



GENERAL NOTES:

- 1. THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, ADDENDA, MODIFICATIONS, GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT AND SPECIFICATIONS.
2. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT...
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION...

GENERAL NOTES, cont'd. :

- 28. ATTACHMENTS, CONNECTIONS OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDINGLY TO SPECIFIC CONDITIONS...
29. THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT, MECHANICAL, AND ELECTRICAL SYSTEMS...
30. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE...

FLUSH WOOD DOORS, cont'd. :

- 1. ALL NEW DOORS SHALL BE AS FOLLOWS- CUSTOM GRADE WITH MEDIUM - DENSITY OVERLAY OVER STANDARD GRADE WOODWORK FACTORY FINISHED...
2. SOLID CORE DOORS SHALL CONSIST OF 5-PLY CONSTRUCTION WITH STILES AND RAILS BONDED TO CORE...
3. WHERE POSSIBLE FACTORY-FIT DOORS TO SUIT FRAME OPENING SIZES INDICATED, COMPLYING WITH CLEARANCE REQUIREMENTS OF REFERENCED QUALITY STANDARD FOR FITTING.

DEMOLITION PLAN NOTES:

- 1. REMOVE ALL EXISTING INTERIOR PARTITIONS, DOORS AND DOOR FRAMES SCHEDULED FOR DEMOLITION. REMOVE ALL MILLWORK, EQUIPMENT, ETC. ATTACHED TO PARTITIONS SCHEDULED FOR DEMOLITION...
2. REMOVE EXISTING ACOUSTIC CEILING GRID AND TILES, LIGHT FIXTURES, AND GYPSUM WALLBOARD SOFFITS AS SCHEDULED FOR DEMOLITION AND AS REQUIRED BY PARTITION DEMOLITION AND NEW CONSTRUCTION WORK...
3. REMOVE EXISTING ELECTRICAL DEVICES, OUTLETS, TELEPHONE AND DATA JACKS AND THERMOSTATS IN PARTITIONS SCHEDULED FOR DEMOLITION...
4. REMOVE EXISTING HVAC CEILING DIFFUSERS AND RETURN GRILLES AS SCHEDULED FOR DEMOLITION AND AS REQUIRED BY PARTITION DEMOLITION AND NEW CONSTRUCTION...
5. REMOVE ALL EXISTING PLUMBING FIXTURES, FITTINGS & PIPING AS SCHEDULED FOR DEMOLITION AND AS REQUIRED BY PARTITION DEMOLITION AND NEW CONSTRUCTION WORK...

MILLWORK NOTES:

- 1. ALL MILLWORK, STANDING AND RUNNING TRIM, CASEWORK AND PLASTIC LAMINATE WORK SHALL CONFORM TO THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARD 'CUSTOM GRADE' UNLESS OTHERWISE NOTED.
2. ALL MILLWORK, CASEWORK AND PLASTIC LAMINATE WORK SHALL CONFORM TO THE AMERICANS W/ DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES U.O.N.
3. ALL MILLWORK AND FINISH CARPENTRY FABRICATION SHALL BE FABRICATED FROM FIELD MEASUREMENTS WITH PROVISIONS FOR SCRUBING AS REQUIRED TO MEET FIELD CONDITIONS.
4. INSTALL ALL CASEWORK AND FINISH CARPENTRY PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS OR WARPS. PROVIDE SUPPORT FOR COUNTERTOPS AS NECESSARY TO INSURE SECURE INSTALLATION.

REFLECTED CEILING NOTES:

- 1. ALL DEVICES (UNION BOXES, VAV/IVAC CONTROLS, SHUTOFF VALVES, ETC.) REQUIRED ACCESS WILL BE REMOVED LOCATED AWAY FROM DRYWALL CEILING. MECHANICAL AND PLUMBING AREAS ARE TO BE REWORKED AS REQUIRED TO CLEAR DRYWALL AREAS.
2. REFER TO LIGHTING SPECIFICATIONS FOR LAMPING AND GENERAL LIGHTING NOTES.
3. ALL FASCIAS, SOFFITS, BULKHEADS AND DRYWALL CEILINGS TO ALIGN WITH ADJACENT WALL SURFACE IN SAME PLANE WITH WALL.
4. GENERAL CONTRACTOR SHALL SUBMIT A DRAWING WHICH COORDINATES THE INSTALLATION OF ABOVE CEILING ITEMS (DUCTWORK, LIGHTS, SPRINKLERS, ETC.) PRIOR TO SUBMISSION OF SHOP DRAWINGS...
5. ALL NEW MECHANICAL DUCTS, PIPING & ELECTRICAL ITEMS MUST BE LOCATED TO ALLOW INSTALLATION OF FIXTURES INDICATED.

POWER & COMMUNICATION NOTES, cont'd. :

- 17. SWITCHES SHALL BE LOCATED WITHIN 6" OF DOOR OPENINGS AND/OR WALL EDGES, UNLESS OTHERWISE INDICATED OR NOTED.
18. ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ENGINEERING DRAWINGS FOR LOCATIONS OF ELECTRIC/TELEPHONE/DATA OUTLETS.
19. ALL CIRCUIT BREAKERS SHALL BE PROPERLY MARKED FOR THE OFFICES AND/OR FOR THE AREAS THEY SERVICE. ALL FC OUTLETS SHOULD BE CONFIGURED ON A BASIS OF THREE (3) OUTLETS PER 20 AMP CIRCUIT UNLESS OTHERWISE INDICATED ON THE ELECTRICAL DRAWINGS.

FINISH NOTES:

- 1. PROVIDE, STORE AND INSTALL ALL SPECIFIED FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.
2. COMPLIANCE WITH THE MANUFACTURERS REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS RESPECTIVE INSTALLERS (I.E., FABRIC WALLCOVERING BACKING).
3. ALL FINISH MATERIALS AND FINISH ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION...
4. ALL FINISH MATERIALS SHALL BE NEW, FIRST QUALITY MATERIALS NORMALLY AVAILABLE FROM THE MANUFACTURER.
5. PREPARE ALL SURFACES SCHEDULED TO RECEIVE NEW FINISHES IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

PAINT NOTES:

- 1. STORE AND DISPOSE OF SOLVENT-BASED MATERIALS, AND MATERIALS USED WITH SOLVENT-BASED MATERIALS, IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
2. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY AND VENTILATION) WITHIN LIMITS RECOMMENDED BY THE MANUFACTURER FOR OPTIMUM RESULTS.
3. SAMPLES- SUBMIT FOUR (4) PAPER SAMPLES, 8-INCHES X 10-INCHES MIN., ILLUSTRATING SELECTED COLORS FOR EACH COLOR AND SYSTEM SELECTED WITH SPECIFIED COATS CASCADED. EACH PAPER SAMPLE MUST BE TREATED WITH THE SPECIFIED TEXTURE AND SHEEN AND MUST BE APPLIED TO THE SURFACE MATERIAL TO WHICH IT WILL BE APPLIED. EACH SPECIFIC SHEEN OF A GIVEN COLOR REQUIRES A SEPARATE 'BRUSH OUT'.
4. MAINTENANCE DATA- SUBMIT DATA ON CLEANING, TOUCH-UP AND REPAIR OF PAINTED AND COATED SURFACES.
5. ALL PAINTS AND COATINGS USED MUST MEET THE VOC LIMITS OF 'GREEN SEAL STANDARD GS-111': INTERIOR: 50 GL VOC OR LESS FOR FLATS; 150 GL VOC FOR NON-FLATS; EXTERIOR: 100 GL VOC OR FLATS; 200 GL VOC OR LESS FOR NON-FLATS.

- 10. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
11. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (AFF).
12. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED.
13. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS OR DISCOLORATION...
14. CUT AND FIT COMPONENTS FOR ALTERATIONS OF EXISTING WORK AND INSTALLATION OR NEW WORK. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
15. PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING PERFORMANCE OF THE WORK. FIREPROOF NEW PENETRATIONS REQUIRED BY THE WORK, AND AS DIRECTED BY THE BUILDING INSPECTOR.

- 31. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER SYMBOL, OR TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECTS CONTRACT DOCUMENTS...
32. CONTRACTOR SHALL WAIVE 'COMMON PRACTICE' AND 'COMMON USAGE' AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC. REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
33. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION...
34. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTORS METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNERS MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE THEIR EFFICIENCY...
35. WITH REFERENCE TO CEILINGS, CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED AND PREPARE COMPOSITE SHOP DRAWINGS TO INSURE CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, ETC. NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR AS NOTED ON THE DRAWINGS...
36. ALL TELEPHONE AND DATA CABLEING WORK SHALL BE COORDINATED BY THE TENANT/OWNER, UNLESS OTHERWISE NOTED. WHERE TELEDATA OUTLETS ARE SHOWN ADJACENT TO ELECTRICAL RECEPTACLE DEVICES, TELEDATA BOX AND RECEPTACLE BOX ARE TO BE INSTALLED SIDE-BY-SIDE.

CONSTRUCTION PLAN NOTES:

- A. OPENINGS SHALL NOT BE CLOSER THAN 2'-0" FROM THE FACE OF ANY COLUMN.
B. OPENINGS SHALL BE A MAXIMUM OF 6" IN DIAMETER AND SHALL NOT BE PLACED CLOSER THAN 2'-0" ON CENTER.
C. OPENINGS SHALL NOT BE PERMITTED EITHER HORIZONTALLY OR VERTICALLY THROUGH BEAMS.
D. OPENINGS SHALL NOT BE CORED UNTIL IT IS DETERMINED THAT THE REINFORCING OR CABLES WILL NOT BE DAMAGED.
E. OPENINGS AND/OR DAMAGED AREAS SHALL THEN BE PATCHED WITH NON-SHRINK GROUT IN THE AREAS SUBJECT TO MOISTURE SUCH AS REST ROOMS, PATRIES, JANITOR CLOSETS, GARAGES, ETC. THE NON-SHRINK GROUT SHALL BE PLACED AT THE LOWER HALF OF THE OPENING AND THE UPPER HALF OF THE OPENING, THEN FILLED WITH JOINT SEALER AS USED IN BASE BUILDING CONSTRUCTION.

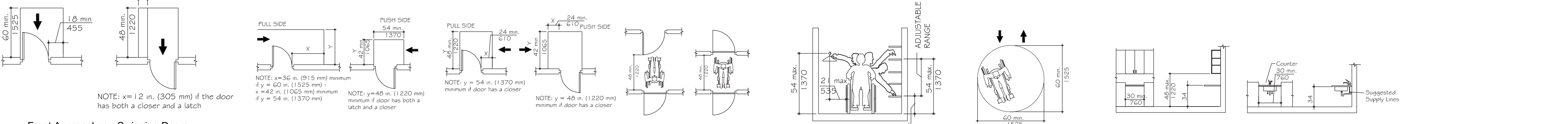
POWER AND COMMUNICATION NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL ELECTRICAL DEVICES SHALL BE WHITE IN COLOR. COVER PLATES SHALL BE METAL, WHITE IN COLOR.
2. PROVIDE AND INSTALL 2-GANG BACK BOX WITH 1-GANG TRIM RUN AND DRAG LINE TO CEILING AT INSULATED WALLS AND CEILING AREAS. PROVIDE 3/4" EMT TO CEILING AT INSULATED WALLS, UNLESS OTHERWISE NOTED.
3. REVIEW ALL ROUGH-IN BOXES IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION OF GYPSUM BOARD, FOR APPROVAL OF LOCATION AND HEIGHT. SWITCH AND RECEPTACLE LOCATIONS ARE SUBJECT TO ADJUSTMENT IN FIELD.
4. ALL TYPICAL RECEPTACLE MOUNTING HEIGHTS SHALL BE 18" AFF UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE MOUNTING HEIGHTS OF RECEPTABLES W/ MANUFACTURERS RECOMMENDATIONS FOR ALL EQUIPMENT DESIGNATED.
5. CONTRACTOR TO REVIEW DRAWINGS AND VERIFY INTENT WITH ARCHITECT. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND ERRORS OR OMISSIONS PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION.
6. REFER TO ELECTRICAL ENGINEERS DRAWINGS FOR SWITCHING, LISTS OF DEVICES AND SPECIFICATIONS RELATING TO SPECIFIED EQUIPMENT.
7. REFER TO BOTH ARCHITECTURAL AND ENGINEERING DRAWINGS FOR LOCATIONS, SCHEDULES AND FIXTURE TYPES. ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING THE WORK.

FLUSH WOOD DOORS:

- 1. ALL NEW WOOD DOORS SHALL BE OBTAINED FROM A SINGLE MFR. AND SHALL COMPLY WITH NMDWA LS.1-A, 'ARCHITECTURAL WOOD FLUSH DOORS'.
2. LIFE-TIME WARRANTY: SUBMIT WRITTEN AGREEMENT FROM DOOR MFR., SIGNED BY MFR., INSTALLER AND CONTRACTOR, AGREEING TO REPAIR OR REPLACE DEFECTIVE DOORS THAT HAVE WARPED MORE THAN 1/4 INCH IN A 42-89-3/4 INCH SECTION OR THAT SHOW DELGROUING OF CORE CONSTRUCTION IN FACE VENEERS EXCEEDING 0.01 INCH IN A 3-INCH SPAN, OR DO NOT COMPLY WITH TOLERANCES IN REFERENCED QUALITY STANDARD.

ADA BUILDING CLEARANCE REQUIREMENTS / ACCESSIBILITY CLEARANCES



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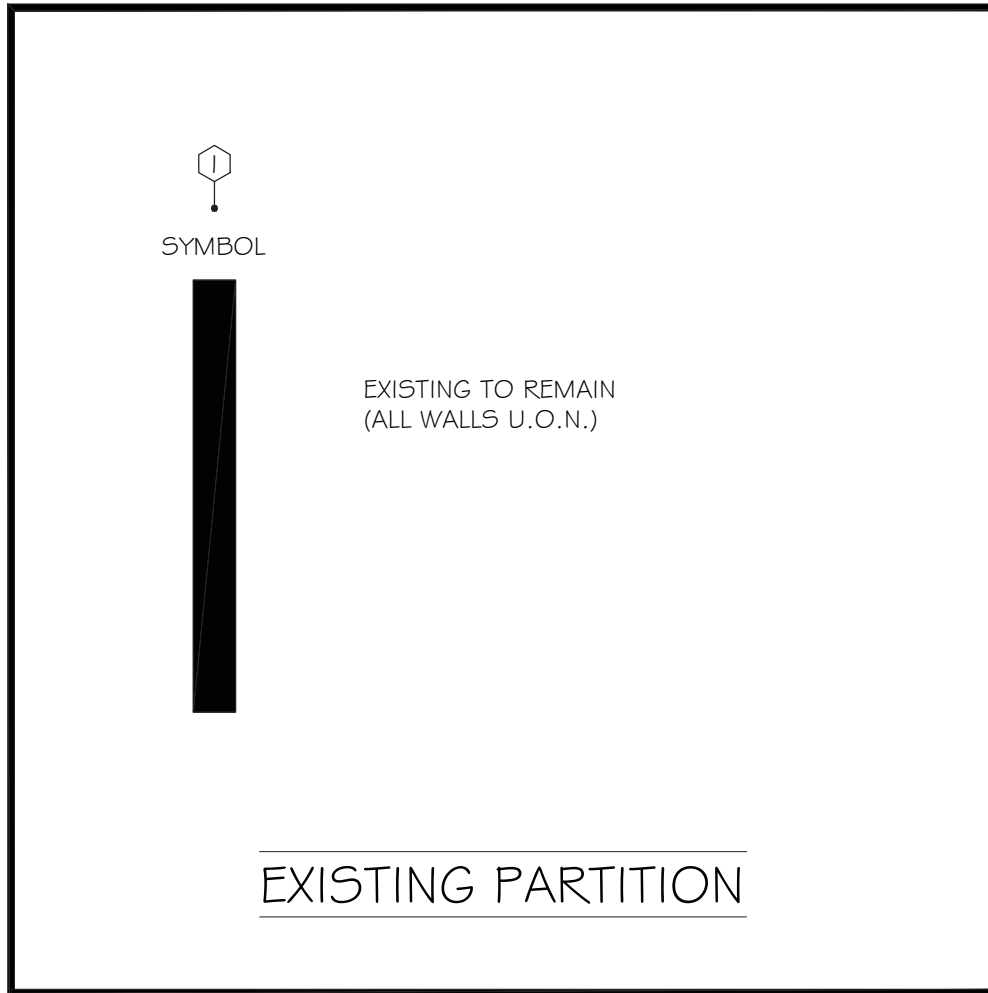
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THIS IS YOUR AUTHORIZATION TO ISSUE THESE PLANS AND SPECIFICATIONS FOR BID AND/OR CONSTRUCTION, INTERPLAN INCORPORATED ACTS SOLELY AS CLIENTS AGENT AND ALL PAYMENT OBLIGATIONS AND CLAIMS SHALL BE ADJUSTED SOLELY BETWEEN CLIENT AND VENDOR OR CONTRACTOR.

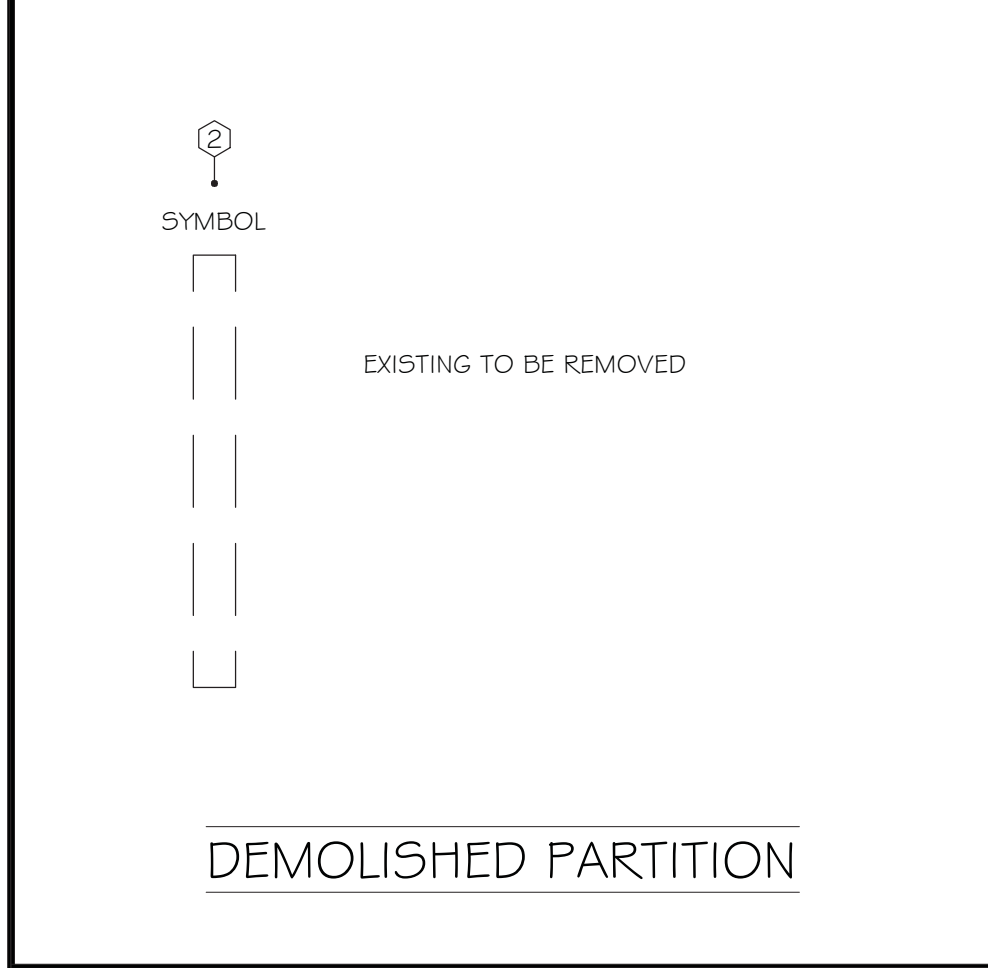
McGLADREY RICHMOND logo and address: 919 EAST MAIN STREET, 18TH FLOOR, RICHMOND, VA 23219. Includes 'NEW OFFICES FOR:' text.

Table with 3 columns: No., Date, Issue. Contains project schedule entries for engineering and construction phases.

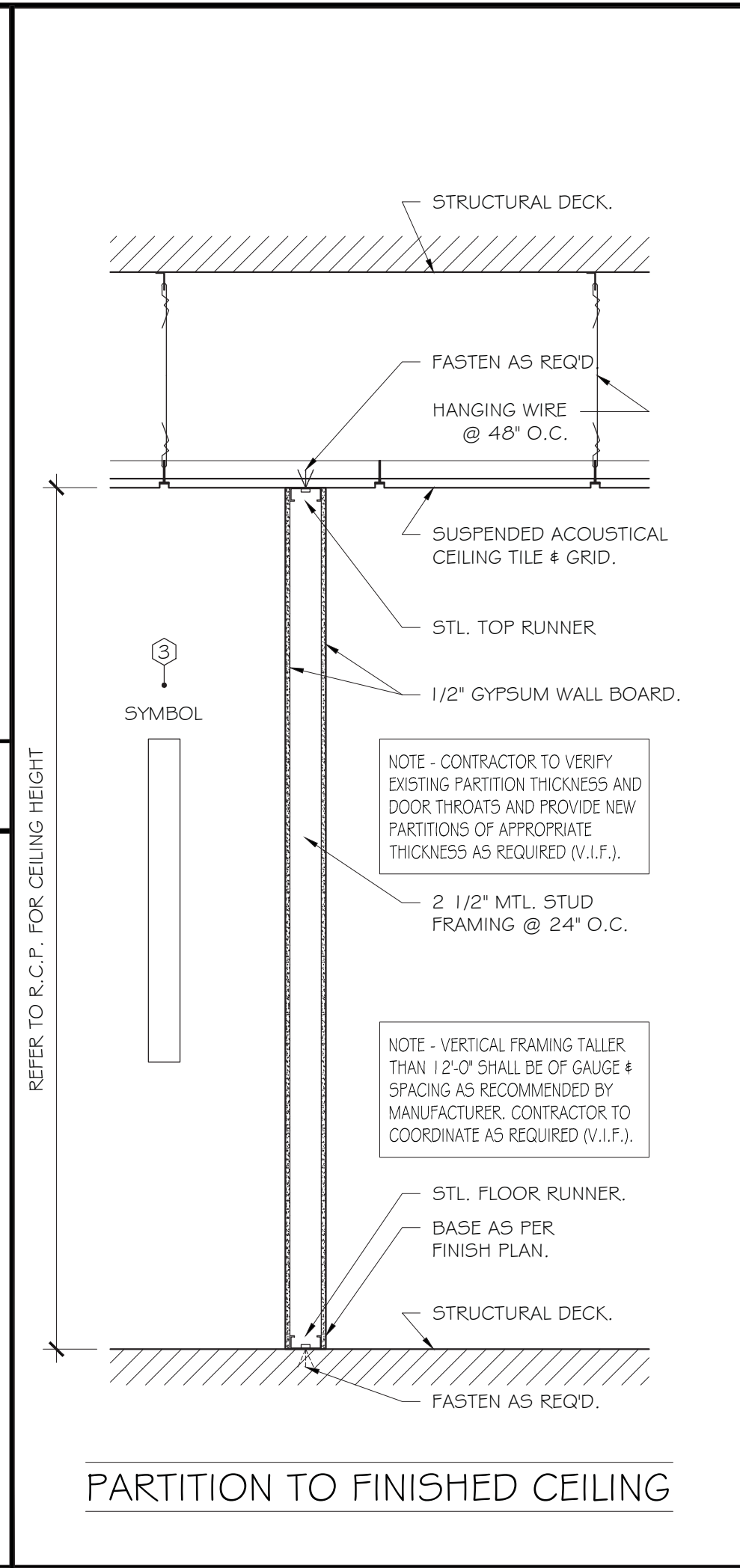
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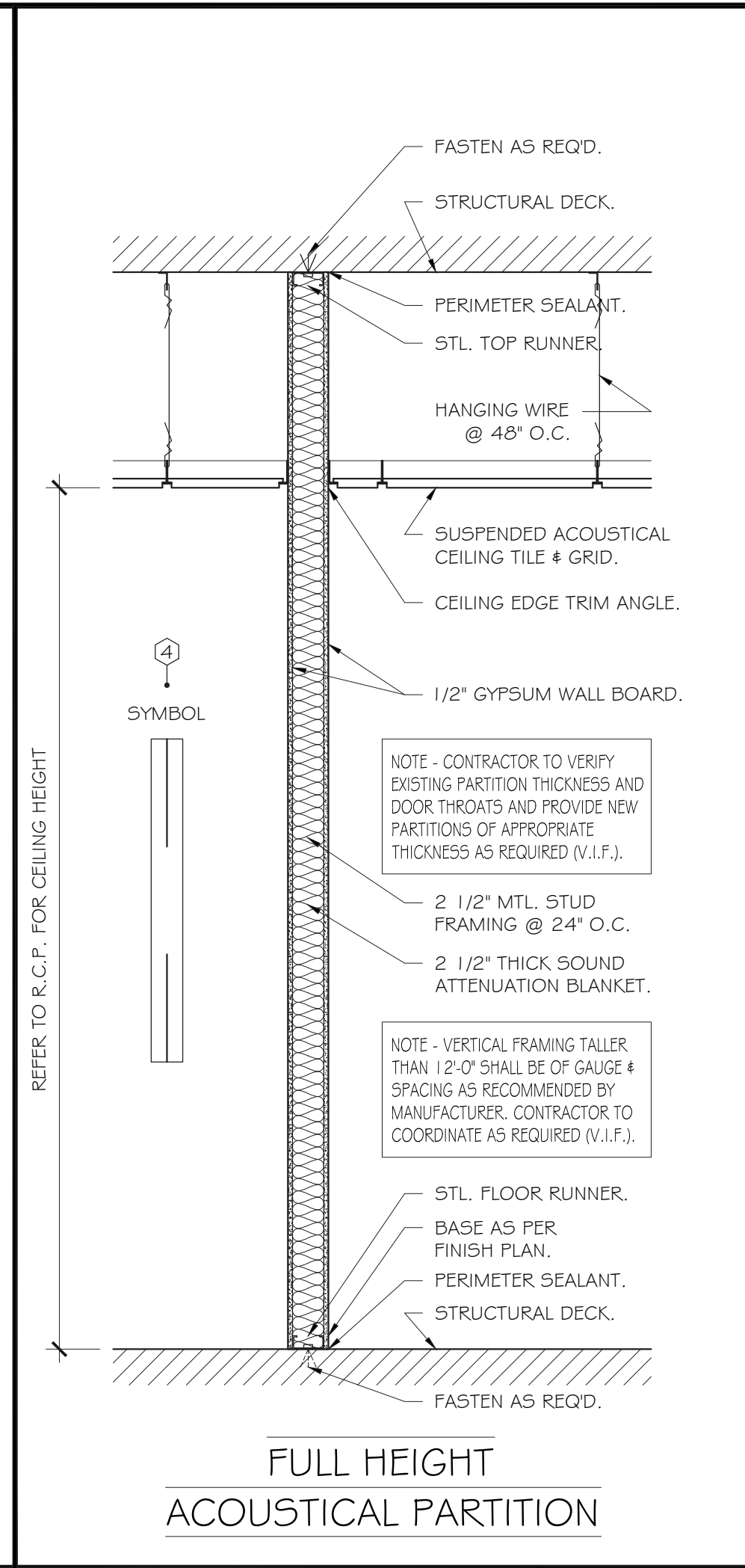
**1** PARTITION TYPE 1  
SCALE: 3/4" = 1'-0"



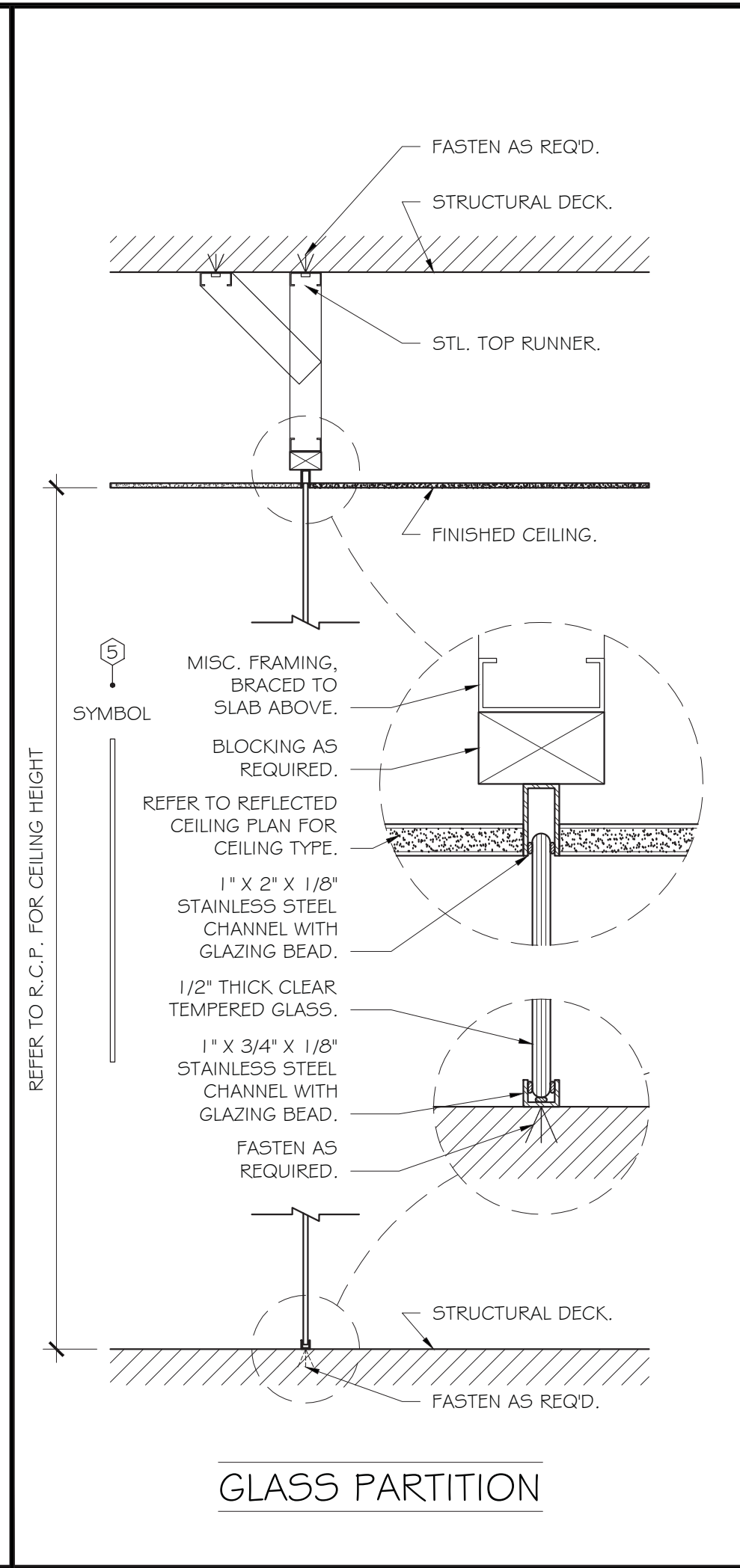
**2** PARTITION TYPE 2  
SCALE: 3/4" = 1'-0"



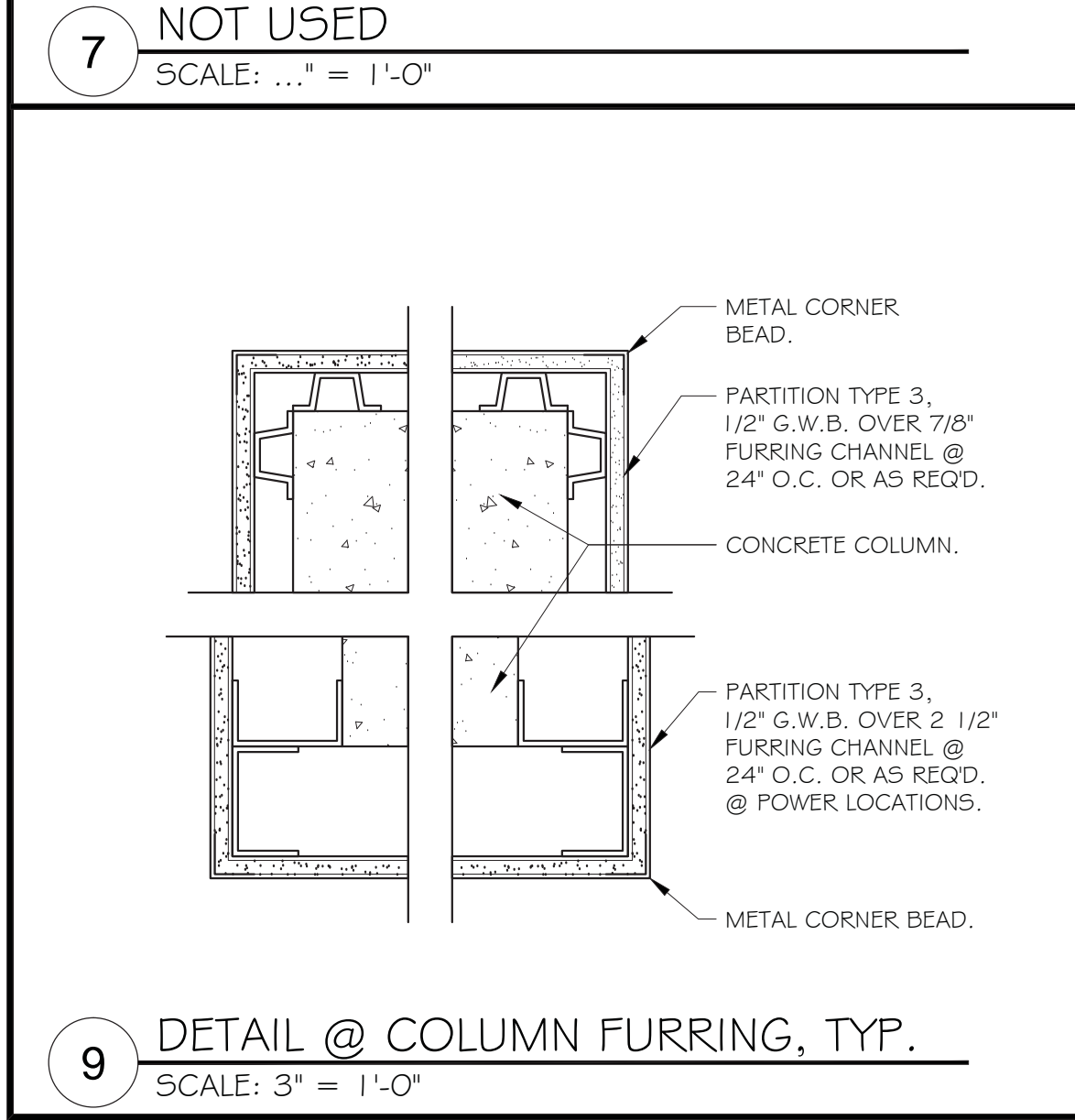
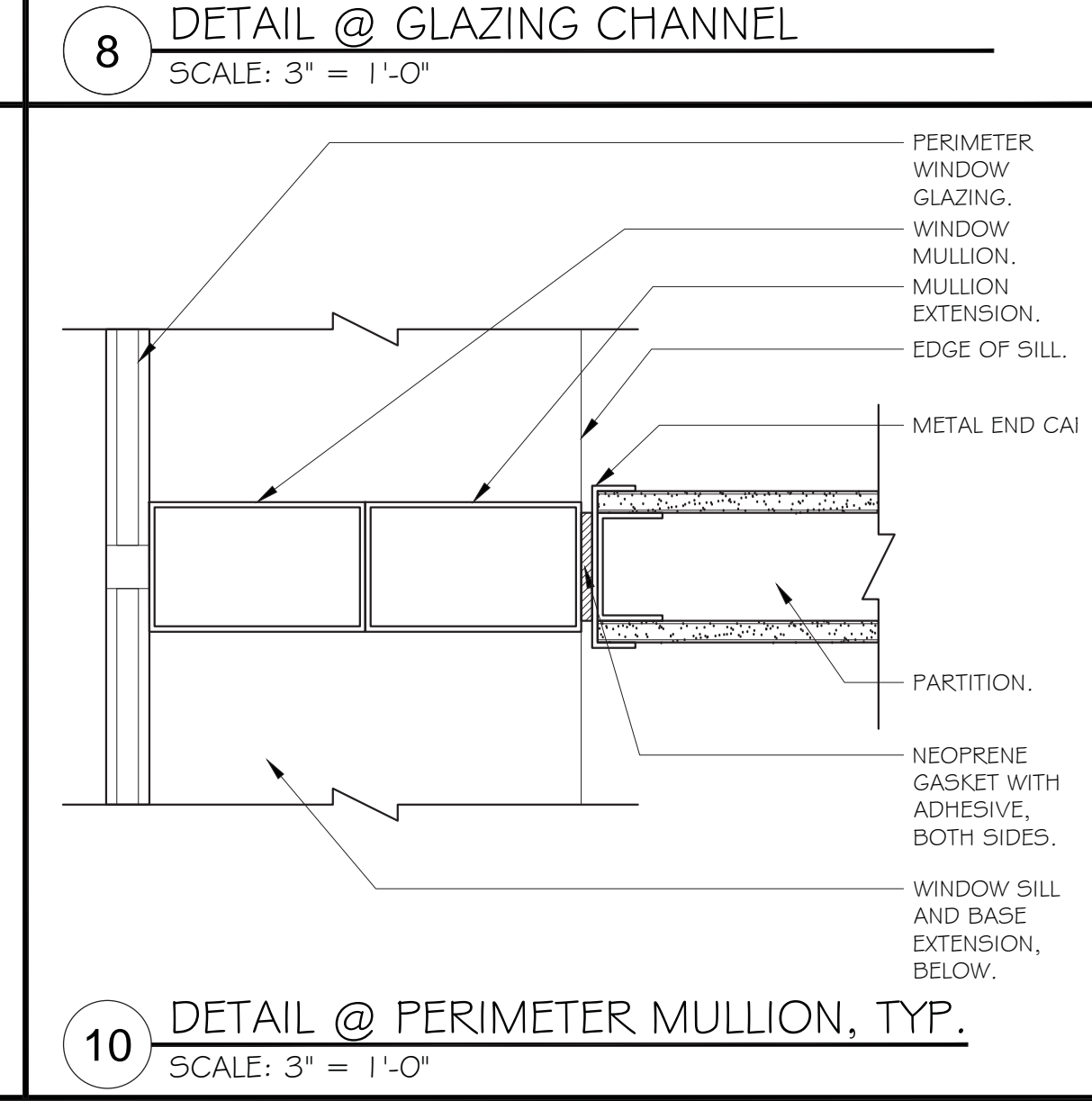
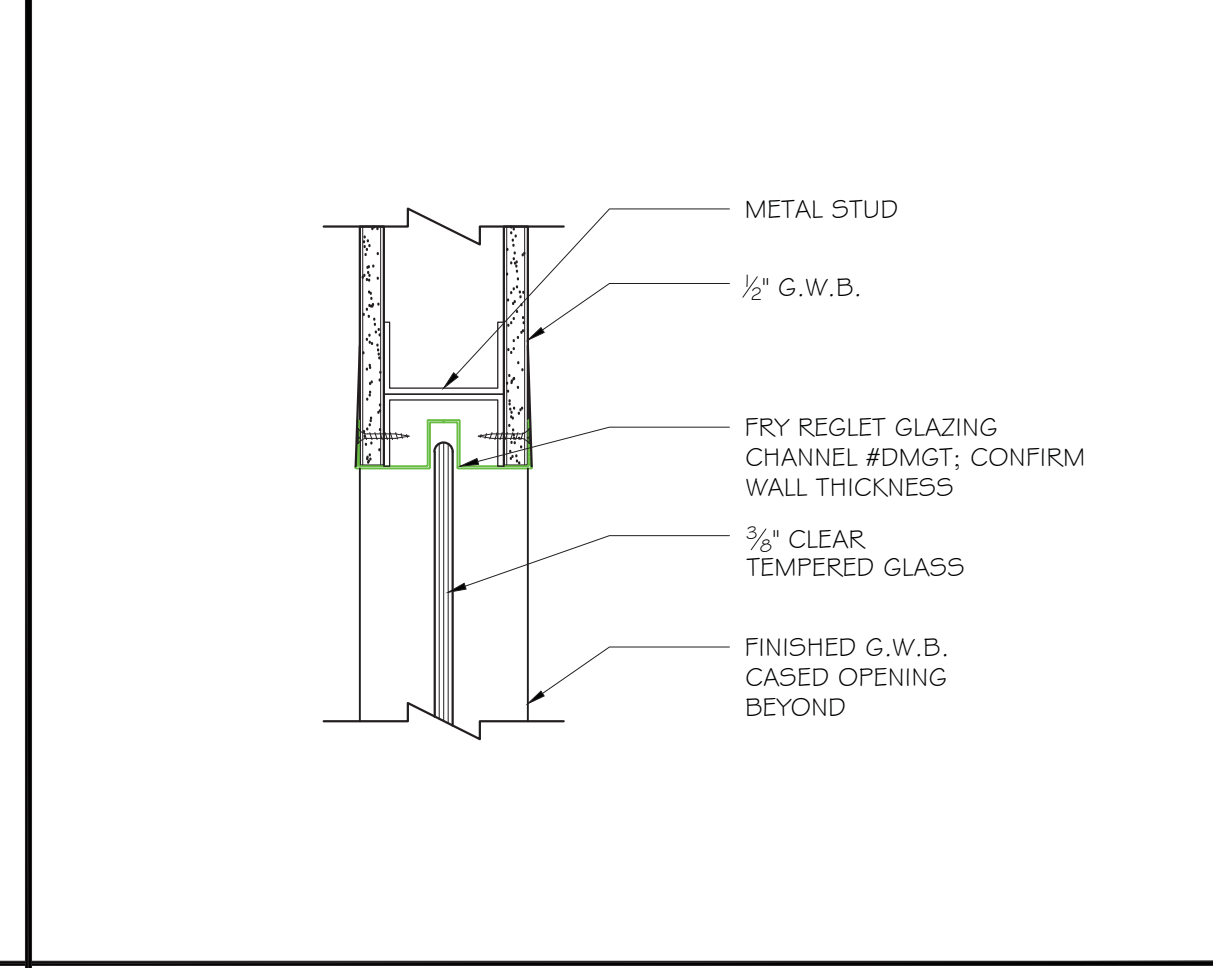
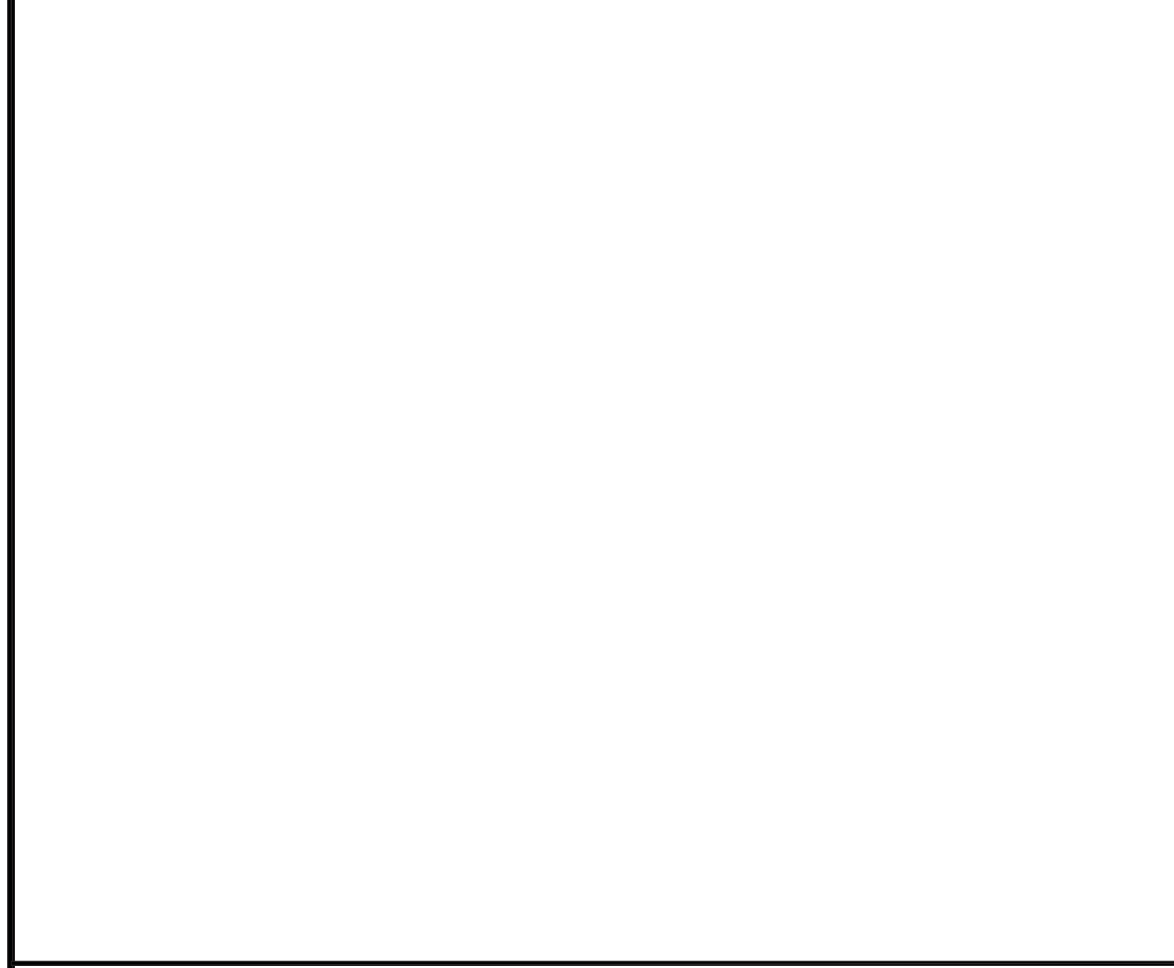
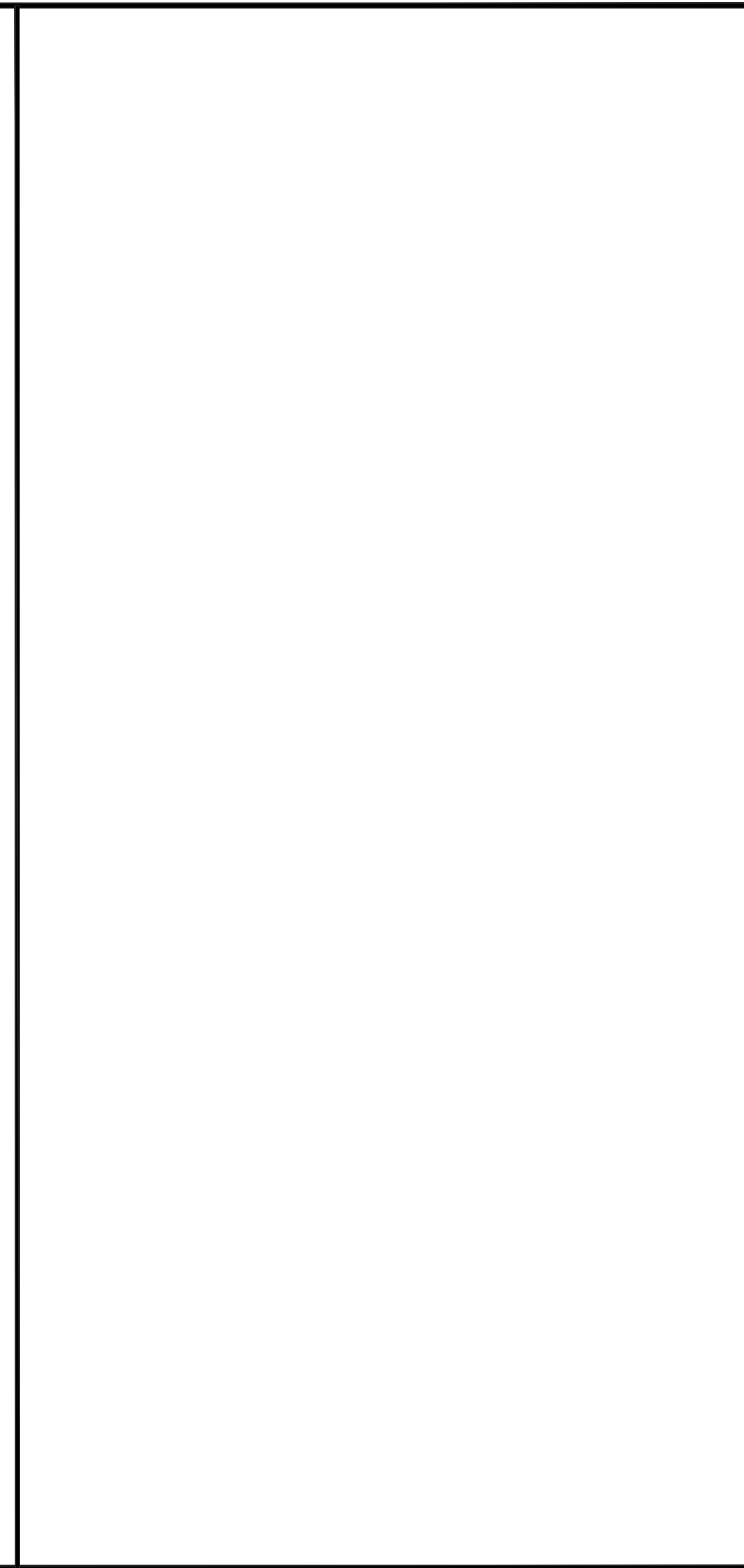
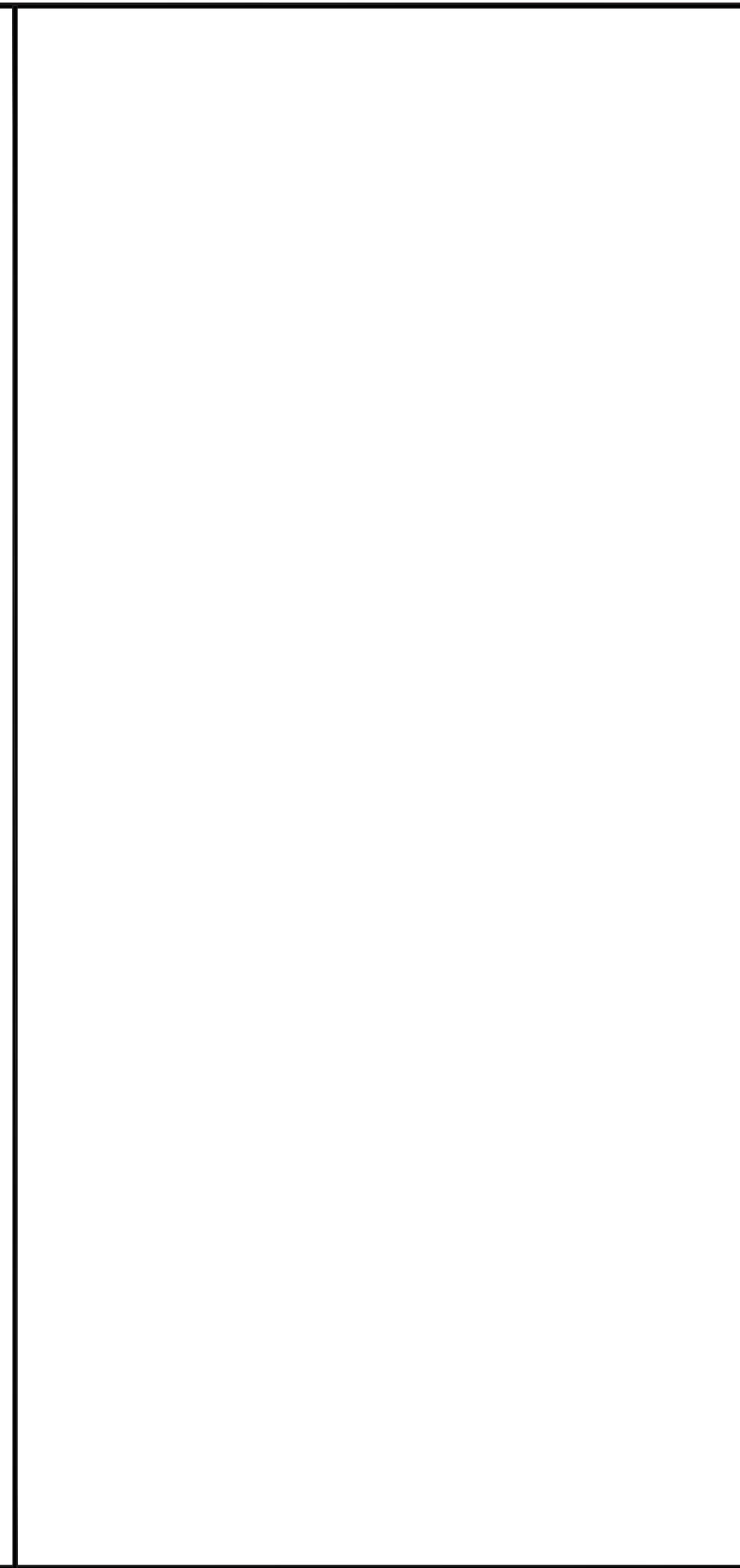
**3** PARTITION TYPE 3  
SCALE: 3/4" = 1'-0"



**4** PARTITION TYPE 4  
SCALE: 3/4" = 1'-0"



**5** PARTITION TYPE 5  
SCALE: 3/4" = 1'-0"



**9** DETAIL @ COLUMN FURRING, TYP.  
SCALE: 3" = 1'-0"

**10** DETAIL @ PERIMETER MULLION, TYP.  
SCALE: 3" = 1'-0"

MPE ENGINEER:

THIS IS YOUR AUTHORIZATION TO ISSUE THESE PLANS AND SPECIFICATIONS FOR BID AND FOR CONSTRUCTION. INTERPLAN INCORPORATED ACTS SOLELY AS CLIENTS AGENT AND ALL PAYMENT OBLIGATIONS AND CLAIMS SHALL BE ADJUSTED SOLELY BETWEEN CLIENT AND VENDOR OR CONTRACTOR.

CLIENT AUTHORIZATION:  
DATE:

NEW OFFICES FOR:  
**McGLADREY RICHMOND**  
919 EAST MAIN STREET  
18TH FLOOR  
RICHMOND, VA 23219

No.	Date	Issue
1	07.18.14	TO ENGINEERING
2	08.05.14	TO PERMIT/PRICING

Design:  
RJK, JK, LCO

Approved:  
RJK

Sheet Name:  
**PARTITION TYPES & DETAILS**

Scale:  
1/8" = 1'-0"

Job No.  
4016-02

Sheet Number  
**A1.2**

## HARDWARE SCHEDULE

SET	QTY.	ITEM	DESCRIPTION	MFG.	FINISH/REMARKS
1 <small>(PASSAGE FUNCTION)</small>	1	CYLINDRICAL PASSAGE SET	'ND' SERIES, ND105 W ATHENS LEVER.	SCHLAGE	FINISH 626, SATIN CHROMIUM PLATED.
	2 PR.	HINGES	4.5" X 4.5" TA2714.	McKINNEY	US26D (SATIN CHROME)
	1	FLOOR STOP	F5436 W/ R435 RISER AS REQ'D.	IVES	US26D (SATIN CHROME)
	1 SET	SILENCERS			
	1	COAT HOOK	RM802	ROCKWOOD	US26D (SATIN CHROME)
2 <small>(PRIVACY FUNCTION)</small>	1	CYLINDRICAL LOCKSET	'ND' SERIES, ND405 W ATHENS LEVER.	SCHLAGE	FINISH 626, SATIN CHROMIUM PLATED.
	2 PR.	HINGES	4.5" X 4.5" TA2714.	McKINNEY	US26D (SATIN CHROME)
	1	FLOOR STOP	F5436 W/ R435 RISER AS REQ'D.	IVES	US26D (SATIN CHROME)
	1 SET	SILENCERS			
3 <small>(PASSAGE FUNCTION)</small>	1	CYLINDRICAL LOCKSET	'ND' SERIES, ND105 W ATHENS LEVER.	SCHLAGE	FINISH 626, SATIN CHROMIUM PLATED.
	2 PR.	HINGES	4.5" X 4.5" TA2714.	McKINNEY	US26D (SATIN CHROME)
	1	FLOOR STOP	F5436 W/ R435 RISER AS REQ'D.	IVES	US26D (SATIN CHROME)
	1 SET	SILENCERS			
4 <small>(OFFICE FUNCTION)</small>	2	SINGLE DUMMY TRIM SET	'ND' SERIES, ND170 W ATHENS LEVER.	SCHLAGE	FINISH 626, SATIN CHROMIUM PLATED.
	2	OVERHEAD MAGNETIC CATCH	327	IVES	92 ALUMINUM
	2 PR. EACH LEAF	HINGES	4.5" X 4.5" TA2714.	McKINNEY	US26D (SATIN CHROME)
	1 EACH LEAF	FLOOR STOP	F5436 W/ R435 RISER AS REQ'D.	IVES	US26D (SATIN CHROME)
	1 SET EACH LEAF	SILENCERS			
5 <small>(STOREROOM LOCK FUNCTION)</small>	1	CYLINDRICAL LOCKSET	'ND' SERIES, ND80PD W ATHENS LEVER.	SCHLAGE	FINISH 626, SATIN CHROMIUM PLATED.
	2 PR.	HINGES	4.5" X 4.5" TA2714.	McKINNEY	US26D (SATIN CHROME)
	1	FLOOR STOP	F5436 W/ R435 RISER AS REQ'D.	IVES	US26D (SATIN CHROME)
	1 SET	SILENCERS			
	1	OVERHEAD CONCEALED CLOSER	2031	LCN	US26D (SATIN CHROME)
6 <small>(ENTRY FUNCTION)</small>	1	BACK TO BACK PULLS	LINEAMAX, RM3701 72" C.T.C.	ROCKWOOD	US26D (SATIN CHROME)
	1	TOP AND BOTTOM PATCH FITTINGS W CENTER PIVOTS	CENTER PIVOTS AS REQUIRED	DORMA	US26D (SATIN CHROME)
	1	MAG LOCK			COORDINATE W/ SECURITY VENDOR.
	1	OVERHEAD CONCEALED CLOSER	RT588	DORMA	US26D (SATIN CHROME)
7 <small>(OFFICE FUNCTION)</small>	1	BACK TO BACK PULLS	LINEAMAX, RM3701 72" C.T.C.	ROCKWOOD	US26D (SATIN CHROME)
	1 EA LEAF	TOP AND BOTTOM PATCH FITTINGS W CENTER PIVOTS	CENTER PIVOTS AS REQUIRED	DORMA	US26D (SATIN CHROME)
	1	OVERHEAD CONCEALED CLOSER	RT588	DORMA	US26D (SATIN CHROME)

### HARDWARE NOTES

1. ALL HARDWARE SHALL BE ADA TITLE 3 COMPLIANT
2. NEW HARDWARE TO BE AS SPECIFIED.
3. EXISTING HARDWARE TO REMAIN WHERE INDICATED.
4. IF EXISTING HARDWARE INDICATED FOR REUSE IS DAMAGED OR UNUSABLE, GENERAL CONTRACTOR TO REFURBISH AND/OR PROVIDE NEW TO MATCH AS REQUIRED.
5. ALL HARDWARE FINISHES TO BE SATIN CHROME (US26D) UNLESS OTHERWISE NOTED.
6. CONCEALED OVERHEAD CLOSER: PROVIDE PAINTABLE COVER PLATE AT HEADER, TO BE PAINTED TO MATCH DOOR HEADER FRAME (VERIFY FINISH WITH ARCHITECT).

## DOOR SCHEDULE

DOOR	DIM.			MATERIAL	FINISH	FRAME TYP.	FINISH	HWD SET#	REMARKS
	WIDTH	HT.	THICK-NEGS						
A	3'-0"	8'-0"	1 3/4"	S.C. WOOD	PAINTED	2" HOLLOW METAL	PAINTED	---	SINGLE DOOR W/ 3'-0" SIDELITE. SEE DETAIL 1, THIS SHEET.
B	3'-0"	8'-0"	1 3/4"	S.C. WOOD	PAINTED	2" HOLLOW METAL	PAINTED	---	SINGLE DOOR W/ GLASS PANEL. SEE DETAIL 1, THIS SHEET.
C	3'-0"	8'-3" V.I.F.	1/2"	CLEAR TEMP. GLASS	---	FRAMELESS	---	---	SINGLE FULL-HEIGHT GLASS DOOR. SEE ELEVATIONS FOR MORE INFORMATION.
D	4'-0"	8'-0"	1 3/4"	S.C. WOOD	PAINTED	2" HOLLOW METAL	PAINTED	---	DOUBLE DOOR.
E	3'-0"	8'-0"	1 3/4"	S.C. WOOD	STAINED TO MATCH BUILDING STANDARD	2" HOLLOW METAL	PAINTED	---	BUILDING STANDARD SUITE ENTRY.
F	3'-0"	8'-3" V.I.F.	1/2"	CLEAR TEMP. GLASS	---	FRAMELESS	---	---	SINGLE FULL-HEIGHT GLASS DOOR. SEE ELEVATIONS FOR MORE INFORMATION.
G	3'-0"	8'-0"	1 3/4"	S.C. WOOD	PAINTED	2" HOLLOW METAL	PAINTED	---	
EX	EXISTING TO REMAIN.								

### DOOR NOTES

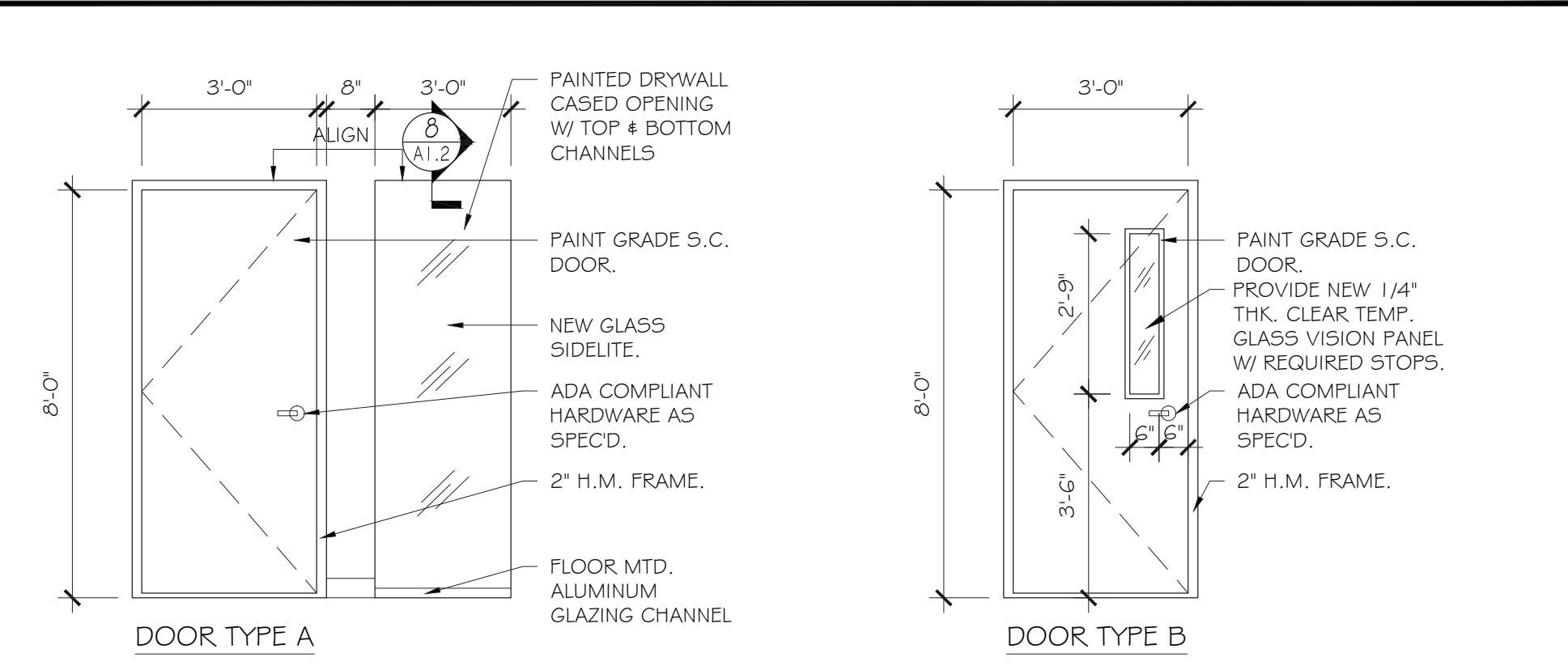
1. ALL DOORS TO BE FLUSH FACE UNLESS OTHERWISE NOTED.
2. ALL WOOD DOORS W/ GLASS TO HAVE FLUSH WOOD STOPS (OVERLAP STOPS ARE NOT ACCEPTABLE).
3. DOORS CALLED OUT AS BUILDING STANDARD ARE TO MATCH EXISTING BUILDING STANDARD. FINISH TO MATCH EXISTING BUILDING STANDARD DOORS.
4. IF EXISTING DOOR INDICATED FOR REUSE IS DAMAGED OR UNUSABLE, GENERAL CONTRACTOR TO REPAIR AND/OR PROVIDE NEW TO MATCH AS REQUIRED.
5. G.C. TO RE-USE DOORS AS POSSIBLE. REPAIR EXISTING DOORS AS NECESSARY. PAINT TO MATCH NEW DOORS.

## EQUIPMENT / FIXTURE LIST

TAG	ITEM	MFG.	MODEL NO.	REQUIREMENTS / REMARKS	CONTRACTOR PROVIDED		
1	REFRIGERATOR	G.E.	CPE29TSD55, (28.6 CU. FT.)	COLOR: STAINLESS STEEL. PROVIDE PLUMBING CONNECTION AS REQ'D. (120V, 60Hz, 15A)	YES		
2	VENDING MACHINE	T.B.D.	T.B.D.	T.B.D.	NO		
3	DISHWASHER	G.E.	GLDT69GD55	COLOR: STAINLESS STEEL. PROVIDE PLUMBING CONNECTION AS REQ'D. (120V, 60Hz, 15A)	YES		
4	SINK WITH FAUCET (A.D.A.)	SINK	ELKAY	LRADQ2522	PROVIDE PLUMBING CONNECTION AS REQ'D.	FINISH - CHROME	YES
		FAUCET	DELTA	980T-SD-DST - PILAR		FINISH - CHROME	YES
5	GARBAGE DISPOSAL	I.S.E.	BADGER 5	PROVIDE PLUMBING CONNECTION AS REQ'D. (120V, 60Hz, 6.7A)	YES		
6	NOT USED	---	---	---	---		
7	COUNTERTOP MICROWAVE	---	---	TENANT PROVIDED. ASSUME 120V, 60Hz, 15A)	NO		
8	NOT USED	---	---	---	---		
9	FILTERED WATER DISPENSER	PURE WATER TECHNOLOGY	INTERPURE 1 C (PC1U)	PROVIDE PLUMBING CONNECTION AS REQ'D. (120V, 60Hz)	NO		
10	COFFEE SERVICE	T.B.D.	T.B.D.	PROVIDE PLUMBING CONNECTION AS REQ'D. (120V, 60Hz)	NO		
11	NOT USED	---	---	---	---		
12	BAR SINK WITH FAUCET (A.D.A.)	SINK	ELKAY	ELU1616	PROVIDE PLUMBING CONNECTION AS REQ'D.	FINISH - CHROME	YES
		FAUCET	DELTA	980T-SD-DST - PILAR		FINISH - CHROME	YES
13	UNDERCOUNTER BEVERAGE CENTER	HAIER	HBCN05FV5	COLOR: METAL (115V, 60Hz)	YES		
14	UNDERCOUNTER ICE MAKER	KITCHENAID	KUIC15NHZ5	PROVIDE PLUMBING CONNECTION AS REQ'D. (120V, 60Hz) COLOR: STAINLESS STEEL	YES		
15	SHREDDER	PROVIDED BY CLIENT	---	ASSUME: 120V, 60Hz, 15A	NO		
16	COPIER (LARGE)	CANNON	IMAGERUNNER ADVANCE G275 19277USA	ASSUME: 120V, 60Hz, 20A (8 1/2" X 37" X 49") COORDINATE WITH TENANT.	NO		
17	FLAT PANEL DISPLAY (70" DIAGONAL)	T.B.D.	T.B.D.	ASSUME: 120V, 60Hz, YA COORDINATE SIZE W/ AV VENDOR.	NO		
18	NOT USED	---	---	---	---		
19	SERVER RACK	T.B.D.	T.B.D.	ASSUME: 120V, 60Hz, 15A	NO		

## LIGHT FIXTURE SCHEDULE

Fixture Type	Light Fixture Description	Manufacturer / Catalog No.	Remarks / Mounting Heights
A	2X 4' RECESSED INDIRECT FLUORESCENT FIXTURE WITH LINEAR CENTER DIFFUSER. (2, T-5, 3500 K).	FINELITE HPR 2X4 HPR-A-2X4-DCO-2T5-5C-C3-IS-OBO.	RECESSED.
B	1' X 1' RECESSED INDIRECT FLUORESCENT FIXTURE WITH LINEAR CENTER DIFFUSER. (2, 32WTT, 3500 K).	FOCAL POINT, L.L.C. EQUATION 1X1 FEQ-11-B-2-32TT-5-U-WP-L835-WH	RECESSED.
C	LED RECESSED LINEAR DIMMING DOWNLIGHT; GRID-MOUNTED. (1, T-5, 3500 K).	FOCAL POINT, L.L.C. AVENUE B FAVB-FL-LL1-L835-LD1-1-C-5-WH-4'	RECESSED.
D	RECESSED LINEAR FLUORESCENT WALL WASHER; GRID MOUNTED; VERIFY LENGTH WITH REFLECTED CEILING PLAN, SHEET A4.0. (1, T-5, 3500 K).	FOCAL POINT, L.L.C. AVENUE A FAVA-CL-IT5-1C-5-G3-L835-WH-VARIES.	RECESSED.
D1	SURFACE-MOUNTED FLUORESCENT LINEAR WALL WASHER; GRID MOUNTED; VERIFY LENGTH WITH REFLECTED CEILING PLAN, SHEET A4.0. (1, T-5, 3500 K).	FOCAL POINT, L.L.C. AVENUE A FAVAS-CL-IT5-1C-5-5M-L835-WH-VARIES.	SURFACE-MOUNTED.
D2	RECESSED DIMMING LED LINEAR WALL WASHER; GRID MOUNTED; VERIFY LENGTH WITH REFLECTED CEILING PLAN, SHEET A4.0. (LED, 3500 K).	FINELITE, INC. HIGH PERFORMANCE WALL HPW-LED-VARIES-FR-LED-3500K-5C-C3	RECESSED.
D3	RECESSED DIMMING LED LINEAR WALL WASHER; G.W.B. MOUNTED; VERIFY LENGTH WITH REFLECTED CEILING PLAN, SHEET A4.0. (LED, 3500 K).	FINELITE, INC. HIGH PERFORMANCE WALL HPW-LED-VARIES-FR-LED-3500K-5C-DW	RECESSED.
E	RECESSED LINEAR DOWNLIGHT; GRID-MOUNTED; VERIFY LENGTH WITH REFLECTED CEILING PLAN, SHEET A4.0. (1, T-5, 3500 K).	FOCAL POINT, L.L.C. AVENUE G FAVG-FL-IT5-1C-5-G3-L835-WH-VARIES	RECESSED.
F	FLUORESCENT UNDERCABINET FIXTURE, 1" DEPTH, OPAL ACRYLIC LENS. STEEL HOUSING WITH MATTE WHITE FINISH. (VARIES-F8T5/MW OR F13T5/MW)	ALKCO LITTLE INCH HP-116-120V (24") HP-138-120V (33") HP-213-120V (42") (G.C. TO V.I.F.)	UNDERCABINET MTD. REFER TO RCP NOTE 19 ON SHEET A4.0.
G	4' X 4' RECESSED LED DOWNLIGHT FIXTURE, GRID MOUNTED. (LED, 3500 K).	GOTHAM 4" EVO SQUARE EVO-SQ-35-1400-4WR-LD-TRW	RECESSED.
G1	4' X 4' RECESSED LED DOWNLIGHT FIXTURE, G.W.B. MOUNTED, FLANGELESS. (LED, 3500 K).	GOTHAM 4" EVO SQUARE EVO-SQ-35-1400-4WR-LD-5F	RECESSED.
H	SUSPENDED LINEAR DIRECT/INDIRECT PENDANT; GRID-MOUNTED; VERIFY LENGTH WITH REFLECTED CEILING PLAN, SHEET A4.0. (1, T-5, 3500 K).	FOCAL POINT, L.L.C. AVENUE D FAVD5-FL-IT5-1C-5-C24-L835-WH-12"	RECESSED.



**ELEVATIONS @ DOOR TYPES**  
SCALE: 3/8" = 1'-0"

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MPE ENGINEER:

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CLIENT AUTHORIZATION:

DATE:

NEW OFFICES FOR:  
**McGLADREY RICHMOND**  
919 EAST MAIN STREET  
18TH FLOOR  
RICHMOND, VA 23219

No.	Date	Issue
1	07.18.14	TO ENGINEERING
2	08.05.14	TO PERMIT/PRICING

Design:  
RJK, JK, LCO

Approved:  
RJK

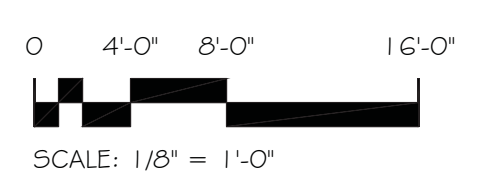
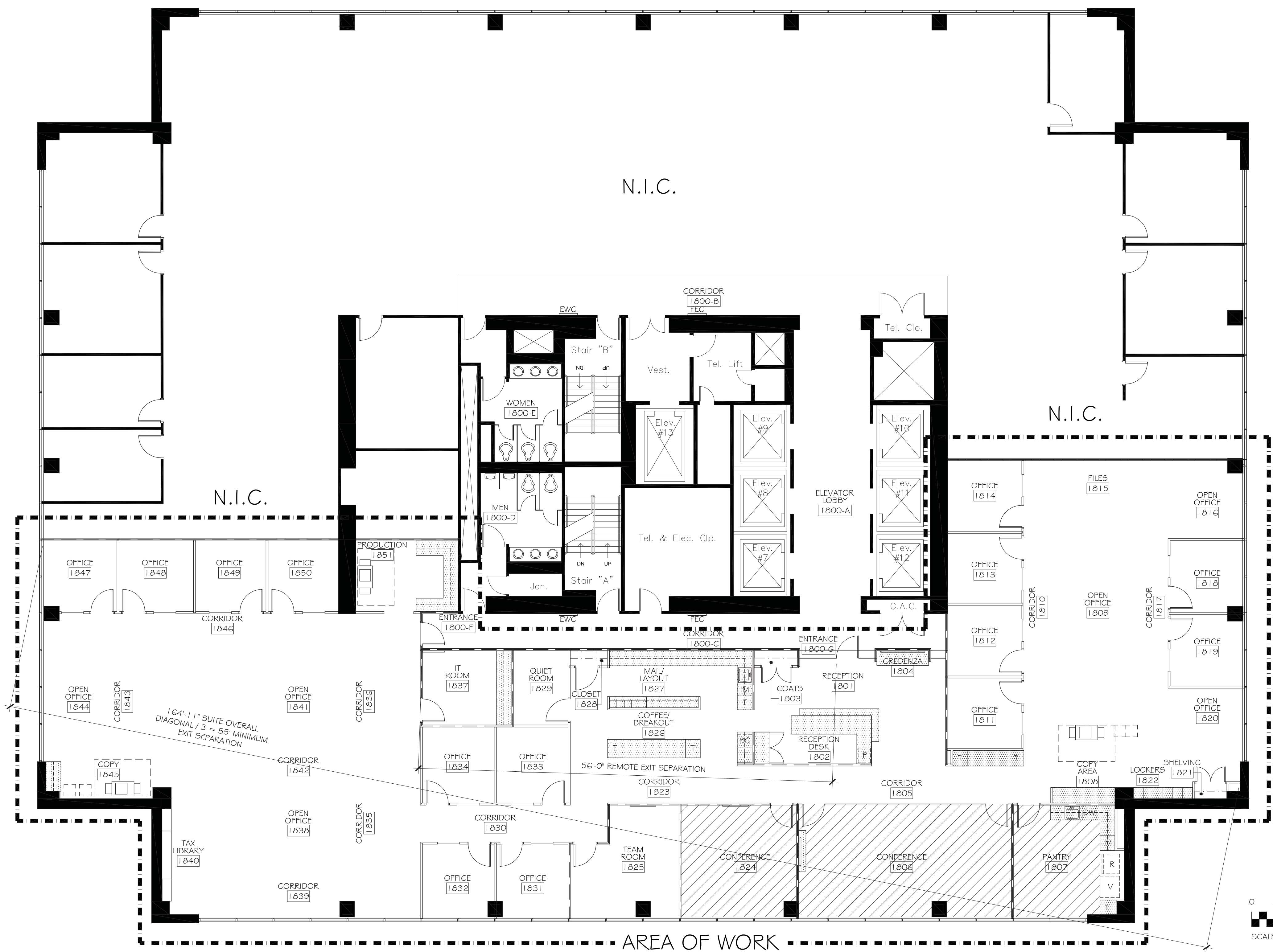
Sheet Name:  
**SCHEDULES & DOOR TYPES**

Scale: 1/8" = 1'-0"

Sheet Number:  
**A1.3**

Job No.: 4016-02

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**OCCUPANCY CALCULATIONS**

18TH FLOOR - McGLADREY SUITE - TOTAL USF = 7,251 USF

ASSEMBLY LOAD @ 1 PERSON / 15 SF  
 CONFERENCE 1806  
 429 USF / 15 SF = 29 PERSONS  
 PANTRY 1807  
 184 USF / 15 SF = 11 PERSONS  
 CONFERENCE 1824  
 232 USF / 15 SF = 16 PERSONS

BALANCE OF SUITE:  
 OFFICE USE @ 1 PERSON / 100 SF  
 6,427 REMAINING SQ. FT. / 100 SF = 65 PERSONS

REMAINDER OF 18TH FLOOR SUITE- TOTAL USF = 8,290 USF

MIXED LOAD @ 1 PERSON / 65 SF  
 NORTH SUITE - 'A'  
 8,290 USF / 65 SF = 128 PERSONS

TOTAL OCCUPANCY FOR 18TH FLOOR = 249 PERSONS

EXIT STAIR CAPACITY :  
 DOOR CAPACITY = 33" / 0.2 = 165 X 2 DOORS = 330 OCCUPANTS PER FLOOR.  
 STAIR CAPACITY = 44" / 0.3 = 146 X 2 STAIRS = 292 OCCUPANTS PER FLOOR.

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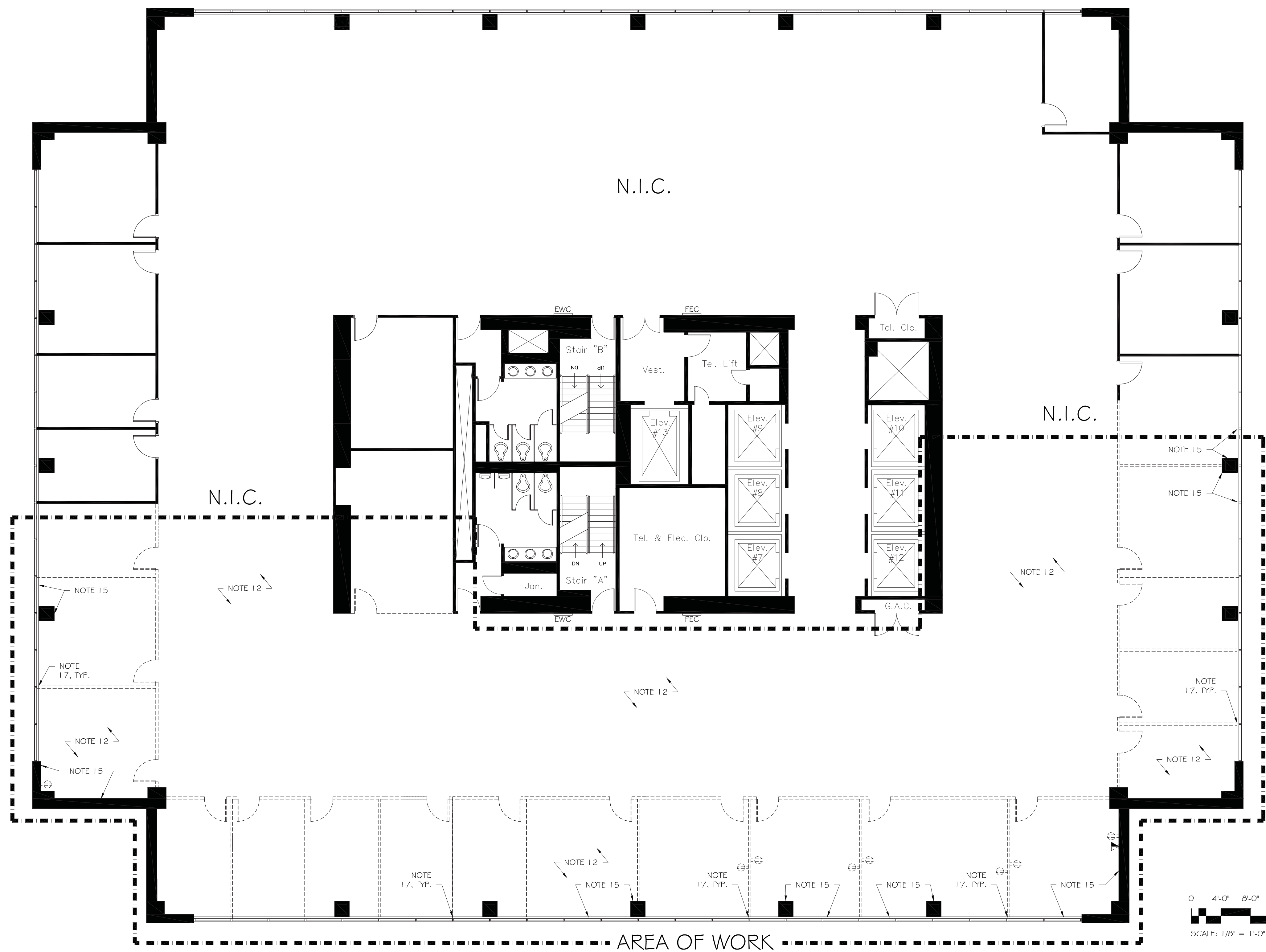
Sheet Name:  
**OCCUPANCY & EGRESS PLAN**

Scale:  
 1/8" = 1'-0"  
 Job No.  
 4016-02

Sheet Number  
**A1.4**

# DEMOLITION WASTE MANAGEMENT SPEC'S

- IT IS A REQUIREMENT FOR THIS PROJECT THAT THE GENERAL CONTRACTOR RECYCLE, REUSE AND/OR SALVAGE AS MUCH MATERIAL AS POSSIBLE. ALL CONSTRUCTION DEMOLITION OF EXISTING BUILT CONDITIONS SHALL BE RECYCLED AS NECESSARY TO MEET MINIMUM REQUIREMENT OF AT LEAST 50% DEMOLITION DEBRIS.
- THE PATH FOR ALL DEMOLISHED MATERIALS SHOULD BE FIRST TO REUSE, SECOND TO RECYCLE, AND LASTLY TO LANDFILL. THE BID BREAKDOWN SHALL INCLUDE A WASTE HANDLING PLAN THAT IDENTIFIES HOW THE WASTE STREAMS WILL BE SEPARATED AND MANAGED, AND SHALL INCLUDE THE FOLLOWING CATEGORIES:
  - WHAT ITEMS WILL BE SALVAGED
  - HOW THEY WILL BE SALVAGED
  - WHAT PERCENTAGE OF TOTAL DEMOLITION IS BEING SALVAGED
  - WHAT SALVAGED ITEMS WILL BE DIVERTED FROM LANDFILL
  - WHERE THEY WILL BE DIVERTED
- UNLESS OTHERWISE INDICATED, DECONSTRUCTION WASTE BECOMES THE PROPERTY OF THE CONTRACTOR.
- SCHEDULE OF DECONSTRUCTION ACTIVITIES: INDICATE THE FOLLOWING:
  - DETAILED SEQUENCE OF DECONSTRUCTION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY.
  - INTERRUPTION OF UTILITY SERVICES IF REQUIRED. INDICATE HOW LONG UTILITY SERVICES WILL BE INTERRUPTED.
  - COORDINATION FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES.
  - USE OF ELEVATOR AND/OR STAIRS.
  - LOCATIONS OF PROPOSED DUST- AND NOISE-CONTROL TEMPORARY PARTITIONS AND MEANS OF EGRESS.
  - MEANS OF PROTECTION FOR ITEMS TO REMAIN AND ITEMS IN PATH OF MATERIAL REMOVAL FROM BUILDING.
- DOCUMENT GENERAL CONDITION OF MATERIALS TO BE SALVAGED PRIOR TO REMOVAL. CONDUCT PRE-DECONSTRUCTION CONFERENCE ON-SITE. REVIEW METHODS AND PROCEDURES RELATED TO DECONSTRUCTION. DESIGNATE AREA(S) ON SITE FOR SEGREGATED OR COMMINGLED COLLECTION OF RECYCLABLE MATERIALS.
- DOCUMENTATION BY THE DEMOLITION CONTRACTOR IS REQUIRED TO VERIFY ALL REUSED AND/OR RECYCLED MATERIALS. HAUL TICKETS AND RECEIPTS SHALL BE PROVIDED BY THE RECIPIENTS OF SALVAGED AND RECYCLED MATERIALS; RECEIPTS SHALL BE MAINTAINED AND MADE AVAILABLE UPON REQUEST.



## DEMOLITION NOTES

- GENERAL NOTES ARE PROVIDED ON SHEET A1.1 AS PART OF THE CONSTRUCTION DOCUMENTS. WORK PERFORMED BY CONTRACTOR AND ALL SUBCONTRACTORS ARE TO CONFORM TO BOTH THE DRAWINGS AND THE GENERAL NOTES.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND THOROUGHLY ACQUAINT THEMSELVES WITH ALL CONDITIONS WHICH MAY AFFECT THE SCOPE OF DEMOLITION AND THE EXISTING CONDITIONS PRIOR TO PROCEEDING. ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND/OR RESOLUTION DURING BID PHASE.
- PROJECT TO BE FULLY DEMOLISHED. ITEMS TO BE DEMOLISHED ARE INDICATED ON THE DRAWINGS WITH DASHED LINES AS 'TO BE REMOVED', OR SIMILAR. CONTRACTOR TO DEMOLISH ALL AREAS WHERE NEW WALLS, FINISHES AND CEILINGS ARE INDICATED. CONTRACTOR TO COORDINATE WITH ALL ARCHITECTURAL AND ENGINEERING DRAWINGS. DEMOLITION SHOULD NOT EXTEND BEYOND DEMARCATION LINES INDICATED ON THE DRAWINGS WITHOUT PRIOR APPROVAL OF ARCHITECT OR OWNER/TENANT.
- CONTRACTOR AND SUBCONTRACTORS ARE TO PROTECT EXISTING FINISHES AND MATERIALS SHOWN ON THE DRAWINGS 'AS TO REMAIN'. ALL AREAS IN THE BUILDING AND THE SITE WITH APPROPRIATE MEANS TO PREVENT DAMAGE AND THE SPREAD OF CONSTRUCTION DEBRIS, REPAIR AND/OR REPLACEMENT OF DAMAGED AREAS, FINISHES OR MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS. CONTRACTOR TO COORDINATE AND MAKE ARRANGEMENTS WITH THE BUILDING OWNER FOR DAILY REMOVAL OF DEBRIS AND ACCESS TO THE PROJECT AREAS.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL REMOVE THEIR DEBRIS FROM THE JOB SITE AND SHALL LEAVE THE PREMISES CLEAN AND ORDERLY THROUGHOUT THE WORK. THEY SHALL IMMEDIATELY REMOVE DEMOLISHED MATERIALS OR REFUSE FROM THE SITE AND MAINTAIN THE AREAS AROUND THE CONSTRUCTION FREE AND CLEAR OF DEBRIS.
- PROTECT EXISTING ACTIVE SERVICE AND UTILITY LINES ENCOUNTERED. DO NOT INTERRUPT SERVICES TO OTHER PARTS OF THE BUILDING. TEMPORARY SHUT DOWN OF BUILDING SERVICES, IF REQUIRED, SHALL BE DONE ONLY WITH PRIOR APPROVAL OF THE BUILDING OWNER AT A TIME MUTUALLY DETERMINED.
- CONTRACTOR AND ALL SUBCONTRACTORS ARE TO MAKE EVERY EFFORT TO MINIMIZE IMPACT OF DEMOLITION ON THE BUILDING TENANTS OCCUPYING THE SITE DURING DEMOLITION SO THAT NORMAL OPERATION OF THE TENANTS CAN PROCEED. CONTRACTOR AND ALL SUBCONTRACTORS SHALL ATTEMPT TO SCHEDULE DEMOLITION WITH POTENTIAL FOR MAJOR IMPACT (I.E. JACK HAMMERING) AT A TIME MUTUALLY AGREED, (I.E. BEFORE BUILDING TENANTS NORMAL HOURS OF OPERATION). CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE BUILDING OWNER.
- PRIOR TO DEMOLITION ALL MATERIALS AND FIXTURES WHICH ARE IDENTIFIED TO BE RETAINED SHOULD BE CAREFULLY REMOVED AND STORED ON SITE AT AN APPROVED LOCATION ACCEPTABLE TO THE OWNER/TENANT. GENERAL CONTRACTOR TO CONFIRM WITH ARCHITECT WHICH ITEMS ARE TO BE RETAINED AND SAVED. THOSE ITEMS SHOULD BE PROTECTED FROM ANY DAMAGE DURING STORAGE.
- DEMOLITION OF ALL MECHANICAL AND ELECTRICAL DEVICES SHOULD INCLUDE DISCONNECTING AND REMOVAL OF ALL ASSOCIATED WIRING, CONDUIT, SWITCHING, DUCTS, AND THERMOSTATS UNLESS INDICATED TO BE REUSED ON THE DRAWINGS. DEMOLISHED MECHANICAL, ELECTRICAL AND PLUMBING SHOULD BE REMOVED BACK TO SOURCE AND PROPERLY CAPPED AND/OR TERMINATED. COORDINATE DISCONNECTION AND RELOCATION OF EXISTING TELEPHONE DISTRIBUTION SYSTEMS WITH TENANTS VENDOR. STUBS TO BE REMOVED AND PACKED. ALL HOLES AT FLOOR TO BE PLUGGED AFTER EQUIPMENT REMOVAL OR RELOCATION. PATCH AND REPAIR ALL WALLS, FLOORS AND CEILING AS REQUIRED TO RECEIVE NEW FINISHES INDICATED ON THE DRAWINGS OR TO MATCH EXISTING ADJACENT FINISHES.

- REMOVE ALL EXISTING FLOOR FINISHES WHERE NEW FINISHES ARE INDICATED INCLUDING CARPET, BASE AND TILE. FLASH PATCH WHERE REQUIRED FROM REMOVAL OF EXISTING FINISHES TO ADEQUATELY PREPARE FOR INSTALLATION OF NEW FINISHES INDICATED ON THE DRAWINGS. (NOTE THAT IF EXISTING FLOOR FINISHES WERE INSTALLED IN A DIRECT GLUE METHOD, SCRAPE CLEAN ANY RESIDUAL GLUE OR OTHER FLOOR IMPERFECTIONS THAT WILL TELESCOPE THROUGH THE NEW FLOOR FINISHES.) ALL EXISTING CONCRETE SLAB FLOORS TO BE SMOOTH AND LEVELED IN PREPARATION TO RECEIVE NEW FLOOR FINISHES INDICATED.
- REMOVE ALL EXISTING CEILING GRIDS AND TILES WHERE NEW CEILING GRIDS AND TILES ARE INDICATED INCLUDING ALL GYPSUM WALL BOARD AND ASSOCIATED SUSPENSION SYSTEMS.
- REMOVE ALL ELECTRICAL FLOOR BOXES, POKE-THRU DEVICES, AND ASSOCIATED WIRING AND DISCARD, TYPICAL. PATCH AND FILL ALL ABANDONED FLOOR DUCT PENETRATIONS.
- GENERAL CONTRACTOR TO COORDINATE ADDITIONAL DEMOLITION AT AREAS OF NEW CONSTRUCTION AS REQUIRED TO INSTALL NEW FINISHES AND/OR MATERIALS TO COMPLETE THE PROJECT AS NEEDED.
- ALL AREAS NOT DESIGNATED ARE EXISTING TO REMAIN. AREAS INDICATED WITH 'N.I.C.' ARE 'NOT IN CONTRACT'.
- REMOVE ALL EXISTING WALLCOVERING AT PERIMETER WALLS. SKIM WALL TO PREPARE FOR NEW FINISHES AS SPECIFIED. SEE SHEET AG.1 FOR MORE DETAIL.
- METAL MULLION EXTENSIONS TO REMAIN, U.O.N.
- REMOVE AND SALVAGE EXISTING MULLION EXTENSIONS FOR RE-USE.

## DEMOLITION LEGEND

ANY ELECTRIC SYMBOLS SHOWN ON THIS PLAN INDICATE EXISTING ELECTRICAL OUTLETS OR JACKS TO BE REMOVED.

## PARTITION TYPES

MARK	DESCRIPTION	MARK	DESCRIPTION
	EXISTING TO REMAIN		EXISTING TO BE REMOVED

MPE ENGINEER:

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CLIENT AUTHORIZATION:

DATE:

NEW OFFICES FOR:

**McGLADREY RICHMOND**  
919 EAST MAIN STREET  
18TH FLOOR  
RICHMOND, VA 23219

No.	Date	Issue
1	07.18.14	TO ENGINEERING
2	08.05.14	TO PERMIT/PRICING

Design:

RJK, JK, LCO

Approved:

RJK

Sheet Name:

DEMOLITION

PLAN

Scale:

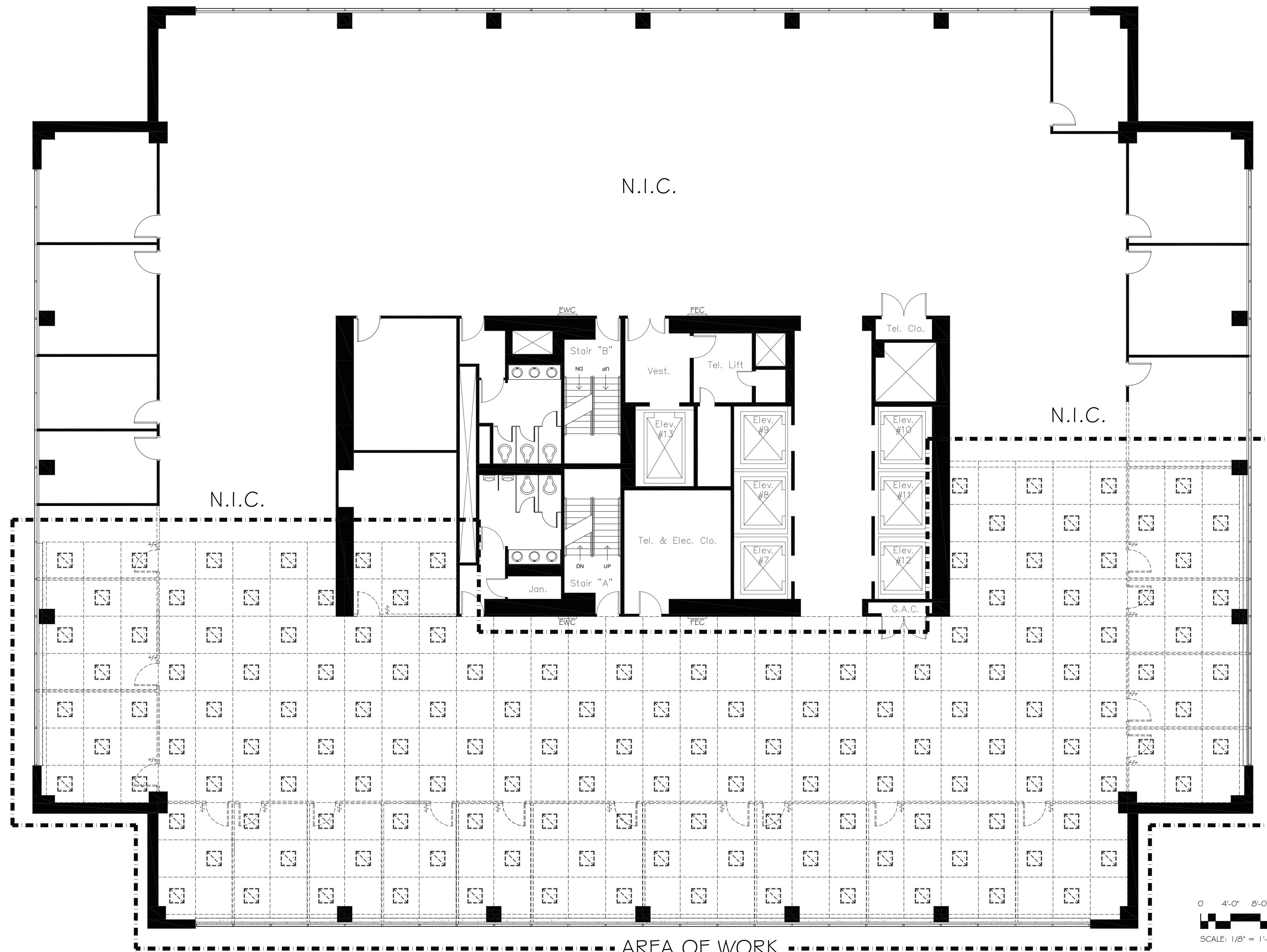
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Job No.

4016-02

Sheet Number

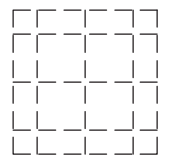
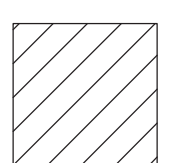
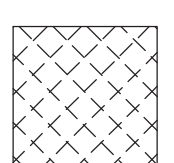

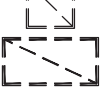
**A2.1**



**REFLECTED CEILING DEMOLITION NOTES**

- 101. GENERAL NOTES ARE PROVIDED ON SHEET A1.1 AS PART OF THE CONSTRUCTION DOCUMENTS. WORK PERFORMED BY CONTRACTOR AND ALL SUBCONTRACTORS ARE TO CONFORM TO BOTH THE DRAWINGS AND THE GENERAL NOTES.
- 102. ALL EXISTING CEILING GRID AND TILE WITHIN THE SCOPE OF WORK TO BE DEMOLISHED, U.O.N.
- 103. ALL EXISTING LIGHTS & CEILING FIXTURES WITHIN THE SCOPE OF WORK TO BE DEMOLISHED, U.O.N.
- 104. ALL LIGHT SWITCHES & CIRCUITRY TO BE DEMOLISHED WHERE WALLS ARE TO BE DEMOLISHED.
- 105. ALL AREAS NOT DESIGNATED ARE EXISTING TO REMAIN. AREAS INDICATED WITH 'N.I.C.' ARE 'NOT IN CONTRACT.'
- 106. PERIMETER SOFFIT TO REMAIN. RETAIN DRYWALL DETAIL TO BE REUSED AND REPAINTED. SEE REFLECTED CEILING PLAN SHEET A4.0.
- 107. G.C. TO VERIFY WITH PROPERTY MANAGEMENT IF ANY OF THE DEMOLISHED CEILING TILE AND LIGHTING IS TO BE RETURNED TO BUILDING STOCK PRIOR TO DISPOSAL. G.C. SHALL DELIVER ALL DESIRED SALVAGE MATERIAL TO THE BUILDING STORAGE AREA.

**REFLECTED CEILING DEMOLITION LEGEND**

-  DENOTES SUSPENDED ACOUSTIC GRID AND TILE TO BE REMOVED IN ITS ENTIRETY.
-  GYPSUM WALL BOARD (G.W.B.) CEILING TO REMAIN INTACT.
-  GYPSUM WALL BOARD (G.W.B.) CEILING TO BE REMOVED IN ITS ENTIRETY.
-  WALL SWITCH TO BE REMOVED/RELOCATED. REFER TO ENGINEERING DRAWINGS.
-  INDICATES LIGHT FIXTURE TO BE DEMOLISHED.

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 18TH FLOOR  
 RICHMOND, VA 23219

No.	Date	Issue
1	07.18.14	TO ENGINEERING
2	08.05.14	TO PERMIT/PRICING
3	08.22.14	LANDLORD COMMENTS

Design:  
 RJK, JK, LCO  
 Approved:  
 RJK

**DEMOLITION REFLECTED CEILING PLAN**

Scale:  
 1/8" = 1'-0"  
 Job No.  
 4016-02

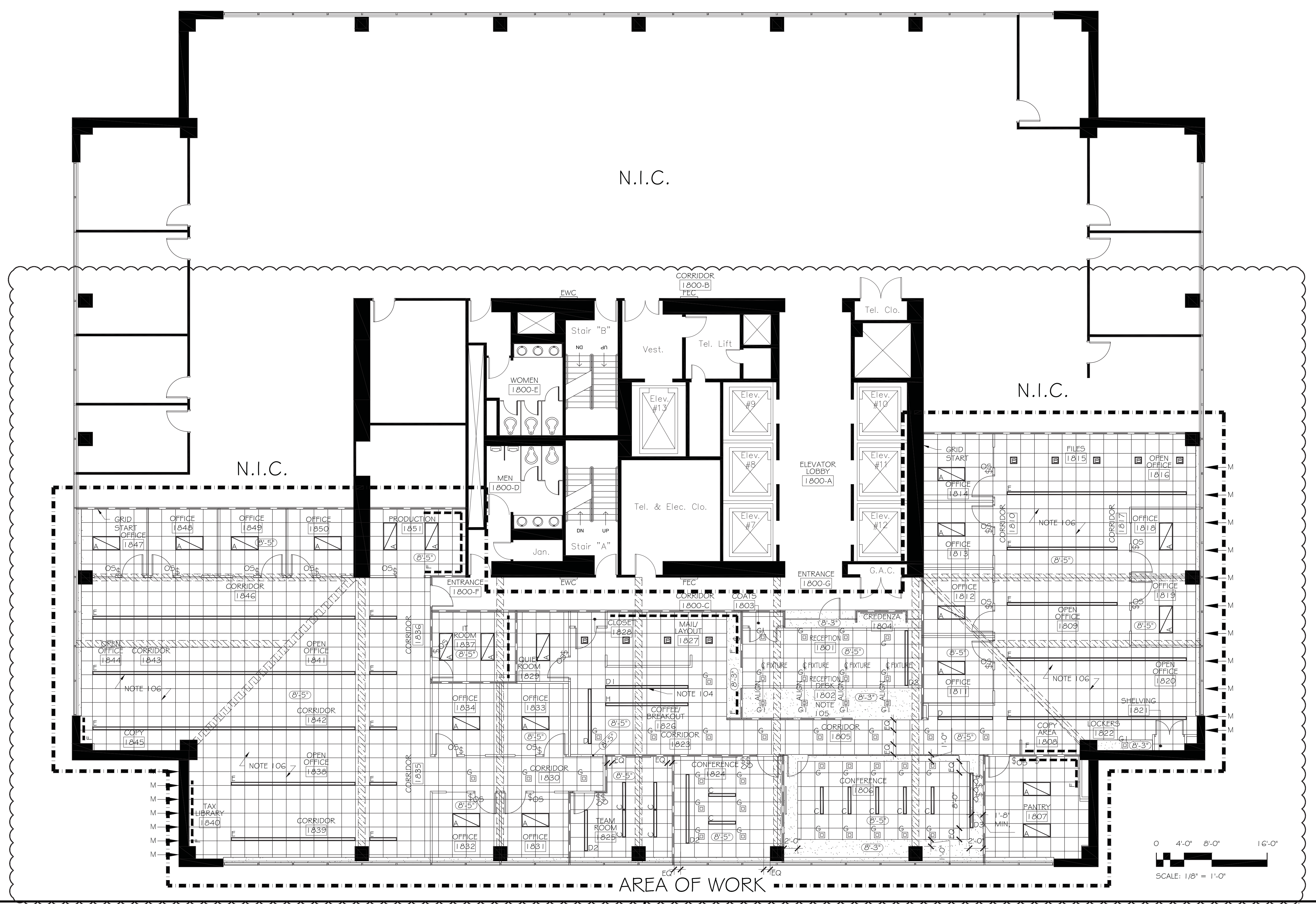
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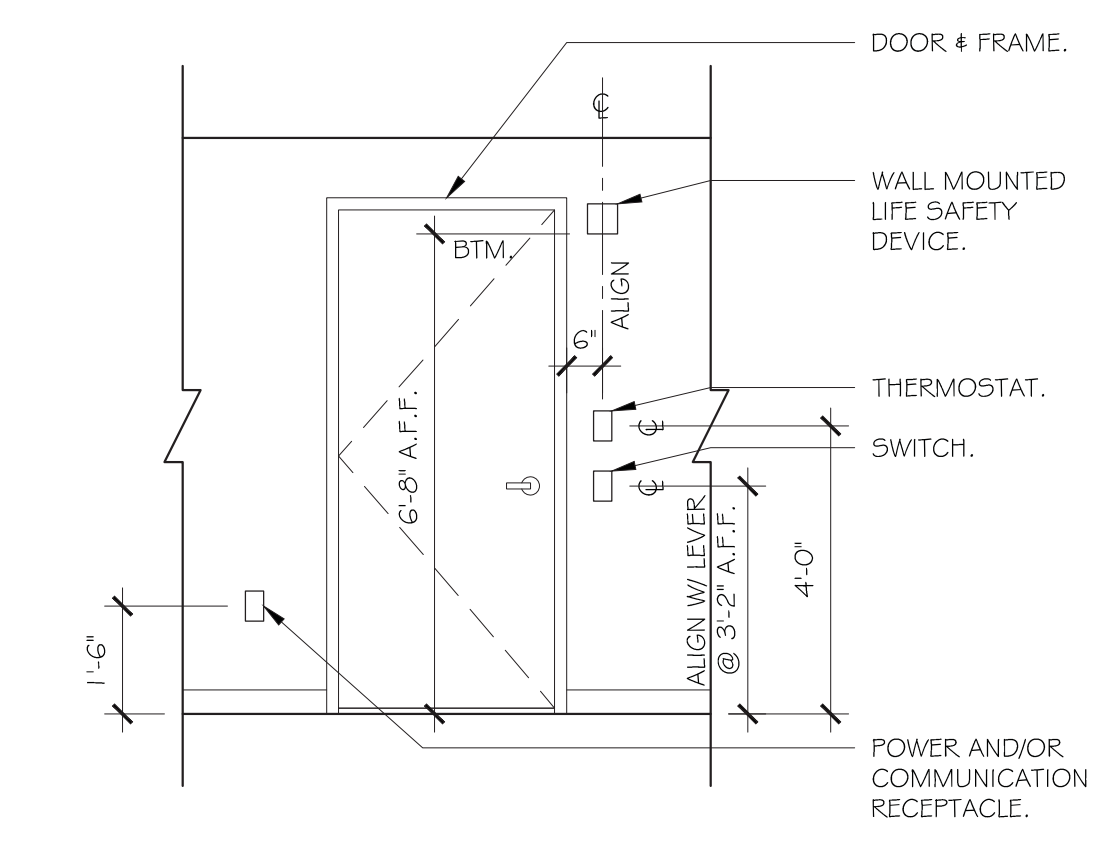
**REFLECTED CEILING NOTES**

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- CONTRACTOR AND SUBCONTRACTORS TO THOROUGHLY VERIFY ALL CONDITIONS IN FIELD INCLUDING ELECTRICAL PANEL CAPACITY, LOCATION AND CLEARANCES AT MECHANICAL DUCTS, ELECTRICAL ITEMS AND SLAB HEIGHTS. ALL NEW MECHANICAL DUCTS, PIPING AND ELECTRICAL ITEMS MUST BE LOCATED TO ALLOW INSTALLATION OF FIXTURES AS INDICATED.
- CONTRACTOR TO COORDINATE ARCHITECTURAL AND ENGINEERING DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO DELIVERY OF PRICING/BID.
- ALL 2' X 2' ACOUSTIC TILE CEILING SHALL BE +/- 8'-5" A.F.F. (SET BY EXISTING CEILING HEIGHT), UNLESS OTHERWISE NOTED. G.C. TO VERIFY WITH ARCHITECT PRIOR TO INSTALL.
- ALL G.W.B. CEILINGS SHALL BE 8'-3" A.F.F., UNLESS OTHERWISE NOTED. ALL G.W.B. CEILINGS SHALL BE PAINTED CEILING WHITE, UNLESS OTHERWISE NOTED.
- ALL SWITCHES, RECEPTACLES AND COVERPLATES SHALL BE NEW, LUTRON DECORA TYPE, UNLESS OTHERWISE NOTED. THE COLOR OF ALL NEW RECEPTACLES, SWITCHES AND COVERPLATES SHALL BE WHITE. ALL SWITCHES SHOWN ADJACENT ARE TO BE INSTALLED IN GANGED FASHION UNDER SINGLE COVERPLATE. PROVIDE BRIDGING BETWEEN STUDS AS NECESSARY.
- MOUNT ALL NEW SWITCHES, RECEPTACLES AND DEVICES AS INDICATED ON DETAIL 2 THIS SHEET. WHERE SWITCHES ARE IN CONFLICT, CONSULT ARCHITECT FOR CORRECT MOUNTING HEIGHT.
- PROVIDE LUTRON 'NOVA-T' SLIDE TYPE CONTROLS FOR ALL GANGED INCANDESCENT AND FLUORESCENT FIXTURES WHERE DIMMER CONTROLS OCCUR. COLOR: WHITE W/ WHITE COVERPLATE.
- CONTRACTOR SHALL VERIFY THAT THE LIGHT FIXTURES SPECIFIED SHALL FIT WITHIN THE DESIGNATED ROOMS AND WITHIN THE DESIGNATED CEILING AREA. CONTRACTOR TO COORDINATE LIGHTING LAYOUT WITH EXISTING MECHANICAL DUCTWORK, SPRINKLER LINES, AND OTHER ABOVE CEILING CONDITIONS NOT VISIBLE. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN LIGHT FIXTURES AND EXISTING CONDITIONS (PIPES, BAR JOISTS, BEAMS, MECHANICAL, ETC.) PRIOR TO INSTALLATION OF CEILING. ALL CONFLICTS TO BE RESOLVED IN FIELD BY ARCHITECT.
- CONTRACTOR SHALL VERIFY EXACT SPECIFICATIONS OF FIXTURE TO COORDINATE CORRECT MOUNTING AND APPROPRIATE MATERIAL (I.E. LAY-IN CEILING, G.W.B. CEILING).
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
- ALL LIGHT FIXTURES TO BE CENTERED IN ACOUSTICAL TILE UNLESS OTHERWISE NOTED.
- ACOUSTIC TILE CEILINGS TO BE CENTERED WITHIN ROOMS, UNLESS OTHERWISE NOTED (TYPICAL THROUGHOUT).
- ALL DEVICES (JUNCTION BOX, HVAC CONTROLS, SHUTOFF VALVES, ETC.) REQUIRING ACCESS SHALL BE REMOTELY LOCATED AWAY FROM G.W.B. CEILINGS. EXISTING MECHANICAL AND PLUMBING AREAS SHALL BE REWORKED AS REQUIRED TO CLEAR G.W.B. CEILING AREAS.
- SPRINKLER RELOCATIONS AND PERMITS BY SPRINKLER CONTRACTOR.
- ALL SPRINKLER HEADS OCCURRING IN ACOUSTICAL TILE TO BE CENTERED IN ACOUSTICAL TILE, UNLESS OTHERWISE NOTED. ALL SPRINKLER HEADS OCCURRING IN G.W.B. CEILING SHALL BE LOCATED WITH RELATION TO LIGHT FIXTURES. CONTRACTOR TO SUBMIT SPRINKLER HEAD LOCATION SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION OF SPRINKLERS.
- GENERAL CONTRACTOR TO HAVE ELECTRICAL SUB-CONTRACTOR TO DESIGN AND PERMIT STROBES AND ALARMS TO MEET NFPA AND ADA CODES.
- ALL NEW EXIT SIGNS, WALL MOUNTED AND CEILING MOUNTED FIRE STROBES TO HAVE WHITE HOUSING.
- FOR FLOURESCENT COVE LIGHT FIXTURES AND UNDERCABINET LIGHT FIXTURES, CONTRACTOR SHALL VERIFY IN FIELD THE LENGTH OF EACH CONTINUOUS RUN AND PROVIDE FIXTURES OF PROPER LENGTH AND QUANTITY TO ELIMINATE DARK SPOTS. FIXTURE RUNS SHALL START AND STOP WITHIN 6" OF ENDS, TYPICAL. FOR LED COVE LIGHT AND UNDERCABINET LIGHT FIXTURES, CONTRACTOR SHALL PROVIDE ONE FIXTURE FOR EVERY 3'-0" (OR PORTION THERE OF) OF COVE OR CABINET LENGTH, TYPICAL.
- GENERAL CONTRACTOR TO BALANCE HVAC SYSTEM (FULL SUITE) FOR NEW LAYOUT AFTER CONSTRUCTION IS COMPLETED.
- M/E/P ENGINEER TO DETERMINE MECHANICAL LOADS THROUGHOUT CONSTRUCTION AREAS AND NOTIFY ARCHITECT OF ANY ABOVE BUILDING STANDARD AND/OR ADDITIONAL HVAC REQUIREMENTS.
- ALL AREAS NOT DESIGNATED ARE EXISTING TO REMAIN.



**SHEET SPECIFIC REFLECTED CEILING NOTES**

- CONFERENCE 1806, 1824, 1825, DEDICATED VAV BOX. HVAC UNIT LOCATION TO BE DETERMINED. COORDINATE DESIGN AND DUCT ROUTING WITH ARCHITECT AND ENGINEER.
- IT ROOM 1837 TO HAVE SELF CONTAINED 24/7 HVAC UNIT AS REQUIRED. VERIFY COOLING CAPACITY REQUIRED W/ TENANT'S EQUIPMENT.
- EXISTING PERIMETER DRYWALL DETAIL TO REMAIN WITH SHADOW MOLD EDGE ANGLE.
- CENTER FIXTURE ON ADJACENT WALL.
- ALIGN FIXTURES IN DRYWALL CEILING WITH FIXTURES IN CEILING TILE.
- AT OPEN OFFICES AS NOTED, PROVIDE CEILING-MOUNTED OCCUPANCY SENSORS.



**2 TYPICAL MOUNTING HEIGHT DETAIL**  
SCALE: 3/8" = 1'-0"

**REFLECTED CEILING LEGEND**

- REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-1.3 FOR ALL LIGHT FIXTURE SYMBOLS & SPECIFICATIONS
- NEW SUSPENDED ACOUSTIC TILE CEILING SHALL BE:  
GRID - DXF FINELINE 9/16" TEE, MFRD BY USG INTERIORS, INC., COLOR - WHITE, WITH SHADOW MOLD TRIM.  
TILE - FLB, 2' X 2' X 3/4", MAR'S CLIMA-PLUS, ITEM NO. 86985, MFRD BY USG INTERIORS, INC., COLOR - WHITE.
- GYPSUM WALL BOARD (G.W.B.) CEILING.
- DENOTES STRUCTURE ABOVE
- 3 & D NUMBER DESIGNATES CIRCUITRY.
  - WALL SWITCH.
  - INDICATES DIMMER CONTROL.
  - 0.5. INDICATES OCCUPANCY SENSOR SWITCH CONTROL.
  - 3-WAY DENOTES 3-WAY SWITCH.
  - 8'-5" INDICATES CEILING HEIGHT.
  - EF EXHAUST FAN
  - INDICATES CEILING FINISH.
  - FULL HEIGHT SLAB TO SLAB PARTITIONS.
  - M INDICATES CEILING GRID MAIN.

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CLIENT AUTHORIZATION:

DATE:

**NEW OFFICES FOR:**  
**McGLADREY RICHMOND**  
919 EAST MAIN STREET  
18TH FLOOR  
RICHMOND, VA 23219

No.	Date	Issue
1	07.18.14	TO ENGINEERING
2	08.05.14	TO PERMIT/PRICING
1	08.22.14	LANDLORD COMMENTS

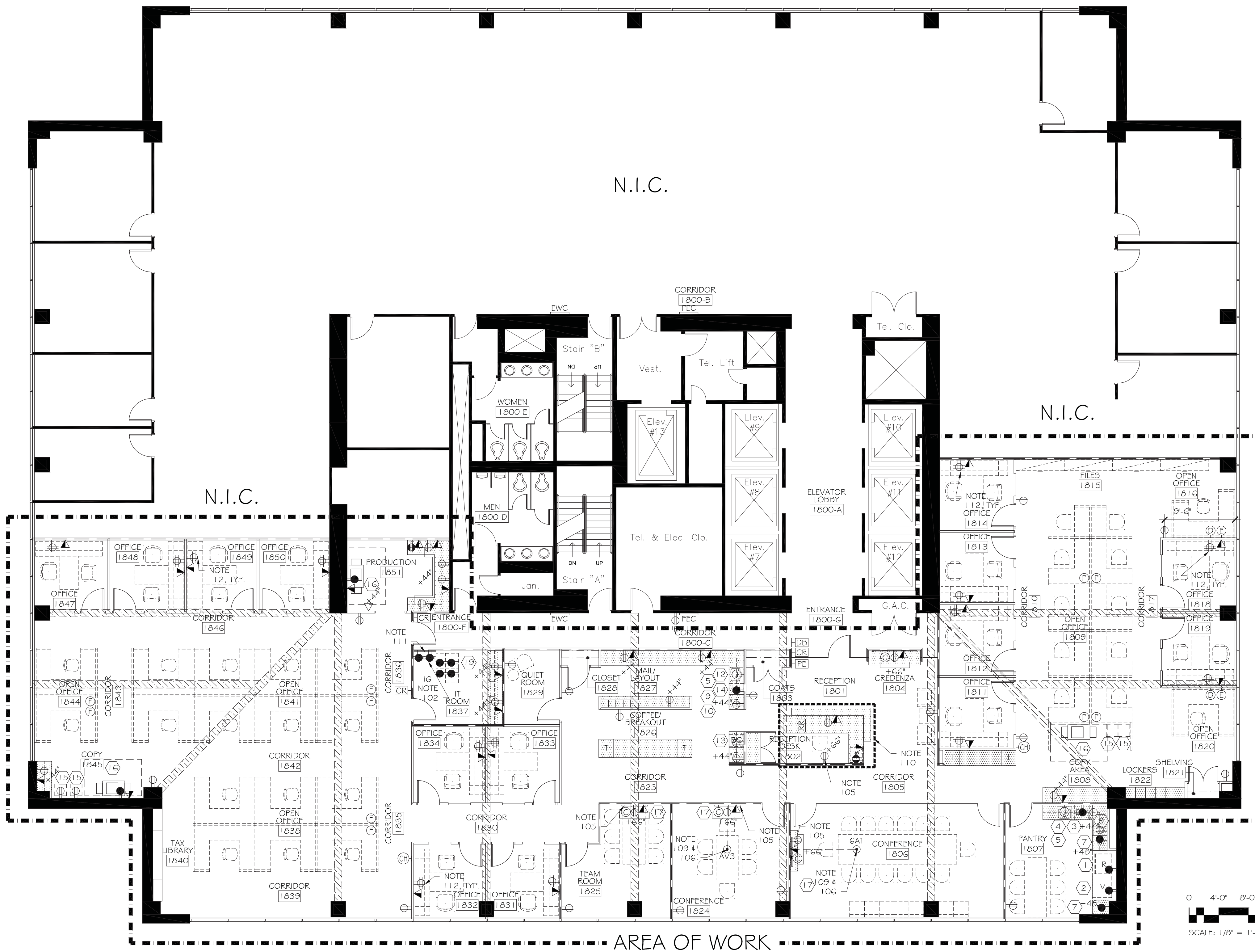
Design: RJK, JK, LCO  
Approved: RJK

**REFLECTED CEILING PLAN**

Scale: 1/8" = 1'-0"  
Job No. 4016-02  
Sheet Number **A4.0**

**POWER & COMMUNICATION NOTES**

- GENERAL NOTES ARE PROVIDED ON SHEET A1.1 OF THE CONSTRUCTION DOCUMENTS. WORK PERFORMED BY CONTRACTOR AND ALL SUBCONTRACTORS ARE TO CONFORM TO BOTH THE DRAWINGS AND THE GENERAL NOTES.
- CONTRACTORS AND SUBCONTRACTORS TO THOROUGHLY VERIFY ALL CONDITIONS IN FIELD INCLUDING ELECTRICAL PANEL CAPACITY.
- CONTRACTOR TO COORDINATE ARCHITECTURAL AND ENGINEERING DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO DELIVERY OF PRICING/BID.
- MOUNT ALL RECEPTACLES AND SWITCHES AS INDICATED ON DETAIL 2, SHEET A-4, UNLESS OTHERWISE NOTED.
- ALL RECEPTACLES, SWITCHES AND DEVICES SHOWN ARE TO BE NEW UNLESS NOTED AS EXISTING TO REMAIN. ALL NEW RECEPTACLES SHALL BE: LUTRON, DECORA TYPE, UNLESS OTHERWISE NOTED. THE COLOR OF ALL NEW RECEPTACLES, SWITCHES AND COVERPLATES SHALL BE WHITE, UNLESS OTHERWISE NOTED.
- COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF RECEPTACLES AND SWITCHES WITH ARCHITECTURAL ELEVATIONS, SECTIONS AND DETAILS.
- PROVIDE GROMMETS IN COUNTERTOPS ABOVE ALL RECEPTACLE LOCATIONS. GROMMET TO BE 3" EDP BY DOUG MOCKETT # CO., UNLESS OTHERWISE NOTED. GROMMET COLOR: T.B.D.
- CONTRACTOR SHALL COORDINATE MOUNTING HEIGHT OF RECEPTACLES WITH MANUFACTURER'S RECOMMENDATIONS FOR ALL EQUIPMENT DESIGNATED.
- ALL NEW SWITCHES AND RECEPTACLES ARE SUBJECT TO OWNER/ARCHITECT REVIEW AND ADJUSTMENT IN FIELD. CONTRACTOR TO REVIEW LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO FINAL INSTALLATION.
- CONTRACTOR TO COORDINATE FRAMING TO INSTALL RECEPTACLES IN EXACT LOCATIONS INDICATED. DEVICES SHOWN ADJACENT ARE TO BE INSTALLED ADJACENT. PROVIDE BRIDGING BETWEEN STUDS AS NECESSARY. GANG OUTLETS AND SWITCHES WHERE POSSIBLE. GANGED OUTLETS SHALL BE INSTALLED WITH COMMON FACE PLATE. GANGED SWITCHES SHALL BE INSTALLED UNDER A COMMON FACE PLATE.
- PROVIDE FLEXIBLE ELECTRICAL CONDUIT (I.E. GREENFIELD) FOR ALL RECEPTACLES (BOTH POWER & COMMUNICATION) LOCATED ON LOW/PARTIAL HEIGHT PARTITIONS AND PERIMETER WALLS (TYPICAL THROUGHOUT).
- PROVIDE SYSTEMS FURNITURE HOOK-UP (I.E. WHIP CONNECTION) FOR POWER & COMMUNICATION AS SHOWN ON PLAN. VERIFY SYSTEM REQUIREMENTS AND CIRCUITRY WITH FURNITURE VENDOR. CONTRACTOR SHALL PROVIDE & INSTALL EXTENSION BOXES WHERE NEEDED. CONTRACTOR SHALL INSTALL SYSTEM FURNITURE POWER ENTRY CABLES PROVIDED BY TENANT. INSTALLATION SHALL OCCUR AFTER INSTALLATION OF FLOOR FINISHES.
- RECEPTACLES ADJACENT TO "WET" AREAS SHALL BE G.F.I. TYPICAL AS PER IBC 2009.
- AT COMMUNICATION AND/OR SECURITY RECEPTACLE, PROVIDE AND INSTALL ONE (1) GANG BACK BOX WITH ONE (1) GANG TRIM RING AND DRAG LINE TO CEILING. PROVIDE 3/4" EMT TO CEILING AT INSULATED WALLS.
- COORDINATE ALL THERMOSTAT LOCATIONS WITH ARCHITECT AND TENANT/OWNER PRIOR TO INSTALLATION. ALLOW HEIGHT FOR SYSTEMS FURNITURE.
- PROVIDE SLAB PENETRATION TO DEVICES SHOWN AS REQUIRED. CONTRACTOR TO PROVIDE ALL TESTS FOR CORE DRILLS AND SLAB PENETRATIONS AND/OR CHIPPING AS REQUIRED BY BUILDING MANAGEMENT. EXACT LOCATION OF DEVICES TO BE DETERMINED IN FIELD BY ARCHITECT. COORDINATE FINAL CONNECTIONS WITH VENDORS AS REQUIRED (AUDIO/VISUAL, SECURITY, COMMUNICATIONS AND/OR FURNITURE VENDOR).
- PROVIDE 2" FLEXIBLE CONDUIT FROM ELECTRICAL DEVICE (FLUSH FLOOR MOUNTED BOX) TO NEAREST AV TRIM RING AT FLAT PANEL DISPLAY OR PROJECTION SCREEN. PROVIDE 6" BREAK AT AV TRIM RING BEFORE CONTINUING TO PLENUM ABOVE. REFER TO NOTE 16 ABOVE.
- PROVIDE 2" FLEXIBLE CONDUIT FROM ELECTRICAL DEVICE (IN-WALL BACK BOX OR AV TRIM RING) TO PLENUM CEILING ABOVE, TYPICAL AT LOCATIONS NOTED.
- PROVIDE 1 1/2" X 2" PLASTIC GROMMET TO METAL RUNNERS ABOVE AV UNIT AS REQUIRED TO PROTECT AV CABLING TO PLENUM LOCATIONS. COORDINATE WITH AV VENDOR.
- MOUNT RECEPTACLES AND DEVICES WITHIN MILLWORK CABINETS AS NECESSARY. COORDINATE WITH MILLWORKER AS REQUIRED.
- ALL AREAS NOT SHOWN WITH ELECTRICAL INFORMATION ARE EXISTING CONDITIONS TO REMAIN.
- ALL FURNITURE ON THIS PLAN IS SHOWN FOR REFERENCE ONLY, AND SHOWS ONLY NOMINAL DIMENSIONS & APPROXIMATE SIZES & LOCATIONS OF PROPOSED FURNITURE. INTERPLAN INCORPORATED IS NOT RESPONSIBLE FOR TENANTS OWN SUBCONTRACTORS (I.E. FURNITURE CONTRACTOR/INSTALLERS). IF THE TENANT HIRES HIS OWN SUBCONTRACTOR, INTERPLAN INCORPORATED WILL NOT ACCEPT THE RESPONSIBILITY FOR DELAYS OR PROBLEMS RESULTING FROM DEFICIENCIES IN OTHER PEOPLES WORK. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD. INTERPLAN INCORPORATED ACCEPTS NO RESPONSIBILITY FOR ERRORS IN DIMENSIONS. TENANTS OWN CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE W/ ALL FEDERAL, STATE, & LOCAL CODES.



**SHEET SPECIFIC POWER & COMMUNICATION NOTES**

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| <p>101. LOCATE POWER AND COMMUNICATION RECEPTACLES AS SHOWN ON ELEV. 1, SHEET A7.2. COORDINATE EXACT LOCATIONS WITH ARCHITECT AND/OR FURNITURE VENDOR.</p> <p>102. AT IT ROOM 1837, PROVIDE GROUNDING BUS BAR, SURFACE MOUNTED TO FLYWOOD PANEL. COORDINATE LOCATION WITH TELE-COMMUNICATIONS VENDOR.</p> <p>103. ELECTRICIAN TO PROVIDE DRY CONTACT WITHIN IT ROOM 1837 FROM FIRE ALARM PANEL TO TRIGGER SECURITY SYSTEM TO RELEASE ALL MAGNETIC LOCKS DURING LIFE SAFETY EMERGENCY CONDITIONS. COORDINATE WITH SECURITY VENDOR AS REQUIRED.</p> <p>104. COORDINATE EXACT LOCATIONS OF POWER AND COMMUNICATION RECEPTACLES WITH ARCHITECT, TENANT OR FURNITURE VENDOR (AS APPLICABLE) PRIOR TO INSTALLATION.</p> <p>105. PROVIDE RECESSED "CLOCK TYPE" RECEPTACLE FOR ALL POWER, DATA AND CABLE CONNECTIONS BEHIND ALL FLAT PANEL DISPLAY UNITS AND SIGNAGE WHERE NOTED.</p> <p>106. PROVIDE FLOOR PENETRATION AS REQUIRED FOR POWER FEED TO RECEPTACLE AS SHOWN IN FURNITURE (CONF. TABLE), COORDINATE AS REQUIRED WITH FURNITURE VENDOR.</p> | <p>106. PROVIDE FLOOR PENETRATION AS REQUIRED FOR POWER FEED TO RECEPTACLE AS SHOWN IN FURNITURE (CONF. TABLE), COORDINATE AS REQUIRED WITH FURNITURE VENDOR.</p> <p>107. PROVIDE FLOOR PENETRATION WITH 2" DIA. CONDUIT STUB UP FOR COMMUNICATIONS FEED TO DEVICES AS SHOWN IN FURNITURE (CONF. TABLE). COORDINATE WITH CABLING, AV AND FURNITURE VENDORS.</p> <p>108. MOUNT RECEPTACLES AND COMMUNICATION DEVICES WITHIN MILLWORK CABINETS AS SHOWN. PROVIDE FLEXIBLE CONDUIT AS REQUIRED. COORDINATE WITH MILLWORKER AS REQUIRED.</p> <p>109. PROVIDE 1 - 1/4" DIAMETER CONDUIT BELOW SLAB AND INSIDE WALL TO FLAT PANEL DISPLAY.</p> <p>110. WHERE NOTED, ALL DEVICES FASTENED TO INTERIOR FACE OF MILLWORK DESK.</p> <p>111. PROVIDE O.H. LADDER RACK ABOVE LAN RACKS WITH ELECTRICAL DEVICES FASTENED TO SIDE OF LADDER RACK.</p> <p>112. REFER TO DETAIL 12, SHEET A7.2 FOR TYPICAL POWER/COMMUNICATION RECEPTACLE LOCATIONS AT ALL PRIVATE OFFICES.</p> |
|---|---|

**POWER & COMMUNICATION LEGEND**

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|--|--|--|--|
| <p>⊕ STANDARD ELECTRICAL DUPLEX OR QUAD RECEPTACLE &amp; COVERPLATE, COLOR: WHITE.</p> <p>⊕ LIMITED STANDARD ELECTRICAL DUPLEX OR QUAD RECEPTACLE WITH GROUND CONDUCTOR. LIMIT OF SIX DUPLEX RECEPTACLES PER COMPUTER CIRCUIT. LIMIT OF TWO DUPLEX RECEPTACLES PER PRINTER CIRCUIT. ALL DEVICES TO BE COMPUTER UNLESS NOTED AS PRINTER. RECEPTACLE COLOR: WHITE W/ WHITE COVERPLATE. PRINTER. LOCATIONS TO BE GREY W/ WHITE COVERPLATE. REFER TO EQUIPMENT ITEM 12 FOR TYPICAL COMPUTER POWER REQUIREMENTS.</p> <p>⊕ SINGLE DEDICATED ELECTRICAL DUPLEX OR QUAD RECEPTACLE W/ GROUND CONDUCTOR. RECEPTACLE COLOR: BLACK (I.E. ORANGE) W/ WHITE COVERPLATE. CONTRACTOR TO COORDINATE TYPE WITH EQUIPMENT MANUFACTURER.</p> <p>⊕ COMBINATION VOICE / DATA RECEPTACLE, FUNCTION AND NUMBER OF PORTS TO BE DETERMINED BY TENANT. REFER TO NOTE 14.</p> <p>⊕ VOICE RECEPTACLE ONLY. REFER TO NOTE 14.</p> | <p>⊕ COMBINATION FLUSH FLOOR MOUNT POKE-THRU ELECTRICAL RECEPTACLE, MODEL: EVOLUTION SERIES, GATCPNK, MANUFACTURED BY WIREMOLD (POWER &amp; COMMUNICATION). EXACT LOCATION OF DEVICE TO BE DETERMINED IN FIELD BY ARCHITECT. PROVIDE CONDUIT PER NOTE 17 AT EACH DEVICE.</p> <p>⊕ COMBINATION FLUSH FLOOR MOUNT POKE-THRU ELECTRICAL RECEPTACLE, MODEL: EVOLUTION SERIES, GATCPNK, MANUFACTURED BY WIREMOLD (POWER, COMMUNICATION &amp; AV). EXACT LOCATION OF DEVICE TO BE DETERMINED IN FIELD BY ARCHT. PROVIDE CONDUIT PER NOTE 17 AT EACH DEVICE.</p> <p>⊕ NUMBER INDICATES EQUIPMENT, REFER TO EQUIPMENT LIST SHEET A1.3.</p> <p>+44" DENOTES MOUNTING HEIGHT A.F.F.</p> <p>GFI DENOTES GROUND FAULT INTERRUPT CIRCUIT.</p> <p>⊕ HARDWIRE ELECTRICAL CONNECTION (JUNCTION BOX) TO EQUIPMENT / APPLIANCES.</p> | <p>⊕ DENOTES WIRELESS ACCESS POINT, MOUNTED IN CEILING PLENUM (NO POWER REQUIRED). COORDINATE WITH TENANTS COMMUNICATIONS VENDOR.</p> <p>⊕ AV AUDIO-VISUAL RECEPTACLE. PROVIDE CONDUIT PER NOTE 18.</p> <p>⊕ 12" X 12" ACCESS PANEL FOR AV WIRING. PROVIDE PLASTIC FRAMING GROMMET PER NOTE 19.</p> <p>⊕ CABLE T.V. RECEPTACLE, COORDINATE WITH COMMUNICATIONS VENDOR. REFER TO NOTE 14.</p> <p>⊕ SECURITY KEYCARD READER, MOUNT @ 4'-0" A.F.F. COORD WITH SECURITY VENDOR. REFER TO NOTE 14.</p> <p>⊕ DENOTES "PUSH TO EXIT" DEVICE. COORDINATE WITH SECURITY VENDOR. REFER TO NOTE 14.</p> <p>⊕ WALL MOUNTED POWER FEED (WHIP) FOR SYSTEMS FURNITURE CONNECTION.</p> <p>⊕ WALL MOUNTED COMMUNICATIONS FEED FOR SYSTEMS FURNITURE CONNECTION.</p> | <p>⊕ FURNITURE FEED STYLE POKE-THRU DEVICE FOR POWER (WHIP) AND COMMUNICATIONS FOR SYSTEMS FURNITURE CONNECTION, MODEL: RCP9AFFTC-GY, MFR.'D BY WIREMOLD.</p> <p>⊕ DOORBELL PUSHBUTTON: PB-1 WCHL. MANUFACTURED BY NUTONE, MOUNT @ 3'-6" A.F.F.</p> <p>⊕ DOORBELL CHIME: MODEL LB-14WH1 (FULLY RECESSED) MANUFACTURED BY NUTONE. MOUNT CHIME @ 9" BELOW FINISHED CEILING. PAINT LOUVER SEMI-GLOSS TO MATCH WALL IN WHICH IT OCCURS.</p> <p>⊕ REMOTE RELEASE, COORDINATE WITH TENANTS SECURITY VENDOR. REFER TO NOTES 14 &amp; 106.</p> <p>▨ DENOTES STRUCTURE BELOW.</p> |
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 CLIENT AUTHORIZATION:  
 DATE:

**NEW OFFICES FOR:**  
**McGLADREY RICHMOND**  
 919 EAST MAIN STREET  
 18TH FLOOR  
 RICHMOND, VA 23219

No.	Date	Issue
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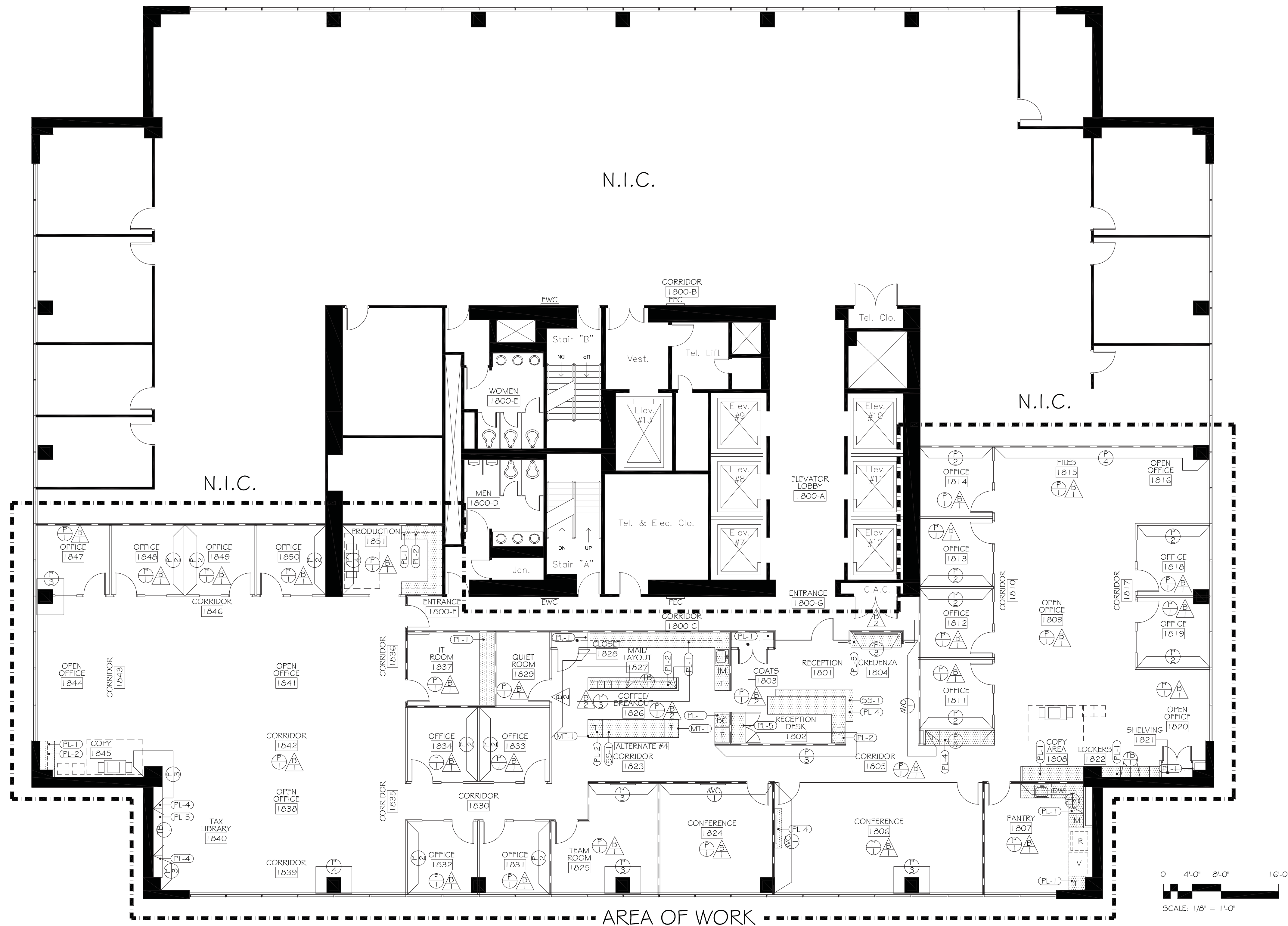
Design: RJK, JK, LCO  
 Approved: RJK

Sheet Name:  
**POWER & COMMUNICATIONS PLAN**

Scale: 1/8" = 1'-0"  
 Job No. 4016-02  
 Sheet Number **A5.0**

# WALL FINISH NOTES

- GENERAL NOTES ARE PROVIDED ON SHEET A1.1 AS PART OF THE CONSTRUCTION DOCUMENTS. WORK PERFORMED BY CONTRACTOR AND ALL SUBCONTRACTORS ARE TO CONFORM TO BOTH THE DRAWINGS AND THE GENERAL NOTES.
- PAINTING CONTRACTOR SHALL SUBMIT SAMPLES FOR APPROVAL TO ARCHITECT PRIOR TO APPLICATION. FINAL PAINT SELECTION IS SUBJECT TO ADJUSTMENT OR CHANGE ON SITE.
- ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS.
- ALL CLOSET SHELVES SHALL BE PLASTIC LAMINATE (PL-1), AS SPECIFIED.
- ALL WALL PAINT SHALL BE LATEX EGGSHELL FINISH UNLESS OTHERWISE NOTED. ALL WALLS SHALL BE PRIMED AND RECEIVE TWO FINISH COATS OF PAINT.
- ALL PAINT GRADE TRIM, DOOR FRAMES, PAINT GRADE DOORS AND PAINTED WOOD BASE SHALL BE IN A SEMI-GLOSS SHEEN PAINT, TO MATCH THE WALL IN WHICH THEY OCCUR, U.O.N. SEE FINISH PLANS AND ELEVATIONS FOR ADDITIONAL CLARIFICATION.
- ALL EXIT SIGN TRIM SHALL BE WHITE (SPCS. TO MATCH BUILDING STANDARD).
- ALL FIRE EXTINGUISHER CABINETS SHALL BE PAINTED TO MATCH THE WALL IN WHICH IT OCCURS IN SEMI GLOSS FINISH.
- ALL WALL FINISHES THAT ARE NOT CODED SHALL BE PAINTED P-1 W/ B-1 BASE UNLESS OTHERWISE NOTED. CONFIRM WITH DESIGNER PRIOR TO APPLICATION.
- ALL DRYWALL CEILINGS SHALL BE PAINTED CEILING WHITE UNLESS OTHERWISE NOTED. SEE REFLECTED CEILING PLAN FOR PAINT COLOR OR WALLCOVERING LOCATIONS OF BULKHEADS OR SPECIAL CEILING TREATMENT.
- ALL WALLS THAT ARE SCHEDULED TO RECEIVE WALLCOVERING SHALL BE SIZED AND PREPARED PER MANUFACTURERS RECOMMENDATION PRIOR TO THE INSTALLATION OF WALL COVERING. ALL WALLCOVERING SHALL WRAP CORNERS BY A MINIMUM OF 6 INCHES. CUT INSIDE CORNERS ARE NOT ALLOWED. PROVIDE 2 FULL DROPS OF EACH WALL COVERING ROLLED AND LABELED FOR ATTIC STOCK. TURN ATTIC STOCK OVER TO TENANT AT PROJECT COMPLETION.
- PROTECT EXISTING FINISHES IN THE RESTROOMS, CORRIDORS, AND ELEVATOR CABS. PROVIDE NEW AS INDICATED ON THE DRAWINGS. ANY DAMAGE TO THE EXISTING FINISHES SHALL BE REPLACED AND REPAIRED.
- PROVIDE B-2 (FLUSH WOOD BASE) AT ALL TILE FLOORING LOCATIONS.



## WALL FINISH SPECIFICATIONS

FINISH	FINISH DESCRIPTION	FINISH	FINISH DESCRIPTION
(P-1)	PAINT SHALL BE: BENJAMIN MOORE; WHITE WSP; OC-54, EGGSHELL FINISH	(PL-1)	PLASTIC LAMINATE 1 (WHITE) PLASTIC LAMINATE SHALL BE: FORMICA; NEUTRAL WHITE 918-58, MATTE FINISH
(P-2)	PAINT SHALL BE: BENJAMIN MOORE; GRAY OWL; OC-52; EGGSHELL FINISH	(PL-2)	PLASTIC LAMINATE 2 (GRAY) PLASTIC LAMINATE SHALL BE: NEVAMAR; BLACK PEARL 56014T, TEXTURED FINISH
(P-3)	PAINT SHALL BE: BENJAMIN MOORE; KENDALL CHARCOAL; HC-16G; EGGSHELL FINISH	(PL-3)	PLASTIC LAMINATE 3 (GREEN) PLASTIC LAMINATE SHALL BE: NEVAMAR; KOOL KIWI 55057T, TEXTURED FINISH
(P-4)	PAINT SHALL BE: BENJAMIN MOORE; LAGUNA BLUE 5059-30; EGGSHELL FINISH	(PL-4)	PLASTIC LAMINATE 4 (DARK WOOD) PLASTIC LAMINATE SHALL BE: WILSONART; ASIAN NIGHT 7949K-18
(P-5)	PAINT SHALL BE: BENJAMIN MOORE; JALAPENO PEPPER 2147-30; EGGSHELL FINISH	(PL-5)	PLASTIC LAMINATE 5 (WHITE WOOD) PLASTIC LAMINATE SHALL BE: WILSONART; WHITE CYPRESS 7976K-12; SOFTGRAIN FINISH WITH AEON
(WC-1)	WALLCOVERING SHALL BE: WOLF GORDON; VB 41768 VALUE BOOK 54" WIDTH	(GL-1)	GLASS 1 (1/2" CLEAR) GLASS SHALL BE: 1/2" THICK CLEAR TEMPERED GLASS WITH POLISHED EDGES (PARTITION TYPE 5)

## WALL FINISH LEGEND

(P)	= PAINT SYMBOL
(WC)	= WALLCOVERING SYMBOL
(PL-1)	= PLASTIC LAMINATE SYMBOL
(WD-1)	= WOOD SYMBOL
(ST-1)	= STONE SYMBOL
(UPT-1)	= UPHOLSTERY FABRIC SYMBOL
(TB-1)	= TACKBOARD FABRIC SYMBOL
(GL-1)	= GLASS SYMBOL
(MT-1)	= METAL SYMBOL

NOTE: ARROWS INDICATE WHERE SPECIFIED FINISH STARTS AND STOPS.

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Design:  
RJK, JK, LCO

Approved:  
RJK

Sheet Name:  
**FINISH PLAN**

Scale:  
1/8" = 1'-0"

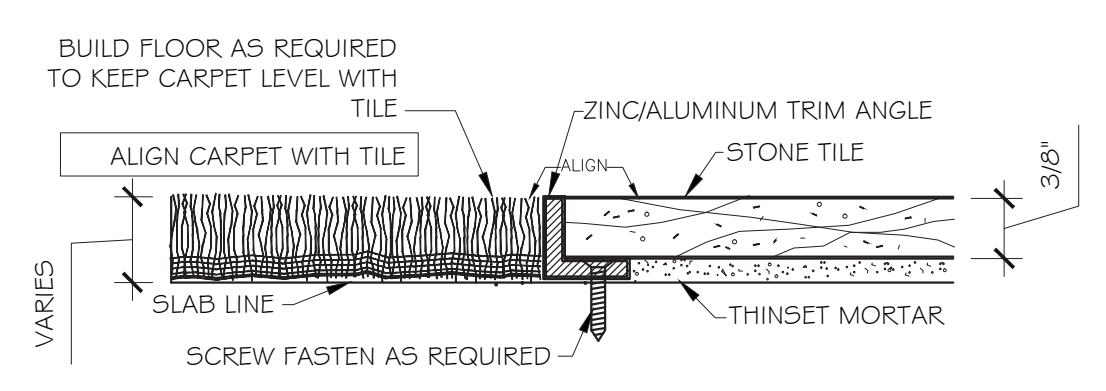
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4016-02

Sheet Number  
**A6.1**

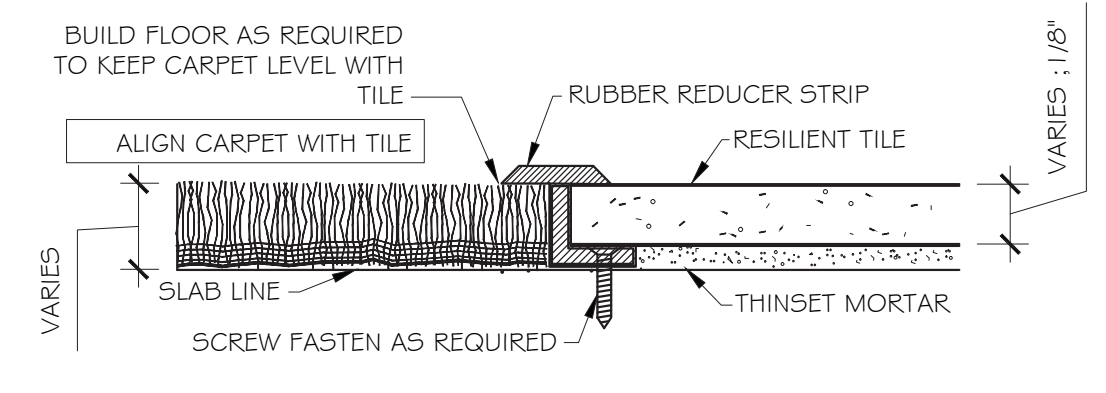
NOTE: ARROWS INDICATE WHERE SPECIFIED FINISH STARTS AND STOPS.

# FLOOR FINISH NOTES

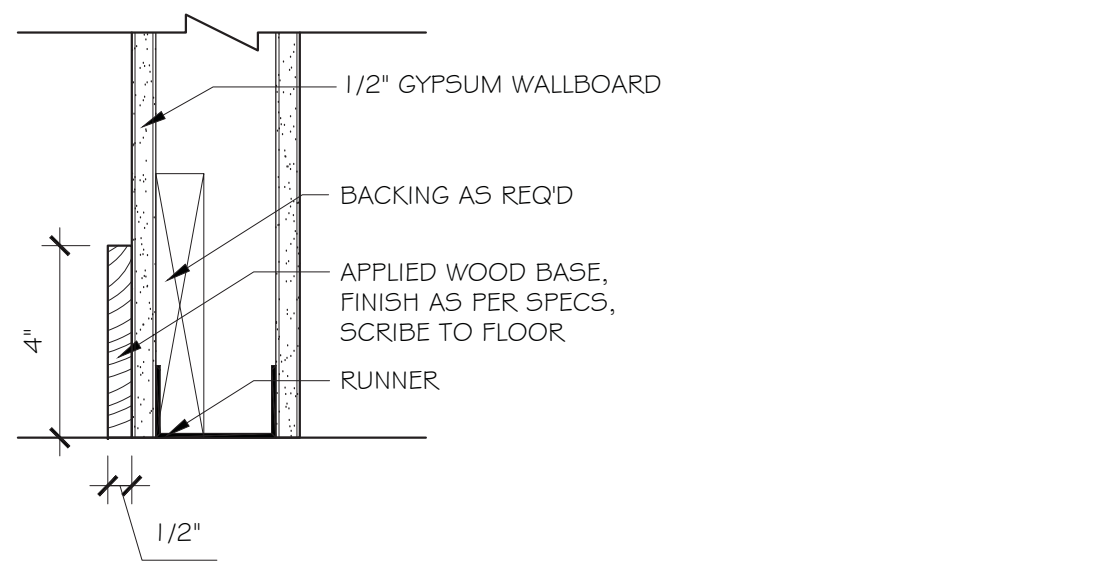
- GENERAL NOTES ARE PROVIDED ON SHEET A1.1 AS PART OF THE CONSTRUCTION DOCUMENTS. WORK PERFORMED BY CONTRACTOR AND ALL SUBCONTRACTORS ARE TO CONFORM TO BOTH THE DRAWINGS AND THE GENERAL NOTES.
- ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL CLEAN AND REMOVE ANY PREVIOUSLY INSTALLED FLOOR COVERING PRIOR TO THE INSTALLATION OF THE NEW FLOOR FINISHES.
- FLOOR PREPARATION SHALL INCLUDE SCRAPING SMOOTH AND EVENLY AND FLASH PATCHING AND RESURFACING THE FLOOR SURFACES TO ALLOW FOR NEW FLOOR COVERINGS AND HEIGHT AND MATERIAL TRANSITIONS. REFER TO DETAILS AS INDICATED.
- CARPET AND FLOOR FINISHES SHALL RUN UNDER ALL WORKSTATIONS AND FURNITURE.
- ALL RESILIENT TILE SHALL BE INSTALLED ACCORDING TO THE FLOOR FINISH PLAN WITH GRIDS TO MATCH THE DIRECTION OF THE CEILING TILE. RESILIENT TILE SHALL HAVE THE GRAIN OR PATTERN RUN IN ONE DIRECTION ONLY.
- CONTRACTOR SHALL PROVIDE SHOP DRAWING OF FULL TILE LAYOUT TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF THE RESISTANT FLOORING TILES. TILES SHALL NOT BE CUT ANY SMALLER THAN 6".
- ALL FLOOR FINISH TRANSITIONS (CARPET TO CARPET, CARPET TO VCT) SHALL OCCUR AT THE CENTER LINE OF THE DOOR (TYPICAL).
- ALL RESILIENT BASE SHALL BE 4" INCHES HIGH AS SPECIFIED BY THE ARCHITECT. STRAIGHT BASE AT CARPETED AREAS COVE BASE AT RESILIENT FLOORING TILE.
- ALL VINYL AND WOOD BASE SHALL BE FULLY INSTALLED PRIOR TO THE INSTALLATION OF THE CARPETING.
- PROVIDE VINYL REDUCER STRIPS BETWEEN THE CARPET AND THE RESILIENT FLOOR COVERING. STRIP SHALL BE CENTERED ON THE OPENING. SUBMIT COLOR TO TENANTS ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. REFER TO DETAIL 3, THIS SHEET.
- PROVIDE ZINC REDUCER STRIP BETWEEN TILE FLOORING AND ADJACENT FLOORING MATERIALS (CARPET OR RESILIENT FLOOR COVERING). SUBMIT SAMPLE TO TENANTS ARCHITECT FOR APPROVAL PRIOR TO INSTALLING. REFER TO DETAIL 2, THIS SHEET.
- ALL CARPET SHALL BE LAID USING A DIRECT GLUE METHOD OF INSTALLATION. ALL SEAMS SHALL BE COATED WITH A SEAM SEALER TO PREVENT EDGE RAVELING. INSTALLATION SHALL BE PREMIUM QUALITY.
- SUBMIT SEAMING DIAGRAM FOR ARCHITECTS APPROVAL. SHOW GRAIN DIRECTION. FILLS AND T SEAMS ARE NOT ALLOWED. NOTE CARPET PATTERN REPEAT AND ALLOW FOR THIS IN THE YARDAGE CALCULATIONS.
- ALL ROOMS/AREAS TO RECEIVE CARPET CPT-1 AND BASE B-1 UNLESS OTHERWISE NOTED.
- ALL PAINT GRADE WOOD BASE SHALL BE IN A SEMI-GLOSS SHEEN PAINT, TO MATCH THE WALL IN WHICH THEY OCCUR, U.O.N. SEE FINISH PLANS AND ELEV.'S FOR ADDITIONAL CLARIFICATION.
- CONTRACTOR SHALL COORDINATE ALL NEW AND EXISTING DOOR SWINGS FOR A FREE AND UNOBSTRUCTED SWING.
- PROTECT EXISTING FINISHES IN THE RESTROOMS, CORRIDORS, AND ELEVATOR CABS. ANY DAMAGE TO THE EXISTING FINISHES SHALL BE REPLACED AND REPAIRED.
- ALL VINYL WALL BASE TO BE 4" COVE BASE AT RESILIENT TILES. VINYL WALL BASE AT CARPET TO BE 4" STRAIGHT BASE.



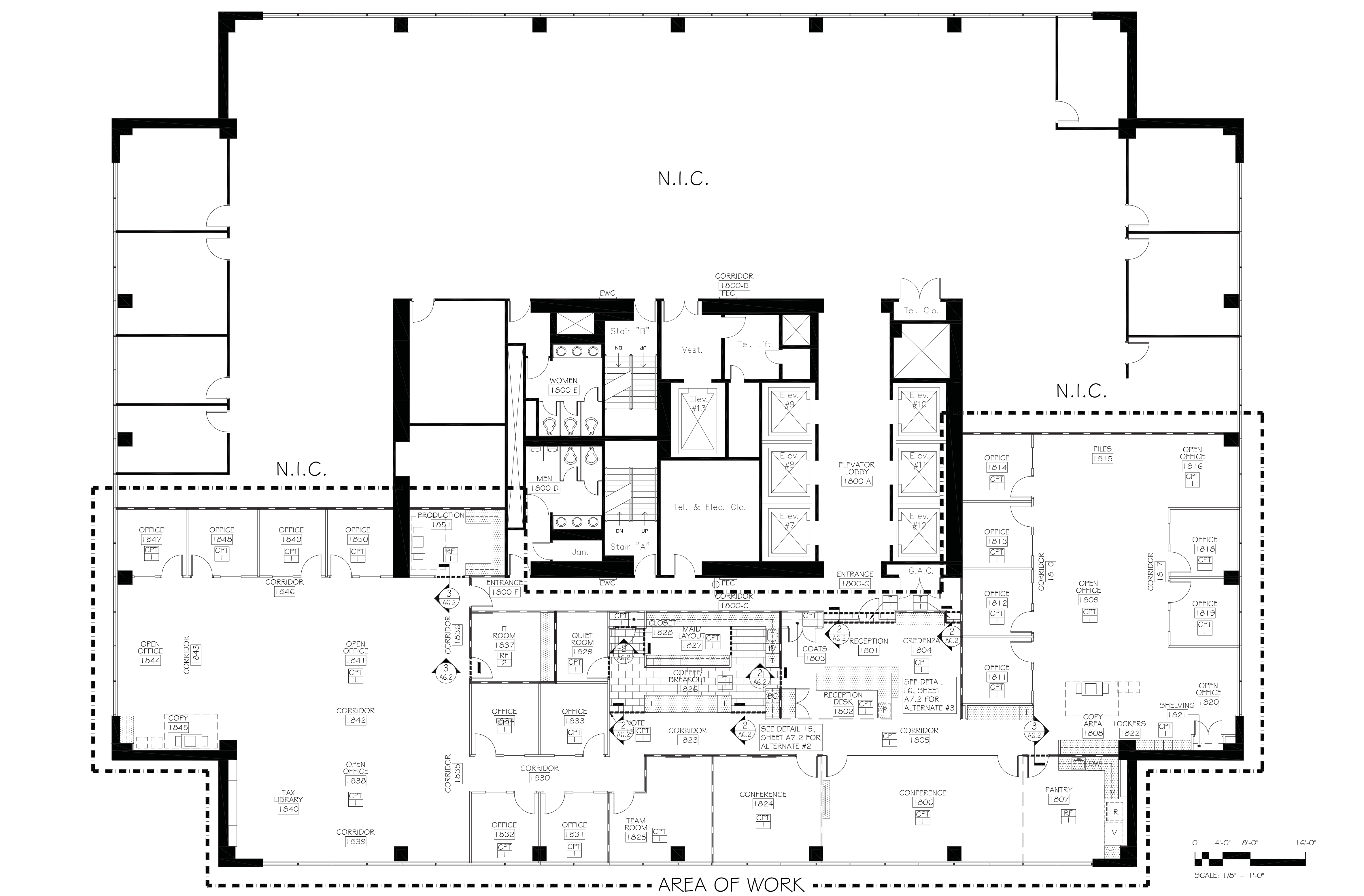
**2 THRESHOLD - CARPET/STONE FLOOR**  
SCALE: 6" = 1'-0"



**3 THRESHOLD - CARPET/RESILIENT TILE**  
SCALE: 6" = 1'-0"



**4 DETAIL @ APPLIED WOOD BASE**  
SCALE: 3" = 1'-0"



## TILE NOTES

- PROVIDE CRACK ISOLATION MEMBRANE WHERE ALL LOCATIONS TO RECEIVE NEW FLOOR TILE. CRACK ISOLATION AND WATERPROOFING MEMBRANE SYSTEM:
  - TEC HYDRATEX LIQUID-APPLIED WATERPROOFING AND CRACK ISOLATION MEMBRANE SYSTEM. MEETS ALL ANSI A118.10 SPECIFICATIONS FOR CERAMIC AND STONE WATERPROOFING MEMBRANES AND ANSI A118.12 SPECIFICATIONS FOR CRACK ISOLATION.
- TILE SETTING MATERIALS:
  - LATEX MODIFIED CEMENT MORTARS: MEDIUM BED MORTAR FOR WALL AND FLOOR TILE INSTALLATION
  - 311 HIGH PERFORMANCE MORTAR FOR NON-SAGVERTICAL APPLICATIONS AND NON-SLUMP MEDIUM BED APPLICATIONS WITH LARGE FORMAT TILE AND HEAVY STONE TILE CONTAINS 6 PERCENT POST INDUSTRIAL RECYCLED CONTENT. COLOR: WHITE.
- GROUTING MATERIALS:
  - GROUT SHALL BE STAIN RESISTANT CEMENTITIOUS GROUT #44. TEC POWERGROUT, CONFORMING TO ANSI A118.7 STANDARDS.
  - STAIN RESISTANCE: RESISTANT TO COMMON WATER BORNE AGENTS WITHOUT SEALER, SHOWING LITTLE OR NO EFFECT WHEN STAIN TESTED PER THE CTA-72 TEST PROCEDURE.
  - WATER ABSORPTION: LESS THAN 3.5 PERCENT WHEN TESTED IN ACCORDANCE WITH ASTM C 373.
  - GROUT JOINTS SHALL BE 1/16" MINIMUM 4 1/8" MAXIMUM.
- EXPANSION JOINTS
  - REFER TO MOST RECENT EDITION OF THE TCA HANDBOOK, METHOD E1171-11 FOR RECOMMENDATIONS ON LOCATING AND DETAILING VARIOUS TYPES OF CONSTRUCTION JOINTS.
  - FOR MOVEMENT JOINTS, USE SEALANT COMPLYING WITH ASTM C820 ACCORDING TO TYPE, GRADE, CLASS AND USE REQUIRED. SELECT MANUFACTURERS COLOR TO MATCH GROUT COLOR. CONTROL JOINTS SHALL BE 3/8\"/>
- EXAMINATION
  - EXAMINE CONDITIONS UNDER WHICH PORCELAIN OR STONE TILE WILL BE INSTALLED AND PROCEED WITH WORK IN ACCORDANCE WITH SECTION 01710.
  - MAXIMUM VARIATION FROM THE REQUIRED FLOOR OR WALL PLANE AS SPECIFIED BY THE COUNCIL OF AMERICA:
    - MAXIMUM DEVIATION FROM PLANE: OVERALL: 1/8 INCH (9.5MM) IN 10 FEET (3049MM). LOCAL: 1/16 INCH (1.5MM) PER FOOT (305MM).
  - NOTIFY ARCHITECT AND GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS.
  - DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- IT IS THE RESPONSIBILITY OF THE G.C. TO SMOOTH AND LEVEL EXISTING FLOOR AS REQUIRED TO INSTALL NEW FLOOR TILE WITHIN AN ACCEPTABLE TOLERANCE OF 1/8" IN 10' MAXIMUM TO INSTALL TILE WITH 1/8" MAXIMUM GROUT LINES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD SURVEYING THE EXISTING FLOOR CONDITIONS TO DETERMINE THE REQUIRED ELEVATIONS OF THE NEW FINISH FLOOR SUCH THAT THE NEW FINISHED FLOOR TILE ELEVATION WILL EQUAL EXISTING FLOOR TILE FINISH ELEVATION.

## FLOOR FINISH SPECIFICATIONS

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DOING EXPLORATORY WORK PRIOR TO DEMOLITION OF THE EXISTING FLOOR TILE TO DETERMINE IF A LEVELING COMPOUND OR FLOOR INFILL IS REQUIRED SO THAT THE NEW FINISHED FLOOR IS EQUAL TO THE HEIGHT OF THE EXISTING FINISHED FLOOR. THE G.C. SHALL NOTIFY THE ARCHITECT IN WRITING OF THE EXISTING FLOOR SLAB LEVEL PRIOR TO DEMOLITION.
- FINAL FINISH ELEVATION AT ALL DOORS CANNOT CREATE A DOOR THRESHOLD GREATER IN HEIGHT THAN 1/2". FLASH PATCH AT TRANSITION AS REQUIRED.
- INSTALL TILE IN PATTERN SHOWN ON THE CONTRACT DRAWINGS.
- CUT TILE STRAIGHT WITH EDGES ALIGNED WITH ADJACENT MATERIALS. GRIND EDGES OF CUT TILE.
- TERMINATE TILE NEATLY AT EDGES, CORNERS AND OBSTRUCTIONS WITHOUT DISRUPTING THE TILE PATTERN OR JOINT ALIGNMENT.
- INSTALL FLOOR TILE IN ACCORDANCE WITH LATEST VERSION OF TCA METHOD F125 AND W244.
- RETAIN EXISTING EXPANSION JOINTS WITHIN THE TILE SYSTEM. TREAT ALL SAIN-CUT CONTROL JOINTS WITH SUITABLE CRACK ISOLATION SYSTEM. INSTALL GENERIC MOVEMENT JOINTS AT REGULAR INTERVALS IN ACCORDANCE WITH TCA METHOD E1171. ALIGN TILES AS NECESSARY TO PREVENT ANY CUT TILES BEING LESS THAN 2 INCHES DIMENSION IN ANY DIRECTION.
- COMPLETELY REMOVE ALL GROUT HAZE AND RESIDUE FROM THE SURFACE OF THE CERAMIC OR STONE TILE.
- GROUT JOINTS MUST BE CLEAN AND FREE OF STANDING WATER, DUST AND ANY FOREIGN SUBSTANCES.
- PROTECT FLOORS FROM GENERAL FOOT TRAFFIC FOR AT LEAST 72 HOURS AFTER GROUTING HAS BEEN COMPLETED.
- DO NOT USE HARSH CHEMICALS OR ACID TO CLEAN GROUT FOR AT LEAST 10 DAYS.
- PROTECT ALL FLOOR TILE INSTALLATIONS WITH KRAFT PAPER OR OTHER HEAVY BREATHABLE COVERING DURING THE CONSTRUCTION PERIOD TO PREVENT DAMAGE OR STAINING.
- LATEX MODIFIED PORTLAND CEMENT MORTAR SHALL BE VERSABOND FLEX FORTIFIED THIN-SET MORTAR, AS MFR BY CUSTOM BUILDING PRODUCTS.
- PROVIDE GROUT BOOST STAIN RESISTANT GROUT ADDITIVE, AS MFR BY CUSTOM BUILDING PRODUCTS. INSTALL IN ACCORDANCE WITH MFRS INSTRUCTIONS. DO NOT SEAL TILES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING TILES AGAINST STAINING FROM GROUT AND/OR ADDITIVES.

## FLOOR FINISH SPECIFICATIONS

FINISH	FINISH DESCRIPTION
CPT 1 (GRAY)	CARPET FLOORING SHALL BE: SHAW; GLIMMER TILE 59329; COLOR: FLASHPOINT 27485; ECOSOLUTION Q NYLON WITH SSP SHAW SOIL PROTECTION; 24" X 24"; ASHLAR INSTALLATION
TILE 1 (WHITE)	STONE FLOORING SHALL BE: CROSSVILLE; #AV261; SATIN FINISH; 12" X 24".
RF 1 (GREY)	RESILIENT FLOORING 1 (GREY)
RF 2 (WHITE)	RESILIENT FLOORING 1 (WHITE)
VINYL BASE 1 (GREY)	VINYL BASE SHALL BE: JOHNSONITE; COLOR: 29 MOON ROCK
APPLIED WOOD BASE 2 (GREY)	APPLIED WOOD BASE SHALL BE: PAINTED P-2 TO MATCH P-2, REFER TO DETAIL 4 SHEET A6.2

## FLOOR FINISH LEGEND

CPT	= CARPET SYMBOL
ST	= STONE FLOORING SYMBOL
WD	= WOOD FLOORING SYMBOL
RF	= RESILIENT FLOORING SYMBOL
▲	= BASE SYMBOL (REFER TO WALL FINISH PLAN FOR BASE LOCATIONS)
---	= TRANSITION / REDUCER STRIP (REFER TO NOTES 11 & 12)

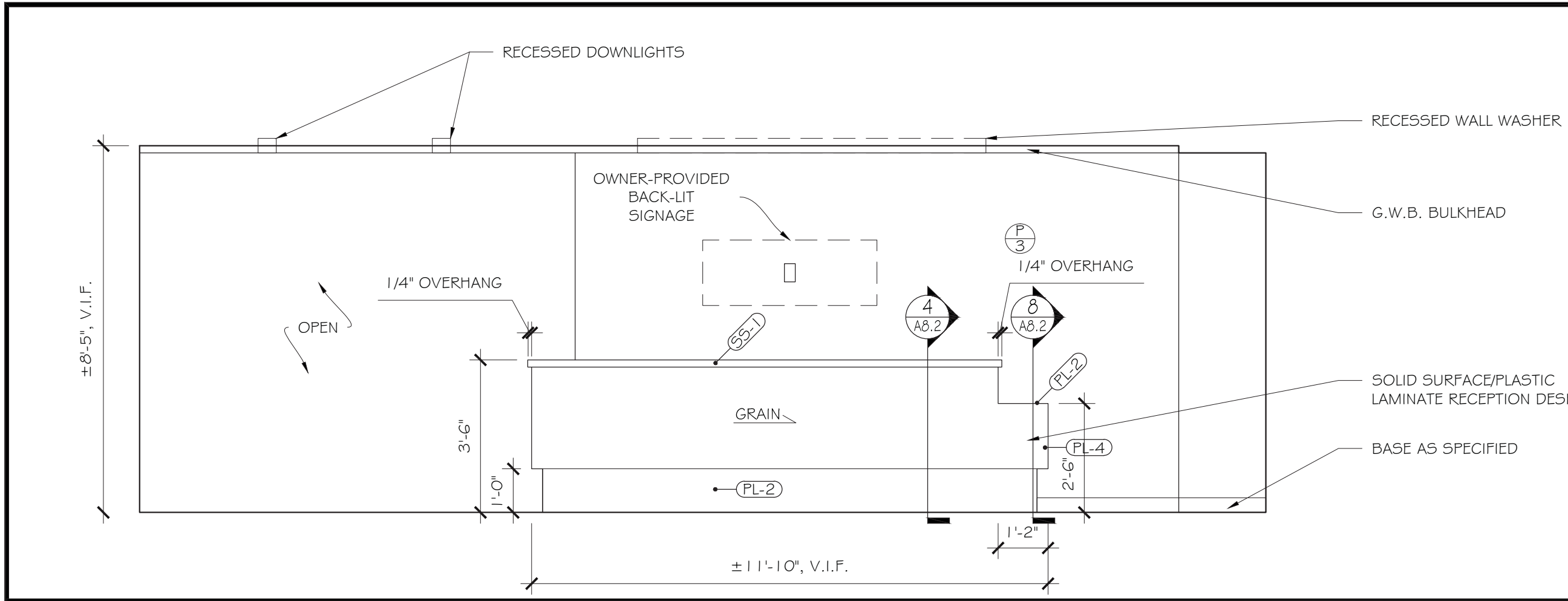
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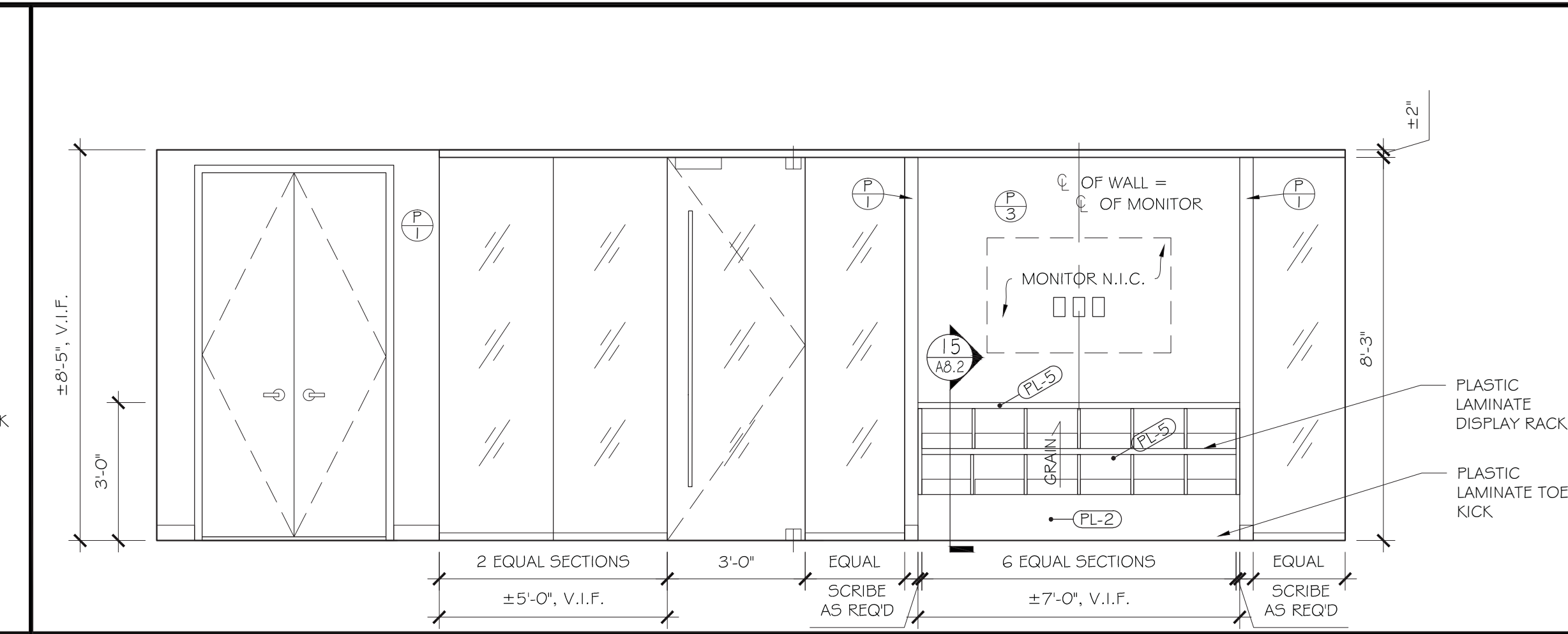
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 18TH FLOOR  
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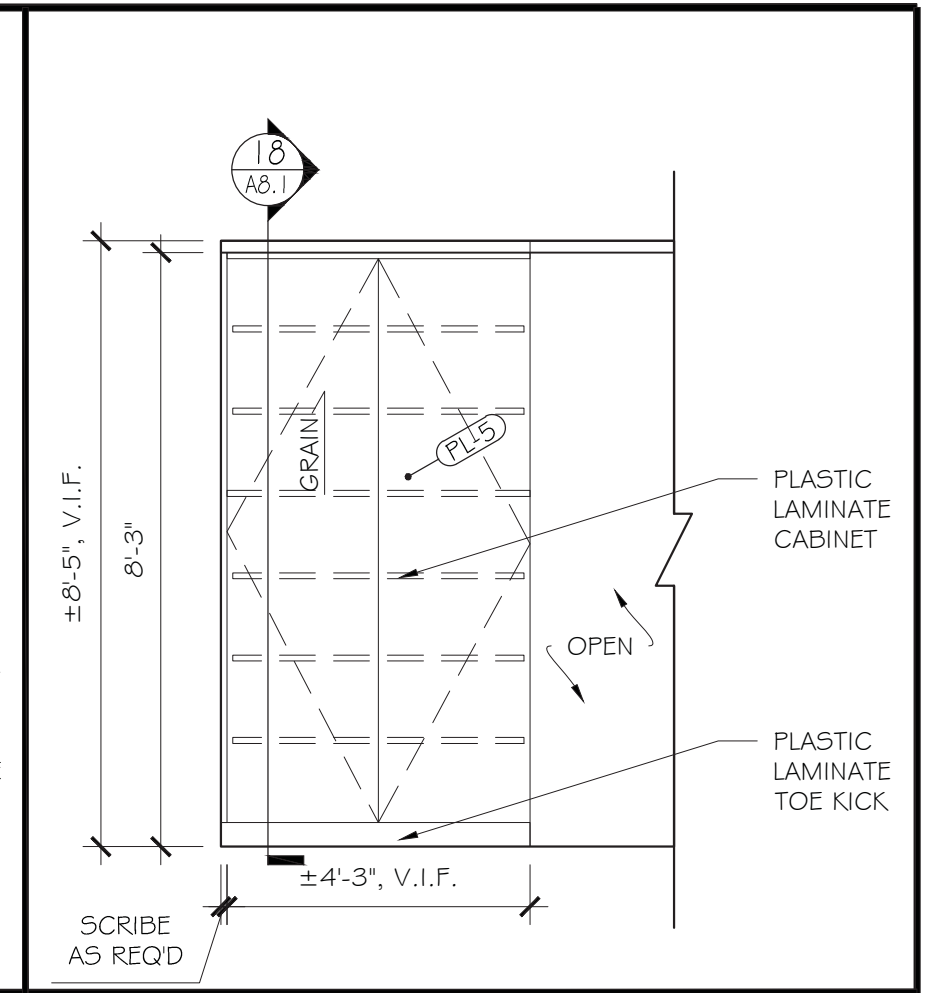
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 Job No. 4016-02  
 Sheet Number **A6.2**



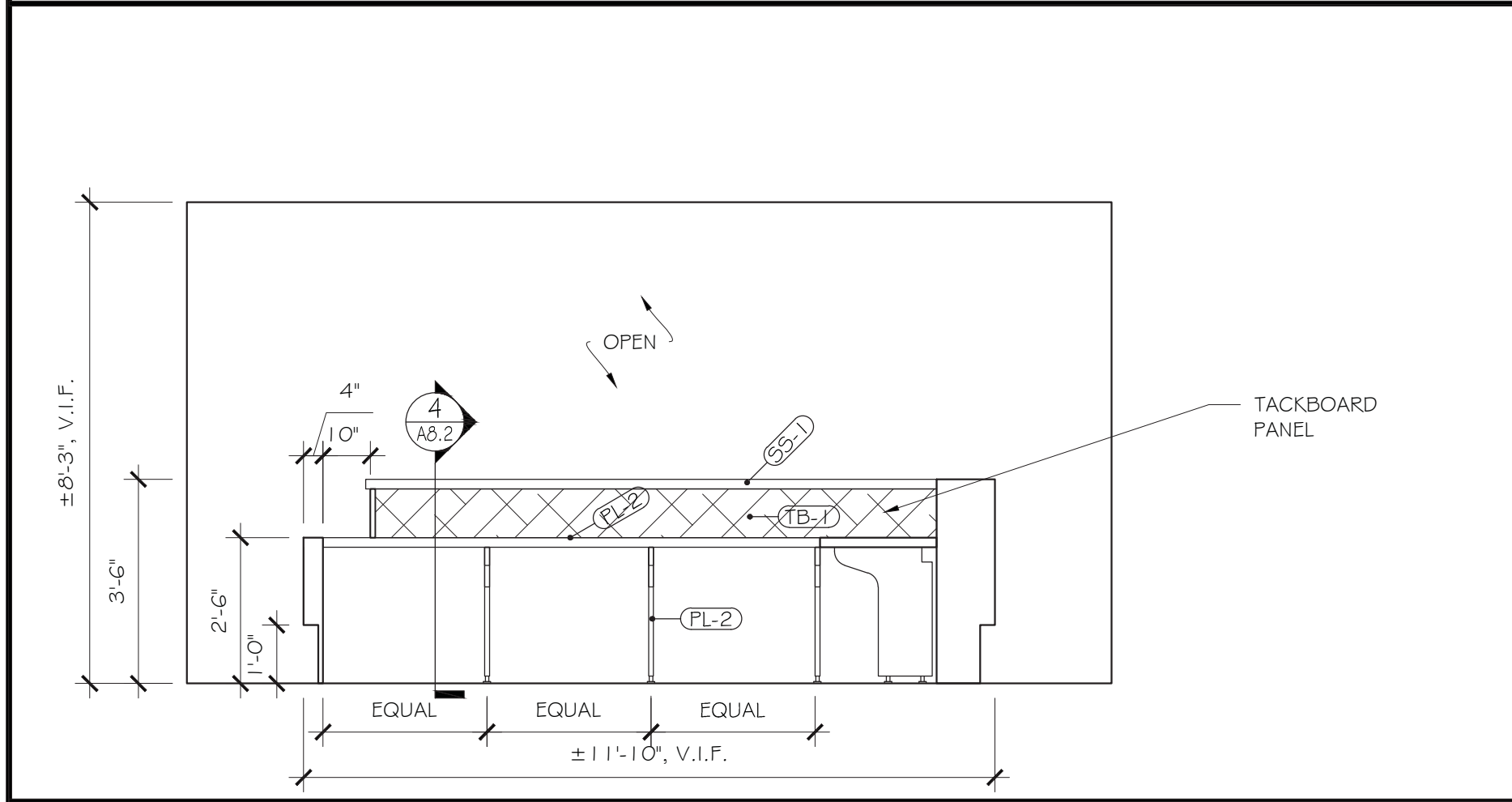
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SCALE: 3/8" = 1'-0"



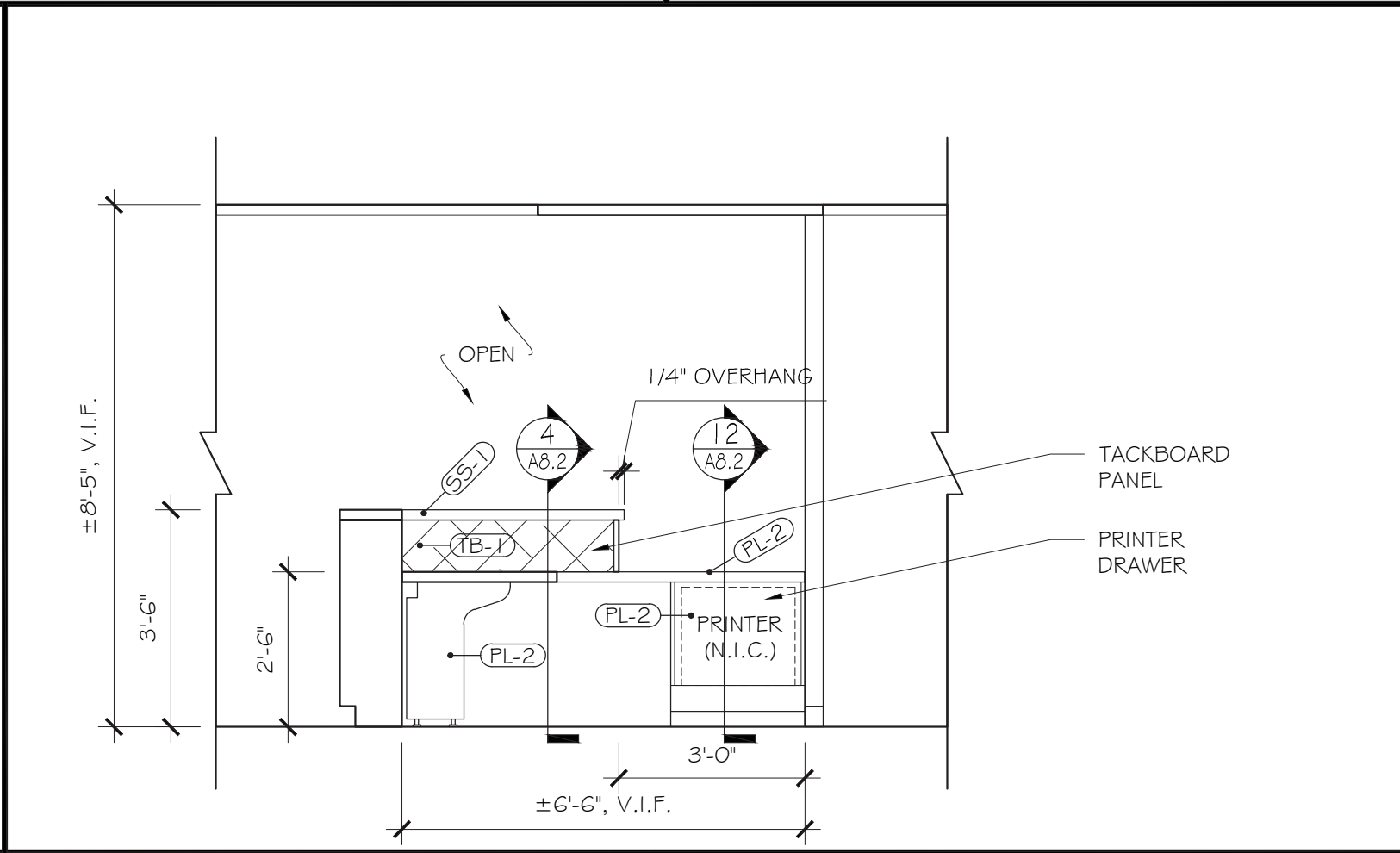
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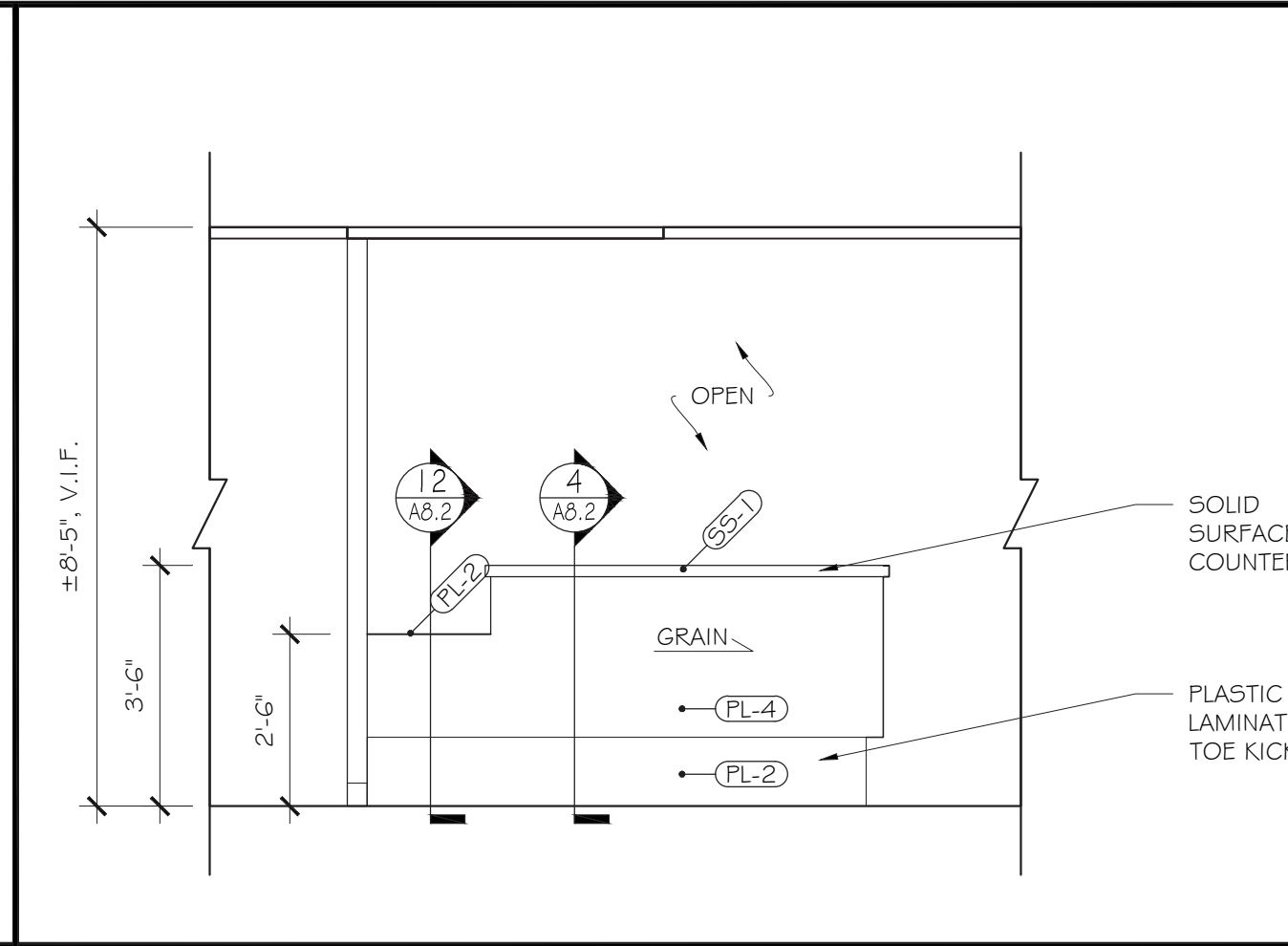
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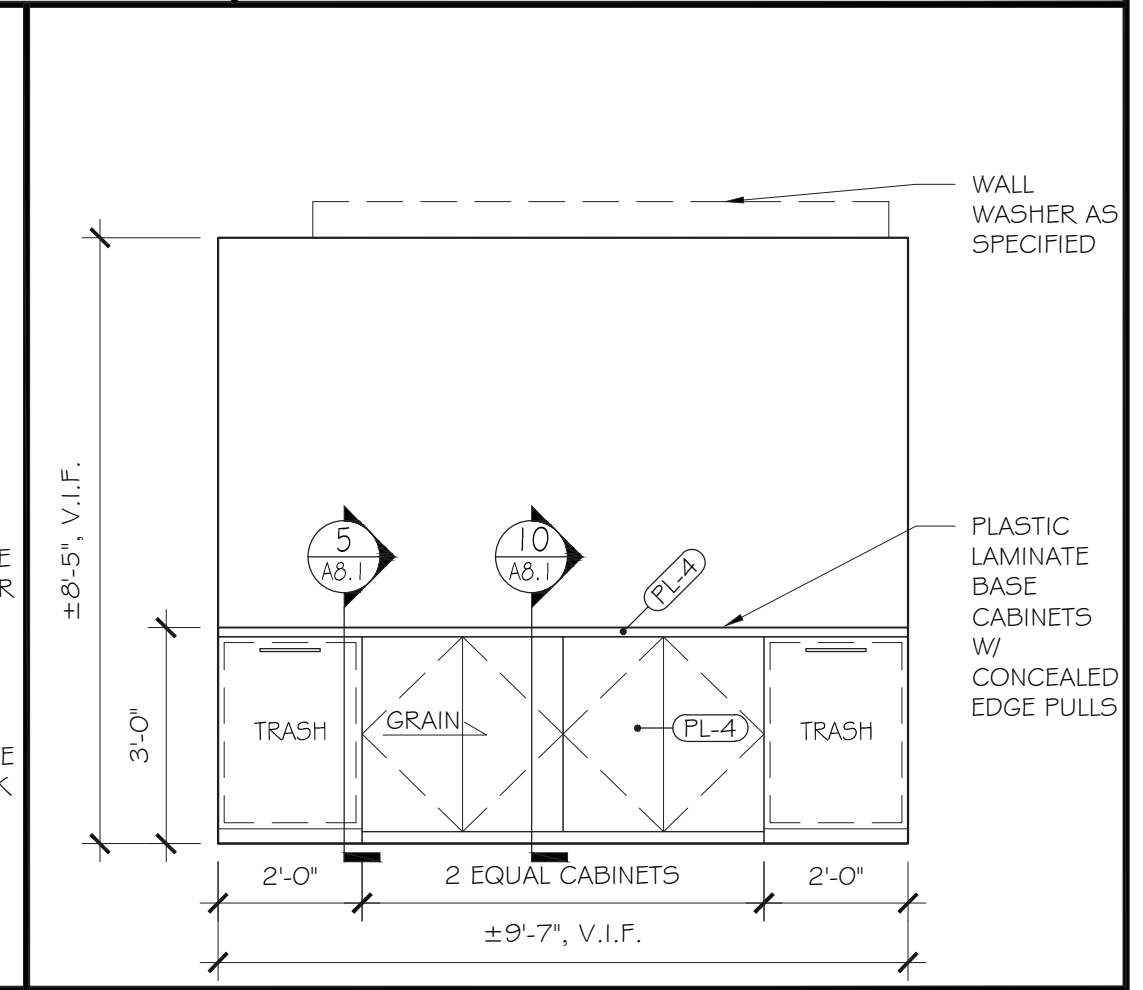
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SCALE: 3/8" = 1'-0"



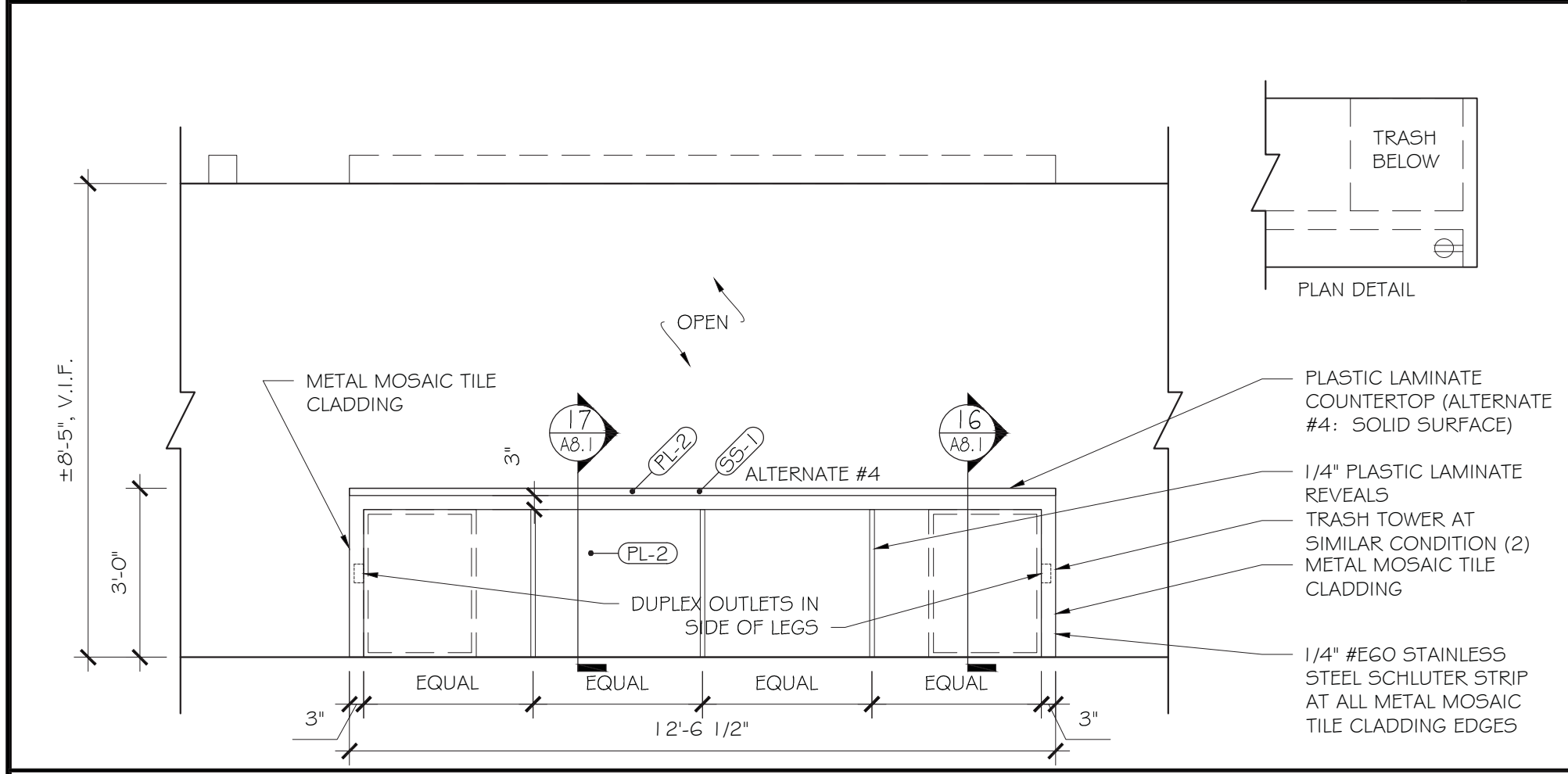
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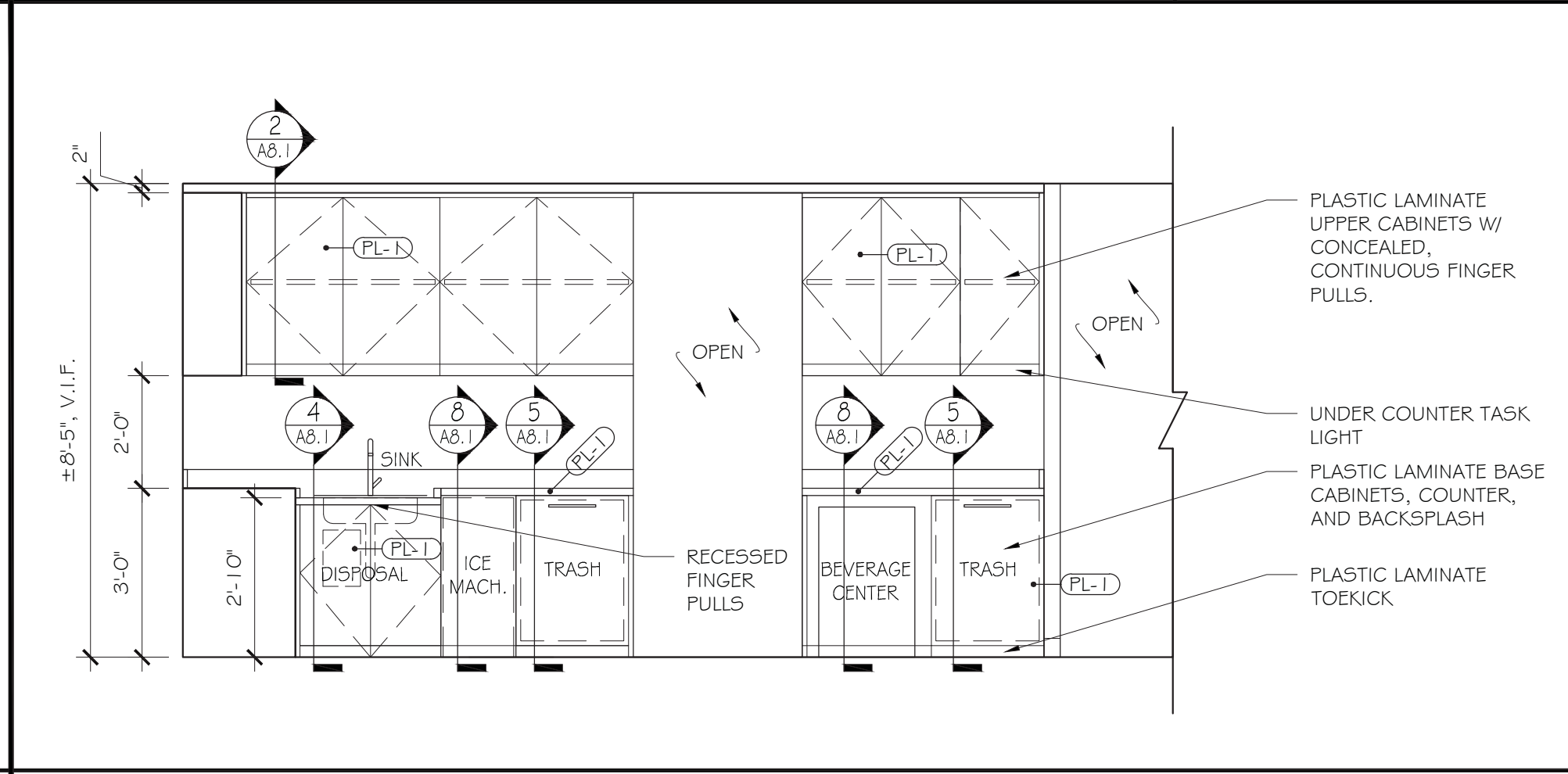
**7 WEST ELEVATION @ RECEPTION DESK 1802**  
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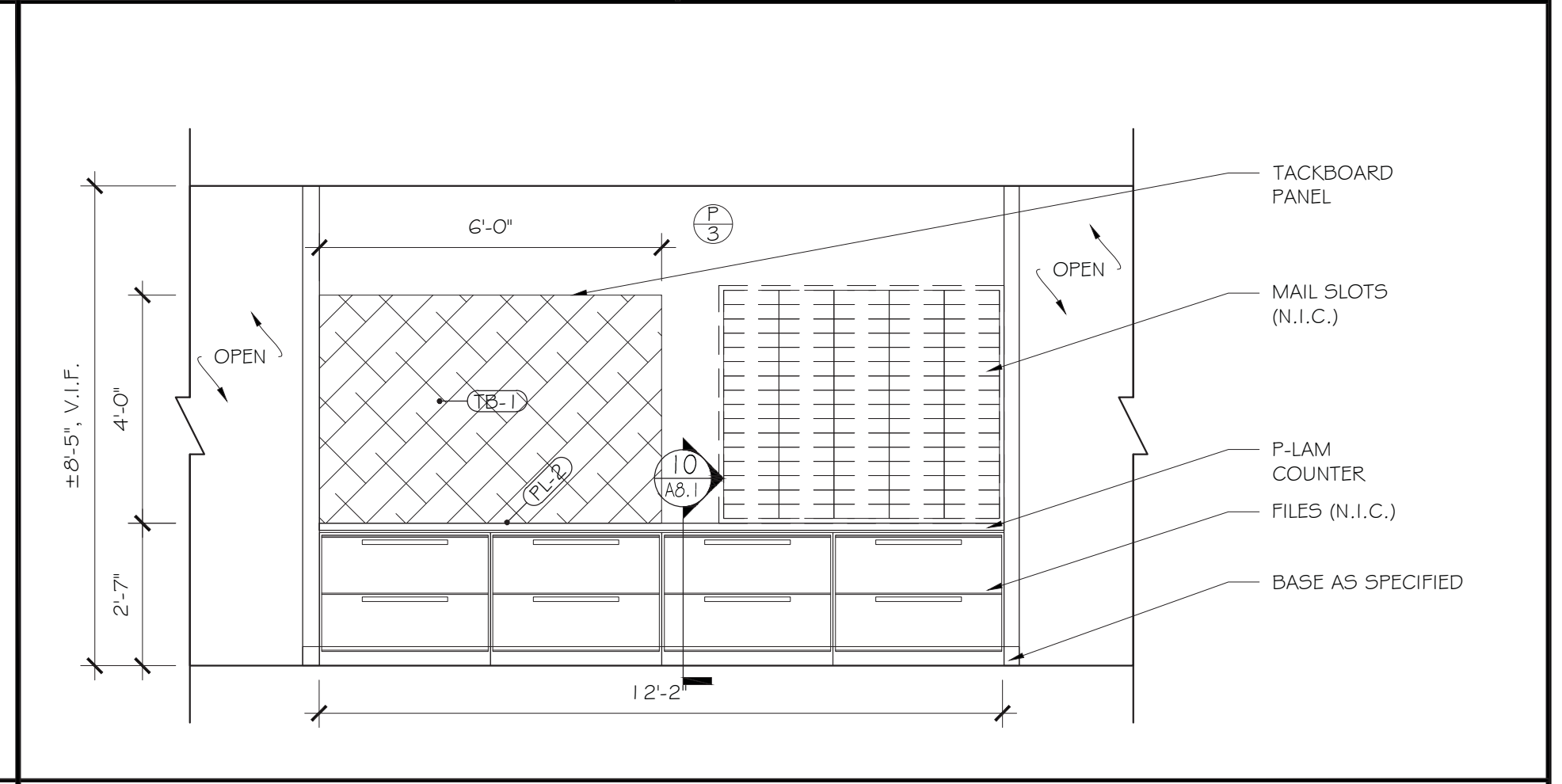
**8 NORTH ELEVATION @ CORRIDOR 1805**  
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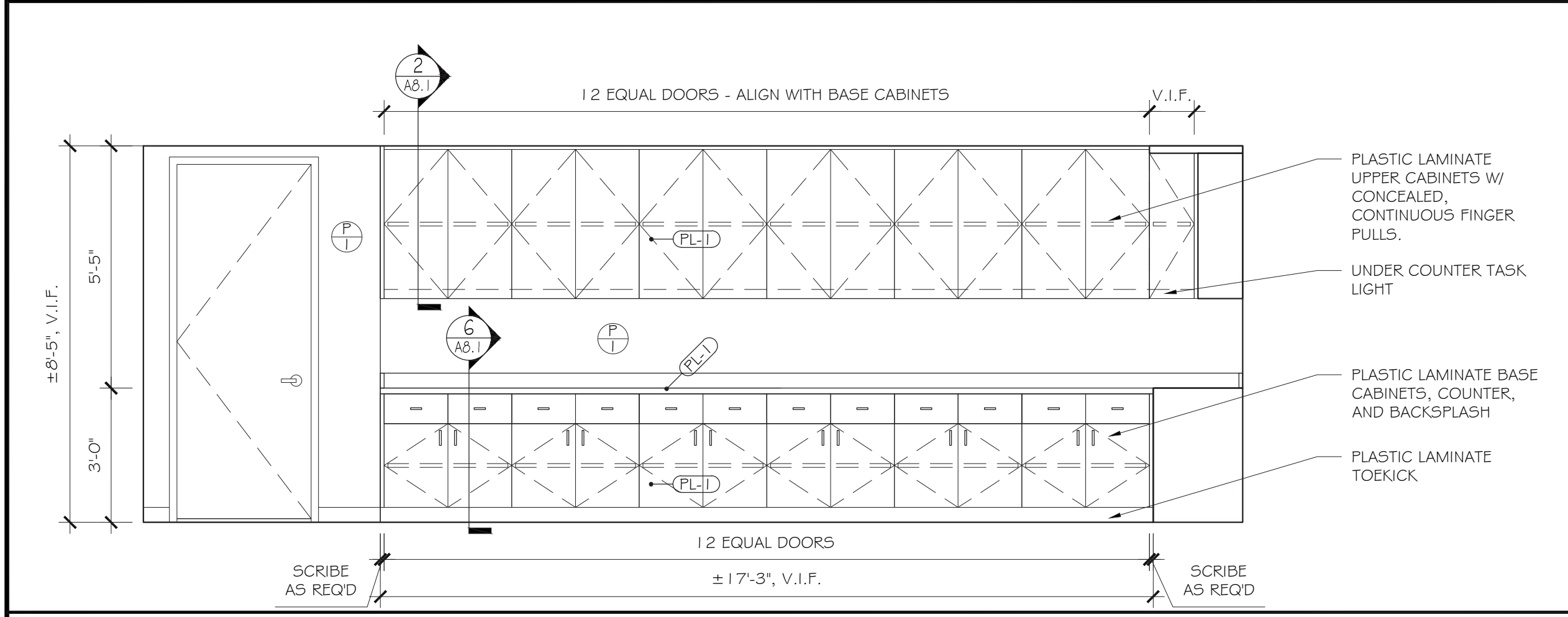
**9 NORTH ELEVATION @ COFFEE/BREAKOUT 1826**  
SCALE: 3/8" = 1'-0"



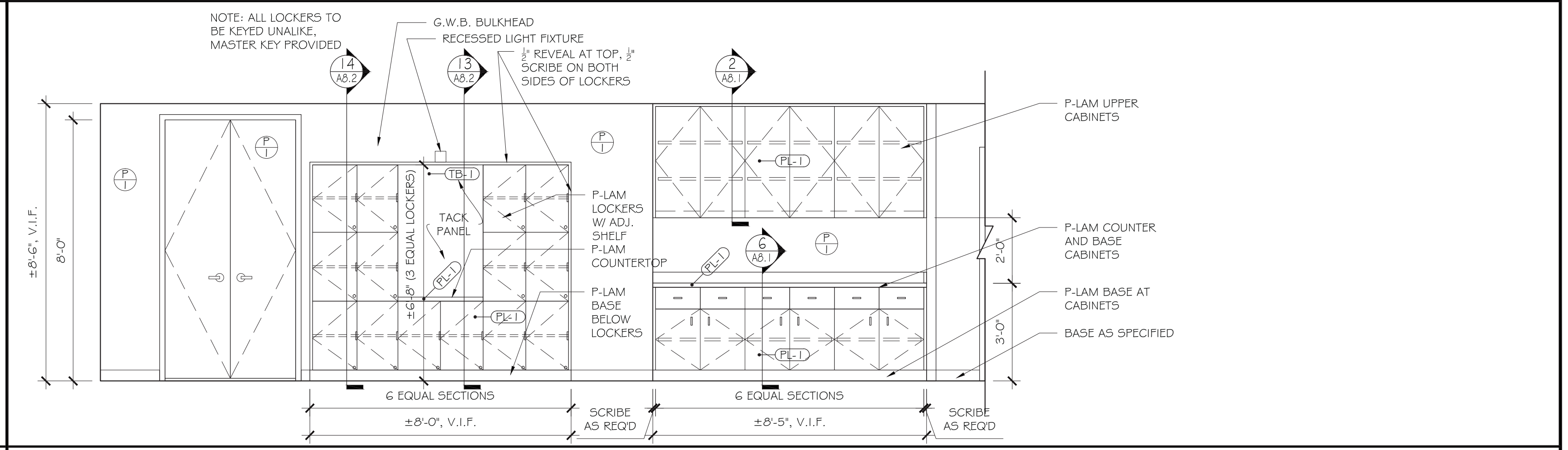
**10 EAST ELEVATION @ COFFEE/BREAKOUT 1826**  
SCALE: 3/8" = 1'-0"



**12 SOUTH ELEVATION @ MAIL/LAYOUT 1827**  
SCALE: 3/8" = 1'-0"



**13 NORTH ELEVATION @ MAIL/LAYOUT 1827**  
SCALE: 3/8" = 1'-0"



**15 SOUTH ELEVATION @ LOCKERS 1822**  
SCALE: 3/8" = 1'-0"

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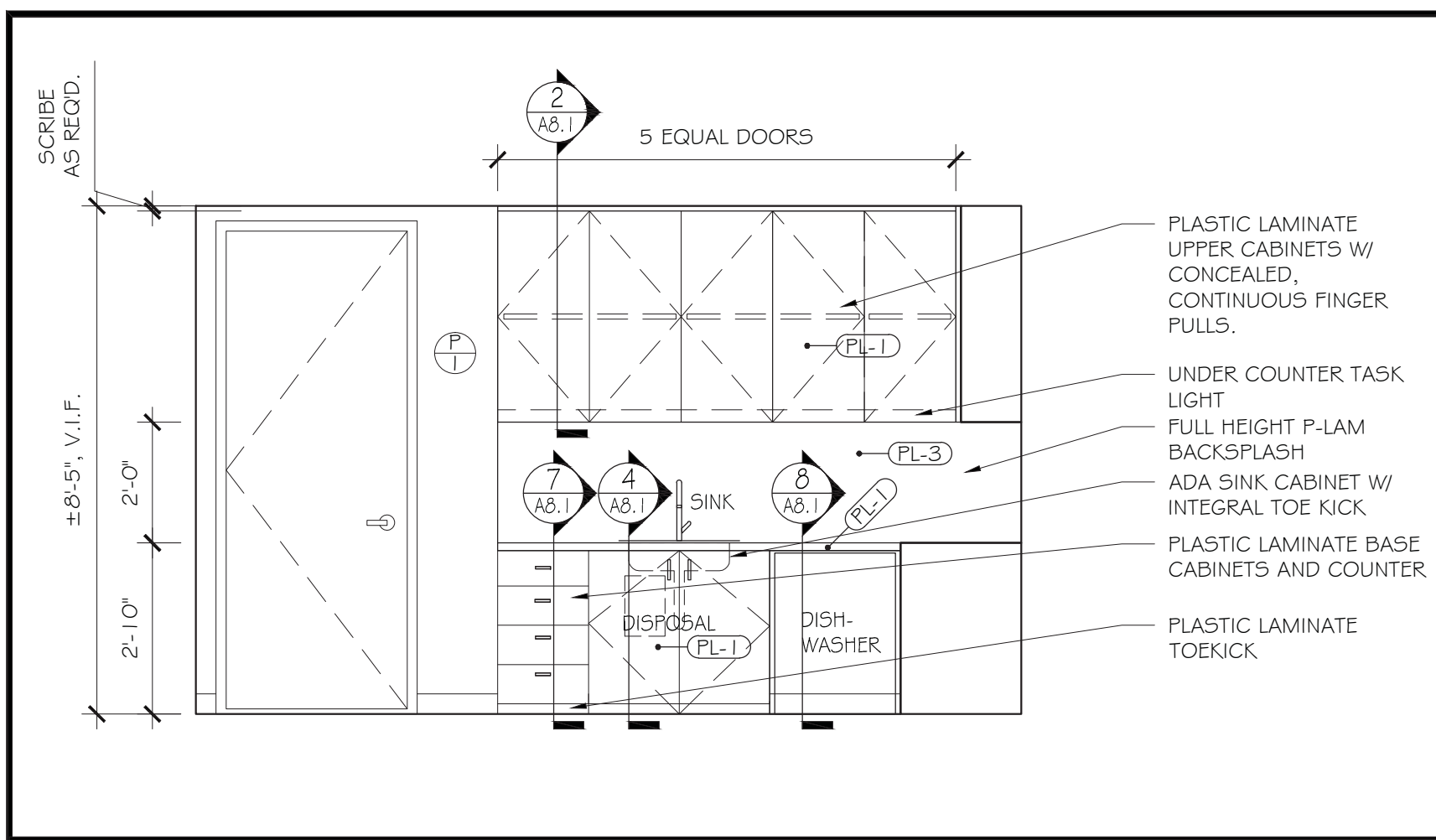
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919 EAST MAIN STREET  
18TH FLOOR  
RICHMOND, VA 23219

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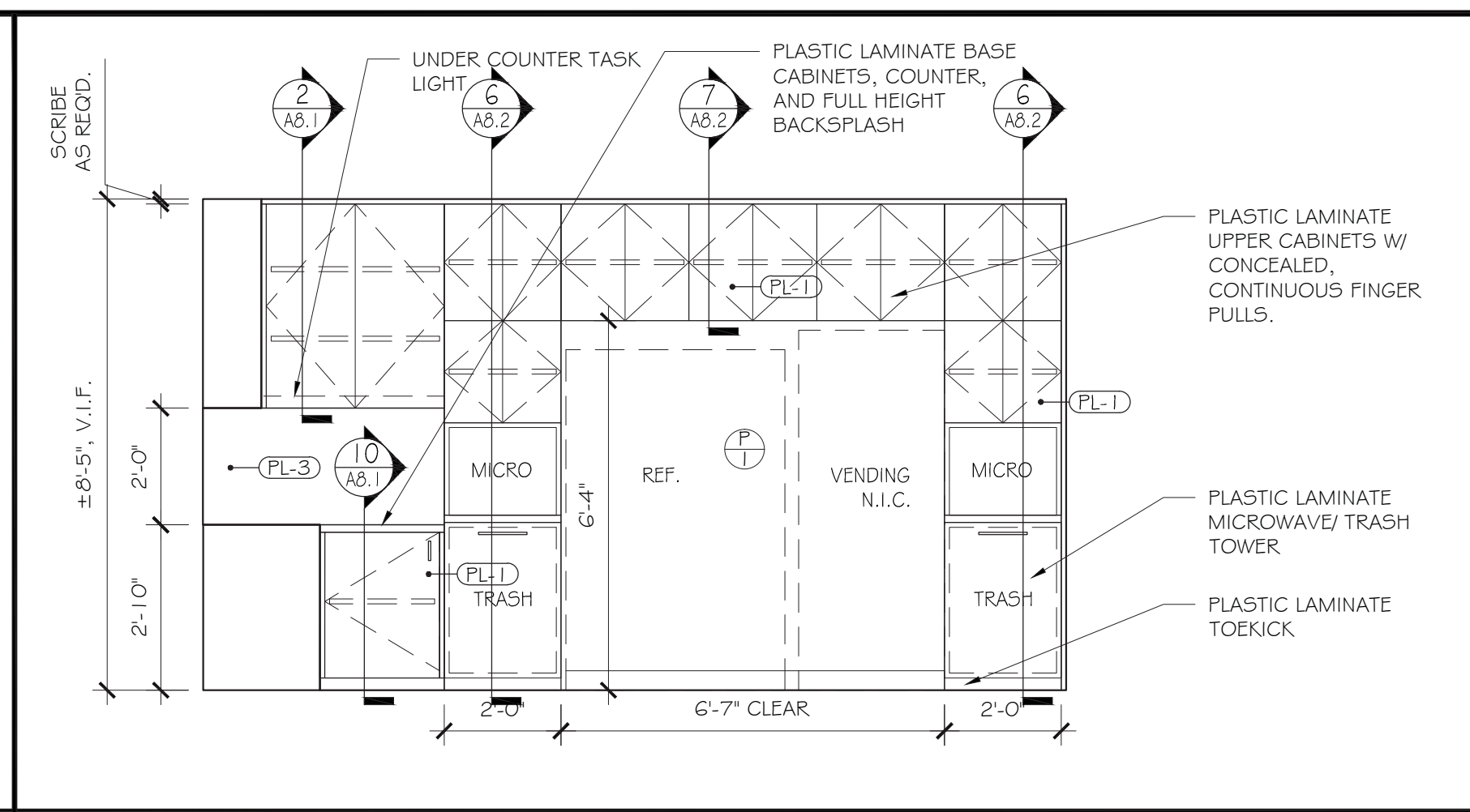
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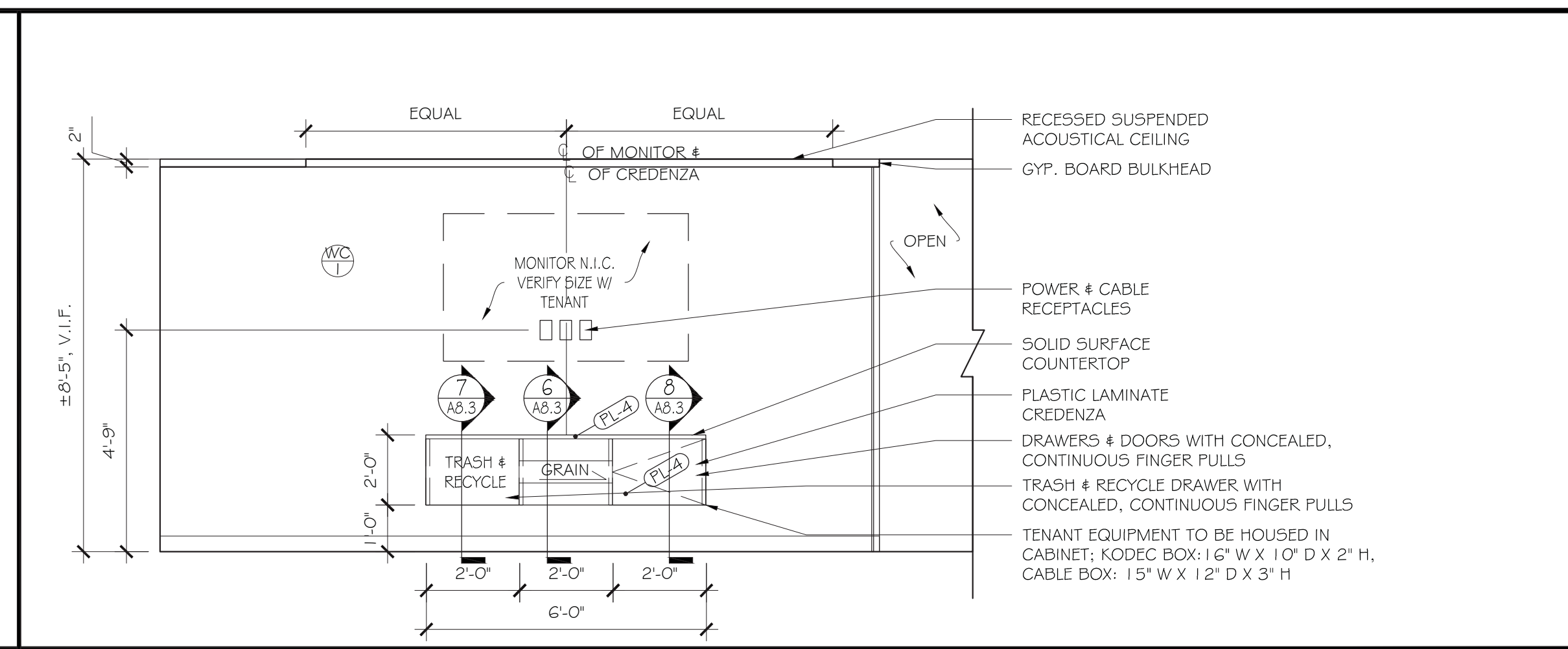
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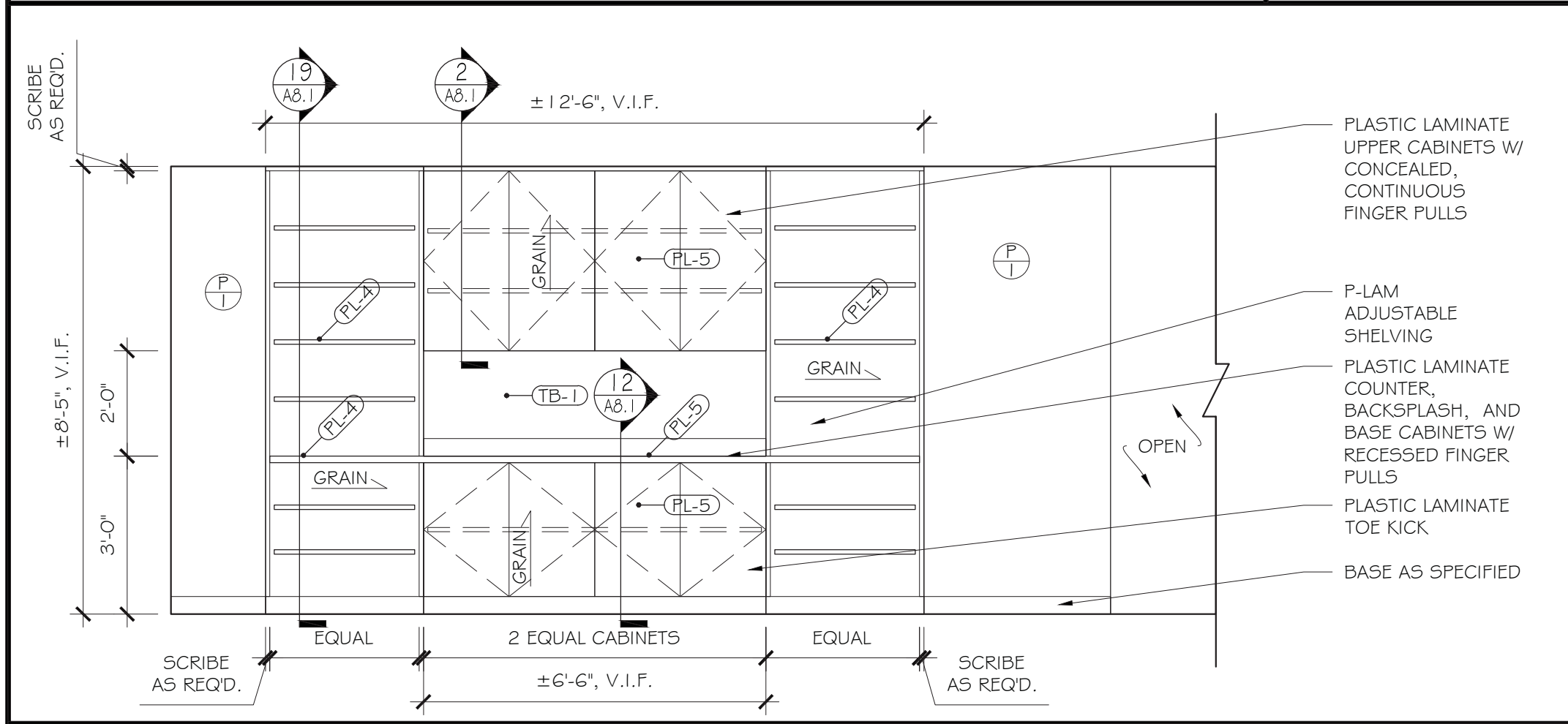
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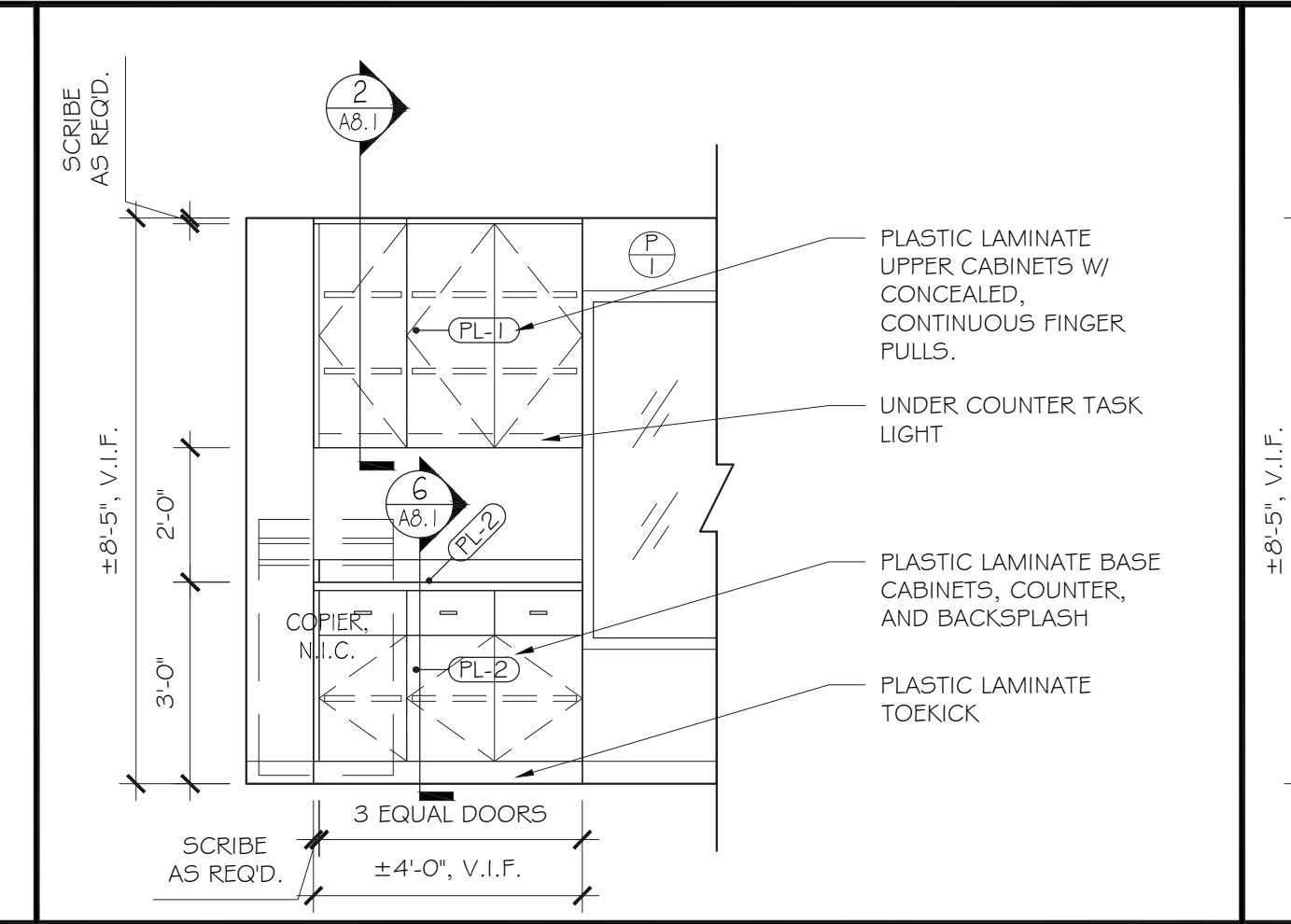
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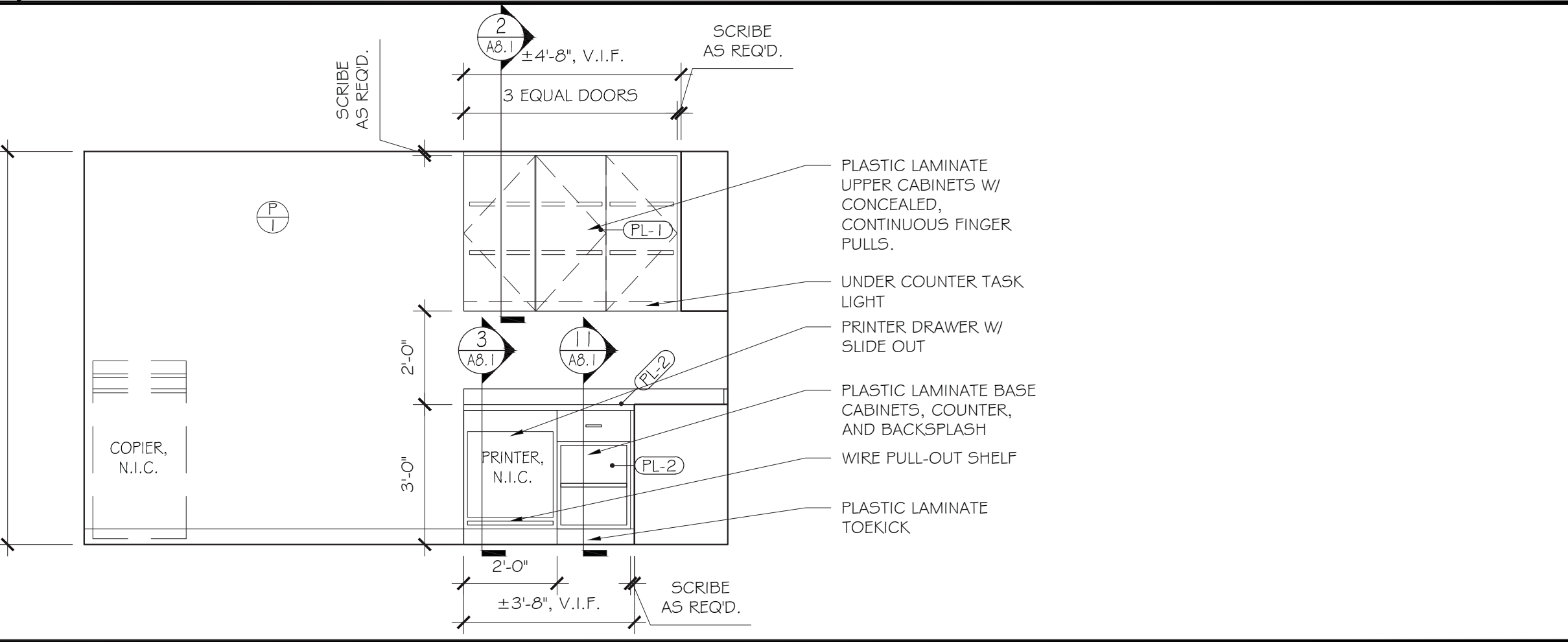
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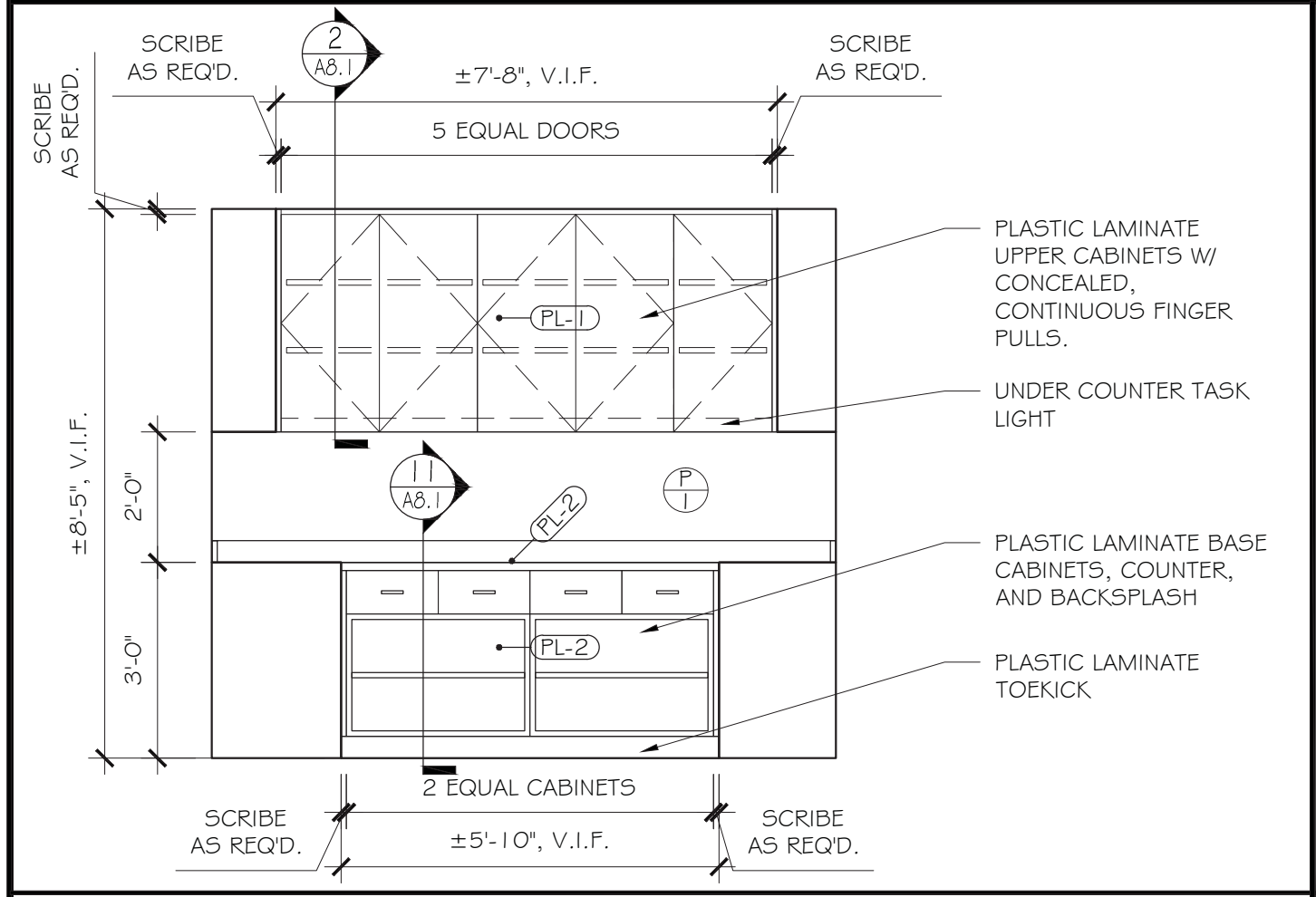
5 WEST ELEVATION @ TAX LIBRARY 1840  
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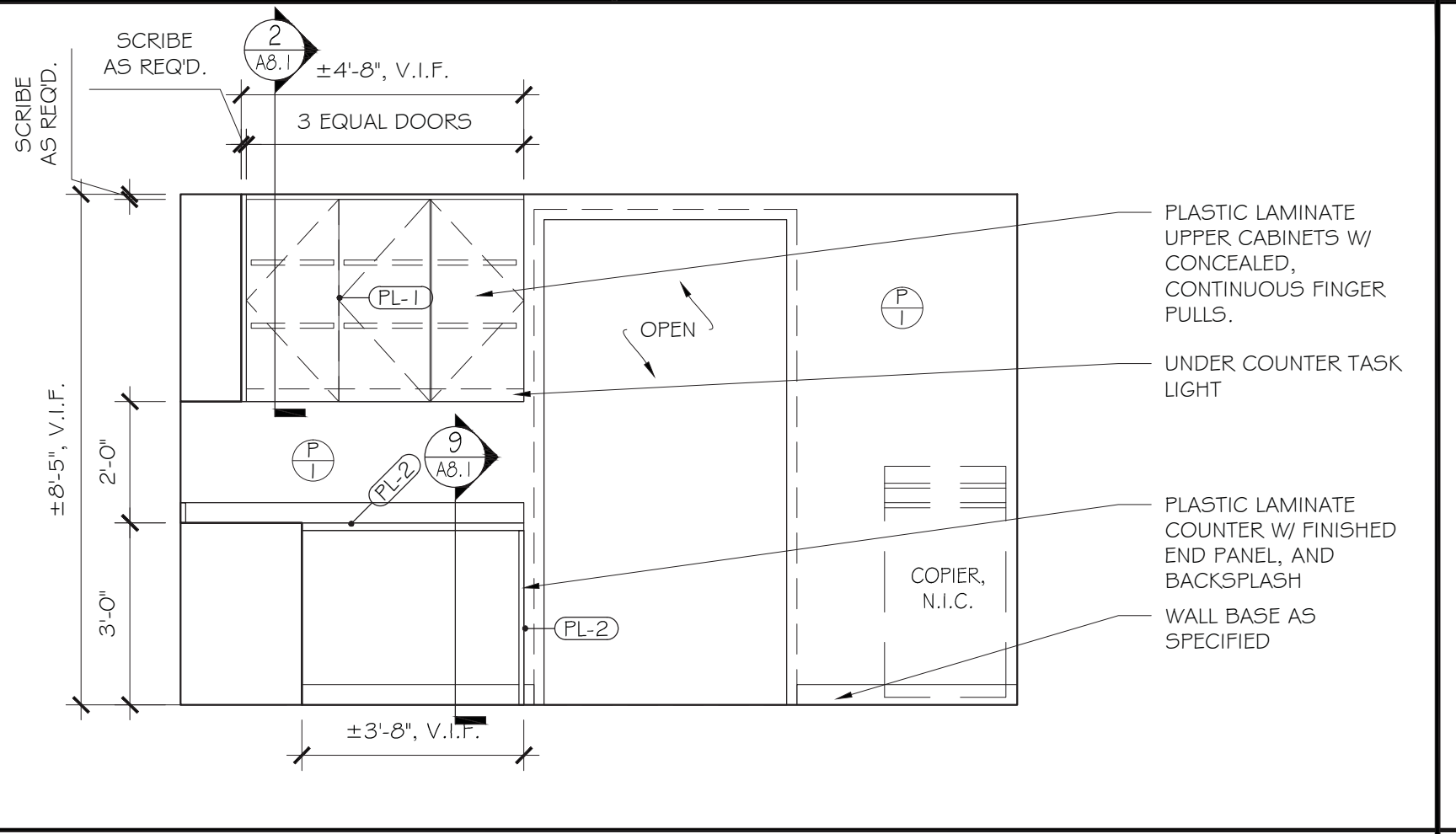
6 WEST ELEVATION @ COPY 1845  
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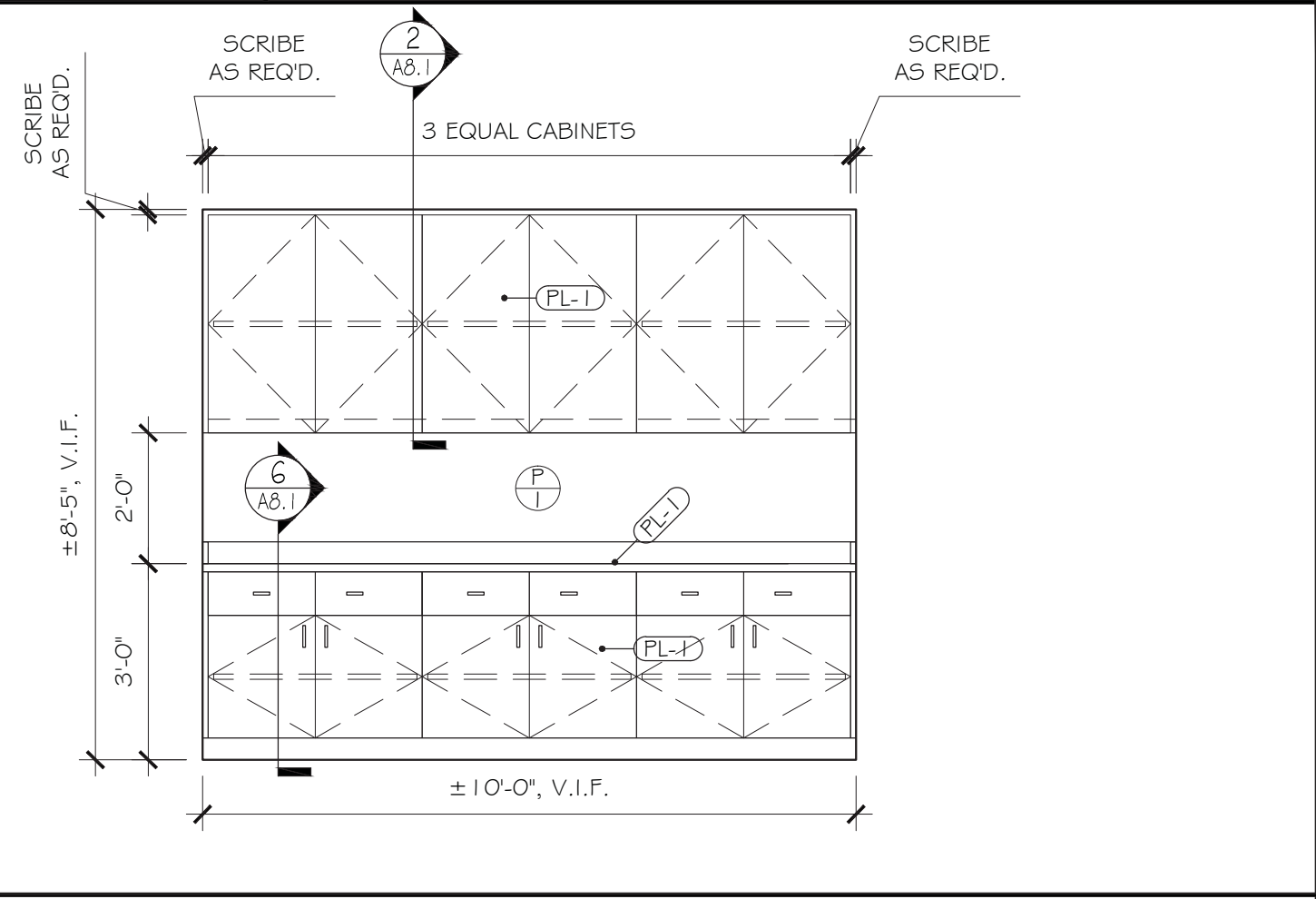
7 NORTH ELEVATION @ PRODUCTION 1851  
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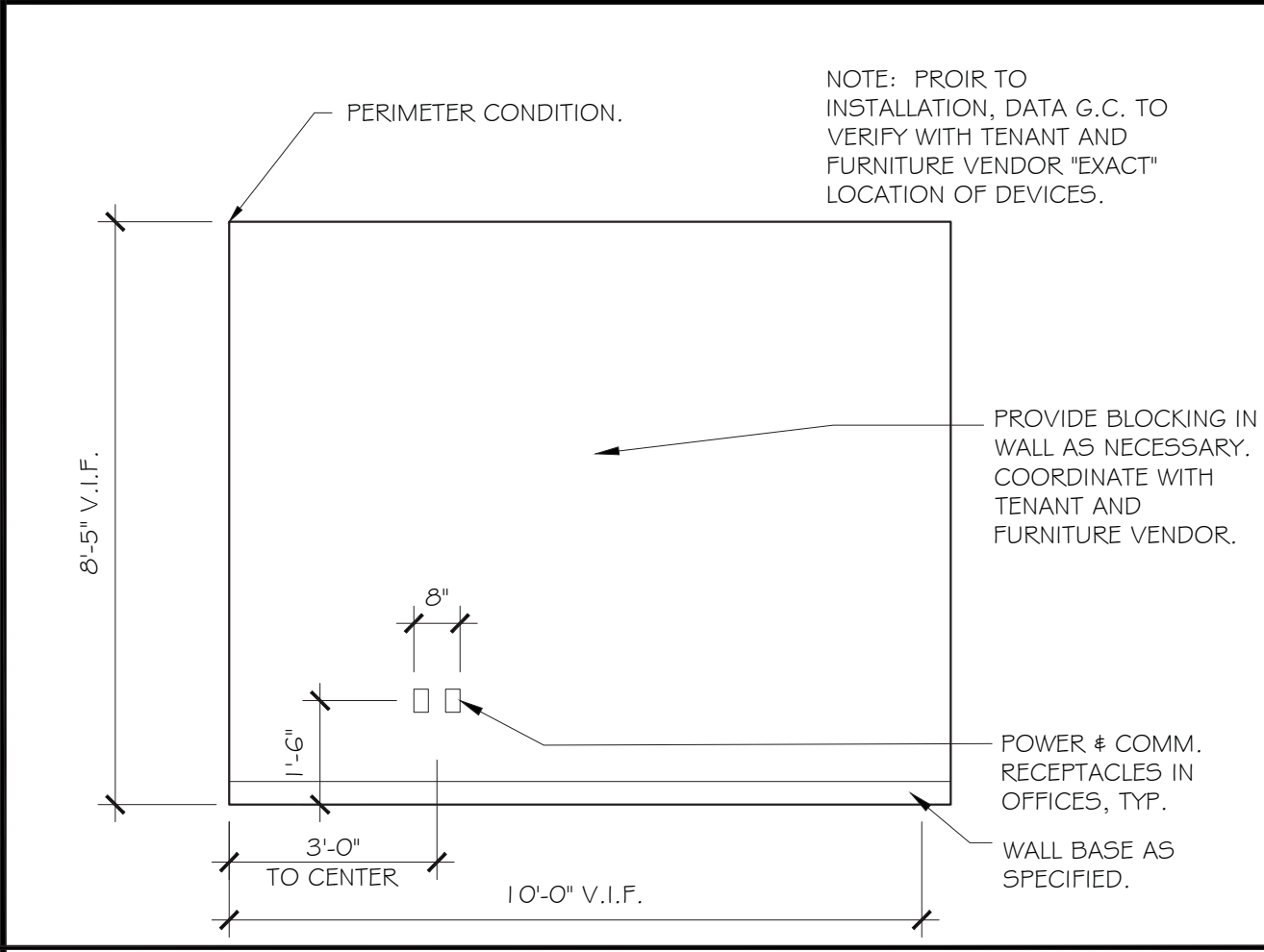
9 EAST ELEVATION @ PRODUCTION 1851  
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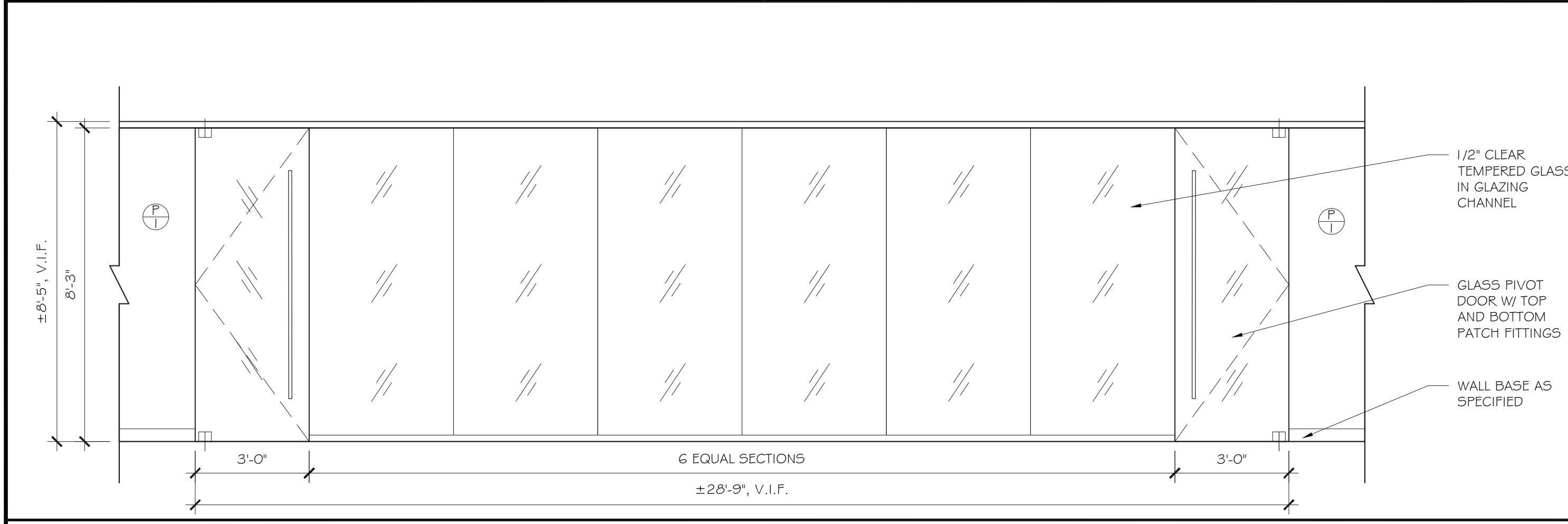
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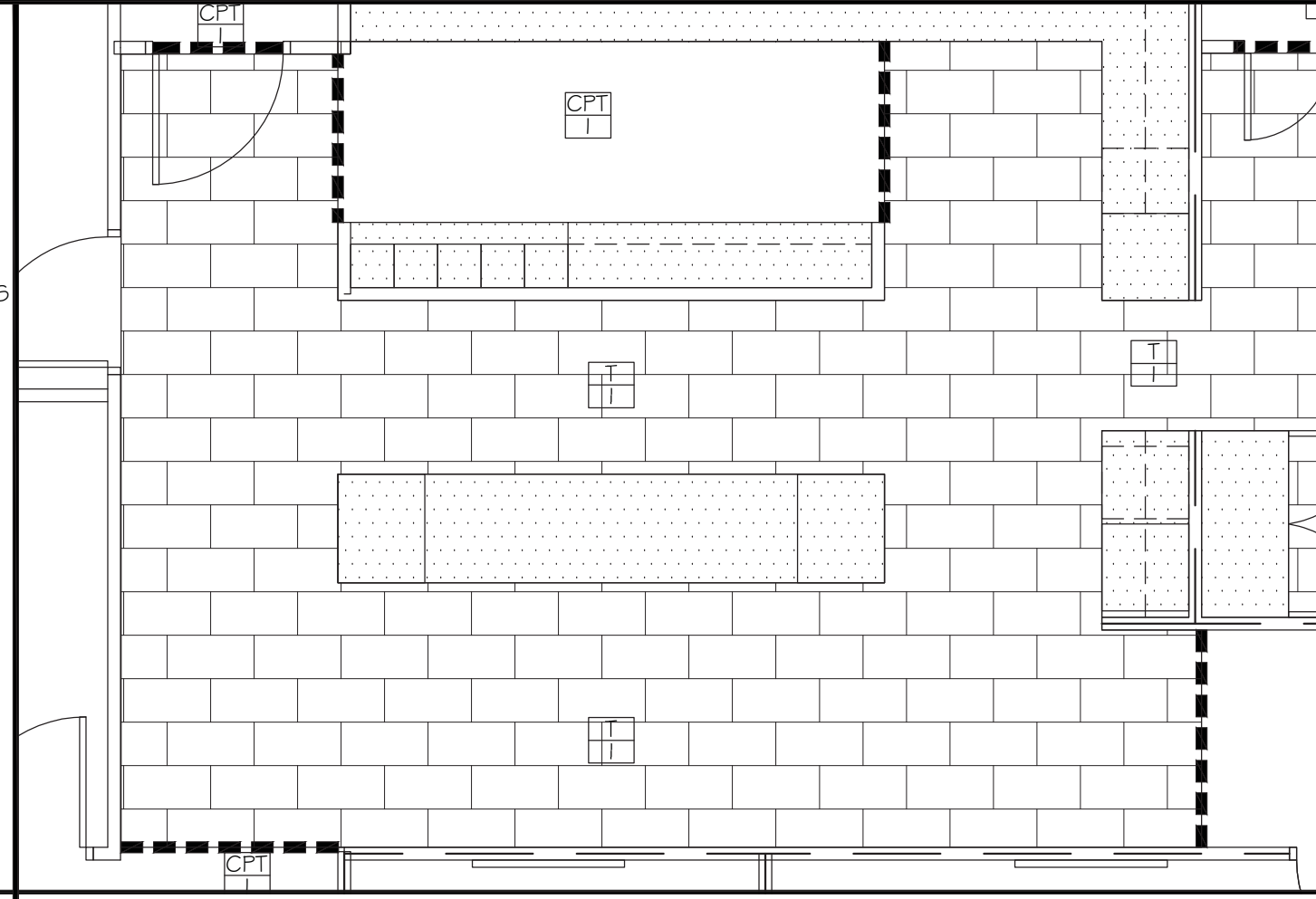
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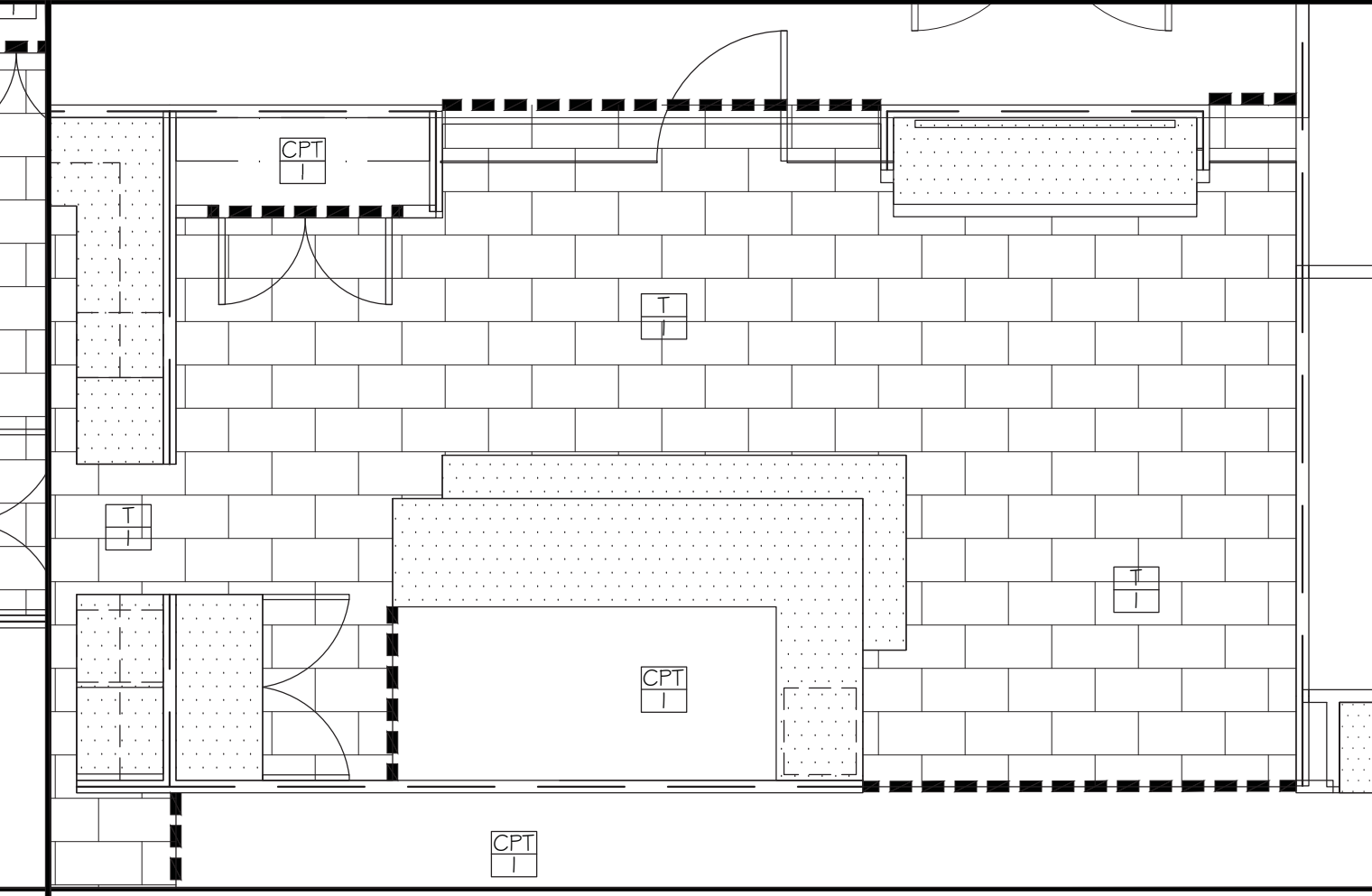
12 TYPICAL DEVICE LOCATION ELEVATION @ PRIVATE OFFICES  
SCALE: 3/8" = 1'-0"



13 SOUTH ELEVATION @ CORRIDOR 1805  
SCALE: 3/8" = 1'-0"



15 ALTERNATE #2 TILE PLAN @ COFFEE/BREAKOUT 1826  
SCALE: 1/4" = 1'-0"



16 ALTERNATE #3 TILE PLAN @ RECPTION 1801  
SCALE: 3/8" = 1'-0"

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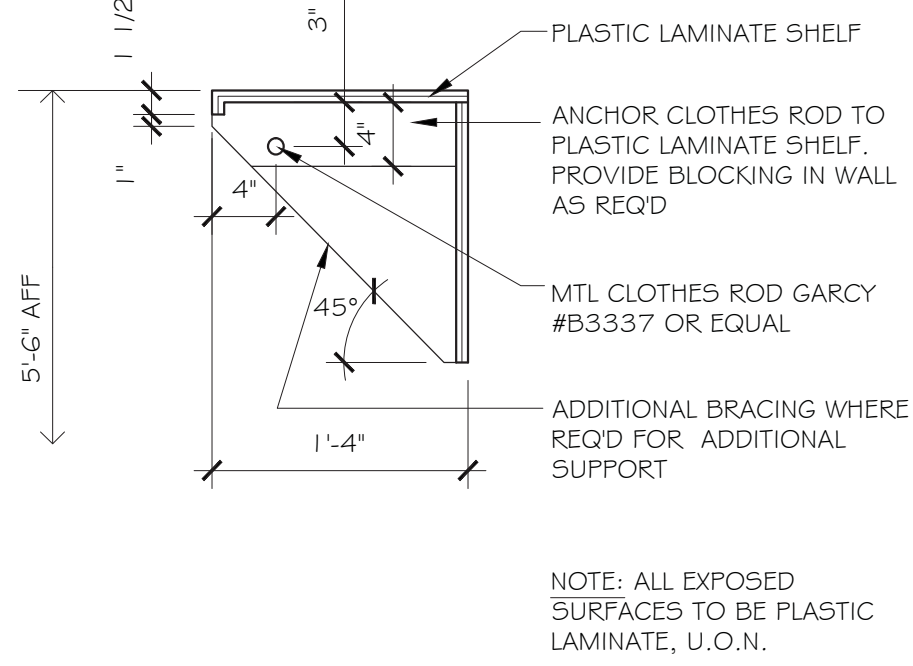
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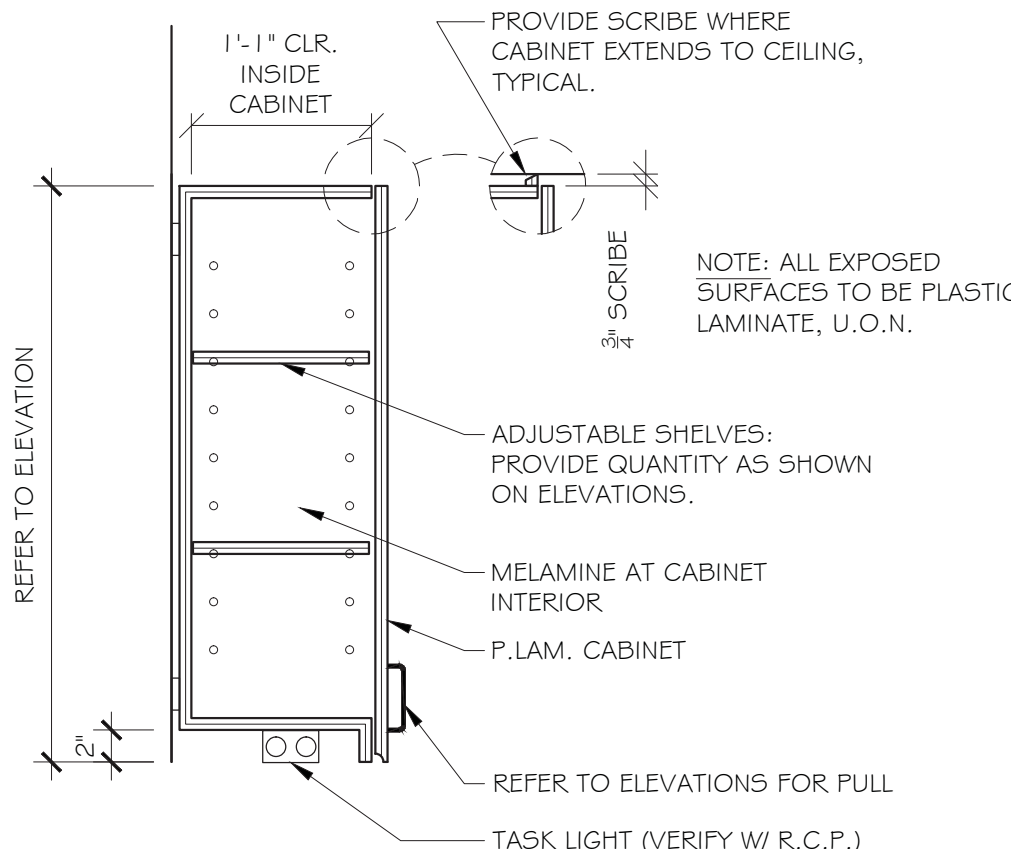
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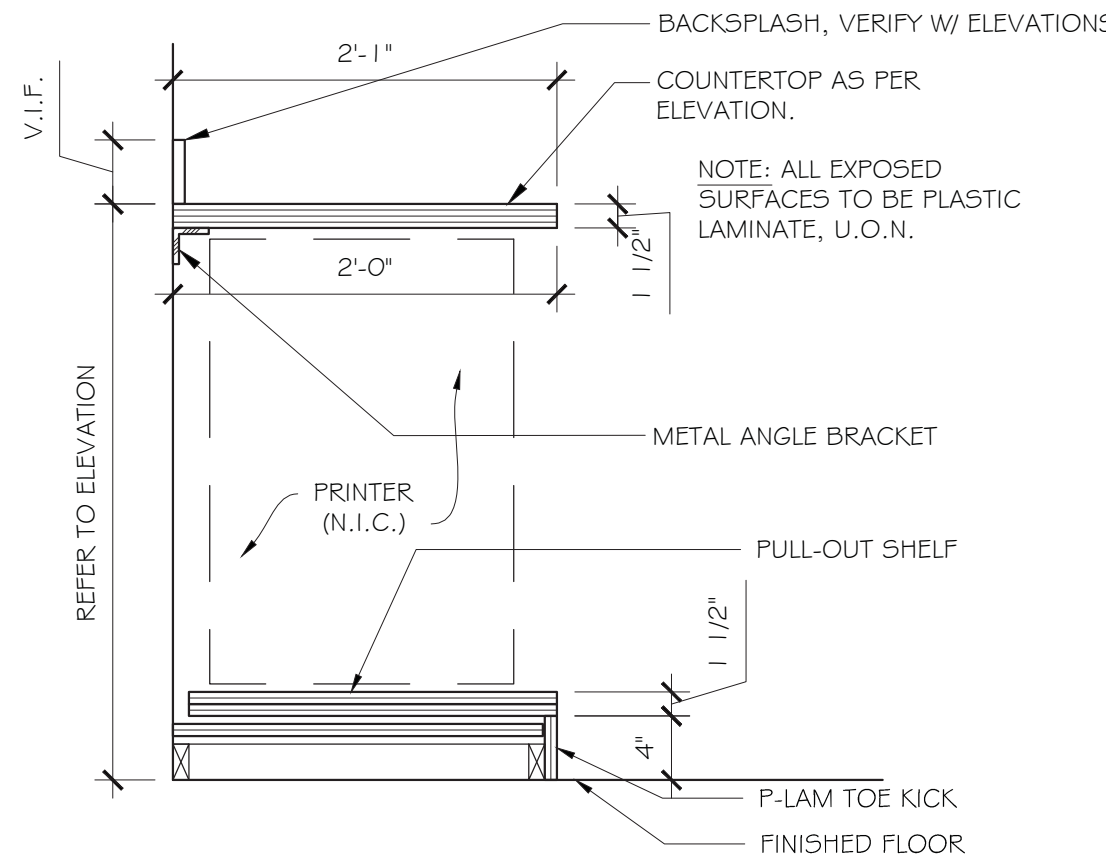
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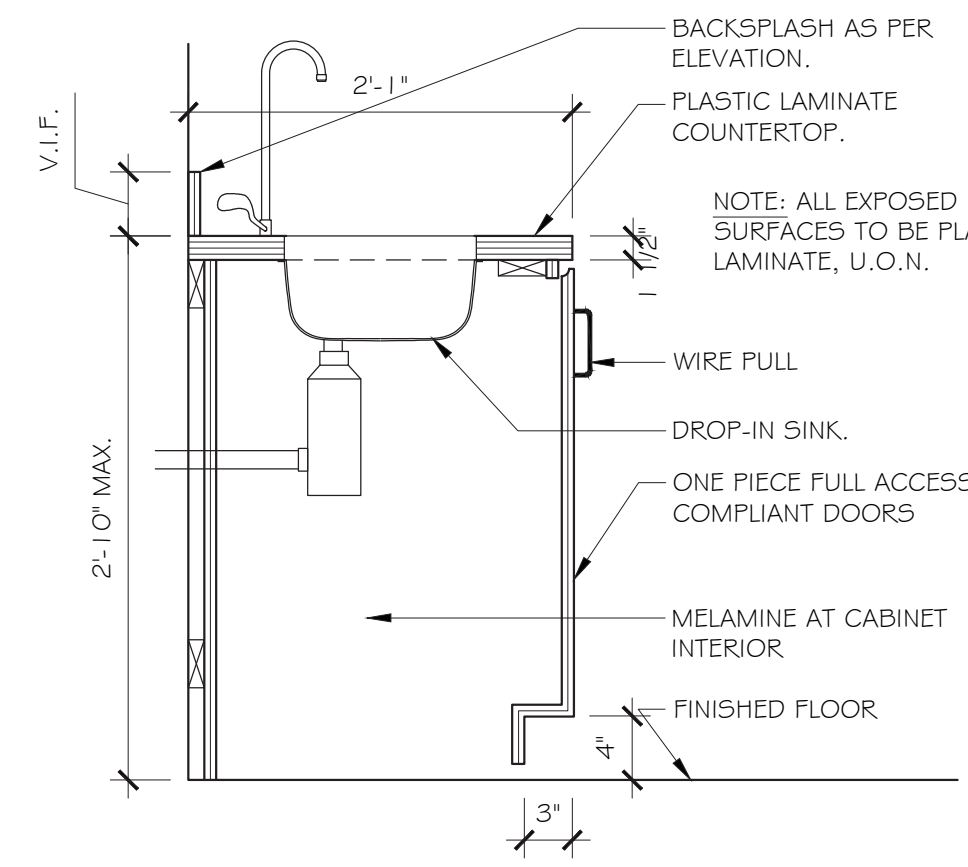
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SCALE: 1" = 1'-0"



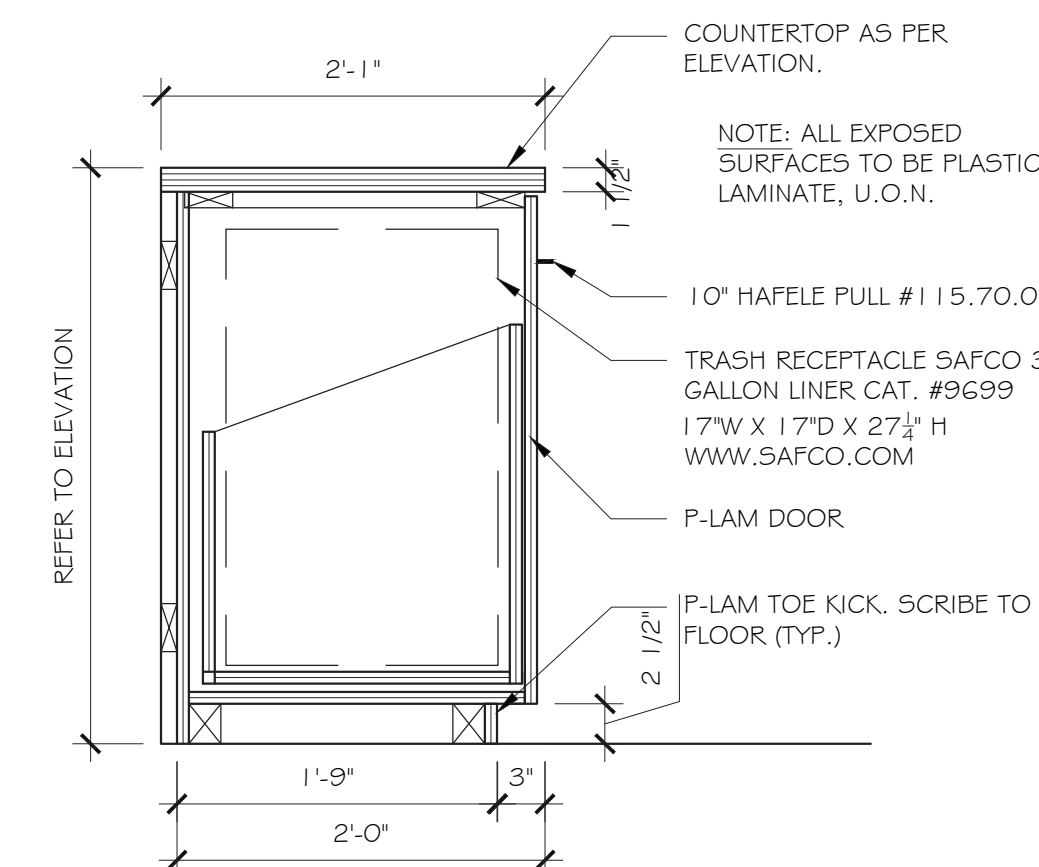
**2** DETAIL @ UPPER CABINET - DOOR  
SCALE: 1" = 1'-0"



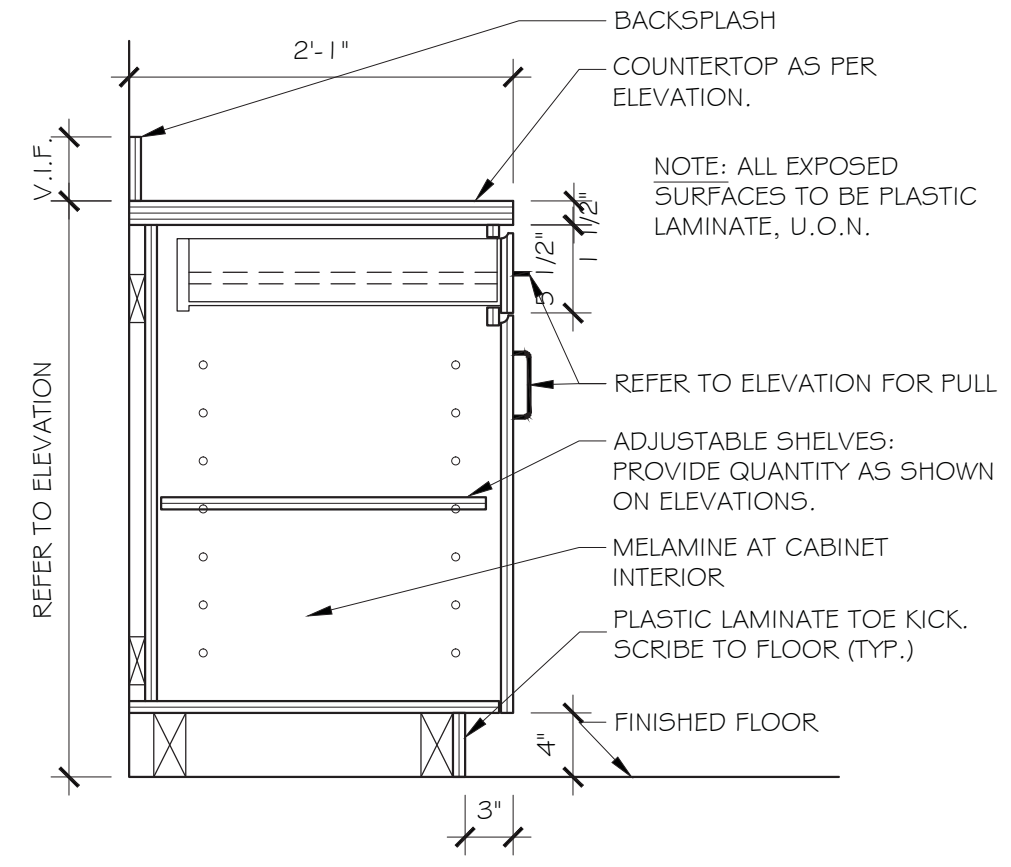
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SCALE: 1" = 1'-0"



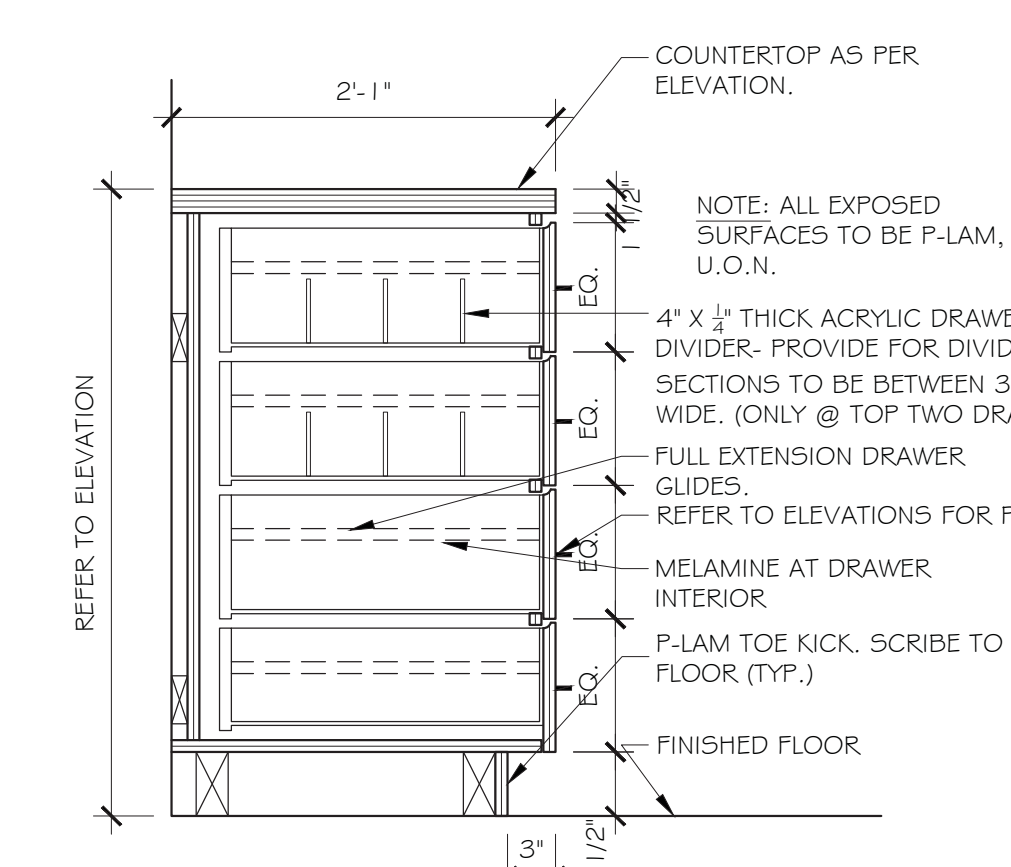
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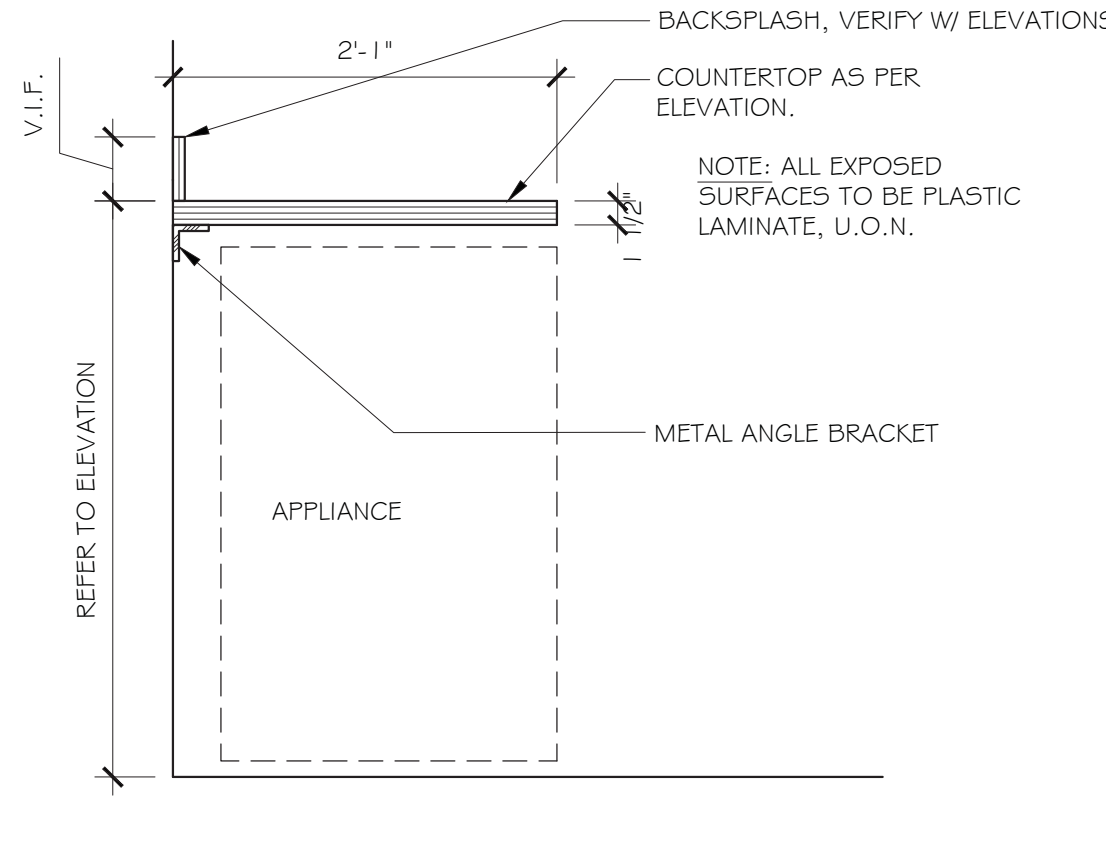
**5** DETAIL @ BASE CABINET - TRASH/RECYCLE  
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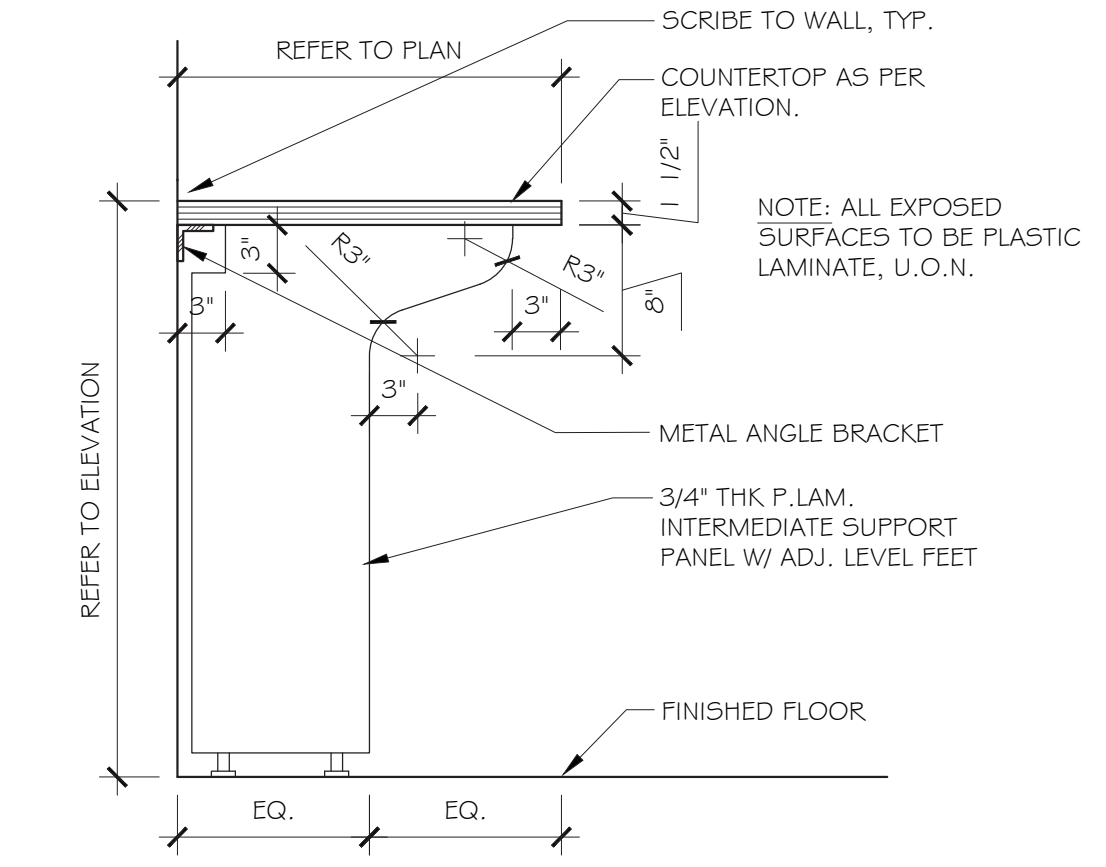
**6** DETAIL @ BASE CABINET - DOOR/DRAWER  
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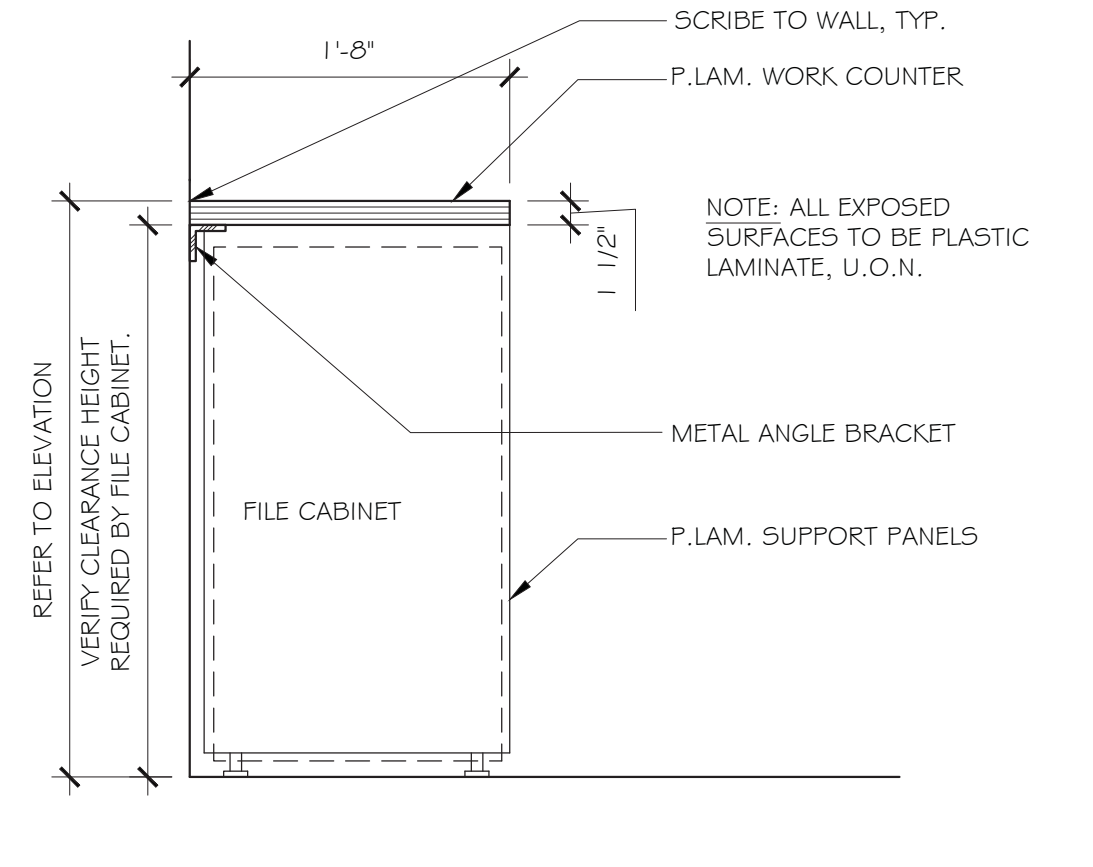
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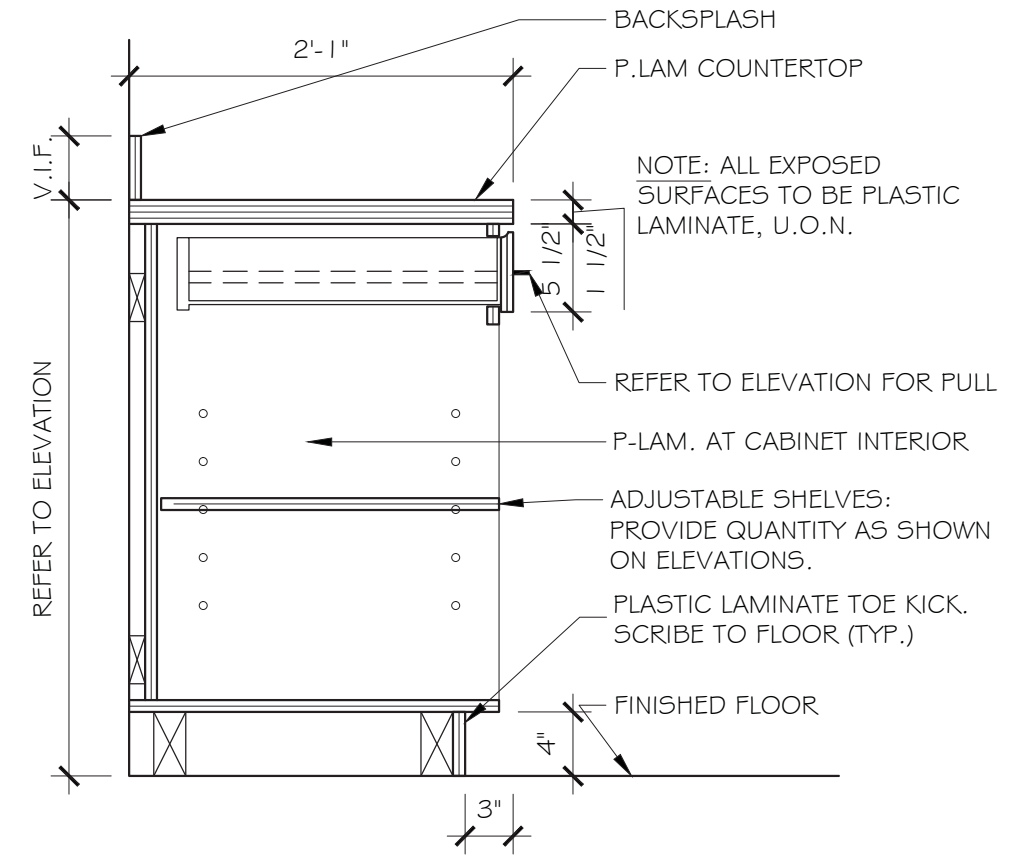
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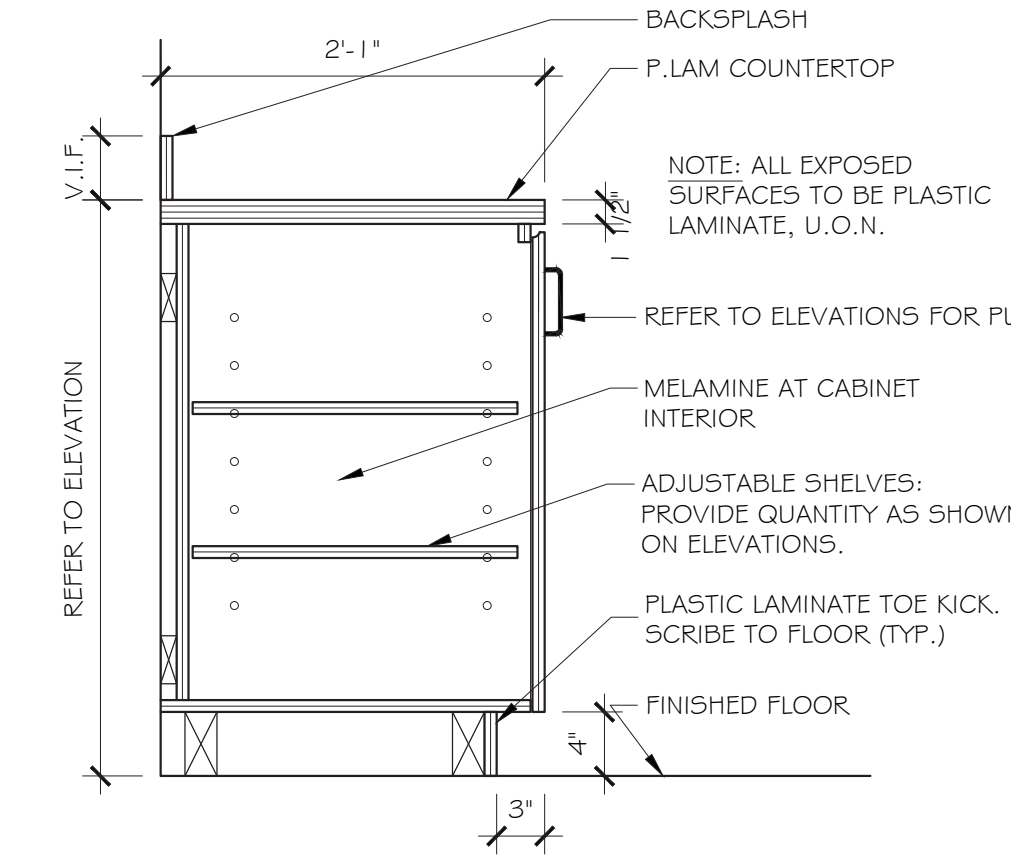
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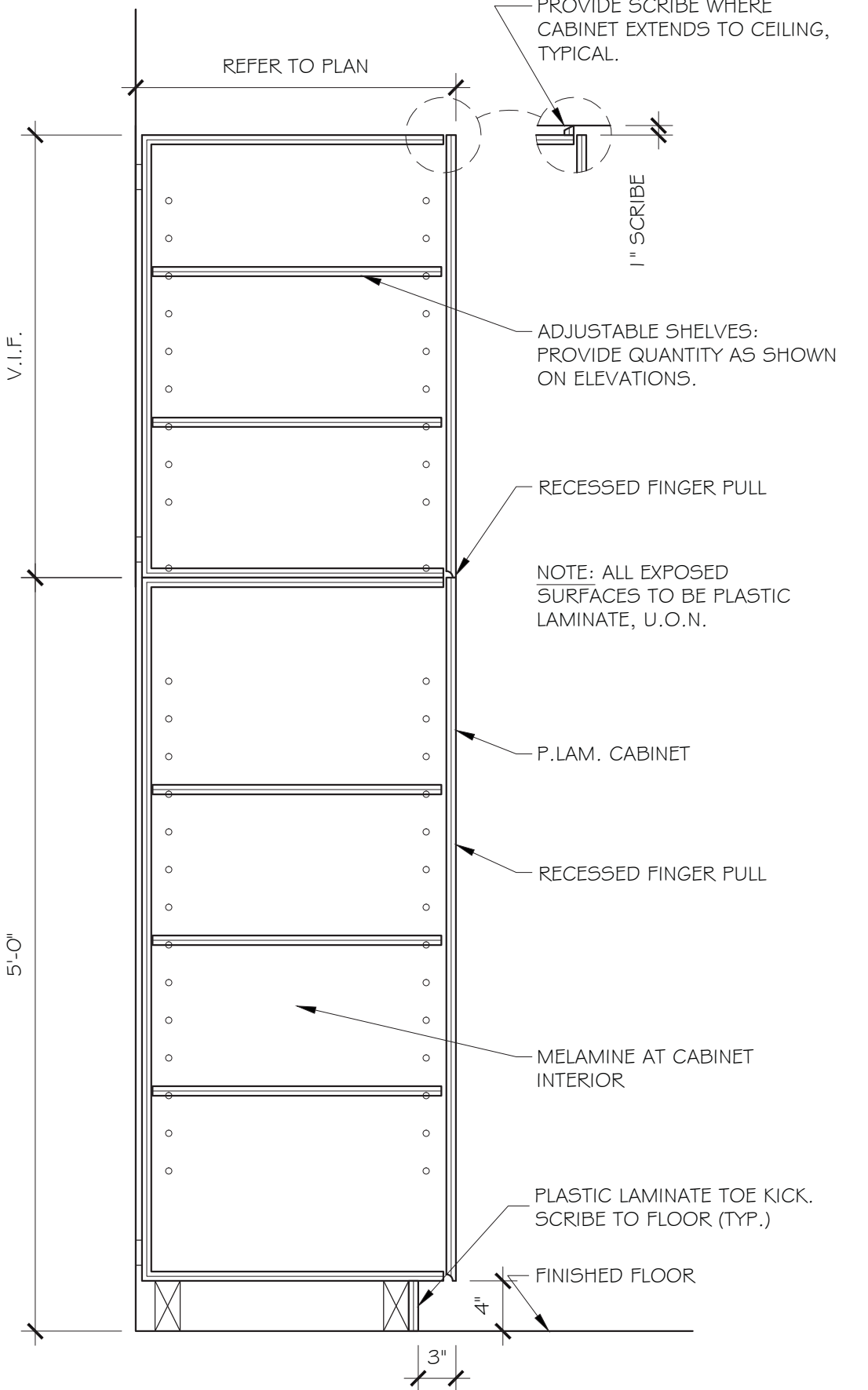
**10** DETAIL @ COUNTERTOP - FILE CABINET  
SCALE: 1" = 1'-0"



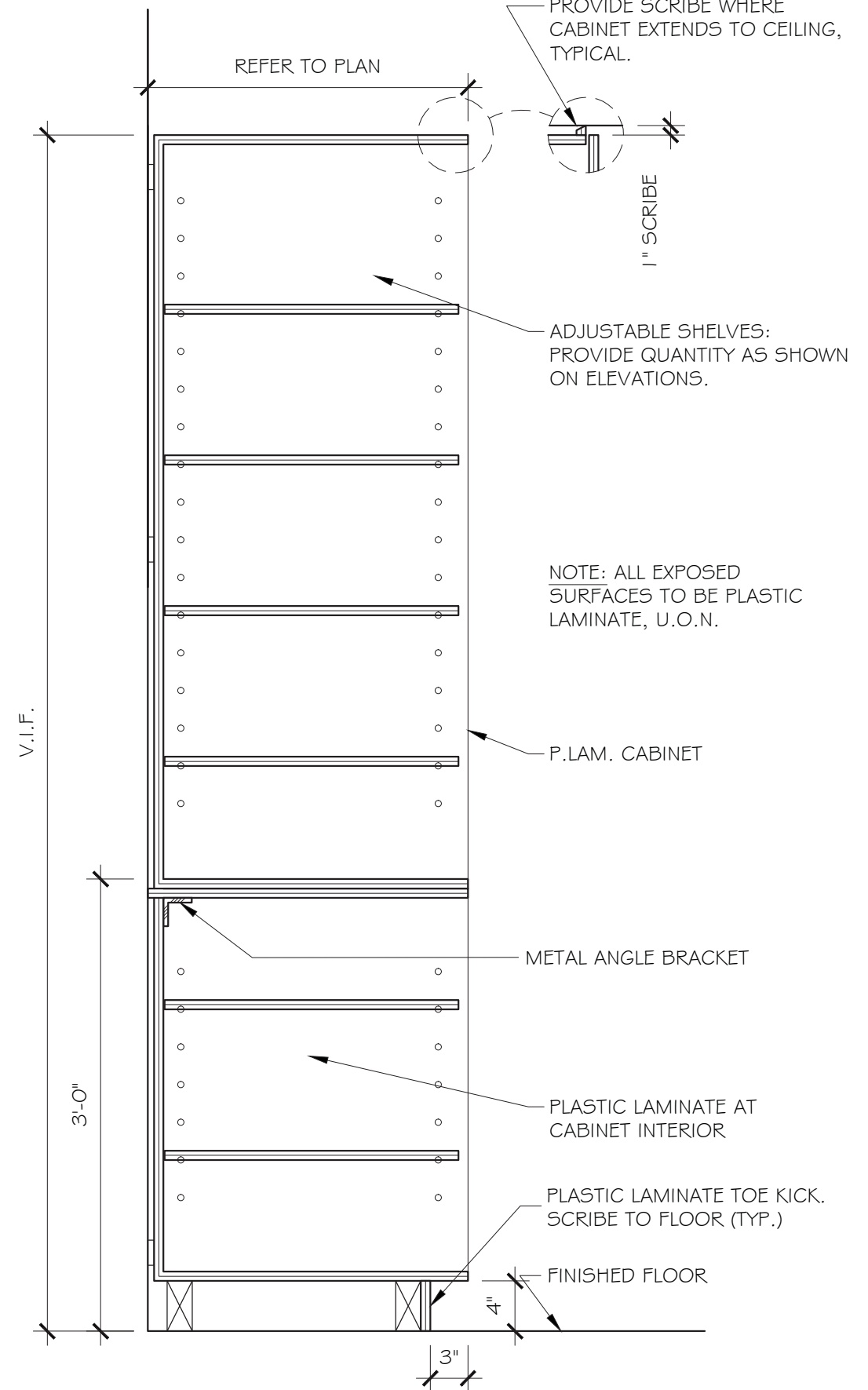
**11** DETAIL @ BASE CABINET - DRAWER/OPEN  
SCALE: 1" = 1'-0"



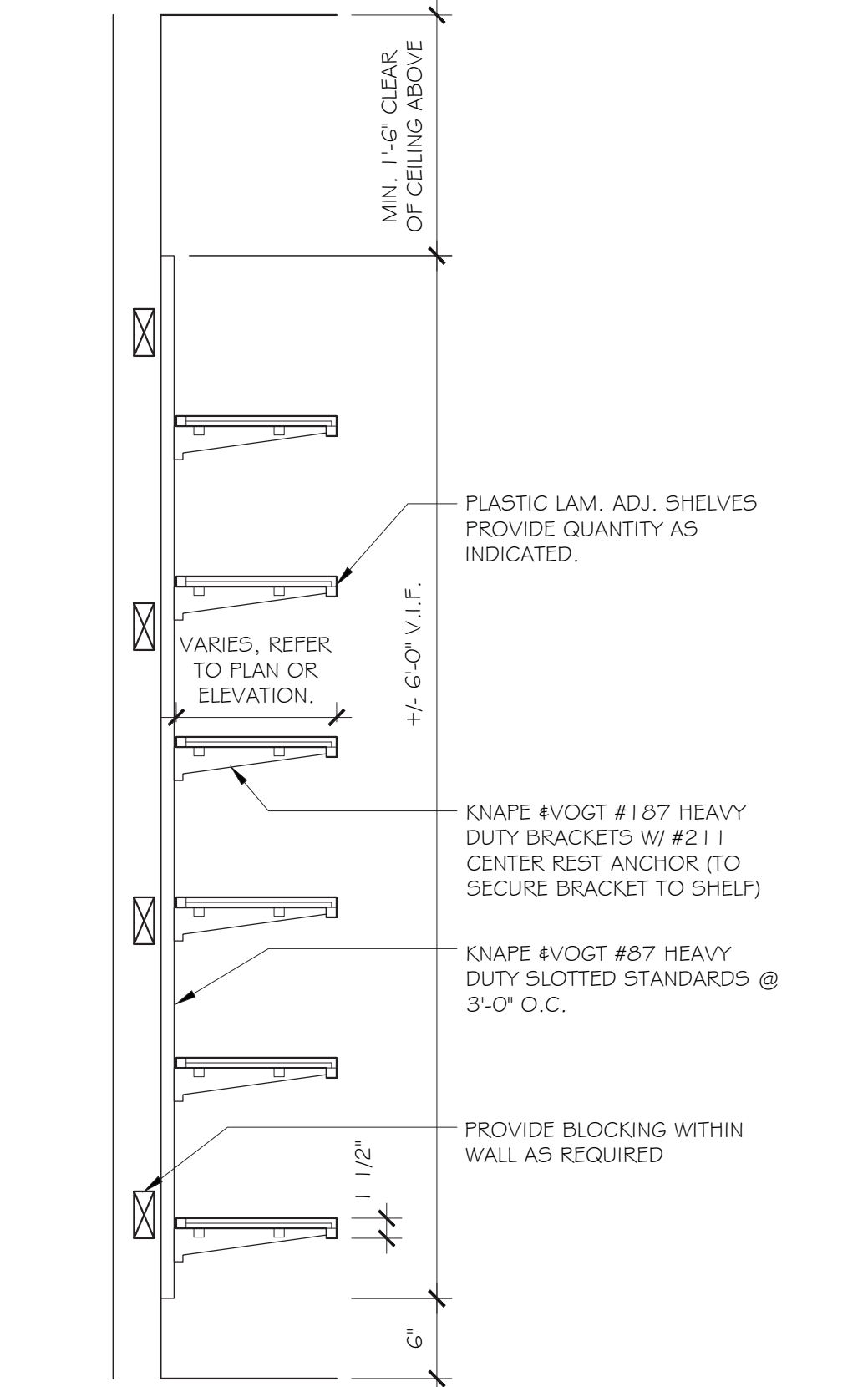
**12** DETAIL @ BASE CABINET - DOOR  
SCALE: 1" = 1'-0"



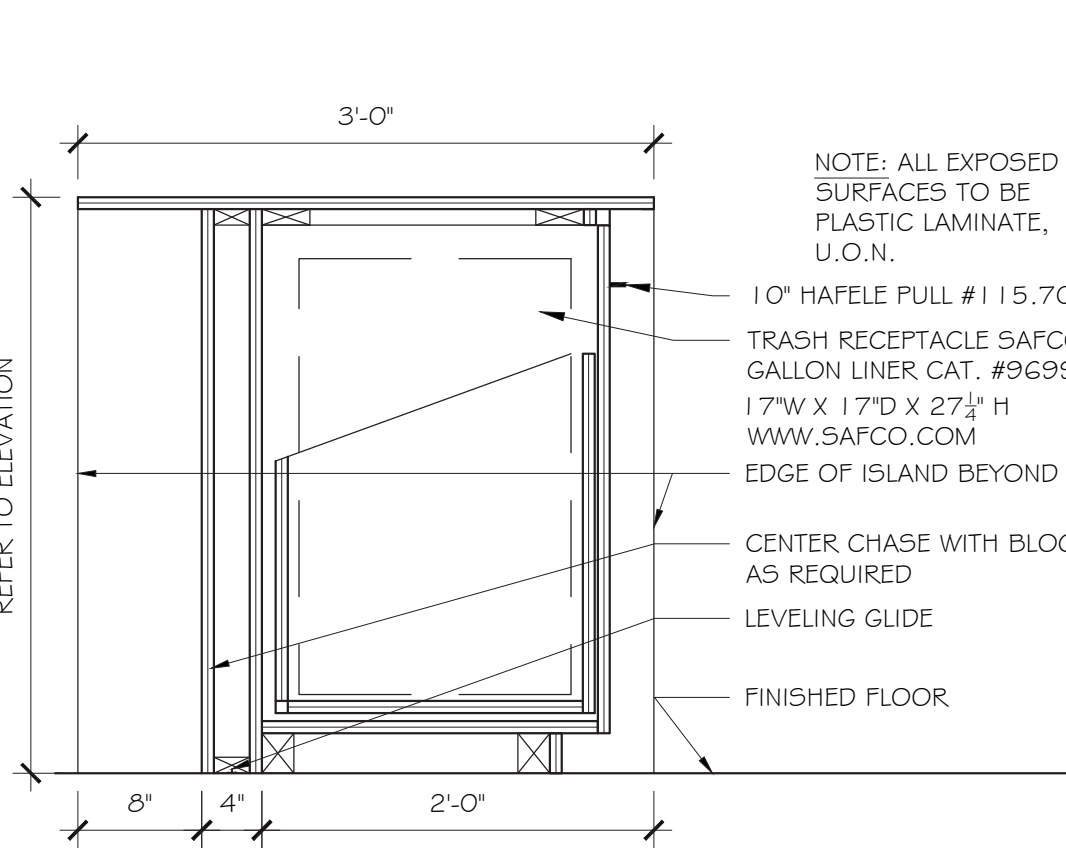
**18** DETAIL @ TOWER CABINET - DOORS  
SCALE: 1" = 1'-0"



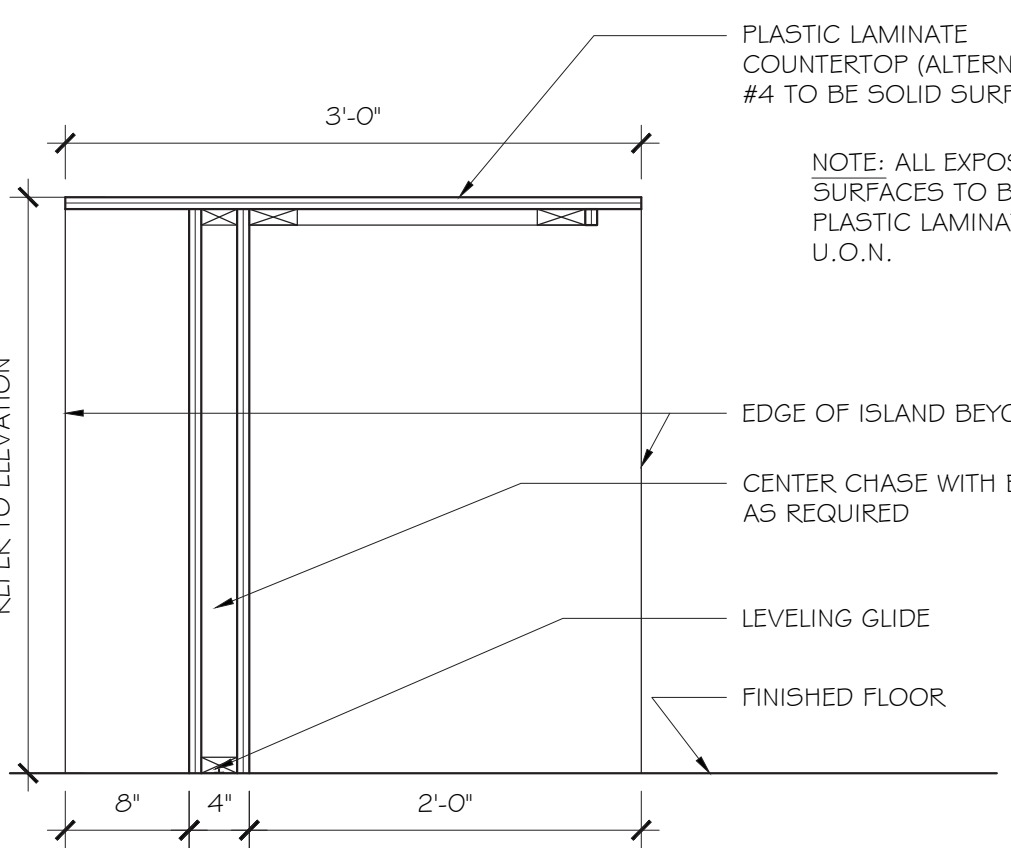
**19** DETAIL @ BASE CABINET - OPEN  
SCALE: 1" = 1'-0"



**20** DETAIL @ FULL-HEIGHT SHELVING  
SCALE: 1" = 1'-0"



**16** DETAIL @ ISLAND - TRASH/RECYCLE  
SCALE: 1" = 1'-0"



**17** DETAIL @ ISLAND - OPEN  
SCALE: 1" = 1'-0"

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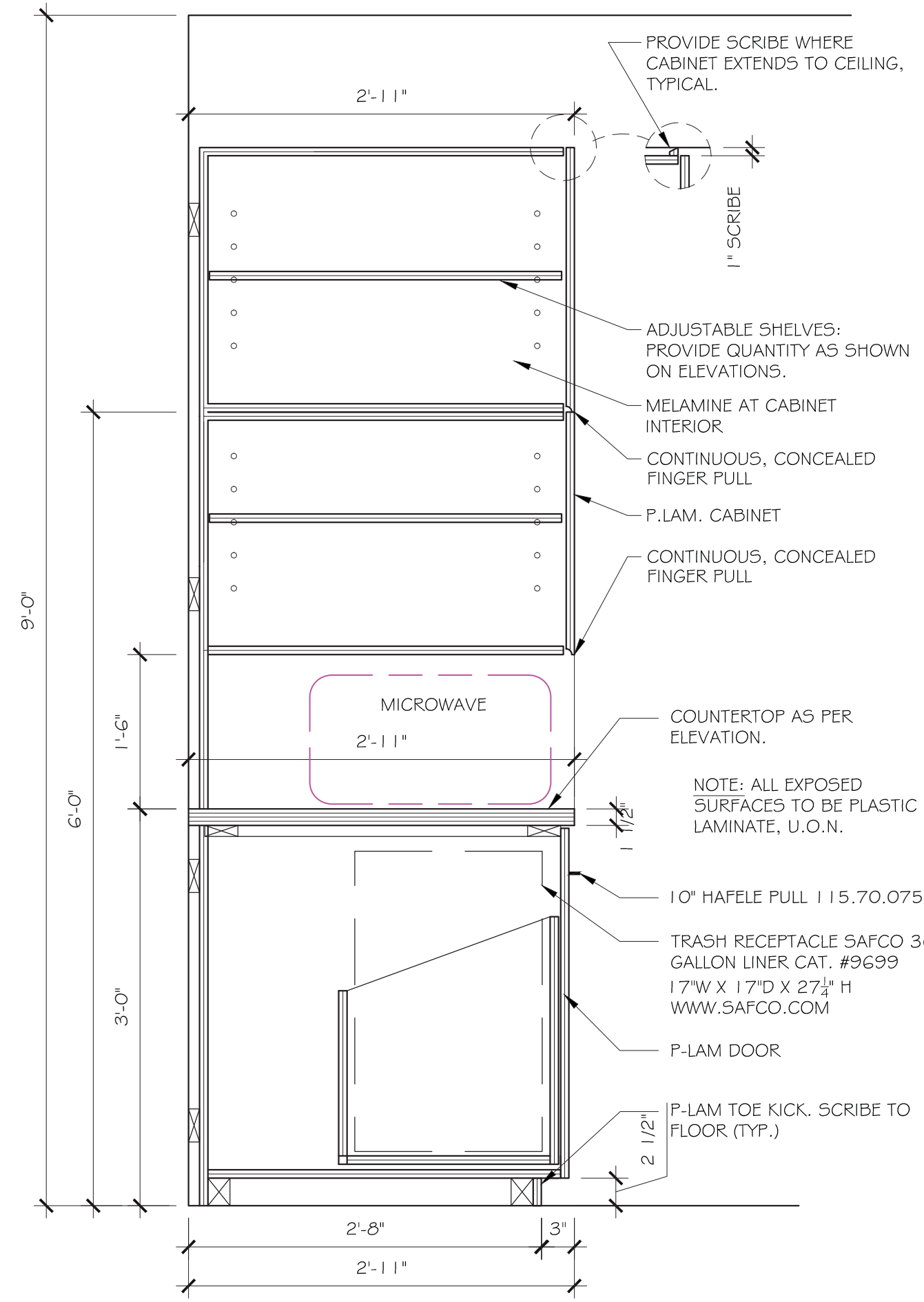
NEW OFFICES FOR:  
**McGLADREY RICHMOND**  
919 EAST MAIN STREET  
18TH FLOOR  
RICHMOND, VA 23219

No.	Date	Issue
1	07.18.14	TO ENGINEERING
2	08.05.14	TO PERMIT/PRICING

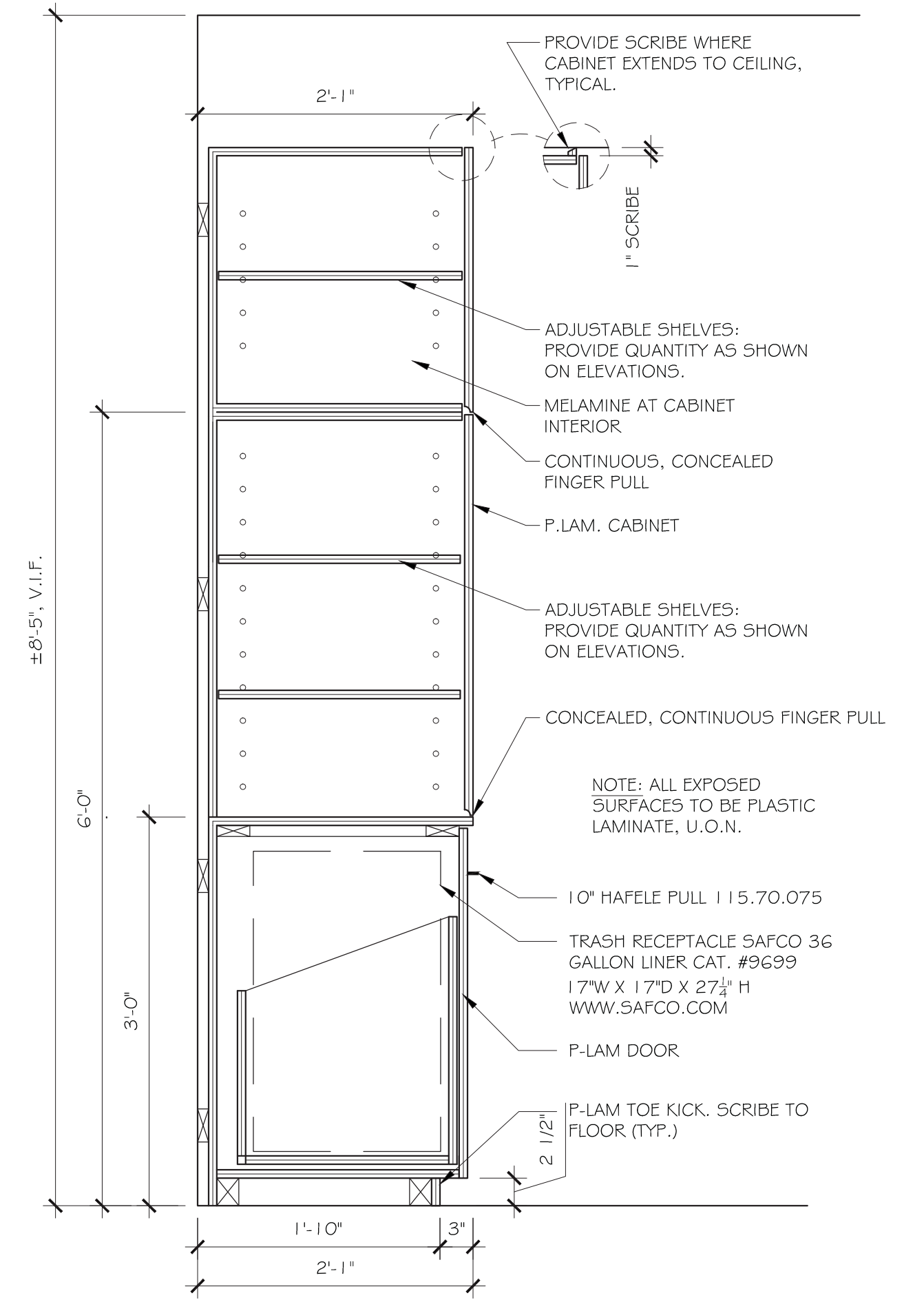
Design:  
RJK, JK, LCO  
Approved:  
RJK

Sheet Name:  
**SECTIONS & DETAILS**

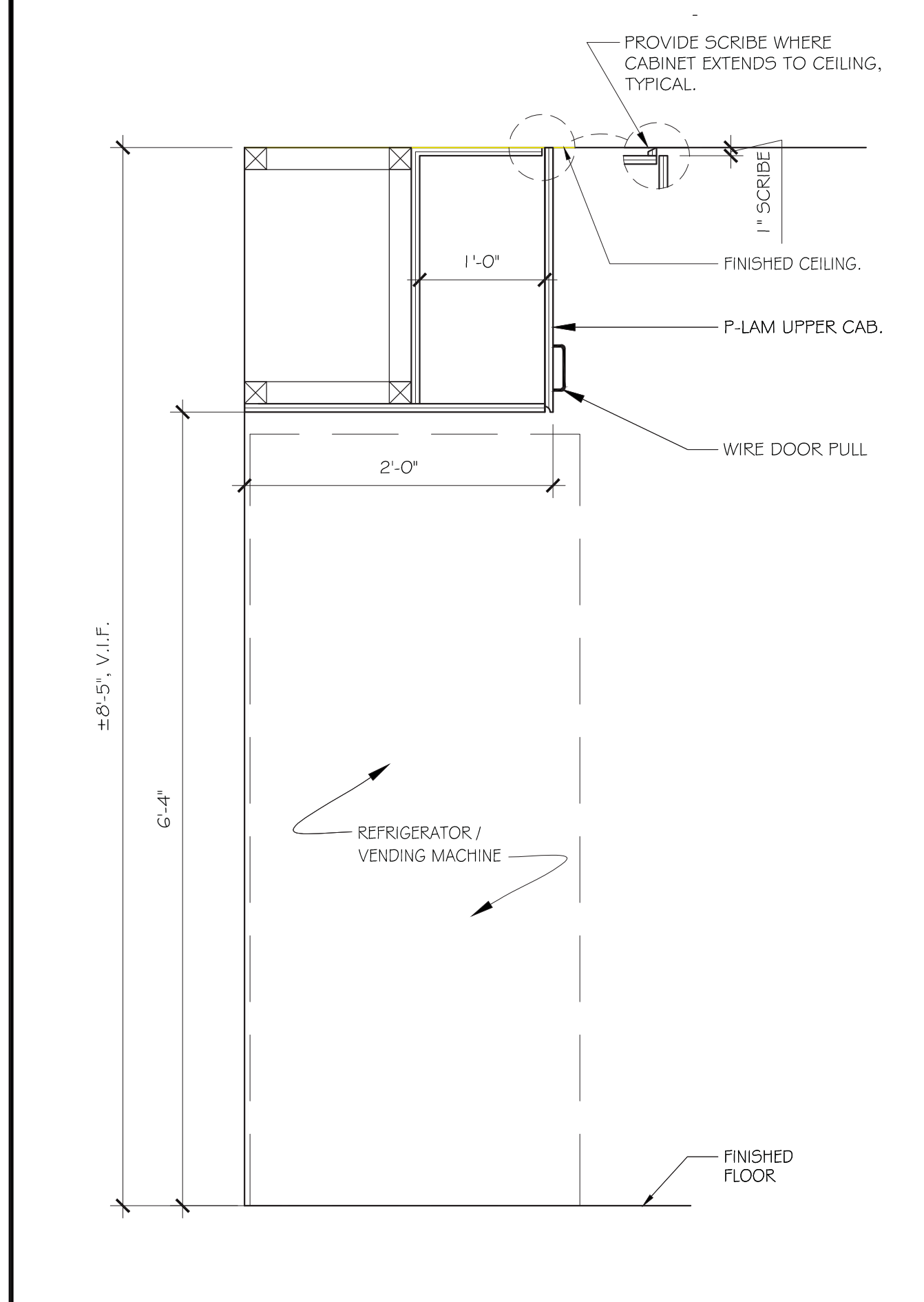
Scale:  
AS NOTED  
Job No.  
4016-02  
Sheet Number  
**A8.1**



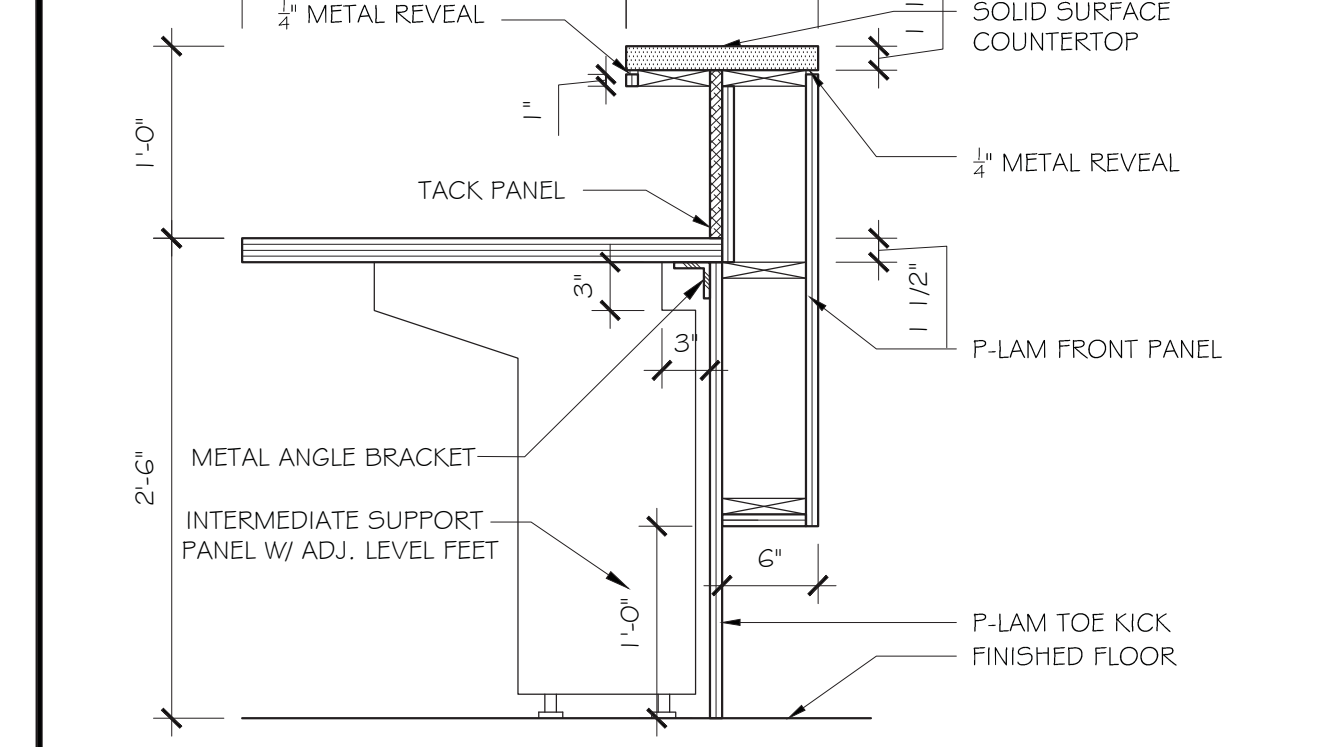
5 DETAIL @ TRASH/MICROWAVE TOWER  
SCALE: 1" = 1'-0"



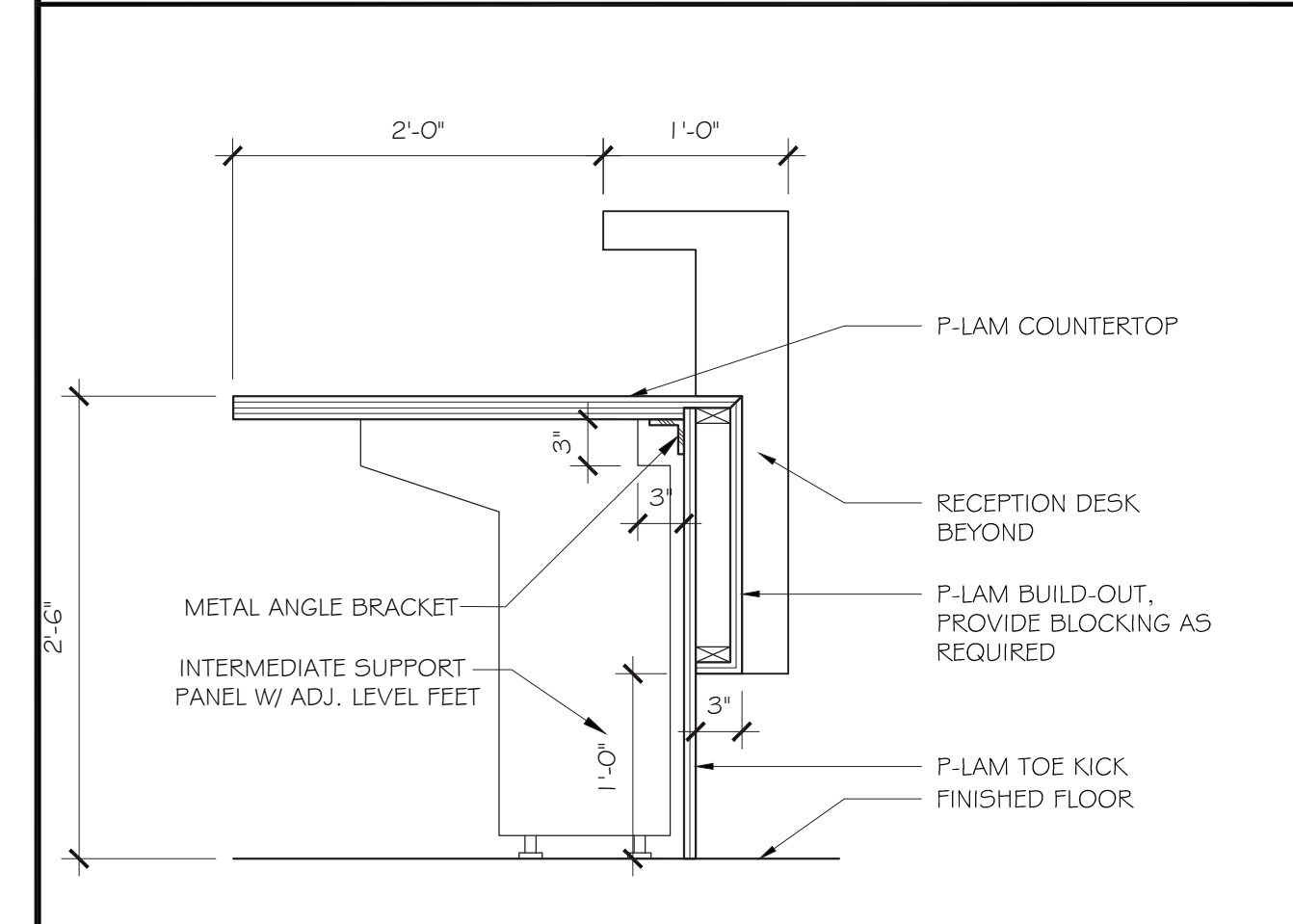
6 DETAIL @ TRASH/RECYCLE TOWER  
SCALE: ..." = 1'-0"



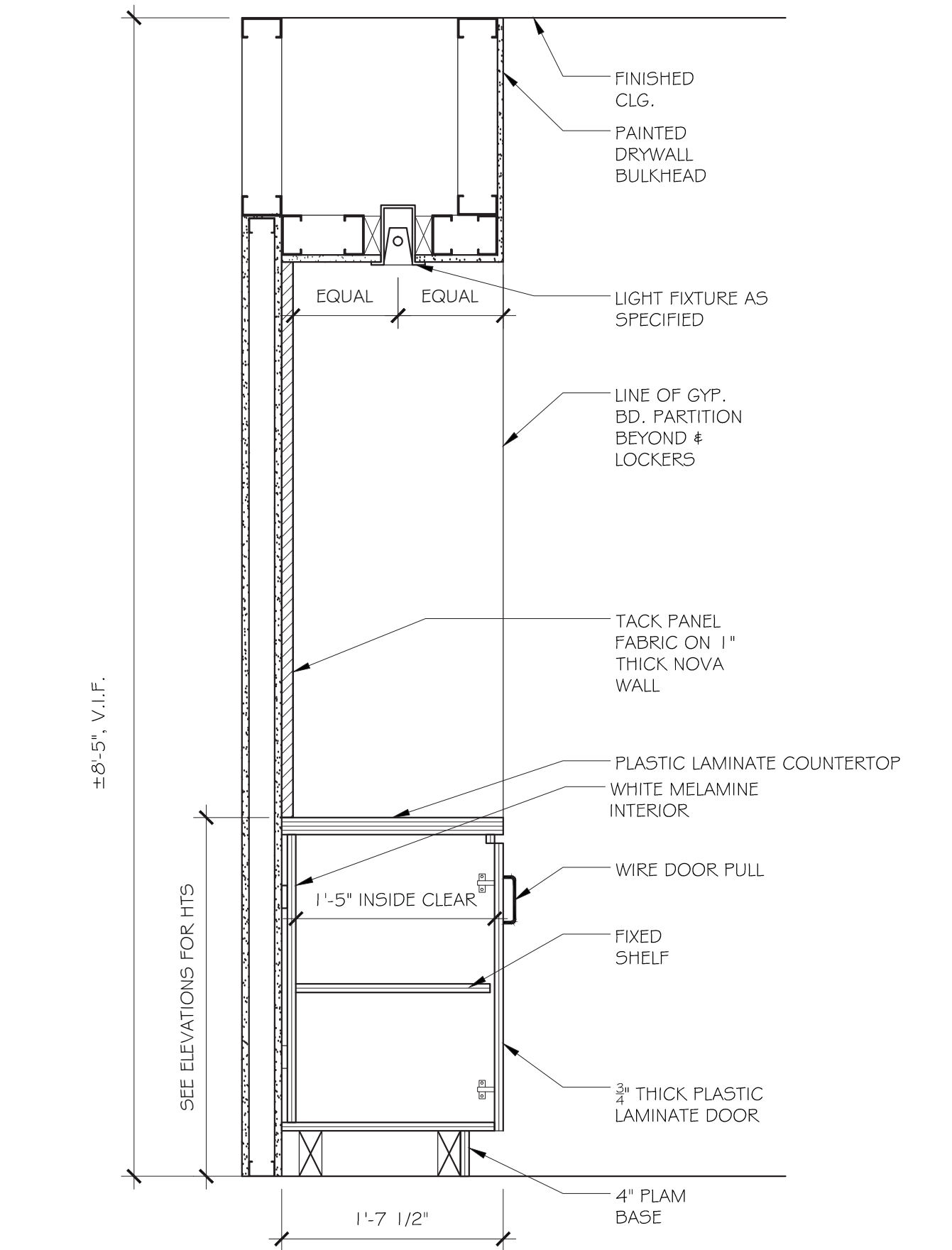
7 DETAIL @ FURRED OUT UPPER CABINET  
SCALE: 1" = 1'-0"



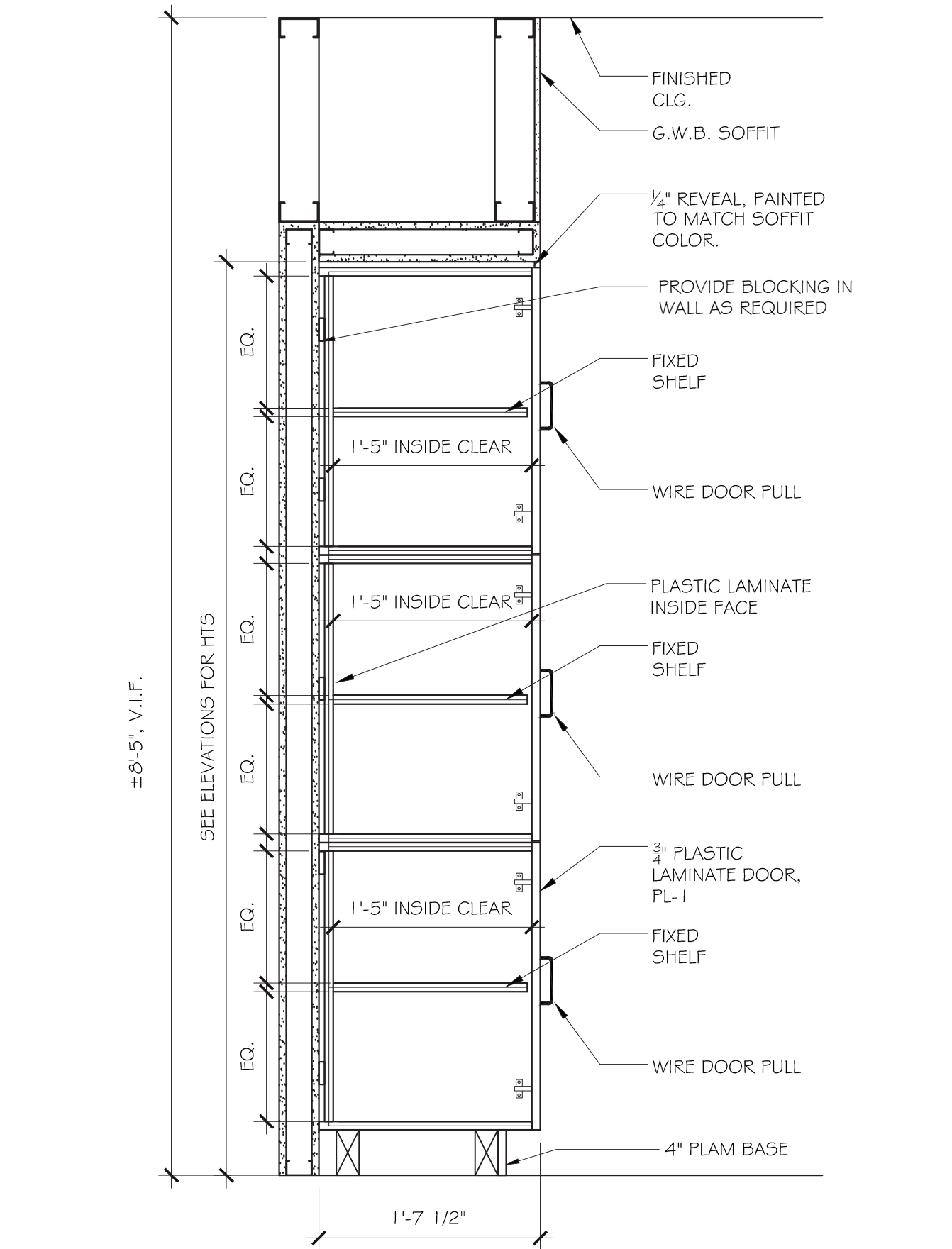
4 DETAIL @ RECEPTION DESK - TRANSACTION TOP  
SCALE: ..." = 1'-0"



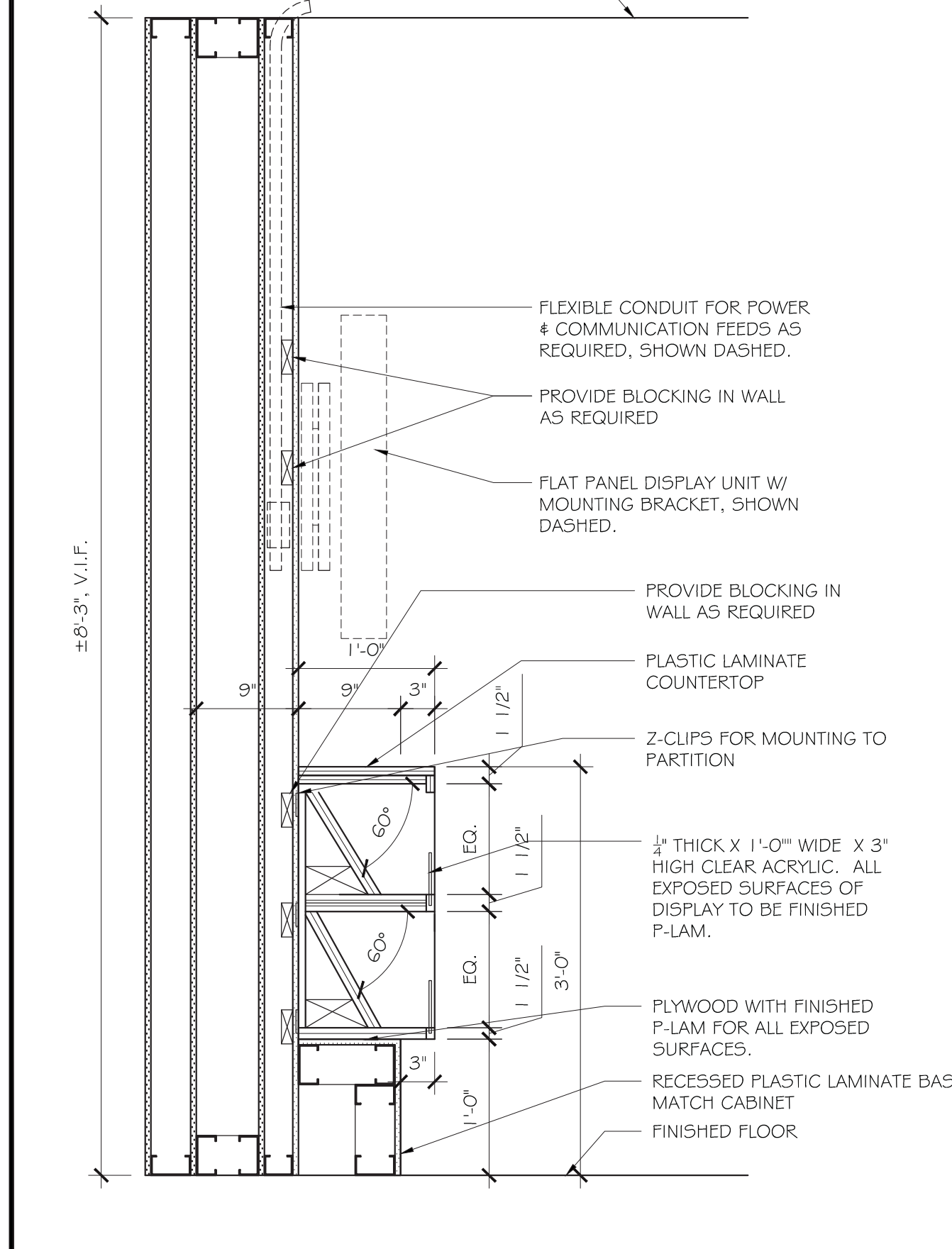
8 DETAIL @ RECEPTION DESK - ADA SURFACE  
SCALE: ..." = 1'-0"



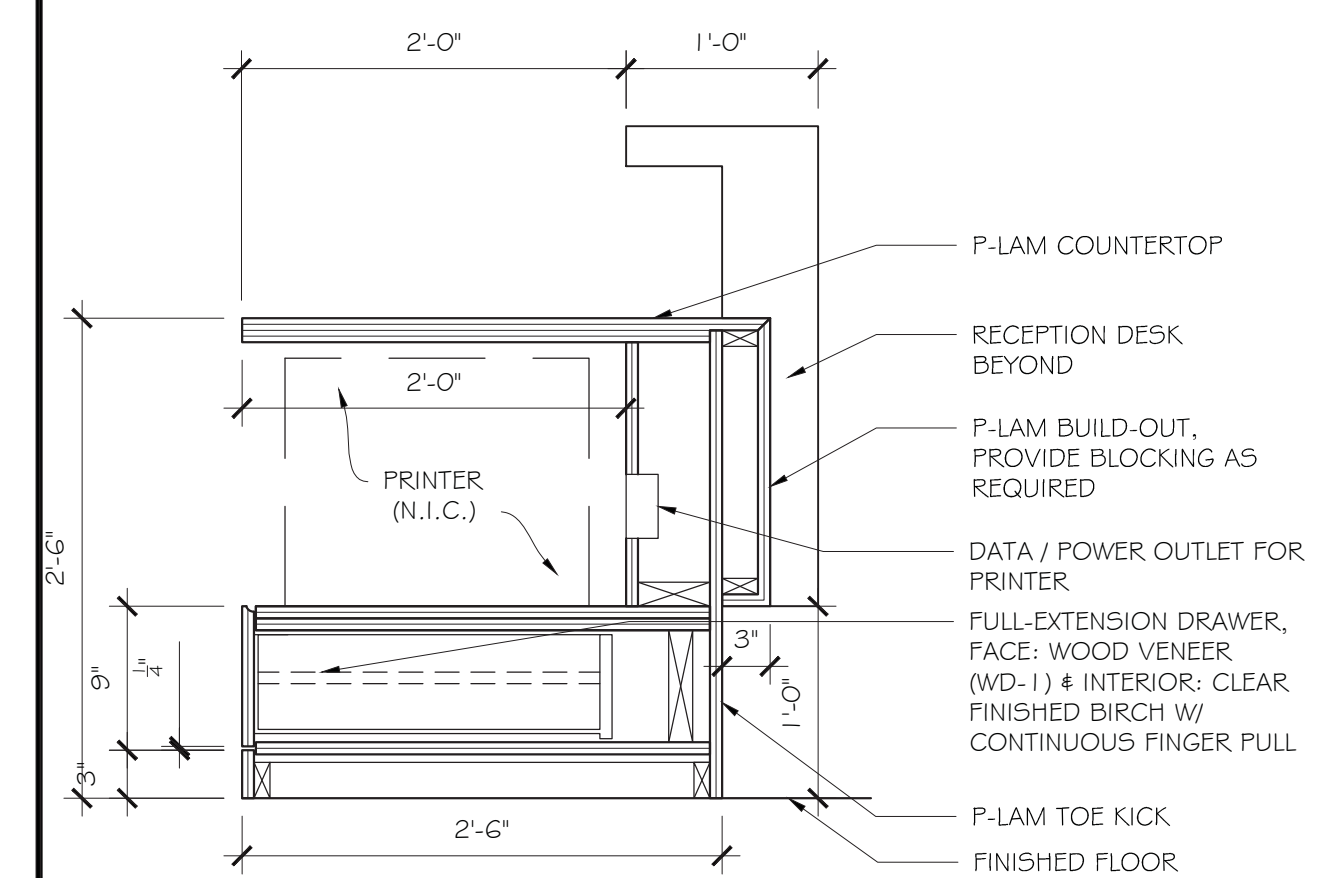
13 DETAIL @ LOCKERS/COUNTER  
SCALE: 1" = 1'-0"



14 DETAIL @ LOCKERS  
SCALE: 1" = 1'-0"



15 DETAIL @ DISPLAY CREDENZA  
SCALE: 1" = 1'-0"



12 DETAIL @ RECEPTION PRINTER DRAWER  
SCALE: ..." = 1'-0"

16 DETAIL @ ...  
SCALE: ..." = 1'-0"

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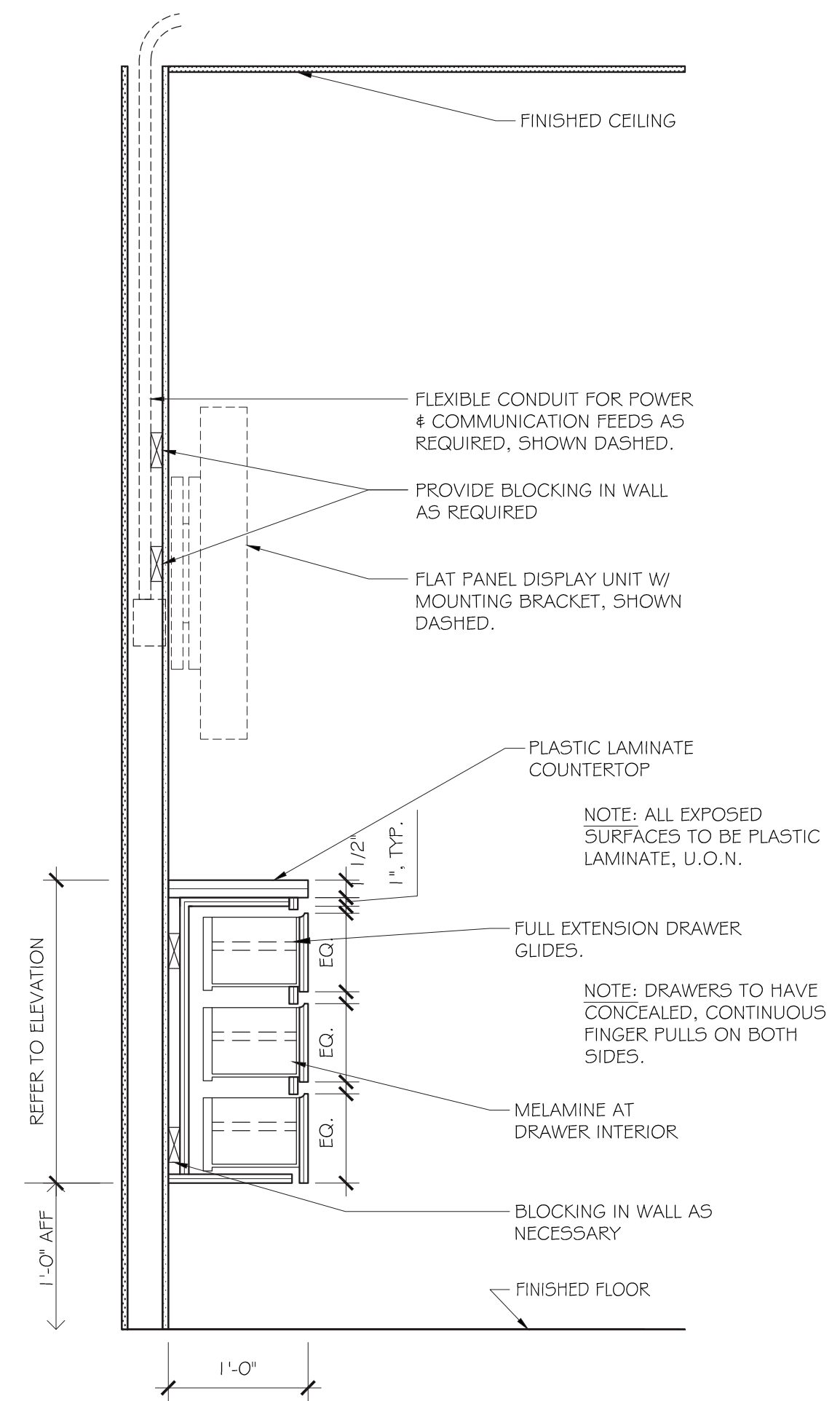
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Design:  
RJK, JK, LCO  
Approved:  
RJK

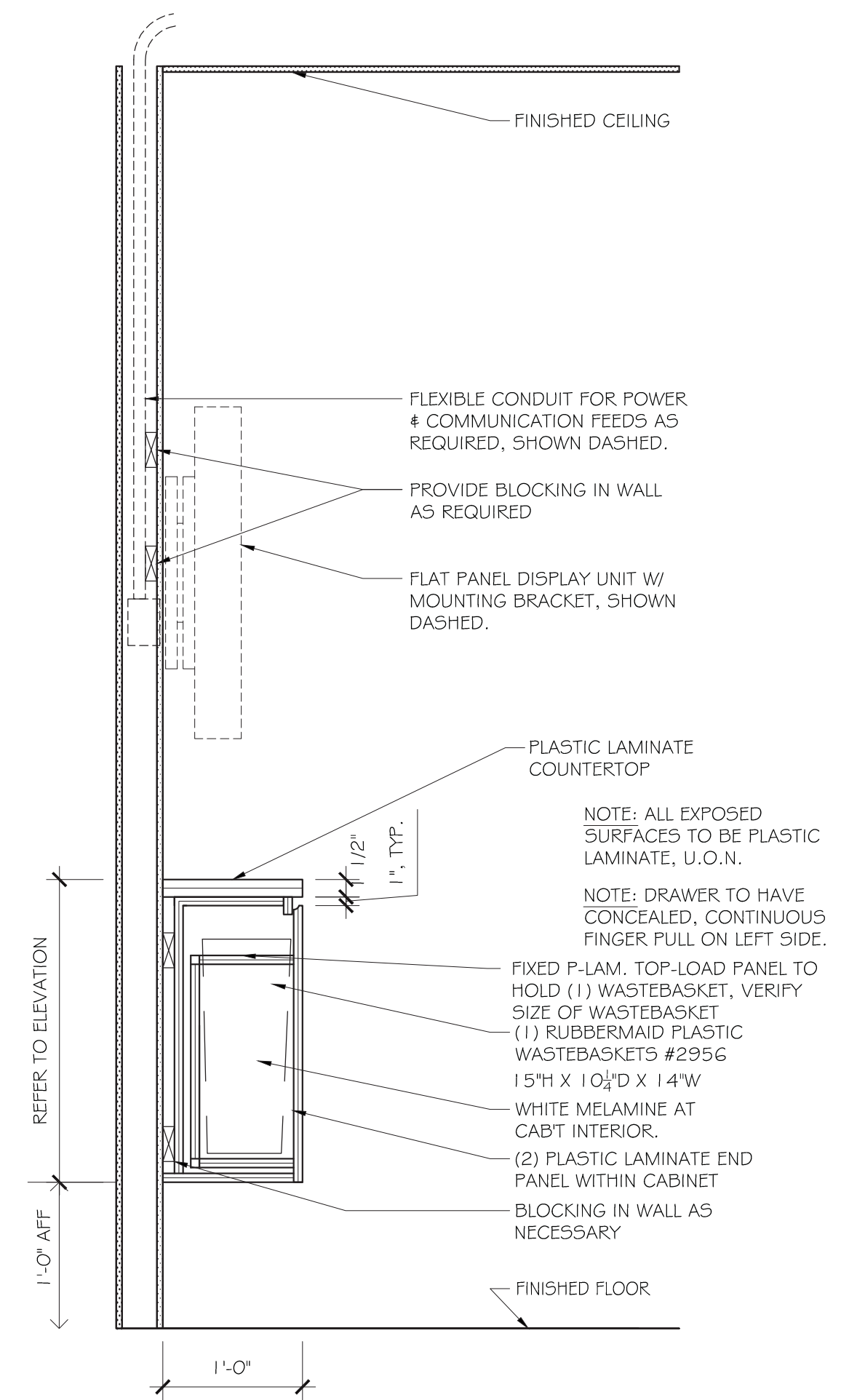
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**SECTIONS & DETAILS**

Scale:  
AS NOTED  
Job No.  
4016-02  
Sheet Number  
**A8.2**

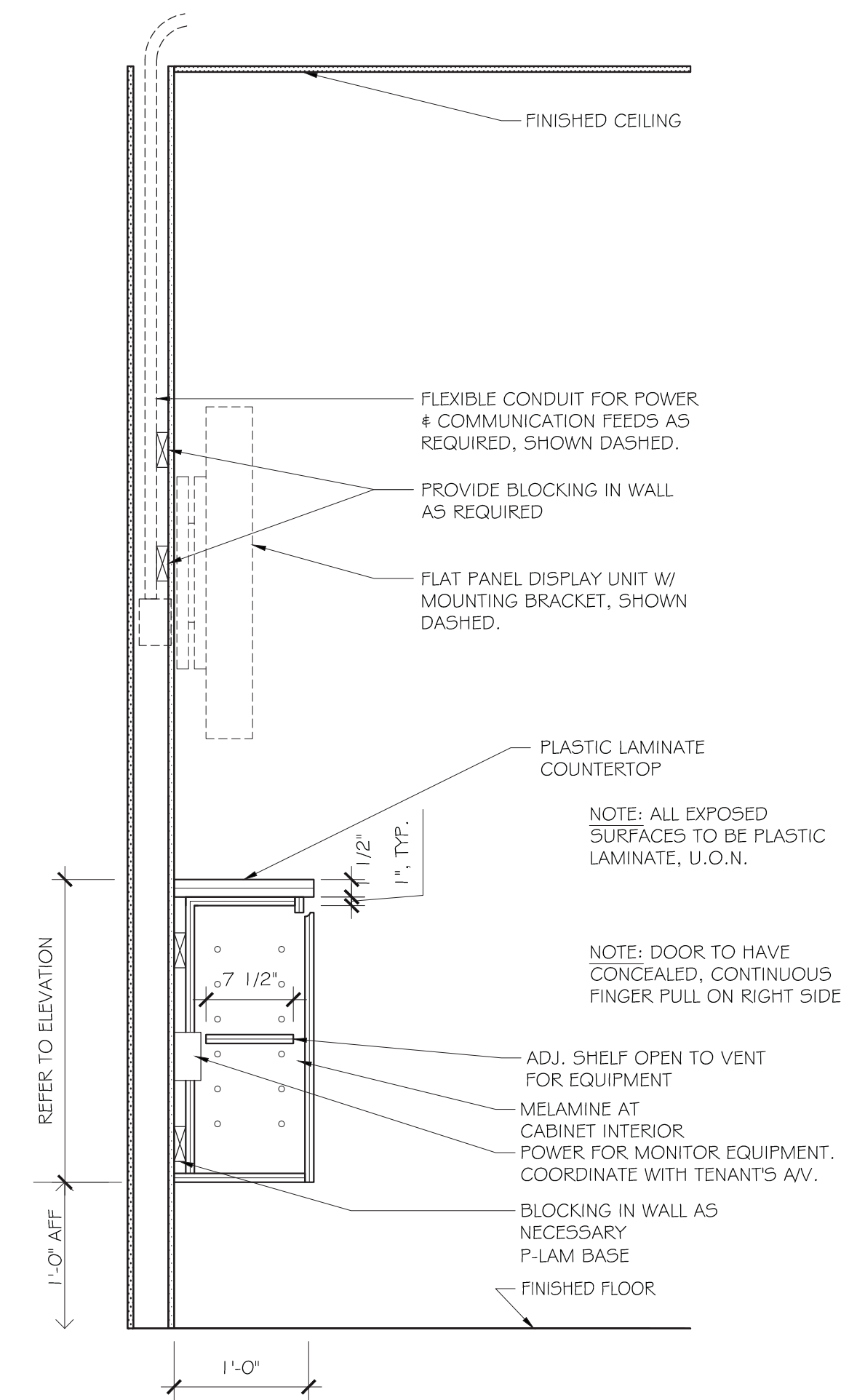




6 DETAIL @ AV CREDENZA - DRAWERS  
SCALE: 1" = 1'-0"



7 DETAIL @ AV CREDENZA - TRASH/RECYCLE  
SCALE: 1" = 1'-0"



8 DETAIL @ AV CREDENZA - DOOR  
SCALE: 1" = 1'-0"

5 DETAIL @ ...  
SCALE: 1" = 1'-0"

13 DETAIL @ ...  
SCALE: 1" = 1'-0"

14 DETAIL @ ...  
SCALE: 1" = 1'-0"

15 DETAIL @ ...  
SCALE: 1" = 1'-0"

16 DETAIL @ ...  
SCALE: ..." = 1'-0"

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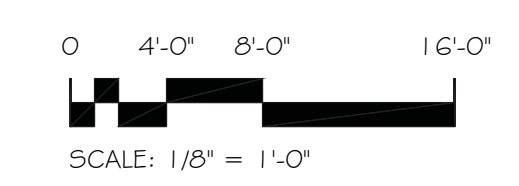
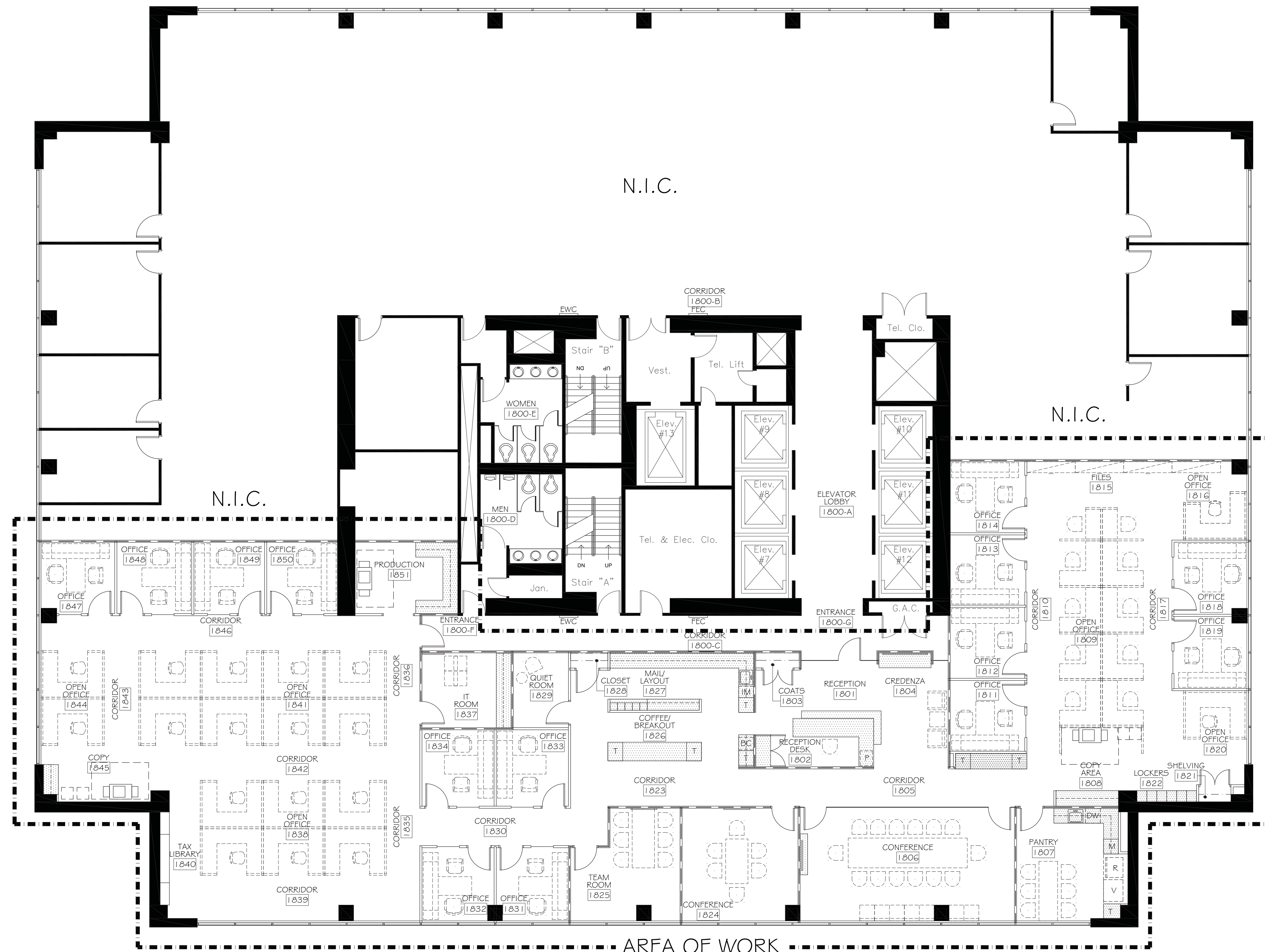


Sheet Name:  
**SECTIONS & DETAILS**

Scale:  
A5 NOTED

Job No.  
4016-02

Sheet Number  
**A8.3**



**FURNITURE NOTES**

1. GENERAL NOTES ARE PROVIDED ON SHEET A1.0 OF THE CONSTRUCTION DOCUMENTS. WORK PERFORMED BY CONTRACTOR AND ALL SUBCONTRACTORS AND VENDORS ARE TO CONFORM TO BOTH THE DRAWINGS AND THE GENERAL NOTES.
2. ALL FURNITURE ON THIS PLAN IS SHOWN FOR REFERENCE ONLY, AND SHOWS ONLY NOMINAL DIMENSIONS & APPROXIMATE SIZES & LOCATIONS OF PROPOSED FURNITURE. INTERPLAN INCORPORATED IS NOT RESPONSIBLE FOR TENANTS OWN SUBCONTRACTORS (I.E. FURNITURE CONTRACTOR/INSTALLERS). IF THE TENANT HIRES HIS OWN SUBCONTRACTOR, INTERPLAN INCORPORATED WILL NOT ACCEPT THE RESPONSIBILITY FOR DELAYS OR PROBLEMS RESULTING FROM DEFICIENCIES IN OTHER PEOPLES WORK. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD. INTERPLAN INCORPORATED ACCEPTS NO RESPONSIBILITY FOR ERRORS IN DIMENSIONS. TENANTS OWN CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE W ALL FEDERAL, STATE, & LOCAL CODES.

**FURNITURE LEGEND**

**\*\* FOR REFERENCE ONLY \*\***  
**FURNITURE IS**  
**NOT IN CONTRACT**

MPE ENGINEER:

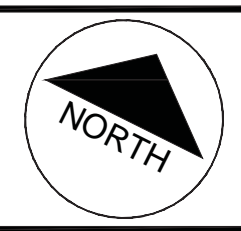
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 Approved:  
 RJK  
 Sheet Name:



**FURNITURE PLAN**

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 Job No.  
 4016-02

Sheet Number  
**A9.0**