



Horry-Georgetown Technical College

Revised Specifications - 12/12/2018

Project Name: IDC General Construction Services Project Number: H59-D715-CA

Representative Project Name: H59-N655-CA

Representative Project Number: HGTC – Interior Renovations, Grand Strand Bldg. 200

Issued – December 12, 2018

Dianna Cecala
Procurement Manager

GENERAL NOTES

1. CONTRACTOR SHALL READ ALL NOTES BEFORE BEGINNING WORK.
2. FURNISH AND INSTALL MATERIALS IN COMPLIANCE WITH MANUFACTURER'S PRINTED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
3. ANY DISCONTINUED ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE INTERIOR DESIGNER IMMEDIATELY. CONTRACTOR TO NOTIFY INTERIOR DESIGNER OF ANY ITEMS REQUIRING FURTHER CLARIFICATION OF FINISH SELECTION.
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING OF MATERIALS. DO NOT SCALE ARCHITECTURAL DRAWINGS. REFER TO DIMENSIONED PLANS
5. CONTRACTOR SHALL PROVIDE TO OWNER ALL MANUFACTURER'S RECOMMENDED MAINTENANCE INSTRUCTIONS ON ALL FINISH MATERIALS. CONTRACTOR TO PROVIDE DESIGNER WITH SHOP DRAWINGS FOR APPROVAL FOR ALL NEW MATERIALS INSTALLED
6. INTERIOR CONSTRUCTION REQUIRING FINISH / COLOR SELECTION NOT NOTED WITHIN THE SCHEDULE SHALL BE SUBMITTED TO THE GOVERNMENT IN WRITING, WITH SAMPLES OR FINISH / COLORS AVAILABLE, CLEARLY IDENTIFYING ANY THAT MIGHT BE AT A PREMIUM ABOVE THE PRODUCT BID.
7. ALL PRODUCT SPECIFICATIONS ARE GIVEN TO DEFINE DESIGN, COLOR AND QUALITY. SUBSTITUTIONS REQUIRE THE PRIOR APPROVAL OF THE INTERIOR DESIGNER. PROPOSED SUBSTITUTIONS SHALL ADHERE TO THE INTENT OF THE QUALITY, DESIGN, COLOR AND PATTERN.
8. ALL FIRE HOSE CABINETS, FIRE EXTINGUISHER CABINETS AND ELECTRICAL PANELS SHALL NOT BE PAINTED AS THEY ARE PRE-FINISHED.
9. ALL WORK SHALL ADHERE TO REQUIREMENTS OF ALL GOVERNING CODES, RULES, REGULATIONS AND LAWS HAVING JURISDICTIONS.
10. DURING AND AT THE COMPLETION OF THE CONTRACTORS DAILY WORK, CONTRACTORS ARE RESPONSIBLE FOR THE CLEANING UP AND REMOVING OF ALL THE DEBRIS BEFORE LEAVING PROJECT JOB SITE. THE FOLLOWING ARE STRICTLY PROHIBITED WORK AND PRACTICES
 - A. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT, OR ANY PART OF BUILDING STRUCTURE WITHOUT PRIOR APPROVAL.
 - B. CUTTING ANY HOLES IN FLOOR SLABS, WALLS OR ROOF WITHOUT PRIOR APPROVAL.
 - C. ANY HAZARDOUS MATERIALS FOR NEW CONSTRUCTION.
11. G.C. TO PROVIDE ALL INSURANCE, LICENSES, BONDING AND RELEASE OF LIENS REQUIRED BY OWNER. PROVIDE COPIES OF DOCUMENTATION UPON REQUEST.
12. AFTER CONSTRUCTION ALL DEBRIS SHALL BE REMOVED AND ALL FINISHES SHALL BE CLEANED THOROUGHLY. EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING. CLEAN EACH SURFACE OR UNIT OF WORK TO THE CONDITION FROM A NORMAL COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM.

PROVIDE THREE SETS OF OWNERS MANUALS PROVIDING CLEANING AND CARE OF ALL FINISH PRODUCTS AND MATERIALS.
13. PATCH ALL FLOOR SLAB WHERE FINISHES OR WALLS ARE REMOVED WITH EPOXY FILLS OR LEVELING COMPOUND.
14. THE CONSTRUCTION SHALL BE PHASED SO THAT OTHER SPACES OF THE FLOOR SHALL BE OCCUPIED DURING CONSTRUCTION. WORK SHALL BE ACCOMPLISHED TO ENSURE ENTRY AND EXITS ARE OPEN FOR PUBLIC USE AT CORRIDORS. CONTRACTOR SHALL PROVIDE DUST BARRIERS AND SEAL MECHANICAL RETURNS AND REDUCE CONSTRUCTION DUST.
15. ALL EXISTING STRUCTURAL COLUMNS TO REMAIN.
16. WHERE WALL OR WALL SURFACES HAVE BEEN DAMAGED DURING THE DEMOLITIONS PROCESS, THE GENERAL CONTRACTOR SHALL PATCH, CLEAN AND PREPARE SURFACES TO RECEIVE NEW FINISHES OR TO MATCH EXISTING FINISHES, REFER TO THE FINISH SCHEDULE.
17. ALL EXISTING RECEPTACLES, LIGHTS AND OTHER ELECTRICAL DEVICES INCLUDING WIRING AND CONDUIT NOT BEING REUSED SHALL BE REMOVED. EXISTING CONDUIT RUN CONCEALED IN EXISTING WALLS TO REMAIN MAY BE ABANDONED. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE OWNER AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.

CEILING NOTES

1. INSTALL ALL NEW CEILINGS TO COMPLY WITH CURRENT CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE, NEW CEILING SHALL MEET LOCAL SEISMIC REGULATIONS.
2. NO NEW CEILING GRID TO BE INSTALLED. SEE NOTES FOR NEW CEILING TILE AND CEILING CLOUD.
3. EXISTING GRID THAT RECEIVES NEW CEILING TILE SHALL BE PAINTED WHITE.

DOOR & FRAME NOTES

1. ALL DOOR FRAMES & WINDOW FRAMES SHALL BE PAINTED TP-2 ON CORRIDOR SIDE OF DOORS (UNLESS NOTED OTHERWISE).
2. ALL WOOD DOORS SHALL BE PROTECTED DURING CONSTRUCTION AND REMAIN AS IS.

FLOOR FINISH NOTES

1. CONTRACTOR TO FOLLOW MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS ON ALL FLOORING PRODUCTS AND USE THE ADHESIVES, EQUIPMENT / TOOLS REQUIRED / RECOMMENDED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. CONTRACTOR TO FOLLOW MANUFACTURER'S PRINTED INSTRUCTIONS ON PROTECTION OF FLOORING MATERIAL AFTER INSTALLATION. PROTECT FLOORING AGAINST MARS, INDENTATIONS AND OTHER DAMAGE FROM CONSTRUCTION OPERATIONS, PLACEMENT OF EQUIPMENT AND FIXTURES DURING THE REMAINDER OF THE CONSTRUCTION PERIOD. USE PROTECTION METHODS INDICATED OR RECOMMENDED IN WRITING BY THE FLOOR COVERING MANUFACTURER.
3. CONTRACTOR TO PROVIDE AND INSTALL APPROPRIATE TRANSITION STRIPS WHERE DIFFERING MATERIALS ABUT IF NOT NOTED OTHERWISE. PROVIDE DESIGNER WITH COLOR SAMPLES TO SELECT FROM.
4. FLOOR FINISH CHANGES SHALL OCCUR UNDER THE DOOR CENTERLINE (OR CENTER OF THE WALL OPENING IF NO DOOR) BETWEEN ROOMS.
5. ALL FLOORING SHOULD CONTINUE UNDER EQUIPMENT AND VANITIES.
6. PFT-1, PORCELAIN FLOOR TILE TO BE INSTALLED WITH A 1/3 OFFSET PATTERN. GC TO USE GR-1
7. EXISTING WOOD WALL BASE TO BE PAINTED TP-1. EXISTING RUBBER BASE FINISH TO REMAIN, UNLESS OTHERWISE NOTED.

WALL GRAPHIC NOTES

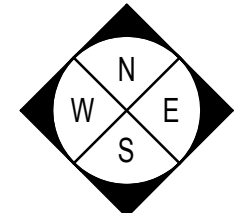
1. NEW CNC VINYL CUT DESIGN TO BE SURFACE APPLIED. GC TO SUBMIT VINYL SAMPLES TO DESIGNER FOR APPROVAL.
2. INSTALL WALL GRAPHIC PER MANUFACTURERS RECOMMENDATIONS.

WALL FINISH NOTES

1. MISCELLANEOUS GRILLS AND ACCESSORIES SHALL BE PAINTED TO MATCH ADJACENT WALL FINISHES UNLESS THEY ARE PREFINISHED. CONTRACTOR TO VERIFY PAINT COLOR WITH DESIGNER.
2. SEE ROOM FINISH SCHEDULE & ELEVATIONS FOR ACCENT PAINT WALL LOCATIONS.
3. ALL WALLS RECEIVING NEW GYPSUM BOARD AND PAINT SHALL MEET MINIMUM OF LEVEL 4 FINISH
4. ALL WALLS AND SOFFITS RECEIVING PAINT SHALL HAVE PRIMER AND 2 COAT OF PAINT. SHERWIN WILLIAMS HARMONY OR APPROVED EQ.
5. WALLCOVERING SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS FOR ADHESIVE AND METHOD.

MILLWORK NOTES

1. SHOP TO BE CERTIFIED PARTICIPANT IN AEW'S QUALITY CERTIFICATION PROGRAM. NO EXCEPTIONS TAKEN. MILLWORK SHOP TO PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL BY DESIGNER.
2. ALL MILLWORK TO MEET AEW'S PREMIUM STANDARD.
3. SHOP TO COORDINATE OUTLETS WITH G.C.
4. WD-1, WOOD PANELS SHALL BE INSTALLED WITH CONSTRUCTION ADHESIVE PER THE MANUFACTURER RECOMMENDATIONS. ALL EXPOSED EDGES SHALL RECEIVE METAL EDGE TRIM PER DETAILS.



MATERIALS & FINISHES

ABBREVIATIONS LIST

ACP	ACOUSTIC CEILING PANEL	MT	MOSAIC TILE
CTB	CERAMIC TILE BASE	MTL	METAL
CT	CERAMIC TILE	PT	PAINT
CG	CORNER GUARD	QT	QUARRY TILE
CONC	CONCRETE	RB	RUBBER BASE
CPT	CARPET	RT	RUBBER TILE
EP	EPOXY	SC	SEALED CONCRETE
EXP	EXPOSED	SDT	STATIC DISSIPATIVE TILE
GL	GLASS	SS	SOLID SURFACE
GR	GROUT	SSTL	STAINLESS STEEL
GT	GLASS TILE PANEL	STN	STAIN
HPC	HIGH PERFORMANCE COATING	ST	STONE
PL	PLASTIC LAMINATE	SV	SHEET VINYL
PORC	PORCELAIN TILE	TZ	TERRAZZO
PORCB	PORCELAIN TILE BASE	VCT	VINYL COMPOSITION TILE
LN	LINOLEUM	VWC	VINYL WALL COVERING
LVT	LUXURY VINYL TILE	WC	WALL COVERING
ML	METAL LAMINATE	WD	WOOD
		WP	WALL PROTECTION

FINISH LEGEND:

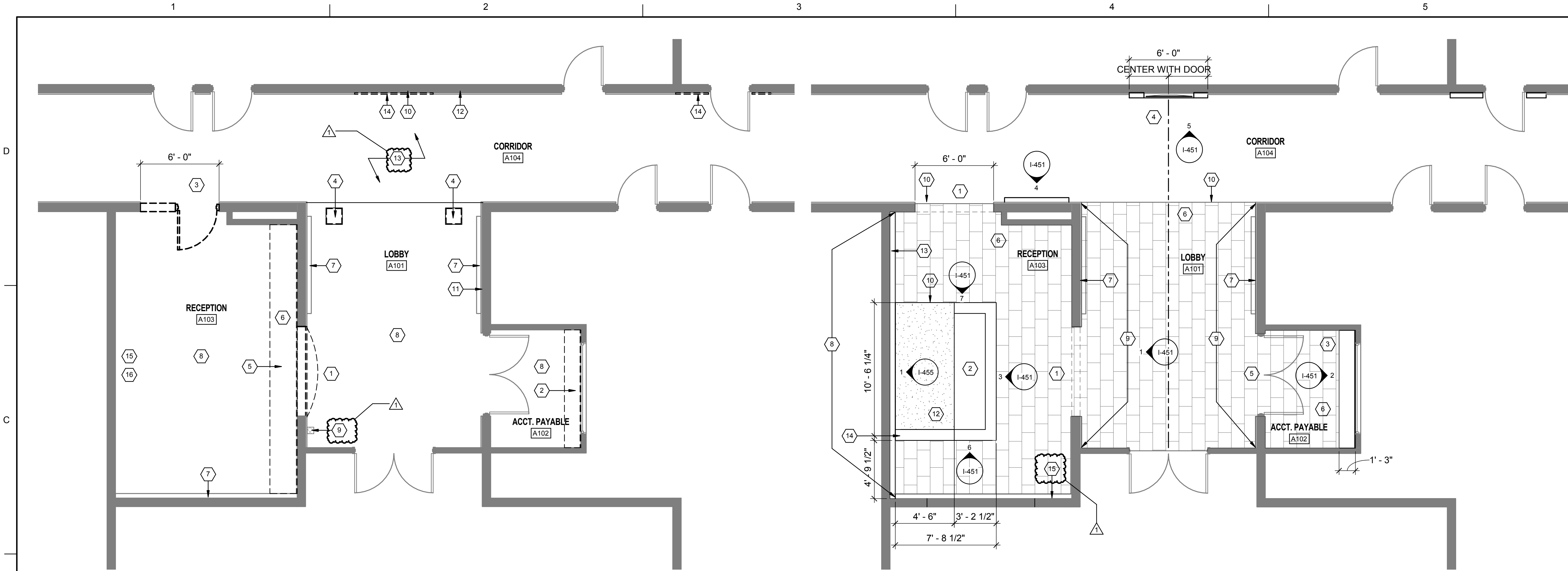
***NOTE: OTHER APPROVED MANUFACTURERS LISTED BESIDE ITEM, GC MUST SUBMIT ANY SUBSTITUTIONS TO DESIGNER FOR FINAL APPROVAL**

PRODUCT IS ONLY BASED ON DESIGN INTENT AND SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

<u>DOOR:</u>	CARPET TILE, TANDUS, LINEAVE 0486, AZULINE 21308, 24" X 24" (MANNINGTON, SHAW, MOHAWK)
CPT-1	PORCELAIN TILE, TRINITY TILE, SOCIAL, GREY LAKE, 12" X 24" (DAL TILE, FLORIM USA, ATLAS CONCORD USA)
PT-1	TILE GROUT, CUSTOM BUILDING PRODUCTS, #543 DRIFTWOOD
GRT-1	
<u>WALLS:</u>	
P-1	PAINT, SHERWIN WILLIAMS, SW 6524 COMMODORE, EGGSHELL
P-2	PAINT, SHERWIN WILLIAMS, SW 6656 SERAPE, EGGSHELL
P-3	PAINT, SHERWIN WILLIAMS, SW 6703 FROLIC, EGGSHELL
P-4	PAINT, SHERWIN WILLIAMS, SW 7668 MARCH WIND, EGGSHELL
P-5	PAINT, SHERWIN WILLIAMS, SW 7063 NEBULOUS WHITE, EGGSHELL
P-6	PAINT, SHERWIN WILLIAMS, SW 6235 FOGGY DAY, EGGSHELL
RB-1	RUBBER BASE, JOHNSONITE, REVEAL MW-55-F6, COLOR: 55- SILVER GREY (MANNINGTON, ROPPE)
TP-1	TRIM PAINT, SHERWIN WILLIAMS, SW 7636 GRAY MATTERS, SEMI-GLOSS
TP-2	TRIM PAINT, SHERWIN WILLIAMS, SW 7668 MARCH WIND, SEMI-GLOSS
VWC-1	VINYL WALLCOVERING, WOLF GORDON, ISLINGTON STATION GOH 11848257, RENDER (EYKON, MDC)
VWC-2	VINYL WALLCOVERING, EYKON, EMPIRE EDGE T2-EE-04, OPEN AIR (SEE ELEVATIONS FOR LOCATION) (MDC, WOLF GORDON)
WD-1	WOOD PANELS, ASI- ARCHITECTURAL SYSTEMS INC., INTERWOVEN ECO-PANELS WPVEP017, PREFINISHED, 13.5" X 53.5" *PANELS TO HAVE CLASS A FIRE TREATMENT - SEE ELEVATIONS FOR LOCATION (SOELBURG, DUCHATEAU)
<u>CEILING:</u>	
CLG-1	CEILING CLOUDS, ARMSTRONG, SOUNDSCAPES SHAPES- HEXAGON, STONE, 48" X 48" X 7/8", INSTALLATION ACCESSORY KIT: DECK HANGING KIT (TURF DESIGNS, USG)
CLG-2	THREE DIMENSIONAL TILE, TURF DESIGNS, CREASE TILE B, LIGHT GRAY#4 24X24 INSTALL METHOD, MAGNETIC STRIP (ARMSTRONG, USG)
ACT-1	ACOUSTICAL CEILING TILE, ARMSTRONG, DUNE SQUARE LAY IN TILE, WHITE, 24" X 24" X 5/8", USE WITH EXISTING GRID (USG, GORDON)
<u>MISC:</u>	
PL-1	PLASTIC LAMINATE, WILSONART, PHOTOM CHARCOAL, GLOSS LINE FINISH WITH AEON (FORMICA, ABET)
PL-2	PLASTIC LAMINATE, WILSONART, DESIGNER WHITE, MATTE FINISH (FORMICA, ABET)
SS-1	SOLID SURFACE, CORIAN, GLACIER ICE (FORMICA, WILSONART)
<u>LIGHTING:</u>	
LGT-1	PENDANT LIGHT FIXTURE, MODERN FORMS, METRIC PD-43748, BRUSHED ALUMINUM, 48" X 22" (CRAFTMADE, OXYGEN)
LGT-2	PENDANT LIGHT FIXTURE, CRAFTMADE, GEM-44591-ESP, ESPRESSO, 9.75" x 12.5" x 144" (OXYGEN, MODERN FORMS)

SPACE		FLOOR		WALLS				CEILING	REMARKS
ROOM NO.	ROOM NAME	MAT.	BASE	NORTH	EAST	SOUTH	WEST	FIN.	
A101	LOBBY	PFT-1	RB-1	---	VWC-1	---	VWC-1	ACT-1 / CLG-2 / P-5	PAINT EXISTING CEILING GRID WHITE
A102	ACCT. PAYABLE	PFT-1	RB-1	P-4	P-3	P-4	P-4	ACT-1	PAINT EXISTING CEILING GRID WHITE
A103	RECEPTION	PFT-1 / CPT-1	RB-1	P-4	P-4	P-4	WD-1	ACT-1	PAINT EXISTING CEILING GRID WHITE
A104	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR	EXISTING CEILING & GRID TO REMAIN.
A105	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR	EXISTING CEILING & GRID TO REMAIN.
A106	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
A107	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
B100	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
B101	STUDENT VENDING AREA	ETR	RB-1	---	P-4	P-4	P-4 / P-3	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
B102	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
B103	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
B104	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
B105	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
D100	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR / CLG-1	EXISTING CEILING & GRID TO REMAIN. SEE RCPS FOR CLG-1 LOCATIONS.
D101	CORRIDOR	ETR	ETR	P-4	P-4	P-4	P-4	ETR	EXISTING CEILING & GRID TO REMAIN.

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1 BUILDING A LOBBY DEMO PLAN
SCALE: 1/4" = 1'-0"

2 BUILDING A LOBBY RENOVATION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION KEYED NOTES

1. REMOVE EXISTING COUNTERTOP & SECTION OF WAINSCOTT BELOW. EXPAND EXISTING OPENING TO FLOOR TO CREATE UNCASD OPENING. PATCH & REPAIR EXISTING CMU WALL & REPAIR LAMINATED GYP. WALL BOARD.
2. REMOVE EXSITING TRANSACTION COUNTER. PATCH & REPAIR GYP. BOARD.
3. REMOVE EXISTING DOOR & SECTION OF WALL & WAINSCOTT TO CREATE UNCASD OPENING. PATCH & REPAIR EXISTING CMU WALL & REPAIR LAMINATED GYP. WALL BOARD
4. REMOVE EXISTING NON-STRUCTURAL COLUMNS.
5. REMOVE EXISTING COUNTERTOP. PATCH & REPAIR GYP. BOARD.
6. REMOVE EXISTING OVERHEAD SECURITY DOOR. PATCH & REPAIR GYP BOARD.
7. EXISTING RADIATORS TO REMAIN.
8. REMOVE EXISTING FLOOR FINISH. PREPARE FLOOR TO RECEIVE NEW FINISH.
9. EXISTING FIRE ALARM PULL TO REMAIN.
10. REMOVE EXISTING TV & BRACKET
11. REMOVE EXISTING DISPLAY CASE. PATCH & REPAIR GYP. BOARD.
12. RELOCATE EXISTING THERMOSTAT. SHIFT RIGHT AS NEEDED TO ACOMMODATE NEW WOOD FEATURE WALL - MIN. 18" AWAY FROM NEW FEATURE
13. EXISTING TERRAZZO FLOOR TO REMAIN. SHALL BE PROTECTED DURING CONSTRUCTION.
14. REMOVE EXISTING SECTION OF WAINSCOTT (TYPICAL DEMO AT DOORS 116A, 117A, & 107A)
15. CONTRACTOR TO REMOVE EXISTING SURFACE MOUNTED ELECTRICAL BOXES & CONDUIT.
16. RELOCATE EXISTING EMERGENCY LIGHT ON EXTERIOR WALL.

RENOVATION KEYED NOTES

1. NEW UNCASD OPENING.
2. NEW RECEPTION DESK
3. NEW TRANSACTION COUNTER.
4. NEW TV FOCAL WALL, CENTERED WITH STOREFRONT DOOR.
5. PAINT EXISTING DOOR & DOOR FRAME TP-2.
6. NEW PORCELAIN FLOOR TILE PFT-1.
7. PAINT RADIATORS & WAINSCOTT TP-2.
8. WD-1 ACCENT WALL
9. VWC-1 TO BE INSTALLED ABOVE WAINSCOTT
10. PROVIDE LOW PROFILE TRANSITION STRIP: SCHLUTER SHEINE ANONDIZED ALUMUINUM FINISH.
11. NOT USED.
12. NEW CARPET TILE CPT-1
13. NEW GYP WALL & POWER OUTLET / DATA.
14. POWER TO PULL FROM WALL TO FEED INTO DESK
15. NEW LOCATION OF EMERGENCY LIGHT. MATCH EXISTING HEIGHT.

WALL LEGEND	
	EXISTING CMU AND / OR STUD WALLS / PARTITIONS TO REMAIN
	NEW STUD WALLS / PARTITIONS
	DEMOLITION WALL OR DOORS
	DOOR LOCATION OF FURRED OUT WALL



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HGTC GRAND STRAND B200
RENOVATION
743 HEMLOCK AVENUE, MYRTLE
BEACH, SC
BUILDING A - LOBBY ENLARGED PLANS

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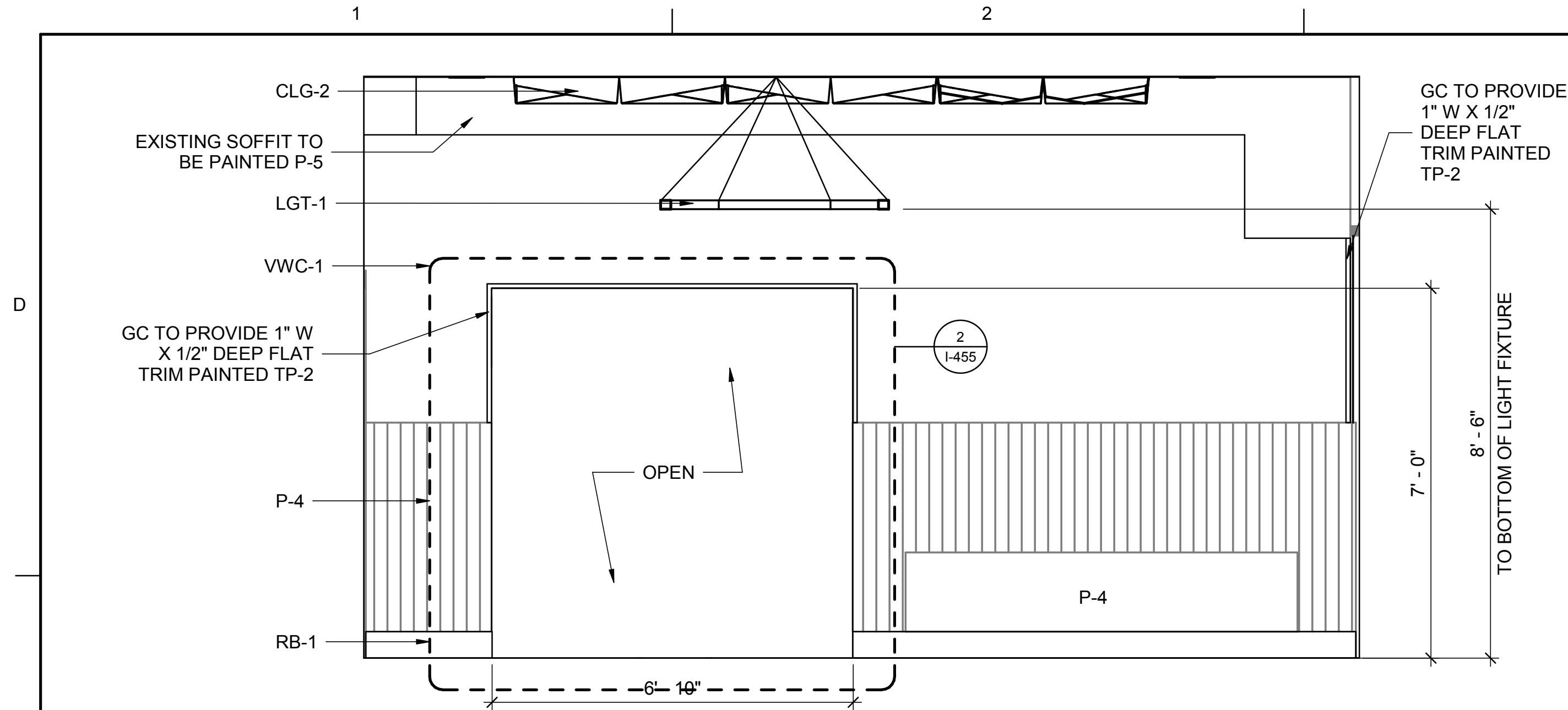


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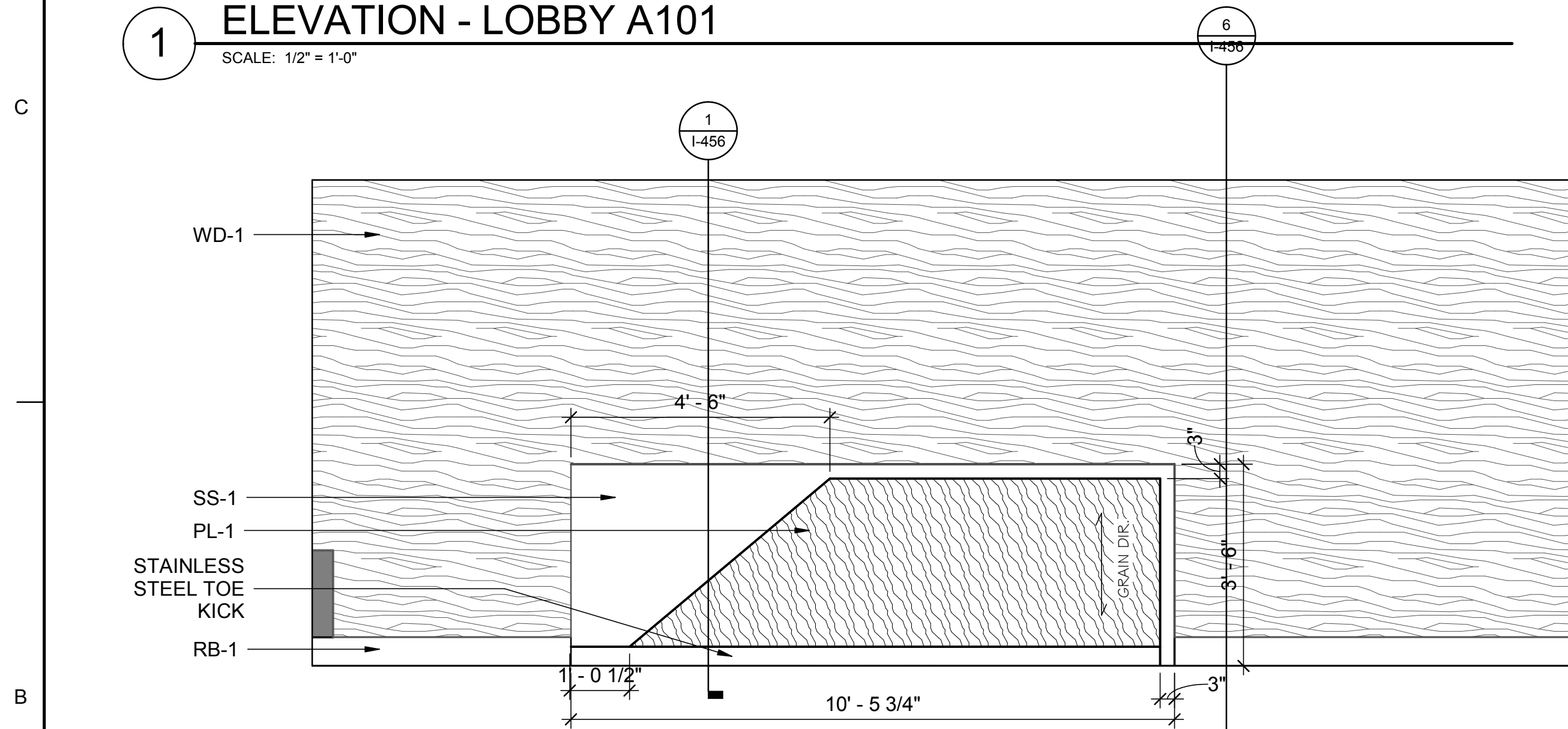


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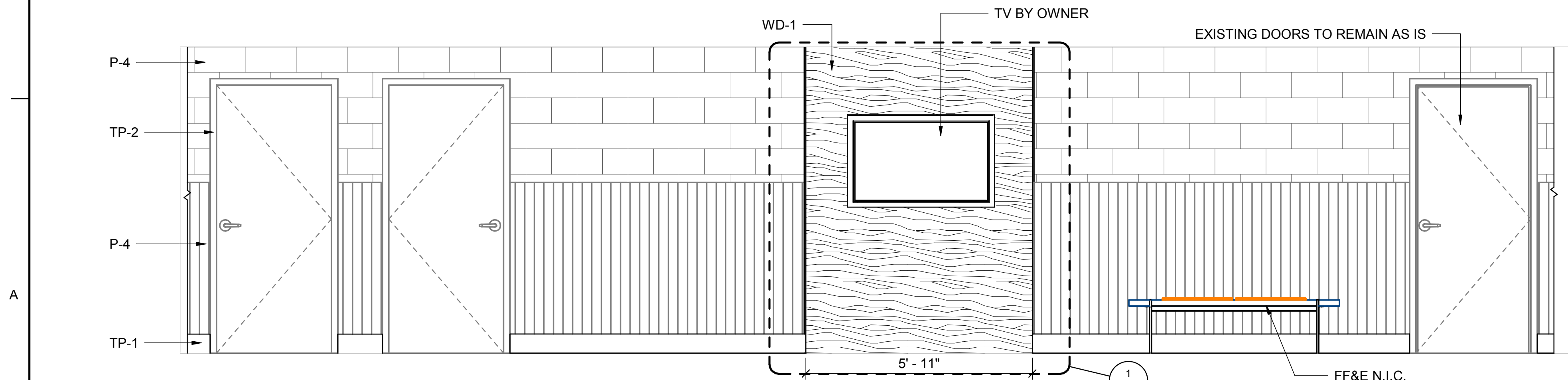
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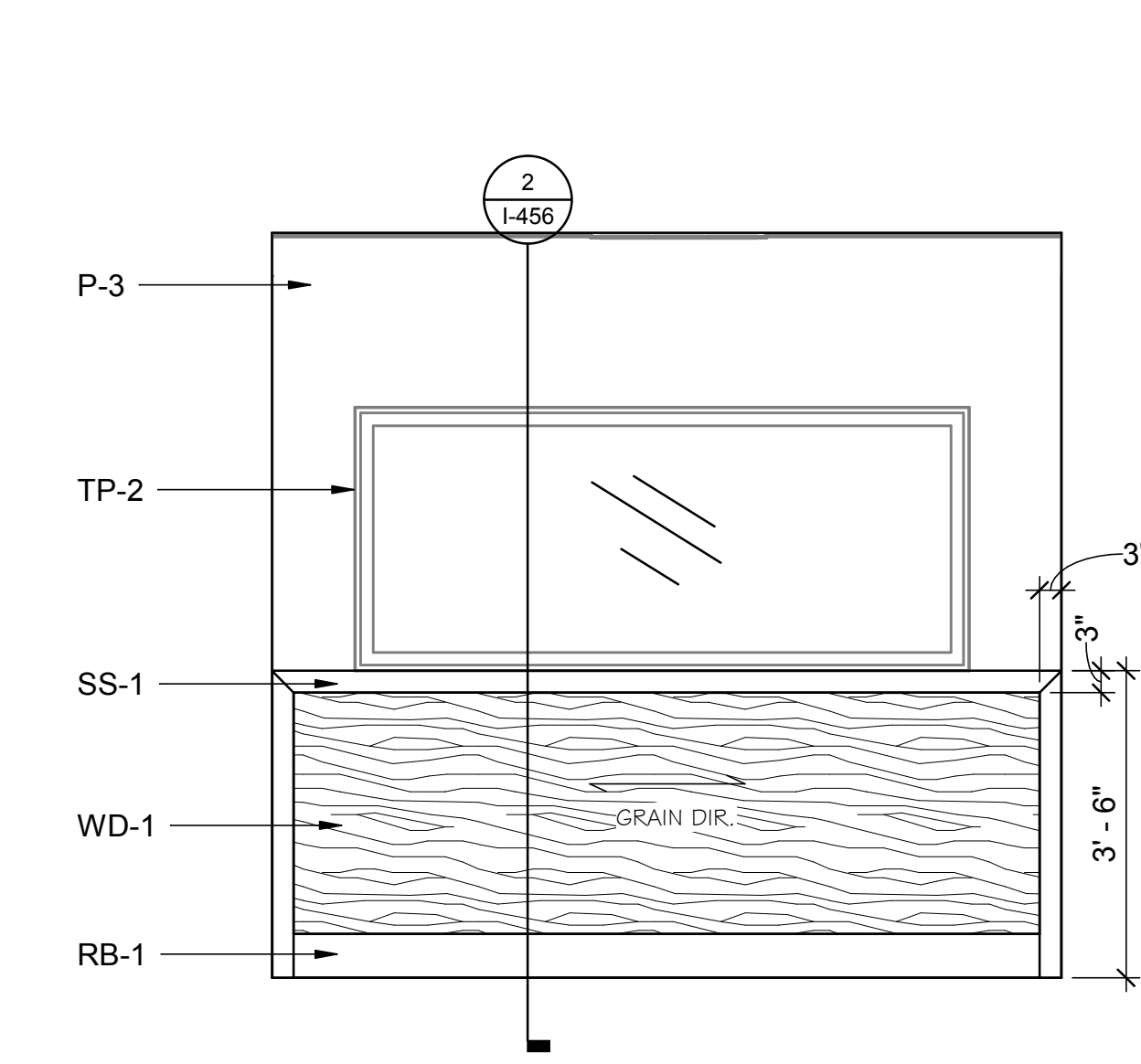
1 ELEVATION - LOBBY A101
SCALE: 1/2" = 1'-0"



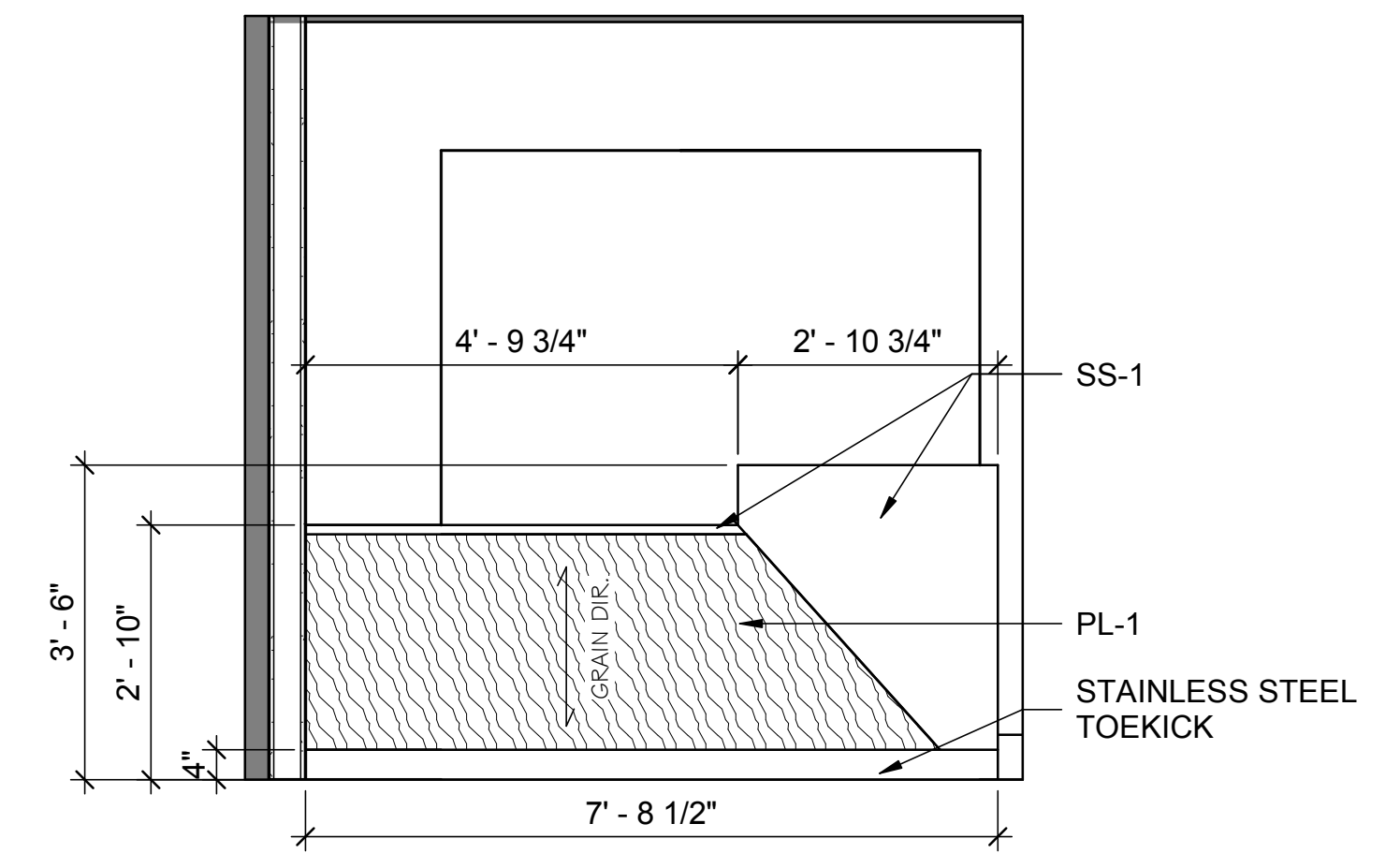
3 ELEVATION - RECEPTION DESK FRONT APPROACH
SCALE: 1/2" = 1'-0"



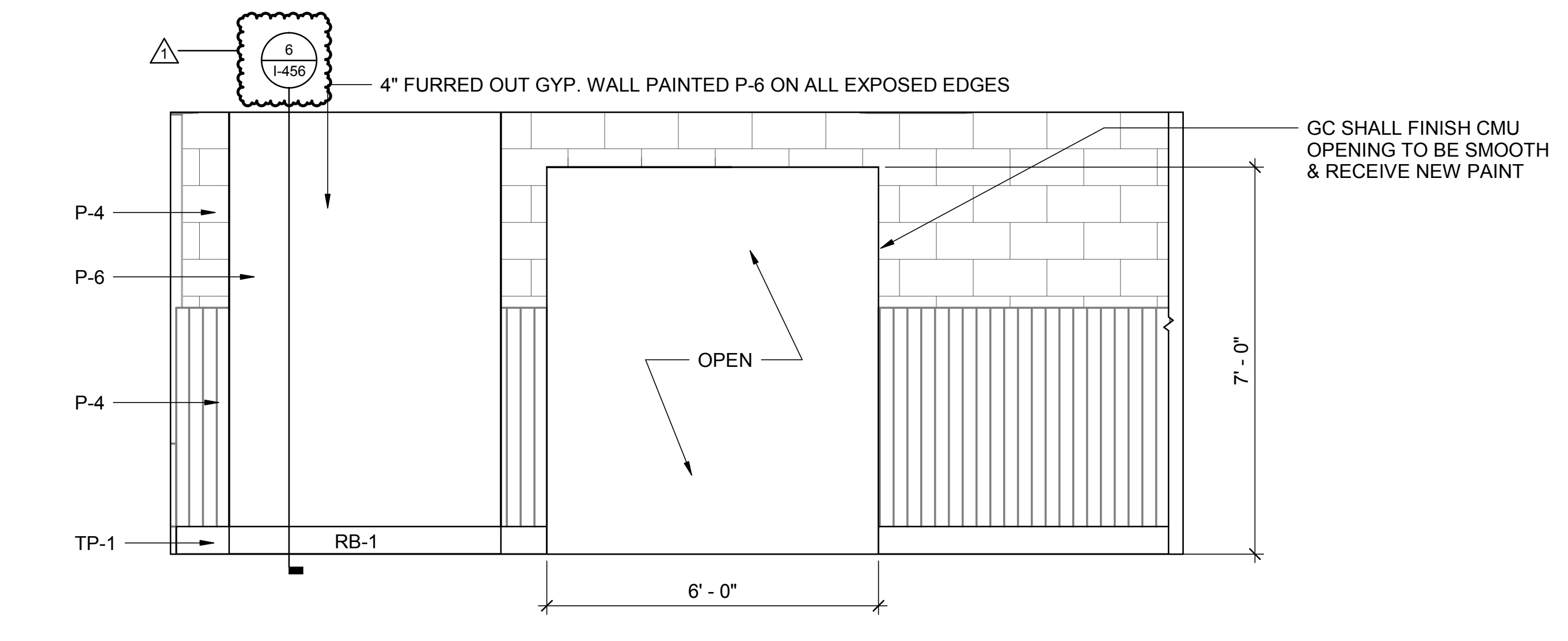
5 ELEVATION - TV FOCAL WALL @ CORRIDOR A104
SCALE: 1/2" = 1'-0"



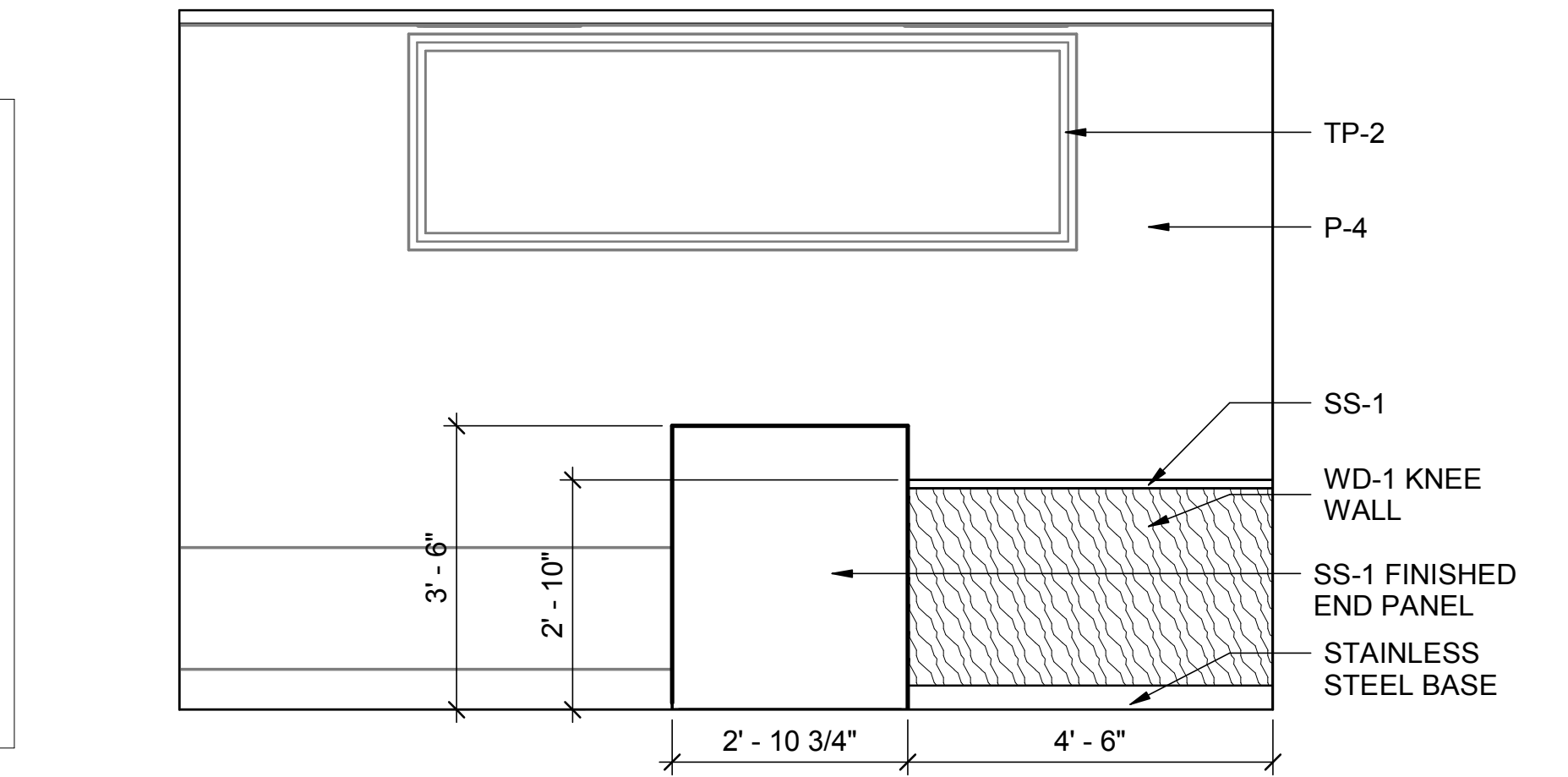
2 ELEVATION - ACCTS. PAYABLE A102
SCALE: 1/2" = 1'-0"



6 ELEVATION - RECEPTION DESK
SCALE: 1/2" = 1'-0"



4 ELEVATION - BROCHURE DISPLAY @ CORRIDOR A104
SCALE: 1/2" = 1'-0"



7 ELEVATION - RECEPTION DESK SIDE APPROACH
SCALE: 1/2" = 1'-0"

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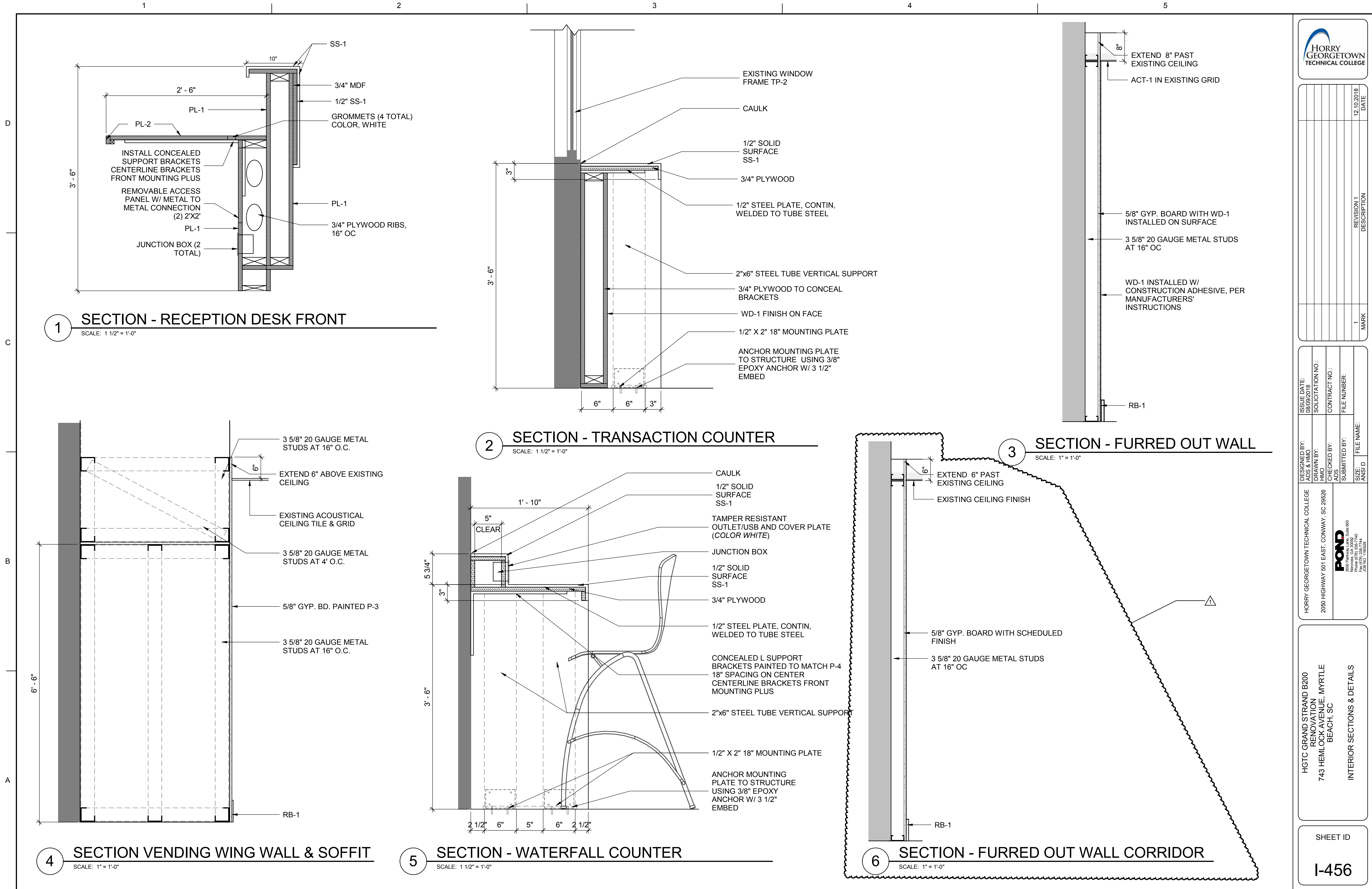
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HGTC GRAND STRAND B200 RENOVATION 743 HEMLOCK AVENUE, MYRTLE BEACH, SC	INTERIOR ELEVATIONS
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HGTC GRAND STRAND B200 RENOVATION 743 HEMLOCK AVENUE, MYRTLE BEACH, SC	INTERIOR SECTIONS & DETAILS
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