



Senior Project

Second Term

DSN4080-020

Shabnam Dastoornejad

Professor: Kurt Espersen- Peters

Reuse and Redesign of Somerset House
An Ontario Heritage Building

TABLE OF CONTENTS

PHASE I

ABSTRACT RESEARCH SUMMARY

- PROJECT GOALS
- MOTIVATION FOR THE PRESERVATION AND ADAPTIVE REUSE OF SOMERSET HOUSE
- DESCRIPTION OF QUEEN ANN AND REVIVAL ARCHITECTURE
- A NEW INTERPRETATION OF QUEEN ANN STYLE

PROGRAMMING

- SPACE SUMMARY
- ADJACENCY TABLE

SCHEMATIC DRAWING

- ADJACENCY BUBBLES
- DRAWIONG
- OBC

BUILDING CODES

PHASE II

- OBC PLAN
- FLOOR PLAN
- FURNITURE PLAN
- REFLECTED CEILING PLAN
- BUILDING CODE PLAN
- TECHNICAL DRAWING
- DETAIL DRAWING OF BAR

PRESENTATION DRAWINGS

PHASEIII

- AXONOMETRIC
- FLOOR PLAN
- CEILING PLAN
- INTERIOR VIEW OF THE BAR
- INTERIOR VIEW OF THE RESTAURANT
- INTERIOR VIEW OF THE EXHIBITION
- EXTRA SCENS
- F&FIN

Project Goals (Focus Topics)

The aim of this project is to investigate the reuse of the remains of Somerset House in order to turn its first floor into a restaurant and an exhibition. Somerset House is located at the corner of Somerset St. and Bank St. in the Centretown neighbourhood of Ottawa. Built in the 1890s, the property was a viable commercial structure until it became derelict in the 1990s and was closed to the public in 2004. What now remains is the façade of the building and three stories of empty space; this alone makes this project a complex one. I shall incorporate the façade into my design. Since the building is designated as a heritage site, the design will include sustainability and universal design elements based on the Heritage Act.^[1]

Motivation for the preservation and adaptive reuse of Somerset House

The purpose of adaptive reuse is to take a structure of historical or architectural significance and perform a renovation or adaptive reuse in order for it to continue to have a viable purpose and also generate revenue that can be used to maintain the property. The distinctive Queen Anne Revival architecture of Somerset House and its history as a residence, public accommodation, and home of neighbourhood pubs is part of the Centretown tradition. The adaptive reuse of the property into a modern restaurant and an exhibition would create a level of continuity with the past. A renovation of the building that is aesthetically harmonious with the original design would preserve the period architecture that has been an important part of the urban

landscape at the corner of Bank Street and Somerset Street West for generations. In the past Ottawa City Council and the built heritage sub-committee have supported historic preservation and adaptive reuse in Ottawa. In October 2013 Ottawa city council approved a plan put forward by architect Derek Crain for the adaptive reuse of Somerset House.^[2] Other commercial structures in Ottawa of similar vintage to Somerset House that continue to function as viable examples of period architecture include the Slater Building at 177-179 Sparks Street (built 1894), the Brouse Building at 181-183 Sparks Street (built 1893), and the A.J. Stephens Building at 185-187 Sparks Street (built 1896).^[3]

1-Ontario Heritage Act. (1990). *Ontario Ministry of Tourism, Culture, and Sport*. Retrieved Sept. 22, 2014, from http://www.mtc.gov.on.ca/en/heritage/heritage_act.shtml

2-Willing, J. (2013, Oct. 10). Good News finally comes to Somerset House. *Ottawa Sun*. Retrieved September 22, 2014, from <http://www.ottawasun.com/2013/10/10/good-news-finally-comes-to-somerset-house>

3-Newton, M., & Haig, R. (1979). *Lower Town, Ottawa*. Ottawa: National Capital Commission.

Description of Queen Anne Revival architectural style

The Queen Anne Revival style of architecture was developed in the U.K. during the 1860s to incorporate designs of the medieval and Elizabethan periods, and named after Queen Anne of England who reigned from 1702-1714. The style was adopted by Canadian architects for commercial buildings as well as for the grand mansions that wealthy families built and filled with Victorian-era opulence in order to impress their friends and colleagues. The Queen Anne Revival houses that were built in Canada were characterized by polychromatic paint schemes, asymmetrical façades, overhanging eaves, a large veranda, “gingerbread” trim, and one or two towers or turrets. ^[4] A number of sub-genres were subsequently developed in North America included Stick style (with decorative half-timbering and fewer ornamental details), Eastlake style (pioneered by British architect Charles Eastlake who used machine-manufactured wood trim for decoration), and Shingle style (based on American Colonial designs that featured shingled surfaces). The Queen Anne Revival style remained popular in Canada until the outbreak of the First World War in 1914, and today many commercial and residential structures continue to stand in communities from coast to coast as examples of the architectural tastes of a bygone era^[5]

A new interpretation of Queen Ann Style

Since the outer shell of Somerset House cannot be altered the interior space could be designed in a different way, with a new interpretation of the Queen Anne style. The Queen Anne style of furniture that developed after the reign of Queen Anne (1706-1714) is also described as Late Baroque, and is characterized by common features such as cabriole legs, cushioned seats, wing-back chairs, pat feet and an emphasis on line and form. The furniture style was designed in a lighter weight in comparison with previous furniture designs.

My intention is to take the concept of lighter furniture and compare it with modern furniture designs, such as the ghost chair that is transparent, and then apply this concept to the use of furniture and finishes in the interior design of Somerset House.

For example, some parts of the interior walls must include glass or other transparent material to reflect the exterior style of the building, while the Queen Anne style furniture should be custom-made with transparent material such as plastic or acrylic. The concept of transparency is the main focus of my design that will be reflected in most of the finishes used in the restaurant, bar and exhibition spaces in the renovated Somerset House.

4-Kyles, S. (n.d.). In the Ontario architecture website. Retrieved October 25, 2014, from <http://www.ontarioarchitecture.com/>

5-Top 10 world architecture. (n.d.). In *Essential architecture*. Retrieved October 25, 2014, from <http://www.essential-architecture.com/>

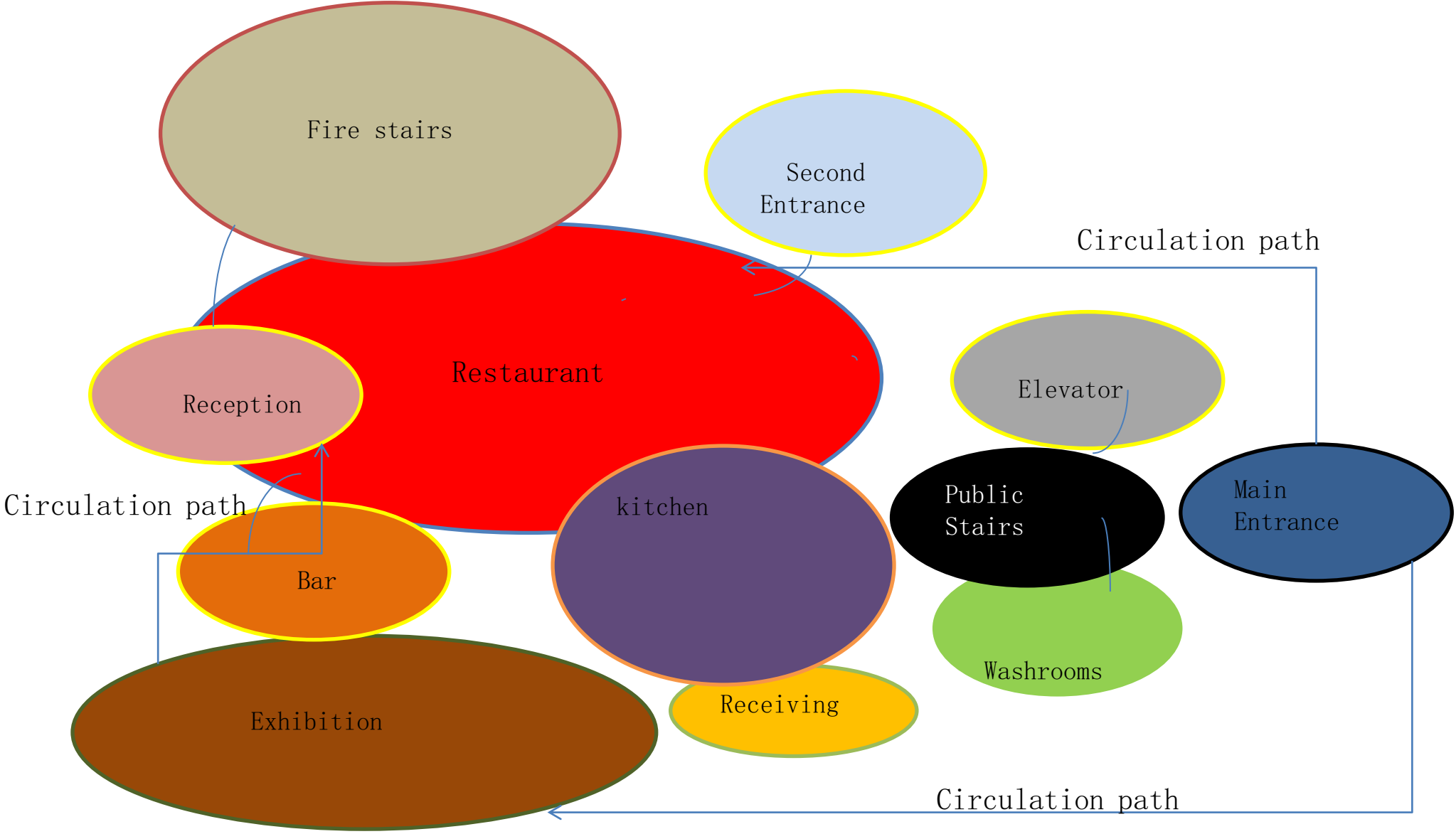
Space Summary & Criteria Matrix

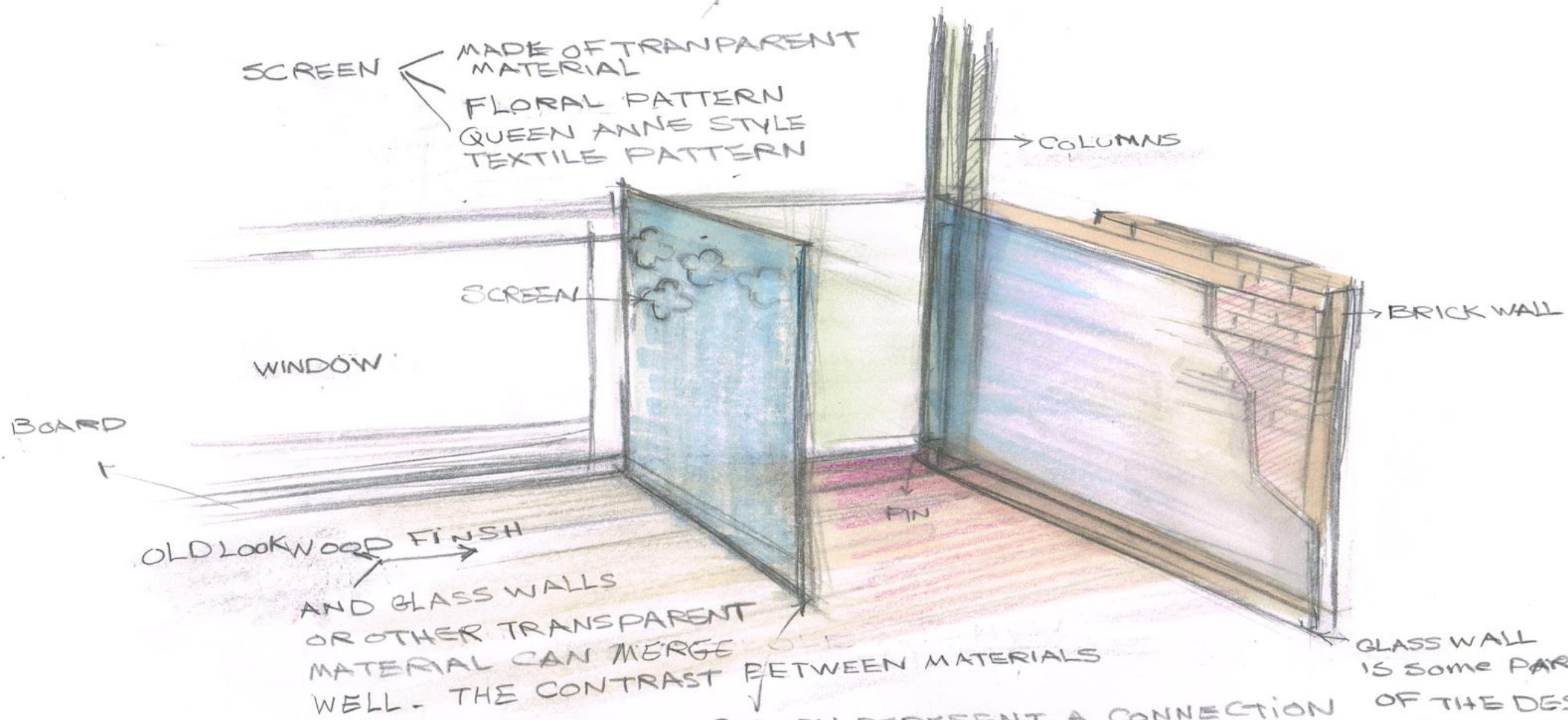
Rooms	Size sq.ft.	Furniture	Number of people using the space	Plumbing	Window	Electrical	Lighting	Acoustic	Description
Main entrance	150	Mirror Hangers	N/A	no	yes	yes	Yes recessed	fair	Provides access to both restaurant, kitchen and other floors.
Second Entrance	100	Art work	N/A	no	yes	yes	yes recessed	fair	A second Exit for people who want to exit the building from a different direction.
Receiving	150	N/A	N/A	no	yes	yes	yes florescent	fair	To provide access to the kitchen directly without being seen by customers.
Reception	100	Art work Table Desk Chair Computer	2	no	yes	yes	Yes pendent	fair	To invite people to the restaurant and provide reservation.
Exhibition	800	Hangers Small table Display	30-40	no	no	yes	yes Track, Spotlight	high	To exhibit local Artists art works.
Bar	700	Table, Shelve	10-12	yes	no	yes	yes pendent, cove	high	To serve people with alcoholic and non alcoholic drink and cocktails.
Restaurant	2000	Chair, Tables, Table lamps Table cloths, Plates	36	yes	yes	yes	yes	high	To provide the casual and local food service for customers.
Kitchen	700	Stove, Microwave, Oven, work surface, pot and pan hangers	6	yes	yes	yes	yes florescent	high	To provide food for customers and offer at least 10 types of casual warm food.
Public Stairs	400	Art works	N/A	no	no	yes	yes, stair light, wall scones	fair	For public to have access to other floor.
Fire Exit (Stairs)	400	-----	N/A	yes	no	yes	yes, wall scones	fair	Requirement of the building based on OBC code.
Elevator	100	-----	6-8	no	no	yes	yes, pot light	fair	To bring accessibility to other floors .
Washrooms	400	Art Work, Hangers		no	no	yes	yes, wall scones, pot light	high	

Type of Adjacency
R- Directly Related
N- Not related
S- Semi-related

Rooms	Main entrance	Second Entrance	Receiving	Reception	Exhibition	Bar	Restaurant	Kitchen	Public Stairs	Fire Exit	Elevator	Washroom
Main entrance	R	S	N	R	S	S	R	N	R	N	N	R
Second Entrance	S	R	N	s	S	S	S	N	N	R	N	N
Receiving	N	N	N	N	N	N	S	R	N	S	N	N
Reception	R	N	R	R	S	S	R	N	S	s	N	N
Exhibition	S	N	N	N	R	S	S	N	S	S	N	S
Bar	S	S	N	N	S	S	s	S	S	S	N	N
Restaurant	S	S	N	R	S	S	s	N	N	S	N	S
Kitchen	S	N	R	N	N	N	S	N	N	S	N	N
Public Stairs	S	N	N	N	S	S	S	N	R	S	R	N
Fire Exit (Stairs)	S	N	N	N	S	S	S	N	N	S	N	N
Elevator	S	N	N	N	S	N	N	N	R	S	R	N
Washrooms	R	N	N	N	S	N	N	N	S	S	N	R

Adjacency Bubbles
Second Entrance
Receiving
Reception
Exhibition
Bar
Restaurant
Kitchen
Public Stairs
Fire Exit (Stairs)
Elevator
Washrooms

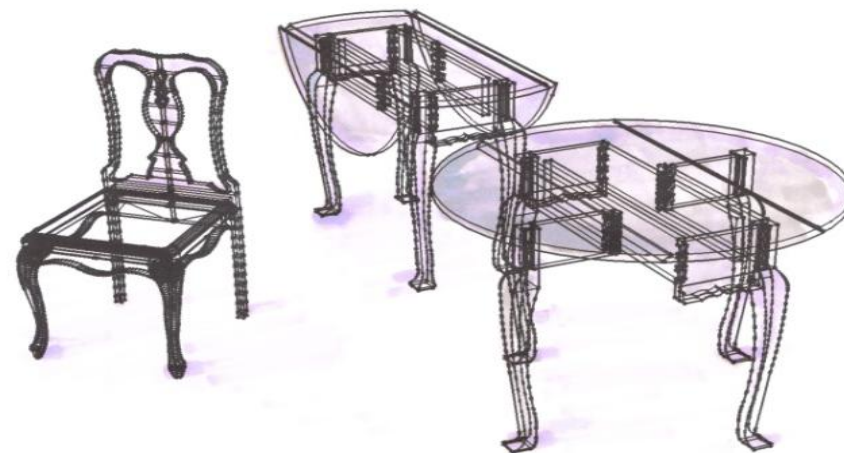




ELEMENTS

CONTRAST BETWEEN OLD
AND NEW
LINE
CURVES
DARK
LIGHT
TRANSPARENT
HEAVY WEIGHT

SCREEN REPRESENT A CONNECTION OF THE DESIGN
IF WE CAN SEE THROUGH THE SCREEN CREATE A CONNECTION
WE CAN CONNECT TWO SPACES. BETWEEN PAST AND NOW.



OBC Sections	Summary	Applications
Occupancy		
A-3.1.2.1.(1) A-3.1.3.2.(3)	The restaurant accompany is division A2, include over 30 seats, licensed beverage establishment, and exhibition hall.	The restaurant will serve about 36 people and the bar about 12. The exhibition is part of restaurant and people just pass the exhibition to see the works.
occupancy load		
3.1.17.1 & 2	The occupant load At 1.10m ² /person for dining and alcoholic beverage space, and 455.2m ² per floor the restaurant .	
Building Construction		
3.2.2.23	For Building with A2 occupancy and any height, any area, and sprinklered should be noncombustible construction. 2h or more fire rating for floor assemblies.	More than 2 hours of floor assemblies in all areas will apply to the building finishes and construction.
Fire Extinguishers		
3.2.5.17	portable fire extinguishers are to be installed and in conformance with building code requirements.	Fire extinguishers should place in main areas like exhibition, restaurant and kitchen.
Rise and landings		
3.4.6.3	The width and length of landing should at least be the width of stairs. There should be landing provided at the top and bottom of every flight of stairs. 1 landing between floor shall be provide.	
3.4.6.7	The run of the stair should be less than 255 mm and not more than 355 mm. The rise of the stairs between treads should not be less than 125 mm and not more than 200 mm. The front tread edge must be perpendicular to direction of travel on an exit stair.	Fire stairs
3.4.6.8.	Exit stairs may only have pointed treads if: 1) they have handrail on both sides, 2) the minimum run for the tread without its nosing is 240mm, 4) the inside radius of the tread should be at least twice the stair's width.	Public stairs
Slip Resistance		
3.4.6.1	The surface of ramps, landing, and stairs should have slip resistance finish. If it is used by public it should have colour contrast or a distinctive pattern to differentiate the leading edge. For exterior exit stairs the treads and landing should be designed to be free of snow and ice.	Fire stairs and public stairs. Fire stairs will made of concrete and will be slip resistance.
Handrails		
3.4.6.4	For the stairs of 1100 mm in width or more needs handrails on both sides. For a	Both stairs will have handrails.

	ramp or flight of stair which is more than 2200 mm needs one or more inbetween handrail. Handrails should be graspable and should have a circular cross section with outside diameter not less than 33 mm and not more than 43 mm; for non-circular shape with diameter not less than 100 mm and not more than 125 mm and those with largest cross sectional dimension is not more than 45 mm. not less than 865 mm and not more than 965 mm high for handrails on stairs and ramps. Handrails should not create hazard for pedestrians. Not less than 50 mm clearance between handrails and any surface behind it.	
Guard		
3.4.6.4	The guard must be hard to climb between 140-900mm above finished floor on the high side.	Fire stairs guard and public stairs.
Guards and Exits		
3.4.6.5	Every exit should have a wall or secured guard. The height of guards should not be less than 920 mm. A guard should be designed so no one located between 140 mm and 900mm above the level can climb the guard.	
Doors and Doorways Closers and hold open devices		
3.1.8.11 3.1.8.12 3.4.6.12	There must be closers on all exit doors required to be kept closed and on doors in fire separations. Although non-exit doors in fire separations can have hold open devices.	
Exit Doors		
3.4.6.10	The distance between the stair riser and leading edge of a door when swinging should not be less than 300 mm. The exit door should open directly into the step except if it blocks the way. Exit doors should be easy to recognize. All exit doors should at least be 600mm wide.	All exit door will be 600 mm or more.
Revolving Doors		
3.4.6.14	A revolving door must be collapsible and be used as an exit from the ground floor only, be not less than 3 foot from the stairway, should not be considered to have an exit capacity for more than 45 people.	
Lighting Lighting Levels		

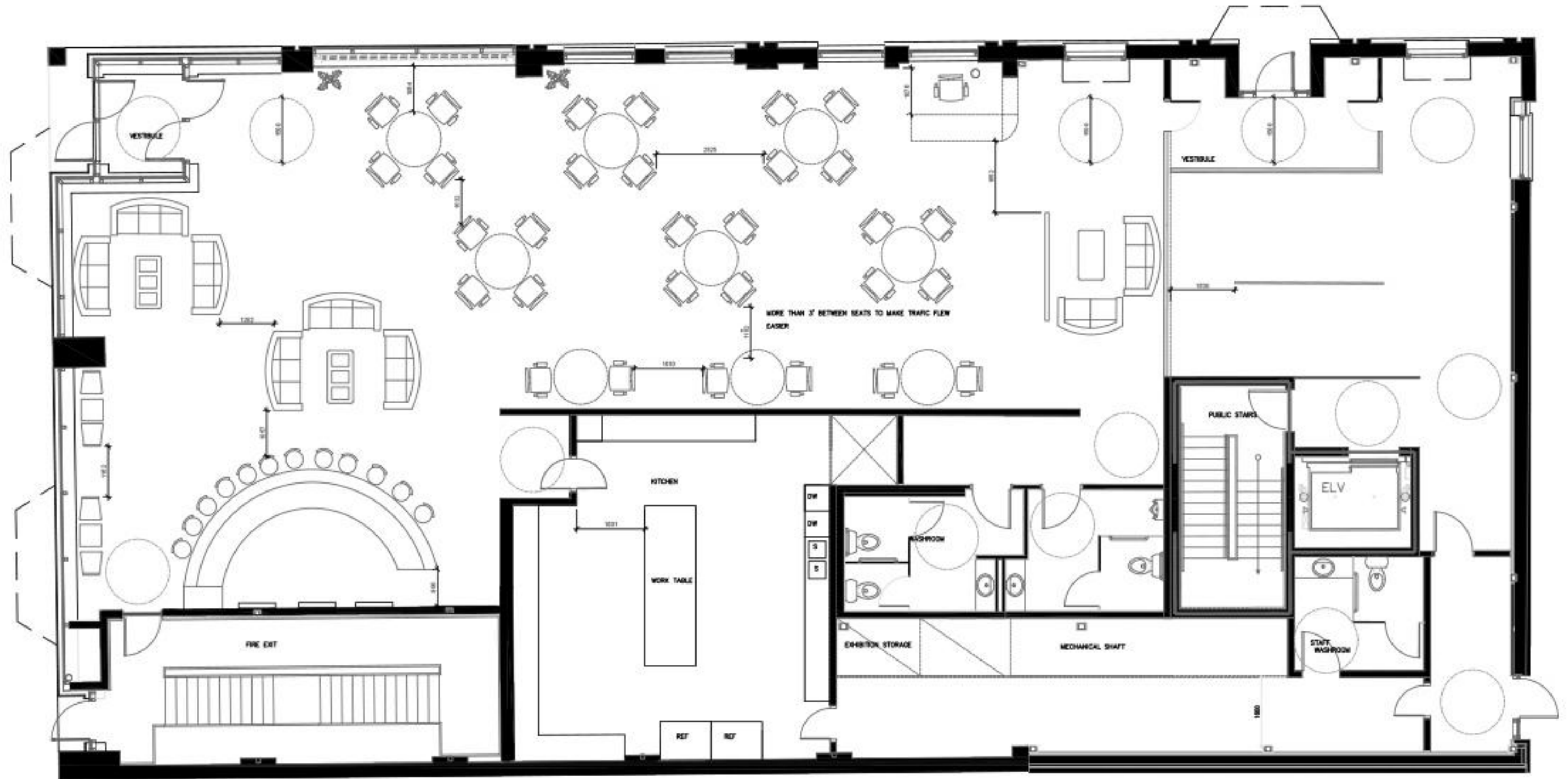
3.2.7.1	Exits and paths to exit should have at least 50 lx at floor or tread level. Food prep and cleaning areas should have minimum 500lx at floor level.	
Emergency Lighting		
3.2.7.3	There should be emergency lighting of at least 10lx at the tread level for exits corridors used by public, public corridors, and food prep areas.	Emergency light in kitchen, exhibition, fire exits and exhibition
Exit and Egress Means of Egress		
3.3.1.3	Two point of egress needs to be in an area more than 200 m2, and the space where travel distance to the point of egress is more than 25m.	
Egress doorways		
3.3.1.5	Min 2 egresses per suit for occupant load more than 60 persons.	2 egresses to evacuate people in the time of danger should place in both sides of the building.
Door Swings and Direction of Door swing		
3.3.1.10 & 3.4.6.11	For occupant load over 60 persons swings out, and for under 60 swings in if the door is a min of 850mm. Exit door shall open in the direction of travel and swing in the vertical axis.	The exit door will meet more than minimum requirements of the building codes.
Doors and door hardware		
3.3.1.12	A door open to an exit should be open able without requiring key or special devices. Door release hardware should open by one hand. Door hardware should be located within 1200 mm AFF.	
Capacity of access to exit and exit width		
3.3.1.16 & 3.4.3.2	The capacity of access to exit depends on the occupant load. A stair exit serving the entire floor in the restaurant must be 3800mm wide, with 2 exits it should be 1900mm and with 3 exits 1267mm each. The minimum width is 1100mm for exit corridors, passageways, ramps, and stairs and 790mm for doors.	Fire Stairs, Public stairs.
Obstructing Exits		
3.4.3.4	At least 750mm door swing clear width on stairs and landings.	
Headroom clearance		
3.4.3.5	Exits must at least be 2100mm of headroom except for stairs with 2050mm AFF from the landing, doorways with 2030mm AFF and door closers with 1980mm.	

	AFF.	
Exit signage		
3.4.5.1	Exit sign should be visible and have the word EXIT/SORTIE. Every exit should have sign placed close to exits in a building with more than 2 storeys. The sign should be illuminated and the words should be written in red.	
Transparent Barriers		
3.4.1.8 & 3.3.1.18	Transparent barriers on exits should have visible hardware and be laminated, wired, or tempered glass.	In case of using glass as barrier it should be framed to be recognizable.
Mirrors or Combustible Glazing		
3.4.1.9 & 3.4.1.10	There should be no mirrors or combusting glazing materials should be used near exits.	
Distance between exits		
3.4.2.3	Distance calculation between exits/ exits shall be no more than 9m or $\frac{1}{2}$ the maximum diagonal dimension of the floor area.	
Travel Distance		
3.4.2.5	Travel distance to an exit should not be more than 50m from any point in a service space.	
Principle Entrance		
3.4.2.6	At least one door needs to be designed in accordance with the requirements for exits.	
Number of Exits		
3.4.2.1	All floors should at least have 2 exits.	The restaurant floor will have two exits.
Elevators car dimensions		
3.5.4.1	In a building more than 3 storeys high, at least there must be 1 elevator big enough of for a 2010mmx610mm stretcher.	In this building that is just three stories high and also has a basement, one elevator should consider for the whole building. The only corridor in this building is the exhibition which also could be used as corridor.
Corridors and Aisles		

3.3.1.9	Corridors used by public shall be min 1100mm. Obstructions located within 1980 mm of the floor should not project more than 100 mm when it created hazard for someone with visual disability in an exit passageway and corridor used by public. A dead end corridor is allowed in occupancy where there is a separated and second egress doorway from a room not leading to the dead end corridor.	
Plumbing Fixtures		
3.7.4.2	Designers need to think building is being used equally by men and women. Urinals can replace water closets in male restrooms for up to 2/3 of the total number of WCs needed. At least there should be 1 lavatory per 2 WCs.	At least 3 washrooms should be considered as well as urinals. Male female and unisex washroom.
Barrier Free Wheelchair seating		
3.8.3.6	Wheelchair seating areas must be level and clear. Each seat must be 900mm wide and either 1525mm long for side entry or 1220 mm long for front entry. There must be at least two wheelchair seats side by side next to a barrier free path of travel.	The floor in all area will be the same height to provide accessibility for all people.
Barrier Free Doors		
3.8.3.3	850 mm is the minimum clear width of a door for barrier-free design.	
Toilet Stalls		
3.8.3.8	At least one water closet stall or enclosure shall be: At least 1500mm w x 1500mm, Be capable of being latched from inside with one hand, Clear opening of min 810 mm when the door is open, The door shall swing outward if the space is smaller than 760mm x 1220mm.	One universal washroom will design in the building to provide accessibility for both gender, male and female.

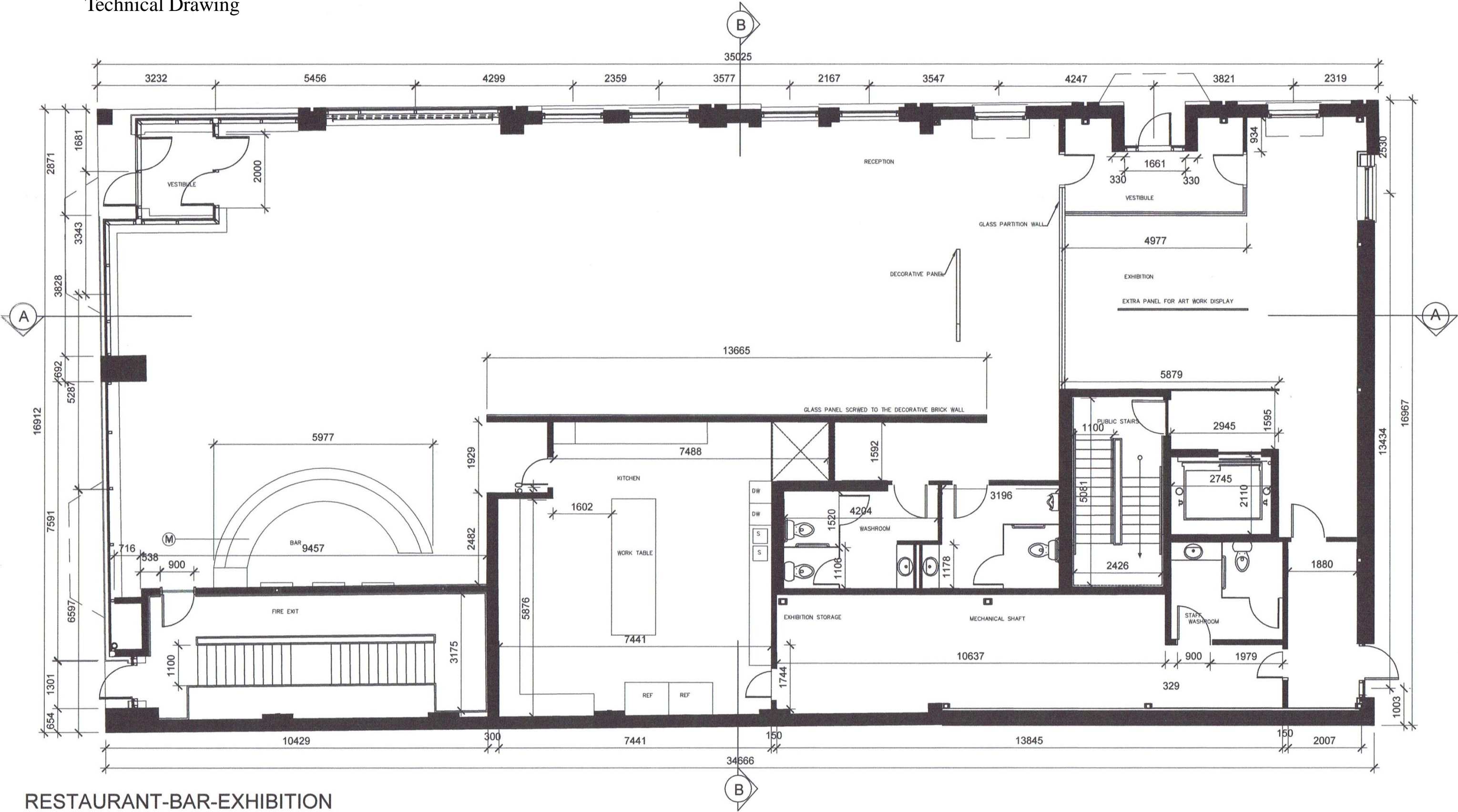
Phase II

Technical Drawing



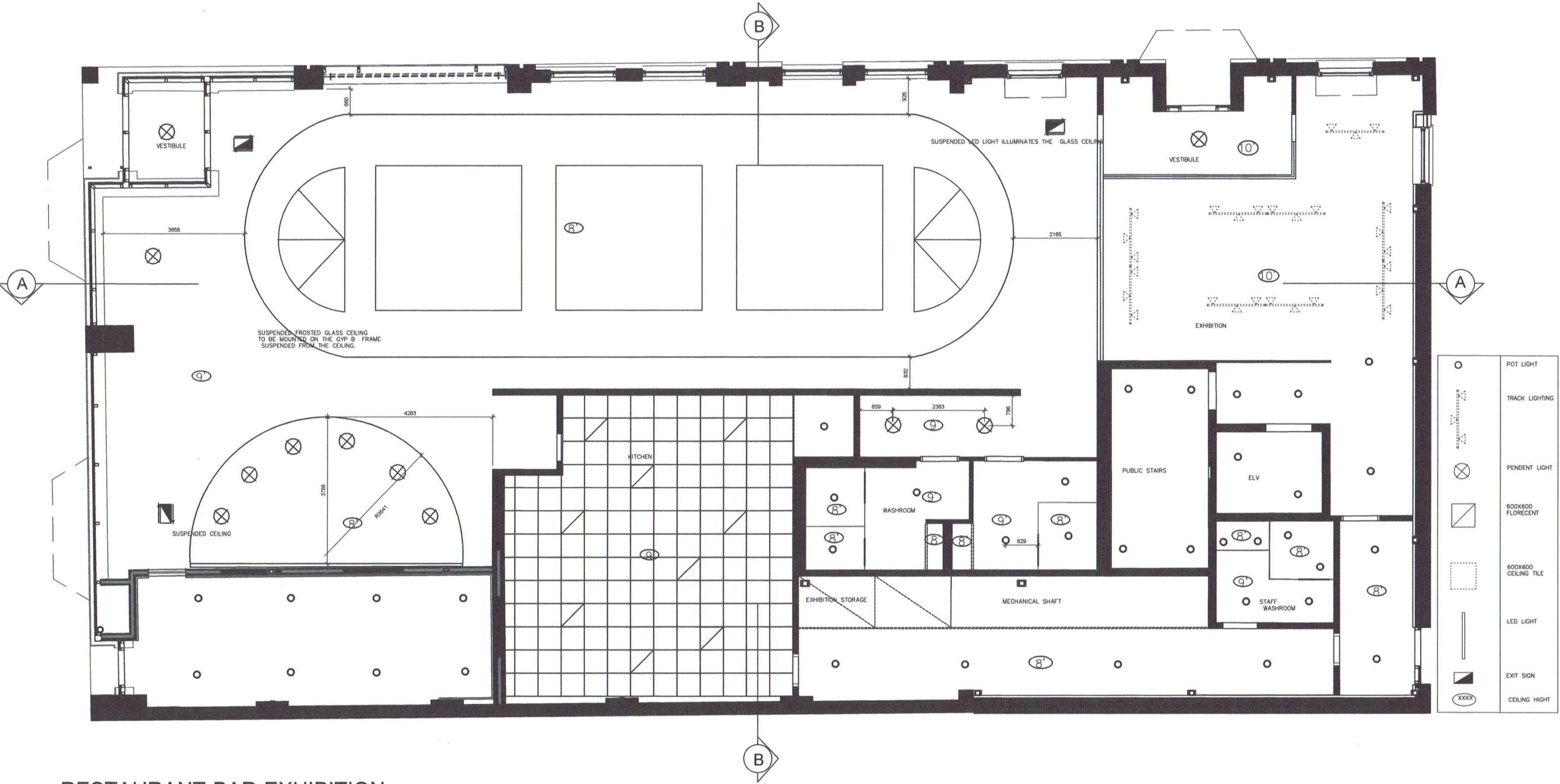
OBC PLAN
SCALE=1:100
DRAWN BY:SHABNAM
CHECKED BY:KURT ESPERSEN

Phase II
Technical Drawing



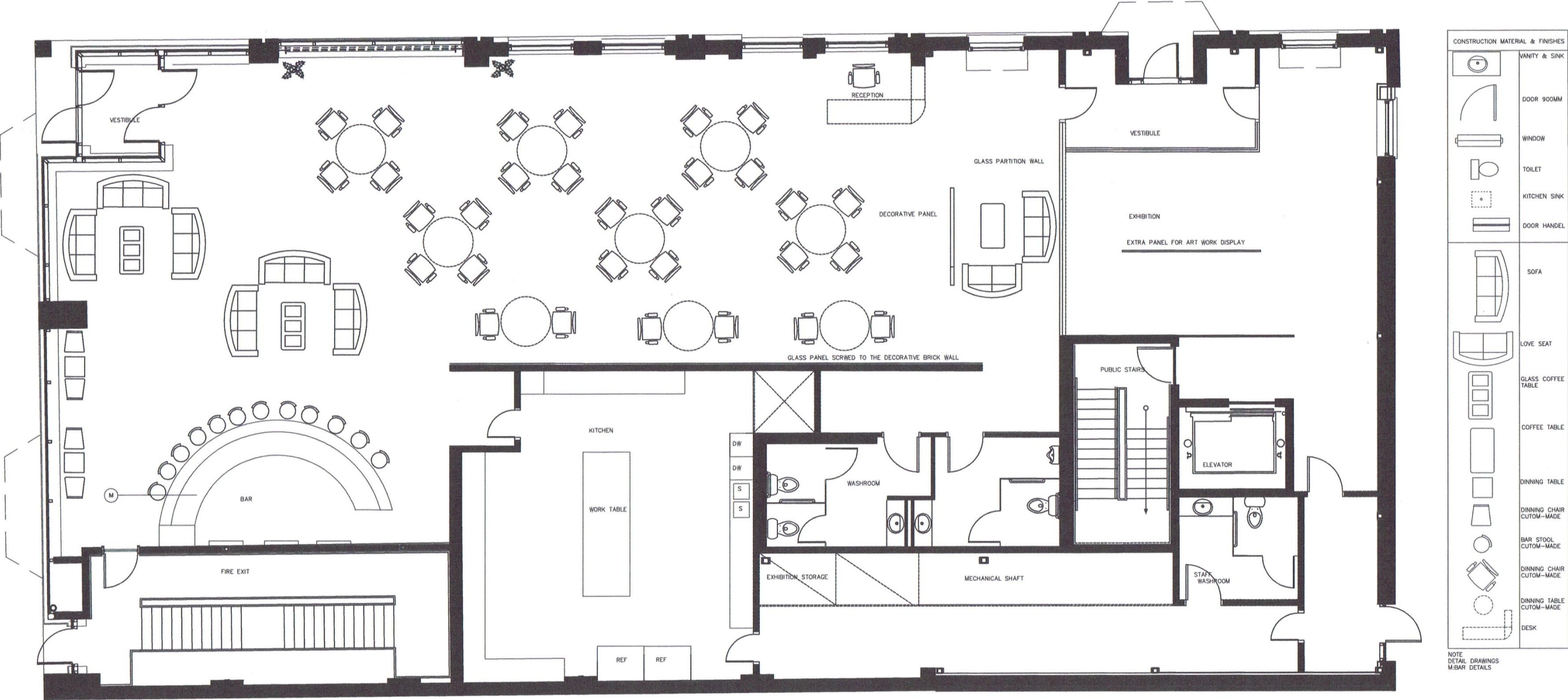
RESTAURANT-BAR-EXHIBITION
FLOOR PLAN
SCALE=1:100
DRAWN BY:SHABNAM
CHECKED BY:KURT ESPERSEN

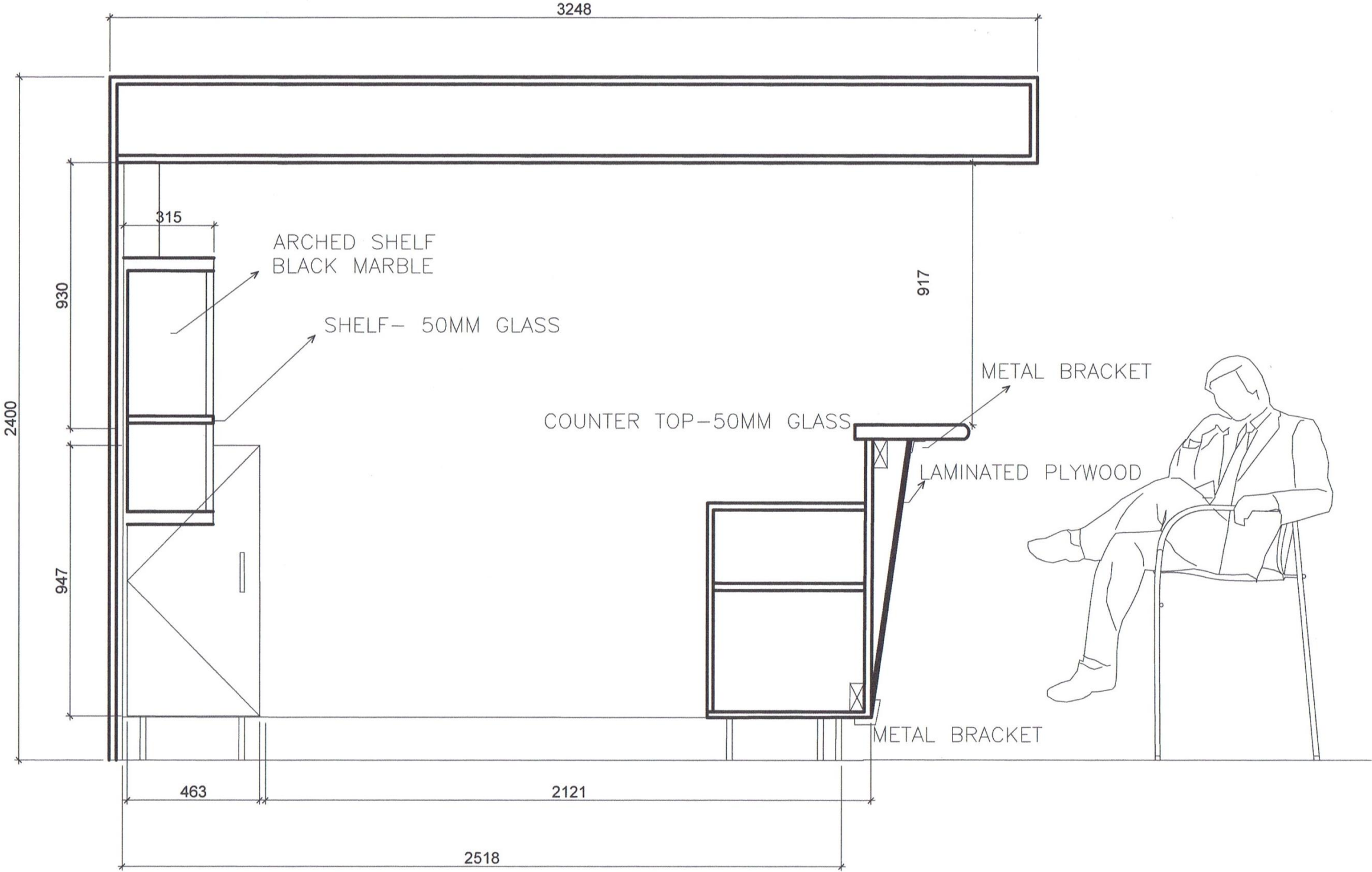
Phase II
Technical Drawing



RESTAURANT-BAR-EXHIBITION
CEILING PLAN
SCALE=1:100
DRAWN BY:SHABNAM
CHECKED BY: KURT ESPERSEN

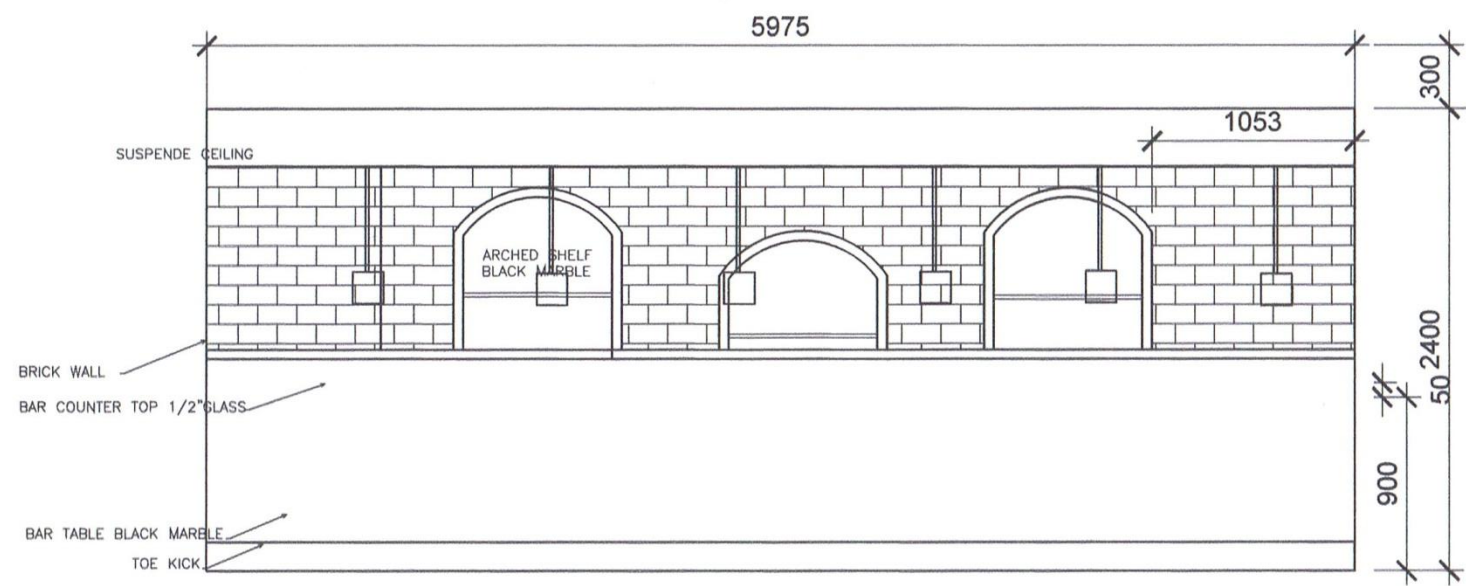
Phase II
Technical Drawing



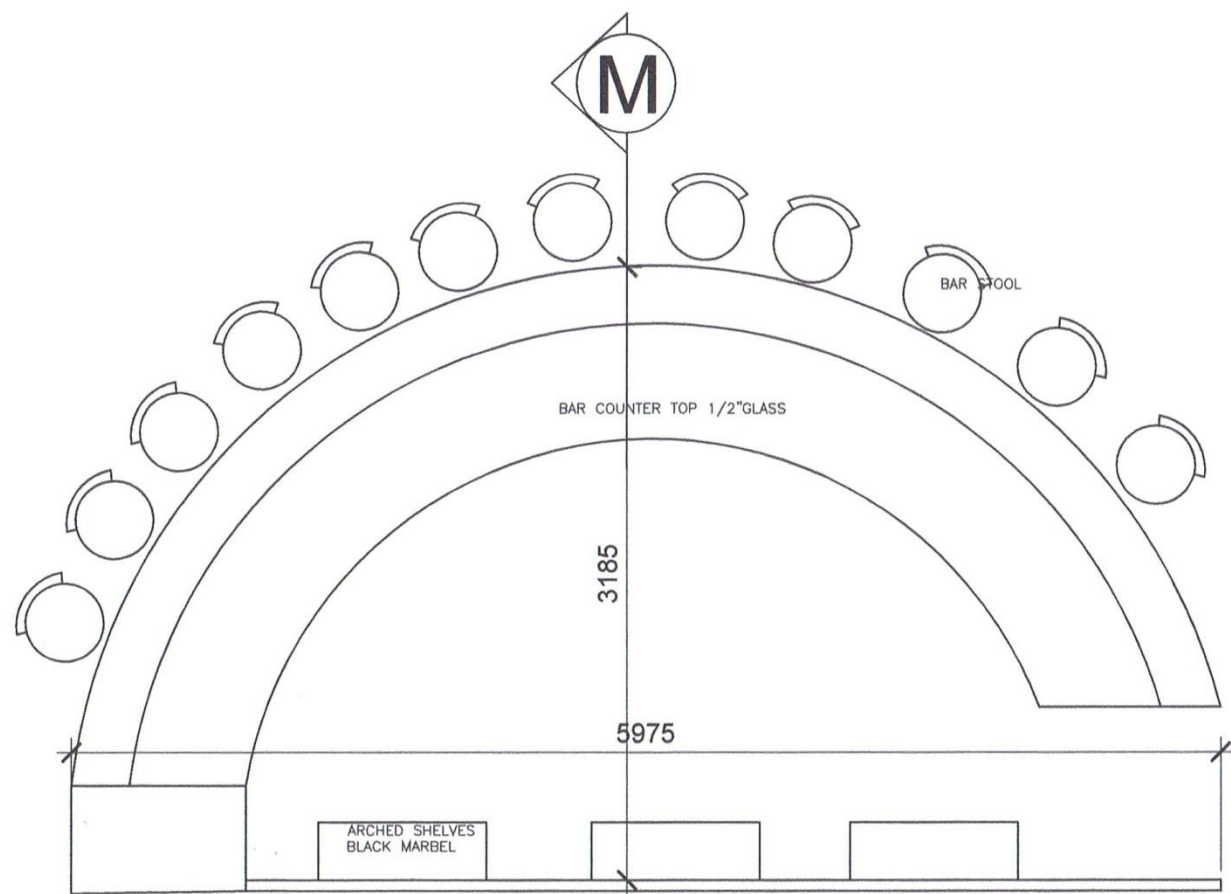


BAR DETAIL DRAWING
SCALE=1:16
DRAWN BY:SHABNAM
CHECKED BY:KURT ESPERSEN

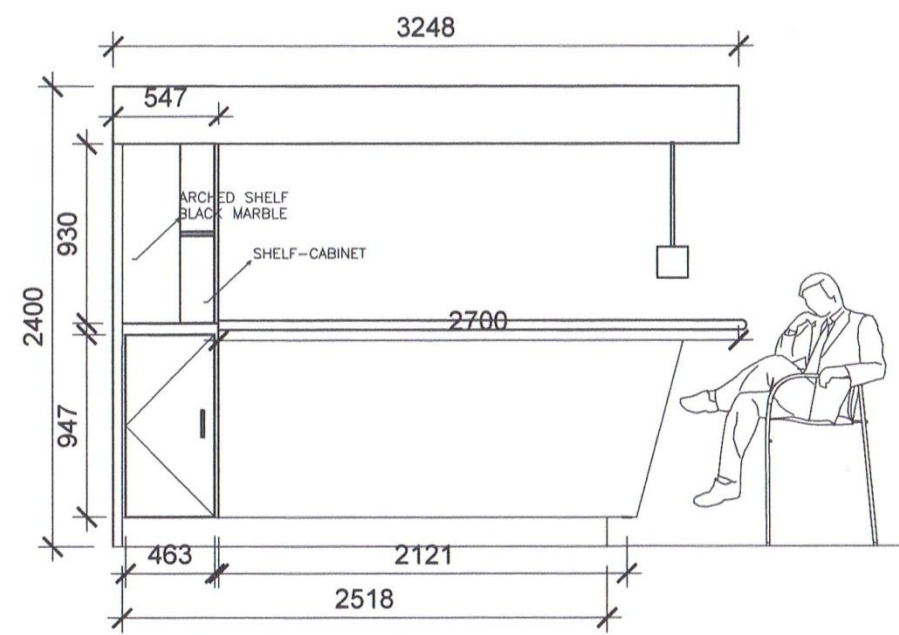
Phase II
Technical Drawing



BAR FRONT ELEVATION
SCALE=1:40



BAR PLAN VIEW
SCALE=1:40



BAR SIDE ELEVATION
SCALE=1:40

BAR DETAIL DRAWING
SCALE=1:16

DRAWN BY:SHABNAM
CHECKED BY:KURT ESPERSEN

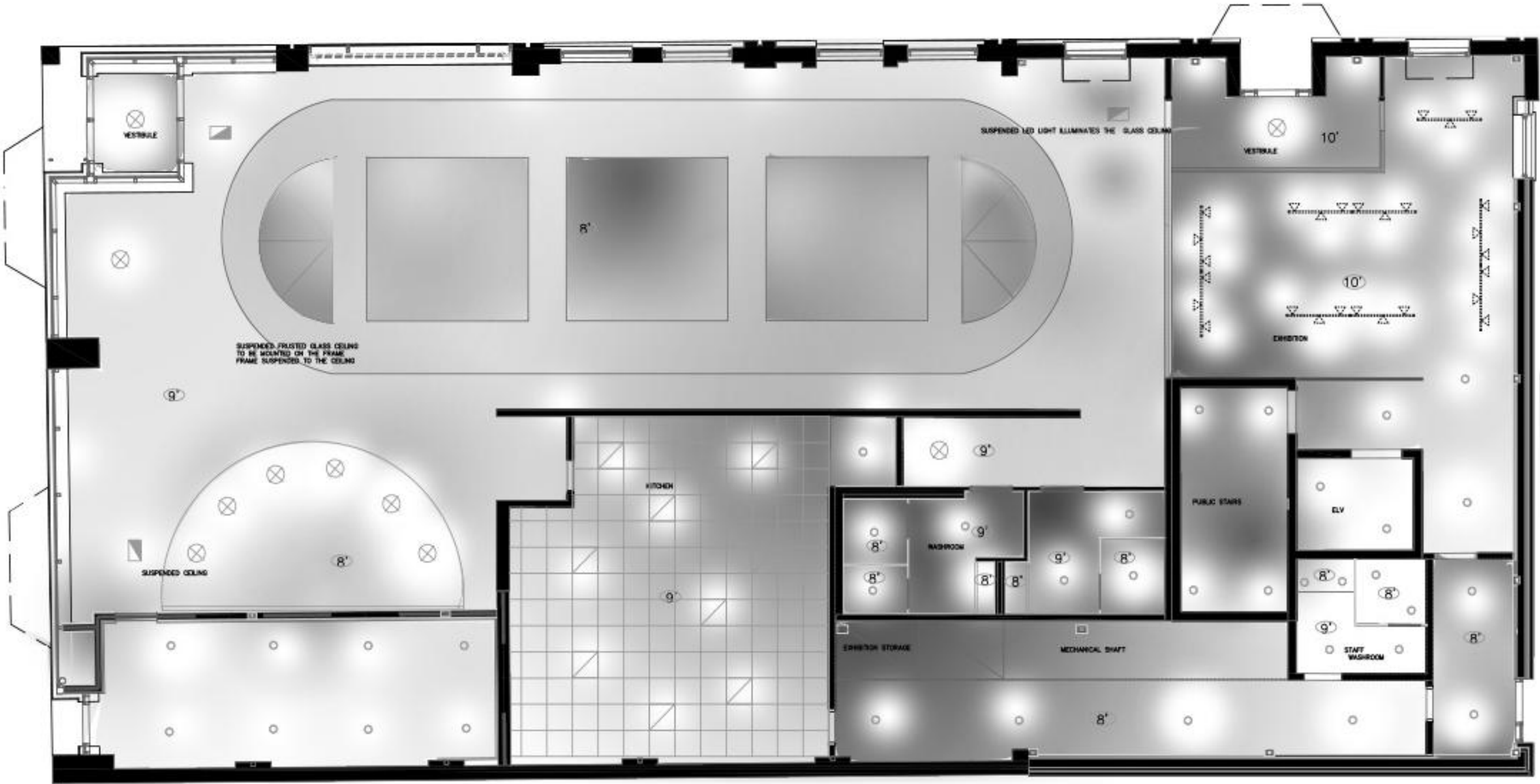
Phase III
Presentation Drawing
Furniture Plan



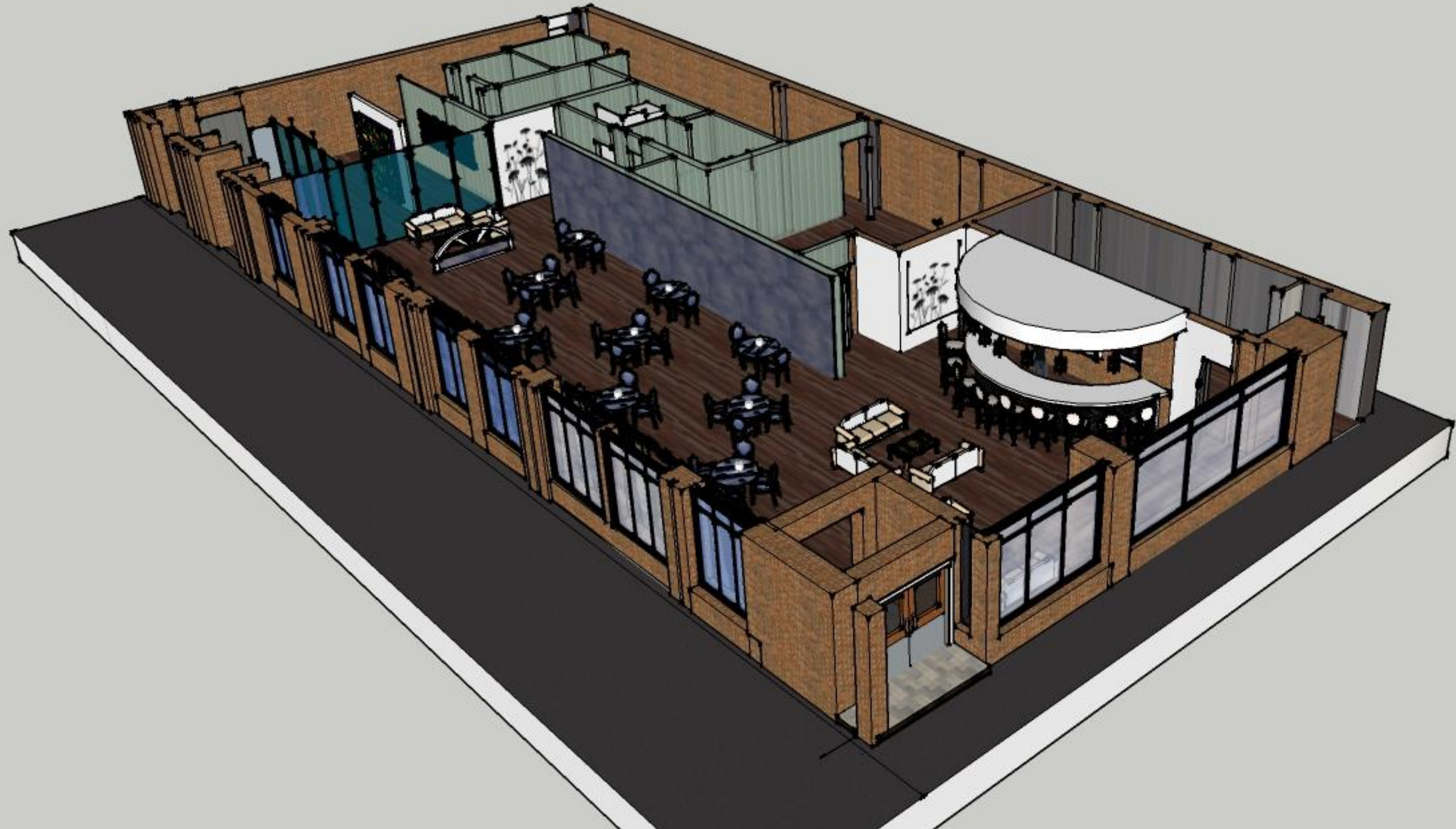
CONSTRUCTION MATERIAL & FINISHES	
	VANITY & SINK
	DOOR 900MM
	WINDOW
	TOILET
	KITCHEN SINK
	DOOR HANDLE
	SOFA
	LOVE SEAT
	GLASS COFFEE TABLE
	COFFEE TABLE
	DINNING TABLE
	DINNING CHAIR CUTOM-MADE
	BAR STOOL CUTOM-MADE
	DINNING CHAIR CUTOM-MADE
	DINNING TABLE CUTOM-MADE
	DESK

NOTE
DETAIL DRAWINGS
M:BAR DETAILS

Phase III
Presentation Drawing
Ceiling Plan



Phase III
Presentation Drawing
Axonometric



Phase III
Presentation Drawing
Bar View



Phase III
Presentation Drawing
Bar View








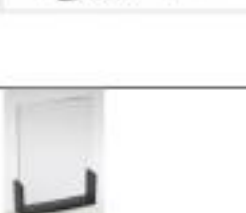







Phase III
Presentation Drawing
Restaurant View



Phase III
Presentation Drawing
Exhibition View








Location	Name of product	size	Pictures	ments
Restaurant And Bar	Exotic Hardwood Armstrong	Width 3"		http://www.armstrong.com/
Restaurant tables All Levels	Rechargeable Tealight Candle	Pathfinder PF545A Rechargeable Tealight Candle W/ Charger - 16 / PK		Rechargeable imitation candle, one per table. Retrieved November 29, 2014 http://www.wasserstrom.com/restaurant-supplies-equipment/cooking_flamelesscandles_1000148
Restaurant	Chair& table	Chair and table Queen Anne Custom-made		A seat with cleanable upholstery
Restaurant Bar		Queen Anne Style Sofa, Custom-made by modernized upholstery.		Custom made 
Restaurant	Base Table(Adjustable)	Adjustable Height 26" Indoor Round Lift Base with Foot Lever by Peter Meier Inc		Adjustable base table that allows restaurant staff to adjust the height of the table based on their customer needs. http://www.restaurantfurniture4less.com/692-0526-blk-pmi.html
Restaurant	Table Top	Square, Custom-made, Table Top by T & D Restaurant Equipment 36"		The square table top could be arranged from two to four or more people. http://www.restaurantfurniture4less.com/1510-811-clm.html
Restaurant	Card Holder	U-Style Black Frame and Clear Acrylic 8.5" x 11" Card Holder with Green Edges by Cal-Mil		http://www.restaurantfurniture4less.com/1510-811-clm.html

Restaurant	Linen Napkin	20" x 20" Renaissance Series Square Linen Napkins - Set of 12 in Pewter by Midas Event Supply		Napkin to complete dining set
Restaurant		<p>0DGL037P White 13½ oz 38 cl Height 9¼" 236 mm Width 3¼" 83 mm</p> <p>0DGL064P Red 17½ oz 50 cl Height 9½" 240 mm Width 3½" 91 mm</p> <p>0DGL077P Grande 24¼oz 68 cl Height 9¾" 245 mm Width 4¼" 108 mm</p> <p>0DGL020P Flute 9¼ oz 26 cl Height 9¾" 245 mm Width 2¾" 73 mm</p>		With an elegant, angular bowl, and a long narrow stem, the contemporary appearance of Precision will highlight the sophisticated ambience of any fine dining establishment.
Restaurant	Fruit Tray	5 oz Fruit Tray with 2" Height in Clear Polycarbonate by Thunder Group Inc		<p>This fruit tray is great for presenting fruits, desserts, or anything small</p> <p>Its shatterproof polycarbonate material is perfect for all settings</p> <p>Polycarbonate is clear, durable, and known for its impact resistance</p> <p>Drink ware made from Polycarbonate looks and feels like glass, but it is not glass</p> <p>One-piece molding process</p>
Restaurant	Ceiling paint	<p>Silver Sage 506</p> <p>This colour is part of the Classic Colour Collection. Surround yourself with your colour favorites. These timeless, elegant, Classic Colours guarantee beautiful, usable colour all the time, every time. A collection of 1,680 inspired hues that consumers and professionals have enjoyed for years, the colours in this palette are as timeless as they are forward.</p>		Retrieved November 29, 2014, from http://benjaminmoore.com/en-ca/paint-colour/silveersage
Restaurant	Wall Paint	<p>Fall Harvest 2168-10</p> <p>An exceptional grounding colour, this rich orange reminiscent of the shades of autumn has just the right amount of black to neutralize and balance it.</p>		Retrieved November 29, 2014, from http://benjaminmoore.com/en-ca/paint-colour/fallharvest

Men's & Women's washrooms All levels	Paper towel dispenser	Assembled Width: 12.75"W Assembled Height: 28"H Width: 12.75"W Height: 28"H Depth: 6.5"D Weight: 16.8 lbs.		Roval Recessed Paper Towel Dispenser and Removable Waste Receptacle by American Specialties
Men's washrooms All levels	Toilet	<u>Kohler K-3323</u> Santa Rosa 1.6 GPF One-Piece Elongated Toilet with AquaPiston Technology - Seat Included		Retrieved November 29, 2014, from http://www.faucetdirect.com/kohler-commercial-toilets/c42483?s=PRICE%5FHIGH&p=2
Men's washrooms All levels	Urinal	Kohler K-4960-ER-7 Black Bardon urinal with rear spud Item #: BC1170742		Retrieved November 29, 2014, from http://www.faucetdirect.com/kohler-k-4960-er-bardon-urinal-with-rear-spud/p170742
Women's washrooms All levels	Toilet	<u>Kohler K-3597-NF</u> Comfort Height Pressure Lite 1.0 Gpf Elongated Toilet from the San Raphael Series		Retrieved November 29, 2014, from http://www.faucetdirect.com/kohler-commercial-toilets/c42483?s=PRICE%5FLOW&p=3
Men's washrooms All levels	Wallpaper	Manufacturer: Brewster Book Name: COME HOME TO GEOMETRICS Pattern Number: SW3621-048 Color: BLUE/NAVY		Retrieved November 29, 2014, from http://www.swdecorating.com/default.asp?fn=commercial_wallcoverings.asp
Men's & Women's washrooms All levels	Bidet	Bio Bidet BB-1000. Pamper yourself with a gentle, warm aerated stream. A convenient remote control allows you to personalize functions including water temperature, pressure, and even offers a gentle cycling massage feature.		Retrieved November 29, 2014, from http://www.sanicare.com/Bio-Bidet-BB-1000-p/bb1000.htm

Men's & Women's washrooms All levels	Toilet seat cover dispenser	Royal Toilet Seat Cover Dispenser by American Specialties		
Women's washrooms All levels	Tap and Faucets	Description Cast Brass Body Metal Lever Handles Braided Flexible Hoses with 3/8" Compression Connectors Metal Speed Connect® Pop-Up Drain Features and Innovations ADA Compliant Water Efficient WaterSense® Certified		Retrieved November 29, 2014, from http://www.americanstandard.ca/products/productDetail.aspx?id=7389
Men's washrooms All levels	Tap and Faucets	Description Metal Spout Metal Lever Handle Braided flexible hoses with 3/8" compression connectors Adjustable hot limit safety stop Metal Speed Connect pop-up drain Features and Innovations ADA Compliant Water Efficient WaterSense® Certified 7184101 - Times Square Monoblock Faucet		Retrieved November 29, 2014, from http://www.americanstandard.ca/products/productDetail.aspx?id=10067
Safety	Fire Extinguisher	Kidde ProLine Water Fire Extinguisher, 2 1/2 gal, 8.4 lbs Empty, 1 A, 10 B:C by US		Wall Hanger Supplied empty and requires 3rd party to fill and charge
Staff Corridor Fire exit Corridor	Security Mirror	See All® Full Dome Convex Security Mirror, 18" Diameter by US		This mirror could prevent staff from colliding in time of carrying food
Washrooms Men and women	Wall scones Flux Lighting	Quorum International 5586-1 1 Light ADA Compliant Wall Washer Wall Sconce		Retrieved November 29, 2014, from http://www.houzz.com/photos/15204034/Quorum-International-5586-1-1-Light-ADA-Compliant-Wall-Washer-Wall-Sconce-modern-wall-sconces

Chandelier lighting	Chandelier Flux Lighting	Modern Crystallendant chandelier Lighting		Retrieved November 29, 2014, from http://www.houzz.com/photos/products/chandelier
Pendant recessed	Flux Lighting Corridors	The Lucia lighting collection is a completely fresh, contemporary take on crystal light fixtures. The unique, disk-shaped Sunflower Shape Bauhinia crystals are suspended within the intricate metal work presented in a Burnished Silver finish, which combine to create these sleek profiles surrounding inner Linen drum shade. Canopy: 6-inch Round		This recessed lighting installs in corridors
Landscape lighting	Coronado 820 PAR20 Line Voltage Landscape Light	Features: Finish: Black, Bronze, City Silver, Verde, White Lamping: Halogen Voltage: 120V Mounting accessories sold separately. Mounting stem is fully adjustable from all mounting positions With locking clutch aiming to ensure positive fixture aiming Equipped with standard 1/2" NPS threaded male fitting Lumiere's exclusive Siphon Protection System (SPS) prevents water from siphoning into the fixture through its own lead wires Hood is removable for easy re lamping. Lamping: Halogen: 1 x 50W max PAR20, medium base (Not Included) Model: 820-50PAR20-120-BK , 820-50PAR20-120-BZ , 820-50PAR20-120-CS , 820-50PAR20-120-VE , 820-50PAR20-120-WT		http://www.lbclighting.com/820-50par20-120.html?utm_source=nextag&utm_medium=shoppingengine&_vsrefdom=Shopping
Bathroom LED Lighting Exhibition, Foyer	Diamond Plate LED 3-Light Flush Mount in Brushed Nickel	Product Specifications Manufactured By Elk Lighting Sold By Fratantoni Lifestyles Width 16.0" Height 5.0"		http://www.houzz.com/photos/13475879/Diamond-Plate-LED-3-Light-Flush-Mount-in-Brushed-Nickel-transitional-ceiling-lighting
	Bullet Track Lighting Kit Black	Linear track kit includes one 4' track, three track lighting heads (H 7" W 4.5"), one floating power feed canopy, mounting hardware and hour color display cartons. Hardwiring required		http://fab.com/product/bullet-track-lighting-kit-black-160147/