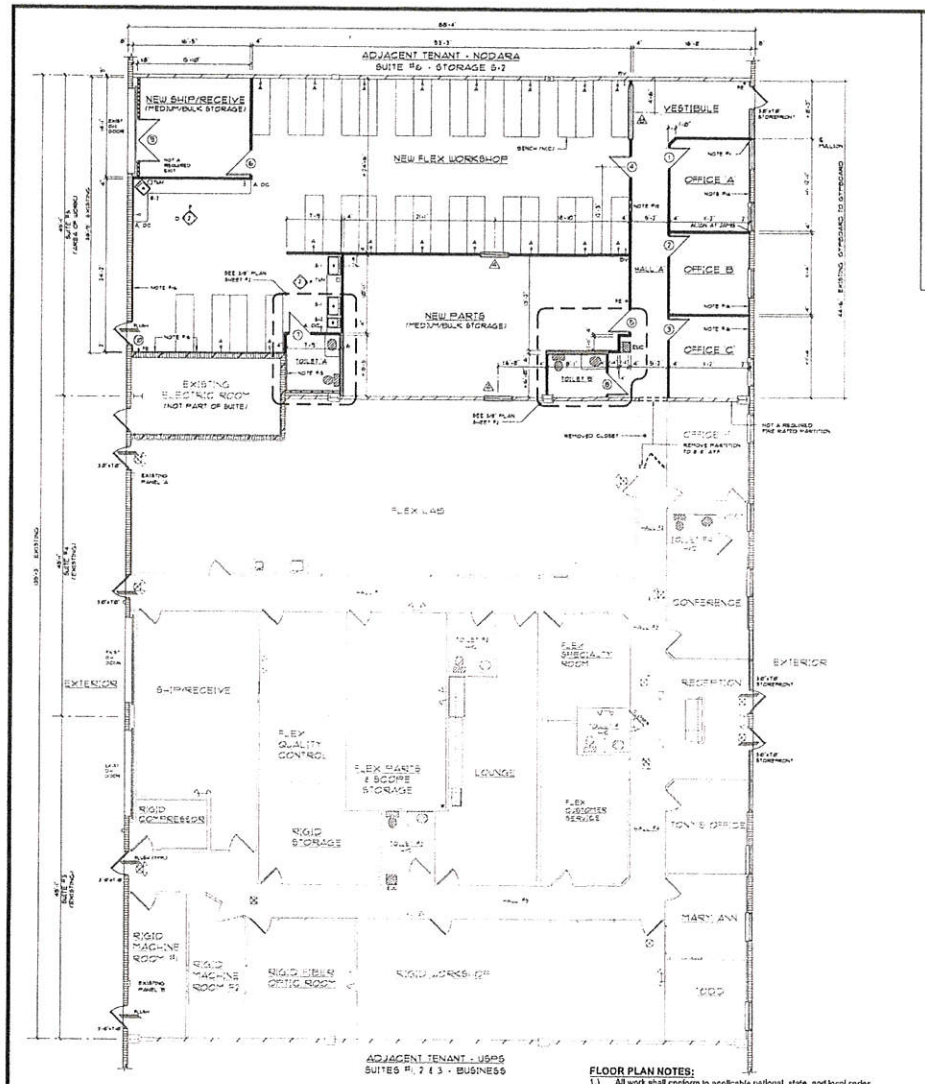
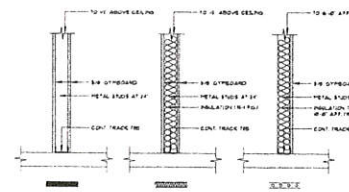


OVERALL FLOOR PLAN - REMODEL

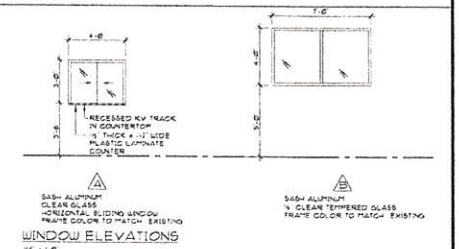
1/8" = 1'-0" w/ EXISTING EXIT/EMERGENCY LIGHTS



PARTITION ELEVATIONS

NO SCALE

LEGEND: NOT ALL SYMBOLS APPLY TO THIS PROJECT



WINDOW ELEVATIONS

1/4" = 1'-0"

DOOR SCHEDULE

MK	SIZE T x W x H	DOOR PANEL MATERIAL	DOOR PANEL FINISH	FRAME FRAME	FRAME FINISH	HOUR GROUP	FIRE RATING	GLASS	REMARKS
1	1 3/8 x 3'-0" x 6'-8"	WOOD/GLASS	PAINT (B)	WOOD	PAINT	1	---	¼ CL. TEMP.	1 LITE FRENCH
2	1 3/8 x 3'-0" x 6'-8"	WOOD/GLASS	PAINT (B)	WOOD	PAINT	1	---	¼ CL. TEMP.	1 LITE FRENCH
3	1 3/8 x 3'-0" x 6'-8"	WOOD/GLASS	PAINT (B)	WOOD	PAINT	1	---	¼ CL. TEMP.	1 LITE FRENCH
4	1 3/8 x 3'-0" x 6'-8"	WOOD/GLASS	PAINT (B)	WOOD	PAINT	1	---	¼ CL. TEMP.	1 LITE FRENCH
5	1 3/8 x 3'-0" x 6'-8"	SC. FL. WOOD	PAINT	WOOD	PAINT	1	---	---	---
6	1 3/8 x 3'-0" x 6'-8"	SC. FL. WOOD	PAINT	WOOD	PAINT	1	---	---	---
7	1 3/8 x 3'-0" x 6'-8"	SC. FL. WOOD	PAINT	WOOD	PAINT	1	---	---	---
8	1 3/8 x 3'-0" x 6'-8"	SC. FL. WOOD	PAINT	WOOD	PAINT	1	---	---	---
9	PR. 1 3/4 x 3'-0" x 6'-8"	FLUSH HM	PAINT	HM	PAINT	1	---	---	NOTE #9
10	EXIST. 3'-0" x 7'-0"	FLUSH HM	PAINT	HM	PAINT	EXIST.	---	---	---

PROJECT DATA:

BUILDING TYPE:	TYPE 2, UNPROTECTED, SPRINKLED.
FLOOR AREA	= 11,145 S.F.
OCCUPANT LOAD	= OFFICES: 11,145 S.F. / 150 S.F. = 117
OCCUPANCY	= BUSINESS (B)
EXITS	= TWO REQUIRED PER TABLE 1021.1
MAXIMUM DEAD END	= 50 FEET PER 1018.4 (EXCEPTION 2)
MAXIMUM TRAVEL	= 200 FEET PER TABLE 1016.1
CORRIDORS	= NO FIRE RATING PER TABLE 1018.1
PLANS COMPLY WITH 2010 FBC	

CODE REFERENCES:

2010	Florida Building Code
2010	Florida Building Code - Plumbing
2010	Florida Building Code - Mechanical
2009	NFPA 101 with 2011 P.B.C. Fire Amendments
2008	NEC (NFPA 72)
2003	Florida Fire Prevention Code with 2011 P.B.C. Fire Amendments
2010	**FLORIDA BUILDING CODE - LEVEL 2 ALTERATIONS**

DOOR SCHEDULE NOTES:

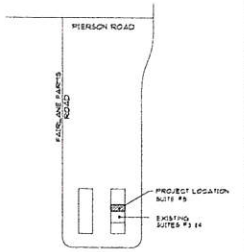
1.) New butts shall be 3 ½" X 3 ½" minimum at wood doors. (Ball bearing units at doors with closer). Butts shall not be painted. Finish shall be #626.
2.) New latchsets/locks shall be Schlage 'AL' Saturn Series or equal ADA approved levers. Finish shall be #626. Key doors as directed by tenant.
3.) Wood casing shall be minimum 2 ½" paint grade colonial style poplar. Finish per Note #5 below.
4.) Finish existing painted hollow metal door and frames with 1 coat of paint to match existing (interior side only).
5.) Interior doors shall be paint grade flush wood per Door Schedule. Finish with 1 coat M.A.B Rich-lux enamel undercoat and 2 coats Rich-lux semi-gloss latex enamel paint.
6.) Finish new hollow metal with 1 coat primer at bare spots and 2 coats of paint to match building standard. New hardware shall match building standard.
7.) Verify hardware finishes with tenant prior to construction.
8.) **Provide owner 2 deduct alternate costs for flush, hollow core interior wood doors and 6 panel masonite interior doors in lieu of solid core interior wood doors.**
9.) Doors are for receiving only. Overhead door shall be closed at all times, except for deliveries. Door shall be considered an interior assembly and is not a required exit.

HARDWARE GROUPS:

GROUP NO. 1	GROUP NO. 5	GROUP NO. 6	GROUP NO. 7	GROUP NO. 9
1 ½ pair butts	1 ½ pair butts	2 pair butts	1 ½ pair butts	4 pair butts
1 entrance lockset (free inside)	1 storeroom lockset	1 storeroom lockset	1 privacy lockset	1 entrance lockset (free inside)
1 wall stop	1 wall stop	1 wall stop	1 hinge stop at #7	1 dead bolt (thumb turn inside)
			1 wall stop	1 weather-strip
				1 aluminum threshold (maximum 1/2" high)
				1 set throw bolts

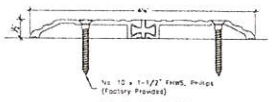
FLOOR PLAN NOTES:

1.) All work shall conform to applicable national, state, and local codes.
2.) Verify all dimensions and conditions in field prior to construction.
3.) Coordinate responsibilities and finishes with tenant and owner.
4.) New fire extinguishers shall be 2A10BC (multi-class ABC) on hook.
5.) Furnish and install solid wood blocking for shelves, plumbing fixtures, accessories, cabinets, moldings, trim, and equipment.
6.) Fire stop all partitions at ceiling with continuous metal track at top of studs.
7.) F.B.T. denotes "Items furnished by tenant and installed by contractor".
8.) N.I.C. denotes "Items not in contract".
9.) Patch concrete slab per "Slab Patch Detail".
10.) Gypboard shall be finished to Level 4.
11.) Aluminum breakmetal at vertical edge of partition to match storefront, with 1 ½" return legs. Furnish and install gasket where metal abuts glass.
12.) All firestops shall be U.L. or G.A. approved.
13.) Toilet Rooms finishes comply with 2010 FBC 1210 for surrounding material.
14.) Window blinds are N.I.C.
15.) Finish CMU walls with 5/8" gypboard on ¾" metal furring @ 24" o.c. with R-4.2 insulation from floor to 1" above acoustical tile ceiling.
16.) Finish CMU walls with 5/8" gypboard on 1¾" x 25 gage metal studs @ 24" O.C. with R-4.2 Insulation from floor to 1" above acoustical tile ceiling.
17.) Dimensions taken from exposed CMU walls. Verify all dimensions, conditions, and layout in field.
18.) Solid wood backing for monitor. Verify location and requirements with tenant.



PROJECT LOCATION MAP

NO SCALE



THRESHOLD DETAIL

NO SCALE

MAY 13, 2013

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
LICENSE #AAC-001666
ROBERT E. KUOPPALA
FLORIDA ARCHITECT #14481
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WEST PALM BEACH, FLORIDA 33415
(561) 682-1809-OFF.
(561) 682-1875-FAX.

INTERIOR IMPROVEMENTS AT SUITE 5

PACIFIC MEDICAL LLC

3161 FAIRLANE FARMS ROAD - SUITES 3, 4 & 5
WELLINGTON, FLORIDA

DRAWN	GUT
CHECKED	REK
DATE	MAY 13, 2013
SCALE	AS NOTED
CONV. NO.	0-22
SHEET	1
OF	4 SHEETS