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FISHERMAN'S WHARF

31 FISHERMANS WAY, JUPITER, FL 33477



CONSTRUCTION DOCUMENTS
05-15-2026

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+ PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

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New Construction for:
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OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

COVER SHEET

CVR

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● INDICATED A PREVIOUS DRAWING THAT HAS BEEN MODIFIED UNDER THE ASSOCIATED REVISION

O HOLLOW INDICATES SHEET THAT IS ENTIRELY NEW UNDER THE ASSOCIATED REVISION

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Revisions:

Project no: 25009
Date: 05-15-2026
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SHEET INDEX

IND-1

CONSTRUCTION DOCUMENTS

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GENERAL NOTES

1. THE CONTRACTOR SHALL PERFORM AND CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE CURRENT BUILDING CODES AS STATED IN THE LIFE SAFETY DRAWINGS AND CODE ANALYSIS, AS WELL AS ALL FEDERAL, STATE, COUNTY, OR CITY ORDINANCES, RULES AND REGULATIONS AND THE FLORIDA STATE STATUES AS LISTED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL CARRY PUBLIC LIABILITY, PROPERTY AND WORKMEN'S COMPENSATION INSURANCE IN SUCH AMOUNTS DEEMED ACCEPTABLE TO THE OWNER, FINANCIAL AGENCIES AND STATE LAW. VALID CERTIFICATES OF ALL POLICIES SHALL BE PROVIDED TO THE OWNER WITH OWNER/CONTRACTOR LISTED AS ADDITIONAL INSURED.

3. UNLESS OTHERWISE AGREED, THE AIA DOCUMENT A201 - 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION' SHALL BE THE GENERAL CONDITIONS OF THE CONTRACT SET FORTH THAT SETS THE RESPONSIBILITIES OF THE OWNER, CONTRACTOR AND ARCHITECT DURING CONSTRUCTION OF THE PROJECT, ALONG WITH ANY REVISIONS AND SUPPLEMENTAL CONDITIONS AGREED TO BY BOTH THE OWNER AND THE ARCHITECT.

4. THE CONTRACT DOCUMENTS ARE ENUMERATED IN THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND CONSIST OF THE AGREEMENT, CONDITIONS OF THE CONTRACT, SUPPLEMENTARY AND OTHER CONDITIONS, DRAWINGS, SPECIFICATIONS, PROJECT MANUALS, TEST REPORTS / STUDIES, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT, DRAWINGS AND SPECIFICATIONS AND ANY MODIFICATIONS ISSUED AFTER THE EXECUTION OF THE CONTRACT FOR CONSTRUCTION.

5. MODIFICATIONS TO THE CONTRACT DOCUMENTS WILL BE MADE WITH ONE OF THE FOLLOWING:
   - A. WRITTEN AMENDMENTS TO THE CONTRACT, SIGNED BY THE APPROPRIATE PARTIES
   - B. A CHANGE ORDER
   - C. A CONSTRUCTION CHANGE DIRECTIVE (CCD)
   - D. A WRITTEN ORDER FOR A MINOR CHANGE IN THE WORK ISSUED BY THE ARCHITECT

6. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO THE DRAWINGS, PROJECT MANUAL, SPECIFICATIONS, CONDITIONS AND REPORTS, AND TO ASSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW ALL CONTRACT DOCUMENTS FOR APPLICABLE ITEMS OF WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK REQUIRED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES DURING THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.

7. THE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTION OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK. THE DRAWINGS ARE ONLY DIAGRAMMATIC AND IT IS NOT THE INTENT OF THE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETION OF ALL SYSTEMS AND COMPONENTS AS INDICATED IN THE CONTRACT DOCUMENTS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL RELATED DOCUMENTS AND DRAWINGS. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS

9. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMITTAL OF BID AND/OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONTRACTION DOCUMENTS. DISCREPANCIES BETWEEN THE CONTRACTION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECTS FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

10. THE OBLIGATION OF THE CONTRACTOR IS TO ASSURE COORDINATION AND VERIFICATION OF EXISTING CONDITIONS FOR THE PURPOSE OF DISCOVERING INCONSISTENCIES OR ERRORS IN THE CONTRACT DOCUMENTS. HOWEVER, THE CONTRACTOR SHALL PROMPTLY REPORT AND DISCREPANCIES WITH THE DRAWINGS INCLUDING DIMENSIONS, CONFLICTS OR OTHERWISE, TO THE ATTENTION OF THE ARCHITECT IN WRITING AND VERIFIED PRIOR TO THE START OF CONSTRUCTION.

11. ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING. THESE DRAWINGS SHOULD NOT BE SCALED TO OBTAIN DIMENSIONS. REFER TO DIMENSIONS INDICATED. ANY DIMENSIONS NOT PROVIDED OR MIS-LABELED SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO PROVIDE THE NECESSARY PROTECTION OF THE PUBLIC AND PREVENT ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL PROVIDE THE PROTECTION MEANS OF ALL ADJOINING PROPERTIES. ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGES DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS, WINDOWS, DOORS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.

13. CONTRACTOR SHALL NOTIFY IN WRITING TO THE OWNERS OF ADJOINING PROPERTIES, ADVISING THEM OF THE PROTECTION BEING TAKEN, PRIOR TO ANY EXCAVATION TAKING PLACE. THE NOTICE SHALL BE DELIVERED NOT LESS THAN TEN (10) DAYS PRIOR TO THE SCHEDULE STARTING DATE OF THE EXCAVATION. THE CONTRACTOR IS TO COORDINATE AND ORGANIZE THE CONSTRUCTION PROCESS AND COMPLETE THE SAME IN A MANNER SUCH IMPACTS THE ADJOINING PROPERTY IN AN ORDER TO MINIMIZE ANY INCONVENIENCE TO THE EXISTING USERS.

14. THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL BE RESPONSIBLE TO EMPLOY THOSE CONTROL MEASURES NECESSARY TO ENSURE THAT NO POLLUTANTS HARMFUL INTERED THE STORM WATER SYSTEM OR MIGRATED OFF-SITE. THE CONTRACTOR SHALL PROVIDE A CERTIFIED LETTER TO THE OWNER ON A MONTHLY BASIS, THAT NO PROJECT RELATED POLLUTANTS HARMFUL INTERED THE STORM WATER SYSTEM OR MIGRATED OFF-SITE FOR THE REQUIREMENTS OF THE AHJ.

15. ANY STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, THE CONTRACTOR SHALL COMPLY WITH FBC CHAPTER 33 (SAFEGUARDS DURING CONSTRUCTION) AND THE NFPA 241.

16. THE CONTRACTOR SHALL CALL 1-800-432-4770 OR 811 (BEFORE YOU DIG), TWO (2) FULL BUSINESS DAYS BEFORE THE START OF ANY DIGGING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DISRUPTION TO ANY UTILITY SERVICE DAMAGED.

17. THE CONTRACTOR SHALL KEEP ALL EXITS THAT ARE REQUIRED FOR EGRESS, OPERATIONAL AT TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO EMPLOY CONTROL MEASURES NECESSARY TO ENSURE THAT THE CONSTRUCTION PROCESS WILL NOT HINDER OR INTERFERE WITH EMERGENCY ACCESS TO THE PROPERTY, DEVELOPMENT OR ADJACENT PROPERTIES (STREETS, ALLEYS, FIRE LANES, ETC).

18. THE CONTRACTOR WILL PROVIDE, INSTALL, AND MAINTAIN TEMPORARY FIRE EXTINGUISHERS AT ALL TIMES DURING CONSTRUCTION. COORDINATE AND LOCATE AS REQUIRED BY THE LOCAL FIRE MARSHAL PER NFPA 10, NFPA 101, AND NFPA 241. THE CONTRACTOR SHALL PROVIDE TEMPORARY STANDPIPE(S) AS STRUCTURE RISES IN ACCORDANCE WITH THE CURRENT BUILDING CODES. THE TEMPORARY STANDPIPES MAY BECOME PERMANENT AS PART OF THE CONSTRUCTION IF CERTIFIED BY THE PROPER AUTHORITIES.

19. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER, ONE COPY OF THE DRAWINGS (INCLUDING ALL PREVIOUS REVISIONS), SPECIFICATIONS, ADDENDA, CHANGE ORDERS AND OTHER MODIFICATIONS. ALONG WITH THE APPROVED CERTIFIED SET FROM THE AUTHORITY HAVING JURISDICTION, IN GOOD ORDER AND MARKED CURRENTLY TO INDICATE FIELD CHANGES AND SELECTIONS MADE DURING CONSTRUCTION, AND ONE COPY OF APPROVED SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR REQUIRED SUBMITTALS. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO THE ARCHITECT FOR SUBMITTAL TO THE OWNER UPON COMPLETION OF THE WORK AS A RECORD OF THE WORK AS CONSTRUCTED.

20. THE CONTRACT DOCUMENTS INCLUDED UNDER THIS CONTRACT ARE AN INSTRUMENT OF THE ARCHITECT AND THEIR CONSULTANTS SERVICES AND SHOULD NOT BE REGARDED AS A PRODUCT. THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND THEIR CONSULTANTS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OTHER THAN CONSTRUCTION OF THIS PROJECT.

21. REPLIES TO ALL PRE-CONSTRUCTION REQUESTS FOR INFORMATION (RFI) WILL BE ISSUED TO ALL PRIME BIDDERS, AS ADDENDA TO THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) AND WILL BECOME PART OF THE CONTRACT FOR CONSTRUCTION. ORAL CLARIFICATION WILL NOT BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS.

22. ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.

23. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO THE COMMENCING WORK, ALONG WITH A SCHEDULE OF VALUES AND A SHOP DRAWING SUBMITTAL SCHEDULE. THE SHOP DRAWING SUBMITTAL SCHEDULE SHALL INDICATE THE CRITICAL DATES FOR ALL SHOP DRAWING AND SAMPLE SUBMISSIONS. THE SHOP DRAWING SUBMISSION SCHEDULE SHOULD INCLUDE THE DATE FOR SUBMITTAL AND THE DATE OF RETURN OF REVIEWED SHOP DRAWINGS ACCORDING TO THE CONTRACT. PRODUCT DATA AND SAMPLES. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME IN THE SCHEDULE FOR THE ARCHITECTS REVIEW, INCLUDING THEIR CONSULTANTS AND POSSIBLE RE-SUBMITTALS IF REQUIRED.

24. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR REVIEW AND COMMENTS. ALL SUBMITTALS SHALL BE PRESENTED IN A CLEAR AND THOROUGH MANNER. SHALL BE OF SUFFICIENT DETAILS AND SCALE TO INDICATE COMPLIANCE WITH THE CONTRACT DOCUMENTS, MANUFACTURER'S AND TRADE STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT THE TIME OF SUBMISSION OF ANY DEVIATIONS IN THE SUBMITTAL FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS, OR ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS. ACCEPTANCE OF A SUBMITTAL DOES NOT WAIVE OR ALTER THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTAL OF SHOP DRAWINGS BY THE CONTRACTOR AND STAMPED WITH CONTRACTOR'S APPROVAL THAT IS HAVE BEEN REVIEWED AND CONFORMS TO THE INTENT OF THE CONSTRUCTION DOCUMENTS AND THE SUBMITTING TO THE ARCHITECT. INCOMPLETE SUBMITTALS, NOT REVIEWED OR SUBMITTALS NOT STAMPED BY THE CONTRACTOR WILL BE RETURNED TO THE CONTRACTOR WITHOUT BEING REVIEWED BY THE ARCHITECT.

25. SUBSTITUTION REQUESTS BY THE CONTRACTOR SHALL BE MADE BY SUBMITTING THREE COPIES OF EACH SUBSTITUTION REQUEST. EACH SUBSTITUTION REQUEST SHALL IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED. INCLUDE SPECIFICATION SECTION NUMBER AND TITLE AND DRAWING NUMBERS AS APPLICABLE.
   - A. SUBSTITUTION REQUEST FORM: USE CSI FORM 13.1A
   - B. DOCUMENTATION SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTION AND THE FOLLOWING, AS APPLICABLE:
     - A PROVIDE A STATEMENT INDICATING WHY SPECIFIED PRODUCT OF FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.
     - B. COORDINATION INFORMATION, INCLUDING A LIST OF CHANGES OR REVISIONS NEEDED TO OTHER PARTS OF THE WORK AND TO CONSTRUCTION PERFORMED BY OWNER AND SEPARATE CONTRACTORS, THAT WILL BE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION.
     - C. DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF PROPOSED SUBSTITUTION WITH THOSE OF THE WORK SPECIFIED. SIGNIFICANT QUALITIES MAY INCLUDE ATTRIBUTES SUCH AS PERFORMANCE, WEIGHT, SIZE, DURABILITY, VISUAL EFFECT, SUSTAINABLE DESIGN CHARACTERISTICS, WARRANTIES, AND SPECIFIC FEATURES AND REQUIREMENTS INDICATED. INDICATE DEVIATIONS, IF ANY, FROM THE WORK SPECIFIED.
     - D. PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.
     - E. SAMPLES, WHERE APPLICABLE OR REQUESTED.
     - F. CERTIFICATES AND QUALIFICATION DATA, WHERE APPLICABLE OR REQUESTED.
     - G. LIST OF SIMILAR INSTALLATIONS FOR COMPLETED PROJECTS WITH PROJECT NAMES AND ADDRESSES AND NAMES AND ADDRESSES OF ARCHITECTS AND OWNERS.
     - H. MATERIAL TESTING REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE WITH REQUIREMENTS INDICATED.
     - I. RESEARCH REPORTS EVIDENCING COMPLIANCE WITH BUILDING CODE IN EFFECT FOR PROJECT.
     - J. DETAILED COMPARISON OF CONTRACTOR'S CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCT SPECIFIED FOR THE WORK, INCLUDING EFFECT ON THE OVERALL CONTRACT TIME. IF SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT BE PROVIDED WITHIN THE CONTRACT TIME, INCLUDE LETTER FROM MANUFACTURER, ON MANUFACTURER'S LETTERHEAD, STATING DATE OR RECEIPT OF PURCHASE ORDER, LACK OF AVAILABILITY, OR DELAYS IN DELIVERY.
     - K. COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.
     - L. CONTRACTOR'S CERTIFICATION THAT PROPOSED SUBSTITUTION COMPLIED WITH REQUIREMENTS IN THE CONTRACT DOCUMENTS EXCEPT AS INDICATED IN SUBSTITUTION REQUEST, IS COMPATIBLE WITH RELATED MATERIALS, AND IS APPROPRIATE FOR APPLICATIONS INDICATED.
     - M. CONTRACTOR'S WAIVER OF RIGHTS TO ADDITIONAL PAYMENT OR TIME THAT MAY SUBSEQUENTLY BECOME NECESSARY BECAUSE OF FAILURE TO PROPOSED SUBSTITUTION TO PRODUCE INDICATED RESULTS.

26. THE RETURN OF SHOP DRAWINGS TO THE CONTRACTOR, WITH OR WITHOUT COMMENT, DOES NOT RELIEVE THE CONTRACTOR AND THEIR SUB CONTRACTORS OF THE RESPONSIBILITY TO CONSTRUCT THE BUILDING PER THE PLANS AND SPECIFICATIONS, EVEN THOUGH THE SHOP DRAWINGS MAY INCORRECTLY DEVIATE FROM THE CONSTRUCTION DOCUMENTS. THE ARCHITECT, THEIR CONSULTANTS OR THE OWNER IS NOT RESPONSIBLE FOR ANY CORRECTIVE CONSTRUCTION RESULTING FROM SHOP DRAWINGS THAT DEVIATE FROM THE CONTRACT DOCUMENTS.

27. THE CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL GUARANTIES, WARRANTIES AND TWO (2) COPY OF ALL MANUALS AND OPERATING INSTRUCTIONS. CONTRACTOR SHALL ARRANGE TO PROVIDE A LIVE DEMONSTRATION OF ALL EQUIPMENT (OPERATION AND SERVICING) TO OWNER OR REPRESENTATIVE.

28. WHEN TWO (2) OR MORE REQUIREMENTS OR STANDARDS ARE SPECIFIED, ESTABLISHING DIFFERENT OR CONFLICTING LEVELS OF QUALITY, THE CONTRACTOR SHALL SELECT THE MOST STRINGENT REQUIREMENT OR STANDARD AS INTENDED.

29. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. DELIVERY AND STORAGE OF MATERIALS AND SYSTEMS SHALL BE PER THE MANUFACTURE'S REQUIREMENTS.

30. THE CONTRACTOR SHALL OBTAIN A SPECIALTY ENGINEER WHO SHALL BE RESPONSIBLE FOR ALL MATERIALS, COMPONENTS AND SYSTEMS AS REQUIRED BY THE FBC. SPECIALTY ENGINEERING SHALL ALSO BE PROVIDED FOR SYSTEMS MENTIONED ELSEWHERE IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

31. ANY WORK NOTED OR INDICATED AS 'BY OWNER' IN CONTRACT DOCUMENTS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER.

32. CONTRACTOR SHALL PROVIDE ISOLATION / SEPARATION OF MATERIALS WHEREVER DISSIMILAR METALS CONTACT EACH OTHER, TO PREVENT GALVANIC REACTION AND POTENTIAL CORROSION OR DEGRADATION.

33. CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETRY, SHELVING, TOILET ACCESSORIES, PLUMBING FIXTURES, LIGHTING FIXTURES, ETC. FIRE RETARDANT WOOD BLOCKING, NAILERS OR FURRING STRIPS LOCATED IN CONCEALED SPACES, SUCH AS PARTITIONS OR ABOVE CEILINGS ARE ALLOWED.

34. ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM 'GYPSUM CONSTRUCTION HANDBOOK'.

35. ALL FIRE RATED GYPSUM PARTITIONS AND/OR GYPSUM SOUND CONTROL PARTITIONS SHALL HAVE A UL APPROVED TESTING NUMBER AND/OR GA FILE NUMBER FROM THE LATEST EDITION OF THE GA-600 FIRE RESISTANCE DESIGN MANUAL.

36. THE FINAL LOCATIONS OF ALL VISIBLE DEVICES, (OUTLETS, SWITCHES, THERMOSTATS, LIFE SAFETY DEVICES ETC.) SHALL BE COORDINATED WITH THE APPROPRIATE TRADES AND CONTRACTOR. FURNITURE, ARTWORK AND PICTURES SHOULD BE FACTORED INTO THE PLACEMENT OF THESE DEVICES. THE ARCHITECT AND THE OWNER SHALL REVIEW AND APPROVE ALL LOCATIONS PRIOR TO THE INSTALLATION OF VISIBLE DEVICES, EITHER BY FIELD CONFIRMATION OR REVIEW OF SHOP DRAWINGS.

37. PER FBC SECTION 403.4, CONTRACTOR SHALL PROVIDE AN EMERGENCY RESPONDER RADIO COVERAGE, INSTALL A BI-DIRECTIONAL AMPLIFICATION SYSTEM FOR THE FIRE DEPARTMENT RADIO AMPLIFICATION.

38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ACTIVITY WILL BE PERFORMED IN A MANNER SO AN NOTE TO ADVERSELY IMPACT THE CONDITION OF ANY ADJACENT PROPERTY (OR THE PUBLIC WAY), UNLESS SUCH ACTIVITY IS PERMITTED TO AFFECT SAID PROPERTY PURSUANT TO A CONSENT BY THE APPLICABLE PROPERTY OWNER, UNDER TERMS & CONDITIONS AGREEABLE TO THE APPLICABLE PROPERTY OWNER.

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING CONTROL MEASURES NECESSARY TO ENSURE THAT CONSTRUCTION RELATED MATERIALS, EQUIPMENT, AND DEBRIS SHALL NOT REMAIN LOOSE OR OTHERWISE UNSECURED ON THE CONSTRUCTION SITE, FROM THE TIME AFTER A HURRICANE WATCH HAS BEEN ISSUED UNTIL THE HURRICANE WATCH OR WARNING HAS BEEN LIFTED.

40. ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES. NO USED MATERIALS WILL BE ALLOWED, EXCEPT AS NOTED IN THE CONSTRUCTION DOCUMENTS. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.

41. UPON COMPLETION OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED. THE CONTRACTOR SHALL ALSO INCLUDE A DOLLAR VALUE OF ALL ITEMS NOT COMPLETED AT THE TIME OF THE PUNCH. UPON COMPLETION OF THE WORK, ITEMS IDENTIFIED IN THE CONTRACTOR'S PUNCH LIST, THE ARCHITECT WILL VISIT THE SITE TO REVIEW THE STATUS OF THE WORK. IF THE ARCHITECT DEEMS THE WORK SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL DEVELOP A PUNCH LIST OF MINOR WORK ITEMS TO ACCOMPANY THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

42. THE CONTRACTOR SHALL DELIVER TO OWNER, PRIOR TO FINAL PAYMENT, ALL GUARANTIES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER AND HIS REPRESENTATIVE. THE CONTRACTOR SHALL COORDINATE INSTRUCTION / TRAINING SCHEDULES WITH THE OWNER'S OPERATION PERSONNEL. ADJUST THE SCHEDULES AS REQUIRED TO MINIMIZE DISRUPTING THE OWNER'S OPERATIONS AND ENSURE AVAILABILITY OF THE OWNER'S PERSONNEL. COORDINATE THE CONTENT OF TRAINING MODULES WITH THE CONTENT OF APPROVED EMERGENCY, OPERATION, AN MAINTENANCE MANUALS. DO NOT CONSIDER INSTRUCTIONS BY THE ARCHITECT UNTIL THE OPERATION AND MAINTENANCE DATA HAS BEEN REVIEWED BY THE ARCHITECT.

43. ALL LABOR, MATERIALS AND INSTALLATIONS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXPECT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS, AND AS REQUIRED BY FLORIDA STATUE 718.

44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR EQUIPMENT WITHIN THE WARRANTY PERIOD.

45. THE CONTRACTOR SHALL COORDINATE ALL MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, LOW VOLTAGE, GAS, PLUMBING AND ANY OTHER SERVICES OR DEVICE LOCATIONS WITH FIXTURE PLANS AND PRIOR TO ROUGHING IN THE EQUIPMENT.

46. THE FOLLOWING APPLIES TO ALL MILLWORK ITEMS AND REMAINS TYPICAL UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. ALL COUNTERTOP MATERIAL ITEMS SHALL HAVE FINISHED EDGES. ALL CABINET / DRAWER INTERIORS ARE TO BE FINISHED. ALL MILLWORK ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PREMIUM GRADE STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WOODWORKING INSTITUTE. ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP SHOULD CONFORM TO INDUSTRY STANDARD PRACTICES, PROCEDURES, CONDITIONS AND RECOMMENDATIONS AS SPECIFIED BY ANSI/NEMA LD3-2005, SECTION DUPA (DECORATIVE LAMINATE PRODUCTS ASSOC.) AND ANSI/BPVC 1612 STANDARDS. MILLWORK CONTRACTOR SHALL COMPLY WITH ALL JOB SITE BUILDING CODES AND REGULATIONS.

47. PRE-INSTALLATION CONFERENCES: THE GENERAL CONTRACTOR SHALL CONDUCT A PRE-INSTALLATION CONFERENCE AT THE PROJECT SITE BEFORE EACH CONSTRUCTION ACTIVITY THAT REQUIRES COORDINATION WITH MULTIPLE TRADES OF CONSTRUCTION.
   - A. ATTENDEES: THE INSTALLERS AND REPRESENTATIVES OF ALL MANUFACTURERS AND FABRICATORS INVOLVED IN OR AFFECTED BY THE INSTALLATION AND ITS COORDINATION OR INTEGRATION WITH OTHER MATERIALS AND SYSTEMS THAT HAVE PRECEDED OR WILL FOLLOW, SHALL ATTEND THE MEETING. ADVISE THE ARCHITECT, AND THE OWNER'S REPRESENTATIVE OF SCHEDULED MEETING DATES.
   - B. AGENDA: REVIEW PROGRESS OF OTHER CONSTRUCTION ACTIVITIES AND PREPARATIONS FOR THE PARTICULAR ACTIVITY UNDER CONSIDERATION, INCLUDING REQUIREMENTS FOR THE FOLLOWING:
     - A CONTRACT DOCUMENTS
     - B. OPTIONS
     - C. RELATED RFIS
     - D. RELATED CHANGE ORDERS
     - E. PURCHASES
     - F. DELIVERIES
     - G. SUBMITTALS
     - H. REVIEW OF MOCKUPS
     - I. POSSIBLE CONFLICTS
     - J. COMPATIBILITY PROBLEMS
     - K. TIME SCHEDULES
     - L. WEATHER LIMITATIONS
     - M. MANUFACTURER'S WRITTEN INSTRUCTIONS
     - N. WARRANTY REQUIREMENTS
     - O. COMPATIBILITY OF MATERIALS
     - P. ACCEPTABILITY OF SUBSTRATES
     - Q. TEMPORARY FACILITIES AND CONTROLS
     - R. SPACE AND ACCESS LIMITATIONS
     - S. REGULATIONS OF AUTHORITIES HAVING JURISDICTION
     - T. TESTING AND INSPECTING REQUIREMENTS
     - U. INSTALLATION PROCEDURES
     - V. COORDINATION WITH OTHER WORK
     - W. REQUIRED PERFORMANCE RESULTS
     - X. PROTECTION OF ADJACENT WORK
     - Y. PROTECTION OF CONSTRUCTION AND PERSONNEL
   - C. RECORD SIGNIFICANT CONFERENCE DISCUSSIONS, AGREEMENTS, AND DISAGREEMENTS, INCLUDING REQUIRED CORRECTIVE MEASURES AND ACTIONS. DISTRIBUTE MINUTES OF THE MEETING TO EACH PARTY PRESENT AND TO OTHER PARTIES REQUIRING INFORMATION.
   - D. DO NOT PROCEED WITH INSTALLATION IF THE CONFERENCE CANNOT BE SUCCESSFULLY CONCLUDED BUT INITIATE WHATEVER ACTIONS ARE NECESSARY RESOLVE IMPEDIMENTS TO PERFORMANCE OF THE WORK AND RECONVENE THE CONFERENCE AT EARLIEST FEASIBLE DATE.

48. REQUEST FOR INFORMATION (RFI)
   - A. IMMEDIATELY UPON DISCOVERY OF THE NEED FOR ADDITIONAL INFORMATION, CLARIFICATION OR INTERPRETATION OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI IN THE FORM SPECIFIED
     - A. THE ARCHITECT WILL RETURN WITHOUT RESPONSE, THOSE RFIS SUBMITTED TO ARCHITECT BY OTHER ENTITIES THAN THE CONTRACTOR
     - B. COORDINATE AND SUBMIT RFIS IN PROMPT MANNER SO AS TO AVOID DELAYS IN CONTRACTOR'S WORK
   - B. CONTENT OF THE RFI: INCLUDE A DETAILED, LEGIBLE DESCRIPTION OF ITEM NEEDING INFORMATION OR INTERPRETATION AND THE FOLLOWING
     - A. PROJECT NAME
     - B. PROJECT NUMBER
     - C. DATE
     - D. NAME OF CONTRACTOR
     - E. NAME OF ARCHITECT
     - F. RFI NUMBER, NUMBERED SEQUENTIALLY
     - G. RFI SUBJECT
     - H. SPECIFICATION SECTION NUMBER AND TITLE AND RELATED PARAGRAPHS, AS APPROPRIATE
     - I. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE
     - J. FIELD DIMENSIONS AND CONDITIONS, AS APPROPRIATE.
     - K. CONTRACTOR'S SUGGESTED RESOLUTION. IF CONTRACTOR'S SUGGESTED SOLUTION IMPACTS THE CONTRACT TIME OF THE CONTRACT SUM, CONTRACTOR SHALL SPECIFICALLY STATE THE IMPACT IN THE RFI.
     - L. CONTRACTOR'S SIGNATURE
     - M. ATTACHMENTS: INCLUDING SKETCHES, DESCRIPTIONS, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, COORDINATION DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE ITEMS NEEDING INTERPRETATION. INCLUDE DIMENSIONS, THICKNESS, STRUCTURAL GRID REFERENCES, AND DETAILS OF AFFECTED MATERIALS, ASSEMBLIES, AND ATTACHMENTS ON ATTACHED SKETCHES.
     - N. RFI FORMS: SOFTWARE-GENERATED FORM WITH SUBSTANTIALLY THE SAME CONTENT AS INDICATED ABOVE, ARE ACCEPTABLE TO THE ARCHITECT.
     - O. ATTACHMENTS SHALL BE ELECTRONIC FILES IN PDF FORMAT.
   - C. ARCHITECT'S ACTION: THE ARCHITECT WILL REVIEW EACH RFI, DETERMINE THE ACTION REQUIRED, AND RESPOND. ALLOW SEVEN (7) WORKING DAYS PER REVIEW CYCLE FOR ARCHITECTS RESP

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GENERAL REQUIREMENTS:

1. ADA GENERAL REQUIREMENTS & ADA REQUIREMENTS SIGNAGE DETAILS TO COMPLY WITH THE 2023 FBC ACCESSIBILITY FLORIDA BUILDING CODE AND THE 2010 ADA STANDARD. WHEN THERE IS A CONFLICT, THE MOST RESTRICTIVE REQUIREMENT MUST BE USED.

2. 2010 STANDARDS REQUIREMENTS ESTABLISH MINIMUM AND MAXIMUM GUIDELINES, DESIGN SHALL BE WITHIN RANGES ESTABLISHED.

3. VERIFY DOOR MANEUVERING CLEARANCE REQUIREMENTS IN COMPLIANCE WITH SECTION § 206.5 AND §404.2.4 2023 FBC ACCESSIBILITY 404.

4. VERIFY RAMP AND HANDRAIL REQUIREMENTS IN COMPLIANCE WITH SECTION §405 AND §505 2010 FBC ACCESSIBILITY CODE.

ACCESSIBLE WALK AND SIDEWALK REQUIREMENTS:

5. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.

6. SURFACE WITH A SLOPE OF 8 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.

7. SURFACES WITH A SLOPE OF 8 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.

8. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY % GRADIENT (WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTALS) IT SHALL COMPLY WITH THE PREVISIONS FOR PEDESTRIAN RAMPS.

9. SURFACES ACROSS SLOPES SHALL NOT EXCEED 150 SLOPE.

10. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" INCH IN THE DIRECTION OF TRAFFIC FLOW.

11. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAT 12 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" INCH MAY BE VERTICAL.

12. WHEN CHANGES IN LEVEL GREATER THAN 1/2" INCH ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMP.

13. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES X 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARDS THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE WALK.

ACCESSIBLE FLOOR AND LEVEL REQUIREMENTS:

14. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.

15. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

ACCESSIBLE ENTRANCE REQUIREMENTS:

16. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. SIGNAGE SHALL BE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.

17. ALL DOORS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 2023 FBC ACCESSIBILITY 404. IF DOORS PROVIDE USER PASSAGE THEY SHALL COMPLY WITH 404.2.3 PROVIDING A MINIMUM CLEAR OPENING OF 32" (813 MM) WITH THE DOOR OPENED 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP (2010 ADA FIG. 404.2.3).

18. LATCHING AND LOCKING DOORS ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGN TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

19. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR.

20. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE DIRECTION OF DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

21. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.

22. THE FLOOR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

23. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHEN NARROW FRAME DOORS ARE USED, A 10-INCH HIGH SMOOTH PANEL SHALL BE INSTALL TO THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

24. ALL INTERIOR DOORS SHALL BE OPERABLE WITH A SINGLE EFFORT (NO GRASPING OR WRIST MOVEMENT) MOUNTED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR. ALLOWABLE CLOSURE PRESSURE:
- INTERIOR HINGED DOORS - 5 POUNDS
- EXTERIOR HINGED DOORS - 8.5 POUNDS
- FIRE DOORS - 15 POUNDS

SIGNAGE AND IDENTIFICATION:

25. DOORS AT EXIT PASSAGEWAYS, EXIT DISCHARGE, AND EXIT STAIRWAYS SHALL BE IDENTIFIED BY TACTILE SIGNS COMPLYING WITH 2023 FBC ACCESSIBILITY 703.1, 703.2, AND 703.5.

26. EXCEPT AS NOTED, TACTILE CHARACTERS ON INTERIOR SIGNAGE SHALL BE LOCATED AT 48" (1370 MM) MIN. ABOVE THE FLOOR MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" (1675 MM) MAX. ABOVE THE FINISHED FLOOR MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER 2023 FBC ACCESSIBILITY 703.

27. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE, SHALL BE MOUNTED AT 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE NACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR

28. ON DOORWAYS LEADING TO SANITARY FACILITIES, THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN, 12" DIAMETER CIRCLE FOR WOMEN AND 12" DIAMETER CIRCLE W/ EQUILATERAL TRIANGLE SUPERIMPOSED ON THE CIRCLE FOR UNISEX. ALL DOOR SIGNS SHALL BE 1/4" THICK, CENTERED ON DOOR 60" HIGH, AND THE SIGNAGE COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. IN ADDITION, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE INSTALLED ON THE WALL BESIDE THE DOOR. THIS SIGN SHALL BE A MINIMUM OF 6" HIGH. THE VERBAL DESCRIPTION TO RESTROOM USAGE SHALL BE FLOOR. PLACED DIRECTLY BELOW THE SYMBOL AND ACCOMPANIED BY GRADE 2 BRAILLE AS DESCRIBED IN NOTE C. SIGNS TO BE MOUNTED 60" A.F.F. TO < OF SIGN.

29. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, PROVIDE BRAILLE SIGN. SIGN SHALL BE ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, INSTALLED BE 1 1/2". 60" A.F.F. TO < OF SIGN.

30. BRAILLE SIGNS: USE CONTRACTED GRADE 2 BRAILLE. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL W/ 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM 1/40" ABOVE THE BACKGROUND. LETTERS AND NUMBERS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:15 AND 1:10. LETTERS & NUMBERS SCN SIGNS SHALL BE RAISED OR RECESSED 1/32" MIN. & SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE A MIN. OF 5/8" HIGH.

31. ALL BLDG ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

32. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL EQUAL THE COLOR NO. 15090 IN FEDERAL STANDARD 595B.

33. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO, AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND (AS PER FEDERAL STANDARD 595B). THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 84" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISH GRADE. 81. THE BUILDING OF EACH ACCESSIBLE PARKING OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:

A. BY OUTLINING EACH STALL OR SPACE IN BLUE PAINT (4" WIDE) AND OUTLINING ON THE GROUND IN A CENTRAL LOCATION WITHIN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (60" HIGH).

B. BY OUTLINING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN IS PROPERLY PARKED IN THE SPACE OR STALL THIS SYMBOL OF ACCESSIBILITY SHALL BE 36" HIGH X 36" WIDE.

SANITARY FACILITIES:

34. ACCESSIBLE TOILET ROOMS AND STALLS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL MEET THE REQUIREMENTS OF F.B.C.

35. WATER CLOSETS IN ACCESSIBLE TOILET ROOMS AND STALLS SHALL COMPLY WITH F.B.C.

36. THE SIZE AND ARRANGEMENT OF THE STANDARD TOILET STALL SHALL COMPLY WITH F.B.C. FRONT ENTRY STANDARD STALL. STANDARD TOILET STALLS WITH A MINIMUM DEPTH OF 56" SHALL HAVE WALL MOUNTED WATER CLOSETS. IF THE DEPTH OF A STANDARD TOILET STALL IS NCREASED AT LEAST 3", THEN A FLOOR MOUNTED WATER CLOSET MAY BE USED. ARRANGEMENTS SHOWN FOR STANDARD TOILET STALL MAY BE REVERSED TO ALLOW EITHER A LEFT-HAND OR RIGHT-HAND APPROACH. ADDITIONAL STALLS SHALL BE PROVIDED IN COMPLIANCE WITH F.B.C.

37. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED AS NOTED (SEE ADDITIONAL NOTES ON THIS SHEET).

38. PROVIDE A CLEAR SPACE 60" IN DIAMETER WITHIN THE TOILET ROOM.

TOILET ROOM ACCESSORIES:

39. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

40. TOILET PAPER DISPENSERS SHALL COMPLY WITH FBC-ACC 309.4 AND SHALL BE 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 14" MINIMUM AND 19" MAXIMUM ABOVE THE FINISH FLOOR. THERE SHALL BE A CLEARANCE OF 1 1/2" MINIMUM BELOW THE GRAB BAR. DISPENSER SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

41. OPERATING PARTS OF DISPENSERS AND DISPOSAL FIXTURES (TOWELS, WASTE, CON SLOTS, ETC.) SHALL BE WITHIN 40" A.F.F.

42. COAT HOOKS SHALL BE MOUNTED AT 48" (1219 MM) MAX. ABOVE THE FINISHED FLOOR FOR FORWARD APPROACH TO OBJECT 2023 FBC ACCESSIBILITY 309.

WATER CLOSETS:

43. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" ABOVE FLOOR, MEASURED TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

44. PROVIDE 18" FROM THE CENTER LINE OF THE WATER CLOSET TO THE ADJACENT WALL.

45. TOILET FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LB. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NOT MORE THAN 44" ABOVE THE FINISHED FLOORS.

46. THE STALL DOOR SHALL BE SELF-CLOSING. A DOOR FULL COMPLYING WITH 404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

47. IF SELF-CLOSING VALVES ARE SPECIFIED, THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS. ALL ACCESSIBILITY NOTES MAY NOT BE APPLICABLE.

URINALS:

48. URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17" A.F.F.

49. A CLEAR FLOOR SPACE OF 30" X 48" SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FRONT APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL ACCOMMODATE A SINGLE STATIONARY WHEELCHAIR AND OCCUPANT.

50. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29" CLEARANCE BT. THEM (14" MIN. PROJECTION FROM WALL).

51. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LB. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.

LAVATORIES:

52. PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH. SAID CLEAR FLOOR SPACE MAY NCLUDE KNEE AND TOE SPACE UNDER LAVATORY.

53. ALL ACCESSIBLE LAVATORY RIMS SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE FINISHED FLOOR.

54. PROVIDE A CLEAR SPACE BENEATH LAVATORIES 29" MIN. HIGH X 30" WIDE BY 8" DEEP (KNEE SPACE) AND 9" HIGH FROM THE FLOOR BY 30" WIDE BY 17" DEEP FROM FRONT OF LAVATORY (TOE SPACE).

55. WATER SUPPLY AND DRAN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.

56. TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES AND GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3

57. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE FAUCET DESIGNS. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LB.

GRAB BARS:

58. GRAB BARS AT WATER CLOSETS SHALL BE ONE AT SIDE WALL 42" LONG MINIMUM, EXTENDING 54" MINIMUM IN FRONT OF BACK WALL, AND ONE GRAB BAR AT BACK WALL 36" LONG MINIMUM. BOTH SHALL BE MOUNTED AT 33" TO 36" ABOVE FNISH FLOOR AT THE TOP OF GRIPPING SURFACE.

59. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2".

60. GRAB BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND A 250 LB. POINT LOAD IN BENDING, SHEAR AND TENSION.

61. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

ADDITIONAL ACCESSIBLE REQUIREMENTS:

62. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 12 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.

63. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING OR RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR OR WORKING PLATFORM.

64. THE CENTER OF THE FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

65. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE STANDARD USE TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THIS BUILDING CODE AND STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARDS 595A.

66. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNINGS SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

67. ALL ACCESSIBLE ELEMENTS NCLUDING, BUT NOT LIMITED TO STORAGE, SHELVES, SWITCHES, OUTLETS, THERMOSTATS, AND FIRE EXTINGUISHERS SHALL BE MOUNTED WITHIN REACH RANGES AT 48" (1220 MM) MAX. ABOVE THE FINISHED FLOOR FOR FORWARD OR SIDE APPROACH TO OBJECT 2023 FBC ACCESSIBILITY 308 SHELVES SHALL BE MOUNTED AT 40" (1015 MM) MIN. ABOVE THE FINISHED FLOOR.

68. OBJECTS MOUNTED BETWEEN 27" (685 MM) AND 80" (2032 MM) ABOVE THE FNISHED FLOOR TO ITS BOTTOM LEADING EDGE, SHALL BE MOUNTED AT 4" (101 MM) MAX. FROM BACK WALL TO OUTER LEADING EDGE OR SHALL HAVE A CANE-DETECTABLE ELEMENT OR BARRIER UNDERNEATH 2017 FBC ACCESSIBILITY 307.

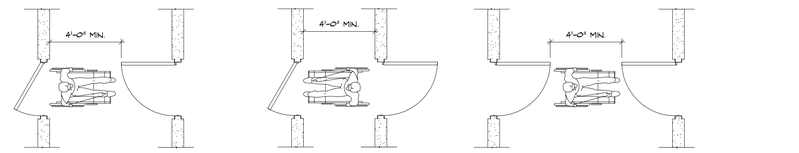


FIGURE #26
2 HINGED DOORS IN SERIES

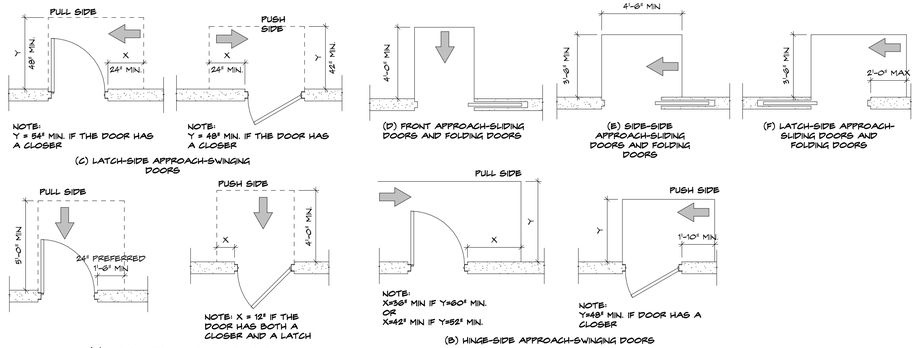


FIGURE #25
MANEUVERING CLEARANCES AT DOORS
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACH

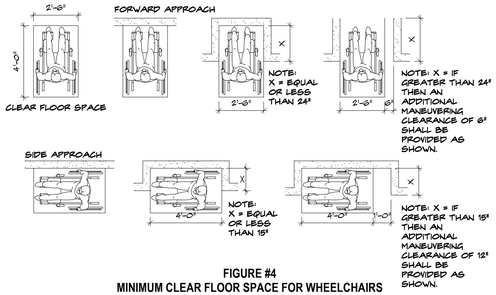


FIGURE #4
MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS

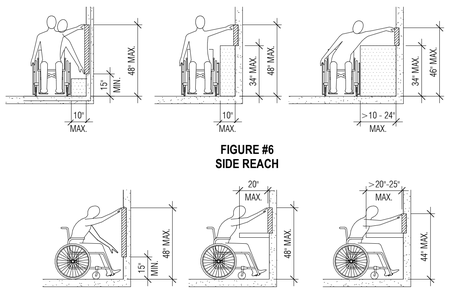
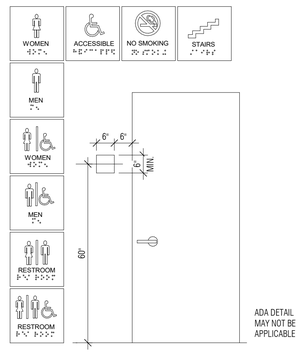


FIGURE #6
SIDE REACH

FIGURE #5
FRONT REACH

1 GI1.2 **ADA CIRCULATION**
SCALE: 1/4" = 1'-0"

2 GI1.2 **ADA REACH REQUIREMENTS**
SCALE: 1/4" = 1'-0"



3 GI1.2 **ADA - ACCESSBILE SIGNAGE**
SCALE: 1/2" = 1'-0"

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Project no: 25009
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Project Manager: CG

ADA REQUIREMENTS & FBC ACCESSIBILITY

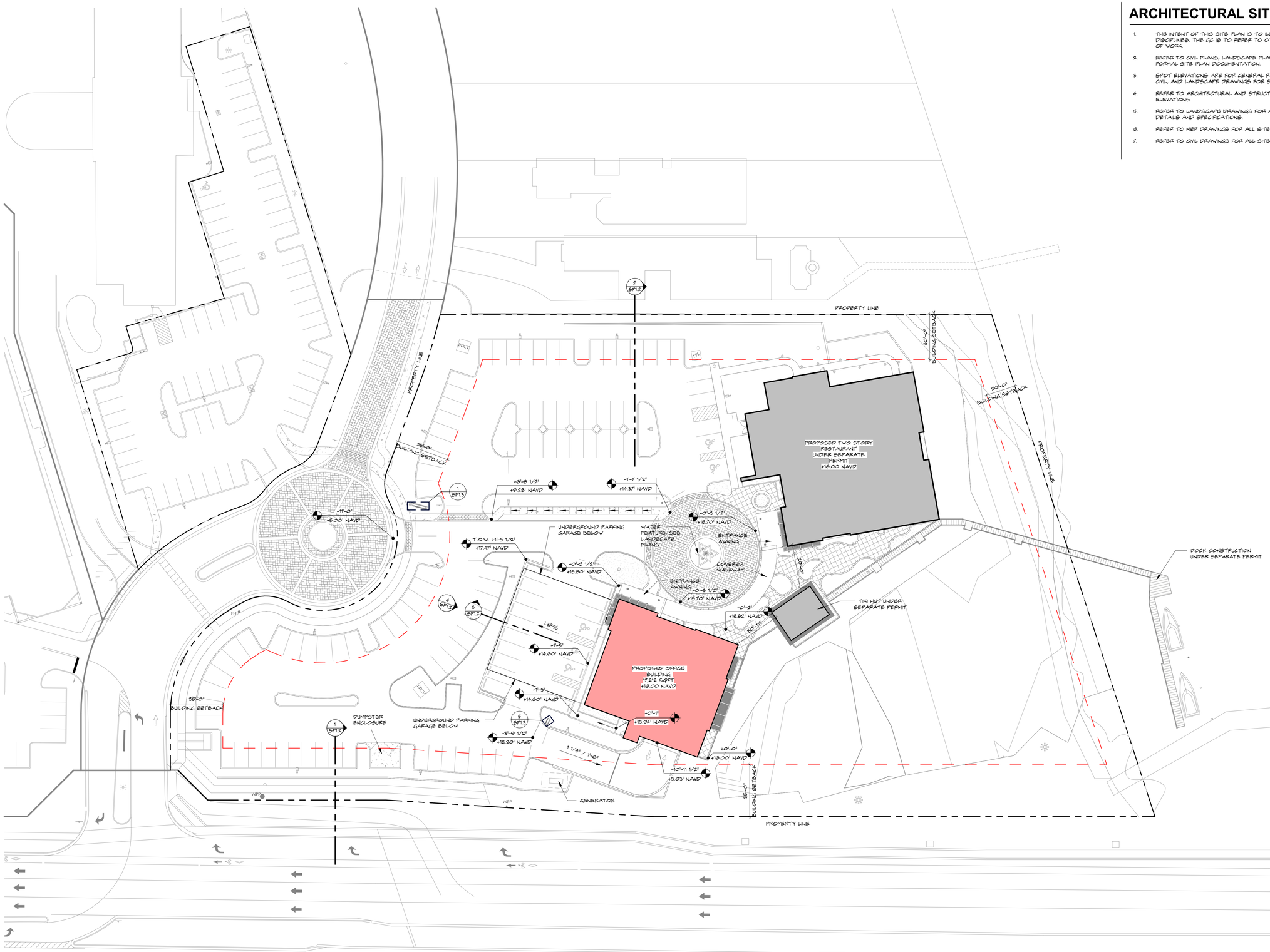
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ARCHITECTURAL SITE PLAN NOTES

1. THE INTENT OF THIS SITE PLAN IS TO ILLUSTRATE DESIGN INTENT ACROSS DISCIPLINES. THE GC IS TO REFER TO OTHER DISCIPLINES FOR SPECIFIC SCOPES OF WORK.
2. REFER TO CIVIL PLANS, LANDSCAPE PLANS, AND SITE PLAN APPROVALS FOR FORMAL SITE PLAN DOCUMENTATION.
3. SPOT ELEVATIONS ARE FOR GENERAL REFERENCE ONLY. REFER TO SURVEY, CIVIL, AND LANDSCAPE DRAWINGS FOR SPOT ELEVATIONS AND SLOPES.
4. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS
5. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND HARDSCAPE DETAILS AND SPECIFICATIONS.
6. REFER TO MEP DRAWINGS FOR ALL SITE UTILITIES/DOCK UTILITIES
7. REFER TO CIVIL DRAWINGS FOR ALL SITE INFORMATION AND DETAILS

1 SP1.1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

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ARCHITECTURAL SITE PLAN

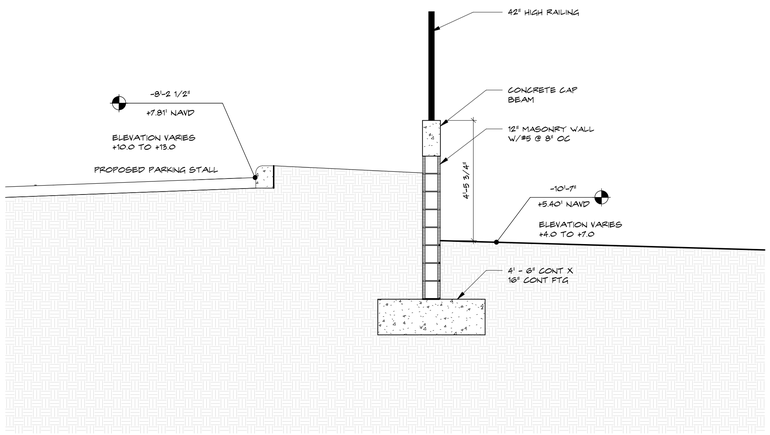
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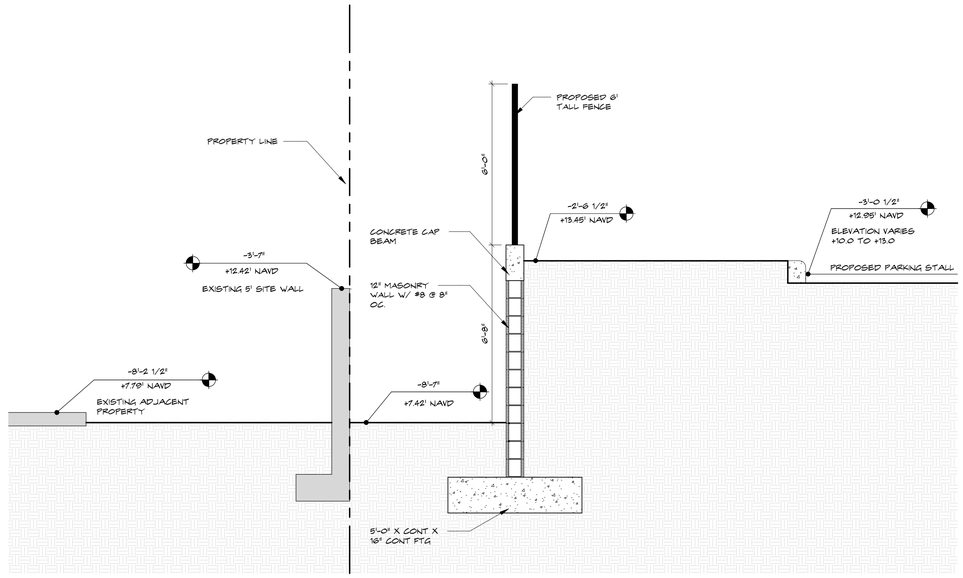
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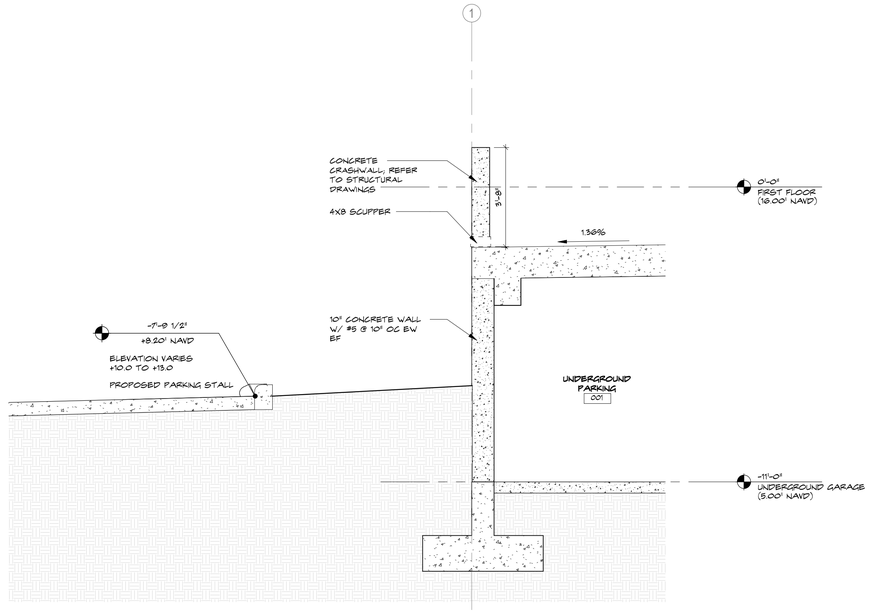
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1 SP1.2 **SECTION (LOOKING EAST) ALONG THE SOUTHERLY PROPERTY LINE**
SCALE: 3/8" = 1'-0"



2 SP1.2 **SECTION (LOOKING EAST) ALONG THE NORTHERLY PROPERTY LINE**
SCALE: 3/8" = 1'-0"



3 SP1.2 **SECTION THROUGH PARKING GARAGE CRASH WALL**
SCALE: 3/8" = 1'-0"



4 SP1.2 **EXTERIOR ELEVATION - WEST GARAGE WALL / PARKING DECK**
SCALE: 1/8" = 1'-0"

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SITE WALL SECTIONS

SP1.2

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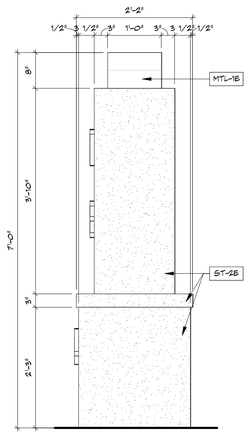
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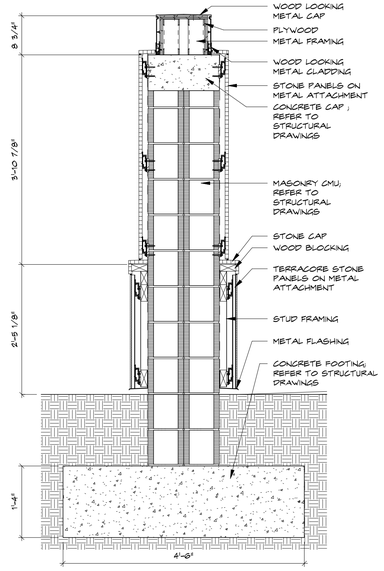
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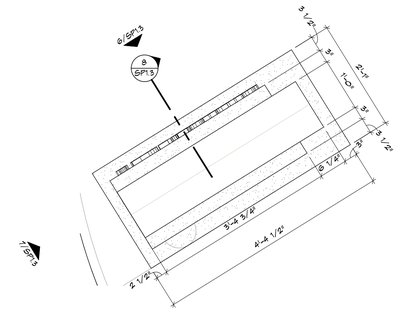
10 SP1.3 GARAGE SIGNAGE
SCALE:



9 SP1.3 MAIN SIGNAGE EAST ELEVATION
SCALE: 3/4" = 1'-0"



8 SP1.3 OFFICE SIGNAGE SECTION
SCALE: 3/4" = 1'-0"



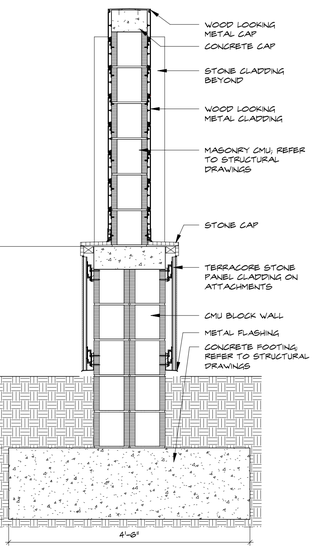
5 SP1.3 ENLARGE PLAN @ OFFICE SIGNAGE
SCALE: 3/4" = 1'-0"

MATERIAL AND COLOR LEGEND

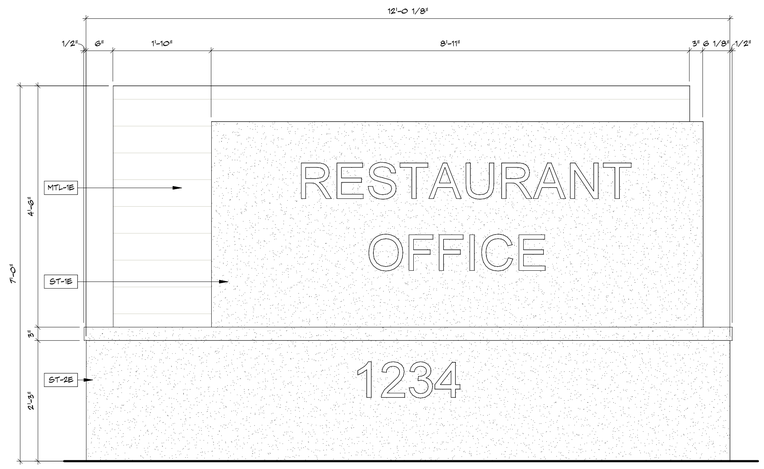
	PT-1B	EXTERIOR WALLS) SMOOTH STUCCO. COLOR: BENJAMIN MOORE. SWISS COFFEE (SW6070). REFER TO SHEET A11.1.1
	ST-1B	STONE CLADDING - COLOR: SHELLS REEF BEIGE; REFER TO SHEET A11.1.1
	ST-2B	STONE CLADDING - TERRACORE PANELS, COLOR: CREMA CASIEL; REFER TO SHEET A11.1.1
	MTL-1B	CLADDING T&G WOOD LOOKING ALUMINUM CLADDING. REFER TO SHEET A11.1.1



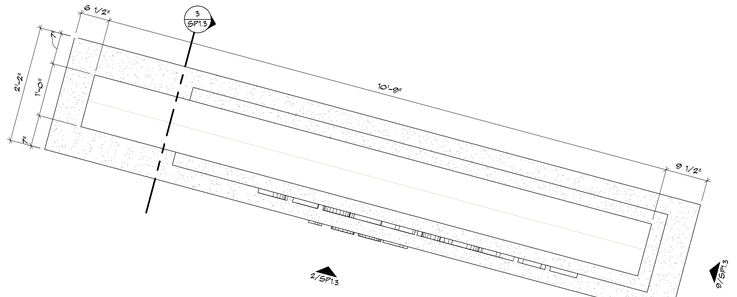
4 SP1.3 MAIN SIGNAGE
SCALE:



3 SP1.3 MAIN SIGNAGE SECTION
SCALE: 3/4" = 1'-0"



2 SP1.3 MAIN SIGNAGE NORTH ELEVATION
SCALE: 3/4" = 1'-0"



1 SP1.3 ENLARGE PLAN @ MAIN SIGNAGE
SCALE: 3/4" = 1'-0"

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SIGNAGE - ENLARGED PLANS AND ELEVATIONS

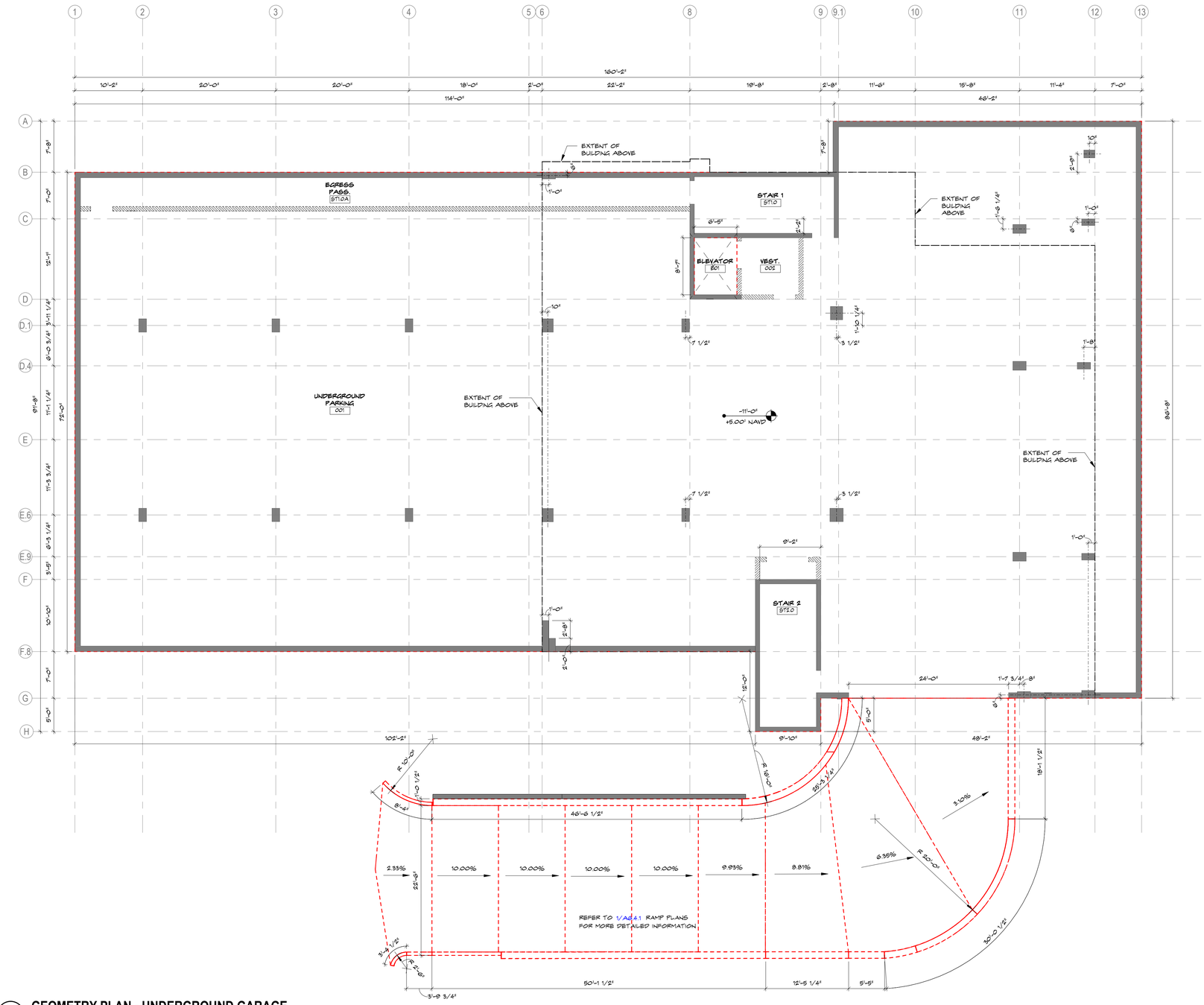
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GEOMETRY PLAN LEGEND

- CONCRETE WALL OR CONCRETE COLUMNS, REFER TO STRUCTURAL DRAWINGS FOR SIZES AND DETAILS
- INDICATES SLAB ON A SLOPE, REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- INDICATES STEP IN CONCRETE SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- INDICATES 3/4" DEEP STEP IN SLAB AT EXTERIOR EDGES TO ACCEPT CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- INDICATES CMU WALL OR REINFORCED CMU WITHOUT SLAB RECESS, REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- INDICATES LOW CMU WALL AT BALCONY CONDITIONS, REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- INDICATES EDGE OF CONCRETE SLAB, REFER TO STRUCTUAL DRAWINGS FOR DETAILS
- CONCRETE CANOPY, REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- CONSTRUCTION WORK POINT TO BE USED FOR REFERENCE AND GUIDANCE

GEOMETRY PLAN NOTES

1. GENERAL CONTRACTOR TO COORDINATE ACROSS DISCIPLINES FOR ALL SLAB PENETRATIONS. THESE PLANS ARE DIAGRAMS TO SHOW SLAB EDGES AND MAJOR PENETRATIONS. THESE DRAWINGS DO NOT RELINQUISH THE G.C.'S RESPONSIBILITY TO COORDINATE ALL PENETRATIONS IN THE BUILDING.
2. FOR ALL STRUCTURAL DETAILING REFER TO STRUCTURAL DRAWINGS; THE INTENT OF THESE DRAWINGS IS TO CLARIFY LOCATIONS AND DIMENSIONS OF SLABS.
3. ALL DIMENSIONS ON PLAN ARE TO STRUCTURAL SLAB EDGE, G.C. TO COORDINATE ACROSS DISCIPLINES.
4. G.C. TO COORDINATE DIRECTLY WITH SHELL SUBCONTRACTOR ON WHETHER TO INCLUDE STAIR LANDINGS AS PART OF THE SLAB POUR OR SEPARATE, REFER TO STAIR DRAWINGS FOR LANDING DIMENSIONS.
5. IN ADDITION TO THE 3/4" STEP AT SLAB FOR CMU WALLS THE STEP SHALL ALSO BE PROVIDED AT ALL STOREFRONT LOCATIONS EXCEPT AT GROUND FLOOR COURTYARD ELEVATIONS.
6. REFER TO STRUCTURAL DRAWINGS FOR ALL TUNNEL WALL DIMENSIONS/OPENINGS AND DESIGN.

1 A0.0.0 **GEOMETRY PLAN - UNDERGROUND GARAGE**
SCALE: 1/8" = 1'-0"

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GEOMETRY PLAN - UNDERGROUND GARAGE

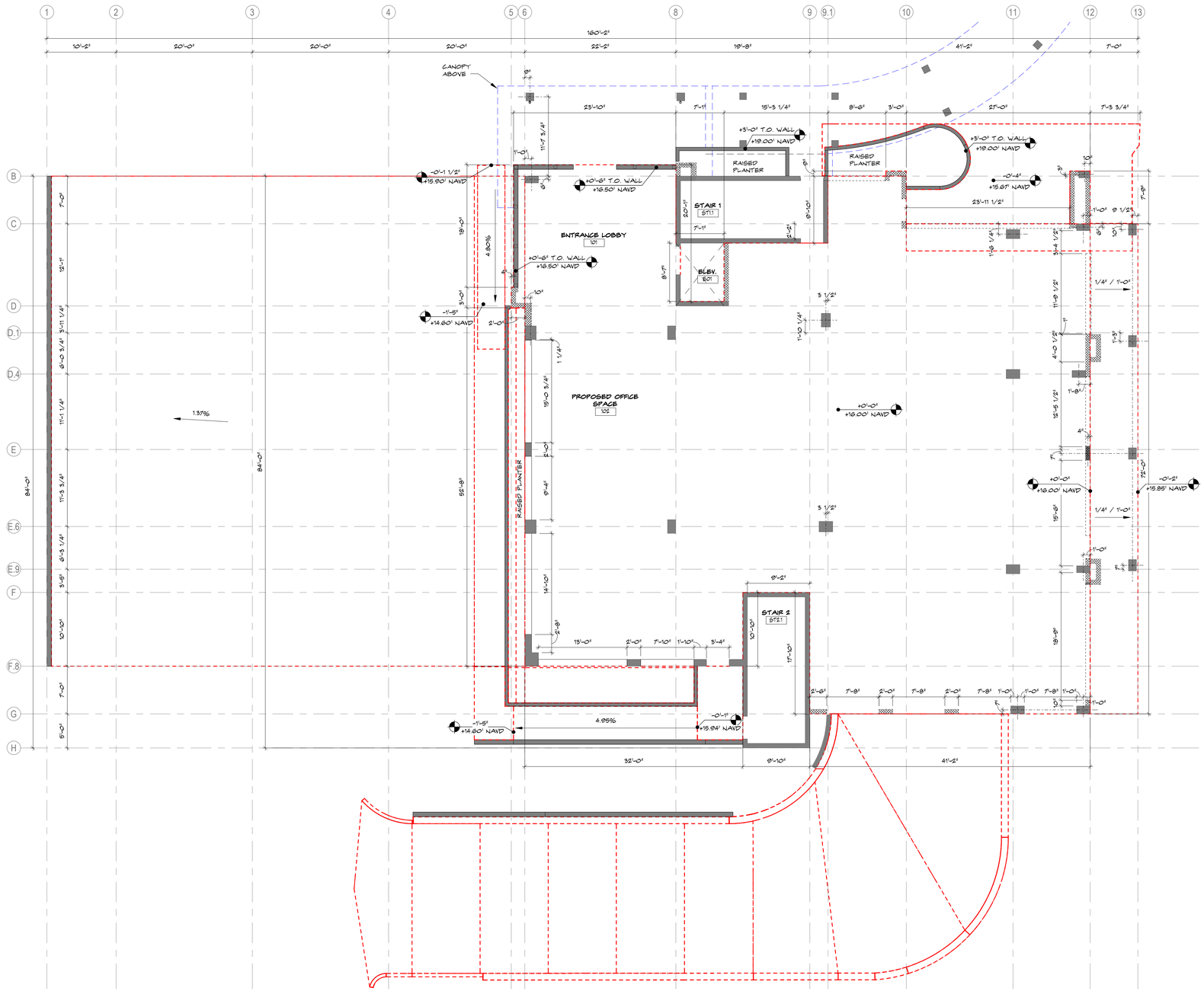
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1 A0.0.1 **GEOMETRY PLAN - FIRST FLOOR**
SCALE: 1/8" = 1'-0"

GEOMETRY PLAN LEGEND

- CONCRETE WALL OR CONCRETE COLUMNS; REFER TO STRUCTURAL DRAWINGS FOR SIZES AND DETAILS
- INDICATES SLAB ON A SLOPE; REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- INDICATES STEP IN CONCRETE SLAB; REFER TO STRUCTURAL DRAWINGS FOR DETAILS
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- INDICATES LOW CMU WALL AT BALCONY CONDITIONS; REFER TO STRUCTURAL DRAWINGS FOR DETAILS
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- CONCRETE CANOPY; REFER TO STRUCTURAL DRAWINGS FOR DETAILS
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GEOMETRY PLAN NOTES

1. GENERAL CONTRACTOR TO COORDINATE ACROSS DISCIPLINES FOR ALL SLAB PENETRATIONS. THESE PLANS ARE DIAGRAMS TO SHOW SLAB EDGES AND MAJOR PENETRATIONS. THESE DRAWINGS DO NOT RELINQUISH THE G.C.'S RESPONSIBILITY TO COORDINATE ALL PENETRATIONS IN THE BUILDING.
2. FOR ALL STRUCTURAL DETAILING REFER TO STRUCTURAL DRAWINGS; THE INTENT OF THESE DRAWINGS IS TO CLARIFY LOCATIONS AND DIMENSIONS OF SLABS.
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5. IN ADDITION TO THE 3/4" STEP AT SLAB FOR CMU WALLS THE STEP SHALL ALSO BE PROVIDED AT ALL STOREFRONT LOCATIONS EXCEPT AT GROUND FLOOR COURTYARD ELEVATIONS.
6. REFER TO STRUCTURAL DRAWINGS FOR ALL TUNNEL WALL DIMENSIONS/OPENINGS AND DESIGN.

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New Construction for:
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

GEOMETRY PLAN - FIRST FLOOR

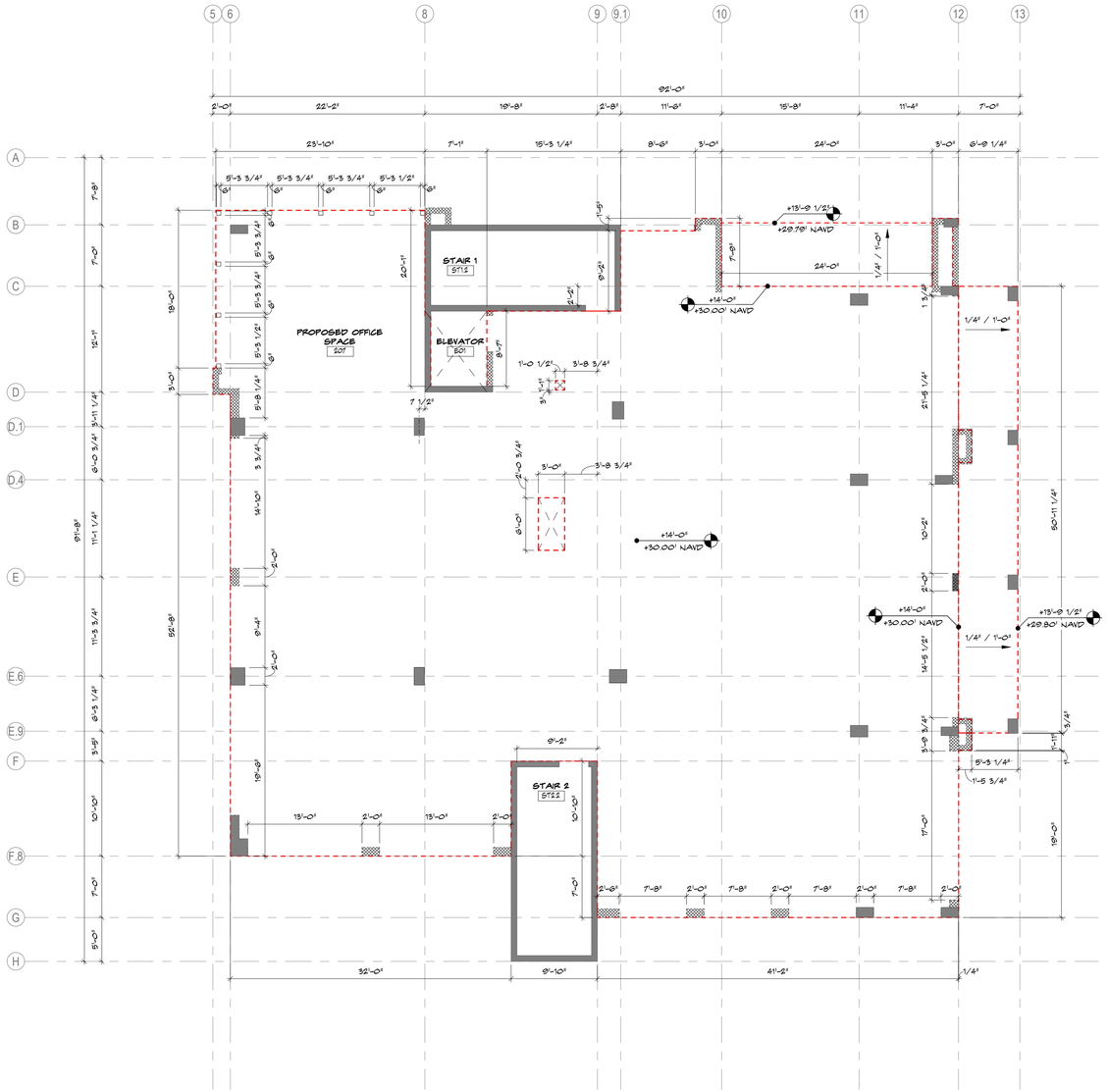
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GEOMETRY PLAN - SECOND FLOOR

A0.0.2

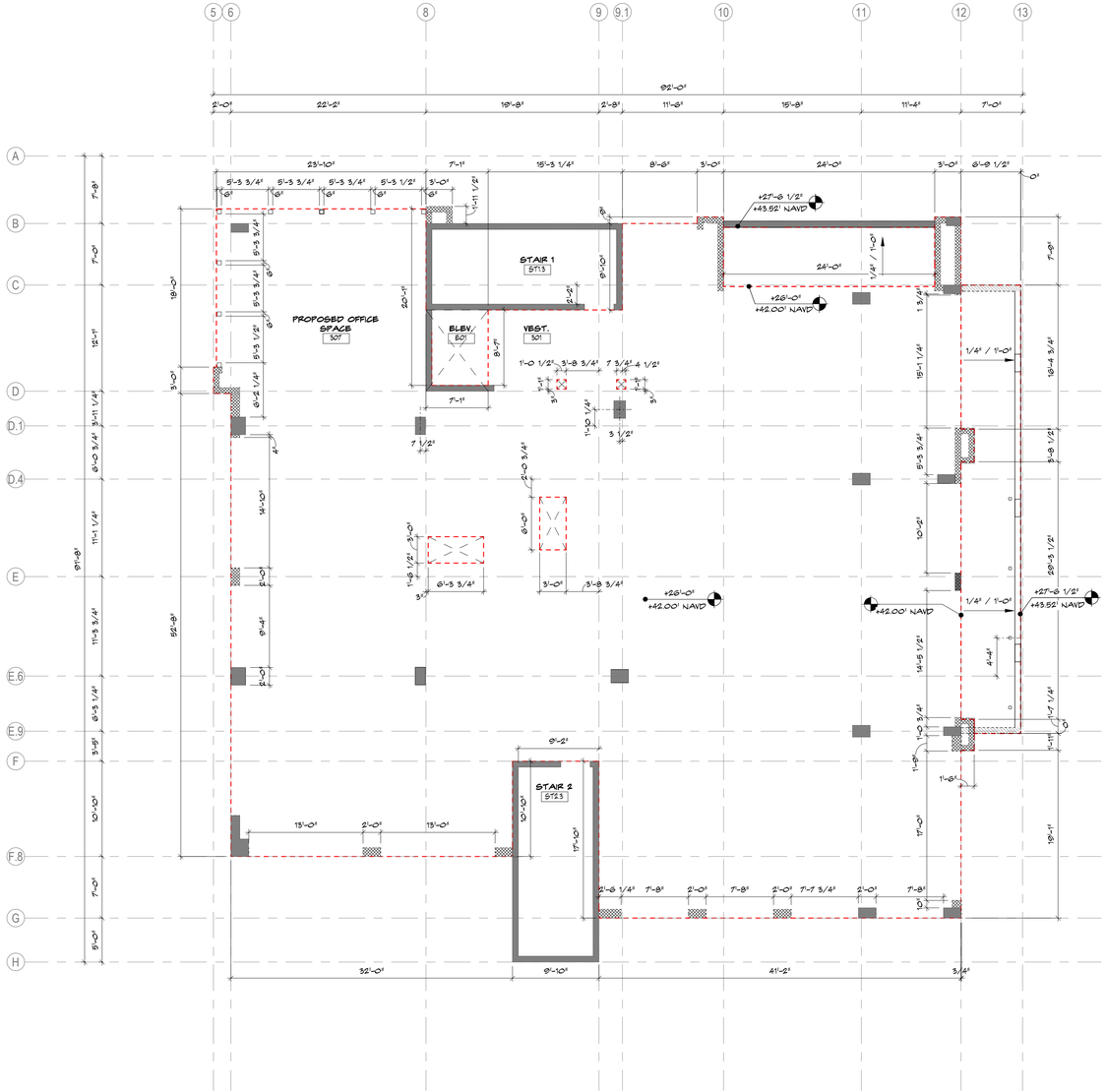
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1 / A0.0.2 **GEOMETRY PLAN - SECOND FLOOR**
SCALE: 1/8" = 1'-0"

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1 A0.0.3 **GEOMETRY PLAN - THIRD FLOOR**
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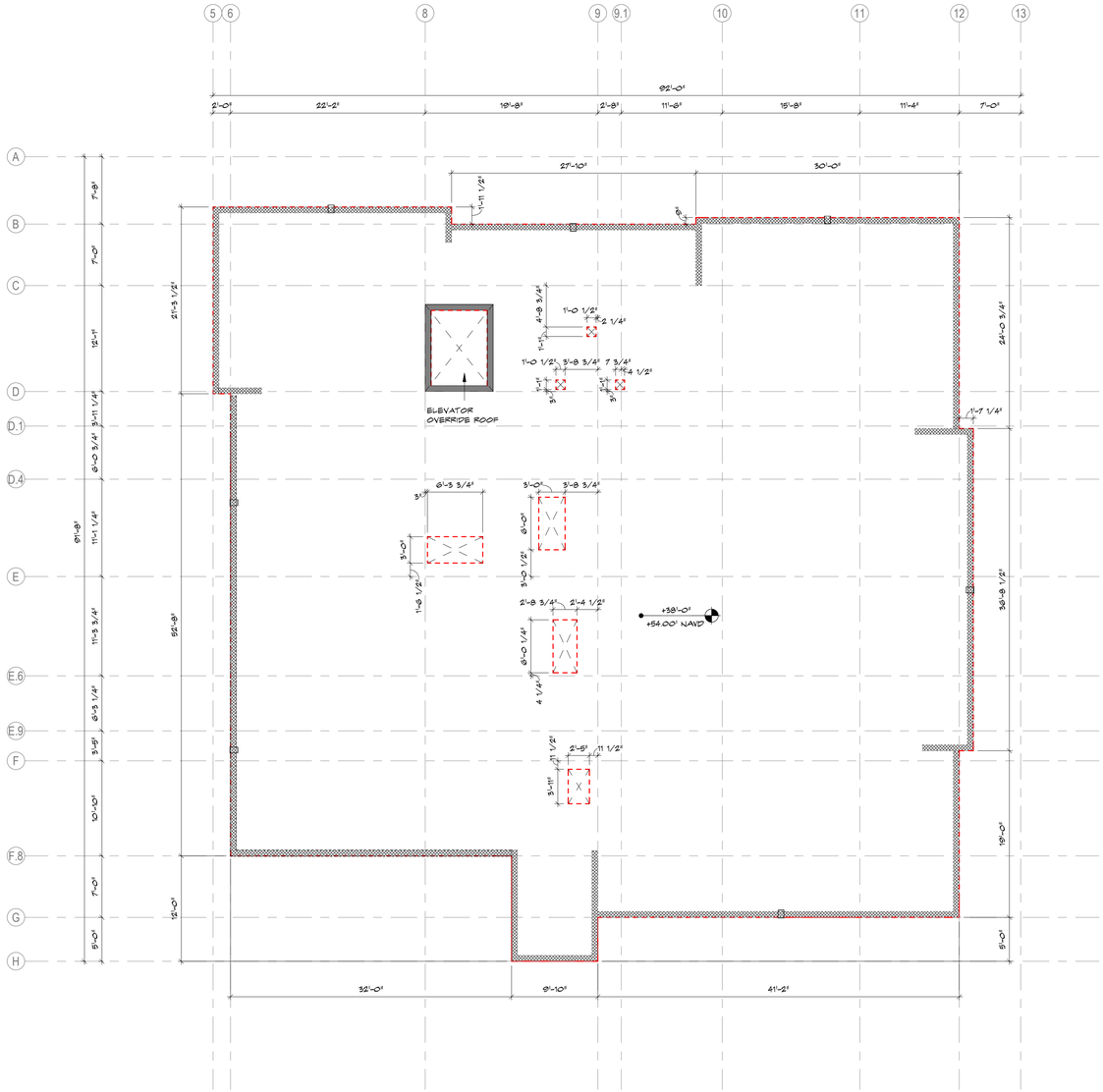
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1 / A0.0.4 **GEOMETRY PLAN - ROOF**
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GEOMETRY PLAN - ROOF

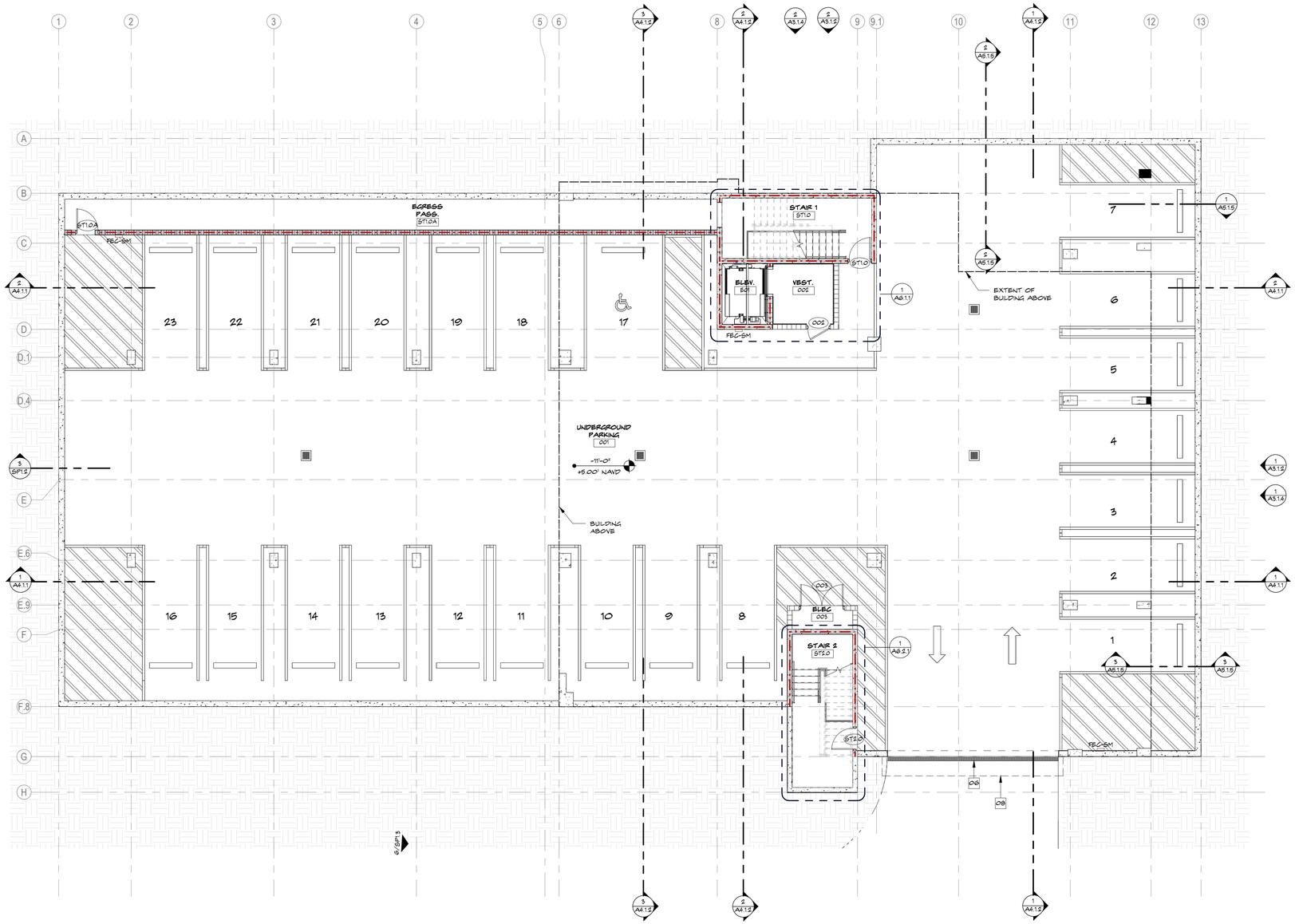
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WALL LEGEND

W1 — PARTITION TYPE TAG, REFER TO SHEET A10.1.1 FOR PARTITION TYPES

- TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
- TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER TO PLAN FOR PARTITION WALL TYPES

GENERAL PLAN NOTES

SEE SHEET G1.1 AND G1.2 FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET L-G1.0 FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".

DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.

UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".

SEE SHEET A10.0.1 FOR STANDARD FRAMING NOTES AND DETAILS.

SEE A7 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE A8 SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

- 01 NEW BUILT-IN BY G.C. PROVIDE FR BLOCKING, SEE INTERIOR ELEVATIONS, SECTIONS AND SPECIFICATIONS FOR DETAILS
- 02 PROVIDE BLOCKING AS REQUIRED FOR ART WORK - SEE INTERIOR ELEVATION FOR LOCATION
- 03 MAIL BOXES PER USPS STANDARD, PROVIDE & INSTALLED BY GC, REFER TO 5/A10.2.1
- 04 PROVIDE WALL POWER AND BLOCKING FOR LED MIRROR AT TYP. RESTROOM
- 05 2" EXPANSION JOINT, REFER TO 2/A8.2.4
- 06 TRENCH DRAIN, REFER TO PLUMBING DWGS
- 07 RETAINING WALL, REFER TO STRUCTURAL DWGS
- 08 AWNING ABOVE
- 09 18'X36' ACCESS PANEL FOR FUTURE BDA SYSTEM

1 A1.0.1 **PLAN - UNDERGROUND GARAGE**
SCALE: 1/8" = 1'-0"

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FLOOR PLAN - UNDERGROUND GARAGE

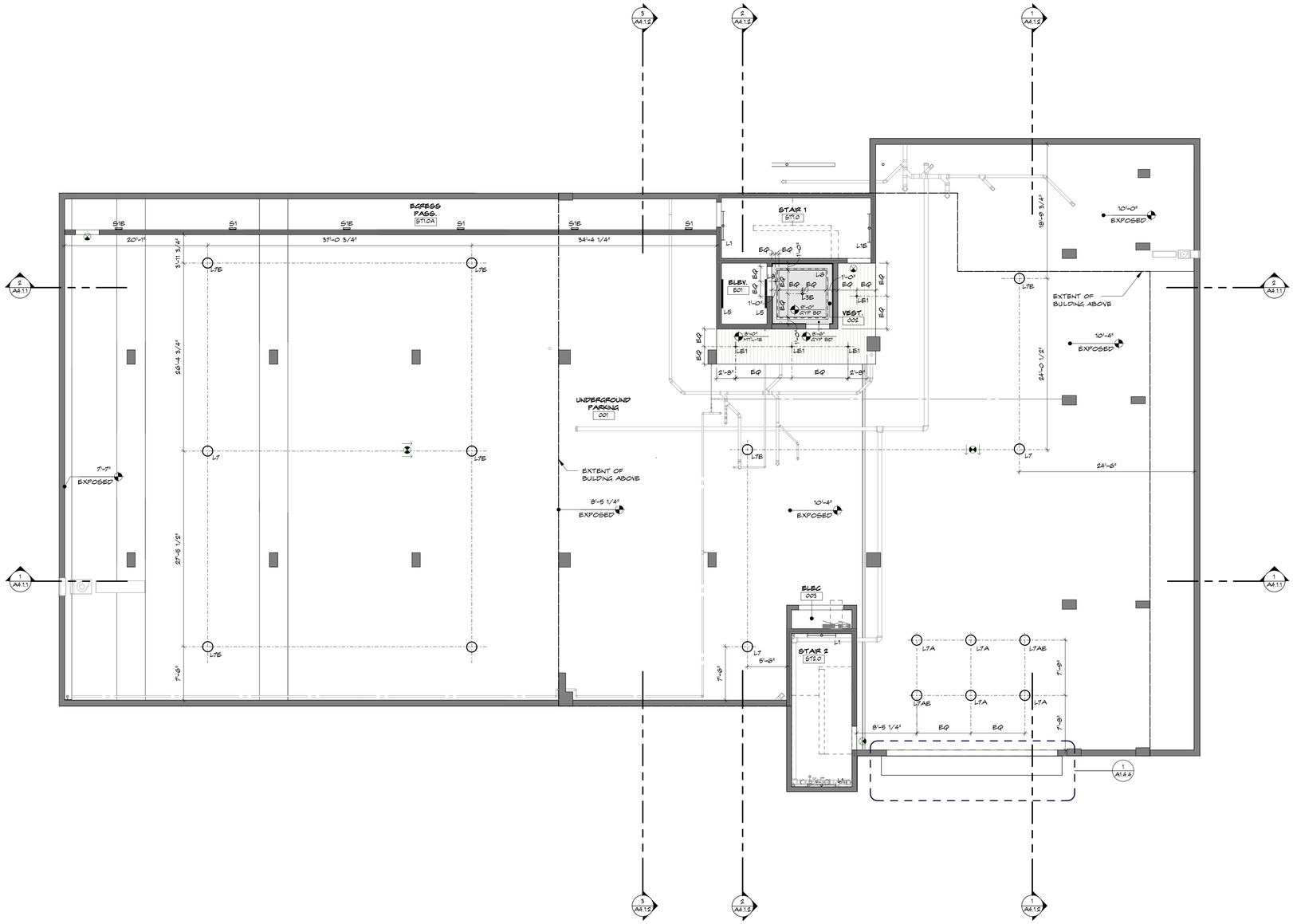
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CEILING PLAN KEY NOTES

01 PROVIDE BLOCKING FOR FUTURE DECORATIVE LIGHTING, SEE ELECTRICAL DRAWING AND SHOP DRAWINGS FOR SPECIFICATION

02 AUTOMANTIC SOLAR SHADES, BY G.C. SEE SPECIFICATIONS FOR MORE DETAIL, SEE ELECTRIAL DRAWING FOR POWER LOCATION

03 DECORATIVE PENDANT COORDINATION REQUIRED WITH INTERIOR DESIGNER, ARCHITECT AND MEP ENGINEER. MOUNTING HEIGHTS TO BE VIERFIED ON SITE, DO NOT CUT ROD PRIOR TO CONFIRMATION

CEILING LEGEND

- L1 L1E — 4' LED FIXTURE (STAIRWELL) - SEE ELECTRICAL DWGS.
- L2 L2E — 4' LED STRIP LIGHT - SEE ELECTRICAL DWGS.
- L3 L3E — 4' LED RECESS DOWNLIGHT - SEE ELECTRICAL DWGS.
- L4A — EXTERIOR SCONCE - SEE ELECTRICAL DWGS.
- L5 — LED VAPOR TIGHT (ELEVATOR PIT) - SEE ELECTRICAL DWGS.
- L6 — COVE LIGHT - SEE ELECTRICAL DWGS.
- L7 L7E L7A L7AE — LED SURFACE - SEE ELECTRICAL DWGS.
- L8 — 2' PIN SPOT (ELEVATOR) - SEE ELECTRICAL DWGS.
- LE1 — 2' EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.
- LE6 — 4' COLUMN UPLIGHT - SEE ELECTRICAL DWGS.
- P1 — 10' CUSTOM GLASS PENDANT - SEE ELECTRICAL DWGS.
- SC1 — LIGHTED MIRROR - SEE ELECTRICAL DWGS
- S1 S1E — WALL PACK - SEE ELECTRICAL DWGS.
- ACOUSTICAL 2X2 CEILING
- GYPSUM BOARD SOFFIT/ CEILING
- KNOTWOOD - WOOD LOOK CLADDING SOFFIT/CEILING
- EX — LED EXIT SIGN - SEE ELECTRICAL DRAWINGS
- CLG. HEIGHT A.F.F / CLG. FINISH

NOTE:
TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE

CEILING PLAN NOTES

1. REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION, SPECIFICATION AND INSTALLATION REQUIREMENTS OF ALL ROOF MOUNTED EQUIPMENT.
2. REFER TO INTERIOR ELEVATIONS FOR PENDANT MOUNTING HEIGHTS AND SCONCE MOUNTING HEIGHTS. GC TO SUBMIT AN RFI TO ARCHITECT VERIFY ANY UNKNOWN MOUNTING HEIGHTS PRIOR TO LIGHTING PACKAGE ORDER.
3. LOCATE CEILING DEVICES AS INDICATED ON REFLECTED CEILING PLAN. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING AND LOW VOLTAGE DRAWINGS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN LOCATIONS INDICATED IN THESE DRAWINGS AND THE REFLECTED CEILING PLAN PRIOR TO INSTALLATION.
4. REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF EXTERIOR WALL MOUNTED DEVICES
5. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
6. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES (INFORMATION???????
7. SEE MECHANICAL DRAWINGS FOR AIR DEVICES (INFORMATION SHOWN IS INTENDED ONLY TO COMMUNICATE DESIGN INTENT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES NOTED PRIOR TO COMMENCEMENT OF WORK).
8. AT SUSPENDED CEILINGS, PROVIDE SEPARATE SUSPENSION WIRES, HANGERS AND SUPPORTS FOR ALL OTHER ITEMS (LIGHTING FIXTURES, DUCTS, EQUIPMENT, ETC.) WHICH ARE INSTALLED IN OR SUSPENDED FROM THE CEILING SPACE.
9. DIMENSIONS TO CEILING-INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
10. COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
11. NO ACCESS PANELS WILL BE ACCEPTED IN ANY LOCATIONS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. IF ACCESS PANELS ARE TO BE REQUIRED, THAT HAVE NOT BEEN INDICATED ON THE DRAWINGS, G.C. TO SUBMIT A PLAN FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO RELEASE OF THE WORK. CONTRACTOR TO LOCATE ALL HVAC UNITS, SHUT OFF VALVES, DAMPERS AND ANY OTHER DEVICES OR ELEMENT REQUIRING ACCESS ABOVE ACT CEILINGS. IF ANY ITEMS ARE INSTALLED BY CONTRACTOR, SUBCONTRACTORS OR OWNER HIRED VENDORS, WHETHER OR NOT INDICATED ON THE CONTRACT DOCUMENTS, THAT REQUIRES AN ACCESS PANEL TO BE PLACED IN ANY WALL OR CEILING WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, THE GC WILL BE REQUIRED TO RELOCATE EQUIPMENT AND ACCESS TO THAT EQUIPMENT WITH NO ADDITIONAL COST TO THE OWNER.
12. DO NOT CUT MATERIALS OR INSTALL ANY FLOOR, WALL OR CEILING DEVICES IN SURFACES, APART FROM DRYWALL OR ACT, WITHOUT ARCHITECT'S & OWNER'S APPROVAL. ANY SURFACES CUT WITHOUT ARCHITECT'S APPROVAL WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER, SHOULD IT BE DEEMED NECESSARY BY OWNER OR ARCHITECT THAT THE DEVICE NEEDS TO BE RELOCATED.
13. CONTRACTOR TO SCHEDULE A "WALL AND CEILING DEVICE BOX WALK" WITH ARCHITECT PRIOR TO THE INSTALLATION OF ANY WIRING OR CONDUIT. AT THAT TIME, WALL & CEILING BOXES FOR ALL FIXTURES, SWITCHES, OUTLETS, FIRE PROTECTION, LIFE SAFETY, THERMOSTAT, CONTROL PANELS, SMOKE DETECTORS, LOW VOLTAGE, SECURITY CAMERAS, FIRE SPRINKLER HEADS, FIRE SPRINKLER RISERS, AND ANY OTHER WALL OR CEILING DEVICES, INCLUDING THOSE PROVIDED & INSTALLED BY OWNER, WILL BE TACKED UP FOR APPROVAL. ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY DEVICES DURING THIS WALK THROUGH AT NO ADDITIONAL COST TO THE OWNER.
14. EMERGENCY LIGHT FIXTURES SHALL BE LIMITED TO RECESSED FIXTURES ONLY. TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE.
15. NO REMOTE TEST BUTTONS FOR DECORATIVE FIXTURES WILL BE ACCEPTABLE.
16. REFLECTED CEILING PLAN IS INTENDED TO COORDINATE CEILING MOUNTED DEVICES ONLY AND DO NOT INCLUDE ALL FLOOR OR WALL MOUNTED DEVICES. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE, AND INTERIOR DESIGN (A9 SERIES) DRAWINGS FOR ADDITIONAL DEVICE LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
17. LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULKHEADS, AND FASCIAS EVERY 140 SF OR AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
18. GC HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER ALL OTHER TRADES. GC WILL ALSO BE REQUIRED TO PROPERLY SCHEDULE THE WORK OF ANY TELECOMMUNICATIONS, SECURITY/AUDIO VISUAL WORK.
19. GC TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK PRIOR TO ORDERING OF LIGHT FIXTURES.
20. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS UNLESS SUCH SUBSTITUTIONS HAVE BEEN SPECIFICALLY APPROVED FOR THIS PROJECT BY THE ARCHITECT OR ENGINEER.
21. THE ARCHITECTURAL RCP SHALL BE USED TO LOCATE ALL DIFFUSERS AND RETURN GRILLES. HOWEVER, LOCATIONS MUST BE VERIFIED & COORDINATED WITH DUCTWORK ABOVE CEILINGS, REFER TO MECHANICAL DRAWINGS.
22. CENTER CEILING GRIDS BETWEEN WALLS / BULKHEADS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
23. AT CEILING DEVICES LOCATED ON EXPOSED CONCRETE IN A NEW CONCRETE POUR, GC TO COORDINATE CONDUIT IN SLAB.
24. PAINT ALL CONDUITS, DUCTWORK, SUPPORTS, HANGERS ETC THAT WILL REMAIN EXPOSED TO VIEW. MATCH COLOR INDICATED FOR STRUCTURE UNLESS NOTED OTHERWISE.

1 A1.0.3 **REFLECTED CEILING PLAN - UNDERGROUND GARAGE**
SCALE: 1/8" = 1'-0"

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Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
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OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

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Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

REFLECTED CEILING PLAN - UNDERGROUND GARAGE

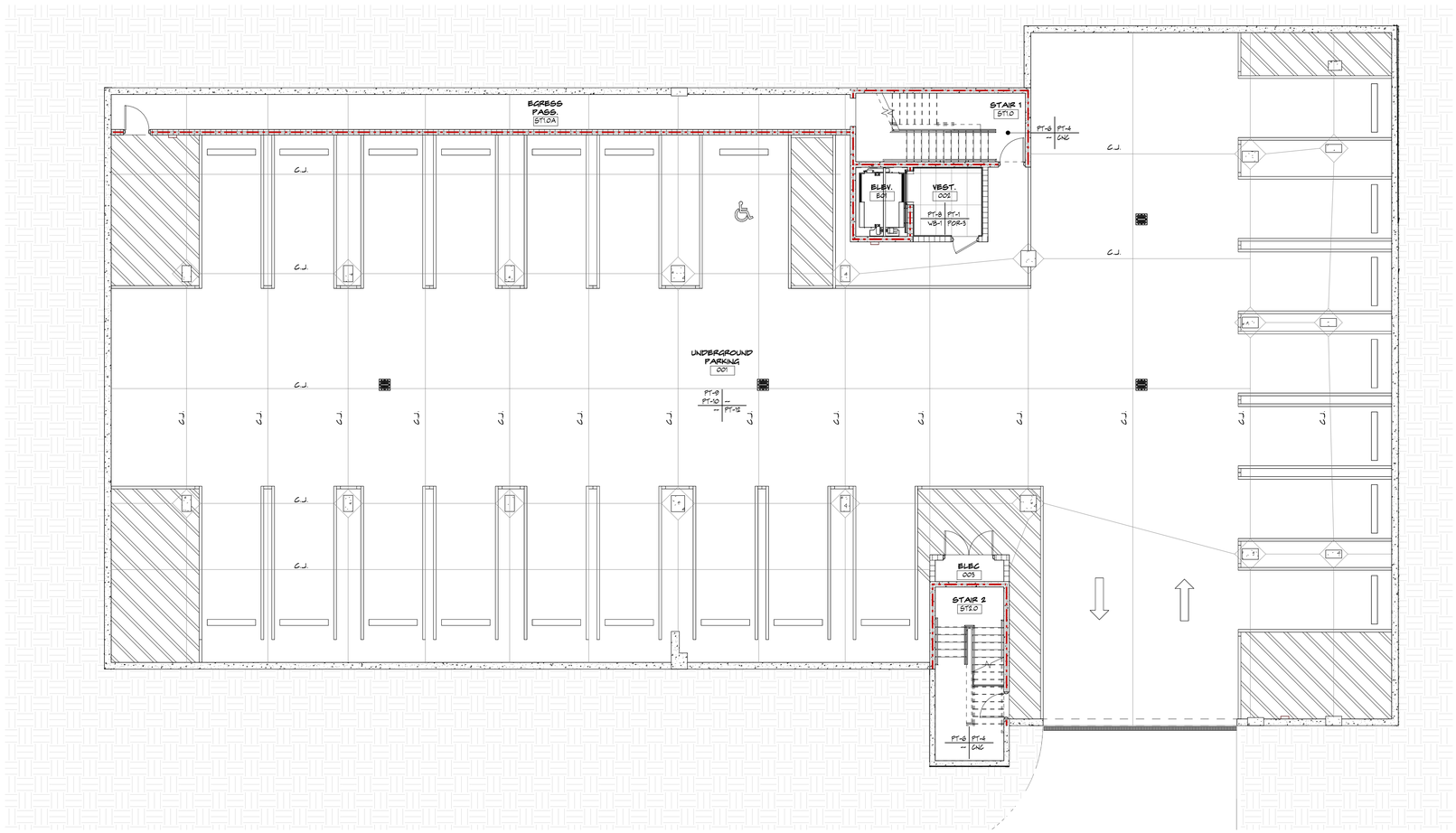
A1.0.3

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1 A1.0.4 **FINISH PLAN - UNDERGROUND GARAGE**
SCALE: 1/8" = 1'-0"

FINISH LEGEND

WALL → PT-1 / FDR-10 / FDR-15 | ACT-1 / CPT-1 → CEILING / FLOOR — FINISH ROOM TAG

FN-1 — FINISH TAG

XXX XXX — FINISH MATERIAL BREAK LINE

WALL PROTECTION

CORNER GUARD

FINISH PLAN NOTES

1. REFER TO A11 SERIES FOR ALL FINISH SPECIFICATIONS
2. GC TO COORDINATE ALL FINAL FINISHES WITH OWNER.
3. IF ANY FINISHES ARE SUBSTITUTED FROM WHAT IS PORTRAYED IN THE CURRENT SET OF DRAWINGS, GC IS TO PROVIDE A PROPOSED LAYOUT FOR FLOOR FINISHES, WALL FINISHES, CEILING FINISHES, ETC. LAYOUT TO INCLUDE ANY REQUIRED CONTROL JOINTS OR SOFT JOINTS. THIS APPLIES FOR INTERIOR AND EXTERIOR FINISHES. GC TO SUBMIT THIS IN WRITING FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
4. REFER TO GEOMETRY PLANS AND STRUCTURAL PLANS FOR ANY SLAB RECESSED THAT WILL BE REQUIRED FOR A THICKER SPECIFIED FINISH MATERIAL.
5. FOR ANY ELEVATORS IN THE SCOPE OF WORK, REFER TO ELEVATOR DETAILS FOR FINISH SPECIFICATIONS FOR FLOOR, WALL, AND CLADDING.
6. SOFT CONTROL JOINTS ARE REQUIRED AT EXTERIOR TILE EVERY 8'-12' IN EACH DIRECTION. GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
7. SOFT CONTROL JOINTS ARE REQUIRED AT INTERIOR TILE EVERY 20'-25' IN EACH DIRECTION (UNLESS IN DIRECT SUNLIGHT, THEN APPLY AT 8'-12' IN EACH DIRECTION). GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
8. ARCHITECT RESERVES THE RIGHT TO ASK FOR MOCK UPS AT UNIQUE OR CUSTOM CONDITIONS. BELOW ARE THE CURRENT MOCK UPS THAT NEED TO ACCOUNTED FOR. GC TO ACCOUNT AN ALLOWANCE FOR ADDITIONAL MOCK UPS IN PRICING. GC TO SUBMIT A LIST OF MOCKUPS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
9. AT WALL TILE TRANSITIONS BETWEEN DRYWALL TO TILE, TILE TO A DIFFERENT TILE, OR TILE TO DECORATIVE VENEER, GC TO PROVIDE A SCHLUTER EDGE PROFILE. GC TO SUBMIT TO ARCHITECT/INTERIOR DESIGNER A SCHLUTER PROFILE, FINISH, AND LOCATIONS FOR ARCHITECT/INTERIOR DESIGNER'S APPROVAL PRIOR TO COMMENCING THE WORK.
10. IN HIGH TRAFFIC AREAS BOH AREAS, GC TO PROVIDE CORNER GUARDS AT OUTSIDE CORNERS OF WALL PARTITIONS. CORNER GUARDS TO MATCH ADJACENT PAINT COLOR. GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL FROM TO COMMENCING THE WORK.

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

FINISH PLAN - UNDERGROUND GARAGE

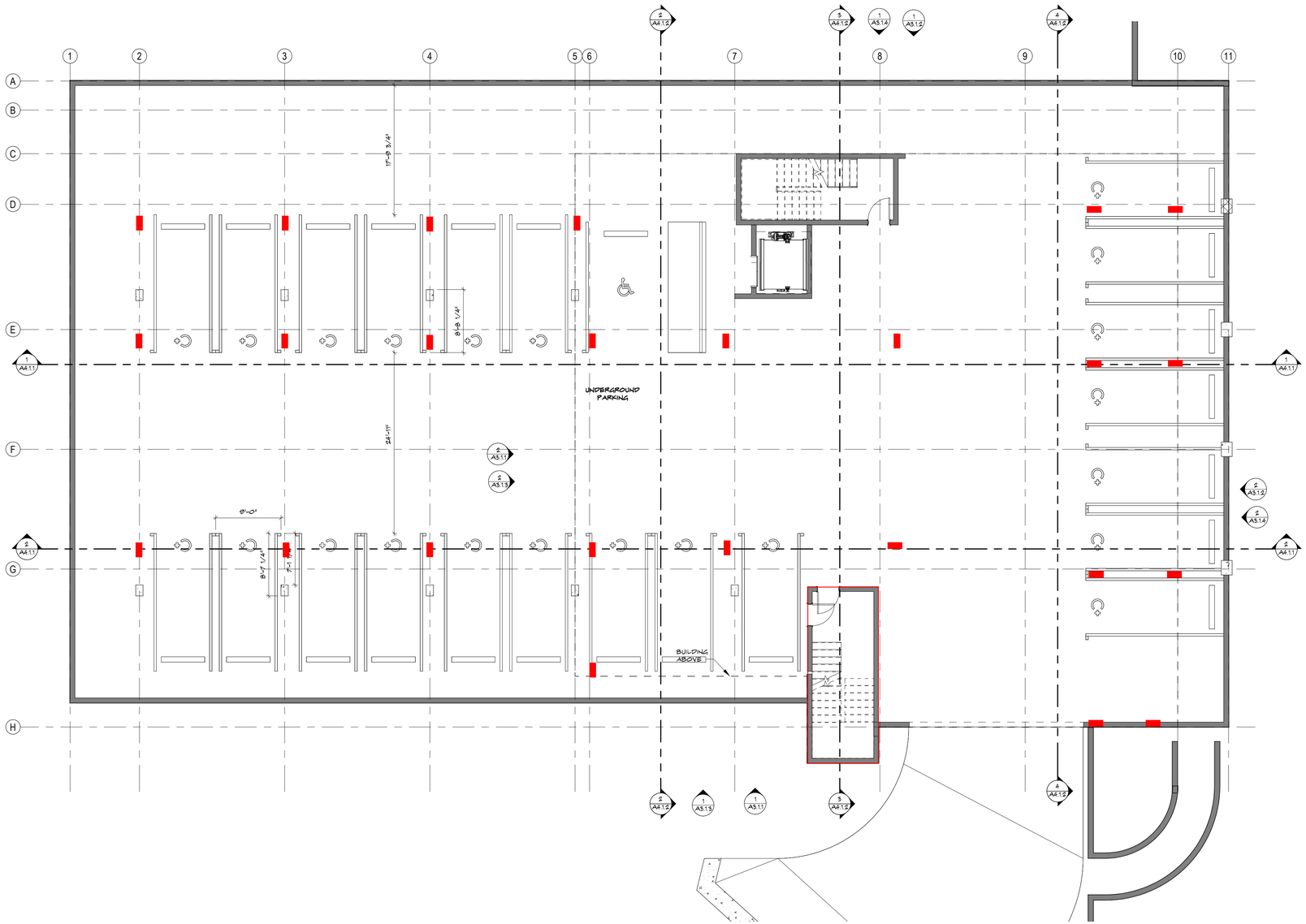
A1.0.4

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1 A1.1.0 **UNDERGROUND PARKING GARAGE- FLOOR PLAN**
SCALE: 1/8" = 1'-0"

WALL LEGEND

STANDARD TEMPLATE SET UP - EDIT PER PROJECT -

- W1 — WALL TYPE TAG, REFER TO WALL PARTITION TYPE DETAILS IN A10 SERIES
- TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
- TYPICAL CMU BLOCK OR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

GENERAL PLAN NOTES

STANDARD TEMPLATE SET UP - EDIT PER PROJECT -

SEE SHEET G1.1 AND G1.2 FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET L61.0 FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".

DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.

UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".

SEE SHEET A10.0.1 FOR STANDARD FRAMING NOTES AND DETAILS.

SEE A7 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE A8 SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO PARTIAL PLANS AND ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

STANDARD TEMPLATE SET UP - EDIT PER PROJECT -

01 KEYNOTE 1

02 KEYNOTE 2

03 KEYNOTE 3

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Keith M. Spina # AR13419

FISHERMAN'S WHARF
RESTAURANT
JUPITER, FL

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Revisions:

Project no: Project Number
Date: (XX.XX.XX)
Drawn by: Author
Project Manager: Checker

UNDERGROUND PARKING GARAGE PLAN

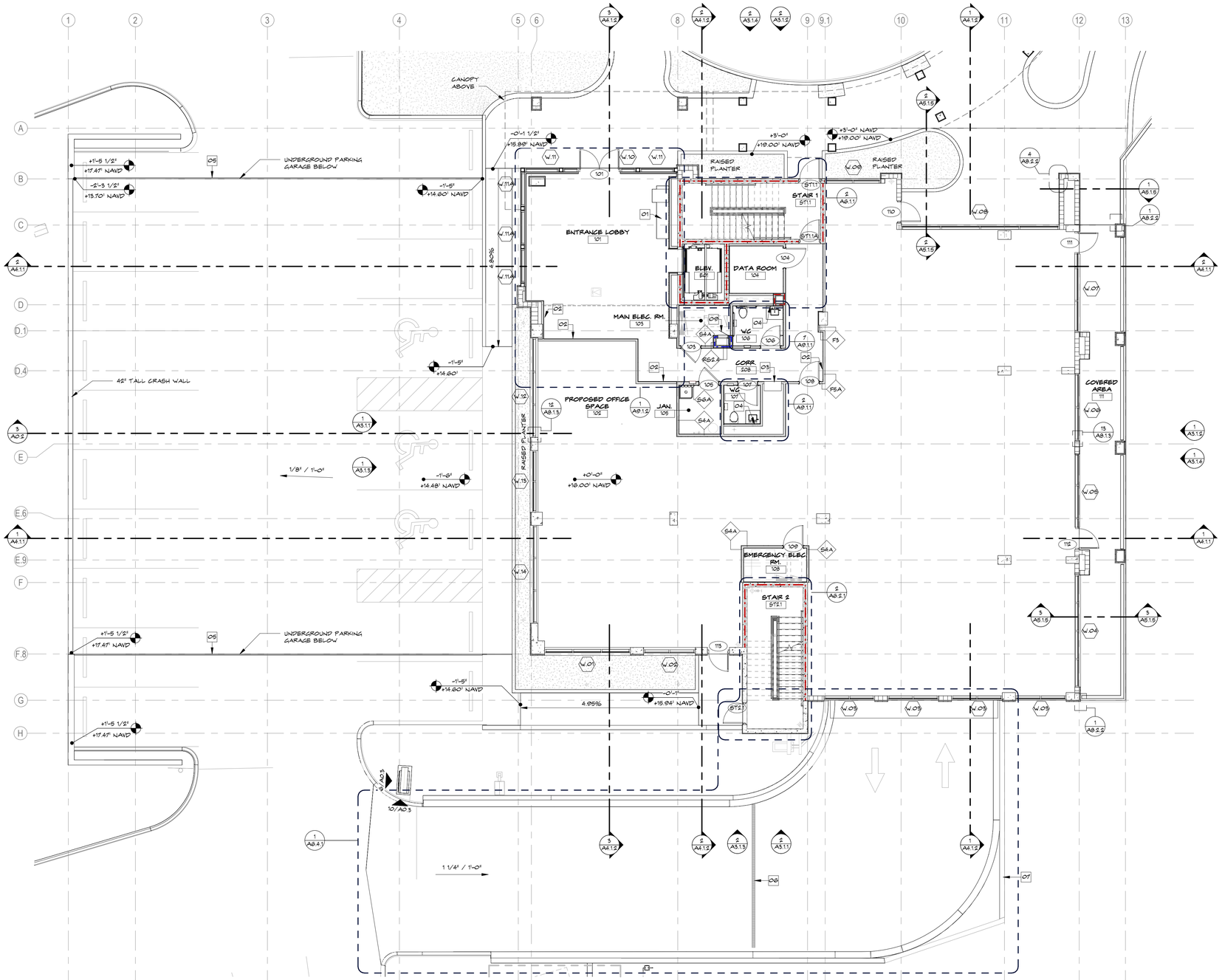
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PROGRESS

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1 A1.1.1 **PLAN - FIRST FLOOR**
SCALE: 1/8" = 1'-0"

WALL LEGEND

W1 PARTITION TYPE TAG. REFER TO SHEET A10.1.1 FOR PARTITION TYPES

- TYPICAL METAL STUD PARTITION; REFER TO PARTITION TYPES
- TYPICAL CMU; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER TO PLAN FOR PARTITION WALL TYPES

GENERAL PLAN NOTES

SEE SHEET **G1.1** AND **G1.2** FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET **L-G1.0** FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".

DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.

UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".

SEE SHEET **A10.0.1** FOR STANDARD FRAMING NOTES AND DETAILS.

SEE **A7** SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE **A8** SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

01 NEW BUILT-IN BY G.C. PROVIDE FR BLOCKING. SEE INTERIOR ELEVATIONS, SECTIONS AND SPECIFICATIONS FOR DETAILS

02 PROVIDE BLOCKING AS REQUIRED FOR ART WORK - SEE INTERIOR ELEVATION FOR LOCATION

03 MAIL BOXES PER USPS STANDARD, PROVIDE & INSTALLED BY GC, REFER TO 5/A10.2.1

04 PROVIDE WALL POWER AND BLOCKING FOR LED MIRROR AT TYP. RESTROOM

05 2" EXPANSION JOINT, REFER TO 2/A8.2.4

06 TRENCH DRAIN, REFER TO PLUMBING DWGS

07 RETAINING WALL, REFER TO STRUCTURAL DWGS

08 AWNING ABOVE

09 18"X36" ACCESS PANEL FOR FUTURE BDA SYSTEM

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Project no: 25009
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Project Manager: CG

FLOOR PLAN - FIRST FLOOR

A1.1.1

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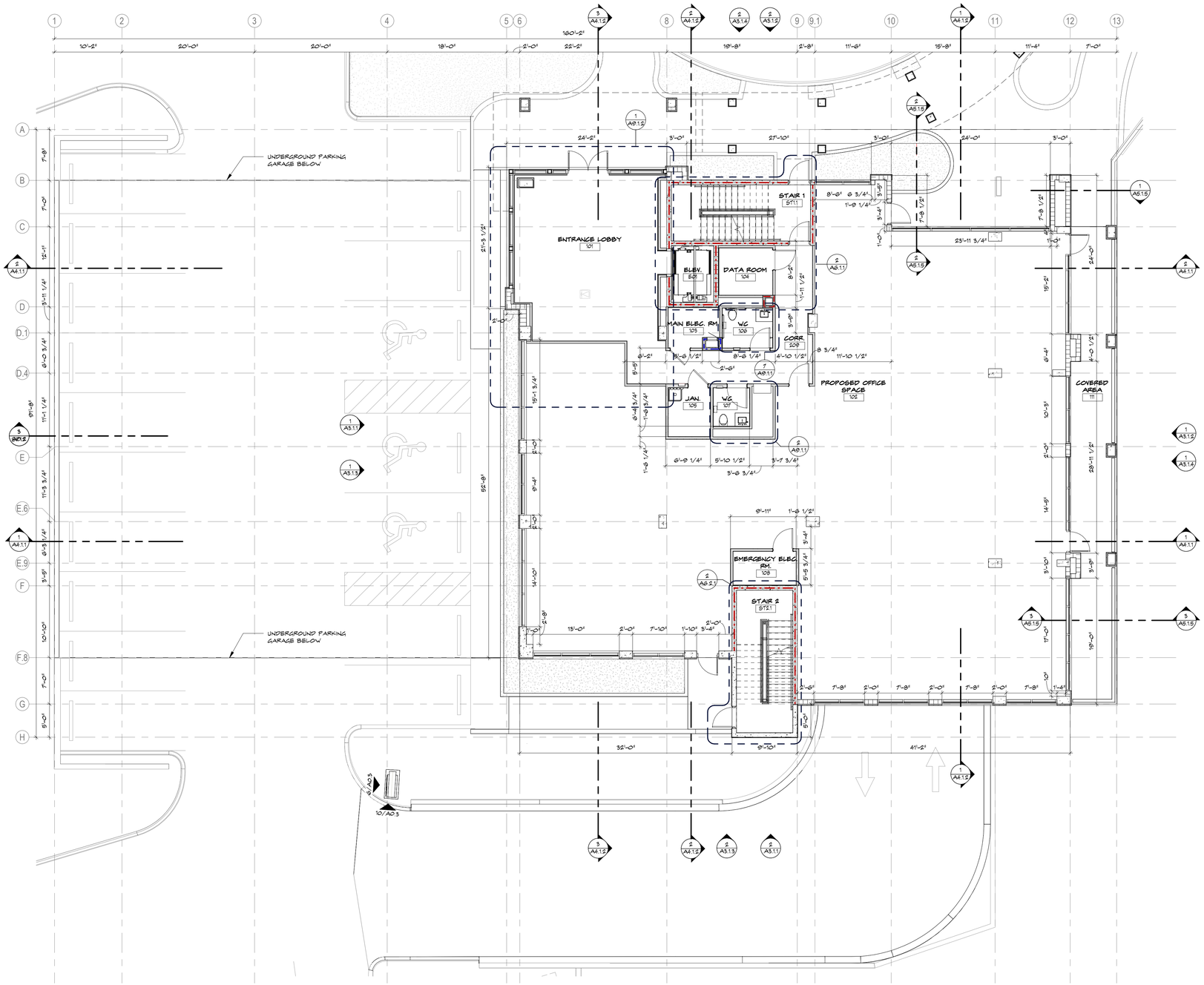
WALL LEGEND

L1 PARTITION TYPE TAG, REFER TO SHEET A10.1.1 FOR PARTITION TYPES

- TYPICAL METAL STUD PARTITION; REFER TO PARTITION TYPES
- TYPICAL CMU; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER TO PLAN FOR PARTITION WALL TYPES

DIMENSION PLAN NOTES

1. SEE SHEET G1.1 FOR GENERAL NOTES, SYMBOLS AND LEGENDS
2. SEE SHEET A7.1.1 FOR DOOR SCHEDULES AND DETAILS
4. SEE SHEET A10.1.1 FOR PARTITION TYPES
5. SEE ENLARGED PLANS ON A9 SHEETS FOR DETAILED DIMENSIONS
6. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.



1 A1.1.2 **DIMENSION PLAN - FIRST FLOOR**
SCALE: 1/8" = 1'-0"

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DIMENSION PLAN - FIRST FLOOR

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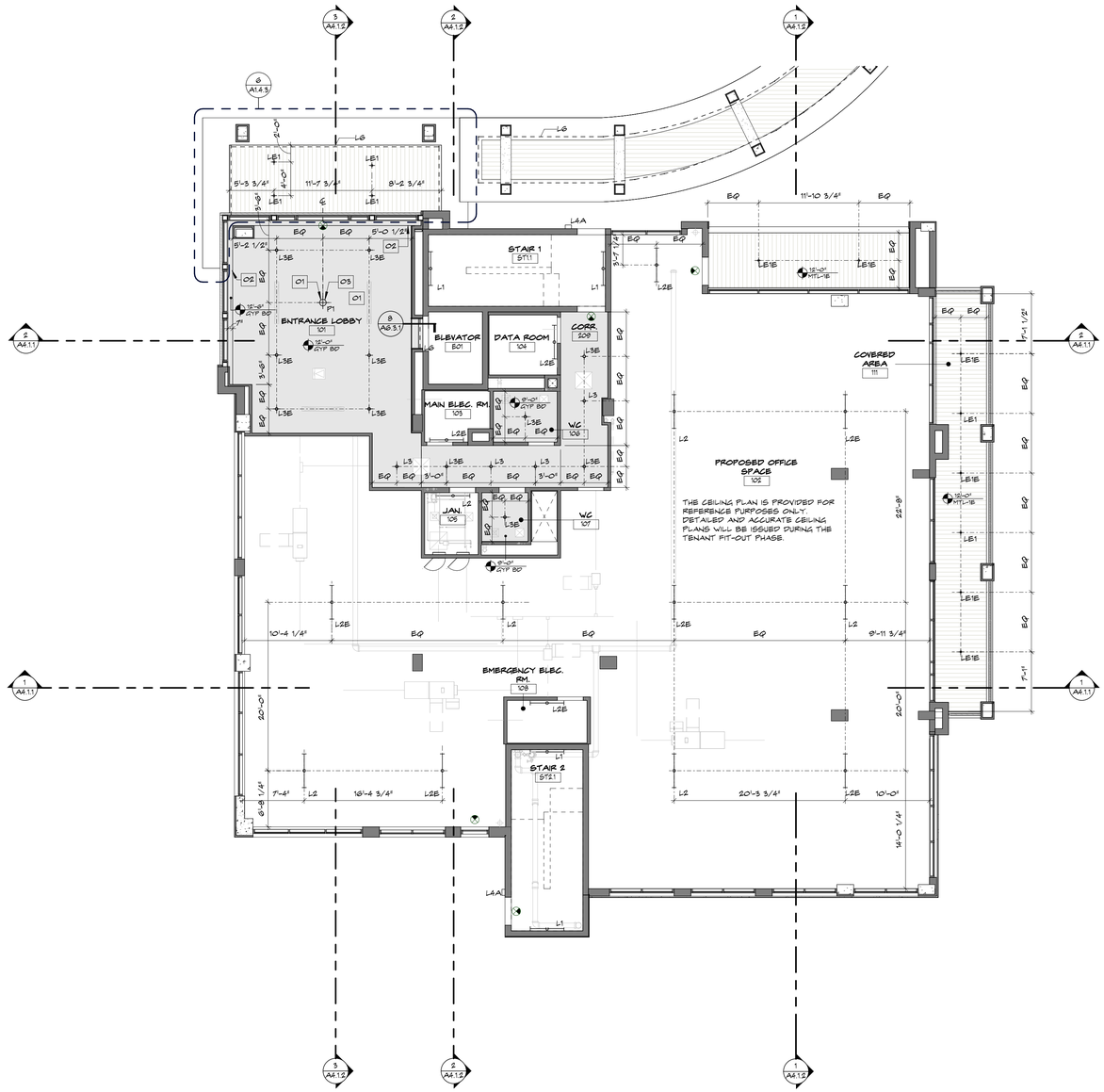
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CEILING PLAN KEY NOTES

01 PROVIDE BLOCKING FOR FUTURE DECORATIVE LIGHTING, SEE ELECTRICAL DRAWING AND SHOP DRAWINGS FOR SPECIFICATION

02 AUTOMATIC SOLAR SHADES, BY G.C. SEE SPECIFICATIONS FOR MORE DETAIL, SEE ELECTRIAL DRAWING FOR POWER LOCATION

03 DECORATIVE PENDANT COORDINATION REQUIRED WITH INTERIOR DESIGNER, ARCHITECT AND MEP ENGINEER. MOUNTING HEIGHTS TO BE VIERFIED ON SITE, DO NOT CUT ROD PRIOR TO CONFIRMATION



CEILING LEGEND

- L1 L1B — 4' LED FIXTURE (STAIRWELL) - SEE ELECTRICAL DWGS.
- L2 L2B — 4' LED STRIP LIGHT - SEE ELECTRICAL DWGS.
- L3 L3E — 4' LED RECESS DOWNLIGHT - SEE ELECTRICAL DWGS.
- L4A — EXTERIOR SCONCE - SEE ELECTRICAL DWGS.
- L5 — LED VAPOR TIGHT (ELEVATOR PIT) - SEE ELECTRICAL DWGS.
- L6 — COVE LIGHT - SEE ELECTRICAL DWGS.
- L7 L7B L7A L7AB — LED SURFACE - SEE ELECTRICAL DWGS.
- L8 — 2' PIN SPOT (ELEVATOR) - SEE ELECTRICAL DWGS.
- LE1 — 2' EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.
- LE6 — 4' COLUMN UPLIGHT - SEE ELECTRICAL DWGS.
- P1 — 10' CUSTOM GLASS PENDANT - SEE ELECTRICAL DWGS.
- SC1 — LIGHTED MIRROR - SEE ELECTRICAL DWGS
- S1 S1E — WALL PACK - SEE ELECTRICAL DWGS.
- ACOUSTICAL 2X2 CEILING
- GYPSUM BOARD SOFFIT/ CEILING
- KNOTWOOD - WOOD LOOK CLADDING SOFFIT/CEILING
- EX — LED EXIT SIGN - SEE ELECTRICAL DRAWINGS
- CLG. HEIGHT A.F.F. CLG. FINISH

NOTE:
TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE

CEILING PLAN NOTES

1. REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION, SPECIFICATION AND INSTALLATION REQUIREMENTS OF ALL ROOF MOUNTED EQUIPMENT.
2. REFER TO INTERIOR ELEVATIONS FOR PENDANT MOUNTING HEIGHTS AND SCONCE MOUNTING HEIGHTS. GC TO SUBMIT AN RFI TO ARCHITECT VERIFY ANY UNKNOWN MOUNTING HEIGHTS PRIOR TO LIGHTING PACKAGE ORDER.
3. LOCATE CEILING DEVICES AS INDICATED ON REFLECTED CEILING PLAN. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING AND LOW VOLTAGE DRAWINGS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN LOCATIONS INDICATED IN THESE DRAWINGS AND THE REFLECTED CEILING PLAN PRIOR TO INSTALLATION.
4. REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF EXTERIOR WALL MOUNTED DEVICES
5. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
6. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES (INFORMATION???????
7. SEE MECHANICAL DRAWINGS FOR AIR DEVICES (INFORMATION SHOWN IS INTENDED ONLY TO COMMUNICATE DESIGN INTENT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES NOTED PRIOR TO COMMENCEMENT OF WORK).
8. AT SUSPENDED CEILINGS, PROVIDE SEPARATE SUSPENSION WIRES, HANGERS AND SUPPORTS FOR ALL OTHER ITEMS (LIGHTING FIXTURES, DUCTS, EQUIPMENT, ETC.) WHICH ARE INSTALLED IN OR SUSPENDED FROM THE CEILING SPACE.
9. DIMENSIONS TO CEILING-INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
10. COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
11. NO ACCESS PANELS WILL BE ACCEPTED IN ANY LOCATIONS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. IF ACCESS PANELS ARE TO BE REQUIRED, THAT HAVE NOT BEEN INDICATED ON THE DRAWINGS, G.C. TO SUBMIT A PLAN FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO RELEASE OF THE WORK. CONTRACTOR TO LOCATE ALL HVAC UNITS, SHUT OFF VALVES, DAMPERS AND ANY OTHER DEVICES OR ELEMENT REQUIRING ACCESS ABOVE ACT CEILINGS. IF ANY ITEMS ARE INSTALLED BY CONTRACTOR, SUBCONTRACTORS OR OWNER HIRED VENDORS, WHETHER OR NOT INDICATED ON THE CONTRACT DOCUMENTS, THAT REQUIRES AN ACCESS PANEL TO BE PLACED IN ANY WALL OR CEILING WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, THE GC WILL BE REQUIRED TO RELOCATE EQUIPMENT AND ACCESS TO THAT EQUIPMENT WITH NO ADDITIONAL COST TO THE OWNER.
12. DO NOT CUT MATERIALS OR INSTALL ANY FLOOR, WALL OR CEILING DEVICES IN SURFACES, APART FROM DRYWALL OR ACT, WITHOUT ARCHITECT'S & OWNER'S APPROVAL. ANY SURFACES CUT WITHOUT ARCHITECT'S APPROVAL WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. SHOULD IT BE DEEMED NECESSARY BY OWNER OR ARCHITECT THAT THE DEVICE NEEDS TO BE RELOCATED.
13. CONTRACTOR TO SCHEDULE A "WALL AND CEILING DEVICE BOX WALK" WITH ARCHITECT PRIOR TO THE INSTALLATION OF ANY WIRING OR CONDUIT. AT THAT TIME, WALL & CEILING BOXES FOR ALL FIXTURES, SWITCHES, OUTLETS, FIRE PROTECTION, LIFE SAFETY, THERMOSTAT, CONTROL PANELS, SMOKE DETECTORS, LOW VOLTAGE, SECURITY CAMERAS, FIRE SPRINKLER HEADS, FIRE SPRINKLER RISERS, AND ANY OTHER WALL OR CEILING DEVICES, INCLUDING THOSE PROVIDED & INSTALLED BY OWNER, WILL BE TACKED UP FOR APPROVAL. ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY DEVICES DURING THIS WALK THROUGH AT NO ADDITIONAL COST TO THE OWNER.
14. EMERGENCY LIGHT FIXTURES SHALL BE LIMITED TO RECESSED FIXTURES ONLY. TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE.
15. NO REMOTE TEST BUTTONS FOR DECORATIVE FIXTURES WILL BE ACCEPTABLE.
16. REFLECTED CEILING PLAN IS INTENDED TO COORDINATE CEILING MOUNTED DEVICES ONLY AND DO NOT INCLUDE ALL FLOOR OR WALL MOUNTED DEVICES. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE, AND INTERIOR DESIGN (A9 SERIES) DRAWINGS FOR ADDITIONAL DEVICE LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
17. LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULKHEADS, AND FASCIAS EVERY 140 SF OR AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
18. GC HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER ALL OTHER TRADES. GC WILL ALSO BE REQUIRED TO PROPERLY SCHEDULE THE WORK OF ANY TELECOMMUNICATIONS, SECURITY/AUDIO VISUAL WORK.
19. GC TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK PRIOR TO ORDERING OF LIGHT FIXTURES.
20. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS UNLESS SUCH SUBSTITUTIONS HAVE BEEN SPECIFICALLY APPROVED FOR THIS PROJECT BY THE ARCHITECT OR ENGINEER.
21. THE ARCHITECTURAL RCP SHALL BE USED TO LOCATE ALL DIFFUSERS AND RETURN GRILLES. HOWEVER, LOCATIONS MUST BE VERIFIED & COORDINATED WITH DUCTWORK ABOVE CEILINGS, REFER TO MECHANICAL DRAWINGS.
22. CENTER CEILING GRIDS BETWEEN WALLS / BULKHEADS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
23. AT CEILING DEVICES LOCATED ON EXPOSED CONCRETE IN A NEW CONCRETE POUR, GC TO COORDINATE CONDUIT IN SLAB.
24. PAINT ALL CONDUITS, DUCTWORK, SUPPORTS, HANGERS ETC THAT WILL REMAIN EXPOSED TO VIEW. MATCH COLOR INDICATED FOR STRUCTURE UNLESS NOTED OTHERWISE.

1 A1.1.3 **REFLECTED CEILING PLAN - FIRST FLOOR**
SCALE: 1/8" = 1'-0"

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Revisions:

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Drawn by: CLH, SH, KM, MK
Project Manager: CG

REFLECTED CEILING PLAN - FIRST FLOOR

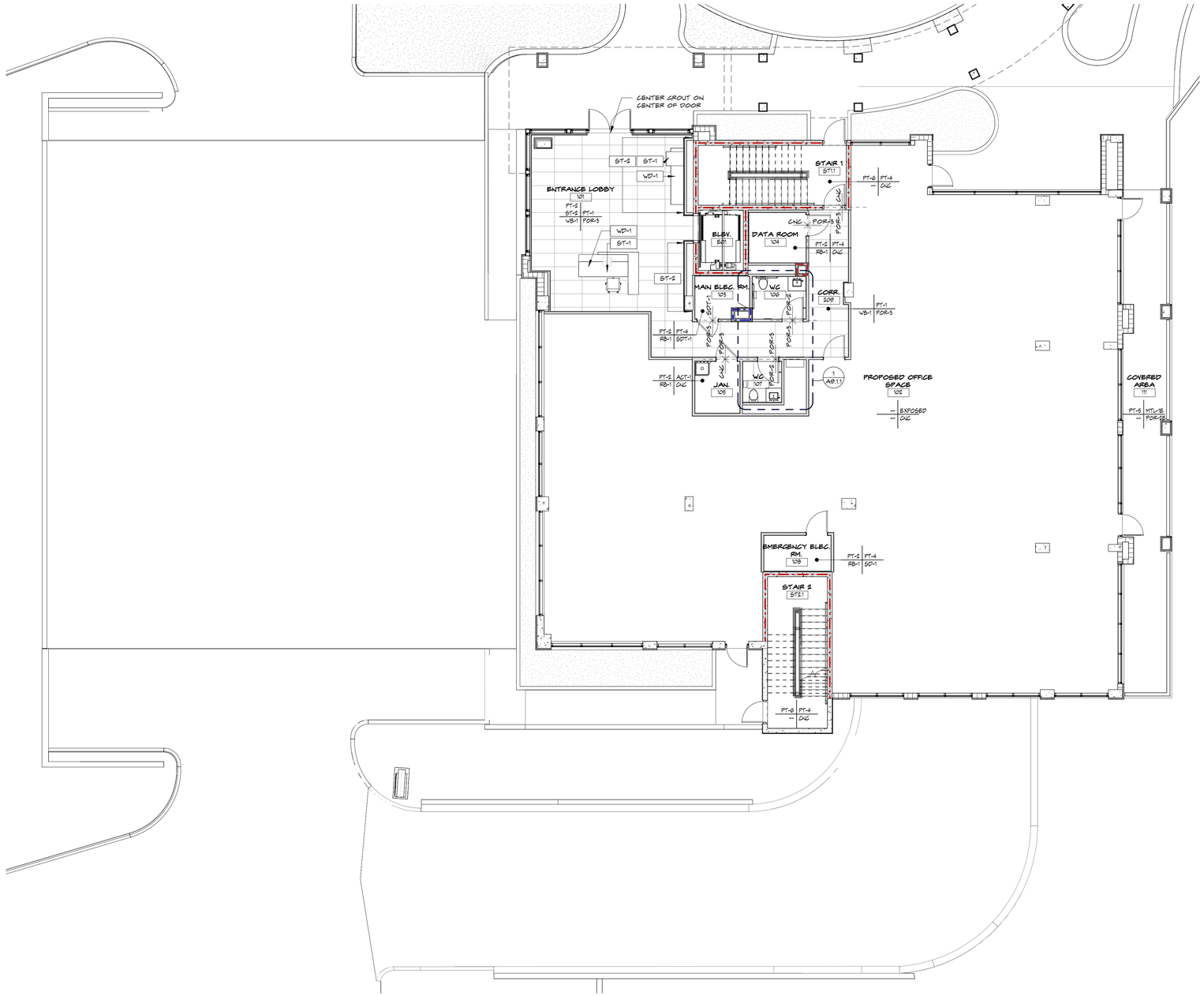
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CONSTRUCTION DOCUMENTS

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FINISH LEGEND

WALL → PT-1 | ACT-1 ← CEILING
BASE → FOR-10 | CPT-1 ← FLOOR
FINISH ROOM TAG

FN-1
FINISH TAG

XXX | XXX
FINISH MATERIAL BREAK LINE

WALL PROTECTION

CORNER GUARD

FINISH PLAN NOTES

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4. REFER TO GEOMETRY PLANS AND STRUCTURAL PLANS FOR ANY SLAB RECESSED THAT WILL BE REQUIRED FOR A THICKER SPECIFIED FINISH MATERIAL.
5. FOR ANY ELEVATORS IN THE SCOPE OF WORK, REFER TO ELEVATOR DETAILS FOR FINISH SPECIFICATIONS FOR FLOOR, WALL, AND CLADDING.
6. SOFT CONTROL JOINTS ARE REQUIRED AT EXTERIOR TILE EVERY 8'-12' IN EACH DIRECTION. GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
7. SOFT CONTROL JOINTS ARE REQUIRED AT NTERIOR TILE EVERY 20'-25' IN EACH DIRECTION (UNLESS IN DIRECT SUNLIGHT, THEN APPLY AT 8'-12' IN EACH DIRECTION). GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
8. ARCHITECT RESERVES THE RIGHT TO ASK FOR MOCK UPS AT UNIQUE OR CUSTOM CONDITIONS. BELOW ARE THE CURRENT MOCK UPS THAT NEED TO ACCOUNTED FOR. GC TO ACCOUNT AN ALLOWANCE FOR ADDITIONAL MOCK UPS IN PRICING. GC TO SUBMIT A LIST OF MOCKUPS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
9. AT WALL TILE TRANSITIONS BETWEEN DRYWALL TO TILE, TILE TO A DIFFERENT TILE, OR TILE TO DECORATIVE VENEER, GC TO PROVIDE A SCHLUTER EDGE PROFILE. GC TO SUBMIT TO ARCHITECT/INTERIOR DESIGNER A SCHLUTER PROFILE, FINISH, AND LOCATIONS FOR ARCHITECT/INTERIOR DESIGNER'S APPROVAL PRIOR TO COMMENCING THE WORK.
10. IN HIGH TRAFFIC AREAS BOH AREAS, GC TO PROVIDE CORNER GUARDS AT OUTSIDE CORNERS OF WALL PARTITIONS. CORNER GUARDS TO MATCH ADJACENT PAINT COLOR. GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL FROM TO COMMENCING THE WORK.

1 / A1.1.4 **FINISH PLAN - FIRST FLOOR**
SCALE: 1/8" = 1'-0"

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Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

FINISH PLAN - FIRST FLOOR

A1.1.4

CONSTRUCTION DOCUMENTS

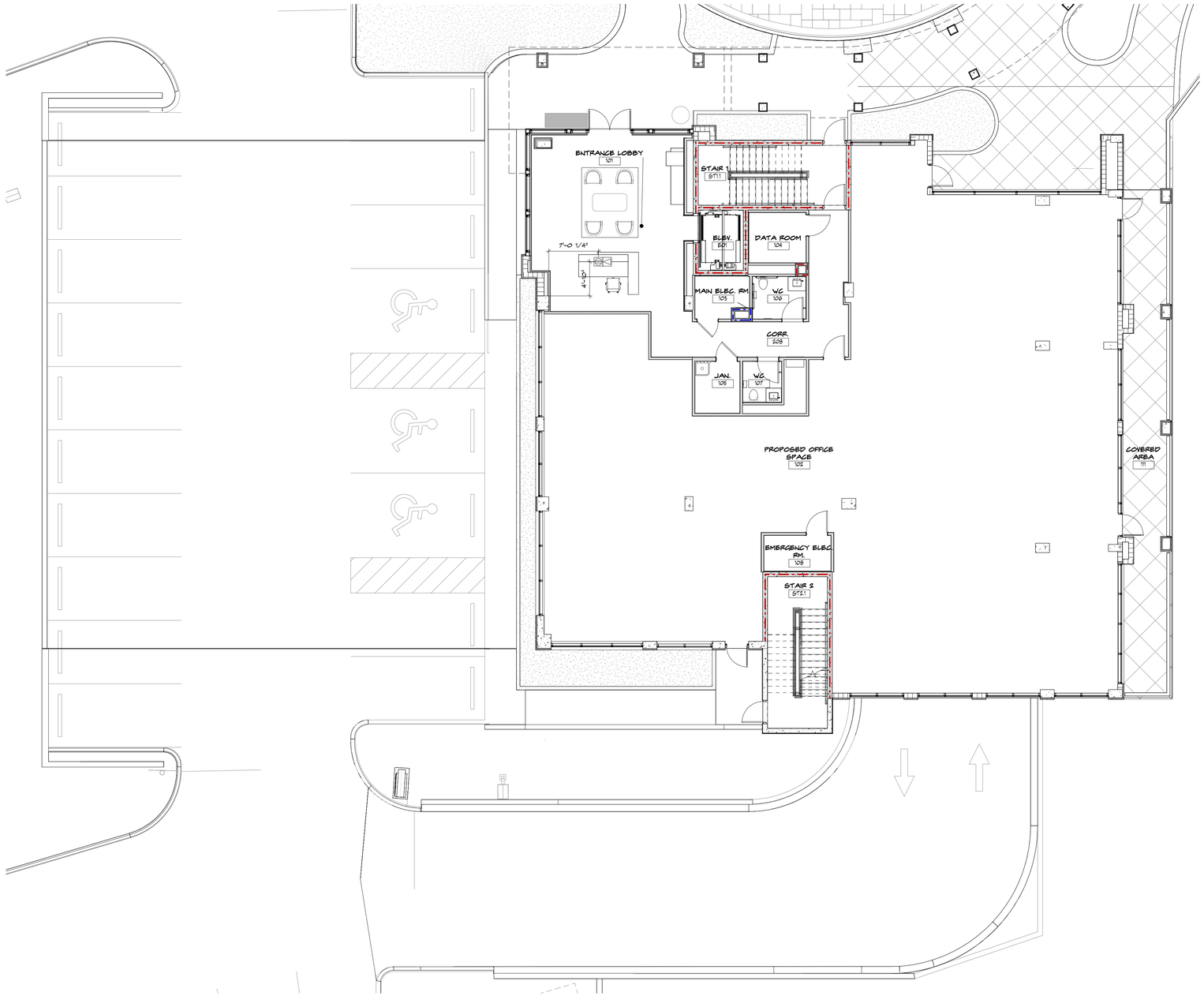
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GENERAL EQUIPMENT NOTES

1. CONTRACTOR TO VERIFY WITH OWNER THE SCOPE OF WORK AND RESPONSIBILITY IN THE PURCHASING, PLACEMENT AND INSTALLATION OF EQUIPMENT.
2. CONTRACTOR MUST PROVIDE ALL MEP ROUGH-INS FOR ALL EQUIPMENT AS INDICATED ON THE DRAWINGS AND/OR EQUIPMENT MANUAL, WHETHER PROVIDED BY OWNER, OWNER VENDOR, OR GC/CM.
3. CONTRACTOR MUST PROVIDE IN-WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, WHETHER PROVIDED BY OWNER, OWNER VENDOR, OR GC/CM.
4. CONTRACTOR SHALL REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT SUPPORT UTILITIES.
5. ALL HANDSINKS SHALL RECEIVE SOAP DISPENSER AND PAPER TOWEL DISPENSER.
6. ALL FURNITURE IS NOT INCLUDED IN CONTRACT. DESIGNATED BY TO BE SELECTED AND PURCHASED BY OWNER.
7. FINAL FLOOR BOX LOCATIONS TO BE DETERMINED WITH ARCHITECT/DESIGNER PRIOR TO DRILLING.



1 A1.1.5 **FURNITURE AND EQUIPMENT PLAN - FIRST FLOOR**
SCALE: 1/8" = 1'-0"

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Revisions:

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Project Manager: CG

FURNITURE AND EQUIPMENT PLAN - FIRST FLOOR

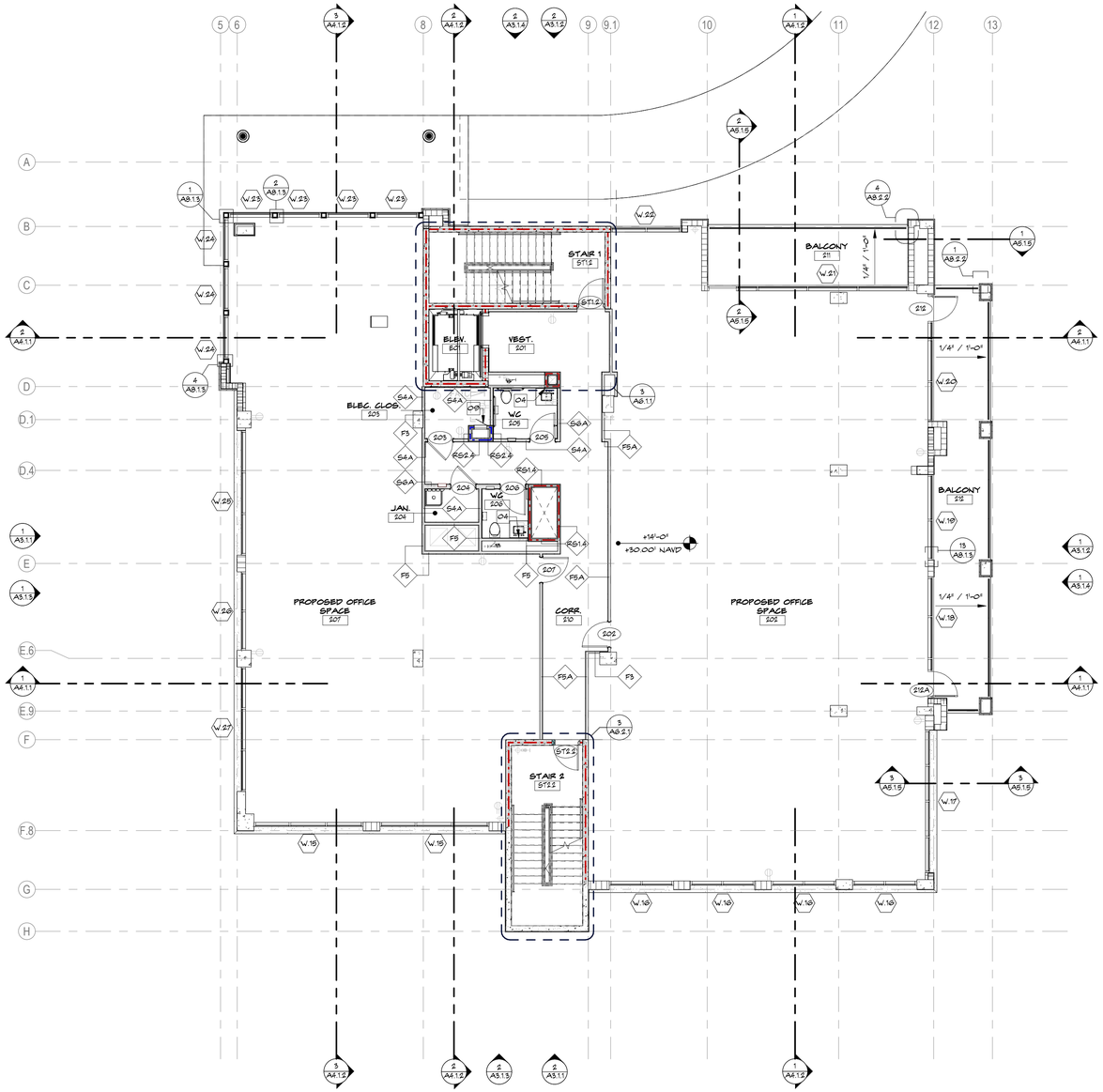
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CONSTRUCTION DOCUMENTS

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1 A1.2.1 **PLAN - SECOND FLOOR**
SCALE: 1/8" = 1'-0"

WALL LEGEND

W1 PARTITION TYPE TAG, REFER TO SHEET A10.1.1 FOR PARTITION TYPES

- TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
- TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER TO PLAN FOR PARTITION WALL TYPES

GENERAL PLAN NOTES

SEE SHEET **G1.1** AND **G1.2** FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET **L-G1.0** FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".

DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.

UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".

SEE SHEET **A10.0.1** FOR STANDARD FRAMING NOTES AND DETAILS.

SEE **A7** SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE **A8** SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

- O1 NEW BUILT-IN BY G.C. PROVIDE FR BLOCKING, SEE INTERIOR ELEVATIONS, SECTIONS AND SPECIFICATIONS FOR DETAILS
- O2 PROVIDE BLOCKING AS REQUIRED FOR ART WORK - SEE INTERIOR ELEVATION FOR LOCATION
- O3 MAIL BOXES PER USPS STANDARD, PROVIDE & INSTALLED BY GC, REFER TO 5/A10.2.1
- O4 PROVIDE WALL POWER AND BLOCKING FOR LED MIRROR AT TYP. RESTROOM
- O5 2" EXPANSION JOINT, REFER TO 2/A8.2.4
- O6 TRENCH DRAIN, REFER TO PLUMBING DWGS
- O7 RETAINING WALL, REFER TO STRUCTURAL DWGS
- O8 AWNING ABOVE
- O9 18"X36" ACCESS PANEL FOR FUTURE BDA SYSTEM

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Revisions:

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FLOOR PLAN - SECOND FLOOR

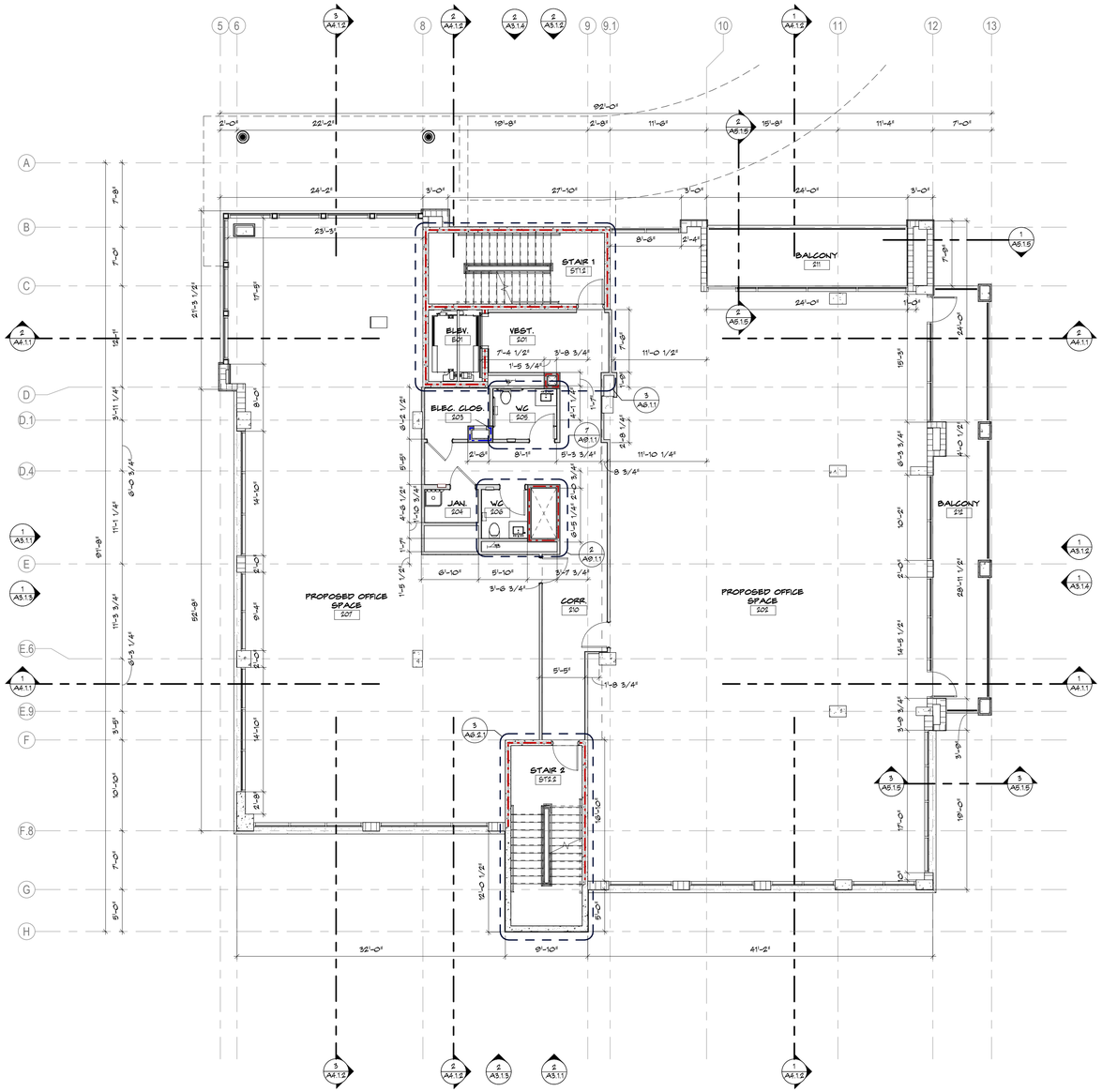
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WALL LEGEND

L1 PARTITION TYPE TAG, REFER TO SHEET A10.1.1 FOR PARTITION TYPES

- TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
- TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER TO PLAN FOR PARTITION WALL TYPES

GENERAL PLAN NOTES

SEE SHEET **G1.1** AND **G1.2** FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET **LS1.0** FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".

DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.

UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".

SEE SHEET **A10.0.1** FOR STANDARD FRAMING NOTES AND DETAILS.

SEE **A7** SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE **A8** SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

01 NEW BUILT-IN BY G.C. PROVIDE FR BLOCKING. SEE INTERIOR ELEVATIONS, SECTIONS AND SPECIFICATIONS FOR DETAILS

02 PROVIDE BLOCKING AS REQUIRED FOR ART WORK - SEE INTERIOR ELEVATION FOR LOCATION

03 MAIL BOXES PER USPS STANDARD, PROVIDE & INSTALLED BY GC, REFER TO 5/A10.2.1

04 PROVIDE WALL POWER AND BLOCKING FOR LED MIRROR AT TYP. RESTROOM

05 2" EXPANSION JOINT, REFER TO 2/A8.2.4

06 TRENCH DRAIN, REFER TO PLUMBING DWGS

07 RETAINING WALL, REFER TO STRUCTURAL DWGS

08 AWNING ABOVE

09 18"X36" ACCESS PANEL FOR FUTURE BDA SYSTEM

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Revisions:

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Project Manager: CG

DIMENSION PLAN - SECOND FLOOR

A1.2.2

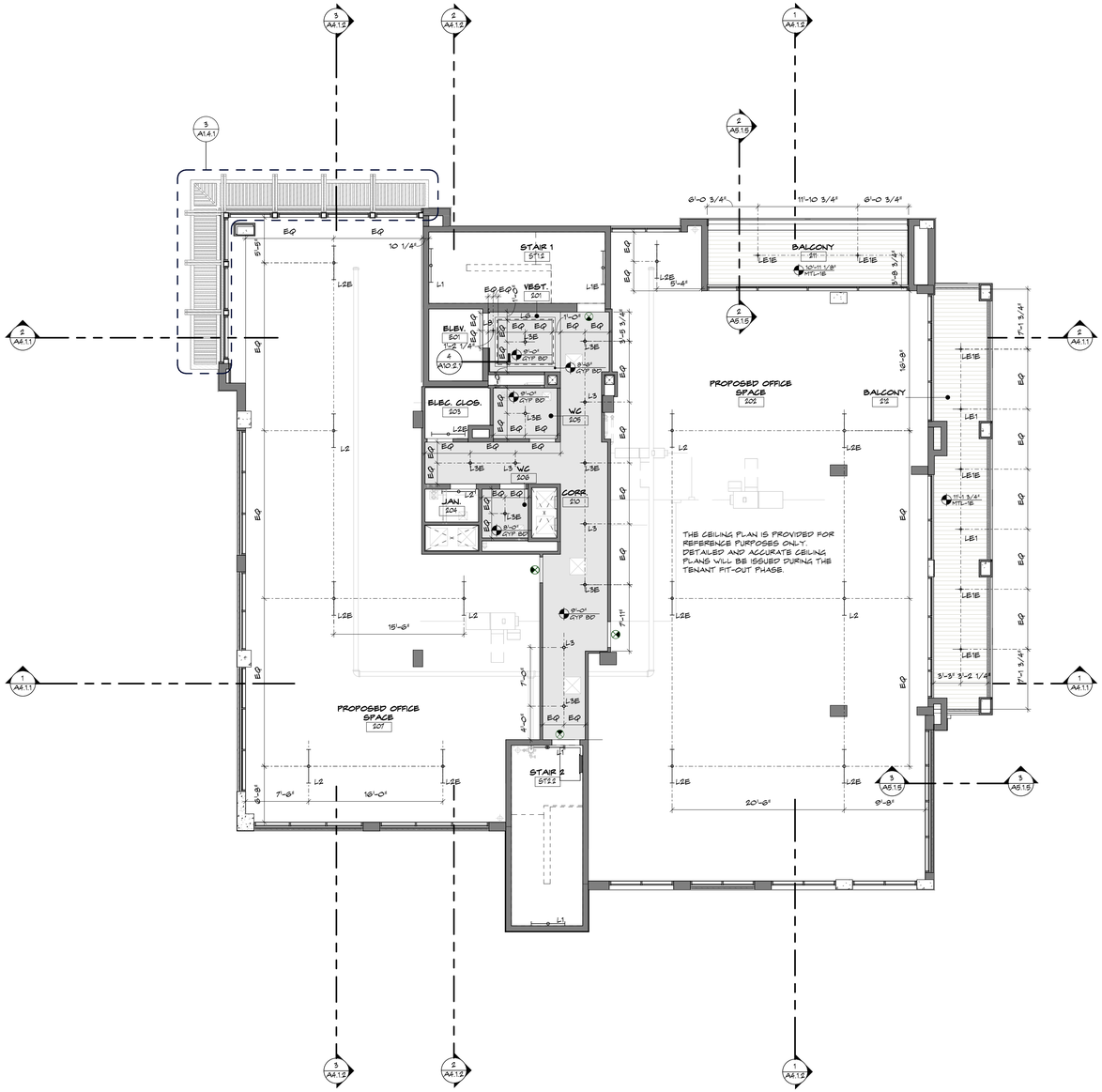
CONSTRUCTION DOCUMENTS

1 A1.2.2 **DIMENSION PLAN - SECOND FLOOR**
SCALE: 1/8" = 1'-0"

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REFLECTED CEILING PLAN - SECOND FLOOR

1 / A1.2.3 SCALE: 1/8" = 1'-0"

CEILING PLAN KEY NOTES

01 PROVIDE BLOCKING FOR FUTURE DECORATIVE LIGHTING, SEE ELECTRICAL DRAWING AND SHOP DRAWINGS FOR SPECIFICATION

02 AUTOMATIC SOLAR SHADES, BY G.C. SEE SPECIFICATIONS FOR MORE DETAIL, SEE ELECTRIAL DRAWING FOR POWER LOCATION

03 DECORATIVE PENDANT COORDINATION REQUIRED WITH INTERIOR DESIGNER, ARCHITECT AND MEP ENGINEER. MOUNTING HEIGHTS TO BE VIERFIED ON SITE, DO NOT CUT ROD PRIOR TO CONFIRMATION

CEILING LEGEND

- L1 L1E — 4' LED FIXTURE (STAIRWELL) - SEE ELECTRICAL DWGS.
- L2 L2E — 4' LED STRIP LIGHT - SEE ELECTRICAL DWGS.
- L3 L3E — 4" LED RECESS DOWNLIGHT - SEE ELECTRICAL DWGS.
- L4A — EXTERIOR SCONCE - SEE ELECTRICAL DWGS.
- L5 — LED VAPOR TIGHT (ELEVATOR PIT) - SEE ELECTRICAL DWGS.
- L6 — COVE LIGHT - SEE ELECTRICAL DWGS.
- L7 L7E L7A L7AE — LED SURFACE - SEE ELECTRICAL DWGS.
- L8 — 2" PIN SPOT (ELEVATOR) - SEE ELECTRICAL DWGS.
- LE1 — 2" EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.
- LE6 — 4" COLUMN UPLIGHT - SEE ELECTRICAL DWGS.
- P1 — 10" CUSTOM GLASS PENDANT - SEE ELECTRICAL DWGS.
- SC1 — LIGHTED MIRROR - SEE ELECTRICAL DWGS
- S1 S1E — WALL PACK - SEE ELECTRICAL DWGS.
- ACOUSTICAL 2X2 CEILING
- GYPSUM BOARD SOFFIT/ CEILING
- KNOTWOOD - WOOD LOOK CLADDING SOFFIT/CEILING
- EX — LED EXIT SIGN - SEE ELECTRICAL DRAWINGS
- CLG. HEIGHT A.F.F. / CLG. FINISH

NOTE:
TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE

CEILING PLAN NOTES

1. REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION, SPECIFICATION AND INSTALLATION REQUIREMENTS OF ALL ROOF MOUNTED EQUIPMENT.
2. REFER TO INTERIOR ELEVATIONS FOR PENDANT MOUNTING HEIGHTS AND SCONCE MOUNTING HEIGHTS. GC TO SUBMIT AN RFI TO ARCHITECT VERIFY ANY UNKNOWN MOUNTING HEIGHTS PRIOR TO LIGHTING PACKAGE ORDER.
3. LOCATE CEILING DEVICES AS INDICATED ON REFLECTED CEILING PLAN. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING AND LOW VOLTAGE DRAWINGS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN LOCATIONS INDICATED IN THESE DRAWINGS AND THE REFLECTED CEILING PLAN PRIOR TO INSTALLATION.
4. REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF EXTERIOR WALL MOUNTED DEVICES
5. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
6. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES (INFORMATION???????
7. SEE MECHANICAL DRAWINGS FOR AIR DEVICES (INFORMATION SHOWN IS INTENDED ONLY TO COMMUNICATE DESIGN INTENT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES NOTED PRIOR TO COMMENCEMENT OF WORK).
8. AT SUSPENDED CEILINGS, PROVIDE SEPARATE SUSPENSION WIRES, HANGERS AND SUPPORTS FOR ALL OTHER ITEMS (LIGHTING FIXTURES, DUCTS, EQUIPMENT, ETC.) WHICH ARE INSTALLED IN OR SUSPENDED FROM THE CEILING SPACE.
9. DIMENSIONS TO CEILING-INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
10. COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
11. NO ACCESS PANELS WILL BE ACCEPTED IN ANY LOCATIONS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. IF ACCESS PANELS ARE TO BE REQUIRED, THAT HAVE NOT BEEN INDICATED ON THE DRAWINGS, G.C. TO SUBMIT A PLAN FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO RELEASE OF THE WORK. CONTRACTOR TO LOCATE ALL HVAC UNITS, SHUT OFF VALVES, DAMPERS AND ANY OTHER DEVICES OR ELEMENT REQUIRING ACCESS ABOVE ACT CEILINGS. IF ANY ITEMS ARE INSTALLED BY CONTRACTOR, SUBCONTRACTORS OR OWNER HIRED VENDORS, WHETHER OR NOT INDICATED ON THE CONTRACT DOCUMENTS, THAT REQUIRES AN ACCESS PANEL TO BE PLACED IN ANY WALL OR CEILING WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, THE GC WILL BE REQUIRED TO RELOCATE EQUIPMENT AND ACCESS TO THAT EQUIPMENT WITH NO ADDITIONAL COST TO THE OWNER.
12. DO NOT CUT MATERIALS OR INSTALL ANY FLOOR, WALL OR CEILING DEVICES IN SURFACES, APART FROM DRYWALL OR ACT, WITHOUT ARCHITECT'S & OWNER'S APPROVAL. ANY SURFACES CUT WITHOUT ARCHITECT'S APPROVAL WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. SHOULD IT BE DEEMED NECESSARY BY OWNER OR ARCHITECT THAT THE DEVICE NEEDS TO BE RELOCATED
13. CONTRACTOR TO SCHEDULE A "WALL AND CEILING DEVICE BOX WALK" WITH ARCHITECT PRIOR TO THE INSTALLATION OF ANY WIRING OR CONDUIT. AT THAT TIME, WALL & CEILING BOXES FOR ALL FIXTURES, SWITCHES, OUTLETS, FIRE PROTECTION, LIFE SAFETY, THERMOSTAT, CONTROL PANELS, SMOKE DETECTORS, LOW VOLTAGE, SECURITY CAMERAS, FIRE SPRINKLER HEADS, FIRE SPRINKLER RISERS, AND ANY OTHER WALL OR CEILING DEVICES, INCLUDING THOSE PROVIDED & INSTALLED BY OWNER, WILL BE TACKED UP FOR APPROVAL. ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY DEVICES DURING THIS WALK THROUGH AT NO ADDITIONAL COST TO THE OWNER.
14. EMERGENCY LIGHT FIXTURES SHALL BE LIMITED TO RECESSED FIXTURES ONLY. TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE.
15. NO REMOTE TEST BUTTONS FOR DECORATIVE FIXTURES WILL BE ACCEPTABLE.
16. REFLECTED CEILING PLAN IS INTENDED TO COORDINATE CEILING MOUNTED DEVICES ONLY AND DO NOT NCLUDE ALL FLOOR OR WALL MOUNTED DEVICES. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE, AND INTERIOR DESIGN (A9 SERIES) DRAWINGS FOR ADDITIONAL DEVICE LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
17. LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULKHEADS, AND FASCIAS EVERY 140 SF OR AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
18. GC HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER ALL OTHER TRADES. GC WILL ALSO BE REQUIRED TO PROPERLY SCHEDULE THE WORK OF ANY TELECOMMUNICATIONS, SECURITY/AUDIO VISUAL WORK.
19. GC TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK PRIOR TO ORDERING OF LIGHT FIXTURES.
20. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS UNLESS SUCH SUBSTITUTIONS HAVE BEEN SPECIFICALLY APPROVED FOR THIS PROJECT BY THE ARCHITECT OR ENGINEER.
21. THE ARCHITECTURAL RCP SHALL BE USED TO LOCATE ALL DIFFUSERS AND RETURN GRILLES. HOWEVER, LOCATIONS MUST BE VERIFIED & COORDINATED WITH DUCTWORK ABOVE CEILINGS, REFER TO MECHANICAL DRAWINGS.
22. CENTER CEILING GRIDS BETWEEN WALLS / BULKHEADS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
23. AT CEILING DEVICES LOCATED ON EXPOSED CONCRETE IN A NEW CONCRETE POUR, GC TO COORDINATE CONDUIT IN SLAB.
24. PAINT ALL CONDUITS, DUCTWORK, SUPPORTS, HANGERS ETC THAT WILL REMAIN EXPOSED TO VIEW. MATCH COLOR INDICATED FOR STRUCTURE UNLESS NOTED OTHERWISE.

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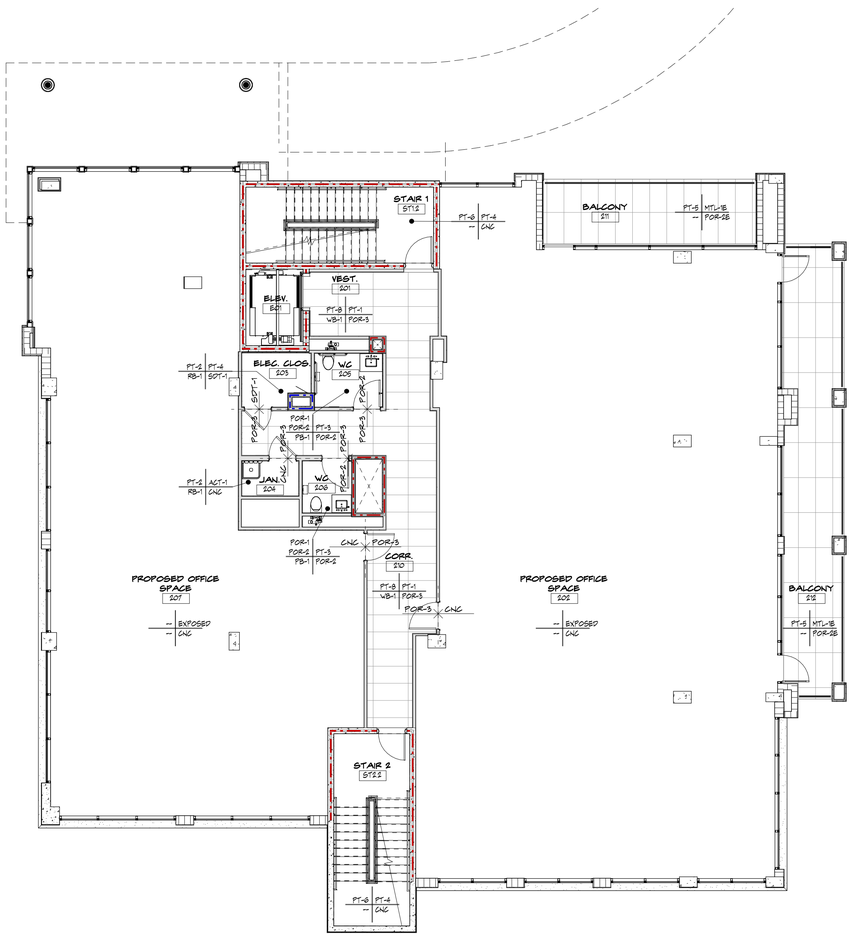
REFLECTED CEILING PLAN - SECOND FLOOR

A1.2.3
CONSTRUCTION DOCUMENTS

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1 A1.2.4 **FINISH PLAN - SECOND FLOOR**
SCALE: 1/8" = 1'-0"

FINISH LEGEND

WALL → PT-1 | ACT-1 ← CEILING
BASE → FOR-1 | CPT-1 ← FLOOR
FOR-2
FOR-3
FINISH ROOM TAG

FN-1
FINISH TAG

XXX / XXX
FINISH MATERIAL BREAK LINE

WALL PROTECTION

CORNER GUARD

FINISH PLAN NOTES

1. REFER TO A11 SERIES FOR ALL FINISH SPECIFICATIONS
2. GC TO COORDINATE ALL FINAL FINISHES WITH OWNER.
3. IF ANY FINISHES ARE SUBSTITUTED FROM WHAT IS PORTRAYED IN THE CURRENT SET OF DRAWINGS, GC IS TO PROVIDE A PROPOSED LAYOUT FOR FLOOR FINISHES, WALL FINISHES, CEILING FINISHES, ETC. LAYOUT TO INCLUDE ANY REQUIRED CONTROL JOINTS OR SOFT JOINTS. THIS APPLIES FOR NTERIOR AND EXTERIOR FINISHES. GC TO SUBMIT THIS IN WRITING FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
4. REFER TO GEOMETRY PLANS AND STRUCTURAL PLANS FOR ANY SLAB RECESSED THAT WILL BE REQUIRED FOR A THICKER SPECIFIED FINISH MATERIAL.
5. FOR ANY ELEVATORS IN THE SCOPE OF WORK, REFER TO ELEVATOR DETAILS FOR FINISH SPECIFICATIONS FOR FLOOR, WALL, AND CLADDING.
6. SOFT CONTROL JOINTS ARE REQUIRED AT EXTERIOR TILE EVERY 8'-12' IN EACH DIRECTION. GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
7. SOFT CONTROL JOINTS ARE REQUIRED AT NTERIOR TILE EVERY 20'-25' IN EACH DIRECTION (UNLESS IN DIRECT SUNLIGHT, THEN APPLY AT 8'-12' IN EACH DIRECTION). GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
8. ARCHITECT RESERVES THE RIGHT TO ASK FOR MOCK UPS AT UNIQUE OR CUSTOM CONDITIONS. BELOW ARE THE CURRENT MOCK UPS THAT NEED TO ACCOUNTED FOR. GC TO ACCOUNT AN ALLOWANCE FOR ADDITIONAL MOCK UPS IN PRICING. GC TO SUBMIT A LIST OF MOCKUPS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
9. AT WALL TILE TRANSITIONS BETWEEN DRYWALL TO TILE, TILE TO A DIFFERENT TILE, OR TILE TO DECORATIVE VENEER, GC TO PROVIDE A SCHLUTER EDGE PROFILE. GC TO SUBMIT TO ARCHITECT/INTERIOR DESIGNER A SCHLUTER PROFILE, FINISH, AND LOCATIONS FOR ARCHITECT/INTERIOR DESIGNER'S APPROVAL PRIOR TO COMMENCING THE WORK.
10. IN HIGH TRAFFIC AREAS BOH AREAS, GC TO PROVIDE CORNER GUARDS AT OUTSIDE CORNERS OF WALL PARTITIONS. CORNER GUARDS TO MATCH ADJACENT PAINT COLOR. GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL FROM TO COMMENCING THE WORK.

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31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

FINISH PLAN - SECOND FLOOR

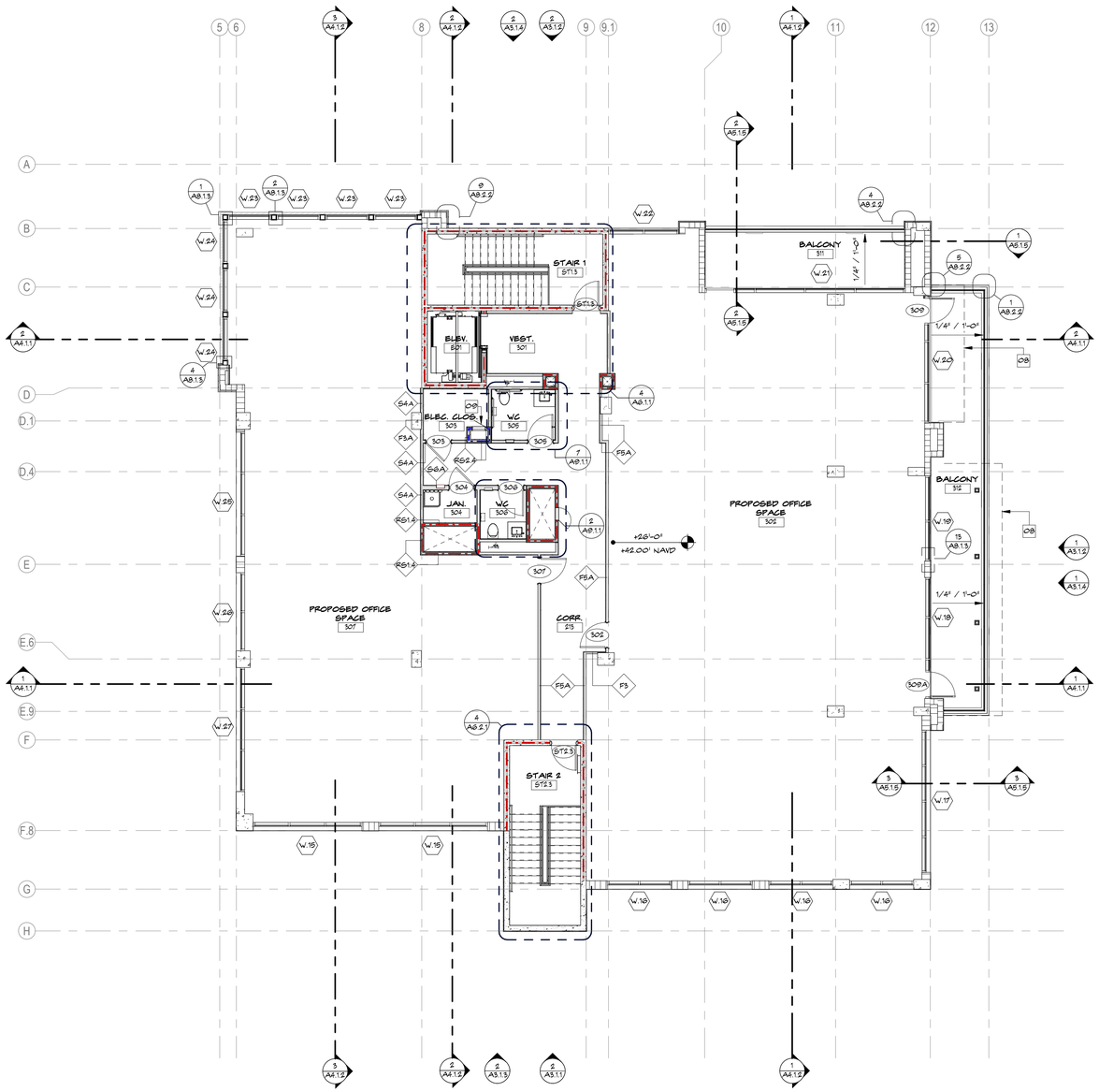
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CONSTRUCTION DOCUMENTS

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WALL LEGEND

W1 — PARTITION TYPE TAG, REFER TO SHEET A10.1.1 FOR PARTITION TYPES

- TYPICAL METAL STUD PARTITION; REFER TO PARTITION TYPES
- TYPICAL CMU; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL; REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER TO PLAN FOR PARTITION WALL TYPES

GENERAL PLAN NOTES

SEE SHEET **G1.1** AND **G1.2** FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET **L-G1.0** FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".

DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.

UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".

SEE SHEET **A10.0.1** FOR STANDARD FRAMING NOTES AND DETAILS.

SEE **A7** SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE **A8** SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

01 NEW BUILT-IN BY G.C. PROVIDE FR BLOCKING, SEE INTERIOR ELEVATIONS, SECTIONS AND SPECIFICATIONS FOR DETAILS

02 PROVIDE BLOCKING AS REQUIRED FOR ART WORK - SEE INTERIOR ELEVATION FOR LOCATION

03 MAIL BOXES PER USPS STANDARD, PROVIDE & INSTALLED BY GC, REFER TO 5/A10.2.1

04 PROVIDE WALL POWER AND BLOCKING FOR LED MIRROR AT TYP. RESTROOM

05 2" EXPANSION JOINT, REFER TO 2/A8.2.4

06 TRENCH DRAIN, REFER TO PLUMBING DWGS

07 RETAINING WALL, REFER TO STRUCTURAL DWGS

08 AWNING ABOVE

09 18"X36" ACCESS PANEL FOR FUTURE BDA SYSTEM

1 A1.3.1 **PLAN - THIRD FLOOR**
SCALE: 1/8" = 1'-0"

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FLOOR PLAN - THIRD FLOOR

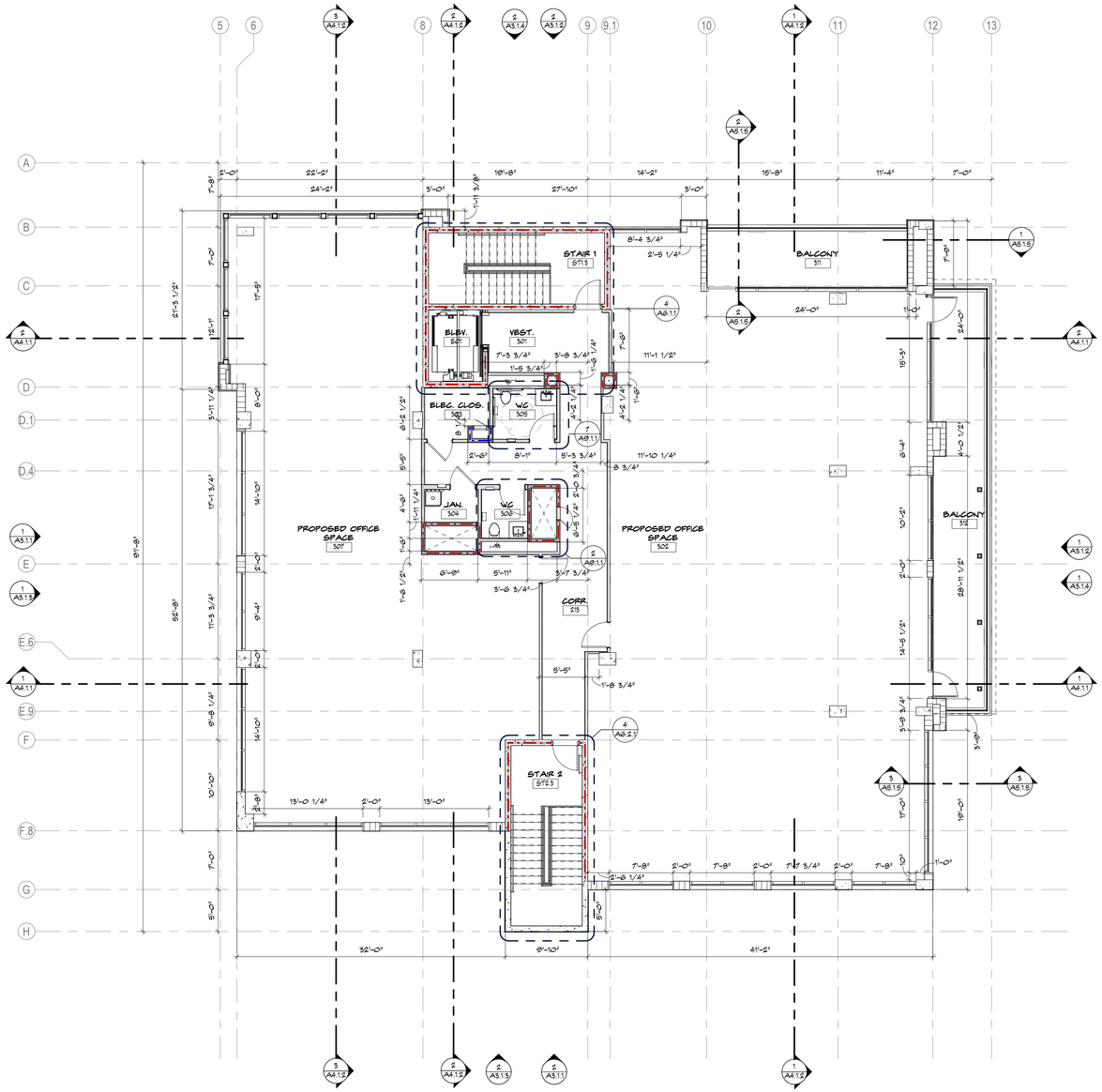
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WALL LEGEND

L1 PARTITION TYPE TAG, REFER TO SHEET A10.1.1 FOR PARTITION TYPES

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- TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER TO PLAN FOR PARTITION WALL TYPES

GENERAL PLAN NOTES

SEE SHEET G1.1 AND G1.2 FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET L61.0 FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

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SEE SHEET A10.0.1 FOR STANDARD FRAMING NOTES AND DETAILS.

SEE A7 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE A8 SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

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Project Manager: CG

DIMENSION PLAN - THIRD FLOOR

A1.3.2

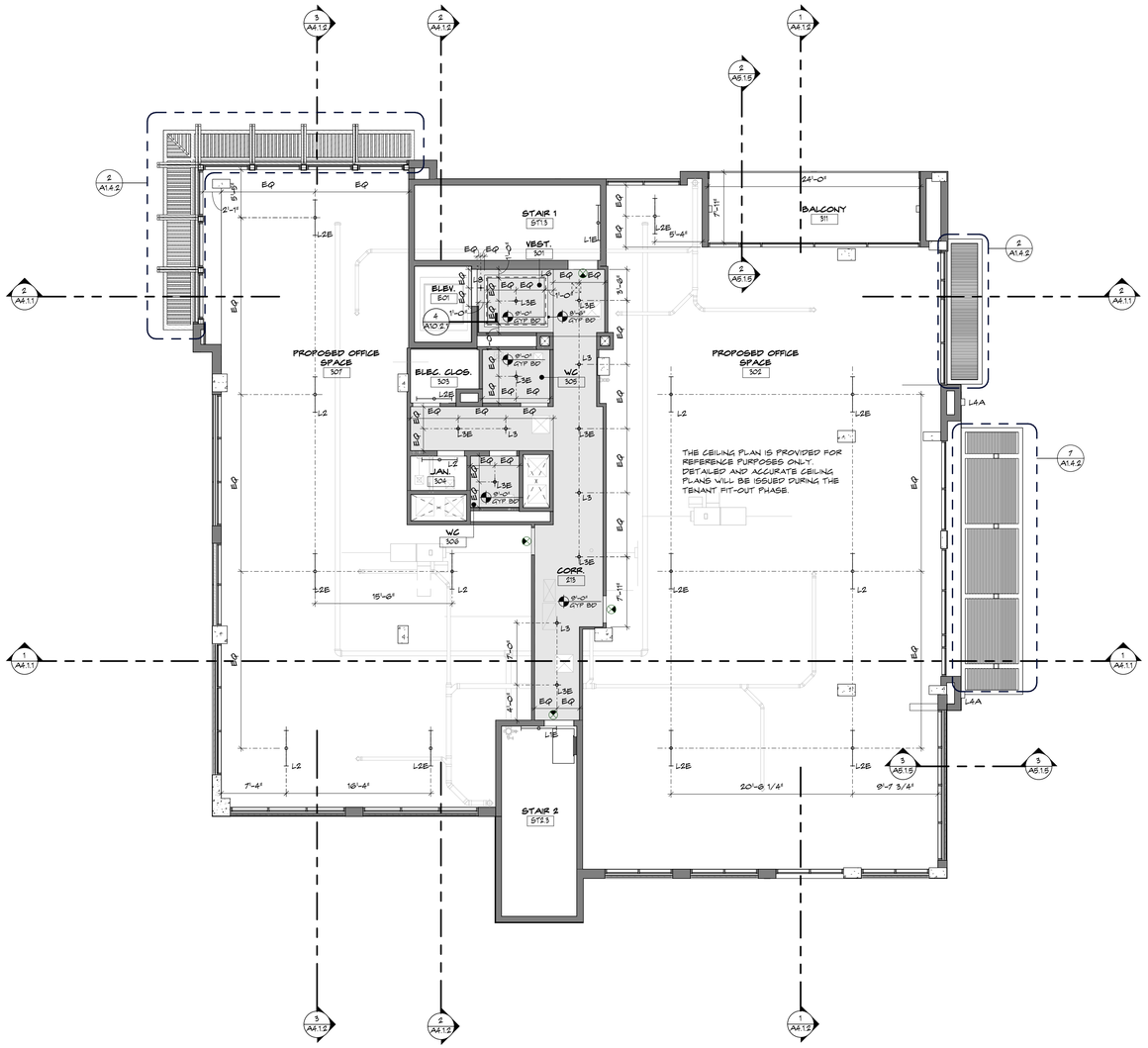
CONSTRUCTION DOCUMENTS

1 A1.3.2 **DIMENSION PLAN - THIRD FLOOR**
SCALE: 1/8" = 1'-0"

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CEILING PLAN KEY NOTES

01 PROVIDE BLOCKING FOR FUTURE DECORATIVE LIGHTING, SEE ELECTRICAL DRAWING AND SHOP DRAWINGS FOR SPECIFICATION

02 AUTOMANTIC SOLAR SHADES, BY G.C. SEE SPECIFICATIONS FOR MORE DETAIL, SEE ELECTRIAL DRAWING FOR POWER LOCATION

03 DECORATIVE PENDANT COORDINATION REQUIRED WITH INTERIOR DESIGNER, ARCHITECT AND MEP ENGINEER. MOUNTING HEIGHTS TO BE VIERFIED ON SITE, DO NOT CUT ROD PRIOR TO CONFIRMATION

CEILING LEGEND

L1 L1B — 4' LED FIXTURE (STAIRWELL) - SEE ELECTRICAL DWGS.

L2 L2E — 4' LED STRIP LIGHT - SEE ELECTRICAL DWGS.

L3 L3E — 4' LED RECESS DOWNLIGHT - SEE ELECTRICAL DWGS.

L4A — EXTERIOR SCONCE - SEE ELECTRICAL DWGS.

L5 — LED VAPOR TIGHT (ELEVATOR PIT) - SEE ELECTRICAL DWGS.

L6 — COVE LIGHT - SEE ELECTRICAL DWGS.

L7 L7B L7A L7AB — LED SURFACE - SEE ELECTRICAL DWGS.

L8 — 2' PIN SPOT (ELEVATOR) - SEE ELECTRICAL DWGS.

LE1 — 2' EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.

LE6 — 4' COLUMN UPLIGHT - SEE ELECTRICAL DWGS.

P1 — 10" CUSTOM GLASS PENDANT - SEE ELECTRICAL DWGS.

SC1 — LIGHTED MIRROR - SEE ELECTRICAL DWGS

S1 S1B — WALL PACK - SEE ELECTRICAL DWGS.

ACOUSTICAL 2X2 CEILING

GYPSUM BOARD SOFFIT/ CEILING

KNOTWOOD - WOOD LOOK CLADDING SOFFIT/CEILING

EX — LED EXIT SIGN - SEE ELECTRICAL DRAWINGS

CLG. HEIGHT A.F.F
CLG. FINISH

NOTE:
TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE

CEILING PLAN NOTES

1. REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION, SPECIFICATION AND INSTALLATION REQUIREMENTS OF ALL ROOF MOUNTED EQUIPMENT.
2. REFER TO INTERIOR ELEVATIONS FOR PENDANT MOUNTING HEIGHTS AND SCONCE MOUNTING HEIGHTS. GC TO SUBMIT AN RFI TO ARCHITECT VERIFY ANY UNKNOWN MOUNTING HEIGHTS PRIOR TO LIGHTING PACKAGE ORDER.
3. LOCATE CEILING DEVICES AS INDICATED ON REFLECTED CEILING PLAN. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING AND LOW VOLTAGE DRAWINGS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN LOCATIONS INDICATED IN THESE DRAWINGS AND THE REFLECTED CEILING PLAN PRIOR TO INSTALLATION.
4. REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF EXTERIOR WALL MOUNTED DEVICES
5. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
6. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES (INFORMATION???????
7. SEE MECHANICAL DRAWINGS FOR AIR DEVICES (INFORMATION SHOWN IS INTENDED ONLY TO COMMUNICATE DESIGN INTENT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES NOTED PRIOR TO COMMENCEMENT OF WORK).
8. AT SUSPENDED CEILINGS, PROVIDE SEPARATE SUSPENSION WIRES, HANGERS AND SUPPORTS FOR ALL OTHER ITEMS (LIGHTING FIXTURES, DUCTS, EQUIPMENT, ETC.) WHICH ARE INSTALLED IN OR SUSPENDED FROM THE CEILING SPACE.
9. DIMENSIONS TO CEILING-INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
10. COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
11. NO ACCESS PANELS WILL BE ACCEPTED IN ANY LOCATIONS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. IF ACCESS PANELS ARE TO BE REQUIRED, THAT HAVE NOT BEEN INDICATED ON THE DRAWINGS, G.C. TO SUBMIT A PLAN FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO RELEASE OF THE WORK. CONTRACTOR TO LOCATE ALL HVAC UNITS, SHUT OFF VALVES, DAMPERS AND ANY OTHER DEVICES OR ELEMENT REQUIRING ACCESS ABOVE ACT CEILINGS. IF ANY ITEMS ARE INSTALLED BY CONTRACTOR, SUBCONTRACTORS OR OWNER HIRED VENDORS, WHETHER OR NOT INDICATED ON THE CONTRACT DOCUMENTS, THAT REQUIRES AN ACCESS PANEL TO BE PLACED IN ANY WALL OR CEILING WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, THE GC WILL BE REQUIRED TO RELOCATE EQUIPMENT AND ACCESS TO THAT EQUIPMENT WITH NO ADDITIONAL COST TO THE OWNER.
12. DO NOT CUT MATERIALS OR INSTALL ANY FLOOR, WALL OR CEILING DEVICES IN SURFACES, APART FROM DRYWALL OR ACT, WITHOUT ARCHITECT'S & OWNER'S APPROVAL. ANY SURFACES CUT WITHOUT ARCHITECT'S APPROVAL WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. SHOULD IT BE DEEMED NECESSARY BY OWNER OR ARCHITECT THAT THE DEVICE NEEDS TO BE RELOCATED
13. CONTRACTOR TO SCHEDULE A "WALL AND CEILING DEVICE BOX WALK" WITH ARCHITECT PRIOR TO THE INSTALLATION OF ANY WIRING OR CONDUIT. AT THAT TIME, WALL & CEILING BOXES FOR ALL FIXTURES, SWITCHES, OUTLETS, FIRE PROTECTION, LIFE SAFETY, THERMOSTAT, CONTROL PANELS, SMOKE DETECTORS, LOW VOLTAGE, SECURITY CAMERAS, FIRE SPRINKLER HEADS, FIRE SPRINKLER RISERS, AND ANY OTHER WALL OR CEILING DEVICES, INCLUDING THOSE PROVIDED & INSTALLED BY OWNER, WILL BE TACKED UP FOR APPROVAL. ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY DEVICES DURING THIS WALK THROUGH AT NO ADDITIONAL COST TO THE OWNER.
14. EMERGENCY LIGHT FIXTURES SHALL BE LIMITED TO RECESSED FIXTURES ONLY. TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE.
15. NO REMOTE TEST BUTTONS FOR DECORATIVE FIXTURES WILL BE ACCEPTABLE.
16. REFLECTED CEILING PLAN IS INTENDED TO COORDINATE CEILING MOUNTED DEVICES ONLY AND DO NOT INCLUDE ALL FLOOR OR WALL MOUNTED DEVICES. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE, AND INTERIOR DESIGN (A9 SERIES) DRAWINGS FOR ADDITIONAL DEVICE LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
17. LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULKHEADS, AND FASCIAS EVERY 140 SF OR AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
18. GC HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER ALL OTHER TRADES. GC WILL ALSO BE REQUIRED TO PROPERLY SCHEDULE THE WORK OF ANY TELECOMMUNICATIONS, SECURITY/AUDIO VISUAL WORK.
19. GC TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK PRIOR TO ORDERING OF LIGHT FIXTURES.
20. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS UNLESS SUCH SUBSTITUTIONS HAVE BEEN SPECIFICALLY APPROVED FOR THIS PROJECT BY THE ARCHITECT OR ENGINEER.
21. THE ARCHITECTURAL RCP SHALL BE USED TO LOCATE ALL DIFFUSERS AND RETURN GRILLES. HOWEVER, LOCATIONS MUST BE VERIFIED & COORDINATED WITH DUCTWORK ABOVE CEILINGS, REFER TO MECHANICAL DRAWINGS.
22. CENTER CEILING GRIDS BETWEEN WALLS / BULKHEADS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
23. AT CEILING DEVICES LOCATED ON EXPOSED CONCRETE IN A NEW CONCRETE POUR, GC TO COORDINATE CONDUIT IN SLAB.
24. PAINT ALL CONDUITS, DUCTWORK, SUPPORTS, HANGERS ETC THAT WILL REMAIN EXPOSED TO VIEW. MATCH COLOR INDICATED FOR STRUCTURE UNLESS NOTED OTHERWISE.

1 A1.3.3 **REFLECTED CEILING PLAN - THIRD FLOOR**
SCALE: 1/8" = 1'-0"

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REFLECTED CEILING PLAN - THIRD FLOOR

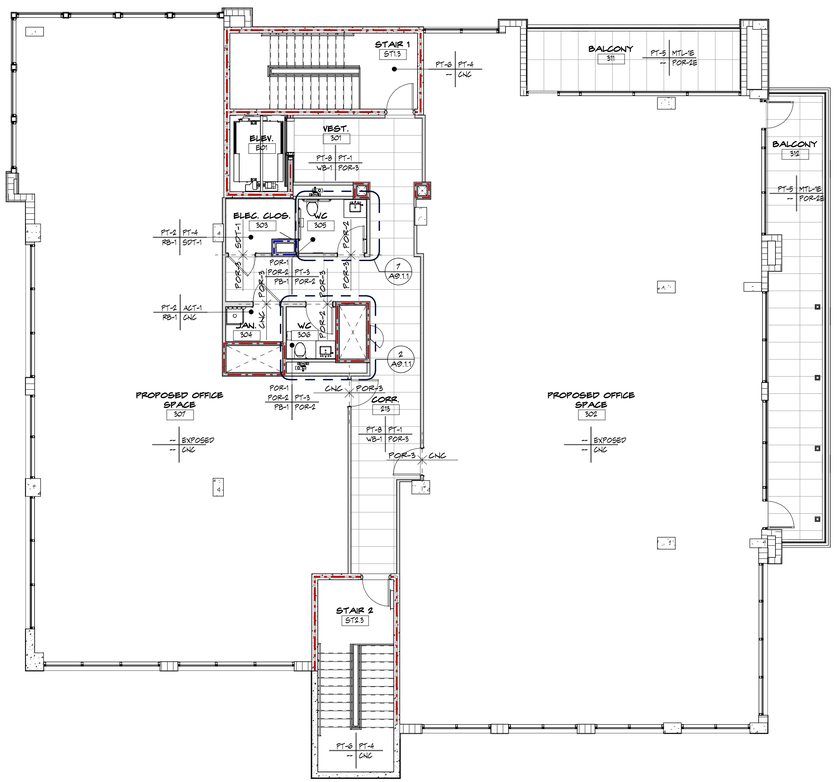
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CONSTRUCTION DOCUMENTS

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FINISH LEGEND

WALL → PT-1 | ACT-1 ← CEILING
BASE → FOR-10 | CPT-1 ← FLOOR
FOR-15
FINISH ROOM TAG

FN-1
FINISH TAG

XXX XXX
FINISH MATERIAL BREAK LINE

WALL PROTECTION

CORNER GUARD

FINISH PLAN NOTES

1. REFER TO A11 SERIES FOR ALL FINISH SPECIFICATIONS
2. GC TO COORDINATE ALL FINAL FINISHES WITH OWNER.
3. IF ANY FINISHES ARE SUBSTITUTED FROM WHAT IS PORTRAYED IN THE CURRENT SET OF DRAWINGS, GC IS TO PROVIDE A PROPOSED LAYOUT FOR FLOOR FINISHES, WALL FINISHES, CEILING FINISHES, ETC. LAYOUT TO INCLUDE ANY REQUIRED CONTROL JOINTS OR SOFT JOINTS. THIS APPLIES FOR NTERIOR AND EXTERIOR FINISHES. GC TO SUBMIT THIS IN WRITING FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
4. REFER TO GEOMETRY PLANS AND STRUCTURAL PLANS FOR ANY SLAB RECESSED THAT WILL BE REQUIRED FOR A THICKER SPECIFIED FINISH MATERIAL.
5. FOR ANY ELEVATORS IN THE SCOPE OF WORK, REFER TO ELEVATOR DETAILS FOR FINISH SPECIFICATIONS FOR FLOOR, WALL, AND CLADDING.
6. SOFT CONTROL JOINTS ARE REQUIRED AT EXTERIOR TILE EVERY 8'-12' IN EACH DIRECTION. GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
7. SOFT CONTROL JOINTS ARE REQUIRED AT NTERIOR TILE EVERY 20'-25' IN EACH DIRECTION (UNLESS IN DIRECT SUNLIGHT, THEN APPLY AT 8'-12' IN EACH DIRECTION). GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
8. ARCHITECT RESERVES THE RIGHT TO ASK FOR MOCK UPS AT UNIQUE OR CUSTOM CONDITIONS. BELOW ARE THE CURRENT MOCK UPS THAT NEED TO ACCOUNTED FOR. GC TO ACCOUNT AN ALLOWANCE FOR ADDITIONAL MOCK UPS IN PRICING. GC TO SUBMIT A LIST OF MOCKUPS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
9. AT WALL TILE TRANSITIONS BETWEEN DRYWALL TO TILE, TILE TO A DIFFERENT TILE, OR TILE TO DECORATIVE VENEER, GC TO PROVIDE A SCHLUTER EDGE PROFILE. GC TO SUBMIT TO ARCHITECT/INTERIOR DESIGNER A SCHLUTER PROFILE, FINISH, AND LOCATIONS FOR ARCHITECT/INTERIOR DESIGNER'S APPROVAL PRIOR TO COMMENCING THE WORK.
10. IN HIGH TRAFFIC AREAS BOH AREAS, GC TO PROVIDE CORNER GUARDS AT OUTSIDE CORNERS OF WALL PARTITIONS. CORNER GUARDS TO MATCH ADJACENT PAINT COLOR. GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL FROM TO COMMENCING THE WORK.

1 / A1.3.4 **FINISH PLAN - THIRD FLOOR**
SCALE: 1/8" = 1'-0"

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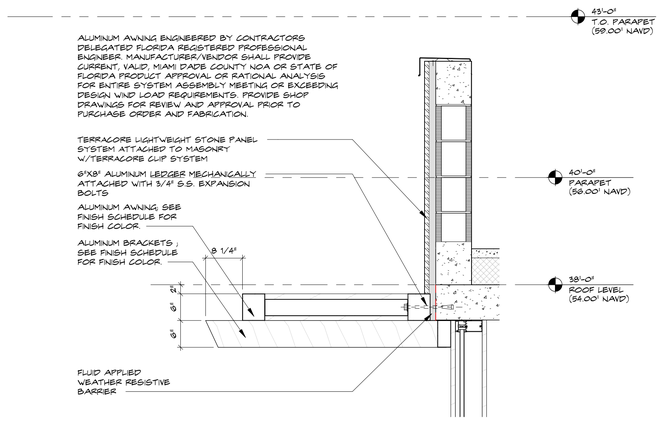
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CONSTRUCTION DOCUMENTS

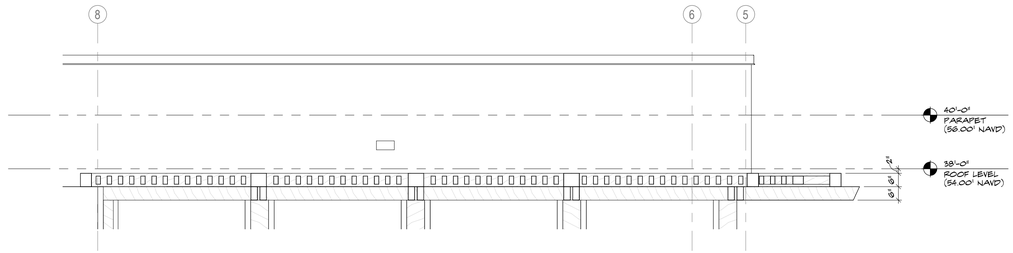
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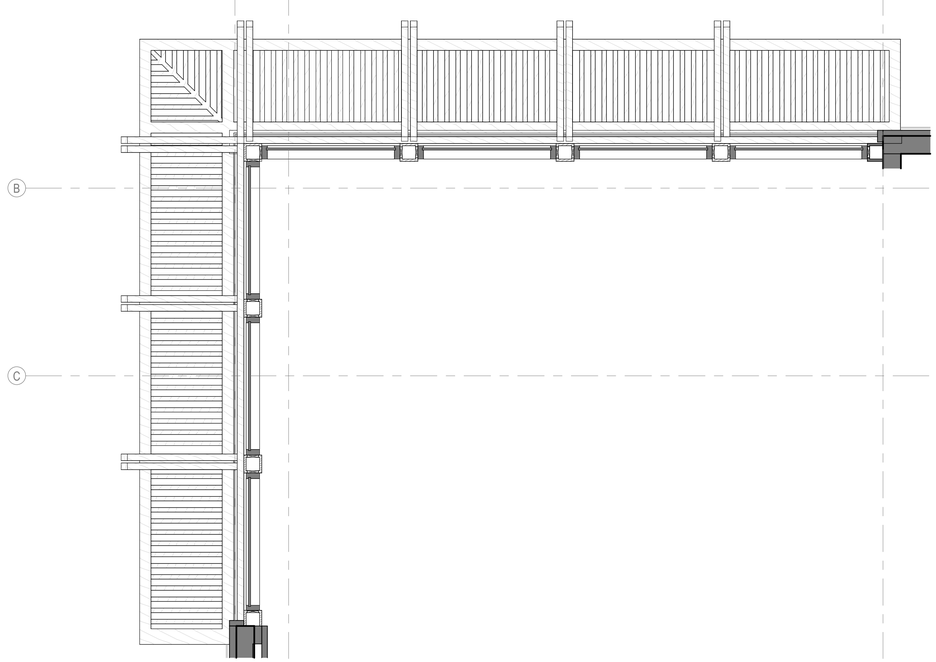
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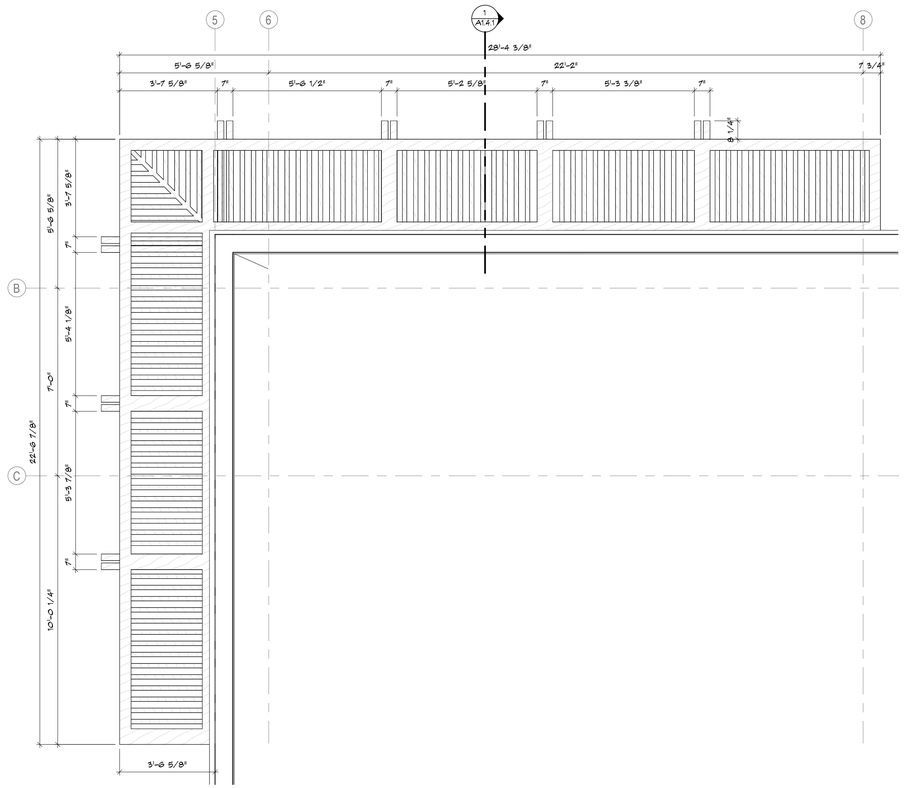
1 A1.4.1 **AWNING 1 - SECTION DETAIL**
SCALE: 3/4" = 1'-0"



2 A1.4.1 **AWNING 1 - SECTION 2**
SCALE: 3/8" = 1'-0"



3 A1.4.1 **AWNING 1 - REFLECTED CEILING PLAN**
SCALE: 3/8" = 1'-0"



4 A1.4.1 **AWNING 1 - ROOF PLAN**
SCALE: 3/8" = 1'-0"

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AWNING - FLOOR PLAN, RCP, & ELEVATIONS

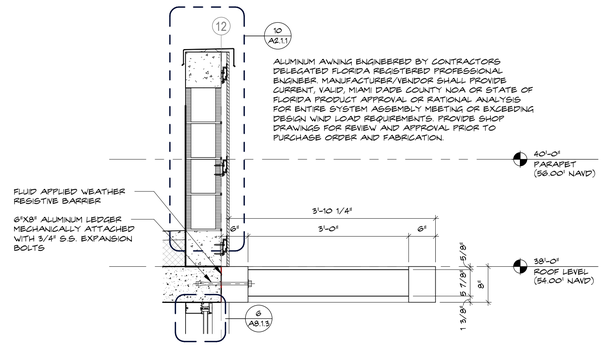
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CONSTRUCTION DOCUMENTS

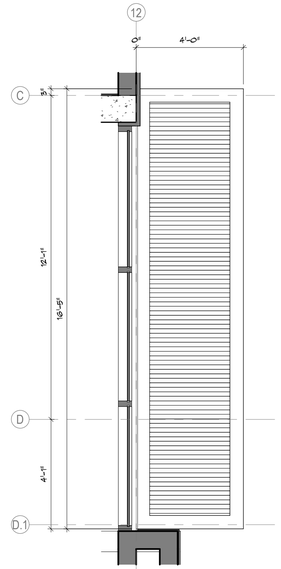
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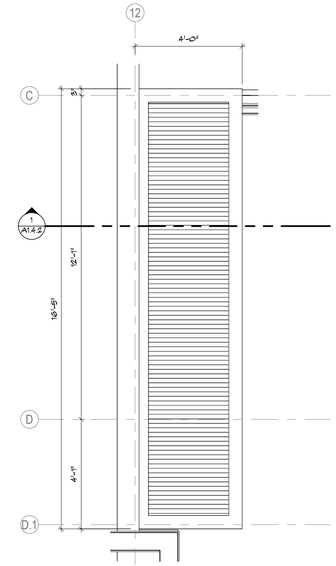
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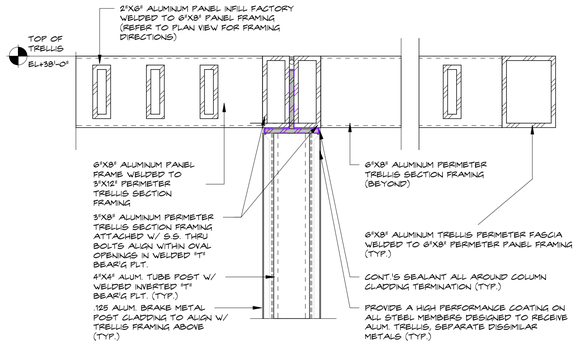
1 A1.4.2 **AWNING 2 - SECTION DETAIL**
SCALE: 3/4" = 1'-0"



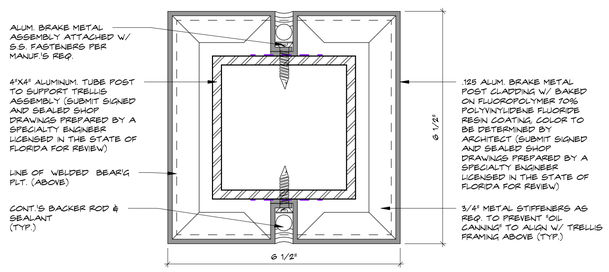


2 A1.4.2 **AWNING 2 - REFLECTED CEILING PLAN**
SCALE: 3/8" = 1'-0"

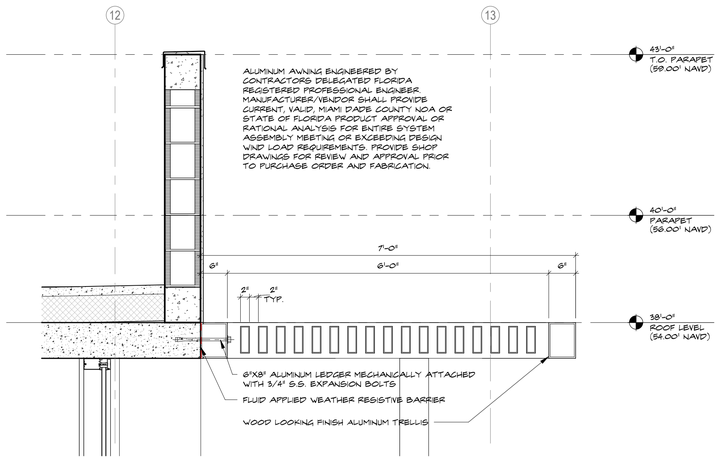
3 A1.4.2 **AWNING 2 - ROOF PLAN**
SCALE: 3/8" = 1'-0"



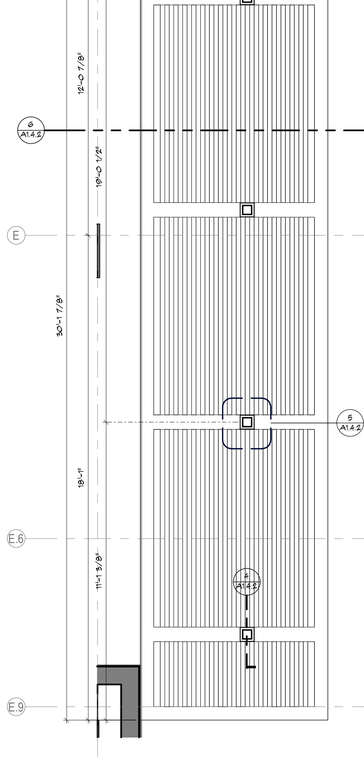
4 A1.4.2 **TRELLIS SECTION DETAIL @ POST**
SCALE: 1 1/2" = 1'-0"



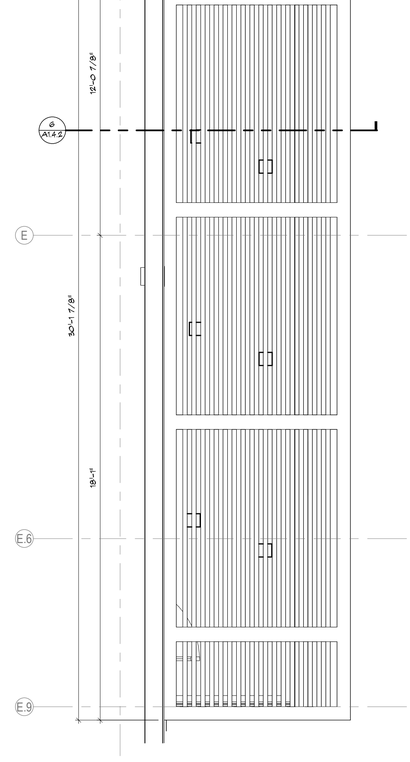
5 A1.4.2 **TYP. TRELLIS POST CLADDING PLAN DETAIL**
SCALE: 6" = 1'-0"



6 A1.4.2 **AWNING 3 - SECTION 1**
SCALE: 3/4" = 1'-0"



7 A1.4.2 **AWNING 3 - REFLECTED CEILING PLAN**
SCALE: 3/8" = 1'-0"



8 A1.4.2 **AWNING 3 - ROOF PLAN**
SCALE: 3/8" = 1'-0"

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AWNING - FLOOR PLAN, RCP, & ELEVATIONS

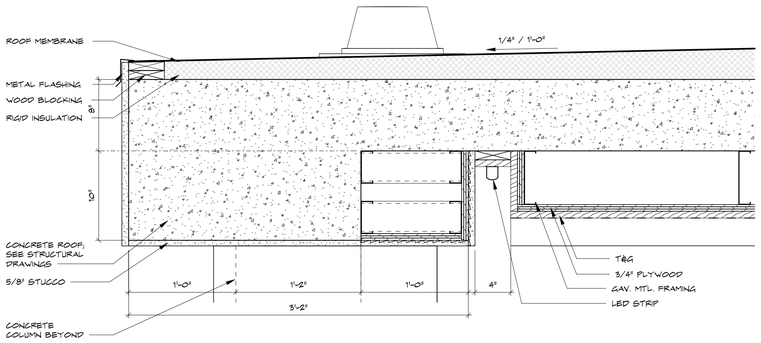
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CONSTRUCTION DOCUMENTS

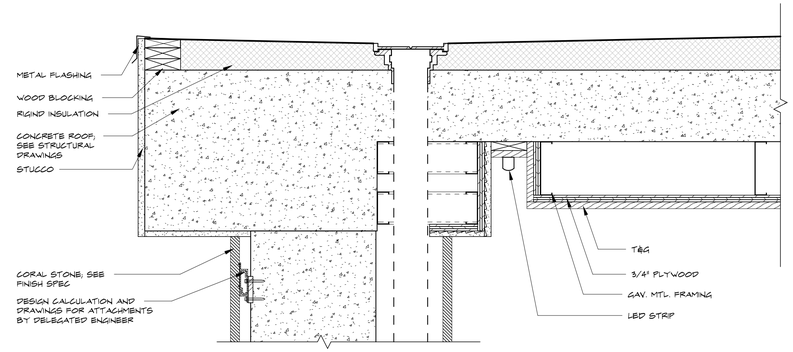
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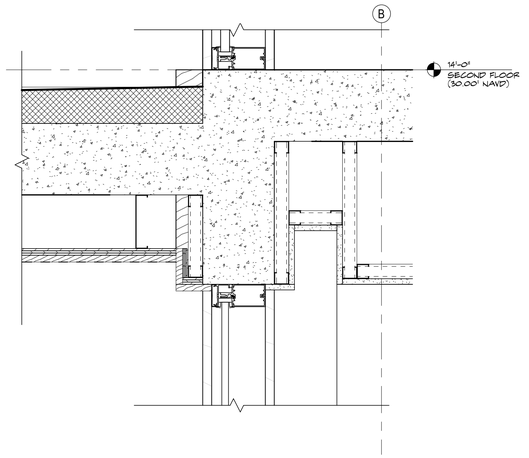
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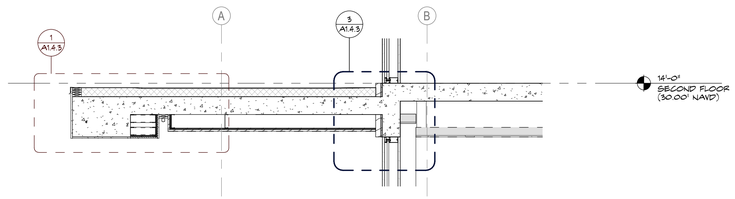
1 A1.4.3 **OFFICE AWNING COVE DETAIL**
SCALE: 1 1/2" = 1'-0"



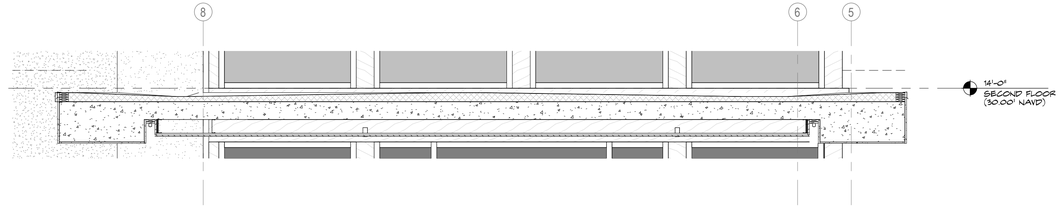
2 A1.4.3 **OFFICE AWNING DETAIL AT COLUMN**
SCALE: 1 1/2" = 1'-0"



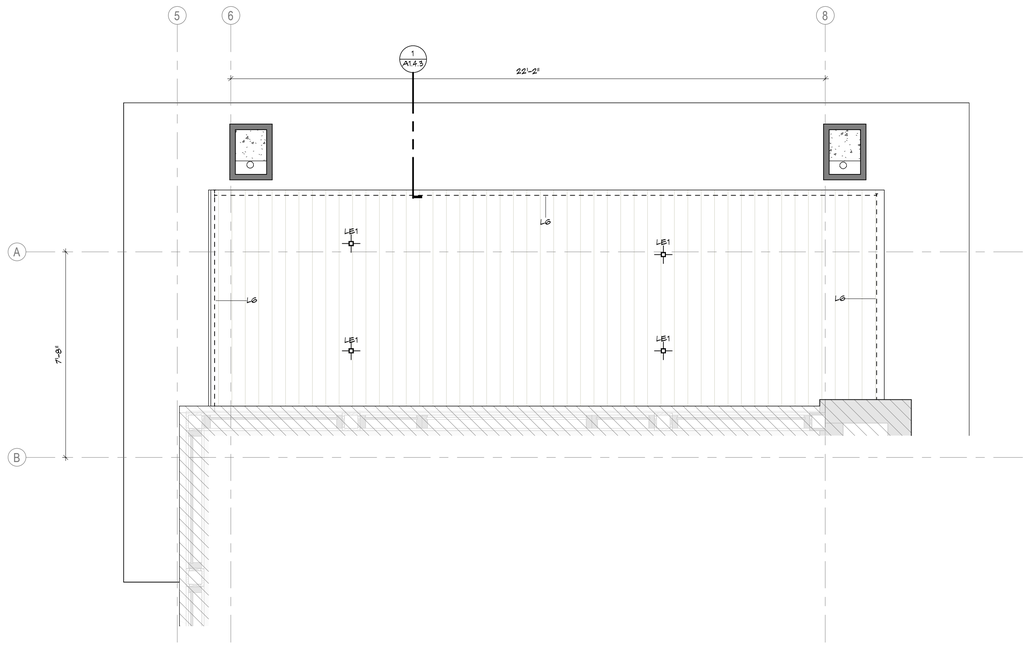
3 A1.4.3 **AWNING 4 - DETAIL1**
SCALE: 1 1/2" = 1'-0"



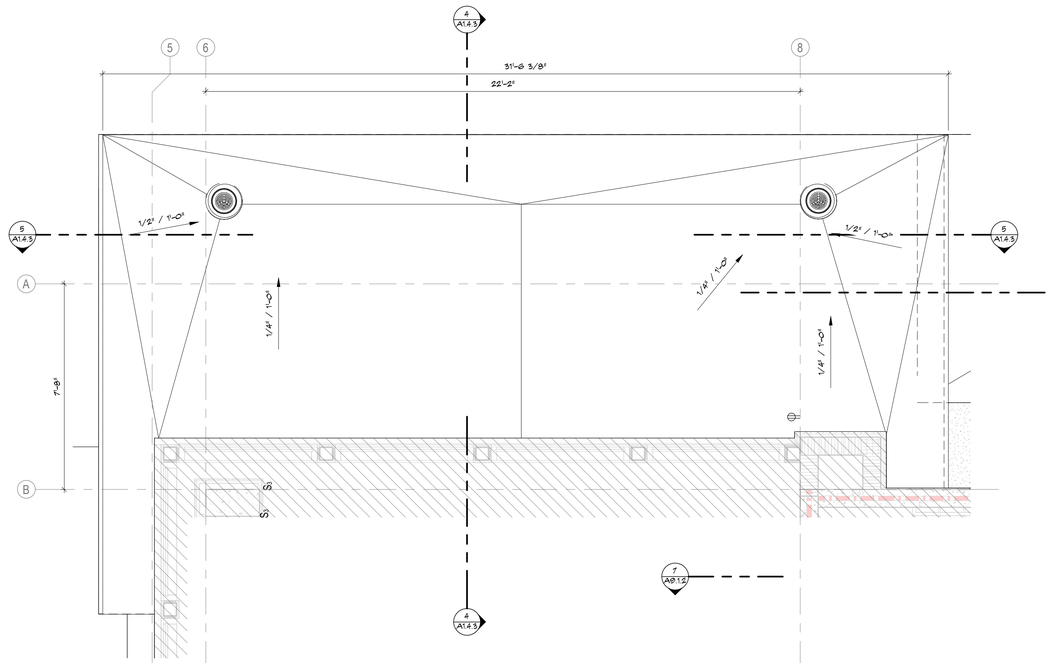
4 A1.4.3 **OFFICE AWNING - SECTION 1**
SCALE: 3/8" = 1'-0"



5 A1.4.3 **OFFICE AWNING- SECTION 2**
SCALE: 3/8" = 1'-0"



6 A1.4.3 **OFFICE CANOPY - REEFLECTED CEILING PLAN**
SCALE: 3/8" = 1'-0"



7 A1.4.3 **OFFICE CANOPY - ROOF PLAN**
SCALE: 3/8" = 1'-0"

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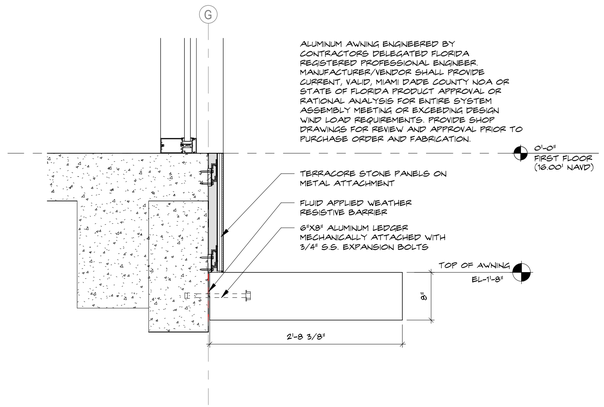
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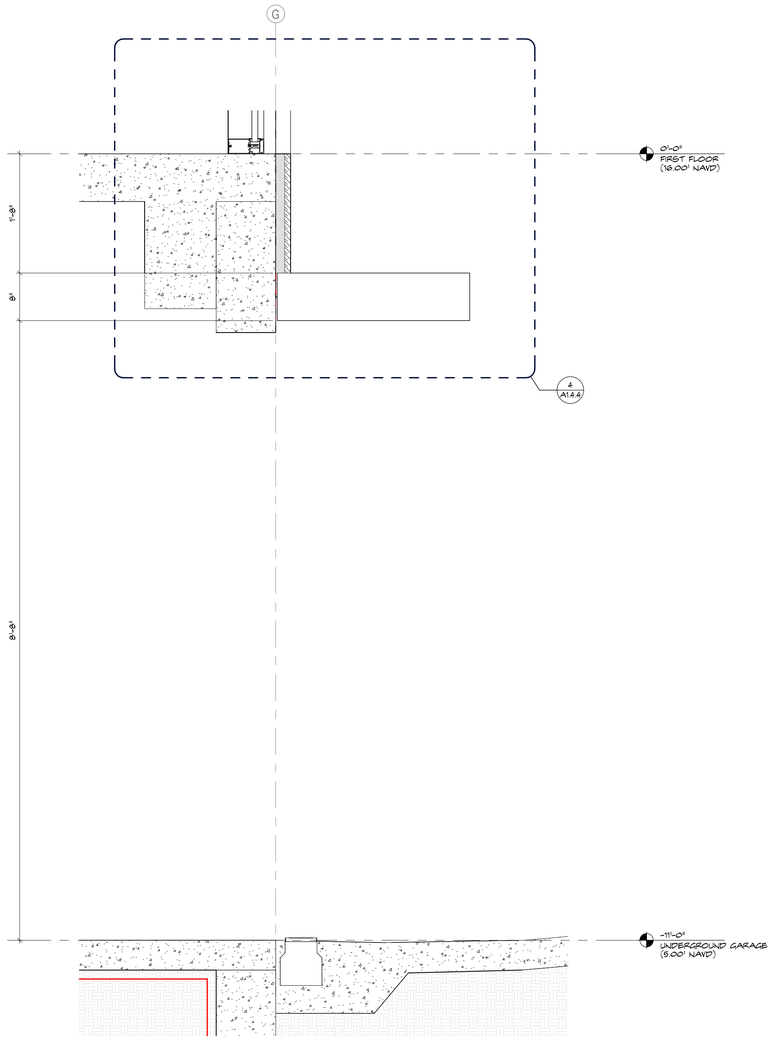
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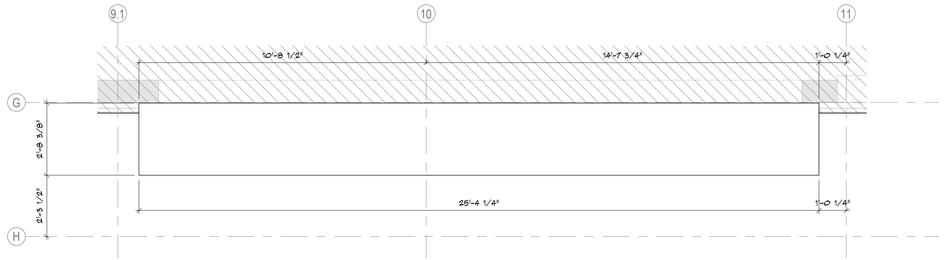
4 A1.4.4 **AWNING 5 - DETAIL**
SCALE: 1" = 1'-0"



2 A1.4.4 **AWNING 5 - SECTION 1**
SCALE: 1" = 1'-0"



3 A1.4.4 **AWNING 5 - SECTION 2**
SCALE: 3/8" = 1'-0"



1 A1.4.4 **AWNING - GARAGE**
SCALE: 3/8" = 1'-0"

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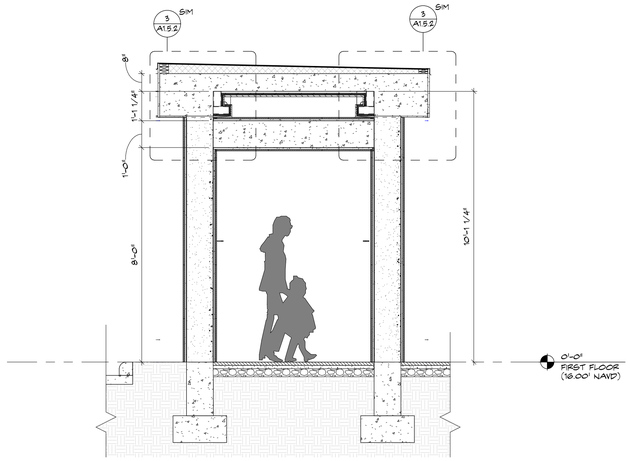
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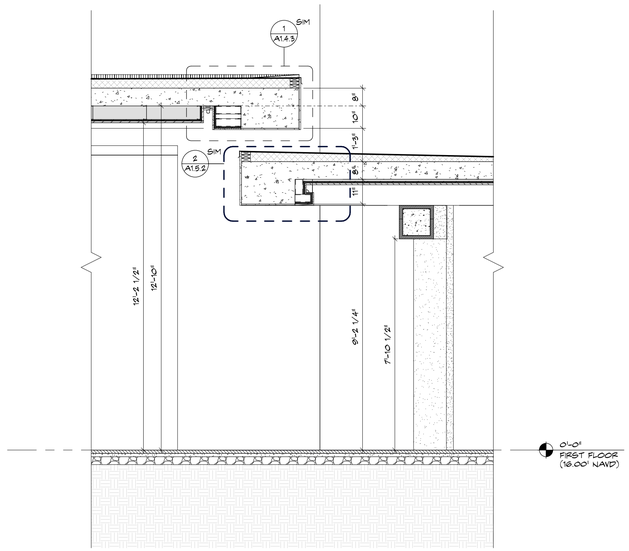
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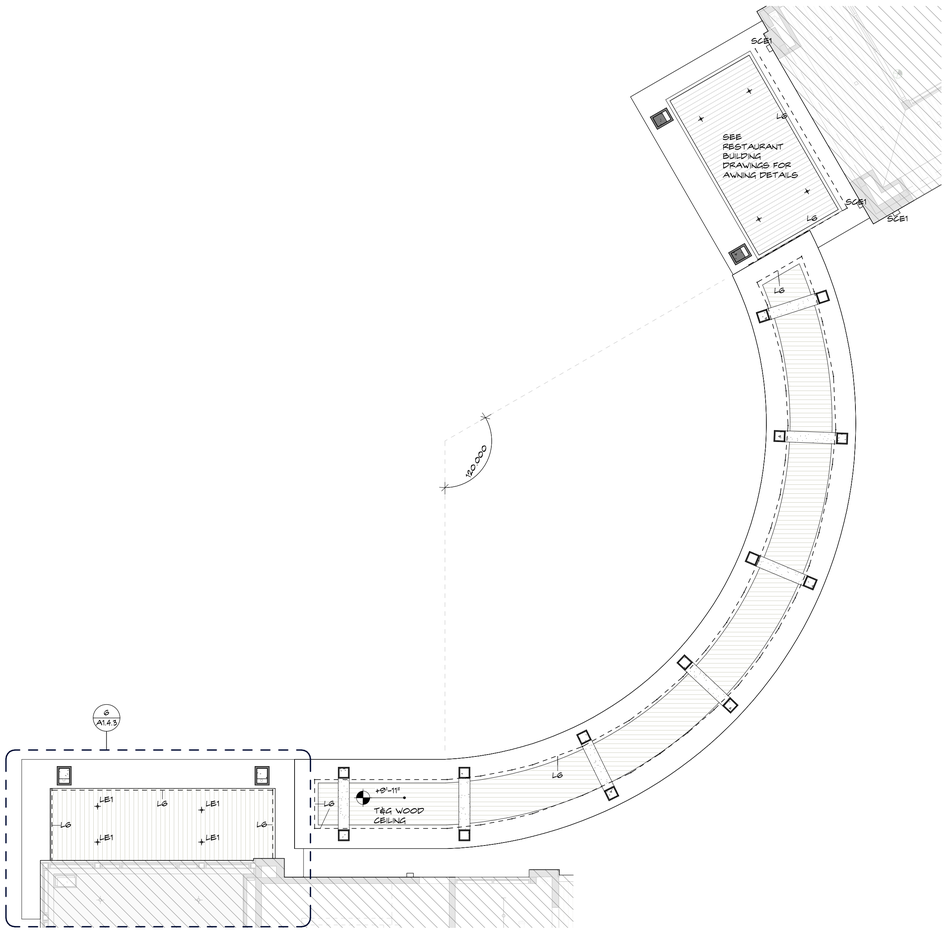
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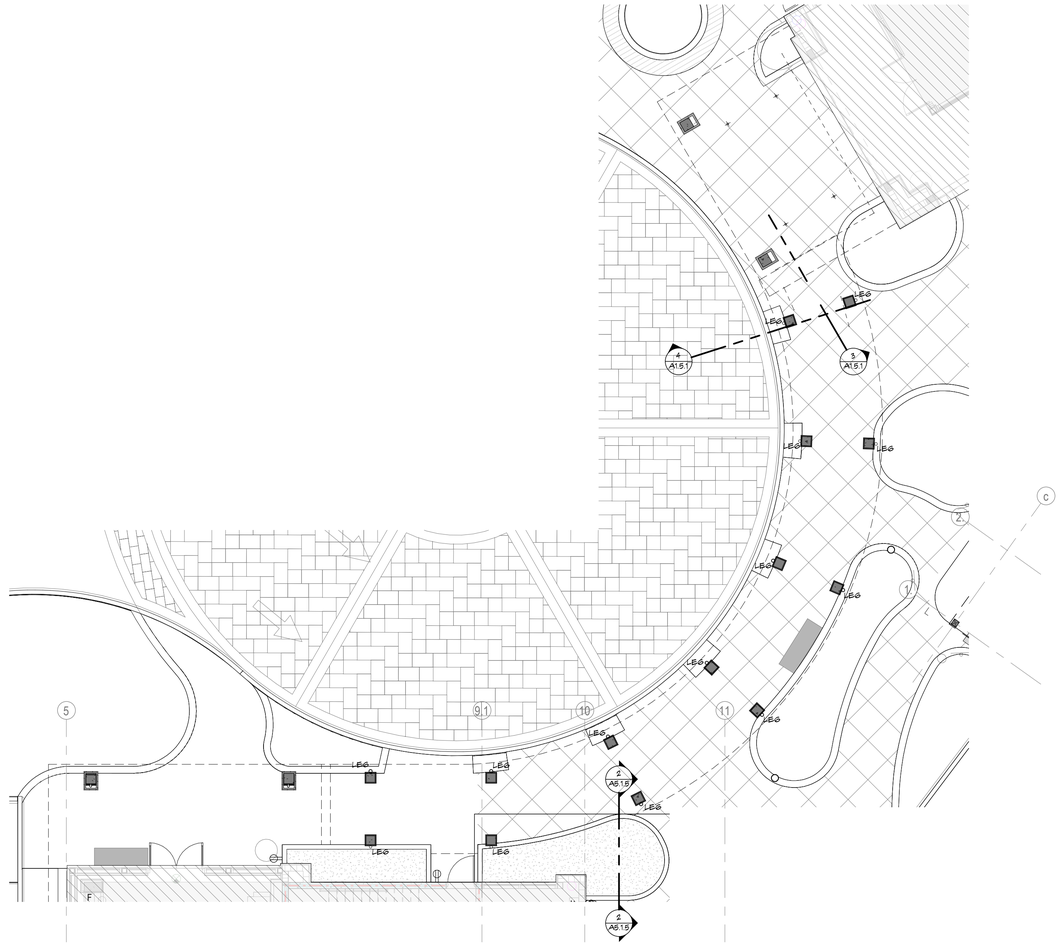
4 A1.5.1 **COVERED AREA - SECTION**
SCALE: 3/8" = 1'-0"



3 A1.5.1 **COVERED AREA - PARTIAL ELEVATION**
SCALE: 3/8" = 1'-0"



2 A1.5.1 **COVERED AREA - REFLECTED CEILING PLAN**
SCALE: 1/8" = 1'-0"



1 A1.5.1 **COVERED AREA - FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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COVER DROP OFF - FLOOR PLAN, RCP, & ELEVATIONS

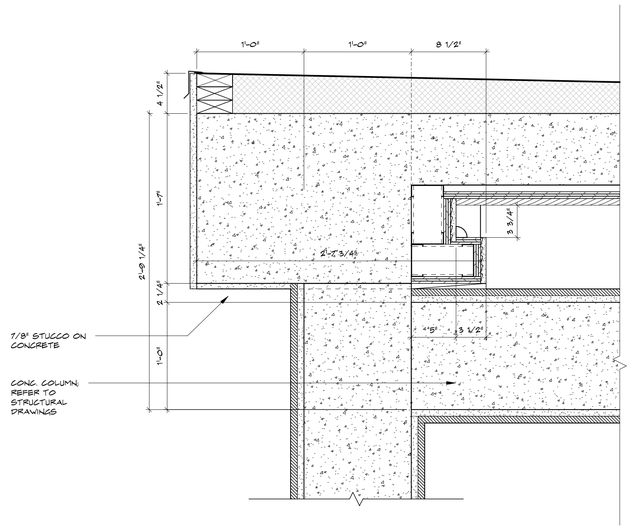
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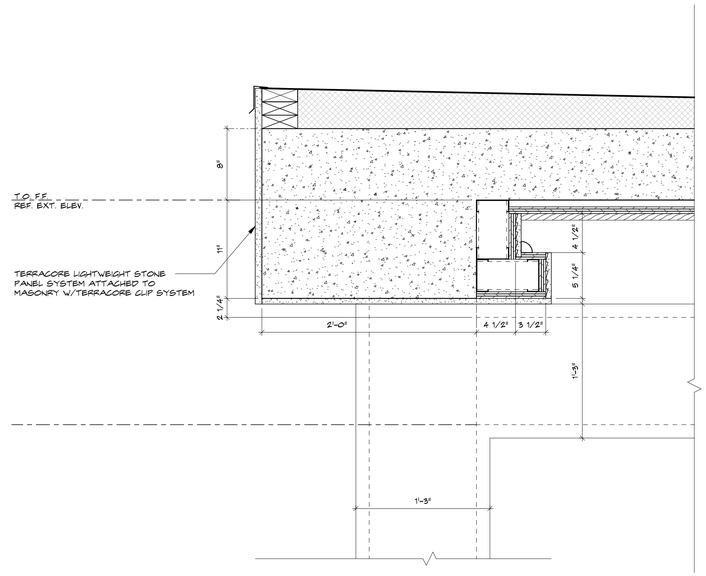
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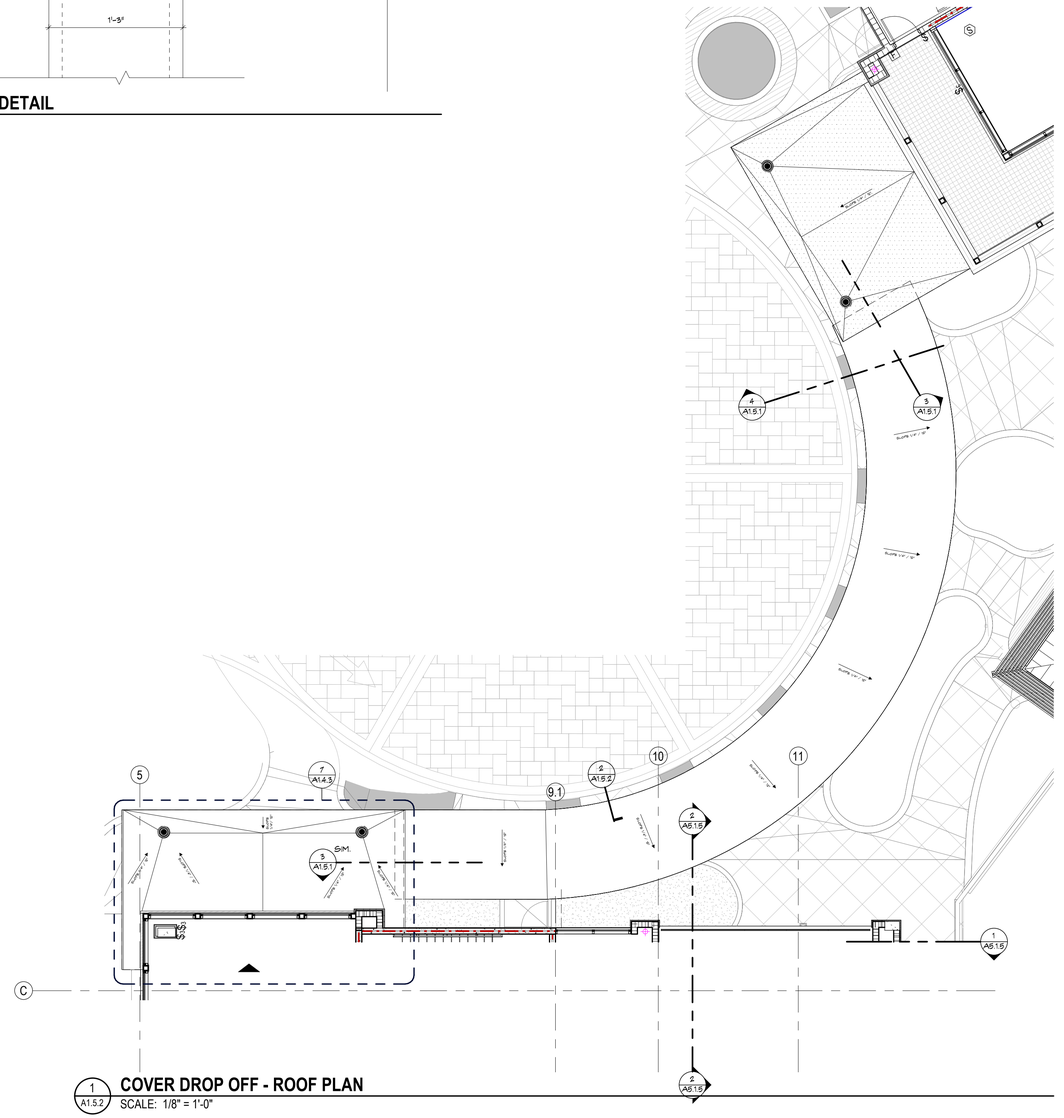
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3 A1.5.2 **COVERED WALKWAY DETAIL THROUGH COLUMN**
SCALE: 1 1/2" = 1'-0"



2 A1.5.2 **COVERED WALKWAY AWNING ROOF DETAIL**
SCALE: 1 1/2" = 1'-0"



1 A1.5.2 **COVER DROP OFF - ROOF PLAN**
SCALE: 1/8" = 1'-0"

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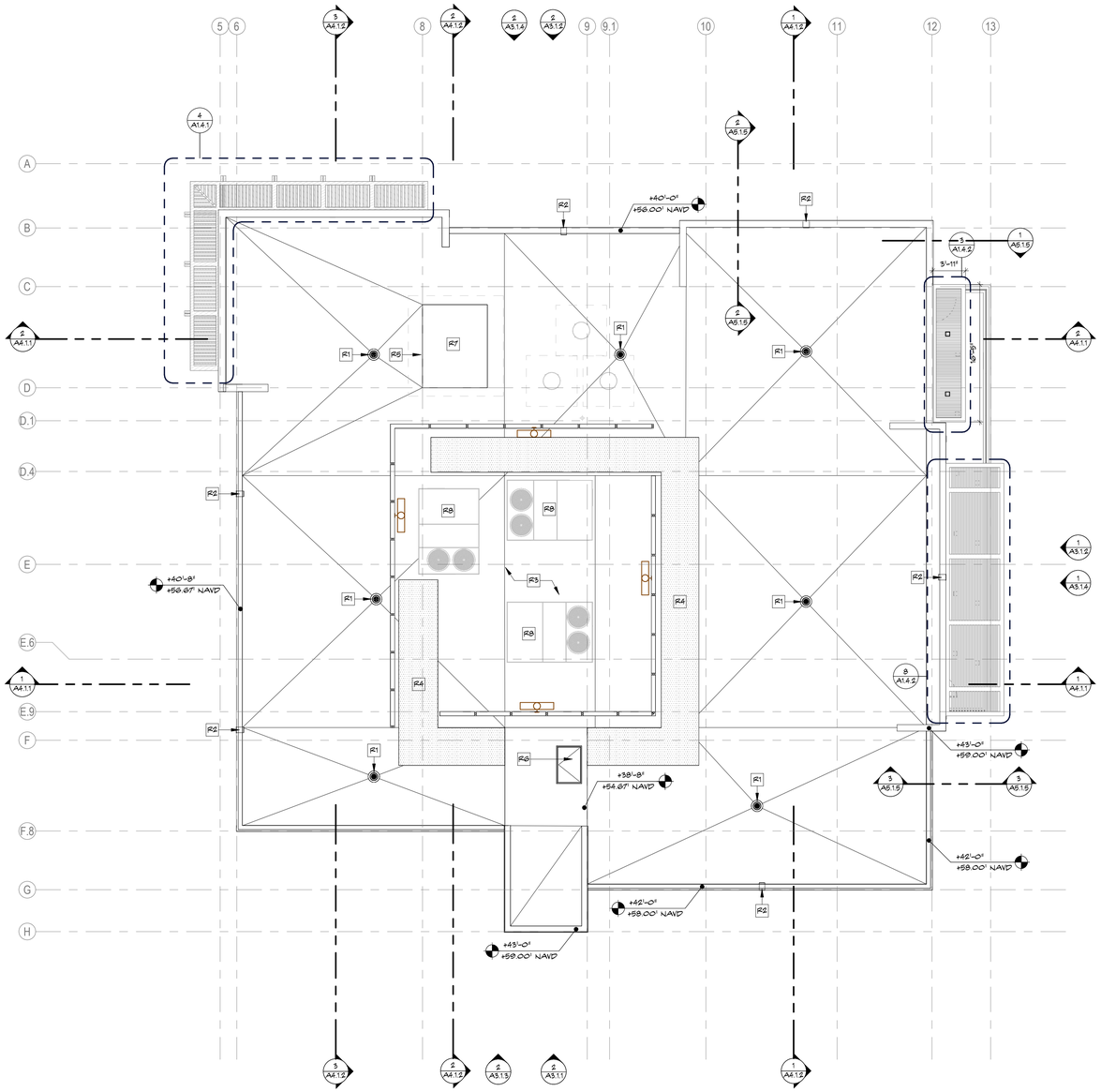
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ROOF PLAN NOTES

CONTRACTOR TO COORDINATE ARCHITECTURAL DETAILS WITH MANUFACTURER STANDARD DETAILS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

REFER TO THE ARCHITECTURAL SHEET METAL SECTION OF THE NRCA ROOFING AND WATERPROOFING MANUAL FOR JOINERY AND SECUREMENT OPTIONS FOR SHEET METAL.

CONTRACTOR TO SUBMIT LOCATIONS OF ANY LIGHTING PROTECTION "TESTWELLS" TO ARCHITECT FOR REVIEW.

ALL ROOFING & COMPONENTS SHALL BE INSTALLED IN COMPLIANCE WITH ARCHITECT APPROVED SUBMITTAL/NOA. ALL ROOFING & COMPONENTS SHALL BE APPROVED BY ROOFING MANUFACTURER FOR COMPLIANCE WITH PROVISIONS OF WARRANTY.

MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

ROOF SYSTEM AND INSULATION SHALL BE SLOPED TO DRAIN 1/4" PER FOOT MINIMUM THROUGHOUT ENTIRE SURFACE.

ROOF PLAN KEY NOTES

R1 ROOF DRAIN, REFER TO REFER TO PLUMBING ENFINEERING DRAWINGS FOR SIZING

R2 OVERFLOW SCUPPERS/THRU WALL SCUPPERS; REFER TO

R3 MECHANICAL EQUIPMENT ON STRUCTURAL SUPPORTS; REFER TO MECHANICAL PLANS

R4 TPO WALKWAY ROLL, REFER TO DETAIL

R5 ALUMINUM GUTTER & DOWNSPOUT FROM HIGH ROOF W/ SPLASH BLOCK, REFER TO 7/A2.1.1

R6 ROOF ACCESS HATCH

R7 ELEVATOR OVERRIDE ROOF

R8 SLAB PENETRATIONS FOR MECHANICAL DEVICES. SEE GEOMETRY PLANS; REFER TO A0.0.4

ROOF SPECIFICATIONS

THERMOPLASTIC POLYOLEFIN (TPO ROOFING)

PROVIDE A TPO 60 MIL FLEECE BACK SINGLE-PLY MEMBRANE - FULLY ADHERED SYSTEM OVER LIGHT-WEIGHT INSULATED CONCRETE (LWIC), OVER INSULATION, ON STRUCTURAL SLAB PER THE STRUCTURAL DRAWINGS.

PRODUCTS - (OR APPROVED EQUAL)

- JOHN MANVILLE TPO 60 MIL SINGLE PLY ROOFING MEMBRANE OVER LWIC
- SEAMAN FIBERTITE - PVC 60 MILS - SINGLE PLY FULLY ADHERED OVER LWIC
- ECOFLEX FLEECEFLEX - PVC SINGLE PLY FULLY ADHERED OVER LWIC
- SIKA SARNAFIL PVC 60 MIL SINGLE PLY ROOFING MEMBRANE OVER LWIC
- GAF ELEVEGUARD TPO 60 MIL SINGLE PLY ROOFING MEMBRANE OVER LWIC

GUTTERS

INPUT SPEC HERE

NOTES:

1. ROOFING MEMBRANE SHALL MEET ENERGY STAR RATING, FLASHING, AND HIGH REFLECTIVITY REQUIREMENTS AND SHALL ALSO RESIST PONDING.
2. WORK SHALL BE PERFORMED BY INSTALLER CERTIFIED BY MANUFACTURER AS AN APPROVED APPLICATOR MANUFACTURERS STANDARD PRE-CLADDED METAL AND STANDARD MEMBRANE SLEEVES SHALL BE PROVIDED. SYSTEM SHALL BE PROVIDED WITH A MINIMUM 20-YEAR WARRANTY FROM THE MANUFACTURER AND A FIVE-YEAR GUARANTEE FROM THE ROOFING INSTALLER GUARANTEEING WORKMANSHIP AND INSTALLATION.
3. WALK PADS ARE REQUIRED PER THE PLAN AND AROUND ALL MECHANICAL EQUIPMENT. ADD ANY ADDITIONAL WALKADS TO COMPLY WITH SELECTED MANUFACTURER RECOMMENDATIONS
4. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DESIGN PRESSURES OF ROOFING SYSTEM. GC TO SUBMIT NOA FOR ARCHITECT AND ENGINEER REVIEW.
5. ROOFING SYSTEM TO PROVIDE A CONTINUOUS R-VALUE OF R-20. GC TO SUBMIT R VALUE FOR ARCHITECT AND ENGINEER REVIEW.
6. GC TO COORDINATE SUPPORTS REQUIRED FOR EXTERIOR BUILDING CLEANING AS NECESSARY, UNLESS NOTED OTHERWISE. GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL.
7. ALL FLASHING, COUNTER FLASHING & COPING AND DRIP EDGE TO BE CONSISTENT COLOR SPECIFIED.

1 A2.0.1 **PLAN - ROOF**
SCALE: 1/8" = 1'-0"

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ROOF PLAN

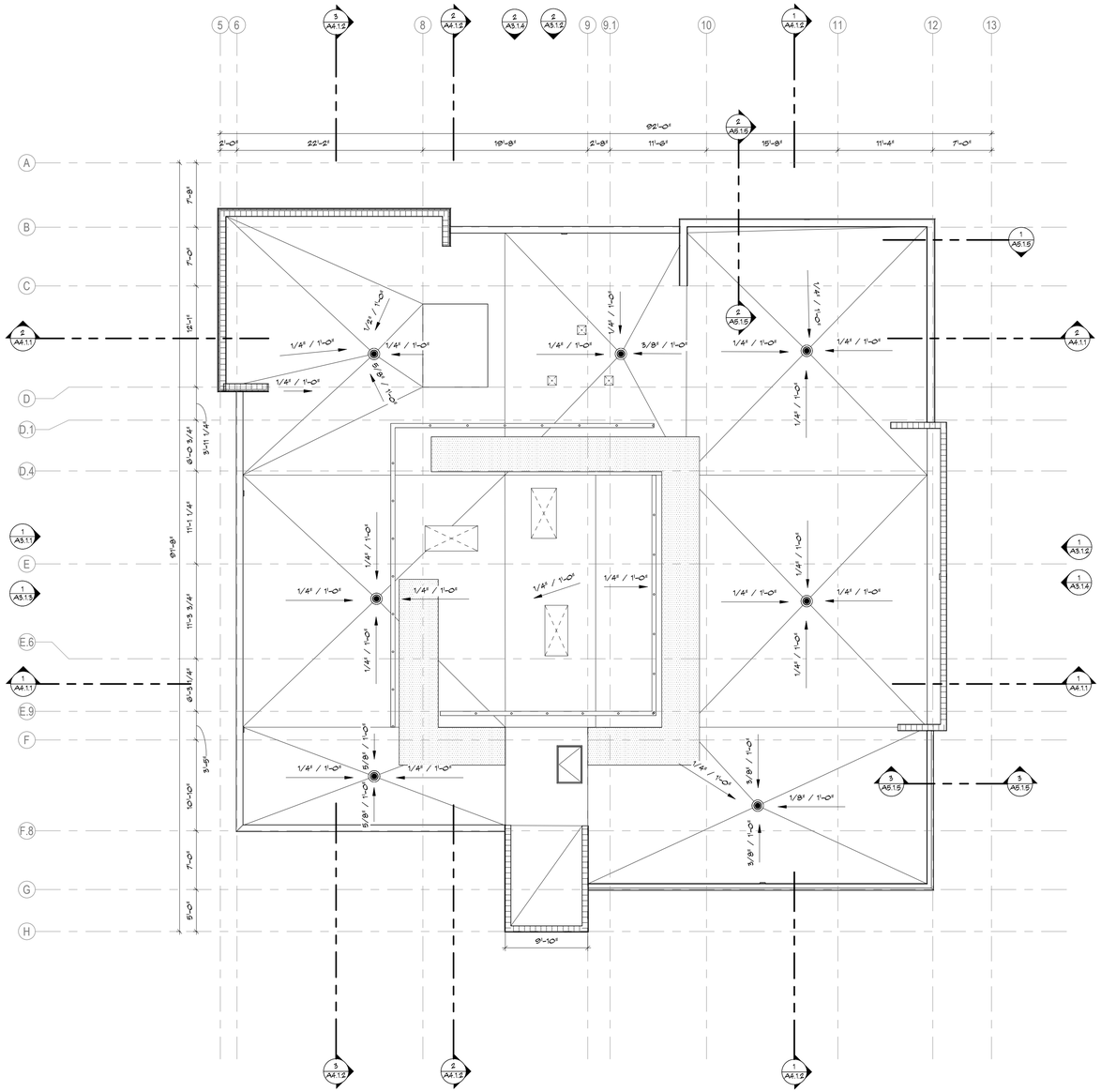
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DIMENSION PLAN - ROOF

1 A2.0.2 SCALE: 1/8" = 1'-0"

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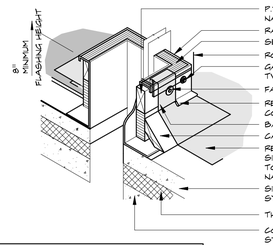
DIMENSION PLAN - ROOF

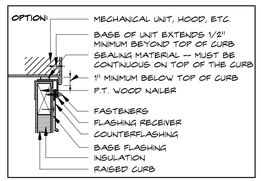
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CONSTRUCTION DOCUMENTS

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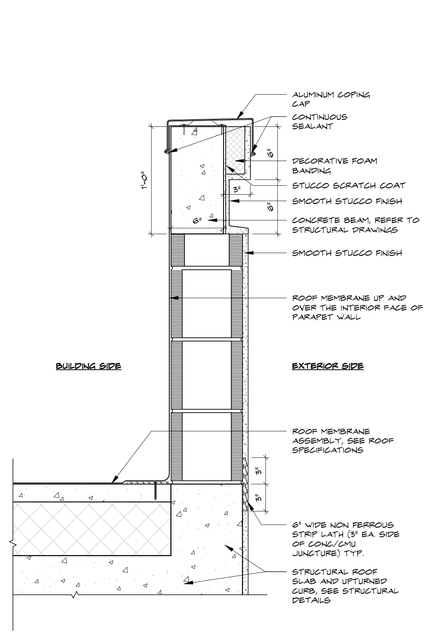
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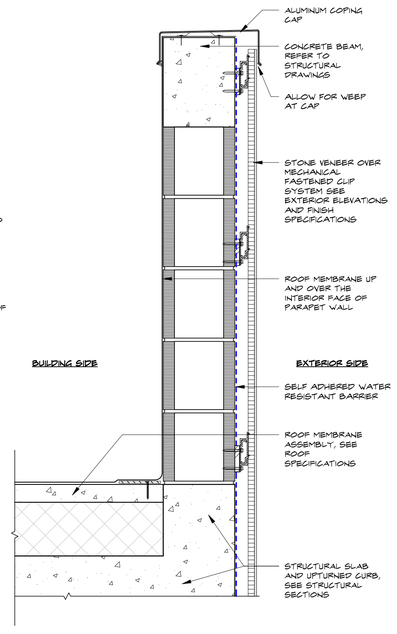


NOTES:
1. THE CURBS, TOP P.T. WOOD NAILER AND SEAL STRIP ARE TO BE SUPPLIED BY THE CURB MANUFACTURER.
2. THE MECHANICAL UNITS SHOULD NOT BE SET UNTIL THE ROOF MEMBRANE AND FLASHING HAVE BEEN INSTALLED
3. REFER TO THE ARCHITECTURAL SHEET METAL SECTION OF THE NRCA ROOFING AND WATERPROOFING MANUAL FOR JOINERY AND SECUREMENT OPTIONS FOR SHEET METAL
4. CONTRACTOR TO SUBMIT N.O.A. OR SITE SPECIFIC ENGINEERING FOR ALL ROOFTOP EQUIPMENT CURBS.

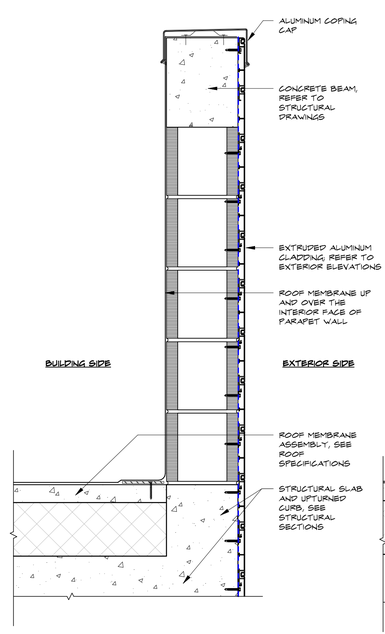
12 PRE-FABRICATED CURB
A2.1.1 SCALE: 1 1/2" = 1'-0"



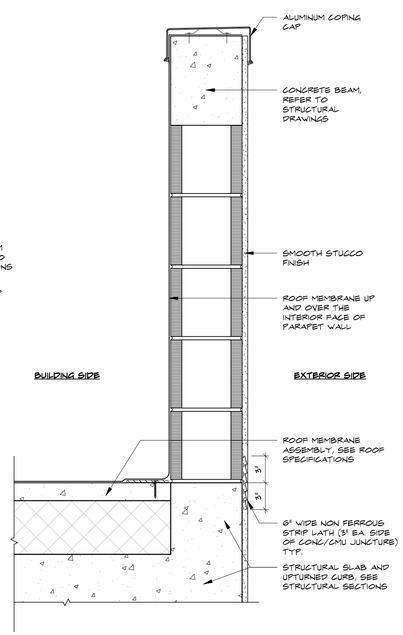
11 PARAPET DETAIL
A2.1.1 SCALE: 1 1/2" = 1'-0"



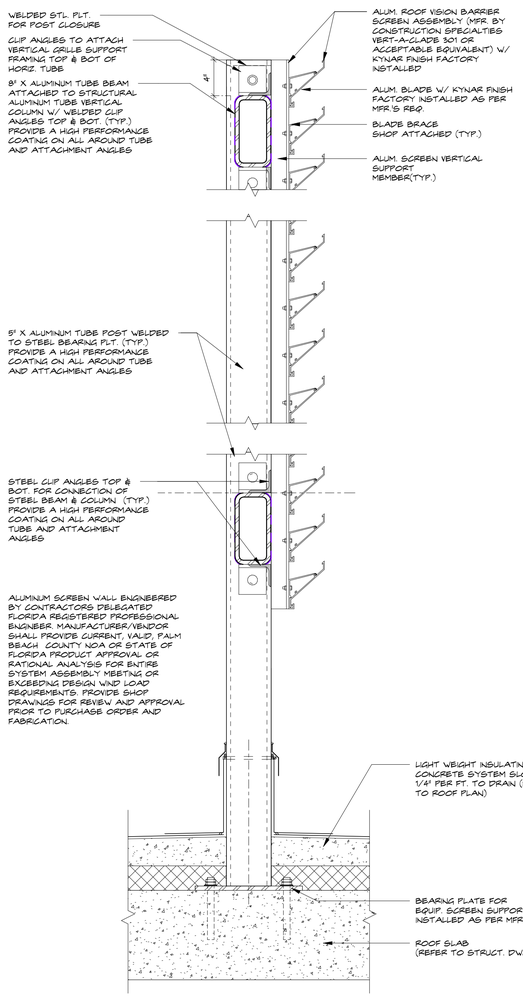
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A2.1.1 SCALE: 1 1/2" = 1'-0"



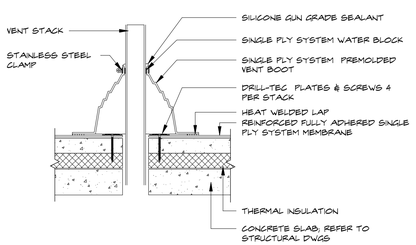
9 PARAPET DETAIL
A2.1.1 SCALE: 1 1/2" = 1'-0"



8 PARAPET DETAIL
A2.1.1 SCALE: 1 1/2" = 1'-0"

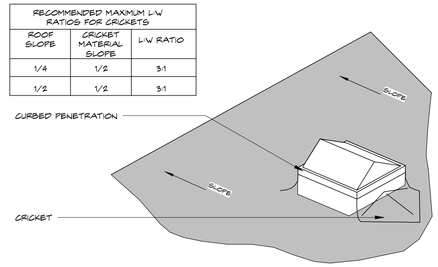


4 EQUIPMENT SCREEN ROOF MOUNTING DETAIL
A2.1.1 SCALE: 1 1/2" = 1'-0"



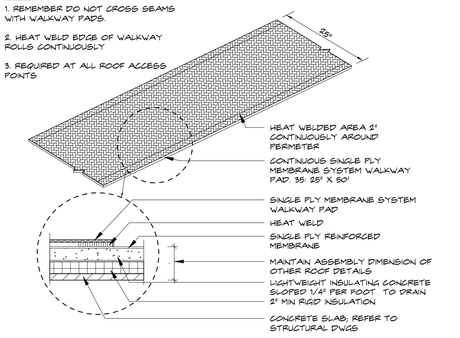
7 ROOF VENT BOOT FLASHING
A2.1.1 SCALE: 1" = 1'-0"

RECOMMENDED MAXIMUM L:W RATIOS FOR CRICKETS		
ROOF SLOPE	CRICKET MATERIAL SLOPE	L:W RATIO
1/4	1/2	3:1
1/2	1/2	3:1

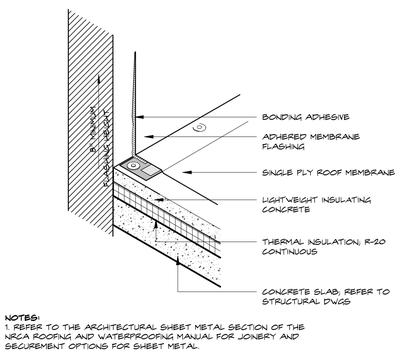


6 ROOF CRICKET DIAGRAM
A2.1.1 SCALE: 12" = 1'-0"

NOTE:
1. REMEMBER DO NOT CROSS SEAMS WITH WALKWAY PADS.
2. HEAT WELD EDGE OF WALKWAY ROLLS CONTINUOUSLY
3. REQUIRED AT ALL ROOF ACCESS POINTS

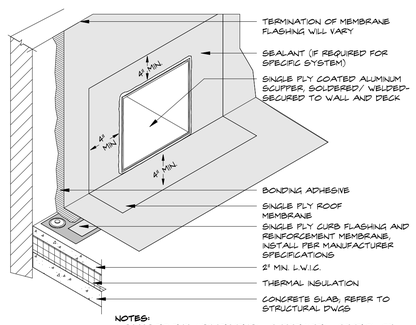


5 ROOF-WALKPAD SYSTEM
A2.1.1 SCALE: 1" = 1'-0"



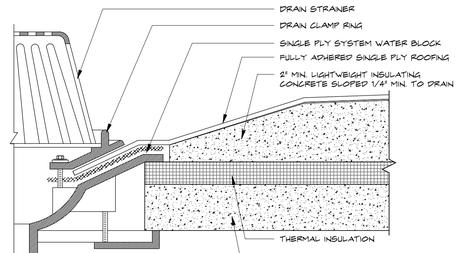
NOTES:
1. REFER TO THE ARCHITECTURAL SHEET METAL SECTION OF THE NRCA ROOFING AND WATERPROOFING MANUAL FOR JOINERY AND SECUREMENT OPTIONS FOR SHEET METAL.

3 ROOF/WALL BASE FLASHING
A2.1.1 SCALE: 1 1/2" = 1'-0"



NOTES:
1. REFER TO THE ARCHITECTURAL SHEET METAL SECTION OF THE NRCA ROOFING AND WATERPROOFING MANUAL FOR JOINERY AND SECUREMENT OPTIONS FOR SHEET METAL.

2 THRU WALL SCUPPER DETAIL
A2.1.1 SCALE: 1" = 1'-0"



NOTE:
1. A FIELD WELD CANNOT PASS WITHIN 9" OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
2. MEMBRANE MUST EXTEND MINIMUM 1" BEYOND THE BOLT HOLES, THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
3. HOLEY BOARD THERMAL INSULATION TO CREATE A ROOF SUMP MINIMUM 36" X 36" IN SIZE.
4. SINGLE PLY ADHESIVE/ ASPHALT (NOT SHOWN) REQ'D FOR FA SYSTEMS.
5. USE ONE FULL TUBE OF SINGLE PLY SYSTEM WATER BLOCK PER DRAIN.

1 ROOF DRAIN DETAIL
A2.1.1 SCALE: 3" = 1'-0"

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Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
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OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

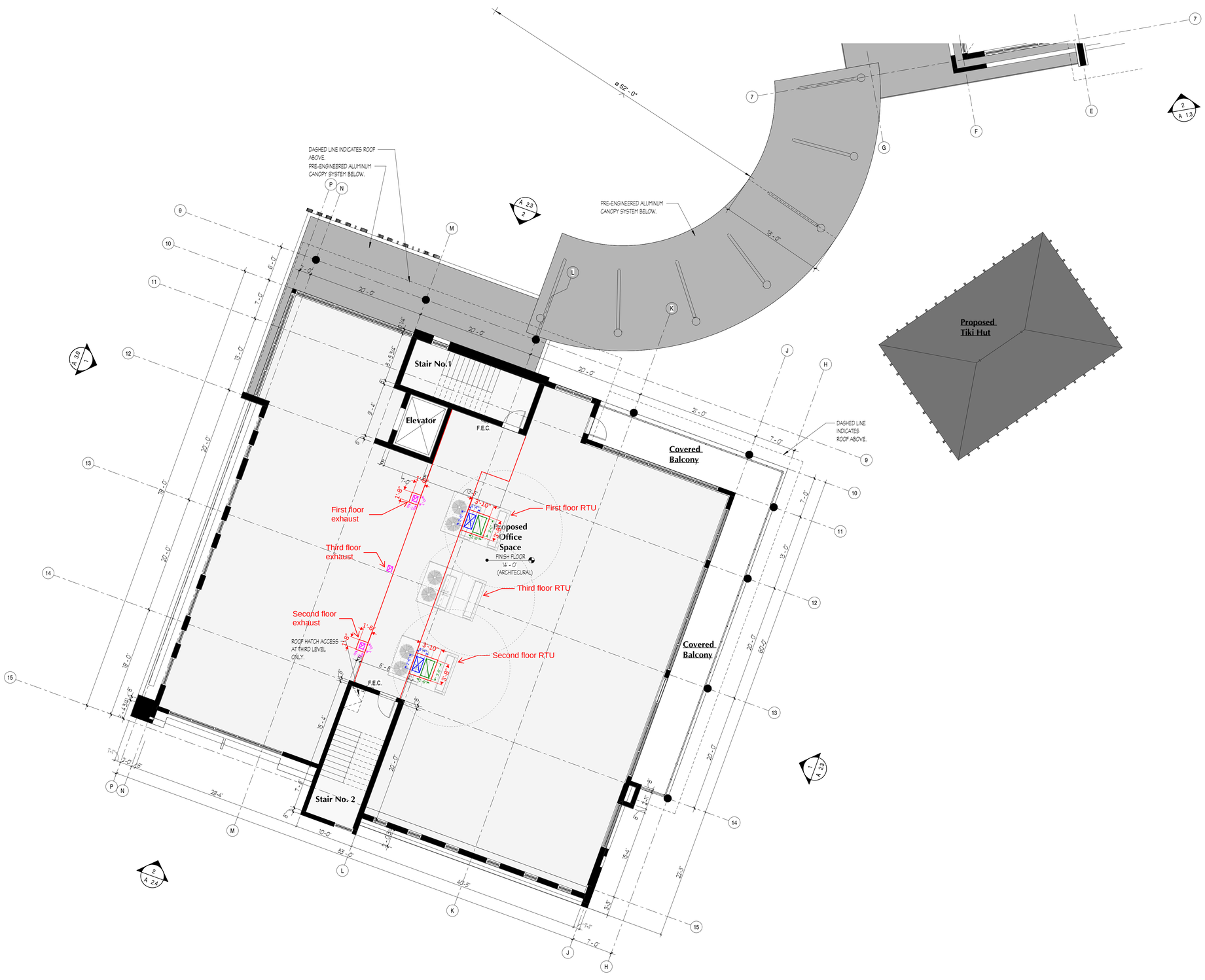
ROOF DETAILS

A2.1.1

CONSTRUCTION DOCUMENTS

5/15/2026 4:26:33 PM

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Office Building - Typ. Second and Third Level - Floor Plan

SCALE: 1/8" = 1'-0"

FINAL PLAN - Town Council Approval:
August 15, 2023 - Res. #42-23

Stephen Boruff, AIA
Architects + Planners, Inc.
AAC 002226

Architecture
Planning
Interior Architecture

901
Northpoint Parkway
Suite 101
West Palm Beach
Florida 33407

Stephen Boruff AR007995
Architect of Record

New Building for:

INDEX INVEST

Fisherman's Wharf

Fisherman's Way Jupiter
Florida 33477

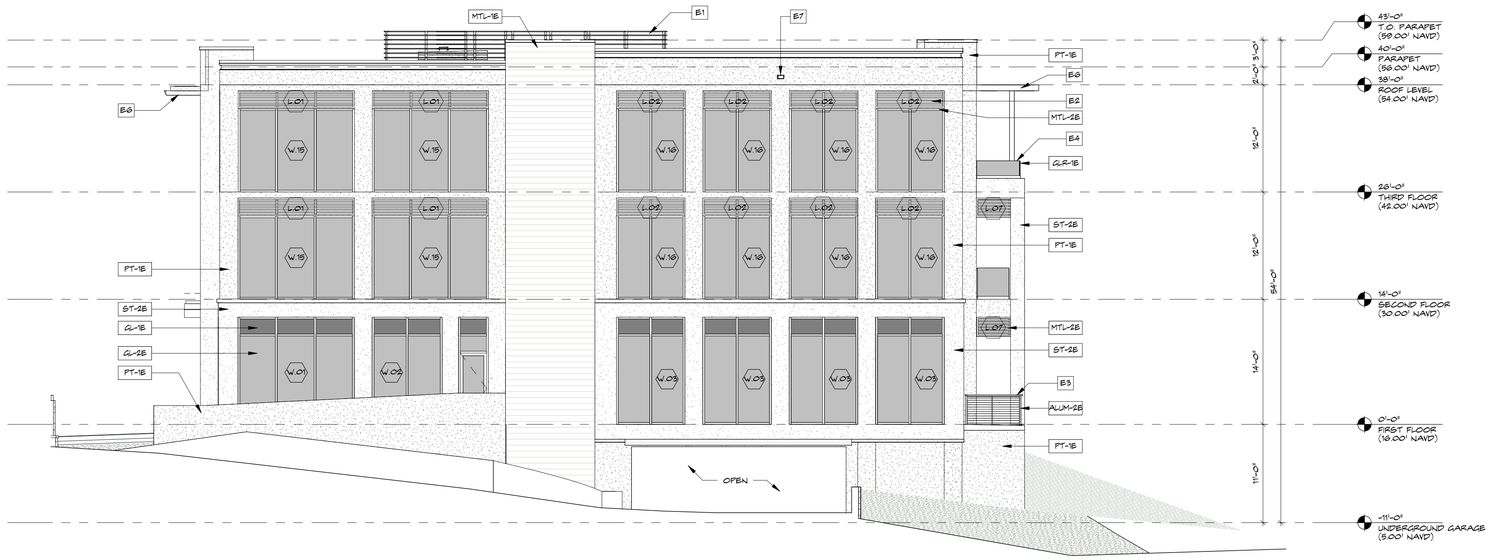
NOT FOR CONSTRUCTION

Site Plan Approval
22.002
18 May 2023

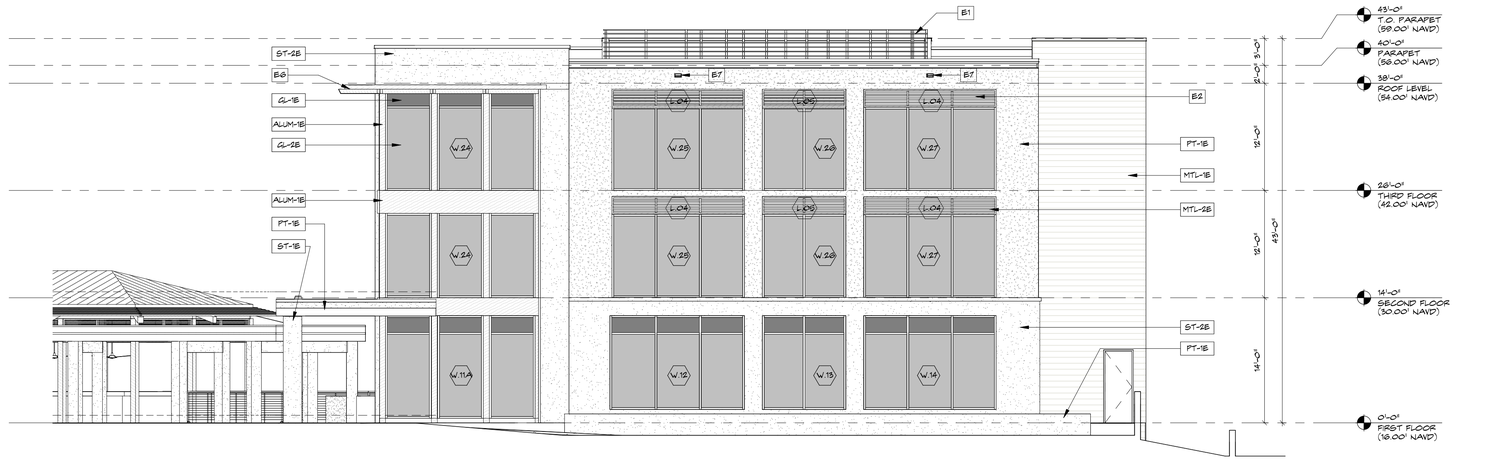
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2.2

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2 A3.1.1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 A3.1.1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOR LEGEND

PT-1B	EXTERIOR WALLS, SMOOTH STUCCO. COLOR: BENJAMIN MOORE. SWISS COFFEE (SW8070). REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
ST-1B	STONE CLADDING - COLOR: SHELLS REEF BEIGE, REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
ST-2B	STONE CLADDING - TERRACORE PANELS, COLOR: CREMA CASIEL, REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
MTL-1B	EXTRUDED ALUMINUM CLADDING, 8" HORIZONTAL BUTT JOINT ON WALLS. REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
MTL-2B	ALUMINUM ARCHITECTURAL LOUVER, COLOR: MATCH MTL-1B. REFER TO SHEET A11.1.1 FOR MATERIALS TO MATCH
GL-1B	IMPACT RATED SPANDREL GLASS, COLOR: GREY
GL-2B	IMPACT RATED GLAZING, COLOR: CLEAR
GLR-1B	IMPACT RATED GLASS RAILING, COLOR: CLEAR
ALUM-1B	EXTRUDED ALUMINUM COLUMN AND BEAM COVERS, COLOR: MATCH MTL-1B
ALUM-2B	CABLE RAILING ALUMINUM, COLOR: BRONZE
ALUM-3B	ALUMINUM AWNING, COLOR: MATCH MTL-1B
ALUM-4B	ALUMINUM FRAME WINDOWS AND DOORS, COLOR: BRONZE

ELEVATION KEYNOTES

E1 MECHANICAL SCREEN SECURING MECHANICAL EQUIPMENT, REFER TO SHEET 1/A2.1.3

E2 ARCHITECTURAL LOUVERS, REFER TO SHEET A8.2.1

E3 CABLE RAILING, REFER TO SHEET 2/A8.1.5

E4 IMPACT RATED ALL GLASS RAILING SYSTEM WITH BOTTOM ALUMINUM SHOE, REFER TO SHEET 5/A8.1.5

E5 COVER DROP OFF, REFER TO SHEET A1.5.1

E6 ALUM. AWNING, REFER TO SHEET A1.5.1

E7 OVERFLOW SCUPPER: REFER TO SHEET 2/A2.1.1

ELEVATION NOTES

1. REFER TO ROOF PLAN & BUILDING SECTIONS FOR ALL TOP OF WALL & TOP OF ROOF DECK ELEVATIONS.
2. WALL SCONCE LOCATION SHOWN ON EXTERIOR ELEVATIONS. REFER TO ELECTRICAL AND LANDSCAPE PLANS FOR STEP LIGHTS, WELL LIGHTS AND LANDSCAPE LIGHTING.
3. ALL EXTERIOR DOOR & WINDOWS SHALL BE INSTALLED PER THEIR APPROVED NOA OR FLORIDA PRODUCT APPROVAL.
4. SUBMIT SHOP DRAWINGS AND SCHEDULES FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER. SHOP DRAWINGS TO INCLUDE PLANS, ELEVATIONS, SECTIONS, HARDWARE, ACCESSORIES, SCREENS, OPERATIONAL CLEARANCES AND DETAILS OF INSTALLATION, INCLUDING ANCHORS, FLASHING, WATERPROOFING AND SEALANT INSTALLATION.
5. FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION. GC SHALL COORDINATE ALL OPENINGS FOR PROPER INSTALLATION OF WINDOW SYSTEM AND DOOR ASSEMBLIES.
6. IDENTIFICATION - EACH PANE OF GLASS SHALL BEAR THE MANUFACTURER'S MARK DESIGNATING THE TYPE AND THICKNESS OF THE GLASS OR GLAZING MATERIAL IN ACCORDANCE WITH THE FBC-SECTION 2403.1
7. REFER TO STRUCTURAL DRAWINGS FOR PROJECTED WIND LOADS.
8. ALUMINUM WINDOWS, STOREFRONTS AND CURTAIN WALLS SHALL INCLUDE ANCHORAGE THAT ALLOW FOR THERMAL MOVEMENT RESULTING FROM THE MAXIMUM RANGE IN AMBIENT AND SURFACE TEMPERATURES BY PREVENTING BUCKLING, FAILURE OF JOINTS SEALANTS, OVERSTRESSING OF COMPONENTS, OPENINGS OF JOINTS AND OTHER DETRIMENTAL EFFECTS. BASE ENGINEERING CALCULATIONS ON SURFACE TEMPERATURE OF MATERIAL DUE TO BOTH, SOLAR HEAT GAIN AND NIGHTTIME-SKY HEAT LOSS.
9. GC TO PROVIDE STUCCO CONTROL JOINT LAYOUTS THAT DELINEATE AREAS NOT MORE THAN 144 SQ. FT. UNLESS NOTED OTHERWISE IN THE ELEVATIONS. GC TO SUBMIT IN DRAWING FORMAT FOR THE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
10. CONTRACTOR TO PROVIDE STUCCO CONTROL JOINT AT THE BOTTOM OF EACH SLAB AS WELL AS WHERE INDICATED ON ELEVATION.
11. SEE WATERPROOFING NOTES IN A4 SERIES.
12. REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION
13. ALL EXTERIOR LOUVERS TO MATCH PAINT COLOR OR MATERIAL OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
14. EXTERIOR DETAILS CAN BE FOUND IN THE **A8** SERIES. NOT ALL INSTANCES OF THESE DETAILS ARE CALLED OUT IN EVERY ELEVATION. SEND AN RFI IN WRITING TO THE ARCHITECT WITH ANY DISCREPANCIES.
15. CONTRACTOR TO PROVIDE MOCK UP ON SITE OF EACH DIFFERENT WALL CONDITION. ALSO PROVIDE SAMPLES OF ALL MATERIALS IN SPECIFIED FINISH & COLOR MOCK UP SIZE BY: 8' X 16'
    A. FULL SIZE OF ANY PANELS OR CUSTOM DECORATIVE ITEMS
    B. ALL PAINT COLORS

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Architecture • Interior Design
Keith M. Spina # AR13419

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

EXTERIOR ELEVATIONS

A3.1.1

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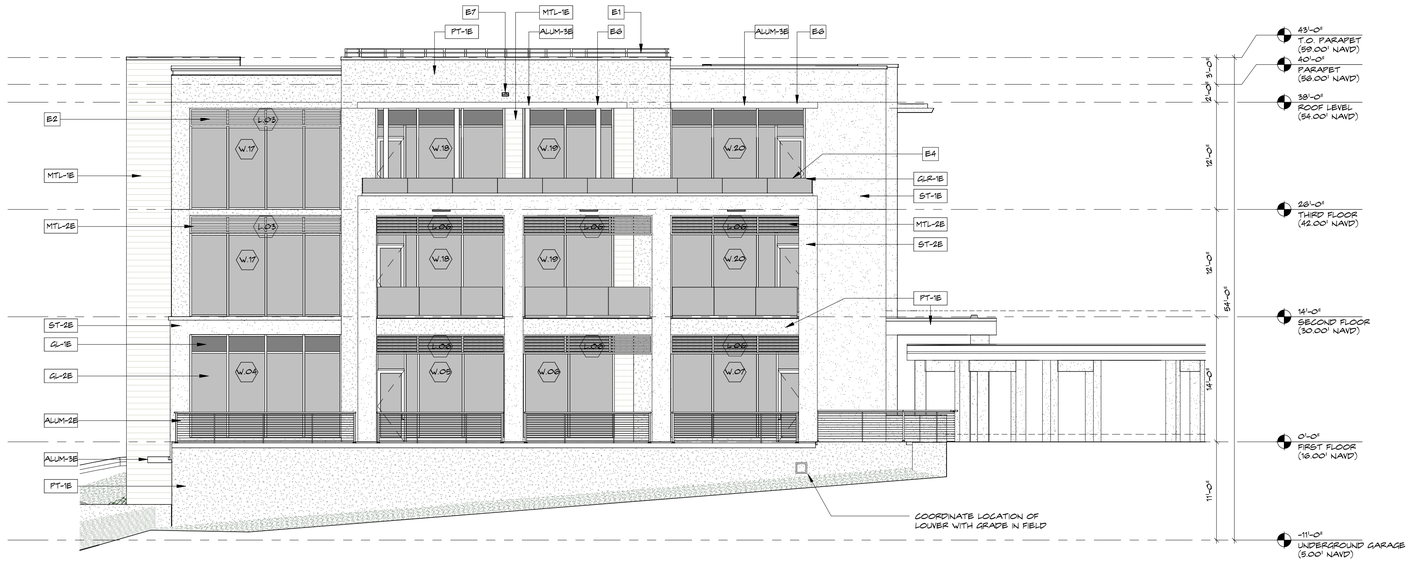
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2 A3.1.2 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 A3.1.2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOR LEGEND

PT-1B	EXTERIOR WALLS, SMOOTH STUCCO. COLOR: BENJAMIN MOORE. SWISS COFFEE (SW8070). REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
ST-1B	STONE CLADDING - COLOR: SHELLS REEF BEIGE; REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
ST-2B	STONE CLADDING - TERRACORE PANELS, COLOR: CREMA CASIEL; REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
MTL-1B	EXTRUDED ALUMINUM CLADDING, 8" HORIZONTAL BUTT JOINT ON WALLS. REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
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GL-2B	IMPACT RATED GLAZING, COLOR: CLEAR
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ALUM-3E	ALUMINUM AWNING, COLOR: MATCH MTL-1B
ALUM-4E	ALUMINUM FRAME WINDOWS AND DOORS, COLOR: BRONZE

ELEVATION KEYNOTES

- B1 MECHANICAL SCREEN SECURING MECHANICAL EQUIPMENT, REFER TO SHEET 1/A2.1.3
- B2 ARCHITECTURAL LOUVERS, REFER TO SHEET A9.2.1
- B3 CABLE RAILING, REFER TO SHEET 2/A9.1.5
- B4 IMPACT RATED ALL GLASS RAILING SYSTEM WITH BOTTOM ALUMINUM SHOE, REFER TO SHEET 5/A9.1.5
- B5 COVER DROP OFF, REFER TO SHEET A1.5.1
- B6 ALUM. AWNING, REFER TO SHEET A1.5.1
- B7 OVERFLOW SCUPPER: REFER TO SHEET 2/A2.1.1

ELEVATION NOTES

1. REFER TO ROOF PLAN & BUILDING SECTIONS FOR ALL TOP OF WALL & TOP OF ROOF DECK ELEVATIONS.
2. WALL SCONCE LOCATION SHOWN ON EXTERIOR ELEVATIONS. REFER TO ELECTRICAL AND LANDSCAPE PLANS FOR STEP LIGHTS, WELL LIGHTS AND LANDSCAPE LIGHTING.
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12. REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION
13. ALL EXTERIOR LOUVERS TO MATCH PAINT COLOR OR MATERIAL OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
14. EXTERIOR DETAILS CAN BE FOUND IN THE **A9** SERIES. NOT ALL INSTANCES OF THESE DETAILS ARE CALLED OUT IN EVERY ELEVATION. SEND AN RFI IN WRITING TO THE ARCHITECT WITH ANY DISCREPANCIES.
15. CONTRACTOR TO PROVIDE MOCK UP ON SITE OF EACH DIFFERENT WALL CONDITION. ALSO PROVIDE SAMPLES OF ALL MATERIALS IN SPECIFIED FINISH & COLOR MOCK UP SIZE 8' X 16'
    A. FULL SIZE OF ANY PANELS OR CUSTOM DECORATIVE ITEMS
    B. ALL PAINT COLORS

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

EXTERIOR ELEVATIONS

A3.1.2

CONSTRUCTION DOCUMENTS

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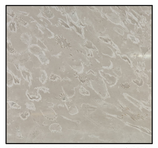
2 A3.1.3 **SOUTH ELEVATION- COLOR**
SCALE: 1/8" = 1'-0"



1 A3.1.3 **WEST ELEVATION-COLOR**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

PT-1E
EXTERIOR WALLS: SMOOTH STUCCO
COLOR: BENJAMIN MOORE HERON PLUME (SW8070)

ST-2E

HONEY COMB SYSTEM W/ STONE FINISH

MTL-1E

CLADDING
T&G WOOD LOOKING ALUMINUM CLADDING

ALUM-4E

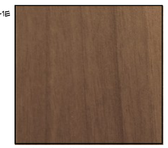
ALUMINUM WINDOWS AND DOORS
COLOR: BRONZE

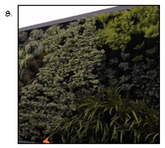
GLR-1E

GLASS RAILING

ST-1E

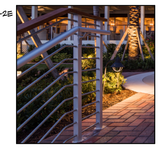
STONE: SHELL REEF SNOW

ALUM-1E

ALUMINUM COLUMN WRAPS, AWNINGS & LOUVERS
COLOR: WOOD LOOKING ALUMINUM LUXI CLAD

8.

WALL MOUNTED GREEN WALL SYSTEM

10.

EXTERIOR SCONCES
ALUMINUM
COLOR: LED BLACK

ALUM-2E

RAILING
ALUMINUM
COLOR: GRAY

285 Banyan Blvd
West Palm Beach Florida 33401
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spinaorourke.com
FL Lic # AA0003399

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

EXTERIOR ELEVATIONS- COLOR

A3.1.3

CONSTRUCTION DOCUMENTS

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2 A3.1.4 **NORTH ELEVATION-COLOR**
SCALE: 1/8" = 1'-0"



1 A3.1.4 **EAST ELEVATION- COLOR**
SCALE: 1/8" = 1'-0"

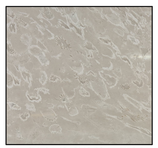
EXTERIOR MATERIALS

PT-1E



EXTERIOR WALLS: SMOOTH STUCCO
COLOR: BENJAMIN MOORE
HERON PLUME
(SW8010)

ST-2E



HONEY COMB SYSTEM W/ STONE FINISH

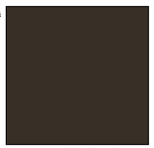
MTL-1E



CLADDING

T&G WOOD LOOKING ALUMINUM CLADDING

ALUM-4E



ALUMINUM WINDOWS AND DOORS

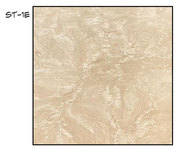
COLOR: BRONZE

GLR-1E



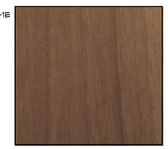
GLASS RAILING

ST-1E



STONE: SHELL REEF SNOW

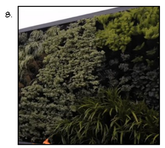
ALUM-1E



ALUMINUM COLUMN WRAPS, AWNINGS & LOUVERS

COLOR: WOOD LOOKING ALUMINUM LUXI CLAD

9.



WALL MOUNTED GREEN WALL SYSTEM

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EXTERIOR SCONCES

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COLOR: LED BLACK

ALUM-2E



RAILING

ALUMINUM
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WATERPROOFING SPECIFICATIONS

PROVIDE THE FOLLOWING WHETHER OR NOT DEPICTED IN DRAWINGS. G.C. TO SELECT FROM THE LIST OF PRODUCTS FOR FINAL APPROVAL FROM ARCHITECT.

BELOW GRADE WATERPROOFING SYSTEM

PRODUCTS - (OR APPROVED EQUAL)

A. TREMCO TREMPROOF AMPHIBIA BELOW GRADE WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)
B. CETCO ULTRASEAL BELOW GRADE WATERPROOFING MEMBRANE

NOTES:
- WATERPROOFING MEMBRANE IS TO BE BROUGHT TO GRADE LEVEL OR UNDER SLAB AND BE TIE-IN WITH VAPOR BARRIER (AS REQUIRED).
- WATER STOPS ARE TO BE PROVIDED AT ALL NON-MOVING CONSTRUCTION JOINTS FROM THE SELECTED MANUFACTURER AT COLD JOINTS.
- THE SUBGRADE SHOULD BE PREPARED BY EITHER COMPACTING THE ORIGINAL EARTH, COMPACTING A GRANULAR BASE (TYPICALLY NO. 57 STONE, OR AN AVERAGE PARTICLE SIZE OF 3/4"), OR BY INSTALLING A MUD SLAB, MEETING A MINIMUM MODIFIED 95% PROCTOR DENSITY PER THE ENGINEER'S DESIGN. ALWAYS REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE SOIL RECOMMENDATIONS AND CONFIRM THOSE REQUIREMENTS COMPLY WITH THE WATERPROOFING MANUFACTURER'S GUIDELINES.
- ALL PENETRATIONS SHALL BE SECURED PRIOR TO DETAILING. MULTIPLE PENETRATIONS SHALL BE SPACED A MINIMUM OF 6" APART TO ALLOW FOR PROPER DETAILING. IF 6" SPACING IS NOT AVAILABLE, CONTACT THE WATERPROOFING MANUFACTURER FOR A JOB-SPECIFIC RECOMMENDATION.

ELEVATOR PIT INTERIOR

PRODUCTS - (OR APPROVED EQUAL)
A. TREMCO PERMAQUIK 200 2 CRYSTALLINE CEMENTITIOUS WATERPROOFING (2 COATS).
B. XYPEX CONCENTRATE + MODIFIED CRYSTALLINE CEMENTITIOUS WATERPROOFING (2 COATS)
C. PENETRON CRYSTALLINE CEMENTITIOUS WATERPROOFING (2 COATS)

VAPOR BARRIER

PRODUCTS - (OR APPROVED EQUAL)
A. STEGO WRAP - 15 ML VAPOR BARRIER SYSTEM.
B. VIPER II 15 MILS VAPOR BARRIER.
C. W R MEADOWS PERMINATOR 15 MILS.

GENERAL NOTES:
- INSTALL VAPOR BARRIER IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND ASTM E1643.
- SEAL VAPOR BARRIER TO THE ENTIRE SLAB PERIMETER USING APPROVED TAPE, PER MANUFACTURER'S INSTRUCTIONS. SEAL VAPOR BARRIER TO THE ENTIRE PERIMETER WALL OR FOOTING/GRADE BEAM WITH DOUBLE SIDED TAPE, OR BOTH TERM BAR AND TAPE, PER MANUFACTURER'S INSTRUCTIONS. ENSURE THE CONCRETE IS CLEAN AND DRY PRIOR TO ADHERING TAPE.
- OVERLAP JOINTS 6 INCHES AND SEAL WITH MANUFACTURER'S SEAM TAPE.
- SEAL ALL PENETRATIONS (INCLUDING PIPES) PER MANUFACTURER'S INSTRUCTION

PLANTERS

THE PLANTER WATERPROOFING SYSTEM WILL CONSIST OF A HOT APPLIED WATERPROOFING MEMBRANE WITH PROTECTION COURSE, DRAINAGE MAT AND ROOF BARRIER AT THE FLOOR AND WALLS OVER THE STRUCTURAL SLAB TO RECEIVE A STRUCTURAL TOPPING SLAB MUST HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AND SLOPED TO DRAIN AT 1/4" X FT. CONCRETE TOPPING MUST BE STRUCTURALLY DESIGNED TO MINIMIZE CRACKING.

PRODUCTS - (OR APPROVED EQUAL)

A. TREMCO TREMPROOF 6100 HOT APPLIED WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)
B. SOPREMA COLPHENE H HOT FLUID APPLIED WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)
C. HENRY 700-11 HOT APPLIED WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)

GENERAL NOTES:
- PLANTER DRAINS TO BE CAST-IRON TYPE AND SET AT OR BELOW THE WATERPROOFING
LEVEL TO ALLOW PROPER ADEQUATE DRAINAGE.

BASEMENT LID

A PMMA/PUMA FLUID-APPLIED WATERPROOFING MEMBRANE THAT HAS A MINIMUM 20-YEAR WARRANTY. THIS PRODUCT CAN BE LEFT AS IS FOR PEDESTRIAN, VEHICULAR TRAFFIC OR CAN BE A WATERPROOFING BASE FOR A TILE OR PAVERS FINISH APPLICATION.

PRODUCTS - (OR APPROVED EQUAL)

A. TREMCO VULKEM EWS PUMA WATERPROOFING MEMBRANE.
B. SOPREMA ALSAN RS PMMA WATERPROOFING MEMBRANE.
C. HENRY PUMADEQ WATERPROOFING MEMBRANE.

GENERAL NOTES:
- A COVE BEAD OF A COMPATIBLE POLYURETHANE SEALANT AT THE DECK TO WALL TRANSITION AND ALL CRACKS MUST BE IN-FILLED PRIOR TO INSTALLATION OF THE WATERPROOFING SYSTEM.
- DRAINS TO BE CAST-IRON TYPE AND SET AT OR BELOW THE WATERPROOFING LEVEL TO
ALLOW PROPER ADEQUATE DRAINAGE.
- FLUID APPLIED WATERPROOFING TO BE BROADCAST TO REFUSAL WITH SILICA AGGREGATE AT AREAS TO RECEIVE DIRECT APPLIED STUCCO.
- WATERPROOFING TO BE SANDED TO REFUSAL AS PER MANUFACTURER INSTRUCTION TO RECEIVE OVERBURDEN AND FLASHINGS RECEIVING STUCCO.

BALCONIES AND BYEBROWS OVER UNOCCUPIED SPACES

A URETHANE BASED WATERPROOFING PEDESTRIAN TRAFFIC COATING SYSTEM THAT SERVES AS PROTECTION TO THE CONCRETE. THIS PRODUCT IS NOT A CLEAR COATING BUT PIGMENTED WITH LIMITED COLORS. THIS PRODUCT CAN BE LEFT AS IS OR CAN BE A WATERPROOFING BASE FOR A TILE FINISH APPLICATION (FOR UNDER-TILE APPLICATIONS SYSTEM MUST HAVE FLORIDA APPROVAL OR MIAMI-DADE NOA).

OPTION A - BALCONIES WITH TILE / PAVER FINISH
PRODUCTS -
A. TREMCO VULKEM 350NF/EPOXY PRIMER FLUID APPLIED WATERPROOFING OVER TWO COATS OF MSUF PRIMER (UNDER-TILE ASSEMBLY). (10-YEAR WARRANTY)
B. SOPREMA ALSAN TRAFIK PU POLYURETHANE DECK COATING UNDER TILE ASSEMBLY (10-YEAR WARRANTY)

OPTION B - BALCONIES WITH EXPOSED WATERPROOFING COATING
PRODUCTS -
A. TREMCO VULKEM 350NF/351/351 OVER TWO COATS OF MSUF PRIMER (10-YEAR WARRANTY).
B. SOPREMA ALSAN TRAFIK PU POLYURETHANE DECK COATING PEDESTRIAN ASSEMBLY (10-YEAR WARRANTY)

GENERAL NOTES:
- A COVE BEAD OF A COMPATIBLE POLYURETHANE SEALANT AT THE DECK-TO-WALL TRANSITION AND ALL CRACKS MUST BE IN-FILLED PRIOR TO INSTALLATION OF THE WATERPROOFING SYSTEM.

RETAINING WALLS

PRODUCTS:

A. TREMCO TREMPROOF 250GC COLD APPLIED WATERPROOFING WITH HDPE-20 (STANDARD 10-YEAR WARRANTY). IF RETAINING IS CMU BLOCK, IT MUST BE PARGED WITH A CEMENTITIOUS WATERPROOFING SUCH AS EUCLID TAMOSEAL BEFORE THE WATERPROOFING APPLICATION.
B. HENRY CM 100 COLD APPLIED WATERPROOFING 90 WET MILS (10-YEAR WARRANT)
C. SOPREMA'S COLPHENE LM BARR COLD APPLIED WATERPROOFING 90 WET MILS.

GENERAL NOTES:
- PCA RECOMMENDS TREATING CONCRETE AT THE NEGATIVE SIDE OF THE SOIL WITH CEMENTITIOUS WATERPROOFING SUCH AS EUCLID TAMOSEAL IF STUCCO IS INTENDED TO BE INSTALLED. THE CONTRACTOR MUST FOLLOW THE GUIDELINES FOR DIRECT APPLIED STUCCO OVER TAMOSEAL.

ROOFING SYSTEM - FLAT ROOF SINGLE PLY

PROVIDE A PVC, KEE OR TPO 60-MIL FLEECE BACK SINGLE-PLY MEMBRANE - FULLY ADHERED SYSTEM OVER LWIC / TAPERED INSULATION ON A STRUCTURAL CONCRETE DECK.

ROOFING MEMBRANE SHALL MEET ENERGY STAR RATING, FLASHING, AND HIGH REFLECTIVITY REQUIREMENTS AND SHALL ALSO RESIST PONDING.

WORK SHALL BE PERFORMED BY INSTALLER CERTIFIED BY THE MANUFACTURER AS AN APPROVED APPLICATOR. MANUFACTURER'S STANDARD PRE-CLADDED METAL AND STANDARD MEMBRANE SLEEVES SHALL BE PROVIDED. SYSTEM SHALL BE PROVIDED WITH A MINIMUM 20-YR. WARRANTY FROM THE MANUFACTURER AND A FIVE-YEAR GUARANTEE FROM THE ROOFING INSTALLER GUARANTEEING WORKMANSHIP AND INSTALLATION.

WALK PADS ARE RECOMMENDED AROUND ALL MECHANICAL EQUIPMENT AND AS RECOMMENDED BY MANUFACTURER.

PRODUCT APPROVAL - NOA IS REQUIRED FOR BOTH THE ROOFING SYSTEM AND SELECTED INSULATION CONFIGURATION IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

PRODUCTS -

A. SOPREMA SENTINEL PVC 60 MILS SINGLE PLY FLEECE BACK MEMBRANE (20-YEAR WARRANTY)
B. SEAMAN FIBERTITE - PVC 60 MILS - SINGLE PLY FLEECE BACK MEMBRANE (20-YEAR WARRANTY)
C. VERSICO VERSIWELD 60 MILS SINGLE PLY FLEECE BACKED ROOFING MEMBRANE (20-YEAR WARRANTY)
D. SIKA SARNAFIL PVC 60 MIL SINGLE PLY FLEECE BACK MEMBRANE (20-YEAR WARRANTY)

STUCCO SYSTEM

INSTALLATION SHOULD BE OF PREMIXED STUCCO BAG COMPLYING WITH ASTM C-926 STANDARD. STUCCO THICKNESS FOR VERTICAL AND HORIZONTAL APPLICATION IS TO BE AS SPECIFIED IN TABLE 4 OF ASTM C926.

HIGH-SUCTION BASES SUCH AS CONCRETE MASONRY UNITS (CMU) SHALL BE EVENLY WETTED WITH CLEAN WATER PRIOR TO STUCCO APPLICATION. LOW-SUCTION SOLID BASES SUCH AS CONCRETE OR SMOOTH BRICK SHALL NOT BE DAMPENED WITH WATER.

STUCCO COATS THAT HAVE BECOME DRY SHALL BE EVENLY DAMPENED WITH WATER PRIOR TO APPLYING SUBSEQUENT COATS TO OBTAIN A UNIFORM SUCTION.

SUFFICIENT TIME BETWEEN COATS MUST BE PERMITTED TO ALLOW EACH COAT TO CURE AND DEVELOP ENOUGH RIGIDITY TO RESIST CRACKING AND OTHER PHYSICAL DAMAGES WHEN THE NEXT COAT IS APPLIED. THE CURING TIME OF STUCCO WILL DEPEND ON CLIMATIC AND JOB-SITE CONDITIONS.

CONTROL JOINTS:

- INSTALL CONTROL JOINTS AS REQUIRED BY ASTM C1063. ARCHITECT TO SELECT CONTROL JOINT LOCATIONS TO DELINEATE CEMENT PLASTER AREAS OF 144 SQ/FT MAXIMUM FOR WALLS AND 100 SQ/FT MAXIMUM FOR HORIZONTAL INSTALLATION THAT IS CEILINGS, CURVES, OR ANGLE-TYPE STRUCTURES. CONTROL JOINTS MUST ALSO BE PROVIDED TO LIMIT MAXIMUM STUCCO PANEL DIMENSION OF 18 FT IN EITHER DIRECTION, OR A MAXIMUM LENGTH-TO-WIDTH RATIO OF 2-1/2 TO 1.
- SOLID PLASTER BASES ARE EXEMPT FROM THESE CRITERIA.

DISSIMILAR BASE MATERIALS RECEIVING PLASTER:

- A TWO-PIECE EXPANSION JOINT, CASING BEADS BACK-TO-BACK, OR PREMANUFACTURED CONTROL EXPANSION JOINT MEMBRANE SHALL BE INSTALLED. THE JUNCTURE SHALL BE COVERED WITH A 6-IN. WIDE STRIP OF PVC, SELF-FURRING PLASTER BASE EXTENDING 3 IN. ON EITHER SIDE OF THE JUNCTURE.
- WHERE ONE OF THE BASES IS METAL PLASTER BASE, SELF-FURRING METAL PLASTER BASE SHALL BE EXTENDED 4 IN. ONTO THE ABUTTING BASE.
- PROVIDE BEAUTY BEAD/ V-GROOVE FOR PROPER APPLICATION OF SEALANTS BETWEEN DISSIMILAR MATERIALS SUCH AS WALL FENESTRATIONS, VENTS OR LOUVERS, ROOFING FLASHINGS, AND STUCCO.
- A GROOVE OR CUT-IN PLASTER ONLY SHALL NOT BE CONSIDERED A CONTROL OR EXPANSION JOINT TO RELIEVE STRESSES.

BONDING AGENT:

- WHERE STUCCO IS APPLIED OVER CONCRETE SECTION APPLY A NON-RE-EMULSIFYING BONDING AGENT AS PER ASTM C932. THE BONDING AGENT MUST NOT BE INSTALLED OVER THE ALLOTTED TIME, AS PER MANUFACTURER REQUIREMENTS, BEFORE APPLYING STUCCO. IF A BONDING AGENT IS APPLIED OVER THE ALLOTTED TIME, AREAS MUST BE RECOATED AS PER THE MANUFACTURER'S SPECIFICATION.
- BONDING COMPOUNDS OR AGENTS MAY BE PRE-APPLIED TO A SURFACE TO RECEIVE PLASTER. IN THIS USAGE, IT IS NOT CONSIDERED AN ADMIXTURE. BONDING COMPOUNDS THAT ARE INTEGRALLY MIXED WITH PLASTER PRIOR TO ITS APPLICATION ARE CONSIDERED ADMIXTURES. WHERE EXTERIOR EXPOSURE AND CYCLE WETTING ARE ANTICIPATED, THE RE-EMULSIFICATION CAPABILITY OF THE BONDING MUST BE CONSIDERED. BONDING AGENTS ARE ONLY AS GOOD AS THE MATERIAL SURFACE TO WHICH THEY ARE APPLIED, THEREFORE, FORM RELEASE MATERIALS MUST BE REMOVED FROM CONCRETE OR BE COMPATIBLE WITH THE BONDING MATERIAL USED. BONDING AGENTS IN PLASTER MIXES MAY INCREASE THE COHESIVE PROPERTIES OF THE PLASTER. BONDING AGENTS, WHERE USED, SHOULD MEET THE REQUIREMENTS OF SPECIFICATIONS C931 FOR INTERIOR PLASTERING OR SPECIFICATION C932 FOR EXTERIOR PLASTERING.

LATHING ACCESSORIES:

- INSTALLATION OF STUCCO ACCESSORIES TO BE IN ACCORDANCE WITH ASTM C1063 AND MANUFACTURER SPECIFICATION. ALL JOINTS AT ABUTMENTS, CORNERS, AND ENDS ARE TO BE SEALED PRIOR TO STUCCO APPLICATION.
- A COMBINATION OF MECHANICAL ATTACHMENTS AND ADHESION IS RECOMMENDED FOR THE INSTALLATION OF ACCESSORIES.

FRAME SHEATHED WALL ASSEMBLIES:

- WHERE STUCCO IS APPLIED OVER FRAME SHEATHED WALLS, SHALL INCLUDE A WATER-RESISTIVE VAPOR PERMEABLE BARRIER, ASPHALT FELT PAPER, AND METAL LATH FOLLOWING THE PROVISIONS OF THE FBC, ASTM C926 & ASTM C1063.
- AIR AND WEATHER BARRIER MEMBRANES TO HAVE CONTINUOUS FLASHINGS AT WINDOW OPENINGS AND METAL FLASHINGS THAT ARE PART OF THE EXTERIOR CLADDING ASSEMBLIES.

WATER RESISTIVE BARRIER OVER EXTERIOR SHEATHING (IF APPLICABLE):

- TREMCO EXOAIR 230 VAPOR PERMEABLE FLUID APPLIED MEMBRANE.
- SOPREMA SOPRASEAL LM VAPOR PERMEABLE FLUID APPLIED MEMBRANE.
- HENRY AIRBLOC 17 MR VAPOR PERMEABLE FLUID APPLIED MEMBRANE.

PRODUCTS - (OR APPROVED EQUAL)

STUCCO:
- AMERIMIX SBF 700
- STO POWERWALL EXTRASEAL
- STO QUICK GOLD (SOFFITS & DROP CEILINGS)

BONDING AGENT:
- LAMBERT ACRYLBOND
- LAMBERT LINK-932
- LANCO CB 1000

STUCCO ACCESSORIES: (IF APPLICABLE)
- VINYL CORP
- CLARK DIETRICH

WINDOW FLASHING

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL SHALL INCLUDE FLASHING, AS DESCRIBED IN SECTION 1405.2 IN THE FBC. THE EXTERIOR WALL ENVELOPE SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER, AS DESCRIBED IN SECTION 1404.2 FBC AND A MEANS OF DRAINAGE WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1405.3 FBC.

PRODUCTS - (OR APPROVED EQUAL)
- TREMCO VULKEM 350NF/EPOXY PRIMER (WINDOW FLASHING)
- TREMCO DYMONIC 100 (WINDOW FLASHING)
- EUCLID TAMOSEAL CEMENTITIOUS (WHEN WOOD BUCKS ARE NOT PROVIDED)

PRIMARY SEALANT (GLAZING-TO-STRUCTURE JOINTS) SHALL BE SILICONE SEALANT WITH BACKER ROD INSTALLED PRIOR TO STUCCO. FOLLOW MANUFACTURER REQUIREMENTS FOR SURFACE PREPARATION, TOOLING, AND LIMITATIONS. EXTERIOR PERIMETER SILICONE SEALANT SHALL COMPLY WITH ITS APPLICABLE FLORIDA PRODUCT APPROVAL / NOA. SECONDARY SEALANT AT V-GROOVE JOINTS (GLAZING-TO-STUCCO) SHALL BE COMPATIBLE WITH PRIMARY SEALANT AND COLOR SELECTED BY ARCHITECT/OWNER. COORDINATE SEALANT MANUFACTURER FIELD ADHESION TESTING PRIOR TO SEALANT INSTALLATION TO CONFIRM PRIMER AND SUBSTRATE PREPARATION REQUIREMENTS. PROVIDE COMPATIBILITY AND STAINING TEST CONFIRMATION FOR ALL SEALANTS IN CONTACT WITH APPLICABLE SUBSTRATES/MATERIALS. USE ONLY APPROVED SILICONE SEALANTS. INSTALL PER WRITTEN INSTRUCTIONS PER MANUFACTURER.
SUBMIT SEALANT MANUFACTURER WRITTEN REVIEW/APPROVAL OF SEALANT DETAILS IN SHOP DRAWINGS FOR WARRANTY PURPOSES, INCLUDING PROPOSED WARRANTY DURATION/COVERAGE FOR EACH SEALANT TYPE.

EXTERIOR BUILDING COATING SYSTEM (AREAS TO RECEIVE PAINT)

THE EXTERIOR BUILDING WALLS SHALL BE COATED WITH A HIGH-BUILD, BREATHABLE ACRYLIC FINISH THAT IS RESISTANT TO WIND-DRIVEN RAIN, ALLOWING VAPOR TO ESCAPE WHILE PREVENTING ISSUES SUCH AS PEELING, BLISTERING, AND MOISTURE ENTRAPMENT. THIS COATING MUST PROVIDE EXCELLENT UV RESISTANCE, REDUCE COLOR FADING, AND ENSURE LONG-LASTING DURABILITY IN HARSH ENVIRONMENTAL CONDITIONS. FOR CEILING SURFACES, PROVIDE A HIGH-PERFORMANCE, 100% ACRYLIC PAINT THAT OFFERS ENHANCED MOISTURE RESISTANCE, EXCELLENT ADHESION, UV STABILITY, AND SUPERIOR DURABILITY. BOTH WALL AND CEILING COATINGS MUST BE PRODUCTS THAT ARE BACKED BY A 10-YEAR WARRANTY.

PRODUCTS - WALL APPLICATIONS (OR APPROVED EQUAL):

A. SHERWIN-WILLIAMS LOXON XP WATERPROOFING MASONRY COATING. APPLY TWO COATS OVER ONE COAT OF LOXON CONCRETE AND MASONRY PRIMER.

PRODUCTS - WALL APPLICATIONS (OR APPROVED EQUAL):

A. SHERWIN-WILLIAMS LATITUDE EXTERIOR ACRYLIC PAINT: APPLY TWO COATS OVER PRIMED STUCCO USING LOXON CONCRETE & MASONRY PRIMER.

AIR AND WEATHER BARRIER (BEHIND EXTERIOR FACADE SYSTEM)

TO AVOID TRAPPED MOISTURE VAPOR FROM CAUSING CONDENSATION WITHIN THE WALL CAVITY LEADING TO STRUCTURAL DETERIORATION AND SHORTENED STRUCTURE LIFE IT IS RECOMMENDED THE USE OF A PERMEABLE AIR BARRIER MEMBRANE MITIGATES AIR INFILTRATION/EXFILTRATION AND WATER PENETRATION WHILE REMAINING PERMEABLE TO THE PASSAGE OF WATER VAPOR. THIS PRODUCT IS TO BE APPLIED UNDER THE EXTERIOR CLADDING / WALL SYSTEM.

PRODUCTS -
A. TREMCO'S EXOAIR 230 FLUID-APPLIED SYNTHETIC PERMEABLE AIR BARRIER MEMBRANE
B. SOPREMA SOPRASEAL LM 204 UV AIR AND WATER-RESISTIVE BARRIER.

GENERAL NOTE:
- ALL CLADDING ANCHOR PENETRATIONS TO BE PRE-DRILLED, CLEANED AND FILLED WITH SEALANT. ALL ANCHORS HEAD TO BE CAPPED IN SEALANT TO PROTECT AGAINST WATER INFILTRATION AND CORROSION.

EXTERIOR STONE / TILE APPLICATION / WATERPROOFING SYSTEM FOR EXTERIOR WALLS

USE POLYMER-MODIFIED OR EPOXY MORTAR WHEN INSTALLING EXTERIOR TILES AND STONES. THESE ADVANCED MORTARS HELP MINIMIZE THE RISK OF EFFLORESCENCE, ENSURING A DURABLE AND AESTHETICALLY PLEASING FINISH. ALL TILE AND STONE INSTALLATIONS MUST COMPLY WITH THE FOLLOWING STANDARDS AND GUIDELINES:
FLORIDA BUILDING CODE (FBC)
TILE COUNCIL OF NORTH AMERICA (TCNA) GUIDELINES
TILE MANUFACTURERS ASSOCIATION (TMS) REQUIREMENTS

PRODUCTS - (OR MANUFACTURER APPROVED EQUAL)

A. LATICRETE HYDRO BAN XP WATERPROOFING MEMBRANE
B. LATICRETE LATAPOXY, MULTIMAX LITE, OR MANUFACTURER RECOMMENDED BASED ON TILE OR STONE FORMAT (TILE SETTING MATERIAL).
C. LATICRETE SPECTRALOCK 1 PREMIXED GROUT
D. LATICRETE LATASIL SEALANT (CHANGE OF PLANES).

GENERAL NOTE:
- ADHERED MASONRY VENEER SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF FBC AND TMS. ADHERED VENEER UNITS SHALL NOT EXCEED 2 5/8" IN SPECIFIED THICKNESS, 36IN. IN ANY FACE DIMENSION, NOR MORE THAN 5 FT2 IN TOTAL FACE AREA, AND SHALL NOT WEIGH MORE THAN 15 PSF.
- TILES/STONE MOVEMENT JOINTS ARE RECOMMENDED TO BE COORDINATED FOLLOWING TCNA EJ171 GUIDELINES.
- TILE CONTRACTOR TO PROVIDE SEALANT JOINTS AT ALL INTERSECTIONS, CHANGE OF PLANES, AROUND PENETRATIONS SUCH AS PIPES, DISSIMILAR WALL FINISHES OR BACKING MATERIALS, ETC.
- INCLUDE SETTING MATERIALS AND SEALANTS FROM LATICRETE (COMPLETE EXTERIOR WALL ASSEMBLY COMPONENTS).

PARAPET WALL CAPS

FOR AREAS TO RECEIVE A METAL COPPING.
PROVIDE METAL COPPING EXTENDED 8" MIN ON HORIZONTAL FACES OVER ALL WALL CAPS - ALL JOINTS ARE TO BE PROPERLY SEALED WITH A STRUCTURAL SEALANT SUCH AS DOWSIL 790 - WALL CAPS ARE TO BE PAINTED TO MATCH ADJACENT PAINT COLOR. METAL GAUGE TO BE 26 MIN. PROVIDE COUNTER FLASHINGS ATTACHED TO THE SUBSTRATE.

OVER STUCCO APPLICATIONS
PROVIDE A WATERPROOFING PRODUCT ON TOP OF THE WALL CAP/TOP AND ON THE INTERIOR FACE OF THE PARAPET WALLS TO MEET THE ROOF MEMBRANE TERMINATION.

PRODUCTS
- SW CONFLEX FLEXIBLE CONCRETE WATERPROOFER - (2) COATS OVER STUCCO APPLICATION
- SHERWIN WILLIAM LOXON XP - (2) COATS OVER STUCCO APPLICATION

JANITOR CLOSET

TO CONTAIN ANY SMALL SPILLS OR LEAKS WITHIN THESE ROOMS, A FLUID-APPLIED WATERPROOFING MEMBRANE IS RECOMMENDED FOR THE ENTIRE FLOOR AND CONTINUED 8" UP ONTO THE SURROUNDING WALLS. A BEAD OR CANT SEALANT SHOULD BE APPLIED AT THE BASE OF THE WALLS.
WHERE WALLS ARE OTHER THAN CONCRETE, RECOMMENDED THAT A CONTAINMENT CURB BE CONSTRUCTED ALL AROUND ROOM APPROXIMATELY MIN 6" TO 8" HIGH. PRIMER PER MANUFACTURER'S RECOMMENDATIONS.

PRODUCTS - (OR APPROVED EQUAL)

A. TREMCO VULKEM 350NF/351NF/351NF FLUID APPLIED WATERPROOFING (10-YEAR WARRANTY)
B. SOPREMA ALSAN TRAFIK PU FLUID APPLIED WATERPROOFING (10-YEAR WARRANTY)

GENERAL NOTES:

- FLOOR COATING REQUIRES A CONCRETE SURFACE PROFILE CSP OF (2-4).
- A COVE BEAD OF A COMPATIBLE POLYURETHANE SEALANT AT THE DECK-TO-WALL TRANSITION AND ALL CRACKS MUST BE IN-FILLED PRIOR TO INSTALLATION OF THE WATERPROOFING SYSTEM.
- WATERPROOFING TO BE SANDED TO REFUSAL AS PER MANUFACTURER INSTRUCTIONS AT AREAS RECEIVING STUCCO.
- SLAB IS RECOMMENDED TO HAVE POSITIVE SLOPE AND FLOOR DRAINS. (CAST-IRON)

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Keith M. Spina # AR13419

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Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

WATERPROOFING NOTES

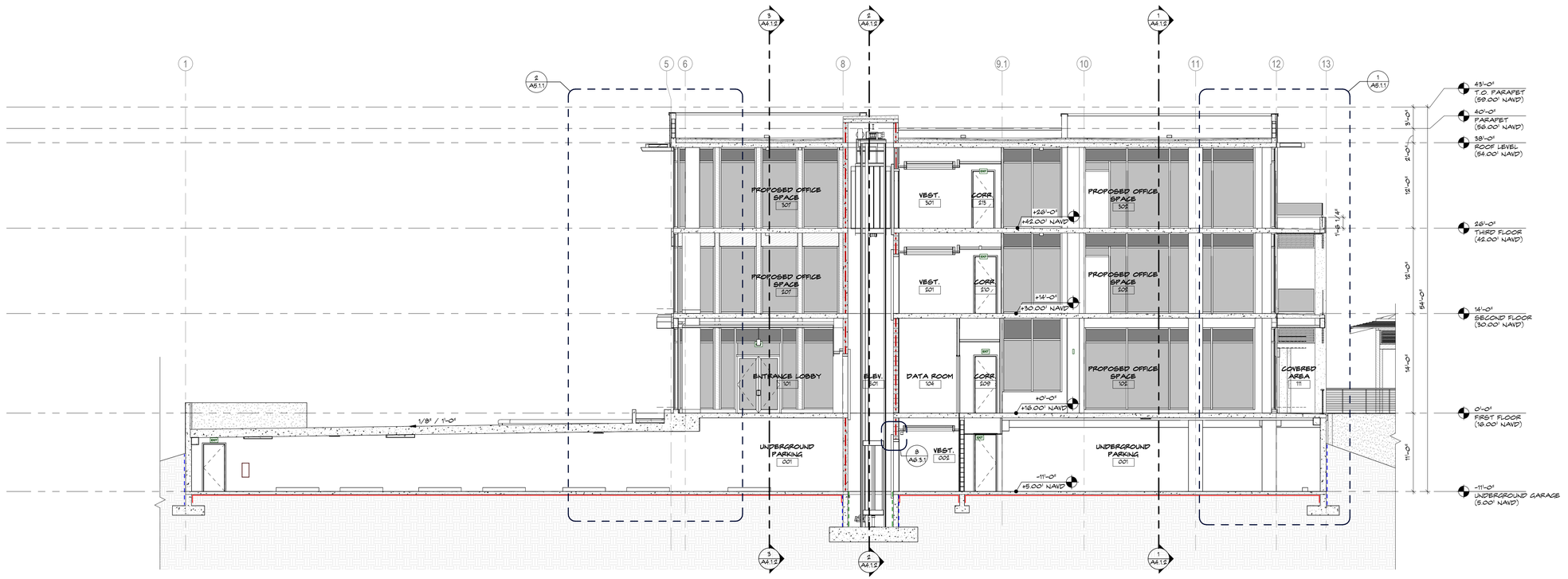
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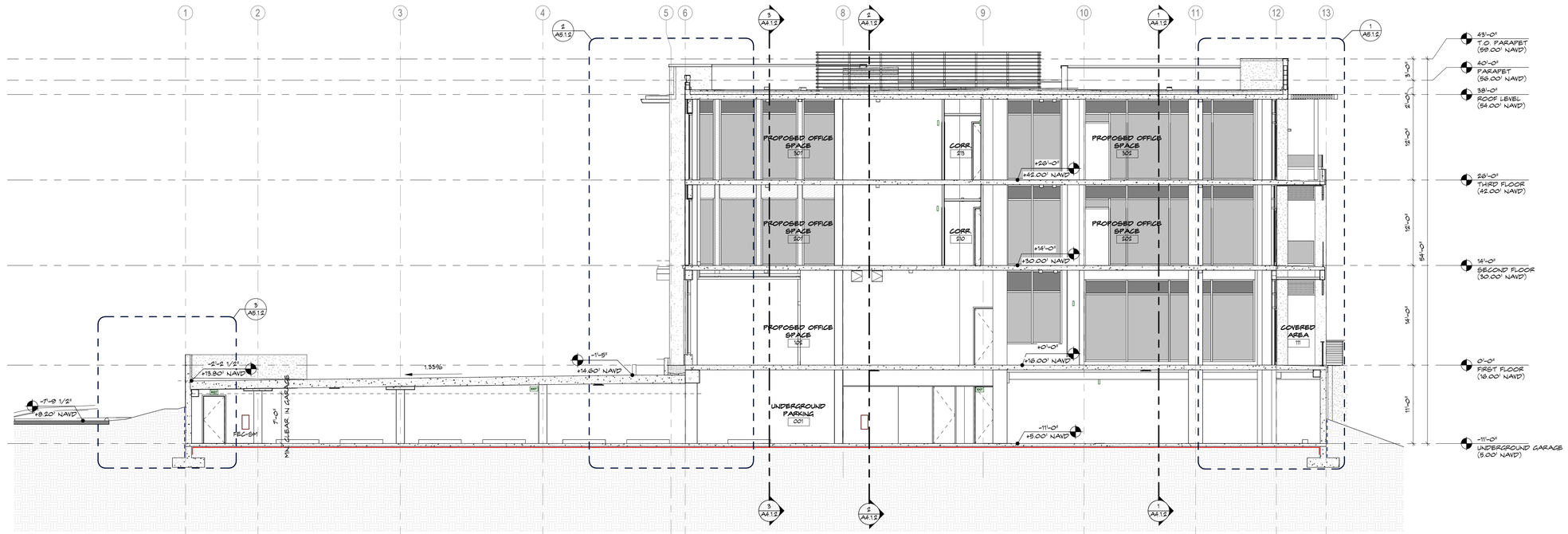
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2 A4.1.1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



1 A4.1.1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS

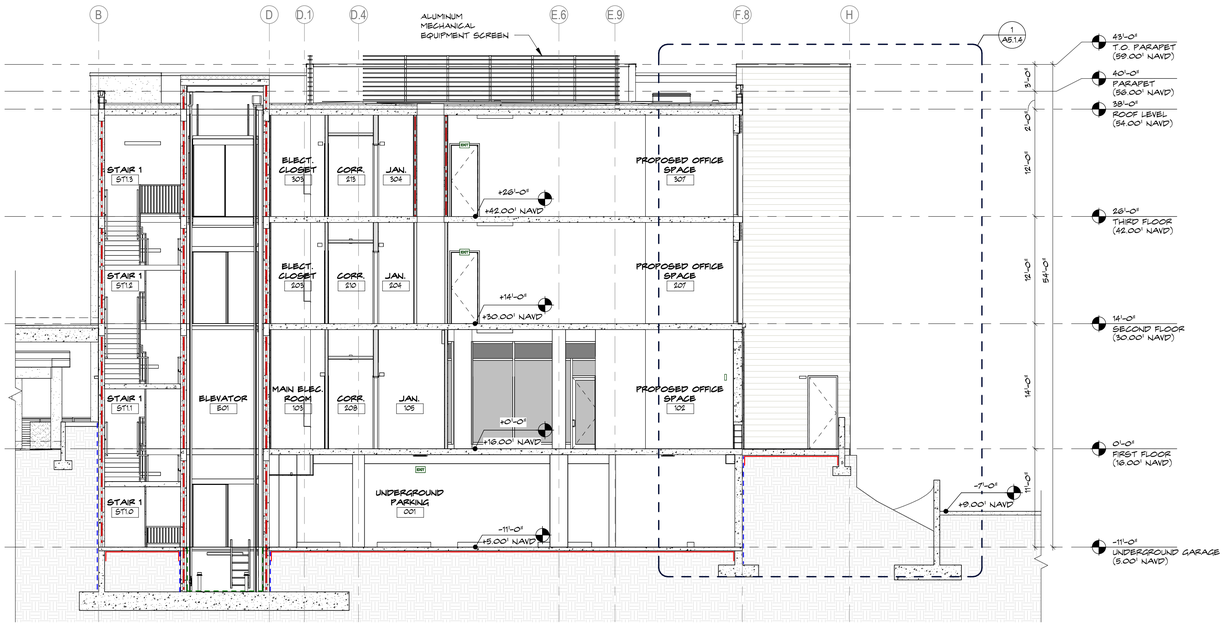
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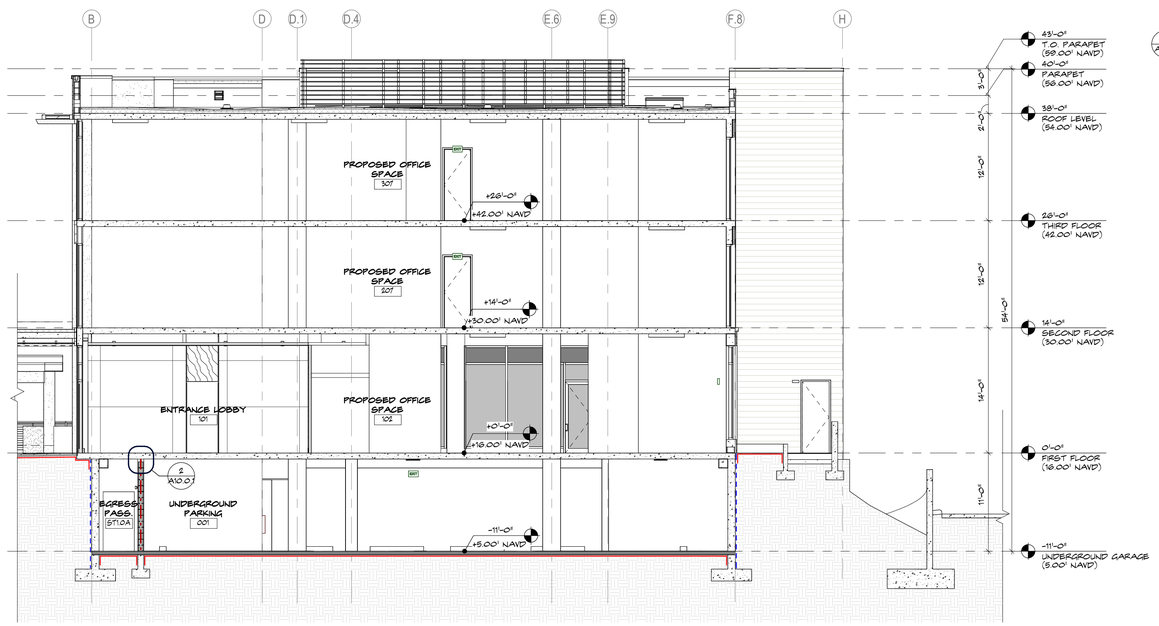
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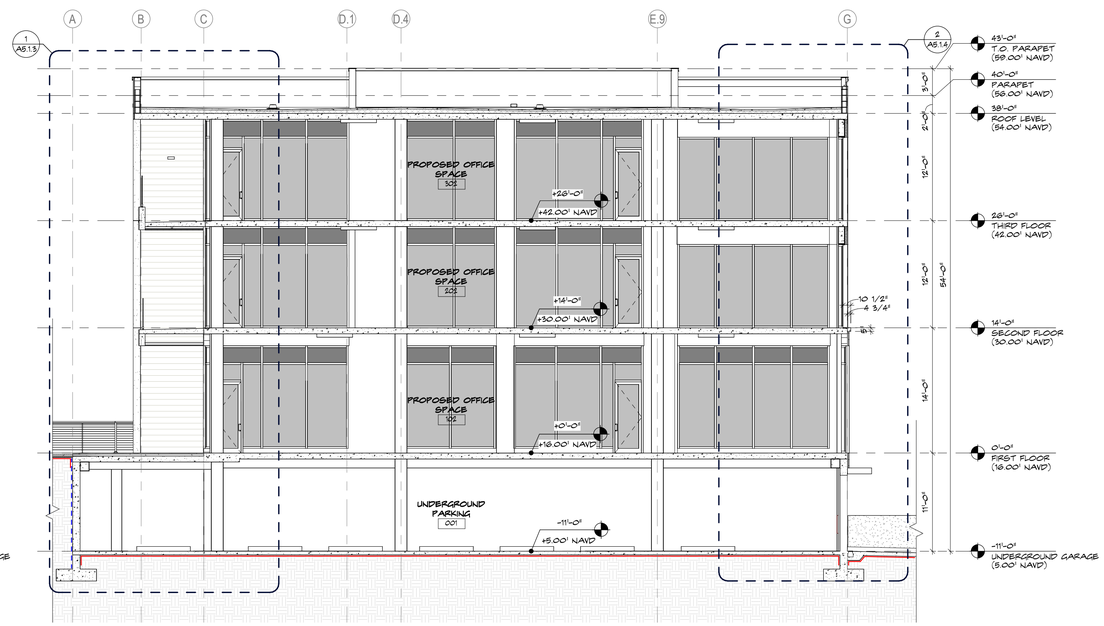
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2 A4.1.2 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



3 A4.1.2 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



1 A4.1.2 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"

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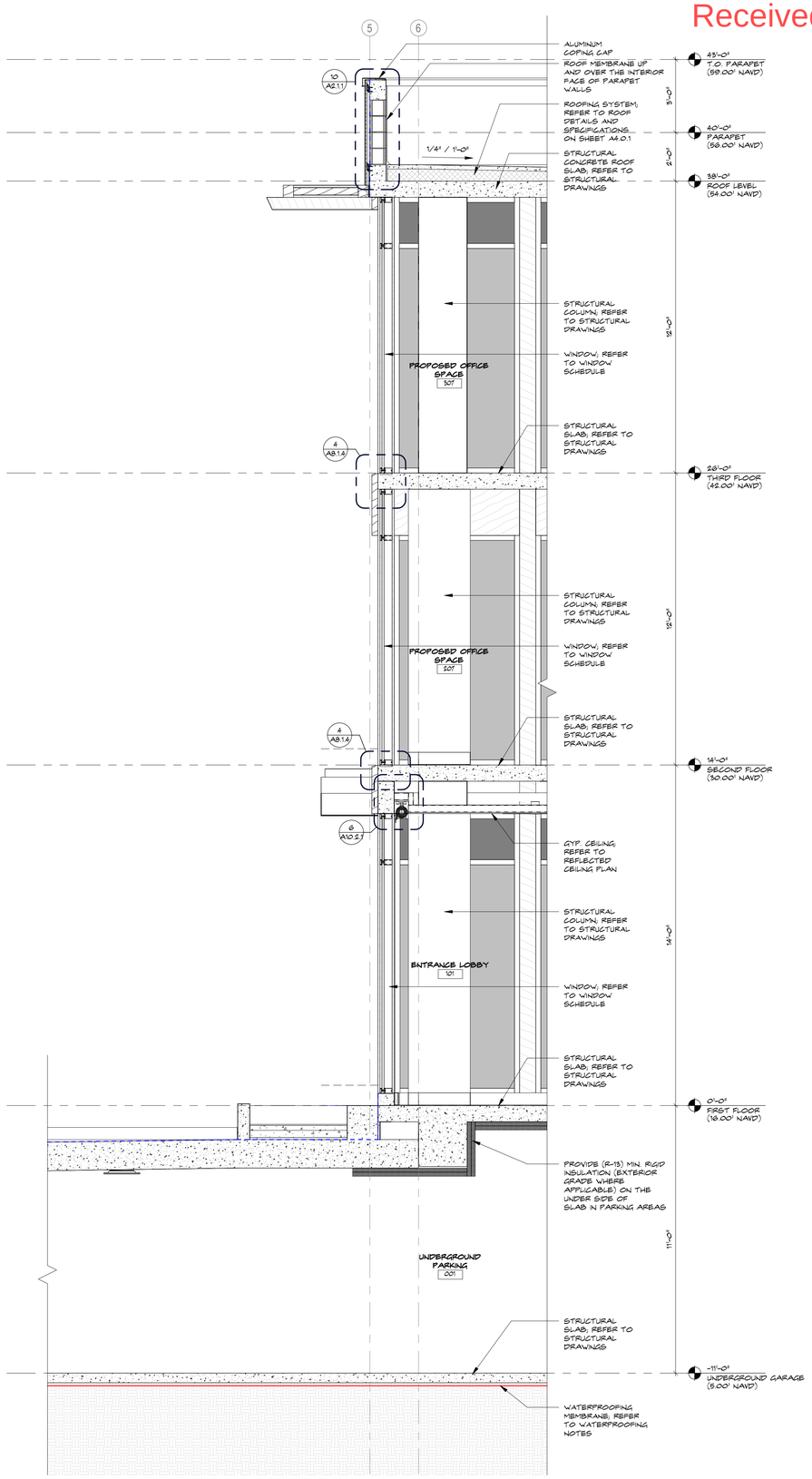
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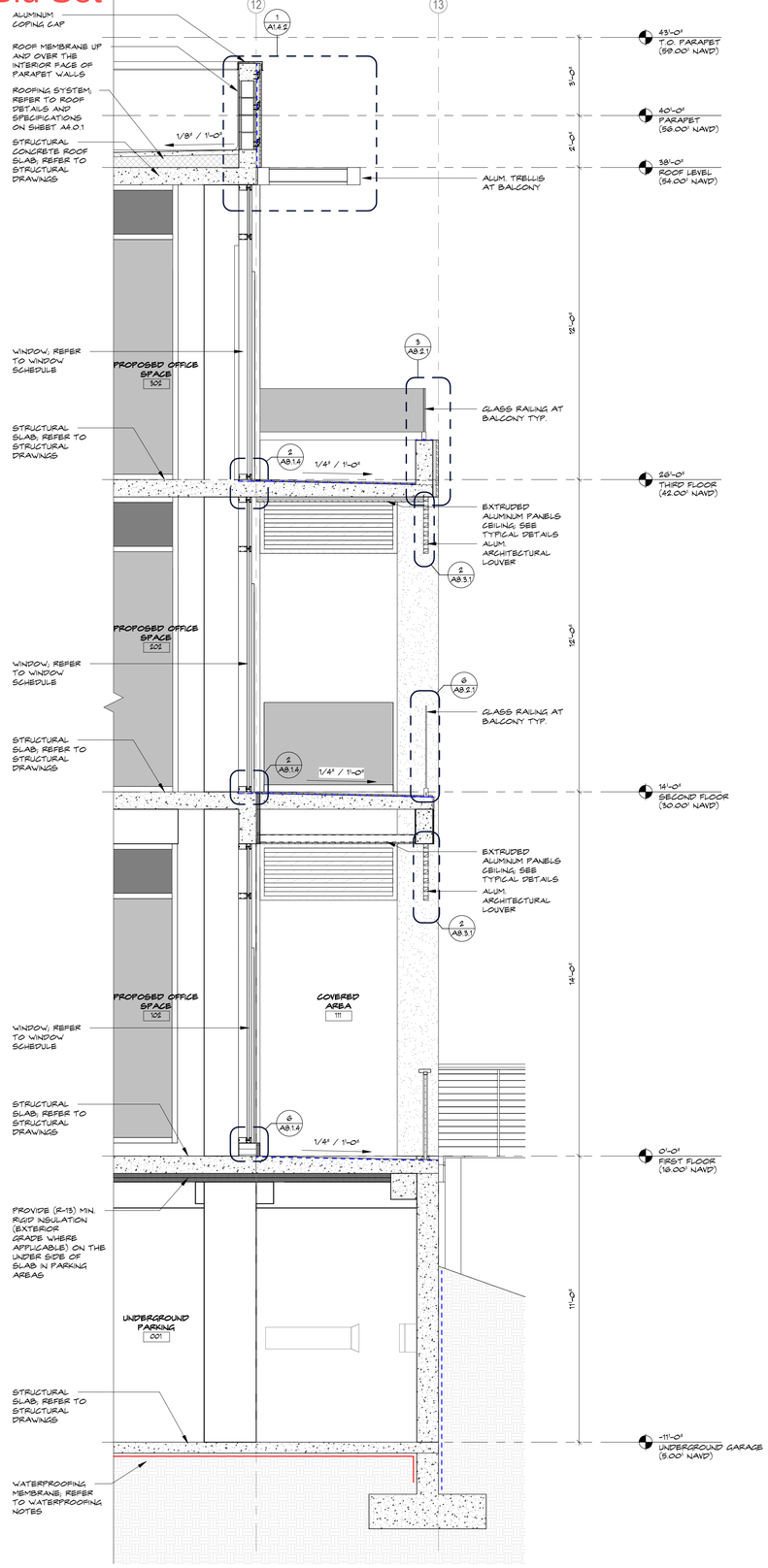
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2 A5.1.1 **WALL SECTION**
SCALE: 3/8" = 1'-0"



1 A5.1.1 **WALL SECTION**
SCALE: 3/8" = 1'-0"

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WALL SECTIONS

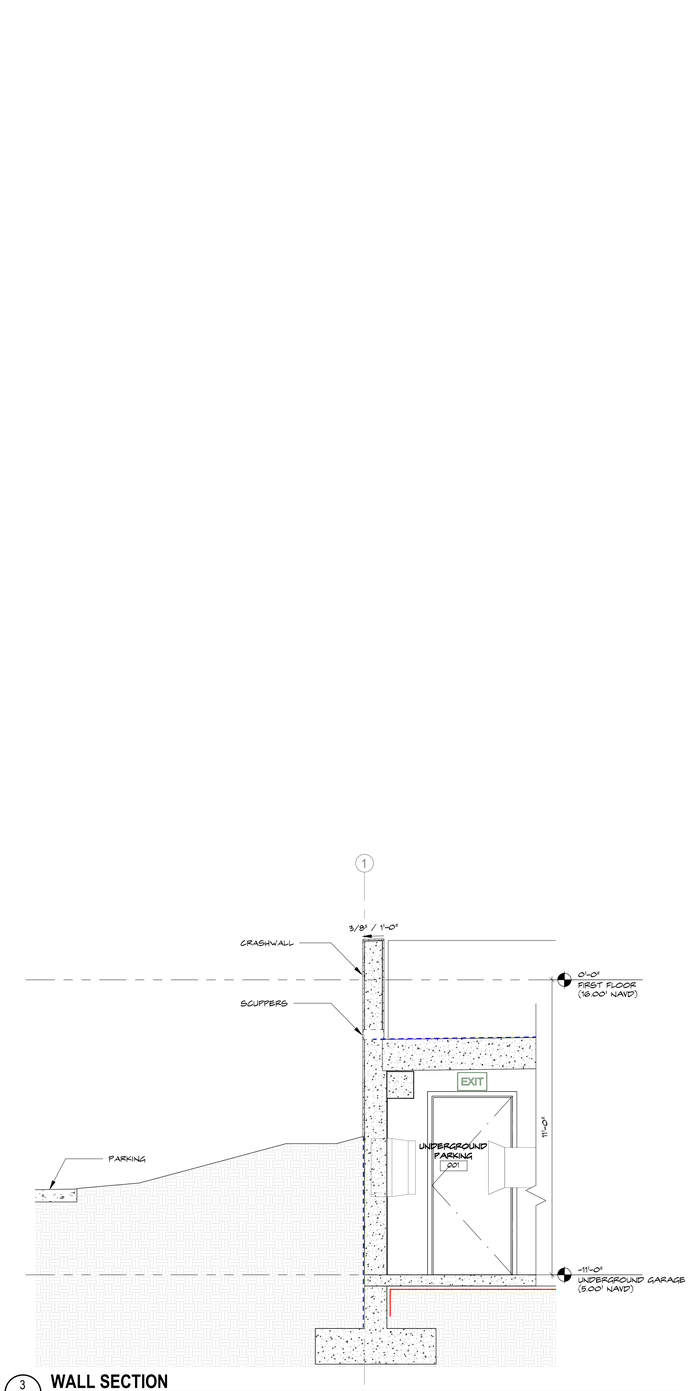
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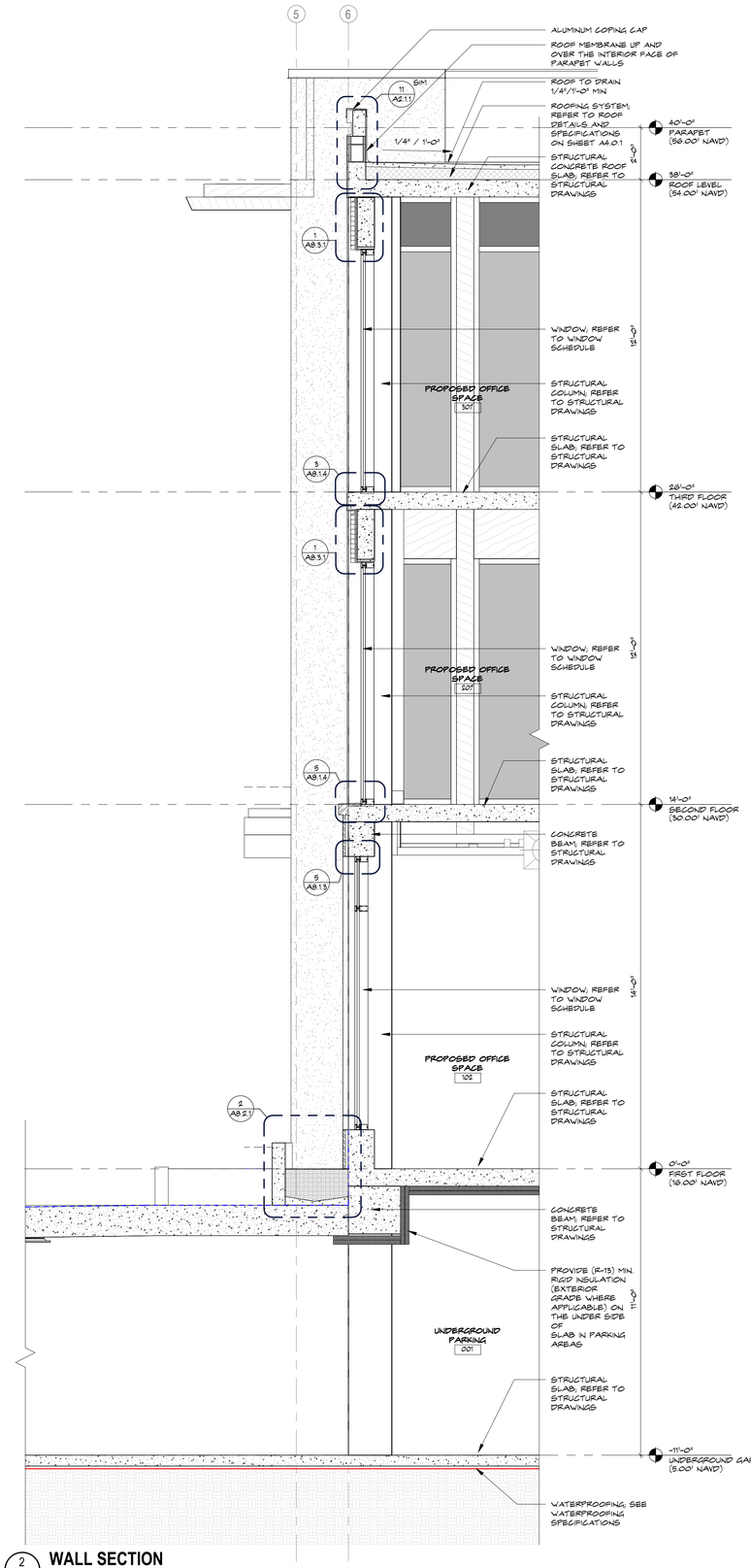
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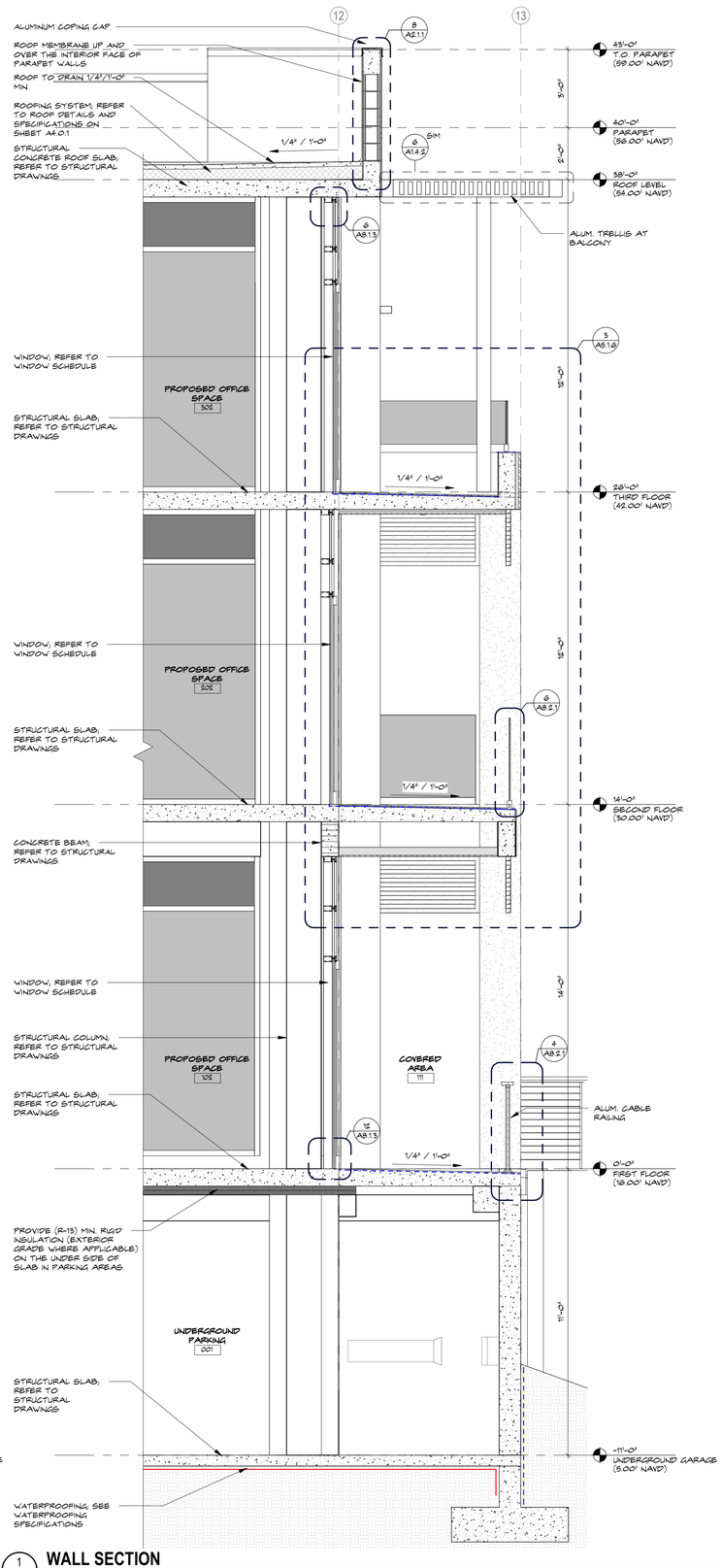
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3 A5.1.2 **WALL SECTION**
SCALE: 3/8" = 1'-0"



2 A5.1.2 **WALL SECTION**
SCALE: 3/8" = 1'-0"



1 A5.1.2 **WALL SECTION**
SCALE: 3/8" = 1'-0"

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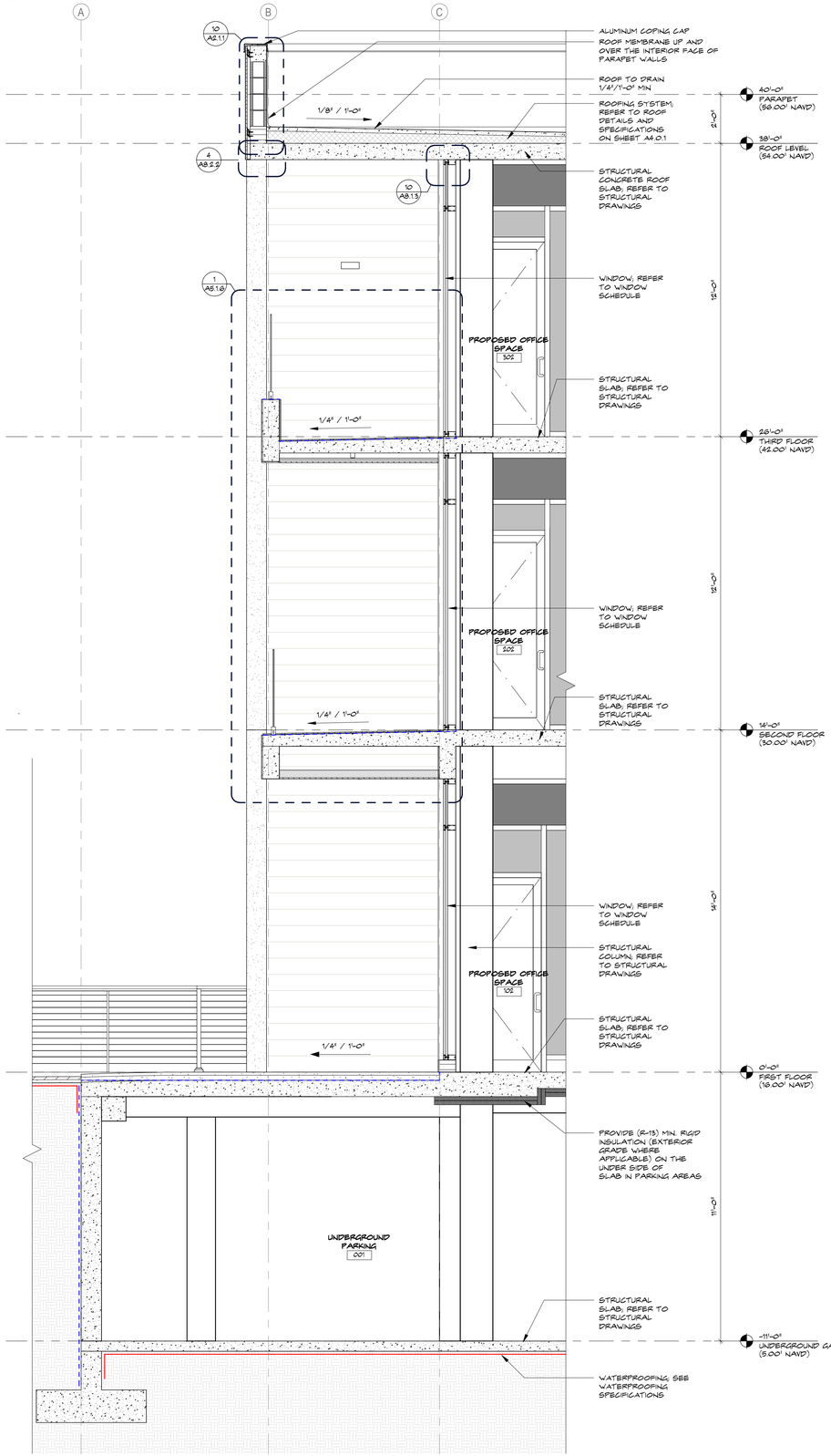
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1 / A5.1.3 **WALL SECTION**
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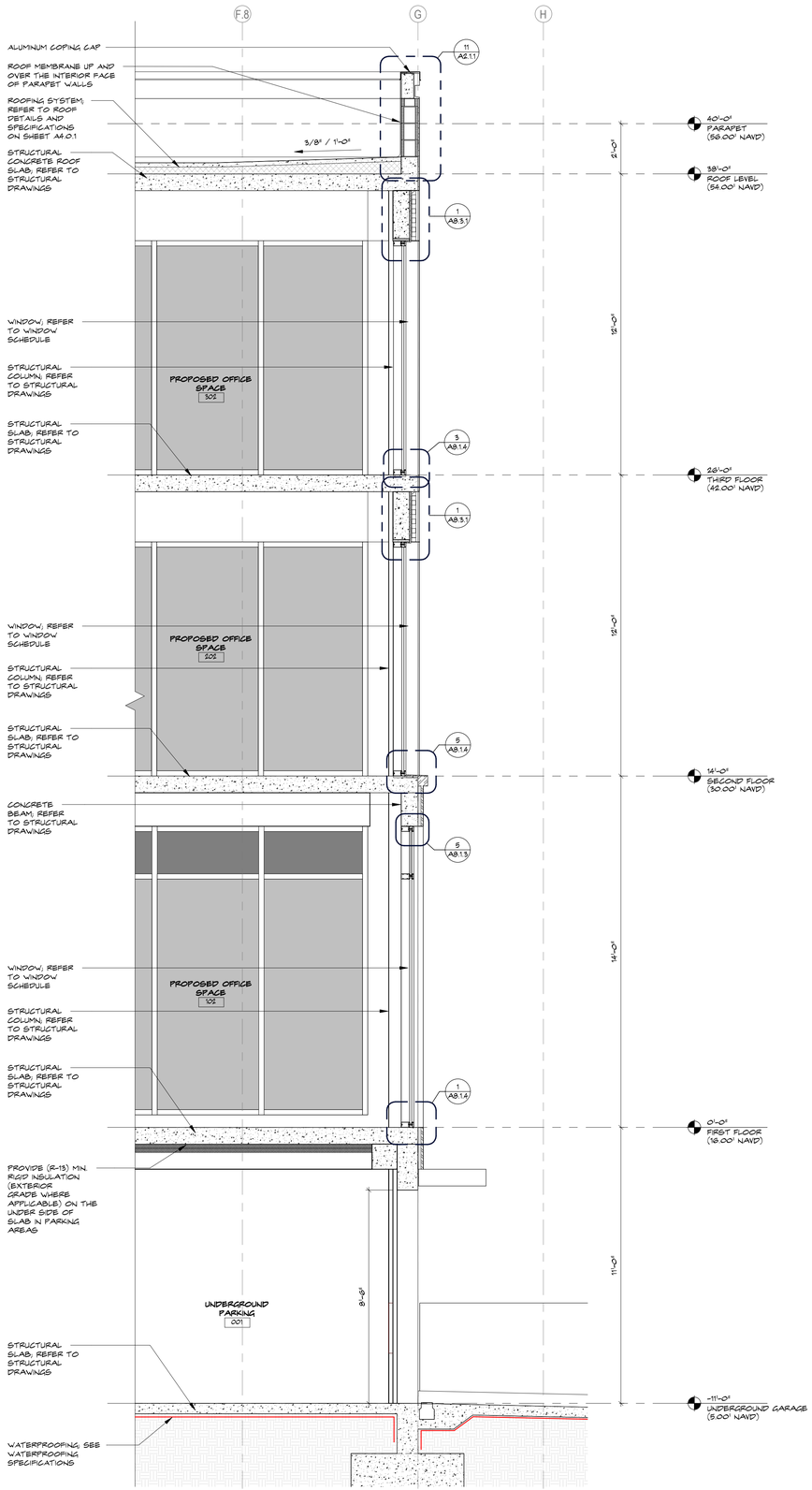
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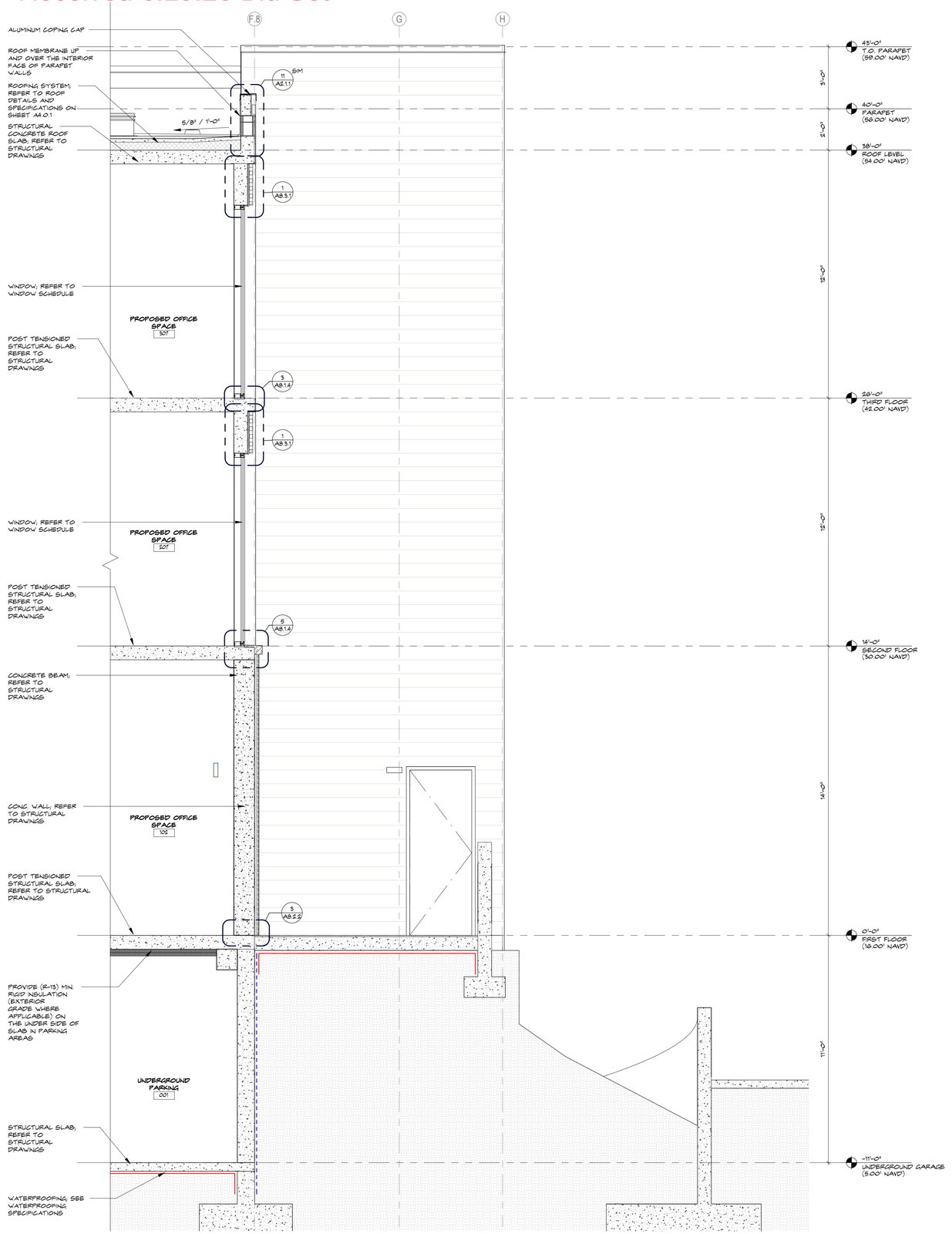
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2 A5.1.4 **WALL SECTION**
SCALE: 3/8" = 1'-0"



1 A5.1.4 **WALL SECTION**
SCALE: 3/8" = 1'-0"

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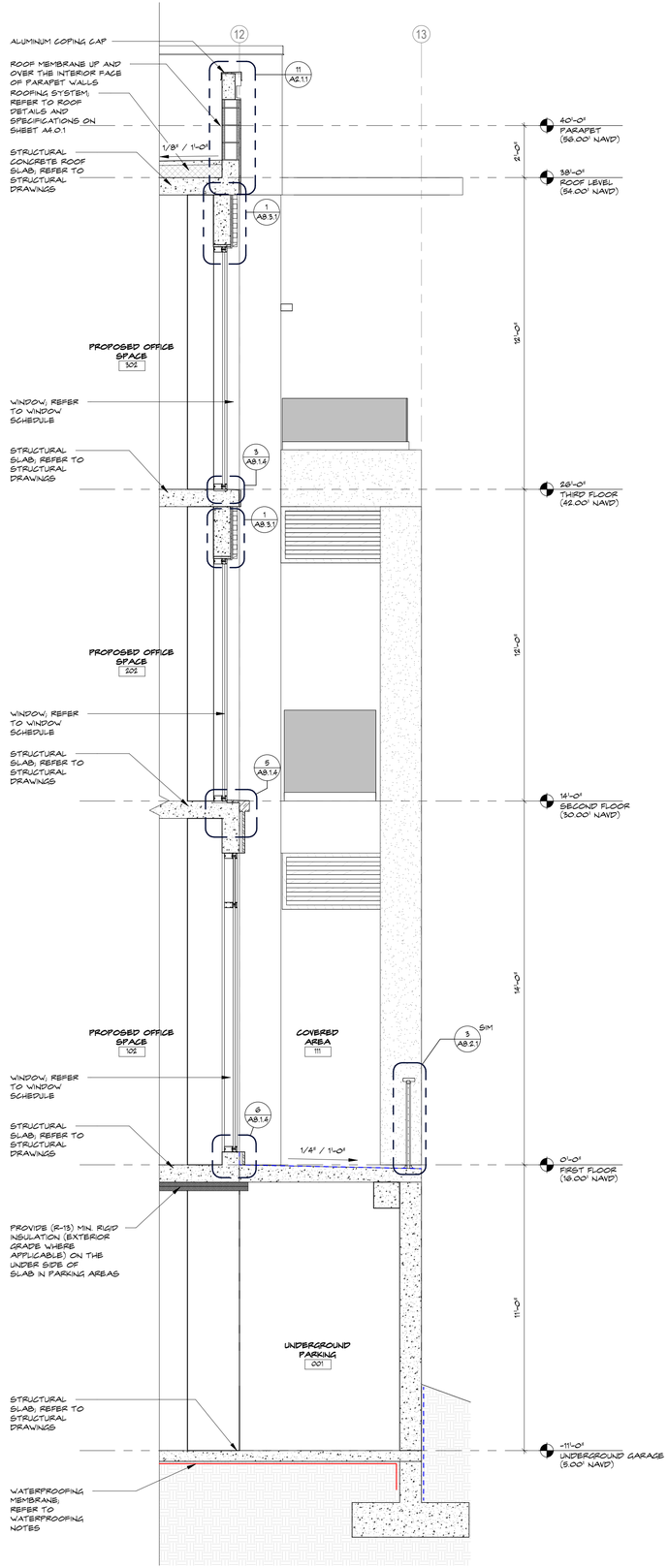
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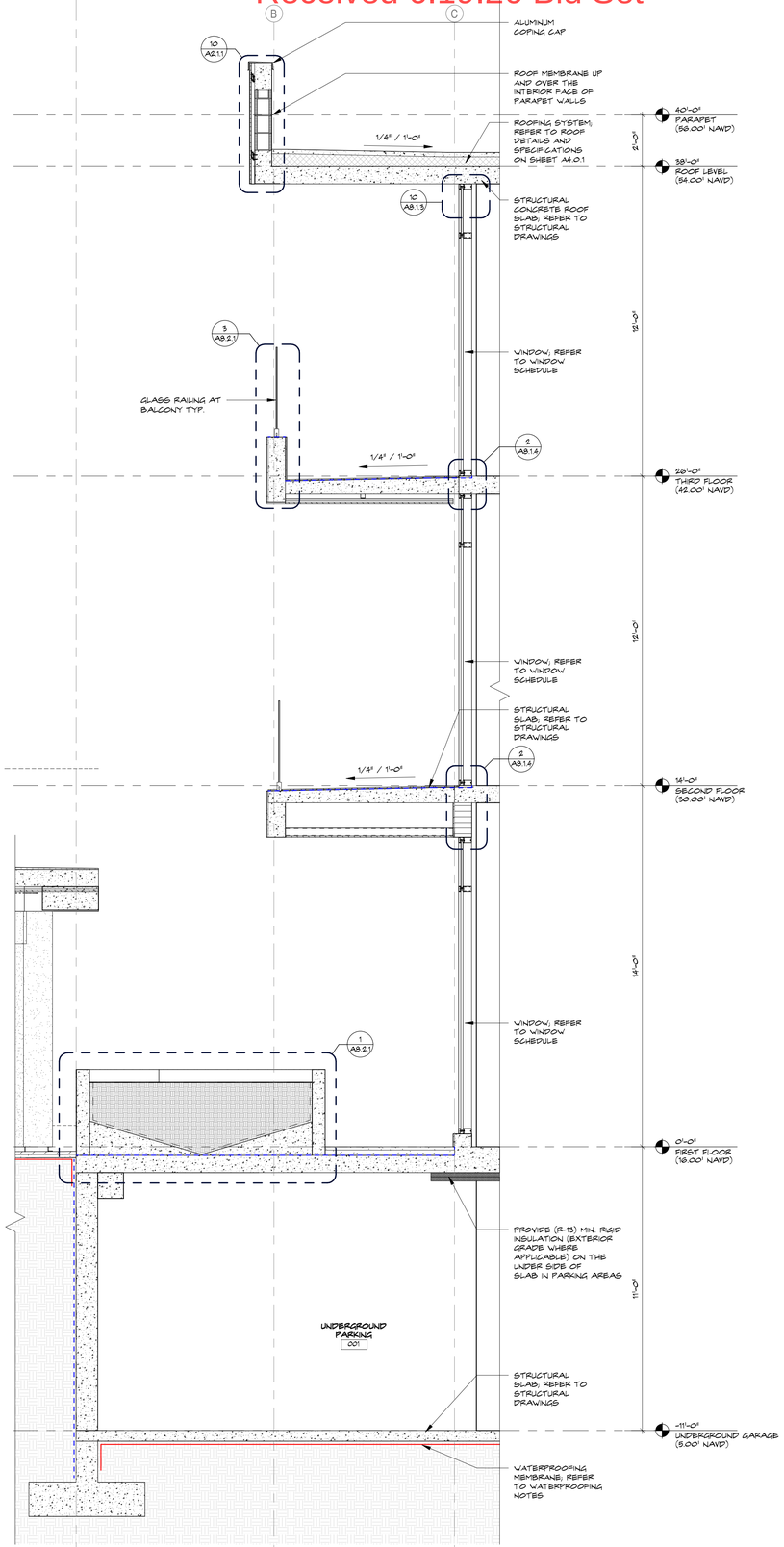
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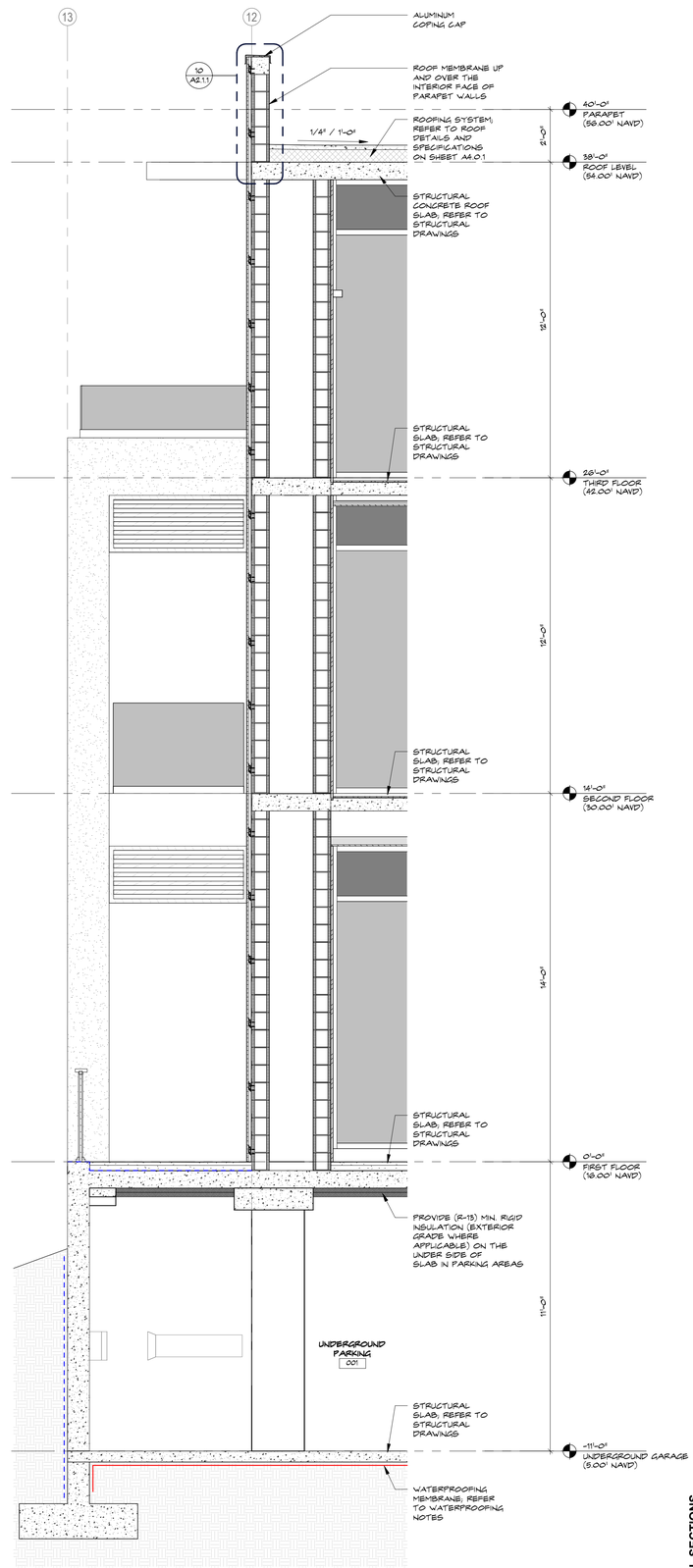
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3 A5.1.5 **WALL SECTION**
SCALE: 3/8" = 1'-0"

2 A5.1.5 **WALL SECTION**
SCALE: 3/8" = 1'-0"

1 A5.1.5 **WALL SECTION**
SCALE: 3/8" = 1'-0"

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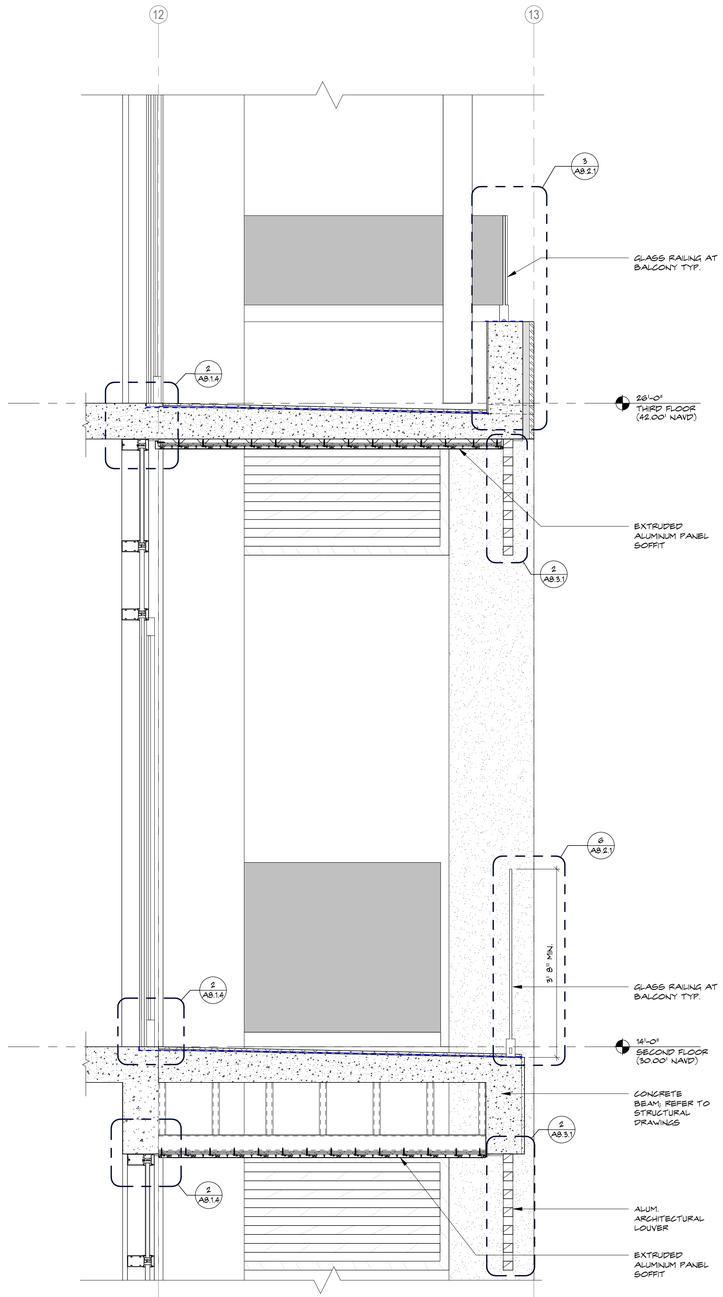
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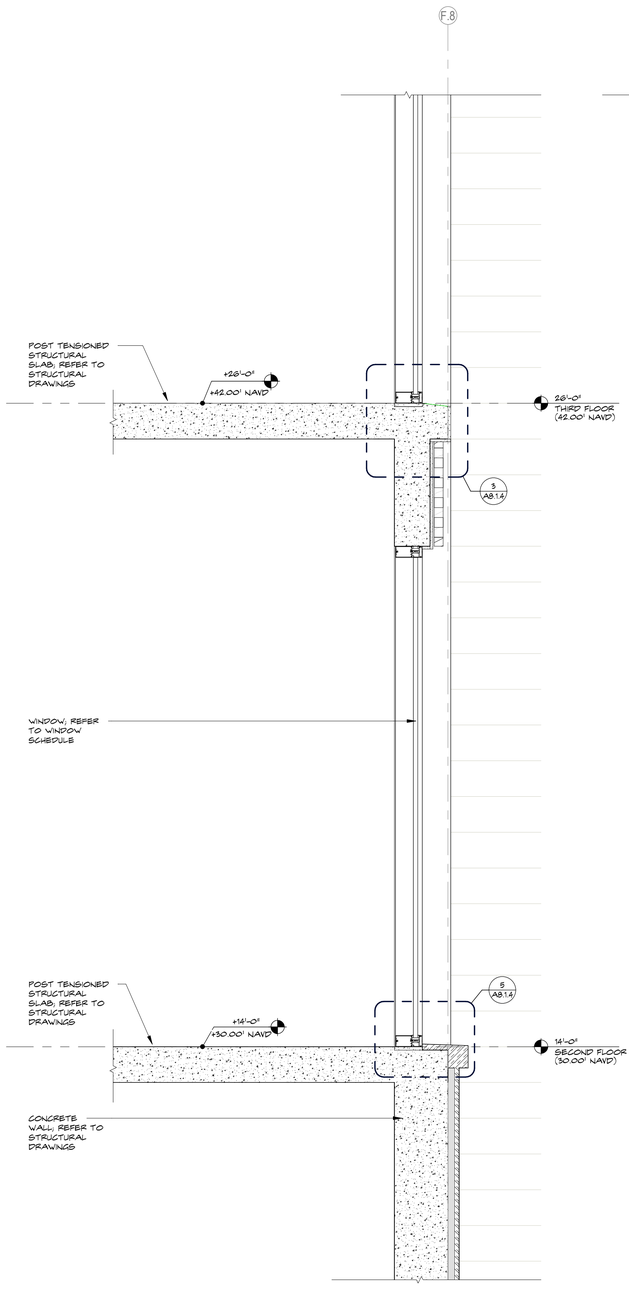
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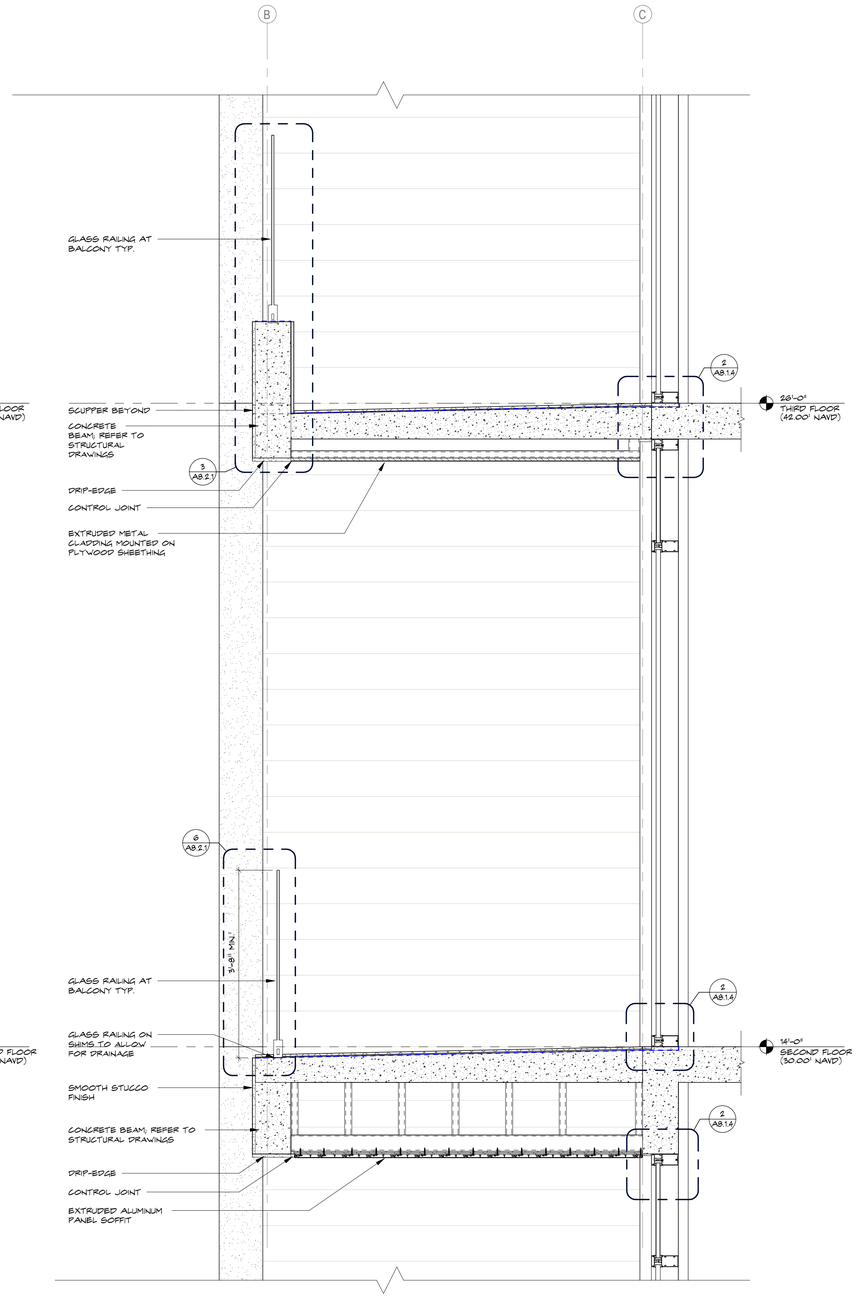
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3 A5.1.6 **ENLARGED WALL SECTION THRU BALCONIES**
SCALE: 3/4" = 1'-0"



2 A5.1.6 **ENLARGED WALL SECTION**
SCALE: 3/4" = 1'-0"



1 A5.1.6 **ENLARGED WALL SECTION**
SCALE: 3/4" = 1'-0"

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ENLARGED WALL SECTIONS

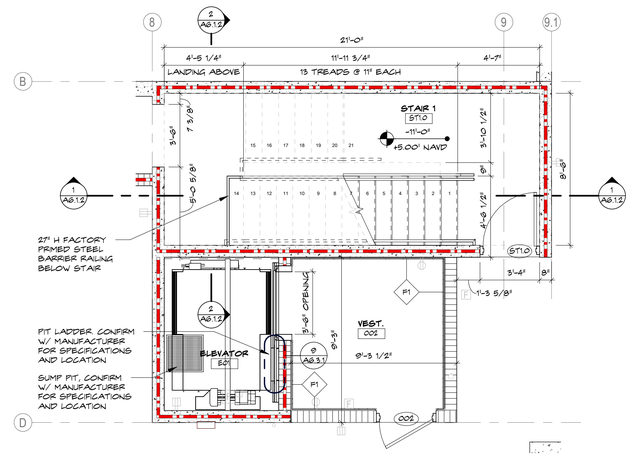
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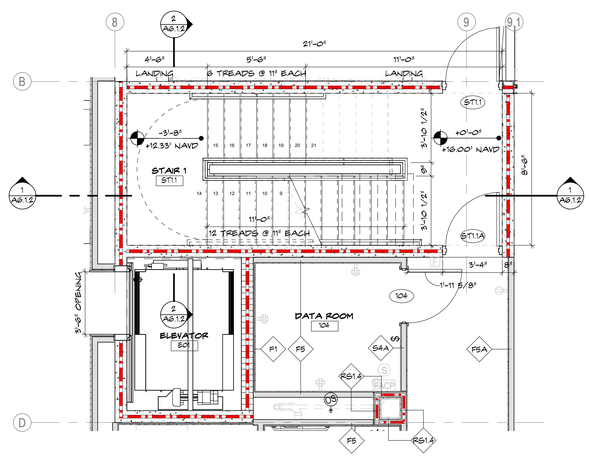
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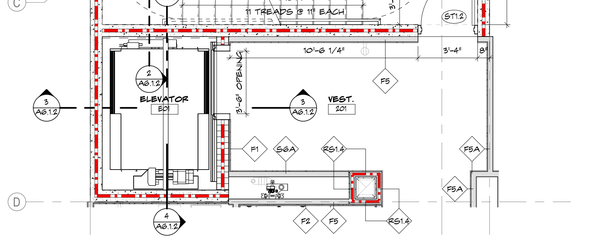
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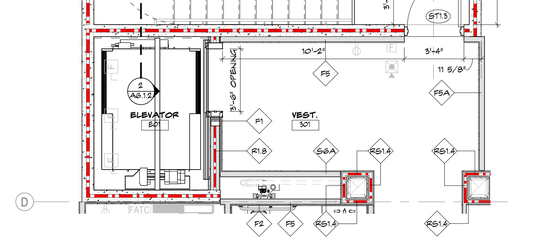
1 A6.1.1 **ENLARGED NORTH CORE PLAN - UNDERGROUND GARAGE LEVEL**
SCALE: 1/4" = 1'-0"



2 A6.1.1 **ENLARGED NORTH CORE PLAN - LEVEL 1**
SCALE: 1/4" = 1'-0"



3 A6.1.1 **ENLARGED NORTH CORE PLAN - LEVEL 2**
SCALE: 1/4" = 1'-0"



4 A6.1.1 **ENLARGED NORTH CORE PLAN - LEVEL 3**
SCALE: 1/4" = 1'-0"

WALL LEGEND

W1 PARTITION TYPE TAG. REFER TO SHEET A10.1.1 FOR PARTITION TYPES

- TYPICAL METAL STUD PARTITION. REFER TO PARTITION TYPES
- TYPICAL CMU. REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CMU. REFER TO STRUCTURAL DRAWINGS
- TYPICAL 1-HR CONCRETE WALL. REFER TO STRUCTURAL DRAWINGS
- TYPICAL 2- HR CONCRETE WALL / CMU BLOCK WALL / PARTITION. REFER

GENERAL ELEVATOR NOTES

1. THE ELEVATORS (INCLUDING CABS, CAB FINISHES, DOORS, PITS, PIT ACCESS, LADDERS, ENCLOSURES, CONTROL ROOMS, ETC) SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF THE CODES AND ANY OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

2. THE ELEVATORS SHALL ALSO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS INCLUDING:
   A. 2012 EDITION OF ADA ACCESSIBILITY GUIDELINES, SECTION 407
   B. 2003 EDITION OF ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, SECTION 407, ETC

3. FOR ELEVATOR PITS, SUMP PUMPS, AND SUMP PUMP PITS:
   A. COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2 AND 3.2.
   B. PROVIDE SERVICE ACCESS BELOW EACH INDIVIDUAL ELEVATOR CAB INTO THE PIT AND BELOW IT.
   C. COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2.4 AND 3.2.4 AND OSHA REGULATIONS (STANDARDS - 29 CFR) LADDERS - 1926.1053.

4. ELEVATOR HOISTWAY AND HOISTWAY ENCLOSURES SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.1 AND 3.1, AND WITH NFPA 80, CHAPTER 14.

5. ELEVATOR CAB ENCLOSURES, CAB DOORS, AND CAB ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.14 AND 3.14, AND WITH NFPA 80, CHAPTER 14..

6. THE ELEVATORS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD HE DISCOVER ANY CONFLICTS BETWEEN THE DRAWINGS, SPECIFICATIONS, CODE REQUIREMENTS, ETC.

8. CLEAR AND PLUMB HOIST WAY WITH VARIATIONS NOT EXCEEDING 1/2" AT ANY POINT.

9. CONTINUOUS ANGLE SUPPORT SHALL BE PROVIDED UNDER THE ENTRANCE SILL FOR THE ENTIRE WIDTH OF THE HOIST WAY, WITH RECESSES 2" BELOW FINISHED FLOOR AND NOT MORE THAN ½" FROM THE PLUMB LINE FOR THE SILL NOSE, WITH GROUTING UNDER THE SILL AFTER INSTALLATION, UNLESS OTHERWISE REQUIRED BY ELEVATOR MANUFACTURER.

10. ANY RECESSES, BLOCKOUTS AND CUTOUTS THROUGH WALLS, TO ACCOMMODATE DOOR OPERATING EQUIPMENT, DOORS, SILLS AND SIGNAL OPERATING EQUIPMENT SHALL BE PATCHED AND FINISHED AS REQUIRED TO MAINTAIN HOIST WAY FIRE RATING.

11. N ELEVATOR EQUIPMENT/CONTROL ROOM PATCHING OF WALL AND FLOOR POCKETS SHALL BE CONSTRUCTED AFTER SUPPORTS AND MACHINERY ARE IN POSITION. ELEVATOR EQUIPMENT ROOM FLOOR SLABS SHALL NOT BE INSTALLED OVER THE HOIST WAY UNTIL THE ELEVATOR MACHINERY AND SUPPORTS ARE SET IN POSITION.

12. PROVIDE STRUCTURAL STEEL ELEVATOR SEPARATION BEAMS AT EACH FLOOR LEVEL AND ONE AT EACH INTERMEDIATE FLOOR LEVEL.

13. FIRE EXTINGUISHER IN ACCORDANCE WITH NFPA10 SHALL BE PROVIDED IN THE ELEVATOR EQUIPMENT/CONTROL ROOM.

GENERAL STAIR NOTES

1. GUARDRAIL SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200LB APPLIED IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL, A CONCENTRATED HORIZONTAL LOAD OF 200LB APPLIED ON A 1 SQ FT AREA AT ANY POINT, AND A LINE LOAD OF 50 PLF APPLIED HORIZONTALLY AT THE REQUIRED GUARDRAIL HEIGHT W/ A SIMULTANEOUS LINE LOAD OF 100 PLF APPLIED VERTICALLY DOWNWARD ON THE TOP OF THE GUARDRAIL. THESE LOADS SHALL NOT BE APPLIED SIMULTANEOUSLY BUT SHALL BE APPLIED INDIVIDUALLY TO PRODUCE MAX. STRESS IN EA. OF THE COMPONENTS OR SUPPORTS.

2. HANDRAIL SHALL COMPLY WITH THE GRASPABILITY REQUIREMENTS AS PER 2023 8TH EDITION FBC-B 1014.3.1 TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" (32MM) AND NOT GREATER THAN 2 INCHES (51MM). WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102MM) AND NOT GREATER THAN 6 1/4" (160MM) WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2-1/4" (57MM) AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1" (25MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" (0.25MM).

3. GUARDS AND HANDRAILS TO COMPLY WITH NFPA 101, CHAPTER 7, 7.2.2.4

4. A 4" DIA. SPHERE SHALL NOT PASS THRU GUARDRAIL SYSTEM, TYP.

5. ALL WALLS SHALL BE SKIM COAT AND PAINTED; REFER TO FINISH SPECIFICATIONS

6. ALL HANDRAILS AND GUARD RAILS SHALL BE FACTORY PRIMED TO BE PAINTED IN THE FIELD. REFER TO FINISH SPECIFICATIONS

7. STAIRS TO BE CONCRETE STAIRS WITH BROOMED FINISH.

8. AT BOTTOM OF STAIRS PROVIDE A 27" HIGH STEEL BARRIER RAILING PER THE PLAN.

9. REFER TO DETAILS ON A9.2.1 FOR HANDRAIL & GUARDRAIL DIMENSIONAL INFORMATION.

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Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

ELEVATOR & STAIR 1 PLANS

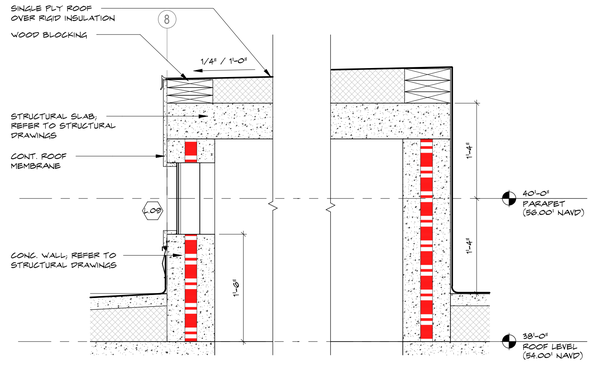
A6.1.1

CONSTRUCTION DOCUMENTS

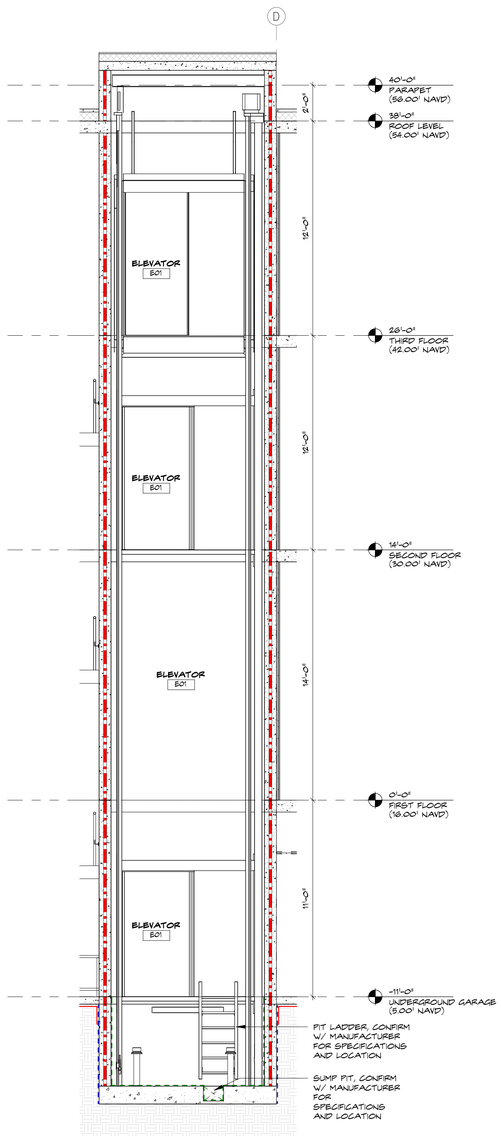
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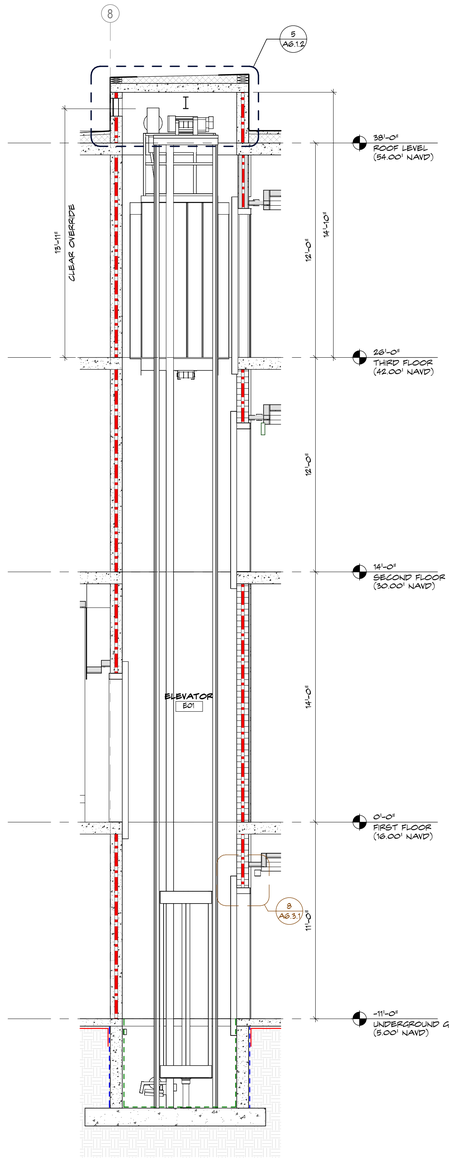
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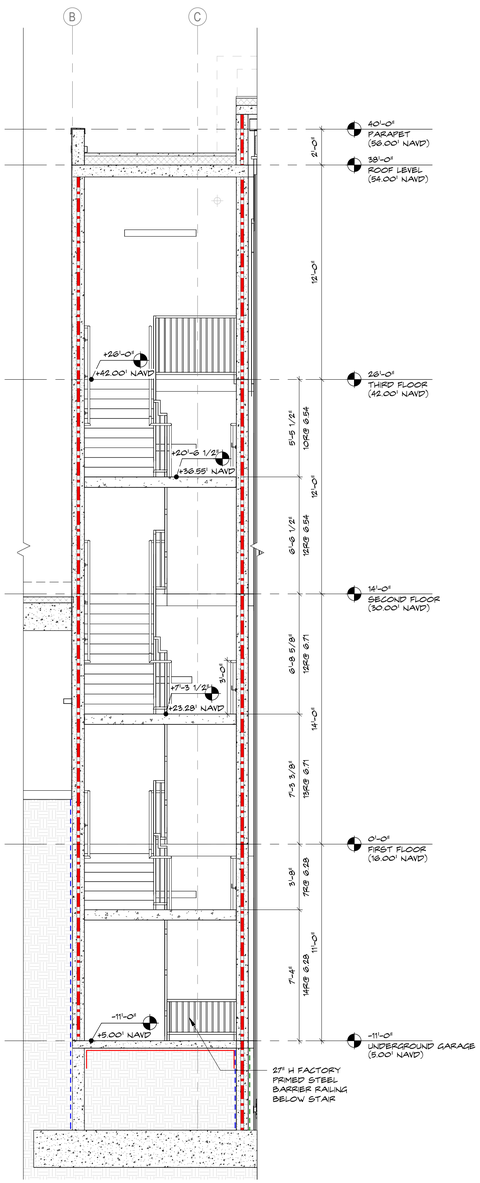
5 A6.1.2 **ELEVATOR OVERRIDE DETAIL**
SCALE: 1" = 1'-0"



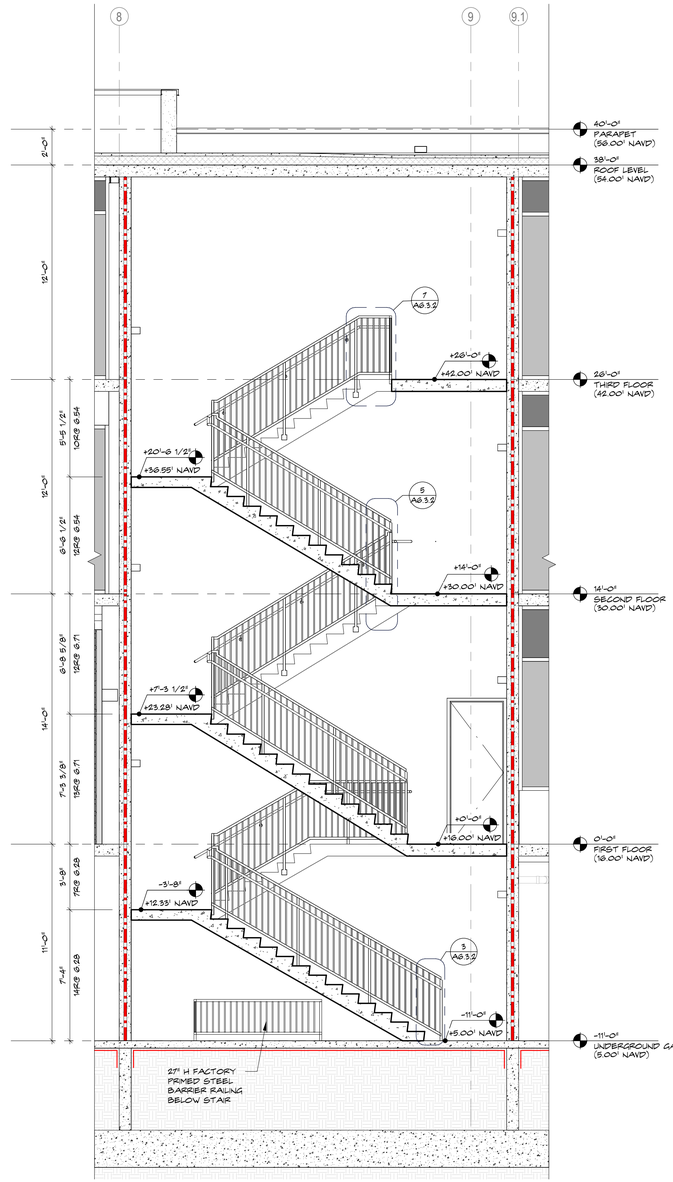
4 A6.1.2 **ELEVATOR - SECTION**
SCALE: 1/4" = 1'-0"



3 A6.1.2 **ELEVATOR - SECTION**
SCALE: 1/4" = 1'-0"



2 A6.1.2 **STAIR 1 - SECTION**
SCALE: 1/4" = 1'-0"



1 A6.1.2 **STAIR 1 - SECTION**
SCALE: 1/4" = 1'-0"

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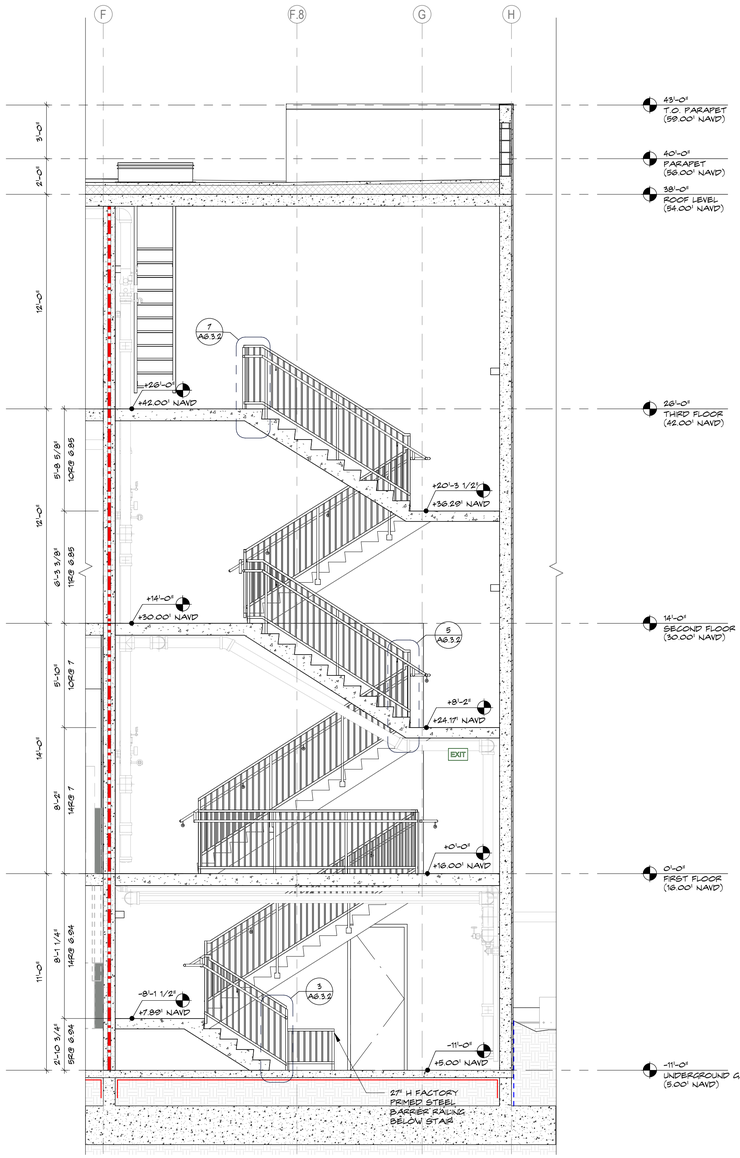
ELEVATOR & STAIR 1 SECTIONS

A6.1.2
CONSTRUCTION DOCUMENTS

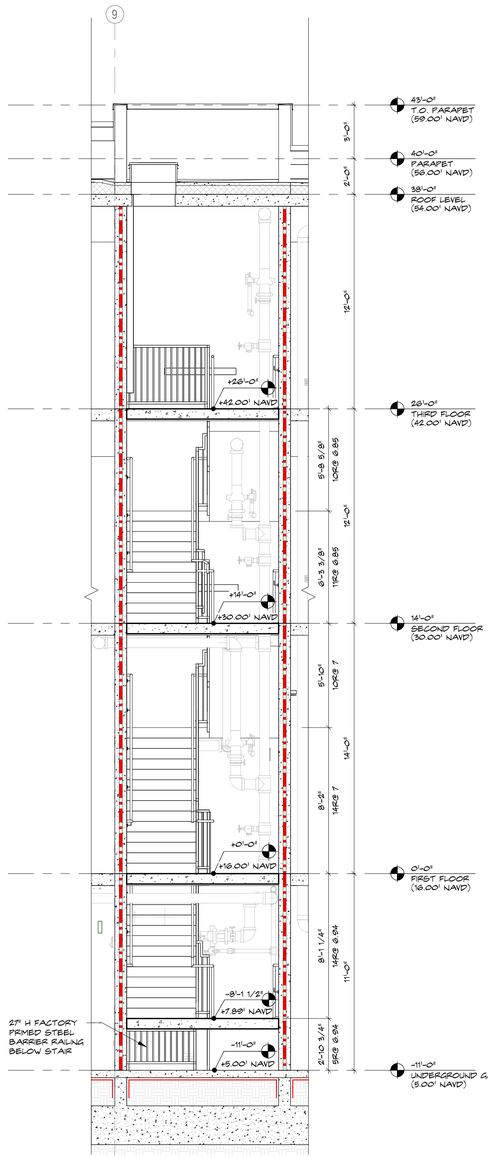
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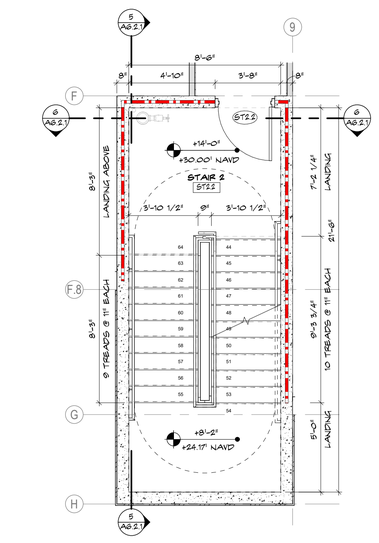
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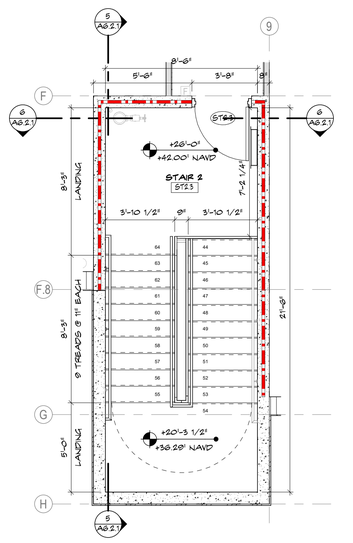
5 A6.2.1 **STAIR 2 - SECTION**
SCALE: 1/4" = 1'-0"



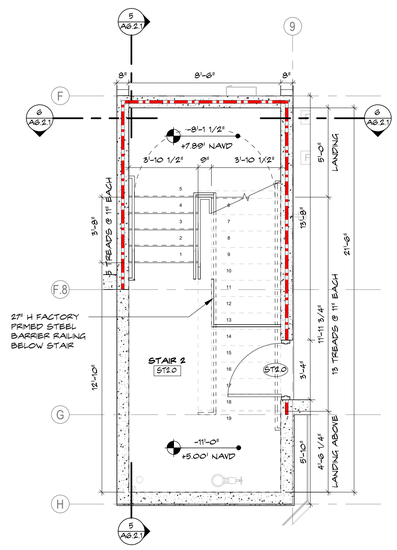
6 A6.2.1 **STAIR 2 - SECTION**
SCALE: 1/4" = 1'-0"



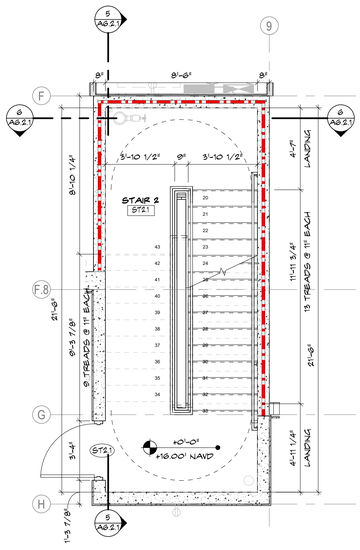
3 A6.2.1 **ENLARGED STAIR 2 PLAN - LEVEL 2**
SCALE: 1/4" = 1'-0"



4 A6.2.1 **ENLARGED STAIR 2 PLAN - LEVEL 3**
SCALE: 1/4" = 1'-0"



1 A6.2.1 **ENLARGED STAIR 2 PLAN - UNDERGROUND GARAGE**
SCALE: 1/4" = 1'-0"



2 A6.2.1 **ENLARGED STAIR 2 PLAN - LEVEL 1**
SCALE: 1/4" = 1'-0"

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STAIR 2 PLANS & SECTIONS

A6.2.1

CONSTRUCTION DOCUMENTS

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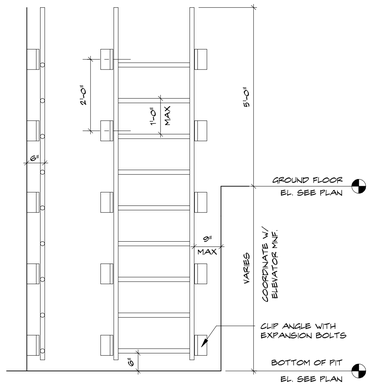
TO BE INSTALLED ON ELEVATOR 1

- THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE) SHALL BE PLACED INSIDE THE ELEVATOR CAR ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

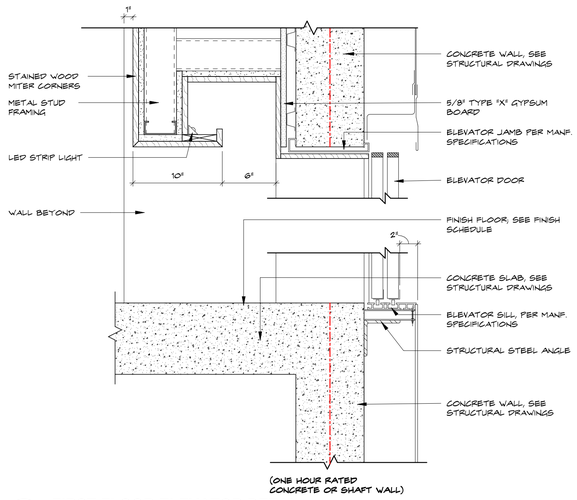
- THE SYMBOL SHALL BE NOT LESS THAN 3 IN. IN HEIGHT.

- THE ELEVATOR CAR SHALL BE A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24" X 78" WITH NOT LESS THAN 5" RADIUS CORNERS.

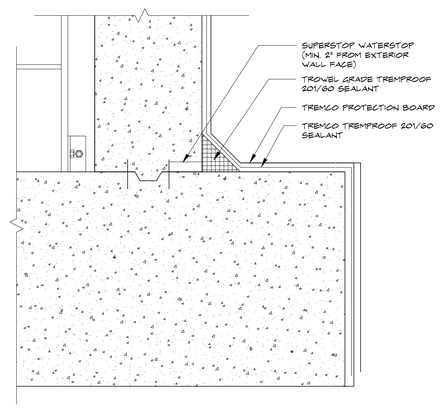
10 A6.3.1 **EMERGENCY MEDICAL SERVICES SYMBOL**
SCALE: 1" = 1'-0"



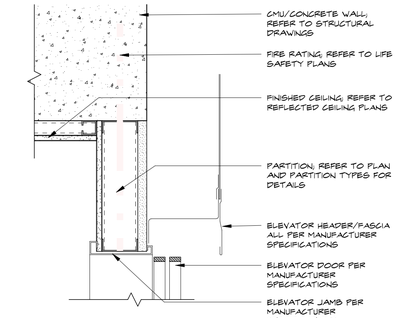
9 A6.3.1 **ELEVATOR PIT LADDER**
SCALE: 1/2" = 1'-0"



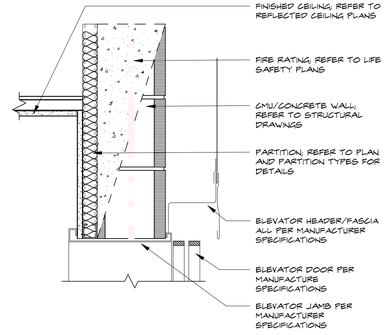
8 A6.3.1 **FIRST FLOOR ELEVATOR DETAIL**
SCALE: 1 1/2" = 1'-0"



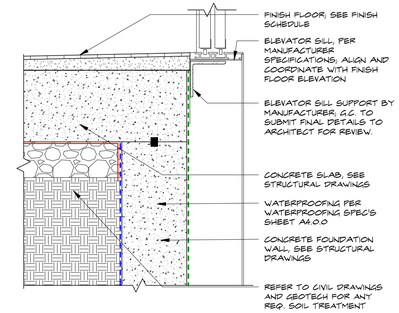
7 A6.3.1 **ELEVATOR_WATERPROOFING DETAIL**
SCALE: 1 1/2" = 1'-0"



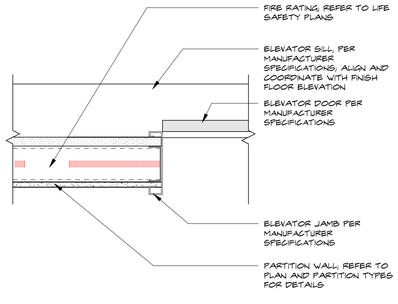
6 A6.3.1 **ELEVATOR HEAD @ SHAFT WALL**
SCALE: 1 1/2" = 1'-0"



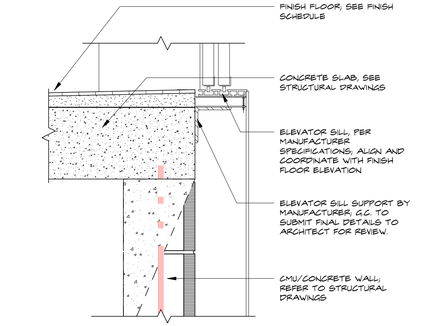
3 A6.3.1 **ELEVATOR HEAD @ CONC/CMU**
SCALE: 1 1/2" = 1'-0"



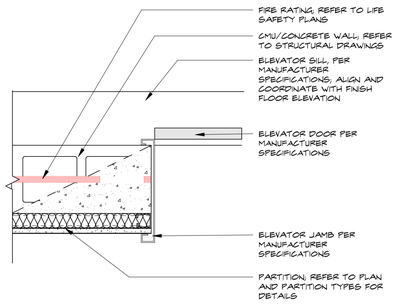
4 A6.3.1 **ELEVATOR SILL AT PIT**
SCALE: 1 1/2" = 1'-0"



5 A6.3.1 **ELEVATOR JAMB @ SHAFT WALL**
SCALE: 1 1/2" = 1'-0"



1 A6.3.1 **ELEVATOR SILL TYPICAL**
SCALE: 1 1/2" = 1'-0"



2 A6.3.1 **ELEVATOR JAMB @ CONC/CMU**
SCALE: 1 1/2" = 1'-0"

ELEVATOR SPECIFICATIONS

BASIS OF DESIGN TKE BOX

A. PASSENGER ELEVATORS DESCRIPTION: TBD
1. ELEVATOR IDENTIFICATION: CARS ELEV-1
2. CAPACITY: 2500LBS.
3. CLASS OF LOADING: CLASS A
4. CONTRACT SPEED: 150 FPM.
5. ROPING: MANUFACTURER'S STANDARD CONFIGURATION.
6. MACHINE: PYB 300M
7. MACHINE LOCATION: TOP FLOOR IN JAMB
8. CONTROL SYSTEM: CARD ACCESS/MONITORED
9. FLOORS SERVED, OPENINGS: 1ST
10. MINIMUM CLEAR TO UNDERSIDE OF CANOPY: 8FT 8IN HIGH.
11. ENTRANCE SIZE: 3'-6" WIDE X 8'-0"
12. ENTRANCE TYPE: REFER TO PLANS

ELEVATOR OPENINGS & DIMENSIONS:

VERIFY ROUGH OPENING REQUIRED FOR INSTALLATION OF ELEVATOR WITH ELEVATOR MANUFACTURER. AFTER ELEVATOR INSTALLATION IS COMPLETE, INSTALL REMAINDER OF PARTITION TIGHT TO ELEVATOR FRAME/PROTECT DOOR & FRAME FROM DAMAGE.

ELEVATOR CONTRACTOR TO VERIFY ALL SHAFT, PIT, & OVERHEAD DIMENSIONS WITH ELEVATOR MANUFACTURER.

HALL CAR DESIGNATION SIGN:
PROVIDED BY THIRD PARTY

CAB FINISHES:
FLOOR - PORCELAIN TILE - REFER TO FINISH SPECIFICATIONS.
WALLS: STEEL SHELL WITH INTEGRATED CUSTOM LAMINATE, MATCH PLAM-1 ON FINISH SPECIFICATIONS AND PAINTED DECORATIVE STAINLESS STEEL COLUMN.
CEILING: STAINLESS WITH LED FINLIGHT OR STAINLESS CEILING WITH HALO COVE.
HANDRAIL: 1.5" CYLINDRICAL STAINLESS STEEL.
SIGNALIZATION: SURFACE MOUNTED CAR OPERATING PANEL.

NOTES:
1. COORDINATE SUMP PUMP ALARM LOCATION ON GROUND FLOOR WITH ARCHITECT AND OWNER. FINAL LOCATION TO BE CONFIRMED BY ELEVATOR MANUFACTURER AND GENERAL CONTRACTOR. SINGLE DEPTH ENTRANCE

GENERAL ELEVATOR NOTES

1. THE ELEVATORS (INCLUDING CABS, CAB FINISHES, DOORS, PITS, PIT ACCESS, LADDERS, ENCLOSURES, CONTROL ROOMS, ETC) SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF THE CODES AND ANY OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

2. THE ELEVATORS SHALL ALSO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS INCLUDING:

A. 2012 EDITION OF ADA ACCESSIBILITY GUIDELINES, SECTION 407
B. 2003 EDITION OF ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, SECTION 407, ETC.

3. FOR ELEVATOR PITS, SUMP PUMPS, AND SUMP PUMP PITS:
A. COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2 AND 3.2.
B. PROVIDE SERVICE ACCESS BELOW EACH INDIVIDUAL ELEVATOR CAB INTO THE PIT AND BELOW IT.
C. COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2.4 AND 3.2.4 AND OSHA REGULATIONS (STANDARDS - 29 CFR) LADDERS - 1926.1053.

4. ELEVATOR HOISTWAY AND HOISTWAY ENCLOSURES SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.1 AND 3.1, AND WITH NFPA 80, CHAPTER 14.

5. ELEVATOR CAB ENCLOSURES, CAB DOORS, AND CAB ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.14 AND 3.14, AND WITH NFPA 80, CHAPTER 14..

6. THE ELEVATORS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD HE DISCOVER ANY CONFLICTS BETWEEN THE DRAWINGS, SPECIFICATIONS, CODE REQUIREMENTS, ETC.

8. CLEAR AND PLUMB HOIST WAY WITH VARIATIONS NOT EXCEEDING 1/2" AT ANY POINT.

9. CONTINUOUS ANGLE SUPPORT SHALL BE PROVIDED UNDER THE ENTRANCE SILL FOR THE ENTIRE WIDTH OF THE HOIST WAY, WITH RECESSES 2" BELOW FINISHED FLOOR AND NOT MORE THAN 1" FROM THE PLUMB LINE FOR THE SILL NOSE, WITH GROUTING UNDER THE SILL AFTER INSTALLATION, UNLESS OTHERWISE REQUIRED BY ELEVATOR MANUFACTURER.

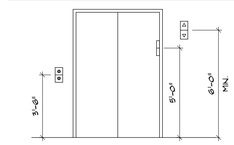
10. ANY RECESSES, BLOCKOUTS AND CUTOUTS THROUGH WALLS, TO ACCOMMODATE DOOR OPERATING EQUIPMENT, DOORS, SILLS AND SIGNAL OPERATING EQUIPMENT SHALL BE PATCHED AND FINISHED AS REQUIRED TO MAINTAIN HOIST WAY FIRE RATING.

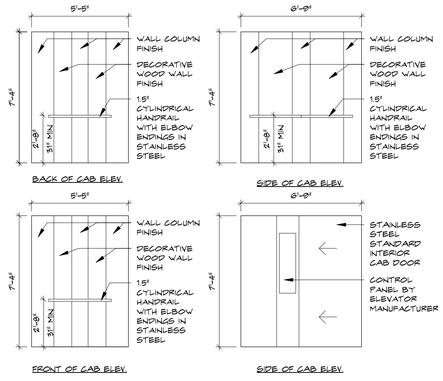
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12. PROVIDE STRUCTURAL STEEL ELEVATOR SEPARATION BEAMS AT EACH FLOOR LEVEL AND ONE AT EACH INTERMEDIATE FLOOR LEVEL.

13. FIRE EXTINGUISHER IN ACCORDANCE WITH NFPA10 SHALL BE PROVIDED IN THE ELEVATOR EQUIPMENT/CONTROL ROOM.

ELEVATOR LEGEND





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Project Manager: CG

ELEVATOR DETAILS

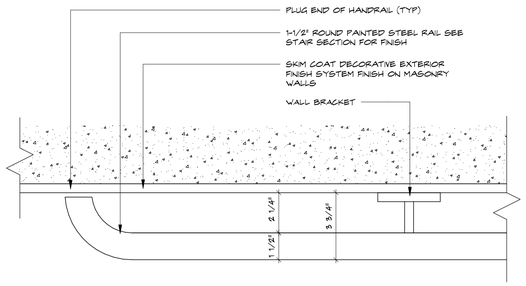
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CONSTRUCTION DOCUMENTS

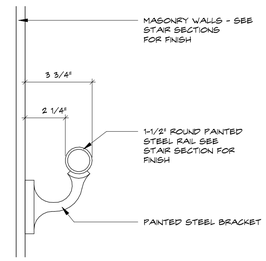
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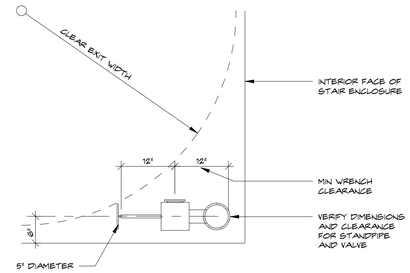
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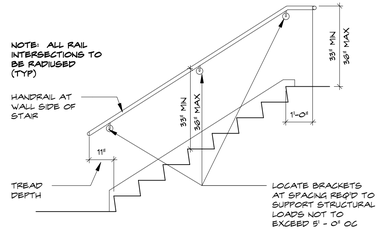
8 A6.3.2 **STAIR HANDRAIL TERMINATION**
SCALE: 3" = 1'-0"



6 A6.3.2 **STAIR HANDRAIL WALL MOUNTED**
SCALE: 3" = 1'-0"



4 A6.3.2 **TYPICAL STANDPIPE**
SCALE: 3/4" = 1'-0"



2 A6.3.2 **STAIR RAILING AT WALL**
SCALE: 3/8" = 1'-0"

7 A6.3.2 **STAIR- LANDING AT TOP**
SCALE: 1" = 1'-0"

5 A6.3.2 **STAIR- INTERMEDIATE LANDING DETAIL**
SCALE: 1" = 1'-0"

3 A6.3.2 **STAIR- BASE LANDING**
SCALE: 1" = 1'-0"

1 A6.3.2 **STAIR - INNER RAILING**
SCALE: 1 1/2" = 1'-0"

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Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

STAIR DETAILS

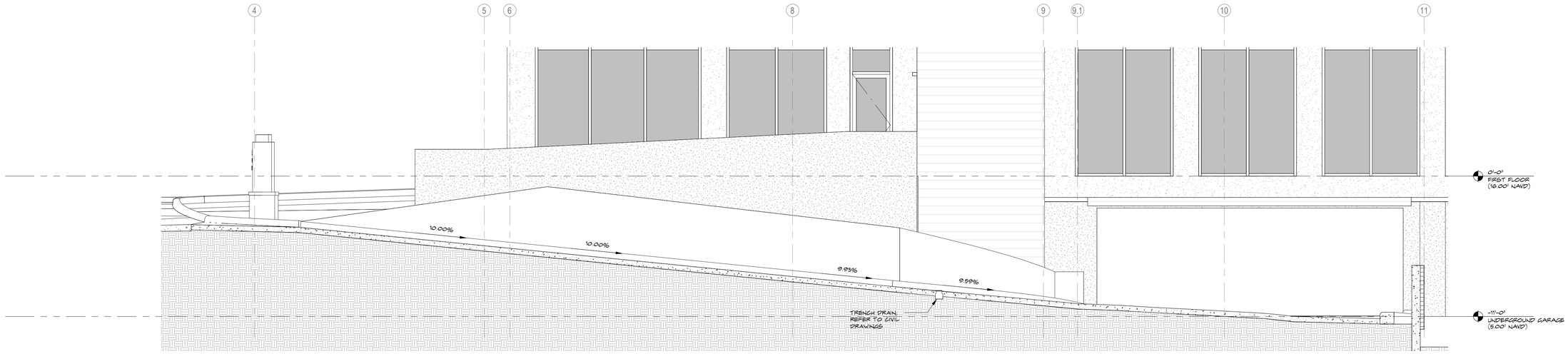
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CONSTRUCTION DOCUMENTS

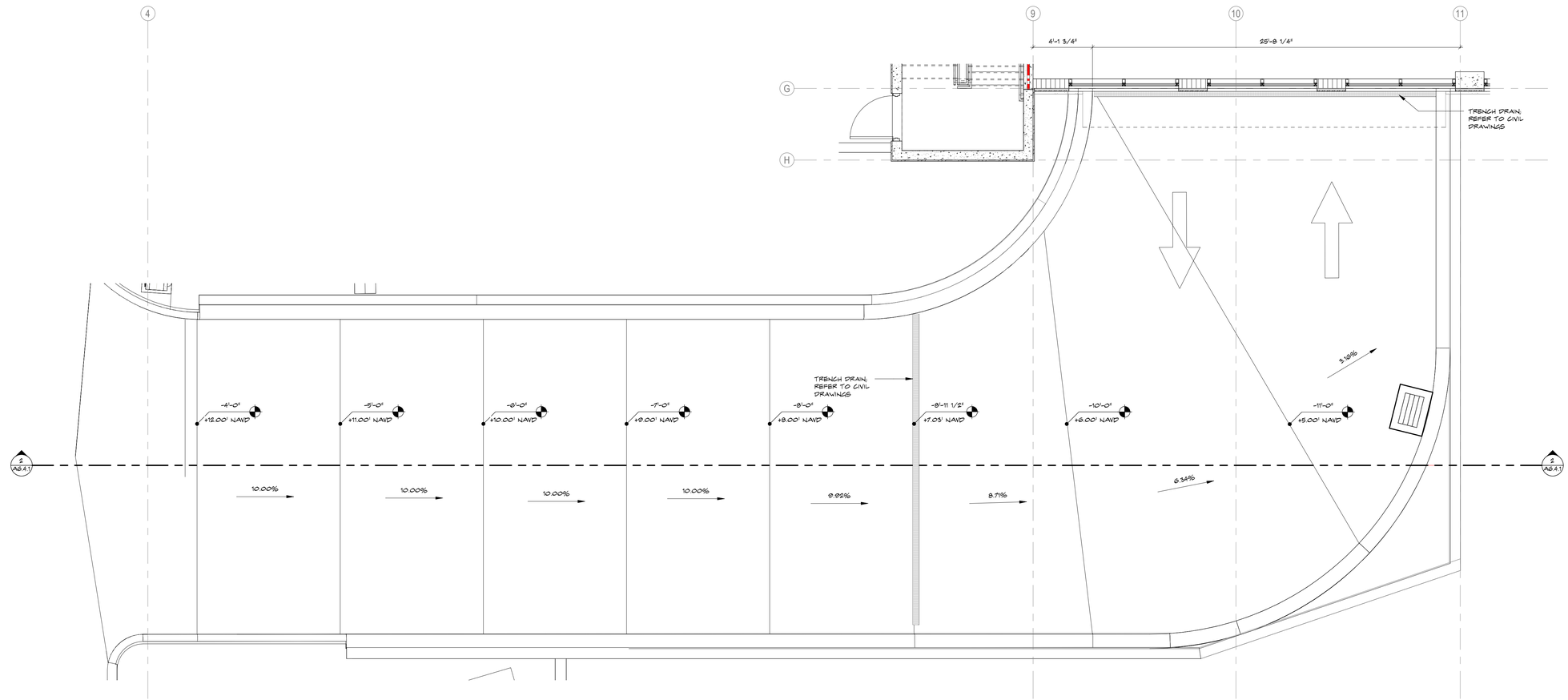
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2 A6.4.1 **SECTION - GARAGE ENTRY RAMP**
SCALE: 1/4" = 1'-0"



1 A6.4.1 **ENLARGED PLAN - GARAGE ENTRY RAMP**
SCALE: 1/4" = 1'-0"

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GARAGE ENTRY RAMP PLANS AND SECTIONS

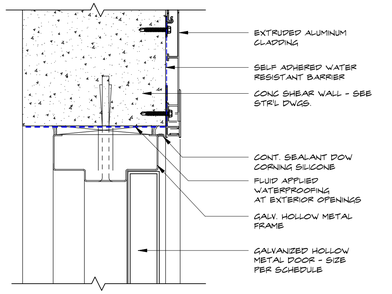
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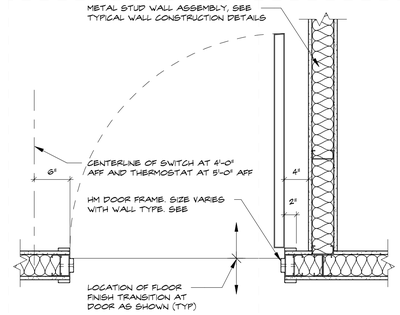
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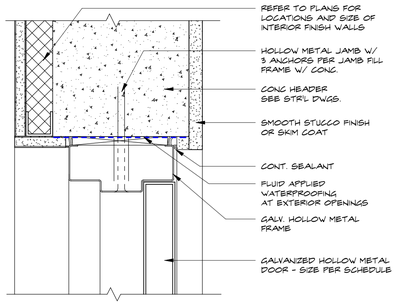
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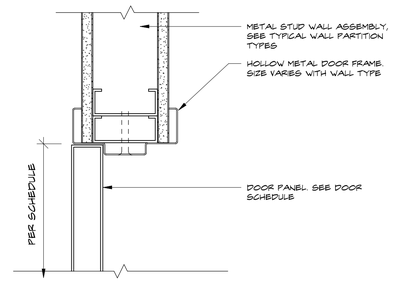
5 A7.1.1 **H.M. DOOR HEAD/JAMB @ KNOTWOOD**
SCALE: 3" = 1'-0"



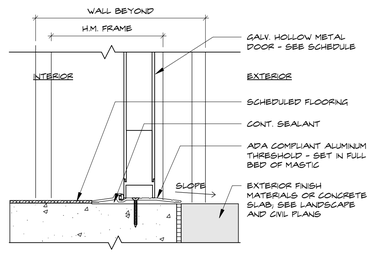
4 A7.1.1 **TYP. DOOR JAMB LOCATION**
SCALE: 1" = 1'-0"



3 A7.1.1 **H.M. DOOR HEAD/JAMB)CONC.)**
SCALE: 3" = 1'-0"



2 A7.1.1 **INT DOOR HEAD/JAMB**
SCALE: 3" = 1'-0"



1 A7.1.1 **DOORS_H.M. DOOR THRESHOLD**
SCALE: 3" = 1'-0"

DOOR AND FRAME SPECIFICATIONS

WOOD DOORS - COMMON AREAS:
MANUFACTURER: BOGERS INDUSTRIES, MARSHFIELD OR EQUAL
STYLE: SOLID CORE WOOD
FINISH: PREFIT, PREMACHINED IN THE FACTORY. FINISHED BY OTHERS IN THE FIELD.
SEE FINISH SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND PAINT COLORS.

HM DOORS:
MANUFACTURER: STEELCRAFT OR EQUAL
STYLE: HOLLOW METAL (EXTERIOR DOORS TO BE GALVANIZED)
TYPE: POLYSTYRENE CORE WITH STANDARD EDGE CONSTRUCTION
FINISH: PREFIT, PRIMED AND PREMACHINED IN THE FACTORY. FINISHED BY OTHERS IN THE FIELD.
SEE FINISH SPECIFICATIONS FOR ADDITIONAL INFORMATION AND PAINT COLORS.

HM FRAMES - PAINTED:
MANUFACTURER: FLEMING (ASSA ABLOY) F-SERIES OR EQUAL
TYPE: SET UP AND WELDED CORNER, GAUGE PER WALL
FINISH: PRIMED AND FINISHED IN THE FIELD.
SEE FINISH SPECIFICATIONS FOR ADDITIONAL INFORMATION AND PAINT COLORS. SEE DOOR DETAILS PAGE FOR DETAILS.

DOOR AND HARDWARE NOTES

1. THE GENERAL CONTRACTOR SHALL CONFIRM THAT A HARDWARE GROUP HAS BEEN NOTED FOR EACH DOOR LABELED IN THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DOOR THAT HAS NO HARDWARE GROUP OR ANY DISCREPANCY IN THE HARDWARE SCHEDULE.
2. SUBMIT A FINAL HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW COORDINATE HARDWARE WITH DOORS, FRAMES, AND RELATED WORK TO ENSURE PROPER SIZE, HAND, FUNCTION, AND FINISH OF HARDWARE.
3. CLOSERS SHALL MEET OR EXCEED HANDICAP ACCESSIBILITY REQUIREMENTS, TO BE ADJUSTED AS FOLLOWS: MAXIMUM FORCE TO OPEN SHALL BE 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. A MOMENTARY AUXILLARY FORCE EXCEEDING THE MAXIMUM IS APPROVED IN ORDER TO OVERCOME THE INERTIA OF THE DOORS. SWEEP PERIOD OF CLOSERS SHALL BE AT LEAST 3 SECONDS FROM 90 DEGREES TO APPROXIMATELY 12 DEGREES.
4. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR, TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE THOSE WHICH CANNOT BE ADJUSTED TO FBRATE FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION INTENDED.
5. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY DOORS AND HARDWARE THAT REQUIRES INSTALLATION PRIOR TO THE COMPLETION OF ADJACENT WORK THAT MAY CAUSE DAMAGE TO THE NEW DOORS AND HARDWARE.
6. GENERAL CONTRACTOR SHALL MBET WITH OWNER TO DETERMINE KEYING REQUIREMENTS. COORDINATE LOCKING REQUIREMENTS WITH SECURITY SYSTEM
7. EQUIPMENT LOCKS WITH MANUFACTURER'S TUMBLER CYLINDER WITH CONSTRUCTION KEY FEATURE, WHICH PERMITS VOIDING OF CONSTRUCTION KEYS WITH OUT CYLINDER REMOVAL.
8. PROVIDE IMPACT RESISTANT, EXTERIOR DOOR AND WINDOW ASSEMBLIES AT ALL OPENINGS THAT COMPLY WITH MIAMI DADE COUNTY NOA (AS REQUIRED BY AHJ). MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA OR FLORIDA PRODUCT APPROVAL FOR ENTIRE SYSTEM ASSEMBLY MBETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS.
9. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO PURCHASE ORDER AND FABRICATION WINDOWS, DOORS, HARDWARE & CONNECTIONS. PRODUCT APPROVALS SHALL BE INCLUDED IN SHOP DRAWING SUBMITTAL.
10. PROVIDE PRESSURE TREATED WOOD BLOCKS OR SHIMS AS REQUIRED IN CONTACT WITH CONCRETE OR CMU.
11. PROVIDE LIQUID APPLIED WATERPROOFING COATING AS FLASHING AT ALL EXTERIOR OPENINGS. EXTEND A MINIMUM OF 2" IN ALL DIRECTIONS FROM INTERIOR AND EXTERIOR OF OPENINGS.
12. CONTRACTOR SHALL FIELD MEASURE ALL MASONRY OPENINGS AND COORDINATE WITH SHOP DRAWINGS BEFORE SHOP DRAWINGS ARE SUBMITTED FOR APPROVAL. G.C. TO BE RESPONSIBLE TO INSURE THAT DOORS FIT EXISTING AND NEW OPENINGS.
13. HINGES SHALL BE SUPPLIED FOR EACH LEAF IN THE FOLLOWING NUMBER:
    A. DOORS LESS THAN 80"- 2 HINGES
    B. DOORS 80"-90"- 3 HINGES
    C. DOORS 90"-120"- 4 HINGES

HARDWARE SPECIFICATIONS

HINGES:
MCKANEY MPB70 4.5" X 4.5" OR EQUAL - MACPRO FVB KNUCKLE STANDARD WEIGHT HINGE

LOCKSET:
EMTEK STUTTGART LEVER WITH SQUARE ROSESETTE
STAR EXTERIOR DOOR HARDWARE - YALE 8800 SERISS GRADE 1 MORTISE LOCK

PRIVACY INDICATOR:
FALCON D271 ONE SIDED DEADBOLT W/OCCUPANCY INDICATOR

EXT. PULL:
IVES 9284-72-56 (F) WITH OFFSET BRACKET AND FLAT TIP, (A) MOUNT

KICK PLATES:
IVES 8400 COMMERCIAL PROTECTION PLATES, 12" HIGH X 2" LESS THAN DOOR WIDTH

CLOSER:
FALCON SC80A

FLUSH BOLTS:
ASSA ABLOY ROCKWOOD 555 - CONCEALED

THRESHOLDS:
ASSA ABLOY - PEMKO 2005V, MILL FINISH ALUMINUM

FLOOR STOP:
EMTEK 2257 - 1 1/2" CYLINDER

WEATHERSTRIP:
PEMKO 2705 _T HEAVY DUTY THRESHOLD (AT EXTERIOR DOORS)

SMOKE SEALS:
ASSA ABLOY PEMKO ADHESIVE GASKETING 588 (COLOR TO MATCH DOOR PANEL/FRAME FINISH)

DOOR BOTTOM:
ASSA ABLOY PEMKO DOOR BOTTOM SWEEP 315_N (COLOR TO MATCH DOOR PANEL/FRAME FINISH)

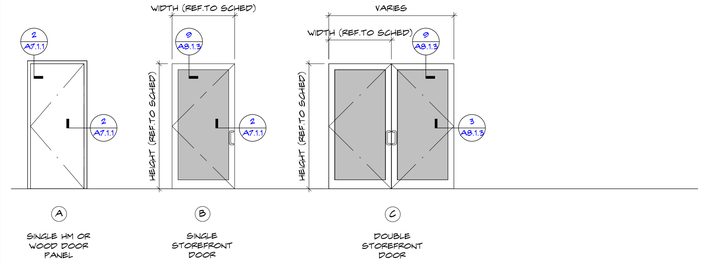
DOOR SCHEDULE

MARK	TYPE	ROOM LOCATION	DOOR SIZE			DOOR PANEL		DOOR FRAME			HARDWARE		NOTES
			WIDTH	HEIGHT	THICKNESS	MATL	FINISH	MATL	FINISH	RATING	SET	FINISH	
002	A	UNDERGROUND PARKING	3'-0"	8'-0"	1 3/4"	HM	PT	HM		-			
003	A	ELEC	(PAIR) 3'-0"	8'-0"	1 3/4"	HM	PT	HM		-			
101	C	ENTRANCE LOBBY	(PAIR) 3'-0"	8'-0"	1 3/4"	ALUM	FC	ALUM	FC	-			
103	A	COVERED AREA	3'-0"	8'-0"	1 3/4"	WD	PT	HM		-			
104	A	DATA ROOM	3'-0"	8'-0"	1 3/4"	WD		HM		-			
105	A	JAN.	3'-0"	8'-0"	1 3/4"	WD		HM		-			
106	A	VC	3'-0"	8'-0"	1 3/4"	WD		HM		-			
107	A	VC	3'-0"	8'-0"	1 3/4"	WD		HM		-			
108	A	CORRIDOR	3'-0"	8'-0"	1 3/4"	WD		HM		-			
109	A	EMERGENCY ELEC. RM.	3'-0"	8'-0"	1 3/4"	WD		HM		-			
110	B	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"	ALUM/GL		ALUM		-			
111	B	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"	ALUM/GL		ALUM	FC	-			
112	B	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"	ALUM/GL	FC	ALUM		-			
113	B	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"			ALUM		-			
202	A	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"	WD		HM		-			
203	A	ELEC. CLOS.	3'-0"	8'-0"	1 3/4"	WD		HM		-			
204	A	JAN.	3'-0"	8'-0"	1 3/4"	WD		HM		-			
205	A	VC	3'-0"	8'-0"	1 3/4"	WD		HM		-			
206	A	VC	3'-0"	8'-0"	1 3/4"	WD		HM		-			
207	A	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"	WD		HM		-			
212	B	BALCONY	3'-0"	8'-0"	1 3/4"	ALUM/GL	FC	ALUM	FC	-			
212A	B	BALCONY	3'-0"	8'-0"	1 3/4"	ALUM/GL	FC	ALUM		-			
302	A	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"	WD		HM		-			
303	A	ELEC. CLOS.	3'-0"	8'-0"	1 3/4"	WD		HM		-			
304	A	JAN.	3'-0"	8'-0"	1 3/4"	WD		HM		-			
305	A	VC	3'-0"	8'-0"	1 3/4"	WD		HM		-			
306	A	VC	3'-0"	8'-0"	1 3/4"	WD		HM		-			
307	A	PROPOSED OFFICE SPACE	3'-0"	8'-0"	1 3/4"	WD		HM		-			
308	B	BALCONY	3'-0"	8'-0"	1 3/4"	ALUM/GL	FC	ALUM	FC	-			
308A	B	BALCONY	3'-0"	8'-0"	1 3/4"	ALUM/GL	FC	ALUM		-			
ST1.0	A	STAIR 1	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST1.0A	A	EGRESS PASSAGEWAY	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST1.1	A	STAIR 1	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST1.1A	A	STAIR 1	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST1.2	A	STAIR 1	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST1.3	A	STAIR 1	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST2.0	A	STAIR 2	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST2.1	A	STAIR 2	3'-0"	8'-0"	1 3/4"	WD		HM		-			
ST2.2	A	STAIR 2	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			
ST2.3	A	STAIR 2	3'-0"	8'-0"	1 3/4"	HM		HM		45 MIN			

DOOR SCHEDULE ABBREVIATIONS

BC - BRUSHED CHROME
CA - CLEAR ANODIZED ALUMINUM
PC - POWDER COATED
PT - PAINTED
WD - WOOD
HM - HOLLOW METAL
GHM - GAVANBEALED HOLLOW METAL (A60)
ALUM/GL - ALUMINUM AND GLASS
ALUM - ALUMINUM

DOOR PANEL TYPE



DOOR HARDWARE GROUPS

DOOR HARDWARE SETS

THE HARDWARE SETS REPRESENT THE DESIGN INTENT AND DIRECTION OF THE OWNER AND ARCHITECT. THEY ARE A GUIDELINE ONLY AND SHOULD NOT BE CONSIDERED A DETAILED HARDWARE SCHEDULE. DISCREPANCIES, CONFLICTING HARDWARE AND MISSING ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT WITH CORRECTIONS MADE PRIOR TO THE BIDDING PROCESS. OMITTED ITEMS NOT INCLUDED IN A HARDWARE SET SHOULD BE SCHEDULED WITH THE APPROPRIATE ADDITIONAL HARDWARE REQUIRED FOR PROPER APPLICATION AND FUNCTIONALITY. QUANTITIES LISTED ARE FOR EACH PAIR OR DOORS, OR FOR EACH SINGLE DOOR. THE SUPPLIER IS RESPONSIBLE FOR HANDING AND SIZING ALL PRODUCTS. WHERE MULTIPLE OPTIONS FOR A PIECE OF HARDWARE ARE GIVEN IN A SINGLE LINE ITEM, THE SUPPLIER SHALL PROVIDE THE APPROPRIATE APPLICATION FOR THE OPENING. AT EXISTING OPENINGS WITH NEW HARDWARE THE SUPPLIER SHALL FIELD INSPECT EXISTING CONDITIONS PRIOR TO THE SUBMITTAL STAGE TO VERIFY THE SPECIFIED HARDWARE WILL WORK AS REQUIRED. PROVIDE ALTERNATE SOLUTIONS AND PROPOSALS AS NEEDED.

HARDWARE SETS

SET 1: STOREFRONT ENTRY (PAIR) CARD READER

3 HINGES
1 HINGES ELECTRIFIED
2 OFFSET PULL
1 CARD READER
1 CONCEALED CLOSER ELECTRIFIED

SET 2: STOREFRONT ENTRY

4 HINGES
1 OFFSET PULL
1 CONCEALED CLOSER
1 FLOOR STOP

SET 3: RESTROOM DOORS

2 HINGES
2 SPRING HINGES
1 PASSAGE LEVER
1 PRIVACY DEADBOLT

SET 4: STOREROOM LOCK

4 HINGES
1 SURFACE CLOSER (MOUNTED INSIDE ROOM)
1 STOREROOM LOCK

SET 5: DOUBLE STOREROOM LOCK

8 HINGES
2 SURFACE MOUNTED BOLTS (INSIDE ROOM)
2 SURFACE CLOSERS (MOUNTED INSIDE ROOM)
1 STOREROOM LOCK

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Revisions:

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Drawn by: CLH, SH, KM, MK
Project Manager: CG

DOOR SCHEDULES, NOTES & DETAILS

A7.1.1

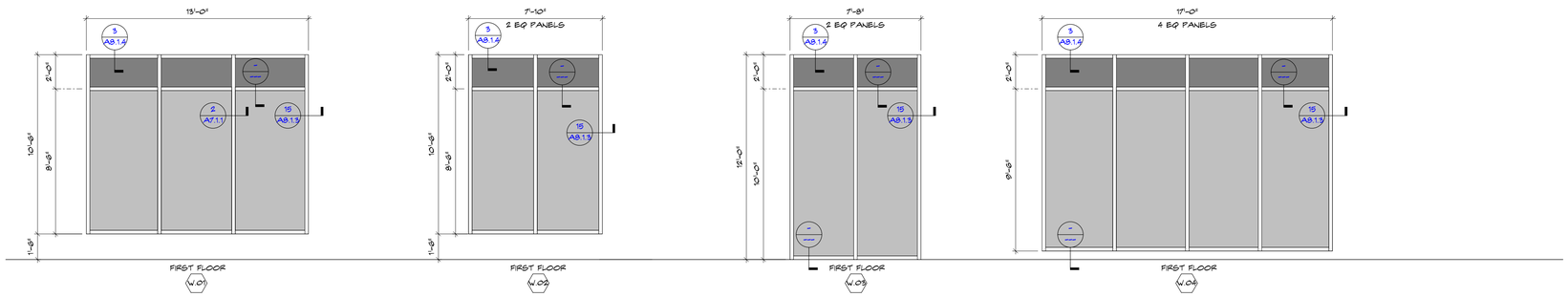
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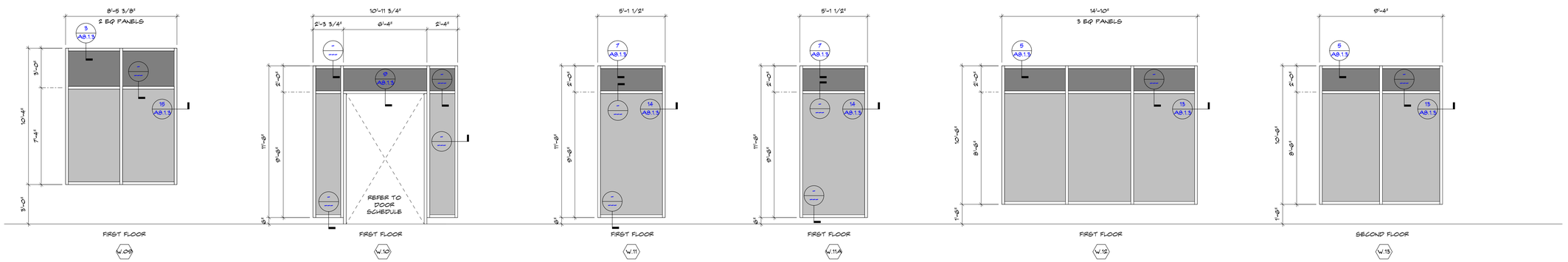
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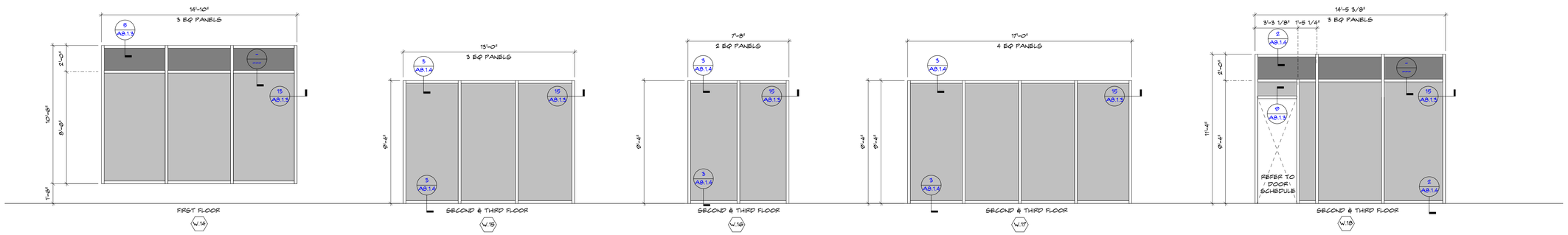
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WINDOW TYPE







WINDOW NOTES & SPECIFICATIONS

1. PROVIDE IMPACT RESISTANT, EXTERIOR DOOR AND WINDOW ASSEMBLIES AT ALL OPENINGS THAT COMPLY WITH STATE OF FLORIDA OR MIAMI-DADE COUNTY PRODUCT APPROVAL (AS REQUIRED BY LOCAL BLDG. DEPT.) MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA OR STATE OF FLORIDA PRODUCT APPROVAL FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS.

2. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO PURCHASE ORDER AND FABRICATION. WINDOWS, DOORS, HARDWARE & CONNECTIONS. PRODUCT APPROVALS SHALL BE INCLUDED IN SHOP DRAWING SUBMITTAL.

3. PROVIDE PRESSURE TREATED WOOD BUCKS WHEN AS REQUIRED IN CONTACT WITH CONCRETE OR CMU. (SEE STRUCTURAL DRAWINGS)

BASIS OF DESIGN
(NOTE: OWNER / ARCHITECT APPROVED SUBSTITUTIONS MEETING ALL REQUIREMENTS IS ACCEPTABLE, G.C. TO PROVIDE SPECIFIED GLASS AND FRAME TYPE NFORMATION THAT ACHIEVES REQUIRED WIND PRESSURES PER STRUCTURAL DRAWINGS)

TYPICAL STOREFRONT DOOR (SEE DOOR SCHEDULE FOR PROFILE)
ALDOCA - KS SUMMIT - COMMERCIAL GLASS OUTSWING IMPACT DOOR (L.M.I.)
GLASS TYPE - 'B1' LAMINATED GLASS

TYPICAL STOREFRONT SYSTEM (SEE WINDOW SCHEDULE)
ESWINDOWS - SERIES 8000 ALUMINUM WINDOW WALL SYSTEM (L.M.I.)
GLASS TYPE - 'B1' LAMINATED

REQUIRED U-VALUE: 1.07
REQUIRED SHGC: 0.5
REQUIRED STC: 25
FINISH: SEE EXTERIOR ELEVATIONS

CLEAR GLAZING

SPANDREL GLAZING

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA0003399

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design

Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

WINDOW SCHEDULES / STOREFRONT / CURTAIN WALL

A8.1.1

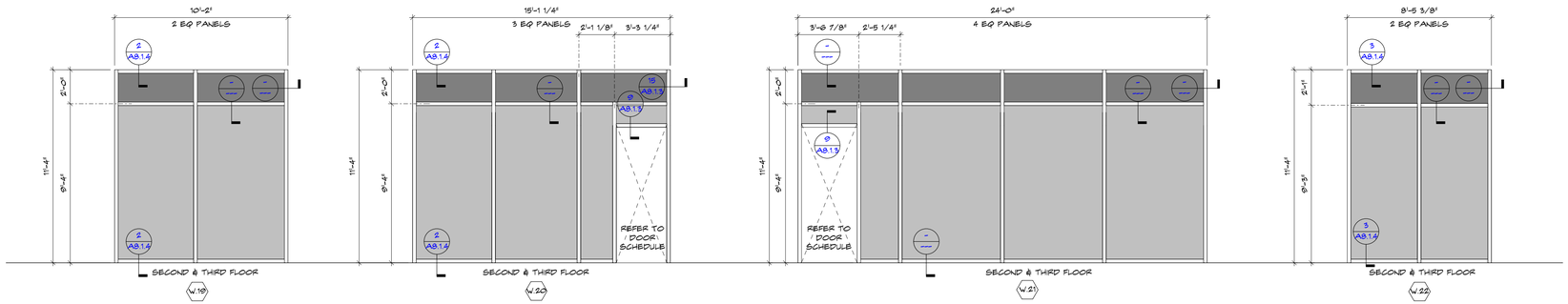
CONSTRUCTION DOCUMENTS

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WINDOW TYPE



WINDOW NOTES & SPECIFICATIONS

1. PROVIDE IMPACT RESISTANT, EXTERIOR DOOR AND WINDOW ASSEMBLIES AT ALL OPENINGS THAT COMPLY WITH STATE OF FLORIDA OR MIAMI-DADE COUNTY PRODUCT APPROVAL (AS REQUIRED BY LOCAL BLDG. DEPT.) MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA OR STATE OF FLORIDA PRODUCT APPROVAL FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS.

2. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO PURCHASE ORDER AND FABRICATION. WINDOWS, DOORS, HARDWARE & CONNECTIONS. PRODUCT APPROVALS SHALL BE INCLUDED IN SHOP DRAWING SUBMITTAL.

3. PROVIDE PRESSURE TREATED WOOD BUCKS WHEN AS REQUIRED IN CONTACT WITH CONCRETE OR CMU. (SEE STRUCTURAL DRAWINGS)

BASIS OF DESIGN
(NOTE: OWNER / ARCHITECT APPROVED SUBSTITUTIONS MEETING ALL REQUIREMENTS IS ACCEPTABLE, G.C. TO PROVIDE SPECIFIED GLASS AND FRAME TYPE NFORMATION THAT ACHIEVES REQUIRED WIND PRESSURES PER STRUCTURAL DRAWINGS)

TYPICAL STOREFRONT DOOR (SEE DOOR SCHEDULE FOR PROFILE)
ALUMICA - KS SUMIT - COMMERCIAL GLASS OUTSWING IMPACT DOOR (L.M.I.)
GLASS TYPE - 'B' LAMINATED GLASS

TYPICAL STOREFRONT SYSTEM (SEE WINDOWS SCHEDULE)
BSWINDOWS - SERIES 8000 ALUMINUM WINDOW WALL SYSTEM (L.M.I.)
GLASS TYPE - 'B' LAMINATED

REQUIRED U-VALUE: 1.07
REQUIRED SHGC: 0.5
REQUIRED STC: 25
FINISH: SEE EXTERIOR ELEVATIONS

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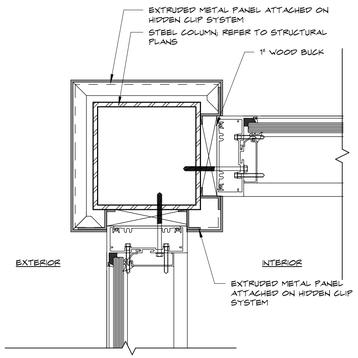
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CONSTRUCTION DOCUMENTS

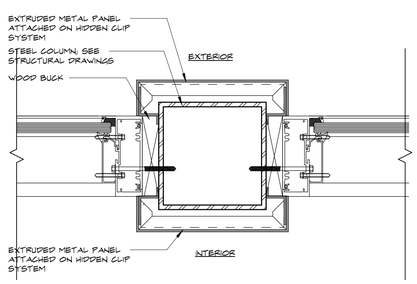
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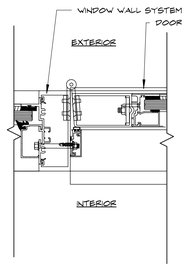
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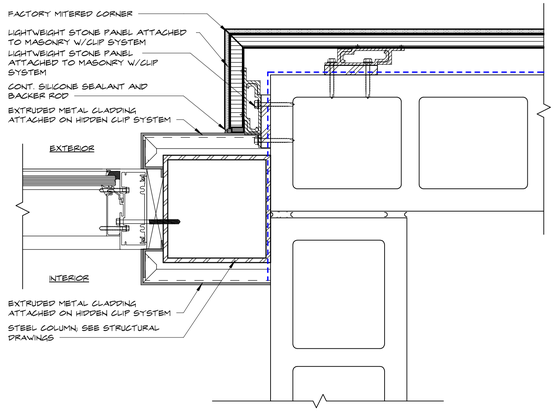
1 A8.1.3 **STORE FRONT CORNER DETAIL @ COLUMN AND METAL CLADDING**
SCALE: 3" = 1'-0"



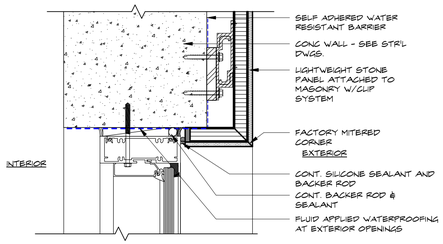
2 A8.1.3 **STORE FRONT DETAIL @ COLUMN AND METAL CLADDING**
SCALE: 3" = 1'-0"



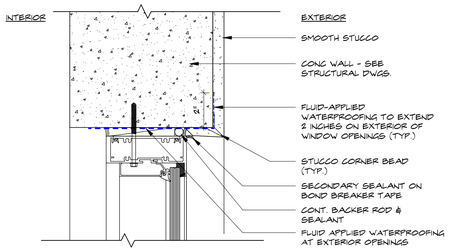
3 A8.1.3 **WINDOW WALL AND DOOR HORIZONTAL JAMB**
SCALE: 3" = 1'-0"



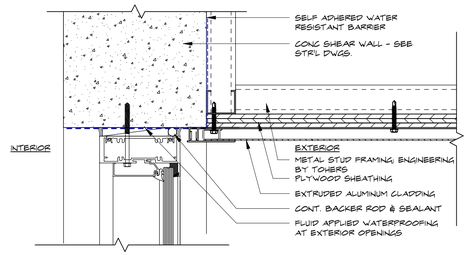
4 A8.1.3 **STORE FRONT DETAIL @ METAL CLADDED COLUMN AGAINST WALL**
SCALE: 3" = 1'-0"



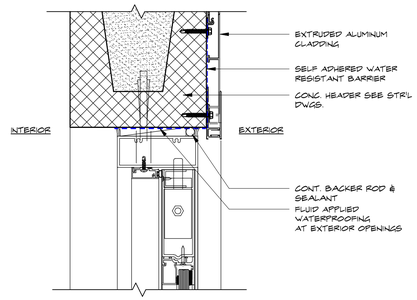
5 A8.1.3 **DOOR HEAD/JAMB @ STONE PANEL CLADDING**
SCALE: 3" = 1'-0"



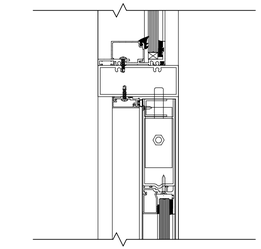
6 A8.1.3 **DOOR HEAD/JAMB @ STUCCO FINISH**
SCALE: 3" = 1'-0"



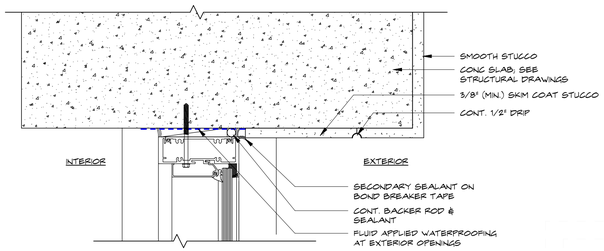
7 A8.1.3 **DOOR HEAD/JAMB @ EXTRUDED ALUM CEILING**
SCALE: 3" = 1'-0"



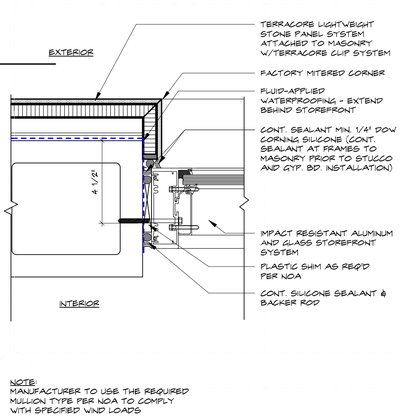
8 A8.1.3 **WINDOW WALL DOOR HEAD/JAMB @EXTRUDED METAL CLADDING**
SCALE: 3" = 1'-0"

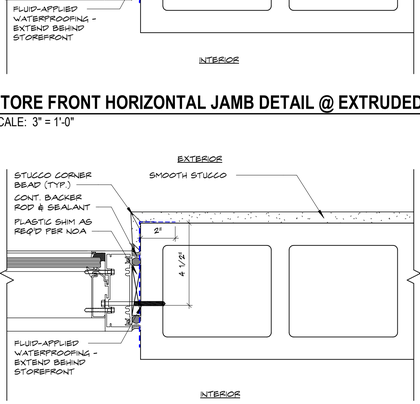


9 A8.1.3 **STOREFRONT DOOR HEAD WITH WINDOW WALL ABOVE**
SCALE: 3" = 1'-0"

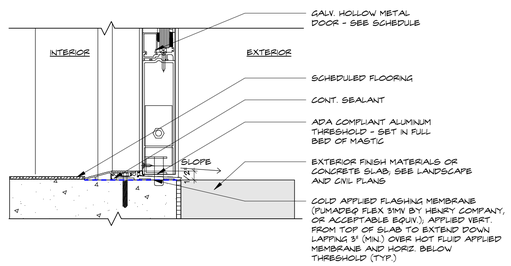


10 A8.1.3 **DOOR HEAD/JAMB @ STUCCO FINISH**
SCALE: 3" = 1'-0"

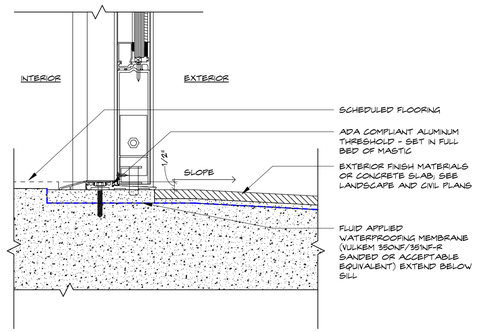




14 A8.1.3 **STORE FRONT HORIZONTAL JAMB DETAIL @ EXTRUDED METAL CLADDING**
SCALE: 3" = 1'-0"



11 A8.1.3 **STORE FRONT DOOR THRESHOLD**
SCALE: 3" = 1'-0"



12 A8.1.3 **STORE FRONT DOOR THRESHOLD @ BALCONY**
SCALE: 3" = 1'-0"

15 A8.1.3 **STORE FRONT HORIZONTAL JAMB DETAIL @ STUCCO**
SCALE: 3" = 1'-0"

13 A8.1.3 **STOREFRONT JAMB DETAIL AT STONE PANEL CLADDING**
SCALE: 3" = 1'-0"

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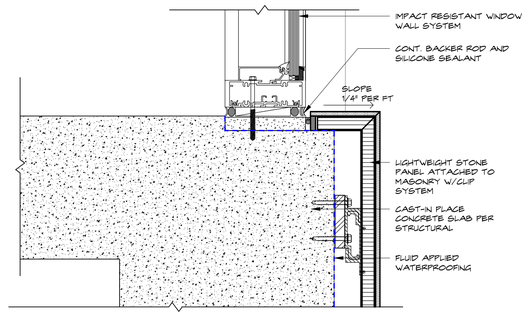
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CONSTRUCTION DOCUMENTS

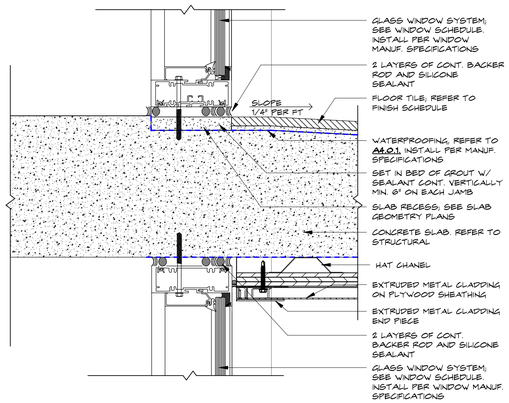
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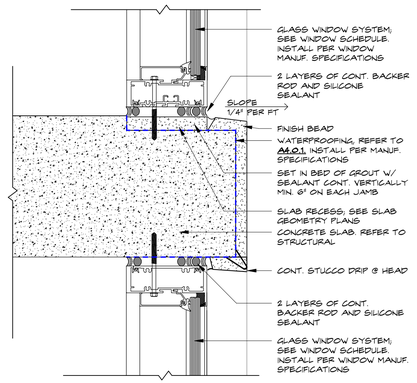
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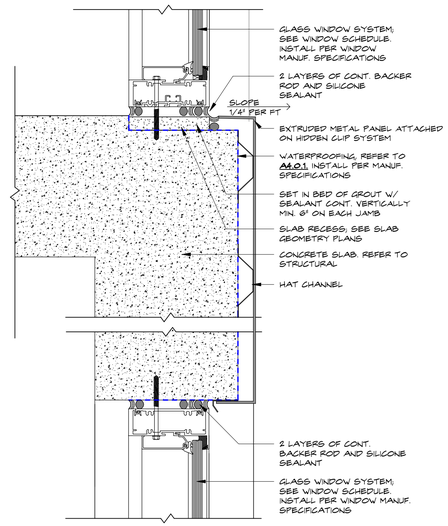
1 A8.1.4 **STOREFRONT SILL @SLAB EDGE AT STONE PANELS**
SCALE: 3" = 1'-0"



2 A8.1.4 **STOREFRONT - SLAB AND SILL @ BALCONY**
SCALE: 3" = 1'-0"



3 A8.1.4 **STOREFRONT - SLAB AND SILL**
SCALE: 3" = 1'-0"



4 A8.1.4 **STOREFRONT - SLAB AND SILL**
SCALE: 3" = 1'-0"

5 A8.1.4 **STOREFRONT SILL @SLAB EDGE AT STONE PANELS AT LEVEL 2**
SCALE: 3" = 1'-0"

6 A8.1.4 **STOREFRONT - SLAB AND SILL @ BALCONY**
SCALE: 3" = 1'-0"

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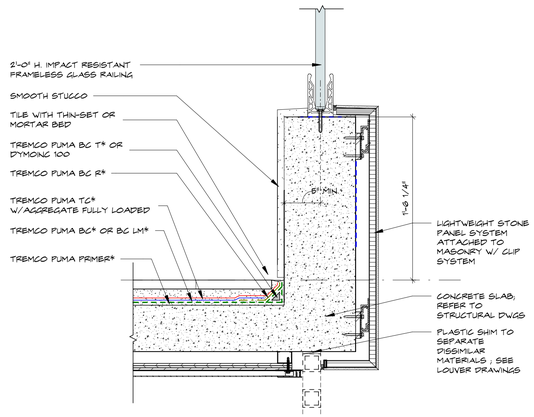
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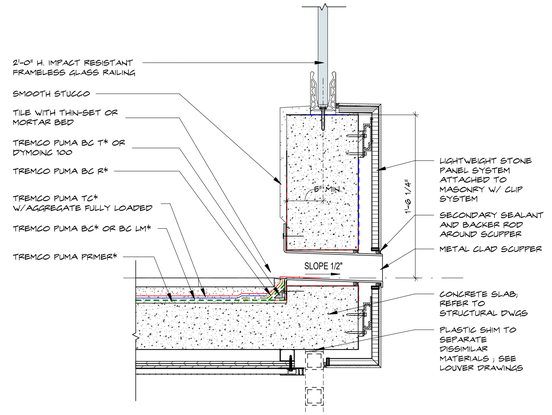
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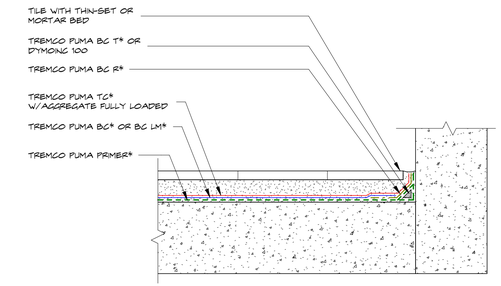
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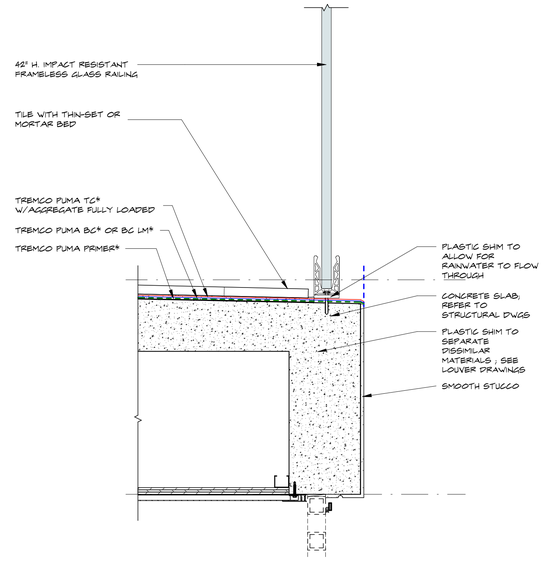
3 A8.2.1 **BALCONY RAILING W/ CONC. & STONE PANEL CLADDING**
SCALE: 1 1/2" = 1'-0"



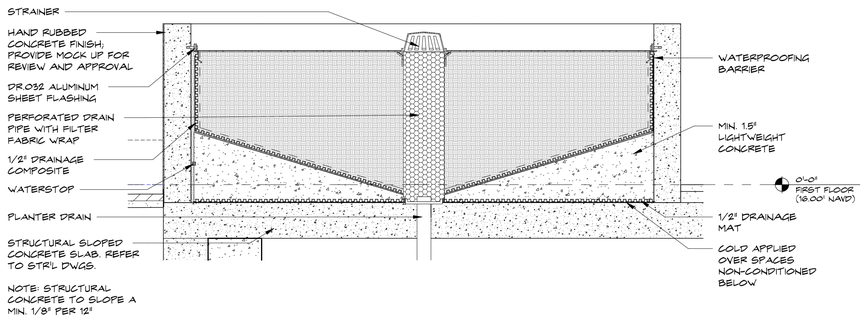
7 A8.2.1 **BALCONY RAILING W/ CONC. & STONE PANEL CLADDING & SCUPPER**
SCALE: 1 1/2" = 1'-0"



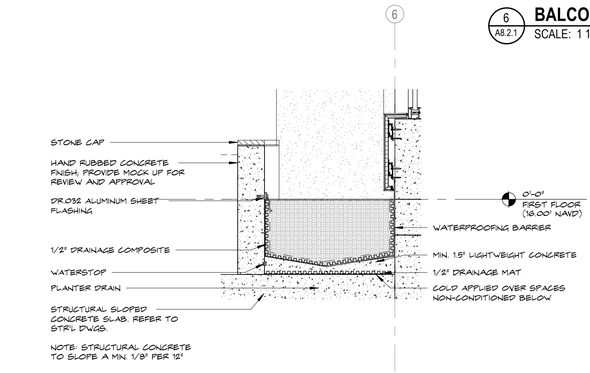
12 A8.2.1 **DETAIL - VULKEM EWS UNDER TILE SYSTEM AT UPTURN**
SCALE: 1 1/2" = 1'-0"



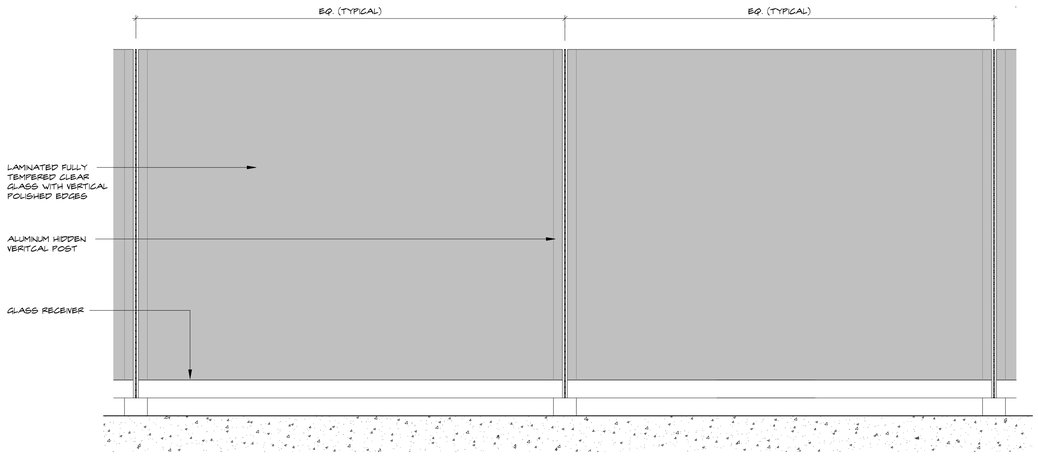
6 A8.2.1 **BALCONY RAILING W/ CONC. & STONE PANEL CLADDING**
SCALE: 1 1/2" = 1'-0"



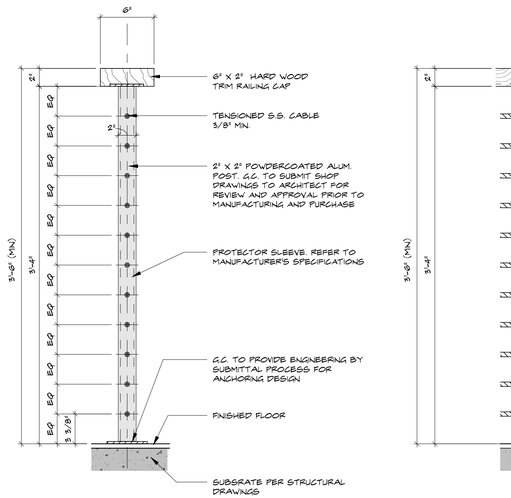
1 A8.2.1 **SECTION @ PLANTER**
SCALE: 3/4" = 1'-0"



2 A8.2.1 **SECTION @ PLANTER WEST**
SCALE: 3/4" = 1'-0"



5 A8.2.1 **TYPICAL RAILING ELEVATION @ BALCONY**
SCALE: 1 1/2" = 1'-0"



4 A8.2.1 **RAILING EXTER. GUARDRAIL**
SCALE: 1 1/2" = 1'-0"

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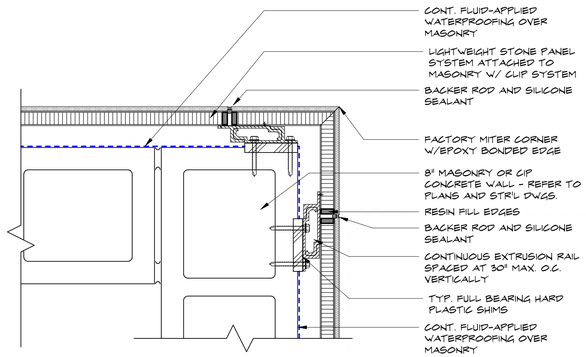
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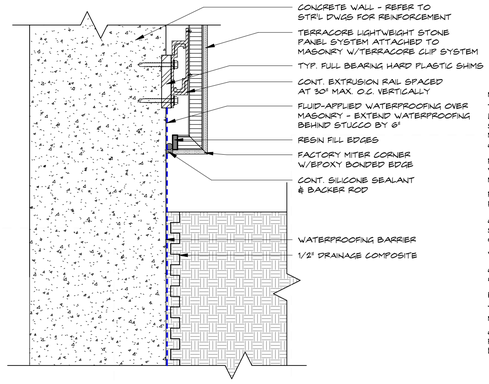
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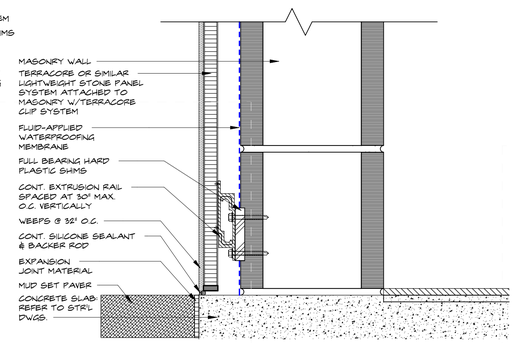
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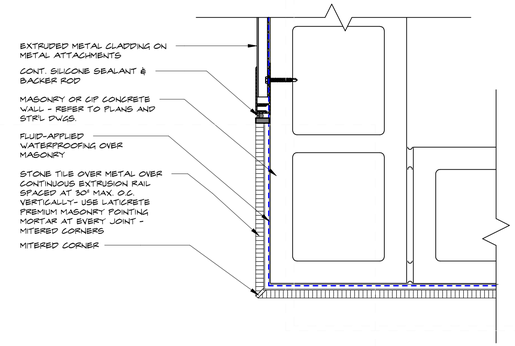
1 A8.2.2 **STONE PANEL OUTSIDE CORNER PLAN DETAIL**
SCALE: 3" = 1'-0"



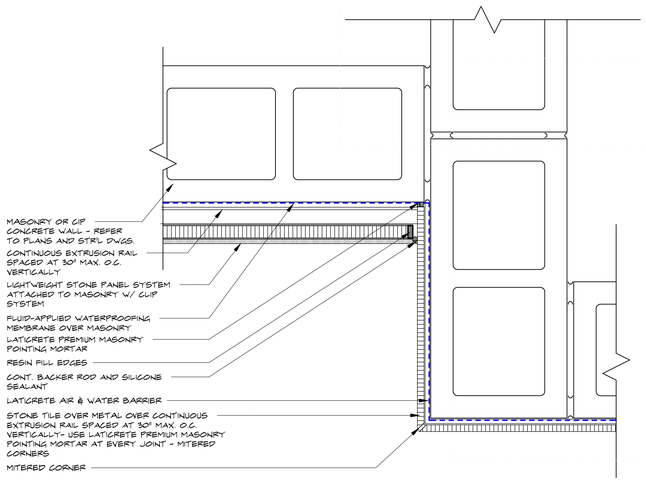
2 A8.2.2 **STONE PANEL TERMINATION ABOVE PLANTER**
SCALE: 3" = 1'-0"



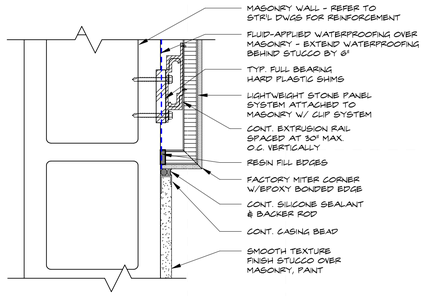
3 A8.2.2 **STONE PANEL CLADDING BASE DTL**
SCALE: 3" = 1'-0"



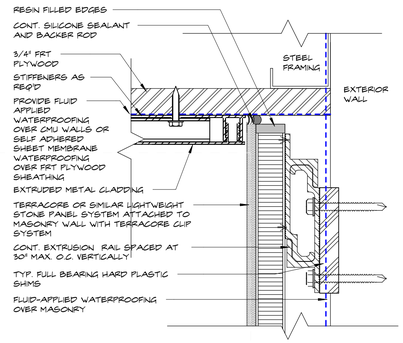
4 A8.2.2 **STONE PANEL/EXTRUDED METAL CLADDING PLAN DETAIL**
SCALE: 3" = 1'-0"



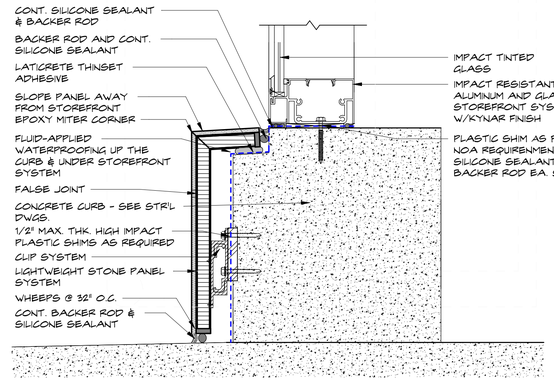
5 A8.2.2 **STONE PANEL/ STONE TILE PLAN DETAIL @ 3RD FLOOR BALCONY**
SCALE: 3" = 1'-0"



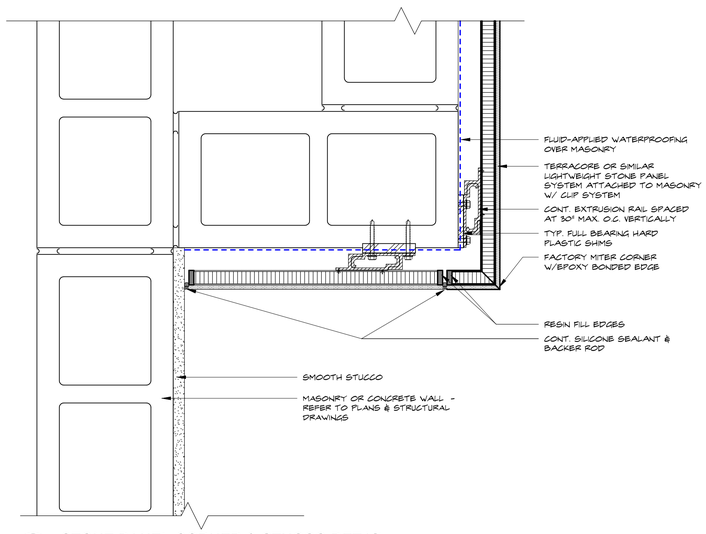
6 A8.2.2 **STONE PANEL TO STUCCO DTL**
SCALE: 3" = 1'-0"



7 A8.2.2 **EXTRUDED METAL CLADDING & STONE PANEL SOFFIT DET.**
SCALE: 6" = 1'-0"



8 A8.2.2 **STOREFRONT SILL DETAIL**
SCALE: 3" = 1'-0"



9 A8.2.2 **STONE PANEL CORNER & STUCCO DETAIL**
SCALE: 3" = 1'-0"

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

EXTERIOR DETAILS - STONE PANELS

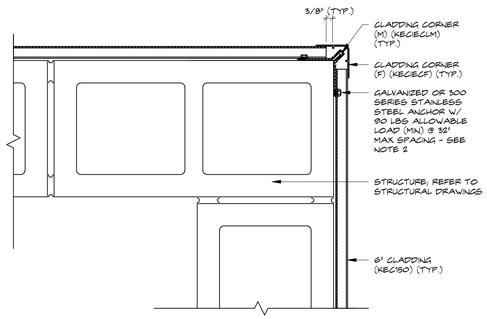
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CONSTRUCTION DOCUMENTS

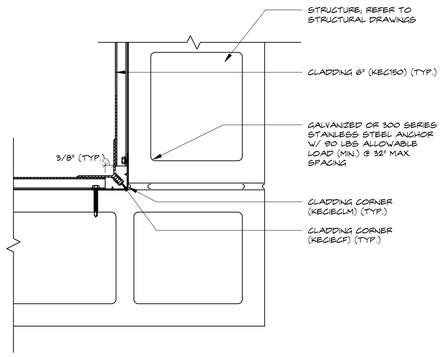
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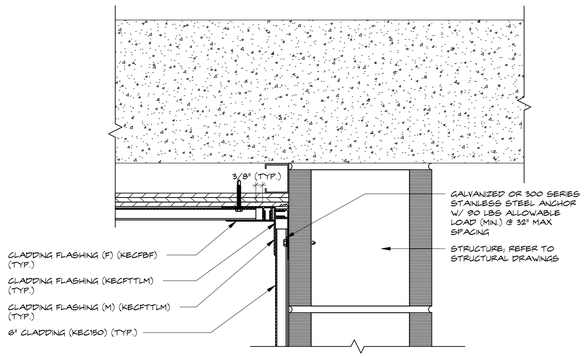
Autodesk Docs://Fisherman's Wharf/Fisherman's Wharf - Office Building.rvt

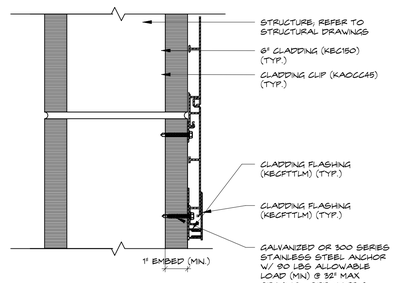


1 A8.2.3 **TYPICAL CLADDING TO CMU CORNER DETAIL**
SCALE: 3" = 1'-0"



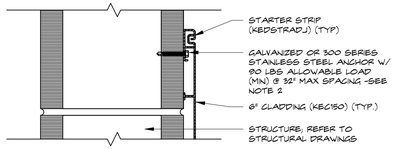
2 A8.2.3 **TYPICAL CLADDING TO CMU INSIDE CORNER**
SCALE: 3" = 1'-0"

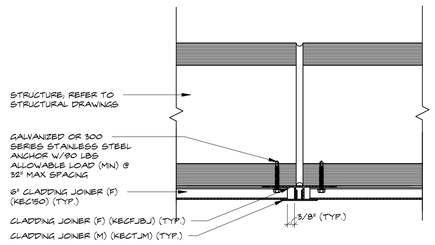




4 A8.2.3 **TYPICAL CLADDING TO CMU EDGE DETAIL I**
SCALE: 3" = 1'-0"

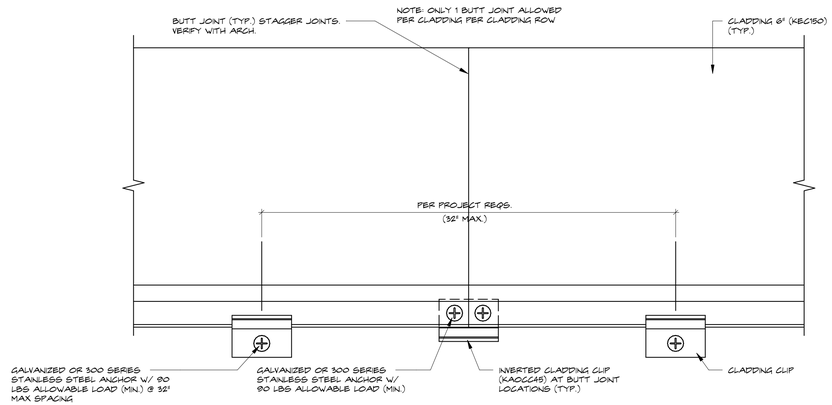
3 A8.2.3 **OPTIONAL CLADDING TO CMU INTERIOR CORNER DETAIL**
SCALE: 3" = 1'-0"





5 A8.2.3 **TYPICAL CLADDING TO CMU EDGE STARTER DETAIL**
SCALE: 3" = 1'-0"

6 A8.2.3 **TYPICAL CLADDING TO CMU SPLICE DETAIL**
SCALE: 3" = 1'-0"



7 A8.2.3 **TYPICAL CLADDING TO CMU BUTT JOINT DETAIL**
SCALE: 3" = 1'-0"

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Project Manager: CG

EXTERIOR DETAILS - EXTRUDED ALUMINUM PANELS

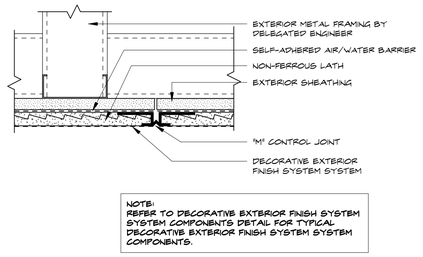
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CONSTRUCTION DOCUMENTS

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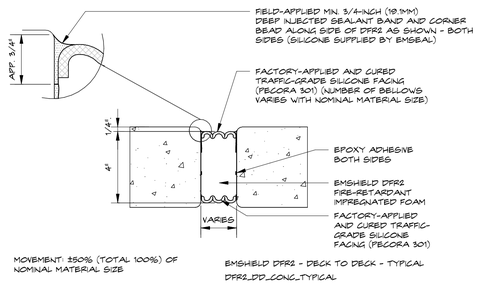
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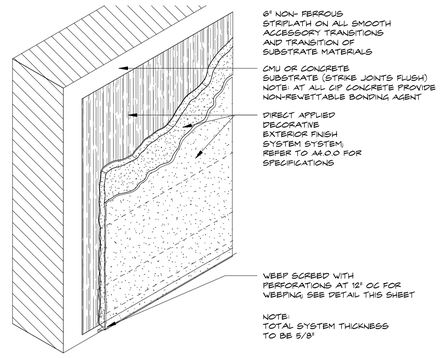
1 A8.2.4 SOFFIT CONTROL JOINT

SCALE: 3" = 1'-0"



2 A8.2.4 EXPANSION JOINT - FIRE RATED DECK TO DECK

SCALE: 3" = 1'-0"



3 A8.2.4 DIRECT BOND PLASTER SYSTEM

SCALE: 1/16" = 1'-0"

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EXTERIOR DETAILS

A8.2.4

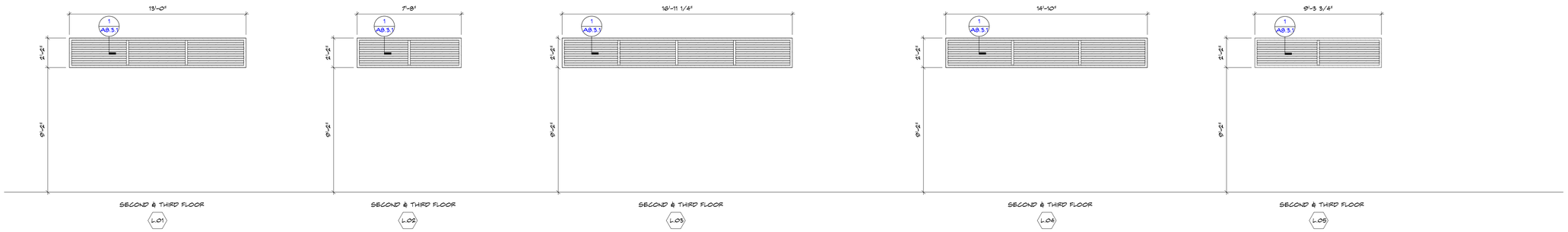
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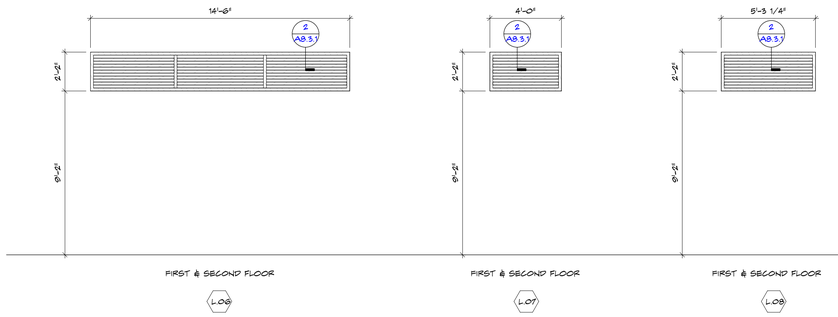
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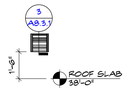
DECORATIVE LOUVERS ABOVE WINDOWS

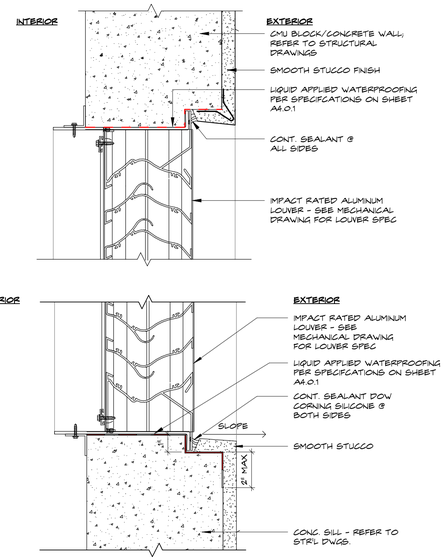


DECORATIVE LOUVERS AT BALCONIES

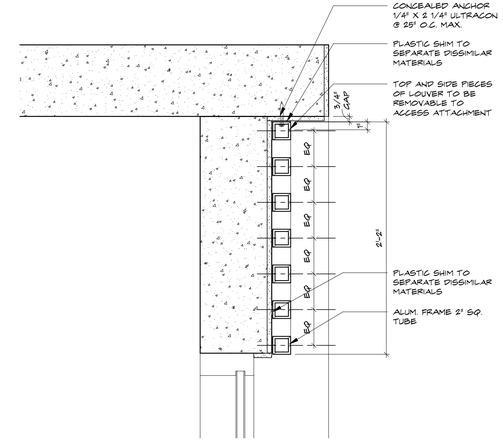


LOUVER AT ELEVATOR SHAFT

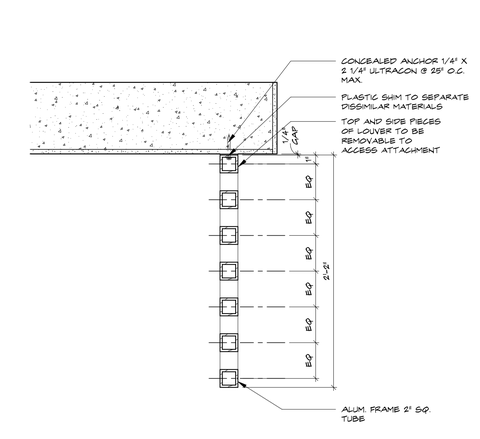




3 A8.3.1 **LOUVER HEAD/SILL DETAIL**
SCALE: 3" = 1'-0"



1 A8.3.1 **LOUVERS ABOVE WINDOW**
SCALE: 1 1/2" = 1'-0"



2 A8.3.1 **LOUVERS AT BALCONIES**
SCALE: 1 1/2" = 1'-0"

NOTES:
ENGINEERED BY CONTRACTORS DELEGATED FLORDA REGISTERED PROFESSIONAL ENGINEER. MANUFACTURER/VENDOR SHALL PROVIDE CURRENT, VALID, MIAMI DADE COUNTY NOA OR STATE OF FLORDA PRODUCT APPROVAL OR RATIONAL ANALYSIS FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO PURCHASE ORDER AND FABRICATION.

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LOUVER SCHEDULE

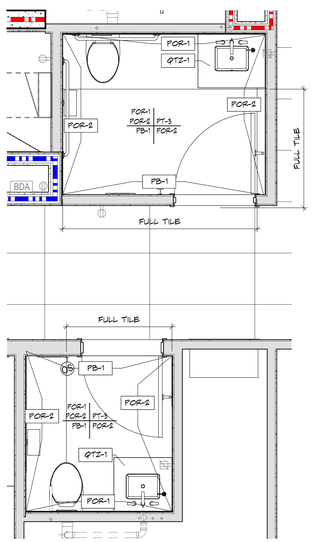
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CONSTRUCTION DOCUMENTS

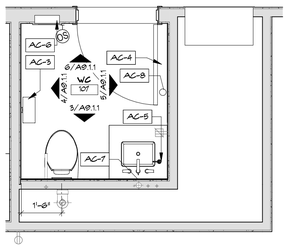
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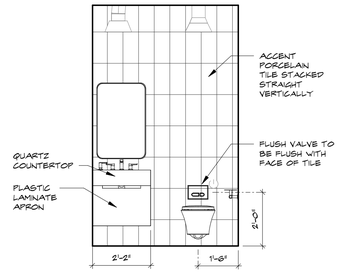
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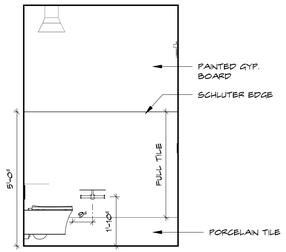
1 A9.1.1 **ENLARGE FINISH PLAN AT RESTROOMS**
SCALE: 3/8" = 1'-0"



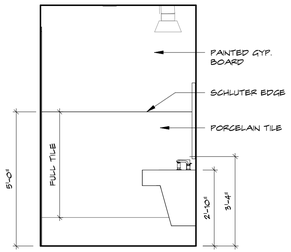
2 A9.1.1 **ENLARGED PLAN - TYP. RESTROOM**
SCALE: 3/8" = 1'-0"



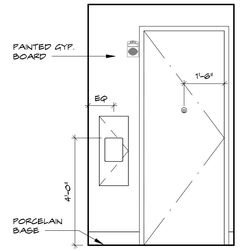
3 A9.1.1 **INTERIOR ELEVATION - TYP. R.R.**
SCALE: 3/8" = 1'-0"



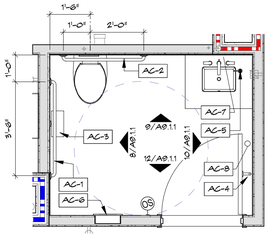
4 A9.1.1 **INTERIOR ELEVATION - TYP. R.R.**
SCALE: 3/8" = 1'-0"



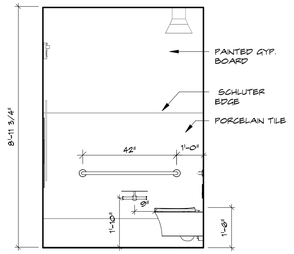
5 A9.1.1 **INTERIOR ELEVATION - TYP. R.R.**
SCALE: 3/8" = 1'-0"



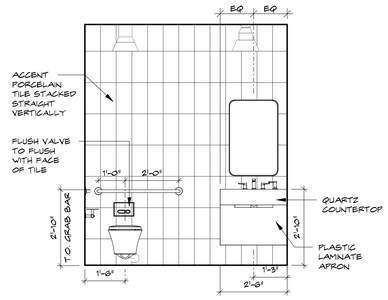
6 A9.1.1 **INTERIOR ELEVATION - TYP. R.R.**
SCALE: 3/8" = 1'-0"



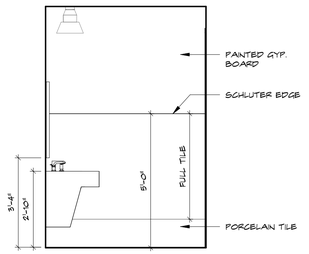
7 A9.1.1 **ENLARGE PLAN AT TYP. ADA R.R.**
SCALE: 3/8" = 1'-0"



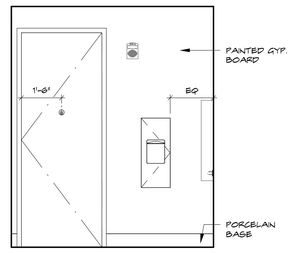
8 A9.1.1 **INTERIOR ELEVATION AT TYP. ADA R.R.**
SCALE: 3/8" = 1'-0"



9 A9.1.1 **INTERIOR ELEVATION AT TYP. ADA R.R.**
SCALE: 3/8" = 1'-0"



10 A9.1.1 **INTERIOR ELEVATION AT TYP. ADA R.R.**
SCALE: 3/8" = 1'-0"



12 A9.1.1 **INTERIOR ELEVATION AT TYP. ADA R.R.**
SCALE: 3/8" = 1'-0"

ACCESORIES LEGEND

AC-1	42" GRAB BAR, KOHLER K-28182 - POLISHED CHROME
AC-2	36" GRAB BAR, KOHLER K-25181 - POLISHED CHROME
AC-3	TOILET PAPER HOLDER, KOHLER K-25181 - POLISHED CHROME
AC-4	DOOR HOOK, KOHLER K-78378 - POLISHED CHROME
AC-5	SOAP DISPENSER, KOHLER K-28283 - POLISHED CHROME
AC-6	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, BOBRICK B-38903 - STANLESS STEEL
AC-7	22"X34" RECTANGULAR LIGHTED FRAMED MIRROR, KOHLER K-38023-DLM - POLISHED CHROME
AC-8	CYLINDER FLOOR BUMPERS, EMTEK 2257 - POLISHED CHROME

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Revisions:

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Project Manager: CG

ENLARGED PLANS & INTERIOR ELEVATIONS

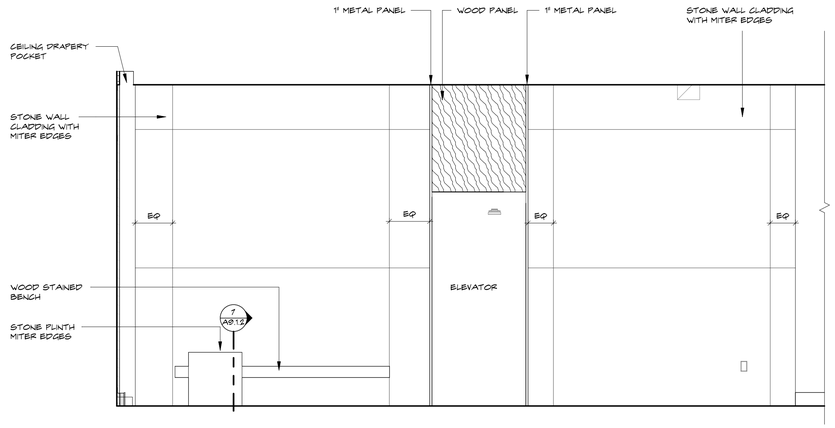
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CONSTRUCTION DOCUMENTS

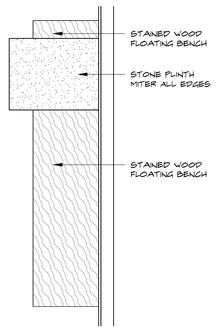
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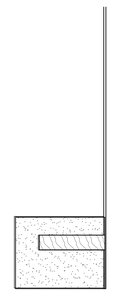
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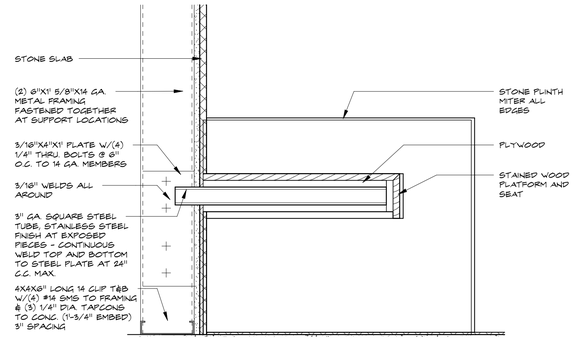
10 A9.1.2 **INTERIOR ELEVATION - ENTRANCE LOBBY**
SCALE: 3/8" = 1'-0"



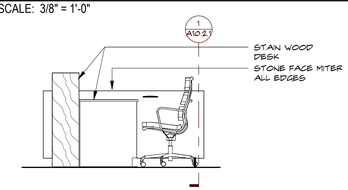
9 A9.1.2 **ENLARGE PLAN - DECORATIVE BENCH**
SCALE: 1/2" = 1'-0"



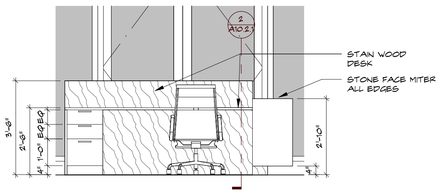
8 A9.1.2 **INTERIOR ELEVATION - DECORATIVE BENCH**
SCALE: 1/2" = 1'-0"



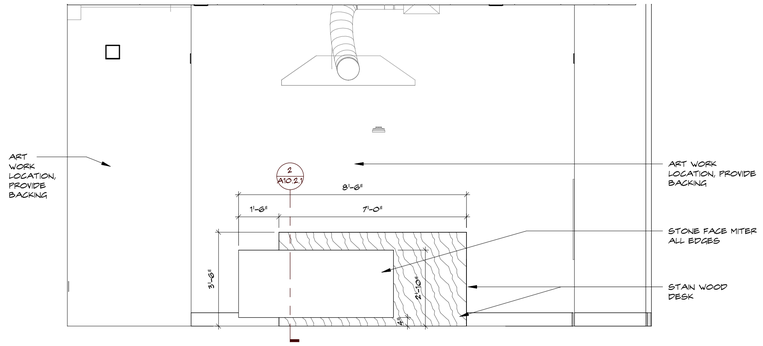
7 A9.1.2 **SECTION @ DECORATIVE BENCH**
SCALE: 1 1/2" = 1'-0"



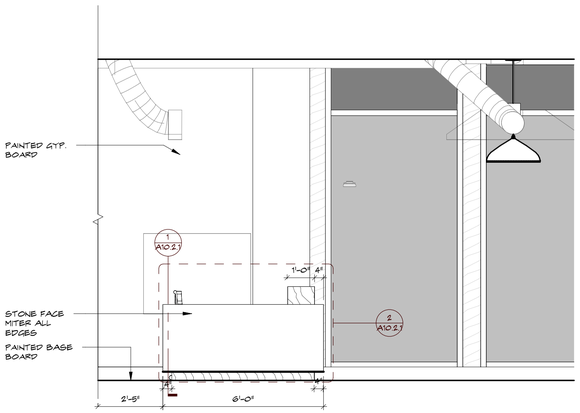
6 A9.1.2 **INTERIOR ELEVATION - RECPETION DESK**
SCALE: 3/8" = 1'-0"



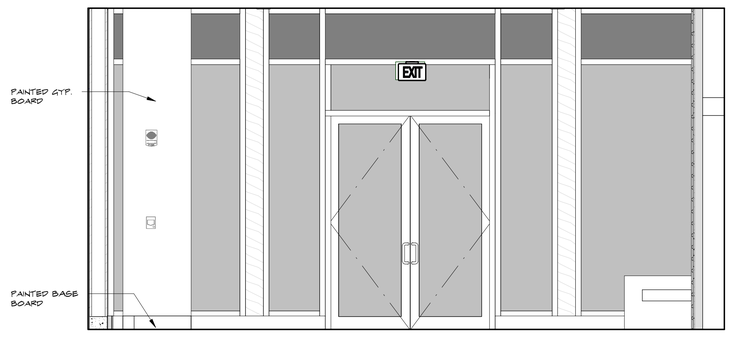
5 A9.1.2 **INTERIOR ELEVATION - RECEPTION DESK**
SCALE: 3/8" = 1'-0"



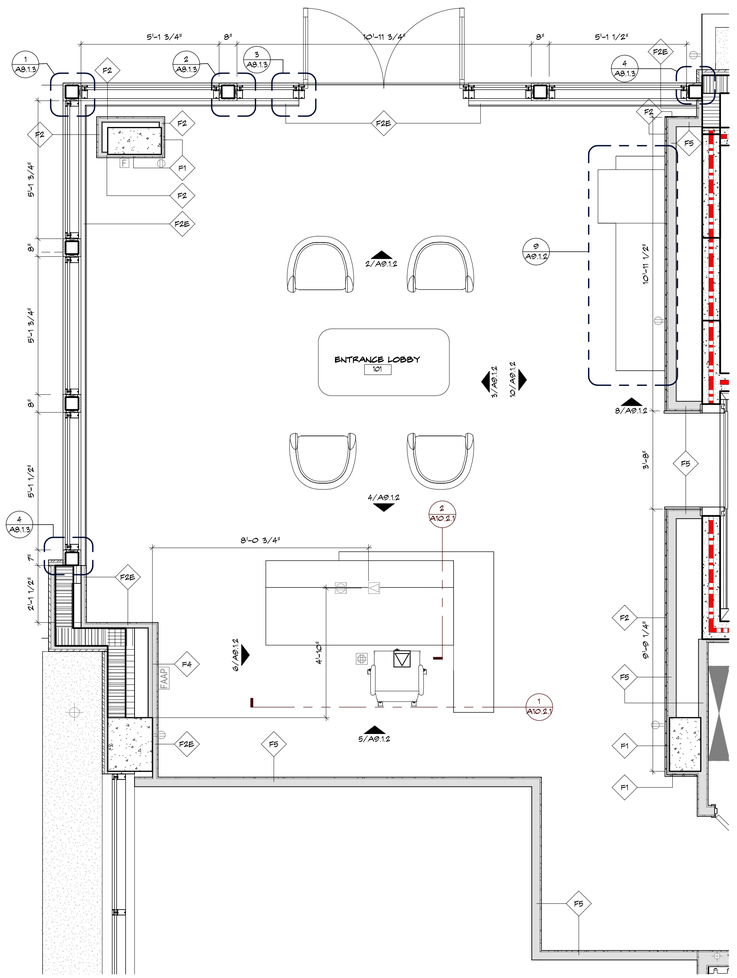
4 A9.1.2 **INTERIOR ELEVATION - RECPETION DESK**
SCALE: 3/8" = 1'-0"



3 A9.1.2 **INTERIOR ELEVATION - ENTRANCE LOBBY**
SCALE: 3/8" = 1'-0"



2 A9.1.2 **INTERIOR ELEVATION - ENTRANCE LOBBY**
SCALE: 3/8" = 1'-0"



1 A9.1.2 **ENLARGED PLAN - ENTRANCE LOBBY**
SCALE: 3/8" = 1'-0"

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

ENLARGED PLANS & INTERIOR ELEVATIONS

A9.1.2

CONSTRUCTION DOCUMENTS

5/15/2026 4:27:32 PM

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Autodesk Docs://Fisherman's Wharf/Fisherman's Wharf - Office Building.rvt

GENERAL PARTITION NOTES

1. PARTITION TAG DESIGNATIONS ARE INTENDED TO INDICATE PARTITION TYPE ALONG AN ENTIRE PARTITION PLAN AND / OR SURFACE ALONG THE FULL LENGTH OF A SPACE OR CORRIDOR, UNLESS INDICATED OTHERWISE.
2. ALL PARTITION TYPES ARE DIAGRAMMATIC IN NATURE. REFER TO THE UL DESIGN SYSTEM AND GA-600 FILE NUMBER FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. UL NUMBERS REFER TO APPROVED ASSEMBLIES DESCRIBED IN THE UNDERWRITERS LABORATORIES INC. FIRE RESISTANCES DIRECTORY-VOLUM 1, 2014 EDITION.
4. UNDERWRITERS LABORATORY TESTED DESIGN NUMBERS ARE PROVIDED FOR REFERENCE PURPOSEPS, CONTRACTOR SHALL OBTAIN ORIGINAL DOCUMENTS AND MUST BE MADE AVAILABLE AT THE SITE DURING CONSTRUCTION FOR REVIEW BY TRADES, CONSULTANTS AND INSPECTORS.
5. GA FILE NUMBERS REFER TO ASSEMBLIES DESCRIBED IN THE GYPSUM ASSOCIATION FIRE RESISTANCES DESIGN MANUAL (GA-600-12), 20TH EDITION
6. USG / THE GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION SHALL BE USED AS A REFERENC AND GUIDE, AND IS MADE PART OF THESE PARTITION TYPES AND DETAILS FOR THE MINIMUM INSTALLATION STANDARDS
7. FIRE RATING FOR CONCRETE MASONRY UNITS SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE - BUILDING CURRENT EDITION - CHAPTER 7 - TABLE 721.1(2).
8. INSTALL FRAMED SPACED AT 12" OC MAXIMUM AT ALL LOCATIONS WHERE PARTITIONS SUPORTS WALL CABINETS OR WALL MOUNTED EQUIPMENT.
9. WOOD BLOCKING AT PERMITTED LCOATIONS IS TO BE FRE TREATED AND FULLY ENCAPSULATED BY GYPSUM WALL BOARD.
10. ALL EXTERIOR STUD WALLS SHALL BE FRAMED WITH GALVANIZED METAL STUDS UNLESS INDICATED OTHERWISE.
11. IF FRAMING INSTALLATION PROCEEDS PRIOR TO ENCLOSURE OF THE BUILDING AND AIR-CONDITIONING IS WORKING, ALL STUDS SHALL BE GALVANIZED. GC SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO DEGRADATION OF THE STUDS.
12. REFERENCE STRUCTURAL DRAWINGS FOR FRAMING SPACING AT LOAD BEARING WALLS.
13. GAUGE OF METAL FRAMING FOR NON BEARING PARTITIONS DETERMINED BY CONTRACTOR BASED ON HEIGHT OF PARTITION, 5 PSF LATERAL LOAD AND MAXIMUM DEFLECTION OF L/360 WITHOUT COMPOSITE ASSEMBLY WITH WALL FINISH. REFER TO MARNOVARE STUD-RITE DRYWALL FRAMING SYSTEM OR EQUAL. CONTRACTOR TO SUBMIT FRAMING MANUFACTURING BROCHURE & TABLES FOR REVIEW.
14. ALL GYPSUM WALL BOARD MATERIALS TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
15. ALL SCHEDULE GYPSUM LINER PANELS SHALL BE USG SHEETROCK BRAND ENHANCED (E+) GYPSUM LINER PANEL OR EQUIVALENT. PANELS SHALL MEET ASTM D3273-00 FOR RESISTANCE TO GROWTH OR MOLD
16. GYPSUM BOARD AND SURFACE FNISH MATERIALS SHALL EXTEND A MINIMUM OF 6" ABOVE THE NEAREST ADJACENT CEILING, UNLESS NOTED OTHERWISE.
17. IF A CEILING IS NOT SCHEDULED IN A ROOM FOR SPACE, THE GC SHALL CONTINUE THE GWB TO THE UNDERSIDE OF THE STRUCUTRE ABOVE ON THE EXPOSED SIDE OF THE PARTITION.
18. REFER TO FNISH SCHEDULES AND FNISH PLANS FOR TYPE OF FNISH TO BE UTILIZED ON SCHEDULED PARTIONS AT PARTICULAR LOCATIONS.
19. FIRE RATED GYPSUM WALL BOARD (TYPE X OR EQUAL) TO BE USED IN ALL FIRE RATED OR SMOKE BARRIER PARTITIONS. REFER TO LIFE SAFETY PLAN(S) FOR SPECIFIC PARTITION LOCATIONS. GC SHALL BE RESPONSIBLE FOR MAINTAINING ALL RATINGS SPECIFIED.
20. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES WITH LETTER A MINIMUM OF TWO NCHES HIGH ON A CONTRASTING BACKGROUND SPACES. A MAXIMUM OF TWENTY FIVE (25) FEET ON CENTER WITH A MINIMUM OF ONE (1) PER WALL OF BARRIER, AND A MAXIMUM DISTANCE OF 15'-0" FROM THE END OF THE WALL. THE HOURLY FIRE RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING: '() HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS
21. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED WITH SAME MATERIAL AS ADJACENT WALLS. EXCEPTIONS ARE: MECHANICAL ROOMS, ELECTRICAL ROOMS, TELEPHONE ROOMS.
22. METAL STUD PARTITIONS BEHIND ALL PLUMBING AND OTHER FIXTURES SHALL BE BRACED TO SUPPORT THE EQUIPMENT PROVIDED. SEE PLUMBING DRAWINGS FOR REQUIRED CARRIERS.
23. PROVIDE 3/4" COLD ROLLED CHANNEL 'U' BRACE @ 48" OC VERT AT METAL STUD WALL(S) IN EXCESS OF 10'-0" IN LENGTH AND/OR 10'-0" IN CLEAR HEIGHT.
24. ALL GWB AT LOWER 2'-0" AFF PORTION OF PARTITIONS IN BATHROOMS, TOILET ROOMS, AND/OR ANY WET CONDITION AREA SHOULD BE DENSGLASS TYPE WATER RESISTANT BOARDS ALONG ENTIRE PERIMTER OF APPLICABLE ROOM.
25. FOR ALL WALL / PARTITION ASSEMBLIES USING GYPSUM BOARD, THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE MOST CURRENT EDITION OF THE GYPSUM ASSOCIATION GA-600 FIRE RESISTANCE DESIGN MANUAL AND THE MOST CURRENT EDITION OF THE UNDERWRITERS LABORATORIES UL FIRE RESISTANCE DIRECTORY.
26. PARTITIONS THAT ARE REQUIRED TO EXTEND TO THE DECK ABOVE SHALL HAVE THE GYPSUM BOARD CUT TO FIT WITHIN A 1/4" MAXIMUM TOLERANCE TO THE SHAPE OF THE DECK OR STRUCTURAL ASSEMBLY AND/OR COMPONENTS ABOVE, AND ALL LAYERS OF THE GYPSUM BOARD SHALL BE SEALED FOR THE FULL DEPTH OF THE GYPSUM BOARDS WITH FLEXIBLE SEALANT. (REFER TO ALL APPLICABLE UL PENETRATIONS DETAILS / PENETRATION ASSEMBLY REQUIREMENTS).
27. THE GYPSUM BOARD SHALL BE CUT SO THAT A CLEARANCE BETWEEN METALLIC ELECTRICAL OUTLET / SWITCH BOXES AND THE GYPSUM BOARD DOES NOT EXCEED 1/8".
28. THE GYPSUM BOARD SHALL BE CUT TO FIT WITHIN A 1/4" MAXMUM TOLERANCE AROUND ALL PENETRATIONS AND SHALL BE SEALED FOR THE FULL DEPTH OF THE GYPSUM BOARD WITH FLEXIBLE SEALANT.
29. THE BOTTOM OF THE GYPSUM BOARD ON ALL PARTITIONS SHALL BE 1/4" MINIMUM AND 1/2" MAXIMUM ABOVE THE CONCRETE FLOOR SLAB AND BE SEALED FOR THE FULL DEPTH OF THE GYPSUM BOARD WITH FLEXIBLE SEALANT.
30. IF THE GYPSUM BOARD IS NOT CUT TIGHT TO THE FLOOR SLAB BELOW, TO THE DECK ABOVE AND AROUND PENETRATIONS, WITHN THE MAXUM TOLERANCES AS NOTED PREVIOUSLY, AND WITHN THE REQUIREMENTS OF THE INTENT OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A U.L. TESTED FIRESTOP ASSEMBLY FOR THE APPROPRIATE 'JOINT SYSTEM', 'THROUGH-PENETRATION FIRE STOP SYSTEM,' ETC. PER THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE U.L. FIRE RESISTANCE DIRECTORY - VOLUME 2. - OR SHALL REMOVE ALL NON-COMPLIANT WORK AND RE-INSTALL AS REQUIRED.
31. ALL PARTITION TYPES THAT SEPARATE TENANTS / UNITS FROM PUBLIC CORRIDORS OF OTHER TENANTS / UNITS OR BOH SPACES SHALL HAVE A MINIMUM STC RATING OF STC-50 UNLESS NOTED, TAGGED OR OTHERWISE REQUIRED. STC-50 IS A ONLY MINIMUM CODE REQUIREMENT AND IS FREQUENTLY EXCEEDED BY THE CONTRACT DOCUMENTS.
32. ALL STORM, SANITARY, AND SUPPLY PLUMBING LINES WITHN PARTITION CAVITIES SHALL HAVE SOUNDPROOFING PIP WRAP AND / OR USE MINERAL WOOL INSULATION BLANKETS TO MINIMIZE SOUND TRANSMISSION.
33. RECOMMENED LEVELS OF GYPSUM BOARD FNISH SHALL COMPLY WITH GA-214-10, PUBLISHED BY THE GYPSUM ASSOCIATION , AWCI (ASSOCIATION OF THE WALL AND CEILING INDUSTRIES - INTERNATIONAL) AND SHALL MEET ASTM C840, STANDARD SPECIFICATION FOR APPLICATION AND FNISHING OF GYPSUM BOARD.
34. LEVEL OF FNISH: THE MINIMUM REQUIREMENT FOR EACH LEVEL SHALL BE AS DESCRIBED HEREIN:
    - A. LEVEL 0 - NOT ACCEPTABLE AND SHALL NOT BE USED.
    - B. LEVEL 1 - USE IN PLENUM AREAS, ABOVE FNISH CEILINGS AND CONCEALED SPACES. CAN BE USED IN BACK OF HOUSE SPACES AND SERVICE CORRIDORS AND OTHER SPACES NOT OPEN TO PUBLIC VIEWS.
    - C. LEVEL 2 - USE AT AREA SPECIFIED TO RECEIVE WALL TILES AND WHERE WATER-RESISTANT GYPSUM IS USED AS A SUBSTRATE.
    - D. LEVEL 3 - USE AT AREAS THAT WILL RECEIVE HEAVY OR MEDIUM (SPRAY OR HAND APPLIED) FNISHES BEFORE FINAL PAINTING OR HEAVY GRADE WALL COVERING ARE TO BE APPLIED AS FINAL FNISH
    - E. LEVEL 4 - USE AT AREAS THAT WILL RECEIVE FLAT PANT, LIGHT TEXTURE COATINGS AND WALL COVERINGS AS THE FINAL FNISH
    - F. LEVEL 5 - USE AT AREAS WHERE GLOSS, SEMI-GLOSS, ENAMEL OR NON-TEXTURE FLAT PANTS ARE SPECIFIED AS FNISH. USE THIS LEVEL AT ALL HIGH END PUBLIC SPACES, SUCH AS MAN LOBBY, ELEVATOR LOBBIES, PUBLIC CORRIDORS AND WHERE SEVER LIGHTING CONDITION WILL OCCUR.

NON-LOAD BEARING STEEL STUD LIMITING HEIGHTS (NON-COMPOSITE)							
STUD WIDTH	STUD SPACING	DESIGN LOAD	ALLOWABLE DEFLECTION	PROSTUD 20 18 MIL	PROSTUD 30 30 MIL	25 GAUGE / 22 MIL	20 GAUGE / 33 MIL
1-5/8"	24"OC	5 PSF	L/240	6'-2"	7'-8"	-	-
2-1/2"	24"OC	5 PSF	L/240	8-8"	10'-4"	-	-
3-5/8"	24"OC	5 PSF	L/240	10'-8"	13'-8"	-	-
4"	24"OC	5 PSF	L/240	11'-6"	14'-10"	-	-
6"	24"OC	5 PSF	L/240	14'-8"	18'-11"	-	-

ALL VALUES ARE BASED ON CLARK DIETRICH PRODUCTS. OTHER MANUFACTURER'S DATA WILL VARY AND MUST BE CONFIRMED BY THE GENERAL CONTRACTOR TO BE IN COMPLIANCE WITH THE ASSUMED ALLOWABLE SPAN HEIGHTS LISTED ABOVE. GC MUST ALSO CONFIRM COMPLIANCE WITH ASTM C754.

ALL COMPOSITE WALLS ASSUME MINIMUM ONE LAYER OF 5/8" GWB ON BOTH SIDES TO THE DECK, AND RIGID HEAD OF WALL CONNECTIONS. ALL SHAFT WALLS ASSUME 2 HOUR RATING, AND RIGID HEAD OF WALL CONNECTIONS.

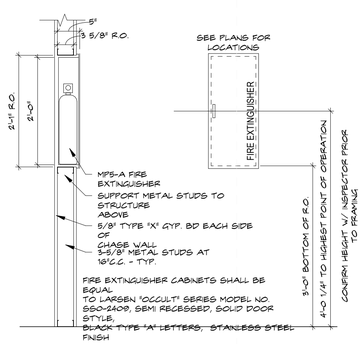
ALL NON- COMPOSITE WALLS ALLOW ONE-SIDED GWB, NOT TO DECK, AND DEFLECTION TRACK AT HEAD OF WALL.

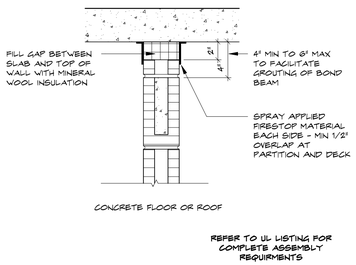
GENERAL CONTRACTOR SHALL SUBMIT PRODUCT APPROVAL AND MANUFACTURER'S SPECIFICATIONS INCLUDING CONFIRMATIONS OF ASSUMED WALL TYPES AND LOCATIONS WITHN THE PROJECT SCOPE.

ALL COLD-FORMED NON-LOAD BEARING STEEL STUD PARTITIONS SHALL BE INSTALLED PER STEEL FRAMING INDUSTRY ASSOCIATION (SFIA) STANDARDS.

ANY AND ALL LOAD BEARING STEEL STUD WALLS & PARTITIONS SHALL BE AS DESIGNED AND SPECIFIED BY THE STRUCTURAL ENGINEER.

ALL NON-LOAD BEARING EXTERIOR STEEL STUD FRAMING (CEILINGS / SOFFITS / SCREENS / ETC.) SHALL BE DESIGNED BY DELEGATED ENGINEER. GC SHALL PROVIDE COMPLETE SIGNED & SEALED SHOP DRAWINGS FOR ALL WORK SUBJECT TO WIND LOADS.





REFER TO UL LISTING FOR COMPLETE ASSEMBLY REQUIRMENTS

1 A10.0.1 **FRAMING LIMITING HEIGHTS**
SCALE: 12" = 1'-0"

2 A10.0.1 **WALLS_FIRE EXTINGUISHER MOUNTING**
SCALE: 3/4" = 1'-0"

3 A10.0.1 **FIRE/SMOKE HEAD OF WALL BARRIER**
SCALE: 1 1/2" = 1'-0"

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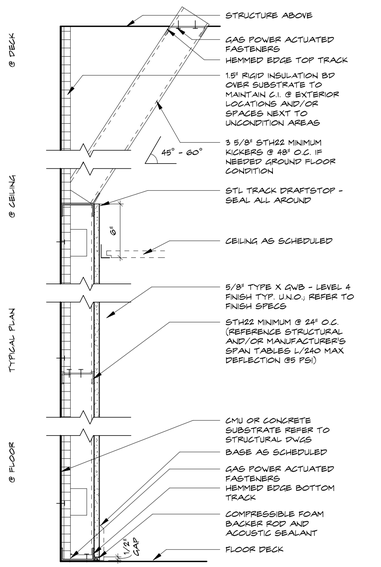
FRAMING DETAILS

A10.0.1

CONSTRUCTION DOCUMENTS

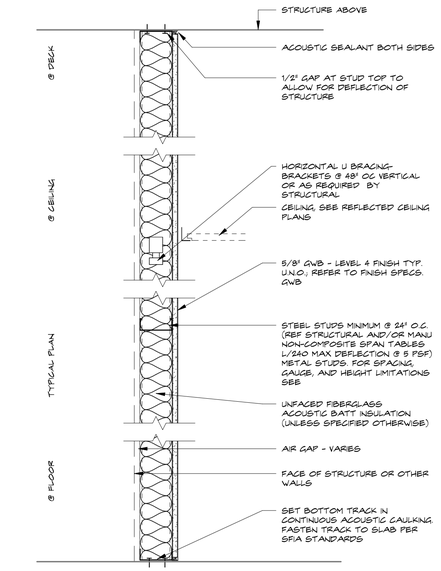
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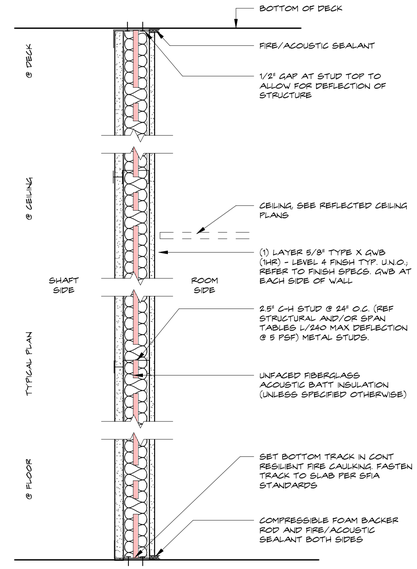
MARK	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION (MIN. 5.7 ci AT EXTERIOR WALLS)
F1	1 5/8"	2 1/4"	NON RATED	-	-	RIGID INSULATION AT SHAFT WALL
F3	2 1/2"	3 1/8"	NON RATED	-	-	RIGID BD @EXT WALLS
F4	3 5/8"	@ 1/2"	NON RATED	-	-	RIGID BD @EXT WALLS 2 1/4" AIR GAP
F5	3 5/8"	4 1/4"	NON RATED	-	-	RIGID BD @EXT WALLS

6 FURRING PARTIAL HEIGHT
A10.1.1 SCALE: 1 1/2" = 1'-0"



MARK	AIR GAP	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION
F5A	VARIES	3 5/8"	4 1/4"	NON RATED	-	-	3 1/2" UNFACED FIBERGLASS INSULATION
F6A	2 1/4"	3 5/8"	@ 1/2"	-	-		3 1/2" UNFACED FIBERGLASS INSULATION
F8A	VARIES	3 5/8"		-	-		3 1/2" UNFACED FIBERGLASS INSULATION

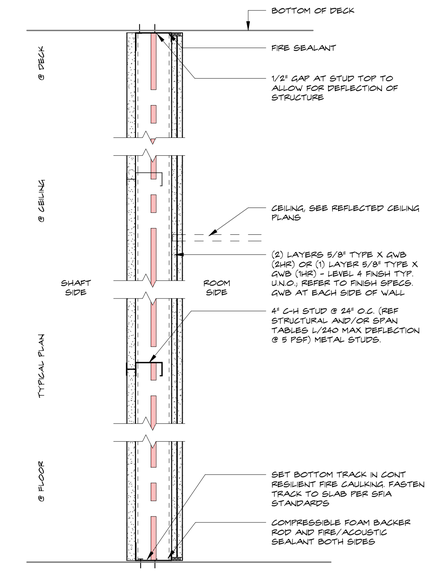
5 FURRING FULL HEIGHT
A10.1.1 SCALE: 1 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLANS FOR RATED WALL LOCATIONS
REFER TO FINISH PLANS AND SPECIFICATIONS FOR ALL FINISH WALL INFORMATION

MARK	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION
RS1A	3 5/8"	3 5/8"	1HR	U415	38	3" UNFACED FIBERGLASS INSULATION

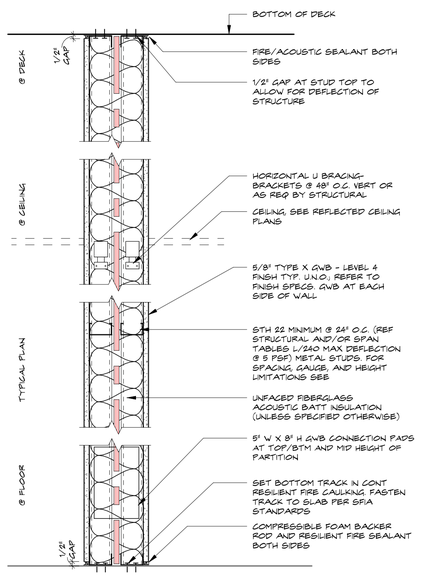
4 PARTITION - RATED SHAFT WALL
A10.1.1 SCALE: 1 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLANS FOR RATED WALL LOCATIONS
REFER TO FINISH PLANS AND SPECIFICATIONS FOR ALL FINISH WALL INFORMATION

MARK	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION
RS2A	4"	6"	2HR	U417	-	-

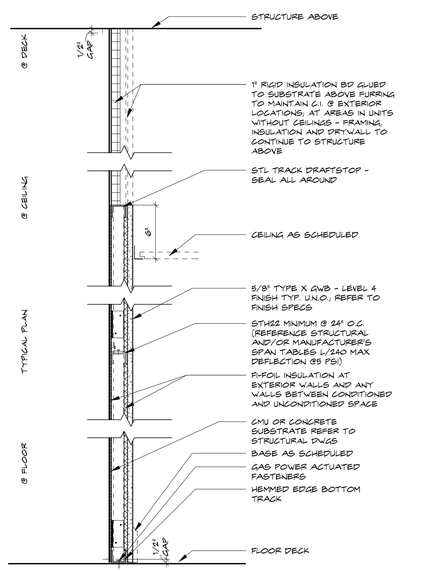
8 PARTITION - RATED SHAFT WALL
A10.1.1 SCALE: 1 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLANS FOR RATED WALL LOCATIONS
REFER TO FINISH PLANS AND SPECIFICATIONS FOR ALL FINISH WALL INFORMATION

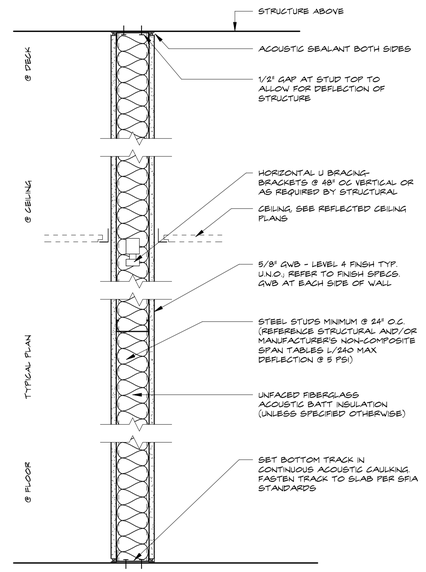
MARK	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION
F1B	(2)2 1/2"	7 1/4"	1HR	U488	55	6" UNFACED FIBERGLASS INSULATION

7 PARTITION - TENANT/CORRIDOR RATED
A10.1.1 SCALE: 1 1/2" = 1'-0"



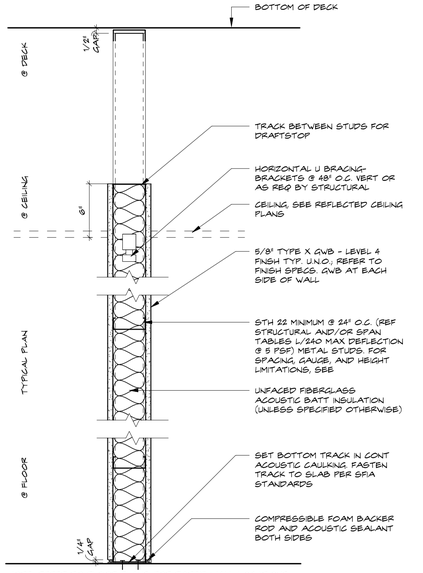
MARK	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION (MIN. 5.7 ci AT EXTERIOR WALLS)
F2	1 5/8"	2 1/4"	NON RATED	-	-	
F2E	1 5/8"	2 1/4"	NON RATED	-	-	FI-FOIL/RIGID @ EXT WALLS

3 FURRING (EXTERIOR)
A10.1.1 SCALE: 1 1/2" = 1'-0"



MARK	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION
S4A	3 5/8"	4 7/8"	NON RATED	-	-	3 1/2" UNFACED FIBERGLASS INSULATION
S6A	6"	7 1/4"	NON RATED	-	-	6" UNFACED FIBERGLASS INSULATION

2 PARTITION - FULL HEIGHT
A10.1.1 SCALE: 1 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLANS FOR RATED WALL LOCATIONS
REFER TO FINISH PLANS AND SPECIFICATIONS FOR ALL FINISH WALL INFORMATION

MARK	STUD SIZE	PART. SIZE	FIRE RATING	U.L. LISTING	MIN. STC	INSULATION
S4	3 5/8"	4 7/8"	-	-	-	3 1/2" UNFACED FIBERGLASS INSULATION
S6	6"	7 1/4"	-	-	-	6" UNFACED FIBERGLASS INSULATION

1 PARTITION - FREESTANDING
A10.1.1 SCALE: 1 1/2" = 1'-0"

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Revisions:

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Project Manager: CG

WALL PARTITION TYPES & DETAILS

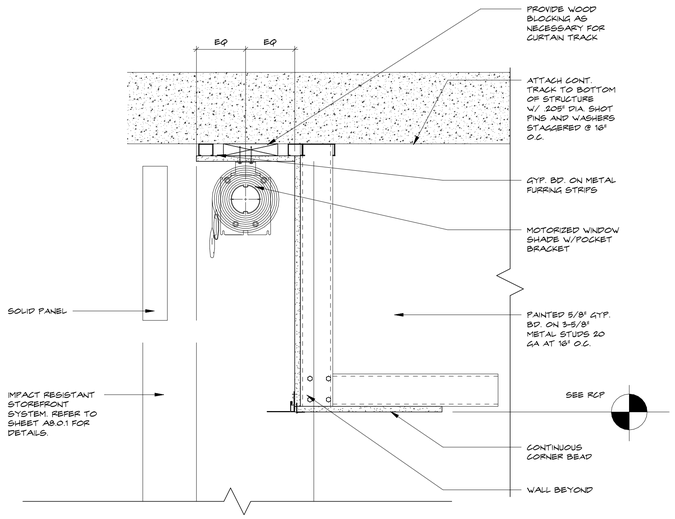
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CONSTRUCTION DOCUMENTS

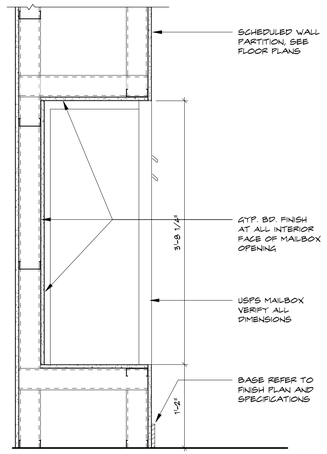
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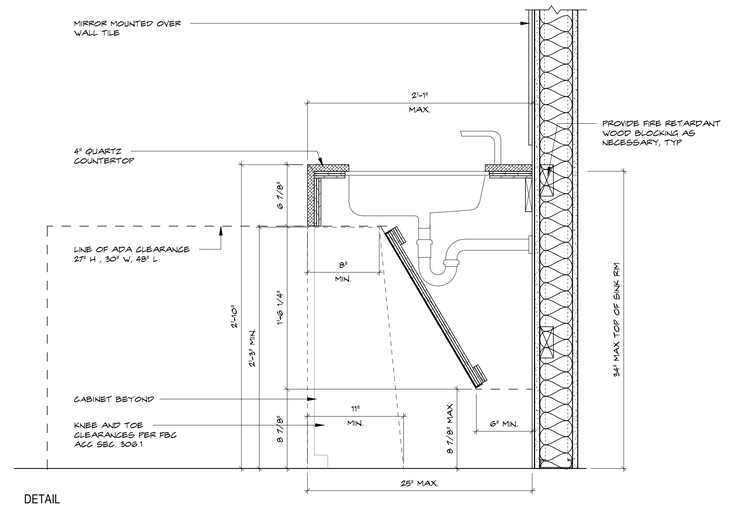
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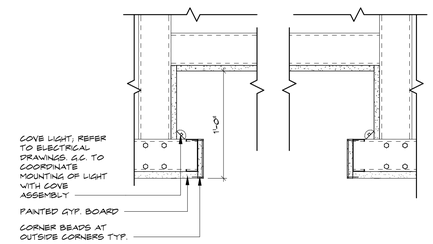
6 A10.2.1 **LOBBY AUTOMATED DRAPERY DETAIL**
SCALE: 1 1/2" = 1'-0"



5 A10.2.1 **MAILBOX DETAIL**
SCALE: 1" = 1'-0"

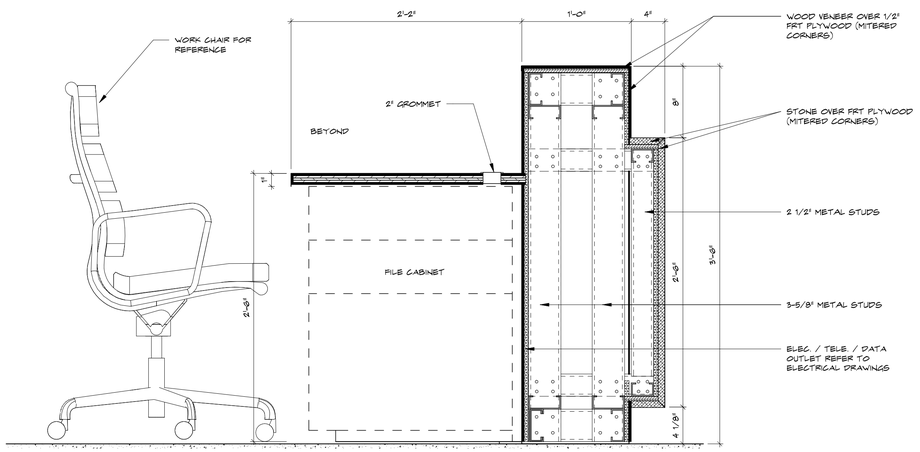


DETAIL
7 A10.2.1 **RESTROOM VANITY DETAIL**
SCALE: 1 1/2" = 1'-0"

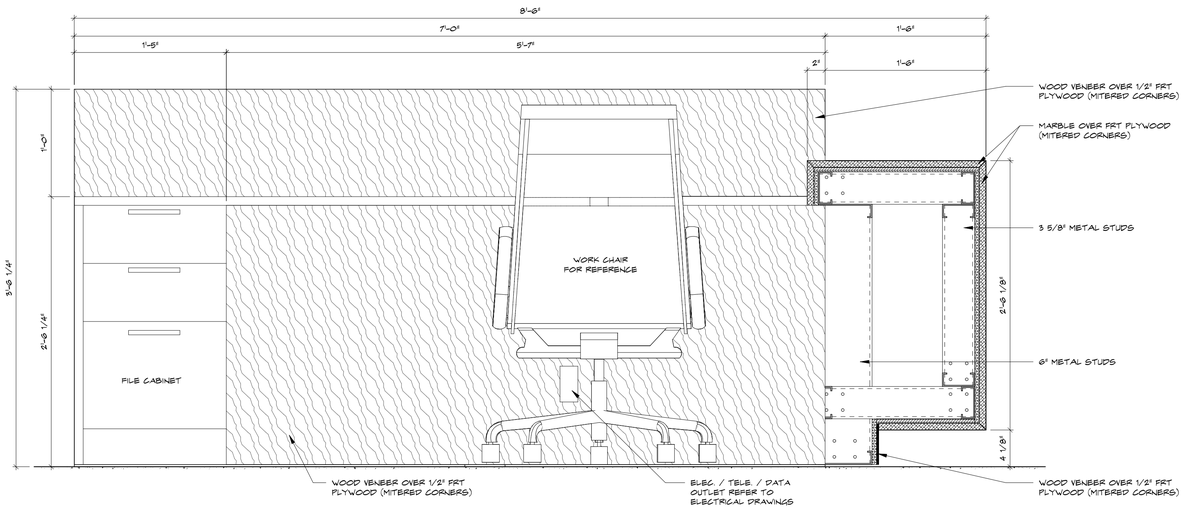


4 A10.2.1 **SECOND & THIRD FLOOR VESTIBULE CEILING DETAIL**
SCALE: 1 1/2" = 1'-0"

3 A10.2.1 **PAINTED WOOD BASE**
SCALE: 3" = 1'-0"



2 A10.2.1 **RECEPTION DESK DETAIL**
SCALE: 1 1/2" = 1'-0"



1 A10.2.1 **RECEPTION DESK DETAIL**
SCALE: 1 1/2" = 1'-0"

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SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

INTERIOR DETAILS

A10.2.1

CONSTRUCTION DOCUMENTS

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FINISH SPECIFICATION

GENERAL NOTES:

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE TO EVALUATE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION TO ALL BIDDERS.

THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION AND/OR REMOVAL OF EXISTING FINISH MATERIALS. ALL EXISTING FINISH MATERIAL TO REMAIN SHALL BE PROTECTED TO PREVENT DAMAGE DURING CONSTRUCTION.

ALL FINISH MATERIAL SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS UNLESS OTHERWISE NOTED. INSTALLATION SHALL INCLUDE PREPARATION OF THE SUBSTRATE AS NOTED IN THE CONTRACT DOCUMENTS AND PER THE FINISH MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.

UPON COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM AVAILABILITY AND LEAD TIMES OF ALL SPECIFIED FINISHES AND MATERIALS AND SHALL RESERVE AND/OR PURCHASE SUCH MATERIAL TO ENSURE COMPLIANCE WITH THE CONSTRUCTION SCHEDULE.

ALL FINISH MATERIAL SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT/DESIGNER FOR REVIEW AND COMMENT PRIOR TO PRODUCT ORDER PLACEMENT.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM WITH THE CLIENT IF ATTIC STOCK IS REQUIRED.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PREPARE THE FLOORING SUBSTRATE TO A LEVEL OF TOLERANCE NOT TO EXCEED ½" IN 10' UNLESS APPROVED BY THE ARCHITECT/DESIGNER.

THE GENERAL CONTRACTOR AND SUNCONTRACTORS SHALL PROVIDE AND INSTALL FLASH PATCHING AT ELEVATION TRANSITIONS BETWEEN STONE/TILE/WOOD AND CARPET/VCT AT A MAXIMUM SLOPE 1/8" PER FOOT.

THE GENERAL CONTRACTOR SHALL CONFIRM THAT FLOOR FINISHES WHEN INSTALLED ON THE PREPARED FLOOR SUBSTRATE WILL NOT CONFLICT WITH THE OPERATIONAL SWING OF DOORS PRIOR TO THE INSTALLATION OF DOOR FRAMES.

ALL EXISTING CARPETING SPECIFIED TO BE REMOVED SHALL BE RECYCLED PER THE CARPET AMERICA RECOVERY EFFORT (CARE) RECOMMENDATIONS.

THE GENERAL CONTRACTOR SHALL TOUCH UP THE FINISH OF BASE, DOORS, CASING, MILLWORK AND WALLS AFTER THE INSTALLATION OF CARPET.

INSTALLATION OF ALL PORCELAIN TILE, CERAMIC TILE AND STONE SHALL COMPLY WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) STANDARDS.

GYPSUM BOARD WALLS AND CEILINGS SHALL RECEIVE A LEVEL 4 FINISH, UNLESS NOTED OTHERWISE, READY FOR THE APPLICATION OF PAINT OR WALLCOVERING. SURFACES TO RECEIVE WALLCOVERING SHALL BE PRIMED PER THE RECOMMENDATIONS OF THE WALLCOVERING MANUFACTURER.

ALL SURFACES SPECIFIED TO BE PAINTED SHALL BE PREPARED PER THE PAINT/STAIN MANUFACTURERS WRITTEN INSTRUCTIONS AND INDUSTRY STANDARDS.

ALL EXISTING PAINTED SURFACES SPECIFIED TO BE PAINTED SHALL BE ASSESSED FOR SURFACE AND SUBSTRATE INTEGRITY. ANY LOOSE OR MARGINALLY ADHERED COATINGS/MATERIALS SHALL BE REMOVED BY ACCEPTABLE METHODS.

THE GENERAL CONTRACTOR SHALL SUBMIT PAINT PRODUCT DATA SHEETS AND PAINT COLOR SAMPLES TO THE ARCHITECT/DESIGNER FOR REVIEW AND COMMENT.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR THE LOCATION OF ALL BUILDING ELEMENTS THAT ARE INSTALLED IN THE CEILING AND SHALL COMPARE WITH THE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. ANY CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/DESIGNER FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF THE CEILING CONSTRUCTION.

ALL MILLWORK, CABINETRY AND WOOD DOORS SHALL MEET OR EXCEED THE FOLLOWING ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.

RUNNING/STANDARD WOOD TRIM- CUSTOM GRADE.
WOOD PANELING- CUSTOM GRADE.
PLASTIC LAMINATE CABINETRY- CUSTOM GRADE.
WOOD CASEWORK- PREMIUM GRADE.
WOOD DOORS- CUSTOM GRADE OR PREMIUM GRADE.

PLASTIC LAMINATE FACED CABINETRY SHALL BE FLUSH OVERLAY STYLE WITH ¾" THICK DOORS AND DRAWERS. ALL EXTERIOR SURFACES SHALL HAVE A PLASTIC LAMINATE FINISH AND ALL INTERIOR SURFACES SHALL HAVE A MELAMINE FINISH. ALL SHELVES SHALL BE ¾" THICK WITH ADJUSTABLE STANDARDS. REFER TO THE INTERIOR ELEVATIONS FOR THE TYPE OF BACKSPLASH TO BE SUPPLIED AND INSTALLED. DOOR HINGES SHALL BE FULLY CONCEALED WITH SOFT CLOSE FUNCTION. DRAWER GLIDES SHALL BE HEAVY DUTY, FULL EXTENSION, SOFT CLOSE FUNCTION. REFER TO THE FINISH SPECIFICATIONS FOR THE FULL DESIGN.

THE GENERAL CONTRACTOR SHALL PROVIDE ALL FRAMING AND REINFORCEMENT OF WALLS, FLOOR AND CEILING NECESSARY TO SUPPORT MILLWORK AND OR/CABINETRY. ALL CONCEALED BLOCKING SHALL BE FIRE RETARDANT MATERIAL.

TRANSITION STRIPS

CONTRACTOR SHALL PROVIDE TRANSITION STRIPS AS MANUFACTURED BY SCHLUTER AT CARPET/TILE & CARPET/LUXURY VINYL TILE TRANSITIONS, "SCHIENE" SERIES MODEL, FINISH: ANODIZED ALUMINUM. *IF A RUBBER TRANSITION IS SUBSTITUTED, THAN COLOR OF STRIP SHALL MATCH CARPET OR TILE AND BE APPROVED BY DESIGNER.

CONTRACTOR SHALL PROVIDE TRANSITION STRIPS AS MANUFACTURED BY SCHLUTER AT ENTRY TILE STAIR TRANSITIONS, "JOLLY" SERIES MODEL, FINISH: R/ABOMBW.

AT MATERIAL TRANSITIONS, SUBCONTRACTOR TO PROVIDE LEVELING TO EXTEND 6" TO CREATE A GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN ½"

PORCELAIN TILE

FCR-1 ACCENT WALL TILE AT RESTROOMS - MANUFACTURER: MEROLA SERIES: CAPRI STRATA, COLOR: INDIGO, FINISH: POLISHED, SIZE: 7" X 14", METHOD OF INSTALLATION: STACKED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT CREDIT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERACOLOR, COLOR: 5001 ALABASTER. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR WALL PATTERN AND LOCATION. CONTACT: JOHN CAFARELLA (732) 703-0988

FCR-2 FLOOR AND WALL TILE AT RESTROOMS - MANUFACTURER: ATLAS CONCORDE, SERIES: BOOST 2CR, COLOR: BONE, FINISH: HONED, SIZE: 47" X 108" X ⅜", METHOD OF INSTALLATION: STACKED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT CREDIT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERAPOXY FOR FLOOR/KERACOLOR FOR WALL, COLOR: 5001 ALABASTER. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT "PROFLEX" #MS600 FOR PORCELAIN FLOOR AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR FLOOR PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

FCR-3 FLOOR TILE AT LOBBY AND ELEVATOR FLOOR - MANUFACTURER: ATLAS CONCORDE, SERIES: MARVEL T, COLOR: HALO SAND FINISH: MATTE, SIZE: 23" X 47" X 9 MM, METHOD OF INSTALLATION: STACKED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT CREDIT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERAPOXY, COLOR: 5001 ALABASTER. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT "PROFLEX" #MS600 FOR PORCELAIN FLOOR AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR FLOOR PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

FB-1 BASE TILE AT RESTROOMS - MANUFACTURER: ATLAS CONCORDE, SERIES: BOOST 2CR, COLOR: BONE, FINISH: HONED, SIZE: 3" X 23" X ⅜", METHOD OF INSTALLATION: MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT CREDIT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERACOLOR, COLOR: 77 FROST. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR WALL PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

WOOD

WD-1 STAIN WOOD AT RECEPTION DESK AND MILLWORK - SPECIES: OAK, RFT CUT, STAIN GRADE, STAIN TO MATCH INTERIOR DESIGNER SAMPLE FROM JACK WALSH, DATED JAN 2023, COLLECT: THERMO, COLOR: GALIZANO, FINISH: URETHANE UV. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR PATTERN AND LOCATION. PROVIDE SAMLE FOR DESIGNER APPROVAL. CONTACT: JEREMY WALSH (561)659-4848

WD-2 PAINTED WOOD DOOR - SPECIES: BIRCH OR MAPLE MANUFACTURER: SHERWIN WILLIAMS, COLOR: EXTRA WHITE SW7006, FINISH: SEMI GLOSS, SMOOTH TEXTURE READY TO RECEIVE PAINT. 2 COATS OF PAINT OVER 1 COAT OF PRIMER

WB-1 WOOD BASE AT LOBBY AND HALLS - SPECIES: BIRCH OR MAPLE, PAINT GRADE, PAINT MANUFACTURER: SHERWIN WILLIAMS, PAINT COLOR: EXTRA WHITE SW7006, PAINT FINISH: SEMI-GLOSS, 4" HIGH FLAT STOCK BASE. BASE/TRM SHALL BE TOUCHED UP AFTER TILE IS INSTALLED

PAINT

PT-1 GYP. BOARD CEILING PAINT THROUGHOUT - MANUFACTURER: SHERWIN WILLIAMS, COLOR: CEILING BRIGHT WHITE SW7007, FINISH: FLAT. GYPSUM BOARD- SMOOTH SLICK LEVEL 4 FNISH, SMOOTH TEXTURE READY TO RECEIVE PAINT. 2 COATS OF PAINT OVER 1 COAT OF PRMER

PT-2 GENERAL WALL PAINT - MANUFACTURER: SHERWIN WILLIAMS, COLOR: EXTRA WHITE SW7006, FINISH: FLAT. GYPSUM BOARD- SMOOTH SLICK LEVEL 5 FNISH, SMOOTH TEXTURE READY TO RECEIVE PAINT. 2 COATS OF PAINT OVER 1 COAT OF PRMER. PROVIDE 8'X8' WALL SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-3 ACCENT WALL PAINT AT RESTROOMS - MANUFACTURER: SHERWIN WILLIAMS, COLOR: MODERN GRAY SW7072, FINISH: EPOXY. GYPSUM BOARD- SMOOTH SLICK LEVEL 4 FNISH, SMOOTH TEXTURE READY TO RECEIVE PAINT. 2 COATS OF PAINT OVER 1 COAT OF PRMER. PROVIDE 8'X8' WALL SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-4 EXPOSED CEILING PAINT- MANUFACTURER: BENJAMIN MOORE, COLOR: HARBOR GRAY AC-55, FINISH: FLAT OR DRYFALL. PROVIDE 8'X8' CEILING AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-5 PAINT FOR EXTERIOR STUCCO OF BUILDING - MANUFACTURER: BENJAMIN MOORE, COLOR: OC-25 CLOUD COVER, FINISH: REGAL SELECT EXTERIOR. PROVIDE 4'X4' WALL SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-6 PAINT FOR INTERIOR STAIRCASE WALLS AT STAIR - MANUFACTURER: SHERWIN WILLIAMS, SW LOXON BLOCK SURFACER PRIMER FOLLOWED WITH SUPER PAINT INTERIOR SEMI-GLOSS FINISH, COLOR: EXTRA WHITE SW7006. PROVIDE 4'X4' WALL SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-7 PAINT FOR HANDRAILS AND CONCRETE UNDERLAYER OF SPIRAL STAIRCASE - MANUFACTURER: SHERWIN WILLIAMS, SW PRO INDUSTRIAL URETHANE ALKYD ENAMEL, IF NEEDED WITH PRIMER USE KEM BOND PRIMER, COLOR: EXTRA WHITE SW7006. PROVIDE 4'X4' AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-8 PAINT FOR ELEVATOR VESTIBULE- MANUFACTURER: SHERWIN WILLIAMS, SW PRO INDUSTRIAL URETHANE ALKYD ENAMEL, IF NEEDED WITH PRIMER USE KEM BOND PRIMER, COLOR: ACCESSIBLE BEIGE SW736. PROVIDE 4'X4' AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-9 PAINT FOR GARAGE WALL- MANUFACTURER: SHERWIN WILLIAMS, COLOR: DIVERSE BEIGE SW6078 COLOR FOR DESIGN INTENT, G.C. TO COORDINATE PRODUCT. PROVIDE 4'X4' AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION.

PT-10 ACCENT PAINT FOR GARAGE WALL - MANUFACTURER: SHERWIN WILLIAMS, COLOR: POPULAR GRAY SW6071, COLOR FOR DESIGN INTENT, G.C. TO COORDINATE PRODUCT. PROVIDE 4'X4' AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION.

PT-11 PAINT FOR GARAGE FLOOR TRAFFIC LINES- TO COLOR MATCH: MANUFACTURER: SHERWIN WILLIAMS, COLOR: WHITE, FINISH: HOTLINE FAST DRY LATEX, COLOR FOR DESIGN INTENT, G.C. TO COORDINATE PRODUCT. PROVIDE 4'X4' AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-12 PAINT SEALER FOR GARAGE FLOOR- TO COLOR MATCH: MANUFACTURER: SHERWIN WILLIAMS, COLOR: DORIAN GRAY SW7017. FOLLOW MANUFACTURERS' INSTRUCTIONS. PROVIDE 4'X4' SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PLASTIC LAMINATE

PLAM-1 VANITY PLASTIC LAMINATE - MANUFACTURER: FORMICA, COLOR: CAMEL ELM 5789-NG, FINISH: MATTE. MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. CONTACT: NICHOLE SANTANA (786) 714-4588

QUARTZ

QTZ-1 QUARTZ COUNTERTOP - MANUFACTURER: CAESARSTONE, COLOR: 5141 FROSTY CARINA, 3" HIGH, EDGE PROFILE: FLAT EDGE, THICKNESS: 2CM, FINISH: POLISHED. MATERIAL TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR. ACTUAL MATERIAL SHALL BE APPROVED BY DESIGNER PRIOR TO INSTALLATION. PLEASE PROVIDE INTERIOR DESIGNER SAMPLE FOR APPROVAL. CONTACT: KIRK LEDBETTER @ (561) 413-5186

STONE

ST-1 STONE RECEPTION DESK AND PLINTH AT FLOATING BENCH- MANUFACTURER: CAVASTONE, COLOR: KAI, FINISH: POLISHED, SIZE: SLAB, MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR APPLICATION LOCATION. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. CONTACT: BLISSO RAMIREZ (561) 994-9100

ST-2 ACCENT WALL TILE AT LOBBY - MANUFACTURER: CORAL CLASSICS BY A&F, COLOR: SHELLS REEF BEIGE, FINISH: HONED AND FILLED, SIZE: 9"1 X 62" X ⅜", METHOD OF INSTALLATION: STACKED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT CREDIT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERACOLOR, COLOR: 5074 BISCUITS. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR WALL PATTERN AND LOCATION. CONTACT: ERICK APTRADING (305)893-3822

ACOUSTICAL CEILING TILE

ACT-1 ACOUSTICAL CEILING TILE AT BACK OF HOUSE - ARMSTRONG ULTIMA #1912 (24"X24"X15/16"), FINE TEXTURE, SCUFF RESISTANT DURABRITE ACOUSTICALLY TRANSPARENT SCRIM, WHITE, TEGULAR, "BETTER" TOTAL ACOUSTIC PERFORMANCE OF NRC .75 AND CAC 35, LR .88, CLASS A, UL CLASSIFIED ACOUSTICAL PERFORMANCE, BIOBLOCK AND HUMIGUARD PLUS SAG PERFORMANCE WITH SUPRAFINE XL 9/16" GRID #7500 SERIES AND #7804 WALL ANGLE. PROVIDE A 30 YEAR SYSTEM WARRANTEE. PAINT ANY VISIBLE FIELD CUT TEGULAR EDGES WITH SUPERCOAT TOUCH UP PAINT #5760/5761. INSTALL PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS. CONTACT JENNIFER KELLY 954-270-8894

RUBBER BASE

RB-1 GENERAL RUBBER BASE AT BACK OF HOUSE- MANUFACTURER: JOHNSONITE, TRADITIONAL STYLE: BOUNCY, COLOR: 50 WHITE, SIZE: 4.5" HIGH. MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. PROVIDE SAMPLE TO INTERIOR DESIGNER

STATIC DISSIPATIVE TILE

SDT-1 STATIC DISSIPATIVE TILE AT ELEC ROOM- MANUFACTURER: ARMSTRONG, EXCELON SDT, COLOR: PEARL WHITE 51953, SIZE: 12" X 12". MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR PROVIDE SAMPLE TO INTERIOR DESIGNER. CONTACT: BASILIOS KILZI (305) 807-3035

METAL

MTL-1 METAL REVEAL AT ELEATOR SOFFIT - METAL FINISH TO BE CUSTOM POWDER COAT, COLOR TO MATCH BROWN JORDAN "POMPEIAN GOLD - TEXTURED". FINISH TO BE MATTE, FINE-TEXTURED, WARM ANTIQUE GOLD/BRONZE TONE. PROVIDE MINIMUM 3" X 3" SAMPLES FOR ARCHITECT APPROVAL PRIOR TO FABRICATION.

MTL-2 SCHLUTER AT RESTROOM WALL TILE - MANUFACTURER: SCLUTER SYSTEM, COLLECTION: JOLLY, FINISH: BRUSHED CHROME.

SOLAR SHADES

SS-1 SOLAR SHADES @ PERIMETER LOBBY - MANUFACTURER: MECHOSHADE OR PHIFER, STYLE: SHEERWEAVE OR EQUAL, COLOR: WHITE, OPENNESS: 3%, OPERATION METHOD: AUTOMATIC. MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. SEE REFLECTED CEILING PLAN FOR LOCATION.

MISC

ALL COVER PLATES TO BE WHITE, UNLESS ON DARK OR WOOD SURFACE. WHEN ON WOOD SURFACE, COVER PLATES TO BE BROWN. ALL COVER PLATES TO BE DECORA WITH INCORPORATED DIMMERS AND WITHOUT TOGGLE SWITCH

EX-B- EXPOSED BLOCK WALLS AT STAIR WELLS

EXP- EXPOSED CEILING STRUCTURE

CONC- SEALED CONCRETE FLOORING AT STORAGE AND STAIRWELLS

EXTERIOR

PAINT

PT-15 STUCCO PAINT - BENJAMIN MOORE SWISS COFFEE (OC-45)

ALUMINUM

ALUM-1B ALUMINUM FRAMING - FRAMING MEMBERS SHALL BE 6063-T5 OR 6063-T6 ALUMINUM ALLOY EXTRUSIONS AS MANUFACTURED BY ALDORA ALUMINUM AND GLASS PRODUCTS, NC. FRAME HEAD/SILL: TGF-212 (ALUM. 6063-T5). FILLER: TG-117(ALUM. 6063-T5). INTERMEDIATE HORIZ.: TGF-23 (ALUM.6063-T5) FEMALE MULLION: TGF-202 (ALUM. 6063-T6). MALE MULLION: TGF-201 (ALUM. 6063-T5). JAMB MEMBER: TGF-110 (ALUM. 6063-T6)

GLAZING

GL-1B GLASS PANELS - MANUFACTURER: ALDORA TCW-250P SERIES WINDOW WALL SYSTEM. XXXXX

GL-2B GLASS PANELS - MANUFACTURER: ALDORA TCW-250P SERIES WINDOW WALL SYSTEM. XXXXX

RAILING

RLG-1B GLASS RAILING - MANUFACTURER: ALDORA TCW-250P SERIES WINDOW WALL SYSTEM. XXXXX

STONE

ST-1B STONE CLADDING- MANUFACTURER: CORAL CLASSICS BY A&F, COLOR: SHELLS REEF BEIGE, FINISH: HONED & FILLED, SIZE: 97"X62", MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. REFER TO MANUFACTURERS SPECIFICATIONS FOR GROUTING, SEALING AND TREATMENT. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR APPLICATION LOCATION. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. PROVIDE GROUT COLOR OPTIONS FOR DESIGNER APPROVAL. CONTACT: SCOTT LEVY (305)693-3822

ST-2B STONE CLADDING- MANUFACTURER: TERRACORE PANELS, COLOR: CREMA CASIEL, FINISH: HONED, SIZE: 4'X8', JOINT SIZE: ⅛" MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR APPLICATION LOCATION. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. CONTACT: NANCY GUILLIFORD (214)748-0999

METAL

MTL-1B METAL WOOD LOOK WALL CLADDING - MANUFACUTER: KNOT WOOD, COLLECTION: INTERLOCKING CLASSIC CLADDING SYSTEMS, COLOR: BURNT SIENNA SIZE: KSC200 8", MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. SEE DETAIL FOR DESIGN INTENT.

MTL-2B METAL WOOD LOOKING ARCHITECTURAL LOUVERS. COLORS: BURNT SIENA DESIGN CALCULATIONS AND ATTACHMENTS TO BE BY DELEGATED ENGINEER. PROVIDED MATERIAL AND INSTALLATION BY GENERAL CONTRACTORS

PAVER

PAV-1B PAVER THROUGHOUT - MANUFACTURER: TABBY, COLLECTION: TBD, COLOR: TBD, SIZE: TBD, MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR.

PORCELAIN TILE

FCR-2B BALCONY FLOOR - MANUFACTURER: ATLAS CONCORDE, SERIES: MARVEL T, COLOR: HALO SAND, FINISH SENSITECH, SIZE: 23" X 47" X 20 MM, METHOD OF INSTALLATION: STACKED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT CREDIT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERAPOXY, COLOR 5001 ALABASTER. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT "PROFLEX" #MS600 FOR PORCELAIN FLOOR AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR FLOOR PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

FCR-3B BALCONY WALL - MANUFACTURER: ATLAS CONCORDE, SERIES: MEMORY, COLOR: OAK BROWN, FINISH: MATTE, SIZE: 8" X 36" X 9 MM, METHOD OF INSTALLATION: STAGGERED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT CREDIT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERAPOXY, COLOR 5042 MOCHA. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT "PROFLEX" #MS600 FOR PORCELAIN FLOOR AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR FLOOR PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

WOOD

WD-1B STAIN WOOD AT CURVED COVERED WALKWAY - SPECIES: CYPRESS/CEDAR, RFT CUT, STAIN GRADE, STAIN TO MATCH INTERIOR DESIGNER SAMPLE FROM JACK WALSH, DATED JAN 2023, COLLECT: THERMO, COLOR: GALIZANO, FINISH: URETHANE UV. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR PATTERN AND LOCATION. PROVIDE SAMLE FOR DESIGNER APPROVAL. CONTACT: JEREMY WALSH (561)659-4848

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New Construction for:
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OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

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Date: 05-15-2026
Drawn by: CLH, SH, KM, MK
Project Manager: CG

FINISH SPECIFICATIONS

A11.1.1

CONSTRUCTION DOCUMENTS

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