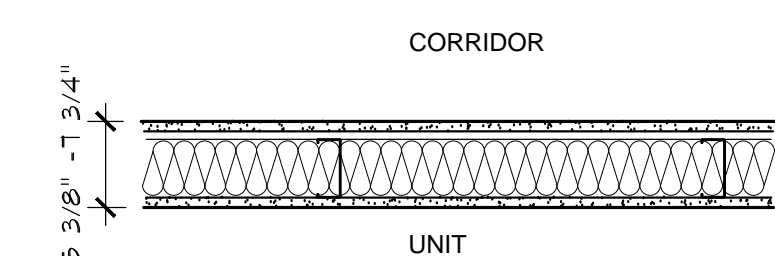
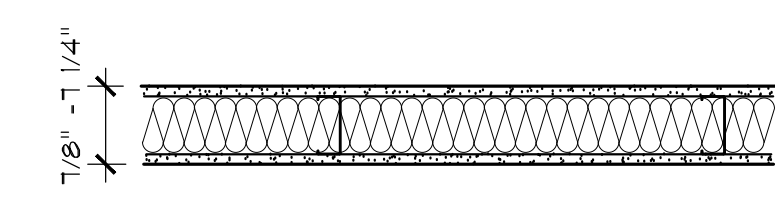


WALL TYPES:



A CORRIDOR WALL - 1 HR. RATED - U419 - STC 54
 - 3.5/8" 25 GAUGE STEEL STUDS @ 24" O.C.
 - 3" MINERAL WOOL BATT
 - RESILIENT CHANNELS (CORR. SIDE) @ 24" O.C.
 - 5/8" TYPE 'X' GYP. BD. (1 LAYER EACH SIDE)

A.1 CORRIDOR WALL - 1 HR. RATED - U419 - STC 56
 - 6" 20 GAUGE STEEL STUDS @ 24" O.C.
 - 5" MINERAL WOOL BATT
 - RESILIENT CHANNELS (CORR. SIDE) @ 24" O.C.
 - 5/8" TYPE 'X' GYP. BD. (1 LAYER EACH SIDE)



B 2X4 STEEL STUD PARTITION WALL (NOT RATED)
 - 3.5/8" 25 GAUGE STEEL STUDS @ 24" O.C.
 - 3" MINERAL WOOL BATT
 - 5/8" GYP. BD. (1 LAYER EACH SIDE)
 - CONTINUOUS TO UNDERSIDE OF CEILING ABOVE

B.1 2X6 STEEL STUD PARTITION WALL (NOT RATED)
 - 6" 20 GAUGE STEEL STUDS @ 24" O.C.
 - 5" MINERAL WOOL BATT
 - 5/8" GYP. BD. (1 LAYER EACH SIDE)
 - CONTINUOUS TO UNDERSIDE OF CEILING ABOVE

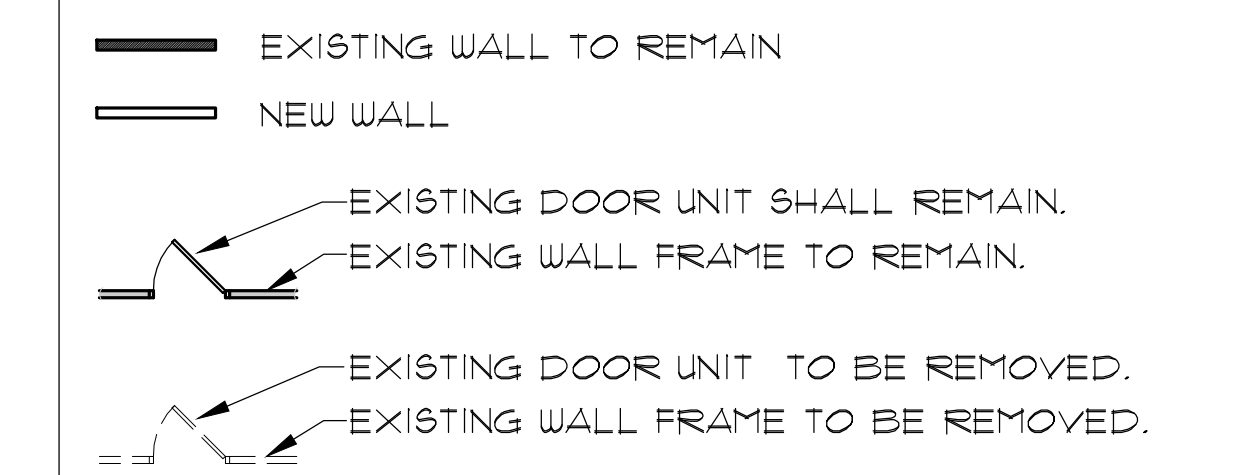
KEYNOTES:

FLOORING:	
F1	INTENTIONALLY LEFT BLANK
F2	ORIGINAL TERRAZZO FLOOR - REPAIR ANY DAMAGED AREAS
F3	EXISTING DAMAGED ORIGINAL TERRAZZO-
F3.1	EXISTING DAMAGED ORIGINAL TERRAZZO-RESTORE ORIGINAL TERRAZZO
F3.2	EXISTING DAMAGED ORIGINAL TERRAZZO-NEW FLOOR TREATMENT AS NOTED
F4	EXISTING CONCRETE PATCH - REMOVE AND RESTORE ORIGINAL TERRAZZO
F5	EXISTING CONCRETE FLOOR - NEW FLOOR TREATMENT AS NOTED, PREP EXISTING CONCRETE AS REQ'D FOR HEIGHT TRANSITIONS
F10	ORIGINAL STONE BALUSTRADE AND BENCH TO REMAIN - REPAIR ANY DAMAGED AREAS, INSTALL NEW GUARD RAIL TO FINAL HEIGHT OF 42" AFF (SEE DETAIL)

WALLS:	
W1	ORIGINAL WALLS, PLASTER W/ FAUX STONE TREATMENT - CLEAN, REPAIR, PREP, & PAINT AS REQ'D
W2	ORIGINAL STONE WAINSCOT - REPAIR ANY DAMAGED AREAS
W3	CMU INFILL, FLUSH W/ ORIGINAL FINISH - REMOVE EXISTING, REPLACE W NEW CMU AT REQ'D DEPTH TO ALLOW RESTORATION TO ORIGINAL STONE & PLASTER FINISH
W4	ORIGINAL WALL FINISH - MISSING - INSTALL NEW WALL, FINISH AS NOTED
W5	ORIGINAL WALL FINISH - DAMAGED - TO REMAIN PRESERVED UNDER NEW WALL TREATMENT, FIR WALL & COVER W/ G.W.B.
W10	EXISTING ALUMINUM INTERIOR WINDOW SYSTEM - TO BE REMOVED AND REPLACED W/ NEW DOUBLE PANE ALUM INTERIOR WINDOW SYSTEM, DESIGN TO MATCH ORIGINAL WINDOW MULL, NOT TO INTRODUCE NEW VISUAL BREAKS THROUGH WINDOW.
W11	EXISTING ORIGINAL WINDOWS - REMOVE EIFS, REPLACE GLASS, REPAIR FRAMES, PREP & PAINT AS REQ'D
W12	EXISTING ORIGINAL COVERED WINDOWS - REMOVE EIFS, REPLACE WITH LOUVRE AS REQ'D FOR HVAC
W20	NEW OVERSIZED WOOD RADIATOR COVERS TO FILL VOID BETWEEN COLUMNS AT WINDOWS
W21	NEW WALL - G.W.B WITH FINISH DETAIL AS NOTED
COLUMNS:	
CL1	EXISTING ORIGINAL COLUMN, 90-100% COMPLETE & INTACT - CLEAN, REPAIR, PREP, & PAINT AS REQ'D
CL2	EXISTING ORIGINAL COLUMN, 50-90% COMPLETE & INTACT - CLEAN, REPAIR, PREP, & REPLICATE TO RESTORE AS REQ'D
CL31	ORIGINAL COLUMN FINISH MISSING, SPEED TILE REMAINS - REPLICATE & RESTORE ORIGINAL STONE: COLUMN, BASE, & CAPITAL
CL32	ORIGINAL COLUMN FINISH MISSING, SPEED TILE REMAINS - INSTALL NEW FRAMING & WRAP COLUMN IN G.W.B. W/ SIMPLE BASE & CAPITAL (SEE DETAIL)
CL33	ORIGINAL COLUMN FINISH MISSING, SPEED TILE REMAINS - INSTALL NEW FRAMING & WRAP COLUMN IN G.W.B. BASE TO MATCH ADJACENT WALL W/O CAPITAL

CEILING:	
C1	ORIGINAL PLASTER CEILING - REPLICATE & REPAIR ANY DAMAGED AREAS, PREP & PAINT
C2	ORIGINAL BULKHEAD TO REMAIN - REPAIR ANY DAMAGED AREAS, PREP & PAINT
C3	ORIGINAL PLASTER CROWN MOULDING - REPAIR ANY DAMAGED AREAS, PREP & PAINT
C3.1	REPLICATE ORIGINAL PLASTER CROWN MOULDING - PREP & PAINT TO MATCH EXISTING
C4	ORIGINAL PLASTER FRIEZE - REPAIR ANY DAMAGED AREAS, PREP AND PAINT
C4.1	REPLICATE ORIGINAL PLASTER FRIEZE - PREP AND PAINT TO MATCH EXISTING
C5	ORIGINAL DAMAGED FLAT PLASTER CEILING - 25% CROWN MOULDING INTACT, REPLICATE, PATCH, & REPAIR TO RESTORE TO ORIGINAL
C6	NO EXISTING CEILING - INSTALL NEW FLAT G.W.B.
C7	ORIGINAL PLASTER FRIEZE/CROWN - MISSING
C7.1	REPLICATE EXISTING BULKHEAD AND FRIEZE/CROWN - PREP & PAINT TO MATCH EXISTING
C7.2	CREATE FLAT G.W.B BULKHEAD (SEE DETAIL)
C8	HVAC SLOT DIFFUSERS WITH MUD FLANGE, INTERIOR PAINTED TO MATCH CEILING

WALL LEGEND:

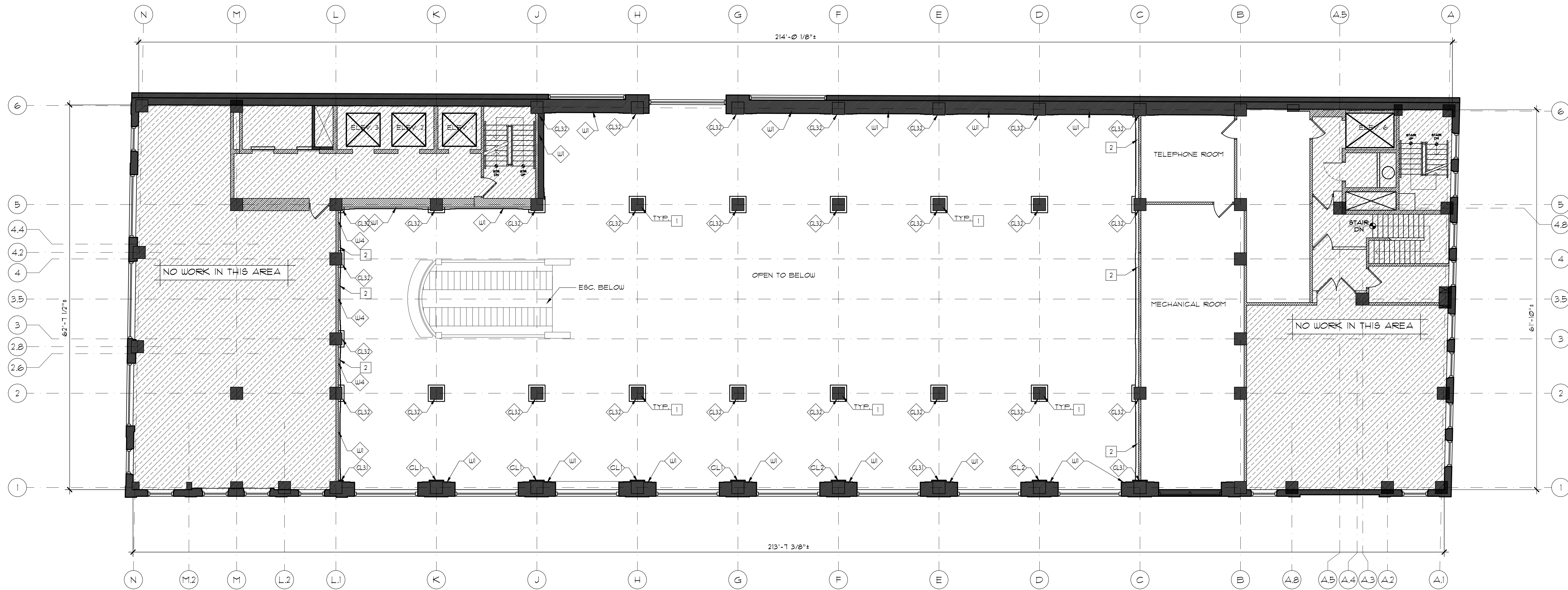


DEMO NOTES:

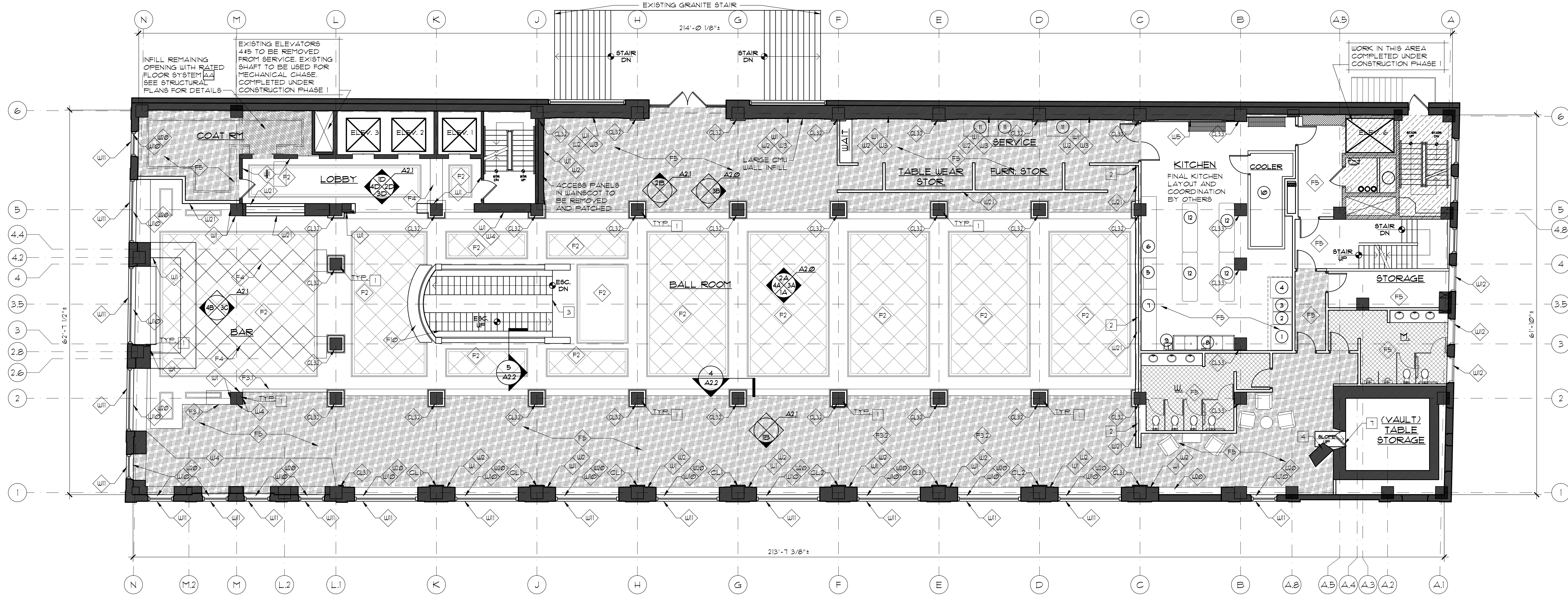
- ALL DEMOLITION WORK IS TO BE REVIEWED WITH THE ARCHITECT PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF FIELD CONDITIONS THAT MAY VARY FROM PLAN, AS WELL AS EXPLORATORY DEMO FINDINGS.
- PROVIDE TEMPORARY BRACING / SHORING IN ORDER TO PREVENT EXCESSIVE DEMOLITION OR FAILURE.
- SECURITY, WEATHERPROOFING, DUST CONTROL, AND SAFETY SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- WHEN EXIST. CONSTRUCTION IS REMOVED, DISTURBED, DAMAGED, REPLACED OR RENOVATED IN ANY WAY, CONTRACTOR SHALL PROVIDE PATCHING, PAINTING AND MATERIALS OF SAME TYPE AND QUALITY AS TO MATCH EXIST. ADJACENT SURFACES, REFINISH SURFACES AS NECESSARY TO PROVIDE AN EVEN CONTIGUOUS FINISH.
- WHERE ITEMS HAVE BEEN REMOVED AND ANCHORS, LUGS, BRACKETS, SUPPORTS, VOIDS, ETC., REMAIN: THEY ARE TO BE REMOVED AND PATCHED TO MATCH EXISTING.
- REMOVE AND RELOCATE ALL ELECTRICAL ITEMS LOCATED IN AREAS SCHEDULED FOR DEMOLITION, TYP.
- VERIFY LOCATION AND EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCING WORK.
- ALL DEMO DEBRIS TO BE PROPERLY CONTAINED AND DISPOSED OF IN ACCORDANCE TO APPLICABLE LAWS & REGULATIONS, AND SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- SEAL OFF ALL WORK AND STAGING AREAS FROM ALL OTHER AREAS OUTSIDE THE SCOPE OF WORK. PROVIDE TEMPORARY POWER, VENTILATION, AND CONDITIONING OF WORK AREAS.
- PROVIDE UNINHIBITED ACCESS/EGRESS FOR TENANTS TO AND FROM ALL TENANT AREAS OUTSIDE THE SCOPE OF WORK.
- PROVIDE UNINHIBITED ACCESS TO FIRE DEPARTMENT CONNECTIONS/CONTROLS, INSIDE AND OUTSIDE OF THE BUILDING.
- EXISTING EXIT SIGNS SHALL BE REMOVED ONCE ALL FINAL TENANT SPACE EXITS ARE IN PLACE AND FUNCTIONAL.
- MARKED EXISTING CONDITIONS ARE APPROXIMATE SIZE AND LOCATION. CONTRACTOR TO V.I.F. LOCATION & EXTENT OF DAMAGED AREAS TO REPAIR

CONSTRUCTION KEY NOTES:

- COLUMNS TO BE PATCHED FOR FIRE RATING AS REQ'D, & WRAPPED AS NOTED (SEE DETAIL) TYP. ALL COLUMN LOCATIONS
- G.W.B. W/ RECESS FRAME DETAILS TO MATCH EXISTING IN HEIGHT, WIDTH, AND DEPTH. FLAT FINISH W/O FAUX STONE DETAILS
- EXISTING ESCALATOR TO REMAIN OUT OF SERVICE AND FIXED IN PLACE
- MODIFY HINGE TO RENDER VAULT DOOR INOPERABLE IN THE OPEN POSITION.
- INTENTIONALLY LEFT BLANK
- NEW LIGHT FIXTURE TBD
- ADD TRANSLUCENT PANEL BEHIND DECORATIVE VAULT GATE. LIGHT FIXTURE INSIDE (VAULT) TABLE STORAGE TO BE CENTERED OVER DOOR.
- NEW RECESSED LED LIGHT FIXTURES, FINAL LAYOUT TBD BY LIGHT CALCULATIONS



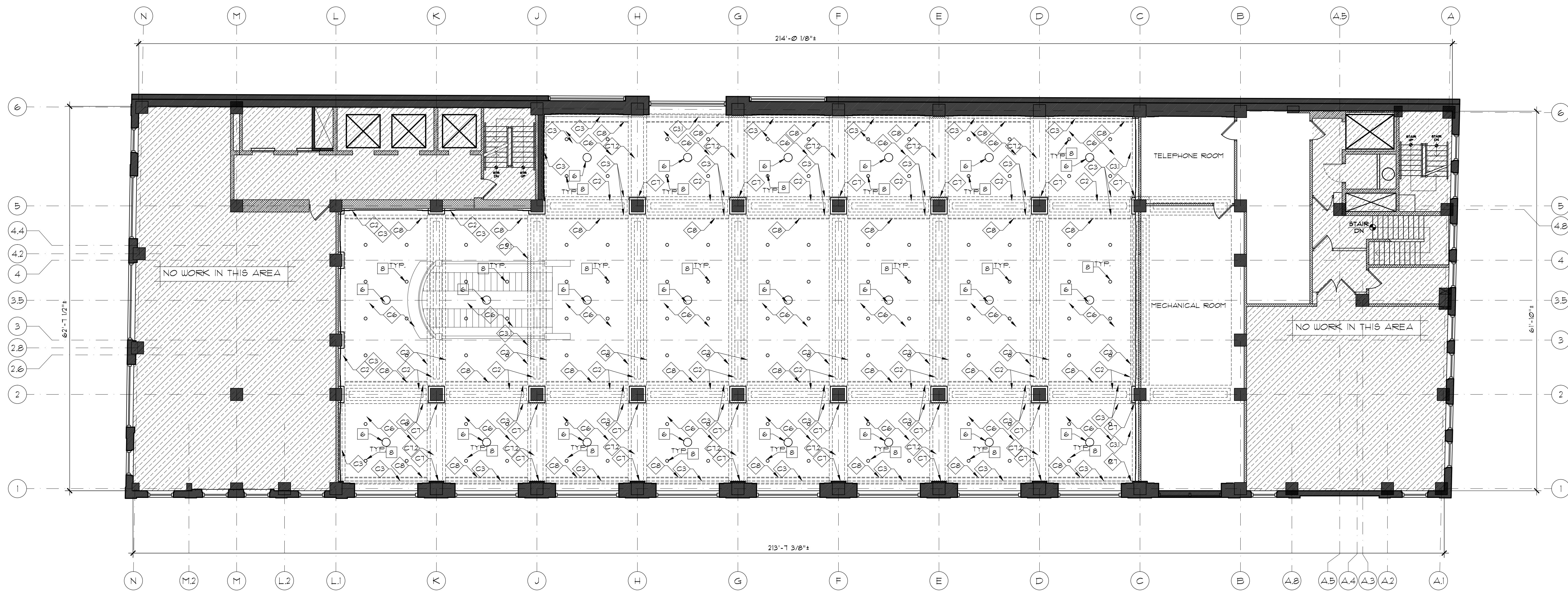
PROPOSED 3RD FLOOR PLAN 2
SCALE: 1/8" = 1'-0"



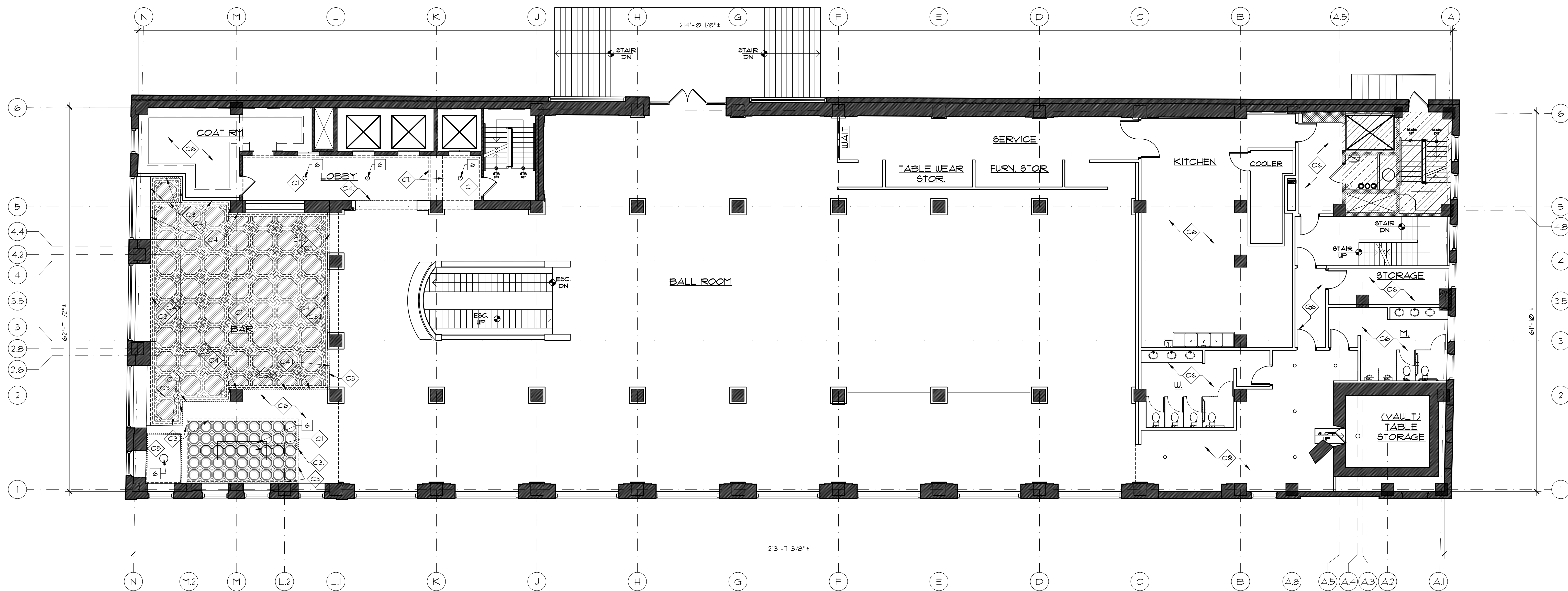
PROPOSED 2ND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



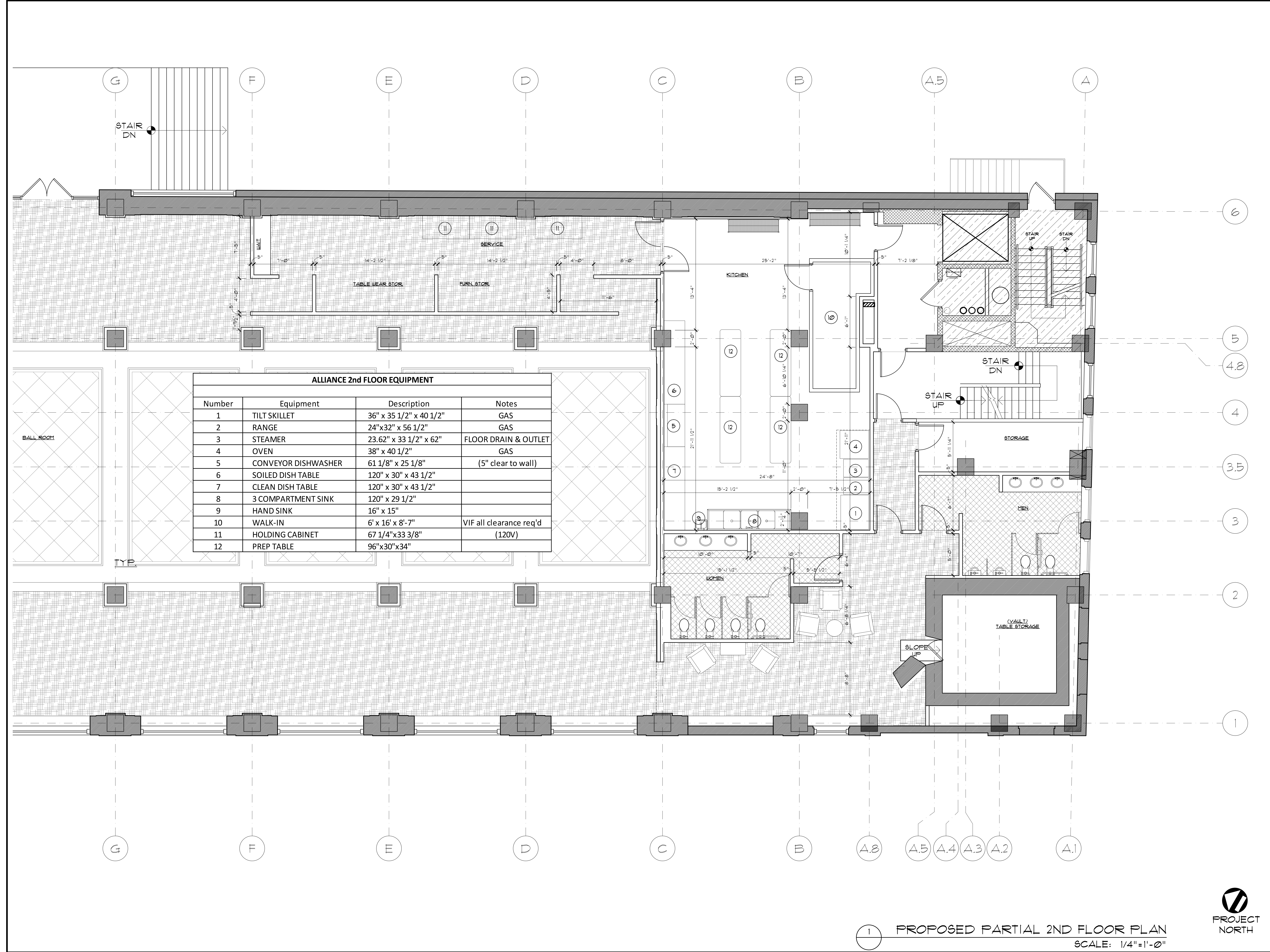
REVISED:	DATE: 3-21-17
	FLOOR PLANS
DRAWING TITLE:	A1.0
SHEET NO.:	
PROJECT NO.:	16-119



2 PROPOSED 3RD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



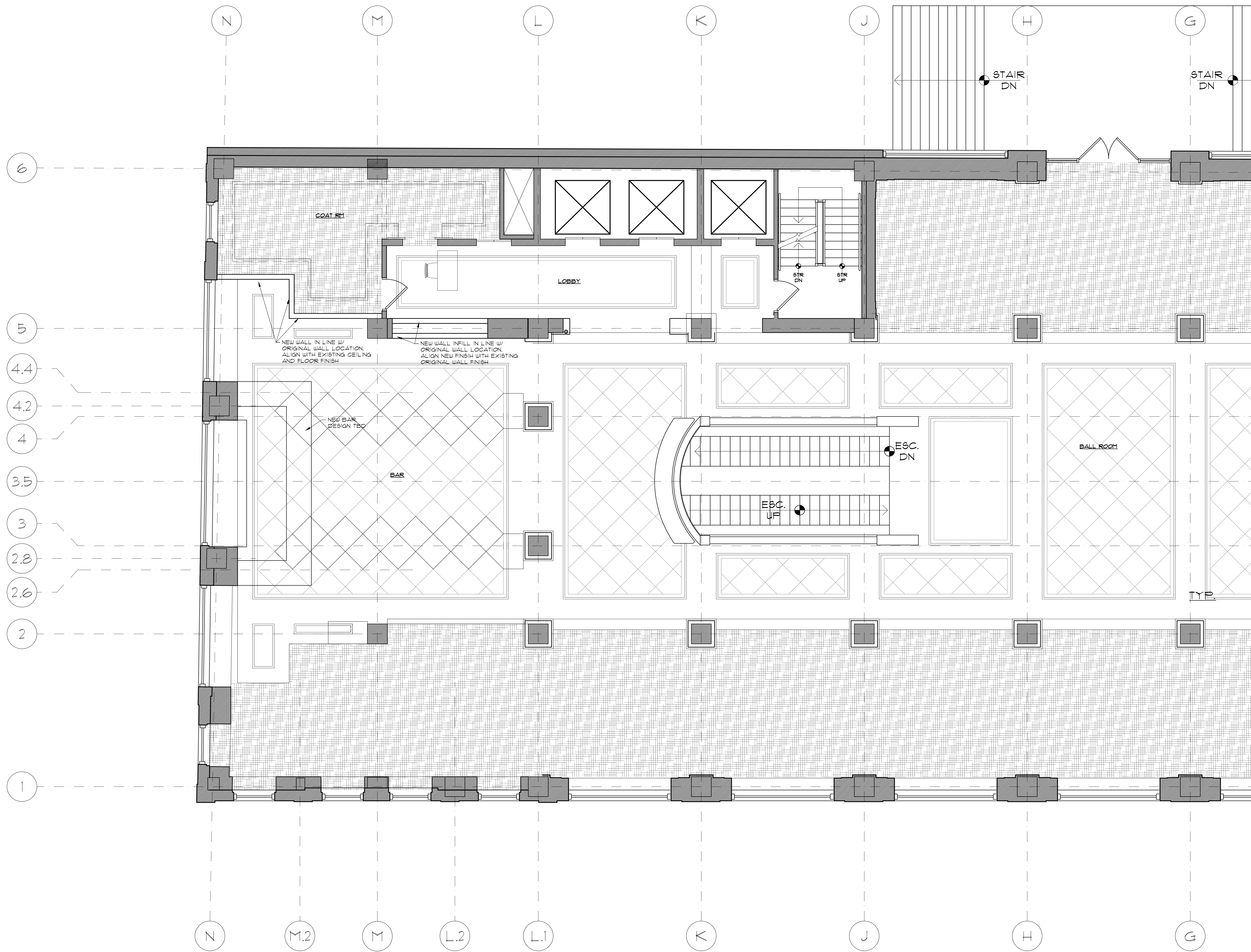
1 PROPOSED 2ND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



ALLIANCE 2nd FLOOR EQUIPMENT			
Number	Equipment	Description	Notes
1	TILT SKILLET	36" x 35 1/2" x 40 1/2"	GAS
2	RANGE	24" x 32" x 56 1/2"	GAS
3	STEAMER	23.62" x 33 1/2" x 62"	FLOOR DRAIN & OUTLET
4	OVEN	38" x 40 1/2"	GAS
5	CONVEYOR DISHWASHER	61 1/8" x 25 1/8"	(5" clear to wall)
6	SOILED DISH TABLE	120" x 30" x 43 1/2"	
7	CLEAN DISH TABLE	120" x 30" x 43 1/2"	
8	3 COMPARTMENT SINK	120" x 29 1/2"	
9	HAND SINK	16" x 15"	
10	WALK-IN	6' x 16' x 8'-7"	VIF all clearance req'd
11	HOLDING CABINET	67 1/4" x 33 3/8"	(120V)
12	PREP TABLE	96" x 30" x 34"	

1 PROPOSED PARTIAL 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

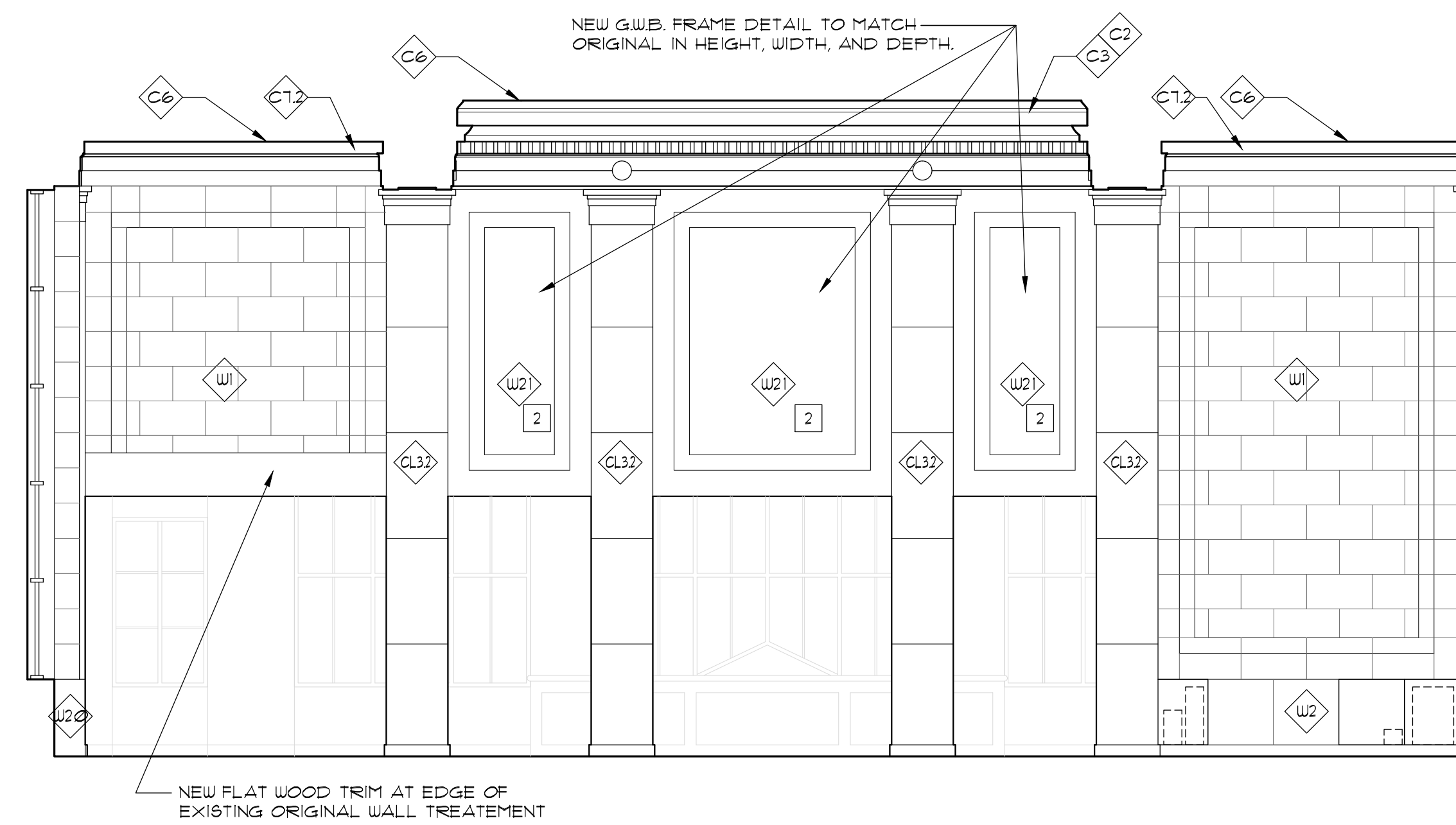




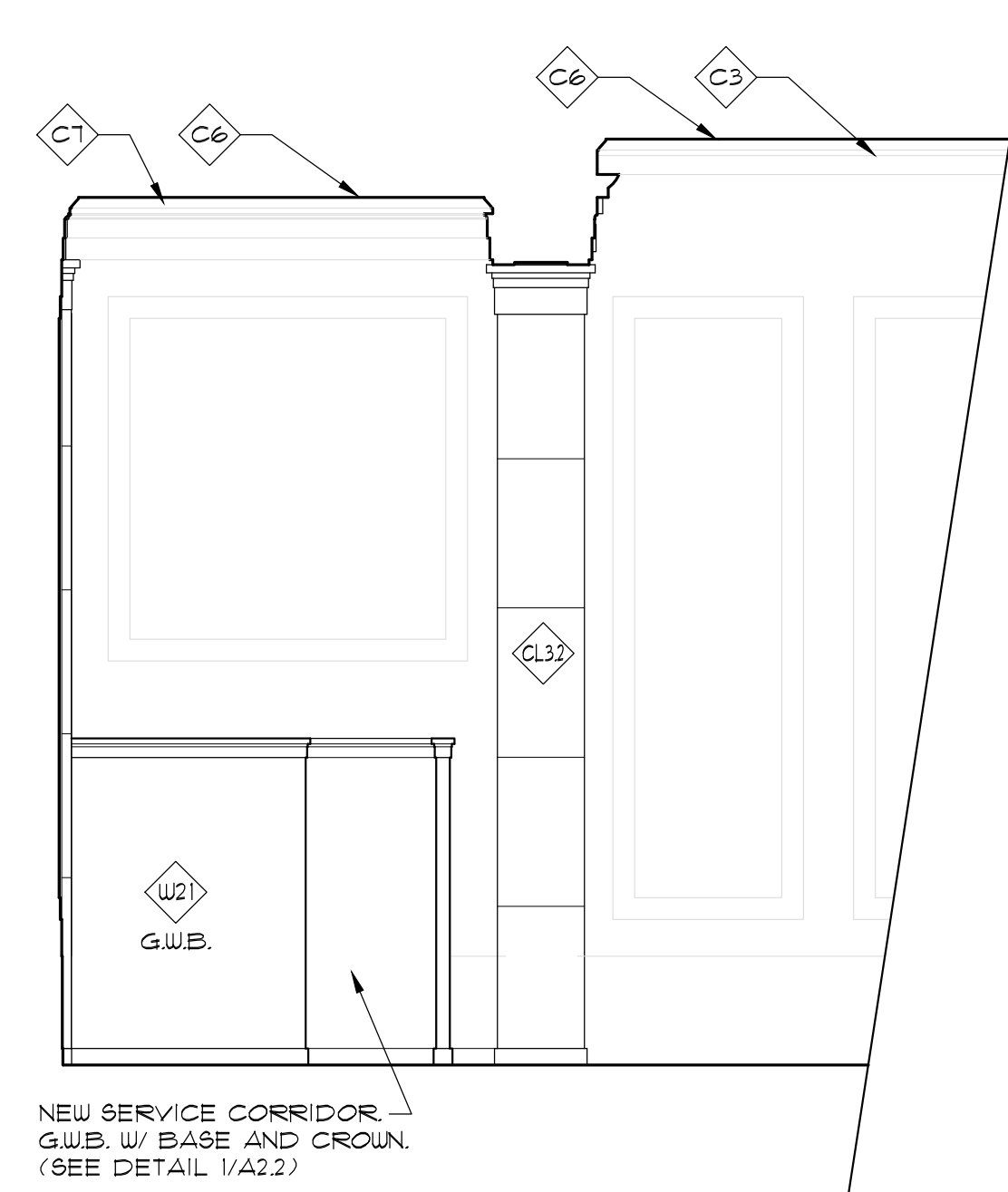
1 PROPOSED PARTIAL 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



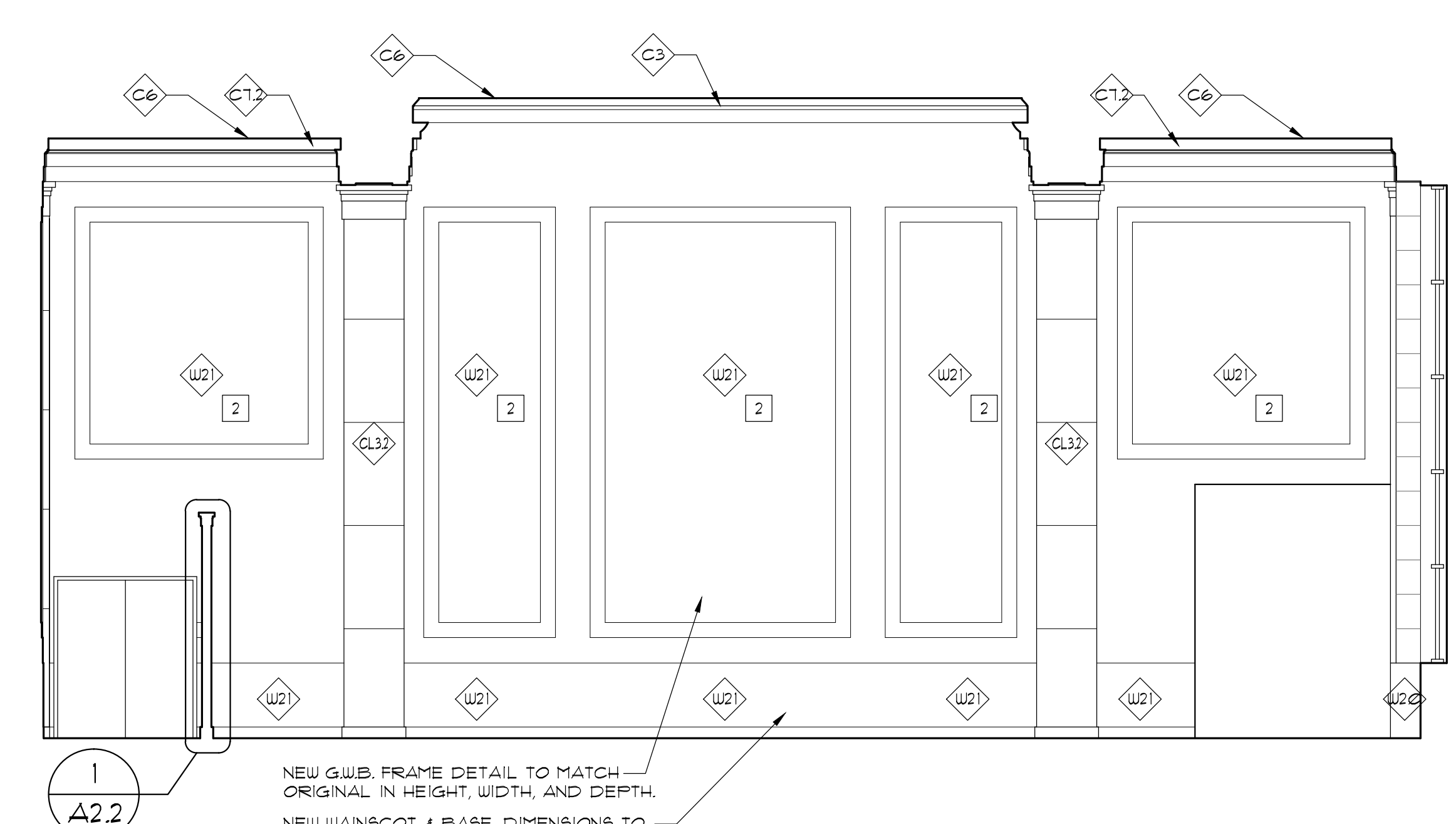
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PARTIAL FLOOR PLANS	
DRAWING TITLE:	A1.3
SHEET NO.:	
PROJECT NO.:	16-119



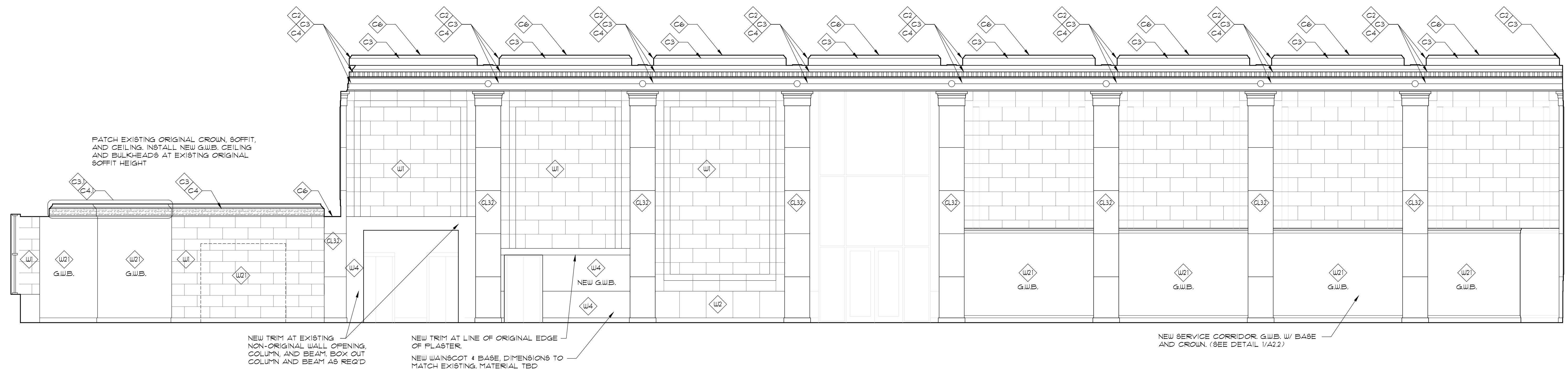
4A INTERIOR ELEVATION NORTH 'A'
SCALE: 3/16" = 1'-0"



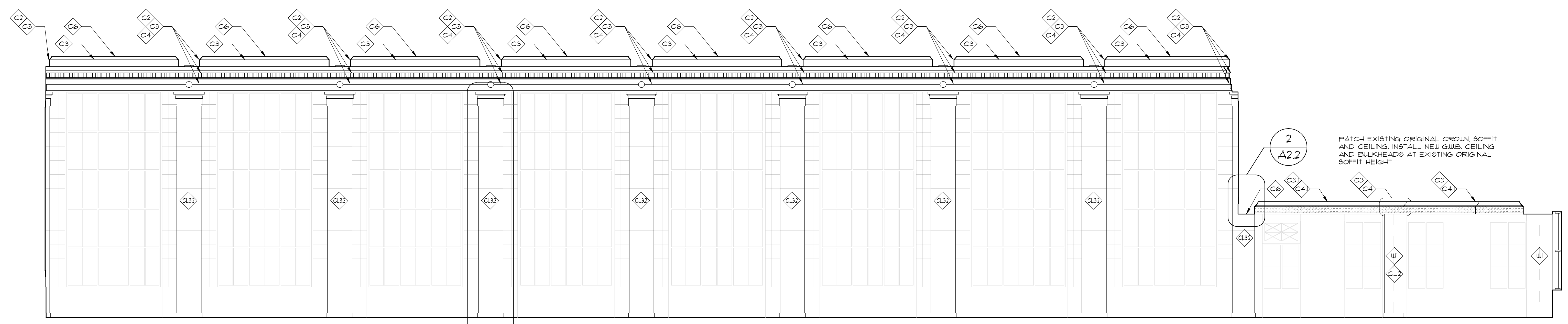
3B INTERIOR ELEVATION SOUTH 'B'
SCALE: 3/16" = 1'-0"



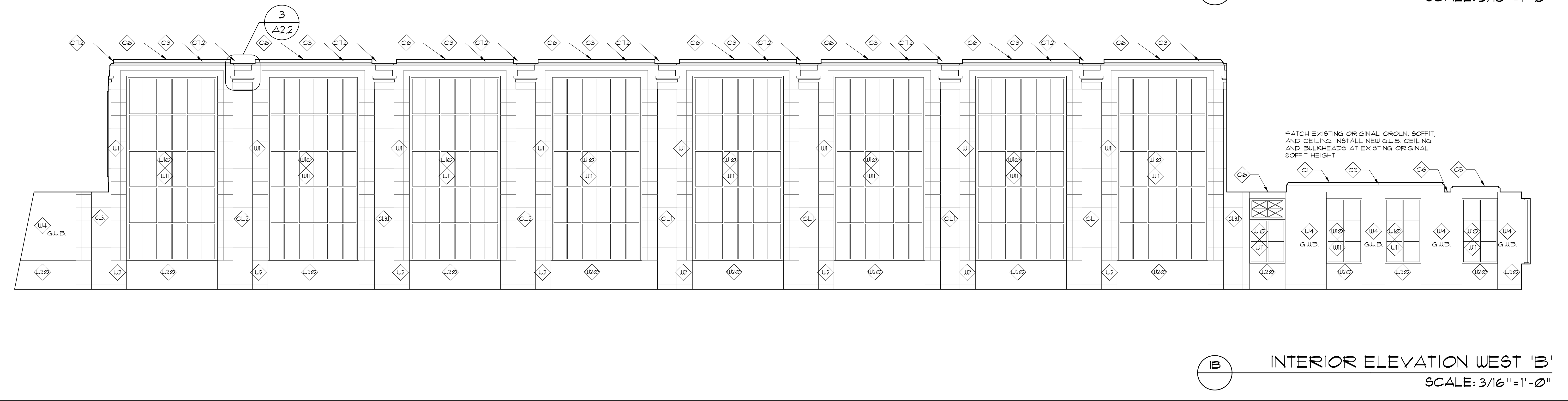
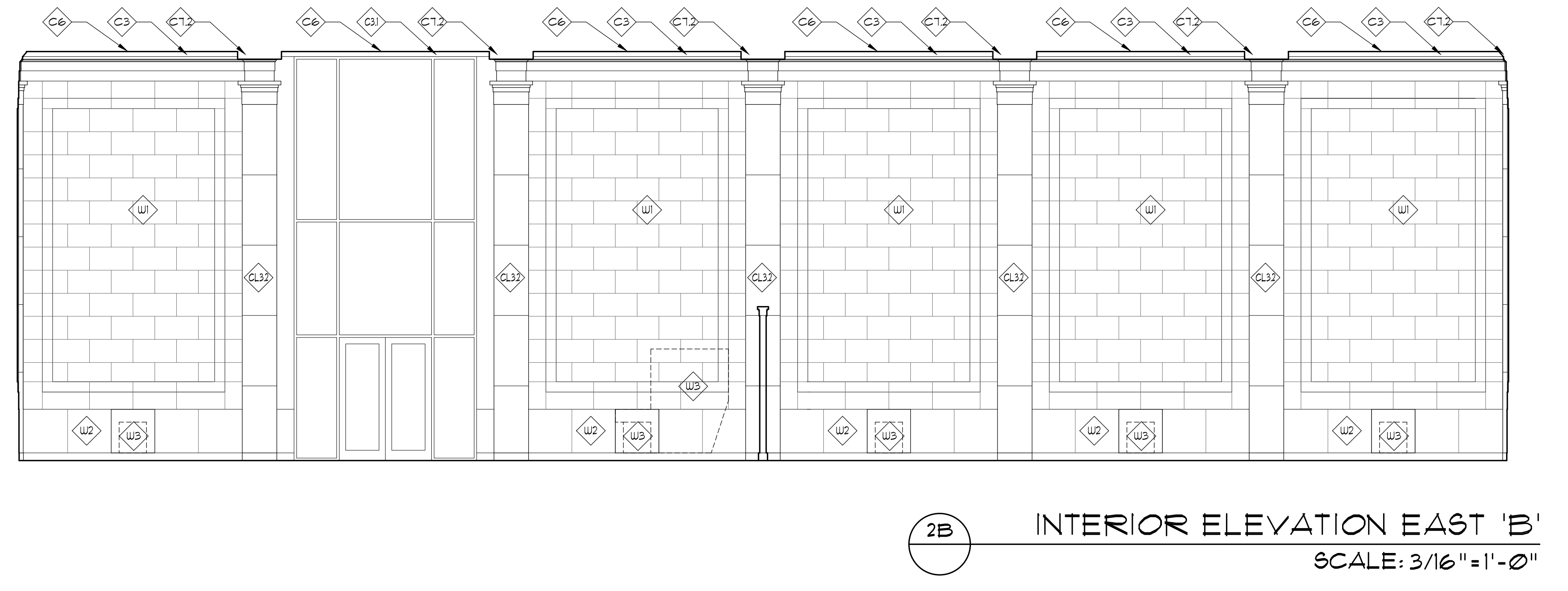
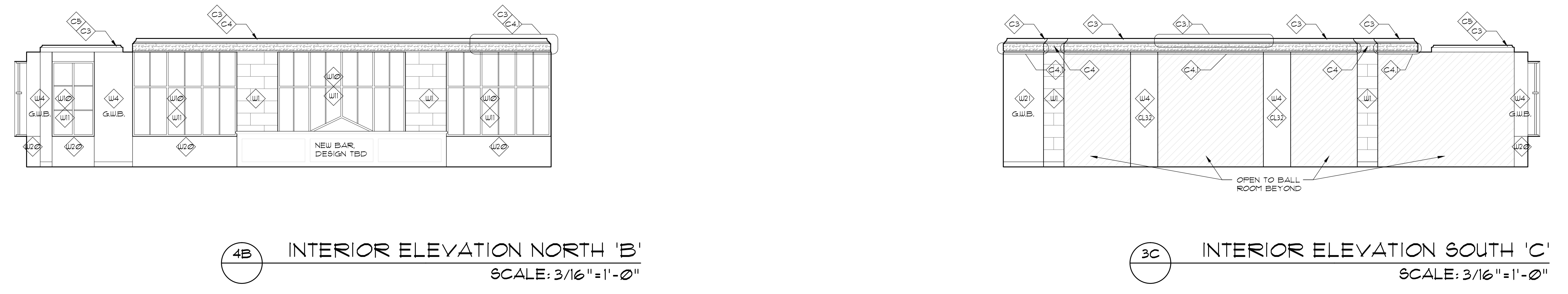
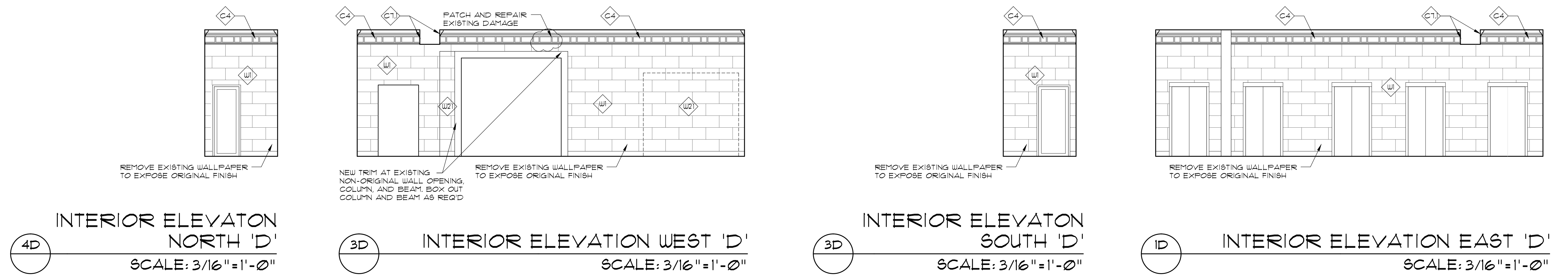
3A INTERIOR ELEVATION SOUTH 'A'
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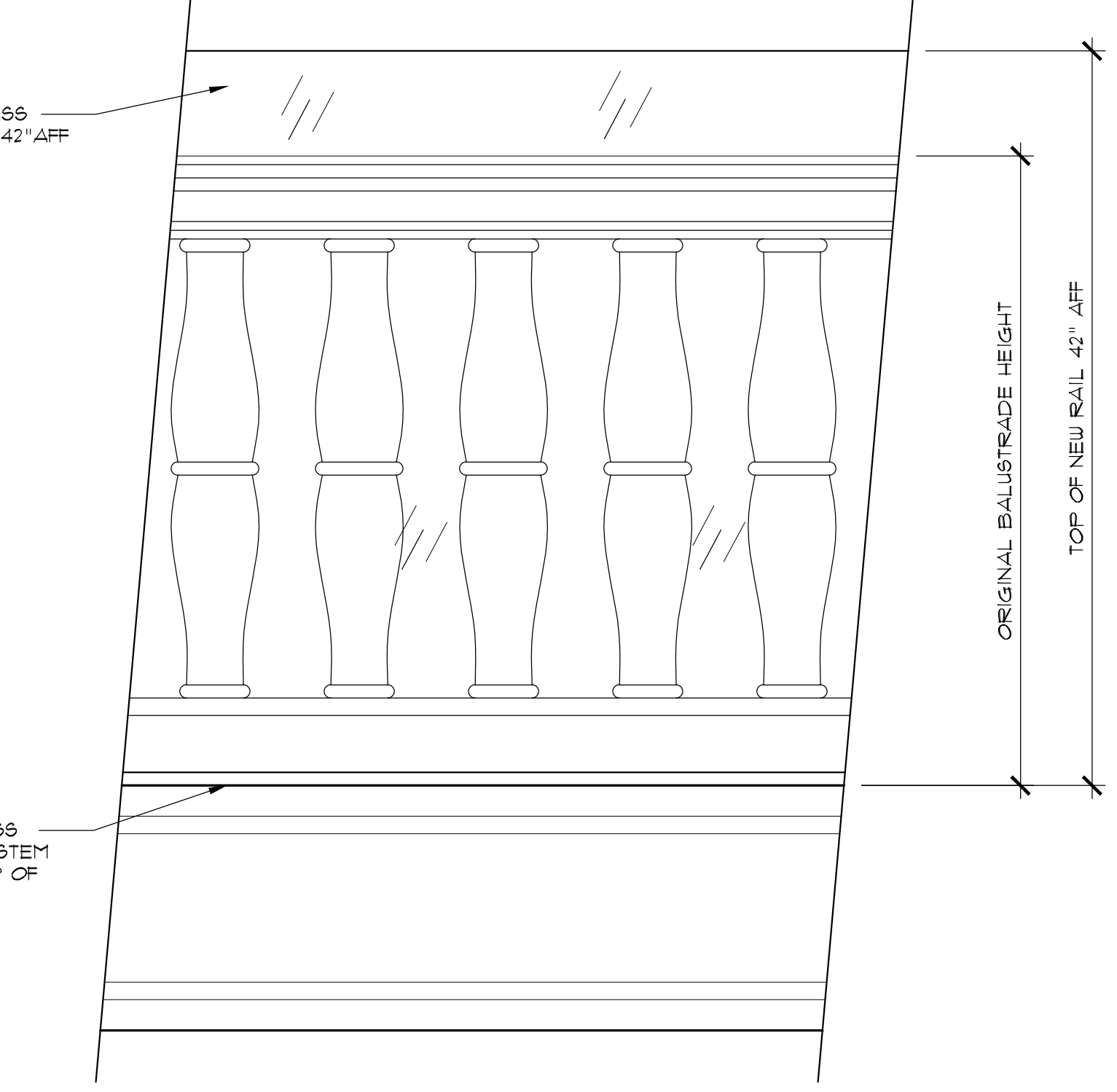
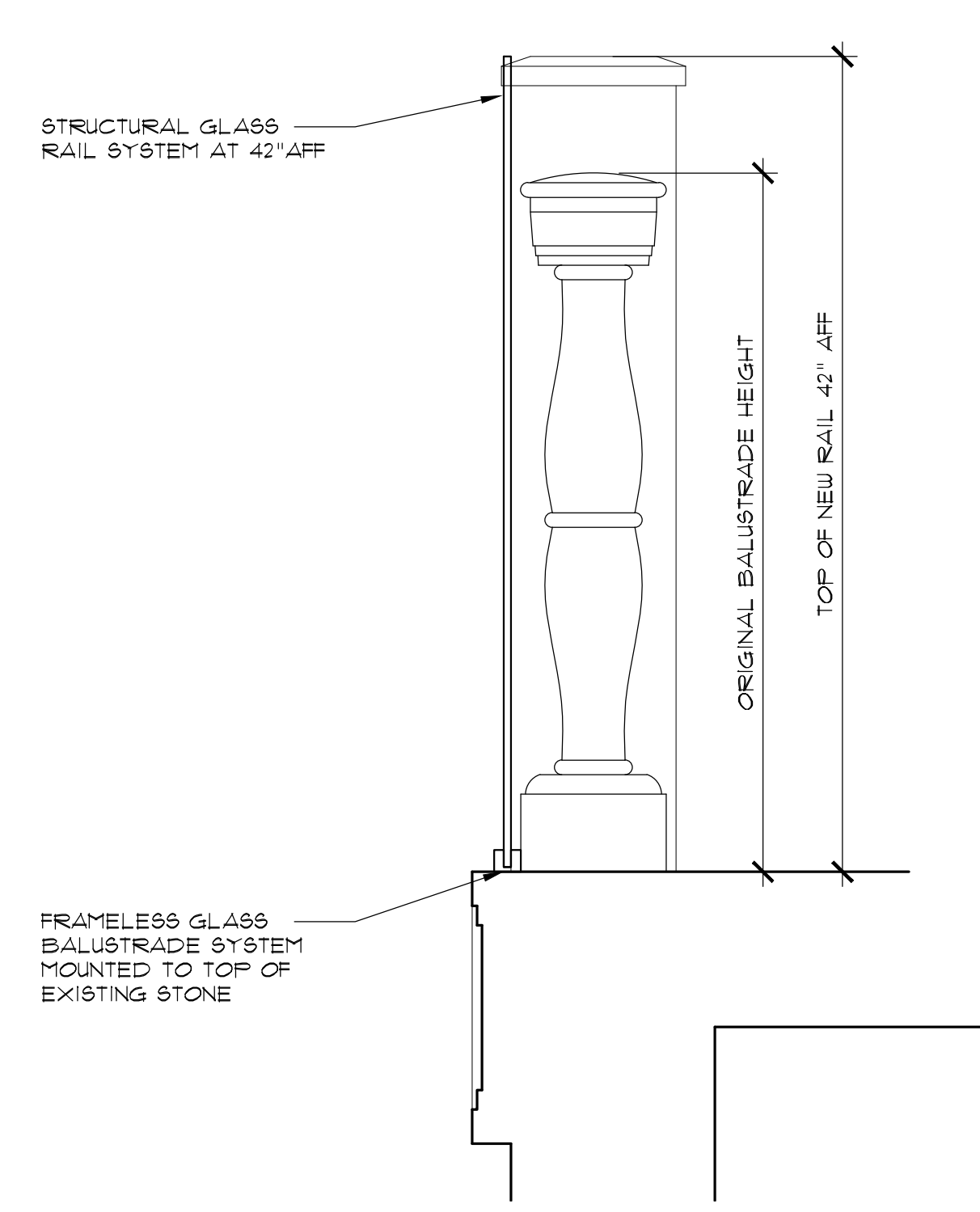


2A INTERIOR ELEVATION EAST 'A'
SCALE: 3/16" = 1'-0"

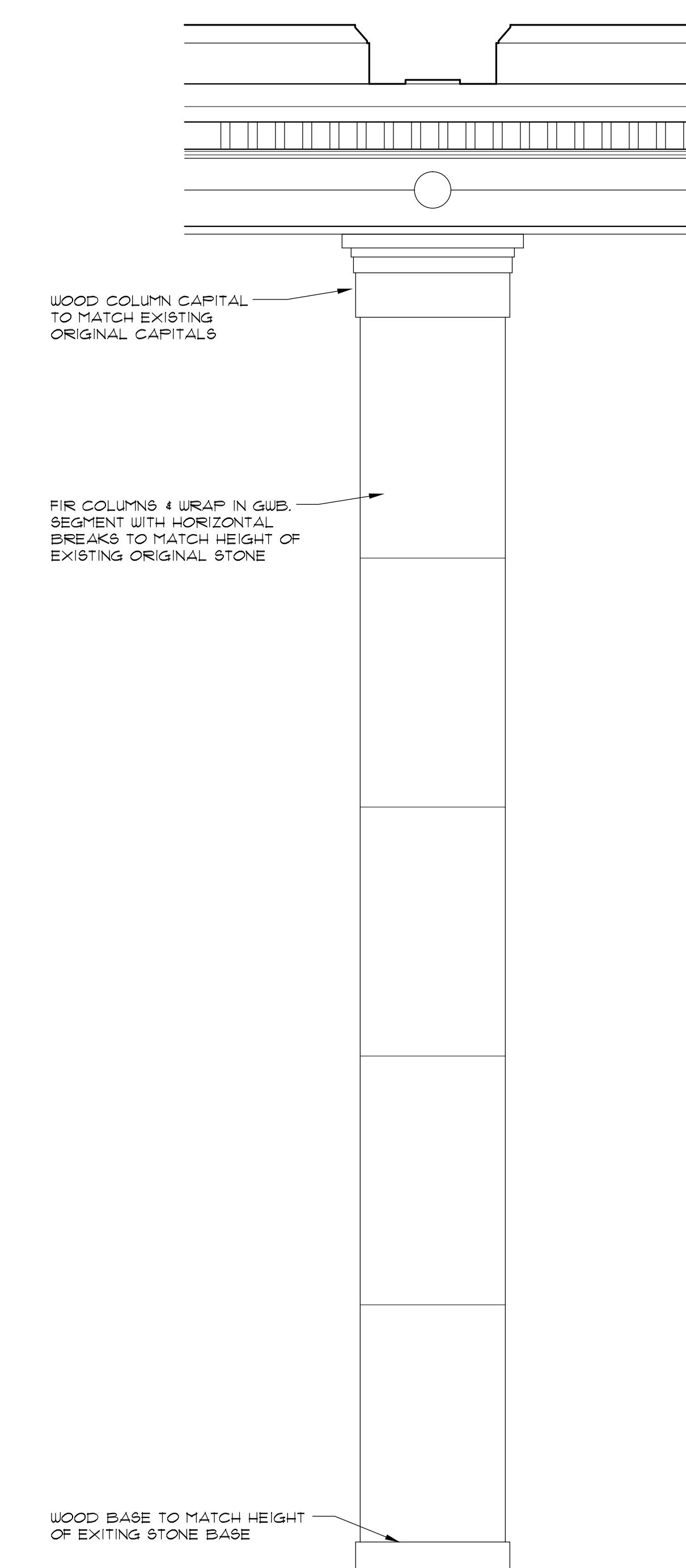


1A INTERIOR ELEVATION WEST 'A'
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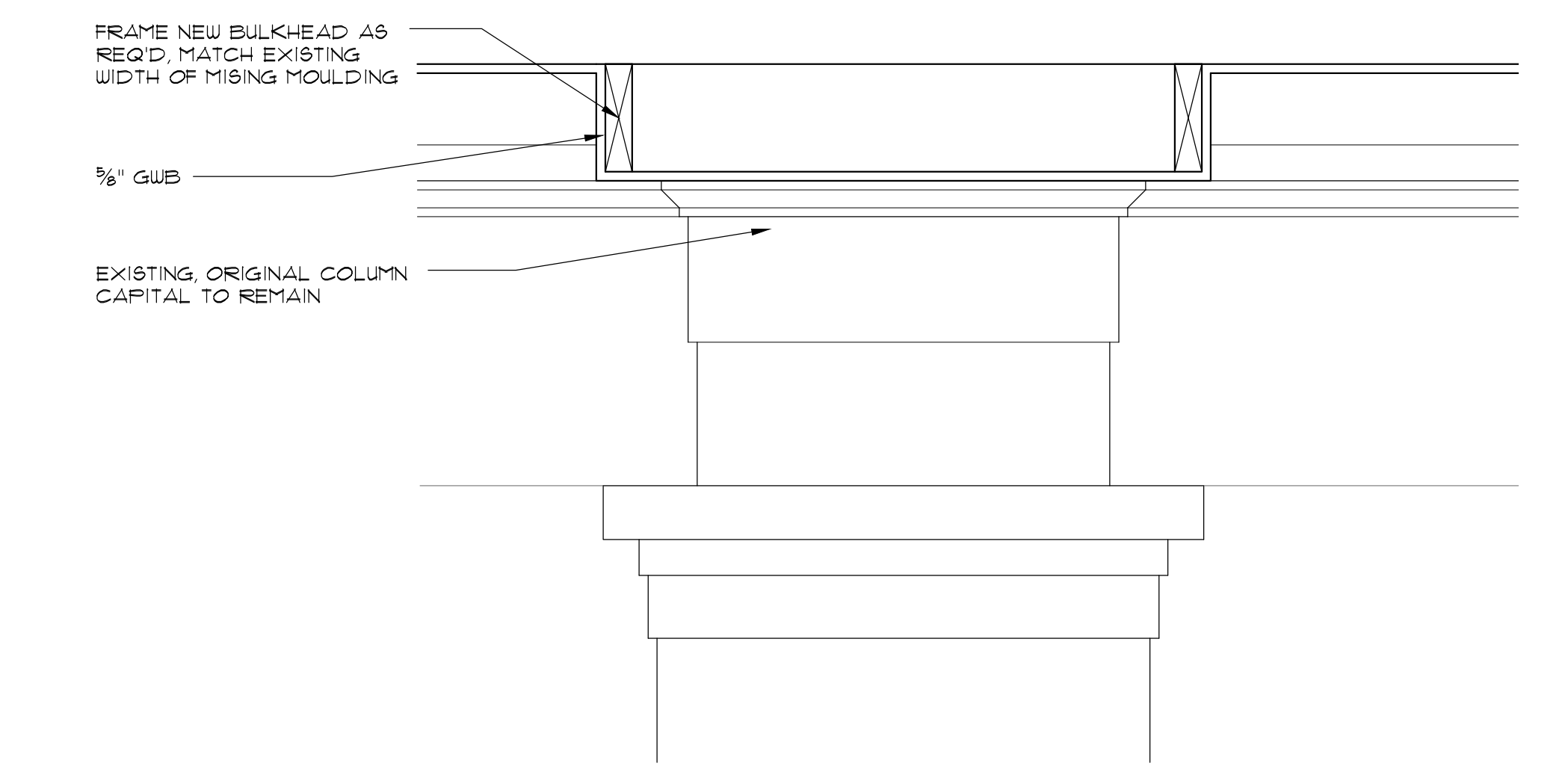




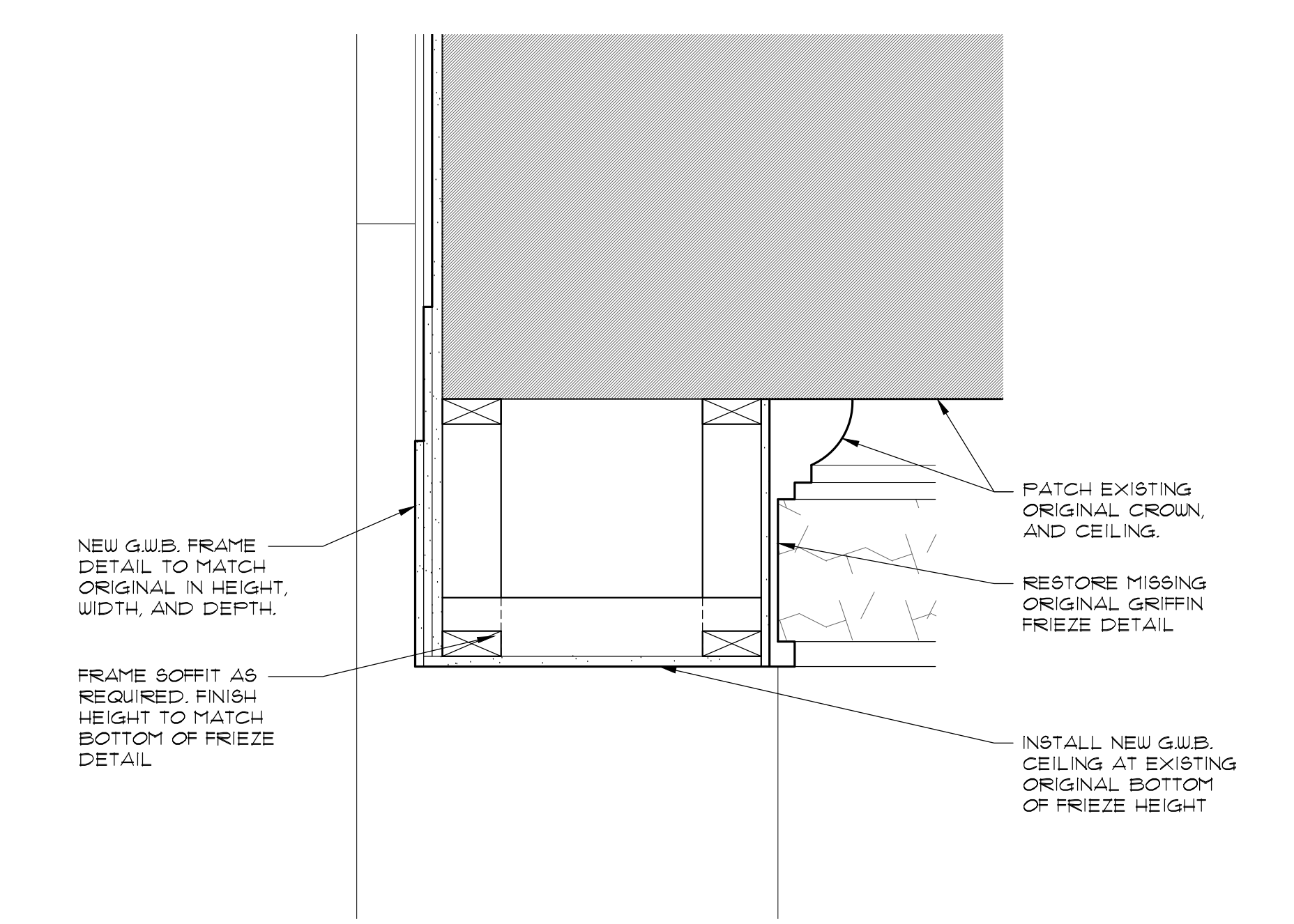
5 **GUARD RAIL DETAIL**
SCALE: 1-1/2" = 1'-0"



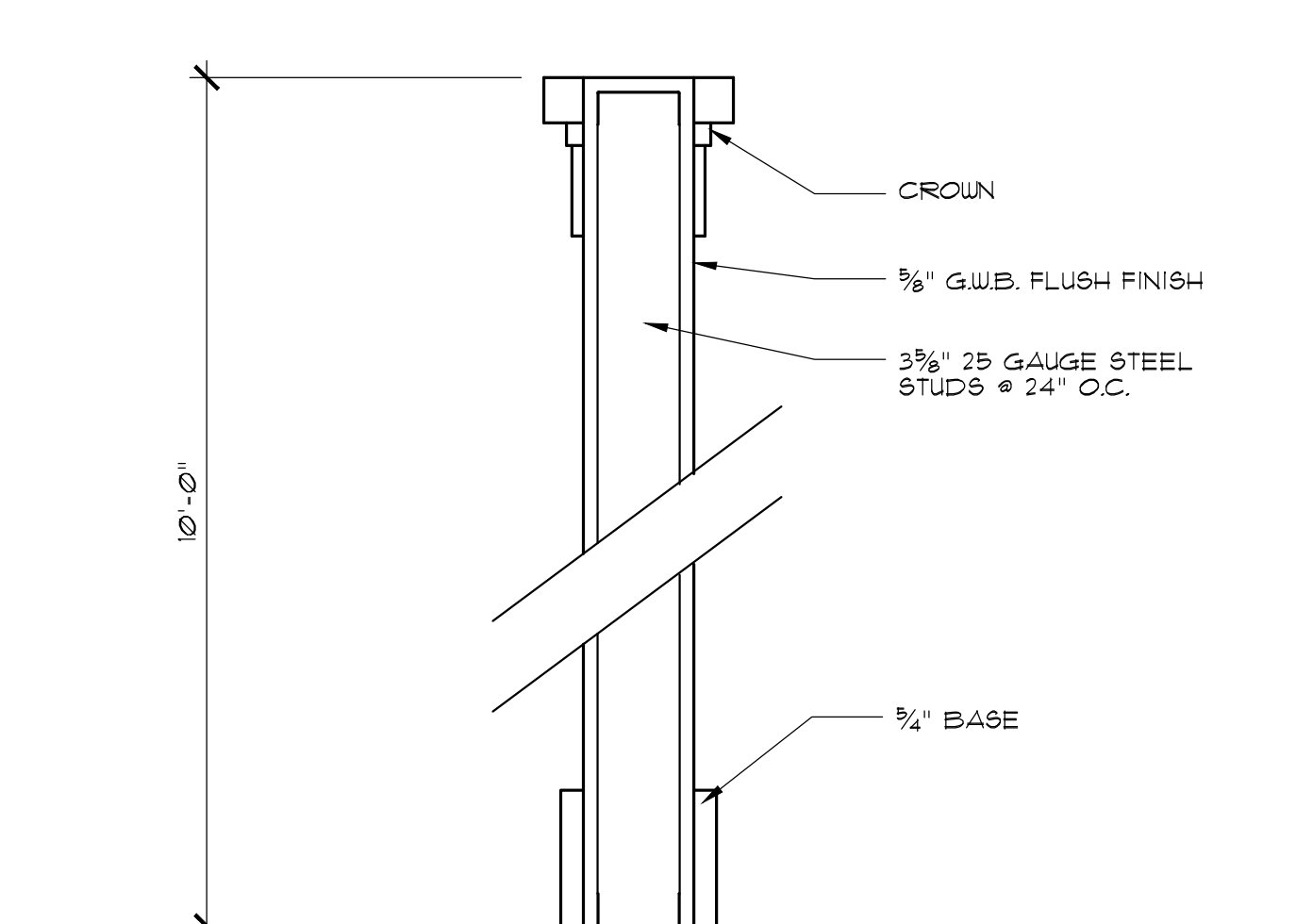
4 **COLUMN DETAIL**
SCALE: 1/2" = 1'-0"



3 **BULKHEAD DETAIL**
SCALE: 1-1/2" = 1'-0"



2 **SOFFIT DETAIL**
SCALE: 1-1/2" = 1'-0"



1 **PARTITION DETAIL**
SCALE: 1-1/2" = 1'-0"