FINISH SCHEDULE AT MAIN SPACE AND RESTROOM

FLOOR TILE: PLANK STYLE PORCELAIN TILE, TBD. COORDINATE MANUFACTURER, COLOR SIZE W/ OWNER.

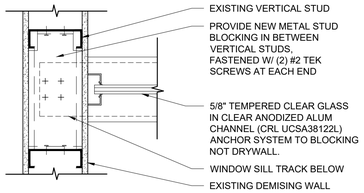
TILE GROUT: THIN SET. SEE DETAIL 6/A-5.1. COORDINATE MANUFACTURER, COLOR SIZE W/ OWNER.

WALLS: WHITE PAINT.

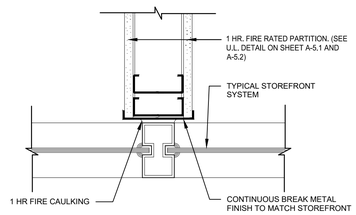
WALL BASE: 4" H VINYL TBD. COORDINATE MANUFACTURER COLOR W/ OWNER

CEILING: SEE REFLECTED CEILING PLAN

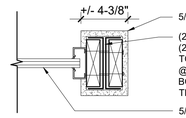
FINISH SCHEDULE — SCALE: NTS — 12



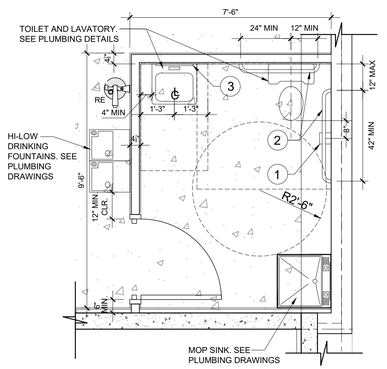
EXISTING WALL W/ GLASS WALL PLAN DETAIL — SCALE: 1½"=1'-0" — 11



DEMISING WALL AT MULLION DETAIL — SCALE: ¾"=1'-0" — 10



LOW WALL W/ GLASS PLAN DETAIL — SCALE: 1½"=1'-0" — 09



RESTROOM ENLARGED PLAN — SCALE: ⅜"=1'-0" — 08

NOTES:

* RESTROOMS TO MEET THE REQ. OF FLA. STATUTE 553 FOR HANDICAP ACCESSIBILITY AND THE AMERICAN DISABILITY ACT.
* PROVIDE 3/4" PLYWOOD BACKING SPANNING B/W STUDS AND WOOD BLOCKING BEHIND ALL MOUNTED FIXTURES AND ACCESSORIES. (FIRE RETARDED WHERE APPLICABLE).
* SEE ADA DETAILS ON A-5.3 FOR MOUNTING HEIGHTS AND FURTHER DETAILS.
* ALL WALL SURFACES OF TOILET ROOM SHALL BE PAINTED W/ (2) COATS OF PLY-TILE 530 WATERBASE ACRYLIC-EPOXY COATING, BY MAB PAINTS (OR APPROVED EQUAL)

TOILET ACCESSORIES:

1. TOILET PAPER HOLDER - BOBRICK MODEL B-685 MOUNTED AT 19" A.F.F. (OR APPROVED EQUAL) MAX. 36" FROM BACK OF TOILET STALL
2. HANDICAPPED GRAB BARS - BOBRICK MODEL B 6106X36 (OR APPROVED EQUAL) ALONG REAR WALL CENTERED OVER TOILET AND B6106X42 ALONG SIDE WALL
3. 1'-6"x3'-0" WALL HUNG MIRROR - MOUNTED CENTERED ABOVE LAVATORY @ 40" A.F.F ABOVE LAVATORY.

RESTROOM NOTES & LEGEND — SCALE: NTS — 07

GENERAL PARTITION NOTES:

1. PROVIDE TYPE "X" GYP. BD. AT ALL RATED WALLS.
2. PERMANENT, FULL HEIGHT INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED TO RESIST LATERAL LIVE LOAD OF NOT LESS THAN 5 POUNDS PER SQUARE FOOT WITH A DEFLECTION OF NOT LESS THAN L/240.
3. PROVIDE FIRE SEALANT OR FIRE SAFING AS REQUIRED BETWEEN THE TOP OF WALL AND UNDERSIDE OF STRUCTURE AT FIRE RATED PARTITION LOCATIONS.
4. SET GYPSUM WALL BOARD INTO CONTINUOUS BEAD OF ACOUSTICAL SEALANT ALONG FLANGES OF TOP AND BOTTOM TRACKS, TYP. AT PARTITIONS WITH SOUND ATTENUATION/BATT INSULATION.
5. PROVIDE ACOUSTICAL SEALANT AT ALL OPENINGS AND PENETRATIONS WITH SOUND ATTENUATION/BATT INSULATION TO CREATE SOUND TIGHT CONSTRUCTION.
6. PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS, PIPING, CONDUITS, DUCTS, CABLES, WIRES AND ALL BUILDING SERVICE EQUIPMENT AT FIRE RATED PARTITIONS.
7. ALL FIRE RATED WALLS SHALL HAVE 4" HIGH LETTERING 1/2" STROKE IN BRIGHT RED (GLOSS ENAMEL) ON EACH WALL PLANE LOCATED 12" ABOVE CEILING PLANE OR AS OTHERWISE DIRECTED AND AT 15'-0" ON CENTER READING AS FOLLOWS: "X" FIRE RATED FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. THE "X" SHALL BE SUPPLANTED WITH THE FIRE RESISTIVE TIME RATING OF THE WALL.
8. PROVIDE CONTINUOUS FIRE CAULK AT UNDERSIDE OF FLOOR SLABS AT ALL FLOOR/WALL CONNECTION.
9. PROVIDE VERTICAL EXPANSION JOINTS EVERY 30'-0" IN ALL GYP BOARD. PARTITIONS INSTALL PER INDUSTRY STANDARDS.

PARTITION GENERAL NOTES — SCALE: NTS — 06

1. RESTROOM DOOR: 3'-0" X 6'-8" X 1 3/4" HOLLOW CORE FLUSH WOOD DOOR (PAINT GRADE) IN WOOD FRAME (PAINT GRADE) PROVIDE PRIVACY SET BRUSHED CHROME FINISH (SCHLAGE "AL" SERIES AL40S SATURN 630 OR APPROVED EQ.) 1½ PAIR BUTTS (4½ x 4½ HAGER BB1279). UNDERCUT AS REQUIRED. SURFACE MOUNTED CLOSER (YALE 3501 IBF)

E — EXISTING DOOR

E1 — EXISTING SINGLE STOREFRONT DOOR
3'-0" X 7'-0" STOREFRONT DOOR

E2 — EXISTING SINGLE HM DOOR
3'-0" X 7'-0" HM DOOR

DOOR LEGEND — SCALE: NTS — 05

RE — RELOCATE EXISTING FIRE EXTINGUISHER WITHIN SPACE

EXISTING FIRE EXTINGUISHER

LEGEND — SCALE: NTS — 04

1. ALL FUTURE TENANT IMPROVEMENTS SHALL OCCUR UNDER FUTURE SEPARATE PERMITS
2. THIS BUILDING IS FULLY FIRE SPRINKLERED.
3. SEE THIS SHEET FOR DOOR SCHEDULE
4. ALL PLYWOOD MUST BE FIRE-RETARDANT TREATED

GENERAL NOTES — SCALE: NTS — 03

A — INTERIOR PARTITION:
(1) LAYER OF ⅝" GYPSUM WALLBOARD FASTENED TO BOTH SIDES OF 3-5/8" METAL STUDS (25 GA. MIN.) @ 24" O.C. USE MOISTURE RESISTANT GYP WITHIN 4' OF PLUMBING FIXTURES. WALL TO BE CONSTRUCTED FROM FLOOR SLAB TO 6" ABOVE THE CEILING. PROVIDE BRACING AS REQUIRED.

B — EXISTING 7-1/4" CONCRETE TILT WALL

C — EXISTING STOREFRONT GLAZING

D — EXISTING 1 HR FIRE RATED WALL

E — EXISTING WALL WITH FURRING
EXISTING 7-1/4" CONCRETE TILT WALL. USE 5/8" GWB ON 1-5/8" GALV. MTL. STUDS @ 24" O.C. TO 6" ABOVE CEILING LINE ON INTERIOR. USE MOISTURE RESISTANT GWB WITHIN 4' OF PLUMBING FIXTURES.

F — GLASS PARTITION ON KNEE WALL:
(2) LAYERS OF 5/8" GYPSUM WALLBOARD FASTENED TO BOTH SIDES OF A 6" METAL STUD (16 GA.) @ 12" O.C. WITH 5/8" TEMPERED GLASS FROM 48" AFF TO THE TOP OF CEILING, SEE DETAILS ON A-2.1 & A-4.1

G — 1 HOUR FIRE RATED PARTITION (U419):
(1) LAYER OF ⅝" TYPE 'X' GYPSUM WALLBOARD FASTENED TO BOTH SIDES OF 6" METAL STUDS (20 GA. MIN.) @ 24" O.C. W/ FULL HEIGHT SOUND ATTENUATION INSULATION IN WALL CAVITY. WALL TO BE CONSTRUCTED FROM FLOOR SLAB TO UNDERSIDE OF DECK ABOVE. SEE A-5.1 AND A-5.2 FOR UL DETAILS.

WALL LEGEND — SCALE: NTS — 02

FLOOR PLAN — SCALE: ⅛"=1'-0" — 01

REVISIONS :

SEAL

STATE OF FLORIDA — Kevin Cruz — AR#97952 — REGISTERED ARCHITECT

CONSULTANT

Kevin S. Cruz
11/20/2020
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PROPOSED TENANT IMPROVEMENT AT:

BUILDING C3 AT BEACON LAKES - TI

1850 NW 117TH PLACE, VACANT SPACE
MIAMI, FL 33182

FLOOR PLAN/ DOOR SCHEDULE

A-2.1

PROJECT NO.
63834
DRAWN BY :
D.L.
CHECKED BY :
K.C.
DATE :
October 15, 2020

63834 - A2.1 - FLOOR PLAN.DWG