

**FINISH LEGEND**

LABEL	DESCRIPTION	MANUFACTURER	SPECIFICATION/DESCRIPTION	NOTES
F-1	CERAMIC TILE	DALTILE	FOREST PARK - 9" x 36" FLOOR FP94; WHITE OAK	1/8" MAX. GROUT JOINT; GROUT TO BE G-1. INSTALL IN RUNNING BOND PATTERN
F-2	CERAMIC TILE	DALTILE	P124 JET BLACK, UNPOLISHED, 12" x 24"	1/8" MAX. GROUT JOINT; GROUT TO BE G-2. INSTALL IN RUNNING BOND PATTERN
F-3	VCT	ARMSTRONG	12" x 12" TILES; #51904 STERLING	--
GL-1	GLASS	--	5/8" CLEAR TEMPERED STOREFRONT GLASS	BUTT JOINTS WITH POLISHED EDGES
GL-2	GLASS	--	1/2" CLEAR TEMPERED GLASS	BUTT JOINTS WITH POLISHED EDGES
G-1	GROUT	LATICRETE	90 LIGHT PEWTER	PORCELAIN TILE GROUT TO BE INSTALLED PER MANUF'S INSTRUCTIONS.
G-2	GROUT	LATICRETE	22 MIDNIGHT BLACK	PORCELAIN TILE GROUT TO BE INSTALLED PER MANUF'S INSTRUCTIONS.
MT-1	ALUMINUM BRAKE METAL	--	BLACK HIGH GLOSS	TO MATCH BENJAMIN MOORE BLACK 2132-10 SEMI-GLOSS
MT-2	STAINLESS STEEL BRAKE METAL	--	BLACK HIGH GLOSS	TO MATCH BENJAMIN MOORE BLACK 2132-10 SEMI-GLOSS; STOREFRONT BASE
P-1	PAINT	BENJAMIN MOORE	OC-152 SUPER WHITE; FLAT	--
P-2	PAINT	BENJAMIN MOORE	OC-152 SUPER WHITE; SEMI-GLOSS	--
P-3	PAINT	BENJAMIN MOORE	OC-152 SUPER WHITE; EGGHELL	--
P-4	PAINT	BENJAMIN MOORE	OC-152 SUPER WHITE; ULTRA SPEC SCUFF-X SATIN (486)	--
P-5	PAINT	BENJAMIN MOORE	BLACK 2132-10 SEMI-GLOSS	EXTEND WALL COVERING FROM FLOOR TO CEILING AND WRAP AT ALL RETURN, REFERENCE TO NOTE #10
WC-2	WALL COVERING	SIGN VENDOR	CUSTOM WALL COVERING GRAPHIC	4" HIGH PANELS TOILET ROOM, WORKING FLOOR, STAIN, AND SINK
WP-2	FIBERGLASS REINFORCED PANELS	MARLITE	WHITE; P-100	--
WB-1	WALL BASE	--	4" x 0.75" MDF; G.C. PAINT P-2	--
WB-2	WALL BASE	JOHNSONITE	4" HIGH VAPOR BARRIER VINYL WALL BASE	BACK OF HOUSE WALL BASE

1 NOTE: ALL FLOOR TRANSITIONS TO BE FLUSH AND LEVEL / NO REDUCERS, SADDLES, ETC.

**Finish Plan Comments:**

\*Tenant shall provide a finish sample board or similar to the Landlord for approval.

\*All flooring transitions must be smooth and flush. The use of plastic, vinyl, or rubber transitions strips is strictly prohibited. Tenants must utilize a hard surface transition.

\*Tenant is required to install a waterproof membrane in all wet areas (Restrooms, Kitchens, food services, etc...) of the space. Tenant shall use a 30 mil polyethylene cleavage membrane (equal to Nobleseal TS) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 6" or equal to the height of the floor base.

\*No rubber or vinyl base is permitted in the sales area of the premises.

\*Slab requirements:

**Slab on grade:** Tenant's General Contractor shall advise the Operation Team prior to any slab modifications or removal. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

**Elevated Slabs:** Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineer certified in the local jurisdiction. All penetrations shall be **CORE BORED ONLY**. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sieved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.



**FINISH NOTES**

- ALL INTERIOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. THE GC SHALL PROVIDE A FIRE RISK ASSESSMENT AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS TO THE BUILDING DEPARTMENT AS REQUIRED.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 

	WALLS & CEILINGS
MALL SIDE	
A. CLASS 'B' FLAME SPREAD INDEX	26 TO 75 MAX
B. SMOKE DENSITY RATING	300 MAX
TENANT SIDE	
A. CLASS 'C' FLAME SPREAD INDEX	76 TO 200 MAX
B. SMOKE DENSITY RATING	450 MAX
- ALL WOOD MUST BE CLASS 'A' FIRE RATED NON-COMBUSTIBLE MATERIAL AND ALL WOOD FIXTURE MUST BE CLASS 'A' STAMPED OR FURNISH MANUFACTURER'S CERTIFICATION.
- ALL MATERIALS INSTALLED SHALL BE A MINIMUM OF CLASS II, EXCEPT ALL MATERIALS INSTALLED ON THE STOREFRONT SHALL BE A MINIMUM OF CLASS I. MATERIALS NOT MEETING THE CLASS MINIMUMS, SHALL BE COVERED WITH A COATING OF NOT LESS THAN 1/28" THICK THAT IS FIRE RATED FOR THE REQUIRED CLASSIFICATION.
- AFTER INSTALLATION OF ALL FIXTURES, GC TO TOUCH UP ANY SURFACES THAT MAY BE DAMAGED.
- WITHIN THREE (3) DAYS OF THE COMPLETION OF DEMOLITION, GC IS RESPONSIBLE FOR TESTING THE CONCRETE SLAB FOR MOISTURE CONTENT USING WAGNER RELATIVE HUMIDITY RAPID RH TESTING KIT. GC TO CONTACT PRODUCT MANUFACTURER PRIOR TO BIDDING FOR TESTING. EXISTING CONDITIONS RECOMMENDATIONS AND COMPLETE APPLICATION INSTRUCTIONS. GC MUST PROVIDE ADD ALTERNATE BID ON BID FORM. SEE MOISTURE BARRIER CHART ON FLOOR FINISH PLAN SHEET FOR TESTING REQUIREMENTS & PRODUCT SPECIFICATIONS.
- AFTER REQUIRED MOISTURE AND RELATIVE HUMIDITY TEST RESULTS ARE RECEIVED, GC IS RESPONSIBLE FOR PROVIDING A LEVEL CONCRETE SLAB PRIOR TO FLOOR INSTALLATION. GC MUST FOLLOW MANUFACTURER RECOMMENDATIONS AND INSTRUCTIONS FOR SUITABLE SUBSTRATES, FLOOR PREPARATION, AND APPLICATION. GC TO PROVIDE BID ON BID FORM FOR THE FOLLOWING:
  - FOR MINOR SURFACE CONCRETE DEFECTS, PATCHING, SMOOTHING, AND FEATHERING; RECOMMENDED PRODUCTS INCLUDE:
    - \*ARDEX - FEATHER FINISH: SELF-DRYING, CEMENT-BASED FINISHING UNDERLAYMENT
    - \*MAPEI - PLANIPREP FF: PREMIUM SKIMCOATING AND PATCHING COMPOUND
    - \*MAPEI - PLANIPATCH: FAST-SETTING, POLYMER-MODIFIED, CEMENT-BASED PATCHING COMPOUND
  - FOR MAJOR CONCRETE DEFECTS AND SELF-LEVELING REPAIR; RECOMMENDED PRODUCTS INCLUDE:
    - \*ARDEX - K-15: SELF-LEVELING SUB-FLOOR SMOOTHING COMPOUND
    - \*MAPEI - PLANIPATCH PLUS SYSTEM: AN EMBOSSED LEVELER
    - \*MAPEI - ULTRAPLAN I PLUS: HIGH-PERFORMANCE, QUICK-SETTING, SELF-LEVELING UNDERLAYMENT
- G.C. SHALL TRIM BRAKE METAL AND SCRIBE BASE WHERE REQUIRED ON SITE. VERIFY IN FIELD.
- ALL FINISHES TO BE INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- FOR ALL WALLS TO RECEIVE BOTH PAINT AND CUSTOM WALL COVERING GRAPHIC, G.C. TO FINISH, TAPE, SPACKLE, SAND AND PRIME AREAS TO BE PAINTED AND ENSURE A LEVEL 5 FINISH. G.C. TO USE ACRYLIC OR ENAMEL BASED PAINT NOT LATEX. ALLOW PAINT TO OFF-GAS FOR A MINIMUM OF 48 HOURS PRIOR TO WALL COVERING INSTALLATION. SIGN VENDOR TO APPLY GARZO SURFACE SEALER AND INSTALL WALL COVERING.
- ONCE A LEVEL 5 DRYWALL FINISH IS ACHIEVED, THE G.C. SHALL USE A PAINTING METHOD TO ENSURE THE SMOOTHEST APPLICATION POSSIBLE. THE USE OF TEXTURED ROLLERS OR SPRAY WILL NOT BE ACCEPTED.

**MOISTURE BARRIER CHART**

G.C. SHALL PERFORM RELATIVE HUMIDITY TEST USING WAGNER RELATIVE HUMIDITY RH TESTING PROBE. G.C. SHALL FOLLOW WRITTEN SPECIFICATIONS PROVIDED BY MANUFACTURER. USE THE BELOW INFORMATION AS A GUIDELINE FOR PRODUCT SPECIFICATION.

MOISTURE LEVEL	MOISTURE BARRIER SPECIFICATION
80% & BELOW	NO MOISTURE BARRIER
81% - 89%	ApacEncapsel 2 COAT SYSTEM
90% +	ARDEX MC RAPID MOISTURE CONTROL SYSTEM

NO.	DATE	DESCRIPTION
1	09/05/2018	PERMIT/BID SET

DATE:	08/20/2018
DRAWN BY:	STAFF
PROJECT NO.:	18125
FILE NAME:	18125 Morphie - The Florida Mall.dwg

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