

Tenant Improvements for:
Building 2, Suite 104

10198 S.W. Village Parkway
Port St. Lucie, Florida 34987



ARCHITECT:

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DRAWING INDEX

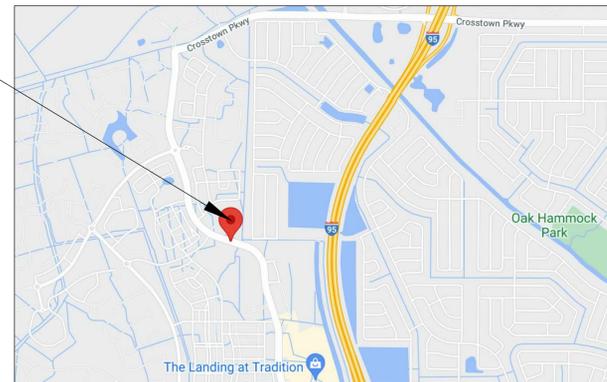
ARCHITECTURAL

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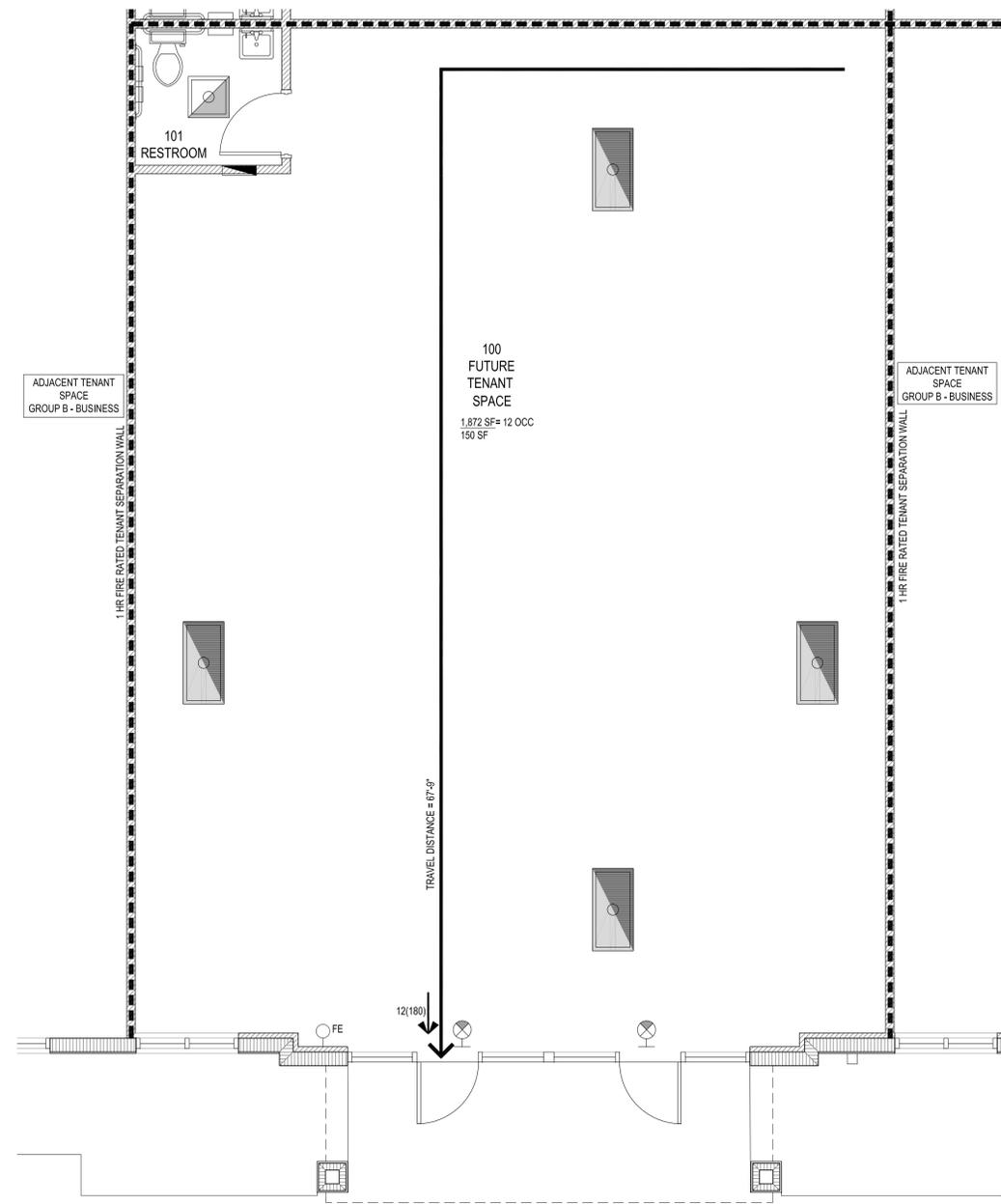
SITE LOCATION



LOCATION MAP

NOT TO SCALE



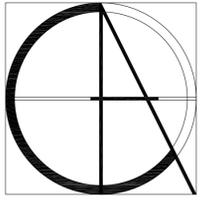
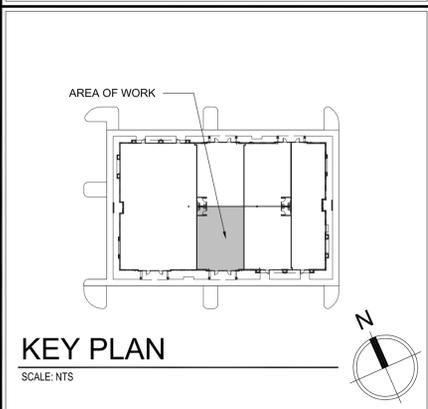


01 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

| BUILDING CODE INFORMATION <small>BASED ON FLORIDA BUILDING CODE 7TH EDITION (2020)</small> | |
|--|--|
| LEVEL OF ALTERATION (PER EXISTING BUILDING CODE): | LEVEL 2 |
| BUILDING TYPE: | TYPE IIB, SPRINKLERED |
| TOTAL AREA: | 1,872 SF |
| OCCUPANCY: | GROUP B, BUSINESS |
| OCCUPANT LOAD CALCULATIONS: | 12 OCCUPANTS (REFER TO LIFE SAFETY PLAN) |
| EXIT REQUIREMENTS: | |
| DEAD END LIMIT- MAXIMUM CONDITION | 50 FEET |
| TRAVEL DISTANCE TO EXIT- MAXIMUM CONDITION | 300 FEET |
| COMMON PATH OF TRAVEL | 100 FEET |
| FIRE SPRINKLERS: | |
| MODIFY EXISTING FIRE SPRINKLER SYSTEM AS REQUIRED UNDER A SEPARATE PERMIT. SYSTEMS SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER AND SHALL COMPLY WITH NFPA 13. | |

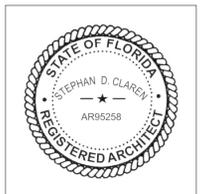
- | LIFE SAFETY NOTES | |
|-------------------|--|
| 1. | OCCUPANCY TYPE SHALL BE GROUP B, BUSINESS |
| 2. | FIRE STOPPING AND DRAFT STOPPING SHALL BE PROVIDED AT ANY CONCEALED SPACE IN WHICH EXPOSED MATERIAL HAS A FLAME-SPREAD RATING LESS THAN CLASS-A. |
| RATED ASSEMBLIES | |
| 3. | FIRE RATED WALL ASSEMBLIES SHALL EXTEND FULLY FROM THE FLOOR TO THE STRUCTURE & DECK ABOVE. ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE PROTECTED PER NFPA 101, BY FIRE DAMPERS, SLEEVES OR FIRE CAULKING BY A U.L. APPROVED METHOD. |
| 4. | PROVIDE UL RATED ASSEMBLIES AT ALL PIPE, DUCTWORK, STRUCTURAL STEEL AND METAL JOIST PENETRATION OF FIRE-RATED WALLS. |
| 5. | BUILDING EXIT DOORS REQUIRED BY CODE SHALL SWING IN THE DIRECTION OF EGRESS UNLESS THE OCCUPANT LOAD IS LESS THAN 50. |
| REQUIREMENTS | |
| 6. | ALL CORRIDORS AND NORMALLY OCCUPIED ROOMS SHALL BE EQUIPPED WITH EMERGENCY LIGHTING. |
| 7. | FIRE EXTINGUISHERS SHALL BE PLACED AT INTERVALS NOT EXCEEDING A TRAVEL DISTANCE OF 75'. |

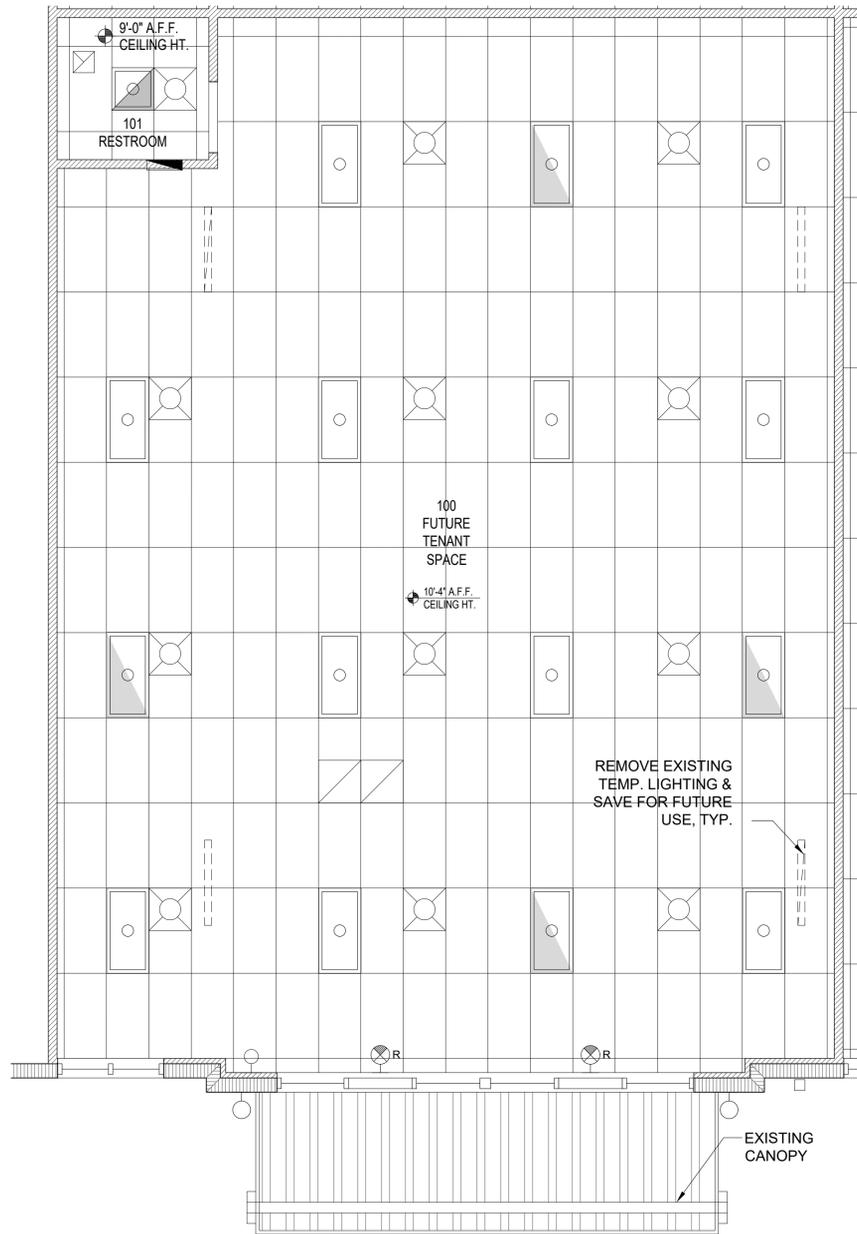
| LIFE SAFETY SYMBOLS LEGEND | |
|----------------------------|---|
| | TRAVEL DISTANCE |
| | PRIMARY MEANS OF EGRESS |
| | EXISTING OR NEW 1-HOUR FIRE RATED WALL. CONTRACTOR TO CONFIRM RATING OF WALL AND REPAIR/MODIFY EXISTING WALLS AS REQUIRED. ALL OPENINGS AND MECHANICAL PENETRATIONS SHALL BE PROTECTED TO MAINTAIN THE INTEGRITY OF THE FIRE RATING FOR THE WALL. |
| | WALL MOUNTED FIRE EXTINGUISHER |
| | OCCUPANT LOAD |
| | OPENING EGRESS CAPACITY |
| | EMERGENCY LIGHT |
| | EMERGENCY LIGHT/EXIT SIGN |



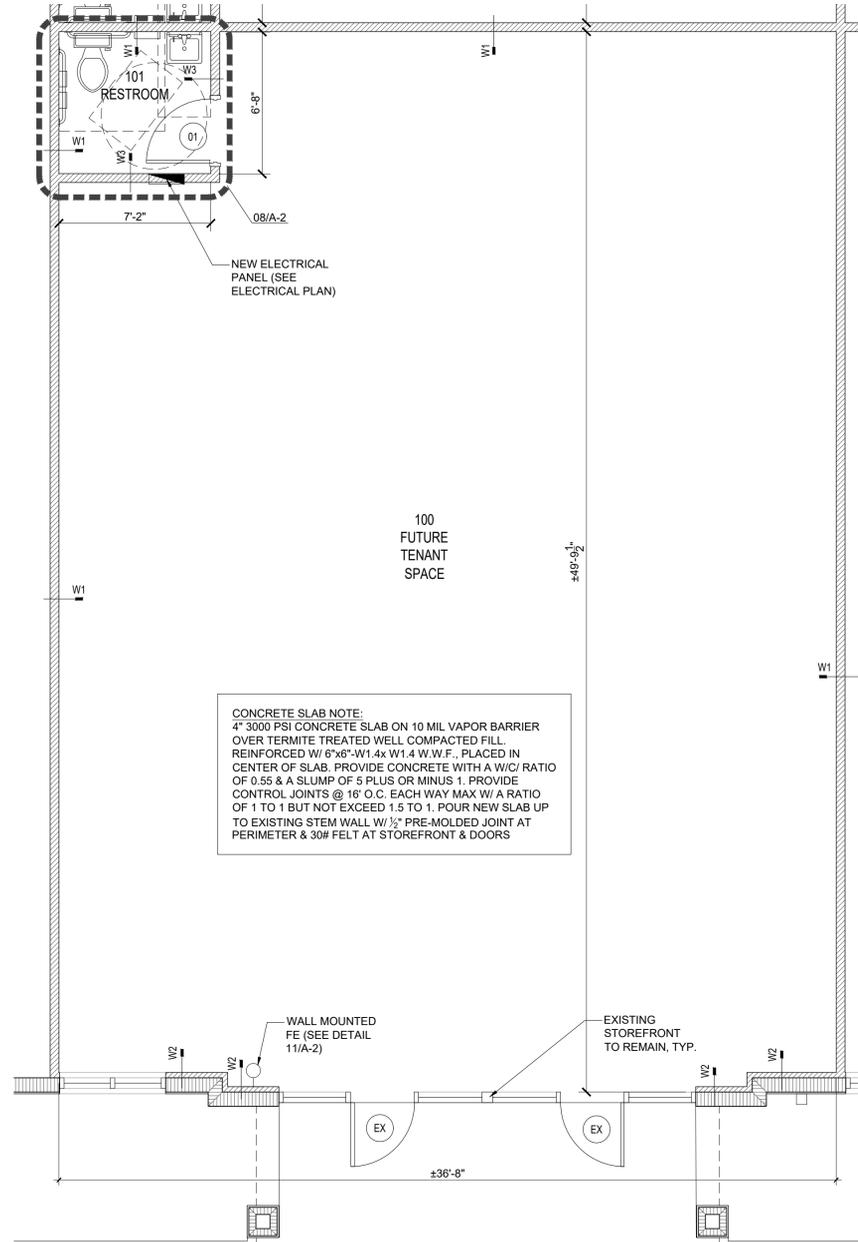
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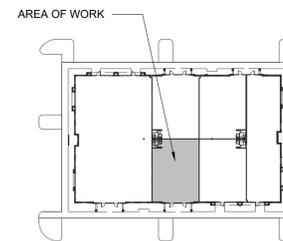




02 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



01 FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: NTS



| FINISH SCHEDULE | | | | | | | |
|-----------------|---------------------|---------------|-------------|------|---------|----------------|---------|
| RM. NO. | ROOM NAME | FLOOR | WALLS | BASE | CEILING | CEILING HEIGHT | REMARKS |
| 100 | FUTURE TENANT SPACE | EXPOSED CONC. | PAINTED GWB | - | ACT | 10'-4" A.F.F. | |
| 101 | RESTROOM | EXPOSED CONC. | EPOXY PAINT | - | ACT | 9'-0" A.F.F. | |

FINISH NOTES:
 1. ALL FINISHES SHALL BE AS SELECTED/CONFIRMED BY TENANT AND INSTALLED BY CONTRACTOR.
 2. NEW DRYWALL SHALL BE WITH LEVEL 4 FINISH TO CEILING HEIGHT.
 3. PAINT TO BE APPLIED AS FOLLOWS: ONE COAT OF PRIMER & TWO (2) COATS OF FINISH PAINT (AT BATHROOM GWB PARTITIONS ONLY).

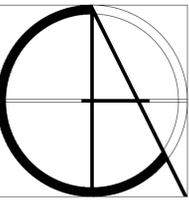
MATERIAL LEGEND:
 ACT: ARMSTRONG MODEL 1776, 24" X 48" X 5/8" DUNE ANGLED TEGULAR CEILING TILE WITH 15/16 WHITE GRID.

| DOOR SCHEDULE | | | | | | | | | |
|----------------|------------------------|-------|------|------|------------|--------|--------|---------|---------|
| OPENING NUMBER | DOOR | FRAME | | | DETAILS | | | REMARKS | |
| | | SIZE | MATL | TYPE | JAMB DEPTH | HEAD | JAMB | | SILL |
| 01 | 3'-0" x 7'-0" x 1 3/4" | WD | A | HM | 5 3/4" | 05/A-2 | 06/A-2 | 07/A-2 | PRIVACY |

EX EXISTING DOOR TO REMAIN

DOOR NOTES:
 1. COORDINATE/CONFIRM ALL DOOR HARDWARE WITH TENANT PRIOR TO CONSTRUCTION.
 2. PROVIDE GRADE 2 COMMERCIAL LEVER HARDWARE.

| CEILING PLAN SYMBOLS LEGEND | GENERAL NOTES |
|--|--|
| | 24 x 48 SUSPENDED ACOUSTICAL TILE AND GRID |
| | 24 x 48 LAY-IN LIGHT FIXTURE |
| | EMERGENCY LIGHT FIXTURE |
| | RELOCATED EXIT SIGN |
| | SUPPLY DIFFUSER |
| | RETURN GRILLE |
| | CEILING EXHAUST FAN |
| NOTE: REFER TO ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION. | |
| WALL LEGEND | |
| | EXISTING CMU WALL |
| | NEW PARTITION |
| | EXISTING PARTITION |
| <ol style="list-style-type: none"> ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL AND APPLICABLE CODES, FBC 7TH EDITION (2020) & FLORIDA FIRE PREVENTION CODE, 7TH EDITION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE BUILDING STANDARDS AND LOCAL JURISDICTIONS. ALL FINISH MATERIALS, HARDWARE, ETC. SHALL MATCH THE BUILDING STANDARDS UNLESS NOTED OTHERWISE. IF THE CONTRACTOR HAS DIFFICULTY MATCHING BUILDING STANDARDS HE/SHE SHALL OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO SUBSTITUTING ANY ITEMS. PROPER CARE AND PROTECTION SHALL BE PROVIDED FOR ALL AREAS ADJACENT TO CONSTRUCTION AND ANY DAMAGE THAT MAY OCCUR TO THESE AREAS AS A RESULT OF THIS CONSTRUCTION SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION. ANY WORK THAT MUST BE PERFORMED IN OTHER TENANT SPACES IN RELATION TO THIS CONSTRUCTION SHALL BE PERFORMED IN A MANNER SO AS NOT TO DISRUPT THE OWNER. ALL WALLS, SLABS, CEILINGS, ETC. DISTURBED IN OTHER SPACES SHALL BE RESTORED TO ORIGINAL CONDITION ONCE WORK IS COMPLETE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY ALL EXISTING CONDITIONS CONTRACT DOCUMENTS AND VERIFY ALL EXISTING CONDITIONS CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. EXISTING FIRE RATINGS SHALL BE MAINTAINED AT SLAB PENETRATIONS RATED WALLS, RATED CEILING ASSEMBLIES AND FIRE COMPARTMENT ZONES. REVIEW FINAL LOCATIONS AND QUANTITIES OF FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO CONSTRUCTION. | |



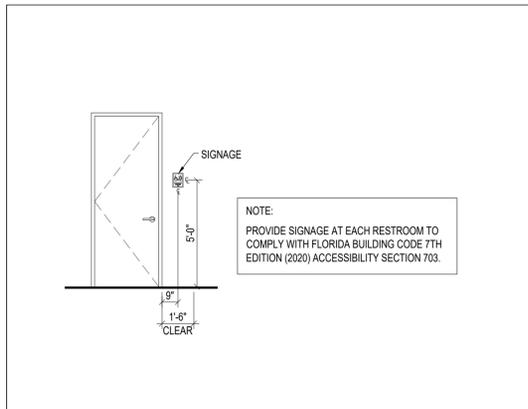
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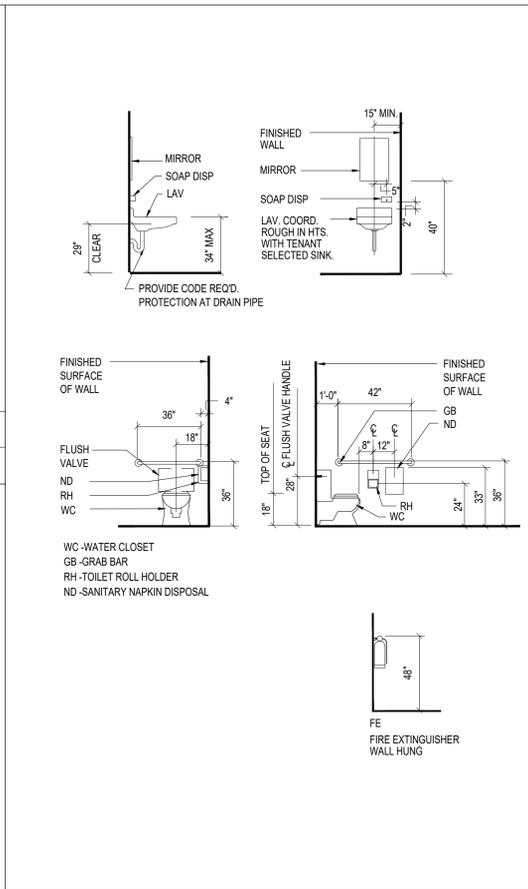
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| PROJECT # | 21-051.01 |
| DATE | 8-4-2021 |
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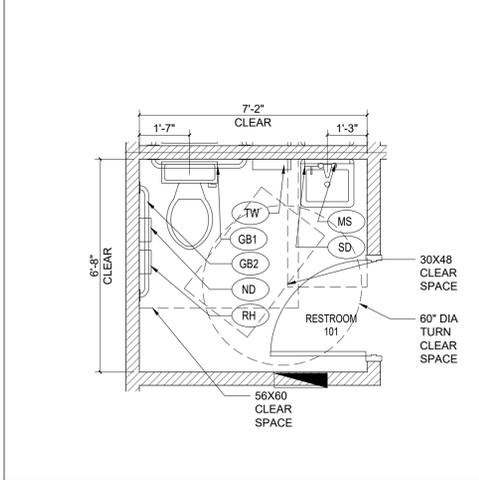
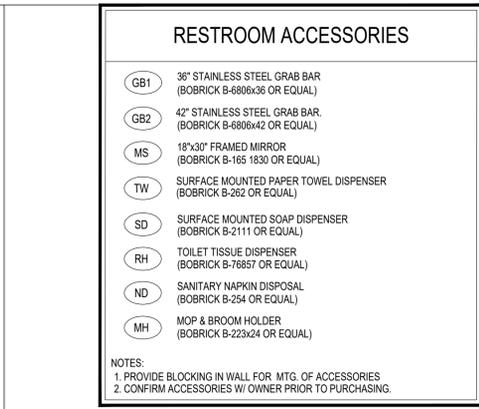
TYPICAL RESTROOM SIGNAGE DETAIL

13
SCALE: 1/4" = 1'-0"



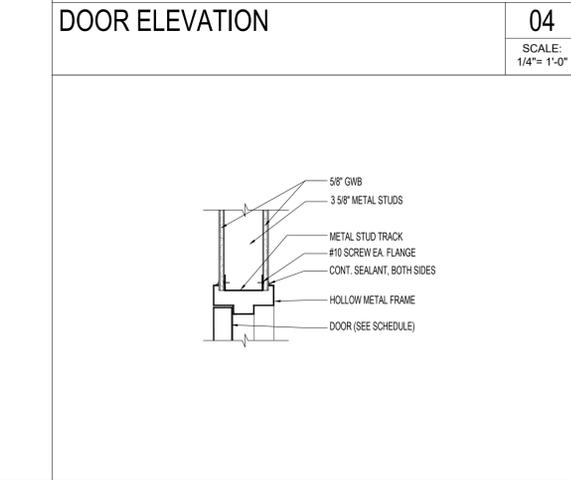
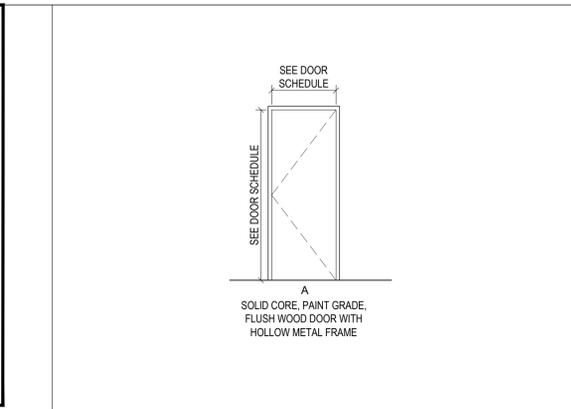
TYPICAL MOUNTING HEIGHTS

11
SCALE: 1/4" = 1'-0"



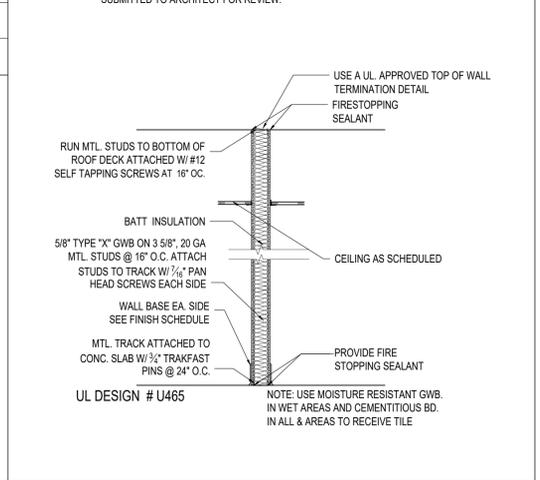
ENLARGED RESTROOM PLAN

08
SCALE: 3/8" = 1'-0"



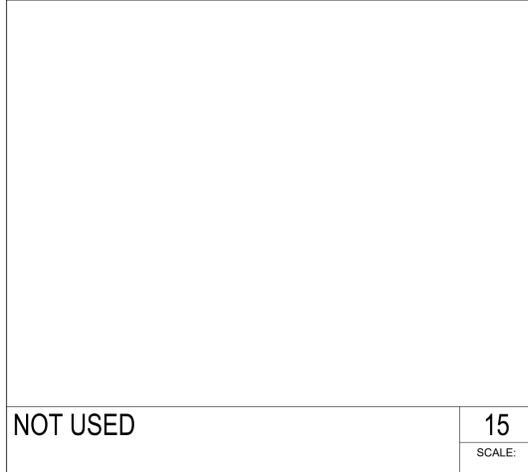
DOOR HEAD DETAIL

05
SCALE: 1 1/2" = 1'-0"



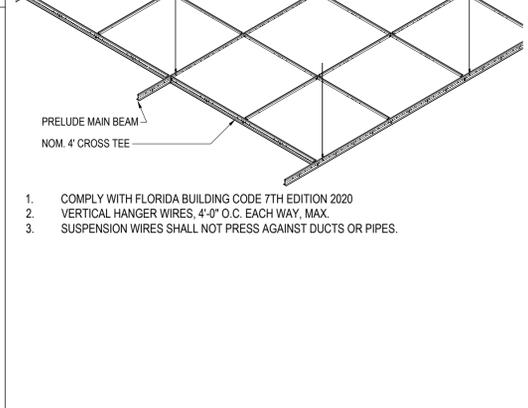
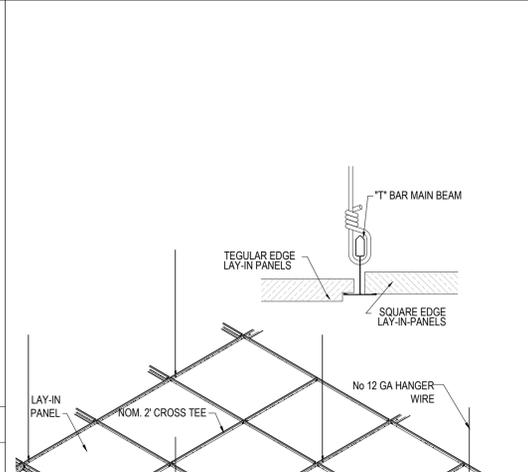
W1 - WALL TYPE 1-HOUR RATING

01
SCALE: 1/2" = 1'-0"



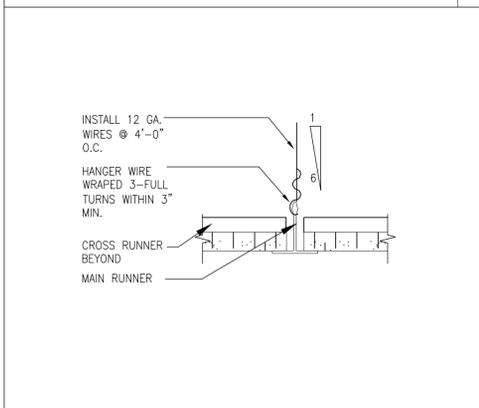
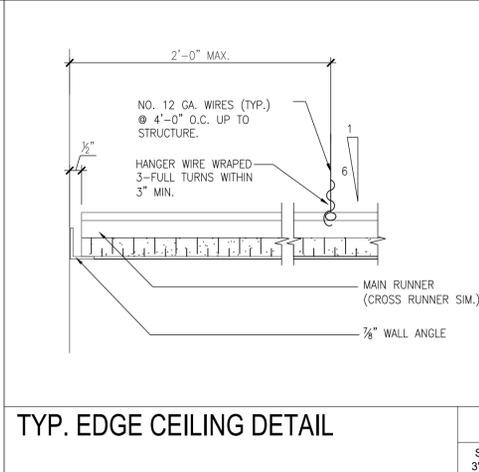
CEILING GRID/FRAME DTL.

16
SCALE: N.T.S.



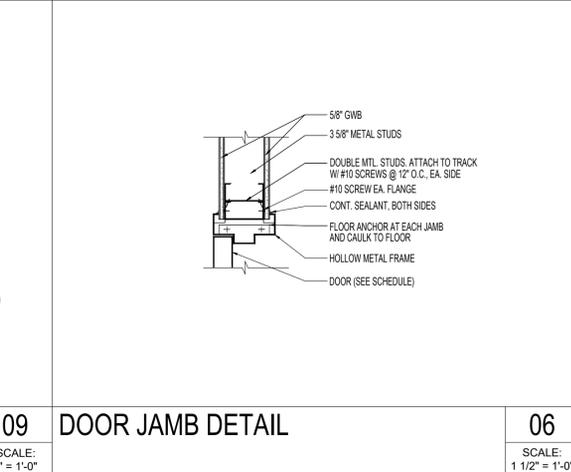
CEILING GRID BRACING DTL.

12
SCALE: N.T.S.



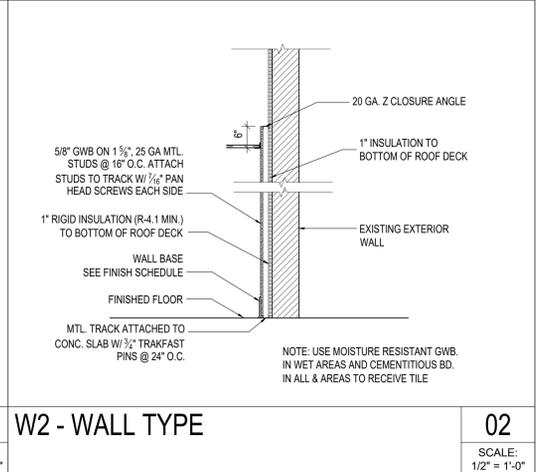
DOOR JAMB DETAIL

06
SCALE: 1 1/2" = 1'-0"



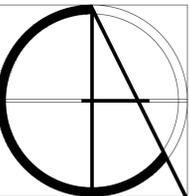
W3 - WALL TYPE

07
SCALE: 1 1/2" = 1'-0"



W3 - WALL TYPE

03
SCALE: 1/2" = 1'-0"



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