

Definitions:
 Designer: Amanda Matos-Sockol, an Interior Design Student, is also the project coordinator.
 Owner/Landlord/End User/ Tenant: County General Hospital Therapy Department is the end user and will occupy the premises.
 Building Data:
 Grand Oak Shopping Center
 County General Hospital
 5018 Dr. Phillips Boulevard
 Number of stories: 1
 Building type: I-B
 Fire sprinklers: Fully sprinklered, modifications shall be completed by certified sprinkler contractor
 Fire alarm system: Existing system with modifications completed by licensed fire alarm contractor
 Building Occupancy: "B"

Department Level			
Business Use	753	sf	150 occupants
Office Use	1,524	sf	30 occupants
Assembly Use	553	sf	15 occupants
Storage Use	100	sf	300 occupants
Restrooms	77	sf	0 occupants
Total area:	2,995		Total occupancy= 74 occupants

Minimum width of egress doors			
	no.	door width (inches)	total
30" single door	4	31 1/2"	127.00"
72" double door	0	69 1/2"	0.00"
designated capacity=			137.00"
Required width			
	occupants	width (inches per person)	total
requirement	74	0.2	14.80"
excess=			122.20"

Longest common path of travel provided: (100' max.) 18'-11"
 Alteration Level: 2
 Previous use of space: Pediatrician
 New use of space: Physical Therapy Office

- Codes Used:
- Florida Building Code 8th edition (2023)
 - FBC Accessibility 8th edition (2023)
 - National Electrical Code 2020
 - FBC Fuel Gas Code 8th edition (2023)
 - FBC Existing Building Code 8th edition (2023)
 - FBC Florida Energy Code 8th edition (2023)
 - FBC Mechanical 8th edition (2023)
 - FBC Plumbing Code 8th edition (2023)
 - Florida Fire Prevention Code 8th edition
 - NFPA 101 Life Safety Code (2021) with Florida Amendments
 - NFPA 1 Uniform Code (2021) with Florida Amendments

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- id2.1 Demolition & Construction Plans and notes
- id2.2 Furniture/Electrical & Reflected Ceiling Location Plans and notes
- id2.3 Finish Plan and notes
- id3.1 Elevations
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The following general conditions apply to all sheets in this set and shall extend to all supplemental drawings, specifications, and submittals:

- Section A**
- Contractor shall visit and inspect the premises, prior to submitting their proposal, to familiarize themselves with the conditions under which work will be performed. No subsequent extras or additions will be allowed on any claim due to lack of knowledge of conditions or circumstances about which the contractor could have informed himself.
 - Contractor shall, before commencing work, review all plans, notes, general conditions, and specifications and verify all governing dimensions on the job site. He shall examine any adjoining areas or areas upon which the performance of his work is in any way dependent. Any variances or discrepancies must be reported to Designer prior to fabrication or erection of work in question. Any variances or discrepancies in the documents not reported immediately to Designer shall become the responsibility of the contractor.
 - The design concept of this project is based on the color, texture, and design of finished products as specified. Designer will not entertain any request for material substitution if the contractor fails to order materials in sufficient time for orderly installation within the project. Instead, the Contractor shall provide and install temporary finishes or materials satisfactory to Designer, provide and install the specified finishes or materials upon their arrival, and bear all costs associated with the installation.
 - Contractor shall be solely responsible for the accuracy of his measurements and total finish requirements to be furnished. Designer will consider no request for materials or installation extras due to measurement or take off errors by Contractor.
 - The General Contractor shall be responsible for distribution of drawings to all trades under his jurisdiction.
 - Any information required by contractors that is not shown in the drawings or contained in other contract documents (if any) shall be requested by the General Contractor from Designer.
 - A representative of the General Contractor who is authorized to discuss the work and to receive instructions shall be on site at all times that work is in progress.
 - The Contractor is to provide all labor and materials to execute all work as shown on these drawings with the exception of items or areas marked "not in contract", "N.I.C." or "by others".
 - The Contractor shall keep sufficient workers on the job site at all times to perform the work in the most expeditious manner consistent with good workmanship, sound business practice, and the best interests of the End User.
 - The General Contractor shall provide general carpentry and blocking as required for this project as is required for the proper job execution and completion of construction.
 - All fees, taxes, permits, applications, certificates, and the filing of all work with governmental agencies shall be the responsibility of the General Contractor.
 - Contractor shall at all times keep the premises free of accumulation of waste materials or rubbish caused by his operations or the operations of any other contractors within the area of work.
 - Final cleaning prior to end user occupancy shall include (but not be limited to): cleaning of all wood and glass surfaces, dusting of all horizontal surfaces, vacuuming of all carpeted areas, removal of all stains, spots, spills, etc. on any surface, mop cleaning and waxing of all resilient floors, and cleaning all vinyl wall coverings free from dirt adhesive, or other foreign materials.
 - Contractor shall maintain all life safety and sanitary safeguards and protect all structural elements at all times throughout construction.

- Section B**
- Contractor shall be answerable for his work and shall not accept instruction from local personnel without verification from the Tenant's agreed upon representative. The Contractor will be liable for any expense caused by the execution and removal of such work without written authorization from the tenant's representative.
 - Contractor shall comply with all the rules and regulations of the building as to hours of availability of elevators, loading docks, etc. for the purpose of delivery and the manner of handling materials, equipment and debris, to avoid conflict or interference with normal building operation.
 - Before commencing work, the Contractor shall notify the Owner and Designer of any areas that have not been satisfactorily completed to meet base building standards. (i.e. fireproofing, ductwork, slab conditions, demising walls, utility hookups, electrical panels, etc.)
 - Contractor shall exercise great care in protecting from damage all existing conditions indicated as "to remain", all areas of the building indicated as "not in contract", and all materials delivered to job site prior to their installation. Any damages due to this work or to accidents shall be patched, repaired, or replaced at the discretion of the Designer or of the Owner and at the Contractor's cost.
 - Existing mechanical or HVAC devices, including return air diffusers and duct openings, shall be covered with 2" filter media throughout the duration of the work. Filter media shall be changed as needed and removed upon completion of construction.
 - The Contractor shall not cut any existing structural members unless approved to do so in writing by the Owner's structural engineer.
 - All work requiring the use of jackhammers, powder actuated devices, or other heavy power tools shall be performed after regular business hours unless permission is granted by all parties affected by such work.
 - Designer must review any element whatsoever (prior to its installation) requested by the Owner or by the municipal Building Official but which is not specified on construction documents.

- Section C**
- General contractor shall submit a list of all subcontractors to Owner and to Tenant prior to commencing work. The name of principal contact, the address, and the phone number of each subcontractor shall be included on this list.
 - Contractor shall submit samples to Designer and Tenant for review of all materials together with finishes and intended use in the work prior to commencement of work.
 - Contractor shall submit shop drawings in triplicate to Designer for review of all trades involved in this contract. Shop drawings enhance these drawings and specifications - approval of shop drawings does not release contractor of responsibility for work as specified.
 - When the job is substantially complete, the General Contractor shall prepare a punch list of items to be completed or corrected and submit this list to the Designer and to the End User. Failure to include any items on this list does not alter the responsibility of the Contractor to complete the work in accordance with these documents.
 - The General Contractor shall submit scaled reproducible as-built record drawings to the Owner upon completion of the project. All changes made during the course of the project shall be indicated on these drawings.
 - Contractor shall be responsible for providing the End User and Owner (in writing) all manufacturer's manuals, warranties, and recommended maintenance procedures / schedules for all equipment and finishes installed.
 - Final payment to the General Contractor shall be approved within (15) days of receipt of as-built drawings, completion of all punch list items to the satisfaction of the End User, and submission of all other documents required by this work.

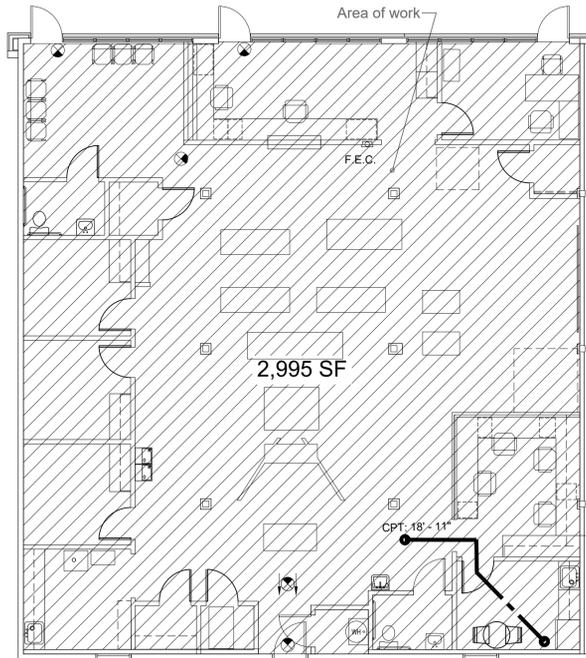
- Section D**
- Do not scale drawings. Detail drawings shall govern over plan and elevation drawings. Large-scale details shall govern over small-scale details.
 - It is intended that the Contractor provide a complete job. Any omissions in the notes or contract documents shall not be construed as relieving the Contractor of such responsibility except for items specifically noted.
 - All "hold" or "clear" dimension shall be exact within a 1/8" tolerance along full distance of dimension.
 - There shall be no substitution of materials where a manufacturer is specified. Where the term "or approved equal" is used, Designer alone shall determine equality based upon information submitted by the Contractor. Bidders shall submit pricing based upon the specified materials or products with a separate line item for substituted or alternate items.
 - All work shall be performed in accordance with the rules and regulations of the governmental agency having jurisdiction and shall conform to all safety and sanitary laws, city, county, state, and/or federal ordinances that apply.
 - All work shall be performed by skilled workmen and in accordance with the best practices of the trades involved.
 - All work shall be erected and installed plumb, square, level, and true and in proper alignment.
 - All materials shall be new, unused, and of the highest quality in every respect unless otherwise noted. All manufactured equipment, materials, and finishes shall be installed or applied according to the manufacturer's written recommendations.
 - All work and materials shall be guaranteed by the General Contractor against defects in design, workmanship, and materials for a period of one (1) year from the date of approval for final payment. This guarantee shall not limit any specific manufacturer's warranties that are in excess of (1) year duration.

Abbreviations

ACT Acoustic ceiling tile	INSUL Insulation, insulated
A.F.F Above finished floor	ITF Information to follow
L Length	MAX Maximum
ALUM Aluminum	MDF Medium Density Fiberboard
BLDG Building	MECH. Mechanic(al)
CL Centerline	MFR Manufacture(r)
CLG Ceiling	MTL Metal
CLO Closet	MIN Minimum
CLR Clear	MISC Miscellaneous
COL Column	N.I.C. Not in contract
CONC. Concrete	NO. OR # Number
CONT. Continue(ous)	NTS Not in scale
CPT Carpet, Common Path of Travel	O.C. On center(s)
CT Ceramic tile	OD Outside diameter
D Depth	OPP Opposite
DIA Diameter	P-LAM or PL Plastic laminate
DIM Dimension	PT Paint
DN Down	RAD Radius
DWG Drawing	REOD Required
EA Each	REV Revision(s) revised
EL Elevation	SHT Sheet
EQ Equal	SIM Similar
EQUIP Equipment	SPEC Specification(s)
EWC Electric water cooler	SQ Square
EXIST Existing	SS Solid surface
FEC Fire extinguisher cabinet	TEMP Tempered
FIN Finish(ed)	TYP Typical
FL Floor	U.O.N. Unless otherwise noted
FT Foot/feet	V.I.F. Verify in field
GC General contractor	VCT Vinyl composition tile
GWB Gypsum wall board	VERT Vertical
HM Hollow metal	VVC Vinyl wall covering
HT or H Height	WC Wall covering
ID Inside diameter	W Width



1 Location Map
 T1.1 Not to scale



2 Egress Plan
 T1.1 3/32" = 1'-0"



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County General Sports Medicine interior renovation
 5018 Dr. Phillips Boulevard
 IND 2484

General Conditions and notes

Final Project 08/06/25

T1.1



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County General Sports Medicine interior renovation

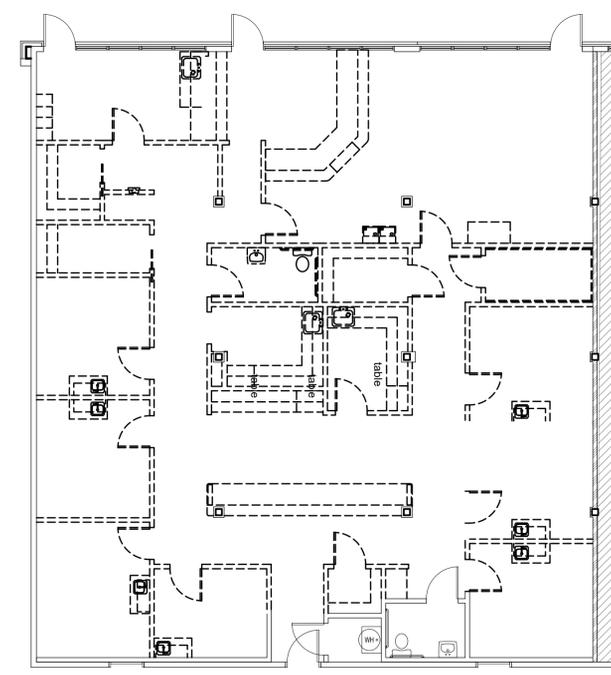
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Demolition & Construction Plans and notes

Final Project 08/06/25

id2.1



1 Demolition Plan
id2.1 1/8" = 1'-0"

Wall Type Legend

- Existing partition or construction to be removed
- Existing partition or construction to remain
- Existing 1 hour rated partition to remain
- Typical interior partition
See drawing J_
- Sound attenuated partition
See drawing J_
- Partial height partition with tempered glass
See drawing J_
- Partial height partition with transaction top
See drawing J_

F.E.C Building standard semi-recessed cabinet (white or paintable finish) and fire extinguisher with minimum rating of 2A10BC. Top of cabinet shall be <5'-0" a.f.f. and bottom of extinguisher shall be >4" a.f.f. See drawing J_ Surface-mounted extinguisher with signage may be used in lieu of cabinet only with Landlord approval.

Open Office 201

Room name 11d3.1 Sheet number
Room number Elevation number

Door Legend

Door number Tag location indicates active leaf of double doors
Door type Hardware type

All existing doors and hardware to remain shall be put in good working order to make as new. Replace any doors or hardware beyond feasible repair.

Door Types

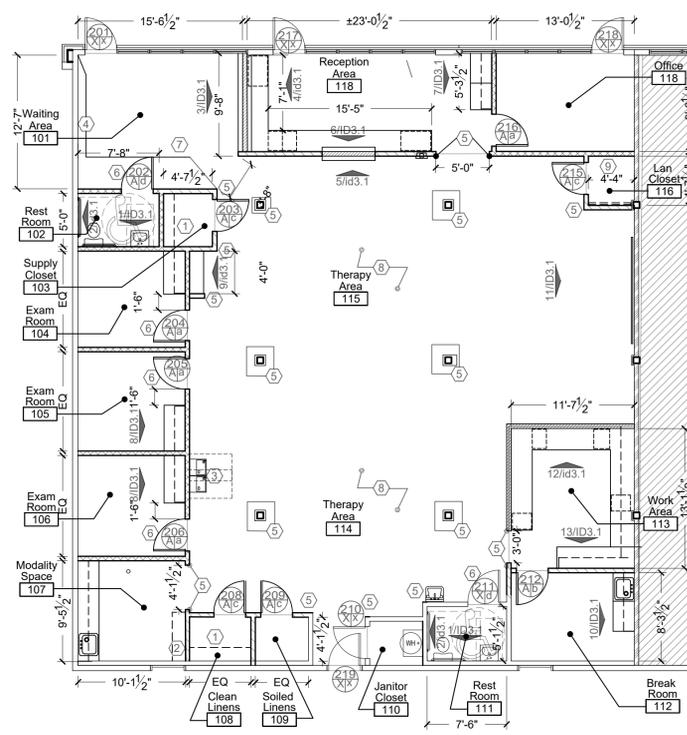
- All doors which are means of egress shall have a minimum clear opening of 32" when opened to 90° in accordance with 2023 FBC 1010.1.1 and with 2018 NFPA 101 Section 7.2.1.2.1.1.
- A - 3'-0" w building standard solid core flush wood door, (see -/ and -/)
- X - Existing door to remain

Hardware Types

- All hardware (including existing to remain) shall be unlocked in the direction of egress regardless of other lock functions and shall be lever type in compliance with ADA and Florida Building Code.

a - Latch set
b - Latch set & closer
c - Lock set (storage function)
d - Lock set (entry function) with occupancy indicator
x - Existing hardware to remain

- ### General Life Safety Notes
- Any existing fire-rated partitions which are within the suite or are part of the egress path shall maintain their existing rating. Contractor shall verify as-built conditions and repair any partitions whose ratings have been compromised.
 - Electrical outlets or boxes shall not reduce the fire-resistance rating of fire resistance rated wall(s) and shall comply with FBC.
 - Provide building standard sprinklers as required by code per new partition layout.
 - General Contractor shall be responsible for final quantity and location of all emergency devices (including but not limited to battery packs, exit signs, fire alarms, F.E.C.s, etc.) with field inspectors having jurisdiction.
 - Provide building standard fire extinguisher cabinets, smoke detectors, and all other life safety devices as required by code. Any life safety devices not indicated as part of these drawings shall be submitted for Designer review prior to framing of walls.
- ### General Construction Notes
- Typical dimensions are to finish face of partition unless otherwise noted.
 - All existing wall surfaces and partitions to remain shall be patched, spackled and sanded smooth as not to leave any evidence of demolition or repair work. Prepare surfaces for new finishes as required.
 - Where new partition aligns with the face of an existing furred column or partition, remove corner bead, tape and spackle new partition to existing gypsum board.
 - All new steel studs shall have a minimum of 75% recycled content.
 - All waste metal not used during construction shall be delivered to Trademark Metals Recycling ((407) 299-1661) or other Owner-approved vendor. Cost for delivery and for recycling shall be included as part of bidding.
 - Any fiberglass insulation used shall be Greenguard certified (Knauf "QuietTherm" or Owens-Corning "Ecolotch") or formaldehyde-free (Johns-Manville).
 - All walls at restrooms, janitor closets, or other wet areas shall have water-resistant GWB and semi-gloss paint finish.
 - All door frames and door hardware shall be building standard, U.O.N.
 - Any new doors shall be Algoma PC-5 Novodor (or approved equal) with building standard veneer and finish. All door cores shall be free of urea-formaldehyde.
 - Any existing doors which are to remain shall be patched & repaired or replaced to make as new.
 - Contractor shall coordinate keying of locks with Owner and Tenant upon substantial completion of space. Keying shall be performed by owner-approved locksmith and bidding information provided to building engineer. Budget for this function shall be included in initial bids.
 - Doors shall operate freely without binding.
 - Door frames shall be secured rigidly in place and braced to floor and to structure above to prevent break out to partitions.
 - Door undercuts shall be kept to a minimal dimension and shall be uniform throughout project, unless otherwise noted.
 - All doors to receive building standard dome door stop. Finish to match door hardware.
 - General Contractor shall coordinate all necessary wood blocking in conjunction with this work, including blocking required for the installation of any prefabricated cabinets or furniture items.
 - All wall-hung sinks shall be mounted on a steel carrier inside wall.
 - After removal of concrete floor slab, compact soil and pour new concrete slab. Install 4x4 WWM or use 3000 psi concrete mix with fiber reinforcing. Use #5 rebar dowels spaced 24" o.c. at adjacent concrete to prevent settling. Provide registered termiticide and 6mil vapor barrier in compliance with FBC 1816.
- ### General Millwork Notes
- All cabinetwork shall be done in accordance with Architectural Woodworking Institute quality standard for "Custom Grade".
 - Cabinet Contractor shall verify all dimensions in the field for built-in work prior to fabrication.
 - Contractor shall submit shop drawings for Designer review in accordance with general conditions of this project.
 - All shelves designated as "heavy duty" or calling for heavy-duty brackets and all wall-hung cabinets shall have blocking in walls for additional support. Type and extent of blocking required shall be indicated on shop drawings.
 - All MDF, particle board, and plastic laminate adhesive shall have no added urea-formaldehyde (SierraPine "Arreis SDI" or approved equal).
 - All surfaces that are to receive plastic laminate finishes shall also have finished material on all exposed edges and surfaces to provide a "balanced" construction.
 - Clear, commercial-grade silicone caulk should be used on all millwork -- no colored caulk will be accepted. White caulk may be used on white surfaces.
 - Plastic laminate shall be one single sheet on any surface. Seams, if required, shall be indicated on shop drawings. Seams not indicated on shop drawings and found to be unacceptable by Designer shall be corrected at cost to millwork contractor.
 - Provide 3" diameter Mockett XG flip-top satin chrome grommets (or approved equal) in all worksurfaces above outlets. Provide location and number of grommets for Designer review as part of shop drawing submittal.
 - Coordination of millwork with existing and new construction and with mechanical, furniture, or related elements shall be the responsibility of the General Contractor.
 - No wood moldings may terminate on an outside corner or butt joint. All wood moldings shall terminate on an inside corner.
 - No butt joints will be accepted on wood molding installations.



2 Construction Plan
id2.1 1/8" = 1'-0"

- ### Construction Plan Key Notes
- Provide (4) 3/4" x 12" d melamine shelves on heavy duty K&V (or approved equal) standards and brackets. Top of standards shall be min. 30" below finished ceiling.
 - Provide (4) 3/4" x 15" d melamine shelves on heavy duty K&V (or approved equal) standards and brackets. Top of standards shall be min. 30" below finished ceiling.
 - Provide Elkay model LZSTLWLSLP (or approved equal) "hi-lo" drinking fountain & bottle-filler combo where shown on plan. One spout shall be mounted 38" a.f.f. and the second spout shall be mounted between 38" a.f.f. and 43" a.f.f. to comply with 2023 Florida Accessibility Code for Building Construction sections 307 and 602.
 - Provide wood base and chair rail painted semi-gloss to match wall color. Coordinate height of chair rail with Tenant's furniture.
 - Provide Tenant standard cornerguard from top of base to 7'-0" a.f.f.
 - Provide high and low coat hooks on inside face of door. Finish to match door hardware.
 - Provide 4'-0" w blocking in wall from 4'-0" a.f.f. to 7'-6" a.f.f. Blocking shall be 20 ga. sheet metal or 3/4" fire retardant plywood.
 - Provide blocking in wall from 5" a.f.f. to 7'-6" a.f.f. Blocking shall be 20 ga. sheet metal or 3/4" fire retardant plywood.
 - Provide 3/4" x 4'-0" x 8'-0" fire retardant plywood sheets on wall as indicated for Tenant's telephone equipment. Finish to match walls.
- ### General Demolition Notes
- It is the intent of these documents to utilize where possible the reuse of building standards such as (but not limited to) doors, door frames & hardware, electrical and telephone receptacles, diffusers, speakers, fire alarms, exit signs, window treatments, light fixtures, and plumbing fixtures. All such building standard materials removed during demolition shall be neatly stored on site for reuse. All surplus fixtures and material items removed during demolition but not reused during this project shall be turned over to the Owner. Contractor shall identify such building standard items and coordinate with the Owner the sequence for demolition, the location of storage areas for existing items to be reused, and the re-use (if any) of existing attic stock items.
 - Remove all construction shown on the drawings as "existing to be removed" including (but not limited to) doors, flooring, partitions, unused partition bracing above the finished ceiling, hangers, straps and any other objects connected with the items being removed.
 - Existing and Building Standard materials which are "to remain" shall be protected during demolition.
 - All metals removed during demolition shall be separated from construction debris and sent to Trademark Metals Recycling ((407) 299-1661) or other Owner-approved vendor.
 - Where existing partitions are for reuse, Contractor shall remove all finish materials and patch as required to make as new.
 - Remove all built-in cabinetwork, U.O.N.
 - The General Contractor shall coordinate with the mechanical and electrical engineering drawings for additional HVAC or electrical demolition required.
 - The disconnection of all plumbing fixtures removed shall be at the point of supply. No plumbing shall be left in walls following removal of any fixtures.
 - Any demolished plumbing or gas piping shall be properly capped/plugged with like material. Test caps are not acceptable.
 - Any sanitary piping shall be terminated so as not to create dead ends.
 - All piping capped as part of demolition shall be inspected before concealment.
 - Remove all existing electrical/voice/data devices not shown as "to remain". Patch and repair GWB following removal and prepare wall to receive new finishes.
 - The disconnection of all electrical devices being removed shall be at the nearest junction box. Contractor shall re-label such circuits as "spare" in the panel schedule. No unused wiring shall be left in walls or ceilings. Outlets and switches removed shall be stored on site for reuse where feasible.
 - Remove and recycle all low voltage cable and connectors no longer required for the operation of telephone, data or other systems. No unused cabling shall be left in walls or ceilings per NEC 725.25.
 - Where glue down carpet, resilient floor, or other glued flooring installation is removed, remove all adhesive to leave floor with a smooth level finish.
 - All carpet removed during demolition shall be delivered to Shaw Carpet Recycling ((706) 532-4135) or other Owner-approved vendor. Cost for delivery and for recycling shall be included as part of bidding.
 - All existing base shall be removed, and walls, if to remain, shall be repaired so as to create a smooth surface ready to receive new base.



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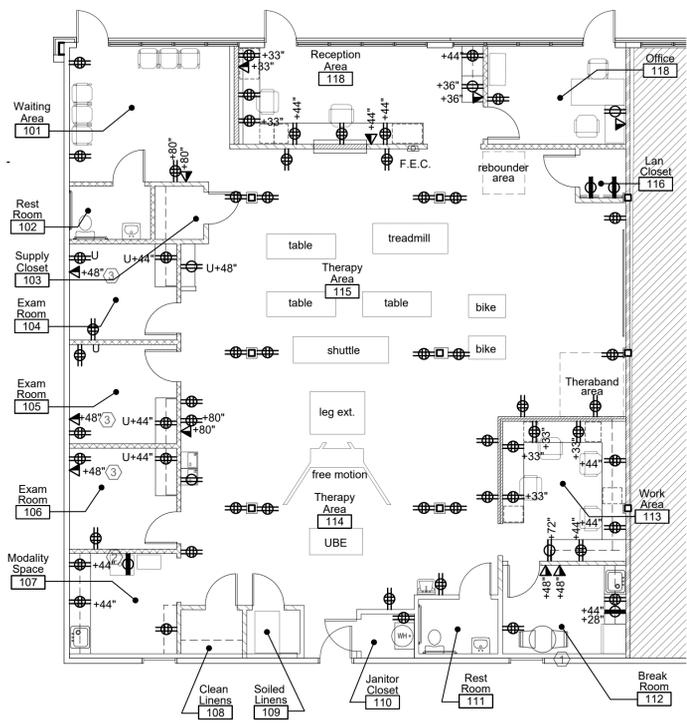
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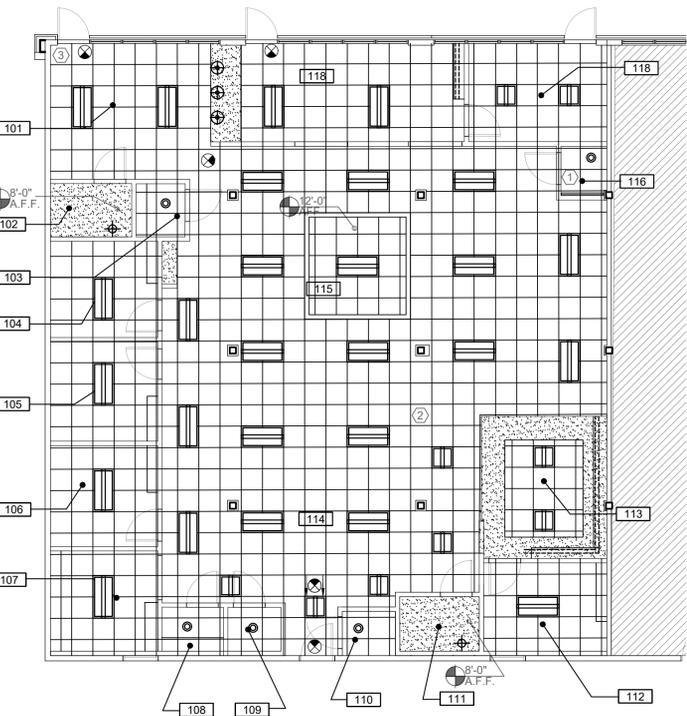
Furniture/Electrical & Reflected Ceiling Location Plans and notes

Final Project 08/06/25

id2.2



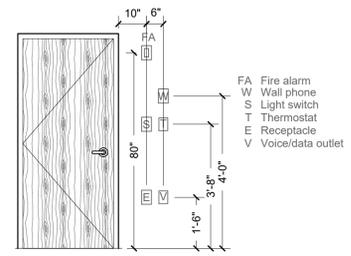
1 Furniture/Electrical Location Plan
1/8" = 1'-0"



2 Reflected Ceiling Location Plan
1/8" = 1'-0"

Electrical Legend

- Duplex wall receptacle
- J-box, conduit, and pull-string for voice/data cabling
- Dedicated circuit duplex wall receptacle
- U Leviton T5632 (or approved equal) duplex wall receptacle with USB charging ports
- Quadruplex wall receptacle



Electrical Location Plan Key Notes

- Provide Oatey #38681 valve box and Waterpik #IF-30A inline filter (or approved equal) with 1/2" cold water lines for coffee maker and refrigerator.
- Provide hose bib and floor drain where indicated.
- Provide Curbell Gen4 sealed call cord mounted at 48" a.f.f. with 3" cord.

- General Electrical Notes**
- Locations and dimensions shall be per Designer's drawings. It is the responsibility of the electrical subcontractor to coordinate the interior design drawings with the electrical engineering drawings for bidding and construction purposes. Discrepancies (if any) between interior design and engineering documents must be brought to Designer's attention prior to commencement of work. No omissions or substitutions due to such discrepancies will be accepted once work has begun.
 - It is the responsibility of the General Contractor to provide this sheet to the electrical subcontractor along with the electrical engineering drawings for bidding and construction purposes.
 - Electrical contractor shall locate all devices as close as possible to locations illustrated on this plan. If devices are not located within a satisfactory range, the Contractor shall move them at the direction of Designer.
 - The Tenant shall provide all telephone and computer equipment and non-electric cabling. Contractor shall provide for coordination with vendors/installers regarding deliveries and schedules.
 - The electrical contractor shall be responsible for providing electrical service, 1" conduit with pull strings, and J-boxes as necessary to complete Tenant's cable requirements. Electrical contractor may coordinate directly with Tenant's cable contractor to assure fulfillment of conduit locations and requirements.
 - Electrical outlets or boxes shall not reduce the fire-resistance rating of fire resistance rated wall(s) and shall comply with FBC 714.4.2.
 - All electrical devices shall be Leviton "light almond". All dedicated circuit devices shall be gray with Leviton "light almond" cover plates.
 - All electrical wiring shall be coated with TPE or other non-PVC material. GC may provide alternate pricing for PVC-coated wiring.
 - Where telephone and electrical outlets appear on plan as back to back, outlets shall be staggered to reduce noise transmission through wall.
 - All anchors shall be toggle bolts, "red heads", or in solid concrete, powder actuated fasteners.
 - Contractor may reuse existing electrical and voice/data J-boxes where feasible. Contractor shall propose locations of such outlets for Designer approval prior to first inspection by building department.
 - All existing electrical devices which are to remain shall be repaired or replaced to make as new.
 - General contractor shall assure that no electric receptacle or telecommunications outlet cover plates have been installed prior to completion of application of any wall finish materials. Any such cover plates or surface hardware in place shall be removed prior to wall finish application.
 - Provide 2" conduit connecting building telephone room with Tenant's telephone room and #6 ground with buss bar per Bellsouth standard. Reuse existing if feasible.

General Furniture Notes

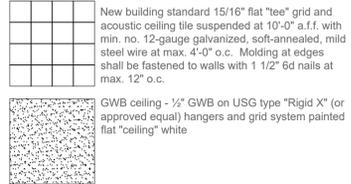
- All furniture indicated on plan is for electrical location reference only.
- Furniture installer shall maintain a minimum 44" clearance at all exit pathways and minimum 32" clearance at all furniture openings.
- Compliance with local codes relating to furniture installation shall be the responsibility of the furniture vendor (including payment of fines for non-compliance).
- Scope of General Contractor's work in relation to furniture shall be limited to coordination of installer access to job site.
- All finish materials used shall meet the minimum flame spread requirements in FBC. The furniture installer shall provide flame & smoke spread documentation if requested by the Building or Fire Department.
- Furniture installer shall be responsible for field verification of any walls or dimensions which affect the furniture prior to placement of furniture order.
- Furniture installer shall provide protection for all surfaces susceptible to damage during delivery and installation. Installer will be responsible for costs of repairing any damage caused by delivery or installation.
- All appliances, including those which are supplied by the Tenant, shall be installed by the GC.

General Ceiling Notes

- Locations and dimensions shall be per Designer's drawings. It is the responsibility of the electrical subcontractor to coordinate the interior design drawings with the electrical engineering drawings for bidding and construction purposes. Discrepancies (if any) between interior design and engineering documents must be brought to Designer's attention prior to commencement of work. No omissions or substitutions due to such discrepancies will be accepted once work has begun.
- It is the responsibility of the General Contractor to provide this sheet to the electrical subcontractor along with the electrical engineering drawings for bidding and construction purposes.
- Install ceiling grid as required to accommodate lighting layout as shown.
- All ceiling tiles shall be installed so that grain lines of tile are running in same direction on all ceilings.
- All new ceiling tile material shall be completely free of urea-formaldehyde.
- Following completion of acoustical ceiling installation, all joints shall be straight and true to line, with exposed surfaces flush and level.
- This project shall comply with FBC Energy Conservation for automatic shut-off of all interior building lighting and for independent control devices in each enclosed space with ceiling-height partitions.
- Lighting and other controls shall be ganged together in largest multi-gang boxes with common faceplates possible. Stacking of large boxes (5 switches above 5 switches) is acceptable.
- All light fixtures, including those which are existing to remain, shall be supported using 12-gauge wire connecting fixture to structure above. Fixtures weighing less than ten pounds shall have one wire support and fixtures weighing more than ten pounds shall have two wire supports at opposing corners of the light fixture.
- Fixtures specified in legend are available through Landreth Lighting (contact Thomas Landreth, 407-682-6255) or Florida Lighting Associates (contact Glenn Krohn, 407-740-6973).
- All down lights and sprinkler heads shall be centered in module of the tile indicated.
- All HVAC shall be building standard, U.O.N. General Contractor shall coordinate connection to and integration with building energy management system. Associated costs shall be included in initial bids.
- Contractor shall test and balance HVAC per new partition layout prior to occupancy. Written report shall be submitted to Owner upon substantial completion. Certified independent test & balance company must be approved by Owner prior to work.
- Provide anti-microbial ductboard sound boots on all return air transfer openings in deck-high walls.
- If ceiling diffuser, light fixtures or other elements on or above the ceiling can not be located as shown on the drawings, such interference shall be reported immediately to Designer for relocation.
- Contractor shall submit cut sheets for all specified fixtures to Designer for review prior to placement of order. Owner must approve all fixtures.
- Designer must approve (in writing) location and finish of any access panels required within this project.
- Junction boxes or HVAC devices that require an access panel in a GWB ceiling may not be located above GWB ceilings without Designer review of required access panel location.
- All under counter strip lights shall be ganged together and wired to overhead lighting. "J" box shall be mounted horizontally and hidden from view. Coordinate final "J" box location with millwork contractor. Fixtures shall be mounted at front of cabinets and aimed at wall. Conduit shall be encased in p-lam to match cabinet.
- Underside of all soffits and GWB ceilings shall be painted flat "ceiling" white.

Ceiling Legend

- Exit sign - Lithonia Emergency #EDG-1-R-EL or Mule #ELX-112-B-GC-R-FINISH
- 2' x 4' direct/indirect LED light fixture - Lithonia #2BLT4-40L-SDSMT-EZ1-LP835 w/ emergency ballasts as needed
- 2' x 2' direct/indirect LED light fixture - Lithonia #2BLT2-40L-SDP-EZ1-LP835 w/ emergency ballasts as needed
- Undercabinet LED light fixture (switched with overhead lights where feasible) mounted at front of cabinets and aimed at wall - Lithonia #UCLD-24 or 48-WH (hardwired using UC JD splice box) or Lumax #LEDUC-42-WH
- Recessed LED light fixture - Lithonia #LDN6-35/15-106-AR-LD-MVOLT-EZ10 or Vantage #A6VOCLD-1-20-35K-C600-SCL-MD-WHT
- Decorative pendant light fixture - Tech Lighting #700-TD-JDNGP-C-S-CF
- Decorative wall sconce mounted at 80" a.f.f. - Brownlee #5190-26-XX-H16-35K (finish to match door hardware)



Ceiling Plan Key Notes

- Provide heat transfer exhaust fan and line voltage thermostat set to 80°.
- Provide NuTone #BK115LWH annunciator connected to all call cords.
- Grid origin location.



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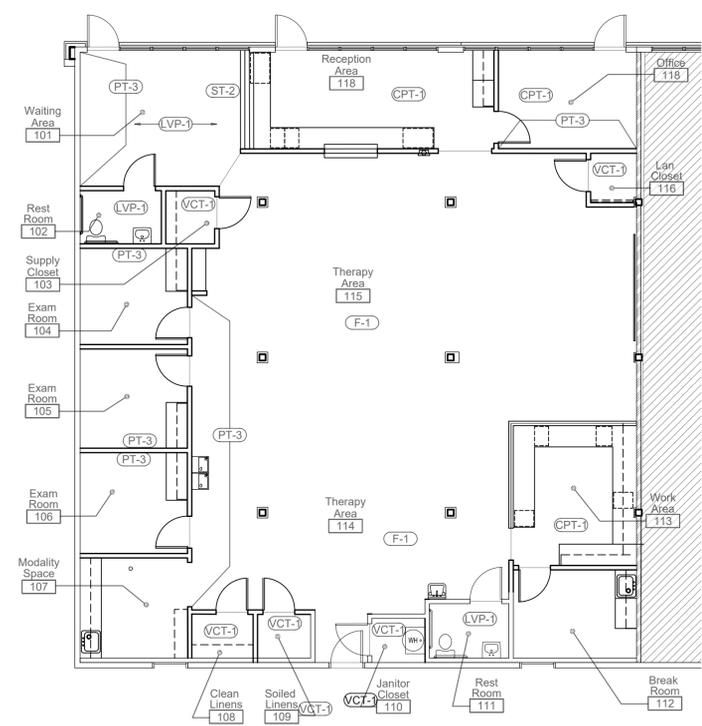
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Finish Plan and Notes

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id2.3



1 Finish Plan
1/8" = 1'-0"

Finish Legend

- PT-1** General paint (all walls, u.o.n.)
Mfr: Sherwin-Williams Harmony
Color: #SW9109 Natural Linen
- PT-2** Trim paint (all door frames and interior trim, u.o.n.)
Mfr: Sherwin-Williams
Color: Match adjacent wall
- PT-3** Accent paint (walls as indicated)
Mfr: Sherwin-Williams Harmony
Color: #SW7614 St. Bart's
- B-1** 4" vinyl cove base (throughout, u.o.n.)
Mfr: Johnsonite
Color: #31 Zephyr
- CPT-1** General carpet (where noted)
Mfr: Patcraft
Color: Raise the Bar #5704 Hybrid
- LVP-1** 6" vinyl plank flooring (throughout, u.o.n.)
Mfr: Patcraft
Color: Timber Grove #700 Vineyard
Pattern: Ashlar
- F-1** 8mm rubber sport flooring (where indicated)
Mfr: Responsive Net Emboss
Color: Grey Ashes
Provided by Tenant, installed by GC
- F-2** Existing flooring to remain
- VCT-1** 12x12 vinyl composition tile (where indicated)
Mfr: Armstrong
Color: #51858 Sandrift White
Pattern: Unidirectional
- PL-1** Plastic laminate (countertops)
Mfr: Wilsonart
Color: #4871-80 Western Suede
- PL-2** Plastic laminate (cabinets and doors)
Mfr: Wilsonart
Color: #7994-38 Lowell Ash
- ST-1** Quartz (transaction top)
Mfr: Wilsonart
Color: Xcaret
- ST-2** Stacked Stone
Mfr: Boral Cultured Stone
Type: Southern LedgeStone
Color: Aspen

General Finish Notes

1. All interior finishes shall have a Class A rating or better (flame spread index 0-25, smoke developed index 0-450) and be in full compliance with NFPA 101 and FBC.
2. Contractor shall provide all interior finishes as specified. Designer shall be notified of any discrepancies or omissions prior to proceeding with work.
3. General Contractor shall be solely responsible for accuracy of take-offs and amount of finish materials ordered. No requests for additional time or costs shall be accepted due to material shortages or take-off errors by General Contractor.
4. All wall finishes shall have a VOC limit of 150g/L.
5. Paint for walls shall be provided as a (3) coat eggshell (or satin) latex enamel paint installation - (1) prime and (2) finish coats - colors as specified. Painted accent walls shall be primed with Sherwin-Williams color-prime system or approved equal. Metal elements and door and window frames shall have a (3) coat spray-applied semi-gloss enamel finish.
6. Provide alternate pricing for Scuffmaster "Scrubtough" in lieu of latex paint in Break Room, Therapy area, Modality room, LAN Room, Waiting Area, Restrooms. Color to match specified latex paint.
7. All miscellaneous grilles, plates, panels, and other devices (except switch and outlet cover plates and life safety devices) shall be painted to match the wall or ceiling in which they are installed.
8. All stained wood, including doors, shall be shop-finished.
9. All flooring adhesives shall have a VOC limit of 50g/L.
10. Contractors shall verify slab condition prior to bid submissions. Any conditions which require extensive floor preparation shall be brought to Designer's attention during bidding.
11. All concrete slabs shall be tested for moisture content prior to flooring installation.
12. All leveling compound used during floor preparation shall be free of natural gypsum and any other ingredients which support the growth of mold or mildew.
13. Contractor shall furnish attic stock of each carpet tile provided equal to 1% of total (min. one box). All attic stock shall be from same dye lot as the installed material.
14. All waste carpet not used during construction and not delivered to Tenant or Owner as attic stock shall be delivered to Carpet Recycling ((386) 259-2239) or other Owner-approved vendor. Cost for delivery and for recycling shall be included as part of bidding.
15. All VCT shall be installed uni-directionally.
16. Provide Schluter VINPRO transitions at all non-ceramic flooring material transitions. Color shall match door hardware. Alternate: Provide rubber transition strips. Color shall match either adjacent floor finish.
17. All vinyl base shall be seamed a minimum of 12" from an inside or outside corner.
18. All vinyl base shall be delivered to the job site in flat boxes. Rolled goods are not acceptable.
19. Repair or replace existing building standard blinds to make as new.
20. Wood thresholds are not acceptable. General Contractor shall submit alternate solution at affected areas for Designer review.



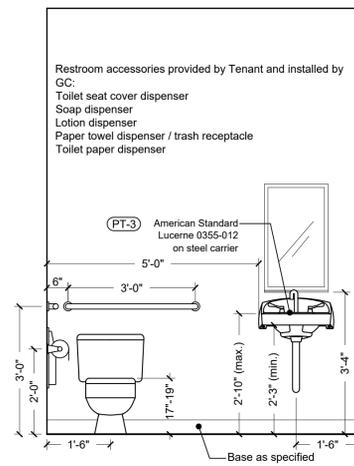
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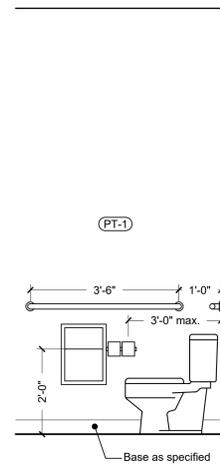
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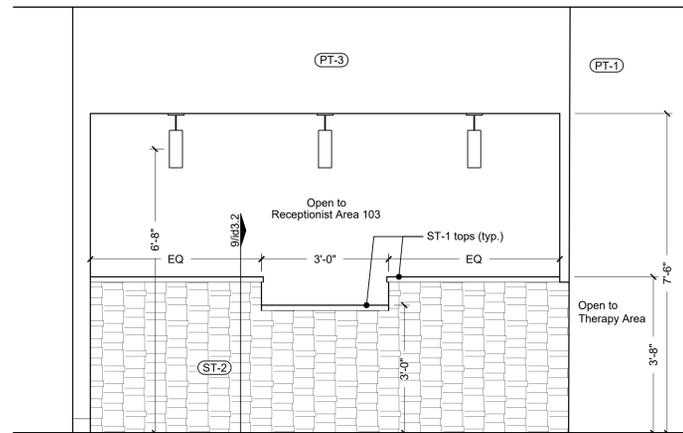
Elevations



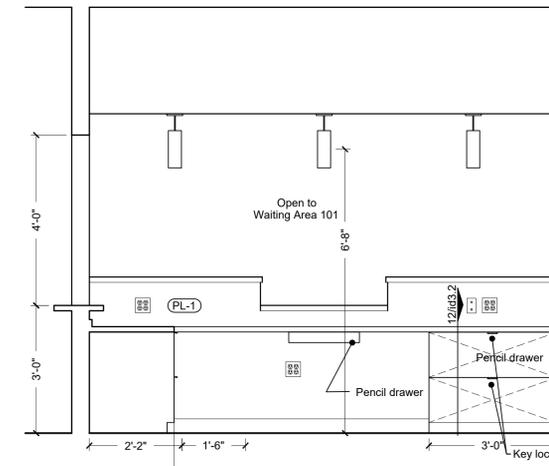
1 Elevation at Restroom Toilet Wall 102
id3.1 1/2" = 1'-0"



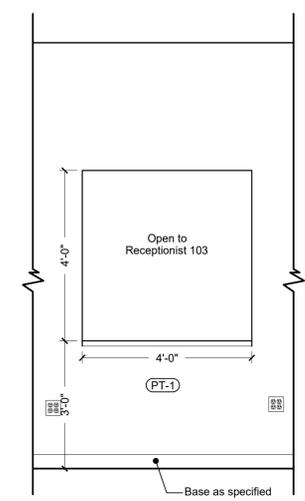
2 Elevation at Restroom Side Wall 102
id3.1 1/2" = 1'-0"



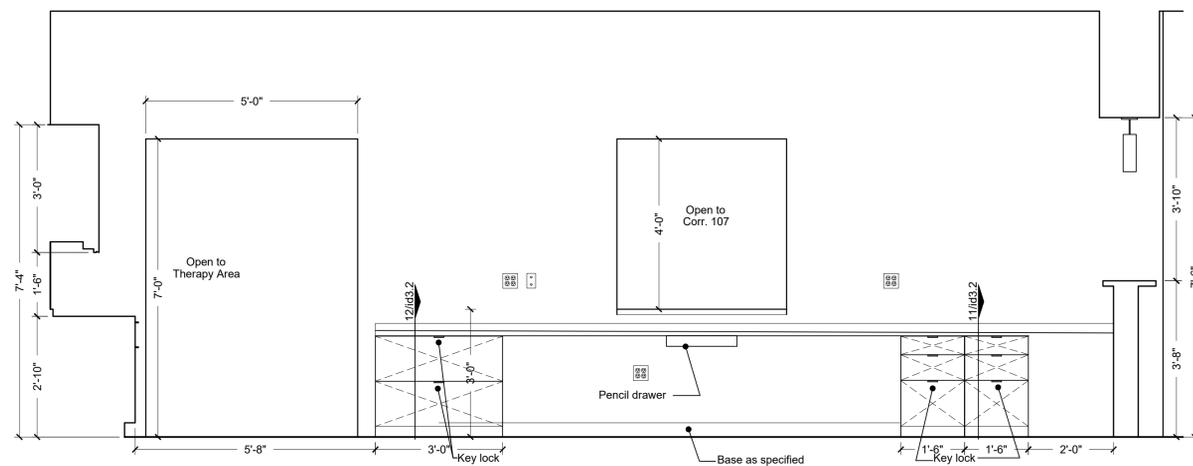
3 Elevation at Waiting Area 101
id3.1 1/2" = 1'-0"



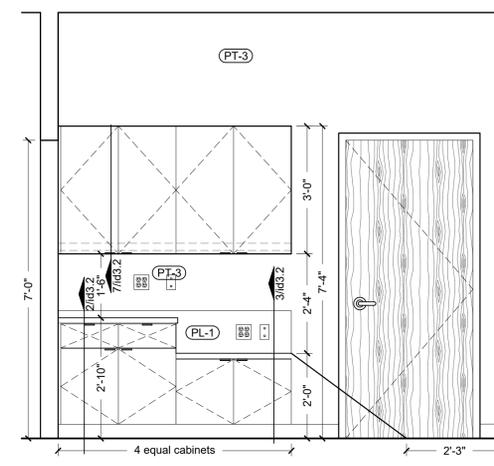
4 Elevation at Reception Area 118
id3.1 1/2" = 1'-0"



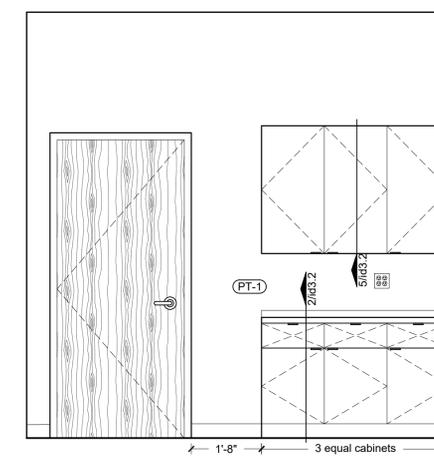
5 Elevation at Therapy Area 118
id3.1 1/2" = 1'-0"



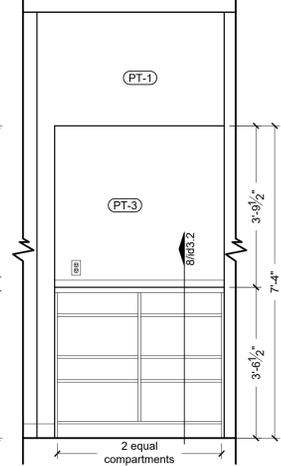
6 Elevation of Reception Area 118
id3.1 1/2" = 1'-0"



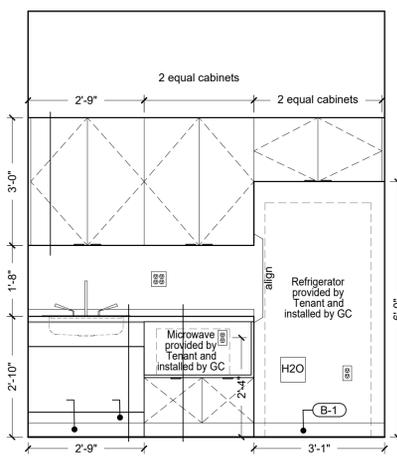
7 Elevation at Reception 118
id3.1 1/2" = 1'-0"



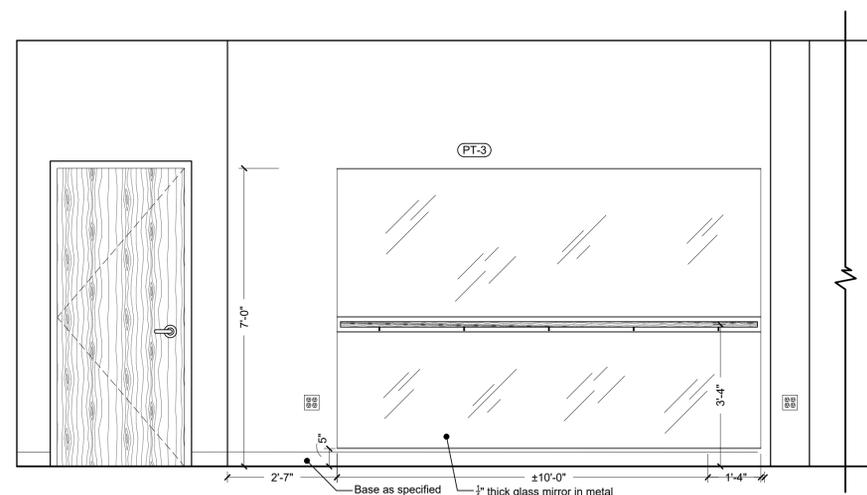
8 Elevation at Exam Room 105 & 106
id3.1 1/2" = 1'-0"



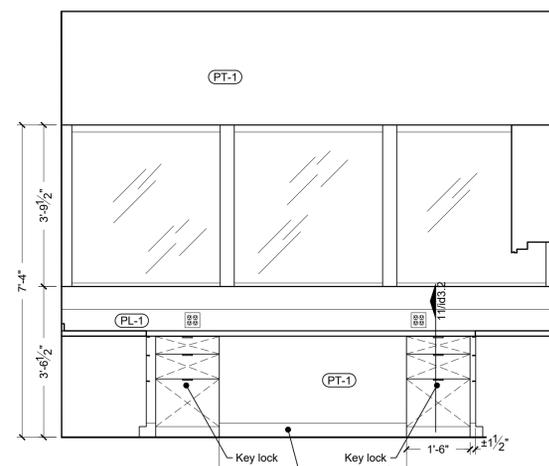
9 Elevation at Therapy Area 115
id3.1 1/2" = 1'-0"



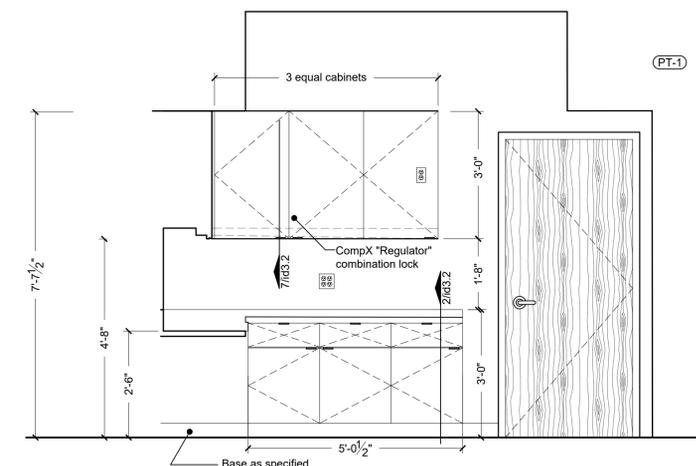
10 Elevation at Break room 112
id3.1 1/2" = 1'-0"



11 Elevation at Therapy Area 115
id3.1 1/2" = 1'-0"



12 Elevation at Therapist Work Area 113
id3.1 1/2" = 1'-0"



13 Elevation at Therapist Work Area 113
id3.1 1/2" = 1'-0"



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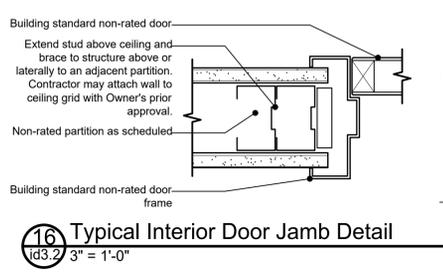
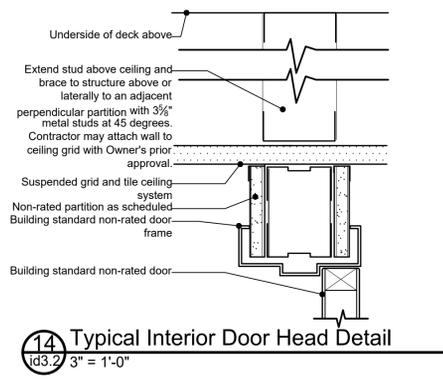
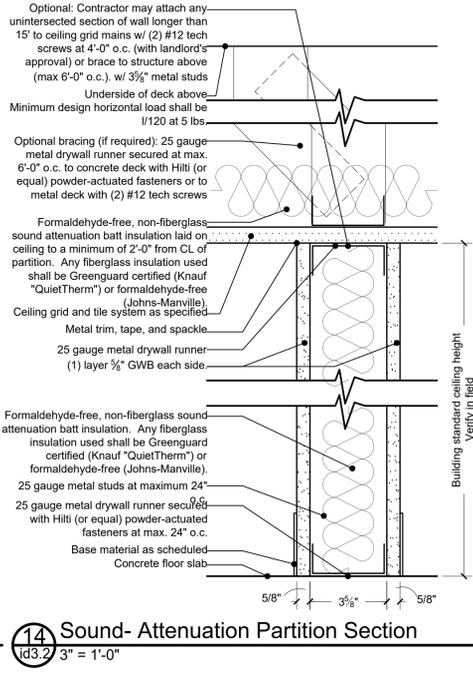
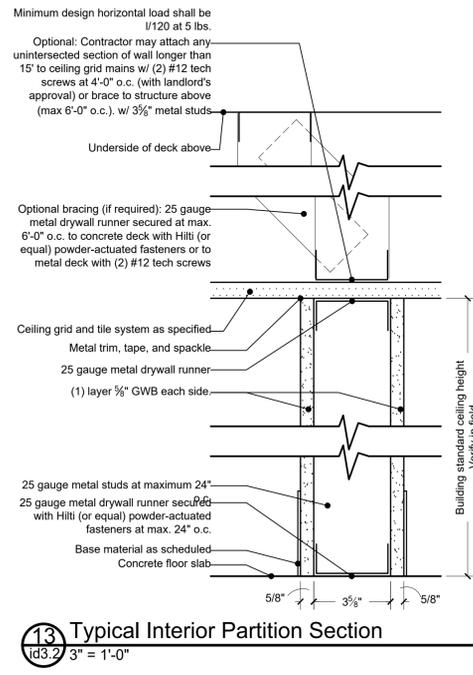
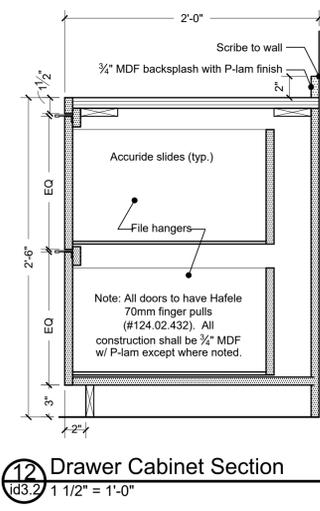
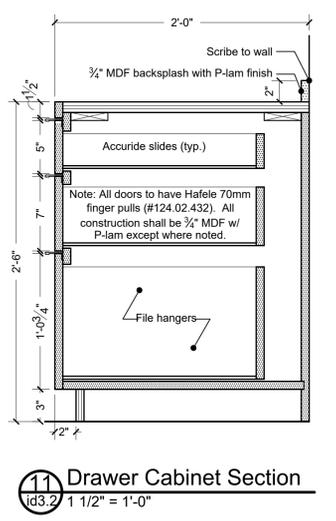
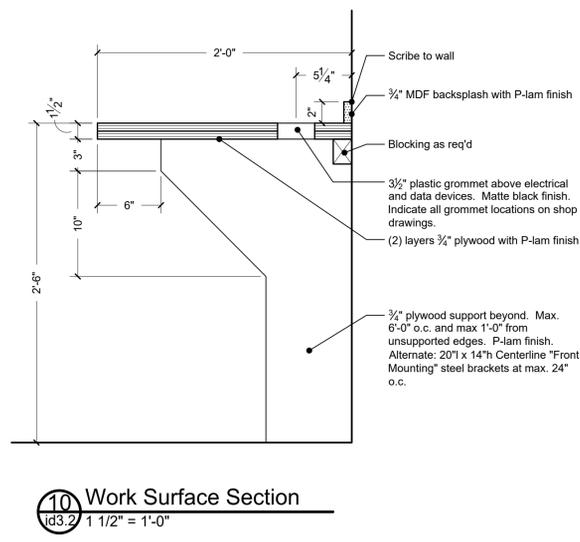
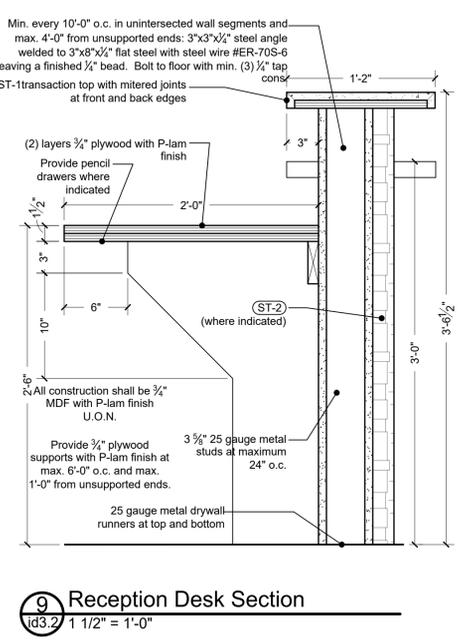
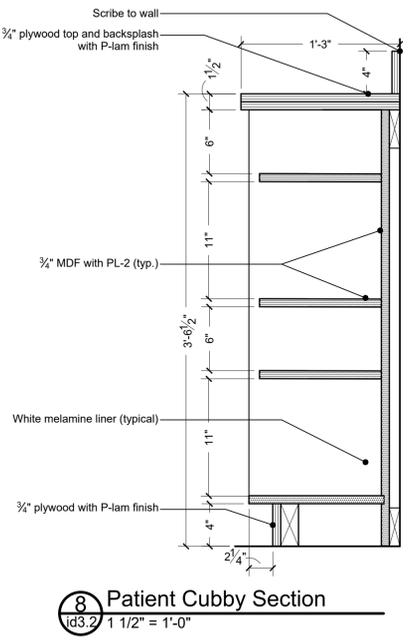
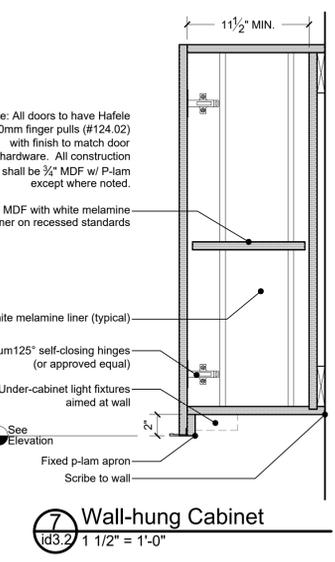
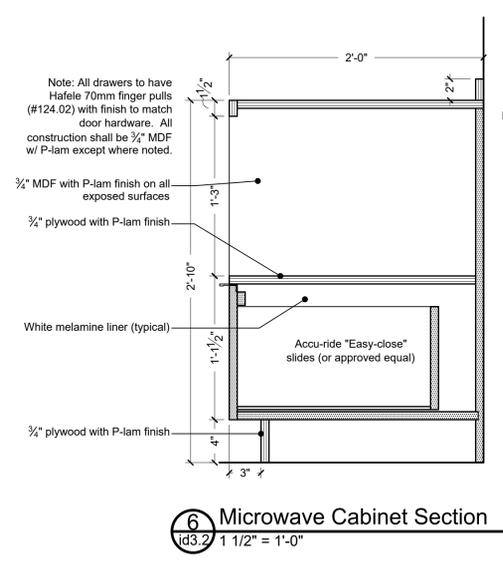
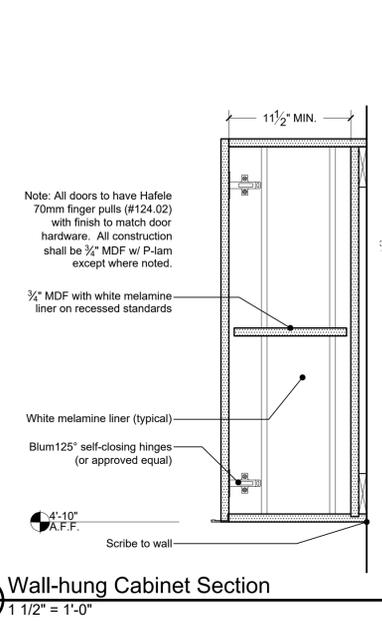
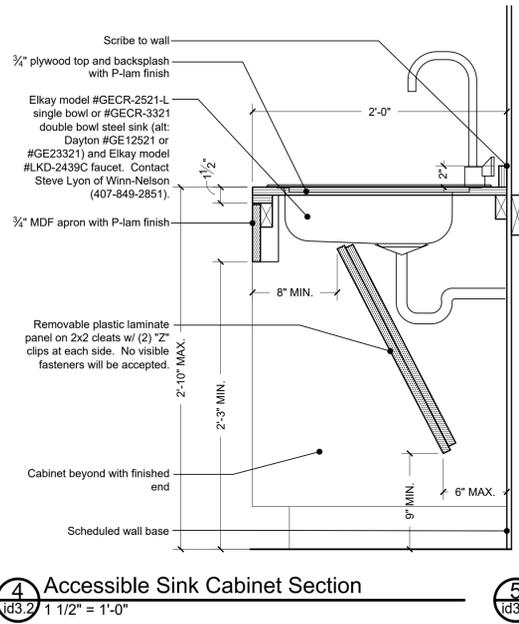
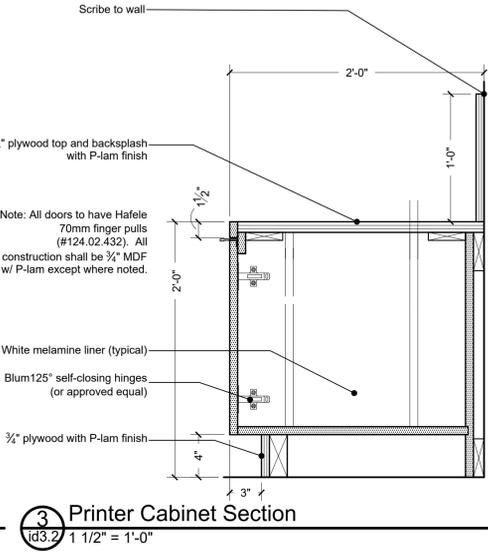
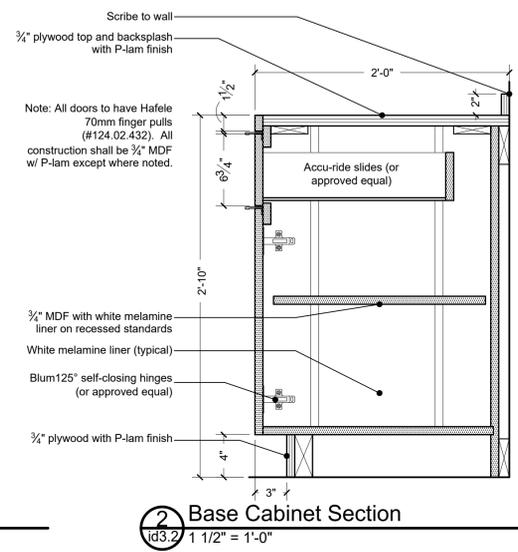
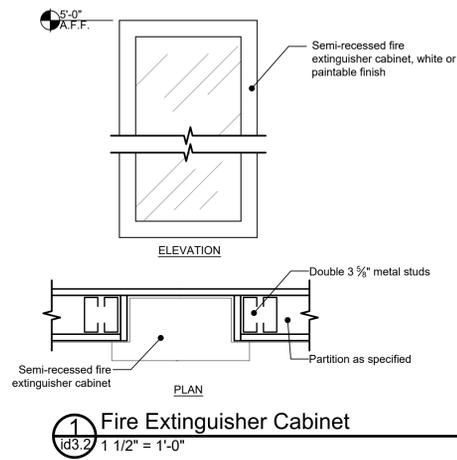
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Details

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