOT LIMITED TO, FRAMING, FINISHES, FLOOR AND CEILING RUNNERS, PARTITION ELEMENTS OCCURRING ABOVE AND BELOW THE FINISHED CEILING, HANGERS,STRAPS, SUPPORTS, ANCHORS, FASTENERS AND MISCELLANEOUS APPURTENANCES CONNECTED WITH THE ITEMS BEING REMOVED FOR A MAKE READY CONDITION FOR NEW CONSTRUCTION.
12. IF STRUCTURAL ELEMENTS OR MECHANICAL SYSTEMS CONNECTING MULTIPLE SPACES / FLOORS ARE DISCOVERED WITHIN A PARTITION SCHEDULED TO BE REMOVED, OR ASSUMED TO BE DISCOVERED, STOP DEMOLITION AND CONSULT ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION.
13. WHERE A PARTITION OR ITEM IS INDICATED TO BE REMOVED, CONTRACTOR SHALL PATCH THE AFFECTED WALL / CEILING / FLOOR AREA AND INFILL ANY ASSOCIATED TRIM OR FINISH TO A QUALITY THAT MATCHES THE ADJACENT CONSTRUCTION TO REMAIN AND WITHOUT ANY NOTICABLE JOINT CONDITION BETWEEN.
14. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISONNECTED / TERMINATED AT MAIN SUPPLY FEEDS / PANEL BOARDS UNLESS OTHERWISE NOTED.
15. WHERE WALL FINISHES ARE SCHEDULED TO BE REMOVED AND ASSOCIATED PARTITION IS TO REMAIN, CONTRACTOR SHALL PATCH, PREP AND CLEAN THE WALL SURFACE AFTER REMOVAL OF FINISH TO MAKE READY FOR INSTALLATION OF NEW FINISHES AS SPECIFIED IN THE FINISH SCHEDULE.
16. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
17. PROVIDE ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR ELECTRICAL AND MECHANICAL ACCESS FOR THE REMOVAL OF EXISTING DUCTWORK OR CONDUIT AS REQUIRED, AND THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
18. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING CONSTRUCTION AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT,BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS, FINISHES, ETC.
19. WHEN UNFORESEEN CONDITIONS ARE DISCOVERED, GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER WITH A CLEAR BREAKDOWN FOR MATERIALS AND LABOR WITH HOURLY RATE(S) LISTED. ALL CHANGE ORDERS SHALL BE PRESENTED AS "NOT TO EXCEED" AMOUNTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TIME TRACKING SYSTEM FOR CHANGE ORDER WORK AND PRESENT A REPORT TO OWNER AT COMPLETION OF THE TASK. OWNER RESERVES THE RIGHT TO SOLICIT AN OUTSIDE BID FOR CHANGE ORDER WORK AT OWN DISCRETION. IF OWNER HIRES AN OUTSIDE CONTRACTOR TO PERFORM SAID WORK, GENERAL CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR WORK TO BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
20. SEE MEP FA AND FP DRAWINGS FOR ADDITIONAL DEMO SCOPE.
21. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
22. EXISTING STANDPIPE AND LIFE SAFETY EQUIPMENT TO REMAIN, UNLESS NOTED OTHERWISE. PROTECT AS NECESSARY.
23. WHERE INDICATED ON PLAN, REMOVE NON-LOAD BEARING WALL ASSEMBLY COMPLETE INCLUDING ALL FINISH MATERIALS, INTERNAL WALL SUPPORT STRUCTURE (I.E. METALOR WOOD FRAMING, CLAY TILE, CMU, ETC.) AND ANY ELECTRICAL, PLUMBING, MECHANICAL, TELE/DATA OR OTHER COMPONENT /DEVICE. TRIM, BASEBOARD, DOORS & DOOR FRAMES, AND ANY ELEMENT / FIXTURE ASSOCIATED WITH THE WALL. REVIEW WITH OWNER ANY ITEMS TO BE SALVAGED FOR FUTURE USE.
24. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
25. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
26. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
27. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
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DEMOLITION REFLECTED CEILING PLAN LEGEND

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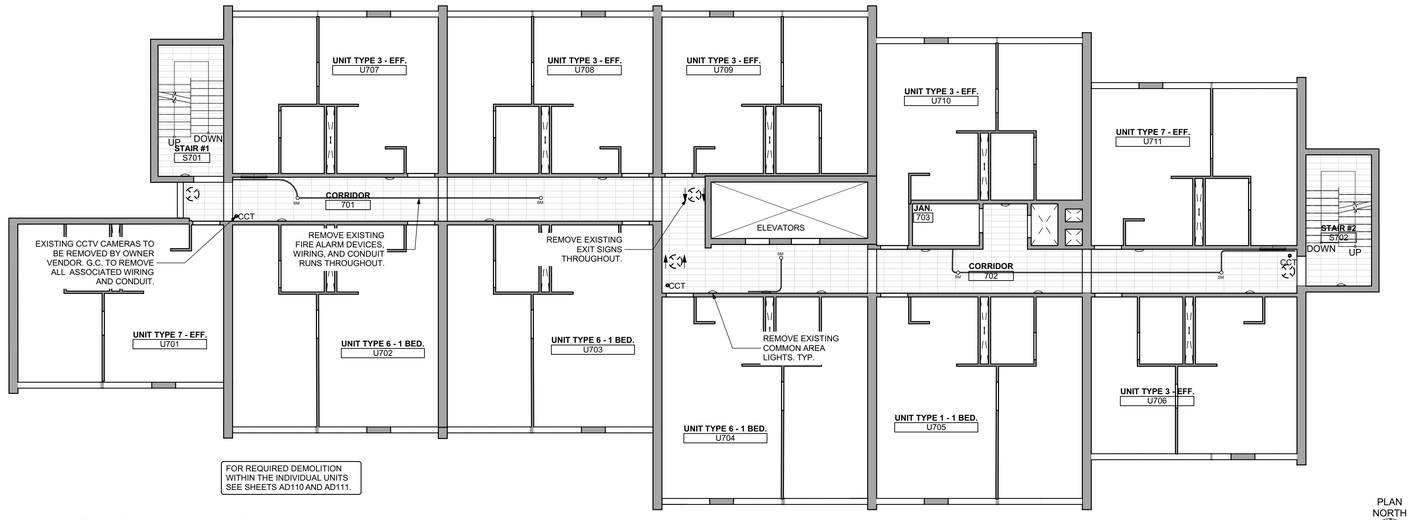
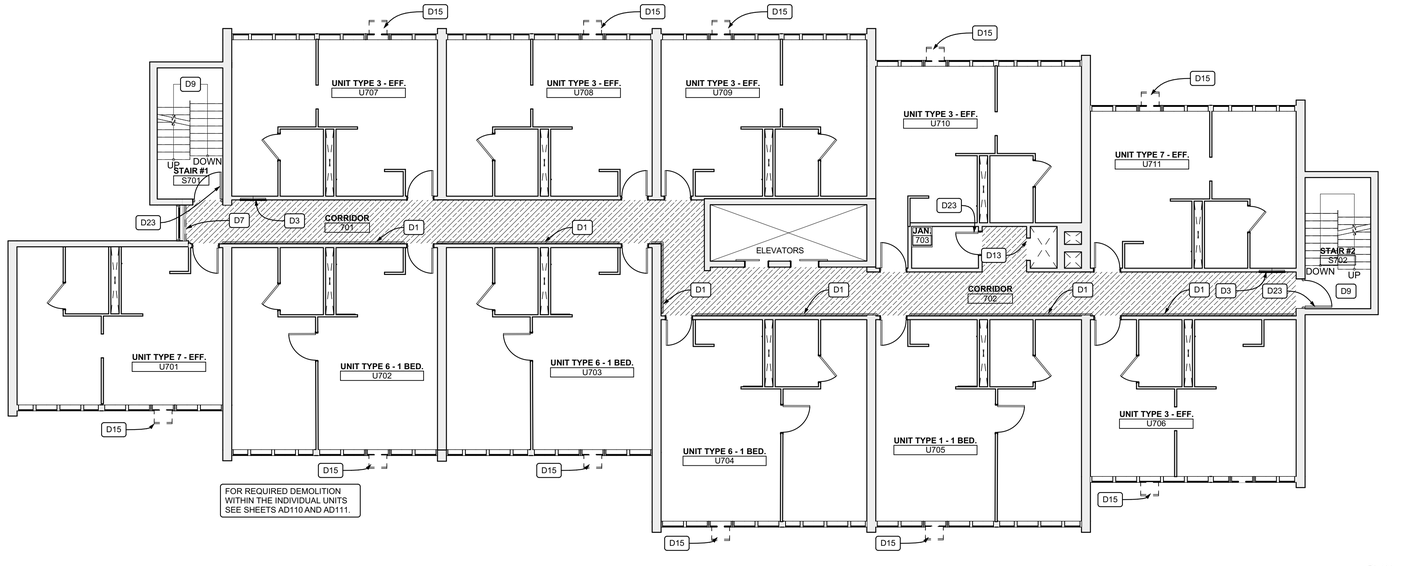


1 7th Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"



2 7TH Floor Demolition Plan
SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

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Client:
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Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Demolition Plan Legend, 7th Floor Reflected Ceiling Demolition Plan, 7TH Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale	As Noted
date	04.24.2026
no.	19
of.	94

Sheet No.
AD107
Project #2338

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

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6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE INSTALLATION OF THE NEW CONSTRUCTION OR THE EXISTING CONSTRUCTION THAT IS TO REMAIN.
7. THE CONTRACTOR SHALL NOT CAUSE OR IMPOSE ANY IMPACT LOADS OR EXCESSIVE VIBRATIONS DURING DEMOLITION. MATERIALS SHALL NOT BE PILED, STACKED, OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING STRUCTURE.
8. THE CONTRACTOR SHALL PREPARE AN INVENTORY OF EXISTING ITEMS TO BE REMOVED AND RELOCATED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ITEMS TO BE INVENTORIED AND FORMAT REQUIREMENTS OF "ON SITE" STORAGE AREAS, AND SEQUENCE OF DEMOLITION PRIOR TO THE COMMENCEMENT OF WORK. CAREFULLY REMOVE AND NEATLY STORE ON SITE AND PROTECT FROM DAMAGE ANY ITEM IDENTIFIED BY THE OWNER TO BE REMOVED AND RELOCATED.
9. ALL MATERIALS SCHEDULED TO BE REMOVED AND WHICH ARE NOT REQUIRED TO BE INVENTORIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND LIFE SAFETY SYSTEMS, OF EXISTING FACILITIES, IN COMPLETE WORKING ORDER DURING DEMOLITION ACTIVITIES.
11. CONSTRUCTION, FIXTURES, EQUIPMENT AND MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETE FOR THAT ITEM, INCLUDING, BUT NOT LIMITED TO, FRAMING, FINISHES, FLOOR AND CEILING RUNNERS, PARTITION ELEMENTS OCCURRING ABOVE AND BELOW THE FINISHED CEILING, HANGERS,STRAPS, SUPPORTS, ANCHORS, FASTENERS AND MISCELLANEOUS APPURTENANCES CONNECTED WITH THE ITEMS BEING REMOVED FOR A MAKE READY CONDITION FOR NEW CONSTRUCTION.
12. IF STRUCTURAL ELEMENTS OR MECHANICAL SYSTEMS CONNECTING MULTIPLE SPACES / FLOORS ARE DISCOVERED WITHIN A PARTITION SCHEDULED TO BE REMOVED, OR ASSUMED TO BE DISCOVERED, STOP DEMOLITION AND CONSULT ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION.
13. WHERE A PARTITION OR ITEM IS INDICATED TO BE REMOVED, CONTRACTOR SHALL PATCH THE AFFECTED WALL / CEILING / FLOOR AREA AND INFILL ANY ASSOCIATED TRIM OR FINISH TO A QUALITY THAT MATCHES THE ADJACENT CONSTRUCTION TO REMAIN AND WITHOUT ANY NOTICABLE JOINT CONDITION BETWEEN.
14. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISONNECTED / TERMINATED AT MAIN SUPPLY FEEDS / PANEL BOARDS UNLESS OTHERWISE NOTED.
15. WHERE WALL FINISHES ARE SCHEDULED TO BE REMOVED AND ASSOCIATED PARTITION IS TO REMAIN, CONTRACTOR SHALL PATCH, PREP AND CLEAN THE WALL SURFACE AFTER REMOVAL OF FINISH TO MAKE READY FOR INSTALLATION OF NEW FINISHES AS SPECIFIED IN THE FINISH SCHEDULE.
16. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
17. PROVIDE ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR ELECTRICAL AND MECHANICAL ACCESS FOR THE REMOVAL OF EXISTING DUCTWORK OR CONDUIT AS REQUIRED, AND THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
18. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING CONSTRUCTION AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT,BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS, FINISHES, ETC.
19. WHEN UNFORESEEN CONDITIONS ARE DISCOVERED, GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER WITH A CLEAR BREAKDOWN FOR MATERIALS AND LABOR WITH HOURLY RATE(S) LISTED. ALL CHANGE ORDERS SHALL BE PRESENTED AS "NOT TO EXCEED" AMOUNTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TIME TRACKING SYSTEM FOR CHANGE ORDER WORK AND PRESENT A REPORT TO OWNER AT COMPLETION OF THE TASK. OWNER RESERVES THE RIGHT TO SOLICIT AN OUTSIDE BID FOR CHANGE ORDER WORK AT OWN DISCRETION. IF OWNER HIRES AN OUTSIDE CONTRACTOR TO PERFORM SAID WORK, GENERAL CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR WORK TO BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
20. SEE MEP FA AND FP DRAWINGS FOR ADDITIONAL DEMO SCOPE.
21. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
22. EXISTING STANDPIPE AND LIFE SAFETY EQUIPMENT TO REMAIN, UNLESS NOTED OTHERWISE. PROTECT AS NECESSARY.
23. WHERE INDICATED ON PLAN, REMOVE NON-LOAD BEARING WALL ASSEMBLY COMPLETE INCLUDING ALL FINISH MATERIALS, INTERNAL WALL SUPPORT STRUCTURE (I.E. METAL OR WOOD FRAMING, CLAY TILE, CMU, ETC.) AND ANY ELECTRICAL, PLUMBING, MECHANICAL, TELE/DATA OR OTHER COMPONENT /DEVICE. TRIM, BASEBOARD, DOORS & DOOR FRAMES, AND ANY ELEMENT / FIXTURE ASSOCIATED WITH THE WALL. REVIEW WITH OWNER ANY ITEMS TO BE SALVAGED FOR FUTURE USE.
24. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
25. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING.
26. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
27. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.
28. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
29. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
30. ASBESTOS CONTAINING MATERIALS HAVE BEEN RECORDED ON SITE. PRIOR TO DEMOLITION ACTIVITIES REVIEW PSI HAZARDOUS MATERIALS SURVEY FOR AFFECTED MATERIALS AND SPECIFICATION SECTION 02 8000 - ASBESTOS ABATEMENT FOR DEMOLITION AND DISPOSAL REQUIREMENTS.
31. ALL EXISTING INTERIOR SIGNAGE TO BE REMOVED.

COMMON AREA DEMOLITION KEYNOTES	
D1	EXISTING WALL MOUNTED RAILING AND WOOD MOUNTING BLOCK TO BE REMOVED.
D2	EXISTING METAL DOOR AND SIDELITE TO BE REMOVED. HEADER ABOVE TO REMAIN.
D3	EXISTING FIRE HOSE CABINET TO BE REMOVED.
D4	EXISTING VENDING MACHINES TO BE RELOCATED BY OWNER.
D6	EXISTING MAILBOXES TO BE TEMPORARILY REMOVED AND SET ASIDE FOR RE-INSTALLATION. REFER TO NEW FLOOR PLANS FOR LOCATION
D7	EXISTING BASEBOARD HEATER AND ASSOCIATED PIPING TO BE REMOVED
D8	EXISTING FRONT DESK TO BE REMOVED
D9	EXISTING STEEL CAST-IN-PLACE WALL AND STAIR MOUNTED RAILINGS TO BE REMOVED. CUT RAILINGS OFF AT CONCRETE SURFACES AND GRIND DOWN TO FLUSH. TYP AT ENTIRE STAIRWELL TOP TO BOTTOM.
D10	EXISTING WIRE SHELVING TO BE REMOVED
D11	EXISTING DRINKING FOUNTAIN TO BE REMOVED.
D12	EXISTING DRAINAGE PIPING TO BE REMOVED. CUT BACK AND CAP PIPING TO BELOW FINISHED FLOOR AND WALLS. REVIEW PIPING AND ENSURE IT ONLY SERVES THE ADJACENT DRINKING FOUNTAIN.
D13	EXISTING TRASH CHUTE DOOR AND FRAME TO BE REMOVED
D14	EXISTING WALL MOUNTED LAUNDRY CARD READER TO BE RELOCATED BY OWNER.
D15	EXISTING EXTERIOR SUPPORT BRACKETS AND VESTIGIAL ATTACHMENT HARDWARE TO BE REMOVED. ENSURE EXISTING WINDOW FRAME IS CLEAR AND PREPARED TO RECEIVE NEW INFILL PANEL INFILL ANY FASTENER HOLES LEFT IN VINYL WINDOWFRAMES. NOTE: WINDOW A/C UNIT TO BE SEPARATELY REMOVED BY OWNER'S VENDOR. DEMOLITION CONTRACTOR TO COORDINATE REMOVAL.
D17	PROVIDE PENETRATION THROUGH EXISTING REINFORCED SITECAST CONCRETE WALL TO FACILITATE PTAC INSTALLATION. SEE STRUCTURAL DRAWING S1 FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
D18	PROVIDE APPROX 6" DIA THROUGH WALL PENETRATION APPROX. 3" BELOW FINISHED CEILING TO FACILITATE MECHANICAL INSTALLATION. COORDINATE SIZE AND LOCATION W. MECHANICAL PLANS AND MECHANICAL CONTRACTOR.
D19	EXISTING WALL TO BE REMOVED
D20	EXISTING CASEWORK TO BE REMOVED.
D21	EXISTING DUCTWORK RUNNING THROUGH FLOOR TO BE REMOVED. REMOVE ASSOCIATED THROUGH WALL GRILLES ABOVE. EXISTING CHASE TO REMAIN.
D22	REMOVE EXISTING WALLBOARD UP 60" A.F.F TO FACILITATE INSTALLATION OF NEW CONVENIENCE OUTLETS.
D23	REMOVE EXISTING DOOR HARDWARE. HARDWARE TO BE CAREFULLY LABELED IDENTIFYING THE UNIT IT WAS TAKEN FROM AND SET ASIDE FOR REUSE BY HACP.
D24	REMOVE EXISTING INTERCOM, ASSOCIATED CONDUIT, AND MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH
D25	EXISTING STOREFRONT FRAMES, DOOR, AND GLAZING TO BE REMOVED ENTIRELY
D26	EXISTING DOOR TO BE REMOVED. SELECTIVELY REMOVE EXISTING ADJACENT WALLS AS NEEDED FOR NEW DOOR INSTALLATION. COORDINATE WITH DOOR SCHEDULES
D27	SELECTIVE DEMOLITION OF EXISTING WALL TO EXTEND OPENING FOR NEW DOOR. COORDINATE SIZE W. DOOR SCHEDULE AND NEW FLOOR PLANS
D28	EXISTING FIRE ALARM PANEL TO BE REMOVED. COORDINATE W. FA DRAWINGS.
D29	REMOVE EXISTING BLACKBOARD AND ASSOCIATED MOUNTING HARDWARE. REMAINING HOLES IN BRICKWORK TO BE SEALED W. COLOR MATCHED PATCH - STONELUX BRICK REPAIR FILLER OR E.Q. OR INFILL HOLES W. QUICK REPAIR CEMENT AND APPLY BRICK DUST TO HIDE PATCH

DEMOLITION REFLECTED CEILING PLAN LEGEND

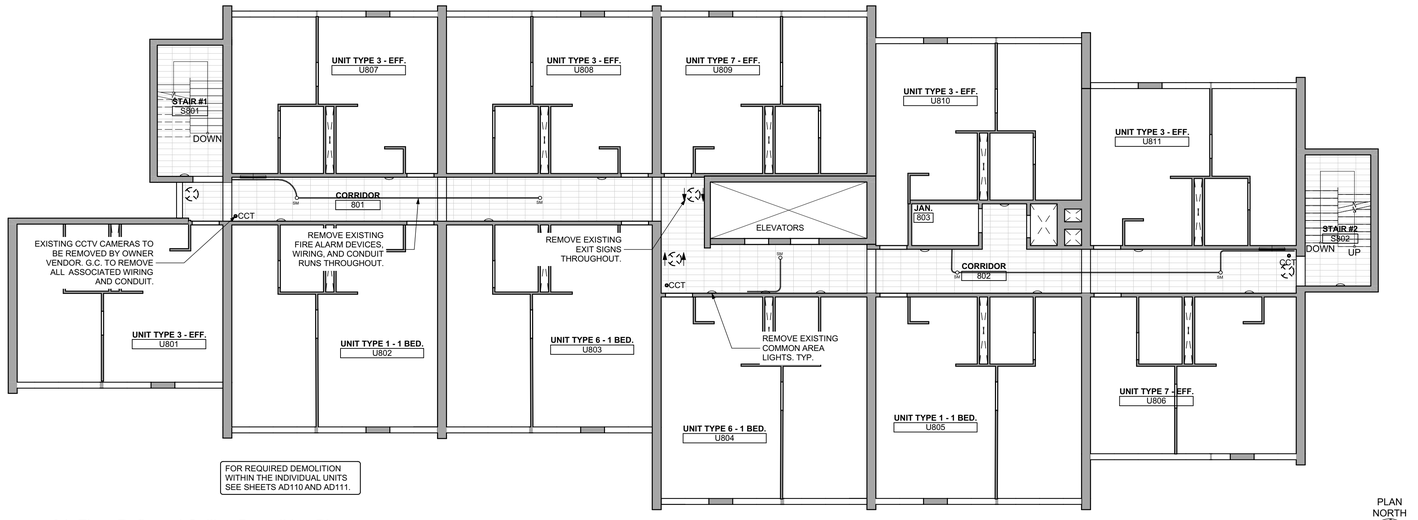
DEMOLISH EXISTING CEILING FINISH IN HATCHED AREA.

EXISTING POPCORN CEILING TO BE DEMOLISHED BACK TO CONCRETE STRUCTURE. SCRAPE AND CLEAN CONCRETE STRUCTURE BELOW.

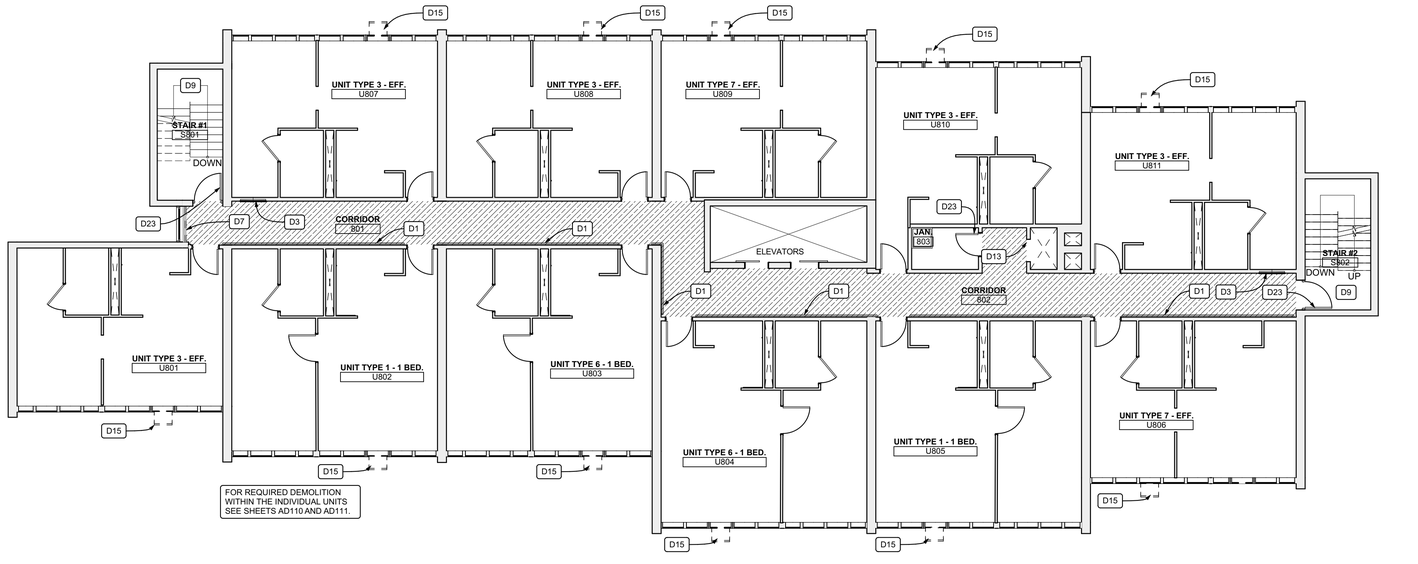
EXISTING ACT CEILING TO BE DEMOLISHED

EXISTING EXIT SIGN TO BE DEMOLISHED

NOTE: HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED ON SITE. PRIOR TO COMMENCING DEMOLTION ACTIVITIES REVIEW HAZARDOUS MATERIALS SURVEY AND SPECIFICATION SECTION SECTION 02 8000 - "ASBESTOS ABATEMENT" FOR LOCATIONS OF HAZARDOUS MATERIALS, ABATEMENT, AND DISPOSAL PROCEDURES.



1 8th Floor Reflected Ceiling Demolition Plan
SCALE: 1/8" = 1'-0"



2 8TH Floor Demolition Plan
SCALE: 1/8" = 1'-0"

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general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
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3. All work shall be installed in accordance with applicable codes and regulations.
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6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
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412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Demolition Plan Legend, 8th Floor Reflected Ceiling Demolition Plan, 8TH Floor Demolition Plan, REFLECTED FLOOR PLAN DEMOLITION LEGEND

scale	As Noted
date	04.24.2026
no.	20
of.	94

Sheet No.
AD108
Project #2338

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04/13/2026

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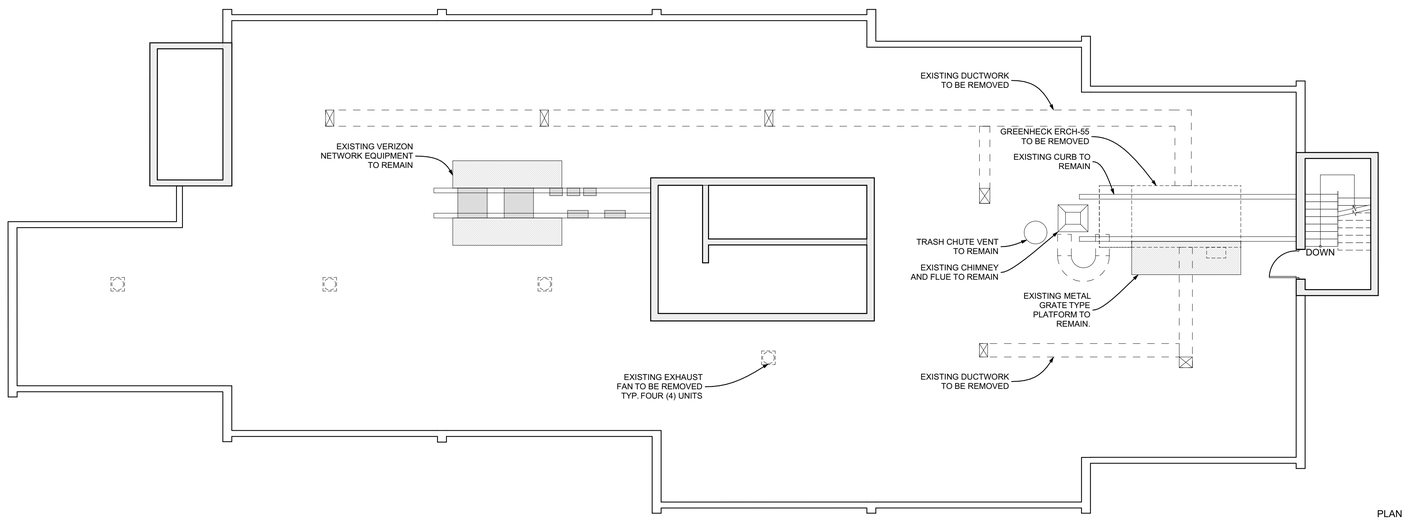

1 Roof Demolition Plan
SCALE: 1/8" = 1'-0"

project title

Owner:
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drawing title

Roof Demolition Plan

scale	As Noted
date	04.24.2026
no.	**21**
of.	**94**

Sheet No.

AD109

Project #2338

DEMOLITION PLAN LEGEND

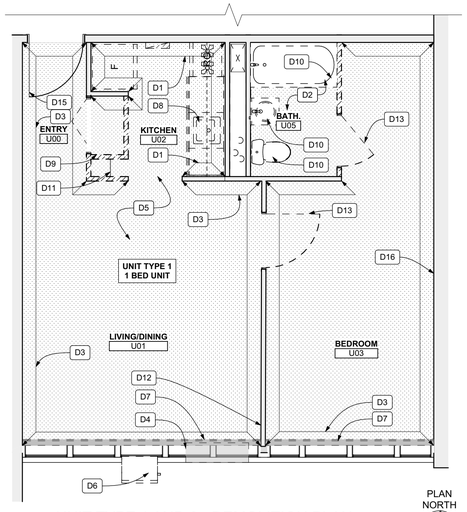
EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

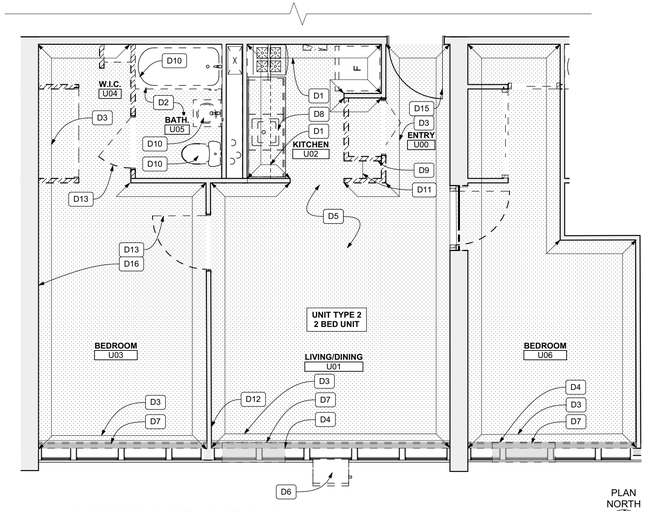
UNIT DEMOLITION PLAN KEYNOTES	
D1	REMOVE EXISTING WALL BOARD FLOOR TO CEILING THIS AREA.
D2	REMOVE EXISTING WALLBOARD AND WALL TILE IN BATHROOMS
D3	REMOVE EXISTING WALLBOARD UP 24" A.F.F. CAREFULLY CUT WALLBOARD WITH A STRAIGHT EDGE AND SHARP KNIFE TO CLEANLY REMOVE WALLBOARD.
D4	PROVIDE PENETRATION THROUGH EXISTING REINFORCED SITECAST CONCRETE WALL TO FACILITATE PTAC INSTALLATION. SEE STRUCTURAL DRAWING S1 FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
D5	EXISTING VCT AND TILE FLOORING AND WALLBASE TO BE REMOVED THROUGHOUT. SCRAPE AND REMOVE GLUE BENEATH TO PREPARE SUBFLOOR FOR NEW GLUE-DOWN FLOORING
D6	EXISTING EXTERIOR SUPPORT BRACKETS AND VESTIDIAL ATTACHMENT HARDWARE TO BE REMOVED. ENSURE EXISTING WINDOW FRAME IS CLEAR AND PREPARED TO RECEIVE NEW INFILL PANEL INFILL ANY FASTENER HOLES LEFT IN VINYL WINDOWFRAMES. NOTE: WINDOW UNIT TO BE SEPARATELY REMOVED BY OWNER'S VENDOR.
D7	REMOVE EXISTING BASEBOARD HEATERS WITH ASSOCIATED PIPING AND THERMOSTAT.
D8	EXISTING UPPER AND LOWER KITCHEN CABINETS, COUNTERTOP, SINK, HOOD, AND BACKSPLASH TO BE REMOVED. NOTE: REFRIGERATOR AND RANGE TO BE SEPARATELY REMOVED BY OWNER'S VENDOR.
D9	EXISTING CLOSET TO BE REMOVED.
D10	EXISTING BATHROOM FIXTURES TO BE REMOVED. COORDINATE WITH PLUMBING DRAWINGS FOR SCOPE.
D11	EXISTING PANTRY SHELVES AND BRACKETS TO BE REMOVED
D12	PROVIDE DUCT PENETRATION THROUGH EXISTING WALL SERVING PTAC. COORDINATE WITH MECHANICAL DRAWINGS
D13	REMOVE EXISTING DOOR AND FRAME. SELECTIVELY REMOVE EXISTING ADJACENT WALLS AS NEEDED FOR NEW DOOR INSTALLATION. COORDINATE WITH DOOR SCHEDULES
D14	GC. TO VERIFY CLEAR DIMENSIONS OF ALCOVE ARE SUFFICIENT FOR INSTALLATION OF NEW PLUMBING FIXTURES. DEMOLISH AND REBUILD PLUMBING CHASE AS NEEDED. COORDINATE W. NEW PLUMBING SCHEDULE.
D15	REMOVE EXISTING DOOR HARDWARE. HARDWARE TO BE CAREFULLY LABELED IDENTIFYING THE UNIT IT WAS TAKEN FROM AND SET ASIDE FOR REUSE BY HACP.
D16	REMOVE EXISTING NURSE CALL SYSTEM AND ASSOCIATED WIRING BACK TO CONTROL PANEL.

NOTE: HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED ON SITE. PRIOR TO COMMENCING DEMOLTION ACTIVITIES REVIEW HAZARDOUS MATERIALS SURVEY AND SPECIFICATION SECTION SECTION 02 8000 - "ASBESTOS ABATEMENT" FOR LOCATIONS OF HAZARDOUS MATERIALS, ABATEMENT, AND DISPOSAL PROCEDURES.

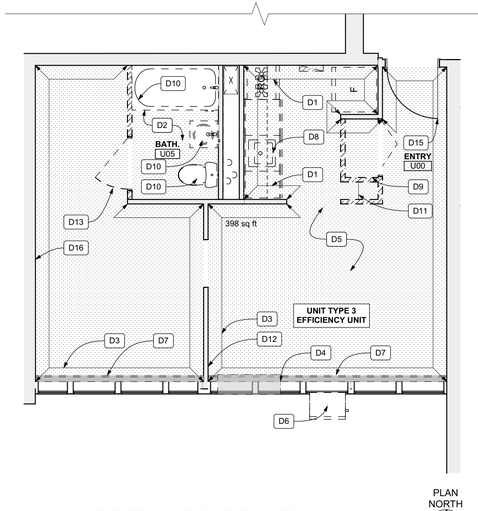


1 UNIT TYPE 1 AND 6 - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

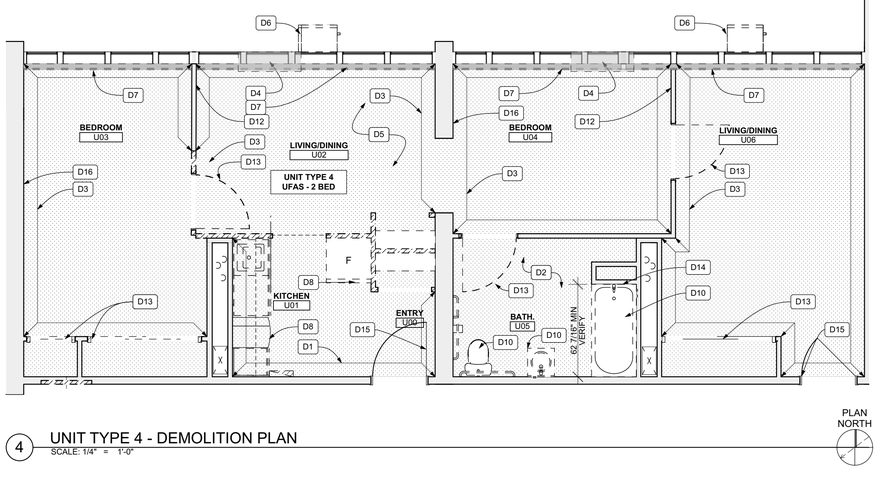
UNIT 602 - BURN UNIT SCOPE OF DEMOLITION SIMILAR TO UNIT TYPE 1 EXCEPT ALL DRYWALL IS TO BE REMOVED



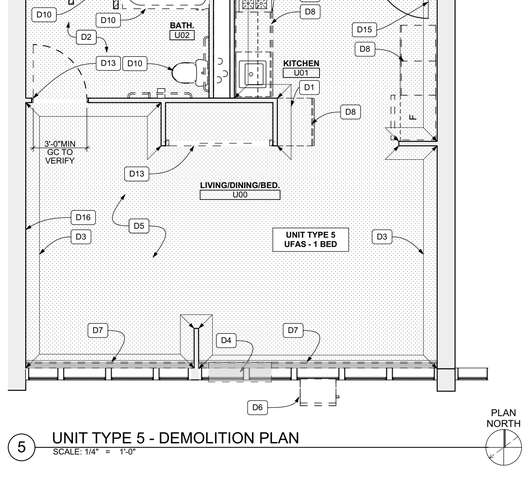
2 UNIT TYPE 2 - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 UNIT TYPE 3 AND 7 - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



4 UNIT TYPE 4 - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



5 UNIT TYPE 5 - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

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Project Location:
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2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Unit Demo, TYPICAL UNIT DEMOLITION PLANS

scale: As Noted
date: 04.24.2026
no. 22 of. 94

Sheet No.
AD110
Project #2338

CEILING DEMOLITION LEGEND

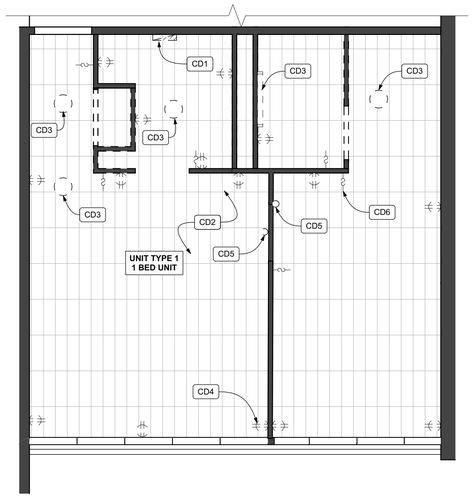
EXISTING POPCORN CEILING TO BE REMOVED ENTIRELY BACK TO CONCRETE FLOOR/CEILING STRUCTURE.

EXISTING SWITCH TO BE REMOVED

EXISTING POWER RECEPTACLE TO BE REMOVED

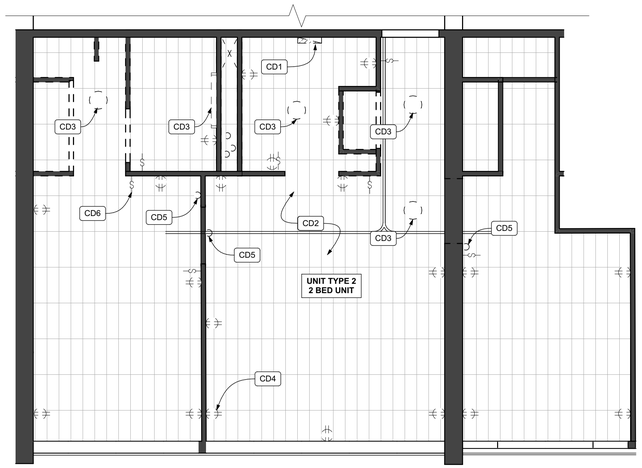
UNIT CEILING AND ELECTRICAL DEMOLITION KEYNOTES	
CD1	EXISTING ELECTRICAL PANEL TO BE REMOVED
CD2	EXISTING POPCORN CEILING TO BE REMOVED ENTIRELY BACK TO STRUCTURAL DECK. SCRAPE AND CLEAN EXISTING CONCRETE CEILING.
CD3	EXISTING LIGHT FIXTURE TO BE REMOVED.
CD4	APPROXIMATE LOCATION OF EXISTING POWER RECEPTACLE AND ASSOCIATED WIRING TO BE REMOVED. ALL EXISTING RECEPTACLES TO BE REMOVED - CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITY.
CD5	EXISTING SMOKE DETECTOR AND MOUNTING PLATE TO BE REMOVED.
CD6	EXISTING LIGHT SWITCH TO BE REMOVED.

NOTE: HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED ON SITE. PRIOR TO COMMENCING DEMOLTION ACTIVITIES REVIEW HAZARDOUS MATERIALS SURVEY AND SPECIFICATION SECTION SECTION 02 8000 - "ASBESTOS ABATEMENT" FOR LOCATIONS OF HAZARDOUS MATERIALS, ABATEMENT, AND DISPOSAL PROCEDURES.



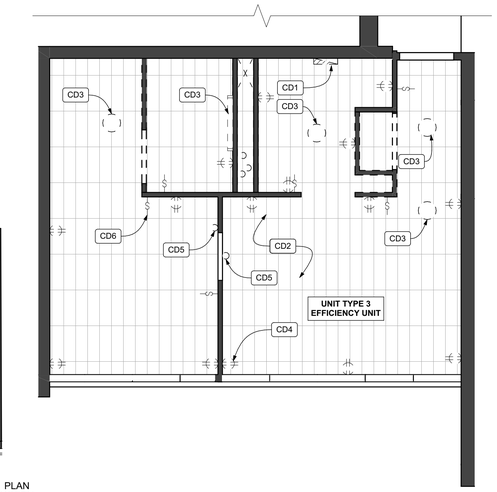
1 UNIT TYPE 1 AND 6 - REFLECTED CEILING/ELECTRICAL DEMO PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



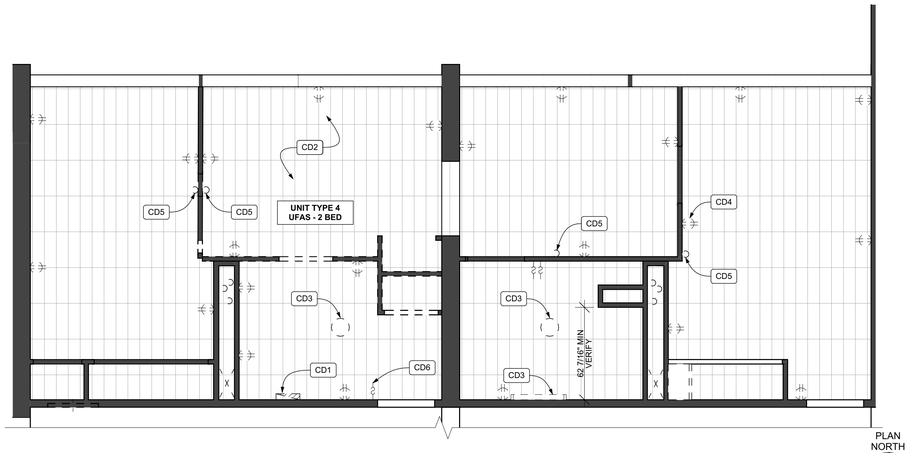
2 UNIT TYPE 2 - REFLECTED CEILING AND ELECTRICAL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



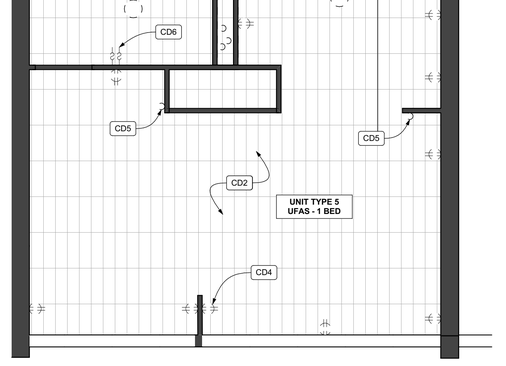
3 UNIT TYPE 3 AND 7 - REFLECTED CEILING/ELECTRICAL DEMO PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



4 UNIT TYPE 4 - REFLECTED CEILING AND ELECTRICAL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



5 UNIT TYPE 5 - REFLECTED CEILING/ELECTRICAL DEMO PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

UNIT RCP/ELECTRICAL DEMOLITION PLANS

scale	
As Noted	
date	
04.24.2026	
no.	of.
23	94

Sheet No.

AD111

Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE. PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. DOORS NOT LABELED WITH NEW DOOR TAGS ARE EXISTING TO REMAIN. PATCH AND REPAIR ANY DOORS DAMAGED DURING THE CONSTRUCTION PROCESS.

REFER TO SHEETS A110 - A118 FOR TYPICAL UNIT PLANS. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

CEILING LEGEND

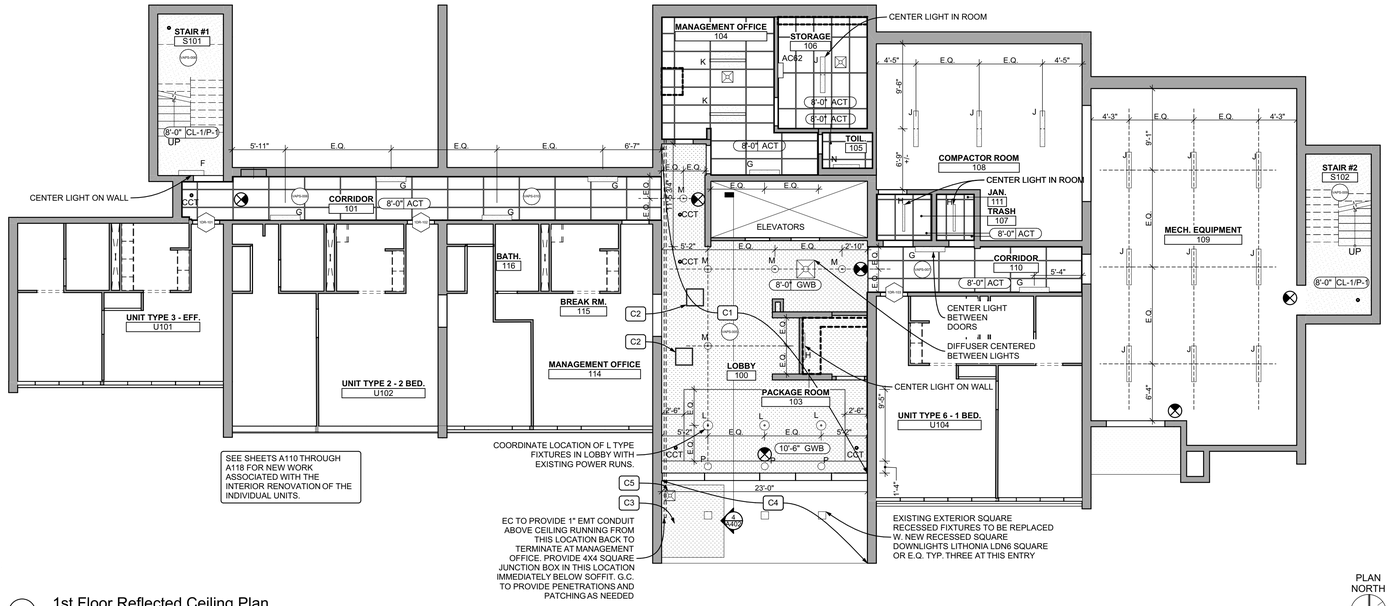
- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
- AC62 — DOOR CONTROLLER PANEL PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM THIS PANEL TO EACH ACCESS CONTROLLED DOOR. COORDINATE WITH XYCOM.
- CCT — CCTV CAMERA PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM CAMERAS BACK TO EXISTING CHASE. G.C. TO PROVIDE WALL PENETRATIONS AS NECESSARY.

CEILING MATERIAL LEGEND

CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501
GWB	5/8" ACOUSTIC GWB. GOLDBOND SOUNDBREAK XP OR SIM FASTENED TO SUSPENDED GRID SYSTEM. REFER TO DETAIL 9/A402
ACT-1	ARMSTRONG CORTEGA OR SIM. PROVIDE 2X4 GRID, SQUARE LAY-IN PROFILE AND MANUFACTURER'S STANDARD ALUMINUM CAP GRID SYSTEM

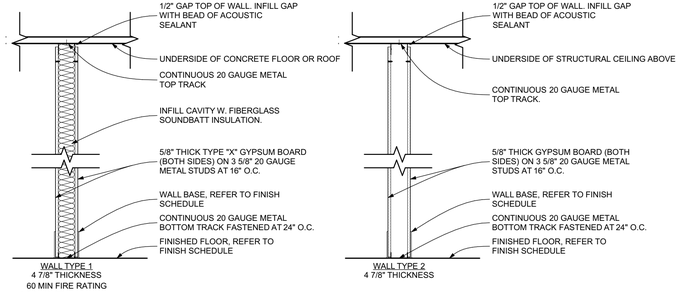
GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM CONCRETE SLAB (0'-0").
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS AND DETAILS
3. REPAIR EXISTING CEILINGS AS NECESSARY
4. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
5. G.C. TO PROVIDE ATTIC STOCK FOR CEILING FINISHES INCLUDING ACT-1 AND CEILING PAINT. PROVIDE 10% OF TOTAL INSTALLED QUANTITY DELIVERED TO HACP.

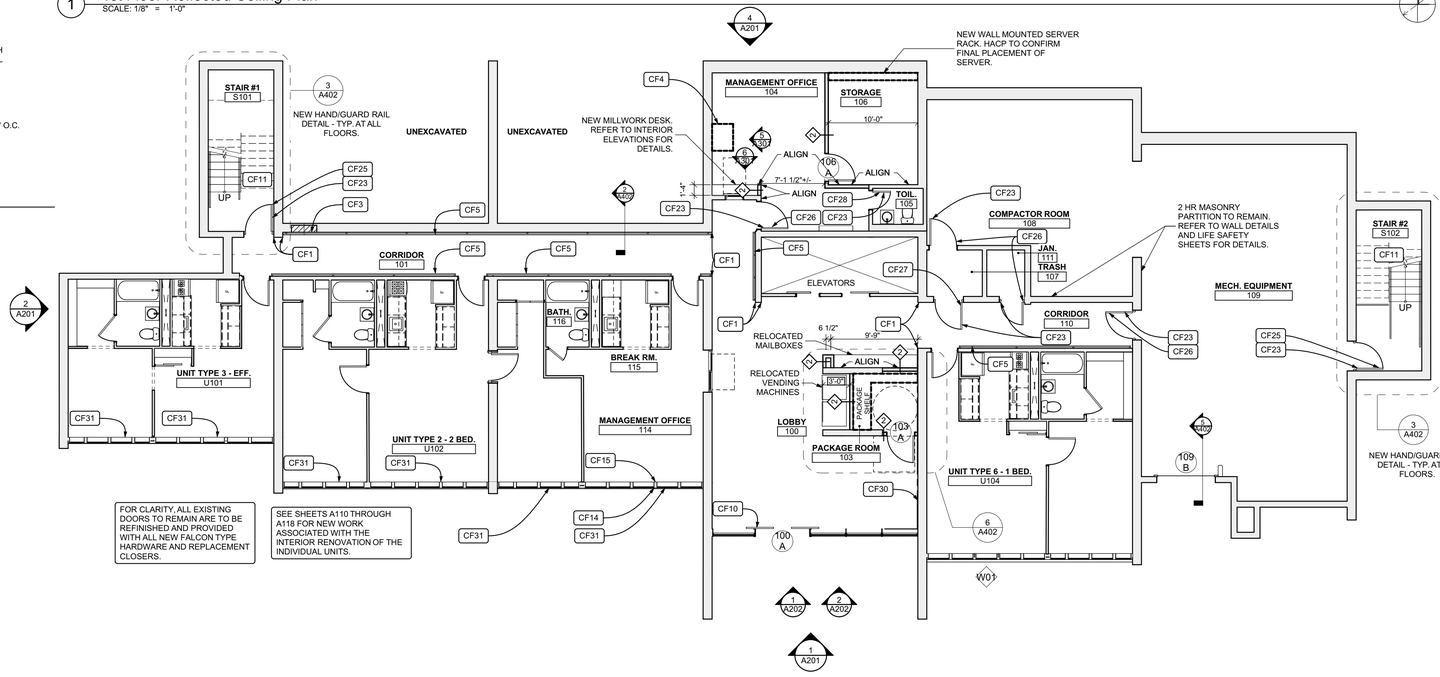


1 1st Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH



4 Wall Types
SCALE: 3/4" = 1'-0"



2 1st Floor Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH

COMMON FLOOR PLAN KEYNOTES

CF1	G.C. TO PROVIDE AND INSTALL NEW ACROVYN "TFC" .040" CORNER GUARDS UP 6' A.F.F.
CF2	G.C. TO PROVIDE AND INSTALL NEW UNIVERSAL STAINLESS STEEL BOTTOM HINGED TRASH CHUTE DOOR. VERIFY REQUIRED SIZE. FASTEN TO CONCRETE SUBSTRATE PER MANUFACTURER'S INSTRUCTIONS.
CF3	G.C TO PROVIDE AND INSTALL NEW RECESSED CABINET HOUSING FIRE EXTINGUISHER AND FIRE HOSE HOOKUP/ VALVE IN CAVITY LEFT BY REMOVED HOSE CABINET AND INFILL REMAINING VOID W. 5/8" TYPE "X" GWB AND LGM STUDS. VERIFY THICKNESS OF EXISTING SURROUNDING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP.
CF4	WALL MOUNTED SERVER RACK AND EQUIPMENT TO BE ENCLOSED W. NEW MILLWORK AND PROTECTED DURING CONSTRUCTION.
CF5	G.C TO PROVIDE AND INSTALL NEW HALLWAY RAILING. REFER TO DETAIL 3/ A402. CAREFULLY CUT AND REMOVE EXISTING DRYWALL AS NEEDED AT MOUNTING POINTS AND PROVIDE INSTALL SOLID IN-WALL BLOCKING. REPAIR CUT DRYWALL WITH NEW 5/8" TYPE "X" GWB. PROVIDE FIBERGLASS SEAM TAPE AND FEATHER OUT THE REPAIR WITH DRYWALL COMPOUND TO PRESENT SEAMLESS FINISH READY FOR PAINT.
CF6	G.C TO PROVIDE AND INSTALL SURFACE MOUNTED HANDICAP BUTTON DOOR OPERATOR. MS SEDCO 59-H OR SIM. RUN WIRING THROUGH WALL AND TO DOOR
CF7	NEW CASEWORK, STOVE, AND STORAGE CABINETS. REFER TO DETAIL 1/A301.
CF8	NEW STORAGE CABINETS AND OPEN SHELVING REFER TO DETAIL 2/A301
CF10	G.C TO PROVIDE AND INSTALL NEW SURFACE VERICAL ROD ELECTRIFIED EXIT DEVICE. ASSA ABLOY AAP 215 SATINLESS PULLS OR E.Q., AND ASSA-ABLOY SW200 OR E.Q. DOOR OPERATORS AT BOTH LEAFS. DOOR HARDWARE TO BE TIED INTO ACCESS CONTROL SYSTEM PROVIDED BY XYCOM.
CF11	G.C. TO PROVIDE NEW CONTINUOUS STEEL GUARDRAIL/HANDRAIL AND WALL MOUNTED HANDRAIL TYP. AT ALL STAIRWAYS TOP TO BOTTOM OF STAIR TOWER. RAILINGS TO BE SURFACE MOUNTED AND MECHANICALLY FASTENED TO CONCRETE STAIR AND WALLS REFER TO DETAIL 1/A402
CF12	G.C. TO PROVIDE LGM INFILL ABOVE NEW DOOR. PROVIDE 2 6003162-43 HEADER FASTENED TO CONCRETE BOTH SIDES OF OPENING WITH TWO (2) SIMPSON RCA-C CONNECTOR ANGLES OR E.Q. EACH SIDE. PROVIDE R-20 MIN RIGID POLYISO INSULATION (U FACTOR .050) AT INTERIOR FACE AND FINISH W. 5/8" GWB. EXTERIOR FACE TO BE FINISHED WITH SHEET OF FIBER CEMENT PANEL OVER WRB - CAULK TO SEAL EDGES.
CF14	G.C. TO PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
CF15	G.C. TO PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
CF16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
CF17	G.C TO PROVIDE AND INSTALL NEW KITCHEN LOWER CABINETS AND UPPER CABINETS. REFER TO ELEVATIONS
CF19	G.C. TO INFILL EXISTING OPENING W. NEW 3 5/8" LGM STUDS AND TWO LAYERS OF 5/8" GWB SIM TO WALL TYPE 2.
CF20	PROVIDE NEW 5/8" MR TYPE "X" GWB THIS AREA. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4.
CF21	PROVIDE AND INSTALL NEW EGRESS BARRIER SWING GATE IN THIS LOCATION SET TO OPEN IN THE DIRECTION OF EGRESS. EGRESS GATE MODEL 100 OR E.Q. MECHANICALLY FASTEN TO EXISTING CONCRETE WALL PER MANUFACTURER'S INSTRUCTIONS.
CF22	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. STRIP EXISTING FINISH AND REMOVE ANY ACTIVE RUST. PATCHAND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOOR AND FRAME TO BE PRIMED W. RUST INHIBITIVE PRIMER AND FINISHED W. 2 COATS OF ALKYD ENAMEL PAINT SANDING BETWEEN COATS. COLOR TO BE SIM TO P-4.
CF23	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCHAND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
CF24	EXISTING DOORS TO RECEIVE NEW STAINLESS STEEL PUSH/PULL HARDWARE AND NEW CLOSERS.
CF25	EXISTING DOOR TO RECEIVE NEW FALCON 25-R-EO RIM EXIT DEVICE OR E.Q. FALCON W101S DAN 626 PASSAGE TYPE LOCKSET OR E.Q. AND NEW CLOSER. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF26	EXISTING DOOR TO RECIEVE NEW FALCON STORAGE ROOM TYPE LOCKSET W581BD O (DANE) OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF27	EXISTING DOOR TO RECIEVE NEW FALCON PASSAGE TYPE LOCKSET W101S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF28	EXISTING DOOR TO RECIEVE NEW FALCON PRIVACY TYPE LOCKSET W301S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF29	IN APPROX. THIS LOCATION G.C. TO PROVIDE 4" DIA PENETRATION THROUGH CONCRETE FLOOR TO FACILITATE CABLE RUNS VERTICALLY THROUGH JANITORS CLOSETS. COORDINATE LOCATION OF JANITORS CLOSETS AND PROVIDE CONT. VERTICAL RUN. PROVIDE 2 HR RATED FIRESTOP CABLE PASS-THROUGH OR PUTTY SLEEVE AT EACH PENETRATION.
CF30	PROVIDE AND INSTALL NEW AED AND RECESSED CABINET. COORDINATE LOCATION WITH HACP. REFER TO SPECIFICATIONS.
CF31	AT NEW WAC-1 WINDOW UNITS PROVIDE STEEL BRACKETS AND MOUNTING HARDWARE TO SECURELY FASTEN UNIT TO WINDOW FRAME FROM THE INTERIOR. COORDINATE WITH MECHANICAL PLANS.

RCP KEYNOTES

C1	PROVIDE NEW SUSPENDED DRYWALL CEILING. ROCKFON CHICAGO METALIC GRID, ARMSTRONG FRAMEALL DRYWALL GRID OR SIM. SEE SECTION 4/A402
C2	NEW 18"X18" ACCESS PANEL - CENDREX OR SIM. COORDINATE PANEL LOCATION WITH MECHANICAL CONTRACTOR AND ACCESS REQUIREMENTS FOR AHU ABOVE
C3	PATCH SOFFIT WITH NEW 1/2" EXTERIOR SOFFIT GYPSUM BOARD - CERTAINTEED, NATIONAL GYPSUM. OR E.Q.
C4	FINISH ENTIRE SURFACE OF SOFFIT W. NEW COAT OF EXTERIOR GRADE CEMENT PLASTER - SIKA BMI 690 OR SIM. PROVIDE THREE COAT SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
C5	NEW CEILING MOUNTED AIR INTAKE. COORDINATE WITH MECHANICAL DRAWINGS.
C6	NEW DUPLEX OUTLETS. SEE DETAILS 3 AND 4/A301 FOR LOCATIONS
C7	EC TO PROVIDE AND INSTALL NEW 4" METALLIC RACEWAY (LEGRAND 4000 SERIES OR E.Q.) TO PROVIDE WIRE ACCESS AROUND STRUCTURAL BEAM. PROVIDE TWO ELBOWS AND STRAIGHT RUNS SUFFICIENT TO RUN AROUND BEAM AND TERMINATE ABOVE FINISHED CEILING. RACEWAY TO BE PAINTED TO MATCH WALLS. MASK OFF JOINTS TO ENSURE COVER CAN BE REMOVED.
C8	G.C. TO PROVIDE NEW THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION APPROX. 3" DIA TO FACILITATE XYCOM WIRING INSTALLATION. PROVIDE GALAVANIZED STEEL THROUGH-WALL PENETRATION SLEEVE.

Fukui Architects Pc
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revisions

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project title

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Client:
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Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Floor Plan Legend, 1st Floor Reflected Ceiling Plan, 1st Floor Plan, Reflected Ceiling Plan Legend, Wall Types

scale: As Noted
date: 04.24.2026
no. 24 of. 94

Sheet No.
A101
Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

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2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. DOORS NOT LABELED WITH NEW DOOR TAGS ARE EXISTING TO REMAIN. PATCH AND REPAIR ANY DOORS DAMAGED DURING THE CONSTRUCTION PROCESS.

REFER TO SHEETS A110 - A118 FOR TYPICAL UNIT PLANS. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

CEILING LEGEND

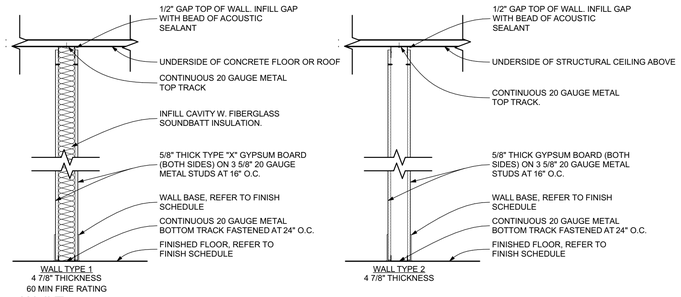
- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SDR-001 — SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE-01 — VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
- AC62 — DOOR CONTROLLER PANEL PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM THIS PANEL TO EACH ACCESS CONTROLLED DOOR. COORDINATE WITH XYCOM.
- CCT — CCTV CAMERA PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM CAMERAS BACK TO EXISTING CHASE. G.C. TO PROVIDE WALL PENETRATIONS AS NECESSARY.

CEILING MATERIAL LEGEND

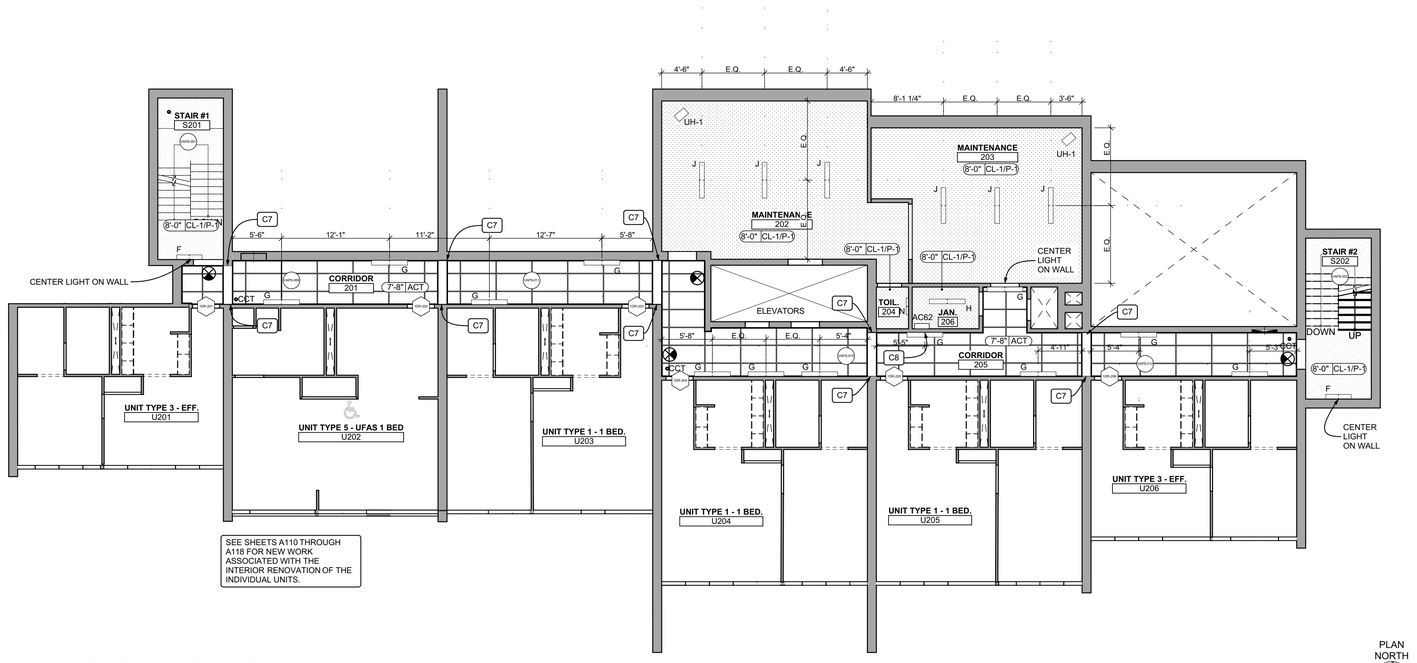
CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501
GWB	5/8" ACOUSTIC GWB. GOLDBOND SOUNDBREAK XP OR SIM FASTENED TO SUSPENDED GRID SYSTEM. REFER TO DETAIL 6/A402
ACT-1	ARMSTRONG CORTEGA OR SIM. PROVIDE 2X4 GRID, SQUARE LAY-IN PROFILE AND MANUFACTURER'S STANDARD ALUMINUM CAP GRID SYSTEM

GENERAL RCP NOTES

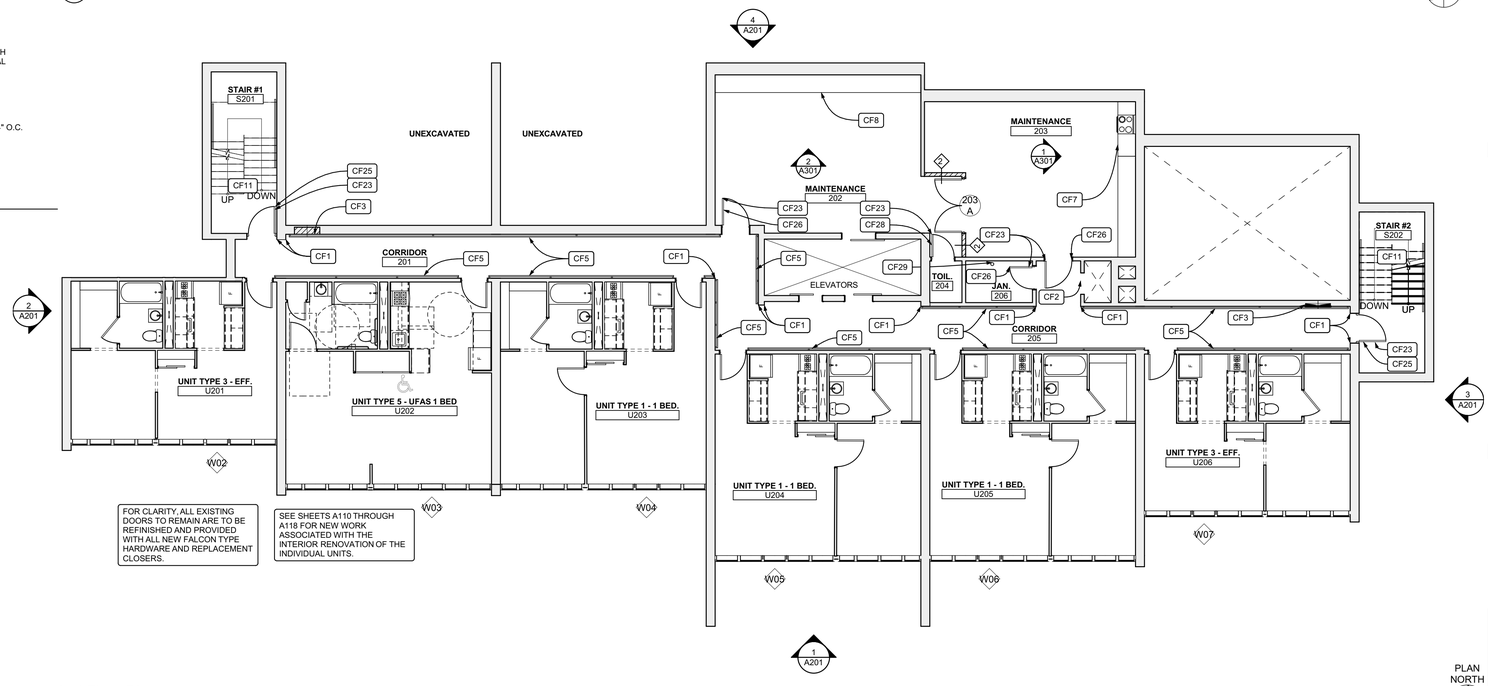
1. CEILING HEIGHTS ARE NOTED FROM CONCRETE SLAB (0'-0").
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS AND DETAILS
3. REPAIR EXISTING CEILINGS AS NECESSARY
4. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
5. G.C. TO PROVIDE ATTIC STOCK FOR CEILING FINISHES INCLUDING ACT-1 AND CEILING PAINT. PROVIDE 10% OF TOTAL INSTALLED QUANTITY DELIVERED TO HACP.



3 Wall Types
SCALE: 3/4" = 1'-0"



1 2nd Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"



2 2nd Floor Plan
SCALE: 1/8" = 1'-0"

COMMON FLOOR PLAN KEYNOTES	
CF1	G.C. TO PROVIDE AND INSTALL NEW ACROVYN "TFC" .040" CORNER GUARDS UP 6' A.F.F.
CF2	G.C. TO PROVIDE AND INSTALL NEW UNIVERSAL STAINLESS STEEL BOTTOM HINGED TRASH CHUTE DOOR. VERIFY REQUIRED SIZE. FASTEN TO CONCRETE SUBSTRATE PER MANUFACTURER'S INSTRUCTIONS.
CF3	G.C TO PROVIDE AND INSTALL NEW RECESSED CABINET HOUSING FIRE EXTINGUISHER AND FIRE HOSE HOOKUP/ VALVE IN CAVITY LEFT BY REMOVED HOSE CABINET AND INFILL REMAINING VOID W. 5/8" TYPE "X" GWB AND LGM STUDS. VERIFY THICKNESS OF EXISTING SURROUNDING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP.
CF4	WALL MOUNTED SERVER RACK AND EQUIPMENT TO BE ENCLOSED W. NEW MILLWORK AND PROTECTED DURING CONSTRUCTION.
CF5	G.C TO PROVIDE AND INSTALL NEW HALLWAY RAILING. REFER TO DETAIL 3/ A402. CAREFULLY CUT AND REMOVE EXISTING DRYWALL AS NEEDED AT MOUNTING POINTS AND PROVIDE INSTALL SOLID IN-WALL BLOCKING. REPAIR CUT DRYWALL WITH NEW 5/8" TYPE "X" GWB. PROVIDE FIBERGLASS SEAM TAPE AND FEATHER OUT THE REPAIR WITH DRYWALL COMPOUND TO PRESENT SEAMLESS FINISH READY FOR PAINT.
CF6	G.C TO PROVIDE AND INSTALL SURFACE MOUNTED HANDICAP BUTTON DOOR OPERATOR. MS SEDCO 59-H OR SIM. RUN WIRING THROUGH WALL AND TO DOOR
CF7	NEW CASEWORK, STOVE, AND STORAGE CABINETS. REFER TO DETAIL 1/A301.
CF8	NEW STORAGE CABINETS AND OPEN SHELVING REFER TO DETAIL 2/A301
CF10	G.C TO PROVIDE AND INSTALL NEW SURFACE VERICAL ROD ELECTRIFIED EXIT DEVICE, ASSA ABLOY AAP 215 SATINLESS PULLS OR E.Q., AND ASSA-ABLOY SW200 OR E.Q. DOOR OPERATORS AT BOTH LEAFS. DOOR HARDWARE TO BE TIED INTO ACCESS CONTROL SYSTEM PROVIDED BY XYCOM.
CF11	G.C. TO PROVIDE NEW CONTINUOUS STEEL GUARDRAIL/HANDRAIL AND WALL MOUNTED HANDRAIL TYP. AT ALL STAIRWAYS TOP TO BOTTOM OF STAIR TOWER. RAILINGS TO BE SURFACE MOUNTED AND MECHANICALLY FASTENED TO CONCRETE STAIR AND WALLS REFER TO DETAIL 1/A402
CF12	G.C. TO PROVIDE LGM INFILL ABOVE NEW DOOR. PROVIDE 2 600S162-43 HEADER FASTENED TO CONCRETE BOTH SIDES OF OPENING WITH TWO (2) SIMPSON RCA-C CONNECTOR ANGLES OR E.Q. EACH SIDE. PROVIDE R-20 MIN RIGID POLYISO INSULATION (U FACTOR .050) AT INTERIOR FACE AND FINISH W. 5/8" GWB. EXTERIOR FACE TO BE FINISHED WITH SHEET OF FIBER CEMENT PANEL OVER WRB - CAULK TO SEAL EDGES.
CF14	G.C. TO PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
CF15	G.C. TO PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
CF16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
CF17	G.C TO PROVIDE AND INSTALL NEW KITCHEN LOWER CABINETS AND UPPER CABINETS. REFER TO ELEVATIONS.
CF19	G.C. TO INFILL EXISTING OPENING W. NEW 3 5/8" LGM STUDS AND TWO LAYERS OF 5/8" GWB SIM TO WALL TYPE 2.
CF20	PROVIDE NEW 5/8" MR TYPE "X" GWB THIS AREA. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4.
CF21	PROVIDE AND INSTALL NEW EGRESS BARRIER SWING GATE IN THIS LOCATION SET TO OPEN IN THE DIRECTION OF EGRESS. EGRESS GATE MODEL 100 OR E.Q. MECHANICALLY FASTEN TO EXISTING CONCRETE WALL PER MANUFACTURERS INSTRUCTIONS.
CF22	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. STRIP EXISTING FINISH AND REMOVE ANY ACTIVE RUST. PATCHAND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOOR AND FRAME TO BE PRIMED W. RUST INHIBITIVE PRIMER AND FINISHED W. 2 COATS OF ALKYD ENAMEL PAINT SANDING BETWEEN COATS. COLOR TO BE SIM TO P-4.
CF23	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCHAND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
CF24	EXISTING DOORS TO RECEIVE NEW STAINLESS STEEL PUSH/PULL HARDWARE AND NEW CLOSERS.
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CF26	EXISTING DOOR TO RECIEVE NEW FALCON STORAGE ROOM TYPE LOCKSET W561BD D (DANE) OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF27	EXISTING DOOR TO RECIEVE NEW FALCON PASSAGE TYPE LOCKSET W101S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF28	EXISTING DOOR TO RECIEVE NEW FALCON PRIVACY TYPE LOCKSET W301S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF29	IN APPROX. THIS LOCATION G.C. TO PROVIDE 4" DIA PENETRATION THROUGH CONCRETE FLOOR TO FACILITATE CABLE RUNS VERTICALLY THROUGH JANITORS CLOSETS. COORDINATE LOCATION OF JANITORS CLOSETS AND PROVIDE CONT. VERTICAL RUN. PROVIDE 2 HR RATED FIRESTOP CABLE PASS-THROUGH OR PUTTY SLEEVE AT EACH PENETRATION.
CF30	PROVIDE AND INSTALL NEW AED AND RECESSED CABINET. COORDINATE LOCATION WITH HACP. REFER TO SPECIFICATIONS.
CF31	AT NEW WAC-1 WINDOW UNITS PROVIDE STEEL BRACKETS AND MOUNTING HARDWARE TO SECURELY FASTEN UNIT TO WINDOW FRAME FROM THE INTERIOR. COORDINATE WITH MECHANICAL PLANS

RCP KEYNOTES	
C1	PROVIDE NEW SUSPENDED DRYWALL CEILING. ROCKFON CHICAGO METALLIC GRID, ARMSTRONG FRAMEALL DRYWALL GRID OR SIM. SEE SECTION 4/A402
C2	NEW 18"X18" ACCESS PANEL. CENDREX OR SIM. COORDINATE PANEL LOCATION WITH MECHANICAL CONTRACTOR AND ACCESS REQUIREMENTS FOR AHU ABOVE.
C3	PATCH SOFFIT WITH NEW 1/2" EXTERIOR SOFFIT GYPSUM BOARD - CERTAINTEED, NATIONAL GYPSUM, OR E.Q.
C4	FINISH ENTIRE SURFACE OF SOFFIT W. NEW COAT OF EXTERIOR GRADE CEMENT PLASTER - SIKA BMI 690 OR SIM. PROVIDE THREE COAT SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
C5	NEW CEILING MOUNTED AIR INTAKE. COORDINATE WITH MECHANICAL DRAWINGS.
C6	NEW DUPLEX OUTLETS. SEE DETAILS 3 AND 4/A301 FOR LOCATIONS
C7	EC TO PROVIDE AND INSTALL NEW 4" METALLIC RACEWAY (LEGRAND 4000 SERIES OR E.Q.) TO PROVIDE WIRE ACCESS AROUND STRUCTURAL BEAM. PROVIDE TWO ELBOWS AND STRAIGHT RUNS SUFFICIENT TO RUN AROUND BEAM AND TERMINATE ABOVE FINISHED CEILING. RACEWAY TO BE PAINTED TO MATCH WALLS. MASK OFF JOINTS TO ENSURE COVER CAN BE REMOVED.
C8	G.C. TO PROVIDE NEW THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION APPROX 3" DIA TO FACILITATE XYCOM WIRING INSTALLATION. PROVIDE GALVANIZED STEEL THROUGH-WALL PENETRATION SLEEVE

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA — 04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

2nd Floor Reflected Ceiling Plan, 2nd Floor Plan, Floor Plan Legend, Wall Types, Reflected Ceiling Plan Legend

scale: As Noted
date: 04.24.2026
no. 25 of. 94

Sheet No.
A102
Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE. PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. DOORS NOT LABELED WITH NEW DOOR TAGS ARE EXISTING TO REMAIN. PATCH AND REPAIR ANY DOORS DAMAGED DURING THE CONSTRUCTION PROCESS.

REFER TO SHEETS A110 - A118 FOR TYPICAL UNIT PLANS. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

CEILING LEGEND

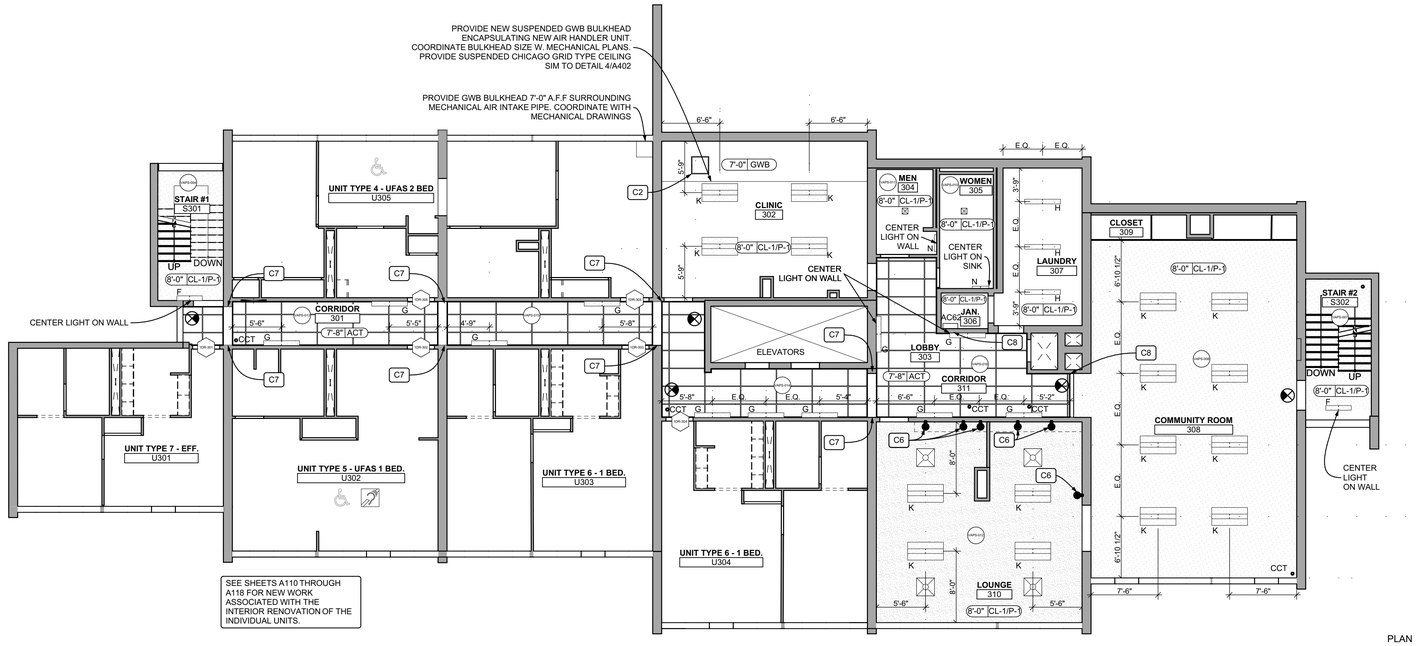
- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
- AC62 — DOOR CONTROLLER PANEL PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM THIS PANEL TO EACH ACCESS CONTROLLED DOOR. COORDINATE WITH XYCOM.
- CCT — CCTV CAMERA PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM CAMERAS BACK TO EXISTING CHASE. G.C. TO PROVIDE WALL PENETRATIONS AS NECESSARY.

CEILING MATERIAL LEGEND

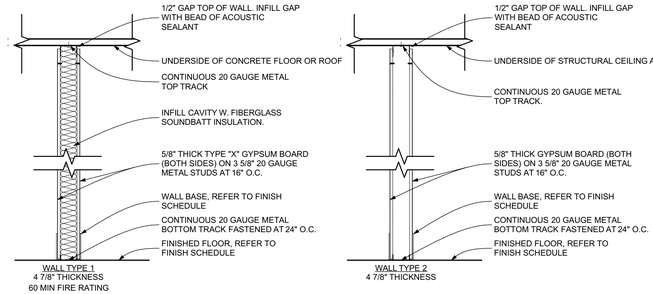
CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501
GWB	5/8" ACOUSTIC GWB. GOLDBOND SOUNDBREAK XP OR SIM FASTENED TO SUSPENDED GRID SYSTEM. REFER TO DETAIL 6/A402
ACT-1	ARMSTRONG CORTEGA OR SIM. PROVIDE 2X4 GRID, SQUARE LAY-IN PROFILE AND MANUFACTURER'S STANDARD ALUMINUM CAP GRID SYSTEM

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM CONCRETE SLAB (0'-0").
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS AND DETAILS
3. REPAIR EXISTING CEILINGS AS NECESSARY
4. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
5. G.C. TO PROVIDE ATTIC STOCK FOR CEILING FINISHES INCLUDING ACT-1 AND CEILING PAINT. PROVIDE 10% OF TOTAL INSTALLED QUANTITY DELIVERED TO HACP.



1 3rd Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"



4 Wall Types
SCALE: 3/4" = 1'-0"

COMMON FLOOR PLAN KEYNOTES

CF1	G.C. TO PROVIDE AND INSTALL NEW ACROVYN "TFC" .040" CORNER GUARDS UP 6' A.F.F.
CF2	G.C. TO PROVIDE AND INSTALL NEW UNIVERSAL STAINLESS STEEL BOTTOM HINGED TRASH CHUTE DOOR. VERIFY REQUIRED SIZE. FASTEN TO CONCRETE SUBSTRATE PER MANUFACTURER'S INSTRUCTIONS.
CF3	G.C. TO PROVIDE AND INSTALL NEW RECESSED CABINET HOUSING FIRE EXTINGUISHER AND FIRE HOSE HOOKUP/ VALVE IN CAVITY LEFT BY REMOVED HOSE CABINET AND INFILL REMAINING VOID W. 5/8" TYPE "X" GWB AND LGM STUDS. VERIFY THICKNESS OF EXISTING SURROUNDING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP.
CF4	WALL MOUNTED SERVER RACK AND EQUIPMENT TO BE ENCLOSED W. NEW MILLWORK AND PROTECTED DURING CONSTRUCTION.
CF5	G.C TO PROVIDE AND INSTALL NEW HALLWAY RAILING. REFER TO DETAIL 3/ A402. CAREFULLY CUT AND REMOVE EXISTING DRYWALL AS NEEDED AT MOUNTING POINTS AND PROVIDE INSTALL SOLID IN-WALL BLOCKING. REPAIR CUT DRYWALL WITH NEW 5/8" TYPE "X" GWB. PROVIDE FIBERGLASS SEAM TAPE AND FEATHER OUT THE REPAIR WITH DRYWALL COMPOUND TO PRESENT SEAMLESS FINISH READY FOR PAINT.
CF6	G.C TO PROVIDE AND INSTALL SURFACE MOUNTED HANDICAP BUTTON DOOR OPERATOR. MS SEDCO 59-H OR SIM. RUN WIRING THROUGH WALL AND TO DOOR.
CF7	NEW CASEWORK, STOVE, AND STORAGE CABINETS. REFER TO DETAIL 1/A301.
CF8	NEW STORAGE CABINETS AND OPEN SHELVING REFER TO DETAIL 2/A301
CF10	G.C TO PROVIDE AND INSTALL NEW SURFACE VERICAL ROD ELECTRIFIED EXIT DEVICE. ASSA ABLOY AAP 215 SATINLESS PULLS OR E.Q., AND ASSA-ABLOY SW200 OR E.Q. DOOR OPERATORS AT BOTH LEAFS. DOOR HARDWARE TO BE TIED INTO ACCESS CONTROL SYSTEM PROVIDED BY XYCOM.
CF11	G.C. TO PROVIDE NEW CONTINUOUS STEEL GUARDRAIL/HANDRAIL AND WALL MOUNTED HANDRAIL TYP. AT ALL STAIRWAYS TOP TO BOTTOM OF STAIR TOWER. RAILINGS TO BE SURFACE MOUNTED AND MECHANICALLY FASTENED TO CONCRETE STAIR AND WALLS REFER TO DETAIL 1/A402
CF12	G.C. TO PROVIDE LGM INFILL ABOVE NEW DOOR. PROVIDE 2 600S162-43 HEADER FASTENED TO CONCRETE BOTH SIDES OF OPENING WITH TWO (2) SIMPSON RCA-C CONNECTOR ANGLES OR E.Q. EACH SIDE. PROVIDE R-20 MIN RIGID POLYISO INSULATION (U FACTOR .050) AT INTERIOR FACE AND FINISH W. 5/8" GWB. EXTERIOR FACE TO BE FINISHED WITH SHEET OF FIBER CEMENT PANEL OVER WRB - CAULK TO SEAL EDGES.
CF14	G.C. TO PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
CF15	G.C. TO PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
CF16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
CF17	G.C TO PROVIDE AND INSTALL NEW KITCHEN LOWER CABINETS AND UPPER CABINETS. REFER TO ELEVATIONS.
CF19	G.C. TO INFILL EXISTING OPENING W. NEW 3 5/8" LGM STUDS AND TWO LAYERS OF 5/8" GWB SIM TO WALL TYPE 2.
CF20	PROVIDE NEW 5/8" MR TYPE "X" GWB THIS AREA. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4.
CF21	PROVIDE AND INSTALL NEW EGRESS BARRIER SWING GATE IN THIS LOCATION SET TO OPEN IN THE DIRECTION OF EGRESS. EGRESS GATE MODEL 100 OR E.Q. MECHANICALLY FASTEN TO EXISTING CONCRETE WALL PER MANUFACTURER'S INSTRUCTIONS.
CF22	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. STRIP EXISTING FINISH AND REMOVE ANY ACTIVE RUST. PATCHAND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOOR AND FRAME TO BE PRIMED W. RUST INHIBITIVE PRIMER AND FINISHED W. 2 COATS OF ALKYD ENAMEL PAINT SANDING BETWEEN COATS. COLOR TO BE SIM TO P-4.
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CF24	EXISTING DOORS TO RECEIVE NEW STAINLESS STEEL PUSH/PULL HARDWARE AND NEW CLOSERS.
CF25	EXISTING DOOR TO RECEIVE NEW FALCON 25-R-EO RIM EXIT DEVICE OR E.Q. FALCON W101S DAN 626 PASSAGE TYPE LOCKSET OR E.Q. AND NEW CLOSER. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF26	EXISTING DOOR TO RECIEVE NEW FALCON STORAGE ROOM TYPE LOCKSET W581BD D (DANE) OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF27	EXISTING DOOR TO RECIEVE NEW FALCON PASSAGE TYPE LOCKSET W101S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
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CF31	AT NEW WAC-1 WINDOW UNITS PROVIDE STEEL BRACKETS AND MOUNTING HARDWARE TO SECURELY FASTEN UNIT TO WINDOW FRAME FROM THE INTERIOR. COORDINATE WITH MECHANICAL PLANS

RCP KEYNOTES

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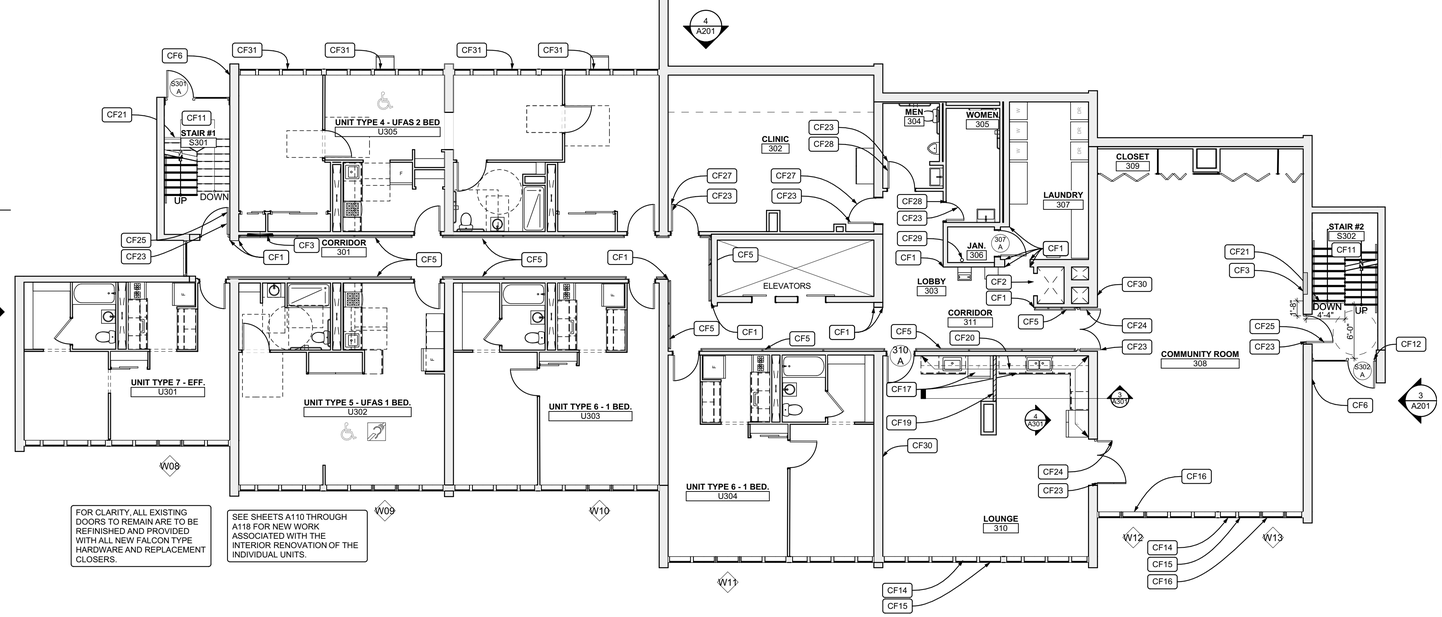

2 3rd Floor Plan
SCALE: 1/8" = 1'-0"

Fukui Architects Pc
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Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA ANDREW M. FUKUI 04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

3rd Floor Reflected Ceiling Plan, 3rd Floor Plan, Floor Plan Legend, Reflected Ceiling Plan Legend, Wall Types

scale	As Noted
date	04.24.2026
no.	26
of.	94

Sheet No.
A103
Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

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REFER TO SHEETS A110 - A118 FOR TYPICAL UNIT PLANS. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

CEILING LEGEND

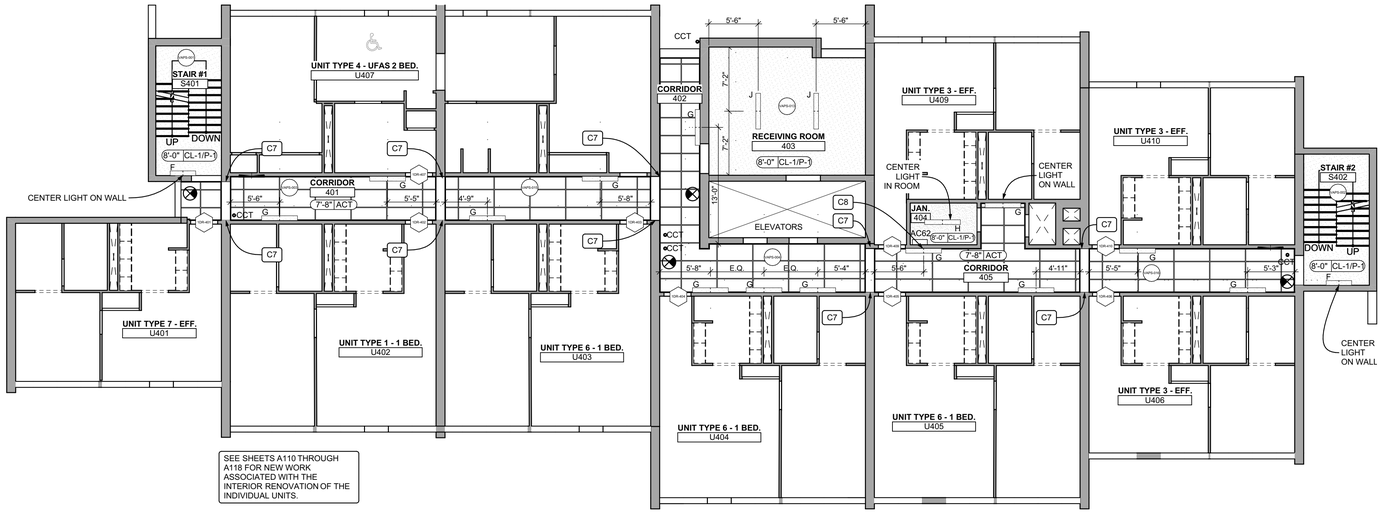
- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SDK-DA1 — SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE-01 — VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
- AC62 — DOOR CONTROLLER PANEL PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM THIS PANEL TO EACH ACCESS CONTROLLED DOOR. COORDINATE WITH XYCOM.
- CCT — CCTV CAMERA PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM CAMERAS BACK TO EXISTING CHASE. G.C. TO PROVIDE WALL PENETRATIONS AS NECESSARY.

CEILING MATERIAL LEGEND

CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501
GWB	5/8" ACOUSTIC GWB. GOLDBOND SOUNDBREAK XP OR SIM FASTENED TO SUSPENDED GRID SYSTEM. REFER TO DETAIL 6/A402
ACT-1	ARMSTRONG CORTEGA OR SIM. PROVIDE 2X4 GRID, SQUARE LAY-IN PROFILE AND MANUFACTURER'S STANDARD ALUMINUM CAP GRID SYSTEM

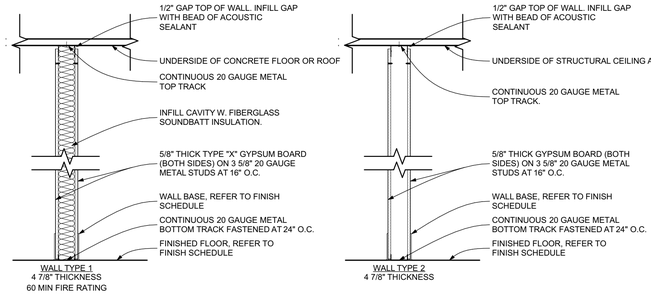
GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM CONCRETE SLAB (0'-0").
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS AND DETAILS
3. REPAIR EXISTING CEILINGS AS NECESSARY
4. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
5. G.C. TO PROVIDE ATTIC STOCK FOR CEILING FINISHES INCLUDING ACT-1 AND CEILING PAINT. PROVIDE 10% OF TOTAL INSTALLED QUANTITY DELIVERED TO HACP.

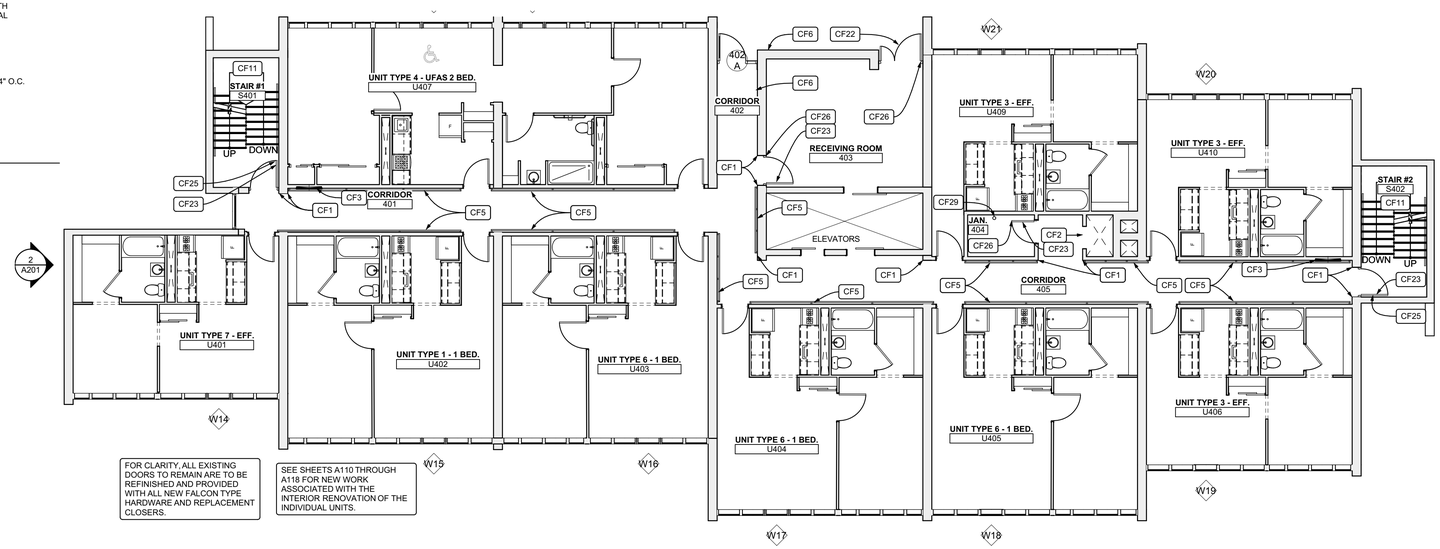


SEE SHEETS A110 THROUGH A118 FOR NEW WORK ASSOCIATED WITH THE INTERIOR RENOVATION OF THE INDIVIDUAL UNITS.

1 4th Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"



4 Wall Types
SCALE: 3/4" = 1'-0"



FOR CLARITY, ALL EXISTING DOORS TO REMAIN ARE TO BE REFINISHED AND PROVIDED WITH ALL NEW FALCON TYPE HARDWARE AND REPLACEMENT CLOSERS.

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2 4th Floor Plan
SCALE: 1/8" = 1'-0"

COMMON FLOOR PLAN KEYNOTES	
CF1	G.C. TO PROVIDE AND INSTALL NEW ACROVYN "TFC" .040" CORNER GUARDS UP 6' A.F.F.
CF2	G.C. TO PROVIDE AND INSTALL NEW UNIVERSAL STAINLESS STEEL BOTTOM HINGED TRASH CHUTE DOOR. VERIFY REQUIRED SIZE. FASTEN TO CONCRETE SUBSTRATE PER MANUFACTURER'S INSTRUCTIONS.
CF3	G.C TO PROVIDE AND INSTALL NEW RECESSED CABINET HOUSING FIRE EXTINGUISHER AND FIRE HOSE HOOKUP/ VALVE IN CAVITY LEFT BY REMOVED HOSE CABINET AND INFILL REMAINING VOID W. 5/8" TYPE "X" GWB AND LGM STUDS. VERIFY THICKNESS OF EXISTING SURROUNDING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP.
CF4	WALL MOUNTED SERVER RACK AND EQUIPMENT TO BE ENCLOSED W. NEW MILLWORK AND PROTECTED DURING CONSTRUCTION.
CF5	G.C TO PROVIDE AND INSTALL NEW HALLWAY RAILING. REFER TO DETAIL 3/ A402. CAREFULLY CUT AND REMOVE EXISTING DRYWALL AS NEEDED AT MOUNTING POINTS AND PROVIDE INSTALL SOLID IN-WALL BLOCKING. REPAIR CUT DRYWALL WITH NEW 5/8" TYPE "X" GWB. PROVIDE FIBERGLASS SEAM TAPE AND FEATHER OUT THE REPAIR WITH DRYWALL COMPOUND TO PRESENT SEAMLESS FINISH READY FOR PAINT.
CF6	G.C TO PROVIDE AND INSTALL SURFACE MOUNTED HANDICAP BUTTON DOOR OPERATOR. MS SEDCO 10-H OR SIM. RUN WIRING THROUGH WALL AND TO DOOR
CF7	NEW CASEWORK, STOVE, AND STORAGE CABINETS. REFER TO DETAIL 1A/301.
CF8	NEW STORAGE CABINETS AND OPEN SHELVING REFER TO DETAIL 2A/301
CF10	G.C TO PROVIDE AND INSTALL NEW SURFACE VERICAL ROD ELECTRIFIED EXIT DEVICE, ASSA ABLOY AAP 215 SATINLESS PULLS OR E.Q., AND ASSA ABLOY SW200 OR E.Q. DOOR OPERATORS AT BOTH LEAFS. DOOR HARDWARE TO BE TIED INTO ACCESS CONTROL SYSTEM PROVIDED BY XYCOM.
CF11	G.C. TO PROVIDE NEW CONTINUOUS STEEL GUARDRAIL/HANDRAIL AND WALL MOUNTED HANDRAIL TYP. AT ALL STAIRWAYS TOP TO BOTTOM OF STAIR TOWER. RAILINGS TO BE SURFACE MOUNTED AND MECHANICALLY FASTENED TO CONCRETE STAIR AND WALLS REFER TO DETAIL 1/A403
CF12	G.C. TO PROVIDE LGM INFILL ABOVE NEW DOOR. PROVIDE 2 600S162-43 HEADER FASTENED TO CONCRETE BOTH SIDES OF OPENING WITH TWO (2) SIMPSON RCA-C CONNECTOR ANGLES OR E.Q. EACH SIDE. PROVIDE R-20 MIN RIGID POLYISO INSULATION (U FACTOR .050) AT INTERIOR FACE AND FINISH W. 5/8" GWB. EXTERIOR FACE TO BE FINISHED WITH SHEET OF FIBER CEMENT PANEL OVER WRB - CAULK TO SEAL EDGES.
CF14	G.C. TO PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
CF15	G.C. TO PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
CF16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
CF17	G.C TO PROVIDE AND INSTALL NEW KITCHEN LOWER CABINETS AND UPPER CABINETS. REFER TO ELEVATIONS
CF19	G.C. TO INFILL EXISTING OPENING W. NEW 3 5/8" LGM STUDS AND TWO LAYERS OF 5/8" GWB SIM TO WALL TYPE 2.
CF20	PROVIDE NEW 5/8" MR TYPE "X" GWB THIS AREA. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4.
CF21	PROVIDE AND INSTALL NEW EGRESS BARRIER SWING GATE IN THIS LOCATION SET TO OPEN IN THE DIRECTION OF EGRESS. EGRESS GATE MODEL 100 OR E.Q. MECHANICALLY FASTEN TO EXISTING CONCRETE WALL PER MANUFACTURER'S INSTRUCTIONS.
CF22	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. STRIP EXISTING FINISH AND REMOVE ANY ACTIVE RUST. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOOR AND FRAME TO BE PRIMED W. RUST INHIBITIVE PRIMER AND FINISHED W. 2 COATS OF ALKYD ENAMEL PAINT SANDING BETWEEN COATS. COLOR TO BE SIM TO P-4.
CF23	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
CF24	EXISTING DOORS TO RECEIVE NEW STAINLESS STEEL PUSH/PULL HARDWARE AND NEW CLOSERS.
CF25	EXISTING DOOR TO RECEIVE NEW FALCON 25-R-EO RIM EXIT DEVICE OR E.Q. FALCON W101S DAN 626 PASSAGE TYPE LOCKSET OR E.Q. AND NEW CLOSER. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF26	EXISTING DOOR TO RECIEVE NEW FALCON STORAGE ROOM TYPE LOCKSET W581BD O (DANE) OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF27	EXISTING DOOR TO RECIEVE NEW FALCON PASSAGE TYPE LOCKSET W101S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF28	EXISTING DOOR TO RECEIVE NEW FALCON PRIVACY TYPE LOCKSET W301S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF29	IN APPROX. THIS LOCATION G.C. TO PROVIDE 4" DIA PENETRATION THROUGH CONCRETE FLOOR TO FACILITATE CABLE RUNS VERTICALLY THROUGH JANITORS CLOSETS. COORDINATE LOCATION OF JANITORS CLOSETS AND PROVIDE CONT. VERTICAL RUN. PROVIDE 2 HR RATED FIRESTOP CABLE PASS-THROUGH OR PUTTY SLEEVE AT EACH PENETRATION.
CF30	PROVIDE AND INSTALL NEW AED AND RECESSED CABINET. COORDINATE LOCATION WITH HACP. REFER TO SPECIFICATIONS.
CF31	AT NEW WAC-1 WINDOW UNITS PROVIDE STEEL BRACKETS AND MOUNTING HARDWARE TO SECURELY FASTEN UNIT TO WINDOW FRAME FROM THE INTERIOR. COORDINATE WITH MECHANICAL PLANS

RCP KEYNOTES	
C1	PROVIDE NEW SUSPENDED DRYWALL CEILING. ROCKFON CHICAGO METALIC GRID, ARMSTRONG FRAMEALL DRYWALL GRID OR SIM. SEE SECTION 4/A402
C2	NEW 16"X16" ACCESS PANEL - CENDREX OR SIM. COORDINATE PANEL LOCATION WITH MECHANICAL CONTRACTOR AND ACCESS REQUIREMENTS FOR AHU ABOVE.
C3	PATCH SOFFIT WITH NEW 1/2" EXTERIOR SOFFIT GYPSUM BOARD - CERTAINTEED, NATIONAL GYPSUM. OR E.Q.
C4	FINISH ENTIRE SURFACE OF SOFFIT W. NEW COAT OF EXTERIOR GRADE CEMENT PLASTER - SIKA BMI 690 OR SIM. PROVIDE THREE COAT SYSTEM PER MANUFACTURERS SPECIFICATIONS.
C5	NEW CEILING MOUNTED AIR INTAKE. COORDINATE WITH MECHANICAL DRAWINGS
C6	NEW DUPLEX OUTLETS. SEE DETAILS 3 AND 4/A301 FOR LOCATIONS
C7	EC TO PROVIDE AND INSTALL NEW 4" METALLIC RACEWAY (LEGRAND 4000 SERIES OR E.Q.) TO PROVIDE WIRE ACCESS AROUND STRUCTURAL BEAM. PROVIDE TWO ELBOWS AND STRAIGHT RUNS SUFFICIENT TO RUN AROUND BEAM AND TERMINATE ABOVE FINISHED CEILING. RACEWAY TO BE PAINTED TO MATCH WALLS. MASK OFF JOINTS TO ENSURE COVER CAN BE REMOVED.
C8	G.C. TO PROVIDE NEW THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION APPROX 3" DIA TO FACILITATE XYCOM WIRING INSTALLATION. PROVIDE GALAVANIZED STEEL THROUGH-WALL PENETRATION SLEEVE

PLAN NORTH

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA — 04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

4th Floor Reflected Ceiling Plan, 4th Floor Plan, Floor Plan Legend, Reflected Ceiling Plan Legend, Wall Types

scale: As Noted
date: 04.24.2026
no. 27 of. 94

Sheet No.
A104
Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. DOORS NOT LABELED WITH NEW DOOR TAGS ARE EXISTING TO REMAIN. PATCH AND REPAIR ANY DOORS DAMAGED DURING THE CONSTRUCTION PROCESS.

REFER TO SHEETS A110 - A118 FOR TYPICAL UNIT PLANS. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

CEILING LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SDR-SA1 — SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE-SA1 — VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
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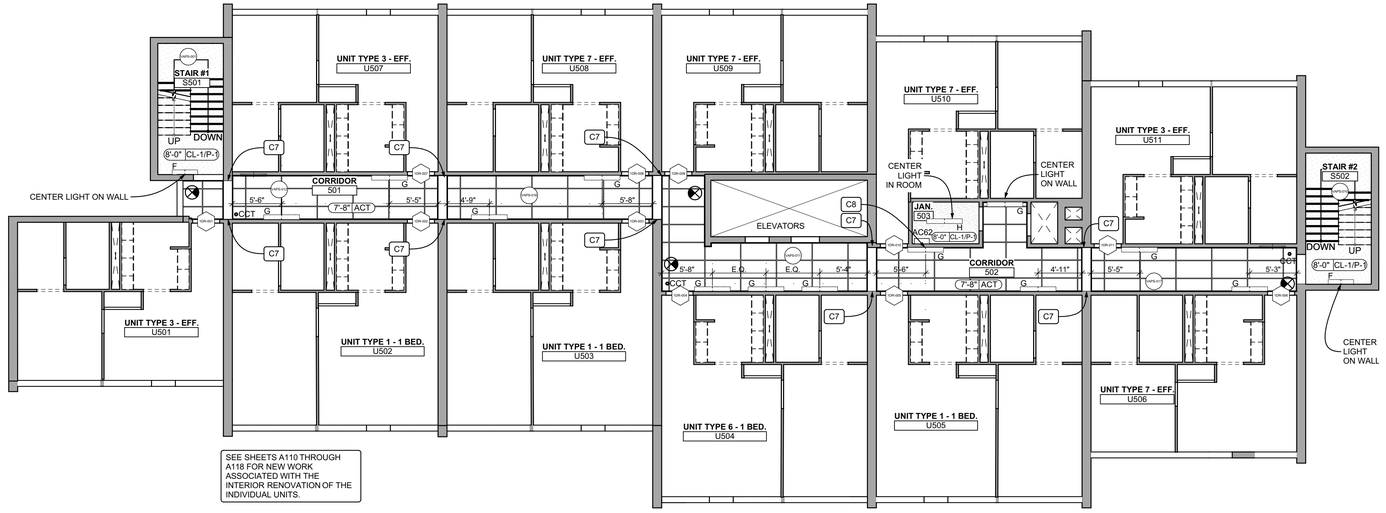

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1 5th Floor Reflected Ceiling Plan
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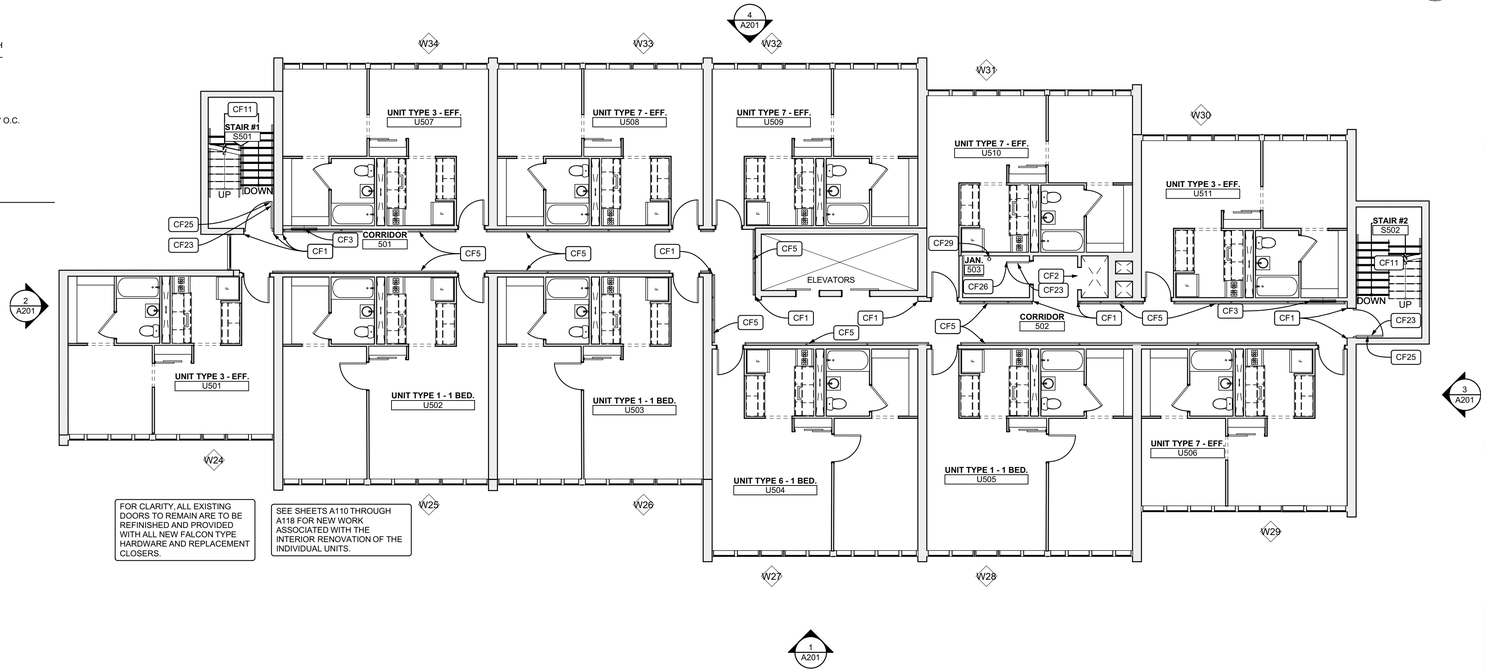

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2 5th Floor Plan
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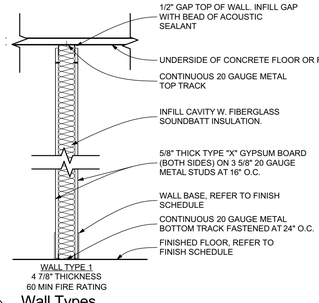

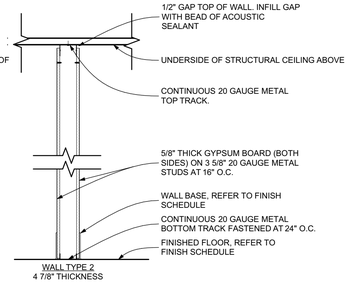

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CF29	IN APPROX. THIS LOCATION G.C. TO PROVIDE 4" DIA PENETRATION THROUGH CONCRETE FLOOR TO FACILITATE CABLE RUNS VERTICALLY THROUGH JANITORS CLOSETS. COORDINATE LOCATION OF JANITORS CLOSETS AND PROVIDE CONT. VERTICAL RUN. PROVIDE 2 HR RATED FIRESTOP CABLE PASS-THROUGH OR PUTTY SLEEVE AT EACH PENETRATION.
CF30	PROVIDE AND INSTALL NEW AED AND RECESSED CABINET. COORDINATE LOCATION WITH HACP. REFER TO SPECIFICATIONS.
CF31	AT NEW WAC-1 WINDOW UNITS PROVIDE STEEL BRACKETS AND MOUNTING HARDWARE TO SECURELY FASTEN UNIT TO WINDOW FRAME FROM THE INTERIOR. COORDINATE WITH MECHANICAL PLANS

RCP KEYNOTES

C1	PROVIDE NEW SUSPENDED DRYWALL CEILING. ROCKFON CHICAGO METALLIC GRID, ARMSTRONG FRAMEALL DRYWALL GRID OR SIM. SEE SECTION 4/A402
C2	NEW 18"X18" ACCESS PANEL - CENDREX OR SIM. COORDINATE PANEL LOCATION WITH MECHANICAL CONTRACTOR AND ACCESS REQUIRMENTS FOR AHU ABOVE.
C3	PATCH SOFFIT WITH NEW 1/2" EXTERIOR SOFFIT GYPSUM BOARD - GEORTAINTEED, NATIONAL GYPSUM. OR E.Q.
C4	FINISH ENTIRE SURFACE OF SOFFIT WITH NEW COAT OF EXTERIOR GRADE CEMENT PLASTER - SIKA BMI 690 OR SIM. PROVIDE THREE COAT SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
C5	NEW CEILING MOUNTED AIR INTAKE. COORDINATE WITH MECHANICAL DRAWINGS.
C6	NEW DUPLEX OUTLETS. SEE DETAILS 3 AND 4/A301 FOR LOCATIONS
C7	EC TO PROVIDE AND INSTALL NEW 4" METALLIC RACEWAY (LEGRAND 4000 SERIES OR E.Q.) TO PROVIDE WIRE ACCESS AROUND STRUCTURAL BEAM. PROVIDE TWO ELBOWS AND STRAIGHT RUNS SUFFICIENT TO RUN AROUND BEAM AND TERMINATE ABOVE FINISHED CEILING. RACEWAY TO BE PAINTED TO MATCH WALLS. MASK OFF JOINTS TO ENSURE COVER CAN BE REMOVED.
C8	G.C. TO PROVIDE NEW THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION APPROX 3" DIA TO FACILITATE XYCOM WIRING INSTALLATION. PROVIDE GALAVANIZED STEEL THROUGH-WALL PENETRATION SLEEVE

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
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3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

5th Floor Reflected Ceiling Plan, 5th Floor Plan, Floor Plan Legend, Wall Types, Reflected Ceiling Plan Legend

scale: As Noted
date: 04.24.2026
no. 28 of. 94

Sheet No.
A105
Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. DOORS NOT LABELED WITH NEW DOOR TAGS ARE EXISTING TO REMAIN. PATCH AND REPAIR ANY DOORS DAMAGED DURING THE CONSTRUCTION PROCESS.

REFER TO SHEETS A110 - A118 FOR TYPICAL UNIT PLANS. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

CEILING LEGEND

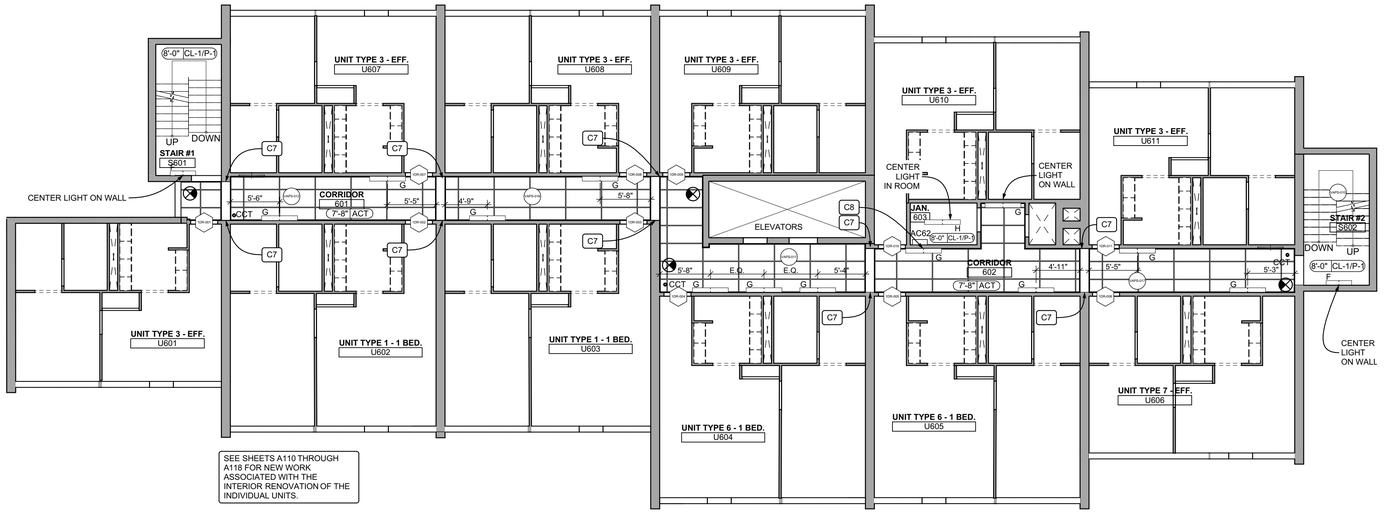
- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SDR-SA1 — SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE-1 — VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
- AC62 — DOOR CONTROLLER PANEL PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM THIS PANEL TO EACH ACCESS CONTROLLED DOOR. COORDINATE WITH XYCOM.
- CCT — CCTV CAMERA PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM CAMERAS BACK TO EXISTING CHASE. G.C. TO PROVIDE WALL PENETRATIONS AS NECESSARY.

CEILING MATERIAL LEGEND

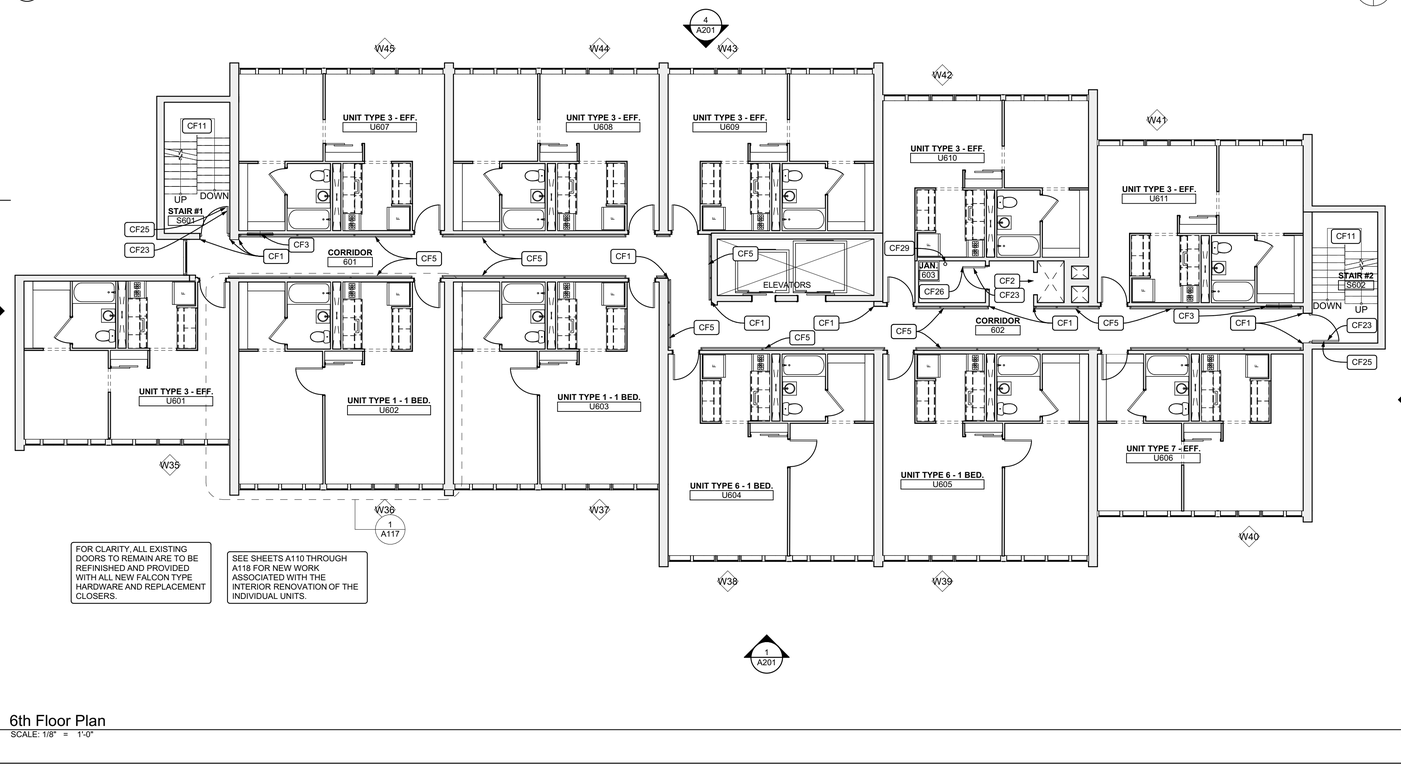
CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501
GWB	5/8" ACOUSTIC GWB. GOLDBOND SOUNDBREAK XP OR SIM FASTENED TO SUSPENDED GRID SYSTEM. REFER TO DETAIL 6/A402
ACT-1	ARMSTRONG CORTEGA OR SIM. PROVIDE 2X4 GRID, SQUARE LAY-IN PROFILE AND MANUFACTURER'S STANDARD ALUMINUM CAP GRID SYSTEM

GENERAL RCP NOTES

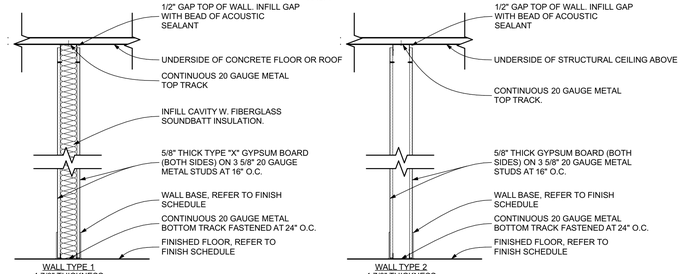
1. CEILING HEIGHTS ARE NOTED FROM CONCRETE SLAB (0'-0").
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS AND DETAILS
3. REPAIR EXISTING CEILINGS AS NECESSARY
4. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
5. G.C. TO PROVIDE ATTIC STOCK FOR CEILING FINISHES INCLUDING ACT-1 AND CEILING PAINT. PROVIDE 10% OF TOTAL INSTALLED QUANTITY DELIVERED TO HACP.



1 6th Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"



2 6th Floor Plan
SCALE: 1/8" = 1'-0"



3 Wall Types
SCALE: 3/4" = 1'-0"

COMMON FLOOR PLAN KEYNOTES

CF1	G.C. TO PROVIDE AND INSTALL NEW ACROVYN "TFC" .040" CORNER GUARDS UP 6' A.F.F.
CF2	G.C. TO PROVIDE AND INSTALL NEW UNIVERSAL STAINLESS STEEL BOTTOM HINGED TRASH CHUTE DOOR. VERIFY REQUIRED SIZE. FASTEN TO CONCRETE SUBSTRATE PER MANUFACTURER'S INSTRUCTIONS.
CF3	G.C TO PROVIDE AND INSTALL NEW RECESSED CABINET HOUSING FIRE EXTINGUISHER AND FIRE HOSE HOOKUP/ VALVE IN CAVITY LEFT BY REMOVED HOSE CABINET AND INFILL REMAINING VOID W. 5/8" TYPE "X" GWB AND LGM STUDS. VERIFY THICKNESS OF EXISTING SURROUNDING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP.
CF4	WALL MOUNTED SERVER RACK AND EQUIPMENT TO BE ENCLOSED W. NEW MILLWORK AND PROTECTED DURING CONSTRUCTION.
CF5	G.C TO PROVIDE AND INSTALL NEW HALLWAY RAILING. REFER TO DETAIL 3/ A402. CAREFULLY CUT AND REMOVE EXISTING DRYWALL AS NEEDED AT MOUNTING POINTS AND PROVIDE INSTALL SOLID IN-WALL BLOCKING. REPAIR CUT DRYWALL WITH NEW 5/8" TYPE "X" GWB. PROVIDE FIBERGLASS SEAM TAPE AND FEATHER OUT THE REPAIR WITH DRYWALL COMPOUND TO PRESENT SEAMLESS FINISH READY FOR PAINT.
CF6	G.C TO PROVIDE AND INSTALL SURFACE MOUNTED HANDICAP BUTTON DOOR OPERATOR. MS SEDCO 59-H OR SIM. RUN WIRING THROUGH WALL AND TO DOOR
CF7	NEW CASEWORK, STOVE, AND STORAGE CABINETS. REFER TO DETAIL 1/A301.
CF8	NEW STORAGE CABINETS AND OPEN SHELVING REFER TO DETAIL 2/A301
CF10	G.C TO PROVIDE AND INSTALL NEW SURFACE VERICAL ROD ELECTRIFIED EXIT DEVICE. ASSA ABLOY AAP 215 SATINLESS PULLS OR E.Q., AND ASSA ABLOY SW200 OR E.Q. DOOR OPERATORS AT BOTH LEAFS. DOOR HARDWARE TO BE TIED INTO ACCESS CONTROL SYSTEM PROVIDED BY XYCOM
CF11	G.C. TO PROVIDE NEW CONTINUOUS STEEL GUARDRAIL/HANDRAIL AND WALL MOUNTED HANDRAIL TYP. AT ALL STAIRWAYS TOP TO BOTTOM OF STAIR TOWER. RAILINGS TO BE SURFACE MOUNTED AND MECHANICALLY FASTENED TO CONCRETE STAIR AND WALLS REFER TO DETAIL 1/A402
CF12	G.C. TO PROVIDE LGM INFILL ABOVE NEW DOOR. PROVIDE 2 600S162-43 HEADER FASTENED TO CONCRETE BOTH SIDES OF OPENING WITH TWO (2) SIMPSON RCA-C CONNECTOR ANGLES OR E.Q. EACH SIDE. PROVIDE R-20 MIN RIGID POLYISO INSULATION (U FACTOR. 050) AT INTERIOR FACE AND FINISH W. 5/8" GWB. EXTERIOR FACE TO BE FINISHED WITH SHEET OF FIBER CEMENT PANEL OVER WRB - CAULK TO SEAL EDGES.
CF14	G.C. TO PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
CF15	G.C. TO PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
CF16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
CF17	G.C TO PROVIDE AND INSTALL NEW KITCHEN LOWER CABINETS AND UPPER CABINETS. REFER TO ELEVATIONS
CF19	G.C. TO INFILL EXISTING OPENING W. NEW 3 5/8" LGM STUDS AND TWO LAYERS OF 5/8" GWB.SIM TO WALL TYPE 2.
CF20	PROVIDE NEW 5/8" MR TYPE "X" GWB THIS AREA. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4
CF21	PROVIDE AND INSTALL NEW EGRESS BARRIER SWING GATE IN THIS LOCATION SET TO OPEN IN THE DIRECTION OF EGRESS. EGRESS GATE MODEL 100 OR E.Q. MECHANICALLY FASTEN TO EXISTING CONCRETE WALL PER MANUFACTURER'S INSTRUCTIONS.
CF22	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. STRIP EXISTING FINISH AND REMOVE ANY ACTIVE RUST. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOOR AND FRAME TO BE PRIMED W. RUST INHIBITIVE PRIMER AND FINISHED W. 2 COATS OF ALKYD ENAMEL PAINT SANDING BETWEEN COATS. COLOR TO BE SIM TO P-4.
CF23	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCHAND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
CF24	EXISTING DOORS TO RECEIVE NEW STAINLESS STEEL PUSH/PULL HARDWARE AND NEW CLOSERS.
CF25	EXISTING DOOR TO RECEIVE NEW FALCON 25-R-EO RIM EXIT DEVICE OR E.Q. FALCON W191S DAN 626 PASSAGE TYPE LOCKSET OR E.Q. AND NEW CLOSER. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF26	EXISTING DOOR TO RECIEVE NEW FALCON STORAGE ROOM TYPE LOCKSET W581BD O (DANE) OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF27	EXISTING DOOR TO RECIEVE NEW FALCON PASSAGE TYPE LOCKSET W101S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA — 04/13/2026

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project title

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Project Location:
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drawing title

6th Floor Reflected Ceiling Plan, 6th Floor Plan, Floor Plan Legend, Wall Types, Reflected Ceiling Plan Legend

scale: As Noted
date: 04.24.2026
no. 29 of. 94

Sheet No.
A106
Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

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CEILING LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SDK-DAC — SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE-SENSOR — VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
- AC62 — DOOR CONTROLLER PANEL PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM THIS PANEL TO EACH ACCESS CONTROLLED DOOR. COORDINATE WITH XYCOM.
- CCT — CCTV CAMERA PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM CAMERAS BACK TO EXISTING CHASE. G.C. TO PROVIDE WALL PENETRATIONS AS NECESSARY.

CEILING MATERIAL LEGEND

CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501
GWB	5/8" ACOUSTIC GWB. GOLDBOND SOUNDBREAK XP OR SIM FASTENED TO SUSPENDED GRID SYSTEM. REFER TO DETAIL 6/A402
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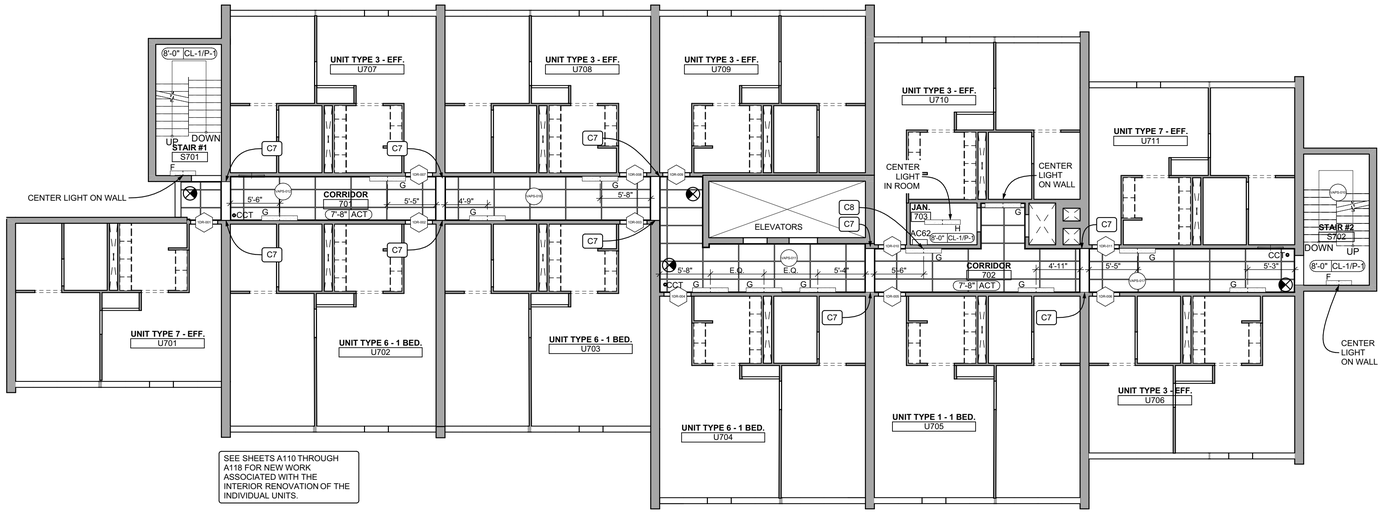
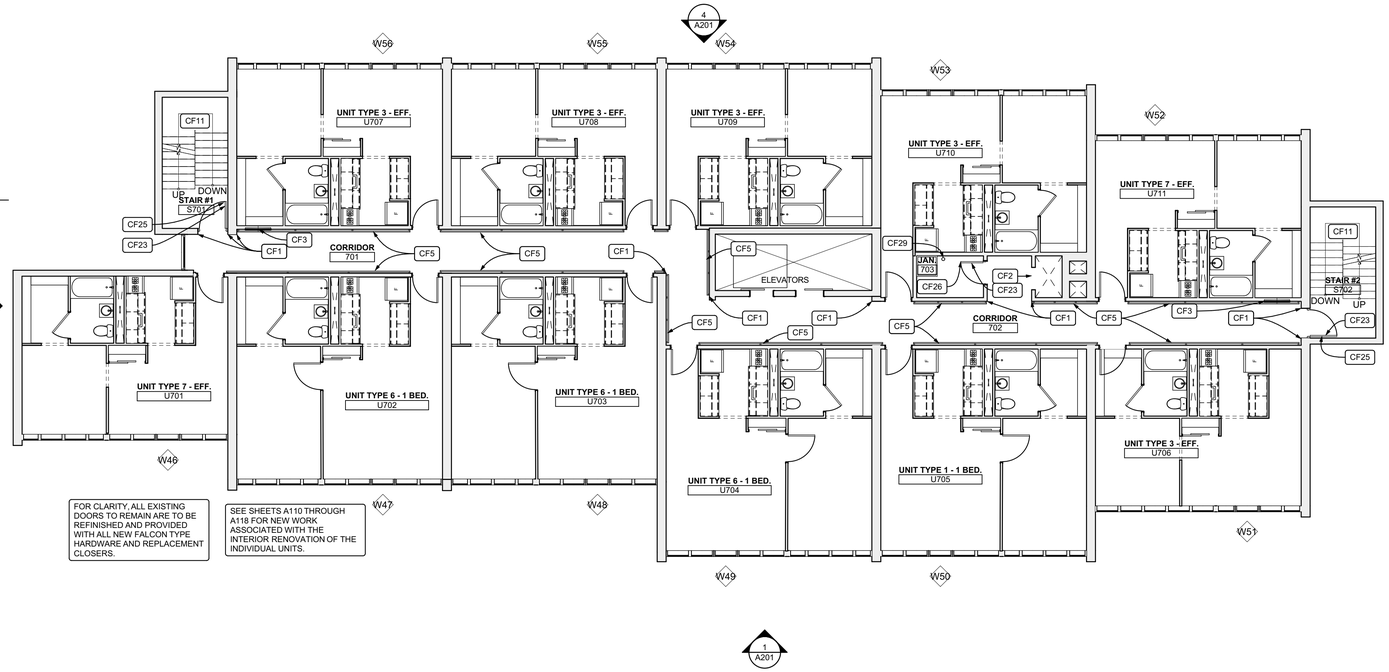
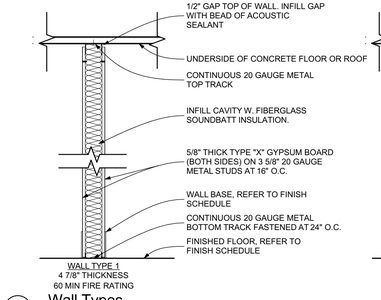


1 7th Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"



2 7th Floor Plan
SCALE: 1/8" = 1'-0"



3 Wall Types
SCALE: 3/4" = 1'-0"

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CF1	G.C. TO PROVIDE AND INSTALL NEW ACROVYN "TFC" .040" CORNER GUARDS UP 6' A.F.F.
CF2	G.C. TO PROVIDE AND INSTALL NEW UNIVERSAL STAINLESS STEEL BOTTOM HINGED TRASH CHUTE DOOR. VERIFY REQUIRED SIZE. FASTEN TO CONCRETE SUBSTRATE PER MANUFACTURER'S INSTRUCTIONS.
CF3	G.C TO PROVIDE AND INSTALL NEW RECESSED CABINET HOUSING FIRE EXTINGUISHER AND FIRE HOSE HOOKUP/ VALVE IN CAVITY LEFT BY REMOVED HOSE CABINET AND INFILL REMAINING VOID W. 5/8" TYPE "X" GWB AND LGM STUDS. VERIFY THICKNESS OF EXISTING SURROUNDING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP.
CF4	WALL MOUNTED SERVER RACK AND EQUIPMENT TO BE ENCLOSED W. NEW MILLWORK AND PROTECTED DURING CONSTRUCTION.
CF5	G.C TO PROVIDE AND INSTALL NEW HALLWAY RAILING. REFER TO DETAIL 3/ A402. CAREFULLY CUT AND REMOVE EXISTING DRYWALL AS NEEDED AT MOUNTING POINTS AND PROVIDE INSTALL SOLID IN-WALL BLOCKING. REPAIR CUT DRYWALL WITH NEW 5/8" TYPE "X" GWB. PROVIDE FIBERGLASS SEAM TAPE AND FEATHER OUT THE REPAIR WITH DRYWALL COMPOUND TO PRESENT SEAMLESS FINISH READY FOR PAINT.
CF6	G.C TO PROVIDE AND INSTALL SURFACE MOUNTED HANDICAP PUSH BUTTON DOOR OPERATOR. MS SEDCO 59-H OR SIM. RUN WIRING THROUGH WALL AND TO DOOR
CF7	NEW CASEWORK, STOVE, AND STORAGE CABINETS. REFER TO DETAIL 1/A301.
CF8	NEW STORAGE CABINETS AND OPEN SHELVING REFER TO DETAIL 2/A301
CF10	G.C TO PROVIDE AND INSTALL NEW SURFACE VERICAL ROD ELECTRIFIED EXIT DEVICE. ASSA ABLOY AAP 215 SATINLESS PULLS OR E.Q., AND ASSA ABLOY SW200 OR E.Q. DOOR OPERATORS AT BOTH LEAFS. DOOR HARDWARE TO BE TIED INTO ACCESS CONTROL SYSTEM PROVIDED BY XYCOM.
CF11	G.C. TO PROVIDE NEW CONTINUOUS STEEL GUARDRAIL/HANDRAIL AND WALL MOUNTED HANDRAIL TYP. AT ALL STAIRWAYS TOP TO BOTTOM OF STAIR TOWER. RAILINGS TO BE SURFACE MOUNTED AND MECHANICALLY FASTENED TO CONCRETE STAIR AND WALLS REFER TO DETAIL 1/A402
CF12	G.C. TO PROVIDE LGM INFILL ABOVE NEW DOOR. PROVIDE 2 6003162-43 HEADER FASTENED TO CONCRETE BOTH SIDES OF OPENING WITH TWO (2) SIMPSON RCA-C CONNECTOR ANGLES OR E.Q. EACH SIDE. PROVIDE R-20 MIN RIGID POLYISO INSULATION (U FACTOR. 050) AT INTERIOR FACE AND FINISH W. 5/8" GWB. EXTERIOR FACE TO BE FINISHED WITH SHEET OF FIBER CEMENT PANEL OVER WRB - CAULK TO SEAL EDGES.
CF14	G.C. TO PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
CF15	G.C. TO PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
CF16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
CF17	G.C TO PROVIDE AND INSTALL NEW KITCHEN LOWER CABINETS AND UPPER CABINETS. REFER TO ELEVATIONS
CF19	G.C. TO INFILL EXISTING OPENING W. NEW 3 5/8" LGM STUDS AND TWO LAYERS OF 5/8" GWB SIM TO WALL TYPE 2.
CF20	PROVIDE NEW 5/8" MR TYPE "X" GWB THIS AREA. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4.
CF21	PROVIDE AND INSTALL NEW EGRESS BARRIER SWING GATE IN THIS LOCATION SET TO OPEN IN THE DIRECTION OF EGRESS. EGRESS GATE MODEL 100 OR E.Q. MECHANICALLY FASTEN TO EXISTING CONCRETE WALL PER MANUFACTURER'S INSTRUCTIONS.
CF22	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. STRIP EXISTING FINISH AND REMOVE ANY ACTIVE RUST. PATCH AND FILL DAMAGED AREAS OF DOORS WITH WITH PATCHING COMPOUND AND SAND FLUSH. DOOR AND FRAME TO BE PRIMED W. RUST INHIBITIVE PRIMER AND FINISHED W. 2 COATS OF ALKYD ENAMEL PAINT SANDING BETWEEN COATS. COLOR TO BE SIM TO P-4.
CF23	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCHAND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
CF24	EXISTING DOORS TO RECEIVE NEW STAINLESS STEEL PUSH/PULL HARDWARE AND NEW CLOSERS.
CF25	EXISTING DOOR TO RECEIVE NEW FALCON 25-R-EO RIM EXIT DEVICE OR E.Q. FALCON W191S DAN 626 PASSAGE TYPE LOCKSET OR E.Q. AND NEW CLOSER. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF26	EXISTING DOOR TO RECIEVE NEW FALCON STORAGE ROOM TYPE LOCKSET W581BD O (DANE) OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF27	EXISTING DOOR TO RECIEVE NEW FALCON PASSAGE TYPE LOCKSET W101S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF28	EXISTING DOOR TO RECIEVE NEW FALCON PRIVACY TYPE LOCKSET W301S DAN 626 OR E.Q. ENSURE NEW LOCKSET IS COMPATIBLE WITH EXISTING LOCK CYLINDERS
CF29	IN APPROX. THIS LOCATION G.C. TO PROVIDE 4" DIA PENETRATION THROUGH CONCRETE FLOOR TO FACILITATE CABLE RUNS VERTICALLY THROUGH JANITORS CLOSETS. COORDINATE LOCATION OF JANITORS CLOSETS AND PROVIDE CONT. VERTICAL RUN. PROVIDE 2 HR RATED FIRESTOP CABLE PASS-THROUGH OR PUTTY SLEEVE AT EACH PENETRATION.
CF30	PROVIDE AND INSTALL NEW AED AND RECESSED CABINET. COORDINATE LOCATION WITH HACP. REFER TO SPECIFICATIONS.
CF31	AT NEW WAC-1 WINDOW UNITS PROVIDE STEEL BRACKETS AND MOUNTING HARDWARE TO SECURELY FASTEN UNIT TO WINDOW FRAME FROM THE INTERIOR. COORDINATE WITH MECHANICAL PLANS

RCP KEYNOTES

C1	PROVIDE NEW SUSPENDED DRYWALL CEILING. ROCKFON CHICAGO METALIC GRID, ARMSTRONG FRAMEALL DRYWALL GRID OR SIM. SEE SECTION 4/A402
C2	NEW 18"X18" ACCESS PANEL - CENDREX OR SIM. COORDINATE PANEL LOCATION WITH MECHANICAL CONTRACTOR AND ACCESS REQUIREMENTS FOR ANY ABOVE
C3	PATCH SOFFIT WITH NEW 1/2" EXTERIOR SOFFIT GYPSUM BOARD - CERTAINTEED, NATIONAL GYPSUM. OR E.Q.
C4	FINISH ENTIRE SURFACE OF SOFFIT W. NEW COAT OF EXTERIOR GRADE CEMENT PLASTER - SIKA BMI 690 OR SIM. PROVIDE THREE COAT SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
C5	NEW CEILING MOUNTED AIR INTAKE. COORDINATE WITH MECHANICAL DRAWINGS.
C6	NEW DUPLEX OUTLETS. SEE DETAILS 3 AND 4/A301 FOR LOCATIONS
C7	EC TO PROVIDE AND INSTALL NEW 4" METALLIC RACEWAY (LEGRAND 4000 SERIES OR E.Q.) TO PROVIDE WIRE ACCESS AROUND STRUCTURAL BEAM. PROVIDE TWO ELBOWS AND STRAIGHT RUNS SUFFICIENT TO RUN AROUND BEAM AND TERMINATE ABOVE FINISHED CEILING. RACEWAY TO BE PAINTED TO MATCH WALLS. MASK OFF JOINTS TO ENSURE COVER CAN BE REMOVED.
C8	G.C. TO PROVIDE NEW THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION APPROX 3" DIA TO FACILITATE XYCOM WIRING INSTALLATION. PROVIDE GALAVANIZED STEEL THROUGH-WALL PENETRATION SLEEVE.

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04/13/2026

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

PLAN NORTH

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

7th Floor Reflected Ceiling Plan, 7th Floor Plan, Floor Plan Legend, Wall Types, Reflected Ceiling Plan Legend

PLAN NORTH

scale: As Noted
date: 04.24.2026
no. 30 of. 94

Sheet No.
A107
Project #2338

FLOOR PLAN LEGEND

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

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. DOORS NOT LABELED WITH NEW DOOR TAGS ARE EXISTING TO REMAIN. PATCH AND REPAIR ANY DOORS DAMAGED DURING THE CONSTRUCTION PROCESS.

REFER TO SHEETS A110 - A118 FOR TYPICAL UNIT PLANS. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

CEILING LEGEND

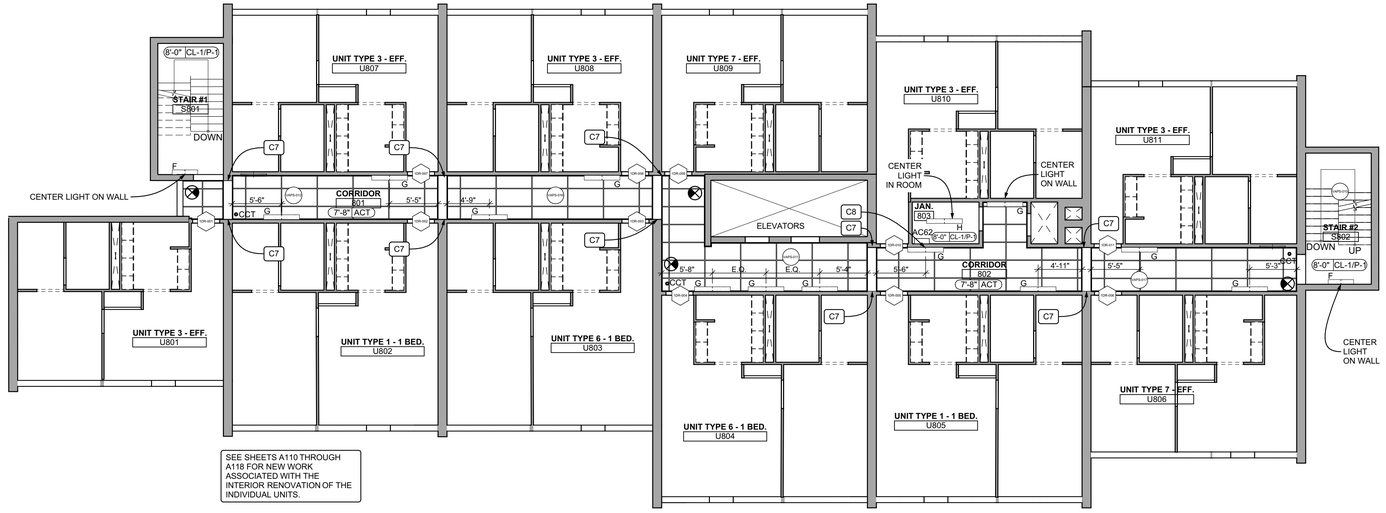
- 0'-0" XXX — CEILING HEIGHT AND MATERIAL.
- ACT-1
- GWB
- SDR-SA2 — SINGLE DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION FROM CONTROLLER AC62 LOCATED ON EACH FLOOR . G.C. TO PROVIDE WALL PENETRATION AT HEAD OF EACH DOOR TO PROVIDE ACCESS TO FRAME.
- VAPE-SV — VAPE SENSOR PROVIDED AND INSTALLED BY HACP VENDOR. E.C TO PROVIDE CONDUIT TO EACH LOCATION. COORDINATE WITH XYCOM
- AC62 — DOOR CONTROLLER PANEL PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM THIS PANEL TO EACH ACCESS CONTROLLED DOOR. COORDINATE WITH XYCOM.
- CCT — CCTV CAMERA PROVIDED AND INSTALLED BY HACP VENDOR. E.C. TO COORDINATE LOCATION AND PROVIDE CONDUIT RUNS FROM CAMERAS BACK TO EXISTING CHASE. G.C. TO PROVIDE WALL PENETRATIONS AS NECESSARY.

CEILING MATERIAL LEGEND

CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501
GWB	5/8" ACOUSTIC GWB. GOLDBOND SOUNDBREAK XP OR SIM FASTENED TO SUSPENDED GRID SYSTEM. REFER TO DETAIL 6/A402
ACT-1	ARMSTRONG CORTEGA OR SIM. PROVIDE 2X4 GRID, SQUARE LAY-IN PROFILE AND MANUFACTURER'S STANDARD ALUMINUM CAP GRID SYSTEM

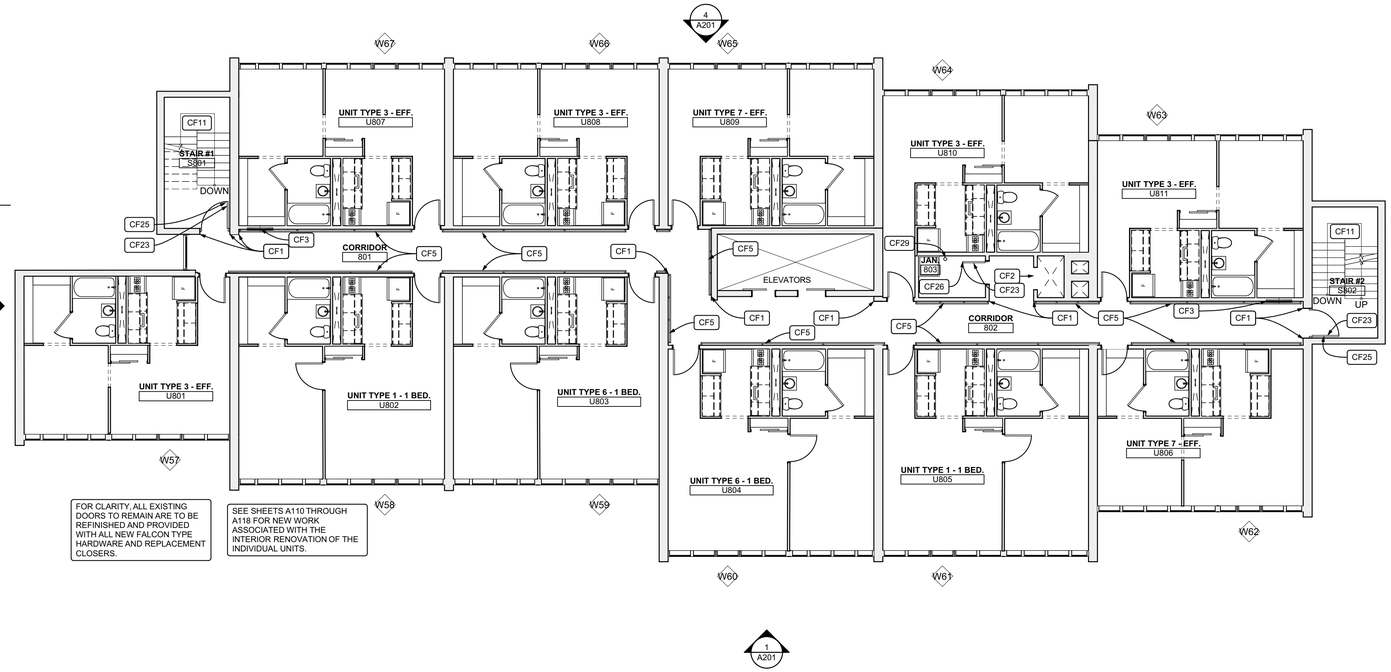
GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM CONCRETE SLAB (0'-0").
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS AND DETAILS
3. REPAIR EXISTING CEILINGS AS NECESSARY
4. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
5. G.C. TO PROVIDE ATTIC STOCK FOR CEILING FINISHES INCLUDING ACT-1 AND CEILING PAINT. PROVIDE 10% OF TOTAL INSTALLED QUANTITY DELIVERED TO HACP.



SEE SHEETS A110 THROUGH A118 FOR NEW WORK ASSOCIATED WITH THE INTERIOR RENOVATION OF THE INDIVIDUAL UNITS.

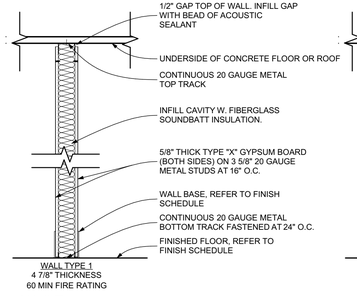
1 8th Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"

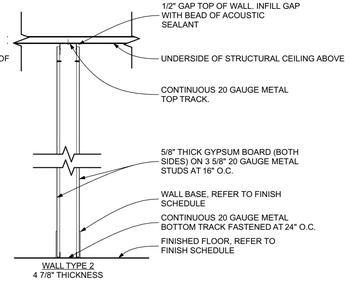


FOR CLARITY, ALL EXISTING DOORS TO REMAIN ARE TO BE REFINISHED AND PROVIDED WITH ALL NEW FALCON TYPE HARDWARE AND REPLACEMENT CLOSERS.

SEE SHEETS A110 THROUGH A118 FOR NEW WORK ASSOCIATED WITH THE INTERIOR RENOVATION OF THE INDIVIDUAL UNITS.

2 8th Floor Plan
SCALE: 1/8" = 1'-0"





3 Wall Types
SCALE: 3/4" = 1'-0"

COMMON FLOOR PLAN KEYNOTES

CF1	G.C. TO PROVIDE AND INSTALL NEW ACROVYN "TFC" .040" CORNER GUARDS UP 6' A.F.F.
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CF4	WALL MOUNTED SERVER RACK AND EQUIPMENT TO BE ENCLOSED W. NEW MILLWORK AND PROTECTED DURING CONSTRUCTION.
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CF7	NEW CASEWORK, STOVE, AND STORAGE CABINETS. REFER TO DETAIL 1/A3/01
CF8	NEW STORAGE CABINETS AND OPEN SHELVING REFER TO DETAIL 2/A3/01
CF10	G.C TO PROVIDE AND INSTALL NEW SURFACE VERICAL ROD ELECTRIFIED EXIT DEVICE, ASSA ABLOY AAP 215 SATINLESS PULLS OR E.Q., AND ASSA ABLOY SW200 OR E.Q. DOOR OPERATORS AT BOTH LEAFS. DOOR HARDWARE TO BE TIED INTO ACCESS CONTROL SYSTEM PROVIDED BY XYCOM.
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CF12	G.C. TO PROVIDE LGM INFILL ABOVE NEW DOOR. PROVIDE 2 600S162-43 HEADER FASTENED TO CONCRETE BOTH SIDES OF OPENING WITH TWO (2) SIMPSON RCA-C CONNECTOR ANGLES OR E.Q. EACH SIDE. PROVIDE R-20 MIN RIGID POLYISO INSULATION (U FACTOR .050) AT INTERIOR FACE AND FINISH W. 5/8" GWB. EXTERIOR FACE TO BE FINISHED WITH SHEET OF FIBER CEMENT PANEL OVER WRB - CAULK TO SEAL EDGES.
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PLAN NORTH

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drawing title

8th Floor Reflected Ceiling Plan, 8th Floor Plan, Floor Plan Legend, Wall Types, Reflected Ceiling Plan Legend

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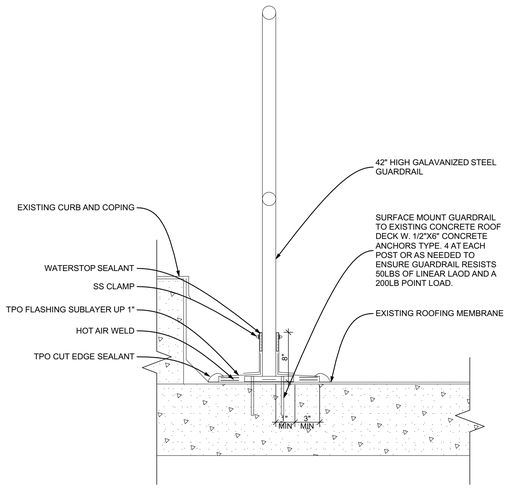
no. 31 of. 94

Sheet No.
A108
Project #2338

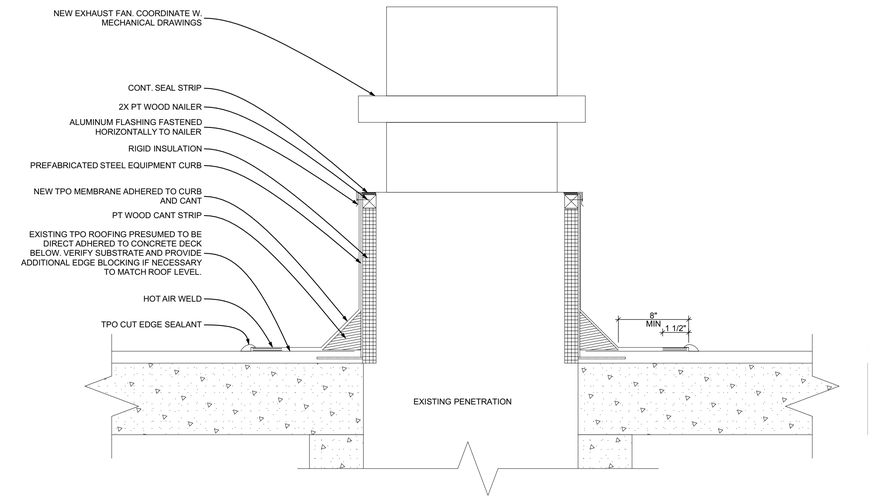
GENERAL ROOF PLAN NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH DOW ROOFING SPECIFICATIONS TO ENSURE ROOFING WARRANTY IS MAINTAINED. COORDINATE DETAILS W. DOW ROOFING AND ENGAGE W. MANUFACTURER FOR A WARRANTY INSPECTION OF NEWLY INSTALLED ITEMS.

ROOFING KEYNOTES	
R1	EXISTING PITCH POCKET TO BE REPAIRED. G.C. TO REMOVE EXISTING SEALANT FROM PAN AND REPLACE WITH NEW SIKA "SARNAFILLER" OR E.Q. COORDINATE SEALANT W. ROOFING SUPPLIER.
R2	EXISTING STEEL GRATING. G.C. TO STRIP ACTIVE RUST FROM GRATE AND REPAINT WITH RUST INHIBITIVE PRIMER AND EXTERIOR PAINT
R3	M.C TO PROVIDE AND INSTALL NEW ROOFTOP EXHAUST FAN MOUNTED TO PREFABCRICATED CURB OVERTOP OF EXISTING OPENING. COORDINATE LOCATION AND MODEL WITH MECHANICAL DRAWINGS. SEE DETAIL
R4	NEW 42" HIGH STEEL GUARDRAIL SURFACE MOUNTED TO CONCRETE DECK. SEE DETAIL 3/A109

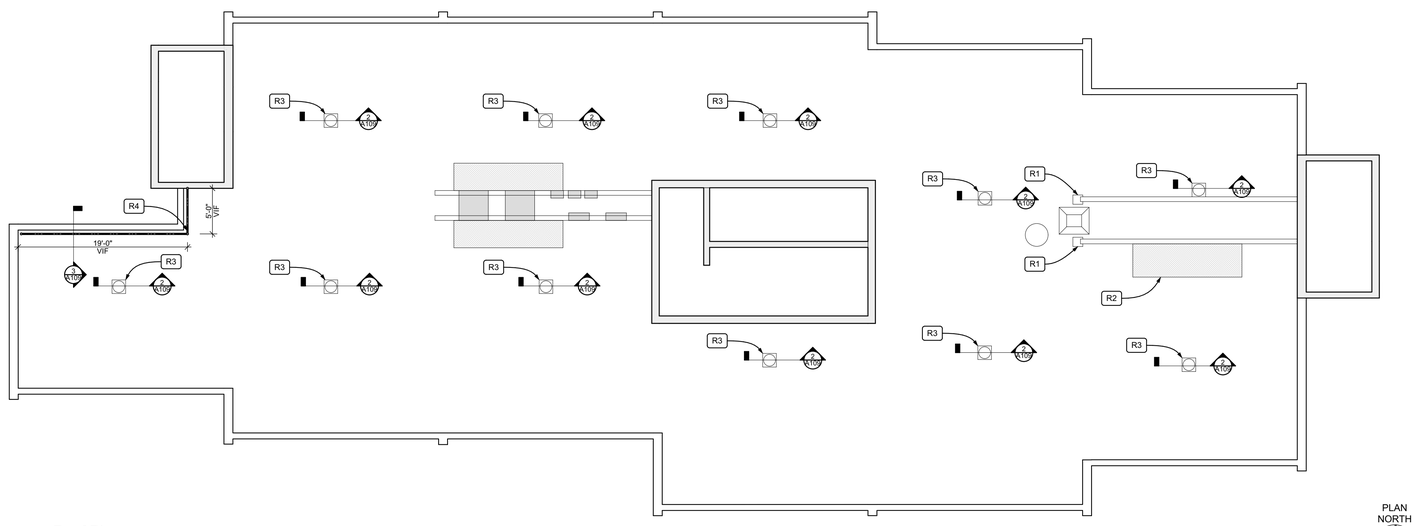


3 ROOFTOP GUARDRAIL FLASHING DETAIL
SCALE: 1 1/2"= 1'-0"



2 ROOFTOP EXHAUST FAN FLASHING DETAIL
SCALE: 1 1/2"= 1'-0"

NOTE: COORDINATE DETAILS WITH DOW ROOFING SOLUTION TO ENSURE COMPLIANCE WITH ROOFING SYSTEM WARRANTY



1 Roof Plan
SCALE: 1/8" = 1'-0"

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04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

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412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
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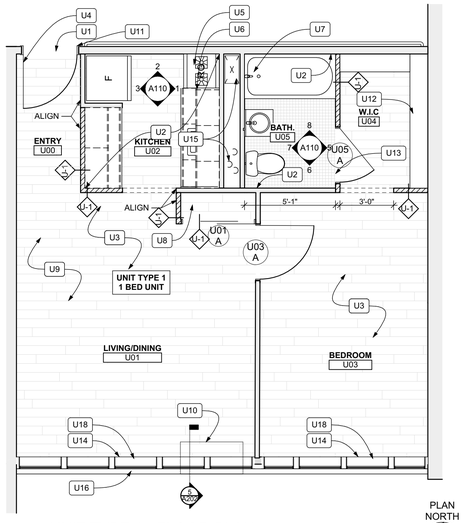
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

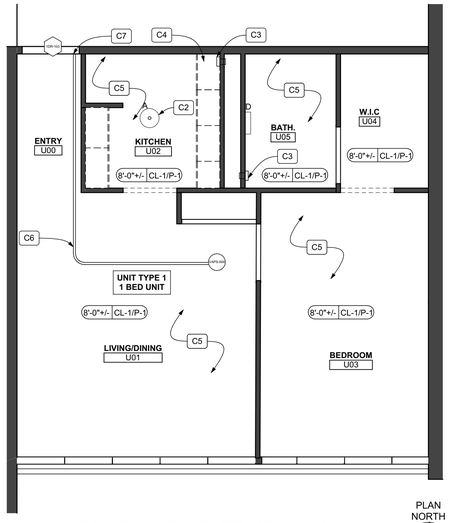
Roof Plan, ROOFTOP EXHAUST FAN FLASHING DETAIL, ROOFTOP GUARDRAIL FLASHING DETAIL, GENERAL ROOFING NOTES

scale: As Noted	Sheet No. A109
date: 04.24.2026	
no. 32 / of. 94	Project #2338



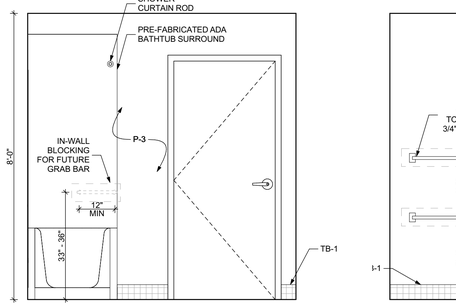
9 UNIT TYPE 1 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

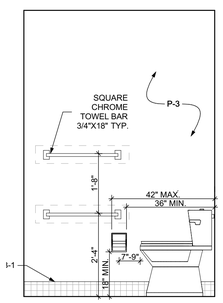
PLAN NORTH

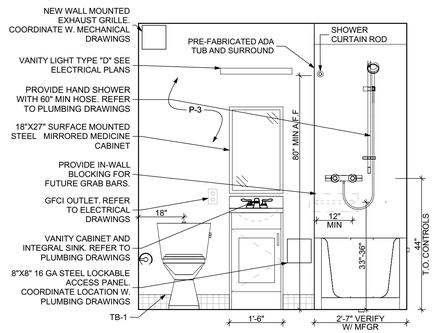


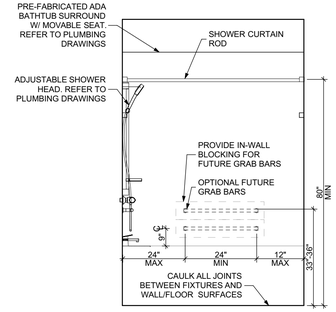
10 UNIT TYPE 1 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH







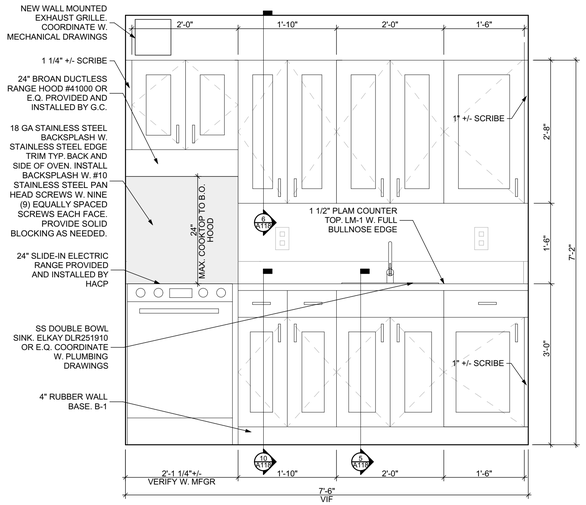


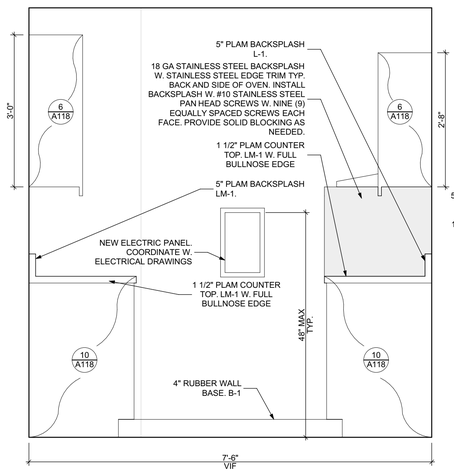
5 Unit Type 1 Bathroom Elevation 1
SCALE: 1/2" = 1'-0"

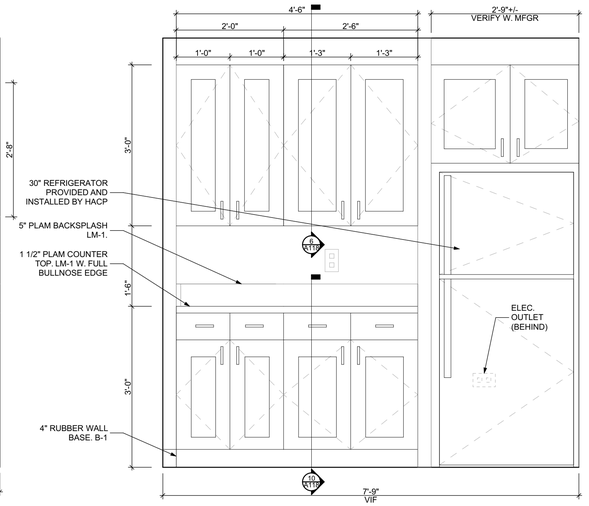
6 Unit Type 1 Bathroom Elevation 2
SCALE: 1/2" = 1'-0"

7 Unit Type 1 Bathroom Elevation 3
SCALE: 1/2" = 1'-0"

8 Unit Type 1 Bathroom Elevation 4
SCALE: 1/2" = 1'-0"







1 Unit Type 1 Kitchen Elevation 1
SCALE: 3/4" = 1'-0"

2 Unit Type 1 Kitchen Elevation 2
SCALE: 3/4" = 1'-0"

3 Unit Type 1 Kitchen Elevation 3
SCALE: 3/4" = 1'-0"

NOTE: FOR CLARITY, ALL MATERIALS, EQUIPMENT, CASEWORK, AND FINISHES WITHIN THE UNITS ON ALL FLOORS ARE NEW AND TO BE SUPPLIED AND INSTALLED BY CONTRACTORS. HACP SHALL PROVIDE AND INSTALL REFRIGERATORS AND RANGES

DOOR SCHEDULE - UNIT 1

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE			ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	HINGE	ACCESS CONTROL		
U01 A	LIVING/ DINING	4'-0"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U03 A	UNIT 1 - 1 BED.	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED; PASSAGE	1 1/2 PAIR	NONE	STOP	
U05 A	W.I.C.	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED; PRIVACY	1 1/2 PAIR	NONE	STOP	

NOTE: FRONT DOOR TO RECEIVE STOP, WEATHERSTRIPPING, NEW PEEHOLE, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE W. STOREROOM TYPE LOCKSET AND INTERCHANGEABLE CYLINDER.

NOTE: INTERIOR UNIT DOORS TO BE HOLLOW CORE, PAINT GRADE, FLUSH FACE, MASONITE UNLESS OTHERWISE NOTED.

NOTE: ALL NEW HARDWARE TO BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDER

FINISH SCHEDULE - UNIT 1

ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
U00	ENTRY	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	LIVING/DINING	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U03	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U04	W.I.C	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U05	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	

UNIT FINISH LEGEND — ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"X48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: M858
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 5" BULT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB-1 MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

GWB-2 MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q.
MANUFACTURER NO.: -
TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q.
COLOR: -
COMMENTS: 1/2".

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERUM GRANITE
COMMENTS:

PAINT:

P-1 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT.
COMMENTS:

P-2 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-3 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-4 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED

UNIT FLOOR PLAN KEYNOTES

U1	PROVIDE AND INSTALL NEW ADA COMPLIANT ALUMINUM SADDLE THRESHOLD. NGP 613 OR E.Q.
U2	PROVIDE AND INSTALL NEW 5/8" TYPE 'X" MR GWB (GWB-2) FLOOR TO CEILING. GOLDBOND XP, CERTAINTEED M2TECH, OR E.Q. NEW DRYWALL TO BE FINISHED TO LEVEL 4
U3	INSTALL NEW 5/8" GWB (GWB-1) TO REPLACE 18" STRIP REMOVED DURING DEMOLITION. VERIFY THICKNESS OF FASTEN GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP. COORDINATE WITH UNIT DEMOLITION PLANS FOR REQUIRED SCOPE.
U4	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
U5	FINISHED FLOORING TO RUN WALL TO WALL UNDER KITCHEN CASEWORK AND APPLIANCES. TYP.
U6	NEW PLAM COUNTERTOP L-1. MERILAT BASICS UPPER AND LOWER CABINETS OR E.Q., AND APPLIANCES. REFER TO KITCHEN ELEVATIONS
U7	NEW BATHROOM FIXTURES. SEE UNIT BATHROOM ELEVATIONS
U8	PROVIDE 12" DEEP INTEGRAL WIRE SHELF & ROD. REFER TO TYPICAL CLOSET DETAILS
U9	PREPARE ALL EXISTING WALLS FOR NEW FINISH BY PROVIDING SKIM COAT OF DRYWALL COMPOUND. PROVIDE 2 COATS OF COMPOUND SANDING BETWEEN COATS.
U10	NEW PTAC UNIT. COORDINATE WITH MECHANICAL PLANS. NOTE: UNITS U101,U102, U104, AND U305 TO INSTEAD RECEIVE WINDOW MOUNTED HEAT PUMPS. SEE MECHANICAL PLANS.
U11	EXISTING FRONT ENTRY DOOR TO RECEIVE NEW WEATHERSTRIPPING AROUND PERIMETER, NEW STEEL LATCH SHIELD PAINTED TO MATCH DOOR, NEW PEEP HOLE
U12	STEEL SHELF AND ROD SYSTEM. EZSHELF OR E.Q. PROVIDE IN-WALL BLOCKING AS NEEDED TO SECURELY FASTEN SHELVING.
U13	PROVIDE TRANSITION STRIP BETWEEN NEW TILE AND LVT. SCHLUTER RENO-U OR E.Q.
U14	PROVIDE AND INSTALL 1" CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
U15	EXISTING FLOOR/CEILING PENETRATIONS TO BE SEALED W. HILTI SYSTEM C-AJ-9143 TYPE F OR E.Q.
U16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
U17	PROVIDE AND INSTALL NEW 5/8" GWB THROUGHOUT. FINISH TO LEVEL 4
U18	PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
U19	FURR OUT WALLS AT THE EDGES OF SHOWER ENCLOSURE AS NEEDED

UNIT REFLECTED CEILING PLAN KEYNOTES

C1	CENTER LIGHT ON NEW VANITY. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
C2	LIGHT LOCATION TO MATCH PREVIOUSLY REMOVED FIXTURE. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE
C3	NEW WALL MOUNTED EXHAUST TIED INTO BUILDING SYSTEM. REFER TO MECHANICAL PLANS
C4	UPPER CABINETS. REFER TO UNIT KITCHEN ELEVATIONS
C5	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL CEILINGS
C6	PROVIDE 3/4" EMT TYPE CONDUIT. MECHANICALLY FASTENED TO CONCRETE CEILING PER MANUFACTURER'S INSTRUCTIONS. CONDUIT TO BE PAINTED TO MATCH CEILING.
C7	PROVIDE THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION SEALED BOTH SIDES W. 1 HR RATED FIRESTOP GROMMETS (EZ-FIRESTOP GROMMET RFG2 OR E.Q.)
C8	PROVIDE THROUGH WALL PENETRATION IN THIS LOCATION FOR CONDUIT. CAULK AND SEAL OPENING AND PAINT TO PRESENT NEAT APPEARANCE

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECS
SHOWER CURTAIN ROD	COORDINATE LENGTH W/ PLANS. 80" MIN. A.F.F.
TOILET	VERIFY THAT FLUSH LEVER IS ON THE OPEN SIDE
TOILET PAPER DISPENSER	SURFACE MOUNTED
MEDICINE CABINET	24" WIDE X 27" TALL, SURFACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 18" TOWEL BARS MOUNTED 2'-4" AND 4'-0" A.F.F.
GRAB BARS (UFAS UNITS ONLY)	STAINLESS, 1 1/4" - 1 1/2" DIA. 1 1/2" BETWEEN BAR AND WALL

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- X — WALL TYPE
- ROOM NAME / # — ROOM NAME AND NUMBER
- X — NEW DOOR AND DOOR NUMBER
- LVT-1
- TL-1

RCP LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL
- CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
- FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

CEILING MATERIAL LEGEND

CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT, PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501

SEE SHEET CS2 FOR GENERAL PROJECT NOTES

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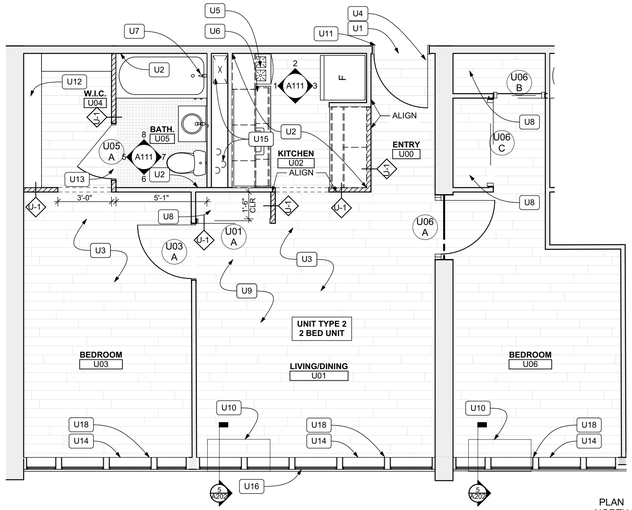
drawing title

UNIT TYPE 1 PLANS, SCHEDULES, AND NOTES

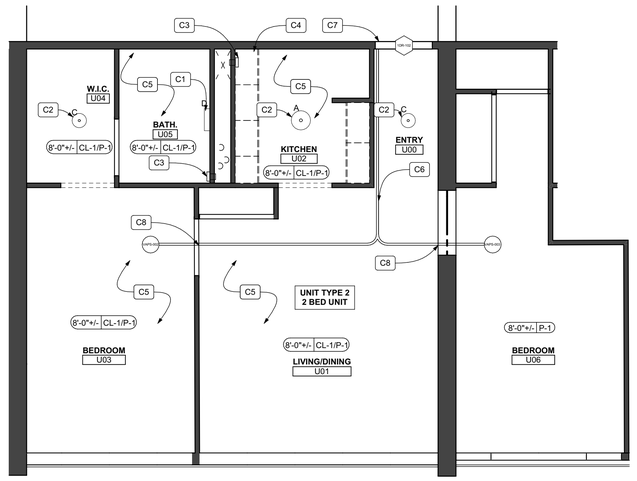
scale: As Noted
date: 04.24.2026
no. 33 of. 94

Sheet No.
A110
Project #2338



9 UNIT TYPE 2 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



10 UNIT TYPE 2 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

DOOR SCHEDULE - UNIT 2														
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE			ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	HINGE	ACCESS CONTROL		
U01 A	LIVING/ DINING	4'-0"x7'-0"	D2	NONE	HCM	P-4	1 3/4"	NONE	MASONITE	P-4		1 1/2 PAIR	NONE		
U03 A	BEDROOM	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED PRIVACY	1 1/2 PAIR	NONE	STOP	
U05 A	BATH.	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"	NONE	MASONITE	P-4	CYLINDRICAL/ BORED PRIVACY	1 1/2 PAIR	NONE	STOP	
U06 A	BEDROOM	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED PRIVACY	1 1/2 PAIR	NONE	STOP	
U06 B	BEDROOM	2'-6"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U06 C	BEDROOM	4'-6"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		

NOTE: FRONT DOOR TO RECEIVE STOP, WEATHERSTRIPPING, NEW PEEHOLE, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE W. STOREROOM TYPE LOCKSET AND INTERCHANGEABLE CYLINDER.

NOTE: INTERIOR UNIT DOORS TO BE HOLLOW CORE, PAINT GRADE, FLUSH FACE, MASONITE UNLESS OTHERWISE NOTED.

NOTE: ALL NEW HARDWARE TO BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDER

FINISH SCHEDULE - UNIT 2									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
U00	ENTRY	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	LIVING/DINING	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U03	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U04	W.I.C.	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U05	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	
U06	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	

UNIT FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"X48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: M85B
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 5" BUILT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB-1MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

GWB-2MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q.
MANUFACTURER NO.: -
TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q.
COLOR: -
COMMENTS: 1/2".

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERUM GRANITE
COMMENTS:

PAINT:

P-1 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT
COMMENTS:

P-2 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-3 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-4 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED

UNIT FLOOR PLAN KEYNOTES

U1	PROVIDE AND INSTALL NEW ADA COMPLIANT ALUMINUM SADDLE THRESHOLD. NGP 613 OR E.Q.
U2	PROVIDE AND INSTALL NEW 5/8" TYPE "X" MR GWB (GWB-2) FLOOR TO CEILING. GOLDBOND XP, CERTAINTEED M2TECH, OR E.Q. NEW DRYWALL TO BE FINISHED TO LEVEL 4
U3	INSTALL NEW 5/8" GWB (GWB-1) TO REPLACE 18" STRIP REMOVED DURING DEMOLITION. VERIFY THICKNESS OF EXISTING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP. COORDINATE WITH UNIT DEMOLITION PLANS FOR REQUIRED SCOPE
U4	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS
U5	FINISHED FLOORING TO RUN WALL TO WALL UNDER KITCHEN CASEWORK AND APPLIANCES. TYP.
U6	NEW PLAM COUNTERTOP L-1. MERILAT BASICS UPPER AND LOWER CABINETS OR E.Q., AND APPLIANCES. REFER TO KITCHEN ELEVATIONS
U7	NEW BATHROOM FIXTURES. SEE UNIT BATHROOM ELEVATIONS
U8	PROVIDE 12" DEEP INTEGRAL WIRE SHELF & ROD. REFER TO TYPICAL CLOSET DETAILS
U9	PREPARE ALL EXISTING WALLS FOR NEW FINISH BY PROVIDING SKIM COAT OF DRYWALL COMPOUND. PROVIDE 2 COATS OF COMPOUND SANDING BETWEEN COATS.
U10	NEW PTAC UNIT. COORDINATE WITH MECHANICAL PLANS. NOTE: UNITS U101,U102, U104, AND U305 TO INSTEAD RECEIVE WINDOW MOUNTED HEAT PUMPS. SEE MECHANICAL PLANS.
U11	EXISTING FRONT ENTRY DOOR TO RECEIVE NEW WEATHERSTIPPING AROUND PERIMETER, NEW STEEL DOOR, NEW PEEP HOLE
U12	STEEL SHELF AND ROD SYSTEM. EZSHELF OR E.Q. PROVIDE IN-WALL BLOCKING AS NEEDED TO SECURELY FASTEN SHELVING.
U13	PROVIDE TRANSITION STRIP BETWEEN NEW TILE AND LVT. SCHLUTER RENO-U OR E.Q.
U14	PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT. COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
U15	EXISTING FLOOR/CEILING PENETRATIONS TO BE SEALED W. HILTI SYSTEM C-AJ-8143 TYPE F OR E.Q.
U16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
U17	PROVIDE AND INSTALL NEW 5/8" GWB THROUGHOUT. FINISH TO LEVEL 4
U18	PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS
U19	FURR OUT WALLS AT THE EDGES OF SHOWER ENCLOSURE AS NEEDED

UNIT REFLECTED CEILING PLAN KEYNOTES

C1	CENTER LIGHT ON NEW VANITY. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
C2	LIGHT LOCATION TO MATCH PREVIOUSLY REMOVED FIXTURE. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
C3	NEW WALL MOUNTED EXHAUST TIED INTO BUILDING SYSTEM. REFER TO MECHANICAL PLANS
C4	UPPER CABINETS. REFER TO UNIT KITCHEN ELEVATIONS
C5	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL CEILINGS
C6	PROVIDE 3/4" EMT TYPE CONDUIT. MECHANICALLY FASTENED TO CONCRETE CEILING PER MANUFACTURERS INSTRUCTIONS. CONDUIT TO BE PAINTED TO MATCH CEILING.
C7	PROVIDE THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION SEALED BOTH SIDES W. 1 HR RATED FIRESTOP GROMMETS (EZ-FIRESTOP GROMMET RFG2 OR E.Q.)
C8	PROVIDE THROUGH WALL PENETRATION IN THIS LOCATION FOR CONDUIT. CAULK AND SEAL OPENING AND PAINT TO PRESENT NEAT APPEARANCE

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECS
SHOWER CURTAIN ROD	COORDINATE LENGTH W/ PLANS. 80" MIN. A.F.F.
TOILET	VERIFY THAT FLUSH LEVER IS ON THE OPEN SIDE
TOILET PAPER DISPENSER	SURFACE MOUNTED
MEDICINE CABINET	24" WIDE X 27" TALL, SURFACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 18" TOWEL BARS MOUNTED 2'-4" AND 4'-0" A.F.F.
GRAB BARS (UFAS UNITS ONLY)	STAINLESS, 1 1/4" - 1 1/2" DIA. 1 1/2" BETWEEN BAR AND WALL

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- ROOM NAME AND NUMBER
- NEW DOOR AND DOOR NUMBER
- LVT-1
- TL-1

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

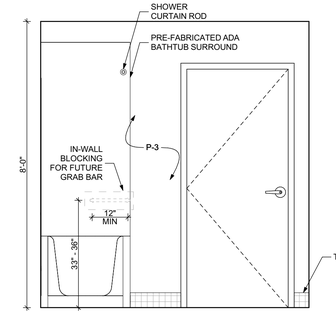
SEE SHEET CS2 FOR GENERAL PROJECT NOTES

RCP LEGEND

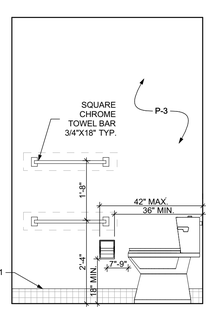
- 0'-0" XXX — CEILING HEIGHT AND MATERIAL
- CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
- FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

CEILING MATERIAL LEGEND

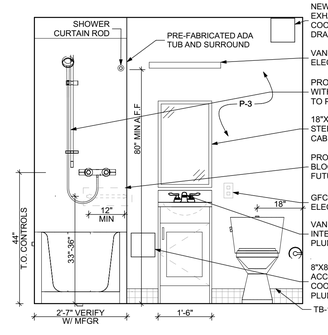
CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501



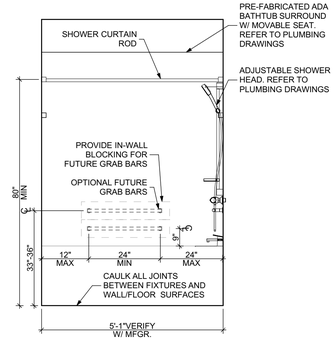
5 Unit Type 2 Bathroom Elevation 1
SCALE: 1/2" = 1'-0"



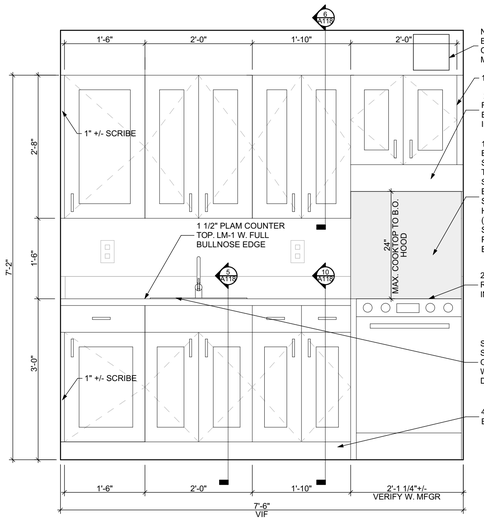
6 Unit Type 2 Bathroom Elevation 2
SCALE: 1/2" = 1'-0"



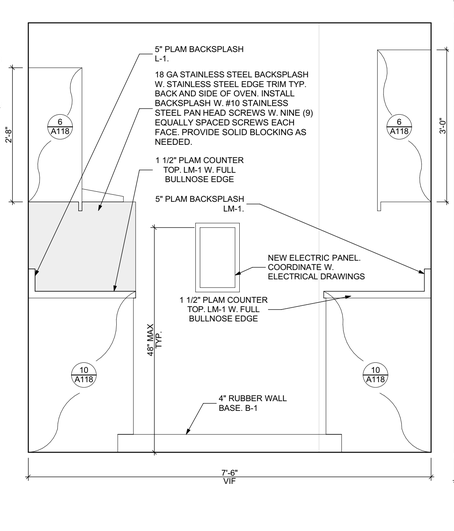
7 Unit Type 2 Bathroom Elevation 3
SCALE: 1/2" = 1'-0"



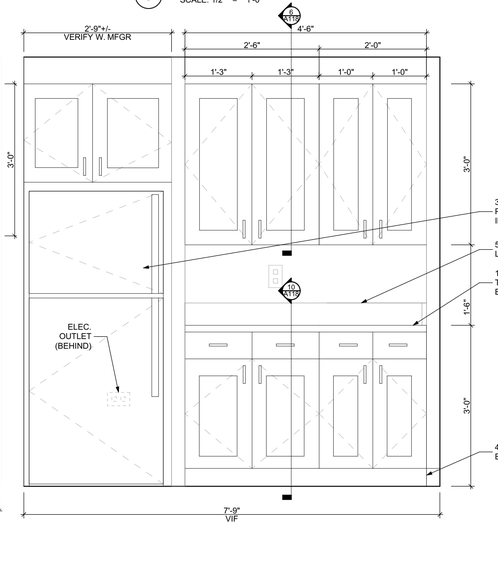
8 Unit Types 2 Bathroom Elevation 4
SCALE: 1/2" = 1'-0"



1 Unit Type 2 Kitchen Elevation 1
SCALE: 3/4" = 1'-0"



2 Unit Type 2 Kitchen Elevation 2
SCALE: 3/4" = 1'-0"



3 Unit Type 2 Kitchen Elevation 3
SCALE: 3/4" = 1'-0"

NOTE: FOR CLARITY, ALL MATERIALS, EQUIPMENT, CASEWORK, AND FINISHES WITHIN THE UNITS ON ALL FLOORS ARE NEW AND TO BE SUPPLIED AND INSTALLED BY CONTRACTORS. HACP SHALL PROVIDE AND INSTALL REFRIGERATORS AND RANGES

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA 04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

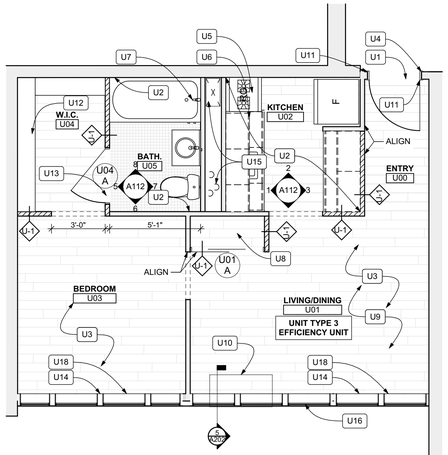
Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

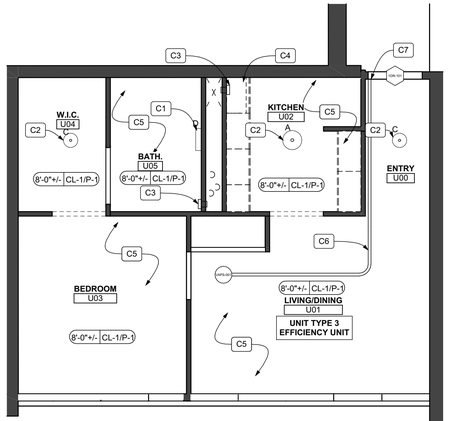
drawing title

UNIT TYPE 2 PLANS, SCHEDULES, AND NOTES

scale: As Noted
date: 04.24.2026
no. 34 of. 94

Sheet No.
A111
Project #2338





PLAN NORTH

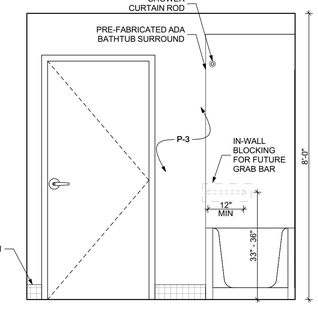
9 UNIT TYPE 3 - FLOOR PLAN

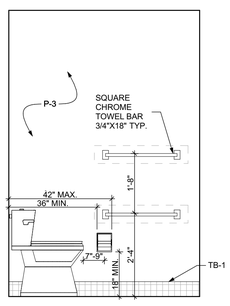
SCALE: 1/4" = 1'-0"

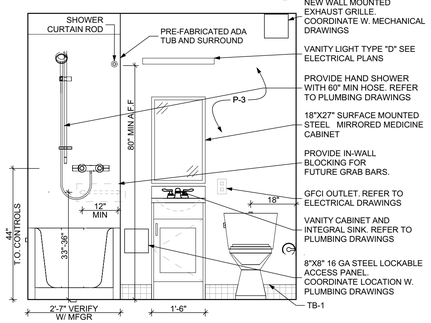
PLAN NORTH

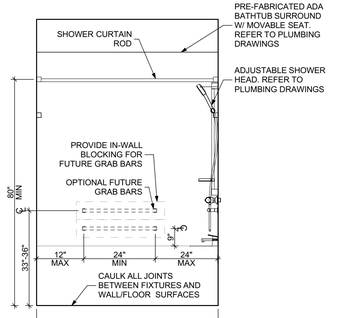
10 UNIT TYPE 3 - REFLECTED CEILING PLAN

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









5 Unit Type 3 Bathroom Elevation 1

SCALE: 1/2" = 1'-0"

6 Unit Type 3 Bathroom Elevation 2

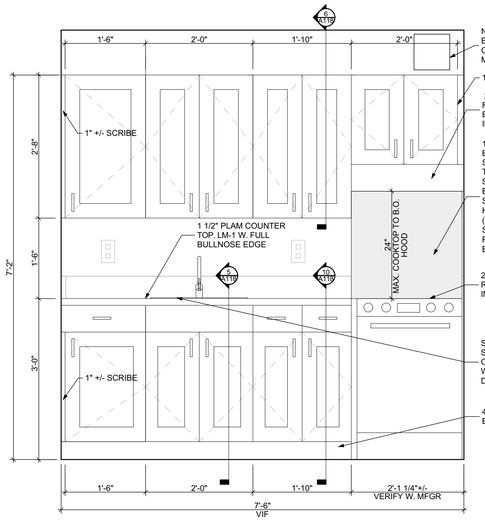
SCALE: 1/2" = 1'-0"

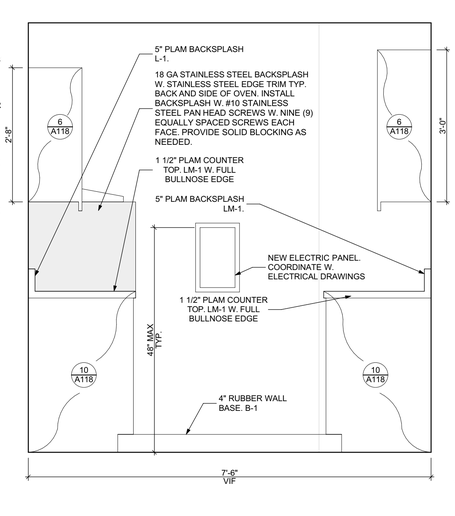
7 Unit Type 3 Bathroom Elevation 3

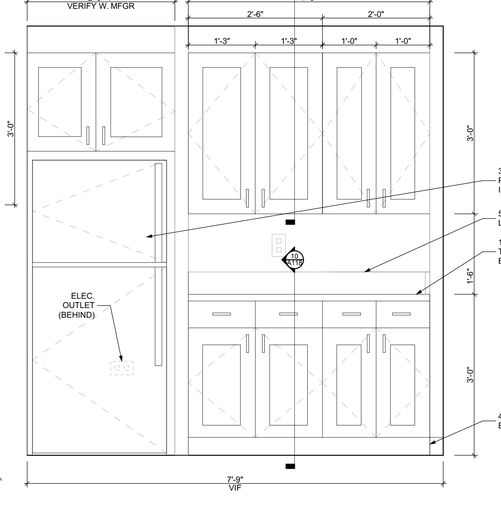
SCALE: 1/2" = 1'-0"

8 Unit Type 3 Bathroom Elevation 4

SCALE: 1/2" = 1'-0"







1 Unit Type 3 Kitchen Elevation 1

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

2 Unit Type 3 Kitchen Elevation 4

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

3 Unit Type 3 Kitchen Elevation 3

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

NOTE: FOR CLARITY, ALL MATERIALS, EQUIPMENT, CASEWORK, AND FINISHES WITHIN THE UNITS ON ALL FLOORS ARE NEW AND TO BE SUPPLIED AND INSTALLED BY CONTRACTORS. HACP SHALL PROVIDE AND INSTALL REFRIGERATORS AND RANGES

DOOR SCHEDULE UNIT 3

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE			ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	HINGE	ACCESS CONTROL		
U01	LIVING/DINING	4'-0"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U04	W.I.C.	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED; PRIVACY	1 1/2 PAIR	NONE	STOP	

NOTE: FRONT DOOR TO RECEIVE STOP, WEATHERSTRIPPING, NEW PEEHOLE, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE W. STOREROOM TYPE LOCKSET AND INTERCHANGEABLE CYLINDER.

NOTE: INTERIOR UNIT DOORS TO BE HOLLOW CORE, PAINT GRADE, FLUSH FACE, MASONITE UNLESS OTHERWISE NOTED.

NOTE: ALL NEW HARDWARE TO BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDER

FINISH SCHEDULE - UNIT 3

ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
U00	ENTRY	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	LIVING/D...	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U03	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U04	W.I.C	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U05	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	

UNIT FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"X48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: M868
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 5" BUILT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB-1MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

GWB-2MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q.
MANUFACTURER NO.: -
TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q.
COLOR: -
COMMENTS: 1/2".

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERNUM GRANITE
COMMENTS:

PAINT:

P-1 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT
COMMENTS:

P-2 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-3 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-4 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED

UNIT FLOOR PLAN KEYNOTES

U1	PROVIDE AND INSTALL NEW ADA COMPLIANT ALUMINUM SADDLE THRESHOLD. NGP 613 OR E.Q.
U2	PROVIDE AND INSTALL NEW 5/8" TYPE "X" MR GWB (GWB-2) FLOOR TO CEILING. GOLDBOND XP, CERTAINTEED M2TECH, OR E.Q. NEW DRYWALL TO BE FINISHED TO LEVEL 4
U3	INSTALL NEW 5/8" GWB (GWB-1) TO REPLACE 18" STRIP REMOVED DURING DEMOLITION. VERIFY THICKNESS OF EXISTING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP. COORDINATE WITH UNIT DEMOLITION PLANS FOR REQUIRED SCOPE
U4	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
U5	FINISHED FLOORING TO RUN WALL TO WALL UNDER KITCHEN CASEWORK AND APPLIANCES. TYP.
U6	NEW PLAM COUNTERTOP L-1, MERILAT BASICS UPPER AND LOWER CABINETS OR E.Q., AND APPLIANCES. REFER TO KITCHEN ELEVATIONS
U7	NEW BATHROOM FIXTURES. SEE UNIT BATHROOM ELEVATIONS
U8	PROVIDE 12" DEEP INTEGRAL WIRE SHELF & ROD. REFER TO TYPICAL CLOSET DETAILS
U9	PREPARE ALL EXISTING WALLS FOR NEW FINISH BY PROVIDING SKIM COAT OF DRYWALL COMPOUND. PROVIDE 2 COATS OF COMPOUND SANDING BETWEEN COATS.
U10	NEW PTAC UNIT. COORDINATE WITH MECHANICAL PLANS. NOTE: UNITS U101,U102, U104, AND U205 TO INSTEAD RECEIVE WINDOW MOUNTED HEAT PUMPS. SEE MECHANICAL PLANS.
U11	EXISTING FRONT ENTRY DOOR TO RECEIVE NEW WEATHERSTIPPING AROUND PERIMETER, NEW STEEL LATCH SHIELD PAINTED TO MATCH DOOR, NEW PEEP HOLE
U12	STEEL SHELF AND ROD SYSTEM. EZSHELF OR E.Q. PROVIDE IN-WALL BLOCKING AS NEEDED TO SECURELY FASTEN SHELVING.
U13	PROVIDE TRANSITION STRIP BETWEEN NEW TILE AND LVT. SCHLUTER RENO-U OR E.Q.
U14	PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
U15	EXISTING FLOOR/CEILING PENETRATIONS TO BE SEALED W. HILTI SYSTEM C-AJ-8143 TYPE F OR E.Q.
U16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
U17	PROVIDE AND INSTALL NEW 5/8" GWB THROUGHOUT. FINISH TO LEVEL 4
U18	PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
U19	FURR OUT WALLS AT THE EDGES OF SHOWER ENCLOSURE. AS NEEDED

UNIT REFLECTED CEILING PLAN KEYNOTES

C1	CENTER LIGHT ON NEW VANITY. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
C2	LIGHT LOCATION TO MATCH PREVIOUSLY REMOVED FIXTURE. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
C3	NEW WALL MOUNTED EXHAUST TIED INTO BUILDING SYSTEM. REFER TO MECHANICAL PLANS
C4	UPPER CABINETS. REFER TO UNIT KITCHEN ELEVATIONS
C5	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL CEILINGS
C6	PROVIDE 3/4" EMT TYPE CONDUIT. MECHANICALLY FASTENED TO CONCRETE CEILING PER MANUFACTURERS INSTRUCTIONS. CONDUIT TO BE PAINTED TO MATCH CEILING.
C7	PROVIDE THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION SEALED BOTH SIDES W. 1 HR RATED FIRESTOP GROMMETS (EZ-FIRESTOP GROMMET RFQ2 OR E.Q.)
C8	PROVIDE THROUGH WALL PENETRATION IN THIS LOCATION FOR CONDUIT. CAULK AND SEAL OPENING AND PAINT TO PRESENT NEAT APPEARANCE

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECS
SHOWER CURTAIN ROD	COORDINATE LENGTH W/ PLANS. 80" MIN. A.F.F.
TOILET	VERIFY THAT FLUSH LEVER IS ON THE OPEN SIDE
TOILET PAPER DISPENSER	SURFACE MOUNTED
MEDICINE CABINET	24" WIDE X 27" TALL, SURFACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 18" TOWEL BARS MOUNTED 2'-4" AND 4'-0" A.F.F.
GRAB BARS (UFAS UNITS ONLY)	STAINLESS, 1 1/4" - 1 1/2" DIA. 1 1/2" BETWEEN BAR AND WALL

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- X — WALL TYPE
- ROOM NAME / # — ROOM NAME AND NUMBER
- X — NEW DOOR AND DOOR NUMBER
- LVT-1
- TL-1

RCP LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL
- CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
- DOOR ACCESS — FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

CEILING MATERIAL LEGEND

CL-1 SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS

P-1 CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

SEE SHEET CS2 FOR GENERAL PROJECT NOTES

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04/13/2026

general notes

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6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

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project title

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Client:
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Pittsburgh, PA 15219

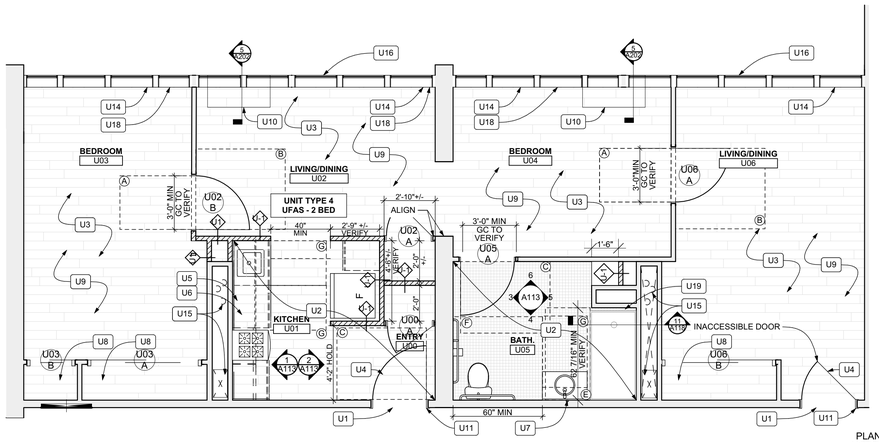
Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

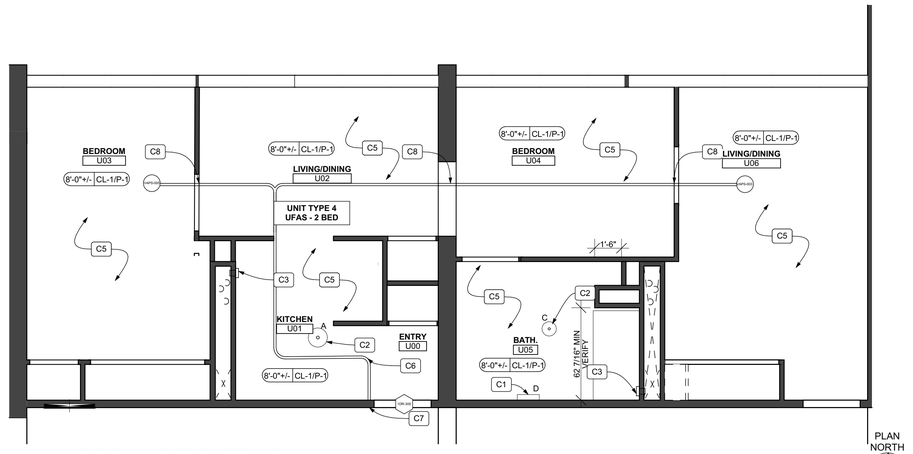
UNIT TYPE 3 PLANS, SCHEDULES, AND NOTES

scale: As Noted
date: 04.24.2026
no. 35 of. 94

Sheet No.
A112
Project #2338



7 UNIT TYPE 4 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



8 UNIT TYPE 4 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- ROOM NAME AND NUMBER
- NEW DOOR AND DOOR NUMBER
- LVT-1
- TL-1

RCP LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL
- CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
- FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

CEILING MATERIAL LEGEND

- CL-1 — SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
- P-1 — CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501

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C8	PROVIDE THROUGH WALL PENETRATION IN THIS LOCATION FOR CONDUIT. CAULK AND SEAL OPENING AND PAINT TO PRESENT NEAT APPEARANCE.

UNIT ACCESSIBILITY CLEARANCES LEGEND

A	DOOR WIDTH X 48"
B	DOOR WIDTH+18" LATCH SIDE X 60"
C	DOOR WIDTH+24" LATCH SIDE X 48"
E	30" X FULL LENGTH OF BATHTUB (60" MIN) BATHTUB CLEARANCE
F	60" X 56" (W.C.)
G	30" X 48" CLEAR FLOOR SPACE

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECS
SHOWER CURTAIN ROD	COORDINATE LENGTH W/ PLANS. 80" MIN. A.F.F.
TOILET	VERIFY THAT FLUSH LEVER IS ON THE OPEN SIDE
TOILET PAPER DISPENSER	SURFACE MOUNTED
MEDICINE CABINET	24" WIDE X 27" TALL, SURFACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 18" TOWEL BARS MOUNTED 2'-4" AND 4'-0" A.F.F.
GRAB BARS (UFAS UNITS ONLY)	STAINLESS, 1 1/4" - 1 1/2" DIA. 1 1/2" BETWEEN BAR AND WALL

UNIT FLOOR PLAN KEYNOTES

U1	PROVIDE AND INSTALL NEW ADA COMPLIANT ALUMINUM SADDLE THRESHOLD. NGP 613 OR E.Q.
U2	PROVIDE AND INSTALL NEW 5/8" TYPE "X" MR GWB (GWB-2) FLOOR TO CEILING. GOLDBOND XP, CERTAINTEED M2TECH, OR E.Q. NEW DRYWALL TO BE FINISHED TO LEVEL 4
U3	INSTALL NEW 5/8" GWB (GWB-1) TO REPLACE 18" STRIP REMOVED DURING DEMOLITION. VERIFY THICKNESS OF EXISTING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GYB TO LEVEL 4. TYP. COORDINATE WITH UNIT DEMOLITION PLANS FOR REQUIRED SCOPE
U4	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
U5	FINISHED FLOORING TO RUN WALL TO WALL UNDER KITCHEN CASEWORK AND APPLIANCES. TYP.
U6	NEW PLAM COUNTERTOP L-1, MERILAT BASICS UPPER AND LOWER CABINETS OR E.Q. AND APPLIANCES. REFER TO KITCHEN ELEVATIONS
U7	NEW BATHROOM FIXTURES. SEE UNIT BATHROOM ELEVATIONS
U8	PROVIDE 12" DEEP INTEGRAL WIRE SHELF & ROD. REFER TO TYPICAL CLOSET DETAILS
U9	PREPARE ALL EXISTING WALLS FOR NEW FINISH BY PROVIDING SKIM COAT OF DRYWALL COMPOUND. PROVIDE 2 COATS OF COMPOUND SANDING BETWEEN COATS.
U10	NEW PTAC UNIT. COORDINATE WITH MECHANICAL PLANS. NOTE: UNITS U101,U102, U104, AND U305 TO INSTEAD RECEIVE WINDOW MOUNTED HEAT PUMPS. SEE MECHANICAL PLANS.
U11	EXISTING FRONT ENTRY DOOR TO RECEIVE NEW WEATHERSTIPPING AROUND PERIMETER, NEW STEEL LATCH SHIELD PAINTED TO MATCH DOOR. NEW PEEP HOLE
U12	STEEL SHELF AND ROD SYSTEM. EZSHELF OR E.Q. PROVIDE IN-WALL BLOCKING AS NEEDED TO SECURELY FASTEN SHELVING.
U13	PROVIDE TRANSITION STRIP BETWEEN NEW TILE AND LVT. SCHLUTER RENO-U OR E.Q.
U14	PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
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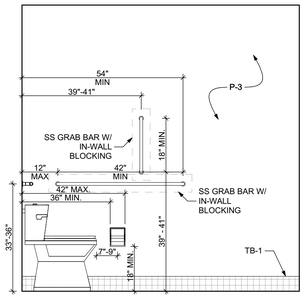
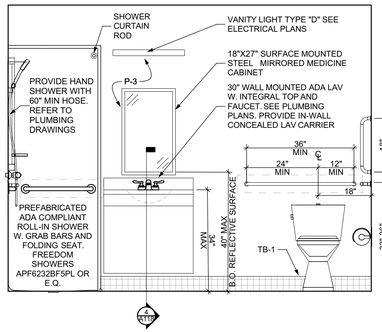
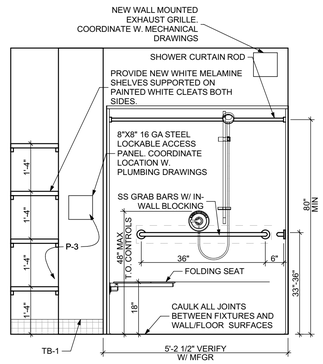
U18	PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS
U19	FURR OUT WALLS AT THE EDGES OF SHOWER ENCLOSURE AS NEEDED



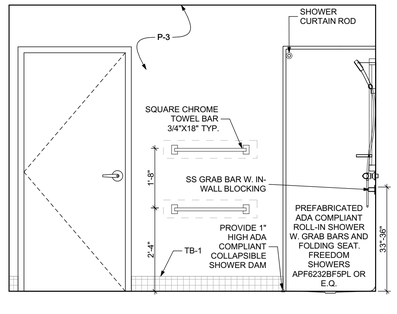
3 Unit Type 4 Bathroom Elevation 1
SCALE: 1/2" = 1'-0"



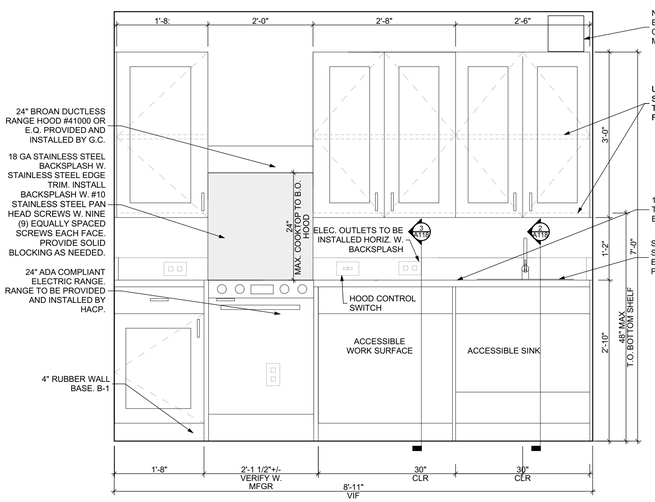
4 Unit Type 4 Bathroom Elevation 2
SCALE: 1/2" = 1'-0"



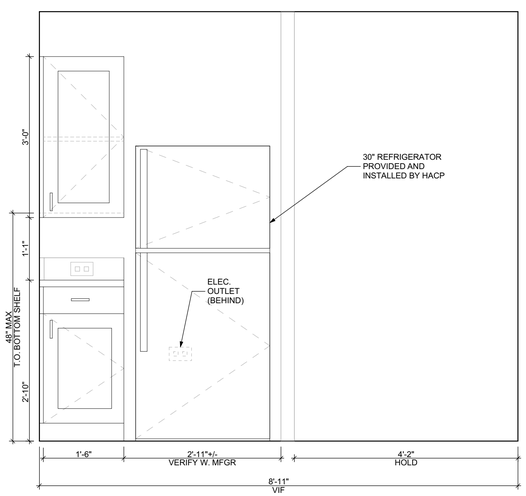
5 Unit Type 4 Bathroom Elevation 3
SCALE: 1/2" = 1'-0"



6 Unit Type 4 Bathroom Elevation 4
SCALE: 1/2" = 1'-0"



1 Unit Type 4 Kitchen Elevation 1
SCALE: 3/4" = 1'-0"



2 Unit Type 4 Kitchen Elevation 2
SCALE: 3/4" = 1'-0"

NOTE: FOR CLARITY, ALL MATERIALS, EQUIPMENT, CASEWORK, AND FINISHES WITHIN THE UNITS ON ALL FLOORS ARE NEW AND TO BE SUPPLIED AND INSTALLED BY CONTRACTORS. HACP SHALL PROVIDE AND INSTALL REFRIGERATORS AND RANGES

UNIT FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:
- LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO. COLOR: URBAN ASH. TYPE: LUXURY VINYL TILE, TILE SIZE: 6"X48". COMMENTS: GLUE DOWN APPLICATION. PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:
- TL-1 MANUFACTURER: DALTILE. MANUFACTURER NO.: D617. COLOR: ARCTIC WHITE. TYPE: 2X2 SQUARE MOSAIC. COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:
- TB-1 MANUFACTURER: DALTILE OR E.Q. MANUFACTURER NO.: M858. COLOR: ARCTIC WHITE. TYPE: 2X2 SQUARE MOSAIC. COMMENTS: 5" BULT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:
- B-1 MANUFACTURER: JOHNSONITE. MANUFACTURER NO.: -. COLOR: BEIGE 49. COMMENTS: 4" HIGH RUBBER

GWB:
- GWB-1MANUFACTURER: -. MANUFACTURER NO.: -. COLOR: -. COMMENTS: 5/8"
- GWB-2MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q. MANUFACTURER NO.: -. TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q. COLOR: -. COMMENTS: 1/2".

LAMINATE:
- LM-1 MANUFACTURER: FORMICA. MANUFACTURER NO.: 7732. COLOR: BUTTERUM GRANITE. COMMENTS:

PAINT:
- P-1 MANUFACTURER: PPG. MANUFACTURER NO.: . COLOR: HACP ANTIQUE WHITE. TYPE: FLAT. COMMENTS:
- P-2 MANUFACTURER: PPG. MANUFACTURER NO.: . COLOR: HACP ANTIQUE WHITE. TYPE: EGGSHELL. COMMENTS:
- P-3 MANUFACTURER: PPG. MANUFACTURER NO.: . COLOR: HACP ANTIQUE WHITE. TYPE: EGGSHELL. COMMENTS:
- P-4 MANUFACTURER: PPG. MANUFACTURER NO.: . COLOR: WINTER SKY GREY. TYPE: EGGSHELL. COMMENTS: ACCENT COLOR TO BE CONFIRMED

FINISH SCHEDULE - UNIT 4

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	REMARKS
U00	ENTRY	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	LIVING/D...	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U03	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U04	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U05	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	
U06	LIVING/D...	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

NOTE: FRONT DOOR TO RECEIVE STOP, WEATHERSTRIPPING, TWO NEW PEEHOLES, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE W. STOREROOM TYPE LOCKSET AND INTERCHANGEABLE CYLINDER.

NOTE: INTERIOR UNIT DOORS TO BE HOLLOW CORE, PAINT GRADE, FLUSH FACE, MASONITE UNLESS OTHERWISE NOTED.

NOTE: ALL NEW HARDWARE TO BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDER

DOOR SCHEDULE - UNIT 4

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	LEAF GLAZING	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE HINGE	HARDWARE ACCESS CONTROL	ACCESSORIES	NOTES
U00 A	ENTRY	2'-6"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED, PASSAGE	1 1/2 PAIR	NONE	STOP	
U02 A	LIVING/ DINING	2'-6"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED, PASSAGE	1 1/2 PAIR	NONE	STOP	
U02 B	LIVING/ DINING	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED, PRIVACY	1 1/2 PAIR	NONE	STOP	
U03 A	BEDROOM	6'-0"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U03 B	BEDROOM	2'-4"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U05 A	BEDROOM	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED, PRIVACY	1 1/2 PAIR	NONE	STOP	
U06 A	BEDROOM	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED, PRIVACY	1 1/2 PAIR	NONE		
U06 B	LIVING/ DINING	6'-0"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE	STOP	

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA 04/13/2026

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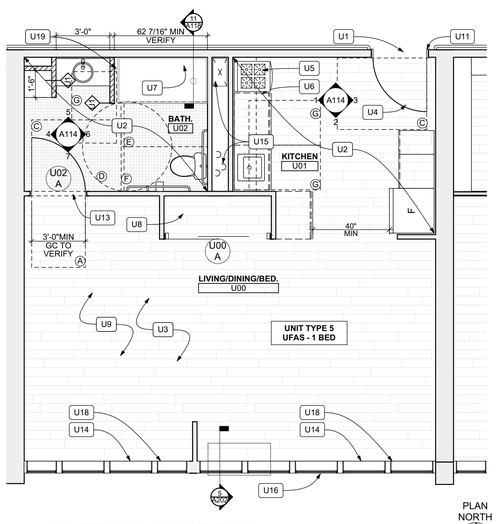
drawing title

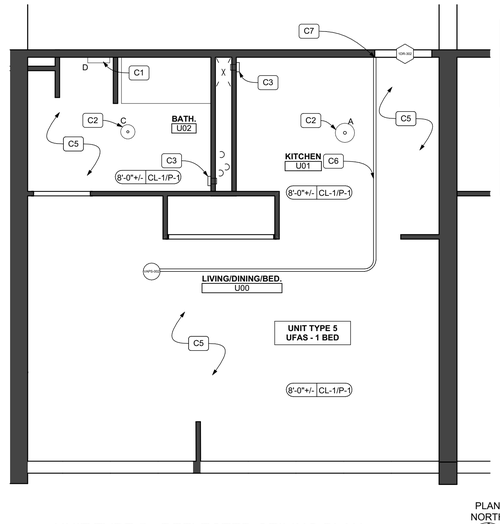
UNIT TYPE 4 PLANS, SCHEDULES, AND NOTES

scale: As Noted
date: 04.24.2026
no. 36 of. 94

Sheet No.
A113
Project #2338



8 UNIT TYPE 5 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



9 UNIT TYPE 5 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE - UNIT 5															
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE			ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	HINGE	ACCESS CONTROL		
U00	LIVING/ DINING/BED.	5'-6"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U02	BATH.	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED; PRIVACY	1 1/2 PAIR	NONE	STOP	

NOTE: FRONT DOOR TO RECEIVE STOP, WEATHERSTRIPPING, TWO NEW PEEHOLES, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE W. STOREROOM TYPE LOCKSET AND INTERCHANGEABLE CYLINDER.

NOTE: INTERIOR UNIT DOORS TO BE HOLLOW CORE, PAINT GRADE, FLUSH FACE, MASONITE UNLESS OTHERWISE NOTED.

NOTE: ALL NEW HARDWARE TO BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDER

UNIT FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"x48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: M858
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 5" BUILT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB-1MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

GWB-2MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q.
MANUFACTURER NO.: -
TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q.
COLOR: -
COMMENTS: 1/2".

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERUM GRANITE
COMMENTS:

PAINT:

P-1 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT
COMMENTS:

P-2 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-3 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-4 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED

FINISH SCHEDULE - UNIT 5										
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
U00	LIVING/DINING...	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- ROOM NAME AND NUMBER
- NEW DOOR AND DOOR NUMBER
- LVT-1
- TL-1

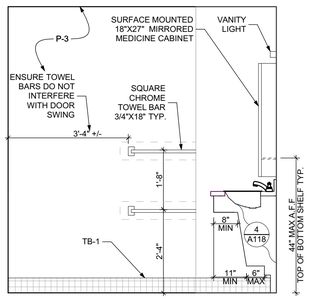
RCP LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL
- VRK-1A3 — CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
- VRK-1A2 — FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

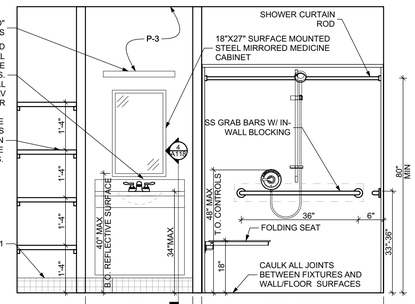
CEILING MATERIAL LEGEND

- CL-1 — SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
- P-1 — CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501

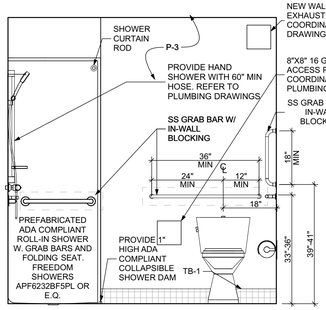
SEE SHEET CS2 FOR GENERAL PROJECT NOTES



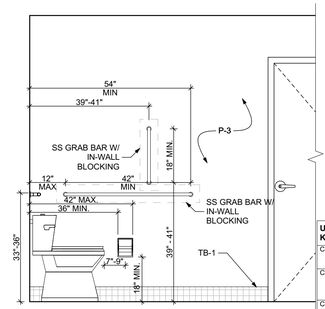
4 Unit Type 5 Bathroom Elevation 1
SCALE: 1/2" = 1'-0"



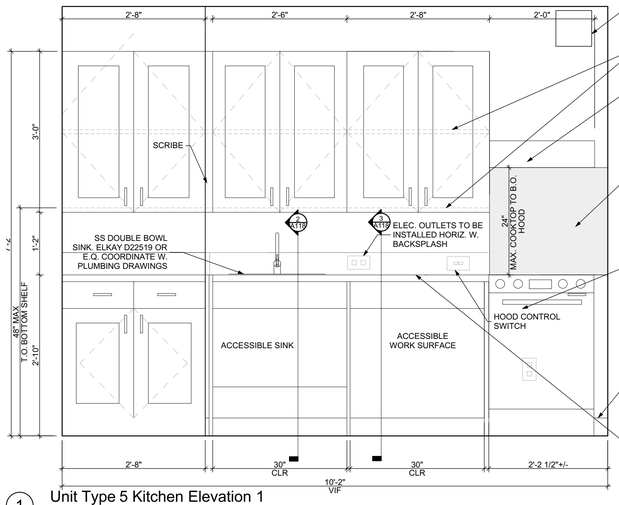
5 Unit Type 5 Bathroom Elevation 2
SCALE: 1/2" = 1'-0"



6 Unit Type 5 Bathroom Elevation 3
SCALE: 1/2" = 1'-0"

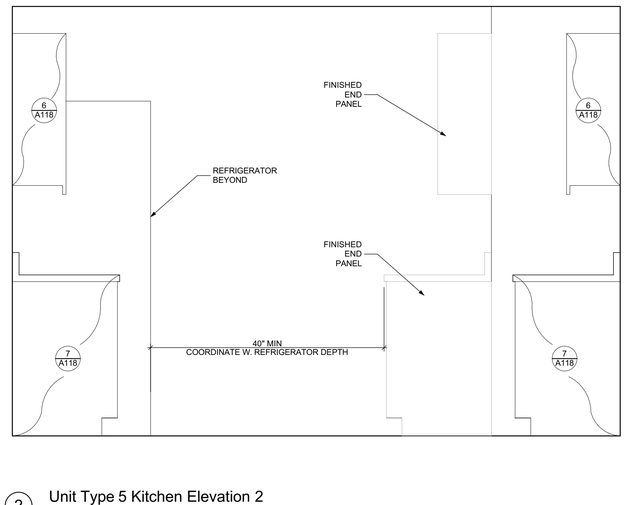


7 Unit Type 5 Bathroom Elevation 4
SCALE: 1/2" = 1'-0"

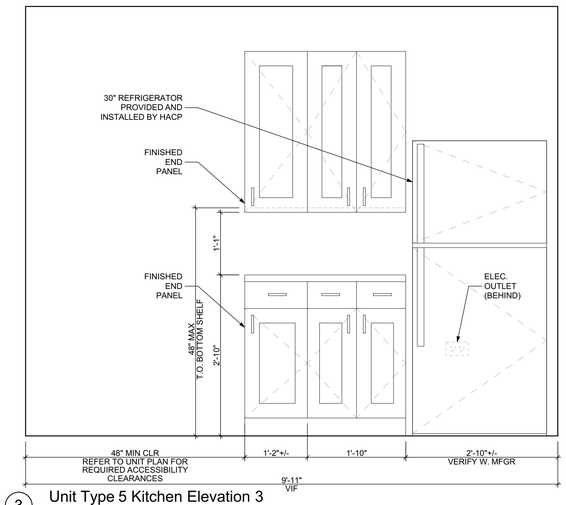


1 Unit Type 5 Kitchen Elevation 1
SCALE: 3/4" = 1'-0"

NOTE: FOR CLARITY, ALL MATERIALS, EQUIPMENT, CASEWORK, AND FINISHES WITHIN THE UNITS ON ALL FLOORS ARE NEW AND TO BE SUPPLIED AND INSTALLED BY CONTRACTORS. HACP SHALL PROVIDE AND INSTALL REFRIGERATORS AND RANGES



2 Unit Type 5 Kitchen Elevation 2
SCALE: 3/4" = 1'-0"



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

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECS
SHOWER CURTAIN ROD	COORDINATE LENGTH W/ PLANS. 80" MIN. A.F.F.
TOILET	VERIFY THAT FLUSH LEVER IS ON THE OPEN SIDE
TOILET PAPER DISPENSER	SURFACE MOUNTED
MEDICINE CABINET	24" WIDE X 27" TALL; SURFACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 18" TOWEL BARS MOUNTED 2'-4" AND 4'-0" A.F.F.
GRAB BARS (UFAS UNITS ONLY)	STAINLESS, 1 1/4" - 1 1/2" DIA. 1 1/2" BETWEEN BAR AND WALL

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

UNIT REFLECTED CEILING PLAN KEYNOTES

- C1 — CENTER LIGHT ON NEW VANITY. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
- C2 — LIGHT LOCATION TO MATCH PREVIOUSLY REMOVED FIXTURE. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE
- C3 — NEW WALL MOUNTED EXHAUST TIED INTO BUILDING SYSTEM. REFER TO MECHANICAL PLANS
- C4 — UPPER CABINETS. REFER TO UNIT KITCHEN ELEVATIONS
- C5 — SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL CEILINGS
- C6 — PROVIDE 3/4" EMT TYPE CONDUIT. MECHANICALLY FASTENED TO CONCRETE CEILING PER MANUFACTUER'S INSTRUCTIONS. CONDUIT TO BE PAINTED TO MATCH CEILING.
- C7 — PROVIDE THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION SEALED BOTH SIDES W. 1 HR RATED FIRESTOP GROMMETS (EZ-FIRESTOP GROMMET RFGZ OR E.Q.)
- C8 — PROVIDE THROUGH WALL PENETRATION IN THIS LOCATION FOR CONDUIT. CAULK AND SEAL OPENING AND PAINT TO PRESENT NEAT APPEARANCE

UNIT FLOOR PLAN KEYNOTES

- U1 — PROVIDE AND INSTALL NEW ADA COMPLIANT ALUMINUM SADDLE THRESHOLD. NGP 613 OR E.Q.
- U2 — PROVIDE AND INSTALL NEW 5/8" TYPE "X" MR GWB (GWB-2) FLOOR TO CEILING. GOLDBOND XP, CERTAINTEED M2TECH, OR E.Q. NEW DRYWALL TO BE FINISHED TO LEVEL 4
- U3 — INSTALL NEW 5/8" GWB (GWB-1) TO REPLACE 18" STRIP REMOVED DURING DEMOLITION. VERIFY THICKNESS OF EXISTING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP. COORDINATE WITH UNIT DEMOLITION PLANS FOR REQUIRED SCOPE
- U4 — PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
- U5 — FINISHED FLOORING TO RUN WALL TO WALL UNDER KITCHEN CASEWORK AND APPLIANCES. TYP
- U6 — NEW PLAM COUNTERTOP L-1; MERILAT BASICS UPPER AND LOWER CABINETS OR E.Q., AND APPLIANCES. REFER TO KITCHEN ELEVATIONS
- U7 — NEW BATHROOM FIXTURES. SEE UNIT BATHROOM ELEVATIONS
- U8 — PROVIDE 12" DEEP INTEGRAL WIRE SHELF & ROD. REFER TO TYPICAL CLOSET DETAILS
- U9 — PREPARE ALL EXISTING WALLS FOR NEW FINISH BY PROVIDING SKIM COAT OF DRYWALL COMPOUND. PROVIDE 2 COATS OF COMPOUND SANDING BETWEEN COATS.
- U10 — NEW PTAC UNIT. COORDINATE WITH MECHANICAL PLANS. NOTE: UNITS U101,U102, U104, AND U205 TO INSTEAD RECEIVE WINDOW MOUNTED HEAT PUMPS. SEE MECHANICAL PLANS.
- U11 — EXISTING FRONT ENTRY DOOR TO RECEIVE NEW WEATHERSTRIPPING AROUND PERIMETER. NEW STEEL LATCH SHIELD PAINTED TO MATCH DOOR. NEW PEEP HOLE
- U12 — STEEL SHELF AND ROD SYSTEM. EZSHELF OR E.Q. PROVIDE IN-WALL BLOCKING AS NEEDED TO SECURELY FASTEN SHELVING.
- U13 — PROVIDE TRANSITION STRIP BETWEEN NEW TILE AND LVT. SCHLUTER RENO-U OR E.Q.
- U14 — PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
- U15 — EXISTING FLOOR/CEILING PENETRATIONS TO BE SEALED W. HILTI SYSTEM C-AJ-8143 TYPE F OR E.Q.
- U16 — PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
- U17 — PROVIDE AND INSTALL NEW 5/8" GWB THROUGHOUT. FINISH TO LEVEL 4
- U18 — PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
- U19 — FURR OUT WALLS AT THE EDGES OF SHOWER ENCLOSURE AS NEEDED

UNIT ACCESSIBILITY CLEARANCES LEGEND

A	DOOR WIDTH X 48"
C	DOOR WIDTH+24" LATCH SIDE X 48"
D	60" DIA. TURNING SPACE
E	30" X FULL LENGTH OF BATHTUB (60" MIN) BATHTUB CLEARANCE
F	60" X 56" (OF C.)
G	30" X 48" CLEAR FLOOR SPACE

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:

HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:

HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:

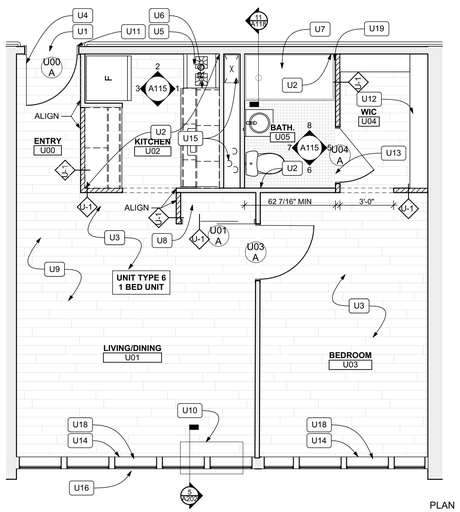
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

UNIT TYPE 5 PLANS, SCHEDULES, AND NOTES

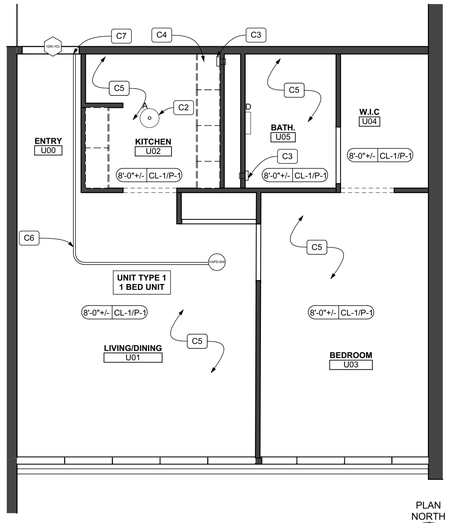
scale: As Noted
date: 04.24.2026
no. 37 of. 94

Sheet No.
A114
Project #2338



9 UNIT TYPE 6 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



10 UNIT TYPE 6 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

DOOR SCHEDULE - UNIT 6														
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE			ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	HINGE	ACCESS CONTROL		
U01 A	LIVING/ DINING	4'-0"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U03 A	BED ROOM	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED; PASSAGE	1 1/2 PAIR	NONE	STOP	
U05 A	BATH	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL/ BORED; PRIVACY	1 1/2 PAIR	NONE	STOP	

NOTE: FRONT DOOR TO RECEIVE STOP,WEATHERSTRIPPING, NEW PEEHOLE, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE W. STOREROOM TYPE LOCKSET AND INTERCHANGEABLE CYLINDER.

NOTE: INTERIOR UNIT DOORS TO BE HOLLOW CORE, PAINT GRADE, FLUSH FACE, MASONITE UNLESS OTHERWISE NOTED.

NOTE: ALL NEW HARDWARE TO BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDER

FINISH SCHEDULE - UNIT 6									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
U00	ENTRY	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	LIVING/DINING	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U03	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U04	W.I.C	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U05	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	

UNIT FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"X48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: M858
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 5" BUILT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB- MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

GWB-2 MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q.
MANUFACTURER NO.: -
TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q.
COLOR: -
COMMENTS: 1/2".

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERUM GRANITE
COMMENTS:

PAINT:

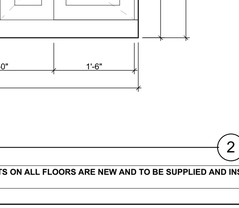
P-1 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT
COMMENTS:

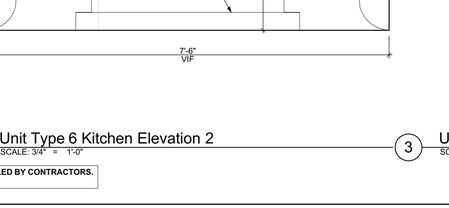
P-2 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

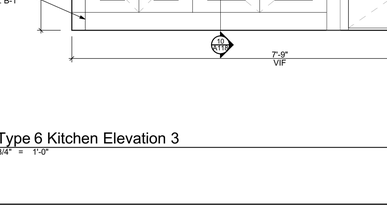
P-3 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-4 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED







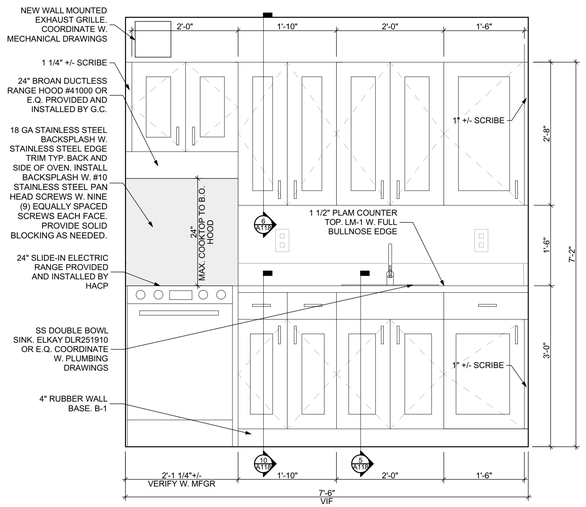


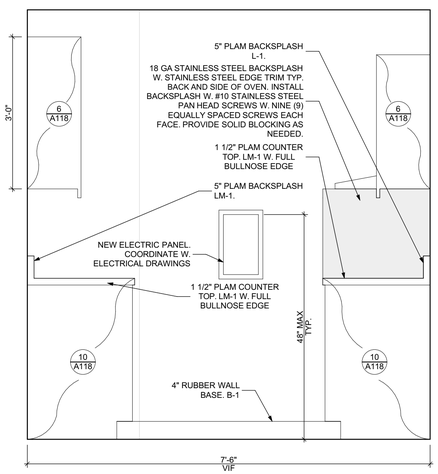
5 Unit Type 6 Bathroom Elevation 1
SCALE: 1/2" = 1'-0"

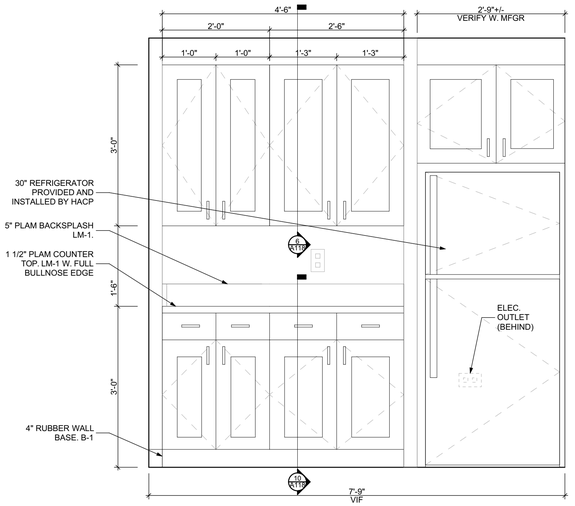
6 Unit Type 6 Bathroom Elevation 2
SCALE: 1/2" = 1'-0"

7 Unit Type Bathroom Elevation 3
SCALE: 1/2" = 1'-0"

8 Unit Type 6 Bathroom Elevation 4
SCALE: 1/2" = 1'-0"







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

2 Unit Type 6 Kitchen Elevation 2
SCALE: 3/4" = 1'-0"

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

NOTE: FOR CLARITY, ALL MATERIALS, EQUIPMENT, CASEWORK, AND FINISHES WITHIN THE UNITS ON ALL FLOORS ARE NEW AND TO BE SUPPLIED AND INSTALLED BY CONTRACTORS. HACP SHALL PROVIDE AND INSTALL REFRIGERATORS AND RANGES

UNIT FLOOR PLAN KEYNOTES

U1	PROVIDE AND INSTALL NEW ADA COMPLIANT ALUMINUM SADDLE THRESHOLD. NGP 613 OR E.Q.
U2	PROVIDE AND INSTALL NEW 5/8" TYPE 'X" MR GWB (GWB-2) FLOOR TO CEILING. GOLDBOND XP, CERTAINTEED M2TECH, OR E.Q. NEW DRYWALL TO BE FINISHED TO LEVEL 4
U3	INSTALL NEW 5/8" GWB (GWB-1) TO REPLACE 18" STRIP REMOVED DURING DEMOLITION. VERIFY THICKNESS OF EXISTING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP. COORDINATE WITH UNIT DEMOLITION PLANS FOR REQUIRED SCOPE.
U4	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
U5	FINISHED FLOORING TO RUN WALL TO WALL UNDER KITCHEN CASEWORK AND APPLIANCES. TYP.
U6	NEW PLAM COUNTERTOP L-1. MERILAT BASICS UPPER AND LOWER CABINETS OR E.Q., AND APPLIANCES. REFER TO KITCHEN ELEVATIONS
U7	NEW BATHROOM FIXTURES. SEE UNIT BATHROOM ELEVATIONS
U8	PROVIDE 12" DEEP INTEGRAL WIRE SHELF & ROD. REFER TO TYPICAL CLOSET DETAILS
U9	PREPARE ALL EXISTING WALLS FOR NEW FINISH BY PROVIDING SKIM COAT OF DRYWALL COMPOUND. PROVIDE 2 COATS OF COMPOUND SANDING BETWEEN COATS.
U10	NEW PTAC UNIT. COORDINATE WITH MECHANICAL PLANS. NOTE: UNITS U101,U102, U104, AND U305 TO INSTEAD RECEIVE WINDOW MOUNTED HEAT PUMPS. SEE MECHANICAL PLANS.
U11	EXISTING FRONT ENTRY DOOR TO RECEIVE NEW WEATHERSTRIPPING AROUND PERIMETER, NEW STEEL LATCH SHIELD PAINTED TO MATCH DOOR, NEW PEEP HOLE
U12	STEEL SHELF AND ROD SYSTEM. EZSHELF OR E.Q. PROVIDE IN-WALL BLOCKING AS NEEDED TO SECURELY FASTEN SHELVING.
U13	PROVIDE TRANSITION STRIP BETWEEN NEW TILE AND LVT. SCHLUTER RENO-U OR E.Q.
U14	PROVIDE AND INSTALL 1" CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
U15	EXISTING FLOOR/CEILING PENETRATIONS TO BE SEALED W. HILTI SYSTEM C-AJ-8143 TYPE F OR E.Q.
U16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
U17	PROVIDE AND INSTALL NEW 5/8" GWB THROUGHOUT. FINISH TO LEVEL 4
U18	PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS.
U19	FURR OUT WALLS AT THE EDGES OF SHOWER ENCLOSURE AS NEEDED

UNIT REFLECTED CEILING PLAN KEYNOTES

C1	CENTER LIGHT ON NEW VANITY. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
C2	LIGHT LOCATION TO MATCH PREVIOUSLY REMOVED FIXTURE. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE
C3	NEW WALL MOUNTED EXHAUST TIED INTO BUILDING SYSTEM. REFER TO MECHANICAL PLANS
C4	UPPER CABINETS. REFER TO UNIT KITCHEN ELEVATIONS
C5	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL CEILINGS
C6	PROVIDE 3/4" EMT TYPE CONDUIT. MECHANICALLY FASTENED TO CONCRETE CEILING PER MANUFACTURER'S INSTRUCTIONS. CONDUIT TO BE PAINTED TO MATCH CEILING.
C7	PROVIDE THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION SEALED BOTH SIDES W. 1 HR RATED FIRESTOP GROMMETS (EZ-FIRESTOP GROMMET RFG2 OR E.Q.)
C8	PROVIDE THROUGH WALL PENETRATION IN THIS LOCATION FOR CONDUIT. CAULK AND SEAL OPENING AND PAINT TO PRESENT NEAT APPEARANCE

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECS
SHOWER CURTAIN ROD	COORDINATE LENGTH W/ PLANS. 80" MIN. A.F.F.
TOILET	VERIFY THAT FLUSH LEVER IS ON THE OPEN SIDE
TOILET PAPER DISPENSER	SURFACE MOUNTED
MEDICINE CABINET	24" WIDE X 27" TALL, SURFACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 18" TOWEL BARS MOUNTED 2'-4" AND 4'-0" A.F.F.
GRAB BARS (UFAS UNITS ONLY)	STAINLESS, 1 1/4" - 1 1/2" DIA. 1 1/2" BETWEEN BAR AND WALL

RCP LEGEND

0'-0" XXX	CEILING HEIGHT AND MATERIAL
HVS-01	CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
DB-EXC	FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

CEILING MATERIAL LEGEND

CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501

SEE SHEET CS2 FOR GENERAL PROJECT NOTES

FLOOR PLAN LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
X	WALL TYPE
ROOM NAME #	ROOM NAME AND NUMBER
X	NEW DOOR AND DOOR NUMBER
	LVT-1
	TL-1

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04/13/2026

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
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3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:

HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:

HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:

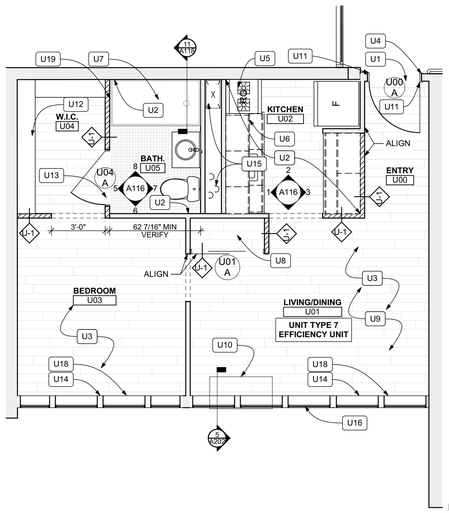
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

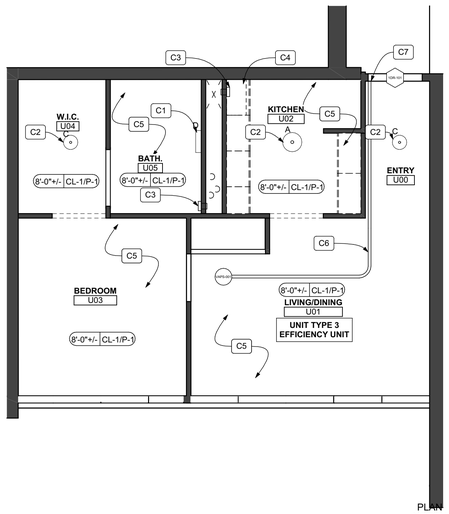
UNIT TYPE 6 PLANS, SCHEDULES, AND NOTES

scale: As Noted
date: 04.24.2026
no. 38 of. 94

Sheet No.
A115
Project #2338



9 UNIT TYPE 7 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



10 UNIT TYPE 7 - REFLECTED CEILING PLAN
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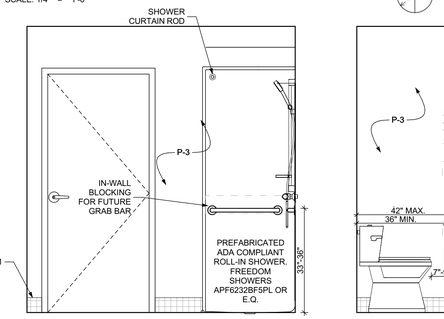
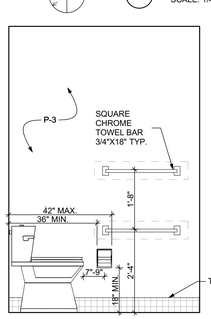
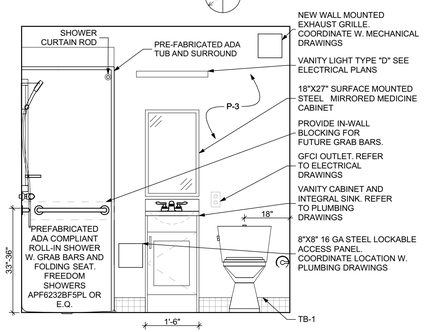


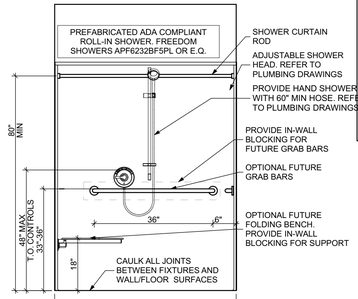
5 Unit Type 7 Bathroom Elevation 1
SCALE: 1/2" = 1'-0"



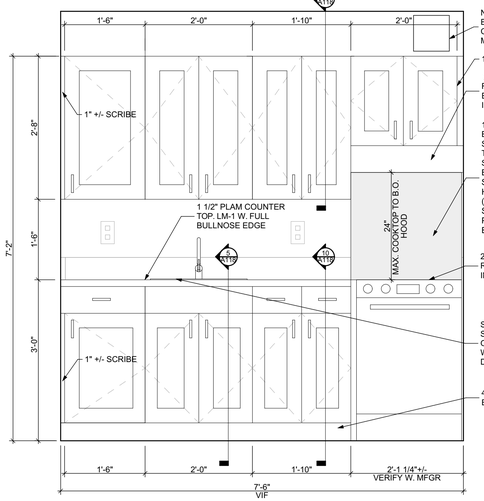
6 Unit Type 7 Bathroom Elevation 2
SCALE: 1/2" = 1'-0"



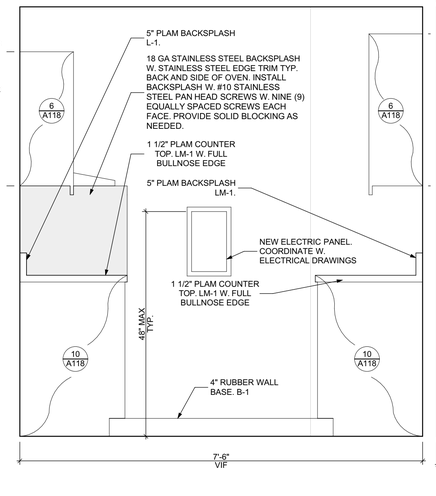
7 Unit Type 7 Bathroom Elevation 3
SCALE: 1/2" = 1'-0"



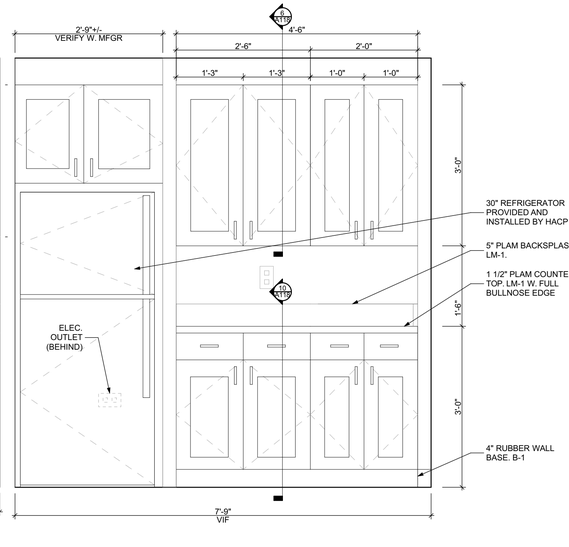
8 Unit Type 7 Bathroom Elevation 4
SCALE: 1/2" = 1'-0"



1 Unit Type 7 Kitchen Elevation 1
SCALE: 3/4" = 1'-0"



2 Unit Type 7 Kitchen Elevation 4
SCALE: 3/4" = 1'-0"



3 Unit Type 7 Kitchen Elevation 3
SCALE: 3/4" = 1'-0"

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DOOR SCHEDULE UNIT 7

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE			ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	HINGE	ACCESS CONTROL		
U01	LIVING/DINING	4'-0"x7'-0"	D2	NONE	HCM	P-4	1 3/4"		MASONITE	P-4		1 1/2 PAIR	NONE		
U04	W.I.C.	3'-0"x7'-0"	D1	NONE	HCM	P-4	1 3/4"		MASONITE	P-4	CYLINDRICAL, BORED, PRIVACY	1 1/2 PAIR	NONE	STOP	

NOTE: FRONT DOOR TO RECEIVE STOP, WEATHERSTRIPPING, NEW PEEHOLE, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE W. STOREROOM TYPE LOCKSET AND INTERCHANGEABLE CYLINDER.

NOTE: INTERIOR UNIT DOORS TO BE HOLLOW CORE, PAINT GRADE, FLUSH FACE, MASONITE UNLESS OTHERWISE NOTED.

NOTE: ALL NEW HARDWARE TO BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDER

FINISH SCHEDULE - UNIT 7

ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
U00	ENTRY	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	LIVING/D...	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U03	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U04	W.I.C	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U05	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	

UNIT FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"X48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: M868
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 5" BUILT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB-1MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

GWB-2MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q.
MANUFACTURER NO.: -
TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q.
COLOR: -
COMMENTS: 1/2".

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERNUM GRANITE
COMMENTS:

PAINT:

P-1 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT
COMMENTS:

P-2 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-3 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-4 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED

UNIT FLOOR PLAN KEYNOTES

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FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- X — WALL TYPE
- ROOM NAME / # — ROOM NAME AND NUMBER
- X — NEW DOOR AND DOOR NUMBER
- LVT-1
- TL-1

RCP LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL
- AIR SYS — CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
- DOR SYS — FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

CEILING MATERIAL LEGEND

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P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FINISH. COORDINATE W. SHEET A501

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

SEE SHEET CS2 FOR GENERAL PROJECT NOTES

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REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
04/13/2026

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Pittsburgh,PA,15219

Client:
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412 Boulevard of the Allies
Pittsburgh, PA 15219

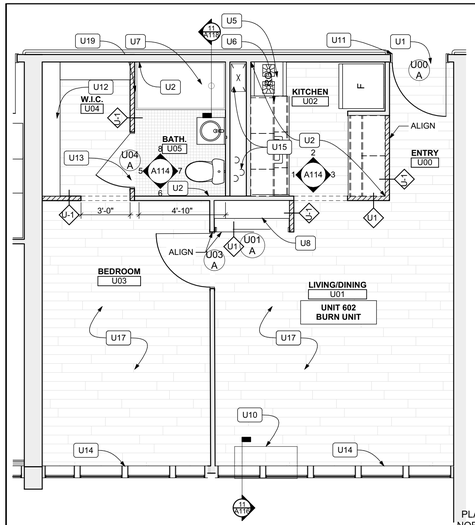
Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

UNIT TYPE 7 PLANS, SCHEDULES, AND NOTES

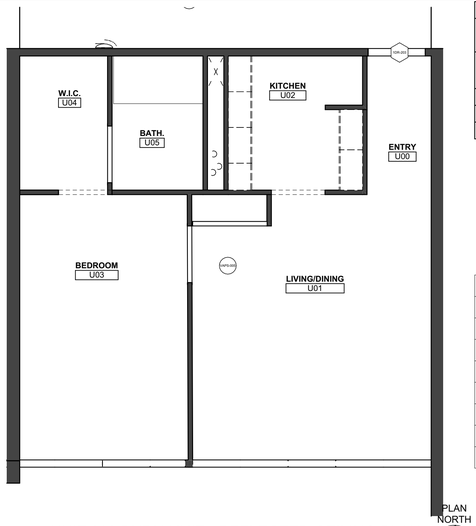
scale: As Noted
date: 04.24.2026
no. 39 of. 94

Sheet No.
A116
Project #2338



1 UNIT 602 BURN UNIT - FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



2 UNIT 602 BURN UNIT - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

DOOR SCHEDULE - UNIT 602 - BURN UNIT

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE			ACCESSORIES	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	HINGE	ACCESS CONTROL		
U00A	ENTRY	3'-0"x7'-0"	D3	20-MIN	HM	P-4	1 3/4"		HM	P-4	CYLINDRICAL/BORED; PASSAGE; STOREROOM	1 1/2 PAIR	ELECTRIC STRIKE; CARD READER	STOP; PEEPHOLE	ELECTRIC STRIKE AND CARD READER PROVIDED AND INSTALLED BY HACP VENDOR
U01A	LIVING/ DINING	4'-0"x6'-8"	D2	NONE	SCW	P-4	1 3/4"		WOOD	P-4		1 1/2 PAIR	NONE	STOP	
U03A	BEDROOM	3'-0"x7'-0"	D1	NONE	SCW	P4	1 3/4"		WOOD	P1	CYLINDRICAL/BORED; PRIVACY	1 1/2 PAIR	NONE	STOP	
U04A	BATH	3'-0"x7'-0"	D1	NONE	SCW	P-4	1 3/4"		WOOD	P-4	CYLINDRICAL/BORED; PRIVACY	1 1/2 PAIR	NONE	STOP	

NOTE: FRONT DOOR TO RECEIVE STOP, WEATHERSTRIPPING, NEW PEEHOLE TO REPLACE EXISTING, STEEL LATCH SHIELD, AND LOCKSET. PROVIDE NEW CYLINDRICAL BORED HARDWARE. HACP PREFERENCE IS FALCON TYPE W 581 STOREROOM TYPE LOCKSET WITH INTERCHANGEABLE CYLINDER. EQUAL ALTERNATES WILL BE CONSIDERED

FINISH SCHEDULE - UNIT 602

ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
U00	ENTRY	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U01	LIVING/DINING	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U02	KITCHEN	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U03	BEDROOM	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U04	W.I.C	P-2	P-2	P-2	P-2	LVT-1	B-1	P-1	
U05	BATH.	P-3	P-3	P-3	P-3	TL-1	TB-1	P-1	

UNIT FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"X48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: M86B
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 1" BUILT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB-1MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

GWB-2MANUFACTURER: - GOLDBOND, CERTAINTEED, OR E.Q.
MANUFACTURER NO.: -
TYPE: - MOISTURE RESISTANT. GOLDBOND XP, M2TECH, OR E.Q.
COLOR: -
COMMENTS: 1/2".

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERUM GRANITE
COMMENTS:

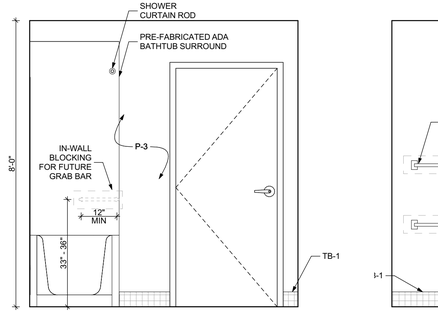
PAINT:

P-1 MANUFACTURER: PPG
MANUFACTURER NO.: -
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT
COMMENTS:

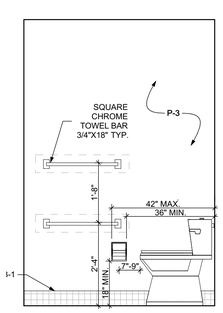
P-2 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-3 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

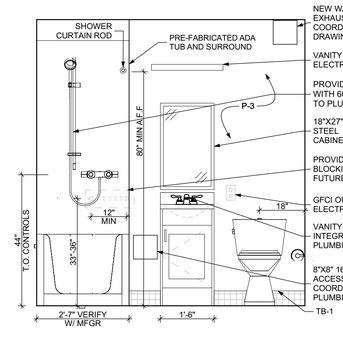
P-4 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED



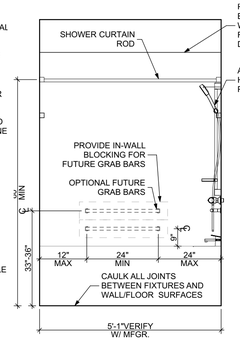
5 Burn Unit Bathroom Elevation 1
SCALE: 1/2" = 1'-0"



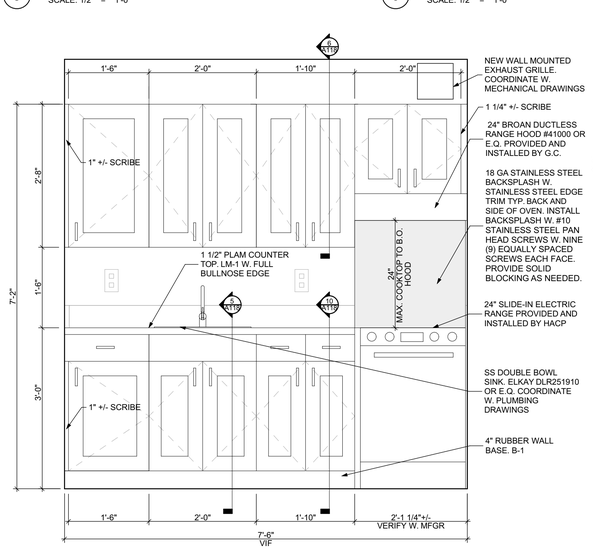
6 Burn Unit Bathroom Elevation 2
SCALE: 1/2" = 1'-0"



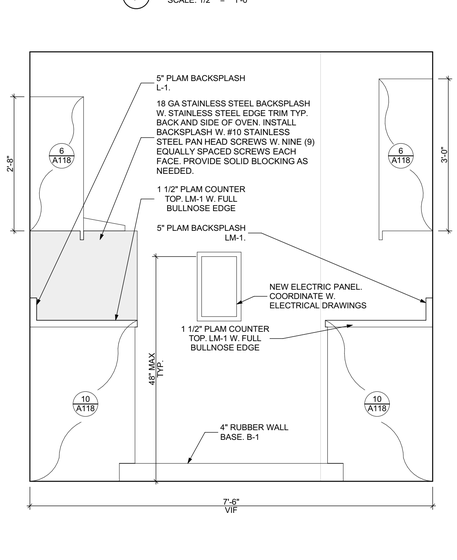
7 Burn Unit Bathroom Elevation 3
SCALE: 1/2" = 1'-0"



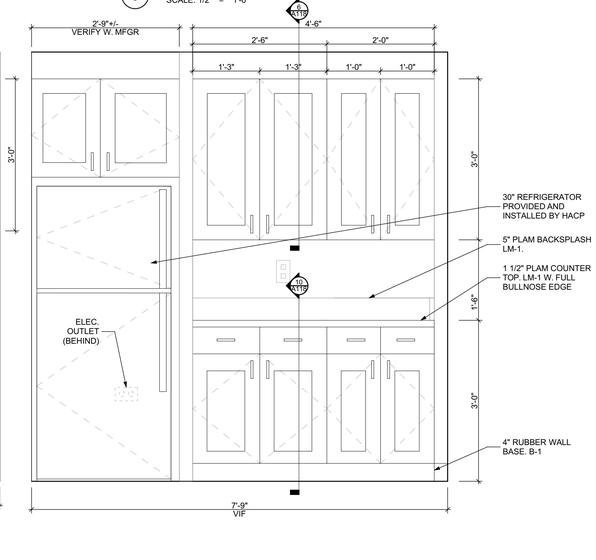
8 Burn Unit Bathroom Elevation 4
SCALE: 1/2" = 1'-0"



1 Burn Unit Kitchen Elevation 1
SCALE: 3/4" = 1'-0"



2 Burn Unit Kitchen Elevation 4
SCALE: 3/4" = 1'-0"



3 Burn Unit Kitchen Elevation 3
SCALE: 3/4" = 1'-0"

UNIT FLOOR PLAN KEYNOTES

U1	PROVIDE AND INSTALL NEW ADA COMPLIANT ALUMINUM SADDLE THRESHOLD. NGP 613.OR E.Q.
U2	PROVIDE AND INSTALL NEW 5/8" TYPE "X" MR GWB (GWB-2) FLOOR TO CEILING. GOLDBOND XP, CERTAINTEED M2TECH, OR E.Q. NEW DRYWALL TO BE FINISHED TO LEVEL 4
U3	INSTALL NEW 5/8" GWB (GWB-1) TO REPLACE 18" STRIP REMOVED DURING DEMOLITION. VERIFY THICKNESS OF EXISTING GWB. PROVIDE FIBERGLASS MESH TAPE AT SEAM BETWEEN NEW AND EXISTING DRYWALL AND FEATHER OUT DRYWALL MUD FOR A SEAMLESS TRANSITION. FINISH NEW GWB TO LEVEL 4. TYP. COORDINATE WITH UNIT DEMOLITION PLANS FOR REQUIRED SCOPE
U4	PREP EXISTING DOOR AND FRAME TO RECEIVE NEW PAINT. PATCH AND FILL DAMAGED AREAS OF DOORS WITH PATCHING COMPOUND AND SAND FLUSH. DOORS AND FRAMES TO BE PRIMED AND PAINTED WITH PAINT P-4 WITH ONE COAT OF PRIMER AND 2 FINISH COATS OF PAINT SANDING BETWEEN COATS.
U5	FINISHED FLOORING TO RUN WALL TO WALL UNDER KITCHEN CASEWORK AND APPLIANCES. TYP.
U6	NEW PLAM COUNTERTOP L-1. MERILAT BASICS UPPER AND LOWER CABINETS OR E.Q., AND APPLIANCES. REFER TO KITCHEN ELEVATIONS
U7	NEW BATHROOM FIXTURES. SEE UNIT BATHROOM ELEVATIONS
U8	PROVIDE 12" DEEP INTEGRAL WIRE SHELF & ROD. REFER TO TYPICAL CLOSET DETAILS
U9	PREPARE ALL EXISTING WALLS FOR NEW FINISH BY PROVIDING SKIM COAT OF DRYWALL COMPOUND. PROVIDE 2 COATS OF COMPOUND SANDING BETWEEN COATS.
U10	NEW PTAC UNIT. COORDINATE WITH MECHANICAL PLANS. NOTE: UNITS U101,U102, U104, AND U305 TO INSTEAD RECEIVE WINDOW MOUNTED HEAT PUMPS. SEE MECHANICAL PLANS.
U11	EXISTING FRONT ENTRY DOOR TO RECEIVE NEW WEATHERSTRIPPING AROUND PERIMETER, NEW STEEL LATCH SHIELD PAINTED TO MATCH DOOR, NEW PEEP HOLE.
U12	STEEL SHELF AND ROD SYSTEM. EZSHELF OR E.Q. PROVIDE IN-WALL BLOCKING AS NEEDED TO SECURELY FASTEN SHELVING.
U13	PROVIDE TRANSITION STRIP BETWEEN NEW TILE AND LVT. SCHLUTER RENO-U OR E.Q.
U14	PROVIDE AND INSTALL 1", CORDLESS, 6 GAUGE ALUMINUM MINI BLINDS AT EACH WINDOW. TYP. THROUGHOUT COORDINATE W. BUILDING ELEVATIONS FOR QUANTITY.
U15	EXISTING FLOOR/CEILING PENETRATIONS TO BE SEALED W. HILTI SYSTEM C-AJ-8143 TYPE F OR E.Q.
U16	PROVIDE NEW INFILL AT LOWER LEAF OF EXISTING DOUBLE HUNG WINDOW. GLAZE NEW PIECE OF GLASS INTO LOWER LEAF OF WINDOW. COORDINATE WITH PELLA WINDOWS FOR DETAILS.
U17	PROVIDE AND INSTALL NEW 5/8" GWB THROUGHOUT. FINISH TO LEVEL 4
U18	PROVIDE AND INSTALL NEW WINDOW OPENING CONTROL DEVICES AT ALL DOUBLE HUNG WINDOWS. COORDINATE W. PELLA WINDOWS
U19	FURR OUT WALLS AT THE EDGES OF SHOWER ENCLOSURE AS NEEDED

UNIT REFLECTED CEILING PLAN KEYNOTES

C1	CENTER LIGHT ON NEW VANITY. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE
C2	LIGHT LOCATION TO MATCH PREVIOUSLY REMOVED FIXTURE. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE
C3	NEW WALL MOUNTED EXHAUST TIED INTO BUILDING SYSTEM. REFER TO MECHANICAL PLANS
C4	UPPER CABINETS. REFER TO UNIT KITCHEN ELEVATIONS
C5	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL CEILINGS
C6	PROVIDE 3/4" EMT TYPE CONDUIT. MECHANICALLY FASTENED TO CONCRETE CEILING PER MANUFACTUER'S INSTRUCTIONS. CONDUIT TO BE PAINTED TO MATCH CEILING.
C7	PROVIDE THROUGH WALL PENETRATION TOP OF WALL IN THIS LOCATION SEALED BOTH SIDES W. 1 HR RATED FIRESTOP GROMMETS (EZ-FIRESTOP GROMMET RFG2 OR E.Q.)
C8	PROVIDE THROUGH WALL PENETRATION IN THIS LOCATION FOR CONDUIT. CAULK AND SEAL OPENING AND PAINT TO PRESENT NEAT APPEARANCE

COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS WITH RESPECTIVE ENGINEER'S DRAWINGS.

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECS
SHOWER CURTAIN ROD	COORDINATE LENGTH W/ PLANS. 80" MIN. A.F.F.
TOILET	VERIFY THAT FLUSH LEVER IS ON THE OPEN SIDE
TOILET PAPER DISPENSER	SURFACE MOUNTED
MEDICINE CABINET	24" WIDE X 27" TALL. SURFACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 18" TOWEL BARS MOUNTED 2'-4" AND 4'-0" A.F.F.
GRAB BARS (UFAS UNITS ONLY)	STAINLESS, 1 1/4" - 1 1/2" DIA. 1 1/2" BETWEEN BAR AND WALL

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- X — WALL TYPE
- ROOM NAME / # — ROOM NAME AND NUMBER
- X — NEW DOOR AND DOOR NUMBER
- LVT-1
- TL-1

RCP LEGEND

- 0'-0" XXX — CEILING HEIGHT AND MATERIAL
- APPLY M.S. — CEILING MOUNTED VERKADA AIR QUALITY SENSOR PROVIDED BY HACP VENDOR.
- FOB M.S. — FRONT DOOR ACCESS CONTROL PROVIDED AND INSTALLED BY HACP VENDOR. SEE BUILDING RCP FOR PREP WORK BY G.C.

CEILING MATERIAL LEGEND

CL-1	SKIM COAT EXISTING CONCRETE STRUCTURAL CEILING WITH FOUR COATS OF PROFORM CONCRETE COVER COMPOUND OR E.Q. FILLING ANY CRACKS AND VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT A SMOOTH TEXTURE. TYPICAL AT ALL UNCOVERED CONCRETE CEILINGS
P-1	CEILING PAINT. PPG "ANTIQUE WHITE" - FLAT FINISH. COORDINATE W. SHEET A501

SEE SHEET CS2 FOR GENERAL PROJECT NOTES

Fukui Architects Pc
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA 04/13/2026

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BURN UNIT PLANS, SCHEDULES, AND NOTES

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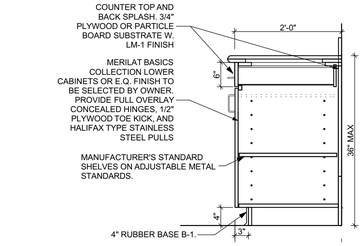
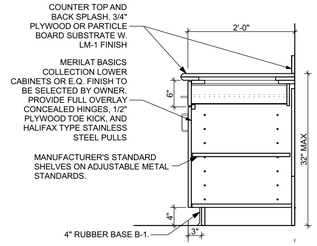
date: 04.24.2026
no. 40 of. 94

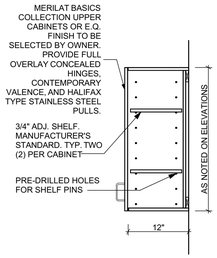
Sheet No.
A117
Project #2338



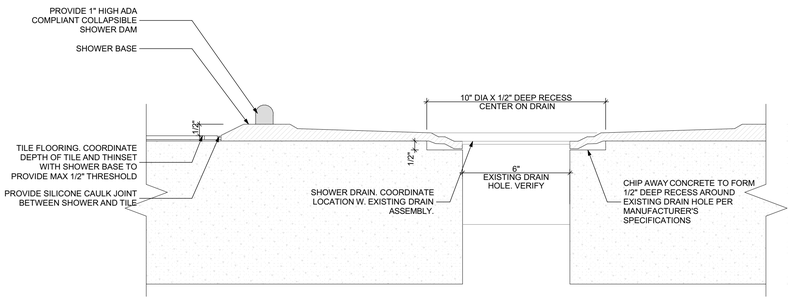
10 Typical Lower Cabinet Detail
SCALE: 3/4" = 1'-0"



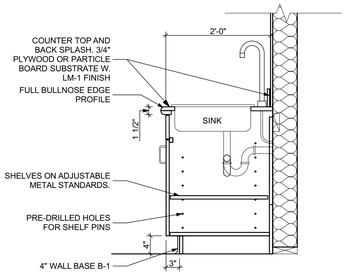
7 UFAS Unit Typical Lower Cabinet Detail
SCALE: 3/4" = 1'-0"



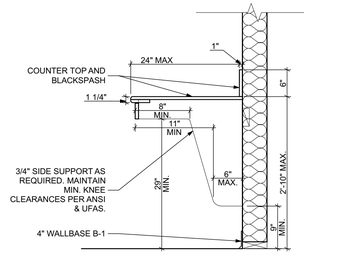
6 Typical Upper Cabinet Detail
SCALE: 3/4" = 1'-0"



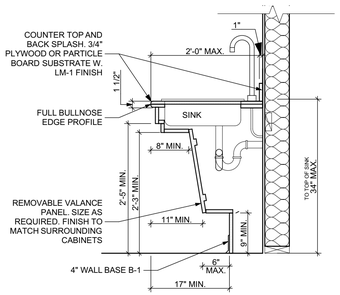
11 Roll-In Shower Detail
SCALE: 3" = 1'-0"



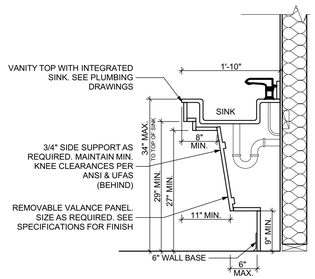
5 Unit Types 1, 2, and 3 Kitchen Sink Detail
SCALE: 3/4" = 1'-0"



3 UFAS Unit Accessible Work Surface Detail
SCALE: 3/4" = 1'-0"

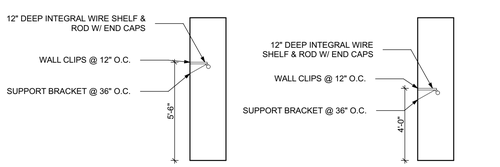


2 Unit Types 4 and 5 Kitchen Sink Detail
SCALE: 3/4" = 1'-0"

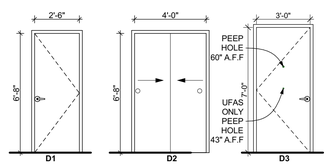


4 Unit Type 4 and 5 Lav Detail
SCALE: 3/4" = 1'-0"

NOTE: AT ALL WALL HUNG OR WALL MOUNTED UNITS AND SHELVING G.C. SHALL BE RESPONSIBLE FOR PROVIDING SOLID BLOCKING TO ASSURE SECURE FASTENING OF UNIT TO WALL.



1 TYPICAL CLOSET DETAILS
SCALE: 1/4" = 1'-0"



9 Door Types
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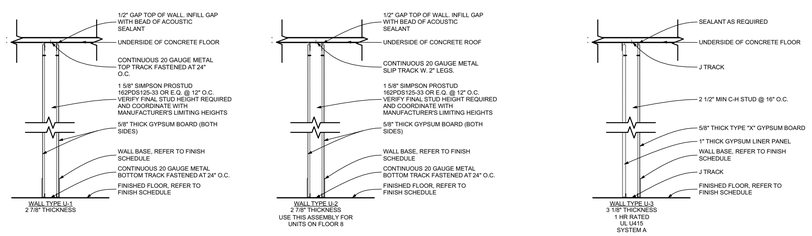

8 Wall Types

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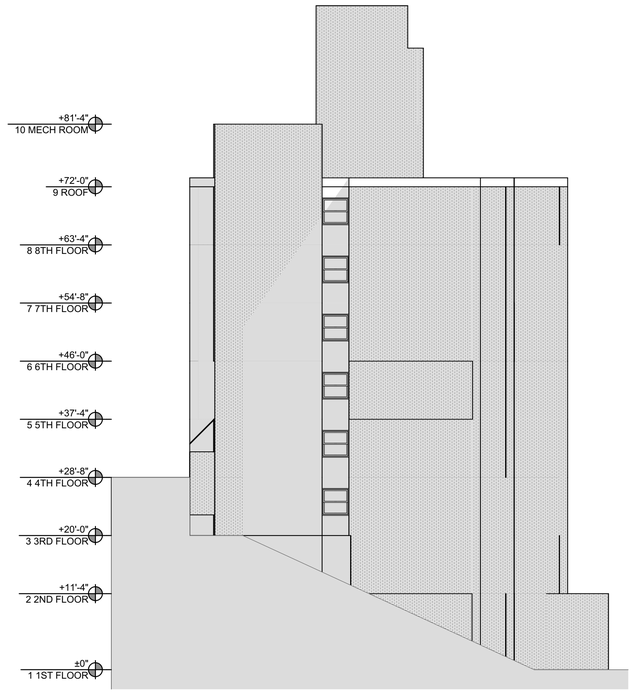
TYPICAL UNIT DETAILS

scale: As Noted
date: 04.24.2026
no. 41 of. 94

Sheet No.
A118
Project #2338

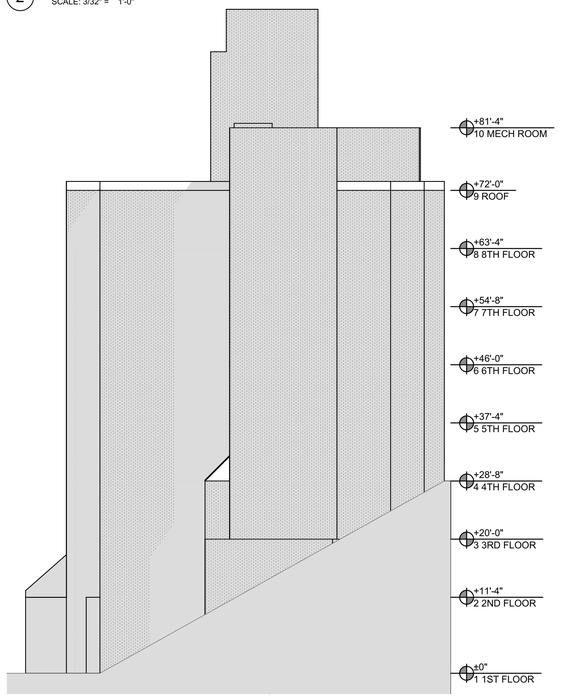


2 North East Elevation
SCALE: 3/32" = 1'-0"

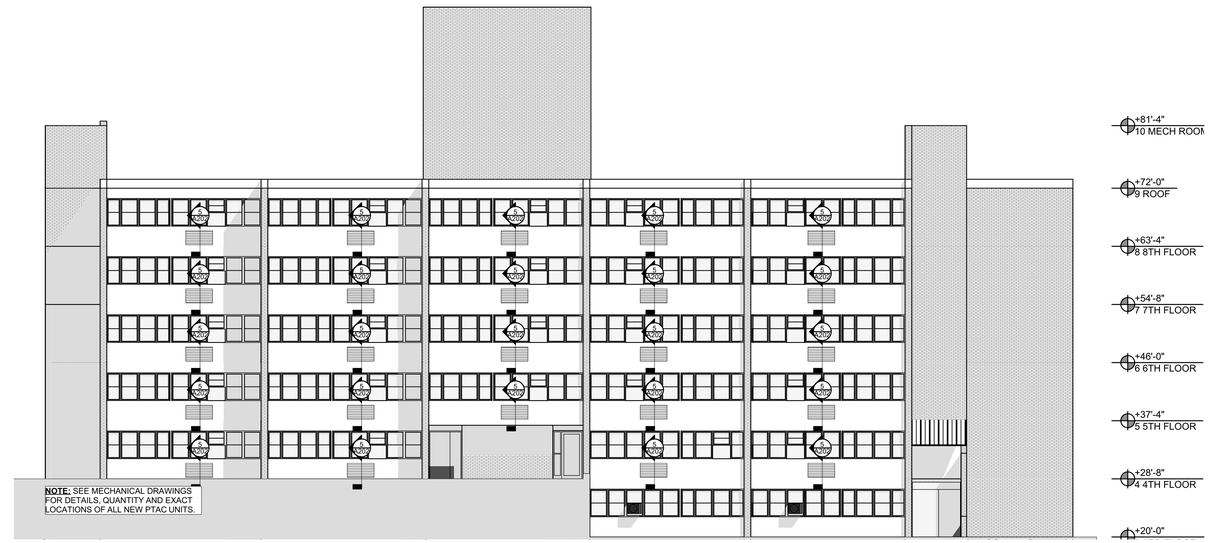


1 North West Elevation
SCALE: 3/32" = 1'-0"

GENERAL NOTES AT ALL ELEVATIONS:
GC TO CLEAN FAÇADE AFTER INSTALLATION OF PTAC UNITS. CLEAN ANY DEBRIS FROM SAW CUTTING AND REPAIR ANY DAMAGED VINYL AS NECESSARY.
GC TO EPOXY IN VINYL AND CONCRETE WHERE PREVIOUS BOLTS FOR THE AC WINDOW UNITS WERE PLACED.
REPAIR ANY EXTERIOR DAMAGE CAUSED BY FIRE BURNED UNIT INCLUDING VINYL SIDING.
PROVIDE NEW EXTERIOR FINISH PAINT TO BLEND IN. PATCH TO EXISTING FACADE FINISH.



3 South West Elevation
SCALE: 3/32" = 1'-0"



4 South East Elevation
SCALE: 3/32" = 1'-0"

Fukui Architects Pc
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04/13/2026

general notes

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4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

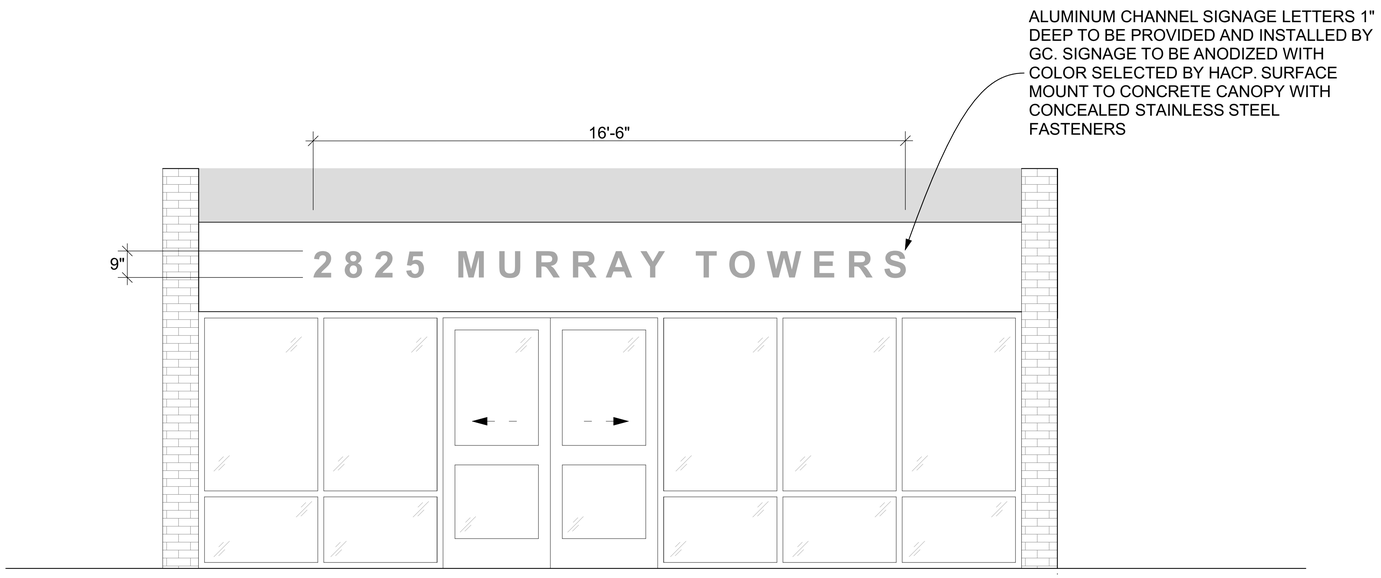
Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

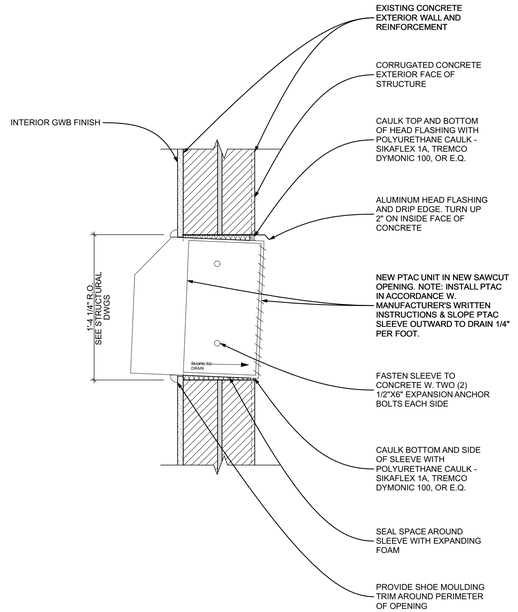
drawing title

North West Elevation, North East Elevation, South West Elevation, South East Elevation

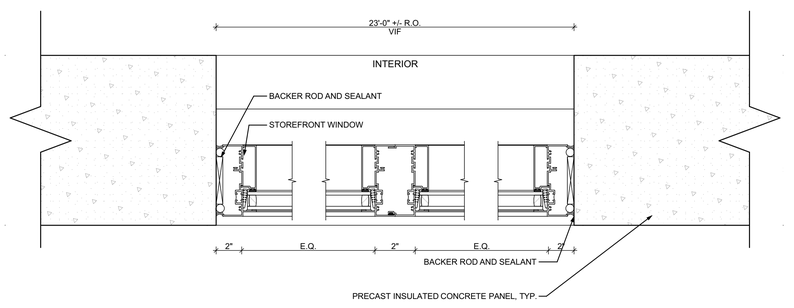
scale	Sheet No.
As Noted	A201
date: 04.24.2026	
no. 42 of. 94	Project #2338



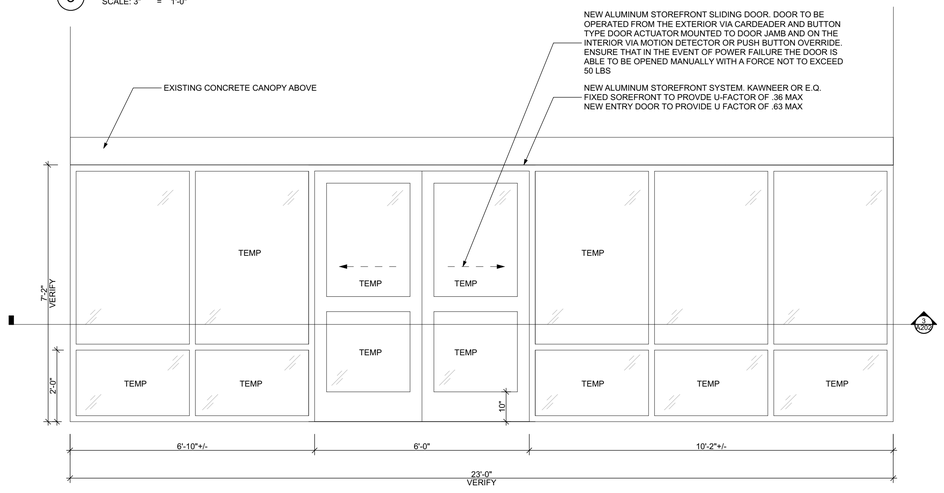
2 FRONT ENTRY SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"



5 PTAC SECTION
SCALE: 1 1/2"= 1'-0"



3 ENTRY STOREFRONT JAMB DETAIL
SCALE: 3" = 1'-0"



1 FRONT ENTRY ELEVATION
SCALE: 1/2" = 1'-0"

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04/13/2026

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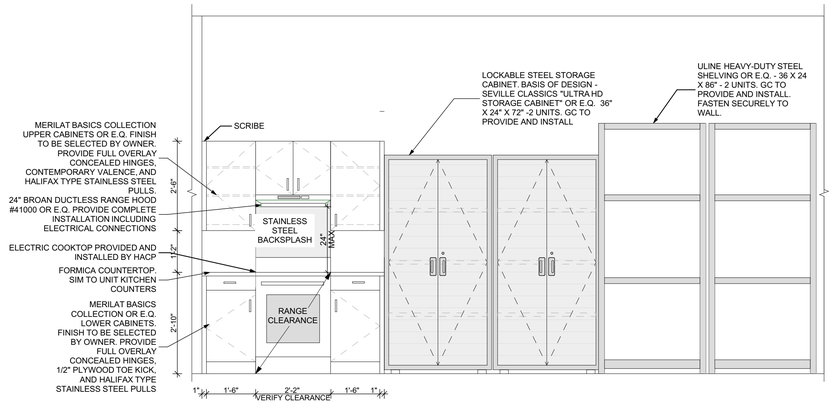
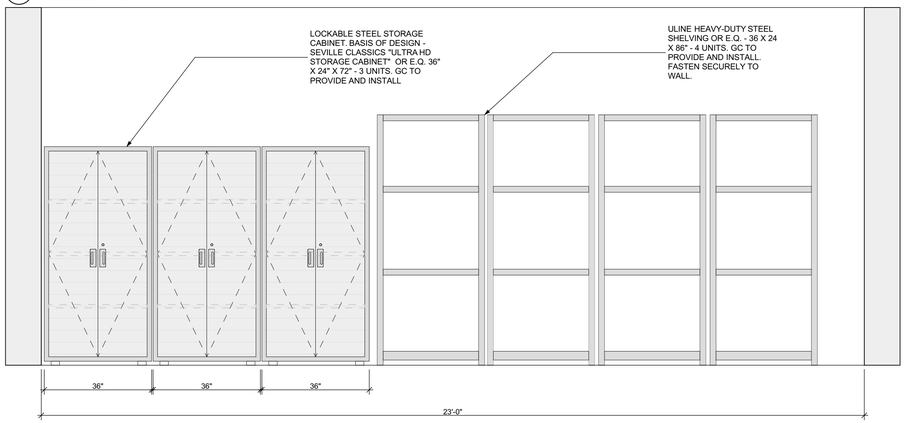
drawing title

FRONT ENTRY ELEVATION, FRONT ENTRY SIGNAGE ELEVATION, ENTRY STOREFRONT JAMB DETAIL, PTAC SECTION

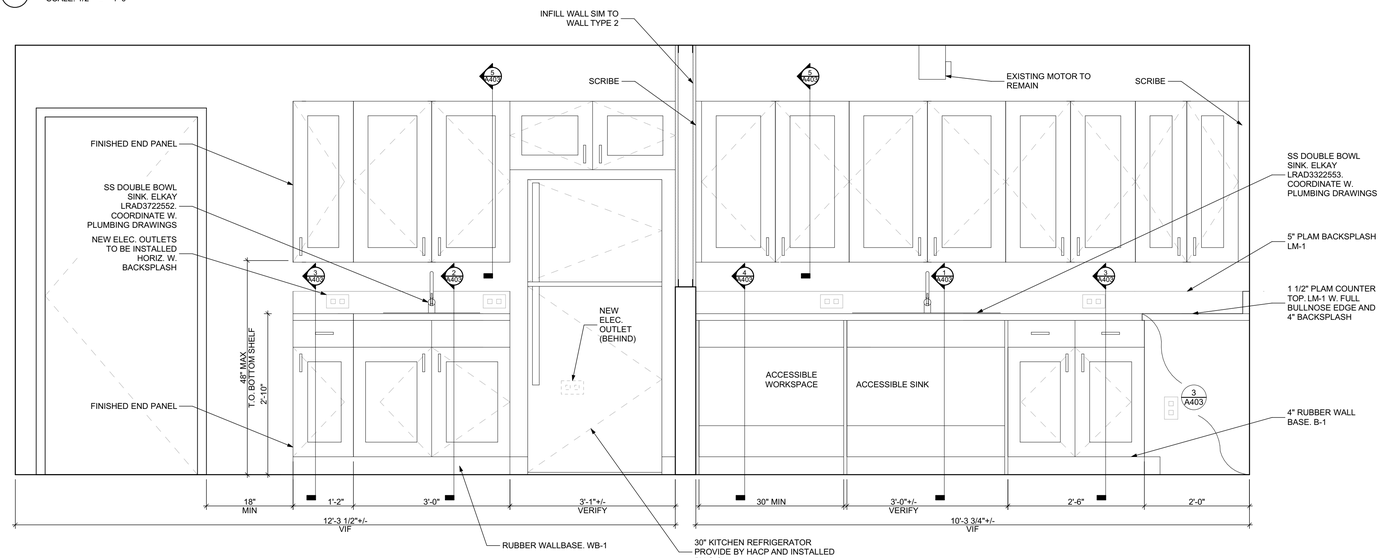
scale: As Noted	Sheet No. A202
date: 04.24.2026	
no. 43 / of. 94	Project #2338



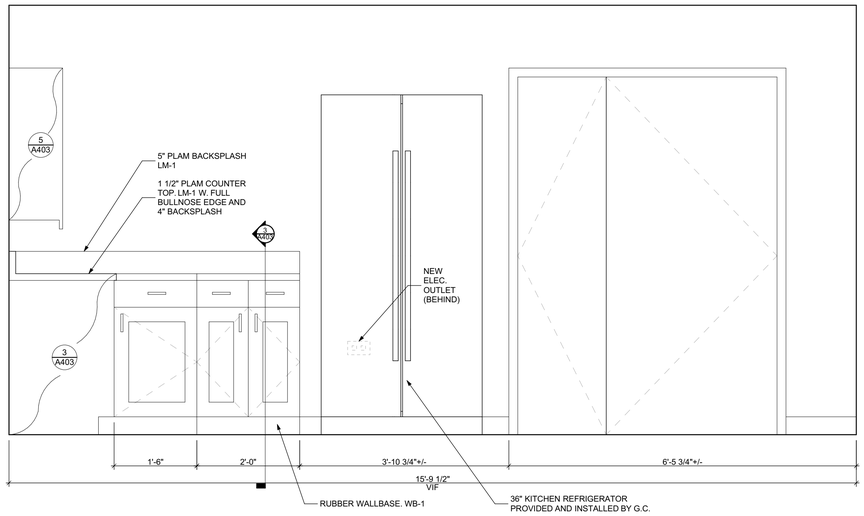
1 ASSET MANAGEMENT SHOP ELEVATION
SCALE: 1/2" = 1'-0"



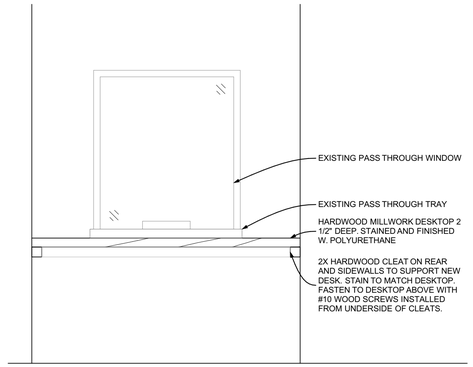
2 FACILITY SERVICES SHOP ELEVATION
SCALE: 1/2" = 1'-0"



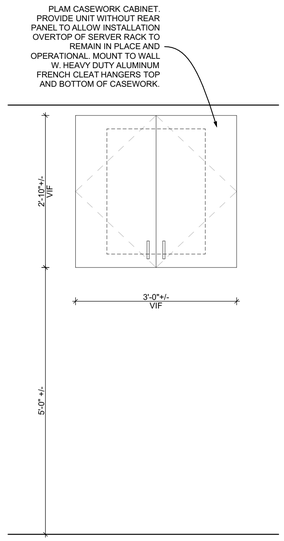
3 LOUNGE KITCHEN NORTH ELEVATION
SCALE: 3/4" = 1'-0"



4 LOUNGE KITCHEN EAST ELEVATION
SCALE: 3/4" = 1'-0"



6 MANAGEMENT OFFICE DESK ELEVATION
SCALE: 3/4" = 1'-0"



5 MANAGEMENT OFFICE SERVER CASEWORK ELEVATION
SCALE: 3/4" = 1'-0"

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04/13/2026

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drawing title

ASSET MANAGEMENT SHOP ELEVATION, FACILITY SERVICES SHOP ELEVATION , LOUNGE KITCHEN NORTH ELEVATION, LOUNGE KITCHEN EAST ELEVATION, MANAGEMENT OFFICE SERVER CASEWORK ELEVATION, MANAGEMENT OFFICE DESK ELEVATION

scale: As Noted	Sheet No. A301
date: 04.24.2026	
no. 44 / of. 94	Project #2338

WINDOW SCHEDULE

ID	TYPE	SIZE - VERIFY IN FIELD		FRAME MATERIAL	NOTES
		WIDTH	HEIGHT		
W01	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W02	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W03	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W04	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W05	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W06	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W07	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W08	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W09	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W10	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W11	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W12	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W13	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W14	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W15	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W16	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W17	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W20	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W21	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W22	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W23	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W24	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W25	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W26	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W27	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W28	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W29	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W30	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W31	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W32	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W33	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W34	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W35	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W36	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W37	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W38	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W39	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W40	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W41	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W42	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W43	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W44	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W45	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W46	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W47	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W48	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W49	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W50	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W51	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W52	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W53	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W54	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W55	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W56	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W57	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W58	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W59	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W60	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W61	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W62	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W63	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W64	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W65	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W66	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	
W67	FIXED	2'-4 1/2"	2'-0"	FIBERGLASS	

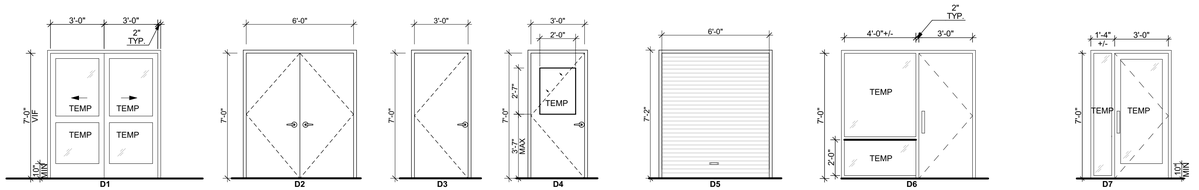
NOTE: WINDOW SCHEDULE INDICATES NEW FIXED INFILL GLAZING AT LOWER SASH OF EXISTING DOUBLE HUNG WINDOWS. COORDINATE WITH PELLA WINDOWS FOR DETAILS. CONTACT ZACH THIELET EMAIL: zach_thielet@gunton.com PH:(724) 935-2050

NEW DOOR SCHEDULE

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF				FRAME		HARDWARE		ACCESS CONTROL	NOTES
					MATERIAL	COLOR	THICKNESS	GLAZING	MATERIAL	COLOR	LOCKSET	ACCESSORIES		
203 A	MAINTENANCE	6'-0"×7'-0"	D2	NONE	HM	PER OWNER	1 3/4"	NONE	HM	P-4	CYLINDRICAL/BORED; PASSAGE	CLOSER; STOP; HOLD; KICKPLATE	NONE	
S301A	STAIR #1	3'-0"×7'-0"	D6	90-MIN	AL/GL	P-4	1 3/4"	NONE	AL	P-4	CYLINDRICAL/BORED; PUSH-PULL; EXIT DEVICE	CLOSER; STOP; DOOR OPERATOR	ELECTRIC STRIKE; CARD READER	ELECTRIC STRIKE AND CARD READER AND ASSOCIATED WIRING TO BE PROVIDED BY HACP VENDOR. GC TO PROVIDE REQUIRED PENETRATIONS AND PATCHING
S302A	STAIR #2	3'-0"×7'-0"	D6	90-MIN	AL/GL	P-4	1 3/4"	NONE	AL	P-4	CYLINDRICAL/BORED; PUSH-PULL; EXIT DEVICE	CLOSER; STOP	ELECTRIC STRIKE; CARD READER	ELECTRIC STRIKE AND CARD READER AND ASSOCIATED WIRING TO BE PROVIDED BY HACP VENDOR. GC TO PROVIDE REQUIRED PENETRATIONS AND PATCHING
100 A	LOBBY	6'-0"×7'-0"	D1	NONE	AL/GL		1 3/4"		AL	P-4		DOOR OPERATOR	CARD READER	ELECTRIC STRIKE AND CARD READER AND ASSOCIATED WIRING TO BE PROVIDED BY HACP VENDOR. GC TO PROVIDE REQUIRED PENETRATIONS AND PATCHING
103 A	LOBBY	3'-0"×7'-0"	D3	NONE	HM	P-4	1 3/4"	NONE	HM	P-4	CYLINDRICAL/BORED; STOREROOM	CLOSER; STOP	ELECTRIC STRIKE; CARD READER	ELECTRIC STRIKE AND CARD READER AND ASSOCIATED WIRING TO BE PROVIDED BY HACP VENDOR. GC TO PROVIDE REQUIRED PENETRATIONS AND PATCHING
106 A	MANAGEMENT OFFICE	3'-0"×7'-0"	D3	NONE	HM	P-4	1 3/4"	NONE	HM	P-4	CYLINDRICAL/BORED; PASSAGE	CLOSER; STOP	NONE	
109 B	MECH. EQUIPMENT	6'-4"×7'-2"	D5	NONE	HM	P-4	-	NONE	HM	P-4	MORTISE; LOCKING BAR		NONE	METAL ROLLING DOOR OVERHEAD DOORS MODEL 610 OR E.Q.. POWDER COATED WITH GALVANIZED STEEL GUIDE RAILS AND BOTTOM BAR.PROVIDE 22GA INSULATED DOOR W. INTERIOR ELECTRIC OPERATOR AND EXTERIOR CHAIN HOIST.
307 A	LAUNDRY	2'-10"×7'-0"	D3	NONE	HM	P-4	1 3/4"	NONE	HM	P-4	CYLINDRICAL/BORED; STOREROOM	STOP; HOLD	NONE	
310 A	LOUNGE	3'-0"×7'-0"	D3	20-MIN	HM	P-4	1 3/4"	NONE	HM	P-4	CYLINDRICAL/BORED; PASSAGE	CLOSER	NONE	
402 A	CORRIDOR	3'-0"×7'-0"	D7	NONE	AL/GL	P-4	1 3/4"	FULL LITE	AL	P-4	CYLINDRICAL/BORED; ENTRANCE; EXIT DEVICE	CLOSER; STOP; DOOR OPERATOR	ELECTRIC STRIKE; CARD READER	ELECTRIC STRIKE AND CARD READER AND ASSOCIATED WIRING TO BE PROVIDED BY HACP VENDOR. GC TO PROVIDE REQUIRED PENETRATIONS AND PATCHING

ANSI MORTISE	ANSI BORED	COMMON NAME(S)	OPERATING OUTSIDE TRIM	TURNING OUTSIDE KEY	TURNING INSIDE KEY	TURNING INSIDE THUMBTURN / PUSH BUTTON
F09	F88	EXIT	OPENS IF UNLOCKED	UNLOCKS	LOCKS	N/A
F22	F76	PRIVACY LOCK	OPENS IF UNLOCKED	N/A	N/A	LOCKS
F05	F84	CLASSROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A
F13	F90	DORMITORY	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	LOCKS
F08/F10	F81	ENTRANCE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F15	F93	HOTEL	NO EFFECT	UNLOCKS IF THUMBTURN NOT SET	N/A	UNLOCKS / LOCKS DEADBOLT
F04	F82	OFFICE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F01	F75	PASSAGE	OPENS AT ALL TIMES	N/A	N/A	N/A
F14	F91	UTILITY ROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	UNLOCKS / LOCKS	N/A
F07	F86	STORERROM	NO EFFECT	OPENS	N/A	N/A
		DOUBLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	UNLOCKS / LOCKS	N/A
		SINGLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS

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



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

DOOR NOTES

1. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL NOWLEDGE EFFORT OR KEY
2. DOOR FRAMES SHALL BE 16 GAUGE WELDED HOLLOW METAL UNLESS OTHER WISE NOTED.
3. NEW DOOR LOCKSETS SHALL BE FALCON W SERIES W. DANE TYPE HANDLES OR E.Q. ENSURE NEW HARDWARE IS COMPATIBLE WITH EXISTING LOCK CYLINDERS TO BE REUSED.
4. EXIT DEVICES SHALL BE FALCON 24/25 SERIES OR E.Q.
6. ELECTRIFIED EXIT DEVICE SHALL BE FALCON MEL SERIES OR E.Q. W. VERTICAL ROD. TYPE AND WIDTH AS APPROPRIATE FOR THE SPECIFIED DOOR. MOTORIZED LATCH RETRACTION TIED TO ACCESS CONTROL SYSTEM AND DOOR OPERATOR.
7. CLOSERS SHALL BE FALCON LCN REGULAR ARM OR E.Q. ALL FINISHES TO BE IN ALUMINUM. CONTRACTOR SHALL COORDINATE AND VERIFY CLOSER IS COMPATIBLE WITH NEW AND EXISTING DOORS.
8. DOOR OPERATORS SHALL BE ASSA ABLOY SW200 SERIES OR E.Q.
10. DOOR FRAMES SHALL HAVE RUBBER SILENCERS, WHICH ARE TO BE INSTALLED AFTER FINAL PAINTING. SILENCERS SHALL BE 307D, BY HAGER COMPANIES (800)325-9995.
11. DOORS WITH CLOSERS SHALL HAVE CLOSERS MOUNTED ON THE PRIVATE SIDE OF THE DOOR.
12. WALL STOPS SHALL BE #236W CONCAVE WALL STOP, US32D BY HAGER COMPANIES (800) 325-9995. GENERALLY USE WALL STOPS WHERE DOOR STOPS ARE SPECIFIED.
13. FLOOR STOPS SHALL BE #243F DOME STOP, US32D BY HAGER COMPANIES (800) 325-9995. USE FLOOR STOPS WHERE WALL STOPS ARE NOT PRACTICAL.
14. KICKPLATES SHALL BE #190S, 12" HIGH X 2" LESS WIDTH OF DOOR (VERIFY WITH DOOR SIZE) ALUMINUM BY HAGER COMPANIES (800) 325-9995, OR APPROVED EQUAL.
15. ELECTRIC STRIKES AND CARD READER TO BE PROVIDED BY HACP VENDOR
16. PUSH/PULL BARS SHALL BE ROCKWOOD 11247 COORDINATE WITH STOREFRONT SUPPLIER
17. HINGES SHALL BE MCKINNEY THREE OR FIVE KNUCKLE HEAVY WEIGHT HYNGES. HINGES IN EXTERIOR AND TENTNAT ENTRY DOORS SHALL HAVE A SAFETY STUD.
18. CONTINOUS HINGE SHALL BE PEMKO CFM__SLF-HD1 - DOOR HEIGHT
19. DOOR VIEWER SHALL BE DOOR SCOPE MODEL DS238. WHERE A VIEWER IS SPECIFIED, PROVIDE TWO: ONE AT 3'-7" AFF AND ONE AT 5'-0" AFF
20. EXISTING DOOR HARDWARE TO BE REUSED BY HACP. CAREFULLY LABEL AND IDENTIFY REMOVED HARDWARE BASED ON SPACE SERVED AND SET ASIDE FOR REUSE.
21. NEW EXTERIOR DOORS TO THE FOLLOWING ENERGY PERFORMANCE
SWINGING DOORS - U-.37 MAX
OVERHEAD DOORS - U.31 MAX
22. ALL EXISTING DOORS TO REMAIN TO BE REFINISHED AND RECEIVE NEW HARDWARE/ACCESSORIES. REFER TO NOTES ON FLOOR PLANS FOR SCOPE.

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

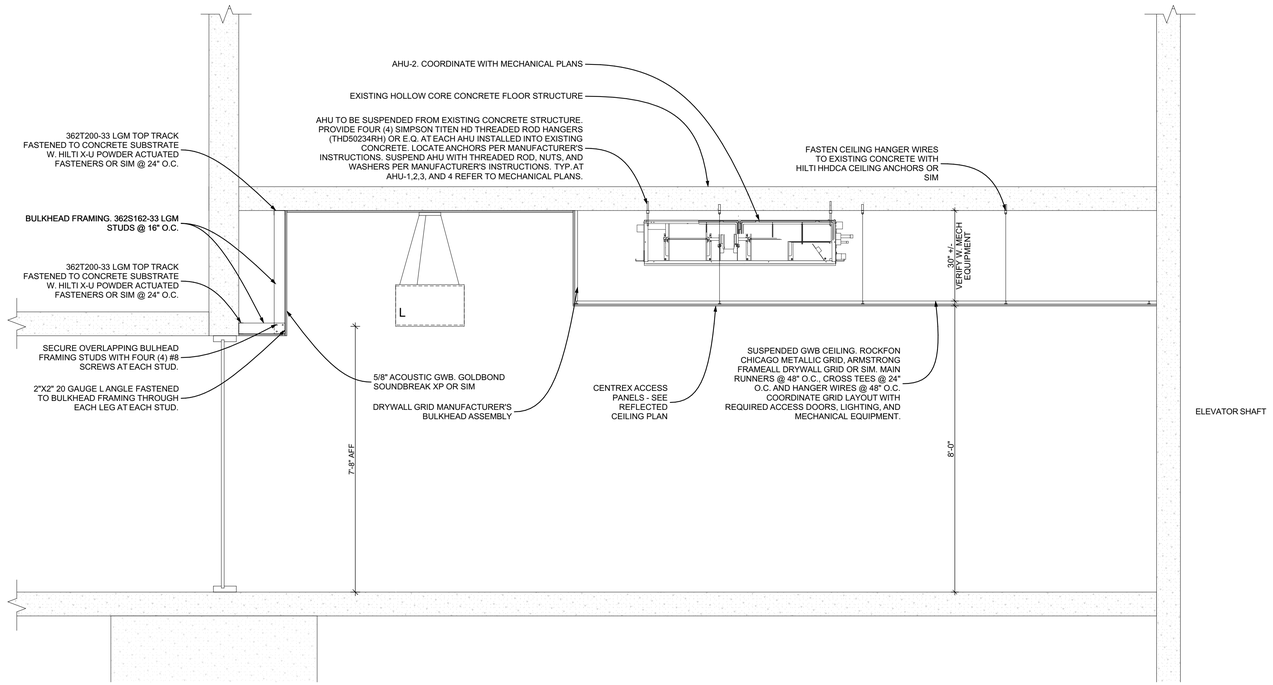
Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

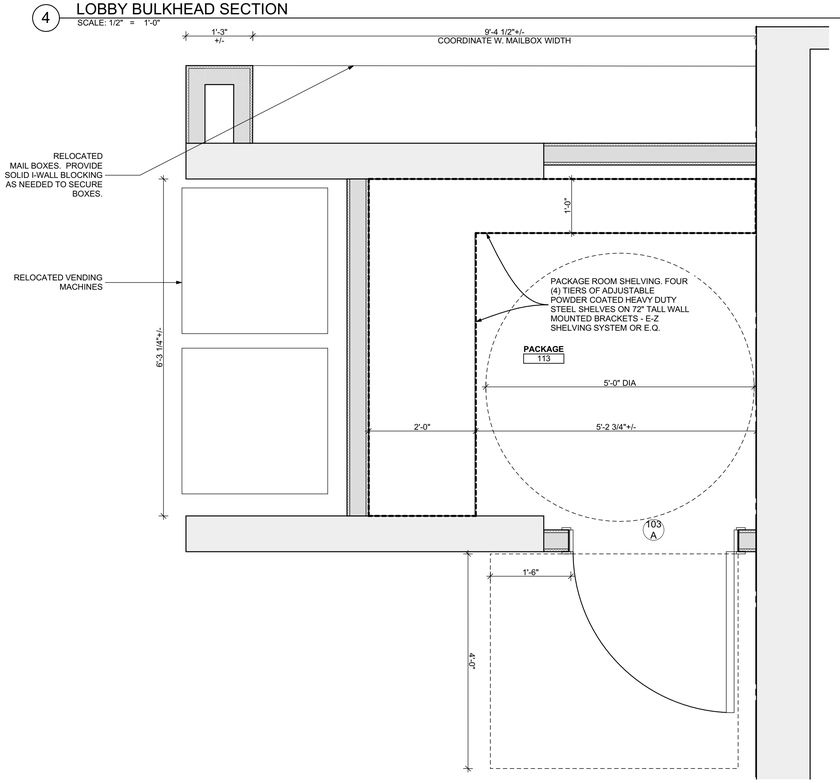
Door Types, DOOR SCHEDULE (With Existing), Door Notes, ANSI LOCK FUNCTIONS, WINDOW SCHEDULE

scale: As Noted
date: 04.24.2026
no. 45 of. 94

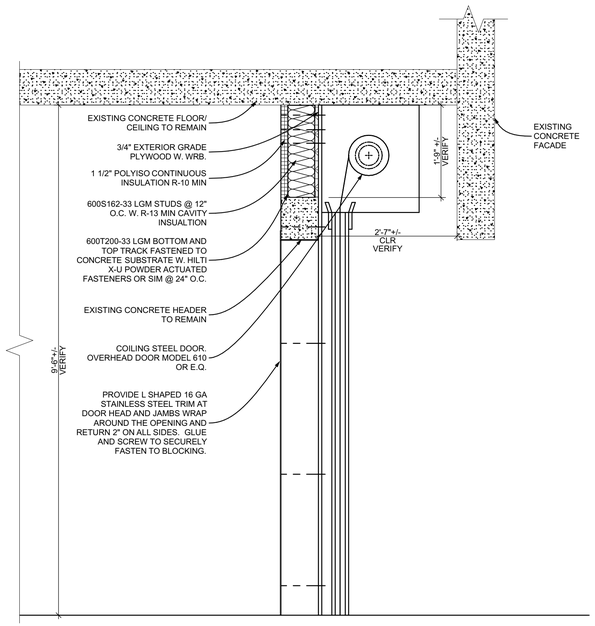
Sheet No.
A401
Project #2338



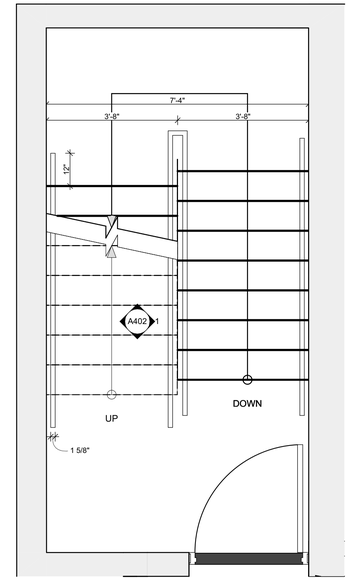
4 LOBBY BULKHEAD SECTION
SCALE: 1/2" = 1'-0"



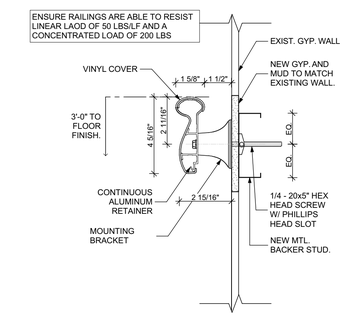
6 Enlarged Storage Room Plan
SCALE: 3/4" = 1'-0"



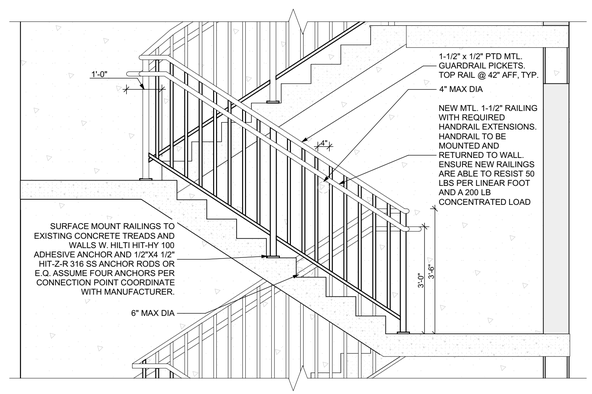
5 ROLL-UP DOOR SECTION
SCALE: 3/4" = 1'-0"



3 Typical Stair Plan
SCALE: 1/2" = 1'-0"



2 TYPICAL HANDRAIL SECTION AT HALLWAY
SCALE: 3" = 1'-0"



1 TYPICAL STAIR SECTION
SCALE: 1/2" = 1'-0"

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04/13/2026

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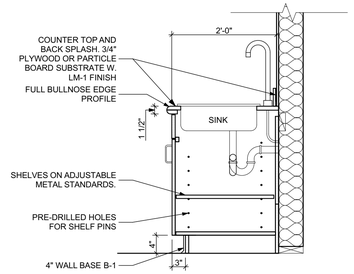
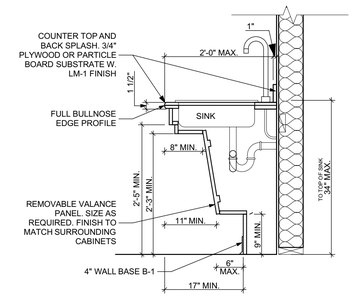
drawing title

TYPICAL STAIR SECTION, TYPICAL HANDRAIL SECTION AT HALLWAY,Typical Stair Plan, LOBBY BULKHEAD SECTION, ROLL-UP DOOR SECTION, Enlarged Storage Room Plan

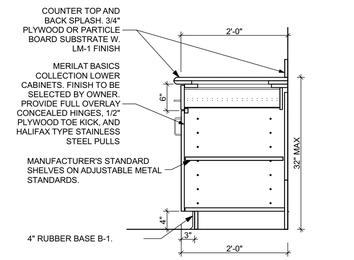
scale	As Noted	Sheet No.
date	04.24.2026	A402
no. 46	of. 94	Project #2338



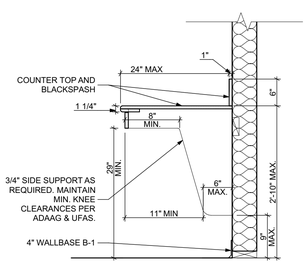
1 LOUNGE NON-ADA SINK DETAIL
SCALE: 3/4" = 1'-0"



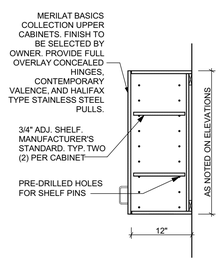
2 LOUNGE ADA SINK DETAIL
SCALE: 3/4" = 1'-0"



3 LOUNGE LOWER CASEWORK DETAIL
SCALE: 3/4" = 1'-0"



4 LOUNGE ACCESSIBLE WORK AREA DETAIL
SCALE: 3/4" = 1'-0"



5 LOUNGE UPPER CASEWORK DETAIL
SCALE: 3/4" = 1'-0"

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LOUNGE NON-ADA SINK DETAIL, LOUNGE ADA SINK DETAIL, LOUNGE LOWER CASEWORK DETAIL, LOUNGE ACCESSIBLE WORK AREA DETAIL, LOUNGE UPPER CASEWORK DETAIL

scale: As Noted	Sheet No. A403
date: 04.24.2026	
no. 47 / of. 94	Project #2338

COMMON AREA FINISH SCHEDULE

ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
100	LOBBY	P-2	P-2	P-2	P-2	TL-2	B-1	GWB	
101	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	ACT	
103	PACKAGE RO...	P-2	P-2	P-2	P-2	TL-2	B-1	GWB	
104	MANAGEMENT...	P-2	P-2	P-2	P-2	LVT-1	B-1	GWB	
105	TOIL.	P-2	P-2	P-2	P-2	TL-2	B-1	GWB	
106	STORAGE	P-2	P-2	P-2	P-2	LVT-1	B-1	GWB	
107	TRASH	P-2	P-2	P-2	P-2	EXISTING	B-1	ACT	
108	COMPACTOR ...	EXIST	EXIST	EXIST	EXIST	EXISTING			
109	MECH. EQUIP...	EXIST	EXIST	EXIST	EXIST	EXISTING			
110	CORRIDOR	P-2	P-2	P-2	P-2	TL-2	B-1	ACT	
111	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	ACT	
114	MANAGEMENT...	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
115	BREAK RM.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
116	BATH.	P-2	P-2	P-2	P-2	TL-1	TB-1	CL-1/P-1	
201	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
202	MAINTENANCE	EXIST	EXIST	EXIST	EXIST	EXISTING			
203	MAINTENANCE	EXIST	EXIST	EXIST	EXIST	EXISTING			
204	TOIL.	P-2	P-2	P-2	P-2	EXISTING	B-1	CL-1/P-1	
205	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
206	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
301	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
302	CLINIC	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
303	LOBBY	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
304	MEN	P-2	P-2	P-2	P-2	EXISTING	B-1	CL-1/P-1	
305	WOMEN	P-2	P-2	P-2	P-2	EXISTING	B-1	CL-1/P-1	
306	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
307	LAUNDRY	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
308	COMMUNITY R...	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
309	CLOSET	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
310	LOUNGE	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
311	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
401	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
402	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
403	RECEIVING R...	P-2	P-2	P-2	P-2	EXISTING	B-1	CL-1/P-1	
404	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
405	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
501	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
502	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
503	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
601	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
602	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
603	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
701	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
702	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
703	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
801	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
802	CORRIDOR	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
803	JAN.	P-2	P-2	P-2	P-2	LVT-1	B-1	CL-1/P-1	
S101	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S102	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S201	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S202	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S301	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S302	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S401	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S402	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S501	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S502	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S601	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S602	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S701	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S702	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S801	STAIR #1	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	
S802	STAIR #2	P-2	P-2	P-2	P-2	EXISTING		CL-1/P-1	

COMMON AREA FINISH LEGEND

ALL SPECIFIC FINISH SELECTIONS INDICATE BASIS OF DESIGN. EQUAL SUBSTITUTIONS WILL BE CONSIDERED SUBJECT TO OWNER AND ARCHITECT APPROVAL.

LVT FLOORING:

LVT-1 MANUFACTURER: CONTINENTAL FLOORING CO
COLOR: URBAN ASH
TYPE: LUXURY VINYL TILE; TILE SIZE: 6"X48"
COMMENTS: GLUE DOWN APPLICATION; PREP EXISTING CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS.

TILE:

TL-1 MANUFACTURER: DALTILE
MANUFACTURER NO.: D617
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TL-2 MANUFACTURER: DALTILE
MANUFACTURER NO.: RK10
COLOR: WHITE
TYPE: 24X48
COMMENTS: OR E.Q. ALTERNATE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

TILE BASE:

TB-1 MANUFACTURER: DALTILE OR E.Q.
MANUFACTURER NO.: MB5B
COLOR: ARCTIC WHITE
TYPE: 2X2 SQUARE MOSAIC
COMMENTS: 5" BUILT UP COVEBASE W. BULLNOSE EDGE. PROVIDE LATICRETE "SPECTRALOC 1" OR E.Q. GROUT

CONCRETE CEILING TREATMENT:

CL-1 MANUFACTURER: PROFORM OR E.Q.
PRODUCT: CONCRETE COVER JOINT COMPOUND
COMMENTS: PREP EXISTING CONCRETE CEILINGS FOR FINISH PAINT. SKIM COAT WITH 4 COATS OF COMPOUND FILLING ANY CRACKS OR VOIDS. FINAL COAT TO BE APPLIED WITH 1/4" NAP ROLLER TO PRESENT SMOOTH TEXTURE

RUBBER BASE:

B-1 MANUFACTURER: JOHNSONITE
MANUFACTURER NO.: -
COLOR: BEIGE 49
COMMENTS: 4" HIGH RUBBER

GWB:

GWB-1MANUFACTURER: -
MANUFACTURER NO.: -
COLOR: -
COMMENTS: 5/8"

LAMINATE:

LM-1 MANUFACTURER: FORMICA
MANUFACTURER NO.: 7732
COLOR: BUTTERUM GRANITE
COMMENTS:

PAINT:

P-1 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: FLAT
COMMENTS:

P-2 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: LATEX SEMI-GLOSS
COMMENTS:

P-10 MANUFACTURER: SHERWIN WILLIAMS
MANUFACTURER NO.: SW 6841
COLOR: DYNAMO
TYPE: SUPERPAINT ACRYLIC LATEX INTERIOR PAINT
COMMENTS: ACCENT COLOR TO BE CONFIRMED

P-3 MANUFACTURER: PPG - ULTRALAST
MANUFACTURER NO.:
COLOR: HACP ANTIQUE WHITE
TYPE: EGGSHELL
COMMENTS:

P-4 MANUFACTURER: PPG
MANUFACTURER NO.:
COLOR: WINTER SKY GREY
TYPE: EGGSHELL
COMMENTS: ACCENT COLOR TO BE CONFIRMED

P-5 MANUFACTURER: SHERWIN WILLIAMS
MANUFACTURER NO.: SW 6885
COLOR: KNOCKOUT ORANGE
TYPE: SUPERPAINT ACRYLIC LATEX INTERIOR PAINT
COMMENTS: ACCENT COLOR TO BE CONFIRMED

P-6 MANUFACTURER: SHERWIN WILLIAMS
MANUFACTURER NO.: SW 6901
COLOR: DAFFODIL
TYPE: SUPERPAINT ACRYLIC LATEX INTERIOR PAINT
COMMENTS: ACCENT COLOR TO BE CONFIRMED

P-7 MANUFACTURER: SHERWIN WILLAIMS
MANUFACTURER NO.: SW 6747
COLOR: ARGYLE
TYPE: SUPERPAINT ACRYLIC LATEX INTERIOR PAINT
COMMENTS: ACCENT COLOR TO BE CONFIRMED

P-8 MANUFACTURER: SHERWINI WILLIAMS
MANUFACTURER NO.: SW 6590
COLOR: LOVEABLE
TYPE: SUPERPAINT ACRYLIC LATEX INTERIOR PAINT
COMMENTS: ACCENT COLOR TO BE CONFIRMED

P-9 MANUFACTURER: SHERWIN WILLIAMS
MANUFACTURER NO.: SW 6959
COLOR: BLUE CHIP
TYPE: SUPERPAINT ACRYLIC LATEX INTERIOR PAINT
COMMENTS: ACCENT COLOR TO BE CONFIRMED

P-11 MANUFACTURER: SHERWIN WILLIAMS
MANUFACTURER NO.: SW 9068
COLOR: BERRY FRAPPE
TYPE: SUPERPAINT ACRYLIC LATEX INTERIOR PAINT
COMMENTS: ACCENT COLOR TO BE CONFIRMED

G.C. SHALL BE RESPONSIBLE FOR SUBMITTING PHYSICAL SAMPLES OF ALL FINISHES INCLUDING PAINT, FLOORING, CEILING TILE, FLOOR TILE, LAMINATES, KITCHEN CASEWORK, WALLBASE, AND DOOR LEAF MATERIAL. THREE (3) SAMPLES SHALL BE ISSUED TO FAR FOR REVIEW AND COORDINATION WITH HACP FOR APPROVAL.

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HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

Material Legend, FINISH SCHEDULE

scale: As Noted
date: 04.24.2026
no. 48 of. 94

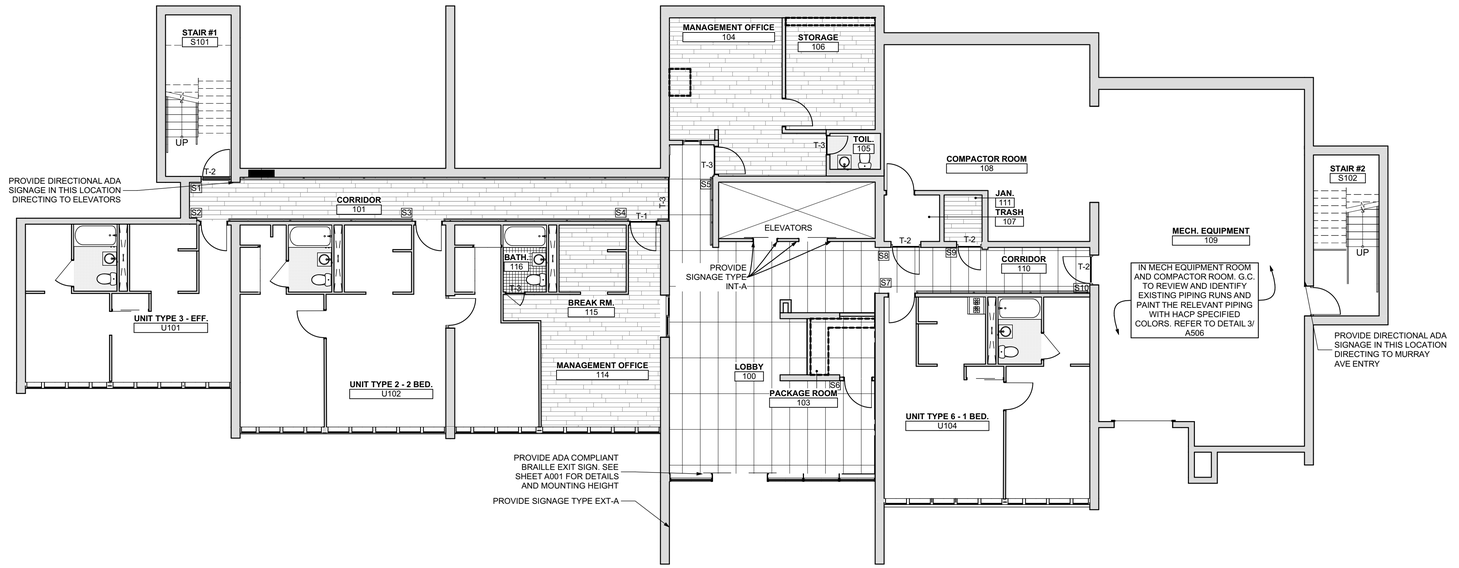
Sheet No.
A501
Project #2338

FINISH PLAN LEGEND

- LVT-1
- TL-1
- TL-2
- SXX — INTERIOR SIGNAGE. SEE SHEET A002 DETAILS AND CONTENT
- T-1 — SCHLUTER VINPRO-T OR E.Q.
- T-2 — SCHLUTER VINPRO-U OR E.Q.
- T-3 — SCHLUTER RENO-V OR E.Q.

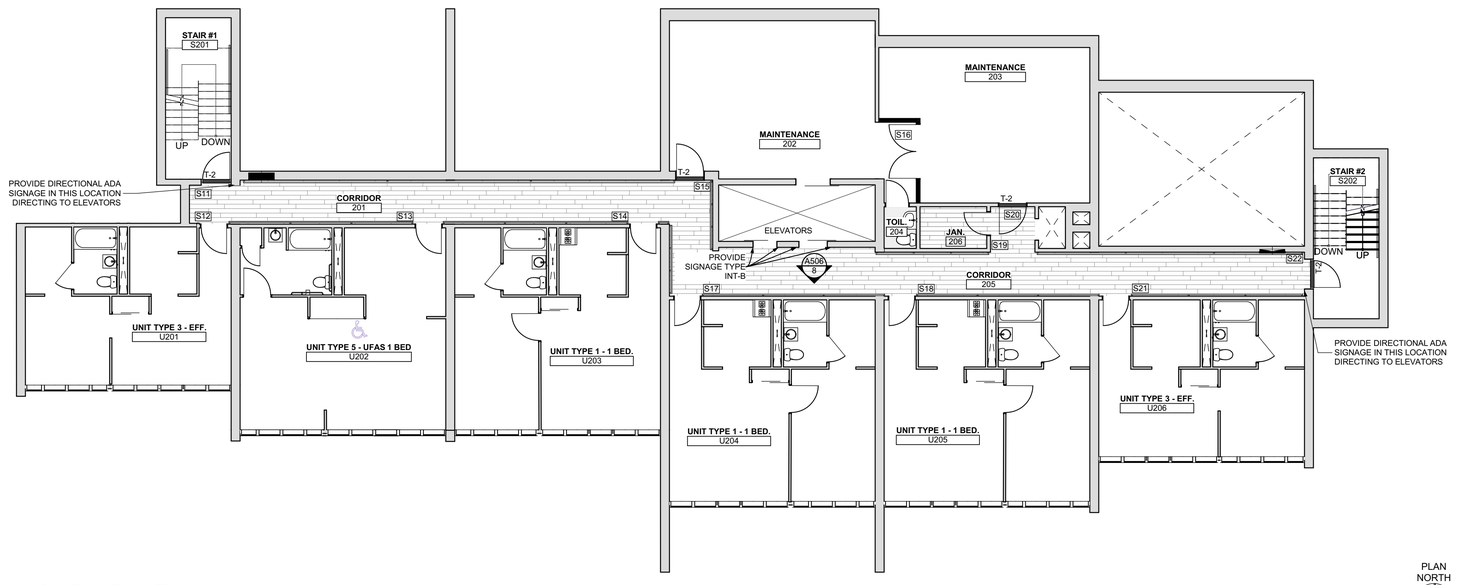
FINISH PLAN NOTES

1. ALL EXISTING PLASTER OR GWB WALLS TO RECEIVE NEW FINISH PAINT P-2. PROVIDE 3 COAT SYSTEM WITH ONE COAT OF PRIMER AND 2 COATS OF FINISH PAINT SANDING BETWEEN COATS.
2. G.C. TO PROVIDE ATTIC STOCK FOR FINISH FLOORING, PAINT, PRIMER, AND WALLBASE. PROVIDE 10% OF TOTAL INSTALLED QUANTITY DELIVERED TO HACP FOR STORAGE ON SITE.



1 1st Floor Finish Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH



2 2nd Floor Finish Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA 04/13/2026

general notes

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

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
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412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

1st Floor Finish Plan, 2nd Floor Finish Plan, FINISH LEGEND

scale	
As Noted	
date	
04.24.2026	
no.	of.
49	94

Sheet No.
A502
Project #2338

FINISH PLAN LEGEND

- LVT-1
- TL-1
- TL-2
- SXX — INTERIOR SIGNAGE. SEE SHEET A00 DETAILS AND CONTENT
- T-1 — SCHLUTER VINPRO-T OR E.Q.
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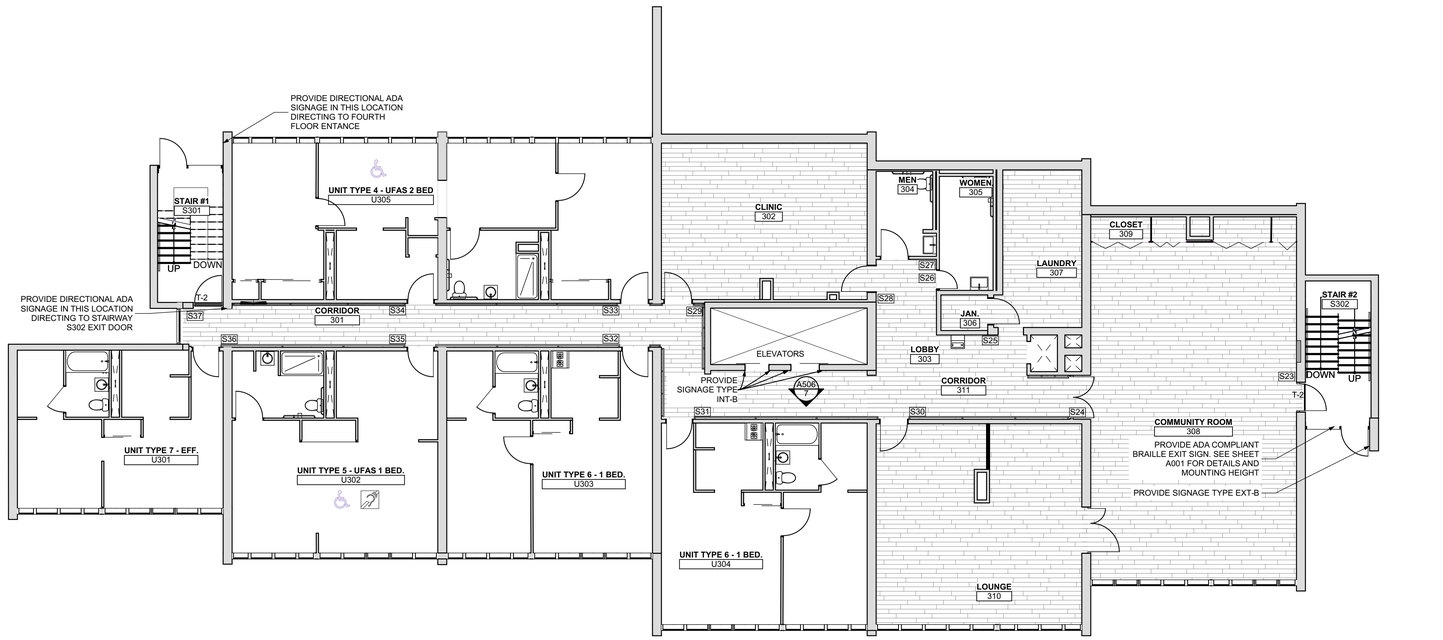
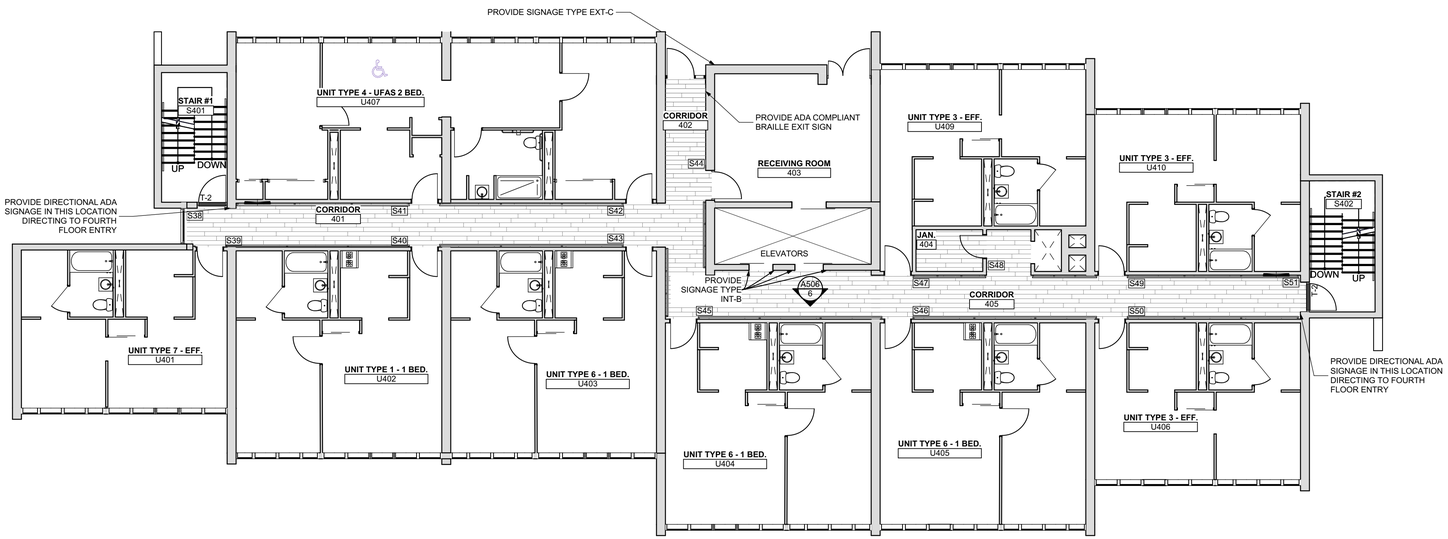


1 3rd Floor Finish Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH



2 4th Floor Finish Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

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project title

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Pittsburgh,PA,15219

Client:
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412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

3rd Floor Finish Plan, 4th Floor Finish Plan, FINISH LEGEND

scale	Sheet No.
As Noted	A503
date: 04.24.2026	
no. 50 / of. 94	Project #2338

FINISH PLAN LEGEND

LVT-1

TL-1

TL-2

SXX — INTERIOR SIGNAGE. SEE SHEET A00 DETAILS AND CONTENT

T-1 — SCHLUTER VINPRO-T OR E.Q.

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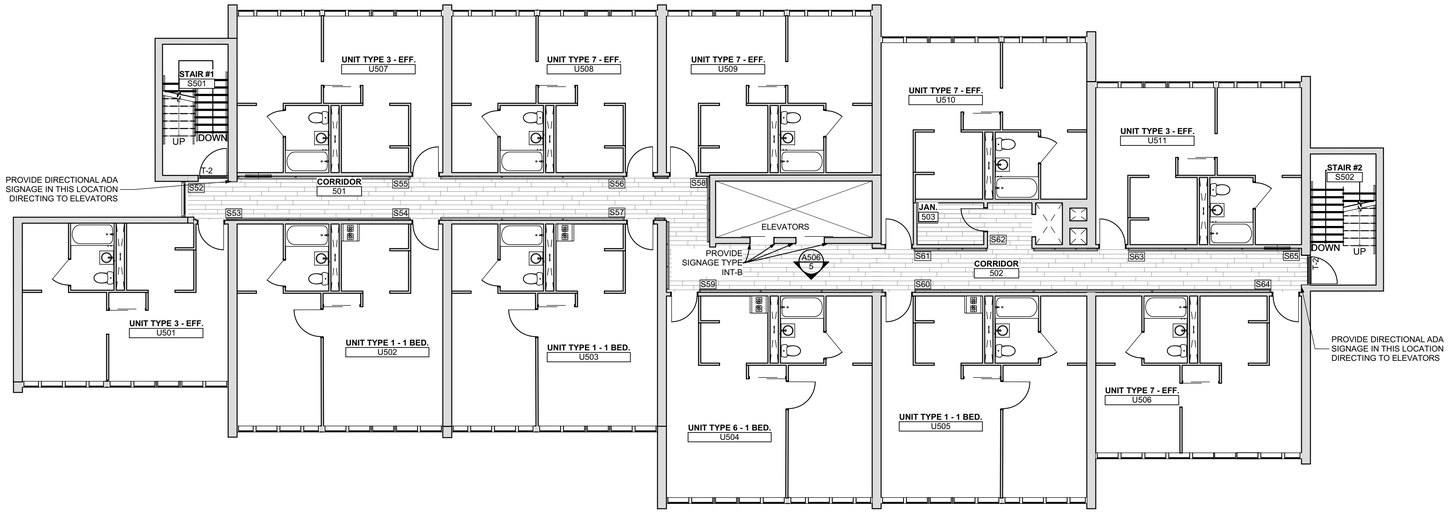
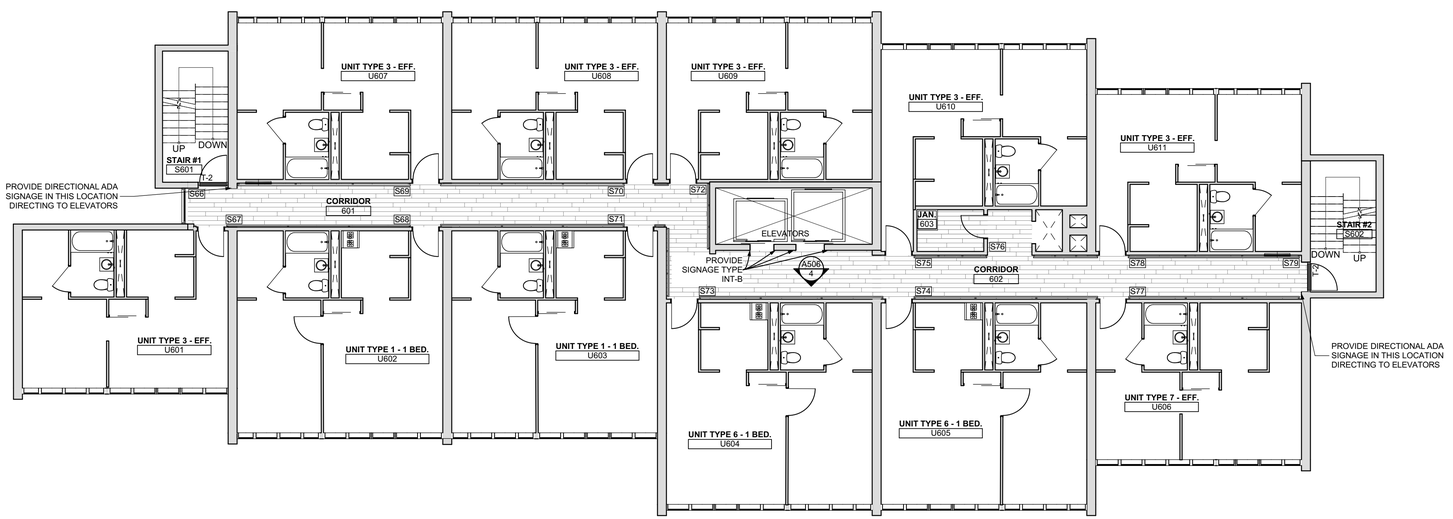


PLAN NORTH

1 5th Floor Finish Plan
SCALE: 1/8" = 1'-0"



PLAN NORTH

2 6th Floor Finish Plan
SCALE: 1/8" = 1'-0"

Fukui Architects Pc

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Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

04/13/2026

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revisions

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project title

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Pittsburgh,PA,15219

Client:
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412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

5th Floor Finish Plan, 6th Floor Finish Plan, FINISH LEGEND

scale	
As Noted	
date	
04.24.2026	
no.	**of.**
51	94

Sheet No.

A504

Project #2338

FINISH PLAN LEGEND

- LVT-1
- TL-1
- TL-2
- SXX — INTERIOR SIGNAGE. SEE SHEET A00 DETAILS AND CONTENT
- T-1 — SCHLUTER VINPRO-T OR E.Q.
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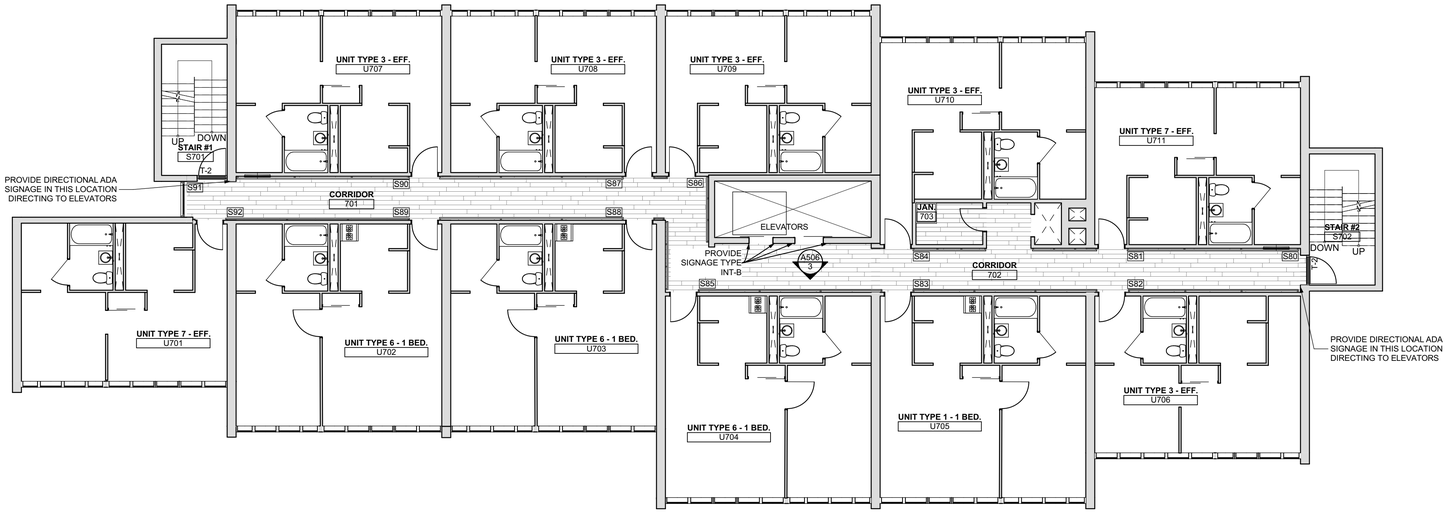
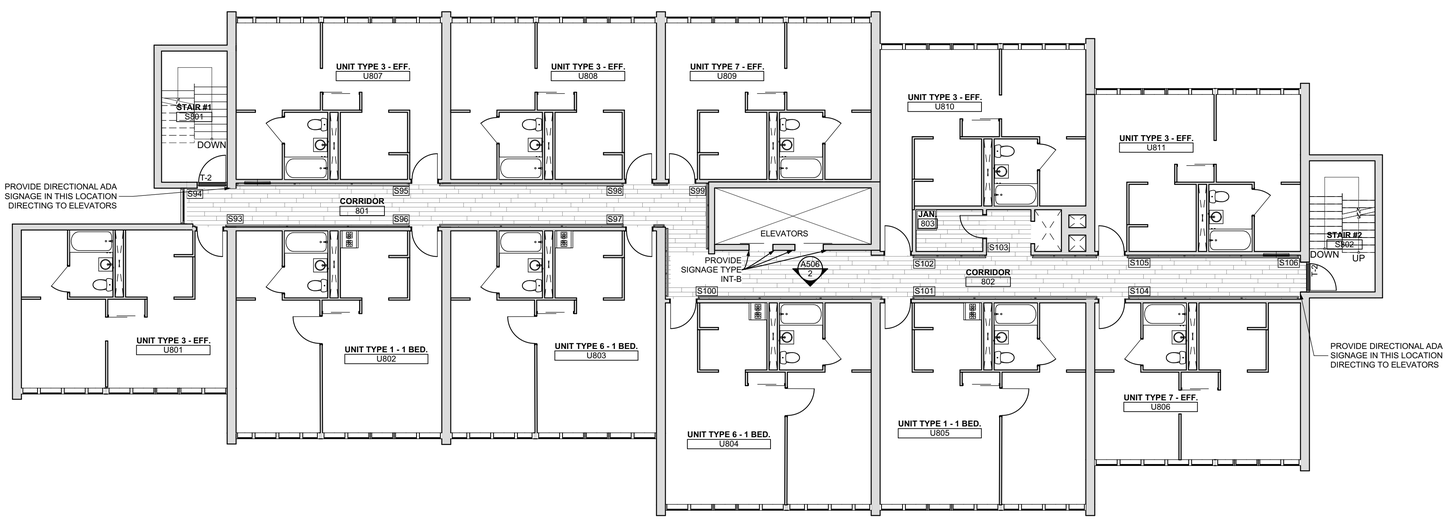


1 7th Floor Finish Plan
SCALE: 1/8" = 1'-0"



2 8th Floor Finish Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH

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Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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project title

Owner:
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Pittsburgh,PA,15219

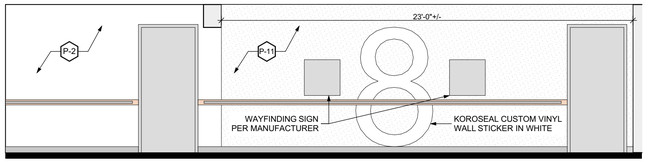
Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

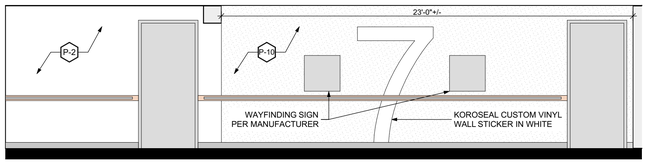
drawing title

7th Floor Finish Plan, 8th Floor Finish Plan, FINISH LEGEND

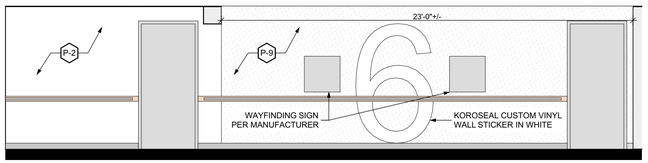
scale	Sheet No.
As Noted	A505
date: 04.24.2026	
no. 52 / of. 94	Project #2338



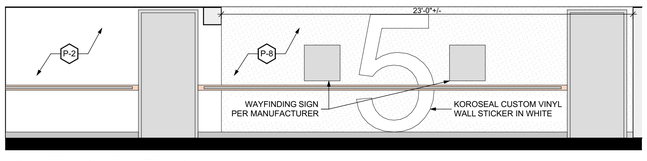
2 Elevator Wall Elevations
SCALE: 1/4" = 1'-0"



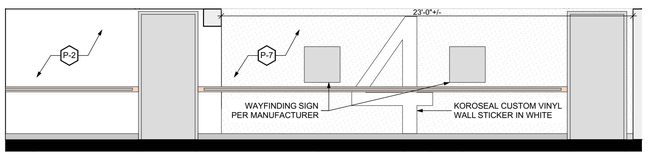
3 Elevator Wall Elevations
SCALE: 1/4" = 1'-0"



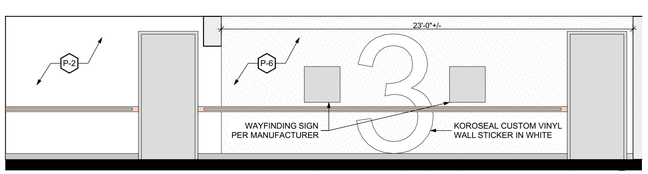
4 Elevator Wall Elevations
SCALE: 1/4" = 1'-0"



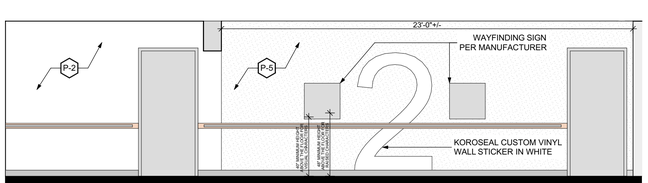
5 Elevator Wall Elevations
SCALE: 1/4" = 1'-0"



6 Elevator Wall Elevations
SCALE: 1/4" = 1'-0"



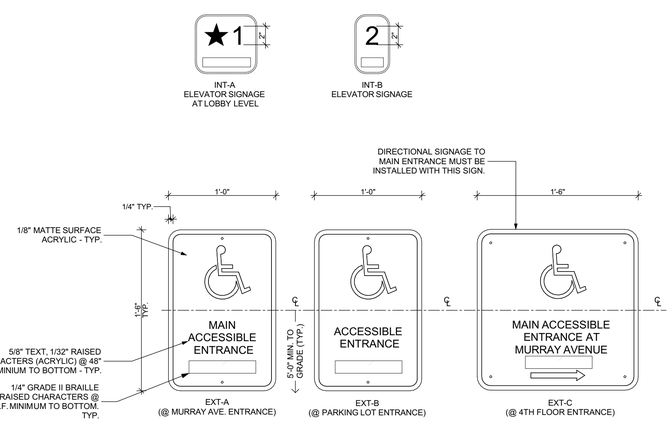
7 Elevator Wall Elevations
SCALE: 1/4" = 1'-0"



8 Elevator Wall Elevations
SCALE: 1/4" = 1'-0"

ROOM SIGNAGE SCHEDULE		
Element ID	SIGN NUMBER	SIGN TEXT
S1		STAIRS
S2	101	
S3	102	
S4		MANAGEMENT OFFICE
S5		MANAGEMENT OFFICE
S6		PACKAGE ROOM
S7	104	
S8		TRASH ROOM
S9		JANITOR
S10		MECHANICAL ROOM
S11		STAIRS
S12	201	
S13	202	
S14	203	
S15		FACILITY SERVICES SHOP
S16		ASSET MANAGEMENT SHOP
S17	204	
S18	205	
S19		JANITOR
S20		ASSET MANAGEMENT SHOP
S21	206	
S22		STAIRS
S23		STAIRS
S24		COMMUNITY ROOM
S25		LAUNDRY
S26		WOMEN
S27		MEN
S28		CLINIC
S29		CLINIC
S30		LOUNGE
S31	304	
S32	303	
S33	305	
S34	305	
S35	302	
S36	301	
S37		STAIRS
S38		STAIRS
S39	401	
S40	402	
S41	407	
S42	407	
S43	403	
S44		RECEIVING ROOM
S45	404	
S46	405	
S47	409	
S48		JANITOR
S49	410	
S50	406	
S51		STAIRS
S52		STAIRS
S53	501	
S54	502	
S55	507	
S56	508	
S57	503	
S58	509	
S59	504	
S60	505	
S61	510	
S62		JANITOR
S63	511	
S64	506	
S65		STAIRS
S66		STAIRS
S67	601	
S68	602	
S69	607	
S70	608	
S71	603	
S72	609	
S73	604	
S74	605	
S75	610	
S76		JANITOR
S77	606	
S78	611	
S79		STAIRS
S80		STAIRS
S81	711	
S82	706	
S83	705	
S84	710	
S85	704	
S86	709	
S87	708	
S88	703	
S89	702	
S90	707	
S91		STAIRS
S92	701	
S93	801	
S94		STAIRS
S95	807	
S96	802	
S97	803	
S98	808	
S99	809	
S100	804	
S101	805	
S102	810	
S103		JANITOR
S104	806	
S105	811	
S106		STAIRS

NOTE: SEE DETAIL 7/A001 FOR INTERIOR SIGNAGE BASIS OF DESIGN. GENERAL INTERIOR SIGNAGE TYPE AND CONTENT TO BE CONFIRMED BY HACP. PROVIDE SIGNAGE SUBMITTAL FOR APPROVAL.



1 Accessible Entrance Sign
SCALE: 1 1/2"= 1'-0"

SIGNAGE NOTES

1. WHEN A RANGE IS GIVEN FOR A DIMENSION ON A DRAWING, THERE IS NO CONSTRUCTION TOLERANCE ALLOWED. THE ITEM MUST BE INSTALLED IN THE RANGE INDICATED.
2. PROVIDE DIRECTIONAL SIGNAGE AT ALL NON-ACCESSIBLE ENTRANCES TO INDICATE THE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE.
3. THE EXACT LOCATION OF ALL SIGNAGE WILL BE DETERMINED BY ACTUAL FIELD CONDITIONS. IF CONFLICTS OCCUR WITH THE PLACEMENT OF SIGNAGE SHOWN ON DRAWINGS AND EXISTING STRUCTURES AND APPURTENANCES, THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE FINAL INSTALLATION. 4. CONTRACTOR WILL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
5. GRADE 2 BRAILLE SHOWN FOR INFORMATION ONLY. GENERAL CONTRACTOR TO VERIFY.

HACP Development & Modernization

HACP Mechanical Room Insulation Color Schemes

The HACP utilizes a color code for the piping insulation within the Mechanical Rooms only (dates back to 1985). The colors are Pratt & Lambert designations with Effecto Enamel Gloss finish:

1. Gas Piping	**Y362Y**	***Spectrum Yellow***
2. Hot Water Supply (HEATING) Expansion lines & Separator tanks	**Y0277Y**	***Sunspot***
3. Hot Water Return (HEATING)	**R111R**	***Vintage Claret***
3a. Hot Water Return (PLUMBING)	**R111R**	***Vintage Claret* with 1" wide White color bands at 12" o.c.**
4. Cold Water (HEATING)	**B761M**	***Real Blue***
4a. Cold Water (PLUMBING)	**B761M**	***Real Blue* with 1" wide White color bands at 12" o.c.**
5. Hot Water lines & Storage Tanks (PLUMBING)	**YG446Y**	***Serpentine***
6. Boiler Flues, ducts, etc.	**YG446Y**	***Serpentine***
7. Electric conduit	**----------**	**Match ceiling and/or wall colors.**
8. Boiler Expansion Tanks	**----------**	**Match ceiling and/or wall colors.**

1732 Spectrum Yellow | *1757 Sunspot* | *3-13 Vintage Claret* | *1244 Lambert's Blue* | *16-13 Serpentine*

Housing Authority City of Pittsburgh

412 Boulevard of the Allies, 6th Floor / Pittsburgh, Pennsylvania, 15219
Tel: 412-456-5020 Fax: 412-456-5591
www.HACP.org

3 HACP MECHANICAL ROOM INSULATION COLOR SCHEMES
SCALE: 1" = 1'-0"

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ph 412.281.6001 fx 412.281.6002

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04/13/2026

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drawing title

Murray Towers Sheet 506, ROOM SIGNAGE, HACP MECHANICAL ROOM INSULATION COLOR SCHEMES

scale	As Noted
date	04.24.2026
no.	53
of.	94

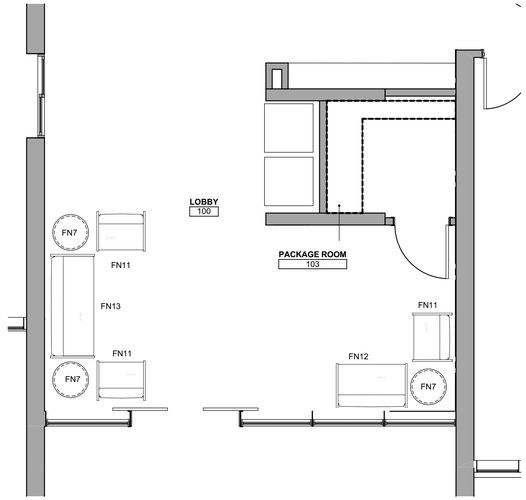
Sheet No.
A506
Project #2338

GENERAL FURNITURE PLAN NOTES

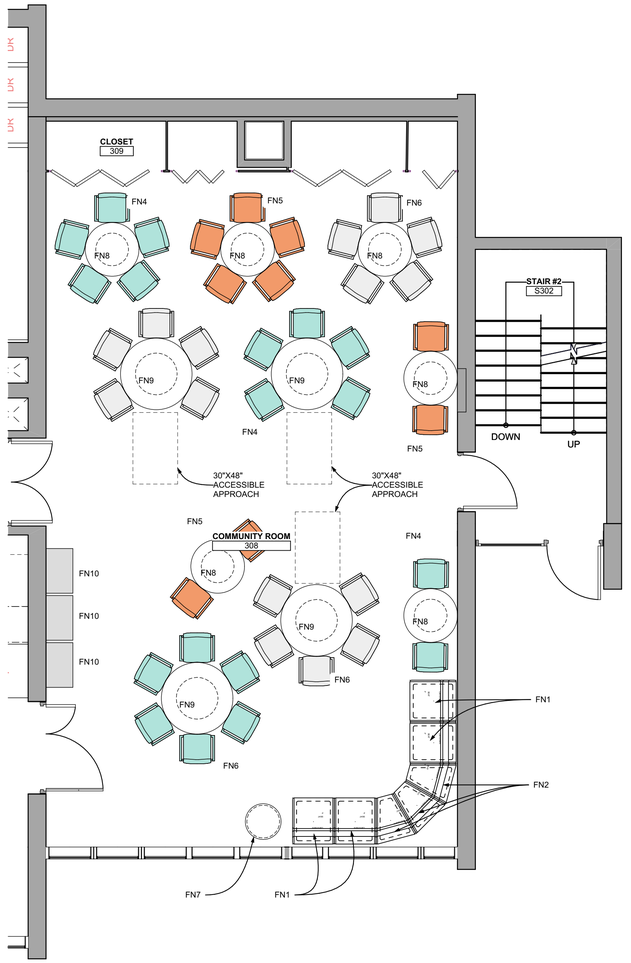
1. GC SHALL BE RESPONSIBLE FOR PURCHASING AND INSTALLING FURNITURE SHOWN.

2. MODIFICATIONS TO THE FURNITURE SELECTION OR LAYOUT SUBJECT TO APPROVAL BY HACP AND BUILDING RESIDENTS.

FURNITURE KEYNOTES	
FN1	G.C TO PROVIDE AND INSTALL CHADWICK MODULAR SEATING OR E.Q - STRAIGHT
FN2	G.C TO PROVIDE AND INSTALL CHADWICK MODULAR SEATING OR E.Q - INSIDE WEDGE - 30 DEGREE
FN4	G.C TO PROVIDE AND INSTALL RAINBOW GUEST CHAIR WITH WIDE SQUARE BACK, ARMS, LIGHT GREY ARM CAP, SILVER FRAME FINISH, ASCENT [GRADE 3] CELESTE FABRIC BACK AND SEAT. MODEL CODE 33654-WA-GP-SVR-FA-AS-F-ODRIFT-F-ODRIFT, OR E.Q
FN5	G.C TO PROVIDE AND INSTALL RAINBOW GUEST CHAIR WITH WIDE SQUARE BACK, ARMS, LIGHT GREY ARM CAP, SILVER FRAME FINISH, ASCENT [GRADE 3] UMBER FABRIC BACK AND SEAT. MODEL CODE 33654-WA-GP-SVR-FA-AS-F-ODRIFT-F-ODRIFT, OR E.Q
FN6	G.C TO PROVIDE AND INSTALL RAINBOW GUEST CHAIR WITH WIDE SQUARE BACK, ARMS, LIGHT GREY ARM CAP, SILVER FRAME FINISH, ASCENT [GRADE 3] CRYSTAL GREY FABRIC BACK AND SEAT. MODEL CODE 33654-WA-GP-SVR-FA-AS-F-ODRIFT-F-ODRIFT, OR E.Q
FN7	G.C TO PROVIDE AND INSTALL GLOBAL SWAP TABLES END HEIGHT TABLE (22" HIGH), ROUND 24" TOP SHAPE, FLAT EDGE - LOW PRESSURE LAMINATE, BRUSHED CHROME BCH BASE FINISH, MODEL CODE 22" High | GRBTP24, ~SWT, FE | GRB22H21, ~SWB, OR E.Q.
FN8	G.C TO PROVIDE AND INSTALL GLOBAL SWAP TABLES SEATED HEIGHT TABLE (28.5" HIGH), ROUND 36" TOP SHAPE, FLAT EDGE - LOW PRESSURE LAMINATE, BRUSHED CHROME BCH BASE FINISH, MODEL CODE 28.5" High | GRBTP36, ~SWT, FE | GRB22, ~SWB, OR E.Q.
FN9	G.C TO PROVIDE AND INSTALL GLOBAL SWAP TABLES SEATED HEIGHT TABLE (28.5' HIGH), ROUND 48" TOP SHAPE, FLAT EDGE - LOW PRESSURE LAMINATE, BRUSHED CHROME BCH BASE FINISH, MODEL CODE 28.5" High | GRBTP48, ~SWT, FE | GRB28, ~SWB. OR E.Q.
FN10	G.C TO PROVIDE AND INSTALL ULINE H-628SGR OR E.Q.
FN11	G.C TO PROVIDE AND INSTALL GLOBAL CALIDON GUEST BARIATRIC, WOOD ARMS CHAIR. GRADE 3, 100% VIRGIN VINYL, NOMAD (MORBERN), COLOR 'AQUAMARINE' (NM34). MODEL CODE GC36304, FNA, OR E.Q. OR E.Q
FN12	G.C TO PROVIDE AND INSTALL GLOBAL CALIDON LOUNGE TWO SEATER, WOOD ARMS. GRADE 3, 100% VIRGIN VINYL, NOMAD (MORBERN), COLOR 'AQUAMARINE' (NM34). MODEL CODE GC36306, FNA, OR E.Q
FN13	G.C TO PROVIDE AND INSTALL GLOBAL CALIDON LOUNGE THREE SEATER, WOOD ARMS. GRADE 3, 100% VIRGIN VINYL, NOMAD (MORBERN), COLOR 'AQUAMARINE' (NM34). MODEL CODE GC36307, FNA, OR E.Q



2 LOBBY 100 FURNITURE PLAN
SCALE: 1/4" = 1'-0"



1 COMMUNITY ROOM 308 FURNITURE PLANLAYOUT
SCALE: 1/4" = 1'-0"

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
04/13/2026

general notes

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

revisions

04-13-2026. 100% CONSTRUCTION SET. ISSUED FOR PERMIT

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh,PA,15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

COMMUNITY ROOM 308 FURNITURE PLANLAYOUT, LOBBY 100 FURNITURE PLAN

scale	As Noted
date	04.24.2026
no.	54
of.	94

Sheet No.

A601

Project #2338

GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION AND QUALITY CONTROL OF ALL WORK PERFORMED ON THE PROJECT.
   a. "INTERNATIONAL BUILDING CODE - 2018" INTERNATIONAL CODE COUNCIL, INC.
   b. "INTERNATIONAL EXISTING BUILDING CODE - 2018" INTERNATIONAL CODE COUNCIL, INC.
   c. "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", (ANSI/ASCE 7) AMERICAN SOCIETY OF CIVIL ENGINEERS.
2. ADDITIONAL DESIGN STANDARDS FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. DESIGN LOADS

1. GRAVITY - SUPERIMPOSED DEAD LOADS
   a. FACADE (EXISTING PRECAST CONCRETE SPANDRELS)

EXISTING CURTAIN WALL	15 PSF x 4' (ASSUMED) =	60 LB/FT
EXISTING PRECAST CONCRETE SPANDRELS	100 PSF (BASED ON ASSUMED 8" THICKNESS) x 4.667' =	467 LB/FT
TOTAL		527 LB/FT

2. LATERAL LOADS - WIND

a. ANALYSIS PROCEDURE	ASCE 7 / IBC
b. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST)	110 MPH
c. NOMINAL WIND SPEED	85.2 MPH
d. RISK CATEGORY	II
e. EXPOSURE CATEGORY	C
f. INTERNAL PRESSURE COEFFICIENT	±0.18
g. COMPONENTS AND CLADDING (ULTIMATE) (BASED ON EFFECTIVE AREA = 176 SF)	

ELEMENT	EXPOSURE	PRESSURE
WALLS	4	+27.4 PSF, -29.5 PSF
WALLS	5	+27.4 PSF, -45.0 PSF

3. LATERAL LOADS - SEISMIC

a. SEISMIC IMPORTANCE FACTOR (Ie)	1.0
b. RISK CATEGORY	II
c. SPECTRAL RESPONSE ACCELERATION FOR SHORT PERIOD (Ss)	0.089
d. SPECTRAL RESPONSE ACCELERATION FOR 1-SECOND PERIOD (S1)	0.045
e. SPECTRAL RESPONSE COEFFICIENT (SDS)	0.095
f. SPECTRAL RESPONSE COEFFICIENT (SD1)	0.072
g. SITE CLASS	D
h. SEISMIC DESIGN CATEGORY	B
i. ARCHITECTURAL COMPONENT (ASCE 7 TABLE 13.5-1)	EXTERIOR NON-STRUCTURAL WALL ELEMENTS AND CONNECTIONS
j. COMPONENT AMPLIFICATION FACTOR (ap)	1.0 ("WALL ELEMENTS") 1.25 ("FASTENERS OF THE CONNECTING SYSTEM")
k. COMPONENT RESPONSE MODIFICATION FACTOR (Rp)	2.5 ("WALL ELEMENTS") 1.0 ("FASTENERS OF THE CONNECTING SYSTEM")
l. SEISMIC DESIGN FORCE (Fp)	4.6 PSF (1.0E, "WALL ELEMENTS") 14.3 PSF (1.0E, "FASTENERS OF THE CONNECTING SYSTEM")

4. THE STRUCTURE HAS BEEN DESIGNED FOR THE DEAD AND LATERAL LOADS INDICATED ABOVE. ANY INCREASE OF LOADS DUE TO CHANGE IN USAGE OR CONSTRUCTION MATERIALS, ETC. SHALL HAVE THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. THE CONTRACTOR IS CAUTIONED AS TO NOT STORE ANY CONSTRUCTION MATERIALS OR UNDERTAKE ANY CONSTRUCTION OPERATIONS WHICH WILL EXCEED THE DESIGN LIVE LOAD CAPACITIES NOTED.
5. WEIGHT OF EQUIPMENT SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN CONSIDERED IN THE FRAMING DESIGN. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON THE STRUCTURAL DRAWINGS AND EXCEEDING 300 POUNDS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO INSTALLATION. COORDINATE ALL WORK WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
6. PROVIDENCE'S SCOPE OF WORK IS LIMITED TO REVIEW OF EXISTING PRECAST CONCRETE SPANDRELS FOR NEW PROPOSED OPENINGS FOR PTAC UNITS. REVIEW OF THE EXISTING BUILDING STRUCTURE, INCLUDING THE PIERS/WALLS SUPPORTING THE EXISTING PRECAST CONCRETE SPANDRELS, IS EXCLUDED FROM PROVIDENCE'S SCOPE OF WORK.

C. CONSTRUCTION

1. GENERAL
   a. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE STRUCTURE DEAD LOADS AND FOR THE SUPERIMPOSED LOADS INDICATED IN THE DESIGN LOADS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, TEMPORARY BRACING, SHEETING AND SHORING, ETC.
   b. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE ROOF AND FLOORS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL GUYS, BRACING AND SHORING REQUIRED TO ACCOMMODATE ALL INTERIM LOADING CONDITIONS FOR GRAVITY AND LATERAL RESISTING SYSTEMS, INCLUDING BUT NOT LIMITED TO, SIDE LOADED CONDITIONS AND/OR CONDITIONS RESULTING IN TEMPORARY UNRESTRAINED MEMBERS SUBJECT TO TORSIONAL LOADS DURING CONSTRUCTION.
   c. IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES AND ALL OSHA REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   d. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES AND DRAWINGS, THE MOST RIGID REQUIREMENT SHALL GOVERN.
   e. STRUCTURAL DOCUMENTS ARE NOT STAND-ALONE DOCUMENTS, THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SECTIONS, AND DETAILS. REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS NOR FOR DETAILING.
   f. BY SUBMITTING A BID FOR THE PROJECT, THE CONTRACTOR AGREES THEY HAVE COMPLETELY REVIEWED AND FULLY UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND ARE QUALIFIED TO SUCCESSFULLY COMPLETE ALL PROJECT REQUIREMENTS TO THE SATISFACTION OF THE OWNER. CONTRACTOR'S FAILURE TO EVALUATE POTENTIAL SITE OR OTHER LIMITATIONS OR OTHERWISE COORDINATE THEIR WORK WITH ALL TRADES DOES NOT RELIEVE THE CONTRACTOR FROM ITS RESPONSIBILITY TO SUCCESSFULLY COMPLETE THE WORK. THE CONTRACTOR SHALL INCUR ALL COSTS ASSOCIATED WITH WORK THAT HAS NOT BEEN COORDINATED.
   g. DRAWINGS IN DIGITAL FORMAT, INCLUDING, BUT NOT LIMITED TO AUTOCAD OR REVIT, ARE FOR CONVENIENCE ONLY AND DO NOT CONSTITUTE CONTRACT DOCUMENTS. PROVIDENCE OFFERS NO WARRANTIES, EXPRESSED NOR IMPLIED, REGARDING THE ACCURACY OF SUCH DIGITAL FILES. CONTRACT BINDING DOCUMENTS ARE THE DESIGN DRAWINGS IN "PORTABLE DOCUMENT FORMAT" (PDF) ONLY.
   h. DRAWINGS LABELED AS "ISSUED FOR PERMIT" OR OTHER PROGRESS DESIGNATION, AND NOT SPECIFICALLY LABELED AS "ISSUED FOR CONSTRUCTION", SHALL NOT BE CONSIDERED AS CONSTRUCTION DOCUMENTS NOR ISSUED FOR CONSTRUCTION PURPOSES.
   i. THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND ELEVATIONS FOR ALL WORK BEFORE PROCEEDING WITH THE CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO THE START OF ANY WORK.
   j. CONSULT ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR VERIFICATION OF LOCATION AND SIZE OF ALL OPENINGS, ETC. REQUIRED FOR THE PROJECT. VERIFY REQUIREMENTS OF TRADES AFFECTING THE WORK AND NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONFLICTS.
   k. THE FRAMING MEMBERS INDICATED ON THE DOCUMENTS SHALL BE CONSIDERED A MINIMUM PROJECT REQUIREMENT. AT NO ADDITIONAL COST, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUPPLEMENTAL, MISCELLANEOUS AND/OR ADDITIONAL FRAMING INCLUDING JOISTS, HEADERS, RAFTERS, BEAMS, MISCELLANEOUS STEEL, PLATES, ANGLES, CONNECTIONS TO PRIMARY STRUCTURE, ETC. REQUIRED FOR COMPLETED CONSTRUCTION AND RESULTING FROM CONTRACTOR'S COORDINATION OF ALL PROJECT TRADES. ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR MATERIALS FOR SECONDARY OR SUPPLEMENTAL ARCHITECTURAL OR OTHER DISCIPLINE COMPONENTS OR ASSEMBLIES.
   l. SEE ARCHITECTURAL DRAWINGS FOR DEMOLITION REQUIREMENTS (IF ANY).
   m. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED.
   n. EXISTING BUILDING INFORMATION SHOWN IS BASED ON EXISTING BUILDING DRAWINGS AND/OR ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, FRAMING, ETC.) AND NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARATION, FABRICATION AND CONSTRUCTION.
   o. ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO THE CONTRACTOR'S MIS-LOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE.
   p. SEE ARCHITECTURAL DRAWINGS FOR DETAILED INFORMATION REGARDING FINISHES, DAMPPROOFING, WATERPROOFING, UL ASSEMBLY DESIGNATIONS AND FIREPROOFING REQUIREMENTS, ETC.
   q. ALL MECHANICAL BOLTS AND ADHESIVE ANCHORS SHALL BE SET IN FULLY CURED CONCRETE OR 100% GROUT FILLED MASONRY.

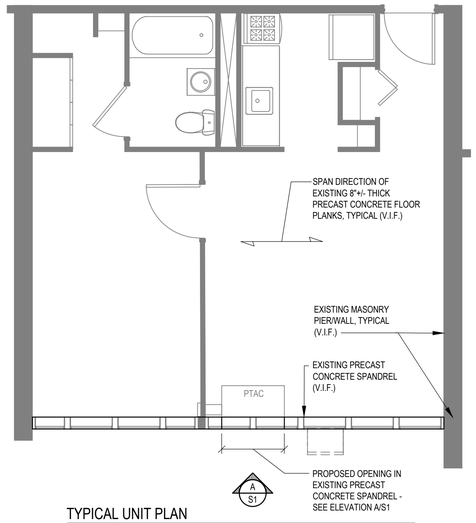
C. CONSTRUCTION (CONTINUED)

   r. CUTTING, PATCHING, DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED WITH METHODS LEAST LIKELY TO DAMAGE ADJACENT ADJOINING CONDITIONS. DAMAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND AT THE EXPENSE OF THE CONTRACTOR.
   s. STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATORY EQUIPMENT. PLACE VIBRATORY EQUIPMENT ON VIBRATION ISOLATORS APPROPRIATE FOR EQUIPMENT AND USE OF SPACE. VIBRATION ISOLATION HAS NOT BEEN PROVIDED BY THE STRUCTURAL ENGINEER.
   t. CONSTRUCTION IS TO BE IN SUCH A MANNER THAT NO CRANE LOADS OR ANY OTHER UNAPPROVED CONSTRUCTION LOADS ARE PLACED ON SLAB-ON-GROUND OR ELEVATED STRUCTURE DURING CONSTRUCTION.

2. SHOP DRAWINGS
   a. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS, INCLUDING ALL CONCRETE AND GROUT MIX DESIGNS AND ADMIXTURES, AS WELL AS PROPOSED OPENINGS IN EXISTING PRECAST CONCRETE SPANDRELS AND ASSOCIATED FRP REINFORCING DESIGNS, MUST BE SUBMITTED BY THE GENERAL CONTRACTOR AND REVIEWED BY THE STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S APPROVAL STAMP CERTIFYING HE HAS VERIFIED ALL CONSTRUCTION CRITERIA INCLUDING FIELD MEASUREMENTS, MATERIAL AND SIMILAR DATA AND HAS CHECKED THE SUBMITTAL FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
   b. REVIEW IS ONLY FOR GENERAL COMPATIBILITY WITH THE DESIGN CONCEPT OF THE COMPLETED PROJECT AS A FUNCTIONING WHOLE AS INDICATED BY THE CONTRACT DOCUMENTS, AND FOR GENERAL CONFORMANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS. ANY REVIEW OR COMMENTS DO NOT MODIFY THE CONTRACTOR'S INDEPENDENT DUTY TO STRICTLY COMPLY WITH THE CONTRACT DOCUMENTS. PROVIDENCE ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES. PROVIDENCE'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OPERATIONS OF CONSTRUCTION OR SAFETY PRECAUTIONS OR PROGRAMS INCIDENTAL THERETO, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR REMAINS RESPONSIBLE FOR DETAIL AND ACCURACY, FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER, AND COORDINATING THE WORK OF ALL TRADES.
   c. UNAUTHORIZED REPRODUCTION OF ANY PORTION OF THE STRUCTURAL DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER MAY BE REJECTED AND RETURNED.
   d. IF THE CONTRACTOR OR OWNER FAILS TO OBTAIN THE STRUCTURAL ENGINEER'S REVIEW OF THE SHOP DRAWINGS, THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT. SHOP DRAWINGS ARE REVIEWED BY THE STRUCTURAL ENGINEER AS A CONVENIENCE TO THE GENERAL CONTRACTOR AND ARE NOT A CONTRACT DOCUMENT.
   e. CONTRACTOR SHALL FURNISH DIMENSIONED SHOP DRAWINGS AT ALL LEVELS LOCATING FLOOR AND ROOF EDGES AND LOCATING ALL SLEEVES AND OPENINGS REQUIRED BY ALL TRADES FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.
   f. AT THE TIME OF SHOP DRAWING SUBMISSION, THE GENERAL CONTRACTOR SHALL INFORM THE STRUCTURAL ENGINEER, IN WRITING, OF ANY DEVIATIONS OR OMISSIONS FROM THE CONTRACT DOCUMENTS.
   g. AFTER REVIEW OF SUBMITTAL, PROVIDENCE WILL INDICATE THE APPROPRIATE ACTION ON SUBMITTAL WITH AN ACTION STAMP TO INDICATE ONE OF THE FOLLOWING:
      1) REVIEWED, NO EXCEPTIONS - WORK MAY PROCEED
      2) REVIEWED, EXCEPTIONS NOTED - WORK MAY PROCEED BASED ON CORRECTIONS INDICATED
      3) REVIEWED, EXCEPTIONS NOTED, RESUBMIT FILE COPY - WORK MAY PROCEED BASED ON CORRECTIONS INDICATED
      4) REJECTED, REVISE AND RESUBMIT - WORK MAY NOT PROCEED
      5) INFORMATION ONLY - INFORMATION ONLY SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO QUALITY CONTROL PROCEDURES, MATERIAL CERTIFICATES, MANUFACTURER DATA, INSPECTION REPORTS, AND CLOSEOUT DOCUMENTS.
   h. PROVIDENCE IS NOT RESPONSIBLE FOR RESUBMITTALS NOR TRACKING PROGRESS OF RESUBMITTALS.

D. DELEGATED DESIGN SUBMITTALS

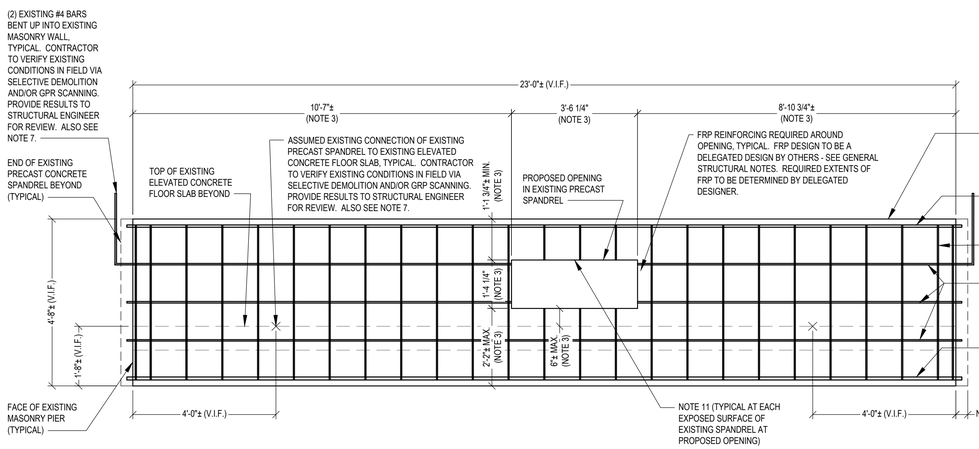
1. STRUCTURAL SYSTEMS DESIGNATED TO BE DELEGATED DESIGNS SHALL BE PERFORMED BY THE CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER (SSE) WHO IS LICENSED IN THE PROJECT LOCATION. THE SPECIALTY STRUCTURAL ENGINEER IS RESPONSIBLE FOR THE DELEGATED PORTIONS OF THE WORK.
2. AS THE STRUCTURAL ENGINEER OF RECORD (SEOR) FOR THE REMAINDER OF THE WORK OF THIS PROJECT (PORTIONS NOT DELEGATED), PROVIDENCE WILL PROVIDE DESIGN CRITERIA AND DESIGN INTENT FOR THE SPECIALTY STRUCTURAL ENGINEER'S USE IN PREPARING THE DELEGATED DESIGN. IF THE SPECIALTY STRUCTURAL ENGINEER DETERMINES THERE IS INSUFFICIENT DESIGN INFORMATION OR PROJECT LIMITATIONS, A TIMELY REQUEST FOR INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION.
3. LOADS IMPOSED BY THE DELEGATED DESIGN ASSEMBLIES ON THE REMAINDER OF THE WORK SHALL BE CLEARLY PROVIDED BY THE SSE FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD (PROVIDENCE).
4. THE CONTRACTOR SHALL SUBMIT DELEGATED DESIGN DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY THE SPECIALTY STRUCTURAL ENGINEER LICENSED IN THE PROJECT'S JURISDICTION.
   a. DELEGATED DESIGN SUBMITTALS SHALL INDICATE THAT PRODUCTS AND SYSTEMS COMPLY WITH PERFORMANCE AND DESIGN CRITERIA IN THE CONTRACT DOCUMENTS AND RELEVANT CODES. INCLUDE LIST OF LOADS, CODES AND OTHER RELEVANT FACTORS USED IN PERFORMING THE DELEGATED DESIGN.
   b. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING MOST CURRENT CONTRACT DOCUMENTATION INCLUDING REVISIONS, ADDENDA, RFI RESPONSES, ETC. TO THE SPECIALTY STRUCTURAL ENGINEER(S). SPECIALTY STRUCTURAL ENGINEER(S) SHALL PROVIDE A LIST OF RELEVANT DOCUMENTS AND CORRESPONDING DATES OF ISSUANCE AS PART OF THEIR SUBMITTAL.
   c. THE SUBMITTED DRAWINGS AND CALCULATIONS SHALL CLEARLY SHOW THE LOAD REACTIONS AS APPLIED TO THE BUILDING STRUCTURE.
   d. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD (PROVIDENCE) SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT PARAMETERS INDICATED ON THE CONTRACT DOCUMENTS. THE STRUCTURAL ENGINEER OF RECORD (PROVIDENCE) WILL CONFIRM THE DELEGATED DESIGN PARAMETERS (INPUT) CONFORM WITH THE SPECIFIED DESIGN CRITERIA AND DESIGN INTENT; HOWEVER, THE SPECIALTY STRUCTURAL ENGINEER IS SOLELY RESPONSIBLE FOR THEIR WORK.
5. LIST OF DELEGATED DESIGN ASSEMBLIES INCLUDED IN CONTRACT:
   a. FRP REINFORCING AT EXISTING PRECAST CONCRETE SPANDRELS
      1) DESIGNS SHALL ACCOUNT FOR ALL VERTICAL AND LATERAL LOADS REQUIRED BY APPLICABLE BUILDING CODES.
      2) SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.



TYPICAL UNIT PLAN

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

NOTES:
1. SEE ARCHITECTURAL AND/OR MECHANICAL DRAWINGS FOR LOCATIONS OF EXISTING PRECAST CONCRETE SPANDRELS AFFECTED BY PROPOSED HOLE FOR PROPOSED PTAC UNIT (TYPICAL).



NOTES:
1. EXISTING REINFORCING BAR SIZES AND LOCATIONS SHOWN ARE ASSUMED BASED ON SCANS/PHOTOS OF EXISTING STRUCTURAL DRAWINGS PROVIDED. ENGINEERING FIRM AND DATE ON EXISTING DRAWINGS ARE DIFFICULT TO DETERMINE FROM SCANS/PHOTOS PROVIDED. GPR SCANNING BY CONTRACTOR IS REQUIRED TO DOCUMENT/CONFIRM SIZES AND LOCATIONS OF EXISTING REINFORCING BARS AND STIRRUPS SHOWN PRIOR TO CONSTRUCTION. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES. SUBMIT RESULTS OF ALL GPR SCANNING TO STRUCTURAL ENGINEER FOR REVIEW.
2. TESTING SHALL BE PERFORMED BY OTHERS TO VERIFY THAT EXISTING HORIZONTAL REINFORCING BARS HAVE MINIMUM YIELD STRENGTH OF 60 KSI.
3. COORDINATE DIMENSIONS TO PROPOSED OPENING, AS WELL AS SIZE OF PROPOSED OPENING, WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. PROVIDE FINAL DIMENSIONS TO ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. SEE ELEVATION NOTE.
4. MINIMUM REQUIRED VERTICAL CLEAR DISTANCE TO EXISTING HORIZONTAL REINFORCING BARS AT PROPOSED OPENING = 1 1/2".
5. ASSUMED DISTANCE FROM FACE OF SPANDREL (NOT INCLUDING RIBS) TO CENTERLINE OF HORIZONTAL BAR = 2", TYPICAL. CONTRACTOR TO VERIFY IN FIELD PER GPR SCANNING.
6. EXISTING PRECAST SPANDRELS ARE ASSUMED TO HAVE MAINTAINED THEIR FULL SECTION PROPERTIES ALONG THEIR ENTIRE LENGTH. CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY AND ALL LOCATIONS THAT HAVE OPENINGS OR HAVE EXPERIENCED DISTRESS INCLUDING SPALLING, DELAMINATION, AND/OR CRACKING.
7. PROVIDENCE HAS NOT PERFORMED A FIELD SURVEY OF EXISTING CONDITIONS AND IS NOT AWARE OF ANY AREAS IN THE EXISTING BUILDING THAT SHOW VISIBLE SIGNS OF STRUCTURAL DISTRESS. INFORMATION SHOWN IS ASSUMED BASED ON EXISTING DRAWINGS PROVIDED. THE CONTRACTOR SHALL REVIEW EXISTING CONDITIONS OF THE MAIN BUILDING STRUCTURE AT ALL EXISTING PRECAST CONCRETE SPANDREL BEARING AND TIE-BACK CONNECTION LOCATIONS (TO FLOOR PLANKS AND TO PIERS/WALLS AT ENDS OF SPANDRELS), AS WELL AS REVIEW EXISTING CONDITIONS OF EXISTING PIERS/WALLS SUPPORTING EXISTING SPANDRELS OVER THE FULL HEIGHT OF THE SUBJECT PIERS/WALLS, AND NOTIFY THE STRUCTURAL ENGINEER OF ANY SIGNS OF STRUCTURAL DISTRESS INCLUDING RUSTING, SPALLING, DELAMINATION, AND/OR CRACKING.
8. CONTRACTOR TO CONFIRM THAT EXISTING PRECAST CONCRETE SPANDRELS ARE NON-LOAD-BEARING. SEE ASSUMED SPAN DIRECTION OF EXISTING PRECAST CONCRETE FLOOR PLANKS ON "TYPICAL UNIT PLAN" ON THIS SHEET. GRP SCANNING BY CONTRACTOR IS REQUIRED TO CONFIRM SPAN DIRECTION OF EXISTING FLOOR PLANKS.
9. ASSUMED 4" MINIMUM BEARING LENGTH OVER FULL THICKNESS OF EXISTING SPANDREL, TYPICAL (V.I.F.). SEE ELEVATION NOTE. ALSO SEE NOTE 7.
10. ALL CONSTRUCTION, INCLUDING CUTTING OF EXISTING PRECAST SPANDRELS FOR NEW PROPOSED OPENINGS, SHALL BE PERFORMED IN A MANNER THAT DOES NOT DISTURB OR COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE AND ASSOCIATED CONNECTIONS OF EXISTING SPANDRELS TO SUPPORTING STRUCTURE.
11. COAT EACH EXPOSED SURFACE OF EXISTING PRECAST CONCRETE SPANDREL AT PROPOSED OPENING, INCLUDING ENDS OF EXISTING REINFORCING BARS THAT ARE CUT, WITH SIKA FERROGARD 908.

A S1 ELEVATION A

SCALE: 1/2" = 1'-0"

Fukui Architects Pc
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Providence Job Number: 250132

NOT FOR CONSTRUCTION BID AND PERMIT SET 04/01/26

seal

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JASON DAVID KUKURLO — ENGINEER — PE085225

04/01/26

general notes

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

revisions

04-01-2026. ISSUED FOR BID AND PERMIT.

project title

Owner:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Client:
HACP
412 Boulevard of the Allies
Pittsburgh, PA 15219

Project Location:
HACP Murray Towers
2825 Murray Ave.
Pittsburgh, PA 15217

drawing title

GENERAL STRUCTURAL NOTES, UNIT PLAN AND DETAILS

scale	As Noted
date	04.01.2026
no.	of.

Sheet No.

S1

Project #2338

HVAC DEMOLITION SYMBOLS:

- DEMOLISHED SUPPLY DUCT UP/DOWN
- DEMOLISHED RETURN DUCT UP/DOWN
- DEMOLISHED SUPPLY/RETURN DUCT
- DEMOLISHED THERMOSTAT/CONTROLS
- DEMOLISHED STEAM PIPING
- DEMOLISHEDCONDENSATE RETURN PIPING
- DEMOLISHED CHILLED WATER SUPPLY PIPING
- DEMOLISHED CHILLED WATER RETURN PIPING
- DEMOLISHED CONDENSER WATER SUPPLY PIPING
- DEMOLISHED CONDENSER WATER RETURN PIPING
- DEMOLISHED ELBOW DOWN
- DEMOLISHED ELBOW UP

HVAC SYMBOLS & LEGEND:

- NEW DUCT (WIDTH x DEPTH, NOT INCLUDING INSULATION)
- DUCT WITH INTERNAL LINING
- SUPPLY DUCT (UP & DOWN)
- EXHAUST DUCT (UP & DOWN)
- FLEXIBLE CONNECTION
- ELBOW (PROVIDE ALL SQUARE OR RECTANGULAR ELBOWS WITH VANES ON SUPPLY AIR)
- VANED ELBOW (SHORT RADIUS)
- STANDARD RADIUS ELBOW
- VANED ELBOW & AIR SPLIT TYPE DUCT TAKE-OFF
- CONNECT NEW DUCT TO EXISTING DUCT
- INCLINED RISE, IN DIRECTION OF AIR FLOW
- INCLINED DROP, IN DIRECTION OF AIR FLOW
- MANUAL SPLITTER DAMPER
- STANDARD BRANCH SUPPLY OR
- RETURN, NO SPLITTER (45° TAP)
- CEILING DIFFUSERS
- SUPPLY TOP REGISTER OR GRILLE (WALL TYPE)
- EXHAUST OR RETURN CEILING REGISTER OR GRILLE
- EXHAUST OR RETURN BOTTOM REGISTER OR GRILLE (WALL TYPE)
- EXHAUST OR RETURN REGISTER OR TOP GRILLE (WALL TYPE)
- MANUAL VOLUME DAMPER
- HORIZONTAL FIRE DAMPER
- VERTICAL FIRE DAMPER
- VERTICAL FIRE SMOKE DAMPER
- BACK DRAFT DAMPER
- MOTORIZED DAMPER
- DUCT MOUNTED COIL (HOT WATER OR STEAM COIL)
- VARIABLE VOLUME TERMINAL UNIT
- FAN POWERED VARIABLE VOLUME TERMINAL UNIT
- UNIT HEATER (HORIZONTAL)

HVAC SYMBOLS & LEGEND (CONT.):

- REFRIGERANT LIQUID
- REFRIGERANT SUCTION
- REFRIGERANT HOT GAS
- CONDENSER WATER TO TOWER
- CONDENSER WATER FROM TOWER
- CHILLED WATER SUPPLY
- CHILLED WATER RETURN
- CHILLED GLYCOL-WATER SUPPLY
- CHILLED GLYCOL-WATER RETURN
- CONDENSATE
- HOT WATER HEATING SUPPLY
- HOT WATER HEATING RETURN
- HOT GLYCOL-WATER HEATING SUPPLY
- HOT GLYCOL-WATER HEATING RETURN
- STEAM SUPPLY
- STEAM CONDENSATE RETURN
- PIPE CONNECTION, 45° OR 90°
- CAPPED OUTLET
- RISE OR DROP IN PIPE
- UNION
- STRAINER
- THERMOMETER
- PRESSURE GAGE
- WATER FLOW MEASURING DEVICE
- ANCHOR
- REDUCER OR INCREASER
- GATE VALVE
- GLOBE VALVE
- GATE VALVE WITH 3/4 " HOSE ADAPTER
- CHECK VALVE
- ANGLE GLOBE VALVE
- BUTTERFLY VALVE
- BALL VALVE
- BALANCING VALVE
- CIRCUIT SETTER
- STRAIGHT-THRU MODULATING CONTROL VALVE
- STRAIGHT-THRU TWO POSITION CONTROL VALVE
- THREE-WAY MODULATING CONTROL VALVE
- AUTOMATIC FLOW CONTROL VALVE
- SAFETY OR PRESSURE RELIEF VALVE
- PRESSURE REDUCING VALVE
- MANUAL AIR VENT
- TEST PLUG (PRESSURE/TEMPERATURE)
- POINT OF CONNECTION BETWEEN NEW AND EXISTING WORK
- THERMOSTAT
- HUMIDISTAT
- DUCT DETECTOR
- DUCT HIGH PRESSURE SENSOR
- DUCT STATIC PRESSURE SENSOR
- CARBON DIOXIDE SENSOR
- DETAIL NUMBER
- DRAWING NUMBER WHERE DRAWN
- SECTION LETTER
- DRAWING NUMBER WHERE SHOWN
- VARIABLE AIR VOLUME
- AHU SYSTEM #
- BOX #
- TYPICAL UNIT NO.
- CFM
- DIAMETER
- DIFFUSER CALLOUT
- RETURN/EXHAUST/TRANSFER GRILLE

HVAC ABBREVIATIONS:

AC	AIR CONDITIONING UNIT
ACC	AIR COOLED CONDENSER
ACCU	AIR COOLED CONDENSING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
BFC	BELOW FINISHED CEILING
BIW	BACKWARD INCLINED WHEEL
BG	BOTTOM GRILLE (WALL TYPE)
BJ	BETWEEN JOISTS
BOD	BOTTOM OF DUCT
BR	BOTTOM REGISTER (WALL TYPE)
C	CONVERTOR
CC	COOLING COIL
CCF	CENTRIFUGAL CEILING FAN
CD	CEILING DIFFUSER
CF	CENTRIFUGAL FAN
CG	CEILING GRILLE
CH	CHILLER UNIT
CO	CLEAN OUT
COMP.	COMPRESSOR
CONV.	CONVECTOR
CP	CONDENSATE PUMP
CR	CEILING REGISTER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
CW	COLD WATER
Db	DRY BULB TEMPERATURE
dB	DECIBELS
DD	DUCT SMOKE DETECTOR
Dp	DEWPOINT TEMPERATURE
DPR	DAMPER
DWG(S)	DRAWING(S)
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EC	ELECTRICAL CONTRACTOR
EDH	ELECTRIC COIL DUCT HEATER
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFR	EXHAUST FAN ROOF
EMD	END OF MAIN DRIP (STEAM)
ERV	ENERGY RECOVERY UNIT
ERP	ELECTRIC RADIANT CEILING PANEL
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EX	EXISTING
ETR	EXISTING TO REMAIN
FC	FAN COIL UNIT
FCW	FORWARD CURVED FAN
FLR	FLOOR
FDPR	FIRE DAMPER
FTR	FIN TUBE RADIATION
GH	GRAVITY HOOD
GC	GENERAL CONTRACTOR
GRV	GRAVITY RELIEF VENTILATOR
HC	HEATING COIL
HD	HOOD
HEX	HEAT EXCHANGER
HF	HEPA FILTER
HP	HORSEPOWER
HPR	HIGH PRESSURE STEAM CONDENSATE RETURN
HPS	HIGH PRESSURE STEAM
HRP	HYDRONIC RADIANT CEILING PANEL
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
IFB	INTEGRAL FACE AND BYPASS
IU	INDUCTION UNIT
IV	INLET VANES
LCD	LINEAR CEILING DIFFUSER
LPR	LOW PRESSURE STEAM CONDENSATE RETURN
LPS	LOW PRESSURE STEAM
LBS/HR	POUNDS PER HOUR
MA	MAKEUP AIR
MB	MIXING BOX
MC	MECHANICAL CONTRACTOR
MAX	MAXIMUM
MIN	MINIMUM
NOM	NOMINAL
NO	NORMALLY OPEN
NC	NORMALLY CLOSED
OA	OUTDOOR AIR
P	PUMP
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RF	RETURN FAN
RH	REHEAT COIL
Rh	RELATIVE HUMIDITY
RV	POWER TYPE ROOF VENTILATOR
SA	SUPPLY AIR
SD	SMOKE DAMPER
Sp. Gr.	SPECIFIC GRAVITY
SP	STATIC PRESSURE
SPS	STATIC PRESSURE SENSOR
TJ	THROUGH JOISTS
TYP	TYPICAL
UC	UNDERCUT
UH	UNIT HEATER
UJ	UNDER JOISTS
UV	UNIT VENTILATOR
VAV	VARIABLE AIR VOLUME
VCC	VOLUMETRIC CONTROL CENTER
VD	VOLUME DAMPER (MANUAL OPPOSED BLADE)
VFD	VARIABLE FREQUENCY DRIVE
VP	VACUUM PUMP
VR	VACUUM STEAM CONDENSATE RETURN
Wb	WET BULB TEMPERATURE
WF	WATER FILTER
WFMD	WATER FLOW MEASURING DEVICE
WP	WEATHER PROOF

HVAC GENERAL NOTES:

1. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AND ALL APPLICABLE CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE LATEST APPLICABLE EDITIONS OF NFPA, IEEE, OSHA, SMACNA, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL BUILDING CODE, STATE, COUNTY, AND LOCAL CODES.
2. HVAC CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE AND OPERABLE SYSTEM AS PART OF THE CONTRACT. FAILURE TO REVIEW DOES NOT RELIEVE THE CONTRACTOR OF FULFILLING THE CONTRACTUAL OBLIGATIONS.
3. THE HVAC CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL TAXES, FEES, AND OTHER COSTS IN CONNECTION WITH HIS WORK. THE CONTRACTOR SHALL FILE ALL NECESSARY APPROVALS OF ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK JURISDICTION. THE CONTRACTOR SHALL INCLUDE IN HIS SCOPE OF WORK, WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS.
4. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, RIGGING, APPLIANCES, TOOLS AND ACCESSORIES REQUIRED TO PROVIDE, INSTALL, CONNECT, AND TEST THE COMPLETE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AND ASSOCIATED EQUIPMENT IN ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS.
5. THE EXACT MOUNTING HEIGHTS AND LOCATIONS OF ALL HVAC EQUIPMENT SHALL BE FIELD VERIFIED AND COORDINATED WITH ALL OTHER MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND STRUCTURAL SYSTEMS.
6. COORDINATE INSTALLATION OF ALL NEW WORK WITH ARCHITECTURAL AND STRUCTURAL PLANS AND ALL OTHER TRADES. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. PROVIDE ALL NECESSARY OFFSETS AND TRANSITIONS WITH AREAS EQUIVALENT TO DUCT SIZES INDICATED ON DRAWINGS.
7. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL DIMENSIONS AND STRUCTURAL STEEL LOCATIONS AND SIZES. COORDINATE INSTALLATION OF ALL PIPING AND DUCTWORK, AND INSTALL ALL PIPING IN JOIST SPACE OR AS HIGH AS POSSIBLE TO PERMIT INSTALLATION OF ALL DUCTWORK, OFFSET DUCTWORK AS REQUIRED IN ORDER TO ACCOMMODATE WORK OF ALL OTHER TRADES.
8. DO NOT INSTALL ANY MECHANICAL WORK ABOVE ELECTRICAL PANELS OR EQUIPMENT.
9. FOR ALL BRANCH DUCT CONNECTIONS TO MAIN TRUNK, PROVIDE 45 DEGREE TRANSITION FITTING OR CONICAL TAP FOR ROUND DUCT. BUTT FITTINGS ARE NOT PERMITTED. PROVIDE MANUAL VOLUME DAMPER WITH LOCKING QUADRANT IN ALL BRANCH RUNOUTS TO GRILLES AND DIFFUSERS.
10. PROVIDE MITERED ELBOW WITH TURNING VANES OR ELBOW WITH CENTERLINE RADIUS EQUAL TO 1.5 TIMES DUCT WIDTH AT ALL CHANGES IN DIRECTION.
11. INSTALL ALL FIRE DAMPERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE UL FIRE DAMPERS WITH BLADES OUT OF AIR STREAM. PROVIDE ACCESS DOOR AT ALL FIRE DAMPER LOCATIONS. FIRE DAMPERS IN RETURN AIR TRANSFER DUCTS ONLY MAY HAVE BLADES IN AIR STREAM.
12. THE FINISH AND COLOR OF ALL EXPOSED DUCTWORK, EQUIPMENT, AND AIR DEVICES SHALL BE COORDINATED WITH THE ARCHITECT. DUCTWORK THAT IS TO BE PAINTED SHALL BE OIL FREE.
13. VERIFY ALL EQUIPMENT VOLTAGES WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.
14. PROVIDE DISCONNECT SWITCHES FOR ALL HVAC EQUIPMENT INCLUDING WEATHERPROOF UNITS AS REQUIRED.
15. PROVIDE PHASE LOSS PROTECTION FOR ALL POLY-PHASE MOTOR DEVICES.
16. THE FINAL LOCATION OF AIR DEVICES MUST BE COORDINATED WITH THE REFLECTED CEILING PLAN AND ALL OTHER MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND STRUCTURAL SYSTEMS.
17. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET STEEL, EXCEPT WHERE NOTED, IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE ASHRAE, NFPA, AND SMACNA RECOMMENDATIONS. SIZES AS SHOWN INDICATE INSIDE CLEAR DIMENSIONS OF THE AIR PASSAGE.
18. DUCT SIZES MUST BE VERIFIED FOR CLEARANCES AT THE JOB SITE PRIOR TO FABRICATION. DIMENSIONS MAY BE CHANGED TO ACCOMMODATE CONSTRUCTION AS LONG AS EFFECTIVE CROSS-SECTIONAL AREA IS MAINTAINED.
19. ALL CEILING MOUNTED EQUIPMENT MUST BE SUPPORTED DIRECTLY FROM BUILDING STRUCTURE WITH COMBINATION SPRING AND NEOPRENE- IN-SHEAR HANGERS AND ROD. PROVIDE SUPPLEMENTARY STEEL AS REQUIRED TO ADEQUATELY SUPPORT THE LOAD.
20. PROVIDE FLEXIBLE CONNECTIONS AND VIBRATION ISOLATION ON ALL HVAC EQUIPMENT .
21. HVAC EQUIPMENT SHALL NOT RUN DURING CONSTRUCTION.
22. PROVIDE AIR VENTS AT HIGHEST POINTS OF HYDRONIC SYSTEM.
23. ALL MOTORS SHALL BE NEMA PREMIUM EFFICIENCY MOTORS.
24. PROVIDE COGGED BELTS FOR ALL FAN DRIVES.
25. M.C. SHALL BE RESPONSIBLE FOR ALL LOOSE LINTELS NECESSARY FOR INSTALLATION OF HIS MATERIALS. SIZES OF LINTELS SHOWN ON STRUCTURAL DRAWINGS.

HVAC GENERAL NOTES (CONT.):

26. CONTRACTOR TO VERIFY THAT ALL MATERIALS, CONDUITS, PIPES, AND WIRING SHALL BE PLENUM RATED IF EXPOSED IN PLENUM SPACE. NON-PLENUM RATED MATERIALS MUST BE PROTECTED SUCH THAT A PLENUM RATING IS MAINTAINED BETWEEN THE MATERIAL OR DEVICE AND THE PLENUM SPACE. CONTRACTOR SHALL NOTIFY ENGINEER IF NON-PLENUM-RATED WIRING EXISTS.
27. ALL METALLIC AND NON-METALLIC DUCTWORK JOINTS AND SEAMS SHALL BE SEALED, TAPED OR GASKETED.
28. ALL METALLIC AND NON-METALLIC DUCTWORK JOINTS AND SEAMS SHALL BE SEALED, TAPED OR GASKETED.THE MECHANICAL CONTRACTOR SHALL HAVE A THIRD PARTY CONTRACTOR TEST AND BALANCE ALL SYSTEMS PER DESIGN DOCUMENTS. PROVIDE A COPY OF THE TESTING AND BALANCING REPORT TO THE ENGINEER AND A COPY TO THE MECHANICAL INSPECTOR FOR REVIEW.
29. ALL CONTROL DEVICES, HEAT EXCHANGERS, AND HVAC SYSTEM COMPONENTS SHALL BE ACCESSIBLE WIHTOUT DISABLING FUNCTION OR VIOLATING A FIRE RATED ASSEMBLY OR REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, VENTING SYSTEMS OR PIPING/DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED. A LEVEL WORKING SURFACE OF AT LEAST 30" DEEP BY 30" WIDE SHALL BE PROVIDED ON CONTROL SIDE OF APPLIANCE.
30. FLOAT CONTROL SWITCHES SHALL BE INSTALLED ON ALL HVAC EQUIPMENT IN WHICH CONDENSATE DRAIN PIPING IS UTILIZED AND REQUIRED. A DETECTION OF OVERFLOW OR FAILURE BY THE FLOAT CONTROL SWITCH SHALL DEACTIVATE THE HVAC EQUIPMENT IT IS ASSOCIATED WITH.
31. CONDENSATE PUMPS SHALL BE CONNECTED TO APPLIANCES OR EQUIPMENT WHERE NOTED SUCH THAT WHEN THE CONDENSATE PUMP FAILS, THE APPLIANCE OR EQUIPMENT BEING SERVED BY THE PUMP WILL BE DE-ENERGIZED AND SHALL SHUT DOWN. FLOAT CONTROLS SHALL BE WIRED IN SERIES WITH HVAC EQUIPMENT TO ENSURE THIS CONDITION.
32. THE MAXIMUM LENGTH OF EXHAUST DUCT FOR A DRYER SHALL BE DETERMINED BY THE INSTALLATION AND MAXIMUM EQUIVALENT LENGTH REQUIREMENTS OF THE DRYER MANUFACTURER.
33. REFRIGERATION ACCESS PORTS SHALL BE PROTECTED IN ACCORDANCE WITH IMC 2018 SECTION 1101.10 WHENEVER REFRIGERANT IS ADDED TO OR REMOVED FROM REFRIGERATION OR AIR CONDITIONING SYSTEMS.
34. CONDENSATE DRAIN LINES TO BE CONFIGURED OR EQUIPPED TO ALLOW FOR MAINTENANCE OF THE DRAIN. CAPS OR TEES, CROSS FITTINGS, UNIONS, REMOVABLE MECHANICAL CUFFLINKS AND SPECIALTY DEVICES MAY BE USED TO ALLOW FOR MAINTENANCE OF CONDENSATE DRAIN PIPING.
35. ALL EXHAUST AIR AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES. BIRDSCREENS ARE TO BE PROVIDED FOR ALL MECHANICAL AIR INTAKE AND EXHAUST OUTLET LOUVERS.

HVAC DEMOLITION GENERAL NOTES:

1. ALL HVAC EQUIPMENT TO BE DEMOLISHED. THE CONTRACTOR IS TO REMOVE ALL SYSTEMS IN IT'S ENTIRELY, REMOVE ALL DUCTWORK, PIPING PERIMETER ELECTRIC HEATING AND HVAC CONTROLS.
2. HVAC CONTRACTOR SHALL PROVIDE ALL LABOR FOR A COMPLETE DEMOLITION AS PART OF THE CONTRACT.
3. COORDINATE REMOVAL OF EXISTING SYSTEMS W/ GENERAL CONTRACTOR AND CONSTRUCTION MANAGER AS TO NOT DISTURB EXISTING TO REMAIN WALLS & CEILINGS.
4. ALL CONSTRUCTION DEBRIS TO BE DISPOSED OF IN ACCORDANCE W/ THE GENERAL CONTRACTOR'S REQUIREMENTS.

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JONATHAN C. IAMS — ENGINEER — 054899-E

general notes

revisions

1 12.10.2025 50% CD SET
2 03.13.2026 FOR OWNERS REVIEW AND UFAS
3 04.01.2026 PERMIT SET

project title

Owner:
Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

Client:

Project Location:
Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

drawing title

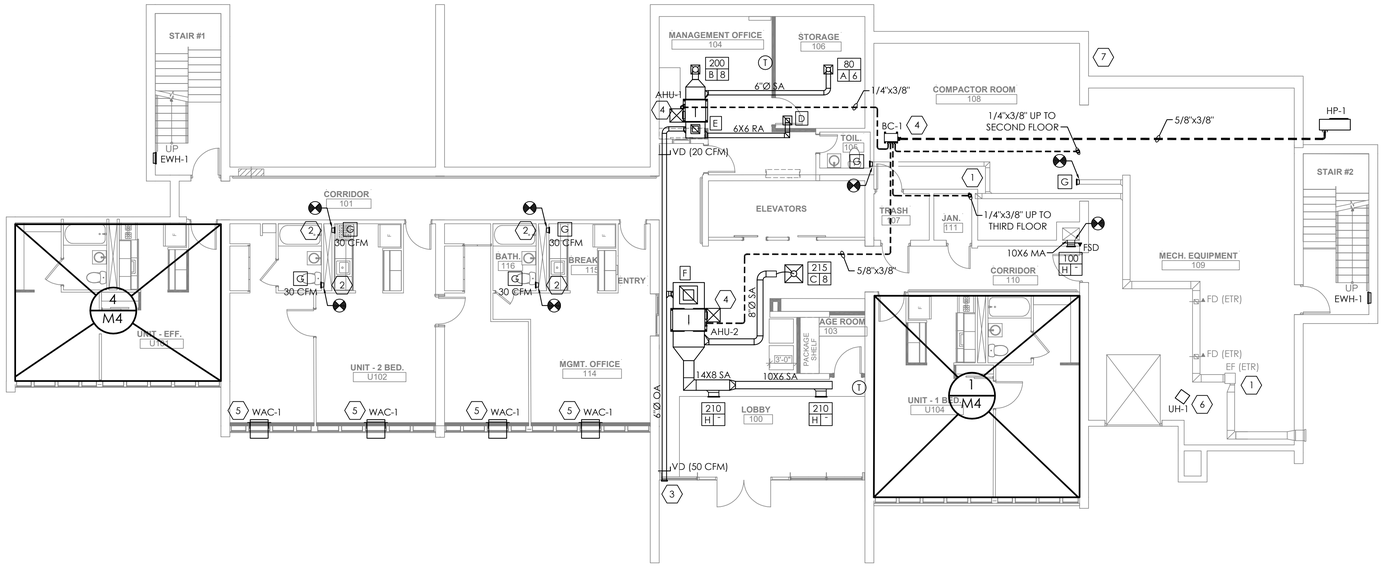
MECHANICAL
COVER SHEET

scale	As Noted
date	08/19/2025
no.	of.

Sheet No.

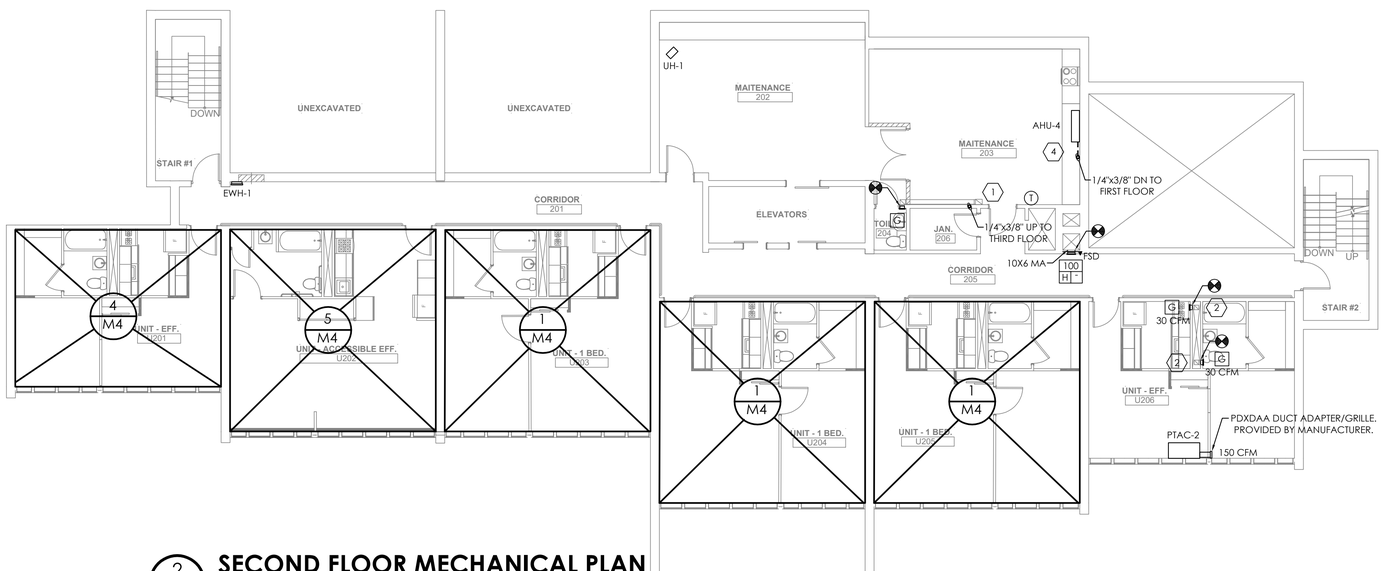
M0

Project #2429



1 M1 **FIRST FLOOR MECHANICAL PLAN**

1/8"=1'-0"



2 M1 **SECOND FLOOR MECHANICAL PLAN**

1/8"=1'-0"

DRAWING NOTES

1. ALL EXHAUST DUCTWORK IS EXISTING TO REMAIN.
2. PROVIDE NEW EXHAUST GRILLE AND CONNECT TO EXISTING SHAFT.
3. PROVIDE WALL CAP AT WALL FOR OA DUCT.
4. CONDENSATE ROUTED TO NEAREST JANITORS CLOSET SINK. MAINTAIN 1/8" VERTICAL PER EVERY 12" HORIZONTAL SLOPE. FIELD COORDINATE ROUTING.
5. PROVIDE WALL SLEEVE FOR NEW SLIDE-OUT AC UNIT. COORDINATE FINAL LOCATION WITH ARCHITECT.
6. DEMO AND CAP EXISTING GAS LINE.
7. CAP MAIN GAS LINE. DEDICATE GAS LINE TO NEW MAKEUP AIR UNIT ON ROOF.

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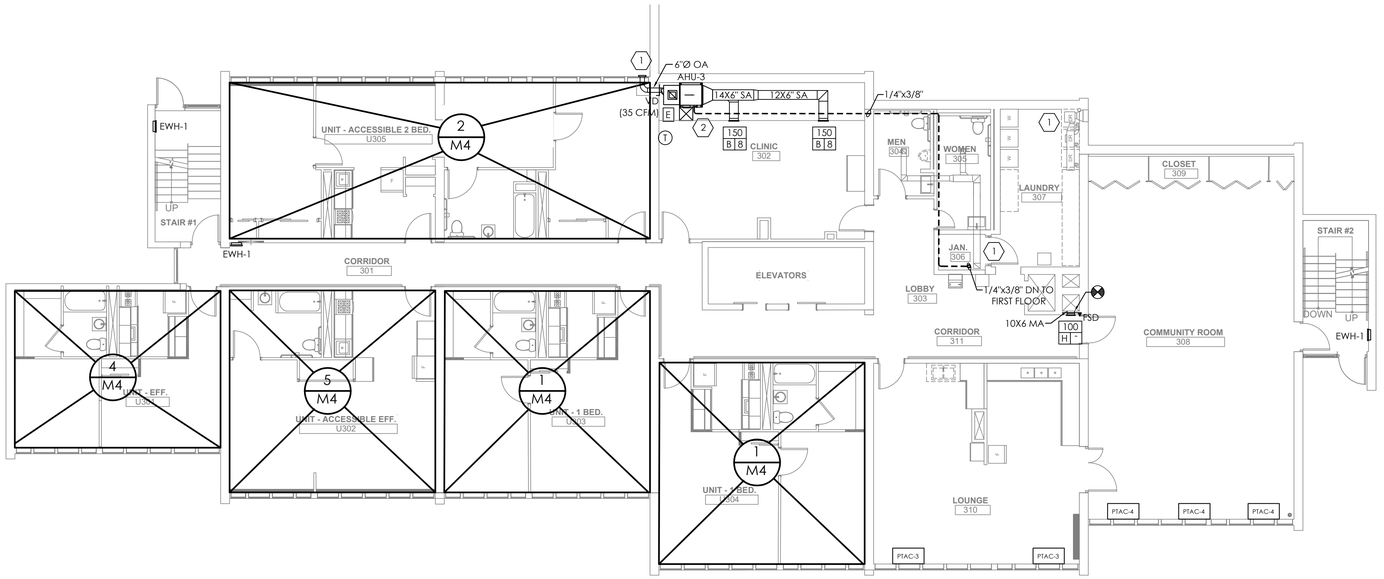
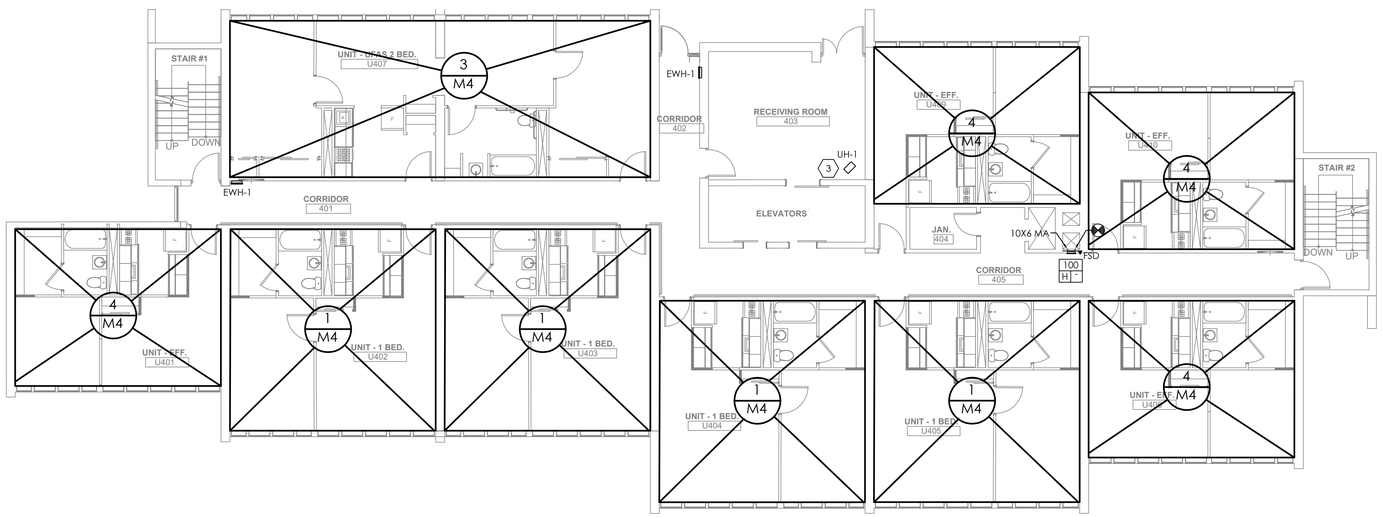
MECHANICAL FLOOR PLANS

scale	Sheet No.
As Noted	M1
date: 08/19/2025	
no. / of.	Project #2429



THIRD FLOOR MECHANICAL PLAN

1/8"=1'-0"



FOURTH FLOOR MECHANICAL PLAN

1/8"=1'-0"

DRAWING NOTES

1. PROVIDE WALL CAP AT WALL FOR OA DUCT.
2. CONDENSATE ROUTED TO NEAREST JANITORS CLOSET SINK. MAINTAIN 1/8" VERTICAL PER EVERY 12" HORIZONTAL SLOPE. FIELD COORDINATE ROUTING.
3. DEMO AND CAP EXISTING GAS LINE.

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drawing title

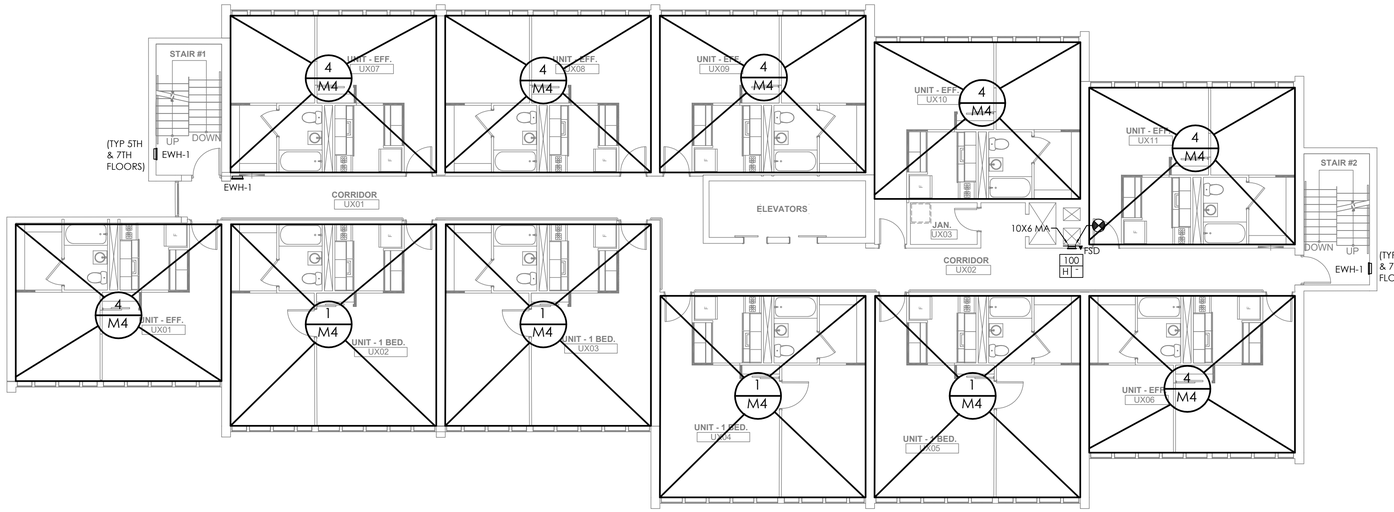
MECHANICAL FLOOR PLANS

scale	As Noted
date	08/19/2025
no.	of.

Sheet No.

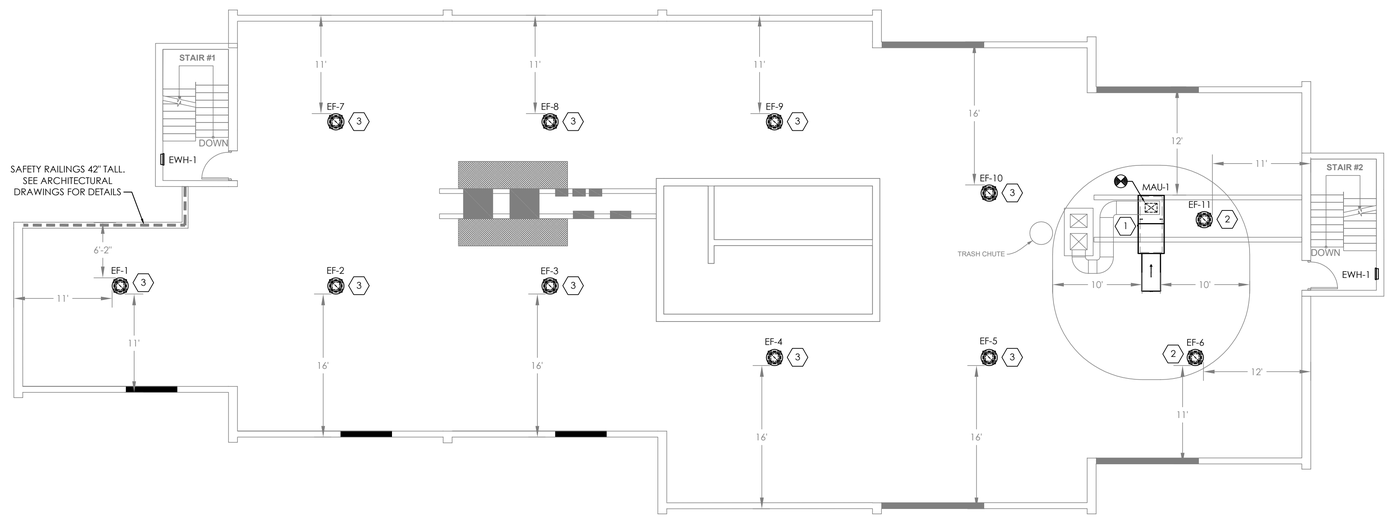
M2

Project #2429



1 M3 **TYPICAL 5TH THRU 8TH FLOOR MECHANICAL PLAN**

1/8"=1'-0"



2 M3 **ROOF MECHANICAL PLAN**

1/8"=1'-0"

DRAWING NOTES

1. INSTALL NEW MAKEUP AIR UNIT ON EXISTING ROOF CURB. CONNECT TO EXISTING MAKEUP AIR RISER. UNIT IS TO BE MINIMUM 10 FEET FROM EXISTING TRASH CHUTE.
2. INSTALL NEW UP-BLAST ROOFTOP EXHAUST FAN ON EXISTING ROOF CURB. DISCHARGE OPENING OF EXHAUST FAN MUST BE MINIMUM 36" HIGHER THEN MAKEUP AIR UNIT'S INTAKE HOOD.
3. INSTALL NEW UP-BLAST ROOFTOP EXHAUST FAN ON EXISTING ROOF CURB.

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general notes

revisions

1 12.10.2025 50% CD SET
2 03.13.2026 FOR OWNERS REVIEW AND UFAS
3 04.01.2026 PERMIT SET

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Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

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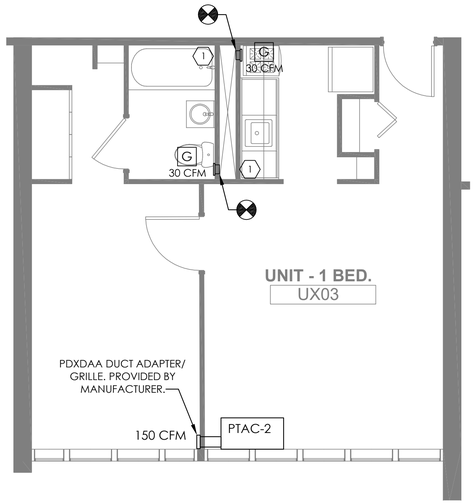
drawing title

MECHANICAL FLOOR PLANS

scale	Sheet No.
As Noted	M3
date: 08/19/2025	Project #2429
no. / of.	

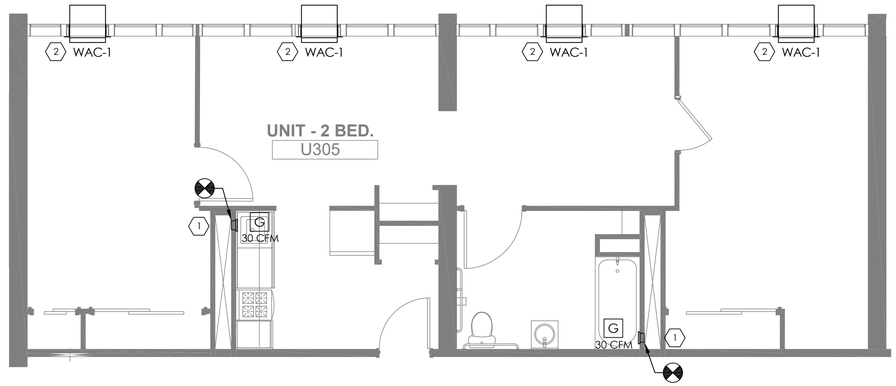
DRAWING NOTES

1. PROVIDE NEW EXHAUST GRILLE AND CONNECT TO EXISTING SHAFT.
2. PROVIDE WALL SLEEVE FOR NEW SLIDE-OUT AC UNIT. COORDINATE FINAL LOCATION WITH ARCHITECT.
3. 7-DAY PROGRAMMABLE THERMOSTAT TO BE WIRED TO ASSOCIATED AIR HANDLING UNIT (MOUNT AT 44" A.F.F.). CONTRACTOR TO VERIFY FINAL LOCATION WITH ARCHITECT/OWNER.



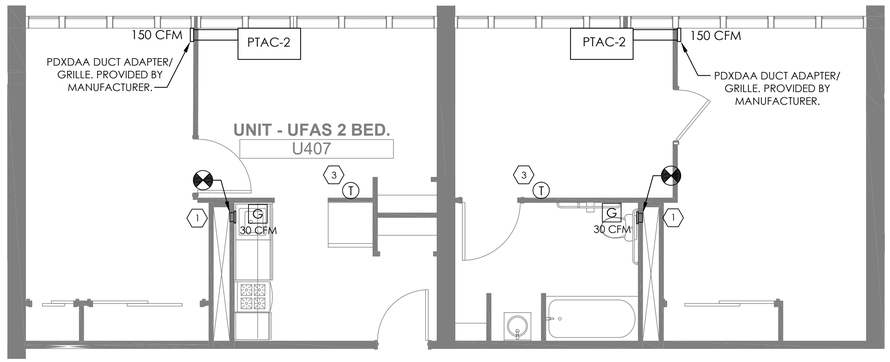
1 M4 **TYPICAL UNIT 1 MECHANICAL PLAN**

1/4"=1'-0"



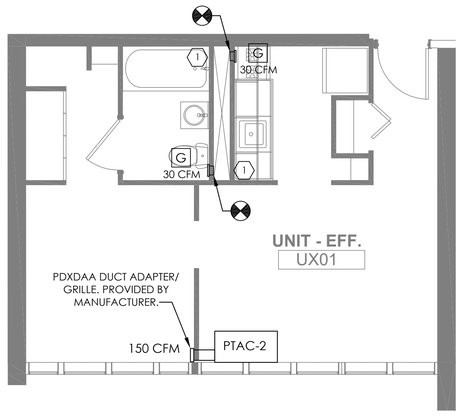
2 M4 **TYPICAL UNIT 2 MECHANICAL PLAN**

1/4"=1'-0"



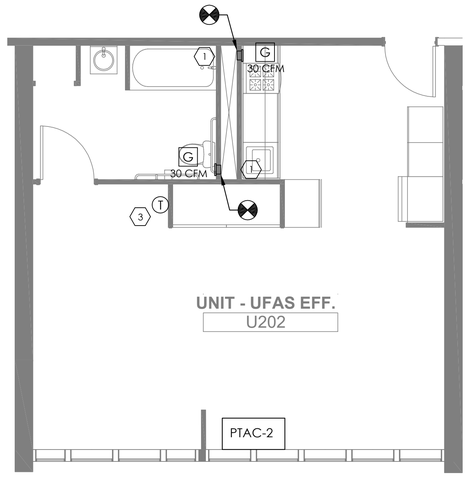
3 M4 **TYPICAL UNIT UFAS 2 MECHANICAL PLAN**

1/4"=1'-0"



4 M4 **TYPICAL UNIT EFF MECHANICAL PLAN**

1/4"=1'-0"



5 M4 **TYPICAL UNIT UFAS EFF MECHANICAL PLAN**

1/4"=1'-0"

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ENLARGED MECHANICAL FLOOR PLANS

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As Noted	
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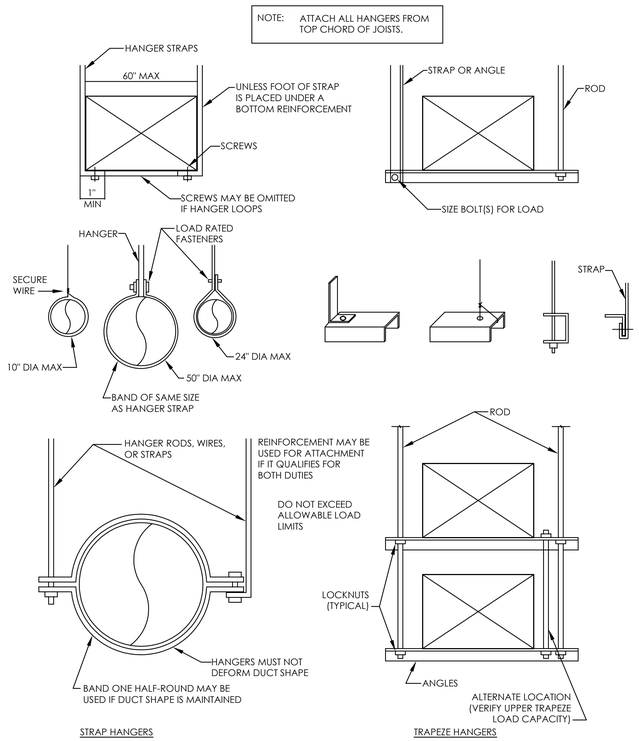
08/19/2025	
no.	of.

Sheet No.

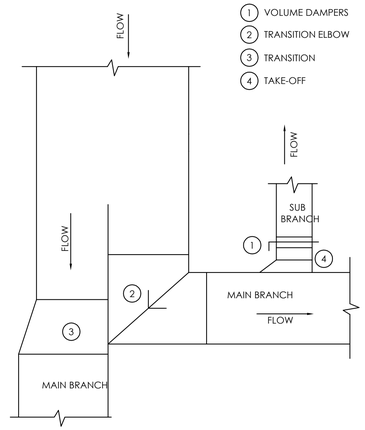
M4

Project #2429



1 M5 **HANGER ATTACHMENT DETAIL**

NTS



3 M5 **BRANCH DUCT DETAIL**

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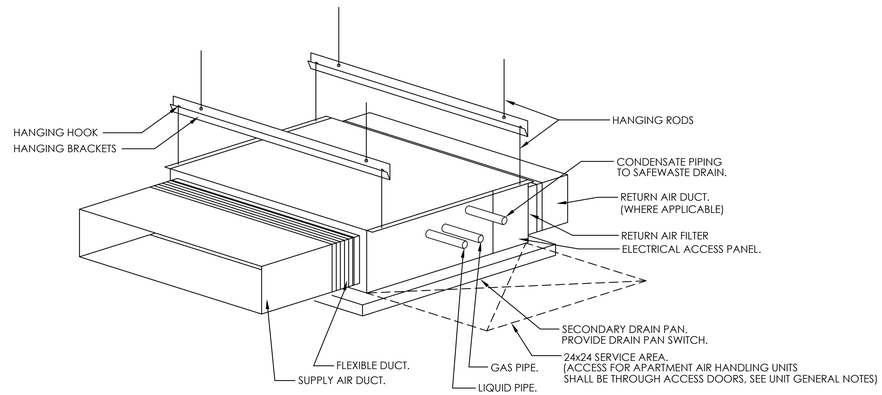

6 M5 **AIR HANDLING UNIT DETAIL**

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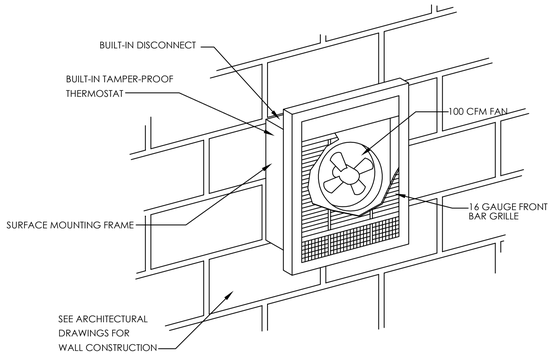

4 M5 **ELECTRIC WALL HEATER DETAIL**

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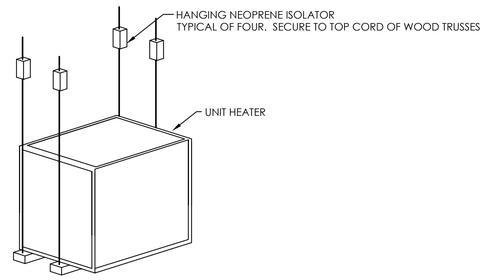
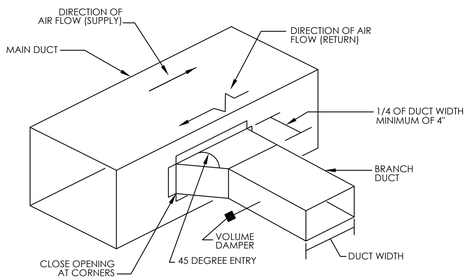


7 M5 **UNIT HEATER DETAIL**

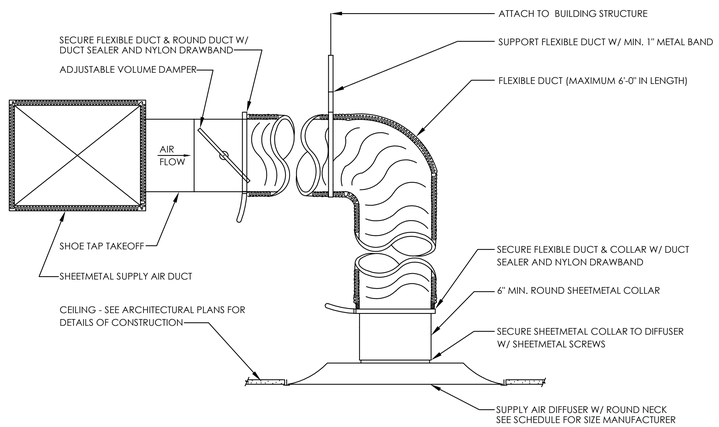
NTS



ALL INSULATED SUPPLY AND RETURN DUCTWORK SHALL BE FURNISHED AND INSTALLED WITH STAND-OFF MOUNTING BRACKETS FOR VOLUME/BALANCING DAMPER OPERATORS. ALLOW CLEARANCE BETWEEN DUCT AND OPERATOR OF NOT LESS THAN INSULATION THICKNESS.

2 M5 **DUCT TAKE OFF DETAIL**

NTS



5 M5 **DIFFUSER CONNECTION DETAIL**

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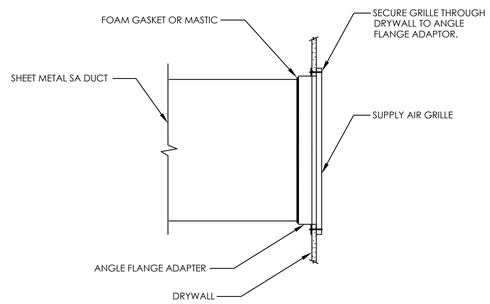

8 M5 **GRILLE CONNECTION DETAIL**

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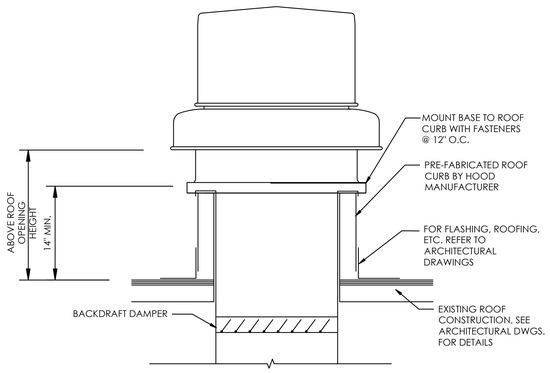
Project #2429

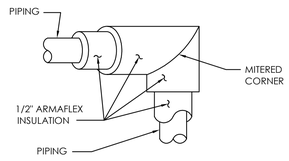


NOTES:

1. ALL ROOF FLASHING AND COUNTER FLASHING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

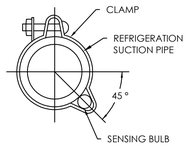
1 M6 ROOF EXHAUSTER DETAIL

NTS



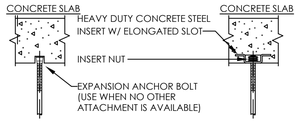
2 M6 TYPICAL ELBOW AND PIPING INSULATION DETAIL

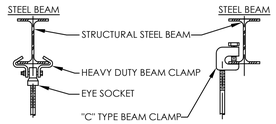
NTS

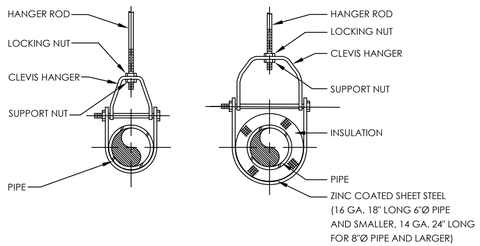


3 M6 REFRIGERANT SUCTION PIPE SENSING BULB DETAIL

NTS

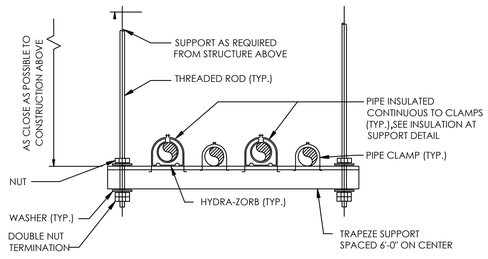






4 M6 PIPE HANGER DETAILS

NTS

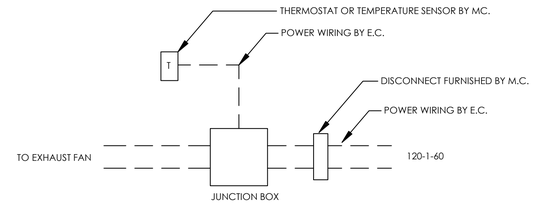


NOTE:

THE PIPE SUPPORT SHOWN INDICATES GENERAL ARRANGEMENT FOR THE PIPING ON THE PIPE SUPPORT. REFER TO PLAN DRAWINGS FOR PIPE ROUTING TO DETERMINE EXACT AMOUNT OF PIPES REQUIRED ON EACH PIPE SUPPORT.

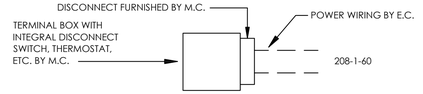
5 M6 TRAPEZE PIPE SUPPORT

NTS



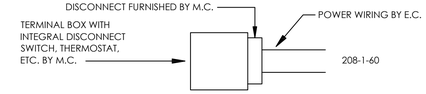
6 M6 ROOFTOP EXHAUST FAN WIRING DIAGRAM

NTS



7 M6 ELECTRIC WALL HEATER WIRING DIAGRAM

NTS



8 M6 ELECTRIC UNIT HEATER WIRING DIAGRAM

NTS

WIRING NOTES:

1. ALL WIRING ON THESE DIAGRAMS INDICATED BY BROKEN LINES (---) SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR FOR ELECTRICAL WORK AND IS SHOWN ON THIS DRAWING FOR INFORMATION ONLY.
2. ALL WIRING ON THESE DIAGRAMS INDICATED BY SOLID (—) LINES SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR. SUCH WIRING SHALL BE IN STRICT CONFORMITY WITH ALL PROVISIONS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND THE APPLICABLE PROVISIONS OF THE SPECIFICATIONS FOR ELECTRICAL WORK.
3. ALL WIRING DIAGRAMS INDICATED ON THIS DRAWING ARE INFORMATIONAL ONLY AND ARE NOT INTENDED TO BE USED AS INSTALLATION DIAGRAMS. HVAC CONTRACTOR SHALL SUBMIT FOR ARCHITECT'S APPROVAL, CONTROL DIAGRAMS PRIOR TO INSTALLATION OF THIS PHASE OF THE WORK.

OUTDOOR AIR VENTILATION SCHEDULE

THERMAL ZONE	OCCUPANCY TYPE	AREA (SQ.FT.)	AREA OA RATE (CFM/SQ.FT.)	PEOPLE OA RATE (CFM/PERSON)	ZONE POPULATION	TOTAL OA REQUIRED (CFM)	VENTILATION TYPE	TOTAL EA REQUIRED (CFM)
		Az	Ra	Rp	Pz	Vz		Vz
1-BED UNIT	DWELLING UNIT	400	0.06	5.0	2	34	MECHANICAL	-
2-BED UNIT	DWELLING UNIT	635	0.06	5.0	3	54	MECHANICAL	-
EFF UNIT	DWELLING UNIT	400	0.06	5.0	2	34	MECHANICAL	-
MGMT OFFICE	OFFICE	400	0.06	5.0	2	34	MECHANICAL	-
GENERAL OFFICE	OFFICE	150	0.06	5.0	1	14	MECHANICAL	-
STORAGE	STORAGE	100	0.06	-	0	6	MECHANICAL	-
CLINIC	OFFICE	400	0.06	5.0	2	34	MECHANICAL	-
COMMUNITY	CONFERENCE	870	0.06	5.0	44	272	MECHANICAL	-
LOUNGE	BREAKROOM	515	0.06	5.0	15	96	MECHANICAL	-
LOBBY	ENTRY LOBBY	545	0.06	5.0	1	38	MECHANICAL	-

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Sheet No.
M6
Project #2429

HEAT PUMP UNIT SCHEDULE

MARK	MFR.	MODEL	NOM. TONS	SEER2	HSPF2	ELECT.	MCA	MOP	SUCTION LINE	LIQUID LINE	WEIGHT	BRANCH CONTROLLER	REMARKS
HP-1	MITSUBISHI	MXZ-SM48NLHZ	4.0	20.5	11.55	208/1Ø/60	45	80	5/8"	3/8"	283 LBS.	BC-1	SEE NOTE 1 BELOW

NOTE 1: VARIABLE SPEED HEAT PUMP, R-454B ,HEAT PUMP STAND W/ DC INVERTER-DRIVEN SCROLL COMPRESSOR, ENERGY STAR, COMPRESSOR SOUND JACKET, CRANKCASE HEATER, EVAPORATOR FREEZE T-STAT, SUCTION LINE ACCUMULATOR, LOW AMBIENT, PRESSURE KIT, HARD START KIT, THERMOSTATIC EXPANSION VALVE, LIQUID LINE SOLENOID VALVE, HIGH & LOW PRESSURE SWITCHES, LIQUID LINE FILTER DRYER, DEFROST CONTROL, OUTDOOR AIR TEMPERATURE SENSOR, SNOW GUARD, LOW PRESSURE SWITCH BYPASS THERMOSTAT, FUSED DISCONNECT & SITE GLASS.

AIR HANDLING UNIT SCHEDULE

MARK	CFM	FAN SPEED	O.A.	EXT. S.P. IN W.G.	DX COOLING					DX HEATING (@ 5ºF)			ELECTRICAL		WEIGHT	MFG.	MODEL	REMARKS
					TOTAL	SENSIBLE	EDB	EWB	LDB	TOTAL	EDB	LDB	V/PH/HZ	MCA				
AHU-1	280	LOW	20	0.4	8.2 MBH	6.6 MBH	76.9°F	64.9°F	55°F	9.2 MBH	65.1°F	95°F	208/1/60	1.45	58 LBS.	MITSUBISHI	PEAD-A09AA7	SEE NOTE 1 BELOW
AHU-2	635	MED	30	0.4	19.7 MBH	16.2 MBH	76.6°F	64.6°F	53°F	22.5 MBH	66.8°F	99°F	208/1/60	2.63	69 LBS.	MITSUBISHI	PEAD-A24AA7	SEE NOTE 1 BELOW
AHU-3	320	MED	35	0.4	8.8 MBH	7.1 MBH	77.4°F	65.3°F	57°F	9.6 MBH	62.6°F	90°F	208/1/60	1.45	58 LBS.	MITSUBISHI	PEAD-A09AA7	SEE NOTE 1 BELOW
AHU-4	255	MED	N/A	N/A	7.7 MBH	6.3 MBH	76.0°F	64.0°F	53°F	8.4 MBH	70.0°F	100°F	208/1/60	1.0	23 LBS.	MITSUBISHI	MSZ-GX09NL	SEE NOTE 2 BELOW

NOTE #1: HORIZONTAL CONCEALED FAN COIL UNIT, SOLENOID VALVE KIT, DIRECT-DRIVE BLOWER MOTOR, FULLY INSULATED CABINET, CONDENSATE PUMP, HIGH EFFICIENCY EVAPORATOR COILS, R-454B REFRIGERANT, DRAIN PAN, VIBRATION ISOLATION HANGERS, CONDENSATE OVERFLOW SWITCH, FBM FILTER BOX WITH 2" THICK MERV 13 FILTERS, SECONDARY DRAIN PAN, DISCONNECT, AIR FLOW SWITCH, FAN SPEED INDICATION ADAPTER, RELAY KIT, AND 7 DAY PROGRAMMABLE THERMOSTAT.
NOTE #2: DX WALL MOUNTED UNIT, CONDENSATE PUMP, HIGH EFFICIENCY EVAPORATOR COIL, R-454B REFRIGERANT, STANDARD FILTER, DISCONNECT AND 7-DAY PROGRAMMABLE THERMOSTAT.

HEAT PUMP BRANCH CIRCUIT CONTROLLER SCHEDULE

MARK	LOCATION	SYSTEM	MFR	MODEL	NUMBER OF PORTS	CONNECTED CAPACITY TO BC	V/PH/HZ
BC-1	COMPACTOR ROOM	HP-1	MITSUBISHI	PAC-LMA50BC	5	51,000 MBH	208/1/60

WINDOW AIR CONDITIONER SCHEDULE

MARK	MFG.	MODEL	NOMINAL TONS	TOTAL COOLING	HEATING	CFM	HEIGHT	WIDTH	DEPTH	EER	WEIGHT	ELECTRICAL		REMARKS
												V/PH/HZ	MCA	
WAC-1	FRIEDRICH	CEW08B11B	0.7	8.0 MBH	4.0 MBH	210	16 IN	20 IN	24 IN	12.0	55 LBS.	115/1/60	12 AMP	SEE NOTE 1 BELOW

NOTE 1: SLIDE OUT WINDOW AIR CONDITIONER, R-32, ELECTRIC HEAT, MICROPROCESSOR CONTROL, REMOTE CONTROL, 6 FT. POWER CORD, MINIMUM WINDOW WIDTH IS 26".

ELECTRIC UNIT HEATER SCHEDULE

MARK	LOCATION	MFR.	MODEL	BTUH/HR	ELECTRICAL	KW	AMPS	REMARKS
UH-1	MAINTEN. RM.	BERKO	HUHAA520	17065	208/1Ø/60	5.0	24.0	PROVIDE DISCONNECT, INTEGRAL THERMOSTAT, SUMMER FAN SWITCH CEILING MOUNTING BRACKET

ELECTRIC WALL HEATER SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	TYPE	WATTS	BTUH	AMPS	VOLTAGE	REMARKS
EWH-1	BERKO	FRA-4027	SURFACE MOUNT	4000	13,652	14.4 A	208/1/60	SEE BELOW
2" SEMI-RECESSED FRAME MODEL # FRAS-2 WITH INTEGRAL DISCONNECT AND TEMPERATURE SENSOR								

MAKE-UP AIR UNIT SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	SP	FAN RPM	BHP	MOTOR INFORMATION					GAS HEATING						WEIGHT
							SIZE (HP)	ELECT	ENCL	RPM	FLA	GAS TYPE	INPUT (BTU)	OUTPUT (BTU)	EFF.	TEMP. RISE	EAT	LAT	
MAU-1	GREENHECK	IGX-P109-H12-MF-C	800	0.5	1,727	0.13	0.25	208/3/60	ODP	1,727	3.0	NATURAL	100,000	81,000	81%	94° F	2° F	96° F	974 LBS.

NOTE: INDIRECT GAS HEATER WITH 16:1 TURN DOWN RATIO. PROVIDE W/ INLET PRESSURE GAUGE, MANIFOLD PRESSURE GAUGE, LOW-FIRE START, MOTORIZED BACKDRAFT DAMPER & DISCONNECT.

PTAC (HEAT PUMP) SCHEDULE

MARK	LOCATION	MANUFACTURER	MODEL NUMBER	QTY	COOLING CAPACITY	HEATING CAPACITY	SUPPLY CFM	VENTILATION CFM	ELEC HEAT	EER	ELECTRICAL	AMPS	MCA	MOCP	REMARKS
PTAC-2	SEE FLOOR PLANS	FRIEDRICH	PDH09K3SGR3	SEE DWGS	9,400 BTUH	8,200 BTUH	330 CFM	35 CFM	3.5 KW	12.1	208/1/60	4.5	19.9	20	PROVIDE WALL SLEEVE, PDXDAA LATERAL DUCT ADAPTER & GRILLE, DRAIN KIT, VENTILATION AIR INTAKE, REMOTE THERMOSTAT, DISCONNECT
PTAC-3	SEE FLOOR PLANS	FRIEDRICH	PDH12K3SGR3	SEE DWGS	11,900 BTUH	10,700 BTUH	340 CFM	60 CFM	5.0 KW	11.5	208/1/60	5.0	27.5	30	PROVIDE WALL SLEEVE, PDXDAA LATERAL DUCT ADAPTER & GRILLE, DRAIN KIT, VENTILATION AIR INTAKE, REMOTE THERMOSTAT, DISCONNECT
PTAC-4	SEE FLOOR PLANS	FRIEDRICH	PDH15K5SGR3	SEE DWGS	14,200 BTUH	13,300 BTUH	340 CFM	60 CFM	5.0 KW	11.5	208/1/60	5.0	27.5	30	PROVIDE WALL SLEEVE, PDXDAA LATERAL DUCT ADAPTER & GRILLE, DRAIN KIT, VENTILATION AIR INTAKE, REMOTE THERMOSTAT, DISCONNECT

ROOFTOP EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	CFM	SP	FAN RPM	BHP	MOTOR INFORMATION					WEIGHT	DESCRIPTION
								SIZE (HP)	ELECT	ENCL	RPM	FLA		
EF-1	GREENHECK	G-090-VG	GENERAL EXHAUST	480	0.4	1,481	0.06	1/10	115/1/60	ODP	1,481	1.5	41 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-2	GREENHECK	G-090-VG	GENERAL EXHAUST	480	0.4	1,481	0.06	1/10	115/1/60	ODP	1,481	1.5	41 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-3	GREENHECK	G-090-VG	GENERAL EXHAUST	480	0.4	1,481	0.06	1/10	115/1/60	ODP	1,481	1.5	41 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-4	GREENHECK	G-090-VG	GENERAL EXHAUST	420	0.4	1,401	0.05	1/10	115/1/60	ODP	1,401	1.5	41 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-5	GREENHECK	G-090-VG	GENERAL EXHAUST	420	0.4	1,401	0.05	1/10	115/1/60	ODP	1,401	1.5	41 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-6	GREENHECK	G-080-VG	GENERAL EXHAUST	300	0.4	1,570	0.06	1/10	115/1/60	ODP	1,570	1.5	40 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-7	GREENHECK	G-080-VG	GENERAL EXHAUST	300	0.4	1,570	0.06	1/10	115/1/60	ODP	1,570	1.5	40 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-8	GREENHECK	G-080-VG	GENERAL EXHAUST	300	0.4	1,570	0.06	1/10	115/1/60	ODP	1,570	1.5	40 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-9	GREENHECK	G-070-VG	GENERAL EXHAUST	240	0.4	1,722	0.03	1/15	115/1/60	ODP	1,722	1.3	36 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-10	GREENHECK	G-080-VG	GENERAL EXHAUST	300	0.4	1,570	0.06	1/10	115/1/60	ODP	1,570	1.5	40 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER
EF-11	GREENHECK	G-080-VG	GENERAL EXHAUST	300	0.4	1,570	0.06	1/10	115/1/60	ODP	1,570	1.5	40 LBS.	DIRECT DRIVE ROOFTOP EXHAUST FAN, PROVIDE WEATHERPROOF STARTER/DISCONNECT, OPEN DRIP PROOF MOTOR, INSULATED ROOF CURB, BACKDRAFT DAMPER

DUCTWORK MATERIAL AND INSULATION SCHEDULE

MARK	SYSTEM	MATERIAL	PRESSURE CLASS	INSULATION
SA	SUPPLY AIR	GALVANIZED, G90	SMACNA 1"	LINE DUCT WITH 1" FIBERGLASS DUCTLINER
RA	RETURN AIR	GALVANIZED, G90	SMACNA 1"	LINE DUCT WITH 1" FIBERGLASS DUCTLINER
EA	EXHAUST AIR	GALVANIZED, G90	SMACNA 1"	NO INSULATION REQUIRED
EA	EXHAUST AIR WITHIN 5' OF EXT. WALL	GALVANIZED, G90	SMACNA 1"	WRAP WITH 1 1/2" FIBERGLASS DUCTWRAP WITH VAPOR BARRIER
OA	OUTDOOR AIR	GALVANIZED, G90	SMACNA 1"	WRAP WITH 1 1/2" FIBERGLASS DUCTWRAP WITH VAPOR BARRIER
MA	MAKE-UP AIR ON ROOF	GALVANIZED, G90	SMACNA 1"	WRAP WITH 2" FIBERGLASS DUCTWRAP WITH VAPOR BARRIER & ALUMINUM CLAD JACKET

GRILLES, REGISTER & DIFFUSER SCHEDULE

MARK	MFR.	MODEL	MOUNTING	FACE SIZE	NECK SIZE	BLOW	COLOR	DESCRIPTION
A	PRICE	SPD	CEILING	12" x 12"	6"Ø	4 - WAY	(BY ARCHITECT)	SA, SQUARE PLAQUE DIFFUSER WITH OPPOSED BLADE DAMPER
B	PRICE	SPD	CEILING	12" x 12"	8"Ø	4 - WAY	(BY ARCHITECT)	SA, SQUARE PLAQUE DIFFUSER WITH OPPOSED BLADE DAMPER
C	PRICE	SPD	CEILING	24" x 24"	8"Ø	4 - WAY	(BY ARCHITECT)	SA, SQUARE PLAQUE DIFFUSER WITH OPPOSED BLADE DAMPER
D	PRICE	80	CEILING	12" x 12"	6" x 6"	-	(BY ARCHITECT)	EA, EGGCRATE GRILLE WITH OPPOSED BLADE DAMPER
E	PRICE	80	CEILING	12" x 12"	8" x 8"	-	(BY ARCHITECT)	EA, EGGCRATE GRILLE WITH OPPOSED BLADE DAMPER
F	PRICE	80	CEILING	24" x 24"	14" x 14"	-	(BY ARCHITECT)	EA, EGGCRATE GRILLE WITH OPPOSED BLADE DAMPER
G	PRICE	80	WALL	8" x 8"	6" x 6"	-	(BY ARCHITECT)	EA, EGGCRATE GRILLE WITH OPPOSED BLADE DAMPER
H	PRICE	520	WALL	12" x 8"	10" x 6"	1 - WAY	(BY ARCHITECT)	MA, DOUBLE DEFLECTION GRILLE WITH 3/4" BLADE SPACING & OBD
I	PRICE	520	WALL	16" x 8"	14" x 6"	1 - WAY	(BY ARCHITECT)	SA, DOUBLE DEFLECTION GRILLE WITH 3/4" BLADE SPACING & OBD

SEQUENCE OF OPERATION:

PTAC HEAT PUMPS

SPACE TEMPERATURE SHALL BE MAINTAINED VIA A PROGRAMMABLE 7-DAY THERMOSTAT. THE THERMOSTAT SHALL BE SET TO MAINTAIN 74 DEGREES IN THE SUMMER AND 72 DEGREES IN THE WINTER. AS THE SPACE TEMPERATURE RISES ABOVE THE TEMPERATURE SETPOINT, THE DX COOLING SHALL BE ENERGIZED. AS THE SPACE TEMPERATURE FALLS BELOW THE TEMPERATURE SET POINT THE THE DX COOLING SHALL BE DE-ENERGIZED. IF THE SPACE TEMPERATURE CONTINUES TO FALL BELOW THE HEATING MINIMUM SETPOINT, THE PTAC UNIT SHALL SWITCH TO DX HEATING MODE. IF THE DX HEATING SECTION CANNOT MAINTAIN THE HEATING MINIMUM SETPOINT, THE ELECTRIC RESISTANCE HEATER SHALL ENERGIZE.

AIR HANDLERS AHU(s) & HEAT PUMP UNITS HP(s)

THE FOLLOWING SEQUENCE OF OPERATION SHALL BE PROVIDED:

UNOCCUPIED MODE:

DURING THE UNOCCUPIED MODE THE DX HEATING SHALL MAINTAIN A MINIMUM TEMPERATURE OF 65 DEGREES F. THE DX COOLING SHALL MAINTAIN A MAXIMUM TEMPERATURE OF 80 DEGREES. THE SUPPLY FAN SHALL OPERATE INTERMITTENTLY AS NECESSARY TO MAINTAIN SPACE TEMPERATURE.

OCCUPIED MODE:

A PRESSURE SWITCH ACROSS THE AIR FILTER SHALL BE PROVIDED. THIS SHALL PROVIDE AN ALARM ON THE 7-DAY PROGRAMMABLE THERMOSTAT.

SPACE TEMPERATURE SHALL BE MAINTAINED VIA A PROGRAMMABLE 7-DAY THERMOSTAT. THE THERMOSTAT SHALL BE SET TO MAINTAIN 74 DEGREES IN THE SUMMER AND 72 DEGREES IN THE WINTER. AS THE SPACE TEMPERATURE RISES ABOVE THE TEMPERATURE SETPOINT, THE DX COOLING SHALL BE ENERGIZED. AS THE SPACE TEMPERATURE FALLS BELOW SPACE TEMPERATURE THE THE DX COOLING SHALL BE DE-ENERGIZED. IF THE SPACE TEMPERATURE CONTINUES TO FALL BELOW THE HEATING MINIMUM SETPOINT, DX HEATING SHALL ENERGIZE TO MAINTAIN THE SPACE TEMPERATURE.

THE SUPPLY FAN SHALL BE ENERGIZED CONTINUOUSLY DURING THE OCCUPIED MODE.

UNIT TO SHUTDOWN UPON SENSING WATER IN SECONDARY CONTAINMENT PAN. PROVIDE ALARM AT 7-DAY PROGRAMMABLE THERMOSTAT.

MAKE-UP AIR UNIT

THE UNIT SHALL OPERATE CONTINUOUSLY DURING OCCUPIED HOURS. DURING THIS MODE OF OPERATION, THE CONSTANT AIR VOLUME SUPPLY FAN SHALL RAMP UP TO MAINTAIN THE DESIGN AIRFLOW. THE OUTSIDE AIR DAMPER SHALL OPEN 100%. THE GAS-FIRED HEATING SECTION SHALL OPERATE AS REQUIRED TO MAINTAIN A CONSTANT DISCHARGE AIR TEMPERATURE OF 72 DEG. F IN THE WINTER AND 74 DEG. F. IN THE SUMMER AS DETERMINED.

ROOFTOP EXHAUST FANS

EXHAUST FAN SHALL OPERATE CONTINUOUSLY IN OCCUPIED AND UNOCCUPIED HOURS.

ELECTRIC HEATERS

UNITS SHALL OPERATE VIA THEIR FACTORY-PROVIDED THERMOSTATS TO MAINTAIN 65°F (ADJUSTABLE).

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1 12.10.2025 50% CD SET
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2825 Murray Ave
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Client:

Project Location:
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MECHANICAL SCHEDULES

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POWER LEGEND AND SYMBOLS:

HOMERUN TO PANELBOARD. #12AWG (U.N.O); No. OF TICKS MARKS INDICATES No. OF CONDUCTORS.
LARGER TICK MARK INDICATES NEUTRAL WIRE

BRANCH CIRCUIT CONDUIT RUN CONCEALED IN WALLS OR ABOVE CEILING

U/G — CONDUIT RUN UNDERGROUND

J PB — JUNCTION BOX OR PULLBOX. 'J' FOR JUNCTION BOX AND 'PB' FOR PULLBOX. ALL BOXES SHALL BE A MINIMUM OF FOUR INCHES SQUARE, WHERE A JUNCTION BOX IS SHOWN FOR SPECIFIC EQUIPMENT EXTEND FLEXIBLE CONDUIT AND WIRING AND CONNECT TO EQUIPMENT SERVED OR PROVIDE PROPER TYPE RECEPTACLE FOR CONNECTION, AS REQUIRED.

DUPLEX RECEPTACLE, 20 AMPERE, 125 VOLT, 2 POLE, 3 WIRE GROUNDING TYPE, NEMA 5-20R, MOUNTED 18 INCHES ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. BOXES SHALL BE SEALED WITH OUTLET ACOUSTICAL BACKER PADS AND ACOUSTICAL SEALANT AT THE PERIMETER OF EACH BOX.

"X" INDICATES FIXTURE TYPE OPTIONS:
GFCI - GROUND FAULT INTERRUPTER TYPE DUPLEX RECEPTACLE
WP - WEATHERPROOF COVER PLATE
C - COUNTER HEIGHT

SPECIAL PURPOSE RECEPTACLE, SIZE AND TYPE AS SHOWN ON THE DRAWINGS, WITH A TYPE 302 STAINLESS STEEL COVER PLATE, MOUNTED 18 IN. ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED, WHERE INDICATED ON THE DRAWINGS. RECEPTACLE SHALL BE PROVIDED WITH ONE MATCHING PLUG FOR INSTALLATION ON THE ASSOCIATED PIECE OF EQUIPMENT.

PANELBOARD, MOUNTED 6 FT. 6 IN. ABOVE FINISHED FLOOR TO TOP OF CABINET UNLESS OTHERWISE NOTED. SEE 'PANELBOARD SCHEDULE' FOR NUMBER AND SIZE OF OVERCURRENT DEVICES. PANEL SHALL BE RECESSED IN ANY FINISHED WALL

DISCONNECT SWITCH - SIZE AS INDICATED ON PLANS

FUSIBLE DISCONNECT SWITCH - SIZE AS INDICATED ON PLANS

COMBINATION STARTER/DISCONNECT SWITCH - SIZE AS INDICATED ON PLANS

30/2/20 — FUSE SIZE (AMPS), N.F. INDICATES NON-FUSED, 3R INDICATES RAINTIGHT.
No. OF POLES
SIZE (AMPS)

XTR- — DRY TYPE FLOOR/WALL MOUNTED DOE 2016 CERTIFIED TRANSFORMER. SIZE AND VOLTAGE AS SHOWN ON DRAWING
"XTR-##" INDICATES TRANSFORMER NUMBER

M — MOTORIZED DAMPER (BY MC), PROVIDE 120V POWER. FINAL LOCATION PER M.C.

DATA AND COMMUNICATION LEGEND AND SYMBOLS:

TELEPHONE OUTLET, MOUNTED 18 IN. ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED, WITH A 1-INCH CONDUIT TO ACCESSIBLE MAIN CORRIDOR CEILING. PROVIDE ONE CAT6 CABLE FROM OUTLET LOCATION TO TELEPHONE BOARD. TERMINATE ON EC PROVIDED PATCH PANEL/RACK.

— DATA/COMM OUTLET, MOUNTED 18 IN. ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED, WITH A 1-INCH CONDUIT TO ACCESSIBLE MAIN CORRIDOR CEILING. PROVIDE ONE CAT6 CABLE (U.N.O. BY NUMBER SHOWN) FROM OUTLET LOCATION TO TELEPHONE BOARD/DATA RACK. TERMINATE ON EC PROVIDED PATCH PANEL/RACK.

WAP — DATA/COMM OUTLET, 1-INCH CONDUIT OR PATHWAY TO PATCH RACK. PROVIDE TWO CAT6 CABLE FROM OUTLET LOCATION TO TELEPHONE BOARD/DATA RACK. LEAVE 15' CABLE COILED AT LOCATION FOR LOCATION ADJUSTMENT IN FIELD. TERMINATE ON EC PROVIDED PATCH PANEL/RACK.

TELEPHONE BACKBOARD (WALL MOUNTED) 4' x 8' PLYWOOD SECURELY FASTENED TO WALL

CATV OUTLET, MOUNTED 18 IN. ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED, WITH A 1- INCH CONDUIT TO ACCESSIBLE MAIN CORRIDOR CEILING. PROVIDE ONE SHIELDED RG6 CABLE FROM OUTLET LOCATION TO DEMARK.

ADP — RECESSED APARTMENT DISTRIBUTION PANEL BOX WITH HINGED DOOR.
LEGRAND TYPE: ENP4250 (or Telecom/Data Company approved box)
PROVIDE:
1) 120v DEDICATED CIRCUIT TO DUPLEX RECEPTACLE MOUNTED IN BOX.
2) COAX SPLITTER, PROVIDE AMPLIFIER FOR MORE THAN 4-WAY CONNECTIONS. (Coordinate count with plans.)
3) PROVIDE GIGABIT SWITCH FOR DATA DISTRIBUTION AND CABLE TERMINATION POINT. (Coordinate port count with plans)

LIGHTED PUSHBUTTON DOOR BELL FOR TYPE A UNITS.

DOOR BELL CHIME FOR TYPE A UNITS

CB — CALL BOX, FOR DIRECT DIALING TO APARTMENTS
WALL MOUNTED 60" AFF; ACCESSIBLE UNITS - WALL MOUNTED 48"AFF
COORDINATE WIRING WITH VENDOR

INT — INTERCOM, FOR DIRECT DIALING TO RESIDENT AND STAFF PHONES
WALL MOUNTED 48" AFG/AFF
INT — COORDINATE WIRING WITH VENDOR. CONNECT TO CARD READERS AND ACCESS CONTROL SYSTEM.

ACCESS CONTROL AND SECURITY LEGEND AND SYMBOLS:

CR — SECURITY AND ACCESS SYSTEM CARD READER STATION, MOUNTED 44" ABOVE FINISHED FLOOR.

ML — SECURITY AND ACCESS SYSTEM MAGNETIC LOCK

ES — SECURITY AND ACCESS SYSTEM DOOR ELECTRIC STRIKE

MD — SECURITY AND ACCESS SYSTEM MOTION DETECTOR

DB — SECURITY AND ACCESS SYSTEM DOOR STRIKE RELEASE PUSHBUTTON.

DC — DOOR CONTACTOR

C — SECURITY CAMERA BACK BOX, AND RACEWAY TO CEILING.
CAMERA AND WIRE BY OTHERS

LIGHTING LEGEND AND SYMBOLS:

***LIGHTING FIXTURE SYMBOL VARIES BASED ON FIXTURE TYPE. REFERENCE PLANS AND LIGHTING SCHEDULE FOR LIGHT FIXTURE SYMBOLS**

A AA / A AA 2A-2 b — RECESSED, SURFACE OR PENDANT MOUNTED LED LIGHTING FIXTURE, TYPE LETTER AND CIRCUIT NUMBER SHOWN. '2A' DENOTES PANELBOARD, '2' DENOTES CIRCUIT NUMBER, 'b' DENOTES SWITCH LETTER, 'AA' & 'A' DENOTES FIXTURE TYPE LETTER (NOTATIONS TYPICAL). SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS. 'SHADED' INDICATES W/ EMERGENCY BALLAST OR CONNECTION TO NORMAL/EMERGENCY SYSTEM.

A — WALL MOUNTED LIGHTING FIXTURE. SEE 'LIGHTING FIXTURE SCHEDULE' FOR DETAILS. FIXTURE, TYPE LETTER AND CIRCUIT NUMBER SHOWN. '2A' DENOTES PANELBOARD, '2' DENOTES CIRCUIT NUMBER, 'b' DENOTES SWITCH LETTER, 'AA' & 'A' DENOTES FIXTURE TYPE LETTER (NOTATIONS TYPICAL). SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS. 'SHADED' INDICATES W/ EMERGENCY BALLAST OR CONNECTION TO NORMAL/EMERGENCY SYSTEM.

AA 2A-2 b

EXIT SIGN - WALL MOUNTED/CEILING MOUNTED. SEE LIGHTING FIXTURE SCHEDULE

EMERGENCY WALL PACK. SEE LIGHTING FIXTURE SCHEDULE.
WIRE TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY CONTROL DEVICES.

z X Y — SINGLE POLE SWITCH - MOUNT AT 44" A.F.F. UNLESS NOTED OTHERWISE.
X DENOTES SWITCHING CIRCUIT
Y DENOTES SWITCH TYPE SEE BELOW:
z (LOWER CASE) DENOTES SWITCH LEG/ZONE WIRING
"+#"- "+" =ABOVE COUNTER, "#" = HEIGHT ABOVE FINISH FLOOR.
"3" - 3 WAY SWITCH
"D"- DIMMER SWITCH
"FS"- FAN CONTROL SWITCH. 2 CONTROL LEGS, FAN AND LIGHT
"2P"- GENERIC 2-POLE SWITCH. 2 SEPARATE CONTROL LEGS
"T"- TIMER SWITCH 2 HOUR SETTING AND ON/OFF OVERRIDE SE THE SENSOR SWITCH CAT. No. PTS60-WH OR APPROVED EQUAL
"OS"-WALL SWITCH WITH PASSIVE INFRARED OCCUPANCY SENSOR. USE SENSOR SWITCH CAT. No. WSD-2P-V OR APPROVED EQUAL
"LV"- LOW VOLTAGE NLIGHT WALLPOD

DS % # — CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR.
% # - DIM TO PERCENT SHOWN WHEN UNOCCUPIED. FULL OFF WHEN NOT SHOWN.

VS — CEILING MOUNTED DUAL TECHNOLOGY VACANCY SENSOR.

DS — CEILING MOUNTED DAYLIGHTING SENSOR.

LCS — LIGHTING CONTROL STATION, nLIGHT GATEWAY.

LCP — LIGHTING CONTROL RELAY PANEL WITH TIME CLOCK,OCCUPANCY SENSOR CONTROL INPUT, AND DIGITALLY LINKABLE BETWEEN EACH PANEL

TC — ASTRONOMICAL TIME CLOCK WITH MANUAL OVERRIDE. MINIMUM 2 CIRCUIT CONTROL CAPABILITY

PP zx — POWER PACK CONTROL ZONE; "Zx" DESIGNATES CONTROL ZONE "Z" AND "x" - ZONE CONTROL NUMBER VOLTAGE TO MATCH LIGHTING FIXTURE(S) VOLTAGE

PP zxE E — E - INDICATES EMERGENCY POWER PACK REQUIRED WITH EMERGENCY POWER CIRCUIT

NB — nLIGHT SYSTEM NETWORK BRIDGE.

WS1 — nLIGHT TOUCHSCREEN CONTROL STATION (TYPE 1) FOR MULTIPLE ZONES AND SCENES

WS2 — nLIGHT WALLPOD CONTROL STATION TYPE 2, CONTROLS FOR SINGLE ZONE ON/OFF, DIMMING UP/DOWN, AND ADDITIONAL SCENES

WS3 — nLIGHT WALLPOD CONTROL STATION TYPE 3, CONTROLS FOR SINGLE ZONE ON/OFF SWITCH

120V SMOKE LEGEND AND SYMBOLS:

SD — 120V SMOKE DETECTOR W/ BATTERY BACKUP

SD — 120V SMOKE DETECTOR W/ BATTERY BACKUP & SOUNDER BASE

SD — 120V SMOKE DETECTOR W/ BATTERY BACKUP & STROBE BASE

SD CO — 120V COMBO SMOKE / CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

REMOTE WALL STROBE SIGNALER

ELECTRICAL ABBREVIATIONS:

ABBREV.	DESCRIPTION
1/C	ONE CONDUCTOR (SINGLE CONDUCTOR CABLE)
n/C	n CONDUCTORS (MULTI-CONDUCTOR CABLE)
AC	ABOVE COUNTER
ACOMP	AIR COMPRESSOR
ADO	AUTOMATIC DOOR OPENER
ADP	APARTMENT DISTRIBUTION PANEL
AF	AMPERE FRAME
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AT	AMPERE TRIP
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AV	AUDIO/VIDEO
BC	BARE CONDUCTOR
BH	BLOCK HEATER
C	CONDUIT
CATV	CABLE TELEVISION
CB, C/B	CIRCUIT BREAKER
CDP	COMMUNICATIONS DISTRIBUTION PANEL
CLG	CEILING
CM	CEILING MOUNTED
COF	COFFEE MAKER
CR	COLD-RATED
DB	DIRECT BURIAL
DRY	DRYER
DS	DISCONNECT SWITCH
DW	DISHWASHER
EC	ELECTRICAL CONTRACTOR
EG	EQUIPMENT GROUND
ETR	EXISTING TO REMAIN
EV	ELECTRIC VEHICLE CHARGING STATION
EWC	ELECTRIC WATER COOLER
FSCP	FLAME SAFEGUARD CONTROL PANEL
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GTB	GROUND TERMINAL BOX
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HD	HOOD

ABBREV.	DESCRIPTION
IDF	INTERMEDIATE DISTRIBUTION FIBER
LFMC	LIQUID TIGHT METALLIC CONDUIT
LFNC	LIQUID TIGHT NON-METALLIC CONDUIT
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCCB	MOLDED CASE CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
ML	MAGNETIC LOCK
MLO	MAIN LUGS ONLY
MS	MOTOR STARTER (COMBINATION)
MMS	MANUAL MOTOR STARTER
MW	MICROWAVE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OHD	OVERHEAD DOOR
O/L	THERMAL OVERLOAD PROTECTION
PC	PLUMBING CONTRACTOR
PDLFN	PADDLE FAN
PLT	PLOTTER
POS	POINT OF SERVICE
PVC	POLYVINYL CHLORIDE
RAL	RIGID ALUMINUM
RD	RELOCATED
RG	RANGE (OVEN/STOVE)
REF	REFRIGERATOR
RI	ROUGH - IN
SD	SMOKE DETECTOR
SS	SAFETY SWITCH
TOAF	TOASTER OVEN AIR FRYER
TWSP	TWISTED PAIR
TX	TRANSFORMER
UC	UNDER CABINET MOUNTING
VEN	VENDING MACHINE
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE
WBF	WATER BOTTLE FILLER
WBM	WASHER BOOM
WP	WEATHERPROOF/WATERPROOF
W/D	WASHER/DRYER COMBO

ELECTRICAL GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. EC SHALL VERIFY W/ARCHITECTURAL DRAWINGS AND GC.
2. EC SHALL PROVIDE TEMPORARY LIGHTING AND POWER WIRING AS REQUIRED FOR CONSTRUCTION.
3. EC SHALL PROVIDE ALL NECESSARY FEES AND PERMITS INCLUDING CERTIFICATE OF ELECTRICAL INSPECTION.
4. EC SHALL COORDINATE WIRING AND FIXTURE LOCATIONS WITH ALL TRADES.
5. ALL WIRING SHALL BE CONCEALED IN FINISHED AREAS.
6. ALL WIRING SHALL BE COPPER #12 THWN/THHN MINIMUM UNLESS OTHERWISE NOTED. ALL 120 VOLT CIRCUITS GREATER THAN 100'-0" SHALL BE #10 CU MINIMUM. ALL 120 VOLT CIRCUITS GREATER THAN 200'-0" SHALL BE #8 CU MINIMUM. ALL 120 VOLT CIRCUITS GREATER THAN 300'-0" SHALL BE #6 CU MINIMUM.
7. ALL WORK SHALL BE PER THE LATEST EDITION OF THE NEC AND ALL LOCAL CODES.
8. COORDINATE LOCATION AND HEIGHT OF ALL OUTLET BOXES WITH THE ARCHITECT.
9. COORDINATE LIGHTING FIXTURE LOCATIONS & MOUNTING HEIGHTS WITH ARCHITECT.
10. ALL INTERIOR EXPOSED WIRING SHALL BE IN EMT, W/COMPRESSION FITTINGS. MINIMUM CONDUIT SIZE SHALL BE 3/4". NO MC CABLE PERMITTED.
11. ALL INTERIOR CONCEALED WIRING SHALL BE MC CABLE.
12. ALL DEVICES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY HUBBEL OR APPROVED EQUAL.
13. ALL PANELS, AND DISCONNECTS SHALL BE MANUFACTURED BY CUTLER HAMMER OR APPROVED EQUAL.
14. ALL EMPTY RACEWAYS SHALL HAVE A PULL CORD. CORD SHALL BE RATED FOR 130LB TENSILE STRENGTH FOR RACEWAYS UP TO 2". 2" AND ABOVE SHALL BE RATED AT 200 LBS. TENSILE STRENGTH.
15. EC SHALL COORDINATE AND VERIFY LOCATION AND COUNT OF ALL DUCT DETECTORS WITH MC.
16. ALL TRANSFORMERS MUST BE DOE 2016 CERTIFIED
17. ANY HEATING/COOLING MECHANICAL EQUIPMENT RATED AT 2000 CFM OR GREATER REQUIRES A DUCT DETECTOR WITHIN THE SUPPLY AND RETURN DUCT. SEE SYMBOL.
18. PROVIDE TAMPER-RESISTANT RECEPTACLES FOR ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES IN THE AREAS SPECIFIED BELOW AND AS REQUIRED BY LATEST EDITION OF NEC:
DWELLING UNITS, INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS TO DWELLING UNITS, AND COMMON AREAS OF MULTIFAMILY DWELLINGS SPECIFIED IN 210.52 AND 550.13

LIGHTING NOTES:

1. BASE BID TO INCLUDE SPECIFIED FIXTURES.
2. A VOLUNTARY DEDUCT MAY BE PROVIDED AT BID, IT MUST BE LISTED AS ALTERNATE W/ CUTSHEETS OF PROPOSED EQUALS.
3. NO ADDITIONAL MONIES WILL BE AWARDED TO MAKE VALUE ENGINEERED FIXTURES EQUAL TO THE SPECIFIED.
4. PROVIDE ADDITIONAL 5% ATTIC STOCK, (MIN. OF ONE).

LIGHTING CONTROL NOTES:

1. LIGHTING CONTROL POWER PACK LOCATION SHOWN ON DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW ZONE REQUIREMENTS. COORDINATE POWER PACK LOCATIONS FOR ACCESSIBILITY. PROVIDE ACCESS DOORS AS REQUIRED.
2. BASE BID TO INCLUDE SPECIFIED SYSTEM.
3. A VOLUNTARY DEDUCT MAY BE PROVIDED AT BID, IT MUST BE LISTED AS ALTERNATE W/ CUTSHEETS OF PROPOSED ALTERNATE SYSTEM. ALTERNATE SYSTEM MUST BE OF EQUAL COMPONENTS.
4. NO ADDITIONAL MONIES WILL BE AWARDED TO MAKE VALUE ENGINEERED SYSTEMS EQUAL TO THE SPECIFIED.
5. CONTRACTOR TO PROVIDE SUBMITTAL THAT INCLUDES CUTSHEETS, PLANS BY MFR, (ENGINEER'S DRAWINGS MAY NOT BE USED), AND A PROJECT SPECIFIC RISER INCLUDING SYSTEM FRONT END.
6. SYSTEM TO INCLUDE HARDWARE AND SOFTWARE TO BE CAPABLE OF ON PREMISES MONITORING AND PROGRAMMING.
7. SYSTEM TO INCLUDE REMOTE MONITORING AND PROGRAMMING, NOTE, THIS REQUIREMENT IS NOT A SUITABLE SUBSTITUTE FOR ON PREMISES REQUIREMENTS NOTED ABOVE.

PROJECT CONFORMANCE NOTES:

CONTRACTOR TO INSURE PROJECT COMPLIES WITH BUILD AMERICA, BUY AMERICA. ACT.

THE BUILD AMERICA, BUY AMERICA (BABA) ACT, ENACTED IN 2021 AS PART OF THE INFRASTRUCTURE INVESTMENT AND JOBS ACT, REQUIRES THAT ALL IRON, STEEL, MANUFACTURED PRODUCTS, AND CONSTRUCTION MATERIALS USED IN FEDERALLY FUNDED INFRASTRUCTURE PROJECTS BE PRODUCED IN THE UNITED STATES.

ACCESS & SECURITY NOTES:

1. ELECTRICAL CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR SECURITY AND ACCESS CONTROL SCOPE OF WORK.
2. ELECTRICAL CONTRACTOR TO PROVIDE RACEWAYS (PATHWAYS) TO SUPPORT ACCESS AND SECURITY INSTALLLATIONS.

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general notes

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1	12.10.2025 50% CD SET
2	03.13.2026 FOR OWNERS REVIEW AND UFAS
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project title

Owner:
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Pittsburgh, PA 15217

Client:

Project Location:
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drawing title

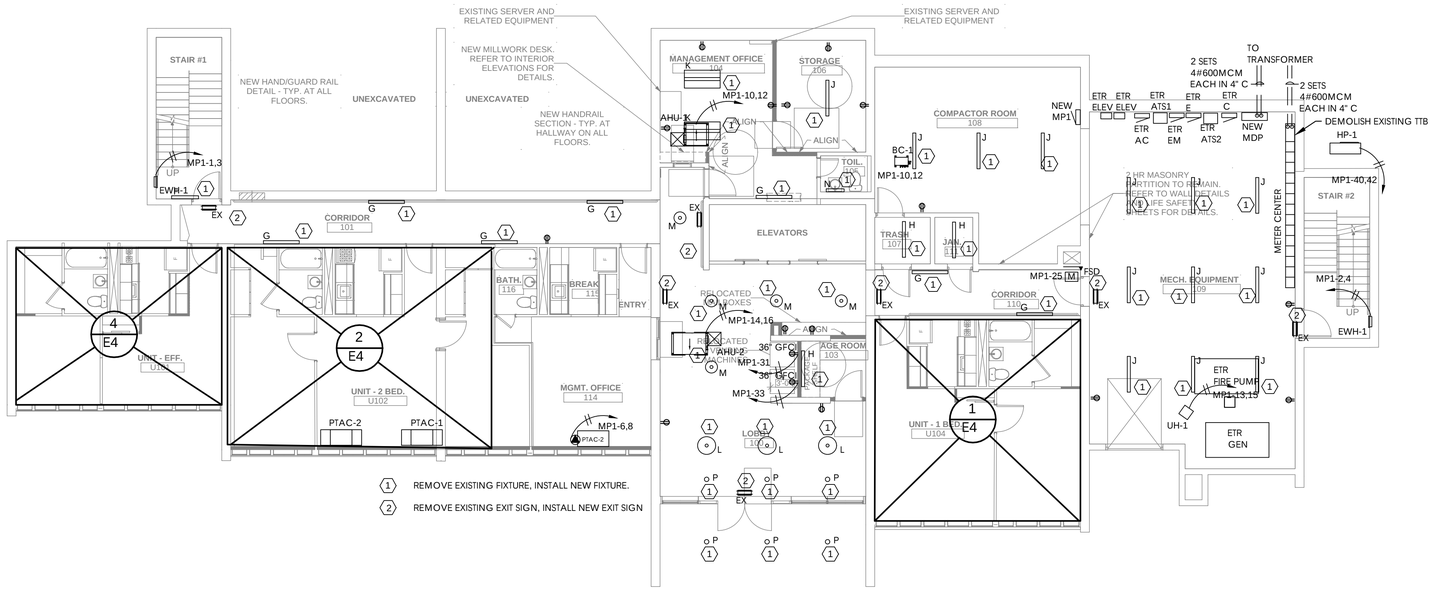
ELECTRICAL COVERSHEET

scale	As Noted
date	08/19/2025
no.	of.

Sheet No.

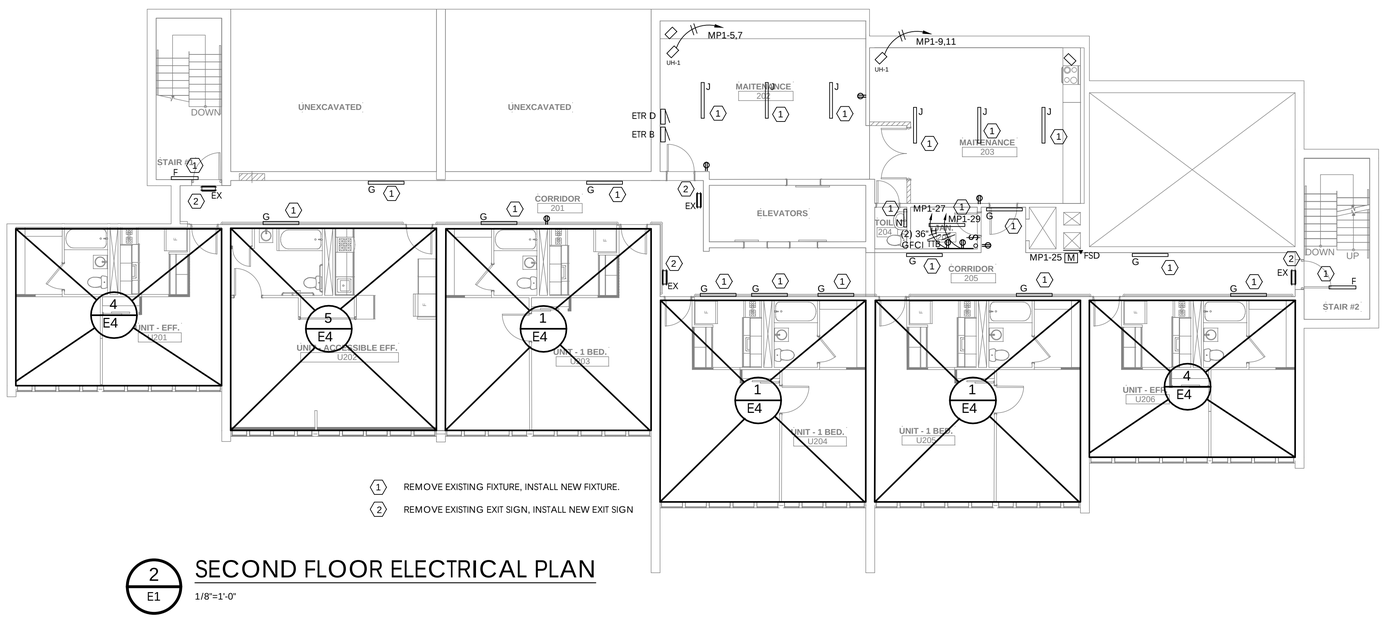
E0

Project #2429



1 E1 FIRST FLOOR ELECTRICAL PLAN

1/8"=1'-0"



2 E1 SECOND FLOOR ELECTRICAL PLAN

1/8"=1'-0"

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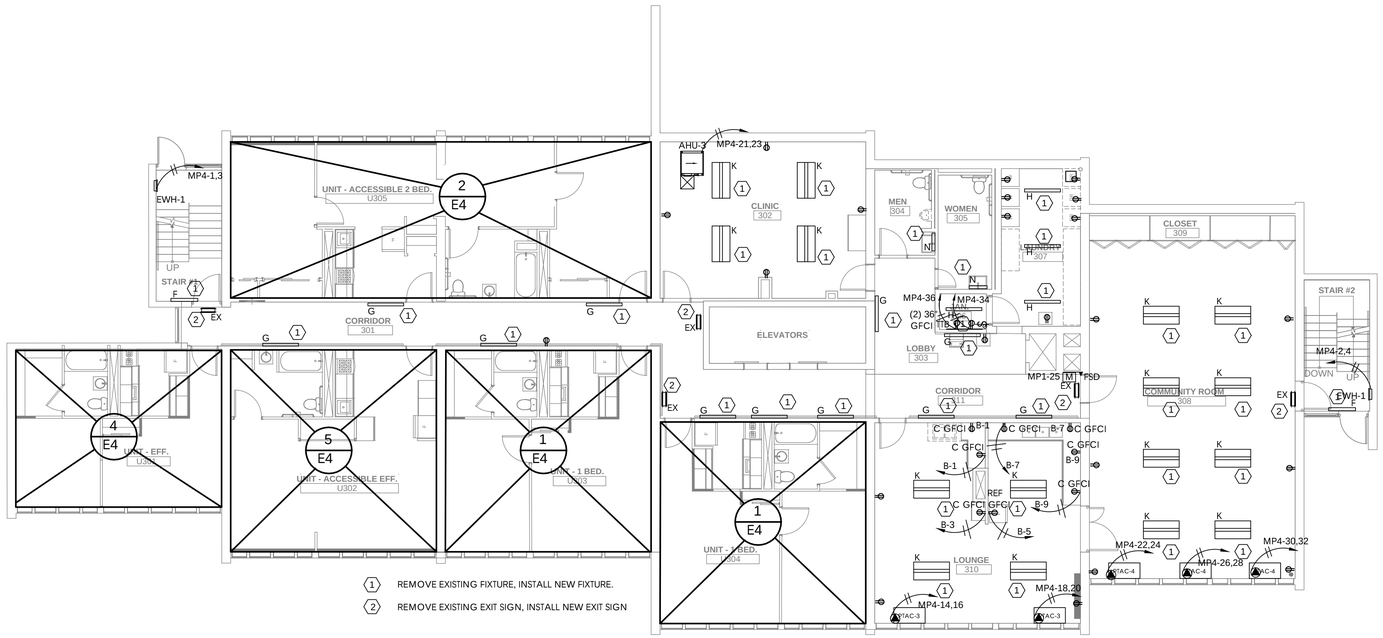
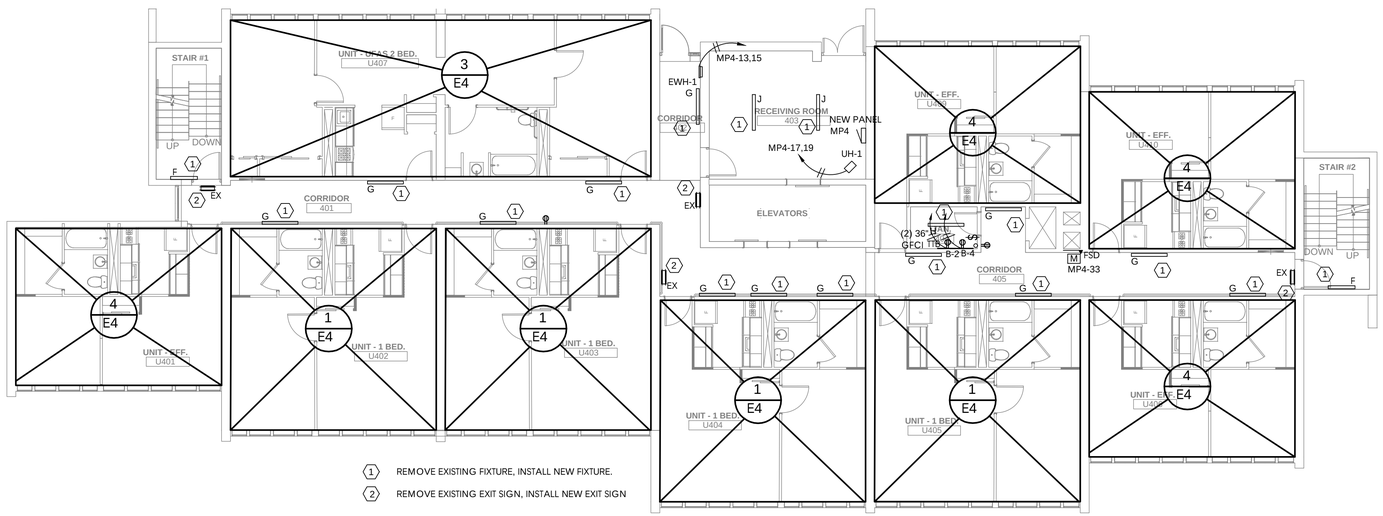
ELECTRICAL 1ST & 2ND FLOOR PLAN

scale	Sheet No.
As Noted	E1
date 08/19/2025	Project #2429
no. / of.	



1 E2 THIRD FLOOR ELECTRICAL PLAN

1/8"=1'-0"



2 E2 FOURTH FLOOR ELECTRICAL PLAN

1/8"=1'-0"

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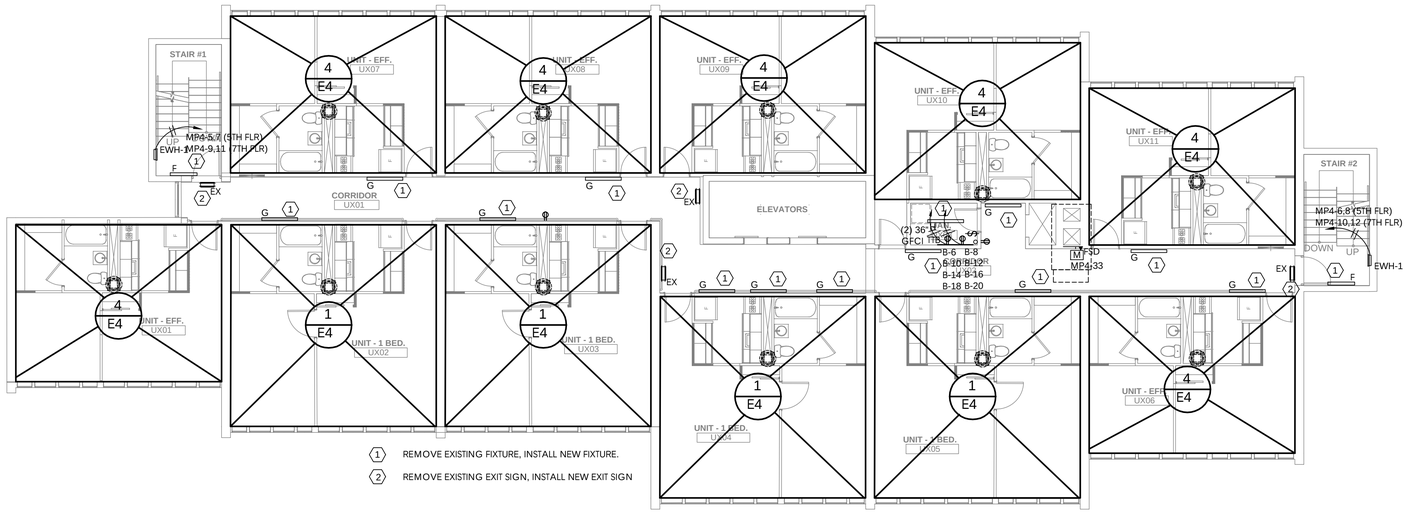
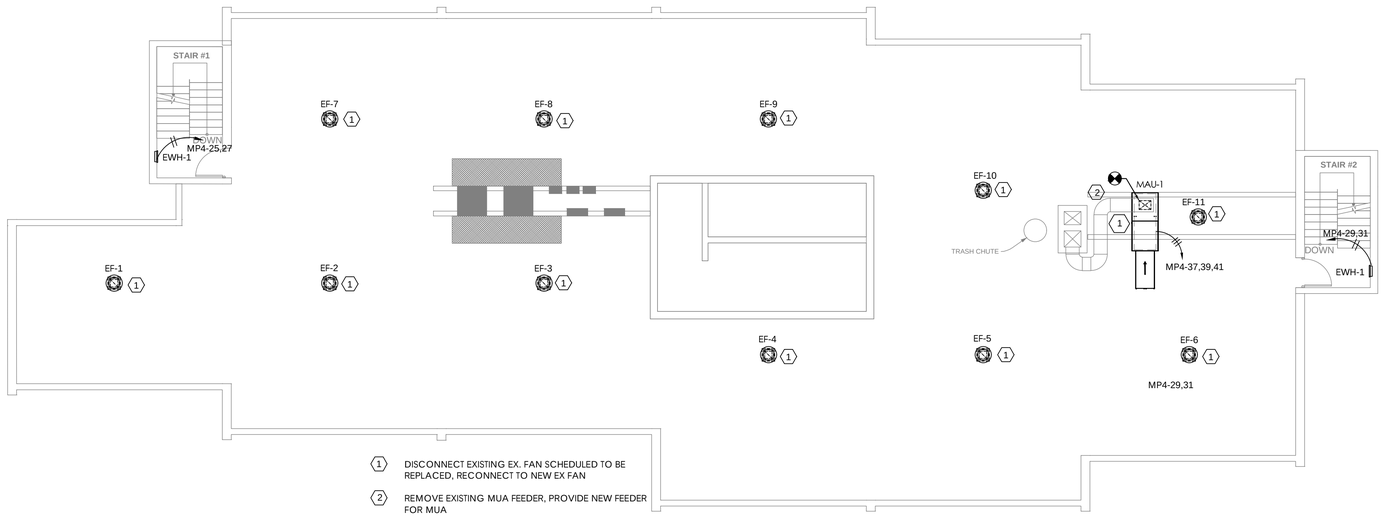
ELECTRICAL 3RD & 4TH FLOOR PLANS

scale	Sheet No.
As Noted	E2
date: 08/19/2025	
no. / of.	Project #2429



1 / E3 TYPICAL 5TH THRU 8TH FLOOR ELECTRICAL PLAN

1/8"=1'-0"



2 / E3 ROOF ELECTRICAL PLAN

1/8"=1'-0"

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ELECTRICAL 5TH THRU 8TH FLOOR PLANS

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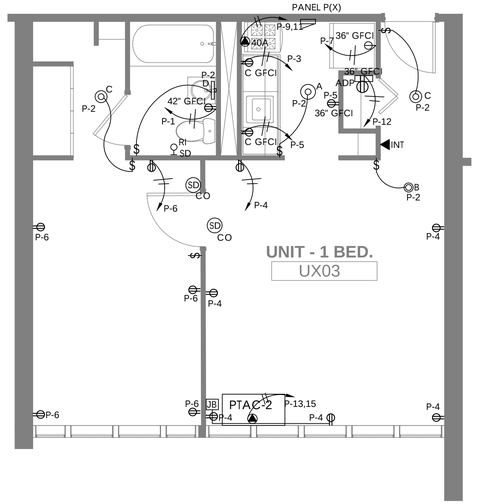
no.	of.

Sheet No.

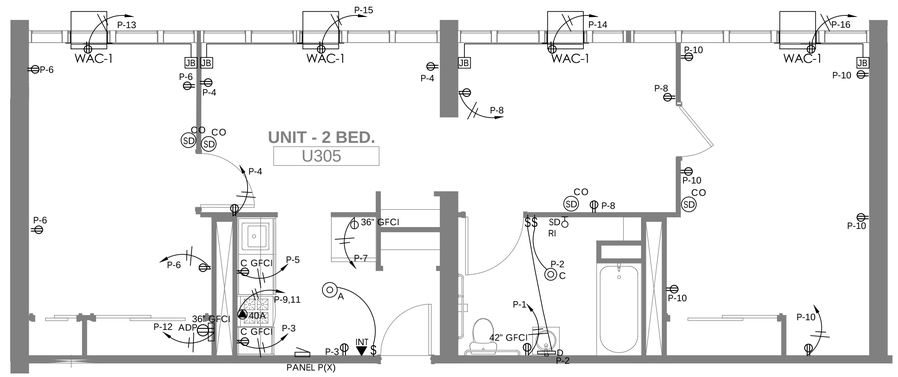
E3

Project #2429



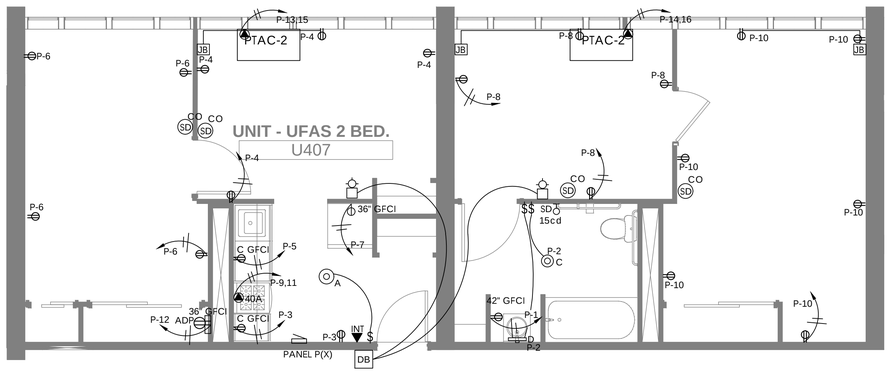
1 E4 TYPICAL UNIT 1 ELECTRICAL PLAN

1/8"=1'-0"



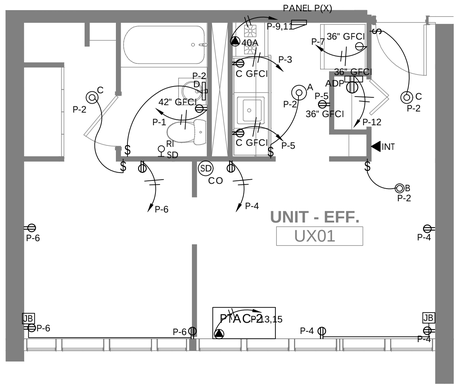
2 E4 TYPICAL UNIT 2 ELECTRICAL PLAN

1/8"=1'-0"



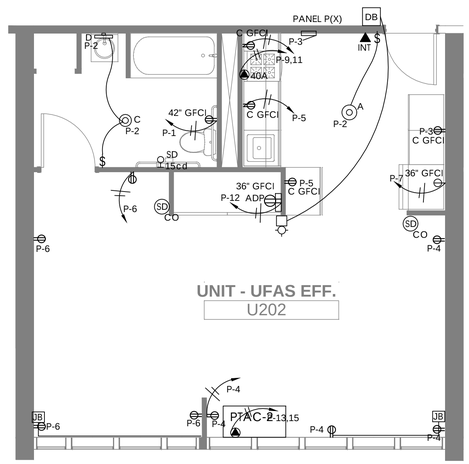
3 E4 TYPICAL UNIT UFAS 2 ELECTRICAL PLAN

1/8"=1'-0"



4 E4 TYPICAL UNIT EFF ELECTRICAL PLAN

1/8"=1'-0"



5 E4 TYPICAL UNIT UFAS EFF ELECTRICAL PLAN

1/8"=1'-0"

PANEL 'P(X)'

VOLTAGE:	120/208 VOLT 1 PHASE 3 WIRE		MAINS:	100 AMP MAIN LUGS	
MOUNTING:	RECESSED		MAIN BKR:	100 AMP MB	
LOCATION:			FED. FROM:	SERVICE	
AIC RATING:	22kA		APT. TYPE:	1 BR	

CIRCUIT USE	BKR. SIZE	LOAD WATTS A				LOAD WATTS A		BKR. SIZE	CIRCUIT USE
BATHROOM RECEPTACLE	20A	200		1	2	200		20A	APT. LIGHTING / SD
KITCHEN RECEPTACLE	20A		400	3	4		1200	20A	LIVING RM RECEPTACLES
KITCHEN RECEPTACLES	20A	400		5	6	1000		20A	BEDROOM RECEPTACLES
REFRIGERATOR RECEPTACLE	20A		1200	7	8		0	20A	SPARE
RANGE	40A	4000		9	10	0		20A	SPARE
			4000	11	12		200	20A	APT. DISTRIBUTION PANEL
PTAC	20A	2000		13	14				
			2000	15	16				
				17	18				
				19	20				

	CONN.	RECEPT.	RECEPT. DIVERSIFIED	TOTAL DIV. LOAD	SPARE	TOTAL
A	7800	0	0	7800	0	7800
B	9000	0	0	9000	0	9000
TOTAL	16800	0	0	16800	0	16800

PANEL 'P(X)'

VOLTAGE:	120/208 VOLT 1 PHASE 3 WIRE		MAINS:	100 AMP MAIN LUGS	
MOUNTING:	RECESSED		MAIN BKR:	100 AMP MB	
LOCATION:			FED. FROM:	SERVICE	
AIC RATING:	22kA		APT. TYPE:	2 BR	

CIRCUIT USE	BKR. SIZE	LOAD WATTS A				LOAD WATTS A		BKR. SIZE	CIRCUIT USE
BATHROOM RECEPTACLE	20A	200		1	2	200		20A	APT. LIGHTING / SD
KITCHEN RECEPTACLE	20A		400	3	4		1200	20A	LIVING RM RECEPTACLES
KITCHEN RECEPTACLES	20A	400		5	6	1000		20A	BEDROOM RECEPTACLES
REFRIGERATOR RECEPTACLE	20A		1200	7	8		800	20A	LIVING RM RECEPTACLES
RANGE	40A	4000		9	10	1200		20A	BEDROOM RECEPTACLES
			4000	11	12		200	20A	APT. DISTRIBUTION PANEL
WINDOW AC	20A	1000		13	14	1000		20A	WINDOW AC
WINDOW AC	20A		1000	15	16		1000	20A	WINDOW AC
				17	18				
				19	20				

	CONN.	RECEPT.	RECEPT. DIVERSIFIED	TOTAL DIV. LOAD	SPARE	TOTAL
A	9000	0	0	9000	0	9000
B	9800	0	0	9800	0	9800
TOTAL	18800	0	0	18800	0	18800

PANEL 'P(X)'

VOLTAGE:	120/208 VOLT 1 PHASE 3 WIRE		MAINS:	100 AMP MAIN LUGS	
MOUNTING:	RECESSED		MAIN BKR:	100 AMP MB	
LOCATION:			FED. FROM:	SERVICE	
AIC RATING:	22kA		APT. TYPE:	2 BR	

CIRCUIT USE	BKR. SIZE	LOAD WATTS A				LOAD WATTS A		BKR. SIZE	CIRCUIT USE
BATHROOM RECEPTACLE	20A	200		1	2	200		20A	APT. LIGHTING / SD
KITCHEN RECEPTACLE	20A		400	3	4		1200	20A	LIVING RM RECEPTACLES
KITCHEN RECEPTACLES	20A	400		5	6	1000		20A	BEDROOM RECEPTACLES
REFRIGERATOR RECEPTACLE	20A		1200	7	8		800	20A	LIVING RM RECEPTACLES
RANGE	40A	4000		9	10	1200		20A	BEDROOM RECEPTACLES
			4000	11	12		200	20A	APT. DISTRIBUTION PANEL
PTAC	20A	2000		13	14	2000		20A	PTAC
			2000	15	16		2000		
				17	18				
				19	20				

	CONN.	RECEPT.	RECEPT. DIVERSIFIED	TOTAL DIV. LOAD	SPARE	TOTAL
A	11000	0	0	11000	0	11000
B	11800	0	0	11800	0	11800
TOTAL	22800	0	0	22800	0	22800

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project title

Owner:
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2825 Murray Ave
Pittsburgh, PA 15217

Client:

Project Location:
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drawing title

ELECTRICAL ENLARGED UNIT PLANS

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no. | of.

Sheet No.

E4

Project #2429



1 / E5 SITE LIGHTING PLAN

1/8"=1'-0"

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ELECTRICAL SITE LIGHTING

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E5

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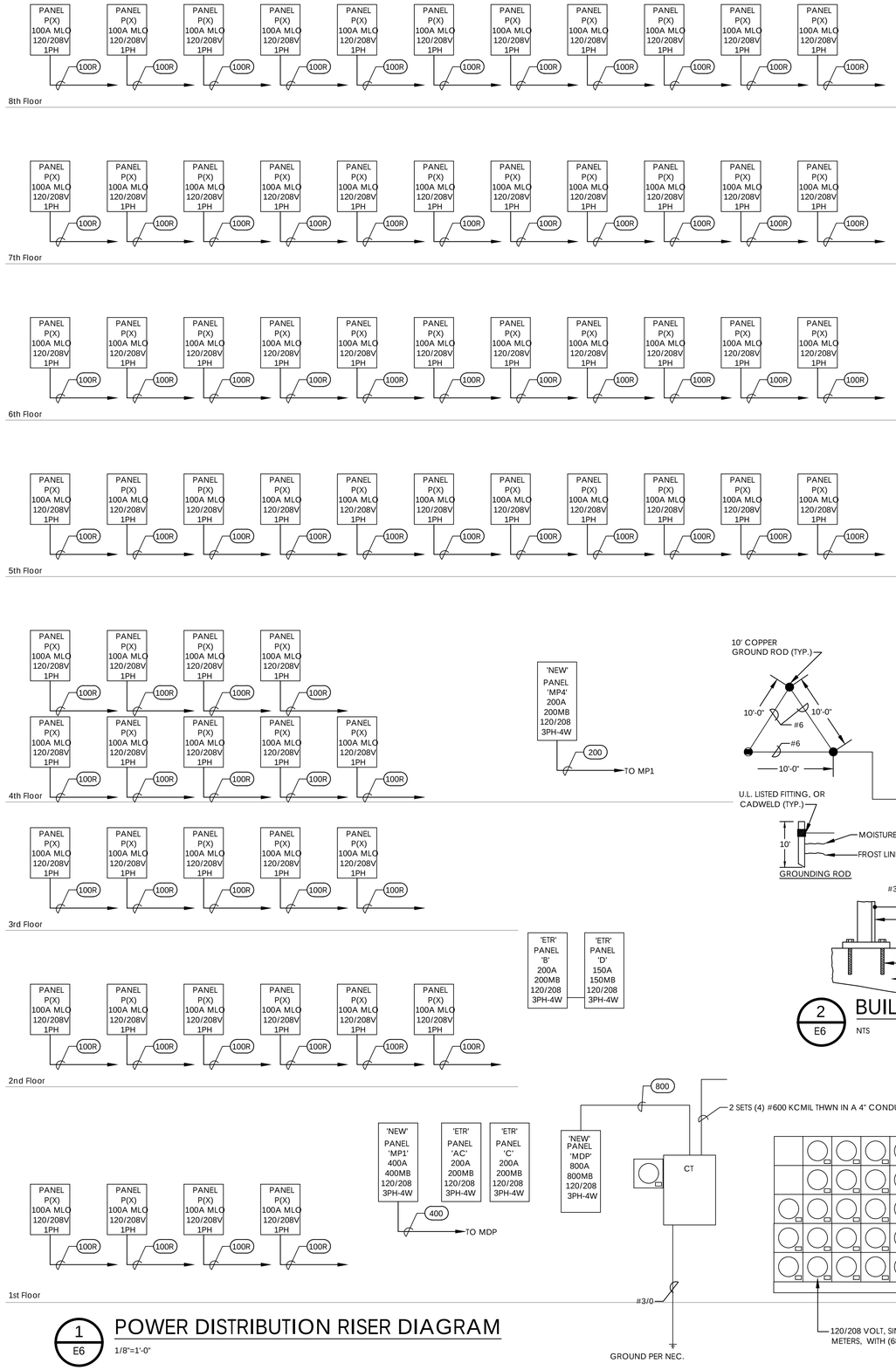
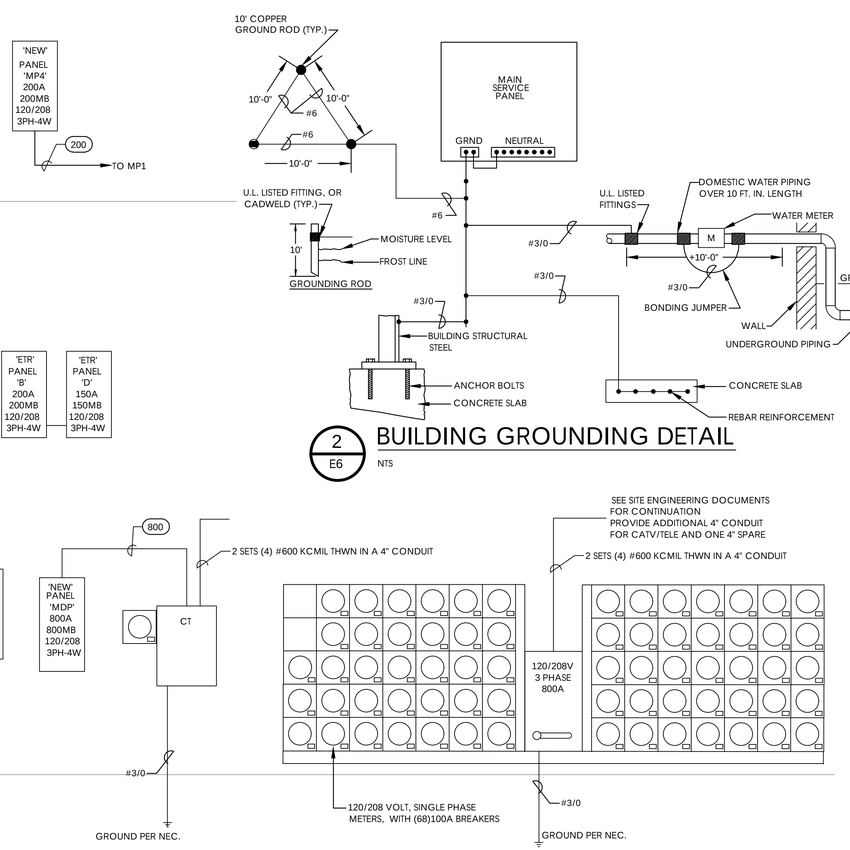


POWER DISTRIBUTION RISER DIAGRAM

1 / E6

1/8"=1'-0"



BUILDING GROUNDING DETAIL

2 / E6

NTS

SCOPE OF WORK:

1. PROVIDE NEW METER CENTER POWER DERVIED FROM NEW DLC TRANSFORMER

2. REMOVE EXISTING 600A MDP, PROVIDE NEW 1200A MDP, POWER DERIVED FROM NEW DLC TRANSFORMER. VERIFY EXISTING BREAKERS PRIOR TO RELEASE.

3. REMOVE WIRING SERVING ETR PANELS FROM EXISTING MDP SCHEDULED TO BE UPDATED. RECONNECT TO NEW BREAKER IN NEW MDP.

4. PROVIDE NEW 100A APARTMENT PANELS WIRED FROM NEW METER CENTER.

5. PROVIDE NEW PANELS MP1 & MP2 FROM NEW MDP.

6. GENERATOR, ATS1, ATS2, PANEL EM AND PANEL E ARE EXISTING TO REMAIN.

7. PANELS A,B,C,D & AC ARE EXISTING TO REMAIN.

8. UPDATE GROUND WIRE SIZE PER CODE.

COPPER FEEDER SCHEDULE - (AS APPLICABLE) (3PH, 4W + G)

ETR	EXISTING TO REMAIN
20	(4) #12 THWN + (1) #12 GR/GD IN A 3/4" CONDUIT
30	(4) #10 THWN + (1) #10 GR/GD IN A 3/4" CONDUIT
40	(4) #8 THWN + (1) #10 GR/GD IN A 3/4" CONDUIT
50	(4) #6 THWN + (1) #10 GR/GD IN A 3/4" CONDUIT
60	(4) #6 THWN + (1) #10 GR/GD IN A 1 1/4" CONDUIT
70	(4) #4 THWN + (1) #8 GR/GD IN A 1 1/4" CONDUIT
80	(4) #4 THWN + (1) #8 GR/GD IN A 1 1/4" CONDUIT
90	(4) #3 THWN + (1) #8 GR/GD IN A 1 1/2" CONDUIT
100	(4) #2 THWN + (1) #8 GR/GD IN A 1 1/2" CONDUIT
125	(4) #1 THWN + (1) #6 GR/GD IN A 1 1/2" CONDUIT
150	(4) #1/0 THWN + (1) #6 GR/GD IN A 2" CONDUIT
175	(4) #2/0 THWN + (1) #6 GR/GD IN A 2" CONDUIT
200	(4) #3/0 THWN + (1) #6 GR/GD IN A 2" CONDUIT
225	(4) #4/0 THWN + (1) #4 GR/GD IN A 2 1/2" CONDUIT
250	(4) #250 KCMIL THWN + (1) #4 GR/GD IN A 3" CONDUIT
300	(4) #350 KCMIL THWN + (1) #4 GR/GD IN A 3" CONDUIT
350	(4) #500 KCMIL THWN + (1) #3 GR/GD IN A 3 1/2" CONDUIT
400	(4) #600 KCMIL THWN + (1) #3 GR/GD IN A 4" CONDUIT
450	(2) 2 1/2" CONDUITS EACH WITH (4) #4/0 THWN + (1) #2 GR/GD
500	(2) 3" CONDUITS EACH WITH (4) #250 KCMIL THWN + (1) #2 GR/GD
600	(2) 3" CONDUITS EACH WITH (4) #350 KCMIL THWN + (1) #1 GR/GD
800	(2) 3 1/2" CONDUITS EACH WITH (4) #500 KCMIL THWN + (1) #1/0 GR/GD
1000	(3) 3 1/2" CONDUITS EACH WITH (4) #500 KCMIL THWN + (1) #2/0 GR/GD
1200	(3) 4" CONDUITS EACH WITH (4) #600 KCMIL THWN + (1) #3/0 GR/GD
100R	(4) #2 + (1) #8 GR/GD SER CABLE

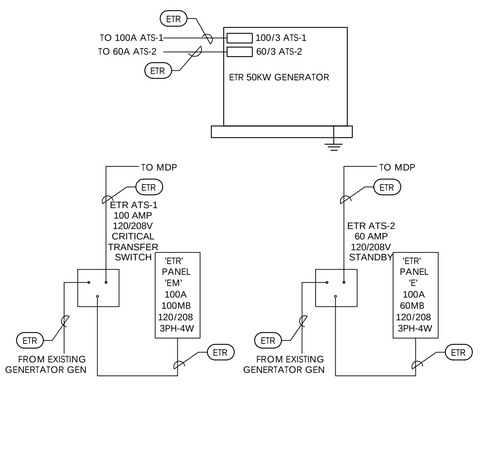
ALUMINUM FEEDER SCHEDULE - (AS APPLICABLE) (3PH, 4W + G)

ETR	EXISTING TO REMAIN
100	(4) #1 THWN + (1) #6 GR/GD IN A 1 1/2" CONDUIT
125	(4) #2/0 THWN + (1) #4 GR/GD IN A 2" CONDUIT
150	(4) #3/0 THWN + (1) #4 GR/GD IN A 2" CONDUIT
175	(4) #4/0 THWN + (1) #4 GR/GD IN A 2 1/2" CONDUIT
200	(4) #250 KCMIL THWN + (1) #4 GR/GD IN A 3" CONDUIT
225	(4) #300 KCMIL THWN + (1) #2 GR/GD IN A 3" CONDUIT
250	(4) #350 KCMIL THWN + (1) 2 GR/GD IN A 3" CONDUIT
300	(4) #500KCMIL THWN + (1) #2 GR/GD IN A 3 1/2" CONDUIT
350	(2) 2 1/2" CONDUITS EACH WITH (4) #4/0 THWN + (1) #1 GR/GD
400	(2) 3" CONDUITS EACH WITH (4) #250 KCMIL THWN + (1) #1 GR/GD
450	(2) 3" CONDUITS EACH WITH (4) #300 KCMIL THWN + (1) #1/0 GR/GD
500	(2) 3" CONDUITS EACH WITH (4) #350 KCMIL THWN + (1) #1/0 GR/GD
600	(2) 3 1/2" CONDUITS EACH WITH (4) #500 KCMIL THWN + (1) #2/0 GR/GD
800	(3) 3" CONDUITS EACH WITH (4) #400 KCMIL THWN + (1) #3/0 GR/GD
1000	(4) 3" CONDUITS EACH WITH (4) #350 KCMIL THWN + (1) #4/0 GR/GD
1200	(4) 3 1/2" CONDUITS EACH WITH (4) #500 KCMIL THWN + (1) #250MCM GR/GD
1500	(3) 3" CONDUITS EACH WITH (4) #350 KCMIL THWN + (1) #350MCM GR/GD

CONTRACTOR MAY USE ALUMINUM CONDUCTORS FOR COPPER FEEDERS SIZED #2 AWG AND LARGER. ADJUST WIRE SIZE AS APPROPRIATE BASED ON AMPACITY REQUIRED.

ALUMINUM CONDUCTORS MAY NOT BE USED ON ANY MECHANICAL EQUIPMENT, ELEVATOR CIRCUITS, OR FIRE PUMP FEEDER.

FIRE PUMP FEEDER MUST MEET 2 HOUR FIRE RATING VIA UL PRODUCTS FHIT, FHIY OR FHJR



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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JONATHAN C. IAMS — ENGINEER — 054899-E

general notes

revisions

1	12.10.2025 50% CD SET
2	03.13.2026 FOR OWNERS REVIEW AND UFAS
3	04.01.2026 PERMIT SET

project title

Owner:
Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

Client:

Project Location:
Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

drawing title

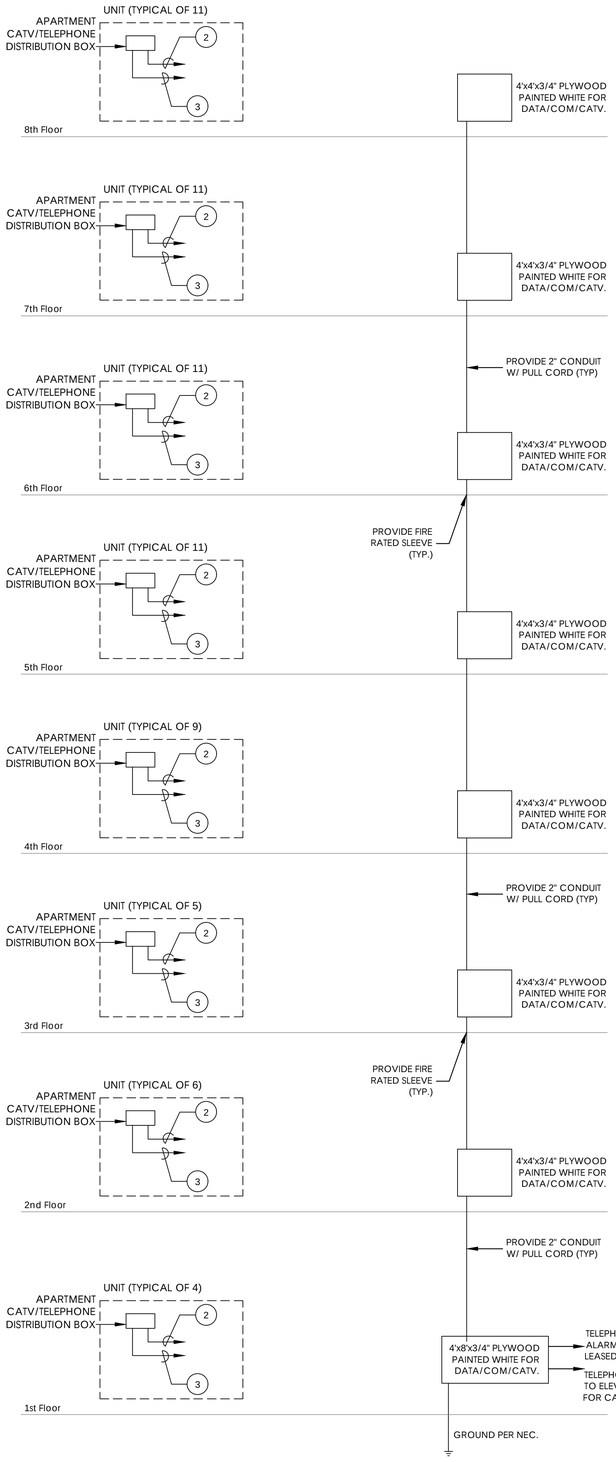
ELECTRICAL RISERS AND DETAILS

scale	As Noted
date	08/19/2025
no.	of.

Sheet No.

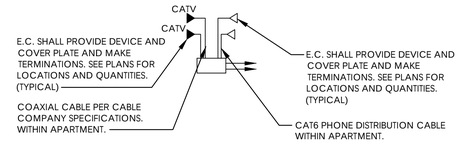
E6

Project #2429



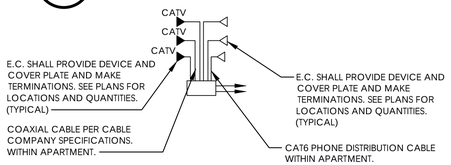
1 E7 BUILDING TELECOM/CATV RISER DIAGRAM

NO SCALE



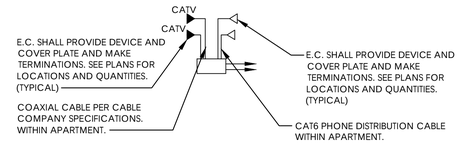
2 E7 UNIT 1 RISER DIAGRAM

NO SCALE



2 E7 UNIT 2 RISER DIAGRAM

NO SCALE



2 E7 UNIT EFF RISER DIAGRAM

NO SCALE

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JONATHAN C. IAMS ENGINEER 054899-E

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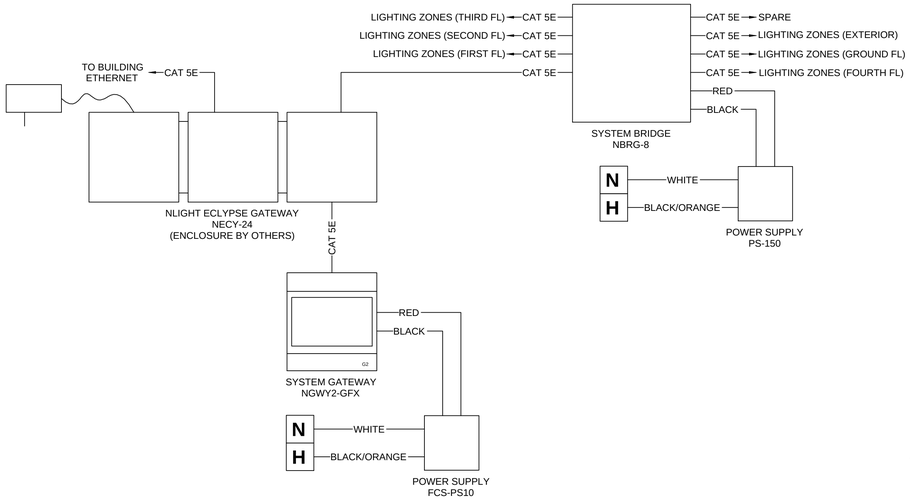
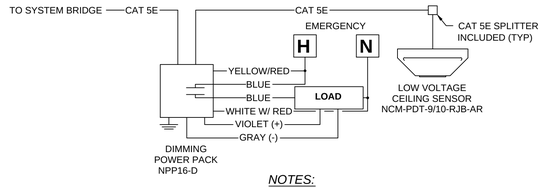
scale: As Noted
date: 08/19/2025
no. | of.

Sheet No.
E7
Project #2429



1 E8 LIGHTING CONTROL SYSTEM NETWORK DETAIL

NTS

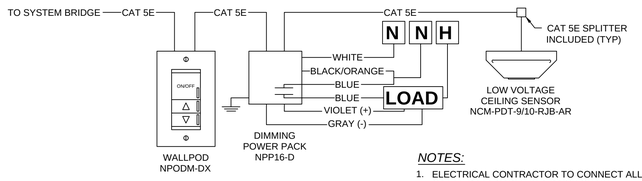


NOTES:

1. ELECTRICAL CONTRACTOR TO CONNECT ALL DEVICES WITH CAT 5E DATA CABLE IN A DAISY CHAIN.
2. ALL CAT 5E CABLE RUNS NEED TO BE CHECKED WITH A CAT 5E METER FOR PROPER TERMINATION OF RJ45 CONNECTORS.

2 E8 SENSOR DETAIL

NTS



NOTES:

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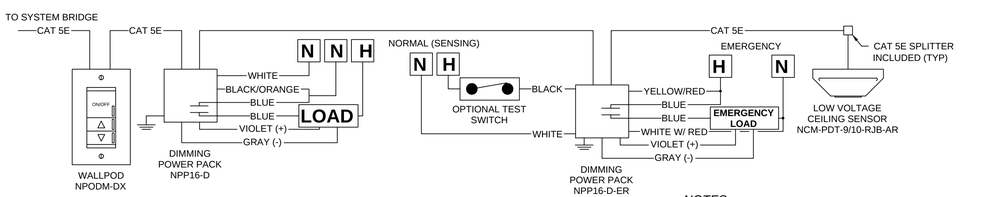
3 E8 DIMMING DETAIL

NTS

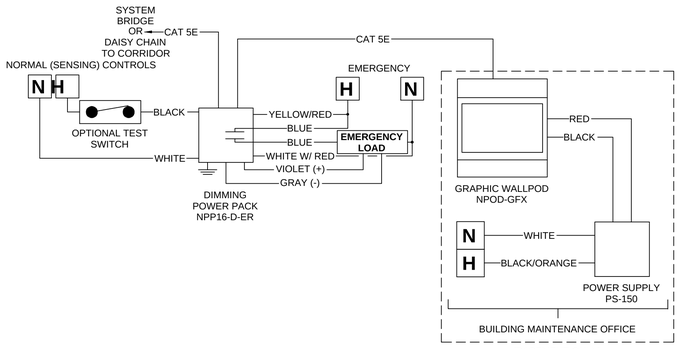


NOTES:

1. ELECTRICAL CONTRACTOR TO CONNECT ALL DEVICES WITH CAT 5E DATA CABLE IN A DAISY CHAIN.
2. ALL CAT 5E CABLE RUNS NEED TO BE CHECKED WITH A CAT 5E METER FOR PROPER TERMINATION OF RJ45 CONNECTORS.

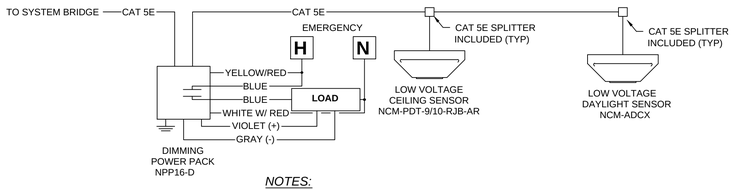
4 E8 DIMMING W/ EMERGENCY DETAIL

NTS



5 E8 EXTERIOR LIGHTING W/ EMERGENCY DETAIL

NTS

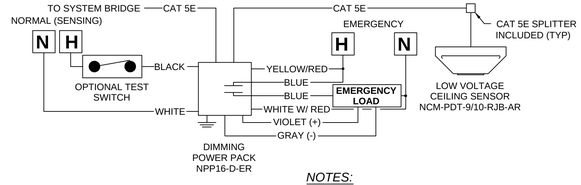


NOTES:

1. ELECTRICAL CONTRACTOR TO CONNECT ALL DEVICES WITH CAT 5E DATA CABLE IN A DAISY CHAIN.
2. ALL CAT 5E CABLE RUNS NEED TO BE CHECKED WITH A CAT 5E METER FOR PROPER TERMINATION OF RJ45 CONNECTORS.

6 E8 SENSOR / DAYLIGHTING DETAIL

NTS

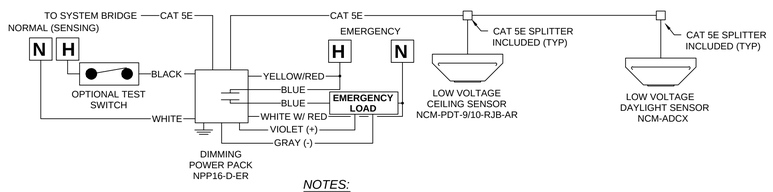


NOTES:

1. ELECTRICAL CONTRACTOR TO CONNECT ALL DEVICES WITH CAT 5E DATA CABLE IN A DAISY CHAIN.
2. ALL CAT 5E CABLE RUNS NEED TO BE CHECKED WITH A CAT 5E METER FOR PROPER TERMINATION OF RJ45 CONNECTORS.

7 E8 SENSOR W/ EMERGENCY DETAIL

NTS



NOTES:

1. ELECTRICAL CONTRACTOR TO CONNECT ALL DEVICES WITH CAT 5E DATA CABLE IN A DAISY CHAIN.
2. ALL CAT 5E CABLE RUNS NEED TO BE CHECKED WITH A CAT 5E METER FOR PROPER TERMINATION OF RJ45 CONNECTORS.

8 E8 SENSOR W/ EMERGENCY & DAYLIGHTING DETAIL

NTS

NOTES:

1. ELECTRICAL CONTRACTOR TO CONNECT ALL DEVICES WITH CAT 5E DATA CABLE IN A DAISY CHAIN.
2. ALL CAT 5E CABLE RUNS NEED TO BE CHECKED WITH A CAT 5E METER FOR PROPER TERMINATION OF RJ45 CONNECTORS.

NOTES:

1. EACH SYSTEM GATEWAY SCREEN, SYSTEM BRIDGE AND TOUCH SCREEN REQUIRE A DEDICATED 120 OR 277V CIRCUIT FOR POWER SUPPLY TRANSFORMERS. GATEWAY TOUCH SCREEN REQUIRE OUTLET FOR PLUG-IN TRANSFORMER.
2. ELECTRICAL CONTRACTOR TO CONNECT ALL DEVICES WITH CAT 5E DATA CABLE IN A DAISY CHAIN, STARTING WITH THE SYSTEM GATEWAY THEN TO NEXT NEAREST SYSTEM BRIDGE AND SO ON.
3. ALL CAT 5E CABLE RUNS NEED TO BE CHECKED WITH A CAT 5E METER FOR PROPER TERMINATION OF RJ45 CONNECTORS.
4. SYSTEM BRIDGE CAN SUPPORT UP TO 128 DEVICES PER PORT.

LIGHTING SEQUENCE OF OPERATION:

LIGHTING CONTROL SYSTEM:

CORRIDORS:
ON 100% DURING HOURS DESIGNATED BY OWNER, FIXTURES SHALL DIM TO 50% DURING OVERNIGHT HOURS.

VESTIBULES:
ON 100% DURING HOURS DESIGNATED BY OWNER, FIXTURES SHALL DIM TO 50% DURING OVERNIGHT HOURS, ENERGIZE TO 100% UPON OCCUPANCY.

FITNESS:
DIMMING WITH WALL POD.

OFFICE / CONFERENCE ROOM:
DIMMING WITH WALL POD.

STORAGE AND BACK OF HOUSE:
DIMMING WITH WALL POD.

PUBLIC BATHROOMS
DIMMING WITH WALL POD.

EXTERIOR BUILDING MOUNT LIGHTING:
ON 100% DURING NIGHT HOURS DESIGNATED BY OWNER, FIXTURES SHALL SWITCH OFF DURING DAYLIGHT HOURS.

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REGISTERED PROFESSIONAL ENGINEER
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054899-E

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ELECTRICAL RISERS AND DETAILS

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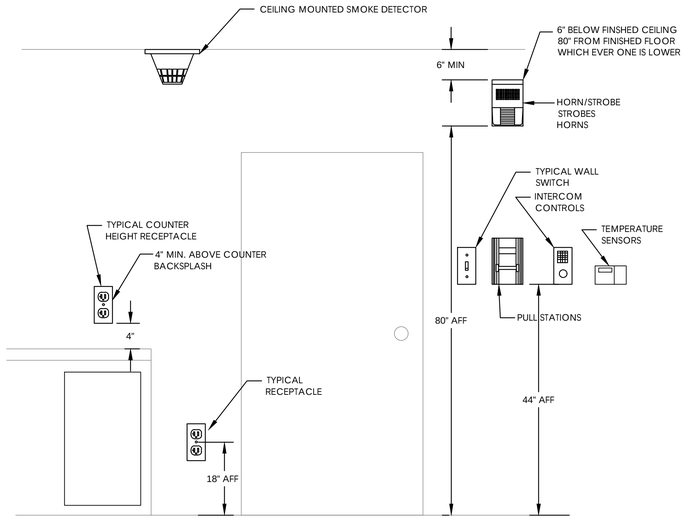
As Noted	
date	
08/19/2025	
no.	of.

Sheet No.

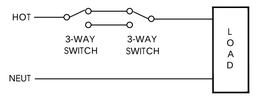
E8

Project #2429



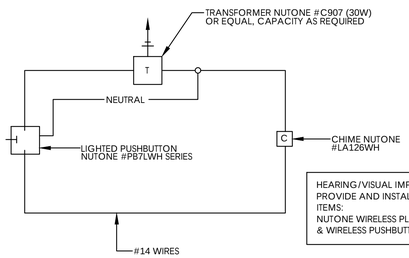
1 E9 DEVICE MOUNTING HEIGHT DETAIL

NTS



2 E9 THREE-WAY SWITCHING DIAGRAM (TYP)

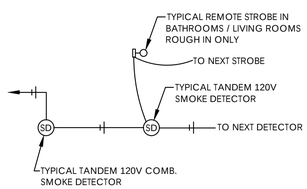
NTS



HEARING/VISUAL IMPAIRED UNITS - AND ADA UNITS:
PROVIDE AND INSTALL THE FOLLOWING ADDITIONAL ITEMS:
NUTONE WIRELESS PLUG IN RECEIVER/CHIME/STROBE & WIRELESS PUSHBUTTON #LA204WH

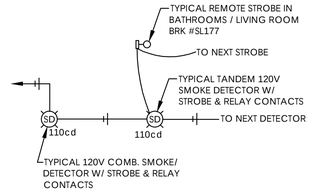
3 E9 DOOR CHIME WIRING DIAGRAM

NTS



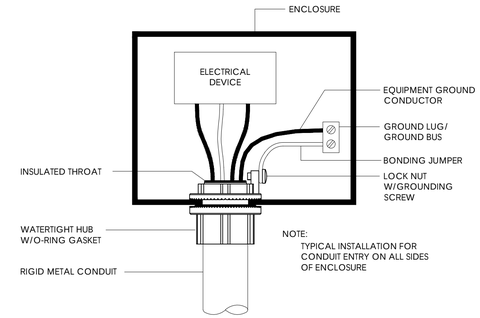
4 E9 TYPICAL SMOKE DETECTOR DIAGRAM

NTS



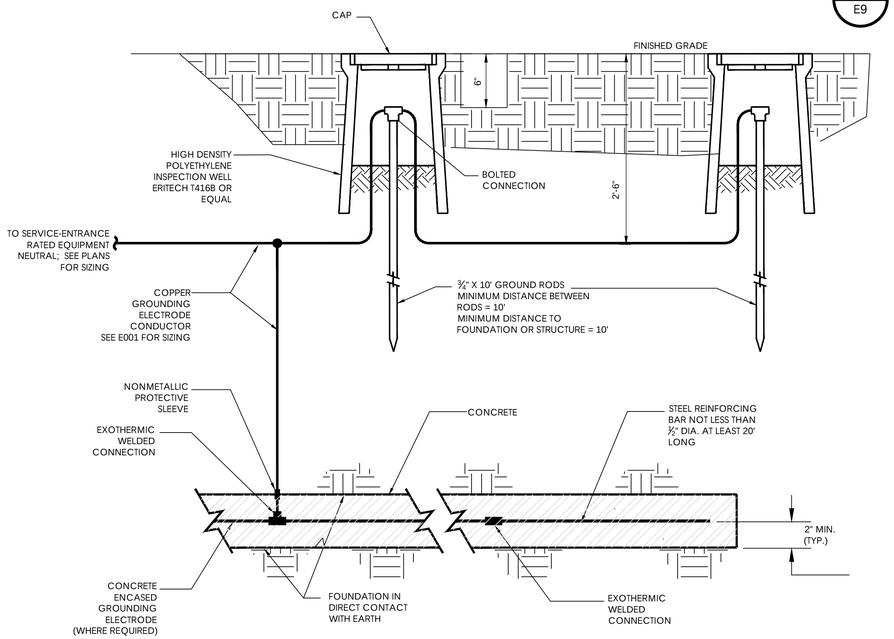
5 E9 HEARING/VISUAL IMPAIRED & ADA UNITS SMOKE DETECTOR DIAGRAM

NTS



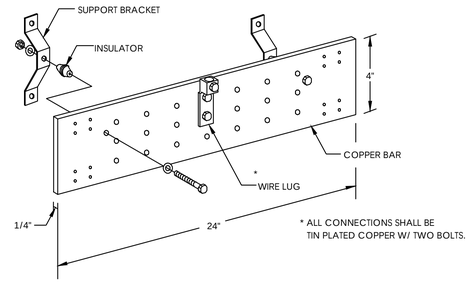
6 E9 ELECTRICAL ENCLOSURE HUB GROUNDING & BONDING DETAIL

NTS



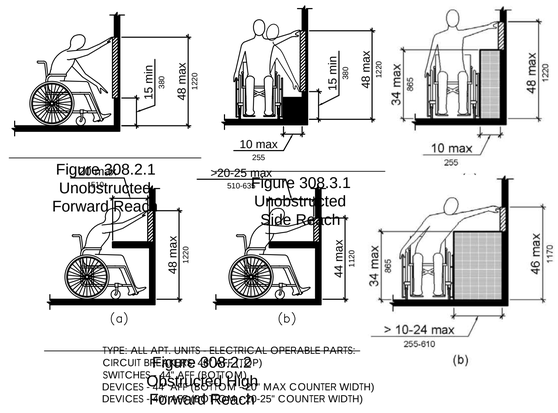
9 E9 GROUNDING ELECTRODE & INSPECTION WELL DETAIL

NTS (TYP FOR ALL GROUNDING SYSTEMS)



7 E9 WALL MOUNTED GROUNDING BAR DETAIL

NTS



8 E9 ADA OPERABLE PARTS REACH DETAIL

NTS

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ELECTRICAL DETAILS

scale	Sheet No.
As Noted	E9
date: 08/19/2025	
no. / of.	Project #2429

PANEL 'MDP'

VOLTAGE:	120/208 VOLTS 3 PHASE 4 WIRE	MAINS:	800 AMP MAIN LUGS
MOUNTING:	SURFACE	MAIN BKR:	800 AMP MB
LOCATION:		FED. FROM:	SERVICE
AIC RATING:	65kA		

CIRCUIT USE	BKR. SIZE	LOAD WATTS A	LOAD WATTS	LOAD WATTS C			LOAD WATTS A	LOAD WATTS	LOAD WATTS C	BKR. SIZE	CIRCUIT USE
		0			1	2	7500				
SPARE	200A		0		3	4		7500		150A	ATS 1 PANEL EM
				0	5	6			7500		
		4000			7	8	4800				
PANEL B	200A		4000		9	10		4800		60A	ATS 2 PANEL E
				4000	11	12			4800		
		13000			13	14	5000				
PANEL C	200A		13000		15	16		5000		100A	ELEV
				13000	17	18			5000		
		12000			19	20	5000				
PANEL AC	200A		12000		21	22		5000		100A	ELEV
				12000	23	24			5000		
		0			25	26	0				
SPARE	100A		0		27	28		0		100A	SPARE
				0	29	30			0		
		0			31	32	0				
SPARE	100A		0		33	34		0		100A	SPARE
				0	35	36			0		
		0			37	38	38100				
			0		39	40		33400		400A	PANEL MP1
				0	41	42			29300		

	CONN.	RECEPT.	RECEPT. DIVERSIFIED	TOTAL DIV. LOAD	SPARE	TOTAL
A	84400	0	0	84400	0	84400
B	79700	0	0	79700	0	79700
C	75600	0	0	75600	0	75600
TOTAL	239700	0	0	239700	0	239700

PANEL 'MP1'

VOLTAGE:	120/208 VOLTS 3 PHASE 4 WIRE	MAINS:	400 AMP MAIN LUGS
MOUNTING:	SURFACE	MAIN BKR:	400 AMP MB
LOCATION:		FED. FROM:	MDP
AIC RATING:	65kA		

CIRCUIT USE	BKR. SIZE	LOAD WATTS A	LOAD WATTS	LOAD WATTS C			LOAD WATTS A	LOAD WATTS	LOAD WATTS C	BKR. SIZE	CIRCUIT USE
WALL HEATER	25A	2000			1	2	2000			25A	WALL HEATER
			2000		3	4		2000			
UNIT HEATER	30A			2500	5	6			2000	20A	PTAC
		2500			7	8	2000				
UNIT HEATER	30A		2500		9	10		200		15A	AHU
				2500	11	12			200		
UNIT HEATER	30A	2500			13	14	200			15A	AHU
			2500	0	15	16		200			
SPARE	20A				17	18			0	20A	SPARE
		0			19	20	0				
SPARE	20A		0		21	22		0		20A	SPARE
				0	23	24			0		
FIRE /SMOKE DAMPERS	20A	300			25	26	0			20A	SPARE
2 FLR RECEPTACLES	20A		400		27	28		0			
2 FLR RECEPTACLES	20A			400	29	30			0	20A	SPARE
1 FLR RECEPTACLES	20A	400			31	32	0				
1 FLR RECEPTACLES	20A		400		33	34		0		20A	SPARE
SPARE	20A			0	35	36			0	20A	SPARE
		26900			37	38	0			20A	SPARE
PANEL MP4	200A		20300		39	40		3700		40A	HEATPUMP
				18400	41	42			3700		

	CONN.	RECEPT.	RECEPT. DIVERSIFIED	TOTAL DIV. LOAD	SPARE	TOTAL
A	38100	0	0	38100	0	38100
B	33400	0	0	33400	0	33400
C	29300	0	0	29300	0	29300
TOTAL	100800	0	0	100800	0	100800

PANEL 'MP4'

VOLTAGE:	120/208 VOLTS 3 PHASE 4 WIRE	MAINS:	200 AMP MAIN LUGS
MOUNTING:	SURFACE	MAIN BKR:	200 AMP MB
LOCATION:		FED. FROM:	MDP
AIC RATING:	42kA		

CIRCUIT USE	BKR. SIZE	LOAD WATTS A	LOAD WATTS	LOAD WATTS C			LOAD WATTS A	LOAD WATTS	LOAD WATTS C	BKR. SIZE	CIRCUIT USE
WALL HEATER	25A	2000			1	2	2000			25A	WALL HEATER
			2000		3	4		2000			
WALL HEATER	25A			2000	5	6			2000	25A	WALL HEATER
		2000			7	8	2000				
WALL HEATER	25A		2000		9	10		2000		25A	WALL HEATER
				2000	11	12			2000		
WALL HEATER	25A	2000			13	14	2500			30A	PTAC
			2000		15	16		2500			
UNIT HEATER	30A			2500	17	18			2500	30A	PTAC
		2500			19	20	2500				
AHU-3	15A		200		21	22		2500		30A	PTAC
				200	23	24			2500		
WALL HEATER	25A	2000			25	26	2500			30A	PTAC
			2000		27	28		2500			
WALL HEATER	25A			2000	29	30			2500	30A	PTAC
		2000			31	32	2500				
FIRE /SMOKE DAMPERS	20A		400		33	34		400		20A	3 FLR RECEPTACLES
SPARE	20A			0	35	36			400	20A	3 FLR RECEPTACLES
		400			37	38	0			20A	SPARE
MUA UNIT	20A		400		39	40		0		20A	SPARE
				400	41	42			0	20A	SPARE

	CONN.	RECEPT.	RECEPT. DIVERSIFIED	TOTAL DIV. LOAD	SPARE	TOTAL
A	26900	0	0	26900	0	26900
B	20300	0	0	20300	0	20300
C	18400	0	0	18400	0	18400
TOTAL	65600	0	0	65600	0	65600

ETR PANEL B

VOLTAGE:	120/208 VOLTS 3 PHASE 4 WIRE	MAINS:	200 AMP MAIN LUGS
MOUNTING:	SURFACE	MAIN BKR:	200 AMP MLO
LOCATION:		FED. FROM:	MDP
AIC RATING:	42kA		

CIRCUIT USE	BKR. SIZE	LOAD WATTS A	LOAD WATTS	LOAD WATTS C			LOAD WATTS A	LOAD WATTS	LOAD WATTS C	BKR. SIZE	CIRCUIT USE
RECEPTACLES (NEW BREAKER)	20A	400			1	2	400			20A	4TH RECEPTACLES (NEW BREAKER)
RECEPTACLES (NEW BREAKER)	20A		400		3	4		400		20A	4TH RECEPTACLES (NEW BREAKER)
RECEPTACLES (NEW BREAKER)	20A			400	5	6			400	20A	5TH RECEPTACLES (NEW BREAKER)
RECEPTACLES (NEW BREAKER)	20A	400			7	8	400			20A	5TH RECEPTACLES (NEW BREAKER)
RECEPTACLES (NEW BREAKER)	20A		400		9	10		400		20A	6TH RECEPTACLES (NEW BREAKER)
RECEPTACLES (NEW BREAKER)	20A			400	11	12			400	20A	6TH RECEPTACLES (NEW BREAKER)
		3200			13	14	400			20A	7TH RECEPTACLES (NEW BREAKER)
PANEL D	150A		3200		15	16		400		20A	7TH RECEPTACLES (NEW BREAKER)
				3200	17	18			400	20A	8TH RECEPTACLES (NEW BREAKER)
		0			19	20	400			20A	8TH RECEPTACLES (NEW BREAKER)

	CONN.	RECEPT.	RECEPT. DIVERSIFIED	TOTAL DIV. LOAD	SPARE	TOTAL
A	5200	0	0	5200	0	5200
B	5200	0	0	5200	0	5200
C	5200	0	0	5200	0	5200
TOTAL	16600	0	0	16600	0	16600

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	DESCRIPTION	VOLTS	LED WATTS	NOTES
A	JUNO	JSF-13IN 18LM-SWW5-90CRI-MVOLT-WH	FLUSHMOUNT FIXTURE	120	14	
B	LITHONIA	FMMLS-7-90-SWW2-	FLUSHMOUNT FIXTURE	120	12	
C	LITHONIA	FMLRDL 11IN 148-30	SURFACE MOUNT FIXTURE	120	15	
D	LITHONIA	FMVCSLS-24IN-MVOLT-30K-90	VANITY FIXTURE	120	18	
F	LUMINAIRE	TSL9-34IN-20DRV-40W-35K-MVOLT-CLP-FAM7	STAIR FIXTURE	120	40	
G	LITHONIA	BLWP4-40L-ADPT-MVOLT-EZ1-LP835	CORRIDOR FIXTURES	120	37	
H	LITHONIA	CLX-L36-3000LM-SEF-MVOLT-GZ10-35K-80	CLOSET FIXTURE	120	20	
J	LITHONIA	ZL1D-L48-ASR-5000LM-FST-MVOLT-35K	UTILTY FIXTURE	120	41	
K	LITHONIA	STAKP-2X4-4000LM-80-35K-COLT-MIN10-EZT-MVOLT	RECESSED 2X4 FIXTURE	120	31	
L	LUMETTA	QS-P52314-L412LED 4280	23" DRUM FIXTURE	120	42	
M	LUMETTA	QS-P51210-L411LED 4280	12" DRUM	120	21	
N	LITHONIA	FMVCSLS-24IN-MVOLT-30K-90	VANITY FIXTURE	120	18	
P	JUNO	WF6-SWW5-90CRI-MW-	6" WAFER DOWNLIGHT	120	13	
EX	LITHONIA	EXQM-S-W-BG-MVOLT-	EXIT SIGN	120		
SL1	ILP	SAM-18L-U-40-T4-WFM-BLK	SURFACE MONT EXTERIOR FIXTURE	120	35	PROVIDE PHOTOCELL
SL2	ILP	OWS2-1L/2L/3L-U-CCTS-DS-BRZ-EM	SURFACE MONT EXTERIOR FIXTURE	120	15	PROVIDE PHOTOCELL
SL3	ILP	UC6UD-26L-U-40-W-W-WM-BLK	SURFACE MONT EXTERIOR FIXTURE	120	15	PROVIDE PHOTOCELL
SL4	LITHONIA	RADPT LED-P3-40K-SYM-MVOLT-RADPT20-NLTAIR2-DBLXD	SURFACE MONT EXTERIOR FIXTURE	120	54	PROVIDE PHOTOCELL
SL5	LITHONIA	RSX4 LED-P2-40K-R5-MVOLT-AARP-NLTAIR2-PIRHN-DBLXD	SURFACE MONT EXTERIOR FIXTURE	120	320	PROVIDE PHOTOCELL

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JONATHAN C. IAMS — ENGINEER — 054899-E

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2 03.13.2026 FOR OWNERS REVIEW AND UFAS
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ELECTRICAL SCHEDULES

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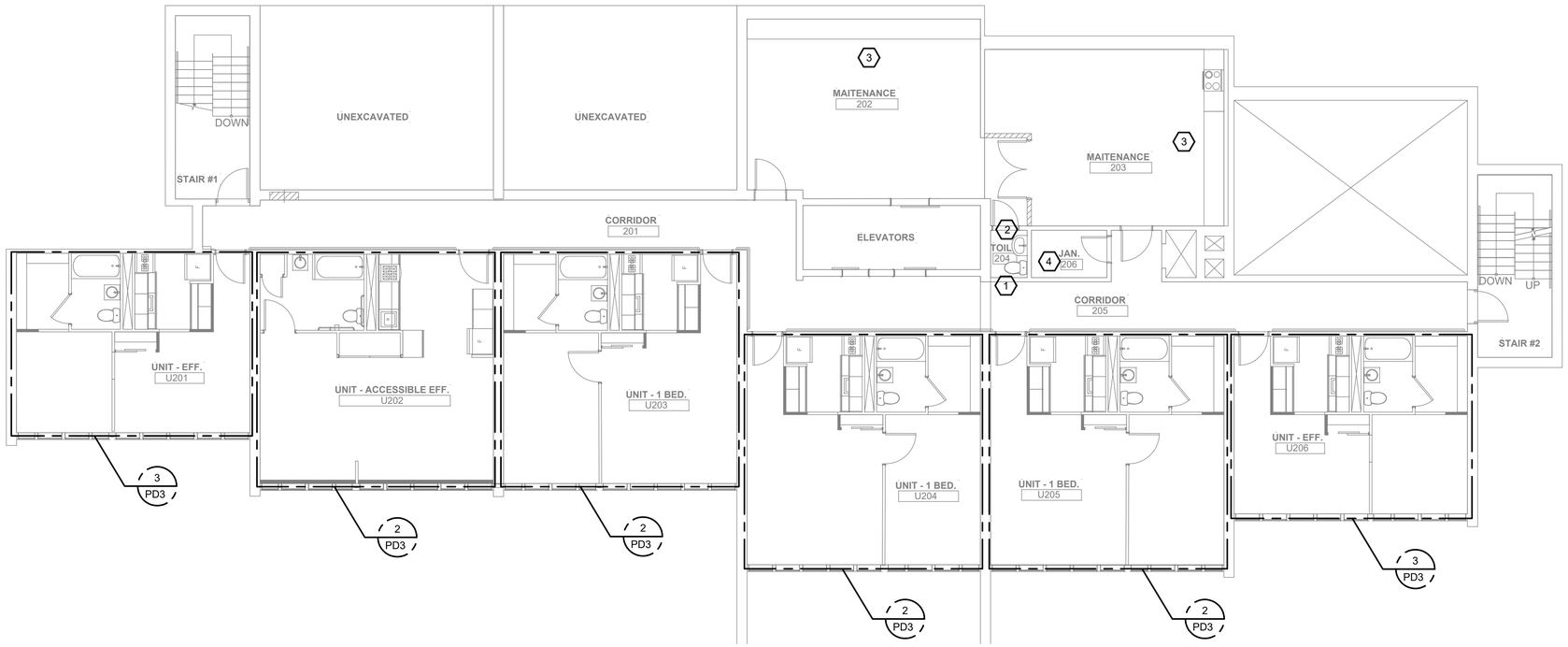
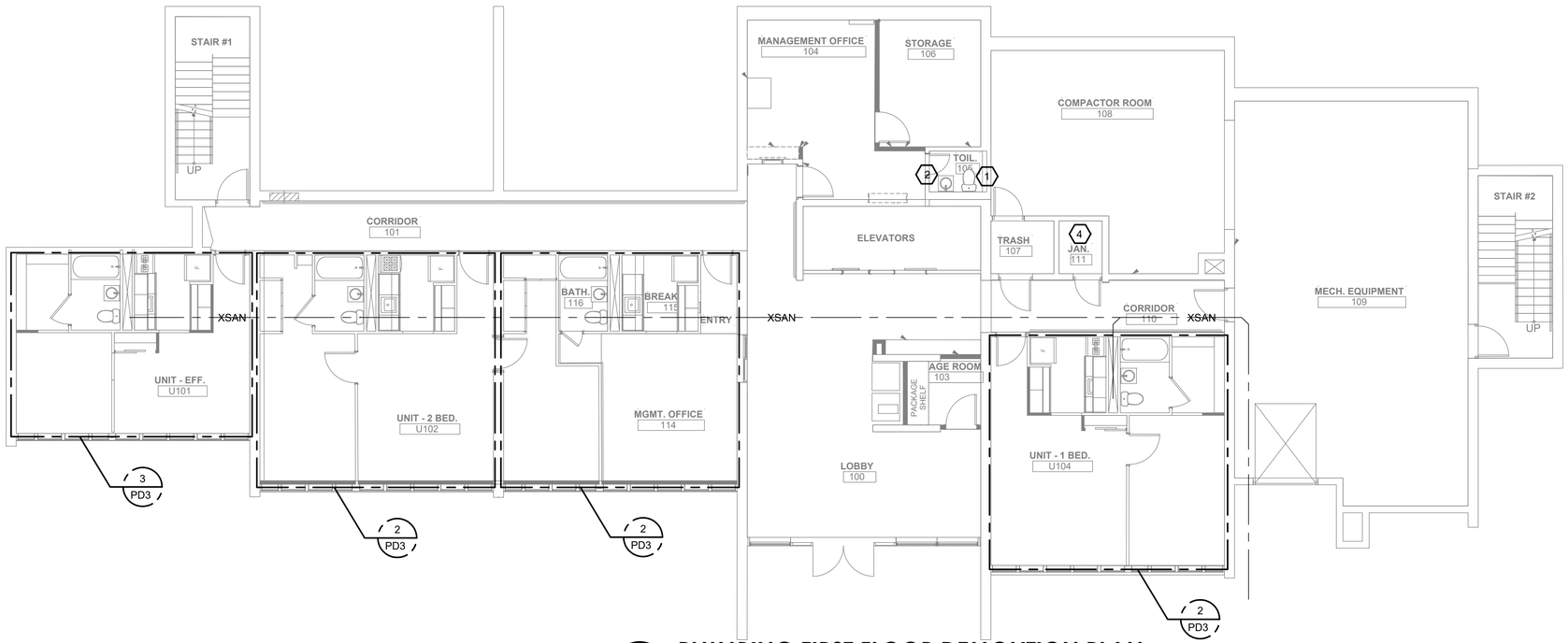


2 PD1 PLUMBING SECOND FLOOR DEMOLITION PLAN

1/8"=1'-0"



1 PD1 PLUMBING FIRST FLOOR DEMOLITION PLAN

1/8"=1'-0"

GENERAL DEMOLITION NOTES:

1. REMOVE & LAWFULLY DISPOSE OF ALL ITEMS DESIGNATED TO BE REMOVED.
2. THE DRAWINGS DO NOT PURPORT TO SHOW ALL OBJECTS EXISTING AT THE SITE. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL THE OBJECTS TO BE PRESERVED AT THE SITE & REPORT ANY DISCREPANCIES OR QUESTIONABLE ITEMS TO THE ENGINEER.
3. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY. THE CONTRACTOR SHALL ALSO NOTIFY THE DESIGN TEAM & THE OWNER.
4. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL REVIEW EXISTING UTILITIES AT THE SITE & DETERMINE METHODS FOR DISCONNECTING, CAPPING, REMOVING, OR PROTECTING THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY BUILDING OWNER OR OTHER AGENCY INVOLVED.
5. THE CONTRACTOR SHALL REMOVE, REROUTE AND/OR CAP OFF ALL UNUSED UTILITIES COMING INTO THE SPACE. THESE ITEMS SHALL BE CAPPED OFF WITHIN THE EXISTING SLAB OR WALL.
6. ANY PLUMBING FIXTURES & FITTINGS, CORRESPONDING HARDWARE, ETC. REMOVED DURING CONSTRUCTION TO BE RETAINED BY OWNER UNLESS OTHERWISE INDICATED BY ENGINEER.
7. COVER & PROTECT ALL EXISTING FLOORING, WALLS, CEILINGS, & FINISHES DURING DEMOLITION & CONSTRUCTION.
8. THE CONTRACTOR WILL NOT BE ALLOWED TO LET RUBBISH & ITEMS TO BE REMOVED ACCUMULATE. THE PREMISES SHALL BE KEPT AS CLEAN & EMPTY AS POSSIBLE DURING DEMOLITION.

DRAWING DEMOLITION NOTES:

1. EXISTING WATER CLOSET TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
2. EXISTING LAVATORY TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
3. EXISTING PLUMBING FIXTURES IN THIS AREA TO BE DEMOLISHED. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. VERIFY EXISTING LOCATIONS IN FIELD.
4. EXISTING MOP BASIN AND SERVICE FAUCET TO HAVE CONDITION EVALUATED. DEMOLISH AND REPLACE AS NECESSARY. COORDINATE AND REVIEW CONDITION WITH ARCHITECT/OWNER PRIOR TO REPLACEMENT.

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PLUMBING DEMOLITION FLOOR PLANS

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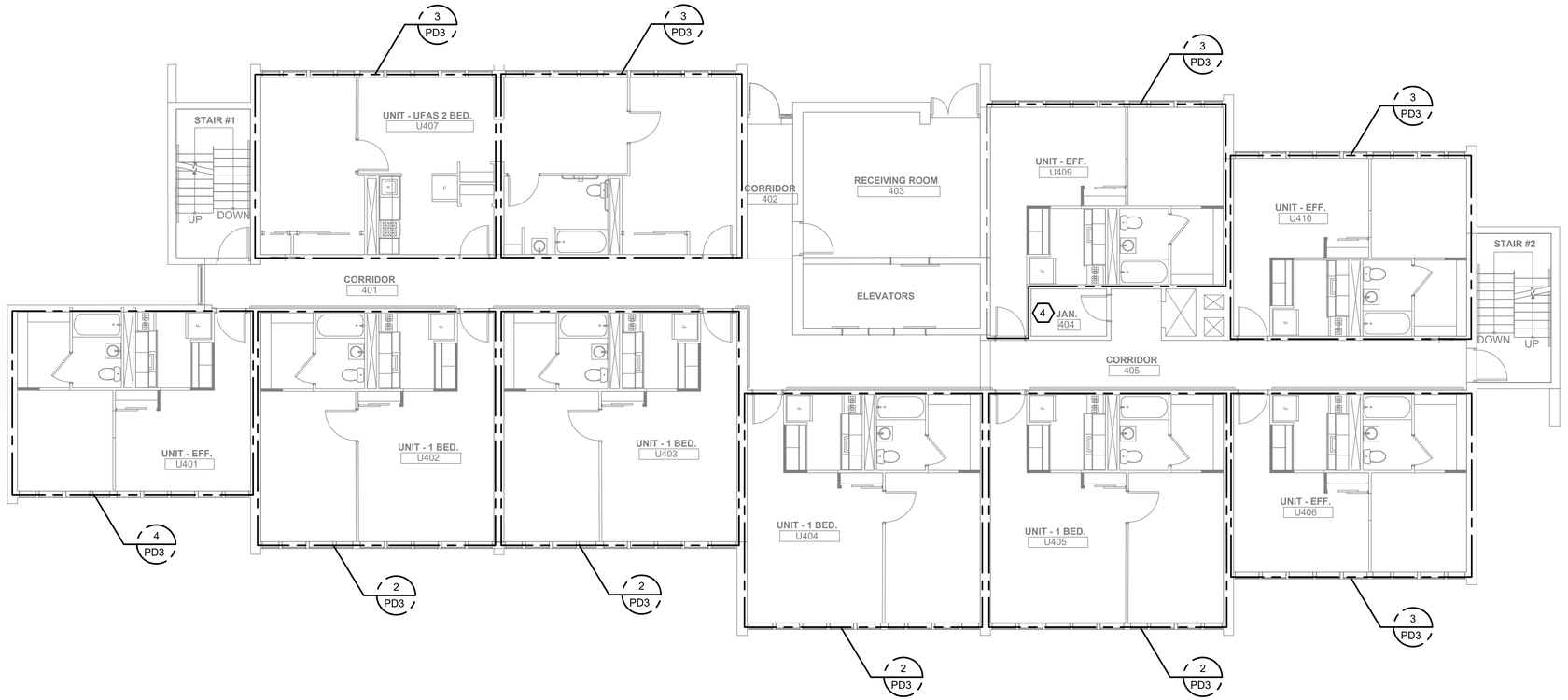
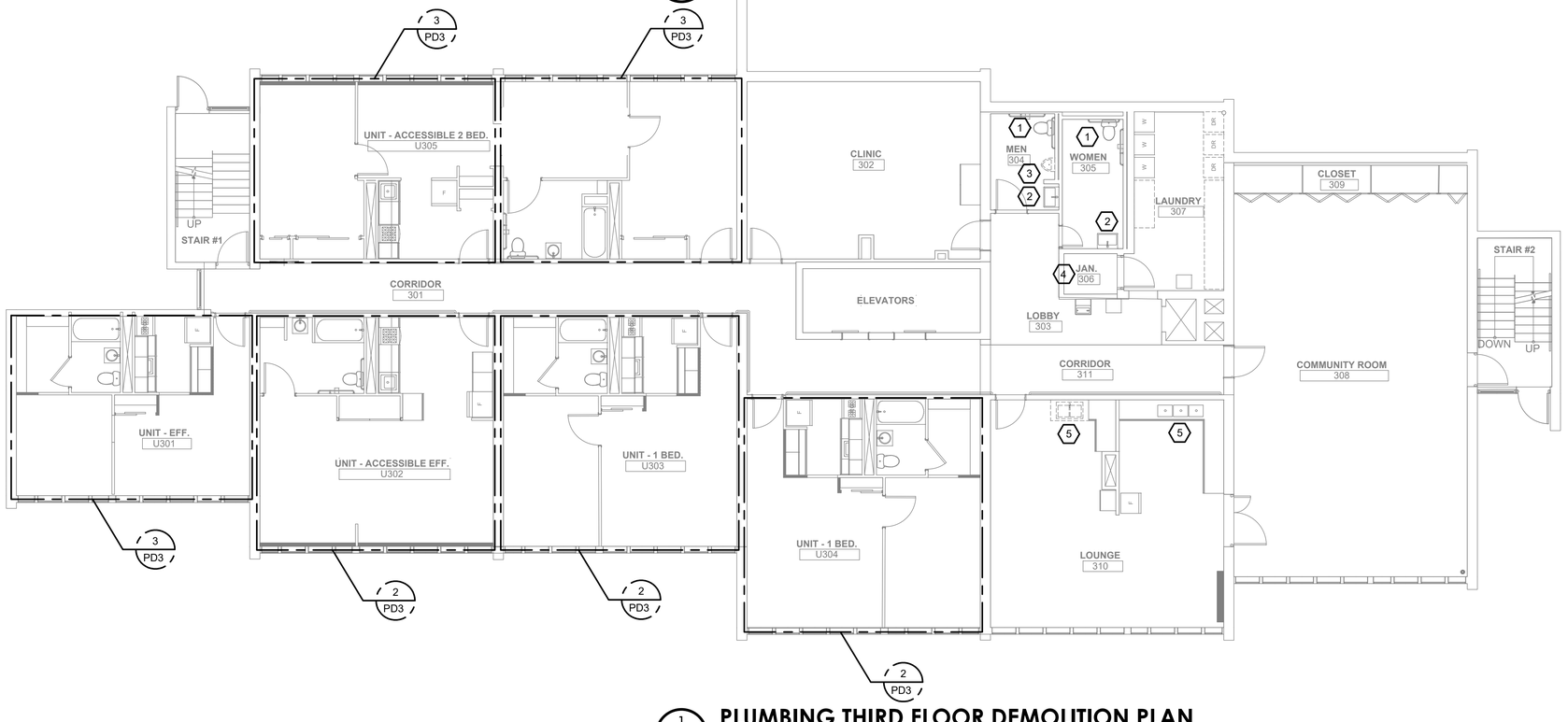


2 PD2 PLUMBING FOURTH FLOOR DEMOLITION PLAN

1/8"=1'-0"



1 PD2 PLUMBING THIRD FLOOR DEMOLITION PLAN

1/8"=1'-0"

GENERAL DEMOLITION NOTES:

1. REMOVE & LAWFULLY DISPOSE OF ALL ITEMS DESIGNATED TO BE REMOVED.
2. THE DRAWINGS DO NOT PURPORT TO SHOW ALL OBJECTS EXISTING AT THE SITE. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL THE OBJECTS TO BE PRESERVED AT THE SITE & REPORT ANY DISCREPANCIES OR QUESTIONABLE ITEMS TO THE ENGINEER.
3. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY. THE CONTRACTOR SHALL ALSO NOTIFY THE DESIGN TEAM & THE OWNER.
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5. THE CONTRACTOR SHALL REMOVE, REROUTE AND/OR CAP OFF ALL UNUSED UTILITIES COMING INTO THE SPACE. THESE ITEMS SHALL BE CAPPED OFF WITHIN THE EXISTING SLAB OR WALL.
6. ANY PLUMBING FIXTURES & FITTINGS, CORRESPONDING HARDWARE, ETC. REMOVED DURING CONSTRUCTION TO BE RETAINED BY OWNER UNLESS OTHERWISE INDICATED BY ENGINEER.
7. COVER & PROTECT ALL EXISTING FLOORING, WALLS, CEILINGS, & FINISHES DURING DEMOLITION & CONSTRUCTION.
8. THE CONTRACTOR WILL NOT BE ALLOWED TO LET RUBBISH & ITEMS TO BE REMOVED ACCUMULATE. THE PREMISES SHALL BE KEPT AS CLEAN & EMPTY AS POSSIBLE DURING DEMOLITION.

DRAWING DEMOLITION NOTES:

1. EXISTING WATER CLOSET TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
2. EXISTING LAVATORY TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
3. EXISTING URINAL TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
4. EXISTING MOP BASIN AND SERVICE FAUCET TO HAVE CONDITION EVALUATED. DEMOLISH AND REPLACE AS NECESSARY. COORDINATE AND REVIEW CONDITION WITH ARCHITECT/OWNER PRIOR TO REPLACEMENT.
5. EXISTING KITCHEN SINK TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.

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PLUMBING DEMOLITION FLOOR PLANS

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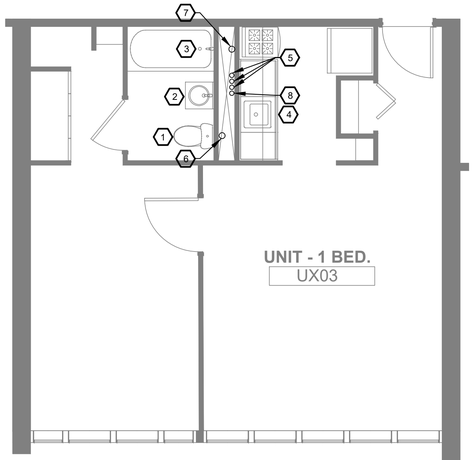
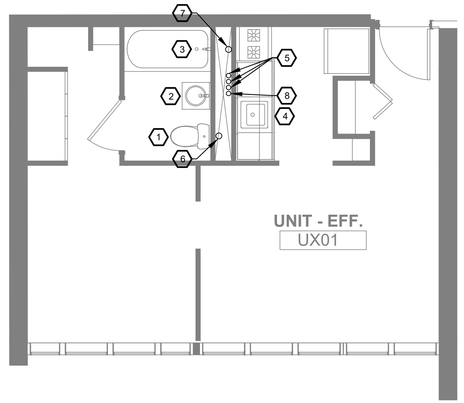


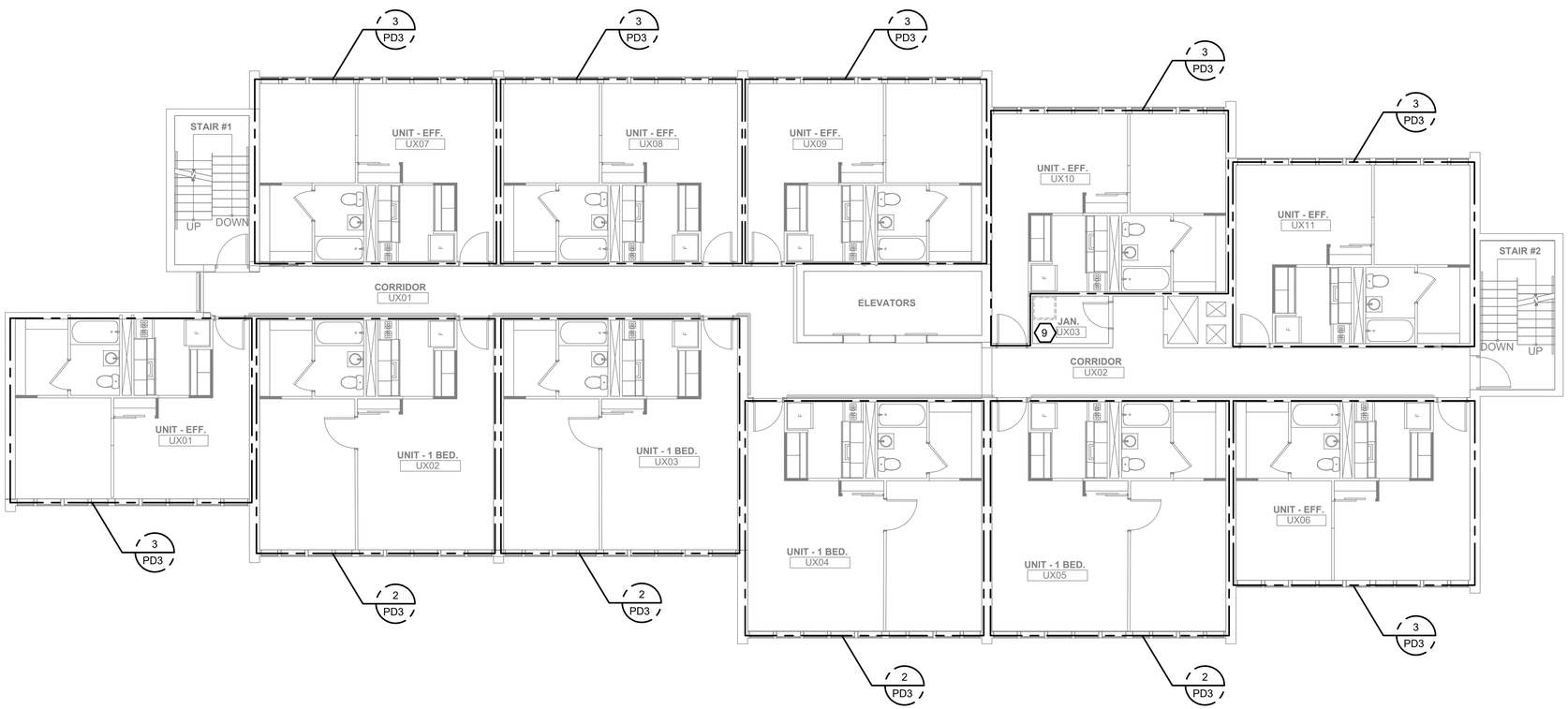
2 PD3 **ENLARGED PLUMBING PLAN - UNIT 1 BED**

1/4"=1'-0"



3 PD3 **ENLARGED PLUMBING PLAN - UNIT EFF**

1/4"=1'-0"



1 PD3 **PLUMBING FIFTH THROUGH EIGHTH FLOOR DEMOLITION PLAN**

1/8"=1'-0"

GENERAL DEMOLITION NOTES:

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DRAWING DEMOLITION NOTES:

1. EXISTING WATER CLOSET TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
2. EXISTING LAVATORY TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
3. EXISTING BATHTUB TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
4. EXISTING KITCHEN SINK TO BE DEMOLISHED. DEMOLISH ALL EXISTING BRANCH PIPING AND APPURTENANCES. VERIFY EXISTING LOCATION IN FIELD.
5. EXISTING CW, HW, HWR RISERS TO BE DEMOLISHED. VERIFY EXISTING LOCATION IN FIELD.
6. EXISTING SAN STACK TO BE DEMOLISHED. VERIFY EXISTING LOCATION IN FIELD.
7. EXISTING VENT STACK TO BE DEMOLISHED. VERIFY EXISTING LOCATION IN FIELD.
8. EXISTING GAS RISER SERVING APARTMENT UNITS TO BE DEMOLISHED. CAP GAS MAIN PIPING AT FIRST FLOOR.
9. EXISTING MOP BASIN AND SERVICE FAUCET TO HAVE CONDITION EVALUATED. DEMOLISH AND REPLACE AS NECESSARY. COORDINATE AND REVIEW CONDITION WITH ARCHITECT/OWNER PRIOR TO REPLACEMENT.

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PLUMBING DEMOLITION FLOOR PLANS

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PD3

Project #2429

PLUMBING SYMBOLS AND LEGEND

DESCRIPTION	SYMBOL	ABBREVIATION	DESCRIPTION	SYMBOL	ABBREVIATION	DESCRIPTION	SYMBOL	ABBREVIATION
AIR ADMITANCE VALVE		AV	METER	M	M	SUMP PUMP	SP	SP
BACK FLOW PREVENTER		BFP	MINIMUM		MIN	GAS SHUT OFF VALVE		GV
BALL VALVE		BV	MOP BASIN		MB	GAS FRYER		FR
BALANCING VALVE		BV	NATURAL GAS	G	G	GAS GRIDDLE		GR
BATH TUB/ HANDICAP BATH TUB		BT/HBT	NON-POTABLE COLD WATER	NPCW	NPCW	TEMPERATURE		TEMP
BRITISH THERMAL UNIT		BTU	OVERFLOW	OV	OV	TEMPERATURE GAUGE		TG
BUTTERFLY VALVE		BTV	PEX MANIFOLD		PM	TRAP PRIMER	TP	TP
CAPPED PIPE		CAP	PIPE TEE DOWN			GATE VALVE		GTV
CLEAN OUT		CO OR FCO	PIPE DOWN			GREASE INTERCEPTOR		GI
CONCENTRIC REDUCER			PIPE UP AND DOWN			HOSE BIBB		HB
CONNECT TO EXISTING		CTE	PIPE UP			HOT WATER RETURN		HWR
CONTINUATION		CONT	PRESSURE GAUGE			ICE MAKER		IM
CHECK VALVE		CV	PRESSURE REDUCING VALVE		PRV	INDIRECT CONNECTION		IC
DISHWASHER		DW	POUNDS PER SQUARE INCH	PSI	PSI	KEYED NOTE		
DOMESTIC COLD WATER		CW	PUMP		PUMP	KITCHEN SINK		KS
DOMESTIC HOT WATER		HW	RECIRULATING		RECIRC	LAVATORY/HANDICAP LAVATORY		LAV/HLAV
DOMESTIC WATER HEATER		DWH	SANITARY ABOVE FLOOR		SAN	UNION CONNECTION		UC
DRAIN PAN		DP	SANITARY BELOW FLOOR		SAN	NOT TO SCALE		NTS
ELEVATION		EL	SANITARY TRAP		TRAP	REFERENCE		REF
FILTER		FLT	SCHEDULE		SCHED	URINAL/HANDICAP URINAL		UR/HUR
FINISHED FLOOR		FF	SHOWER		SHR	VENT		V
FLOOR DRAIN		FD	SLOPE		SL	VERTICAL VALVE		GV/BV
FLOOR SINK		FS	SOLENOID VALVE		SV	WALL CLEAN-OUT		WCO
FOOT/FEET		FT	STORM DRAIN		SD OR RD	WASHING MACHINE		WFA
GARBAGE/WASTE DISPOSER		WD	STRAINER			WATERCLOSET/HANDICAP WATER CLOSET		WC/HWC
LINT INTERCEPTOR		LI	STORM PIPING ABOVE FLOOR	ST	ST OR RWC	WATER HAMMER ARRESTOR		WHA
MAXIMUM		MAX	STORM PIPING BELOW FLOOR	ST	ST			

PLUMBING PIPING MATERIAL AND INSULATION SCHEDULE

TYPE	SYSTEM	MATERIAL	FITTINGS	JOINTS	PIPE SIZE	INSULATION
CW	POTABLE COLD WATER	SCHEDULE 40 CPVC	CPVC	GLUED	ALL SIZES	NO INSULATION
HW	POTABLE HOT WATER	SCHEDULE 40 CPVC	CPVC	GLUED	ALL SIZES	1" FIBERGLASS INSULATION
SAN	SANITARY SEWER	SCHEDULE 40 PVC	PVC	GLUED	ALL SIZES	NO INSULATION
SAN	SAN-BELOW GRADE	SCHEDULE 40 PVC	PVC	GLUED	ALL SIZES	NO INSULATION
V	VENT	SCHEDULE 40 PVC	PVC	GLUED	ALL SIZES	NO INSULATION
G	NATURAL GAS	SCHEDULE 40 STEEL PIPE; ASTM A53/A53M	SCHEDULE 40 STEEL PIPE; ASTM A53/A53M	PER IFGC TABLE 304.9.2 (2015ed)	ALL SIZES	NO INSULATION

PLUMBING FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL	DESCRIPTION	FLOW RATE	CW	HW	SAN	V	REMARKS
WC-1	GERBER	WS-21-512	VIPER 1.28 GPF ELONGATED TOILET, WITH CLOSED FRONT SEAT AND LID	1.28 GPF	1/2"	-	3" / 4"	2"	MAINLINE ML170 SOLID PLASTIC SEAT, WATERSENSE-LABELED
WC-2	GERBER	WS-21-512	VIPER 1.28 GPF ELONGATED TOILET, WITH OPEN FRONT SEAT						
HWC-1	GERBER	GTB20928	1.28 GPF ELONGATED TOILET, WITH CLOSED FRONT SEAT AND LID, ADA COMPLIANT, WITH FLUSH CONTROLS ON OPEN SIDE						
HWC-2	GERBER	GTB20928	1.28 GPF ELONGATED TOILET, WITH OPEN FRONT SEAT, ADA COMPLIANT, WITH FLUSH CONTROLS ON OPEN SIDE						
LAV-1	GLACIER BAY	GB18P2-WH	18" VANITY CABINET WITH INTEGRAL TOP AND SINK	—	-	-	1-1/4"	1-1/4"	
(LAV-1 FAUCET)	PFISTER	LF-042-PRCC	"PARISA" SINGLE HANDLE SINGLE HOLE LAVATORY FAUCET	1.2 GPM	1/2"	1/2"	-	-	WATERSENSE-LABELED
LAV-2	KOHLER	K-2031-0	20-3/4" X 18-1/4" RECTANGULAR WALL MOUNTED SINK						
(LAV-2 FAUCET)	PFISTER	LF-042-PRCC	"PARISA" SINGLE HANDLE SINGLE HOLE LAVATORY FAUCET						
HLAV-1	WS BATH COLLECTION	JOY IS 70.03 WG	RECTANGULAR WALL MOUNTED SINK, ADA COMPLIANT WITH TRAP & SUPPLY INSULATION						
(HLAV-1 FAUCET)	PFISTER	LF-042-PRCC	"PARISA" SINGLE HANDLE SINGLE HOLE LAVATORY FAUCET						
BT-1	FREEDOM SHOWERS	APTXSS6092TSADAR	TUB/SHOWER	-	-	-	2"	2"	FAIR HOUSING WALL REINFORCEMENT
(BT-1 FAUCET)	SYMMONS	9604-PLR	TUB / SHOWER TRIM WITH HAND SHOWER	1.5 GPM	1/2"	1/2"	-	-	WATERSENSE-LABELED
SHR-1	FREEDOM SHOWERS	APF6232BF5PL	62" X 32" WALK-IN SHOWER WITH GRAB BARS AND FOLDING SEAT WITH LEFT OR RIGHT DRAIN						SHOWER TO BE INSTALLED IN APARTMENT UNITS: U104, U202, U301, U302, U303, U304, U305, U401, U403, U404, U405, U406, U407, U504, U506, U508, U509, U510, U602, U604, U605, U606, U701, U702, U703, U704, U711, U803, U804, U806, U809
(SHR-1 FAUCET)	DELTA	142840-SP-I	"ARVO" PRESSURE BALANCED SHOWER SYSTEM WITH SHOWER HEAD, HAND SHOWER, SHOWER ARM, HOSE AND VALVE TRIM						
KS-1	ELKAY	DLR251910	25" X 19-1/2" X 10", TWO BOWL DROP-IN STAINLESS STEEL KITCHEN SINK	-	-	-	1-1/2"	1-1/2"	
(KS-1 FAUCET)	MOEN	67425	"CHATEAU" KITCHEN FAUCET	1.5 GPM	1/2"	1/2"	-	-	
HKS-1	ELKAY	D22519	25" X 19" X 6-6/16" TWO BOWL DROP-IN STAINLESS STEEL SINK, ADA COMPLIANT						
(HKS-1 FAUCET)	MOEN	67425	"CHATEAU" KITCHEN FAUCET						
MB-1	MUSTEE	63M	24" X 24" MOP BASIN WITH SERVICE FAUCET, MOP HANGER, HOSE AND HOSE HOLDER, AND BUMPER GUARDS						
FD-1	ZURN	Z-415-6B-P-Y	3" DIA. FLOOR DRAIN WITH 3" DIA. TYPE B STRAINER WITH TRAP PRIMER CONNECTION	-	-	-	3" / 4"	2"	
CO-1	ZURN	Z-1440-NH	3" CLEANOUT WITH PLUG	-	-	-	-	-	
WFA-1	OATEY	38529	WASHING MACHINE FILLER ASSEMBLY	0.5 GPM	1/2"	1/2"	2"	2"	

NOTE: VERIFY ALL FINISHES WITH ARCHITECT

PLUMBING GENERAL NOTES:

1. PIPE LOCATIONS ARE DIAGRAMMATIC. ALL PIPING TO BE RUN CONCEALED IN FINISHED SPACES, UNLESS OTHERWISE NOTED.
2. ALL WORK PLUMBING WORK SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, REGULATIONS, AND ACTS OF THE COMMONWEALTH OF PENNSYLVANIA & ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ALL MANUFACTURER'S RECOMMENDED AND CODE REQUIRED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
5. ALL WORK SHOWN IS A DIAGRAMMATIC REPRESENTATION OF DESIGN INTENT AND CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS AND/OR DRAWINGS AND INFORMATION PROVIDED BY THE OWNER, BUT CANNOT BE GUARANTEED BY THE ENGINEER.
6. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL CONDUCT AN ON SITE INSPECTION TO VERIFY EXISTING CONDITIONS. THIS INCLUDES BUT IS NOT LIMITED TO DEPTH OF ALL BELOW GRADE PIPING, THE LOCATION & SIZE OF ALL UTILITIES, EXISTING BRANCH PIPING, & EXISTING MAIN LOCATIONS. COORDINATION WITH EXISTING SERVICES, BRANCHES, & MAINS, INCLUDING THOSE OF OTHER TRADES, IS REQUIRED AND SHALL BE PROVIDED AT NO ADDITIONAL COST. ANY MAJOR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
7. THE CONTRACTOR SHALL COORDINATE ALL CONNECTION REQUIREMENTS AND LOCATIONS FOR OWNER SUPPLIED EQUIPMENT WITH EQUIPMENT SUPPLIER/INSTALLER.
8. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF THE ARCHITECT, ENGINEER, OWNER, TENANT, AND/OR AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNION AND EQUAL OPPORTUNITY STANDARDS OR REQUIREMENTS WHERE APPLICABLE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING OF THE SPACE AS WELL AS PAYMENT OF ALL APPLICABLE FEES AND PREPARATION OF ALL DRAWINGS REQUIRED FOR FILING PLANS AND PERMITS SHALL BE INCLUDED. COPIES OF ALL EXECUTED PERMITS AND DRAWINGS SHALL BE FORWARDED TO THE ENGINEER FOR RECORD.
11. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ENGINEER SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
12. ALL SANITARY PIPING SHALL START AT A MINIMUM OF 18" BELOW SLAB. ALL SANITARY AND STORM PIPING SHALL BE PITCHED AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
13. CLEANOUTS SHALL BE PROVIDED AS INDICATED ON DRAWINGS AND AT ALL LOCATIONS REQUIRED BY CODE; AT 100' INTERVALS, AT ALL BASE OF STACKS, AT CHANGE OF DIRECTION, ETC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. ANY DAMAGE CAUSED BY, OR DURING THE EXECUTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE ENGINEER'S SATISFACTION.
15. THE CONTRACTOR SHALL INCLUDE IN THEIR BID ALL HANGERS, INSERTS, TESTING, TOOLS, SUPERVISION, LABOR, COORDINATION, MATERIALS, EQUIPMENT, REMOVALS, CAPPING, PATCHING, DISPOSAL, AND OTHER NECESSARY ITEMS TO PROVIDE THE PLUMBING INSTALLATION.
16. ANY DAMAGED INSULATION ON ANY EXISTING PIPING TO BE REUSED WITHIN THE AREA UNDER CONSTRUCTION SHALL BE REPAIRED WITH THE SAME TYPE OF INSULATION AS EXISTING, EXCLUDING ASBESTOS.
17. EQUIPMENT, MATERIALS AND WORKMANSHIP PROVIDED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL KEEP THE WORK IN GOOD REPAIR FOR ONE YEAR AFTER THE DATE OF FINAL APPROVAL. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, CORRECT AND REPAIR PROMPTLY ANY AND ALL BREAKS, FAILURES OR WEAR DUE TO FAULTY MATERIALS, WORKMANSHIP OR EQUIPMENT, AND ALL SETTLEMENTS OF SURFACE THAT MAY OCCUR DURING THAT PERIOD.
18. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.
19. ANY PENETRATION THROUGH FIRE RATED PARTITIONS, FLOORS, OR CEILINGS SHALL BE STEEL SLEEVED AND SEALED WITH 3M BRAND U.L. RATED FIRE BARRIER CAULK OR AN APPROVED EQUAL.
20. CUTTING OF ROOF AND FLASHING OF PIPE CURBS, SANITARY VENT THROUGH ROOF, ETC., SHALL BE COORDINATED WITH AND PAID FOR BY THIS CONTRACTOR. ALL VENT OUTLETS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY AIR INTAKES ON HVAC EQUIPMENT.
21. CONTRACTOR SHALL PROVIDE ASSE 1070 ANTI-SCALD VALVES ON ALL PUBLIC LAVATORIES.
22. PROVIDE SHUT-OFF VALVES AT ALL BRANCH LINES, EQUIPMENT, TEMPERING VALVES, PUMPS, ETC.
23. ALL SHUT-OFF VALVES SHALL BE ACCESSIBLE. PROVIDE ACCESS DOORS FOR SHUT-OFF VALVES WHERE NECESSARY.
24. THE CONTRACTOR SHALL, AS NECESSARY, PROVIDE EXPANSION LOOPS TO ACCOMMODATE FOR EXPANSION AND CONTRACTION OF PIPING.
25. ALL DOMESTIC COLD, HOT, AND TEMPERED WATER PIPING AND RAIN CONDUCTORS ARE TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE 'ASJ' JACKET.
26. ALL FIXTURES REQUIRING VACUUM BREAKERS SHALL BE EQUIPPED WITH INTEGRAL VACUUM BREAKERS.
27. THE PLUMBER IS RESPONSIBLE FOR ALL LOW VOLTAGE WIRING FOR EQUIPMENT INSTALLED UNDER THEIR CONTRACT. ELECTRICIAN IS RESPONSIBLE FOR POWER WIRING ONLY.
28. NO PIPING SHALL BE RUN OVER ELECTRICAL PANELS.

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JONATHAN C. IAMS — 054899-E

general notes

revisions

1 12.10.2025 50% CD SET
2 03.13.2026 FOR OWNERS REVIEW AND UFAS
3 04.01.2026 PERMIT SET

project title

Owner:
Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

Client:

Project Location:
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drawing title

PLUMBING
COVER SHEET

scale: As Noted
date: 08/19/2025
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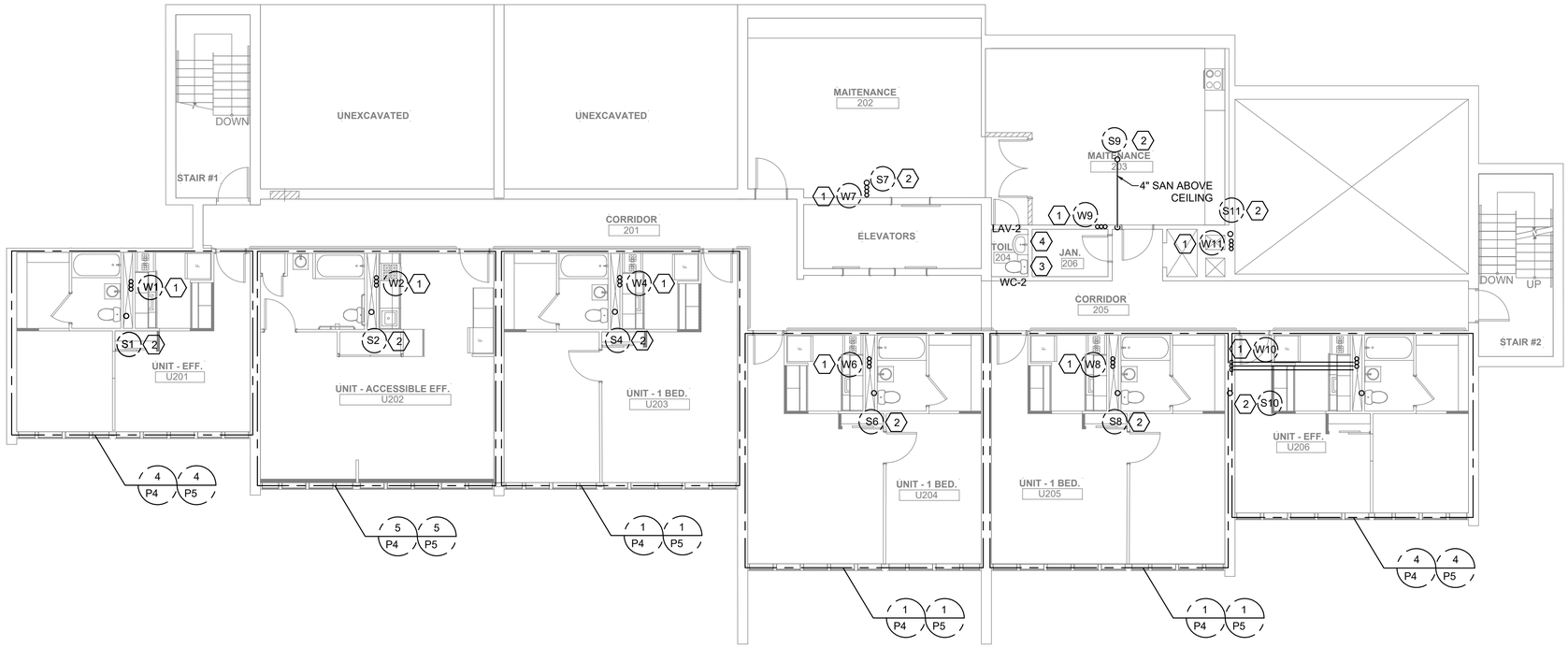
Sheet No.

P0

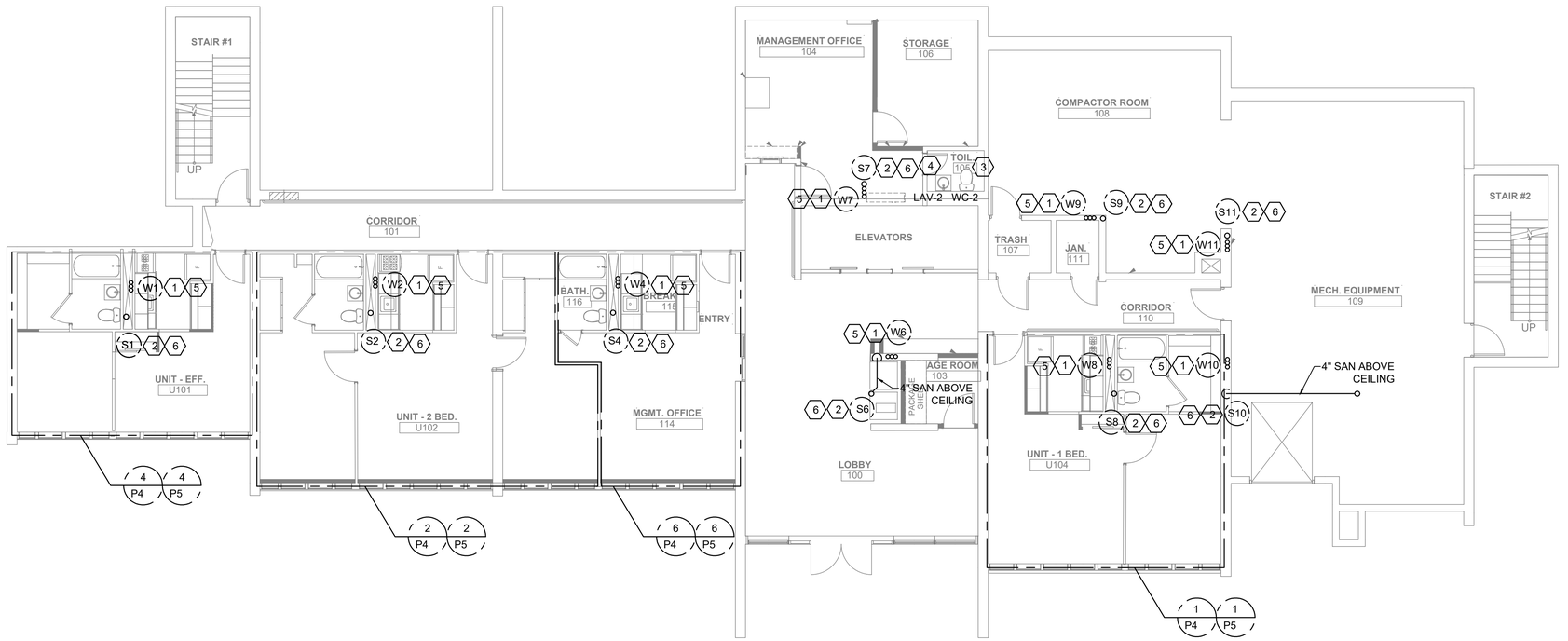
Project #2429



PLUMBING SECOND FLOOR PLAN

2 / P1

1/8"=1'-0"



PLUMBING FIRST FLOOR PLAN

1 / P1

1/8"=1'-0"

DRAWING NOTES:

1. CW, HW, & HWR RISERS.
2. SAN & VENT STACKS.
3. CONNECT NEW WATER CLOSET TO EXISTING CW, SAN & VENT PIPING.
4. CONNECT NEW LAVATORY TO EXISTING H & CW, SAN & VENT PIPING.
5. CONNECT WATER RISERS TO EXISTING WATER MAINS. VERIFY EXISTING LOCATIONS IN FIELD.
6. CONNECT SAN & VENT STACKS TO EXISTING SAN & VENT STACKS. VERIFY EXISTING LOCATIONS IN FIELD.

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PLUMBING
FLOOR PLANS

scale	Sheet No.
As Noted	P1
date: 08/19/2025	Project #2429
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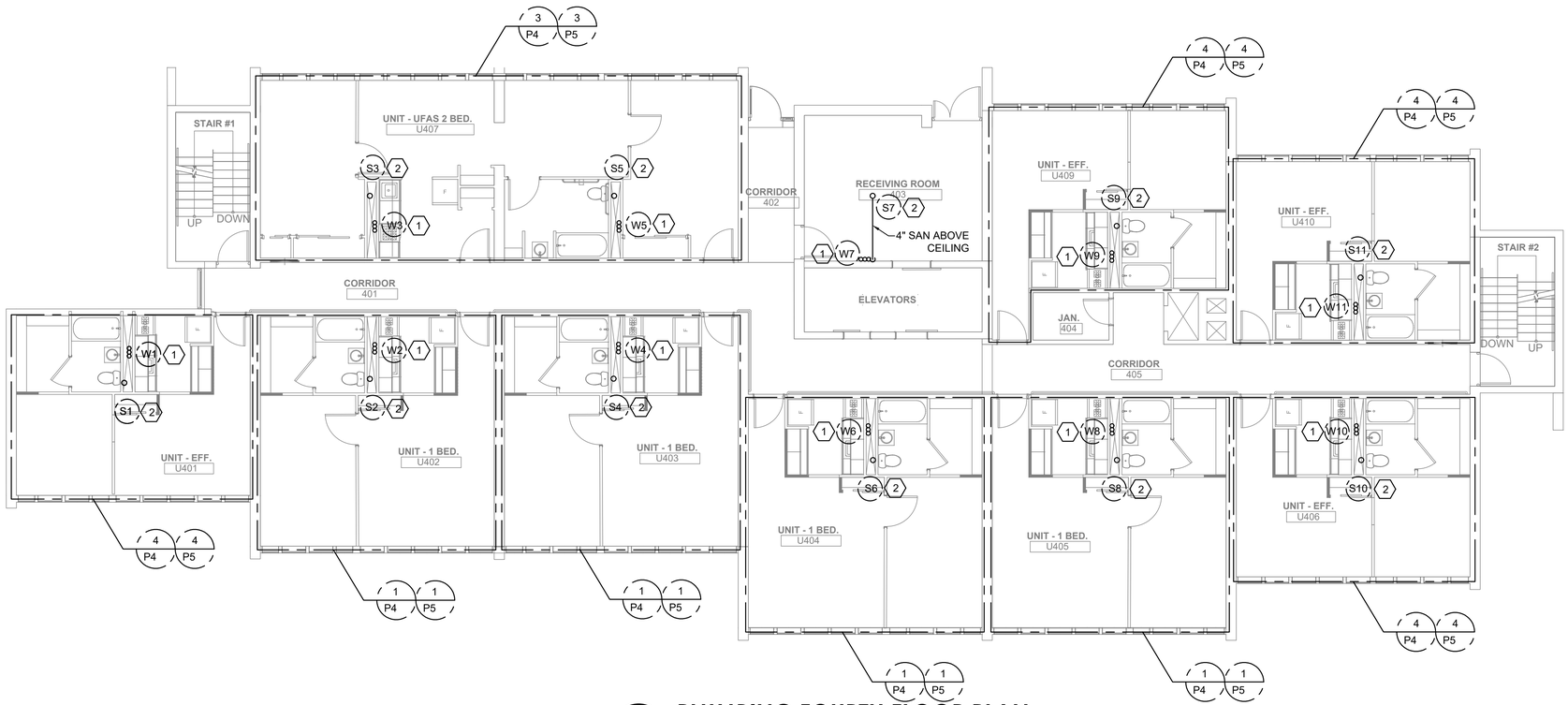
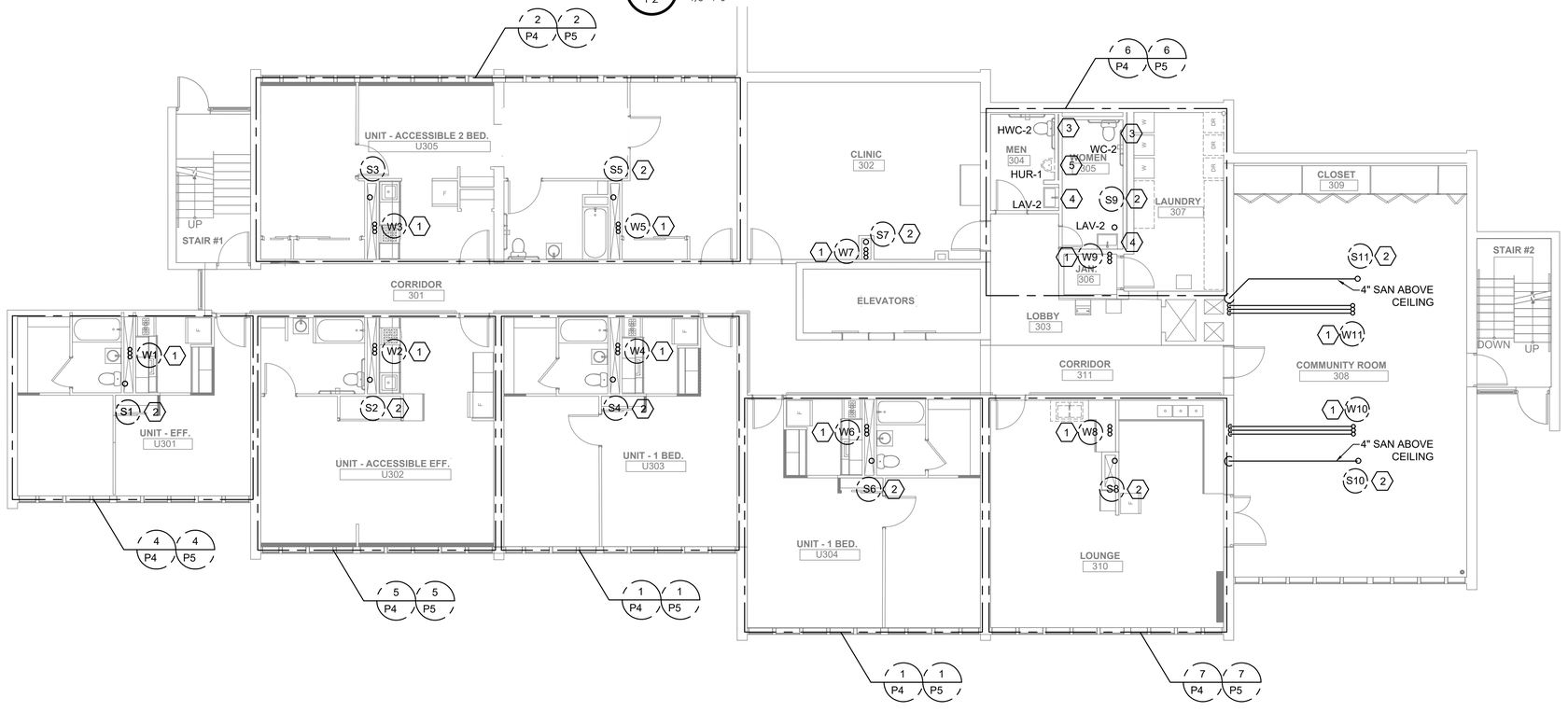


2 PLUMBING FOURTH FLOOR PLAN

P2 — 1/8"=1'-0"



1 PLUMBING THIRD FLOOR PLAN

P2 — 1/8"=1'-0"

DRAWING NOTES:

1. CW, HW, & HWR RISERS.
2. SAN & VENT STACKS.
3. CONNECT NEW WATER CLOSET TO EXISTING CW, SAN & VENT PIPING.
4. CONNECT NEW LAVATORY TO EXISTING H & CW, SAN & VENT PIPING.
5. CONNECT NEW URINAL TO EXISTING H & CW, SAN & VENT PIPING.

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PLUMBING
FLOOR PLANS

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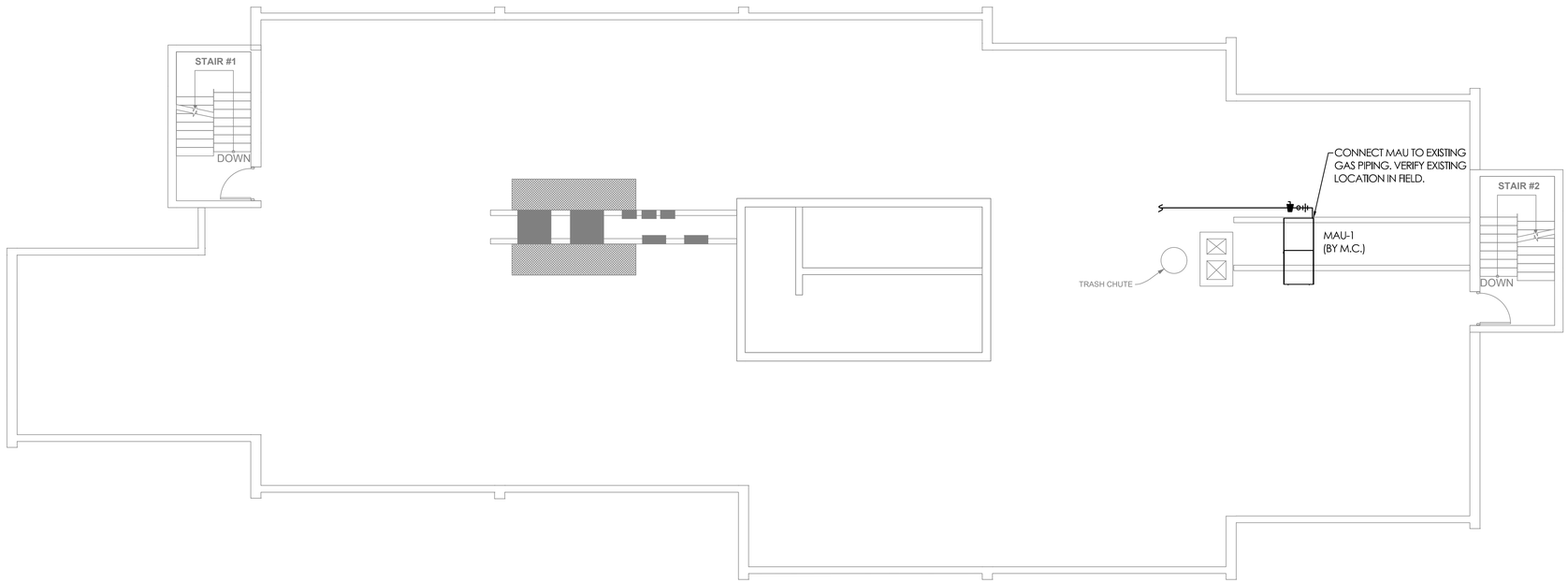
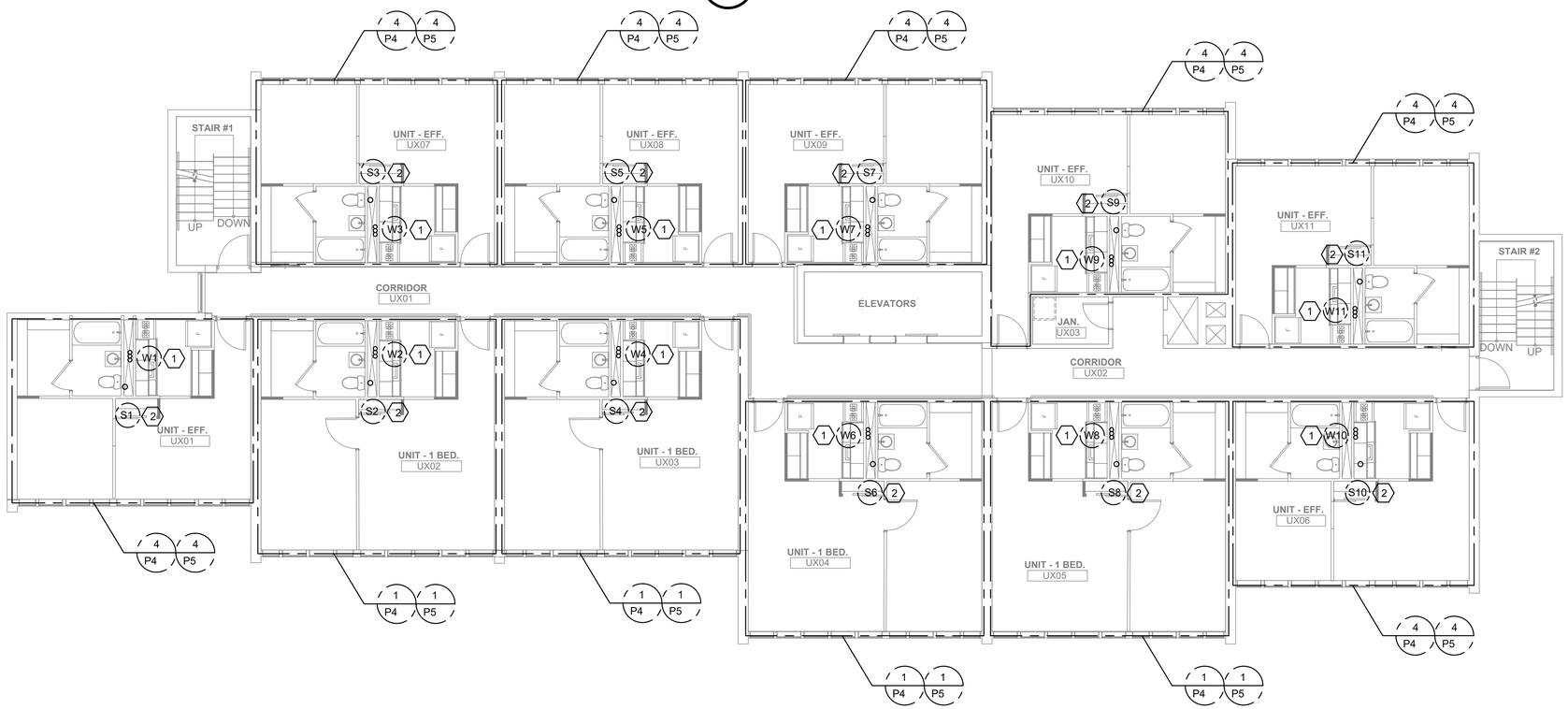


2 P3 PLUMBING ROOF PLAN

1/8"=1'-0"



1 P3 PLUMBING FIFTH THROUGH EIGHTH FLOOR PLAN

1/8"=1'-0"

DRAWING NOTES:

1. CW, HW, & HWR RISERS.
2. SAN & VENT STACKS.

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PLUMBING
FLOOR PLANS

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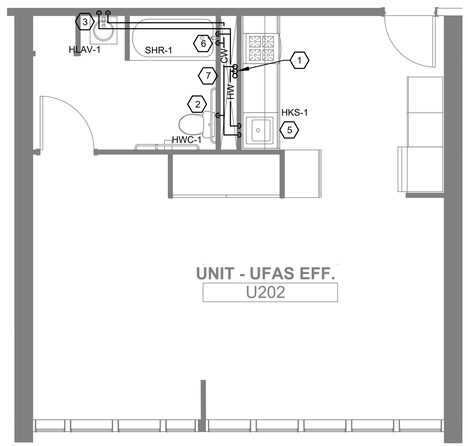
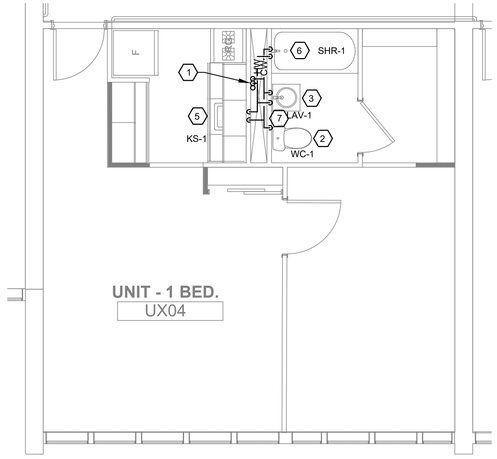
date: 08/19/2025
no. | of.

Sheet No.
P3
Project #2429



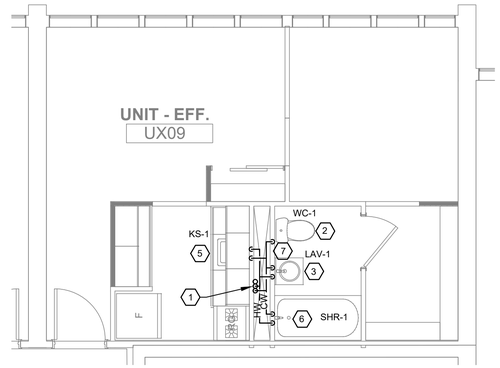
5 P4 **ENLARGED PLUMBING PLAN - UNIT UFAS EFF**

1/4"=1'-0"



6 P4 **ENLARGED PLUMBING PLAN - UNIT 1 BED**

1/4"=1'-0"



7 P4 **ENLARGED PLUMBING PLAN - UNIT EFF**

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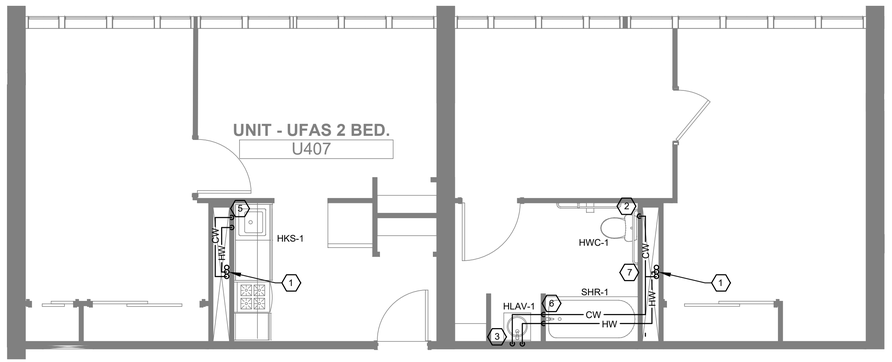
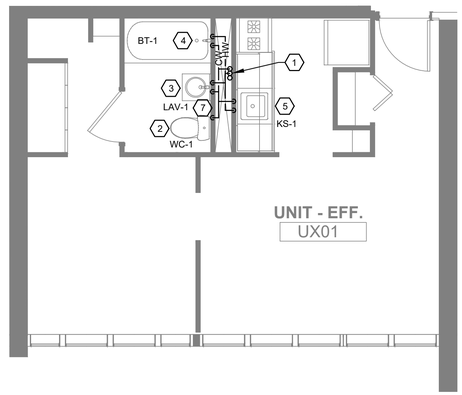


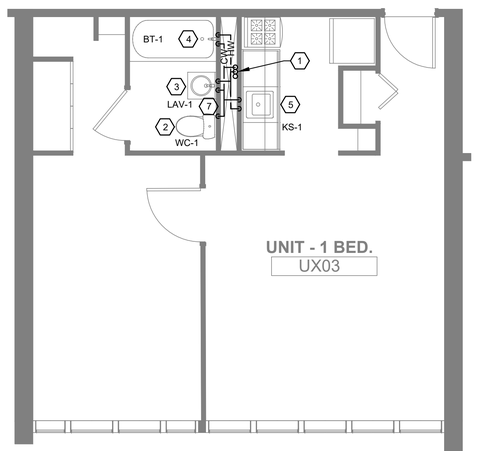
3 P4 **ENLARGED PLUMBING PLAN - UNIT UFAS 2 BED**

1/4"=1'-0"



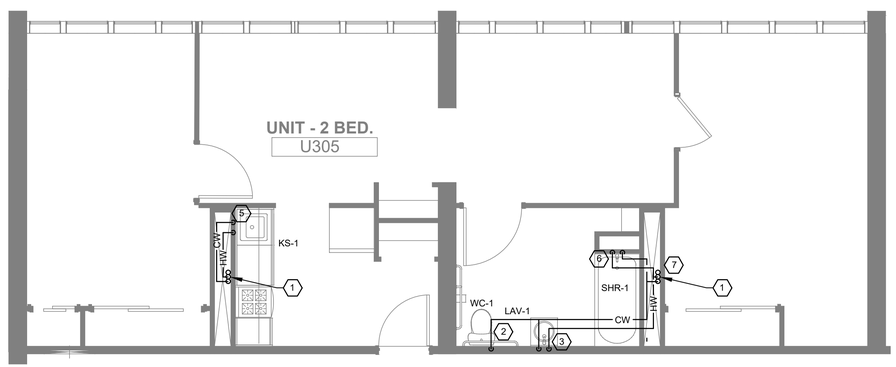
4 P4 **ENLARGED PLUMBING PLAN - UNIT EFF**

1/4"=1'-0"



1 P4 **ENLARGED PLUMBING PLAN - UNIT 1 BED**

1/4"=1'-0"



2 P4 **ENLARGED PLUMBING PLAN - UNIT 2 BED**

1/4"=1'-0"

DRAWING NOTES:

1. CW, HW, HWR RISERS.
2. 1/2" CW DOWN TO WATER CLOSET.
3. 1/2" H & CW DOWN TO LAVATORY.
4. 1/2" H & CW DOWN TO BATHTUB.
5. 1/2" H & CW DOWN TO KITCHEN SINK.
6. 1/2" H & CW DOWN TO SHOWER.
7. PROVIDE CW & HW SHUT-OFF VALVES IN CHASE. PROVIDE FIRE RATED ACCESS PANEL.

NOTE:
REFER TO PLUMBING FIXTURE SCHEDULE AND RISER DIAGRAMS FOR APARTMENT UNIT LOCATIONS REQUIRING WALK-IN SHOWERS.

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drawing title

PLUMBING
UNIT FLOOR PLANS
DOMESTIC WATER

scale	As Noted
date	08/19/2025
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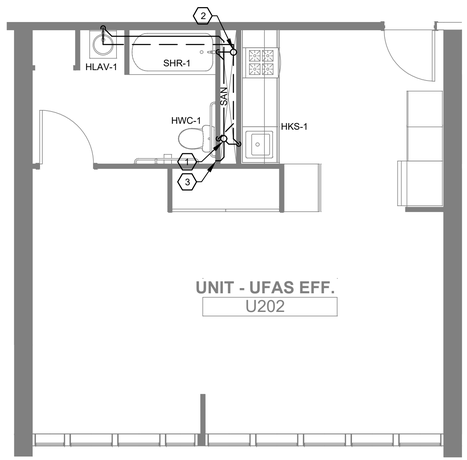
Sheet No.

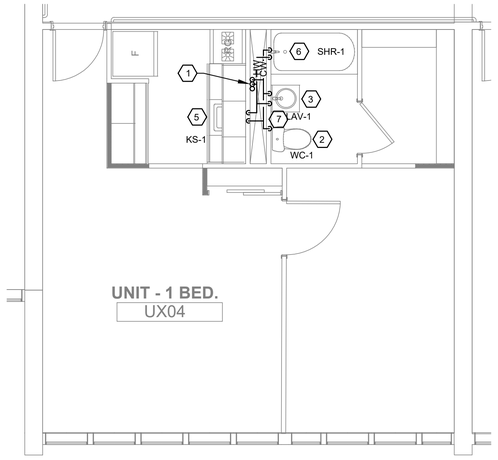
P4

Project #2429



5 P5 **ENLARGED PLUMBING PLAN - UNIT UFAS EFF**

1/4"=1'-0"



6 P5 **ENLARGED PLUMBING PLAN - UNIT 1 BED**

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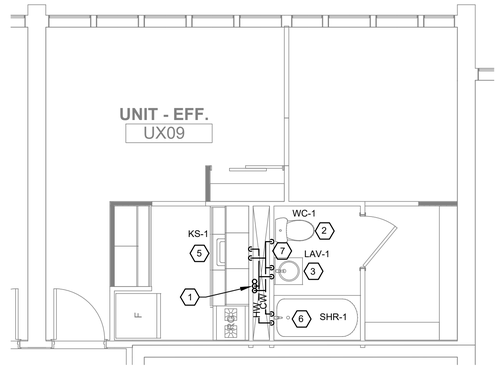

7 P5 **ENLARGED PLUMBING PLAN - UNIT EFF**

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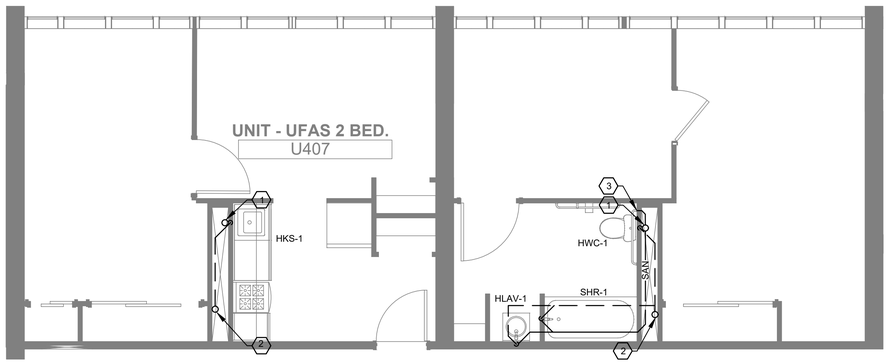
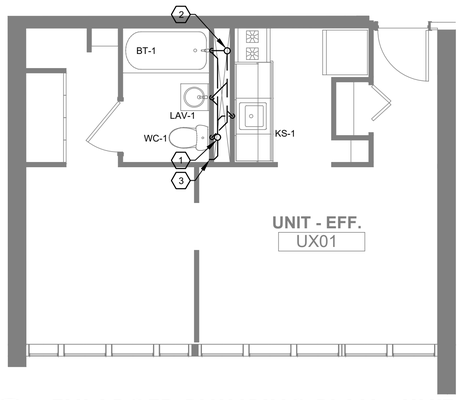


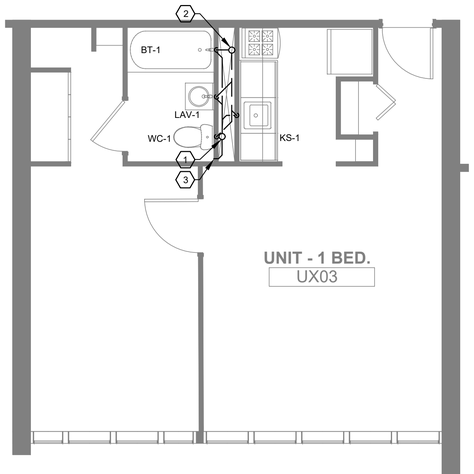
3 P5 **ENLARGED PLUMBING PLAN - UNIT UFAS 2 BED**

1/4"=1'-0"



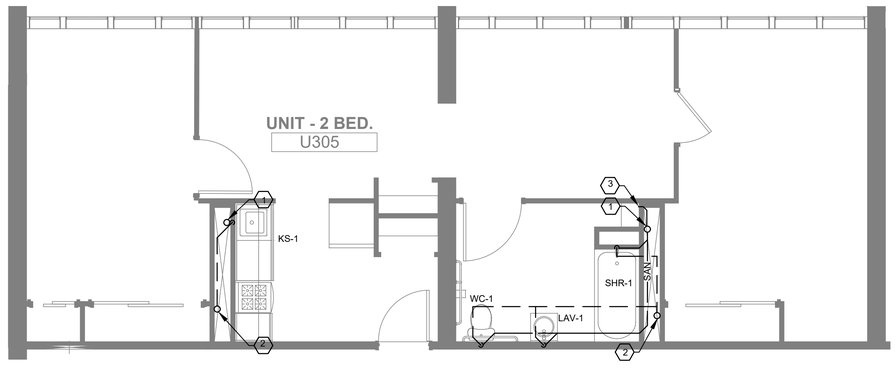
4 P5 **ENLARGED PLUMBING PLAN - UNIT EFF**

1/4"=1'-0"



1 P5 **ENLARGED PLUMBING PLAN - UNIT 1 BED**

1/4"=1'-0"



2 P5 **ENLARGED PLUMBING PLAN - UNIT 2 BED**

1/4"=1'-0"

DRAWING NOTES:

1. SAN STACK.
2. VENT STACK.
3. SAN CLEANOUT.

NOTE:
REFER TO PLUMBING FIXTURE SCHEDULE AND RISER DIAGRAMS FOR APARTMENT UNIT LOCATIONS REQUIRING WALK-IN SHOWERS.

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general notes

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1	12.10.2025 50% CD SET
2	03.13.2026 FOR OWNERS REVIEW AND UFAS
3	04.01.2026 PERMIT SET

project title

Owner:
Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

Client:

Project Location:
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drawing title

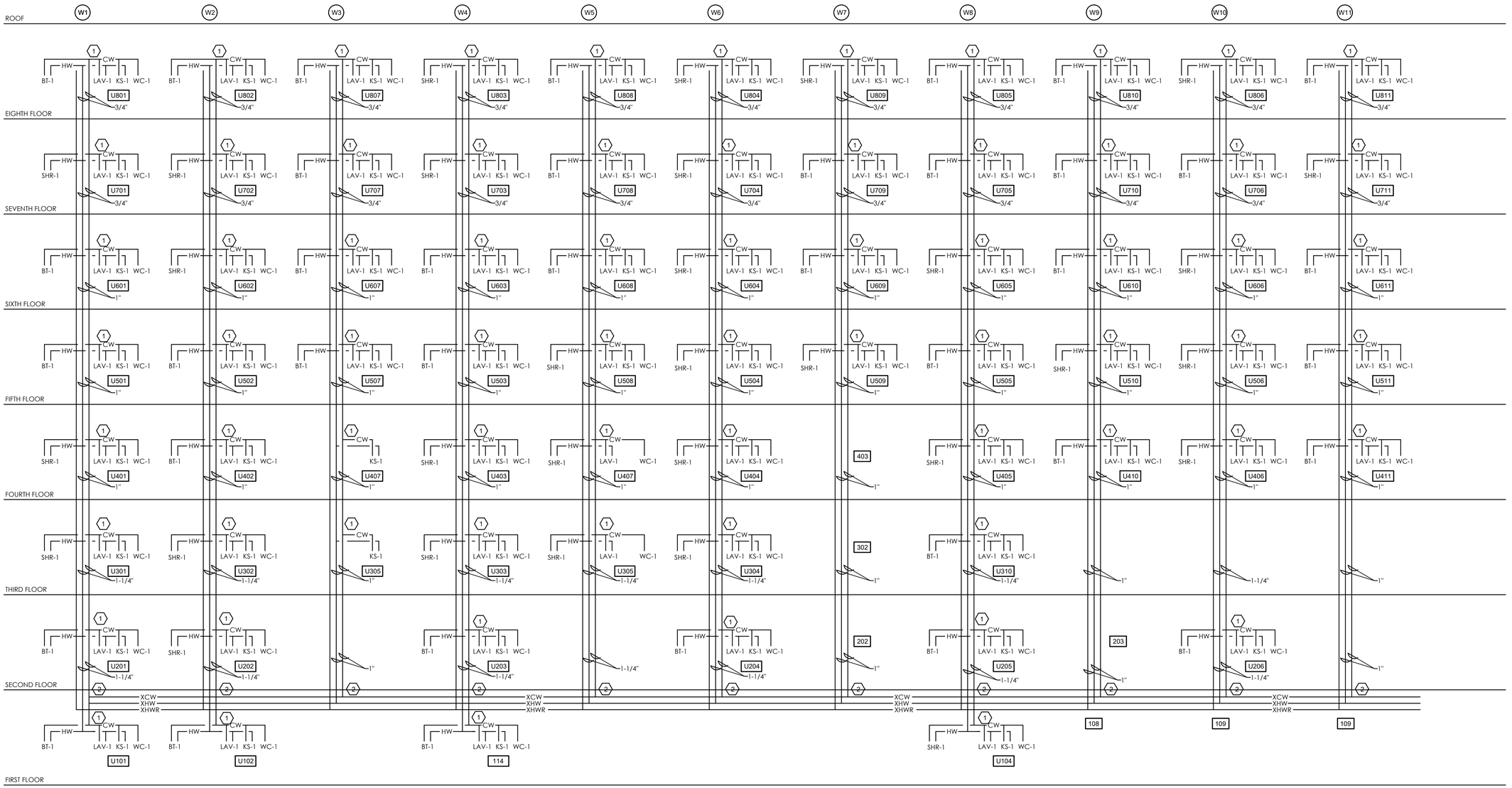
PLUMBING
UNIT FLOOR PLANS
SANITARY & VENT

scale	As Noted
date	08/19/2025
no.	of.

Sheet No.

P5

Project #2429



RISER DIAGRAM - DOMESTIC WATER

1 / P6

NO SCALE

DRAWING NOTES:

1. PROVIDE SHUT-OFF VALVES ON BRANCH PIPING. LOCATE VALVES IN CHASE NEXT TO WATER CLOSET. PROVIDE FIRE RATED ACCESS PANEL.
2. CONNECT CW, HW, & HWR RISERS TO EXISTING MAINS. VERIFY EXISTING LOCATION IN FIELD.

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PLUMBING
RISER DIAGRAMS
DOMESTIC WATER

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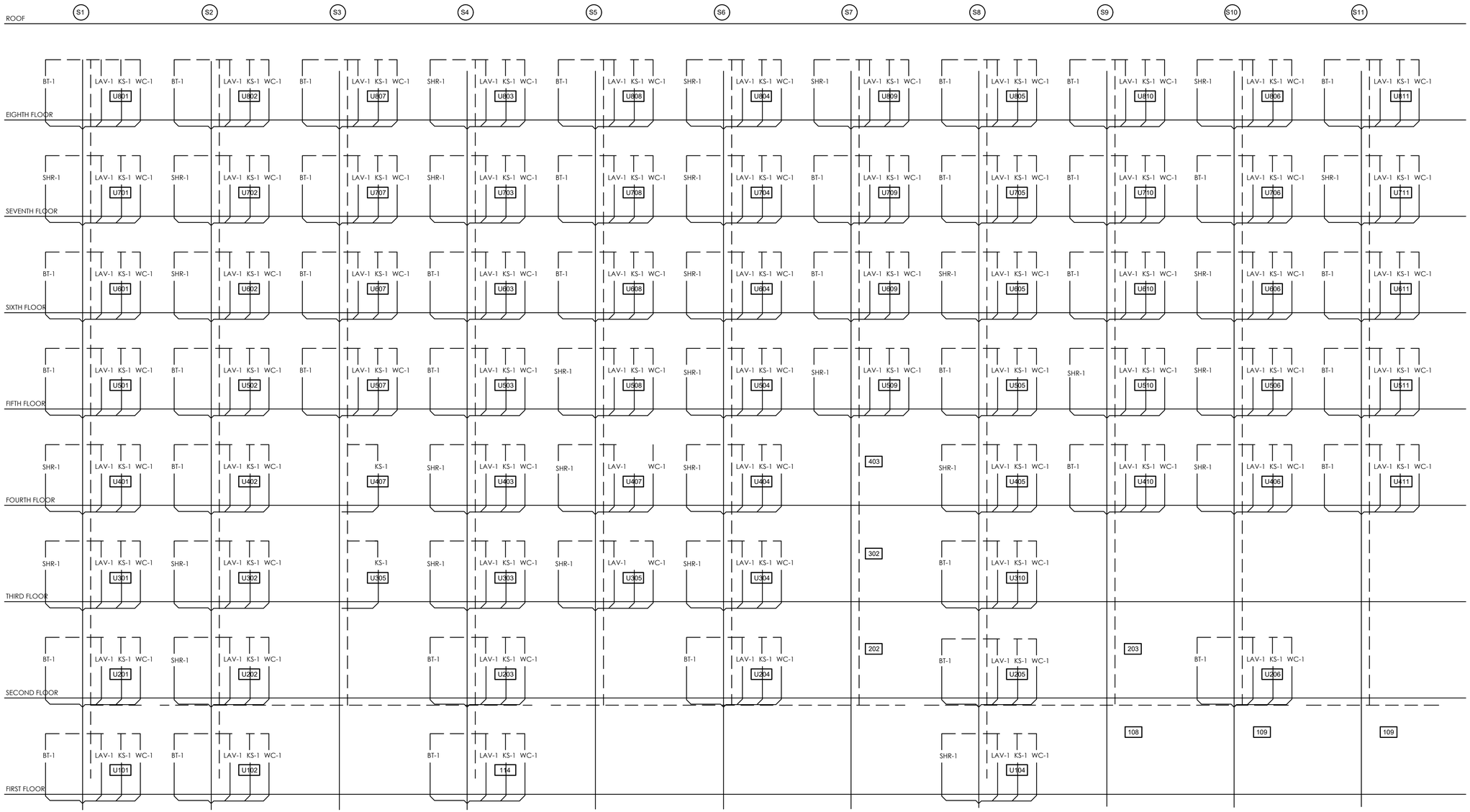
no.	of.



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PLUMBING
RISER DIAGRAMS
SANITARY & VENT

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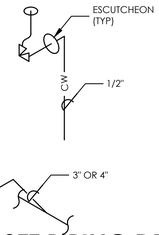
date: 08/19/2025
no. | of.

Sheet No.

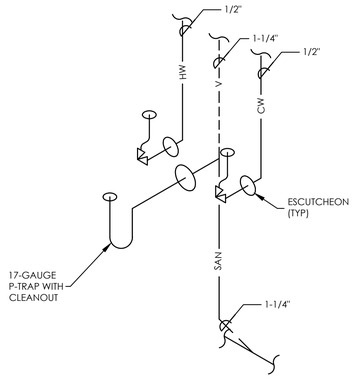
P7

Project #2429



1 P8 **WATER CLOSET PIPING DETAIL**

NTS



2 P8 **LAVATORY PIPING DETAIL**

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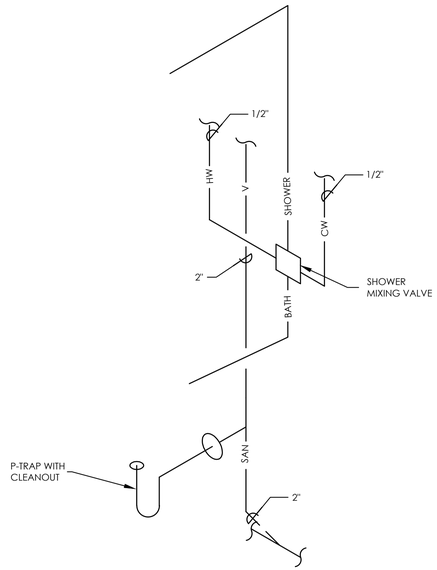

3 P8 **BATH/SHOWER PIPING DETAIL**

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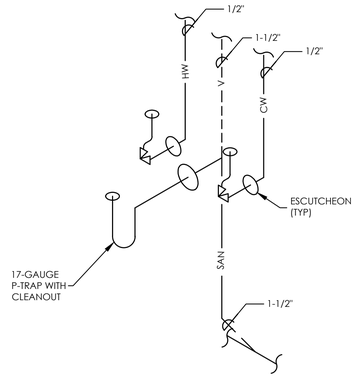

4 P8 **KITCHEN SINK PIPING DETAIL**

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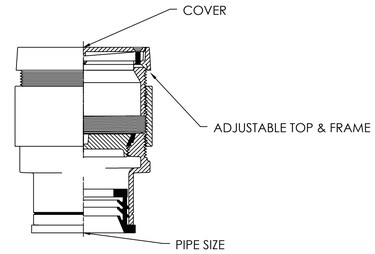

5 P8 **CLEAN-OUT DETAIL**

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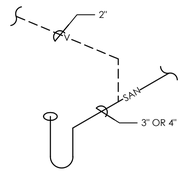

6 P8 **FLOOR DRAIN PIPING DETAIL**

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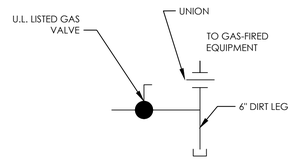

7 P8 **EQUIPMENT GAS CONNECTION DETAIL**

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PLUMBING
DETAILS

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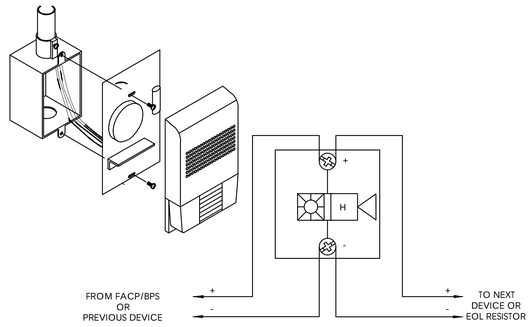
FIRE ALARM LEGEND AND SYMBOLS:

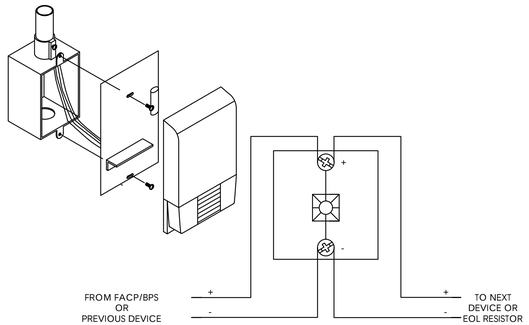
F	MANUAL PULL STATION FOR FIRE ALARM SYSTEM, MOUNTED 44 IN. ABOVE FINISHED FLOOR.
F	HORN AND FLASHING LIGHT FIRE ALARM SYSTEM, CEILING MOUNTED. X = cd
X F	HORN AND FLASHING LIGHT FIRE ALARM SYSTEM, MOUNTED 80 IN. ABOVE FINISHED FLOOR. X = cd
X S	SPEAKER AND FLASHING LIGHT FIRE ALARM SYSTEM, MOUNTED 80 IN. ABOVE FINISHED FLOOR. X = cd
X	FIRE ALARM VISUAL ONLY DEVICE X=cd MOUNT AT 80" A.F.F.
H	HORN, FIRE ALARM SYSTEM, MOUNTED 80 IN. ABOVE FINISHED FLOOR.
FACP	CONTROL PANEL FOR FIRE ALARM SYSTEM.
ANN	ANNUNCIATOR FOR FIRE ALARM SYSTEM.
FS	FLOW SWITCH,MOUNTED ON PIPE. FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
TS	OS&Y VALVE MONITORING SWITCH. FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
PS	PRESSURE SWITCH FOR DRY TYPE SPRINKLER SYSTEM. FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
HO	MAGNETIC DOOR HOLD OPEN. PROVIDE 120VAC AND FIRE ALARM INTERFACE. HOLD OPEN WILL DE ENERGIZE ALLOWING DOOR TO CLOSE WHEN FIRE ALARM IS ACTIVATED
DD	DUCT DETECTOR, FURNISHED BY E.C. INSTALLED BY M.C. REQUIRED FOR ALL HVAC SYSTEM OVER 2000 CFM, COORDINATE FINAL COUNTS AND LOCATIONS WITH M.C.
Z	CONVENTIONAL ZONE INTERFACE MODULE WITH RELAY
R	RELAY, WITH RATING, NUMBER AND TYPE OF POLES AS NOTED ON THE DRAWINGS. MOUNTED 4 FT 6 IN. ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
	REMOTE WALL STROBE SIGNALER
H	SYSTEM HEAT DETECTOR
S	SYSTEM SMOKE DETECTOR
S	SYSTEM SMOKE DETECTOR WITH SOUNDER BASE
S	SYSTEM SMOKE DETECTOR WITH STROBE BASE
SD	120V SMOKE DETECTOR W/ BATTERY BACKUP
SD	120V SMOKE DETECTOR W/ BATTERY BACKUP & SOUNDER BASE
SD X	120V SMOKE DETECTOR W/ BATTERY BACKUP & STROBE BASE
SD CO	120V COMBO SMOKE / CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
FSD DD Z R M	FIRE SMOKE DAMPER (BY MC), PROVIDE DUCT DETECTOR, 120V POWER, & INTERLOCK TO FIRE ALARM SYSTEM. COORDINATE FINAL COUNTS AND LOCATIONS WITH M.C.
M RAP	RESCUE ASSISTANCE PANEL, MASTER STATION WALL MOUNTED 60" AFF, CONNECTED TO REMOTE STATIONS ON EACH FLOOR. SEE DETAIL 1/E8.08
RAP	RESCUE ASSISTANCE PANEL REMOTE STATION, WALL MOUNTED 60" AFF

FIRE ALARM GENERAL NOTES:

1. FIRE ALARM SYSTEM SHALL BE A SEIMENS PYROTRONICS SYSTEM, OR APPROVED EQUAL.
2. COORDINATE DEVICE COLOR WITH ARCHITECT AND OWNER.
3. THE ACTUAL MOUNTING LOCATIONS FOR ALL DEVICES SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ALL WIRING SHALL BE INSTALLED IN A MINIMUM 3/4" CONDUIT OR APPROVED METALLIC RACEWAY IN COMPLIANCE WITH ARTICLE 760 OF NFPA 70 (THE NATIONAL ELECTRICAL CODE), SIZED AS REQUIRED TO ACCOMMODATE THE NECESSARY CABLES AND COMPLY WITH ALL STATE AND LOCAL BUILDING CODES.
4. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION'S STANDARD 70(NEC), STANDARD 72, THE AMERICAN'S WITH DISABILITY ACT (ADA) AND MEET ALLREQUIREMENTS OF ALL STATE AND LOCAL BUILDING CODES
5. AS PART OF THIS CONTRACT, THE ELECTRICAL CONTRACTOR SHALL PAY ALL NECESSARY PERMITS AND FEES INCLUDING. THE COST OF THE FINAL INSPECTION BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
6. WIRING AS SHOWN IS DIAGRAMMATIC AND IS NOT INTENDED TO INDICATE THE ACTUAL PATH OF CONDUIT. THE CONTRACTOR SHALL DETERMINE ACTUAL ROUTING PRIOR TO INSTALLING WITH OWNER'S REPRESENTATIVE.
7. CONTRACTOR TO VERIFY QUANTITES & CANDELA REQUIREMENTS W/ PLANS.
8. PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH CODE, IBC SECTION 907.1.2 FIRE ALARM SHOP DRAWINGS. SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION AND SHALL INCLUDE, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:
   A FLOOR PLAN THAT INDICATES THE USE OF ALL ROOMS.
   LOCATION OF ALARM INITIATING DEVICES.
   LOCATION OF ALARM NOTIFICATION APPLIANCES, INCLUDING CANDELA RATINGS FOR VISIBLE ALARM NOTIFICATION.
   LOCATION OF FIRE ALARM CONTROL UNIT, TRANSPONDERS AND NOTIFICATION POWER SUPPLIES.
   ANNUNCIATORS.
   POWER CONNECTION.
   BATTERY CALCULATIONS.
   CONDUCTOR TYPE AND SIZES.
   VOLTAGE DROP CALCULATIONS.
   MANUFACTURERS' DATA SHEETS INDICATING MODEL NUMBERS AND LISTING INFORMATION FOR EQUIPMENT, DEVICES AND MATERIALS.
   DETAILS OF CEILING HEIGHT AND CONSTRUCTION.
   THE INTERFACE OF FIRE SAFETY CONTROL FUNCTIONS.
   CLASSIFICATION OF THE SUPERVISING STATION.



1 FA0 TYPICAL SPEAKER STROBE
NTS



2 FA0 TYPICAL VISUAL STROBE INSTALL DETAIL
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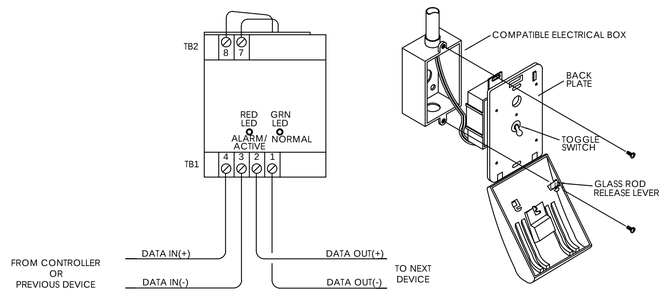

3 FA0 TYPICAL PULL STATION INSTALL DETAIL
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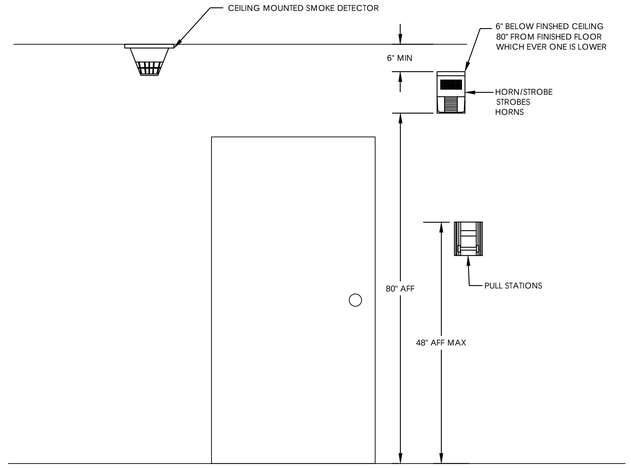

4 FA0 DEVICE MOUNTING HEIGHT DETAIL
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FIRE ALARM COVERSHEET

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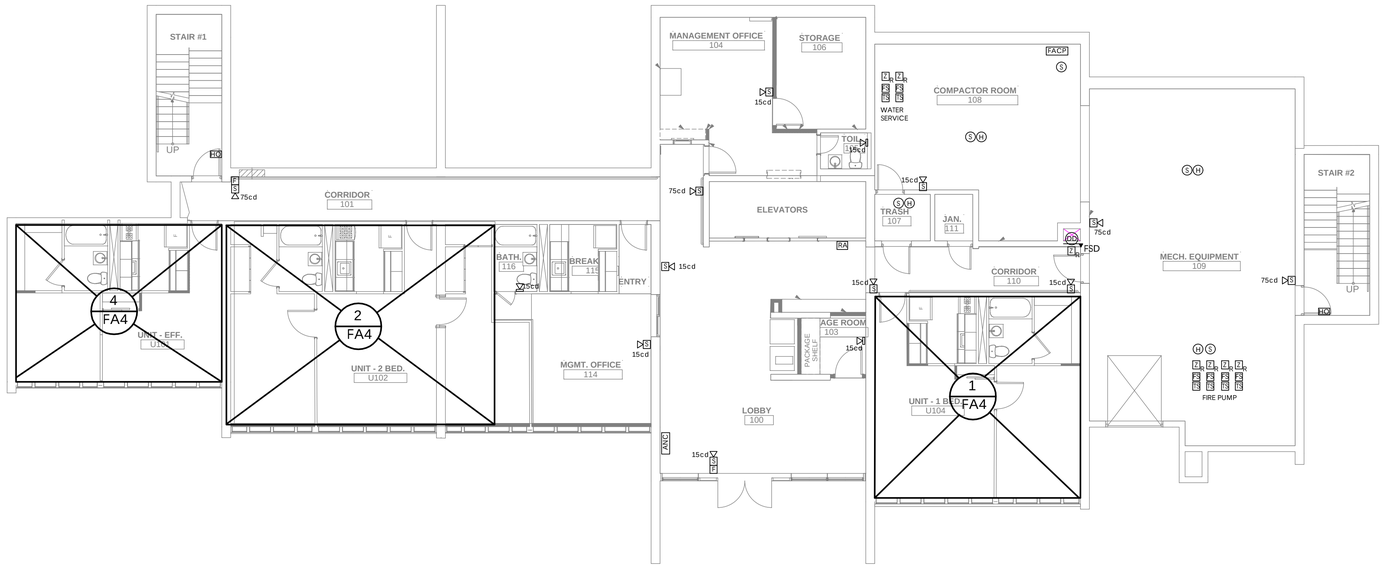
date	08/19/2025
no.	of.

Sheet No.

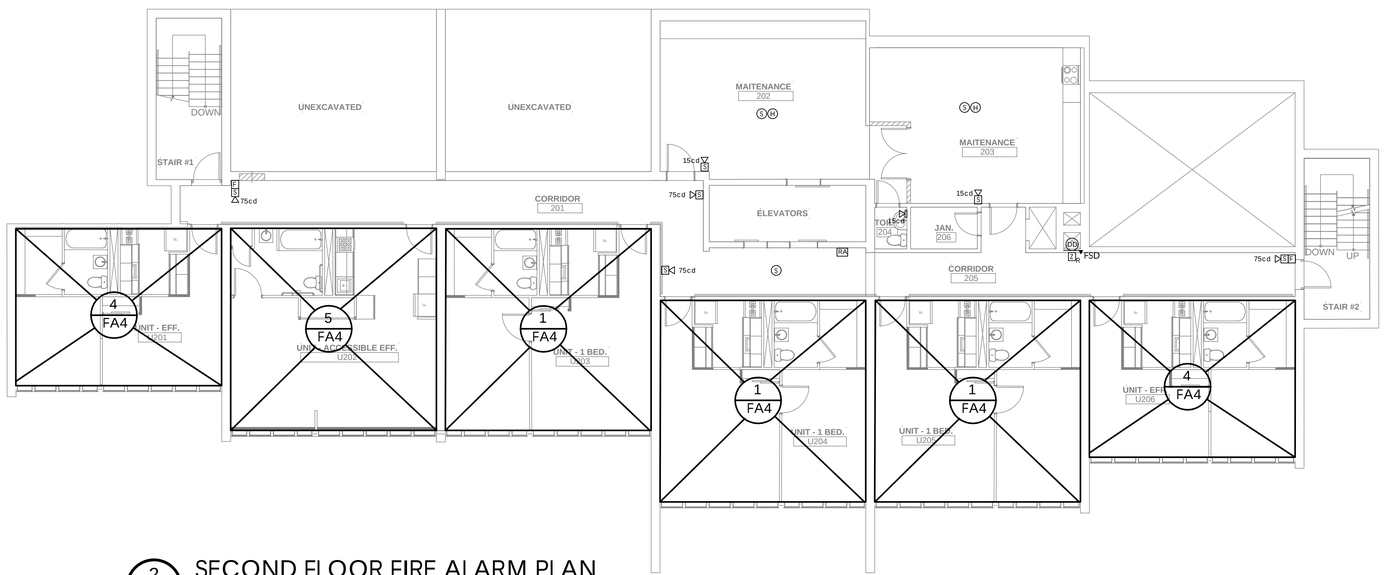
FA0

Project #2429



1 FA1 FIRST FLOOR FIRE ALARM PLAN

1/8"=1'-0"



2 FA1 SECOND FLOOR FIRE ALARM PLAN

1/8"=1'-0"

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FIRE ALARM 1ST & 2ND FLOOR PLANS

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date: 08/19/2025	
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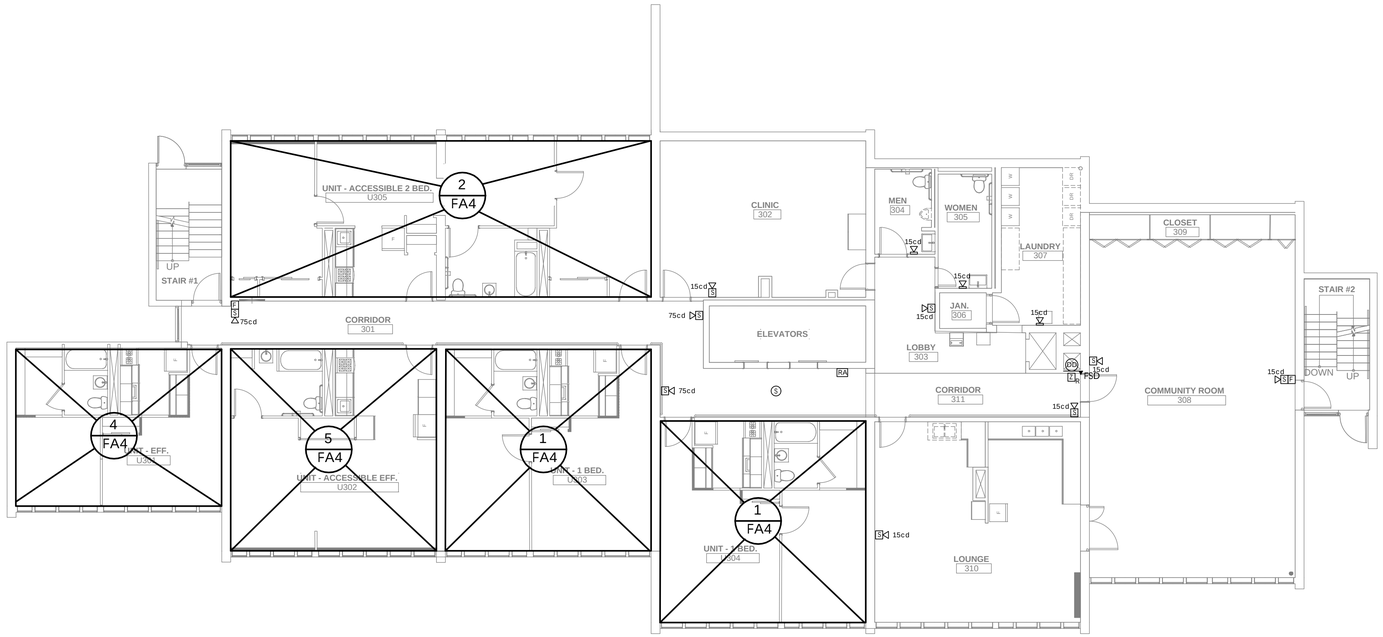
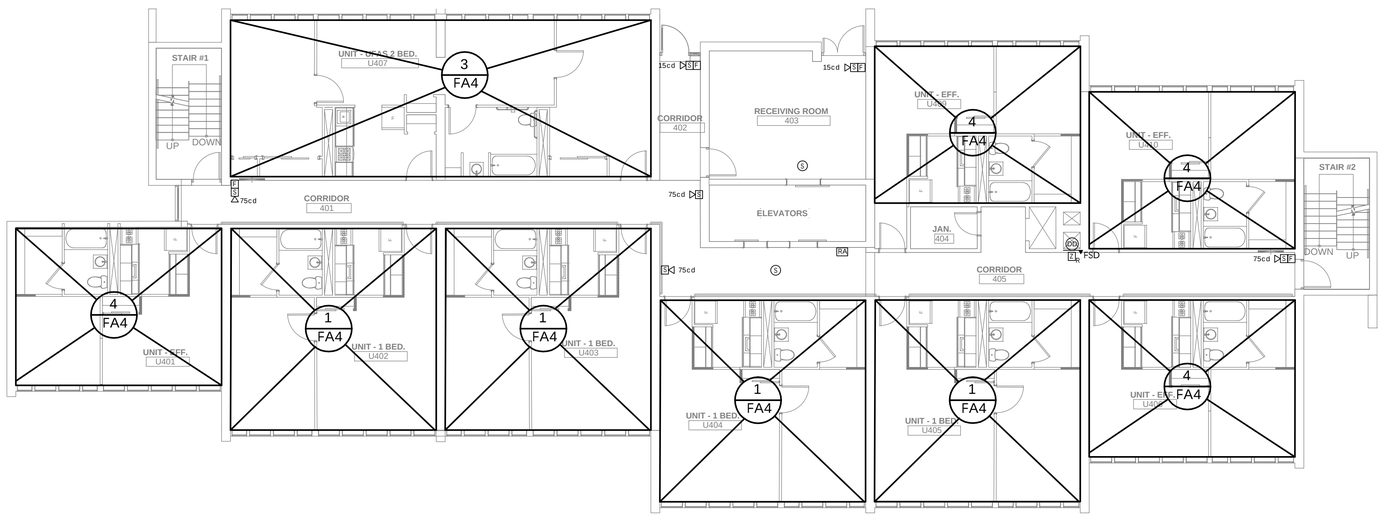


1 FA2 THIRD FLOOR FIRE ALARM PLAN

1/8"=1'-0"



2 FA2 FOURTH FLOOR FIRE ALARM PLAN

1/8"=1'-0"

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FIRE ALARM 3RD & 4TH FLOOR PLANS

scale	As Noted
date	08/19/2025
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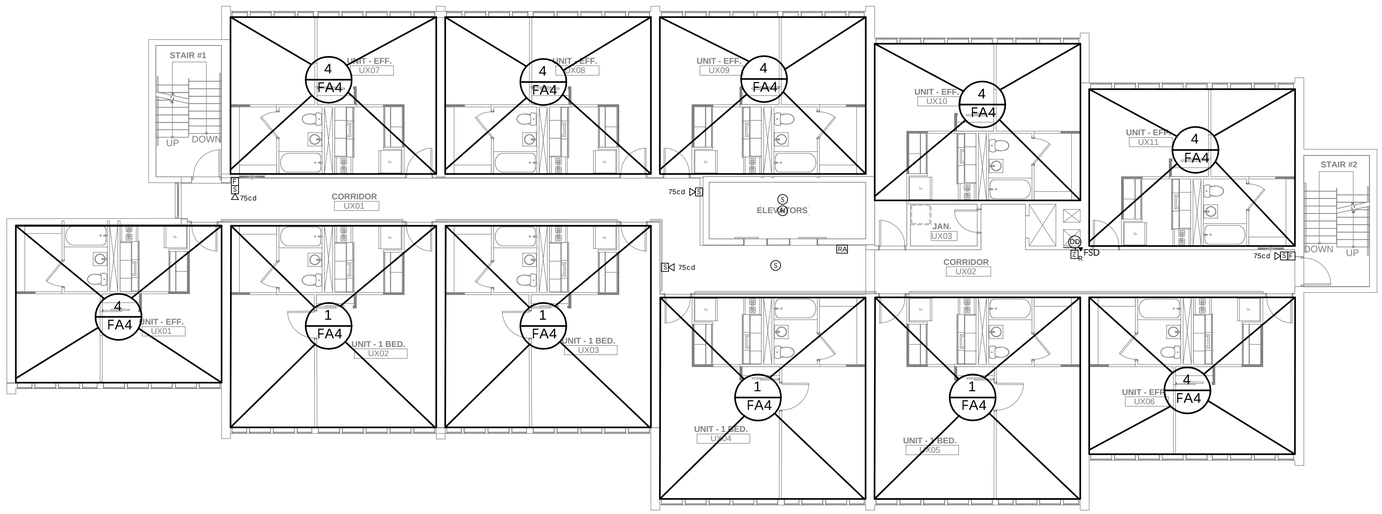
Sheet No.

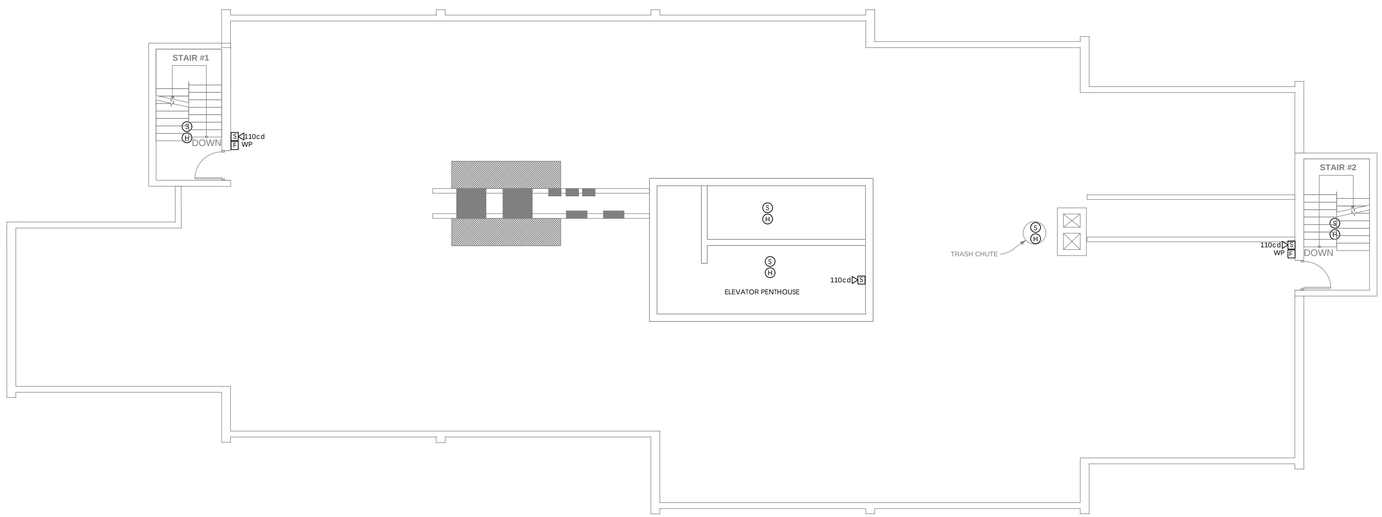
FA2

Project #2429



1 FA3 TYPICAL 5TH THRU 8TH FLOOR FIRE ALARM PLAN

1/8"=1'-0"



1 FA3 ROOF FIRE ALARM PLAN

1/8"=1'-0"

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FIRE ALARM 5TH THRU 8TH FLOOR PLANS

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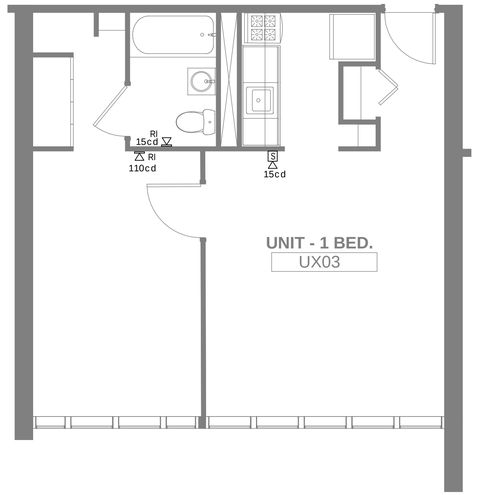
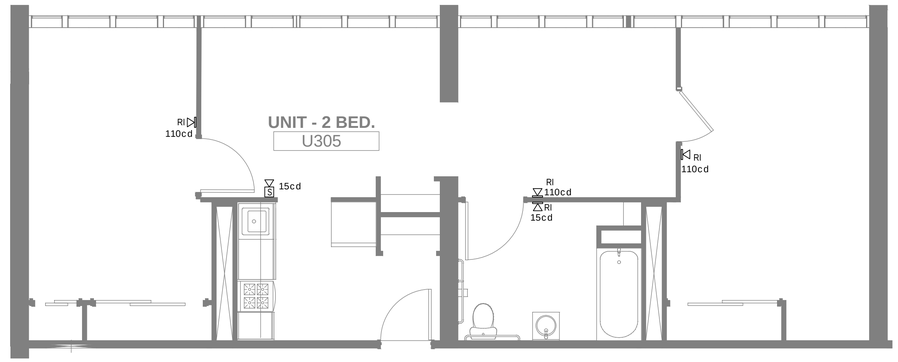
no. / **of.**	Project #2429



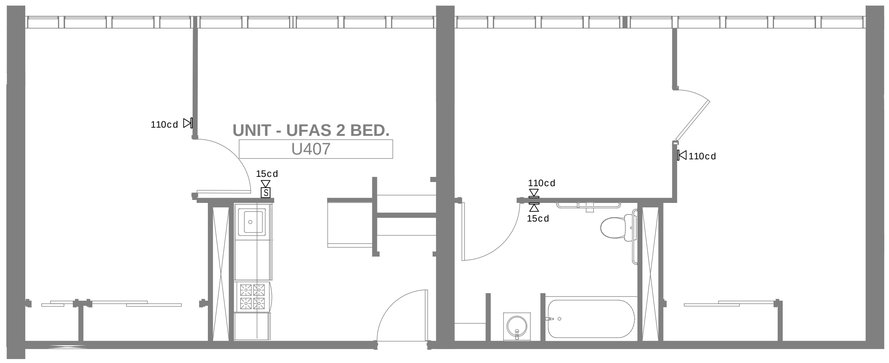
1 FA4 TYPICAL UNIT 1 FIRE ALARM PLAN

1/8"=1'-0"



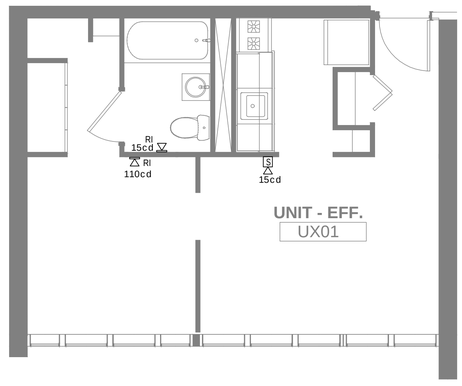
2 FA4 TYPICAL UNIT 2 FIRE ALARM PLAN

1/8"=1'-0"



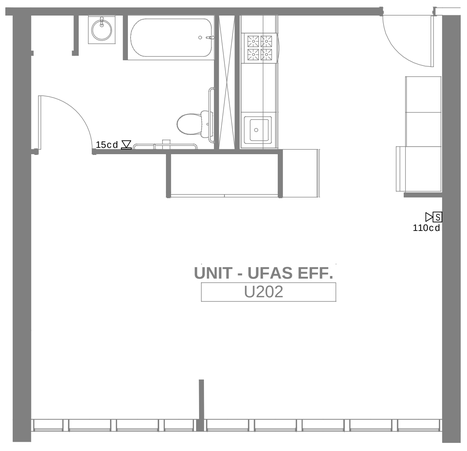
3 FA4 TYPICAL UNIT UFAS 2 FIRE ALARM PLAN

1/8"=1'-0"



4 FA4 TYPICAL UNIT EFF FIRE ALARM PLAN

1/8"=1'-0"



5 FA4 TYPICAL UNIT UFAS EFF FIRE ALARM PLAN

1/8"=1'-0"

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REGISTERED PROFESSIONAL ENGINEER
JONATHAN C. IAMS
054899-E

general notes

revisions

1 12.10.2025 50% CD SET
2 03.13.2026 FOR OWNERS REVIEW AND UFAS
3 04.01.2026 PERMIT SET

project title

Owner:
Murray Towers
2825 Murray Ave
Pittsburgh, PA 15217

Client:

Project Location:
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drawing title

FIRE ALARM ENLARGED UNIT PLANS

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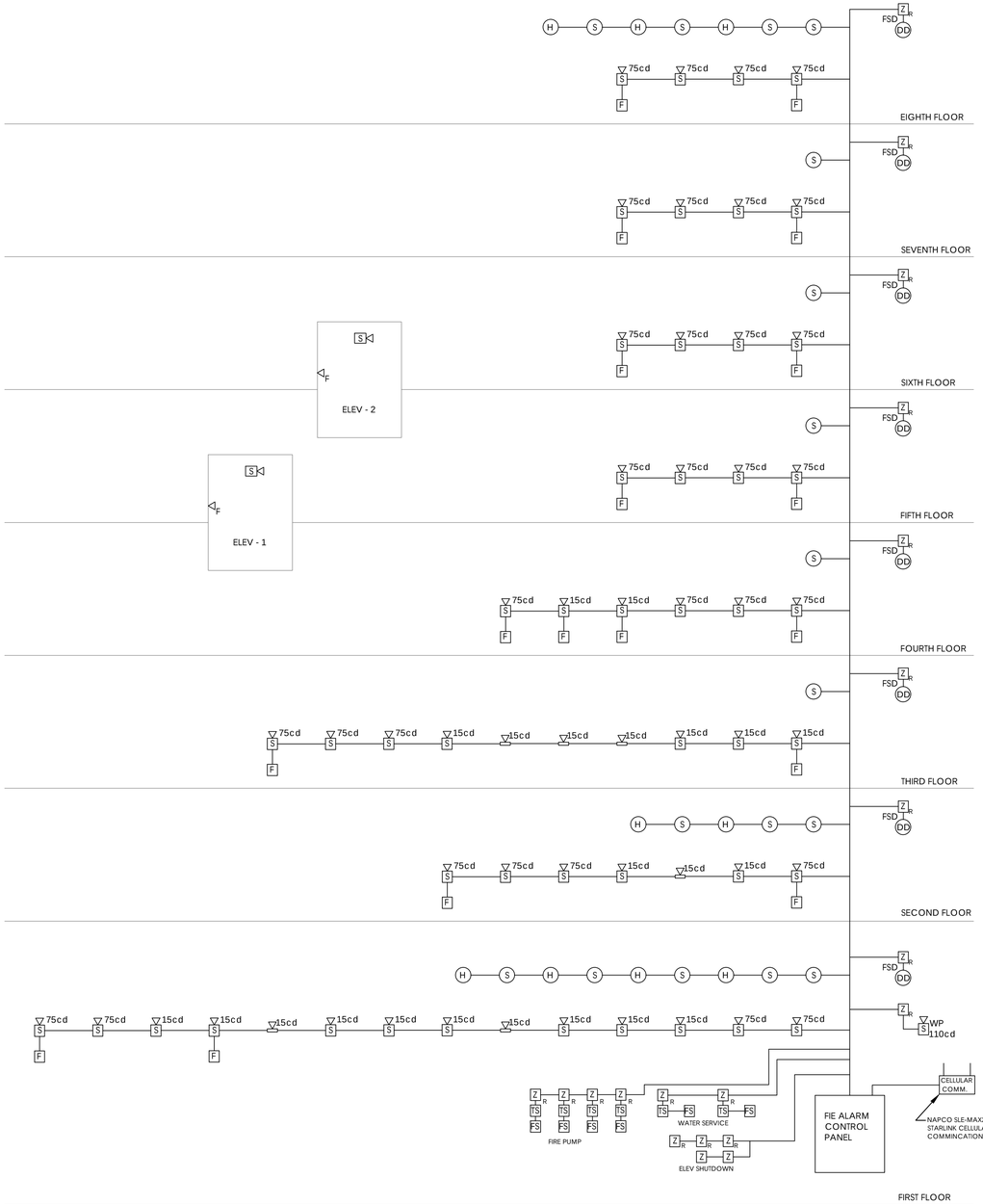
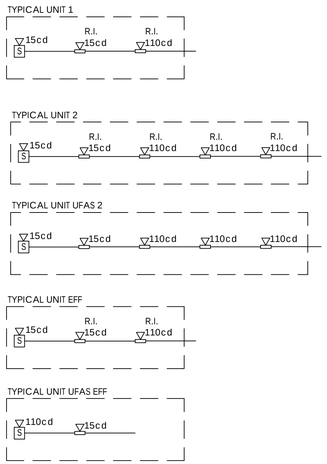
no.
of.

Sheet No.
FA4
Project #2429

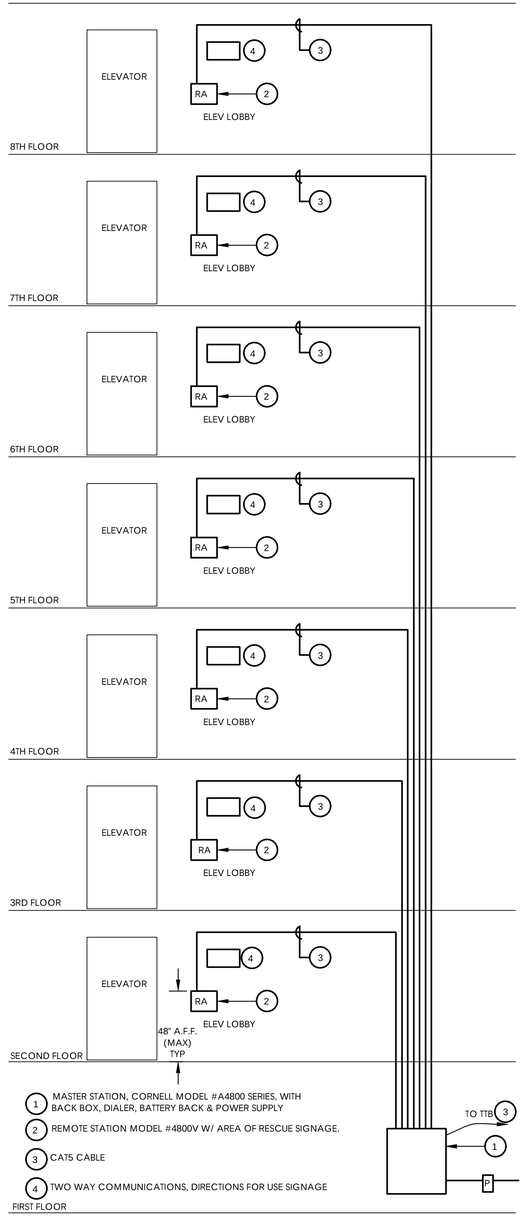


1 FA5 FIRE ALARM RISER DIAGRAM



2 FA5 TYPICAL APT RISER DIAGRAM

NTS



3 FA5 TWO WAY COMMUNICATION

NO SCALE

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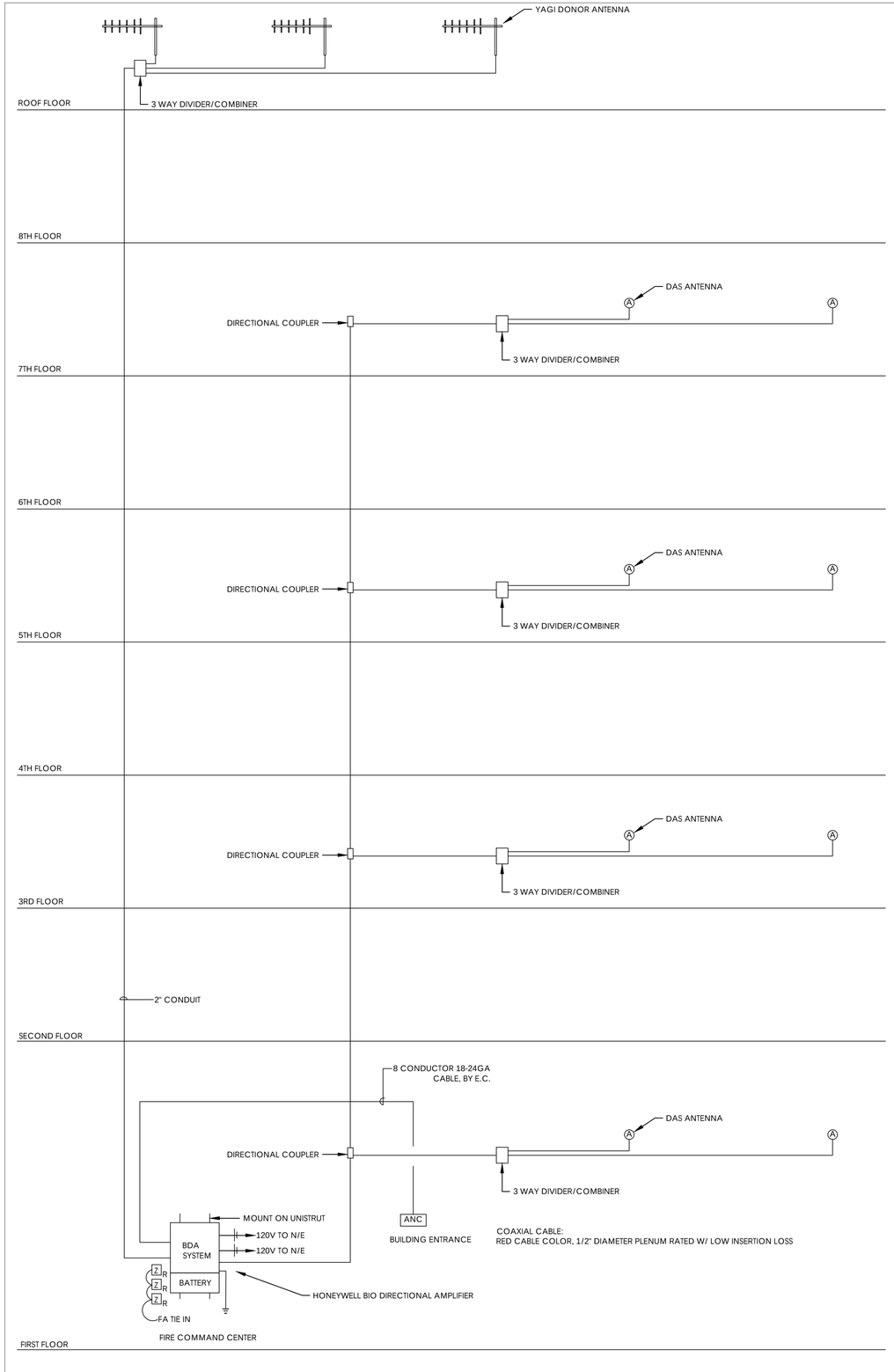
FIRE ALARM RISERS

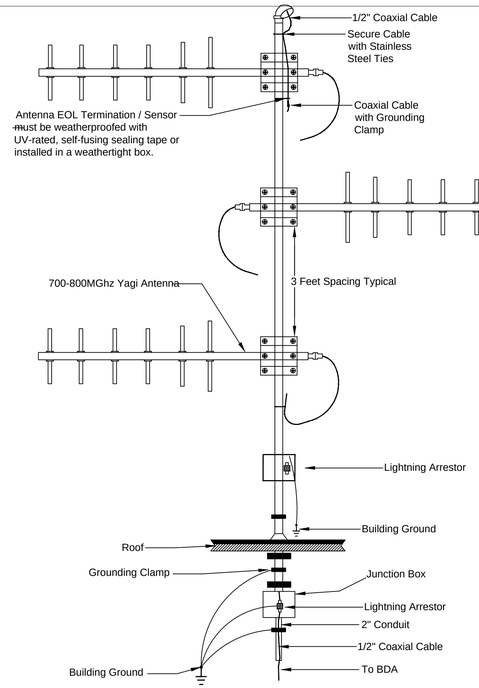
scale	Sheet No.
As Noted	FA5
date 08/19/2025	
no. / of.	Project #2429

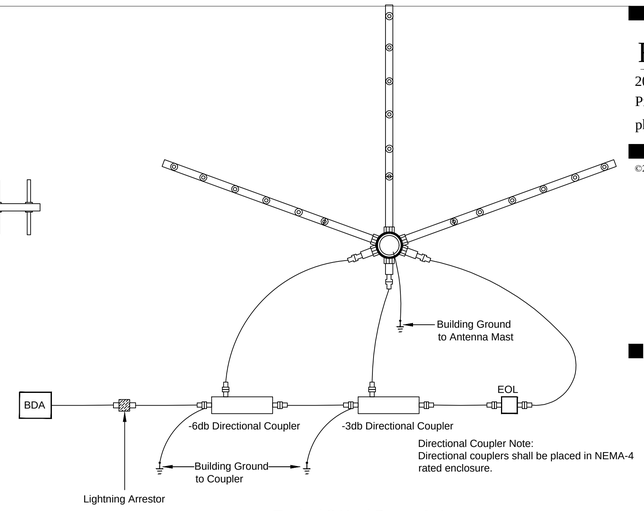


1 FA6

BUILDING BDA SYSTEM RISER

NTS





Typical 3 Yagi Donor Antenna and Directional Coupler Detail
Top View

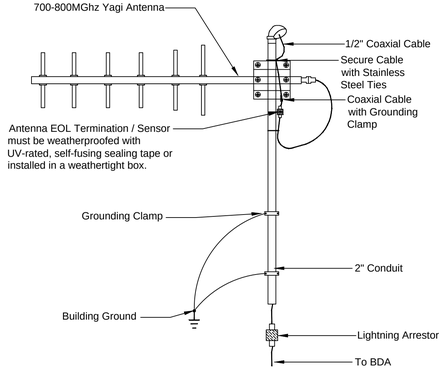
Three Yagi Configuration notes.

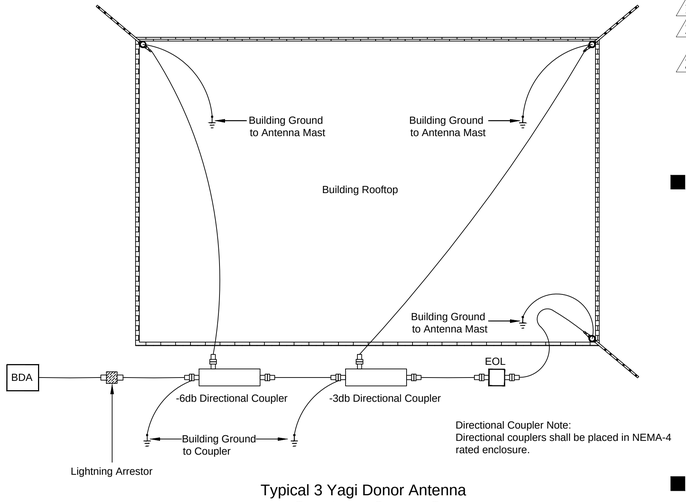
Please note: In a 3 Donor vertical configuration, no donor antenna should be orientated to a bearing that would have it point over a span of a roof top. Donor antennas should be placed at the edge of a rooftop towards the transmitter site location. If this configuration can not support this orientation, a single donar antenna can be removed from this configuration and located to the edge of the rooftop that is closest to the transmitter site. Proper antenna spacing is 3 feet vertical separation, and 5 feet horizontal separation between donor antennas. Lightning arrestor shall be placed at the input of the first directional coupler in relation to the BDA. If roof riser requires cable run longer than 25 feet, a second lightning arrestor will be placed at the point of roof penetration.

2 FA302

TYPICAL 3 YAGI DONOR ANTENNA MOUNTING

NTS





Typical 3 Yagi Donor Antenna and Directional Coupler Detail
Top View

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3 FA302

TYPICAL YAGI DONOR ANTENNA MOUNTING

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FIRE ALARM BDA SYSTEM RISER AND DETAILS

scale	
As Noted	
date	
08/19/2025	
no.	of.

Sheet No.

FA6

Project #2429

DIM.	INCHES
A-	3 5/16
B-	2 5/8
C-	3/16
D-MIN.	1 15/16
D-NOM.	2 3/16
D-MAX.	2 7/16

COMPONENTS:

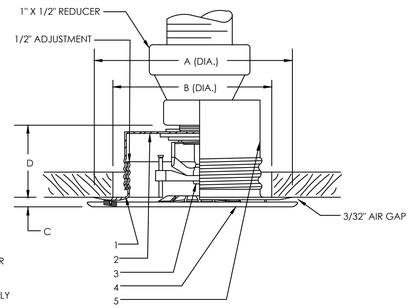
1- RECESSED CLOSURE

2- MOUNTING PLATE

3- 1/2" ORIFICE
MODEL 976
CONCEALED SPRINKLER

4- COVER PLATE ASSEMBLY

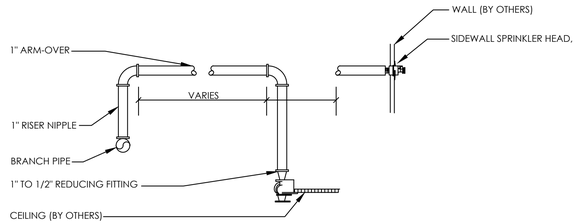
5- MOUNTING CUP ASSEMBLY



2 FP1

CONCEALED SPRINKLER DETAIL

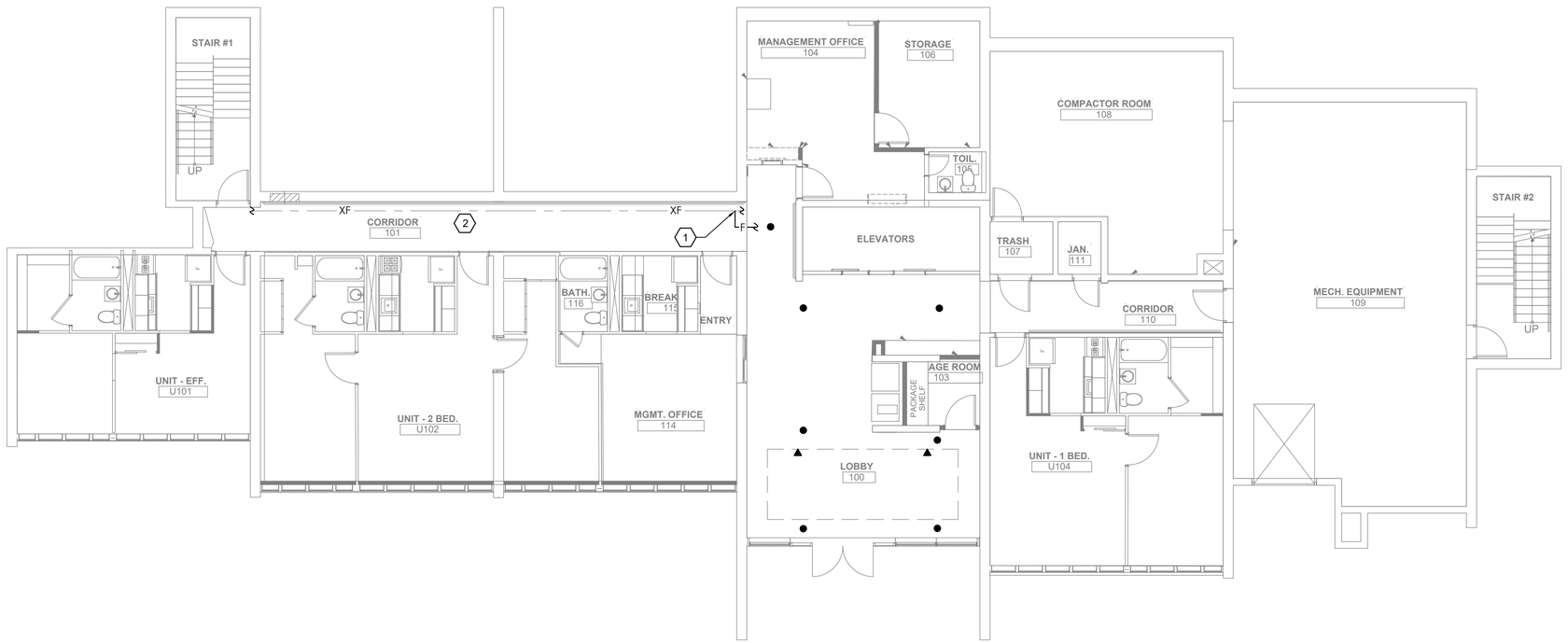
NTS



3 FP1

RETURN BEND ARRANGEMENT DETAIL

NTS



1 FP1

FIRE PROTECTION FIRST FLOOR PLAN

1/8"=1'-0"

FIRE PROTECTION LEGEND

- ● CONCEALED SPRINKLER HEAD
- ▲ CONCEALED SIDEWALL SPRINKLER HEAD

FIRE PROTECTION NOTES:

1. SPRINKLER PIPING IS TO BE ACCORDING TO THE LATEST CODE. THE SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA 13, AND SUPPORTED FROM THE BUILDING STRUCTURE PER NFPA REQUIREMENTS. THE USE OF CPVC FIRE RATED PIPING IS PERMISSIBLE FOR THE RESIDENTIAL SPACES.
2. PROVIDE A LIGHT HAZARD SPRINKLER SYSTEM.
3. COORDINATE SPRINKLER HEAD LOCATIONS WITH THE MECHANICAL AND ELECTRICAL TRADES. ALL HEAD SHALL BE PLACED IN THE CENTER OF THE ACOUSTICAL TILE.
4. PROVIDE CONCEALED AND UPRIGHT HEADS AS SHOWN ON THE DRAWINGS.
5. ADD/RELOCATE HEADS AS NECESSARY TO PROVIDE COVERAGE ABOVE AND BELOW ALL OBSTRUCTIONS.
6. PROVIDE DRAINS AT LOW POINTS.
7. PROVIDE A MINIMUM OF 15 PSI RESIDUAL PRESSURE FOR THE HYDRAULICALLY MOST DEMANDING SPRINKLER HEAD. MEET NFPA FLOW REQUIREMENTS.
8. ALL PIPE PENETRATIONS SHALL BE SEALED W/ U.L. LISTED FIRE RATED CAULK.
9. CONTRACTOR SHALL PAY FOR ALL PERMITS, INSPECTIONS AND WATER FLOW TESTS.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL.

DRAWING NOTES:

1. CONNECT NEW BRANCH PIPING FOR NEW SPRINKLER HEADS TO EXISTING FIRE PROTECTION PIPING IN THIS AREA. VERIFY EXISTING LOCATION IN FIELD.
2. EXISTING FIRE PROTECTION PIPING. VERIFY EXISTING LOCATION IN FIELD.

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FIRE PROTECTION
FLOOR PLANS

scale	Sheet No.
As Noted	FP1
date: 08/19/2025	Project #2429
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