FACADE RENOVATION and TENANT IMPROVEMENTS to 110 SOUTH MONROE STREET, TALLAHASSEE, FLORIDA 32301



DESIGN BY FITZGERALD COLLABORATIVE GROUP, LLC.

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PROJECT
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TITLE
COVER SHEET

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DATE
OCT. 06, 2026

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JOB NO.
26-195

DATE

SHEET NUMBER
G1.0

FACADE RENOVATION and TENANT IMPROVEMENTS to 110 SOUTH MONROE STREET, TALLAHASSEE, FLORIDA 32301

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ARCHITECTURAL

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SYMBOLS LEGEND

ROOM NAME
100

ROOM TAG:
SEE WALL TYPE LEGEND SCHEDULE.

P1

WALL / PARTITION TAG:
SEE WALL TYPE LEGEND SCHEDULE.

X

DEMOLITION KEY NOTE TAG:
SEE DEMOLITION PLANS.

XXX

DOOR TAG:
SEE DOOR SCHEDULE.

INTERIOR ELEVATION REFERENCE:
SEE INTERIOR ELEVATION AS INDICATED ON TAG.

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SEE ELEVATION AS INDICATED ON TAG.

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SEE WALL OR BUILDING SECTION AS INDICATED IN SECTION MARKER.

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SEE ENLARGED DETAIL AS INDICATED IN DETAIL MARKER.

KEY NOTE TAG:
REFER TO KEY NOTE (ON SAME SHEET) AS INDICATED ON KEY NOTE TAG.

EQUIPMENT IDENTIFICATION TAG:
REFER TO EQUIPMENT PLAN AND EQUIPMENT SCHEDULE.

ABBREVIATION LEGEND

GENERAL ABBREVIATIONS

ACM	ALUMINUM COMPOSITE MATERIAL
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
ARCH.	ARCHITECT
B.O.	BOTTOM OF
BRG.	BEARING
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
DIA.	DIAMETER
DTL.	DETAIL
EDC.	ELECTRICAL DISTRIBUTION CENTER
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EP	EPOXY PAINT
EPS	EXPANDED POLYSTYRENE
EQ.	EQUAL
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
FRP	FIBER REINFORCED PLASTIC
FTG.	FOOTING
F.V.	FIELD VERIFY
GA.	GAUGE
GC.	GENERAL CONTRACTOR
GSF	GROSS SQUARE FOOTAGE
GWB	GYPSUM WALL BOARD
GWH	GAS WATER HEATER
HT.	HEIGHT
HORIZ.	HORIZONTAL
INFO.	INFORMATION
ISO.	ISOLATION
JNT.	JOINT
JST.	JOIST
LB.	POUNDS
LONG.	LONGITUDINAL
LVT.	LUXURY VINYL TILE
MAX.	MAXIMUM
MECH.	MECHANICAL
MFG. / MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
M.R.	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
P.A.F.	POWDER ACTUATED FASTENER
P.L. / P. LAM.	PLASTIC LAMINATE
PLF	POUNDS PER LINEAR FOOT
PNT	PAINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
QTY	QUANTITY
REF.	REFER
REQ'D	REQUIRED
REV.	REVERSE
R.O.	ROUGH OPENING
RTU	ROOF TOP UNIT
SCHED.	SCHEDULE
S.F.	SUB-FLOOR
SF	SQUARE FEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SQ. FT.	SQUARE FOOT (FEET)
STRUC.	STRUCTURAL
S.V.	SHEET VINYL
TYP.	TYPICAL
T&B.	TOP AND BOTTOM
T&G.	TONGUE AND GROOVE
T.O.	TOP OF
TRANS.	TRANSVERSE
U.N.O.	UNLESS NOTED OTHERWISE
TYP.	TYPICAL
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
W.H.	WATER HEATER

BUILDING CLASSIFICATION AND DATA

APPLICABLE CODES

FLORIDA BUILDING CODE - BUILDING (FBC-B)	8TH (2023) EDITION
FLORIDA BUILDING CODE - EXISTING BUILDING (FBC-EB)	8TH (2023) EDITION
FLORIDA BUILDING CODE - ACCESSIBILITY (FBC-A)	8TH (2023) EDITION
FLORIDA BUILDING CODE - ENERGY CONSERVATION (FBC-EC)	8TH (2023) EDITION
FLORIDA BUILDING CODE - MECHANICAL (FBC-M)	8TH (2023) EDITION
FLORIDA BUILDING CODE - PLUMBING (FBC-P)	8TH (2023) EDITION
FLORIDA BUILDING CODE - FUEL GAS (FBC-FG)	8TH (2023) EDITION
FLORIDA FIRE PREVENTION CODE (FFPC)	8TH (2023) EDITION
NATIONAL ELECTRICAL CODE (NEC)	2020 EDITION

OCCUPANCY GROUP CLASSIFICATION

(F.B.C.) USE GROUP B - BUSINESS
(F.F.P.C.) EXISTING BUSINESS

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE - FBC-B TYPE VA PROTECTED
PROPOSED CONSTRUCTION TYPE - FBC-B VA PROTECTED
(SPRINKLERED - NFPA 13)

NUMBER OF STORIES

2-STORIES

AREA OF RENOVATION

FIRST FLOOR RENOVATION:	6,765 S.F.
SECOND FLOOR RENOVATION:	6,869 S.F.
TOTAL AREA OF RENOVATION (SHIPPING CONTAINERS):	13,634 S.F.

FIRE ALARM / FIRE SPRINKLER

THE FIRE PROTECTION SUBCONTRACTOR SHALL SUBMIT PLANS FOR EVALUATION AND APPROVAL UPON ISSUANCE OF BUILDING PERMIT.

PRODUCTS APPROVAL

THE CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR ANY DOCUMENTATION NECESSARY TO VERIFY THAT ALL EXTERIOR ENVELOPE PRODUCTS REQUIRING APPROVAL PER FS 553.842 ARE IN COMPLIANCE WITH PRODUCT APPROVAL INSTALLATION REQUIREMENTS.

SCOPE OF WORK

SCOPE OF WORK

THE PROJECT INVOLVES INTERIOR IMPROVEMENTS AND A FACADE RENOVATION TO TWO-TENANT SPACES WITHIN THE BUILDING. THE TOTAL ALTERATION AREA IS APPROXIMATELY 13,634 SF.

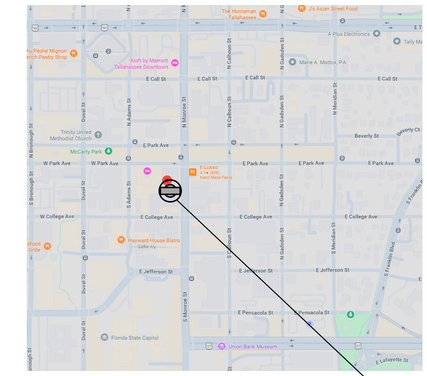
SCOPE OF WORK INCLUDES:

- RECONFIGURATION OF INTERIOR PARTITIONS TO ACCOMMODATE NEW AND EXISTING OFFICES
- INFILL OF ATRIUM. EXISTING STAIRS TO REMAIN.
- EXISTING FACADE AND BALCONY TO BE DEMOLISHED. CONSTRUCTION OF A NEW
- STRUCTURAL MODIFICATIONS TO INCLUDE FLOOR INFILL AT ATRIUM, NEW FACADE AND BALCONY.

THE EXISTING MECHANICAL SYSTEM SHALL REMAIN. MECHANICAL SCOPE IS LIMITED TO THE RELOCATION OF EXISTING SUPPLY AND RETURN AIR GRILLES AND AN EXISTING RESTROOM EXHAUST UNIT TO ACCOMMODATE THE REVISED INTERIOR LAYOUT. NO ADDITIONAL NEW MECHANICAL EQUIPMENT IS PROPOSED.

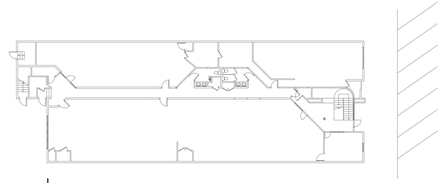
CHANGES TO BUILDING OCCUPANCY CLASSIFICATION, OR CHANGES TO EGRESS CAPACITY ARE INCLUDED. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC), FLORIDA ACCESSIBILITY CODE, AND APPLICABLE LOCAL REGULATIONS.

LOCATION MAP

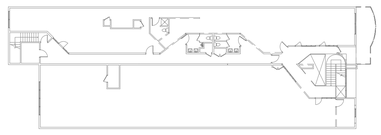


VICINITY MAP
110 SOUTH MONROE STREET

KEY PLAN



FIRST FLOOR
110 SOUTH MONROE STREET



SECOND FLOOR
110 SOUTH MONROE STREET

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INDEX OF DRAWINGS / LOCATION MAP / BUILDING CLASSIFICATION AND DATA

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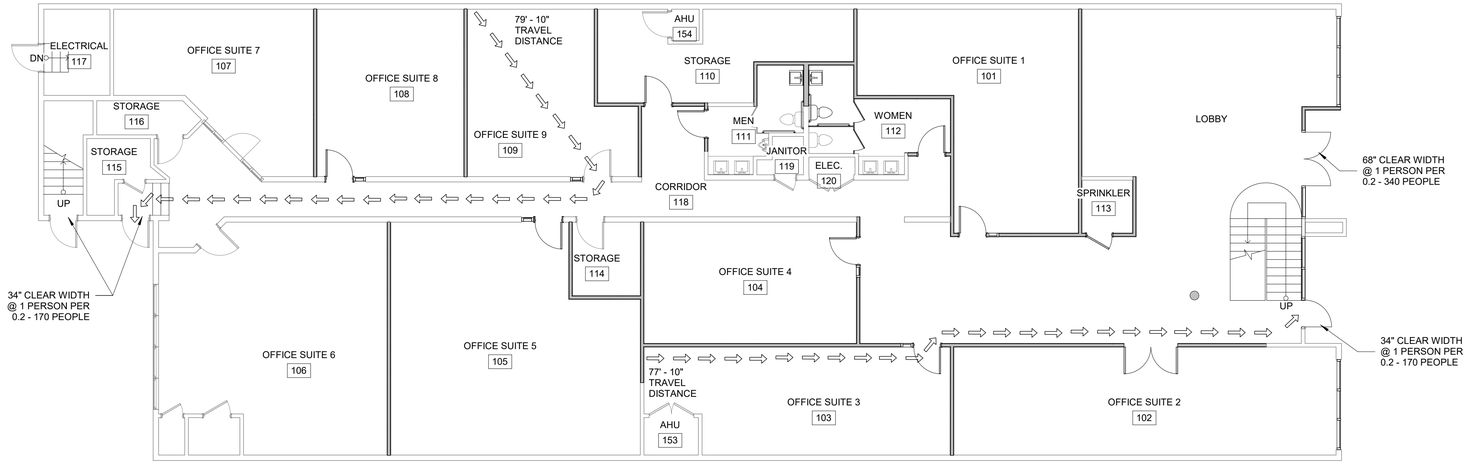
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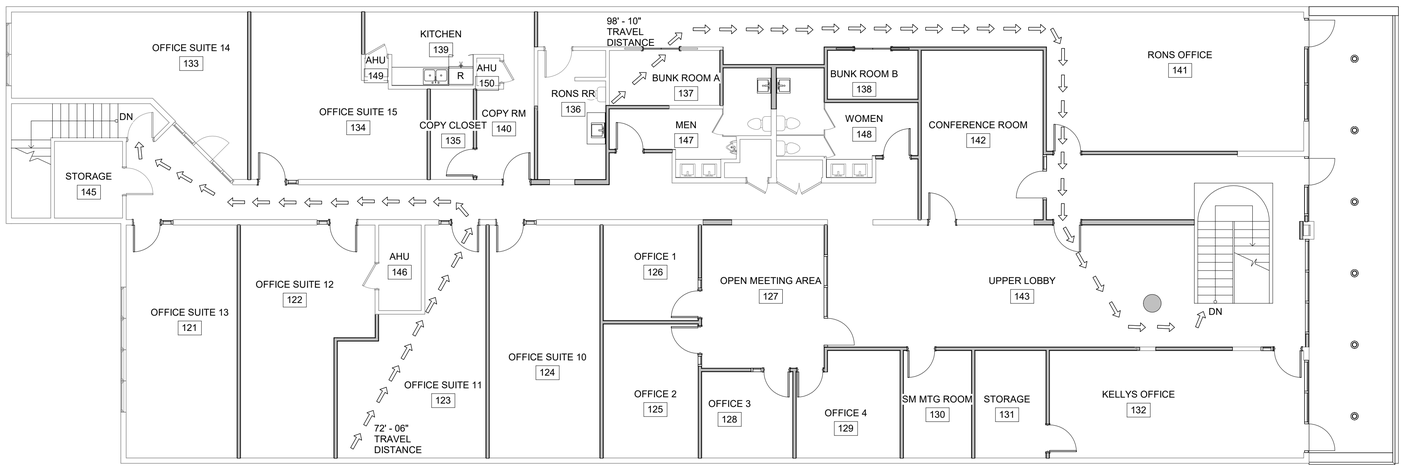


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1
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FIRST FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



N

2
LS1.0

SECOND FLOOR PLAN LIFE SAFETY PLAN

1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE COVER SHEET G1.0 FOR PROJECT INFORMATION.
2. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER NEW WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES WITH THE WORDING "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS," OR SIMILAR LANGUAGE. SUCH SIGNS OR STENCILING SHALL BE IN 4 INCH HIGH LETTERS, 1/2 INCH STROKE, AND NOT MORE THAN 15 FEET ON CENTER. NFPA 1, 8.3.2.4, FLORIDA 2023 EDITION.
3. THE FIRE EXTINGUISHERS FOR THIS PROJECT TO BE U.L. RATED 2-A: 10-B-C FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS.
4. A SEPARATE FIRE ALARM PERMIT WILL BE REQUIRED.
5. INTERIOR WALL FINISHES AND CEILING FINISHES SHALL MEET CLASS A, B, AND C FLAME SPREAD AND SMOKE DEVELOPMENT.
6. INTERIOR FLOORING FINISHES SHALL MEET CLASS I OR II CRITICAL RADIANT FLUX.

FLOOR ELEVATION NOTE

THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2" FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. NFPA 101, SECTION 7.2.1.3.1 AND 7.2.1.3.2, FLORIDA 8TH EDITION.

FIRE EXTINGUISHER INFORMATION

FE — 1 FIRE EXTINGUISHER PER 3,000 SQUARE FEET.
6764 / 3000 = 3 FIRE EXTINGUISHERS MINIMUM REQUIRED.
SEE OVERALL PLANS FOR LOCATION OF 2A10BC (MIN.).
PLACE AS PLAN INDICATES OR ALONG PATH OF TRAVEL DISPERSED EVENLY ACROSS BUILDING. (FIRST FLOOR)

FE — 1 FIRE EXTINGUISHER PER 3,000 SQUARE FEET.
6869 / 3000 = 3 FIRE EXTINGUISHERS MINIMUM REQUIRED.
SEE OVERALL PLANS FOR LOCATION OF 2A10BC (MIN.).
PLACE AS PLAN INDICATES OR ALONG PATH OF TRAVEL DISPERSED EVENLY ACROSS BUILDING. (SECOND FLOOR)

EXISTING FIRE EXTINGUISHERS TO REMAIN. NO CHANGES TO FIRE EXTINGUISHER LOCATIONS

OCCUPANCY LOAD

FIRST FLOOR

OFFICE (BUSINESS) =	3,867 S.F.	
3,867 S.F. / 150 S.F. GROSS / PERSON =	26 PEOPLE	
LOBBY (BUSINESS) =	572 S.F	
572 S.F. / 150 S.F. GROSS / PERSON =	4 PEOPLE	
FIRST FLOOR STORAGE =	297 S.F.	
297 S.F. / 300 S.F. GROSS / PERSON =	1 PEOPLE	
TOTAL OCCUPANT LOAD =	31 PEOPLE	

SECOND FLOOR

OFFICE (BUSINESS) =	4,828 S.F.	
4,828 S.F. / 150 S.F. GROSS / PERSON =	33 PEOPLE	
CONFERENCE/ MEETING ROOM (ASSEMBLY) =	569 S.F.	
569 S.F. / 15 S.F. GROSS / PERSON =	38 PEOPLE	
STORAGE =	143 S.F.	
143 S.F. / 300 S.F. GROSS / PERSON =	1 PEOPLE	
AHU / MECHANICAL =	46 S.F.	
46 S.F. / 300 S.F. GROSS / PERSON =	1 PEOPLE	
TOTAL OCCUPANT LOAD =	73 PEOPLE	

EMERGENCY EGRESS INFORMATION

REQUIRED EMERGENCY EGRESS CAPACITY:
AT LEVEL EXIT COMPONENTS AND RAMPS -
0.2" EGRESS WIDTH PER PERSON (STORAGE OCCUPANCY - TABLE 7.3.3.1)
NFPA 101-06 - FLORIDA FIRE PREVENTION CODE, 8TH ED.
36" MINIMUM CLEAR WIDTH FOR H/C/ ACCESSIBLE EGRESS

PROVIDED EMERGENCY EGRESS

MINIMUM CLEAR CORRIDOR WIDTH - 3'-8" (44")
44.0" / 0.2" = 220 — 220 PERSON CAPACITY

CLEAR SINGLE DOOR OPENING WIDTH - 2'-10" (34")
34" / 0.2" = 170 — 170 PERSON CAPACITY

CLEAR DOUBLE DOOR OPENING WIDTH - 5'-8" (68")
68" / 0.2" = 340 — 340 PERSON CAPACITY

TRAVEL DISTANCE REQUIREMENTS
MAXIMUM TRAVEL DISTANCE TO EXIT = 400 FEET FOR SPRINKLERED STORAGE BUILDING

ACTUAL MAXIMUM TRAVEL DISTANCE TO EXIT APPROXIMATELY 79'-10" (FIRST FLOOR)

ACTUAL MAXIMUM TRAVEL DISTANCE TO EXIT APPROXIMATELY 98'-10" (SECOND FLOOR)

LEGEND

X' - X" TRAVEL DISTANCE	TRAVEL DISTANCE
	PATH OF EGRESS TRAVEL
FE	FIRE EXTINGUISHER
EXIT	LED EXIT SIGN. REFER TO ELECTRICAL
	WALL MOUNTED EMERGENCY LIGHTING. REFER TO ELECTRICAL
	EXISTING 1-HR RATED WALL
	EXISTING 2-HR RATED WALL

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FIRST FLOOR PLAN LIFE SAFETY PLAN

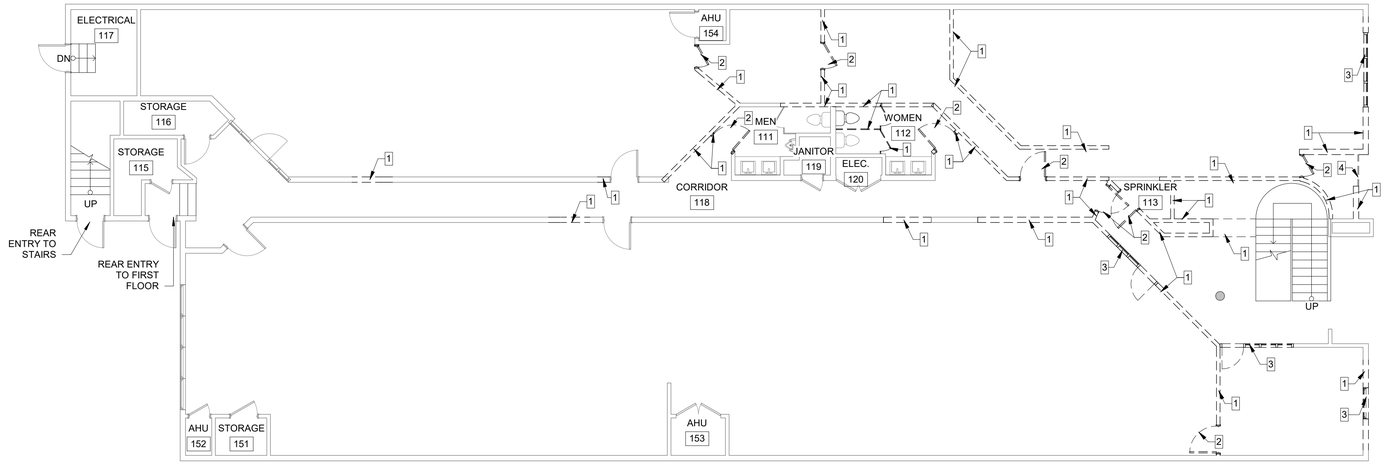
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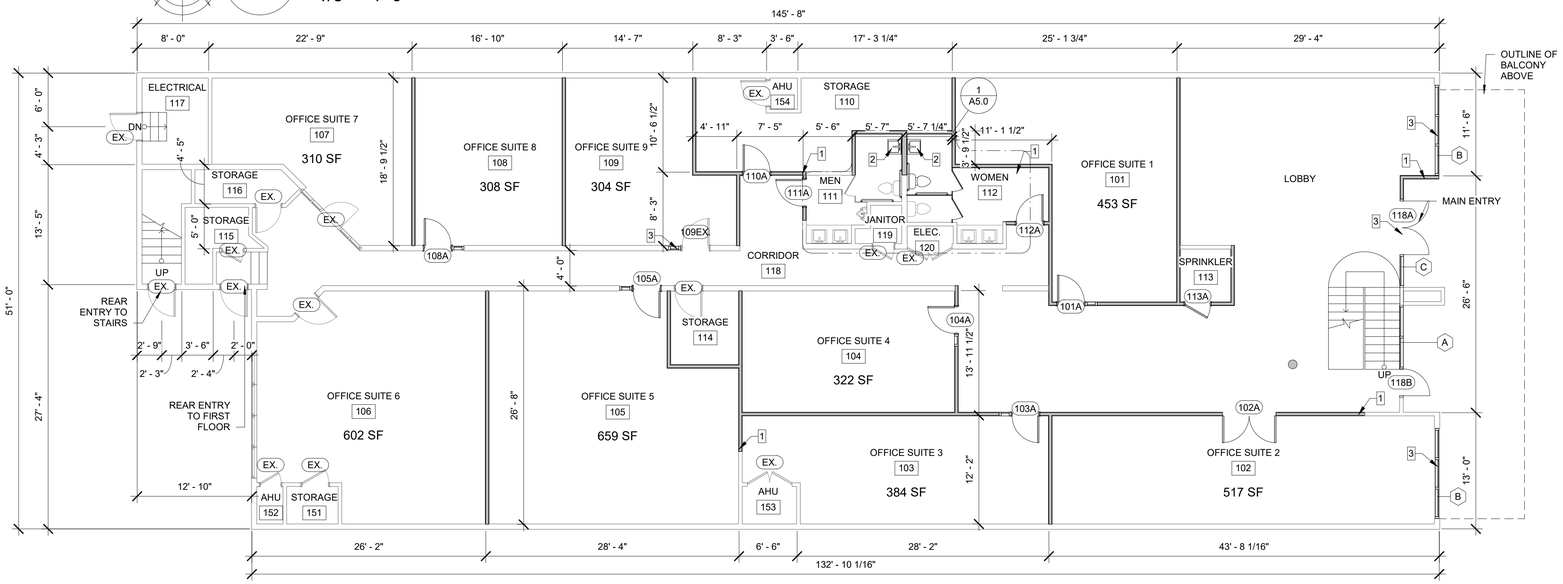
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1 / A1.0 EXISTING CONDITIONS / DEMO FIRST FLOOR PLAN

1/8" = 1'-0"



2 / A1.0 REMODELED FIRST FLOOR PLAN

1/8" = 1'-0"

WALL LEGEND

- INDICATES EXISTING WALLS OR BUILDING STRUCTURE TO REMAIN. COORDINATE WITH DEMOLITION KEY NOTES.
- EXISTING WALL, DOOR, FINISH, FIXTURE, UTILITY, ETC TO BE REMOVED. COORDINATE WITH DEMOLITION KEY NOTES.
- INDICATES EXISTING STRUCTURAL COLUMN TO REMAIN.
- INDICATES EXISTING WALL, DOOR, UTILITY, ETC. TO REMAIN. SEE KEY NOTES AND DEMOLITION NOTES.
- NEW FRAMED WALL - 3-5/8" METAL STUDS AT 16" O.C. WITH 5/8" G.W.B. ON BOTH SIDES. SEE SECTIONS AND WALL DETAILS
- NEW FRAMED WALL - 6" METAL STUDS AT 16" O.C. WITH 5/8" G.W.B. ON BOTH SIDES. SEE SECTIONS AND WALL DETAILS

EXISTING CONDITIONS AS SHOWN ARE BASED ON FIELD MEASUREMENTS AND MAY VARY FROM ACTUAL FIELD CONDITIONS. ACTUAL FIELD CONDITIONS SHALL GOVERN.

PRIOR TO BIDDING, ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS TO DETERMINE THE SCOPE OF WORK NECESSARY TO ACHIEVE THE PROPOSED CONDITIONS AS SHOWN ON THE PLANS.

CONTRACTOR(S) SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DEMOLITION NOTES

NOTE - THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. AND NOTIFY THE ARCHITECT OF DISCREPANCIES.

LIMITS OF ALTERATION WORK - ALTERATION WORK ZONE LIMITS ARE ESTABLISHED ON THE DRAWINGS. ALL ALTERATION WORK CONTRACTORS AND TRADES COORDINATE THEIR WORK WITH ONE ANOTHER WITHIN THE ESTABLISHED LIMITS.

SEQUENCE OF ALTERATION WORK - IN THE EVENT THAT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY OWNER, THE CONTRACTOR SHALL ARRANGE A CONFERENCE WITH THE OWNER FOR THE PURPOSE OF ESTABLISHING ANY SPECIAL SCHEDULING BEFORE ANY SUCH WORK IS BEGUN.

PROTECTIONS: PROVIDE ANY SPECIAL BARRICADING AND MAINTAIN ANY REQUIRED LIGHTS AND DIRECTIONAL SIGNS AND OTHER PROTECTIONS NEAR AND ABOUT THE SITE OF ALTERATION AS MAY BE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION AND BY ANY OTHER NECESSARY MEANS PROTECT ANY SURROUNDING SITES. STRUCTURES, PROPERTIES, AND UTILITIES. MAINTAIN ALL SAFETY MEASURES UNTIL REMOVAL IS DIRECTED BY OWNER'S REPRESENTATIVE OF ARCHITECT. INDEFINITE UNDERGROUND UTILITIES OR OTHER SERVICES AS MAY BE UNCOVERED SHALL NOT BE DISTURBED BUT BROUGHT TO THE ARCHITECTS ATTENTION FOR DIRECTION AS TO HOW TO PROCEED.

TEMPORARY SHORING - PROVIDE ANY TEMPORARY SHORING, CRIBBING OR UNDERPINNING AS MAY BE REQUIRED OR DIRECTED BY THE ARCHITECT AT ANY TIME AND IN ANY PORTION OF THE ALTERATION WORK FOR THE DURATION OF SUCH WORK.

GENERAL CUTTING AND PATCHING - PERFORM ANY AND ALL CUTTING AND PATCHING AND GENERAL RESTORING AS MAY BE OCCASIONED BY THE ALTERATION WORK.

SPECIAL PERMITS - SECURE ANY AND ALL PERMITS TO DEMOLISH AND RENOVATE AS MAY BE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK.

DISCONNECT AND SEAL ANY UTILITIES SERVING STRUCTURES TO BE DEMOLISHED.

SYMBOLS LEGEND

1. SEE WALL SECTIONS AND BUILDING SECTIONS AS PER TAG IDENTIFIED LOCATIONS FOR BUILDING MATERIAL INFORMATION. — 1 / A101 SIM
2. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR FINISHES AND FINISH REQUIREMENT. — X / XX
3. SEE ENLARGED PLAN AS PER TAG IDENTIFIED LOCATIONS FOR BUILDING PLAN INFORMATION. — 1 / A101 SIM
4. SEE DOOR SCHEDULE FOR ALL DOOR RELATED INFORMATION. — 101
5. SEE WINDOW INFORMATION AND ELEVATIONS FOR ALL WINDOW RELATED INFORMATION. — X
6. SEE WALL TYPE LEGEND FOR WALL ASSEMBLY INFORMATION AS PER TAG IDENTIFIED LOCATIONS. — P1

DEMOLITION KEY NOTES

1. INDICATES EXISTING WALL, BULKHEAD, FINISHES, UTILITIES, BASE, ETC. TO BE REMOVED. COORDINATE WITH REMODELED FLOOR PLAN.
2. EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED. SEE DEMOLITION NOTES. COORDINATE WITH REMODELED FLOOR PLAN.
3. EXISTING WINDOW / STOREFRONT, FRAME AND ITS HARDWARE TO BE REMOVED. COORDINATE WITH REMODELED FLOOR PLAN.
4. EXISTING STEEL RAILING / GATE TO BE REMOVED. COORDINATE WITH REMODELED FLOOR PLAN.

REMODELED KEYNOTES

1. ALIGN NEW WALL TO EXISTING WALL FACE MATCH EXISTING WALL CONSTRUCTION FOR INFILL LOCATIONS.
2. NEW PLUMBING FIXTURE.
3. NEW STOREFRONT, COORDINATE WITH STOREFRONT SCHEDULE

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EXISTING CONDITIONS / DEMOLITION FIRST AND REMODELED FLOOR PLANS

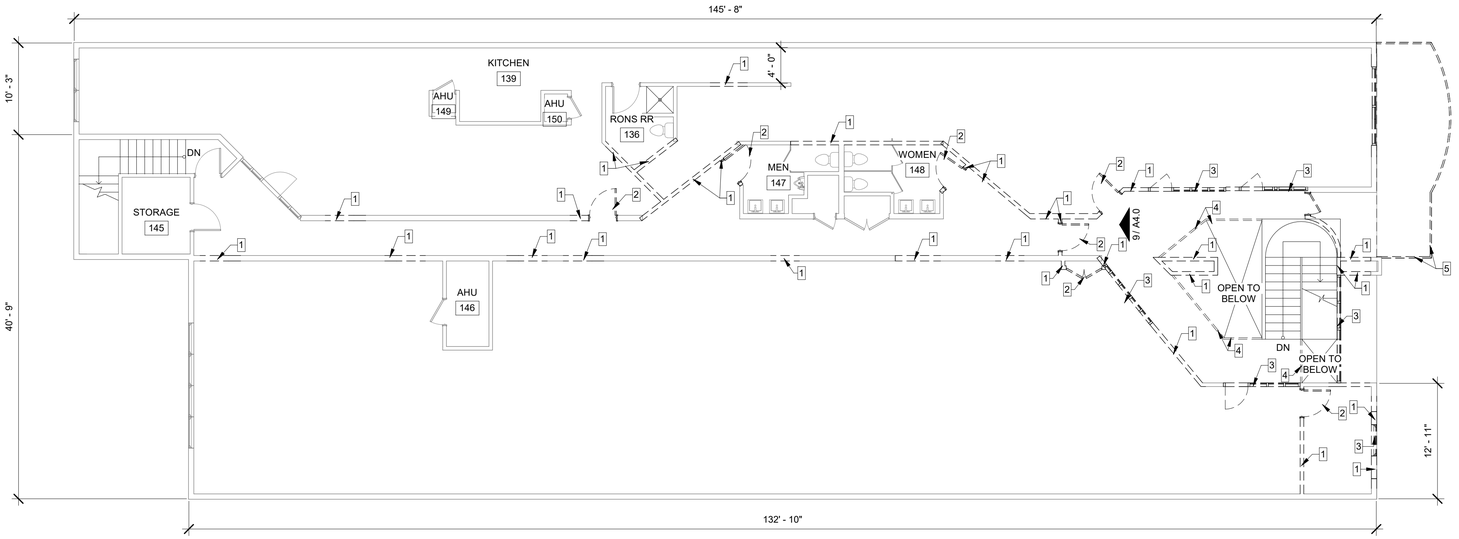
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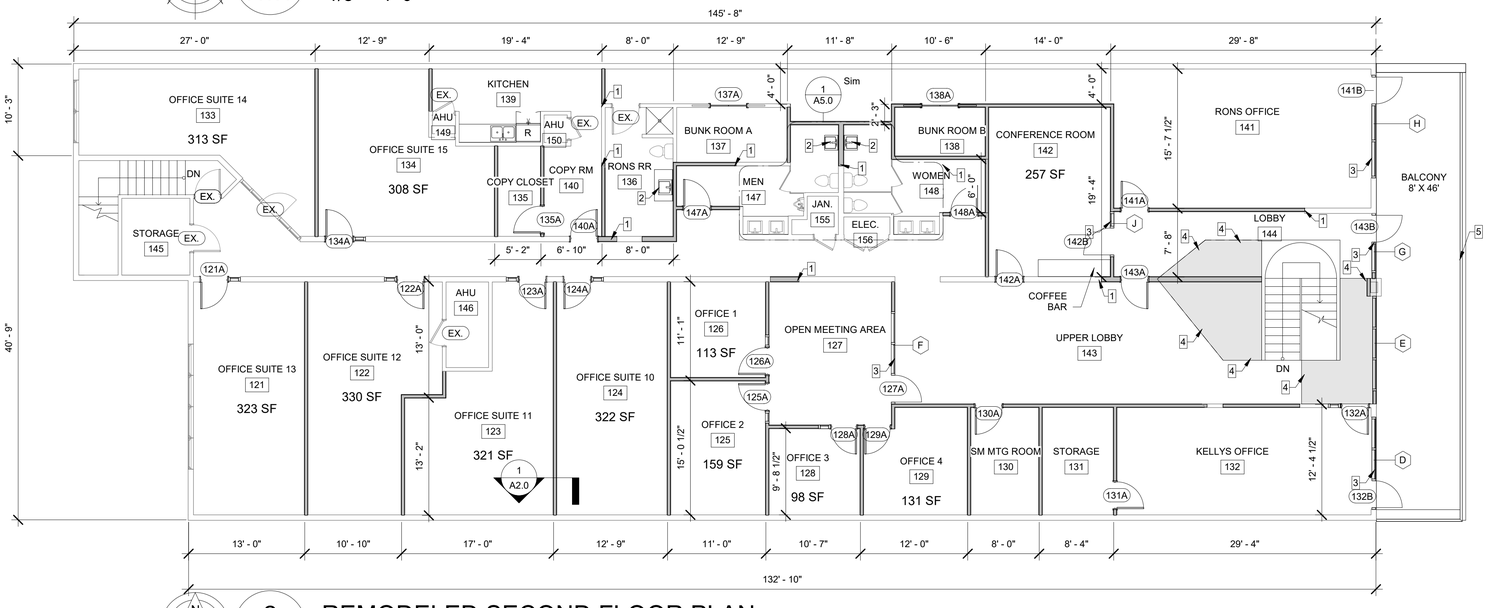


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1
A1.1

EXISTING CONDITIONS/ DEMO SECOND FLOOR PLAN

1/8" = 1'-0"



N

2
A1.1

REMODELED SECOND FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE AS PER CODES STATED ON THE COVER SHEET.
2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS INDICATED OTHERWISE.
3. THE ELEVATION OF FLOOR SURFACES ON BOTH SIDES OF ALL DOORS SHALL NOT VARY MORE THAN 1/2". THE ELEVATION SHALL BE MAINTAINED ON BOTH SIDES OF A DOORWAY FOR A DISTANCE AT LEAST EQUAL TO THE WIDEST LEAF.
4. ALL EQUIPMENT TO BE INSTALLED AS PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS. CONTRACTOR SHALL INSTALL BLOCKING IN WALL AS REQUIRED TO SUPPORT EQUIPMENT BEING MOUNTED ON WALLS.
5. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL INFORMATION.
6. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING INFORMATION.
7. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL INFORMATION.

DEMOLITION KEY NOTES

1. INDICATES EXISTING WALL, BULKHEAD, FINISHES, UTILITIES, BASE, ETC. TO BE REMOVED. COORDINATE WITH REMODELED FLOOR PLAN.
2. EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED. SEE DEMOLITION NOTES. COORDINATE WITH REMODELED FLOOR PLAN.
3. EXISTING WINDOW / STOREFRONT, FRAME AND ITS HARDWARE TO BE REMOVED. COORDINATE WITH REMODELED FLOOR PLAN.
4. EXISTING STEEL RAILING / GATE TO BE REMOVED. COORDINATE WITH REMODELED FLOOR PLAN.
5. EXISTING BALCONY & RAILING TO BE REMOVED. COORDINATE WITH REMODELED FLOOR PLAN.

EXISTING CONDITIONS AS SHOWN ARE BASED ON FIELD MEASUREMENTS AND MAY VARY FROM ACTUAL FIELD CONDITIONS. ACTUAL FIELD CONDITIONS SHALL GOVERN.

PRIOR TO BIDDING, ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS TO DETERMINE THE SCOPE OF WORK NECESSARY TO ACHIEVE THE PROPOSED CONDITIONS AS SHOWN ON THE PLANS.

CONTRACTOR(S) SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

WALL LEGEND

- INDICATES EXISTING WALLS OR BUILDING STRUCTURE TO REMAIN. COORDINATE WITH DEMOLITION KEY NOTES.
- EXISTING WALL, DOOR, FINISH, FIXTURE, UTILITY, ETC TO BE REMOVED. COORDINATE WITH DEMOLITION KEY NOTES.
- INDICATES EXISTING STRUCTURAL COLUMN TO REMAIN.
- INDICATES EXISTING WALL, DOOR, UTILITY, ETC. TO REMAIN. SEE KEY NOTES AND DEMOLITION NOTES.
- NEW FRAMED WALL - 3-5/8" METAL STUDS AT 16" O.C. WITH 5/8" G.W.B. ON BOTH SIDES. SEE SECTIONS AND WALL DETAILS
- NEW FRAMED WALL - 6" METAL STUDS AT 16" O.C. WITH 5/8" G.W.B. ON BOTH SIDES. SEE SECTIONS AND WALL DETAILS

SYMBOLS LEGEND

1. SEE WALL SECTIONS AND BUILDING SECTIONS AS PER TAG IDENTIFIED LOCATIONS FOR BUILDING MATERIAL INFORMATION. — 1 / A101 SIM
2. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR FINISHES AND FINISH REQUIREMENT. — X / XX
3. SEE ENLARGED PLAN AS PER TAG IDENTIFIED LOCATIONS FOR BUILDING PLAN INFORMATION. — 1 / A101 SIM
4. SEE DOOR SCHEDULE FOR ALL DOOR RELATED INFORMATION. — 101
5. SEE WINDOW INFORMATION AND ELEVATIONS FOR ALL WINDOW RELATED INFORMATION. — X
6. SEE WALL TYPE LEGEND FOR WALL ASSEMBLY INFORMATION AS PER TAG IDENTIFIED LOCATIONS. — P1

REMODELED KEYNOTES

1. ALIGN NEW WALL TO EXISTING WALL FACE MATCH EXISTING WALL CONSTRUCTION FOR INFILL LOCATIONS.
2. NEW PLUMBING FIXTURE.
3. NEW STOREFRONT, COORDINATE WITH STOREFRONT SCHEDULE.
4. SLAB INFILL, REFER TO STRUCTURAL DRAWINGS.
5. NEW BALCONY, REFER TO STRUCTURAL DRAWINGS.

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EXISTING CONDITIONS / DEMOLITION SECOND AND REMODELED FLOOR PLANS

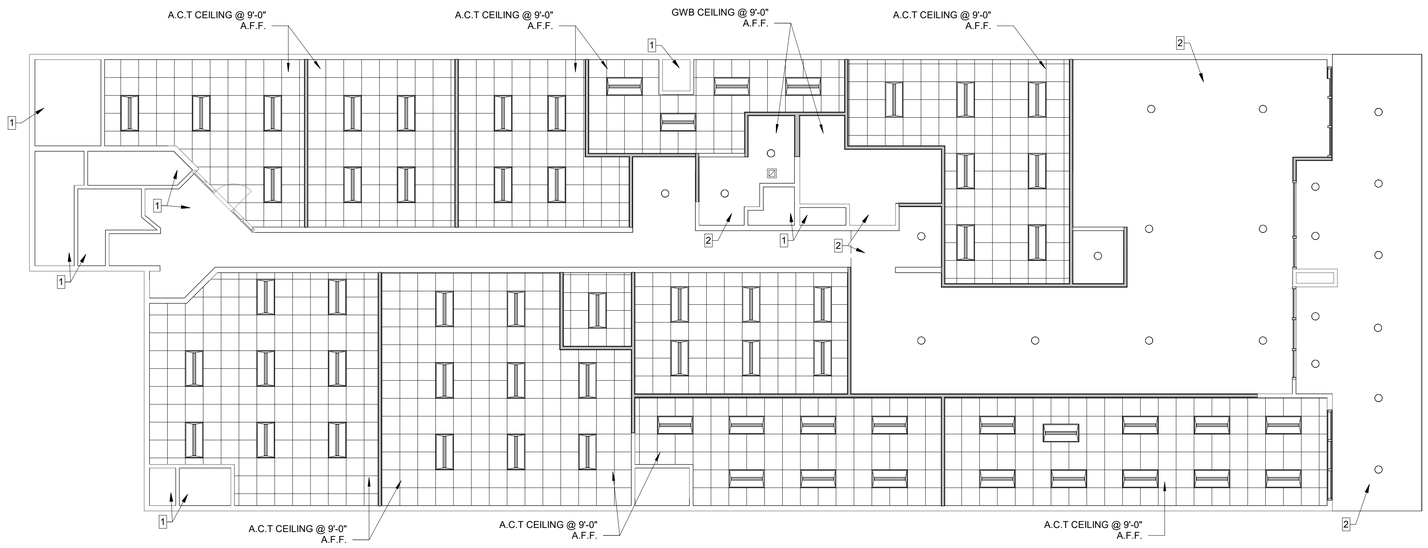
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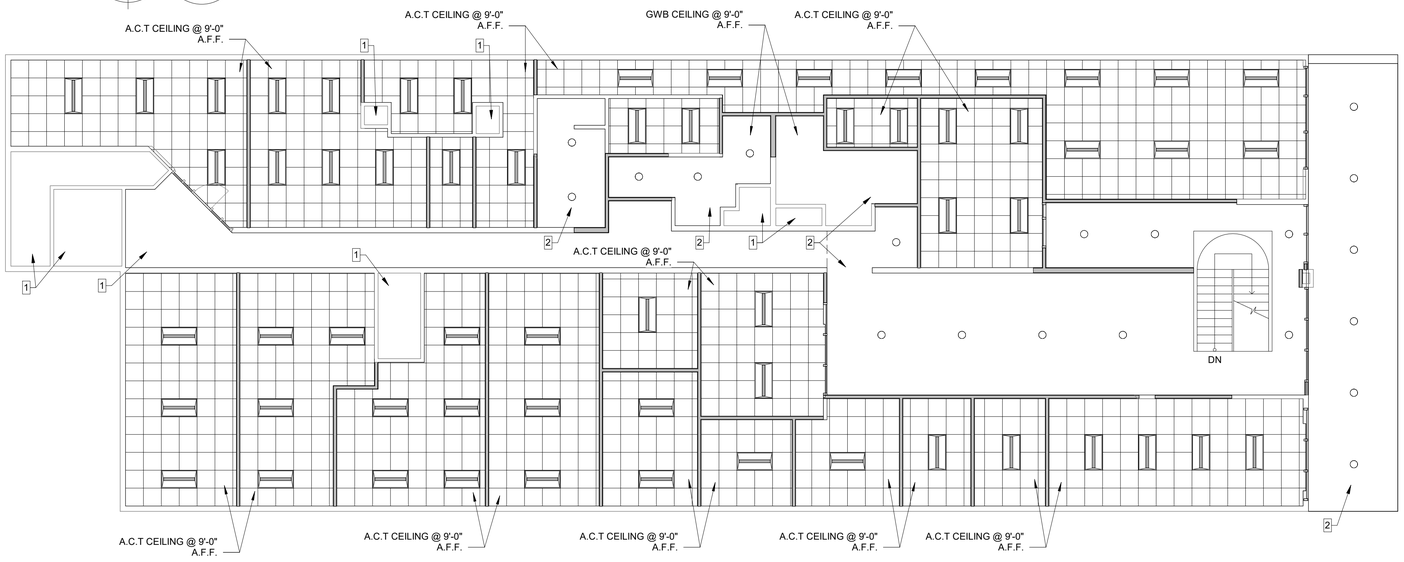


N

1
A1.2

REMODELED FIRST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"



N

2
A1.2

REMODELED SECOND FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE AS PER CODES STATED ON THE COVER SHEET.
2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS INDICATED OTHERWISE.
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5. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL INFORMATION.
6. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING INFORMATION.
7. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL INFORMATION.

KEY NOTES

1. EXISTING CEILING & LIGHT FIXTURE COORDINATE WITH ELECTRICAL.
2. NEW CEILING & LIGHT FIXTURE COORDINATE WITH ELECTRICAL.

CEILING PLAN LEGEND

- RECESSED CAN FIXTURE
- EXHAUST FAN
- EMERGENCY LIGHTING
- EXIT SIGN
- 2X4 TROFFER
- SUPPLY DIFFUSER
- RETURN DIFFUSER

EXISTING CONDITIONS AS SHOWN ARE BASED ON FIELD MEASUREMENTS AND MAY VARY FROM ACTUAL FIELD CONDITIONS. ACTUAL FIELD CONDITIONS SHALL GOVERN.

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CONTRACTOR(S) SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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REMODELED REFLECTED CEILING PLAN

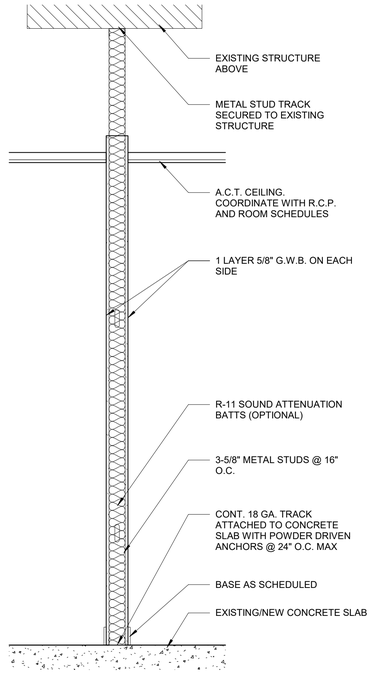
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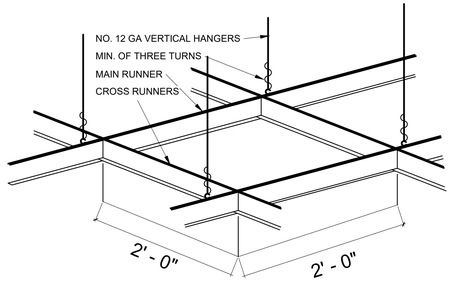
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A1.2



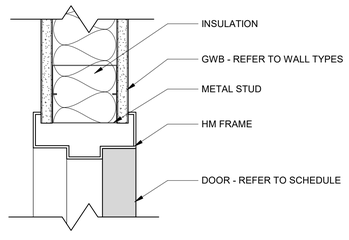
1 / A2.0 TYPICAL WALL SECTION

3/4" = 1'-0"



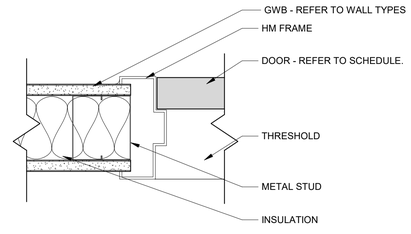
4 / A2.0 DROP CEILING DETAIL

1/2" = 1'-0"



2 / A2.0 INTERIOR HM DOOR HEAD

3" = 1'-0"



3 / A2.0 INTERIOR HM DOOR JAMB

3" = 1'-0"

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WALL SECTIONS & DETAILS

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A2.0

DOOR SCHEDULE

MARK	SIZE		DOOR			FRAME		HARDWARE
	WIDTH	HEIGHT	MATERIAL	DOOR ELEVATION	GLAZING	MATERIAL	ELEVATION	
101A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
102A	6' - 0"	7' - 0"	S.C. WOOD	5	-	H.M.	-	SET 1
103A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
104A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
105A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
108A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
109EX.	3' - 0"	7' - 0"	EX.	EX.	-	H.M.	B	SET 1
110A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 5
111A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 2
112A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 2
113A	2' - 10"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 5
118A	6' - 0"	7' - 0"	ALUMINUM	2	CLEAR	ALUM.	-	SET 4
118B	3' - 0"	7' - 0"	ALUMINUM	4	CLEAR	ALUM.	-	SET 4
121A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
122A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
123A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
124A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
125A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
126A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
127A	3' - 0"	7' - 0"	ALUMINUM	4	CLEAR	ALUM.	-	SET 1
128A	2' - 10"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
129A	2' - 10"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 1
130A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 5
131A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 5
132A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
132B	3' - 0"	7' - 0"	ALUMINUM	4	CLEAR	ALUM.	-	SET 4
134A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	B	SET 1
135A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 3
137A	4' - 0"	7' - 0"	S.C. WOOD	3	-	H.M.	-	SET 2
138A	4' - 0"	7' - 0"	S.C. WOOD	3	-	H.M.	-	SET 2
140A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 3
141A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 1
141B	3' - 0"	7' - 0"	ALUMINUM	4	CLEAR	ALUM.	-	SET 4
142A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 5
142B	3' - 0"	7' - 0"	ALUMINUM		CLEAR	ALUM.	-	SET 5
143A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 5
143B	3' - 0"	7' - 0"	ALUMINUM	4	CLEAR	ALUM.	-	SET 4
147A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 2
148A	3' - 0"	7' - 0"	S.C. WOOD	1	-	H.M.	A	SET 2

DOOR SCHEDULE NOTES

1. ALL DOORS SHALL HAVE LEVER TYPE HARDWARE AS PER FLORIDA ACCESSIBILITY CODE.
2. FINISH, TYPE AND COLOR OF ALL DOORS, WINDOWS AND FRAMES TO MATCH EXISTING.
3. COORDINATE ALL DOOR AND FINISH WITH OWNER PRIOR TO BID.
4. DOOR SUPPLIER SHALL SUBMIT DOOR HARDWARE SCHEDULE TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
5. INSTALL PANIC, EXIT, CODE COMPLIANT AND FIRE HARDWARE AS REQUIRED BY CODE.
6. ALL GLASS WITHIN DOORS, WITHIN 48" OF A DOOR, OR WITHIN 18' FROM FINISHED FLOOR SHALL BE TEMPERED.
7. DOOR THRESHOLDS SHALL COMPLY WITH FLORIDA BUILDING CODE REQUIREMENTS FOR ACCESSIBILITY.
8. ALL RATED DOORS SHALL HAVE CLOSERS.
9. TYPICAL DOOR FUNCTIONS SHALL UTILIZE THE HARDWARE SETS AS NOTED. ALL NEW DOORS SHALL BE PROVIDED FBC HARDWARE MEETING ACCESSIBILITY REQUIREMENTS.
10. THE DOOR HARDWARE IS PROVIDED AS A GUIDE SPEC AND SHOULD BE VERIFIED WITH A HARDWARE CONSULTANT AND THE OWNER PRIOR TO ORDERING AND INSTALLING.
11. COORDINATE DOOR KEYING WITH OWNER.

INTERIOR & EXTERIOR DOOR ACCESSIBILITY NOTES

1. ALL DOORS SHALL BE OPERABLE BY A SINGLE EFFORT, THE DOORS, AND CLOSERS SHALL BE ADJUSTED SUCH THAT EXTERIOR SWINGING DOORS CAN BE OPERATED BY NOT MORE THAN 8.5 POUNDS OF FORCE THE LATCH STILE, INTERIOR DOORS BY NOT MORE THAN 5.0 POUNDS OF FORCE.
2. NOTE: HANDRAILS, PULLS, LOCKSETS, AND OTHER OPERATING MECHANISMS ON ALL DOORS, AND OTHER MECHANISMS, OR U-SHAPED HANDLES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THIS REQUIREMENT SHALL BE SATISFIED BY THE 5 POUND FEET STANDARD. ALL DOORS SHALL MEET ACCESSIBILITY REQUIREMENTS AS PER CODES STATED ON THE COVER SHEET.

DOOR HARDWARE SCHEDULE

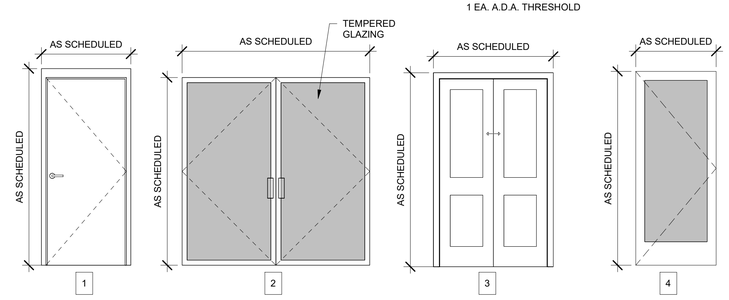
SET 1:
- 3 EA. HINGES
- 1 EA. LOCKSET - OFFICE
- 4 EA DOOR SILENCERS
- 1 EA. DOOR STOP

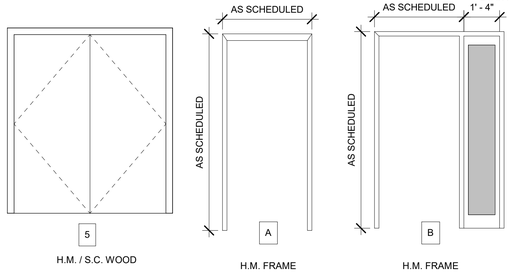
SET 2:
- 3 EA. HINGES
- 1 EA. LOCKSET - PRIVACY
- 4 EA DOOR SILENCERS
- 1 EA. DOOR STOP

SET 3:
- 3 EA. HINGES
- 1 EA. LOCKSET - STOREROOM
- 4 EA DOOR SILENCERS
- 1 EA. DOOR STOP

SET 4:
- 3 EA. HINGES
- 1 EA. LOCKSET - STOREFRONT
- 4 EA DOOR SILENCERS
- 1 EA. DOOR STOP
- 1 EA. DOOR CLOSER
- 1 EA. WEATHER STRIPPING
- 1 EA. DOOR SWEEP
- 1 EA. A.D.A. THRESHOLD

SET 5:
- 3 EA. HINGES
- 1 EA. LOCKSET - PASSAGE
- 4 EA DOOR SELENCERS
- 1 EA. DOOR STOP





STOREFRONT SCHEDULE

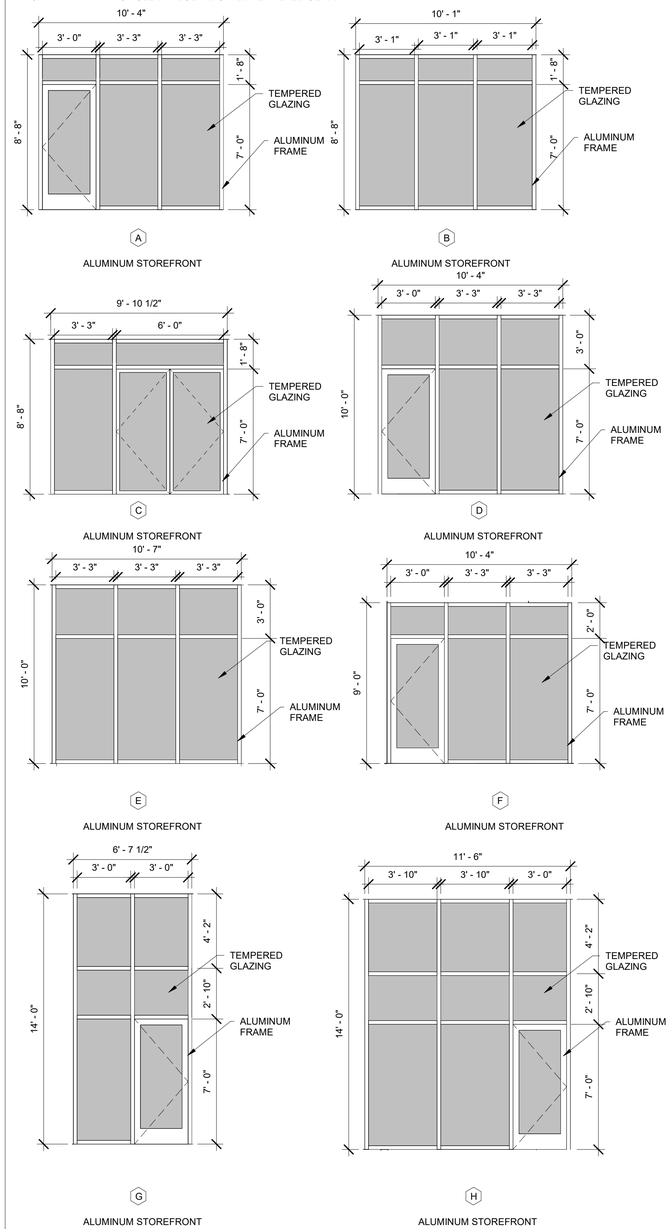
Mark	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	REMARKS
A	10' - 4"	8' - 8"	ALUM. STOREFRONT WINDOW	ALUMINUM	1
B	10' - 1"	8' - 8"	ALUM. STOREFRONT WINDOW	ALUMINUM	1
C	9' - 10 1/2"	8' - 8"	ALUM. STOREFRONT WINDOW	ALUMINUM	1
D	10' - 4"	10' - 0"	ALUM. STOREFRONT WINDOW	ALUMINUM	1
E	10' - 7"	10' - 0"	ALUM. STOREFRONT WINDOW	ALUMINUM	1
F	10' - 4"	9' - 0"	ALUM. STOREFRONT WINDOW	ALUMINUM	1
G	6' - 7 1/2"	14' - 0"	ALUM. STOREFRONT WINDOW	ALUMINUM	1
H	11' - 6"	14' - 0"	ALUM. STOREFRONT WINDOW	ALUMINUM	1

REMARKS :

1. FIELD VERIFY DIMENSIONS OF OPENINGS PRIOR TO INSTALLATION OF NEW STOREFRONT WINDOWS.

NOTES:

1. ALL GLASS WITHIN DOORS, WITHIN 48" OF A DOOR OR WITHIN 18" FROM THE FINISHED FLOOR SHALL BE TEMPERED.
2. ALL DOORS, WINDOWS, FRAMES AND GLAZING SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ALL GLAZING IN INTERIOR WINDOWS AND DOORS SHALL BE ALUMINUM FRAMES WITH FACTORY POWDER COATED FINISH.
4. FIELD VERIFY ALL WINDOW TYPE OPENINGS.
5. ALL DOORS, WINDOWS, FRAMES, AND GLAZING SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. SEE ENERGY FORMS FOR REQUIRED U-FACTORS, SHGC, LIGHT TRANSMITTANCE VALUES REQUIRED FOR ALL GLAZING.
7. EXTERIOR WINDOWS AND GLASS DOORS SHALL BEAR THE "AAMA", "WDMA" OR OTHER APPROVED LABEL INDICATING COMPLIANCE WITH ANSI / AAMA / NWEDA 101/1.S.2-97. PROVIDE INSPECTOR WITH MANUFACTURER'S SHOP DRAWINGS FOR WINDOW INSTALLATION.
8. SUBMIT MANUFACTURERS FLORIDA N.O.A. (NOTICE OF APPROVAL) FOR WINDOWS, STOREFRONT, DOORS AND LOUVERS AS APPLICABLE - TYPICAL SUBMIT REQUIRED WIND IMPACT CALCULATIONS FOR STOREFRONT - SIGNED AND SEALED BY A FLORIDA STRUCTURAL ENGINEER FBC 2023 CHAPTER 24 - TYPICAL THROUGHOUT.
9. A "T" WITHIN A CIRCLE SYMBOL INDICATES TEMPERED GLASS.



ROOM FINISH SCHEDULE

MARK	ROOM NAME	FLOORING		BASE	WALLS	CEILING	WALL & CEILING RATING	CLG. HT.
		FINISH	CLASS					
101	OFFICE SUITE 1	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
102	OFFICE SUITE 2	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
103	OFFICE SUITE 3	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
104	OFFICE SUITE 4	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
105	OFFICE SUITE 5	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
106	OFFICE SUITE 6	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
107	OFFICE SUITE 7	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
108	OFFICE SUITE 8	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
109	OFFICE SUITE 9	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
110	STORAGE	CONC.	I OR II	-	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
111	MEN	EXISTING	I OR II	4" VINYL	G.W.B.-2 / PAINT	G.W.B. / PAINT	A, B, OR C	9' - 0"
112	WOMEN	EXISTING	I OR II	4" VINYL	G.W.B.-2 / PAINT	G.W.B. / PAINT	A, B, OR C	9' - 0"
113	SPRINKLER	EXISTING	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
114	STORAGE	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
115	STORAGE	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
116	STORAGE	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
117	ELECTRICAL	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
118	CORRIDOR	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
119	JANITOR	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
120	ELEC.	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
121	OFFICE SUITE 13	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
122	OFFICE SUITE 12	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
123	OFFICE SUITE 11	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
124	OFFICE SUITE 10	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
125	OFFICE 2	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
126	OFFICE 1	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
127	OPEN MEETING AREA	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
128	OFFICE 3	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
129	OFFICE 4	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
130	SM MTG ROOM	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
131	STORAGE	CONC.	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
132	KELLYS OFFICE	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	VARIES
133	OFFICE SUITE 14	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
134	OFFICE SUITE 15	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
135	COPY CLOSET	LVP	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
136	RONS RR	EXISTING	I OR II	4" VINYL	G.W.B. / PAINT	G.W.B. / PAINT	A, B, OR C	9' - 0"
137	BUNK ROOM A	LVP	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
138	BUNK ROOM B	LVP	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
139	KITCHEN	EXISTING	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
140	COPY RM	LVP	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
141	RONS OFFICE	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	VARIES
142	CONFERENCE ROOM	CARPET	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
143	UPPER LOBBY	LVP	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
144	LOBBY	LVP	I OR II	4" VINYL	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
145	STORAGE	CONC.	I OR II	-	G.W.B. / PAINT	EXISTING / A.C.T	A, B, OR C	9' - 0"
146	AHU	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
147	MEN	EXISTING	I OR II	4" VINYL	G.W.B.-2 / PAINT	G.W.B. / PAINT	A, B, OR C	9' - 0"
148	WOMEN	EXISTING	I OR II	4" VINYL	G.W.B.-2 / PAINT	G.W.B. / PAINT	A, B, OR C	9' - 0"
149	AHU	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
150	AHU	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
151	STORAGE	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
152	AHU	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
153	AHU	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
154	AHU	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
155	JAN.	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"
156	ELEC.	EXISTING	I OR II	-	G.W.B. / PAINT	EXISTING	A, B, OR C	9' - 0"

FLAMESPREAD CLASS STATING DEFINITION:

CLASS A INTERIOR WALL AND CEILING FINISH - FLAME SPREAD 0-25, (NEW) SMOKE DEVELOPED 0-450
CLASS B INTERIOR WALL AND CEILING FINISH - FLAME SPREAD 26-75, (NEW) SMOKE DEVELOPED 0-450
CLASS C INTERIOR WALL AND CEILING FINISH - FLAME SPREAD 76-100, (NEW) SMOKE DEVELOPED 0-450

ROOM FINISH NOTES:

FLOOR:

LVT: LUXURY VINYL TILES, COLOR AND SELECTION BY OWNER
CPT : COMMERICAL-GRADE CARPET TILE, COLOR/DESIGN SELECTED BY OWNER.

BASE:

4" VINYL: 4" VINYL BASE. BURKE OR APPROVED EQUAL

WALL:

G.W.B.: 5/8" GWB - LEVEL 4 SMOOTH FINISH, PAINTED. COORDINATE FINAL COLOR SELECTION WITH CLIENT.
G.W.B-2 : 5/8" MOISTURE RESISTANT GWB - LEVEL 4 SMOOTH FINISH, PAINTED. COORDINATE FINAL COLOR SELECTION WITH CLIENT

CEILING:

A.C.T.: 24" X 24" ACOUSTICAL LAY-IN TILE.
G.W.B. : 5/8" GWB- LEVEL 4 SMOOTH FINISH, PAINTED. COLOR: WHITE

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SCHEDULES

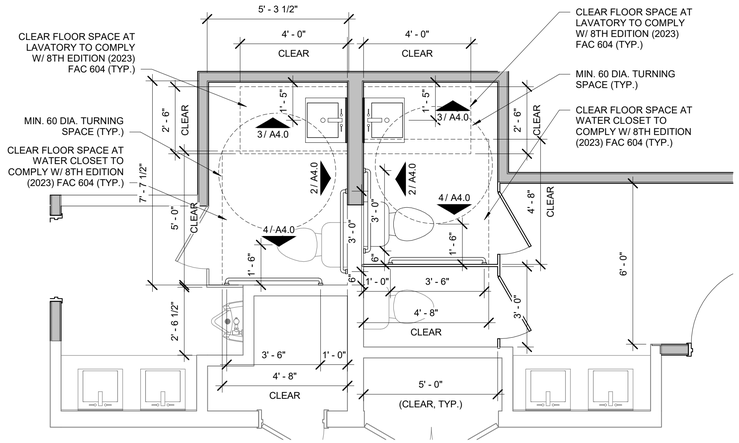
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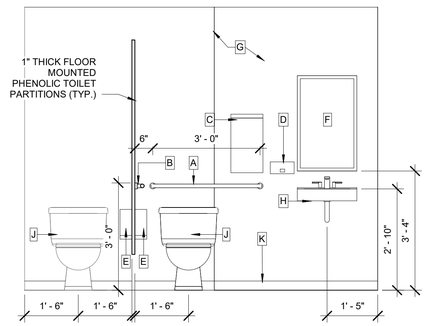
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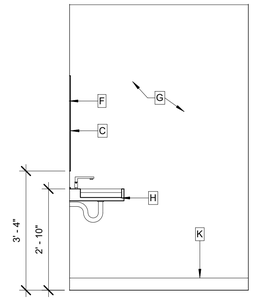
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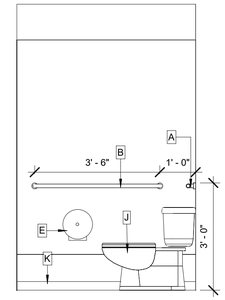
1 / A4.0 ENLARGED RESTROOM FIRST FLOOR PLAN
3/8" = 1'-0"



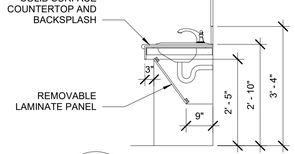
2 / A4.0 RR ELEVATION 1
1/2" = 1'-0"



3 / A4.0 RR ELEVATION 2
1/2" = 1'-0"



4 / A4.0 RR ELEVATION 3
1/2" = 1'-0"



5 / A4.0 ADA SINK
1/2" = 1'-0"

RESTROOM NOTES

1. INSULATE ALL EXPOSED HOT WATER PIPING AT HANDICAP LOCATIONS.
2. LAVATORIES SHALL BE MOUNTED WITH LAVATORY APRON 2'-5" A.F.F. IN ACCORDANCE WITH FLORIDA BUILDING CODE ACCESSIBILITY REQUIREMENTS.
3. MIRRORS SHALL BE CENTERED OVER SINKS. TYPICAL UNLESS OTHERWISE NOTED.
4. H/C TOILETS SHALL MEET REQUIREMENTS OF FLORIDA BUILDING CODE ACCESSIBILITY REQUIREMENTS.
5. SHOULD ANY DISCREPANCY BE FOUND BETWEEN ITEMS NOTED IN THE CONTRACT DOCUMENTS AND APPLICABLE CODES, THE CONTRACTOR SHALL BRING THE NEWS TO THE ATTENTION OF THE ARCHITECT PRIOR TO ORDERING.
6. PROVIDE SEALANT AROUND THE BASE OF ALL WATER CLOSETS.
7. ALL BLOCKING REQUIRED FOR INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR.
8. SHOULD EXISTING WALL DEPTH BE INADEQUATE TO ALLOW INSTALLATION OF RECESSED FIXTURES, SURFACE MOUNTED FIXTURES MAY BE ACCEPTABLE WITH THE ARCHITECT'S REVIEW.

SIGNAGE NOTES

RESTROOM GRAPHICS AND STAIR SIGNAGE SHALL COMPLY WITH THE CODES LISTED ON THE COVER SHEET.

CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

CHARACTER HEIGHT. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE "X". LOWER CASE CHARACTERS ARE PERMITTED.

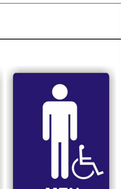
MINIMUM CHARACTER HEIGHT SHALL BE 3".

FINISH AND CONTRAST. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND-EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS). LETTERS AND NUMERALS SHALL BE RAISED 1/32 INCHES (.8 MM), UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8 INCHES (16 MM) HIGH, BUT NO HIGHER THAN 2 INCHES (51 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 INCHES (152 MM) MINIMUM IN HEIGHT.

MOUNTING LOCATION AND HEIGHT. WHERE PERMANENT IDENTIFICATION IS PROVIDED FRO ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITH THE SWING OF A DOOR.





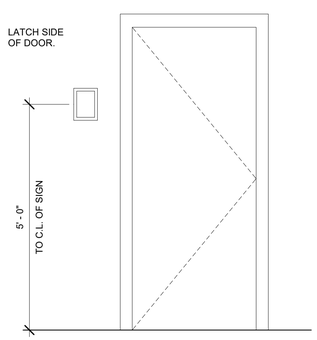


GENERAL NOTES

1. ENLARGED TOILET PLANS SHOW LOCATION OF TOILET FIXTURES, ACCESSORIES, AND NOTES. SEE FLOOR PLAN FOR INFORMATION REGARDING WALL TYPES, CONSTRUCTION NOTES AND ROOM FINISHES.
2. ALL STUD WALLS SURROUNDING RESTROOMS SHALL HAVE SOUND ATTENUATION BATTING.
3. DIMENSIONS LOCATING TOILET ACCESSORIES ARE TYPICAL UNLESS NOTED OTHERWISE.
4. REFER TO FINISH SCHEDULE FOR ROOM FINISHES.
5. TYPICAL ELEVATIONS ARE SHOWN FOR CLARITY OF FIXTURE AND ACCESSORY LOCATIONS AND HEIGHTS. REFER TO PLAN FOR LOCATIONS.
6. ALL WALL MOUNTED GRAB BARS, SINKS OR OTHER EQUIPMENT SHALL HAVE BLOCKING INSTALLED AS REQUIRED.

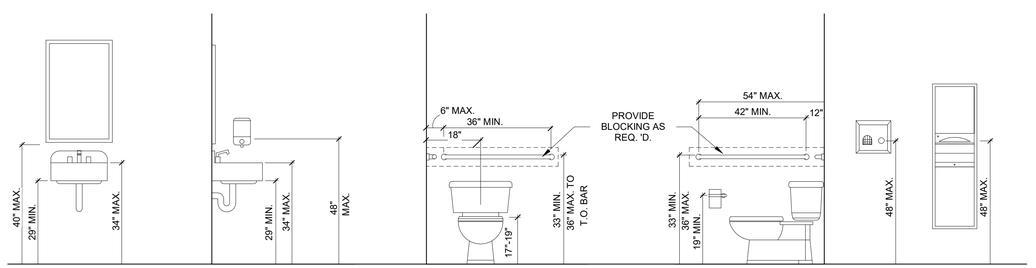
TOILET ACCESSORIES LEGEND

A	1 1/2" DIAMETER GRAB BAR X 36" LONG (PEENED FINISH)	F	MIRROR 18" X 36"
B	1 1/2" DIAMETER GRAB BAR X 42" LONG (PEENED FINISH)	G	PAINTED GWB
C	PAPER TOWEL DISPENSER - SURFACE MOUNTED	H	ADA COMPLIANT LAVATORY
D	SOAP DISPENSER - SURFACE MOUNTED	J	ADA COMPLIANT TOILET
E	TOILET TISSUE DISPENSER - SURFACE MOUNTED	K	BASE AS SCHEDULED



RESTROOM SIGNAGE

MOUNTING HEIGHTS — N.T.S.



RESTROOM FIXTURES

A.D.A MOUNTING HEIGHTS — N.T.S.

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ENLARGED RESTROOM PLANS, ELEVATIONS, AND DETAILS

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Author

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