ADDITION & RENOVATION

CUSTOMER SERVICE CENTER

TRAVERSE CITY LIGHT & POWER

SCHEMATIC DESIGN - 05.06.2022

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- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.
- HOLD INDICATED DIMENSIONS. DO NOT SCALE DRAWINGS. RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT BEFORE BEGINNING WORK.
- IN THE CASE OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM, THE BETTER QUALITY, MORE EXPENSIVE, OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECTS INTERPRETATION.
- ALL CONSTRUCTION THAT IS ALREADY IN PLACE THAT IS TO REMAIN AS PART OF THE PROJECT SHALL BE PROTECTED FROM DAMAGE SHALL BE PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION WORK. ANY DAMAGED CONSTRUCTION OR FEATURES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER WITH MATERIALS EQUIVALENT OR SUPERIOR TO THE ORIGINAL ITEM(S).
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL DIMENSIONS AND INSPECT CONDITIONS OF PRIOR WORK OF THE OTHER TRADES BEFORE STARTING WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE OF PRIOR WORK.
- ALL ELECTRICAL OUTLETS, DATA & TELEPHONE OUTLETS/JACKS, SWITCHES, PULL STATIONS, THERMOSTATS, EXIT LIGHTS, AND ALL OTHER WALL MOUNTED ACCESSORIES SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY WHEN IN PROXIMITY.
- UNLESS OTHERWISE SHOWN, PLACING OF ACCESS DOORS IN GYPSUM CEILINGS SHALL NOT BE ACCEPTED. LOCATE AND INSTALL ALL WORK AS REQUIRED TO PRECLUDE THE NEED FOR ACCESS THROUGH THE CEILINGS. COORDINATION OF THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR ALL MILLWORK, CASEWORK, ACCESSORIES OR OTHER SIMILAR ITEMS ATTACHED TO WALLS. ALL WOOD BLOCKING TO BE FIRE-RETARDENT TREATED AS REQUIRED BY CODE, CONTINUOUS FROM STUD TO STUD.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURE'S WRITTEN INSTRUCTIONS.
- SEALANT, CAULKING, AND FLASHING LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURE'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICE.
- IN ALL CASES WHERE WORK DEPICTED IN THESE DRAWINGS REPRESENTS A COMPLETE SYSTEM COMPOSED OF SEPARATE PARTS, IT IS THE RESPONSIBILITY OF THE CM/GENERAL CONTRACTOR TO PROVIDE ALL OF THE PARTS, COMPONENTS, ACCESSORIES, HARDWARE, FASTENERS, ETC. REQUIRED FOR A COMPLETE AND FULLY FUNCTIONING ASSEMBLY WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS, WHETHER OR NOT THESE MISCELLANEOUS ITEMS ARE DIRECTLY SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ABV.	ABOVE
AC	AIR CONDITIONING
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ASPH.	ASPHALT
B.O.	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BLW.	BELOW
BM.	BEAM
BTW.	BETWEEN
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CAB.	CABINET
CLO.	CLOSET
CLR.	CLEAR
CONT.	CONTINUOUS
COORD.	COORDINATE
CTR	CENTER
DEMO	DEMOLITION
DIA.	DIAMETER
DR.	DOOR
DN.	DOWN
DIM.	DIMENSION
DTL.	DETAIL
ELEV.	ELEVATINO
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXT.	EXTERIOR
F.G.	FINISHED GRADE
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FDN.	FOUNDATION
FR.	FRAME
FIN.	FINISH
FLR.	FLOOR
FRPR.	FIREPROOFING
FTG.	FOOTING
GALV.	GALVANIZED
GWB	GYPSUM WALLBOARD
GL.	GLASS
GC	GENERAL CONTRACTOR
H.W.	HOT WATER
H.C.	HOLLOW CORE
HM	HOLLOW METAL
HB	HOSEBIB
HDR.	HEADER
HDW	HARDWARE
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
J.H.	JOIST HANGER
JB	JUNCTION BOX
JST.	JOIST
K.D.	KILN-DRIED
LAV.	LAVATORY
LT.	LIGHT
MAT	MATERIAL
MAX	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MO	MASONRY OPENING
MIR.	MIRROR
MTL.	METAL
(N)	NEW
N.T.S.	NOT TO SCALE
NIC	NOT IN CONTRACT
o/	OVER
OC	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
P.T.	PRESSURE TREATED
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL.	PANEL
PTD.	PAINTED
RO	ROUGH OPENING
R.W.L.	RAINWATER LEADER
RESIL.	RESILIENT
REQ'D	REQUIRED
RM.	ROOM
RTG	RATING
RAD./R.	RADIUS
S.A.D.	SEE ARCHITECTURAL DWGS
S.A.S.F.	SELF-ADHERED SHEET FLASHING
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.L.D.	SEE LANDSCAPE DWGS
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DWGS
SIM.	SIMILAR
SPEC	SPECIFICATIONS
STL.	STEEL
STN.	STAIN
SQ.	SQUARE
SFTY	SAFETY
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL
T.O.P	TOP OF PLATE
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W.O.	WHERE OCCURS
w/	WITH
WC	WATER CLOSET
WDW.	WINDOW
WD.	WOOD
WH	WATER HEATER

LOCATION MAP

PROJECT SITE:
1131 HASTINGS ST.
TRAVERSE CITY, MI. 49686

SHEET INDEX

REFERENCE

ATS TITLE SHEET

ARCHITECTURAL

AD100 DEMO PLAN
A100 OVERALL FLOOR PLAN
A101 FIRST FLOOR PLAN
A101A 3D AXONOMETRIC
A102 ROOF PLAN
A200 EXTERIOR ELEVATIONS
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A401 REFLECTED CEILING PLAN

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TITLE SHEET

ATS

ARCHITECTURAL
Cornerstone Achitects
122 S. Union Street, Suite 200
Traverse City, MI 49684
ph: 231.947.2177
contact: John Dancer, AIA

OWNER
Traverse City Light & Power
1131 Hastings St.
Traverse City, MI
ph: 231.922.4940
contact: Karla Myers-Beman

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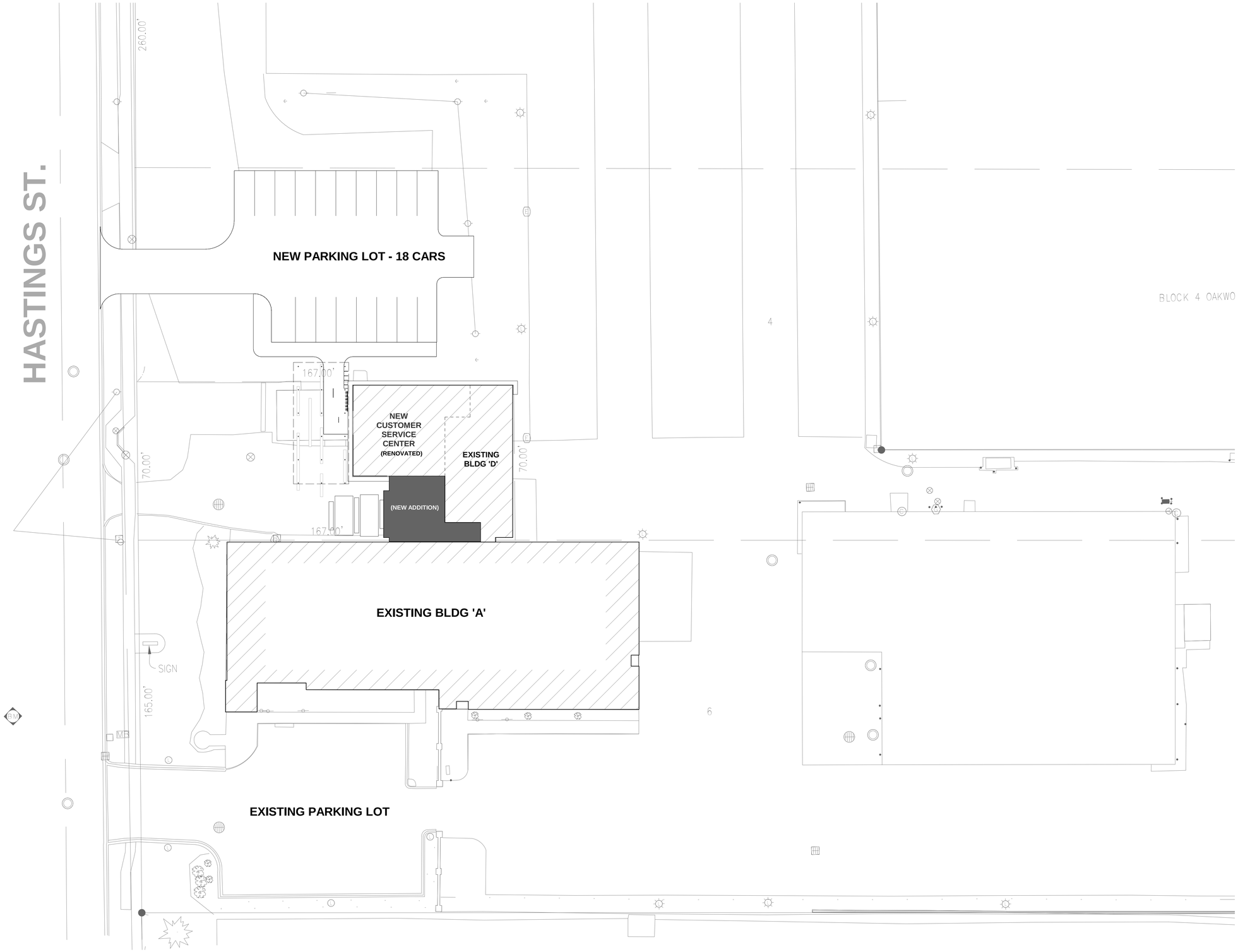

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SITE PLAN
SCALE: 1" = 20'-0"

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SITE PLAN

A001

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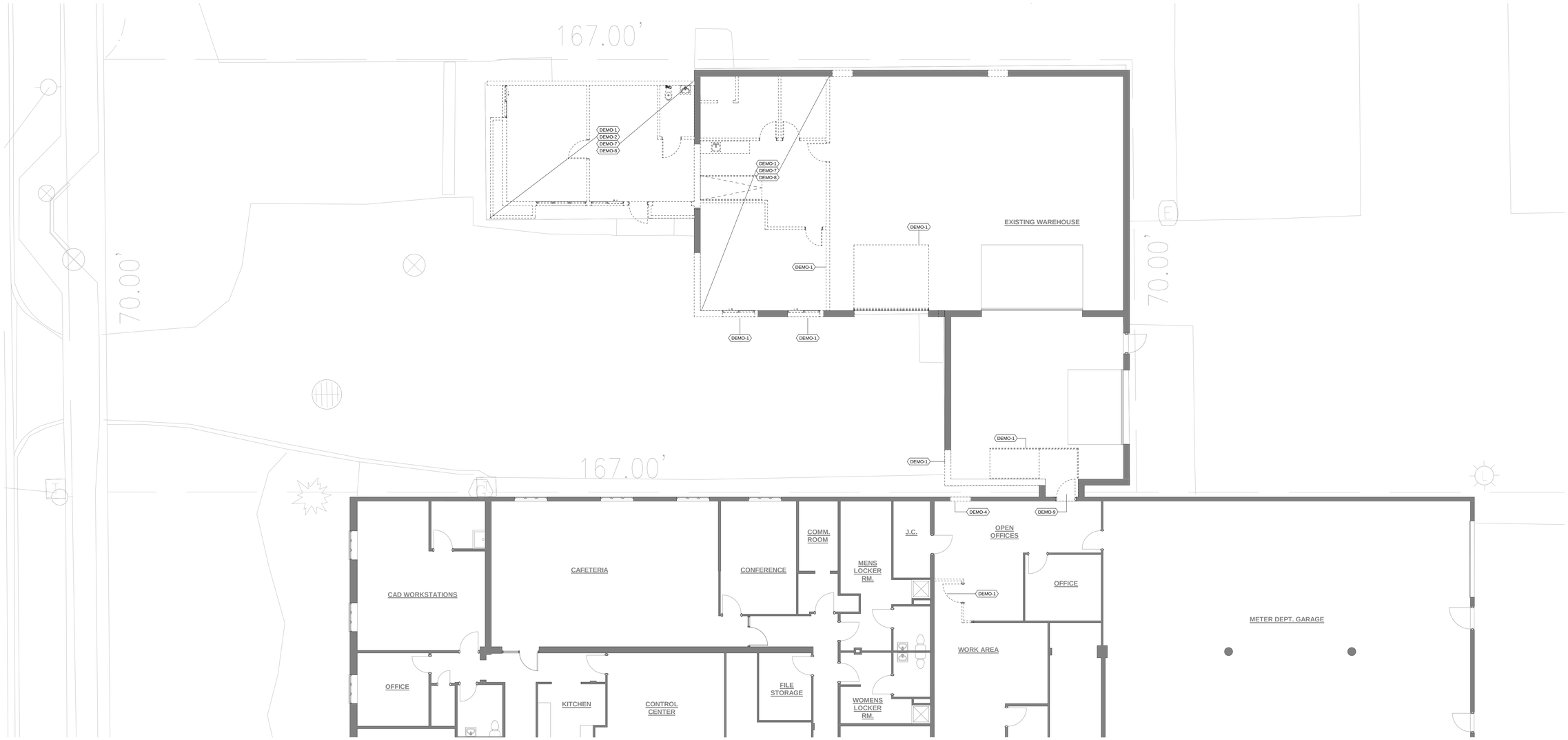

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DEMO PLAN

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

GENERAL DEMO NOTES

- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION, REMOVAL AND RE-USE OF ALL ITEMS SHOWN ON DRAWINGS.
- OBTAIN PROPER PERMITS PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL SUBMITTAL AND FEES ARE THE RESPONSIBILITY OF THE G.C.
- ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES DAILY, EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER, OR AS DIRECTED OTHERWISE. REMOVE AND DISPOSE OF ALL MATERIALS IN A LEGAL MANNER, USING LABOR, MATERIALS AND EQUIPMENT AS NECESSARY.
- REFER TO ATTACHED FLOOR PLANS FOR EXISTING CONSTRUCTION TO REMAIN, EXTENT OF DEMOLITION, AND SCHEDULED ITEMS FOR RELOCATION. THE OWNER RETAINS ALL SALVAGE RIGHTS. REVIEW WITH THE OWNER ALL ITEMS OF POTENTIAL SALVAGE AND STORE APPROPRIATELY. THE USE OF NON-SALVAGED ITEMS IN NEW CONSTRUCTION NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE OWNER AND THE ARCHITECT. ITEMS NOT APPROVED FOR SALVAGE BY THE OWNER, ARE TO BE PROPERLY DISPOSED OF BY THE G.C. ALL EXISTING DOORS, FRAMES, HARDWARE, ELECTRICAL FIXTURES, CABINETRY, AND OTHER BUILDING STANDARD COMPONENTS REMOVED DURING DEMOLITION AND NOT REUSED FOR THIS PROJECT SHALL BE TAGGED AND STORED AS DIRECTED BY BUILDING MANAGEMENT/OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION AREAS AND OCCUPIED OR PUBLIC AREAS TO BE MAINTAINED BY CONTRACTOR. PROTECT OR TEMPORARILY REMOVE ALL ITEMS THAT ARE EXISTING TO REMAIN. RESET TEMPORARY REMOVALS ACCURATELY AND SECURELY. DAMAGE TO EXISTING TO REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT TO BE RESTORED TO ORIGINAL CONDITION OR AS OUTLINED IN THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS, BARRICADES, AND OTHER METHODS OF DUST CONTROL TO ASSURE A SAFE AND NEAT DEMOLITION PROCESS AND TO PROTECT ADJACENT BUILDING PROPERTIES. THE USE OF EXPLOSIVES AND BURNING ARE NOT PERMITTED.
- TEMPORARILY SHORE AND SUPPORT ANY AREA OF DEMOLITION IN WALLS, FLOORS, CEILING ASSEMBLIES, THAT ARE STRUCTURAL. PROTECT ALL WORK IN PLACE.
- DEMOLITION AND TRENCHING, CUTTING, BORING, AND REPAIR ASSOCIATED WITH TRADES IS THE RESPONSIBILITY OF THAT TRADE. COORDINATE WITH THE G.C. PRIOR TO DEMOLITION WORK.
- ALL TRADES ARE TO REVIEW EXISTING CONDITIONS AND INCLUDE DEMOLITION OF EXISTING SYSTEMS AS REQUIRED BY SCOPE OF NEW WORK.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ETC.. TO THE SOURCE AFTER WALL DEMOLITION.
- REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING RELATED WORK, SALVAGE DEVICES AS PRACTICAL FOR REUSE. CLEAN/REPLACE SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES, CALIBRATE AND RELOCATE THERMOSTATS, AND INSTALL NEW DUCTWORK AS REQUIRED.
- REMOVE EXISTING AND/OR RELOCATE EXISTING LIGHT FIXTURES AND OTHER CEILING DEVICES AS REQUIRED TO ACCOMMODATE REFLECTED CEILING PLAN, ALL EXISTING FIXTURES DEVICES SHALL BE CLEANED, (INCLUDING LENS), DAMAGED PARTS REPAIRED OR REPLACED, AND RELAMPED AS NECESSARY.
- REMOVE EXISTING CEILING AND FLOORING FINISH AS REQUIRED FOR INSTALLATION OF NEW.
- COORDINATE WALL DEMO WITH LOCATION OF NEW COLUMN GRID.

DEMOLITION LEGEND

THE FOLLOWING SCOPE OF WORK APPLIES TO ALL AREAS OF DEMOLITION WORK. CONSTRUCTION MANAGER TO FIELD VERIFY THE EXTENT OF THE WORK AND THE EXISITING CONDITIONS PRIOR TO THE START OF WORK

DEMO-1 REMOVE EXISTING WALLS, COLUMNS, DOORS, WINDOWS, ETC. AS SHOWN DASHED. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, ETC TO REMAIN IN PREPARATION FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING FOR BEARING WALLS AS REQ'D. SALVAGE AND PROTECT ALL DOORS/WINDOWS AND COORDINATE STORAGE/DISPOSAL w/ OWNER COORDINATE DEMO WORK w/ NEW CONSTRUCTION, REFER TO NEW CONSTRUCTION DRAWINGS

DEMO-2 PREP/REMOVE EXISTING CONCRETE SLAB/TOPPING IN PREPARATION FOR NEW CONSTRUCTION. REFER TO NEW CONSTRUCTION DRAWINGS

DEMO-3 REMOVE EXISTING EXTERIOR SIDING AND/OR BRICK AND ALL RELATED ACCESSORIES IN PREPARATION FOR NEW WORK. REFER TO NEW CONSTRUCTION DRAWINGS

DEMO-4 REMOVE PORTION OF WALL FOR NEW DOOR/OPENING. COORDINATE w/ STRUCTURAL AND REFER TO STRUCTURAL DRAWINGS FOR HEADER/LINTEL. PROVIDE TEMPORARY SHORING FOR BEARING WALLS AS REQ'D.

DEMO-5 REMOVE EXISTING FLOORING MATERIALS AND ACCESSORIES IN THEIR ENTIRETY TO EXISTING SUBSTRATE. PREP SUBSTRATE FOR NEW FLOORING

DEMO-6 REMOVE EXISTING CEILING BACK TO ORIGINAL EXPOSED STRUCTURE. REMOVE EXISTING CEILING TILES & GRIDS, BULKHEADS, SOFFITS, ETC.

DEMO-7 REMOVE EXISTING POWER & DATA OUTLETS, WIRING AND OTHER RELATED WIRING DEVICES AT DEMO WALLS. REMOVE/RELOCATE EXISTING LIGHT FIXTURES AND CEILING DEVICES. REFER TO ELECTRICAL & MECHANICAL DEMO DRAWINGS

DEMO-8 REMOVE EXISTING MECHANICAL AND PLUMBING COMPONENTS. REMOVE EXISTING OBSOLETE DUCTWORK AND PIPING. REFER TO MECHANICAL DEMO DRAWINGS

DEMO-9 REMOVE EXISTING WINDOW/DOOR & INFILL OPENING TO MATCH ADJACENT CONSTRUCTION, U.O.N.

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AD100

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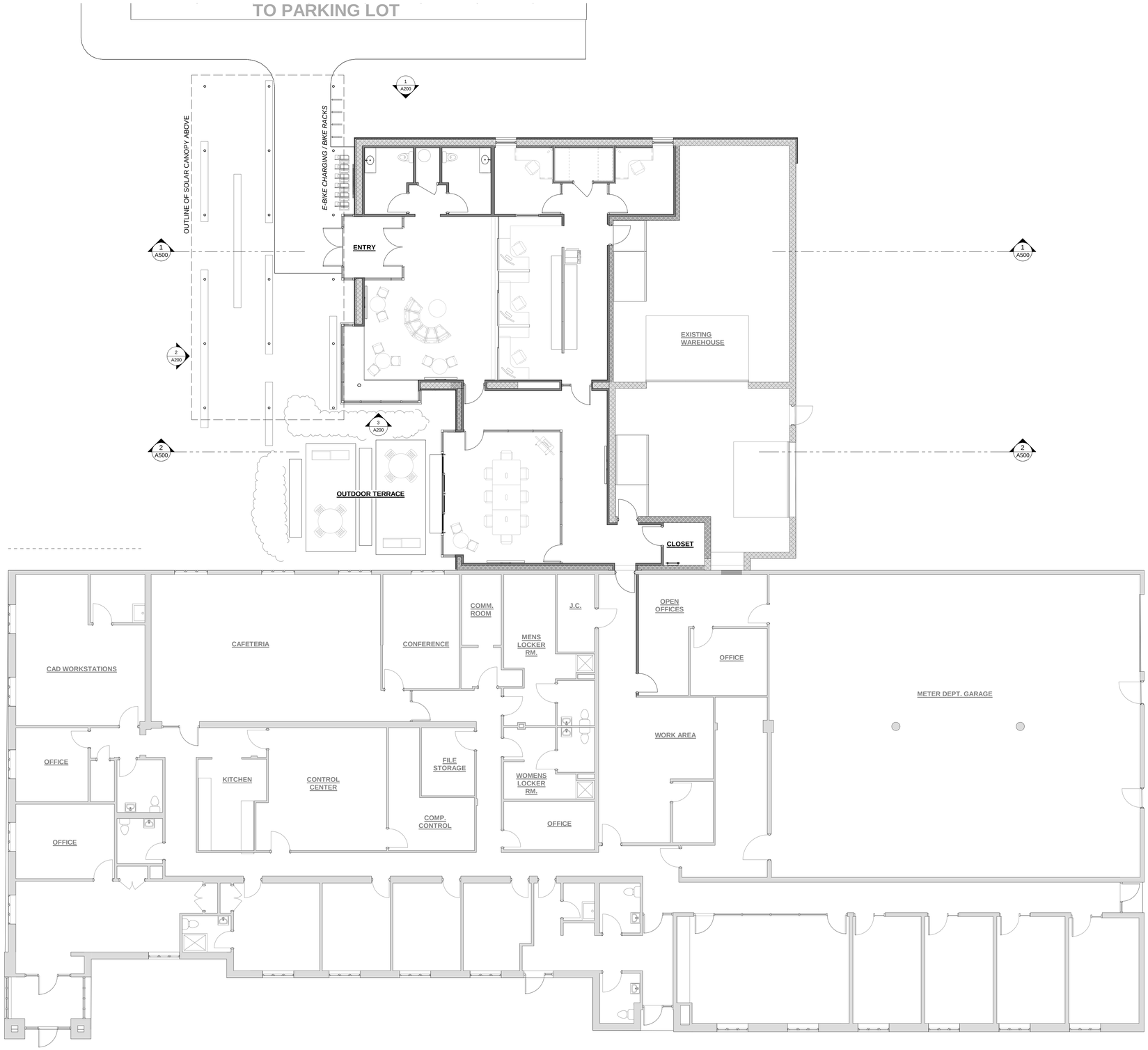

N

OVERALL FLOOR PLAN

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

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OVERALL FLOOR PLAN

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

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FIRST FLOOR PLAN

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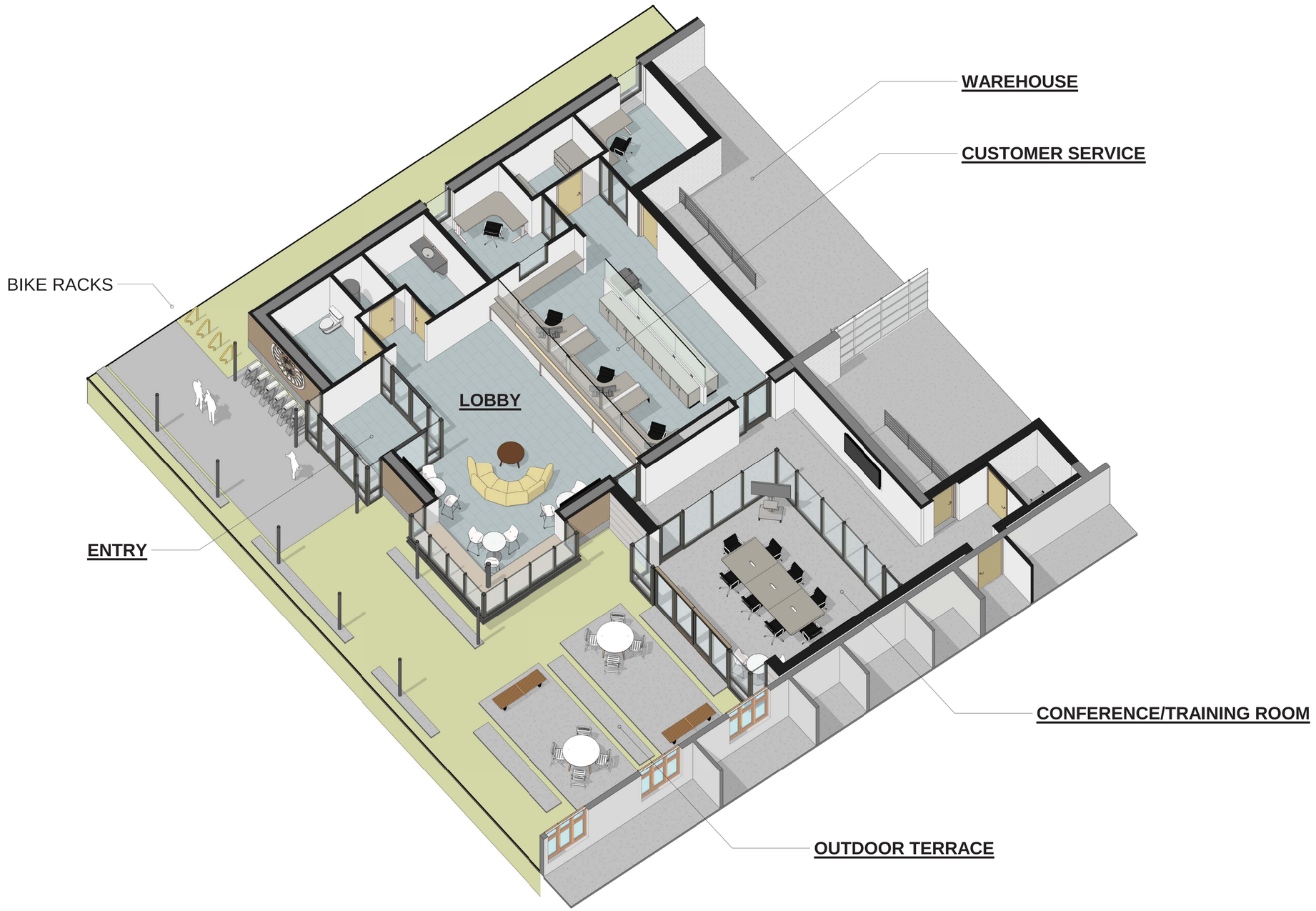

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3D AXONOMETRIC

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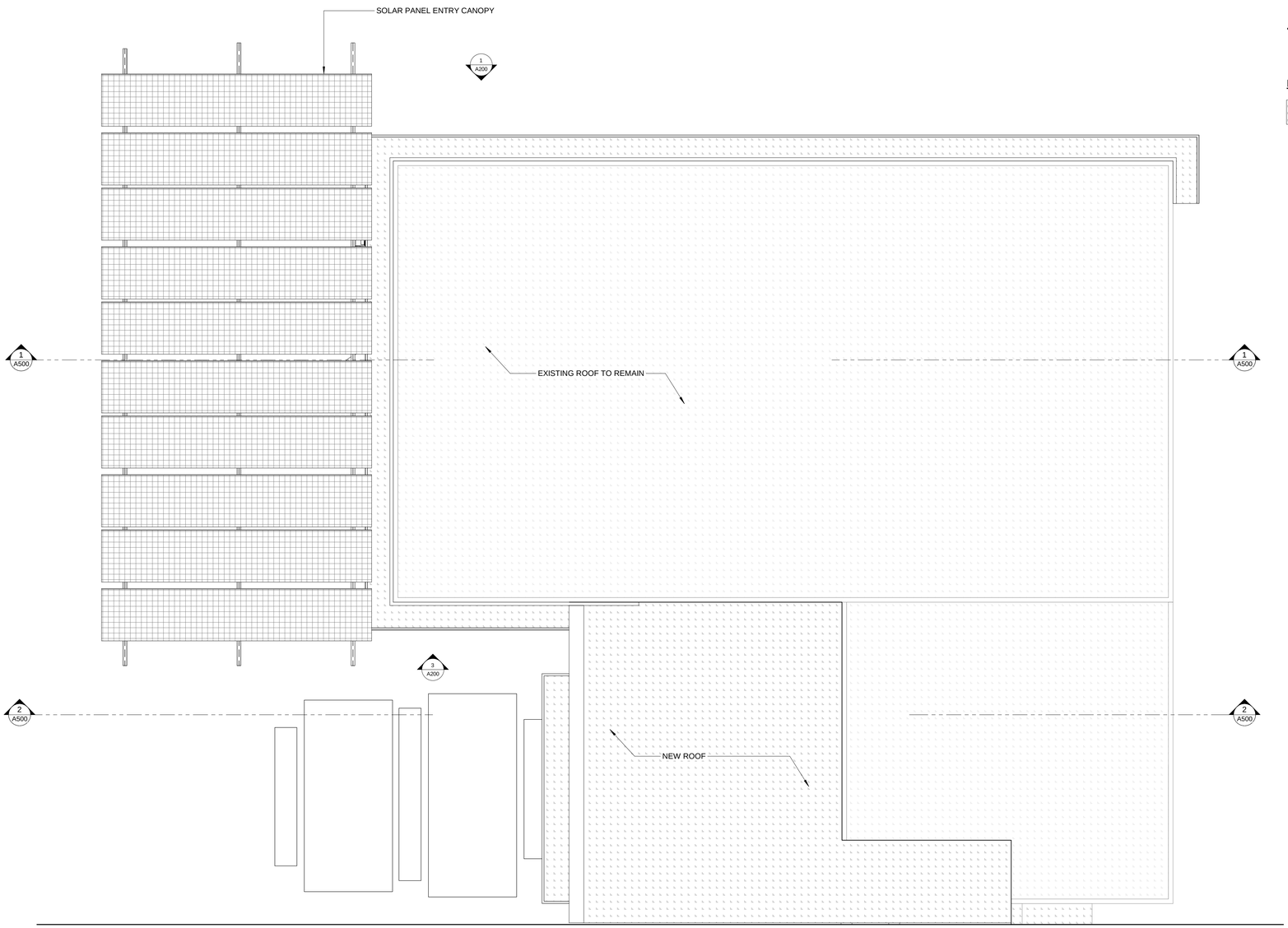

GENERAL ROOF NOTES

- AT FLAT ROOFS PROVIDE MIN. **1/8" SLOPE PER FOOT** TO ROOF DRAINS AT TAPERED INSULATION
- REFER TO ROOF MEMBRANE MANUFACTURER'S WRITTEN GUIDLINES FOR ATTACHEMENT & INSTALLATION METHODS
- REFER TO MECHANICAL/PLUMBING DRAWINGS FOR RELATED ROOF PENETRATIONS. COORDINATE ROOFING PENETRATIONS WITH ALL OTHER TRADES
- REFER TO ARCHITECTURAL SECTIONS & DETAILS FOR SPECIFIC ROOF EDGE AND PARAPET CONDITIONS

ROOF TYPE LEGEND

60 MIL. PVC ROOFING MEMBRANE o/ TAPERED INSULATION o/ 6" MIN. ISO INSULATION

OVERFLOW ROOF DRAIN

ROOF DRAIN

ROOF PLAN KEYNOTES

N

ROOF PLAN
SCALE: 3/16" = 1'-0"

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ROOF PLAN

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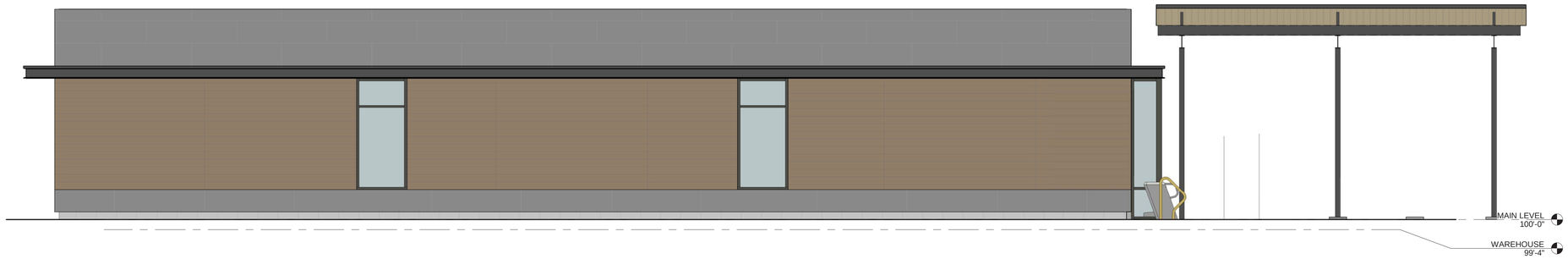
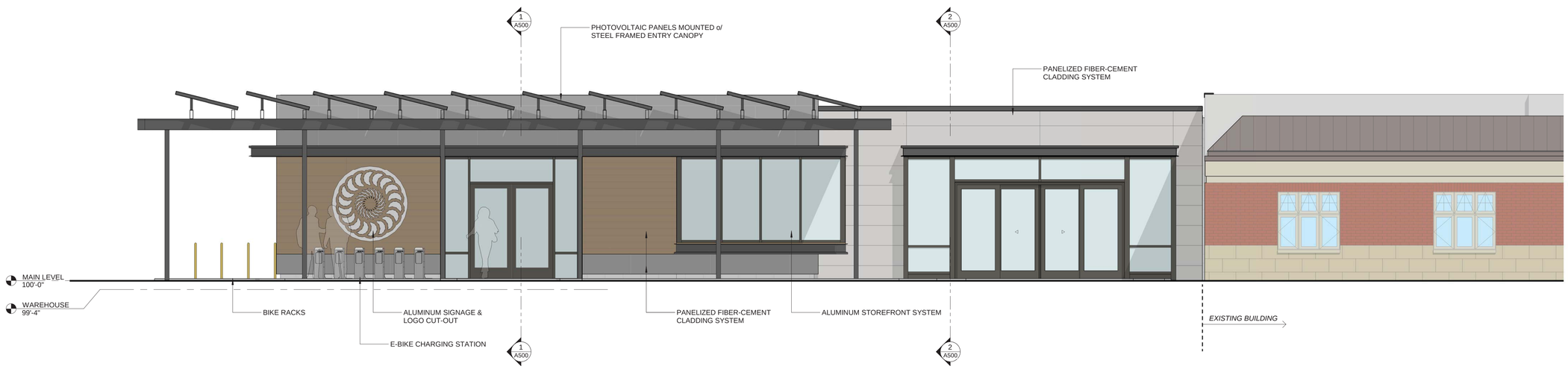


1 A200 **NORTH ELEVATION - PARKING LOT SIDE**
SCALE: 1/4" = 1'-0"



2 A200 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

3 A200 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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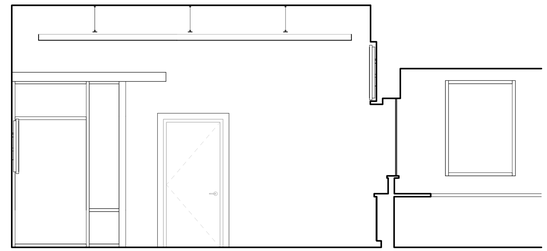

1 A300 **A101 LOBBY - N**
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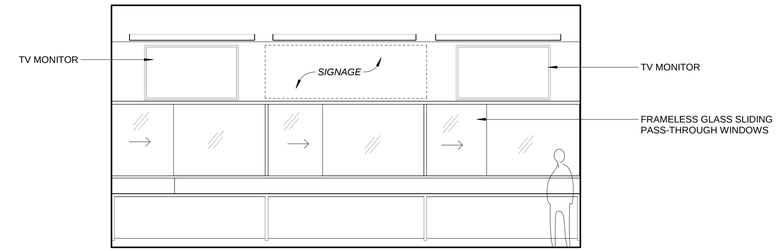
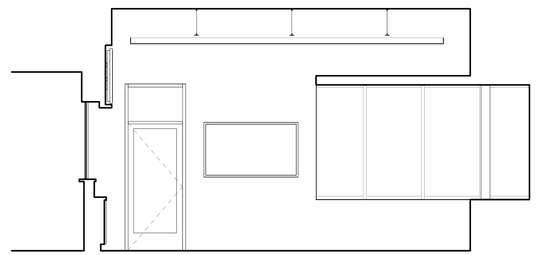
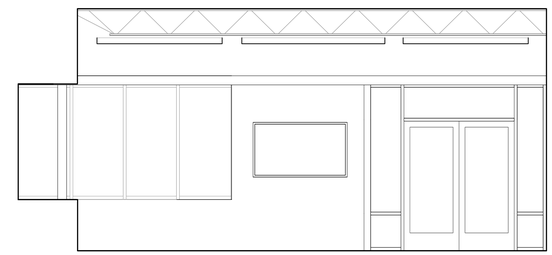


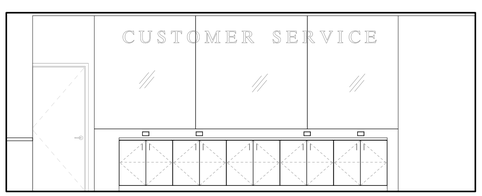
2 A300 **A101 LOBBY - E**
SCALE: 1/4" = 1'-0"



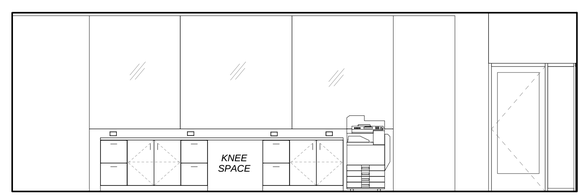
3 A300 **A101 LOBBY - S**
SCALE: 1/4" = 1'-0"



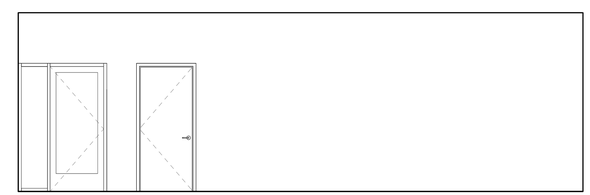
4 A300 **A101 LOBBY - W**
SCALE: 1/4" = 1'-0"



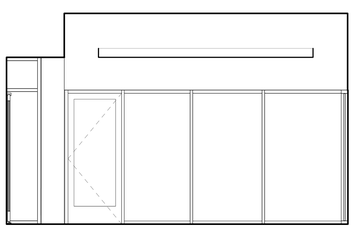
11 A300 **A104 CUSTOMER SERVICE BACK COUNTER**
SCALE: 1/4" = 1'-0"



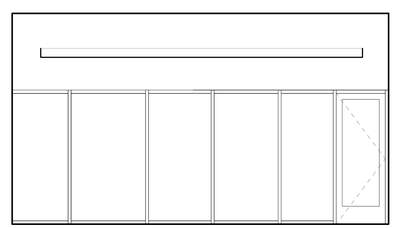
10 A300 **A104 CUSTOMER SERVICE - W**
SCALE: 1/4" = 1'-0"



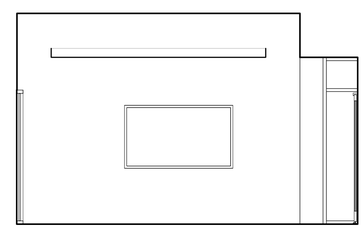
5 A300 **A104 CUSTOMER SERVICE**
SCALE: 1/4" = 1'-0"



6 A300 **A103 TRANING ROOM - N**
SCALE: 1/4" = 1'-0"



7 A300 **A103 TRAINING ROOM - E**
SCALE: 1/4" = 1'-0"



8 A300 **A103 TRANING ROOM - S**
SCALE: 1/4" = 1'-0"

9 A300 **A103 TRAINING ROOM - W**
SCALE: 1/4" = 1'-0"

CORNERSTONE ARCHITECTS
122 S. Union, Ste. 200
Traverse City, MI
231.947.2177 p
440 Bridge St. NW
Grand Rapids, MI
616.774.0100 p
www.cornerstone-arch.com

TRAVERSE CITY LIGHT & POWER
CUSTOMER SERVICE CENTER
ADDITION & RENOVATION
1131 Hastings St., Traverse City, MI 49686

Date	Issued For
05/06/22	SD SET

PIC:
PM:
DRAFTS:
PROJECT NO:
20.515
SHEET TITLE:
INTERIOR ELEVATIONS

A300

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N

FIRST FLOOR RCP

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

CEILING FINISH LEGEND

CEILING TYPE

A 9'-0"

HEIGHT ABOVE FINISH FLOOR

A	SUSPENDED 2'-0" x 2'-0" TEGULAR EDGE LAY-IN ACOUSTICAL CEILING TILE
B	SUSPENDED 2'-0" x 2'-0" TEGULAR EDGE LAY-IN ACOUSTICAL CEILING TILE w/ 4" PERIMETER TRIM
C	PAINTED GYPSUM BOARD o/ METAL FRAMING
E	EXPOSED

-LIGHTING & HVAC SYMBOLS SHOWN FOR PLACEMENT AND REFERENCE. COORDINATE w/ ELEC. & MECH. DRAWINGS

-USE MOLD RESISTANT DRYWALL AT WET LOCATIONS

REFLECTED CEILING KEYNOTES

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05/06/22	SD SET

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DRAFTS:

PROJECT NO:

20.515

SHEET TITLE:

REFLECTED CEILING PLAN

A401

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