MORPHE

THE FLORIDA MALL
8001 SOUTH ORANGE BLOSSOM TRAIL
SPACE #410B
ORLANDO, FL 32809

SIMON General Comments:

•Plans reviewed and approved by Landlord's Tenant Coordinator must be present on the job site and be accompanied by plans approved for building permit. Any proposed deviation from the Landlord approved plans must be numbered and clouded on the plans, and then resubmitted by the Tenant to the Landlord for re-approval prior to any construction changes taking place in the field.

•Tenant's GC is required to check in with Landlord's on site Property Manager prior to the start of tenant construction. Contact Mall Management office.

•Contact Property Management for construction barricade requirements, including barricade graphics.

•Tenant's GC is responsible to comply with all Mall Rules and Regulations and as instructed on site by Mall Management.

•Any damage to Landlord's property during tenant demolition or construction (mall flooring, bulkhead, neutral piers, etc.) will be repaired per Mall specifications, at tenant's expense.

•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.

•All Landlord comments from previous review(s) are to be incorporated into the final set of approved drawings and are to be adhered to in the field.

•All Landlord comments on this set of drawings shall apply to the entire document set, even if not repeated on every sheet in drawing set.

•The re-use of any existing construction, finishes, equipment, or electrical, plumbing or HVAC systems currently in the space is conditional upon it being appropriate for re-use. Any existing condition or equipment to be re-used must be restored to like new conditions. The Landlord makes no warranty on the re-use of any existing condition in the space.

•If at any point a failure, upgrades, and / or improvements to existing systems occur, it is the sole responsibility of the tenant to repair or replace, at tenant expense.

•Landlord and Tenant responsibilities are as defined in Lease Agreement.

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Field Verification Requirement:
Tenant, Tenant's Design Team, and Tenant's Contractors shall field verify all field conditions prior to the start of any construction. Be advised that all changes and modification to the Landlord's approved drawings shall be resubmitted to Landlord for re-approval. Any construction completed with out Landlord approval shall be corrected as approved by Landlord at Tenant's expense.

NOTE
COORDINATE ALL WORK WITH / ALL WORK MUST CONFORM TO MALL RULES AND REGULATIONS FOR TENANT CONSTRUCTION

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BD	BOARD
BLDG	BUILDING
BM	BEAM
BTM	BOTTOM
BO	BOTTOM OF
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DEPT	DEPARTMENT
D	DEPTH OR DEEP
DET	DETAIL
DIM	DIMENSION
DR	DOOR
DBL	DOUBLE
DWG	DRAWING
ELEV	ELEVATION
ELEC	ELECTRICAL
EMER.	EMERGENCY
EQ	EQUAL
EX OR EXTG.	EXISTING
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FF	FINISH FLOOR
FIN	FINISHED
FLR	FLOOR
GA	GAUGE, OR GAGE
GC or G.C.	GENERAL CONTRACTOR
GL	GLASS
GYP. BD. or GWB	GYPSUM BOARD/ DRYWALL
HM	HOLLOW METAL
HGT	HEIGHT or HIGH
H	HEIGHT
HR	HOUR
HVAC	HEATING/ VENTILATION/ AIR CONDITIONING
INSUL	INSULATION
L	LENGTH OR LONG
LL	LANDLORD
MGMT	MANAGEMENT
MFR	MANUFACTURER
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MR	MOISTURE RESISTANT
MTG	MOUNTING
N/A	NOT APPLICABLE
OC	ON CENTER
OH	OPPOSITE HAND
OD	OUTSIDE DIMENSION
PH	PHONE
PR	PAIR
QTY	QUANTITY
REF	REFERENCE
RO	ROUGH OPENING
SHT	SHEET
SIM	SIMILAR
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL or STRUCTURE
TEMP	TEMPERED
TH	THICK
TME	TO MATCH EXISTING
TO	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDER SIDE
VCT	VINYL COMPOSITION TILE
W	WIDTH OR WIDE
WB	WALL BASE
WD	WOOD
W/	WITH

CONTACTS

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STRUCTURAL ENGINEER
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ALLENTOWN, NJ 08501

CONTACT: DEL PALECHEV, PE
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EM: dpalechev@mppengineers.com

CODE INFORMATION

USE GROUP: M - MERCANTILE
CONSTRUCTION TYPE: II-B
FULLY SPRINKLED: YES
FIRE ALARM: YES
REQUIRED EXITS: 2
FURNISHED EXITS: 3

OCCUPANCY CALCULATION:

TOTAL SQUARE FOOTAGE =	3307
SALES AREA:	
2582 sf / 60 sf PER PERSON =	44
STOCK AREA:	
541 sf / 300 sf PER PERSON =	2
TOTAL OCCUPANT LOAD =	46

APPLICABLE CODES:

6TH EDITION (2017) BUILDING CODE
6TH EDITION (2017) MECHANICAL CODE
6TH EDITION (2017) PLUMBING CODE
6TH EDITION (2017) ENERGY CONSERVATION CODE
2017 FLORIDA FIRE PROTECTION CODE, 6TH EDITION
PREVAILING LOCAL AMENDMENTS

DESCRIPTION OF PROJECT:

RETAIL COSMETICS STORE: TENANT INTERIOR RENOVATION OF A RE-DEMISED SPACE IN AN EXISTING COVERED (1) STORY MALL.

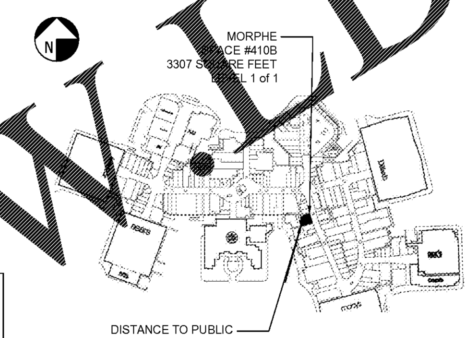
DRAWING ISSUE LIST

ISSUE	DATE	BRIEF DESCRIPTION
1	8/20/2018	CLIENT/LANDLORD SET
2	9/05/2018	BID/CONSTRUCTION SET - REVISION 1 REVISED SHEET LIST: G001, G100, D100, A100, A110, A111, A112, A200, A201, A202, A301, A400, A401, A402, A500, A600, A601, M1.0, M2.0, M4.0, E1.0, E2.0, E3.0, E3.1 ADDED SHEET LIST: S.001, S.101, S.201

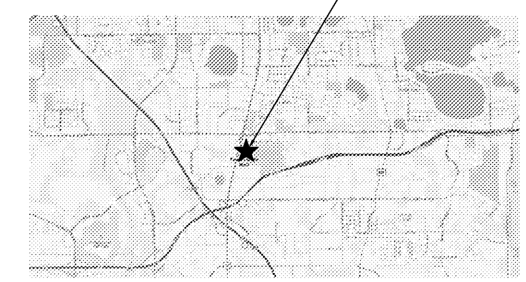
DEFERRED SUBMITTALS

- SIGN SHOP DRAWINGS - TO BE SUBMITTED BY TENANT SIGN VENDOR UNDER SEPARATE REVIEW
- FIRE SPRINKLER SYSTEM SHOP DRAWINGS - TO BE SUBMITTED BY TENANT GC UNDER SEPARATE REVIEW
- FIRE ALARM SYSTEM SHOP DRAWINGS - TO BE SUBMITTED BY TENANT GC UNDER SEPARATE REVIEW

LOCATION MAP



SITE MAP



GENERAL CONSTRUCTION NOTES

1. TENANT'S GENERAL CONTRACTOR (G.C.) IS TO VERIFY LEASE SPACE DIMENSIONS AND EXISTING BUILDING ELEMENTS FOR COMPLIANCE WITH THE DRAWINGS UPON COMPLETION OF DEMOLITION. NOTIFY THE OWNER FOR RESOLUTION OF DIMENSIONAL CONFLICTS IF EXISTING. NO CHANGE ORDERS WILL BE ISSUED FOR CHANGES REQUIRED IN THE WORK AFTER CONSTRUCTION HAS COMMENCED UNLESS WRITTEN AUTHORIZATION IS GIVEN BY THE OWNER.
2. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS BY THE G.C. SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH RELATED WORK. OTHERWISE, THE CORRECTION OF SUCH ITEMS WILL BE THE RESPONSIBILITY OF THE G.C.
3. THE G.C. SHALL MEET WITH AN AUTHORIZED REPRESENTATIVE OF THE LANDLORD TO REVIEW CONSTRUCTION PROCEDURES ("PRE-CON" MEETING). G.C. SHALL COORDINATE WITH THE LANDLORD WITH REGARD TO TEMPORARY BARRICADES, UTILITIES, ALLOWABLE MATERIALS, TRAFFIC ROUTES, DELIVERY LOCATIONS AND METHODS, STORAGE OF MATERIALS AND TOOLS, NOISE, DUST CONTROL, REQUIRED DEPOSITS, REQUIRED CONTRACTORS, CLEAN-UP, AND ALL OTHER MATTERS REQUIRING ADHERENCE TO LANDLORD REQUIREMENTS.
4. APPLICABLE STANDARDS OF THE CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED HEREWITH. COMPLY WITH STANDARDS IN EFFECT AS OF THE DATE OF CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
5. THE G.C. IS RESPONSIBLE TO RECEIVE, COUNT AND VERIFY ALL OWNER FURNISHED ITEMS AT THE JOB SITE, INCLUDING BUT NOT LIMITED TO, FREE-STANDING FIXTURES, PERIMETER FIXTURES, FLOORING, GLAZING CHANNEL, CASEWORK, MILLWORK ITEMS, LIGHTING, LAMPS, AND A/V EQUIPMENT. G.C. TO REPORT SHORTAGES AND/OR DAMAGES IMMEDIATELY UPON RECEIPT.
6. UNLESS OTHERWISE INDICATED, THE G.C. IS TO FURNISH ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE AND SATISFACTORY EXECUTION OF THE CONTRACT WORK AS SHOWN, CALLED FOR, EXPRESSED OR REASONABLY IMPLIED BY THE CONTRACT DOCUMENTS AND IN COMPLIANCE WITH CODES AND REGULATIONS OF ALL NATIONAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.
7. G.C. TO CONTACT OWNER PRIOR TO START OF CONSTRUCTION TO CONFIRM ALL VENDOR SUPPLIED ITEMS, INSTALLATION AND SCHEDULE.
8. PICTURES OF THE JOB SITE MUST BE SENT TO THE CONSTRUCTION MANAGER OR PROJECT MANAGER EVERY THURSDAY BY 6PM EST. AT ANY TIME, CONSTRUCTION MANAGER OR PROJECT MANAGER HAS THE RIGHT TO REQUEST JOB SITE PICTURES MORE FREQUENTLY. THE G.C. MUST COMPLY WITH THIS REQUEST.
9. THE G.C. MUST COMPLETE FIELD VERIFICATION DRAWING AFTER DEMOLITION HAS BEEN COMPLETED AND BEFORE FRAMING HAS COMMENCED.
10. "PROVIDE" OR "PROVIDED" REFERS TO BOTH FURNISH AND INSTALL BY THE PARTY LISTED.
11. THE G.C. IS RESPONSIBLE FOR HAVING THE MOST CURRENT SET OF DRAWINGS ON SITE DURING CONSTRUCTION AND ALSO FOR THE DISTRIBUTION OF CURRENT DRAWINGS TO ALL SUBCONTRACTORS. THE G.C. AND THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE REVISED DRAWINGS FOR CHANGES, REGARDLESS OF THE PRESENCE OF REVISION CLOUDS ON THE DRAWINGS. THE G.C. IS RESPONSIBLE FOR NOTIFYING THE OWNER OF ANY CHANGES THAT AFFECT THE ORIGINAL SCOPE OF WORK. THE G.C. MAY CONTACT THE ARCHITECT PROJECT MANAGER PRIOR TO CONSTRUCTION TO REQUEST THE MOST CURRENT SET OF ISSUED DRAWINGS.
12. ALL GENERAL CONTRACTORS AND SUB-CONTRACTORS ARE REQUIRED TO CONTACT THE BUILDING MANAGEMENT OFFICE PRIOR TO ANY SITE VISITS TO SCHEDULE AN APPOINTMENT TO VISIT THE SPACE.
13. THE G.C. IS RESPONSIBLE FOR HAVING A COPY OF THE LANDLORD APPROVED SET ON SITE AT ALL TIMES AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL NOTES/ COMMENTS WITHIN THE DRAWING PACKAGE.
14. WHEN REQUIRED, IT IS THE G.C.'S RESPONSIBILITY TO CONTACT WITH A COMMISSIONING AUTHORITY TO COMPLY WITH LOCAL CODES.
15. CONTRACTOR TO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE 7 DAYS FROM AWARD.
16. IN THE EVENT OF HAZMAT DISCOVERY, NOTIFY TENANT AND ARCHITECT'S PROJECT MANAGER IMMEDIATELY.

DRAWING INDEX

G001 COVER SHEET
G002 PRE-CONSTRUCTION MEETING DRAWING
G100 RESPONSIBILITY SCHEDULE
G101 ARCHITECTURAL SPECIFICATIONS
G102 ARCHITECTURAL SPECIFICATIONS

D100 DEMOLITION PLAN

A100 FLOOR PLAN
A110 REFLECTED CEILING PLAN
A111 LIGHTING PLAN
A112 CEILING DETAILS
A200 STOREFRONT ELEVATION, ENLARGED PLAN AND DETAILS
A201 STOREFRONT SECTION AND DETAILS
A202 STOREFRONT AND DIGITAL DISPLAY WALL DETAILS
A300 TOILET PLAN AND ELEVATIONS
A301 WALL TYPE DETAILS
A302 DOOR TYPES AND SCHEDULES
A400 FINISH LEGEND AND NOTES
A401 FLOOR FINISH PLAN AND DETAILS
A402 WALL FINISH PLAN
A500 FIXTURE PLAN
A600 INTERIOR ELEVATIONS
A601 INTERIOR ELEVATIONS
A602 FIXTURE DETAILS

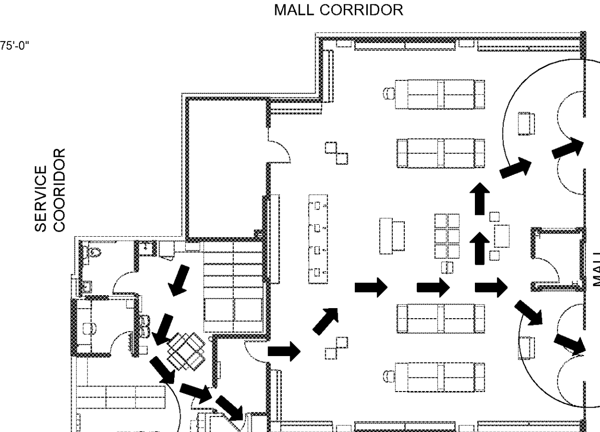
M1.0 MECHANICAL HVAC PLAN
M2.0 MECHANICAL PLUMBING PLAN
M3.0 MECHANICAL SPECIFICATIONS
M4.0 HVAC DETAILS

E1.0 ELECTRICAL LIGHTING PLAN
E2.0 ELECTRICAL POWER PLAN
E3.0 ELECTRICAL ONE-LINE DIAGRAM AND PANEL SCHEDULES
E3.1 ELECTRICAL DETAILS
E4.0 ELECTRICAL SPECIFICATIONS

S.001 GENERAL STRUCTURAL AND CONSTRUCTION NOTES & TYPICAL ABBREVIATIONS
S.101 STOREFRONT FRAMING PLAN AND SECTION
S.201 TYPICAL DETAILS

EGRESS PLAN

EGRESS:
1. TOTAL MEANS OF EGRESS = 2 (ACCESSIBLE)
2. MINIMUM PATH OF EGRESS = 44"
3. COMMON PATH OF TRAVEL DOES NOT EXCEED 75'-0"
4. MAXIMUM DEAD-END CORRIDOR < 20 FT
5. MINIMUM EGRESS DOOR WIDTH = 36"



SYMBOL LEGEND			
DOOR TAG	(X)	KEYNOTE - DEMO	◇#
ELEVATION/HEIGHT DESIGNATION	XX'-XX" DESCRIPTIVE	KEYNOTE - GENERAL	⬡#
ELEVATION MARKERS	X/##	LEASE LINE	
ENLARGED PLAN INDICATOR	X/##	ROOM/AREA TAG	ROOM NAME ###
EQUIPMENT TAG	X	SECTION MARKER	X/##
FINISH TAG	XX-X	WALL TAG	X

DRAWING KEY
DOOR - EXISTING
DOOR - NEW
DEMO DOOR
WALL - DEMO
WALL - EXISTING
WALL - NEW
WALL - NEW PARTIAL HEIGHT

MORPHE
#029
THE FLORIDA MALL
8001 SOUTH ORANGE BLOSSOM TRAIL
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NO.	DATE	DESCRIPTION
1	09/05/2018	PERMIT/BID SET

DATE:	08/20/2018
DRAWN BY:	STAFF
PROJECT NO.:	18125
FILE NAME:	18125 Morphe - The Florida Mall.dwg

COVER SHEET

G001

GRAPHIC SCALE:

PRINT DATE & TIME September 05, 2018 - 1:57 pm
DRAWING LOCATION C:\Users\skrakowski\appdata\local\temp\AcPublish_8632\18125 Morphe - The Florida Mall.dwg

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