



1 FLOOR PLAN 2ND FLOOR
SCALE: 3/16" = 1'-0"

GENERAL CONSTRUCTION NOTES

- GCN1.** ALL NEW WALLS TO BE TAPED, SPACKLED, AND SANDED SMOOTH READY TO RECEIVE NEW FINISH.
- GCN2.** REFER TO SHEET A82 FOR TYPICAL PARTITION TYPES.
- GCN3.** DIMENSIONS SHALL BE CALCULATED. DO NOT SCALE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
- GCN4.** DO NOT MECHANICALLY SECURE OR BRACE NEW PARTITIONS TO EXISTING WINDOW MULLIONS, WINDOW SILLS, DUCTWORK, CONDUIT OR PIPING.
- GCN5.** CORNER BEADS ARE TO BE INSTALLED ON ALL CORNERS AND TO BE SPACKLED SMOOTH WITH ADJACENT AREA.
- GCN6.** STUD SIZE SHALL BE PER MANUFACTURER SPECIFICATION FOR HEIGHT, GAUGE AND SPACING UNLESS OTHERWISE NOTED.
- GCN7.** DOUBLE STUDS ARE REQUIRED @ BOTH JAMBS OF DOOR FRAMES & HEADER.
- GCN8.** STUDS AT DOOR JAMBS AND ON TOPS OF DOOR FRAMES MUST BE SCREWED TO RUNNERS AT TOP, BOTTOMS AND BOTH SIDES.
- GCN9.** THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLIMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK.
- GCN10.** PER FBC 708.2 (2014, 5TH ED): INSULATING MATERIALS, WHEN CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING ON NOT MORE THAN 450.
- GCN11.** CONTRACTOR MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION PER FLORIDA FIRE PREVENTION CODE NFPA 1 (2015 EDITION) COMPLY TO SECTION 16.3.6.
- GCN12.** PER NFPA 1 16.3.6.4 2015 EDITION AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. PER NFPA 1 SECTION 16.3.6.1 2007 EDITION THE SUITABILITY, DISTRIBUTION, AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTION 13.6.

FINISH SCHEDULE

ROOM #	MANAGEMENT OFFICE	FLOOR				WALL				BASE		CEILING	
		EXISTING	MATCH EXISTING	2X6 CEDAR DECK	STAIN CONCRETE	EPOXY	4" X 4" TILE	LATEX PAINT	EPOXY PAINT	FRP PANEL	EXISTING	MATCH EXISTING	EPOXY 6"
201	MANAGEMENT OFFICE	●								●	●	●	●
202	MANAGEMENT OFFICE	●								●	●	●	●
203	MANAGEMENT OFFICE	●								●	●	●	●
204	STORAGE	●								●	●	●	●

FLOOR PLAN GENERAL KEYNOTES

- 1 EXISTING WINDOW TO REMAIN
- 2 EXISTING DOOR TO REMAIN
- 3 FURNITURE SHOWN FOR EGRESS PURPOSES ONLY. FURNITURE PROVIDED BY OTHERS
- 4 EXISTING COLUMN
- 5 NEW STRUCTURAL COLUMN, REFER TO STRUCTURAL PLANS.
- 6 SAND AND REFINISH EXISTING FLOOR, PATCH AND REPAIR AS NECESSARY
- 7 PATCH AND REPAIR EXISTING CEILING WHERE NECESSARY
- 8 PATCH AND REPAIR EXISTING WALL WHERE NECESSARY
- 9 NEW RAILING
- 10 GC TO REPAIR EXISTING STAIR RISER HEIGHT TO A 3/8" VARIATION OR LESS.
- 11 REPUTTY AND TOUCH UP EXISTING WINDOWS AS NECESSARY.
- 12 PATCH AND REPAIR EXISTING SIDING AS NECESSARY WITH MATCHING PROFILE CEDAR SIDING.
- 13 KITCHEN PASS THROUGH WINDOW
- 14 KITCHEN HOOD ABOVE

FLOOR PLAN LEGEND

- X KEY NOTE. SEE DESIGNATED # FOR MORE INFORMATION.
- ### DOOR REFERENCE NUMBER SEE DOOR & HARDWARE SCHEDULE FOR SPECS
- ETR DENOTES EXISTING DOOR
- DENOTES EXISTING WALL
- DENOTES PROPOSED WALL
- # PARTITION DESIGNATION. SEE FLOOR PLAN FOR DESIGNATION OF DETAIL. SEE CORRESPONDING WALL SECTION ON DETAIL SHEET A82
- ROOM NAME ROOM LABELS
- ###
- EX. DENOTES EXISTING WINDOW

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