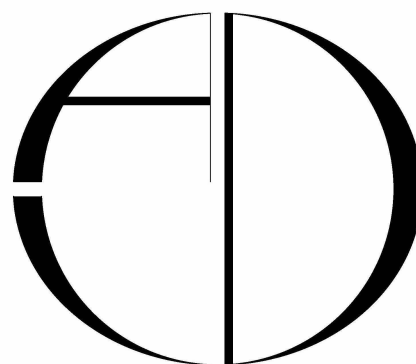


CONTRACT DOCUMENTS FOR TENANT IMPROVEMENT:

BEEWELL
INTERIOR RENOVATION

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

07/07/23
T-23123



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COLLABORATIVE, LLC

ARCHITECTURE | URBAN DESIGN
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| | | | | | | | | | | | |
|-------|---------------------------|-------|----------------------------|-------|-----------------------------------|------|--|-------|--------------------------------|-------|------------------------|
| AFB | ABOVE FINISHED FLOOR | CTSK | COUNTERSUNK | FLR | FLOOR | LLH | LONG LEG HORIZONTAL | PT | PRESSURE TREATED PROJECT | TELE | TELEPHONE |
| AFG | ABOVE FINISHED GRADE | DMPF | DAMP PROOFING | FD | FLOOR DRAIN | LLV | LONG LEG VERTICAL | TEL | TELEPHONE/TELE COM | | |
| ACC | ACCESSIBLE | DEG | DEGREE | FD | FLOOR DRAIN OR FIRE DEPARTMENT | LB | POUNDS | QTY | QUANTITY | TEMP | TEMPERATURE |
| ACT | ACOUSTIC CEILING TILE | DEMO | DEMOLITION | FLUOR | FLUORESCENT | MH | MANHOLE | QT | QUARRY TILE | 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 | MEMB | MEMBRANE | RECPT | RECEPTACLE | T&B | TOP AND BOTTOM |
| ALT | ALTERNATE | DIMS | DIMENSIONS | FURR | FURRING | MTL | METAL | REC | RECESSED | TO | TOP OF |
| ALUM | ALUMINUM | DW | DISHWASHER | GALV | GALVANIZED SHEET METAL | MIN | MINIMUM | REF | REFERENCE | TOB | TOP OF BEAM |
| AB | ANCHOR BOLT | DR | DOOR | GSM | GALVANIZED SHEET METAL | MISC | MISCELLANEOUS | RCP | REFLECTED CEILING PLAN | TOC | TOP OF CONCRETE |
| AND | AND | DO | DOOR OPENING | GV | GAS VALVE | MR | MOISTURE RESISTANT | REFR | REFRIGERATOR | TOS | TOP OF STEEL |
| ANOD | ANODIZED | DBL | DOUBLE | GA | GAUGE | MTD | MOUNTED | REG | REGISTER | TB | TOWEL BAR |
| APPRO | APPROXIMATE | DN | DOWN | GEN | GENERAL | MTG | MOUNTING | REINF | REINFORCED | T | TREAD |
| X | X | DRN | DRAIN | GC | GENERAL CONTRACT(OR) | MULL | MULLION | REIN | REINFORCED | TS | TUBE STEEL |
| ARCH | ARCHITECTURAL | DWR | DRAWER | GL | GLASS | NC | NOISE CRITERIA | REL | RELOCATE | TYP | TYPICAL |
| AD | AREA DRAIN | DWG | DRAWING | GFRG | GLASS FIBER REINFORCED CONCRETE | N | NORTH | REM | REMOVABLE | UNFIN | UNFINISHED |
| ASPH | ASPHALT | DF | DRINKING FOUNTAIN | | | NOM | NOMINAL | REQ | REQUIRE/REQUIRE | UNO | UNLESS NOTED OTHERWISE |
| @ | AT | EA | EACH | GFRG | GLASS FIBER REINFORCED GYPSUM | NA | NOT APPLICABLE | REQD | REQUIRED | UON | UNLESS OTHERWISE NOTED |
| ATTN | ATTENTION | E | EAST | | | NIC | NOT IN CONTRACT | RESIL | RESILIENT | URNL | URINAL |
| AV | AUDIOVISUAL | ELEC | ELECTRICAL | | | NTS | NOT TO SCALE | RB | RESILIENT BASE | VR | VAPOR RETARDER |
| AUTO | AUTOMATIC | EP | ELECTRICAL PANEL | | | NO | NUMBER | RA | RETURN AIR | VAC | VACUUM |
| BSMNT | BASEMENT | EL | ELEVATION | | | OFF | OFFICE | RD | ROOF DRAIN | VAR | VARIABLE |
| BM | BEAM | ELV | ELEVATOR | | | OC | ON CENTER | RM | ROOM | VAC | VACUATION AND AIR |
| BRG | BEARING | EMER | EMERGENCY | | | OPNG | OPENING | RO | ROUGH OPENING | | CONDITIONING |
| BIT | BITUMINOUS | ENCL | ENCLOSURE | | | OPP | OPPOSITE | RBR | RUBBER | VIF | VERIFY IN FIELD |
| BLK | BLOCK | ENG | ENGINEER | | | OD | OUTSIDE AIR | SCHED | SCHEDULE | VERT | VERTICAL |
| BLKG | BLOCKING | EQ | EQUAL | | | OD | OUTSIDE AIR | SECT | SECTION | VEST | VESTIBULE |
| BD | BOARD | EQUIP | EQUIPMENT | | | OR | OVERFLOW DRAIN | SAF | SELF ADHERED FLASHING | VCT | VINYL COMPOSITION TILE |
| BOT | BOTTOM | EPDM | EPDM | | | OD | OVERFLOW ROOF DRAIN | SKS | SERVICE SINK | VT | VINYL TILE |
| BRKT | BRACKET | | | | | OH | OVERHEAD | SHT | SHEET | VWC | VINYL WALL COVERING |
| BRK | BRICK | EXIST | EXISTING | | | OFCL | OVERHEAD OWNER FURNISHED, CONTRACTOR INSTALLED | SHR | SHOWER | VP | VISION PANEL |
| BLDG | BUILDING | EXP | EXPANSION | | | | | SIM | SIMILAR | WSCT | WAINSCOT |
| CAB | CABINET | EB | EXPANSION BOLT | | | | | SC | SOLID CORE | WC | WATER CLOSET |
| CPT | CARPET | EJ | EXPANSION JOINT | | | | | SD | SOUND TRANSMISSION COEFFICIENT | WV | WATER VALVE |
| CI | CAST IRON | EXT | EXTERIOR | | | | | STC | SOUTH | WPM | WATERPROOF MEMBRANE |
| CIP | CAST-IN-PLACE | FWC | FABRIC WALL COVERING | | | | | S | SPEAKER | WP | WATERPROOF/WA |
| CB | CATCH BASIN | FWP | FABRIC WRAPPED PANEL | | | | | SPKR | SPEAKER | WS | WEATHER-STRIPP ING |
| CAT | CATEGORY | FB | FACE BRICK | | | | | SPEC | SPECIFICATION | WT | WEIGHT |
| CLG | CEILING | FO | FACE OF | | | | | SPEC | SPECIFIED OR SPECIFICATION | WWF | WELDED WIRE FABRIC |
| CEM | CEMENT | FT | FEET/FOOT | | | | | SH | SPRINKLER HEAD | WWM | WELDED WIRE MESH |
| CB | CEMENT BOARD | FRC | FIBER REINFORCED CONCRETE | | | | | SPK | SPRINKLER OR SPEAKER | W | WIDE/WEST |
| CBU | CEMENTITIOUS BACKER UNIT | FIN | FINISH | | | | | SQ | SQUARE | WIN | WINDOW |
| CTR | CENTER | FFEL | FINISH FLOOR ELEVATION | | | | | SF | SQUARE FEET/FOOT | WM | WIRE MESH |
| CC | CENTER TO CENTER | FA | FIRE ALARM | | | | | STA | STATION | W/ | WITH |
| CL | CENTERLINE | FDC | FIRE DEPARTMENT CONNECTION | | | | | STL | STEEL | W/O | WITHOUT |
| CER | CERAMIC | FE | FIRE EXTINGUISHER | | | | | STOR | STORAGE | WD | WOOD |
| CT | CERAMIC TILE | FEC | FIRE EXTINGUISHER CABINET | | | | | SD | STORM DRAIN | | |
| C | CHANNEL | FHC | FIRE HOSE CABINET | | | | | PLATE | STRG STRINGER | | |
| CH | CHILLER | FP | FIRE PROTECTION | | | | | PLBG | STRUC STRUCTURAL | | |
| CO | CLEANOUT | FR | FIRE RESISTANT | | | | | PLYWD | STRUC STRUCTURAL OR SUBCAT | | |
| CLR | CLEAR | FRT | FIRE RETARDANT | | | | | PT | T | | |
| CCTV | CLOSED CIRCUIT TELEVISION | JT | JOINT | | | | | POL | STRUCTURE OR T | | |
| CW | COLD WATER | JST | JOIST | | | | | PVC | STRUCTURAL SUBCATEGORY | | |
| COL | COLUMN | KIT | KITCHEN | | | | | PLF | SA SUPPLY AIR | | |
| CONC | CONCRETE | KO | KNOCK OUT | | | | | PSF | SM SURFACE MOUNTED | | |
| CMU | CONCRETE MASONRY UNIT | PDF | POWER DRIVEN FASTENER | | | | | PC | SUSP SUSPENDED | | |
| COND | CONDITION | FLASH | FLASHING | | | | | PREF | SYM SYMMETRICAL | | |
| CONN | CONNECTION | LAV | LAVATORY | | | | | TKBD | SYS SYSTEM | | |
| CONST | CONSTRUCTION | LT | LIGHT | | | | | | | | |
| CONT | CONTINUOUS | | | | | | | | | | |
| CONTR | CONTRACTOR | | | | | | | | | | |
| CJ | CONTROL JOINT | | | | | | | | | | |
| COORD | COORDINATE | | | | | | | | | | |
| CG | CORNER GUARD | | | | | | | | | | |
| CORR | CORRIDOR | | | | | | | | | | |
| CNTR | COUNTER | | | | | | | | | | |

| STANDARD SYMBOLS | | | |
|------------------|--|--|---|
| 101 | ROOM SPACE NUMBER | ←SLOPE | DIRECTION OF SLOPE |
| ABC... | NOTES | — | BREAK LINE |
| 1 | WALL TYPE | 1 | REVISION MARK 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 PLAN ELEVATION NOTE |
| 1 | DETAIL NUMBER INTERIOR ELEVATION | 1.ELEV. +1'-0" F.F. 1.FIRST FLOOR ELEV. | ELEVATION LEVEL LEVEL LINE/CONTROL POINT |
| 1 | DETAIL NUMBER DETAIL | +10.5' | NEW OR EQUIPPED POINT ELEVATION (PLAN) |
| 1 | SHEET/REFERENCE DWG NUMBER SECTION LETTER | +10.5' | EXISTING POINT ELEVATION (PLAN) |
| 101 | BUILDING SECTION SHEET NUMBER | ● | TEST BORING |
| — | ELEVATION CHANGE IN SURFACE 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 2020 FLORIDA BUILDING CODE 7th EDITION 2020 FLORIDA FIRE PREVENTION CODE 7th EDITION 2020 FLORIDA PLUMBING CODE 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA ACCESSIBILITY CODE 2020 EXISTING BUILDING CODE 2020 NEC (NFPA 70) NATIONAL ELECTRICAL CODE 2020 NFPA 72 | |

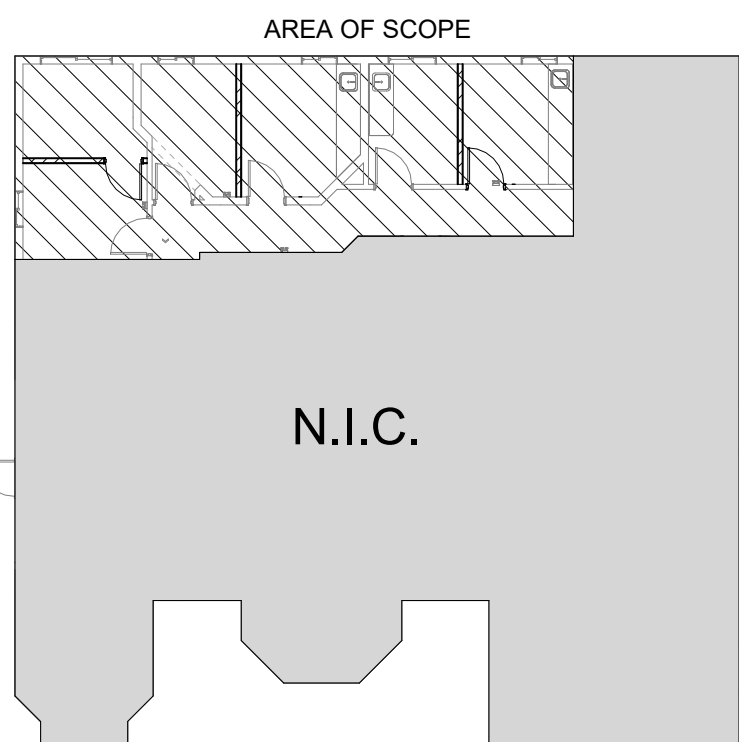
| DESIGN PARAMETERS: | |
|--|--|
| BUILDING DESIGN: ENCLOSED WIND SPEED: V(UIT) = 160 MPH, (TBL 1609.3.1) WIND SPEED: V(IASD) = 126 MPH, (TBL 1609.3.1) BUILDING CATEGORY: II EXPOSURE: "C" MEAN BUILDING HEIGHT: 25' VELOCITY PRESSURE: 50 PSF INTERNAL PRESSURE COEFFICIENT: 0.18 (SEE ALSO STRUCTURAL) FLOOR 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 | 0 | 0 |
| INTERIOR 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. | 68'= ACTUAL MAX. TRAVEL DISTANCE TO EXIT |
| | TABLE 1006.3.2: MINIMUM 2 EXITS REQUIRED | 2 EXIT PROVIDED |

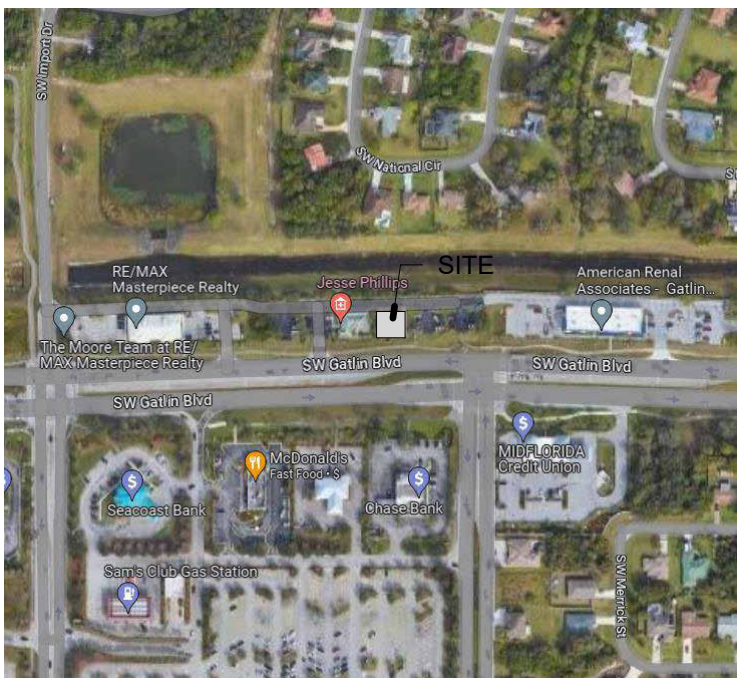
| FBC 2020 EXISTING BUILDING | | |
|------------------------------------|------------------|---------|
| CHAPTER 6 CLASIFICATION OF WORK | ALTERATION LEVEL | LEVEL 2 |

| PLUMBING FIXTURES REQUIRED (FBC TABLE 2902.1) | | | | | |
|---|--------------------------|-------------------------|-----------|--------------------|-----------|
| OCCUPANCY | TOTAL NUMBER OF OCCUPANT | MEN / WOMEN | | | |
| | | WATER CLOSETS / URINALS | | LAVATORY | |
| | | REQ. FIXTURE/ OCC. | MIN. REQ. | REQ. FIXTURE/ OCC. | MIN. REQ. |
| B (BUSINESS) | 18 | 25 | 0.72 | 40 | 1.45 |
| TOTAL REQUIRED: | | | 1 | | 1 |
| PROVIDED (EXISTING): | | | 3 | | 3 |

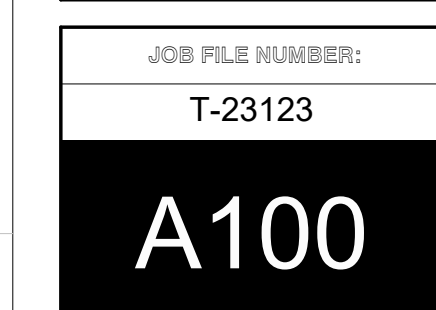
| INDEX OF DRAWINGS | | |
|--|--|--------------|
| SHEET # | DESCRIPTION | CURRENT REV. |
| A000 | COVER SHEET | |
| A001 | GENERAL NOTES AND DATA | |
| A100 | LIFE SAFETY & ARCHITECTURAL FLOOR PLAN | |
| A101 | ARCHITECTURAL FIRST FLOOR PLAN | |
| A102 | REFLECTING CEILING PLAN | |
| TOTAL NUMBER OF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




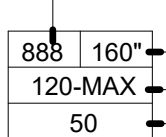




AREA OF WORK
SCALE: N/A



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



| LIFE SAFETY LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
|  | 1 HR. FIRE RATED PARTITION |
|  | PATH OF EGRESS |
|  | 2A 10 BC FIRE EXTINGUISHER IN SEMI-RECESSED ADA ACCESSIBLE CABINET. COMPLY W/ NFPA 10 |
|  <div style="display: flex; flex-direction: column; align-items: center;"> <div>DOOR NUMBER</div> <div>NET DOOR WIDTH</div> <div>MAX. OCCUPANTS</div> <div>OCCUPANTS PER EXIT</div> </div> | |
|  | EMERGENCY LIGHTS |
|  | EXIT SIGN |





PLANNING | INTERIORS

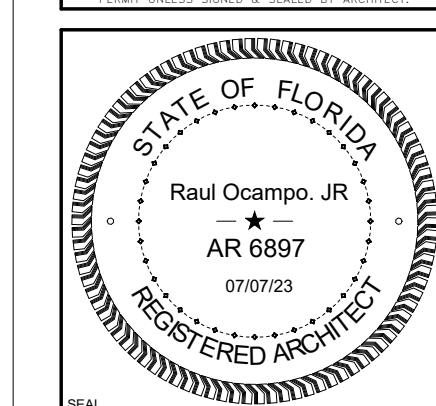
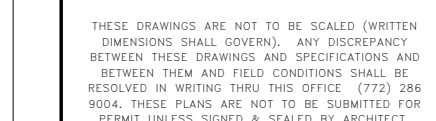
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ELECTRONIC SIGNATURE

[illegible]

CONTRACT DOCUMENTS FOR:

BEEWELL

INTERIOR RENOVATION

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

DWG IDENTIFICATION

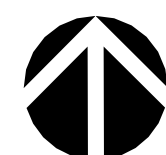
REFLECTING
CEILING PLAN

| | | |
|---|----------|------------------------|
| PROJECT PHASE: | DATE: | CHECKED / DRAWN BY: |
| CD | 07/07/23 | ROINC |
| THIS DRAWING HAS BEEN ISSUED ON THE DATE SHOWN & FOR THE PURPOSE NOTED | | |








JOB FILE NUMBER:

T-23123

A102



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

| REFLECTED CEILING PLAN LEGEND | |
|---|------------------------------------|
| SYMBOL | DESCRIPTION |
|  | EMERGENCY EXIT SIGN (EXISTING) |
|  | 2.5" RECESSED CAN LED (EXISTING) |
|  | 6" RECESSED CAN LED (EXISTING) |
|  | 2X2 FLOURESCENT (EXISTING) |
|  | 2X4 FLOURESCENT (EXISTING) |
|  | 24"X24" SUPPLY DIFFUSER (EXISTING) |
|  | 24"X24" RETURN REGISTER (EXISTING) |



- AIR SEAL WITH EXPANDING FOAM AT DUCT PENETRATION AT CEILING

- INSULATED FLEX DUCT SIZE VARIES. 1.5 X THE SECTION AREA OF THE SUPPLY DUCT

FBC 7TH EDITION, SEC. M1602 RETURN AIR

2 JUMPER DUCT DETAIL
SCALE: 1" = 1'-0"