

Tenant Improvements for:
Building 2, Suite 108

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



ARCHITECT:

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DRAWING INDEX

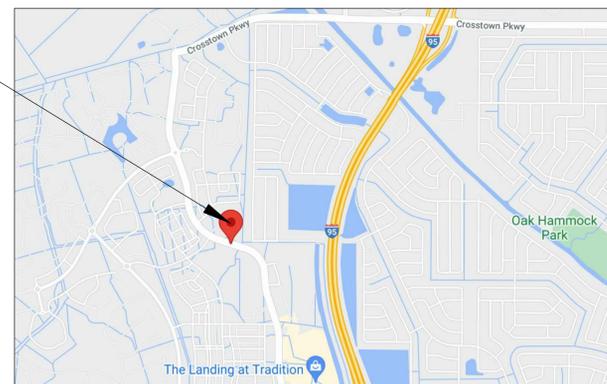
ARCHITECTURAL

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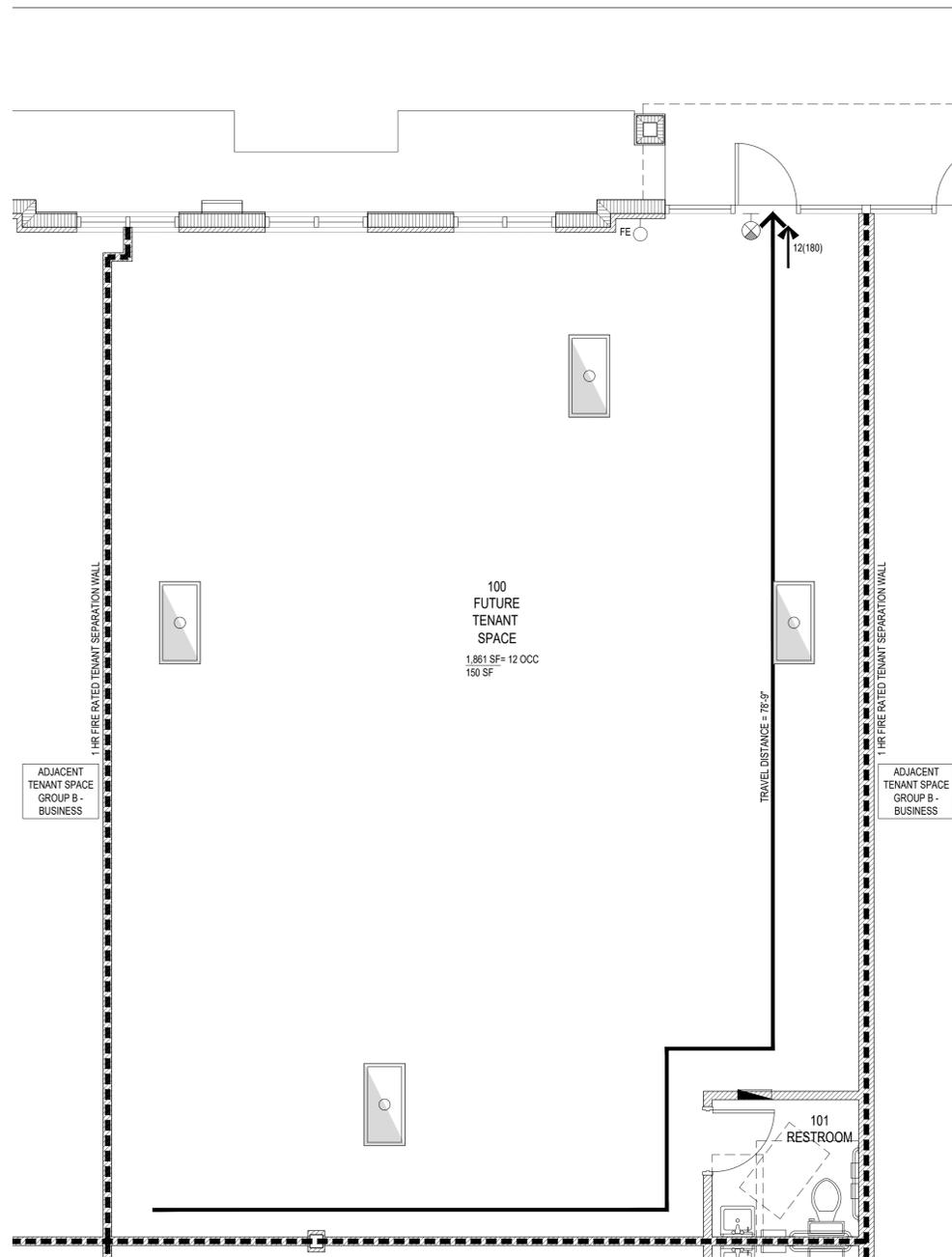
SITE LOCATION



LOCATION MAP

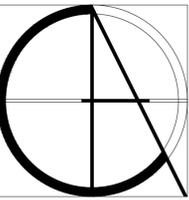
NOT TO SCALE





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: 1,881 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	
<ol style="list-style-type: none"> OCCUPANCY TYPE SHALL BE GROUP B, BUSINESS 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. <p style="text-align: center;"><small>RATED ASSEMBLIES</small></p> <ol style="list-style-type: none"> 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. PROVIDE UL RATED ASSEMBLIES AT ALL PIPE, DUCTWORK, STRUCTURAL STEEL AND METAL JOIST PENETRATION OF FIRE-RATED WALLS. BUILDING EXIT DOORS REQUIRED BY CODE SHALL SWING IN THE DIRECTION OF EGRESS UNLESS THE OCCUPANT LOAD IS LESS THAN 50. <p style="text-align: center;"><small>REQUIREMENTS</small></p> <ol style="list-style-type: none"> ALL CORRIDORS AND NORMALLY OCCUPIED ROOMS SHALL BE EQUIPPED WITH EMERGENCY LIGHTING. 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
<p>AREA OF WORK</p> <p>KEY PLAN SCALE: NTS</p>	



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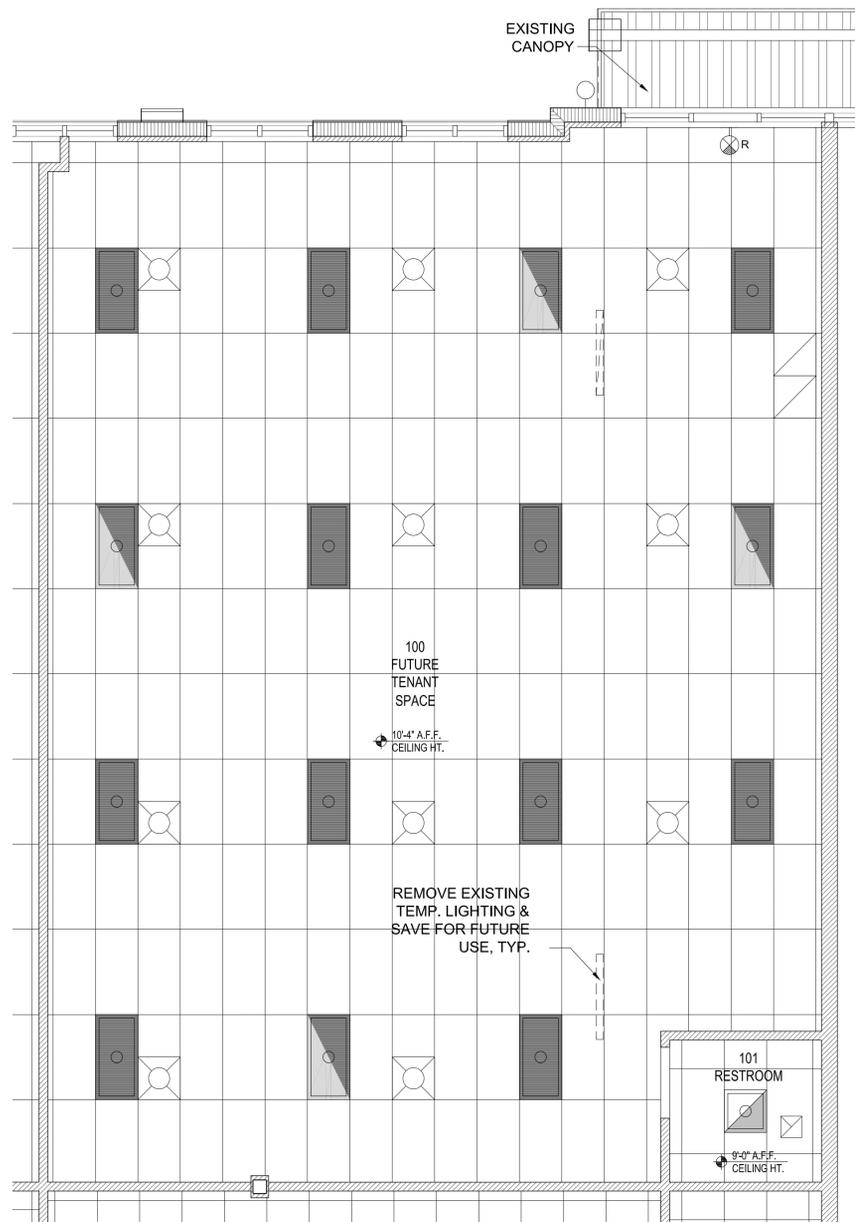
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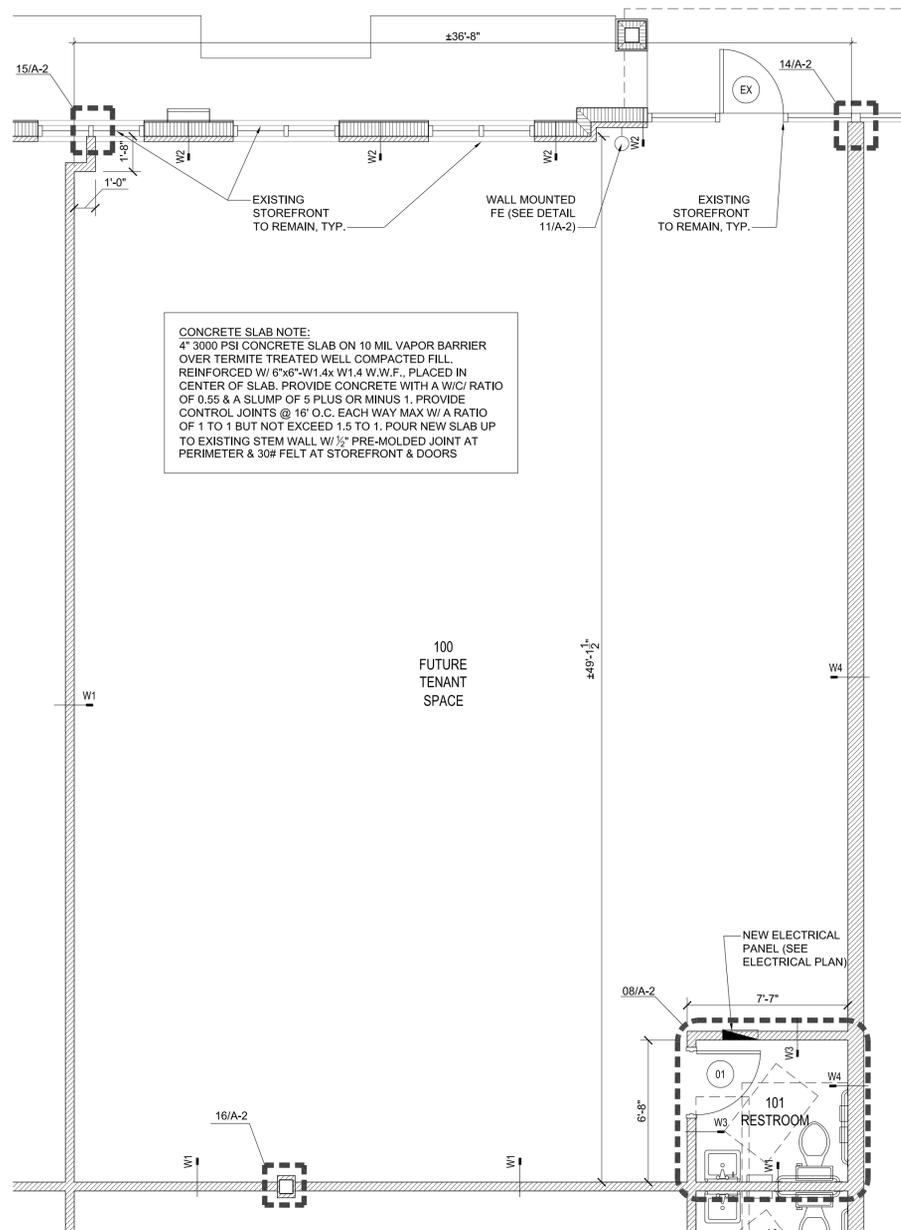


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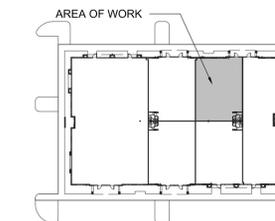
LS-1



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



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



KEY PLAN
SCALE: NTS



DOOR SCHEDULE									
OPENING NUMBER	DOOR			FRAME			DETAILS		REMARKS
	SIZE	MATL	TYPE	MATL	JAMB DEPTH	HEAD	JAMB	SILL	
01	3'-0" x 7'-0" x 1 3/4"	WD	A	HM	5 3/4"	06/A-2	07/A-2	10/A-2	PRIVACY
EX	EXISTING DOOR TO REMAIN								

DOOR NOTES:

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

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.	

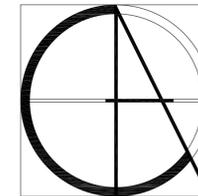
FINISH NOTES:

- ALL FINISHES SHALL BE AS SELECTED/CONFIRMED BY TENANT AND INSTALLED BY CONTRACTOR.
- NEW DRYWALL SHALL BE WITH LEVEL 4 FINISH TO CEILING HEIGHT
- 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.

CEILING PLAN SYMBOLS LEGEND		GENERAL NOTES
	24 x 48 SUSPENDED ACOUSTICAL TILE AND GRID	<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.
	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	

CONCRETE SLAB NOTE:
4" 3000 PSI CONCRETE SLAB ON 10 MIL VAPOR BARRIER OVER TERMITES TREATED WELL COMPACTED FILL. REINFORCED W/ 6"x6"-W1.4x W1.4 W.W.F., PLACED IN CENTER OF SLAB. PROVIDE CONCRETE WITH A W/C RATIO OF 0.55 & A SLUMP OF 5 PLUS OR MINUS 1. PROVIDE CONTROL JOINTS @ 16' O.C. EACH WAY MAX W/ A RATIO OF 1 TO 1 BUT NOT EXCEED 1.5 TO 1. POUR NEW SLAB UP TO EXISTING STEM WALL W/ 1/2" PRE-MOLDED JOINT AT PERIMETER & 30# FELT AT STOREFRONT & DOORS



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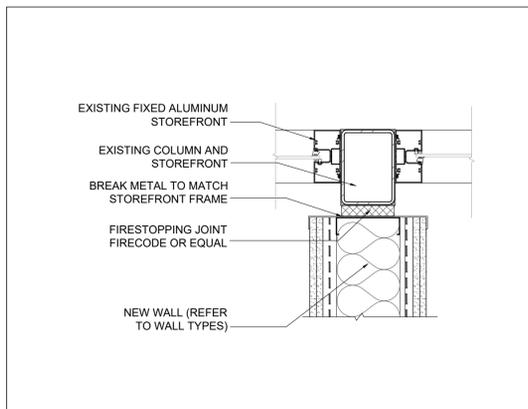
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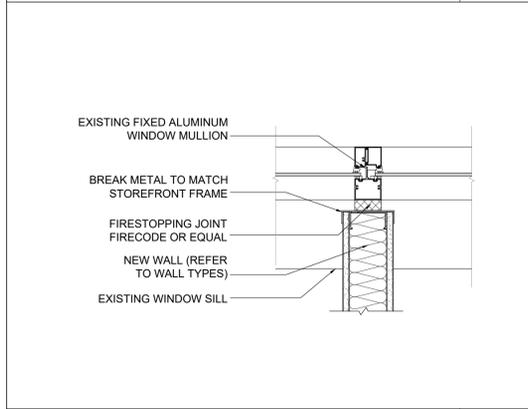


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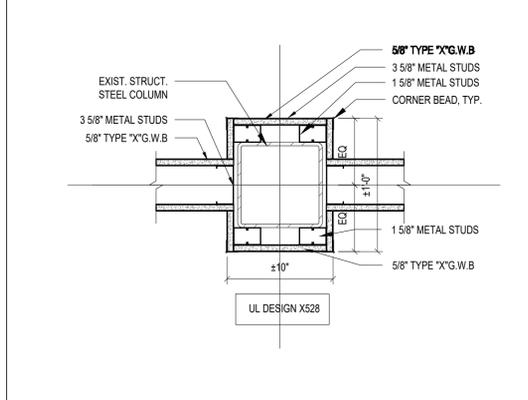
A-1



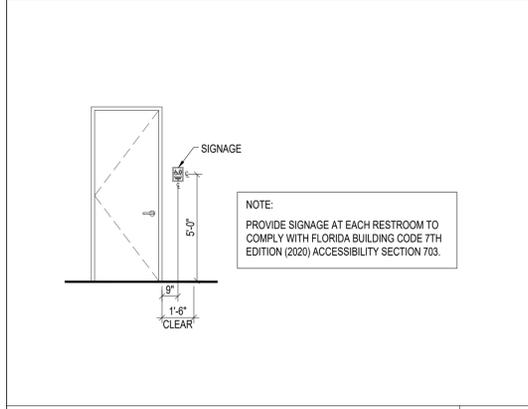
WALL AT STOREFRONT 14
SCALE: 1 1/2" = 1'-0"



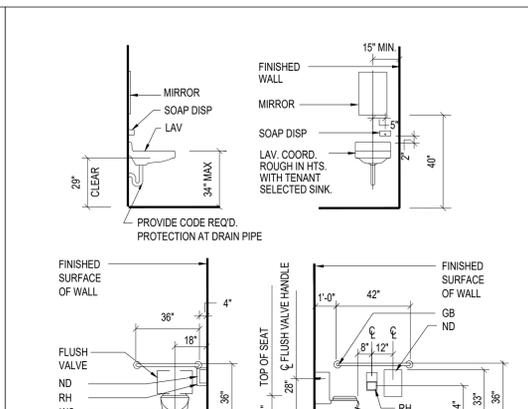
WALL AT STOREFRONT 15
SCALE: 1 1/2" = 1'-0"



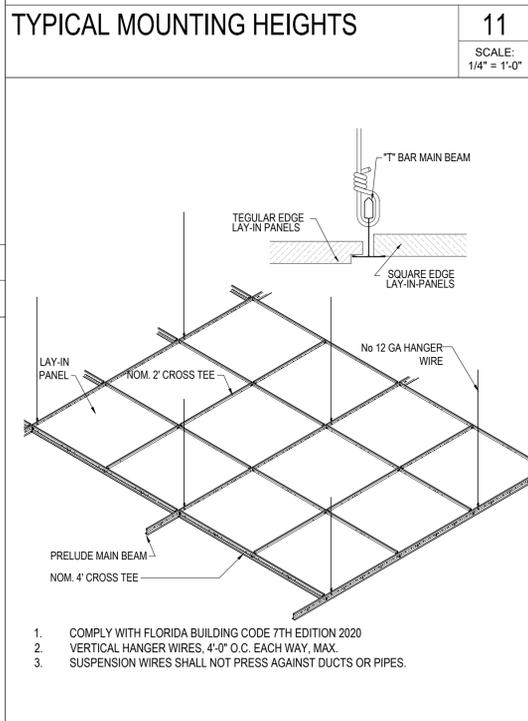
COLUMN DETAIL 1-HOUR RATING 16
SCALE: 1 1/2" = 1'-0"



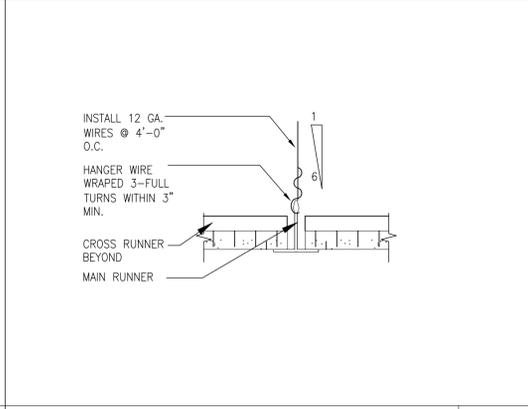
TYPICAL RESTROOM SIGNAGE DETAIL 17
SCALE: 1/4" = 1'-0"



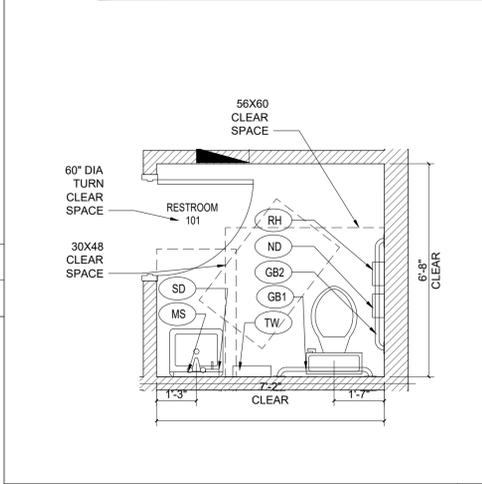
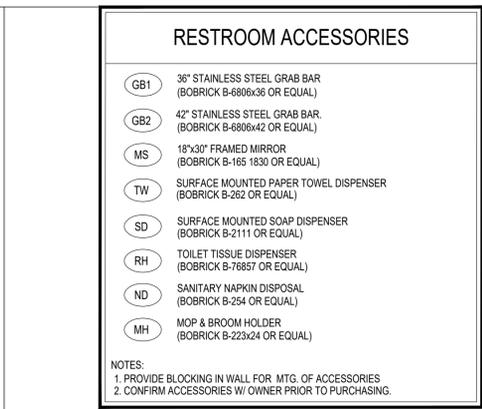
TYPICAL MOUNTING HEIGHTS 11
SCALE: 1/4" = 1'-0"



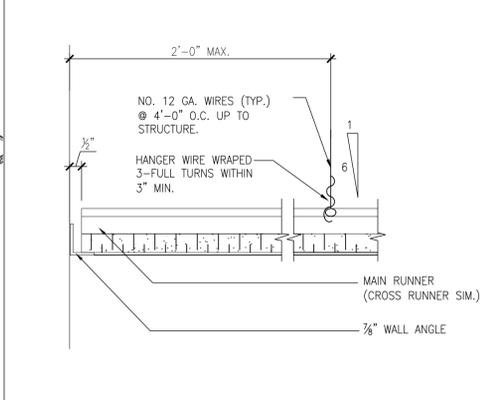
CEILING GRID/FRAME DTL. 12
SCALE N.T.S.



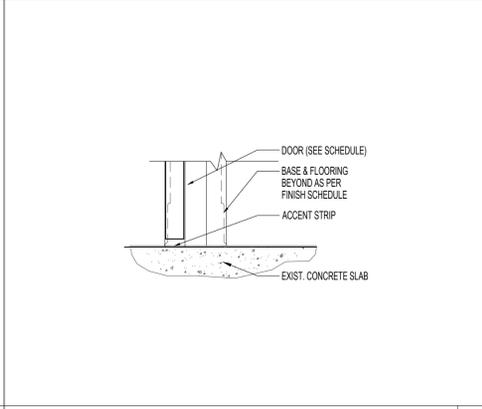
CEILING GRID BRACING DTL. 13
SCALE: 3" = 1'-0"



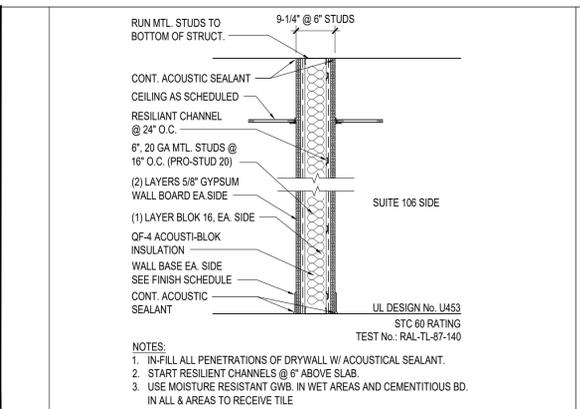
ENLARGED RESTROOM PLAN 08
SCALE: 3/8" = 1'-0"



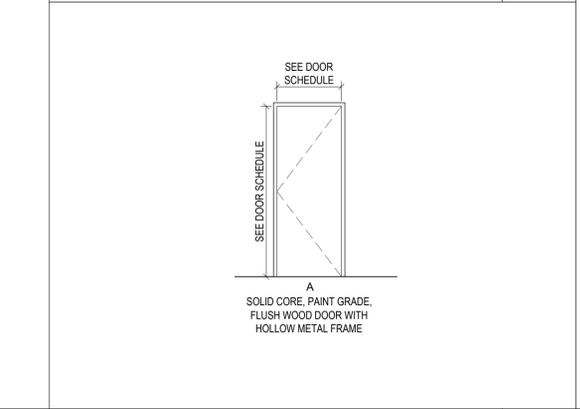
TYP. EDGE CEILING DETAIL 09
SCALE: 3" = 1'-0"



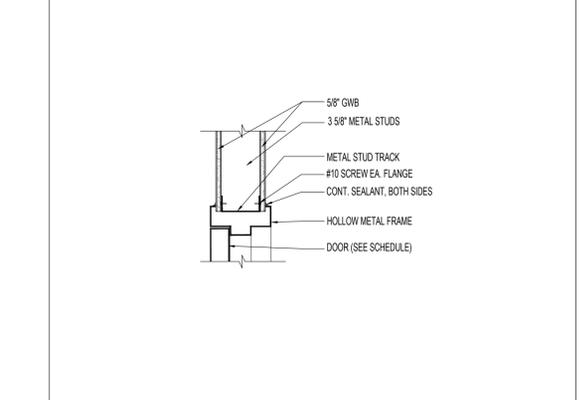
DOOR SILL DETAIL 10
SCALE: 1 1/2" = 1'-0"



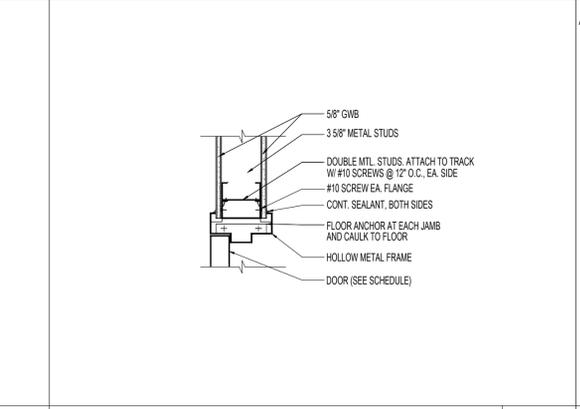
W4 - WALL TYPE 04
SCALE: 1/2" = 1'-0"



DOOR ELEVATION 05
SCALE: 1/4" = 1'-0"



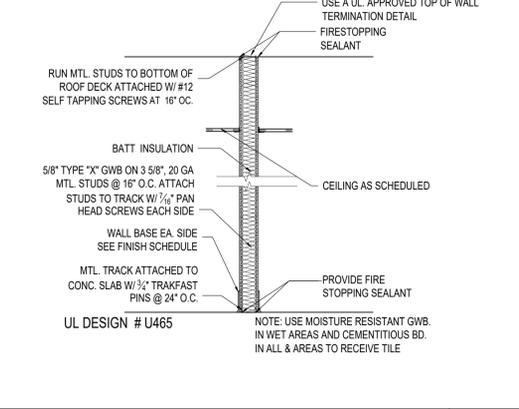
DOOR HEAD DETAIL 06
SCALE: 1 1/2" = 1'-0"



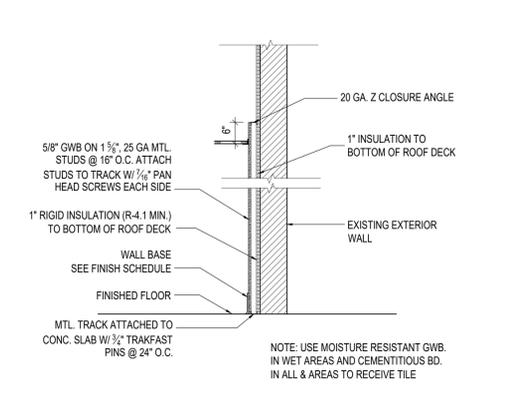
DOOR JAMB DETAIL 07
SCALE: 1 1/2" = 1'-0"



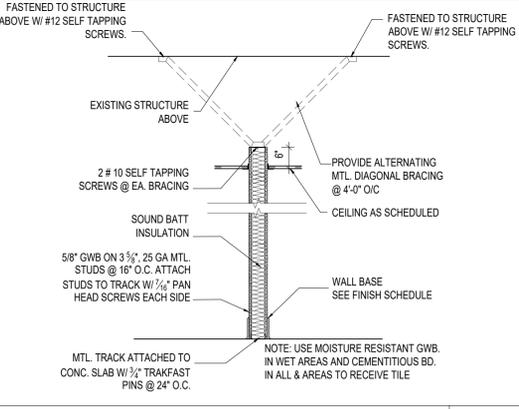
W1 - WALL TYPE 1-HOUR RATING 01
SCALE: 1/2" = 1'-0"



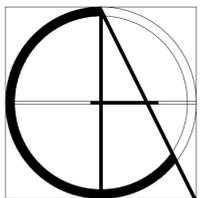
W2 - WALL TYPE 02
SCALE: 1/2" = 1'-0"



W3 - WALL TYPE 03
SCALE: 1/2" = 1'-0"



W4 - WALL TYPE 04
SCALE: 1/2" = 1'-0"



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