PROJECT SUMMARY

PROJECT ADDRESS: ISLAND WALK AT PALM COAST
WEST MARINE - STORE #TBD
250 PALM COAST PKWY NE
PALM COAST, FL 32137

PROJECT DESCRIPTION: WEST MARINE IS PROPOSING TO CONSTRUCT INTERIOR TENANT IMPROVEMENTS WITHIN AN EXISTING RETAIL SPACE.

SCOPE TO INCLUDE CONSTRUCTION OF NEW INTERIOR WALLS AND DOORS FOR OFFICES, STORAGE AND TOILET ROOMS, NEW INTERIOR TENANT MERCHANDISE FIXTURES, LIGHTING, ELECTRICAL AND HVAC DUCTWORK.
NO BUILDING FOOTPRINT CHANGE.

DEFERRED SUBMITTAL UNDER SEPARATE PERMIT:
1. FIRE PROTECTION SYSTEM UNDER SEPARATE PERMIT - IF REQUIRED
2. EXTERIOR SIGNAGE UNDER SEPARATE PERMIT - IF REQUIRED
3. FIRE ALARM DRAWINGS UNDER SEPARATE PERMIT - IF REQUIRED

West Marine

ISLAND WALK AT PALM COAST
250 PALM COAST PKWY NE
PALM COAST, FL 32137

WATERLIFE SELECT (CDS)

75% REVIEW SET

07/07/2017

SYMBOL LEGEND

COLUMN GRID LINE	F
DETAIL BUG	DETAIL NUMBER / SHEET NUMBER (A0.0)
BUILDING SECTION/ WALL SECTION/ ELEVATION	SECTION DESIGNATION / SHEET NUMBER (A0.0)
DATUM	XX E.L.=0'-0"
REVISION	X
NORTH ARROW	N, W, E, S
INTERIOR ELEVATION REFERENCE	ELEV. NUMBER / SHEET NUMBER (A0.0)
ROOM IDENTIFICATION	RETAIL 101 FINISH — ROOM NUMBER
OPENING NUMBER	08
WALL/PARTITION TYPE	A4
KEY NOTE	1
FINISH TYPE	X-1

BUILDING CODE INFORMATION

1. THIS TENANT IMPROVEMENT IS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES AND REGULATIONS:

BUILDING: 2014 FLORIDA BUILDING CODE 5TH ED. WITH 2016 SUPPLEMENTS
PLUMBING: 2014 FLORIDA PLUMBING CODE 5TH ED.
MECHANICAL: 2014 FLORIDA MECHANICAL CODE 5TH ED.
ELECTRICAL: 2011 NATIONAL ELECTRICAL CODE
FIRE PROTECTION: FLORIDA FIRE PREVENTION CODE 5TH ED.
ENERGY: 2014 FLORIDA ENERGY CONSERVATION CODE 5TH ED.
ACCESSIBILITY: 2014 FLORIDA ACCESSIBILITY CODE 5TH ED.
NFPA 241 STANDARD FOR SAFEGUARDING CONSRUCTION, ALTERATION, AND DEMOLITION OPERATIONS 2013 ED.
NFPA 70, 2011 ED.
NFPA 101 LIFE SAFETY CODE, 2012 ED.
NFPA 1 FIRE CODE, 2012 FLORIDA ED.
AMERICAN WITH DISABILITIES ACT (ADASAD), 2010 ED.
NFPA1, SEC 16.1.1, SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, 2012 ED. (FFPC 5TH ED.)

SEISMIC ZONE: ZONE 0

2. THIS BUILDING IS DESIGNED IN COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:

A. OCCUPANCY TYPE: GROUP M - MERCANTILE
B. FIRE PROTECTION: FULLY SPRINKLERED (EXISTING)
C. CONSTRUCTION TYPE: II-B UNPROTECTED (EXISTING)

3. OCCUPANT LOAD CALCULATIONS

ROOM SCHEDULE				LOAD
NAME	NUMBER	AREA	LOAD FACTOR	
SOFT GOODS	101	3190 SF	30 SF	107
SALES AREA	102	2216 SF	30 SF	74
RECEIVING/ STAGING	103	344 SF	300 SF	2
WOMEN'S RESTROOM	104	130 SF		
MEN'S RESTROOM	105	81 SF		
HALL	106	58 SF	30 SF	2
TOTAL		6019 SF		185

4. EXITS

REQUIRED NUMBER OF EXITS 2
TOTAL EXITS PROVIDED 3

TOTAL EXIT WIDTH REQUIRED: 185 OCC. (.15) = 27.75"
TOTAL EXIT WIDTH PROVIDED: 144" - (2) @ 36", (1) @ 72"

DISTANCE TO EXIT (MAX. 250'-0") PROVIDED: 118'-7"
DISTANCE TO COMMON PATH OF TRAVEL (MAX. 75'-0") PROVIDED: 19'-0"

5. PLUMBING FIXTURE CALCULATION

TOTAL OCCUPANT LOAD: = 185 OCCUPANTS

92.5 MEN:
REQUIRED WATER CLOSETS/URINALS = 1 W.C.
PROVIDED WATER CLOSETS/URINALS = 1 W.C.

REQUIRED LAVATORY'S = 1 LAV.
PROVIDED LAVATORY'S = 1 LAV.

92.5 WOMEN:
REQUIRED WATER CLOSETS = 1 W.C.
PROVIDED WATER CLOSETS = 1 W.C.

REQUIRED LAVATORY'S = 1 LAV.
PROVIDED LAVATORY'S = 1 LAV.

5. PARKING

PARKING FOR THE SHOPPING CENTER IS EXISTING TO REMAIN UNCHANGED

PROJECT TEAM

OWNER: BRANCH ISLAND WALK ASSOCIATES, L.P.
3340 PEACHTREE ROAD NE
SUITE 600
P: (404) 832-8927
CONTACT: STEVE SEALY
email: ssealy@branchprop.com

TENANT: WEST MARINE
500 WESTRIDGE DRIVE
WATSONVILLE, CA 95076
P: (831) 728-2700
F: (831) 761-4220
CONTACT: CHUCK BEYER
chuckbe@westmarine.com

ARCHITECT: ROBERT F. VANNEY ARCHITECT
360 NORTH ROBERT STREET
SUITE 201
ST. PAUL, MN 55101
CONTACT: ROBERT F. VANNEY
PHONE: (651) 294-7602
FAX: (651) 222-3034
bob.vanney@vanneyassociates.com

MECHANICAL & ELECTRICAL ENGINEER: HALLBERG ENGINEERS, INC
1750 COMMERCE COURT
WHITE BEAR LAKE, MN 55110
P: (651) 748-4355
CONTACT: LUKE KUSIE
lkusie@hallbergengineering.com

STRUCTURAL ENGINEER: CARUSO TURLEY SCOTT STRUCTURAL ENGINEERS
1215 W. RIO SALADO PKWY, SUITE 200
TEMPE, AZ 85281
P: (480) [illegible]
F: (480) [illegible]
CONTACT: RICHARD DAHLMANN
[illegible]@ctsaz.com

ALARM: STANLEY SECURITY SOLUTIONS
1124 ISABELLE COURT
SEASIDE, CA 93955
P: (831) 655-1425
C: (831) 277-2830
CONTACT: KRISTIE CURTISS
kristie.curtiss@sbdinc.com

SIGNAGE: ADART
5090 N. FRUIT AVE., SUITE 101
FRESNO, CA 93711
P: (559) 354-7407
C: (559) 347-1414
CONTACT: TONY LAI
toni.lai@adart.com

DOOR SECURITY HARDWARE: SECURE SOURCE
ONE CENTENNIAL DRIVE
PEABODY, MA 01960
P: (978) 683-8150
CONTACT: JOHN SAVOY
westmarine@securesource.com

DOOR SUPPLIER: LOCKNET
800 JOHN C WATTS DR
NICHOLASVILLE, KY 04356
P: (859) 887-9119 EXT. 149
F: (859) 881-5499
CONTACT: ROB OWEN
robo@locknet.com

LIGHTING: GRAYBAR
1919 SIXTH AVENUE SOUTH
SEATTLE, WA 98134
P: 206-701-2644
F: 206-701-2999
CONTACT: TODD KIRBY
todd.kirby@graybar.com

MUSIC: PLAYNETWORK
DEPT CH 17114
REDMOND, WA [illegible]
P: 425-629-[illegible]
CONTACT: JAY ROMAN
jroman@playnetwork.com

FIRE EXTINGUISHER SUPPLIER: ACADEMY FIRE PROTECTION
42 BROADWAY
LYNBROOK, NY 11563
P: [illegible]
CONTACT: MICHELLE SMITH

CONCRETE FLOORING: INSIDE EDGE
P: (651) 389-3948
C: (503) 481-6535
CONTACT: BRIAN DUNAHUGH
bdunahugh@iecis.com

FLOOR COVERINGS: STOREFLOORS
6480 ROSEWELL RD. NE
ATLANTA, GA 30328
P: (678) 638-1600
C: (770) 855-6655
CONTACT: BEARL WASSERMAN
ewass@storefloors.com

HVAC: LENNOX INDUSTRIES
P: (209) 408-0702
C: (209) 6046823
CONTACT: KEVIN GOODNIGHT
Kevin.goodnight@lennoxind.com

DRAWING INDEX

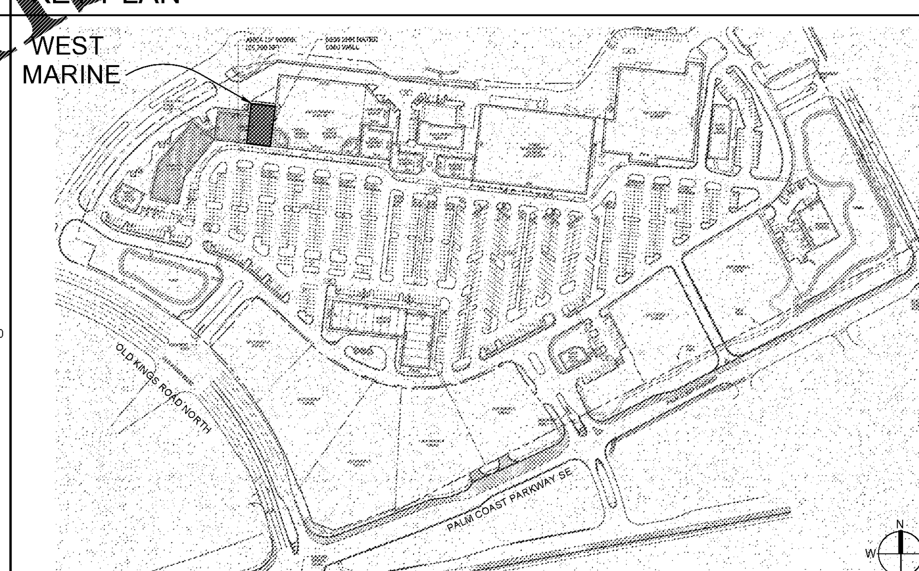
#	SHEET NAME	PERMIT SET - XX/XX/17	REVISIONS
A001	COVER, PROJECT INFORMATION	X	
A002	RESPONS. SCHED. & GENERAL NOTES	X	
A003	LIFE SAFETY PLAN	X	
A004	ACCESSIBILITY DETAILS	X	
A005	ACCESSIBILITY DETAILS	X	
A101	DEMOLITION FLOOR PLAN	X	
A201	FLOOR PLAN	X	
A202	FIXTURE PLAN	X	
A203	FLOOR COVERING PLAN	X	
A204	POWER PLAN	X	
A205	EXISTING ROOF PLAN	X	
A301	REFLECTED CEILING PLAN	X	
A302	AMBIENT LIGHTING & DIMENSION PLAN	X	
A303	ACCENT LIGHTING & DIMENSION PLAN	X	
A401	EXT ELEV & ENLARGED STOREFRONT PLAN	X	
A402	EXTERIOR ELEVATION - REAR	X	
A501	WALL SECTIONS	X	
[illegible]	DOOR & FINISH SCHEDULE	X	
[illegible]	INTERIOR ELEVATIONS	X	
[illegible]	ENLARGED TOILET ROOMS & ELEVATIONS	X	
[illegible]	INTERIOR ELEVATIONS	X	
A901	WALL TYPES & DETAILS	X	
A902	INTERIOR DETAILS	X	
A903	INTERIOR DETAILS	X	
A904	INTERIOR DETAILS	X	
A906	CASHWRAP PLAN & ELEVATIONS	X	
M001	MECHANICAL TITLE SHEET	X	
M101	MECHANICAL PLAN	X	
M201	MECHANICAL DETAILS & SCHEDULES	X	
M901	MECHANICAL SPECIFICATIONS	X	
P101	PLUMBING PLAN, DETAILS AND SCHEDULES	X	
E001	COVER SHEET	X	
E100	ELECTRICAL AMBIENT LIGHTING PLAN	X	
E101	ELECTRICAL ACCENT LIGHTING PLAN	X	
E200	ELECTRICAL POWER PLAN	X	
E201	ELECTRICAL POWER - ROOF PLAN	X	
E302	ELECTRICAL DETAILS & POWER RISER DIAG.	X	
E303	EMS DETAILS	X	
E304	EMS SCHEDULES	X	
E601	ELECTRICAL PANEL BOARD SCHEDULES	X	
E901	ELECTRICAL SPECIFICATIONS	X	
E902	ELECTRICAL SPECIFICATIONS	X	
S100	GEN. STRUCTURAL NOTES & FRAMING PLAN	X	
S101	STRUCTURAL DETAILS	X	
T001	TECHNOLOGY NOTES & LEGEND	X	
T201	TECHNOLOGY PLAN	X	
T401	TECHNOLOGY DETAILS	X	
T402	TECHNOLOGY DETAILS	X	
T501	TECHNOLOGY OUTLET REQUIREMENTS	X	
T502	TECHNOLOGY CABLING DETAILS	X	

ABBREVIATIONS

@	AT	DIAG	DIAGONAL
℄	CENTERLINE	DIM	DIMENSION
PL	PROPERTY LINE	DN	DOWN
#	POUND OR NUMBER	DR	DOOR
Ø	DIAMETER	DS	DOWNSPOUT
⊕	SQUARE FEET	DWG	DRAWING
A.B.	ANCHOR BOLT	EA	EACH
A/C	AIR CONDITIONING	E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM
ACC.	ACCESSIBLE	E.J.	EXPANSION JOINT
ACT	ACOUSTIC TILE	ELEV	ELEVATION
ADJ	ADJACENT	ELEC.	ELECTRIC(AL)
AFF	ABOVE FINISH FLOOR	ELEV.	ELEVATOR
ALT	ALTERNATE	ENCL.	ENCLOSE(URE)
ALUM	ALUMINUM	EQ	EQUAL
APPROX.	APPROXIMATE	EQUIP	EQUIPMENT
ARCH	ARCHITECT	EST.	ESTIMATE
A/V	AUDIO/VISUAL	EXH.	EXHAUST
BD	BOARD	EXIST	EXISTING
BLDG	BUILDING	EXT	EXTERIOR
BLKG	BLOCKING	FCIC	FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR
B.M.	BENCH MARK	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
B/O	BOTTOM OF	FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
CER.	CERAMIC	F.D.	FLOOR DRAIN
C.G.	CORNER GUARD	F.E.	FIRE EXTINGUISHER
CJ	CONTROL JOINT	F.E.C.	FIRE EXTINGUISHER CABINET
CLG.	CEILING	[illegible]	FIREPROOF
CLR	CLEAR(ANCE)	FT	FOOT, FEET
CMU	CONCRETE MASONRY UNIT	FTG	FOOTING
CNTR	COUNTER	FURR	FURRED, FURRING
C.O.	CLEAN OUT	GA.	GAGE
COL	COLUMN	GALV.	GALVANIZED
CONC	CONCRETE	G.B.	GRAB BAR
CONT	CONTINUOUS	GEN.	GENERAL
CPT	CARPET	GL.	GLASS, GLAZING
C.T.	CERAMIC TILE	GWB	GYPSUM WALL BOARD
CTR.	CENTER	GYP.	GYPSUM
CU FT	CUBIC FEET	H.B.	HOSE BIBB
CU YD	CUBIC YARD	HDR	HEADER
DEMO	DEMOLITION		
DBL	DOUBLE		
DETL	DETAIL		
D.F.	DRINKING FOUNTAIN		

HDWR	HARDWARE	REINF.	REINFORCING
HM	HOLLOW METAL	REQ'D.	REQUIRED
HT	HEIGHT	REV.	REVISION
HVAC	HEATING/VENTILATING/ AIR CONDITIONING	RM	ROOM
HW	HOT WATER HEATER	RO	ROUGH OPENING
INS.	INSULATION	RCP	REFLECTED CLG. PLAN
INT	INTERIOR	S.C.	SOLID CORE
JT	JOINT	SCHD'L	SCHEDULE
LAM.	LAMINATE(D)	SLNT	SEALANT
LAV.	LAVATORY	SECT.	SECTION
[illegible]	MASONRY	SF	SQUARE FEET
[illegible]	MAXIMUM	SIM	SIMILAR
[illegible]	MEDIUM	SPEC	SPECIFICATION
MEMB.	MEMBRANE	SQ	SQUARE
MEZZ.	MEZZANINE	SS	STAINLESS STEEL
MFR.	MANUFACTURE(R)	STD.	STANDARD
MIN.	MINIMUM	STL	STEEL
MISC	MISCELLANEOUS	STOR.	STORAGE
MTD	MOUNTED	SUSP.	SUSPENDED
MTL	METAL	S.O.I.V.	SUPPLIED BY OWNER, INSTALLED BY VENDOR
N.I.C.	NOT IN CONTRACT	S.I.V.	SUPPLIED AND INSTALLED BY VENDOR
N.T.S.	NOT TO SCALE	S.I.V.	SUPPLIED BY OWNER INSTALLED BY CONTRACTOR
OC	ON CENTER	TEL.	TELEPHONE
OP	OPERABLE PART	TEMP	TEMPERED
P.LAM	PLASTIC LAMINATE	THK	THICK(NESS)
PLYWD	PLYWOOD	TV	TELEVISION
PR.	PAIR	TYP	TYPICAL
P.S.F.	POUNDS PER SQ. FOOT	U.N.O.	UNLESS NOTED OTHERWISE
P.S.I.	POUNDS PER SQ. INCH	VCT	VINYL COMPOSITION TILE
P.T.	PRESSURE TREATED	V.I.F.	VERIFY IN FIELD
P.T.D.	PAPER TOWEL DISPENSER	w/	WITH
R/A	RETURN AIR	W.C.	WATER CLOSET
R.D.	ROOF DRAIN	WD	WOOD
REF.	REFERENCE	W.H.	WATER HEATER
REFR.	REFRIGERATOR	w/O	WITHOUT
REG.	REGISTER		

KEY PLAN



VICINITY MAP

ROBERT F. VANNEY ARCHITECT
360 N. ROBERT STREET STE. 201
SAINT PAUL, MINNESOTA 55101
651. 222. 4642 FAX. 651. 222. 3034

consultant

West Marine
500 Westridge Drive
Watsonville, California 95076
p: 831.728.2700 f: 831.761.4220

ISLAND WALK @
PALM COAST
250 PALM COAST PKWY NE
PALM COAST, FL 32137
STORE #TBD

commission number 44-1047

■	WM 75%	07/07/2017
□	LL Final	
□	Permit	
□	Bidding	

ROBERT F. VANNEY — PRINTED NAME
AR0013271 — REG. NO.

drawing title
COVER SHEET, PROJECT INFO.

sheet number
A001

Order Plans @ WWW.LDILine.com