

CONTRACT DOCUMENTS FOR TENANT IMPROVEMENT:

BEEWELL

INTERIOR RENOVATION

1721 SW GATLIN BLVD, PORT ST. LUCIE, FL. 34953

07/07/23
T-23123



ARCHITECTS DESIGN
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AFF	ABOVE FINISHED FLOOR	CTSK	COUNTERSUNK	FLR	FLOOR	LLH	LONG LEG HORIZONTAL	PT	PRESSURE TREATED	TELE	TELEPHONE
AFG	ABOVE FINISHED GRADE	DMPF	DAMP PROOFING	FD	FLOOR DRAIN	LLV	LONG LEG VERTICAL	PROJ	PROJECT	TEL	TELEPHONE/TELECOM
ACC	ACCESSIBLE	DEG	DEGREE	FD	FLOOR DRAIN OR FIRE DEPARTMENT	LB	POUNDS	QTY	QUANTITY	TEMP	TEMPERATURE
ACT	ACOUSTIC CEILING TILE	DEMO	DEMOLISH OR DEMOLITION	FLUOR	FLUORESCENT	MH	MANHOLE	RAD	RADIUS	TMPD	TEMPERED
ACOUS	ACOUSTICAL	DEMO	DEMOLITION	FFB	FLUSH FLOOR BOX	MFR	MANUFACTURER	R	RADIUS/RISER	TEMP	TEMPORARY
APC	ACOUSTICAL PANEL CEILING	DTL	DETAIL	FTG	FOOTING	MO	MASONRY OPENING	RWL	RAIN WATER LEADER	THK	THICKNESS
ADJ	ADJACENT	DIA	DIAMETER	FND	FOUNDATION	MAX	MAXIMUM	RTD	RATED	TLT	TOILET
AGGR	AGGREGATE	DIFF	DIFFUSER	FURN	FURNITURE	MECH	MECHANICAL	RTG	RATING	T&G	TONGUE AND GROOVE
AC	AIR CONDITIONING	DIM	DIMENSION	FF&E	FURNITURE, FIXTURES AND EQUIPMENT	MEMBR	MEMBRANE	RECPT	RECEPTACLE	TO	TOP OF
ALT	ALTERNATE	DIMS	DIMENSIONS	DISP	DISPENSER	MED	MEDIUM	REC	RECESSED	TOB	TOP OF BEAM
ALUM	ALUMINUM	DW	DISHWASHER	DIV	DIVISION	MTL	METAL	REF	REFERENCE	TOC	TOP OF CONCRETE
AB	ANCHOR BOLT & AND	DR	DOOR	DR	DOOR	MIN	MINIMUM	RCP	REFLECTED CEILING PLAN	TOS	TOP OF STEEL
ANOD	ANODIZED	DO	DOOR OPENING	DBL	DOUBLE	MISC	MISCELLANEOUS	REFR	REFRIGERATOR	TB	TOWEL BAR
APPRO	APPROXIMATE	DN	DOWN	DN	DOWN	MR	MOISTURE RESISTANT	REG	REGISTER	T	TREAD
X		DS	DOWNSPOUT	DRN	DRAIN	MTD	MOUNTING	REINF	REINFORCED	TS	TUBE STEEL
ARCH	ARCHITECTURAL	DRN	DRAIN	DWR	DRAWER	MTG	MOUNTING	REINFC	REINFORCED REINFORCING	TYP	TYPICAL
AD	AREA DRAIN	DWG	DRAWING	DWG	DRAWING	MULL	MULLION	REL	RELOCATE	UNFIN	UNFINISHED
ASPH	ASPHALT	EA	EACH	DF	DRINKING FOUNTAIN	GL	GLASS	REMO	REMOVABLE	UNO	UNLESS NOTED OTHERWISE
@	AT	EA	EACH	DF	DRINKING FOUNTAIN	GFRG	GLASS FIBER REINFORCED CONCRETE	REQ	REQUIRE/REQUIRE	UON	UNLESS OTHERWISE NOTED
ATTN	ATTENTION	E	EAST	EA	EACH	GFRG	GLASS FIBER REINFORCED CONCRETE	REQD	REQUIRED	URNL	URINAL
AV	AUDIOVISUAL	E	EAST	EA	EACH	GFRG	GLASS FIBER REINFORCED CONCRETE	RESIL	RESILIENT	VR	VAPOR RETARDER
AUTO	AUTOMATIC	ELEC	ELECTRICAL	EP	ELECTRICAL PANEL	GLAZ	GLAZING	RA	RESILIENT BASE	VAR	VARIES
BSMNT	BASEMENT	EP	ELECTRICAL PANEL	EP	ELECTRICAL PANEL	GB	GRAB BAR	REV	REVISION/REVISION	V	VENTILATION AND AIR
BM	BEAM	EL	ELEVATION	EL	ELEVATION	GRAN	GRANULAR	RD	ROOF DRAIN	VAR	VENTILATION AND AIR
BRG	BEARING	ELEV	ELEVATOR	EMER	EMERGENCY ENCL	GRD	GROUND	RM	ROOM	V	VENTILATION AND AIR
BIT	BITUMINOUS	ENCL	ENCLOSURE	ENCL	ENCLOSURE	GYP	GYP	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
BLK	BLOCK	ENG	ENGINEER	EQ	EQUAL	GWB	GYP	RBR	RUBBER	VERT	VERTICAL
BLKG	BLOCKING	EQ	EQUAL	EQ	EQUAL	HC	HANDICAPPED	SCHED	SCHEDULE	VEST	VESTIBULE
BD	BOARD	EQ	EQUAL	EQ	EQUAL	HNDRL	HANDRAIL	SECT	SECTION	VCT	VINYL COMPOSITION TILE
BOT	BOTTOM	EQIP	EQUIPMENT	EPDM	ETHYLENE PROPYLENE DIENE M-C-CLASS	HDWR	HARDWARE	SAF	SELF ADHERED FLASHING	VT	VINYL TILE
BO	BOTTOM OF	EPDM	EQUIPMENT	EPDM	ETHYLENE PROPYLENE DIENE M-C-CLASS	HTG	HEATING	SKS	SERVICE SINK	VWC	VINYL WALL COVERING
BRKT	BRACKET	EXH	EXHAUST	EXH	EXHAUST	HTG	HEATING	SHT	SHEET	WSCT	WAINSCOT
BRK	BRICK	EXIST	EXISTING	EXP	EXPANSION	HVAC	HVAC	SHR	SHOWER	WC	WATER CLOSET
BLDG	BUILDING	EXP	EXPANSION	EXP	EXPANSION	HGT	HEIGHT	SIM	SIMILAR	WV	WATER VALVE
CAB	CABINET	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SC	SOLID CORE	WPM	WATERPROOF MEMBRANE
CPT	CARPET	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	STC	SOUND TRANSMISSION COEFFICIENT	WP	WATERPROOF/WATERPROOFING
CI	CAST IRON	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	S	SOUTH	WS	WEATHER-STRIPPING
CIP	CAST-IN-PLACE	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SPKR	SPEAKER	WT	WEIGHT
CB	CATCH BASIN	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SPEC	SPECIFICATION	WFD	WELDED WIRE FABRIC
CAT	CATEGORY	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SPEC	SPECIFIED OR SPECIFICATION	WFM	WELDED WIRE MESH
CLG	CEILING	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SH	SPRINKLER HEAD	W	WIDE/WEST
CEM	CEMENT	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SPK	SPRINKLER OR SPEAKER	WIN	WINDOW
CB	CEMENT BOARD	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE	WM	WIRE MESH
CBU	CEMENTITIOUS BACKER UNIT	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE	W	WITH
CTR	CENTER	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE	W/O	WITHOUT
CC	CENTER TO CENTER	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE	WD	WOOD
CL	CENTERLINE	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CER	CERAMIC	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CT	CERAMIC TILE	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
C	CHANNEL	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CH	CHILLER	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CO	CLEANOUT	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CLR	CLEAR	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CCTV	CLOSED CIRCUIT TELEVISION	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CW	COLD WATER	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
COL	COLUMN	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CONC	CONCRETE	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CMU	CONCRETE MASONRY UNIT	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
COND	CONDITION	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CONN	CONNECTION	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CONST	CONSTRUCTION	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CONT	CONTINUOUS	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CONTR	CONTRACTOR	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CJ	CONTROL JOINT	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
COORD	COORDINATE	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CG	CORNER GUARD	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CORR	CORRIDOR	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		
CNTR	COUNTER	EXST	EXISTING	EXP	EXPANSION	HGT	HEIGHT	SQ	SQUARE		

STANDARD SYMBOLS

101	ROOM SPACE NUMBER	←	SLOPE	→	DIRECTION OF SLOPE
ABC...	NOTES	—	BREAK LINE		
1	WALL TYPE	1	REVISION MARK	1	REVISION NUMBER
AF	WINDOW LETTER	□	AREA TO BE DEMOLISHED		
1F	STOREFRONT NUMBER/LETTER	FIN 1ST FLOOR ELEV+0'-0" A.F.F.	FLOOR PLAN ELEVATION NOTE		
101	DOOR TAG	0'-0"	REFLECTED CEILING ELEVATION NOTE		
1	INTERIOR ELEVATION	±1.00'	ELEVATION LEVEL LINE/CONTROL POINT		
1	DETAIL	±10.5'	NEW OR EQUIPPED POINT ELEVATION (PLAN)		
1	BUILDING SECTION	±10.5'	EXISTING POINT ELEVATION (PLAN)		
1	ELEVATION CHANGE IN SURFACE	●	TEST BORING		
1	ELEVATION	—	FLUSH OR CONTINUOUS SURFACE		

PROJECT NARRATIVE:

THESE CONSTRUCTION DOCUMENTS ARE INTENDED FOR THE INTERIOR RENOVATION OF AN EXISTING 3,149 SF MEDICAL OFFICE. TOILET ROOMS HAVE BEEN SATISFIED AS PART OF THE EXISTING BUILDING.

INTENT OF CONTRACT DOCUMENT:

IT IS THE INTENT OF THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS TO DESCRIBE ALL LABOR MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK CALLED FOR, INDICATED OR REASONABLY IMPLIED BY THEM. INCLUDING: ELECTRICAL, PLUMBING, AIR CONDITIONING, SITE WORK AND SUBSURFACE PREPARATIONS AND ALL OTHER ITEMS INCIDENTAL THERE TO OR OTHERWISE DESCRIBED.

APPLICABLE CODES:

THE CODES LISTED HEREIN APPLY TO THE WORK TO BE PERFORMED IN ASSOCIATION WITH THESE CONTRACT DOCUMENTS. OMISSION OF A CODE REFERENCE SHALL NOT RELIEVE CONTRACTOR OF COMPLIANCE WITH ALL CODES THAT APPLY TO THE WORK INDICATED OF INFERRED BY THESE DOCUMENTS.

DESIGN PARAMETERS:

BUILDING DESIGN: ENCLOSED
WIND SPEED: V(U/LT) = 160 MPH, (TBL 1609.3.1)
WIND SPEED: V(ASD) = 126 MPH, (TBL 1609.3.1)
BUILDING CATEGORY: II
EXPOSURE: "C"
MEAN BUILDING HEIGHT: 25'
VELOCITY PRESSURE: 50 PSF
INTERNAL PRESSURE COEFFICIENT: 0.18 (SEE ALSO STRUCTURAL)
FLOOR LIVE LOADS: 50 PSF
ROOF LIVE LOADS: 20 PSF

2020 7TH EDITION FBC CODE REVIEW

CHAPTER	REQUIREMENTS OR ALLOWABLE	PROVIDED
(3) OCCUPANCY	(SEC. 308.1 FBC) B (BUSINESS)	B (BUSINESS)
(5) GENERAL BUILDING LIMITATIONS	TABLE 504.3: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: 40 FT (TYPE VB SPRINKLERED BUILDING)	MEAN HEIGHT: EXISTING 18'-7" MID POINT
	TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: 2	STORIES: EXISTING 1 STORY
	TABLE 506.2 ALLOWABLE AREA FACTOR IN S.F.: 9,000 SF	BUILDING AREA: EXISTING 3,149 SF
(6) CONSTRUCTION TYPE	TABLE 601: BUILDING TYPE: TYPE VB - UNPROTECTED, NON SPRINKLERED	TYPE VB - UNPROTECTED, NON SPRINKLERED
(6) STRUCTURAL ELEMENTS	REQ'D	ACTUAL
BEARING WALLS	0	0
NON-BEARING WALLS & PARTITIONS INTERIOR	0	0
FLOOR CONSTRUCTION (INCLUDE: SUPPORT BEAMS & JOISTS)	0	0
ROOF CONSTRUCTION (INCLUDE: SUPPORT BEAMS & JOISTS)	0	0
(9) FIRE RESISTANT MATERIALS & CONSTRUCTION	CONSTRUCTION SHALL CONFORM TO FBC CHAPTER 7	RENOVATION CONFORMS TO FBC CHAPTER 7 (COMPLY)
(8) INTERIOR FINISHES	TABLE 803.11: (NON SPRINKLERED) CORRIDORS, ROOMS & ENCLOSED SPACES: CLASS 'C' EXIT STAIRWAYS AND RAMPS: CLASS 'B'	PER TABLE 803.11 (TENANT SPACE IS NON SPRINKLERED)
(10) MEANS OF EGRESS	TABLE 1017.2 ACCESS TRAVEL DISTANCE WITHOUT SPRINKLER B = 200' MAX. TRAVEL DISTANCE TO EXIT ACCESS. TABLE 1006.3.2: MINIMUM 2 EXITS REQUIRED	68' = ACTUAL MAX. TRAVEL DISTANCE TO EXIT 2 EXIT PROVIDED

FBC 2020 EXISTING BUILDING

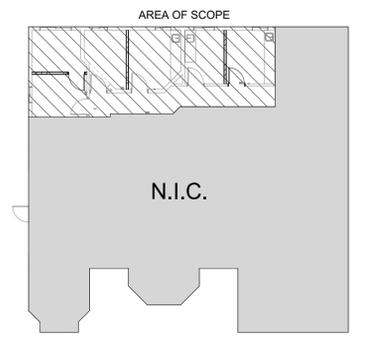
CHAPTER 6 CLASSIFICATION OF WORK	ALTERATION LEVEL	LEVEL 2

PLUMBING FIXTURES REQUIRED (FBC TABLE 2902.1)

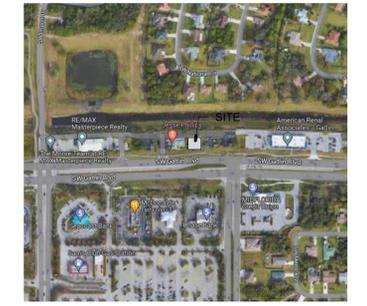
OCCUPANCY	TOTAL NUMBER OF OCCUPANT	MEN / WOMEN			
		WATER CLOSETS / URINALS	MIN. REQ.	REQ. FIXTURE/ OCC.	MIN. REQ.
B (BUSINESS)	18	25	0.72	40	1.45
TOTAL REQUIRED:			1		1
PROVIDED (EXISTING):			3		3

INDEX OF DRAWINGS

SHEET #	DESCRIPTION	CURRENT REV.
A000	COVER SHEET	
A001	GENERAL NOTES AND DATA	
A100	LIFE SAFETY & ARCHITECTURAL FLOOR PLAN	
A101	ARCHITECTURAL FIRST FLOOR PLAN	
A102	REFLECTING CEILING PLAN	
TOTAL NUMBER OF SHEETS IN SET: 5		
LOCATION:		
1721 SW GATLIN BLVD, PORT ST. LUCIE, FL.		



AREA OF WORK
SCALE: N/A



LOCATION MAP
SCALE: 3/32" = 1'-0"

