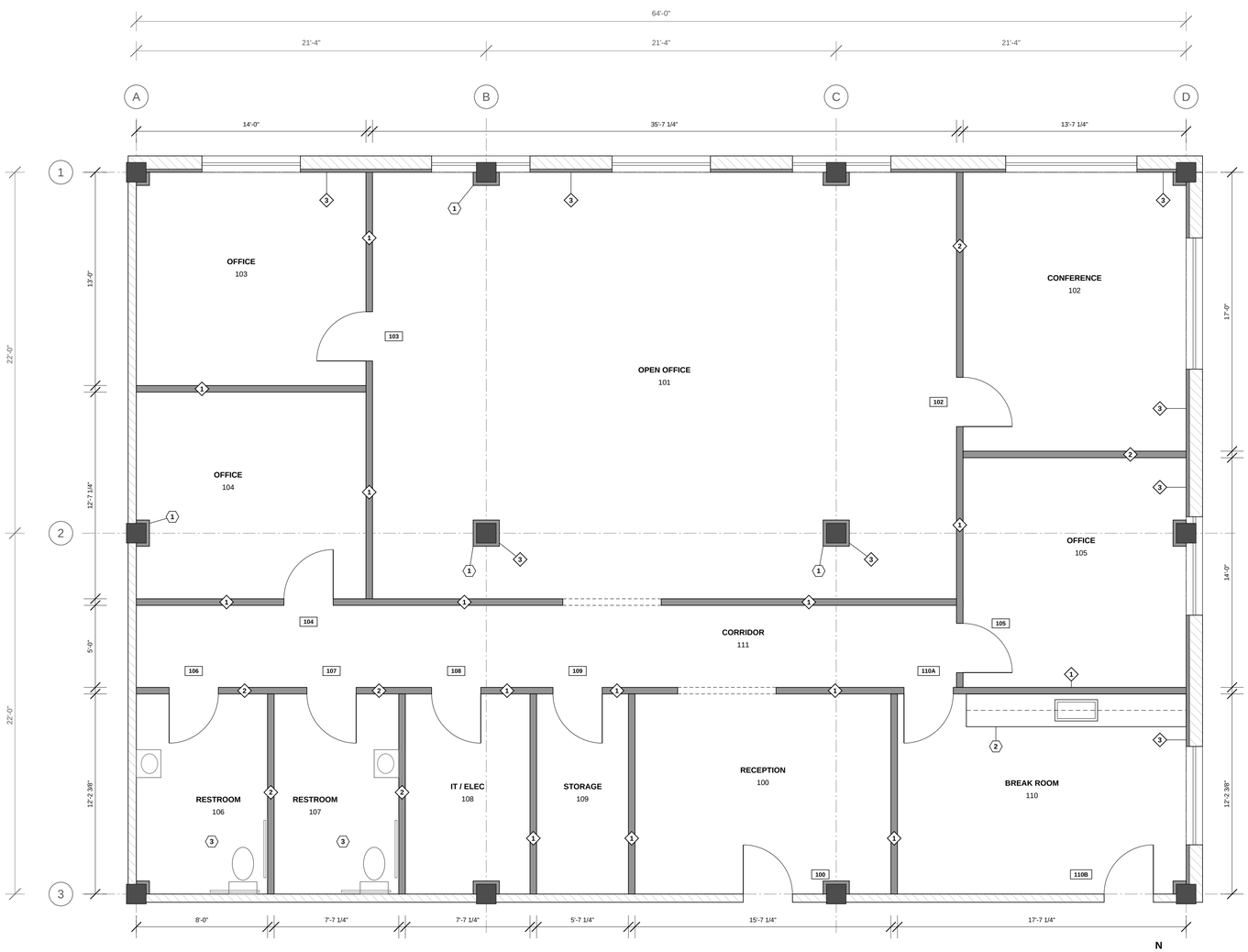


1 FLOOR PLAN

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

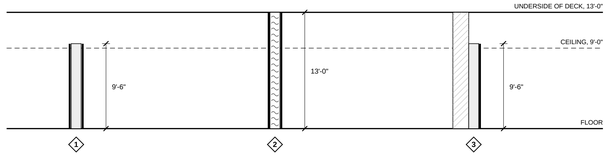
LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION, SEE PARTITION TYPES
- NEW TYPE 3 FURRING ON AN EXISTING EXTERIOR WALL
- 1 — PARTITION TYPE TAG
- 104 — DOOR TAG, SEE DOOR SCHEDULE
- CASED OPENING, HEADER ABOVE

PARTITION TYPES

TYPE	FRAMING	GYPSUM BOARD	HEIGHT	INSULATION	LOCATION
1	3-5/8" 20 GA METAL STUDS AT 16" O.C.	ONE LAYER 5/8" TYPE X EACH SIDE	6" ABOVE CEILING, 9'-6" AFF	NONE	TYPICAL
2	3-5/8" 20 GA METAL STUDS AT 16" O.C. TO DECK	ONE LAYER 5/8" TYPE X EACH SIDE	TO DECK, 13'-0" AFF	3-1/2" SOUND BATTS	RESTROOMS, CONFERENCE
3	1-5/8" 20 GA METAL STUD FURRING AT 16" O.C.	ONE LAYER 5/8" TYPE X, ROOM SIDE	6" ABOVE CEILING, 9'-6" AFF	NONE	EXTERIOR WALLS, COLUMNS

PARTITION HEIGHTS



DOOR SCHEDULE

DOOR	ROOM	SIZE	TYPE	FRAME	HARDWARE	REMARKS
100	RECEPTION	3'-0" x 7'-0"	A	HM	ENTRY LOCK, CLOSER	SUITE ENTRY IN EXISTING WALL
102	CONFERENCE	3'-0" x 7'-0"	A	HM	PASSAGE	
103	OFFICE	3'-0" x 7'-0"	A	HM	OFFICE LOCK	
104	OFFICE	3'-0" x 7'-0"	A	HM	OFFICE LOCK	
105	OFFICE	3'-0" x 7'-0"	A	HM	OFFICE LOCK	
106	RESTROOM	3'-0" x 7'-0"	A	HM	PRIVACY, CLOSER	
107	RESTROOM	3'-0" x 7'-0"	A	HM	PRIVACY, CLOSER	
108	IT / ELEC	3'-0" x 7'-0"	A	HM	STOREROOM LOCK	
109	STORAGE	3'-0" x 7'-0"	A	HM	STOREROOM LOCK	
110A	BREAK ROOM	3'-0" x 7'-0"	A	HM	PASSAGE	
110B	BREAK ROOM	3'-0" x 7'-0"	A	HM	EXIT, CLOSER	TO BUILDING CORRIDOR, EXISTING WALL

GENERAL NOTES

1. TENANT IMPROVEMENT IN AN EXISTING BUILDING. THE EXTERIOR WALLS, WINDOWS, WEST DEMISING WALL AND SOUTH CORRIDOR WALL ARE EXISTING TO REMAIN. PATCH EXISTING GYPSUM BOARD AS REQUIRED TO RECEIVE NEW FINISHES.
2. FLOOR TO UNDERSIDE OF DECK IS 13'-0". CEILINGS ARE 9'-0" AFF THROUGHOUT. SEE REFLECTED CEILING PLAN A2.1.
3. DIMENSIONS ARE TO FACE OF FINISH.
4. EVERY NEW PARTITION IS TAGGED WITH ITS TYPE. SEE PARTITION TYPES AND PARTITION HEIGHTS.
5. TYPE 2: SLOTTED DEFLECTION TRACK AT THE DECK. TYPES 1 AND 3: BRACE THE TOP TRACK TO THE STRUCTURE ABOVE AT 4'-0" O.C.
6. EXISTING WINDOWS: SILL AT 2'-6" AFF, HEAD AT 8'-0" AFF. RETURN TYPE 3 FURRING AND GYPSUM BOARD INTO THE JAMBS, HEAD AND SILL WITH J-TRIM AT THE FRAME.
7. CASED OPENINGS ARE 6'-0" WIDE AND 8'-0" HIGH, WITH GYPSUM BOARD RETURNS AND CORNER BEAD.
8. GYPSUM BOARD FINISH IS LEVEL 4, EXCEPT LEVEL 5 ON THE TV WALL OF CONFERENCE 102.
9. PROVIDE FIRE-RETARDANT-TREATED WOOD BLOCKING IN PARTITIONS FOR CASEWORK, GRAB BARS, WALL-HUNG FIXTURES AND THE CONFERENCE ROOM TV.
10. DOORS ARE TYPE A: 3'-0" x 7'-0" x 1-3/4" SOLID CORE WOOD, FACTORY FINISHED, IN WELDED HOLLOW METAL FRAMES. FRAMES ARE FIELD PAINTED, SEE A1.2.

KEYNOTES

1. FUR EVERY EXISTING COLUMN WITH TYPE 3 ON ALL FACES EXPOSED IN A ROOM, 6" ABOVE THE CEILING, TYPICAL. CORNER BEAD AT OUTSIDE CORNERS.
2. BASE CABINETS WITH SOLID SURFACE COUNTERTOP AND SINK. UPPER CABINETS ABOVE, DASHED.
3. ACCESSIBLE WATER CLOSET, LAVATORY AND GRAB BARS. PROVIDE BLOCKING.

EASY TAKEOFFS

SAMPLE PLAN SET

FOR TAKEOFF PRACTICE ONLY.
NOT FOR CONSTRUCTION.

PROJECT

SAMPLE OFFICE, SUITE 200

TENANT IMPROVEMENT

PROJECT NO. ET-2026-01

REVISIONS

DATE	10/30/2026
SCALE	1/4" = 1'-0"
DRAWN BY	ET
SHEET SIZE	ARCH D, 24" x 36"

SHEET TITLE

FLOOR PLAN

SHEET

A1.1

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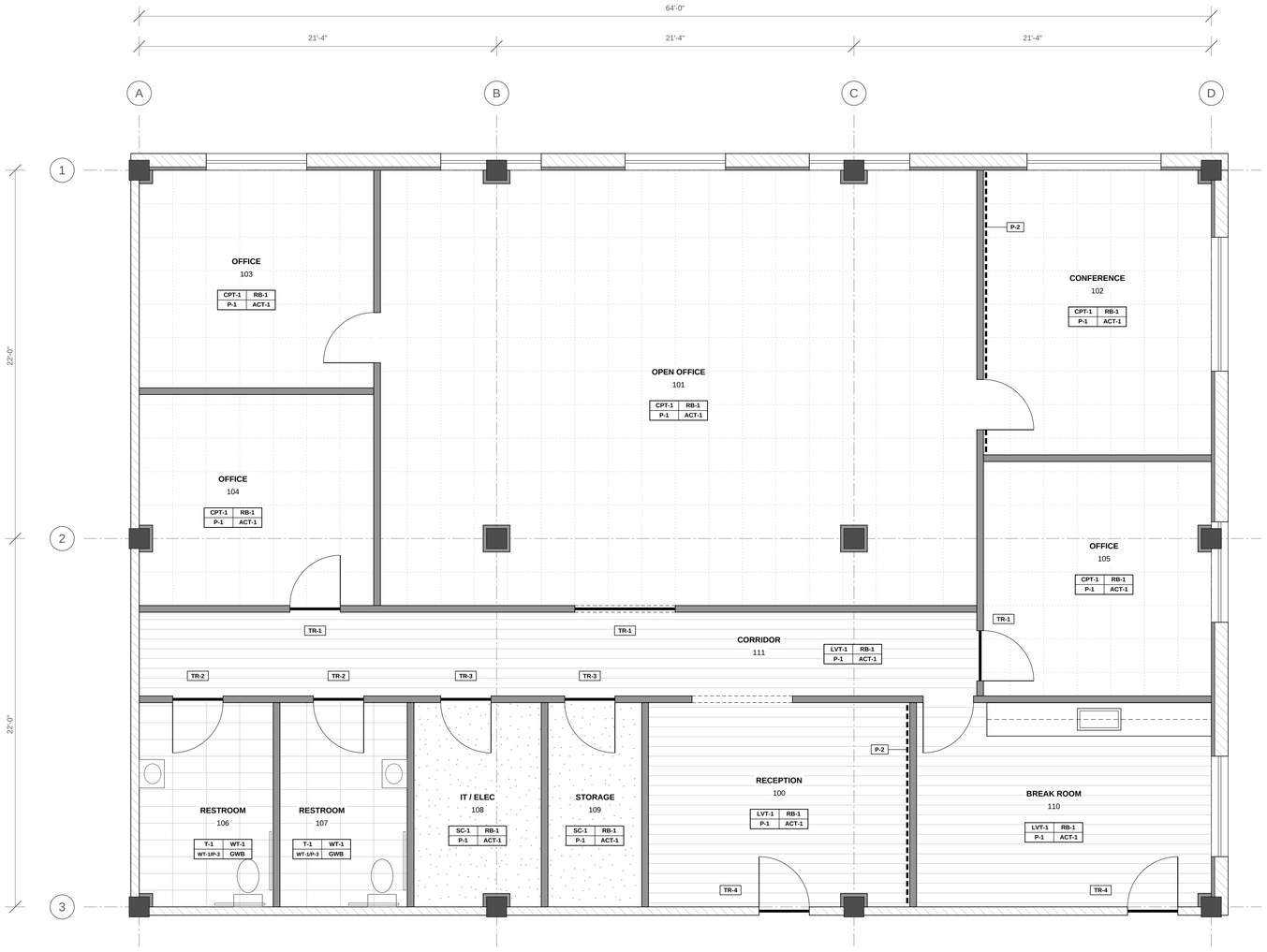

1 **FINISH PLAN**

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

LEGEND

FLOOR | BASE
WALLS | CEILING — ROOM FINISH TAG: FLOOR, BASE, WALLS AND CEILING, AS IN THE ROOM FINISH SCHEDULE

CPT-1 CARPET TILE

LVT-1 LUXURY VINYL TILE

T-1 PORCELAIN TILE

SC-1 SEALED CONCRETE

P-2 ACCENT WALL, ROOM SIDE

TR-1 — FLOORING TRANSITION UNDER THE DOOR, TYPE AS TAGGED

ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALLS	CEILING	CLG HT	REMARKS
100	RECEPTION	LVT-1	RB-1	P-1	ACT-1	9'-0"	P-2 ON EAST WALL. TR-4 AT SUITE ENTRY 100.
101	OPEN OFFICE	CPT-1	RB-1	P-1	ACT-1	9'-0"	FURRED COLUMNS P-1. TR-1 AT CASED OPENING TO 111.
102	CONFERENCE	CPT-1	RB-1	P-1	ACT-1	9'-0"	P-2 ON WEST WALL (TV WALL).
103	OFFICE	CPT-1	RB-1	P-1	ACT-1	9'-0"	
104	OFFICE	CPT-1	RB-1	P-1	ACT-1	9'-0"	TR-1 AT DOOR.
105	OFFICE	CPT-1	RB-1	P-1	ACT-1	9'-0"	TR-1 AT DOOR.
106	RESTROOM	T-1	WT-1	WT-1/P-3	GWB	9'-0"	WT-1 TO 4'-0" AFF, P-3 ABOVE. GWB CEILING PAINTED P-3. TR-2 AT DOOR.
107	RESTROOM	T-1	WT-1	WT-1/P-3	GWB	9'-0"	WT-1 TO 4'-0" AFF, P-3 ABOVE. GWB CEILING PAINTED P-3. TR-2 AT DOOR.
108	IT / ELEC	SC-1	RB-1	P-1	ACT-1	9'-0"	TR-3 AT DOOR.
109	STORAGE	SC-1	RB-1	P-1	ACT-1	9'-0"	TR-3 AT DOOR.
110	BREAK ROOM	LVT-1	RB-1	P-1	ACT-1	9'-0"	LVT-1 TO FACE OF BASE CABINETS, RB-1 AT TOE KICK. TR-4 AT DOOR 110B.
111	CORRIDOR	LVT-1	RB-1	P-1	ACT-1	9'-0"	

FINISH LEGEND

CODE	DESCRIPTION
CPT-1	CARPET TILE, 24" x 24", QUARTER-TURN INSTALL, GLUE DOWN
LVT-1	LUXURY VINYL TILE, 7" x 48" PLANK, STRAIGHT LAY, GLUE DOWN
T-1	PORCELAIN FLOOR TILE, 12" x 24", STACK BOND, THINSET ON EXISTING SLAB
SC-1	SEALED CONCRETE: CLEAN THE EXISTING SLAB, TWO COATS OF PENETRATING SEALER
RB-1	RUBBER COVE BASE, 4" HIGH, COIL, WRAPPED OUTSIDE CORNERS
WT-1	PORCELAIN WALL TILE, 12" x 24", STACK BOND, FLOOR TO 4'-0" AFF, BULLNOSE CAP
P-1	PAINT, EGGSHELL, FIELD COLOR
P-2	PAINT, EGGSHELL, ACCENT COLOR
P-3	PAINT, SEMI-GLOSS, RESTROOM WALLS ABOVE THE WAINSCOT AND GWB CEILINGS
P-4	PAINT, SEMI-GLOSS, HOLLOW METAL DOOR FRAMES
ACT-1	ACOUSTICAL CEILING TILE, 2' x 4' LAY-IN, 15/16" GRID, WHITE
GWB	GYPSUM BOARD CEILING, PAINTED P-3
TR-1	TRANSITION, CARPET TILE TO LVT
TR-2	TRANSITION, LVT TO PORCELAIN TILE
TR-3	TRANSITION, LVT TO SEALED CONCRETE
TR-4	TRANSITION, LVT TO EXISTING BUILDING CORRIDOR FLOORING

FINISH NOTES

1. PAINT ALL WALLS FULL HEIGHT, FLOOR TO CEILING. ON NEW AND EXISTING GYPSUM BOARD, ONE COAT OF PRIMER AND TWO FINISH COATS.
2. P-2 ACCENT WALLS WHERE SHOWN. PAINT THE FURRED COLUMNS P-1.
3. RESTROOMS: WT-1 ON ALL WALLS FROM THE FLOOR TO 4'-0" AFF, P-3 ABOVE. THE WAINSCOT SERVES AS THE BASE.
4. PAINT HOLLOW METAL DOOR FRAMES P-4, BOTH SIDES. DOORS ARE FACTORY FINISHED.
5. FLOOR FINISHES RUN TO THE CENTERLINE OF THE DOOR. TRANSITIONS UNDER THE DOOR WHERE FLOOR FINISHES CHANGE, AS TAGGED.
6. RUBBER BASE IN EVERY ROOM WITHOUT A WAINSCOT, INCLUDING THE TOE KICK OF THE BASE CABINETS IN 110.
7. PREPARE THE EXISTING SLAB TO THE FLOORING MANUFACTURERS' REQUIREMENTS. PATCH AND LEVEL AS REQUIRED.

EASY TAKEOFFS

SAMPLE PLAN SET

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PROJECT

SAMPLE OFFICE, SUITE 200

TENANT IMPROVEMENT

PROJECT NO. ET-2026-01

REVISIONS

DATE	10/30/2026
SCALE	1/4" = 1'-0"
DRAWN BY	ET
SHEET SIZE	ARCH D, 24" x 36"

SHEET TITLE

FINISH PLAN

SHEET

A1.2

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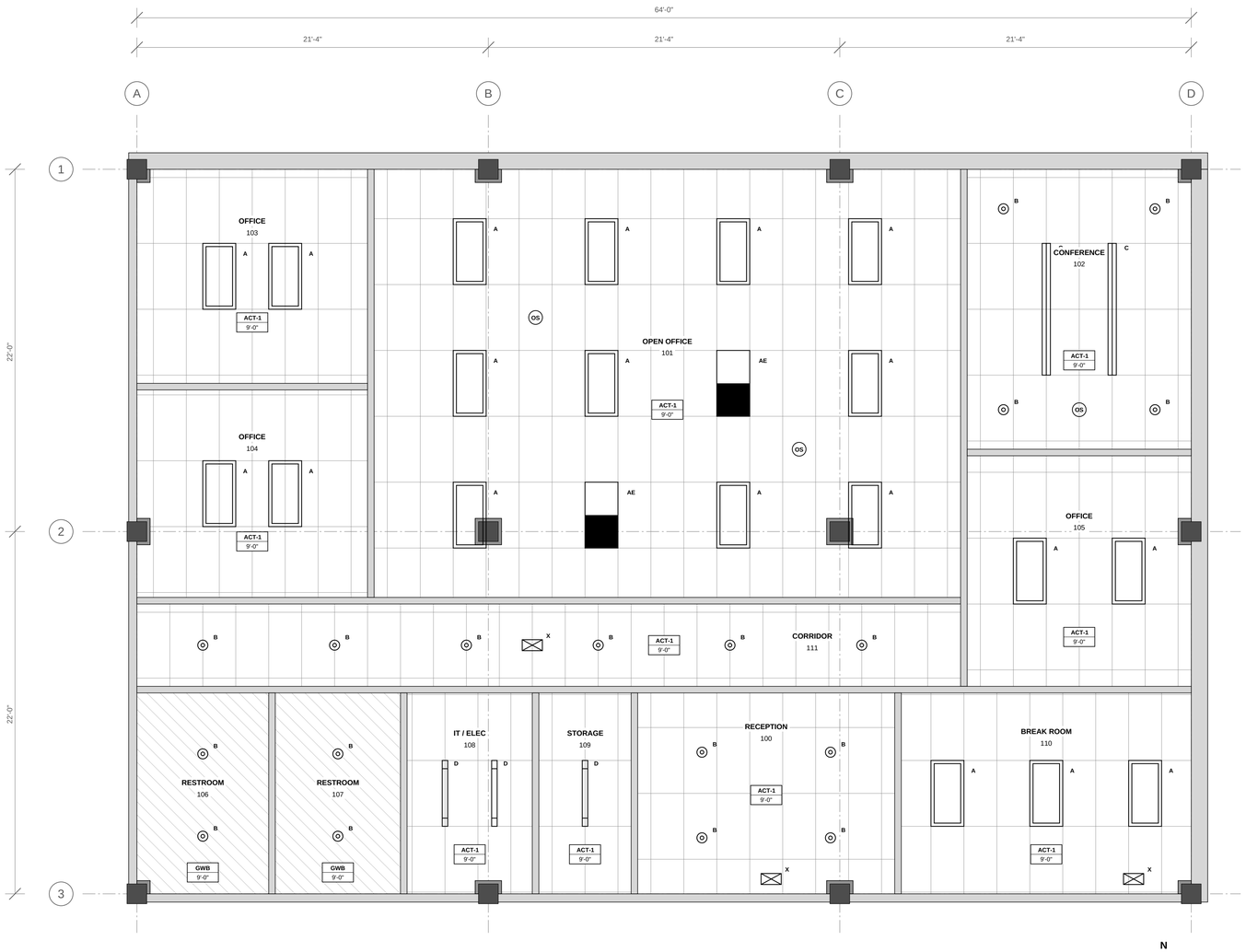

1 **REFLECTED CEILING PLAN**

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

REFLECTED CEILING LEGEND

- ACT-1: 2' x 4' LAY-IN ACOUSTICAL TILE IN 15/16" GRID
- GWB: GYPSUM BOARD CEILING, PAINTED
- ACT-1 / 9'-0": CEILING TAG: CEILING TYPE AND HEIGHT ABOVE FINISHED FLOOR
- 2x4 LED FLAT PANEL IN THE GRID, SEE E1.1
- RECESSED DOWNLIGHT, SEE E1.1
- LINEAR PENDANT, SEE E1.1
- LED STRIP, SEE E1.1
- EXIT SIGN
- OS: CEILING OCCUPANCY SENSOR

CEILING SCHEDULE

TYPE	DESCRIPTION	HEIGHT	ROOMS
ACT-1	2' x 4' LAY-IN ACOUSTICAL TILE, 15/16" EXPOSED GRID, WHITE	9'-0"	100 TO 105, 108 TO 111
GWB	5/8" GYPSUM BOARD ON SUSPENDED DRYWALL GRID, PAINTED P-3	9'-0"	106, 107

GENERAL NOTES

1. CEILINGS ARE 9'-0" AFF. FLOOR TO UNDERSIDE OF DECK IS 13'-0", SO THE GRID HANGS 4'-0" BELOW THE DECK.
2. CENTER THE GRID IN EACH ROOM AS SHOWN. MAIN RUNNERS AT 4'-0" O.C., CROSS TEES AT 2'-0" O.C.
3. HANG THE GRID FROM THE STRUCTURE WITH 12 GA WIRE AT 4'-0" O.C. EACH WAY. WALL ANGLE AT EVERY WALL.
4. GYPSUM BOARD CEILINGS: ONE LAYER OF 5/8" GYPSUM BOARD ON A SUSPENDED DRYWALL GRID SYSTEM, LEVEL 4 FINISH, PAINTED P-3.
5. LIGHT FIXTURES, EXIT SIGNS AND SENSORS ARE SHOWN FOR COORDINATION. SEE LIGHTING PLAN E1.1 FOR TYPES AND CIRCUITS.
6. LAY-IN DIFFUSERS AND RETURN GRILLES BY THE MECHANICAL CONTRACTOR. COORDINATE LOCATIONS IN THE GRID.
7. THE FURRED COLUMNS EXTEND 6" ABOVE THE CEILING. CUT AND FIT TILES AROUND THEM.

EASY TAKEOFFS

SAMPLE PLAN SET

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PROJECT

SAMPLE OFFICE, SUITE 200

TENANT IMPROVEMENT

PROJECT NO. ET-2026-01

REVISIONS

DATE	10/30/2026
SCALE	1/4" = 1'-0"
DRAWN BY	ET
SHEET SIZE	ARCH D, 24" x 36"

SHEET TITLE

REFLECTED CEILING PLAN

SHEET

A2.1

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