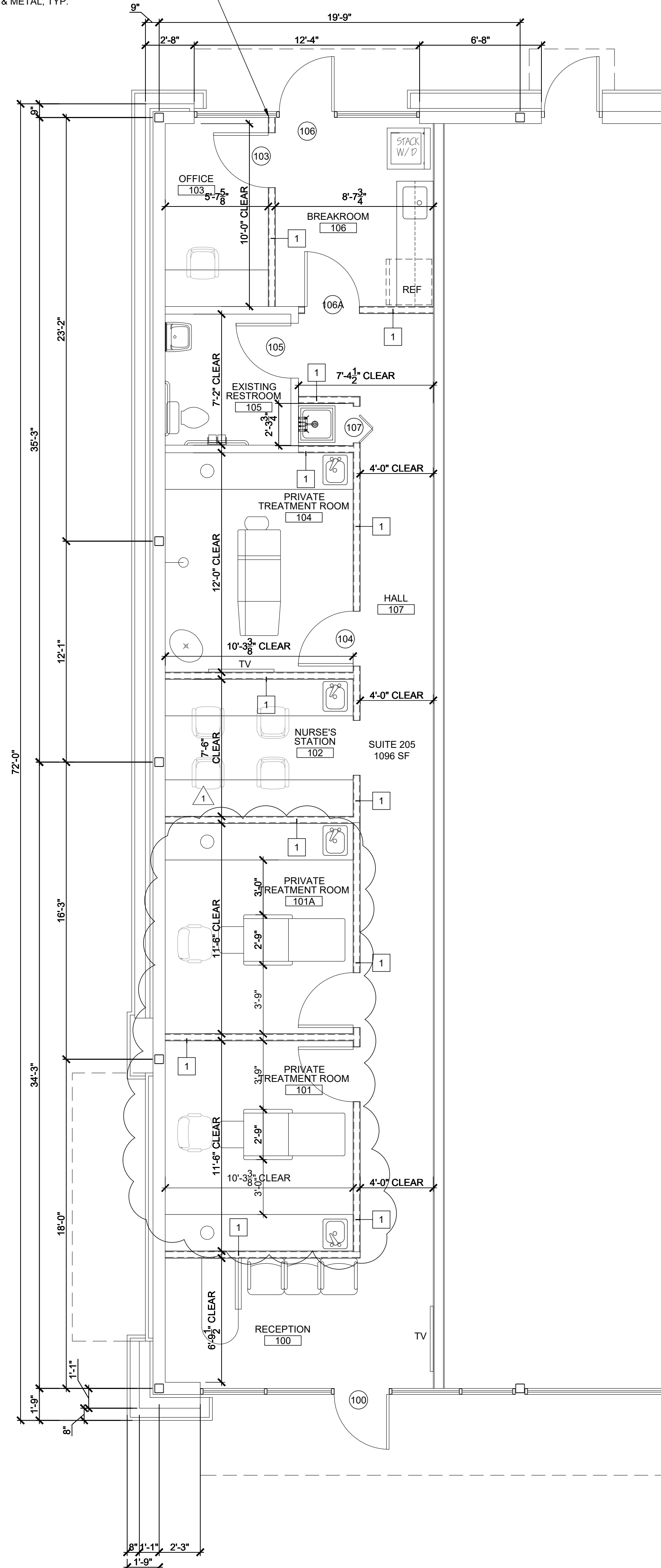


BREAK METAL TO MATCH STOREFRONT FRAMES.
BREAK TO FIT - HEMMED ON EDGES; 1" MIN
RETURN TO COVER SCREWS. CAULK BETWEEN
GYP BD & METAL, TYP.



FLOOR PLAN

SCALE: 1/4"=1'-0"



WALL TYPE SCHEDULE

TYPE	DESCRIPTION	INSULATION	NOTES
1	3 5/8", 20 GA. METAL STUDS @ 24" O.C. WITH ONE LAYER OF 1/2" GYPSUM WALLBOARD ON EACH SIDE; EXTEND 6" ABOVE CEILING	R-11	BRACE WALL TO LIMIT DEFLECTION TO L/240 @ 5 PSF SOUND ATTENUATION BATT (OPTIONAL)

NOTES:

- PROVIDE FIREBLOCKING AND DRAFTSTOPPING IN PARTITIONS PER FBC 717. PROVIDE FIREBLOCKING IN CONCEALED WALL SPACES INCLUDING VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' (FBC 717.2.2). SEE FBC 717.2.1 FOR FIREBLOCKING MATERIAL OPTIONS.
- EXPOSED INSULATION MATERIALS INSTALLED SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
- CONCEALED INSULATION MATERIALS INSTALLED SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD AROUND PLUMBING FIXTURES AND WALLS TO RECEIVE CERAMIC TILE.
- PROVIDE FIRE-RERADANT WOOD BLOCKING IN WALL AS REQUIRED TO SUPPORT TOILET ROOM FIXTURES, ACCESSORIES, SHELVES & CABINETS, WALL MOUNTED TELEVISIONS AND FIRE EXTINGUISHERS. COORDINATE LOCATIONS OF CEILING & WALL MOUNTED TELEVISIONS WITH TENANT IN FIELD.
- PROVIDE R-11 SOUND ATTENUATION BATT AROUND THE TOILET ROOM.
- PROVIDE 4' HIGH FIRE RESISTANT GRADE PLYWOOD FROM 4'-0" AFF TO 8'-0" AFF FOR SHELVING ATTACHMENT - COORD LOCATIONS w/TENANT.

GENERAL NOTES

- SWING & FORCED OPEN DOORS SHALL MEET THE REQUIREMENTS OF NFPA LIFE SAFETY CODE AS FOUND IN THE FLORIDA FIRE PREVENTION CODE 8th EDITION CHAPTER 7.2.1.4 AND THE FLORIDA BUILDING CODE 8th EDITION (2023) 1008.1.2.
- SELF CLOSING DEVICES SHALL BE PROVIDED ON DOORS IN A MEANS OF EGRESS AND SHALL MEET THE REQUIREMENTS OF THE NFPA LIFE SAFETY CODE 101 (2021) CHAPTER 7.2.1.8 AND THE FLORIDA FIRE PREVENTION CODE 8th EDITION.
- THIS BUILDING WILL BE A NONSMOKING FACILITY.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE BUILDING CODES, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, AND ALL MANUFACTURER'S RECOMMENDATIONS.
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE). FBC 1010.1.5
- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL PROVIDE FLORIDA PRODUCT APPROVAL NOTICES ON ALL REQUIRED COMPONENTS AND CLADDING.
- CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE-RESISTANT-RATED WALLS (AND CORRESPONDING FIRE-RESISTANT RATINGS) INCLUDING FIRE BARRIER WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS, AND SHAFT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: () HOUR FIRE AND SMOKE RATED BARRIER - PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND
- DO NOT SCALE DRAFTING, REPORT ERRORS IN DIMENSIONING TO ARCHITECT BEFORE PROCEEDING WITH WORK.
- DIMENSIONS NOTED AS "CLEAR" ARE FROM FACE OF GYPSUM WALLBOARD TO GYPSUM WALLBOARD.
- PLANS FOR FIRE-PROTECTION SPRINKLER SYSTEM (NOT PROVIDED BY DSAE), INCLUDING SUPPORT DETAILS, SHALL BE REVIEWED AND APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE 8th EDITION (2023) AND NFPA 13 (LATEST EDITION).

FINISHES:

GYPSUM BOARD:

PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD (ASTM C630/630M) IN WASH DOWN AND WET AREAS; COORD w/OWNER'S REP
PROVIDE TILE BACKER BOARD (DEN-SHIELD OR APPROVED EQUAL) ON WALLS TO RECEIVE CERAMIC TILE (ASTM C1178)
PROVIDE FIRE RATED GYPSUM BOARD TYPE "X" 5/8" THICK ON FIRE RATED PARTITION (ASTM C36) INSTALLED PER UL ASSEMBLY REQUIREMENTS
GYPSUM BOARD INSTALLATION: INSTALL PER GA-216 & GA-600. ERECT EXTERIOR GYPSUM SHEATHING IN ACCORDANCE WITH ASTM C1280.
PROVIDE A GYPSUM BOARD ACCESSORIES AS REQUIRED: ACOUSTIC SEALANT, CORNER BEADS, EDGE TRIM (GA-216), JOINT MATERIALS (ASTM C475 & GA-216) - REINFORCING TAPE, JOINT COMPOUND, ADHESIVE & WATER.

GYPSUM BOARD FINISHES:

- LEVEL 1 - ABOVE FINISHED CEILINGS CONCEALED FROM VIEW
- LEVEL 2 - WALLS BEHIND CABINETS
- LEVEL 3 - WALLS EXPOSED TO VIEW
- LEVEL 4 - CEILING EXPOSED TO VIEW
- LEVEL 5 - SPECIAL WALLS TO RECEIVE WRITING SURFACES (COORD ANY LOCATIONS OF LEVEL 5 FINISH WALLS w/OWNER)

INSULATION:

PROVIDE ACOUSTIC INSULATION (ASTM C665) AROUND ALL TOILET AND BATHROOMS AND AS NOTED ON THE WALL TYPE SCHEDULE. INSULATION SHALL BE PREFORMED GLASS FIBER, FRICTION FIT UNFACED R-11 MIN.
PROVIDE BATT INSULATION (ASTM C665) IN EXTERIOR WALLS AND SOFFIT AREAS WITH R-VALUES AS NOTED ON PLANS AND SECTIONS. BATT INSULATION SHALL BE PREFORMED GLASS FIBER, FRICTION FIT UNFACED.
INSULATION SHALL HAVE FLAME/SMOKE PROPERTIES 75/450 IN ACCORDANCE WITH ASTM E84

FRAMING MATERIALS:

STUDS AND TRACKS (ASTM C645, GA-216, GA-600) SHALL BE GALVANIZED SHEET STEEL, 0.0188" THICK (25 GA), 0.284 (22 GA), 0.0359 (20 GA); C-SHAPE, WITH KNURLED FACES.
ANCHOR TO SUBSTRATE WITH TIE WIRES, NAILS, SCREWS, AND OTHER METAL SUPPORTS, OF TYPE AND SIZE TO SUIT APPLICATION TO RIGIDLY SECURE MATERIALS IN PLACE.

METAL STUD INSTALLATION: INSTALLED IN ACCORDANCE WITH ASTM C754, GA-216 & GA-600
DEFLECTION: MAXIMUM DEFLECTION OF INTERIOR NON-LOAD BEARING PARTITIONS SHALL BE L/240 AT 5 PSF. PROVIDE LATERAL REINFORCING AS REQUIRED

CEILING FRAMING INSTALLATION: INSTALLED IN ACCORDANCE WITH ASTM C754, GA-216 & GA-600
DEFLECTION: LEVEL CEILING TO A TOLERANCE OF L/600. LATERALLY BRACE ENTIRE SUSPENSION SYSTEM.

ACOUSTICAL CEILING TILES:

ACOUSTICAL CEILINGS SHALL COMPLY w/ THE FOLLOWING: ASTM C635, ASTM C636, ASTM C665, ASTM E580, ASTM C1284 AND CEILINGS AND INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION.
INSTALLATION: INSTALL LAY-IN CEILING IN ACCORDANCE WITH ASTM C636 AND ASTM E580. INSTALL SYSTEM CAPABLE OF SUPPORTING IMPOSED LOADS TO DEFLECTION OF L/360 MAXIMUM

ACCESSORIES: PROVIDE ALL NECESSARY ACCESSORIES; GALVANIZED SUPPORT HANGERS AND CHANNELS, PERIMETER MOLDINGS (SAME MATERIAL AND FINISH AS THE GRID - L-SHAPED MOLDING FOR MOUNTING AT THE SAME ELEVATION AS FACE OF GRID)
TOUCH UP PAINT AS REQUIRED TO MATCH GRID.

VINYL COMPOSITION TILE (VCT):

VCT EQUAL TO ARMSTRONG STANDARD EXCELON SERIES; 12" x 12" x 1/8"

1.1 PERFORMANCE REQUIREMENTS

- Conform to applicable code for fire performance ratings as follows:
 - Flooring, critical radiant flux (CRF): Minimum 0.45 watt per square centimeter, per ASTM E 648.
 - Flooring, smoke developed: Maximum 450, per ASTM E662.
 - Class 2 finish per ASTM F1066

CERAMIC AND QUARRY TILE

INSTALL TILE PER THE TCA (TILE COUNCIL OF AMERICA) HANDBOOK FOR TILE INSTALLATION.

NOTE:

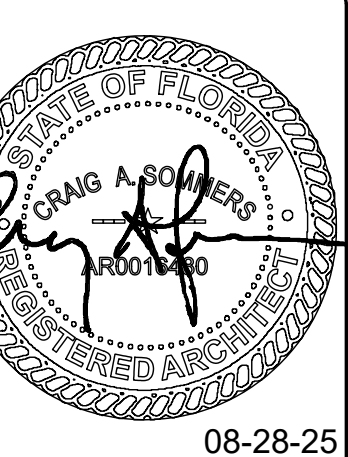
ALL FINISHES AND COLORS SHALL BE APPROVED BY OWNER PRIOR TO ORDERING

GENERAL NOTES - FINISHES

- THE CONTRACTOR SHALL VISIT, BEFORE SUBMITTING PRICES.
- ALL INTERIOR DOOR FRAMES SHALL BE PAINTED.
- ALL INTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SHERWIN WILLIAMS SEMI-GLOSS PAINT OVER ONE COAT OF PRIMER UNLESS OTHERWISE NOTED.
- ALL HORIZONTAL GYPSUM BOARD SURFACES SHALL BE PRIMED WITH FLAT WHITE FINISH, UNLESS OTHERWISE INDICATED.
- FLOOR TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOORS. SUBMIT SAMPLES FOR OWNER'S SELECTION PRIOR TO INSTALLATION.
- CENTER FLOOR TILES IN ROOM, UNLESS OTHERWISE NOTED.
- ALL LEFT OVER PAINT SHALL BE CLEARLY LABELED AND APPROPRIATELY PACKAGED. CONTRACTOR SHALL DELIVER ALL LEFTOVER PAINT AND FINISH MATERIALS TO TENANT FOR STORAGE.
- ALL INTERIOR FINISHES TO BE THE MINIMUM CLASSIFICATION AS LISTED ON THE CODE DATA SHEET.

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CRAIG A. SOMMERS, AIA
FL ARCHITECT A/R0016480



08-28-25

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Florida License No.: AA26000952

TENANT BUILD-OUT

DEMMA

SHOPS 200
ONE RIVERSIDE AVE - SUITE 205
JACKSONVILLE, FL 32202

SHEET TITLE: FLOOR PLAN	
NO.	DATE
1	02-17-26
REVISION	OWNER REVISION

DRAWN BY: CAS

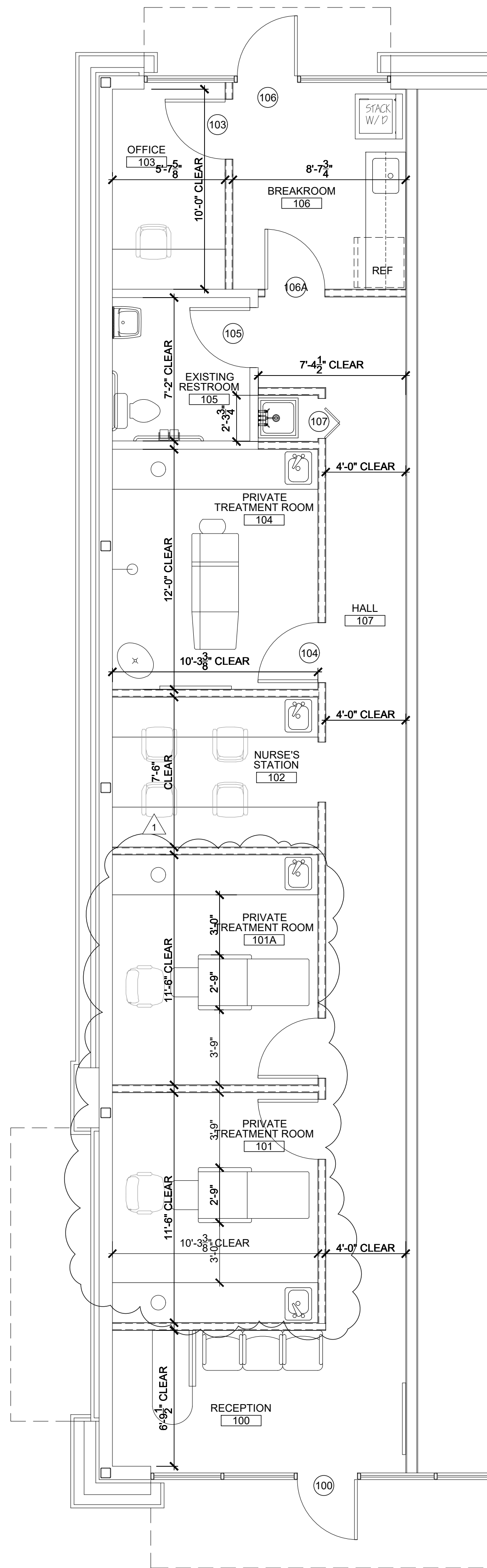
CHECKED BY: CAS

DATE: 08-28-25

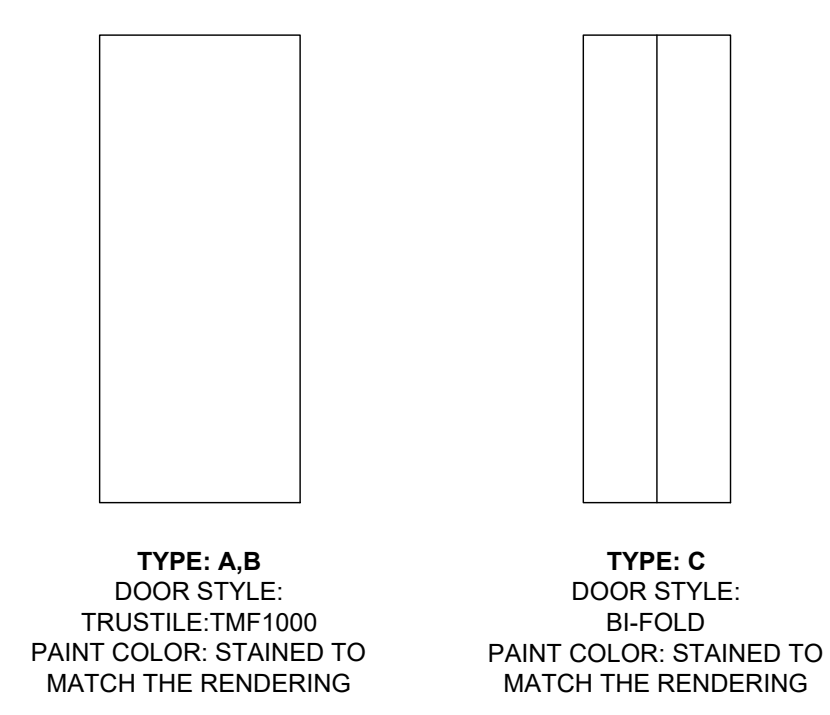
SHEET

A-1

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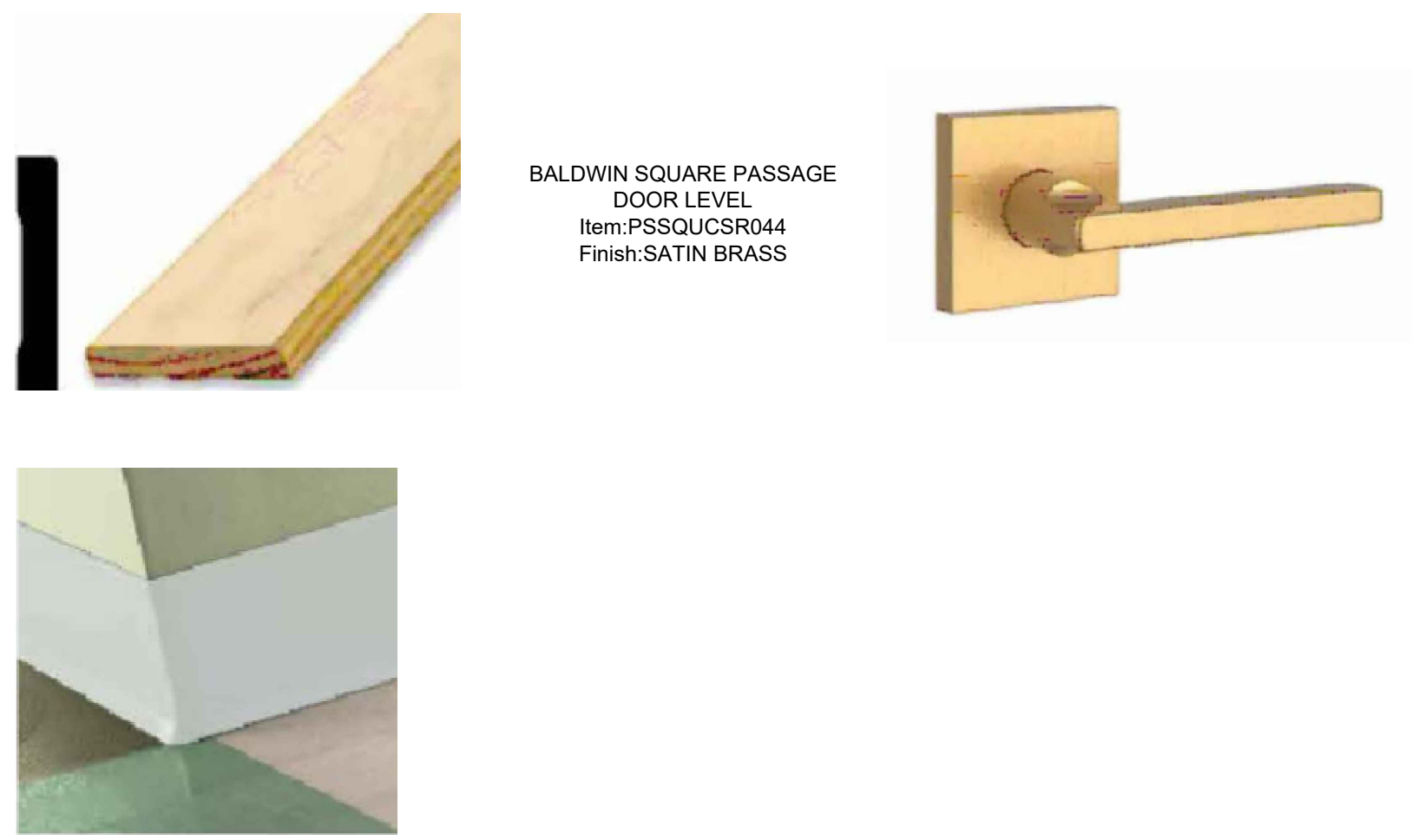
DOOR AND CASING LEGEND												
SYMBOL TAG	TYPE/DESCRIPTION	LOCATION	SIZE	MATERIAL	CASING MATERIAL	GLASS INSET	PAINTED OR STAINED	SOLID CORE	LOCKSET (PASSAGE, PRIVACY, OR OTHER)	HANDLE (LEVER OR OTHER)	SUPPLIED BY	INSTALLED BY
A	SWING DOOR	TREATMENT RMS/OFFICE	3'-0"x8'-0"	WOOD	WOOD	NO	STAINED TO MATCH RENDERING	YES	PASSAGE	LEVER	CONTRACTOR	CONTRACTOR
B	EXISTING SWING DOOR	RESTROOMS	3'-0"x8'-0"	WOOD	WOOD	NO	STAINED TO MATCH RENDERING	YES	EXISTING	EXISTING	--	--
C	BI-FOLD DOOR	JANITOR CLOSET	(2) 1'-0"x8'-0"	WOOD	WOOD	NO	STAINED TO MATCH RENDERING	YES	PASSAGE	LEVER	--	--



DOOR CASING:
ALEXANDRIA MOULDING
ITEM: 0W432-20096C
HOMEDEPOT.COM Dimensions: 3 1/2" x 3/4"
OR SUITABLE SUBSTITUTE

PAINT COLOR:
STAINED TO MATCH THE RENDERING

BASEBOARD:
VINYL BASE
COLLECTION: TRADITIONAL
TYPE TV
FINISH: TBD
TARKETHOSPITALITY.COM
Dimensions: 4 1/4"

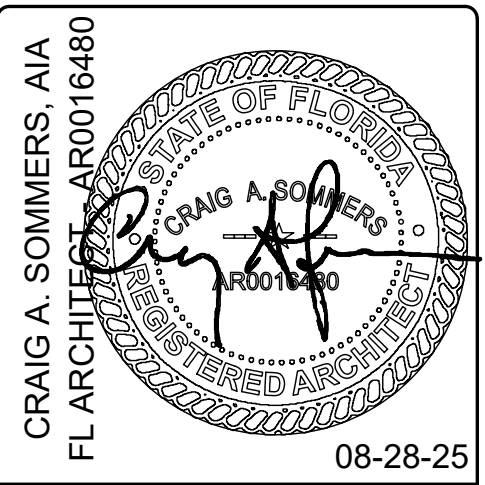


NOTE: ALL PAINTED DOORS, CASING + TRIM TO BE SEMIGLOSS FINISH

NOTE:
1. COORDINATE ALL FINAL BLOCKING REQUIREMENTS AND LOCATIONS WITH MFR. SHOP DRAWINGS PRIOR TO CONSTRUCTION.
2. ALL BLOCKING TO BE FRT; TYP.

FRAMING PLAN
SCALE: 1/4"=1'-0"

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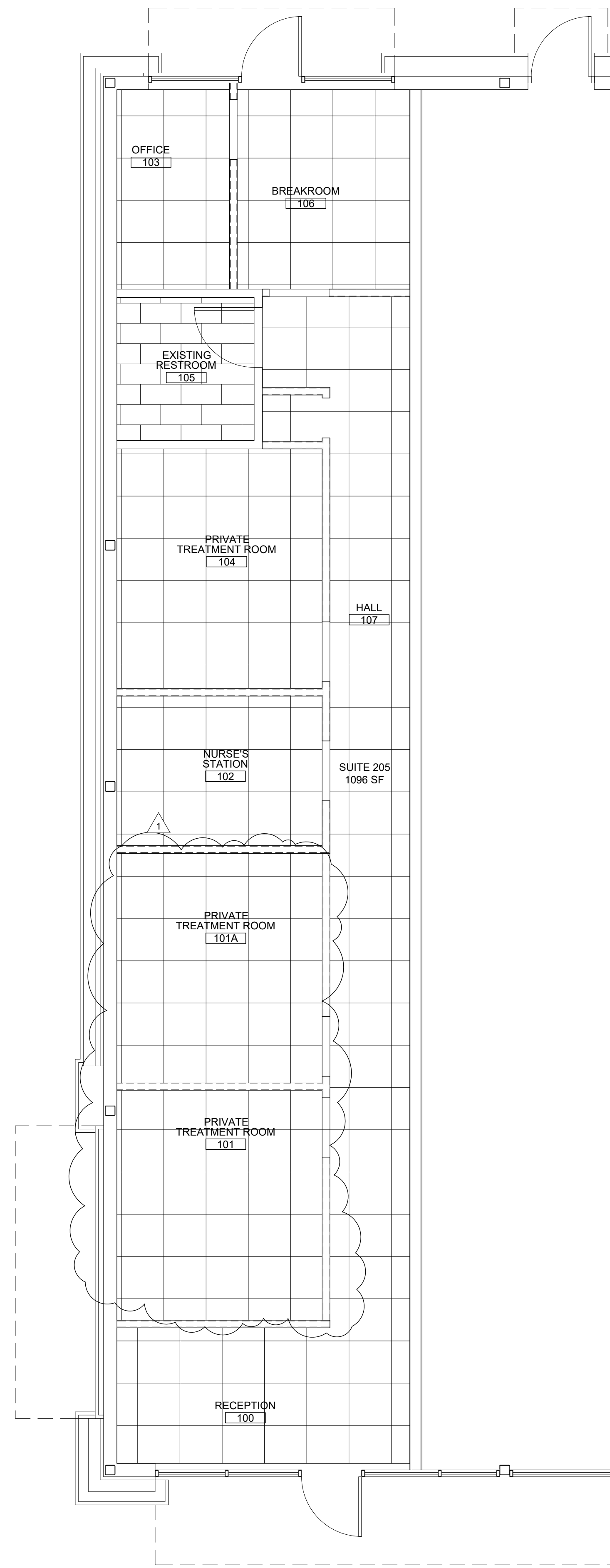
TENANT BUILD-OUT
DEMMA
SHOPS 200
ONE RIVERSIDE AVE - SUITE 205
JACKSONVILLE, FL 32202

SHEET TITLE: DOOR & HARDWARE SCHEDULE		
NO.	DATE	REVISION
1	02-17-26	OWNER REVISION

DRAWN BY: CAS
CHECKED BY: CAS
DATE: 08-28-25

SHEET
A-1.1

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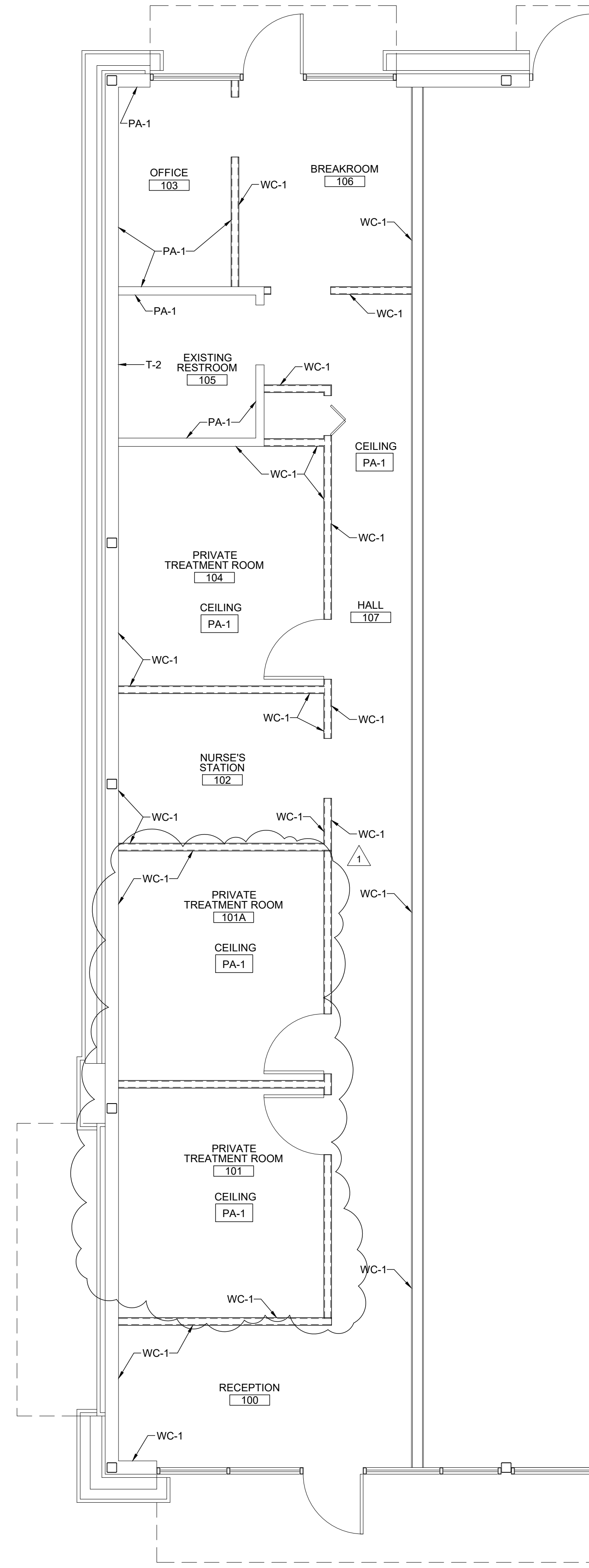


FLOOR FINISH KEY		
SYMBOL	SYMBOL TAG	TYPE/ DESCRIPTION
	FL-1	LVT TILE
	FL-2	PORCELAIN TILE

FINISH SCHEDULE	
PA-1	CEILING PAINT - HAZELWOOD BENJAMIN MOORE
PA-2	RECEPTION PAINT - HIGH PARK BENJAMIN MOORE
PA-3	BATHROOM PAINT - WHITE OPULENCE BENJAMIN MOORE
FL-1	LVT - STUCCO QUARTZ MANNINGTON
FL-2	BATHROOM PORCELAIN TILE - BASIC MARBLE BIANCO WHITE
BASE	JOHNSONITE TRADITIONAL VINYL
ACT	2X2 ACT WHITE ARMSTRONG ULTIMA HEALTH ZONE
T-1	TILE ICE MIST GREEN WAVE OASIS TILE
T-2	TILE NABI HARLEQUIN DEEP EMERALD GREEN TILE BAR
WC-1	MAIN WALLCOVERING VINYL
WC-2	THYME WALLCOVERING VINYL
WC-3	URBAN PEWTER WALLCOVERING VINYL

FLOOR FINISH PLAN

SCALE: 1/4"=1'-0"



WALL FINISH KEY	
SYMBOL TAG	TYPE/ DESCRIPTION
PA-xx	PAINT
WC-xx	WALLCOVERING
WD-xx	WALL PANEL
L-xx	LAMINATED PANEL
T-xx	WALL TILE
SP-xx	SPECIALITY FINISH

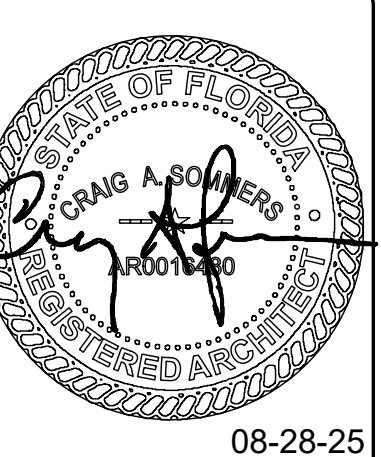
WALL FINISH PLAN

SCALE: 1/4"=1'-0"



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08-28-25

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TENANT BUILD-OUT

DEMMA

SHOPS 200
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 JACKSONVILLE, FL 32202

SHEET TITLE: FINISH PLANS

NO.	DATE	REVISION	OWNER REVISION
1	02-17-26		

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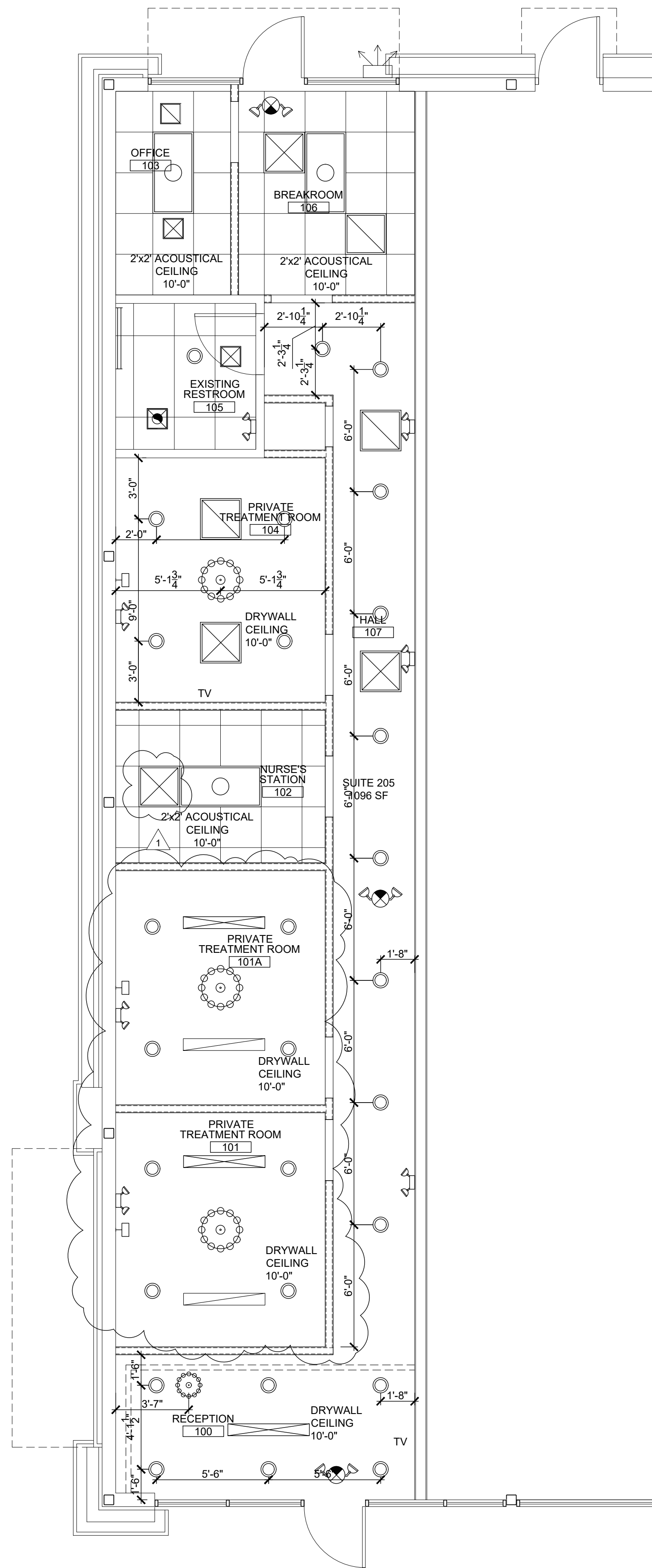
CHECKED BY: CAS

DATE: 08-28-25

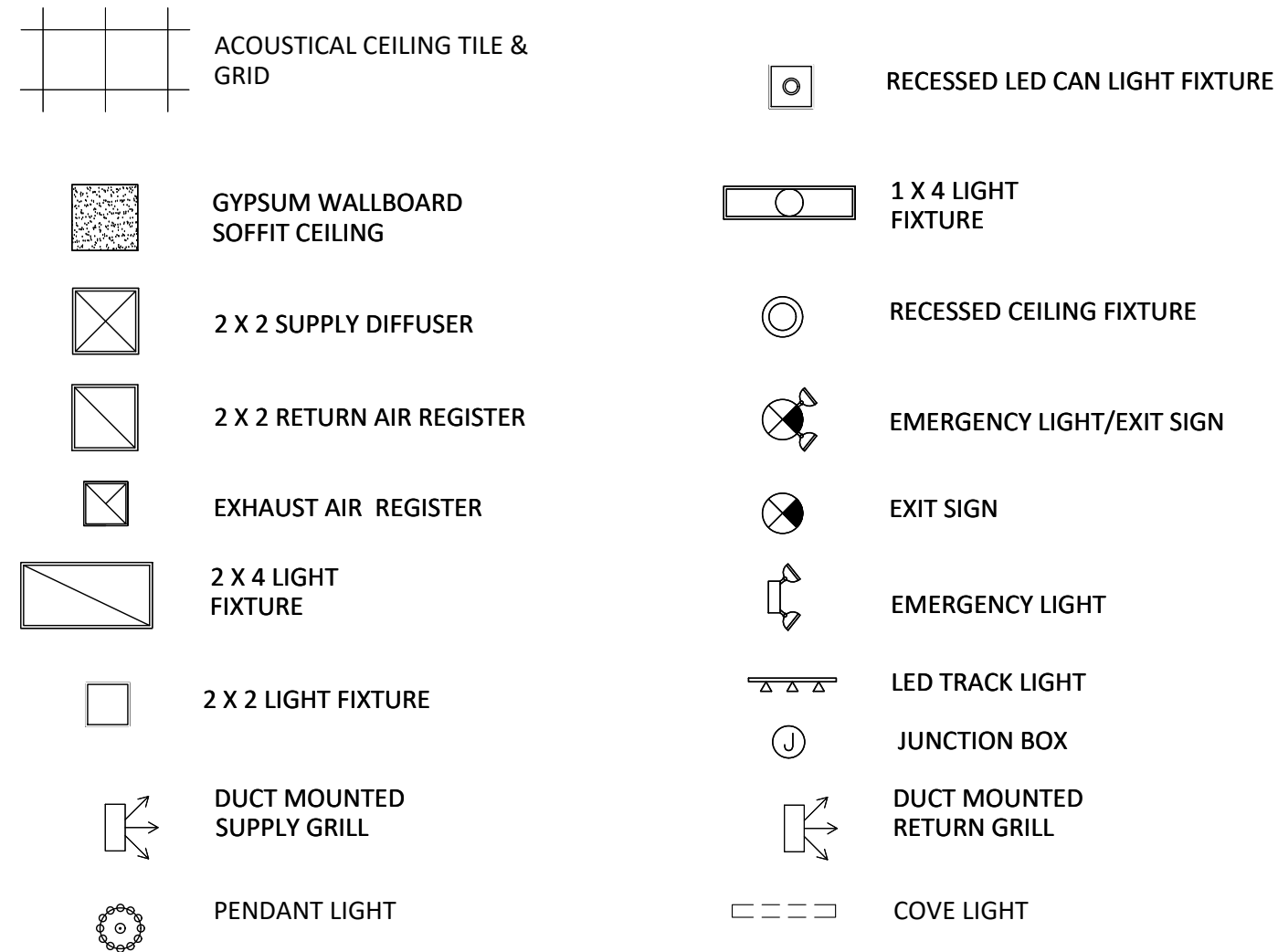
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A-1.2

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CEILING PLAN LEGEND



1. FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT & ENGINEER OR ANY DISCREPANCIES.
2. ACOUSTICAL CEILING TILE & GRID: WHITE #1773 ARMSTRONG DUNE; 1/8" SQUARE LAY-IN EDGE; 2' x 2' x 5/8" WHITE
3. LOCATE HEADS AND ADD HEAD AS REQUIRED TO PROVIDE PROPER COVERAGE BASED ON NEW PARTITIONS. LOCATIONS SHALL BE DETERMINED BY A LICENSED FIRE PROTECTION ENGINEER/FIRE SPRINKLER CONTRACTOR.

REFLECTED CEILING PLAN NOTES

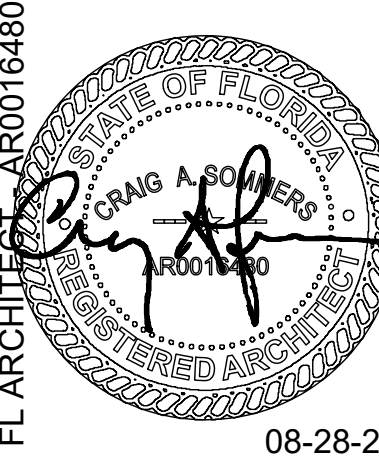
1. SEE MEP DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS FOR ALL FIRE PROTECTION, PLUMBING, MECHANICAL, FIRE ALARM, AND ELECTRICAL ITEMS.
2. SEE EQUIPMENT AND FIXTURES SPECIFICATIONS FOR ADDITIONAL NOTES AND REQUIREMENTS.
3. COORDINATE WITH OWNER'S VENDORS FOR SOUND AND SECURITY BEFORE CLOSING CEILING. G.C. RESPONSIBLE FOR VERIFYING ALL FIXTURE TYPES, LOCATIONS AND VOLTAGES. COORDINATE WITH OWNER'S VENDOR AND ELECTRICAL DRAWINGS.
4. CENTER LUMINARIES, HEADS, AND DEVICES IN FINISHED CEILING MATERIAL, U.O.N. WHEN IN DOUBT CONSULT WITH ARCHITECT BEFORE INSTALLATION.
5. COLOR RENDITION OF LAMPS TO BE SIMILAR TO INCANDESCENT, 2700K, U.O.N.
6. PAINT ALL CEILING FIXTURES TO MATCH CEILING (e.g.: DIFFUSERS AND ACCESS PANELS).
7. PATCH SMOOTH ALL GWB CEILING SURFACES TO RECEIVE NEW FINISH, TO "AS NEW" CONDITION.
8. GC MUST FIELD VERIFY ALL THE CEILING HEIGHT DIMENSIONS TO FINISH FLOOR. ANY VARIANCES BETWEEN THESE APPROVED DIMENSIONS AND ACTUAL SITE CONDITIONS AND EXISTING CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GC.
9. SPRINKLER HEADS IN CEILINGS ARE TO BE FULLY RECESSED AND COVERED. SPRINKLER HEAD COVERS TO BE CLOSEST STANDARD COLOR THAT MATCHES ADJACENT CEILING COLOR. SUBMIT COLOR TO ARCHITECT PRIOR TO ORDERING.
10. G.C. TO VERIFY ALL CEILING AND ABOVE-CEILING HEIGHTS AND CLEARANCES TO ACCOMMODATE MEP EQUIPMENT AND FIXTURES.
11. IN AREAS OF NO CEILING, PAINT EXPOSED STRUCTURE AND ALL MEP EQUIPMENT.
12. MAINTAIN ALL BASE BUILDING STRUCTURAL FIREPROOFING.
13. ALL PUBLIC AREA LIGHTING SHALL BE ON DIMMERS. PROVIDE SIMPLE ELECTRONIC DIMMING SYSTEM.
14. ALL PUBLIC AREA LIGHTING TO BE ON DIMMERS.
15. ALL PUBLIC AREA LIGHTING TO BE ON DIMMERS.

REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

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CRAIG A. SOMMERS, AIA
FL ARCHITECT, A/R0016480



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TENANT BUILD-OUT

DEMMA

SHOPS 200
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JACKSONVILLE, FL 32202

SHEET TITLE: REFLECTED CEILING PLAN

NO.	DATE	REVISION	OWNER REVISION
1	02-17-26		

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CHECKED BY: CAS

DATE: 08-28-25

SHEET

A-2

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