

# BUILDING RENOVATION : 1ST FLOOR AND EXTERIOR

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## T H E     B L O C K     A T     C A S S     P A R K



Issued For: Bid Pricing

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Revision 2

Issued Date:  
May 14, 2014

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PTD Project #: 1402



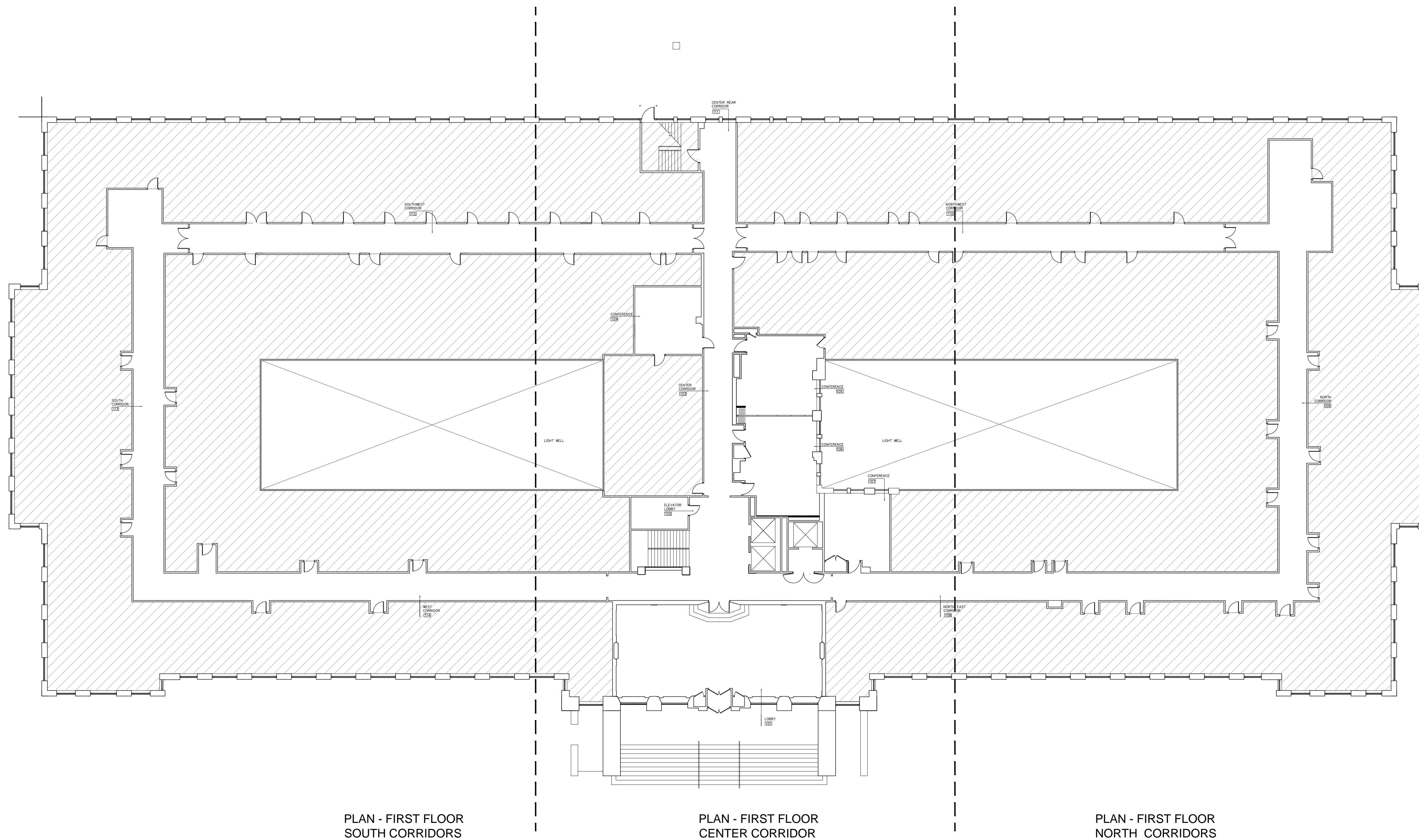
### The Block at Cass Park

2727 Second Ave.  
Detroit, MI 48201



### Patrick Thompson Design

4240 Cass Ave. Suite 102  
Detroit, MI 48201  
t 313.820.3268



DRAWING LEGEND	
TAG	DESCRIPTION
KEY PLAN	COVERPAGE
A-101	DEMOLITION PLAN
A-101A	DEMOLITION PLAN SOUTH CORRIDORS
A-101B	DEMOLITION PLAN NORTH CORRIDORS
A-102	CONSTRUCTION PLAN
A-102A	CONSTRUCTION PLAN SOUTH CORRIDORS
A-102B	CONSTRUCTION PLAN NORTH CORRIDORS
A-103	ELECTRICAL / DATA PLAN
A-103A	ELECTRICAL / DATA PLAN SOUTH CORRIDORS
A-103B	ELECTRICAL / DATA PLAN NORTH CORRIDORS
A-104	RELECTED CEILING PLAN
A-104A	RELECTED CEILING PLAN SOUTH CORRIDORS
A-104B	RELECTED CEILING PLAN SOUTH CORRIDORS
A-105	FINISH PLAN
A-105A	FINISH PLAN SOUTH CORRIDORS
A-105B	FINISH PLAN NORTH CORRIDORS
A-105C	CORRIDOR FLOORING DETAILS
A-106	FURNITURE PLAN – TAGS
A-601	ELEVATIONS AND DETAILS
A-602	ELEVATIONS AND DETAILS
A-603	ELEVATIONS AND DETAILS
A-604	ELEVATIONS AND DETAILS
A-901	EXTERIOR LIGHTING & SIGNAGE
A-902	EXTERIOR LIGHTING & SIGNAGE
A-903	SIGNAGE / GRAPHICS

ptd

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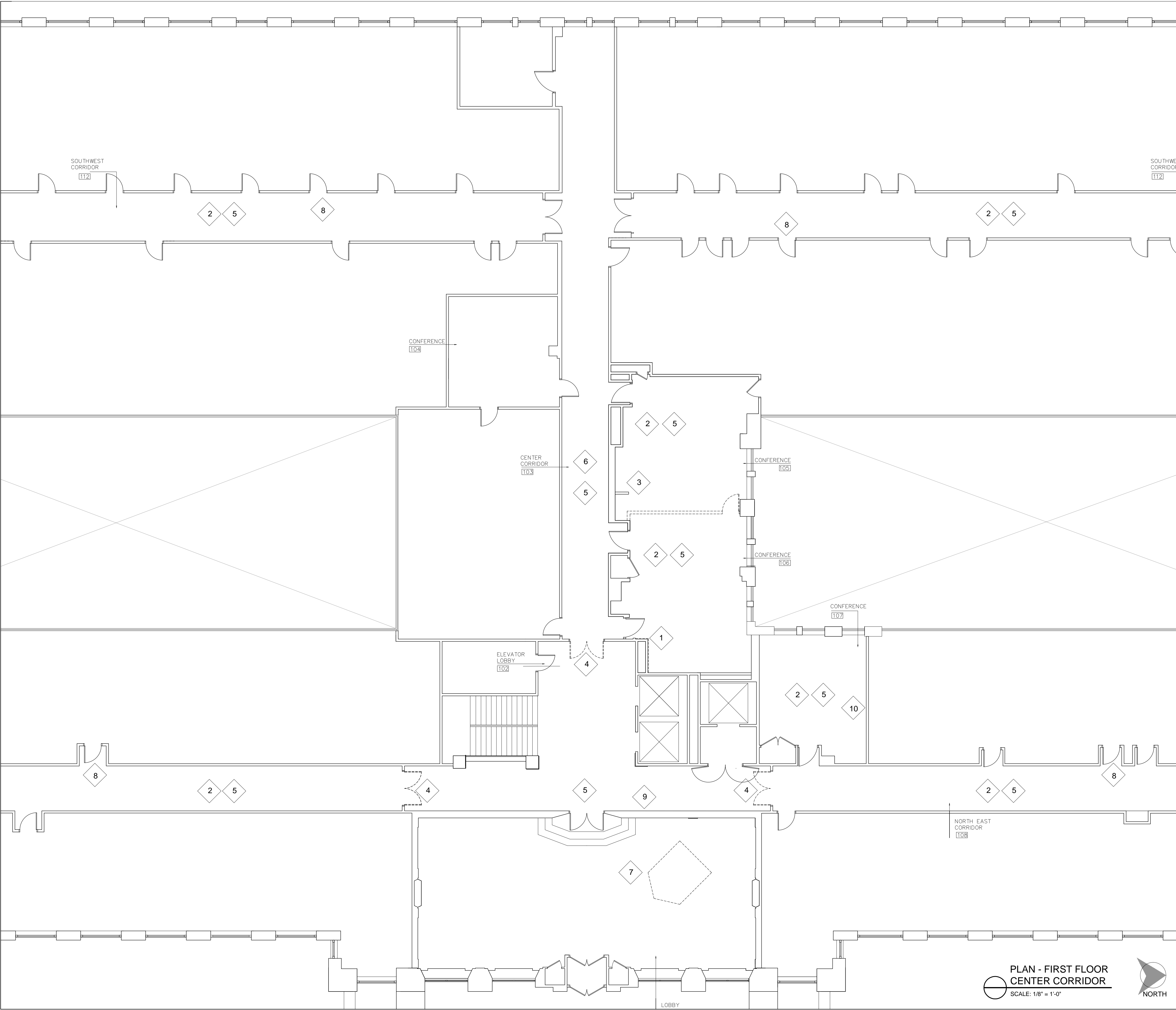
1402

### BUILDING KEY

DRAWN BY	JB MM
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DESCRIPTION	
ISSUED FOR PRICING	04.14.14
REVISION 2	05-14-14

SHEET NO. **KEY PLAN**



PLAN - FIRST FLOOR  
CENTER CORRIDOR  
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

- 1 PANELING IN ROOM 106 TO BE REMOVED, WALL TO BE DRYWALLED OR PATCHED AND REPAIRED AS REQUIRED, CORNER GUARD IN ROOM 107 TO BE REMOVED, PATCH WALL AS REQ'D..
- 2 EXISTING 2 X 4 CEILING GRID, ACOUSTICAL TILE AND ALL ASSOCIATED LIGHTING TO BE REMOVED
- 3 EXISTING PARTITION AND DOOR BETWEEN ROOM 105 AND 106 TO BE REMOVED ALONG WITH ANY ELECTRICAL OR TELEPHONE OUTLETS.
- 4 EXISTING BRONZE GLASS DOORS TO BE REMOVED, HINGE LOCATIONS TO BE FILLED AND PATCHED
- 5 EXISTING CARPET AND TILE TO BE REMOVED AND/OR ABATED, FLOOR PREPPED FOR INSTALLATION OF CARPET AND VINYL TILE PER FINISH SCHEDULE.
- 6 METAL CEILING AND FLOURESCENT LIGHTING FIXTURES TO BE REMOVED, ART DECO PENDANT LIGHTS TO BE TEMPRARILY REMOVED, STORED RE-INSTALLED IN NEW CEILING
- 7 EXISTING DESK IN THE MAIN LOBBY TO BE REMOVED, CONDITION OF FLOOR TO BE ASSESSED, PATCH AND REPAIR AS REQUIRED
- 8 EXISTING METAL CORNER GUARDS TO BE REMOVED AT ALL DOORWAYS
- 9 UNUSED FIREBOX IN ELEVATOR LOBBY TO BE REMOVED AND COVERED WITH A BRONZE PLATE
- 10 EXISTING PRESENTATION CABINET TO BE REMOVED, ROOM 107, PATCH AND REPAIR WALL FOR PAINT



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DEMOLITION PLAN

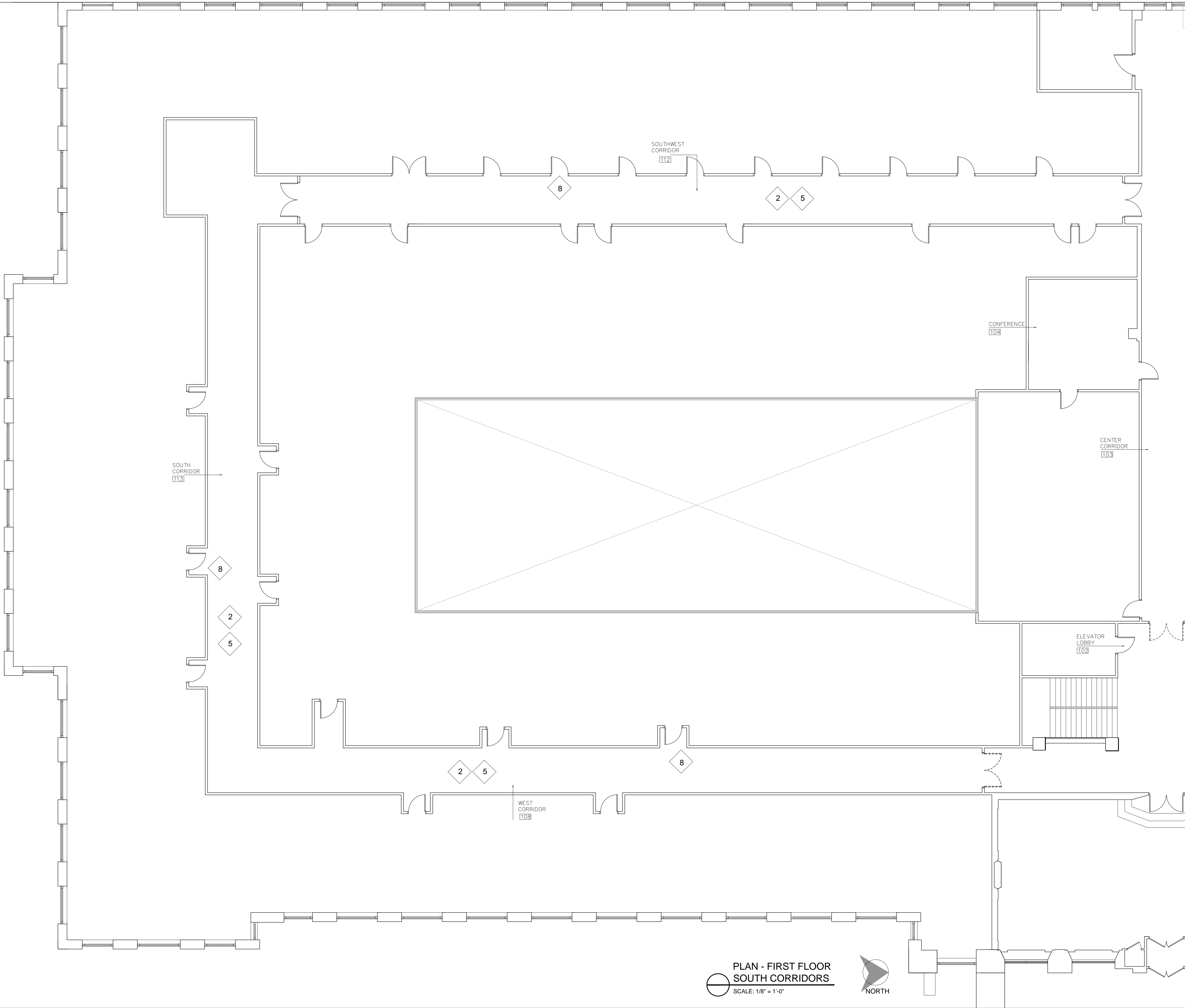
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DESCRIPTION	
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SHEET NO.

A-101



REFERENCE NOTES

- 1

PANELING IN ROOM 106 TO BE REMOVED, WALL TO BE DRYWALLED OR PATCHED AND REPAIRED AS REQUIRED, CORNER GUARD IN ROOM 107 TO BE REMOVED, PATCH WALL AS REQ'D..
- 2

EXISTING 2 X 4 CEILING GRID, ACOUSTICAL TILE AND ALL ASSOCIATED LIGHTING TO BE REMOVED
- 3

EXISTING PARTITION AND DOOR BETWEEN ROOM 105 AND 106 TO BE REMOVED ALONG WITH ANY ELECTRICAL OR TELEPHONE OUTLETS.
- 4

EXISTING BRONZE GLASS DOORS TO BE REMOVED, HINGE LOCATIONS TO BE FILLED AND PATCHED
- 5

EXISTING CARPET AND TILE TO BE REMOVED AND/OR ABATED, FLOOR PREPPED FOR INSTALLATION OF CARPET AND VINYL TILE PER FINISH SCHEDULE
- 6

METAL CEILING AND FLOURESCENT LIGHTING FIXTURES TO BE REMOVED, ART DECO PENDANT LIGHTS TO BE TEMPRARILY REMOVED, STORED RE-INSTALLED IN NEW CEILING
- 7

EXISTING DESK IN THE MAIN LOBBY TO BE REMOVED, CONDITION OF FLOOR TO BE ASSESSED, PATCH AND REPAIR AS REQUIRED
- 8

EXISTING METAL CORNER GUARDS TO BE REMOVED AT ALL DOORWAYS



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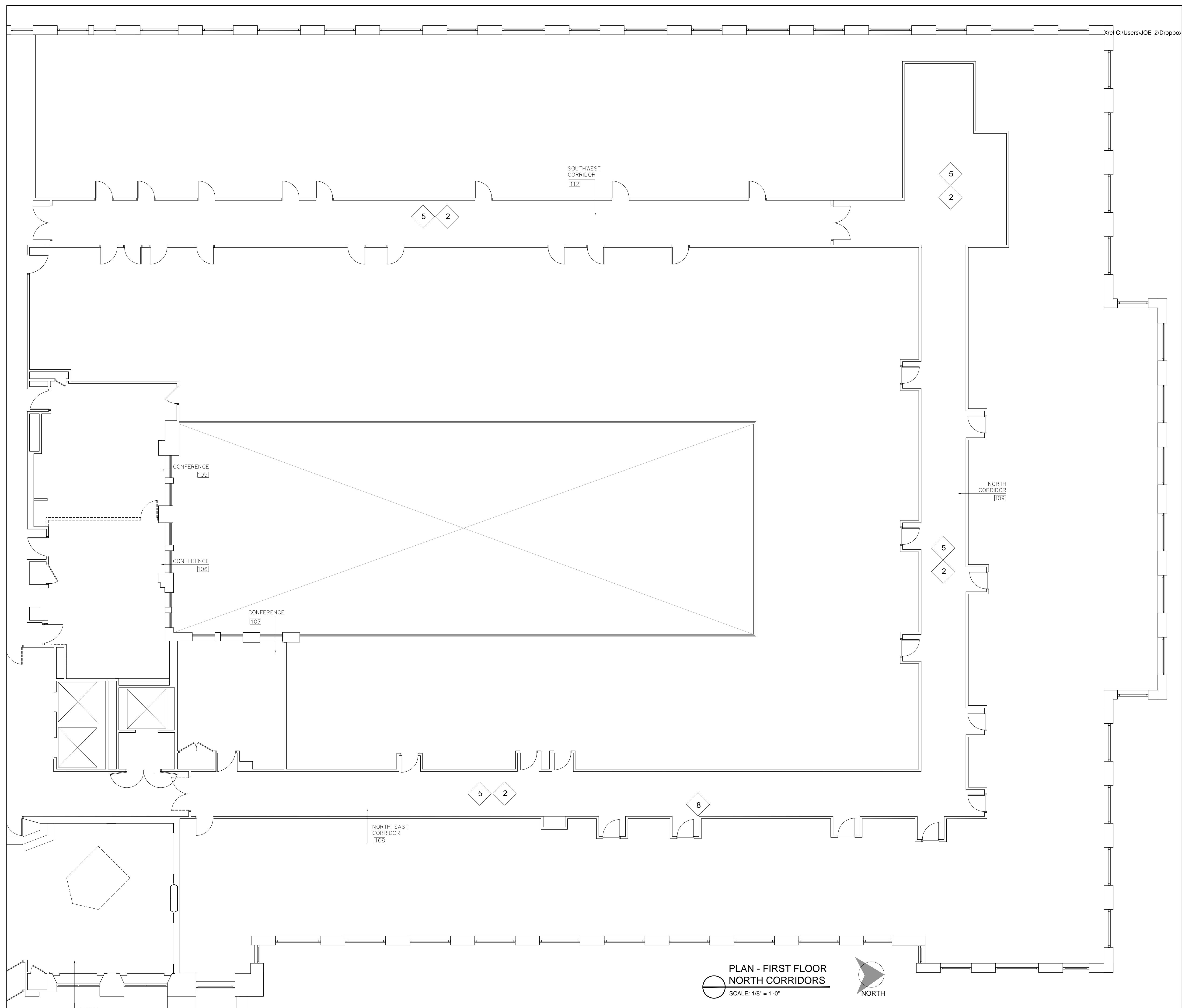
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DEMOLITION PLAN

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REVISION 2 05-14-14





## REFERENCE NOTES

- 1 PANELING IN ROOM 106 TO BE REMOVED, WALL TO BE DRYWALLED OR PATCHED AND REPAIRED AS REQUIRED, CORNER GUARD IN ROOM 107 TO BE REMOVED, PATCH WALL AS REQ'D..
- 2 EXISTING 2 X 4 CEILING GRID, ACOUSTICAL TILE AND ALL ASSOCIATED LIGHTING TO BE REMOVED
- 3 EXISTING PARTITION AND DOOR BETWEEN ROOM 105 AND 106 TO BE REMOVED ALONG WITH ANY ELECTRICAL OR TELEPHONE OUTLETS.
- 4 EXISTING BRONZE GLASS DOORS TO BE REMOVED, HINGE LOCATIONS TO BE FILLED AND PATCHED
- 5 EXISTING CARPET AND TILE TO BE REMOVED AND/OR ABATED, FLOOR PREPPED FOR INSTALLATION OF CARPET AND VINYL TILE PER FINISH SCHEDULE
- 6 METAL CEILING AND FLOURESCENT LIGHTING FIXTURES TO BE REMOVED, ART DECO PENDANT LIGHTS TO BE TEMPORARILY REMOVED, STORED RE-INSTALLED IN NEW CEILING
- 7 EXISTING DESK IN THE MAIN LOBBY TO BE REMOVED, CONDITION OF FLOOR TO BE ASSESSED, PATCH AND REPAIR AS REQUIRED
- 8 EXISTING METAL CORNER GUARDS TO BE REMOVED AT ALL DOORWAYS
- 9 UNUSED FIREBOX IN ELEVATOR LOBBY TO BE REMOVED AND COVERED WITH A BRONZE PLATE
- 10 EXISTING PRESENTATION CABINET TO BE REMOVED, ROOM 107, PATCH AND REPAIR WALL FOR PAINT



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## DEMOLITION PLAN

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DESCRIPTION

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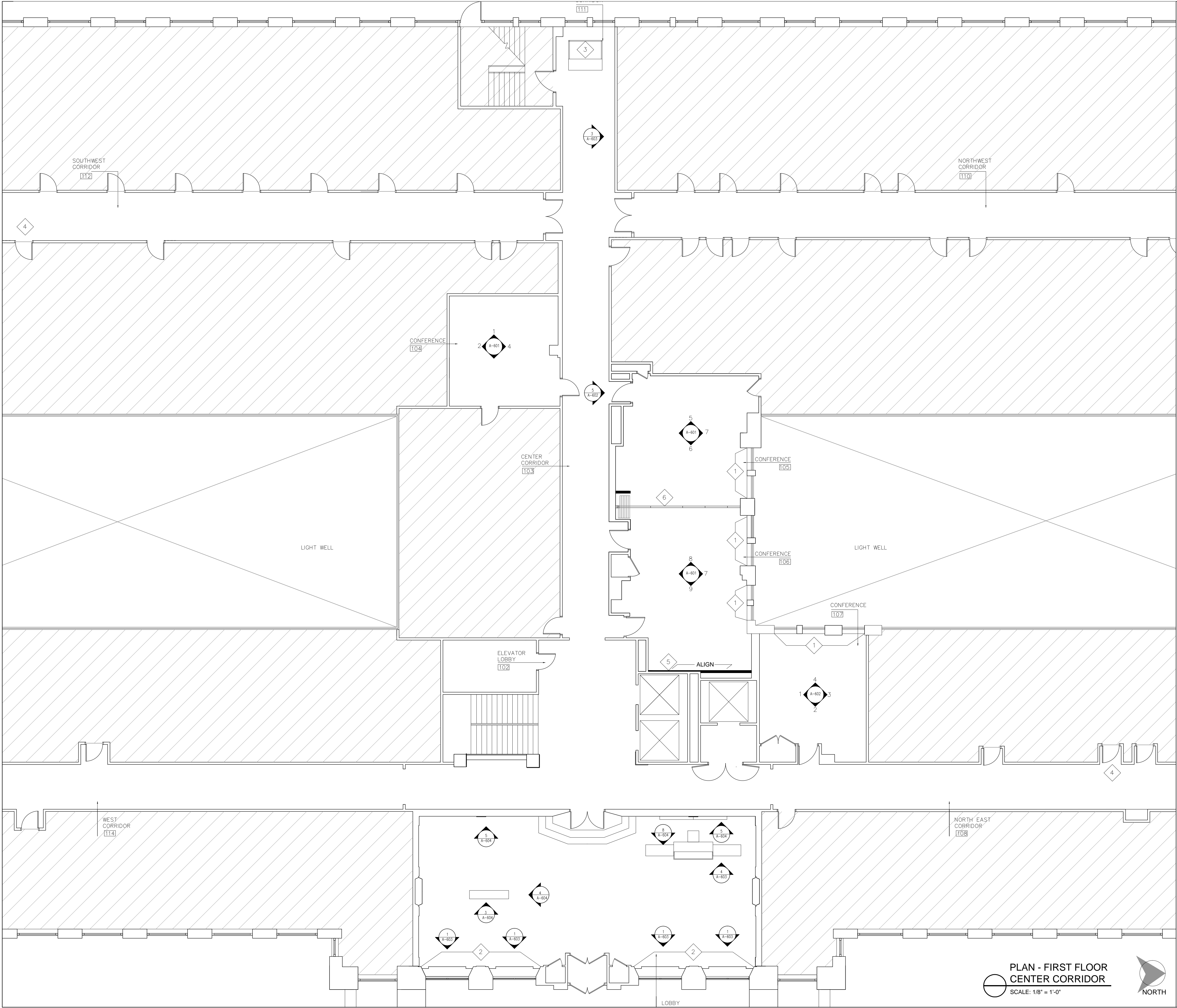
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A 101B

SHEET NO. **A-101B**



PLAN - FIRST FLOOR  
CENTER CORRIDOR  
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

- |   |  |
|---|--|
| 1 | ALL WINDOWS AND WINDOW FRAMES IN ROOMS 105, 106, 107 TO BE REPAIRED, STRIPPED OF OLD PAINT, SANDED, PRIMED AND PAINTED   |
| 2 | MARBLE SILLS IN MAIN LOBBY ROOM 101 TO BE REPLACED WITH MATCHING MARBLE, MISSING BLACK MARBLE BASE TO BE REPLACED WITH MATCHING MARBLE   |
| 3 | EXISTING ART DECO DESK IN BACK CENTER CORRIDOR TO BE REPAIRED, BLACK MARBLE TOP REPLACED, NEW WORKSURFACE ADDED.   |
| 4 | FULL HEIGHT METAL CORNER GUARDS TO BE INSTALLED AT ALL TENANT DOORS WHERE OLD CORNER GUARDS WERE REMOVED. 1 1/2" X 1 1/2" BRUSHED ALUMINUM, NO EXPOSED SCREWS                      |
| 5 | NEW FULL HEIGHT DRYWALL PARTITION, ROOM 106 - ALIGN WITH FACE OF EXISTING ELECTRIC PANEL TO RECESS THE PANEL.  |
| 6 | MOVEABLE FOLDING PARTITION, MODERNFOLD, ACoustI-SEAL PAIRED PANEL SYSTEM, CUSTOMERS OWN MATERIAL: MAHARAM, MILESTONE, 403901 COLOR: 069 LOHEE, PAINTED TRIM: ESSENTIAL GRAY SW6002 |

GENERAL NOTES

- |   |   |
|---|---|
| 1 | REPAIR, PATCH, AND/OR CLEAN WALLS TO BE EXPOSED IN NEW DESIGN AS NECESSARY TO RECEIVE PAINT FINISH. |
|---|---|



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CONSTRUCTION PLAN

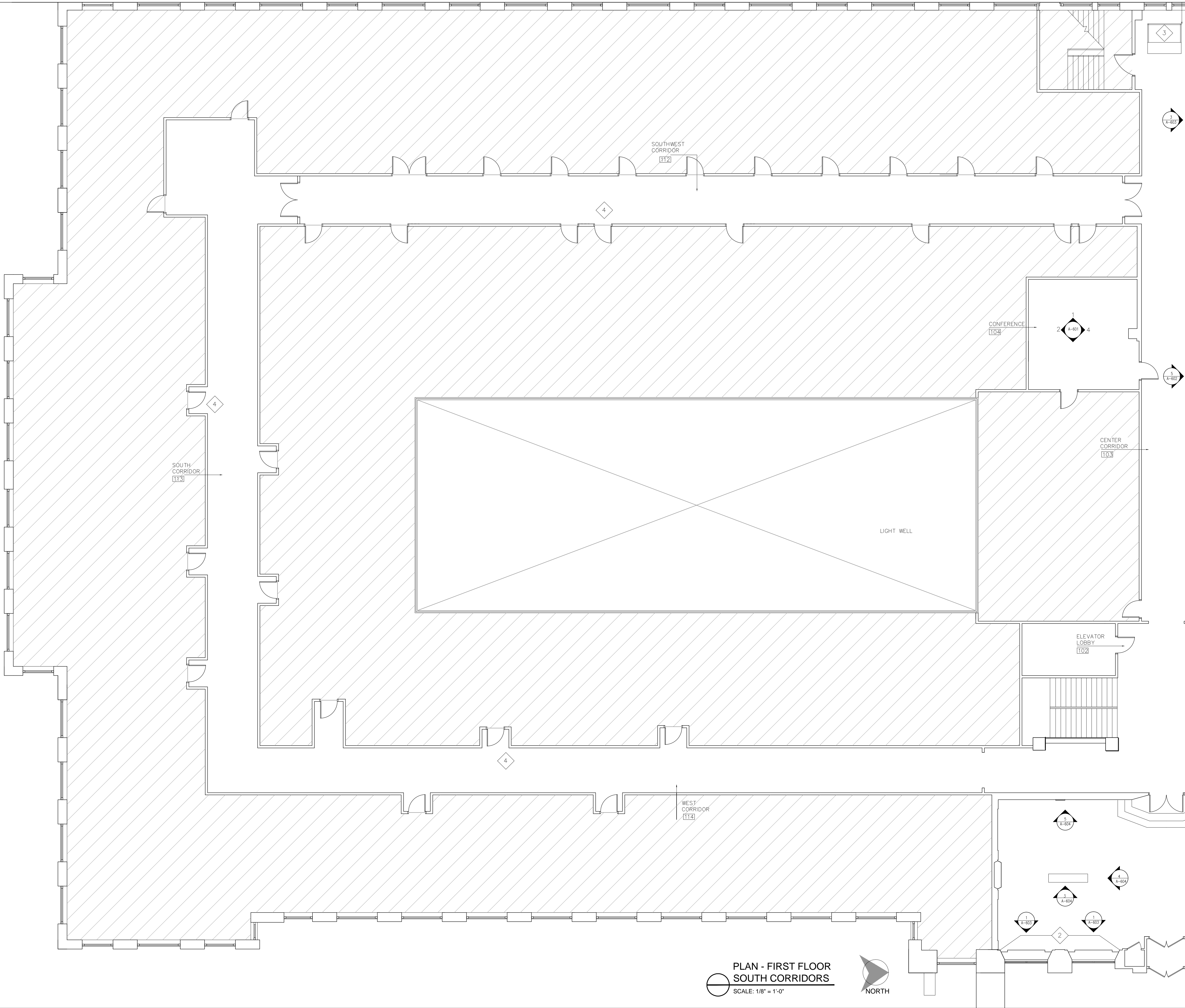
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ISSUED FOR PRICING	04.14.14
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SHEET NO.

A-102





PLAN - FIRST FLOOR  
SOUTH CORRIDORS  
SCALE: 1/8" = 1'-0"



#### REFERENCE NOTES

- |   |  |
|---|--|
| 1 | ALL WINDOWS AND WINDOW FRAMES IN ROOMS 105, 106, 107 TO BE REPAIRED, STRIPPED OF OLD PAINT, SANDED, PRIMED AND PAINTED   |
| 2 | MARBLE SILLS IN MAIN LOBBY ROOM 101 TO BE REPLACED WITH MATCHING MARBLE, MISSING BLACK MARBLE BASE TO BE REPLACED WITH MATCHING MARBLE   |
| 3 | EXISTING ART DECO DESK IN BACK CENTER CORRIDOR TO BE REPAIRED, BLACK MARBLE TOP REPLACED, NEW WORKSURFACE ADDED.   |
| 4 | FULL HEIGHT METAL CORNER GUARDS TO BE INSTALLED AT ALL TENANT DOORS WHERE OLD CORNER GUARDS WERE REMOVED. 1 1/2" X 1 1/2" BRUSHED ALUMINUM, NO EXPOSED SCREWS                      |
| 5 | NEW FULL HEIGHT DRYWALL PARTITION, ROOM 106 – ALIGN WITH FACE OF EXISTING ELECTRIC PANEL TO RECESS THE PANEL.  |
| 6 | MOVEABLE FOLDING PARTITION, MODERNFOLD, ACOUSTI-SEAL PAIRED PANEL SYSTEM. CUSTOMERS OWN MATERIAL: MAHARAM, MILESTONE, 403901 COLOR: 069 LOHEE, PAINTED TRIM: ESSENTIAL GRAY SW6002 |

#### GENERAL NOTES

- |   |   |
|---|---|
| 1 | REPAIR, PATCH, AND/OR CLEAN WALLS TO BE EXPOSED IN NEW DESIGN AS NECESSARY TO RECEIVE PAINT FINISH. |
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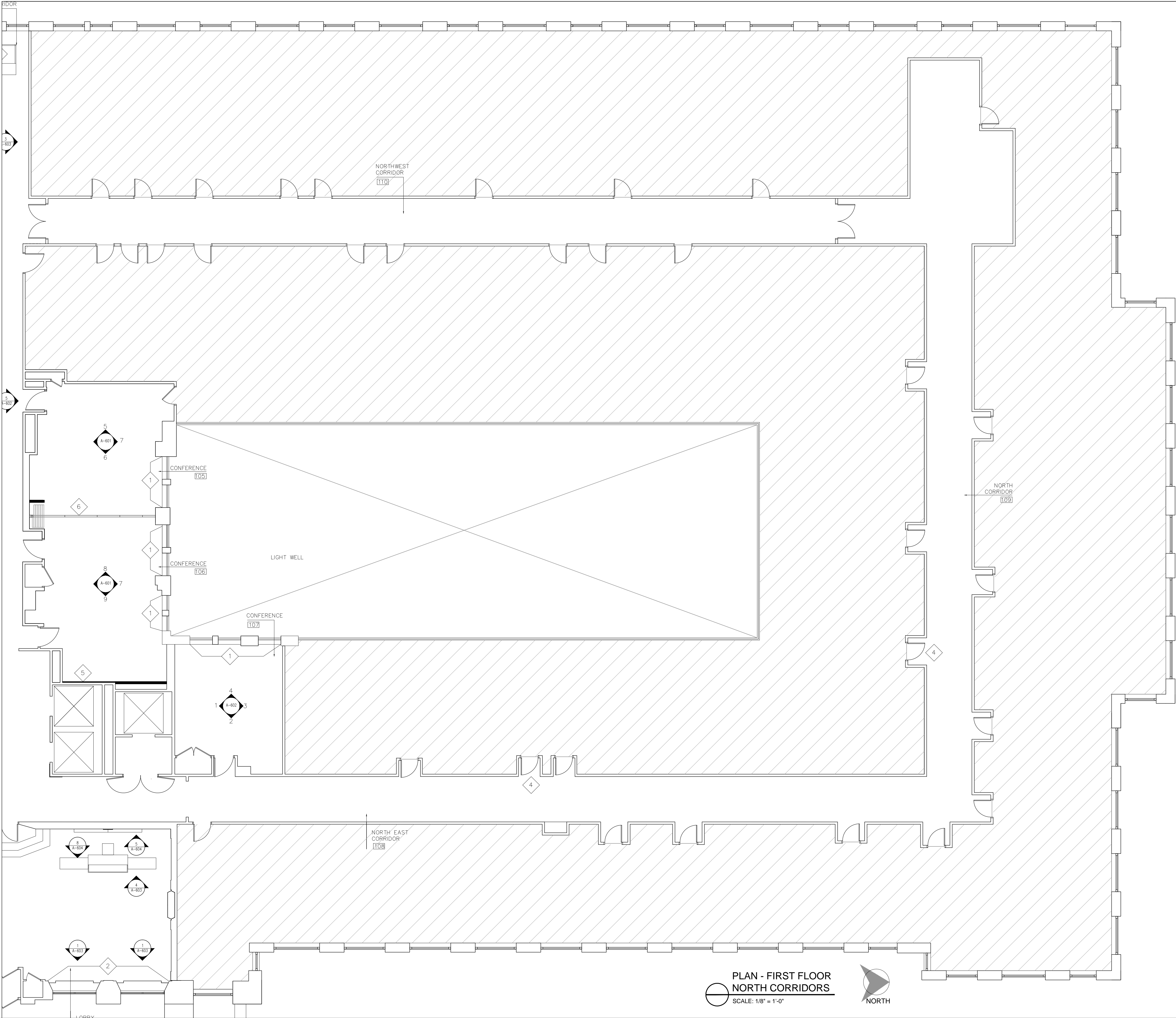
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#### CONSTRUCTION PLAN

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REVISION 2	05-14-14

A-102A  
SHEET NO.



PLAN - FIRST FLOOR  
NORTH CORRIDORS  
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

- 1 ALL WINDOWS AND WINDOW FRAMES IN ROOMS 105, 106, 107 TO BE REPAIRED, STRIPPED OF OLD PAINT, SANDED, PRIMED AND PAINTED
- 2 MARBLE SILLS IN MAIN LOBBY ROOM 101 TO BE REPLACED WITH MATCHING MARBLE, MISSING BLACK MARBLE BASE TO BE REPLACED WITH MATCHING MARBLE
- 3 EXISTING ART DECO DESK IN BACK CENTER CORRIDOR TO BE REPAIRED, BLACK MARBLE TOP REPLACED, NEW WORKSURFACE ADDED.
- 4 FULL HEIGHT METAL CORNER GUARDS TO BE INSTALLED AT ALL TENANT DOORS WHERE OLD CORNER GUARDS WERE REMOVED. 1 1/2" X 1 1/2" BRUSHED ALUMINUM, NO EXPOSED SCREWS
- 5 NEW FULL HEIGHT DRYWALL PARTITION, ROOM 106 - ALIGN WITH FACE OF EXISTING ELECTRIC PANEL TO RECESS THE PANEL.
- 6 MOVEABLE FOLDING PARTITION, MODERNFOLD, ACOUSTI-SEAL PAIRED PANEL SYSTEM. CUSTOMER'S OWN MATERIAL: MAHARAM, MILESTONE, 403901 COLOR: 069 LOHEE, PAINTED TRIM: ESSENTIAL GRAY SW6002

GENERAL NOTES

- 1 REPAIR, PATCH, AND/OR CLEAN WALLS TO BE EXPOSED IN NEW DESIGN AS NECESSARY TO RECEIVE PAINT FINISH.



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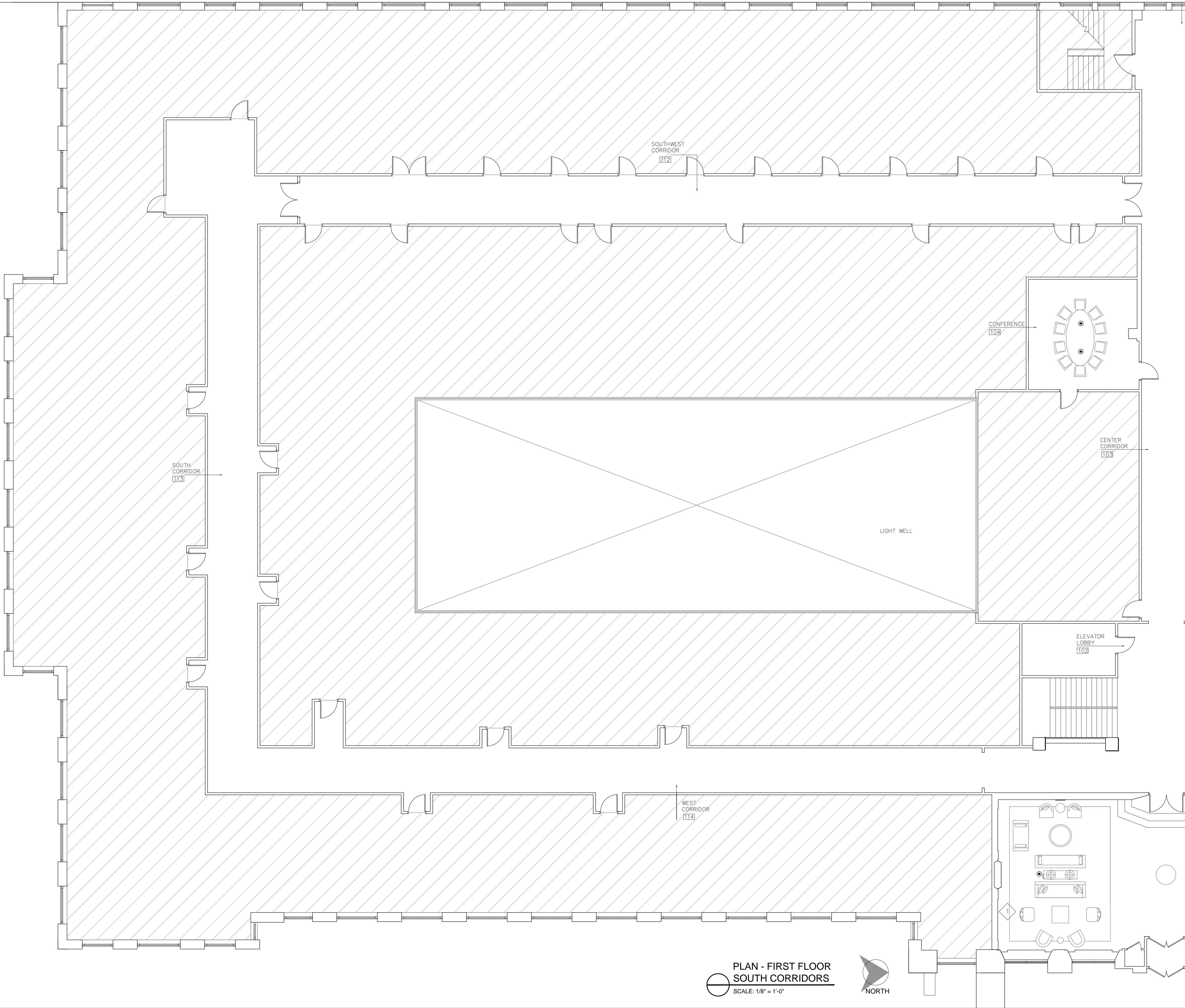
CONSTRUCTION PLAN

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ELECTRICAL LEGEND	
TAG	DESCRIPTION
	RECESSED COVERED FLUSH MOUNTED FLOOR ELECTRICAL RECEPTACLE WITH DUPLX FLAP, HUBBEL OR EQUAL.
	EXISTING FLOOR OUTLET, VERIFY IF IN WORKING CONDITION AND REWIRE FOR POWER IF REQUIRED, VERIFY LOCATION IN RELATIONSHIP TO SOFA TABLE
	WALL MOUNTED DUPLX OUTLET, 12 INCHES AFF
	ELECTRICAL CONNECTION TO CABINETWORK WALL TO POWER TV AND LIGHT FIXTURES HEIGHT TO BE DETERMINED
	PROVIDE A CONNECTION FOR DATA LINES TO NEW CABINETWORK WALL
	FLOOR MOUNTED TELEPHONE / DATA BOX FOR CONNECTIONS TO THE NEW RECEPTION DESK.

REFERENCE NOTES	
1	ELECTRICAL CONTRACTOR TO TEST ALL WALL OUTLETS TO VERIFY THEY ARE IN WORKING ORDER, REPLACE AS REQUIRED
2	ELECTRICAL CONTRACTOR TO ADVISE ON THE FEASIBILITY OF MOVING THE ELECTRICAL PANEL ON THE EAST WALL CONFERENCE ROOM 106 TO THE RIGHT HAND CORNER OF THE WALL SEE ELEVATION 9/ D-1

GENERAL NOTES	
1	ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODE
2	CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS AND PAY FOR ASSOCIATED FEES
3	ELECTRICAL CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES FOR ALL ELECTRICAL NEEDS



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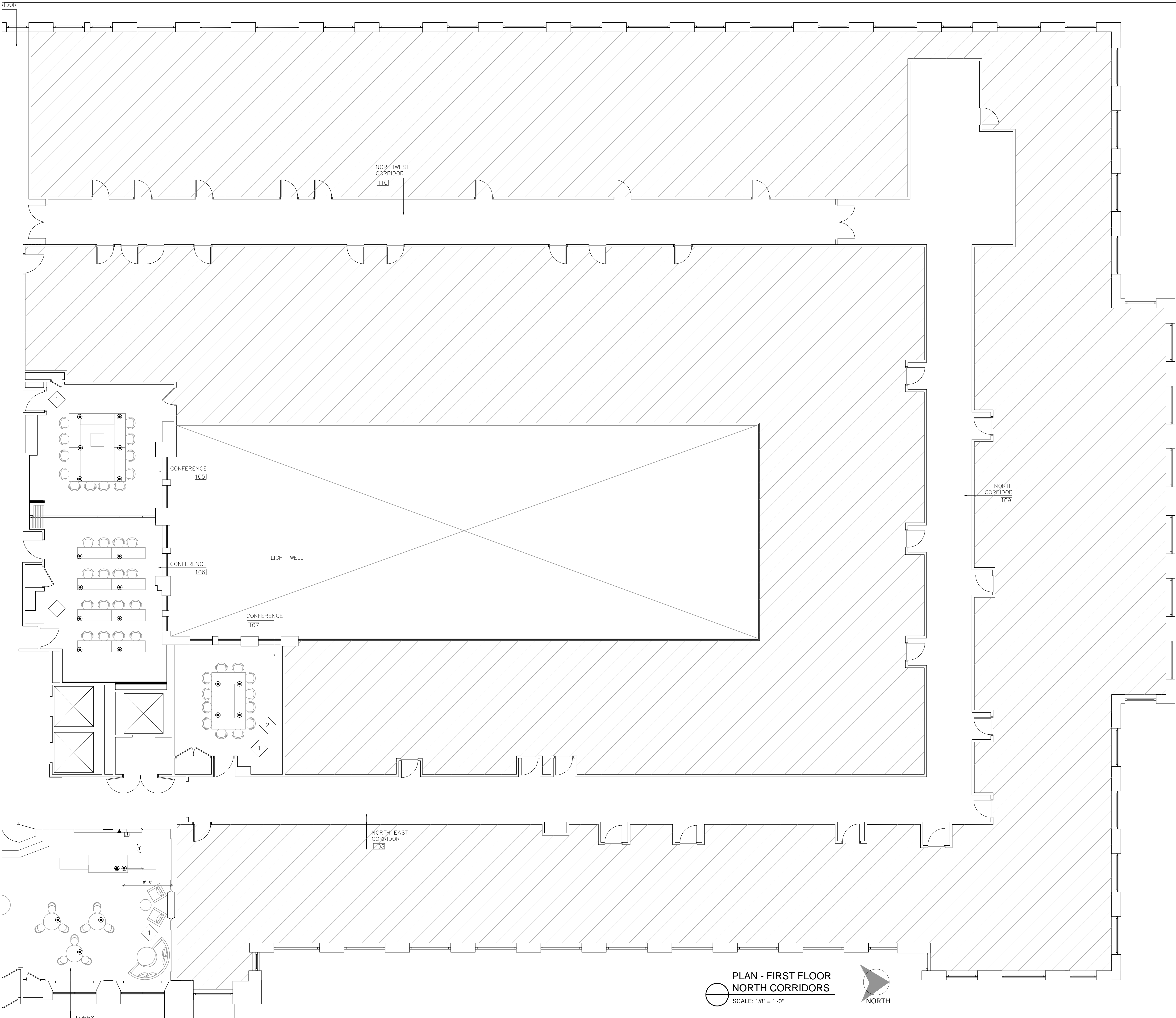
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ELECTRICAL PLAN

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DESCRIPTION  
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REVISION 2 05-14-14

A-103A  
SHEET NO.



PLAN - FIRST FLOOR  
NORTH CORRIDORS  
SCALE: 1/8" = 1'-0"



ELECTRICAL LEGEND	
TAG	DESCRIPTION
	RECESSED COVERED FLUSH MOUNTED FLOOR ELECTRICAL RECEPTACLE WITH DUPLEX FLAP, HUBBEL OR EQUAL.
	EXISTING FLOOR OUTLET, VERIFY IF IN WORKING CONDITION AND REWIRE FOR POWER IF REQUIRED, VERIFY LOCATION IN RELATIONSHIP TO SOFA TABLE
	WALL MOUNTED DUPLEX OUTLET, 12 INCHES AFF
	ELECTRICAL CONNECTION TO CABINETWORK WALL TO POWER TV AND LIGHT FIXTURES HEIGHT TO BE DETERMINED
	PROVIDE A CONNECTION FOR DATA LINES TO NEW CABINETWORK WALL
	FLOOR MOUNTED TELEPHONE / DATA BOX FOR CONNECTIONS TO THE NEW RECEPTION DESK.

REFERENCE NOTES	
1	ELECTRICAL CONTRACTOR TO TEST ALL WALL OUTLETS TO VERIFY THEY ARE IN WORKING ORDER, REPLACE AS REQUIRED
2	ELECTRICAL CONTRACTOR TO ADVISE ON THE FEASIBILITY OF MOVING THE ELECTRICAL PANEL ON THE EAST WALL CONFERENCE ROOM 106 TO THE RIGHT HAND CORNER OF THE WALL SEE ELEVATION 9/ D-1

GENERAL NOTES	
1	ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODE
2	CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS AND PAY FOR ASSOCIATED FEES
3	ELECTRICAL CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES FOR ALL ELECTRICAL NEEDS



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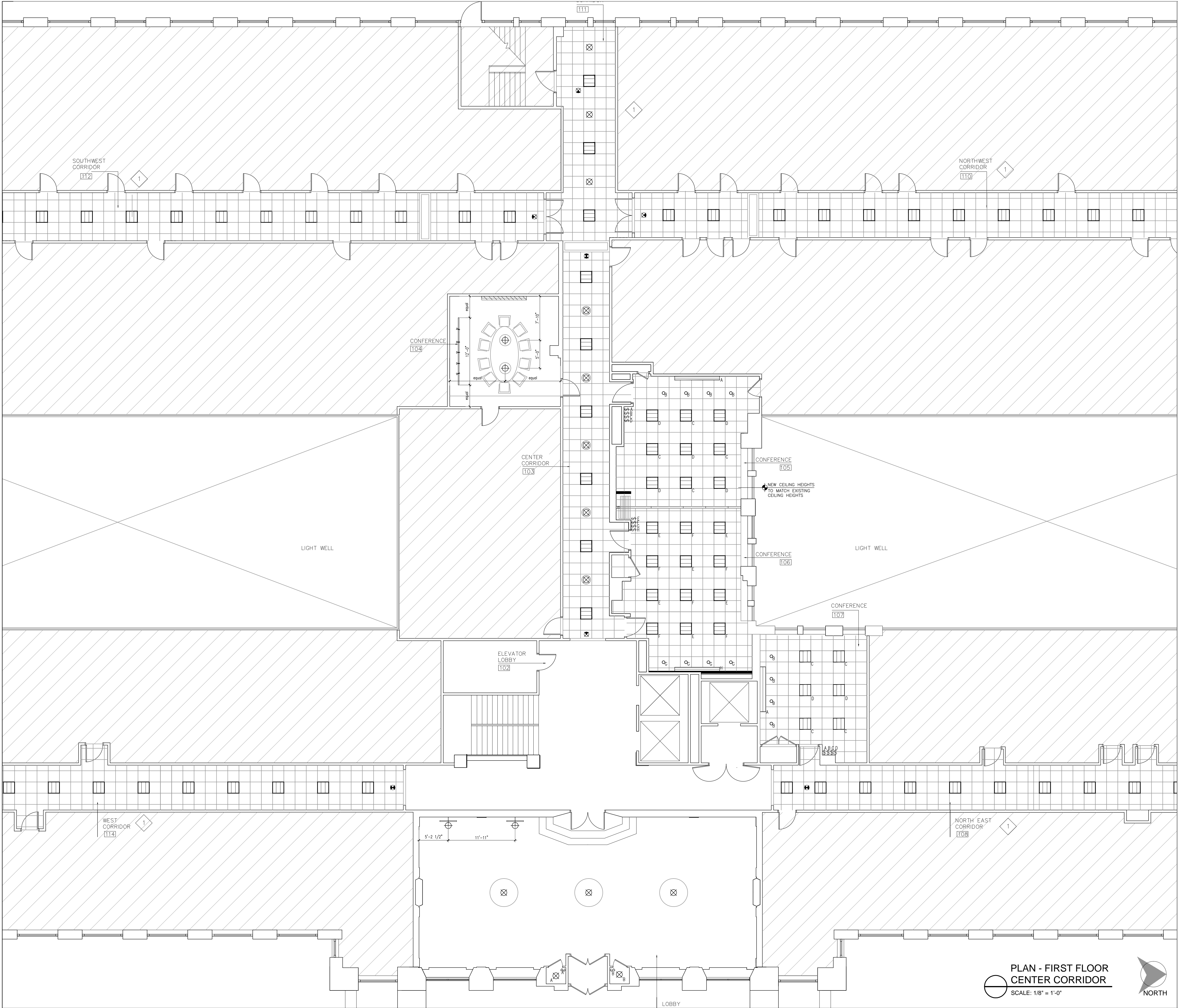
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ELECTRICAL PLAN

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DESCRIPTION  
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SHEET NO. A-103B



CEILING LEGEND	
TAG	DESCRIPTION
TAG 1	METAL GRID SUSPENSION SYSTEM, 2' X 2' X 1 5/8" CERTAIN TEED, WHITE W/PERFORMA CASHMERE 24 X 24 X 3/4", REVEAL EDGE DETAIL ACOUSTICAL TILE
L-1	2 X 2 RECESSED FLUORESCENT LIGHT FIXTURE, LITHONIA LIGHTING, "AVANTE", DIRECT/INDIRECT 24V G 2 17 MDR MVOLT GEB 1015 - T8 LAMPS
L-2	RECESSED LED LIGHT FIXTURE, CONTECH LIGHTING, 6" PURE LIGHT, LED HOUSING RL38LGM-GM-CLR, CLEAR SPECULAR REFLECTOR, 12W PURE LIGHT PAR38 LED GU24 BASE
L-3	EXISTING ART DECO PENDANT LIGHTS, REMOVED DURING DEMOLITION TO BE RE-INSTALLED, REPAIRED IF REQUIRED.
L-4	LOBBY PENDANT LIGHTS - CUSTOM MULTI-TIER PENDANT, 60" DIA X 04H TBD MICH DESIGNS, BRASS FINISH, (70) CANDELABRA BASE 15W "E" TYPE BULB
L-5	PENDANT FIXTURES INSTALL IN EXISTING DRYWALL CEILING, ROOM 104, DELRAY LIGHTING CYLINDRO COMPACT FLUORESCENT WITH OPAL ACRYLIC DIFFUSER AND DOWNLIGHT, CENTRAL MOUNT, 120V, (5)-26WATT TRIPLE TUBE, BAR111 50 WATT AR111 DOWNLIGHT
L-6	EDGE GLOW EXIT SIGN - GREENTORCH "VELE" VALUE SERIES RECESSED HOUSING EXIT SIGN, VELE-R-A-AC-1C/2M
L-7	WALL MOUNTED PICTURE LIGHT, CONTRACTOR TO PROVIDE RECESSED ELECTRICAL OUTLET MOUNTED AT 7'-0" AFF, LIGHT TO BE HUDSON VALLEY "VERNON" PICTURE LIGHT 2430-DB, 30" WIDE, (4) 25 WATT E26 MEDIUM BASE FINISH:DB DISTRESSED BRASS
L-8	WALL MOUNTED PICTURE LIGHT, CONTRACTOR TO PROVIDE RECESSED ELECTRICAL OUTLET, SEE ELEVATION 5 SHEET D-3 FOR MOUNTING HEIGHTS LIGHT TO BE HUDSON VALLEY "VERNON" PICTURE LIGHT 2416-DB, 16" WIDE, (2) 25 WATT E26 MEDIUM BASE FINISH:DB DISTRESSED BRASS
L-9	TRACK LIGHT, CONTECH LIGHTING, SINGLE CIRCUIT, 20AMP, WHITE W/ LAMP: ULTIMATE UNIVERSAL CTL610/LA630-P SHADE, PAR30 LED FLOOD LAMPING, INSTALL ON DRYWALL CLG.
E-1	RECESSED PROJECT SCREEN, DA-LITE "BOARDROOM" 60"HIGH X 96"WIDE, CONTRACTOR TO PROVIDE BLOCKING AND ELECTRICAL AS REQUIRED
E-2	SURFACE MOUNTED PROJECTION SCREEN, DA-LITE "DESIGNER ELECTROL" LEXINGTON, WOOD VENEER CASE, 69"HIGH X 92"WIDE, FINISH TBD
REFERENCE NOTES	
1	LOCATIONS OF EXISTING MECHANICAL DIFFUSERS TO BE REVIEWED IN CONJUNCTION WITH NEW 2 X 2 LIGHTING LOCATIONS
GENERAL NOTES	
1	ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODE
2	CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS AND PAY FOR ASSOCIATED FEES
3	SEE LABELING N SWITCHES AND FIXTURES FOR SWITCHING ASSIGNMENTS

PLAN - FIRST FLOOR  
CENTER CORRIDOR  
SCALE: 1/8" = 1'-0"



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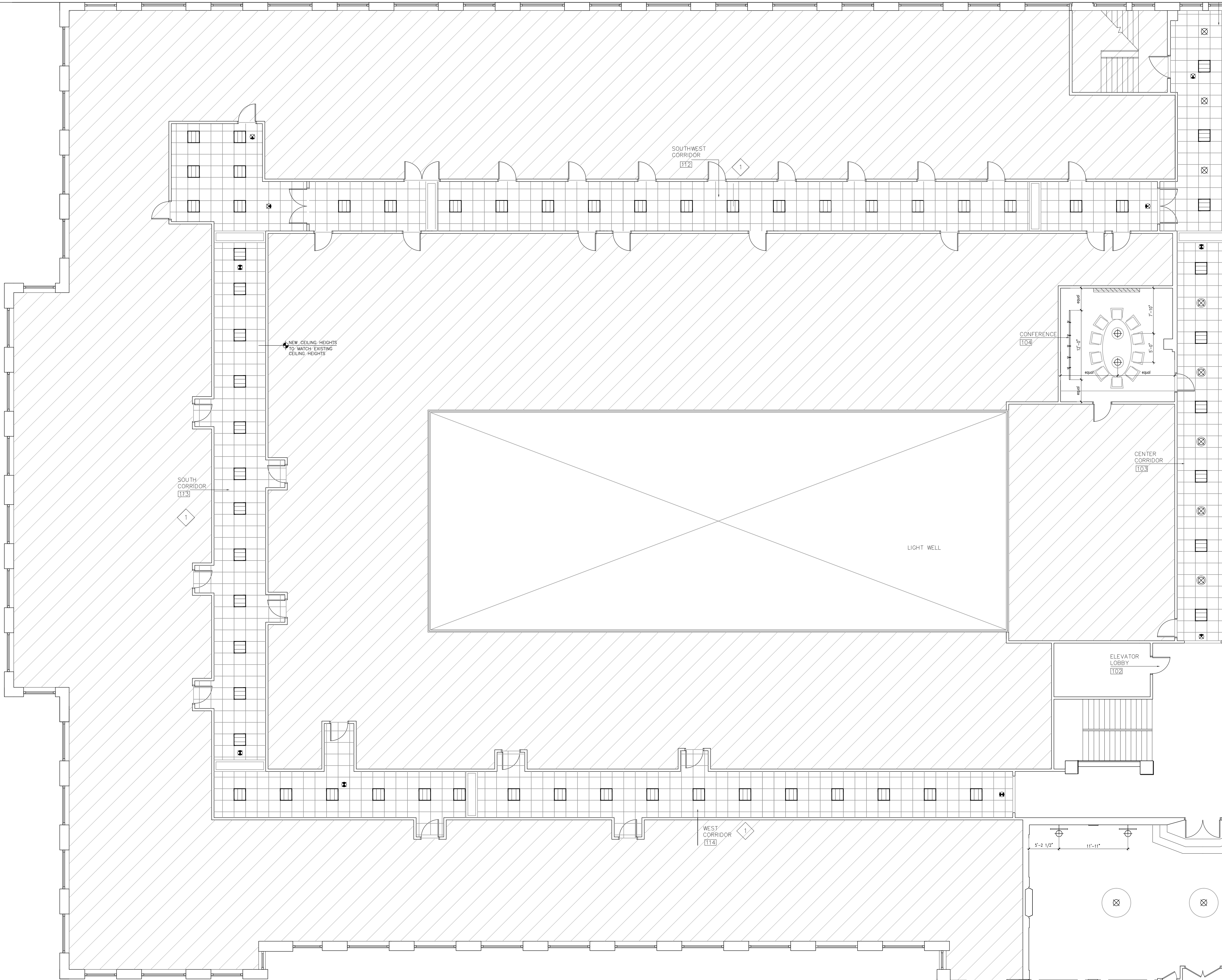
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1402

REFLECTED CEILING  
PLAN

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PLAN - FIRST FLOOR  
SOUTH CORRIDORS  
SCALE: 1/8" = 1'-0"



CEILING LEGEND	
TAG	DESCRIPTION
	METAL GRID SUSPENSION SYSTEM, 2' X 2' X 1 5/8" CERTAIN TEED, WHITE W/PERFORMA CASHMERE 24" X 24" X 3/4", REVEAL EDGE DETAIL ACOUSTICAL TILE
L-1	2' X 2' RECESSED FLUORESCENT LIGHT FIXTURE, LITHONIA LIGHTING, "AVANTE", DIRECT/INDIRECT 24V G 2 17 MDR MVOLT GEB 1015 - T8 LAMPS
L-2	RECESSED LED LIGHT FIXTURE, CONTECH LIGHTING, 6" PURE LIGHT, LED HOUSING RL38LGM-GM-CLR, CLEAR SPECULAR REFLECTOR, 12W PURE LIGHT PAR38 LED GU24 BASE
L-3	EXISTING ART DECO PENDANT LIGHTS, REMOVED DURING DEMOLITION TO BE RE-INSTALLED, REPAIRED IF REQUIRED.
L-4	LOBBY PENDANT LIGHTS - CUSTOM MULTI-TIER PENDANT, 60" DIA X 04H TBD MICH DESIGNS, BRASS FINISH, (70) CANDELABRA BASE 15W "E" TYPE BULB
L-5	PENDANT FIXTURES INSTALL IN EXISTING DRYWALL CEILING, ROOM 104, DELRAY LIGHTING CYLINDRO COMPACT FLUORESCENT WITH OPAL ACRYLIC DIFFUSER AND DOWNLIGHT, CENTRAL MOUNT, 120V, (5)=26WATT TRIPLE TUBE, BAR111 50 WATT AR111 DOWNLIGHT
L-6	EDGE GLOW EXIT SIGN - GREENTORCH "VELE" VALUE SERIES RECESSED HOUSING EXIT SIGN, VELE-R-A-AC-1G/2M
L-7	WALL MOUNTED PICTURE LIGHT, CONTRACTOR TO PROVIDE RECESSED ELECTRICAL OUTLET MOUNTED AT 7'-0" AFF, LIGHT TO BE HUDSON VALLEY "VERNON" PICTURE LIGHT 2430-DB, 30" WIDE, (4) 25 WATT E26 MEDIUM BASE FINISH:DB DISTRESSED BRASS
L-8	WALL MOUNTED PICTURE LIGHT, CONTRACTOR TO PROVIDE RECESSED ELECTRICAL OUTLET. SEE ELEVATION 5 SHEET D-3 FOR MOUNTING HEIGHTS. LIGHT TO BE HUDSON VALLEY "VERNON" PICTURE LIGHT 2416-DB, 16" WIDE, (2) 25 WATT E26 MEDIUM BASE FINISH:DB DISTRESSED BRASS
L-9	TRACK LIGHT, CONTECH LIGHTING, SINGLE CIRCUIT, 20AMP, WHITE W/ LAMP: ULTIMATE UNIVERSAL CTL610/LA630-P SHADE, PAR30 LED FLOOD LAMPING, INSTALL ON DRYWALL CLG.
E-1	RECESSED PROJECT SCREEN, DA-LITE "BOARDROOM" 60"HIGH X 96"WIDE, CONTRACTOR TO PROVIDE BLOCKING AND ELECTRICAL AS REQUIRED
E-2	SURFACE MOUNTED PROJECTION SCREEN, DA-LITE "DESIGNER ELECTRIC LEXINGTON, WOOD VENEER CASE, 69"HIGH X 92"WIDE, FINISH TBD
REFERENCE NOTES	
1	LOCATIONS OF EXISTING MECHANICAL DIFFUSERS TO BE REVIEWED IN CONJUNCTION WITH NEW 2' X 2' LIGHTING LOCATIONS
GENERAL NOTES	
1	ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODE
2	CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS AND PAY FOR ASSOCIATED FEES
3	SEE LABELING N SWITCHES AND FIXTURES FOR SWITCHING ASSIGNMENTS



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PLAN

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A-104A

SHEET NO.

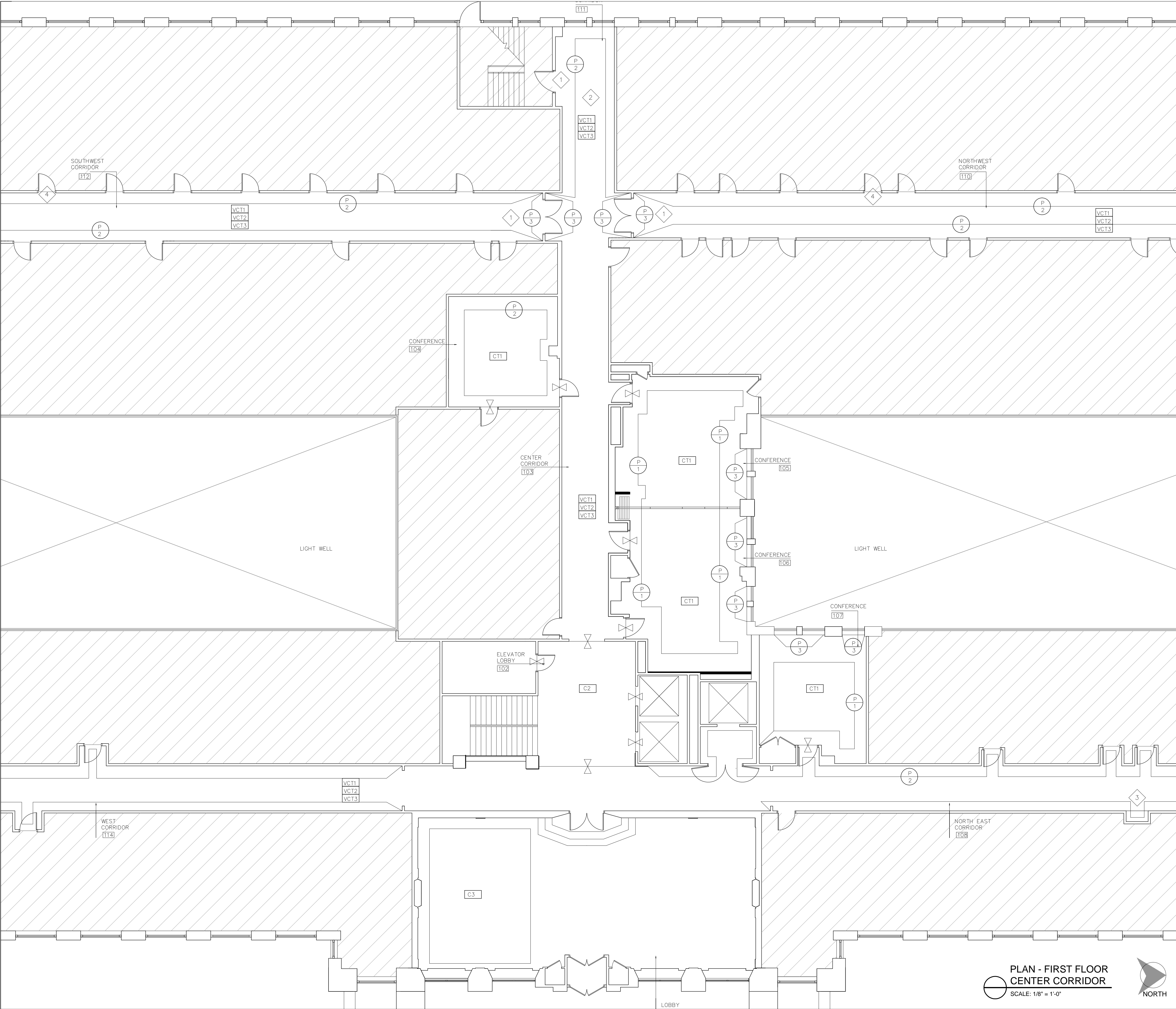




1	ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODE
2	CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS AND PAY FOR ASSOCIATED FEES
3	SEE LABELING N SWITCHES AND FIXTURES FOR SWITCHING ASSIGNMENTS

SHEET NO. **A-104B**





PLAN - FIRST FLOOR  
CENTER CORRIDOR  
SCALE: 1/8" = 1'-0"



FINISH SCHEDULE	
TAG	DESCRIPTION
CT1	CARPET TILE: INTERFACE UR202 - STYLE: 126980250H COLOR: 102960 CHARCOAL, 50CM X 50CM, INSTALLED QUARTER TURNED
C2	CARPET - SHAW HOSPITALITY GROUP STYLE #PF12712, BASE ECOWEAVE 36, BROADLOOM (PATTERN REPEAT 9" X 9") PER SAMPLE #5794W--O TACKLESS "WALL TO WALL" INSTALLATION
C3	CARPET - AREA RUG - SHAW HOSPITALITY GROUP, STYLE #PA12444, BASE: ECO WEAVE 36, REFER TO SAMPLE #5952X--0, CARPET TO INCLUDE BINDING ALL EDGES
VCT1	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3609 MALTED MILK, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT2	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3614 BISQUE, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT3	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3604 MIDNIGHT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
WB-1	VINYL WALL BASE: ARMSTRONG COLOR-INTEGRATE., 02 IRON, 4" HIGH. NOTE: FOR LOCATIONS THAT NEED NEW BASE, EXISTING MARBLE BASE TO REMAIN, CLEANED AND POLISHED
	INDICATES A CHANGE IN FLOORING, REFER TO SCHEDULE FOR SPECIFICATIONS
P 1	BENJAMIN MOORE: 1542 HIMALAYAN TREK, EGGSHELL FINISH, REPAIR AND PATCH WALLS AS REQUIRED.
P 2	BENJAMIN MOORE: 1545 IRON GATE, EGGSHELL FINISH ON WALLS, SEMI-GLOSS ON DOORS AND TRIM, ROOM SIDE OF ROOMS 104, 105, 107 TO BE P-2
P 3	BENJAMIN MOORE: 1547 DRAGON'S BREATH, SEMI-GLOSS FINISH DOORS AS INDICATED AND RADIATORS IN ROOMS 104, 105, 107
REFERENCE NOTES	
1	ALL FIRE RATED DOORS AND FRAMES IN THE HALLWAYS TO BE PREPPED AND PRIMED FOR PAINT INCLUDING LOADING DOCK DOOR FINISH P-3, SEMI-GLOSS
2	ALL CINDER BLOCK WALLS AT EXITS TO BE PATCHED IF REQUIRED AND PRIMED FOR PAINT: FINISH P-2, EGGSHELL
3	INTERIOR OF DISPLAY CASE TO BE REPAIRED AND PRIMED FOR PAINT, FINISH P-2 EGGSHELL
4	PAINING CONTRACTOR TO INSPECT ALL FIRST FLOOR TENANT DOORS AND PROVIDE QUOTE FOR REFINISHING AS REQUIRED



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1402

FINISH PLAN

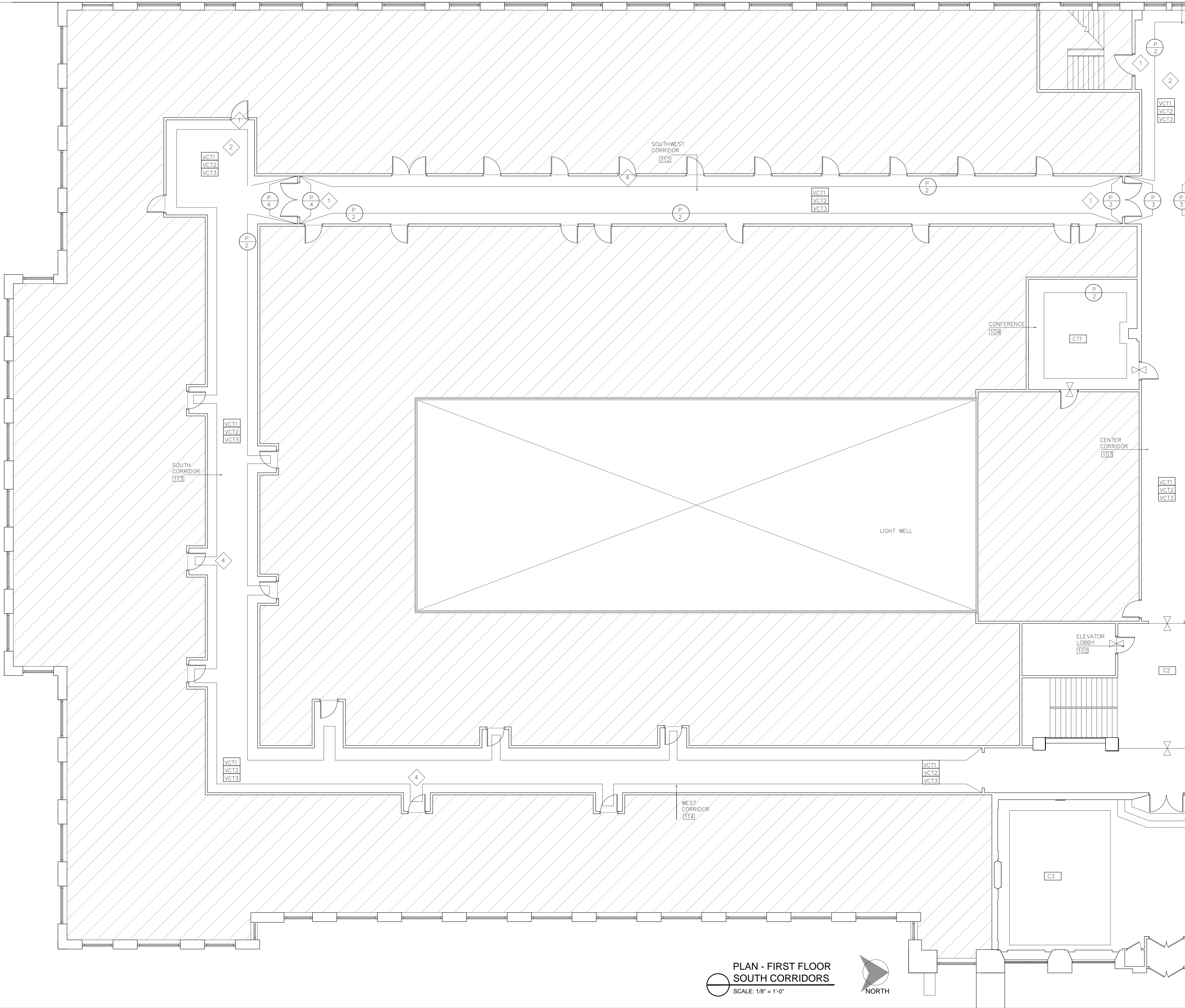
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SHEET NO.

A-105



PLAN - FIRST FLOOR  
SOUTH CORRIDORS  
SCALE: 1/8" = 1'-0"



FINISH SCHEDULE

TAG	DESCRIPTION
CT1	CARPET TILE: INTERFACE UR202 – STYLE: 126980250H COLOR: 102960 CHARCOAL, 500M X 50CM, INSTALLED QUARTER TURNED
C2	CARPET – SHAW HOSPITALITY GROUP STYLE #FF12712, BASE ECOWEAVE 36, BROADLOOM (PATTERN REPEAT 9" X 9") PER SAMPLE #S794W–O TACKLESS "WALL TO WALL" INSTALLATION
C3	CARPET – AREA RUG – SHAW HOSPITALITY GROUP, STYLE #PA12444 BASE: ECO WEAVE 36, REFER TO SAMPLE #S952X–O, CARPET TO INCLUDE BINDING ALL EDGES
VCT1	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3609 MALTED MILK, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT2	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3614 BISQUE, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT3	VINYL COMPOSITION TILE ARMSTRONG STRIATIONS BBT 12"X24", T3604 MIDNIGHT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
WB-1	VINYL WALL BASE: ARMSTRONG COLOR-INTEGRATE, 02 IRON, 4" HIGH NOTE: FOR LOCATIONS THAT NEED NEW BASE, EXISTING MARBLE BASE TO REMAIN, CLEANED AND POLISHED
	INDICATES A CHANGE IN FLOORING, REFER TO SCHEDULE FOR SPECIFICATIONS
P 1	BENJAMIN MOORE: 1542 HIMALAYAN TREK, EGGSHELL FINISH, REPAIR AND PATCH WALLS AS REQUIRED.
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P 3	BENJAMIN MOORE: 1547 DRAGON'S BREATH, SEMI-GLOSS FINISH DOORS AS INDICATED AND RADIATORS IN ROOMS 104, 105, 107

REFERENCE NOTES

1	ALL FIRE RATED DOORS AND FRAMES IN THE HALLWAYS TO BE PREPPED AND PRIMED FOR PAINT INCLUDING LOADING DOCK DOOR FINISH P-3, SEMI-GLOSS
2	ALL CINDER BLOCK WALLS AT EXITS TO BE PATCHED IF REQUIRED AND PRIMED FOR PAINT: FINISH P-2, EGGSHELL
3	INTERIOR OF DISPLAY CASE TO BE REPAIRED AND PRIMED FOR PAINT. FINISH P-2 EGGSHELL
4	PAINTING CONTRACTOR TO INSPECT ALL FIRST FLOOR TENANT DOORS AND PROVIDE QUOTE FOR REFINISHING AS REQUIRED



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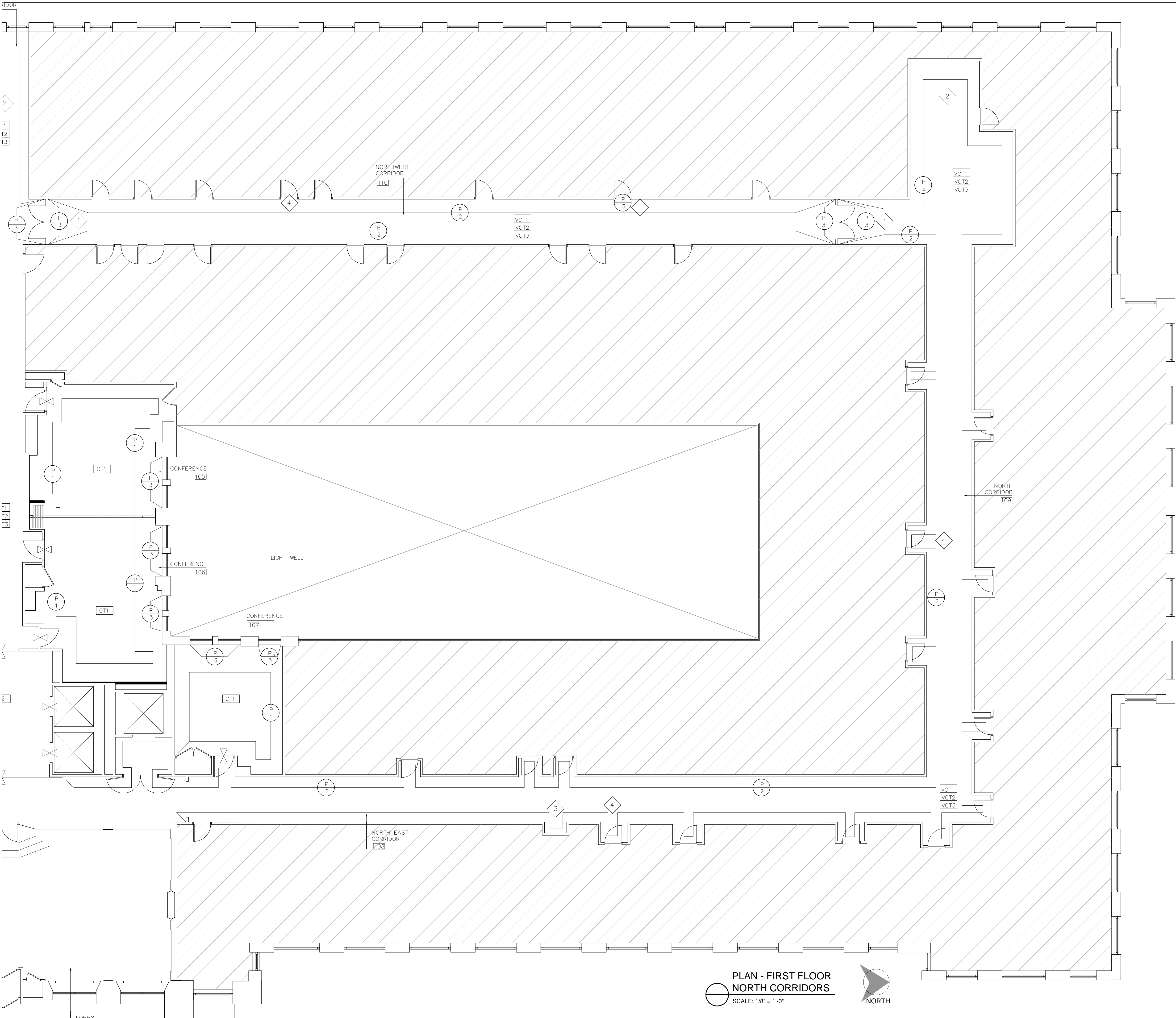
FINISH PLAN

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A-105A  
SHEET NO.



PLAN - FIRST FLOOR  
NORTH CORRIDORS  
SCALE: 1/8" = 1'-0"



FINISH SCHEDULE	
TAG	DESCRIPTION
CT1	CARPET TILE: INTERFACE UR202 - STYLE: 126980250H COLOR: 102960 CHARCOAL, 50CM X 50CM, INSTALLED QUARTER TURNED
C2	CARPET - SHAW HOSPITALITY GROUP STYLE #PF12712, BASE ECOWEAVE 36, BROADLOOM (PATTERN REPEAT 9" X 9") PER SAMPLE #5794W-O TACKLESS "WALL TO WALL" INSTALLATION
C3	CARPET - AREA RUG - SHAW HOSPITALITY GROUP, STYLE #PA12444 BASE: ECO WEAVE 36, REFER TO SAMPLE #5952X-O, CARPET TO INCLUDE BINDING ALL EDGES
VCT1	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"x24" T3609 MALTED MILK, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT2	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"x24" T3614 BISQUE, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT3	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"x24", T3604 MIDNIGHT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
WB-1	VINYL WALL BASE: ARMSTRONG COLOR-INTEGRATE, 02 IRON, 4" HIGH NOTE: FOR LOCATIONS THAT NEED NEW BASE, EXISTING MARBLE BASE TO REMAIN, CLEANED AND POLISHED
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P 2	BENJAMIN MOORE: 1545 IRON GATE, EGGSHELL FINISH ON WALLS, SEMI-GLOSS ON DOORS AND TRIM, ROOM SIDE OF ROOMS 104, 105, 107 TO BE P-2
P 3	BENJAMIN MOORE: 1547 DRAGON'S BREATH, SEMI-GLOSS FINISH DOORS AS INDICATED AND RADIATORS IN ROOMS 104, 105, 107
REFERENCE NOTES	
1	ALL FIRE RATED DOORS AND FRAMES IN THE HALLWAYS TO BE PREPPED AND PRIMED FOR PAINT INCLUDING LOADING DOCK DOOR FINISH P-3, SEMI-GLOSS
2	ALL CINDER BLOCK WALLS AT EXITS TO BE PATCHED IF REQUIRED AND PRIMED FOR PAINT; FINISH P-2, EGGSHELL
3	INTERIOR OF DISPLAY CASE TO BE REPAIRED AND PRIMED FOR PAINT, FINISH P-2 EGGSHELL
4	PAINTING CONTRACTOR TO INSPECT ALL FIRST FLOOR TENANT DOORS AND PROVIDE QUOTE FOR REFINISHING AS REQUIRED



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FINISH PLAN

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DESCRIPTION

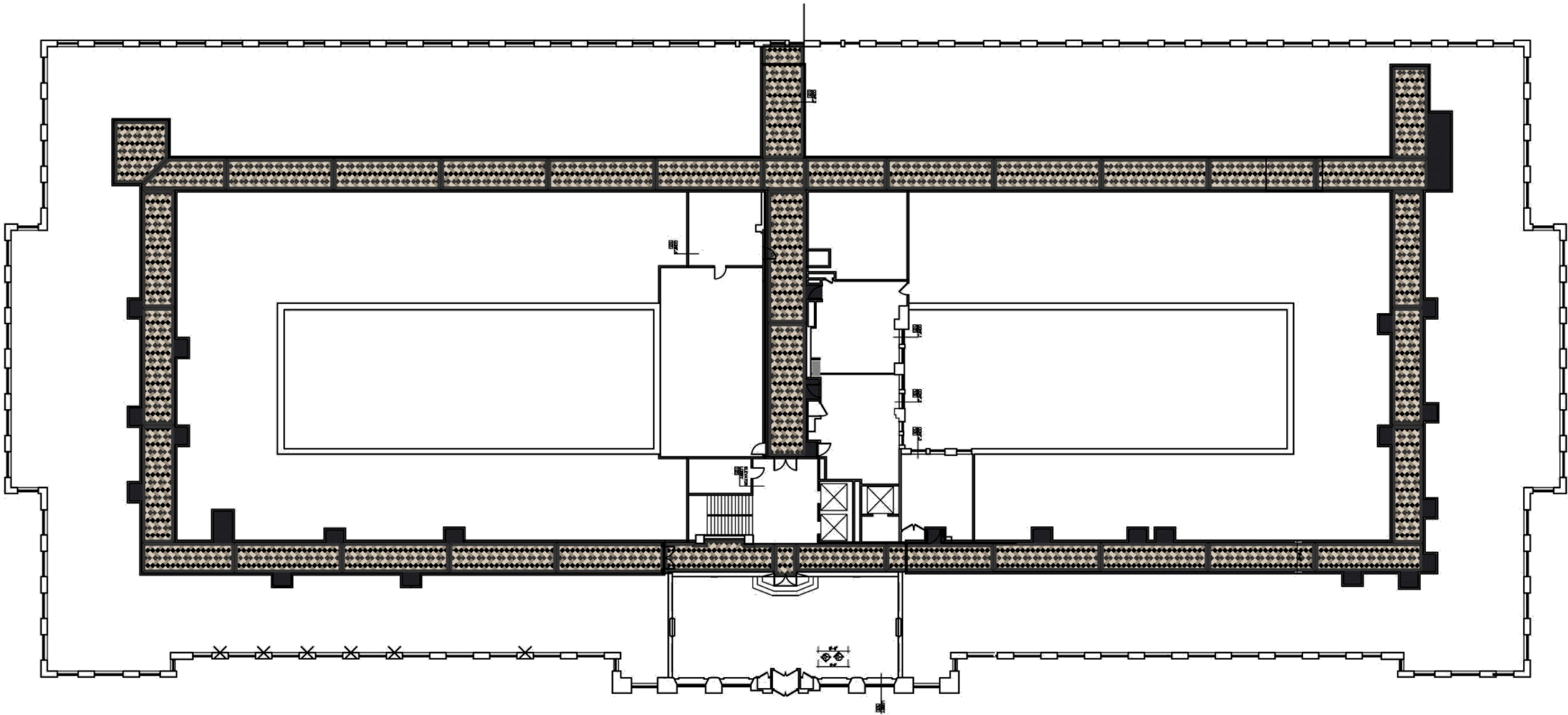
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A-105B  
SHEET NO.

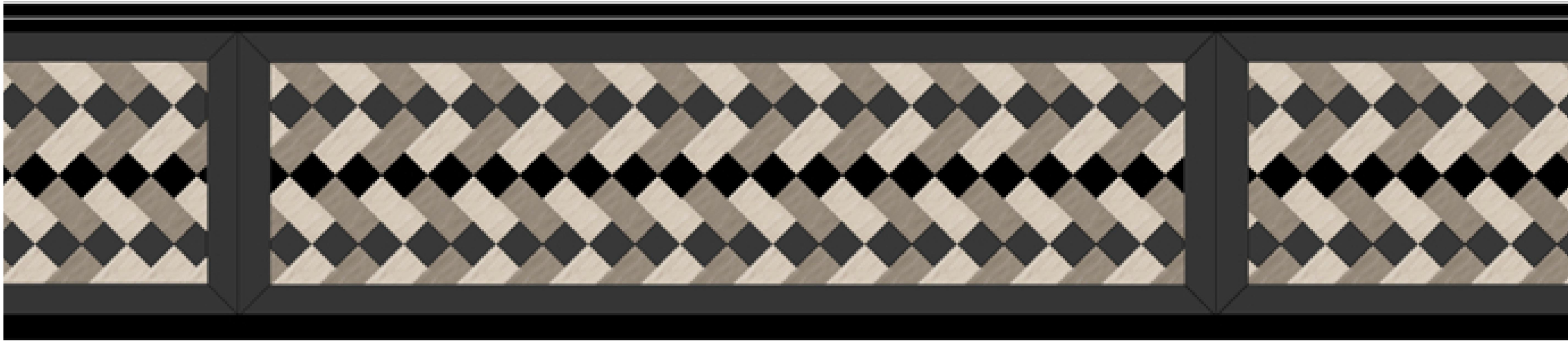


FINISH SCHEDULE

TAG	DESCRIPTION
VCT1	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3609 MALTED MILK, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT2	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3614 BISQUE, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)
VCT3	VINYL COMPOSITION TILE: ARMSTRONG STRIATIONS BBT 12"X24" T3604 MIDNIGHT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (SEE DETAIL SHEET FOR PATTERN)



CORRIDOR FLOORING DETAILS  
NO SCALE



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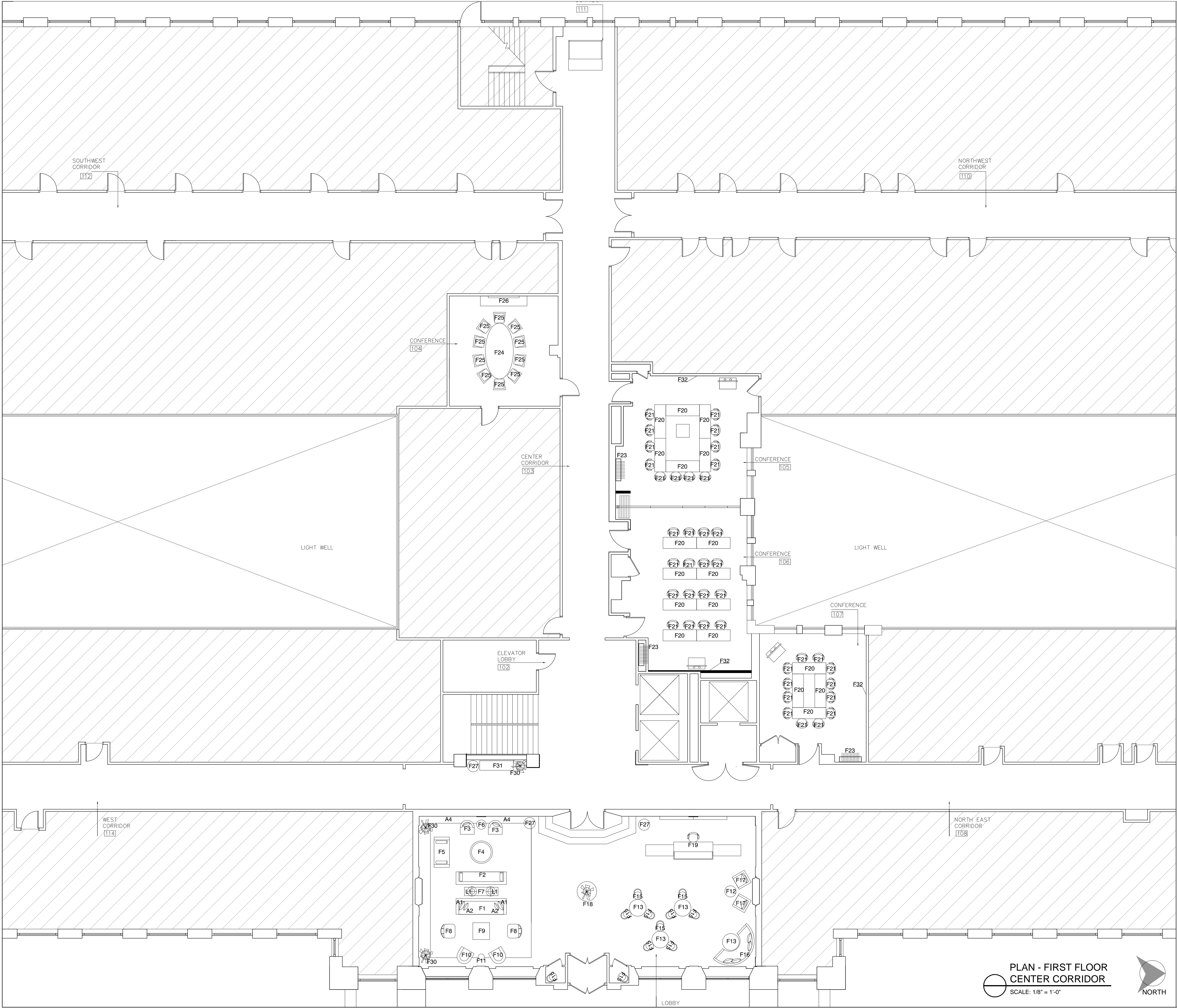
1402

CORRIDOR  
FLOORING DETAILS

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DESCRIPTION  
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PLAN - FIRST FLOOR  
CENTER CORRIDOR  
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- 1 OWNER TO PURCHASE AND INSTALL ALL FURNITURE



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FURNITURE PLAN

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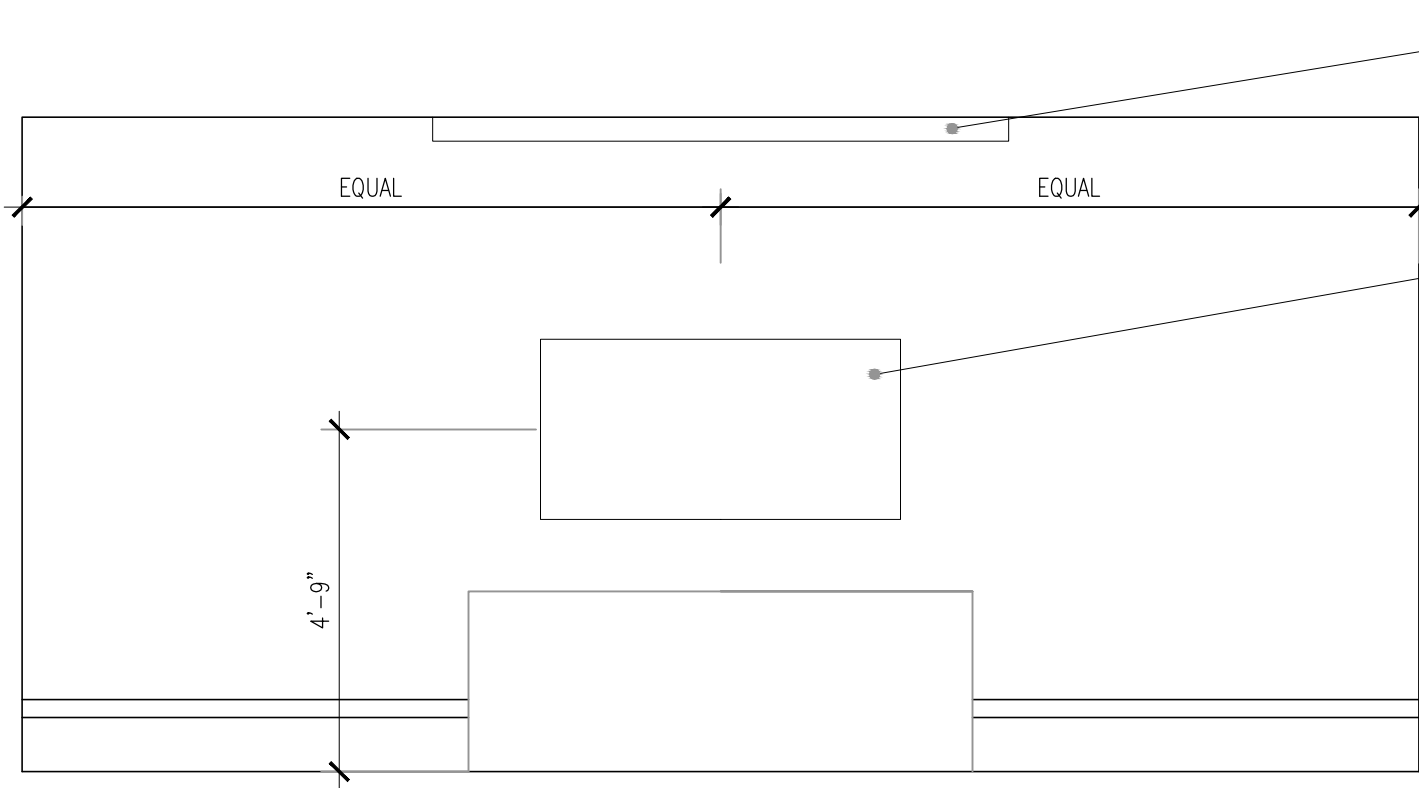
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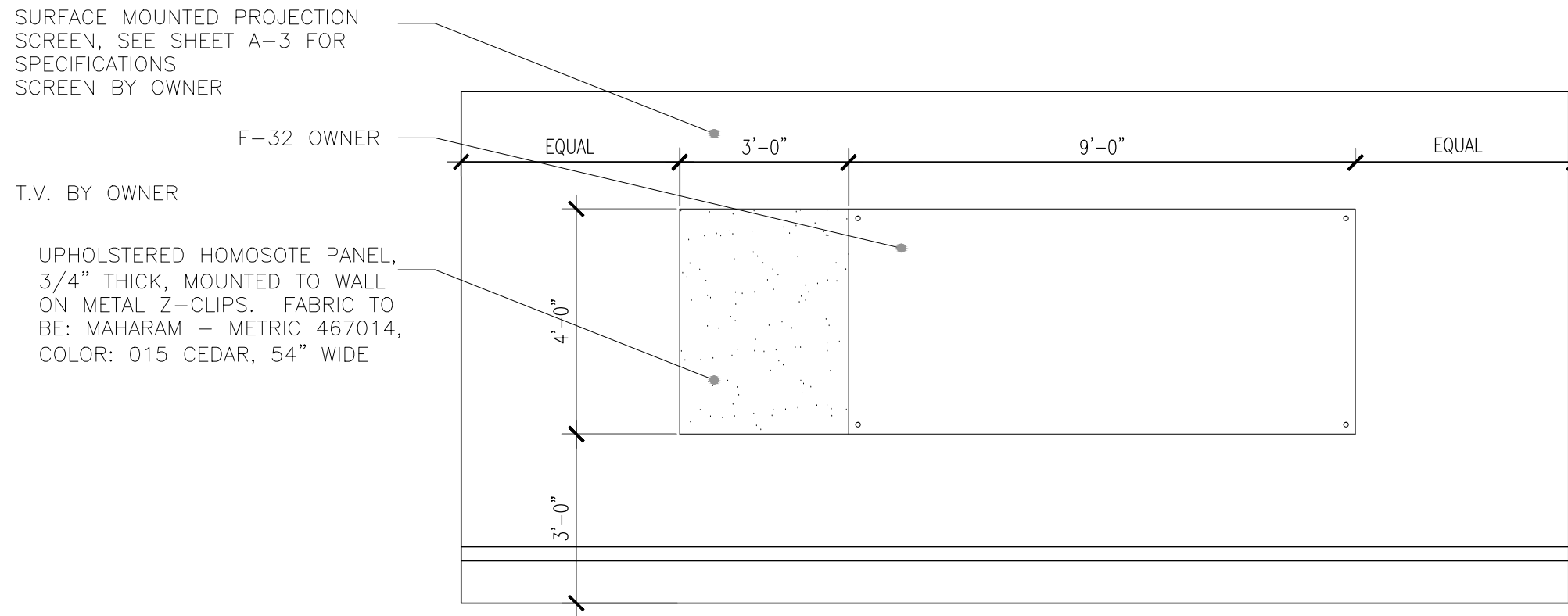
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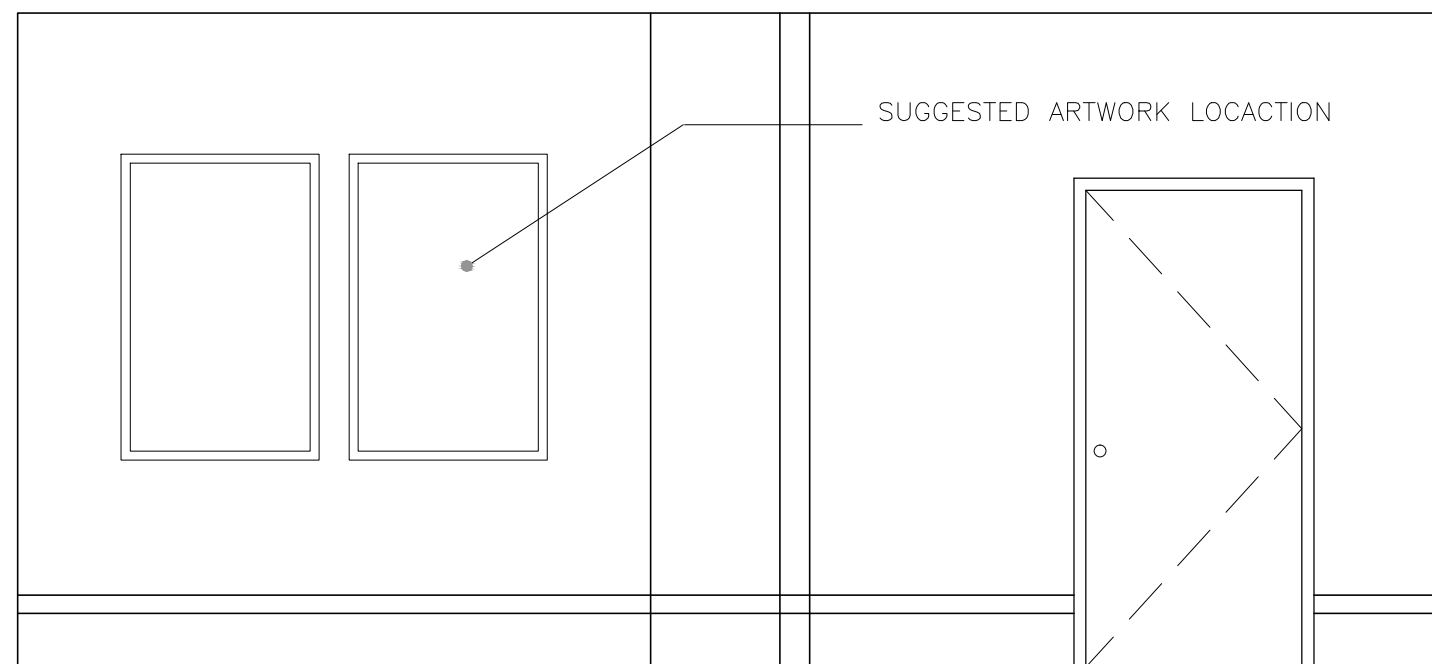
A-106



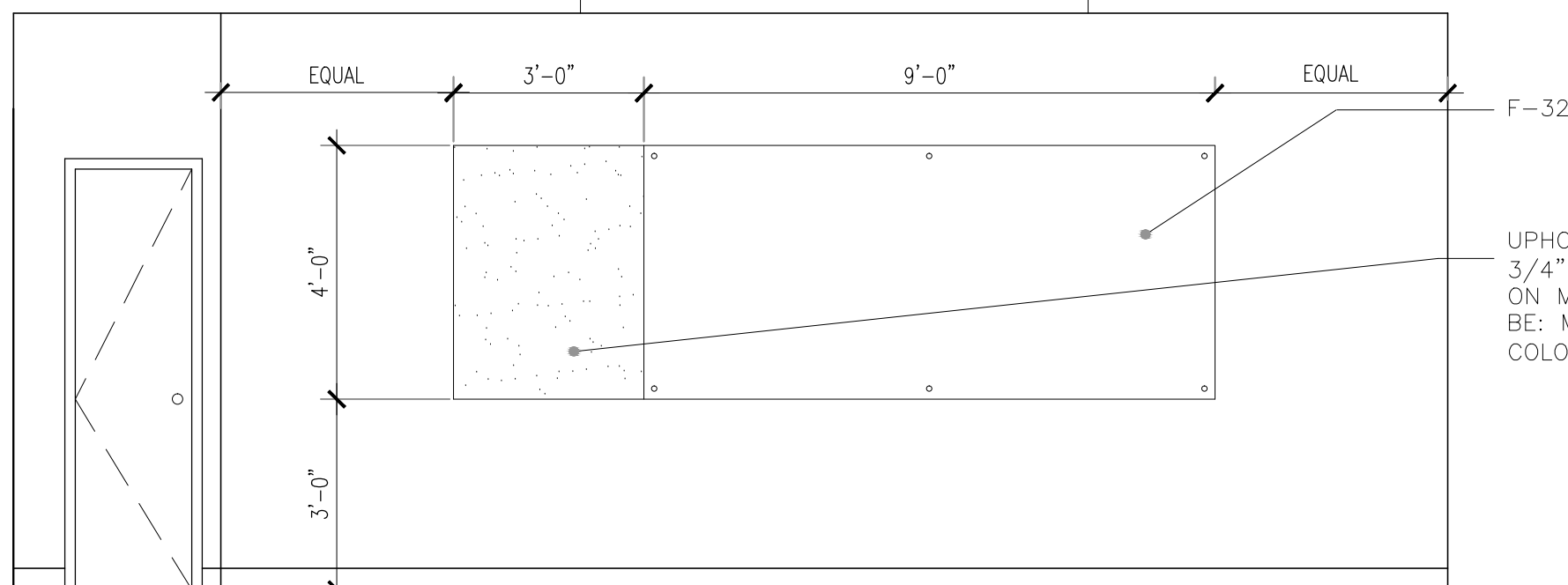
1 WEST ELEVATION - CONFERENCE ROOM 104  
A-601 SCALE: 3/8" = 1'-0"



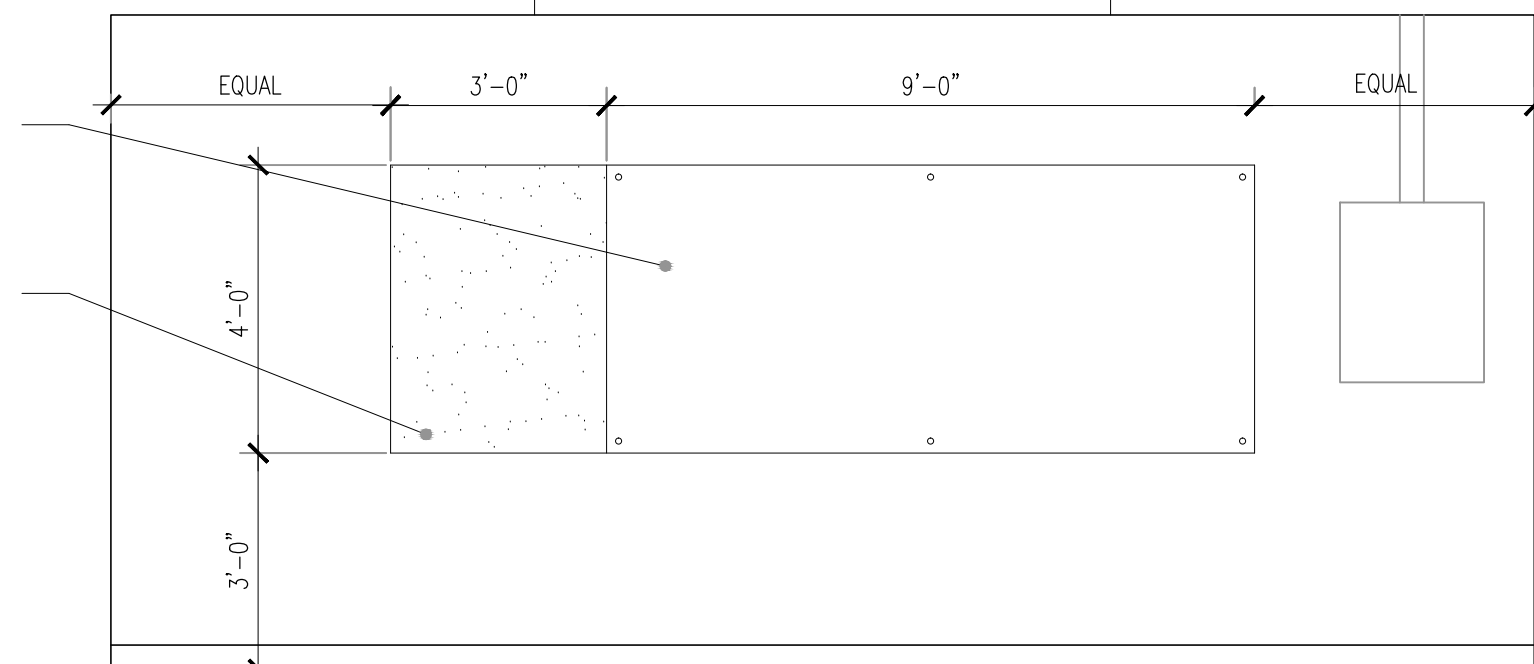
2 SOUTH ELEVATION - CONFERENCE ROOM 104  
A-601 SCALE: 3/8" = 1'-0"



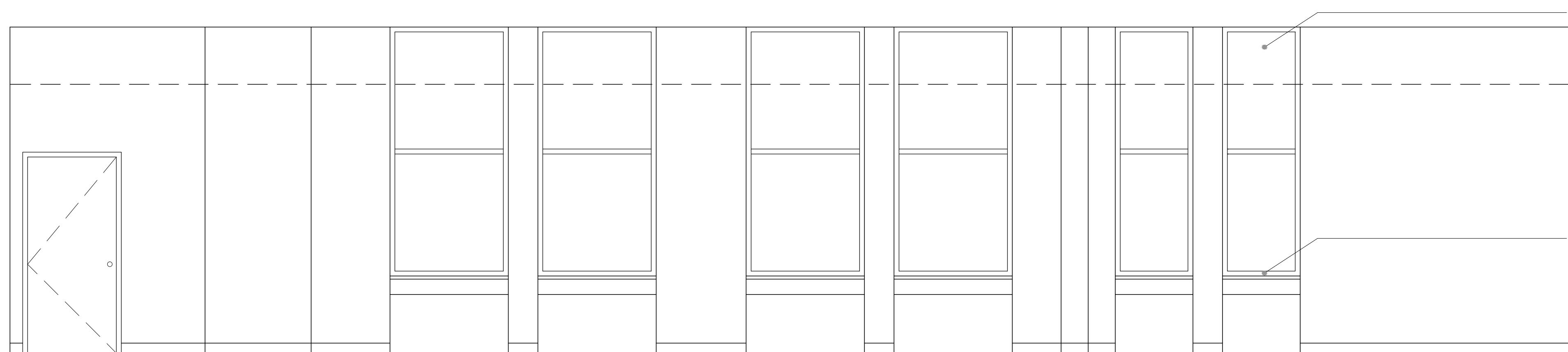
4 NORTH ELEVATION - CONFERENCE ROOM 104  
A-601 SCALE: 3/8" = 1'-0"



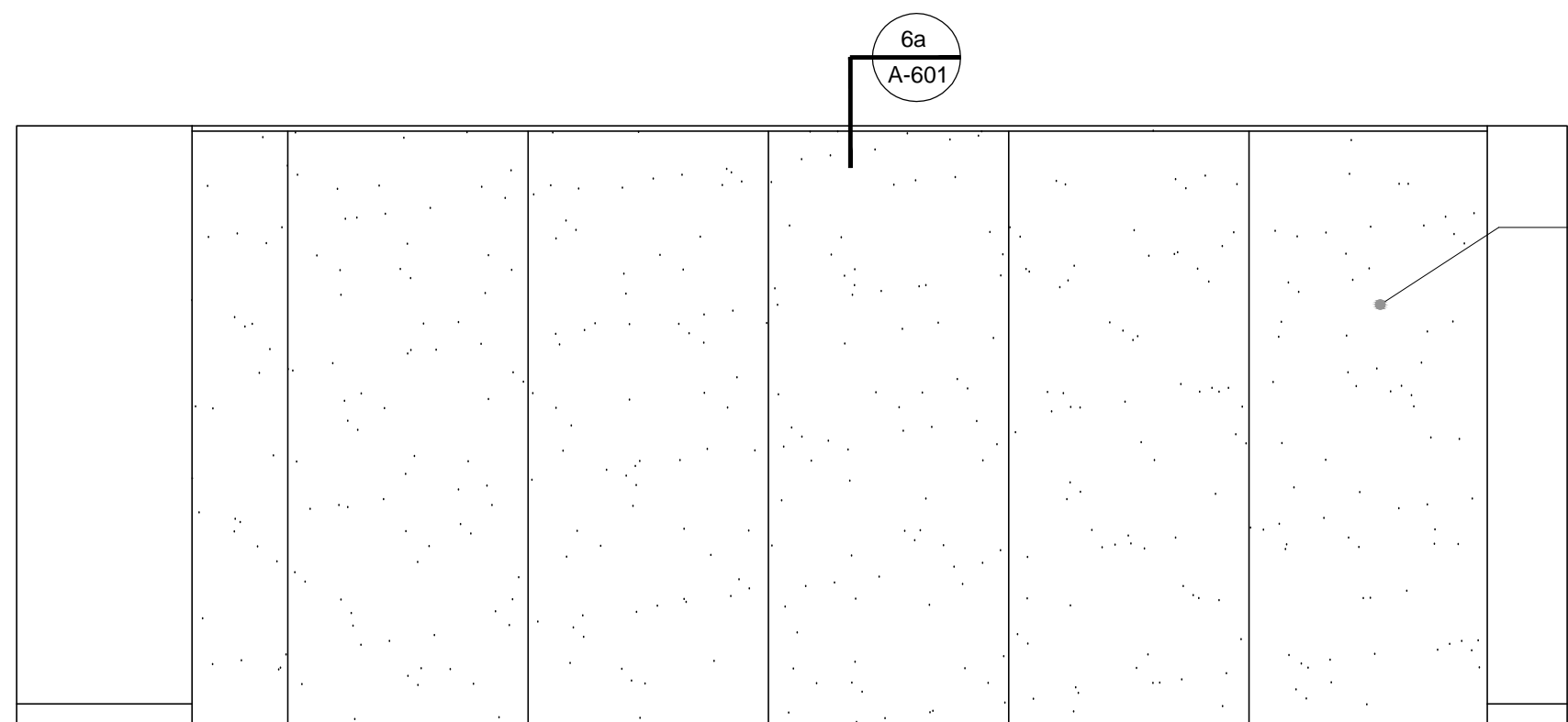
5 WEST ELEVATION - CONFERENCE ROOM 105  
A-601 SCALE: 3/8" = 1'-0"



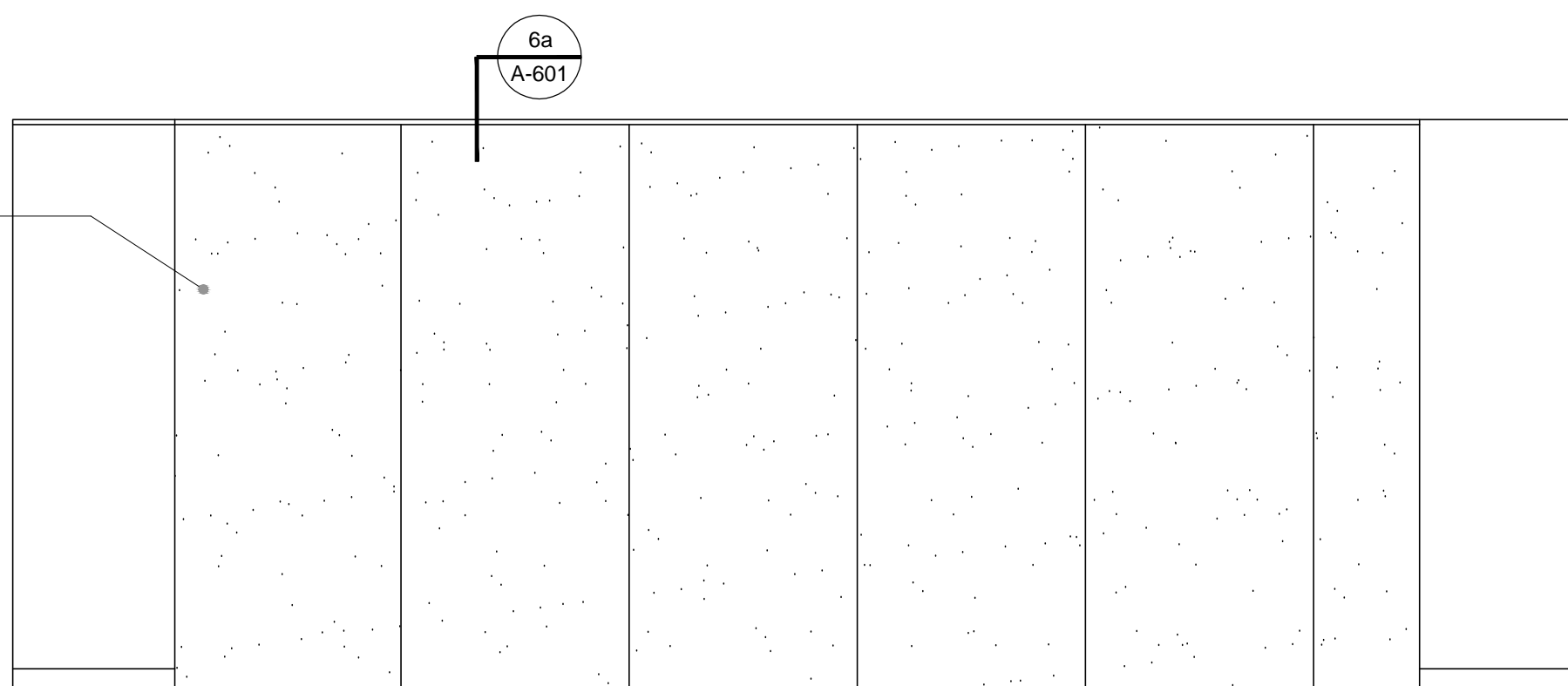
9 EAST ELEVATION - CONFERENCE ROOM 106  
A-601 SCALE: 3/8" = 1'-0"



7 NORTH ELEVATION - CONFERENCE ROOM 105/106  
A-601 SCALE: 3/8" = 1'-0"



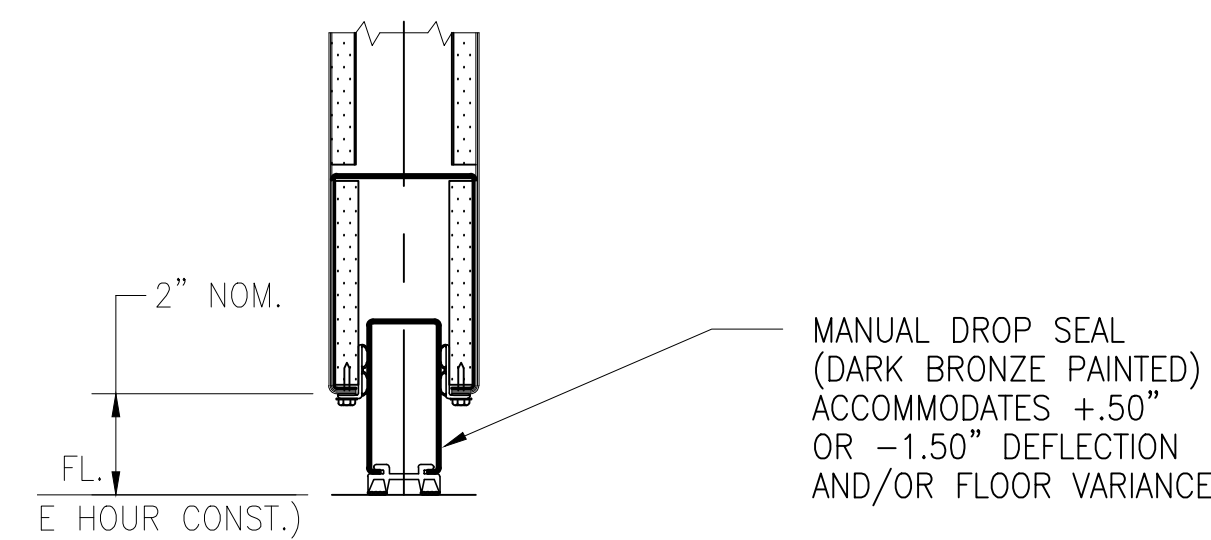
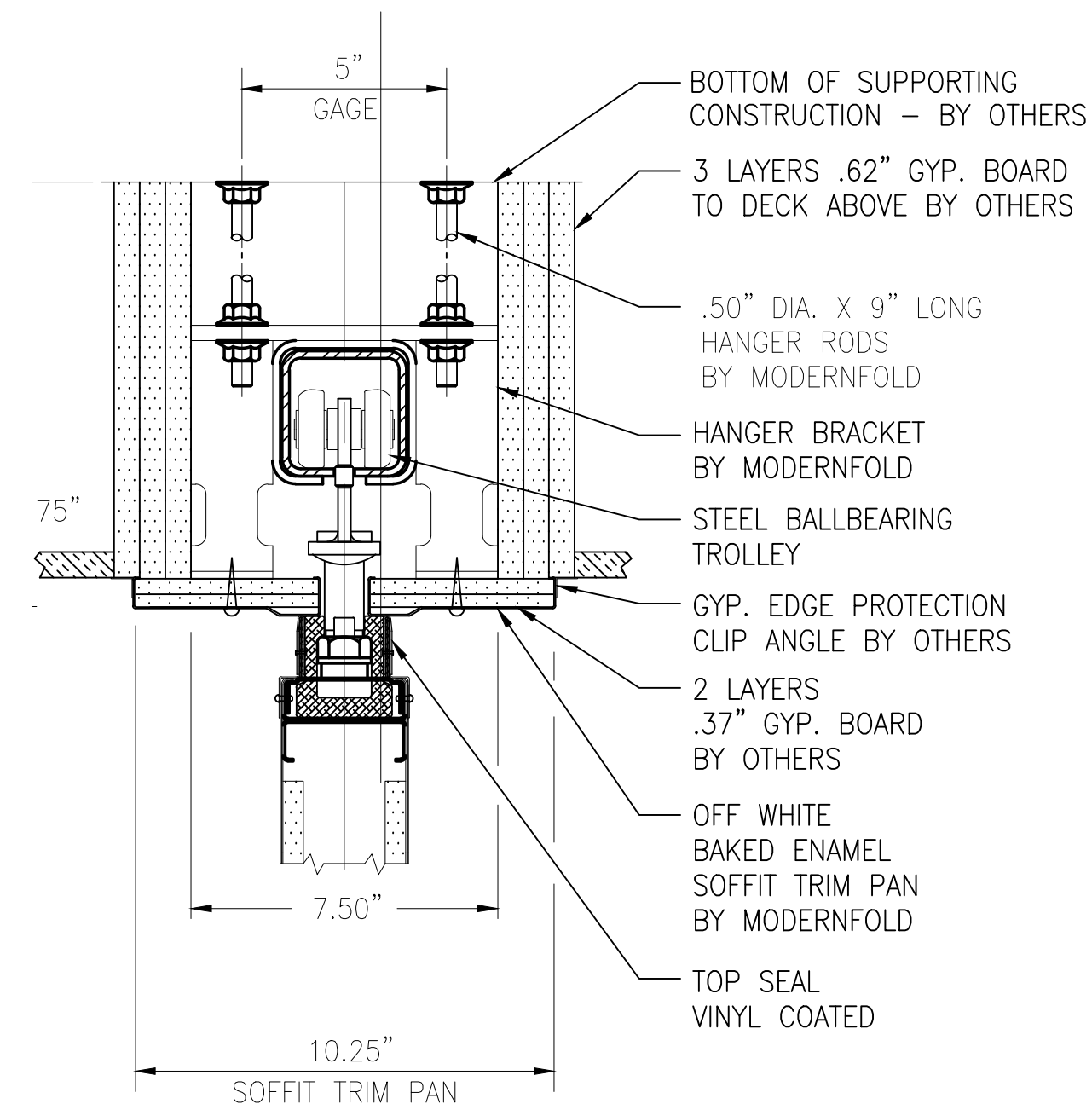
8 WEST ELEVATION - MOVABLE PARTITION, ROOMS 105 / 106  
A-601 SCALE: 3/8" = 1'-0"



6 EAST ELEVATION - MOVABLE PARTITION ROOMS 105 / 106  
A-601 SCALE: 3/8" = 1'-0"

INSIDE MOUNTED SOLAR SHADE  
TYPICAL ALL CONFERENCE ROOM  
WINDOWS, PHIFER SHEERWEAVE,  
STYLE 2100 05% OPEN COLOR:  
P02 WHITE

ALL EXISTING WINDOWS & FRAMES  
TO BE CLEANED/REPAIRED AND  
MADE OPERABLE - REPLACE AS  
NECESSARY  
TYP. ALL WINDOWS



VERTICAL SECTION  
BY MODERNFOLD  
6a A-601 SCALE: 3" = 1'-0"



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DETAILS AND  
ELEVATIONS

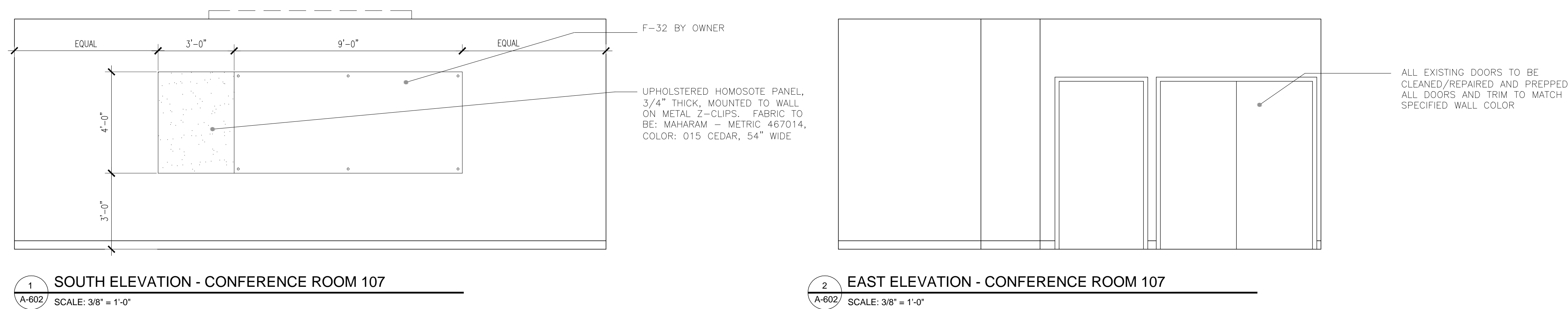
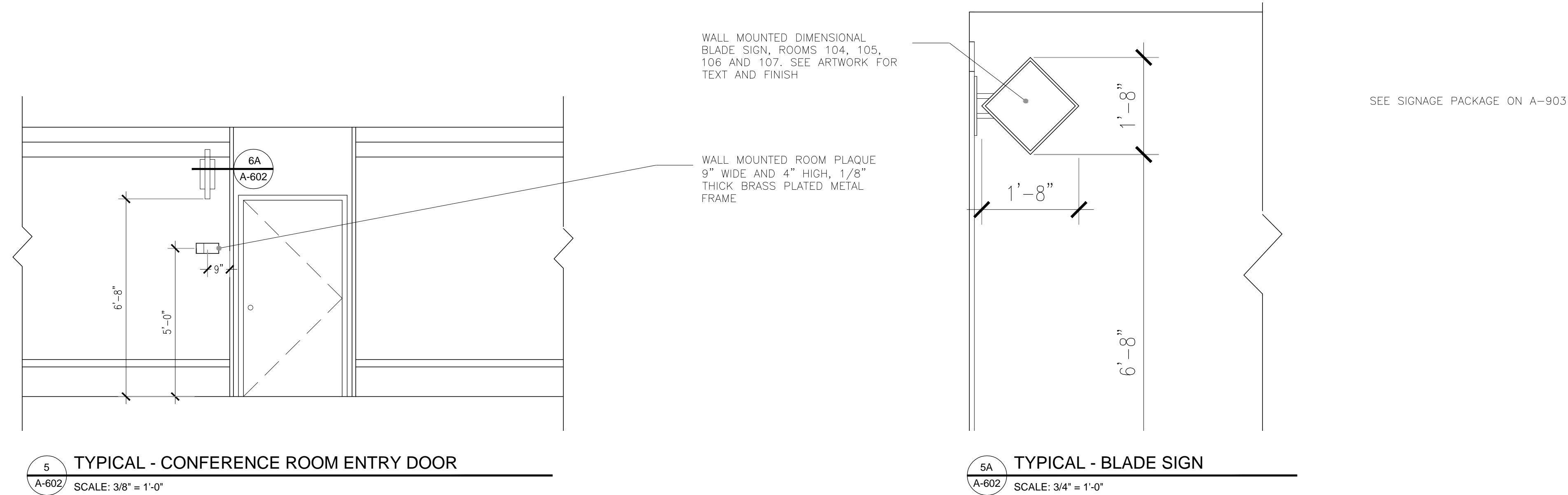
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DESCRIPTION  
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SHEET NO.

A-601





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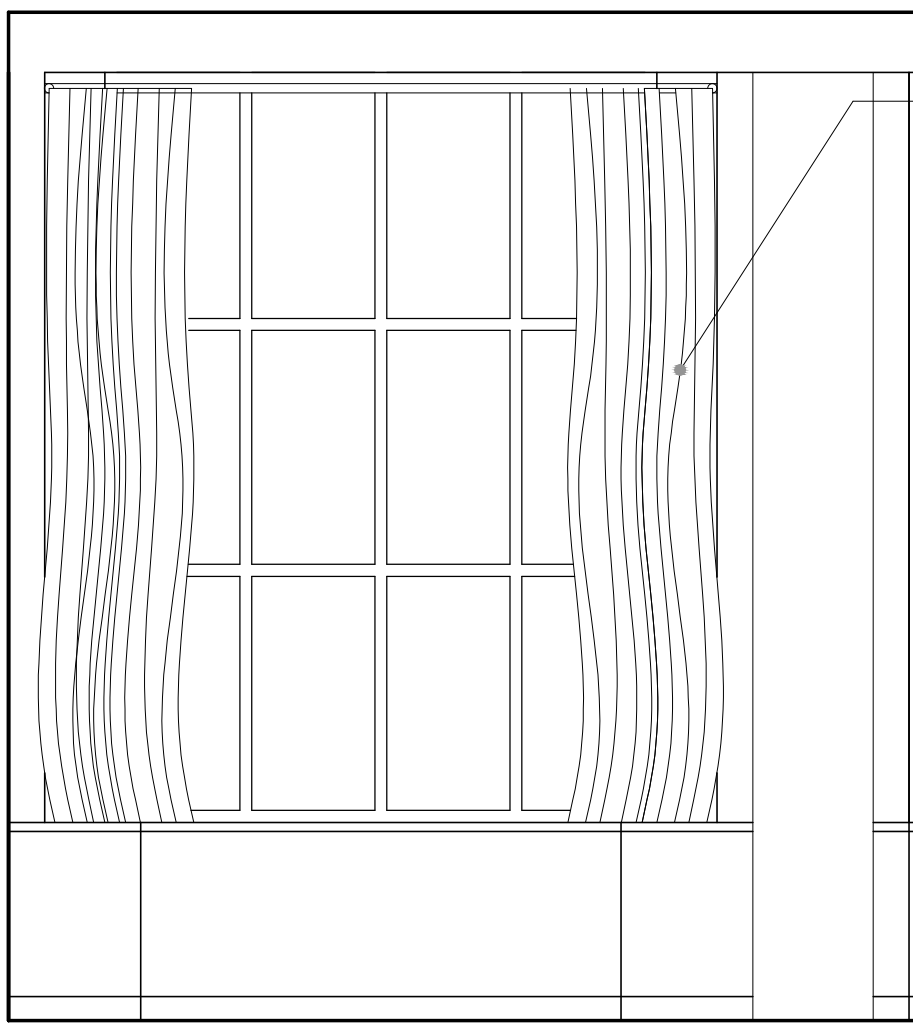
**1402**

**DETAILS AND  
ELEVATIONS**

DRAWN BY	JB
CHECKED BY	PT

DESCRIPTION	
ISSUED FOR PRICING	04-14-14
REVISION 2	05-14-14

SHEET NO. **A-602**



FIXED DRAPERY PANELS, PINCH-  
PLEATS, ON CONCEALED RODS.  
FABRIC TO BE: PINDLER,  
PATTERN 9672 LEGACY, COLOR:  
CLARET, 100% COTTON,  
54" WIDTH.

PANELS TO HANG INSIDE THE  
WINDOW ABOVE THE SILL

1 TYPICAL - LOBBY DRAPERY DETAIL  
A-603 SCALE: 3/8" = 1'-0"



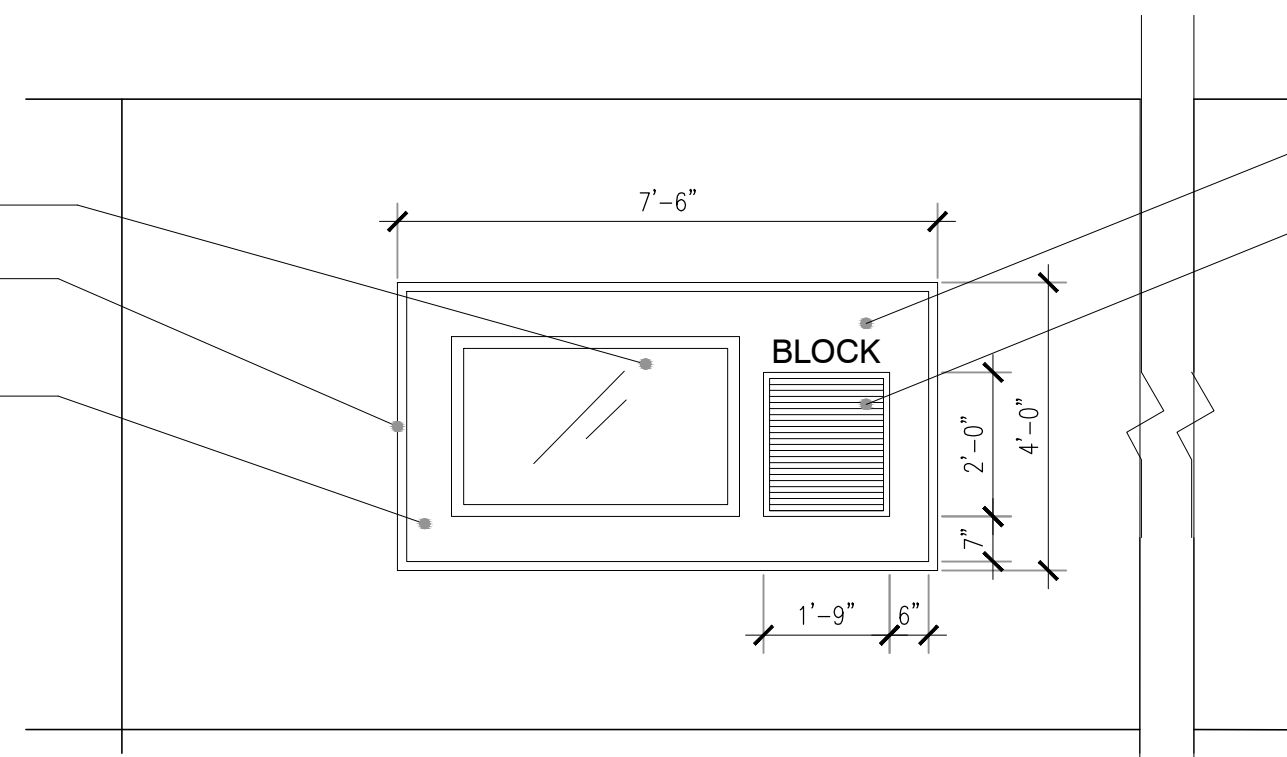
INTERIOR OF EXISTING  
PHONE BOOTHS TO  
BE CLEANED AND  
PAINTED.

FLAT SCREEN BY TV OWNER

WOOD "SHADOWBOX" 1 1/2"  
WIDE FRAME X 3" DEEP.  
STAINED OAK VENEER FINISH

STAINED OAK VENEER BACK  
PANEL

2 TELEPHONE BOOTHS  
A-603 SCALE: 3/8" = 1'-0"

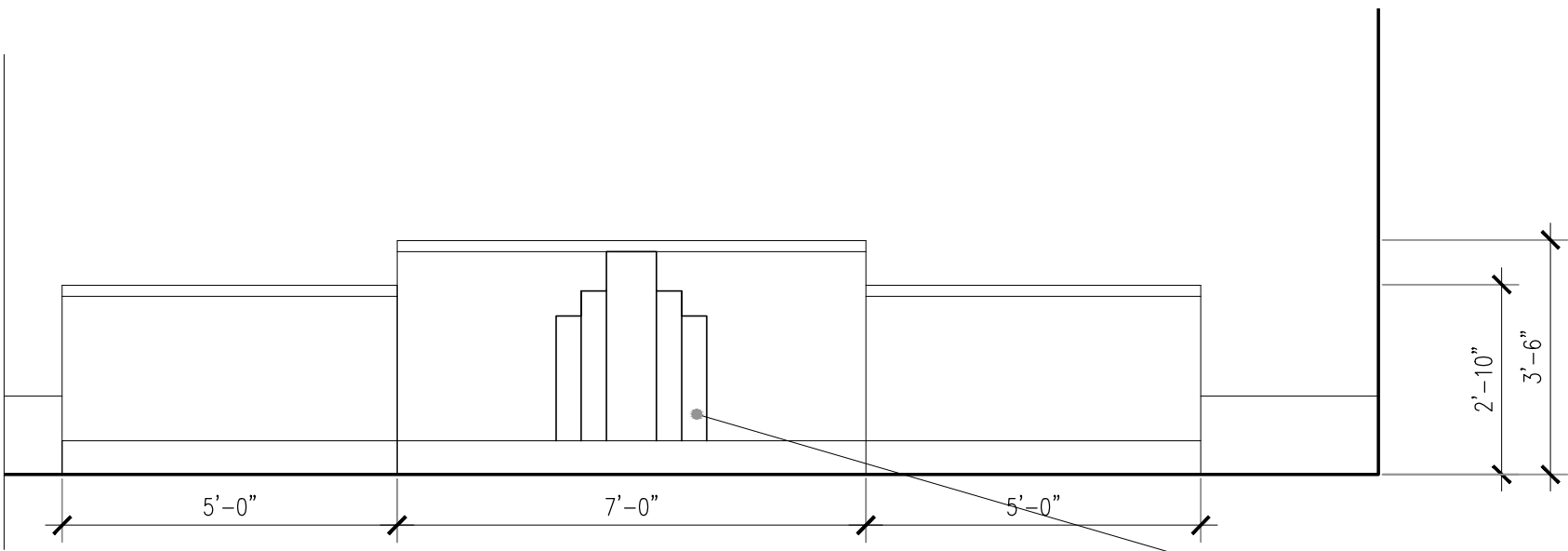


"BLOCK" LOGO, INDIVIDUAL  
BRASS METAL LETTERS,  
ART-WORK PROVIDED BY  
OWNER

1" BRASS METAL FRAME WITH  
BLACK FELT DIRECTORY FOR  
"PUSH ON LETTERS"

8 DIRECTORY ELEVATION - BACK ENTRANCE  
A-603 SCALE: 3/8" = 1'-0"

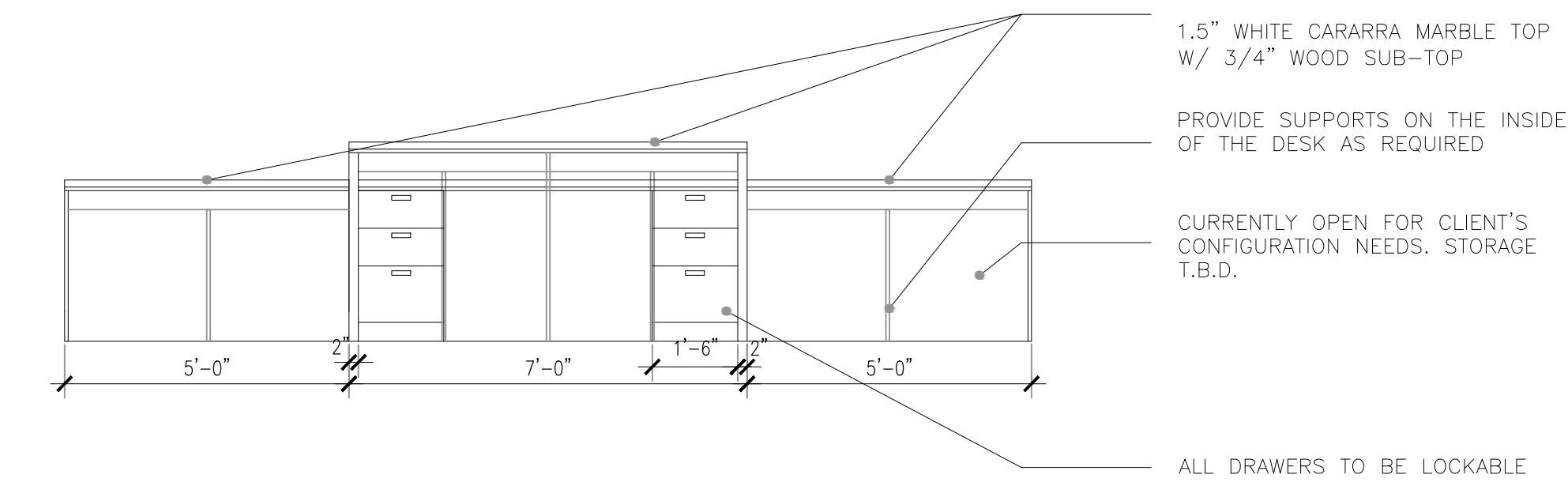
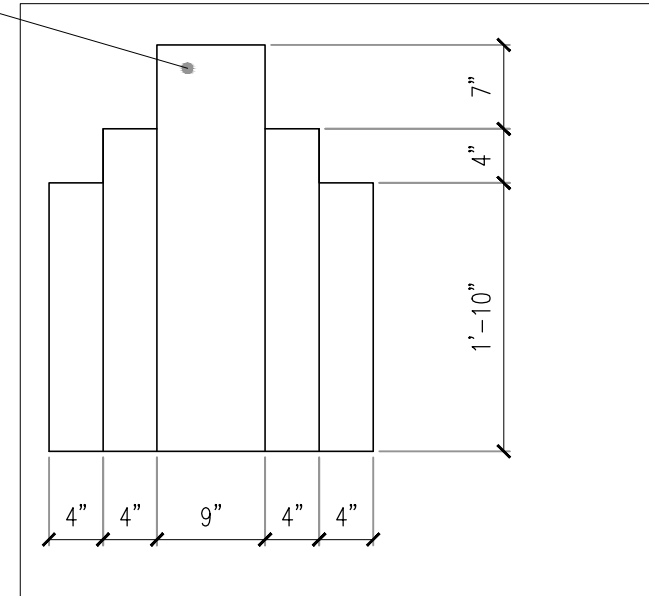
8a SIDE VIEW  
A-603 SCALE: 3/8" = 1'-0"



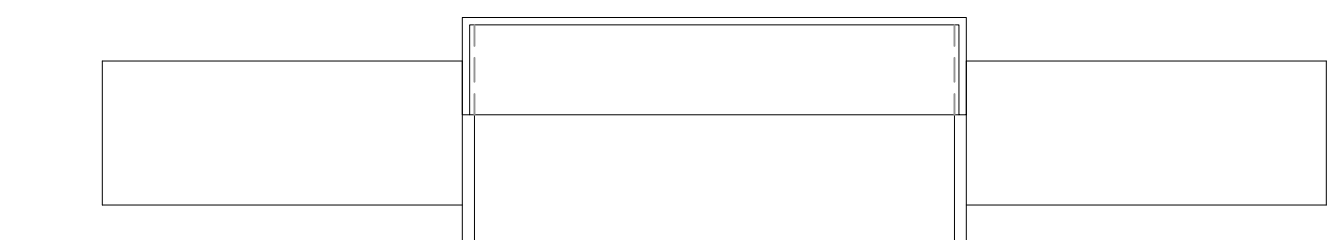
4 FRONT VIEW RECEPTION DESK  
D-3

SURFACE MOUNTED POLISHED  
BRASS PLATES 1/8" THICK,  
PROVIDE SAMPLE TO DESIGNER  
FOR APPROVAL

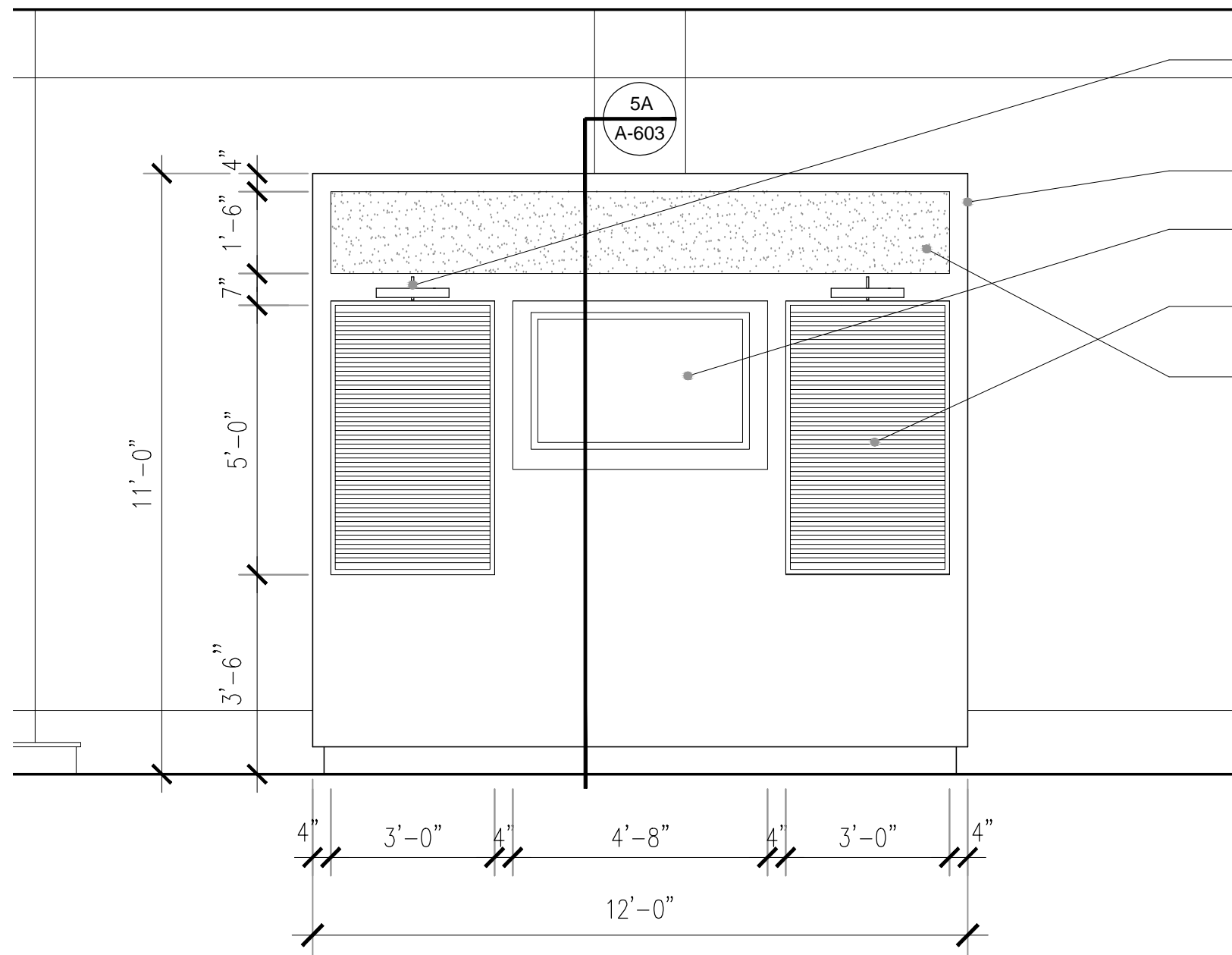
OAK VENEER FINISH, CABINET  
CONTRACTOR TO MATCH SAMPLE  
PROVIDED BY DESIGNER AND  
SUBMIT SAMPLE FOR APPROVAL



4 INSIDE VIEW RECEPTION DESK  
A-603



6 RECEPTION DESK - PLAN VIEW  
A-603 SCALE: 3/8" = 1'-0"



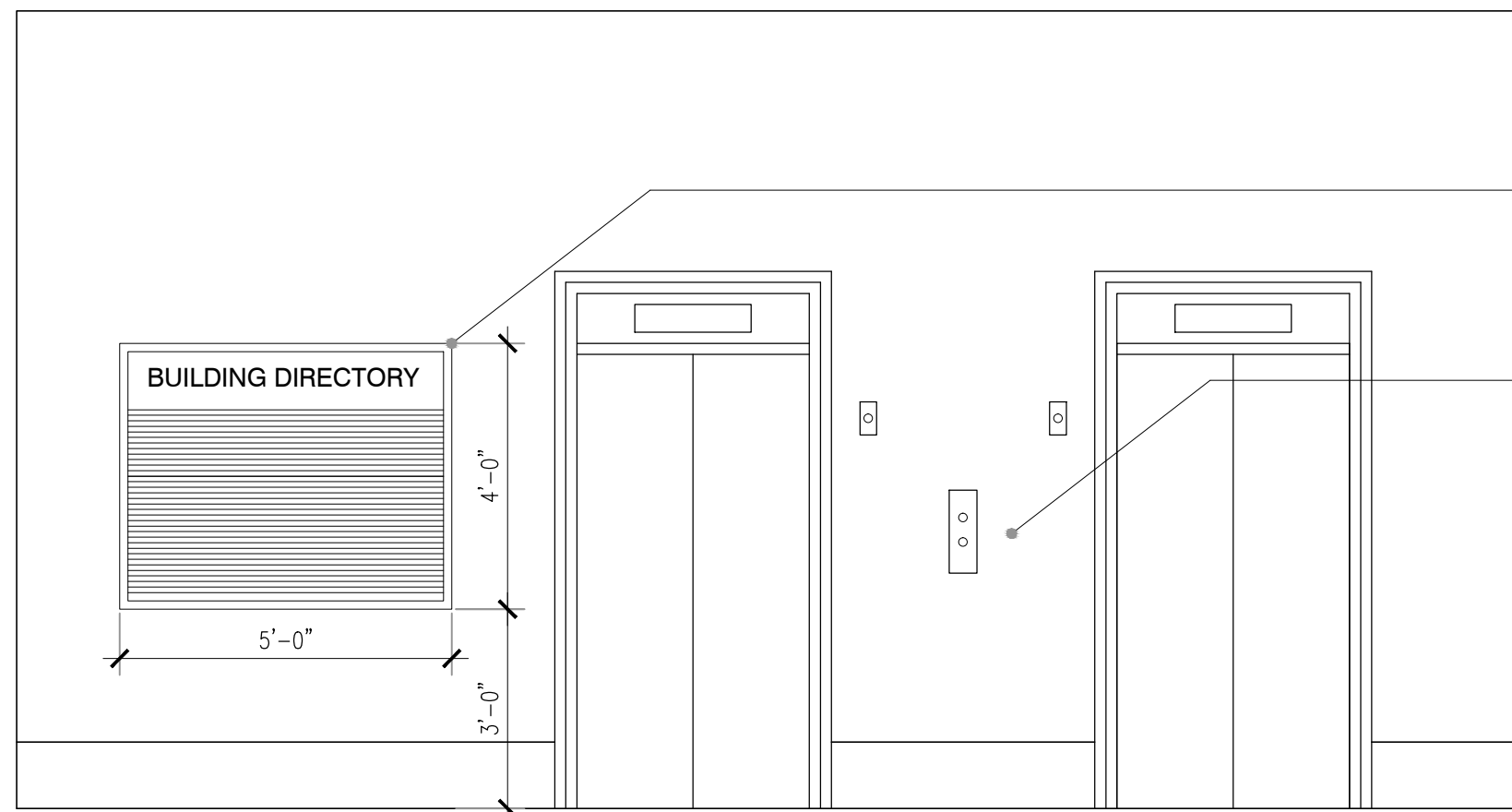
PICTURE GALLERY LIGHTING SEE  
RC3 FOR SPECIFICATIONS

OAK VENEER FINISH, CABINET  
CONTRACTOR TO MATCH SAMPLE  
PROVIDED BY DESIGNER AND  
SUBMIT SAMPLE FOR APPROVAL

T.V. BY OTHER

1" BRASS METAL FRAME WITH  
BLACK FELT DIRECTORY FOR "PUSH  
ON LETTERS"  
INSET FABRIC WRAPPED PANEL

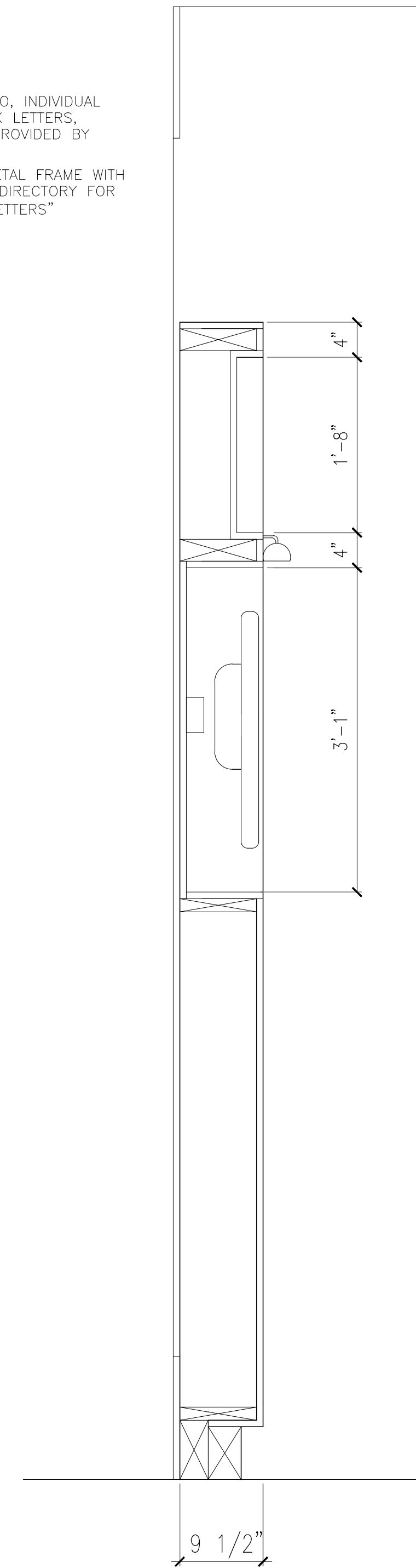
5 RECEPTION DESK - BACK MEDIA WALL  
A-603 SCALE: 3/8" = 1'-0"



1 INCH WIDE, BRASS METAL  
FRAME BUILDING DIRECTORY W/  
BLACK FELT PANEL FOR SURFACE  
MOUNTED LETTERS

REMOVE ALL MISCELLANEOUS  
ITEMS FROM MARBLE WALL, CLEAN  
AND REPAIR AS REQUIRED.

7 DIRECTORY ELEVATION - ELEVATOR BAY  
A-603 SCALE: 3/8" = 1'-0"



5A SECTION THROUGH MEDIA WALL  
A-603 SCALE: 1" = 1'-0"



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SITE BY THE CONTRACTOR. ANY  
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CONDITIONS AND THE DRAWINGS THAT  
AFFECT PTD DESIGN INTENT SHOULD BE  
BROUGHT TO PTD ATTENTION IMMEDIATELY.

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1402

DETAILS AND  
ELEVATIONS

DRAWN BY J.B.  
CHECKED BY P.T.

DESCRIPTION  
ISSUED FOR PRICING 04-14-14  
REVISION 2 05-14-14

SHEET NO.

A-603



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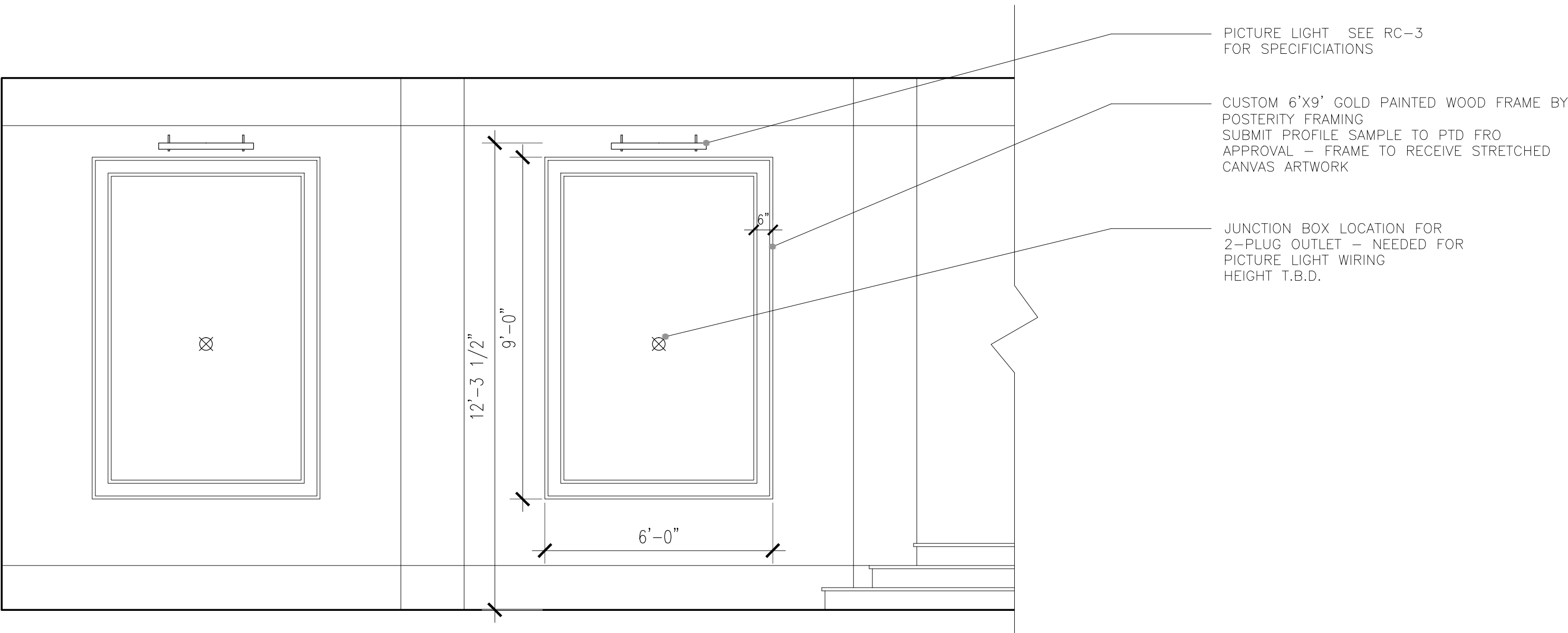
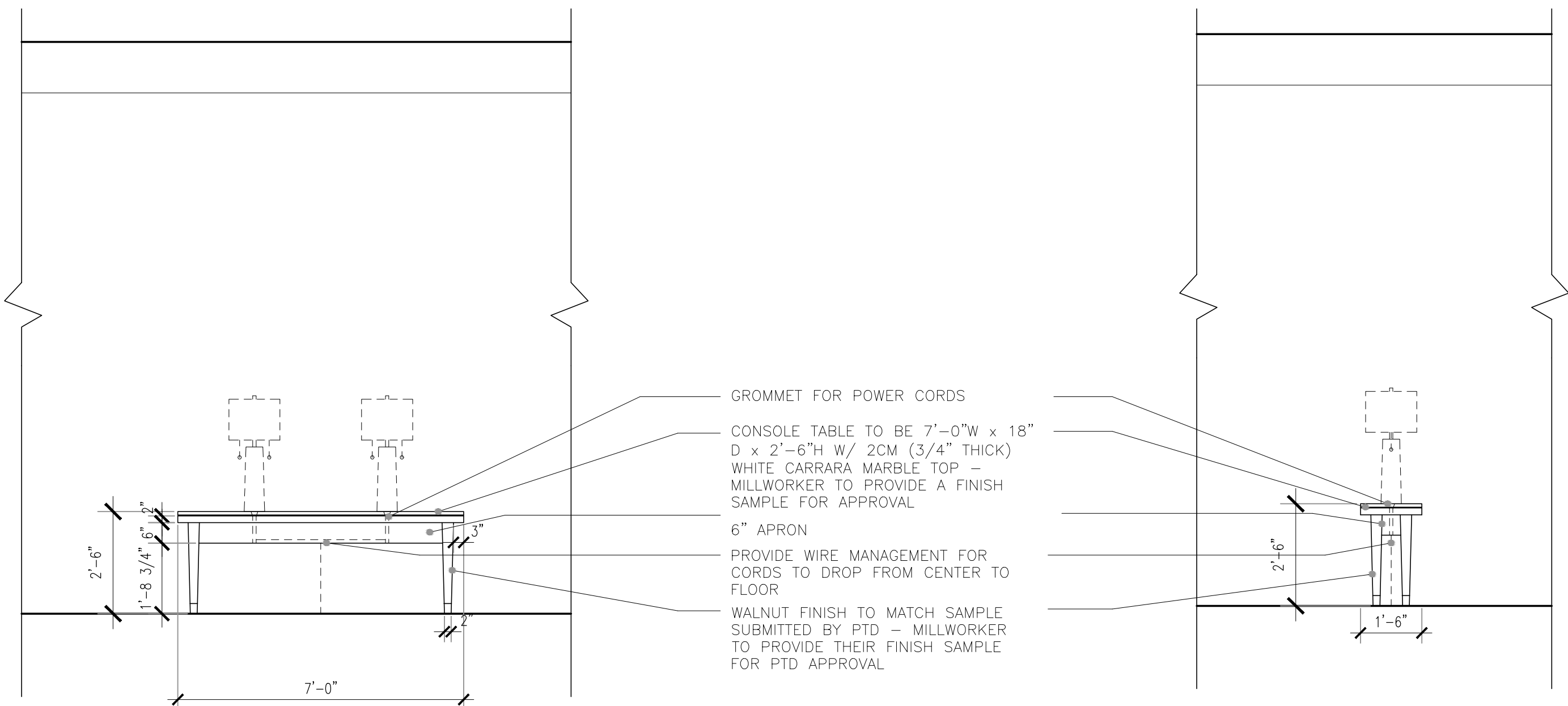
DETAILS AND  
ELEVATIONS

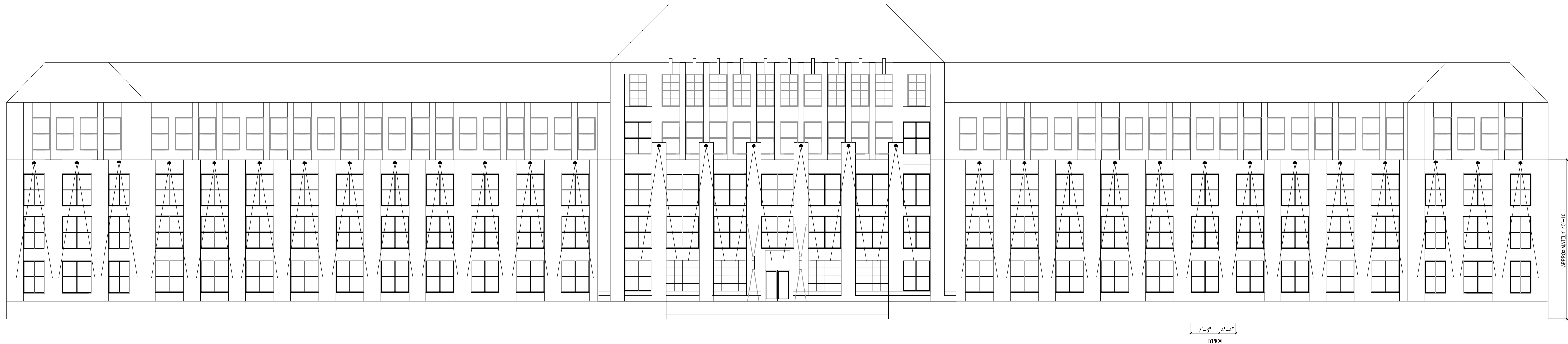
DRAWN BY	JB
CHECKED BY	PT

DESCRIPTION	
ISSUED FOR PRICING	04-14-14
REVISION 2	05-14-14

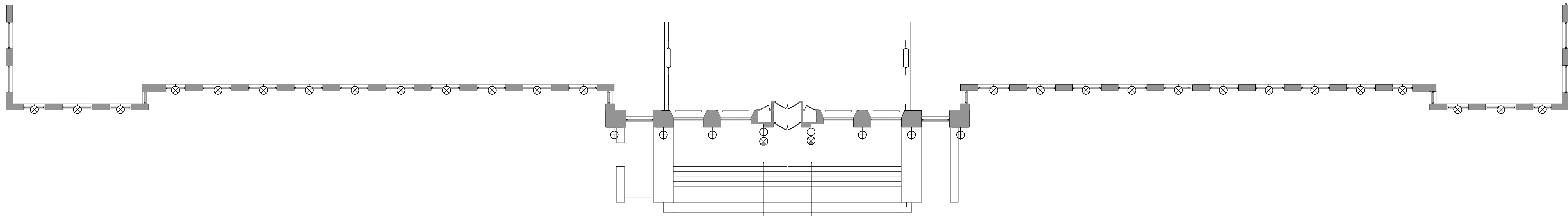
SHEET NO.

A-604

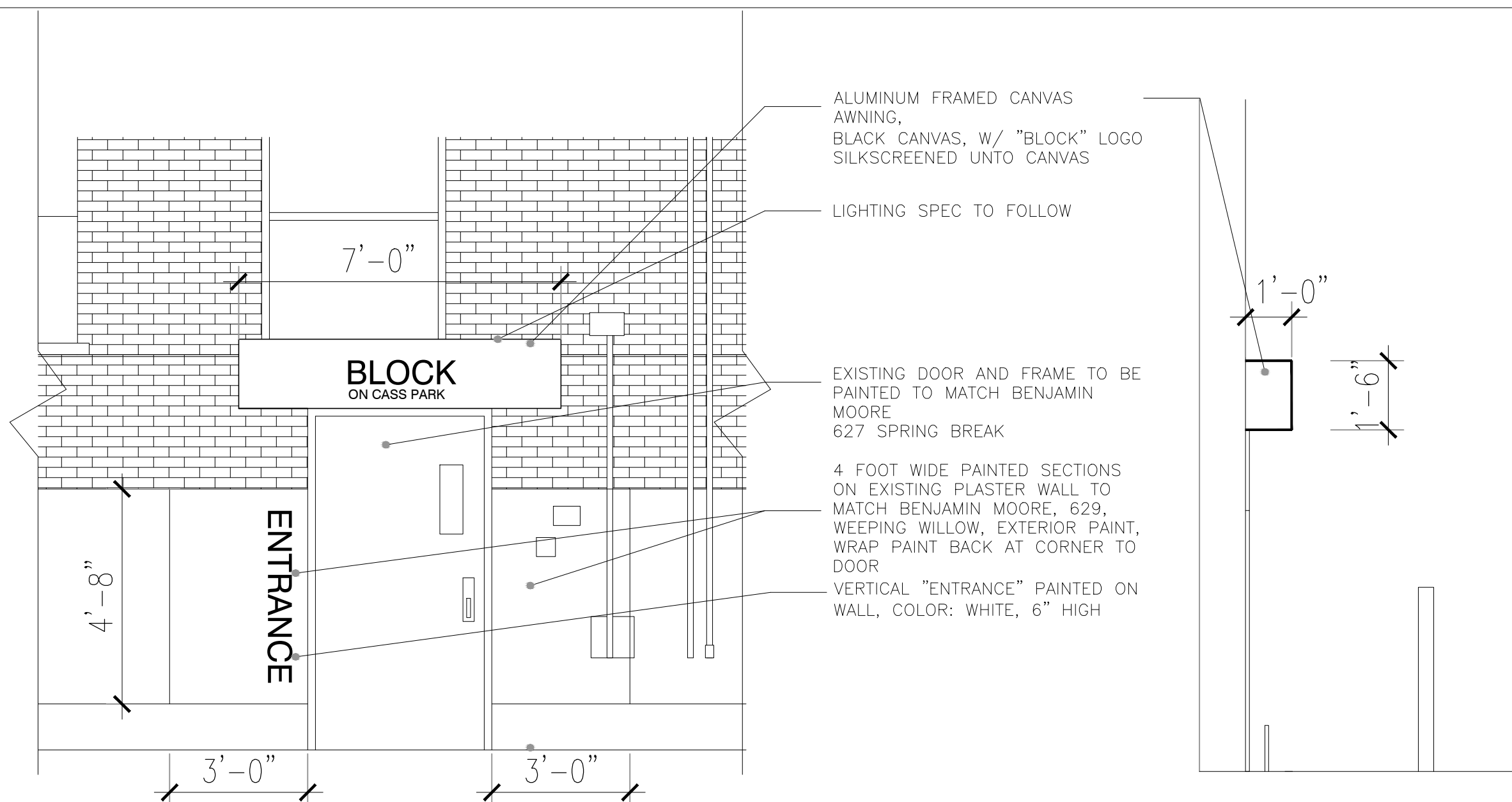




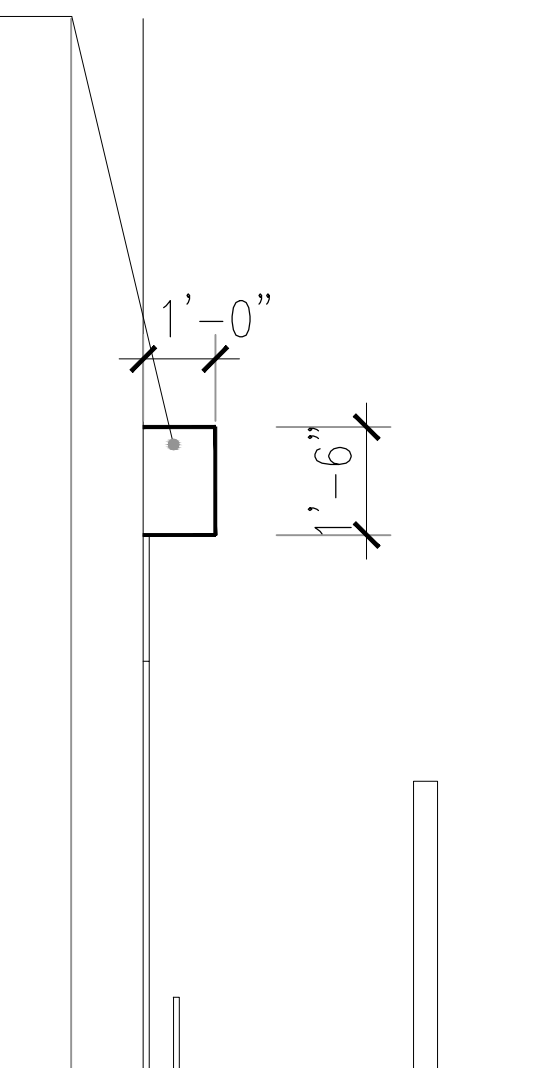
1 EXTERIOR FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



3 EXTERIOR FRONT PLAN  
SCALE: 1/8" = 1'-0"






3 SIDE VIEW - REAR ENTRY ELEVATION  
SCALE: 3/8" = 1'-0"



4 SIDE VIEW - REAR ENTRY ELEVATION  
SCALE: 3/8" = 1'-0"

EXTERIOR LIGHTING LEGEND

TAG	DESCRIPTION
	L-10 SURFACE MOUNTED COMPACT FLOODLIGHTS BY: BEGA LIGHTING, 7705LED -BRZ, BRONZE FINISH, 30W LED, WITH MOUNTING CANOPY
	L-11 SURFACE MOUNTED COMPACT FLOODLIGHTS BY: BEGA LIGHTING, 7705LED -BRZ, BRONZE FINISH, 30W LED, WITH MOUNTING CANOPY
	L-12 SURFACE MOUNTED LIGHT FIXTURE, VISA LIGHTING "AVATAR", 36" LONG, OW1314, FINISH VG- VERDIGRIS PATINA OVER COPPER, LWW WARM WHITE, 3000K, LED LAMPING

GENERAL NOTES

- 1 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODE
- 2 CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS AND PAY FOR ASSOCIATED FEES
- 3 ELECTRICAL CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES FOR ALL ELECTRICAL NEEDS



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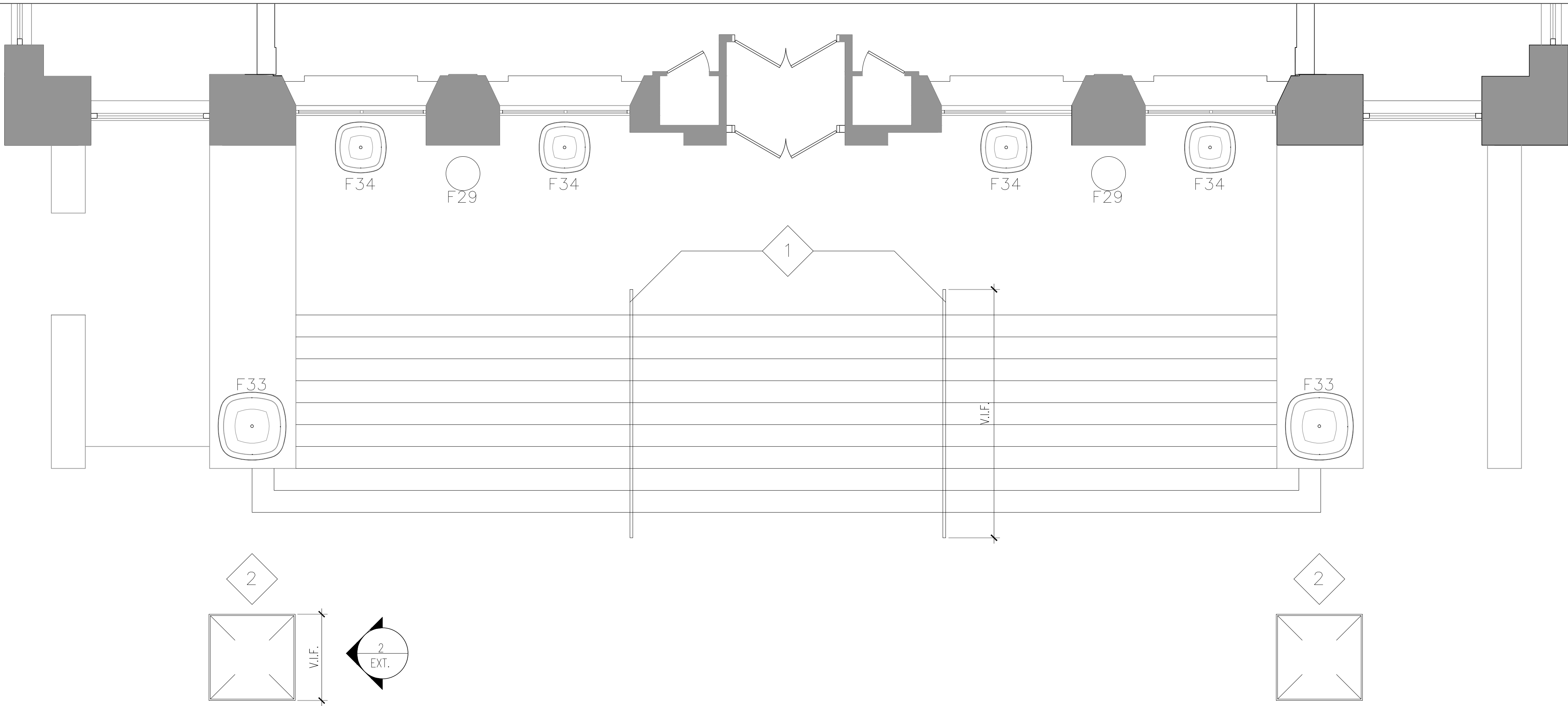
EXTERIOR  
LIGHTING & SIGNAGE

DRAWN BY JB/MM  
CHECKED BY PT

DESCRIPTION  
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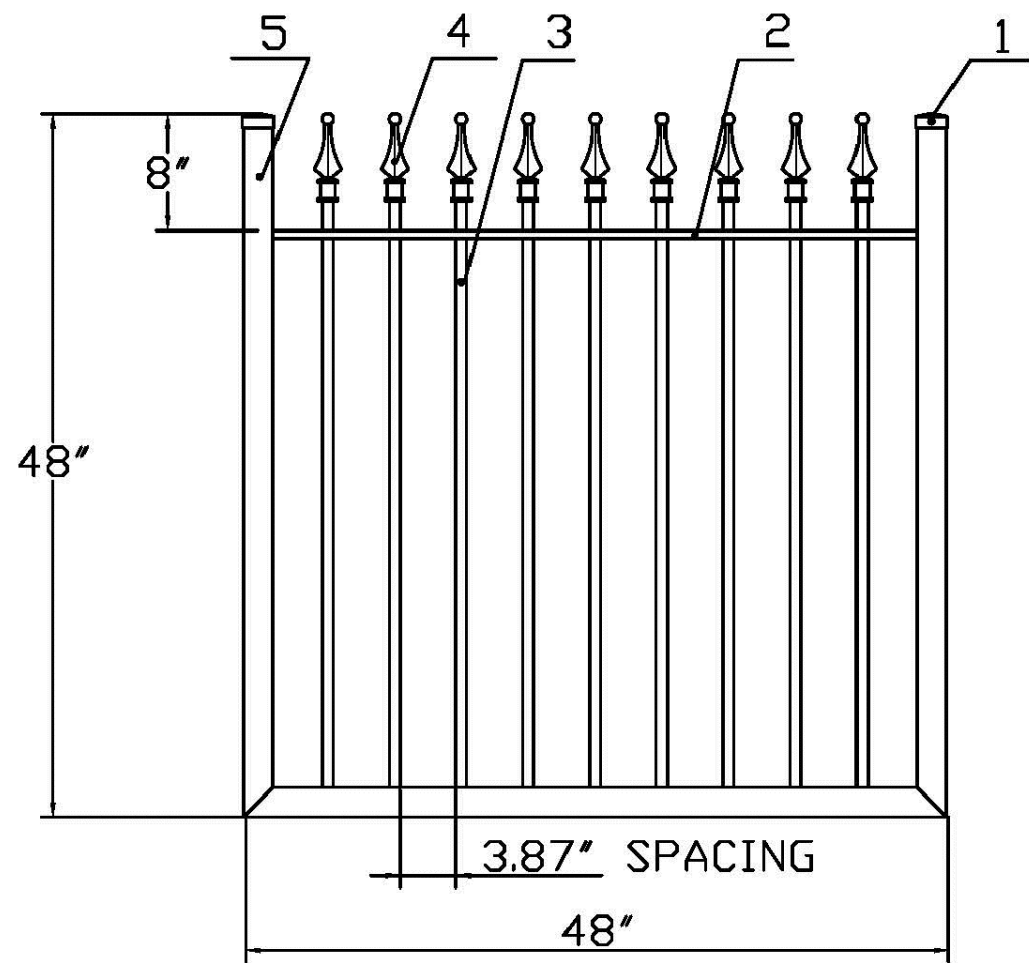
SHEET NO. A-901





1  
EXT. EXTERIOR FRONT PLAN  
SCALE: 1/4" = 1'-0"

4'H X 4'W STRONGHOLD IRON WALK GATE -  
COMMERCIAL GRADE



NO.	MATERIAL	QTY
1	CAST IRON CAP	2
2	1 1/2"x1/2"x1/8"	1
3	3/4"x3/4"x16ga	9
4	CAST IRON FINIAL	9
5	2"x2"x14ga	3

2  
EXT. FENCE DETAIL  
NOT TO SCALE



REFERENCE NOTES

- 1 HILLAENDER ARCHITECTURAL HAND RAIL SYSTEM - ADA RAIL  
FINISH TO BE: RAL 9005  
49/82830 38/80010
- 2 IORN FENCE SHOP : STRONG HOLD IRON FENCE  
COMMERCIAL 4' FINIAL OR SIMILAR  
VERIFY SIZE IN FIELD



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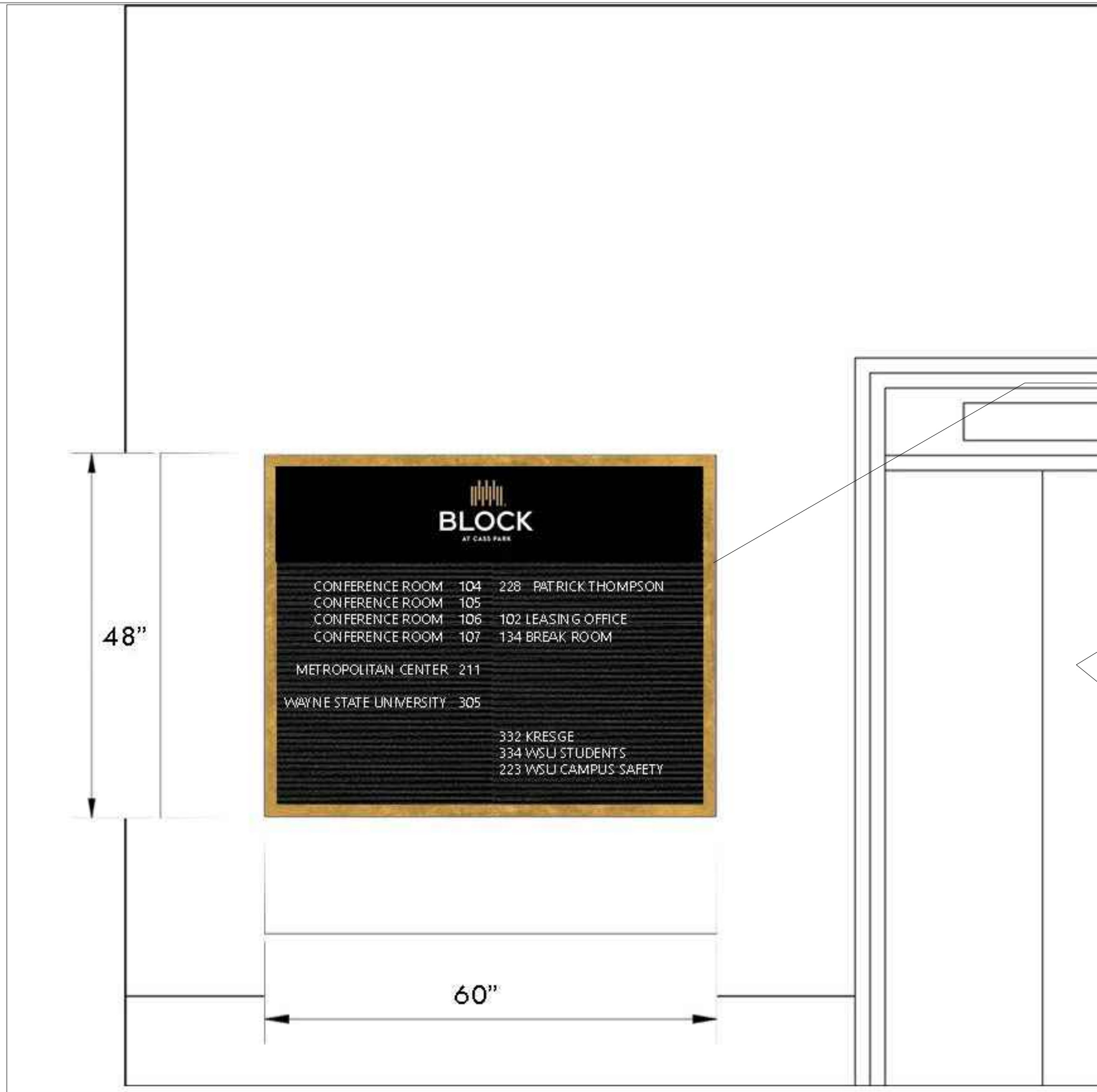
EXTERIOR  
LIGHTING & SIGNAGE

DRAWN BY JB/MM  
CHECKED BY PT

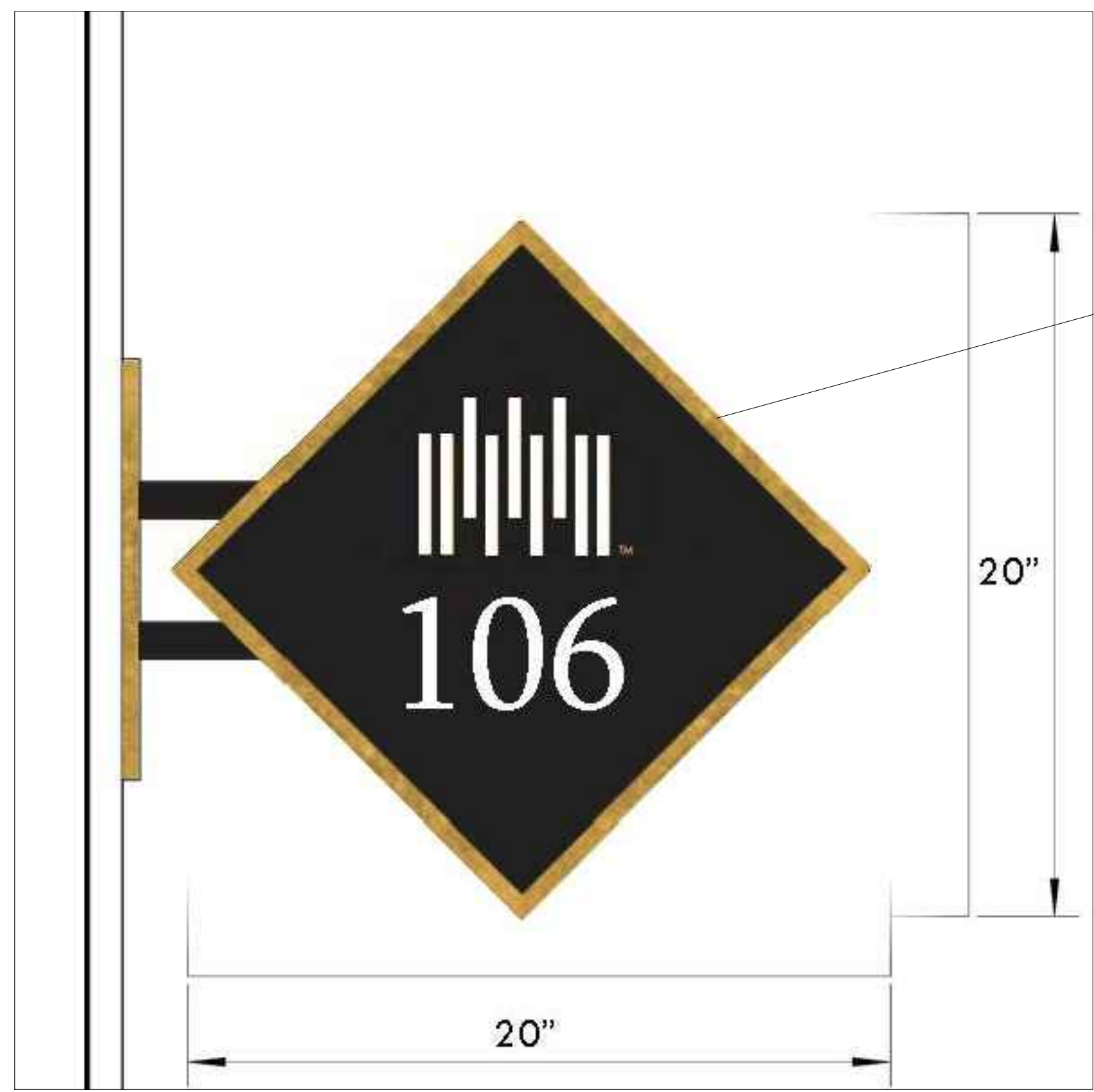
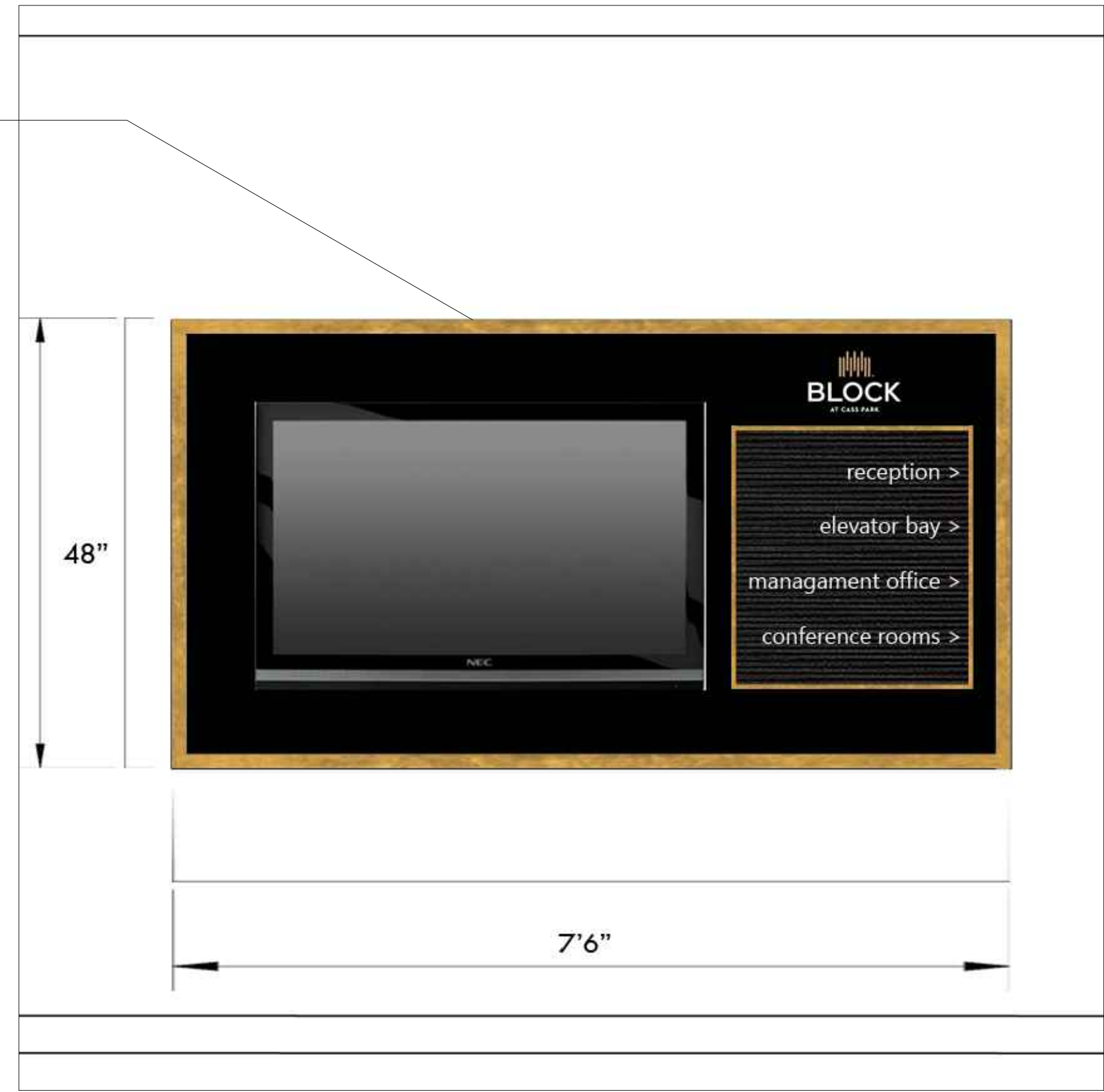
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A-902  
SHEET NO.



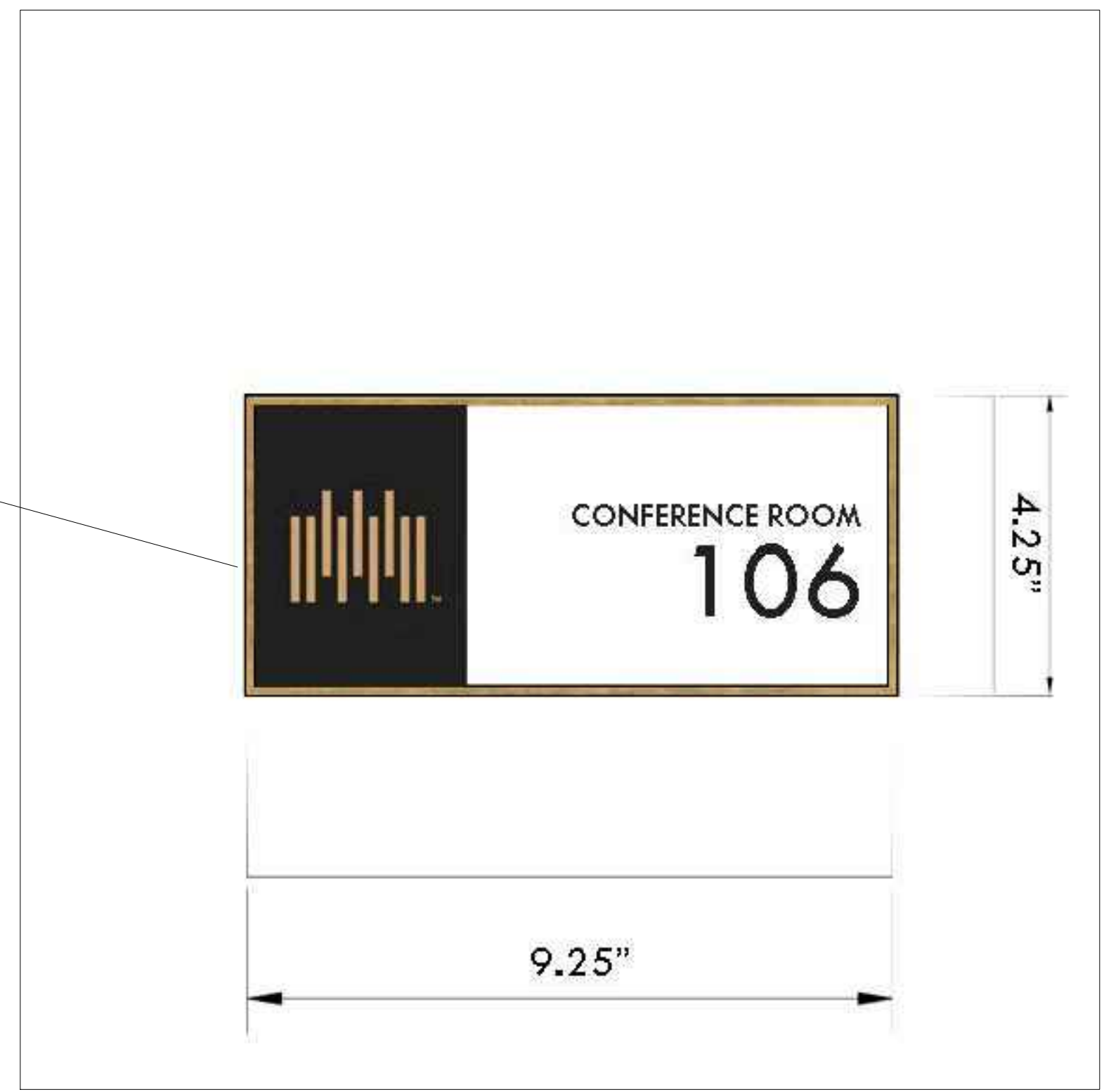


Lobby Changeable Letter Board  
48" x 60" x 2" Changeable Letter Board  
Brushed Bronze frame with locks  
Acrylic door panel  
Black header panel  
(1) set of (300) 1" white letters



Room Identification Blade Sign  
20" x 20" x 19mm Projection mount  
signs. Gold framed  
Double Faced

Room Identification Plaque  
4.25" x 9.25" ADA signs  
Gold Framed  
Raised lettering with Braille



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SIGNAGE / GRAPHICS

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A-903

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