

MOSAIC BUSINESS CENTER | 3501 – 3511 Thomas Road

GMA JOB #GA2068 | 5.15.2026



Exterior Design



- ① REMOVE BRICK, REPLACE WITH SMOOTH STUCCO FINISH
- ② REMOVE TILE ROOF, REPLACE WITH STANDING SEAM METAL ROOF
- ③ PAINT ALL WINDOW FRAMES
- ④ PAINT ALL EXTERIOR WALLS, PAINT METAL DOORS/FRAMES, PAINT OVERHEAD DOORS
- ⑤ ALTERNATE: REPLACE EXTERIOR LIGHTING WITH MODERN FIXTURE (BLACK FINISH), IN SAME LOCATION, MAINTAIN LIGHTING SPECS

SEE FOLLOWING PAGES FOR SPECIFICATIONS AND RENDERINGS

EXTERIOR DESIGN CONCEPTS



PROPOSED DESIGN - CONCEPTUAL EXTERIOR RENDERING



FIELD PAINT:
SW SITE WHITE

ACCENT (EXPOSED
FASCIA, SOFFIT,
OVERHEAD DOORS, METAL
DOORS / FRAMES):
SW IRON ORE

WINDOW FRAMES:
SW TRICORN BLACK



PROPOSED FINISHES

EXTERIOR DESIGN CONCEPTS



PROPOSED DESIGN - CONCEPTUAL EXTERIOR RENDERING



FIELD PAINT:
SW SITE WHITE

ACCENT (EXPOSED
FASCIA, SOFFIT,
OVERHEAD DOORS, METAL
DOORS / FRAMES):
SW IRON ORE

WINDOW FRAMES:
SW TRICORN BLACK

METAL ROOF:
INKWELL



PROPOSED FINISHES

EXTERIOR DESIGN CONCEPTS



PROPOSED DESIGN - CONCEPTUAL EXTERIOR RENDERING



FIELD PAINT:
SW SITE WHITE

ACCENT (EXPOSED
FASCIA, SOFFIT,
OVERHEAD DOORS, METAL
DOORS / FRAMES):
SW IRON ORE

WINDOW FRAMES:
SW TRICORN BLACK

METAL ROOF:
INKWELL

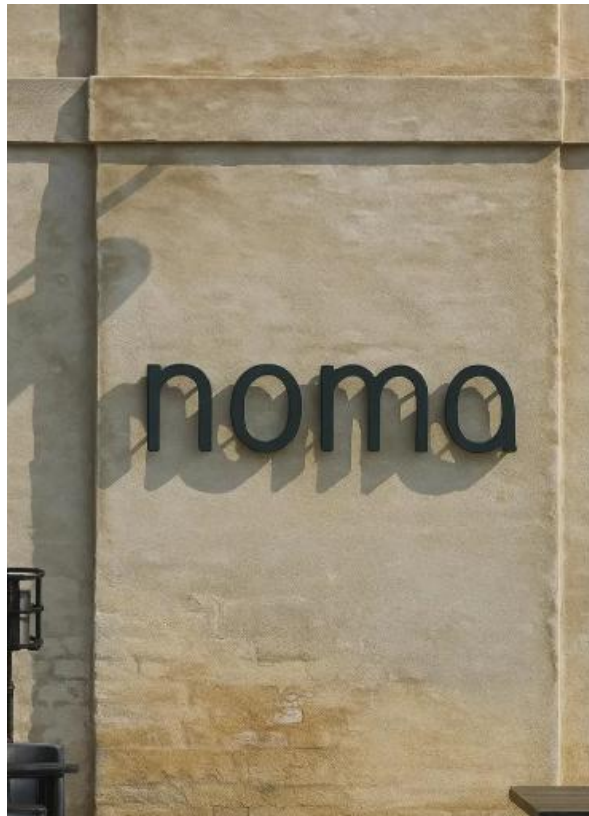


PROPOSED FINISHES

BUILDING SIGNAGE CONCEPTS FOR TENANTS



MONUMENT SIGN CONCEPTS



Interior Design



LINEAR LIGHTING IN ACT CEILING FOR OFFICE AREA: ARMSTRONG, 6' OR 8' O.C. LINEAR LIGHT FIXTURE



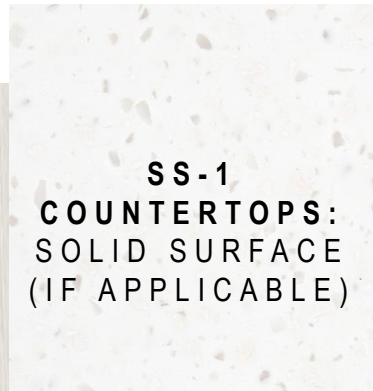
SC-1 SEALED CONCRETE FLOORING



WT-1 WALL TILE RESTROOMS + BREAK ROOM (IF APPLICABLE)



PL-1 CABINETS- PLASTIC LAMINATE (IF APPLICABLE)

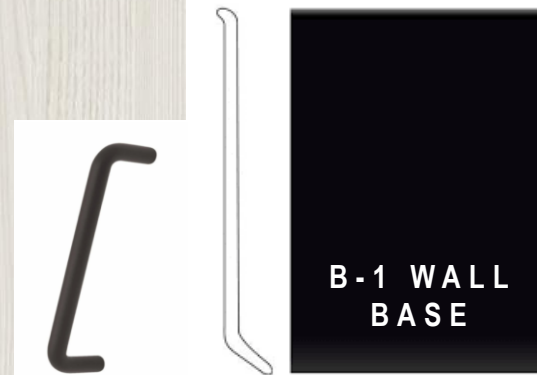


SS-1 COUNTERTOPS: SOLID SURFACE (IF APPLICABLE)



WD-1 WOOD DOORS

PT-2 HM DOOR/ FRAME/ACCENT



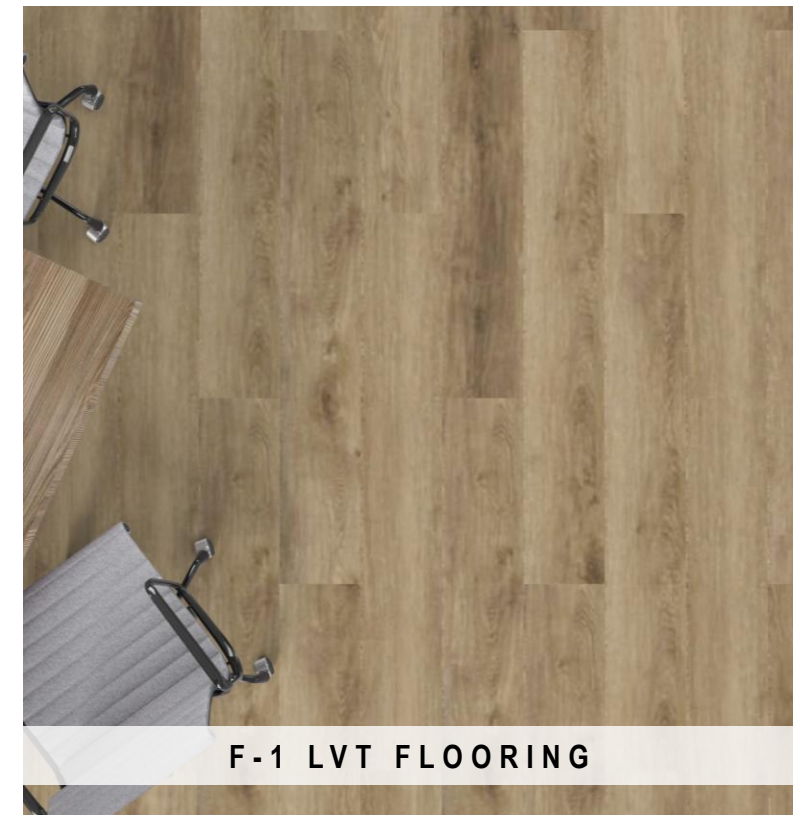
BLACK WIRE PULL (IF APPLICABLE)



B-1 WALL BASE



PT-1 FIELD PAINT



F-1 LVT FLOORING

FLOORING

- F-1 LUXURY VINYL TILE
MFG: MOHAWK GROUP
STYLE: SECOYA C2103/C2104
COLOR: 848 HAZELNUT OAK
SIZE: 9.84 X 59.06
INSTALL: 1/3 OFFSET
(ALL OFFICE AREAS)
- SC-1 SEALED CONCRETE
(ALL AREAS OUTSIDE OF OFFICE AREA)

PAINT

- PT-1 PAINT - FIELD
MFG: BENJAMIN MOORE
COLOR: I-04 DECORATORS WHITE
FINISH: EGGSHELL, LATEX
- PT-2 PAINT – HM DOOR + FRAMES, *CAN BE USED FOR ACCENT WALL PAINT ALSO*
MFG: SHERWIN WILLIAMS
COLOR: SW7069 IRON ORE
FINISH: ENAMEL

WOOD DOORS

- WD-1 MFG: VT INDUSTRIES
SPECIES: SELECT WHITE MAPLE
COLOR: UMBER

WALL BASE

- B-1 4" VINYL COVE BASE
MFG: TARKETT/ JOHNSONITE
COLOR 40 BLACK

WALL TILE

- WT-1 WALL TILE
MFG: DAL TILE
STYLE: ANNAPOLIS REMIX
COLOR: SAIL, AP06
SIZE: 6 X 16
INSTALL: STACKED HORIZONTAL
GROUT: TEC POWER GROUT – 927 LIGHT PEWTER

MILLWORK

- PL-1 PLASTIC LAMINATE – CABINETS (BREAK ROOM IF APPLICABLE)
MFG: FORMICA
COLOR: 8841 WHITE ASH
FINISH: WOODBRUSH
- SS-1 SOLID SURFACE – COUNTERTOPS (BREAK ROOM IF APPLICABLE)
MFG: FORMICA
COLOR: 601 BLEACHED CONCRETE

Thank You!
