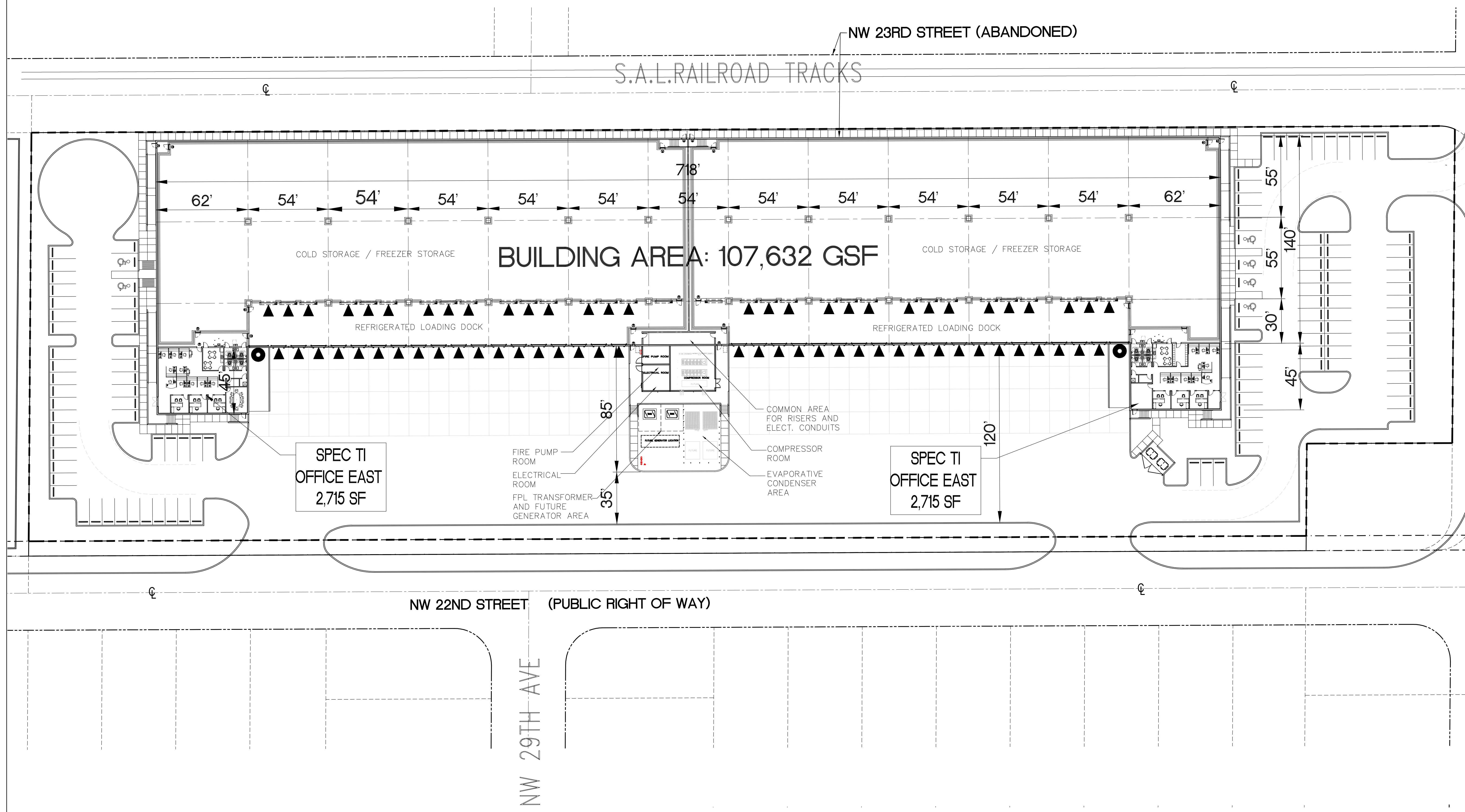


1
SITE PLAN



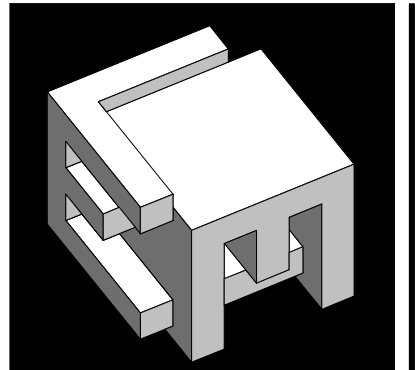
ALLAPATTAH COLD STORAGE - 2260 NW 27TH AVENUE
LONGPOINT REALTY

0' 40' 80'

05/18/23

RLC Architects

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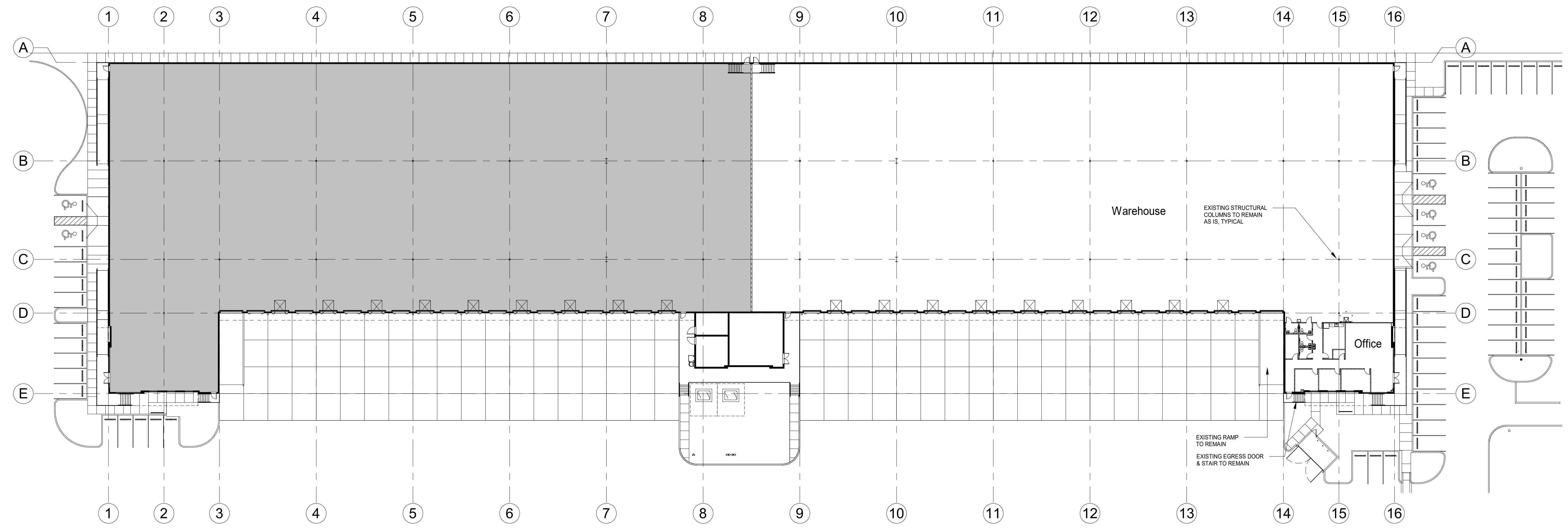
ELM ARCH, LLC

8950 SW 74TH Court
Suite 1204
Miami, FL 33156
786-391-2646

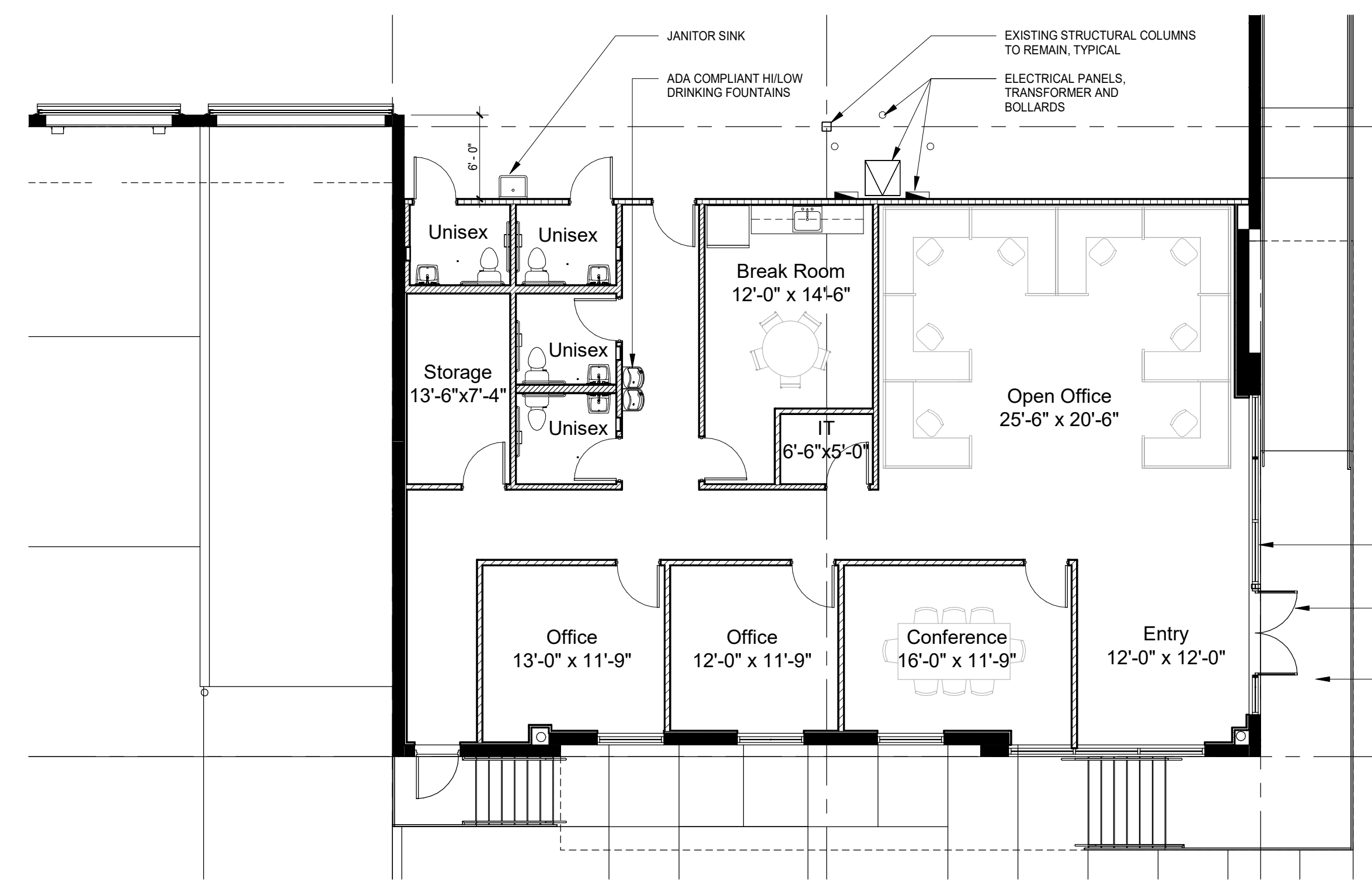
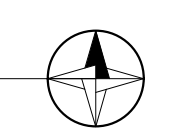
Qualifier: Erik Lloyd Myers
State of Florida: AR 93574

Sign & Seal: Erik Lloyd Myers
State of Florida: AR 93574

OWNER:

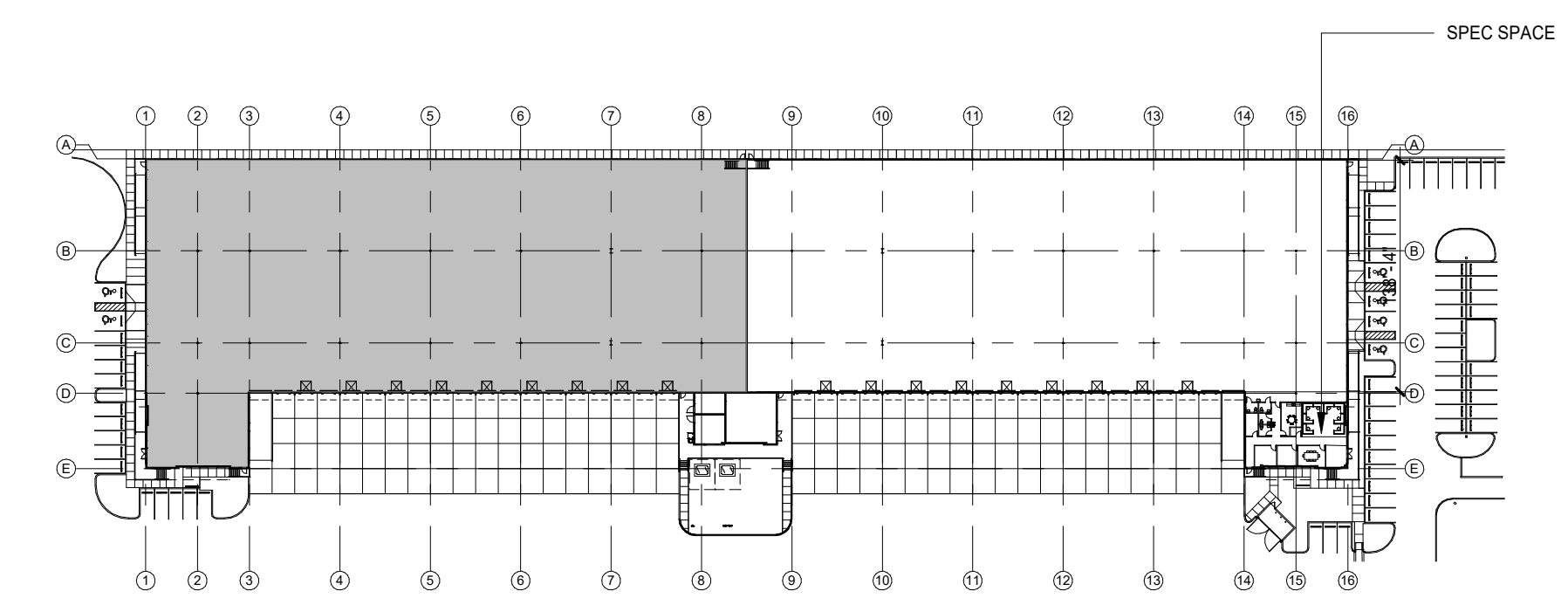
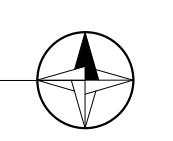


1 Warehouse Plan (Space Plan)
SP-A1 Scale: 1" = 30'-0"

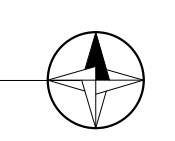


Option 'A': 2,425 GSF

3 Office Plan (Space Plan)
SP-A1 Scale: 1/8" = 1'-0"



2 Building Plan (Space Plan)
SP-A1 Scale: 1" = 100'-0"



Longpoint 27 Spec Space

TITLE: SPACE PLAN

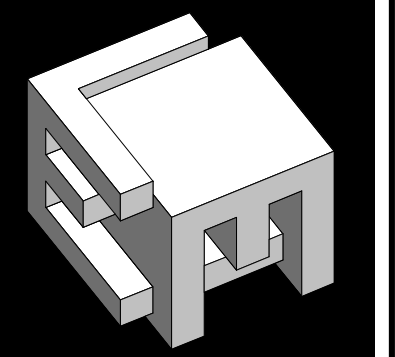
FOR REVIEW ONLY

02-12-2025
NOT FOR CONSTRUCTION

REVISION

DATE
02-12-2025
PROJECT NUMBER
25011
SHEET NUMBER

SP-A1



ELM ARCH, LLC

8950 SW 74TH Court
Suite 1204
Miami, FL 33156
786-391-2646

Qualifier: Enk Lloyd Myers
State of Florida: AR 93574

Sign & Seal: Enk Lloyd Myers
State of Florida: AR 93574

OWNER:

Longpoint 27 Spec Space, Suite 100
2260 NW 27th Avenue, Suite 100
Miami-Dade, FL 33142

TITLE: OFFICE FLOOR PLAN

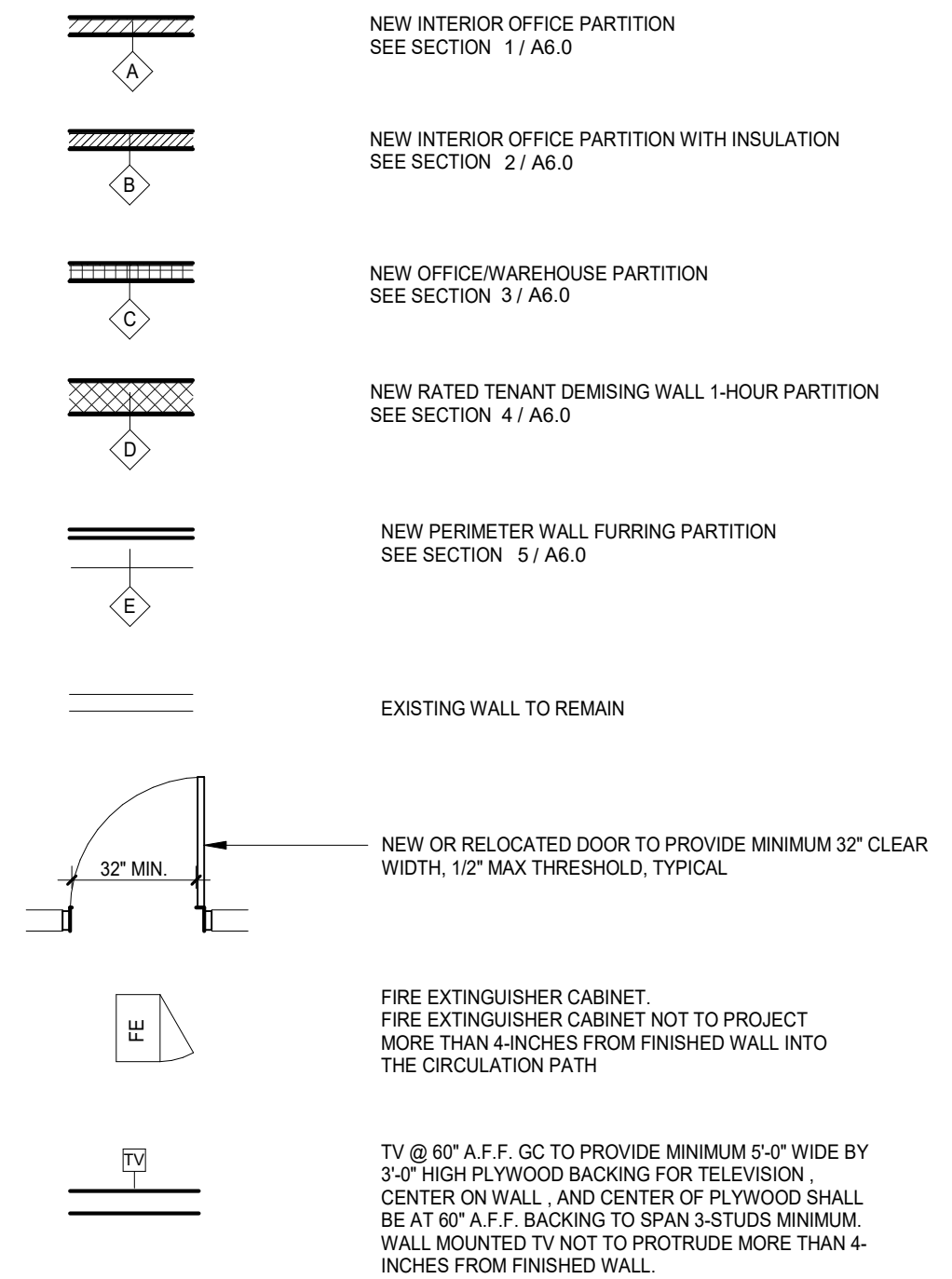
REVISION

DATE
05/07/2025
PROJECT NUMBER
25011

SHEET NUMBER

A1.1

Wall Type Legend



Notes

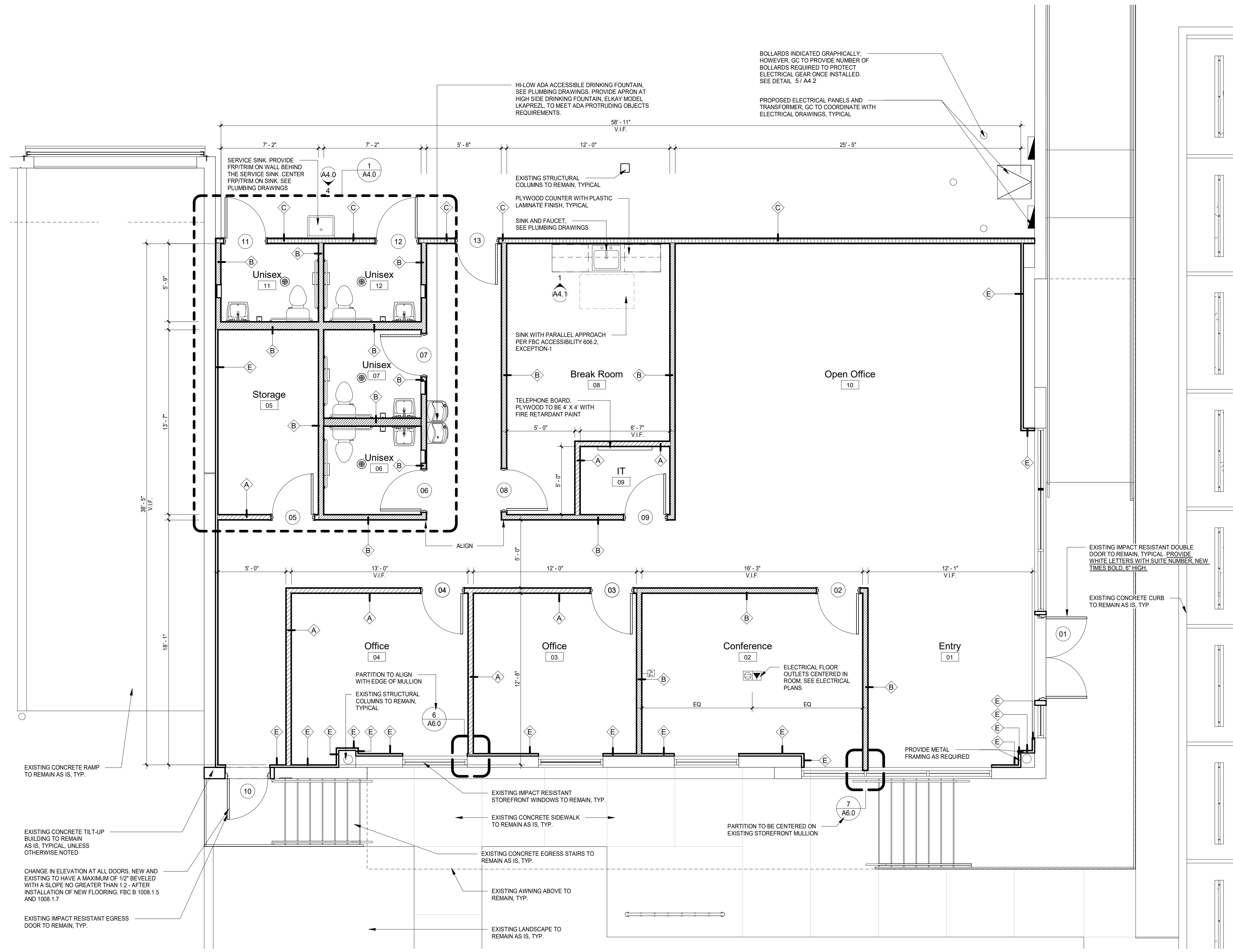
- THIS DESIGN COMPLIES WITH FLORIDA BUILDING CODE (FBC) ACCESSIBILITY
- ALL FLOOR SURFACES SHALL BE LEVELED IN COMPLIANCE WITH FBC-ACCESSIBILITY 302 FLOOR AND GROUND SURFACES
- CHANGE IN FLOORING LEVEL IS NOT TO EXCEED 1/2" IN COMPLIANCE WITH THE 2023 FBC-ACCESSIBILITY 8TH EDT 303 CHANGES IN LEVEL
- REACH RANGES SHALL BE IN COMPLIANCE WITH THE 2023 FBC-ACCESSIBILITY 8TH EDT 308 REACH RANGES
- PROVIDE ONE - ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES/CABINETS MUST BE DOUBLED OR NOT LESS THAN 20 GAUGE & MUST BE RIGIDLY ATTACHED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT. A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN 2 STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE
- FRAMING AND BACKING SHALL BE IN COMPLIANCE WITH FBC 2517.5 STEEL STUDS, CEILING SUPPORTS AND TRACK RUNNERS
- ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450
- GLAZING TO BE CATEGORY II SAFETY GLAZING GC TO VERIFY GLAZING THICKNESS APPROPRIATE FOR HEIGHT AND WIDTH
- ALL DOORS IN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION WITHOUT THE USE OF A KEY, ANY SPECIAL KNOWLEDGE OR EFFORT. LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
- ALL DOORS SERVING SPACES REQUIRED TO BE ACCESSIBLE WITH HANDICAPPED-OPERABLE HANDLES (I.E., LEVER HANDLES).
- PER FBC-8, 603.1, COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS: TRIM, BLOCKING SUCH AS FOR HANDRAILS, MILLWORK, CABINETS AND WINDOW AND DOOR FRAMES, ETC. REFER TO FBC-8, 603, ITEMS 1-25.
- CONTRACTOR TO VERIFY EXISTING OUTLETS NOT TO BE DUPLICATED. IF A NEW PROPOSED OUTLET DUPLICATES THE EXISTING OUTLETS, CONTRACTOR SHALL OMIT NEW OUTLET
- CONTRACTOR TO CONFIRM LOCATION OF ALL FLOOR POWER/DATA OUTLETS WITH TENANT.
- CONTRACTOR TO X-RAY EXISTING CONCRETE SLAB PRIOR TO ANY CORE DRILLING
- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH REQUIRES THE CONTRACTOR TO ENTER ANOTHER TENANT SPACE, OUTSIDE OF THE SCOPE OF WORK AREA, SHALL BE PERFORMED BEFORE OR AFTER BUSINESS HOURS OR ON WEEKENDS. COORDINATE WITH THE PROPERTY MANAGER
- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH MIGHT CREATE EXCESSIVE NOISE LEVELS SHALL BE PERFORMED BEFORE OR AFTER BUSINESS HOURS OR ON WEEKENDS. COORDINATE WITH THE PROPERTY MANAGER. THESE ACTIVITIES SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - CUTTING OR CORE DRILLING
 - CUTTING IN CONCRETE FLOORS OR WALLS
 - DRILLING CONCRETE SLABS FOR PIPE HANGERS
 - DISABLING HVAC SYSTEMS
 - CRANE OPERATIONS
 - FIRE ALARM TESTING
 - SMOKE EVACUATION INSPECTIONS
 - X-RAYING

Interior Glazing Schedule

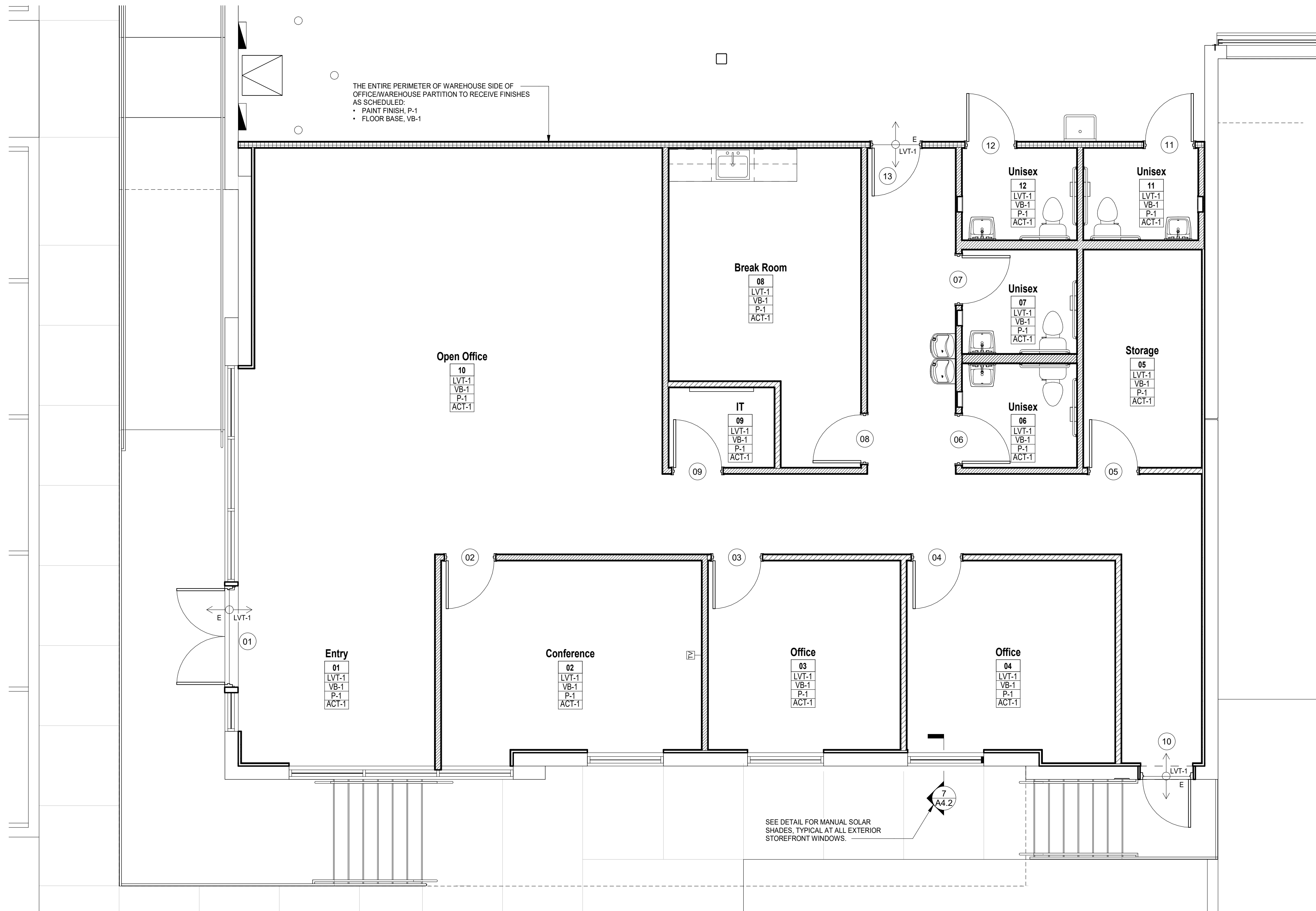
MARK	WIDTH	HEIGHT	FRAME DETAIL
A	11'-0" V.I.F.	8'-2"	SEE ELEVATIONS SHEET A4.2
B	8'-6" V.I.F.	8'-2"	SEE ELEVATIONS SHEET A4.2
C	6'-6" V.I.F.	8'-2"	SEE ELEVATIONS SHEET A4.2

*TOP OF FRAME IS TO ALIGN WITH TOP OF DOOR FRAMES

*GLAZING TO BE CATEGORY II SAFETY GLAZING



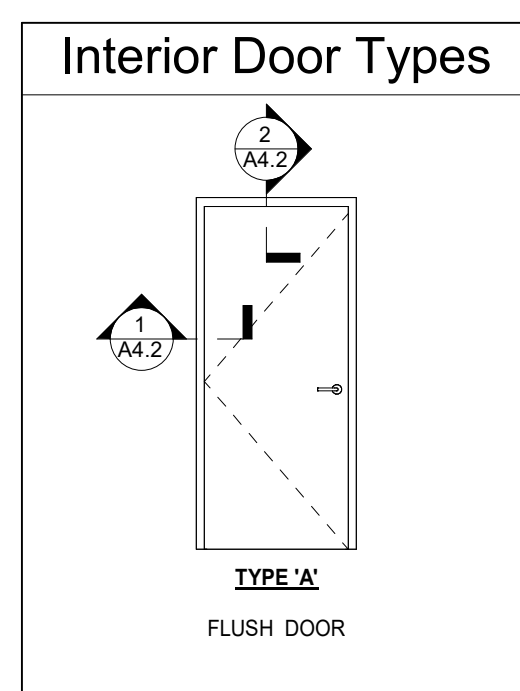
1 Office Floor Plan
A1.1 Scale: 1/4" = 1'-0"



THE ENTIRE PERIMETER OF WAREHOUSE SIDE OF OFFICE/WAREHOUSE PARTITION TO RECEIVE FINISHES AS SCHEDULED:
 • PAINT FINISH, P-1
 • FLOOR BASE, VB-1

SEE DETAIL FOR MANUAL SOLAR SHADES, TYPICAL AT ALL EXTERIOR STOREFRONT WINDOWS.

1 Finish Office Floor Plan
 A1.2 Scale: 1/4" = 1'-0"



- Door Requirements**
- INTERIOR DOORS TO BE SOLID CORE PREFINISHED WOOD DOOR BY FIVE LAKES MANUFACTURING, SPECIES - NATURAL BIRCH AND COLOR - HARVEST.
 - INTERIOR DOOR FRAMES TO BE HOLLOW METAL PAINTED SEMI-GLOSS, SEE FINISH SCHEDULE PAINT P-2
 - HARDWARE SHALL BE A SATIN FINISH STAINLESS STEEL ADA COMPLIANT LEVER
 - EACH DOOR TO RECEIVE RUBBER WALL (W) OR FLOOR (F) BUMPERS, US 32 FINISH POLISHED STAINLESS STEEL. VERIFY WITH ARCHITECT WHEN THERE IS A CONDITION WHERE THE DOOR BUMPER NEEDS TO BE PLACED ON THE FLOOR.
 - RE-KEY ALL EXTERIOR DOOR HARDWARE FOR NEW TENANTS USE, COORDINATE WITH LANDLORD
 - PROVIDE JUNCTION BOX AND CONDUIT AT DOORS THAT REQUIRE A SECURITY DEVICE.
 - PROVIDE MASTER KEY FOR ALL LOCKED DOORS.

Finish Legend

99	INDICATES ROOM NUMBER	C-1	INDICATES THRESHOLD. SEE THRESHOLD DETAILS FOR PROPER TYPE
CPT-1	INDICATES FLOOR FINISH	LVT-1	INDICATES FLOOR FINISH. SEE PLAN.
VB-1	INDICATES BASEBOARD FINISH		
P-1	INDICATES WALL PAINT FINISH IN ROOM		
ACT-1	INDICATES CEILING FINISH IN ROOM		

NOTE: SEE FINISH SCHEDULE FOR SPECIFICATION

Finish Legend and Notes

E	EXISTING FINISH TO REMAIN AS IS. NO NEW FINISH IS REQUIRED
LVT-1	LUXURY VINYL TILE - MANUFACTURER: PHILADELPHIA COMMERCIAL - RESILIENT COLLECTION PURVIEW, MODEL: URBANE KHAKI 00720. PRIOR TO INSTALLING FLOORING, GC SHALL PREP/CLEAN EXISTING CONCRETE SLAB PER MANUFACTURER'S INSTRUCTIONS. INSTALL PER MANUFACTURER'S...
VB-1	VINYL BASE - MANUFACTURER: SHAW 4" VINYL COVE BASE, COLOR: 5945M-40 SILVER LINING. VINYL BASE BE ORDERED IN ROLLS AND NOT SEGMENTS.
P-1	GENERAL PAINT - MANUFACTURER: BENJAMIN MOORE, COLOR: OC-45 SWISS COFFEE, SHEEN: FLAT. ONE COAT OF PRIMER AND TWO COATS OF INTERIOR PAINT. SEE SHEET G0.1 FOR PAINT PRODUCTS TO BE USED IN VARIOUS ROOM TYPES/USES, AND FOR ALTERNATE PAINT MANUFACTURERS.
P-2	ACCENT PAINT - MANUFACTURER: BENJAMIN MOORE, COLOR: AF-65 FOSSIL, SHEEN: SEMI-GLOSS. ONE COAT OF PRIMER AND TWO COATS OF PAINT. (DOOR FRAMES. TWO COATS ONLY) SEE SHEET G0.1 FOR PAINT PRODUCTS TO BE USED IN VARIOUS ROOM TYPES/USES, AND FOR ALTERNATE PAINT MANUFACTURERS.
FRP-1	FIBER REINFORCED PLASTIC - CRANE FRP - WALL PANELS, OR APPROVED EQUAL, SMOOTH FINISH. VINYL TRIM MOLDINGS, NON-CORRODING FASTENERS, COLOR: PEBBLE WHITE. EXTEND FROM TOP OF BASE TO 4'-0" A.F.F. INSTALL PER MANUFACTURER'S GUIDELINES.
PL-1	PLASTIC LAMINATE COUNTERTOP - MANUFACTURER: WILSONART - CALCUTTA MARBLE - 4925K-07
PL-2	PLASTIC LAMINATE CABINETS - MANUFACTURER: WILSONART - SKYLINE WALNUT - 7964K-12
ACT-1	ACOUSTIC CEILING TILE - 2' X 2' X 5/8" WHITE FLUSH LAY-IN ACOUSTICAL CEILING TILE USG 2110 (OR EQUAL), TO BE INSTALLED IN 1" WHITE SUSPENDED CEILING GRID
MANUAL SOLAR SHADE	MANUFACTURER: SPRING WINDOWS FASHION CONTRACT (SWF) OR APPROVED EQUAL. PRO SERIES MANUAL SOLAR SHADES, COLOR: WHITE/WHITE C2036 - COMPASS Y209. PROVIDE CONTINUOUS FASCIA. CONTACT: TAHANI RICHMOND, M. (954)529-0155, EMAIL: TAHANI.RICHMOND@SPRINGSWINDOWFASHIONS.COM

- Typical Slab/Flooring Preparation Notes**
- CARPET: MOISTURE TESTING TO BE PROVIDED PER MANUFACTURER'S SPECIFICATIONS.
 - IF SLAB TESTS BELOW 90% RH#8 POUNDS ON CALCIUM CHLORIDE TEST, GC SHALL PROCEED WITH THE 3800 SHAW INDOOR OUTDOOR CARPET ADHESIVE ONLY.
 - IF SLAB TESTS ABOVE 90% RH#8 POUNDS ON CALCIUM CHLORIDE TEST, OR IF THERE IS A PRE-EXISTING AND KNOWN MOISTURE ISSUE WHERE MITIGATION IS NEEDED, OR IF PROPER CURE TIME OF SLAB HAS NOT BEEN PROVIDED, CONTRACTOR SHALL PROCEED WITH THE APPLICATION OF MOISTURETEK PRIOR TO THE 3800 SHAW INDOOR OUTDOOR ADHESIVE BEING INSTALLED.
 - LVT/ACT
 - USE SHAW MS RESILIENT ADHESIVE. MOISTURE TESTING TO BE PROVIDED PER MANUFACTURER'S SPECIFICATIONS.
 - PRIOR TO THE INSTALLATION OF THE MS RESILIENT, THE GC MUST MODIFY THE SLAB THROUGH MECHANICAL ABRASION TO ACHIEVE A CSP OF 1+ PER ASTM F3191.
 - PATCHING: USE PRO PATCH PLUS AT ALL FLOOR AREAS WHERE CONCRETE POUR BACK OR REPAIR HAS OCCURRED AND PATCHING IS REQUIRED.
 - CLEAN WAREHOUSE FLOOR WITH WATER MOP. PRESSURE WASH AND/OR ZAMBONI.
 - PROVIDE NEW PAINT FINISH AT ALL EXTERIOR BUILDING AREAS AFFECTED BY NEW WORK. NEW PAINT TO MATCH EXISTING.
 - ALL PRODUCTS LISTED ABOVE ARE TO BE USED PER MANUFACTURER'S SPECIFICATIONS.

Interior Material Finish Classification

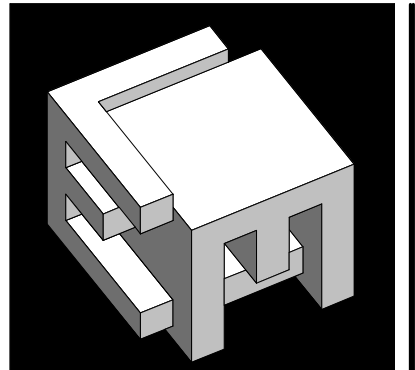
OCCUPANCY	EXITS			EXIT ACCESS CORRIDORS			OTHER SPACES		
	WALL	CEILING	FLOOR	WALL	CEILING	FLOOR	WALL	CEILING	FLOOR
BUSINESS	B	B	III	C	C	III	C	C	III
STORAGE	C	III	C	C	C	N/A	C	C	III

NOTES:
 1. PER FBC 720.2 CONCEALED INSTALLATION - INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
 EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.6 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CANULC S102.2.
 2. PER FBC 804.2 INTERIOR FLOOR FINISHES SHALL COMPLY WITH MINIMUM CLASS II CRITICAL RADIANT FLUX.
 EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.
 3. FFPC101-42.3.2 INTERIOR WALL AND CEILING FINISH, INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A, CLASS B OR CLASS C IN ACCORDANCE WITH SECTION 10.2 IN STORAGE AREAS AND SHALL BE AS REQUIRED BY 7.1.4 IN EXIT ENCLOSURES.

Door Schedule

DOOR NUMBER	DOOR TYPE	DOOR SIZES			DOOR MATERIAL	CORE	FRAME MATERIAL	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THICKNESS					
01	EXIST	2 (3'-0")	8'-0"	1 3/4"	EXIST	EXIST	EXIST	NOTE(S): 5	
02	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #1	NOTE(S): 1, 2, 3, AND 4	
03	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #1	NOTE(S): 1, 2, 3, AND 4	
04	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #1	NOTE(S): 1, 2, 3, AND 4	
05	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #3	NOTE(S): 1, 2, 3, AND 4	
06	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #2	NOTE(S): 1, 2, 3, AND 4	
07	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #2	NOTE(S): 1, 2, 3, AND 4	
08	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #1	NOTE(S): 1, 2, 3, AND 4	
09	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #3	NOTE(S): 1, 2, 3, AND 4	
10	EXIST	3'-0"	8'-0"	1 3/4"	EXIST	EXIST	EXIST	NOTE(S): 5	
11	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #2	NOTE(S): 1, 2, 3, AND 4	
12	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #2	NOTE(S): 1, 2, 3, AND 4	
13	A	3'-0"	8'-0"	1 3/4"	WD	SOLID	H.M. #1	NOTE(S): 1, 2, 3, AND 4	
14	EXIST	3'-0"	8'-0"	1 3/4"	EXIST	EXIST	EXIST	NOTE(S): 5	
15	EXIST	3'-0"	8'-0"	1 3/4"	EXIST	EXIST	EXIST	NOTE(S): 5	
16	EXIST	3'-0"	8'-0"	1 3/4"	EXIST	EXIST	EXIST	NOTE(S): 5	

HARDWARE SET #1	HARDWARE SET #2	HARDWARE SET #3	HARDWARE SET #4
LEVER: PASSAGE SCHLAGE ALX10 ATH, 626	LEVER: PRIVACY SCHLAGE ALX40 ATH, 626	LEVER: CLASSROOM SCHLAGE ALX10P ATH, 626	LEVER: OFFICE/ENTRANCE SCHLAGE ALX50P ATH, 626
HINGE: 4 EA 58B1 4.5 X 4.5, 652, IVES	HINGE: 4 EA 58B1 4.5 X 4.5, 652, IVES	HINGE: 4 EA 58B1 4.5 X 4.5, 652, IVES	HINGE: 4 EA 58B1 4.5 X 4.5, 652, IVES
SILENCER: 3 EA SR64, GRY, IVES	SILENCER: 3 EA SR64, GRY, IVES	SILENCER: 3 EA SR64, GRY, IVES	SILENCER: 3 EA SR64, GRY, IVES
WALL STOP: WS406/407CCV, 630, IVES	WALL STOP: WS406/407CCV, 630, IVES	WALL STOP: WS406/407CCV, 630, IVES	WALL STOP: WS406/407CCV, 630, IVES
AT OFFICE/WAREHOUSE DOORS & GROUP RESTROOM DOORS: CLOSER: 4040XP REG OR PA AS REQ, LCN GASKETING: 188PSBK PSA, BK, ZERO INTERNATIONAL	CLOSER: 4040XP REG OR PA AS REQ, LCN	IF ARCHITECTURAL OR ELECTRICAL DRAWINGS CALL FOR A SECURITY DEVICE, THEN PROVIDE DOOR CLOSER: 4040XP REG OR PA AS REQ, LCN.	



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Longpoint 27 Spec Space, Suite 200
 2260 NW 27th Avenue, Suite 200
 Miami-Dade, FL 33142

TITLE: OFFICE FINISH FLOOR PLAN & DOOR SCHEDULE

REVISION

DATE
 07/03/2025
 PROJECT NUMBER
 25032
 SHEET NUMBER
A1.2