



USC CLOSE-HIPP BLDG: GRID CEILING INSTALLATION 6th & 7th FLOORS

**1705 COLLEGE ST.,
COLUMBIA SC 29201
PROJECT # 50003342-3, H27-Z387
CONSTRUCTION DOCUMENTS
06/11/19
2202-186920**



ARCHITECT:
LS3P ASSOCIATES LTD.
701-A LADY STREET
COLUMBIA, SC 29201
P: 803-765-2418

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6th & 7th FLOORS

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CONSTRUCTION DOCUMENTS

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GENERAL REQUIREMENTS

1. THE TERM "CONTRACTOR" AND/OR "GC" WHEN USED ALONE REFERS TO THE GENERAL CONTRACTOR. THE "GC" SHALL BE RESPONSIBLE FOR ALL TRADES AND THE SCOPE CALLED FOR ON ALL DOCUMENTS.

2. THE TERM "LS3P" REFERS TO LS3P ASSOCIATED LTD. 701-A LADY STREET COLUMBIA, SC 29201

3. THE TERM "OWNER" REFERS TO THE UNIVERSITY OF SOUTH CAROLINA AND/OR THE TERM "TENANT" REFERS TO THE CLIENT AND/OR OCCUPANT OF THE PREMISES.

4. THE GC SHALL NOTIFY LS3P IMMEDIATELY IF HE/SHE CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THIS SHEET AND/OR ALL OTHER LS3P DRAWINGS.

5. THE GC SHALL TOUR THE SITE TO VERIFY THE PROJECT SCOPE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. GC TO FULLY UNDERSTAND THE SCOPE OF WORK, AS SHOWN IN THESE DRAWINGS PRIOR TO THE SUBMISSION OF ANY PROPOSAL.

6. GC SHALL NOT SCALE DRAWINGS AND SHALL VERIFY ALL DIMENSIONS IN FIELD. IF DIMENSIONS ARE OMITTED OR IN QUESTION, THE GC SHALL OBTAIN CLARIFICATION FROM LS3P BEFORE CONTINUING WITH CONSTRUCTION.

7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CURRENT APPLICABLE CODES, REGULATIONS AND ORDINANCES OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE PROJECT. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH BUILDING RULES AND REGULATIONS AS SET FORTH BY THE BUILDING OWNER/LANDLORD.

8. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED FOR THE EXECUTION OF THE WORK AND FOR SUBSEQUENT TENANT OCCUPANCY TO BE SECURED AND PAID FOR BY THE GC.

9. ALL WORK INDICATED WITHIN THE PROJECT SCOPE AND DESCRIBED ON THESE DRAWINGS IS THE GC'S RESPONSIBILITY, UNLESS OTHERWISE NOTED.

10. THE GC IS RESPONSIBLE FOR THE COORDINATION AMONG ALL TRADES TO ENSURE PROPER SEQUENCE AND EXECUTION OF WORK.

11. ALL REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE GC IS RESPONSIBLE FOR PLACING AND ENSURING THAT ALL LIFE SAFETY MEET APPLICABLE CODES AND ARE IN GOOD WORKING ORDER. DEVICES SHALL INCLUDE, BUT NOT LIMITED TO, FIRE BELL PULL STATIONS, SMOKE DETECTION AND EXTINGUISHERS. ALL EXISTING FIRE-RATED ELEMENTS TO BE RECONSTRUCTED IF DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION. DISTURBANCES TO BE KEPT TO A MINIMUM.

12. ALL MATERIALS, ITEMS AND FIXTURES TO BE INSTALLED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND INDUSTRY STANDARDS.

13. ANY PRODUCT SUBSTITUTIONS INITIATED BY THE GC MAY BE CONSIDERED IF SUBMITTED AND APPROVED BY LS3P DURING THE PRICING PHASE ONLY. SUBSTITUTIONS SUBMITTED AFTER THE AWARD OF THE GENERAL CONTRACT MAY NOT BE CONSIDERED OR ACCEPTED. SUBSTITUTION SUBMISSIONS TO LS3P MUST CONTAIN COMPLETE PRODUCT DATA FOR THE PROPOSED SUBSTITUTION AND COMPLETE PRODUCT DATA FOR THE PRODUCT SPECIFIED IN THE DRAWINGS FOR WHICH THE GC IS PROPOSING SUBSTITUTION.

14. IMMEDIATELY UPON THE AWARD OF CONTRACT, THE GC TO CHECK CURRENT STOCK OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO CARPET, WALLCOVERING, TILE/GRAINTE/MARBLE AND LAMINATE. WITHIN 2 WEEKS OF THE AWARD OF CONTRACT, THE GC TO PROVIDE LS3P AND OWNER VERIFICATION OF MATERIALS PURCHASED TO ENSURE A TIMELY INSTALLATION. IF SPECIFIED ITEMS ARE OUT OF STOCK OR DISCONTINUED, THE GC TO PROVIDE LS3P AND/OR OWNER A MINIMUM OF (2) OPTIONS FOR THE SUBSTITUTES.

15. THE GC MUST NOTIFY LS3P AND/OR OWNER, OF ALL LONG-LEAD ITEMS WITHIN 2 WEEKS OF THE AWARD OF THE GENERAL CONTRACT.

16. WHERE "MIN" OR "VIF" IS NOTED ON PLANS, THE GC TO FIELD VERIFY THE DIMENSION IS OBTAINABLE. IF NOT, THE GC TO OBTAIN DIRECTION FROM LS3P.

17. THE DRAWINGS AND CONSTRUCTION SPECIFICATIONS AND NOTES ARE COMPLEMENTARY. SPECIFIC INFORMATION MAY BE FOUND IN EITHER OR BOTH. DISCREPANCIES AND/OR CONFLICTING INFORMATION AMONG OR WITHIN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF LS3P DURING THE PRICING PHASE FOR CLARIFICATION. ANY DISCREPANCIES BROUGHT TO LS3P'S ATTENTION BY EITHER HIMSELF, THE OWNER, GC, TENANT OR ANOTHER PARTY, AFTER THE GC HAS BEEN AWARDED, SHALL BE RESOLVED BY LS3P. LS3P SHALL DETERMINE WHICH CONFLICTING ITEM SHALL GOVERN AS THE INSTRUCTIONS TO THE GC REGARDING THE EXECUTION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER, TENANT, LS3P, OR ANY OF THEIR REPRESENTATIVES AND/OR CONSULTANTS.

18. THE GC TO COORDINATE WITH THE BUILDING MANAGER THE INSTALLATION OF MATERIALS WHICH ARE RELATED TO THE BASE BUILDING OR OTHER TENANT SPACES. THE GC SHALL GIVE BUILDING MANAGEMENT A MINIMUM OF 24 HOURS NOTICE FOR ANY WORK TO BE PERFORMED AFTER NORMAL BUILDING HOURS (7A.M. - 6P.M.), ON WEEKENDS OR TO PERFORM ANY WORK REQUIRED IN AN ADJACENT TENANT'S SPACE.

19. THE GC IS RESPONSIBLE FOR THE COORDINATION OF ALL BUILDING SERVICES, TEMPORARY FIRE PROTECTION, TRASH REMOVAL AND COMPLIANCE WITH CONSTRUCTION REGULATIONS. THE GC TO COMPLY WITH THE RULES OF THE BUILDING AS TO THE HOURS OF AVAILABILITY OF BUILDING ELEVATORS, MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS TO AVOID CONFLICT OR INTERFERENCE WITH THE NORMAL BUILDING OPERATIONS. THE GC TO THOROUGHLY CLEAN ALL NEW WORK PRIOR TO TURNING OVER SPACE TO TENANT.

20. THE GC TO PROVIDE EACH TRADE WITH A COMPLETE SET OF PLANS INCLUDING DISTRIBUTION OF ANY REVISIONS OR RE-ISSUE OF PLANS. THESE MUST ALWAYS BE USED AS A COMPLETE SET.

21. A SCHEDULE OF THE WORK AS WELL AS THE COST ESTIMATE BREAK DOWN OF WORK SHALL BE PROVIDED TO THE OWNER, TENANT AND LS3P (PROJECT MANAGER).

22. WITHIN 2 WEEKS OF THE AWARDED CONTRACT AND PRIOR TO THE PURCHASE OF MATERIALS AND/OR FABRICATION, THE GC TO PROVIDE CUTS, SAMPLES, AND/OR SHOP DRAWINGS TO LS3P'S ATTENTION FOR REVIEW AND APPROVAL. FOR THE FOLLOWING ITEMS UNLESS OTHERWISE NOTED:

SHOP DRAWINGS: MILLWORK, CARPET SEAMING DIAGRAM, SIGNAGE, REFLECTED CLG. DETAILS (HVAC, SPRINKLER, GRILLES, ETC.), ELECTRIC/TELEPHONE PANEL LOCATIONS AND THERMOSTAT LOCATIONS

CUTS: PLUMBING FIXTURES, LIGHTING FIXTURES, HARDWARE, WOOD FLOORING, SUPPLY AND/OR RETURN REGISTERS, DRINKING FOUNTAINS, APPLIANCES, KITCHEN CABINETS, EXIT SIGNS, EMERGENCY LIGHTING

SAMPLES: TINTED/TREATED GLASS, WOOD MILLWORK/VENEER, PAINT COLORS ON DRYWALL, STAIN ON APPROPRIATE WOOD, MARBLE/GRAINITE, FLOORING MATERIALS, WALLCOVERING (VINYL AND/OR FABRIC), MOCK-UP WITH SEAM SAMPLE AS WELL AS ANY CUSTOM ITEMS

23. GC TO PROVIDE TENANT/OWNER WITH THE MANUFACTURER'S RECOMMENDED MAINTENANCE SCHEDULE AND/OR PROGRAM FOR EACH SPECIFIED APPLIANCE AND FINISH MATERIAL, INCLUDING CLEANING PROCEDURES AND EQUIPMENT TO BE USED. INCLUDE ALL WARRANTIES, GUARANTEES AND INSTRUCTION MANUALS. THIS INFORMATION TO BE SUBMITTED WITH FINAL PAYMENT REQUEST.

24. UPON COMPLETION OF THE PROJECT, GC TO PROVIDE THE OWNER/TENANT AND LS3P WITH "AS-BUILT" DRAWINGS. THESE DRAWINGS TO INCLUDE ANY REVISIONS TO THE STRUCTURAL, ELECTRICAL AND AIR DISTRIBUTION SYSTEMS. "AS-BUILT'S" TO CONSIST OF A NEATLY MARKED-UP SET OF BLACK-LINE PRINTS.

25. LS3P MAKES EVERY EFFORT TO SPECIFY PRODUCTS THAT MEET AND/OR EXCEED MINIMUM INDUSTRY STANDARDS. HAVE APPROPRIATE TEST RESULT DOCUMENTATION, HAVE BEEN RESEARCHED AND TESTED, ARE APPROPRIATE FOR THE INTENDED USE, MANUFACTURED BY COMPANIES WHO WARRANT THEIR PRODUCTS AND ARE IN GOOD FINANCIAL STANDING. LS3P CANNOT GUARANTEE, WARRANTY OR BE HELD RESPONSIBLE FOR A PRODUCT AND/OR MANUFACTURER'S FAILURE OR THE ABILITY TO SATISFY OBLIGATIONS.

26. REFER TO GENERAL CONSTRUCTION NOTES SHEET & INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES & SCOPE.

REVISIONS:

No.	Description	Date
1		

PROJECT: 2202-186920

DATE: 06/11/19

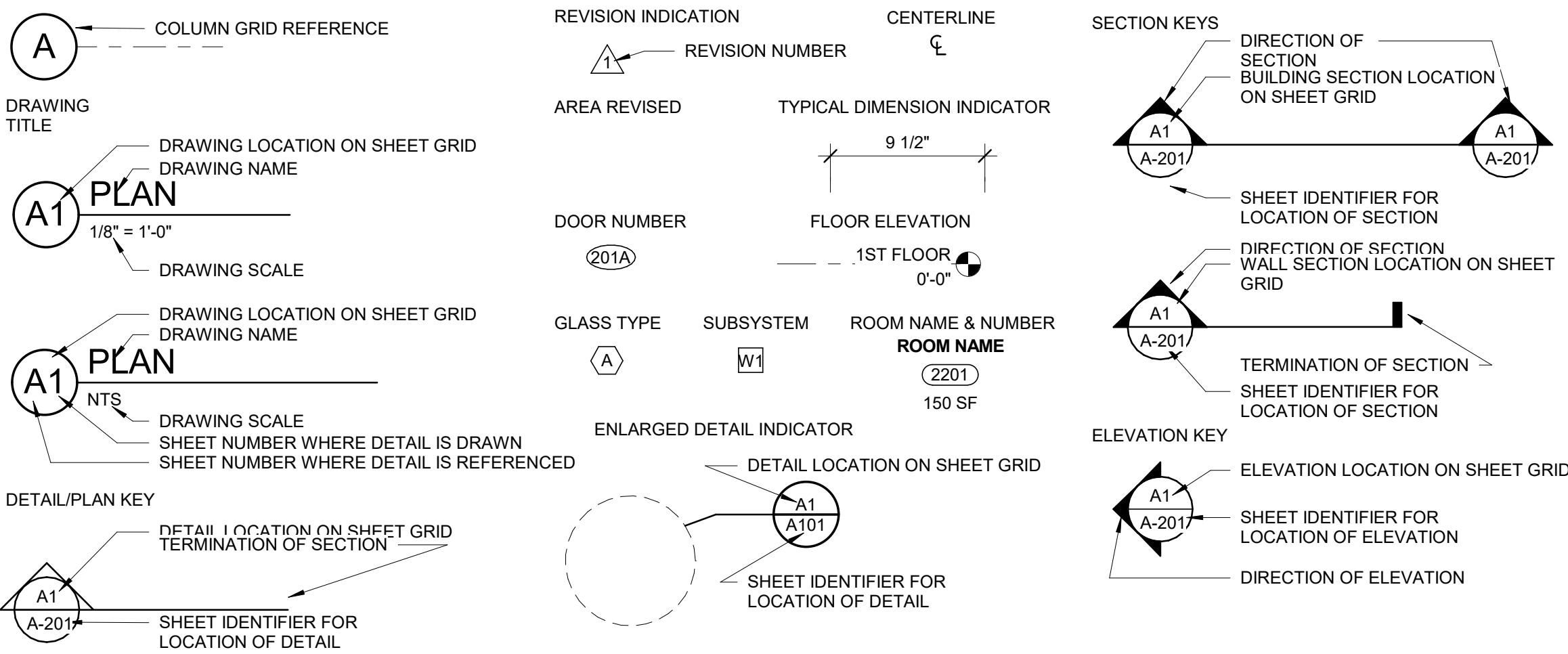
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PROJECT
INFORMATION,
DRAWING INDEX
AND GENERAL
REQUIREMENTS

G-001

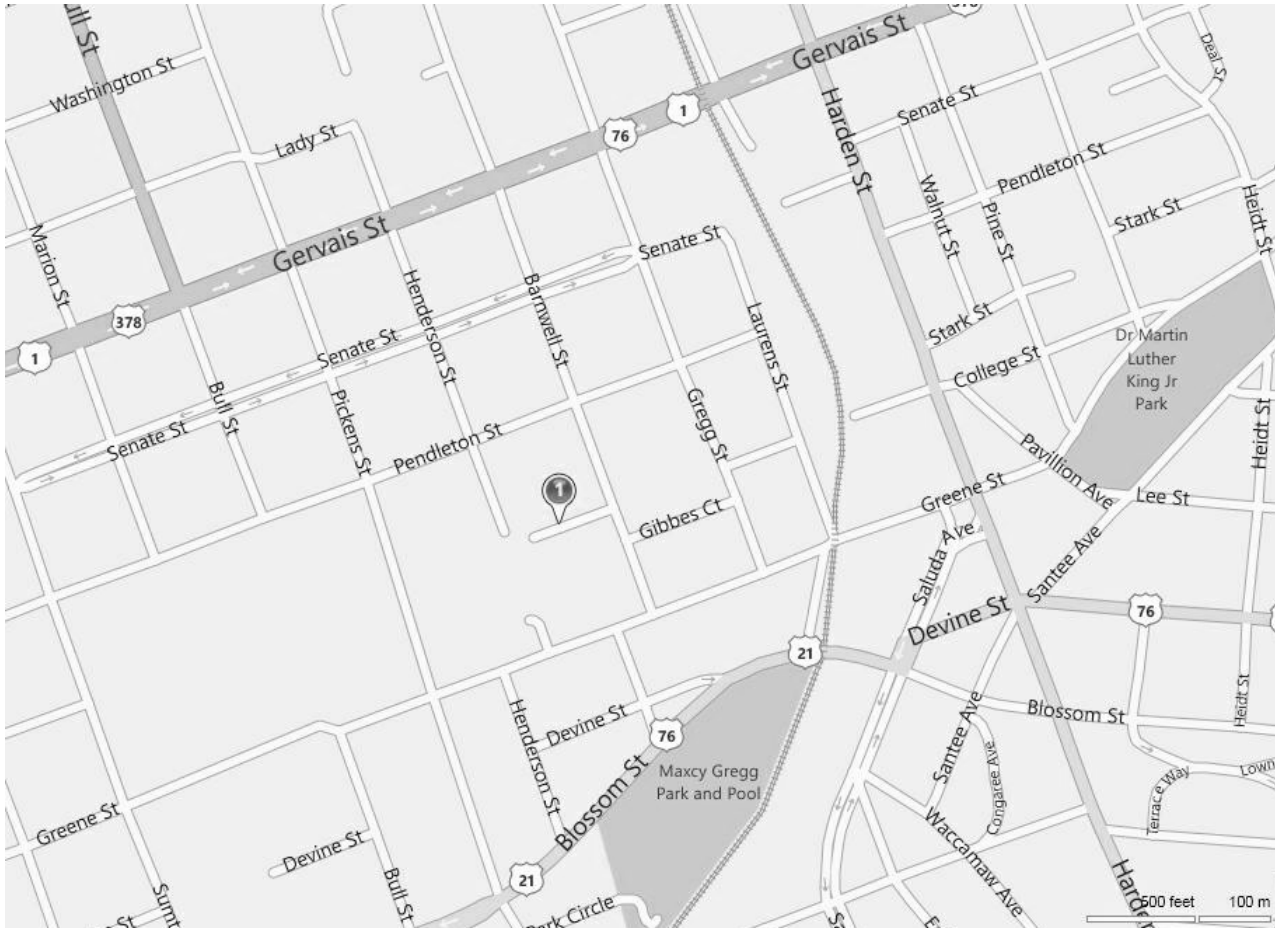
GRAPHIC SYMBOL LEGEND



ABBREVIATIONS

A/C	AIR CONDITION(ING)	GYP BD	GYPSUM BOARD	SECT	SECTION
ADMIN	ADMINISTRATION	GYP PLAS	GYPSUM PLASTER	SF	SQUARE FEET
AFF	ABOVE FINISHED FLOOR	HC	HANDICAP	SIM	SIMILAR
AHJ	AUTHORITY HAVING JURISDICTION	HD	HEAVY DUTY	SPEC	SPECIFICATION
ALT	ALTERNATE	HDWR	HARDWARE	SPKR	SPEAKER
ALUM	ALUMINUM	HM	HOLLOW METAL	SQ	SQUARE
APPROX	APPROXIMATE(LY)	HS	HOLLOW STEEL	STD	STANDARD
ARCH	ARCHITECT(URAL)	HT	HEIGHT	STOR	STORAGE
AUTO	AUTOMATIC	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SUSP	SUSPENDED
AUX	AUXILIARY	ID	INSIDE DIAMETER	SYS	SYSTEM
AV	AUDIOVISUAL	INCL	INCLUDED(ED), (ING)	T	THREAD
BITUM	BITUMINOUS	INT	INTERIOR	TEL	TELEPHONE
BL	BUILDING LINE	INT CLO	JANITOR CLOSET	TEMP	TEMPORARY
BLDG	BUILDING	INSUL	INSULATION	TFF	TOP OF FINISH FLOOR
BOS	BOTTOM OF STEEL	KIT	KITCHEN	THK	THICKNESS
BOT	BOTTOM	KNOCK	KNOCKOUT	THRU	THROUGH
CAB	CABINET	LAB	LABORATORY	TO	TOP OF
CG	CORNER GUARD	LAM	LAMINATE	TOB	TOP OF BEAM
CJ	CONTROL JOINT	LAU	LAUNDRY	TOC	TOP OF CONCRETE, CURB
CL	CENTER LINE	LAV	LAVATORY	TOF	TOP OF FOOTING
CLG	CEILING	LF	LINEAR FEET	TOJ	TOP OF JOIST
CLG HT	CEILING HEIGHT	LVR	LOUVER	TOM	TOP OF MASONRY
CLO	CLOSET	MAINT	MAINTENANCE	TOP	TOP OF PARAPET
CLR	CLEAR(ANCE)	MATL	MATERIAL	TOS	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	TOW	TOP OF WALL
COL	COLUMN	MECH	MECHANICAL	TRED	TREATED
CONC	CONCRETE	MEZZ	MEZZANINE	TRTD	TRIM
CONF	CONFERENCE	MFG	MANUFACTURING	UL	UNDERWRITERS LABORATORIES
CONT	CONTINUE, CONTINUOUS	MFR	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
CORR	CORRIDOR	MIN	MINIMUM	VERT	VERTICAL
CUB FT	CUBIC FOOT	MISC	MISCELLANEOUS	VEST	VESTIBULE
CU YD	CUBIC YARD	MO	MASONRY OPENING	W	WEST, WIDE
DEMO	DEMOLISH	MR	MOISTURE RESISTANT	W/	WITH
DEPT	DEPARTMENT	MTD	MOUNTED	W/O	WITHOUT
DET	DETAIL	MTG	MOUNTING	WW	WALL TO WALL
DF	DRINKING FOUNTAIN	MTL	METAL	WC	WATER CLOSET
DIA	DIAMETER	N	NORTH	WD	WOOD
DIAG	DIAGONAL	NIC	NOT IN CONTRACT	WDS	WATER DISPENSING STATION (BOTTLE FILLING STATION)
DIM	DIMENSION	NOM	NOMINAL	WP	WORKING POINT, WATERPROOFING
DIV	DIVISION	NON COMB	NON-COMBUSTIBLE	WR	WATER REPELLENT
DS	DOWNSPOUT	NTS	NOT TO SCALE	WT	WEIGHT
E	EAST	OC	ON CENTER	WWF	WELDED WIRE FABRIC
EA	EACH	OFCL	OWNER FURNISHED CONTRACTOR	YD	YARD
EDF	EXISTING DRINKING FOUNTAIN	OPP	OPPOSITE		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	OPT	OPTIONAL		
EJ	EXPANSION JOINT	OSE	OFFICE OF STATE ENGINEER		
EL	ELEVATION	PCF	POUNDS PER CUBIC FEET		
ELEC	ELECTRIC(AL)	PLAM	PLASTIC LAMINATE		
ELEV	ELEVATOR	PLF	POUNDS PER LINEAR FEET		
ENCL	ENCLOSE(ED)	PLYWD	PLYWOOD		
EOS	EDGE OF SLAB	PNL	PANEL		
EQ	EQUAL	PR	PAIR		
EQUIP	EQUIPMENT	PREFAB	PREFABRICATED		
ETR	EXISTING TO REMAIN	PREFIN	PREFINISHED		
EWV	ELECTRIC WATER COOLER	PRKG	PARKING		
EXIST	EXISTING	PSF	POUNDS PER SQUARE FOOT		
EXP JT	EXPANSION JOINT	PSI	POUNDS PER SQUARE INCH		
EXT	EXTERIOR	PT	PAINT, POST-TENSIONED, PRE-TREATED		
F/F	FACE TO FACE	PVC	POLYVINYL CHLORIDE (PLASTIC)		
FD	FLOOR DRAIN	QTR	QUARTER		
FE	FIRE EXTINGUISHER	QTY	QUANTITY		
FEC	FIRE EXTINGUISHER CABINET	R	RADIUS, RISER		
FF EL	FINISH FLOOR ELEVATION	RCF	REFLECTED CEILING PLAN		
FHC	FIRE HOSE CABINET	RD	ROOF DRAIN		
FIN FLR	FINISHED FLOOR	REF	REFRIGERATOR, REFERENCE		
FLR	FLOOR, FILLER	REQD	REQUIRED		
FOC	FACE OF CURB	RL	ROOF LEADER		
FOF	FACE OF FINISH	RM	ROOM		
FOM	FACE OF MASONRY	RO	ROUGH OPENING		
FOS	FACE OF SLAB	ROW	RIGHT OF WAY		
FOW	FACE OF WALL	S	SOUTH		
FT	FOOT, FEET	SC	SOLID CORE		
FTG	FOOTING	SD	STORM DRAIN		
FURN	FURNISH, FURNITURE				
GAGE	GAGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				

VICINITY MAP



AREA MAP



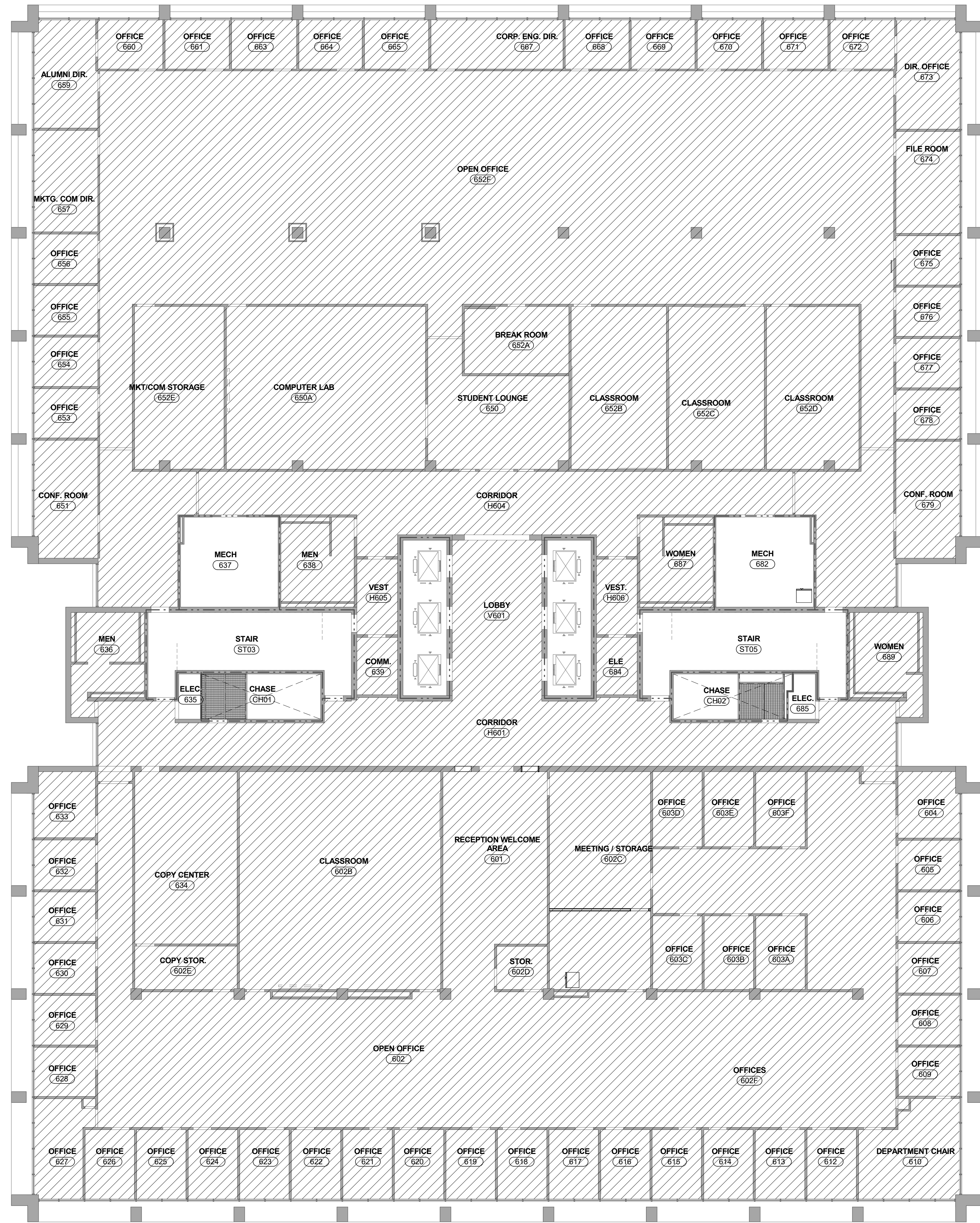
E

D

C

B

A



A1 6TH FLOOR REFLECTED CEILING PLAN
3/32" = 1'-0"



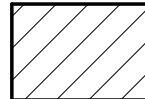
SHEET NOTES - CEILING PLANS

- A. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NEW CEILING GRID IN SAME LOCATION MARKED BY PRIOR CONTRACTOR. SEISMIC CATAGORY C. THE EXISTING GRID CONFIGURATION WILL HAVE BEEN MARKED BY THE DEMOLITION CONTRACTOR TO AIDE IN THE LOCATION OF THE NEW GRID SYSTEM IN EACH SPACE. GRID CONFIGURATION WILL DETERMINE USE OF ACT#1 AND ACT#2. ACT#3 WILL BE USED IN RESTROOMS ONLY. SEE BELOW FOR BASIS OF DESIGN. CONTRACTOR SHALL REHANG ALL LIGHTING, MECHANICAL REGISTERS AND CEILING MOUNTED EQUIPMENT/DEVICES AND CABLING INTO NEW GRID SYSTEM.
- CONTRACTOR RESPONSIBLE FOR DISPOSAL OF ALL CONSTRUCTION DEBRIS.

BASIS OF DESIGN - CLOSE-HIPP

BASIS OF DESIGN:
CEILING TILE ACT#1, ARMSTRONG FINE FISSURED-High NRC #1728 (24x24);
CEILING TILE ACT#2, ARMSTRONG FINE FISSURED-High NRC #1755 (24x48);
CEILING TILE ACT#3 (RESTROOMS ONLY), ARMSTRONG ULTIMA Health Zone #1935;
CEILING GRID, ARMSTRONG PRELUDE XL #7800.

LEGEND - CEILING PLAN



HATCH INDICATES BASE BID - CLOSE-HIPP BUILDING 6TH FLOOR CEILING WORK.



HATCH INDICATES ALTERNATE #1 - CLOSE BUILDING 7TH FLOOR (INCLUDING CORRIDORS AND ELEVATOR LOBBY) CEILING WORK.



HATCH INDICATES ALTERNATE #2 - HIPPI BUILDING 7TH FLOOR (EXCLUDING MAIN CORRIDOR AREA) CEILING WORK.



**USC CLOSE-HIPP
BLDG: GRID
CEILING
INSTALLATION
6th & 7th FLOORS**

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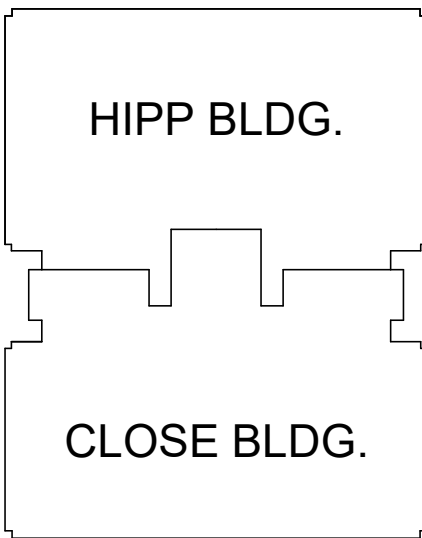
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**6TH FLOOR
REFLECTED
CEILING PLAN -
CLOSEHIP
BUILDING**

A-126

KEY PLAN



E

D

C

B

A

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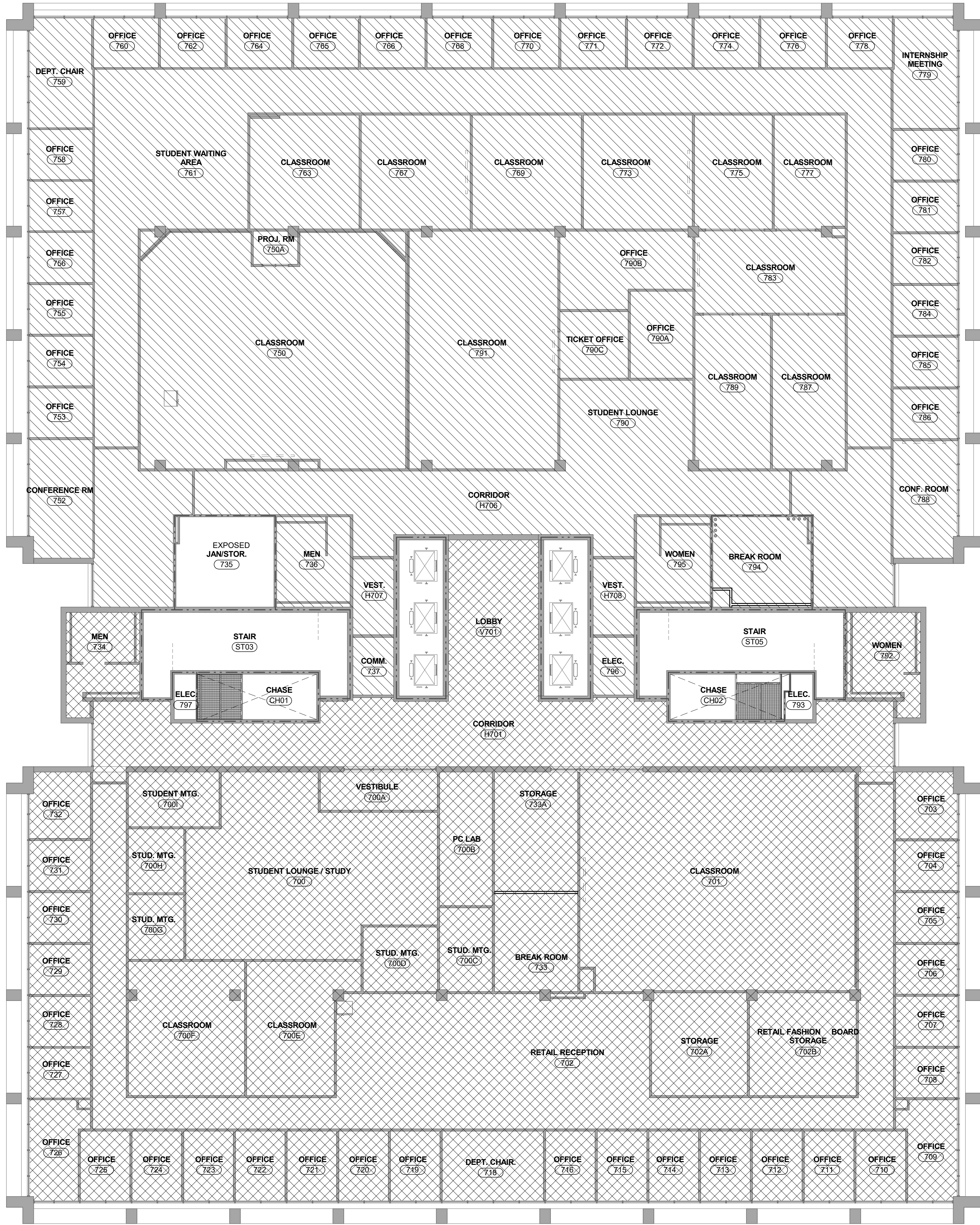
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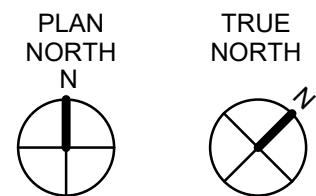
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5

6



A1 7TH FLOOR REFLECTED CEILING PLAN
3/32" = 1'-0"



SHEET NOTES - CEILING PLANS

- A. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NEW CEILING GRID IN SAME LOCATION MARKED BY PRIOR CONTRACTOR. SEISMIC CATAGORY C. THE EXISTING GRID CONFIGURATION WILL HAVE BEEN MARKED BY THE DEMOLITION CONTRACTOR TO AIDE IN THE LOCATION OF THE NEW GRID SYSTEM IN EACH SPACE. GRID CONFIGURATION WILL DETERMINE USE OF ACT#1 AND ACT#2. ACT#3 WILL BE USED IN RESTROOMS ONLY. SEE BELOW FOR BASIS OF DESIGN. CONTRACTOR SHALL REHANG ALL LIGHTING, MECHANICAL REGISTERS AND CEILING MOUNTED EQUIPMENT/DEVICES AND CABLING INTO NEW GRID SYSTEM.
- CONTRACTOR RESPONSIBLE FOR DISPOSAL OF ALL CONSTRUCTION DEBRIS.

BASIS OF DESIGN - CLOSE-HIPP

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7TH FLOOR
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CEILING PLAN -
CLOSEHIP
BUILDING

A-127