

# STATE OF DELAWARE

## OMB/DIVISION OF FACILITIES MANAGEMENT

### OMB/DFM CONTRACT #MJ4506000005

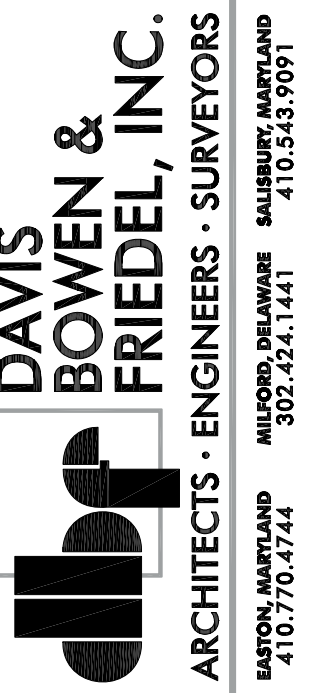
# HI-GRADE BUILDING RENOVATIONS

124 PORTER STREET  
 HARRINGTON, DE 19952  
 DBF PROJECT NO. 0586B053.A01

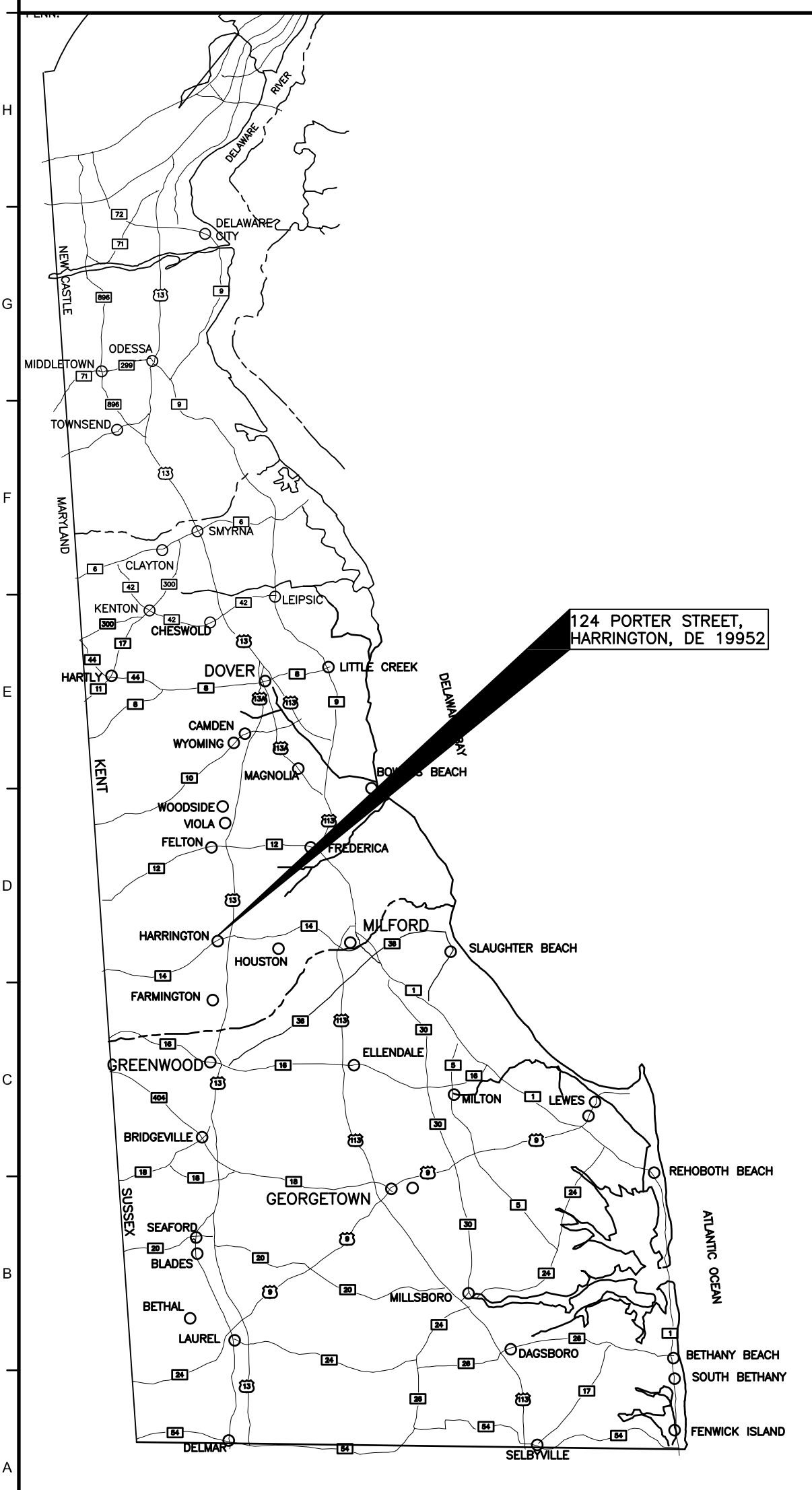
FOR THE:  
 DELAWARE DEPARTMENT OF SAFETY AND HOMELAND SECURITY

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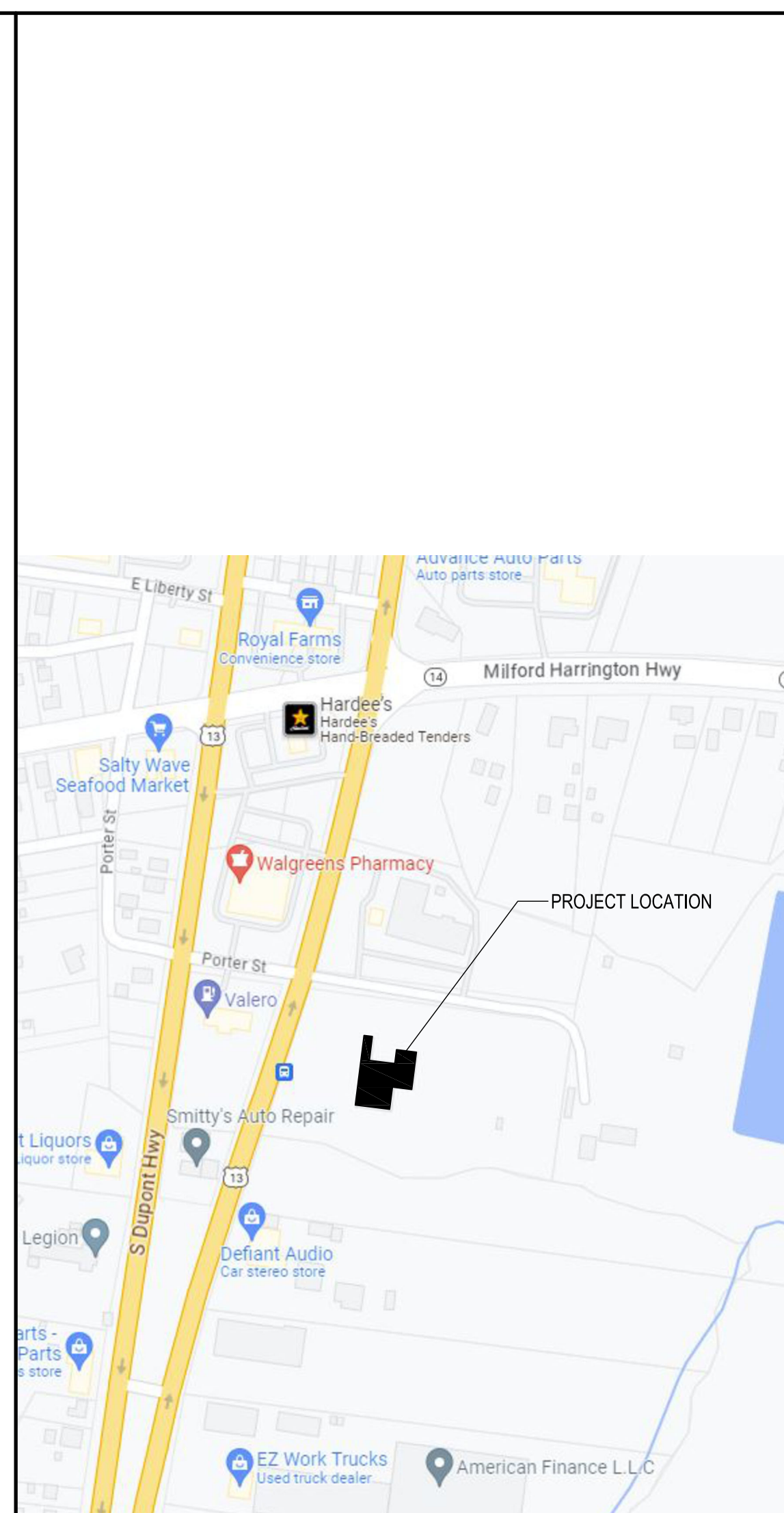
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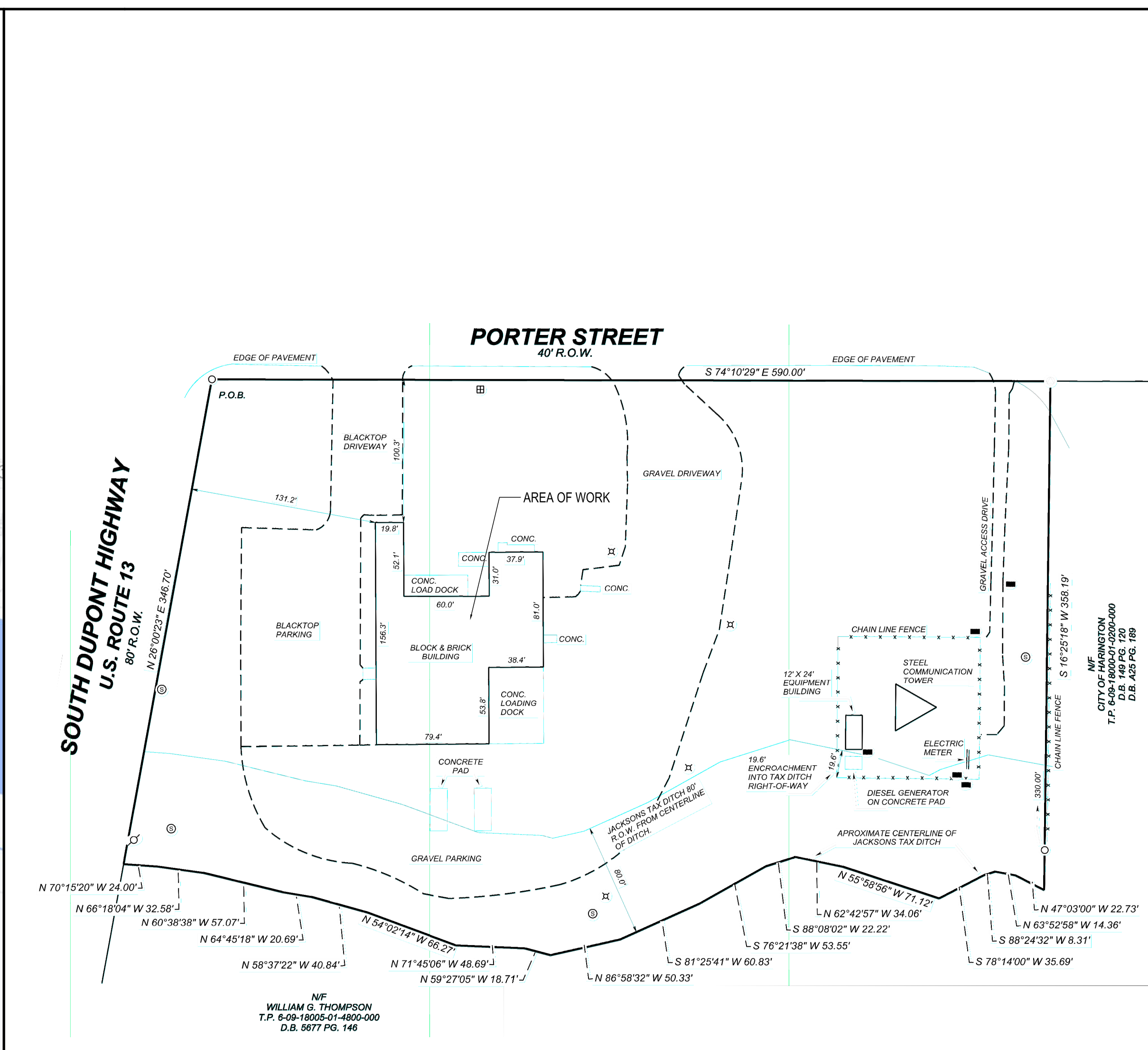
**HI-GRADE BUILDING RENOVATIONS**  
 124 PORTER STREET  
 HARRINGTON, DE 19952



LOCATION MAP



AREA MAP



SITE MAP

DATE	COMMENTS
01/10/23	15% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/10/24	A&B SUBMISSION
02/23/24	FIRE MARSHAL SUBMISSION
04/09/24	FIRE MARSHAL COMMENTS
05/10/24	60% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn. By: PJT  
 Proj. No.: 0586B053.A01

### TITLE SHEET

Dwg. No.: **G-101**



**ARCHITECTURAL WORKING  
DRAWING ABBREVIATIONS**

**SYMBOLS used as abbreviations**

∠	angle
—	centerline
—	penny
⊥	perpendicular
PL	plate
○	round

**ABBREVIATIONS**

ABV	above
ACC	access
ACFL	access floor
AP	access panel
AC	acoustical
ACT	acoustical tile
ACD	addendum
ADH	adhesive
ADJ	adjacent
ADJT	adjustable
AGG	aggregate
A/C	air conditioning
ALT	alternate
AL	aluminum
ANC	anchor, anchorage
AB	anchor bolt
ANDO	anodized
APX	approximate
ARCH	architect (ural)
AD	area drain
ASB	asbestos
ASPH	asphalt
AUTO	automatic

BP	back plaster (ed)
BSMT	basement
BRG	bearing
BPL	bearing plate
BM	bench mark
BEL	below
BET	between
BVL	beveled
BIT	bituminous
BLK	block
BLKG	blocking
BD	board
BS	both sides
BW	both ways
BOT	bottom
BRK	brick
BRZ	bronze
BLDG	building
BUR	built up roofing
BBD	bulletin board
BOB	bottom of beam

CAB	cabinet
CPT	carpet
CSMT	casement
CIPC	cast-in-place-concrete
CB	catch basin
CK	caulking
CLG	ceiling
CHT	ceiling height
CEM	cement
PCPL	cement plaster (portland)
CTR	center
CER	ceramic
CT	ceramic tile
CMT	ceramic mosaic tile
CHBD	chalkboard
CHAM	chamfer
CIR	circle
CIRC	circumference
CLR	clear or clearance
COL	column
COMB	combination
CONC	concrete
CMU	concrete masonry unit
CONTR	contract (or)
CONST	construction
CONT	continuous or continue
CLL	contract limit line
CJT	control joint
CPR	copper
CORR	corrugated
CTR	counter
CFL	counterflashing
CTSK	countersunk screw
CRS	course (s)
CFT	cubic feet
CYD	cubic yard

DPR	damp proofing
DL	dead load
DEM	demolish, demolition
DTL	detail
DIAG	diagonal
DIAM	diameter
DR	door
DA	double acting
DH	double hung
DN	down
DS	downspout
D	drain
DT	drain tile
DWR	drawer
DWG	drawing
DF	drinking fountain
D	dryer

EF	each face
E	east
ELEC	electric (al)
EP	electrical panelboard
EWC	electric water cooler
EL	elevation
ELEV	elevator
EMER	emergency
ENC	enclose
EQ	equal
EQP	equipment
EST	estimate
EXCA	excavate
EXH	exhaust
EXG	existing
EJT	expansion joint
EB	expansion bolt
EXP	exposed
EXT	exterior

HOR	horizontal
HB	hose bib
HV	heat ventilator
HWH	hot water heater
INCL	include (d) (ing)
ID	inside diameter
INS	insulate (d) (ion)
INT	interior
INV	invert
JC	janitor's closet
JT	joint
J	joist
KPL	kickplate
KIT	kitchen
KO	knockout

LBL	label
LAD	ladder
LB	lag bolt
LAM	laminated
LAV	lavatory
LH	left hand
L	length
LT	light
LTL	lintel
LVR	louver
LL	live load
MH	manhole
MFR	manufacture (er)
MAD	masonry
MO	masonry opening
MTL	material (s)
MAX	maximum
MECH	mechanic (al)
MC	medicine cabinet
MBR	member
MMB	membrane
MET	metal
MFD	metal floor decking
MTFR	metal furring
MRD	metal roof decking
MTHR	metal threshold
MWK	millwork
MIN	minimum
MIR	mirror
MISC	miscellaneous
MOD	modular
MLD	molding, moulding
MR	mop receptor
MT	mount (ed) (ing)
MOV	movable
MUL	mullion

FEC	fire extinguisher
FEC	fire extinguisher cabinet
FOF	face of finish
FOM	face of masonry
FOS	face of studs
FF	factory finish
FAS	fasten, fastener
FN	fence
FBD	fiberboard
FGL	fiberglass
FRP	fiberglass reinforced plastic
FIN	finish (ed)
FFE	finished floor elevation
FFL	finished floor line
FA	fire alarm
FE	fire extinguisher
FEC	fire extinguisher cabinet
FPL	fireplace
FLG	flashing
FLR	floor (ing)
FLCO	floor cleanout
FD	floor drain
FLPL	floor plate
FLUR	fluorescent
FTG	footing
FND	foundation
FR	frame (d) (ing)
FBO	furnished by others
FUR	furred (ing)
FUT	future

NAT	natural
NOM	nominal
N	north
NIC	not in contract
NTS	not to scale
OBS	obscure
OC	on center (s)
OP	opaque
OPG	opening
OJ	open-web joist
OPP	opposite
OPH	opposite hand
OD	outside diameter
OA	overall
OH	overhead

FLR	floor (ing)
FLCO	floor cleanout
FD	floor drain
FLPL	floor plate
FLUR	fluorescent
FTG	footing
FND	foundation
FR	frame (d) (ing)
FBO	furnished by others
FUR	furred (ing)
FUT	future
GA	gage, gauge
GV	galvanized
GC	general contract (or)
GL	glass, glazing
GLB	glass block
GB	grab bar
GD	grade, grading
GVL	grave;
GT	grout
GPDW	gypsum drywall

PNT	paint (ed)
PNL	panel
PB	panic bar
PTD	paper towel dispenser
PTR	paper towel receptor
PAR	parallel
PK	parking
PDB	particle board
PTN	partition
PV	pave (d) (ing)
PTMT	pavement
PERF	perforate
PERI	perimeter
PLAS	plaster
PLAM	plastic laminate
PL	plate
PG	plate glass
PWD	plywood

HWD	hardware
HWD	hardware
HWD	hardware
HDR	header
HTG	heating
HVAC	heating/ventilation/air conditioning
HD	heavy duty
HT	height
HDPE	high-density polyethylene
HC	hollow core
HM	hollow metal
PT	point
PVC	polyvinyl chloride
PCF	pounds per cubic foot
PLF	pounds per lineal foot
PSF	pounds per square foot
PSI	pounds per square inch
PSL	parallel strand lumber
P/C	pre-cast
PFB	prefabricated
PFN	prefinished
PRF	preformed
PRTR	pressure treated wood
PL	property line
QT	quarry tile
RL	rail (ing)
RWC	rain water collector
REF	reference
RFL	reflect (ed) (ive) (or)
REFR	refrigerator
REG	register
REINF	reinforce (d) (ing)
RCP	reinforced concrete pipe
ROW	right-of-way
RES	resilient
RET	return
RA	return air
REV	revision (s), revised
RH	right hand
ROW	right of way
R	riser
RD	roof drain
RFL	roof hatch
RFG	roofing
RM	room
RO	rough opening
RB	rubber base
SCHED	schedule
SNT	sealant
SECT	section
SSK	service sink
SHTH	sheathing
SHT	sheet
SG	sheet glass
SH	shelf, shelving
SHO	shore (d) (ing)
SIM	similar
SKL	skylight
SL	sleeve
SC	solid core
S	south
SPC	spacer
SPL	special
SPEC	specification (s)
SQ	square
SST	stainless steel
STD	standard
STL	steel
STOR	storage
SD	storm drain
STRUCT	structural
SYM	symmetry (cal)
SYS	system
TKBD	tackboard
TEL	telephone
TV	television
TZ	terazzo
THK	thick (ness)
THRES	threshold
TPTN	toilet partition
TPD	toilet paper dispenser
TOL	tolerance
T&G	tongue and groove
T O SLAB	top of slab
TOS	top of steel
TOW	top of wall
TB	towel bar
TRT	treat (ed)
TRANS	transverse
T	tread
TYP	typical
UC	undercut
UNF	unfinished
UR	urinal
UNO	unless noted otherwise
VB	vapor barrier
VERT	vertical

PT	point
PVC	polyvinyl chloride
PCF	pounds per cubic foot
PLF	pounds per lineal foot
PSF	pounds per square foot
PSI	pounds per square inch
PSL	parallel strand lumber
P/C	pre-cast
PFB	prefabricated
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SG	sheet glass
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SHO	shore (d) (ing)
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SL	sleeve
SC	solid core
S	south
SPC	spacer
SPL	special
SPEC	specification (s)
SQ	square
SST	stainless steel
STD	standard
STL	steel
STOR	storage
SD	storm drain
STRUCT	structural
SYM	symmetry (cal)
SYS	system
TKBD	tackboard
TEL	telephone
TV	television
TZ	terazzo
THK	thick (ness)
THRES	threshold
TPTN	toilet partition
TPD	toilet paper dispenser
TOL	tolerance
T&G	tongue and groove
T O SLAB	top of slab
TOS	top of steel
TOW	top of wall
TB	towel bar
TRT	treat (ed)
TRANS	transverse
T	tread
TYP	typical
UC	undercut
UNF	unfinished
UR	urinal
UNO	unless noted otherwise
VB	vapor barrier
VERT	vertical

VCT	vinyl composition tile
VB	vinyl base
VT	vinyl tile
WSCT	wainscot
WH	wall hung
W	washing machine
WC	water closet
WP	waterproofing
WS	waterstop
WWF	welded wire fabric
W	west
WHB	wheel bumper
WTH	wide, width
W/	with
WIN	window
WG	wired glass
WM	wire mesh
WO	without
WD	wood
WB	wood base
WPT	working point

**MATERIAL LEGEND**

	MASONRY IN ELEVATION
	CONCRETE IN PLAN OR DRYWALL IN PLAN OR SECTION
	CONCRETE IN SECTION
	EARTH IN SECTION
	WOOD (ROUGH) IN SECTION
	BRICK IN SECTION
	CONCRETE MASONRY UNIT IN SECTION
	BATT INSULATION IN SECTION
	RIGID INSULATION IN SECTION
	WOOD (FINISH) IN SECTION

**GRAPHIC SYMBOL LEGEND**

	CENTER LINE
	HIDDEN LINE
	DEMOLITION
	EXISTING WALL AND DOOR TO REMAIN
	EXISTING STUD OR MASONRY WALL
	NEW CMU WALL (SEE PARTITION TYPES FOR REQUIREMENTS)
	NEW STUD WALL (SEE PARTITION TYPES FOR REQUIREMENTS)

**SYMBOLS LEGEND**

	DRAWING KEYNOTE
	DOOR TAG (SEE DOOR SCHEDULE)
	PARTITION TYPE
	ROOM TAG
	ROOM FINISH DESIGNATION
	WINDOW TAG
	ELEVATION XX = SHEET NUMBER YY = ELEVATION NUMBER
	NORTH ARROW
	PROJECT NORTH
	SECTION DETAIL

**GENERAL NOTES**

- THESE DRAWINGS ARE PROVIDED FOR THE EXCLUSIVE USE OF THE STATE OF DELAWARE. OWNER/ARCHITECT SERVICES AGREEMENT IS FOR ARCHITECTURAL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OTHER CONSULTANTS.
- DRAWINGS SHALL NOT BE SCALED.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.
- ANY CHANGE OR FIELD ALTERATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
- ANY ITEMS NOT SPECIFICALLY SHOWN ON THE DRAWINGS, BUT WHICH ARE REASONABLY INCIDENTAL TO AND NECESSARY FOR THE SATISFACTORY COMPLETION OF THE PROJECT IN ACCORDANCE WITH INDUSTRY STANDARDS, ARE INCLUDED WITHIN THE INTENT OF THESE DRAWINGS.
- BUILDING CODE COMPLIANCE, CONSTRUCTION DETAILING, AND COORDINATION RESULTING FROM THE USE OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING/BRACING AND CONSTRUCTION MEANS AND METHODS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN AND AROUND THE AREA OF WORK AND SECURE ALL MATERIALS AND EQUIPMENT.
- ALL DIMENSIONS ARE FROM FACE OF STUD/MASONRY TO FACE OF STUD/MASONRY UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING AND SHALL BE COORDINATED WITH ALL DISCIPLINES OF CONSTRUCTION.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND COORDINATE WITH ALL TRADES.

**DAVIS BOWEN & FRIEDEL, INC.**  
ARCHITECTS • ENGINEERS • SURVEYORS  
HARRINGTON, DELAWARE  
BALTIMORE, MARYLAND  
410.76.4141

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124 PORTER STREET  
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**GENERAL NOTES/  
SYMBOLS &  
ABBREVIATIONS**

Dwg.No.: **G-102**

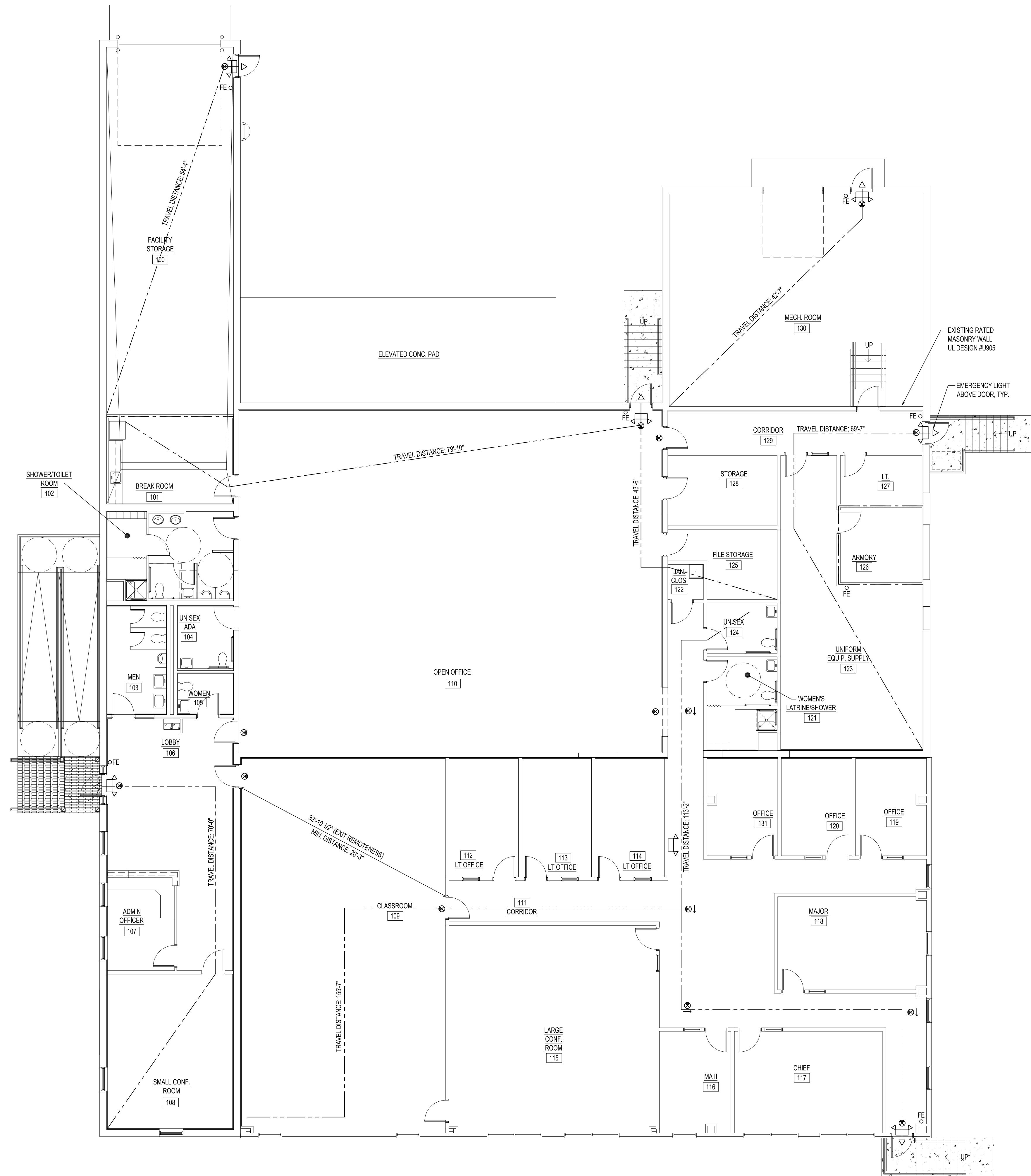


CODE DATA:

- I. APPLICABLE CODES:**  
 2018 IBC  
 2021 IPC  
 2021 IEC  
 2018 IEBC  
 2021 IECC  
 NFPA 2021  
 DE STATE FIRE REGULATIONS 2018  
 ICC/ANSI A117.1 2010
- II. BUILDING DATA:**
- A. BUILDING USE: BUSINESS/STORAGE
- B. CONSTRUCTION TYPE: 2-B
- C. SPRINKLERED
- D. ALLOWABLE AREA: 23,000 2 STORIES PER TABLE 503 IBC 2012  
 ACTUAL AREA: 14,588 1 STORIES
- E. OCCUPANT LOAD:  
 STORAGE AREA: 2,262/500 = 5  
 BUSINESS AREA: 7861/150 = 53  
 CLASSROOM (66 SEATS + 4 INSTRUCTORS): 60  
 OPEN OFFICE AREA (DESKS): 40  
 TOTAL OCCUPANT LOAD: 158

- III. MEANS OF EGRESS:**
- A. EXITS:  
 NUMBER OF EXITS REQUIRED: 2  
 NUMBER OF EXITS PROVIDED: 6
- B. TRAVEL DISTANCES:  
 EGRESS TRAVEL DISTANCE: 300 FT  
 COMMON PATH: 100 FT  
 DEAD END: 50 FT
- C. STAIRS:  
 WIDTH: 44 INCHES MIN.  
 TREAD DEPTH: 11 INCHES MIN.  
 RISER: 7" MAX.  
 HANDRAILS (BOTH SIDES): 34"-38" HT.  
 MIN EGRESS WIDTH: 44 INCHES

- IV. FINISHES:**
- A. EXIT CORRIDOR:  
 WALLS/CEILINGS: CLASS A OR CLASS B  
 FLOORS: CLASS I OR CLASS II
- B. OTHER SPACES:  
 WALLS/CEILINGS: CLASS A, CLASS B, OR CLASS C



LEGEND

- FE WALL MOUNTED 2A-10BC RATED FIRE EXTINGUISHER
- ILLUMINATED DIRECTIONAL EXIT SIGN
- EXIT SIGN
- EMERGENCY LIGHT WITH BATTERY BACK-UP/EXIT SIGN COMBO FIXTURE
- 1 HR RATED WALL ASSEMBLY UL DESIGN #U404

- NOTES:
- INSTALL EMERGENCY LIGHT FIXTURES IN ACCORDANCE W/ NFPA 101 (2021).
  - REFER TO A-103 & E-102 FOR EMERGENCY LIGHT LOCATIONS

**DAVIS BOWEN & FRIEDEL, INC.**  
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 SALEM, NEW JERSEY 908.461.1441

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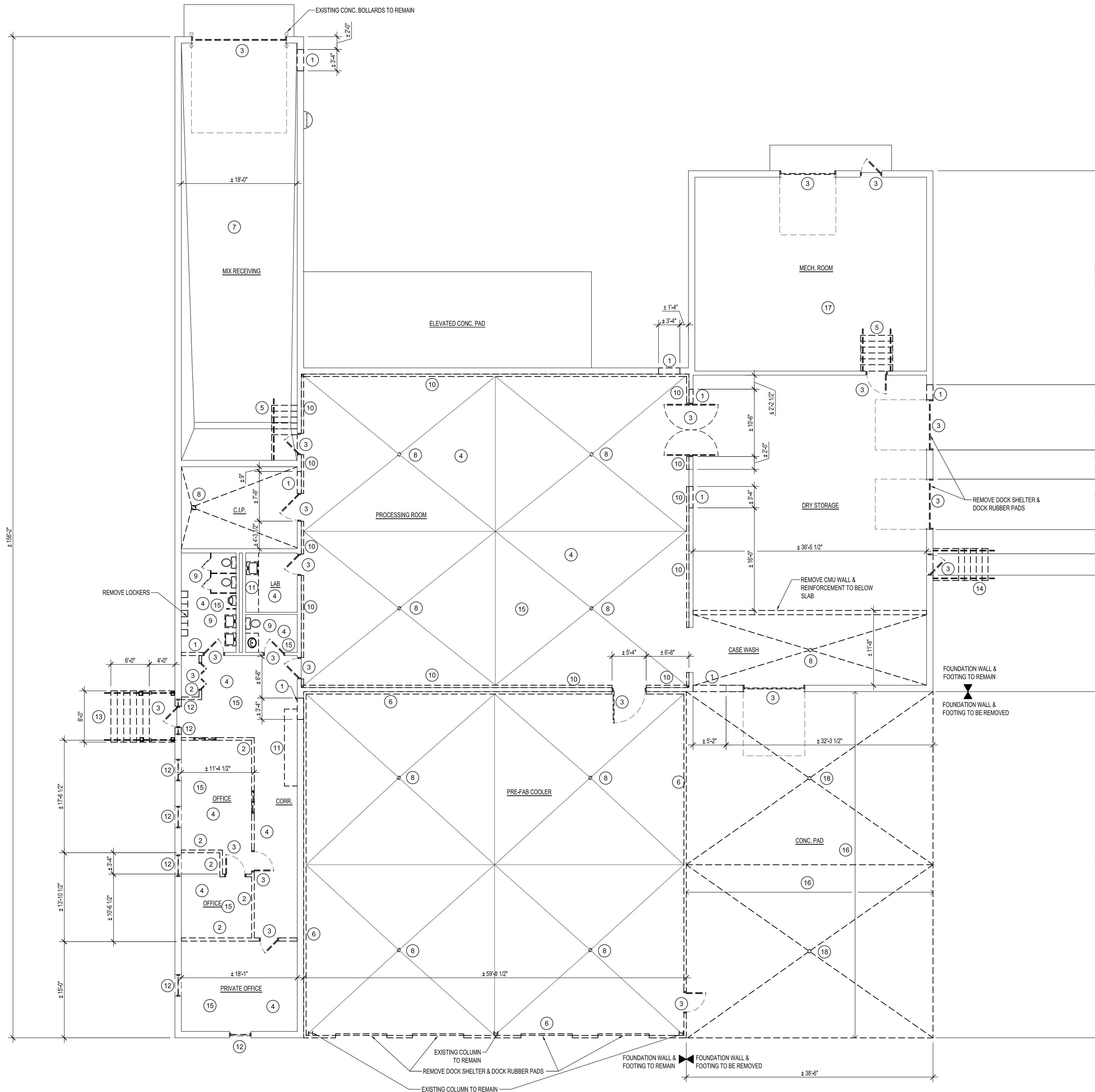
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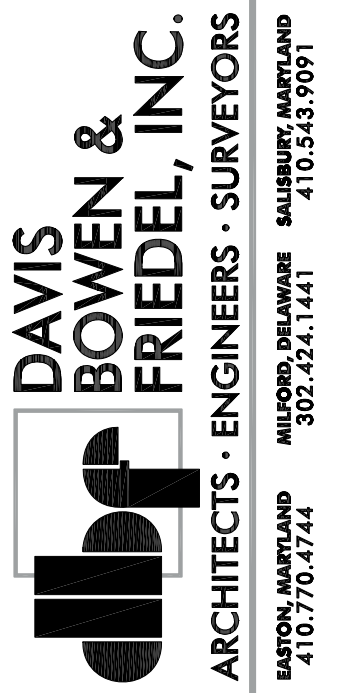
**A1 LIFE SAFETY PLAN**

1/8" = 1'-0"

Dwg.No.: **G-103**



- (X) DEMOLITION DRAWING NOTES:**
1. REMOVE CMU WALL AND FINISHES AS NEEDED FOR NEW OPENING.
  2. REMOVE STUD WALL AND FINISHES.
  3. REMOVE DOOR, FRAME & HARDWARE.
  4. REMOVE FLOORING AND WALL BASE.
  5. REMOVE METAL STAIRS & RAILINGS IN THEIR ENTIRETY.
  6. REMOVE PRE-FABRICATED COOLER WALL PANELS & ALL ASSOCIATED BRACKETS AND HARDWARE, ROOF INSULATION & MEMBRANE AND DOORS. STRUCTURE & METAL DECKING TO REMAIN.
  7. REMOVE LOOSE & FLAKING PAINT FROM ALL WALLS/CEILING.
  8. REMOVE FLOOR DRAIN AND CAP LINE BELOW SLAB.
  9. REMOVE PLUMBING FIXTURES, ACCESSORIES, TOILET PARTITIONS AND DOORS AND CAP PLUMBING LINES.
  10. REMOVE 4" GLAZED WALL BLOCKS.
  11. REMOVE CASEWORK IN ITS ENTIRETY.
  12. REMOVE WINDOW UNIT, FLASHING, TRIM & SEALANTS - LEAVE A CLEAN MASONRY OPENING.
  13. REMOVE BRICK STAIR, LANDING, RAILINGS, POSTS AND ROOF STRUCTURE IN ITS ENTIRETY.
  14. REMOVE CONCRETE STAIR AND RAILINGS IN THEIR ENTIRETY.
  15. REMOVE SUSPENDED CEILING TILES & GRID IN ITS ENTIRETY.
  16. SAWCUT & REMOVE CONC. SLAB, STONE BASE & FILL.
  17. CUT & REMOVE STEEL DUNNAGE ABOVE ROOF DECKING, REMOVE EXISTING ROOF SYSTEM TO THE ROOF DECK, GUTTER & DOWNSPOUTS.
  18. REMOVE FLOOR DRAINS AND PIPING @ EXTERIOR CONCRETE PAD AREA & CAP BELOW AT THE BUILDING.



**HI-GRADE BUILDING RENOVATIONS**  
**124 PORTER STREET**  
**HARRINGTON, DE 19952**

DATE	COMMENTS
11/08/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/22/24	PRE-MARSHAL SUBMISSION
04/09/24	PRE-MARSHAL COMMENTS
05/10/24	60% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
Scale: AS NOTED  
Dwn.By: PJT  
Proj.No.: 0586B053.A01

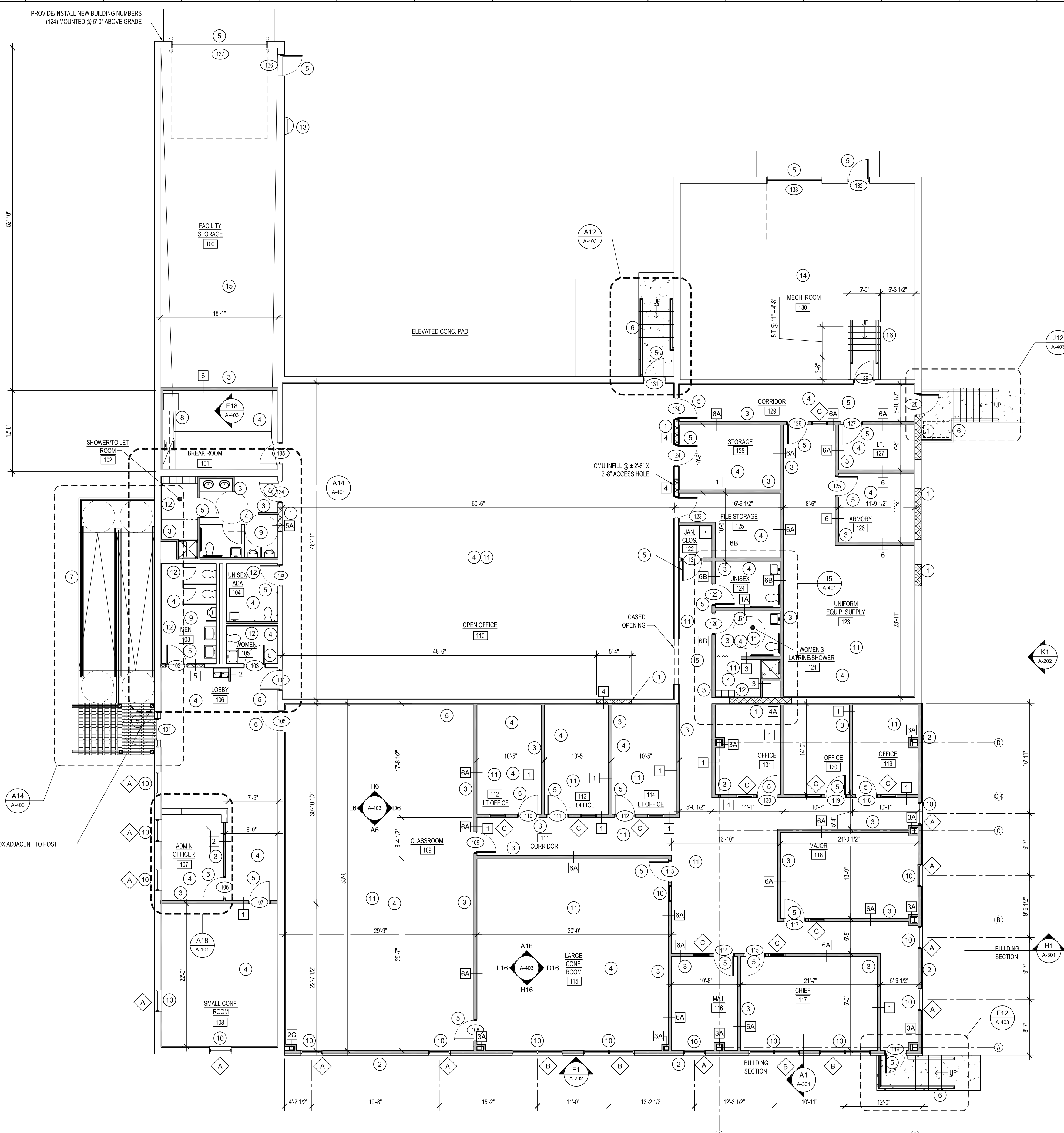
**DEMOLITION FLOOR PLAN**

Dwg.No.: **AD101**

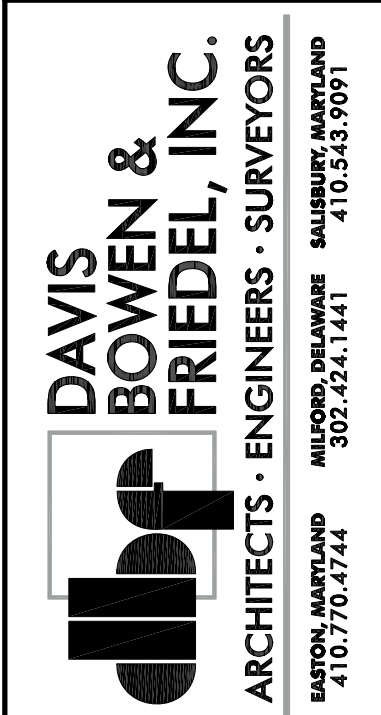
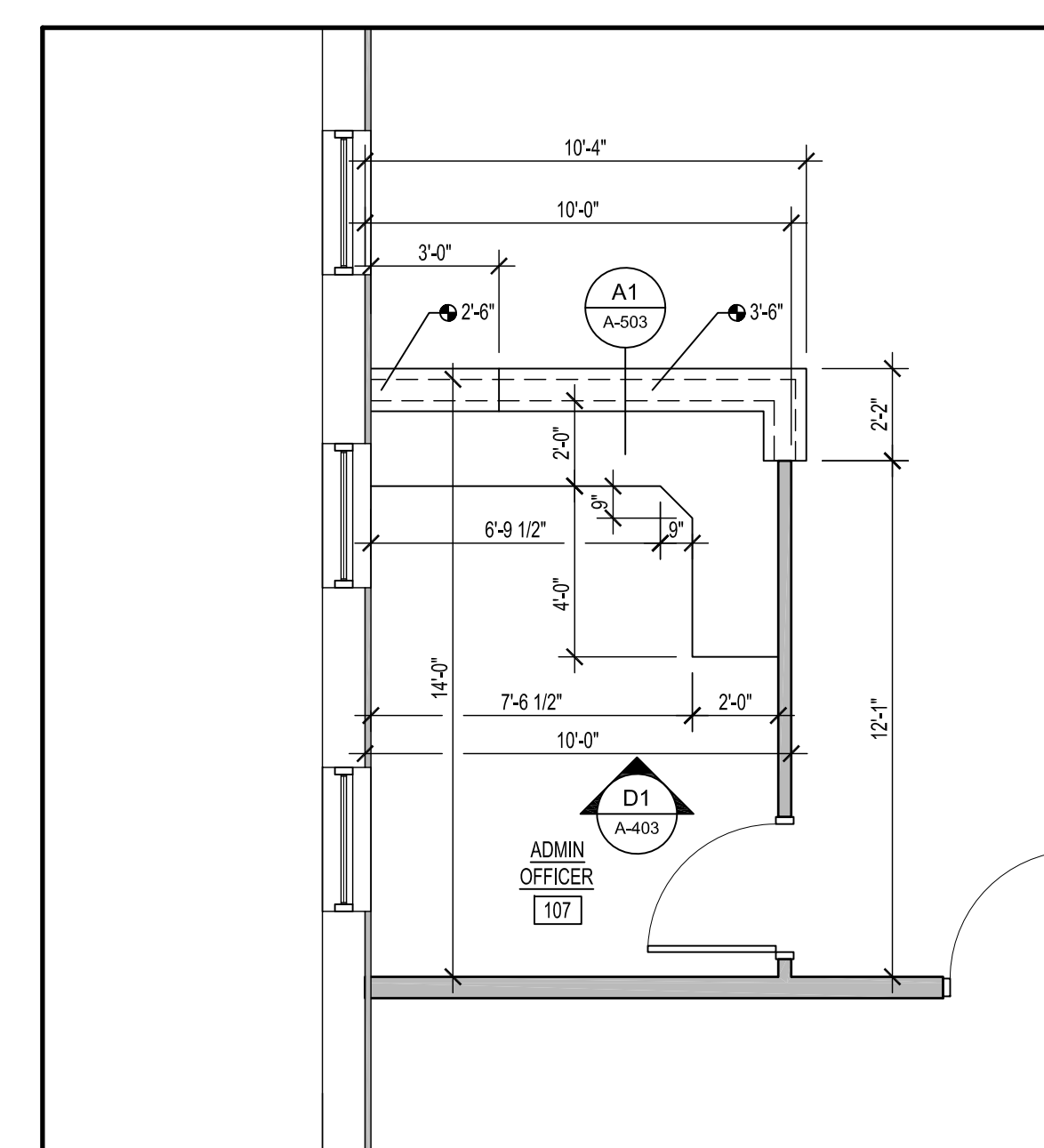
**A1** DEMOLITION FLOOR PLAN

1/8" = 1'-0"





- NEW WORK DRAWING NOTES:**
1. PROVIDE/INSTALL NEW CMU WALL - TOOTH INTO EXISTING
  2. PROVIDE/INSTALL NEW EXTERIOR WALL W/ 6" METAL STUDS @ 16" O.C. W/ EIFS ON 2" EPS BOARD.
  3. PROVIDE/INSTALL NEW METAL STUD WALL AND FINISHES.
  4. PROVIDE/INSTALL NEW FINISHES - SEE FINISH SCHEDULE.
  5. PROVIDE/INSTALL NEW DOOR, FRAME & HARDWARE.
  6. PROVIDE/INSTALL NEW STAIR W/ HANDRAIL/GUARDRAIL.
  7. PROVIDE/INSTALL NEW CONCRETE RAMP W/ HANDRAIL GUARDRAIL.
  8. PROVIDE/INSTALL NEW COUNTER, CABINET & SINK.
  9. PROVIDE/INSTALL NEW PLUMBING FIXTURES, TOILET ACCESSORIES AND TOILET PARTITIONS AND DOOR.
  10. PROVIDE/INSTALL NEW SINGLE HUNG ALUM. CLAD WINDOW UNIT, FLASHING, TRIM & SEALANTS.
  11. PROVIDE/INSTALL SELF LEVELING CONCRETE MIXTURE AT FORMER FLOOR DRAIN AREAS FOR NEW FLOORING.
  12. PROVIDE/INSTALL FURRING W/ 5/8" M.R. GWS AND 5/8" TILE BACKER BOARD.
  13. PROVIDE/INSTALL NEW CAGE LADDER W/ GATE AND LOCKABLE HASP.
  14. PATCH ROOF DECK & PROVIDE/INSTALL NEW TAPERED INSULATION (AVERAGE R-20), 60 MIL EPDM, 1/2" COVER BOARD, GUTTER & DOWNSPOUTS.
  15. PAINT EXISTING CMU WALLS.
  16. PROVIDE/INSTALL NEW GALVANIZED METAL STEPS AND ALUMINUM GUARDHANDRAILS.
- GENERAL NOTES:**
1. CONTRACTOR SHALL PREP ALL FLOOR & WALL SURFACES AS NEEDED FOR NEW FINISHES.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD/CMU TO FACE OF STUD/CMU.



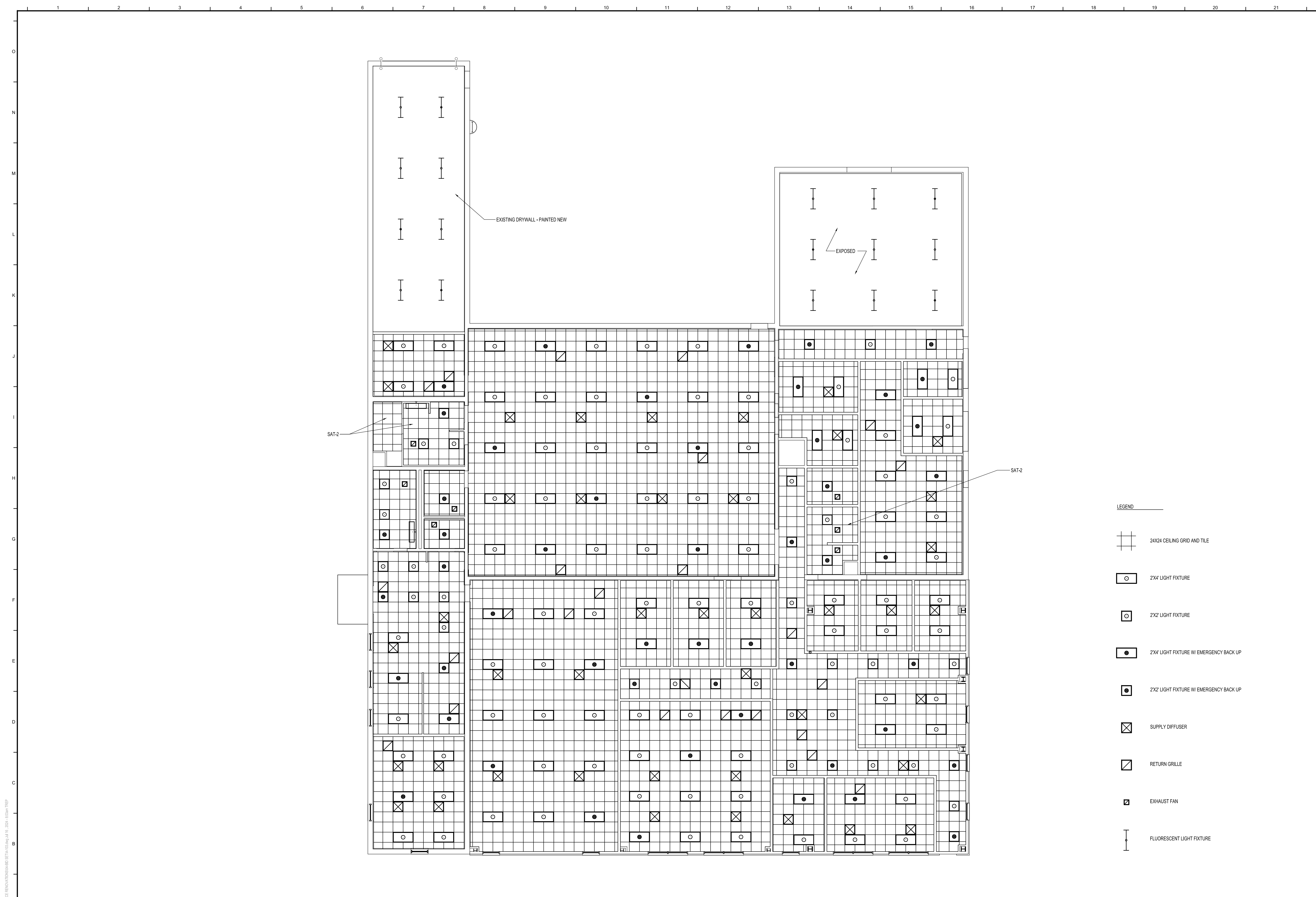
**HI-GRADE BUILDING RENOVATIONS**  
**124 PORTER STREET**  
**HARRINGTON, DE 19952**

DATE	COMMENTS
1/10/23	15%/30% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/10/24	A&B SUBMISSION
02/23/24	FIRE MARSHAL SUBMISSION
04/09/24	FIRE MARSHAL COMMENTS
05/10/24	95% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn.By: PJT  
 Proj.No.: 0586B053.A01

**NEW WORK FLOOR PLAN**





**HI-GRADE BUILDING RENOVATIONS**  
**124 PORTER STREET**  
**HARRINGTON, DE 19952**

- LEGEND
- 24X24 CEILING GRID AND TILE
  - 2'X4' LIGHT FIXTURE
  - 2'X2' LIGHT FIXTURE
  - 2'X4' LIGHT FIXTURE W/ EMERGENCY BACK UP
  - 2'X2' LIGHT FIXTURE W/ EMERGENCY BACK UP
  - SUPPLY DIFFUSER
  - RETURN GRILLE
  - EXHAUST FAN
  - FLUORESCENT LIGHT FIXTURE

DATE	COMMENTS
1/10/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	FREE MARSHAL SUBMISSION
04/09/24	FREE MARSHAL COMMENTS
05/10/24	95% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn.By: PJT  
 Proj.No.: 0586B053.A01

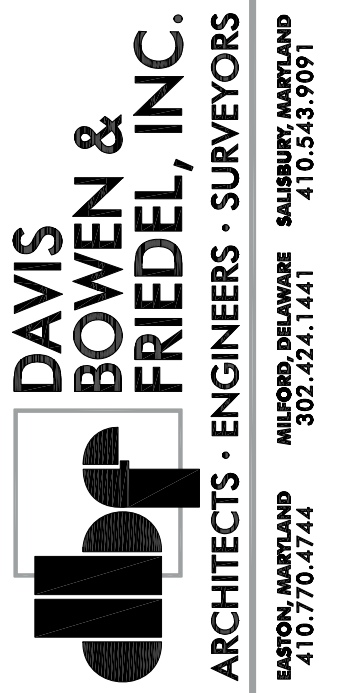
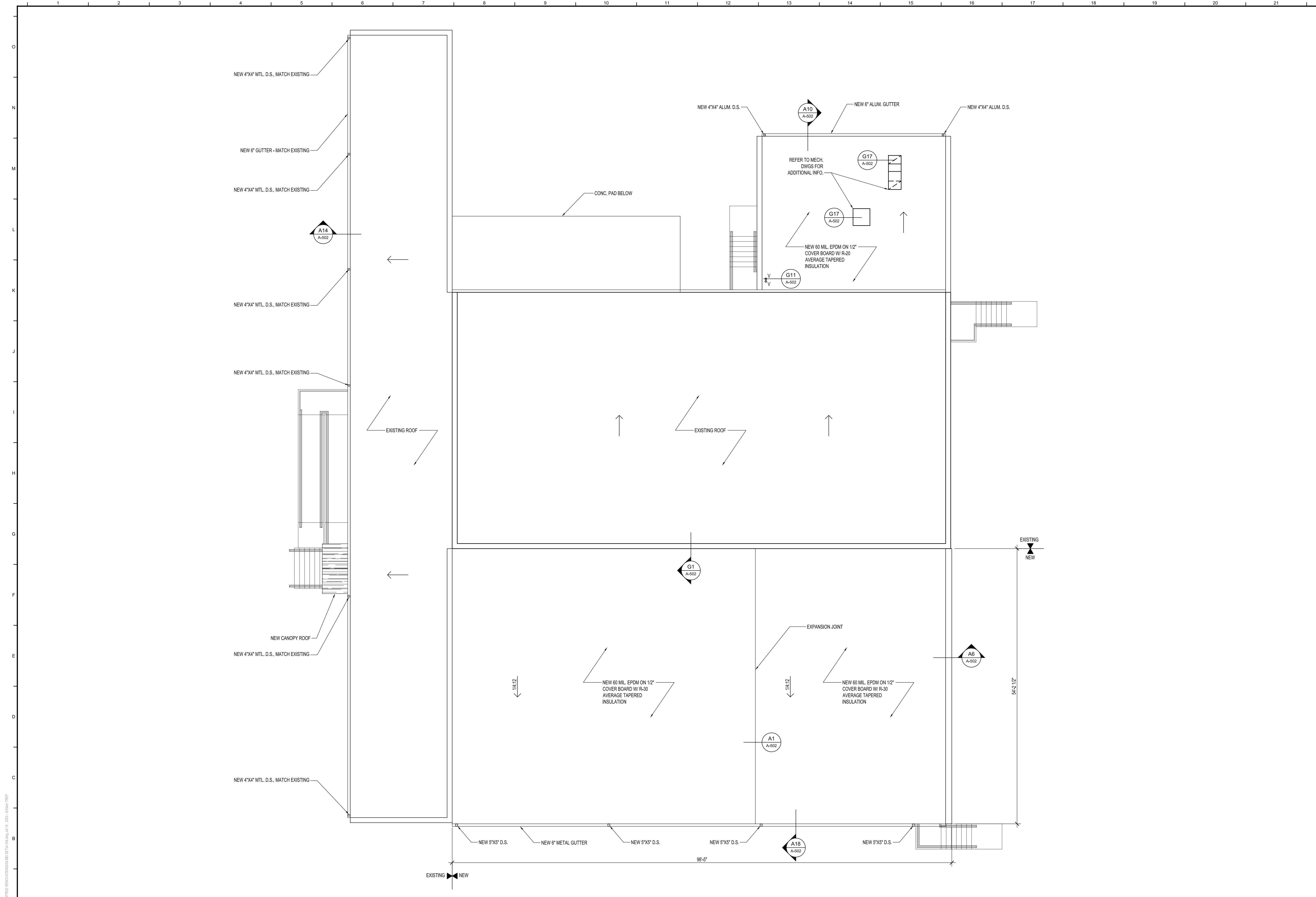
**REFLECTED CEILING PLAN**

Dwg.No.: **A-103**

**A1 REFLECTED CEILING PLAN**

1/8" = 1'-0"





**HI-GRADE BUILDING RENOVATIONS**  
**124 PORTER STREET**  
**HARRINGTON, DE 19952**

DATE	COMMENTS
11/08/23	15% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&E SUBMISSION
02/23/24	PERMITS SUBMISSION
04/02/24	PERMITS SUBMISSION
05/10/24	80% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

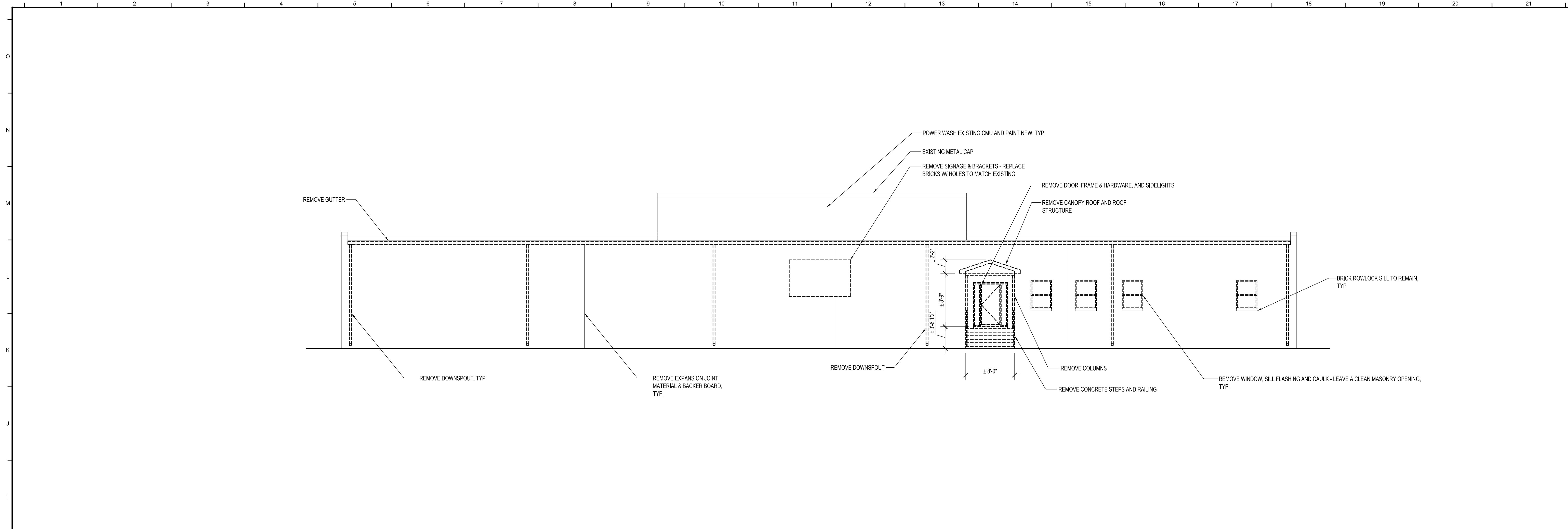
Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn. By: PJT  
 Proj. No.: 0586B053.A01

**ROOF PLAN**

Dwg. No.: **A-104**

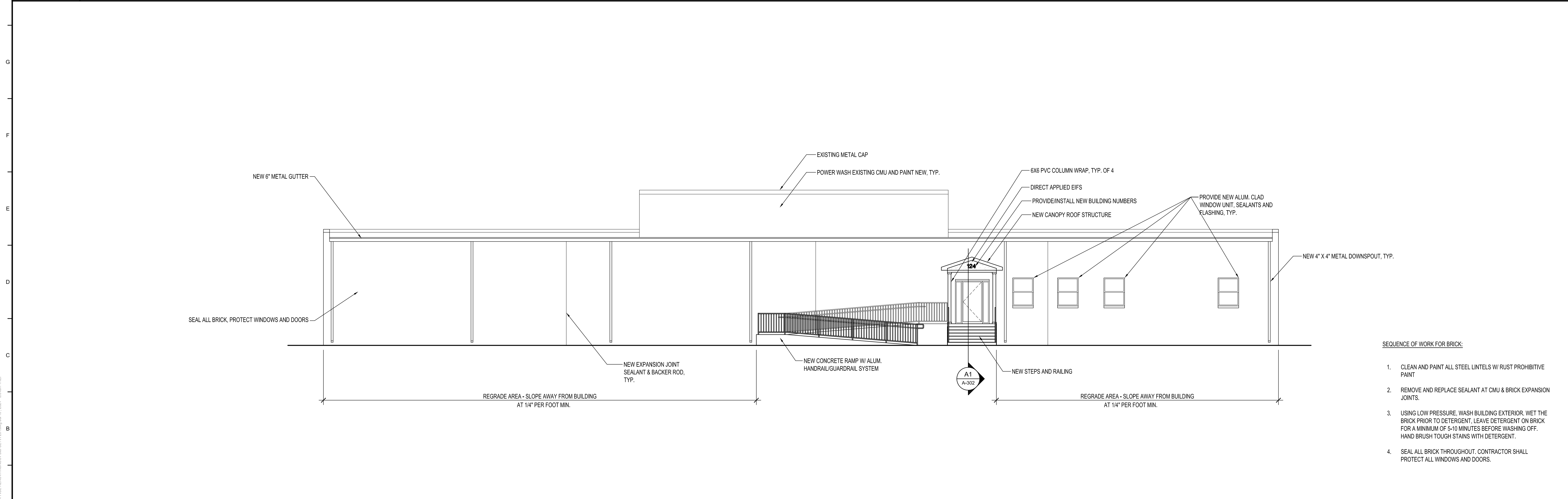
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**H1** WEST ELEVATION - DEMOLITION

1/8" = 1'-0"



**A1** WEST ELEVATION - NEW WORK

1/8" = 1'-0"

**DAVIS BOWEN & FRIEDEL, INC.**  
 ARCHITECTS · ENGINEERS · SURVEYORS  
 BALTIMORE, MARYLAND 410.770.4744  
 MILFORD, DELAWARE 302.421.1411

**HI-GRADE BUILDING RENOVATIONS**  
 124 PORTER STREET  
 HARRINGTON, DE 19952

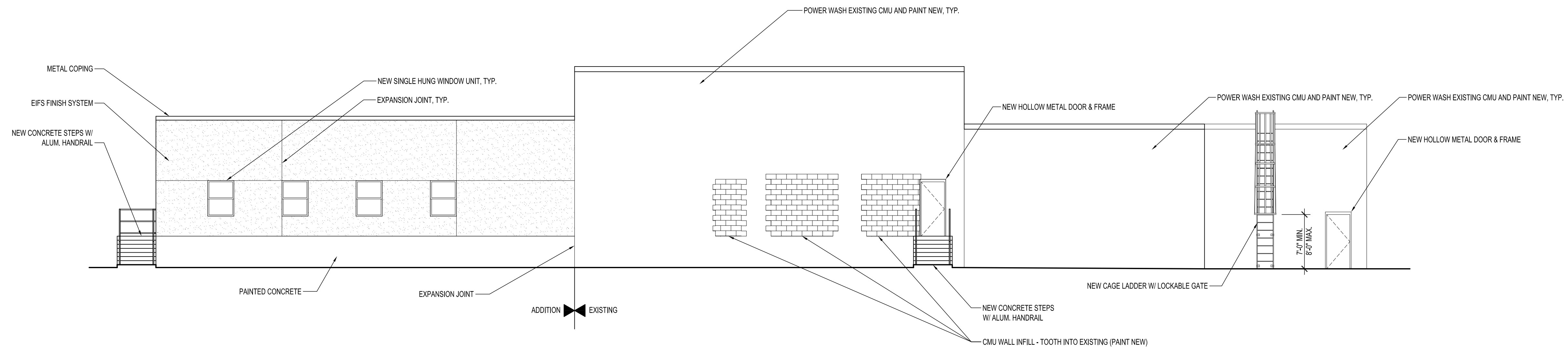
DATE	COMMENTS
11/08/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/22/24	PRE-MARSHAL SUBMISSION
04/09/24	PRE-MARSHAL COMMENTS
05/10/24	80% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn. By: PJT  
 Proj. No.: 0586B053.A01

- SEQUENCE OF WORK FOR BRICK:**
- CLEAN AND PAINT ALL STEEL LINTELS W/ RUST PROHIBITIVE PAINT
  - REMOVE AND REPLACE SEALANT AT CMU & BRICK EXPANSION JOINTS.
  - USING LOW PRESSURE, WASH BUILDING EXTERIOR. WET THE BRICK PRIOR TO DETERGENT. LEAVE DETERGENT ON BRICK FOR A MINIMUM OF 5-10 MINUTES BEFORE WASHING OFF. HAND BRUSH TOUGH STAINS WITH DETERGENT.
  - SEAL ALL BRICK THROUGHOUT. CONTRACTOR SHALL PROTECT ALL WINDOWS AND DOORS.

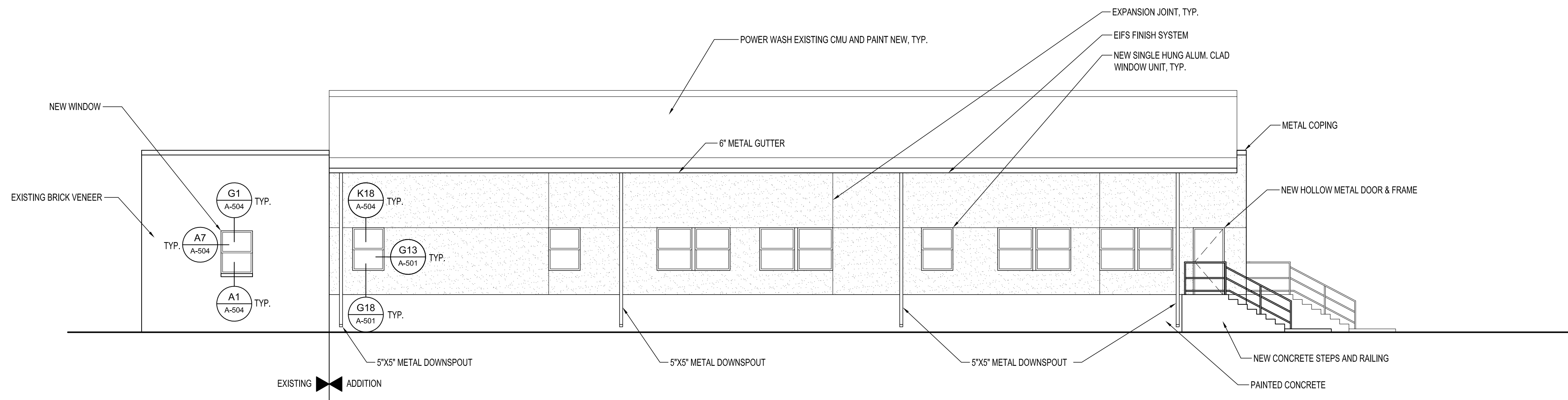
**EXTERIOR ELEVATIONS**

Dwg. No.: **A-201**



**K1 EAST ELEVATION**

1/8" = 1'-0"



- SEQUENCE OF WORK FOR BRICK:**
1. CLEAN AND PAINT ALL STEEL LINTELS W/ RUST PROHIBITIVE PAINT
  2. REMOVE AND REPLACE SEALANT AT BRICK EXPANSION JOINTS.
  3. USING LOW PRESSURE, WASH BUILDING EXTERIOR. WET THE BRICK PRIOR TO DETERGENT. LEAVE DETERGENT ON BRICK FOR A MINIMUM OF 5-10 MINUTES BEFORE WASHING OFF. HAND BRUSH TOUGH STAINS WITH DETERGENT.
  4. SEAL ALL BRICK THROUGHOUT. CONTRACTOR SHALL PROTECT ALL WINDOWS AND DOORS.

**F1 SOUTH ELEVATION**

1/8" = 1'-0"

**DAVIS BOWEN & FRIEDEL, INC.**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 BALTIMORE, MARYLAND 410.770.1744  
 SAULSBURY, MARYLAND 410.543.9911

**HI-GRADE BUILDING RENOVATIONS**  
**124 PORTER STREET**  
**HARRINGTON, DE 19952**

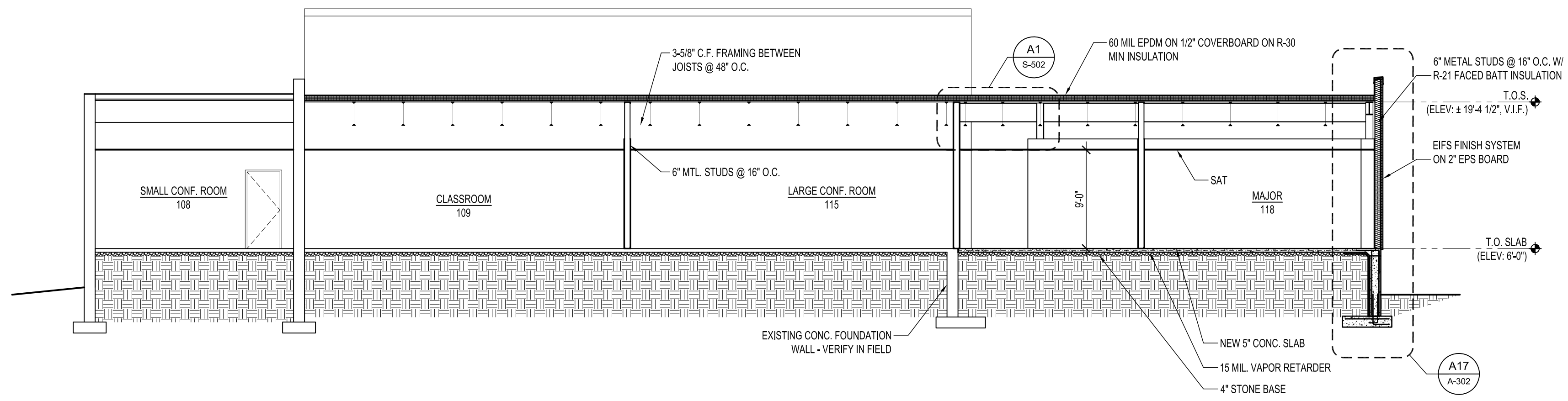
DATE	COMMENTS
1/10/23	15% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	PRE-MARSHAL SUBMISSION
04/09/24	PRE-MARSHAL COMMENTS
05/10/24	85% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn.By: PJT  
 Proj.No.: 0586B053.A01

**EXTERIOR ELEVATIONS**

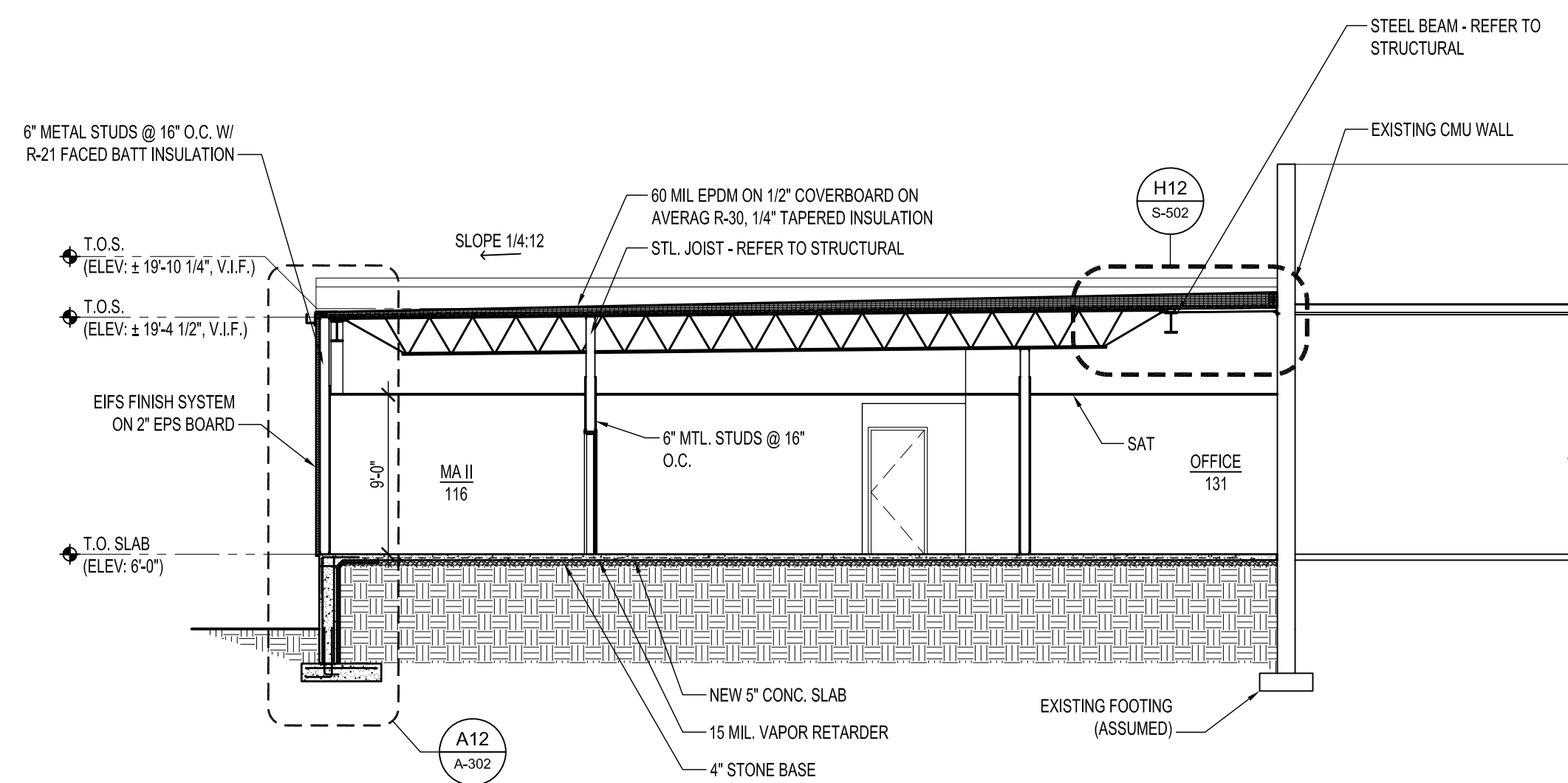
Dwg.No.: **A-202**





H1 BUILDING SECTION

1/8" = 1'-0"



A1 BUILDING SECTION

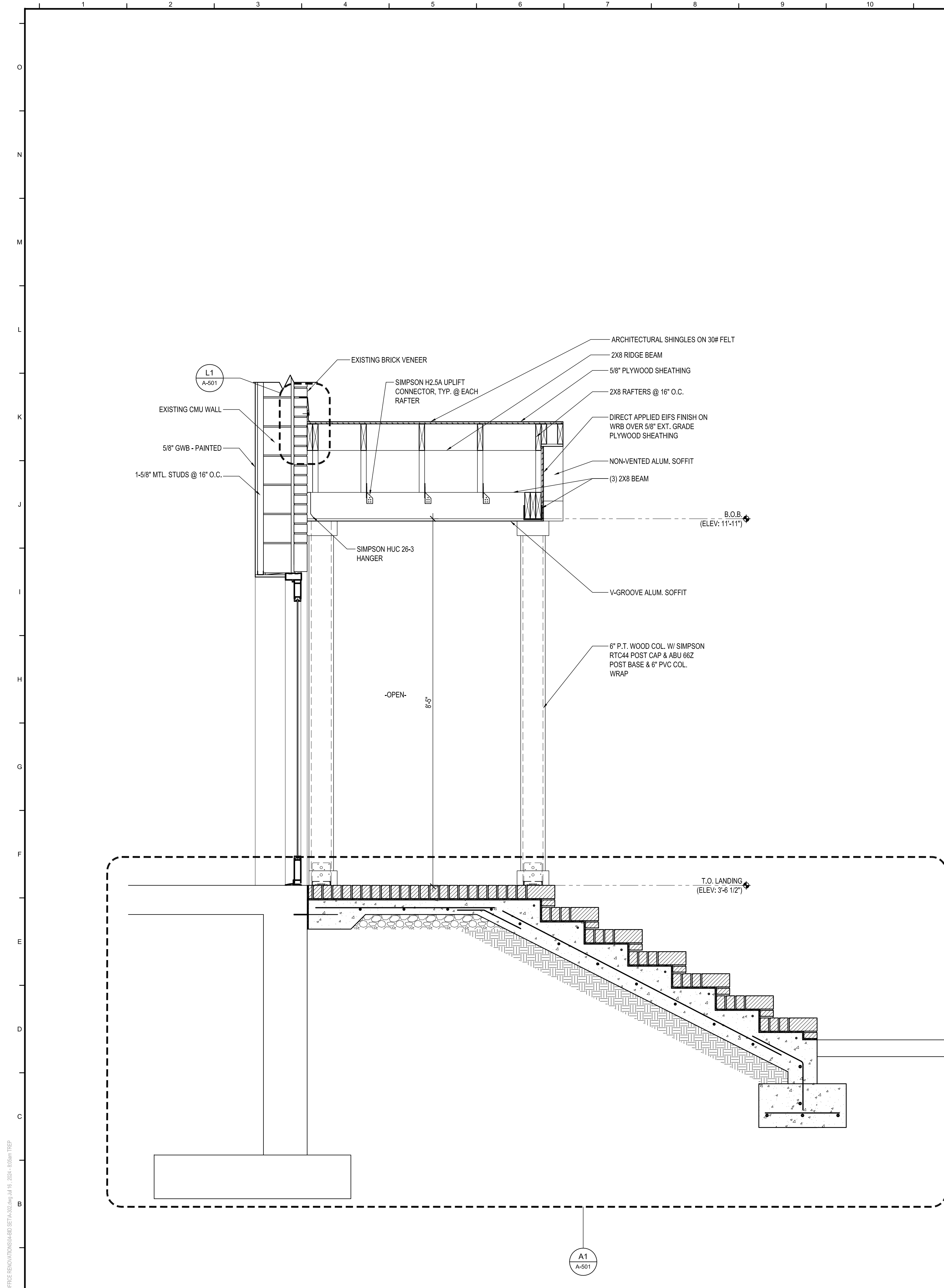
1/8" = 1'-0"

DATE	COMMENTS
11/08/23	15% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	PRE-MARSHAL SUBMISSION
04/09/24	PRE-MARSHAL COMMENTS
05/10/24	95% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn. By: PJT  
 Proj. No.: 0586B053.A01

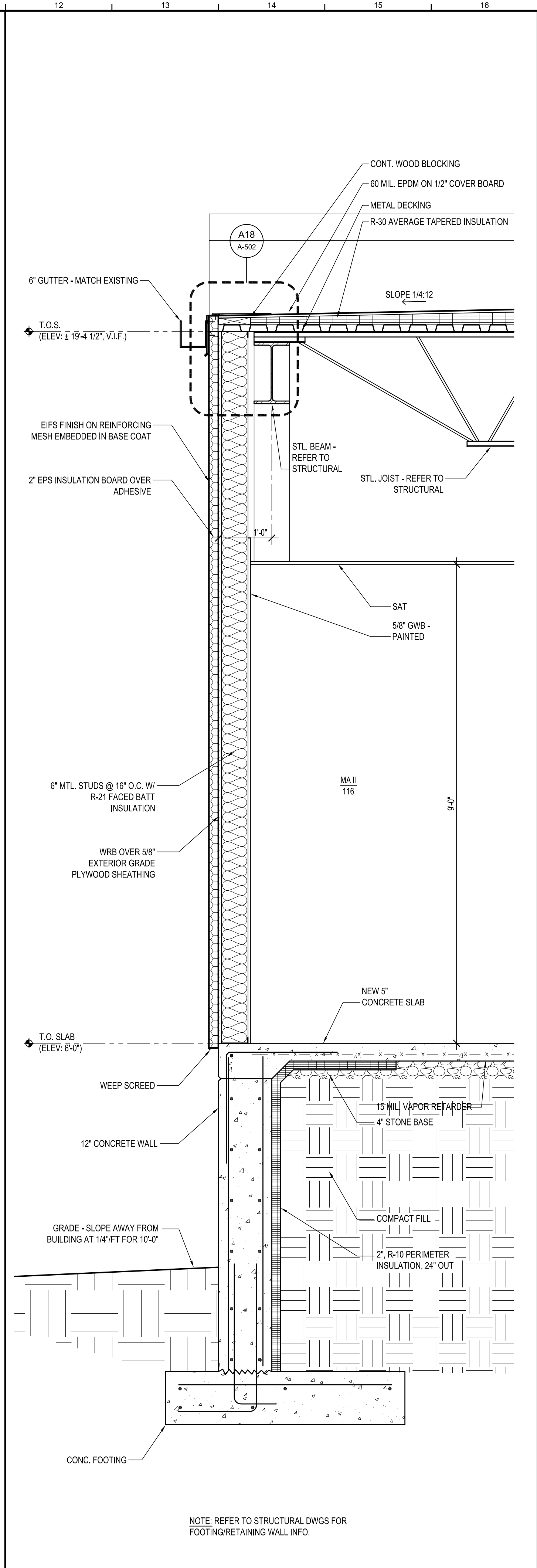
**BUILDING SECTIONS**

Dwg. No.: **A-301**



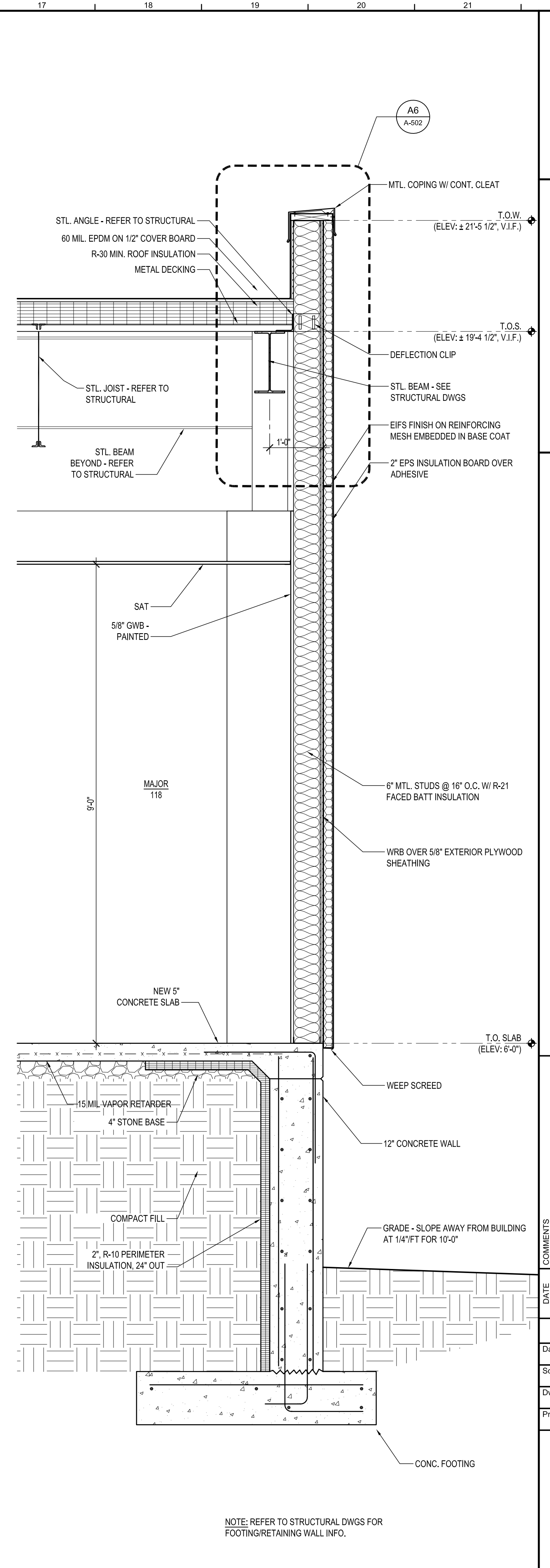
**A1** CANOPY SECTION

3/4" = 1'-0"



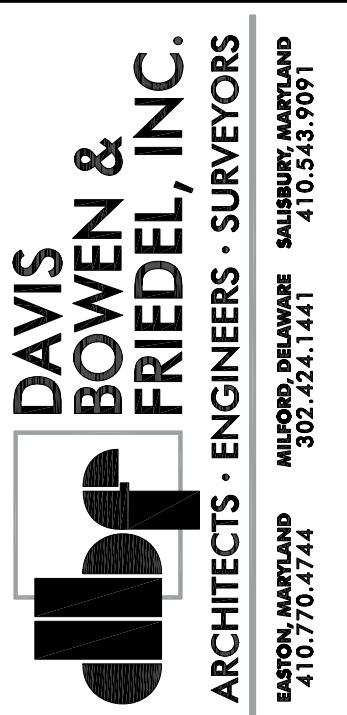
**A12** WALL SECTION

3/4" = 1'-0"



**A17** WALL SECTION

3/4" = 1'-0"



**HI-GRADE BUILDING RENOVATIONS**  
**124 PORTER STREET**  
**HARRINGTON, DE 19952**

DATE	COMMENTS
1/10/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	PRE-MARSHAL SUBMISSION
04/09/24	PRE-MARSHAL COMMENTS
05/10/24	60% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn.By: PJT  
 Proj.No.: 0586B053.A01

**WALL SECTIONS**

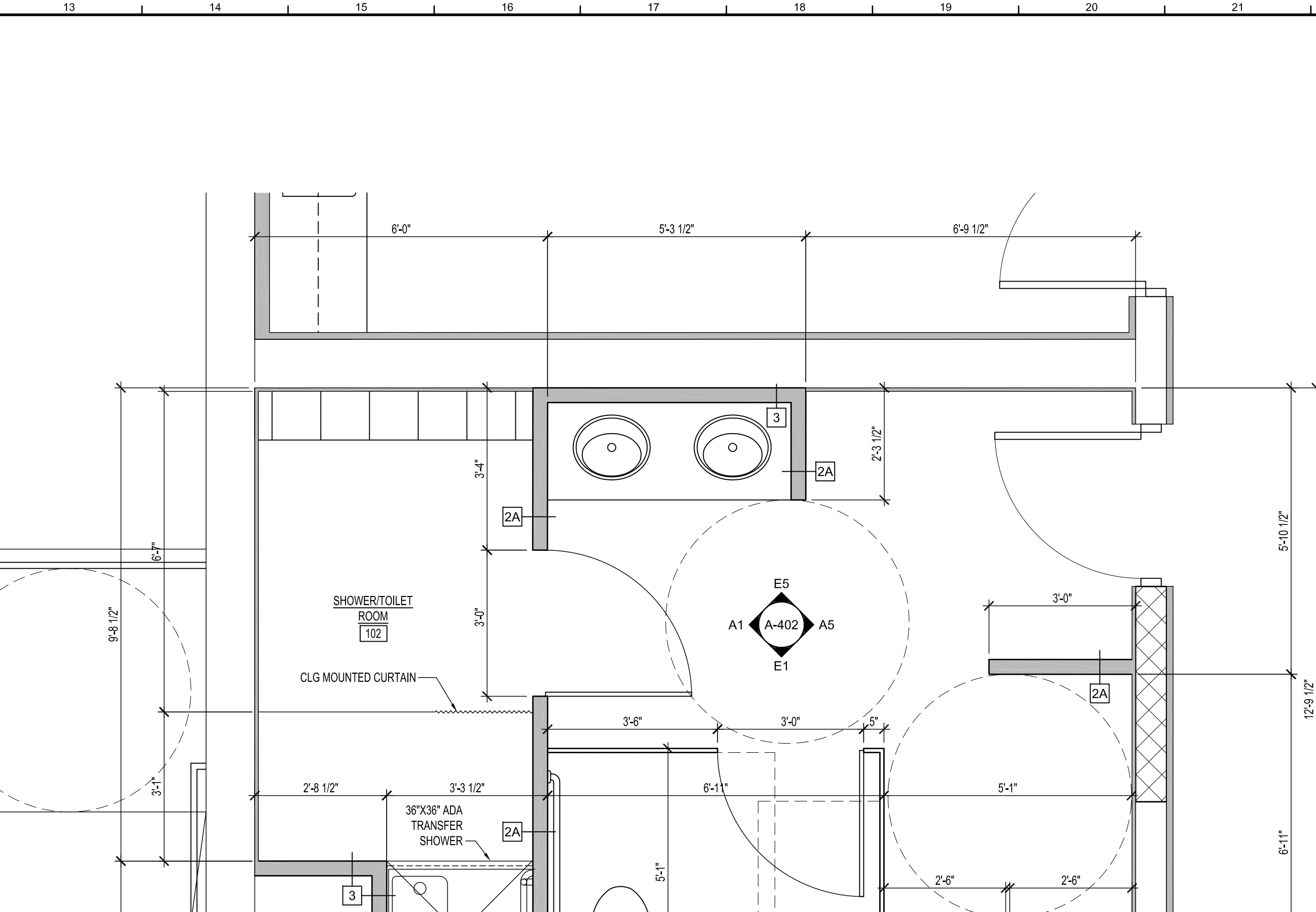
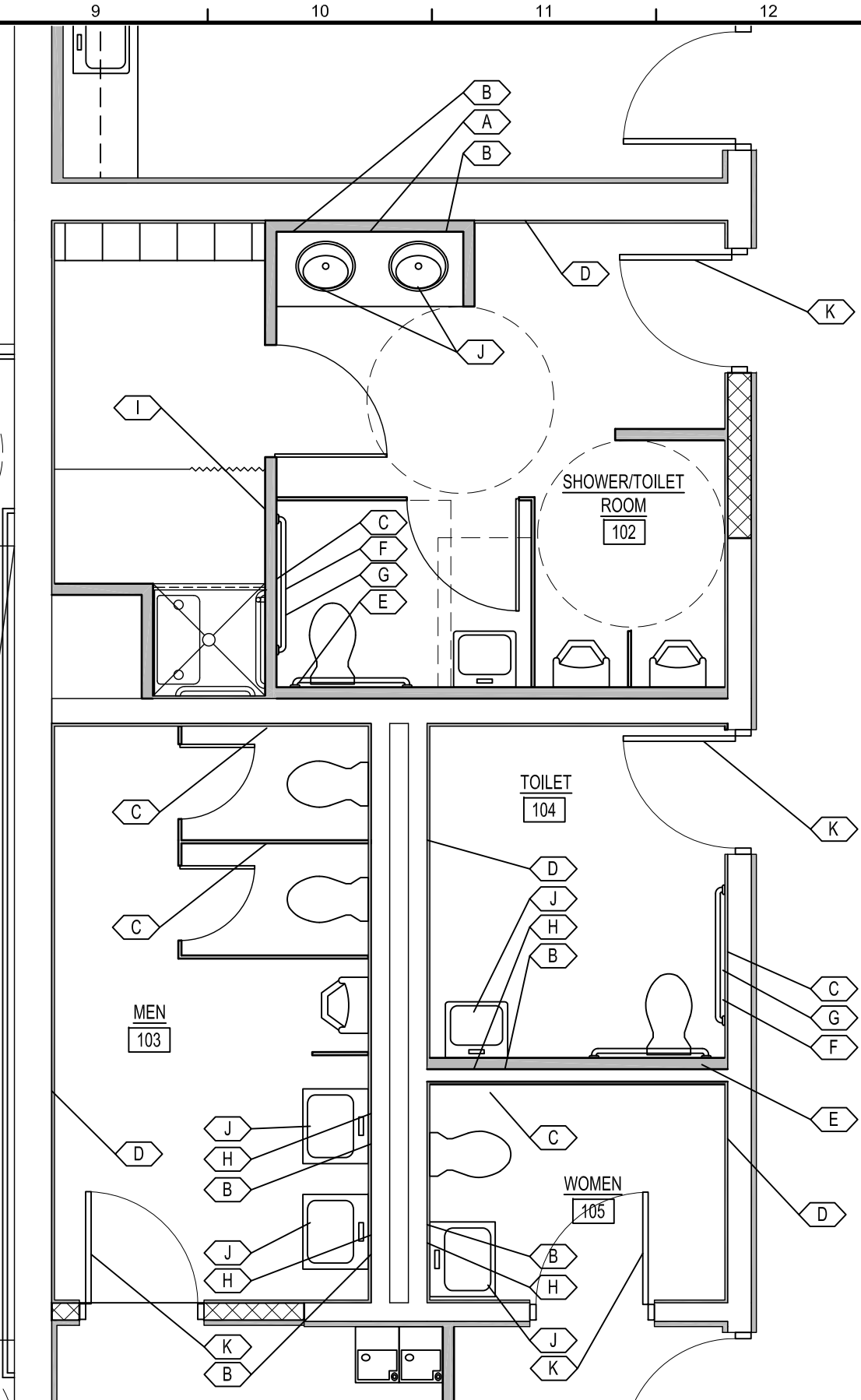
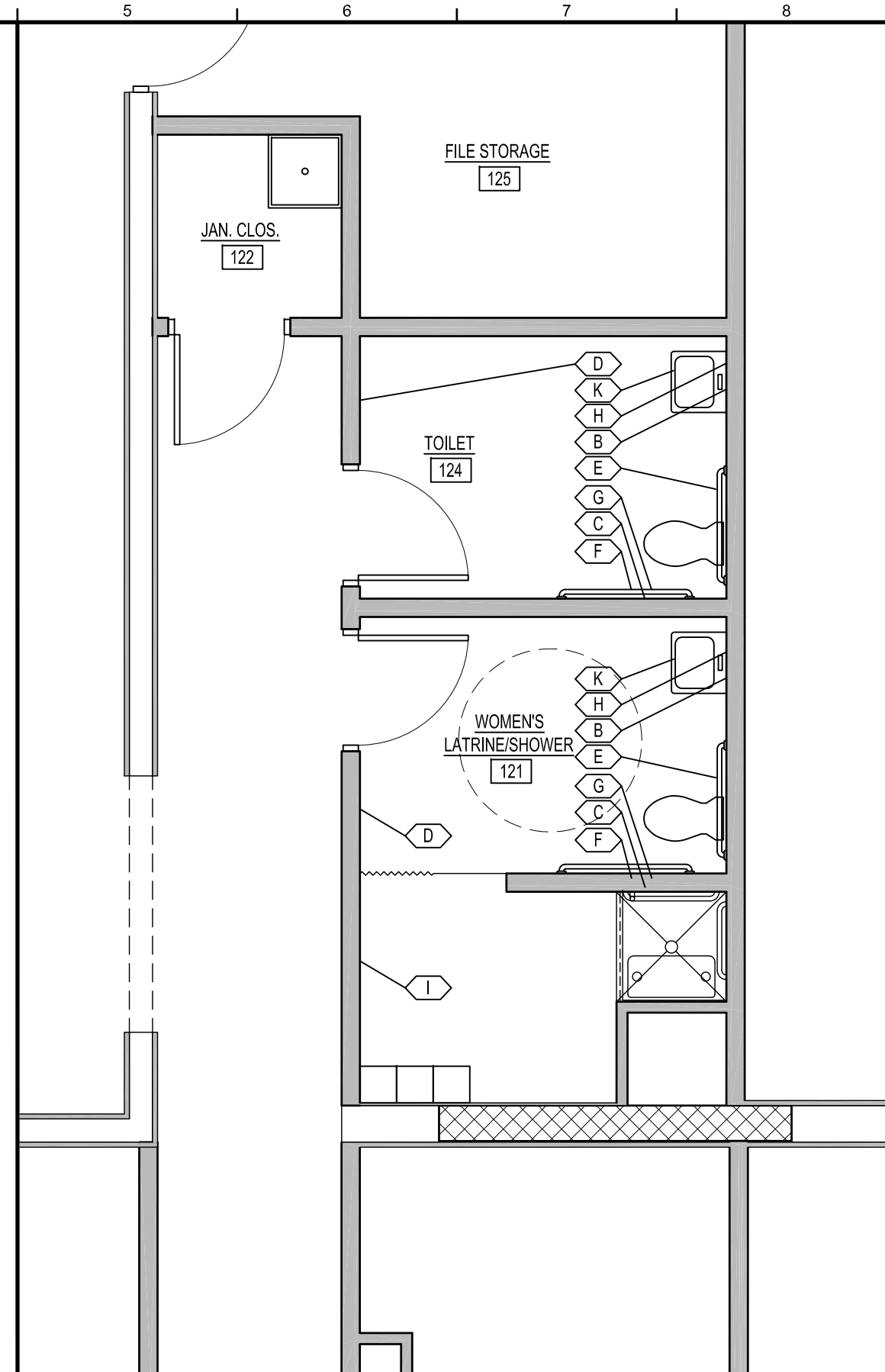
Dwg.No.: **A-302**

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**TOILET ACCESSORIES SCHEDULE**

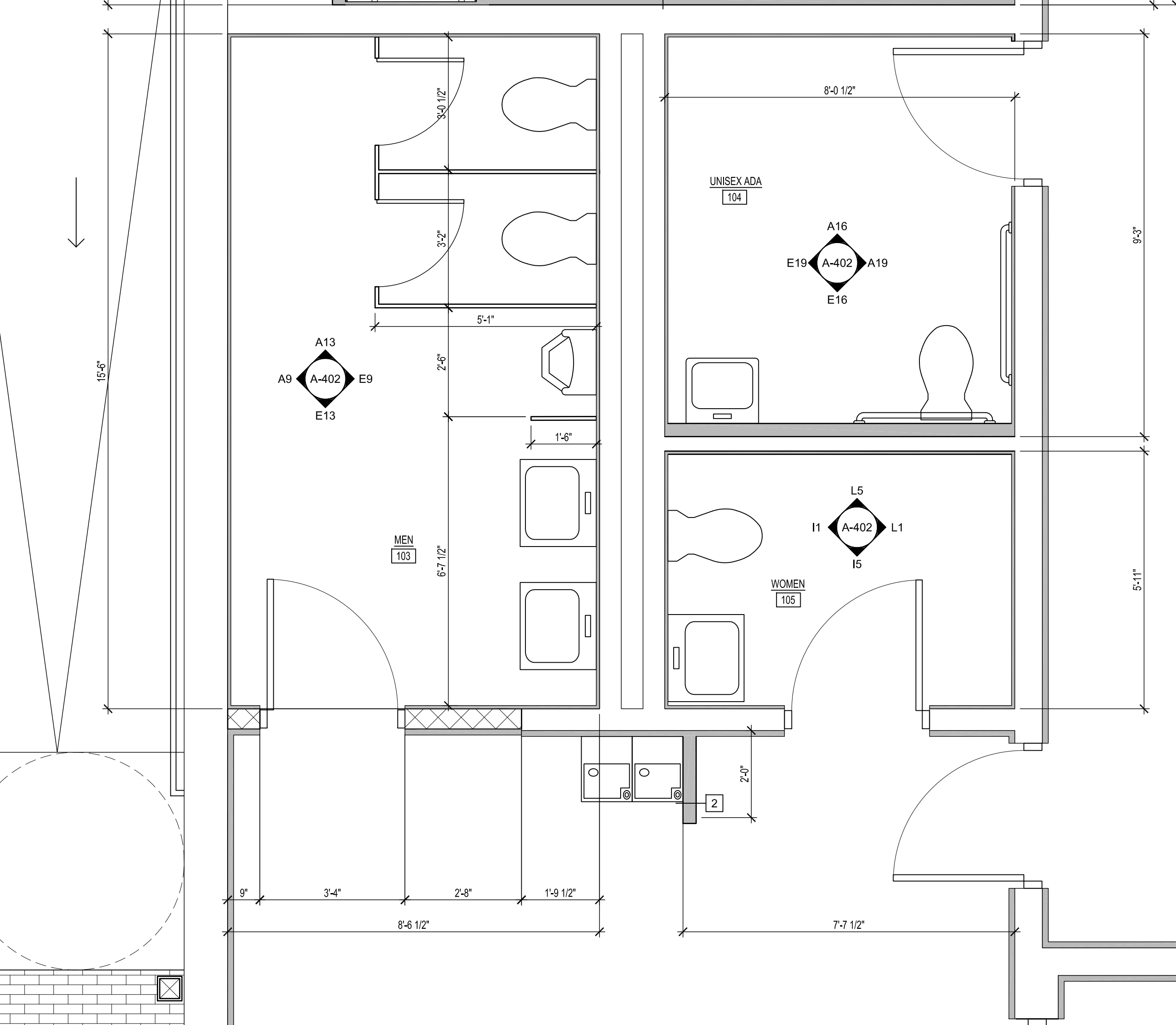
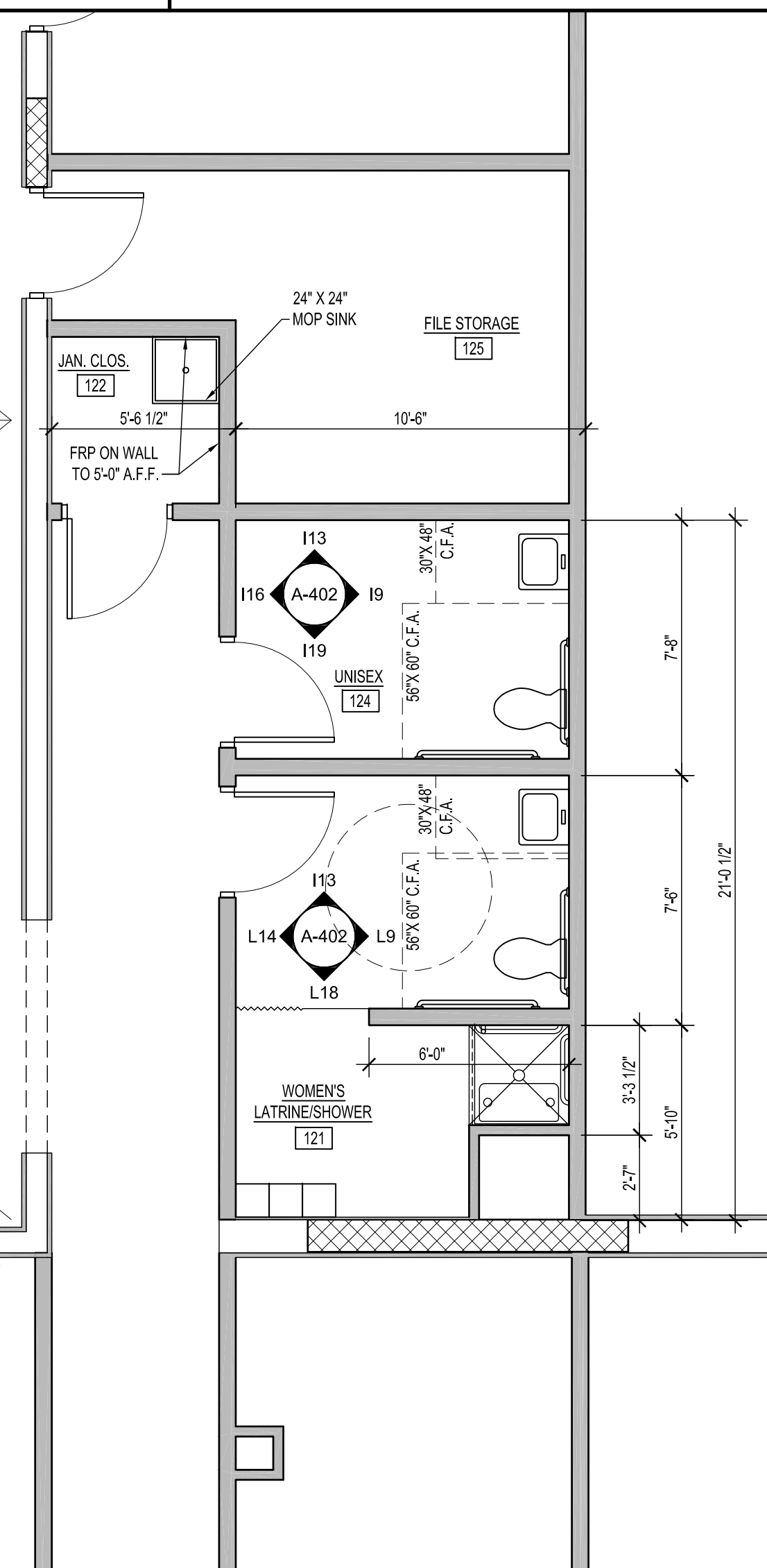
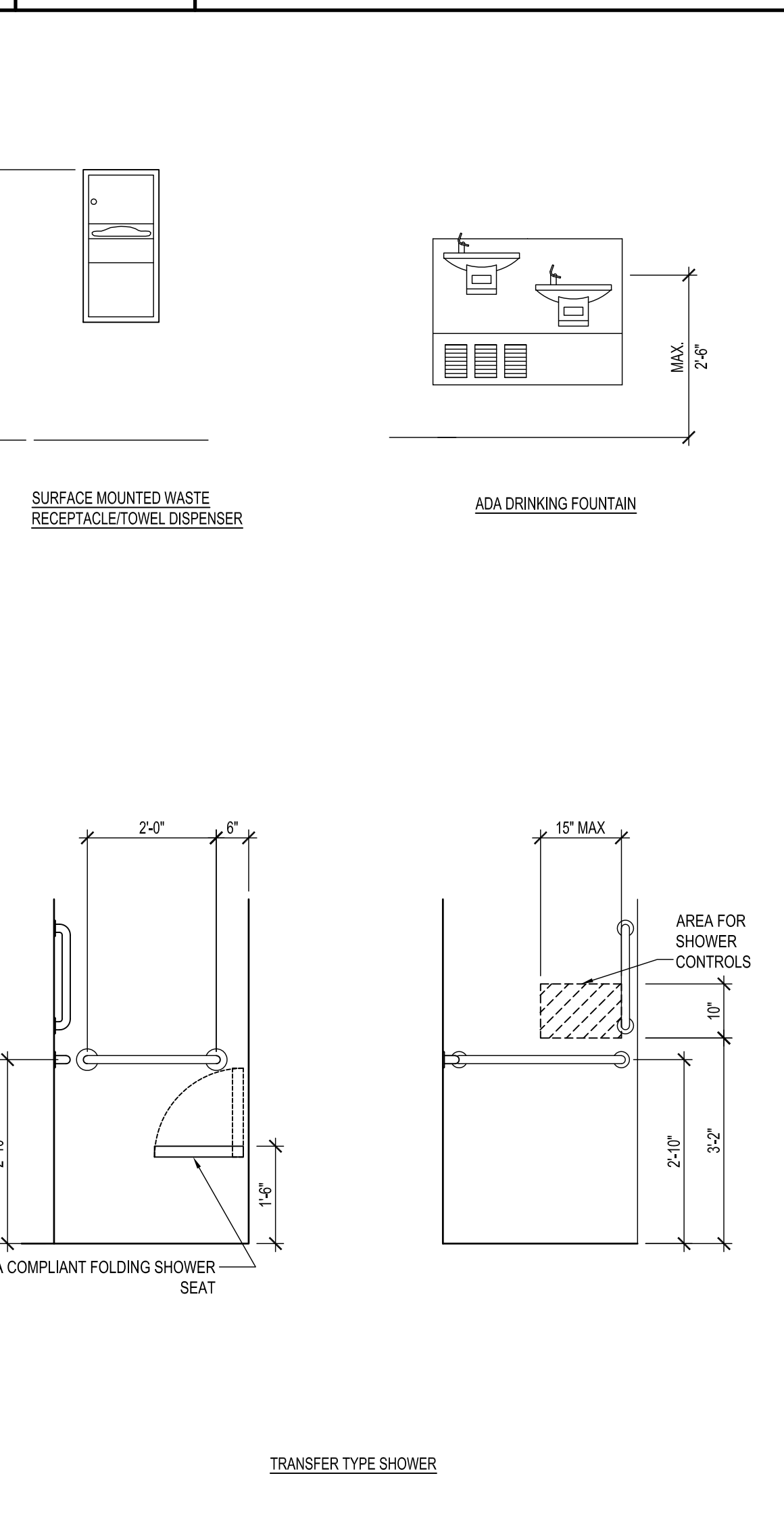
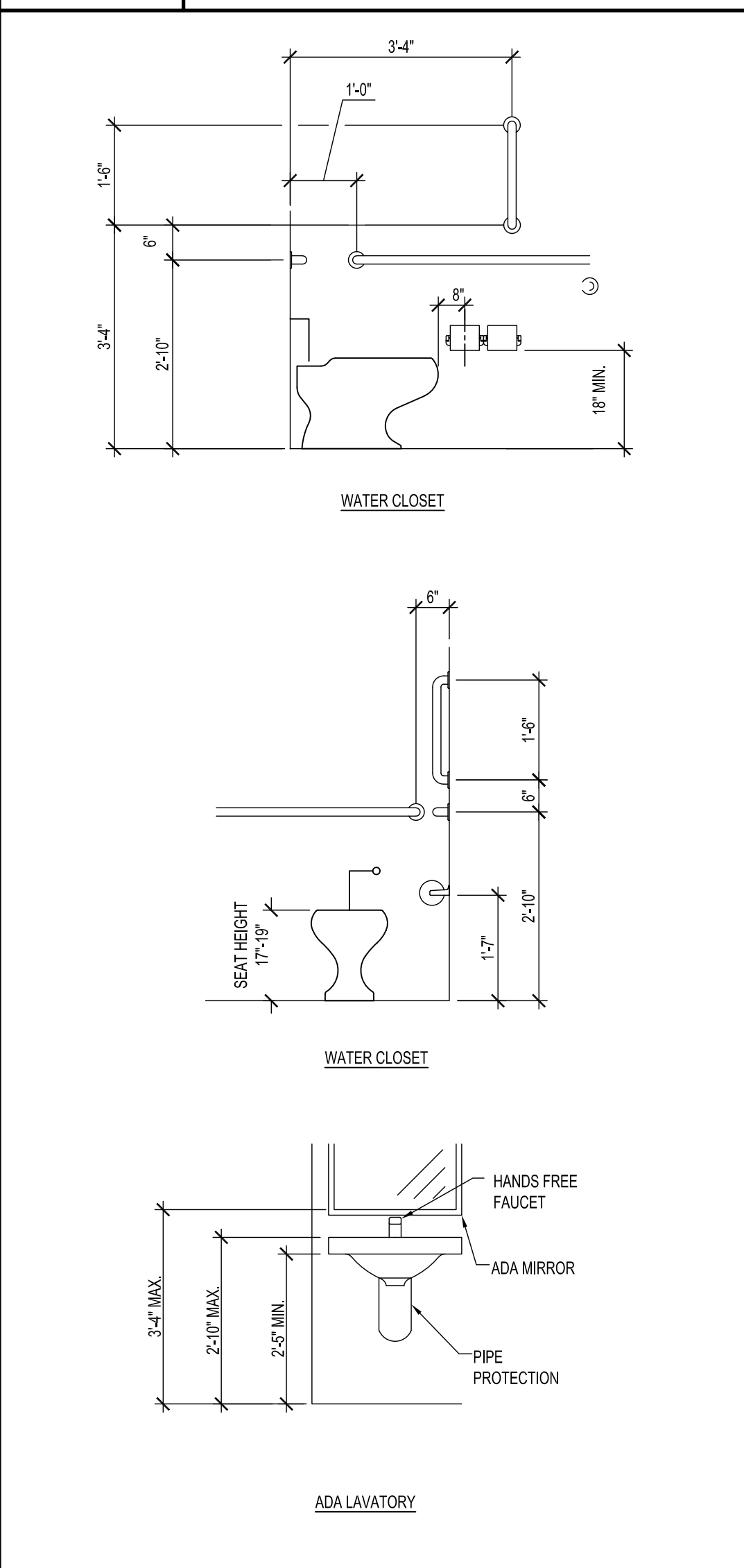
DES.	DESCRIPTION	MOUNTING HT. TOP = TOP CL = CENTERLINE BT = BOTTOM
A	FRAMELESS MIRROR	40" (BT)
B	SOAP DISPENSER	40" (CL)
C	TOILET TISSUE HOLDER	19" (CL)
D	SURFACE MOUNTED TOWEL DISPENSER/WASTE RECEPTACLE	50" (TOP)
E	36" HANDRAIL	35" (CL)
F	42" HANDRAIL	35" (CL)
G	18" HANDRAIL	40" (BT)
H	24" X 36" COMPLIANT MIRROR	40" (BT)
I	TOWEL HOOKS	48" (CLR)
J	UNDER LAVATORY PIPE PROTECTION	-
K	TACTILE RESTROOM SIGNAGE	48" (BT)



**11** ACCESSORY SCHEDULE

**15** TOILET ACCESSORY PLAN  
1/4" = 1'-0"

**19** TOILET ACCESSORY PLAN  
1/4" = 1'-0"



**A1** TYP. ADA MOUNTING HEIGHTS  
1/2" = 1'-0"

**A9** PLAN @ TOILET 121 & 124  
1/4" = 1'-0"

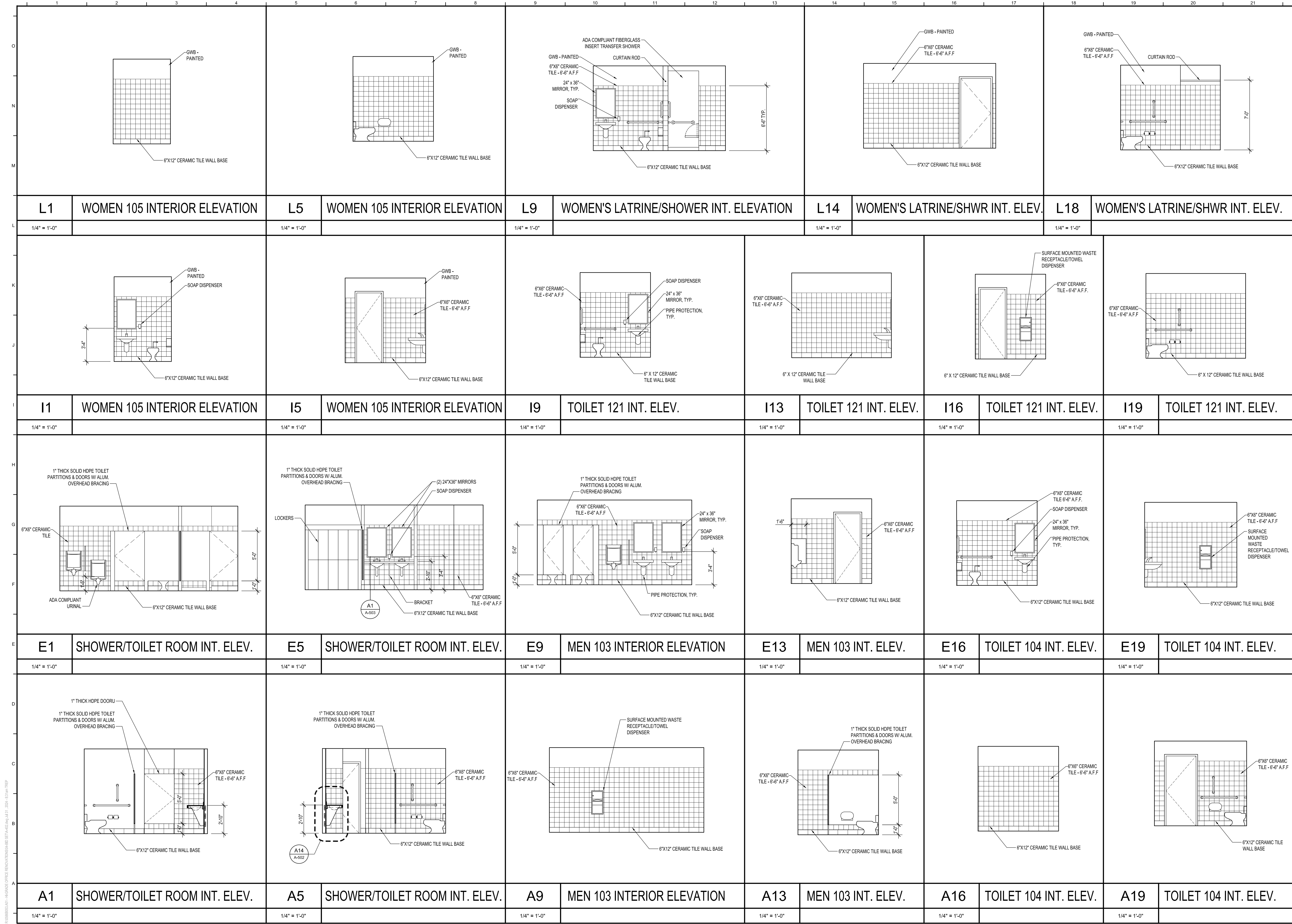
**A14** PLAN @ TOILETS 102, 103, 104, & 105  
1/2" = 1'-0"

DATE	COMMENTS
11/08/23	15%/30% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	PRE MARSHAL SUBMISSION
04/03/24	PRE MARSHAL COMMENTS
05/10/24	60% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: MAY 10, 2024  
Scale: AS NOTED  
Dwn.By: PJT  
Proj.No.: 0586B053.A01

**ENLARGED TOILET PLAN AND ACCESSORY PLAN**

Dwg.No.: **A-401**



**DAVIS BOWEN & FRIEDEL, INC.**  
 ARCHITECTS - ENGINEERS - SURVEYORS  
 BALTIMORE, MARYLAND  
 410.767.1441

**HI-GRADE BUILDING RENOVATIONS**  
 124 PORTER STREET  
 HARRINGTON, DE 19952

DATE	COMMENTS
11/08/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/10/24	A&B SUBMISSION
02/22/24	PRELIMINARY SUBMISSION
04/02/24	PRELIMINARY COMMENTS
05/10/24	95% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: MAY 10, 2024  
 Scale: AS NOTED  
 Dwn. By: PJT  
 Proj. No.: 0586B053.A01

**INTERIOR ELEVATIONS**

Dwg. No.: **A-402**

R:\0586B053.A01 - HI-GRADE OFFICE RENOVATIONS\BID SET\A-402.dwg (A1) - 2024.05.10 11:31am PJT



	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
O	L6 INTERIOR ELEVATION @ CLASSROOM	L16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: GWB - PAINTED, NEW SINGLE HUNG ALUM. CLAD WINDOW UNIT, TYP., GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
N	H6 INTERIOR ELEVATION @ CLASSROOM	H16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: ALUM. STOREFRONT WINDOW UNIT, GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
M	D6 INTERIOR ELEVATION @ CLASSROOM	D16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
	<p>Labels: GWB - PAINTED, GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
K	A6 INTERIOR ELEVATION @ CLASSROOM	A16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
J	<p>Labels: GWB - PAINTED, SOLID SURFACE COUNTERTOP, GWB - PAINTED, MTL. BRACKETS SPACED AS NEEDED, 4" VINYL WALL BASE</p>	<p>Labels: SOLID SURFACE COUNTER TOP &amp; BACK SPLASH, PLASTIC LAMINATE OVERHEAD AND BASE CABINETS, OPEN ABOVE CABINETS, REFRIGERATOR AREA, 4" VINYL WALL BASE</p>
I	D1 INTERIOR ELEVATION @ RECEPTION	A1 INTERIOR ELEVATION @ BREAK ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
H	<p>Labels: GWB - PAINTED, GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
G	A1 INTERIOR ELEVATION @ BREAK ROOM	A16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
F	<p>Labels: GWB - PAINTED, GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
E	A6 INTERIOR ELEVATION @ CLASSROOM	A16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
D	<p>Labels: GWB - PAINTED, GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
C	A1 INTERIOR ELEVATION @ BREAK ROOM	A16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"
B	<p>Labels: GWB - PAINTED, GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>	<p>Labels: GWB - PAINTED (PT-1), GWB - PAINTED (PT-3), 4" VINYL WALL BASE, WOOD CHAIR RAIL - PAINTED</p>
A	A6 INTERIOR ELEVATION @ CLASSROOM	A16 INTERIOR ELEVATION @ LARGE CONFERENCE ROOM
	1/4" = 1'-0"	1/4" = 1'-0"

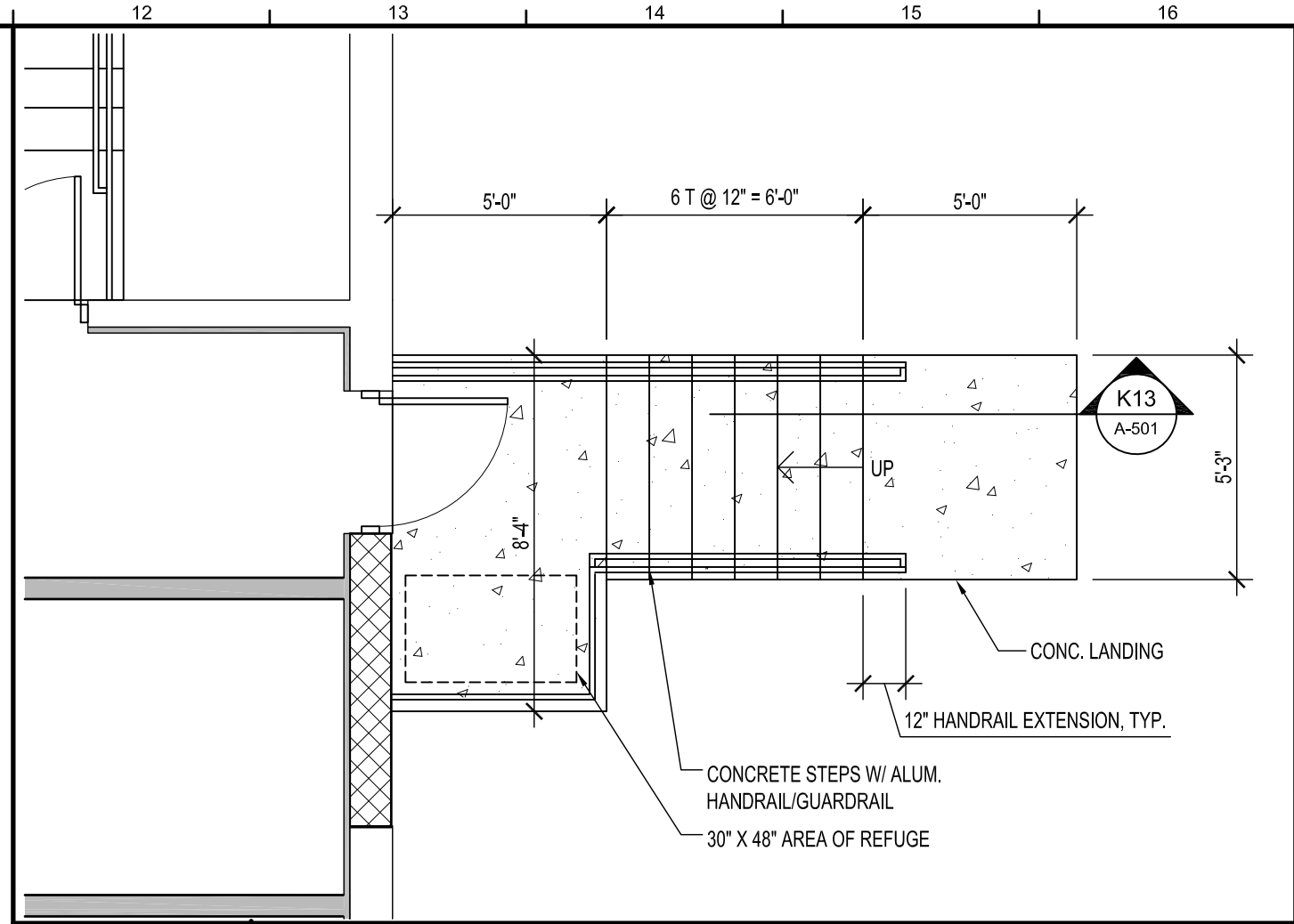
DATE	COMMENTS
1/10/23	15% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/10/24	A&B SUBMISSION
02/23/24	PRE-MARSHAL SUBMISSION
04/02/24	PRE-MARSHAL COMMENTS
05/10/24	85% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn.By: PJT  
 Proj.No.: 0586B053.A01

**INTERIOR ELEVATIONS**

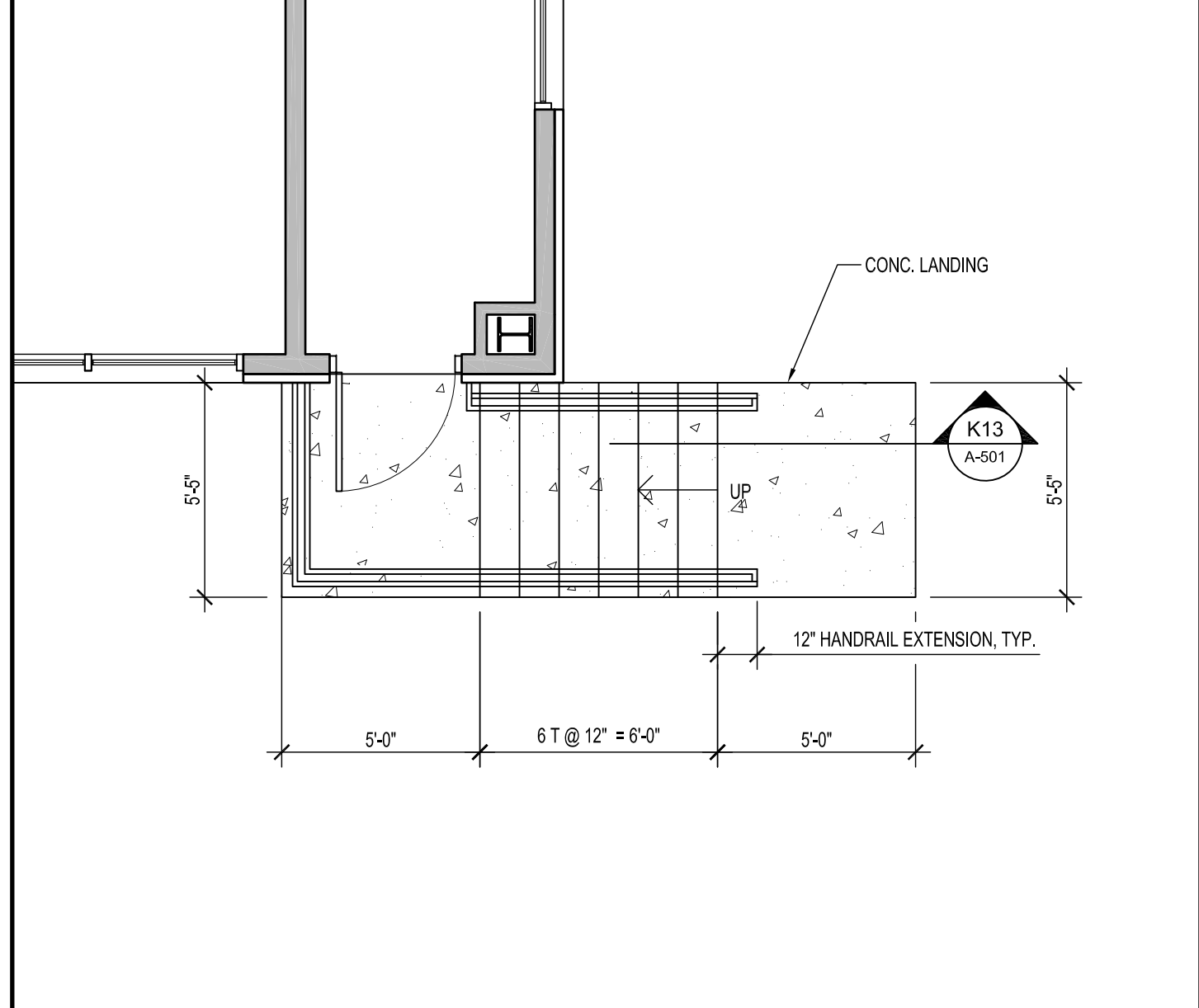
Dwg.No.: **A-403**

R:\008802\A01 - HI-GRADE OFFICE RENOVATIONS\A01 SET\A04.dwg 18 JUL 2024 10:04am PJT



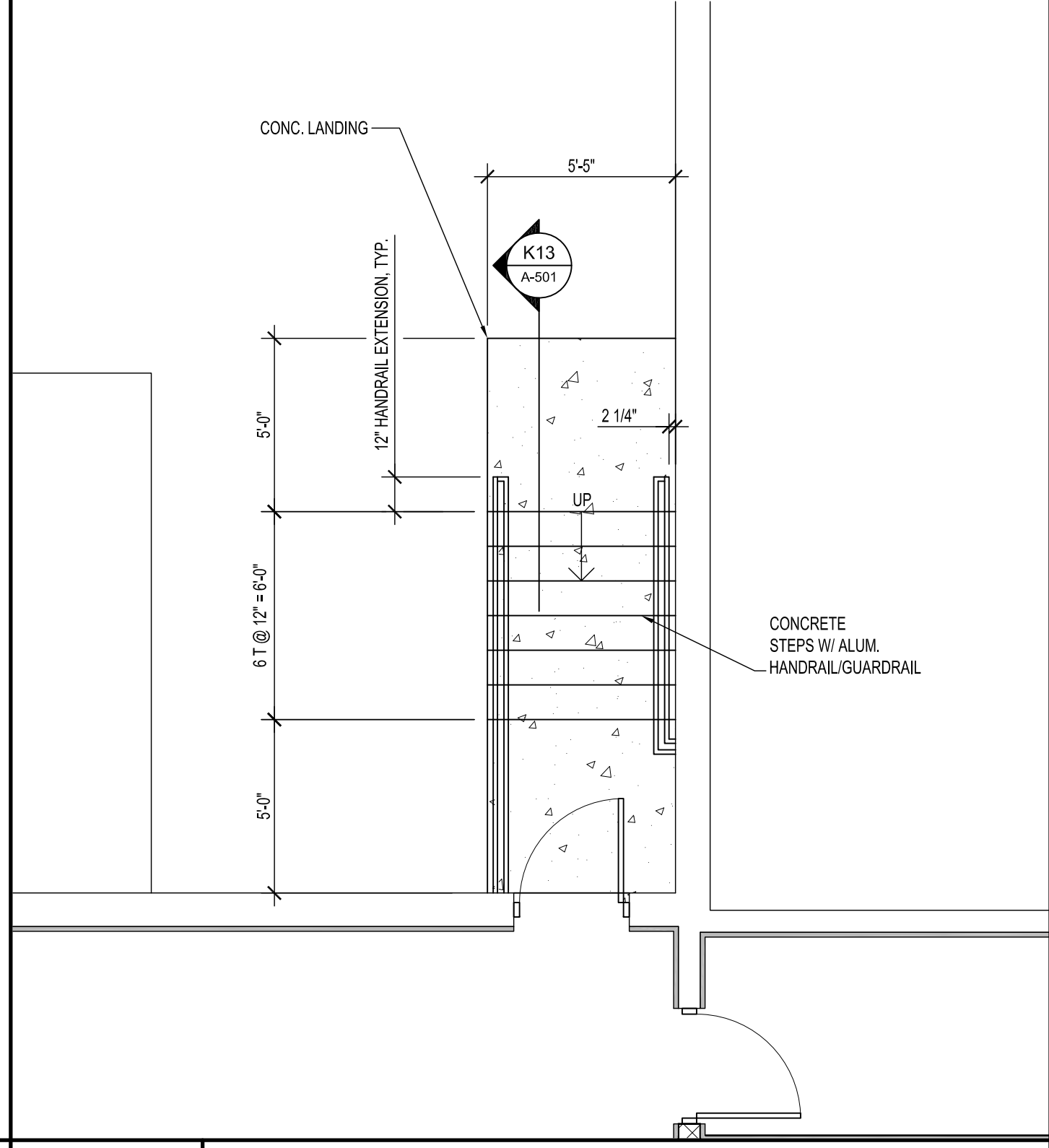
**J12** STAIR PLAN @ DOOR 129

1/4" = 1'-0"



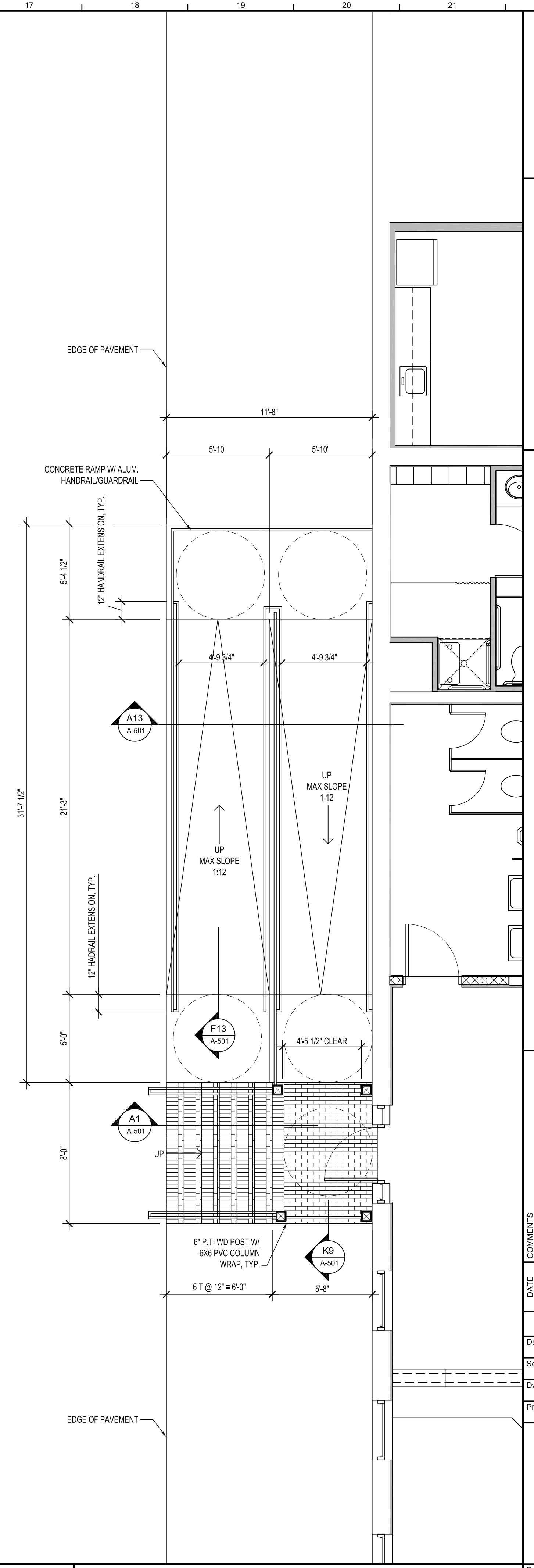
**F12** STAIR PLAN @ DOOR 117

1/4" = 1'-0"



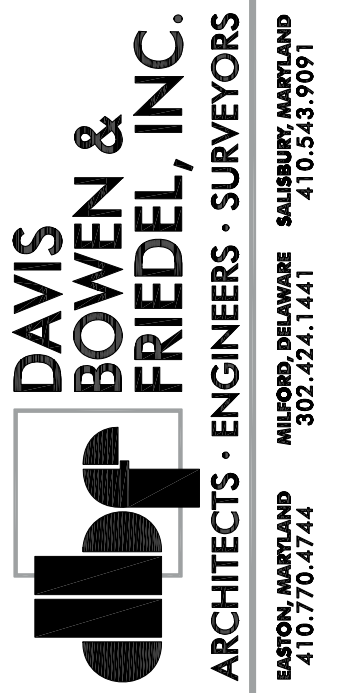
**A12** STAIR PLAN @ DOOR 133

1/4" = 1'-0"



**A14** PLAN AT FRONT ENTRY RAMP/STAIR

1/4" = 1'-0"



**HI-GRADE BUILDING RENOVATIONS**  
**124 PORTER STREET**  
**HARRINGTON, DE 19952**

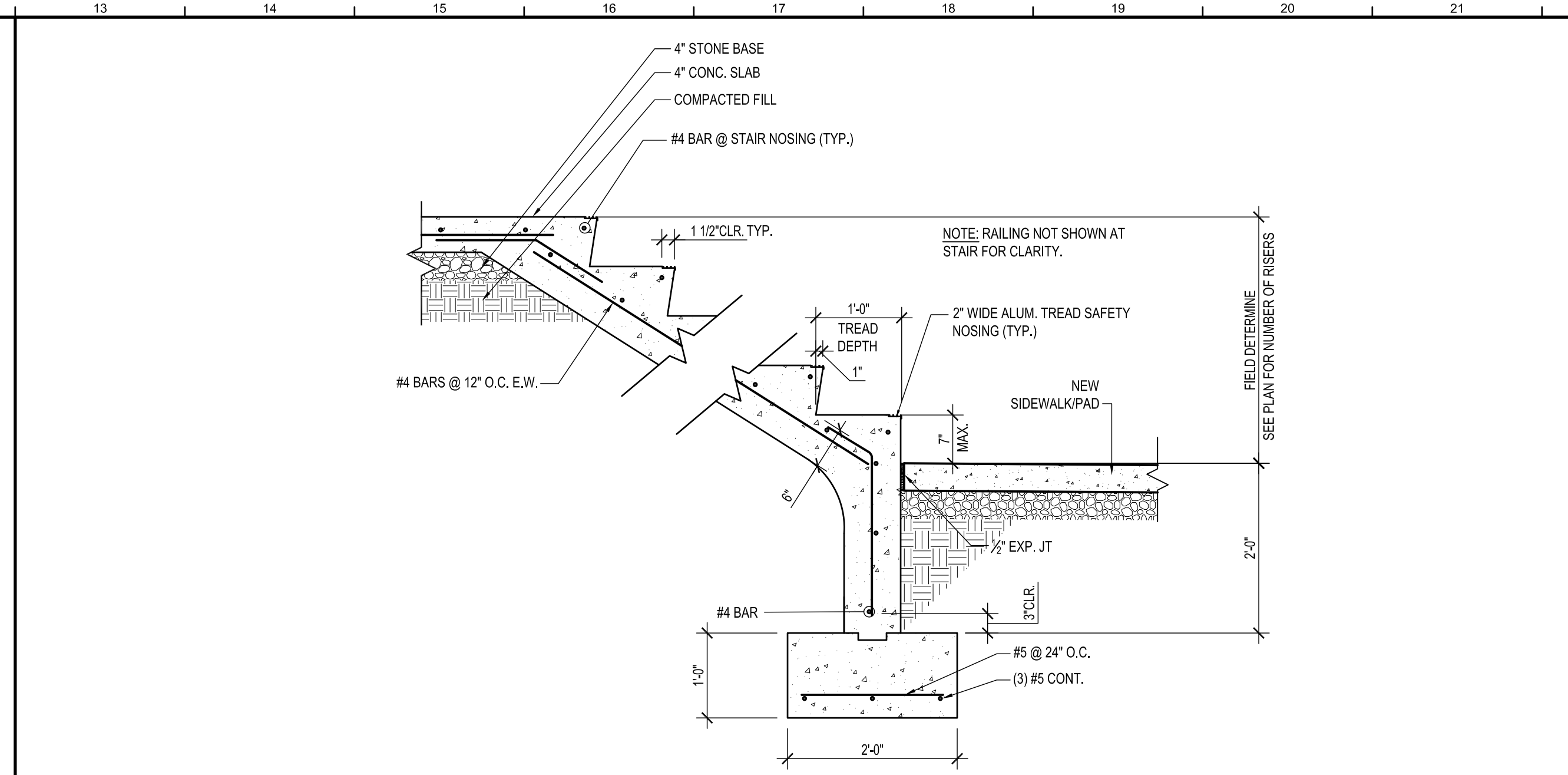
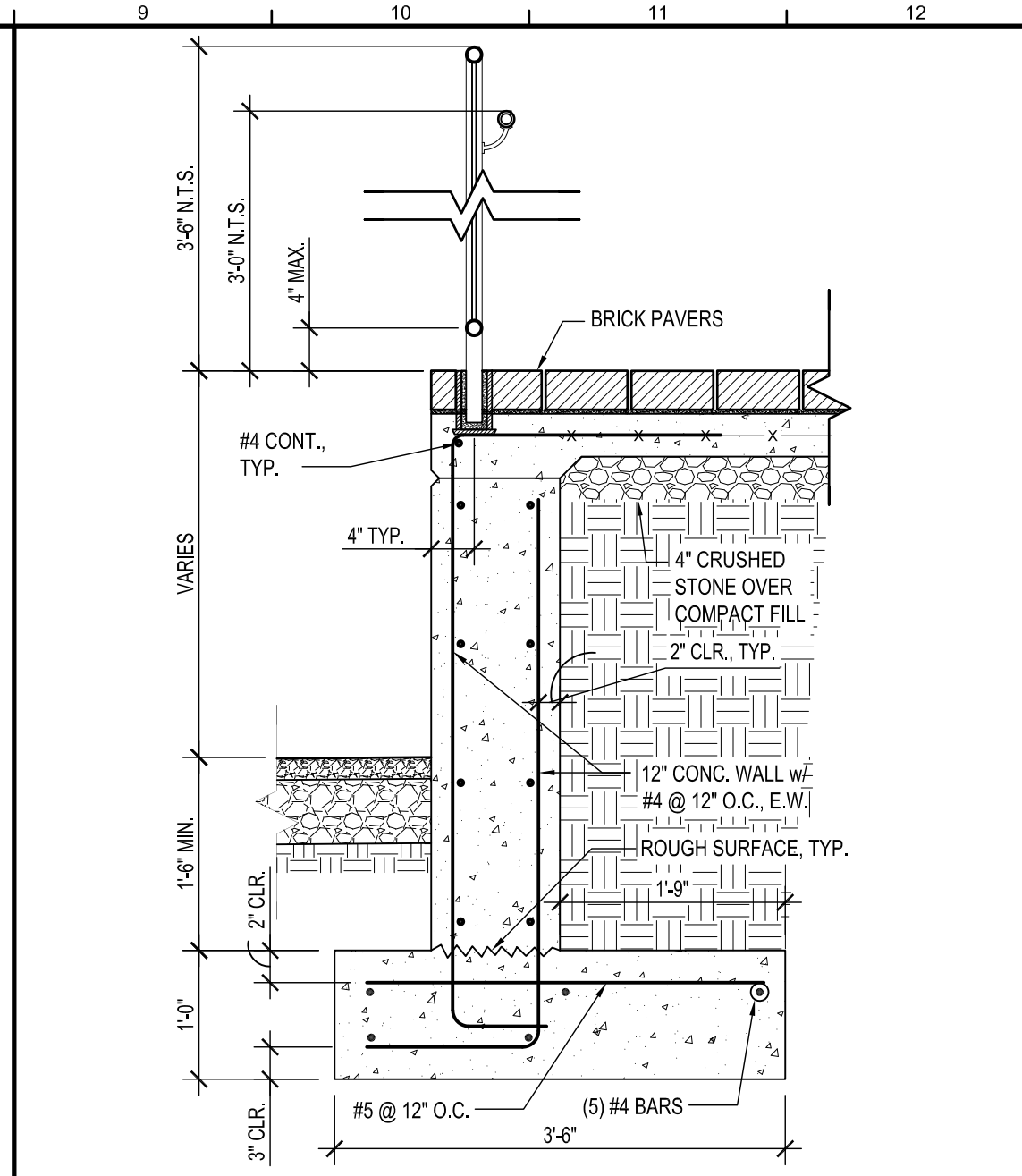
DATE	COMMENTS
11/08/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/22/24	FIRE MARSHAL SUBMISSION
04/09/24	FIRE MARSHAL COMMENTS
05/10/24	60% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
Scale: AS NOTED  
Dwn.By: PJT  
Proj.No.: 0586B053.A01

**STAIR AND RAMP PLANS**

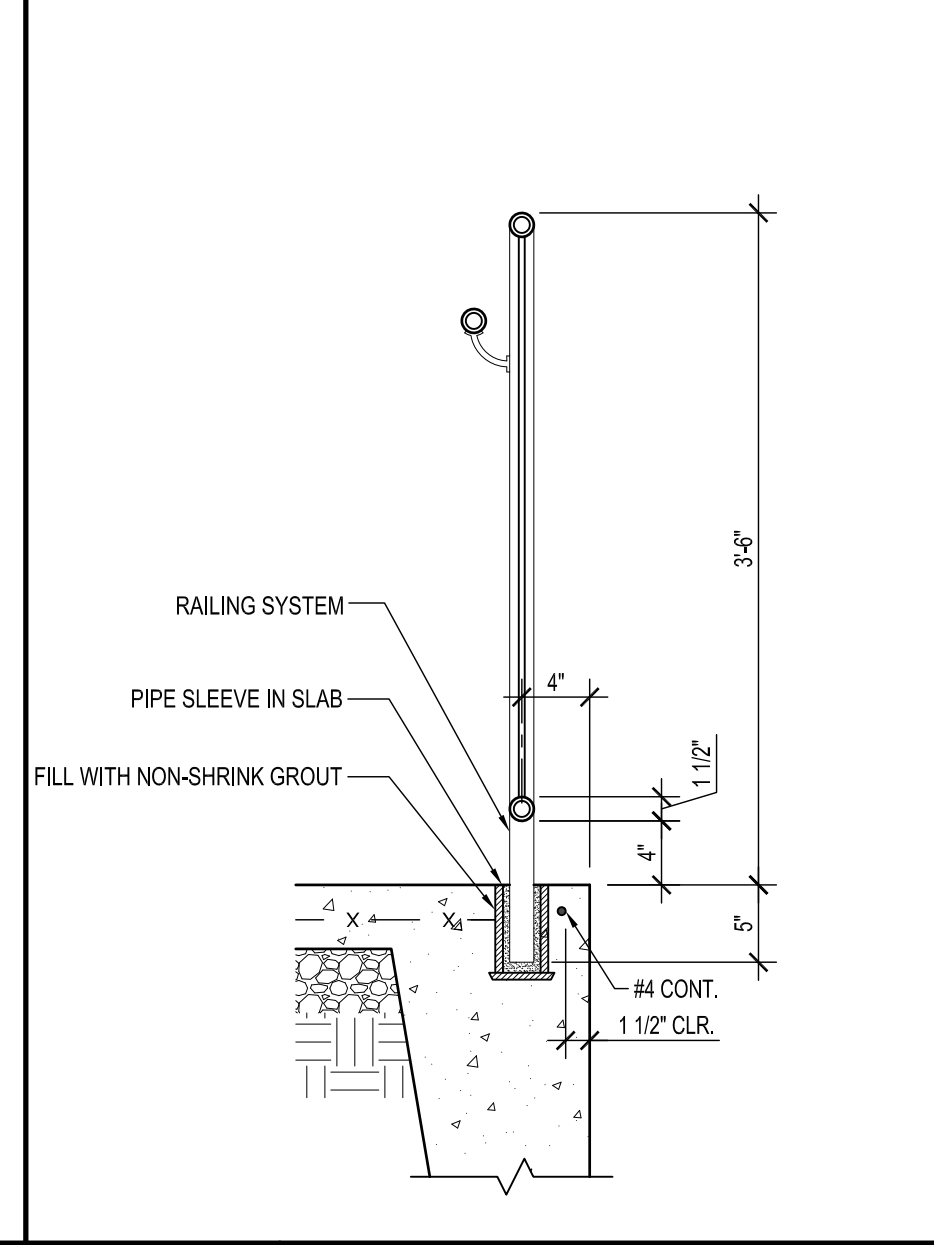
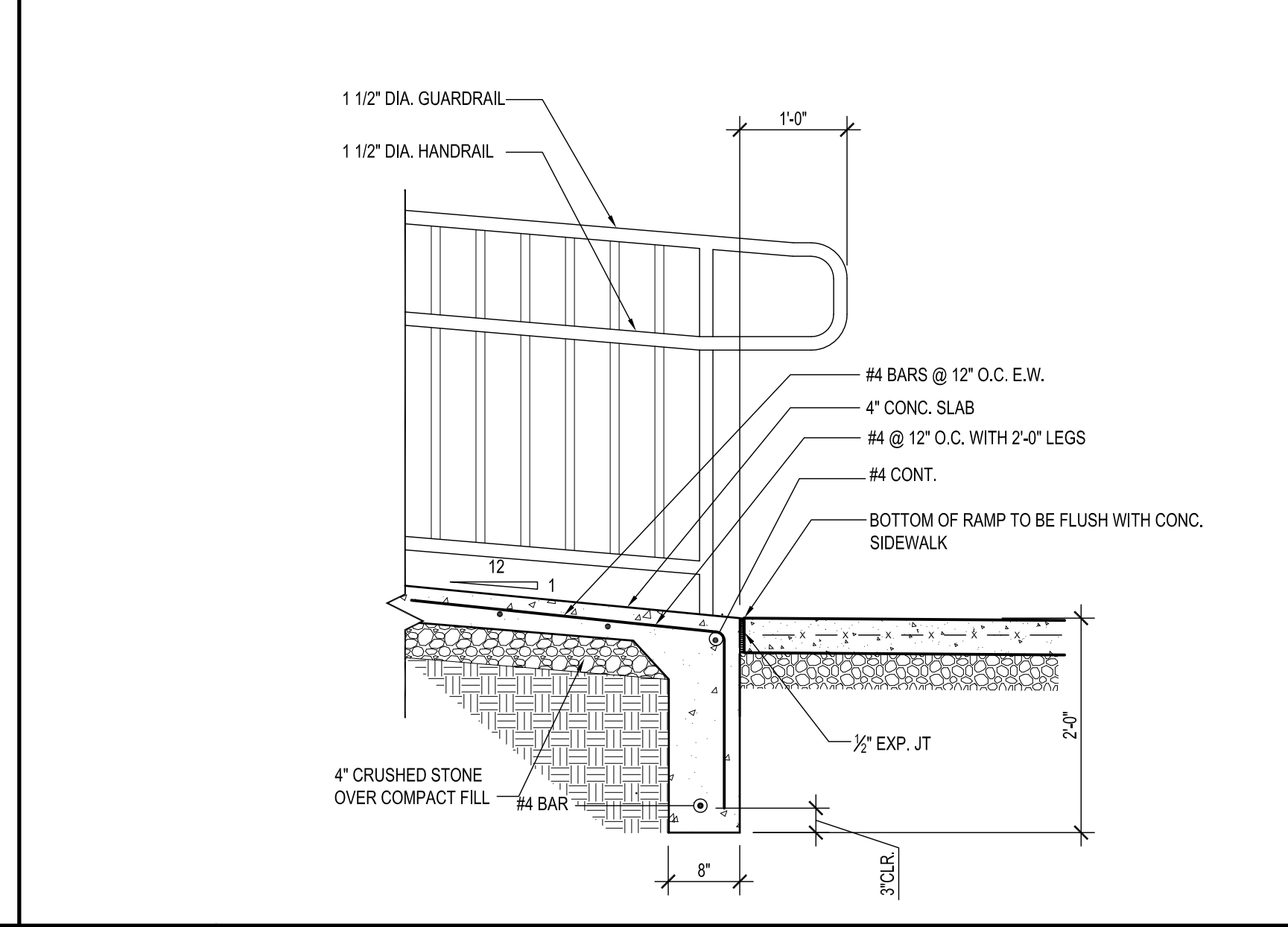
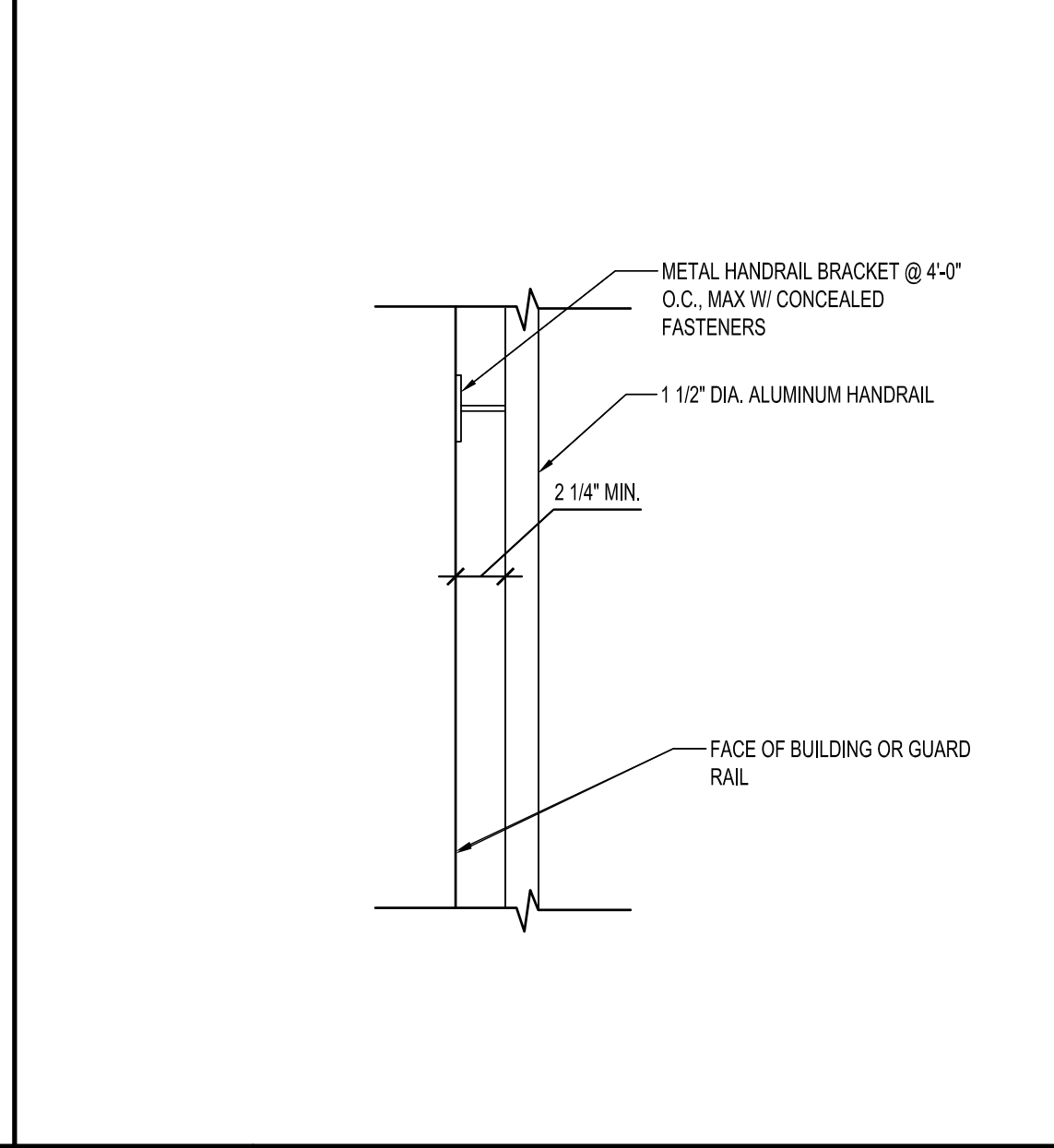
Dwg.No.: **A-404**





**K9** STAIR LANDING DETAIL  
3/4" = 1'-0"

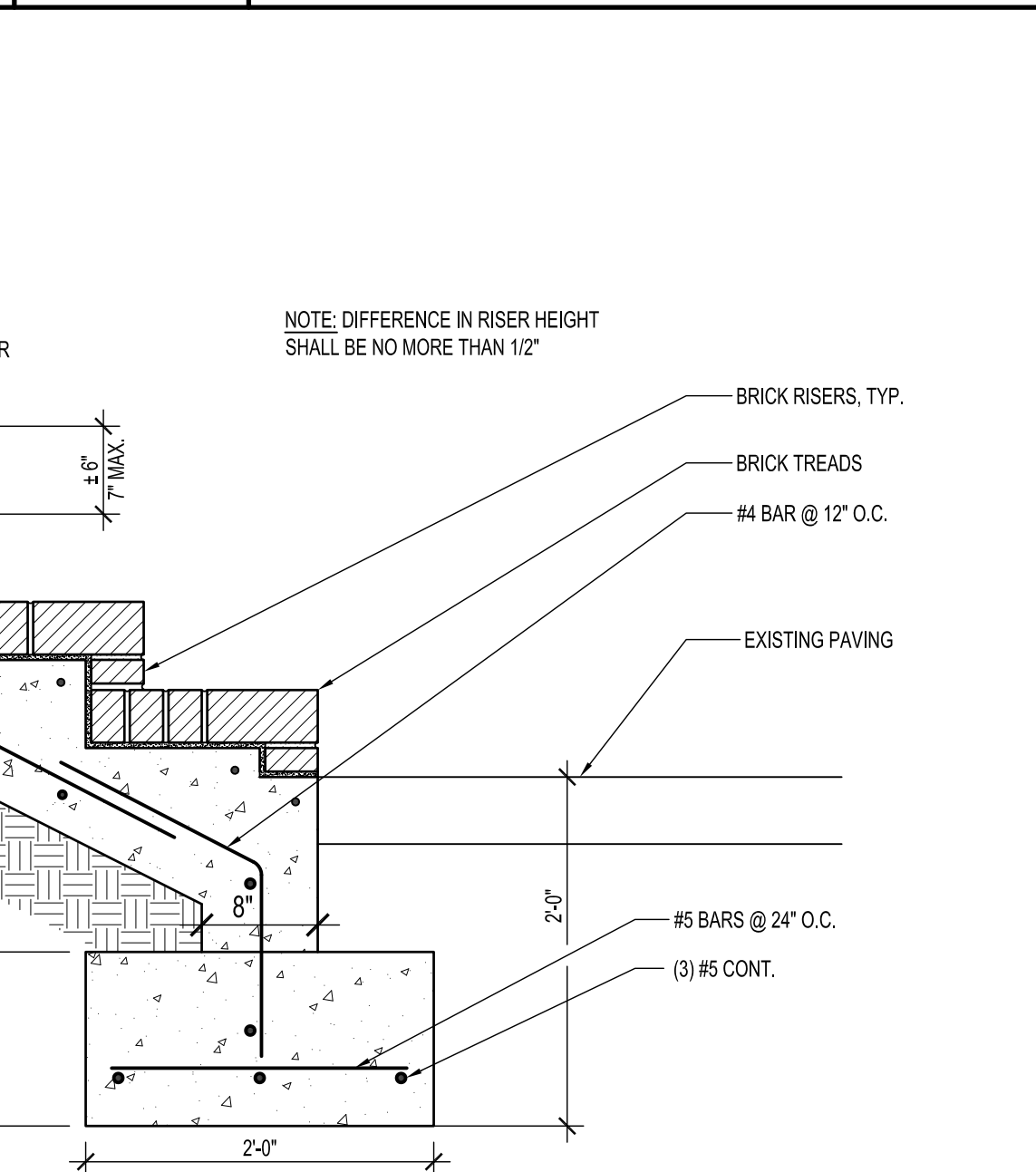
**K13** TYP. CONCRETE STAIR SECTION  
3/4" = 1'-0"



**F9** TYP. RAILING DETAIL  
1 1/2" = 1'-0"

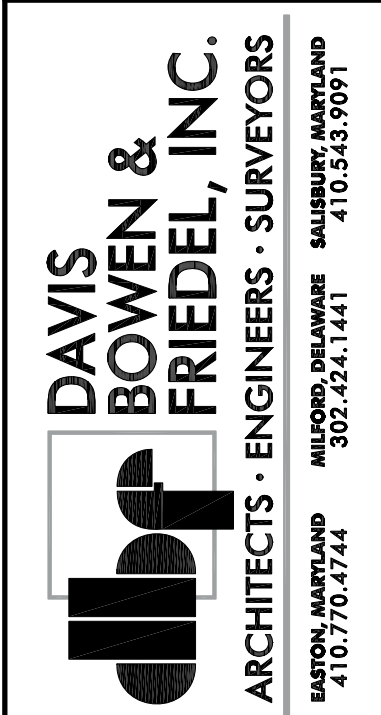
**F13** RAMP SECTION DETAIL  
3/4" = 1'-0"

**F19** PIPE SLEEVE DETAIL  
1" = 1'-0"



**A1** BRICK STAIR SECTION DETAIL  
1" = 1'-0"

**A13** RAMP SECTION DETAIL  
3/4" = 1'-0"



**HI-GRADE BUILDING RENOVATIONS**  
124 PORTER STREET  
HARRINGTON, DE 19952

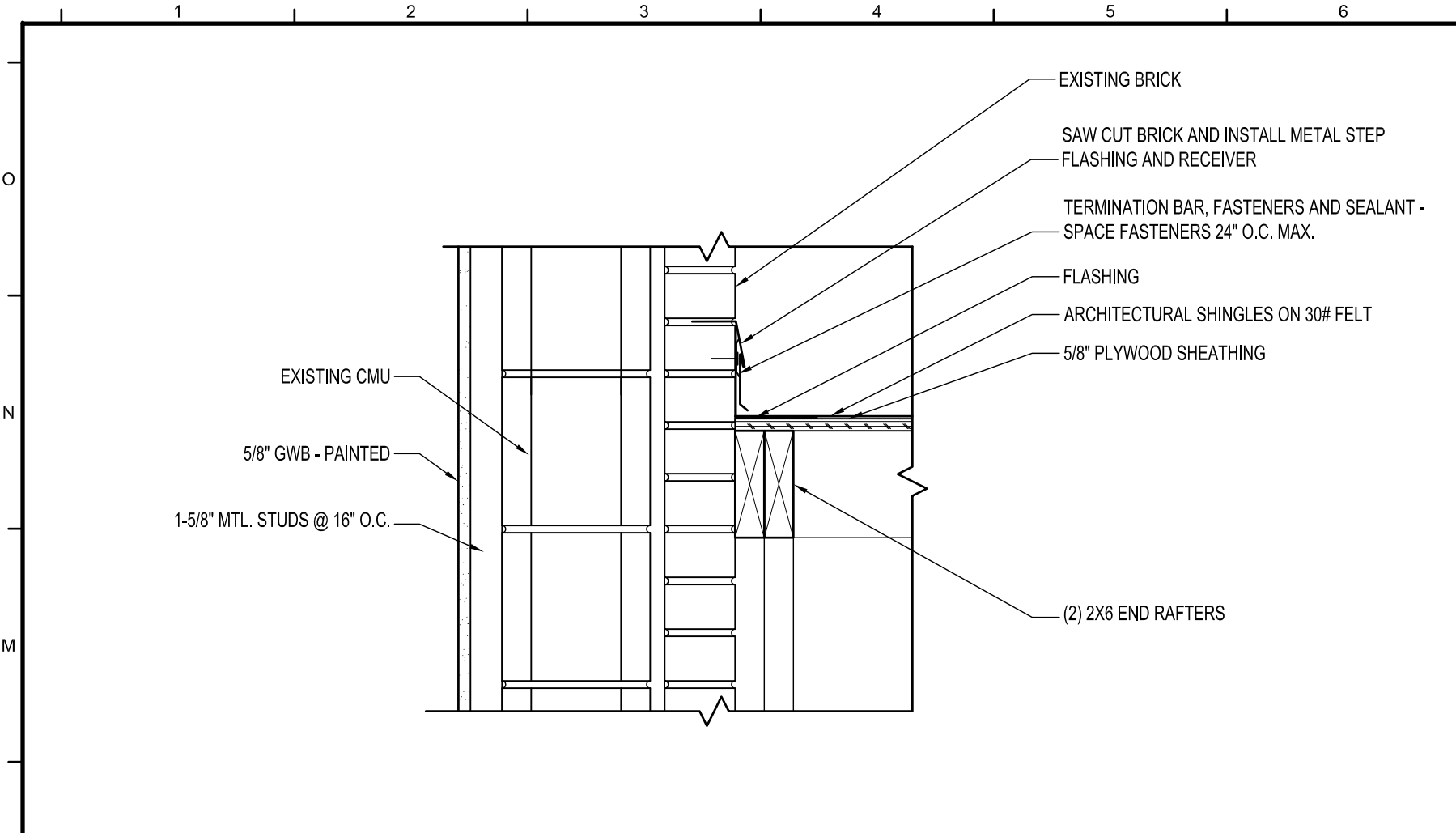
DATE	COMMENTS
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01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	FIRE MARSHAL SUBMISSION
04/09/24	FIRE MARSHAL COMMENTS
05/10/24	95% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
Scale: AS NOTED  
Dwn.By: PJT  
Proj.No.: 0586B053.A01

Dwg.No.: **A-501**

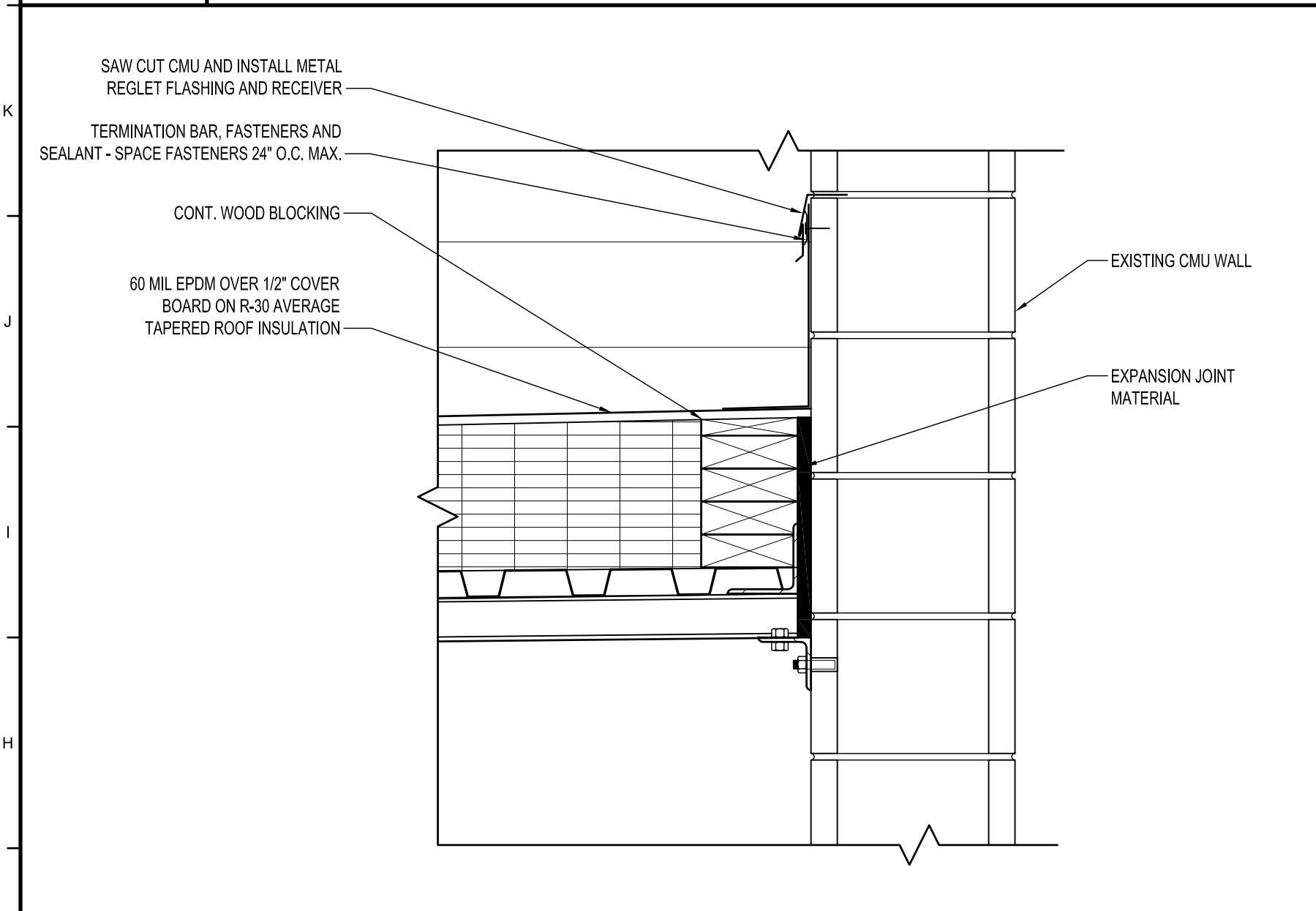
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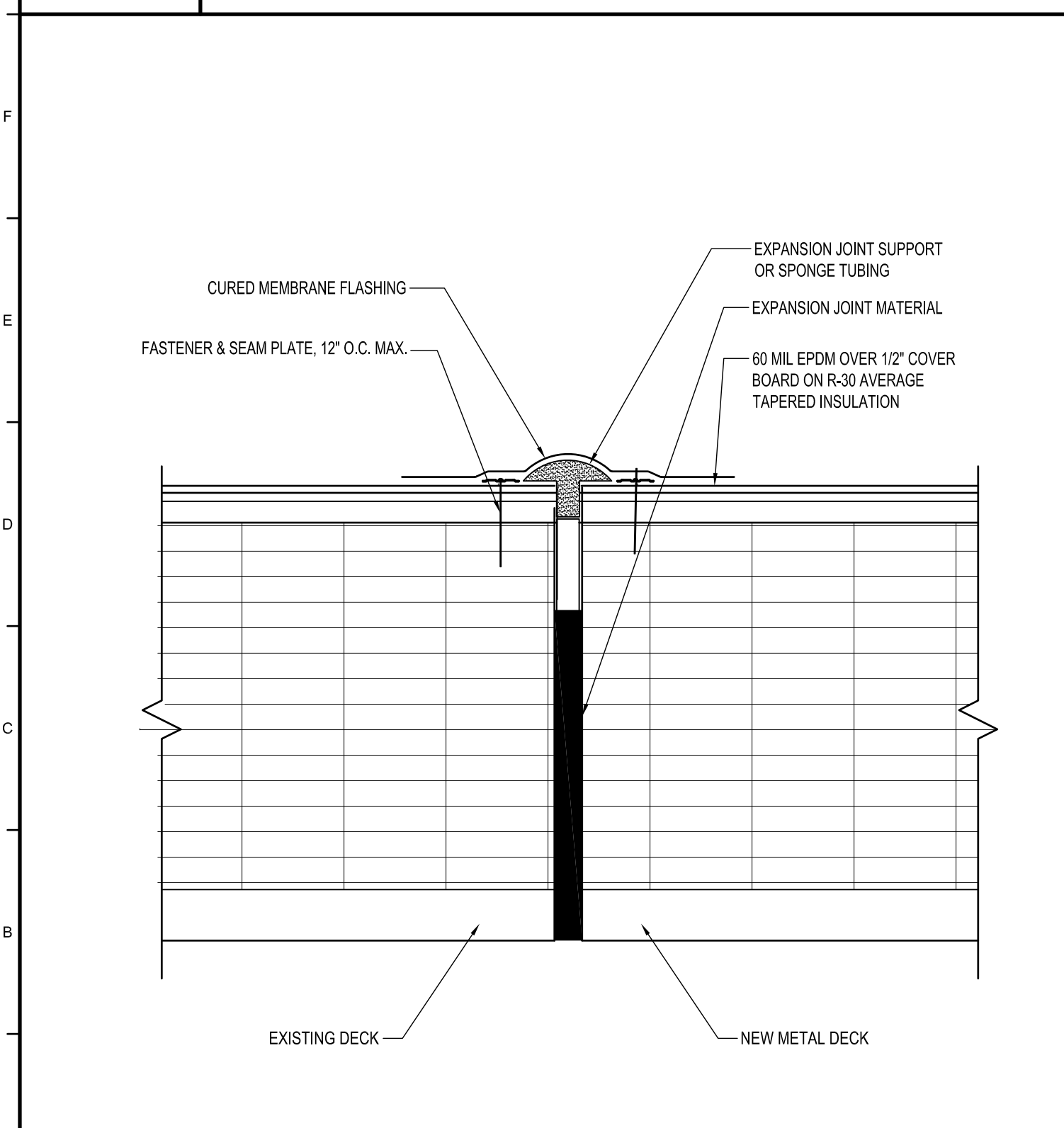
**L1 CANOPY ROOF FLASHING DETAIL**

1 1/2" = 1'-0"



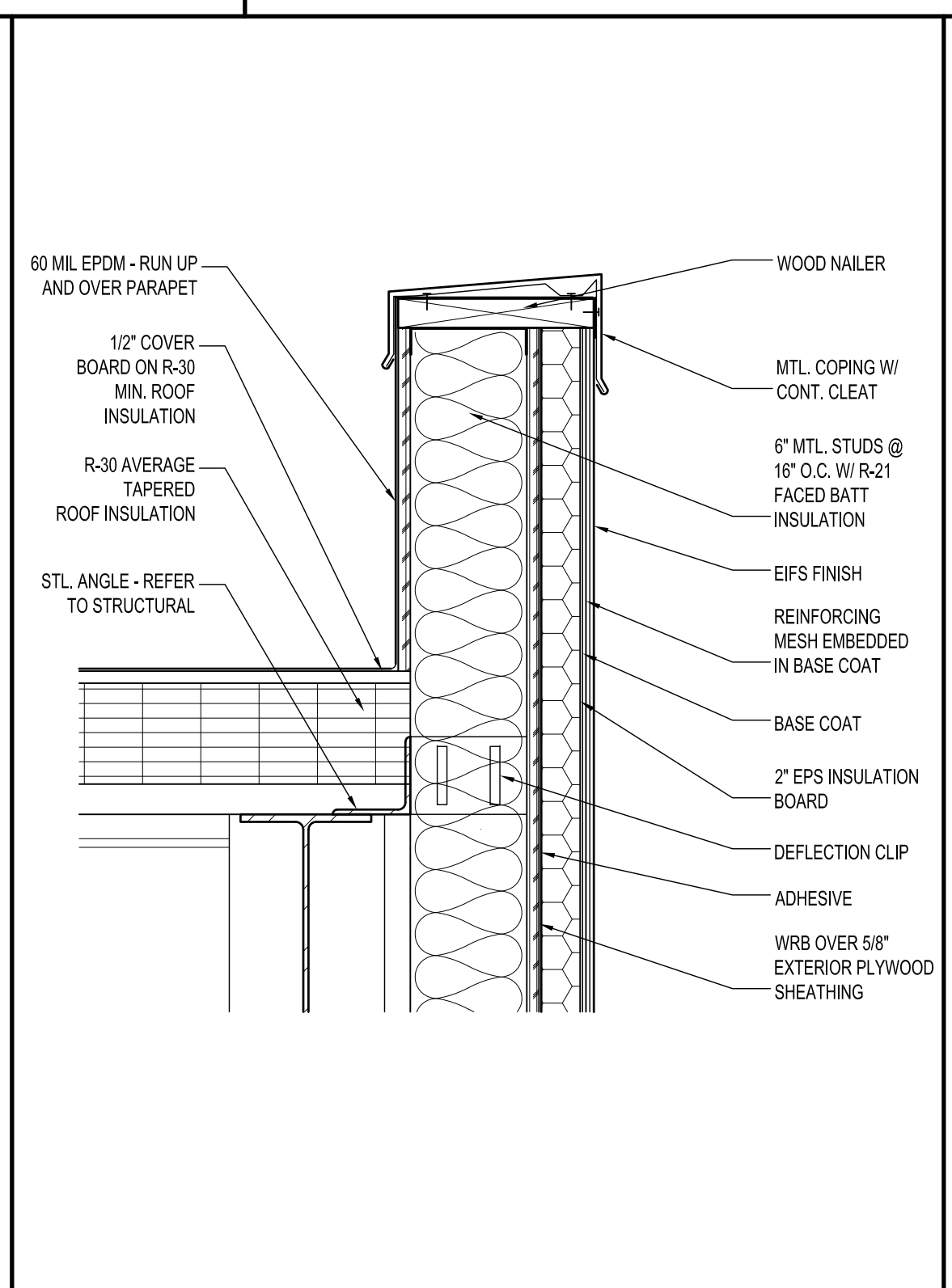
**G1 ROOF FLASHING DETAIL**

1 1/2" = 1'-0"



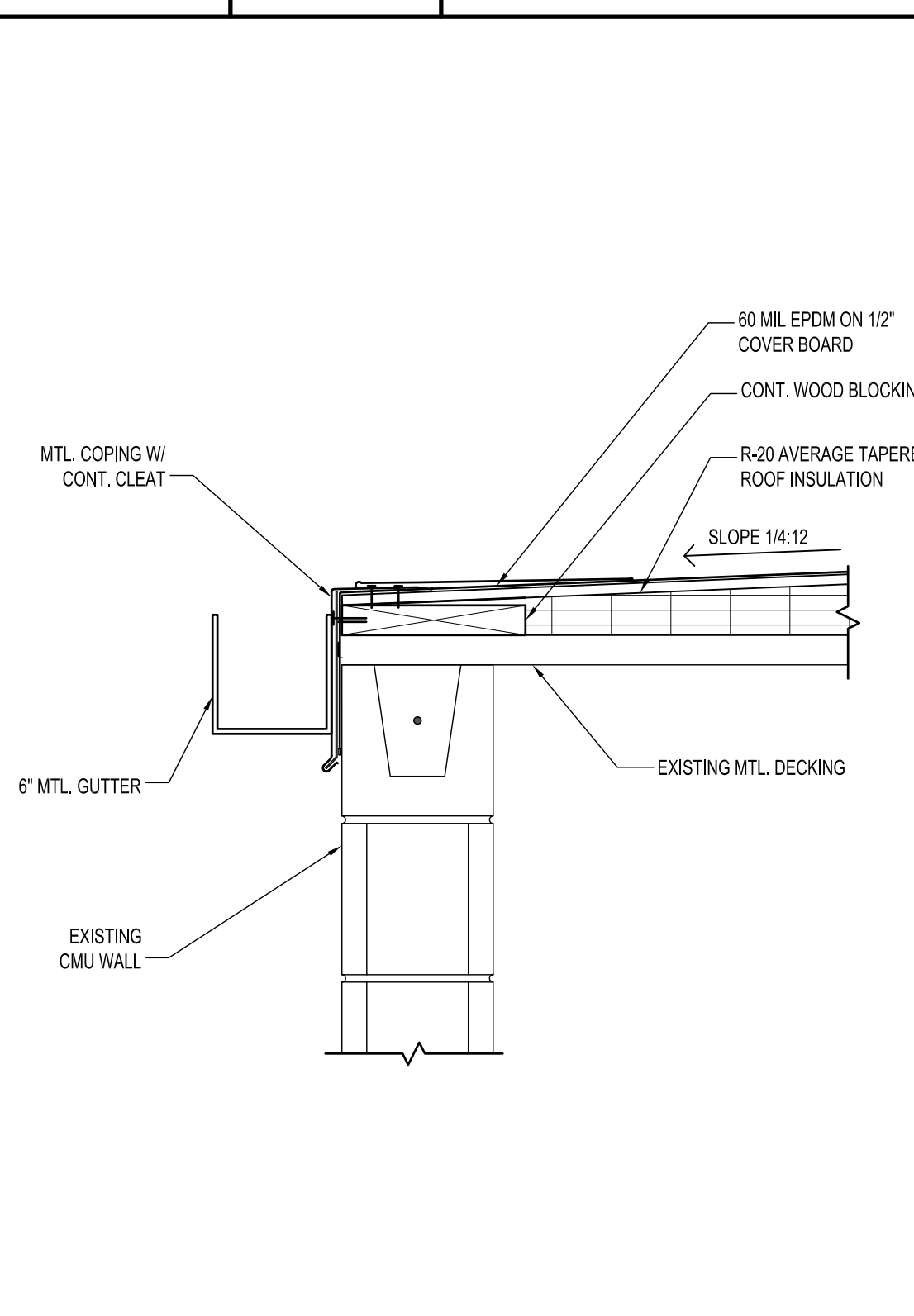
**A1 EXPANSION JOINT DETAIL**

3" = 1'-0"



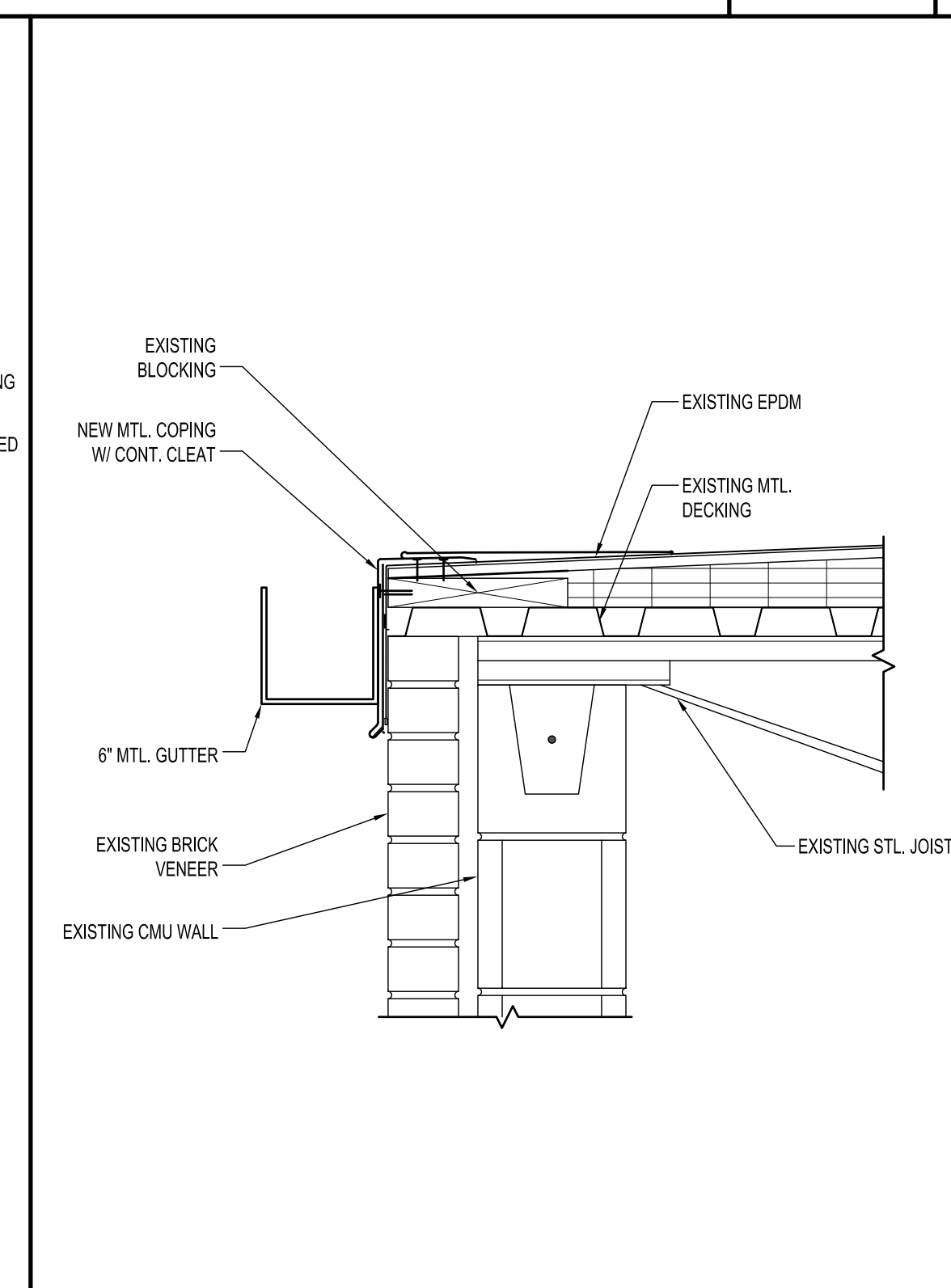
**A6 PARAPET DETAIL**

1 1/2" = 1'-0"



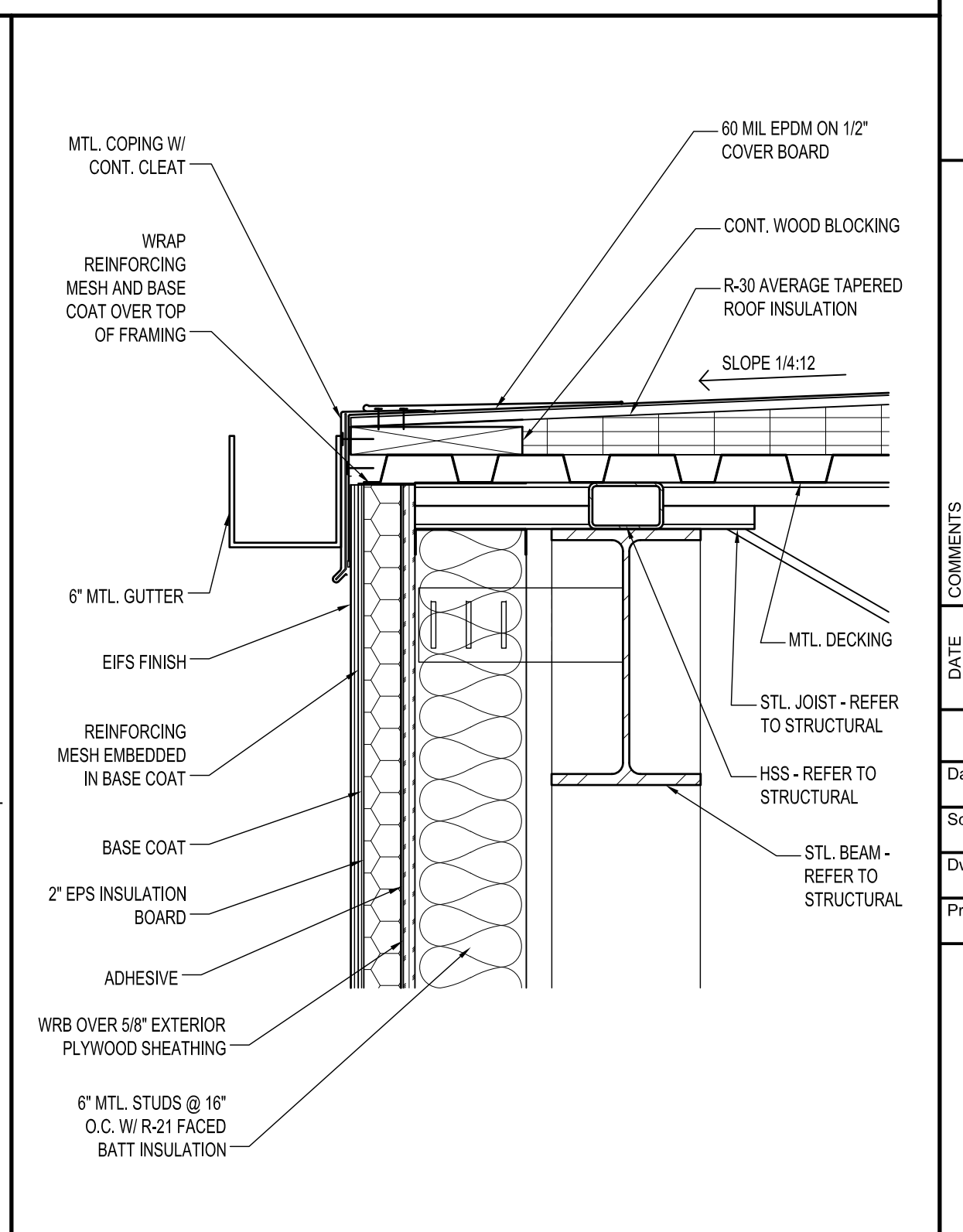
**A10 ROOF EDGE DETAIL AT CMU WALL**

1 1/2" = 1'-0"



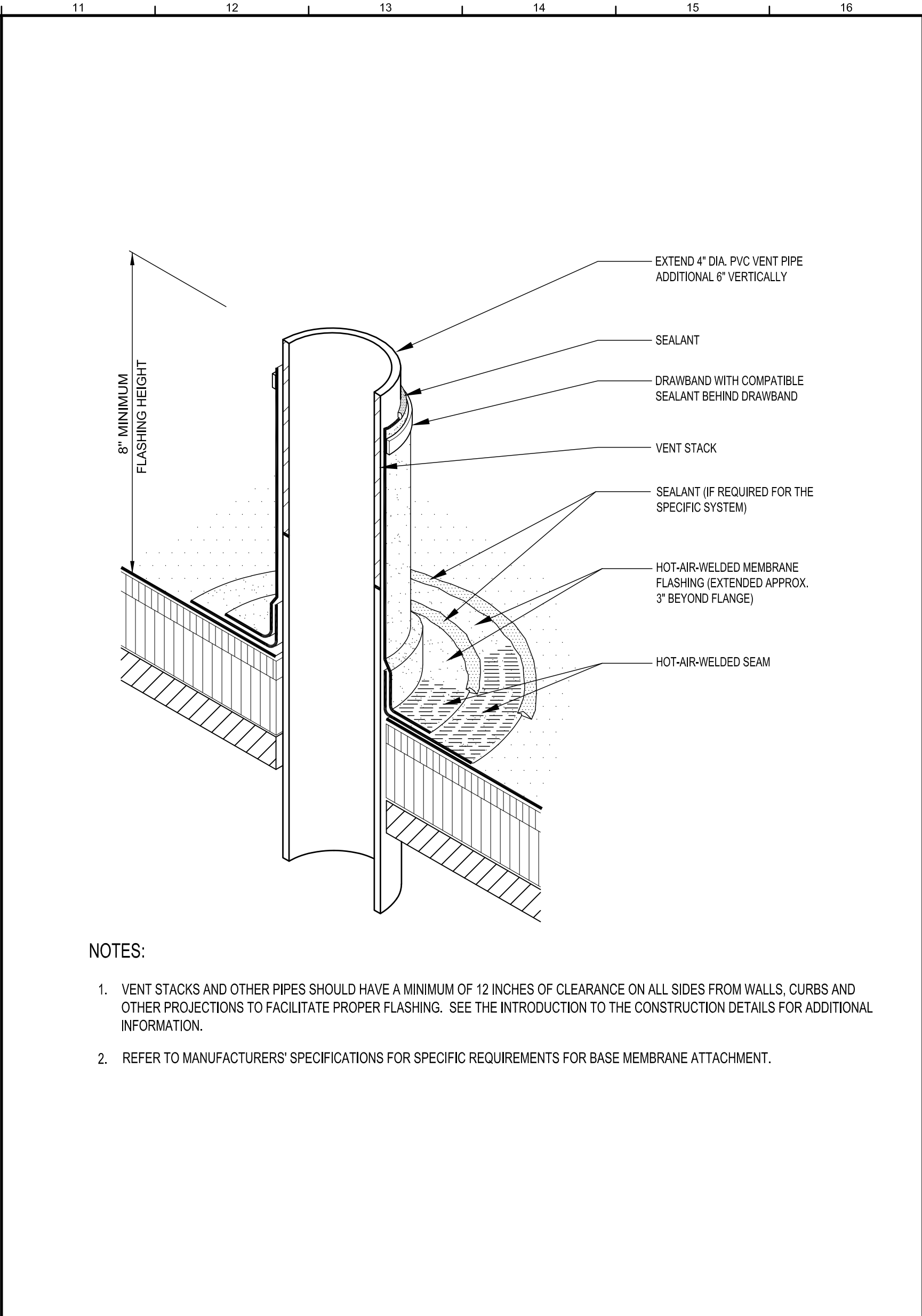
**A14 ROOF EDGE DTL. AT BRICK WALL**

1 1/2" = 1'-0"



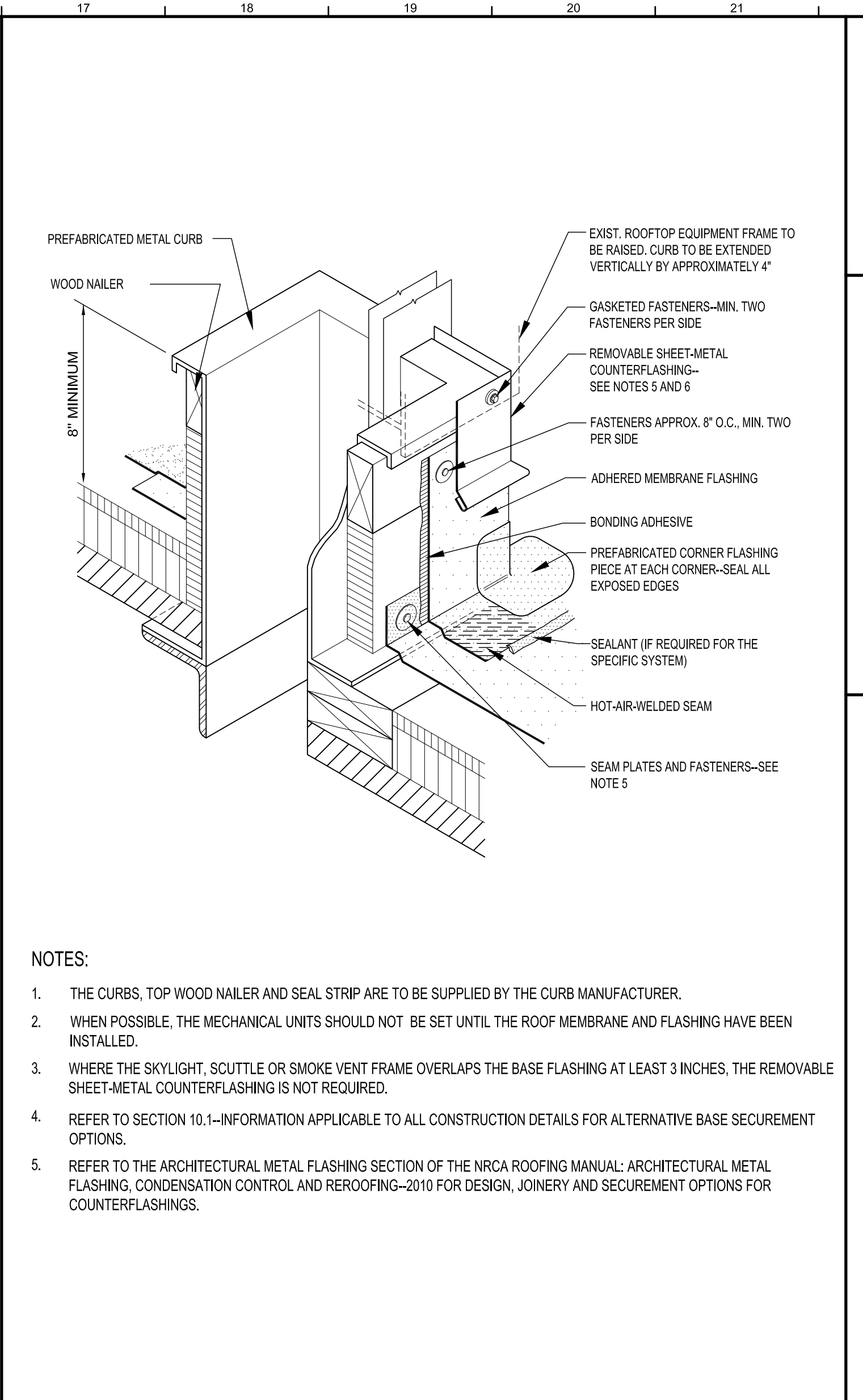
**A18 ROOF EDGE DETAIL**

1 1/2" = 1'-0"



**G11 PIPE PENETRATION DETAIL**

NTS



**G17 ROOF CURB DETAIL**

NTS

- NOTES:
- VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING. SEE THE INTRODUCTION TO THE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
  - REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT.

- NOTES:
- THE CURBS, TOP WOOD NAILER AND SEAL STRIP ARE TO BE SUPPLIED BY THE CURB MANUFACTURER.
  - WHEN POSSIBLE, THE MECHANICAL UNITS SHOULD NOT BE SET UNTIL THE ROOF MEMBRANE AND FLASHING HAVE BEEN INSTALLED.
  - WHERE THE SKYLIGHT, SCUTTLE OR SMOKE VENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTERFLASHING IS NOT REQUIRED.
  - REFER TO SECTION 10.1—INFORMATION APPLICABLE TO ALL CONSTRUCTION DETAILS FOR ALTERNATIVE BASE SECUREMENT OPTIONS.
  - REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION CONTROL AND REROOFING—2010 FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR COUNTERFLASHINGS.

**DAVIS BOWEN & FRIEDEL, INC.**  
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 BALTIMORE, MARYLAND  
 410.770.4744

**HI-GRADE BUILDING RENOVATIONS**  
 124 PORTER STREET  
 HARRINGTON, DE 19952

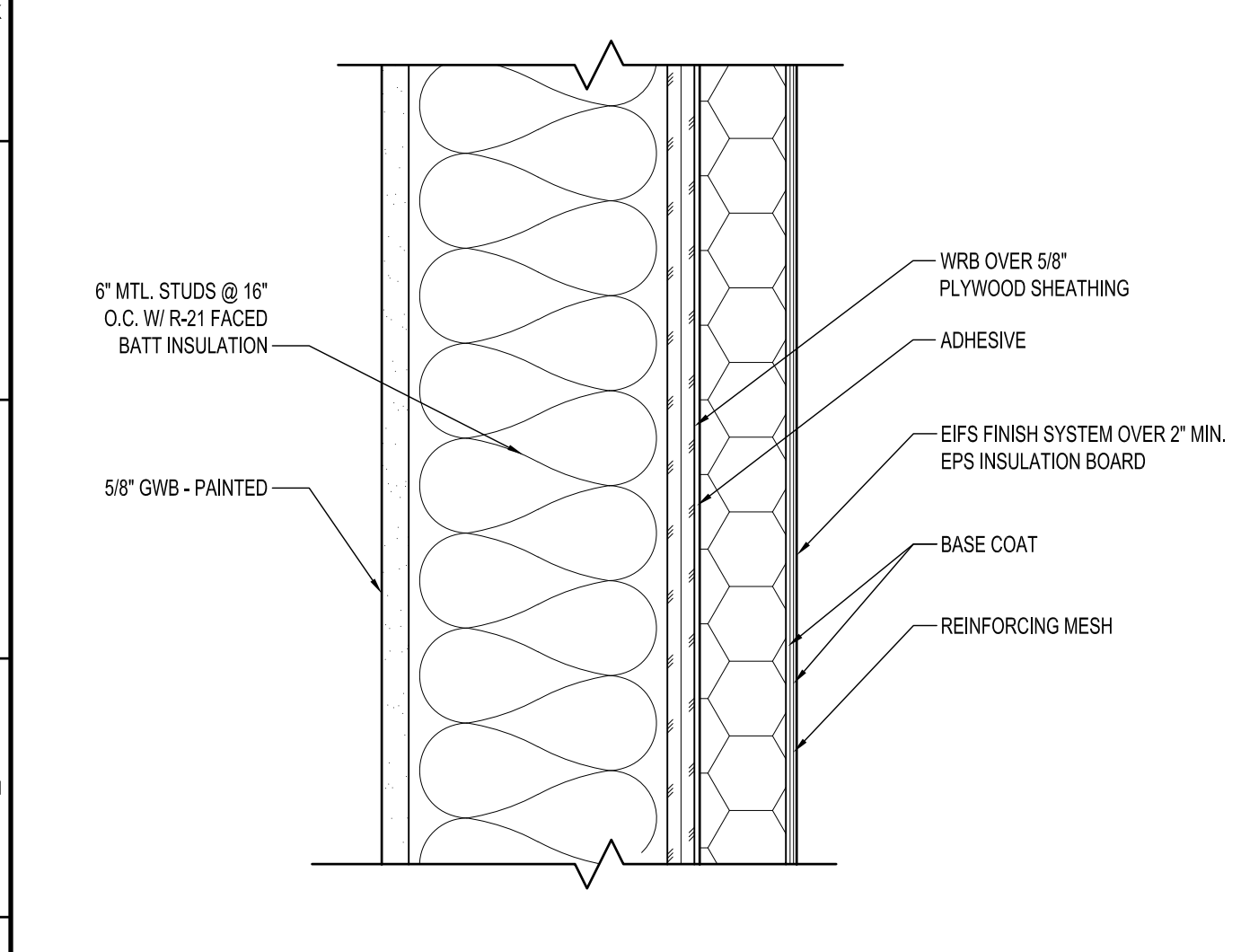
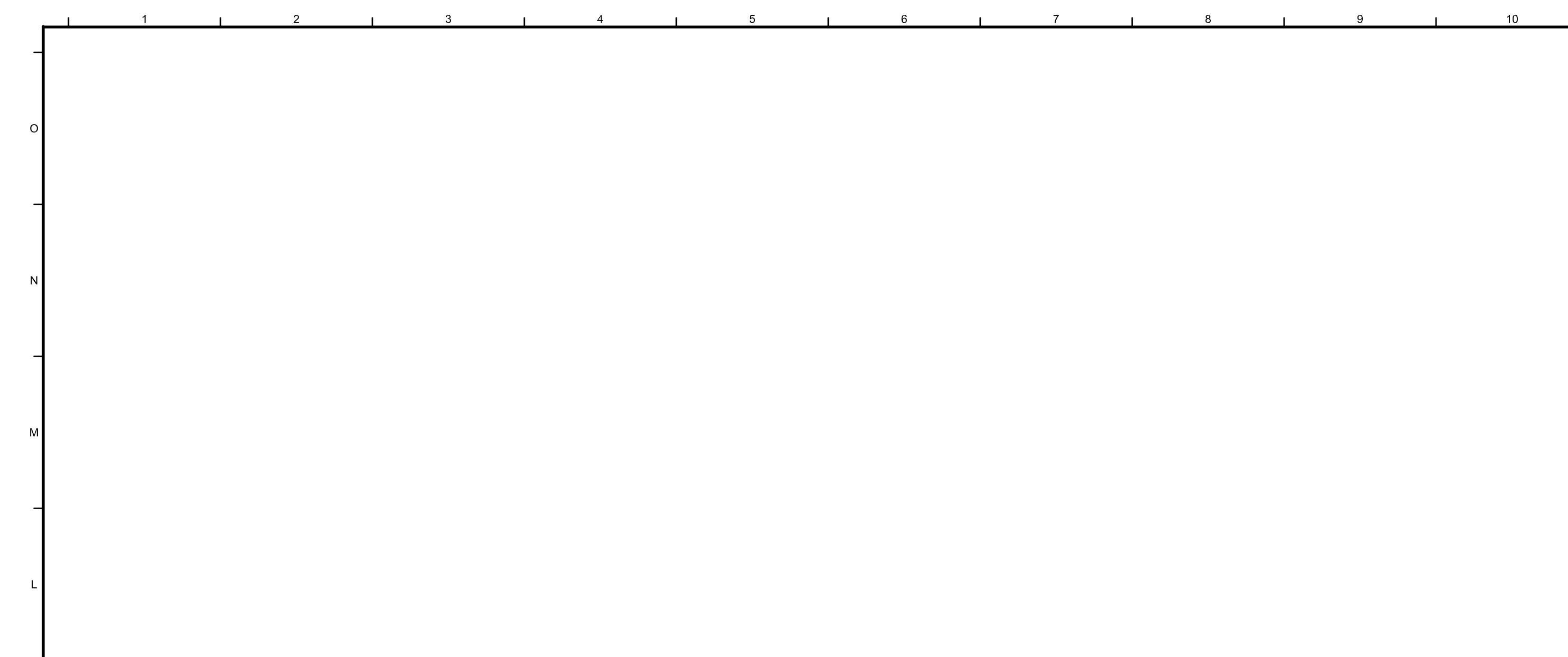
DATE	DESCRIPTION
11/08/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	PRE-MARSHAL SUBMISSION
04/09/24	PRE-MARSHAL COMMENTS
05/10/24	95% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn.By: PJT  
 Proj.No.: 0586B053.A01

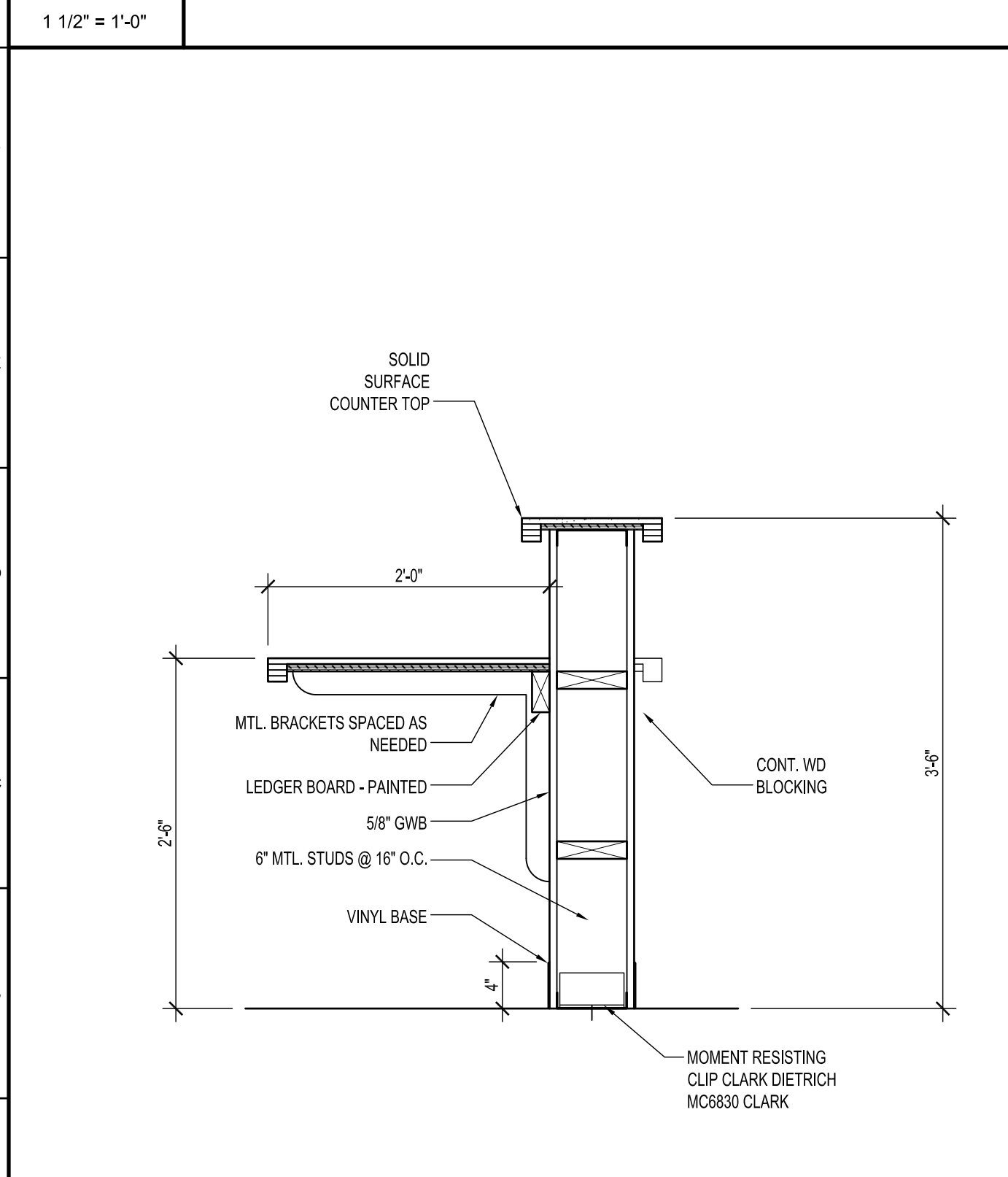
**DETAILS**

Dwg.No.: **A-502**

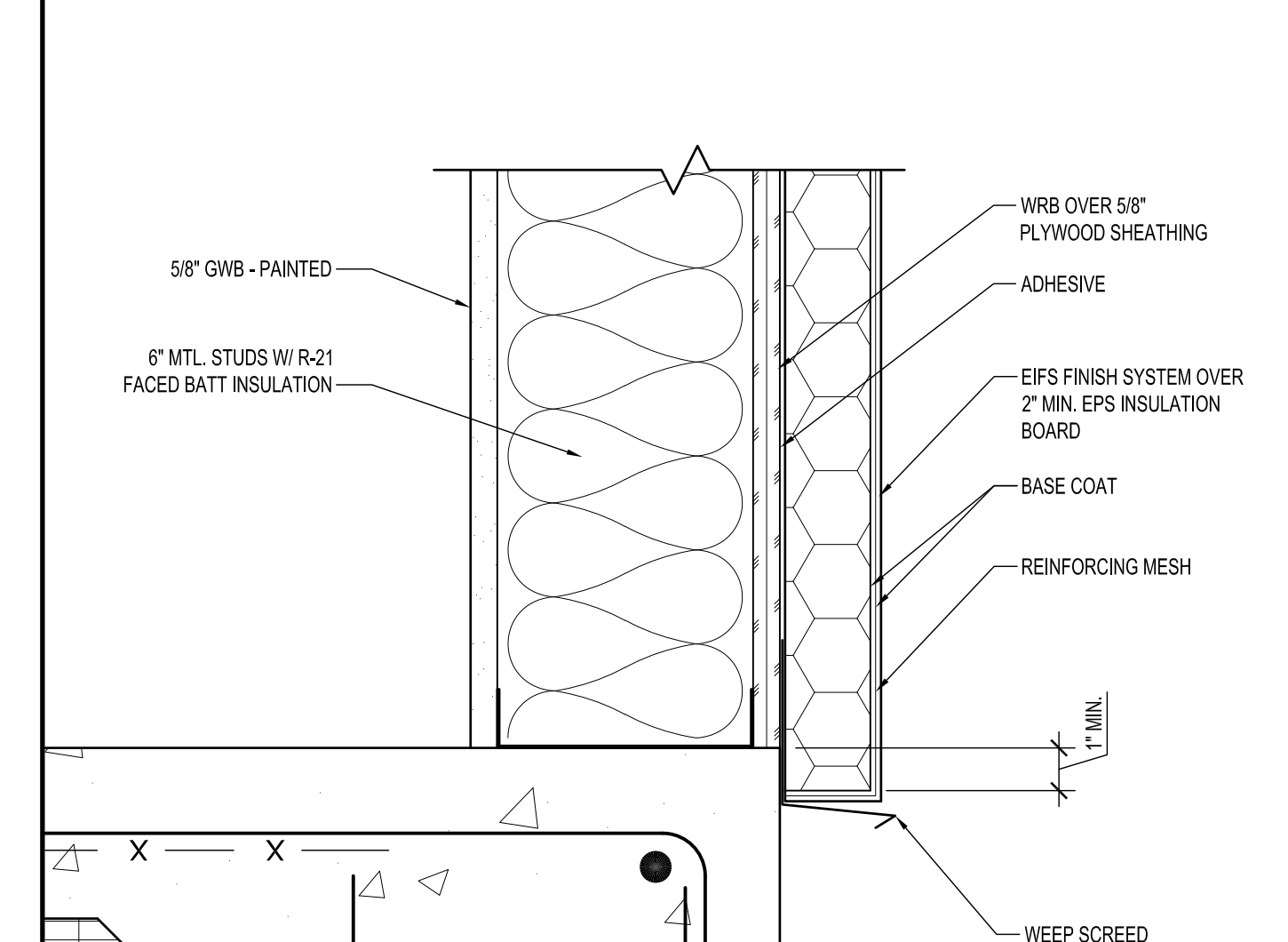




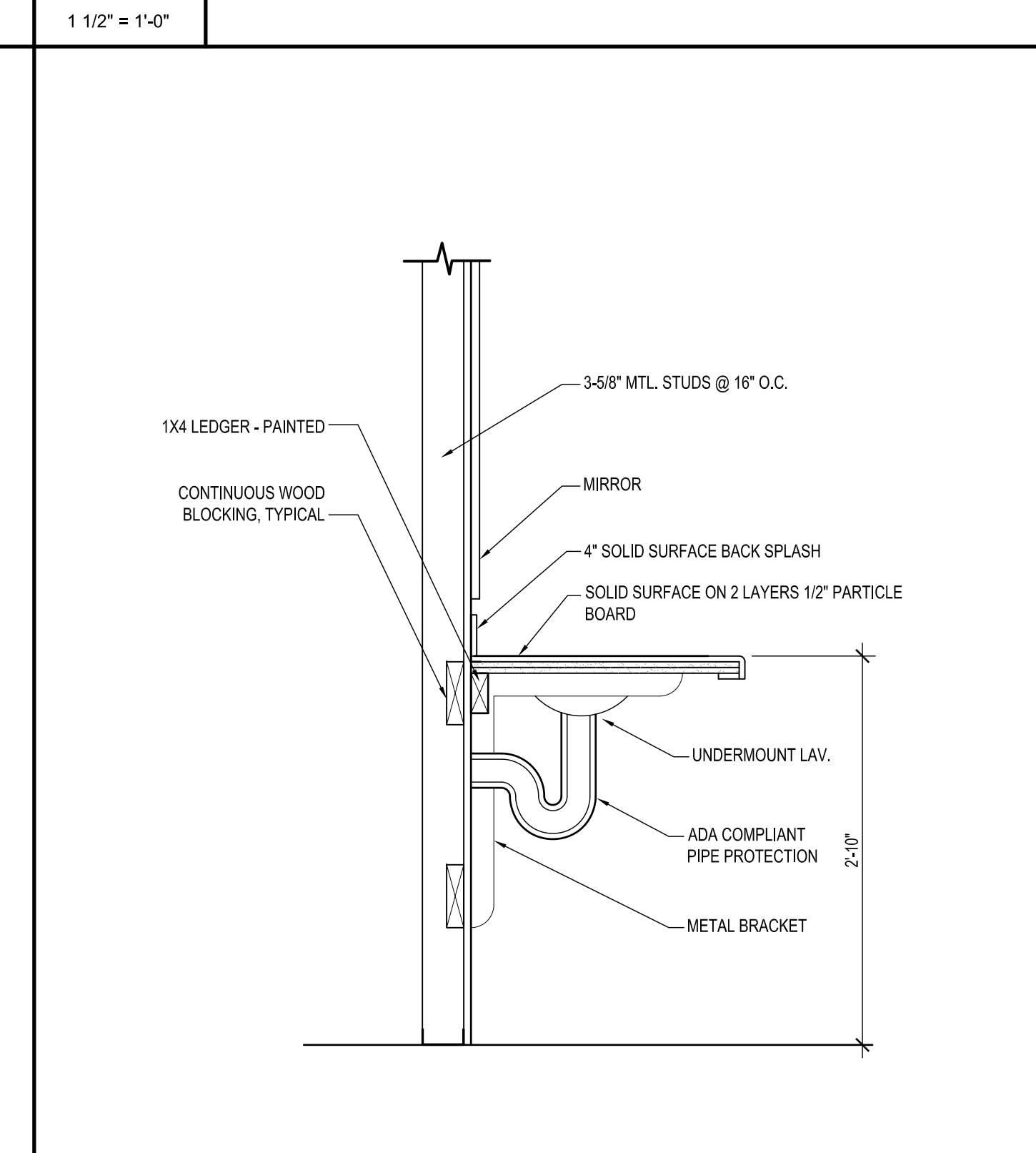
**G1** TYP EIFS DETAIL AT WALL  
1 1/2" = 1'-0"



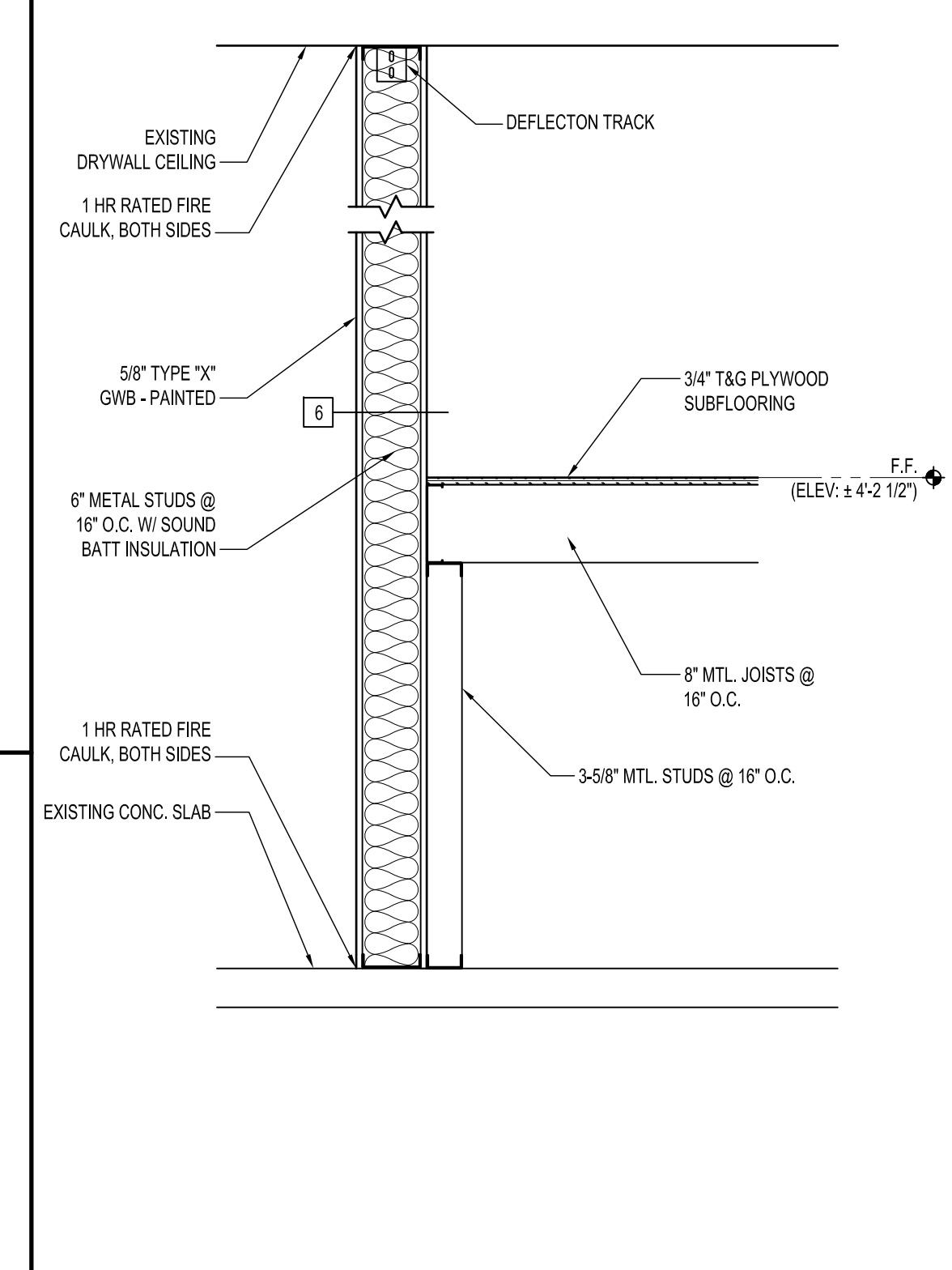
**A1** DETAIL @ RECEPTION LOW WALL  
1" = 1'-0"



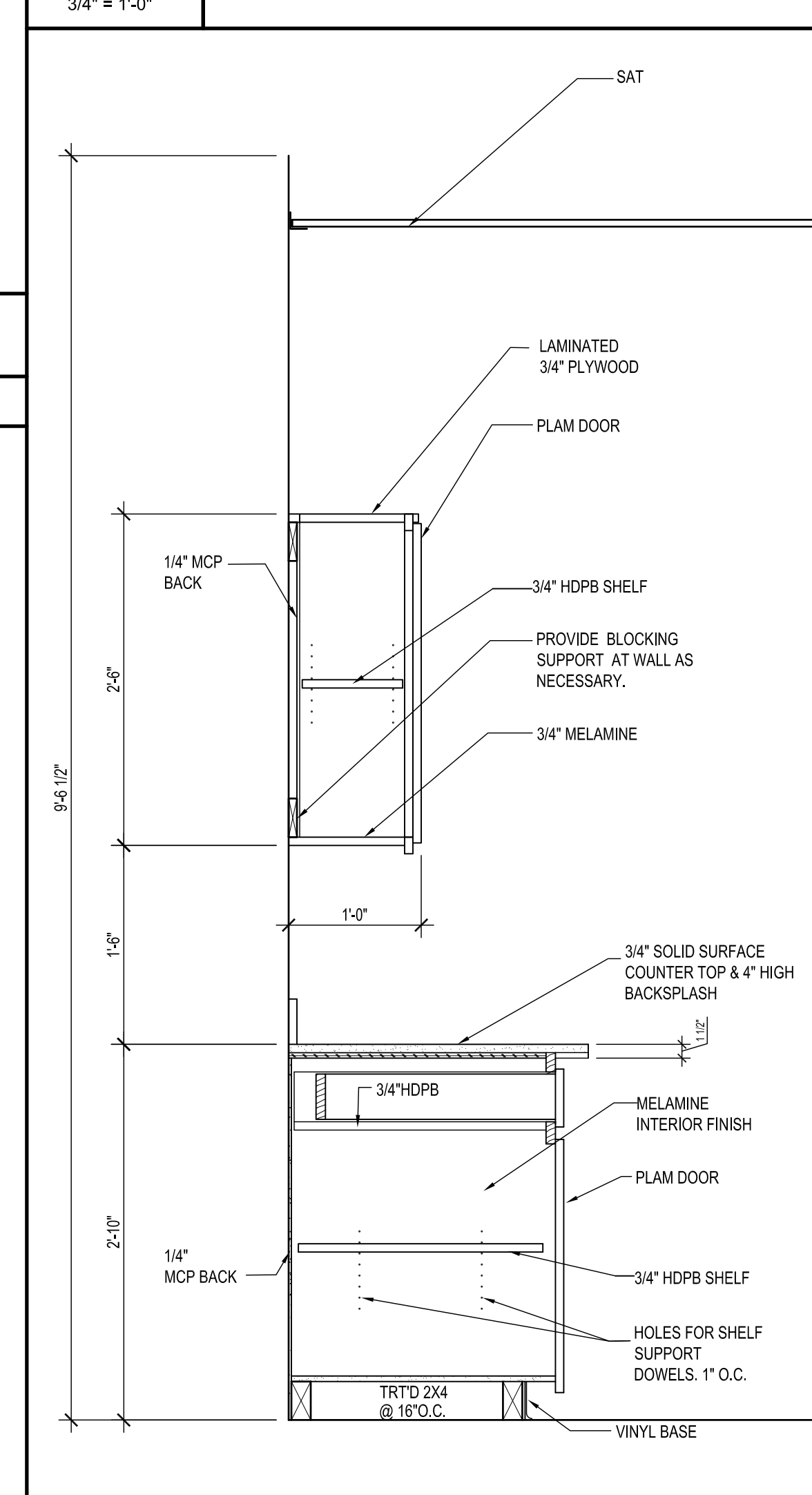
**G6** TYP EIFS DETAIL AT BASE  
1 1/2" = 1'-0"



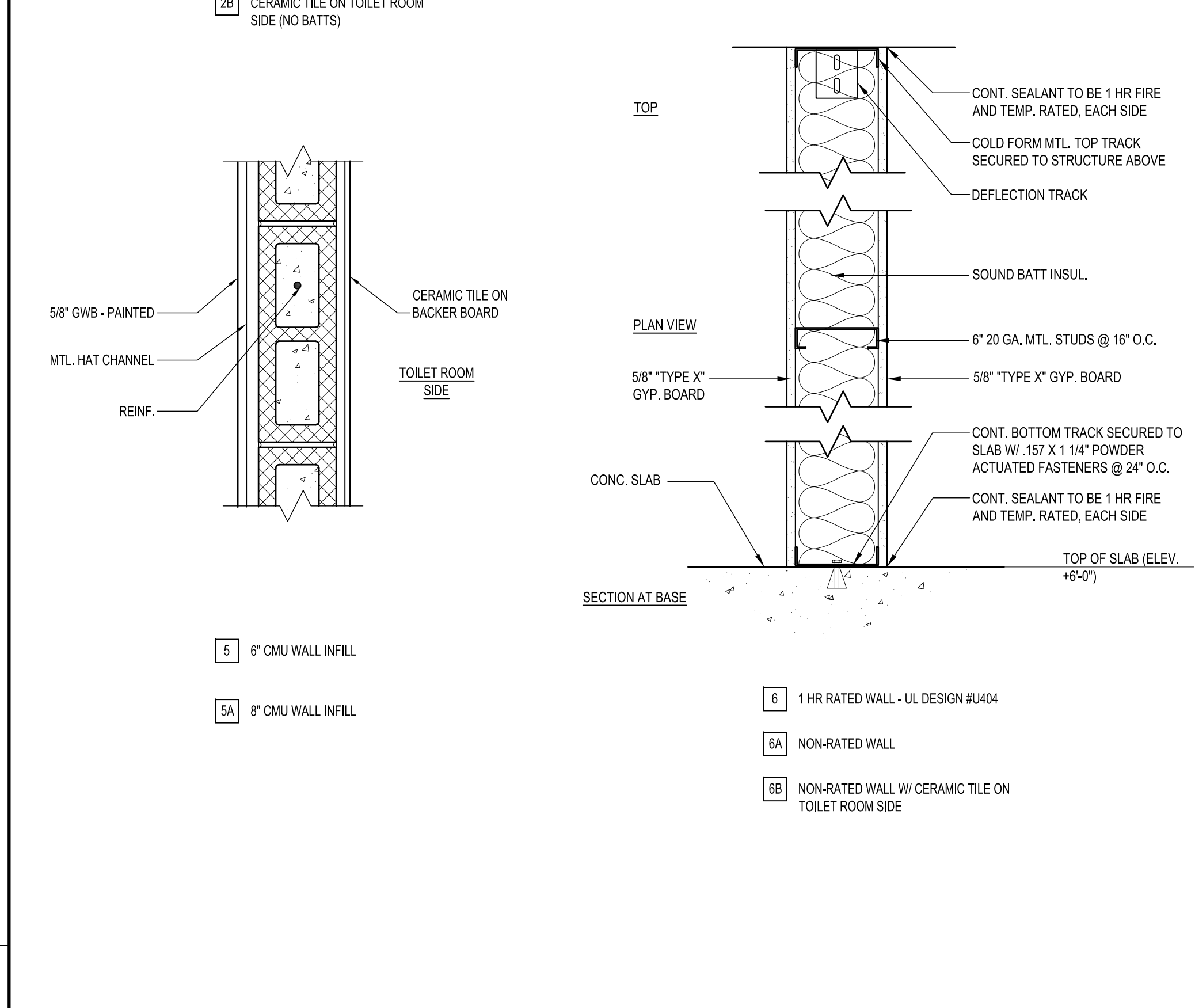
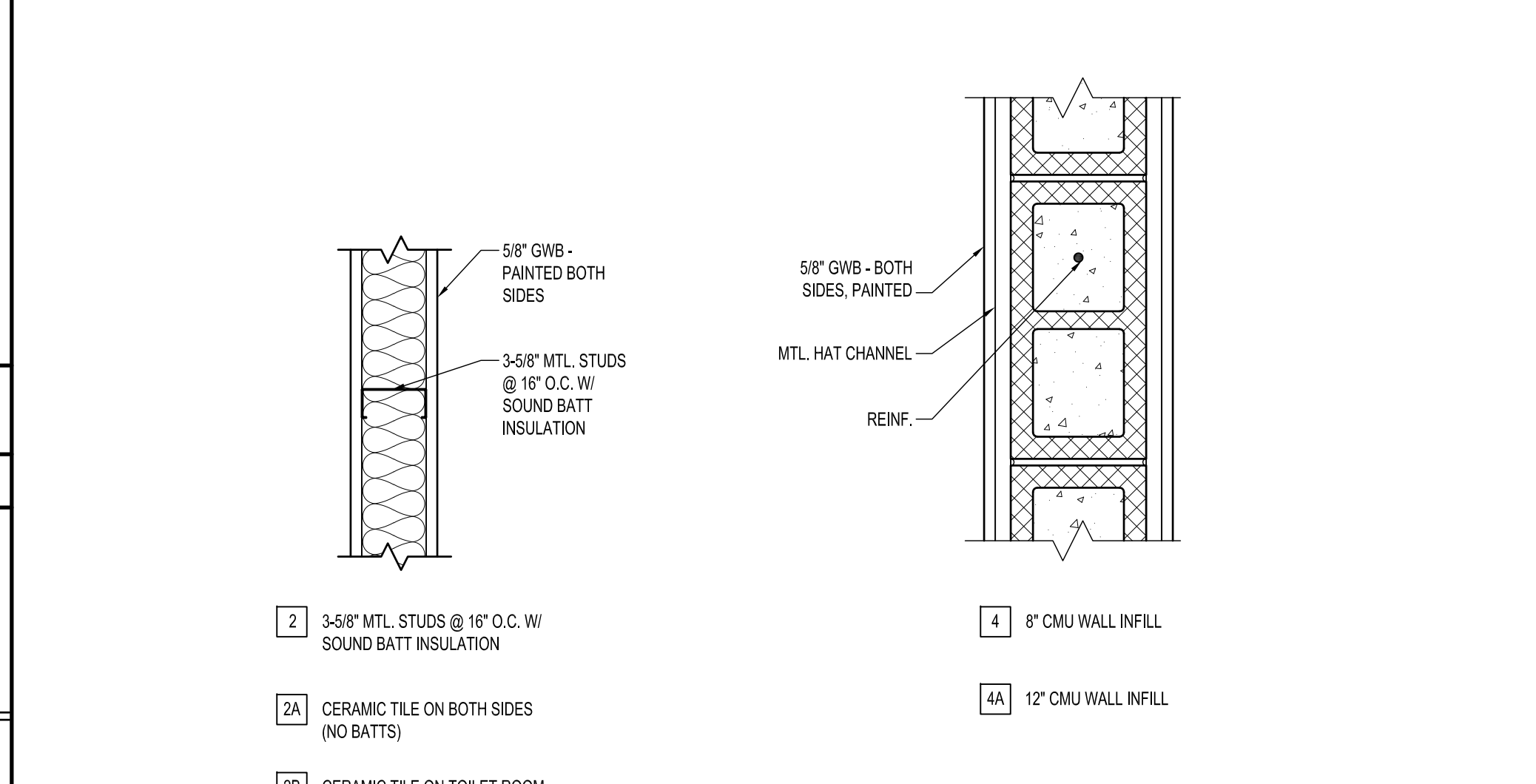
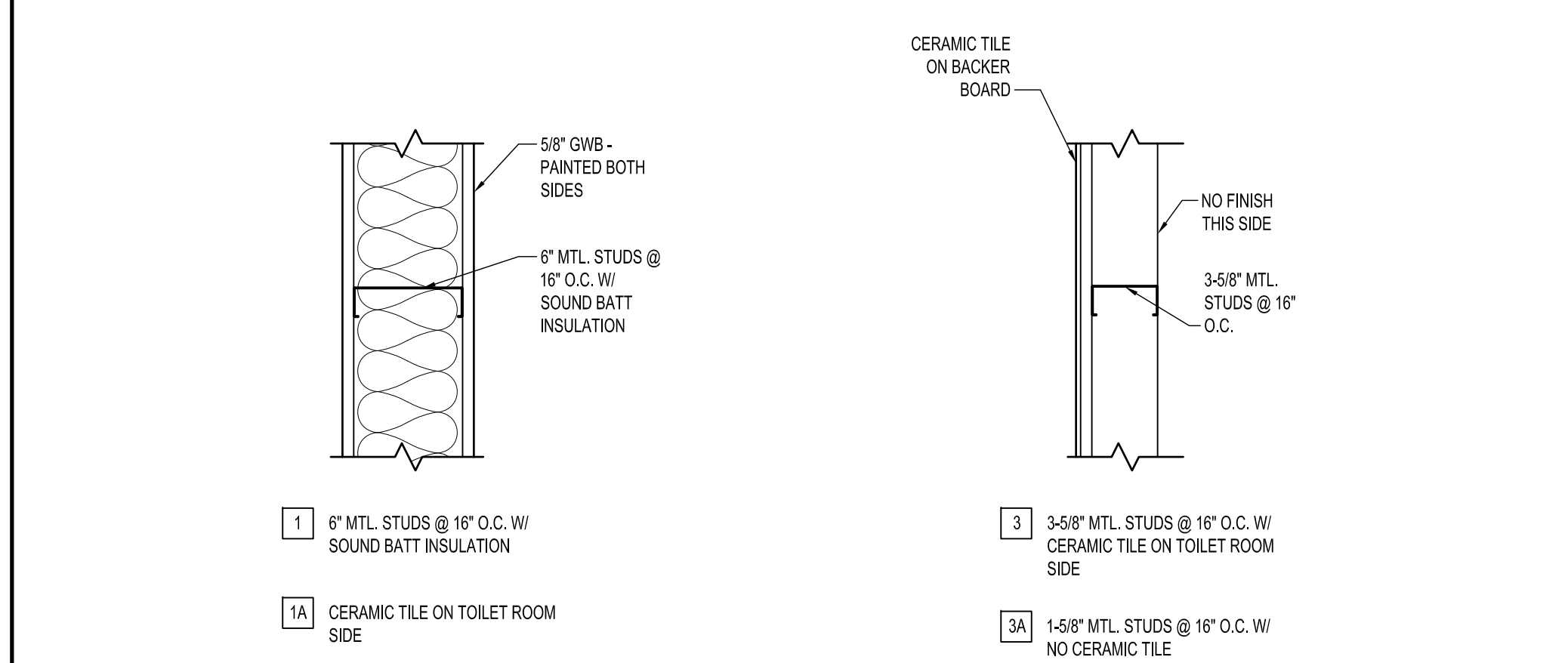
**A6** DETAIL @ LAVATORY COUNTER  
1" = 1'-0"



**111** BREAK ROOM WALL SECTION  
3/4" = 1'-0"



**A11** TYP. CASEWORK ELEVATION  
1" = 1'-0"

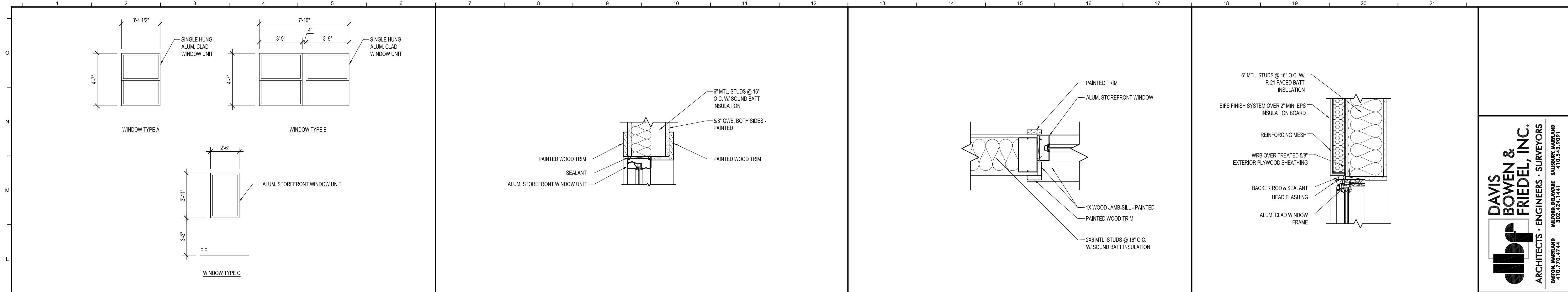


**A15** WALL TYPES  
1 1/2" = 1'-0"

DATE	COMMENTS
1/10/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	FIRE MARSHAL SUBMISSION
04/09/24	FIRE MARSHAL COMMENTS
05/10/24	60% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

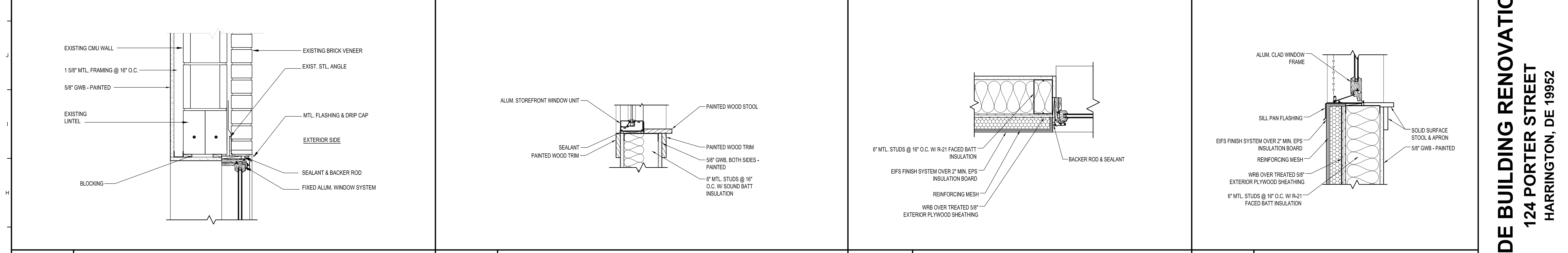
Date:	JULY 16, 2024
Scale:	AS NOTED
Dwn.By:	PJT
Proj.No.:	0586B053.A01

<b>DETAILS</b>
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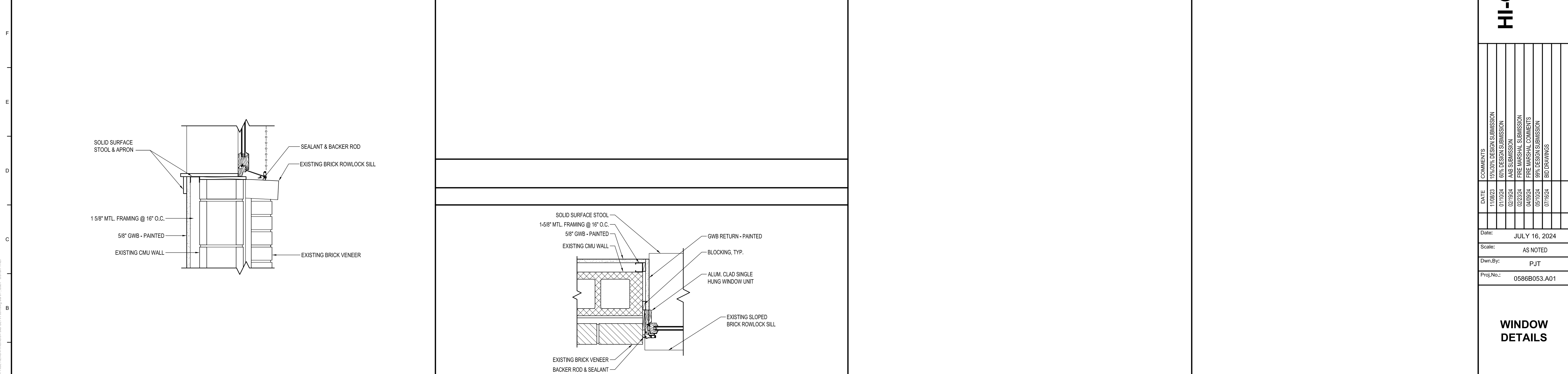


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 SALEM, DELAWARE 302.424.1441  
 410.343.9991

<b>K1</b>	<b>WINDOW TYPES</b>	<b>K7</b>	<b>INTERIOR WINDOW HEAD DETAIL</b>	<b>K13</b>	<b>INTERIOR WINDOW JAMB DETAIL</b>	<b>K18</b>	<b>EXTERIOR WINDOW HEAD DETAIL</b>
1/4" = 1'-0"		1 1/2" = 1'-0"		1 1/2" = 1'-0"		1 1/2" = 1'-0"	



<b>G1</b>	<b>WINDOW HEAD DETAIL AT EXISTING BRICK</b>	<b>G7</b>	<b>INTERIOR WINDOW SILL DETAIL</b>	<b>G13</b>	<b>WINDOW JAMB DETAIL</b>	<b>G18</b>	<b>EXTERIOR WINDOW SILL DETAIL</b>
1 1/2" = 1'-0"		1 1/2" = 1'-0"		1 1/2" = 1'-0"		1 1/2" = 1'-0"	



<b>A1</b>	<b>WINDOW SILL DETAIL AT EXISTING BRICK</b>	<b>A7</b>	<b>EXTERIOR WINDOW JAMB DETAIL</b>
1 1/2" = 1'-0"		1 1/2" = 1'-0"	

**HI-GRADE BUILDING RENOVATIONS**  
 124 PORTER STREET  
 HARRINGTON, DE 19952

DATE	COMMENTS
11/08/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	PRE-MARSHAL SUBMISSION
04/09/24	PRE-MARSHAL COMMENTS
05/10/24	60% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

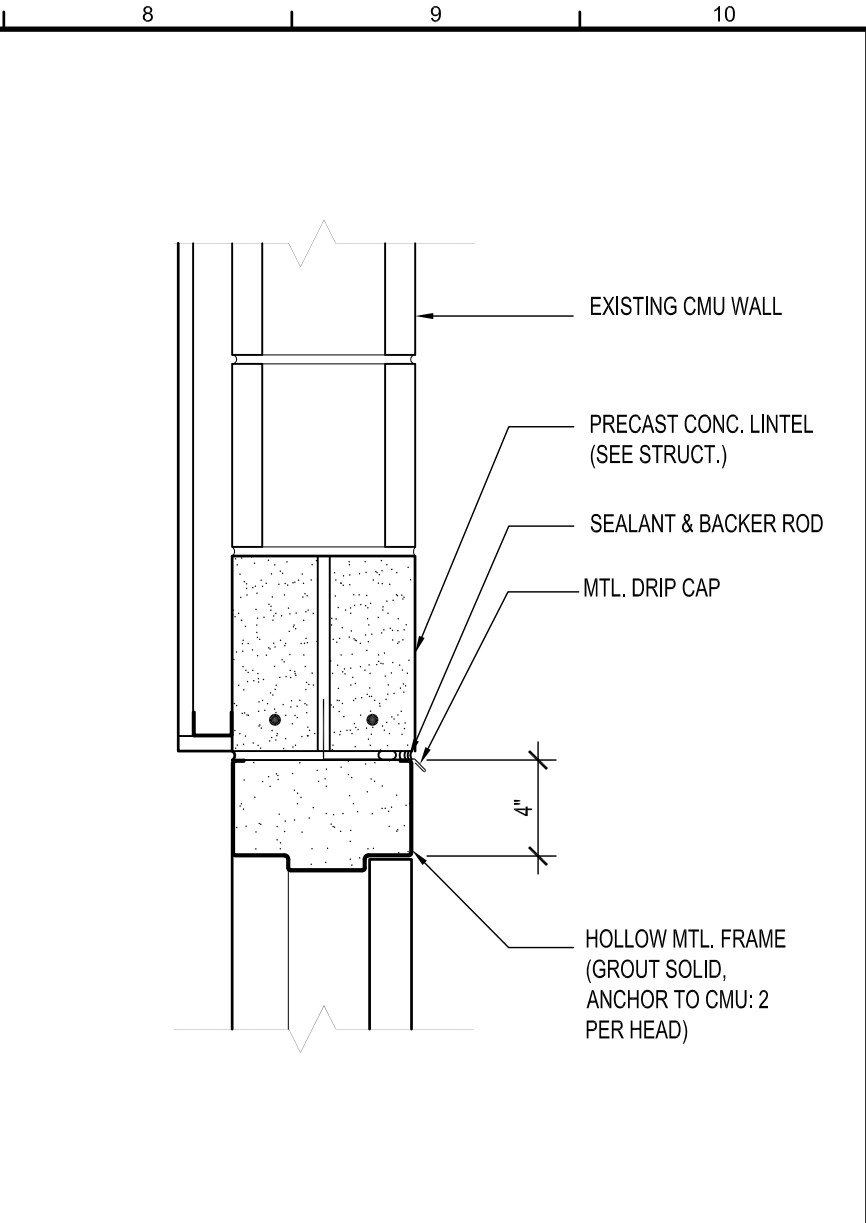
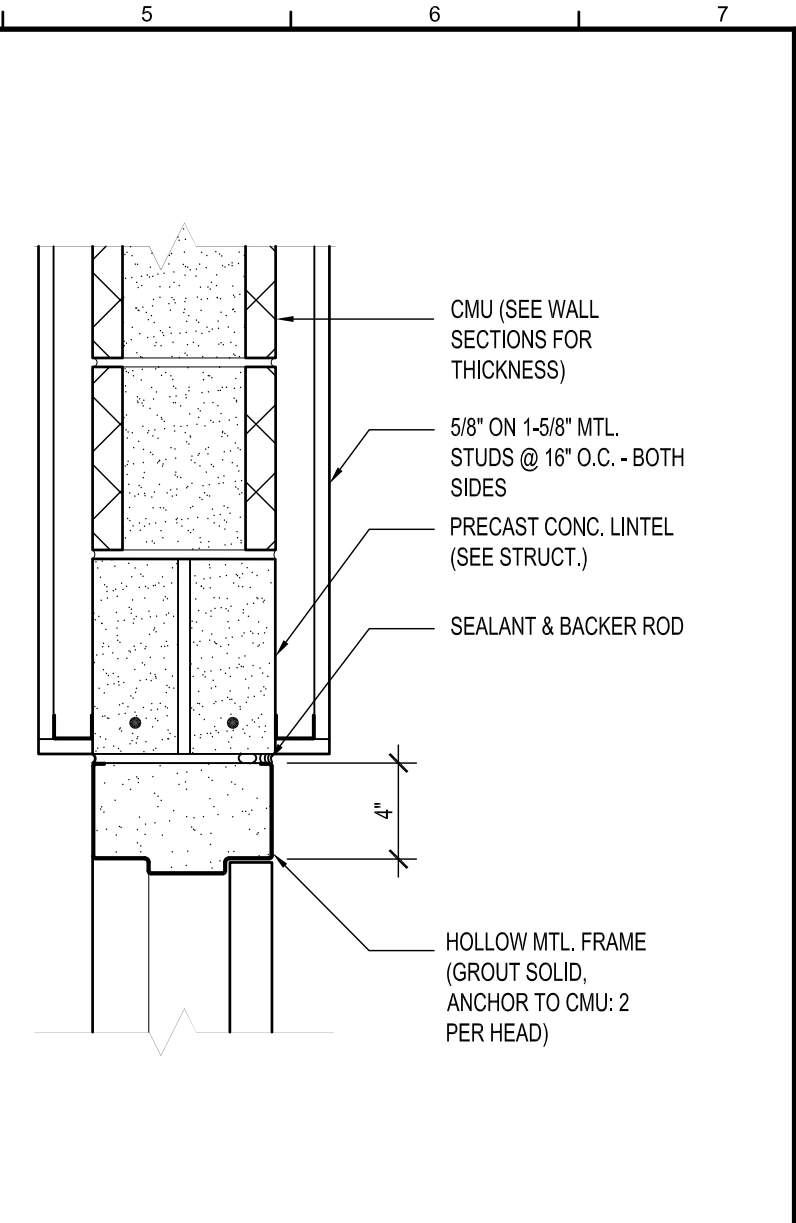
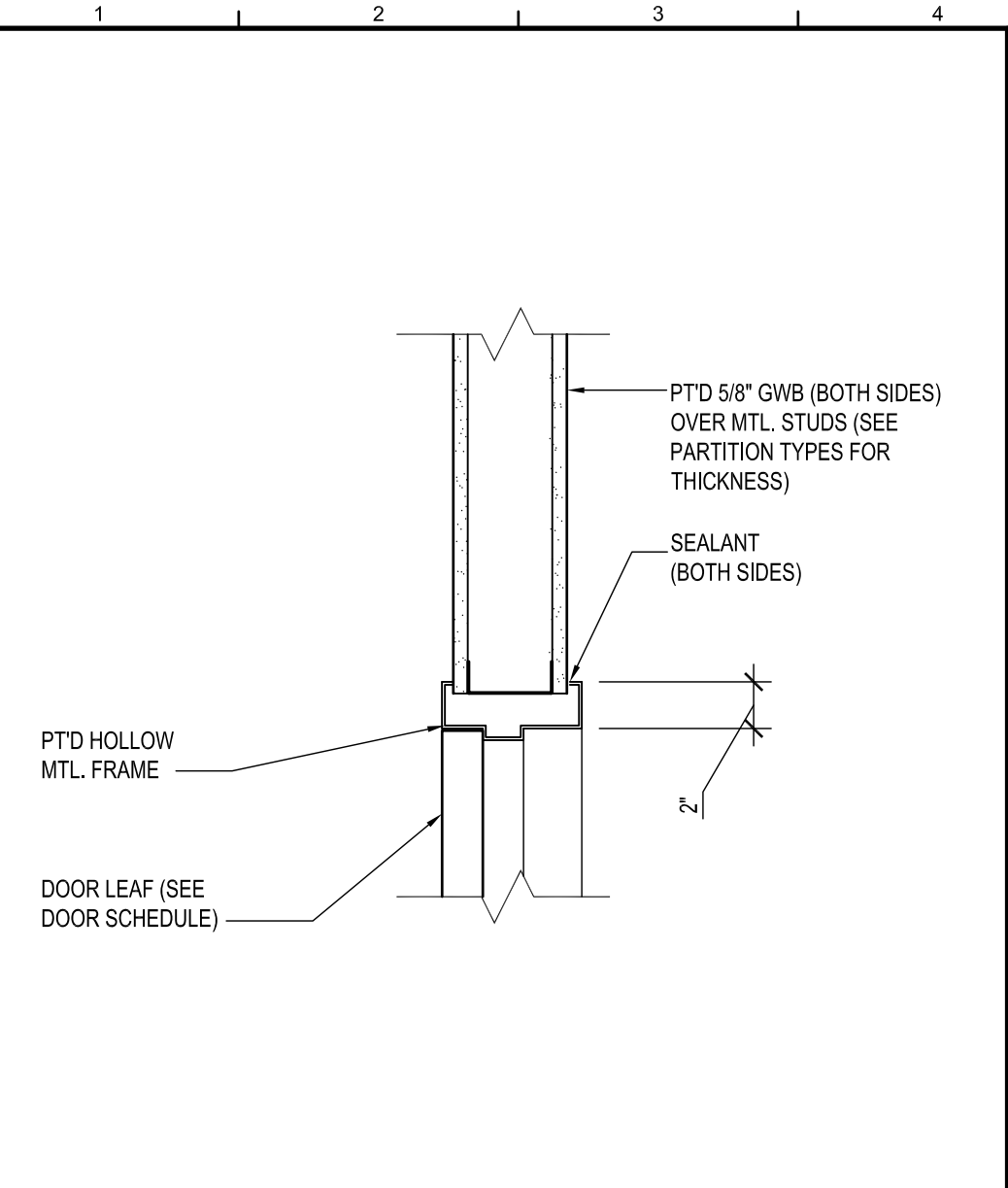
Date: JULY 16, 2024  
 Scale: AS NOTED  
 Dwn.By: PJT  
 Proj.No.: 0586B053.A01

**WINDOW DETAILS**

Dwg.No.: **A-504**

R:\0586B053.A01 - HI-GRADE OFFICE RENOVATIONS\BID SET\A504.dwg 11/17/2024 1:33pm TRSP





ROOM FINISH SCHEDULE										
NO.	Name	FLR	Base	Walls				Clg	HT	NOTES
				N	S	E	W			
100	FACILITY STORAGE	EXIST.	--	PT-1	PT-1	PT-1	PT-1	PT-2	EXIST.	
101	BREAK ROOM	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
102	SHOWER/TOILET ROOM	CT	CT	CT	CT	CT	CT	SAT-2	8'-0"	
103	MEN	CT	CT	CT	CT	CT	CT	SAT	8'-0"	
104	UNISEX ADA	CT	CT	CT	CT	CT	CT	SAT	8'-0"	
105	WOMEN	CT	CT	CT	CT	CT	CT	SAT	8'-0"	
106	LOBBY	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
107	ADMIN OFFICER	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
108	SMALL CONF. ROOM	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
109	CLASSROOM	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
110	OPEN OFFICE	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
111	CORRIDOR	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
112	I.T. OFFICE	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
113	I.T. OFFICE	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
114	I.T. OFFICE	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
115	LARGE CONFERENCE ROOM	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
116	MA II	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
117	CHIEF	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
118	MAJOR	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
119	OFFICE	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
120	OFFICE	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
121	UNISEX	CT	CT	CT	CT	CT	CT	SAT	8'-0"	
122	JANITOR'S CLOSET	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
123	UNIFORM EQUIPMENT SUPPLY	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
124	UNISEX	CT	CT	CT	CT	CT	CT	SAT	8'-0"	
125	FILE STORAGE	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
126	ARMORY	SC	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
127	I.T.	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
128	STORAGE	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
129	CORRIDOR	LVT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	
130	MECH. ROOM	EXIST.	--	PT-1	PT-1	PT-1	PT-1	EXP.	EXIST.	
131	OFFICE	CPT	VB	PT-1	PT-1	PT-1	PT-1	SAT	9'-0"	

- LEGEND
- LVT - LUXURY VINYL TILE
  - CPT - CARPET TILE
  - CT - CERAMIC TILE
  - PT-1 - PAINTED GWB
  - SAT - SOUND ACOUSTIC TILE
  - VB - VINYL WALL BASE
  - EXP. - EXPOSED

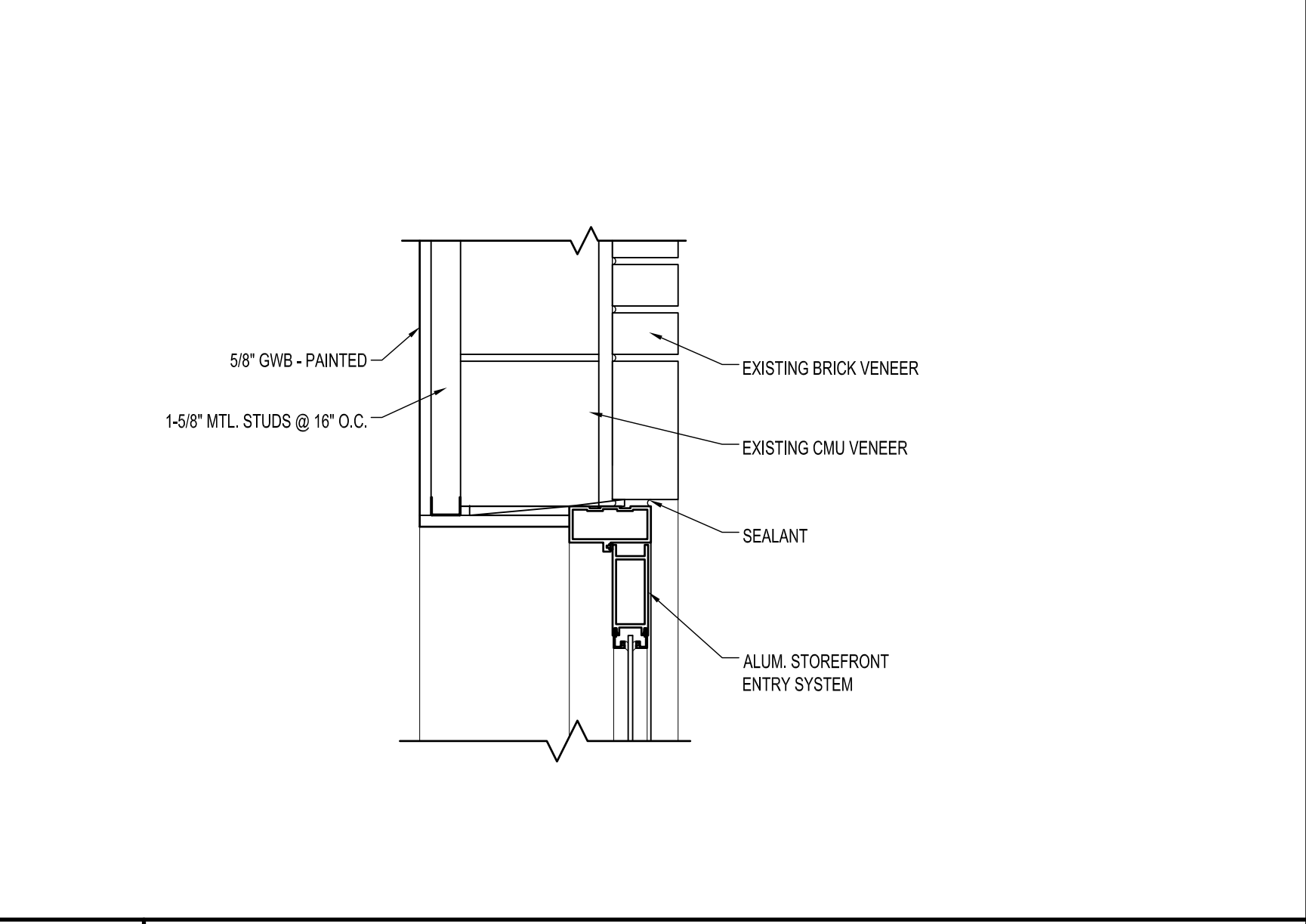
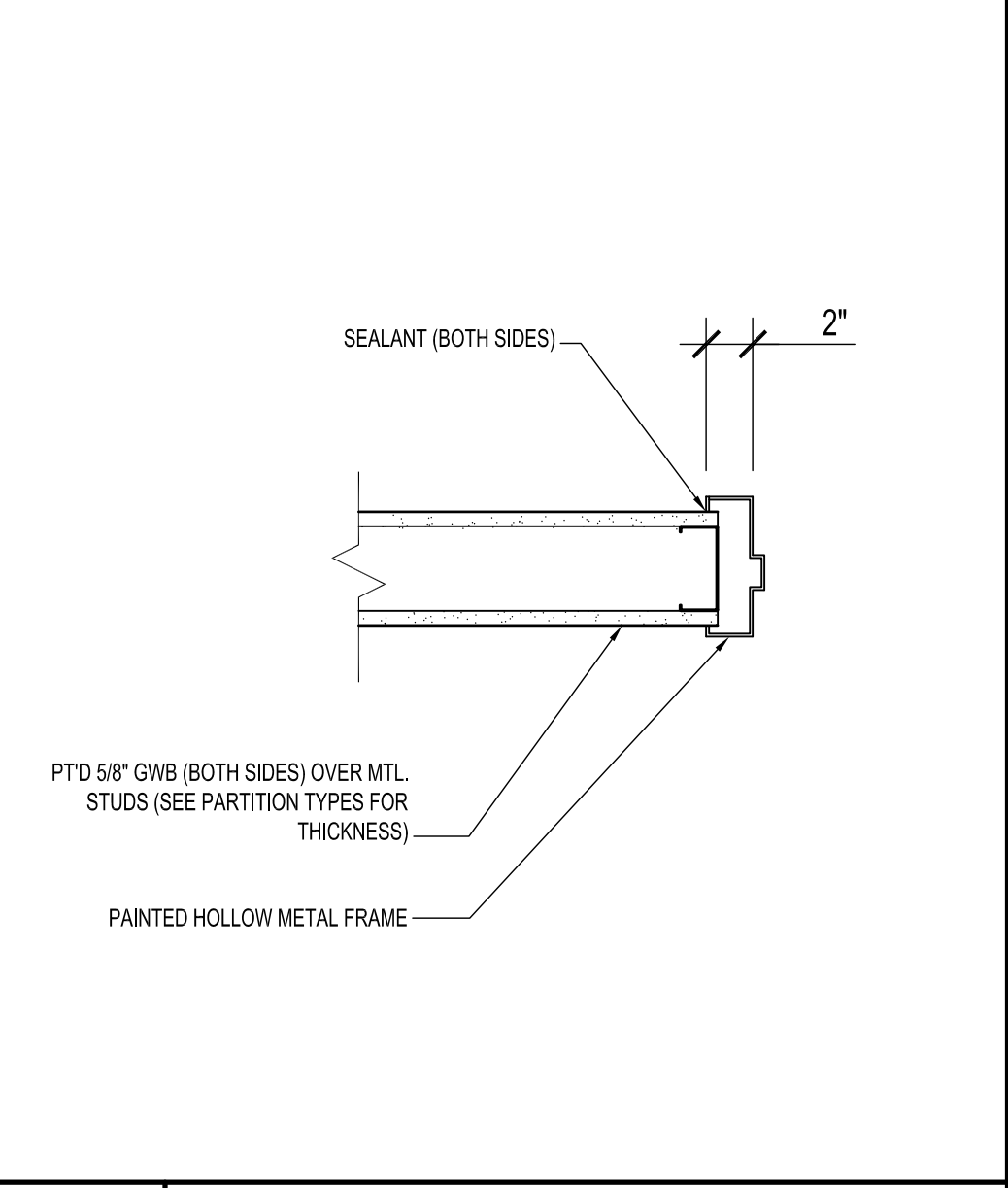
DOOR SCHEDULE												
Number	Type	Mat	Door			Frame		Details			Remarks	
			W	H	TH	Type	Mat	Sill	Jamb	Head	Label	Hdw Set
101	B	ALUM.	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	1
102	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	4
103	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	5
104	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	9
105	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	9
106	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
107	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	7
108	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	9
109	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	9
110	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
111	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
112	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
113	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	7
114	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
115	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
116	A	HM	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	10
117	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
118	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
119	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	5
120	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	5
121	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	5
122	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	5
123	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	3
124	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	3
125	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	45 MIN.	2
126	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	3
127	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	3
128	A	HM	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	10
129	A	HM	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	45 MIN.	2
130	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	6
131	A	HM	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	10
132	A	HM	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	1
133	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	5
134	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	4
135	A	WD	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	4
136	A	HM	3'-0"	7'-0"	1 3/4"	I	HM	--	--	--	--	1
137	C	STL.	14'-6"	14'-0"	1 3/4"	--	STL.	--	--	--	--	--
138	C	STL.	8'-5"	9'-0"	1 3/4"	--	STL.	--	--	--	--	--

- HW-1  
(3) HINGES  
PANIC EXIT DEVICE W/ ENTRANCE LOCKSET  
CLOSER  
THRESHOLD  
WEATHERSTRIPPING  
DOOR BOTTOM
- HW-2  
(3) HINGES  
STORAGE LOCKSET W/ LEVER HANDLES  
CLOSER  
SMOKE SEAL  
OVERHEAD DOOR STOP
- HW-3  
(3) HINGES  
STORAGE LOCKSET W/ LEVER HANDLES  
WALL STOP  
(3) DOOR SILENCERS
- HW-4  
(3) HINGES  
PUSH/PULL  
CLOSER  
10X30 KICK PLATE  
(3) DOOR SILENCERS  
WALL STOP
- HW-5  
(3) HINGES  
PRIVACY LOCKSET W/ LEVER HANDLES  
(3) SILENCERS  
WALL STOP
- HW-6  
(3) HINGES  
OFFICE LOCKSET W/ LEVER HANDLES  
(3) SILENCERS  
WALL STOP
- HW-7  
(3) HINGES  
PASSAGE LOCKSET W/ LEVER HANDLES  
WALL STOP  
(3) SILENCERS
- HW-8  
(3) HINGES  
PANIC EXIT DEVICE W/ PASSAGE LOCKSET  
WALL STOP  
(3) SILENCERS  
CLOSER
- HW-9  
(3) HINGES  
PASSAGE LOCKSET W/ LEVER HANDLES  
WALL STOP  
(3) SILENCERS  
CLOSER  
CARD READER/ELECTRIC STRIKE
- HW-10  
(3) HINGES  
PANIC EXIT DEVICE W/ ENTRANCE LOCKSET  
CLOSER  
THRESHOLD  
WEATHERSTRIPPING  
DOOR BOTTOM  
CARD READER/ELECTRIC STRIKE

**K1** INTERIOR DOOR HEAD DETAIL  
1 1/2" = 1'-0"

**K5** INT. HEAD DTL. AT CMU  
1 1/2" = 1'-0"

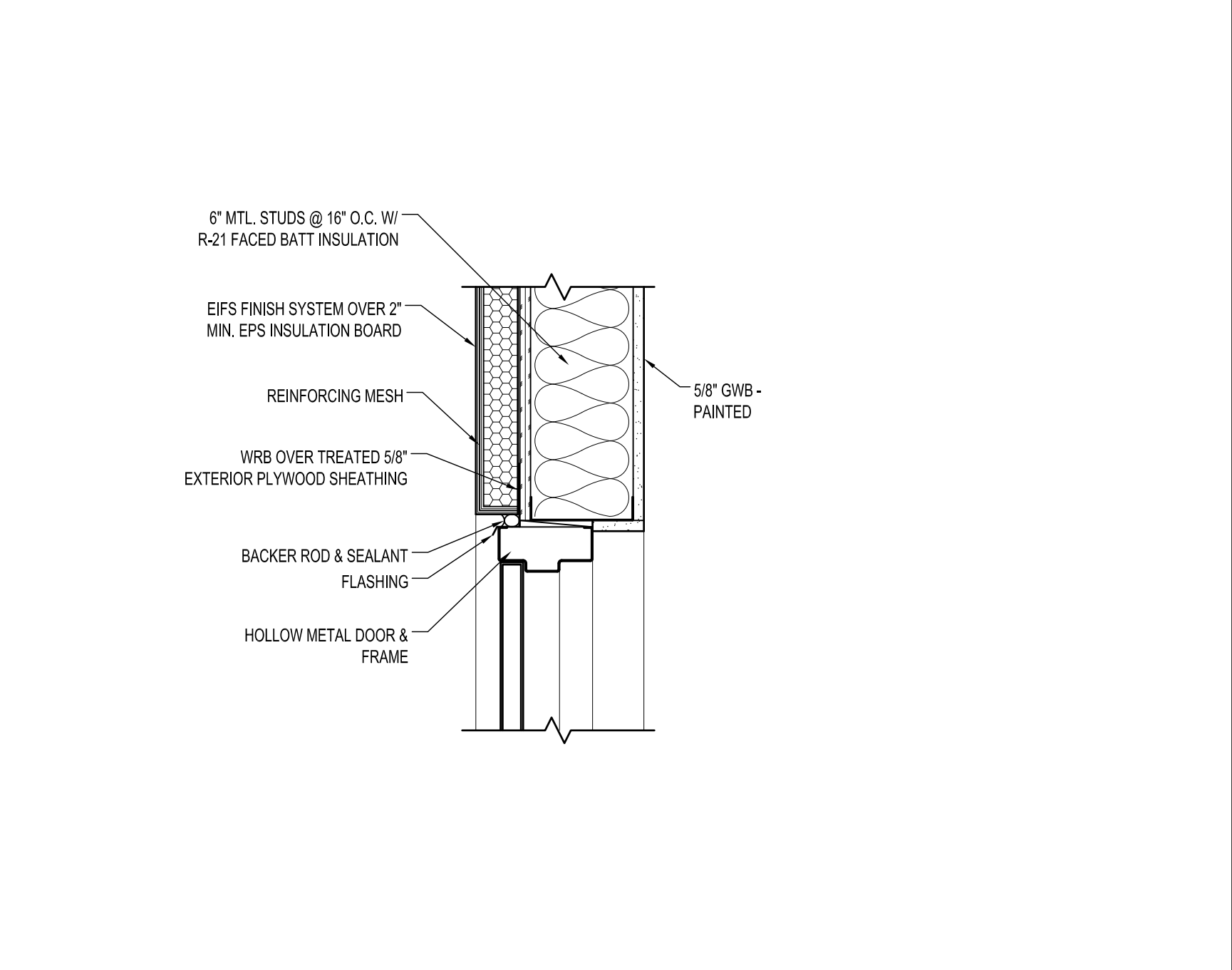
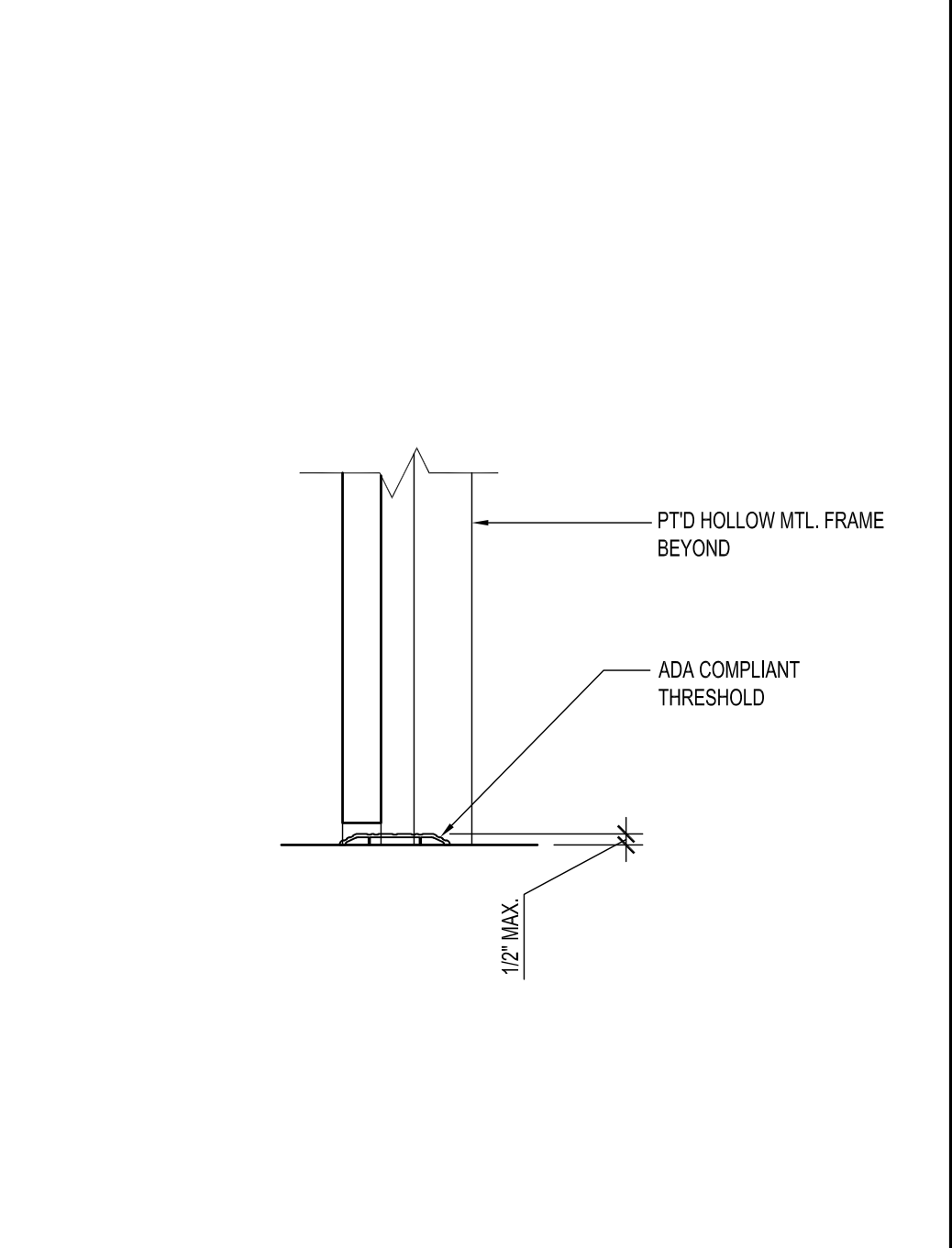
**K8** EXT. HEAD DTL. AT CMU  
1 1/2" = 1'-0"



**F1** INTERIOR DOOR JAMB DETAIL  
1 1/2" = 1'-0"

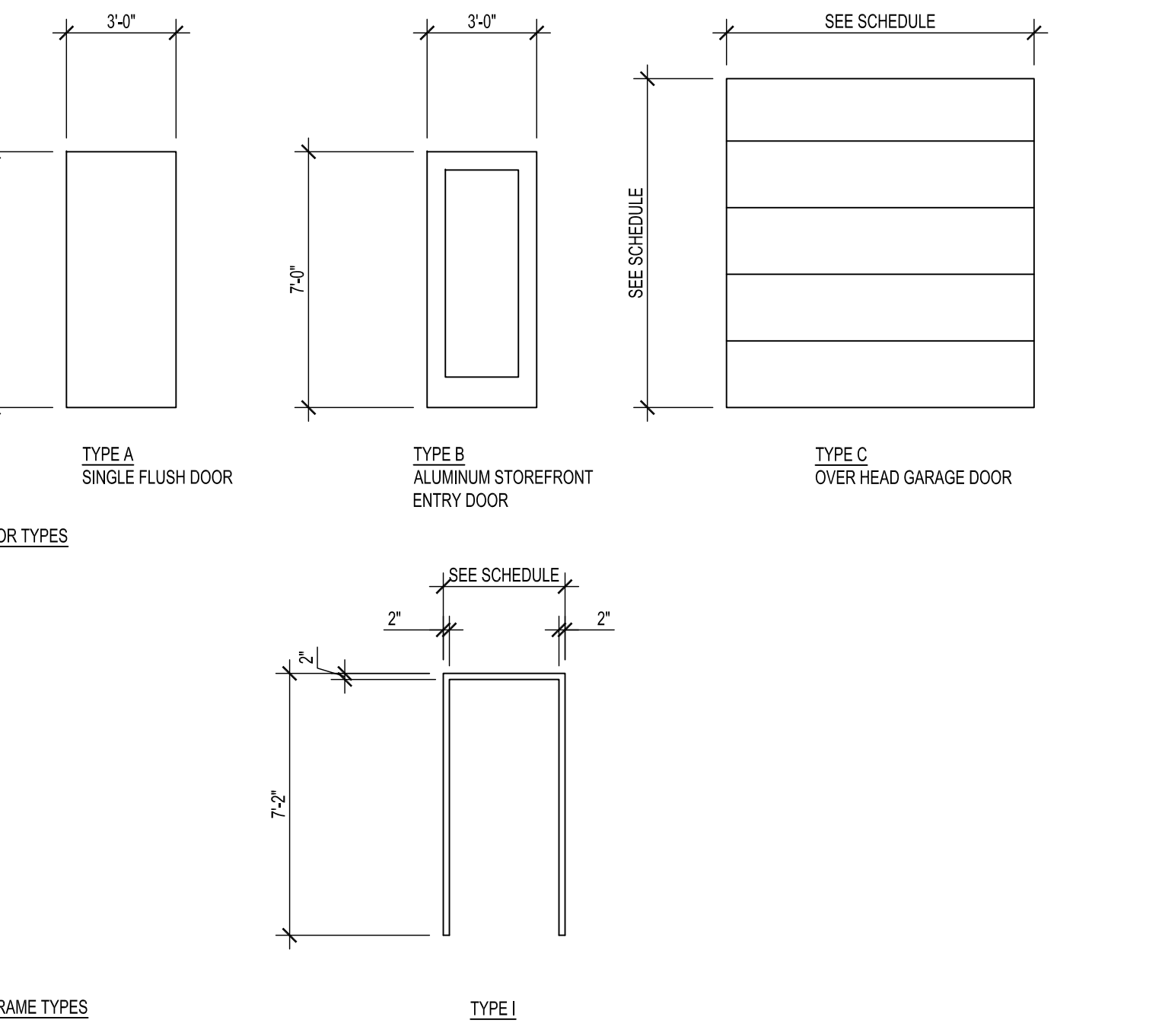
**F5** EXTERIOR DOOR HEAD DETAIL  
1 1/2" = 1'-0"

**F10** ROOM FINISH SCHEDULE



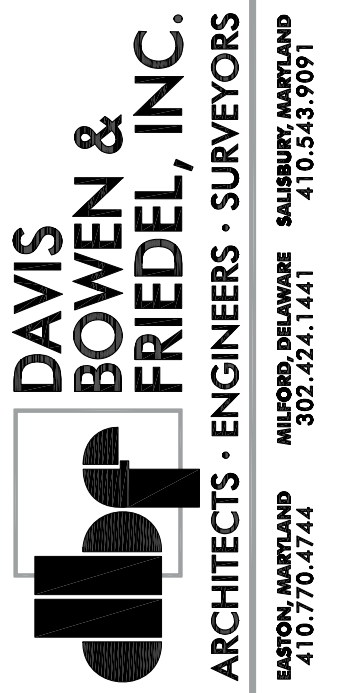
**A1** INT. DOOR THRESHOLD DETAIL  
1 1/2" = 1'-0"

**A5** EXTERIOR DOOR HEAD DETAIL  
1 1/2" = 1'-0"



**A10** DOOR & FRAME TYPES  
1/4" = 1'-0"

**A17** DOOR SCHEDULE



**HI-GRADE BUILDING RENOVATIONS**  
124 PORTER STREET  
HARRINGTON, DE 19952

DATE	COMMENTS
11/08/23	15%/20% DESIGN SUBMISSION
01/10/24	60% DESIGN SUBMISSION
02/19/24	A&B SUBMISSION
02/23/24	FIRE MARSHAL SUBMISSION
04/09/24	FIRE MARSHAL COMMENTS
05/10/24	95% DESIGN SUBMISSION
07/16/24	BID DRAWINGS

Date: JULY 16, 2024  
Scale: AS NOTED  
Dwn.By: PJT  
Proj.No.: 0586B053.A01

**SCHEDULES AND DOOR TYPES**

Dwg.No.: **A-601**