

# PROJECT SUMMARY

**PROJECT ADDRESS:** CENTER POINT AT WATERSIDE BUILDING D, SARASOTA, FL 34240

**PROJECT DESCRIPTION:** COMMERCIAL TENANT IMPROVEMENT OF RETAIL, KITCHEN & BAR / RESTAURANT SPACE AT CENTER POINT AT WATERSIDE

**SCOPE OF WORK:** A COMMERCIAL TENANT IMPROVEMENT OF A NEW RETAIL AREA AND BAR / RESTAURANT WHICH CONSISTS OF RETAIL, KITCHEN AND BAR SPACES, EXTERIOR DINING PATIO, RESTROOMS AND STOCKROOM.

THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE A NEW TENANT IMPROVEMENT TO AN EXISTING ALREADY DEMISED SPACE.

**ARCHITECTURAL:**

- PROVISIONS OF A BARRICADE ON THE EXTERIOR OF THE BUILDING AROUND THE AREA OF WORK TO ENSURE SAFETY FOR THE GENERAL PUBLIC
- DEMOLITION ONLY AS REQUIRED FOR THE NEW CONSTRUCTION OF A NEW TENANT AND INSTALLATION OF A NEW GLAZING SYSTEM AND DOORS
- PATCHING AND FINISHING ANY EXTERIOR FINISHES NEEDED AFTER INSTALLATION OF THE NEW GLAZING SYSTEM AND DOORS
- PATCHING OF ROOF FOR NEW RTUS, HOODS, EXHAUST FANS AND MUA
- PROVIDE COMPLETE NEW TENANT BUILD OUT

**MECHANICAL:**

- PROVIDE NEW HOODS, EXHAUST FANS, MUA AND BRANCH LINES
- PROVIDE COMPLETELY NEW MECHANICAL SYSTEM FOR NEW TENANT BUILD OUT.

**ELECTRICAL:**

- PROVIDE NEW LIGHTING PACKAGE FOR NEW TENANT BUILD-OUT
- PROVIDE NEW POWER FOR FIXTURES
- PROVIDE NEW ELECTRICAL PANELS AND TRANSFORMER
- PROVIDE NEW ELECTRICAL PANEL

**PLUMBING:**

- PROVIDE NEW PLUMBING FIXTURES IN TOILET, KITCHEN AND BAR, INCLUDING NEW PLUMBING LINES THAT WILL REQUIRE FLOOR TRENCHING.

**FIRE PROTECTION:**

- SPRINKLER SYSTEM SHALL BE MODIFIED TO ACCOMMODATE NEW TENANT LAYOUT - SEE DEFERRED SUBMITTAL BELOW
- FIRE ALARM SYSTEM WILL BE MODIFIED TO ACCOMMODATE NEW TENANT LAYOUT - SEE DEFERRED SUBMITTAL BELOW

**STRUCTURAL:**

- PROVIDE NEW STRUCTURALLY SUPPORTED OPENINGS FOR NEW MAKE UP AIR UNIT
- PROVIDE STRUCTURAL CONNECTION FOR NEW STOREFRONT FOLDING DOORS
- PROVIDE DETAIL FOR SOFFITS AND DUCTWORK
- PROVIDE CEILING DETAILS FOR CEILING TRELLIS
- PROVIDE DETAILS FOR HANGING ELECTRICAL TRANSFORMER
- PROVIDE NEW CONCRETE SLAB - INTERIOR & EXTERIOR

**PARKING REQUIREMENTS:**

PARKING FOR THE RETAIL / RESTAURANT HAS BEEN PROVIDED BY THE MASTER PLAN ARCHITECT AND CIVIL ENGINEER PREVIOUSLY APPROVED UNDER SEPERATE SUBMITTAL

DEFERRED SUBMITTAL UNDER SEPERATE PERMIT:

- FIRE PROTECTION SYSTEM UNDER SEPERATE PERMIT
- EXTERIOR SIGNAGE UNDER SEPERATE PERMIT
- HEALTH DEPARTMENT DRAWINGS UNDER SEPERATE PERMIT
- FIRE ALARM DRAWINGS UNDER SEPERATE PERMIT
- SPRINKLER DRAWINGS UNDER SEPERATE PERMIT
- ALUMINIUM LOUVERS UNDER SEPERATE PERMIT

# GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH CURRENT BUILDING, ENERGY, AND OTHER APPLICABLE CODES, RULES AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODE REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER PROVIDED INFORMATION AND SITE CONDITIONS, AND FIELD VERIFY EXISTING CONDITIONS.
- THE CONTRACTOR SHALL PAY AND SECURE ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK EXCEPT FOR THE GENERAL BUILDING PERMIT.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS IF NEEDED.
- SEE APPROPRIATE DRAWINGS FOR GENERAL NOTES OF OTHER DISCIPLINES, INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
- ALL INTERIOR GYPSUM WALL BOARD IS 5/8" TYPE "X" GWB ON METAL STUDS OR FURRING CHANNELS UNLESS NOTED OTHERWISE. SIZES AS DIMENSIONED ON PLANS. SEE NOTE FOR LOCATION OF WATER RESISTANT GWB.
- PROVIDE WATER RESISTANT TYPE "X" GWB IN RESTROOMS, WAREWASH AND WET AREAS.
- ALL FINISH CEILING HEIGHTS SHALL BE CONFIRMED UNLESS NOTED OTHERWISE ON THE ROOM FINISH SCHEDULE.
- PROVIDE FINISH WALL BEHIND ALL EQUIPMENT AND CASEWORK.
- PROVIDE FINISH FLOOR UNDER ALL EQUIPMENT AND CASEWORK.
- PROVIDE ALL ACCESSIBLE SIGNAGE AS REQUIRED BY LOCAL OR APPLICABLE JURISDICTION.
- PROVIDE (1) FIRE EXTINGUISHER PER 3,000 SF AND NOT MORE THAN 75 FEET OF TRAVEL DISTANCE APART.
- THESE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS. SEPARATE OUTLETS BY 6" AT NON-RATED PARTITIONS AND 24" MIN. AT FIRE RATED PARTITIONS.
- WHERE HVAC OR OTHER MECHANICAL, ELECTRICAL, OR PLUMBING LINES PENETRATE PARTITIONS, STUDS SHALL BE BRACED AND FEMBERED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORT. ALL PENETRATIONS THROUGH RATED WALLS SHALL BE SEALED TO PROVIDE FIRE, SMOKE, AND/OR ACOUSTICAL ISOLATION OF SPACES WITH APPROPRIATE FIRE STOP MATERIAL.
- ALL CHANGES IN PROJECT SCOPE DUE TO CONTRACTOR GENERATED ALTERNATES OR EXISTING FIELD CONDITIONS SHALL BE TRANSMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING AND INSTALLING OWNER FURNISHED ITEMS AS LISTED, U.N.O.
- PROVIDE EGRESS AND EXIT ILLUMINATION PER LOCAL CODES. CONFIRM REQUIREMENTS WITH INSPECTOR.
- MODIFY THE FIRE PROTECTION SYSTEM TO ACCOMMODATE THE CONFIGURATION INDICATED ON THE PLANS. COMPLY WITH ALL GOVERNING ORDINANCES AND LANDLORD CRITERIA. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- SPRINKLER HEADS MOUNTED IN HARD (GWB) CEILINGS SHALL BE FULLY RECESSED WITH CAPS.
- INSTALL ALL COMPONENTS OF FIRE RATED ASSEMBLIES PER RATING CRITERIA.
- INSTALLATION OF FIRE ALARM SYSTEMS SHALL COMPLY WITH LANDLORD CRITERIA AND LOCAL CODES AS REQUIRED.
- FIRE SPRINKLER AND FIRE ALARM SYSTEM WORK IS TO BE SUBMITTED UNDER SEPERATE PERMITS.
- GENERAL CONTRACTOR TO CONTACT MALL OPERATIONS MGR. FOR RULES, REGULATIONS AND BULLETINS. CONTRACTOR TO FOLLOW ALL RULES AND REGULATIONS.
- ALL WOOD FRAMING, SHEATHING, BLOCKING AND NAILERS SHALL BE FRTW.
- DO NOT SUSPEND FROM OR BRACE TO LL SYSTEMS (MEP, CONDUIT, SPRINKLERS)
- MAINTAIN FIREPROOFING WHERE EXISTS. PATCH AND REPAIR AS REQUIRED.

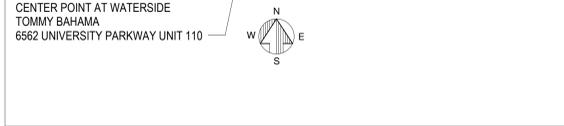
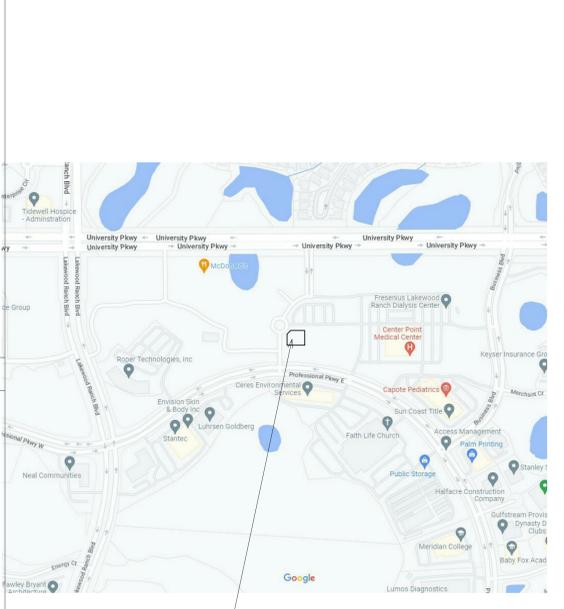
# LANDLORD REQUIREMENTS

- LANDLORD'S ROOFING CONTRACTOR IS REQUIRED FOR ALL ROOFING WORK AND PENETRATIONS TO MAINTAIN WARRANTY.
- LANDLORD'S FIRE ALARM VENDOR IS REQUIRED FOR ALL FIRE ALARM MODIFICATIONS. THE FIRE ALARM PANEL MUST BE CALLED OUT OF SERVICE FOR ANY FIRE ALARM, FIRE SPRINKLER, OR DUST PRODUCING ACTIVITIES THAT MAY SETOFF AN ALARM.
- LANDLORD'S FIRE SPRINKLER VENDOR IS REQUIRED FOR ALL FIRE SPRINKLER MODIFICATIONS.
- ANY SPRAY TREATING FOR WORK DONE UNDER THE CONCRETE SLAB MUST BE PERFORMED BY LANDLORD'S/SPEST CONTRACTOR/TERMITE CONTRACTOR TO MAINTAIN WARRANTY.
- ALL CONTRACTOR PARKING STAGING AREAS TO BE LOCATED DIRECTLY BEHIND THE BUILDING SO AS NOT TO INTERFERE WITH OTHER TENANTS. DUMPSTERS SHALL BE PLACED BEHIND THE BUILDING. ANY STAGING AREAS MUST BE SCREENED PER LOCAL ORDINANCE. CONTRACTORS SHALL NOT PARK IN FRONT OF THE BUILDING DURING CONSTRUCTION.
- GENERAL CONTRACTOR MUST SUBMIT A COPY OF THE BUILDING PERMIT AND CERTIFICATE OF INSURANCE MEETING LANDLORD AND LEASE REQUIREMENTS PRIOR TO STARTING CONSTRUCTION. THE FOLLOWING SHALL BE NAMED AS ADDITIONAL INSURED: CASTO CENTER POINT MAIN, LLC 5391 LAKEWOOD RANCH BLVD SARASOTA, FL 34240.
- PROTECT ALL EXISTING CONSTRUCTION. TENANT'S CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF ANY REPAIRS.
- PLEASE LIMIT SAW CUTTING OR WORK WITHIN THE EXISTING DEMISING WALL TO EARLY MORNING HOURS SO AS NOT TO DISRUPT THE ADJACENT TENANT OPERATIONS.

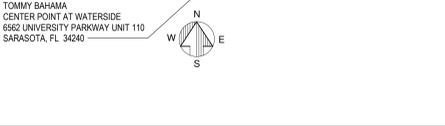
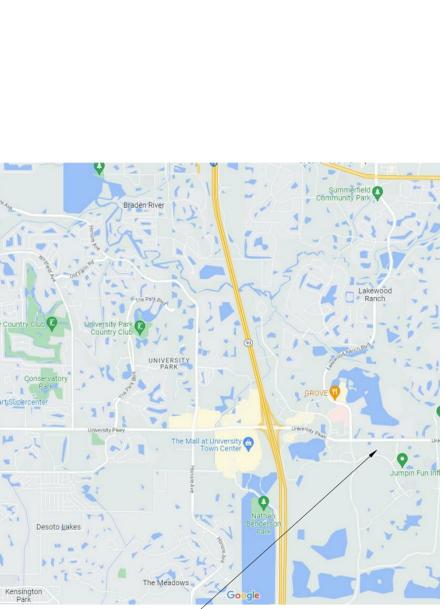
# Tommy Bahama

**CENTER POINT AT WATERSIDE**  
**6562 UNIVERSITY PARKWAY**  
**UNIT 110**  
**SARASOTA, FL 34240**

## KEY PLAN



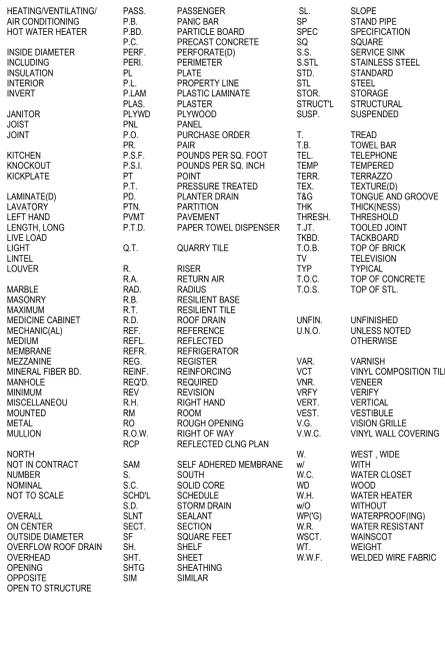
## VICINITY MAP



## ABBREVIATIONS

ANGLE	C.O. COIL CONC. CONN.	CLEAN OUT COLUMN CONCRETE CONNECTION	EXP. EXIT	EXISTING EXPANSION EXTERIOR	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PASS. PANIC BAR PARTICLE BOARD PRECAST CONCRETE PERFORATED PERIMETER PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PURCHASE ORDER PAIR TEL TELEPHONE TERRAZZO TEXTURE(T) TONGUE AND GROOVE THRESH. THRESHOLD TOILED JOINT TACKBOARD TOP OF BRICK TACKBOARD TYPICAL TOP OF CONCRETE TOP OF STL.	SL. SLOPE STAND PIPE SQUARE SERVICE SINK STAINLESS STEEL STANDARD STEEL STORAGE STRUCT'L SUSP. T. TREAD T.O.B. TELEVISION T.V. TYPICAL T.O.P OF CONCRETE T.O.P OF STL.	UNFIN. UNFINISHED UNLESS NOTED OTHERWISE	VAR. VARNISH VINYL COMPOSITION TILE VBR. VENEER VRFY. VERIFY VERT. VERTICAL VEST. VESTIBULE V.G. VISION GRILLE V.V.C. VINYL WALL COVERING	W. WEST WIDE WITH WATER CLOSET WOOD WATER HEATER WITHOUT WATERPROOFING WATER RESISTANT WAINCOT WEIGHTED WIRE FABRIC
ANCHOR BOLT	CONSTR. CONT. CONTR. CORR. CURT. CYSM. C.T. CENTER CERAMIC TILE CTR. COUNTER SINK CUBIC FOOT CUYD	DEMOLITION DOUBLE DEAD LOAD DETAIL DRINKING FOUNTAIN DOUBLE HUNG DIAGONAL DIAMETER DIMENSION DIV. DIVISION DOWN DRAIN DOWNPOUT DISPENSER DOOR DOWNSPOUT DRAIN TILE D.T. DRAWINGS DRAWER G.W.B. GYPSUM WALL BOARD GYP. GYFC. GYFCR.	FOIC FURNISHED BY OWNER INSTALLED BY CONTRACTOR	F.O.D. FURNISHED BY OWNER INST. INV.	FOUNDATION FIRE EXTINGUISHER FIN. FINISHED F.F. FACTORY FINISH FIN. FINISHED FLR(G) FLOORING FLSHG FLASHING FLUR. FLUORESCENT F.O.S. FACE OF STUDS F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.B. FACE OF BRICK F.M. FACE OF MASONRY FIREPROOF FTG. FOOTING FRT. FIRE RESISTANT TREATED FRTW. FIRE RESISTANT TREAT WOOD FURR. FURRED, FURRING FUT. FUTURE FIBERGLASS REINF. GYPSUM F.W.C. FABRIC WALLCOVERING	JAN. JANITOR JOIST JOINT KIT. KITCHEN KNOCKOUT KICKPLATE LAM. LAMINATE(L) LAVATORY L.H. LEFT HAND L.L. LENGTH LONG L.L. LIGHT LIVE LOAD LTR. LINTEL LVR. LOUVER MARB. MARBLE MASONRY MAX. MAXIMUM M.C. MECHANICAL) MED. MEDIUM MEMB. MEMBRANE MEZZ. MEZZANINE M.F.B. MINERAL FIBER BD. MNL. MANHOLE MNC. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED METAL MULLION	MARB. MARBLE MASONRY MAX. MAXIMUM M.C. MECHANICAL) MED. MEDIUM MEMB. MEMBRANE MEZZ. MEZZANINE M.F.B. MINERAL FIBER BD. MNL. MANHOLE MNC. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED METAL MULLION	PAIR TEL TELEPHONE TERRAZZO TEXTURE(T) TONGUE AND GROOVE THRESH. THRESHOLD TOILED JOINT TACKBOARD TOP OF BRICK TACKBOARD TYPICAL TOP OF CONCRETE TOP OF STL.	UNFIN. UNFINISHED UNLESS NOTED OTHERWISE	VAR. VARNISH VINYL COMPOSITION TILE VBR. VENEER VRFY. VERIFY VERT. VERTICAL VEST. VESTIBULE V.G. VISION GRILLE V.V.C. VINYL WALL COVERING	W. WEST WIDE WITH WATER CLOSET WOOD WATER HEATER WITHOUT WATERPROOFING WATER RESISTANT WAINCOT WEIGHTED WIRE FABRIC
AT. CENTERLINE PROPERTY LINE PENNY PERPENDICULAR POUND OR NUMBER DIAMETER SQUARE FEET	CONSTR. CONT. CONTR. CORR. CURT. CYSM. C.T. CENTER CERAMIC TILE CTR. COUNTER SINK CUBIC FOOT CUYD	DEMOLITION DOUBLE DEAD LOAD DETAIL DRINKING FOUNTAIN DOUBLE HUNG DIAGONAL DIAMETER DIMENSION DIV. DIVISION DOWN DRAIN DOWNPOUT DISPENSER DOOR DOWNSPOUT DRAIN TILE D.T. DRAWINGS DRAWER G.W.B. GYPSUM WALL BOARD GYP. GYFC. GYFCR.	FOIC FURNISHED BY OWNER INSTALLED BY CONTRACTOR	F.O.D. FURNISHED BY OWNER INST. INV.	FOUNDATION FIRE EXTINGUISHER FIN. FINISHED F.F. FACTORY FINISH FIN. FINISHED FLR(G) FLOORING FLSHG FLASHING FLUR. FLUORESCENT F.O.S. FACE OF STUDS F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.B. FACE OF BRICK F.M. FACE OF MASONRY FIREPROOF FTG. FOOTING FRT. FIRE RESISTANT TREATED FRTW. FIRE RESISTANT TREAT WOOD FURR. FURRED, FURRING FUT. FUTURE FIBERGLASS REINF. GYPSUM F.W.C. FABRIC WALLCOVERING	JAN. JANITOR JOIST JOINT KIT. KITCHEN KNOCKOUT KICKPLATE LAM. LAMINATE(L) LAVATORY L.H. LEFT HAND L.L. LENGTH LONG L.L. LIGHT LIVE LOAD LTR. LINTEL LVR. LOUVER MARB. MARBLE MASONRY MAX. MAXIMUM M.C. MECHANICAL) MED. MEDIUM MEMB. MEMBRANE MEZZ. MEZZANINE M.F.B. MINERAL FIBER BD. MNL. MANHOLE MNC. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED METAL MULLION	MARB. MARBLE MASONRY MAX. MAXIMUM M.C. MECHANICAL) MED. MEDIUM MEMB. MEMBRANE MEZZ. MEZZANINE M.F.B. MINERAL FIBER BD. MNL. MANHOLE MNC. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED METAL MULLION	PAIR TEL TELEPHONE TERRAZZO TEXTURE(T) TONGUE AND GROOVE THRESH. THRESHOLD TOILED JOINT TACKBOARD TOP OF BRICK TACKBOARD TYPICAL TOP OF CONCRETE TOP OF STL.	UNFIN. UNFINISHED UNLESS NOTED OTHERWISE	VAR. VARNISH VINYL COMPOSITION TILE VBR. VENEER VRFY. VERIFY VERT. VERTICAL VEST. VESTIBULE V.G. VISION GRILLE V.V.C. VINYL WALL COVERING	W. WEST WIDE WITH WATER CLOSET WOOD WATER HEATER WITHOUT WATERPROOFING WATER RESISTANT WAINCOT WEIGHTED WIRE FABRIC

## SYMBOLS LEGEND



## PROJECT TEAM

**TENANT COORDINATOR:** CASTO CENTER POINT PHASE II, LLC 5391 LAKEWOOD RANCH BLVD STE 100 SARASOTA, FL 34240 CONTACT: BJORN SVENSON P: (941) 552-2703 email: bsvenson@castoinfo.com

**TENANT:** TOMMY BAHAMA 400 FAIRVIEW AVENUE NORTH SEATTLE, WA 98109 F: (206) 855-9074 DESIGN CONTACT: ILLIAN HANCOCK illian.hancock@tommybahama.com CONTACT: JONATHAN JONES jonathan@tommybahama.com

**ARCHITECT:** ROBERT F. VANNEY, ARCHITECT 55 EAST 5TH ST, STE 750 ST PAUL, MN 55101 CONTACT: BOB VANNEY P: 651-294-7812 todd.gabriel@vanneyassociates.com

**MECHANICAL & ELECTRICAL ENGINEER:** HALL BERG ENGINEERING 1750 COMMERCE COURT WHITE BEAR LAKE, MN 55110 P: (612) 867-4443 CONTACT: DAVE QUIGLEY LUKE KUSIE dquigley@hallbergengineering.com lkusie@hallbergengineering.com

**STRUCTURAL ENGINEER:** CARLOS TURLEY SCOTT STRUCTURAL ENGINEERS 1215 W. RIO SALADO PKWY, SUITE 200 TEMPE, AZ 85281 P: (480) 774-1700 F: (480) 774-1701 CONTACT: RICHARD DAHLMANN richard@tsaz.com

**BUILDING DEPARTMENT:** SARASOTA COUNTY PLANNING AND DEVELOPMENT SERVICES BUILDING DEPARTMENT 1001 SARASOTA CENTER BLVD. SARASOTA, FL 34240 PHONE: 941-861-6678 FAX: 941-861-6471 Email: building@scgov.net

**GENERAL CONTRACTOR:** TO BE SELECTED ADDRESS CITY, STATE, ZIP CONTACT: NAME PHONE EMAIL

Sheet Index						
#	Sheet Name	Revisions	Revision 1	Revision 2	Revision 3	Revision 4
ARCHITECTURAL						
A0.1	COVER SHEET PROJECT INFORMATION		X	X	X	
A0.2	RESPONSIBILITY MATRIX		X			
A0.3	CODE PLAN			X	X	
A0.4	ACCESSIBILITY DETAILS					
A1.1	DEMOLITION PLAN		X			
A2.1	FLOOR PLAN		X	X		
A2.2	FINISH PLAN		X	X		
A2.3	FIXTURE PLAN		X	X		
A2.4	REFLECTED CEILING PLAN		X	X	X	
A2.4A	CEILING DETAILS					
A2.5	ROOF PLAN		X			
A2.6	I.T. REFLECTED CEILING EQUIPMENT PLAN				X	
A2.7	PATIO PLAN		X	X	X	
A3.1	STOREFRONT ELEVATIONS		X	X	X	
A3.2	STOREFRONT ELEVATIONS		X	X	X	
A3.3	STOREFRONT SECTIONS		X	X	X	
A4.1	STOREFRONT DETAILS		X			
A7.1	DOOR & FRAME SCHEDULE		X	X	X	
A7.2	DOOR & WINDOW DETAILS		X			
A8.1	RETAIL INTERIOR ELEVATIONS		X	X		
A8.2	TOILET ROOM & INTERIOR ELEVATIONS		X	X		
A8.3	FITTING ROOMS & INTERIOR ELEVATIONS				X	
A8.3A	FITTING ROOM HALL ELEVATIONS		X	X		
A8.4	MARLIN BAR & INTERIOR ELEVATIONS		X	X		
A8.4A	MARLIN BAR DETAILS		X			
A8.6	KITCHEN ELEVATIONS		X			
A8.7	STORAGE, MANAGER'S OFFICE & HALLWAY ELEVATIONS		X	X		
A9.1	WALL TYPES & INTERIOR DETAILS		X	X		
A9.2	INTERIOR DETAILS		X	X		
A9.3	DETAILS - PROJECT SPECIFIC				X	
A9.4	SIGNAGE DETAILS (FOR REFERENCE ONLY)		X			
SP1.0	SPECIFICATIONS					
SP1.1	SPECIFICATIONS				X	

FOOD SERVICE						
FS-0.1	FOOD SERVICE COVER SHEET & GENERAL NOTES				X	
FS-1.1	EQUIPMENT PLAN		X	X	X	
FS-2.1	EQUIPMENT SCHEDULE		X	X		
FS-3.1	ELECTRICAL ROUGH-IN PLAN		X	X		
FS-4.1	PLUMBING ROUGH-IN PLAN		X	X		
FS-5.1	MECHANICAL PLAN					
FS-6.1	SPECIAL CONDITIONS PLAN			X	X	X
FS-6.2	WALK-IN MANUFACTURER SHOP DRAWINGS					
FS-7.1	EQUIPMENT ELEVATIONS		X	X		
FS-7.2	EQUIPMENT ELEVATIONS					

KITCHEN HOOD						
1	EXHAUST HOOD DRAWINGS & DETAILS				X	
2	EXHAUST HOOD DRAWINGS & DETAILS				X	
3	EXHAUST HOOD DRAWINGS & DETAILS				X	
4	EXHAUST HOOD DRAWINGS & DETAILS				X	
5	EXHAUST HOOD DRAWINGS & DETAILS				X	
6	EXHAUST HOOD DRAWINGS & DETAILS				X	
7	EXHAUST HOOD DRAWINGS & DETAILS				X	
8	EXHAUST HOOD DRAWINGS & DETAILS				X	
9	EXHAUST HOOD DRAWINGS & DETAILS				X	
10	EXHAUST HOOD DRAWINGS & DETAILS				X	
11	EXHAUST HOOD DRAWINGS & DETAILS				X	
12	EXHAUST HOOD DRAWINGS & DETAILS				X	
13	EXHAUST HOOD DRAWINGS & DETAILS				X	

STRUCTURAL						
S1.1	GENERAL STRUCTURAL NOTES				X	
S2.1	FOUNDATION PLAN					X
S2.2	PARTIAL ROOF FRAMING PLAN			X	X	
S3.1	FOUNDATION DETAILS				X	X
S4.1	FRAMING DETAILS				X	X
S4.2	DETAILS				X	X

ELECTRICAL						
E001	ELECTRICAL SYMBOL LEGEND AND TITLE SHEET				X	X
E101	LIGHTING PLAN AND DETAILS		X	X		
E102	LIGHT FIXTURE SCHEDULE		X	X		
E101	POWER PLAN		X	X		
E202	BAR AND KITCHEN EQUIPMENT POWER PLAN				X	X
E203	MECHANICAL ROOF PLAN		X	X		
E301	POWER RISER DIAGRAM AND ELECTRICAL SCHEDULES		X	X	X	
E302	KITCHEN EQUIPMENT SCHEDULES				X	X
E401	ELECTRICAL SPECIFICATIONS					

MECHANICAL						
M000	MECHANICAL TITLE SHEET AND DETAILS				X	X
M101	HVAC PLAN		X	X	X	
M201	MECHANICAL ROOF PLAN		X	X		
M301	MECHANICAL SCHEDULES				X	X
M401	MECHANICAL SPECIFICATIONS					

PLUMBING						
P101	SANITARY WASTE AND VENT PLAN		X	X	X	
P201	DOMESTIC WATER AND GAS PIPING PLAN		X	X		
P301	SANITARY WASTE AND VENT RISER		X	X	X	
P302	DOMESTIC WATER AND GAS RISERS		X	X		
P401	PLUMBING SCHEDULES AND DETAILS					

RENSON						
1/6	RENSON SHADE STRUCTURE DRAWING					
2/6	RENSON SHADE STRUCTURE DRAWING					
3/6	RENSON SHADE STRUCTURE DRAWING					
4/6	RENSON SHADE STRUCTURE DRAWING					
5/6	RENSON SHADE STRUCTURE DRAWING					
6/6	RENSON SHADE STRUCTURE DRAWING					

**ROBERT F. VANNEY ARCHITECT**

55 EAST 5TH STREET SUITE 750  
 SAINT PAUL, MINNESOTA 55101  
 651.292.4642 FAX: 651.292.3034

**Tommy Bahama**

LAKEWOOD RANCH  
 CENTER POINT AT WATERSIDE  
 6562 UNIVERSITY PARKWAY UNIT 110  
 SARASOTA, FL 34240

Date	Description	No.	Clarifications	Building Department Comments	OWNER COMMENTS
12.01.23		1			
03.22.24		2			
05.07.24		3			
		4			

Preliminary Issue: 09.13.23  
 Landlord Review: 10.09.23  
 Bid Issue: 10.09.23  
 Permit Issue: 10.09.23  
 Construction Issue: TBD

**COVER SHEET PROJECT INFORMATION**

Comm. Number: 00-2192  
 Date: 05.06.24  
 Drawn By: NA  
 Checked By: AB

**A0.1**

5/8/2024 10:04:56 AM



**CODE PLAN KEY NOTES**

- 1 LEASE LINE
- 2 TACTILE EXIT SIGN READING "EXIT" - PER SHEET A0.4
- 3 TACTILE EXIT SIGN READING "EXIT ROUTE" - PER SHEET A0.4
- 4 ADA ACCESSIBLE SIGN AT DOOR - PER SHEET A0.4
- 5 FIRE EXTINGUISHER MOUNT @ 48" A.F.F. TO CENTER OF UNIT
- 6 ACCESSIBLE SEATING LOCATIONS

**GENERAL NOTES**

1. ACCESS CONTROL SYSTEM SHALL NOT REQUIRE KEYS, TOOLS, OR SPECIAL KNOWLEDGE TO OPERATE DOORS OR LOCKS WHEN TRAVELING IN THE DIRECTION OF EGRESS AT ALL TIMES
2. ACCESS CONTROL SYSTEM SHALL ALLOW NORMAL AND EMERGENCY EGRESS THROUGH DOORS AT ALL TIMES
3. SEE ELECTRICAL FOR EMERGENCY LIGHTING
4. ALL ACCESSIBLE CLEARANCES PER TYPICAL ON PLAN.
5. A MAIN ACCESS AISLE FROM THE STOREFRONT THROUGH THE TOILET ROOM HALL SHALL BE PROVIDED 36" WIDE MINIMUM.
6. FIRE EXTINGUISHER SHALL BE 10 LB. MULTIPURPOSE DRY CHEMICAL (CLASS A, B, C) RATED NOT LESS THAN 2A-10BC MOUNTED 48" A.F.F. MAX. TRAVEL DISTANCE SHALL NOT BE MORE THAN 75 FEET PER NFPA 10. ADD TO NEW ADDITION AS REQUIRED.  
 \*FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS WHERE THEY ARE VISIBLE, IN ROOMS AND IN LOCATIONS WHERE VISUAL OBSTRUCTIONS CANNOT BE COMPLETELY AVOIDED. SIGNS OR OTHER MEANS SHALL BE PROVIDED (AND SHALL BE VISIBLE FROM THE NORMAL PATH OF TRAVEL) TO INDICATE THE EXTINGUISHER LOCATION.
7. FIXTURES SHOWN ARE FOR REFERENCE ONLY TO BE VERIFIED AND COORDINATED WITH TOMMY BAHAMA.
8. LANDLORD FIRE ALARM CONTRACTORS WILL SUBMIT FIRE ALARM PLANS FOR CODE COMPLIANCE REVIEW TO OBTAIN SEPARATE PERMITS FOR NEW ADDITION.

**OCCUPANT LOAD CALCULATIONS**

OCCUPANCY CALCULATIONS PER NFPA 101						
NAME	GROUP	NUMBER	AREA	LOAD FACTOR	LOAD	
RETAIL	M	100	2727 SF	60	46	2
FITTING ROOM HALL	M	101	180 SF	60	3	
H.C. FITTING ROOM	M	102	63 SF	60	1	
FITTING ROOM	M	103	32 SF	60	1	
FITTING ROOM	M	104	32 SF	60	1	
FITTING ROOM	M	105	32 SF	60	1	
FITTING ROOM	M	106	32 SF	60	1	
FITTING ROOM	M	107	32 SF	60	1	
HALLWAY	M	108	146 SF	0	0	
STORAGE	M	109	367 SF	300	2	
MANAGER'S OFFICE	M	110	122 SF	150	1	
MEN'S TOILET ROOM	M/A-2	111	154 SF	0	0	
WOMEN'S TOILET ROOM	M/A-2	112	165 SF	0	0	
KITCHEN	A-2	113	721 SF	100	8	
BAR / RESTAURANT	A-2	114A	279 SF	7	38	
BAR	A-2	114B	231 SF	100	3	
PATIO A	A-2	115A	1130 SF	15	76	
PATIO B	A-2	115B	738 SF	15	50	
<b>TOTAL</b>			<b>7200 SF</b>		<b>233</b>	<b>2</b>

**BUILDING CODE INFORMATION**

**SCOPE OF WORK:**  
 PROJECT CONSISTS OF A NEW TENANT BUILD OUT WHICH INCLUDES A RETAIL SPACE, BAR / RESTAURANT SPACE, EXTERIOR DINING PATIO, RESTROOMS AND STOCK ROOM. THIS PROJECT WILL BE CONSTRUCTED AT TOWN SQUARE WITHIN AN EXISTING BUILDING.

THIS TENANT IMPROVEMENT IS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES AND REGULATIONS:  
 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION  
 2020 FLORIDA MECHANICAL CODE  
 2017 NATIONAL ELECTRICAL CODE  
 2020 FLORIDA PLUMBING CODE  
 2020 FLORIDA FIRE CODE  
 2020 FLORIDA ENERGY CONSERVATION CODE

THIS BUILDING IS DESIGNED IN COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:  
 A. OCCUPANCY TYPE: A2 & M, NONSEPARATED  
 B. FIRE PROTECTION: FULLY SPRINKLERED  
 C. CONSTRUCTION TYPE: TYPE II-A, FULLY SPRINKLERED

**EGRESS CALCULATIONS (IBC 1005)**

- A. (M) MERCHANDISE (RETAIL); TOTAL AREA = 2,729 SF**  
 1. (2) EXITS REQUIRED; (2) EXITS PROVIDED  
 2. REQUIRED EGRESS WIDTH BASED ON OCCUPANCY: 46 OCCUPANTS X 0.2 = 9.2'  
 3. EGRESS WIDTH PROVIDED: 108"
- B. (M) STORAGE; TOTAL AREA = 367 SF**  
 1. (1) EXIT REQUIRED; (2) EXITS PROVIDED  
 2. REQUIRED EGRESS WIDTH BASED ON OCCUPANCY: 2 OCCUPANTS X 0.2 = 4"  
 3. EGRESS WIDTH PROVIDED: 42"
- C. (A-2) ASSEMBLY (BAR WORK SPACE - ASSEMBLY SPACE); TOTAL AREA = 503 SF**  
 1. (1) EXIT REQUIRED; (1) EXIT PROVIDED  
 2. REQUIRED EGRESS WIDTH BASED ON OCCUPANCY: 40 OCCUPANTS X 0.2 = 8"  
 3. EGRESS WIDTH PROVIDED: 36"
- D. (A-2) ASSEMBLY (EXTERIOR PATIO A); TOTAL AREA = 1,139 SF**  
 1. (1) EXIT REQUIRED; (1) EXIT PROVIDED  
 2. REQUIRED EGRESS WIDTH BASED ON OCCUPANCY: 126 OCCUPANTS X 0.2 = 25.2'  
 3. EGRESS WIDTH PROVIDED: 48"
- E. (A-2) ASSEMBLY (EXTERIOR PATIO B); TOTAL AREA = 738 SF**  
 1. (1) EXIT REQUIRED; (1) EXIT PROVIDED  
 2. REQUIRED EGRESS WIDTH BASED ON OCCUPANCY: 126 OCCUPANTS X 0.2 = 25.2'  
 3. EGRESS WIDTH PROVIDED: 48"

**PARKING REQUIREMENTS:**

PARKING FOR THE RETAIL, BAR / RESTAURANT HAS BEEN PROVIDED BY THE MASTER PLAN ARCHITECT AND CIVIL ENGINEER PREVIOUSLY APPROVED UNDER SEPERATE SUBMITTAL.

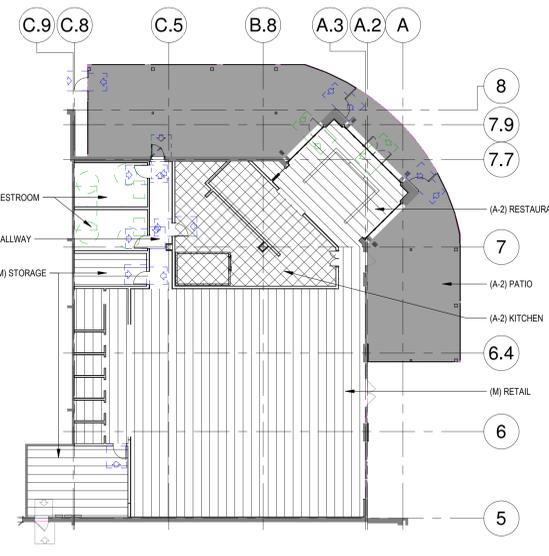
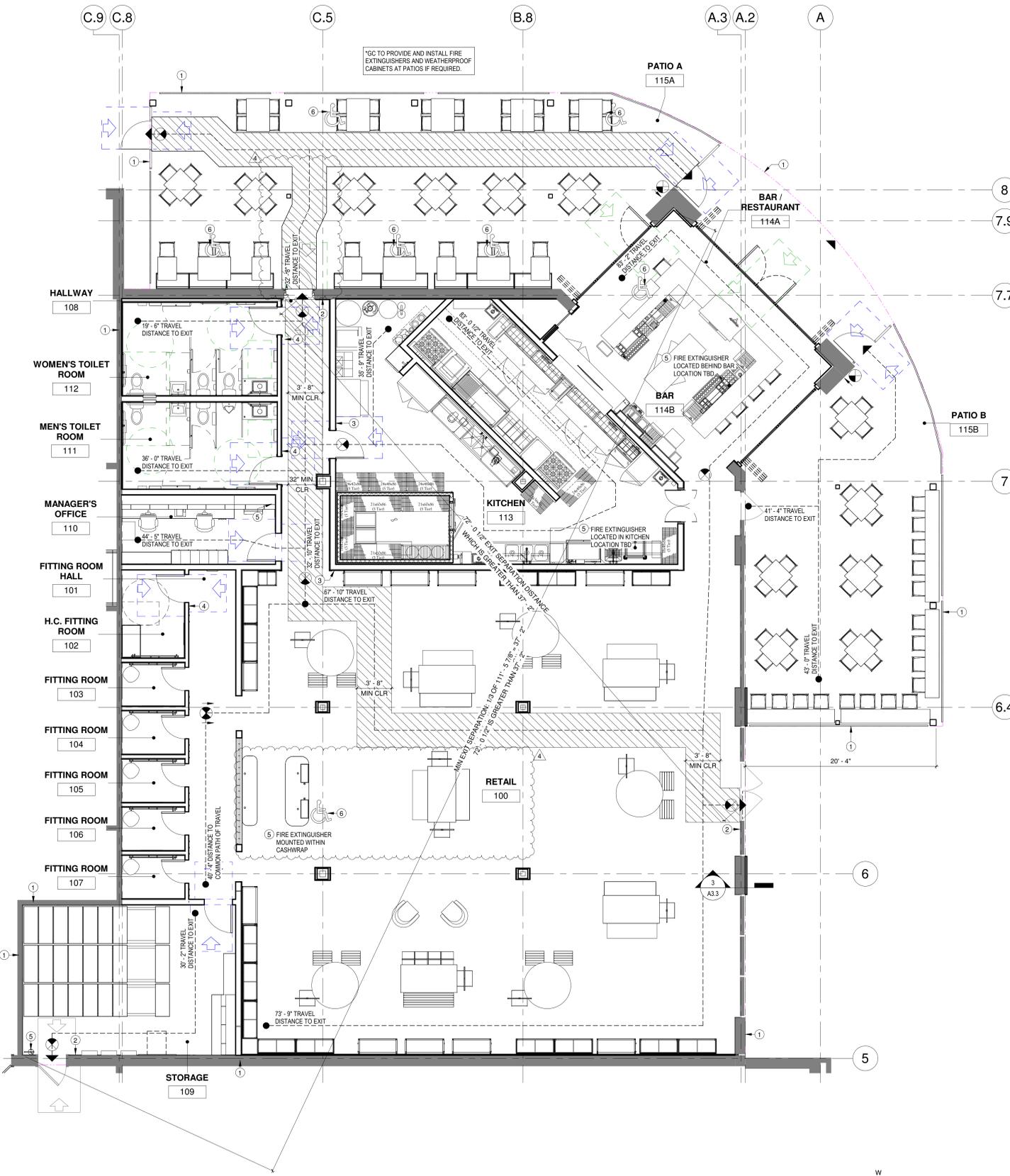
**ACCESSIBLE FITTING ROOM CALCULATIONS:**

- A. TOTAL FITTING ROOMS PROVIDED: 6
- B. ACCESSIBLE FITTING ROOMS REQUIRED 6 X 0.5 = 3
- C. ACCESSIBLE FITTING ROOMS PROVIDED: 1

**PLUMBING FIXTURE CALCULATIONS (IBC 2902.1)**

OCCUPANCY	WATER CLOSETS	URINALS	LAVATORIES	SERVICE SINK
USE	MALE	FEMALE	MALE	FEMALE
MERCHANTILE	58	1:1-500 = 1	0	1:1-750 = 1
ASSEMBLY	175	1:1-75 = 2	1:1-75 = 2	1:1-200 = 1
<b>SUBTOTALS</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>2</b>
<b>REQUIRED TOTALS</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>2</b>
<b>PROVIDED TOTALS</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>2</b>

1. REQUIRED SERVICE SINK HAS BEEN LOCATED WITHIN THE KITCHEN SPACE AND IS ACCESSIBLE TO MERCHANTILE USE AT ALL TIMES.
2. NO DRINKING FOUNTAIN PROVIDED. RESTAURANT SERVES FREE OF CHARGE.



**USE GROUP PLAN LEGEND**

	M - RETAIL
	A-2 - BAR
	A-2 - KITCHEN
	M - STORAGE
	A-2 - PATIO

1 CODE PLAN  
 3/16" = 1'-0"

2 USE GROUP PLAN  
 1/16" = 1'-0"

No.	Description	Date
1	Building Department Comments	02.12.24
2	OWNER COMMENTS	05.07.24

Preliminary Issue: 09.13.23  
 Landlord Review: 10.09.23  
 Bid Issue: 10.09.23  
 Permit Issue: 10.09.23  
 Construction Issue: TBD

**CODE PLAN**

Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

## GENERAL NOTES

THE INTENTION OF THIS SHEET IS TO SHOW THE REQUIREMENTS OF THE 2010 ADA DESIGN STANDARDS. BASED ON PROJECT LOCATION, STATE OR LOCAL ACCESSIBILITY CODES MAY ALSO APPLY TO THE PROJECT. IF THERE IS A DISCREPANCY BETWEEN THE FEDERAL, STATE, OR LOCAL CODE THEN THE STRICTER OF THE CODES SHALL BE ENFORCED IN THAT SITUATION.

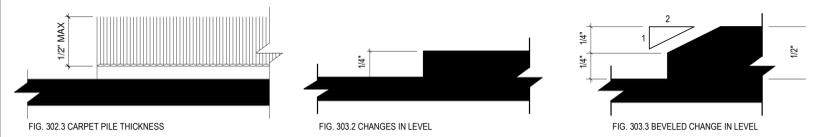
THE COMPLETE FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES CAN BE FOUND AT: <http://www.access-board.gov/ada-aba/final.pdf>

GENERAL NOTES:  
1. IF THE REQUIREMENTS OF THIS SHEET CANNOT BE ACHIEVED FOR ANY REASON THEN THE G.C. SHOULD NOTIFY THE ARCHITECT IMMEDIATELY.

## 302 FLOOR OR GROUND SURFACES AND 303 CHANGES IN LEVEL

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant.  
302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2" max. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.  
302.3 Vertical. Changes in level of 1/4" high max shall be permitted to be vertical.  
303.3 Beveled. Changes in level between 1/4" high min and 1/2" high max shall be beveled with a slope not steeper than 1:2.

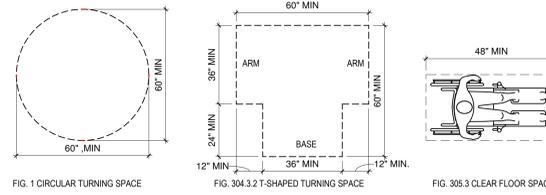
## CARPET PILE THICKNESS & ACCESSIBLE ROUTE



## 304 TURNING SPACE

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.  
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.  
304.3 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306.  
304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min with arms and base 36" wide min. Each arm of the T shall be clear of obstructions 12" min. in each direction and the base shall be clear of obstructions 24" min. in each direction. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or T arm.

## TURNING SPACE AND CLEAR FLOOR SPACE

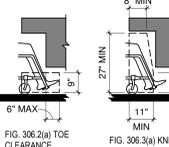


## 305 CLEAR FLOOR OR GROUND SPACE

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.  
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.  
305.3 Size. The clear floor or ground space shall be 30" min by 48" min.  
305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.  
305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

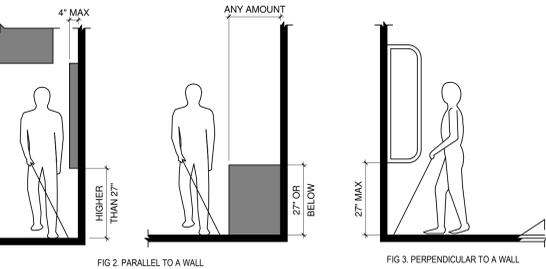
## 306 KNEE AND TOE CLEARANCE

306.2 Toe Clearance.  
306.2.1 General. Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.  
306.2.2 Max Depth. Toe clearance shall extend 25" max under an element.  
306.2.3 min Required Depth. Where toe clearance is required as part of a clear floor space, the toe clearance shall extend 17" min under the element.  
306.2.4 Additional Clearance. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance.  
306.2.5 Width. Toe clearance shall be 30" wide min.  
306.3 Knee Clearance.  
306.3.1 General. Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.  
306.3.2 Max Depth. Knee clearance shall extend 25" max under an element at the finish floor or ground.  
306.3.3 min Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min at 9" above the finish floor or ground, and 6" deep min at 27" above the finish floor or ground.  
306.3.4 Clearance Reduction. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.  
306.3.5 Width. Knee clearance shall be 30" wide min.



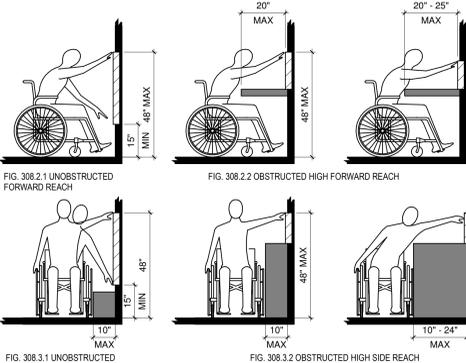
## 307 PROTRUDING OBJECTS

307.2 Protrusion Limits. Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max horizontally into the circulation path.  
307.4 Vertical Clearance. Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max above the finish floor or ground.  
307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.



## 308 REACH RANGES

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48" max and the low forward reach shall be 15" min above the finish floor or ground.  
308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max and the reach depth shall be 25" max.  
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max and the low side reach shall be 15" min above the finish floor or ground.  
308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" min and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 48" max for a reach depth of 24" max.



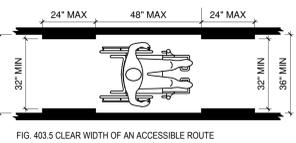
## 309 OPERABLE PARTS

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.  
309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.  
309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.

## 403 WALKING SURFACE

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.  
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.  
403.4 Changes in Level. Changes in level shall comply with 303.  
403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.  
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.  
403.4 Changes in Level. Changes in level shall comply with 303.

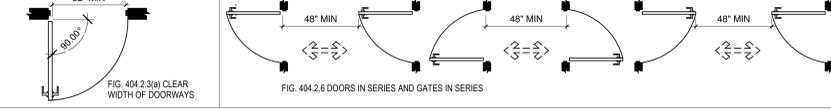
## 403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE



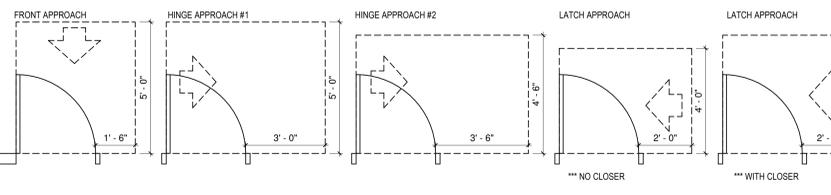
## 404 DOORS

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.  
404.2.3 Clear Width. Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening with lower than 34" above the finish floor or ground. Projections into the clear opening with between 34" and 80" above the finish floor or ground shall not exceed 4".  
404.2.4 Maneuvering Clearances. min maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.  
404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303.  
404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48" min plus the width of doors or gates swinging into the space.  
404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" min and 48" max above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.  
404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds min.  
404.2.8.2 Door/ Gate Opening Force. Fire doors shall have a min opening force allowable by the appropriate administrative authority. The force for pushing or pulling open 12 degrees from the latch shall be as follows:  
Interior hinged doors and gates: 5 pounds max. Sliding or folding doors: 5 pounds max.

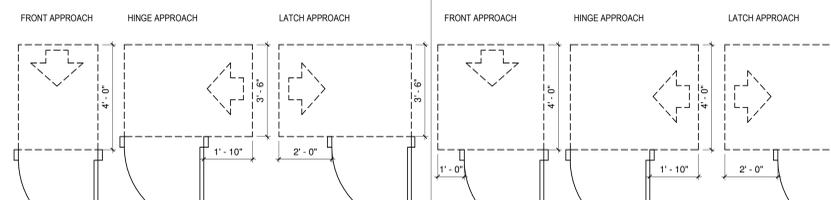
## CLEAR DOOR WIDTH DOORS AND GATES IN SERIES



## 404.2.4 PULL SIDE MANEUVERING CLEARANCES AT DOOR

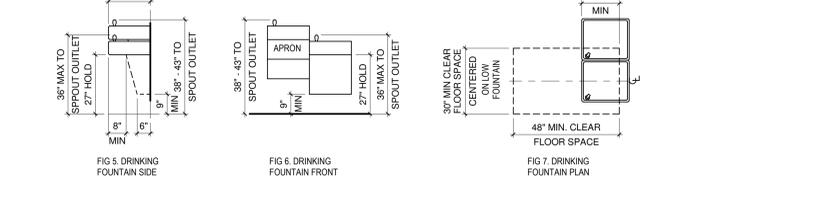


## 404.2.4 PUSH SIDE MANEUVERING CLEARANCES AT DOOR



## 602 DRINKING FOUNTAINS

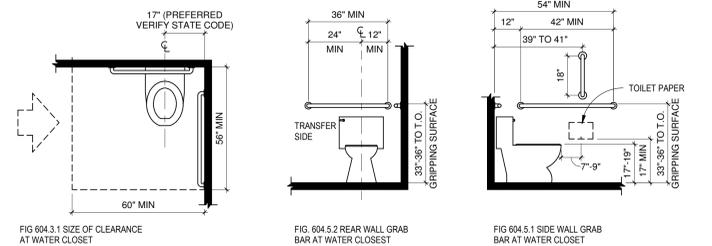
602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.  
602.3 Operable Parts. Operable parts shall comply with 309.  
602.4 Spout Location. The spout shall be located 15" min above the finish floor or ground.  
602.5 Water Flow. The spout shall provide a flow of water 4" high min and shall be located 5" max from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees max. Where spouts are located between 3" and 5" max from the front of the unit, the angle of the water stream shall be 15 degrees max.  
602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38" min and 45" max above the finish floor or ground.



## 604 WATER CLOSETS

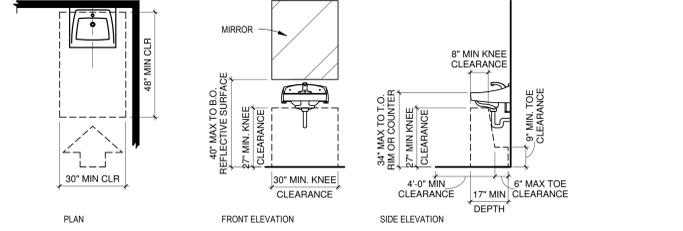
604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" min to 18" max from the side wall. Water closets shall be arranged for a left-hand or right-hand approach.  
604.3.1 Space Clearance around a water closet shall be 60" min measured perpendicular from the side wall and 55" min measured perpendicular from the rear wall.  
604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.  
604.4 Seats. The seat height of a water closet above the finish floor shall be 17" min and 19" max measured to the top of the seat. Seats shall not be sprung to return to a lifted position.  
604.5 Side Wall. The side wall grab bar shall be 42" long min, located 12" max from the rear wall and extending 54" min from the rear wall.  
604.5.2 Rear Wall. The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min on one side and 24" min on the other side.  
604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet.  
604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7" min and 57" max in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min and 48" max above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

## 604 WATER CLOSETS



## 606 LAVATORIES AND MIRRORS

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.  
606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max above the finish floor or ground.  
606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds min.  
606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.  
606.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max above the finish floor or ground.

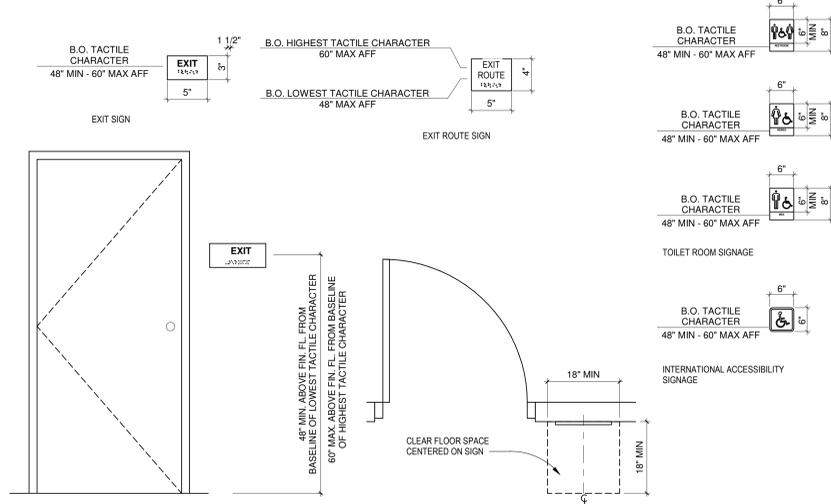


## 609 GRAB BARS

609.2 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/2" min and 2" max.  
609.3 Spacing. The space between the wall and the grab bar and projecting objects below and at the ends shall be 1 1/2" min. The space between the grab bar and projecting objects above shall be 12" min.  
609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 35" min and 38" max above the finish floor measured to the top of the gripping surface.  
609.5 Surface Finishes. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.  
609.6 Fittings. Grab bars shall not rotate within their fittings.  
609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.  
609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

## 703 SIGNS

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.  
703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.  
703.2.1 Depth. Raised characters shall be 1/32" min above their background.  
703.2.2 Case. Characters shall be uppercase.  
703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.  
703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "I" shall be 15 percent max of the height of the uppercase letter "I".  
703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 58" min and 2" max based on the height of the uppercase letter "I".  
703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent max of the height of the character.  
703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8" min and 4 times the raised character stroke width max. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch min and 4 times the raised character stroke width max at the base of the cross sections, and 1/8" min and 4 times the raised character stroke width max at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8" min.  
703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent min and 170 percent max of the raised character height.  
703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.  
703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.  
703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8" min from any other tactile characters and 3/8" min from raised borders and decorative elements.  
703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.  
703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 45" min above the finish floor or ground surface, measured from the baseline of the lowest tactile character.  
703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min by 18" min, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.  
EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.  
703.5 Visual Characters. Visual characters shall comply with 703.5.  
EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.  
703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.  
703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.  
703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.  
703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent min and 110 percent max of the height of the uppercase letter "I".  
703.5.5 Character Height. min character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".  
703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40" min above the finish floor or ground.  
703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent min and 30 percent max of the height of the character.  
703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent min and 35 percent max of character height.  
703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent min and 170 percent max of the character height.  
703.6 Pictograms. Pictograms shall comply with 703.6.  
703.6.1 Pictogram Field. Pictograms shall have a field height of 6" min. Characters and braille shall not be located in the pictogram field.  
703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.  
703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field.  
Text descriptors shall comply with 703.2, 703.3 and 703.4.  
703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.  
703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.



**ROBERT F. VANNEY ARCHITECT**  
551 EAST FIFTH STREET SUITE 750  
SAINT PAUL, MINNESOTA 55101  
651.222.4642 FAX: 651.222.3034

*Tommy Bahama*  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6502 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240

Date	Description
	Preliminary Issue: 09.13.23
	Landlord Review: 10.09.23
	Bid Issue: 10.09.23
	Permit Issue: 10.09.23
	Construction Issue: TBD
ACCESSIBILITY DETAILS	
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

**DEMOLITION PLAN NOTES**

- DO NOT REMOVE EXISTING STRUCTURAL MEMBERS OR FIREPROOFING. MAINTAIN, PATCH AND REPAIR EXISTING FIRE RATING AT STRUCTURAL MEMBERS AS REQUIRED.
- EXISTING DEMISING WALL CONSTRUCTION (V.I.F.)
- ANY ABANDONED EXISTING EQUIPMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY. THIS INCLUDES EQUIPMENT, CONTROLS, CONDUIT, PIPING, ETC. PATCH AND REPAIR AS REQUIRED.
- PROTECT AND MAINTAIN ACCESS TO LANDLORDS HVAC, ELECTRICAL AND PLUMBING SYSTEMS, INCLUDING CLEAN-OUTS, VALVES, DAMPERS, JUNCTION BOXES, SMOKE DETECTORS, ETC.
- G.C. SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR CONFLICTS BETWEEN THE FIELD CONDITIONS AND THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS.
- ALL REUSED MATERIAL AND EQUIPMENT MUST BE REFURBISHED TO "LIKE NEW" CONDITION.
- COVER RETURN AIR OPENINGS BEFORE AND DURING CONSTRUCTION IF APPLICABLE.
- TENANT CONTRACTOR TO BE RESPONSIBLE FOR THE REMOVAL, RELOCATING, AND REPLACEMENT OF ALL LIGHT FIXTURES, EMERGENCY LIGHTING AS NOTED. ALL ELECTRICAL WIRING AND CONDUIT NOT BEING REUSED OR RELOCATED SHALL BE REMOVED BACK TO NEAREST JUNCTION BOX AND TERMINATED IN A SAFE MANNER CONSISTENT WITH THE REQUIREMENTS OF THE 2017 N.E.C.

**DEMOLITION PLAN KEY NOTES**

- LEASE LINE, (V.I.F.)
- EXISTING STRUCTURAL COLUMN TO REMAIN, TYP. - CLEAN AND PREP FOR NEW FINISHES IF APPLICABLE. MAINTAIN FIRE RATING AS REQUIRED.
- AREA OF SLAB LEAVE-OUT IN THIS AREA FOR INSTALLATION OF NEW PLUMBING, ELECTRICAL, UTILITIES, ETC. AS REQUIRED FOR RESTAURANT EQUIPMENT AND BAR EQUIPMENT. T.G.C. TO PROVIDE NEW CONCRETE SLAB TO MATCH EXISTING, READY TO RECEIVE TENANT'S NEW FLOOR FINISHES. SEE STRUCTURAL & PLUMBING LAYOUT FOR MORE INFORMATION.
- EXISTING STOREFRONT DOOR TO REMAIN. - CLEAN TO "LIKE NEW" CONDITION, PROTECT DURING CONSTRUCTION.
- EXISTING DOOR TO REMAIN. - PREPARE FOR NEW FINISHES
- EXISTING EXTERIOR CONSTRUCTION AND FINISH TO REMAIN. PROTECT FINISHES DURING CONSTRUCTION. PATCH AND REPAIR AS NEEDED.
- EXISTING GLAZING SYSTEM TO REMAIN. - CLEAN TO "LIKE NEW" CONDITION, PROTECT DURING CONSTRUCTION.
- EXISTING SIDEWALK TO REMAIN, (BY LANDLORD)
- T.G.C. TO REMOVE EXISTING CONCRETE FLOOR SLAB IN THIS AREA FOR INSTALLATION OF NEW PLUMBING, ELECTRICAL, UTILITIES, ETC. AS REQUIRED FOR RESTAURANT EQUIP. T.G.C. TO PROVIDE NEW CONCRETE SLAB TO MATCH EXISTING, READY TO RECEIVE TENANT'S NEW FLOOR FINISHES - SEE STRUCTURAL & PLUMBING LAYOUT FOR MORE INFORMATION.
- EXISTING CONCRETE SLAB TO REMAIN UNLESS NOTED OTHERWISE. VERIFY EXTENTS AND REMOVE AS NECESSARY FOR INSTALLATION OF NEW PLUMBING, ELECTRICAL, UTILITIES, ETC AS REQUIRED FOR NEW FIXTURES OR EQUIPMENT. SEE STRUCTURAL AND PLUMBING FOR MORE INFORMATION.
- AREA OF SLAB LEAVE-OUT IN THIS AREA FOR NEW PATIO AND SHADE STRUCTURE. T.G.C. SHALL PREPARE AREA TO RECEIVE NEW PATIO CONCRETE SLAB AND PAVERS. -SEE STRUCTURAL AND MEP FOR MORE INFORMATION. VERIFY EXTENTS OF SLAB LEAVE-OUT IN FIELD. T.G.C. TO REMOVE PORTIONS OF EXISTING LANDLORD SIDEWALK AS REQUIRED TO RUN WATER DRAINAGE TO STORM PIPES, RECESSED TRACK FOR FOLDING DOORS, TRENCH DRAINS, ETC. PATCH & REPAIR AFTER TO MATCH. GRIND EXISTING EXTERIOR CONCRETE AS NECESSARY TO RECEIVE PATIO PAVERS TO MAKE FLUSH TRANSITIONS AT STOREFRONT.
- EXISTING DOOR TO BE REMOVED. PREPARE FOR NEW DOOR.

**DEMOLITION PLAN LEGEND**

- EXISTING CONCRETE SLAB TO REMAIN - (8)(10)
- REMOVE EXISTING CONCRETE SLAB - (9)
- AREA OF CONCRETE SLAB LEAVE-OUT - SEE STRUCTURAL - (3)(11)
- EXISTING WALL CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED

*Tommy Bahama*  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240

Date	12.01.23
------	----------

Description	12.01.23
Clarifications	

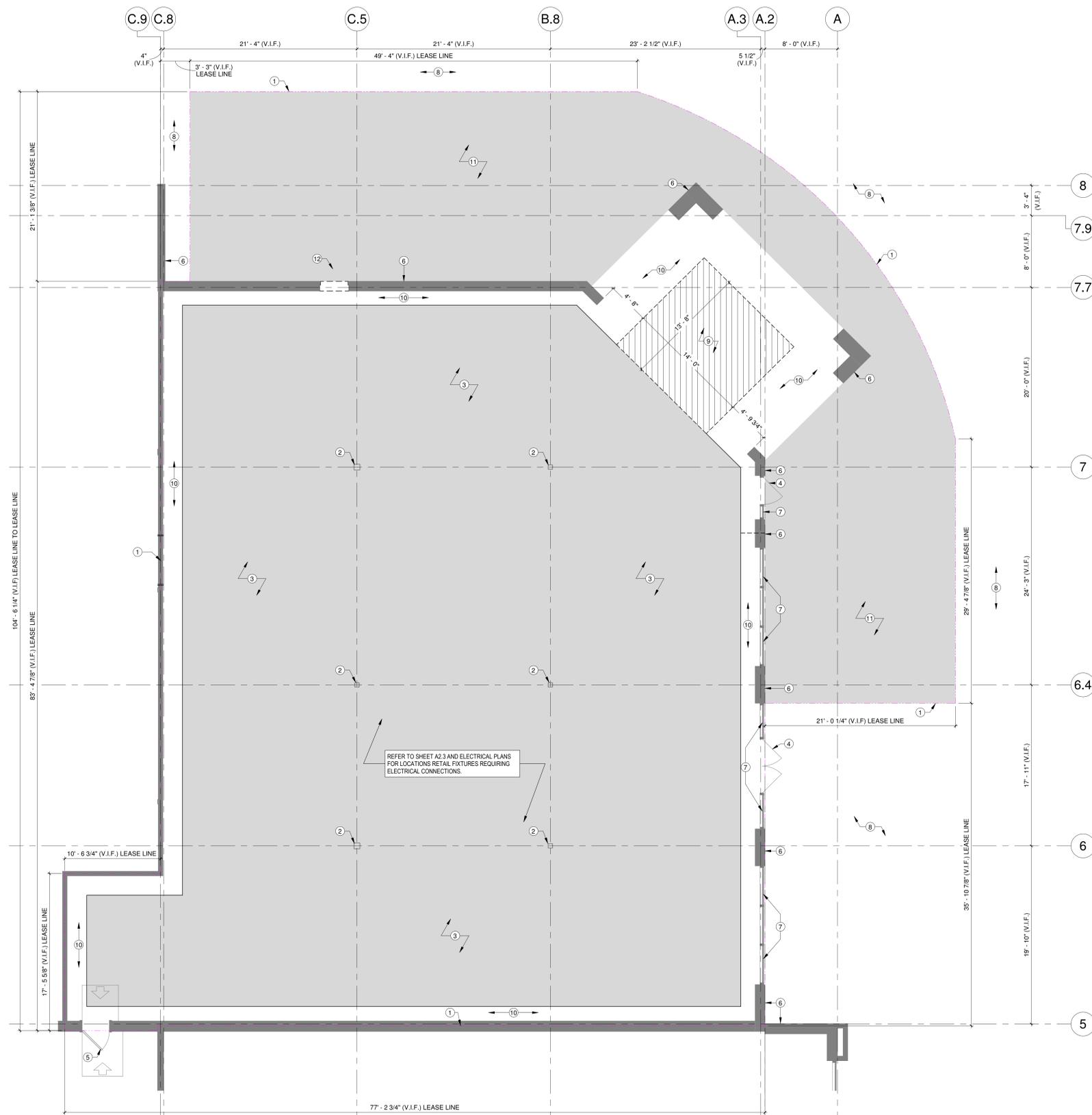
No.	1	Date	Description
Preliminary Issue:	09.13.23		
Landlord Review:	10.09.23		
Bid Issue:	10.09.23		
Permit Issue:	10.09.23		
Construction Issue:	TBD		

**DEMOLITION PLAN**

Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

A1.1

5/8/2024 10:05:21 AM



3 DEMOLITION PLAN  
3/16" = 1'-0"

**GENERAL DOOR & HARDWARE NOTES**

- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM EGRESS SIDE - EXISTING TO REMAIN
- PROVIDE LEVER TYPE HANDLES THAT DO NOT REQUIRE GRASPING ABILITY - EXISTING TO REMAIN AS IS.
- ALL NEW DOOR HARDWARE TO COMPLY WITH ACCESSIBILITY GUIDELINES OF JURISDICTIONS HAVING AUTHORITY AND ADA.
- PAINTED FRAMES ARE TO MATCH PAINT COLOR OF ADJACENT PARTITION, SEMI- GLOSS FINISH, U.N.O.
- VERIFY SPECIFIC HARDWARE MODEL NUMBERS WITH ACTUAL OPERATION REQUIREMENTS PRIOR TO INSTALLATION.
- SEE DOOR SCHEDULE ON SHEET A7.1.

**GENERAL NOTES**

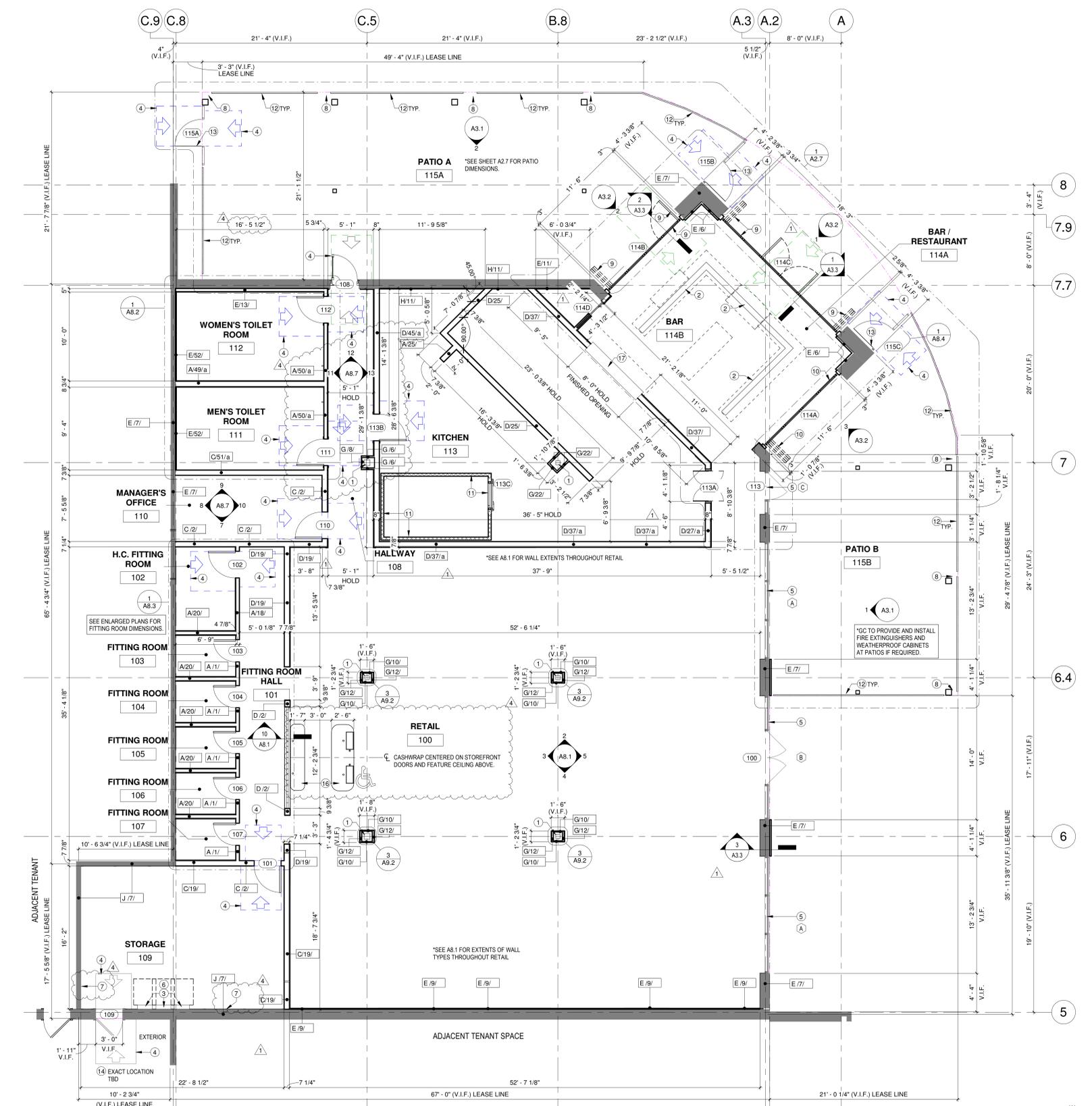
- ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR CLARIFICATION IF NEEDED.
- CONSTRUCTION OF DEMISING WALLS AND FULL HEIGHT WALLS SHALL COMPLY WITH LANDLORD REQUIREMENTS. NEW DEMISING WALL GYP. BD. BY G.C.
- PROVIDE FIELD DIMENSIONS OF EXISTING INTERIOR WALLS PRIOR TO COMMENCING INTERIOR FRAMING.

**FLOOR PLAN KEYNOTES**

- EXISTING COLUMN TO BE WRAPPED AS INDICATED
- LOCATION OF BAR DIE WALL BY TENANT VENDOR (END DETAIL) - SEE SHEET A8.4 FOR MORE INFO
- ALL PROTRUDING OBJECTS SHALL COMPLY TO SHEET A0.4 (TYP.)
- ALL DOOR CLEAR FLOOR SPACES SHALL COMPLY TO "MANEUVERING CLEARANCES AT DOOR" AS INDICATED ON SHEET A.04
- EXISTING STOREFRONT GLAZING / DOOR SYSTEM TO REMAIN.
- ELECTRICAL PANELS - SEE ELECT DRAWINGS & 2/A2.6
- LOCATION OF PHONE BOARDS & DATA RACK ABOVE - SEE 2/A2.6
- NEW STRUCTURAL COLUMNS FOR SHADE STRUCTURE - SEE SEPARATE SHADE STRUCTURE DRAWINGS FOR EXACT SIZE & LOCATIONS. SUPPLIED & INSTALLED BY OTHERS.
- NEW FOLDING DOOR SYSTEM WITH HINGED SWING DOOR. SEE DOOR SCHEDULE ON SHEET A7.1 FOR MORE INFORMATION.
- NEW FOLDING DOOR SYSTEM. SEE DOOR SCHEDULE ON SHEET A7.1 FOR MORE INFORMATION.
- WALK IN FREEZER/COOLER UNIT - REFER TO FOOD SERVICE DRAWINGS.
- PATIO RAILING - SEE SHEET A2.7
- 3'-0" RAIL GATE - SEE SHEET A2.7
- EXTERIOR FLUSH MOUNT RECESSED FILL BOX FOR CO2 TO BE SUPPLIED AND INSTALLED BY TS VENDOR. INSTALLED OUTSIDE REAR EXTERIOR BUILDING DOOR. EXACT LOCATION TO BE DETERMINED IN FIELD AND COORDINATED WITH LANDLORD.
- EXISTING DOWNSPOUT TO REMAIN.
- LOCATION OF CASHWRAP FIXTURES. COORDINATE ACCESS FOR POWER AND DATA LINES UP FROM FLOOR BELOW INTO FIXTURE WITH RETAIL VENDOR SHOP DRAWINGS - SEE A2.3 FOR MORE INFORMATION AND ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.
- OPENING IN WALL FOR KITCHEN PASS THROUGH - SEE A8.4 & A8.4A FOR MORE INFORMATION.

**PLAN LEGEND**

- INDICATES EXISTING WALL. CONST. AT LEASE SPACE
- INDICATES NEW WALL CONST. WITHIN LEASE SPACE
- INDICATES WALK IN COOLER / FREEZER WALK - SEE SHEET FS-1.2
- PARTITION TYPE - SEE SHEET 9.1
- DOOR TAG - SEE DOOR SCHEDULE ON SHEET A7.1
- WINDOW TAG - SEE WINDOW SCHEDULE ON SHEET A7.1



**1 FLOOR PLAN**  
 3/16" = 1'-0"

*Tommy Bahama*  
 LAKEWOOD RANCH  
 CENTER POINT AT WATERSIDE  
 6562 UNIVERSITY PARKWAY UNIT 110  
 SARASOTA, FL 34240

No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

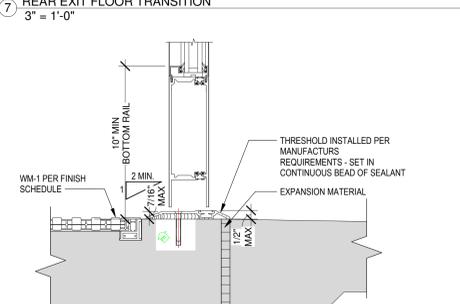
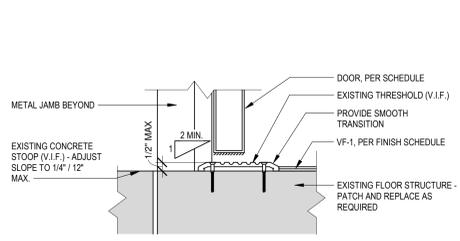
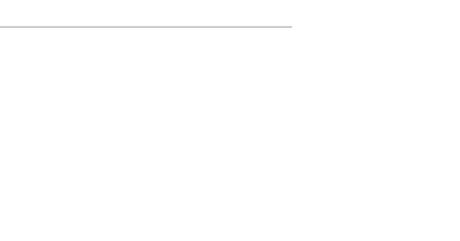
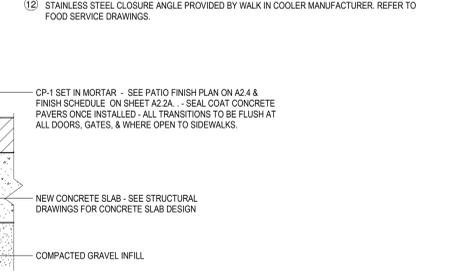
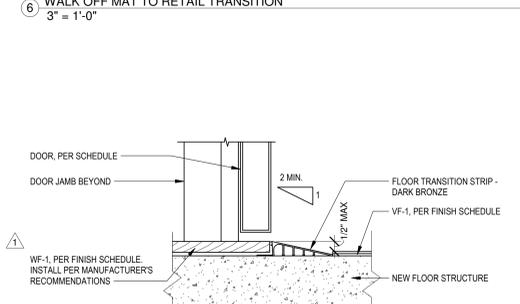
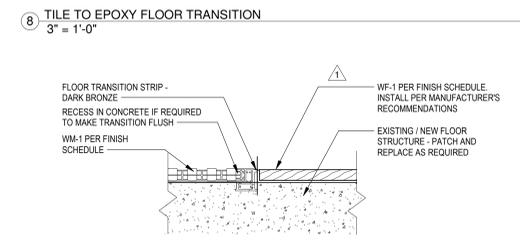
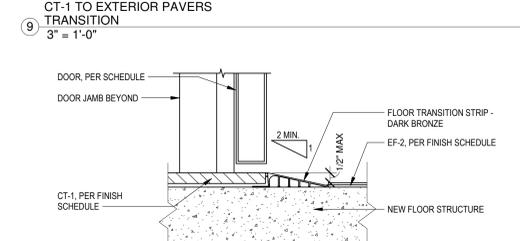
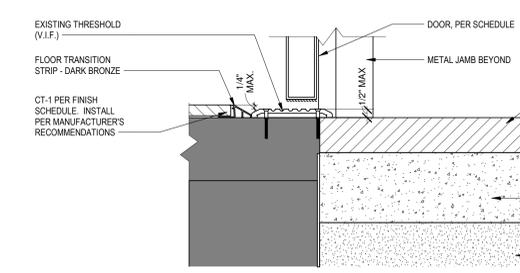
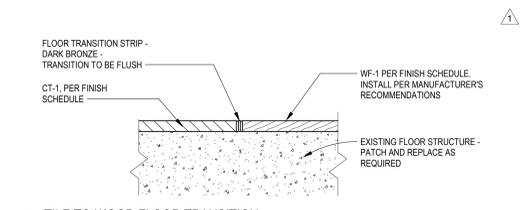
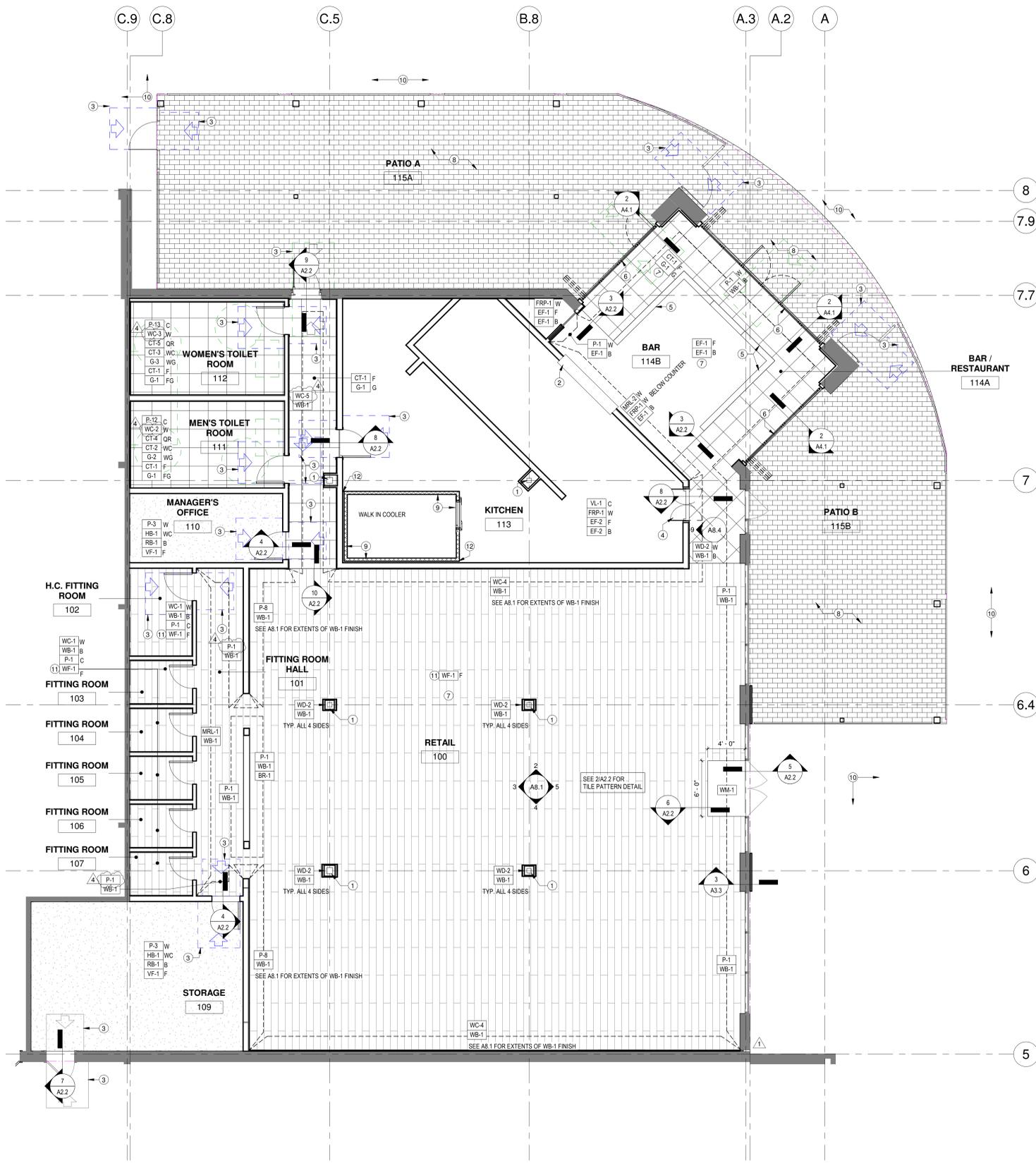
FLOOR PLAN	
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

**FINISH PLAN NOTES**

1. WALLS AND CEILING THAT RECEIVE A PAINT FINISH TO HAVE A LEVEL 4 FINISH.
2. WALLS THAT RECEIVE WALL COVERING & MURALS TO HAVE A LEVEL 5 FINISH.
3. WALLS THAT RECEIVE A MURAL TO HAVE A LEVEL 5 FINISH. SEE FINISH SCHEDULE FOR ADDITIONAL REQUIREMENTS FOR MURALS.
4. SEE SHEET A2.4 FOR CEILING FINISHES.
5. SEE SHEETS A8.1 - A8.7 FOR ADDITIONAL INFORMATION REGARDING WALL FINISHES.
6. LL TRANSITIONS BETWEEN FLOORING MATERIALS AT DOORWAYS SHALL BE CENTERED ON DOOR SO AS TO HIDE THE CHANGE OF MATERIALS, COLORS, TEXTURES, ETC. UNLESS NOTED OTHERWISE.

**FINISH PLAN KEYNOTES**

- 1 EXISTING STRUCTURAL COLUMN TO REMAIN. G.C. TO PROVIDE AND INSTALL FIREPROOFING IF NOT EXISTING. PATCH AND MATCH EXISTING.
- 2 KITCHEN PASS THROUGH OPENING - SEE SHEET A8.4 FOR MORE INFORMATION.
- 3 ALL DOOR CLEAR FLOOR SPACE SHALL COMPLY TO "MANEUVERING CLEARANCES AT DOOR" AS INDICATED ON SHEET A0.4
- 4 DOUBLE ACTING SERVER STATION DOOR - SEE DOOR SCHEDULE FOR MORE INFORMATION.
- 5 LOCATION OF BAR WALL BASE - VENDOR TO PROVIDE AND INSTALL.
- 6 RECESSED FOLDING DOOR TRACK - SEE DOOR SCHEDULE FOR MORE INFORMATION.
- 7 SEE SHEET A2.4 FOR CEILING FINISHES IN RETAIL AND BAR AREAS
- 8 NEW PAVER PATIO BY T.G.C. - SEE STRUCTURAL AND MEP FOR MORE INFORMATION. T.G.C. TO VERIFY CONTROL JOINTS W/ TENANTS CONSTRUCTION PM AND STRUCTURAL ENGINEER. PATCH & MATCH EXISTING SIDEWALK IF DAMAGED. VERIFY EXTENTS OF EXISTING LANDLORD PROVIDED CONCRETE. GRIND EXISTING EXTERIOR CONCRETE AS NECESSARY TO RECEIVE PATIO PAVERS TO MAKE FLUSH TRANSITIONS AT STOREFRONT.
- 9 EF-2 FINISH FLOOR TO BE INSTALLED WALL TO WALL IN KITCHEN PRIOR TO INSTALLATION OF WALK IN COOLER. COOLER TO BE INSTALLED ON TOP OF EPOXY FINISH FLOOR.
- 10 EXISTING SIDEWALK TO REMAIN. VERIFY EXTENT IN FIELD. T.G.C. TO PROTECT DURING T.I. CONSTRUCTION.
- 11 G.C. TO APPLY CONCRETE SEALER AND MOISTURE BARRIER PRIOR TO WOOD FLOORING INSTALL. PER MANUFACTURERS RECOMMENDATIONS.
- 12 STAINLESS STEEL CLOSURE ANGLE PROVIDED BY WALK IN COOLER MANUFACTURER. REFER TO FOOD SERVICE DRAWINGS.



1 FINISH PLAN  
 3/16" = 1'-0"



No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

FINISH PLAN	
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

FINISH LEGEND					
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION/STYLE #	NOTES
BR-1	BRICK VENEER	STOREFRONT EXTERIOR	BELDEN BRICK - THIN BRICK	SIZE: 3-5/8" X 5/8" X 7-5/8", COLORWAY: 8530	USE G-1 GROUT, 1/8" GROUT JOINT LATICRETE PERMACOLOR 56 DESERT KHAKI
BR-2	BREEZE BLOCK	SALES FLOOR WALL	CEMENT TILE SHOP (WWW.CEMENTTILESHOP.COM)	STYLE: #BB07-01, COLOR: WHITE	7.5"L X 7.5"W X 2.56"D - OR APPROVED EQUAL
CP-1	CONCRETE PAVERS	OUTDOOR PATIO	BELGARD	OCEANSIDE: 16" X 16" X 2 3/8"	COLOR: CREAM
CT-1	PORCELAIN TILE	FLOOR - BAR, TOILET ROOMS, HALLS	EURO WEST DECORATIVE SURFACES	TEKNOSTONE - TAUPE 24" x 24"	
CT-2	CERAMIC TILE	TOILET ROOM WALL - MEN'S	UNITED TILE	SETTECENTO NEW YORKER SMOKE, 3" X 12" TILE	USE G-2 91 SLATE GREY GROUT - 8 WEEK LEAD
CT-3	CERAMIC TILE	TOILET ROOM WALL - WOMEN'S	UNITED TILE	SETTECENTO NEW YORKER BRIGHT WHITE, 3" X 12" TILE	USE G-3 88 SILVER SHADOW GROUT - 8 WEEK LEAD
CT-4	CERAMIC TILE	TOILET ROOM TRIM - MEN'S	UNITED TILE	SETTECENTO NEW YORKER SMOKE, 1/2" X 12" QUARTER ROUND	USE G-2 91 SLATE GREY GROUT - 8 WEEK LEAD
CT-5	CERAMIC TILE	TOILET ROOM TRIM - WOMEN'S	UNITED TILE	SETTECENTO NEW YORKER BRIGHT WHITE, 1/2" X 12" QUARTER ROUND	USE G-3 88 SILVER SHADOW GROUT - 8 WEEK LEAD
GT-7	CERAMIC TILE	MALL GONGOURSE		MATCH EXISTING ADJACENT (V.I.F.)	MATCH EXISTING ADJACENT MALL TILE - CONTACT MALL FACILITIES DIRECTOR FOR TILE SPECIFICATIONS.
EF-1	EPOXY FLOORING	BAR	SHERWIN WILLIAMS GENERAL POLYMERS	FASTOP SL23, 24/40 MESH BROADCAST TOPCOAT T100 COLOR: DARK GRAY	NON-SLIP FLOOR GRADED TO DRAINS. INSTALL PER MFG'S SPECIFICATIONS. EPOXY IN BAR TO BE INSTALLED AFTER BAR DIE WALL INSTALLATION.
EF-2	EPOXY FLOORING	KITCHEN	SHERWIN WILLIAMS GENERAL POLYMERS	FASTOP SL23, 24/40 MESH BROADCAST TOPCOAT T100 COLOR: RED	NON-SLIP FLOOR GRADED TO DRAINS. INSTALL PER MFG'S SPECIFICATIONS. EPOXY IN KITCHEN TO BE INSTALLED PRIOR TO WALK IN COOLER.
EIFS-1	EIFS	STOREFRONT		MATCH P-11 FINISH	
EIFS-2	EIFS	FIREPLACE		MATCH P-11 FINISH	
FRP-1	PLASTIC WALL PANEL	KITCHEN, BAR, STORAGE, DIE WALL	MARLITE	4X8 SHEETS COLOR: WHITE	FLOOR TO CEILING APPLICATION. ALIGN JOINTS VERTICALLY. PROVIDE Z FLASHING AT BASE
G-1	GROUT	FLOOR - BAR, TOILET ROOMS, HALL	LATTICRETE PERMACOLOR GROUT	35- MOCHA	1/8" GROUT JOINT AT BASE CONDITION
G-2	GROUT	MEN'S TOILET ROOM WALLS, BASE, AND TRIM	LATTICRETE PERMACOLOR GROUT	91 - SLATE GREY	1/8" GROUT JOINT
G-3	GROUT	BAR FACIA DIE WALL, WOMEN'S TOILET ROOM WALLS, BASE, AND TRIM	LATTICRETE PERMACOLOR GROUT	88 - SILVER SHADOW	1/8" GROUT JOINT
HB-1	TEMPERED HARDBOARD	STORAGE, MANAGER'S OFFICE	TBD		4' x 8' x 1/4" MASONITE - DO NOT PAINT
HB-2	HEMLOCK WOOD	STOREFRONT			PAINT BENJAMIN MOORE SW-7010 "WHITE DUCK"
HB-3	HEMLOCK WOOD	STOREFRONT			PAINT BENJAMIN MOORE SW-7010 "WHITE DUCK"
MB-1	METAL BASE	STOREFRONT	STYLMARK	3/4" X 4" #412272 COLOR: 21BRZ90154	
MRL-1	MURAL WALL COVERING	FITTING ROOM HALLWAY	TBD	TBD	CUSTOM WALL COVERING PURCHASED BY TB, INSTALLED BY GC
MRL-2	MURAL WALL COVERING	BAR WALL BEHIND SHELVES	TBD	TBD	CUSTOM WALL COVERING PURCHASED BY TB, INSTALLED BY GC
MTL-1	BRASS METAL	EXTERIOR AND INTERIOR	TBD	TBD	
MTL-2	METAL, SHOP FINISHED	STOREFRONT			POWDER COAT TO MATCH P-1
MTL-3	STAINLESS STEEL	KITCHEN			FRY REGLET @ TOP OF STAINLESS STEEL
MTL-4	STEEL	EXTERIOR RAILING AND POST	DARK BRONZE	POWDER COAT	G.C. SUPPLIED AND INSTALLED - SEE A9-3-
P-1	PAINT	INTERIOR WALLS AND GWB CEILING	BENJAMIN MOORE	OC-17 "WHITE DOVE"	EGGSHELL ON WALLS, SEMI-GLOSS ON DOOR FRAMES AND DOORS, SEMI-GLOSS ON STEEL STRUC. ELEMENTS, FLAT ON CEILINGS
P-3	PAINT	NON-SALES AND TRIM, INCLUDING CORRIDORS	SCUFFMASTER SCRUBTROUGH PAINT - CUSTOM ORDER	GOH 33074531 (MG 303) ORDER - SCUFFMASTERORDERS@WOLFGORDON.COM	EGGSHELL ON WALLS, DOOR FRAMES AND DOORS, SEMI-GLOSS ON STEEL STRUC. ELEMENTS, FLAT ON CEILINGS
P-4	PAINT	CHANNEL REVEALS	BENJAMIN MOORE	2131-10 "BLACK SATIN"	EGGSHELL ON WALLS, SEMI-GLOSS ON DOOR FRAMES AND DOORS, SEMI-GLOSS ON STEEL STRUC. ELEMENTS, FLAT ON CEILINGS
P-5	PAINT	MEN'S TOILET ROOM WALLS	SHERWIN WILLIAMS	SW7608 ADRIFT	EGGSHELL ON WALLS, SEMI-GLOSS ON DOOR FRAMES AND DOORS, FLAT ON CEILINGS
P-6	PAINT	WOMEN'S TOILET ROOM WALLS	SHERWIN WILLIAMS	SW7741 WILLOW TREE	EGGSHELL ON WALLS, SEMI-GLOSS ON DOOR FRAMES AND DOORS, FLAT ON CEILINGS
P-7	PAINT	FITTING ROOM HALLWAY	TBD	AQUA PAINT 1 - TBD	EGGSHELL ON WALLS, SEMI-GLOSS ON DOOR FRAMES AND DOORS, FLAT ON CEILINGS
P-8	PAINT	RETAIL, HALL	TBD	AQUA PAINT 2 - TBD	EGGSHELL ON WALLS, SEMI-GLOSS ON DOOR FRAMES AND DOORS, FLAT ON CEILINGS
P-11	PAINT	EXTERIOR FACADE - EIFS BOARD AND BATTEN	SHERWIN WILLIAMS	SW7010 WHITE DUCK	EGGSHELL ON WALLS, SEMI-GLOSS ON DOOR FRAMES AND DOORS, FLAT ON CEILINGS
P-12	PAINT	MEN'S TOILET ROOM CEILING	SHERWIN WILLIAMS	SW7601 DOCKSIDE BLUE	EGGSHELL SHEEN
P-13	PAINT	WOMEN'S TOILET ROOM CEILING	SHERWIN WILLIAMS	SW7747 RECYCLED GLASS	EGGSHELL SHEEN
RB-1	RUBBER BASE	STORAGE, MANAGER'S OFFICE	ARMSTRONG	COLOR INTEGRATED COVE BASE: R41SG SMOKEY GRAY - 4"	STOCKROOM AREA FLOOR BASE
SSF-1	SOLID SURFACE	BAR COUNTERTOP AND SERVER STATION	CAMBRIA LUXURY SERIES SOLID SURFACE	ANNIKA	BY ENDETAIL
SSF-2	SOLID SURFACE	TABLE TOPS, EXTERIOR TABLE TOPS, TOILET ROOM COUNTERTOP	CORIAN SOLID SURFACE	VERANO WHITE	RESTROOM COUNTERTOPS BY G.C.
SSF-3	SOLID SURFACE	EMPLOYEE SIDE OF BAR COUNTER, ISLAND	CORIAN PRIVATE SELECTION	VERANO WHITE	BACK BAR COUNTERTOP BY G.C.
ST-1	STONE VENEER GLASSING	EXTERIOR RETAIL ENTRY	GORONADO	AEGEAN CORAL: 16"H X 24"L X 1"	COLOR: WHITE SANDS
T-1	TILE	BAR KNEE WALL	CUSTOM CREATIONS MFTD BY QUARRY TILE CO.	PATTERN - 1255 COLOR: QH-63 PEARL WHITE 8" X 8" TILE	USE G-3 GROUT - BY ENDETAIL
VF-1	VINYL SHEET FLOORING	STORAGE, MANAGER'S OFFICE	FORBO, SMARAGO CLASSIC WITH COVE FORMER	61042 MIST	STOCKROOM
VL-1	VINYL LAY-IN CEILING	KITCHEN	ARMSTRONG	KITCHEN ZONE #673 WASHABLE CLG, TILE COLOR: WHITE SIZE: 2' X 4'	USE WITH PRELUDE XL 15/16" EXPOSED TEE
WB-1	WOOD BASE	FITTING ROOMS AND RETAIL AREA AS INDICATED, HALLS, BAR	MILLWORKER	3" WOOD BASE PAINTED PT-3	G.C. SUPPLIED AND INSTALLED
WB-2	WOOD BASE	RETAIL AS INDICATED	MILLWORKER	POPLAR - STAINED TEAK	G.C. SUPPLIED AND INSTALLED
WC-1	WALL COVERING	FITTING ROOM INTERIOR WALLS	WOLF GORDON	VYCON OASIS, GOH 31707991, BASIC LINEN Y449120A	BACKED OSNABURG; MATCH REVERSE, RANDOM - 8 WEEK LEAD
WC-2	WALL COVERING	MEN'S TOILET ROOM WALLS			PURCHASED BY TB, INSTALLED BY GC
WC-3	WALL COVERING	WOMEN'S TOILET ROOM WALLS			PURCHASED BY TB, INSTALLED BY GC
WC-4	WALL COVERING	RETAIL WALLS			PURCHASED BY TB, INSTALLED BY GC
WC-5	WALL COVERING	HALLWAY WALLS	WOLF GORDON	RAMPART SPARTA, SRP 5034, CHALK	
WD-1	WOOD FF&E	TRELLIS	ENDETAIL		TB VENDOR SUPPLIED AND INSTALLED
WD-2	WOOD PANELING: V-GROOVE	BAR & HALL WALLS AS INDICATED	MILLWORKER	PAINT P-1 IN SALES AND BAR, PAINT P-3 IN HALL	5" PAINTED ENGINEERED PLANK, RANDOM LENGTHS MIN. OF 50% TO BE MIN. 6' LONG, MIN. LENGTH OF ANY PIECE TO BE 2'-0". TONGUE AND GROOVE EDGE 1/4" X 1/4". G.C. SUPPLIED & INSTALLED
WD-3	WOOD PLANK FF&E	RETAIL WALL AS INDICATED	MILLWORKER	POPLAR - STAINED TEAK	G.C. SUPPLIED AND INSTALLED
WD-4	PLANTATION WOOD DECKING	PATIO RAILING	ADVANTAGE LUMBER	1X4 & 1X6 TEAK WOOD DECKING	SEE A9.4 FOR INSTALLATION INFORMATION
WF-1	WOOD FLOORING	FLOOR - RETAIL, FITTING ROOMS, FITTING ROOM HALL	KAHRS	OAK STURE 187mm x 2420mm (15mm THICK) ARTICLE #151N7BEKFMK240	G.C. TO APPLY CONCRETE SEALER AND MOINSURE BARRIER PRIOR TO WOOD FLOORING INSTALL PER MANUFACTURERS RECOMMENDATIONS
WM-1	WALK-OFF MAT	ENTRY - RETAIL	PERFECT MAT	ALUMINUM HINGE MAT - TREAD #546, COLOR - ESPRESSO, GRATE COLOR - DARK BRONZE	SEE 1/A2.2 FOR SIZE

ROBERT F. VANNEY ARCHITECT

55 EAST FIFTH STREET  
SUITE 700  
SAINT PAUL, MINNESOTA 55101  
651.222.4642 FAX: 651.222.3034

Tommy Bahama  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240

No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

Preliminary Issue: 09.13.23  
Landlord Review: 10.09.23  
Bid Issue: 10.09.23  
Permit Issue: 10.09.23  
Construction Issue: TBD

FINISH SCHEDULE

Comm. Number: 00-2192  
Date: 05.06.24  
Drawn By: Author  
Checked By: Checker

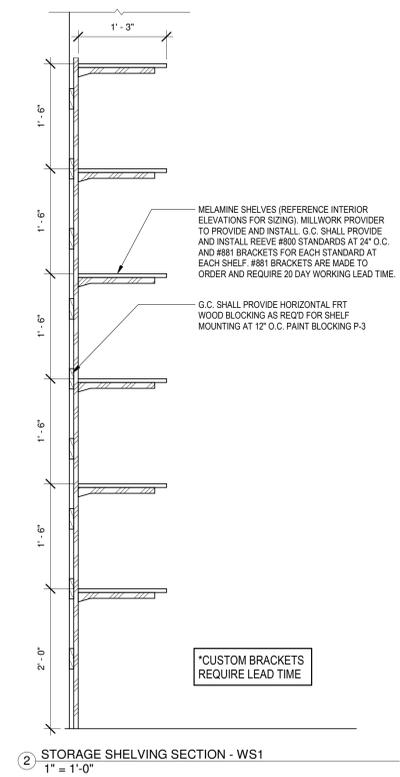
A2.2A

Date	Description
12.01.23	OWNER COMMENTS
05.07.24	

No.	Description	Date
1	Preliminary Issue:	09.13.23
4	Landlord Review:	10.09.23
	Bid Issue:	10.09.23
	Permit Issue:	10.09.23
	Construction Issue:	TBD

**LEGEND - STORAGE & MANAGER'S OFFICE**

- MD-1 MANAGER'S DESK - PROVIDED & INSTALLED BY G.C.
- CT-1 STOCK COORDINATOR'S TABLE - FOIO (W 60" X D 30" X H 36")
- MW-1 MICROWAVE
- MF-1 MINI FRIDGE
- SF-1 SAFE (UNDER DESK)
- FILE-1 FILING CABINET (UNDER DESK)
- CHAIR-1 CHAIR
- TC-1 TIME CLOCK
- L-1 LOCKERS
- PS-1 PAPER SHREDDER (UNDER DESK)
- PMS-1 PIPP MOBILE SHELVES
- PSS-2 PIPP STATIONARY SHELVES
- PSS-3 PIPP CAGELOCK STATIONARY SHELVES
- WS-1 MELAMINE SHELVES
- HB-1 HANGBARS



**FIXTURE PLAN NOTES**

1. THE CLEAR WIDTH OF A NON-ACCESSIBLE AISLE SHALL BE 36" MINIMUM ON NOT LESS THAN ONE SIDE OF EACH FIXTURE WITHIN THE MERCHANDISE PAD AND SHALL PROVIDE AN AISLE TO AN ACCESSIBLE PATH OF EGRESS OF 36" MINIMUM WIDTH.
2. INSTALL OWNER PROVIDED (FOIO) PERIMETER WALL & CEILING MOUNTED FIXTURES (OUTRIGGERS) AT TYPICAL PERIMETER WALL PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. PROVIDE ADEQUATE BLOCKING IN WALL AND CEILING AS REQUIRED.
3. SEE SHEET A8.1-A8.7 FOR ADDITIONAL INFORMATION REGARDING WALL FINISHES.

**FIXTURE PLAN KEYNOTES**

- 1 EXISTING STRUCTURAL COLUMN TO REMAIN - G.C. TO PROVIDE & INSTALL FIREPROOFING IF NOT EXISTING. PATCH & MATCH EXISTING.
- 2 SEE ELECTRICAL DRAWINGS FOR TRENCHING REQUIRED FOR CASHWRAP ELECTRICAL CONNECTION.
- 3 ALL DOOR CLEAR FLOOR SPACES SHALL COMPLY TO "MANEUVERING CLEARANCES AT DOOR" AS INDICATED ON SHEET A0.4
- 4 EXISTING H.M. STEEL SERVICE DOOR - SEE DOOR SCHEDULE ON SHEET A7.1 FOR MORE INFORMATION
- 5 DOUBLE ACTING SERVER STATION DOOR - SEE DOOR SCHEDULE ON SHEET A7.1 FOR MORE INFORMATION.
- 6 WATER HEATER LOCATION - SEE PLUMBING DRAWINGS FOR SIZE & LOCATION
- 7 MOP SINK - SEE PLUMBING DRAWINGS FOR MORE INFO.
- 8 WALK-IN COOLER UNIT - REFER TO KITCHEN EQUIPMENT DRAWINGS.
- 9 STAINLESS STEEL CLOSURE ANGLE PROVIDED BY WALK-IN FREEZER/COOLER MANUFACTURER. REFER TO KITCHEN EQUIPMENT DRAWINGS.
- 10 STAINLESS STEEL CEILING CLOSURE PANEL PROVIDED BY WALK-IN FREEZER/COOLER MANUFACTURER. REFER TO KITCHEN EQUIPMENT DRAWINGS.
- 11 REFER TO FOOD SERVICE DRAWINGS FOR KITCHEN EQUIPMENT PLAN AND SCHEDULE
- 12 REFER TO FOOD SERVICE DRAWINGS FOR BAR EQUIPMENT PLAN AND SCHEDULE
- 13 ~~HOB STATION~~
- 14 OUTDOOR POS STATION
- 15 DATA RACK ABOVE. MOUNT MINIMUM BOTTOM AT 80" A.F.F.
- 16 ELECTRICAL PANELS - SEE ELECTRICAL DRAWINGS. DASHED LINES INDICATE CLEAR FLOOR SPACE REQUIRED AT ELECTRICAL PANELS.
- 17 NOT USED
- 18 ~~SEE ELECTRICAL DRAWINGS FOR POWER TO MAJ. IM FIXTURE.~~
- 19 BAR AND COUNTERTOP - ENDETAL TO PROVIDE AND INSTALL.
- 20 TACTILE "EXIT" SIGNS - SEE A0.4 FOR REQUIREMENTS
- 21 TACTILE "EXIT ROUTE" SIGNS - SEE A0.4 FOR REQUIREMENTS
- 22 BACK BAR COUNTERTOP - G.C. TO PROVIDE AND INSTALL - SSF-3 FINISH
- 23 SHADE STRUCTURE COLUMNS & PATIO RAILING
- 24 ~~SHELVING TO BE INSTALLED IN CLOSET. VERIFY LAYOUT WITH TB. EXISTING DRAIN PIPE BY LANDLORD - EXACT LOCATION TBD.~~

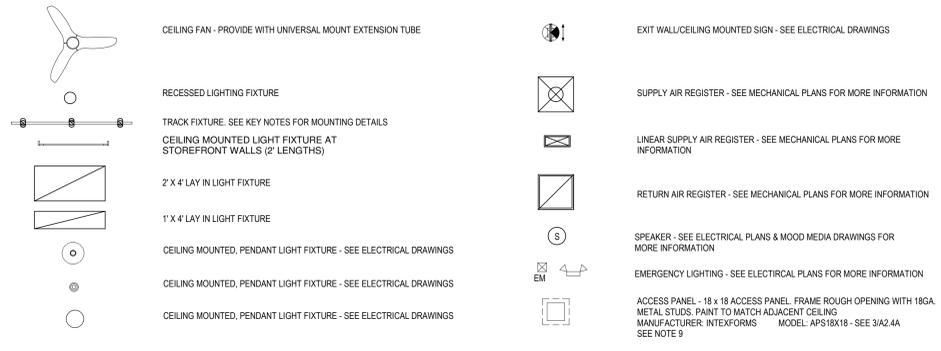
**RETAIL / RESTAURANT FIXTURE SCHEDULE**

MARK	NAME	DIMENSIONS	COMMENTS
BNC-1	BENCH		
BNC-2	WOMEN'S BENCH	W 66" x D 20" x H 18"	
BNC-3	LARGE SLAT WOOD BENCH	W 64" x D 18" x H 18"	
BNC-4	SMALL SLAT WOOD BENCH	W 24" x D 18" x H 18"	
BNC-5	FOLDING BENCH	W 64" x D 20" x H 18"	
C-1	TABLE HEIGHT CHAIR		SAME SPEC AS C-2, COMPATIBLE WITH ADA COUNTER HEIGHT
C-2	BAR HEIGHT CHAIR		NICHE MODEL #738-1340-00; COLOR: BRONZE; TEXTILE: RIVERWIND ECRU #425-20-032-84-00
<del>C-3</del>	<del>EXTERIOR TABLE HEIGHT CHAIR</del>		
<del>C-4</del>	<del>EXTERIOR TABLE HEIGHT CHAIR</del>		SAME SPEC AS C-2, COMPATIBLE WITH ADA COUNTER HEIGHT
C-5	BANQUETTE SEATING		COORDINATE WITH OWNER'S VENDOR
CW-1	CASHWRAP - FAMILY RETREAT	W 120" x D 34" x H 34 - 42"	
ETG-1	SHORT ETAGERE	W 20" x D 20" x H 58"	
ETG-2	TALL ETAGERE	W 20" x D 20" x H 75"	
ETG-3	ETAGERE	W 39" x D 24" x H 96"	
ETG-4	ETAGERE	W 76" x D 24" x H 96"	
ETG-5	ETAGERE	W 125" x D 24" x H 96"	
MD-1	MANAGER'S DESK	W 132" x D 30" x H 34"	
<del>MJ-1</del>	<del>MAJ. IM</del>		
WC-2	CLOSED WOOD CABINET	W 24" x D 18" x H 118"	PROVIDE BLOCKING AS REQUIRED BY CABINET MANUFACTURER.
<del>WC-3</del>	<del>CLOSED WOOD CABINET</del>	W 36" x D 18" x H 118"	PROVIDE BLOCKING AS REQUIRED BY CABINET MANUFACTURER.
WC-4	CLOSED WOOD CABINET	W 48" x D 18" x H 118"	PROVIDE BLOCKING AS REQUIRED BY CABINET MANUFACTURER.
OTR-1	OUTRIGGER - WALL MOUNT	W 24" x D 18" x H 108"	
OTR-2	OUTRIGGER - WALL MOUNT	W 36" x D 18" x H 108"	
OTR-3	OUTRIGGER - WALL MOUNT	W 48" x D 18" x H 108"	
OTR-4	OUTRIGGER - WALL MOUNT	W 24" x D 18" x H VARIES	
OTR-5	OUTRIGGER - CEILING MOUNT	W 36" x D 18" x H VARIES	
OTR-6	OUTRIGGER - CEILING MOUNT	W 48" x D 18" x H VARIES	
RCK-1	T-STAND	W 24" x D 24" x H 46 - 66"	
RCK-2	BALLET BAR	W 48" x D 24" x H 46 - 72"	
RCK-4	ROLLING RACK	W 60" x D 24" x H 46 - 72"	
T-1	EXTERIOR DINING TABLE	W 24" x D 30" x H 30"	TOP MATERIAL: CORIAN SONORA. PROVIDE ACCESSIBLE TABLE BASES WHERE INDICATED ON PLAN. COORDINATE WITH OWNER'S VENDOR.
T-2	EXTERIOR DINING TABLE	W 36" x D 36" x H 30"	TOP MATERIAL: CORIAN SONORA. PROVIDE ACCESSIBLE TABLE BASES WHERE INDICATED ON PLAN. COORDINATE WITH OWNER'S VENDOR.
T-3	EXTERIOR BANQUETTE TABLE	W 30" x D 42" x H 30"	TOP MATERIAL: CORIAN SONORA. COORDINATE WITH OWNER'S VENDOR.
<del>T-4</del>	<del>EXTERIOR FAMILY TABLE</del>	W 30" x D 66" x H 30"	TOP MATERIAL: CORIAN SONORA. COORDINATE WITH OWNER'S VENDOR.
TBL-1	LARGE WATERFALL TABLE	W 72" x D 36" x H 29"	
TBL-3	ROUND FOLDING TABLE	DIA. 60" x H 29"	
TBL-4	MEDIUM RETANGULAR FOLDING TABLE	W 72" x D 36" x H 29"	
<del>TBL-5</del>	<del>LARGE RETANGULAR FOLDING TABLE</del>	W 96" x D 36" x H 29"	
F-1	RETAIL FLOOR FIXTURE		COORDINATE WITH TOMMY BAHAMA



1 FIXTURE PLAN  
 3/16" = 1'-0"

LEGEND: REFLECTED CEILING PLAN

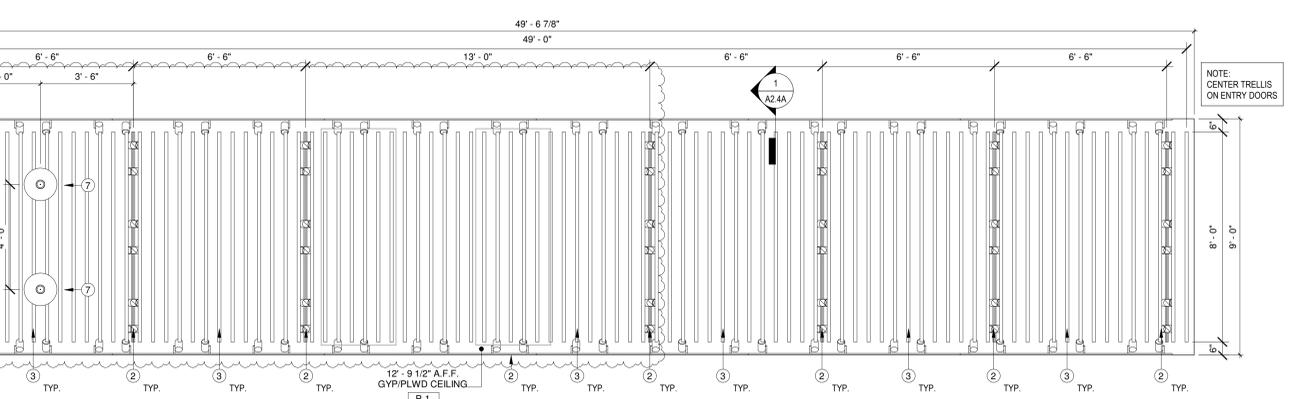
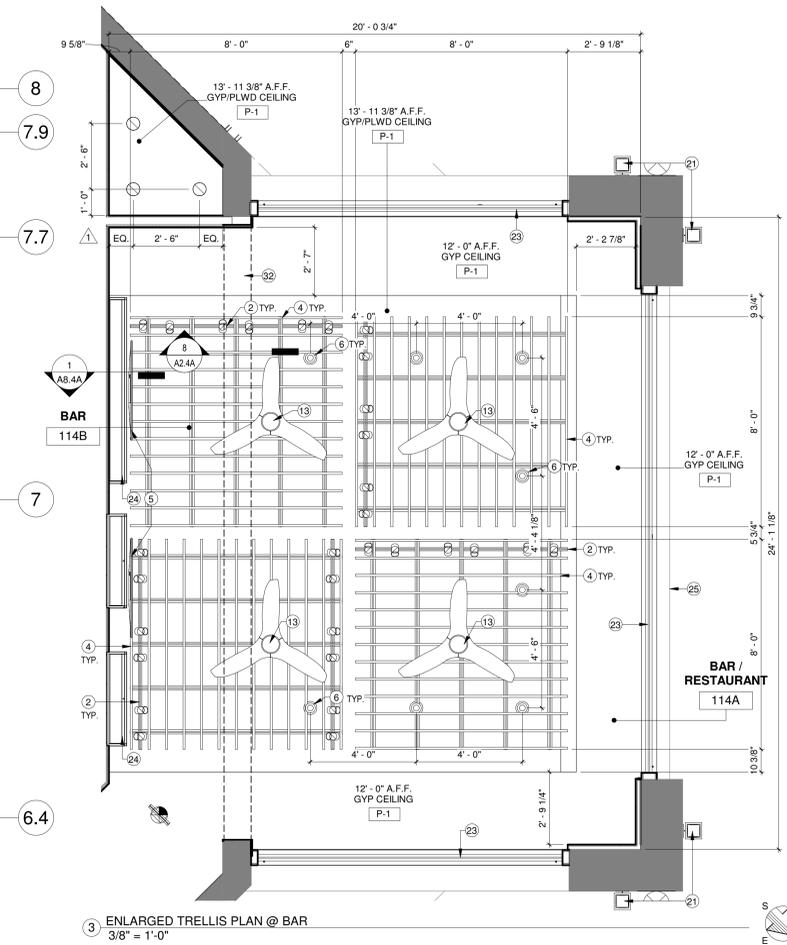
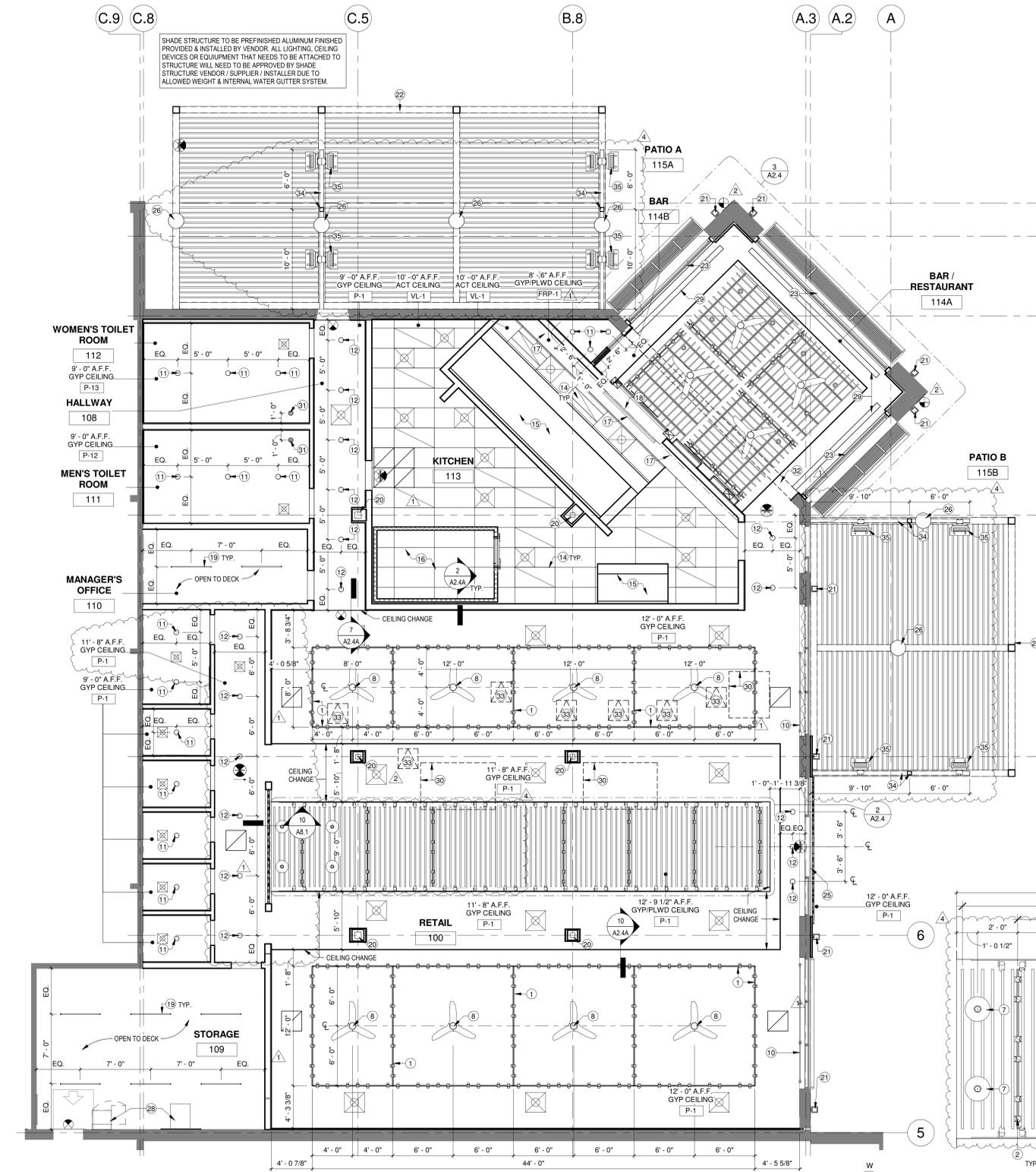


REFLECTED CEILING PLAN NOTES

- DIMENSIONS OF LIGHT FIXTURE LOCATIONS ARE TO THE CENTER OF FIXTURE, TYP. U.N.O.
- HEIGHTS NOTED ARE ABOVE FINISH FLOOR, U.N.O.
- COORDINATE AMING FOR LIGHT FIXTURES WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS.
- ANY RETAIL FLOOR FIXTURES SHOWN GRAY SCALE ARE FOR COORDINATION OF LIGHTING AND OTHER CEILING ELEMENTS.
- CEILING EQUIPMENT (SPEAKERS, CAMERAS, TRAFFIC COUNTER, ETC.) TO BE WHITE U.N.O.
- NOTHING IS PERMITTED TO BE ATTACHED TO, SUSPENDED FROM, OR PENETRATE LANDLORD'S STRUCTURE, FLOOR DECK, OR ROOF DECK. YOU MAY ATTACH, NON-DESTRUCTIVELY, TO OR SUSPEND FROM THE TOP CHORD OF THE JOIST OR THE STRUCTURAL STEEL WHICH EXISTS ABOVE THE TENANT SPACE. WHEN ATTACHING TO LANDLORD'S STRUCTURE, DO NOT DRILL, WELD, SCREW, OR SHOOT INTO STRUCTURE. ALTERNATIVE METHODS OF ATTACHMENT ONLY, NOTHING TO DAMAGE LANDLORD'S BASE BUILDING STRUCTURE. TENANT SHALL PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS, BY A STRUCTURAL ENGINEER WITH LEGALLY ACTIVE REGISTRATION AS INDICATED BY ALL JURISDICTIONAL REQUIREMENTS, FOR ALL STRUCTURAL MODIFICATIONS FOR LANDLORD RECORDS.
- STRUCTURAL REINFORCING DETAILS MUST BE PROVIDED BY A REGISTERED STRUCTURAL ENGINEER TO TENANT COORDINATION FOR EQUIPMENT SUPPORT OR SUSPENSION, SERVICE PLATFORMS, DECK PENETRATIONS, ETC.
- ANY LANDLORD EQUIPMENT, COMPONENT, AND / OR SERVICE FEEDING OTHER TENANT(S) THAT IS EXISTING IN THE SPACE MUST REMAIN VISIBLE AND ACCESSIBLE TO THE LANDLORD. TENANT SHALL INSTALL ACCESS PANELS AS REQUIRED TO MAINTAIN ACCESS. ACCESS PANELS SHALL BE LABELED TO PROPERLY IDENTIFY SYSTEM. COORDINATE WITH MALL OPERATIONS.

REFLECTED CEILING PLAN KEY NOTES

- NEW LIGHTING TRACK AND NEW TRACK HEADS TO BE CEILING MOUNTED UNLESS NOTED OTHERWISE.
- NEW LIGHTING TRACK AND NEW TRACK HEADS. TRACK TO BE MOUNTED DIRECTLY ABOVE NEW TRELLIS FEATURE.
- RETAIL TRELLIS HUNG FROM CEILING ABOVE - B.O. TRELLIS @ 11'-8" A.F.F. - SEE DETAIL 9/A2.4A & STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- BAR TRELLIS HUNG FROM CEILING ABOVE - B.O. TRELLIS @ 12'-10" A.F.F. - SEE DETAIL 9/A2.4A & STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- TELEVISION WITH HANGING BRACKET. COORDINATE LOCATION, HEIGHT AND VIEWING ANGLE WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION.
- PENDANT LIGHT FIXTURE FEATURE TO BE CENTERED ABOVE BAR. B.O. LIGHT FIXTURE @ 7'-6" A.F.F. - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- PENDANT LIGHT FIXTURE TO BE CENTERED ABOVE CASHWRAP AND AS DIMENSIONED. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- CEILING FAN TO BE INSTALLED AT 10'-8" A.F.F. CENTER FAN BETWEEN TRACK LIGHTING IN RETAIL AREA U.N.O.
- PROVIDE BLOCKING AS REQUIRED FOR CEILING MOUNTED FIXTURES (TYP). SEE FIXTURE PLAN SHEET A2.3 AND STOREFRONT SECTIONS FOR MORE INFORMATION.
- CEILING MOUNTED RAIL LIGHT FIXTURE. INSTALL 6" FROM STOREFRONT GLAZING. - SEE A3.2 & ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- RECESSED LIGHT FIXTURE. MOUNT IN CENTER OF CEILING OR AS DIMENSIONED. SEE ELECTRICAL.
- DIRECTIONAL RECESSED LIGHT FIXTURE. MOUNT IN CENTER OF CEILING OR AS DIMENSIONED. SEE ELECTRICAL.
- CEILING FAN TO BE INSTALLED AT 12'-0" A.F.F. IN BAR AREA.
- 1' x 4' x 2' x 4' LAY-IN FLUORESCENT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- EXHAUST HOOD - REFER TO EXHAUST HOOD AND FOOD SERVICE DRAWINGS.
- EXTEND ACT CEILING OVER WALK-IN COOLER UNIT.
- CEILING MOUNTED KDS MONITOR. TO BE INSTALLED TO SOFFIT BY VENDOR G.C. TO ADD 5/8" FRP PLYWOOD SUBSTRATE TO FULL LENGTH AND WIDTH OF SOFFIT.
- SANITATION CERTIFIED AIR CURTAIN. SEE SHEET A8.4A & MECHANICAL DRAWINGS FOR MORE INFORMATION.
- STRIP LIGHTING TO BE CHAIN HUNG AT 13'-0" A.F.F.
- EXISTING STRUCTURAL COLUMN TO REMAIN. SEE SHEET A2.1 FOR MORE INFORMATION.
- TENANT SCOFFER INSTALLED BY G.C. - SEE ELEC FOR POWER REQUIREMENTS. - VERIFY EXACT LOCATION IN FIELD.
- SHADE STRUCTURE AT PATIO PROVIDED & INSTALLED BY VENDOR - SEE SEPARATE VENDOR DRAWINGS - SEE ELECTRICAL DRAWINGS FOR POWER LOCATION TO PATIO / SHADE STRUCTURE. - REFER TO MANUFACTURER INSTALLATION MANUAL & DETAILS.
- FOLDING DOOR TRACK - SEE A7.1 FOR MORE INFORMATION.
- BAR SHELVING WITH INTEGRATED STRIP LIGHTING PROVIDED AND INSTALLED BY ENDETAL. G.C. TO PROVIDE DATA AND POWER. - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION. COORDINATE EXACT LOCATION WITH TOMMY BAHAMA.
- EXTERIOR SIGNAGE LOCATION. SHOWN FOR REFERENCE ONLY. SIGNAGE UNDER SEPARATE SUBMITTAL.
- MISTER FANS HUNG FROM SHADE STRUCTURE - TO BE INSTALLED BY TENANT'S VENDOR. REFER TO MEP DRAWINGS FOR UTILITY REQUIREMENTS. VERIFY EXACT NUMBER AND LOCATIONS OF MISTERS WITH TOMMY BAHAMA.
- EXISTING GUTTER DOWNSPOUT.
- DATA RACK & AV RACK HUNG ON WALL. SEE SHEET A2.6 FOR MORE INFORMATION.
- LINEAR DIFFUSERS - SEE MECHANICAL DRAWINGS.
- DASHED LINES INDICATE APPROXIMATE LOCATION OF AIR HANDLING UNITS ABOVE. VERIFY EXACT LOCATION IN FIELD.
- PENDANT LIGHT FIXTURE TO BE CENTERED ON MIRROR AND AS DIMENSIONED. HUNG AT 7'-0" A.F.F. - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- EXISTING CONCRETE BEAM ABOVE SEE B/A2.4A
- LOCATION OF REQUIRED ACCESS PANEL. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- LOCATION OF STEEL COLUMN & BEAM FOR PATIO HEATERS. GRIND ALL WELDS SMOOTH PRIOR TO PAINTING. PAINT TO MATCH SHADE STRUCTURE. BEAM TO BE INSTALLED 2" BELOW THE BOTTOM OF SHADE STRUCTURE. SEE STRUCTURAL DRAWINGS AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
- HEATERS HUNG FROM SUPPORT BEAM. VERIFY EXACT NUMBER AND LOCATIONS OF HEATERS WITH TOMMY BAHAMA.



1 REFLECTED CEILING PLAN  
3/16" = 1'-0"

2 ENLARGED TRELLIS PLAN @ RETAIL  
3/8" = 1'-0"

3 ENLARGED TRELLIS PLAN @ BAR  
3/8" = 1'-0"

Date	Description
12.01.23	Clarifications
02.12.24	Building Department Comments
05.07.24	OWNER COMMENTS

No.	Description
1	Clarifications
2	Building Department Comments
4	OWNER COMMENTS

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD





No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

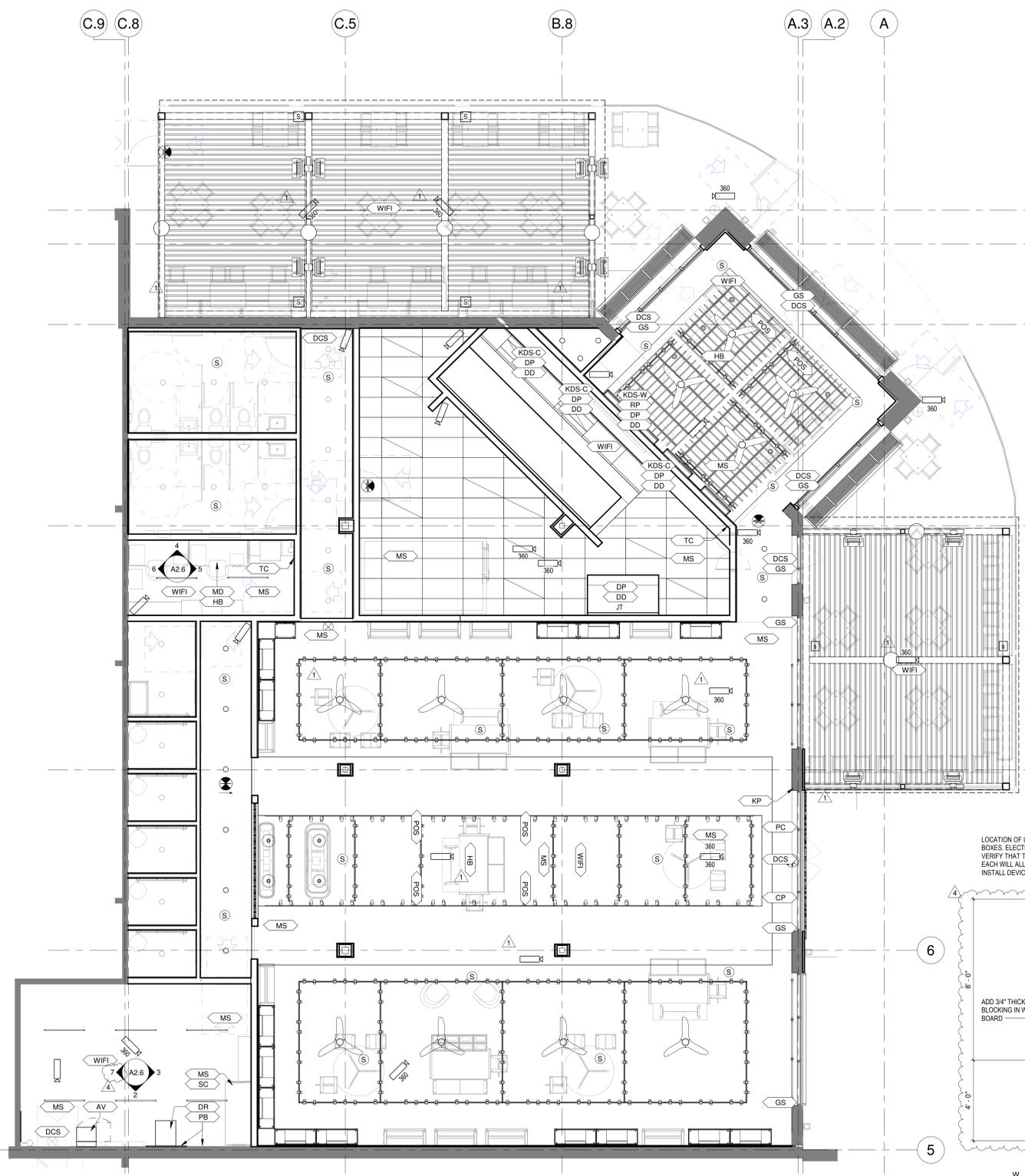
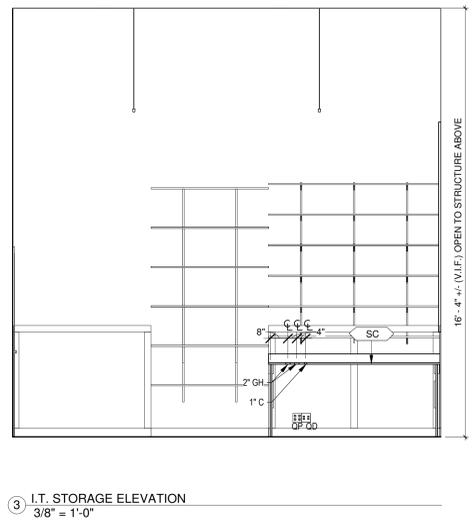
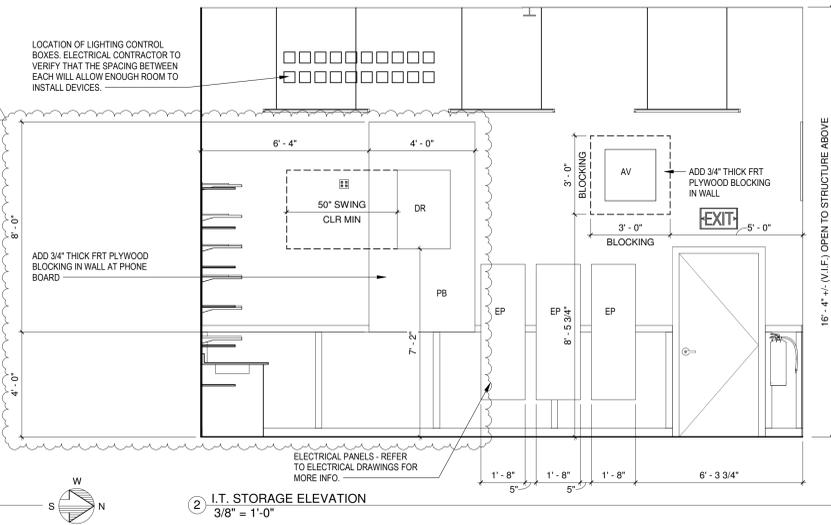
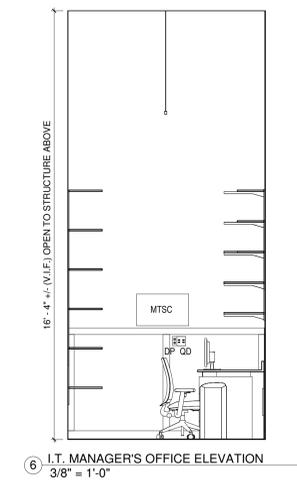
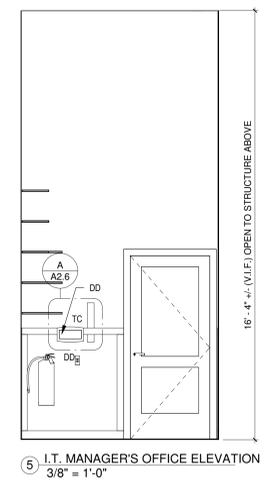
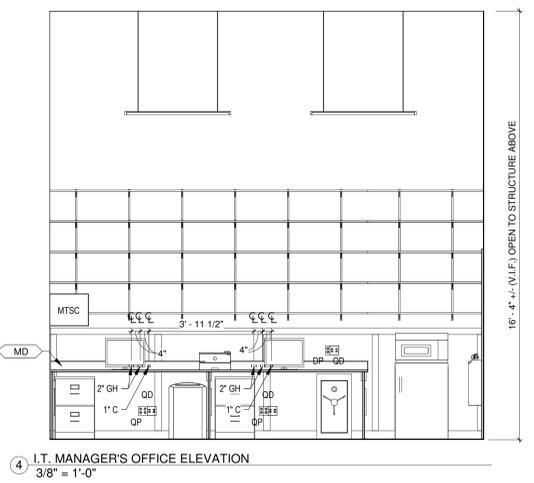
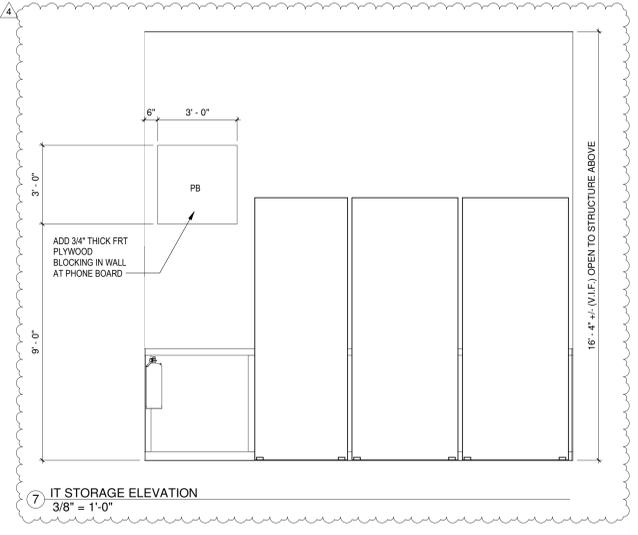
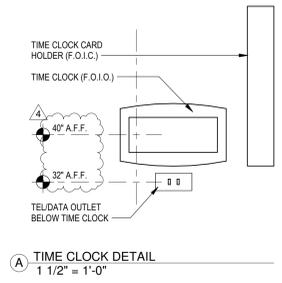
Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

### EQUIPMENT LEGEND

SC	SECURITY CAMERA LOCATION
AV	AV RACK
C	CONDUIT HOLE
CP	CRADLEPOINT
DCS	DOOR CONTACT SENSOR
DD	DUPLEX DATA
DP	DUPLEX POWER
DR	DATA RACK
EP	ELECTRICAL PANEL
GH	GROMMET HOLE
GS	GLASS BREAK SENSOR
HB	HOLDUP BUTTON
JB	J BOX FOR CEILING FANS
JT	JOLT
KDS-C	KDS MONITOR - CEILING MOUNTED
KDS-W	KDS MONITOR - WALL MOUNTED
KP	KEYPAD
MD	MANAGERS DESK (W/SHELVING ABOVE)
MIC	MICROPHONE JACK LOCATION
MS	MOTION SENSOR
MTSC	MOBILE TABLET STORAGE CABINET
PB	PHONE BOARD
PC	PEOPLE COUNTER
POS	POS STATION
QD	QUADPLEX DATA
QP	QUADPLEX POWER
RP	REMOTE PRINTER
S	CEILING MOUNTED SPEAKER
SS	PATIO SPEAKER
SC	STOCK COUNTERS DESK (W/SHELVING ABOVE)
SD	SINGLE DATA
TC	TIME CLOCK
TR	TRANSFORMER
TTM	TABLE TRACKER MONITOR
WIFI	WIFI LOCATION

### PLAN LEGEND

XX	EQUIPMENT TAG - I.T.
----	----------------------



1 I.T. REFLECTED CEILING PLAN  
 3/16" = 1'-0"

2 I.T. STORAGE ELEVATION  
 3/8" = 1'-0"

3 I.T. STORAGE ELEVATION  
 3/8" = 1'-0"

4 I.T. MANAGER'S OFFICE ELEVATION  
 3/8" = 1'-0"

5 I.T. MANAGER'S OFFICE ELEVATION  
 3/8" = 1'-0"

6 I.T. MANAGER'S OFFICE ELEVATION  
 3/8" = 1'-0"

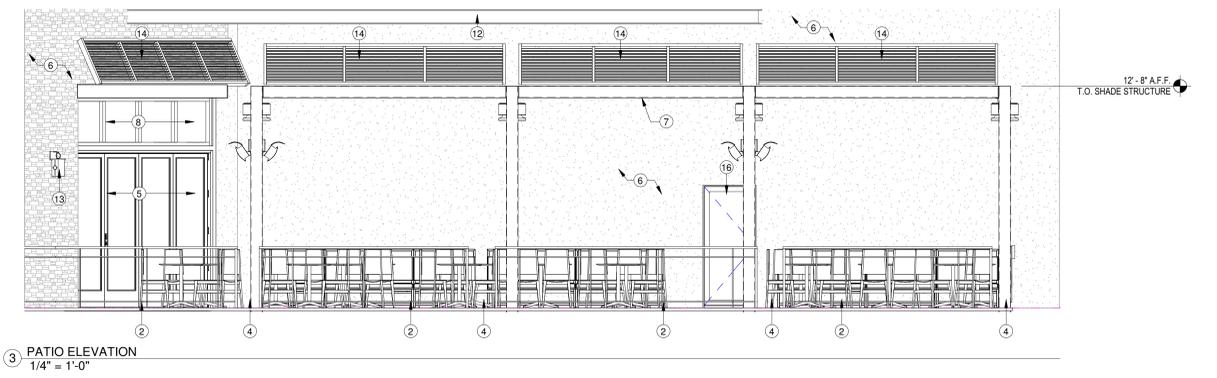
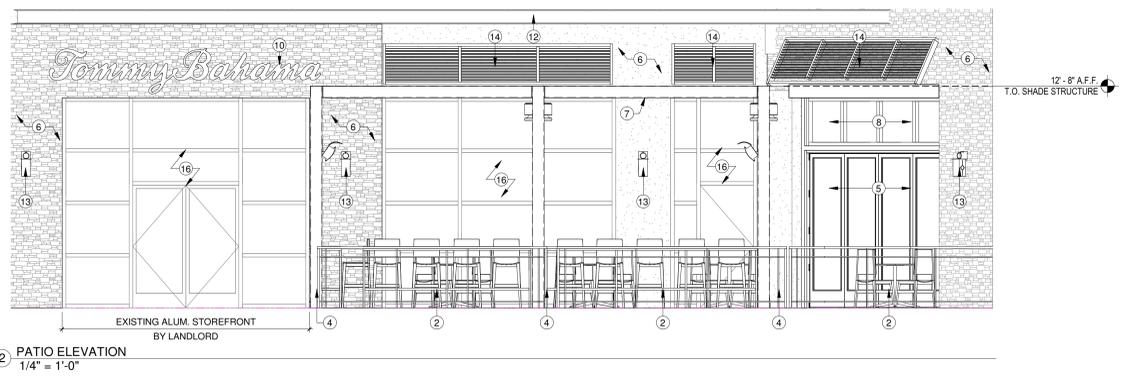
7

7.7

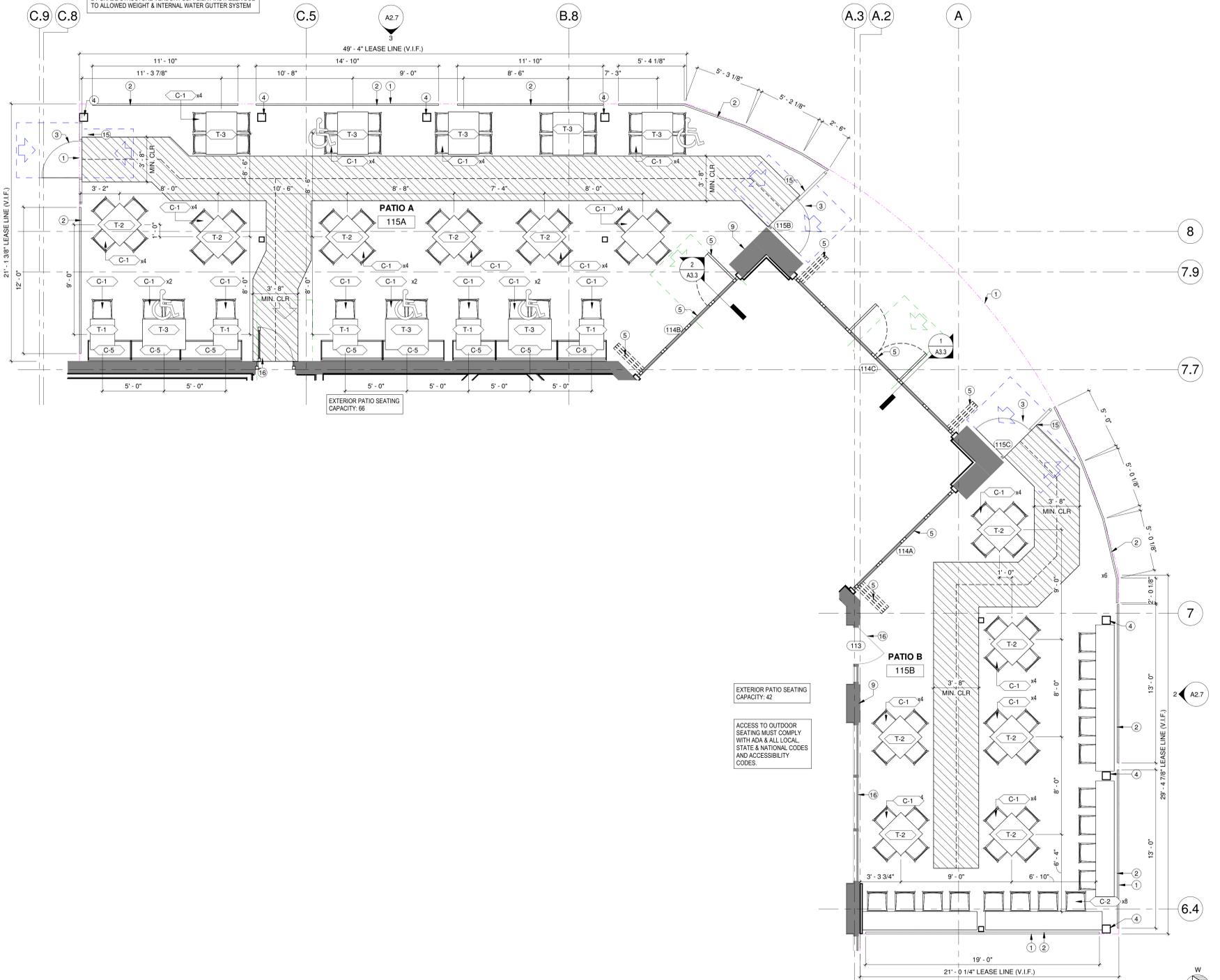
8

A.3

A



SHADE STRUCTURE TO BE PREFINISHED ALUMINUM FINISHED PROVIDED & INSTALLED BY VENDOR. ALL LIGHTING, CEILING DEVICES OR EQUIPMENT THAT NEEDS TO BE ATTACHED TO STRUCTURE WILL NEED TO BE APPROVED BY SHADE STRUCTURE VENDOR / SUPPLIER / INSTALLER DUE TO ALLOWED WEIGHT & INTERNAL WATER GUTTER SYSTEM



- ### PLAN LEGEND
- ⊗ KEY NOTE - SEE KEY NOTES, THIS SHEET
  - 101 DOOR TAG - SEE DOOR SCHEDULE ON SHEET A5.0
  - ♿ SYMBOL OF ACCESSIBILITY - INDICATES LOCATIONS OF ACCESSIBLE SEATING. CHAIRS TO BE RELOCATED FOR WHEELCHAIR ACCESS.
  - ▨ EXIT ACCESSIBLE ROUTE - SEE CODE PLAN ON SHEET A3.0 FOR MORE INFORMATION.

### GENERAL NOTES: PATIO PLAN

- A. REFER TO TITLE SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
- ### PATIO PLAN KEYNOTES
- 1 LEASE LINE
  - 2 PATIO RAILING BY T.G.C. - SEE SHEET A9.3 FOR DETAILS
  - 3 ADA COMPLIANT EGRESS GATE BY T.G.C. - SEE SHEET A9.3 FOR DETAILS
  - 4 NEW STRUCTURAL COLUMN FOR SHADE STRUCTURE - SEE SEPARATE SHADE STRUCTURE DRAWINGS FOR EXACT LOCATION AND SIZE. VENDOR TO SUPPLY & INSTALL.
  - 5 NEW FOLDING DOOR SYSTEM. REFER TO DOOR SCHEDULE ON SHEET A7.1
  - 6 EXTERIOR CONTRUCTION AND FINISHES. SEE STOREFRONT ELEVATIONS FOR MORE INFORMATION. SHEETS A3.1 & A3.2.
  - 7 NEW SHADE STRUCTURE. SUPPLIED AND INSTALLED BY SHADE STRUCTURE VENDOR.
  - 8 NEW TRANSOM WINDOW - PROVIDED AND INSTALLED BY G.C. - SEE A7.1 FOR MORE INFO.
  - 9 LOCATION OF NEW HOSE BIB. SEE PLUMBING DRAWINGS.
  - 10 NEW TENANT SIGNAGE SUBMITTED UNDER SEPARATE PERMIT BY OTHERS. G.C. SHALL PROVIDE BLOCKING AND ELECTRICAL ROUGH-INS AS REQUIRED. REFER TO SHEET A8.4 AND ELECTRICAL DRAWINGS.
  - 11 MISTER FANS HUNG FROM SHADE STRUCTURE. TO BE INSTALLED BY TENANTS VENDOR. REFER TO MEP DRAWINGS FOR UTILITY REQUIREMENTS.
  - 12 EXISTING BALCONY
  - 13 NEW EXTERIOR SCONCES
  - 14 NEW ALUM. LOUVERS - PROVIDED & INSTALLED BY OTHERS - DEFERRED SUBMITTAL
  - 15 TACTILE "EXIT" SIGNS - SEE A0.4 FOR REQUIREMENTS
  - 16 EXISTING STOREFRONT GLAZING & DOORS TO REMAIN. CLEAN TO "LIKE NEW" CONDITION - PROTECT DURING CONSTRUCTION.
  - 17 NEW 6\"/>

### PATIO FIXTURE SCHEDULE

MARK	NAME	DIMENSIONS	COMMENTS
C-1	TABLE HEIGHT CHAIR		SAME SPEC AS C-2. COMPATIBLE WITH ADA COUNTER HEIGHT
C-2	BAR HEIGHT CHAIR		NICHE MODEL #738-13-40-00; COLOR: BRONZE; TEXTILE: RIVERWIND ECRU #425-20-032-84-00
T-1	EXTERIOR DINING TABLE	W 24\"/>	

No.	Description	Date
1	Clarifications	12.01.23
2	Building Department Comments	02.12.24
3	Building Department Comments	03.22.24

Preliminary Issue: 09.13.23  
 Landlord Review: 10.09.23  
 Bid Issue: 10.09.23  
 Permit Issue: 10.09.23  
 Construction Issue: TBD

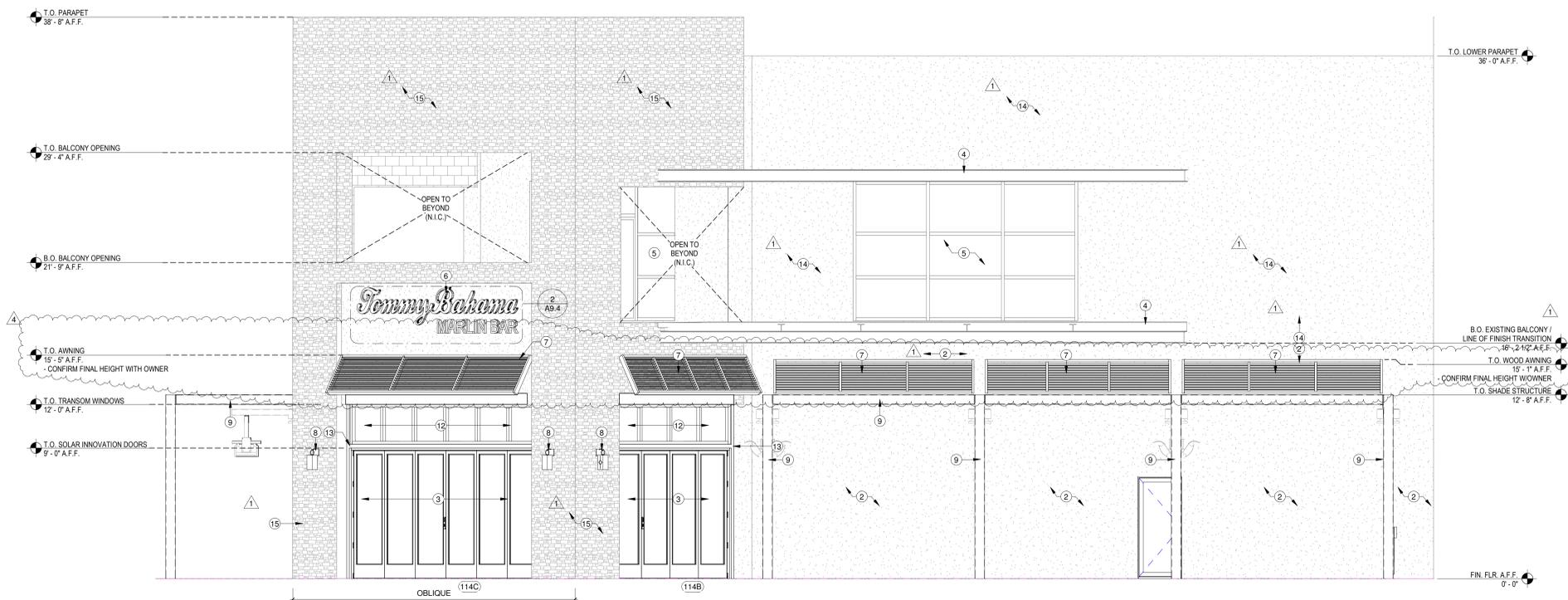
**PATIO PLAN**  
 Comm. Number: 00-2192  
 Date: 05.06.24  
 Drawn By: Author  
 Checked By: Checker

**GENERAL NOTES**

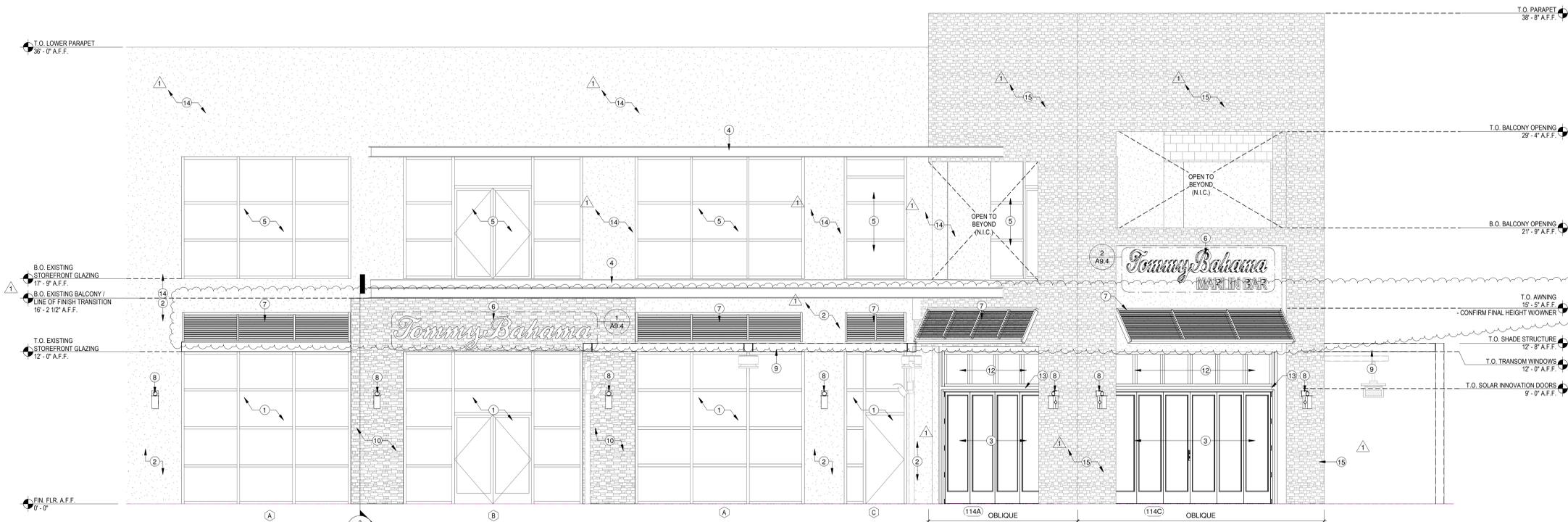
- G.C TO COORDINATE WITH SIGNAGE VENDOR REGARDING REQUIREMENTS FOR BLOCKING/EMBEDS FOR SIGNAGE.
- REFER TO SHEET A7.1 FOR DOOR AND WINDOW SCHEDULE.
- REFER TO SHEET A2.2 FOR FINISH SCHEDULE.

**EXTERIOR ELEVATION KEYNOTES**

- EXISTING STOREFRONT GLAZING SYSTEM TO REMAIN. CLEAN TO "LIKE NEW" CONDITION.
- EXISTING EXTERIOR CONSTRUCTION - PATCH AND REPAIR AS REQUIRED. CLEAN TO "LIKE NEW" CONDITION. G.C. TO PAINT BENJAMIN MOORE 1514 FRENCH CANVAS.
- NEW FOLDING DOOR SYSTEM. REFER TO DOOR SCHEDULE ON SHEET A7.1.
- EXISTING BALCONY & ASSOCIATED SUPPORTS TO REMAIN. (N.I.C.)
- EXISTING CONSTRUCTION, FINISHES, & STOREFRONT GLAZING SYSTEM TO REMAIN. (N.I.C.)
- NEW TENANT SIGNAGE SUBMITTED UNDER SEPERATE PERMIT BY OTHERS. G.C. SHALL PROVIDE BLOCKING AND ELECTRICAL ROUGH-INS AS REQUIRED. REFER TO SHEET A9.4 & ELECTRICAL DRAWINGS.
- NEW WINDOW LOUVERS SUPPLIED & INSTALLED BY OTHERS - DEFERRED SUBMITTAL.
- NEW TENANT SCONES INSTALLED BY G.C. - REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- NEW SHADE STRUCTURE INSTALLED AND SUPPLIED BY SHADE STRUCTURE VENDOR.
- NEW EXTERIOR ENTRANCE PORTAL WITH CULTURED STONE VENEER FINISH PROVIDED AND INSTALLED BY G.C. COORDINATE PURCHASING OF STONE WITH LANDLORD.
- EXISTING DOWNSPOUTS-
- NEW TRANSOM WINDOWS BY G.C. - SEE DOOR AND WINDOW SCHEDULE A7.1
- NEW BEAM SUPPORT BY G.C. - SEE STRUCTURAL DRAWINGS - FINISH WITH NO SEAM / FASTENER BRAKE METAL TO MATCH TRANSOM WINDOW / FOLDING DOOR FINISH.
- EXISTING EXTERIOR CONSTRUCTION & FINISHES TO REMAIN. PROTECT FINISHES DURING CONSTRUCTION. PATCH AND REPAIR AS REQUIRED. CLEAN TO "LIKE NEW" CONDITION.
- EXISTING CULTURED STONE VENEER FINISH BY LANDLORD.



2 EXTERIOR STOREFRONT ELEVATION  
1/4" = 1'-0"



1 EXTERIOR STOREFRONT ELEVATION  
1/4" = 1'-0"

*Tommy Bahama*  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240

No.	Description	Date
1	Clarifications	12.01.23
2	Building Department Comments	02.12.24
3	Building Department Comments	03.22.24
4	OWNER COMMENTS	05.07.24

Preliminary Issue: 09.13.23  
Landlord Review: 10.09.23  
Bid Issue: 10.09.23  
Permit Issue: 10.09.23  
Construction Issue: TBD

STOREFRONT ELEVATIONS	
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

### GENERAL NOTES

- G.C. TO COORDINATE WITH SIGNAGE VENDOR REGARDING REQUIREMENTS FOR BLOCKING/EMBEDS FOR SIGNAGE.
- REFER TO SHEET A7.1 FOR DOOR AND WINDOW SCHEDULE.
- REFER TO SHEET A2.2 FOR FINISH SCHEDULE.

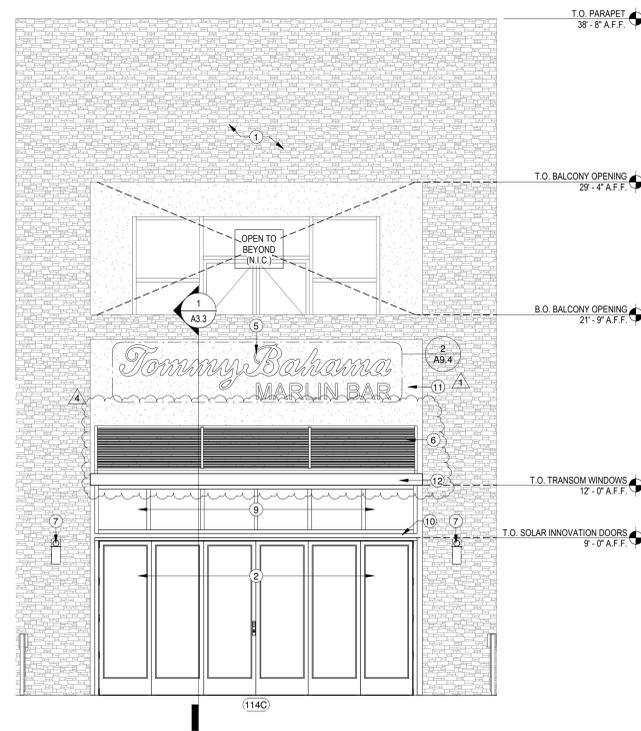
### EXTERIOR ELEVATION KEYNOTES

- EXISTING CULTURED STONE VENEER FINISH BY LANDLORD.
- NEW FOLDING DOOR SYSTEM. REFER TO DOOR SCHEDULE ON SHEET A7.1.
- EXISTING BALCONY & ASSOCIATED SUPPORTS TO REMAIN. (N.I.C.)
- EXISTING CONSTRUCTION, FINISHES, & STOREFRONT GLAZING SYSTEM TO REMAIN. (N.I.C.)
- NEW TENANT SIGNAGE SUBMITTED UNDER SEPERATE PERMIT BY OTHERS. G.C. SHALL PROVIDE BLOCKING AND ELECTRICAL ROUGH-INS AS REQUIRED. REFER TO SHEET A9.4 & ELECTRICAL DRAWINGS.
- NEW WINDOW LOUVERS SUPPLIED & INSTALLED BY OTHERS - DEFERRED SUBMITTAL.
- NEW TENANT SCONCES INSTALLED BY G.C. - REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- NEW SHADE STRUCTURE INSTALLED AND SUPPLIED BY SHADE STRUCTURE VENDOR.
- NEW TRANSOM WINDOWS BY G.C. - SEE DOOR AND WINDOW SCHEDULE A7.1.
- NEW BEAM SUPPORT BY G.C. - SEE STRUCTURAL DRAWINGS - FINISH WITH NO SEAM / FASTENER BRAKE METAL TO MATCH TRANSOM WINDOW / FOLDING DOOR FINISH.
- EXISTING EXTERIOR CONSTRUCTION. PATCH AND REPAIR AS REQUIRED. CLEAN TO "LIKE NEW" CONDITION. G.C. TO PAINT BENJAMIN MOORE 1514 FRENCH CANVAS.
- FALX BEAM - SEE STOREFRONT SECTIONS FOR MORE INFORMATION.

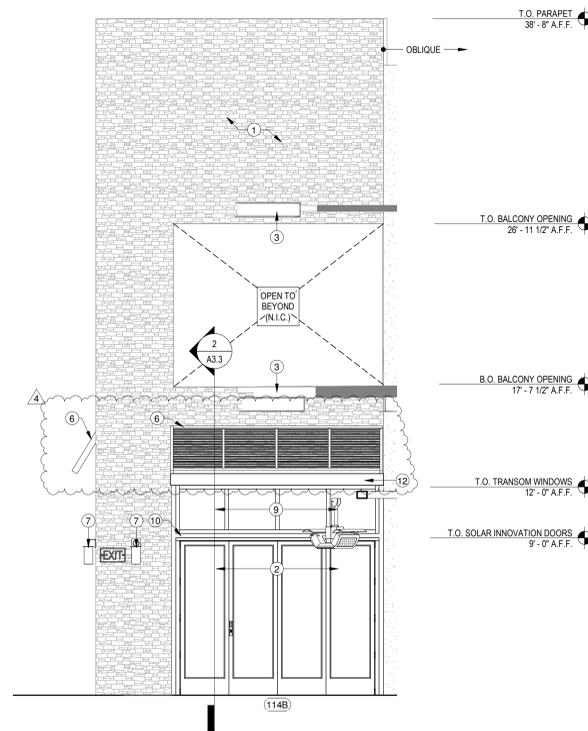
ROBERT F.  
VANNEY  
ARCHITECT

55 EAST FIFTH STREET  
SUITE 700  
SAINT PAUL, MINNESOTA 55101  
651.222.4642 FAX: 651.222.3034

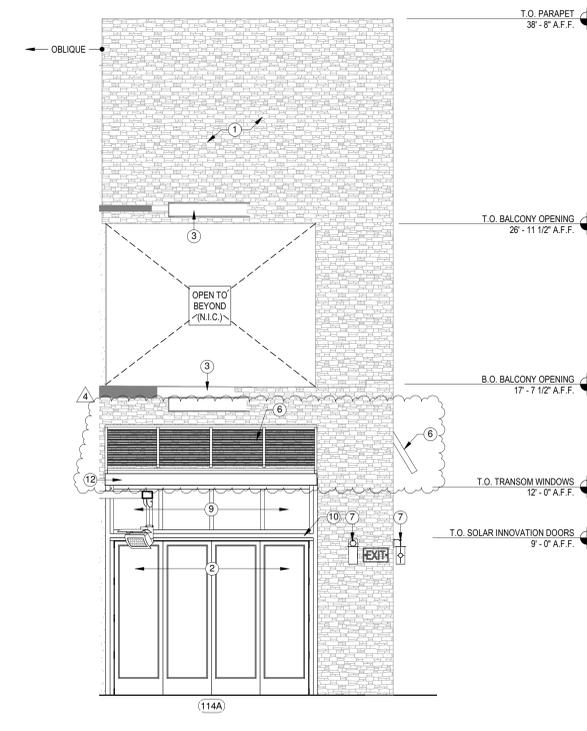
*Tommy Bahama*  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240



1 EXTERIOR STOREFRONT ELEVATION  
1/4" = 1'-0"



2 EXTERIOR STOREFRONT ELEVATION  
1/4" = 1'-0"



3 EXTERIOR STOREFRONT ELEVATION  
1/4" = 1'-0"

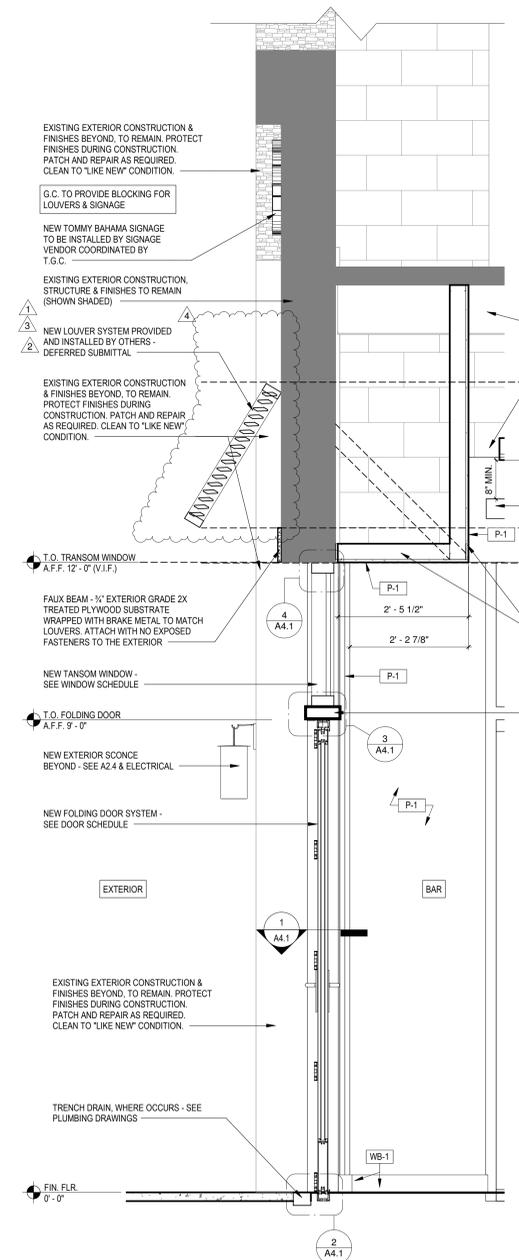
No.	Description	Date
1	Clarifications	12.01.23
2	Building Department Comments	02.12.24
3	Building Department Comments	03.22.24
4	OWNER COMMENTS	05.07.24

### STOREFRONT ELEVATIONS

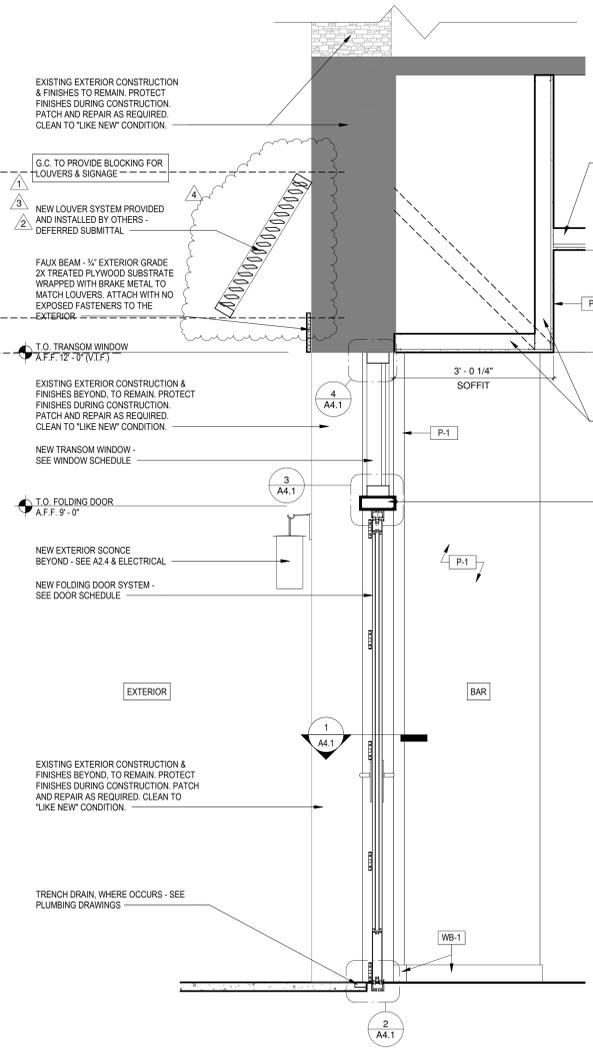
Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

Comm. Number 00-2192  
Date 05.06.24  
Drawn By Author  
Checked By Checker

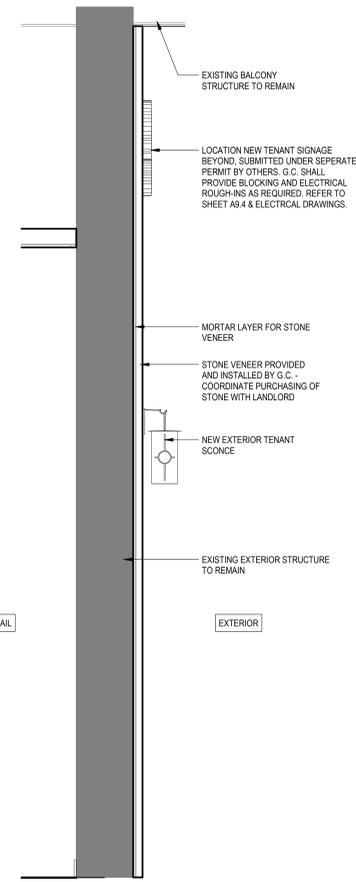
A3.2



1 SECTION @ BAR MAIN FOLDING DOOR  
3/4" = 1'-0"



2 SECTION @ SIDE FOLDING DOORS  
3/4" = 1'-0"



3 SECTION @ ENTRY PORTAL  
3/4" = 1'-0"

No.	Description	Date
1	Clarifications	12.01.23
2	Building Department Comments	02.12.24
3	Building Department Comments	03.22.24
4	OWNER COMMENTS	05.07.24

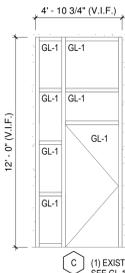
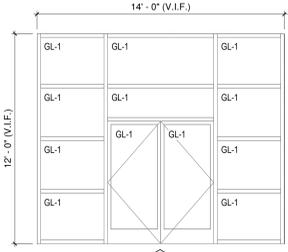
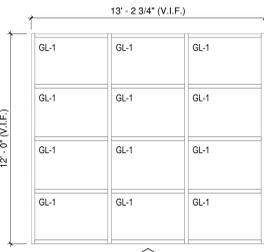
Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

STOREFRONT SECTIONS

Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker



# STOREFRONT TYPE ELEVATIONS



STOREFRONT TYPE ELEVATIONS KEY - STOREFRONT FRAMING SYSTEM DONE BY LANDLORD UNLESS NOTED OTHERWISE.

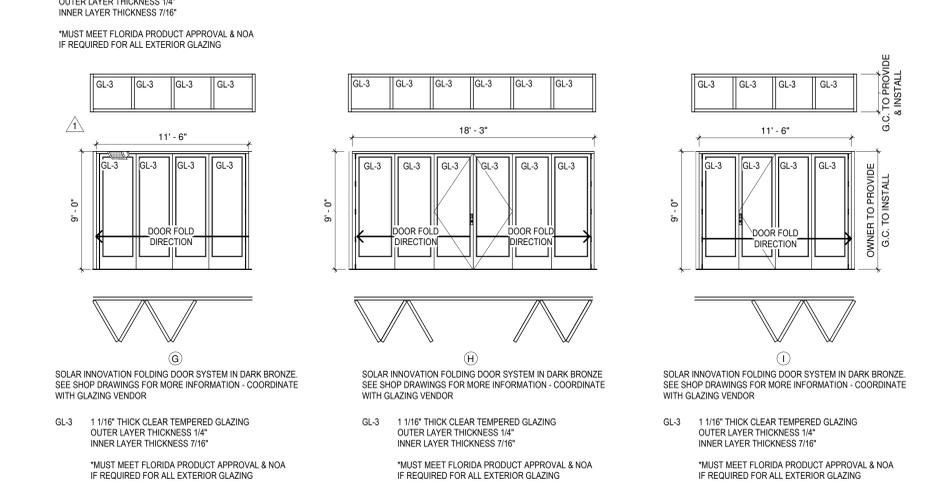
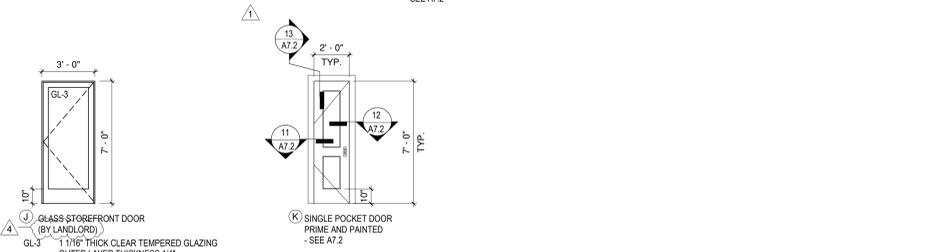
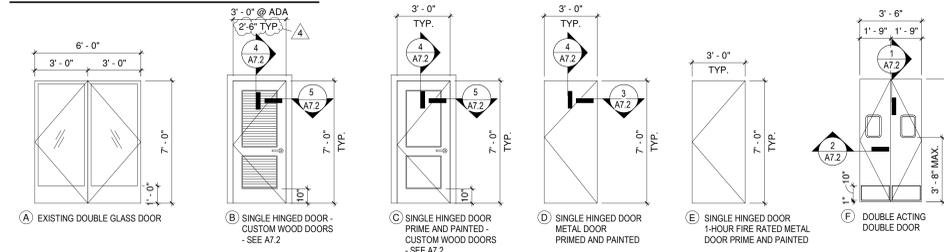
GL-1 EXISTING 1" THICK INSULATED CLEAR LAMINATED TEMPERED GLAZING WITH Lumar1065 SR CDF (Neutral) WINDOW FILM. BY G.C. AT RETAIL WINDOWS ONLY.

## WINDOW NOTES

- ALL GLAZING AND FRAMING SYSTEMS ARE HURRICANE RATED & EXISTING TO REMAIN BY LANDLORD (V.I.F.)
- LLUMAR V550 WINDOW FILM TO BE APPLIED TO ALL RETAIL WINDOWS (A, B, C, D). VERIFY ALL DIMENSIONS IN FIELD PRIOR TO INSTALLATION - LOWER PANELS ONLY

DOOR AND FRAME SCHEDULE											
MARK	Room Name	COUN T	SIZE		DOOR		FRAME		HARDWARE GROUP	COMMENTS (SEE DOOR SCHEDULE KEY FOR MORE INFORMATION ON DOOR AND FRAME SCHEDULE AND FINISHES)	
			WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	MATERIAL			FINISH
100	STOREFRONT	1	6'-0"	7'-0"	A-EXIST	GLASS/ALUM	AAF	ALUM	AAF	1	EXISTING DOOR - SUPPLIED AND INSTALLED BY LANDLORD
101	FITTING ROOM HALL	1	3'-0"	7'-0"	C	WOOD	P-3	WOOD	WP	3B	DOOR AND FRAME NOTE 3 & 10
102	H.C. FITTING ROOM	1	3'-0"	7'-0"	B	WOOD	P-3	WOOD	WP	2B	DOOR AND FRAME NOTE 3 & 10
103	FITTING ROOM	1	2'-6"	7'-0"	B	WOOD	P-3	WOOD	WP	2A	DOOR AND FRAME NOTE 3 & 10
104	FITTING ROOM	1	2'-6"	7'-0"	B	WOOD	P-3	WOOD	WP	2A	DOOR AND FRAME NOTE 3 & 10
105	FITTING ROOM	1	2'-6"	7'-0"	B	WOOD	P-3	WOOD	WP	2A	DOOR AND FRAME NOTE 3 & 10
106	FITTING ROOM	1	2'-6"	7'-0"	B	WOOD	P-3	WOOD	WP	2A	DOOR AND FRAME NOTE 3 & 10
107	FITTING ROOM	1	2'-6"	7'-0"	B	WOOD	P-3	WOOD	WP	2A	DOOR AND FRAME NOTE 3 & 10
108	HALLWAY	1	3'-0"	7'-0"	J	GLASS/ALUM	AAF	ALUM	AAF	10	YKK AMERICA 50 FI IMPACT RESISTANT AND BLAST MITIGATING STOREFRONT SYSTEM FOR INSULATED GLASS.
109	STORAGE	1	3'-0"	7'-0"	E-EXIST	H.M. - EXIST	P-3	H.M. - EXIST	MP	4B	EXISTING DOOR - SUPPLIED AND INSTALLED BY LANDLORD
110	MANAGERS OFFICE	1	3'-0"	7'-0"	C	WOOD	P-3	WOOD	WP	3B	DOOR AND FRAME NOTE 3 & 10
111	MEN'S RESTROOM	1	3'-0"	7'-0"	C	WOOD	P-3	WOOD	WP	3A.1	DOOR AND FRAME NOTE 3 & 10
112	WOMEN'S RESTROOM	1	3'-0"	7'-0"	C	WOOD	P-3	WOOD	WP	3A	DOOR AND FRAME NOTE 3 & 10
113	EXISTING PATIO DOOR	1	3'-0"	7'-0"	A-EXIST	GLASS/ALUM	AAF	ALUM	AAF	4C	EXISTING DOOR - SUPPLIED AND INSTALLED BY LANDLORD
113A	KITCHEN	1	3'-6"	7'-0"	F	SS	-	-	-	5	DOOR AND FRAME NOTE 5 ELIASON MODEL SCP-8, COLOR SMOKEY WHITE, KICK PLATE
113B	KITCHEN	1	3'-0"	7'-0"	D	H.M.	-	-	-	3B	DOOR AND FRAME NOTE 3 & 10
113C	KITCHEN COOLER	1	2'-0" (V.I.F.)	7'-0"	-	-	-	-	-	-	DOOR AND FRAME NOTE 7
114A	BAR	1	11'-6"	9'-0"	G	GLASS/ALUM	AAF	ALUM	AAF	7	SOLAR INNOVATIONS FOLDING DOOR SYSTEM - COORDINATE WITH GLAZING VENDOR - DOOR AND FRAME NOTES 1, 2, 3, 4, 8, 9
114B	BAR	1	11'-6"	9'-0"	I	GLASS/ALUM	AAF	ALUM	AAF	8	SOLAR INNOVATIONS FOLDING DOOR SYSTEM - COORDINATE WITH GLAZING VENDOR - DOOR AND FRAME NOTES 1, 2, 3, 4, 8, 9
114C	BAR	1	18'-3"	9'-0"	H	GLASS/ALUM	AAF	ALUM	AAF	8	SOLAR INNOVATIONS FOLDING DOOR SYSTEM W/ SWING DOOR - COORDINATE WITH GLAZING VENDOR - DOOR AND FRAME NOTES 1, 2, 3, 4, 8, 9.
114D	BAR	1	2'-0"	7'-0"	K	WOOD	P-3	WOOD	WP	11	LOCKING POCKET DOOR
115A	PATIO GATE	1	3'-0"	3'-2 1/4"	-	METAL	MP	METAL	MP	9	SEE 1A8.3 FOR MORE INFORMATION
115B	PATIO GATE	1	3'-0"	3'-3"	-	METAL	MP	METAL	MP	9	SEE 1A8.3 FOR MORE INFORMATION
115C	PATIO GATE	1	3'-0"	3'-3"	-	METAL	MP	METAL	MP	9	SEE 1A8.3 FOR MORE INFORMATION

## DOOR TYPE ELEVATIONS



## GENERAL DOOR HARDWARE NOTES

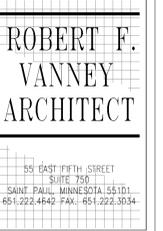
- ALL DOOR HARDWARE TO COMPLY WITH ACCESSIBILITY GUIDELINES OF JURISDICTIONS HAVING AUTHORITY.
- PAINTED FRAMES ARE TO MATCH PAINT COLOR OF ADJACENT PARTITION, U.N.O.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM EGRESS SIDE. NO THUMB LATCHES OR KEYPED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATIONAL.
- VERIFY SPECIFIC HARDWARE MODEL NUMBERS WITH ACTUAL OPERATING REQUIREMENTS PRIOR TO INSTALLATION.
- HARDWARE MUST BE COMPATIBLE WITH SMALL FORMAT INTERCHANGEABLE INSTAKEY CORES. INSTALL WISFC TEMP CORE TO BE CHANGED OUT AT TURNOVER BY SLT DIRECT VENDOR

## DOOR AND FRAME NOTES

- DOOR HARDWARE PROVIDED BY OPERABLE STOREFRONT MANUFACTURER.
- TILE FLOORING AT THRESHOLD EN LIEU OF WALK-OFF MAT.
- REFER TO DETAILS FOR FRAME MATERIALS.
- HARDWARE PROVIDED BY DOOR MANUFACTURER.
- RESTAURANT GRADE DOUBLE SWINGING DOOR.
- MOUNT SECURITY DOOR VIEWER AT HEIGHT OF 60" A.F.F. TO CENTER.
- DOOR & HARDWARE BY FREEZER/COOLER MANUFACTURER.
- DIMENSIONS ARE UNIT SIZES WHICH INCLUDES FRAME.
- DOOR THICKNESS IS ACTUAL DOOR PANEL AND NOT FRAME.
- REFER TO DOOR DETAILS 1 & 2/A7.2. DOOR MUST COMPLY WITH DETAILS. (NO EXCEPTIONS)

## DOOR HARDWARE GROUPS

SET	QTY.	DESCRIPTION	MODEL	FINISH	MANUFACTURER
SET 1 - RETAIL STOREFRONT ENTRY (PROVIDED AND INSTALLED BY LANDLORD)					
(1)		FIRE RATED RIM EXIT	608CA	613E	CORBIN
(1)		SIGN	EXIT SIGN	BB	BUILDERS HARDWARE & SUPPLY
(1)		SIGN ABOVE DOOR TO READ "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"			
SET 2A		NO ALTS FOR TRIM SET			
(3)		SPRING HINGES	260R 444	US10B	STANLEY
(1)		PRIVACY LOCK	ML 2030 110T	613E	CORBIN
(1)		DOOR STOP	69	640	IVES
(3)		SILENCER	608CA	-	ROCKWOOD
SET 2B		NO ALTS FOR TRIM SET			
(3)		SPRING HINGES	R2060R 444	US10B	STANLEY
(1)		PRIVACY LOCK	ML 2030 110T	613E	CORBIN
(1)		W/OCCUPANCY INDICATOR GREEN/RED		-	BUILDERS HARDWARE & SUPPLY
(1)		DOOR STOP	69	640	IVES
(1)		ACCESSIBLE SIGNAGE	ACCESSIBLE 8x8	-	BUILDERS HARDWARE & SUPPLY
SET 3A		NO ALTS FOR TRIM OR SIGNAGE			
(3)		HINGE	FBB 179 NRP 4.5x4.5	US10B	STANLEY
(1)		PUSH PLATE	1001-3	613E	TRIMCO
(1)		PULL PLATE	1010-3	613E	TRIMCO
(1)		CLOSER	DC6210 M54	690	CORBIN
(1)		FLOOR STOP	FS13	613E	IVES
(3)		SILENCER	608CA	-	ROCKWOOD
(1)		RESTROOM SIGNAGE	WOMEN'S RESTROOM SIGN 8x8	BB	BUILDERS HARDWARE & SUPPLY
(1)		KICKPLATE	K0550 10x34	613	TRIMCO
SET 3A.1		NO ALTS FOR TRIM OR SIGNAGE			
(3)		HINGE	FBB 179 NRP 4.5x4.5	US10B	STANLEY
(1)		PUSH PLATE	1001-3	613E	TRIMCO
(1)		PULL PLATE	1010-3	613E	TRIMCO
(1)		CLOSER	DC6210 M54	690	CORBIN
(1)		FLOOR STOP	FS13	613E	IVES
(3)		SILENCER	608CA	-	ROCKWOOD
(1)		RESTROOM SIGNAGE	MEN'S RESTROOM SIGN 8x8	BB	BUILDERS HARDWARE & SUPPLY
(1)		KICKPLATE	K0550 10x34	613	TRIMCO
SET 3B		NO ALTS FOR TRIM SET			
(3)		HINGE	FBB 179 4.5x4.5 NRP	US10B	STANLEY
(1)		CLASSROOM LOCKSET	CL335ASD CL55	613E	CORBIN
(1)		CONSTRUCTION CORE	7190224	GREEN	BEST
(1)		SURFACE CLOSER	DC6210 M54 WHLD OPEN ARMS	690	CORBIN
(1)		WALL STOP	WS401 CVX	613E	IVES
(1)		KICK PLATE	K0550 10x34	613	TRIMCO
(3)		SILENCER	608CA	-	ROCKWOOD
SET 4A		NO ALTS FOR SIGNAGE			
(1)		SIGN	EXIT SIGN	BB	BUILDERS HARDWARE & SUPPLY
(1)		FIRE RATED RIM EXIT	ED52005A EO W048	613E	CORBIN
(1)		EXIT ALARM	EAX-500	BLACK	DETEX
SET 4B		NO ALTS FOR SIGNAGE			
(1)		SIGN	EXIT SIGN	BB	BUILDERS HARDWARE & SUPPLY
(1)		FIRE RATED RIM EXIT	ED52005A EO W048	613E	CORBIN
SET 4C		DESCRIPTION	MODEL	FINISH	MANUFACTURER
(1)		FIRE RATED RIM EXIT	ED52005A EO W048	613E	CORBIN
SET 5		DESCRIPTION	MODEL	FINISH	MANUFACTURER
(1)		HARDWARE	ALL HARDWARE BY MFR.	630	ELIASON
SET 6		DESCRIPTION	MODEL	FINISH	MANUFACTURER
NOT USED					
SET 7		SOLAR INNOVATION FOLDING DOOR			
		- WIRE HINGE PULL HANDLE - DARK BRONZE ANODIZED			
		- 2 POINT HANDLE - DARK BRONZE ANODIZED			
		- SEMI CONCEALED HINGES			
		- FULL RECESSED SILL (WITHOUT UPLEG) - DARK BRONZE ANODIZED			
		- 2 POINT PANEL LOCKS - NON KEYPED			
		- SIGN ABOVE DOOR TO READ "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"			
SET 8		SOLAR INNOVATION FOLDING DOOR W/EGRESS SWING DOOR			
		- WIRE HINGE PULL HANDLE - DARK BRONZE ANODIZED			
		- DARK BRONZE DOOR CLOSER			
		- SEMI CONCEALED HINGES			
		- FULL RECESSED SILL (WITHOUT UPLEG) - DARK BRONZE ANODIZED			
		- 2 POINT PANEL LOCKS - NON KEYPED			
		- SIGN ABOVE DOOR TO READ "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"			
SET 9		DESCRIPTION	MODEL	FINISH	MANUFACTURER
(1)		HEAVY DUTY SELF CLOSING HINGES	CHDIAS8BT D&D D&D TECHTRULOSE	BLACK	
SET 10		SERVICE DOOR - HALL AND PATIO EXTERIOR			
		- (3) IVES 1-1/2 PAIN HEAVY DUTY SQUARE BALL BEARING HINGES (DCB11W 4.5" X 4.5")			
		- (1) NON DUPON PAINC HARDWARE (84L-F-07) - G.C. TO CHANGE TO 613 FINISH			
		- SECURITY PRODUCTS, DS1000 DOOR SCOPE			
		- LCN SURFACE CLOSER (460 REG OR PA AS REQ'D) - G.C. TO CHANGE TO 613 FINISH.			
		- IVES KICK PLATE (840 10" X 6") - G.C. TO CHANGE TO 613 FINISH.			
		- ZERO INTERNATIONAL GASKETING			
		- ZERO INTERNATIONAL THRESHOLD (85A-Z23)			
		- ZERO INTERNATIONAL DOOR SWEEP (30A)			
		*G.C. TO PROVIDE & INSTALL DETEX DEVICE TO EXISTING H.M. DOOR			
		*G.C. TO PROVIDE & INSTALL KEYED DEADBOLT/LEVER SET			
SET 11		DESCRIPTION	MODEL	FINISH	MANUFACTURER
(1)		POCKET SLIDING DOOR LOCK INVISIBLE RECESSED HANDLE	TBD	DARK BRONZE ANODIZED	

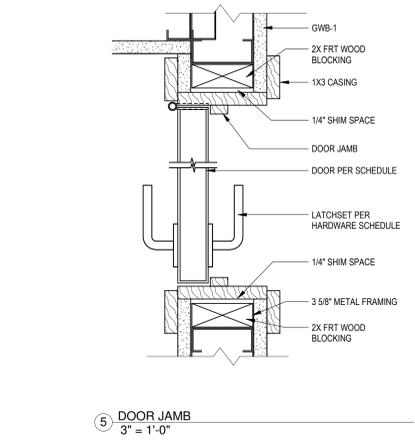
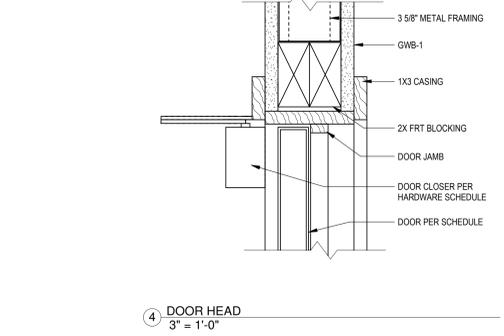
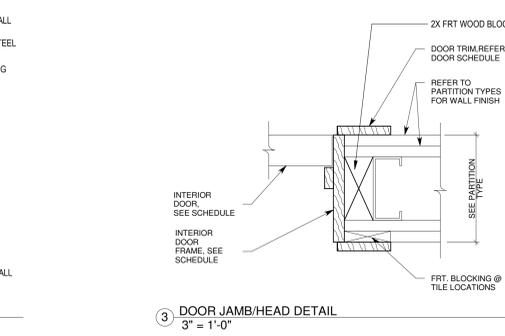
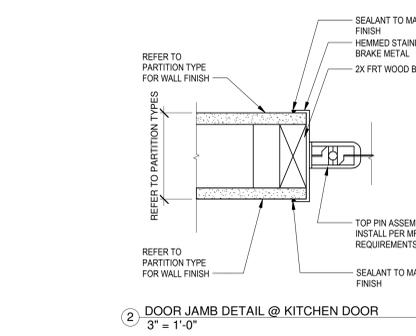
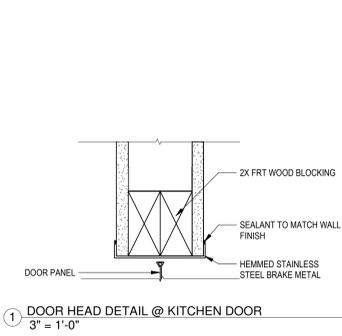
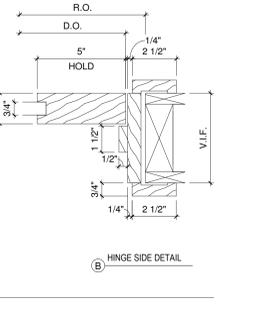
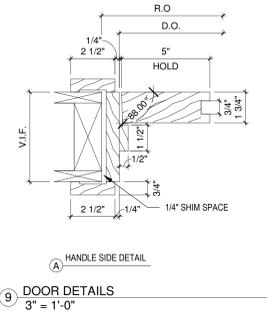
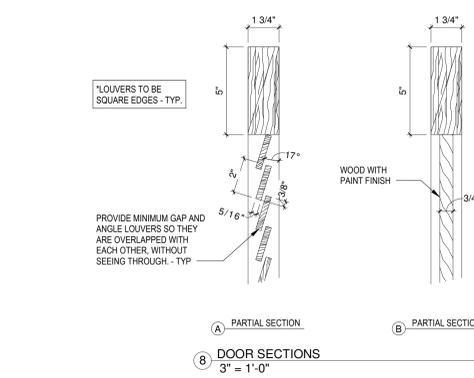
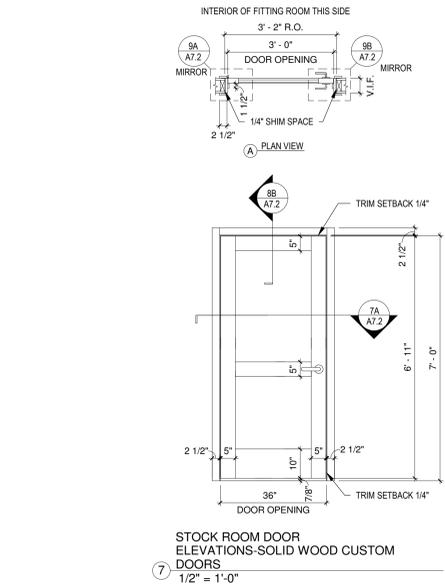
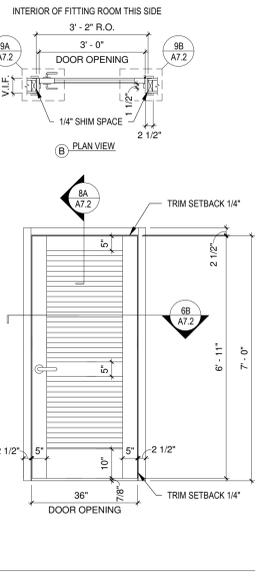
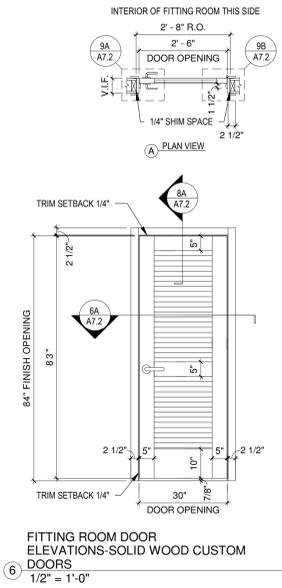
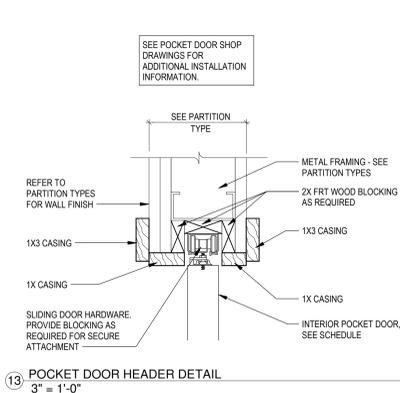
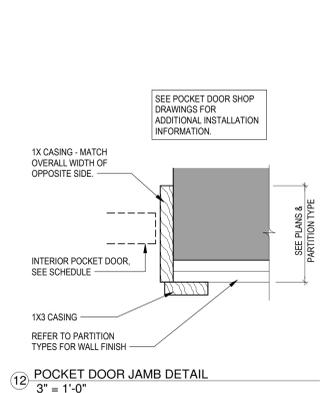
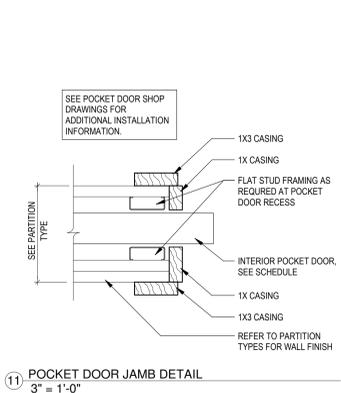
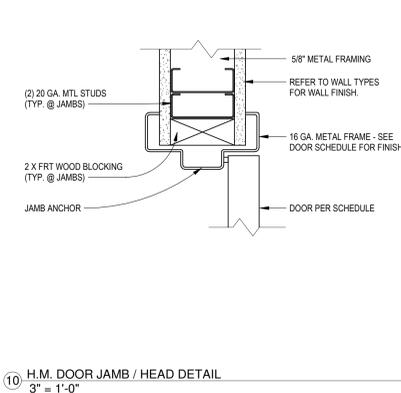


No.	Description	Date
1	Clarifications	12.01.23
2	Building Department Comments	02.12.24
4	OWNER COMMENTS	05.07.24

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

DOOR & FRAME SCHEDULE	
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

A7.1

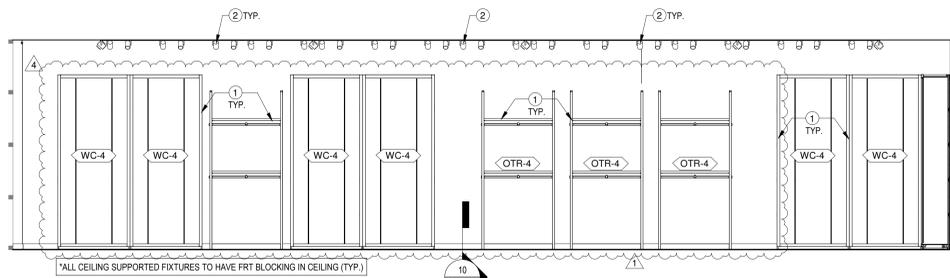


No.	Description	Date
1	Clarifications	12.01.23

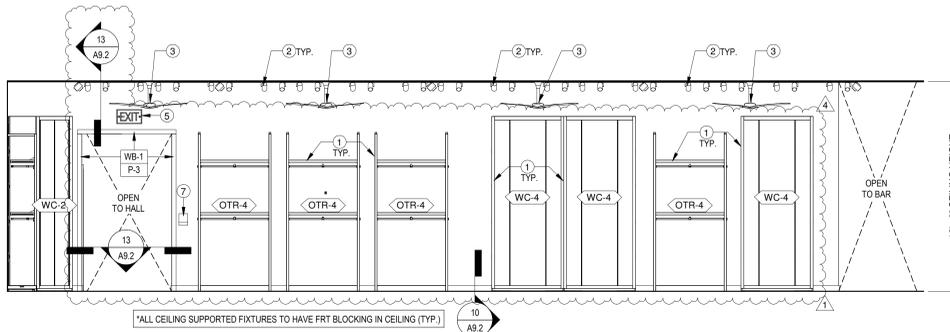
DOOR & WINDOW DETAILS

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

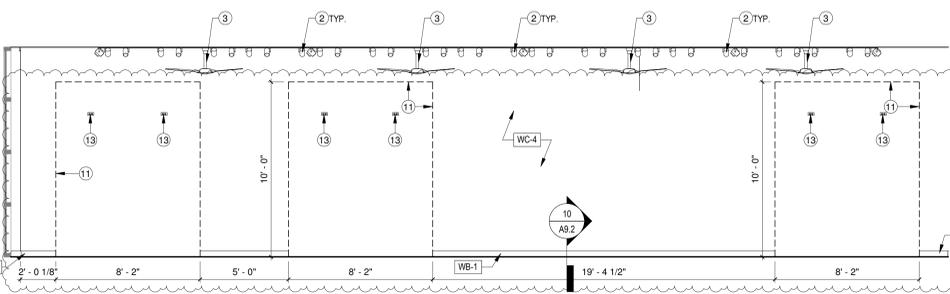
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker



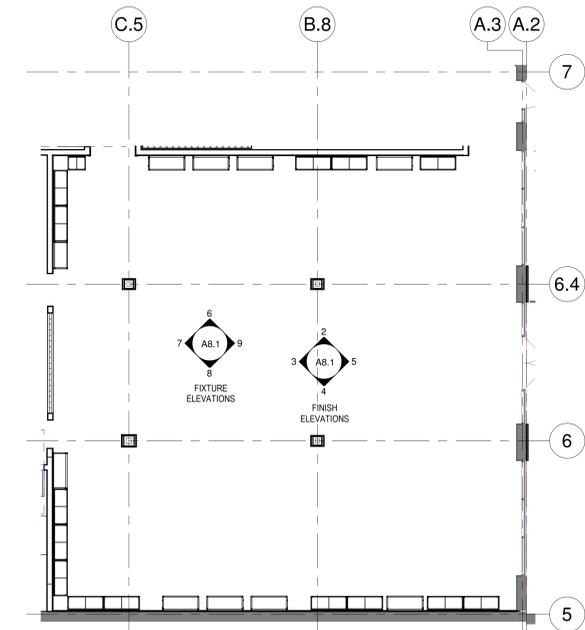
8 RETAIL FIXTURE ELEVATION  
1/4" = 1'-0"



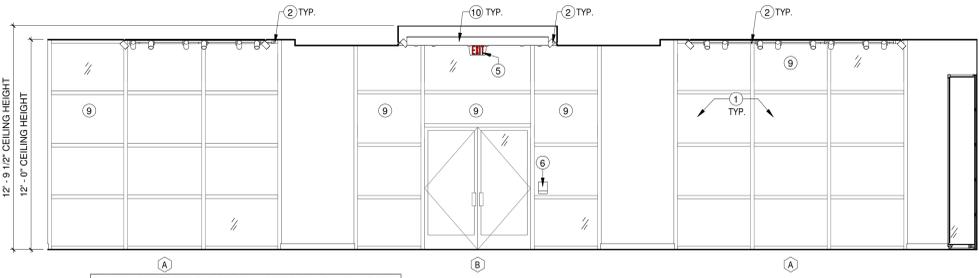
6 RETAIL FIXTURE ELEVATION  
1/4" = 1'-0"



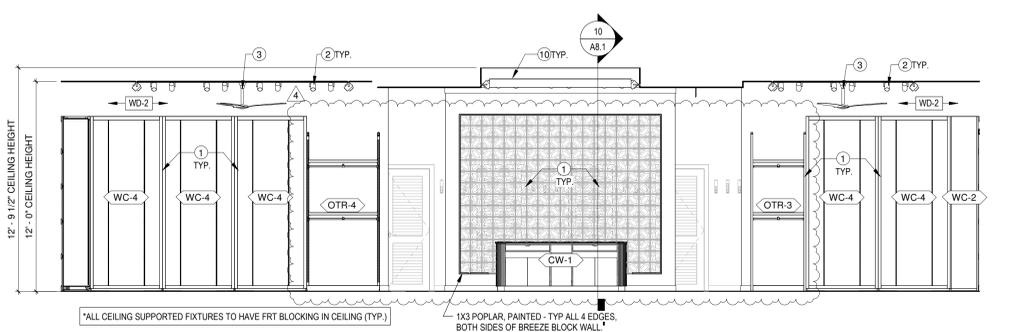
4 RETAIL FINISH ELEVATION  
1/4" = 1'-0"



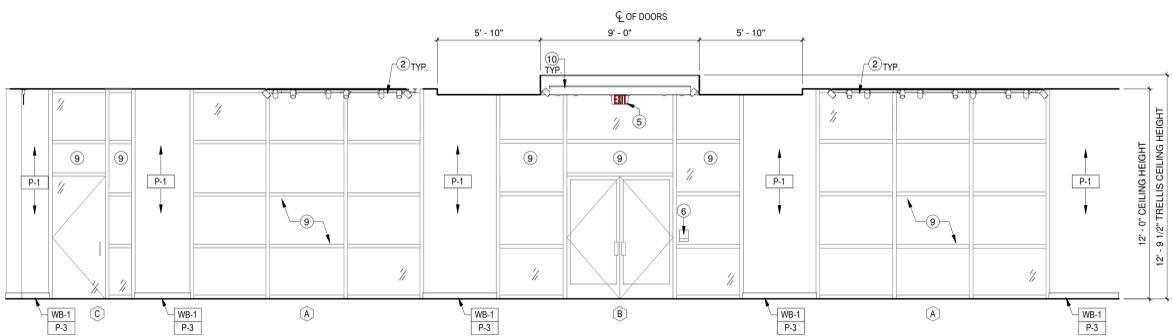
1 RETAIL PLAN  
1/8" = 1'-0"



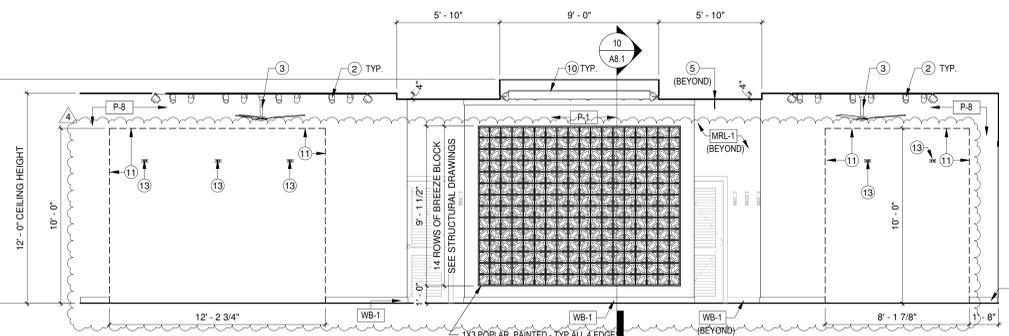
9 RETAIL FIXTURE ELEVATION  
1/4" = 1'-0"



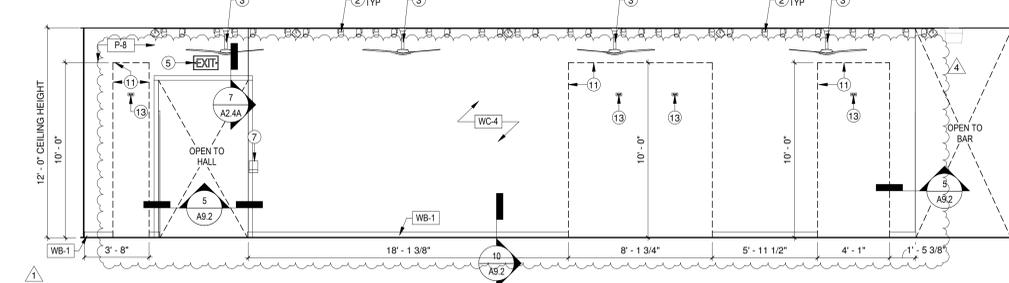
7 RETAIL FIXTURE ELEVATION  
1/4" = 1'-0"



5 RETAIL FINISH ELEVATION  
1/4" = 1'-0"



3 RETAIL FINISH ELEVATION  
1/4" = 1'-0"



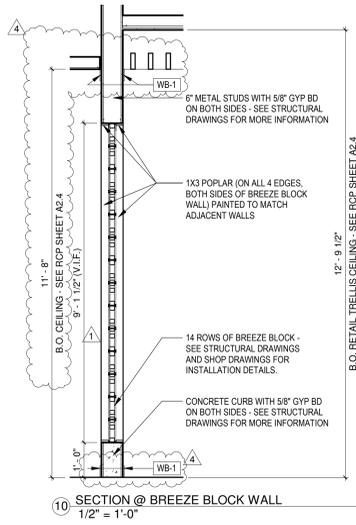
2 RETAIL FINISH ELEVATION  
1/4" = 1'-0"

**GENERAL NOTES**

- G.C SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE AS NECESSARY.
- REFER TO SHEET A2.4 FOR CEILING HEIGHTS.
- REFER TO SHEET A7.1 FOR DOOR AND WINDOW SCHEDULE.
- REFER TO SHEET A2.2 FOR FINISH SCHEDULE.
- FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO SHEET A2.3 FOR EQUIPMENT AND FIXTURE LAYOUT.

**INTERIOR ELEVATION KEYNOTES**

- DISPLAY FIXTURE. REFER TO FIXTURE PLAN ON SHEET A2.3.
- TRACK LIGHTS. REFER TO SHEET A2.4 AND ELECTRICAL DRAWINGS.
- CEILING FAN. REFER TO SHEET A2.4 AND ELECTRICAL DRAWINGS.
- NOT USED.
- EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- TACTILE EXIT SIGN - REFER TO SHEET A0.4.
- TACTILE EXIT ROUTE SIGN - REFER TO SHEET A0.4.
- NOT USED.
- EXISTING STOREFRONT SYSTEM - SEE WINDOW AND DOOR SCHEDULE ON SHEET A7.1.
- CEILING TRELLIS FEATURE SUPPLIED AND INSTALLED BY VENDOR - SEE STRUCTURAL FOR HANGING DETAILS.
- DASHED LINES INDICATE OUTLINE OF WALL CASES.
- NOT USED.
- DUPLEX RECEPTACLE MOUNTED HORIZONTALLY AT 98" CENTERED ON WALL CABINET. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.



10 SECTION @ BREEZE BLOCK WALL  
1/2" = 1'-0"

Date	Description
12.01.23	Clarifications
05.07.24	OWNER COMMENTS

No.	Issue	Date
1	Preliminary Issue:	09.13.23
2	Landlord Review:	10.09.23
3	Bid Issue:	10.09.23
4	Permit Issue:	10.09.23
5	Construction Issue:	TBD

Date	Description
12.01.23	Landlord Review
05.07.24	Bid Issue
	10.09.23
	10.09.23
	10.09.23
	Construction Issue
	TBD

No.	Description	Comm. Number
1	Clarifications	00-2192
4	OWNER COMMENTS	

**GENERAL NOTES**

- REFER TO SHEET A0.4 FOR ACCESSIBILITY DETAILS.
- G.C. SHALL PROVIDE SOLID WOOD FRT BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILL WORK, ETC. COORDINATE LOCATIONS WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE.
- REFER TO PLUMBING DRAWINGS FOR MAKE / MODEL OF PLUMBING FIXTURES.
- ALL ACCESSORIES SUPPLIED & INSTALLED BY G.C. U.N.O.
- REFER TO SHEET A2.4 FOR CEILING HEIGHTS AND FINISHES.
- REFER TO SHEET A7.1 FOR DOOR SCHEDULE.
- REFER TO SHEET A2.2 FOR FINISH SCHEDULE.
- REFER TO A8.1 FOR WALL TYPES

**KEYNOTES**

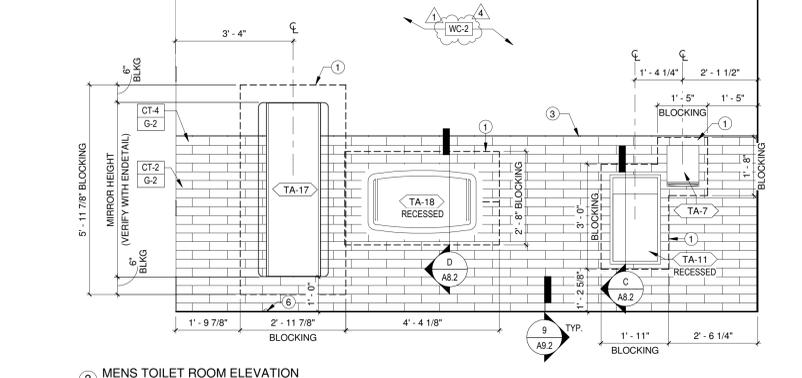
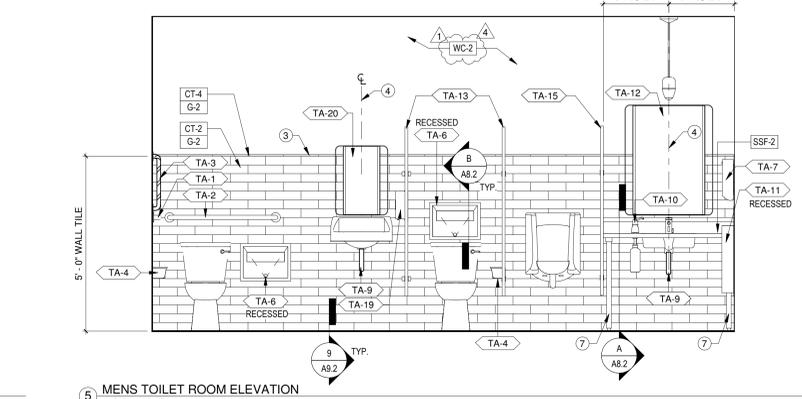
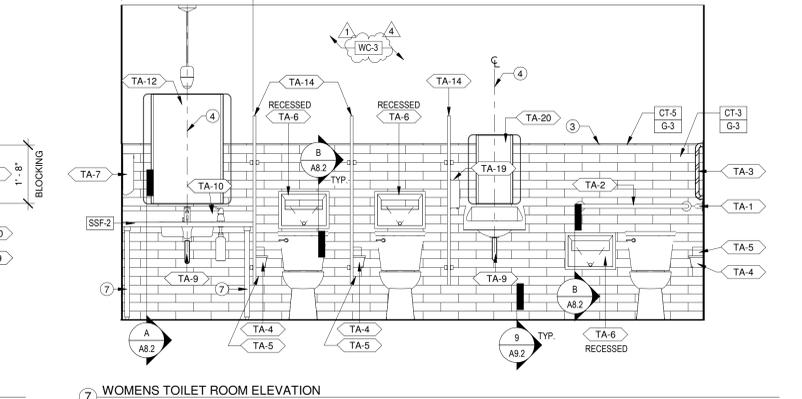
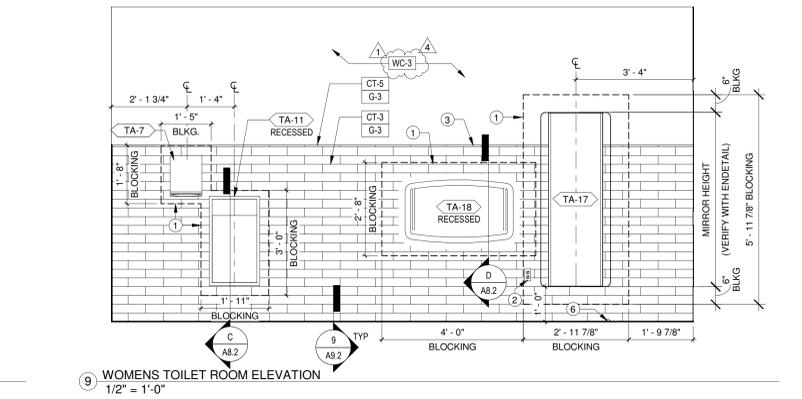
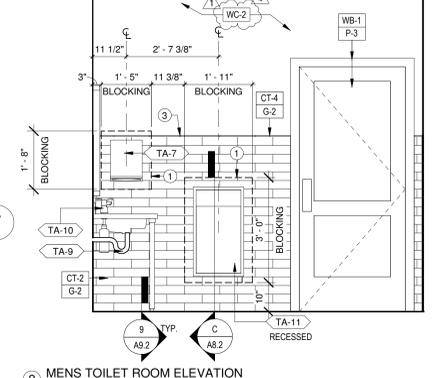
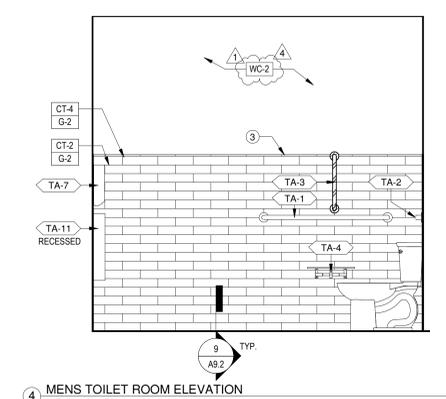
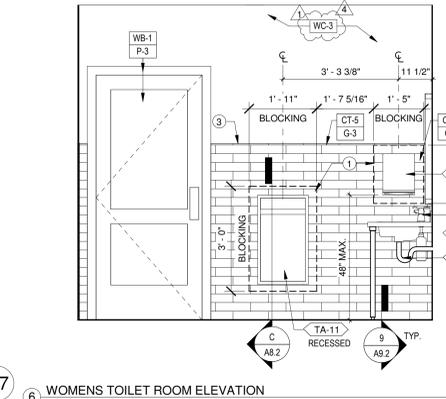
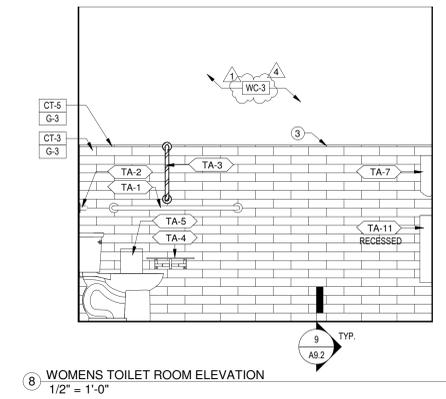
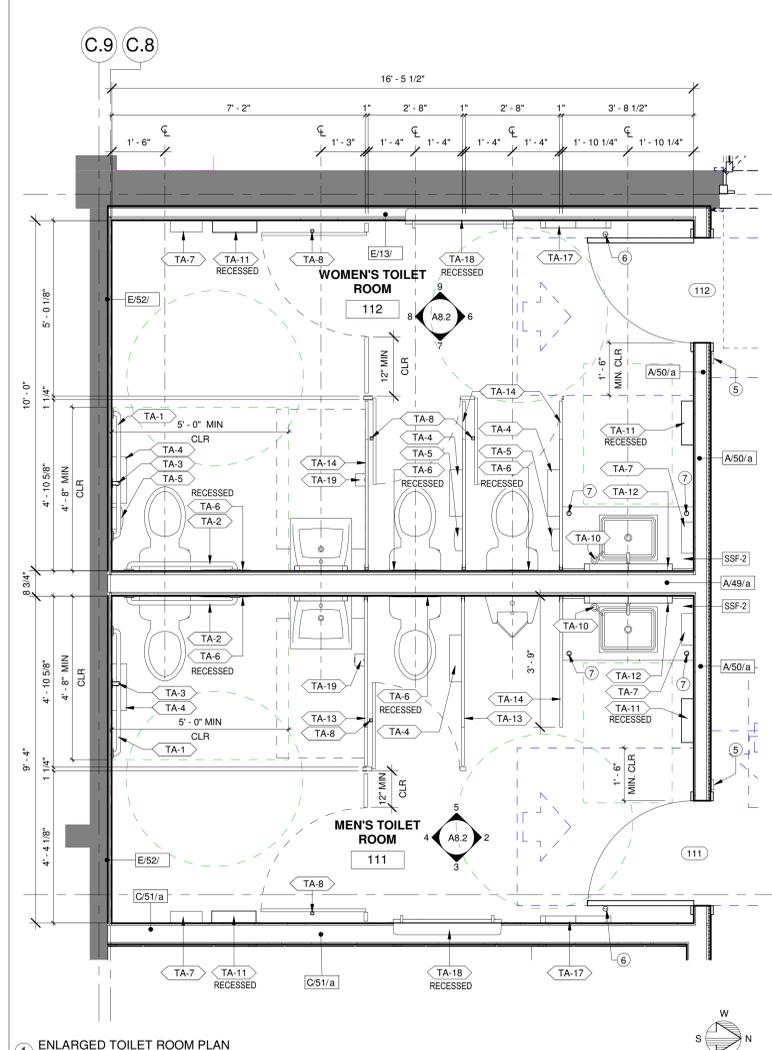
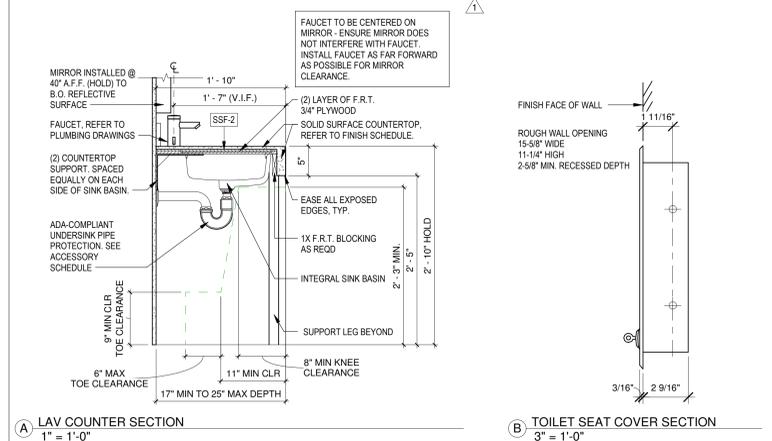
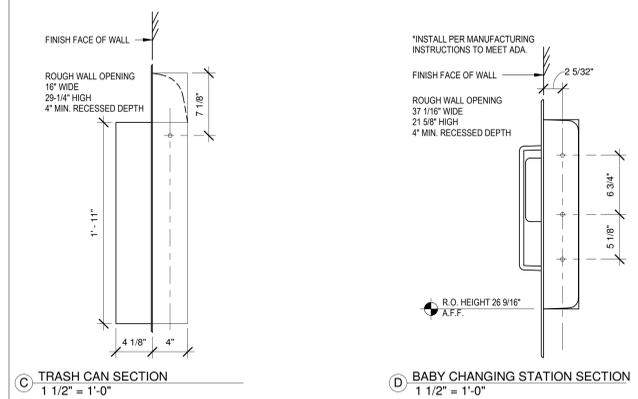
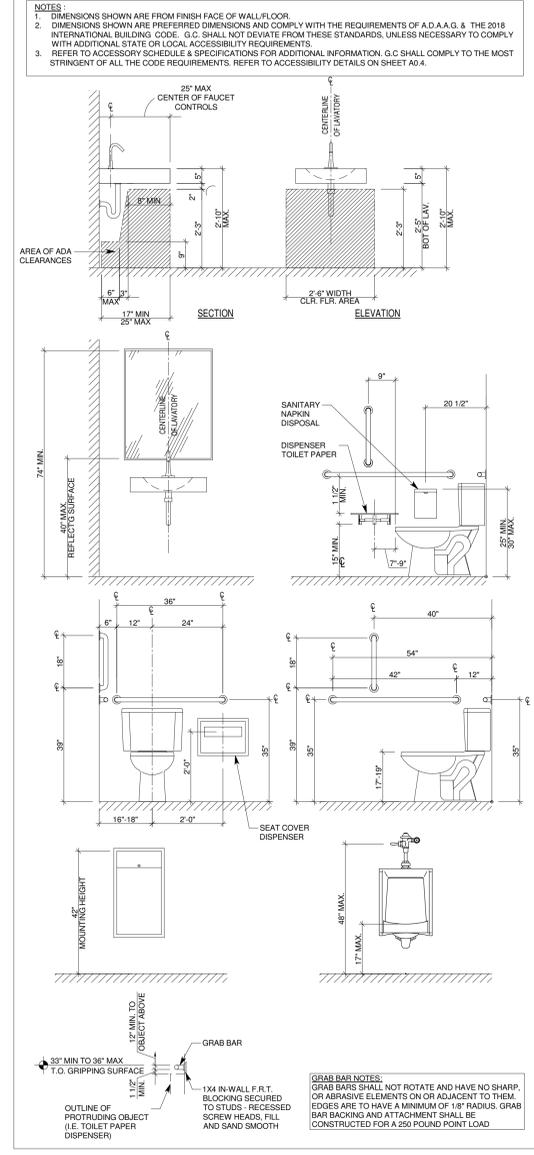
- G.C. SHALL PROVIDE SOLID WOOD FRT BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILL WORK, ETC. COORDINATE LOCATIONS WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE - SEE WALL TYPE FOR FULL WALL FRP PLYWOOD SUB-BASE.
- APPROXIMATE LOCATION OF ELECTRICAL OUTLET FOR BREASTPUMP - SEE ELECTRICAL DRAWINGS.
- G.C. TO CAULK TILE EDGE WITH PAINTABLE CAULK AND PAINT TO MATCH WALL ABOVE.
- FAUCETS TO BE CENTERED ON WALL MIRROR - ENSURE MIRROR DOES NOT INTERFERE WITH FAUCET.
- ADA ACCESSIBLE SIGN AT DOOR - PER SHEET A0.4
- FLOOR DOOR STOP TO BE INSTALLED FAR ENOUGH OFF WALL TO AVOID DOOR HANDLE FROM HITTING MIRROR AND FRAME WHEN FULLY OPENED.
- COUNTER SUPPORT LEG - STAINLESS STEEL (BY G.C.)

**ACCESSORY SCHEDULE**

MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	REMARKS
TA-1	GRAB BAR	BOBRICK	B-5006-42	SATIN	SEE DETAILS FOR MOUNTING HEIGHT
TA-2	GRAB BAR	BOBRICK	B-5006-36	SATIN	SEE DETAILS FOR MOUNTING HEIGHT
TA-3	GRAB BAR	BOBRICK	B-5006-18	SATIN	SEE DETAILS FOR MOUNTING HEIGHT
TA-4	TOILET PAPER DISPENSER	BOBRICK	B-2840	SATIN	SIDE BY SIDE, TWO ROLLS
TA-5	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	SATIN	
TA-6	SEAT COVER DISPENSER	BOBRICK	B-301	SATIN	RECESSED
TA-7	PAPER TOWEL DISPENSER	BOBRICK	B-262	SATIN	
TA-8	COAT HOOK	ASI ACCURATE PARTITIONS		MATCH PARTITION HARDWARE	SUPPLIED & INSTALLED BY PARTITION VENDOR
TA-9	ADA PIPE INSULATION				
TA-10	SOAP DISPENSER	MAC FAUCETS	A-11000	POLISHED CHROME	INSTALLED ON COUNTER - VERIFY EXACT LOCATION WITH WATER LINES UNDER COUNTER. SEE DISPENSER CUT SHEET FOR INSTALLATION INSTRUCTIONS.
TA-11	TRASH CAN	BOBRICK	B-3644	SATIN	SEMI-RECESSED
TA-12	MIRROR	ENDETAIL	TB0182_0-002-02	BLACK OXIDE	MOUNT WITH CLEATS, PROVIDE WALL BLOCKING TO SECURE
TA-13	TOILET PARTITION - MENS	ASI ACCURATE PARTITIONS	COLOR-THRU PHENOLIC	GRAY MST 3450C	FLOOR ANCHORED, OVERHEAD BRACED
TA-14	TOILET PARTITION - WOMENS	ASI ACCURATE PARTITIONS	COLOR-THRU PHENOLIC	GRAY MST 4400C	FLOOR ANCHORED, OVERHEAD BRACED
TA-15	URINAL SCREEN	ASI ACCURATE PARTITIONS	COLOR-THRU PHENOLIC-58	GRAY MST 3450C	WALL HUNG
TA-17	FULL LENGTH MIRROR	ENDETAIL	TB0182_0-001-01	STAINLESS STEEL	WALL MOUNT PER MFG.
TA-18	BABY CHANGING STATION	KOALA KARE	KB310 SSRE	STAINLESS STEEL	RECESSED
TA-19	SOAP DISPENSER	GEORGIA PACIFIC	52653	GEORGIA PACIFIC TOUCHLESS SOAP DISPENSER, FOIC	
TA-20	MIRROR	BOBRICK	B-165-1836	SATIN	CAULK AROUND MIRROR

G.C. TO PROVIDE ALL ACCESSORIES WITH THE EXCEPTION OF MIRRORS TA-12 AND TA-17.

**TOILET ACCESSORY DETAILS**



**GENERAL NOTES**

- G.C. SHALL PROVIDE SOLID WOOD FRT BLOCKING FOR ALL WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE.
- REFER TO SHEET A2.4 FOR CEILING HEIGHTS & FINISHES
- REFER TO SHEET A7.1 FOR DOOR SCHEDULE.
- REFER TO SHEET A2.2A FOR FINISH SCHEDULE.
- REFER TO SHEET A8.1 FOR WALL TYPES
- BLOCKING TO BE INSTALLED ON ENTIRE WALL AT HANGING BARS AND MIRRORS WITHIN FITTING ROOMS AS REQUIRED. -FRTY-TYP (U.N.O.) - SEE WALL TYPES

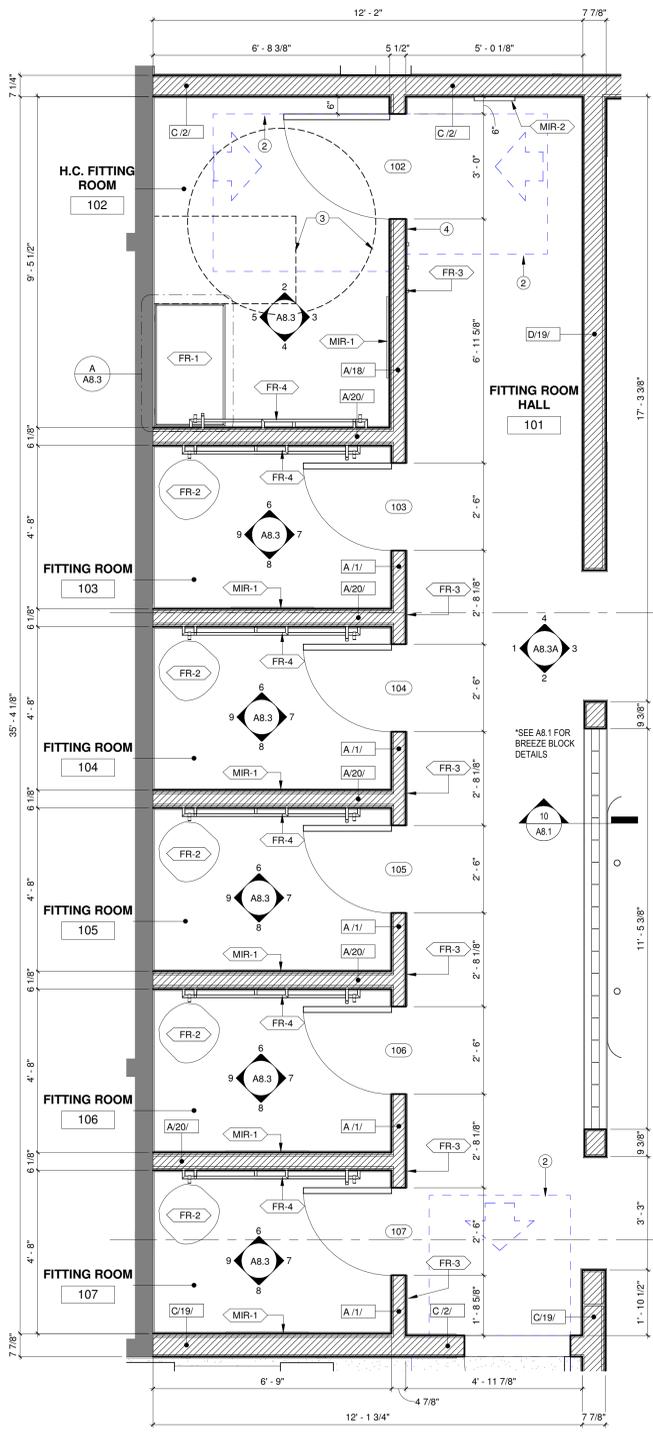
**KEY NOTES**

- DASHED LINES AROUND H.C. BENCH INDICATE AREA OF BLOCKING TO BE INSTALLED AS REQUIRED -FRTY-TYP (U.N.O.) - VERIFY WITH WALL TYPE FOR FULL WALL FRT PLYWOOD
- ALL DOOR CLEAR FLOOR SPACES SHALL COMPLY TO "MANEUVERING CLEARANCES AT DOOR" AS INDICATED ON SHEET A0.4
- MAINTAINING REQUIRED 5'-0" TURNING CIRCLE AND 30X48 CLEAR FLOOR SPACE AS SHOWN, SEE SHEET A0.4 FOR MORE INFORMATION.
- ADA ACCESSIBILITY SIGN AT DOOR. SEE SHEET A0.4

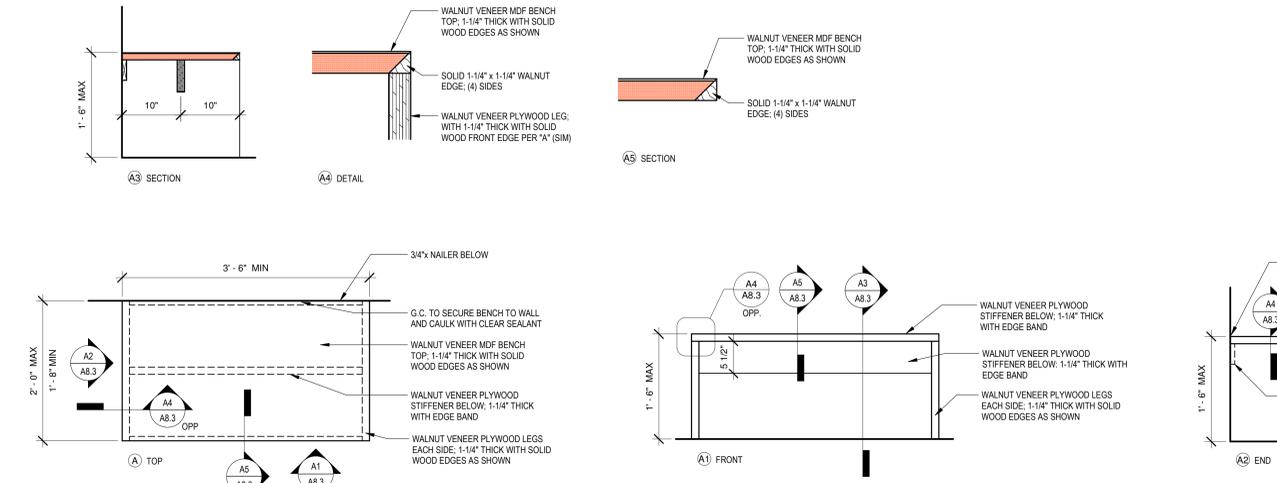
**FITTING ROOM FIXTURE SCHEDULE**

MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	REMARKS
FR-1	ACCESSIBLE BENCH SEAT	ENDETAL	-	WALNUT	PROVIDED AND INSTALLED BY ENDETAL - 24" DEEP X 42" WIDE ACCESSIBLE BENCH SEAT. HEIGHT 17'-15" A.F.F. FIXED ALONG LONG EDGE AT WALL WITH 30" X 48" CLEAR FLOOR SPACE AT OPEN END. G.C. TO PROVIDE NON-COMBUSTIBLE BLOCKING IN WALL FRAMING AS REQUIRED FOR BENCH INSTALLATION
FR-2	FITTING ROOM CHAIR	CB2	-	-	INSTALLED BY G.C.
FR-3	FITTING ROOM HOOKS	ENDETAL	-	-	PROVIDED AND INSTALLED BY ENDETAL
FR-4	FITTING ROOM HANG BAR	ENDETAL	-	-	PROVIDED AND INSTALLED BY ENDETAL
LC-1	LOUNGE CHAIR	-	-	-	FOIO
MIR-1	MIRROR	STYLMARK	ADMIRE LED, 60015-03, 300K	4033 BRONZE POWDER COAT	PROVIDE POWER PER MANUFACTURERS RECOMMENDATIONS FOR EACH NEW LED MIRROR. PROVIDE AND INSTALL ADEQUATE BLOCKING AS REQUIRED. INTERIOR FITTING ROOM MIRRORS TO HAVE OUTLET BEHIND MIRRORS TO PLUG INTO
MIR-2	HALLWAY MIRROR	ENDETAL	000325-06	HOT ROLLED STEEL	PROVIDED AND INSTALLED BY ENDETAL - SEE ELEVATIONS FOR MOUNTING HEIGHTS. PROVIDE BLOCKING AS REQUIRED.

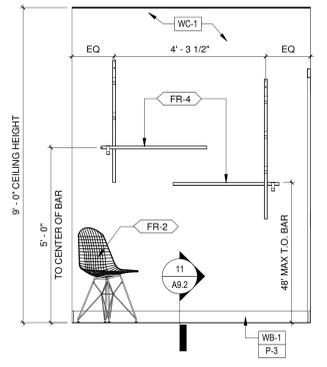
NOTE: INTERIOR FITTING ROOM MIRRORS TO HAVE OUTLET BEHIND MIRRORS TO PLUG INTO.



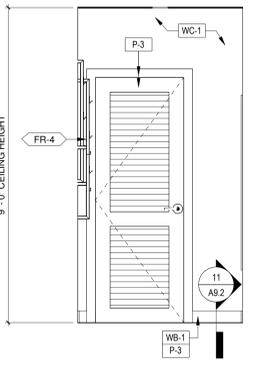
1 ENLARGED FITTING ROOM PLAN  
1/2" = 1'-0"



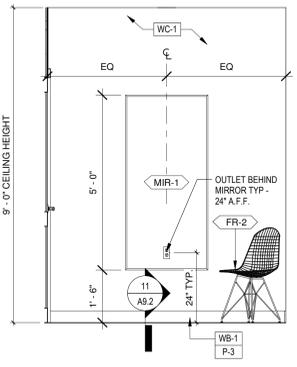
A H.C. BENCH DETAIL A  
1" = 1'-0"



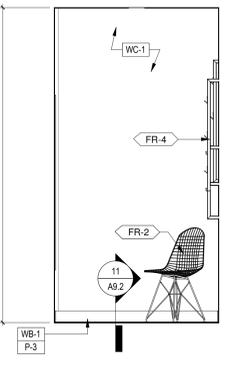
6 FITTING ROOM ELEVATION  
1/2" = 1'-0"



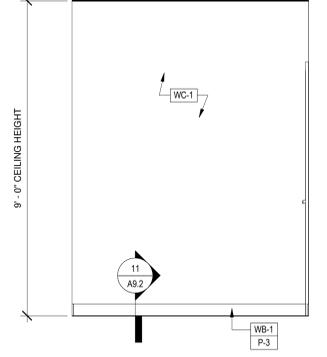
7 H.C. FITTING ROOM ELEVATION  
1/2" = 1'-0"



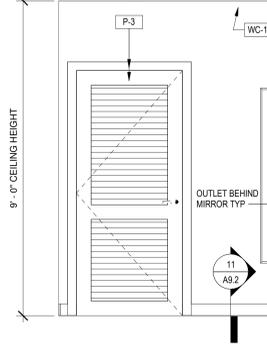
8 FITTING ROOM ELEVATION  
1/2" = 1'-0"



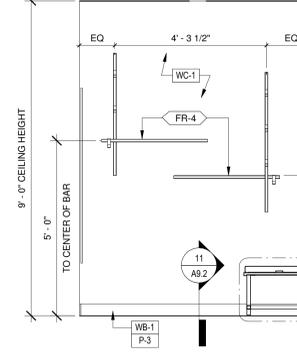
9 FITTING ROOM ELEVATION  
1/2" = 1'-0"



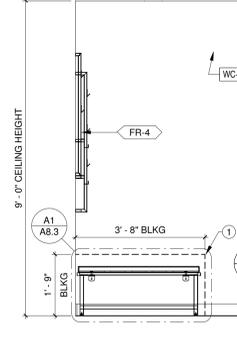
3 H.C. FITTING ROOM ELEVATION  
1/2" = 1'-0"



4 H.C. FITTING ROOM ELEVATION  
1/2" = 1'-0"



5 FITTING ROOM ELEVATION  
1/2" = 1'-0"



5 H.C. FITTING ROOM ELEVATION  
1/2" = 1'-0"

No.	Description	Date
4	OWNER COMMENTS	05.07.24

**FITTING ROOMS & INTERIOR ELEVATIONS**

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

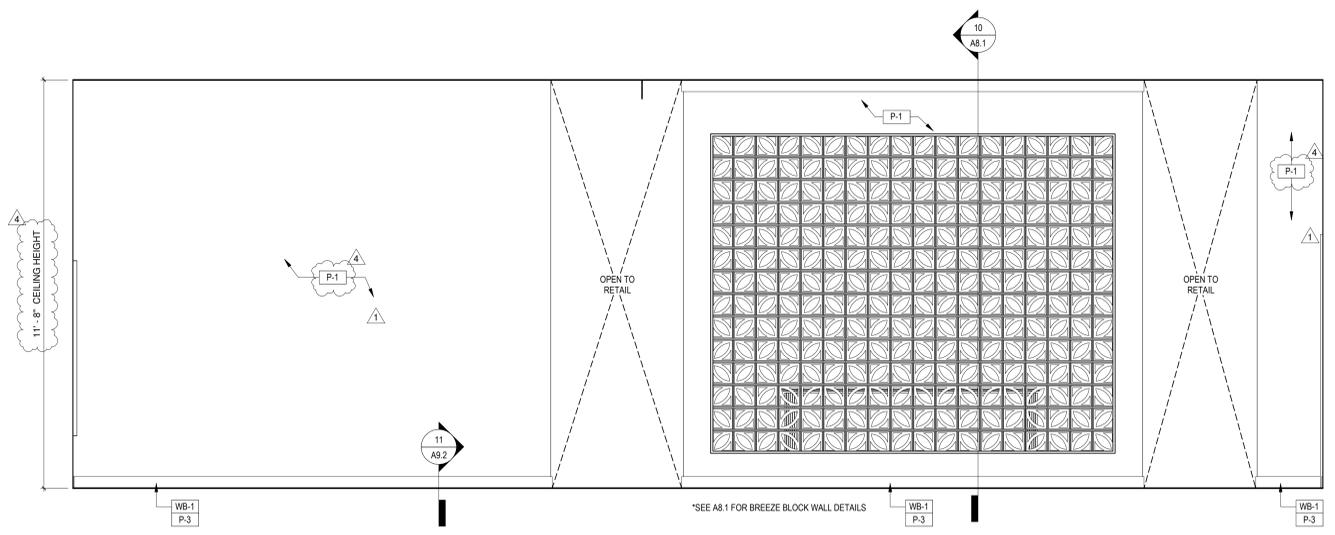
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

**GENERAL NOTES**

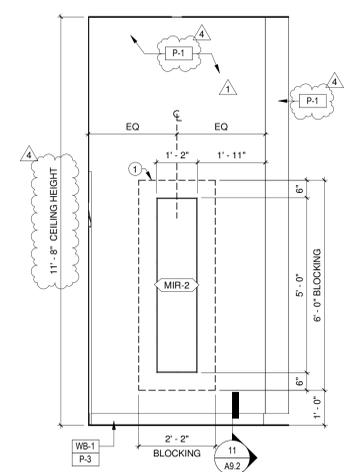
- G.C. SHALL PROVIDE SOLID WOOD FRT BLOCKING FOR ALL WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE.
- REFER TO SHEET A2.4 FOR CEILING HEIGHTS & FINISHES
- REFER TO SHEET A7.1 FOR DOOR SCHEDULE.
- REFER TO SHEET A2.2A FOR FINISH SCHEDULE.
- REFER TO SHEET A8.1 FOR WALL TYPES
- BLOCKING TO BE INSTALLED ON ENTIRE WALL AT HANGING BARS AND MIRRORS WITHIN FITTING ROOMS AS REQUIRED. -FRTW-TYP (U.N.O.) - SEE WALL TYPES

**KEY NOTES**

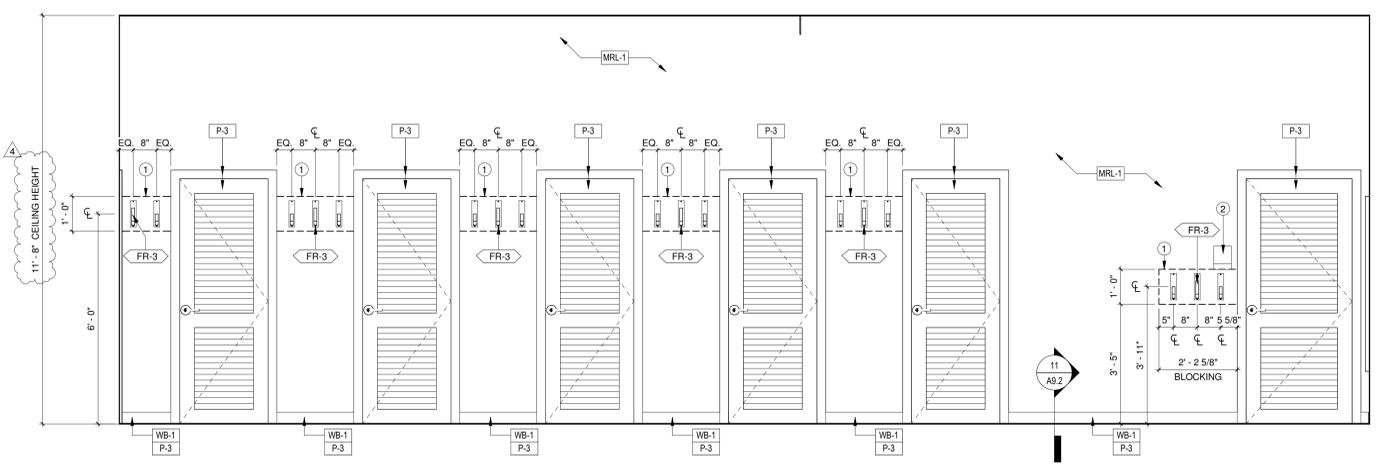
- DASHED LINES AROUND MIRRORS & COAT HOOKS INDICATE AREA OF BLOCKING TO BE INSTALLED AS REQUIRED -FRTW-TYP (U.N.O.) - VERIFY WITH WALL TYPE FOR FULL WALL FRT PLYWOOD
- ADA ACCESSIBILITY SIGN AT DOOR. SEE SHEET A0.4



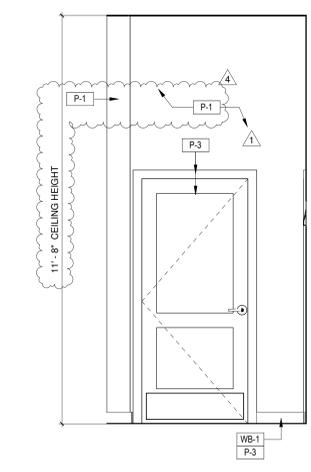
3 FITTING ROOM HALL ELEVATION  
1/2" = 1'-0"



4 FITTING ROOM HALL ELEVATION  
1/2" = 1'-0"



1 FITTING ROOM HALL ELEVATION  
1/2" = 1'-0"



2 FITTING ROOM HALL ELEVATION  
1/2" = 1'-0"

No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

Preliminary Issue: 09.13.23  
Landlord Review: 10.09.23  
Bid Issue: 10.09.23  
Permit Issue: 10.09.23  
Construction Issue: TBD

**FITTING ROOM HALL ELEVATIONS**

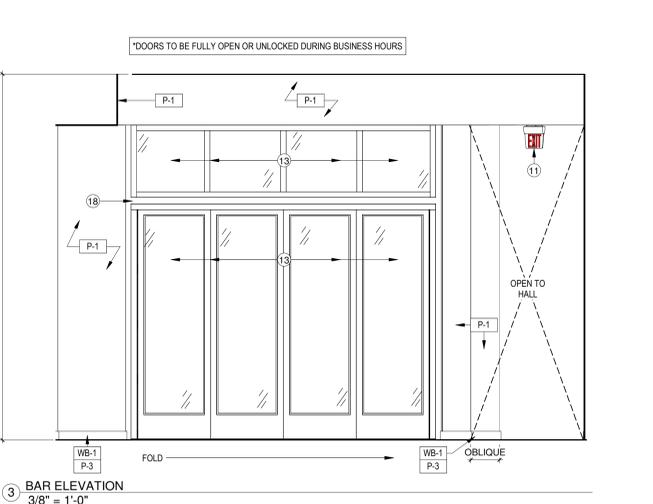
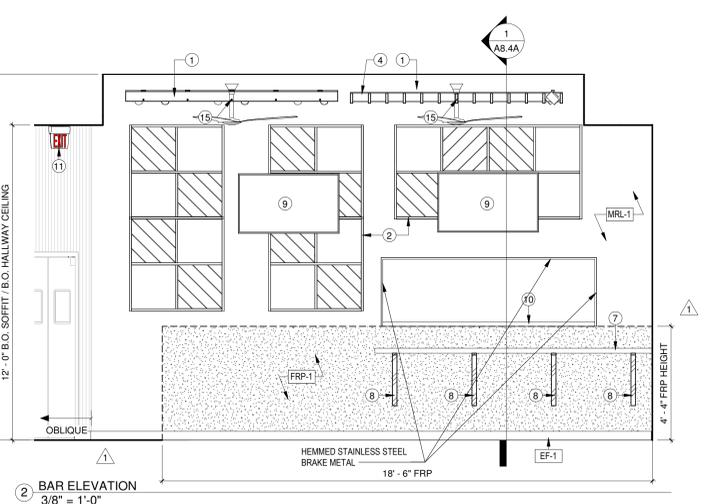
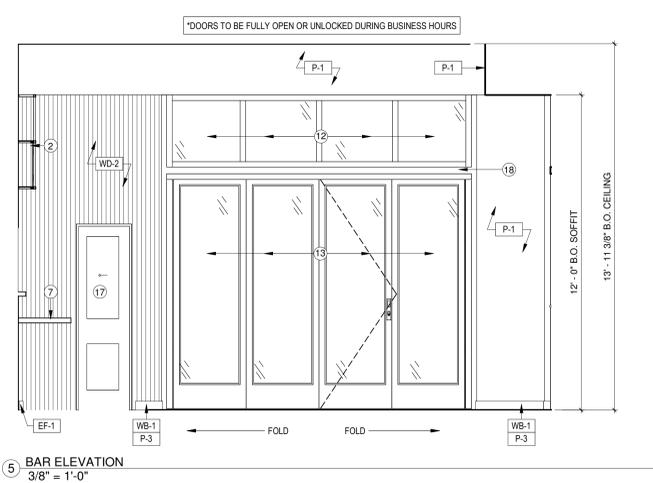
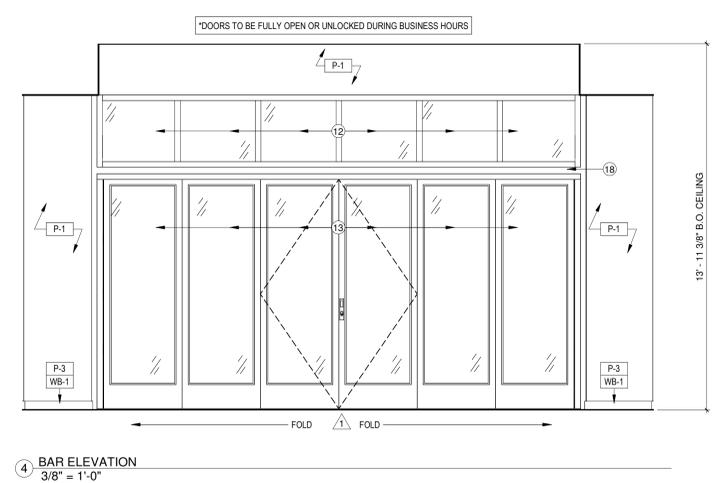
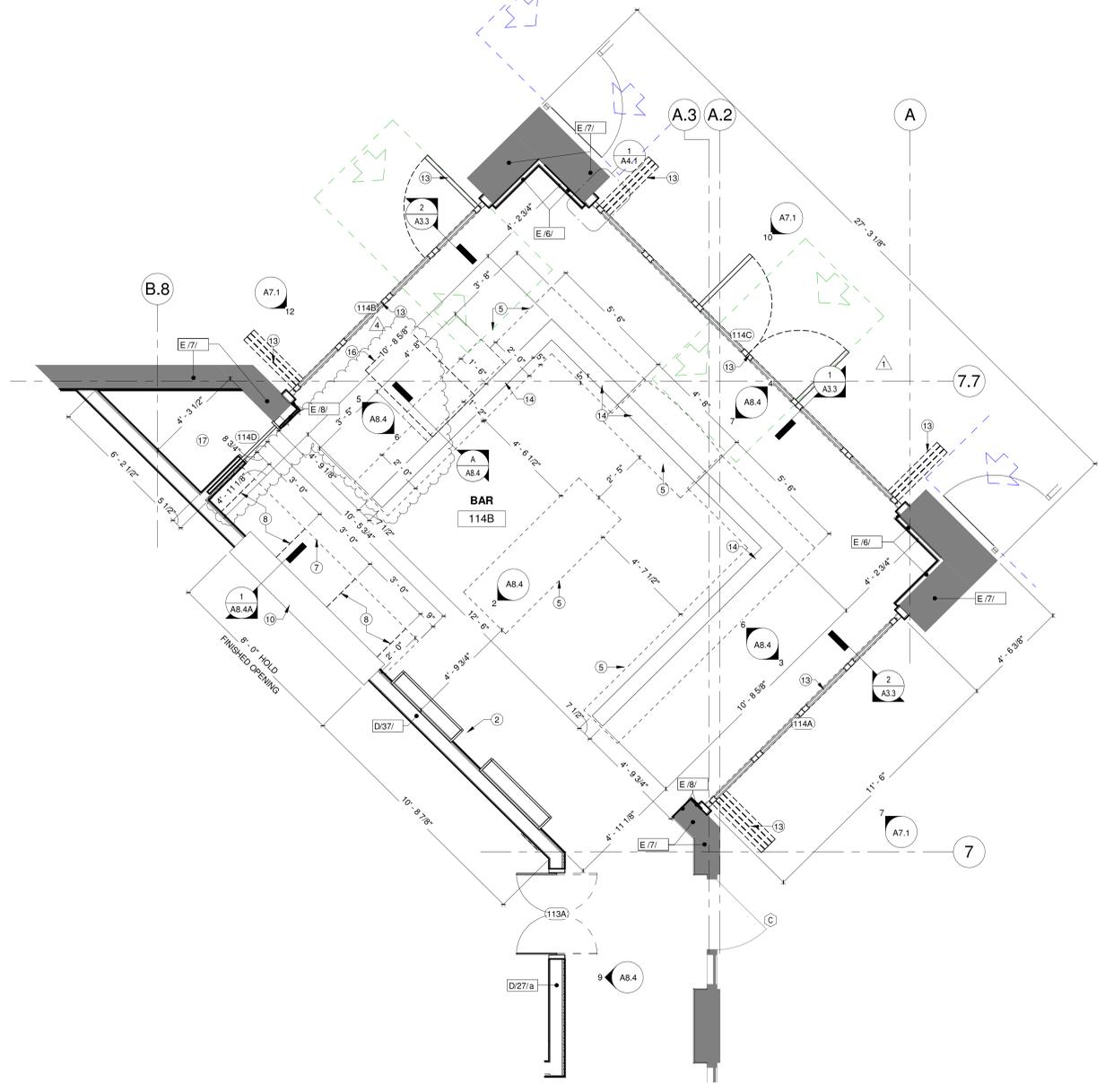
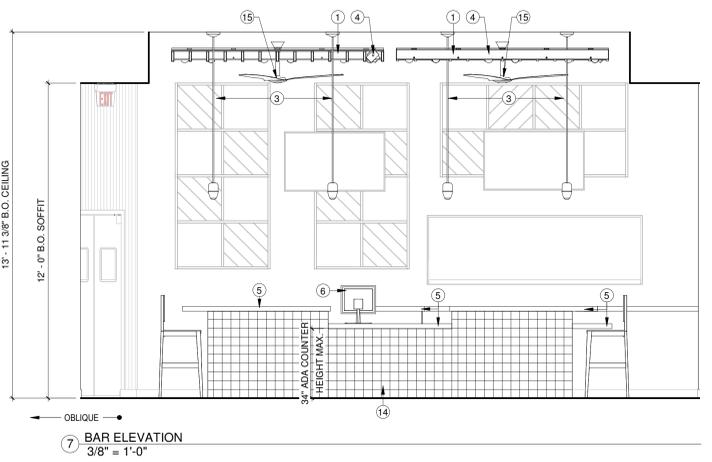
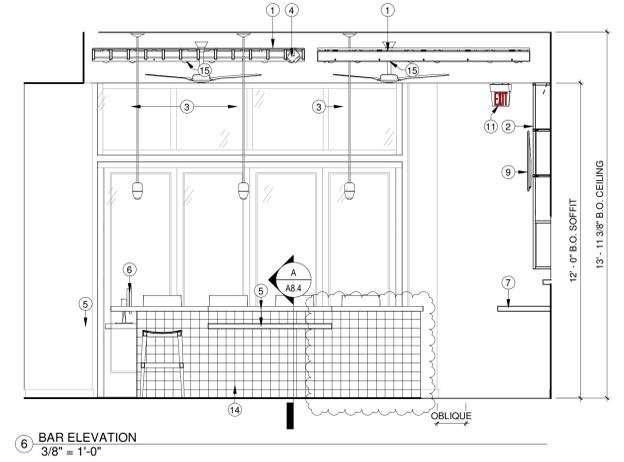
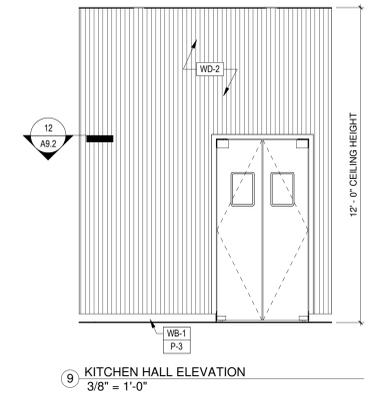
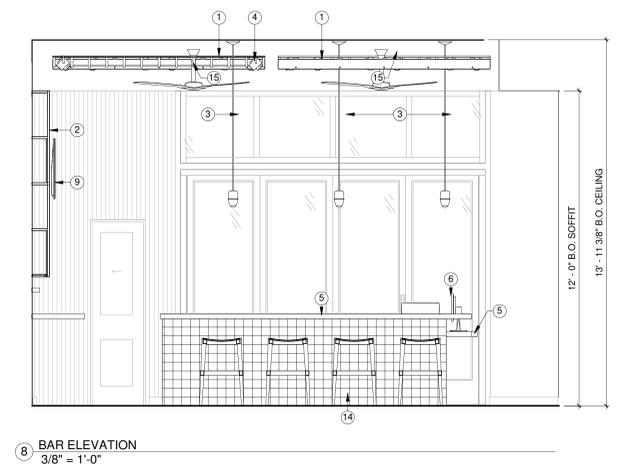
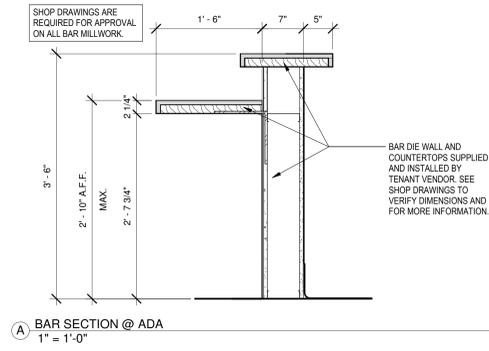
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

# MARLIN BAR NOTES

- SEE FLOOR PLAN A2.1 FOR ADDITIONAL INFORMATION
- SEE FINISH PLAN A2.2 FOR FLOOR FINISHES
- SEE REFLECTED CEILING PLAN A2.4 FOR CEILING INFORMATION

# INTERIOR ELEVATION KEYNOTES

- TRELLIS HUNG FROM CEILING ABOVE - B.O. TRELLIS @ 12'-10" A.F.F. SEE A2.4 & STRUCTURAL FOR DETAILS.
- BAR SHELVING ABOVE - ENDETAL TO PROVIDE AND INSTALL. G.C. TO PROVIDE DATA AND POWER. COORDINATE EXACT LOCATION AND HEIGHT WITH TOMMY BAHAMA.
- PENDANT LIGHTS TO BE CENTERED ABOVE BAR - B.O. LIGHT FIXTURE @ 7'-6" A.F.F. - SEE A2.4 & ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- NEW LIGHTING TRACK AND NEW TRACK HEADS. TRACK TO BE MOUNTED DIRECTLY ABOVE NEW TRELLIS FEATURE - SEE A2.4 & ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- BAR COUNTERTOP - ENDETAL TO PROVIDE AND INSTALL.
- POS.
- BACK BAR COUNTERTOP - G.C. TO PROVIDE & INSTALL. WORK TABLES AND STORAGE BY KEC. G.C. TO PROVIDE DATA & POWER.
- LOCATION OF 2X2X7/8" L BRACKETS PAINTED WHITE ENAMEL - SEE 1A8.4A
- TV MOUNTED TO WALL - PROVIDED AND INSTALLED BY AV VENDOR - G.C. TO PROVIDE DATA AND POWER.
- STAINLESS STEEL KITCHEN PASS-THROUGH OPENING AND SHELF PROVIDED AND INSTALLED BY OWNER KEC VENDOR. G.C. TO PROVIDE DATA AND POWER - SEE FS DRAWINGS FOR MORE INFORMATION.
- EXIT SIGN - SEE A2.4 AND ELECTRICAL DRAWINGS
- NEW TRANSOM WINDOW BY G.C. - SEE DOOR AND WINDOW SCHEDULE A7.1
- NEW FOLDING DOOR SYSTEM - SEE SHEET A7.1 FOR DOOR AND WINDOW DETAILS AND HARDWARE
- LOCATION OF BAR BASE - ENDETAL TO PROVIDE AND INSTALL. G.C. TO PROVIDE WATER SANITARY, DATA, AND POWER.
- CEILING FAN. REFER TO SHEET A2.4 AND ELECTRICAL DRAWINGS.
- MAINTAIN 30"X48" CLEAR FLOOR SPACE FOR ADA SEATING - SEE SHEET A0.4 FOR KNEE & TOE CLEARANCE REQUIREMENTS.
- LOCKED AREA FOR LIQUOR STORAGE. SHELVING LAYOUT TBD.
- NEW BEAM SUPPORT BY G.C. - SEE 3A4.1 FOR MORE INFORMATION - SEE STRUCTURAL DRAWINGS - FINISH WITH NO SEAM / FASTENER BRAKE METAL TO MATCH TRANSOM WINDOW / FOLDING DOOR FINISH.



ROBERT F. VANNEY ARCHITECT

551 EAST FIFTH STREET SUITE 750  
SAINT PAUL, MINNESOTA 55101  
651.292.4642 FAX: 651.292.3034

TommyBahama  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240

No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

Preliminary Issue: 09.13.23  
Landlord Review: 10.09.23  
Bid Issue: 10.09.23  
Permit Issue: 10.09.23  
Construction Issue: TBD

MARLIN BAR & INTERIOR ELEVATIONS

Comm. Number: 00-2192  
Date: 05.06.24  
Drawn By: Author  
Checked By: Checker

A8.4

5/8/2024 10:07:31 AM

### MARLIN BAR NOTES

- SEE FLOOR PLAN A2.1 FOR ADDITIONAL INFORMATION
- SEE FINISH PLAN A2.2 FOR FLOOR FINISHES
- SEE REFLECTED CEILING PLAN A2.4 FOR CEILING INFORMATION.

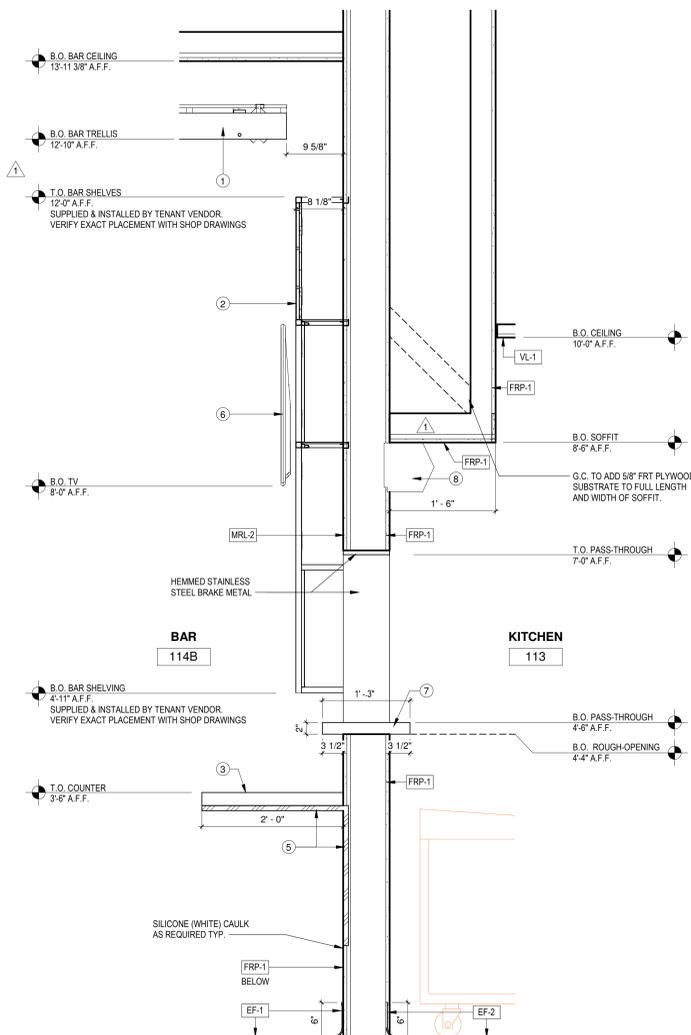
### INTERIOR ELEVATION KEYNOTES

- TRELLIS HUNG FROM CEILING ABOVE - B.O. TRELLIS @ 12'-10" A.F.F. SEE A2.3 & STRUCTURAL FOR DETAILS.
- BAR SHELVING WITH INTEGRATED STRIP LIGHTING PROVIDED AND INSTALLED BY ENDTAL. G.C. TO PROVIDE DATA AND POWER - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION. COORDINATE EXACT LOCATION AND HEIGHT WITH TOMMY BAHAMA.
- BAR COUNTERTOP - G.C. TO PROVIDE AND INSTALL.
- BACK BAR COUNTERTOP - G.C. TO PROVIDE & INSTALL. WORK TABLES AND STORAGE BY KEC. G.C. TO PROVIDE DATA & POWER.
- LOCATION OF 2'X2'X7/8" L BRACKETS PAINTED WHITE ENAMEL.
- TV MOUNTED TO WALL- PROVIDED AND INSTALLED BY AV VENDOR - G.C. TO PROVIDE DATA AND POWER.
- STAINLESS STEEL KITCHEN PASS-THROUGH OPENING AND SHELF PROVIDED AND INSTALLED BY OWNER KEC VENDOR. G.C. TO PROVIDE DATA AND POWER - SEE FS DRAWINGS FOR MORE INFORMATION.
- AIR CURTAIN - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

ROBERT F.  
VANNEY  
ARCHITECT

55 EAST FIFTH STREET  
SUITE 750  
SAINT PAUL, MINNESOTA 55101  
651.222.4642 FAX: 651.222.3034

*Tommy Bahama*  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240



① PASSTHROUGH @ BAR  
1" = 1'-0"

No.	Description	Date
1	Clarifications	12.01.23

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

<b>MARLIN BAR DETAILS</b>	
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

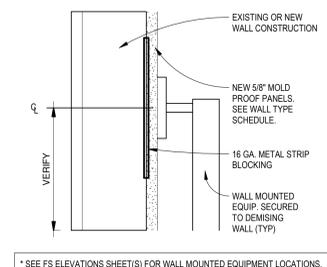
**A8.4A**

**GENERAL NOTES**

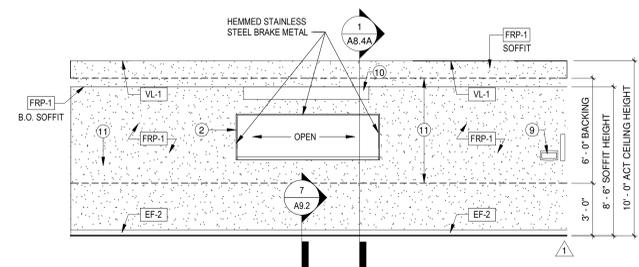
- G.C SHALL PROVIDE SOLID WOOD OR SHEET METAL BACKING BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE AS NECESSARY. SEE ELEVATIONS ON THIS SHEET FOR LOCATIONS OF SHEET METAL BACKING BLOCKING.
- REFER TO SHEET A2.4 FOR CEILING HEIGHTS.
- REFER TO SHEET A7.1 FOR DOOR AND WINDOW SCHEDULE.
- REFER TO SHEET A2.2 FOR FINISH SCHEDULE.
- REFER TO SHEET A2.3 AND KITCHEN EQUIPMENT DRAWINGS FOR EQUIPMENT AND FIXTURE LAYOUT.

**INTERIOR ELEVATION KEYNOTES**

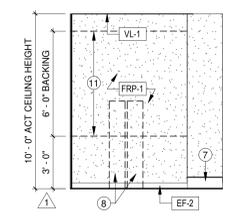
- WATER HEATER LOCATION - SEE PLUMBING DRAWINGS
- KITCHEN PASS THROUGH WINDOW - SEE SHEET AB.4A FOR MORE INFORMATION.
- TACTILE EXIT ROUTE SIGN - SEE SHEET A0.4 FOR MORE INFORMATION.
- DOUBLE ACTING SERVER STATION DOOR - SEE DOOR SCHEDULE FOR MORE INFORMATION.
- AREA SHOWN HATCHED IS EXTENT OF STAINLESS STEEL PANEL BEHIND EXHAUST HOODS SUPPLIED & INSTALLED BY G.C. REFER TO FOOD SERVICE AND EXHAUST HOOD DRAWINGS.
- EXHAUST HOOD - REFER TO EXHAUST HOOD AND FOOD SERVICE DRAWINGS.
- MOP SINK - SEE PLUMBING DRAWINGS
- WATER FILTER / SOFTENER SYSTEM LOCATION - SEE PLUMBING DRAWINGS.
- TIME CLOCK - FOIO, SEE I.T. SHEET FOR MORE INFORMATION
- AIR CURTAIN - SEE MECHANICAL
- PROVIDE SHEET METAL BACKING / BLOCKING CONTINUOUS FROM 3'-0" A.F.F. TO 9'-0" A.F.F. UNDER CEMENT BONDED PARTICLE BOARD ONLY FOR WALL MOUNTED ITEMS IN THIS WALL - VERIFY LOCATIONS OF ALL HANGING WALL MOUNTED ITEMS ON THE FOOD SERVICE DRAWINGS - FS - 7.1. SEE DETAIL 11A8.6.
- WALK IN COOLER UNIT. REFER TO KITCHEN EQUIPMENT DRAWINGS.
- STAINLESS STEEL CLOSURE ANGLE PROVIDED BY WALK IN COOLER MANUFACTURER. REFER TO KITCHEN EQUIPMENT DRAWINGS.
- NOT USED
- EXIT SIGN



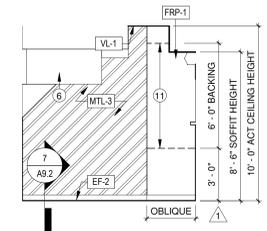
METAL BLOCKING @ WALL MOUNTED FIXTURE - AT KITCHEN WALLS ONLY  
3" = 1'-0"



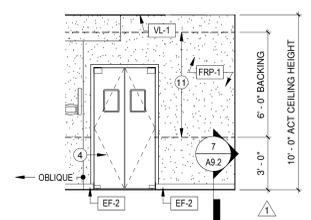
9 KITCHEN ELEVATION  
1/4" = 1'-0"



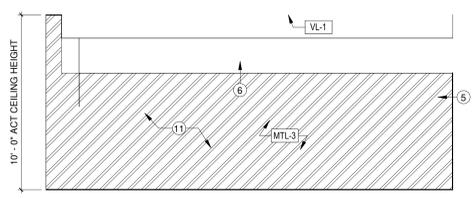
10 KITCHEN ELEVATION  
1/4" = 1'-0"



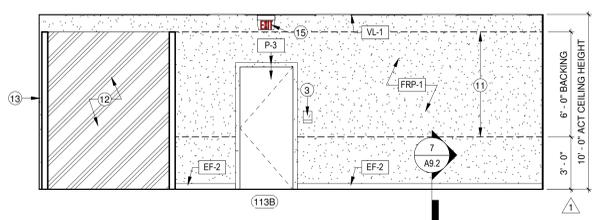
8 KITCHEN ELEVATION  
1/4" = 1'-0"



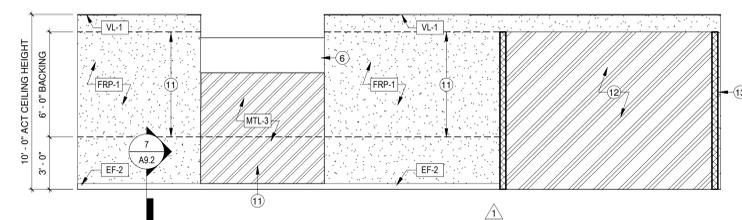
6 KITCHEN ELEVATION  
1/4" = 1'-0"



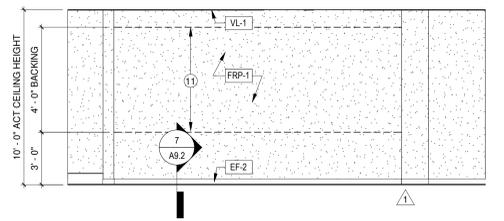
7 KITCHEN ELEVATION  
1/4" = 1'-0"



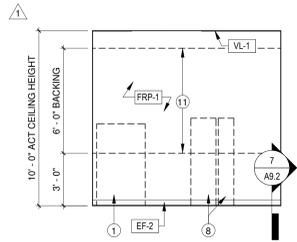
4 KITCHEN ELEVATION  
1/4" = 1'-0"



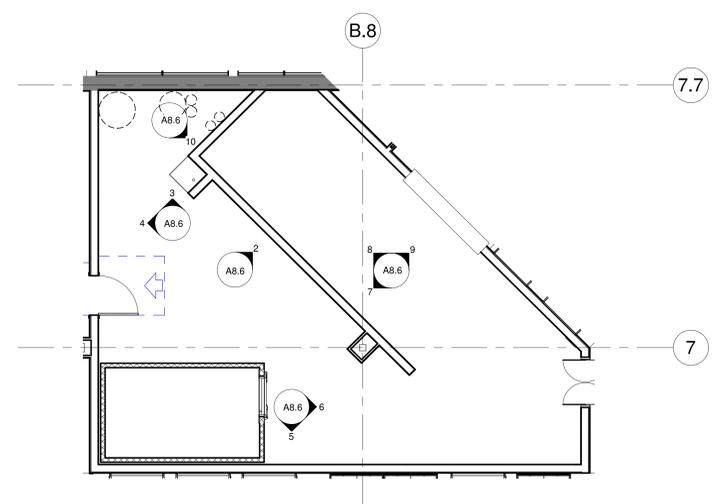
5 KITCHEN ELEVATION  
1/4" = 1'-0"



2 KITCHEN ELEVATION  
1/4" = 1'-0"



3 KITCHEN ELEVATION  
1/4" = 1'-0"



1 KITCHEN PLAN  
3/16" = 1'-0"



*Tommy Bahama*  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240

No.	Description	Date
1	Clarifications	12.01.23

**KITCHEN ELEVATIONS**

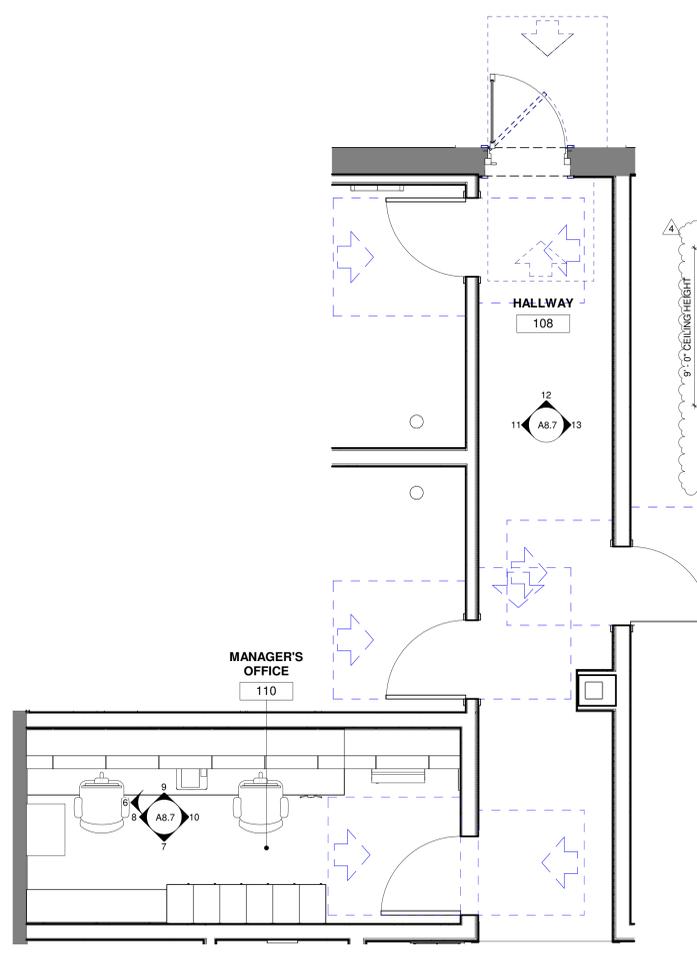
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

**GENERAL NOTES**

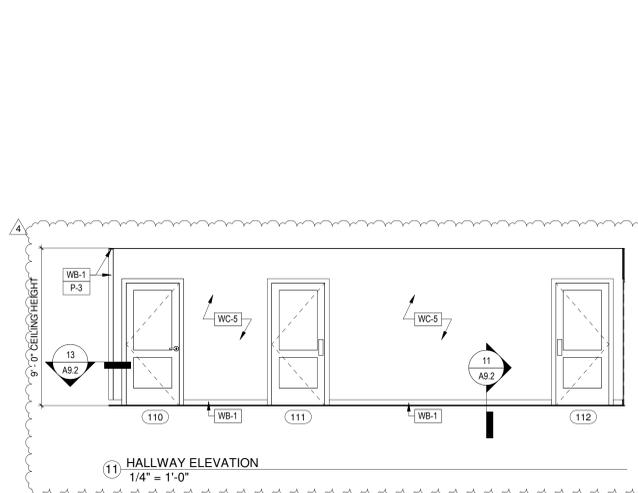
- G.C. SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH TOMMY BAHAMA CONSTRUCTION REPRESENTATIVE AS NECESSARY.
- REFER TO SHEET A2.4 FOR CEILING HEIGHTS & FINISHES
- REFER TO SHEET A7.1 FOR DOOR AND WINDOW SCHEDULE.
- REFER TO SHEET A2.2A FOR FINISH SCHEDULE.
- FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO SHEET A2.3 FOR EQUIPMENT AND FIXTURE LAYOUT.

**INTERIOR ELEVATION KEYNOTES**

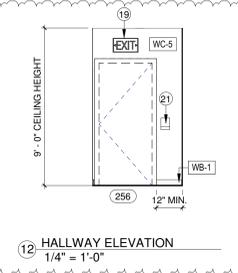
- MELAMINE SHELVES (WIDTH & LENGTH PER ELEVATION). MILLWORK VENDOR TO FURNISH AND INSTALL REEVE #800 STANDARDS AT 24" O.C. AT ALL SHELVES ON HORIZONTAL 1 X 4 FURRING EXTENDING FROM 12" TO 108" A.F.F. PROVIDE REEVE #881 BRACKETS (MADE TO ORDER. REQUIRE 20 WORKING DAY LEAD TIME) FOR EACH SHELF AT EACH STANDARD. G.C. TO FURNISH AND INSTALL 1 X 4 HORIZONTAL SURFACE MOUNTED BLOCKING. PAINT TO MATCH ADJACENT WALLS. REFER TO RESPONSIBILITY MATRIX. SEE 2(A2.3 HANG BARS AT 60" & 96" A.F.F. MILLWORK VENDOR TO FURNISH & INSTALL REEVE #800 STANDARDS 1 24" O.C. ON HORIZONTAL 1 X 4 FURRING EXTENDING FROM 12" TO 108" A.F.F. PROVIDE REEVE #V88 HANGROD BRACKETS & #225-HANG BARS. G.C. TO FURNISH AND INSTALL 1 X 4 SURFACE MOUNTED BLOCKING. PAINT TO MATCH ADJACENT WALL FINISH. REFER TO RESPONSIBILITY MATRIX. COORDINATE FINAL LOCATION WITH STORE OPS
- STOCK ROOM COORDINATION STATION PROVIDED & INSTALLED BY OWNER VENDOR.
- MANAGER'S DESK PROVIDED & INSTALLED BY G.C.
- FLUORESCENT STRIPLIGHT LIGHT FIXTURE TO BE INSTALLED AT 13'-0" A.F.F. - SEE ELECTRICAL FOR MORE INFORMATION.
- MOBILE STORAGE SYSTEM 10'-0" HIGH. REFER TO RESPONSIBILITY MATRIX.
- SHREDDER BOX - FOIO
- EMPLOYEE LOCKERS
- TIME CLOCK - FOIO. SEE I.T. RCP SHEET FOR MORE INFORMATION
- MOBILE TABLET STORAGE CABINET - FOIO
- MICROWAVE & REFRIGERATOR - FOIO
- SAFE - REFER TO RESPONSIBILITY MATRIX.
- FILE CABINET - REFER TO RESPONSIBILITY MATRIX.
- FIRE EXTINGUISHER. EXACT LOCATION TO BE COORDINATED WITH LOCAL JURISDICTION.
- "MOODY" MEDIA UNIT MOUNTED WITH BOTTOM AT 7'-0" A.F.F.
- 3/4" THICK PLYWOOD PHONE BOARD. SEE I.T. RCP SHEET AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- STRUCTURAL COLUMN - SEE PLANS
- DASHED LINES AROUND DESKS INDICATE AREA OF BLOCKING
- EXIT SIGN - SEE ELECTRICAL PLAN
- ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.
- LOCATION OF LIGHTING CONTROL BOXES. ELECTRICAL CONTRACTOR TO VERIFY THAT THE SPACING BETWEEN EACH WILL ALLOW ENOUGH ROOM TO INSTALL DEVICES.
- TACTILE "EXIT" OR "EXIST ROUTE" SIGN - REFER TO SHEET A0.4.



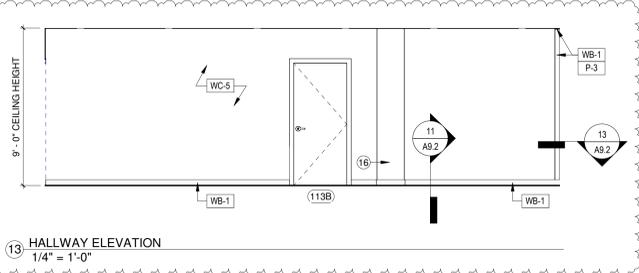
6 MANAGER'S OFFICE & HALLWAY PLAN  
 3/8" = 1'-0"



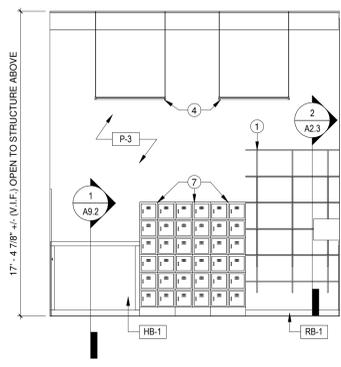
11 HALLWAY ELEVATION  
 1/4" = 1'-0"



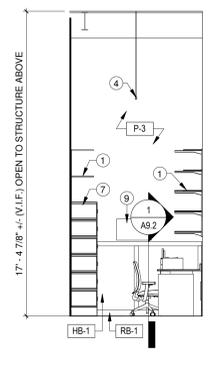
12 HALLWAY ELEVATION  
 1/4" = 1'-0"



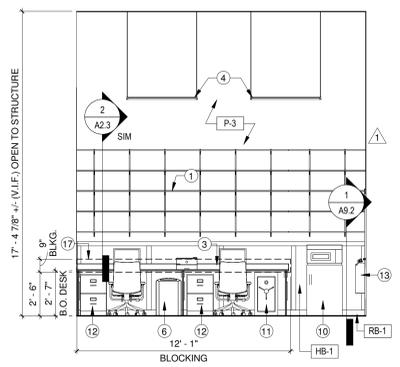
13 HALLWAY ELEVATION  
 1/4" = 1'-0"



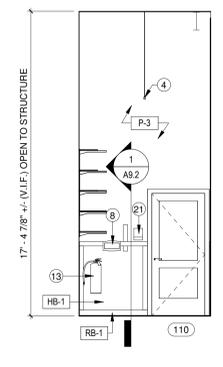
7 MANAGER'S OFFICE ELEVATION  
 1/4" = 1'-0"



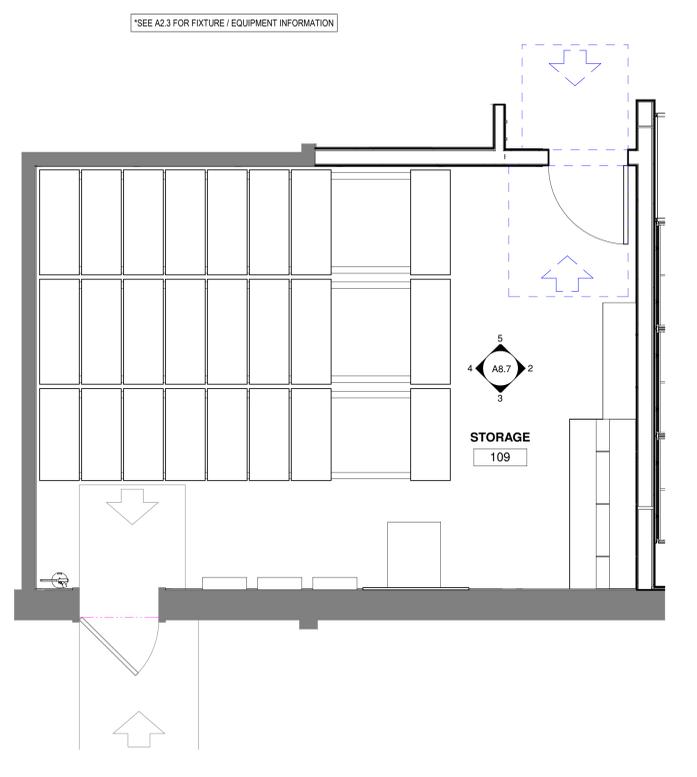
8 MANAGER'S OFFICE ELEVATION  
 1/4" = 1'-0"



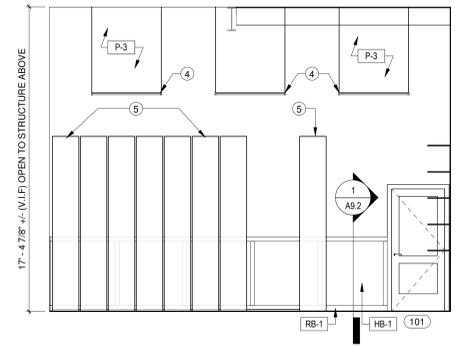
9 MANAGER'S OFFICE ELEVATION  
 1/4" = 1'-0"



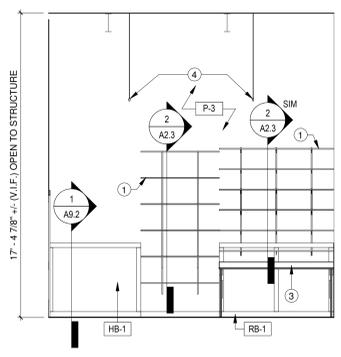
10 MANAGER'S OFFICE ELEVATION  
 1/4" = 1'-0"



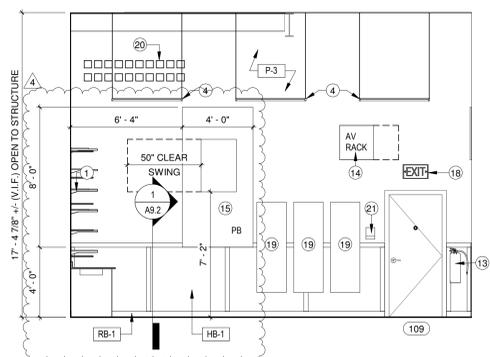
1 STORAGE PLAN  
 3/8" = 1'-0"



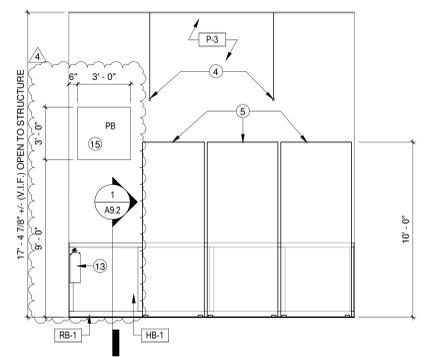
5 STORAGE ELEVATION  
 1/4" = 1'-0"



2 STORAGE ELEVATION  
 1/4" = 1'-0"



3 STORAGE ELEVATION  
 1/4" = 1'-0"

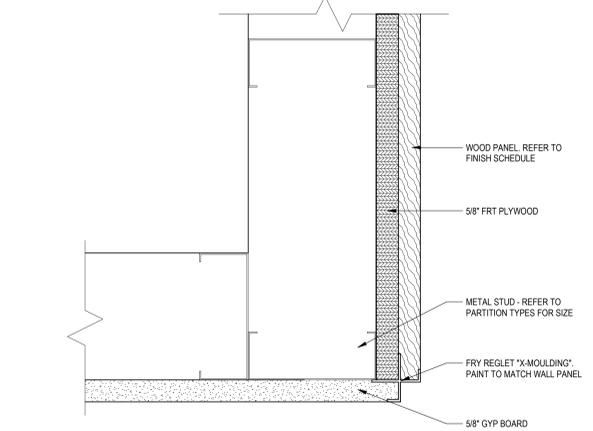
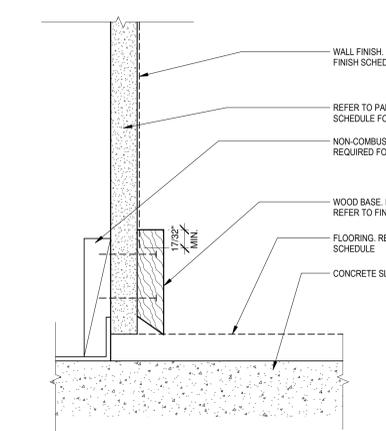
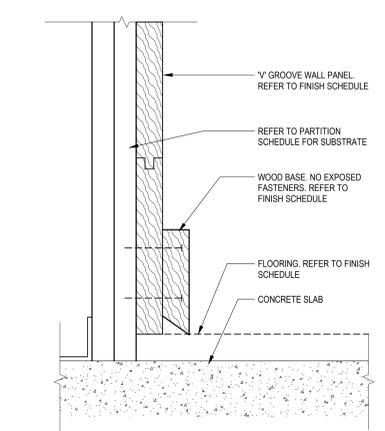
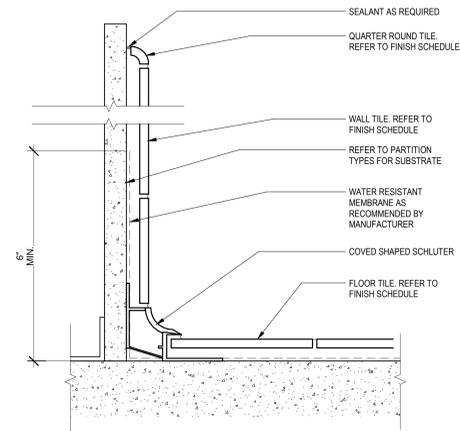
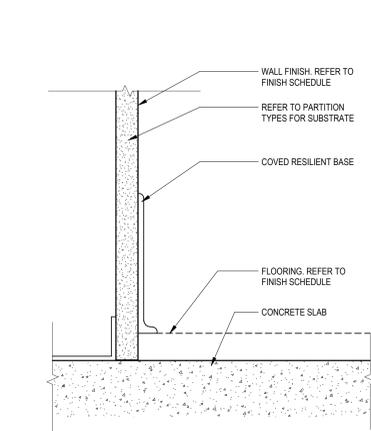
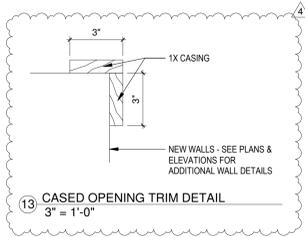


4 STORAGE ELEVATION  
 1/4" = 1'-0"

No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD





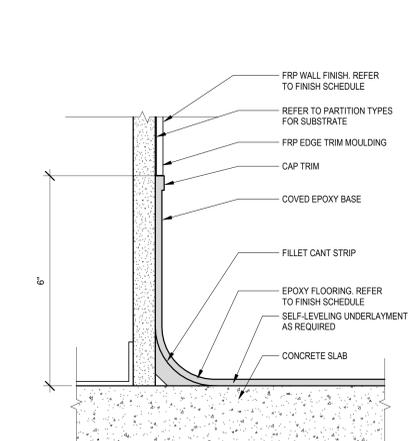
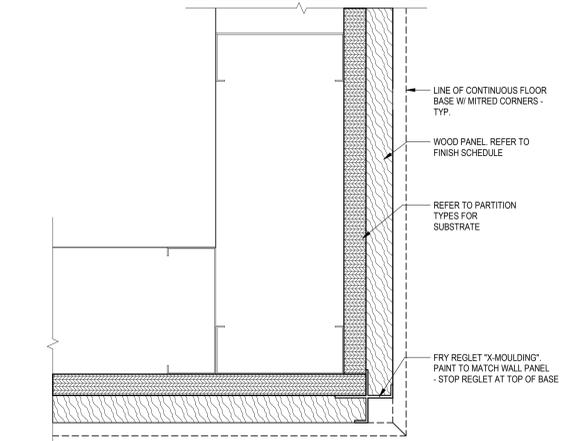
8 COVED RESILIENT BASE  
6" = 1'-0"

9 RESTROOM WALL TILE AND BASE  
6" = 1'-0"

10 WOOD BASE AT WOOD PANEL  
6" = 1'-0"

11 WOOD BASE AT GYP. BD.  
6" = 1'-0"

12 WOOD PANEL TO GYP CORNER DETAIL  
6" = 1'-0"

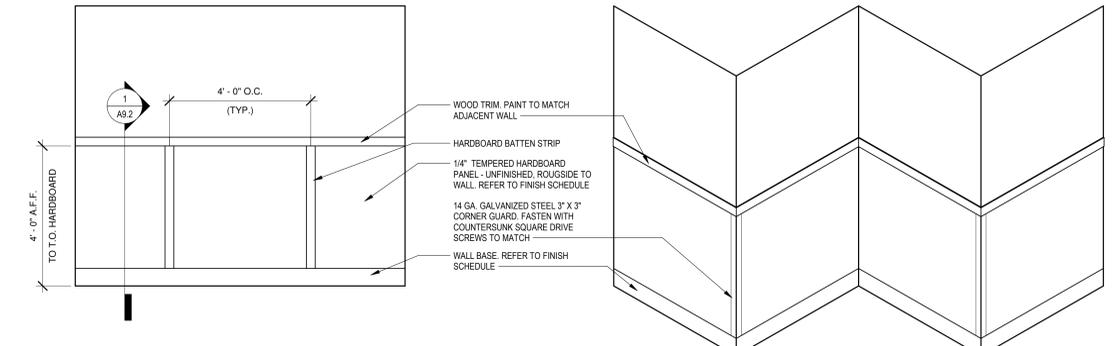
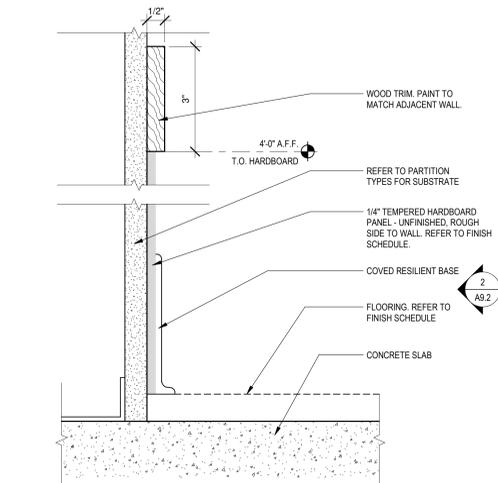


4 NOT USED  
1 1/2" = 1'-0"

5 WOOD PANEL CORNER DETAIL  
6" = 1'-0"

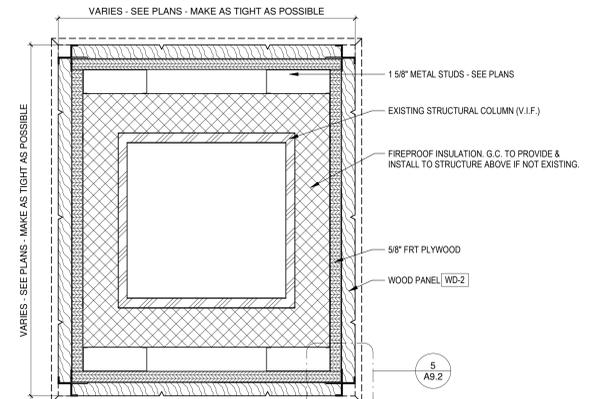
6 NOT USED  
6" = 1'-0"

7 EPOXY FLOORING  
6" = 1'-0"



1 HARDBOARD WALL DETAIL  
6" = 1'-0"

2 HARDBOARD WALL ELEVATION & ISOMETRIC  
1/2" = 1'-0"



3 SALES COLUMN DETAIL - TIGHT WRAP  
3" = 1'-0"

No.	Description	Date
1	Clarifications	12.01.23
4	OWNER COMMENTS	05.07.24

Preliminary Issue:	09.13.23
Landlord Review:	10.09.23
Bid Issue:	10.09.23
Permit Issue:	10.09.23
Construction Issue:	TBD

INTERIOR DETAILS

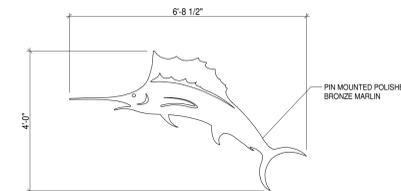
Comm. Number	00-2192
Date	05.06.24
Drawn By	Author
Checked By	Checker

A9.2



ROBERT F.  
VANNEY  
ARCHITECT

551 EAST FIFTH STREET  
SUITE 750  
SAINT PAUL, MINNESOTA 55101  
651.222.4642 FAX: 651.222.3034



3 MARLIN SIGN DETAIL - ILLUMINATED  
1/2" = 1'-0"

*Tommy Bahama*  
MARLIN BAR

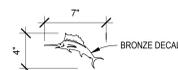
2 LOGO SIGN DETAIL - MARLIN BAR  
1/2" = 1'-0"



1 LOGO SIGN DETAIL  
1/2" = 1'-0"



4 LOGO SIGN VINYL DECAL  
1 1/2" = 1'-0"



5 MARLIN VINYL DECAL  
1 1/2" = 1'-0"

*Tommy Bahama*  
LAKEWOOD RANCH  
CENTER POINT AT WATERSIDE  
6562 UNIVERSITY PARKWAY UNIT 110  
SARASOTA, FL 34240

No.	Description	Date
1	Clarifications	12.01.23

Preliminary Issue: 09.13.23  
Landlord Review: 10.09.23  
Bid Issue: 10.09.23  
Permit Issue: 10.09.23  
Construction Issue: TBD

SIGNAGE  
DETAILS (FOR  
REFERENCE  
ONLY)

Comm. Number 00-2192  
Date 05.06.24  
Drawn By Author  
Checked By Checker

A9.4

\* VERIFY ALL SIGN DIMENSIONS WITH SIGNAGE  
VENDOR FOR EACH LOCATION ON ELEVATIONS.

**FOR REFERENCE ONLY**

**SECTION 01 00 00 GENERAL CONDITIONS**

A. THE SCOPE OF WORK IS BASED ON THE CONSTRUCTION DOCUMENTS AND SHALL INCLUDE THE FURNISHING OF MATERIALS AND LABOR REQUIRED FOR THE COMPLETE PROJECT. COMPLY WITH THE TOMMY BAHAMA CRITERIA DESCRIBED IN THE DRAWINGS.

B. VISIT THE JOB SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL WALK THROUGH THE SITE WITH AN AUTHORIZED REPRESENTATIVE OF THE SHOPPING CENTER AND REVIEW SHOPPING CENTER CONSTRUCTION REQUIREMENTS. COORDINATE WORK WITH THE SHOPPING CENTER WITH REGARD TO TEMPORARY UTILITIES, ALLOWABLE MATERIAL, TRAFFIC ROUTES, STORAGE OF TOOLS AND MATERIALS, USE OF TOILET FACILITIES, HOURS IN WHICH WORK IS ALLOWED, NOISE AND DUST CONTROL, CLEANUP AND OTHER MATTERS REQUIRING ADHERENCE TO SHOPPING CENTER REQUIREMENTS.

C. REVIEW WITH THE LANDLORD'S REPRESENTATIVE IN THE MANNER IN WHICH ALL CONNECTIONS TO STRUCTURE WILL BE MADE. NEW PENETRATIONS IN THE BUILDING ELEVATOR OR STRUCTURE SHALL BE REVIEWED WITH THE LANDLORD AND APPROVED IN WRITING. IF THE LANDLORD REQUIRES THAT PORTIONS OF WORK BE PERFORMED BY ITS OWN CONTRACTOR, INCLUDE COSTS ASSOCIATED WITH THAT PORTION OF THE WORK IN BID UNLESS STATED OTHERWISE IN WRITING BY TENANT.

D. DURING PERFORMANCE OF WORK, BE RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GROUND RAILS, FENCES AND OTHER DEVICES, APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH GIVE PROPER AND UNDERSTANDABLE WARNING TO PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE WORK.

E. EXISTING CONDITIONS AND DIMENSIONS MAY BE TAKEN FROM INFORMATION FURNISHED BY THE LANDLORD. VERIFY LEASE SPACE DIMENSIONS AND IDENTIFY DISCREPANCIES BETWEEN BUILDING ELEMENTS AND DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES FOUND ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF TOMMY BAHAMA'S CONSTRUCTION MANAGER NO LATER THAN 10 WORKING DAYS PRIOR TO THE BID DATE. DISCREPANCIES IDENTIFIED DURING BIDDING WILL BE CLARIFIED BY ADDENDUM.

F. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF TOMMY BAHAMA'S CONSTRUCTION MANAGER. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION WILL BE CLARIFIED BY CHANGE ORDERS. CHANGE ORDER APPROVAL IS SUBJECT TO AUTHORIZATION BY TOMMY BAHAMA'S CONSTRUCTION MANAGER.

G. G. C. SHALL BE RESPONSIBLE FOR COSTS INCURRED FOR NONCOMPLIANCE WITH THESE CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM NEGLECT OF PROVISIONS INCLUDED IN THESE CONDITIONS.

H. ACCOMPLISH THE WORK IN COMPLIANCE WITH THE RESTRICTIONS AND REQUIREMENTS OF THE LANDLORD. WORK SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT AND APPLICABLE LOCAL AND STATE HANDICAPPED DISABILITY DESIGN REQUIREMENTS. VERIFY THAT THE WORK COMPLES WITH ALL APPLICABLE LOCAL AND STATE FIRE, SAFETY, HEALTH, ENERGY AND BUILDING CODE REQUIREMENTS.

I. REMOVE CONSTRUCTION RUBBISH, SCAFFOLDING, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES, AND OTHER MATERIALS OR EQUIPMENT THAT WAS REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF.

J. SCAFFOLDING SHALL BE BUILT IN ACCORDANCE WITH REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS. TEMPORARY SHORING REQUIRED FOR THE REMOVAL OF EXISTING WORK FOR THE INSTALLATION OF NEW WORK SHALL BE INCLUDED IN THE CONTRACT. BE RESPONSIBLE FOR THE WORK CORRECT AND REPAIR DAMAGES CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING.

K. MAINTAIN ORDERLY HOUSEKEEPING DURING CONSTRUCTION, AND UPON SUBSTANTIAL COMPLETION PERFORM FINAL CLEANUP. FINAL CLEANUP SHALL INCLUDE THE FOLLOWING: SWEEP, DAMP MOP, AND WAX RESILIENT FLOORING. DUST, DIRT, PAINT DRIPPINGS, OIL, GREASE, AND OTHER BLENDINGS SHALL BE REMOVED FROM FINISHED SURFACES, INCLUDING PIPES AND EQUIPMENT. WINDOWS, GLASS UNITS, GLASS DOORS AND MIRRORS SHALL BE WASHED. PAINT OVERLAPS AND PUTTY SMEARS SHALL BE REMOVED, AND HARDWARE SHALL BE RUBBED CLEAN WITH FLUORINATED CLOTH.

L. BE RESPONSIBLE FOR JOB SITE SAFETY AND WARRANT THAT THIS INTENT SHALL BE MADE EVIDENT IN TOMMY BAHAMA'S AGREEMENT WITH THE CONTRACTOR.

M. BE RESPONSIBLE TO THE SHOPPING CENTER FOR DAMAGES THAT OCCUR TO THE LANDLORD'S FACILITIES BEFORE, DURING, OR AFTER CONSTRUCTION PROCEDURES CAUSED BY CONTRACTOR, CONTRACTOR'S EMPLOYEES, OR SUBCONTRACTORS.

N. MANUFACTURERS OF SPECIFIED ITEMS ARE NOTED FOR QUALITY AND DESIGN. SUBSTITUTE PRODUCTS ARE SUBJECT TO APPROVAL BY TOMMY BAHAMA'S CONSTRUCTION MANAGER. THE CONTRACTOR IS ENCOURAGED TO SUBMIT ALTERNATE PRODUCTS FOR CONSIDERATION IN AN EFFORT TO REDUCE THE CONSTRUCTION COST OR TIME. REASONABLE REQUESTS WILL BE REVIEWED FOR COMPLIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

O. PRODUCTS AND MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS UPON REQUEST OF TOMMY BAHAMA'S CONSTRUCTION MANAGER.

P. TOMMY BAHAMA AND THE LANDLORD WILL PROVIDE INSURANCE REQUIREMENTS PRIOR TO THE BIDDING. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO TOMMY BAHAMA'S CONSTRUCTION MANAGER AT THE TIME OF BID SUBMITTAL.

Q. APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH STANDARDS IN EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.

R. UPON COMPLETION OF THE WORK, COMPILE FOR AND DELIVER TO TOMMY BAHAMA'S CONSTRUCTION MANAGER A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS AND RECORD DRAWINGS SHOWING THE REPORTED LOCATION OF THE WORK.

S. WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE BY TOMMY BAHAMA'S CONSTRUCTION MANAGER.

T. TOMMY BAHAMA'S CONSTRUCTION MANAGER SHALL REVIEW SHOP DRAWING SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. TOMMY BAHAMA SHALL NOT BE RESPONSIBLE FOR ASPECTS OF A SHOP DRAWING SUBMISSION THAT AFFECT OR ARE AFFECTED BY THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF THE CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. CONTRACTOR SHALL REVIEW SHOP DRAWINGS WITH RESPECT TO THESE CONDITIONS BEFORE SUBMITTING THEM TO TOMMY BAHAMA.

U. WHEN MODIFICATIONS TO EXISTING STRUCTURAL STEEL COMPONENTS OR THE ADDITION OF NEW STRUCTURAL STEEL ARE REQUIRED, AND NOT INDICATED IN THESE CONSTRUCTION DOCUMENTS IT SHALL BE THE RESPONSIBILITY OF THE G. C. TO SECURE THE SERVICES OF A STRUCTURAL ENGINEER TO OBTAIN THE NECESSARY APPROVAL.

V. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE PROJECT SCHEDULE AND DEADLINES, AND FOR ADVISING TOMMY BAHAMA'S CONSTRUCTION MANAGER OF ALL LONG LEAD ITEMS, THEIR ANTICIPATED DELIVERY DATES, AND ANY POTENTIAL IMPACT TO THE PROJECT SCHEDULE.

W. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF LANDLORD AND BUILDING DEPARTMENT APPROVED DRAWINGS (AS APPLICABLE) ON SITE THROUGHOUT CONSTRUCTION DURATION FOR USE BY ALL TRADES.

X. DRAWINGS SHALL NOT BE SCALED. DIMENSIONS SHALL GOVERN IN ALL CASES. DIMENSIONS AT ENLARGED DETAILS TAKE PRECEDENCE OVER OTHER DIMENSIONS.

Y. NOTWITHSTANDING THE FOREGOING, TENANT'S REVIEW OF LANDLORD'S PLANS AND SPECIFICATIONS, AND TENANT'S ACCEPTANCE OF THE PREMISES, SHALL IN NO EVENT CREATE AN EXPRESSED OR IMPLIED CONFIRMATION THAT LANDLORD'S PLANS AND SPECIFICATIONS, NOR LANDLORD'S BUILD-OUT OF THE PREMISES IS IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE LAWS, CODES, ORDINANCES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE MOST CURRENT VERSION OF TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Z. REQUIRED CONTRACTOR SUBMITTALS:
- HARDWARE
- STOREFRONT KAWNEER
- FOLDING DOORS
- DOUBLE ACTING ELISON DOOR
- MILLWORK
- MIST AMERICA - UMBRELLAS
- STEEL RAILING
- BAR COUNTERTOP
- FOOT RAIL
- ALL FINISHES LISTED ON A2 Z FINISH SCHEDULE

SEE STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING FOR ADDITIONAL SUBMITTALS.

**SUMMARY OF WORK**

A. THE WORK OF THIS PROJECT INCLUDES CONSTRUCTION WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. BUT NOT NECESSARILY LIMITED TO GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, STRUCTURAL AND FIRE PROTECTION WORK.

B. EXECUTE THE WORK DESCRIBED IN THESE SPECIFICATIONS AND SHOWN ON THE DRAWINGS, AND OTHER WORK NECESSARY TO COMPLETE THE PROJECT, IN A THOROUGHLY SUBSTANTIAL AND WORKMANLIKE MANNER, BY PERSONS THOROUGHLY EXPERIENCED IN THEIR PARTICULAR TRADE OR CRAFT.

C. FIELD VERIFY DIMENSIONS OF EXISTING CONDITIONS, IF ANY, THAT AFFECTS THE WORK, TAKE ELEVATIONS, AND DIMENSIONS SHOWN PRIOR TO COMMENCING WORK.

D. CONSULT DRAWINGS AND PLAN WORK SO THAT THE EXCAVATED MATERIAL, DEMOLISHED MATERIAL, NEW BUILDING MATERIALS, ETC. ARE NOT PLACED WHERE THEY WILL INTERFERE WITH THE WORK OF OTHERS, OR WITH EXISTING TENANTS.

E. SHOULD IT APPEAR THAT THE WORK INTENDED TO BE DESCRIBED OR RELATED WORK ARE NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE DRAWINGS, OR IN THE SPECIFICATIONS, CONSULT THE ARCHITECT FOR NECESSARY CLARIFICATIONS, AND CONFORM TO THOSE CLARIFICATIONS INsofar AS THEY ARE CONSISTENT WITH THE ORIGINAL DRAWINGS AND SPECIFICATIONS. IN NO CASE SHALL WORK PROCEED IN UNCERTAINTY.

F. THOSE PERFORMING WORK AS A SUBCONTRACTOR MUST EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE CONTRACTOR IN WRITING, OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. COMMENCEMENT OF WORK BY A TRADE OR A SURFACE OR CONSTRUCTION SHALL IMPLY ACCEPTANCE OF SUCH SURFACE OR CONSTRUCTION. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

G. ITEMS INDICATED AS "N.I.C." (NOT IN CONTRACT), OR "EXISTING" SHALL NOT BE INCLUDED IN THE CONTRACT. HOWEVER, CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING CONDITION OF SUCH ITEMS AND COORDINATING WORK THAT AFFECTS OR IS AFFECTED BY THESE ITEMS.

H. TENANT FURNISHED-CONTRACTOR INSTALLED PRODUCTS (MATERIALS, PRODUCTS OR EQUIPMENT)

I. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORING, HANDLING, AND INSTALLING ITEMS PROVIDED BY TOMMY BAHAMA. CONTRACTOR SHALL INSPECT SHIPMENTS UPON DELIVERY FOR DAMAGE AND SHALL VERIFY THAT QUANTITIES ARE ACCURATE AND IN COMPLIANCE WITH BILL OF LADING. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING SHIPPING DAMAGE CLAIMS AGAINST THE CARRIER IN CASE OF RECEIPT OF DAMAGED ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGED ITEMS UPON ACCEPTANCE OF DELIVERY AT PROJECT SITE. CONTRACTOR SHALL PROTECT THE ITEMS FROM DAMAGE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL TURN OVER OF SPACE TO TOMMY BAHAMA.

J. TENANT WILL FURNISH THE PRODUCTS AS DELINEATED IN THE SCHEDULE OF PRODUCTS. CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK RESPONSIBLE BY TOMMY BAHAMA'S VENDORS, INSTALLERS, AND SUBCONTRACTORS.

K. ALL WORK IS TO BE PERFORMED TO INDUSTRY STANDARDS BY QUALIFIED, COMPETENT TRADESPERSONS. IT IS ASSUMED THAT WORKERS WILL BE FAMILIAR WITH LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS AND SHALL ADHERE TO SUCH CODES AND REGULATIONS. IN MUNICIPALITIES REQUIRING LICENSING IT IS ASSUMED THAT EACH TRADE SHALL HAVE A PROPERLY LICENSED PERSON PERFORMING THE WORK.

L. FIRE PROTECTION SYSTEM DESIGN AND MODIFICATIONS ARE TO BE BY THE FIRE PROTECTION CONTRACTOR, INCLUDING PREPARATION AND SUBMISSION OF DESIGN DRAWINGS, SECURING OF ALL NECESSARY PERMITS, AND THE RESPONSIBILITY FOR OBTAINING SYSTEM APPROVAL.

**CUTTING AND PATCHING**

A. REQUIREMENTS FOR STRUCTURAL WORK. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT WOULD CHANGE THEIR LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION RATIO.

B. VISUAL REQUIREMENTS. DO NOT CUT AND PATCH CONSTRUCTION EXPOSED ON THE EXTERIOR OR IN OCCUPIED SPACES IN A MANNER THAT WOULD, IN THE ARCHITECT'S OPINION, REDUCE THE BUILDING'S AESTHETIC QUALITIES. DO NOT CUT AND PATCH CONSTRUCTION IN A MANNER THAT WOULD RESULT IN VISUAL EVIDENCE OF CUTTING AND PATCHING. REMOVE CONSTRUCTION CUT AND PATCH IN A VISUALLY SATISFACTORY MANNER, AND REPLACE WITH A CONSTRUCTION VISUALLY ACCEPTABLE TO THE ARCHITECT.

C. USE MATERIALS IDENTICAL TO EXISTING MATERIALS. FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES INsofar AS POSSIBLE. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS.

D. PROTECT EXISTING CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF THE PROJECT THAT MIGHT BE EXPOSED DURING CUTTING AND PATCHING OPERATIONS.

E. AVOID CUTTING EXISTING PIPE, CONDUIT, OR DUCTWORK SERVING THE BUILDING BUT SCHEDULED TO BE REMOVED OR RELOCATED UNTIL PROVISIONS HAVE BEEN MADE TO BYPASS THEM.

**SECTION 02 00 00 - EXISTING CONDITIONS**

A. CONTRACTOR IS TO VISIT THE SITE TO INSPECT THE EXISTING CONDITIONS AND TO VERIFY THE AMOUNT OF WORK THAT WILL BE NECESSARY FOR THE PROJECT TO BE COMPLETED AS SHOWN ON THE ARCHITECTURAL AND ENGINEERING DRAWINGS.

B. NOTIFY TOMMY BAHAMA'S CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY UPON ENCOUNTERING UNEXPECTED CONCEALED CONDITIONS AND, EXCEPT IN AN EMERGENCY, BEFORE THE ENCOUNTERED CONDITIONS ARE DISTURBED.

C. CONTRACTOR TO VERIFY CONDITION OF EXISTING COMPONENTS WHEN THEY ARE TO BE REUSED. THEY SHALL BE OPERATIONAL AND FREE OF AESTHETIC FLAWS AND SUITABLE FOR THEIR INTENDED USE. REFER ANY QUESTIONS TO TOMMY BAHAMA'S CONSTRUCTION MANAGER. IF THERE IS DOUBT CONCERNING THE ACCEPTABILITY OF ANY COMPONENT, PROVIDE A COST FOR REPLACING THE QUESTIONABLE COMPONENTS.

D. CONTRACTOR IS TO VERIFY ELEVATION AND CONDITION OF EXISTING FLOOR SUBSTRATE AND REPORT TO TOMMY BAHAMA'S CONSTRUCTION MANAGER IN WRITING IF: THERE IS A VARIATION OF 1/2" OR MORE OVER THE ENTIRE PROJECT; THE SLAB IS 1/8" PER 10 FEET OR GREATER IN ANY AREA OF THE PROJECT, OR IF ROUGH OR UNSTABLE SUBSTRATE SURFACES ARE ENCOUNTERED.

E. (2) SUBMITTALS REQUIRED FOR ALL FINISHES. SUBMITTALS MUST BE APPROVED BY AOR AND STORE DESIGN.

F. NO FINISH SUBSTITUTION IS ALLOWED.

**SECTION 02 41 00 - SELECTIVE DEMOLITION**

A. PERFORM THE DEMOLITION WORK IN ACCORDANCE WITH ANSINIEPA 241, SAFEGUARDING BUILDINGS CONSTRUCTION AND DEMOLITION OPERATIONS.

B. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION, USING WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO CONTROL DUST AND DIRT IN THE AIR.

C. PROMPTLY REMOVE DEBRIS FROM PREMISES. DO NOT BURN DEBRIS ON THE SITE. PROVIDE DUST-TIGHT PARTITION AREAS WHERE DEMOLITION WORK IS BEING PERFORMED. WITHIN AREAS THAT ARE FINISHED OR IN USE PROVIDE NOT LESS THAN 4" NOMINAL METAL OR WOOD STUD PARTITIONS WITH 1/2" PLYWOOD SHEATHING ONE SIDE (FINISHED ON OCCUPIED SIDE). JOINTS OF SHEATHING SHALL BE SEALED AND AIR TIGHT. PERIMETER JOINTS OF PARTITIONS SHALL BE SEALED AND DOORS WEATHERSTRIPPED. DO NOT FASTEN OR OTHERWISE SECURE PARTITIONS TO EXISTING FINISHED FLOOR, WALLS OR CEILINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

D. AFTER FLOOR COVERINGS ARE REMOVED, THOROUGHLY REMOVE ADHESIVES SUCH THAT WHEN COMPLETED, FLOORS ARE READY TO RECEIVE NEW FLOOR COVERINGS.

**SECTION 03 00 00 - CONCRETE- IF APPLICABLE - SEE STRUCTURAL**

A. THE CONCRETE WORK SHALL CONFORM WITH ALL ACI STANDARDS EXCEPT WHEN IN CONFLICT WITH THE BUILDING CODE IN FORCE. IN SUCH AN EVENT THE BUILDING CODE SHALL GOVERN USE THE LATEST VERSION AVAILABLE FOR EACH OF THE REFERENCED STANDARDS.

**B. CONCRETE MATERIALS**

1. PORTLAND CEMENT: ASTM C150, TYPE 1 NORMAL PORTLAND CEMENT. AGGREGATES: ASTM C33.

2. WATER: CLEAN, FREE FROM SUBSTANCES THAT WOULD COMPROMISE THE INTEGRITY OF THE CONCRETE MIXTURE.

3. ADMIXTURES: CONCRETE ADMIXTURES SHALL COMPLY WITH ASTM C494 (WATER REDUCING) OR ASTM C266 (AIR ENTRAINING), PRODUCED BY RECOGNIZED MANUFACTURERS, SUBJECT TO ARCHITECT'S APPROVAL.

**C. OTHER MATERIALS**

1. WELDED WIRE FABRIC: ASTM A185, FLAT SHEETS.

2. BONDING AGENT: (EPOXY TYPE), 100 PERCENT SOLIDS, "EPOBOND" (L & M CONSTRUCTION CHEMICALS CO.).

3. MOISTURE-RETAINING COVER: ONE OF THE FOLLOWING, COMPLYING WITH ASTM C171:
a. WATERPROOF PAPER
b. POLYETHYLENE FILM
c. POLYETHYLENE-COATED BURLAP.

4. LIQUID MEMBRANE CURING AND SEALING COMPOUND: ASTM C309-07, TYPE 1, CLASS B, WATER-BASED ACRYLIC COMPOUND, "DRESS AND SEAL WB" (L & M CONSTRUCTION CHEMICALS CO.).

**D. MIXING**

1. READY MIXED CONCRETE SHALL CONFORM WITH ASTM C94-96.

2. SLUMP SHALL BE 2-1/2" BUT NOT MORE THAN 3-1/2" IN FIELD DETERMINED IN ACCORDANCE WITH ASTM C143-90A.

**E. PLACING, FINISHING, CURING, AND SEALING**

1. AFTER DEMOLITION AND TRENCHING HAS BEEN PERFORMED, AND SUB GRADE AND MOISTURE BARRIER REESTABLISHED, APPLY BONDING AGENT TO EXISTING CONCRETE SURFACES. INSTALL WIRE MESH IF APPLICABLE, THEN PLACE CONCRETE IMMEDIATELY AFTER MIXING. PROPERLY SPADE AND PUDDLE BY USE OF RODS, SHOVELS AND HAND SPADES, AND AGITATE BY MEANS OF INTERNAL AND/OR EXTERNAL VIBRATORS TO OBTAIN DENSEST POSSIBLE CONCRETE WITHOUT OVER-VIBRATING TO THE POINT WHERE SEGREGATION RESULTS. DEPOSIT CONCRETE CONTINUOUSLY UNTIL COMPLETION OF EACH SECTION OR UNIT. FINISH CONCRETE SLABS TO PROPER ELEVATIONS TO ENSURE

2. THAT SURFACE MOISTURE WILL DRAIN FREELY TO FLOOR DRAINS, IF ANY, AND THAT NO PUDDLE AREAS EXIST. NEW SURFACES SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE SHOWN.

3. PROTECT CONCRETE WORK FROM DRYING OUT BY COVERING WITH WATERPROOF PAPER, POLYETHYLENE-COATED BURLAP, POLYETHYLENE FILM, OR LIQUID MEMBRANE CURING COMPOUND. PERFORM SLAB CURING AS SOON AS POSSIBLE AFTER FINAL FINISHING OPERATIONS. MAINTAIN CURING FOR 7 DAYS MINIMUM.

4. CONTROL JOINTS AS REQUIRED AT EXTERIOR PATIO. VERIFY WITH TOMMY BAHAMA FOR CONTROL JOINT DESIGN AT TIME OF INSTALL.

**DIVISION 32 - EXTERIOR IMPROVEMENTS**

32 1400 - UNIT PAVERS

**SECTION 32 1400 - UNIT PAVING**

**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.
B. COMPLY WITH MOST CURRENT EDITION OF THE NORTH-WESTERN UNIVERSITY DESIGN STANDARDS.

1.2 SUMMARY
A. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT AS NECESSARY TO COMPLETE ALL WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
B. THIS SECTION INCLUDES:
1. BRICK PAVERS
2. PREPARED SUBGRADE
3. SUBBASE
4. SAND LEVELING COURSE
5. FABRIC LAYER

C. RELATED SECTIONS:
1. DIVISION 31 SECTION "EARTH MOVING."
2. DIVISION 32 SECTION FOR "CONCRETE PAVING."

1.3 SUSTAINABILITY/REGIONAL MATERIALS
A. PRECAST CONCRETE PAVERS AND CURBS SHALL BE MANUFACTURED WITHIN 500 MILES OF PROJECT SITE FROM AGGREGATES AND CEMENT EXTRACTED AND MANUFACTURED WITHIN 100 MILES OF PROJECT SITE.
B. GRANITE AND NATURAL STONE CURBS SHALL BE MANUFACTURED WITHIN 500 MILES OF PROJECT SITE FROM MATERIALS EXTRACTED AND MANUFACTURED WITHIN 500 MILES OF PROJECT SITE.
C. AGGREGATE AND SOIL EXTRACTED, HARVESTED, OR RECOVERED, AS WELL AS MANUFACTURED, WITHIN 500 MILES OF PROJECT SITE.

1.4 SUBMITTALS
A. FURNISH SAMPLES, MANUFACTURER'S PRODUCT DATA, TEST REPORTS, AND MATERIALS CERTIFICATIONS FOR BRICK.

1.5 QUALITY ASSURANCE
A. APPROVED INSTALLATION CONTRACTORS:
1. LIST OF PREVIOUSLY APPROVED CONTRACTORS.

1.6 WARRANTY
A. CONTRACTOR AGREES THAT BY ACCEPTANCE OF THIS WORK AND IN CONSIDERATION THEREOF, AND FOR EACH OF THE SUBCONTRACTORS, BINDS THEM TO THE GUARANTEES AND WARRANTIES CALLED FOR. WORK TO BE FREE FROM DEFECTIVE WORKMANSHIP FOR 2 YEARS AFTER THE DATE OF FINAL ACCEPTANCE.
B. WARRANTY SHALL INCLUDE FILLING OF PAVEMENT JOINTS 1 YEAR AFTER INSTALLATION AT NO ADDITIONAL COST.
C. IF WITHIN WARRANTY PERIOD, IT IS FOUND THAT THE WARRANTED WORK NEEDS TO BE REPAIRED OR CHANGED BECAUSE OF THE USE OF DEFECTIVE MATERIALS, EQUIPMENT, OR INTERIOR WORKMANSHIP, OR WORK NOT IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT, THE CONTRACTOR, UPON NOTIFICATION, SHALL PROMPTLY AND WITHOUT ADDITIONAL EXPENSE TO THE OWNER:

1. PLACE SUCH WARRANTED WORK IN A SATISFACTORY CONDITION
2. REPAIR OR REPLACE DAMAGED TO THE PROJECT, OR CONTENTS THEREOF, WHICH IS A RESULT OF SUCH UNSATISFACTORY WARRANTED WORK.
3. REPAIR OR REPLACE WORK, MATERIALS, AND EQUIPMENT THAT ARE DISTURBED IN FULFILLING THE WARRANTY, INCLUDING DISTURBED WORK, MATERIALS, AND EQUIPMENT THAT MAY HAVE BEEN WARRANTED UNDER ANOTHER CONTRACT.
D. SHOULD THE CONTRACTOR FAIL TO PROCEED PROMPTLY IN ACCORDANCE WITH THE WARRANTY, THE OWNER MAY HAVE SUCH WORK PERFORMED AT THE EXPENSE OF THE CONTRACTOR AND SURETIES.
E. CONTRACTOR SHALL EXECUTE AND DELIVER TO THE OWNER, BEFORE FINAL PAYMENT, A WRITTEN WARRANTY SUBJECT TO THE STIPULATIONS AND PROVISIONS ABOVE.

**PART 2 - PRODUCTS**

2.1 BRICK PAVERS
A. GENERAL: PROVIDE SOLID BRICK PAVEMENT UNITS, CLASS SX, IN COLORS WHERE INDICATED ON DRAWINGS. COLORS WILL BE SUBJECT TO THE PROJECT MANAGER APPROVAL. UNITS ARE TO BE MADE FROM CLAY, SHALE, FIRECLAY, OR MIXTURES THEREOF, AND SHALL BE FIRED TO INCIDENT FUSION. THE UNITS ARE INTENDED FOR USE AS A PAVED MATERIAL FOR PEDESTRIAN AND LIGHT VEHICULAR TRAFFIC. UNITS SHALL CONFORM TO ASTM C320:
1. PAVERS - 2-1/4-INCH x 4-INCH x 8-INCH WITH SPACER BARS. COLOR SHALL BE DETERMINED.
B. PHYSICAL REQUIREMENTS AND TESTS:
1. COMPRESSIVE STRENGTH: NOT LESS THAN 8,000 PSI FOR AN AVERAGE OF 5 BRICK, WITH NO INDIVIDUAL UNIT HAVING A STRENGTH OF LESS THAN 7,000 PSI.
2. COLD WATER ABSORPTION: SHALL NOT EXCEED 8% FOR AN AVERAGE OF 5 BRICK, WITH NO INDIVIDUAL UNIT HAVING AN ABSORPTION OF GREATER THAN 11%.
3. SATURATION COEFFICIENT (MAXIMUM): SHALL NOT EXCEED 0.78 FOR AN AVERAGE OF 5 BRICK, WITH NO INDIVIDUAL UNIT HAVING A COEFFICIENT OF GREATER THAN 0.80. SATURATION COEFFICIENT IS THE RATIO OF ABSORPTION BY 24 HOUR SUBMERSION IN ROOM TEMPERATURE WATER TO THAT AFTER 5 HOURS OF SUBMERSION IN BOILING WATER.
4. WARPAGE: SHALL NOT EXCEED 1/16-INCH FOR EACH 6 INCHES OF BRICK LENGTH WHEN MEASURED IN ACCORDANCE WITH ASTM C67 SECTION 12.
5. EFFLORESCENCE: WHEN UNITS ARE TESTED IN ACCORDANCE WITH SECTION 10 OF METHODS C07, THE RATING FOR EFFLORESCENCE SHALL NOT BE MORE THAN "SLIGHTLY EFFLORESCENT."
6. ABRASION REQUIREMENTS: THE ABRASION INDEX FOR BRICK PAVEMENT UNITS SHALL NOT EXCEED 0.11. THE VOLUME ABRASION LOSS (CM3/MG) SHALL NOT EXCEED 17.
7. CHIPPAGE: MAXIMUM PERMISSIBLE EXTENT OF CHIPPAGE FROM EDGES SHALL BE 1/4-INCH; FROM CORNERS SHALL BE 3/8-INCH. THE AGGREGATE LENGTH OF CHIPS ON A SINGLE UNIT SHALL NOT EXCEED 10% OF THE PERIMETER OF THE EXPOSED FACE OF THE BRICK.
8. DIMENSIONAL TOLERANCES: BRICK PAVERS SHALL CONFORM TO ASTM GRADE PK. BRICK TO BE SELECTED WILL BE APPROXIMATELY 2-1/4-INCH x 4-INCH x 8-INCH.

2.2 SUBBASE
A. BASE COURSE: 6-INCH THICK CONCRETE PAVING AS SPECIFIED IN DIVISION 32 SECTION "CONCRETE PAVING."
B. LEVELING COURSE: CLEAN, COARSE, CONCRETE SAND (NOT MASON SAND), WITH THE FOLLOWING LIMITS:
1. SIEVE SIZE: 3/4-INCH: PERCENT PASSING: 100
2. SIEVE SIZE: 4-INCH: PERCENT PASSING: 80 TO 100
3. SIEVE SIZE: 8-INCH: PERCENT PASSING: 80 TO 95
4. SIEVE SIZE: 16-INCH: PERCENT PASSING: 55 TO 85
5. SIEVE SIZE: 50-INCH: PERCENT PASSING: 10 TO 25
6. SIEVE SIZE: 200-INCH: PERCENT PASSING: 0 TO 5.

2.3 SEPARATOR FABRIC
A. AMOCO LANDSCAPE FABRIC, OR APPROVED EQUAL.

2.4 JOINT SAND
A. LOCKING JOINT SAND, SUPPLIED BY GENERAL CONTRACTOR - JOINT SAND SHALL BE PLACED ONLY WHEN COMPLETELY DRY.

2.5 EDGE RESTRAINTS
A. STAINLESS STEEL OR ALUMINUM.

**PART 3 - EXECUTION**

3.1 PLACEMENT
A. LEVELING COURSE: SPREAD EVENLY OVER CONCRETE BASE TO BE PAVED AND SCREED TO A LEVEL THAT WILL PRODUCE THE REQUIRED FINISHED ELEVATION WHEN THE BRICK PAVERS HAVE BEEN PLACED AND VIBRATED.
B. SEPARATOR FABRIC: SECURE OVER CONCRETE BASE DRAINAGE OPENINGS, AS WELL AS OVER LEVELING COURSE. LOCATE TO MINIMIZE SEAMS, WHERE SEAMS ARE NECESSARY, AND OVERLAP FABRIC 6-INCH MINIMUM.
C. BRICK PAVERS:
1. LAY IN THE PATTERN INDICATED ON DRAWINGS; JOINTS BETWEEN UNITS SHALL NOT EXCEED 1/8-INCH. BRICK SHALL BE CUT TO A STRAIGHT, EVEN SURFACE WITHOUT CRACKS OR CHIPS. TO MINIMIZE NEED FOR SMALL BRICK SEGMENTS, REVIEW BRICK LAYOUT WITH LANDSCAPE ARCHITECT. BRICK ROW ALIGNMENTS SHALL BE UNIFORM AND STRAIGHT.
2. VIBRATE TO FINAL LEVEL BY 2 OR 3 PASSES OF A VIBRATING PLATE COMPACTOR AFTER THE FIRST VIBRATION, JOINT SAND SHALL BE SWEEP INTO JOINTS. TO AVOID SCRATCHING, DO NOT PASS VIBRATING PLATE OVER BRICK WITH SAND ON THE SURFACE. EXECUTE ADDITIONAL PASSES OF THE PLATE VIBRATOR. SWEEP FILL THE JOINTS AGAIN IF NECESSARY TO COMPLETELY FILL JOINTS. SURPLUS MATERIAL SHALL THEN BE SWEEP FROM THE SURFACES AND THE ENTIRE SITE LEFT CLEAN. THE FINISHED SURFACE SHALL BE TRUE TO GRADE AND SHALL NOT VARY BY MORE THAN 1/4-INCH WHEN TESTED WITH A 10-FOOT BOARD AT ANY LOCATION ON THE SURFACE.
D. INSTALL JOINT SAND THE FULL DEPTH OF THE JOINTS AND AS INDICATED IN THE MANUFACTURER'S SPECIFICATIONS.
1. WATER THE PAVERS IN A MANNER THAT WILL ACTIVATE THE POLYMERIC BINDER WITHOUT WASHING THE SAND AWAY.

3.2 CONCRETE PAVING
A. PRECAST CONCRETE PAVERS AND CURBS SHALL BE MANUFACTURED WITHIN 500 MILES OF PROJECT SITE FROM AGGREGATES AND CEMENT EXTRACTED AND MANUFACTURED WITHIN 100 MILES OF PROJECT SITE.
B. GRANITE AND NATURAL STONE CURBS SHALL BE MANUFACTURED WITHIN 500 MILES OF PROJECT SITE FROM MATERIALS EXTRACTED AND MANUFACTURED WITHIN 500 MILES OF PROJECT SITE.
C. AGGREGATE AND SOIL EXTRACTED, HARVESTED, OR RECOVERED, AS WELL AS MANUFACTURED, WITHIN 500 MILES OF PROJECT SITE.

3.3 CONCRETE CURING AND SEALING
A. LIQUID MEMBRANE CURING AND SEALING COMPOUND: ASTM C309-07, TYPE 1, CLASS B, WATER-BASED ACRYLIC COMPOUND, "DRESS AND SEAL WB" (L & M CONSTRUCTION CHEMICALS CO.).

3.4 CONCRETE MIXING
A. READY MIXED CONCRETE SHALL CONFORM WITH ASTM C94-96.

3.5 CONCRETE SLUMP
A. SLUMP SHALL BE 2-1/2" BUT NOT MORE THAN 3-1/2" IN FIELD DETERMINED IN ACCORDANCE WITH ASTM C143-90A.

3.6 CONCRETE PLACING, FINISHING, CURING, AND SEALING
A. AFTER DEMOLITION AND TRENCHING HAS BEEN PERFORMED, AND SUB GRADE AND MOISTURE BARRIER REESTABLISHED, APPLY BONDING AGENT TO EXISTING CONCRETE SURFACES. INSTALL WIRE MESH IF APPLICABLE, THEN PLACE CONCRETE IMMEDIATELY AFTER MIXING. PROPERLY SPADE AND PUDDLE BY USE OF RODS, SHOVELS AND HAND SPADES, AND AGITATE BY MEANS OF INTERNAL AND/OR EXTERNAL VIBRATORS TO OBTAIN DENSEST POSSIBLE CONCRETE WITHOUT OVER-VIBRATING TO THE POINT WHERE SEGREGATION RESULTS. DEPOSIT CONCRETE CONTINUOUSLY UNTIL COMPLETION OF EACH SECTION OR UNIT. FINISH CONCRETE SLABS TO PROPER ELEVATIONS TO ENSURE

3.7 CONCRETE SURFACE MOISTURE
A. THAT SURFACE MOISTURE WILL DRAIN FREELY TO FLOOR DRAINS, IF ANY, AND THAT NO PUDDLE AREAS EXIST. NEW SURFACES SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE SHOWN.

3.8 CONCRETE PROTECTION
A. PROTECT CONCRETE WORK FROM DRYING OUT BY COVERING WITH WATERPROOF PAPER, POLYETHYLENE-COATED BURLAP, POLYETHYLENE FILM, OR LIQUID MEMBRANE CURING COMPOUND. PERFORM SLAB CURING AS SOON AS POSSIBLE AFTER FINAL FINISHING OPERATIONS. MAINTAIN CURING FOR 7 DAYS MINIMUM.

3.9 CONCRETE CONTROL JOINTS
A. CONTROL JOINTS AS REQUIRED AT EXTERIOR PATIO. VERIFY WITH TOMMY BAHAMA FOR CONTROL JOINT DESIGN AT TIME OF INSTALL.

**SECTION 03 53 00 - CONCRETE TOPPING**

A. GENERAL - SECTION INCLUDES

1. CONCRETE OVERLAY - LEVELING

**B. SUBMITTALS**

1. COMPLY WITH SECTION 01330 (01 33 00) - SUBMITTAL PROCEDURES.
2. PRODUCT DATA. SUBMIT MANUFACTURER'S PRODUCT DATA, INCLUDING SURFACE PREPARATION AND APPLICATION INSTRUCTIONS.

3. SAMPLES: SUBMIT MANUFACTURER'S SAMPLES OF STANDARD COLORS.
4. MANUFACTURER'S CERTIFICATION: SUBMIT MANUFACTURER'S CERTIFICATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS AND ARE SUITABLE FOR INTENDED APPLICATION.

5. APPLICATOR'S PROJECT REFERENCES: SUBMIT APPLICATOR'S LIST OF SUCCESSFULLY COMPLETED CONCRETE TOPPING PROJECTS, INCLUDING PROJECT NAME AND LOCATION, NAME OF ARCHITECT, AND TYPE AND QUANTITY OF MATERIALS APPLIED.

**C. QUALITY ASSURANCE**

1. APPLICATORS QUALIFICATIONS:
a. APPLICATOR REGULARLY ENGAGED, FOR PRECEDING 5 YEARS, IN APPLICATION OF CONCRETE TOPPING OF SIMILAR TYPE TO THAT SPECIFIED.
b. EMPLOY PERSONS TRAINED FOR APPLICATION OF CONCRETE TOPPING.

**D. DELIVERY, STORAGE, AND HANDLING**

1. DELIVERY: DELIVER MATERIALS TO SITE IN MANUFACTURER'S ORIGINAL, UNOPENED CONTAINERS AND PACKAGING, WITH LABELS CLEARLY IDENTIFYING PRODUCT NAME AND MANUFACTURER.

**2. STORAGE:**

a. STORE MATERIALS IN CLEAN, DRY AREA INDOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
b. STORE OUT OF DIRECT SUNLIGHT
c. KEEP FROM FREEZING

3. HANDLING: PROTECT MATERIALS DURING HANDLING AND APPLICATION TO PREVENT CONTAMINATION OR DAMAGE.

**E. ENVIRONMENTAL REQUIREMENTS**

1. DO NOT APPLY CONCRETE TOPPING WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 50 DEGREES F (10 DEGREES C) OR ABOVE 90 DEGREES F (32 DEGREES C) DURING APPLICATION OR WITHIN 24 HOURS AFTER APPLICATION.
2. DO NOT APPLY CONCRETE TOPPING WHEN RAIN, SNOW, OR EXCESSIVE MOISTURE IS EXPECTED DURING APPLICATION OR WITHIN 24 HOURS AFTER APPLICATION.

**F. EXAMINATION**

1. EXAMINE SURFACES TO RECEIVE CONCRETE TOPPING
2. NOTIFY ARCHITECT OF CONDITIONS THAT WOULD ADVERSELY AFFECT APPLICATION.
3. DO NOT BEGIN SURFACE PREPARATION OR APPLICATION UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED.

**G. SURFACE PREPARATION**

1. PROTECTION: PROTECT ADJACENT AREAS, ADJOINING WALLS, AND LANDSCAPING FROM CONTACT WITH CONCRETE TOPPING.
2. PREPARE SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3. TEST CONCRETE IN ACCORDANCE WITH ASTM F 1869 AND/OR E 1907 TO EVALUATE MOISTURE CONDITIONS OF SUBSTRATE. REPORT TEST RESULTS TO ARCHITECT.
4. ENSURE SUBSTRATE IS SOUND AND FREE OF CONTAM

SECTION 05 40 00 - COLD FORMED METAL FRAMING

A. COMPONENT DESIGN: COMPUTE STRUCTURAL PROPERTIES OF STUDS IN ACCORDANCE WITH AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".

B. DESIGN CRITERIA

- 1. WIND LOADS IN ACCORDANCE WITH STRUCTURAL DRAWINGS - SEE SHEET S1.1
2. DEFLECTION
a. LESS THAN L/200 FOR MASONRY EXTERIOR VENEER.
b. LESS THAN L/360 FOR EXTERIOR INSULATION AND FINISH SYSTEM

C. PROVIDE MANUFACTURERS STANDARD STEEL RUNNERS (TRACKS), BLOCKING, LINTELS, CLIP ANGLES, SHIMS, REINFORCEMENTS, FASTENERS, AND ACCESSORIES AS RECOMMENDED BY MANUFACTURER FOR APPLICATIONS INDICATED, AND AS NECESSARY TO PROVIDE A COMPLETE METAL FRAMING SYSTEM.

D. INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS AND RECOMMENDATIONS.

Table with 7 columns: STUD DESIGN, STUD WIDTH, STUD SPACING, ALLOW DEFLECTION, PARTITION ONE LAYER, FURRING ONE LAYER. Includes rows for 20 GAUGE (.0312 MIN.) and various stud sizes like 2125T20, 3585T20, etc.

THIS DESIGN IS BASED UPON UNLIMITED CORPORATION PRODUCTS AND SPECIFICATIONS. VERIFY THAT "OR EQUAL" MANUFACTURERS PRODUCTS AND SPECIFICATIONS ARE EQUAL TO OR EXCEED THOSE LISTED HERE. LIMITING HEIGHT INDICATED IS FOR 5/8" THICK GYPSUM BOARD PANELS AND 5 PSF UNIFORM LOAD PERPENDICULAR TO PARTITION OR FURRING. USE ONE-LAYER HEIGHTS FOR UNBALANCED ASSEMBLIES AND FOR FURRING WITH STUD ATTACHED TO TOP AND BOTTOM RUNNERS AND FREE STANDING UP TO 12 FT. HEIGHT. STUDS EXCEEDING 12 FT. HEIGHT REQUIRE INTERMEDIATE BRACING TO BUILDING STRUCTURE. CHASE WALL PARTITIONS REQUIRE HORIZONTAL CROSS BRACES AT 4 FT. O.C. MAX. CONSULT LOCAL CODE AUTHORITY FOR LIMITING CRITERIA.

SECTION 08 11 00 - STEEL DOORS AND FRAMES

A. COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR DOOR AND FRAME PREPARATION, PHYSICAL ENDURANCE CRITERIA, AND SPECIFICATIONS.

B. FABRICATION

1. UNLESS OTHERWISE SHOWN, FABRICATE INTERIOR FRAMES OF 16 GAUGE STEEL AND EXTERIOR FRAMES OF 14 GAUGE GALVANIZED STEEL. FULLY WELD FRAMES WITH CORNERS MITERED AND GROUNDED SMOOTH, UNLESS KNOCKDOWN FRAMES ARE SPECIFIED.

2. FABRICATE FLUSH HOLLOW METAL DOORS WITH FACE SHEETS EACH FORMED OF 18 GAUGE STEEL FOR INTERIOR DOORS AND 16 GAUGE GALVANIZED STEEL FOR EXTERIOR DOORS.

a. INSULATE EXTERIOR NONFIRE-RATED HOLLOW METAL DOORS WITH POLYSTYRENE OR POLYURETHANE AT DOOR MANUFACTURERS OPTION, INSERTED BETWEEN VERTICAL REINFORCERS.

3. FABRICATE FIRE-RATED DOORS AND FRAMES IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA STANDARD NO.8 AND UL STANDARD FOR SAFETY NO. 83 FOR THE CLASS OF DOOR OPENING SCHEDULED.

a. DOORS AND FRAMES SHALL BEAR THE APPROPRIATE UNDERWRITERS LABORATORIES LABELS, STATING REQUIRED FIRE-PROTECTION RATINGS AND MAXIMUM TEMPERATURE RISE RATING, IF ANY.

C. INSTALLATION

1. SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL PERMANENT ANCHORS ARE SET. FIT HOLLOW METAL DOORS ACCURATELY IN FRAMES, WITHIN CLEARANCES EXISTING DOORS AND FRAMES. EXAMINE EXISTING DOORS AND FRAMES.

D. EXISTING DOORS AND FRAMES: EXAMINE EXISTING DOORS AND FRAMES WHICH ARE TO REMAIN, OR ARE TO BE REMOVED AND RELOCATED, TO DETERMINE THAT DOORS SWING FREELY, ARE PROPERLY ALIGNED WITH FRAME, AND WILL ACCEPT NEW HARDWARE AS SPECIFIED. NOTIFY TOMMY BAHAMA'S CONSTRUCTION MANAGER IN WRITING OF DOORS AND FRAMES THAT DO NOT MEET THESE REQUIREMENTS.

SECTION 08 31 00 - ACCESS DOORS - IF APPLICABLE

A. USE SIZE 24" X 24" MINIMUM IF NO ACTUAL SIZE IS INDICATED - WEATHERPROOF DOOR, HINGES SHALL BE CONCEALED, SPRING TYPE, OPENING TO 175". LOCKS SHALL BE FLUSHED, SCREW DRIVER OPERATED, WITH METAL CAM. PROVIDE RATED DOOR AND HARDWARE WHERE REQUIRED. ANY CHANGE ORDERS RESULTING FROM NOT INSTALLING THIS DOOR WILL BE CHARGED TO THE G.C. OPERATIONS.

SECTION 06 35 73 - FOLDING GLASS WALL SYSTEM - BY TOMMY BAHAMA, INSTALLED BY G.C.

BY SOLAR INNOVATIONS, INC. 31 ROBERTS ROAD, PINE GROVE, PA 17963. PHONE: 800-618-0669 FAX: 800-618-0743. EMAIL: skylight@solarinnovations.com WEBSITE: www.solarinnovations.com

A. SECTION INCLUDES

- 1. FOLDING GLASS WALL SYSTEM

B. REFERENCE STANDARDS

- 1. THE LATEST PUBLISHED EDITION OF A REFERENCE SHALL BE APPLICABLE TO THIS PROJECT UNLESS IDENTIFIED BY A SPECIFIC EDITION DATE.
2. ALL REFERENCE AMENDMENTS ADOPTED PRIOR TO THE EFFECTIVE DATE OF THIS SPECIFICATION SHALL BE APPLICABLE TO THIS PROJECT.
3. ALL MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND STANDARDS ADDRESSED WITH THE FOLLOWING REFERENCES:
a. ASTM E547 - WATER PENETRATION OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS.

C. PERFORMANCE REQUIREMENTS

1. AIR PERFORMANCE - DESIGN, FABRICATE, ASSEMBLE, AND ERECT THE ALUMINUM GLAZED SYSTEM TO BE PERMANENTLY FREE OF SIGNIFICANT AIR LEAKAGE. SIGNIFICANT LEAKAGE SHALL BE DEFINED AS A DIFFERENTIAL TEST PRESSURE AMOUNTING TO 20 PERCENT OF SPECIFIED STRENGTH PERFORMANCE PRESSURE REQUIRED WITH OPERABLE WINDOWS DOORS, OR JOINTS (IF ANY) SEALED TO PREVENT CRACK LEAKAGE.

2. STRUCTURAL PERFORMANCE - STRUCTURAL PERFORMANCE AS TESTED IN ACCORDANCE WITH ASTM E330, WITH NO GLASS BREAKAGE OR PERMANENT DAMAGE TO FASTENERS, ANCHORS, HARDWARE, OR ACTUATING MECHANISMS.

a. NORMAL WALL DEFLECTION SHOULD NOT EXCEED 1/175 OF CLEAR SPAN FOR SPANS OF 13' 6" OR LESS AND 1/240 - 1/4" FOR ALL OTHERS. RESTRICT DEFLECTION TO 3/4" MAXIMUM FOR INDIVIDUAL GLAZING LITES.
b. PARALLEL TO WALL DEFLECTION SHOULD NOT EXCEED 1/75% OF GLASS EDGE CLEARANCE. RESTRICT DEFLECTION TO L/360 OR 1/8" MAXIMUM. RESTRICT DEFLECTION TO 1/16" MAXIMUM ABOVE DOORS AND/OR WINDOWS. IT SHALL BE PERMITTED TO INCREASE THE DEFLECTION TO 1/8" IF THE DOOR OPERATION IS NOT AFFECTED.
c. DEFLECTION OF THE ENTIRE ASSEMBLY, INCLUDING, BUT NOT LIMITED TO, GLASS, SHALL NOT EXCEED 1/102".

D. SUBMITTALS

1. SUBMIT UNDER THE PROVISIONS OF SECTION 013000 FOR REVIEW AND APPROVAL FOR FABRICATION.

2. SHOP DRAWINGS - DETAILED DRAWINGS PREPARED SPECIFICALLY FOR THE PROJECT BY MANUFACTURER. INCLUDE INFORMATION NOT FULLY DETAILED IN MANUFACTURERS STANDARD PRODUCT DATA, INCLUDING, BUT NOT LIMITED TO, WALL ELEVATIONS AND DETAIL SECTIONS OF EVERY TYPICAL COMPOSITE MEMBER, SHOW OPENING DIMENSIONS, FRAMED OPENING TOLERANCES, PROFILES, PRODUCT COMPONENTS, ANCHORAGES, AND ACCESSORIES.

a. INDICATE FASTENER LOCATIONS, GLAZING, AND HARDWARE ARRANGEMENTS.
b. INCLUDE SCHEDULE IDENTIFYING EACH UNIT, WITH MARKS OR NUMBERS REFERENCING DRAWINGS.
c. MUST SHOW ALL SURROUNDING SUBSTRATES AND RELEVANT CONDITIONS.
d. MUST BE DRAWN IN THE DOMESTIC USA, BY THE MANUFACTURER OF THE SYSTEM.

3. PRODUCT DATA - MANUFACTURERS DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:

- a. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS
b. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS
c. INSTALLATION METHODS

E. DELIVERY, STORAGE, AND HANDLING

- 1. DELIVER PRODUCTS TO THE JOBSITE FREIGHT PAID.
2. STORE PRODUCTS IN MANUFACTURERS ORIGINAL UNOPENED PACKAGING, COVERED TO PROTECT FACTORY FINISHES FROM DAMAGE, PRECIPITATION, AND CONSTRUCTION DIRT UNTIL READY FOR INSTALLATION.
3. STORE MATERIALS OF CONSTRUCTION GROUNDS IN A SECURE LOCATION THAT IS A DRY, COVERED AREA AND PROTECTED FROM WEATHER CONDITIONS.
4. INSPECT AND REPORT ANY FREIGHT DAMAGES TO THE MANUFACTURER IMMEDIATELY.

F. PROJECT CONDITIONS

1. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY, AND VENTILATION) WITHIN LIMITS RECOMMENDED BY MANUFACTURER OR OPTIMAL RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURERS ABSOLUTE LIMITS.

2. PERFORM STRUCTURAL SILICONE SEALANT WORK WHEN AIR TEMPERATURE IS ABOVE 12 DEGREES F (MINUS 12 DEGREES C).

G. WARRANTY

1. PROVIDE MANUFACTURERS LIMITED WARRANTY THAT ALL COMPONENTS ARE WARRANTED FOR ONE (1) YEAR FOR CASES OF NORMAL USE. MANY COMPONENTS ARE ALSO WARRANTED BY THE ORIGINAL MANUFACTURERS FOR GREATER LENGTHS OF TIME. REFERENCE ORIGINAL COMPONENT MANUFACTURERS WARRANTIES FOR COMPLETE INFORMATION.

H. ACCEPTABLE MANUFACTURERS

1. PRODUCT BASED ON SOLAR INNOVATIONS, INC. FOLDING GLASS WALL SYSTEMS, AS PROVIDED BY: SOLAR INNOVATIONS, INC. 31 ROBERTS ROAD, PINE GROVE, PA 17963. PHONE: 800-618-0669 FAX: 800-618-0743. EMAIL: skylight@solarinnovations.com WEBSITE: www.solarinnovations.com

2. SUBSTITUTIONS NOT PERMITTED

I. PREPARATION

1. GENERAL CONTRACTOR SHALL DIRECT, SUPERVISE, AND INSPECT ALL SITE WORK RELATED TO THE FOLDING GLASS WALL SYSTEM.

2. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED AND APPROVED BY MANUFACTURER. SUBSTRATE PREPARATION SHALL BE DONE IN STRICT ACCORDANCE WITH THE APPROVED SHOP DRAWINGS.

3. IF SUBSTRATE PENETRATION IS THE RESPONSIBILITY OF ANOTHER INSTANTLY, NOTIFY THE ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.

4. THOROUGHLY CLEAN ALL SURFACES AND SUBSTRATES PRIOR TO INSTALLATION.

5. PREPARE SURFACES USING THE METHOD RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

J. INSTALLATION

1. INSTALLATION OF THE FOLDING GLASS WALL SYSTEM SHALL BE DONE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURERS INSTRUCTION AND INSTALLATION MANUAL(S).

2. SEPARATE DISSIMILAR MATERIALS USING NONCONDUCTIVE TAPE, PAINT, OR OTHER MATERIAL NOT VISIBLE IN FINISHED WORK.

3. PROVIDE ATTACHMENTS AND SHIMS TO PERMANENTLY FASTEN SYSTEM TO BUILDING STRUCTURE.

4. MAINTAIN DIMENSIONAL TOLERANCES AND ALIGNMENT WITH ADJACENT WORK.

5. ANCHOR SECURELY IN PLACE, ALLOWING FOR REQUIRED MOVEMENT, INCLUDING EXPANSION AND CONTRACTION.

6. INSTALL GLAZING SEALANTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITHOUT EXCEPTION, INCLUDING SURFACE PREPARATIONS.

7. SET GILL MEMBERS IN BED OF SEALANT. SET OTHER MEMBERS WITH INTERNAL SEALANTS TO PROVIDE WEATHER TIGHT CONSTRUCTION.

8. INSTALL FLASHINGS, BENT METAL CLOSURES, CORNERS, GUTTERS, AND OTHER ACCESSORIES AS REQUIRED OR DETAILED.

9. CLEAN SURFACES AND INSTALL SEALANT IN ACCORDANCE WITH SEALANT MANUFACTURERS INSTRUCTIONS AND GUIDELINES.

K. ADJUSTING AND CLEANING

1. ADJUST HINGE SET, LOCKSETS, AND OTHER HARDWARE FOR PROPER OPERATION. LUBRICATE USING A SUITABLE LUBRICANT COMPATIBLE WITH DOOR AND FRAME COATINGS.

2. REMOVE TEMPORARY COVERINGS AND PROTECTION OF ADJACENT WORK AREAS. REPAIR OR REPLACE DAMAGED INSTALLED PRODUCTS. CLEAN INSTALLED PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS BEFORE OWNERS ACCEPTANCE.

3. ANY ABRASD SURFACE OF THE FINISH SHALL BE CLEANED AND TOUCHED UP WITH AIR DRY PAINT, AS APPROVED AND FURNISHED BY THE WINDOW MANUFACTURE, IN A COLOR TO MATCH FACTORY APPLIED FINISH.

4. REMOVE FROM PROJECT SITE, AND LEGALLY DISPOSE OF CONSTRUCTION DEBRIS ASSOCIATED WITH THIS WORK.

5. REMOVABLE SILL AND HEAD STOP PROVIDE FOR GREATER SERVICEABILITY OF HARDWARE WITHOUT THE NEED TO REMOVE THE OTHER PANELS.

L. HOUSEKEEPING

1. MANUFACTURER SHALL DELIVER ALL RELATED OPERATING INSTRUCTIONS, MAINTENANCE MANUALS, AND WARRANTY REGISTRATION CARDS TO THE GENERAL CONTRACTOR DURING THE COMPLETION OF THE PROJECT.

2. INSTALLER SHALL PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF THE INSTALLATION FROM ALL CONSTRUCTION DEBRIS AND NATURAL ELEMENTS.

3. MANUFACTURER IS RESPONSIBLE FOR ALL TOUCH-UP REPAIR, OR REPLACE DAMAGED PRODUCTS DURING THE INSTALLATION.

4. INSTALLER SHALL KEEP AREA TIDY AND SAFE AT ALL TIMES.

5. CLEAN AND DRESS ALL SEALANT PRIOR TO INSTALLATION COMPLETION.

6. CLEAN ALL GLASS PRIOR TO INSTALLATION COMPLETION.
7. INSTALLER SHALL CLEAN THE ENTIRE ENCLOSURE ONE TIME AT THE COMPLETION OF THE INSTALLATION. CLEANING SHALL INCLUDE SURFACE CLEANING OF ALUMINUM FRAMING AND GLASS AND CLEAN UP OF CONSTRUCTION DEBRIS. ALL SUBSEQUENT CLEANING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

J. PROTECTION

- 1. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.
2. TOUCH-UP, REPAIR, OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

SECTION 08 41 00 - EXTERIOR STOREFRONT SYSTEM - TRANSMOM WINDOWS

A. STOREFRONT SYSTEM

1. COMPONENTS AND FINISHES AS INDICATED ON DRAWINGS.

B. INSTALLATION

1. GENERAL - COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION OF ALUMINUM FRAMING SYSTEMS.

2. SET UNITS PLUMB, LEVEL, AND TRUE TO LINE, WITHOUT WARP AND RACK OF FRAMING MEMBERS. ANCHOR SECURELY IN PLACE, SEPARATING ALUMINUM AND OTHER CORRODIBLE METAL SURFACES OF CORROSION DUE TO ELECTROLYTIC ACTION AT POINTS OF CONTACT WITH OTHER MATERIALS.

C. ACCEPTABLE MANUFACTURERS:

1. THE DRAWINGS & SPECIFICATIONS ARE BASED ON MANNEB TRIFAB V0 451, THE SYSTEM SHALL HAVE AN OVERALL DIMENSION OF 2' x 4' 1/2". SYSTEM SHALL BE CENTER PANE VERSION AS DETAILED ON THE DRAWINGS. SYSTEM SHALL BE EITHER CAPTURED OR STRUCTURALLY SILICONE GLAZED VERTICALLY AS DETAILED. GLASS POCKET SHALL BE A MINIMUM OF 1" IN DEPTH TO MEET ALL FOMA GUIDE LINES FOR SAFETY. GLAZING GASKETS SHALL BE EXTRUDED EPDM RUBBER. EXTRUDED SILL FLASHING TO BE AN INTEGRAL PART OF WINDOW SYSTEM.

2. LOCATIONS:

a. USE POLYURETHANE SEALANT AT THE PERIMETER OF WINDOW FRAMES, DOOR FRAMES AND THRESHOLDS. MISCELLANEOUS FRAMES, CONDITIONS WHERE SEALANT IS IN CONTACT WITH THE EXTERIOR INSULATION AND FINISH SYSTEMS, FOR WALL CONSTRUCTION, SILL PLATES, CONTROL AND EXPANSION JOINTS.
b. USE SILICONE SEALANT MOLD AND MILDEW RESISTANT TYPE FOR USE AROUND PLUMBING FIXTURES AND AT JOINTS BETWEEN BACKSPASHES AND WALLS.
c. USE ACRYLIC LATEX CAULK FOR INTERIOR APPLICATIONS ONLY, EXCEPT FOR THE FOLLOWING APPLICATIONS:

- 1. WHERE JOINT MOVEMENT IS EXPECTED IN EXCESS OF THE MATERIALS SPECIFIED CAPABILITIES.
2. WHERE A SEALANT IS OTHERWISE SHOWN OR SPECIFIED ABOVE FOR USE.

SECTION 08 71 00 - DOOR HARDWARE

A. COMPLY WITH:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) REQUIREMENTS, USE LATEST EDITION OF STANDARD AVAILABLE. HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR THOROUGHLY ASSOCIATION (GA) RECOMMENDED SPECIFICATION: LEVELS OF GYPSUM BOARD FINISH GA-214 JOINTLY PUBLISHED BY AWC, CISCA, AND PDCA.

2. DETAILING THE PROJECT TO ENSURE THAT THE ITEMS SPECIFIED WILL PROPERLY FUNCTION IN THE INDICATED LOCATIONS, ACCESSORIES AND ATTACHMENTS

3. FURNISH HARDWARE WITH SCREWS, THROUGH BOLTS AND OTHER

a. FASTENINGS SUITABLE TO ASSURE PERMANENT ANCHORAGE. WHERE EXPOSED, FASTENINGS SHALL BE COUNTERSUNK OVAL-HEAD TYPE, (EXCEPT USE FLATHEAD FOR HINGES), AND SHALL MATCH FINISH OF HARDWARE BEING ATTACHED. PROVIDE CONCEALED FASTENINGS WHEREVER POSSIBLE. HARDWARE SHALL NOT BE ATTACHED WITH SELF-TAPPING SCREWS AND SHEET METAL SCREWS. DOOR CLOSERS, CLOSER ARMS, DOOR HOLDERS, HOLDER ARMS AND DOOR STOPS SHALL BE SECURED TO DOORS AND FRAMES WITH FASTENERS SUPPLIED BY THE MANUFACTURER. FLOOR TYPE STOPS AND HOLDERS SHALL BE FASTENED TO THE FLOOR WITH MACHINE SCREWS INTO EXPANSION SHIELDS. ALL HARDWARE SHOULD BE ADJUSTED TO MEET CODE REQUIREMENTS, INCLUDING OPENING FORCES, RELEASE ACTIVATION FORCES, ETC.

B. INSTALLATION:

1. INSTALL EACH HARDWARE ITEM IN COMPLIANCE WITH THE MANUFACTURERS PRINTED INSTRUCTION AND RECOMMENDATIONS AT MOUNTING HEIGHTS CONFORMING TO THE RECOMMENDED MOUNTING LOCATIONS OF THE BUILDERS' HARDWARE MANUFACTURERS ASSOCIATION, AND THE AMERICANS WITH DISABILITIES ACT. WHEREVER CUTTING AND FITTING IS REQUIRED TO INSTALL HARDWARE ONTO AND INTO SURFACES WHICH ARE LATER TO BE PAINTED OR FINISHED IN ANOTHER WAY, INSTALL EACH ITEM COMPLETELY AND THEN REMOVE AND STORE IN A SECURE PLACE DURING THE FINISH APPLICATION. AFTER COMPLETION OF THE FINISHES, REINSTALL EACH ITEM. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED AND THE SUBSTRATE, MORTISE AND CUT TO CLOSE TOLERANCE AND CONCEAL EVIDENCE.

2. OF CUTTING IN THE FINISHED WORK.

3. DRILL AND COUNTERSINK UNITS THAT ARE NOT FACTORY -PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY STANDARDS.

4. AT FINAL COMPLETION, ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION AND FUNCTION OF EVERY UNIT. LUBRICATE MOVING PARTS WITH THE TYPE LUBRICATION RECOMMENDED BY MANUFACTURER (GRAPHITE TYPE IF NOT SPECIFICALLY RECOMMENDED).

5. REPLACE UNITS WHICH CANNOT BE ADJUSTED AND LUBRICATED TO OPERATE FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION MADE, WITH NEW HARDWARE.

SECTION 08 80 00 - GLAZING AND MIRRORS

A. GLASS DESIGN: GLASS THICKNESS INDICATED ARE MINIMUMS AND ARE FOR DETAILING ONLY. CONFIRM GLASS THICKNESS BY ANALYZING PROJECT LOADS AND IN-SERVICE CONDITIONS. PROVIDE GLASS LIGHTS FOR VARIOUS SIZE OPENINGS IN NORMAL THICKNESS INDICATED, BUT NOT LESS IN THICKNESS AND IN STRENGTH REQUIRED TO MEET OR EXCEED ASTM STANDARDS.

B. COMPLY WITH:

1. GLASS ASSOCIATION OF NORTH AMERICA (GANA) FORMERLY THE FLAT GLASS MARKETING ASSOCIATION, "GLAZING MANUAL," GLAZING INSULATING GLASS MANUFACTURERS ASSOCIATION (SIGMA), TM-300, "VERTICAL GLAZING GUIDELINES," AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) Z97.1, "SAFETY GLAZING MATERIALS USED IN BUILDINGS - SAFETY PERFORMANCE SPECIFICATIONS AND METHODS OF TEST."

2. MATERIALS AND INSTALLATION SHALL MEET ASTM STANDARDS FOR APPLICATIONS LISTED IN THE DRAWINGS.

C. MIRRORS:

1. CONFORM TO FED. SPEC. DD-Q-451(D), 1/4" POLISHED PLATE GLASS MIRROR ELECTROLYTICALLY COPPER PLATED BACK, GUARANTEED AGAINST SILVER BACKING FAILURE FOR MINIMUM OF 10 YEARS.

SECTION 06 10 00 - ROUGH CARPENTRY

A. WITH MATERIALS: COMPLY WITH DOC P230-94, AMERICAN SOFTWOOD LUMBER STANDARD, AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY ALSO'S BOARD OF REVIEW.

B. MATERIALS

1. LUMBER

a. GRADE: NO. 1 DOUGLAS FIR NO. 2 YELLOW PINE, MOISTURE CONTENT: 18 PERCENT MAXIMUM DOOR LUMBER 2" OR LESS NOMINAL THICKNESS.
b. SURFACING: SURFACE 4 SIDES (S4S).

2. PLYWOOD: SOFTWOOD PLYWOOD: DOC PS-1.83.

a. EXTERIOR GRADE PLYWOOD WHERE USED AS A BACKING MATERIAL IN EXTERIOR CONSTRUCTION: CDX.
b. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.
c. IN INTERIOR AREAS WHERE MOISTURE IS PRESENT: CDX.

3. FIRE-RETARDANT TREATED WOOD

a. LUMBER: AFWA C20033
b. PLYWOOD: AFWA C2743

4. PRESERVATIVE TREATED WOOD

a. LUMBER: AFWA C2-93
b. PLYWOOD: AFWA C9-93

5. ALL WOOD USED FOR FRAMING, BLOCKING, SHIMMING, ETC., BUT BE PROTECTED AND PRESSURE TREATED TO PREVENT ANY AND ALL DAMAGE CAUSED BY ANY AND ALL SPECIES OF TERMITES.

C. INSTALLATION

1. FRAME WOOD MEMBERS TO A CLOSE FIT. SET ACCURATELY TO REQUIRED LINES AND LEVELS AND SECURE RIGIDLY IN PLACE, CUT AND FIT FRAMING, BLOCKING, AND SIMILAR ITEMS TO ACCOMMODATE OTHER WORK.
2. PRESSURE-TREATED WOOD PRODUCTS
a. PROVIDE PRESSURE TREATED WOOD FOR ALL FRAMING, BLOCKING, FURRING, NAILING STRIPS, BUILT INTO EXTERIOR MASONRY WALLS, WOOD IN CONTACT WITH CONCRETE AND IN CONJUNCTION WITH ROOFING.
b. PROVIDE FIRE-RETARDANT TREATED WOOD FOR CONCEALED BLOCKING AND FOR EXPOSED LUMBER AND PLYWOOD IN HABITABLE SPACE.

3. ALL FULL, UNDAIMAGED RESILIENT FLOOR TILES OF EACH TYPE USED PACKED IN ORIGINAL BOXES) AND CLEARLY MARKED.

4. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.
5. IN INTERIOR AREAS WHERE MOISTURE IS PRESENT: CDX.

6. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

7. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

8. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

9. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

10. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

11. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

12. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

13. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

14. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

15. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

16. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

17. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

18. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

19. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

20. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

21. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

22. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

23. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

24. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

25. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

26. INTERIOR GRADE PLYWOOD WHERE APPEARANCE IS NOT A FACTOR OR WHERE CONCEALED AS A BACKING MATERIAL, EXCEPT IN MOISTURE AREAS: C O INT-APRA.

SECTION 09 29 00 - GYPSUM WALLBOARD

A. CODES AND STANDARDS:

1. GYPSUM ASSOCIATION (GA) RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD - GA-216, UNLESS OTHERWISE SPECIFIED HEREIN GYPSUM ASSOCIATION (GA) RECOMMENDED SPECIFICATION: LEVELS OF GYPSUM BOARD FINISH GA-214 JOINTLY PUBLISHED BY AWC, CISCA, AND PDCA.

2. ASTM C845 "STANDARD SPECIFICATION FOR NON-LOADBEARING (AXIAL) STEEL STUDS, RUNNERS (TRACK), AND RIGID FURRING CHANNELS FOR SCREW APPLICATION OF GYPSUM BOARD"

3. ASTM C754 "STANDARD SPECIFICATION FOR INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM". COLD-FORMED METAL FRAMING AND RELATED WORK SHALL BE DESIGNED OF COLD-FORMED STEEL STRUCTURAL MEMBERS.

B. MATERIALS:

1. CONFORMING TO ASTM STANDARDS, AND DELIVERED TO THE JOB SITE WITH END TAPERS BEARING UNDERWRITERS LABORATORIES LABEL, WITH THE CORRECT DESIGN NUMBER FOR THESE DRAWINGS AND SPECIFICATION UNLESS SHOWN DIFFERENTLY ON PLANS.

2. INSTALLATION MATERIALS INCLUDING ACCESSORIES, FASTENERS, SUBSTRATE, ETC. SHALL ALL MEET THE MINIMUM REQUIREMENTS OF ASTM AND UL STANDARDS FOR THE GIVEN APPLICATION.

C. INSTALLATION:

1. INSTALL WATER-RESISTANT GYPSUM WALLBOARD IN HIGH-MOISTURE AREAS SUCH AS TOILET ROOMS, KITCHENS AND ALL WALLS WITH WATER FIXTURES.

2. GYPSUM WALL BOARD INSTALLED PER ASTM AND UL REQUIREMENTS.

SECTION 09 30 00 - TILE

A. COMPLY WITH:

1. TILE COUNCIL OF AMERICA, INC. (TCA), HANDBOOK FOR CERAMIC TILE INSTALLATION AND AMERICAN NATIONAL STANDARDS INSTITUTE SPECIFICATIONS (ANSI), USE THE LATEST EDITIONS AVAILABLE.

B. INSTALLATION MATERIALS: