

OCCUPANCY CALCULATION				FBC 1004.1.1 LS 7.3.1.2
PROJECT/BUILDING AREA		1588 SQ/FT		
		SQ/FT /OCCUPANT GROSS U.N.O.		
BUSINESS	100	1588 SQ/FT	15.9	
TOTAL OCCUPANTS			16 PEOPLE	

CURRENT CODES			
BUILDING	6th EDITION (2017)	FLORIDA BUILDING CODE	
RESIDENTIAL	6th EDITION (2017)	FLORIDA RESIDENTIAL CODE	
EXISTING	6th EDITION (2017)	FLORIDA EXISTING BUILDING CODE	
ACCESSIBILITY	6th EDITION (2017)	FLORIDA ACCESSIBILITY CODE	
ENERGY	6th EDITION (2017)	FLORIDA ENERGY CONSERVATION CODE	
PLUMBING	6th EDITION (2017)	FLORIDA PLUMBING CODE	
MECHANICAL	6th EDITION (2017)	FLORIDA MECHANICAL CODE	
FUEL GAS	6th EDITION (2017)	FLORIDA FUEL GAS CODE	
ELECTRICAL	2014 NATIONAL ELECTRIC CODE		
FIRE	6th EDITION (2017)	FLORIDA FIRE PREVENTION CODE	
	2015 NFPA 101 LIFE SAFETY CODE		
	2015 NFPA 1, FIRE CODE		
FIRE :Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code per NFPA -1: 1.14.1			
STRUCTURAL	ASCE STANDARD 7-10		
FIRE ALARM	FIRE ALARM AND SIGNALING CODE NFPA 72		

FIRE RATING REQUIREMENTS				FBC 601, FBC 803.9, L.S. 10.2.2
PRIMARY STRUCTURAL FRAME				
BEARING WALLS:	EXTERIOR:	0		
	INTERIOR:	0		
NONBEARING WALLS & PARTITIONS	EXTERIOR:	0		
	INTERIOR:	0		
FLOOR CONSTRUCTION: & SECONDARY MEMBERS		0		
ROOF CONSTRUCTION: & SECONDARY MEMBERS		0		
FINISHES				
INTERIOR WALL/ CEILING	A,B, OR C			
FLOOR	I OR II			
EXIT ACCESS	A,B			
OTHER SPACES	A,B, OR C			

CLASSIFICATION - E.B.		CHAPT. 4
REPAIRS: REPLACEMENT OF DAMAGED MATERIALS FOR MAINTENANCE ALTERATIONS		
LEVEL 1:	REPLACEMENT OF MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES FOR THE SAME PURPOSE.	
LEVEL 2:	THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM OR INSTALLATION OF ADDITIONAL EQUIPMENT. LESS THAN 50 PERCENT OF THE BUILDING AREA.	
LEVEL 3:	ALTERATIONS WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING WITHIN ANY 12 MO. PERIOD.	
CHANGE OF OCCUPANCY:	FOLLOW PROVISIONS OF CHAPTER 9.	
ADDITIONS:	FOLLOW PROVISIONS OF CHAPTER 10.	

CLASSIFICATION - L.S.		CHAPT. 43
REPAIRS: THE PATCHING, RESTORATION, OR PAINTING OF MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES IN GOOD OR SOUND CONDITION.		
RENOVATION: THE REPLACEMENT IN KIND, STRENGTHENING, OR UPGRADING OF BUILDING ELEMENTS, MATERIALS, EQUIPMENT OR FIXTURES, THAT DOES NOT RESULT IN A RECONFIGURATION OF THE BUILDING SPACES WITHIN.		
MODIFICATION: THE RECONFIGURATION OF ANY SPACE; THE ADDITION, RELOCATION, OR ELIMINATION OF ANY DOOR OR WINDOW; THE ADDITION OR ELIMINATION OF LOAD BEARING ELEMENTS; THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM; OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT. MODIFICATION TO AN ENTIRE OCCUPANCY WITHIN A BUILDING SHALL BE CONSIDERED A RECONSTRUCTION.		
RECONFIGURATION/RECONSTRUCTION: THE RECONFIGURATION OF A SPACE THAT AFFECTS AN EXIT OR A CORRIDOR SHARED BY MORE THAN ONE OCCUPANT SPACE; OR THE RECONFIGURATION OF A SPACE SUCH THAT THE REHABILITATION WORK AREA IS NOT PERMITTED TO BE OCCUPIED BECAUSE EXISTING MEANS OF EGRESS AND FIRE PROTECTION SYSTEM OR THEIR EQUIVALENT, ARE NOT IN PALCE OR CONTINUOUSLY MAINTAINED.		
CHANGE OF USE: A CHANGE IN THE PURPOSE OR LEVEL OF ACTIVITY WITHIN A STRUCTURE THAT INVOLVES A CHANGE IN APPLICATION OF THE REQUIRMENTS OF THE CODE.		

PARTITION LEGEND		
SP FIRE SPRINKLER	EXISTING MASONRY WALL TO REMAIN	
EMERGENCY LIGHT W/ BATTERY BACKUP	EXISTING WALL TO REMAIN	
EXIT SIGNAGE	EXISTING RATED WALL TO REMAIN	
COMBINATION EXIT & EMERGENCY LIGHT W/ BATTERY BACKUP	NEW PARTITION FROM SLAB TO MATCH EXISTING	
	NEW PARTITION PARTIAL WALL	
	PARTITIONS & FIXTURES TO BE REMOVED	

OWNER:	PRISA DARWIN SQUARE LLC 1541 SUNSET DRIVE, STE 300 CORAL GABLES, FL. 33143
TENANT:	NEXT LEVEL INSURANCE GROUP OF FLORIDA DAISY RIVERA PRESIDENT
ADDRESS:	3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL. (BAY 68)
PROPERTY INFORMATION:	GENERAL CO USE: 1600 PROP ID: 3420 713 0005 000 3 LEGAL: DARWIN SQUARE LOTS C, D, AND E

SCOPE:	
THIS IS AN EXISTING TENANT SPACE AT DARWIN SQUARE. THE SPACE WAS PREVIOUSLY A BUSINESS (MARIGOLDS TANNING SALON AND WILL REMAIN A BUSINESS. NO CHANGE OF USE, NO CHANGE OF RATINGS TO TENANT SEPARATION WALLS.	
THE RESTROOM RECEIVED AN ACCESSIBILITY REMODEL IN 2011 AND IS COMPLIANT NO CHANGES TO THE RESTROOM	
THE SCOPE OF WORK IS THE INSTALLATION OF INTERIOR PARTITIONS, POWER, AND LOW VOLTAGE (PHONE/INTERNET) FOR WORK LOCATIONS. THE OWNER IS ALSO INSTALLING A LUNCH ROOM AREA WHICH WILL INVOLVE THE INSTALLATION OF A SINK AND GFIC RECEPTACLES.	
PLUMBING	1 NEW SINK
ELECTRIC	POWER, PHONE, INTERNET TO WORK LOCATIONS (2) PENDANT LIGHTS AND A SWITCH AT RECEPTION.
MECHANICAL	EXISTING NO PROPOSED CHANGES
FIRE SPRINKLERS	EXISTING NO PROPOSED CHANGES

BUILDING / PROJECT DATA		
BUILDING AREA:	U/A	6,940SF (AS MEASURED ON GOOGLE EARTH)
TENANT/PROJECT AREA:	1,588 SQUARE FEET	(LESS THAN 25% OF BLDG AREA)
TOTAL AFTER CONSTRUCTION:	NO CHANGE TO THE AREA OF THE BUILDING	

REQUIRED NUMBER OF EXITS	2
OCCUPANCY SEPARATION	1 HR EXISTINT
TABLE 508.4, 709.1, L.S. TABLE 6.1.14.4.1	
OCCUPANT LOAD	16

BUILDING CLASSIFICATION:		CHAPT. 3
A1 - FIXED SEATING	I1 - INSTITUTIONAL HOUSING 16+	
A2 - FOOD AND/OR DRINKS	I2 - INSTITUTIONAL MEDICAL CARE	
A3 - WORSHIP, RECREATION	I3 - INSTITUTIONAL JAILS	
A4 - INDOOR SPORTS	M - MERCANTILE	
A5 - STADIUMS BLEACHERS	R1 - RESIDENTIAL (TRANSIENT)	
B - BUSINESS	R2 - RESIDENTIAL (2+ DWELLINGS)	
E - EDUCATIONAL	R3 - RESIDENTIAL (PERMANENT)	
F1 - FACTORY (MODERATE HAZARD)	R4 - RESIDENTIAL CARE >16 PERSONS	
F2 - FACTORY (LOW HAZARD)	S1 - STORAGE (MODERATE HAZARD)	
F3 - FACTORY (SPECIAL PURPOSE	S2 - STORAGE (LOW HAZARD)	
H - HIGH HAZARD	U - UTILITY / MISCELLANEOUS	
	D - DAYCARE	
NEW STRUCTURE/ OCCUPANCY		EXISTING STRUCTURE/ OCCUPANCY

CONSTRUCTION TYPE		CHAPT. 6
TYPE I: BUILDING ELEMENTS ARE NON COMBUSTIBLE		
TYPE II: EXTERIOR WALLS NON COMBUSTIBLE INTERIOR - ANY		
TYPE III: EXTERIOR WALLS NON COMBUSTIBLE INTERIOR - ANY		
TYPE IV: HEAVY TIMBER		
TYPE V: EXTERIOR & INTERIOR ANY MATERIAL PERMITTED BY CODE		
A-PROTECTED	B-UNPROTECTED	SPRINKLED
		UNSPRINKLED

LOAD SCHEDULE				
GROUND FLOOR	LIVE	DEAD	PARTN	TOTAL
SECOND FLOOR	40	50	10	100
ROOF + LIMIT STOR.	40	15	10	65
	30+20	25	0	75
ULTIMATE WIND SPEED = 170 M.P.H.				
RISK CATEGORY = II				
EXPOSURE CATEGORY 1609.4.3				
B	MEAN ROOF >30 FT.	W/ SURFACE ROUGHNESS B UPWIND 1500 FT		
C	MEAN ROOF <30 FT.	W/ SURFACE ROUGHNESS B UPWIND 2600 FT		
D	WHERE EXPOSURES B, AND D DO NOT APPLY			
	WHERE SURFACE ROUGHNESS D EXTENDS 5000 FT UPWIND			
	INLAND FROM THE SHORELINE 600 FT OR (20 x BUILDING HEIGHT)			

SURFACE ROUGHNESS 1609.2	
B	URBAN, SUBURBAN, WOODED W/ NUMEROUS OBSTRUCTIONS
C	OPEN TERRAIN W/ SCATTERED OBSTRUCTIONS LESS THAN 30FT.
D	100 FT HORIZONTALLY FROM AN AREA (C or D) 100' W x 600' D UPWIND INCLUDES FLAT OPEN COUNTRY & GRASS LANDS EXTENDING 1500 FT. FLAT UNOBSTRUCTED AREAS AND WATER SURFACES.

INTERNAL PRESSURE = +/- 0.18
ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 P.S.F.

NOTE: THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE. DESIGN PRESSURES FOR EXTERIOR DOORS AND WINDOWS ARE NOTED ON THE ELEVATIONS. WINDOW AND DOOR MANUFACTURERS SHALL MULTIPLY THE GIVEN DESIGN PRESSURES BY THE APPROPRIATE FACTORS TO OBTAIN TEST PRESSURES.

SHEET INDEX	
A0.1 -	TITLE PAGE
A0.6 -	LIFE SAFETY NOTES
A1.0 -	FLOOR PLANS & DETAILS
A4.1 -	ACCESSIBLE MOUNTING HEIGHTS
A8.0 -	PLUMBING NOTES AND PLAN
A8.1 -	ELECTRICAL PANEL, LIGHTING, AND POWER PLAN
A9.1 -	THROUGH PENETRATIONS
GN1 -	GENERAL NOTES
GN2 -	GENERAL NOTES
GN3 -	GENERAL NOTES
GN4 -	GENERAL NOTES
C1 -	COMMENTS AND REVISIONS

ARCHITECTURE

BUILDING IDEAS

TRANSFORMING IDEAS INTO REALITY

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ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :

OFFICE INFORMATION

DRAWN BY : RSL
CHECKED BY : RSL
ISSUE DATE : 9/8/2020
FILE NAME : C:\PROJ\1200\1201

REVISIONS :

REV #	DATE	DESCRIPTION
-		

PROJECT TITLE :
TENANT IMPROVEMENT
NEXT LEVEL INSURANCE

3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL
DARWIN SQUARE
PID: 3420-713-0005-000-3
COMMISSION # : 2024

SHEET TITLE :
TITLE PAGE

A0.1

LIFE SAFETY

38 – NEW BUSINESS OCCUPANCIES

38.1.1.1 THE REQUIREMENTS OF THIS CHAPTER SHALL APPLY TO THE FOLLOWING
(1) EXISTING BUILDINGS OR PORTIONS THEREOF USED AS BUSINESS OCCUPANCIES.

38.1.2.1.1 ALL MULTIPLE OCCUPANCIES SHALL BE IN ACCORDANCE WITH 6.1.14 AND 38.1.2

6.14.4.1 MULTIPLE OCCUPANCIES SHALL COMPLY WITH THE REQUIREMENTS OF 6.1.14.1 AND ONE OF THE FOLLOWING.

(1) MIXED OCCUPANCIES 6.1.14.3

BUSINESS:BUSINESS & BUSINES:MERCANTILE (0) HR SEPARATION REQUIRED.

38.1.2 MULTIPLE OCCUPANCIES
THIS SECTION DOES NOT APPLY

38.1.5 CLASSIFICATION OF HAZARD OF CONTENTS

38.1.5.1 THE CONTENTS OF BUSINESS OCCUPANCIES SHALL BE CLASSIFIED AS ORDINARY HAZARD IN ACCORDANCE WITH SECTION 6.2

38.1.6 MINIMUM CONSTRUCTION REQUIREMENTS
(NO REQUIREMENTS)

38.1.7 OCCUPANT LOAD.
(PLEASE SEE A0.2 FOR OCCUPANCY CALCULATION)

38.2 MEANS OF EGRESS

38.2.1.1 ALL MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH CHAPTER 7 AND THIS CHAPTER.

7.1.3.1 EXIT ACCESS CORRIDORS. CORRIDORS USED AS EXIT ACCESS AND SERVING AN AREA HAVING AN OCCUPANT LOAD EXCEEDING 30 SHALL BE SEPARATED FROM OTHER PARTS OF THE BUILDING BY WALLS HAVING NOT LESS THAN 1 HR FIRE RESISTANCE RATIO IN ACCORDANCE WITH SECTION 8.3 UNLESS OTHERWISE PERMITTED BY THE FOLLOWING:

- (1) THIS REQUIREMENT SHALL NOT APPLY TO EXISTING BUILDINGS, PROVIDED THAT THE OCCUPANCY CLASSIFICATION DOES NOT CHANGE.
(2) THIS REQUIREMENT SHALL NOT APPLY WHERE OTHERWISE PROVIDED IN CHAPTER 12 THROUGH CHAPTER 42

38.2.2.2.1 DOORS COMPLYING WITH 7.2.1 SHALL BE PERMITTED.

7.2.1.2.1 EGRESS CAPACITY WIDTH. FOR PURPOSES OF CALCULATING CAPACITY THE WIDTH OF DOORS SHALL BE MEASURED AS FOLLOWS.

(1) FOR NEW SWINGING DOORS ONLY THE WIDTH OF THE DOORWAY WHEN TH EDOR IS OPEN 90 DEGRESS AS MEASURED IN ACCORDANCE WITH 7.2.1.2.1(4) AND 7.2.1.2.1(5) SHALL BE INCLUDED.

7.2.1.2.2 CLEAR WIDTH CLEAR WIDTH SHALL BE MEASURED AS FOLLOWS:
(1) AT THE NARROWEST POINT IN THE DOOR OPENING.

7.2.1.2.2.4 MINIMUM DOOR WIDTH . DOOR OPENINGS IN MEANS OF EGRESS SHALL NOT BE LESS THAN 32" INCHES CLEAR WIDTH.

7.3.3.1 EGRESS COPACITY FOR APPROVED COMPONENTS OF MEANS OF EGRESS SHALL BE BASED ON THE CAPACITY FACTORS SHOWN IN TABLE 7.3.3.1 :
COMPONENTS 0.2 INCHES IN WIDTH PER PERSON.
STAIRS 0.3 INCHES IN WIDTH PER PERSON.

7.2.1.3 FLOOR LEVEL
7.2.1.3.1 THE ELEVATION OF THE FLOOR SURVFACES ON BOTH FACES OF A DOOR SHALL NOT BARY BY MORE THAN $\frac{1}{4}$ ".

7.2.1.3.3 THRESHOLDS AT DOORWAYS SHALL NOT EXC3EED $\frac{1}{2}$ " IN HEIGHT.

7.2.1.3.4 RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF $\frac{1}{2}$ " AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 IN 2.

11-4.13.1.1 DOOR OPENING FORCE.
THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

- (1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABEL BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
(2) OTHER DOORS
(a) EXTERIOR HINGED DOORS SHALL BE SO DESIGNED THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 LBF.
(b) INTERIOR HINGED DOORS : 5 LBF
(c) SLIDING OR FOLDING DOORS : 5 LBF

7.2.1.4.3 A DOOR SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL UNDER EITHER OF THE FOLLOWING CONDITIONS.

(1) WHERE THE DOOR IS USED IN AN EXIT ENCLOSURE, UNLESS THE DOOR IS THE DOOR OF AN INDIVIDULA LIVING UNIT THAT OPENS DIRECTLY INTO AN EXIT ENCLOSURE.
(2) WHERE THE DOOR SERVES A HIGH HAZARD CONTENTS AREA.

7.2.1.4.4 DURING ITS SWING, ANY DOOR IN A MEANS OF EGRESS SHALL LEAVE NOT LESS THAN ONE-HALF OF THE REQUIRED WIDTH OF AN AISLE, A COORIDOR, A PASSAGEWAY, OR A LANDING, WHEN FULLY OPEN UNLESS BOTH OF THE FOLLOWING CONDITIONS ARE MET:

- (1) THE DOOR PROVIDES ACCESS TO A STAIR IN AN EXISTING BUILDING.
(2) THE DOOR MEETS THE RUEQUEMENTS THAT LIMITS PROJECTION TO NOT MORE THAN 7 INCHES INTO THE REQUIRED WIDTH OF A STAIR OR LANDING WHEN THE DOOR IS FULLY OPEN.

7.2.1.4.5.2 OPENING FORCES FOR INTERIOR SIDE HINGED OR PIVOTED SWINGNIG DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 LBF.

7.2.1.5.2 LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL OR A SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

7.2.1.5.4 EXTERIOR DOORS SHALL BE PERMITTED TO HAVE KEY OPERATED LOCKS FROM THE EGRESS SIDE, PROVIDED THAT THE FOLLOWING CRITERIA ARE MET.

- (1) THIS ALTERNATIVE IS PERMITTED IN CHAPTER 12 THROUGH 42.
(2) A READILY VISIBLE, DURABLE SIGN IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND THAT READS AS FOLLOWS IS LOCATED ON OR ADJACENT TO THE DOOR 'THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED'
(3) THE LOCKING DEVICES IS OF A TYPE THAT IS READILY DISTINGUISHABLE AS LOCKED.
(4) A KEY IS IMMEDIATELY AVAILABEL TO ANY OCCUPANT INSIDE THE BUILDING WHEN IT IS LOCKED.

7.2.1.5.5 THE ALTERNATIVE PROVISIONS OF 7.2.1.5.4 SHALLB E PERMITTED TO BE REVOKED BY THE AUTHORITY HAVING JURISDICTION FOR CAUSE.

38.2.2.2.2 THE WORDS 'PRINCIPAL ENTRANCE/EXIT DOORS' DESCRIBE DOORS THAT THE AUTHORITY HAVING JURISDICTION CAN REASONABLY EXPECT TO BE UNLOCKED IN ORDER FOR THE FACILITY TO DO BUSINESS.

LESS THAN 44 INCHES.

38.2.2.12.3 IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1(1), TWO ROOMS OR SPACES SEPARATED FROM EACH OTHER BY SMOKE – RESISTANT PARTITIONS IN ACCORDANCE WITH THE DEFINITION OF AREA OF REFUGE IN 3.3.17 SHALL NOT BE REQUIRED.

38.2.3 CAPACITY OF MEANS OF EGRESS
38.2.3.1 THE CAPACITY OF MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH SECTION 7.3

7.3.1 OCCUPANT LOAD
SEE OCCUPANT LOAD CALCULATIONS A0.2.

7.3.4.1 THE MINIMUM WIDTH OF ANY MEANS OF EGRESS, UNLESS OTHERWISE PROVIDED SHALL BE NOT LESS THAN 36 INCHES.

38.2.3.2 THE CLEAR WIDTH OF ANY CORRIDOR OR PASSAGEWAY SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE

38.2.4 NUMBER OF EXITS
38.2.4.1 EXITS SHALL COMPLY WIT THE FOLLOWING EXCEPT AS OTHERWISE PERMITTED BY 38.2.4.2 THROUGH 38.2.4.6:

- (1) THE NUMBER OF MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH SECTION 7.4
(2) NOT LESS THAN TWO SEPARATE EXITS SHALL BE PROVIDED ON EVERY STORY.
(3) NOT LESS THAN TWO SEPARATE EXITS SHALL BE ACCESSSIBLE FROM EVERY PART OF EVERY STORY.

38.2.5.1 MEANS OF EGRESS SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 7.5

7.5.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF SUCH EXITS SHALL BE REMOTELY LOCATED FROM EACH OTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBLITY THAT MORE THAN ONE OHAS THE POTENTIAL TO BE BLOCKED BY ANY FIRE OR OTHER EMERGENCY CONDITION.

7.5.1.3.2 WHERE TWO EXITS OR EXIT ACCESS DOORS ARE REQUIRED THEY SHALL BE LOCATED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN ONE HALF THE LENGTH OF THE MAXIMUM OVERALL DIAOGANL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, MEASUTED IN A STRAIGHT LINE BETWEEN THE NEAREST EDGE OF THE EXIT DOORS OR EXIT ACCESS DOORS UNLESS OTHERWISE PROVIDED IN 7.5.1.3.3 THROUGH 7.5.1.3.5

38.2.5.3.2 COMMON PATH OF TRAVEL SHALL NOT BE LIMITED IN A SINGLE-TENANT SPACE WITH AN OCCUPANT LOAD NO EXCEEDING 30 PEOPLE.

38.2.8 ILLUMINATION OF MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH SECITON 7.8

7.8.1.3 THE FLOORS AND OTHER WALKING SURFACES WITHIN AN EXIT AND WITHIN THE PORTIONSOF THE EXIT ACCESS AND EXIT DISCHARGE DISIGNATED IN 7.8.1.1 SHALL BE ILLUMINATED AS FOLLOWS

- (1) STAIRS 108 LUX (10 FC)
(2) FLOORS/WALKING SURFACES 10.8 LUX (1 FC)
(3) ASSEMBLY OCCUPANCIES DOES NOT APPLY
(4) DOES NOT APPLY.

7.8.1.4 REQUIRED ILLUMINATION SHALL BE ARRANGED SO THAT THE FAILURE OF ANY SINGLE LIGHTING UNIT DOES NOT RESULT IN ILLUMINATION LEVEL OF LESS THAN 2.2 LUX (0.2 FC) IN ANY DESIGNATED AREA.

38.2.10 MEANS OF EGRESS SHALL HAVE SIGNS IN ACCORDANCE WITH SECITON 7.10

7.10.1.2 EXITS OTHER THAN MAIN EXTERIOR EXIT DOOR THAT OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS SHALL BE MARKED BY AN APPROVED SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EXIT ACCESS.

2010 FBC:

SECTION 708 FIRE PARTITIONS

708.1 GENERAL. THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION:

7. WALL SEPARATING INDIVIDUAL TENANT SPACES.

EXCEPTIONS:

1. IN GROUP B AND S OCCUPANCIES, WALLS USED TO SEPARATE TENANTS SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, PROVIDED NO AREA BETWEEN FIRE PARTITIONS HAVING A 1-HOUR FIRE-RESISTANCE RATING EXCEEDS 3,000 SQUARE FEET (279 M2).

708.3 FIRE-RESISTANCE RATING. FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

2010 FBC: BUILDING

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
BUSINESS AREAS 100 GROSS FLOOR AREA IN SQ/FT PER OCCUPANT

1005.1 MINIMUM REQUIRED EGRESS WIDTH. THE MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN REQUIRED BY THIS SECTION. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES (MM) SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY THE FACTORS IN TABLE 1005.1 AND NOT LESS THAN SPECIFIED ELSEWHERE IN THIS CODE. MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS.
OCCUPANCIES OTHER THAN THOSE LISTED BELOW 0.2 (INCHES PER OCCUPANT)

1006.1.1 ILLUMINATION OF MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION FOR EVERY BUILDING AND STRUCTURE. FOR THE PURPOSES OF THIS REQUIREMENT, EXIT ACCESS SHALL INCLUDE ONLY DESIGNATED STAIRS, AISLES, CORRIDORS, RAMPS, ESCALATORS AND PASSAGEWAYS LEADING TO AN EXIT. FOR THE PURPOSES OF THIS REQUIREMENT, EXIT DISCHARGE SHALL INCLUDE ONLY DESIGNATED STAIRS, AISLES, CORRIDORS, RAMPS, ESCALATORS, WALKWAYS AND EXIT PASSAGEWAYS LEADING TO A PUBLIC WAY.

1014.1 GENERAL. THE EXIT ACCESS ARRANGEMENT SHALL COMPLY WITH SECTIONS 1014 THROUGH 1017 AND THE APPLICABLE PROVISIONS OF SECTIONS 1003 THROUGH 1013.

1014.3 COMMON PATH OF EGRESS TRAVEL. IN OCCUPANCIES OTHER THAN GROUPS H-1, H-2 AND H-3, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET (22 860 MM).

1015.1 EXIT OR EXIT ACCESS DOORWAYS REQUIRED. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE VALUES IN TABLE 1015.1.
TABLE 1015.1 SPACES WITH ONE MEANS OF EGRESS
OCCUPANCY B = MAXIMUM OCCUPANCY LOAD 49
2. THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1014.3.

THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET
3. WHERE REQUIRED BY SECTIONS 1015.3, 1015.4 AND 1015.5.
1015.3 BOILER, INCINERATOR AND FURNACE ROOMS.
NOT APPLICABLE

1015.4 REFRIGERATION MACHINERY ROOMS
NOT APPLICABLE

1015.5 REFRIGERATED ROOMS OR SPACES.
NOT APPLICABLE

1015.6 REFRIGERATED ROOMS OR SPACES.
NOT APPLICABLE

TENANT FIRE SEPARATION

708.1 (7) WALL SEPARATING INDIVIDUAL TENANT SPACES.

EXCEPTION 1. IN GROUP B AND S OCCUPANCIES WALLS USED TO SEPARATE TENANTS SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING, PROVIDED NO AREA BETWEEN FIRE PARTITIONS HAVING A 1 HR FIRE RESISTANCE EXCEEDS 3000 SQ FT.

706.3.9 8 SEPARATION OF MIXED OCCUPANCIES. WHERE THE PROVISIONS OF SECTION 508.3.3 ARE APPLICABLE THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN 508.3.3. BASED ON THE OCCUPANCIES BEING SEPARATED.
508.3.3 B,F,M,S-1 : B,F,M,S-1 0 REQUIRED SEPARATION OF OCCUPANCIES.

38.3.4 DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS

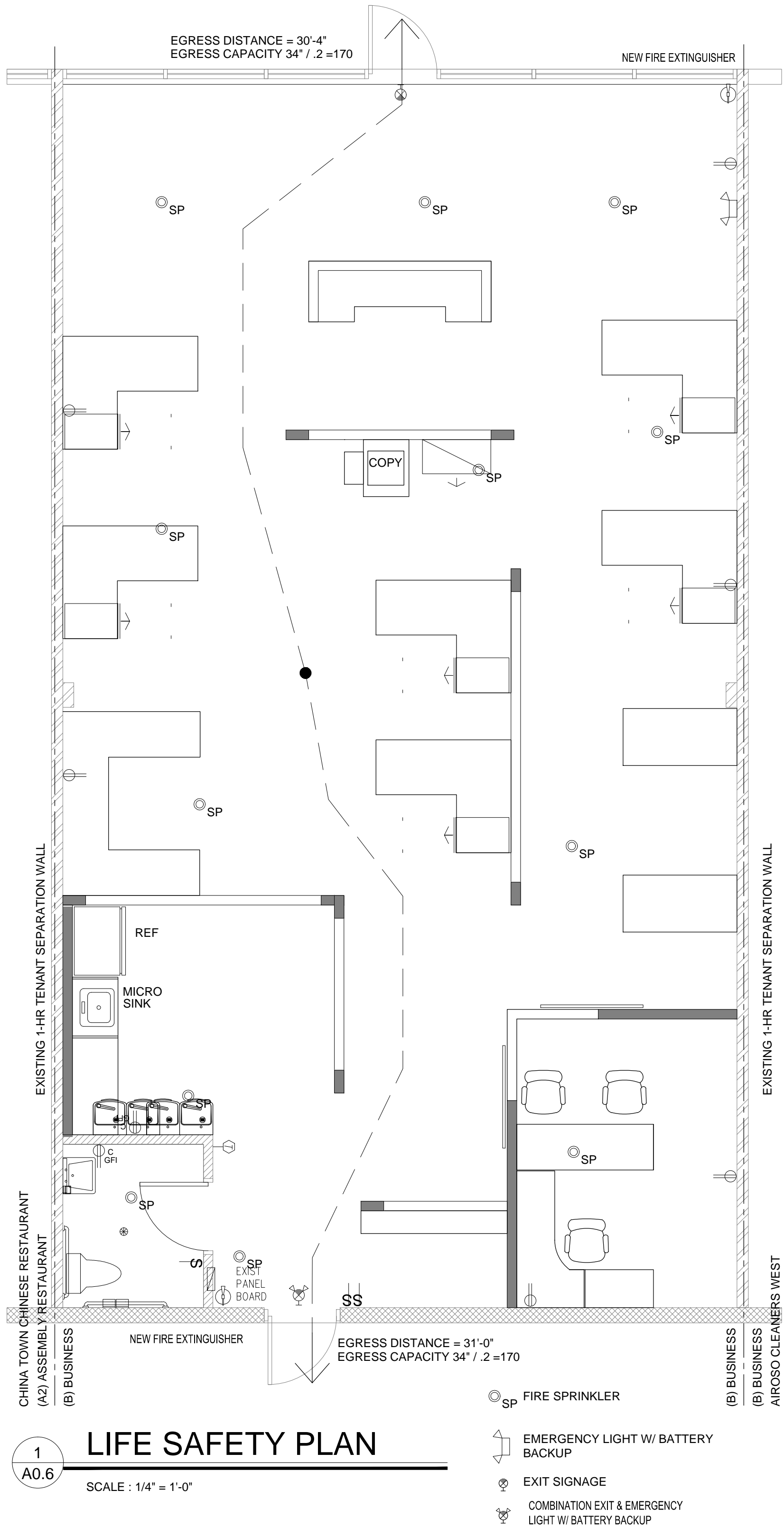
38.3.4.1 GENERAL. A FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 9.6 SHALL BE PROVIDED IN ALL BUSINESS OCCUPANCIES WHERE ANY ONE OF THE FOLLOWING CONDITIONS EXISTS.

- 1) THE BUILDING IS THREE OR MORE STORIES IN HEIGHTS.
2) THE OCCUPANCY IS SUBJECT TO 50 OR MORE OCCUPANTS ABOVE OR BELOW THE LEVEL OF DISCHARGE.
3) THE OCCUPANCY IS SUBJECT TO 300 OR MORE TOTAL OCCUPANTS.

> 15,720 / 100 OCCUPANTS PER SQUARE FOOT = 157 PEOPLE <300 REQUIRED FOR FIRE ALARM SYSTEM.

38.2.5 EXTINGUISHMENTS REQUIREMENTS. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY BUSINESS OCCUPANCY ACCORDANCE WITH 9.7.4.1

9.7.4.1 PORTABLE FIRE EXTINUIGUERS SHALL BE SELECTED, INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA10.



1
A0.6
LIFE SAFETY PLAN
SCALE : 1/4" = 1'-0"

ARCHITECTURE
BUILDING IDEAS
TRANSFORMING IDEAS INTO REALITY

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REG # : AR91402

ROBERT S. LEWIS

CONSULTANTS :

OFFICE INFORMATION

DRAWN BY : RSL

CHECKED BY : RSL

ISSUE DATE : 9/8/2020

FILE NAME : C:\PROJ\1200\1201

REVISIONS :

REV #	DATE	DESCRIPTION
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PROJECT TITLE :
TENANT IMPROVEMENT
NEXT LEVEL INSURANCE

3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL

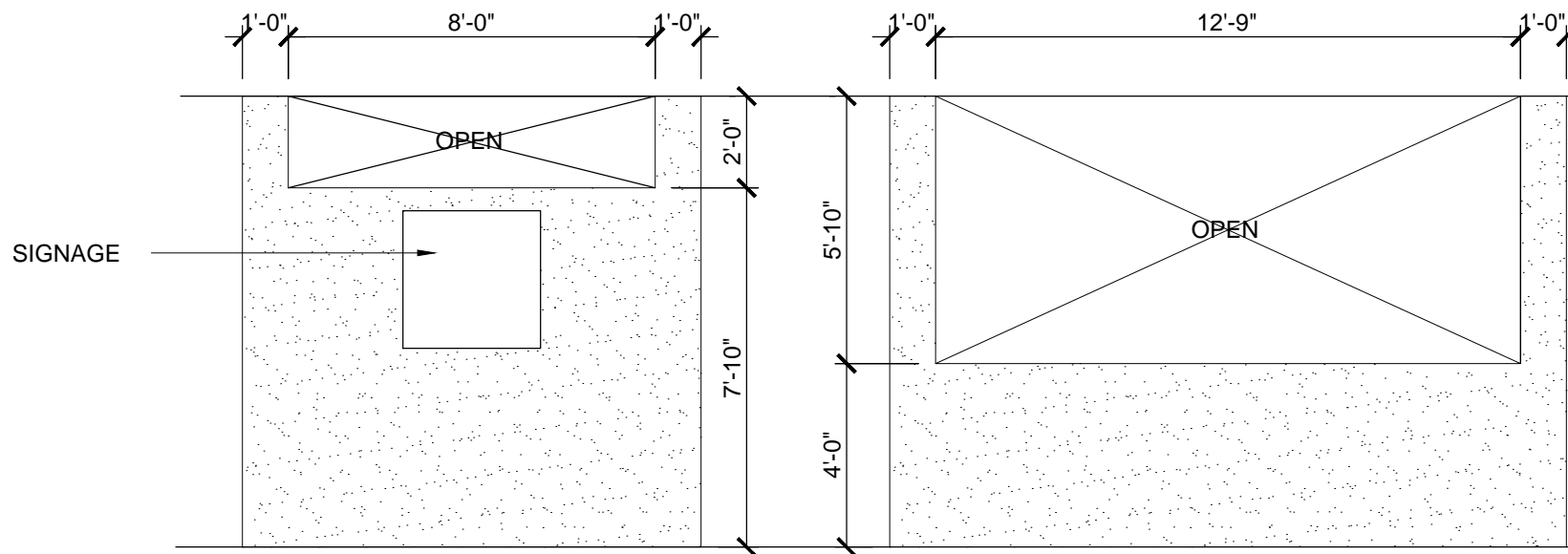
DARWIN SQUARE

PID: 3420-713-0005-000-3

COMMISSION # : 2024

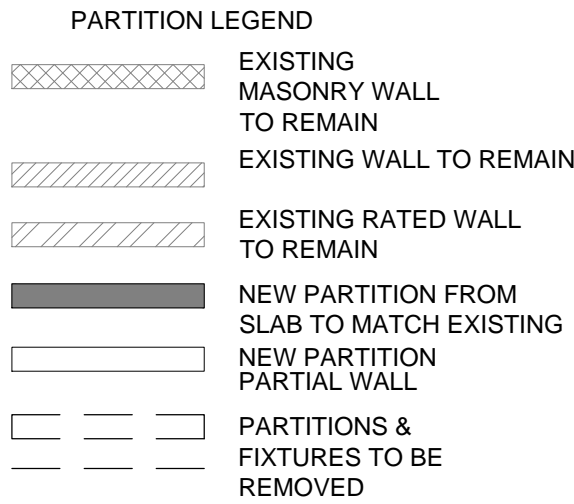
SHEET TITLE :
LIFE SAFETY PLAN
NOTES

A0.6



2 RECEPTION ELEVATION 3 WALL ELEVATION
SCALE : 1/4" = 1'-0" SCALE : 1/4" = 1'-0"

WALL TYPES			
#	CONSTRUCTION	FIRE RATING	
EXISTING WALLS	X1	BEARING 8" CMU INTERIOR - 5/8" GYPSUM ON 1-1/2"x1-1/2" PERMEABLE MIN R-4 FOIL FURRING CHANNELS @ 16" O.C. 1/2" GYPSUM - 1 LAYER EXTERIOR - STUCCO PAINT FINISH 1/2" GYPSUM IS AN APPROVED SUBSTITUTE	0 HR NOT RATED
	X4	NON-BEARING 2" X 4" METAL STUDS AT 16" C/C EXISTING	1HR UL U485
	X5	NEW DRYWALL EACH SIDE OF EXISTING PARTITION	NR
NEW WALLS	A	NON-BEARING 2" X 4" METAL STUDS AT 16" C/C 1/2" GYPSUM - 1 LAYER 1. FLOOR AND CEILING CHANNELS 25 GA ATTACHED AT 24" O.C. 2. 3.5"X8" MTL STUDS 25 GA SPACED AT 24" O.C. MAX. STUDS TO BE CUT 3/4" LESS THAN ASSEMBLY HEIGHT. 3. NOT USED 4. 3"X TYPE X GYPSUM	NR
	B	NON-BEARING 2" X 4" METAL STUDS AT 16" C/C 1/2" GYPSUM - 1 LAYER 3. FASTENERS - (NOT SHOWN) - TYPE X OR S-13 STEEL SCREWS USED TO ATTACH PANELS TO STUDS. SINGLE LAYER SYSTEMS 1 IN. LONG FOR 5/8 IN. THICK PANELS SPACED 8 IN. OC WHEN PANELS ARE APPLIED HORIZONTALLY OR 16 IN. OC ALONG VERTICAL AND BOTTOM EDGES AND 12 IN. OC IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. 7. JOINT TAPE AND COMPOUND - VINYL OR CASER, DRY OR PREMIERED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER PANELS. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM PANELS ARE SUPPLIED WITH A SQUARE EDGE.	NR

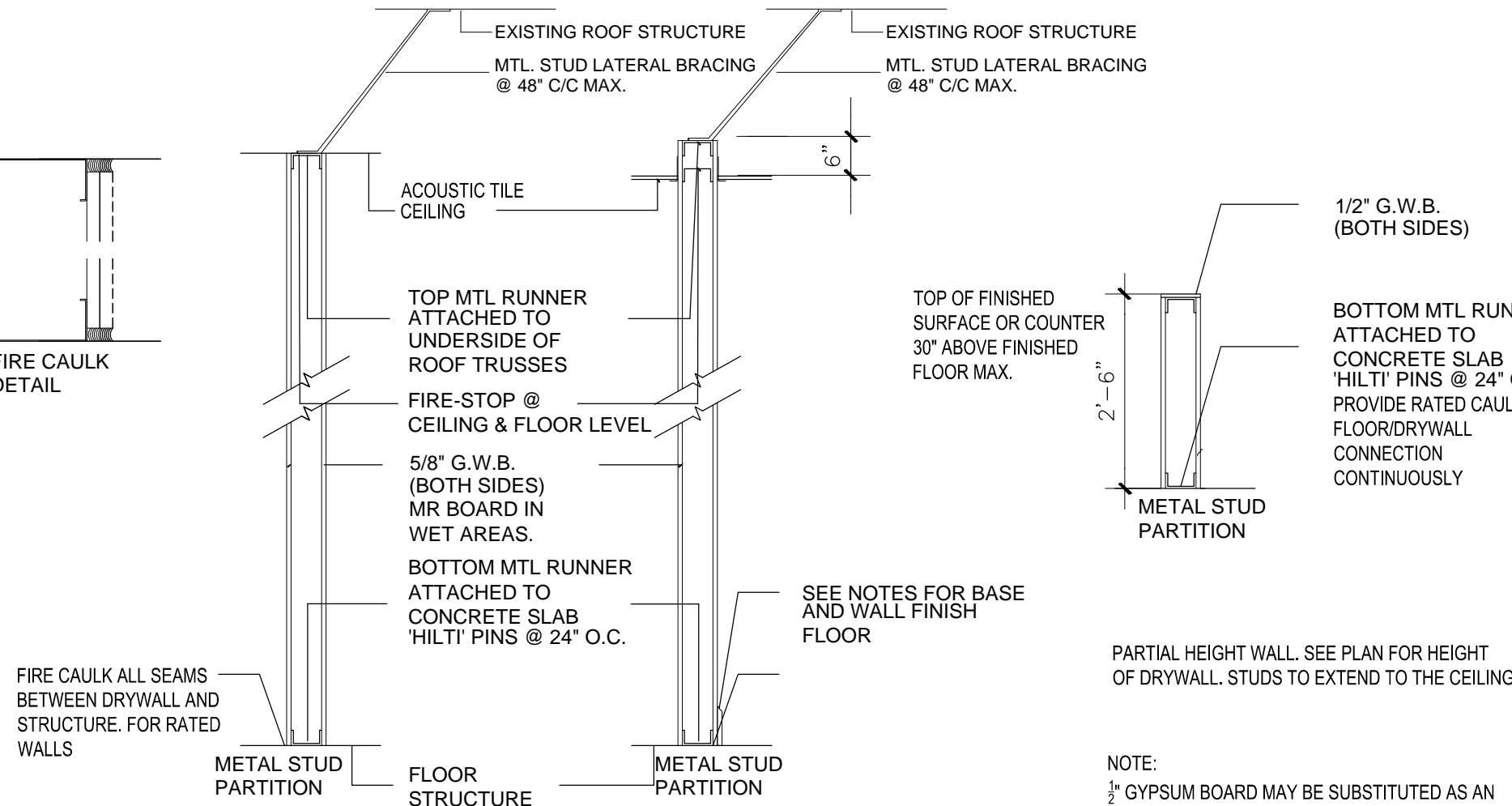


NOTE: 1/2" GYPSUM MOISTURE RESISTANT BOARD TO BE USED IN LIEU OF 5/8" GYPSUM BOARD ON THE INTERIOR OF ALL BATHROOM WALLS.
1/2" GYPSUM BOARD USED WHEN EXPOSED DIRECTLY TO WATER.
IMPERVIOUS SURFACES TO BE USED IN RESTROOM TO 5'-0" A.F.F.
PANEL HARDWARE TO BE USED ON ALL EXTERIOR DOORS.

NOTE: MASONRY WALL TYPES UL LISTING MAY EXCEED THE REQUIRED FIRE SEPARATION REQUIRED. SEE LIFE SAFETY PLAN AND/OR NEW FLOOR PLAN FOR REQUIRED FIRE SEPARATION RATINGS FOR THROUGH PENETRATION DETAILS.

FIRE CAULK SHALL COMPLETELY FILL GAP BETWEEN SHEET ROCK AND STRUCTURE OR CEILING. FIRE CAULK SHALL BE USG FIRECODE, 3M FIRE BARRIER SEALANT, TREM STOP FYRE-SIL, OR AS SPECIFIED IN THE UL DIRECTORY. THE UL DIRECTORY SHALL TAKE PRIORITY.

WHEN SEALANT IS PROVIDED FOR STC CLASSIFICATION FOLLOW SEALANT MANUFACTURERS INSTRUCTIONS FOR MAX. GAP.



602.2 Types I and II.
Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.
SECTION 603 COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION
603.1 Allowable materials.
Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:
1. Fire-retardant-treated wood shall be permitted in:
1.1. Nonbearing partitions where the required fire-resistance rating is 2 hours or less.
1.2. Nonbearing exterior walls where fire-resistance rated construction is not required.
1.3. Roof construction, including girders, trusses, framing and decking.

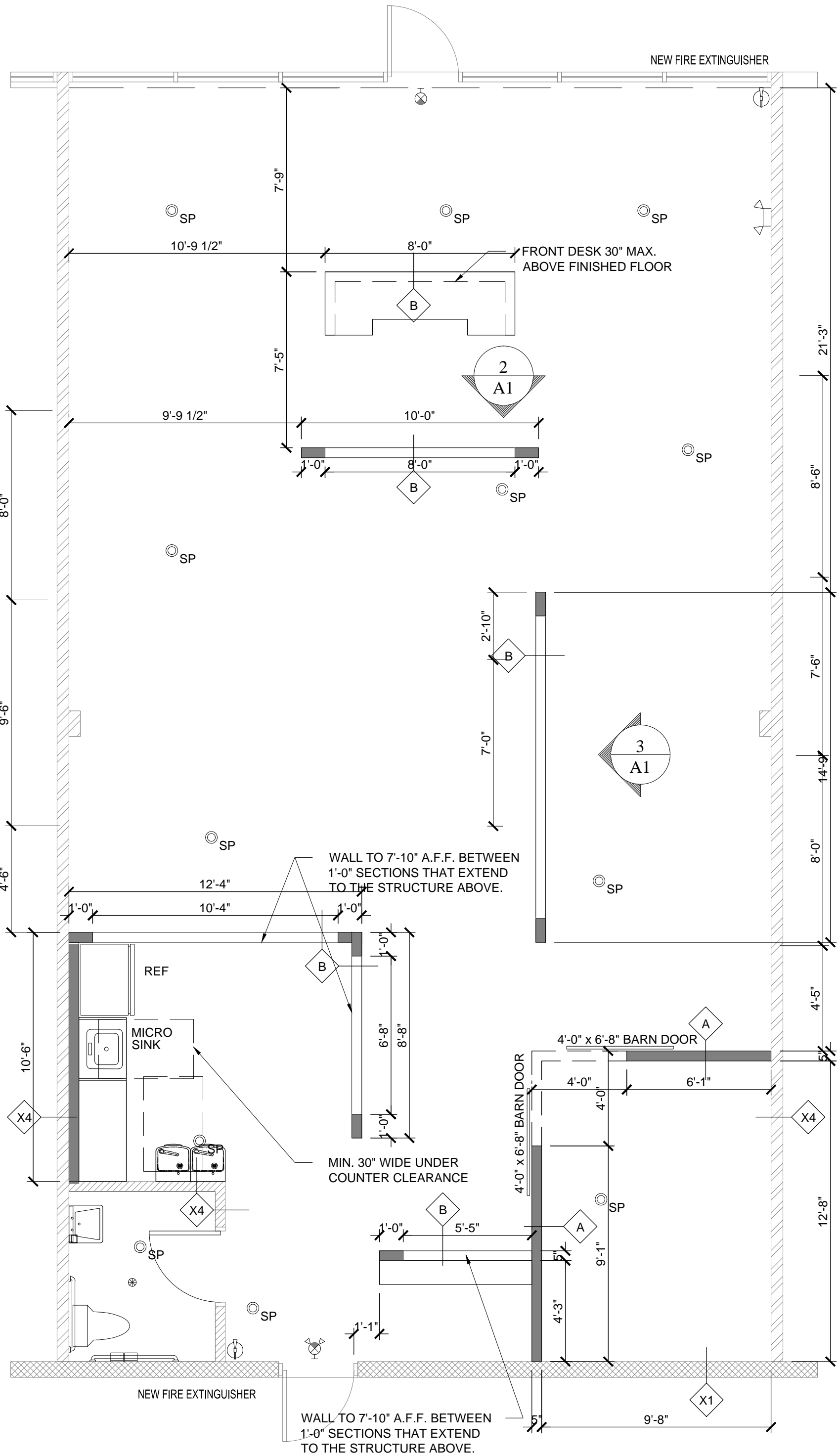
4 TYP. WALL DETAIL
SCALE: NTS

NOTE: 1/2" GYPSUM BOARD MAY BE SUBSTITUTED AS AN APPROVED EQUAL IN ALL BUT RATED WALL TYPES.

RATED WALLS TO HAVE A CONTINUOUS BEAD OF FIRE RATED CAULK WHERE THEY CONNECT TO STRUCTURE.

CAULK BEAD TO BE PLACED AT BOTTOM AND TOP OF ALL WALLS WHERE SOUND TRANSMISSION IS A CONCERN.

SEE A9.1 FOR RATED PARTITIONS AND THROUGH PENETRATIONS.



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



ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :

OFFICE INFORMATION

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REV #	DATE	DESCRIPTION
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3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL

DARWIN SQUARE

PID: 3420-713-0005-000-3

COMMISSION # : 2024

SHEET TITLE :

FLOOR PLAN WALL DETAILS

A1.0



GENERAL NOTE:
ANY ADDITIONAL TEXT REQUIRED DUE TO LOCAL ORDINANCES (FINES FOR PARKING IN ACCESSIBLE SPACE, ETC.) SHALL COMPLY WITH THE SIGNAGE REQUIREMENTS ABOVE.



LETTER AND NUMBER HEIGHTS	
HEIGHT ABOVE FLOOR/ GROUND,	MINIMUM CHARACTER HEIGHT:
MORE THAN 80"	3"
MORE THAN 60" BUT NOT MORE THAN 80"	2"
MORE THAN 48" BUT NOT MORE THAN 60"	1"

ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :

OFFICE INFORMATION

DRAWN BY : RSL

CHECKED BY : RSI

ISSUE DATE : 9/8/2020

FILE NAME : C:\PROJ\0300\A1

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PROJECT TITLE :
TENANT IMPROVEMENT
NEXT LEVEL INSURANCE

3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL

DARWIN SQUARE

PID: 3420-713-0005-000-3

COMMISSION #: 2024

SHEET TITLE :
RESTROOM DETAILS
& MOUNTING HEIGHTS

A-4.1

GENERAL PLUMBING NOTES:

1. PLUMBING CONTRACTOR IS TO FURNISH AND INSTALL ALL PLUMBING FIXTURES COMPLETE AS LISTED IN "PLUMBING FIXTURE SCHEDULE".
2. PLUMBING CONTRACTOR MAY USE SCHEDULE 40 OR 80 TYPE 1, GRADE 1, POLYVINYL CHLORIDE PIPE FOR ALL SOIL, WASTE AND VENT PIPING WHERE PERMITTED BY LOCAL CODES. WHERE PVC PIPING IS NOT PERMITTED BY LOCAL CODES, USE STANDARD WEIGHT CAST IRON PIPING. ALL PIPING ABOVE GRADE MAY HAVE HUBLESS FITTINGS. PLASTIC PIPING SHALL NOT BE USED IN A RETURN AIR PLENUM. COORDINATE THIS REQUIREMENT WITH H.V.A.C. CONTRACTOR.
3. PROVIDE SHUT-OFF GATE VALVES ON ALL EQUIPMENT & HOSE BIBBS, & STOP COCKS IN HOT AND COLD WATER PIPING TO ALL PLUMBING FIXTURES.
4. ALL WATER PIPING BELOW GRADE SHALL BE TYPE "L" SOFT TEMPERED COPPER AND ALL WATER PIPING ABOVE GRADE SHALL BE TYPE "L" HARD TEMPERED COPPER.
5. INSTALL 1" FOAM RUBBER INSULATION ON ALL HOT WATER PIPING ABOVE GRADE. ALL JOINTS IN INSULATION ARE TO BE TAPED.
6. ELEVATION OF ALL FLOOR DRAINS SHALL BE HELD 1/2" BELOW FINISH FLOOR TILE.
7. ALL MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE PLUMBING AND MECHANICAL CODES, INCLUDING THE STANDARD BUILDING, PLUMBING AND MECHANICAL CODES, NEPA, ASME, ASHRAE, ASA AND AGA.
8. THE SANITARY SYSTEM INCLUDES CONNECTION TO FIXTURES, RUNNING OF SOIL AND WASTE LINE AND SOIL AND VENT SANITARY SEWER SYSTEM AND/OR SEPTIC TANKS AND DRAIN FIELDS AND ALL ITEMS AS SHOWN ON DRAWINGS. VENT STACKS SHALL EXTEND THROUGH ROOF WITH LEAD FLASHINGS.
9. THE DOMESTIC WATER SYSTEM INCLUDES CONNECTIONS TO THE DESIGNED SYSTEM, CONTROL VALVES AND PIPING TO PLUMBING FIXTURES, INCLUDING CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS.
10. PIPE INSTALLATIONS AND MATERIALS SHALL BE AS REQUIRED TO MAINTAIN FIRE RATINGS WHERE REQUIRED BETWEEN FLOORS AND/OR BETWEEN UNITS.
11. ARRESTERS SHALL BE INSTALLED WHERE NECESSARY TO PREVENT WATER HAMMER.
12. COPPER PIPING WHERE USED SHALL NOT CONTACT DISSIMILAR METALS OR MASONRY. PROVIDE ISOLATING BUSHINGS WHEN CONNECTING TO ANY DISSIMILAR METALS.
13. PLUMBING CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR DETAILED DIMENSIONS AND LOCATIONS OF ALL FIXTURES AND EQUIPMENT AND FOR ANY CHANGES IN LAYOUT.
14. PLUMBING CONTRACTOR SHALL MAKE ALL TEST AND ADJUSTMENTS AS REQUIRED, UPON COMPLETION OF WORK AND PRIOR TO FINAL ACCEPTANCE BY OWNER.
15. AFTER COMPLETION OF THIS WORK, THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM ALL AUTHORITY'S HAVING JURISDICTION.
16. ALL WORKMANSHIP, MATERIALS AND APPARATUS UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.

NOTE: EQUIPMENT MANUFACTURE SHOWN FOR REFERENCE ONLY. APPROVED EQUALS MAY BE SUBSTITUTED. WHERE POSSIBLE IN EXISTING FACILITIES MATCH THE EXISTING EQUIPMENT AS CLOSELY AS POSSIBLE IN APPEARANCE.

TOILET ACCESSORY SCHEDULE				
SYMBOL	MFG. NO. / (OR APPROVE EQUAL BY SEARS)	DESCRIPTION (SEE SPECIFICATIONS)	MTG HEIGHT	
1A	BOBRICK B-3500	FEMENINE NAPKIN DISPENSER, RECS	T 1/4.0	
1B	BOBRICK B-270	FEMENINE NAPKIN DISPOSAL, SURFACE	T 1/4.0	
2A	BOBRICK B-3094	TOILET PAPER DISP., DBL W/ TAMPON DISP	C 1/4.0	
2B	BOBRICK B-4369	TOILET PAPER DISP., DBL 2-SIDED W/ TAMPON DISP	C 1/4.0	
3	BOBRICK B-4288	TOILET PAPER DISP	C 1/4.0	
4	BOBRICK B-4221	TOILET SEAT COVER DISP.	C 1/4.0	
5	BOBRICK B-287	FLOLDING UTILITY SHELF 14.5x5.75	T 1/4.0	
6	BOBRICK B-212	TOWEL HOOKS	T 1/4.0	
7	BOBRICK B-6806-36	36" GRAB BAR - CONCEALED MOUNT	C 1/4.0	
7.5	BOBRICK B-6806-42	42" GRAB BAR - CONCEALED MOUNT	C 1/4.0	
7.7	BOBRICK B-6861.99	SHOWER TWO-WALL GRAB BAR	C 1/4.0	
8	BOBRICK B-5837	CORNER GRAB BAR	T 1/4.0	
9	WALL BUMPER	SEE SPECIFICATIONS	B MFR	
10	BOBRICK B-700	HAND DRYER	C MFR.	
11A	BOBRICK B-8221	SOAP DISP., COUNTER MOUNTED	1/4.0	
11B	BOBRICK B-4112	SOAP DISP., WALL MOUNTED	1/4.0	
12A	BOBRICK B-165 1830	FLAT MIRROR	B 1/4.0	
12B	BOBRICK B-865	HCP FLAT MIRROR 24x36	B MFR	
13	BOBRICK B-865	FULL LENGTH MIRROR 24x60	1/4.0	
14	KOALA HORIZONTAL	DIAPER DISPENSER	C MFR.	
15	BOBRICK B-3960	PAPER TOWEL DISP., RECS W/ GARBAGE	T 1/4.0	
16A	BOBRICK B-277	WASTE RECEPTACLE - 14"W 6" DEPTH	T 48" AFF	
16C	BOBRICK B-277	WASTE RECEPTACLE - 14"W 6" DEPTH	T 1/4.0	
17	BOBRICK B-262	PAPER TOWEL DISP., SURFMOUNTED 10"x14"x4"	T 1/4.0	
18	AM. STD. 6501.010	URINAL - ZER-6003	B FLOOR	
19	CERBER 27-750	URINAL - HCP	T 1/4.0	
20	AM. STD. 221AA.104	WC W.H. - SEE SPECS	T 1/4.0	
21	CERBER 25-830	WC FLOOR MOUNT- ZER-6000 FLUSH VALVE	B 1/4.0	
22	CERBER 25-730	WC FLOOR MOUNT- HCP ZER-6000 F.V.	MFR.	
23	KOHLER K2032, 20"	LAV SEE SPECS	1/4.0	
24	AM. STD. 0355.012	HC LAV SEE SPECS	1/4.0	
25	KOHLER 1997-1,22"x30"	HC LAV COUNTER SEE SPECS	1/4.0	
26	OASIS PBACSL	35" WIDE SPLIT LEVEL WATER COOLER	1/4.0	
27	OASIS PBAM	17-1/2" WIDE	1/4.0	
28	HADRIAN	BRACED PARTITION STEEL W/ POWDER COATED ANTIGRAFFITI FINISH- COLOR 826 BEIGE		
29	BRADLEY SERIES 400	BAKED ENAMEL COMPARTMENT, FLOOR MOUNT OVERHEAD BRACED		
30	BOBRICK B-5181	REVERSIBLE FOLDING SHOWER SEAT	T 1/4.0	
DISP SURF	DISPENSER SURFACE	DBL RECS	DOUBLE RECESSED	T TOP CENTER B BOTTOM
				CLEAR MFR. CLEARANCE HANDICAPPED MANUFACTURER

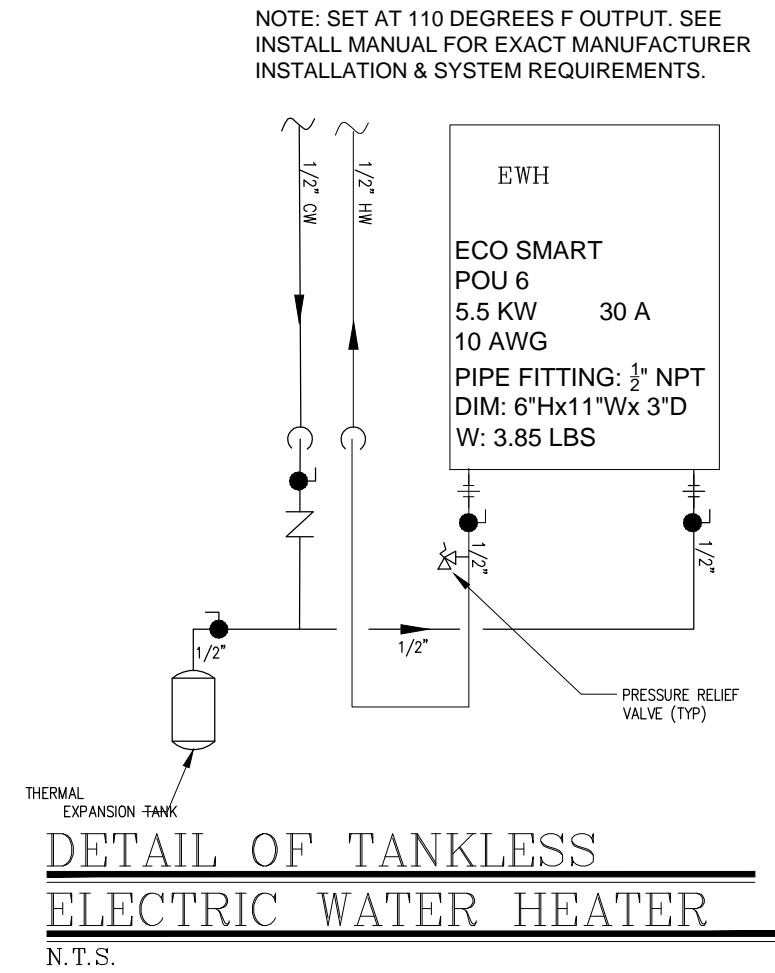
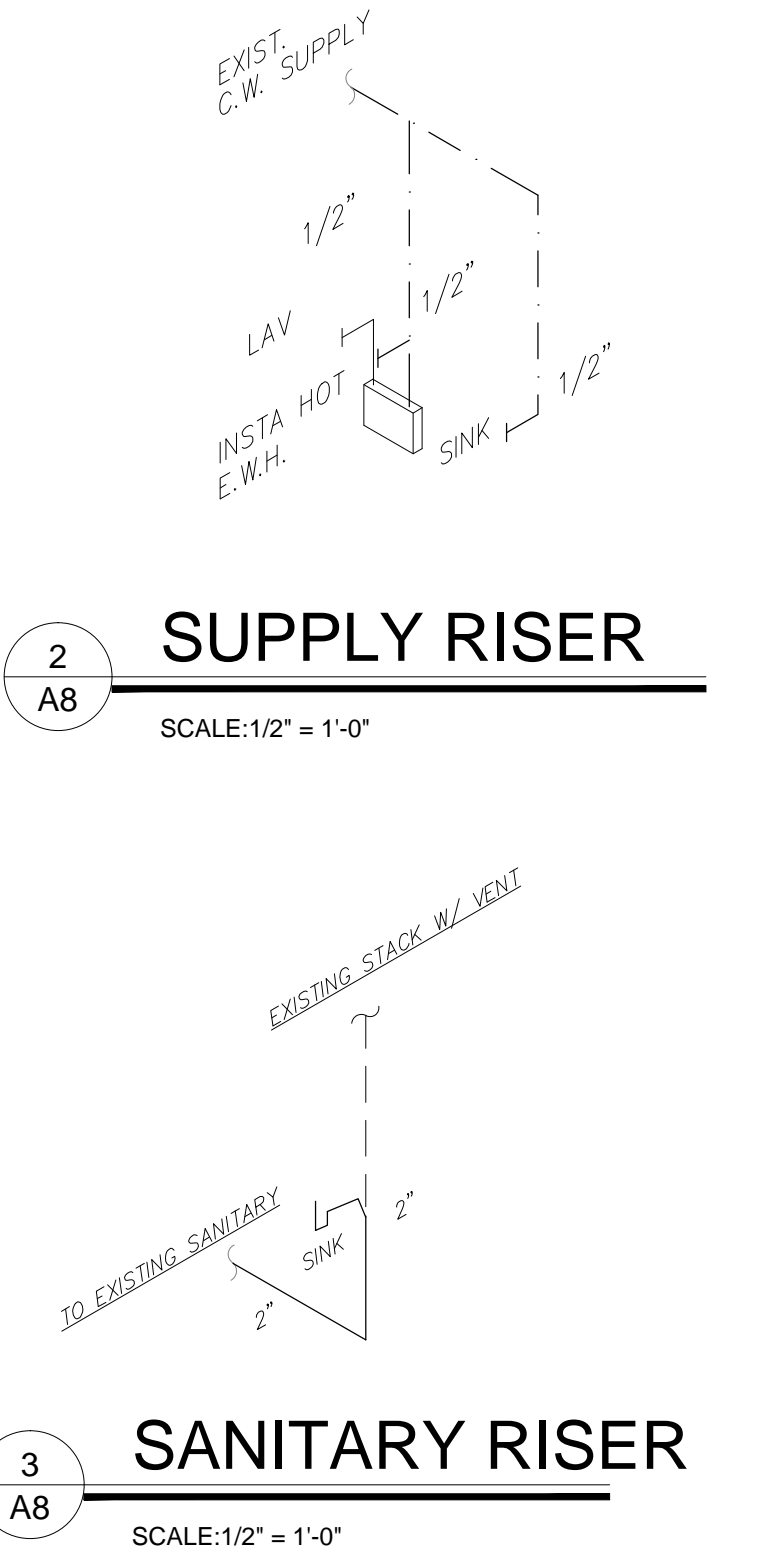
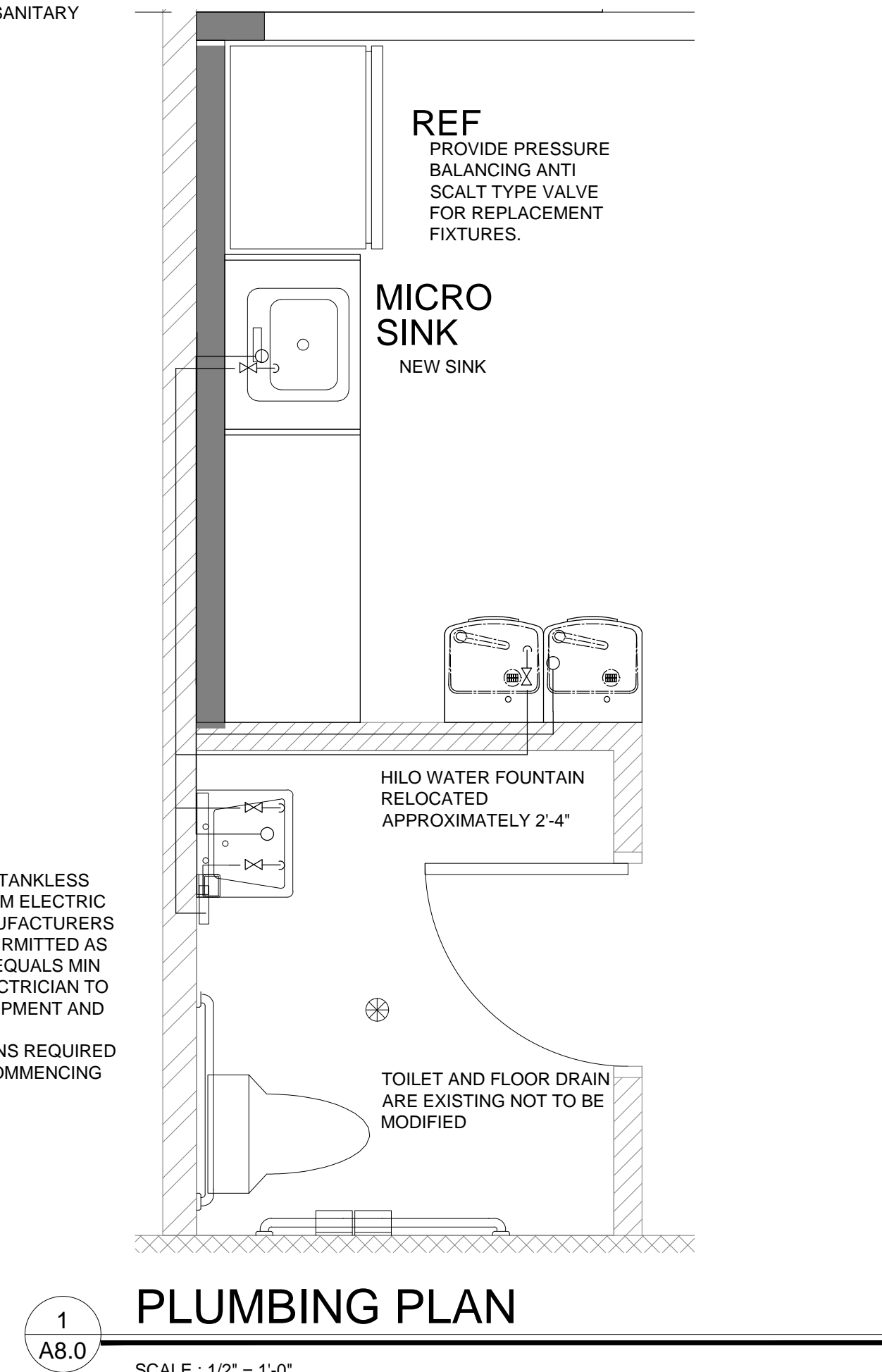
ELECTRICAL SYMBOLS				
DUPLEX RECEPTACLE 20A, 125V, 18" AFF	SINGLE RECEPTACLE DEDICATED	TELEVISION JACK PREWIRED 3/4" COND TO CLG. SPACE	JUNCTION BOX	CARBON MONOXIDE DETECTOR 120V W/ BATTERY BACKUP MOUNTED AT 72" A.F.F.
DUPLEX RECEPTACLE AT BASE 20A, 125V	SINGLE RECEPTACLE DEDICATED SWITCHED	HVAC THERMOSTAT	COMBINATION LIGHT 100W MAX / CEILING FAN	SMOKE DETECTOR 120V W/ BATTERY BACKUP
DUPLEX RECEPTACLE AT 8" ABV. COUNTER 20A, 125V	SINGLE RECEPTACLE DEDICATED UNDERCOUNTER 20A, 125V	INTERCOM AT 60" A.F.F.	PADDLE FAN W/ OR W/ LIGHT	EXHAUST FAN SWITCH W/LIGHT
DUPLEX RECEPTACLE FOR REC. SWITCHED 20A, 125V	DUPLEX RECEPTACLE ARC FAULT INTERRUPT 20A, 125V	SECURITY KEYPAD	FLOURESCENT LIGHT FIXTURE	EXHAUST FAN /LIGHT COMBO SPEAKER IN CLG.
DUPLEX RECEPTACLE AT 8" ABV. COUNTER GROUND FAULT INTERRUPT 20A, 125V	DUPLEX RECEPTACLE TOP REC. SWITCHED ARC FAULT INTERRUPT 20A, 125V	DOOR CHIME	FLOURESCENT LIGHT FIXTURE WALL MNT.	LV. DOOR RELEASE
DUPLEX RECEPTACLE WATERPROOFF 20A, 125V	SWITCH SINGLE POLE 20A, 125V, 48" AFF	PUSH BUTTON	INCANDESCENT LIGHT FIXTURE CLG. MNTED. 100 W MAX.	VOLUME CONTROL
DUPLEX RECEPTACLE UNDER COUNTER 20A, 125V	SWITCH THREE WAY 20A, 125V, 48" AFF	TELEPHONE OUTLET AT 18" A.F.F. 3/4" COND TO CLG. SPACE	INCANDESCENT LIGHT FIXTURE WALL. MNTED. 100 W MAX.	NEW PANEL BOARD
QUADRIPLX RECEPTACLE 20A, 125V	SWITCH FOUR WAY 20A, 125V, 48" AFF	TELEPHONE OUTLET FLUSH IN FLOOR	RECESSED INCANDESCENT 100 W MAX.	EXIST PANEL BOARD
DUPLEX RECEPTACLE FLUSH IN FLOOR 20A, 125V	SWITCH RHIOSTAT 20A, 125V, 48" AFF	DATA OUTLET (1 T.V. & 1 PH) 3/4" COND TO CLG. SPACE	HI HAT RECESSED	F.P. RL. METER & DISC
220 V. RECEPTACLE AT 12" A.F.F.	SWITCH DIMMER 20A, 125V, 48" AFF	C.V. CENTRAL VACUUM RECEPTACLE	HI HAT VAPOR PROOF	MOTOR
SPECIAL PURPOSE OUTLET	SWITCH KCTED 20A, 125V, 48" AFF	HOME NETWORK CAT 5	PENDANT SECURITY LIGHTS	DISCONNECT SWITCH, POLES, AMPS AND FUSES AS SHOWN
COMBINATION EXIT/EMERGENCY LIGHT FIXTURE	SATELLITE	FAN BOX		MCB EWH AHU CU VP FUSE PER MANUF. RECOMMENDATIONS
	BATTERY PACK WITH TWIN HEADS	HOME ENTERTAINMENT (1 TV, 1 PH, 1 NETWORK)		

FIXTURE	FU	WATER PIPE SIZE	NOMINAL SAN. SIZE
WATER CLOSET PUBLIC	6	1/2"	SHALL BE CONSISTANT WITH FIXTURE OUTLET SIZE 3"
WATER CLOSET PRIVATE	4	1"	SHALL BE CONSISTANT WITH FIXTURE OUTLET SIZE 3"
LAVATORY	1	1/2"	1 1/4"
SHOWER	2	1/2"	1 1/2"
KITCHEN SINK	2	1/2"	1 1/2"

MAX FLOW RATES	
PLUMBING FIXTURES OR FIXTURE FITTINGS	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PRIVATE	2.5 GPM AT 80 PSI
LAVATORY, PUBLIC	5 GPM AT 80 PSI
LAVATORY, PUBLIC, METERING	25 GP METERING CYCLE
SHOWER HEAD	2.5 GPM AT 80 PSI
SINK FAUCET	2.5 GPM AT 80 PSI
URINAL	1.0 GAL PER FLUSHING CYCLE
WATER CLOSET	1.6 GAL PER FLUSHING CYCLE

TO EXISTING
SANITARY AND
COLD WATER
SUPPLY AND
SANITARY

ECO SMART TANKLESS
HWH- 3.5 GPM ELECTRIC
OTHER MANUFACTURERS
SHALL BE PERMITTED AS
APPROVED EQUALS MIN
3.5 GPM ELECTRICIAN TO
VERIFY EQUIPMENT AND
ELECTRICAL
CONNECTIONS REQUIRED
PRIOR TO COMMENCING
WORK.



ELECTRICAL NOTES

1. THE TOTAL ELECTRICAL INSTALLATION MUST MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE FLORIDA ADMINISTRATIVE CODE (FAC), SECTION 6105-33, AND, BY REFERENCE IN THE FAC, THE FLORIDA BUILDING CODE, 6TH EDITION, (2017), THE FLORIDA FIRE PREVENTION CODE, 6TH EDITION, (2017), AND THE 2014 EDITION OF NFPA 70, THE NATIONAL ELECTRICAL CODE.
2. ON ALL ELECTRICAL PLAN SHEETS, E.G. "E-1", "E-2-1", ETC., THE TERM "CONTRACTOR" SHALL MEAN "ELECTRICAL CONTRACTOR", SOMETIMES ALSO ABBREVIATED AS "E.C.". MATERIALS AND EQUIPMENT INSTALLED SHALL BE ENTIRELY NEW, UNLESS OTHERWISE NOTED, AND SHALL MEET U.L. REQUIREMENTS.
3. EQUIPMENT SHALL BE OF MATERIALS SUITABLE FOR AND RATED FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
4. CONTRACTOR TO INSTALL A COMPLETE ELECTRICAL SYSTEM FOR LIGHTING AND POWER FROM THE BRANCH-CIRCUIT PANELS TO AND INCLUDING ALL EQUIPMENT SPECIFIED ON THESE PLANS AND EQUIPMENT FURNISHED BY OTHERS AS MAY BE REQUIRED.
5. CONTRACTOR TO COMPLETE ALL WORK INCIDENTAL TO MECHANICAL TRADES FOR A COMPLETE INSTALLATION, INCLUDING CONTROL WIRING, MOTOR STARTERS, DISCONNECT SWITCHES AND EQUIPMENT GROUNDS.
6. DEFERRED SUBMITTALS FOR LOW VOLTAGE SYSTEMS SHALL BE SUBMITTED TO THIS ENGINEER AND TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION. CONTRACTOR TO MAKE NECESSARY PROVISIONS FOR THE INSTALLATION OF ANY AND ALL SYSTEMS FOR THIS PROJECT, INCLUDING RACEWAYS, CABINETS, PULL BOXES AND OUTLETS. SEE SHOP DRAWINGS FOR EACH SYSTEM FOR ADDITIONAL DETAILS AND INSTRUCTIONS.
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES COMPLETE AS LISTED IN THE "LIGHTING FIXTURE SCHEDULE".
9. ALL PANELS, DISCONNECTS, TIME CLOCKS, AND CONTACTORS SHALL BE LABELED WITH A PERMANENT ENGRAVED LABEL. IDENTIFICATION ON THE LABEL MUST CONFORM TO THESE ELECTRICAL DRAWINGS.
10. TYPEWRITTEN CIRCUIT IDENTIFICATION SHALL BE INSTALLED IN ALL PANELBOARDS, EACH BREAKER HAVING A DISTINCTIVE DESCRIPTION COMPLYING WITH NEC 408.4. IF PRESENT, THE FIRE ALARM CONTROL PANEL BREAKER AND ITS DESCRIPTION SHALL HAVE A CLEARLY VISIBLE RED MARKING.
11. MAIN DISCONNECTS SHALL HAVE PAD-LOCKING PROVISIONS. METER CENTERS SHALL PERMIT AN OVERHEAD OR UNDERGROUND SERVICE ENTRANCE. THE MAIN BREAKER OR FUSIBLE DISCONNECT SHALL BE A QUICK-MAKE, QUICK-BREAK, LOAD-BREAK DEVICE.
12. CONDUIT FOR UNDERGROUND SHALL BE SCHEDULE 40 PVC OR MC CABLE LISTED FOR UNDERGROUND USE UNLESS OTHERWISE SHOWN AND/OR REQUIRED BY CODE. UNDERGROUND CONDUITS SHALL BE INSTALLED AT A DEPTH IN ACCORDANCE WITH TABLE 300.5.
13. CONDUIT FOR ABOVE GRADE SHALL BE "GRC", "IMC", "SCH 80 PVC" OR "EMT". "LFNC" SHALL BE USED FOR CONNECTIONS TO AIR HANDLING UNITS, CONDENSING UNITS, WATER HEATERS AND OTHER EQUIPMENT. IN NON-PATIENT CARE AREAS, MC CABLE MAY BE USED USING "J-BOXES" IN CEILING, OR, WHEN STUDS OR OTHER POINTS OF SECURE SUPPORT NOT GREATER THAN 6 FEET APART ARE AVAILABLE, FROM BRANCH-CIRCUIT PANELS TO SWITCHES, RECEPTABLES AND BETWEEN DEVICES. SPARE CONDUITS SHALL HAVE A PULL WIRE INSTALLED. CONDUIT OR CABLE FOR BRANCH CIRCUITS IN PATIENT CARE SPACES SHALL BE IDENTIFIED AND INSTALLED AS AN EQUIPMENT GROUNDING CONDUCTOR PER 250.118.
14. CONDUCTORS SHALL BE THHN/THWN EXCEPT WHERE SPECIFIED OTHERWISE ON THE DRAWINGS. CONDUCTORS NO. 8 AWG AND LARGER SHALL BE JOINED BY AN APPROVED PRESSURE CONNECTOR. CONNECTION TO GROUND CONDUCTORS NO. 1/0 AWG AND LARGER SHALL BE CAST BY FUSIBLE METAL PROCESS. ALL CONDUCTORS MUST BE INSTALLED IN CONDUIT, MC CABLE, OR LFNC. CONDUCTORS IN PANELS SHALL HAVE THEIR FACTORY LABELS VISIBLE TO A PERSON IN THE WORKING SPACE.
15. CONDUCTORS OF MULTIWIRE CIRCUITS SHALL BE GROUPED IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGIN BY WIRE TIES OR SIMILAR MEANS PER 200.4(B). MULTIWIRE CIRCUIT DISCONNECTS SHALL BE PROVIDED WITH A MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.
16. NO CONDUCTORS SMALLER THAN 12 AWG SHALL BE USED FOR POWER AND LIGHTING. ALL CONDUCTORS SHALL BE COPPER, UNLESS NOTED OTHERWISE.
17. COLOR CODE FOR 208Y/120V 3ø SYSTEM SHALL BE: BLACK, RED, BLUE, WHITE, & GREEN.
18. CONTRACTOR SHALL VERIFY WITH ARCHITECT FOR DETAILED DIMENSIONS AND LOCATIONS OF OUTLETS AND EQUIPMENT AND FOR ANY REVISIONS IN LAYOUT.
19. MOUNT WALL SWITCHES 44" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON DRAWING. GANG SWITCHES WHEREVER POSSIBLE.
20. LIGHTING CONTROLS SHALL CONFORM TO THE REQUIREMENTS LISTED ON THE E-3 SERIES SHEETS IN THESE PLANS. CONTROLS SHALL BE WHITE OR IVORY IN COLOR. SWITCHES CONTROLLING LINE-TO-NEUTRAL LIGHTING LOADS SHALL COMPLY WITH NEC 404.2(C).
21. RECEPTABLES SHALL BE LOCATED 15" ABOVE FINISHED FLOOR TO CENTER LINE OF DEVICE, UNLESS OTHERWISE NOTED. ABOVE-COUNTER RECEPTABLES SHALL BE MOUNTED 6" ABOVE BACK SPLASH TO CENTERLINE OF DEVICE.
22. COVER PLATES SHALL BE WHITE PLASTIC, UNLESS OTHERWISE NOTED. RECEPTABLES WITH PLASTIC COVER PLATES SHALL BE MOUNTED SUCH THAT THE GROUND PIN IS MOUNTED DOWN, UNLESS OTHERWISE NOTED. RECEPTABLES WITH METAL COVER PLATES SHALL BE MOUNTED SUCH THAT THE GROUND PIN IS MOUNTED UP, UNLESS OTHERWISE NOTED.
23. ALL NEW 125V RECEPTABLES SHALL BE NEMA 5-20R, AND COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE. RECEPTABLES SHALL BE EQUIPPED WITH BREAK OUT TAB FOR SPLIT OPERATION, AND CONTROLLED RECEPTABLES SHALL BEAR THE MARKING REQUIRED BY 406.3(E). A DUPLEX RECEPTACLE SHALL COMPLY WITH 406.9(A) OR (B) AS APPROPRIATE TO CONDITIONS. AFCI AND GFCI TYPE RECEPTABLES SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
24. ALL DEVICES SHALL BE MOUNTED VERTICAL, UNLESS OTHERWISE NOTED.
25. CONTRACTOR SHALL CONNECT AIR CONDITIONERS, PUMPS, FANS AND OTHER EQUIPMENT.
26. AIR CONDITIONER BREAKER SHALL BE MARKED "LISTED HACR TYPE" AS REQUIRED BY NEC 110.3(B). IF BREAKER IS NOT MARKED, THE OUTSIDE DISCONNECT SHALL BE CHANGED TO A FUSED DISCONNECT WITH RATING AS NOTED ON A/C EQUIPMENT.
27. CONTRACTOR SHALL MAKE TESTS AND ADJUSTMENTS AS REQUIRED, UPON COMPLETION OF THE WORK AND BEFORE FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL TEST THE COMPLETE ELECTRICAL SYSTEM IN THE PRESENCE OF THE ENGINEER/ARCHITECT FOR CONTINUITY, FUNCTION, CONTROL, PERFORMANCE, LOAD BALANCE, GROUNDS AND GROUND RESISTANCE, SHORT CIRCUITS, AND TO INSURE SATISFACTORY OPERATION AND CONFORMANCE TO CONTRACT REQUIREMENTS.
28. EQUIPMENT, LABOR AND MATERIAL REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR(S) AS PART OF THIS CONTRACT.
29. PRIOR TO COMPLETION OF THE WORK, THE CONTRACTOR SHALL MARK THE SERVICE EQUIPMENT WITH THE AVAILABLE FAULT CURRENT PER NEC 110.24, USING EITHER THE FAULT-CURRENT FROM THE UTILITY FAULT CURRENT LETTER, OR THE SHORT CIRCUIT CURRENT CALCULATION FROM THESE PLANS. IF PROVIDED WITH THE FAULT CURRENT LETTER, THIS ENGINEER WILL UPDATE THE CALCULATION TO OBTAIN THE FAULT CURRENT AT THE SERVICE ENTRANCE.
30. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL SECURE CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM AUTHORITIES HAVING JURISDICTION (AHJ).
31. PER FBC 4A05.6.4.1, WITHIN 30 DAYS OF ELECTRICAL SYSTEM ACCEPTANCE BY THE AHJ, THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH RECORD DRAWINGS OF THE ACTUAL INSTALLATION. THE RECORD DRAWINGS SHALL INCLUDE A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION. IF PROVIDED WITH COMPLETE FIELD MARKUPS ON THESE PLAN SHEETS, THE ENGINEER SHALL MODIFY THESE PLAN SHEETS INTO SAID RECORD DRAWINGS AND PROVIDE A COPY TO THE OWNER AND TO THE CONTRACTOR AND RETURN THE ORIGINAL FIELD MARKUP TO THE CONTRACTOR.
32. PER FBC 4A05.6.4.2, WITHIN 30 DAYS OF ELECTRICAL SYSTEM ACCEPTANCE BY THE AHJ, THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER AN OPERATING AND MAINTENANCE MANUAL FOR ALL ELECTRICAL SYSTEMS INSTALLED IN ACCORDANCE WITH THESE PLANS THAT REQUIRE MAINTENANCE. AT A MINIMUM, THE MANUAL SHALL INCLUDE:

A. EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.

B. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
33. NAME AND ADDRESS OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
37. WORKMANSHIP, MATERIALS AND APPARATUS UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
34. GREATER THAN 80% NONLINEAR LOADS: SHARED NEUTRALS AND GROUNDS ARE NOT PERMITTED FOR SINGLE PHASE CIRCUITS.
35. WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH NEC 110, AND WITH NEC 210.8 FOR GFCI DEVICES.
36. THE EXCLUSIVELY-DEDICATED SPACE EXTENDING FROM FLOOR TO STRUCTURAL CEILING WITH A WIDTH AND DEPTH OF THE PANEL BOARD OR SWITCHBOARD MUST BE CLEAR OF ALL PIPING, DUCTS OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES IN ACCORDANCE WITH NEC 406.
37. WHEN ELECTRICAL BOXES ARE LOCATED IN VERTICAL FIRE-RESISTIVE ASSEMBLIES, (CLASSIFIED AS FIRE/SMOKE AND SMOKE PARTITIONS), THEY SHALL BE INSTALLED WITHOUT AFFECTING THE FIRE CLASSIFICATION. ALL OF THE FOLLOWING CONDITIONS AND FBC 714 SHALL BE MET:

A. ALL ELECTRICAL BOXES SHALL BE METALLIC.

B. BOX OPENING SHALL OCCUR ONLY ON ONE SIDE OF FRAMING SPACE.

C. BOX OPENING SHALL NOT EXCEED 16 SQUARE INCHES.

D. THE OPENING IN THE GYPSUM BOARD FACING SHALL BE CUT NOT TO EXCEED 1/8" INCH BETWEEN THE EDGES OF THE OUTLET BOX AND THE EDGES OF THE OPENING.

E. ALL CLEARANCES BETWEEN OUTLET BOX AND GYPSUM BOARD SHALL BE COMPLETELY FILLED WITH JOINT COMPOUND (OR OTHER APPROVED MATERIAL).

F. PROVIDE A WALL AROUND OUTLETS LARGER THAN 16 SQUARE INCHES. THE INTEGRITY OF THE WALL RATING SHALL BE MAINTAINED.

G. THE TOTAL AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA.

H. OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE-RESISTIVE ASSEMBLIES SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.

I. OUTLET BOXES SHALL BE SECURELY FASTENED TO WALL FRAMING MEMBERS.

ARCHITECTURE
BUILDING IDEAS
TRANSFORMING IDEAS INTO REALITY

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ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :

OFFICE INFORMATION

DRAWN BY : RSL

CHECKED BY : RSL

ISSUE DATE : 9/8/2020

FILE NAME : C:\PROJ0300\A1

REVISIONS :

REV #	DATE	DESCRIPTION
1		

PROJECT TITLE :

TENANT IMPROVEMENT

NEXT LEVEL INSURANCE

3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL

DARWIN SQUARE

PID: 3420-713-0005-000-3

COMMISSION # : 2024

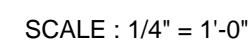
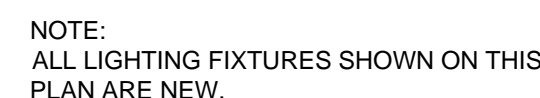
SHEET TITLE :

ELECTRICAL NOTES

PLUMBING NOTES

PLUMBING PLAN

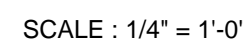
A8.0



NOTE: ALL LIGHTING IS EXISTING. ONLY THE (2)
PENDANTS LOCATED AT THE RECEPTION ARE NEW

ECO SMART
POU 6
5.5 KW
30 A
10 AWG

NOTE:
THE INSTA HOT WATER HEATER HAS A DISCONNECT SWITCH WHICH SHALL BE LOCATED NEXT TO THE WP GFI
CIRCUITS FOR RECEPTACLES 13,15,17,19 WILL BE ON A 20 AMP TIMER SWITCH NEXT TO THE PANEL



NOTE: EXISTING POWER NOT SHOWN ON THIS PLAN
SEE TITLE PAGE FOR EXISTING POWER
LOCATIONS



DRAWN BY : RSL

CHECKED BY : RSI

ISSUE DATE : 9/8/2020

FILE NAME : C:\PROJ\0300\A1

REV #	DATE	DESCRIPTION
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3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL

DARWIN SQUARE

PID: 3420-713-0005-000-3

COMMISSION #: 2024

POWER PLAN

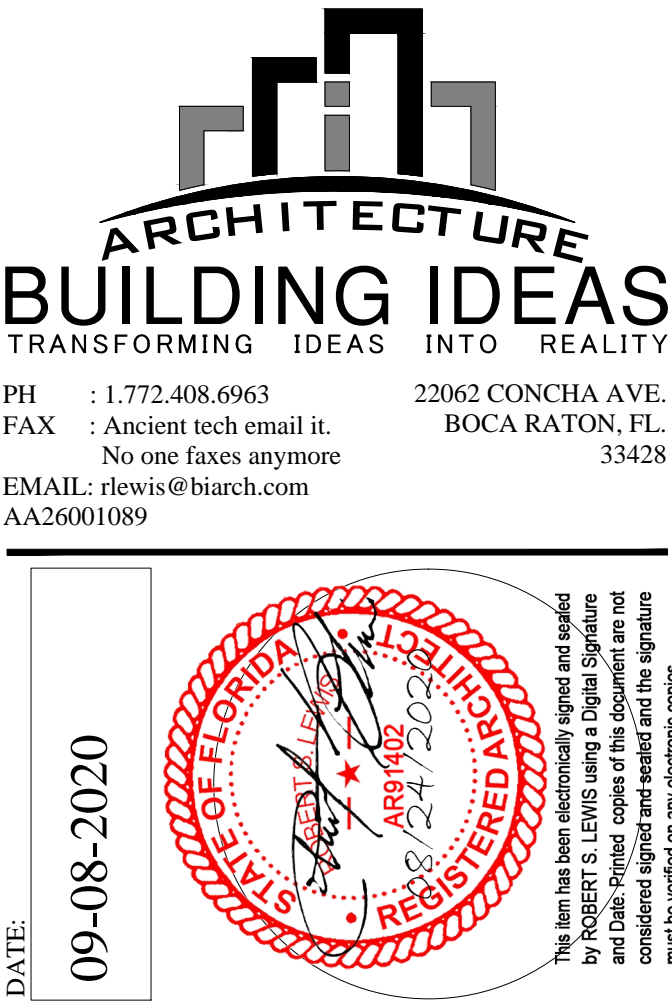
REFLECTED CEILING PLAN

A8.1

Occupancy: Owner will be continuously occupying areas of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in manner that will minimize need for disruption of Owner's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities which will impact Owner's normal operations	Include placing drawings for framing members showing size and gage designations, number, type, location and spacing. Indicate supplemental bracing, splices, accessories, and details as required for proper installation.
Condition of Structures: Owner assumes no responsibility for actual condition of items or structures to be demolished.	Component Design: Calculate structural properties of studs and joists in accordance with AISI "Specification for the Design of Cold-Formed Steel Structural Members"
Conditions existing at time of commencement of contract will be maintained by Owner insofar as practicable. However, variations within structure may occur by Owner's removal and salvage operations prior to start of selective demolition work.	Fire-Rated Assemblies: Where framing units are components of assemblies indicated for a fire-resistance rating, including those required for compliance with governing regulations, provide units which have been approved by governing authorities having jurisdiction.
Partial Demolition and Removal: Items indicated to be removed but of salvage value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.	Manufacturers : one of the following:
Storage or sale of removed items on site will not be permitted.	Alabama Metal Industries Corp. Bostwick Steel Framing Co. Dale Industries, Inc. Milcor Div. , Inryco Inc. Marino Industries Corp. U.S. Gypsum.
Protections: Provide temporary barricades and other forms of protection as required to protect Owner's personnel and general public from injury due to selective demolition work.	System Components: With each type of metal framing required, provide manufacturer's standard steel runners (tracks), blocking, lintels, clip angels, shoes, reinforcements, fasteners, and accessories as recommended by manufacturer for application indicated, as needed to provide a complete metal framing system.
Provide protective measure as required to provide free and safe passage of Owner's personnel and general public to and from occupied portions of building.	Materials and Finishes:
Erect temporary covered passageways as required by authorities having jurisdiction.	For 18-gage and lighter units, fabricate metal framing components of commercial quality steel sheet with a minimum yield point of 33,000 psi; ASTM A 446, A 570, or A 611.
Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.	Provide galvanized finish to metal framing components complying with ASTM A 525 for minimum G 60 coating.
Protect floors with suitable coverings when necessary.	"C" – Shape Studs:Manufacturer's standard load-bearing steel studs of size, shape, and gage indicated, with 1.625" flange and flange return lip.
Construct temporary insulated solid dust-proof partitions where required to separate areas where noisy or extensive dirt or dust operations are performed. Equip partitions with dust-proof doors and security locks if required.	Electrodes for Welding: Comply with AWS Code.
Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.	Galvanizing Repair Paint: High zinc dust content paint for repair of galvanized surfaces damaged by welding, complying with M.I Spec. MIL-P-21035.
Utility Services: Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations.	Prefabrication: Structural framing components may be prefabricated into panels prior to erection. Fabricate panels plumb, square, true to line and braced against racking with joints welded. Perform lifting of prefabricated panels to prevent damage or distortion.
Do not interrupt existing utilities serving occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to governing authorities.	Fabricate panels in jig templates to hold members in proper alignment and position and to assure consistent component placement.
Inspection: Prior to commencement of selective demolition work, inspect areas in which work will be performed. Photograph existing conditions to structure surfaces, equipment or to surrounding properties which could be misconstrued as damage resulting from selective demolition work; file with Owner's Representative prior to starting work.	Fastenings: Attach similar components by welding. Attach dissimilar components by welding, bolting, or screw fasteners, as standard with manufacturer.
Cover and Protect furniture, equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or areas from which such items have not been removed.	Wire tying of framing components is not permitted.
Locate, identify, stub off and disconnect utility services that are not indicated to remain.	Fabrication Tolerances: Fabricate panels to a maximum allowable tolerance variation from plumb, level, and true to line of 1/8" in 10'-0". Installation: Install metal framing systems in accordance with manufacturer's printed or written instructions and recommendations, unless otherwise indicated.
Provide by-pass connections as necessary to maintain continuity of service to occupied areas of building. Provide minimum of 72 hours advance notice to owner if shutdown of service is necessary during change-over.	Install continuous tracks sized to match studs. Secure tracks as recommended by stud manufacturer for type of construction involved.
Demolition: Perform selective demolition work in systematic manner.	Set studs plumb, except as needed for diagonal bracing or required for non-plumb walls or warped surfaces and similar requirements.
Demolish concrete and masonry in small sections. Cut concrete and masonry at junctures with construction to remain using power-driven masonry saw or hand tools; do not use power-driven impact tools.	Install supplementary framing, blocking and bracing in metal framing system wherever walls or partitions are indicated to support fixtures, equipment, services, casework, heavy trim and furnishings, and similar work.
If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Owner's Representative in written, accurate detail. Pending receipt of directive from Owner's Representative rearrange selective demolition schedule as necessary to continue overall job progress without delay.	Secure studs to top and bottom runner tracks by either welding or screw fastening at both inside and outside flanges.
Salvage Items: Where indicated on Drawings as " Salvage-Deliver to Owner", carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.	Install horizontal stiffeners in stud system, spaces (vertical distance) at not more than 4'-6" o.c. Weld at each intersection.
Disposal of Demolished Materials: Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site.	END OF SECTION 05040
Clean up and Repair: upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.	DIVISION 6 WOOD AND PLASTICS
Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.	SECTION 06100 – ROUGH CARPENTRY
END OF SECTION 02070	General:
DIVISION 3 CONCRETE (NOT INCLUDED)	Products:
DIVISION 4 MASONRY (NOT INCLUDED)	Lumber, General: Manufacture lumber, S4S and grade stamped, to comply with PS 20 and applicable grading rules of inspection agencies certified by ALSC's Board of Review.
DIVISION 5 METALS	Lumber for Miscellaneous Uses: Unless otherwise indicated, provide Standard grade lumber for support of other work, including rooftop equipment and support bases, cant strips, bucks, nailers, blocking, furring, grounds, stripping and similar members.
SECTION 05400 – COLD FORMED METAL FRAMING	Plywood Backing for Electrical and Telephone Equipment: APA C-D PLUGGED INT with exterior glue, fire-retardant treated, 1/2" thick except as otherwise noted.
Types of cold-formed metal framing units for project include the following:	Fasteners and Anchorages: of size, type, material and finish suited to application shown. Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.
"C" shaped steel studs.	Installation:
Shop Drawings and Data: Submit shop drawings for special components and installations not fully dimensioned or detailed in manufacturer's product data.	Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Assoc. (N.F.P.A.) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.

Securely attach: Carpentry work to substrates and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood.	SECTION 06300 – FINISH CARPENTRY AND ARCHITECTURAL WOODWORK
Standards: Comply with applicable requirements of the following:	Standards: Comply with applicable requirements of the following:
"Architectural Woodwork Quality Standards" by AWI.	"Architectural Woodwork Quality Standards" by AWI.
Shop drawings: Submit shop drawings for each item of architectural woodwork.	Shop drawings: Submit shop drawings for each item of architectural woodwork.
Samples: Submit finished samples of each wood species and cut indicated for transparent finish; of each material indicated for opaque finish; of each color, pattern and finish of plastic laminate; and of each type of cabinet hardware.	Samples: Submit finished samples of each wood species and cut indicated for transparent finish; of each material indicated for opaque finish; of each color, pattern and finish of plastic laminate; and of each type of cabinet hardware.
Interior Wood:	Interior Wood:
Lumber and Trim: Unless shown otherwise on the drawings, western pine, Douglas Fir or White Fir, graded "C Select" under WWSA rules.	Lumber and Trim: Unless shown otherwise on the drawings, western pine, Douglas Fir or White Fir, graded "C Select" under WWSA rules.
Plywood: Sizes shown on the drawings, APA graded complying with PSI/ANSI A199.1.	Plywood: Sizes shown on the drawings, APA graded complying with PSI/ANSI A199.1.
Panel Product: Medium density fiberboard.	Panel Product: Medium density fiberboard.
Fire-Retardant Treated Wood (FRTW): Where wood is indicated for fire-retardant treatment comply with AWWA C 20 (lumber) and AWWA C 27 (plywood) using fire-retardant which will not bleed through or adversely affect type of finish indicated and which does not require brush treatment after field cutting. Provide UL label on concealed surface of each piece. Re-dry treated lumber. Inspect each piece of lumber and plywood after treatment and drying; discard twisted, warped, bowed or otherwise damaged or defective wood.	Fire-Retardant Treated Wood (FRTW): Where wood is indicated for fire-retardant treatment comply with AWWA C 20 (lumber) and AWWA C 27 (plywood) using fire-retardant which will not bleed through or adversely affect type of finish indicated and which does not require brush treatment after field cutting. Provide UL label on concealed surface of each piece. Re-dry treated lumber. Inspect each piece of lumber and plywood after treatment and drying; discard twisted, warped, bowed or otherwise damaged or defective wood.
Plastic Laminate: High pressure decorative laminate complying with NEMA LD 3, in color, pattern and finish indicated.	Plastic Laminate: High pressure decorative laminate complying with NEMA LD 3, in color, pattern and finish indicated.
Fasteners and Anchorages: Provide nails, screws and other anchoring devices of type, size material and finish suitable for intended use and required to provide secure attachment, concealed where possible. Hot-dip galvanize fasteners for work exposed to high humidities to comply with ASTM A 153.	Fasteners and Anchorages: Provide nails, screws and other anchoring devices of type, size material and finish suitable for intended use and required to provide secure attachment, concealed where possible. Hot-dip galvanize fasteners for work exposed to high humidities to comply with ASTM A 153.
Cabinet Hardware and Accessory Materials: Provide cabinet hardware and accessory materials to comply with requirements indicated for design, material, finish, manufacturer, etc.	Cabinet Hardware and Accessory Materials: Provide cabinet hardware and accessory materials to comply with requirements indicated for design, material, finish, manufacturer, etc.
Installation: Install finish carpentry and architectural woodwork plumb, level and straight with no distortion. Shim as required using concealed shims. Scribe and cut woodwork to fit adjoining work. Anchor woodwork to anchors or blocking or directly to substrates, using concealed fasteners.	Installation: Install finish carpentry and architectural woodwork plumb, level and straight with no distortion. Shim as required using concealed shims. Scribe and cut woodwork to fit adjoining work. Anchor woodwork to anchors or blocking or directly to substrates, using concealed fasteners.
Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cope at returns, miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.	Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cope at returns, miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.
Cabinets: Install without distortion so that doors and drawers fit openings and are properly aligned.	Cabinets: Install without distortion so that doors and drawers fit openings and are properly aligned.
Tops: Anchor securely to base units.	Tops: Anchor securely to base units.
END OF SECTION 06400	END OF SECTION 06400
DIVISION 7 THERMAL AND MOISTURE PROTECTION	DIVISION 7 THERMAL AND MOISTURE PROTECTION
SECTION 07200 – INSULATION	SECTION 07200 – INSULATION
General:	General:
Thermal resistivity or r-value represents the rate of heat flow though a homogenous material exactly 1" thick and are expressed by the temperature difference in degrees F between the two exposed faces required to cause 1 BTU to flow through 1 sq.ft. per hr. at mean temperatures indicated.	Thermal resistivity or r-value represents the rate of heat flow though a homogenous material exactly 1" thick and are expressed by the temperature difference in degrees F between the two exposed faces required to cause 1 BTU to flow through 1 sq.ft. per hr. at mean temperatures indicated.
Fire Performance Characteristics: Provide insulation with fire performance characteristics indicated per ASTM E 119, ASTM E 84 and E 136, as applicable, and which correspond to product listed in UL "Fire Resistance Directory" or "Building Materials Directory".	Fire Performance Characteristics: Provide insulation with fire performance characteristics indicated per ASTM E 119, ASTM E 84 and E 136, as applicable, and which correspond to product listed in UL "Fire Resistance Directory" or "Building Materials Directory".
Maximum Allowable Asbestos Content: Less than 0.25% by weight of asbestos of any type or mixture of types occurring naturally as impurities, as determined by polarized light microscopy test per Appendix A of 40 CFR 763.	Maximum Allowable Asbestos Content: Less than 0.25% by weight of asbestos of any type or mixture of types occurring naturally as impurities, as determined by polarized light microscopy test per Appendix A of 40 CFR 763.
Submittals: Submit product data for each form and type of insulation indicated.	Submittals: Submit product data for each form and type of insulation indicated.
Products:	Products:
General: Provide insulation as shown on the drawings selected from manufacturer's standard thicknesses, widths and lengths.	General: Provide insulation as shown on the drawings selected from manufacturer's standard thicknesses, widths and lengths.
Combustion Characteristics: Passes ASTM E 136 test.	Combustion Characteristics: Passes ASTM E 136 test.
Surface Burning Characteristics: Maximum flame spread and smoke developed values of 25 and 50, respectively.	Surface Burning Characteristics: Maximum flame spread and smoke developed values of 25 and 50, respectively.
Thermal Resistance: as shown on the drawings.	Thermal Resistance: as shown on the drawings.
Mechanical Anchors: Type and size recommended by insulation manufacturer.	Mechanical Anchors: Type and size recommended by insulation manufacturer.
Installation:	Installation:
General: Comply with insulation manufacturer's instructions for installation of insulation.	General: Comply with insulation manufacturer's instructions for installation of insulation.
Support: insulation units by adhesive or mechanical anchorage or both as applicable to location and conditions indicated.	Support: insulation units by adhesive or mechanical anchorage or both as applicable to location and conditions indicated.
END OF SECTION 07200	END OF SECTION 07200
DIVISION 8 DOORS AND WINDOWS	DIVISION 8 DOORS AND WINDOWS
SECTION 08110 – STEEL DOORS AND FRAMES	SECTION 08110 – STEEL DOORS AND FRAMES
Standards: In addition to other specified requirements, comply with Steel Door Institute "Recommended Specifications for Standard Steel Doors and Frames"	Standards: In addition to other specified requirements, comply with Steel Door Institute "Recommended Specifications for Standard Steel Doors and Frames"

(SDI-100), for the following classifications.	(SDI-100), for the following classifications.
Interior Doors: (if required) SDI-100, Grade III, heavy-duty, Model 1, minimum 18-gage faces.	Interior Doors: (if required) SDI-100, Grade III, heavy-duty, Model 1, minimum 18-gage faces.
Submittals: With manufacturer's standard details and specifications for steel doors and frames, submit shop drawings showing application to project, as required.	Submittals: With manufacturer's standard details and specifications for steel doors and frames, submit shop drawings showing application to project, as required.
Manufacturer: One of the following:	Manufacturer: One of the following:
Allied Steel Products, Inc. Amweld/Div. American Welding & Mfg. Co. Ceco Corp. Curries Mfg. , Inc. Dittco Prod. Div. Fenestra Corp. Mesker Industries, Inc. Pioneer Bldrs. Products Corp./Div. CORE Industries, Inc. Steelcraft/Div. American Standard Co. Trussbilt, Inc. Republic Builders Products Corp./Subs. Republic Steel.	Allied Steel Products, Inc. Amweld/Div. American Welding & Mfg. Co. Ceco Corp. Curries Mfg. , Inc. Dittco Prod. Div. Fenestra Corp. Mesker Industries, Inc. Pioneer Bldrs. Products Corp./Div. CORE Industries, Inc. Steelcraft/Div. American Standard Co. Trussbilt, Inc. Republic Builders Products Corp./Subs. Republic Steel.
Fire-Rated Assemblies: (if required) Provide units that display appropriate UL or FM labels for fire-rating indicated.	Fire-Rated Assemblies: (if required) Provide units that display appropriate UL or FM labels for fire-rating indicated.
Materials: Steel doors and frames; hot-rolled, pickled and oiled per ASTM A 569 and A 568; cold-rolled per ASTM A 366 and A 568.	Materials: Steel doors and frames; hot-rolled, pickled and oiled per ASTM A 569 and A 568; cold-rolled per ASTM A 366 and A 568.
Anchor and Accessories: Manufacturer's standard units. Use galvanized items for units built into exterior walls, complying with ASTM A 153.	Anchor and Accessories: Manufacturer's standard units. Use galvanized items for units built into exterior walls, complying with ASTM A 153.
Fabrication: Fabricate units to be rigid, neat in appearance, and free from defects, warp or buckle. Weld exposed joints continuously, grind, dress, and make smooth, flush and invisible.	Fabrication: Fabricate units to be rigid, neat in appearance, and free from defects, warp or buckle. Weld exposed joints continuously, grind, dress, and make smooth, flush and invisible.
Prepare steel doors and frames to receive mortised and concealed finish hardware, including cutouts, reinforcing, drilling and tapping, complying with ANSI A 115 "Specifications for Door and Frame Preparation for Hardware".	Prepare steel doors and frames to receive mortised and concealed finish hardware, including cutouts, reinforcing, drilling and tapping, complying with ANSI A 115 "Specifications for Door and Frame Preparation for Hardware".
Reinforce units to receive surface-applied finish hardware to be field applied.	Reinforce units to receive surface-applied finish hardware to be field applied.
Locate finish hardware as indicated or, if not indicated, per DHI "Recommended Locations for Builder's Hardware".	Locate finish hardware as indicated or, if not indicated, per DHI "Recommended Locations for Builder's Hardware".
Shop paint exposed surfaces of doors and frame units, including galvanized surfaces, using manufacturer's standard baked-on rust inhibit primer.	Shop paint exposed surfaces of doors and frame units, including galvanized surfaces, using manufacturer's standard baked-on rust inhibit primer.
Doors: Comply with SDI-100, of the types and styles indicated, for materials quality, metal gages, and construction details.	Doors: Comply with SDI-100, of the types and styles indicated, for materials quality, metal gages, and construction details.
Frames: Comply with SDI-100, of the types and styles indicated, for materials quality, metal gages, and construction details.	Frames: Comply with SDI-100, of the types and styles indicated, for materials quality, metal gages, and construction details.
Provide standard hollow metal frames for doors, transoms, sidelights, borrowed lights, and other openings as indicated.	Provide standard hollow metal frames for doors, transoms, sidelights, borrowed lights, and other openings as indicated.
Prepare frames to receive 2 silencers on strike jambs of single-swing frames and on heads of double-swing frames.	Prepare frames to receive 2 silencers on strike jambs of single-swing frames and on heads of double-swing frames.
Provide 26-gage steel plaster guards or mortar boxes, welded to frame, at back of hardware cutouts where installed in concrete, masonry or plaster openings.	Provide 26-gage steel plaster guards or mortar boxes, welded to frame, at back of hardware cutouts where installed in concrete, masonry or plaster openings.
Installation: Install hollow-metal units in accordance with manufacturer's instructions and final shop drawings (if any). Fit doors to frames and floors with clearances specified in SDI-100.	Installation: Install hollow-metal units in accordance with manufacturer's instructions and final shop drawings (if any). Fit doors to frames and floors with clearances specified in SDI-100.
Install fire-rated units in accordance with NFPA Std. No. 80	Install fire-rated units in accordance with NFPA Std. No. 80
Finish hardware is specified in another Division-8 section.	Finish hardware is specified in another Division-8 section.
END OF SECTION 08110	END OF SECTION 08110
SECTION 08210 – WOOD DOORS	SECTION 08210 – WOOD DOORS
Standards: Comply with requirements of ANSI/NWMA I.S. 1 and Section 1300 of AWI "Architectural Woodwork Quality Standards" except as otherwise indicated.	Standards: Comply with requirements of ANSI/NWMA I.S. 1 and Section 1300 of AWI "Architectural Woodwork Quality Standards" except as otherwise indicated.
Submittals: In addition to product data, submit the following:	Submittals: In addition to product data, submit the following:
Samples for each type of door construction, face material and finish required.	Samples for each type of door construction, face material and finish required.
Product warranty on door manufacturer's standard form, signed by Manufacturer, installer and Contractor, agreeing to repair or replace defective doors as defined by referenced standards.	Product warranty on door manufacturer's standard form, signed by Manufacturer, installer and Contractor, agreeing to repair or replace defective doors as defined by referenced standards.
Manufacturers: Subject to compliance with requirements, provide wood doors by one of the following:	Manufacturers: Subject to compliance with requirements, provide wood doors by one of the following:
Algoma Hardwoods Inc. Buell Door Company. Cal-Wood Door Div.; Timberland Ind., Inc. Eggers. Glen-Man Door Mfg. Co. Graham Mfg. Co. Ipik Door Co., Inc. Weyerhaeuser Company. Approved Equal.	Algoma Hardwoods Inc. Buell Door Company. Cal-Wood Door Div.; Timberland Ind., Inc. Eggers. Glen-Man Door Mfg. Co. Graham Mfg. Co. Ipik Door Co., Inc. Weyerhaeuser Company. Approved Equal.
General Wood Door Product Requirements:	General Wood Door Product Requirements:
Exposed Surfaces: Same exposed surface material on both faces of each door, except as otherwise indicated.	Exposed Surfaces: Same exposed surface material on both faces of each door, except as otherwise indicated.
Transom and side Panels: Match quality, construction and appearance of associated wood doors.	Transom and side Panels: Match quality, construction and appearance of associated wood doors.
Louvers: Manufacturer's standard louvers of type, material and size indicated.	Louvers: Manufacturer's standard louvers of type, material and size indicated.
Fire-Rated Doors: Labeled and listed with rating required by a testing and inspection agency acceptable to authority having jurisdiction.	Fire-Rated Doors: Labeled and listed with rating required by a testing and inspection agency acceptable to authority having jurisdiction.
Interior Flush Doors:	Interior Flush Doors:
Core: Solid core or hollow core, as shown on the drawings. Hollow core doors shall be IHC where required by finish hardware.	Core: Solid core or hollow core, as shown on the drawings. Hollow core doors shall be IHC where required by finish hardware.
Faces for Transparent Finish: As shown on the drawings.	Faces for Transparent Finish: As shown on the drawings.
NOTE: ONLY THOSE SPEC SECTIONS PERTAINING TO WORK SHOWN ON THE DWGS APPLY. DIVISION 1 APPLIES TO ALL PROJECTS.	NOTE: ONLY THOSE SPEC SECTIONS PERTAINING TO WORK SHOWN ON THE DWGS APPLY. DIVISION 1 APPLIES TO ALL PROJECTS.



ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :

OFFICE INFORMATION

DRAWN BY : RSL

CHECKED BY : RSL

ISSUE DATE : 9/8/2020

FILE NAME : C:\PROJ\0300\A1

REVISIONS :

REV #	DATE	DESCRIPTION
1		

PROJECT TITLE : TENANT IMPROVEMENT NEXT LEVEL INSURANCE

3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL

DARWIN SQUARE

PID: 3420-713-0005-000-3

COMMISSION # : 2024

SHEET TITLE : GENERAL NOTES

GN - 2

Vacuum completed carpet installation with beater-in-nozzle type commercial vacuum cleaner. Remove any protruding face yarn with sharp scissors.

Restretching: (For Pad Installation Only)

Return to installation at time convenient to Owner and occupants, approximately 6 months after occupancy, and restretch carpet to eliminate wrinkles. Repair faulty seams and other faults in installation.

END OF SECTION 09680

SECTION 09900 – PAINTING

Submittals: In addition to manufacturer's data, application instructions, and label analysis for each coating material, submit samples for Owner's review of color and texture only. Resubmit samples if requested until required sheen, color and texture is achieved.

Description of Work: Painting and finishing of interior and exterior items and surfaces, unless otherwise indicated.

Paint exposed surfaces, except as otherwise indicated, whether or not colors are designated. If not designated, colors will be selected by Owner from standard colors available for the coatings required.

Work Not Included: Unless otherwise indicated, shop priming of ferrous metal items and fabricated components are included under their respective trades. Pre-finished items, such as metal toilet partitions, acoustic material and the like, are not included.

Unless otherwise indicated, painting not required on surfaces of concealed areas, equipment and other such items within concealed spaces. Finished metals such as anodized aluminum, stainless steel, bronze, and similar metals will not be painted. Do not paint any moving parts of operating units, or over any equipment identification, performance rating, name or nomenclature plates or code-required labels.

Delivery and Storage: Deliver materials to job site in new, original, and unopened containers bearing manufacturer's name, trade name, and label analysis. Store where indicated in accordance with manufacturer's instructions.

Job Conditions: Do not apply paint in snow, rain, fog or mist or when relative humidity exceeds 85%. Do not apply paint to damp or wet surfaces.

Protection: Protect work of other trades. Correct any painting related damages by cleaning, repairing or replacing, and refinishing, as directed by Architect.

Coordination: Provide finish coats which are compatible with prime paints used. Provide barrier coats over incompatible primers where required. Notify Architect in writing of anticipated problems using specified coatings with substrates primed by others.

Surface Preparation: Perform preparation and cleaning procedures in strict accordance with coating manufacturer's instructions for each substrate condition.

Remove hardware and accessories, machined surfaces, plates, lighting fixtures and similar items in place and not to be finish-painted or provide surface-applied protection. Reinstall removed items and remove protective coverings at completion of work.

Prepare cementitious surfaces: of concrete, concrete block and similar materials to be painted by removing efflorescence, chalk, dust, dirt, grease and oils, and by roughing to remove glaze. Determine alkalinity and moisture content of surfaces to be painted before beginning painting. Do not paint over surfaces where alkalinity or moisture content exceeds manufacturer's recommendations.

Seal wood: Required to be job-painted. Prime edges, ends, face undersides and packsides of counters, cases, cabinets, counters, etc. Use spar varnish for back priming where transparent finish is required.

Seal tops, bottoms, and cutouts of wood doors with heavy coat of varnish or similar sealer immediately upon delivery to job.

Clean ferrous surfaces which are not galvanized or shop-coated. Remove oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning. Touch-up shop-applied prime coats wherever damaged.

Clean galvanized surfaces free of oil and surface contaminants with non-petroleum based solvent.

Material Preparation: Mix, prepare, and store painting and finishing materials in accordance with manufacturer's directions.

Application:Apply painting and finishing materials in accordance with manufacturer's directions. Use applicators, and techniques best suited for materials and surfaces to which applied.

Apply additional coats when undercoats, stains or other conditions show through final paint coat, until paint film is of uniform finish, color and appearance.

Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanently fixed equipment or furniture with prime coat only before equipment is installed.

Paint interior surfaces of ducts, where visible through registers or grilles, flat, non-specular black.

Paint back sides of access panels, and removable or hinged covers to match exposed surfaces.

Finish exterior doors on tops, bottoms and edges same as exterior faces, unless otherwise indicated.

Sand lightly between exceeding enamel or varnish coats.

Omit first coat (primer) on metal surfaces which have been shop-primed and touch-up painted, unless otherwise specified.

Apply prime coat to material which is required to be painted or finished, and which has not been prime coated by others.

Apply each material at not less than manufacturer's recommended spreading rate, to provide a total dry film to thickness of not less than 4.0 mills for entire coating system of prime and finish coats for 3-coat work.

Provide a total dry film thickness of not less than 2.5 mills for entire coating system of prime and finish for coat 2-coat work

Completed Work: Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements.

END OF SECTION 09900

SECTION 09950 – WALL COVERINGS

Fire Hazard Classification:

Flame spread not more than 25.
Fuel contributed not more than 15.
Smoke developed not more than 25.

Samples: 3 full width samples, 3 sets of sample moldings.

Replacement Materials: 6 linear yards.

Certification: Submit manufacturer's certification that materials supplied for project comply with requirements specified.

Job Conditions: Maintain constant minimum temperature of 60 F (16 C) at areas of installation for at least 72 hours before and 48 hours after installation. Remove wrappings from wall coverings and allow to acclimatize to areas of installation for at least 24 hours before installation.

Wall coverings: Types as indicated on the drawings.

Accessory Items:

Adhesive/Primer/Sealer: as recommended by manufacturer of wall covering for use with particular substrate shown; mildew-resistant and non-staining to wall covering.

Release Coat: Oil base sealer or enamel undercoater for drywall.

Preparation:

Remove wall plates and surface-mounted fixtures in areas where wall covering to be installed.

Prime and seal substrates in accordance with wall covering manufacturer's instructions; apply release coat to gypsum drywall.

Test substrates for moisture; verify not more than 4%.

Installation:

Place wall covering panel consecutively in order cut from rolls; hang by reversing alternate strips except on match patterns.

Apply adhesive in accordance with manufacturer's recommendations; install seams plumb and not less than 6" from corners; horizontal seams not permitted.

Trim selvages as required to assure color uniformity and pattern match; overlap seams and double-cut for tight closure, unless otherwise recommended by manufacturer.

Install wall covering with intimate substrate bond, smooth, clean, and without wrinkles, gaps, and overlaps.

Remove excess adhesive promptly, using clean sponge and warm water; replace panels which cannot be completely cleaned.

Replace wall plates and fixtures removed to permit wall covering installation; verify cut edges of wall covering completely concealed.

END OF SECTION 09950

DIVISION 10 SPECIALTIES

SECTION 10160 – TOILET PARTITIONS

Submittals: Manufacturer's data and installation instructions.

Manufacturer: Provide metal toilet partitions as manufactured by on of the following:

Accurate Partitions Div., United States Gypsum Co.
All American Metal Corp.
American Sanitary Partition Corp.
Ampco Products Inc.
Flush-Metal Partition Corp.
General Partitions Mfg. Corp.
Global Steel Products Corp.
Knickerbocker Partition Corp.
Metpar Steel Products Corp.
Sanymetal Products Co.

Types and Finishes: As shown on the drawings.

Hardware and Accessories: Furnish for each door, as follows:

Hinges: Either surface-mounted or cutout inset type, adjustable to hold door open at any angle up to 90.
Latch and Keeper: Recessed latch unit, with combination rubber-faced door strike and Keeper.
Coat Hook and Bumper: Manufacturer's standard unit, rubber-tipped.
Door Pulls: Manufacturer's standard.

Accessories:: All units chromium-plated finish, unless otherwise indicated. Apply the following accessories to panels and doors, one each compartment unless otherwise indicated.

Single roll toilet paper holder.

Grab bars at handicapped compartments, 1-1/2" o.d., knurled finish stainless steel.

Installation: Install partitions rigid, straight, plumb and level in accordance with manufacturer's printed instructions. Set units with not more than 1/2" between pilasters and panels, and not more than 1" clearances between panels and walls.

Hardware Adjustments Adjust and lubricate hardware for proper operation after installation.

Set hinges on in-swinging doors to hold doors open approximately 30" from the closed position when unlatched.

Set hinges on out-swing doors to return to fully closed position.

Wall-Mounted Screens: Attach with heavy-duty, concealed anchoring devices, including wall channels, wall plates and studs as recommended by manufacturer.

Cleaning and Final Adjustments: Perform final adjustments to leveling devices, door hardware, and other operating parts. Clean exposed surfaces and touch up minor finish imperfections using materials and methods recommended by partition manufacturer. least 24 hours before installation.

Replace damaged units which cannot be satisfactorily field repaired, as directed by Architect.

END OF SECTION 10160

SECTION 10800 – TOILET AND BATH ACCESSORIES

Submittals: Manufacturer's data and installation instructions.

Manufacturer: Provide toilet and bath accessories as manufactured by BOBRICK.

General: Provide toilet and bath accessories as indicated on the drawings. Install units at locations and heights as indicated, plumb and level, firmly anchored, in accordance with manufacturer's instructions.

END OF SECTION 10800

SECTION 10830 – MIRROR UNITS

Submittals: Manufacturer's product data and installation instructions.

Manufacturer: Subject to compliance with requirements, provide mirror units as manufactured by one of the following:

American Specialties, Inc.
Bobrick Washroom Equipment, Inc.
Bradley Corp.
Hallmack-NuTone/Div. Scovill

Materials:

Mirror Glass: 1/4" thick, Type I, Class 1, Quality q2, conforming to FS DD-G-451, with silvering, copper coating, and protective organic coating complying with FS DD-M-411.

Stainless Steel Framing: AISI Type 302/304, with polished No. 4 finish.

Fabrication:

Edge Protection: Fabricate frames for glass mirrors to accommodate wood, felt, plastic, or other glass edge protection material.

Backing: Provide mirror backing and support system which will permit rigid, tamperproof glass installation and prevent accumulation of moisture.

Hangers: Provide system of mounting mirror units which will permit rigid, tamperproof and theftproof installation.

Stainless Steel Framed Mirrors:

Standard Type: Fabricate frame with channel shapes of not less than 20 gage (.040"), with square corners mitered to hairline joints and mechanically interlocked. Provide in Type 430 brite polished finish.

Installation: Secure mirrors to walls in concealed tamperproof manner with special hangers, toggle bolts, or screws. Set units plumb, level, and square at locations indicated, in accordance with manufacturer's instructions for type of substrate involved.

Clean: exposed surfaces of mirror units in compliance with manufacturer's recommendations.

END OF SECTION 10830

DIVISION 11 EQUIPMENT
(NOT INCLUDED)

DIVISION 12 FURNISHINGS
(NOT INCLUDED)

DIVISION 13 SPECIAL CONSTRUCTION
(NOT INCLUDED)

DIVISION 14 CONVEYING SYSTEMS
(NOT INCLUDED)

DIVISION 15 MECHANICAL
(INCLUDED ON MECHANICAL DWGS.)

DIVISION 16 ELECTRICAL
(INCLUDED ON ELECTRICAL DWGS.)

NOTE:
ONLY THOSE SPEC SECTIONS PERTAINING
TO WORK SHOWN ON THE DWGS APPLY.
DIVISION 1 APPLIES TO ALL PROJECTS.

ARCHITECTURE

BUILDING IDEAS

TRANSFORMING IDEAS INTO REALITY

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22062 CONCHA AVE.

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33428

DATE: 09-08-2020



ROBERT S. LEWIS

REG # : AR91402

When this seal is used on any project, the project must be signed and sealed by ROBERT S. LEWIS using a Digital Signature and Date. Printed. Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONSULTANTS :

OFFICE INFORMATION

DRAWN BY : RSL

CHECKED BY : RSL

ISSUE DATE : 9/8/2020

FILE NAME : C:\PROJ\0300\A1

REVISIONS :

REV #	DATE	DESCRIPTION
-		

PROJECT TITLE :
TENANT IMPROVEMENT
NEXT LEVEL INSURANCE

3241 PORT ST. LUCIE BLVD. PORT SAINT LUCIE, FL

DARWIN SQUARE

PID: 3420-713-0005-000-3

COMMISSION # : 2024

SHEET TITLE :
GENERAL NOTES

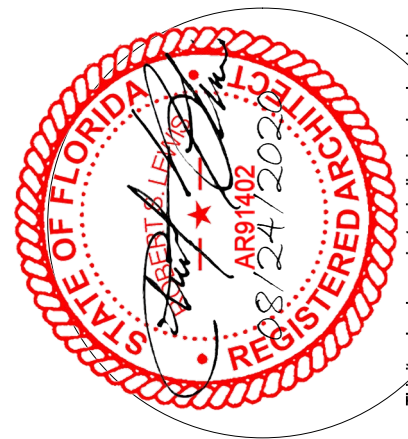
GN - 4



NOTE: THIS PAGE IS INITIALLY SUBMITTED BLANK TO RECEIVE FUTURE COMMENTS, RESPONSES, AND FIELD REVISIONS.



DATE: 09-08-2020



This item has been electronically signed and sealed by ROBERT S. LEWIS using a Digital Signature and Date. ~~Printed copies of this document are not~~ considered signed and sealed and the signature must be verified on any electronic copies.

ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :

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COMMENTS & REVISIONS

C1