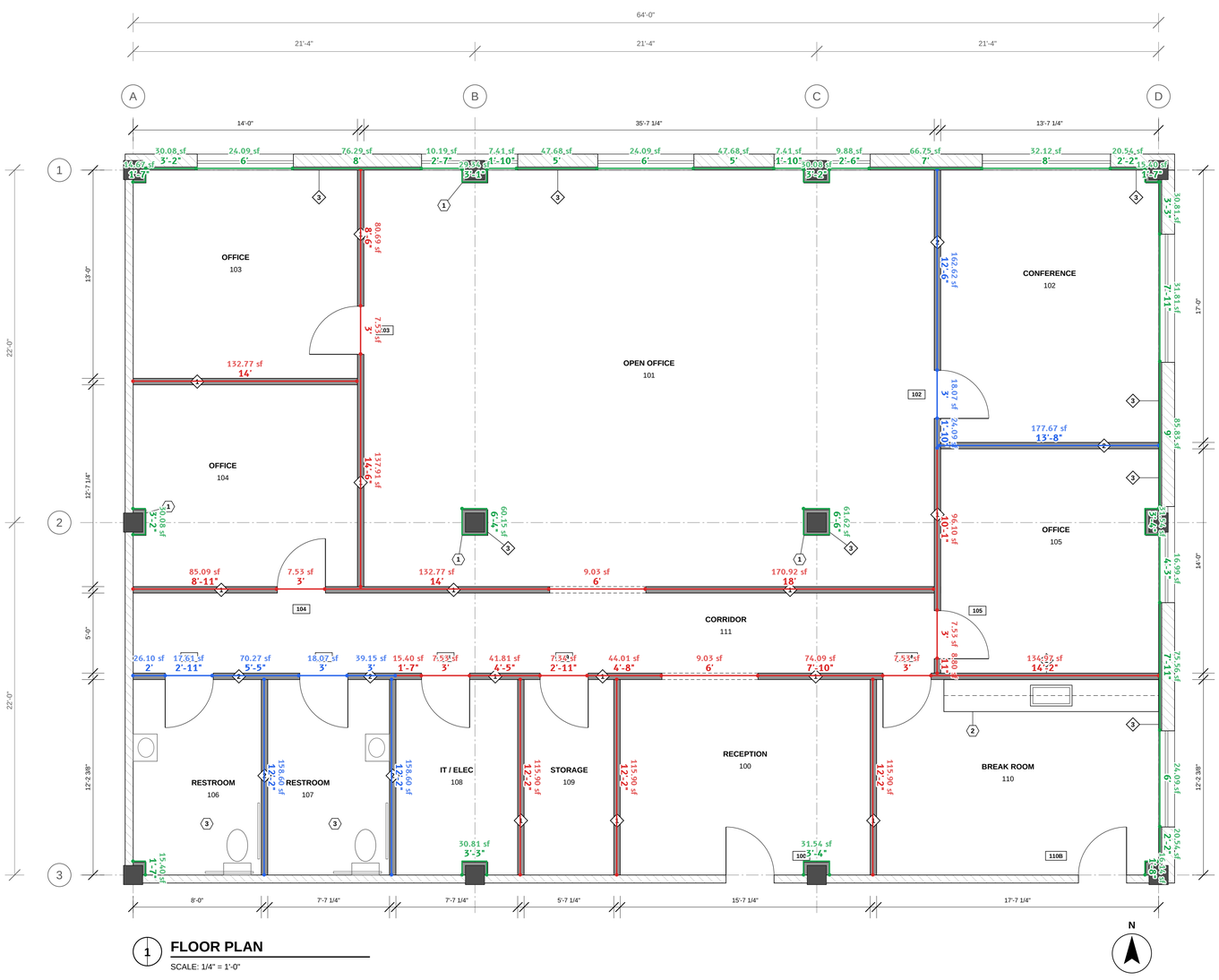


1 **FLOOR PLAN**

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

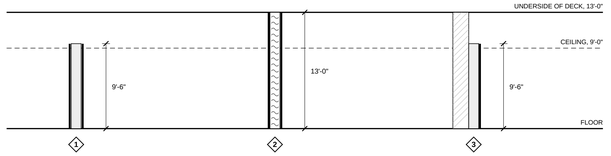
LEGEND

- 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

(c) 2026 Easy Takeoffs. Free to use for practice.

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

**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

REFLECTED CEILING PLAN

SHEET

A2.1

(c) 2026 Easy Takeoffs. Free to use for practice.

Takeoff Summary

Generated Oct 30, 2026

Group Totals

Group	Totals
Drywall / Type 1 partitions	188'-3" · wall 1566.09 sf
Drywall / Type 2 partitions	71'-10" · wall 870.84 sf
Drywall / Type 3 furring and column wraps	138'-5" · wall 1056.62 sf
Drywall / GWB ceilings	188.72 sf
Drywall / ACT-1 ceilings	2508.61 sf

Materials

Drywall / Type 1 partitions

Metal Stud Partition

Material	Quantity	Waste	Unit
Metal Studs	188	5%	EA
Top Track	208	10%	LF
Bottom Track	208	10%	LF
Framing Screws	828	10%	EA
Drywall Screws	3446	10%	EA
Drywall Sheets	87	10%	sheets
Joint Compound	36	10%	boxes
Paper Tape	10	5%	rolls

Drywall / Type 2 partitions

Metal Stud Partition

Material	Quantity	Waste	Unit
Metal Studs	77	5%	EA
Top Track	79	10%	LF
Bottom Track	79	10%	LF
Framing Screws	339	10%	EA
Drywall Screws	1916	10%	EA
Drywall Sheets	41	10%	sheets
Joint Compound	20	10%	boxes
Paper Tape	6	5%	rolls
Sound Batt Insulation	915	5%	SF

Drywall / Type 3 furring and column wraps

Metal Stud Partition

Material	Quantity	Waste	Unit
Metal Studs	160	5%	EA
Top Track	153	10%	LF
Bottom Track	153	10%	LF
Framing Screws	704	10%	EA
Drywall Screws	1163	10%	EA
Drywall Sheets	30	10%	sheets
Joint Compound	13	10%	boxes
Paper Tape	4	5%	rolls

Drywall / GWB ceilings

Drywall Ceiling

Material	Quantity	Waste	Unit
Drywall Sheets	6	10%	sheets
Joint Compound	3	10%	boxes
Paper Tape	2	5%	rolls
Drywall Screws	260	10%	EA

Drywall / ACT-1 ceilings

Acoustical Ceiling Grid

Material	Quantity	Waste	Unit
Ceiling Tiles	349	10%	EA
Main Tees (12 ft)	59	5%	EA
4-ft Cross Tees	333	5%	EA
Wall Angle (10 ft)	74	5%	EA
Hanger Wire	990	5%	LF