

SAMPLE PROJECT - Retail Tenant Improvement, Suite 140 | Room Finish Quick Reference

JOBSITE CHEATSHEET

Fictional project for illustration | from Rev 3 (09/12/26): finish schedule A0.3, finish plan A2.1, RCP A3.1, interior elevations A5.1-A5.2, door schedule A6.0

Room	Floor	Base	Walls	Ceiling / height	Notes
101 SALES FLOOR	CON-1 polished concrete (existing slab, ground + sealed)	RB-1 4" rubber, black	PT-1 typ.; PT-2 accent wall at cash wrap (north wall) - see 2/A5.1	Open to structure, deck + joists painted PT-2. Pendant lights at 12'-0" AFF	Bottom of deck approx. +16'-8" - field verify. Cash wrap millwork by owner's vendor
102 FITTING ROOMS (3)	LVT-1 vinyl plank, 7" x 48"	RB-1 4" rubber, black	PT-1; full-height mirror each room (owner furnished)	Gyp. bd. at 9'-0" AFF painted PT-1	Partitions to 7'-6" AFF. Accessible room is #3 - 60" turning circle
103 RESTROOM (accessible)	TL-1 porcelain 12" x 24", 1/8" joints	TL-1 cove base, 6"	TL-2 wall tile to +4'-0" AFF wet wall; EP-1 epoxy paint above + all other walls	Gyp. bd. at 9'-0" AFF painted EP-1 - elevation 3/A5.2 says 8'-6" - VERIFY	Grab bars, mirror, paper towel + soap by G.C. - see A5.2 mounting heights
104 STOCK ROOM	CON-1 sealed concrete (no polish)	RB-1 4" rubber, black	PT-1; FRP-1 to +4'-0" AFF at receiving wall	Open to structure, unpainted	Shelving by owner. Keep 36" clear at electrical panel
105 OFFICE	CPT-1 carpet tile, monolithic	RB-1 4" rubber, black	PT-1	ACT-1 2x2 at 9'-0" AFF	Finish plan says CPT-1; schedule note 4 says LVT-1 at all back-of-house rooms - VERIFY
106 BREAK ROOM	LVT-1 vinyl plank, 7" x 48"	RB-1 4" rubber, black	PT-1; PL-1 plastic laminate backsplash to +4'-0" AFF	ACT-1 2x2 at 9'-0" AFF	Base cabinet + upper by G.C. Sink + under-counter fridge - see plumbing
107 CORRIDOR	LVT-1 vinyl plank, 7" x 48"	RB-1 4" rubber, black	PT-1	ACT-1 2x2 at 9'-0" AFF	Transition CON-1 to LVT-1 at door 102 - no strip scheduled
108 JANITOR	CON-1 sealed concrete	RB-1 4" rubber, black	FRP-1 full height	Gyp. bd. at 9'-0" AFF painted EP-1	Mop sink by plumbing contractor

Materials - what each code means

Code	Material	Color / finish	Mfr. / supplier	Install notes
CON-1	Polished concrete - existing slab	Cream finish, satin sheen; densifier + guard	Polishing sub per spec	Fill cracks + saw cuts with color-matched filler before polish
LVT-1	Luxury vinyl plank, 7" x 48", 20 mil wear layer	Color: Weathered Oak, random ashlar	Per spec section 09 65 19	Acclimate 48 hrs. Moisture test slab before install
CPT-1	Carpet tile, 24" x 24"	Color: Graphite, monolithic	Per spec section 09 68 13	See watch list item 2 before ordering
TL-1 / TL-2	TL-1 porcelain floor 12x24 TL-2 ceramic wall 3x12	TL-1 Warm Grey matte; TL-2 White gloss; grout to match	Owner supplies / G.C. installs	TL-1 1/3 offset max; TL-2 horizontal stack. Metal edge at exposed TL-2 edges
RB-1	Rubber wall base, 4" coved	Black	Per spec section 09 65 13	Pre-formed outside corners. Straight base at carpet
PT-1	Paint - field walls	SW 7008 Alabaster, eggshell	Sherwin-Williams	Walls eggshell, ceilings flat
PT-2	Paint - accent + exposed structure	SW 6258 Tricorn Black, flat	Sherwin-Williams	Spray exposed deck, joists, conduit + ductwork in sales floor
PT-3	Paint - doors + frames	SW 7674 Peppercom, semi-gloss	Sherwin-Williams	Hollow metal frames + painted doors
PT-4	Paint	SW 7015 Repose Gray, eggshell	Sherwin-Williams	Scheduled but not called out on any plan or elevation - VERIFY where it applies
EP-1	Water-based epoxy paint	Color to match PT-1, semi-gloss	Per spec section 09 96 00	Restroom + janitor walls and ceilings
ACT-1	Acoustic ceiling tile 2x2 on 15/16" grid	White tile, white grid	Per spec section 09 51 13	Center grid in room both ways U.N.O. on RCP
FRP-1 / PL-1	FRP wall panel plastic laminate	FRP white embossed PL-1 per finish board	Per spec	FRP with trim at all exposed edges

Doors (schedule on A6.0)

No.	Location	Size	Door	Finish in / out	Frame	Jamb detail	Hdwe	By	Remarks
101	Storefront entry	3'-0" x 8'-0" (existing)	Alum. storefront	Clear anod. / existing	Existing storefront	-	Grp 1	Landlord	Existing to remain - re-key to owner's system
102	Sales floor to corridor	3'-0" x 7'-0" x 1-3/4"	Solid core wood, flush	PT-3 / PT-3	Hollow metal, PT-3	4/A6.1	Grp 2	G.C.	Closer + kick plate sales side
103	Restroom	3'-0" x 7'-0" x 1-3/4"	Solid core wood, flush	PT-3 / PT-3	Hollow metal, PT-3	4/A6.1	Grp 3	G.C.	Privacy set w/ occupancy indicator
104	Office	3'-0" x 7'-0" x 1-3/4"	Solid core wood, flush	PT-3 / PT-3	Hollow metal, PT-3	4/A6.1	Grp 3	G.C.	Grp 3 is a privacy set - office usually needs a keyed lock
105	Rear exit	3'-0" x 7'-0" (existing)	Existing HM	PT-3 / landlord std.	Existing HM	-	Grp 4	Existing	Add panic hardware + door viewer

Door hardware groups

Group	Doors	Hardware	Notes
1	101 Storefront	Existing hardware to remain; new cylinder keyed to owner's system	Coordinate keying schedule with owner
2	102 Corridor	3 ea butt hinges 4-1/2" 1 ea passage lever 1 ea surface closer 1 ea kick plate 10" 1 ea wall stop	Satin stainless finish (US32D)
3	103 Restroom, 104 Office	3 ea butt hinges 4-1/2" 1 ea privacy lever w/ indicator 1 ea wall stop 3 ea silencers	See watch list item 4
4	105 Rear exit	1 ea exit device, rim type 1 ea door viewer existing hinges + closer to remain	Exit device must operate with no key or special knowledge

Hardware rules that apply to all doors: levers 34"-48" AFF, opening force 5 lb max at interior doors, all hardware US32D unless noted, G.C. furnishes + installs unless noted. Verify finish with owner before ordering.

Watch list - conflicts and gaps in Rev 3

- Restroom ceiling height: RCP A3.1 calls gyp. bd. at 9'-0" AFF; elevation 3/A5.2 shows 8'-6". Confirm which governs before framing the soffit.
- Office floor: finish plan A2.1 tags CPT-1 carpet tile, but finish schedule note 4 says LVT-1 at all back-of-house rooms. Confirm before ordering flooring.
- PT-4 (Repose Gray) is in the finish schedule but is not tagged anywhere on the plans or elevations.
- Door 104 (office) is assigned hardware group 3, a privacy set. Offices typically get a keyed office lock - confirm with owner.
- No transition strip scheduled where CON-1 meets LVT-1 at door 102. Confirm profile + finish with designer.
- Owner-supplied tile (TL-1, TL-2) and fitting room mirrors - confirm delivery dates against the schedule.