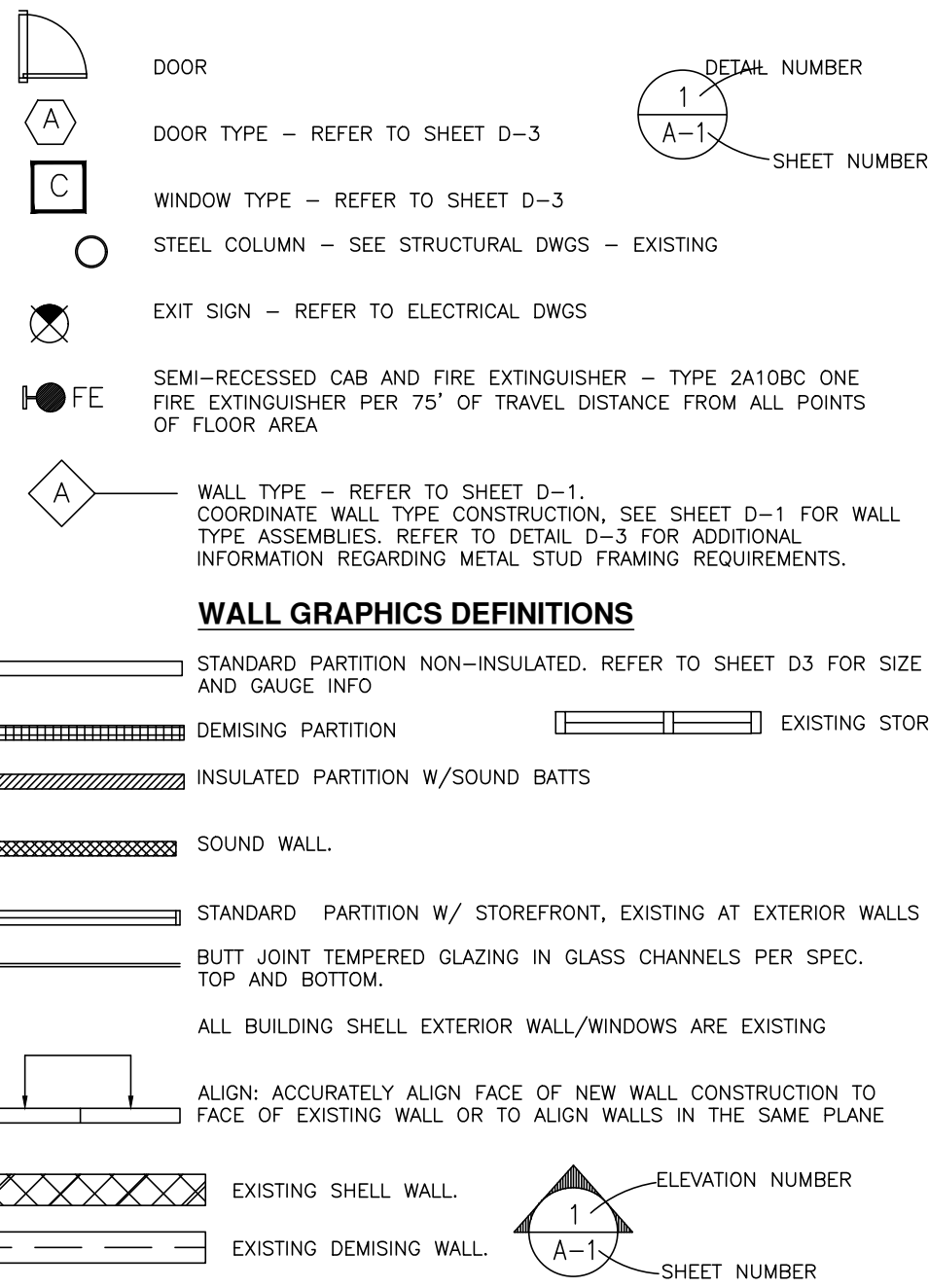


Floor Plan

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

LEGEND:



FLOOR PLAN GENERAL NOTES:

- A. SCOPE OF THIS PROJECT IS A NEW TENANT IMPROVEMENT IN A EXISTING BUILDING "SHELL" SUITE. WORKS INCLUDES NEW NON-BEARING PARTITIONS, NEW CEILING, NEW CASE WORK AND FINISHES AND MPE
- B. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED AT JOB SITE BY THE GENERAL CONTRACTOR. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE COMMENCEMENT OF WORK.
- C. ALL PUBLIC USE OF EQUIPMENT TO BE HANDICAP COMPLIANT PER ADA
- D. GENERAL CONTRACTOR TO REVIEW LOCATION OF THERMOSTATS, FIRE HORNS, ETC. PER CITY PRIOR TO INSTALL.
- E. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK.
- F. PROVIDE BRACING AND FIRE RETARDANT BLOCKING FOR ALL MILLWORK AS REQUIRED.
- G. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS. AND SHALL COMPLY TO ALL ADA REQUIREMENTS.
- H. ALL DOORS TO BE PAINTED HOLLOW METAL UNLESS NOTED OTHERWISE. SEE DOOR SCHEDULE AND HARDWARE LEGEND, SHEET D-3
- I. DOORS TO BE HELD 2" FROM EDGE OF JAMB TO FACE OF ADJACENT INTERSECTING WALL
- J. PROVIDE WINDOW COVERING TYP. AT PERIMETER OF BUILDING. COVERINGS TO BE OWNER FURNISHED, CONTRACTOR INSTALLED. LANDLORD TO REVIEW
- K. FURR OUT BUILDING CORE WALLS AND COLUMNS TO ACCOMMODATE POWER AND PHONE WHERE NEEDED - COORDINATE WITH OWNER
- L. SEE DETAIL SHEET D-2 FOR TYP. MTG. HTS.
- M. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE. SEE A-3 FOR MTO. HEIGHTS
- N. F.E. CAB LOCATION TO BE DETERMINED WITH FINAL LAYOUT OF OWNERS FURN. AND SHALL BE FLUSH. EXT. SHALL NOT TO EXCEED 75' APART AND SHALL BE 2A10BC
- O. NOT USED
- P. PROVIDE WATERPROOF GYP. BD. AT ALL TOILET ROOMS
- Q. INSULATE ALL EXPOSED DRAIN PIPES PER CITY AND ADA
- R. REFER TO D1 FOR WALL DETAILS
- S. PROVIDE BACKING AT ALL LAVS FOR MIRROR.
- T. ALL ANGLES ARE 45 DEGREES U.N.O.
- U. PROVIDE CLEAN AND FINISHED TRIM AT WALL WHERE GRID MEETS WALL.
- V. PROVIDE 6" HIGH CONTRAST SUITE #S AT ALL TENANT ENTRY/EXIT DOORS. VERIFY BUILDING STANDARD WITH DEVELOPER TO MATCH ENTIRE PROJECT - BY LANDLORD
- W. ALL WALLS TO BE FINISHED TO A LEVEL 4 FINISH.

FLOOR PLAN KEYNOTES:

1. STFT. DOOR. PROVIDE HEAVY DUTY CLOSERS AND SHALL COMPLY W/1008.1.10.1, PROVIDE EXIT SIGN AT EXTERIOR DOOR.
2. SIGNAGE ABOVE DOOR TO READ "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
3. OWNER PROVIDED EQUIPMENT.
4. OWNER PROVIDED WASHER AND DRYER. PROVIDE WASH BOXES. REFER TO PLUMBING PLANS
5. GC TO COORDINATE INTERIOR SIGNAGE WITH FRANCHISE REQUIRED VENDOR.
6. PROVIDE PLYWD FOR T.B. BACKBOARD PER OWNER'S IT CONSULTANT
7. REFER TO D-2 FOR MTG HTS/SWITCH LOCATIONS TYP. PLATES: WHITE
8. 2A10BC SEMI-RECESSED FIRE EXTINGUISHER MOUNTED IN WALL CAB
9. CUBBIES. BY OWNER GC INSTALLED
10. ADJACENT TENANT - N.I.C.
11. SERVICE SINK. PROVIDE FRP WATERPROOF SURFACE BEHIND AND TO SIDES OF SINK TO +48" A.F.F. WITH 4" COVED BASE.
12. PROVIDE METAL OR FRP BACKING IN WALL AT ALL UPPER CABINETS, GRAB BARS, SINKS, D.F., SHELVES, MIRRORS.
13. BATTLE ROPES PROVIDE 2) 2X12 STUD BACKING IN WALL AT ANCHORS. SEE ELEVATION.
14. INSULATE DRAIN PIPE AND HOT WATER SUPPLY AT SINK
15. FLOOR ANCHOR 4" FROM WALL EDGE, WALL ANCHOR +63", GC TO LOCATE IN FIELD WITH OWNER.
16. PROVIDE 48X48" BACKING AT TV/MONITORS. VERIFY W/OWNER'S AV VENDOR. BACKING TO BE FIRE TREATED/RESISTANT
17. EXISTING BUILDING COLUMNS.
18. EXT. SHELL WALL OR STFT. PATCH OR REPAIR AS REQUIRED ALL BLOCK TO BE PAINTED EXCEPT AT RESTROOMS WHERE FURRED
19. EXISTING DEMISING WALL. WALL TO BE ACOUSTIC SEALED AT ALL PENETRATIONS.
20. ALL NEW WALLS ARE 3-5/8" METAL STUD WALLS UNLESS NOTED OTHERWISE AT WALL DESIGNATION
21. RESTROOM AND SHOWER ROOM SHALL BE ALL 5/8" WATER RESISTANT GYPSUM BOARD. PROVIDE FLR DRAINS
22. SEE SHEET D-2/12 FOR RESTROOM INFORMATION. PROVIDE GLASS MAT WATER RESIST. GYP BD AT SHOWER WALLS.
23. CONTRACTOR TO COORDINATE SPEAKER LOCATIONS WITH OWNER AND MAE. REFER TO A3.1
24. ALL AUDIO/VISUAL SHALL BE THROUGH OWNERS VENDOR - MAE.
25. WHERE CUT FOR NEW PLUMBING - CONNECT TO DOWELS AS REQUIRED
26. WHERE NECESSARY AT CUT FLOORS, PROVIDE 4" A.B.C. FILL OVER 15 MIL VAPOR BARRIER PER APPROVED SHELL PLANS.
27. SINGLE USER SHOWER - HDOP COMPLIANT W/ FOLDING SEAT MOUNTED AT 17-19" A.F.F. AND BE FULL DEPTH
28. SHOWERS SHALL COMPLY W/ ADA CHAP 6. PROVIDE GRAB BAR CONTINUOUS AT CONTROL AND 18" AT SIDE AND SHALL BE MOUNTED AT 33-36" A.F.F. CURB SHALL NOT EXCEED 1/2"
29. CONTROLS SHALL BE 38-48" A.F.F. FAUCETS AND CONTROLS SHALL BE OPPOSITE SIDE OF SEAT.
30. PROVIDE A SHOWER SPRAY UNIT THAT HAS A HOSE THAT IS 60" LONG MIN. THE SPRAYER THAT CAN BE USED AS BOTH FIXED AND HAND HELD. TILE FULL WALL AT EACH SIDE. PROVIDE SHOWER ACCESSORIES PER OWNER. ENCLOSURES SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS. PROVIDE FLUSH TRENCH DRAIN AT FACE OF SHOWER
31. PROVIDE CONTROLS THAT SHALL DELIVER WATER THAT IS THERMAL SHOCK PROTECTED TO 120 DEGREES F. MAX. DRAIN AT SHOWER TO BE FULL WIDTH TRENCH DRAIN. PROVIDE FLOOR DRAIN IN CENTER OF ROOM
32. IN TILE FLUSH FULL LENGTH MIRROR WITH BRUSHED S.S. SLIMLINE FRAME. SEE ELEVATION
33. WATER HEATER. SEE PLUMBING PLANS.
34. SHOWER CURTAIN ROD LOCATION WITH IN WALL BACKING @ +78"
35. EXISTING ADA RELOCATED WATER COOLER.
36. COAT HOOK ON BACK OF DOOR AT +48" CENTERED ON DOOR
37. GC PROVIDED FURNITURE. GC SHALL RECEIVE, ASSEMBLE, AND INSTALL ALL MILLWORK FROM FRANCHISE VENDOR.
38. EXISTING DOOR. REPAIR AS REQUIRED. PROVIDE HVY DUTY CLOSER IF NOT EXISTING.
39. EXISTING ELECTRICAL PANELS REFER TO ELECTRICAL DRAWINGS
40. DOUBLE CLOTHING HOOKS @+48"
41. DEBRILLATOR LOCATION. MTD @ +48"
42. PROVIDE CEMENTIOUS BACKER BOARD AT WET LOCATIONS. WATERPROOF SEAL ALL OPENINGS
43. PROVIDE CLEAR CORNER GUARDS ON ALL OUTSIDE CORNERS IN ALL HIGH TRAFFIC AREAS.
44. PROVIDE WATERPROOF MEMBRANE AT SLAB AND CONTINUE A MINIMUM OF 4" UP WALL.

NOTE TO GC:
ALL COMPUTERS TO BE ON DEDICATED CIRCUITS
THERE SHALL BE SUPPLY AIR IN RESTROOMS AND SHOWER ROOMS

ALL DIMENSIONS ARE FINISHED DIMENSIONS.
ALL SHELL WALLS TO BE FURRED

REQUIRED VENDORS
AV: MAE - JAMES SIERRA/TOM SABOIA JAMES@MAEMUSIC.COM; TOM@MAEMUSIC.COM
FLOORING: SUPERIOR PERFORMANCE ENTERPRISES
ROBERT SUMMERS ROBERT@SPSURFACING.ORG 832.683.3199
LIGHTING: CAPITOL LIGHTING, MAXWELL GLANOVSKY, MAXWELL.GLANOVSKY@CAPITOLLIGHT.COM 860.520.2334
MILLWORK: PER FRANCHISE SPECIFICATIONS - GC TO RECEIVE, ASSEMBLE AND INSTALL
EXTERIOR SIGN: SIGNARAMA DAWN TRETTOR-BENT DAWN@SSAR.COM 631.424.2077
INTERIOR GRAPHICS: VENCTRA, TIM O'CONNOR TIMOTHY.O'CONNOR@TAYLOR.COM 310.210.7080
FRANCHISE DIRECTOR OF CONSTRUCTION: ZULMA RAMIREZ; ZULMA@MAYWEATHER.FIT

DATE	12.7.22
REVISION DESCRIPTION	corporate and LL review
No.	1

d. rosas
DESIGN
GROUP

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PROJECT RENOVATION FOR
DRAWN:
DATE: 12.7.22
SCALE: SEE PLAN
JOB NO:
SHEET: A-2