

INTERIOR FINISH NOTES

- WALLS**
GYP-1
NEW DRYWALL:
 -PROVIDE LEVEL 4 FINISH, NO MARKS OR RIDGES, READY FOR PRIMING, FOLLOWED BY WALL COVERING, FLAT PAINTS OR LIGHT TEXTURES
 -FILL GAPS WITH APPROPRIATE CAULK AFTER PRIMING.
 -1 COAT PREMIUM WALL AND WOOD PRIMER
 -2 COATS INTERIOR LATEX
- CMU-1**
EXISTING & NEW MASONRY/CONC. WALLS:
 -1 COAT CONCRETE AND MASONRY PRIMER
 -2 COATS INTERIOR LATEX
- VWB-1**
WALL BASE:
 -PROVIDE NEW COVERED THERMOPLASTIC RUBBER WALL BASE. INSTALL USING WALL BASE ADHESIVE PER MANUFACTURER'S SPECIFICATIONS
- T-1**
SHOWER WALLS:
 -NEW SHOWER WALL TILES TO BE SELECTED BY OWNER.
- WD-1**
COMPOSITE DECORATIVE PANELS
 -PROVIDE ARIS BY TARIMATEC. INSTALL PER MANUFACTURER'S SPECIFICATIONS. STYLE AND COLOR TO BE SELECTED BY OWNER

- FLOORS**
CONC-1
EXISTING GROUND FLOOR CONC. SLAB:
 -POLISH EXISTING CONCRETE FLOORS
- CONC-2**
EXISTING SECOND FLOOR SLAB:
 -POLISH EXISTING CONCRETE FLOORS OR PROVIDE CEMENT BASED OVERLAY. OVERLAY COLOR TO BE SELECTED BY OWNER.
- T-2**
SHOWER FLOOR:
 -NEW SHOWER FLOOR TILES TO BE SELECTED BY OWNER.

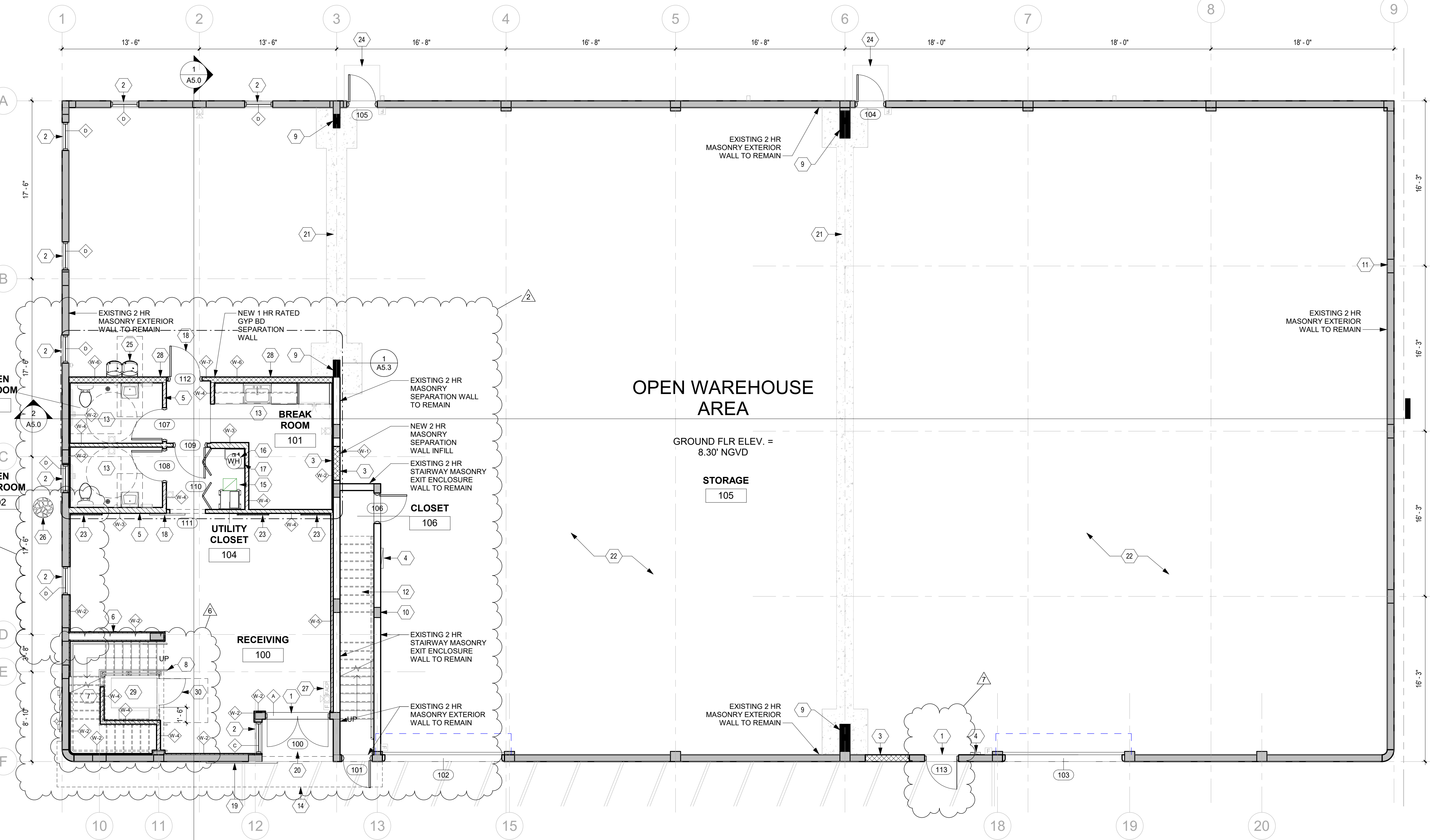
- CEILING**
CONC-3
EXISTING CONCRETE TEES:
 -EXISTING CONCRETE TEES TO BE LEFT UNFINISHED
- GYP-1**
NEW DRYWALL:
 -PROVIDE LEVEL 4 FINISH, NO MARKS OR RIDGES, READY FOR PRIMING, FOLLOWED BY WALL COVERINGS, FLAT PAINTS OR LIGHT TEXTURES
 -FILL GAPS WITH APPROPRIATE CAULK AFTER PRIMING.
 -1 COAT PREMIUM WALL AND WOOD PRIMER
 -2 COATS INTERIOR LATEX

- MISCELLANEOUS**
GL-1
INTERIOR STOREFRONT
 -PROVIDE CRL CLEAR VIEW GLASS WALL OFFICE PARTITION SYSTEM
- MTL-1**
INTERIOR GUARDRAIL:
 -PROVIDE CRL P-SERIES POST RAILING SYSTEM

- DOORS**
WD-2
DOOR SLABS:
 -1 COAT PREMIUM WALL AND WOOD PRIMER
 -2 COATS INTERIOR LATEX
- HM-1**
DOOR FRAMES:
 -1 COAT UNIVERSAL METAL PRIMER
 -2 COATS INDUSTRIAL ENAMEL VOC

FLOOR PLAN KEYNOTES

- NEW STOREFRONT AT EXISTING EXTERIOR MASONRY WALL. TYP. SEE STOREFRONT SCHEDULE.
- NEW STOREFRONT TO REPLACE EXISTING, TYP. SEE STOREFRONT SCHEDULE.
- NEW MASONRY INFILL AT EXISTING MASONRY WALL OPENING, TYP. SEE WALL SCHEDULE.
- ELECTRICAL PANEL, SEE ELEC. DWGS.
- NEW INTERIOR WALL, SEE WALL TYPES.
- NEW FURRED WALL, SEE WALL TYPES.
- EXISTING INTERIOR STAIR, SEE STAIR DETAILS.
- NEW GLASS PANEL GUARDRAIL AND METAL HANDRAIL AT EXISTING STAIR, SEE STAIR DETAILS.
- NEW CONC. COLUMN, TYP. SEE STRUCT. DWGS.
- EXISTING CONC. COLUMN, TYP.
- EXISTING CONC. COLUMN AT EXTERIOR WALL, TYP.
- EXISTING EGRESS STAIR, SEE FINISH SCHEDULE.
- NEW PLUMBING FIXTURES, TYP. SEE INTERIOR DETAILS.
- NEW EXTERIOR FRAMED EYEBROW OVERHEAD.
- RELOCATED AHU, SEE MECH. DWGS.
- NEW WALL WATER HEATER AND PLATFORM, SEE INTERIOR DETAILS & PLUMBING DWGS.
- NEW MOP SINK, SEE PLUMBING DWGS.
- NEW INTERIOR DOOR, TYP. SEE DOOR SCHEDULE.
- NEW EXTERIOR SLIDING GATE DOOR, SEE DETAILS.
- NEW TILE ON EXISTING CONC. SLAB. PROVIDE SKATOP SEAL 107 TWO-COMPONENT, POLYMER-MODIFIED CEMENTITIOUS WATERPROOFING.
- NEW CONC. SLAB INFILL, SEE STRUCT. DWGS.
- EXISTING CONC. SLAB TO REMAIN, SEE FINISH SCHEDULE.
- NEW COMPOSITE DECORATIVE PANELS, SEE FINISH NOTES.
- EXISTING CONC. LANDING TO REMAIN.
- NEW DRINKING FOUNTAIN, SEE PLUMBING DWGS.
- NEW 18" DIA. X 24" DEEP CONDENSATE DRYWELL, SEE MECH. DWGS.
- NEW FIRE ALARM CONTROL PANEL, SEE FIRE PROTECTION DWGS.
- NEW GYP. BD. RATED WALL, SEE WALL DETAIL.
- NEW VERTICAL PLATFORM LIFT.
- NEW LOWER 42" H. CLASS PANEL GATE @ VERTICAL PLATFORM LIFT.



1 GROUND FLOOR PLAN
 3/16" = 1'-0"

LEGEND	
	EXISTING MASONRY PARTY WALL TO REMAIN
	EXISTING EXTERIOR MASONRY WALL TO REMAIN
	EXISTING INTERIOR PARTITION TO REMAIN
	NEW RATED PARTITION, SEE PLAN FOR WALL TYPE
	NEW NON-RATED PARTITION, SEE PLAN FOR WALL TYPE

GENERAL DOOR NOTES

- ALL DOOR HARDWARE TO BE ADA COMPLIANT, INSTALL IN ACCORDANCE WITH FLORIDA BUILDING CODE - ACCESSIBILITY, 7th EDITION.
- ALL EXTERIOR DOOR CLOSERS NOT TO EXCEED 8.51 LBF (INTERIOR @ 5 LBF MAX).
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE)

HARDWARE TYPES

- EXTERIOR OFFSET PULL HANDLE
 - KEYED LOCKSET
 - RIM EXIT DEVICE
 - BUTT HINGES
 - DOOR CLOSER
- LEVER HANDLESET
 - BATH PRIVACY LOCK
 - SS BUTT HINGES
 - DOOR CLOSER
- LEVER HANDLESET
 - PASSAGE LATCH
 - SS BUTT HINGES
 - DOOR CLOSER
- BI-FOLD HARDWARE KIT
 - DOOR PULL
- INTERIOR BARN DOOR HARDWARE KIT
 - DOOR PULL
- EXTERIOR SLIDING PATIO DOOR HANDLE SET W/LOCK
 - DOOR PULLS
- LEVER HANDLESET
 - PASSAGE LATCH
 - RIM EXIT DEVICE
 - SS BUTT HINGES
 - DOOR CLOSER

DOOR SCHEDULE										
MARK	TYPE	DOOR				FIRE RATING	HARDWARE	FRAME		REMARKS
		WIDTH	HEIGHT	MATERIAL	FINISH			MATERIAL	FINISH	
100	DOUBLE OUTSWING ENTRANCE DOOR	6'-0"	7'-0"	ALUM/GL	ANOD/CLR		I	ALUM	ANOD	STOREFRONT SYSTEM A
101	SINGLE SWING DOOR	2'-8"	6'-10"	EX	PT	EX	EX	EX	PT	EXISTING DOOR TO REMAIN
102	OVERHEAD DOOR	12'-0"	14'-0"	STL	PT	-	-	-	-	-
103	OVERHEAD DOOR	12'-0"	14'-0"	STL	PT	-	-	-	-	-
104	SINGLE SWING DOOR	2'-8"	6'-10"	EX	PT	EX	EX	EX	PT	EXISTING DOOR TO REMAIN
105	SINGLE SWING DOOR	2'-8"	6'-10"	EX	PT	EX	EX	EX	PT	EXISTING DOOR TO REMAIN
106	SINGLE SWING DOOR	2'-8"	6'-10"	HM	PT	-	III	HM	PT	-
107	SINGLE SWING DOOR	3'-0"	7'-0"	WD	PT	-	-	II	HM	PT
108	SINGLE SWING DOOR	3'-0"	7'-0"	WD	PT	-	-	II	HM	PT
109	SINGLE SWING DOOR	3'-0"	7'-0"	WD	PT	-	-	III	HM	PT
110	4-RAMP BI-FOLD DOOR	6'-0"	7'-0"	WD	PT	-	-	IV	GYP.BD	PT
111	SLIDING BARN DOOR	3'-6"	11'-0"	WD	PT	-	-	IV	-	DOOR TO BE CLAD WITH COMPOSITE PANELS
112	SINGLE SWING DOOR	3'-0"	7'-0"	HM	PT	60 MIN	III Y	HM Y	PT	PROVIDE CLOSER
113	SINGLE OUTSWING ENTRANCE DOOR	3'-0"	7'-0"	ALUM/GL	ANOD/CLR	-	I	ALUM	ANOD	STOREFRONT SYSTEM B

GROUND FLOOR ROOM FINISH SCHEDULE							
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	REMARKS
100	RECEIVING	CONC-1	VWB-1	GYP-1 / WD-1	CONC-3		573 SF
101	BREAK ROOM	CONC-1	VWB-1	GYP-1	CONC-3		179 SF
102	MEN RESTROOM	CONC-1	VWB-1	GYP-1	CONC-3		54 SF
103	WOMEN RESTROOM	CONC-1	VWB-1	GYP-1	CONC-3		54 SF
104	UTILITY CLOSET	CONC-1	VWB-1	GYP-1	CONC-3		18 SF
105	STORAGE	CONC-1	-	CMU-1	CONC-3		7146 SF
106	CLOSET	CONC-1	VWB-1	CMU-1	CONC-3		87 SF

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ALTERATIONS TO AN EXISTING WAREHOUSE BUILDING FOR:
 1943 NW 97TH AVENUE
 MIAMI, FL 33172

No.	Description	Date
2	REVIEW COMMENTS	07/10/23
4	REVIEW COMMENTS	09/15/23
6	REVIEW COMMENTS	11/21/23
7	REVIEW COMMENTS	12/08/23

KENNETH C. DYMAN R.A.

AR 99987
GROUND FLOOR PLAN

Date	03/17/23
Drawn by	LGM
Checked by	KCD

A2.2

Scale As indicated