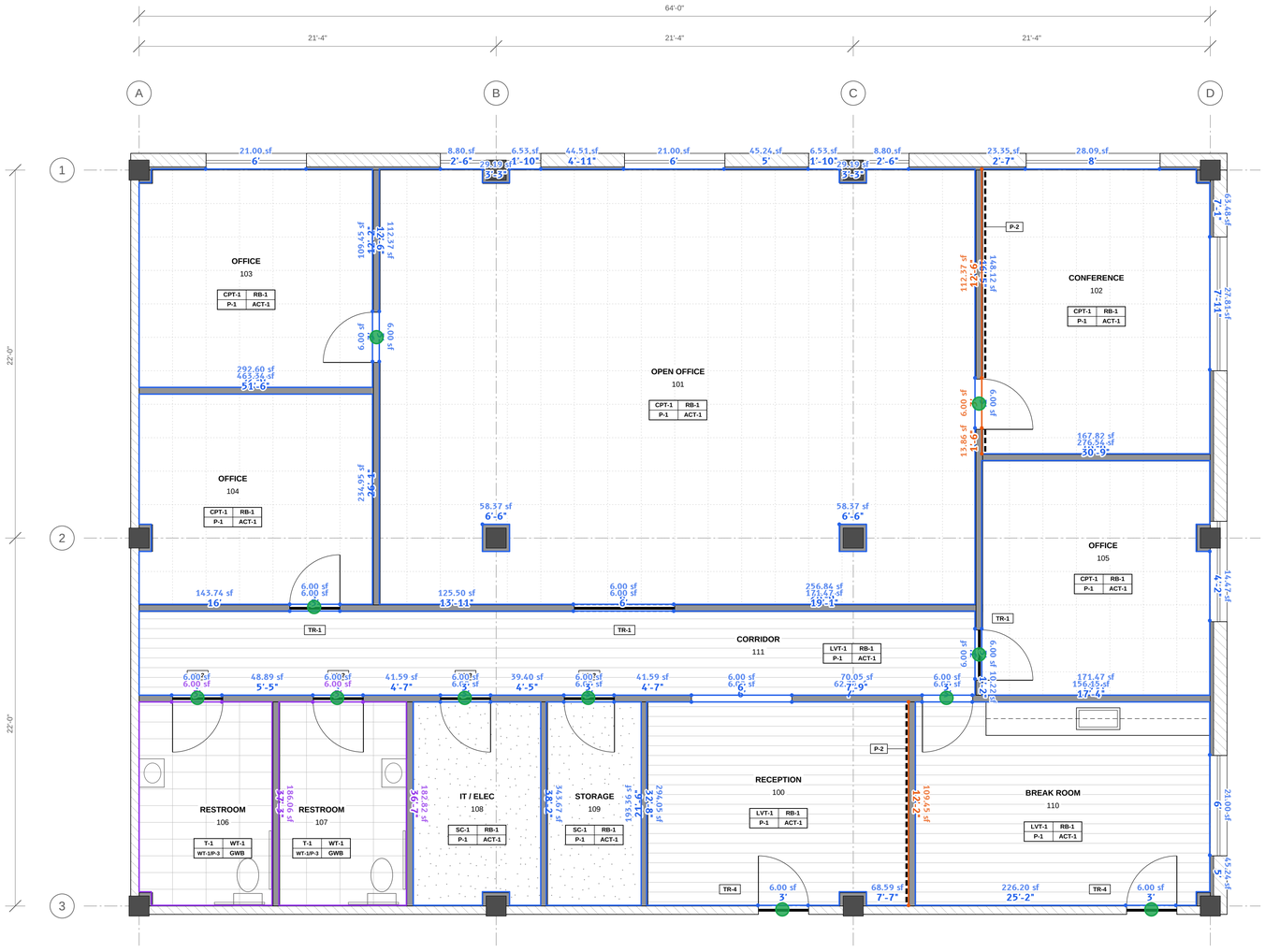

1 **FINISH PLAN**

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

N

LEGEND

FLOOR / WALLS: BASE / 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

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

FINISH PLAN

SHEET

A1.2

(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
Painting / P-1 field walls	640'-6" · wall 4957.67 sf
Painting / P-2 accent walls	29'-2" · wall 241.68 sf
Painting / P-3 restrooms	79'-9" · 188.71 sf · wall 380.88 sf
Painting / P-4 door frames	11 ea

Materials

Painting / P-1 field walls

Interior Paint

Material	Quantity	Waste	Unit
Paint	32	10%	gal
Primer	22	10%	gal
Drop Cloths	25	0%	EA
Roller Covers	26	0%	EA

Painting / P-2 accent walls

Interior Paint

Material	Quantity	Waste	Unit
Paint	3	10%	gal
Primer	2	10%	gal
Drop Cloths	2	0%	EA
Roller Covers	2	0%	EA

Painting / P-3 restrooms

Interior Paint

Material	Quantity	Waste	Unit
Paint	5	10%	gal
Primer	4	10%	gal
Painters Tape	2	0%	rolls
Drop Cloths	3	0%	EA
Roller Covers	4	0%	EA