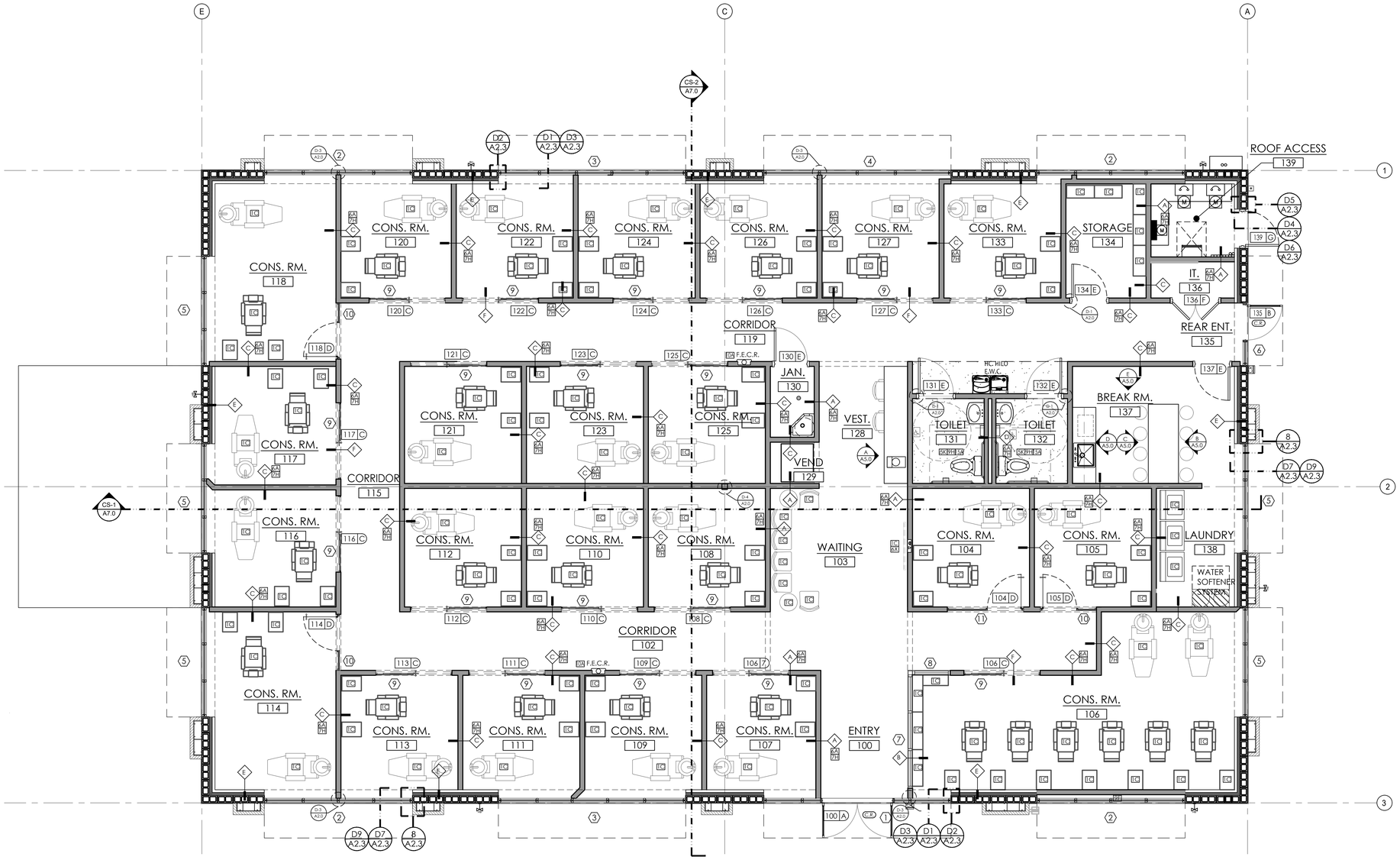


1/A2.0 FLOOR PLAN -BUILDING 1

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

NORTH

PLAN NOTES:

(BOXED NOTE NUMBERS ARE KEYED TO PLAN)

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK WITH THE BUILDING LANDLORD WITH REFERENCE TO ROOF WARRANTIES AND/OR THE PRESCRIBED REQUIREMENTS FOR NEW ROOF PENETRATIONS. IN NO CASE SHOULD CONTRACTOR DO ANYTHING TO VOID ROOF WARRANTIES. CONTRACTOR IS REQUIRED TO HAVE BUILDING LANDLORD'S ROOFING CONTRACTOR MAKE, SUPERVISE, OR APPROVE ALL NEW ROOF PENETRATIONS.

1A THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL MAKE REDLINE AS-BUILT NOTES ON THE DRAWINGS OF ALL DEVIATIONS FROM THE PLANS MADE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR SHALL SUBMIT REDLINE NOTES AND DRAWINGS TO THE ARCHITECT AT THE COMPLETION OF CONSTRUCTION. IF NO DEVIATIONS OR CHANGES HAVE BEEN MADE DURING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A LETTER TO THE ARCHITECT STATING THAT NO CHANGES WERE MADE.

1B SUBCONTRACTORS SHALL GIVE TO CONTRACTOR PRODUCT LITERATURE FOR INSTALLED EQUIPMENT AND PRODUCTS THAT REQUIRE MAINTENANCE OF ANY TYPE (INCLUDING RELAMP OF LIGHT FIXTURES) AND ANY MAINTENANCE INSTRUCTIONS OR WARRANTIES AND THE CONTRACTOR SHALL OBTAIN PHONE NUMBERS AND ADDRESSES OF CONTACTS FOR REPAIR/MAINTENANCE AND BIND ALL OF THIS INFORMATION IN AN 8 1/2 X 11 NOTEBOOK. THIS MANUAL SHALL ALSO INCLUDE A COMPLETE LISTING OF IDENTIFICATION FOR ALL FINISH MATERIALS INCLUDING CEILING TILE, FLOOR TILE AND CARPET, AND PLASTIC LAMINATE AND PAINT. CONTRACTOR SHALL DELIVER THIS PROJECT MAINTENANCE MANUAL TO OWNER AT COMPLETION OF PROJECT.

1C THIS IS EQUIPMENT OR FURNITURE, NOT CONSTRUCTION. SEE EQUIPMENT/MEP DRAWINGS FOR PREPARATION AND COORDINATION REQUIRED BY CONTRACTOR. ALL SUBCONTRACTORS SHALL CONTACT AND COORDINATE WITH EQUIPMENT SUPPLIER FOR LAYOUT TEMPLATES AND VERIFICATION/REVIEW OF ROUGH-INS.

3A POUR SLABS AND STOOPS FLUSH WITH FINISH FLOOR AT DOOR AND SLOPE AWAY FROM THE BUILDING AT A MAXIMUM SLOPE OF 1:50'

5K GRAB BARS @ HANDICAP TOILETS:
1 1/2" DIA., 1 1/2" CLEAR FROM WALL. 33"-36" ABOVE FINISHED FLOOR ANCHORED TO SUPPORT 250 LBS.
ONE 42" LONG AT SIDE OF TOILET.
ONE 36" LONG BEHIND TOILET.
(SEE TOILET ROOM DETAILS FOR PLACEMENT.)

6A TYPICAL INTERIOR NON-BEARING WALLS: 3 5/8" 20 GA MTL STUDS @ 16" O.C. WITH TOP AND BOTTOM RUNNER AND 5/8" GYP BOARD ON BOTH SIDES.

6B INTERIOR BEARING WALLS:
6" 20 GA MTL STUDS @ 16" O.C. WITH TOP AND BOTTOM RUNNERS AND 5/8" GYP BOARD ON BOTH SIDES. SEE WALL TYPE "D" DTLS & SCTNS.

6D CHASE WALLS: 3 5/8" METAL STUDS @ 24" O.C. WITH MOISTURE-RESISTANT 5/8" GYP. BOARD ON ONE SIDE.

6F PROVIDE 3 1/2" WIDE 12 GA. MTL BLOCKING STRIPS @ MOUNTING LOCATIONS OF BUILT-IN OR SURFACE-MOUNTED ACCESSORIES INCLUDING TOILET GRAB RAILS AND WALL MOUNTED LCD SCREENS. AT CABINETS, PROVIDE 1X6 FIRE-RETARDANT-TREATED WOOD BACKING. VERIFY SIZE AND LOCATION OF THIS BLOCKING WITH PRODUCT/EQUIPMENT/CABINET INSTALLATION RECOMMENDATIONS OR NEEDS.

6K ALL WOOD FRAMING SHALL BE KILN-DRIED AND HAVE A MINIMUM FIBER STRESS OF 1200 PSI.

6Q CEILING: SEE RCP AND SECTIONS AND DETAILS ON REFLECTED CEILING PLAN. DIMENSIONS AND ELEVATIONS SHOWN ON THESE SHEETS ARE FINISHED. ALL CEILING FRAMING TO BE @ 24" O.C. W/GYPSUM BOARD FINISH.

6R ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED OR HAVE AN APPROVED SEPARATING MATERIAL.

6X PROVIDE 3/4" FIRE RETARDANT PLYWOOD BLOCKING AT ALL WALL MOUNTED CABINETS AND WALL MOUNTED LCD SCREENS FOR MOUNTING.

7A SEALANT: APPLY SEALANT AT JOINING OF ALL DISSIMILAR MATERIALS EXPOSED TO WEATHER AND AT GAPS EXPOSED TO VIEW.

7B SEALANT: PROVIDE A FULL BED OF SEALANT AT WINDOW AND DOOR FRAMES (INCLUDING THRESHOLD) AND A CONTINUOUS BEAD AT PERIMETER OF EXTERIOR AND INTERIOR WINDOWS AND DOORS.

7H SOUND BATT INSULATION IN INTERIOR WALLS AS INDICATED. SEE WALL LEGEND, THIS SHEET, AND WALL TYPES, SHEET A0.4 AND A0.5

7P ROOF PENETRATIONS: AT ALL ROOF PENETRATIONS, THE CONTRACTOR SHALL PROVIDE AND INSTALL FLASHING BOOT COMPATIBLE WITH THE ROOFING MATERIAL, AND INSTALLED AS PER ROOFING MFR'S SPECS.

8A ALL GLASS IN DOORS OR SIDELIGHTS SHALL BE TEMPERED AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023, SECTION 2406, SAFETY GLAZING. GLASS IN RATED DOORS SHALL COMPLY W/RATING OF DOOR.

8B ALL DOOR HARDWARE SHALL MEET CURRENT ADA AND FLORIDA ACCESSIBILITY CODES.

9B 1/2" GYP BOARD MAY BE USED ON SIDES AND BOTTOM OF DROPPED SOFFITS UNLESS NOTED OTHERWISE.

9C AT ALL CHANGES IN FLOOR MATERIAL, PROVIDE APPROPRIATE ADA-COMPLIANT TRANSITION STRIP. IF AT DOOR, LOCATE DIRECTLY UNDER DOOR.

9E WHEN NOT INDICATED ON PLANS, VERIFY COLOR AND PATTERN SELECTIONS WITH OWNER.

9F PROVIDE BLACK OUT WINDOW FILM, AT EXISTING WINDOW GLAZING LOCATION.

9K FILL IN DRYWALL AT DEMOLISHED WALL LOCATIONS. TAPE AND FINISH NEW DRYWALL TO BE FLUSH WITH ADJACENT REMAINING WALL.

9N ALL TOILETS: USE $\frac{5}{8}$" MOISTURE RESISTANT GYPSUM BOARD ON BATHROOM SIDE OF ALL WALLS BEHIND A TOILET AND/OR LAVATORY.

9Q ALL NEW CARPET & WALLPAPER SHALL BE ANTIMICROBIAL TREATED FROM THE FACTORY.

9Y LEAVE $\frac{1}{2}$" GAP BETWEEN FINISH FLOOR AND BOTTOM EDGE OF GYPSUM BOARD.

9Z PREPARE ALL WALLS FOR PAINT, TO A GA 216 LEVEL 4 DRYWALL FINISH.

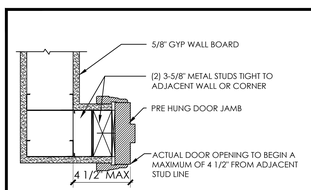
10A PROVIDE AND INSTALL TYPE 2A10 BC FIRE EXTINGUISHER (S) WHERE SHOWN ON PLAN. THE TOP OF FIRE EXTINGUISHER SHALL NOT BE MORE THAN 5 FT. ABOVE THE FLOOR (3 1/2 FT. IF FIRE EXTINGUISHER'S GROSS WEIGHT IS MORE THAN 40 LBS) AND BOTTOM NOT LESS THAN 4 INCHES ABOVE THE FLOOR.

10B RAISED/BRAILLED CHARACTERS & PRACTICAL SYMBOL SIGNS
LETTERS AND NUMERALS SHALL BE RAISED 1/32 IN. UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE, AND SHALL BE ACCOMPLISHED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8 IN (16 MM) HIGH, BUT NO HIGHER THAN 2 IN (50 MM). PICTOGRAMS SHALL BE ACCOMPLISHED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 IN (152 MM) MINIMUM IN HEIGHT. ALL SIGNAGE SPECIFIED AND INSTALLED BY CLIENT.

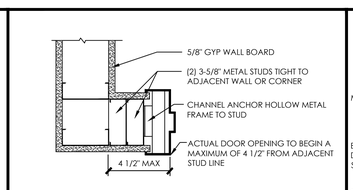
MOUNTING LOCATIONS AND HEIGHT
SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE TOILET RM DOORS. MOUNTING HEIGHT SHALL BE 60 IN. (1525 MM) ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. (IF LATCHSIDE UNAVAILABLE USE NEAREST ADJACENT WALL FOR SIGN)

11A CABINETS AND CASE WORK: SEE ALL DRAWINGS FOR CABINET SIZES, FINISHES, HARDWARE AND MATERIALS SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

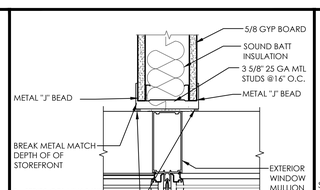
11C TELCOM CLOSET: PROVIDE AND MOUNT (1) SHEET OF 4' X 8' X 1/2" FIRE-RETARDANT TREATED BC PLYWOOD WITH TOP AT 6'-0" AFF. VERIFY PLACEMENT AND SIZE WITH CLIENT'S TELCOM DEPT.



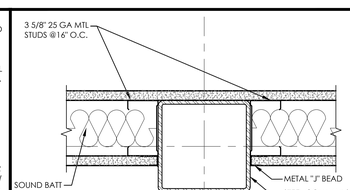
D-1 A2.0 DOOR FRAMING DETAIL - TYPICAL
HINGE SIDE @ DOORS SHOWN IN CORNER OF ROOM
SCALE: N.T.S.



D-2 A2.0 DOOR FRAMING DETAIL - TYPICAL
HINGE SIDE @ DOORS SHOWN IN CORNER OF ROOM
SCALE: N.T.S.



D-3 A2.0 FRAMING DETAIL - AT EXT. WINDOW
SCALE: N.T.S.



D-4 A2.0 FRAMING DETAIL - AT STEEL COLUMN
SCALE: N.T.S.

FLOOR PLAN SYMBOLS

#	ROOM NUMBER	A / A2.0	SECTION
A	WINDOW TYPE*	A	DETAIL
#1	DOOR SYMBOL- SEE DOOR SCHEDULE *		FINISHED CLEARANCE
D.C.	DOOR CONTACT		MINIMUM DIMENSION
C.R.	CARD READER		VERIFY DIMENSION
#C.O.	CASED OPENING*		RADIUS OF CLEARANCE
A / A1	WALL TYPE - SEE WALL LEGEND & SHEET A0.5	AL	ALIGNMENT LINE
	ITEM ABOVE OR FURNITURE/EQUIPMENT N.I.C.	C	CENTERLINE
	ITEM BELOW	POB	POINT OF BEGINNING FOR LAYOUT
	INTERIOR & CABINET ELEVATIONS		

MAY BE COMBINED

CAMPBELL + VAN DUSEN
ARCHITECTURE INTERIOR DESIGN
www.CVDstudio.com
CAMPBELL + VAN DUSEN Design Studio, LLC.
255 South Orange Avenue Suite #1240
Orlando, Florida 32801
Phone: 407.930.6016
FL. Lic. No. AA26003339

ARCHITECT OF RECORD
FRANK W. CAMPBELL AIA
FL LIC NO. AR0016053

COPY OF THIS PLAN IS NOT VALID UNLESS SIGNED, SEALED AND DATED BY THE ARCHITECT OF RECORD.
SEAL

COPY OF THIS PLAN IS NOT VALID UNLESS SIGNED, SEALED AND DATED BY THE ENGINEER OF RECORD.
CONSULTANT SEAL

PROJECT DESCRIPTION:
A NEW OFFICE BUILDING FOR PROVIDENCE ONE PARTNERS
BUILDING - 01
1145 BUSINESS CENTER DRIVE
HEATHROW, FLORIDA. 32746

ISSUE FOR
CONSTRUCTION

ISSUE DATE
10.21.2025

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT TEAM:
PRINCIPAL IN CHARGE
F. CAMPBELL
PROJECT MANAGER
B. BUCKLEY

CLIENT NAME
Provedence One Partners

PROJECT NUMBER
24-0919-01

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A2.0