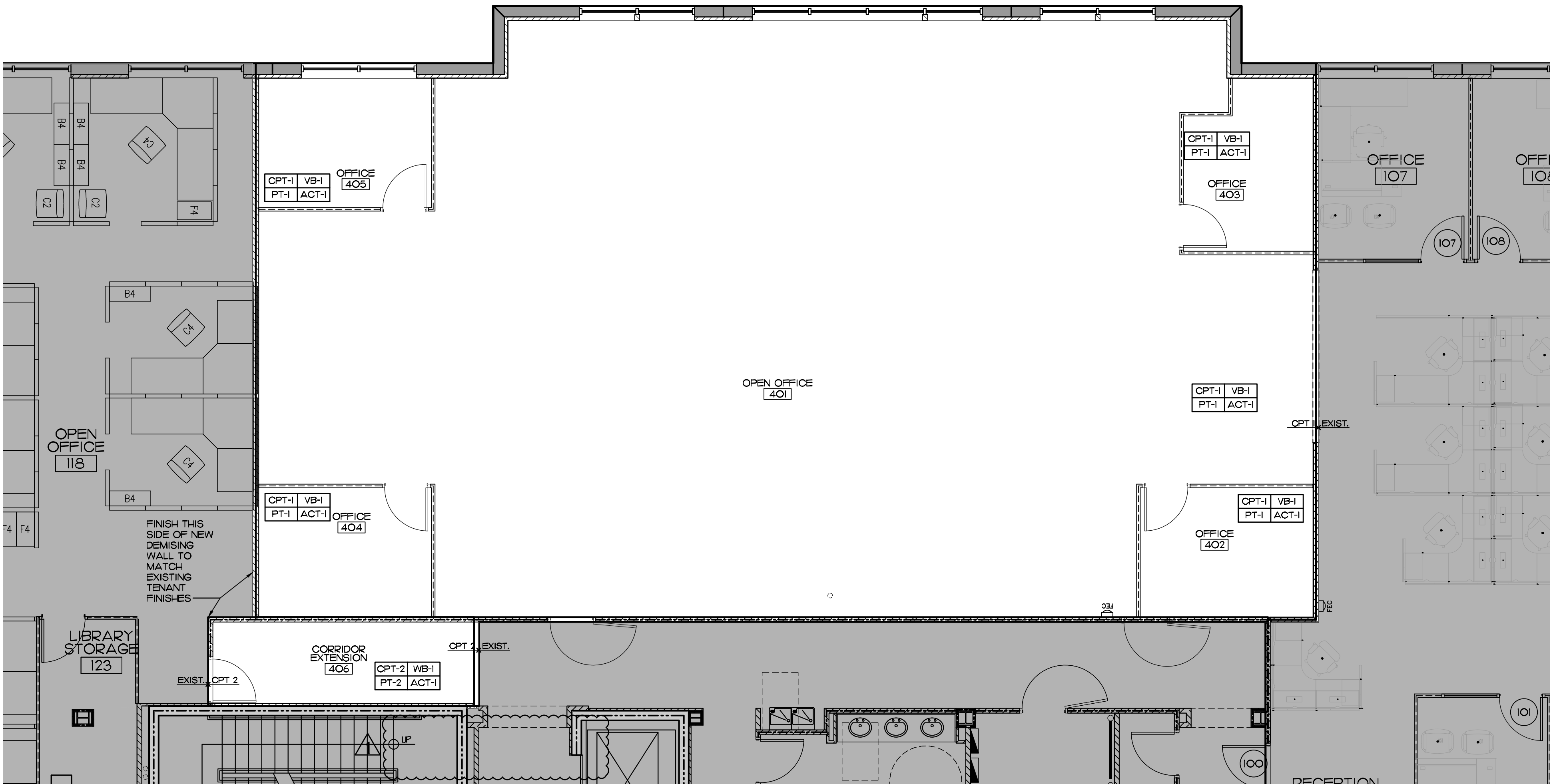


P:\13\STANLEY-ENCORE SUB LEASE @ ECOPLEX-1319A\NOV-FP.DWG, 1/10/2014 4:57:32 PM, 1:1



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

FLOOR FINISH SPECIFICATIONS

GENERAL NOTE:

- GLIDDEN, SPINA, AND PARTNERS, IS TO QUALIFY GENERAL CONTRACTORS AND SUBCONTRACTORS FOR WALL COVERINGS, CARPET, TILE FINISHES AND STONE FINISHES.
- ALL INTERIOR FINISHES OF FLOORS, WALLS AND CEILING SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES FOR BUILDING CONSTRUCTION TYPE AND OCCUPANCY.

FLOOR:

- CONTRACTOR SHALL PREPARE CONCRETE SLAB AND RAISED FLOOR TO ACCEPT FLOOR FINISHES AS PER FINISH SCHEDULE. AT MATERIAL TRANSITIONS, CONTRACTOR TO PROVIDE LEVELING TO EXTEND 2' TO CREATE A GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN 1/4".
- FINISH TO BE LEVEL WITHIN 1/4" IN 10' UNLESS OTHERWISE APPROVED IN NON-CIRCULATION AREAS.
- CONTRACTOR TO PROVIDE SLAB FLASHING AT TRANSITIONS BETWEEN STONE, TILE AND CARPET WITH 1/8" PER FOOT MAX. SLOPE.
- ALL FLOORING FINISHES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.

CARPET:

- CONTRACTOR SHALL TOUCH UP WOOD BASE, DOORS, AND CASING AFTER CARPET IS INSTALLED.
- AT MATERIAL TRANSITIONS, SUBCONTRACTOR TO PROVIDE FLOOR LEVELING TO EXTEND 2' TO CREATE A GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN 1/4".
- SUBCONTRACTOR SHALL PROVIDE SEAMING DIAGRAM TO DESIGNER FOR APPROVAL AND CONFIRM PATTERN DIRECTION WITH INTERIOR DESIGNER.
- POST CARPET INSTALLATION, NO PLASTIC PROTECTION SHALL BE USED.
- CARPET (CPT-1) 1/4 TURN INSTALL - MANUFACTURER SHAW - STYLE SHADOW PLAY TILE #59356 - COLOR COCONUT #56111

- GREEN LABEL PLUS, CARPET IS RECLAIMABLE AND IS RECLAIMED, NO PVC BACKING.
- CARPET ADHESIVE - SHALL NOT EXCEED THE VOC CONTENT LIMITS OF ADHESIVES, SEALANTS AND SEALANT PRIMERS SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #168 REQUIREMENTS IN EFFECT ON JULY 1, 2005 AND RULE AMENDMENT DATED JANUARY 7, 2005.

BASE:

- ALL WOOD SHALL BE FINISHED BY A QUALITY AWI WORKSHOP
- ALL MILLWORK SHALL BE FACTORY FINISH
- FINISH SAMPLE SHALL BE SUBMITTED TO INTERIOR DESIGNER FOR APPROVAL PRIOR TO FABRICATION
- MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR
- BASE/TRIM SHALL BE TOUCHED UP AFTER CARPET IS INSTALLED.
- RUBBER STRAIGHT BASE - 4" HIGH X 1/8" CONTINUOUS STRAIGHT BASE, WITH PRE-FORMED FACTORY CORNERS. MEETS GREEN LABEL PLUS
- VB-1: 4" MATCH EXISTING (COVE BASE, ROLL TYPE) BY BURKE MERCER

WALLS:

- GYPSUM BOARD - SMOOTH, SLICK FINISH READY TO RECEIVE PAINT, OR SMOOTH FINISH READY TO RECEIVE WALLCOVERING, BY GENERAL CONTRACTOR. SUPPLIER NATIONAL GYPSUM, SOURCE FROM APOLLO BEACH PLANT, 100% RECYCLED CONTENT, EXTRACTED AND MANUFACTURED WITHIN 100 MILES.
- TENANT DEMISING WALL - 3 5/8" METAL STUDS WITH 5/8" TYPE 'X' GYPSUM WALL BOARD EACH SIDE (PER CODE). GYPSUM DOES NOT EXCEED VOC LIMIT 50.
- INTERIOR WALLS - (BY OWNER) SUPPLIED AND INSTALLED BY HAWORTH ARCHITECTURAL INTERIORS, "LIFESPACE WALLS" WC-1 ON ALL INTERIOR WALLS.
- CEILING HEIGHT: 10'

PAINT:

- INTERIOR PAINT - (2) TWO COATS OF LOW-VOC PAINT OVER (1) COAT PRIMER - SEE SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
- PRIMER AND TOP COATS SHALL MEET THE FOLLOWING STANDARDS: "TOP COAT PAINTS GREEN SEAL STANDARDS GS-II, PAINTS," FIRST EDITION, MAY 20, 1993 AND SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #113, ARCHITECTURAL COATINGS, RULES IN EFFECT ON JANUARY 1, 2004.
- DOES NOT EXCEED VOC LIMIT OF 50 AND PRIMER DOES NOT EXCEED VOC LIMIT 200.
- PAIN COLOR: PT-1: SHERWIN WILLIAMS, SW6084, MODEST WHITE

CEILING:

ACOUSTICAL CEILING - ACT-1

- CONTRACTOR TO LAYOUT CEILING GRID AS SHOWN ON PLAN.
- CEILING HEIGHT - A MINIMUM OF 10' ABOVE FINISH FLOOR.
- ACOUSTICAL CEILING SYSTEM - ARMSTRONG, HIGH RECYCLED CONTENT CIRRLUS #589-IRC, COLOR: WHITE, 2' X 2' BEVELED REGULAR CEILING TILES, NRC.70, LR86, 87% RECYCLED CONTENT, 79% POST INDUSTRIAL, 8% POST CONSUMER, INSTALLED ON SUPRAFINE XL 9/16" GRID, COLOR: WHITE, RECLAMATION AND RECYCLABLE.

COVER PLATES

- COLOR: IVORY

FINISH TAG LEGEND

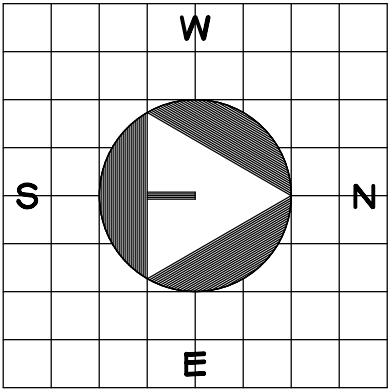
FLOOR FINISH: XX-X XX-X
WALL FINISH: XX-X XX-X
BASE FINISH: XX-X
CEILING FINISH: XX-X

XX-X XX-X - INDICATES FLOOR MATERIAL TRANSITION

| WALL LEGEND | |
|-------------|---|
| 1 | EXISTING TILT WALL W/ NEW 5/8" TYPE 'X' GYP. BOARD OVER 1-5/8" METAL STUDS AT 16" O.C. PARTITION TO 6" ABOVE FINISH CLG. SEE #12/A3.0 - GC SHALL MEASURE EXISTING FIELD CONDITIONS AND NOTIFY ARCH/OOWNER OF DISCREPANCIES THAT RESULT FROM EXISTING BLOCK OR CONCRETE WALLS THAT ARE OUT OF PLUMB OR THICKER THEN WHAT HAS BEEN ASSUMED IN THESE DOCUMENTS |
| 2 | NEW DEMOUNTABLE PARTITION |
| 3 | EXISTING 1-HR RATED DEMISING WALL G.C. SHALL CHECK ALL EXISTING RATED WALLS TO MAKE SURE THAT THE REQUIRED WARNING SIGNAGE IS PAINTED ABOVE CEILINGS. IF NOT THE CONTRACTOR SHALL PAINT ABOVE THE CEILING TO BE VISIBLE FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS |
| 4 | NEW 1-HR RATED DEMISING WALL G.C. SHALL CHECK ALL EXISTING RATED WALLS TO MAKE SURE THAT THE REQUIRED WARNING SIGNAGE IS PAINTED ABOVE CEILINGS. IF NOT THE CONTRACTOR SHALL PAINT ABOVE THE CEILING TO BE VISIBLE FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS |
| FEC | FIRE EXTINGUISHER CABINET - SEE DETAIL #19/A3.0 |
| ⊗ | CEILING MOUNTED EXIT LIGHTS AS REQ'D - SEE ELECTRICAL DRAWINGS |

FINISH FLOOR PLAN

SCALE: 1/8" = 1'-0"

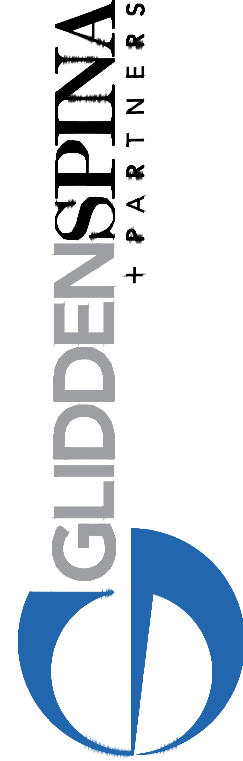


Tenant Improvements For:
NOVATIONS
Suite 410
1641 Worthington Road
West Palm Beach, Florida

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A-1.2



Architecture • Interior Design
John Glidden • AR059 • Keith M. Spina • AR1349

1401 FORUM WAY, SUITE #100
WEST PALM BEACH, FLORIDA 33401
561.684.6844 • Fax 561.684.5594
gliddenspina.com
FL Lic. # A26202299