



OVERALL FLOOR PLAN

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



KEY PLAN

SCALE: N.T.S.

Sheet No.

A-3

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SHEET TITLE

FLOOR PLAN

Project No. 09046

Project

GSA
TENANT IMPROVEMENT
IN
WESTON PARK OF COMMERCE
WESTON, FLORIDA

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REVISIONS:

COORDINATION REVISION
03/15/10
BUILDING DPT. COMMENTS
05/04/10

Drawn by

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Proj. Mgr.

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Job. Capt.

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GENERAL NOTES

- MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.
- DURING ITS SWING, ANY DOOR IN A MEANS OF EGRESS SHALL LEAVE NOT LESS THAN ONE-HALF OF THE REQUIRED WIDTH OF ANY AISLE, CORRIDOR, PASSAGEWAY, OR LANDING UNOBSTRUCTED AND SHALL NOT PROJECT MORE THAN 1 INCHES INTO THE REQUIRED WIDTH OF AN AISLE, CORRIDOR, PASSAGEWAY OR LANDING WHEN FULLY OPEN AS PER F.B.C. 102.14.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WOOD BLOCKING REQUIRED FOR WALL HUNG CABINETS, COUNTERTOPS, ETC. TO ENSURE ADEQUATE SUPPORT.
- ALL WOOD IN CONTACT WITH MASONRY TO BE PRESSURE TREATED.
- PROVIDE TILE BACKER GYPSUM WALL BOARD AT ALL WET WALLS IN ANY NEW RESTROOMS/SHOWER ROOMS.
- GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING AND OTHER TRADES, AND AS REQUIRED BY CODES, LOCATIONS AND TYPE OF PANEL TO BE REVIEWED AND APPROVED BY THE ARCHITECT.
- COORDINATE ALL CORING AND FLOOR PATCHING WITH OWNER.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING CONCRETE SLAB AS REQUIRED TO ACHIEVE A SMOOTH FINISH, FLUSH TRANSITION FOR NEW FLOORING.
- NO TOXIC OR COMBUSTIBLE MATERIALS TO BE USED ABOVE FINISH CEILING LINE.
- THE GENERAL CONTRACTOR TO COORDINATE ALL INTERIOR BUILT-INS AND INTERIOR FINISHES (FLOORING, CEILINGS, PAINT, PLASTIC LAMINATE, ETC.) TYPE, COLOR AND STYLE WITH TENANT PRIOR TO FABRICATION AND OR INSTALLATION.
- ALL NEW FLOOR FINISHES NOT TO EXCEED 1/8" MAX. VERTICAL OFFSET.
- FLAMMABLE AND COMBUSTIBLE MATERIALS, IF USED DURING CONSTRUCTION SHALL BE HANDLED AND STORED IN ACCORDANCE WITH NFPA 30.
- GENERAL CONTRACTOR IS TO EXERCISE SPECIAL CARE IN THE HANDLING OF MATERIALS, EQUIPMENT AND RUBBISH TO AVOID INCONVENIENCE AND ANNOYANCE TO THE OWNER. GENERAL CONTRACTORS TO CONTROL JOB CLEANING TO PREVENT DIRT, DEBRIS AND DUST FROM THE PREMISES BEING ALTERED.
- GENERAL CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE DONE TO EXISTING AREAS OR EQUIPMENT NOT DESIGNATED FOR REPAIR/REPLACEMENT OR TO REMAIN.
- CONTRACTOR'S INSTALLATION OF ALL UTILITIES AND SUBSEQUENT HOOKUP SHALL BE AS NECESSARY TO ASSURE CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS.
- NO SUBSTITUTIONS ARE TO BE MADE WITHOUT APPROVAL BY ARCHITECT OR OWNER. GENERAL CONTRACTOR TO SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLE FOR APPROVAL IN WRITING TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR THE PERIOD OF (1) ONE YEAR.
- REFER TO MECHANICAL & ELECTRICAL PLANS FOR MOUNTING HEIGHTS, LOCATIONS AND DETAILS.
- EXTERIOR DOORS AND WINDOWS ARE EXISTING AND SHALL REMAIN AS IS UNLESS OTHERWISE NOTED IN DEMOLITION PLAN.
- ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PERFORM MOISTURE EMISSION RATE TEST AS REQUIRED FOR ALL AREAS WHERE FINISH FLOOR MATERIALS ARE TO BE INSTALLED.
- ALL EXISTING WALLS, COUNTERS AND OTHER PAINTED/LAMINATED SURFACES AND FLOORS TO BE CLEANED, PAINTED OR OTHERWISE MADE TO BE "LIKE NEW". IF THE CONDITION OF THE EXISTING CANNOT BE MADE LIKE NEW, IT IS TO BE REPLACED WITH NEW (I.E. BREAKROOM CABINETS, RESTROOM FIXTURES, VANITY TOPS, LIGHT FIXTURES, ETC.)
- ALL EXISTING LOUVERS SHALL BE REPAIRED AS NEEDED PRIOR TO IMPROVEMENTS. LOUVER SHALL BE CLOSED ON THE INTERIOR FACE WITH 3-5/8", 20 GA. METAL STUD FRAMING #16" O.C. SECURITY MESH AND 5/8" DRYWALL. (MESH TO BE AS PER ASTM A563, FLATTENED CARBON STEEL, 3 GA, 3/4" CENTER TO CENTER OF SHORT WAY OF DIAMOND PATTERN SPOT WELDED TO EACH STUD @ 12" O.C. VERTICALLY. SEE LOUVER DETAIL ON SHEET A-11)

FLOOR PLAN LEGEND

	EXISTING PARTITION TO REMAIN
	DENOTES NEW METAL STUD AND DRYWALL PARTITION AS PER PARTITION TYPES SHEET A-1
	DENOTES EXISTING CONCRETE WALL CONSTRUCTION TO REMAIN
	DENOTES NEW FULL HEIGHT, 1HR FIRE RATED, METAL STUD AND DRYWALL PARTITION AS PER PARTITION TYPES SHEET A-1
	DENOTES NEW FULL HEIGHT GALV. CHAIN LINK FENCE
	DENOTES PARTITION TYPE TAG.
	DENOTES DOOR NUMBER TAG.

