

SEACOAST BANK PARKING GARAGE

815 SOUTH COLORADO AVE
STUART, FL 34994

PERMIT SET
2026.06.12

PROJECT TEAM INFORMATION:

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ARCHITECT

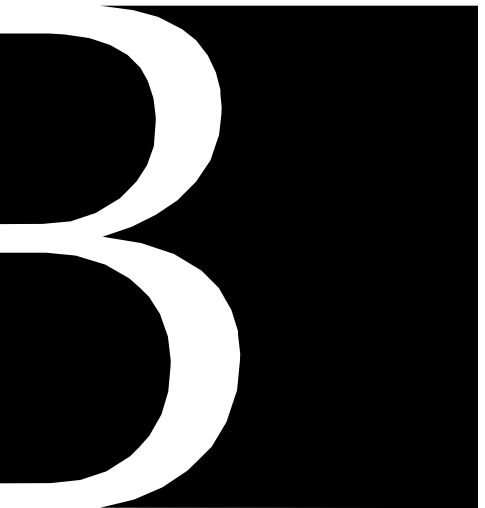
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FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN
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HEREBY, THE ARCHITECT AGREES TO HOLD THE INFORMATION
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CLOSURE MAY CONSTITUTE TRADE SECRET
PUNISHABLE UNDER FEDERAL LAWS, 18 U.S.C. 2381 ET
SEQU. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND
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THE SUBJECT OF PENDING PATENT APPLICATION.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S
KNOWLEDGE AND ABILITY, THE PLANS AND
SPECIFICATIONS CONFORM WITH THE APPLICABLE
MINIMUM BUILDING CODES.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

TAMBONE
COMPANIESSEACOAST BANK
PARKING GARAGE

15 SOUTH COLORADO AVE
DUART, FL 34994

240089.00

COVER SHEET

SHEET NUMBER:
G000

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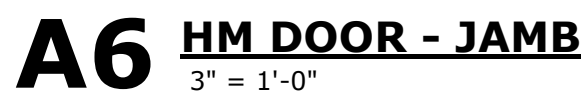
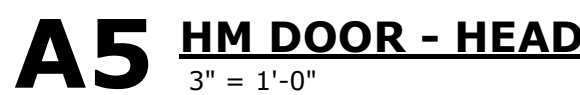
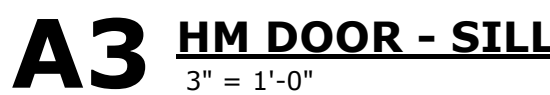
INDEX OF DRAWINGS - ARCHITECTURAL			
NUMBER	SHEET NAME	REV	REV DATE
ARCHITECTURAL SITE			
A090	SITE PLAN GENERAL INFORMATION		
A091	ARCHITECTURAL SITE PLAN		
ARCHITECTURAL SLAB EDGE PLANS			
AS101	SLAB EDGE PLAN- LEVEL 1		
AS102	SLAB EDGE PLAN- LEVEL 2		
AS103	SLAB EDGE PLAN- LEVEL 3		
ARCHITECTURAL PLANS			
A100	GENERAL INFORMATION		
A101	FLOOR PLAN- LEVEL 1		
A102	FLOOR PLAN- LEVEL 2		
A103	FLOOR PLAN- LEVEL 3		
EXTERIOR ENVELOPE			
A201	ELEVATIONS- EXTERIOR- BUILDING		
A202	ELEVATIONS- EXTERIOR- BUILDING		
A203	ELEVATIONS- EXTERIOR- BUILDING		
BUILDING SECTIONS			
A301	BUILDING SECTIONS		
WALL SECTIONS			
A401	WALL SECTIONS		
A421	EXTERIOR DETAILS		
CORE, TOILET, AND VERTICAL CIRCULATION PLANS			
A551	STAIR PLANS		
A571	STAIR SECTIONS		
A572	STAIR DETAILS		
A581	ELEVATOR PLANS & SECTIONS		
A591	ELEVATOR DETAILS		
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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

SHEET NUMBER: **G001**



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TAMBONE
COMPANIES

SEACOAST BANK
PARKING GARAGE

815 SOUTH COLORADO AVE
STUART, FL 34994

PROJECT NO:
240089.00

DOOR SCHEDULE AND DETAILS

SHEET NUMBER: **G061**

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG. AT THIS
SHEET'S ORIGINAL PAGE SIZE

LIFE SAFETY GENERAL NOTES

I. GENERAL EGRESS REQUIREMENTS

1. REFER TO CODE ANALYSIS DRAWING FOR ADDITIONAL INFORMATION.
 - A. MAXIMUM TRAVEL DISTANCES
 - B. COMMON PATH OF TRAVEL REQUIREMENTS
 - C. BUILDING FIRE SEPARATION REQUIREMENTS
 - D. STRUCTURAL FIRE RATING REQUIREMENTS
 - E. PARTITION FIRE RATING REQUIREMENTS
 - F. SHUT ENCLOSURE FIRE RATINGS
 - G. OCCUPANCY SEPARATION REQUIREMENTS
2. GENERAL EGRESS REQUIREMENTS SHALL APPLY TO ALL THREE ELEMENTS OF THE MEANS OF EGRESS SYSTEM (EXIT ACCESS, THE EXIT, AND THE EXIT DISCHARGE).
 - a. CEILING HEIGHTS: 7'-6" MINIMUM
 - b. PROTRUDING OBJECTS: 4" MAXIMUM PROTRUSION ABOVE 27" HEIGHT ABOVE FINISHED FLOOR
 - c. ELEVATION CHANGES: WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED WITH THE FOLLOWING EXCEPTIONS:
 - 1. A SINGLE STEP AT A MAXIMUM OF THREE (3) STEPS IS PERMITTED IN BUILDINGS WITH OCCUPANCIES F, H, R-2, R-3, S, AND U AT EXTERIOR DOORS NOT REQUIRED TO BE ACCESSIBLE
 - d. A STAIR WITH A SINGLE RISER OR WITH TWO RISERS AND A TREED IS PERMITTED AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY 119 (BC/FBC) OR 119.1 (BC/FBC) UNLESS HANDRAIL MUST BE PROVIDED.
 - e. A STEP IS PERMITTED IN AISLES SERVING SEATING THAT HAS DIFFERENCES IN ELEVATION (BC/FBC) OR 119.1 (BC/FBC) NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 (BC/FBC)
 - d. CONTINUOUS WIDTH: THE MINIMUM ALLOWED WIDTH FOR A MEANS OF EGRESS SHALL BE 44" UNLESS NOTED OTHERWISE. MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN THAT REQUIRED BY 119 (BC/FBC) (CHAPTER 10) OR NFPA 101/FFPC (CHAPTER 7) AND SHALL BE BASED ON THE OCCUPANT LOAD BEING SERVED.
3. NEW ENCLOSED STAIRS SERVING THREE OR MORE LEVELS SHALL COMPLY WITH NFPA/FFPC CHAPTER 7 FOR STAIR IDENTIFICATION. THE SIGN SUB-CONTRACTOR HIRED BY THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING IDENTIFICATION AT EACH STAIR AND EACH LEVEL. THE SIGN SUB-CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS DEMONSTRATING SIGN LOCATION, COLOR, FONT, SIZE, AND MATERIAL. THE ARCHITECT, OWNER, AND AUTHORITY HAVING JURISDICTION APPROVAL.
4. REFER TO ELECTRICAL PLANS FOR EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS. THE EXIT SIGN LOCATIONS SHOWN IN THESE PLANS IS BASED ON THE PRESCRIPTIVE CODE REQUIREMENTS. THE AUTHORITY HAVING JURISDICTION HAS THE RESPONSIBILITY TO REVIEW THE FINAL EXIT SIGN QUANTITY AND LOCATIONS BASED ON THE AS-BUILT CONDITION. THEREFORE, THE CONTRACTOR SHALL REVIEW WITH THE AUTHORITY HAVING JURISDICTION FOR APPROVAL, THE EXIT SIGN LOCATION STRATEGY PRIOR TO INSTALLATION.

II. FIRE AND SMOKE RATED PARTITIONS

1. ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS AND BARRIERS SHALL BE BUILT IN ACCORDANCE WITH THE APPLICABLE UL-LISTED FIRE RESISTANCE DIRECTORY DESIGN.
2. ALL PENETRATIONS THROUGH SMOKE RATED PARTITIONS AND BARRIERS SHALL UTILIZE THE APPROPRIATE UL-LISTED PRODUCTS DESIGNED TO RESIST THE PASSAGE OF AIR AND SMOKE.
3. NO DUCTS, PIPING, OR CONDUIT SHALL BE PERMITTED WITHIN AN EXIT STAIR ENCLOSURE OR EXIT PASSAGEWAY UNLESS THEY SERVE THE STAIR OR EXIT PASSAGEWAY.

III. FIRE PROTECTION

1. THIS BUILDING IS PROTECTED BY A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM. REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
2. FIRE EXTINGUISHERS HAVE BEEN SHOWN FOR GENERAL CONFORMANCE WITH NFPA 10 BASED ON A MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER NOT TO EXCEED 75 FEET. PER NFPA 10, THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING, FOR APPROVAL, THE QUANTITY AND LOCATION OF ALL EXTINGUISHERS WITH THE AUTHORITY OF JURISDICTION PRIOR TO INSTALLATION.
3. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY HAZARDOUS AREAS IN ACCORDANCE WITH NFPA 10.
4. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE WITH NFPA 10.

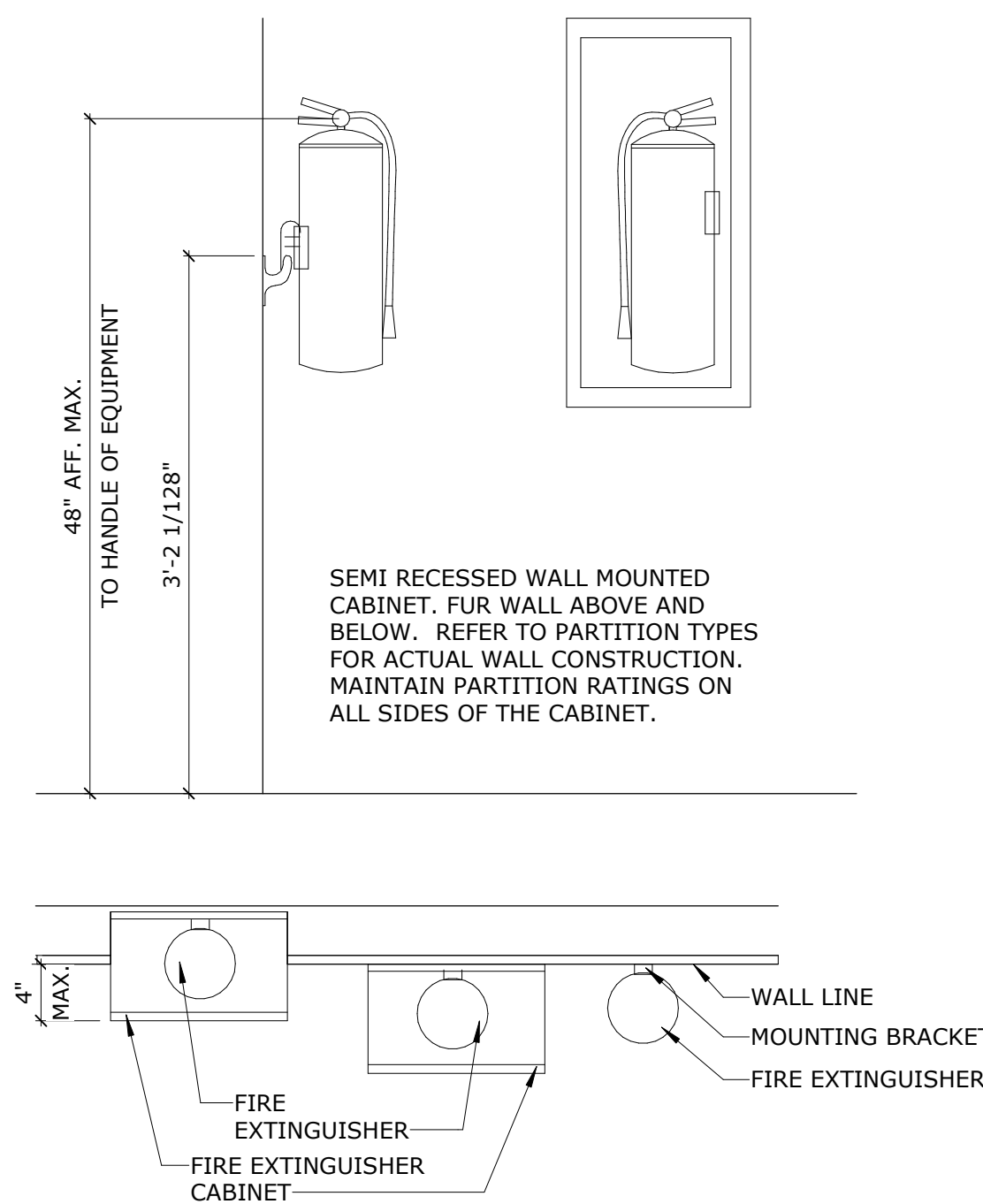
IV. DISTRIBUTED ANTENNA SYSTEM

1. THE DISTRIBUTED ANTENNA SYSTEM (DAS) IS A DELEGATED DESIGN UNLESS NOTED OTHERWISE ON THE ELECTRICAL DRAWINGS
2. DETAILING AND ENGINEERING OF THE DAS SYSTEM IS THE RESPONSIBILITY OF THE LOW VOLTAGE SUB-CONTRACTOR / ENGINEER. THE DAS DESIGN PROVIDER IS AN ENGINEER LICENSED IN THE STATE THAT THIS PROJECT IS PERMITTED, TO WHOM THE RESPONSIBILITY FOR DESIGN AND CONSTRUCTION IS DELEGATED. THE DESIGN PROFESSIONAL, WHEN DELEGATED BY THE ENGINEER OF RECORD FOR THIS PROJECT, IS HIRED BY THE LOW VOLTAGE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PRE-PLUMBING THE BUILDING WITH EQUIPMENT TO MEET THE NEEDS OF THE LOW VOLTAGE CONTRACTOR.

RADIO ENHANCEMENT SYSTEM

THIS BUILDING WILL BE REQUIRED TO HAVE A RADIO ENHANCEMENT SYSTEM IN PLACE PER NFPA 1. CH. 11.10.2. THE DESIGN, DETAILING AND ENGINEERING OF ALL LOW VOLTAGE WIRING IS THE RESPONSIBILITY OF THE LOW VOLTAGE SUB-CONTRACTOR/ ENGINEER. THE LOW VOLTAGE PROVIDER IS A PROFESSIONAL LICENSED IN THE STATE THAT THIS PROJECT IS PERMITTED, TO WHOM THE RADIO ENHANCEMENT SYSTEM LOW VOLTAGE WIRING SHALL BE PROVIDED. THE DESIGN PROFESSIONAL IS HIRED BY THE LOW VOLTAGE CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PRE-PLUMBING THE BUILDING WITH CONDUIT TO MEET THE NEEDS OF THE LOW VOLTAGE CONTRACTOR.

FIRE EXTINGUISHERS



B

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TAMBONE
COMPANIES

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PARKING GARAGE

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PROJECT NO:
240089.00

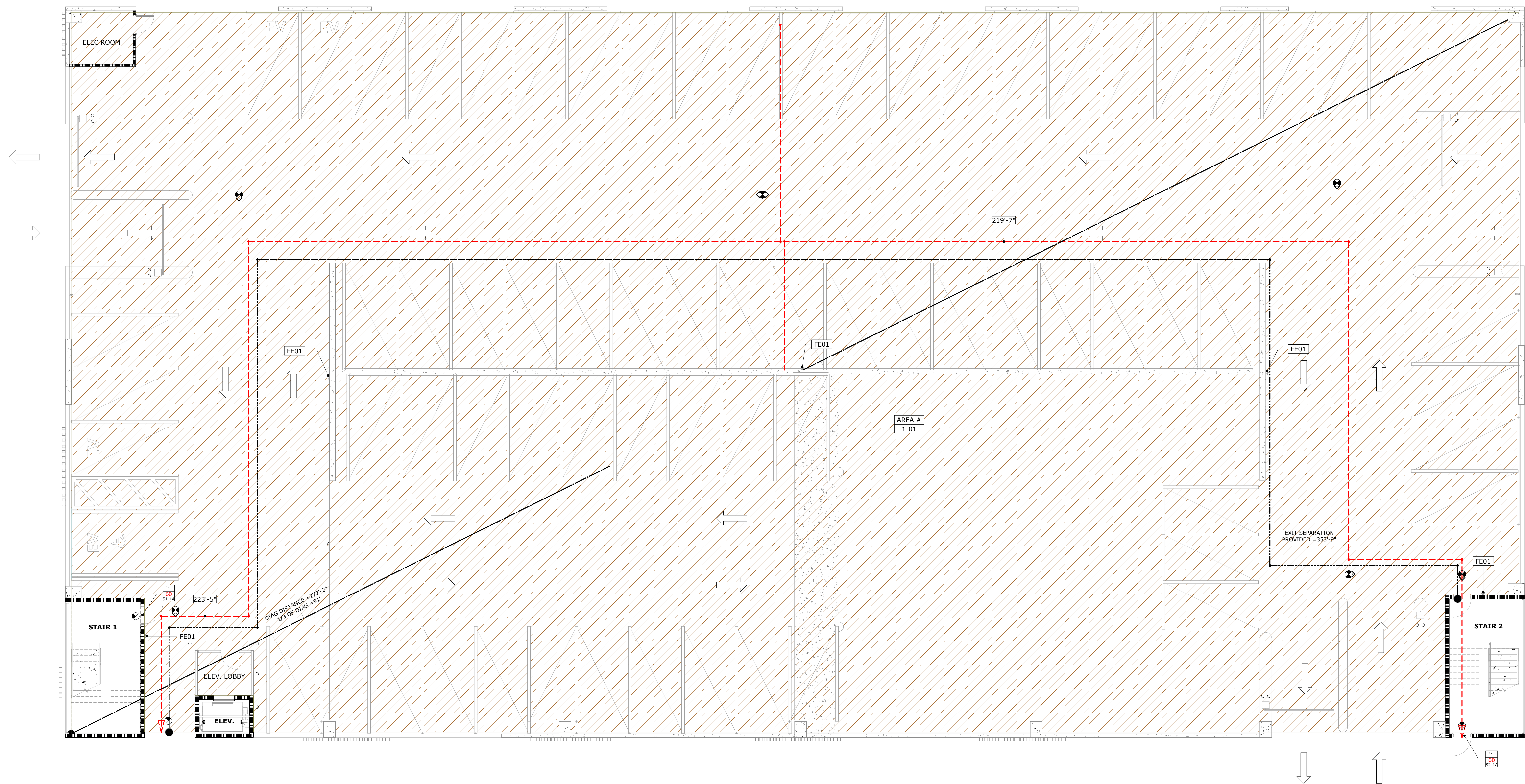
LIFE SAFETY GENERAL NOTES

SHEET NUMBER: **G100**

EXITING REQUIREMENTS- LEVEL 1					
LEVEL	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
			HORIZ EXITS	STAIRS	
LEVEL 1	28.927 SF	145	29.00"	43.50"	

LIFE SAFETY- OCCUPANCY- LEVEL 1						
NUMBER	AREA FUNCTION	OCCUPANT LOAD FACTOR	AREA	OCCUPANTS	EXITS REQUIRED	CURRENT REV
1-01	(FBC2023) PARKING GARAGE	200 SF	28,927 SF	145	2	
			28,927 SF	145		

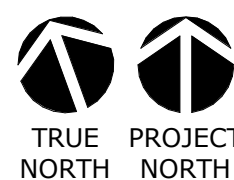
 CODE COMPLIANCE NOTES BY NUMBER	
NUMBER	NOTE



OCCUPANCY TYPES

 (FBC2023) PARKING GARAGE

A1 **LIFE SAFETY PLAN- LEVEL 1**
1/8" = 1'-0"



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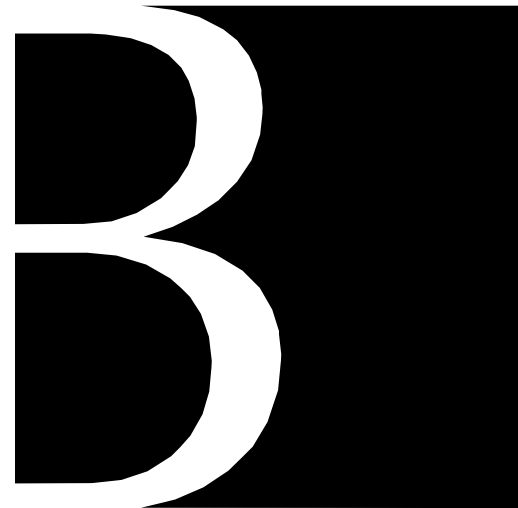
SEACOAST BANK
PARKING GARAGE

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240089.00

LIFE SAFETY PLAN- LEVEL 1

SHEET NUMBER: **G101**



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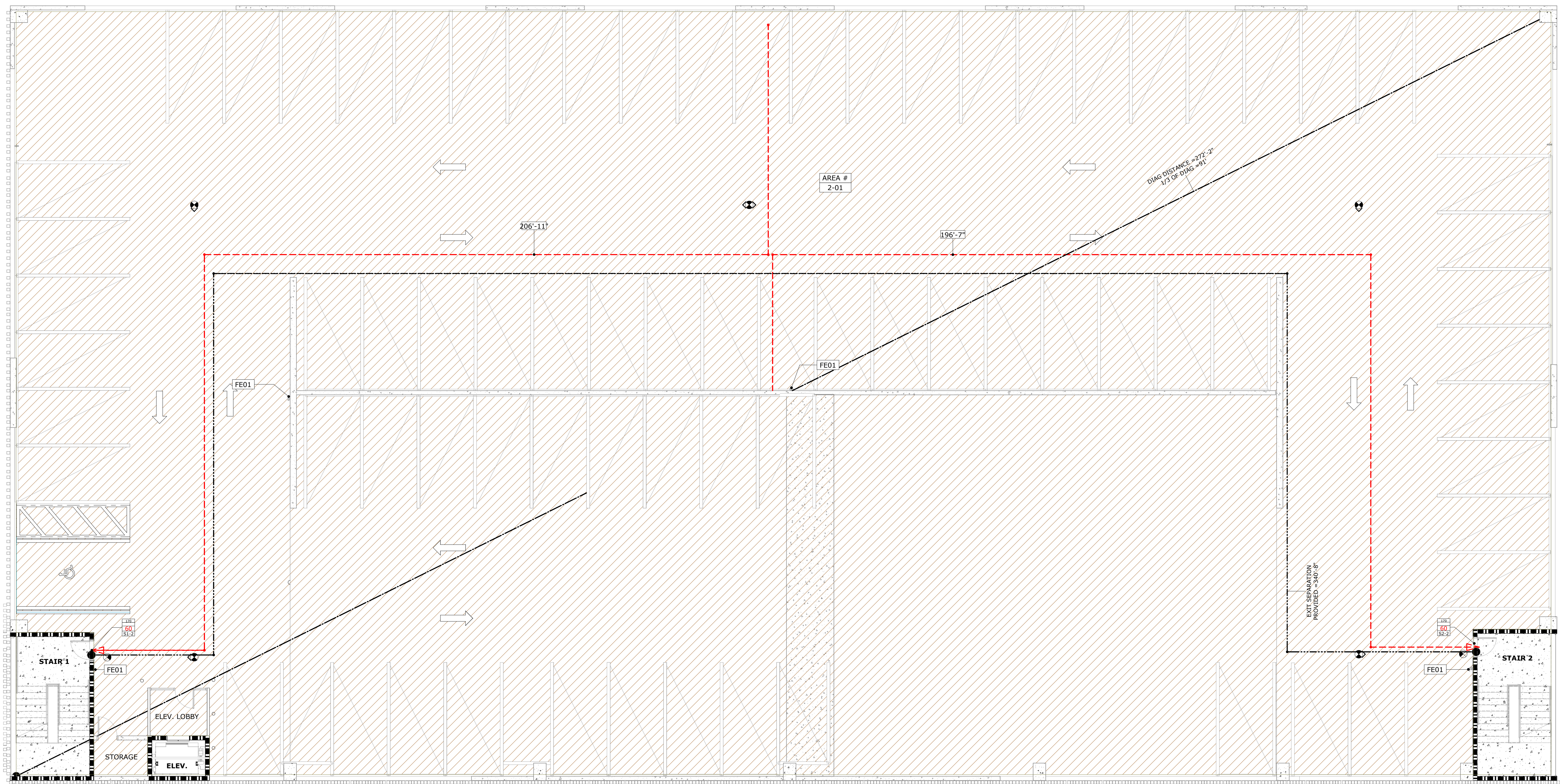
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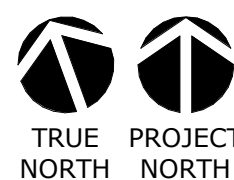
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TAMBONE COMPANIES
SEACOAST BANK PARKING GARAGE
815 SOUTH COLORADO AVE STUART, FL 34994
PROJECT NO: 240089.00
LIFE SAFETY DRAWING - LEVEL 2
SHEET NUMBER: G102



OCCUPANCY TYPES

 (FBC2023) PARKING GARAGE

LIFE SAFETY PLAN- LEVEL 3



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6

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99

SHEET NUMBER: **A090**



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1. THE TERM "CONTRACT DOCUMENTS" DESCRIBED HEREIN IS NOT LIMITED TO ARCHITECTURAL DRAWINGS, BUT INCLUDES ALL SPECIFICATIONS BUT ENCOMPASSES THE DRAWINGS AND SPECIFICATIONS OF ALL CONSULTANTS AND APPLICABLE DIVISIONS.
2. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION, METHODS, MATERIALS, OR EXACT COORDINATION. THEY WILL BE USED IN CONJUNCTION WITH THE ASSEMBLAGE OF SEVERAL BUILDING SYSTEMS FOR A COMPLETE AND OPERATIONAL BUILDING.
3. THIS PROJECT REQUIRES COORDINATION DRAWINGS BY THE CONTRACTOR IN THE FORM OF SHOP DRAWING SUBMITTALS. THE CONTRACTOR SHALL COORDINATE THE SUBMITTALS IN ACCORDANCE WITH THE PREPARATION PROCESS IN ORDER TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COORDINATE AND SCHEDULE ALL TRADE INFORMATION.
4. THE CONTRACT DOCUMENTS ARE CONSIDERED COMPLEMENTARY TO ONE ANOTHER. THE SCOPE, WORKMANSHIP, METHODS, AND/OR MATERIALS DESCRIBED OR IMPLIED BY ONE BUT NOT DESCRIBED OR IMPLIED BY THE OTHERS, SHALL BE PROVIDED, FURNISHED, AND PERFORMED AS IF IT HAD APPEARED ON ALL DRAWINGS.
5. THE SPECIFICATIONS AND CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE CONSULTANT DRAWINGS PRIOR TO THE START OF THE WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.

6. THE CONTRACTOR SHALL RELY ON THE WRITTEN DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS PROVIDED IN THE COMPLETE SET OF CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
7. ARCHITECTURAL SLAB EDGE PLANS HAVE BEEN PROVIDED FOR GENERAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL COORDINATION OF ALL EDGE OF SLAB DIMENSIONS, SLAB OPENINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE, FIRE PROTECTION AND OTHER SPECIAL SYSTEMS REQUIRED TO PASS THROUGH OR WITHIN THE SLAB.
8. DIMENSIONAL ROUGH OPENINGS, ALL NECESSARY SLEEVES, PIPES, CONDUITS, ACCESSORIES AND THEIR RELATIONSHIP TO COLUMNS, BENDED TENDONS, AND OTHER SLAB REINFORCEMENT WILL REQUIRE FINAL COORDINATION BY THE CONTRACTOR.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
 - A. SLAB ACCESSES
 - B. STRUCTURAL SLAB SLOPES
 - C. ROOF AND DECK DRAIN ELEVATIONS
 - D. ISOLATED SLABS
 - E. BUILDING SYSTEM PENETRATIONS
 - F. CONDUIT AND PIPING SLEEVES
 - G. EMBEDDED CONDUIT
 - H. JUNCTION BOX LOCATIONS
 - I. FLOOR OUTLETS
 - J. SLAB LEAVE-OUTS AS SHOWN FOR FUTURE TENANT BUILD-OUTS
 - K. PENETRATION FIRE/SMOKE PROOFING
 - L. SLAB EDGE FIRE/SMOKE PROOFING
10. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.



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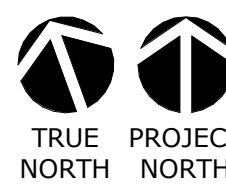
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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

SHEET NUMBER: **AS101**



A

$$1/8'' = 1'-0''$$

1. THE TERM "CONTRACT DOCUMENTS" DESCRIBED HEREIN IS NOT LIMITED SOLELY TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS BUT ENCOMPASSES THE ENTIRE AGREEMENT, CONDITIONS OF CONTRACT, AND ALL CONSULTANTS AND APPLICABLE DIVISIONS.
2. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION, METHODS, MATERIALS, OR EXACT LOCATION. THEY ARE INTENDED TO BE USED IN CONJUNCTION WITH THE ASSEMBLY OF SEVERAL BUILDING SYSTEMS FOR A COMPLETE AND OPERATIONAL BUILDING.
3. THIS PROJECT REQUIRES COORDINATION DRAWINGS BY THE CONTRACTOR IN THE FORM OF SHOP DRAWING SUBMITTALS. THE CONTRACTOR SHALL COORDINATE ALL SUBMITTALS WITH THE DESIGN DRAWING PREPARATION PROCESS IN ORDER TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COORDINATE AND SCHEDULE ALL TRADE INFORMATION.
4. THE CONTRACT DOCUMENTS ARE CONSIDERED COMPLEMENTARY TO ONE ANOTHER. THE SCOPE, WORKMANSHIP, METHODS, AND/OR MATERIALS DESCRIBED OR IMPLIED BY ONE BUT NOT DESCRIBED OR IMPLIED BY THE OTHER SHALL BE PROVIDED, FURNISHED, AND PERFORMED AS IF IT HAD APPEARED ON ALL DRAWINGS.
5. THE SPECIFICATIONS AND CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE CONSULTANT PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.

6. THE CONTRACTOR SHALL RELY ON THE WRITTEN DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS PROVIDED IN THE SCHEDULE OF MATERIALS AND DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
7. ARCHITECTURAL SLAB EDGE PLANS HAVE BEEN PROVIDED FOR GENERAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL COORDINATION OF ALL EDGE OF SLAB DIMENSIONS, SLAB OPENINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE, FIRE PROTECTION AND OTHER BUILDING SYSTEMS REQUIRED TO PASS THROUGH OR WITHIN THE SLAB.
8. DIMENSIONAL ROUGH OPENINGS, ALL NECESSARY SLEEVES, PIPES, CONDUITS, ACCESSORIES AND THEIR RELATIONSHIP TO COLUMNS, BENDED TENDONS, AND OTHER SLAB REINFORCEMENT WILL REQUIRE FINAL COORDINATION BY THE CONTRACTOR.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
 - A. SLAB RECESSES
 - B. STRUCTURAL SLAB SLOPES
 - C. ROOF AND DECK DRAIN ELEVATIONS
 - D. ISOLATED SLABS
 - E. BUILDING SYSTEM PENETRATIONS
 - F. CONDUIT AND PIPING SLEEVES
 - G. EMBEDDED CONDUIT
 - H. JUNCTION BOX LOCATIONS
 - I. FLOOR OUTLETS
 - J. SLAB LEAVE-OUTS AS SHOWN FOR FUTURE TENANT BUILD-OUTS
 - K. PENETRATION FIRE/SMOKE PROOFING
 - L. SLAB EDGE FIRE/SMOKE PROOFING
10. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.



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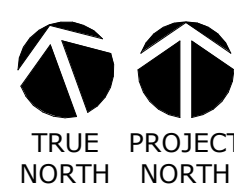
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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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SHEET NUMBER:

AS102





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IDEAS, DESIGNS, ARRANGEMENTS AND PLANS DEDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF **BAKER, BARBOOS ARCHITECTS, INC.** AND WERE CREATED, EVOLVED, AND DEVELOPED BY **BAKER, BARBOOS ARCHITECTS, INC.** AT THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF **BAKER, BARBOOS ARCHITECTS, INC.** FURNISHING: REPRODUCTION HEREOF IS A CRIMINAL PENALTY UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED REPRODUCTION MAY CONSTITUTE TRADE SECRET VIOLATION UNDER 18 U.S.C. SEC. 1831-1 ET. SEQ. AND OTHER LAWS. IF ANY IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

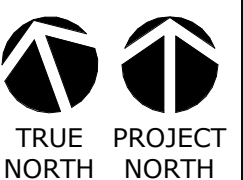
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SEACOAST BANK
PARKING GARAGE

PROJECT NO:

240089.00

SHEET NUMBER: **AS103**



A

A1 **SLAB EDGE PLAN- LEVEL 3**
1/8" = 1'-0"

RAMP UP 1" / 12"
LVL 2 TO LVL 3

FLOOR PLAN GENERAL NOTES

1. THE TERM "CONTRACT DOCUMENTS" DESCRIBED HEREIN IS NOT LIMITED SOLELY TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS BUT ENCOMPASSES ALL DRAWINGS AND SPECIFICATIONS OF ALL CONSULTANTS AND APPLICABLE DIVISIONS.
2. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION, METHODS, MATERIALS, OR EXACT LOCATIONS. THEY INDICATE THE RESULT TO BE ACHIEVED BY THE ASSEMBLY OF SEVERAL BUILDING COMPONENTS OR A COMBINATION OF THEM.
3. THIS PROJECT REQUIRES COORDINATION DRAWINGS BY THE CONTRACTOR IN THE FORM OF SHOP DRAWING SUBMITTALS. THE CONTRACTOR SHALL PARTICIPATE IN THE COORDINATION DRAWING PREPARATION PROCESS IN ORDER TO PROVIDE THE NECESSARY INFORMATION REQUIRED TO COORDINATE AND SCHEDULE ALL TRADE INFORMATION.

4. THE CONTRACT DOCUMENTS ARE CONSIDERED COMPLEMENTARY TO ONE ANOTHER. THE SCOPE, WORKMANSHIP, METHODS, AND/OR MATERIALS DESCRIBED OR IMPLIED BY ONE BUT NOT DESCRIBED OR IMPLIED BY THE OTHER SHALL BE PROVIDED, FURNISHED, AND PERFORMED AS IF IT HAD APPEARED ON ALL DRAWINGS.
5. THE SPECIFICATIONS AND CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE CONSULTANT PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE START OF WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.

1. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A THIRD-PARTY CONSULTANT TO PREPARE THE BUILDING CONSTRUCTION LAYOUT PLANS.
2. WHERE STUDS ARE INSTALLED DIRECTLY AGAINST A MASONRY, CONCRETE, OR DISSIMILAR METAL, THE CONTRACTOR SHALL PROVIDE AN ISOLATION STRIP BETWEEN THE STUDS AND THE SURFACE THEY ARE BEING ATTACHED TO.
3. PIPE SLEEVES, FRAMED PENETRATIONS, AND ANY MISCELLANEOUS OPENINGS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, WHICH ARE REQUIRED TO PROVIDE A COMPLETE SCOPE OF WORK AS DESCRIBED OR IMPLIED IN THE CONTRACT DOCUMENTS, SHALL BE SIZED AND INSTALLED BASED ON INDUSTRY PRACTICES. REFERENCES TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION, THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE CONTRACTOR'S ATTENTION IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE MANUFACTURER'S CHARACTERISTICS OF THE ROOF SYSTEMS AND PROVIDE A WRITTEN FIELD REPORT ACKNOWLEDGING COMPLIANCE OF THE WORK COMPLETED.
2. IN THE EVENT OF CONFLICTS BETWEEN THE MANUFACTURER'S RECOMMENDATIONS/SPECIFICATIONS AND THE ARCHITECT'S DETAILS, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL. THE CONTRACTOR SHALL WAIVE THE MANUFACTURER'S WARRANTY IN THE EVENT OF CONFLICTS BETWEEN DETAILS.
3. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND DETAILS. CONTRACTOR SHALL COORDINATE ALL ROOF PENETRATIONS TO ENSURE 8 (MIN.) FLASHING HEIGHTS
4. ALL FLASHING HEIGHTS TO BE A MINIMUM OF 8" AND INCLUDE COUNTERFLASHING. SPECIFIC DETAILS AT BASE OF WALLS WILL REQUIRE COORDINATION OF ROOF AND WALL ASSEMBLIES/FINISHES IN ORDER TO PROVIDE CONTINUOUS PROTECTION. THESE CONDITIONS SHALL BE CLEARLY REFLECTED ON REQUIRED SHOP DRAWINGS.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS REFLECTING ALL ROOF PENETRATIONS AND OTHER COORDINATING TRADES AS REQUIRED TO REPRESENT AND SHOW ACCURATE DETAIL REFERENCES.
6. CONTRACTOR SUPPLIED SHOP DRAWINGS SHALL INCLUDE JOB SPECIFIC DETAILS WITH RELATED CONSTRUCTION SHOW.
7. THE CONTRACTOR SHALL COORDINATE ALL ROOF PENETRATIONS WITH DIFFERENT TRADES. ALL ROOF PENETRATIONS SHALL BE SEPARATED FROM EACH OTHER, AS WELL AS FROM ADJACENT WALLS OR CURBS BY A MINIMUM OF 18"
8. ALL ROOF SLOPES SHALL BE 1/4"FT. (MIN.) UNLESS NOTED OTHERWISE.
9. ALL ROOF CRICKETS SHALL BE SLOPED 1/2"FT. (MIN.) UNLESS NOTED OTHERWISE.
10. ALL SEALANT AND FLASHING CONDITIONS ARE TO BE CONTINUOUS, WEATHER TIGHT, AND BUD PROOF.
11. PAINT ALL ROOF VENTS AND PLUMBING VENTS TO MATCH ADJACENT ROOF COLOR.
12. INSTALL RAIN DEFLECTORS (WEATHER FINS) AT ALL EXTERIOR DRAIN LOCATIONS.
13. WHERE LOCAL BUILDING CODES REQUIRE ATTACHMENT OF ROOF TOP EQUIPMENT TO THE ROOF STRUCTURE, THE CONTRACTOR SHALL HIRE A DELEGATED ENGINEER AND PROVIDE FINAL SHOP DRAWINGS (SIGNED AND SEALED FOR THE ARCHITECT'S AND STRUCTURAL ENGINEER'S RECORDS WHICH SHALL BE SUBMITTED TO THE AUTHORITY HAVING

ADDITIONAL SINGLE PLY ROOF NOTES

14. WHERE SINGLE PLY ROOF SYSTEMS ARE REQUIRED, THE ROOF MEMBRANE SHALL BE INSTALLED OVER COVERED, TAPERED INSULATION, AND CONCRETE ROOF SLAB. INSULATION SHALL BE INSTALLED IN TWO (2) LAYERS WITH STAGGERED JOINTS.
15. SINGLE PLY ROOF ASSEMBLIES SHALL BE MECHANICALLY FASTENED OVER A FULLY ADHERED SYSTEM IN HIGH WIND ZONES.
16. ROOF MEMBRANE SHALL BE CONTINUOUS UP AND OVER PARAPET WALLS. PARAPET MEMBRANE SHALL TERMINATE 2" DOWN EXTERIOR WALL ON TOP OF WEATHER BARRIER. CONTRACTOR SHALL PROVIDE A "CANT" TRANSITION AT ALL HORIZONTAL TO VERTICAL INTERFACES. PARAPET FLASHING SHALL BE CONFORMANT WITH THE FOLLOWING (WHERE PARAPET FLASHING EXCEEDS 24" IN HEIGHT, INSTALLATION MAY FOLLOW MANUFACTURER'S RECOMMENDATIONS. A TERMINATION BAR IS REQUIRED AT ANY CONDITION THAT IS NOT CONTINUOUS UP AND OVER THE PARAPET WALL).
17. THE CONTRACTOR SHALL PROVIDE COPING CAP FLASHING AT PARAPET WALL TERMINATIONS TO VERTICAL WALLS / INTERSECTIONS.
18. CONTRACTOR SHALL TRACK ROOF EXPANSION JOINTS TO BUILDING WALL TRANSITION JOINTS AND COORDINATE INSTALLATION INTERFACE DETAILING FOR CONTINUOUS WATERFLOW TRANSITION PROTECTION.
19. CONTRACTOR SHALL POSITION OVERFLOW DRAINS A MINIMUM OF 2" AND A MAXIMUM OF 4" ABOVE PRIMARY DRAINS. OVERFLOW DRAINS SHALL NOT INCLUDE SUMP AT DRAIN.
20. ALL ROOF TOP ACCESS DOORS SHALL BE OUT SWINGING.
21. CONTRACTOR SHALL INSTALL ROOF TOP WALKING PAD PROTECTION SURROUNDING ALL ROOF EQUIPMENT AND SHALL BE CONTINUOUS FROM EACH ROOF ACCESS DOOR LOCATION.

WET WALL CONDITIONS

1. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT WET WALL LOCATIONS 6" (MIN.) ABOVE WATER SUPPLY CONNECTIONS
2. CONTRACTOR SHALL PROVIDE DENS-SHIELD TILE BACKER FULL HEIGHT OF WALLS AROUND TUBS AND SHOWERS.

DELEGATED ENGINEERING WORK

1. THE DESIGN OF CERTAIN COMPONENTS OF THE PROJECT ARE DELEGATED TO ONE OR MORE DELEGATED ENGINEERS AS INDICATED IN THE CONTRACT DOCUMENTS.
2. THE DELEGATED ENGINEER IS A PROFESSIONAL ENGINEER LICENSED IN THE STATE WITHIN WHICH THE PROJECT IS PERMITTED.
3. THE DELEGATED ENGINEER IS RETAINED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.
4. IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW THE SCOPE OF WORK AND REQUIREMENTS SET FORTH IN THE CONTRACT DOCUMENTS. THE DELEGATED ENGINEER, VIA THE CONTRACTOR, SHALL CONTACT THE DESIGN PROFESSIONAL IN A WRITTEN MANNER TO REVIEW FOR RESOLUTION ALL AESTHETIC QUESTIONS, CONFLICTS, OR IF ANY PERTINENT INFORMATION IS NEEDED FOR FURTHER CLARIFICATION.
5. THE DELEGATED ENGINEER SHALL PROVIDED SHOP DRAWINGS AND DESIGN CALCULATIONS FOR THE DESIGN PROFESSIONAL REVIEW.
6. ALL FINAL DELEGATED ENGINEERING DOCUMENTS SHALL REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED DESIGN ENGINEER. FAILURE TO SUBMIT SUCH DOCUMENTS IN NO WAY WAIVE THE REQUIREMENT TO BE REVIEWED IN ANY WAY INDEED THAT THE ARCHITECT OR ENGINEER OF RECORD HAS ACCEPTED THE DESIGN RESPONSIBILITY FOR THE APPLICABLE COMPONENTS.
7. DELEGATED ENGINEERING DOCUMENTS INCLUDE BUT ARE NOT LIMITED TO:
 - A. STEEL STAIRS
 - B. CONCRETE FORMWORK
 - C. POST TENSIONING
 - D. PRECAST CONCRETE (STRUCTURAL AND ARCHITECTURAL)
 - E. STEEL OR WOOD TRUSSES
 - F. COLD FORMED METAL TRAILING
 - G. PRE-ENGINEERED COLD FORMED METAL BUILDING SYSTEMS
 - H. ELEVATOR SUPPORT RAILS AND BEAMS
 - I. EXTERIOR BUILDING FINISHES (I.E. RAIN SCREEN ATTACHMENTS, ETC.,...)
 - J. ME. CANOPIES
 - K. FORMED METAL COPINGS
 - L. ROOF TOP MECHANICAL EQUIPMENT CURB CONNECTIONS
 - M. ROOF TOP TIE-OFF POINTS (LOCATIONS AND CONNECTIONS)
 - N. FIRE SPRINKLER LAYOUT AND CALCULATIONS.



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ANNETTE D RIVERA
AR101016



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TAMBONE
COMPANIES

SEACOAST BANK
PARKING GARAGE

815 SOUTH COLORADO AVE
STUART, FL 34994

PROJECT NO:	240089.00
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GENERAL INFORMATION

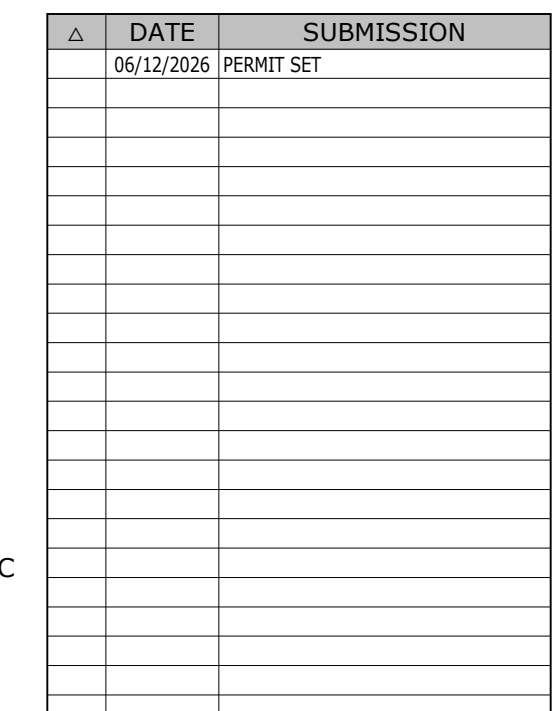
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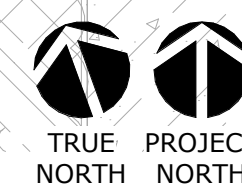
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TAMBONE
COMPANIES

A 815 SOUTH COLORADO AVE
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**FLOOR PLAN-
LEVEL 1**

SHEET NUMBER:
A101





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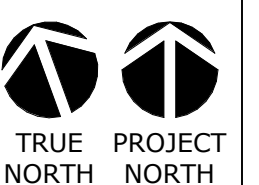
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HEET NUMBER: **A103**



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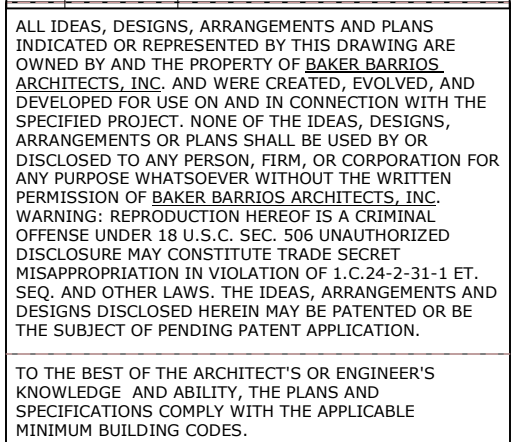
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SEACOAST BANK
PARKING GARAGE



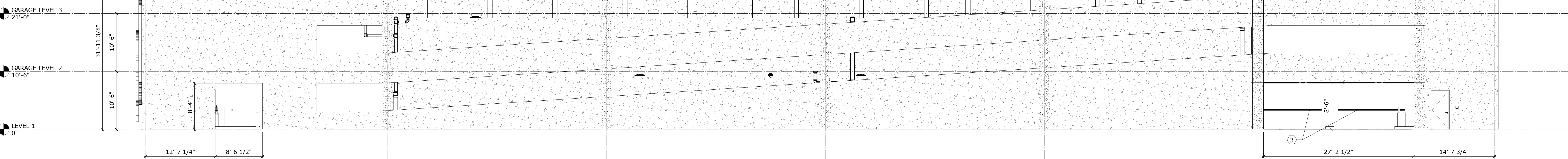
2. CONTRACTOR TO COORDINATE ALL ELECTRICAL REQUIREMENTS FOR CURRENT OR FUTURE EXTERIOR SIGNAGE SHOWN IN THESE ELEVATIONS WITH THE ELECTRICAL CONTRACTOR REGARDLESS OF INCLUSION IN THE ELECTRICAL DRAWINGS PRIOR TO SUBMITTING BIDS.



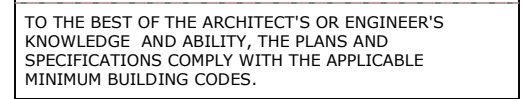
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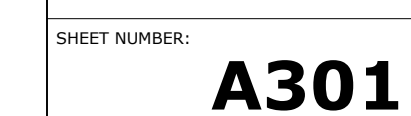


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A203

A



A

A1 WALL SECTION

A2 **WALL SECTION**
1/4" = 1'-0"

SHEET NUMBER: **A401**

Straticon
Received:
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SHEET NUMBER: **A551**





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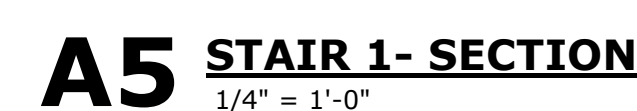
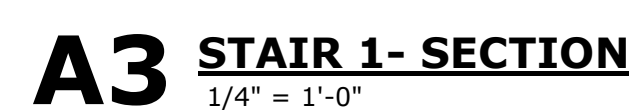
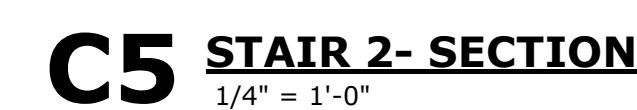
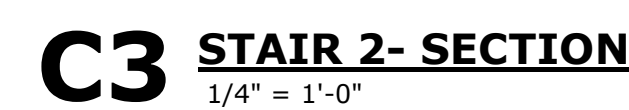


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A571

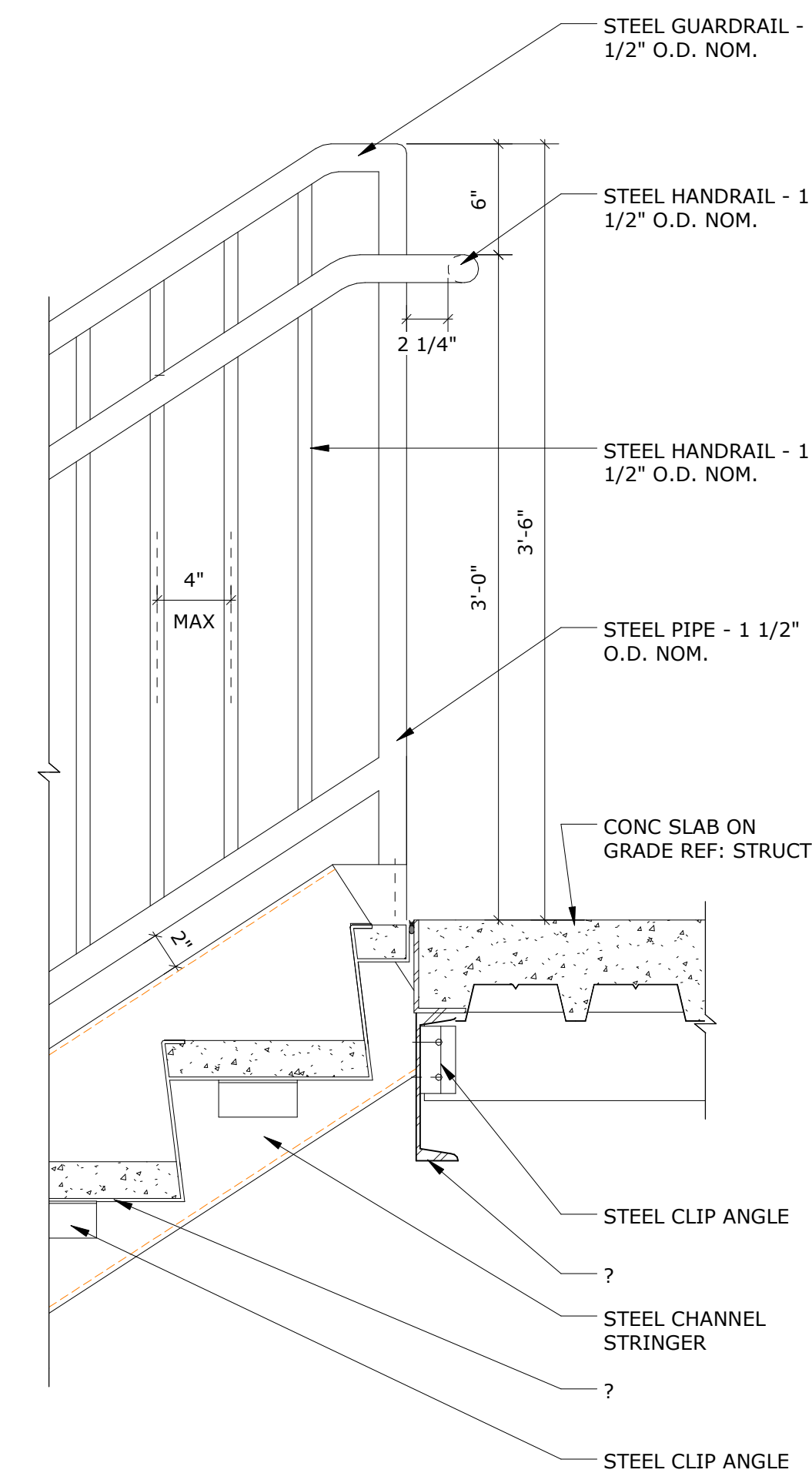
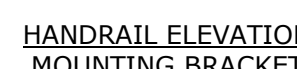


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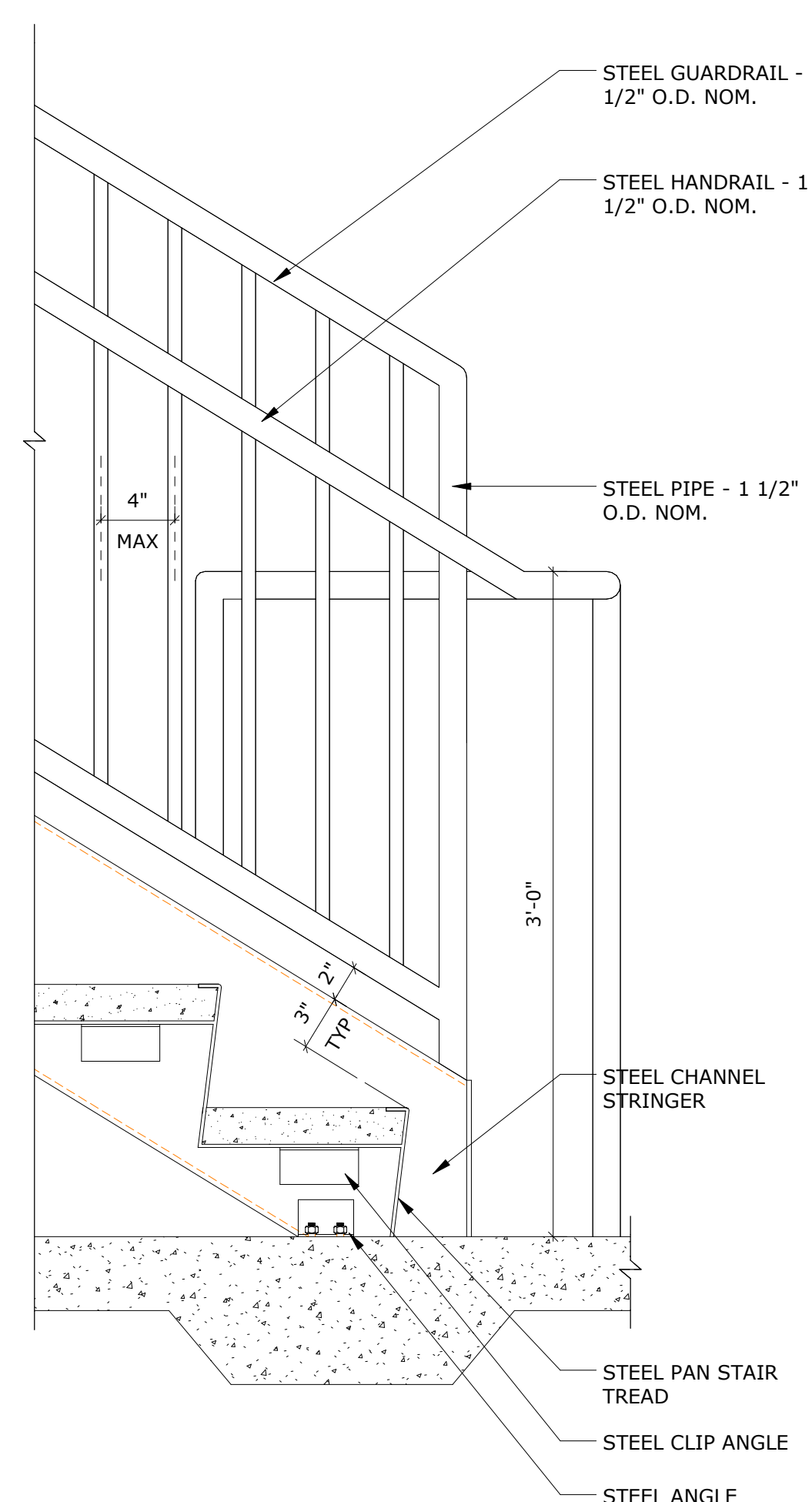
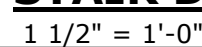
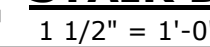
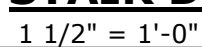
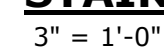
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SHEET NUMBER: **A572**



1 1/2" = 1'-0"

1 1/2" ■ 1'-0"


$$1\frac{1}{2}'' = 1'-0''$$



7. THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ELEVATOR INSTALLATION COMPLETION:
 - A. A PLUMB AND PERPENDICULARITY HOISTWAY ACCORDING TO REQUIREMENTS SPECIFIED IN THE ELEVATOR CONTRACT DRAWINGS.
 - B. ADEQUATE SUPPORT FOR MACHINE BEAMS, GUIDE RAIL BRACKETS, AND BUFFERS AS DESCRIBED IN THE ELEVATOR SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE DELEGATED, SIGNED, AND SEALED SHOP DRAWINGS FOR THE STRUCTURAL CONNECTIONS DESCRIBED ABOVE.
 - C. THE CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING AS REQUIRED FOR THE ELEVATOR HOISTWAY, ENTRYWAY ENTRANCES, SILLS, CALL BUTTONS, AND HALL FIXTURES.
 - D. THE CONTRACTOR SHALL COORDINATE AND INSTALL PIT LIGHTS AND SWITCHES; CONVENIENCE OUTLETS OF GFCI TYPE PER NEC. 210.8. PIT LADDER PER ELEVATOR CAR. NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT.
 - E. WHERE WE REQUIRED BY THE CONTRACT DOCUMENTS OR THE ELEVATOR PROVIDER TO PROVIDE A SEPARATE 120 VOLT, 15 AMP BRANCH CIRCUIT ALONG WITH A TELEPHONE CIRCUIT TO TERMINALS OF EACH REQUIRED CONTROLLER FOR THE FOLLOWING:
 - CAR LIGHT AND ALARM CIRCUIT WITH RECEPTACLE OF GFCI TYPE NEC – GROUP CONTROL
 - NOTE: WHERE STANDBY POWER IS SUPPLIED TO THE ELEVATOR, THE GROUP CONTROL CIRCUIT MUST BE STANDBY POWER BACKED.
 - F. THE CONTRACTOR TO VERIFY ALL ELECTRICAL GROUNDING REQUIREMENTS ARE MET. THE GROUNDING WIRE MUST BE CONNECTED TO THE BUILDING ELECTRICAL SYSTEM GROUND.
 - NOTE: IF STANDBY POWER IS REQUIRED, REFERENCE ELEVATOR STANDBY POWER PROVISION
 - G. WHEN REQUIRED BY THE ELEVATOR CONTRACT DOCUMENTS, THE ENCLOSED CONTROLLER ROOM AREA SHALL BE OPERATED WITH ADEQUATE LIGHT, HEAT, VENTILATION (REFER TO ELEVATOR PROVIDER AND LOCAL CODE REQUIREMENTS), AND A SEALED CONCRETE FLOOR SLAB SURFACE.
 - NOTE: CONTRACTOR TO COORDINATE THAT THE CONTROL ROOM DOOR IS LARGE ENOUGH TO ALLOW EQUIPMENT INSTALLATION WITHOUT THE NEED TO CUT THROUGH THE WALL OR UNTIL EQUIPMENT INSTALLATION IS COMPLETE.
 - H. CONTRACTOR TO COORDINATE POCKETS IN CORRIDOR AND LOBBY WALLS BASED ON HALL FIXTURE LOCATIONS AS DIRECTED BY THE ELEVATOR CONTRACTOR AND REVIEWED BY THE ARCHITECT IN THE SHOP DRAWINGS.
 - I. THE CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR CONTROLLER PANELS FOR SECURITY, LIFE SAFETY, AND FIRE REQUIREMENTS.

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SHEET NUMBER: **A581**

REFLECTED CEILING GENERAL NOTES

10. AS A MEANS OF EGRESS, THE CEILING SHALL BE INSTALLED, SO THE MINIMUM CLEAR VERTICAL HEADROOM IS 7'-6" CLEAR A.F.F., AND SO THAT PROJECTIONS FROM AND BELOW THE CEILING ARE A MINIMUM OF 6'-8" CLEAR A.F.F.

The diagram illustrates a ceiling system with various components and their specifications. The components are listed on the left, and their corresponding details are shown on the right.

- GB, PLASTER, OR STUCCO CEILING TAGS REF. CEILING TAGS**: Points to the top layer of the ceiling system.
- 24"x24" ACOUSTIC TILE CEILING SYSTEM REF. CEILING TAGS AND SPECIFICATIONS**: Points to the middle layer of the ceiling system.
- 24"x48" ACOUSTIC TILE CEILING SYSTEM REF. CEILING TAGS AND SPECIFICATIONS**: Points to the bottom layer of the ceiling system.
- EXPOSED CEILING**: Points to the bottom-most layer of the ceiling system.

On the right side, the following details are provided:

- CEILING TYPE**: Points to the top layer of the ceiling system.
- HEIGHT ABOVE LEVEL (NOT FINISH FLOOR)**: Points to the top layer of the ceiling system.
- MATERIAL FINISH**: Points to the middle layer of the ceiling system.
- HEIGHT ABOVE LEVEL (NOT FINISH FLOOR)**: Points to the middle layer of the ceiling system.
- 10.000'**: Points to the bottom layer of the ceiling system.
- RETURN AIR GRILLE (DIAGONAL HATCH- SYMBOL SHAPES WILL VARY)**: Points to a square symbol with diagonal hatching.
- SUPPLY AIR GRILLE (CROSSHATCH- SYMBOL SHAPES WILL VARY)**: Points to a square symbol with crosshatching.
- LIGHT FIXTURE (SHADED- SYMBOL SHAPES WILL VARY)**: Points to a square symbol with shading.
- LIGHT FIXTURE (SHADED- SYMBOL SHAPES WILL VARY)**: Points to a square symbol with shading.
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A800



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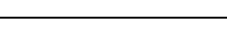
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[illegible]

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

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