

**FLOOR PLAN**

SCALE 1/16"=1'-0"

PROJECT NO.	19006-00
DATE	5-07-19
DRAWN BY	ARM
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**YALAMANCHILI BRAIN AND SPINE  
PRICING PLAN**

141 THOMAS JOHNSON DR., SUITE 200  
FREDERICK, MD 21702

**KEYED PRICING NOTES**

- |   |   |
|---|---|
| <p>1 DEMO EXISTING FILE STORAGE MILLWORK IN CENTER OF RECEPTION / BUSINESS OFFICE. SET ASIDE AND PROTECT TOP FOR REUSE.</p> <p>2 NEW "MILLWORK" FEATURE WALL. TO BE BUILT OFFSITE AND BROUGHT TO SITE WITH MINIMAL ON SITE CONSTRUCTION.</p> <p>3 EXISTING MILLWORK IN EXAM ROOMS, BREAK ROOM AND REST OF BUSINESS OFFICE TO REMAIN.</p> <p>4 NEW BROADLOOM CARPET THROUGHOUT SUITE U.N.O. (HALLWAYS, OFFICES, EXAM ROOMS, AND WAITING AREA). REUSE EXISTING CARPET BASE, TO BE REMOVED DURING PAINTING AND CARPET INSTALL AND REINSTALLED. (ADD ALT: PRICE CARPET TILE AS WELL)</p> <p>5 ADD ALTERNATE: LVT IN LOBBY AREA IN STEAD OF CARPET (SEE HATCH).</p> <p>6 NEW WALL AND TRIM PAINT THROUGHOUT SUITE. (x1) WALL FIELD COLOR (TRIM TO MATCH FIELD) AND (x1) ACCENT COLOR.</p> <p>7 DEMO EXISTING P-LAM ON FRONT OF RECEPTION DESK WALL. TO BE REPLACED WITH NEW WOOD VENEER TO MATCH NEW MILLWORK WALL BEYOND.</p> | <p>8 NEW ADA ACCESSIBLE SCHLUTER-SCHIENE FLOORING TRANSITIONS, WHERE NECESSARY.</p> <p>9 ALL EXISTING TILE AND VCT TO REMAIN. ADD ALTERNATE: REPLACE VCT IN THE BREAK ROOM WITH LVT TO MATCH THE LOBBY.</p> <p>10 REUSE TOP OF STORAGE UNITS (CUT TO FIT) FOR NEW 24" DEEP COUNTERTOP ON REAR WALL. COUNTERTOP HEIGHT TO MATCH EXISTING COUNTER HEIGHT ON ADJACENT CASEWORK. PROVIDE BRACKETS FOR SUPPORT STRUCTURE.</p> <p>11 ACCENT WALL (PAINT COLOR T.B.D.)</p> <p>12 TILE WALLS SURROUNDING HAND-WASHING STATION. EX. BASE TILE TO BE REMOVED AND TILE TO START AT FLOOR AND END AT 48" A.F.F. FINISH THE TOP OF THE TILE WITH A SCHLUTER STRIP TRIM PIECE. MATCH EX. FLOOR GROUT COLOR.</p> <p>13 REMOVE EX. WALL HEATER AND PATCH WITH DRYWALL.</p> <p>14 ALL WORK TO BE PREFORMED OUTSIDE OF REGULAR OFFICE HOURS. (EVENINGS AND WEEKENDS ONLY)</p> |
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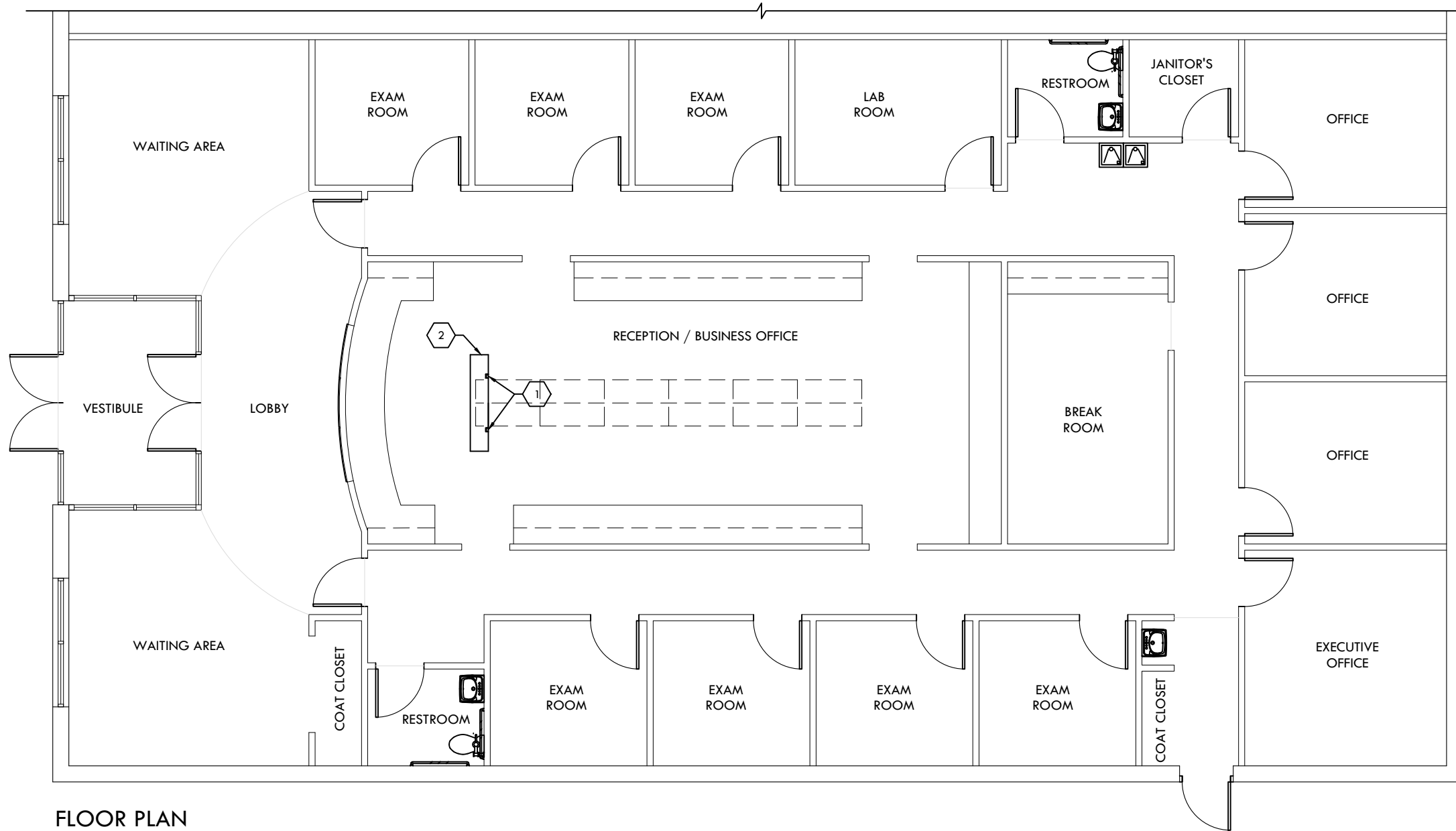
**FINISH SCHEDULE**

- CARPET: BROADLOOM  
MANUFACTURER: PATCRAFT SEVILLE I0496  
COLOR: MARINA 00300
- CARPET (ADD. ALT.): CARPET TILE  
MANUFACTURER: PATCRAFT VALENCIA I0493 24"x24"  
COLOR: MARINA 00300
- LUXURY VINYL TILE:  
MANUFACTURER: MANNINGTON SPACIA STONE 12"x18"  
COLOR: DRY STONE LOAM S55S4434
- PAINT: FIELD: SHERWIN WILLIAMS, COLOR: T.B.D.
- PAINT: ACCENT: SHERWIN WILLIAMS, COLOR: T.B.D.
- PAINT: TRIM: SHERWIN WILLIAMS, COLOR: T.B.D.
- WALL TILE:  
MANUFACTURER: HOME DEPOT 3x6" TILE - GROUT TO MATCH EXISTING  
COLOR: IVORY TRAVERTINE
- BASE: REUSE EXISTING CARPET BASE

**GENERAL PRICING NOTES**

- ALL COLUMNS, WINDOWS, SILLS, AND BULKHEADS TO REMAIN. REPAIR SURFACES FOR NEW FINISHES AS REQUIRED.
- NEW WALL PAINT TO BE EGGSHELL, COLOR TBD, SHERWIN WILLIAMS OR EQUAL. 1 COAT OF PRIMER, 2 COATS OF PAINT.
- EXISTING CEILING TO REMAIN.
- ANY NEW POWER/DATA FIXTURES ARE TO BE LOCATED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
- ALL SIGNAGE PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.
- PROVIDE ADA COMPLIANT TRANSITIONS WHERE FLOOR MATERIALS CHANGE. TRANSITION SHALL OCCUR AT CENTERLINE OF OPENING U.N.O.
- PROVIDE WOOD BLOCKING IN PARTITIONS WHERE WALL-MOUNTED FIXTURES AND EQUIPMENT ARE ANTICIPATED.
- ALL FURNITURE ON PLAN BY TENANT U.N.O.
- PAINT FINISHES SHALL BE AS FOLLOWS, U.N.O., WALLS - SATIN; DOORS/FRAMES/WALL BASE - SEMI-GLOSS; CEILINGS - FLAT. NOTE: ALL PAINTED SURFACES IN MAIN LOBBIES SHALL BE LEVEL 5. FOR ALL "ACCENT" PAINTS, PROVIDE 1 COAT PRIMER, 3 COATS FINISHING. 1 COAT OF PRIMER, 2 COATS OF PAINT FOR ALL FIELD PAINT.
- REMOVE ANY EXT'G WALL COVERING, SKIM COAT AS REQ'D.
- ALL FINISHES SHALL COMPLY WITH FLAME/SMOKE RATING REQUIREMENTS PER 2015 IBC 803.11, AND 804.2 THROUGH 804.4.2.
- ENSURE FLOOR IS SMOOTH TO RECEIVE NEW FINISHES.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED AS "CLASS C" OR GREATER RATING (PER 2015 IBC TABLE 803.11)

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**FLOOR PLAN**

SCALE 1/16"=1'-0"

**KEYED PRICING NOTES**

- 1 (x2) NEW LEGRAND 30TP-2V POWER POLES (ALUM. FINISH) WITH x2 POWER AND x2 DATA RECEPTACLES EACH (ALL ON SAME SIDE OF POLE). REQUIRING ELECTRIC TRADE PERMIT ONLY. ELECTRICAL CONTRACTOR TO PROVIDE DEDICATED 120 VOLT 20 AMP CIRCUIT FROM PANEL TO POWER POLES. PROVIDE 1 POLE 20 AMP BREAKER AT EXISTING PANEL.
- 2 NEW 'MILLWORK' WALL TO BE PLACED AROUND POWER POLES, NOT TO INTERFERE WITH ANY ELECTRICAL WORK.

**GENERAL PRICING NOTES**

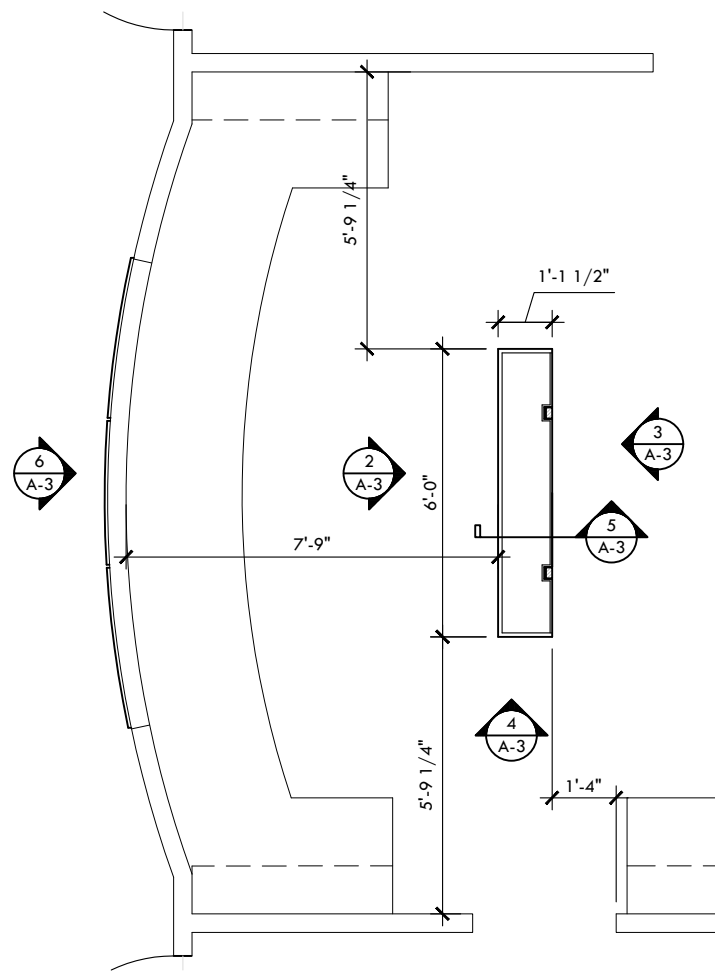
- NEW DUPLEX/QUAD ELECTRICAL OUTLETS AS REQUIRED, APPEARANCE TO MATCH EXISTING, TYP.
- NEW TELE/DATA DROP TO HAVE RING OR JUNCTION BOX & STRING UP TO EX. CEILING.
- ALL NEW EXPOSED WIRING TO BE IN METAL CONDUIT PER CODE.

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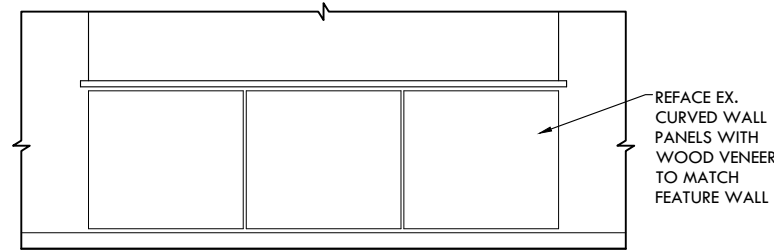
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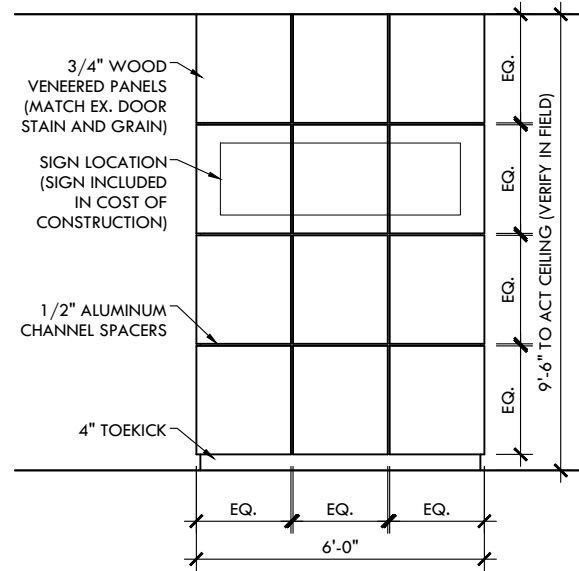
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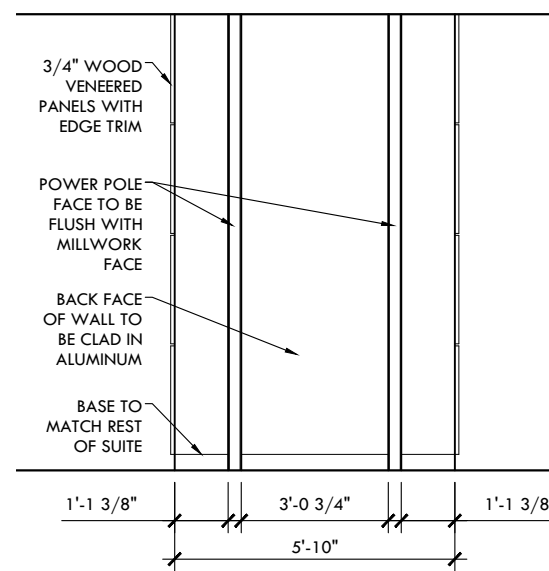
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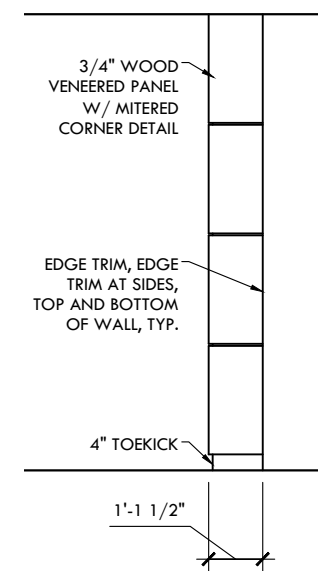
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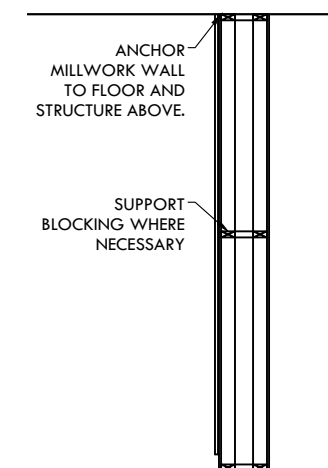
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4  
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5  
A-3  
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KEYED PRICING NOTES

- 1 MILLWORK FEATURE WALL TO BE BUILT OFF SITE AND BROUGHT TO SITE WITH MINIMAL CONSTRUCTION IN FIELD.
- 2 ALL INTERIOR FINISHES AND MILLWORK ITEMS REQUIRE FINISH SAMPLE SUBMITTALS AND SHOP DRAWINGS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO FABRICATION
- 3 LOCATION OF POWER POLES TO BE VERIFIED PRIOR TO FABRICATION.
- 4 VENEER STAIN AND GRAIN TO MATCH EXISTING DOORS.
- 5 ANCHOR/STRAP MILLWORK FEATURE WALL TO FLOOR AND ROOF STRUCTURE. NO CEILING PENETRATIONS TO BE SEEN ONCE MILLWORK IS INSTALLED.

GENERAL PRICING NOTES

- EXISTING CEILING TO REMAIN.
- ANY NEW POWER/DATA FIXTURES ARE TO BE LOCATED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
- ALL SIGNAGE PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.
- PROVIDE WOOD BLOCKING IN MILLWORK WHERE WALL-MOUNTED FIXTURES AND EQUIPMENT ARE ANTICIPATED.
- PROVIDE (4) SAMPLES OF ALL VENEERED & NATURAL PRODUCTS W/ A CONTROLLED RANGE OF SHADE VARIATIONS (AS APPLICABLE) FOR OWNER REVIEW/ APPROVAL.

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