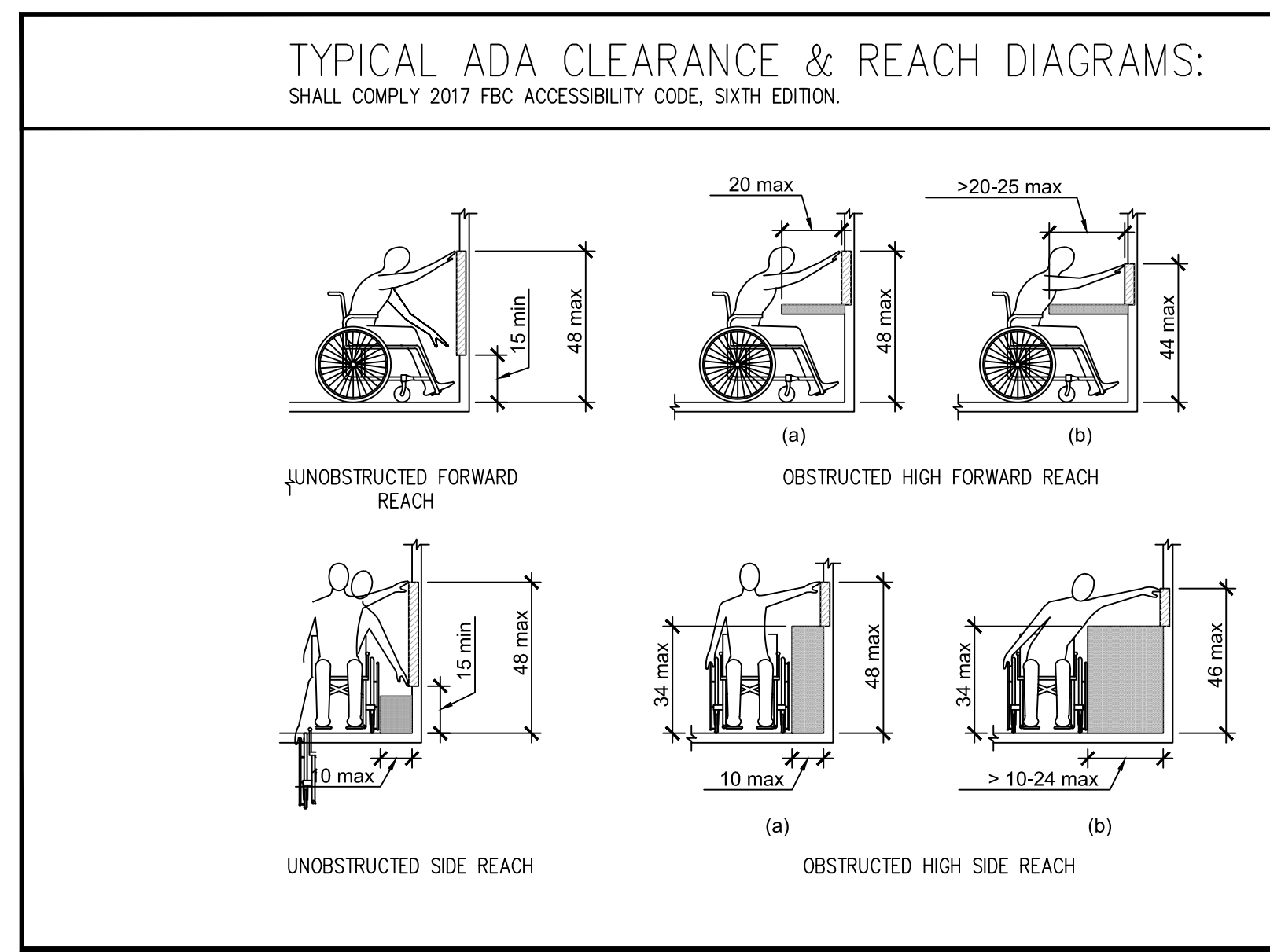


- ALL BATHROOM & RESTROOM WALLS & FLR SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES PER FBC B1210.1. REF FINISH LEGEND FOR MORE INFO.
- REF ELEC DWGS FOR TELEPHONE, EMERGENCY CALL BUTTON & DATA LOCATIONS.
- REF LIFE SAFETY DWGS FOR UL PRODUCT DATA, FIRE-RATINGS & PROTECTION FEATURES.

- TYPICAL FINISH NOTES:**
FINAL FINISHES AND DESIGN BY INTERIORS CONSULTANT.
- ALL FINISHING PER FINISH SCHED, INT ELEVATIONS, & NOTED SPECS. CONFIRM ALL FINISHES WITH TENANT PRIOR TO ORDERING. SHOULD ANY DISCREPANCIES ARISE, CONTACT THE ARCHITECT.
 - COORDINATE & MATCH ALL INTERIOR ELEMENTS BY INTERIOR CONSULTANT.
 - ALL LAQUER FINISHES PER INTERIOR ELEMENTS BY INTERIOR CONSULTANT.
 - INSTALLATION OF FINISHES AND FIXTURES TO BE COORDINATED BETWEEN G.C., F.C., & ALL VENDORS, TYP.
 - ALL INTERIOR FINISHES TO COMPLY WITH FFPC 101-10.2.
 - BOH AREA SHALL COMPLY FBC B1003.4 "SLIP-RESISTANT".
 - EXTERIOR STOOD: SEMI-POLISHED CONCRETE, LEVEL-2 PER CPAA STANDARDS. FINISHED SURFACE SHALL BE LEVEL, CONTIGUOUS & FREE OF MAJOR DEFECTS. Dynamic Coefficient of Friction (DCF) range of 0.35-0.45 wet conditions per ANSI B101.3.
 - BATHROOM WALLS & FLR SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES PER FBC B1210.1. REF FINISH LEGEND FOR MORE INFO.
 - WALL MUST BE PRIMED BEFORE TILES ARE MOUNTED. REF PRODUCT SPECIFICATION REQUIREMENTS.
 - CEILING NOTE: ALL EXIST EXP CEILING AREA, INCLUDING CONDUIT, BOXES, CABLES & FASTENERS TO BE PAINTED PER INT CONSULTANT DWGS.
 - WATER-PROOFING MEMBRANE: BY INTERIOR CONSULTANT COMPLES ASTM E96 HAVING PERM RATING: 0.06 PERMS OR EQUIVALENT. ALL COVE FORMERS & GULLY DEFS. TYP. REF TO MANF DATA PRIOR TO INSTALLATION.

1 SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"



- ADA RAMP & TYP HANDRAIL NOTES:**
SHALL COMPLY FBC B1012 & B1013.
- TYP I HANDRAIL SHALL BE MIN 1-1/2"OD (NOT GREATER THAN 2"OD) OR SHALL PROVIDE EQUIVALENT GRASPABILITY. ENDS SHALL RETURN TO FLR, WALL OR POST, REF TO ENLARG DETAILS THIS SHT.
 - CLEAR SPACE BTW HANDRAIL & ADJACENT SURFACE SHALL BE MIN 2-1/4" PER NFPA 101 & ANSI A117.1 BOTH HANDRAIL & ALL ADJACENT SURFACES ADJACENT MUST BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS PER FBC B1009.11.6.
 - HANDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT (FL) (0.75 KN/M) APPLIED IN ANY DIRECTION AT THE TOP & TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
 - HANDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LB (0.89 KN), APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP & TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
 - GUARDRAILS SHALL BE +42" AFF IN HEIGHT & REJECT A 4"DIA OBJECT PER FBC B1013.
 - HANDRAILS SHALL BE PROVIDED ON EA SIDE PER FBC B1009.10 & MEASURE +34" AFF TO +38" AFF IN HEIGHT PER FBC B1012.2.
 - HANDRAIL EXTENSIONS SHALL BE CONSTRUCTED PER FBC B1012.6.
 - STAR, GUARD & HANDRAILS ARE A DEFERRED SUBMITTAL. THESE MUST BE REVIEWED, APPROVED, VERIFIED & STAMPED BY THE GC PRIOR TO ARCHITECTS REVIEW IN ACCORDANCE WITH FBC B107.3.4.1.
- TOILET PAPER DISPENSERS: SHALL COMPLY FBC AC309.4 BE 7"-9" FRONT OF W.C. MEASURED TO CENTERLINE OF DISPENSER. DISPENSER OUTLET +15"-48" AFF & NOT BEHIND GRAB BARS. DISPENSERS SHALL NOT CONTROL DELIVERY OR ALLOW CONTINUOUS FLOW PER FBC AC309.4.7.
 - EXPOSED PIPES & SURFACES: Water supply & drain pipes under lavatories & sinks shall be insulated or otherwise configured to protect against contact. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES & SINKS PER FBCA 606.3.

- ADA WORK SURFACES NOTES:**
RECEPTION TABLE SURFACE SHALL COMPLY FBC AC302 PER FBC AC226.1.
- ADA SIGNAGE NOTES:**
- CHARACTER PROPORTION: LETTERS & NUMBERS ON SIGNS SHALL HAVE WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 & 1.1. A STROKE-WIDTH-TO-HEIGHT RATIO 1.5 & 1.10.
 - CHARACTER HEIGHT: CHARACTER & NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO VIEWING DISTANCE FROM WHICH THEY ARE READ. THE MIN HEIGHT IS MEASURED USING AN UPPER CASE X (LOWER CASE ARE PERMITTED).
 - CHARACTER FINISH: CHARACTER & NUMBERS SHALL BE RAISED 1/32" UPPER CASE. SANS SERIF OR "SIMPLE SERIF" TYPE SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.
 - CHARACTER CONTRAST: CHARACTER & BACKGROUND OF SIGNS SHALL BE EITHER WHITE OR OTHER NON-GLARE FINISH. CHARACTERS & SYMBOLS SHALL CONTRAST WITH BACKGROUND—EITHER LIGHT CHARACTERS ON A DARK BKGRND OR DARK CHARACTERS ON A LIGHT BKGRND.
 - CHARACTER MOUNTING LOCATION & HEIGHTS: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS & SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF DOOR, INCLUDING AT DR. DOORS, SIGNS SHALL BE PLACED ON NEAREST ADJACENT WALL. MTD HEIGHT SHALL BE +40" AFF TO CENTERLINE OF SIGN. MTD LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- EVACUATION PLAN:**
SHALL BE POSTED ON DWELLING-SIDE OF EACH UNIT ENTRY +40" AFF. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL. REF SHT A-601 FOR MORE INFO.

- KEYNOTE LEGEND:**
- DO NOT DISTURB EXIST STOREFRONT SYSTEM OR EXTERIOR WINDOWS EXCEPT UPGRADE EXIST ADA- HARDWARE & SLOPE NEW EPOXY GROUT AT ENTRIES AS NOTED SHT 2-250. AT DOORS, FINISHED SLOPE MUST NOT EXCEED 2% IN ANY DIRECTION. NOTIFY ARCHITECT IF ANY ISSUES ARISE (305) 770-8100. AT EXT WINDOWS, FULLY SPRINKLERED.
 - EXIST EXTERIOR SIDEWALK/PUBLIC ROW. DO NOT DISTURB AS PART OF THIS WORK.
 - EXIST NON-BEARING INT PARTITION, 1-HR RATED BUILT OR REPAIRED PER UL465. GC SHALL VISUALLY INSPECT EXIST PARTITION & NOTIFY ARCHITECT IF DAMAGED OR NOT BUILT PER EXACT REQUIREMENTS OF UL-263 REQUIREMENTS.
 - EXIST EGRESS STAIR, PROVIDE REINFC AT EXIST GUARD. PROVIDE NEW TYPE 1 GRASPABLE HANDRAIL, REF NOTES SHT A-100 & SECTION SHT A-601.
 - NEW NON-BEARING INT PARTITION, REF SHT A-600 FOR MORE INFO.*
 - NEW CAT II SAFETY GLAZING PARTITION. SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL.
 - EXIST EXT 8" CMU WALL TO REMAIN. ON INT SIDE, INSULATION, VAPOR BARRIER & DW FINISH SHALL BE PATCHED, REPAIRED, SANDED IN "LIKE-NEW" CONDITION.
 - NEW ADA BATHROOM: ADA-COMPLIANT DOORS, HARDWARE, FLING, FINISH, FIXTURES, SIGNAGE & ACCESSORIES. REF ENLRGD PLN A-602 FOR MORE INFO.
 - NEW ADA GRASPABLE HANDRAIL & GUARD. REF NOTES THIS SHT FOR MORE INFO. PROVIDE SHOP DWGS PRIOR TO FABRICATION FOR ARCHITECT'S APPROVAL.
 - NEW ADA RAMP LEADING TO RECEPTION ROOM. VERIFY FINISHED WORK IS LEVEL & SMOOTH WITHOUT CHANGE OF ELEVATION THROUGHOUT. REF SHT A-601 FOR MORE INFO.
 - NEW ELEC PNL LOCATION. REF ELEC DWGS FOR MORE INFO. OBSERVE MIN 36x36 CLEAR FLOOR. ENSURE CLEAR ACCESS ALL TIMES NEC 110.26(F)(1)(A).
 - PROVIDE EMERGENCY CALL BUTTON DEVICE. REF ELEC DWGS FOR MORE INFO.
 - PATCH AND REPAIR PREVIOUS EXT OPNG. REF DETAIL 14/A-600 FOR MORE INFO.
 - INT DOOR LEADING TO SLEEPING AREA SHALL COMPLY FBC R311.2 HAVING MINIMUM WIDTH OF 36" (CLEAR) & HEIGHT OF 80" MIN. MEANS OF EGRESS SHALL COMPLY WITH R311.1 & CLEARANCE SHALL MEASURE 35 MIN IN THE DIRECTION OF TRAVEL.
 - NEW NON-BEARING INT PARTITION, 1-HR RATED BUILT OR REPAIRED PER UL465. GC SHALL VISUALLY INSPECT EXIST PARTITION & NOTIFY ARCHITECT IF DAMAGED OR NOT BUILT PER EXACT REQUIREMENTS OF UL-263 REQUIREMENTS.
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HATCH & SYMBOL LEGEND:

SYMBOL	DESCRIPTION
[Hatched Box]	EXIST WALL TO REMAIN, REF A-600 FOR MORE INFO.
[Solid Box]	NEW INTERIOR PARTITION, REF A-600 FOR MORE INFO.
[Cross-hatched Box]	NEW 1-HR FIRE-RATED PARTITION (VERTICAL OR HORIZONTAL) PARTITION, REF SHT A-600 FOR MORE INFO.
[Diagonal Lines]	NEW INTERIOR PARTITION, WITH PLYWD BACKING INSTALLED +24"-48" AFF UNO, REF SHT A-600 FOR MORE INFO.
[Circle with X]	DOOR TAG; REF SHT A-601.
[Diamond]	WALL TYPE; REF SHT A-600 FOR MORE INFO.

LIFE SAFETY PLAN LEGEND:

SYMBOL	DESCRIPTION
[Circle with X]	PROVIDE EM. EXIT SIGN, REF ELEC DWGS FOR MORE INFO.
[Circle with Fire]	PROVIDE WALL-MTD FIRE EXTINGUISHER WITHIN FIRE-RATED, ADA-COMPLIANT ENCLOSURE. LARSON'S RECESSED 5/16" FULL-PANEL PLAT TRIM, WHILE OR OTHER TRIM PRODUCT DATA FOR APPROVAL. MTD 48" AFF TO TOP OF HANDLE. NOT TO EXCEED 72" TRAVEL DISTANCE. CURRENTLY TAGGED / DATED BY LICENSED F.E. C.O.
[Circle with Fire]	PROVIDE PLYWD BACKING, REF DETAIL SHT A-600 FOR MORE INFO.

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