

# GALLERY | WATER'S EDGE RETAIL

331 CLEVELAND STREET | CLEARWATER, FLORIDA 33756

## ABBREVIATIONS

<b>A</b>	<b>F</b>	<b>P</b>
A.B. ANCHOR BOLT	FAB FABRICATE, FABRICATION	PAR PARALLEL
ABV ABOVE	F.B. FACE BRICK	PBD PARTICLE BOARD
AC ACOUSTICAL	F.D. FLOOR DRAIN	P.C. PRECAST CONCRETE
AC AIR CONDITIONING	FDN FOUNDATION	PERF PERFORATED
ACFL ACCESS FLOOR	F.E. FIRE EXTINGUISHER	PERIM PERIMETER
ACT ACOUSTICAL TILE	F.E.C. FIRE EXTINGUISHER CABINET	PERP PERPENDICULAR
ADDL ADDITIONAL	F.F.E. FINISHED FLOOR ELEVATION	PL PLATE
ADJ ADJUSTABLE	F.H.C. FIRE HOSE CABINET	P.L. PROPERTY LINE
ADMIN ADMINISTRATION	FIN FINISH, FINISHED	PLAM PLASTIC LAMINATE
A.F.F. ABOVE FINISH FLOOR	FL FLOOR	PLAS PLASTER
AGG AGGREGATE	FLASH FLASHING	PLBG PLUMBING
ALT ALTERNATE	FLEX FLEXIBLE	P.L.F. POUNDS PER LINEAL FEET
ALUM ALUMINUM	FLG FLANGE	PLYWD PLYWOOD
ANCH ANCHOR, ANCHORAGE	FLUOR FLUORESCENT	PNL PANEL
A.P. ACCESS PANEL	F.P. FIRE PROTECTION	PNT PAINT
A.P.C. ARCHITECTURAL PRECAST CONCRETE	FR FRAME, FRAMED, FRAMING	POL POLISH, POLISHED
APPD APPROVED	F.R.T. FIRE RESISTANT TREATED	POLY POLYETHYLENE
APPROX APPROXIMATE	F.S. FAR SIDE	PR PAIR
ARCH ARCHITECT, ARCHITECTURAL	FT FOOT, FEET	PREL PRELIMINARY
AUTO AUTOMATIC	FTG FOOTING	PREFAB PREFABRICATED
AVG AVERAGE	FUR FURRED, FURRING	PREP PREPARE, PREPARATION
AND AND	FUT FUTURE	PRES PRESSURE
@ AT	F.V.C. FIRE VALVE CABINET	PROJ PROJECTION
<b>B</b>	<b>G</b>	<b>PSF</b>
BD BOARD	GA GAUGE	PSI POUND PER SQUARE FEET
BEL BELOW	GALV GALVANIZED	PT POINT
BEV BEVEL	G.C. GENERAL CONTRACTOR	P.T. POST TENSIONED
BIT BITUMINOUS	GD GRADE, GRADING	P.T.D. PAPER TOWEL DISPENSER
BLK BLOCK, BLOCKING	GKT GASKET, GASKETED	PTN PARTITION
BLDG BUILDING	GL GLASS, GLAZING	P.T.R. PAPER TOWEL RECEPTOR
BM BEAM	G.M.U. GLASS MASONRY UNIT	PVC POLYVINYL CHLORIDE
B.O. BOTTOM OF	GR GRADE	<b>Q</b>
BOT BOTTOM	GYP BD GYPSUM BOARD	QT QUARRY TILE
BRG BEARING	GYP SHTG GYPSUM SHEATHING	QTY QUANTITY
BRK BRICK	<b>H</b>	<b>R</b>
BSMT BASEMENT	H HEIGHT	R RISER, RISERS
B.S. BOTH SIDES	H.B. HOSE BIB	RAD RADIUS
B.T.U. BRITISH THERMAL UNIT	H.C. HOLLOW CORE	R.C.P. REFLECTED CEILING PLAN
BTWN BETWEEN	HCP HANDICAP, HANDICAPPED	R.D. ROOF DRAIN
BLUR BUILT UP ROOF	HD HEAD	R.D.L. ROOF DRAIN LEADER
<b>C</b>	HDW HARDWARE	REV REVISED, REVISION
CAB CABINET	HEX HEXAGONAL	RECP RECEPTACLE
CAP CAPACITY	H.M. HOLLOW METAL	REF REFERENCE
C.B. CONCRETE BLOCK	HORIZ HORIZONTAL	REFL REFLECT, REFLECTED
CEM CEMENT	H.P. HIGH POINT	REG REGISTER
CER CERAMIC	HR HOUR	REINF REINFORCE, REINFORCING
C.F. CUBIC FOOT, FEET	H.S. HEADED STUDS	REM REMOVE
C.G. CORNER GUARD	HT HEIGHT	REQD REQUIRED
C.G.S. CENTER OF GRAVITY	HTG HEATING	R.H. RIGHT HAND
	HVAC HEATING/VENTILATING	RM ROOM
		R.O. ROUGH OPENING
CHAM CHAMFER	H.W. HOT WATER	R.O.W. RIGHT OF WAY
CHAN CHANNEL	HWD HARD WOOD	R.P. RADIUS POINT
CHB CHALKBOARD	HYD HYDRAULIC	RR RAILROAD
CIR CIRCLE	<b>I</b>	R.P.M. REVOLUTION PER MINUTE
C.I.P. CAST IN PLACE	I.D. INSIDE DIAMETER	R.T.U. ROOF TOP UNIT
CIRC CIRCUMFERENCE	I.F. INSIDE FACE	R.W.C. RAINWATER CONDUCTOR
C.J. CONTROL JOINT	I.F. INCH, INCHES	<b>S</b>
CK CAULK, CAULKING	INCL INCLUDE, INCLUDING	S SOUTH
CLG CEILING	INFO INFORMATION	SAN SANITARY
CLO CLOSET	INSUL INSULATION	SCHED SCHEDULE
CLR CLEAR	INT INTERIOR	SCVT SECURITY CAMERA
CLS CLEAR, CLEARANCE	ISO INSIDE	TELEVISION
CMP COMPRESS, COMPRESSED	ISO POLYISOCYANURATE	S.D. SOAP DISPENSER
C.M.U. CONCRETE MASONRY UNIT	<b>J</b>	SECT SECTION
C.O. CLEAN OUT	JAN JANITOR	S.F. SQUARE FOOT, FEET
COEF COEFFICIENT	JST JOIST	SGL SINGLE
COL COLUMN	JT JOINT	SHT SHEET
COMB COMBINATION	<b>K</b>	SHTG SHEATHING
COMP COMPOSITE	KIT KITCHEN	S.I. SQUARE INCH, INCHES
CONC CONCRETE	K.O. KNOCK OUT	SIM SIMILAR
CONF CONFERENCE	<b>L</b>	S.L. SNOW LOAD
CONN CONNECTION	L LENGTH	S.LNT SEALANT
CONST CONSTRUCTION	LAB LABORATORY	S.N.D. SANITARY NAPKIN DISPOSAL
CONT CONTINUE, CONTINUOUS	LAM LAMINATE, LAMINATED	S.N.V. SANITARY NAPKIN VENDOR
CONTR CONTRACTOR	LAT LATERAL	S.O.G. SLAB ON GRADE
CONV CONVEYOR	LAV LAVATORY	SP STANDPIPE
COORD COORDINATE	L.B. LEFT HAND	SPA SPACE, SPACES
CORR CORRIDOR	MEZ MEZZANINE	SPEC SPECIFICATION
CPT CARPET, CARPETED	M.F. MANUFACTURER	S.P.R. SINGLE PLY ROOFING
CS COUNTERSINK	M.H. MAN HOLE	SQ SQUARE
CSMT CASEMENT	MIL MILLIMETERS	S.S. STAINLESS STEEL
C.T. CERAMIC TILE	MIN MINIMUM	STD STANDARD
CTR CENTER	MISC MISCELLANEOUS	STA STATION
C.W. COLD WATER	M.L. MATCH LINE	STL STEEL
C.Y. CUBIC YARD, YARDS	M.R. MOISTURE RESISTANT	STOR STORAGE
<b>D</b>	M.O. MASONRY OPENING	STRUC STRUCTURAL
DEEP DEPTH	MTD MOUNTED	SUSP SUSPEND, SUSPENDED
DB DECIBEL, DECIBELS	MTL METAL	S.Y. SQUARE YARDS
DBL DOUBLE	MULL MULLION	SYM SYMMETRICAL
DEG DEGREE, DEGREES	<b>M</b>	<b>T</b>
DEMO DEMOLISH, DEMOLITION	MATL MATERIAL	T TREAD
DEPR DEPRESS, DEPRESSED	MAN MANUAL	T.B.E. TOP OF BEAM ELEVATION
DEPT DEPARTMENT	MAS MASONRY	T.D.E. TOP OF DECK ELEVATION
DET DETAIL	MECH MECHANICAL	TEL TELEPHONE
DIA DIAMETER	MED MEDIUM	TERM TERMINATE, TERMINAL
DIAG DIAGONAL	MEMB MEMBRANE	TEMP TEMPORARY
DIM DIMENSION	MEZZ MEZZANINE	TEMPR TEMPERATURE
DISP DISPENSER	MFR MANUFACTURER	TERR TERRAZZO
DIV DIVISION	M.H. MAN HOLE	T.F.E. TOP OF FOOTING ELEVATION
D.L. DEAD LOAD	MIL MILLIMETERS	T&G TONGUE AND GROOVE
DN DOWN	MISC MISCELLANEOUS	THK THICK
DO DITTO	M.L. MATCH LINE	THRU THROUGH
DR DOOR	M.R. MOISTURE RESISTANT	T.L. TOTAL LOAD
D.S. DOWN SPOUT	M.T.O. MASONRY OPENING	T.P.D. TOILET PAPER DISPENSER
DWG DRAWING	MTD MOUNTED	T.S. TUBE STEEL
DWL DOWEL	MTL METAL	T.S.E. TOP OF SLAB ELEVATION
<b>E</b>	MULL MULLION	TV TELEVISION
E EAST	<b>N</b>	TYP TYPICAL
EA EACH	N NORTH	<b>U</b>
E.J. EXPANSION JOINT	N.A. NOT APPLICABLE	UNDERWRITERS LABORATORY
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	N.C. NOT IN CONTRACT	UNEXC UNEXCAVATED
	NO NUMBER	UNFIN UNFINISHED
EL ELEV	NOM NOMINAL	UNLN UNLESS NOTED OTHERWISE
ELEV ELEVATOR	N.S. NEAR SIDE	UTL UTILITY
EMER EMERGENCY	N.T.S. NOT TO SCALE	<b>V</b>
ENCL ENCLOSE, ENCLOSURE	<b>O</b>	VAPB VAPOR BARRIER
ENG ENGINEER	OA OVERALL	V.B. VINYL BASE
E.P.D.M. ETHYLENE PROPYLENE DIENE MONOMER	OC ON CENTER, CENTERS	V.C.T. VINYL COMPOSITION TILE
	OD OUTSIDE DIAMETER	VERT VERTICAL
EQ EQUIP	OF OUTSIDE FACE	VEST VESTIBULE
EST ESTIMATE	OFF OFFICE	V.T. VINYL TILE
E.V.C. ELECTRIC WATER COOLER	O.H. OVER HEAD	V.W.C. VINYL WALL COVERING
EXH EXHAUST	OPNG OPENING	<b>W</b>
EXIST EXISTING	OPP OPPOSITE	W WEST
EXP EXPANSION	O.R.D. OVERFLOW ROOF DRAIN	W WITH
EXT EXTERIOR	OZ OUNCE, OUNCES	WD WOOD
		WTR WATER HEATER
		WO WITHOUT
		WP WATERPROOFING
		W.P. WORKING POINT
		W.R. WASTE RECEPTACLE
		WT WEIGHT
		W.W.F. WELDED WIRE FABRIC
		<b>Y</b>
		YD YARD
		YR YEAR

## BUILDING CODE DATA

APPLICABLE CODES | CLEARWATER, FLORIDA

### TENANT IMPROVEMENT:

BUILDING	5TH ED. FBC BUILDING (2014), 5TH ED. FBC EXISTING BUILDING (2014)
STRUCTURAL	5TH ED. FBC BUILDING (2014), 5TH ED. FBC EXISTING BUILDING (2014)
PLUMBING	5TH ED. FBC PLUMBING (2014)
MECHANICAL	5TH ED. FBC MECHANICAL (2014)
ELECTRICAL	5TH ED. FBC BUILDING (2014) & 2011 NFPA 70 NATIONAL ELECTRICAL CODE
FIRE/LIFE SAFETY	5TH ED. FLORIDA FIRE PREVENTION CODE (2014), THIS IS INCLUSIVE OF NFPA 1 & 101 2012 EDITION W/ SPECIFIC ADDITIONS AND DELETIONS.
ENERGY	5TH ED. FBC ENERGY CONSERVATION (2014)
ACCESSIBILITY	5TH ED. FBC ACCESSIBILITY (2014)

### FLORIDA EXISTING BUILDING CODE 5TH ED. (2014)

#### CHAPTER 1: SCOPE & ADMINISTRATION

SECTION 101.4 APPLICABILITY  
THIS CODE SHALL APPLY TO THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION AND RELOCATION OF ALL EXISTING BUILDINGS, REGARDLESS OF OCCUPANCY, SUBJECT TO THE CRITERIA OF SECTIONS 101.4.1 AND 101.4.2.  
SECTION 101.4.1 BUILDINGS NOT PREVIOUSLY OCCUPIED  
A BUILDING OR PORTION OF A BUILDING THAT HAS NOT BEEN PREVIOUSLY OCCUPIED OR USED FOR ITS INTENDED PURPOSE IN ACCORDANCE WITH THE LAWS IN EXISTENCE AT THE TIME OF ITS COMPLETION SHALL COMPLY WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE, BUILDING OR FLORIDA BUILDING CODE, RESIDENTIAL, AS APPLICABLE, FOR NEW CONSTRUCTION OR WITH ANY CURRENT PERMIT FOR SUCH OCCUPANCY.

#### CHAPTER 3: SCOPE & ADMINISTRATION

SECTION 301.1 COMPLIANCE METHODS  
THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION OF ALL EXISTING BUILDINGS SHALL COMPLY WITH ONE OF THE METHODS LISTED IN SECTION 101.5.1, THROUGH 101.5.3 AS SELECTED BY THE APPLICANT. APPLICATION OF A METHOD SHALL BE THE SOLE BASIS FOR ASSESSING THE COMPLIANCE OF WORK PERFORMED UNDER A SINGLE PERMIT UNLESS OTHERWISE APPROVED BY THE CODE OFFICIAL. SECTIONS 101.5.1, THROUGH 101.5.3 SHALL NOT BE APPLIED IN COMBINATION WITH EACH OTHER.  
SECTION 301.1.1 PRESCRIPTIVE COMPLIANCE METHOD  
REPAIRS, ALTERATIONS, ADDITIONS AND CHANGE OF OCCUPANCY COMPLYING WITH CHAPTER 3 OF THIS CODE IN BUILDINGS COMPLYING WITH THE FLORIDA FIRE PREVENTION CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.

#### CHAPTER 4: PRESCRIPTIVE COMPLIANCE METHOD

SECTION 401.2.1 EXISTING MATERIALS  
MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE CODE OFFICIAL TO BE DANGEROUS TO LIFE, HEALTH OR SAFETY, WHERE SUCH CONDITIONS ARE DETERMINED TO BE DANGEROUS TO LIFE, HEALTH OR SAFETY, THEY SHALL BE MITIGATED OR MADE SAFE.  
SECTION 402 ADDITIONS  
ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING FOR NEW CONSTRUCTION. ALTERATIONS TO THE EXISTING BUILDING OR STRUCTURE SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NO LESS CONFORMING WITH THE PROVISIONS OF FLORIDA BUILDING CODE, BUILDING THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION. AN EXISTING BUILDING TOGETHER WITH ITS ADDITIONS SHALL COMPLY WITH THE HEIGHT AND AREA PROVISIONS OF CHAPTER 5 OF THE FLORIDA BUILDING CODE, BUILDING.

#### SECTION 403 ALTERATIONS

EXCEPT AS PROVIDED BY SECTION 401.2 OR THIS SECTION, ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE, BUILDING THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

#### CHAPTER 5: CLASSIFICATION OF WORK

SECTION 505.1 SCOPE  
LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING.  
SECTION 505.2 APPLICATION.  
LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.

#### CHAPTER 11: ADDITIONS

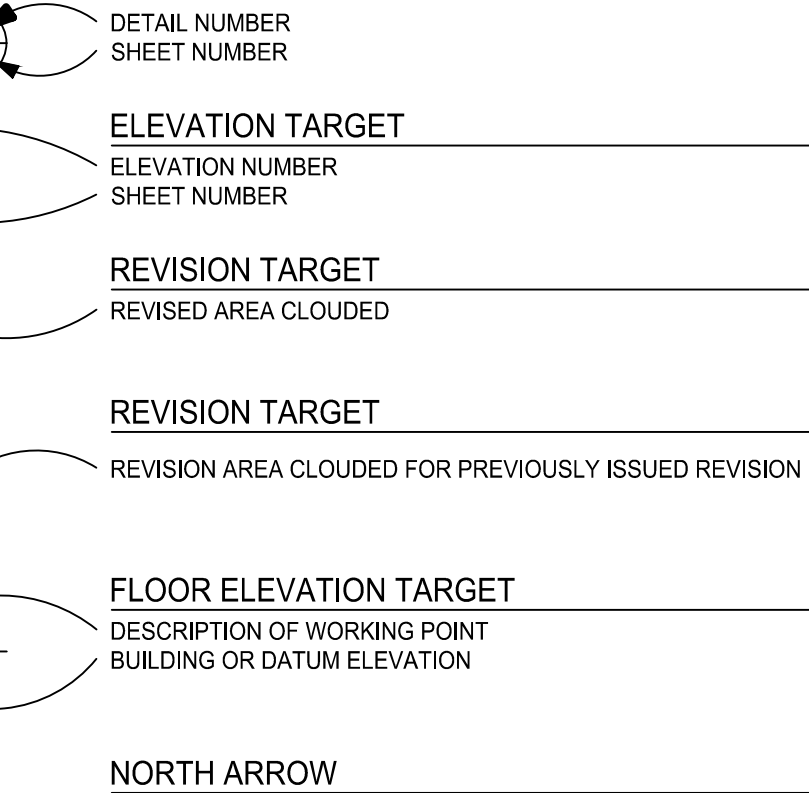
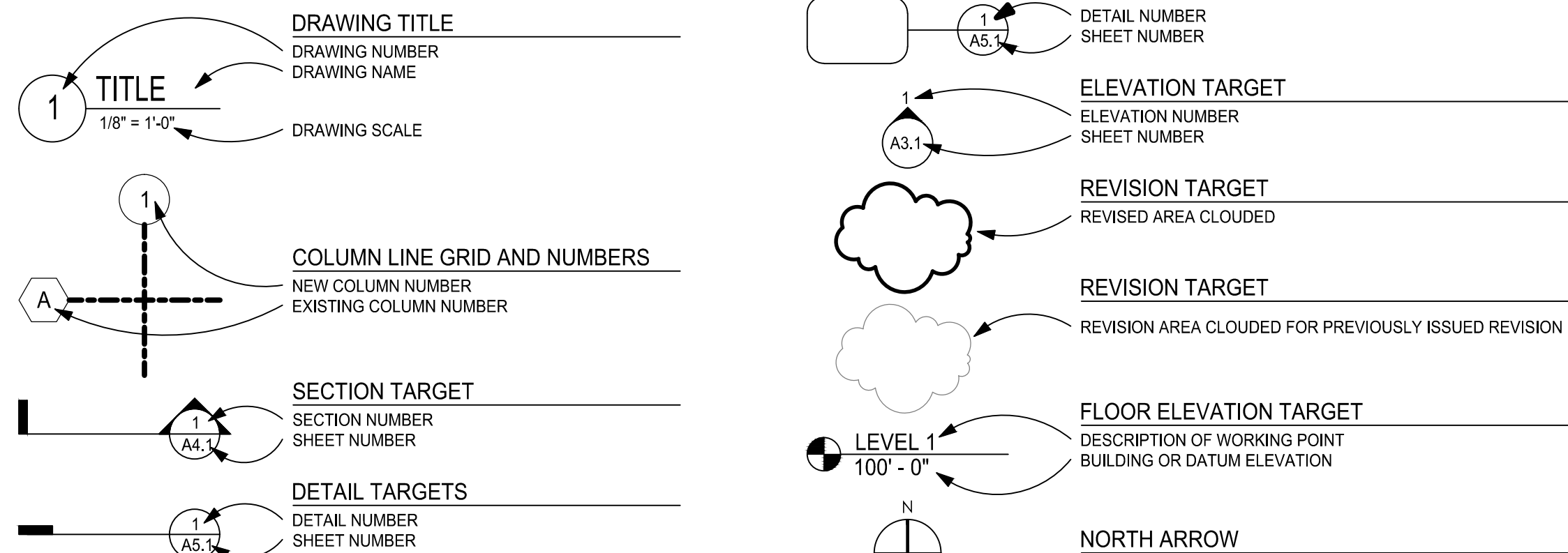
SECTION 1101 GENERAL  
AN ADDITION TO A BUILDING OR STRUCTURE SHALL COMPLY WITH THE FLORIDA CODES AS ADOPTED FOR NEW CONSTRUCTION WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ANY REQUIREMENTS OF THOSE CODES OR OF THESE PROVISIONS, EXCEPT AS REQUIRED BY THIS CHAPTER, WHERE AN ADDITION IMPACTS THE EXISTING BUILDING OR STRUCTURE, THAT PORTION SHALL COMPLY WITH THIS CODE.

### CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

#### BUILDING IMPROVEMENT: TENANT BUILD OUT

SECTION	PERMITTED GROUP	ACTUAL	AREA
303.1	GROUP M	M	1,680 GSF

## SYMBOLS



## DRAWING INDEX /SCOPE

### ARCHITECTURAL

T1	TITLE SHEET, CODE DATA
A0	LIFE / SAFETY PLAN
A1	FLOOR PLAN, SCHEDULES

### MEP

MEP1	MECHANICAL, ELECTRICAL PLUMBING PLANS
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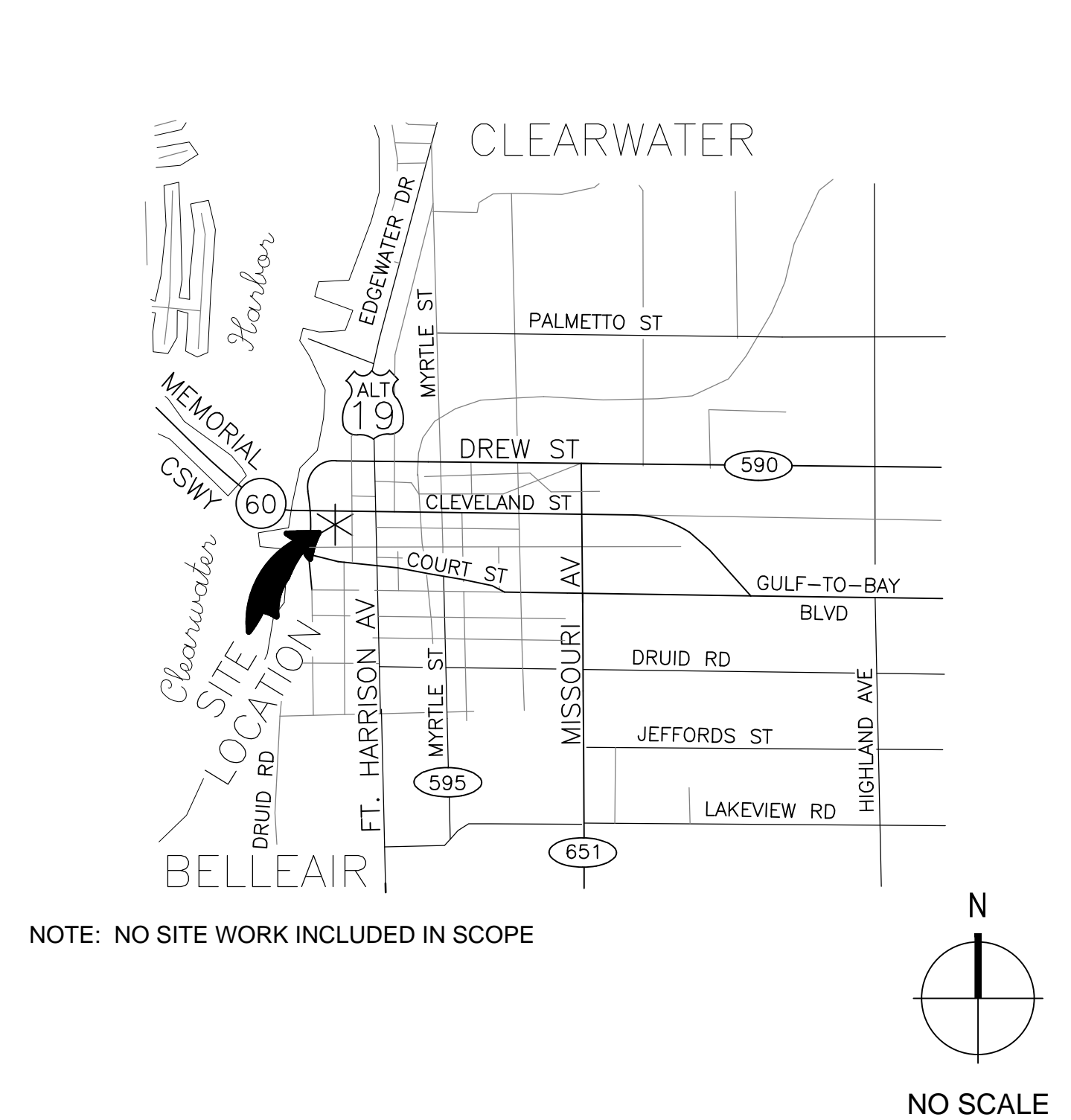
### FIRE PROTECTION

ALL SPRINKLER WORK, FIRE ALARM PANEL UPGRADES AND DESIGN SHALL BE COMPLETED UNDER SEPARATE PERMIT. ALL SAID WORK SHALL BE COMPLETED CONCURRENTLY WITH THIS RENOVATION. ALL SPRINKLER WORK REQUIRES LICENSED F.R. CONTRACTOR.

### SCOPE

1. TENANT BUILD OUT OF EXISTING SHELL RETAIL SPACE FOR TEMPORARY POP UP RETAIL ESTABLISHMENT. EXISTING HVAC DUCT MODIFICATION, NEW RESTROOMS, CODE REQUIRED DRINKING FOUNTAINS, POWER CONNECTION AND ADDITIONAL FIRE ALARM DEVICES ARE INCLUDED IN THIS SCOPE.

## VICINITY MAP



**nietoutsidein**  
architecture LLC  
interior design  
landscape design  
retail building

1345 Virginia Bee circle | Brooksville, FL 34602 | 813.400.2399  
Florida authorization #ag26001977 lb26001204  
info@ei-arch.com

AGE / LOG

DARREN M. AZDELL, AA, NCARB  
FL LCF# AR 94142

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03.30.17 TENANT REVIEW  
04.03.17 PERMIT SUBMITTAL

ISSUE RECORD

**WATER'S EDGE RETAIL  
GALLERY**

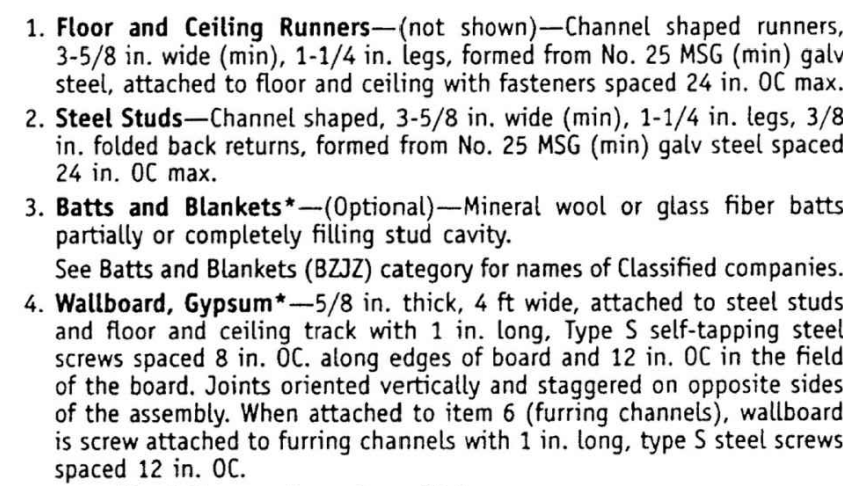
331 CLEVELAND STREET  
CLEARWATER, FLORIDA 33756

**TITLE SHEET, CODE  
DATA**

**T1**

JOB 017.010 DATE 04.03.17





Boral Gypsum Inc.—Type BG-C.  
Canadian Gypsum Company—Types AR, C, 1P-X2, SCX, SHX, WRC or WRX.  
Continental Gypsum Company—Type CG-C.  
Eagle-Gypsum Products—Type EG-C.  
G-P Gypsum Corp.—Types 5, 9, C, GPFS6, GPFS-C.  
National Gypsum Co., Charlotte, NC—Types FSK, FSW-G.  
National Gypsum Co., Riyadh, Saudi Arabia—Type FR or WR.  
Pabco Gypsum Co.—Type PG-C.  
Republic Gypsum Co.—Type RG-C.  
Standard Gypsum Corp.—Type SG-C.  
Steiner-Inland Forest Products Corp.—Type TP-5.  
United States Gypsum Co.—Type AR, C, 1P-X2, SCX, SHX, WRC or WRX.  
Yesso Panamericano SA de CV—Type AR, C, 1P-X2, SCX, SHX, WRC or WRX.

4A. **Wallboard, Gypsum\***—(As an alternate to Item 4)—Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4 with screw length increased to 1-1/4 in.

Canadian Gypsum Company—Type AR.  
United States Gypsum Co.—Type AR.  
Yeso Panamericano SA de CV—Type AR.

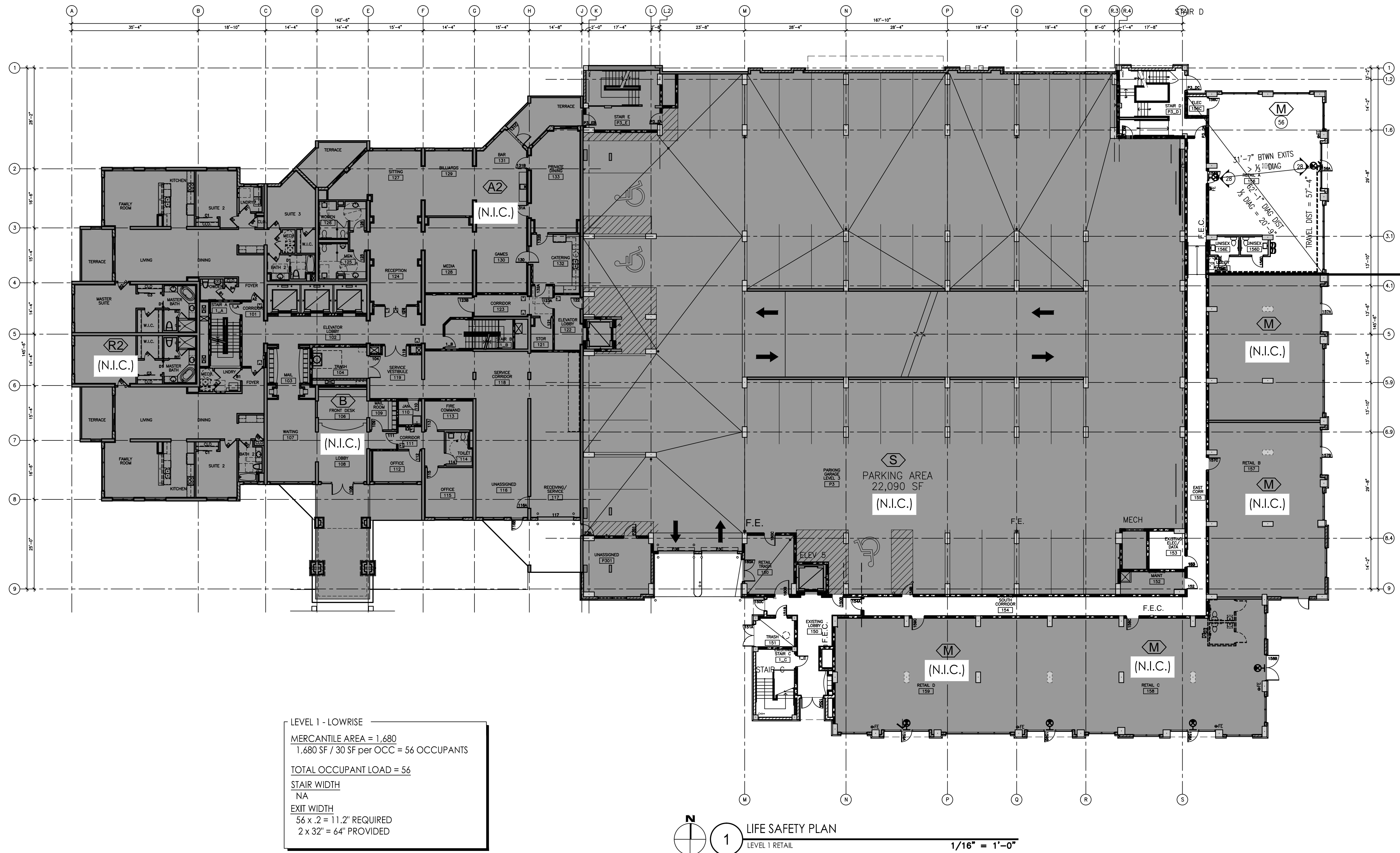
4B. **Wallboard, Gypsum\***—(As an alternate to Items 4 and 4A) —5/8 in. thick installed as described in Item 4. Joint covering (Item 5) not required.

Canadian Gypsum Company—Type WSX.  
United States Gypsum Co.—Type WSX.  
Yeso Panamericano SA de CV—Type WSX.

5. **Joint Tape and Compound**—Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

6. **Furring Channel**—(Optional-Not Shown)—Resilient 25 MSG galv steel furring channels spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1/2 in. long type S-12 panhead steel screws.

\*Bearing the UL Classification Marking



LEVEL 1 - LOWRISE

MERCANTILE AREA = 1,680  
1,680 SF / 30 SF per OCC = 56 OCCUPANTS

TOTAL OCCUPANT LOAD = 56

STAIR WIDTH  
NA

EXIT WIDTH  
56 x .2 = 11.2" REQUIRED  
2 x 32" = 64" PROVIDED








## GENERAL CONDITIONS

1. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL OF THE TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING SITE AND/OR BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
3. ALL INTERIOR DIMENSIONS ARE FINISHED FACE TO FINISHED FACE; UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH ALL APPLICABLE GOVERNING MUNICIPAL AND REGULATORY AGENCIES, CODES, AND REQUIREMENTS. IT SHALL BE UNDERSTOOD THAT ALL INTENDED WORK IS SUBJECT TO REVIEW AND INTERPRETATION BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION, AND IN NO CASE SHALL WORK BE PERFORMED WITHOUT THE REVIEW AND WRITTEN APPROVAL OF SAID AUTHORITY.
5. THE SPACE SHALL BE THOROUGHLY CLEANED, INCLUDING WINDOWS BEFORE TURNOVER TO THE OWNER
6. ALL WORK IS TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. ALL SUCH DEFECTS SHALL BE CORRECTED BY THE CONTRACTORS AT NO EXPENSE TO THE OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONDITIONS FROM DAMAGE DURING CONSTRUCTION. WORK AREAS SHALL BE MAINTAINED TO PROVIDE FOR SAFE WORKING CONDITIONS WITH TRASH AND DEBRIS REMOVED OR CONTAINED IN CONSTRUCTION REFUSE CONTAINERS AT THE END OF EACH WORK DAY.
8. ABBREVIATIONS USED THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.
9. THE CONTRACTOR AND SUBCONTRACTORS SHALL SUPPLY ALL MATERIAL AND LABOR, EXCEPT THOSE ITEMS SPECIFICALLY SHOWN OR NOTED AS PROVIDED BY OTHERS, TO PROVIDE FOR A COMPLETE AND FUNCTIONING INSTALLATION AS SHOWN ON THE PLANS.
10. THE CONTRACTOR SHALL TURN OVER ANY WRITTEN OPERATING INSTRUCTIONS AND GUARANTEES FOR EQUIPMENT TO THE OWNER UPON COMPLETION OF THE PROJECT. ALL SAID MATERIALS SHALL BE PLACED IN A 3-RING BINDER OR BINDER(S) AS NEEDED AND LABELED WITH THE PROJECT TITLE AND DATE. ALL MATERIAL AND WORK SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF ONE (1) YEARS FROM THE DATE OF CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION; WHICHEVER IS LATER.
11. THE CONTRACTOR AND SUBCONTRACTORS SHALL SECURE ALL PERMITS REQUIRED BY LOCAL AND STATE AGENCIES FOR THIS BUILDING PROJECT AND SHALL INCLUDE ANY FEES ASSOCIATED WITH SAID PERMITS IN THEIR PROPOSAL/BD.
12. NOTHING IN THESE SPECIFICATIONS SHALL BE INTERPRETED SO AS TO ELIMINATE ANY REQUIREMENTS OR PROVISIONS OF THE BUILDING CODE. ALL MATERIAL AND INSTALLATION SHALL BE IN FULL COMPLIANCE WITH ALL LOCAL AND STATE CODES AND LOCAL ORDINANCES. A CERTIFICATE OF OCCUPANCY SHALL BE DELIVERED TO THE OWNER BY THE CONTRACTOR WITH DIGITAL COPY TO THE ARCHITECT.
13. ITEMS FURNISHED BY OWNER, OR EQUIP. SUPPLIER/INSTALLER SHALL COMPLY WITH ALL LOCAL CODES AND REGULATIONS.

## GENERAL SPECIFICATIONS

1. DEMOLITION:  
WHEN REQUIRED, ELEMENTS OF THE EXISTING BUILDING SHALL BE REMOVED AS NOTED ON THE PLANS. CARE SHALL BE TAKEN SO AS TO NOT DAMAGE THE REMAINING PORTIONS OF THE BUILDING DURING DEMOLITION. THE REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, AND SHALL BE REMOVED FROM THE SITE BEFORE COMPLETION OF THE PROJECT. DETECTION/REMOVAL OF ASBESTOS MATERIALS ARE NOT IN THE SCOPE OF THIS PROJECT.
2. CUTTING AND PATCHING:  
WHEN INSTALLING UNDER-FLOOR UTILITIES IN EXISTING SLAB ON-GRADE CONSTRUCTION ALL OPENINGS SHALL BE SAW CUT AND PATCHED AS REQUIRED TO MATCH THE ADJACENT SURFACES. SEE ITEM 3 - CONCRETE. ALL ROOF PENETRATIONS SHALL BE MADE SO AS TO NOT DAMAGE THE ROOF STRUCTURE AND SHALL BE FINISHED AS NECESSARY TO PROVIDE A WATERTIGHT ROOF.
3. CONCRETE:  
CONCRETE FOR NEW FLOORS, FOOTINGS, ETC., SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF  $F_c = 3000$  PSI AT 28 DAYS. SLABS SHALL BE POURED OVER GRANULAR FILL COMPACTED TO 95% DENSITY AND SHALL BE REINFORCED WITH 6 X 6 10/10 WELDED WIRE FABRIC. ALL SLABS SHALL BE A MINIMUM OVER GRANULAR FILL COMPACTED TO 95% DENSITY AND SHALL BE REINFORCED WITH 6 X 6 10/10 WELDED WIRE FABRIC. ALL SLABS SHALL BE A MINIMUM OF 4" THICK. INTERIOR SLABS SHALL HAVE A SMOOTH TROWEL FINISH, SUITABLE FOR THE INTENDED FINISHED FLOORING. EXTERIOR SLABS SHALL HAVE A LIGHT BROOM FINISH. CONCRETE SHALL NOT BE POURED WHEN TEMPERATURES ARE EXPECTED TO FALL BELOW 32 DEGREES FAHRENHEIT UNLESS SPECIAL LIGHT BROOM FINISH. CONCRETE SHALL NOT BE POURED WHEN TEMPERATURES ARE EXPECTED TO FALL BELOW 32 DEGREES FAHRENHEIT UNLESS SPECIAL PRECAUTIONS ARE TAKEN TO INSURE ADEQUATE CURING OF THE CONCRETE. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 DEFORMED BAR STOCK FREE OF RUST OR SCALE.
4. MISCELLANEOUS METALS (FASTENERS):  
ALL BOLTS, NAILS, SCREWS, FASTENERS, CLIPS AND OTHER MISCELLANEOUS MINOR ITEMS NOT SPECIFICALLY SHOWN BUT OBVIOUSLY NECESSARY FOR THE COMPLETE AND PROPER INSTALLATION OF BUILDING ELEMENTS SHALL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED ON PLANS. ALL NEW FASTENERS AT EXTERIOR SHALL BE STAINLESS STEEL UNLESS OR GALVANIZED UNLESS SPECIFICALLY MARKED ON PLANS.
5. FRAMES AND GLAZING:  
WINDOWS: EXISTING ALUMINUM FRAMES WITH CLEAR SAFETY GLAZING AS SHOWN ON PLANS. NO NEW WINDOWS IN SCOPE OF WORK.
6. FLOORING:  
FLOOR SHALL BE AS LISTED ON DRAWINGS AND INSTALLED PER MANUFACTURER RECOMMENDATIONS AND IN COMPLIANCE WITH ASTM AND ENVIRONMENTAL DATA SHEET. ANY TILE AND GROUT SHALL BE CLEANED AFTER INSTALLATION.
7. SEALANTS:  
ALL JOINTS BETWEEN SINKS AND WALLS AND AT TOP OF WALL ANGLES SHALL BE SEALED WITH A CLEAR OR BRIGHT WHITE NON-TOXIC SILICONE. SEALANT SHALL BE APPLIED SO AS TO FORM A SMOOTH, UNIFORM AND SLIGHTLY CONCAVE JOINT. ALL JOINTS BETWEEN STAINLESS STEEL FIXTURES AND OTHER MATERIALS SHALL BE SEALED WITH GRAY SILICONE BY THE EQUIPMENT INSTALLER. ALL JOINTS BETWEEN THE CEILING WALL MOLD AND THE DRYWALL SHALL BE SEALED WITH WHITE, GOLD TOP G.E. SILICONE BY CEILING CONTRACTOR. FIREPROOFING CAULK SHALL BE 3M OR EQUIVALENT FIRE CAULK INSTALLED PER MANUFACTURED RECOMMENDATIONS AND SHALL BE IN ACCORDANCE WITH UL ASSEMBLIES ON PLANS.

— LIFE / SAFETY LEGEND

-  OCCUPANT LOAD THROUGH AN EXIT  
 OCCUPANT LOAD  
 OCCUPANCY GROUP  
 1 HOUR OCCUPANCY SEPARATION  
 2 HOUR OCCUPANCY SEPARATION  
 EXISTING ILLUMINATED EXIT LIGHT FIXTURE  
 (SEE ELEC/LIGHTING FOR SPECIFICATION)  
 WALL MOUNTED FIRE EXTINGUISHER

## - GENERAL NOTES

1. SEE SHEET T1 FOR ADDITIONAL CODE INFORMATION.

WATER'S EDGE RETAIL  
GALLERY

3331 CLEVELAND STREET  
CLEARWATER, FLORIDA 33756

## LIFE / SAFETY PLAN

A0

JOB 017.010    DATE 04.03.17

DARREN M. AZDELL, AIA, NCARB  
FL LIC# AR 94142

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03.30.17	TENANT REVIEW
04.03.17	PERMIT SUBMITTAL

ISSUE I

JOB | SHEET NUMBER

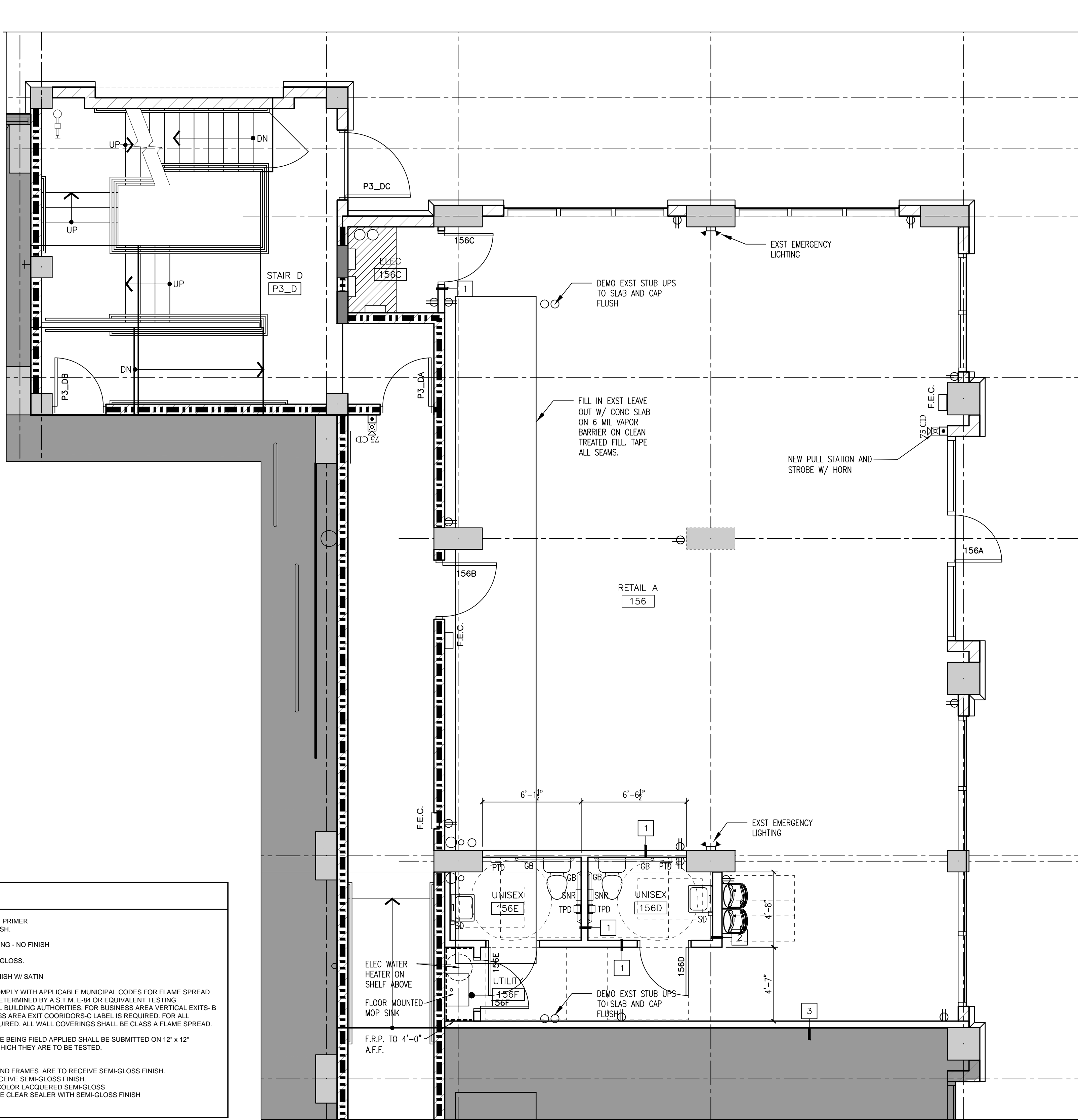
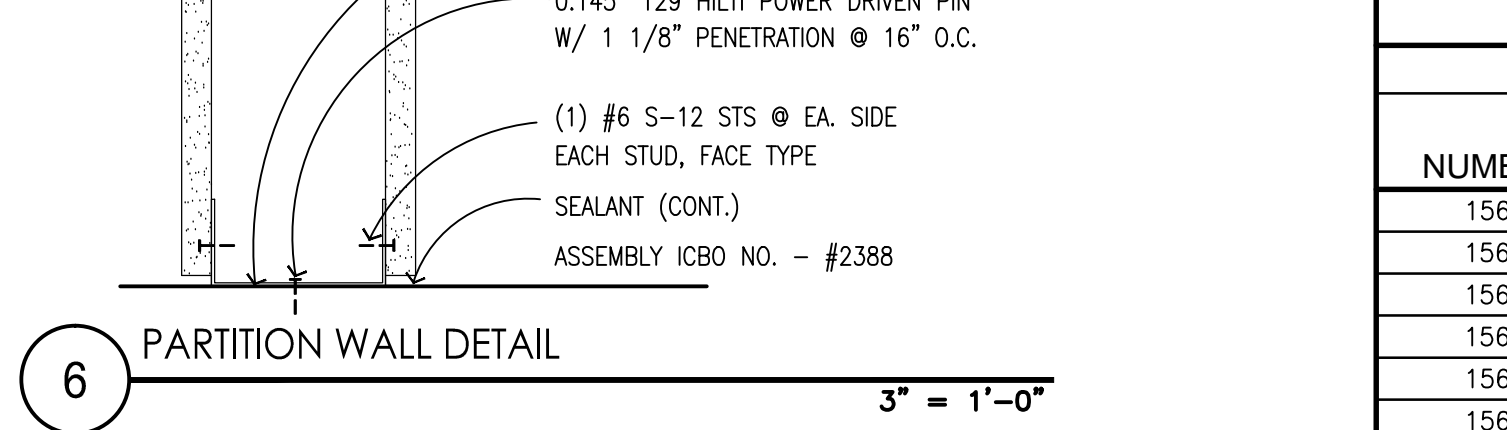
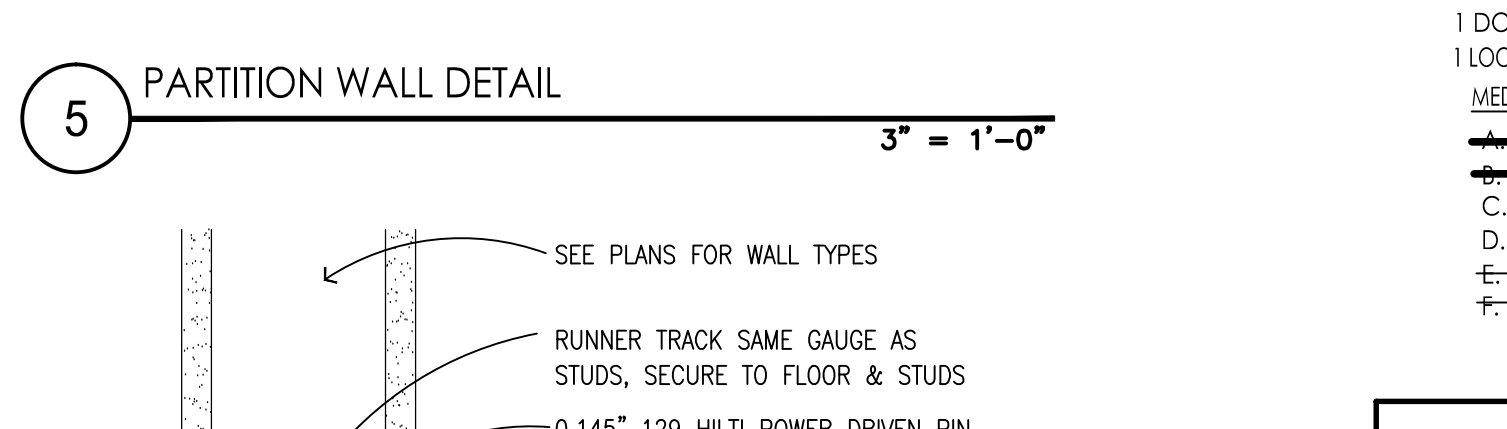
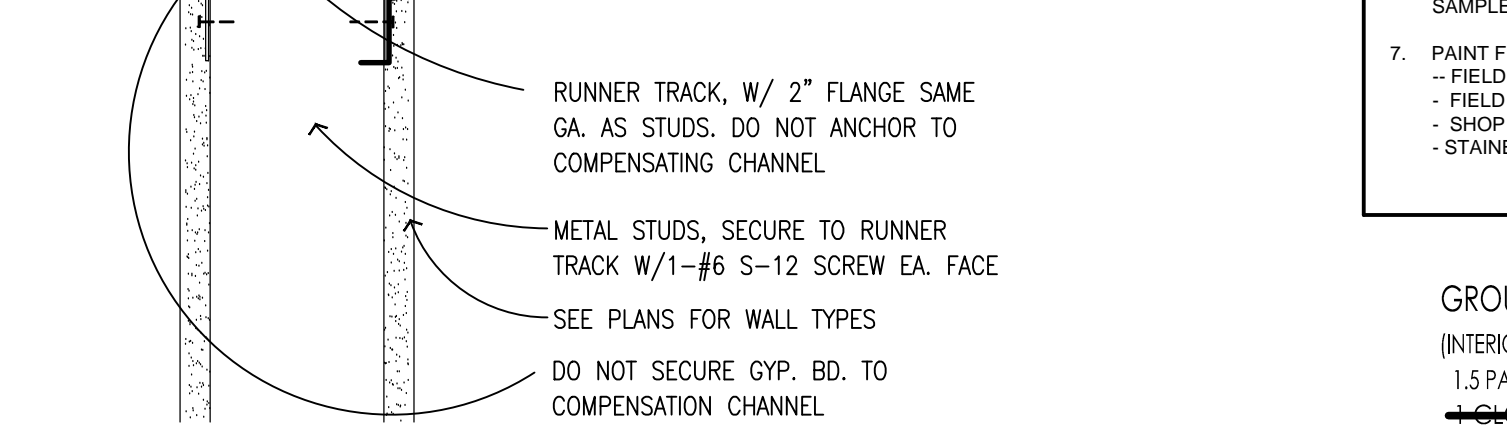
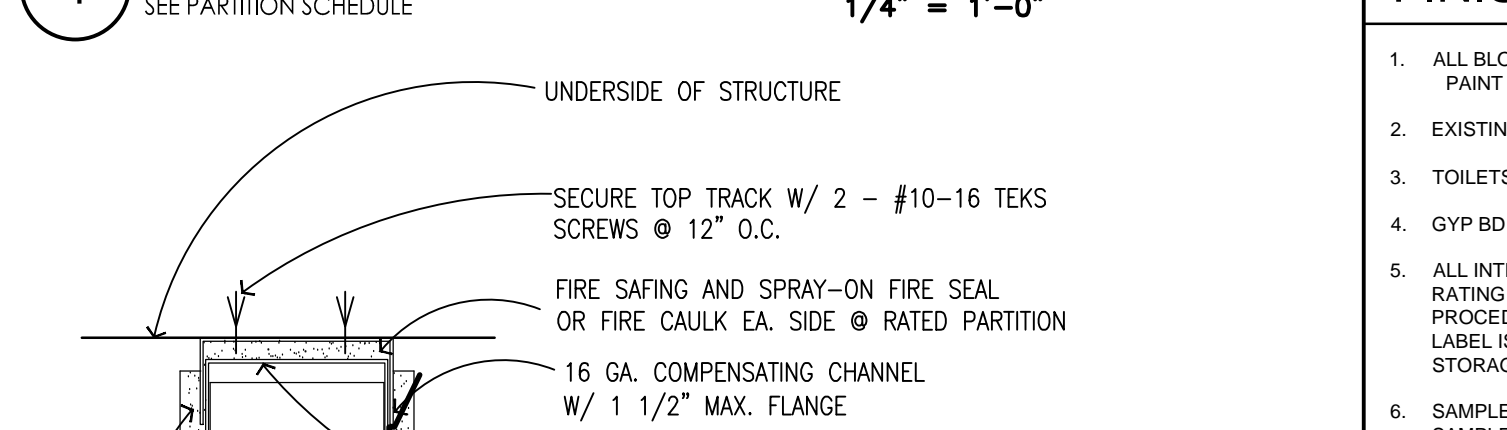
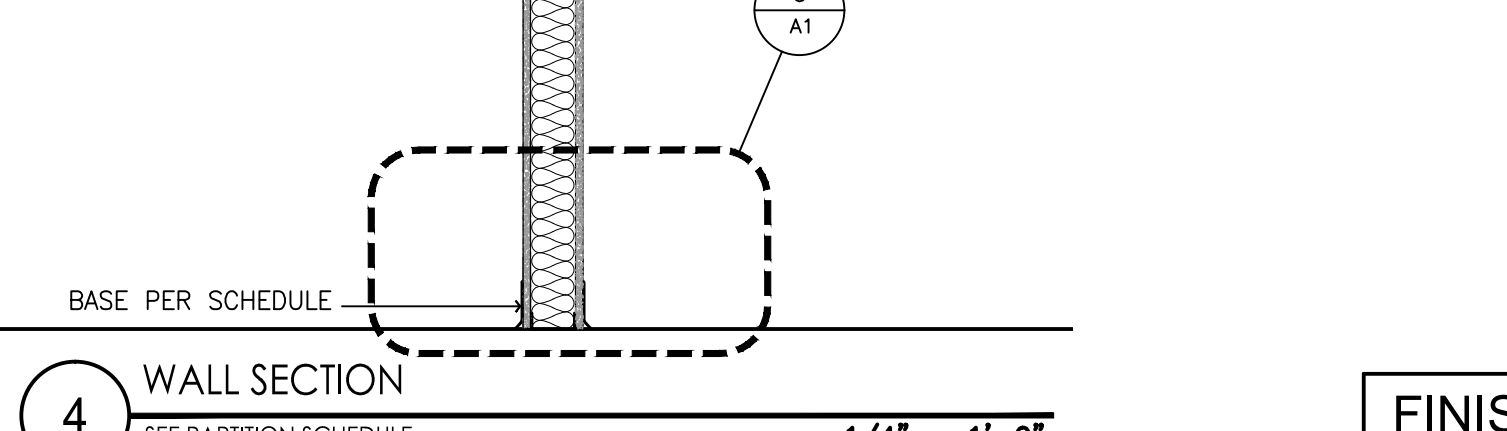
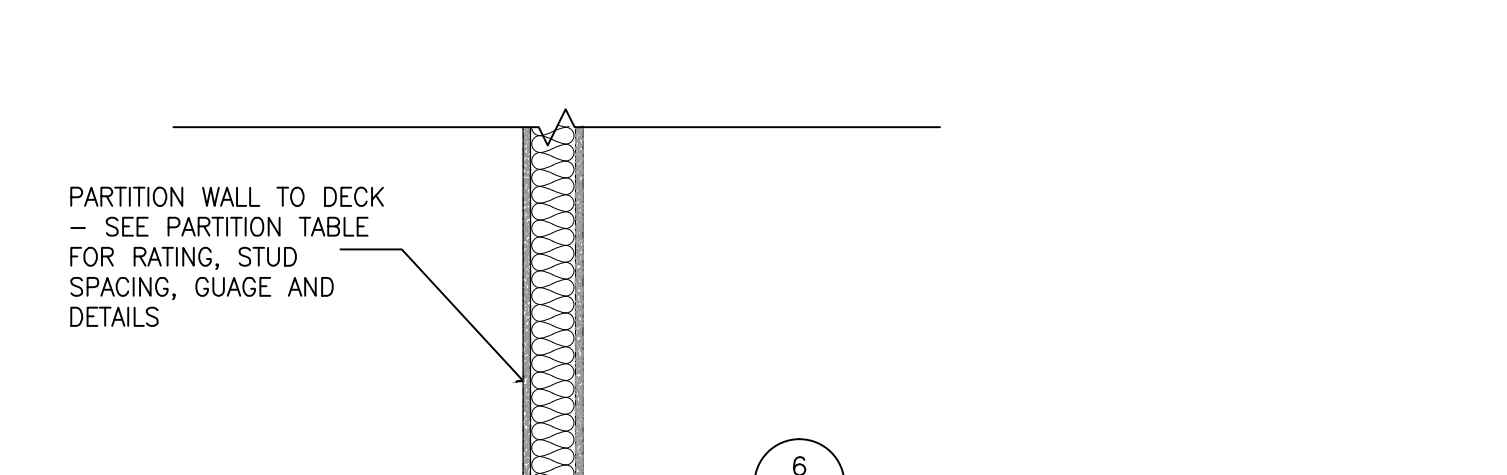
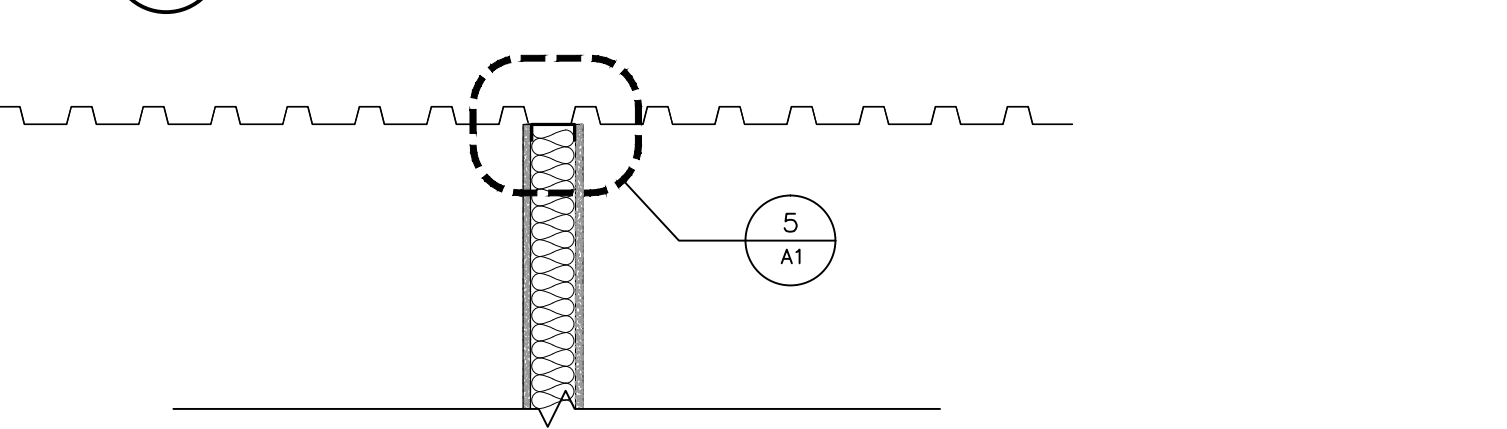
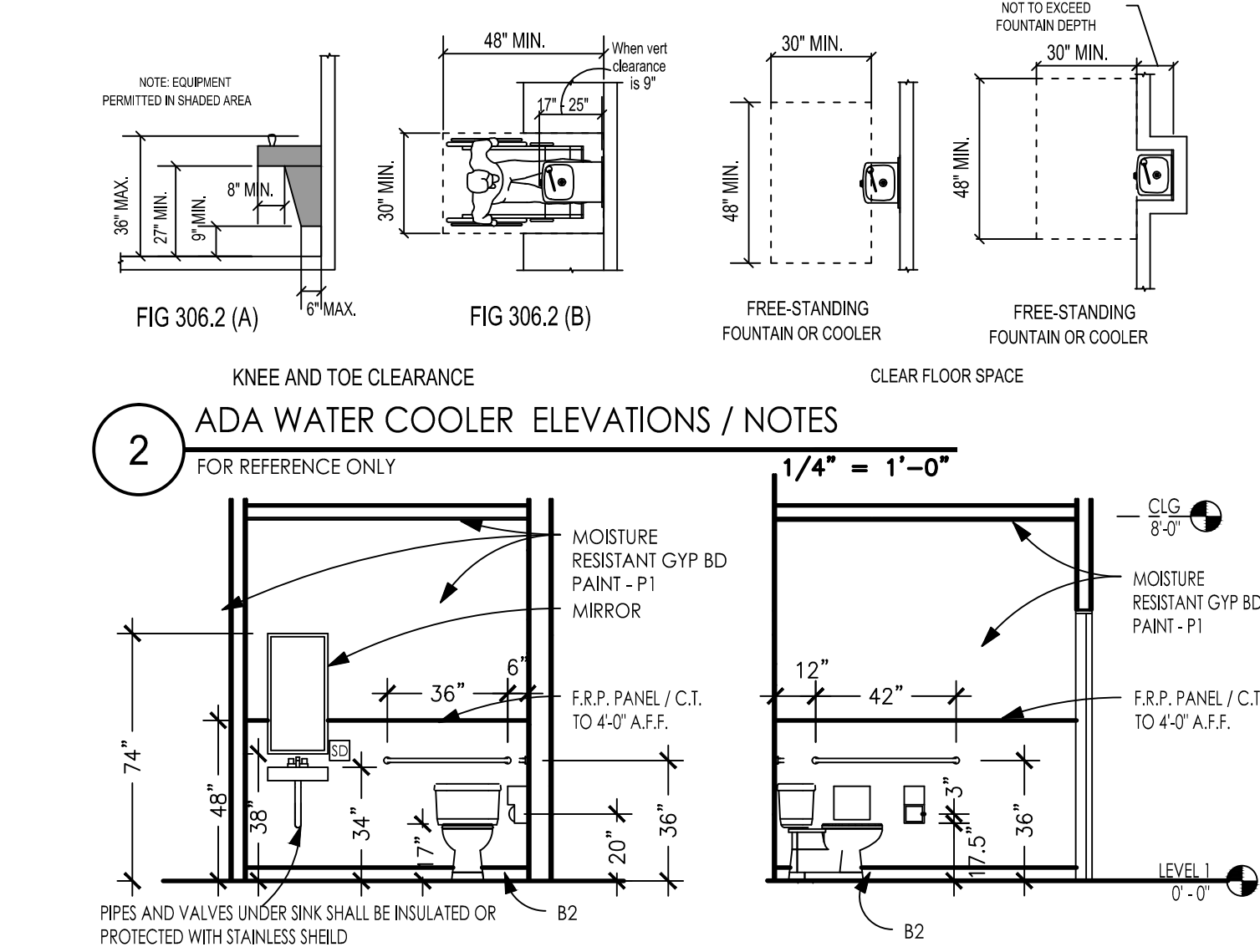


TYPICAL INTERIOR NON-LOAD BEARING METAL STUD PARTITIONS									
STUD FRAMING TO BE USED:					BOTTOM TRACK THICKNESS REQUIRED:		TOP-"SLIP" TRACK THICKNESS REQUIRED:		
MEMBER SIZE		SPACING (IN)	ALLOWABLE HEIGHT (FT-IN)	MILS	GAUGE		MILS	GAUGE	
SSMA	DIETRICH REFERENCE								
1625125-18	1 5/8" 25 GA STN	16	6'-11"	30	20-DW	33	20		
2505125-18	2 1/2" 25 GA STN	16	9'-6"	30	20-DW	33	20		
2505125-30	2 1/2" 20 GA STE	16	11'-7"	30	20-DW	43	18		
2505162-33	2 1/2" 20 GA CSJ	16	13'-0"	33	20	43	18		
2505162-43	2 1/2" 18 GA CSJ	16	14'-2"	33	20	43	18		
3625125-18	3 5/8" 25 GA STN	16	12'-5"	30	20-DW	43	18		
3625125-30	3 5/8" 20 GA STE	16	15'-0"	30	20-DW	43	18		
3625162-33	3 5/8" 20 GA CSJ	16	17'-5"	33	20	43	18		
3625162-43	3 5/8" 18 GA CSJ	16	19'-0"	33	20	43	18		
6005162-33	6" 20 GA CSJ	16	26'-0"	33	20	54	16		
6005162-43	6" 18 GA CSJ	16	28'-4"	33	20	54	16		
6005162-54	6" 16 GA CSJ	16	30'-4"	33	20	68	14		
6005162-68	6" 14 GA CSJ	16	32'-7"	33	20	68	14		
6005162-97	6" 12 GA CSJ	16	36'-1"	43	18	68	14		
8005162-33	8" 20 GA CSJ	16	32'-9"	33	20	68	14		
8005162-43	8" 18 GA CSJ	16	35'-8"	33	20	68	14		
8005162-54	8" 16 GA CSJ	16	38'-4"	33	20	68	14		
8005162-68	8" 14 GA CSJ	16	41'-1"	33	20	97	12		
8005162-97	8" 12 GA CSJ	16	45'-8"	43	18	97	12		
1625125-18	1 5/8" 25 GA STN	24	6'-0"	30	20-DW	33	20		
2505125-18	2 1/2" 25 GA STN	24	8'-4"	30	20-DW	43	18		
2505125-30	2 1/2" 20 GA STE	24	10'-1"	30	20-DW	43	18		
2505162-33	2 1/2" 20 GA CSJ	24	11'-4"	33	20	54	16		
2505162-43	2 1/2" 18 GA CSJ	24	12'-4"	33	20	54	16		
3625125-18	3 5/8" 25 GA STN	24	10'-2"	30	20-DW	43	18		
3625125-30	3 5/8" 20 GA STE	24	13'-1"	30	20-DW	54	16		
3625162-33	3 5/8" 20 GA CSJ	24	15'-2"	33	20	43	18		
3625162-43	3 5/8" 18 GA CSJ	24	16'-7"	33	20	54	16		
6005162-33	6" 20 GA CSJ	24	22'-8"	33	20	68	14		
6005162-43	6" 18 GA CSJ	24	24'-9"	33	20	68	14		
6005162-54	6" 16 GA CSJ	24	26'-6"	33	20	68	14		
6005162-68	6" 14 GA CSJ	24	28'-5"	33	20	97	12		
6005162-97	6" 12 GA CSJ	24	31'-6"	43	18	97	12		
8005162-33	8" 20 GA CSJ	24	28'-7"	33	20	97	12		
8005162-43	8" 18 GA CSJ	24	31'-2"	43	18	97	12		
8005162-54	8" 16 GA CSJ	24	33'-6"	43	18	97	12		
8005162-68	8" 14 GA CSJ	24	35'-11"	43	18	97	12		
8005162-97	8" 12 GA CSJ	24	39'-11"	43	18	97	12		

SHAFT WALL FRAMING				
SHAFTWALL STUD	SPACING (IN)	ALLOWABLE HEIGHT (FT-IN)	TOP AND BOTTOM TRACKS	
2 1/2" 25 GA C-H	24	12'-1"	2 1/2" - 24 GA. J-RUNNER	
2 1/2" 20 GA C-H	24	15'-3"	2 1/2" - 20 GA. J-RUNNER	
4" 25 GA C-H	24	16'-11"	4" - 24 GA. J-RUNNER	
4" 20 GA C-H	24	18'-2"	4" - 20 GA. J-RUNNER	
6" 20 GA C-H	24	25'-1"	6" - 20 GA. J-RUNNER	
6" 20 GA DBL E	24	28'-0"	6" - 20 GA. J-RUNNER	

TABLE NOTES	
1.	TABLE IS BASED ON STUD PROPERTIES ALONE WITH SHEATHING ON ONE SIDE. FRAMING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STUDS OF THE APPROPRIATE GAUGE AND SPACING TO WITHSTAND APPLIED LOADS AND PARTITION HEIGHTS.
2.	THE TABLE IS BASED ON STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA).
3.	PARTITIONS SHALL BE DESIGNED, AT A MINIMUM, FOR A LATERAL LOAD OF 5 PSF WITH A MAXIMUM HORIZONTAL DEFLECTION OF L/240.
4.	SHAFTWALL SHALL BE DESIGNED, AT A MINIMUM, FOR A LATERAL LOAD OF 5 PSF WITH A MAXIMUM HORIZONTAL DEFLECTION OF L/240. SPECIAL CONDITIONS MAY APPLY FOR HIGH RISE PROJECTS, SMOKE EVACUATION SYSTEMS, AND HIGH SPEED ELEVATORS. CONFIRM SHAFT PRESSURE LOADS WITH ELEVATOR AND MECHANICAL SUBCONTRACTORS.
5.	YIELD STRENGTH FOR STUDS AND TRACKS SHALL BE: Fy = 33,000 PSI
6.	ATTACH STUD TO BOTTOM TRACK WITH #10 SCREWS THROUGH EACH FLANGE. ATTACH TRACK TO SLAB WITH POWDER ACTUATED FASTENERS (PAF) ACCORDING TO THE FOLLOWING GUIDELINES:
7.	POST-TENSIONED AND NON POST-TENSIONED SLABS: ATTACH TRACK TO SLAB WITH 1 PAF (MIN SHANK DIAMETER = 0.136")
8.	MAX EMBEDMENT = 3/4" AT EACH STUD LOCATION FOR WALLS UP TO 20'-0" TALL. SPACE FASTENERS AT 12" O.C. FOR WALLS UP TO 40'-0" TALL. CONTACT ARCHITECT OR ENGINEER FOR WALLS GREATER THAN 40'-0" TALL.
9.	ATTACH TOP TRACK TO ROOF DECK WITH A MINIMUM OF ONE #10 SCREW SPACED AT 12" O.C. IF SHEATHING IS NOT APPLIED TO BOTH SIDES FULL HEIGHT, ADD HORIZONTAL BRIDGING AT 6'-0" O.C. VERTICALLY. SEE BRIDGING THROUGH PUNCHOUTS AND AND BLOCKING DETAILS.

PARTITION NOTES	
1.	PROVIDE VERTICAL AND HORIZONTAL CONTROL JOINTS IN GYP BD SURFACES AT 30'-0" O.C. MAX.
2.	ALL GYP BD IS 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
3.	PROVIDE MOISTURE RESISTANT GYP BD AT ALL TOILET ROOM PARTITIONS UNLESS NOTED OTHERWISE. PROVIDE TILE BACKER BOARD BEHIND ALL C.T. AND THIN STONE FACINGS.
4.	PROVIDE SOLID BLOCKING WITHIN PARTITIONS AT WALL HUNG EQUIPMENT AND AS NOTED. ALL WOOD BLOCKING SHALL BE FIRE RESISTANT.
5.	SPACE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE OR REQUIRED FOR SPAN.
6.	PROVIDE AT A MINIMUM 30 MIL (20 GAGE) FRAMING AT DOOR JAMBS. STUDS AT JAMBS TO CONTINUE TO UNDERSIDE OF DECK ABOVE.
7.	PROVIDE 3" DEEP LEG TRACKS AT UNDERSIDE OF FLOOR OR ROOF DECKS FOR ALL PARTITIONS U.N.O.
8.	PARTITIONS WITH TILE OR THIN STONE FACINGS SHALL USE AT A MINIMUM 30 MIL (20 GAGE) MEMBERS AND BE DESIGNED FOR A MAXIMUM DEFLECTION OF L/360 AND HAVE A STUD SPACING OF 16" O.C. MAXIMUM.
9.	WHERE RATED PARTITIONS INTERSECT COLUMNS, MAINTAIN INTEGRITY OF THE FIRE RATING AT COLUMNS WHERE EXISTING.
10.	ADD ACOUSTICAL BATTS TO STUD CAVITIES WHERE SHOWN ON PLAN AND WHERE SPECIFICALLY SHOWN IN THE PARTITION TYPE. WHERE SPECIFICALLY SHOWN IN THE PARTITION TYPE.
11.	FOR PENETRATIONS THROUGH PARTITIONS, SEE FIRE RATED DETAILS THIS SHEET AND/OR DETAILS PROVIDED BY OTHER DISCIPLINES. EACH TRADE IS RESPONSIBLE FOR FIRE STOPPING AROUND THEIR RESPECTIVE PENETRATIONS THROUGH A FIRE RATED ASSEMBLY.
12.	ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED. SEE PARTITION SCHEDULE FOR ACTUAL PARTITION SIZES.





1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES. THIS INCLUDES THE 5TH EDITION FLORIDA BUILDING CODE AND FLORIDA MECHANICAL CODE, WITH LOCAL AMENDMENTS, THE 2015 NFPA CODES AND THE FLORIDA ENERGY CODE, AS WELL AS ANY CITY, COUNTY OR STATE ORDINANCES. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED OR LISTED.

2. DEFINITIONS: "FURNISH" SHALL MEAN TO PURCHASE AND LOCATE AN ITEM ON THE JOBSITE. "INSTALL" SHALL MEAN TO PHYSICALLY INSTALL AN ITEM AND CONNECT IT TO ALL REQUIRED SERVICES TO MAKE THE ITEM FULLY FUNCTIONAL. "PROVIDE" SHALL MEAN TO BOTH FURNISH AND INSTALL THE ITEM.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVED FORMS USED BY ABC OR NEBB. THE MECHANICAL CONTRACTOR SHALL HAVE ALL SYSTEMS FULLY INSTALLED AND OPERATIONAL WITH CLEAN FILTERS INSTALLED PRIOR TO TEST AND BALANCE.

1. THE AIR CONDITIONING EQUIPMENT SHALL BE STRAIGHT COIL, WITH ELECTRIC HEAT.
2. ALL EQUIPMENT SHALL MEET THE MINIMUM EER REQUIREMENTS OF THE FLORIDA ENERGY CODE.
3. THERE IS NO BASIS OF DESIGN WITH CARRIER, AND YORK AS APPROVED ALTERNATES. IF AN ALTERNATE IS SUBMITTED, THE CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES TO THE ELECTRICAL, STRUCTURAL AND DUCTWORK TO ACCOMMODATE THE SUBSTITUTION.
4. SUBMITTALS SHALL BE REVIEWED BY THE ELECTRICAL SUBCONTRACTOR FOR IMPACT TO THE ELECTRICAL SYSTEMS, PRIOR TO ORDERING THE EQUIPMENT.
5. ALL AIR CONDITIONING EQUIPMENT SHALL INCLUDE A MINIMUM 1 YEAR UNIT WARRANTY AND AN EXTENDED 4 YEAR COMPRESSOR WARRANTY.
6. PROVIDE 1" CONDENSATE PIPING AS SHOWN ON THE PLAN AND DETAIL. THE CONTRACTOR SHALL EXTEND THE CONDENSATE PIPING TO THE EXTERIOR TO SPILL TO SITE STORM RETENTION.
7. THE AIR CONDITIONING UNITS SHALL BE OPERATED DURING CONSTRUCTION WITH THROW AWAY FILTERS. FILTERS SHALL BE CHANGED DURING CONSTRUCTION IF THEY BECOME RESTRICTIVE OF AIR FLOW FOR NORMAL OPERATION. PROVIDE NEW FILTERS JUST PRIOR TO TEST AND BALANCE.
8. THE BE 18" UNITS SHALL BE PAINTED OVER WITH FACTORY PAINT TO MATCH UNIT. ALL CONDENSER COILS SHALL BE COMBED OUT AND ALL PANELS AND SCREWS SHALL BE INSTALLED AT THE COMPLETION OF THE PROJECT.

1. SUPPLY AND RETURN DUCT SHALL BE 1" DUCT BOARD, INSTALLED IN ACCORDANCE WITH SMACNA. SEE DETAIL FOR INSTALLATION AND HANGING INSTRUCTIONS.
2. OUTSIDE AIR AND EXHAUST DUCT WORK SHALL BE GALVANIZED SHEET METAL WITH ALL JOINTS SEALED WITH WASTIC. RETURN DUCT SHALL BE THERMOFORM FOR SINGLE WALL SHEET METAL. DUCTS DO NOT NEED TO BE INSULATED UNLESS REQUIRED BY LOCAL JURISDICTION. RETURN DUCT SHALL BE CONSTRUCTED AND INSTALLED PER SMACNA.
3. ALL DUCT SIZES DEPICTED ARE CLEAR INSIDE DIMENSIONS.
4. SUPPLY AIR DUCT SHALL BE SIZED AT 0.10"/100' FT. EQUAL FRICTION AND RETURN DUCT SHALL BE SIZED AT 0.06"/100' FT. EQUAL FRICTION.
5. HOLD THE BOTTOM OF THE SUPPLY AIR DUCT A MAXIMUM OF 24" ABOVE LAY-IN CEILINGS TO ALLOW FOR ACCESS TO BALANCING DEVICES.
6. PROVIDE A FLEXIBLE CONNECTION FROM EACH AIR HANDLER AND FAN TO THE DUCT SYSTEM.
7. FLEXIBLE RUNOUTS TO THE DIFFUSERS ARE LIMITED TO A MAXIMUM OF 8 FEET.
8. PROVIDE ACCESS PANELS IN DUCTS FOR ACCESS TO VOLUME DAMPERS, FIRE DAMPERS, FIRE/SMOKE DAMPERS, REMOTE MOUNTED SMOKE DETECTORS AND WHERE REQUIRED TO MAINTAIN EQUIPMENT.
9. ALL FLEXIBLE BRANCH CONNECTIONS SHALL HAVE A MANUAL VOLUME DAMPER INSTALLED AT THE MAIN TRUNK FOR BALANCING PURPOSES.

1. ALL TEMPERATURE CONTROLS SHALL BE 24 VOLT, AS PROVIDED BY THE MECHANICAL CONTRACTOR.
2. THERMOSTATS SHALL BE PROGRAMMABLE EQUAL TO HONEYWELL 8000 SERIES, OR BY UNIT MANUFACTURER, WITH STAGES OF COOLING AND HEATING TO MATCH THE UNITS SELECTED. MOUNT THERMOSTATS AT 5'0" AFF OR AS DIRECTED BY ARCHITECT/OWNER.
3. LOW VOLTAGE CONTROL WIRING SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT FOR ALL CONTROL WIRING AS COORDINATED WITH THE MECHANICAL CONTRACTOR.
4. LINE VOLTAGE (110 VOLT OR HIGHER) POWER AND CONDUIT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DISCONNECT SWITCHES. DO NOT MOUNT DISCONNECT SWITCHES OVER NAMEPLATES OR SERVICE PANELS.
6. FIRE ALARM/EXTINGUISHER SHALL VESIC THE OPERATION OF ALL CONTROLS AT THE COMPLETION OF THE PROJECT.
7. WHERE SMOKE DETECTORS ARE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR (NO FIRE ALARM SYSTEM), EACH SMOKE DETECTOR SHALL BE EQUIPPED WITH A REMOTE TEST STATION EQUIPPED WITH A VISUAL AND AUDIBLE ALARM TO BE LOCATED ADJACENT TO THE UNIT THERMOSTAT IN ACCORDANCE WITH NFPA 90.



1. FIBERGLASS DUCTS SHALL BE FABRICATED & INSTALLED PER THE LATEST EDITION OF SMACNA. MATERIAL SHALL BE MINIMUM 1" 475 EI BOARD, WITH A MINIMUM OF 42 "R" VALUE AND BE NFPA 90A APPROVED.
2. SCHEDULED DUCTWORK WITH 1" DUCT LINER DUCTULINE BE PROVIDED AT SA/RA DROPS FROM ROOF UP UNTIL THROUGH AND INCLUDING THE FIRST FLOOR. FIBERGLASS DUCT IS APPROVED BEYOND THAT POINT.
3. FABRICATION SHALL BE MACHINE CUT V-GROOVE OR SHIPLAP; BUTT JOINTS ARE NOT ACCEPTABLE. CLOSURES SHALL BE WITH 2-1/2" "FASSON" Ø810 SMACNA APPROVED TAPE (NO SUBSTITUTIONS), WITH FLAPS STAPLED TO SURF. SURF SHALL BE 3% SOLVENT SLUICED, & TAPE SHALL BE WARM (70°F). ALLOW 24 HOURS CURE TIME ON CLOSURES PRIOR TO PRESSURIZING THE DUCT SYSTEM.
4. SHEET METAL SLEEVES SHALL BE PROVIDED FOR: VOLUME DAMPERS, BRANCH TAKE-OFFS, REGISTER & GRILLE CONNECTIONS, RECTANGULAR DUCT CONNECTIONS, VOLUME DAMPERS & DUCT VENT CONNECTIONS.
5. REINFORCEMENT CHANNELS, OR TEES, SHALL BE PROVIDED AS NOTED ABOVE, & AT ALL ELBOWS OR AT ALL BRANCH CONNECTIONS, PER FIGURE 4.1.
6. HANGER SUPPORTS SHALL BE AS NOTED ABOVE (PER FIGURE 5-1D) FOR DUCT UP TO 24", AND WITH TRAPEZOID HANGERS (PER FIGURE 5-1B OR 5-1C) FOR DUCT OVER 24" AND 30" DIA.
7. ELBOWS SHALL BE 2" SQUARE NECK (SAME IN OUT DIMENSION) WITH 2" DOUBLE THICKNESS TURNING VANES.
8. OFFSETS SHALL NOT EXCEED 30° ANGLE, AND SHALL NOT REDUCE THE FREE AREA OF THE DUCT.
9. TRANSITIONS SHALL NOT EXCEED 1:3 RATIO (4" TRANSITION PER FOOT OF DUCT SIZED TRANSITION, AND 8" PER FOOT DOUBLE SIDED TRANSITION).
10. RECTANGULAR BRANCH CONNECTIONS SHALL BE 45° ENTRY TYPE, WITH METAL SLEEVE & CLINCH LOCK CONNECTION. ENTRY LENGTH SHALL BE 25% OF BRANCH DUCT WIDTH.
11. ROUND DUCT CONNECTIONS SHALL BE WITH METAL MANUFACTURING COMPANY FLEXIBLE SPIN-IN FITTINGS, WITH 3" DROP, DAMPER AND HANDLE.
12. FLEXIBLE ROUND DUCT SHALL INCLUDE: AN INNER POLYETHYLENE LINER, A SPRING HANG, A 1-1/4" BLANKET INSULATION WITH MINIMUM 5.0 R VALUE AND AN ALUMINUM FOIL OUTER VAPOR BARRIER, AND BE UL-181 APPROVED.


GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO VERIFY ALL CONNECTED LOADS AND AWG WIRE SIZE REQUIREMENTS PER NEC AND EQUIPMENT MANF. RECOMMENDATIONS.
2. ALL WORK SHALL BE DONE PER NEC
3. ALL RECEPTACLES AND LIGHT SWITCHES IN PATIENT CARE AREAS SHALL BE PROVIDED WITH REDUNDANT GROUND IN ACCORDANCE WITH NEC 517.13. IF MC CABLE IS USED IT SHALL BE "HOSPITAL GRADE".
4. MULTI-WIRE BRANCH CIRCUIT BREAKERS SHALL BE PROVIDED WITH LISTED HANDLE TIES TO DISCONNECT EACH CONDUCTOR SHARING A NEUTRAL, OR PROVIDE MULTI-POLE CIRCUIT BREAKERS, OR PROVIDE DESIGNATED NEUTRALS.

- ①. 2" EMT W/ 4 #3/0 + #6 .
- ②. 1-1/2" CONDUIT W/ 4 #3 #8
- ③. 2" EMT W/ 4 #3/0 + #6
- ④. INSTALL 200 AMP 480v W/ DISCONNECT

0 AMP MAIN LUG ONLY  
SURFACE MOUNTED



- 1 ALL FIRE DAMPERS SHALL BE UL 555 APPROVED.  
2 FIRE DAMPERS WITH INTEGRAL SLEEVE AND FACTORY MOUNTING ANGLES ARE  
3 ACCEPTABLE (RUSHING OR NOT).  
4 INSTALLATION SHALL COMPLY WITH UL APPROVED INSTALLATION INSTRUCTIONS  
5 VERTICAL DAMPER INSTALLATION SHOWN. HORIZONTAL DAMPERS SHALL HAVE A  
6 SUPPORTED HORIZONTAL SLEEVE.  
7 PROVIDE AN ACCESS DOOR, MINIMUM 10"x10", ADJACENT TO THE FUSIBLE  
8 LINK OF EACH DAMPER. ACCESS DOOR SHALL BE FACTORY APPROVED WITH  
9 A LOCK, HANDLE, AND BEARING INSULATION, NEOPRENE GASKET AND CAM-LOCK  
10 FASTENERS.  
11 LOCATION OF FIRE DAMPERS SHALL BE AS SHOWN ON THE PLAN, WITH THE  
12 STANDARD SYMBOL  POINTING TO THE LOCATION OF A FIRE DAMPER

NOTES:

1. APPROVED MANUFACTURERS OF FIXTURES ARE AMERICAN STANDARD, ELJER AND KOHLER.
2. APPROVED MANUFACTURERS OF DRAINS AND CLEANOUTS ARE J.R. SMITH, ZURN AND WADE.
3. ALL SUPPLIES SHALL BE PROVIDED WITH CP BRASS ANGLE STOPS BY EASTMAN OR BRASSCRAFT.
4. ALL EXPOSED TRAPS AND WASTE ARMS SHALL BE CP BRASS BY MCGUIRE OR EQUAL.



WATER DEMAND					
	CW EACH	HW EACH	TOTAL EACH	QTY EACH	TOTAL ALL
WC-HC WATER CLOSET - TANK	5.0	-	5.0	2	10.0
LAV-HC LAVATORY	1.5	1.5	2.0	2	4.0
WC-SL WATER CLOSET	0.5	-	0.5	2	1.0
SVC-S SERVICE SINK	1.5	1.5	2.0	1	2.0
TOTAL WSFU					17.0
TOTAL GPM = 23		PIPE SIZE = 3/4"			

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03.30.17 TENANT REVIEW  
04.03.17 PERMIT SUBMITTAL

## ISSUE R

WATER'S EDGE RETAIL  
GALLERY

MECHANICAL  
ELECTRICAL  
PLUMBING PLANS

MEP 1

0017.010 DATE 04.03.17