



**KEYNOTES - FINISH**

F1 CARPET TILE TO RESILIENT TILE FLOORING TRANSITION. REFER TO DETAILS.  
 F2 CARPET TO PORCELAIN TILE FLOORING TRANSITION. REFER TO DETAILS.  
 F3 EXISTING FLOORING TO REMAIN. PATCH, REPAIR, AND REFINISH AS REQUIRED FOR A UNIFORM APPEARANCE.  
 F6 PROVIDE TRANSITION STRIP TR22 AT WALL TILE EDGE.  
 F7 REFINISH EXISTING HANDRAILS AND GUARD RAILS. CONTRACTOR TO CLEAN, SAND, PATCH, PRIME, AND PAINT PT02 FOR NEW FINISH.  
 F9 STAIRS TO BE REFINISHED AND PAINTED PT02.

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**GENERAL NOTES - FINISH**

- SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
- FLAME-SPREAD RATING FOR ALL INTERIOR FINISHES IS TO BE THE CLASS REQUIRED FOR THE PARTICULAR APPLICATION AS OUTLINED IN 2010 IBC TABLE 803.13. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED INDICES: CLASS A = FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-45; CLASS B = FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 46-200; CLASS C = FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 201-450.
- FOR CONSTRUCTION TYPE I AND II, COMBUSTIBLE MATERIALS ARE ALLOWED UNDER 2018 IBC SECTION 603.1.
- GENERAL CONTRACTOR TO PREPARE EXISTING CONCRETE SLAB AS REQUIRED BY ALL MATERIAL MANUFACTURERS RESPECTIVE WARRANTIES TO RECEIVE ALL NEW SPECIFIED FLOOR FINISHES.
- PATCH ALL OPENINGS THAT REMAIN IN ALL PARTITIONS FROM EITHER DEMOLITION OR CURRENT SCOPE OF WORK TO MATCH ADJOINING SURFACE FINISH.
- GENERAL CONTRACTOR TO REPAIR ANY DAMAGE & PREPARE EXISTING PARTITIONS AS REQUIRED TO RECEIVE NEW SPECIFIED FINISHES.
- AFTER REMOVAL OF EXISTING BASE, CONTRACTOR TO PREPARE EXISTING WALLS AS REQUIRED TO RECEIVE NEW SPECIFIED FINISHES.
- ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS AND SPECIFICATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE MANUFACTURERS' REQUIREMENTS FOR THE APPLICATION OF EACH FINISH. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE MANUFACTURERS' REQUIREMENTS AND THE CONSTRUCTION DOCUMENT REQUIREMENTS PRIOR TO BID SUBMISSION.
- FOR FINISH DESCRIPTIONS AND SPECIFICATIONS REFER TO THE FINISH SCHEDULE.
- ALL PARTITIONS, NEW AND EXISTING, ARE TO RECEIVE BASE RB01 THROUGHOUT UNLESS NOTED OTHERWISE.
- ALL NEW AND EXISTING PARTITIONS ARE TO HAVE FRESH PT01 UNLESS NOTED OTHERWISE.
- ALL DOORS NEW, EXISTING, & RELOCATED ARE TO BE REFINISHED AND TOUCHED UP AS NEEDED. ALL EXISTING AND REUSED DOORS TO BE PATCHED, FILLED, AND SANDED TO LIKE-NEW CONDITION. ALL EXISTING VENEER DOORS TO BE REFINISHED TO LIKE-NEW CONDITION.
- ALL REUSED DOOR FRAMES AND HARDWARE TO BE CLEANED AND REPAIRED TO LIKE-NEW CONDITION.
- CEILING AND ASSOCIATED EXPOSED HVAC ITEMS IN OPEN CEILING AREAS TO BE PAINTED PT01 UNLESS NOTED OTHERWISE.
- DRYWALL CEILINGS, NEW AND EXISTING, TO BE PAINTED PT01 UNLESS NOTED OTHERWISE.
- FLOOR FINISHES NOTED ARE TO CONTINUE INTO ADJACENT AREAS UNLESS SHOWN TO BE TERMINATED BY A FLOOR FINISH TRANSITION LINE. IF THERE IS NO TRANSITION LINE AT A DOOR, THE FLOOR FINISH IN THAT ROOM RUNS THROUGH THE DOORWAY & IS ALSO THE DESIGNATED FLOOR FINISH IN THE ADJACENT AREA.
- ALL FLOOR TRANSITIONS ARE TO OCCUR AT THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION UNLESS NOTED OTHERWISE.
- ALL RESILIENT TILE INSTALLATION GRAIN SHALL BE LAID IN A STRAIGHT DIRECTION (NOT QUARTER TURNED), UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO PROVIDE FLOORING SEAMING DIAGRAM TO BE COORDINATED FOR PROPER MATCHING OF FLOORING PATTERN DIRECTIONALITY, SEAMING, ETC.
- ALL SURFACES OR ELEMENTS THAT ARE SPECIFIED TO RECEIVE PAINT ARE TO HAVE A MINIMUM OF (1) PRIME COAT & (2) FINISH COATS, UNLESS NOTED OTHERWISE. FOR PARTICULARLY DEEP OR DARK PAINT COLORS, LEVEL FIVE WALL FINISH IS REQUIRED. THE ARCHITECT MAY DIRECT THE SUBCONTRACTOR TO APPLY ADDITIONAL FINISH COATS TO PROVIDE A CONSISTENT FINISH IN THE FIELD. SUCH APPLICATION SHALL BE AT NO ADDITIONAL COST TO THE TENANT, LANDLORD, OR ARCHITECT, AND SHALL BE DONE AT THE ARCHITECT'S SOLE DISCRETION.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT PAINTING SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO APPLICATION. SUBCONTRACTOR SHALL ALSO PROVIDE SAMPLES ON FINISHED WALLS OR ON DRYWALL SECTIONS OF A MINIMUM SIZE OF 4'x4'. OF EACH PAINT COLOR IN THE FIELD FOR APPROVAL. FINAL PAINT SELECTION IS SUBJECT TO ADJUSTMENT OR CHANGE ON SITE.
- UNLESS NOTED OTHERWISE, ALL WALLS TO BE IN EGGSHELL FINISH. EACH PAINT SHALL BE APPLIED TO THE MATERIAL IN FINISH QUALITY FOR APPROVAL BY THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
- ALL PAINT GRADE DOORS, DOOR FRAMES AND PAINTED TRIM TO BE SEMI GLOSS FINISH TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL EXPOSED (EXISTING OR NEW) REGISTERS, CONNECTOR UNITS, HEAT PUMPS, GRILLES, AND OTHER FITTINGS TO BE PAINTED IN SEMI GLOSS PAINT TO MATCH ADJACENT FINISH.
- ALL FABRIC COVERING TO HAVE APPROPRIATE BACKING OR APPLICATION.
- ALUMINUM WALL COVERING STOP (CORNER BEAD) OR APPROVED EQUAL SHALL BE USED AT ALL OUTSIDE CORNERS WHERE A TRANSITION OR CHANGE OCCURS IN EITHER WALL COVERING MATERIAL OR COLOR. METAL REVEALS (PTITION SOFTFORMS, 3" WIDE METAL REVEALS IN A DEPTH TO MATCH THE DRYWALL THICKNESS, UNLESS NOTED OTHERWISE), SHALL BE INSTALLED AT PAINT TRANSITIONS WHERE DIRECTED BY THE ARCHITECT. SUCH LOCATIONS MAY BE DESIGNATED IN THE FIELD, IN ADDITION TO THOSE SHOWN IN THE CONTRACT DOCUMENTS. INSTALL STOPS AND REVEALS IN LONGEST PRACTICAL LENGTHS. SECURE TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. TIGHTLY BUTT JOINTS AND MITER CORNERS.
- FLOOR PATTERN MATCHES SHOWN FOR EXENTS ONLY.
- INSTALL SCRUBBER FULL HEIGHT TRIM AT ALL EXPOSED TILE EDGES (I.E. OUTSIDE CORNERS, TOP OF BASE).
- ALL NEW WOOD WALL BASE SHALL BE SCRUBBED TO FLOOR.

**CONSULTANTS**

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ISSUES #	DESCRIPTION	DATE
1	ISSUE FOR 50% CDS	12/15/2025
2	ISSUE FOR BID	01/28/2026

**LEGEND - FINISH**

WALL FINISH TAG	WALL FINISH & BASE FINISH TAG	FLOOR FINISH TAG
FLOOR TRANSITION	FLOOR PATTERN DIRECTION	
CARPET (CPT01)	RESILIENT FLOORING (RF02)	TILE (TL02)
CARPET (CPT02)	RESILIENT FLOORING (RF03)	TILE (TL03)
CARPET (CPT03)	RESILIENT FLOORING (RF04)	TILE (TL04)
RESILIENT FLOORING (RF01)		

**PROJECT NAME + ADDRESS**  
**The Beach Club**  
 2900 Thomas Ave S  
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**PROJECT NUMBER** 13205.000  
**SHEET NAME**  
**FINISH PLAN - LOWER LEVEL**

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

**ORIENTATION**

**SHEET NUMBER**  
**A1-400**

**1 FINISH PLAN - LOWER LEVEL**  
 1/8" = 1'-0"