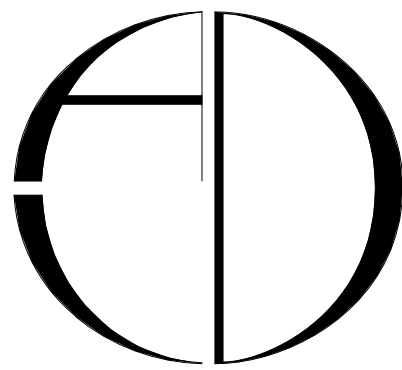


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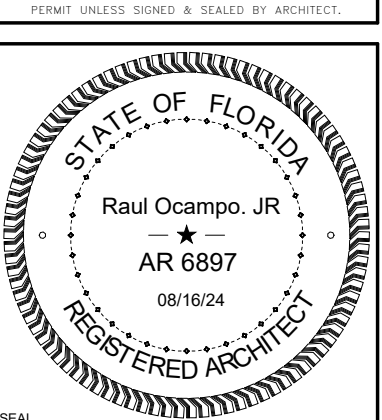
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DWG IDENTIFICATION

DEMOLITION & LIFE SAFETY PLAN

PROJECT
DATE
CHECKED/
DATE
PERMIT SET
07/06/2024
RD/176

THIS DRAWING HAS BEEN ISSUED ON THE DATE SHOWN & FOR THE PURPOSE NOTED

JOB FILE NUMBER:

T-24130

LS101

DEMOLITION GENERAL NOTES

- DEMOLISH AND REMOVE ALL WALLS DESIGNATED TO BE REMOVED ON DEMOLITION PLAN. ADJACENT SURFACES TO BE PROTECTED AND PATCHED TO MATCH THE EXISTING ADJACENT SURFACES.
- ALL DEMOLITION WORK SHALL BE PERFORMED BY CONTRACTORS SKILLED AND LICENSED IN TRADE INVOLVED.
- REMOVE DOORS, SIDELIGHTS AND DOOR FRAMES AS SHOWN ON DRAWINGS. SAVE AND STORE DOORS TO BE REUSED OR RELOCATED ON THE PLAN.
- REMOVE ALL FINISH FLOORS AND PATCH / PREPARE CONCRETE AS NEEDED TO RECEIVE NEW FINISH FLOOR.
- ELECTRICAL LINES AND CIRCUITS THAT ARE IN THE DEMOLITION SHALL BE DISCONNECTED AT THE ELECTRIC PANEL AS REQUIRED BY N.E.C. LOCAL CODE, ORDINANCES AND OSHA.
- ITEMS NOTED "SAVE" TO BE REMOVED, NUMBERED, CATALOGUED IN STORAGE AND PROTECTED ON SITE FOR FUTURE USE/RELOCATION.
- REMOVE ALL ELECTRICAL DEVICES AND LIGHTING FIXTURES THAT ARE IMPACTED BY DEMOLITION WORK.
- PROVIDE TEMPORARY LIGHTING THROUGHOUT DEMOLITION AND NEW CONSTRUCTION AREAS.
- CONTRACTOR IS REQUIRED AND IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL DEMOLITION WORK REQUIRED TO ACCOMPLISH THE SCOPE OF WORK INDICATED ON DRAWINGS.
- SHORING AND HEADERING TO BE PROVIDED DURING ALL STRUCTURAL DEMOLITION WORK AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. SHORING DESIGN TO BE PROVIDED BY GENERAL CONTRACTOR.
- NEW FLOORS CEILINGS AND WALLS ARE TO BE MADE FLUSH WITH EXISTING AS SHOWN ON PLANS. PROVIDE ADDITIONAL DEMOLITION AS NECESSARY TO ACHIEVE A FINISHED PRODUCT IN ALL AREAS.
- ALL DEMOLITION WORK SHALL BEGIN AFTER THE OWNER HAS GIVEN CONSENT TO BEGIN WORK IN THE AFFECTED AREA.
- PROTECT ALL WASTE & SUPPLY LINES AND PIPING AND CAP ALL LINES NOT IN USE.
- ALL EXISTING BUILDING COMPONENTS SHOWN AS DEMOLISHED SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISCARDED UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.
- EXISTING WALLS, GRAB BARS & PLUMBING FIXTURES ARE TO REMAIN IN SOME AFFECTED AREAS. CONTRACTORS SHALL REVIEW THE DESIGN PRIOR TO DEMOLITION WORK AND SELECTIVELY REMOVE ONLY FIXTURES AS REQUIRED TO PROVIDE THE FINISHED PRODUCT AS INDICATED BY THE DRAWINGS. VERIFY WITH ARCHITECT OR OWNER AS REQUIRED.
- APPROPRIATE SAFETY PRECAUTIONS TO BE PROVIDED DURING ALL STRUCTURAL DEMOLITION WORK AS REQUIRED TO MAINTAIN SAFETY OF PUBLIC AND CONTRACTORS. FENCING DESIGN TO BE PROVIDED BY GENERAL CONTRACTOR.
- CONTRACTORS SHALL MAKE ALL NECESSARY ENVIRONMENTAL PRECAUTIONS TO MAINTAIN DUST & DEBRIS WITHIN THE SITE, UNTIL PROPERLY REMOVED.
- MANY AREAS WITHIN THE AFFECTED SPACE ARE TO REMAIN OCCUPIED AND OPERATIONAL DURING CONSTRUCTION. THE G.C. IS REQUIRED TO COORDINATE WITH THE OWNER FOR ANY UTILITY WORK, INTERRUPTIONS TO MORAL ELECTRICAL, MECHANICAL & PLUMBING OPERATIONS, DUST & DEBRIS, NOISE OR ANY OTHER CONSTRUCTION ACTIVITIES WHICH MIGHT AFFECT THE NORMAL OPERATION OF THE BUSINESS.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	EXISTING DOOR / WALL TO BE REMOVED
	EXISTING WALL TO BE REMOVED
	EXISTING AREA OF DEMOLITION WORK FOR FLOORS AND CEILINGS.

NOTE: GC SHALL REVIEW ALL DOCUMENTS WITH FIELD CONDITION INSPECTIONS TO QUALIFY THE SCOPE OF WORK.

DEMOLITION KEY NOTES

MARK	NOTES
D1	PREPARE OPENING FOR NEW WINDOW
D2	EXISTING CARPET TO BE REMOVED
D3	EXISTING LIGHTING FIXTURE TO BE REMOVED AND RELOCATED. REPLACE CEILING TILE IF NEEDED. REFER REFLECTED CEILING PLAN
D4	REMOVE EXISTING LIGHTING FIXTURE AND REPLACE CEILING TILE IF NEEDED
D5	EXISTING LAVATORY TO BE REMOVED & REPLACED WITH ADA LAVATORY IN THE SAME LOCATION. SEE PLUMBING SCHEDULE
D6	RELOCATE FIRE ALARM DEVICE
D7	RELOCATED MECHANICAL GRILLE. REFER TO MECHANICAL PLAN. REPLACE CEILING TILE IF NEEDED.
D8	EXISTING BASEBOARD TO BE REMOVED

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
	1 HR. FIRE RATED PARTITION
	PATH OF EGRESS
	COMMON PATH
	FIRE EXTINGUISHER COMPLY W/ NFPA 10
	DOOR NUMBER
	NET DOOR WIDTH
	MAX. OCCUPANTS
	OCCUPANTS PER EXIT
	EMERGENCY LIGHTS
	EXIT SIGN
	FLAT PANEL LIGHT WITH 90 MIN. EMERGENCY PACK
	FIRE ALARM
	FIRE ALARM PULL STATION
	SPRINKLER HEAD

FIRE EXTINGUISHER CALCULATION AS PER N.F.P.A.10 6.2.1.1

NAME	AREA	FIRE EXTINGUISHER REQUIRED
TENANT AREA	1023 SF	0
	1023 SF	0

FIRE EXTINGUISHER PROVIDED

MARK	DESCRIPTION	QTY
FE	FIRE EXTINGUISHER COMPLY W/ NFPA 10	3
		3

DOOR EGRESS PROVIDED

MARK	NET DOOR WIDTH	OCCUPANTS
EXD1	35"	175
EXD2	35"	175
	70"	350

LIFE SAFETY NOTES

- THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.
- WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE-RESISTANCE RATING FOR SEPARATION AND A FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES AS.
- NO SCREEN DOOR OR STORM DOOR USED IN MEAN OF EGRESS SHALL SWING AGAINST THE DIRECTION OF EXIT TRAVEL WHERE DOORS ARE REQUIRED TO SWING IN THE DIRECTION OF EXIT TRAVEL.
- EVERY STAIR ENCLOSURE DOOR SHALL ALLOW REENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR OF THE BUILDING OR AN AUTOMATIC RELEASE SHALL BE PROVIDED TO UNLOCK ALL STAIR ENCLOSURE DOORS TO ALLOW REENTRY. SUCH AUTOMATIC RELEASE SHALL BE ACTUATED WITH THE INITIATION OF THE BUILDING FIRE ALARM SYSTEM.
- A READILY VISIBLE, DURABLE SIGN IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND THAT READS AS FOLLOWS SHALL BE LOCATED ON THE EGRESS SIDE OF EACH AUTOMATIC SLIDING DOOR.
- 1/2" MAX. CHANGE IN ELEVATION IN ALL EXTERIOR DOORS.

NUMBER OF PLUMBING FIXTURES REQUIRED (FBC TABLE 2902.1)

OCCUPANCY: B (BUSINESS)							
	TOTAL NUMBER OF OCCUPANTS	WATER CLOSETS / URINALS		LAVATORY		DRINKING FOUNTAIN	
		REQ. FIXTURE PER OCCUPANT 1 PER (X)	MIN. REQUIRED	REQ. FIXTURE PER OCCUPANT 1 PER (X)	MIN. REQUIRED	REQ. FIXTURE PER OCCUPANT 1 PER (X)	MIN. REQUIRED
	23	25	0.92	40	0.6	100	0.23
TOTAL REQUIRED:			1		1		1
TOTAL PROVIDED:	23		1		1		1

PROVIDED PLUMBING FIXTURE SCHEDULE

MARK	TYPE	MFR.	MODEL	COMMENTS
P1	ADA LAVATORY	AMERICAN STANDARD	LUCERNE #0355.012 WHITE	OR APPROVED EQUAL
P2	DRINKING FOUNTAIN	ELKAY	EZSTLDDWSLK	OR APPROVED EQUAL
P3	LAVATORY FAUCET	AMERICAN STANDARD	7508101.002	OR APPROVED EQUAL

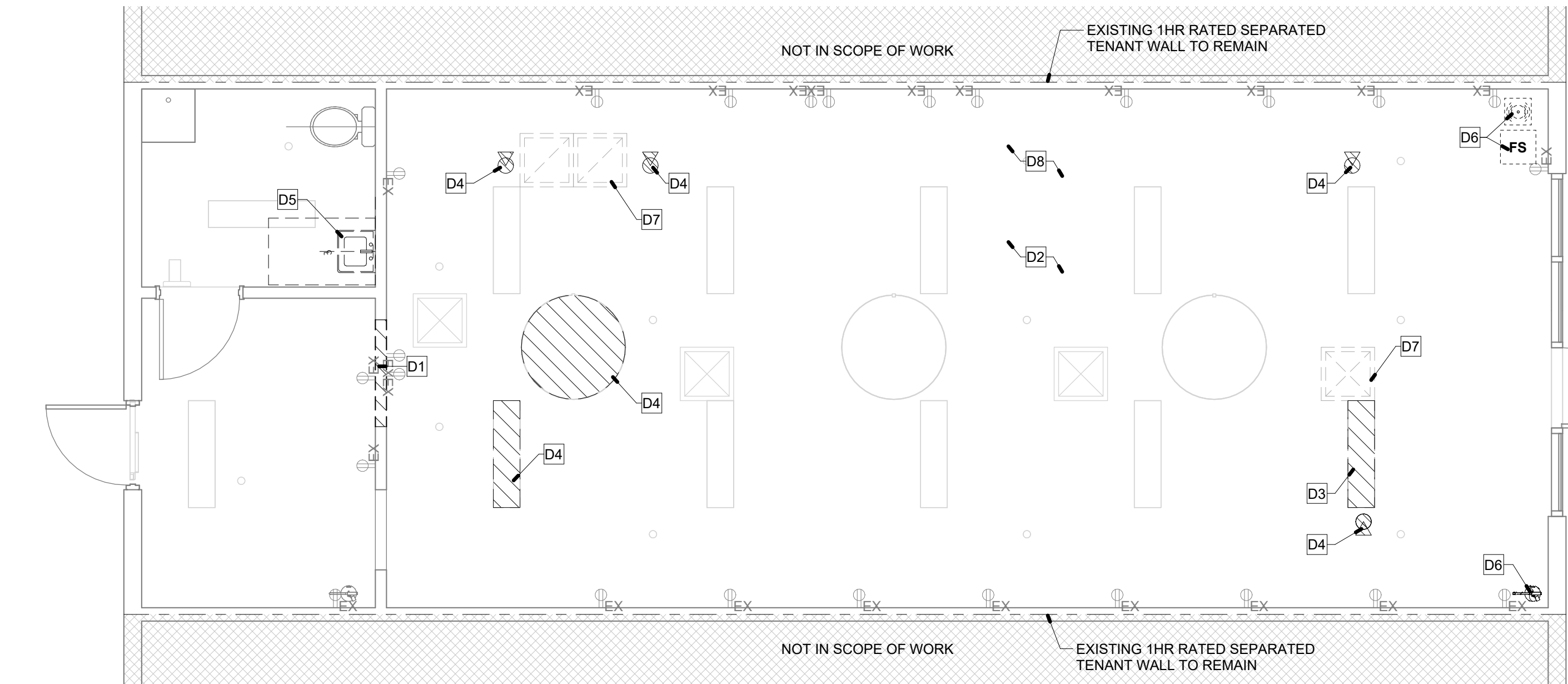
SPECIALTY EQUIPMENT SCHEDULE

MARK	TYPE	MFR.	MODEL	COMMENTS
S1	42" S.S. GRAB BAR	BOBRICK	B-6806 SERIES	OR APPROVED EQUAL
S2	36" S.S. GRAB BAR	BOBRICK	B-6806 SERIES	OR APPROVED EQUAL
S3	SOAP DISPENSER	BOBRICK	B-2111	OR APPROVED EQUAL
S4	TOILET TISSUE	BOBRICK	B-4288	OR APPROVED EQUAL
S5	ADA MIRROR	BOBRICK	B-290 SERIES	OR APPROVED EQUAL
S6	PAPER TOWEL DISPENSER			

Grand total: 6

DEMOLITION PLAN

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

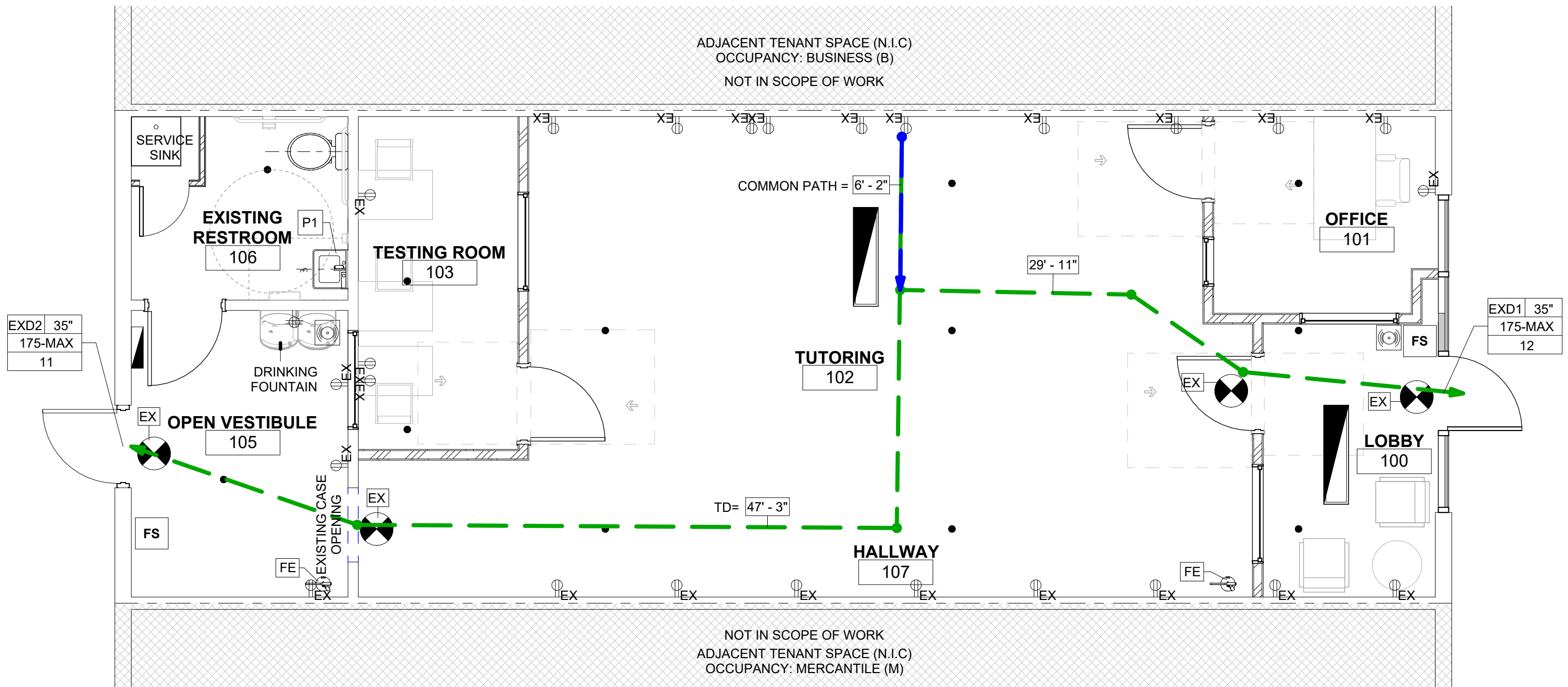


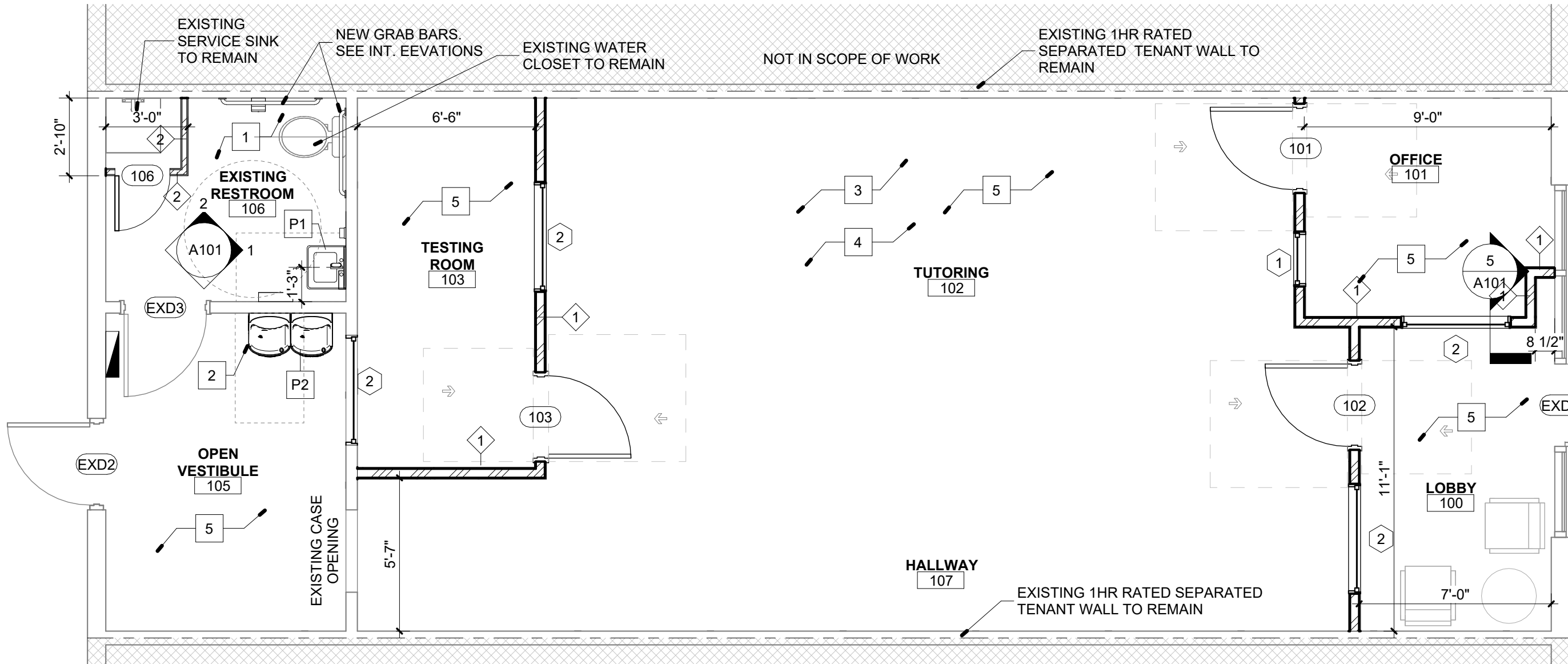
AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.5)

ROOM NO.	NAME	AREA	OCC GROUP	FUNCTION SPACE	OCCUPANT LOAD FACTOR	OCCUPANTS	EXIT WIDTH REQUIRED (INCHES)	STAIRS MIN. WIDTH REQUIRED (INCHES)
106	EXISTING RESTROOM	65 SF	GROUP B	BUSINESS AREAS	150 GROSS	0.43	0.1	0.1
107	HALLWAY	321 SF	GROUP B	BUSINESS AREAS	150 GROSS	2.14	0.4	0.6
100	LOBBY	76 SF	GROUP B	BUSINESS AREAS	150 GROSS	0.51	0.1	0.2
101	OFFICE	69 SF	GROUP B	BUSINESS AREAS	150 GROSS	0.46	0.1	0.1
105	OPEN VESTIBULE	101 SF	GROUP B	BUSINESS AREAS	150 GROSS	0.68	0.1	0.2
103	TESTING ROOM	87 SF	GROUP B	BUSINESS AREAS	150 GROSS	0.58	0.1	0.2
102	TUTORING	268 SF	GROUP B	ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	17.84	3.6	5.4
Grand total: 7		987 SF				22.64	4.5	6.8

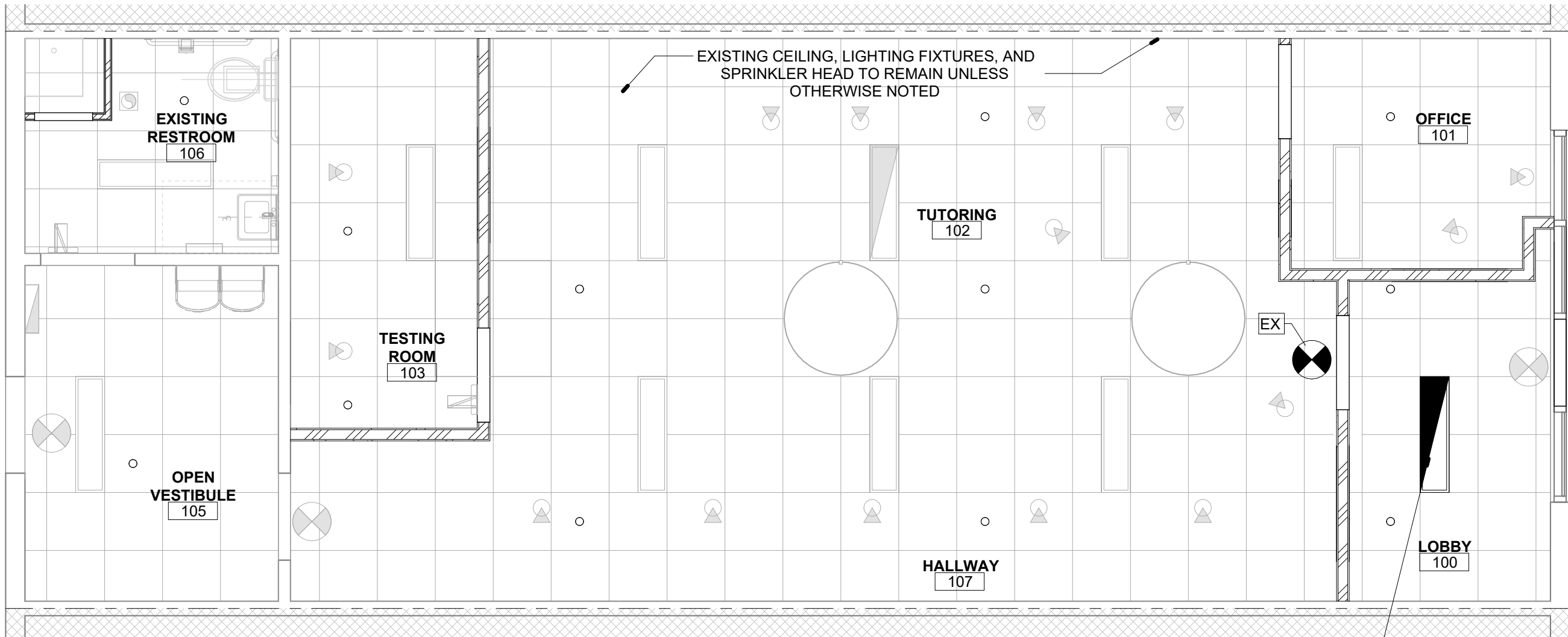
LIFE SAFETY PLAN

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

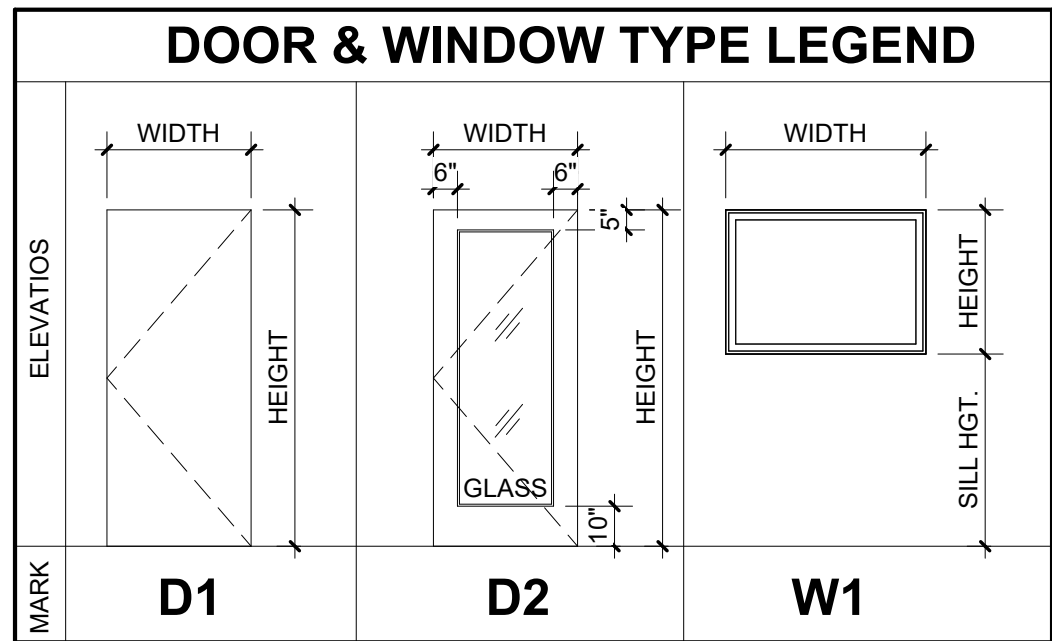




ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

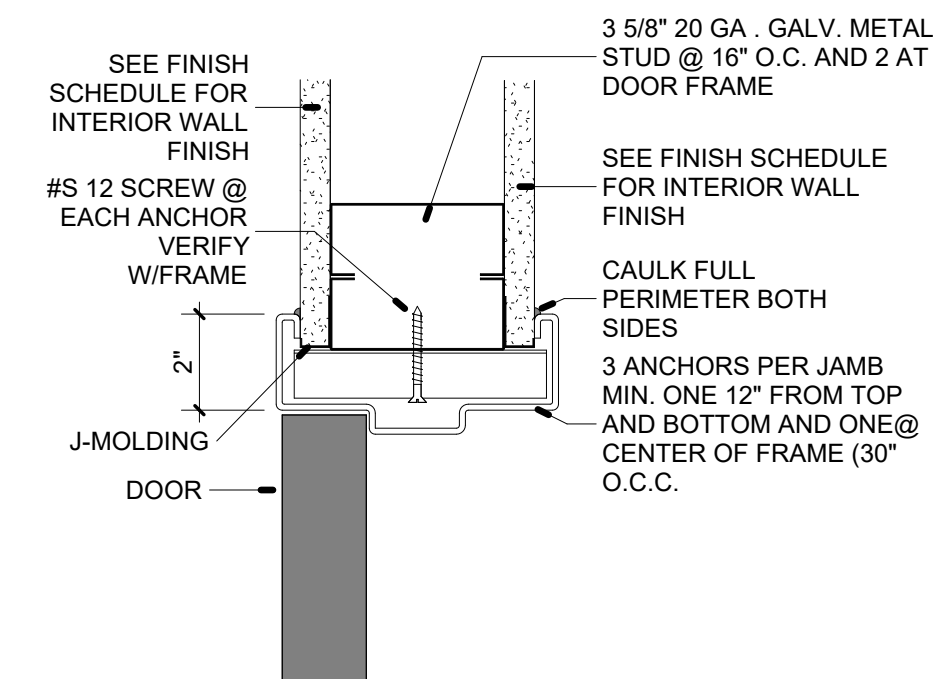


DOOR SCHEDULE NOTES:

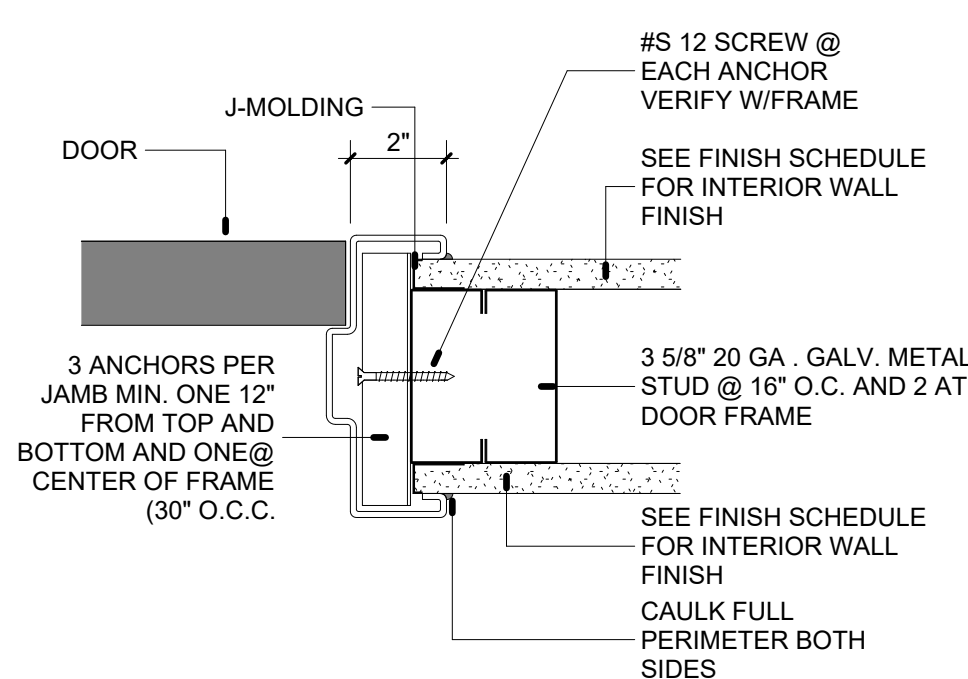
- HEAVY DUTY COMMERCIAL DOOR CLOSER. NOA # 18-0725.12 SERIES S-8080F FLUSH OUTSWING STEEL DOORS IMPACT.
- DO NOT UNDERCUT DOORS.
- PROVIDE A.D.A. COMPLIANT THRESHOLD W/ SOUND SWEEPS AT PRIVACY LOCATIONS.
- CONTRACTOR SHALL PROVIDE AND INSTALL CUSTOMARY ACCESSORIES (SILENCERS, DOOR STOPS, ETC.)

HARDWARE NOTES (DOORS & STOREFRONTS):

- SCHLAGE 'A' OR 'D' SERIES (ADA LEVER HANDLE) OR EQUAL, w/ FINISH PER TENANT.
- ALL HARDWARE & THRESHOLDS TO COMPLY WITH CURRENT FLORIDA ACCESSIBILITY CODE.
- ALL EXIT DOORS SHALL COMPLY WITH N.F.P.A. 101 5.2.1.5 AND 5.1.13, AND 2017 FBC 6TH EDITION.
- ALL INTERIOR DOORS SOLID, STAIN-GRADE OR BETTER. (U.O.N.) DOOR TRIM, CASINGS & BASE SHALL BE PAINT-GRADE.
- ALL INTERIOR DOOR HARDWARE PACKAGES TO BE PER TENANT/LANDLORD AGREEMENT. (U.O.N.)
- ALL EXTERIOR DOORS ARE EXISTING TO REMAIN. LOCKSETS TO BE RE-KEYED PER TENANT.
- CONTRACTOR SHALL PROVIDE AND INSTALL CUSTOMARY ACCESSORIES (SILENCERS, DOOR STOPS, ETC.) FOR ALL DOORS WITH FINISHES AND STYLES PER TENANT/LANDLORD AGREEMENT.

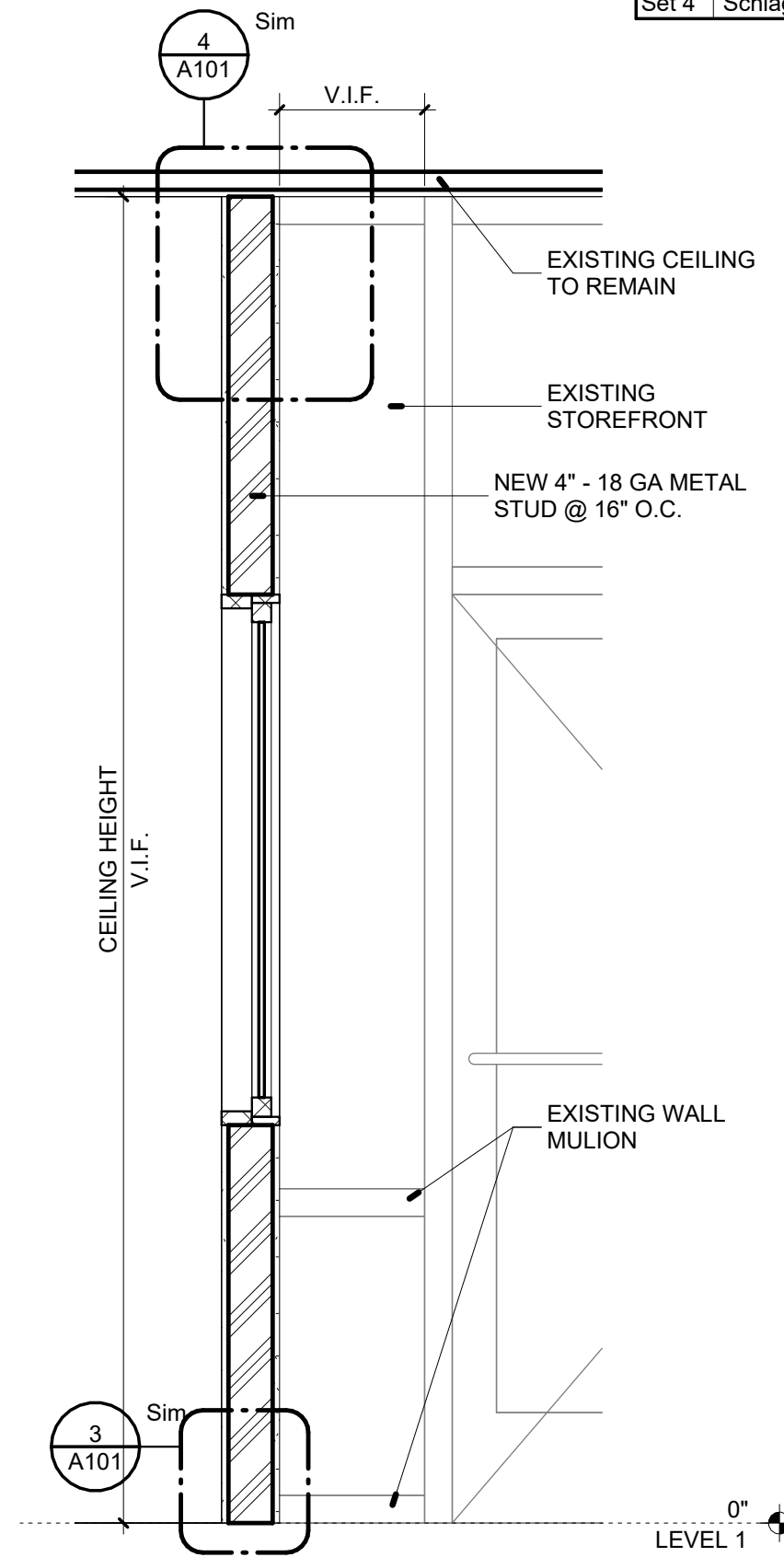
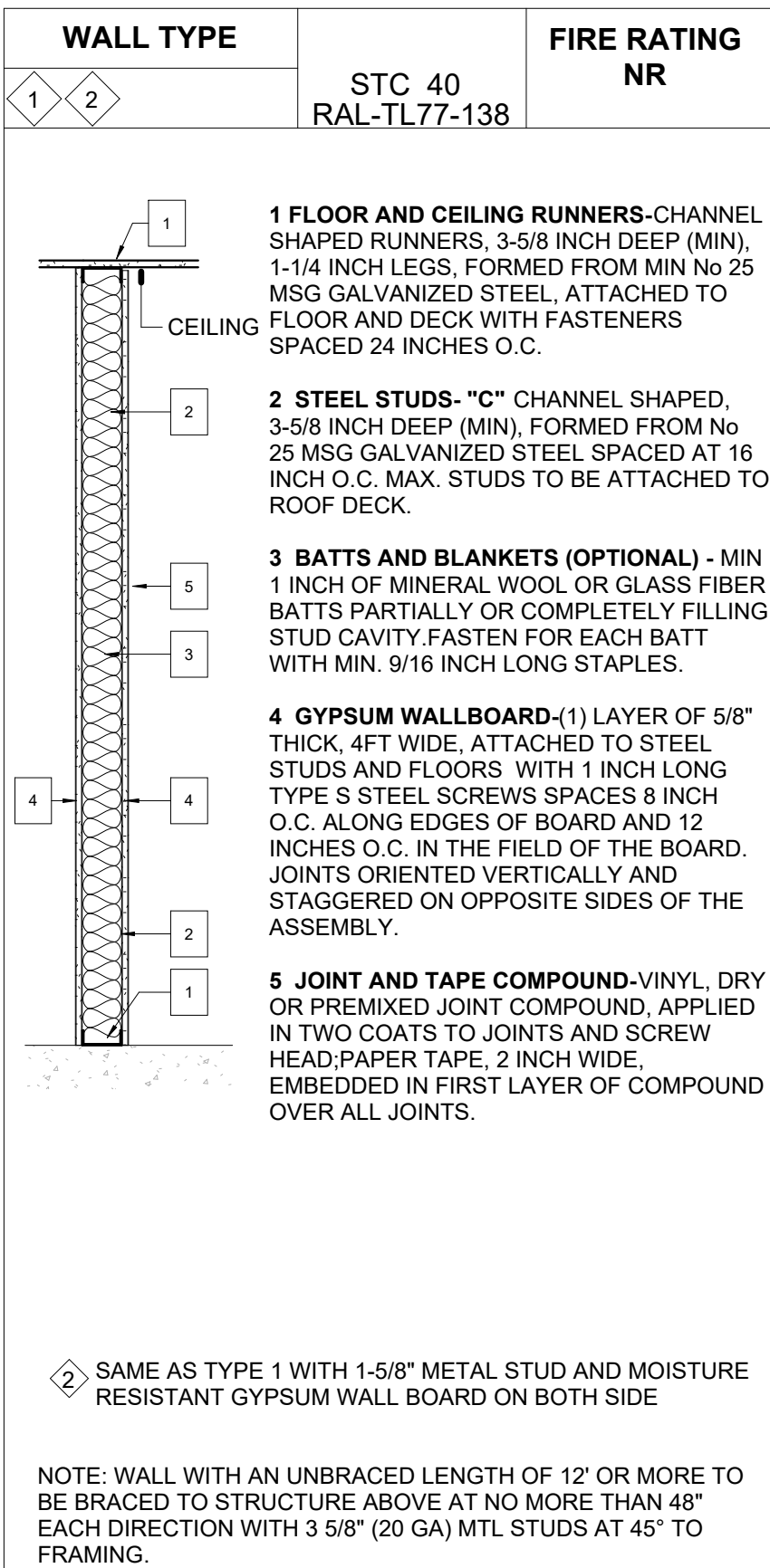


6 TYP. DOOR HEAD DETAIL - PARTITION
SCALE: 3" = 1'-0"

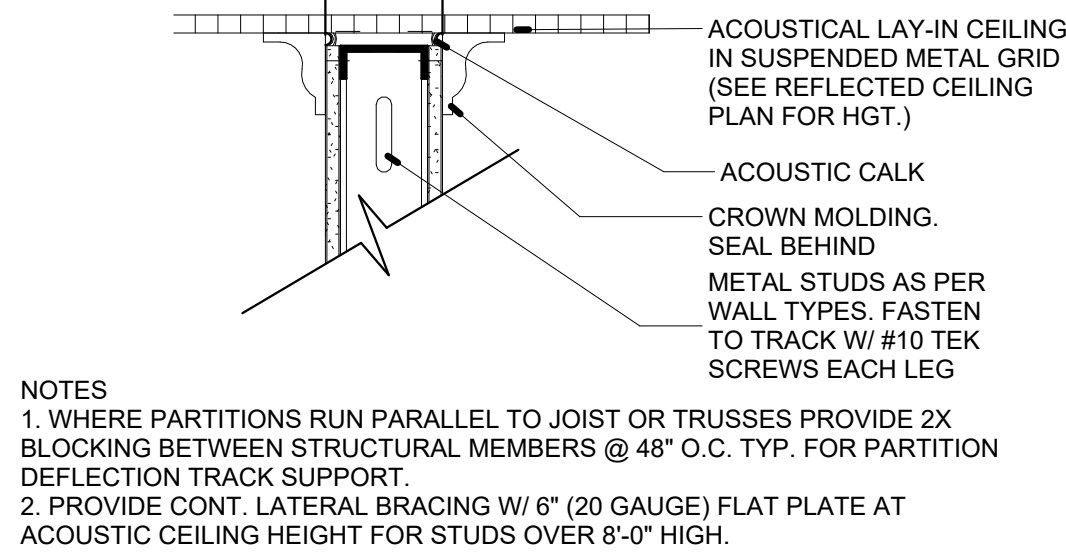


7 TYP. DOOR JAMB DETAIL PARTITION
SCALE: 3" = 1'-0"

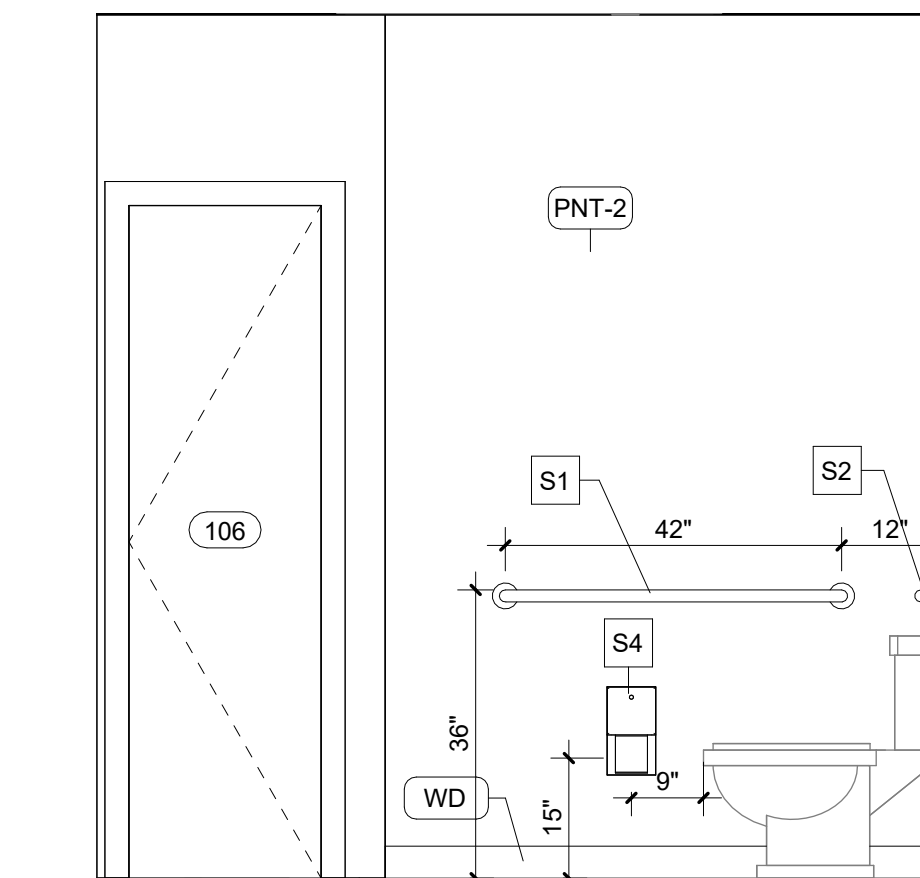
SYMBOL	DESCRIPTION
	EXISTING
	NEW
	EMERGENCY EXIT SIGN
	EXISTING 1'x4' FLAT PANEL LIGHT WITH 90 MIN. EMERGENCY PACK
	EXISTING 1'x4' FLAT PANEL LIGHT
	EXISTING SPRINKLER HEAD
	EXISTING LED FLOOD LIGHT
	EXISTING 4 FT DIAMETER SURFACE MOUNTED



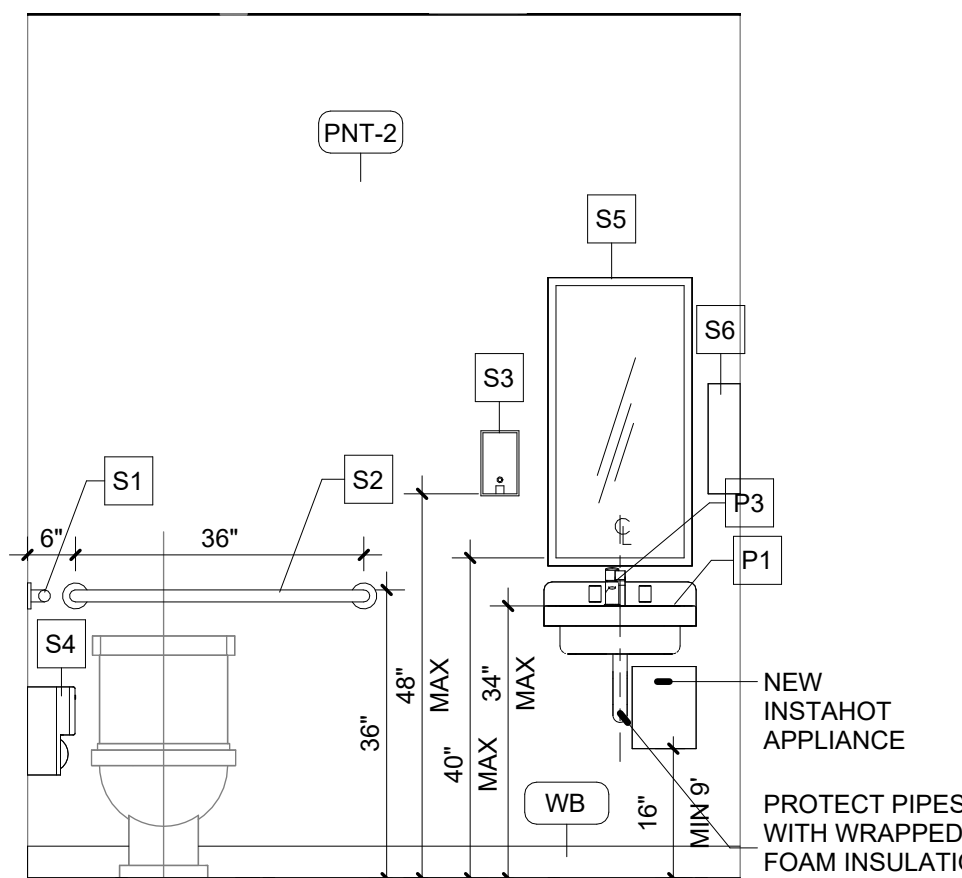
5 INFILL STOREFRONT SECTION
SCALE: 3/4" = 1'-0"




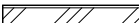
3 TYP. WALL BASE CONNECTION
SCALE: 1 1/2" = 1'-0"



2 INT. RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



1 INT. RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING FRAMING WALL TO REMAIN
	NEW PARTITION WALL. REFER TO WALL TYPE
NOTE: GC TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION OF NEW WORK.	

PLAN KEY NOTES	
MARK	NOTES
1	EXISTING FLOORING TO REMAIN
2	NEW DRINKING FOUNTAIN LOCATED AT PREVIOUS DRINKING FOUNTAIN LOCATION. GC VERIFY CONNECTING VALVE
3	ALL ELECTRICAL OUTLETS TO REMAIN
4	NEW 4" WOOD BASEBOARD THROUGHOUT THE SPACE. TO BE SELECTED BY OWNER. INSTALLED BY GC
5	NEW FINISH FLOORING. REFER TO ROOM SCHEDULE

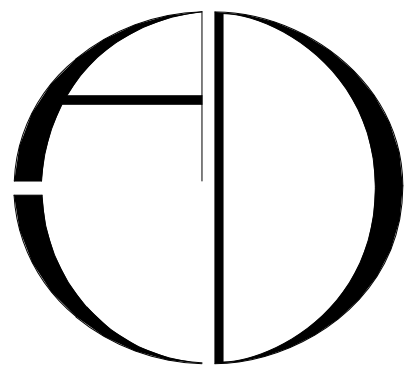
MATERIAL / FINISH LEGEND		
MARK	TYPE	DESCRIPTION
<div>LVT</div>	VINYL TILE	TO BE SELECTED BY OWNER. INSTALLED BY GC
<div>PNT-1</div>	WALL PAINT	TO BE SELECTED BY OWNER
<div>PNT-2</div>	WALL PAINT	TO BE SELECTED BY OWNER

ROOM FINISH SCHEDULE						
ROOM NO	ROOM NAME	FLOOR	BASE	WALL	CEILING	CEILING HT
100	LOBBY	LVT	WOOD	PNT-1	EXTG. TO REMAIN	EXTG. TO REMAIN
101	OFFICE	LVT	WOOD	PNT-1	EXTG. TO REMAIN	EXTG. TO REMAIN
102	TUTORING	LVT	WOOD	PNT-1	EXTG. TO REMAIN	EXTG. TO REMAIN
103	TESTING ROOM	LVT	WOOD	PNT-1	EXTG. TO REMAIN	EXTG. TO REMAIN
105	OPEN VESTIBULE	LVT	WOOD	PNT-1	EXTG. TO REMAIN	EXTG. TO REMAIN
106	EXISTING RESTROOM	EXISTING	WOOD	PNT-2	EXTG. TO REMAIN	EXTG. TO REMAIN
107	HALLWAY	LVT	WOOD	PNT-1	EXTG. TO REMAIN	EXTG. TO REMAIN

WINDOW SCHEDULE						
WIN. #	NOMINAL SIZE	WIN. TYPE	FRAME MATERIAL	FRAME FINISH	SILL HEIGHT	COMMENTS
1	2'-0"	4'-0"	W1	ALUM	PAINTED	3'-0"
2	4'-0"	4'-0"	W1	ALUM	PAINTED	3'-0"

DOOR SCHEDULE											
DIMENSIONS				EXT. / INT.	DR. TYPE	DOOR		FRAME		HW. SET	COMMENTS
DR. #	WIDTH	HEIGHT	THK.			MATL.	FINISH	MATL.	FINISH		
101	3'-0"	7'-0"	1 3/4"	INT.	D2	HM.	PAINT	MFR	PAINT	Set 2	
102	3'-0"	7'-0"	1 3/4"	INT.	D2	HM.	PAINT	MFR	PAINT	(none)	
103	3'-0"	7'-0"	1 3/4"	INT.	D2					Set 4	
106	2'-0"	7'-0"	1 3/4"	INT.	D1	MTL.	PAINT	MFR	PAINT	Set 3	

DOOR HW SCHEDULE							
SET #	MFR.	LEVER	STYLE	FINISH	STRIKE	MODEL	STYLE
Set 1	Schlage	NEP	PASSAGE	626 SATIN CHROME	ANSI F75	JUPITER LEVER	AL10S
Set 2	Schlage	NEP	KEYED ENTRANCE LOCK	626 SATIN CHROME	ANSI F82	JUPITER LEVER	AL50PD
Set 3	Schlage	NEP	STORE ROOM LOCK	626 SATIN CHROME	ANSI F86	JUPITER LEVER	AL80PD
Set 4	Schlage	NEP	CLASSROOM LOCK	626 SATIN CHROME	ANSI F84	JUPITER LEVER	AL70PD



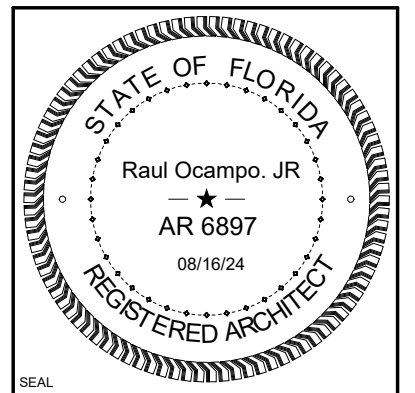
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ADDRESS: 10636 SW VILLAGE PARK, PORT SAINT LUCIE, FL 34987

DWG IDENTIFICATION			
ARCHITECTURAL FLOOR PLAN, DOOR SCHEDULE & DETAILS			
PROJECT NAME	DATE	CHECKED/ DRAWN BY	
PERMIT SET	07/06/2024	RD / TN	
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