

SURFSIDE BEACH FISHING PIER RESTORATION

11 S Ocean Blvd, Surfside Beach, SC 29575

35% Design
Development
8/30/2018
4701-172290



COLLINS
ENGINEERS
INC.

LS3P

rmf RMF Engineering
Reliability. Efficiency. Integrity.

CIVIL

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**SURFSIDE BEACH
FISHING PIER
RESTORATION**

**COLLINS
ENGINEERS**

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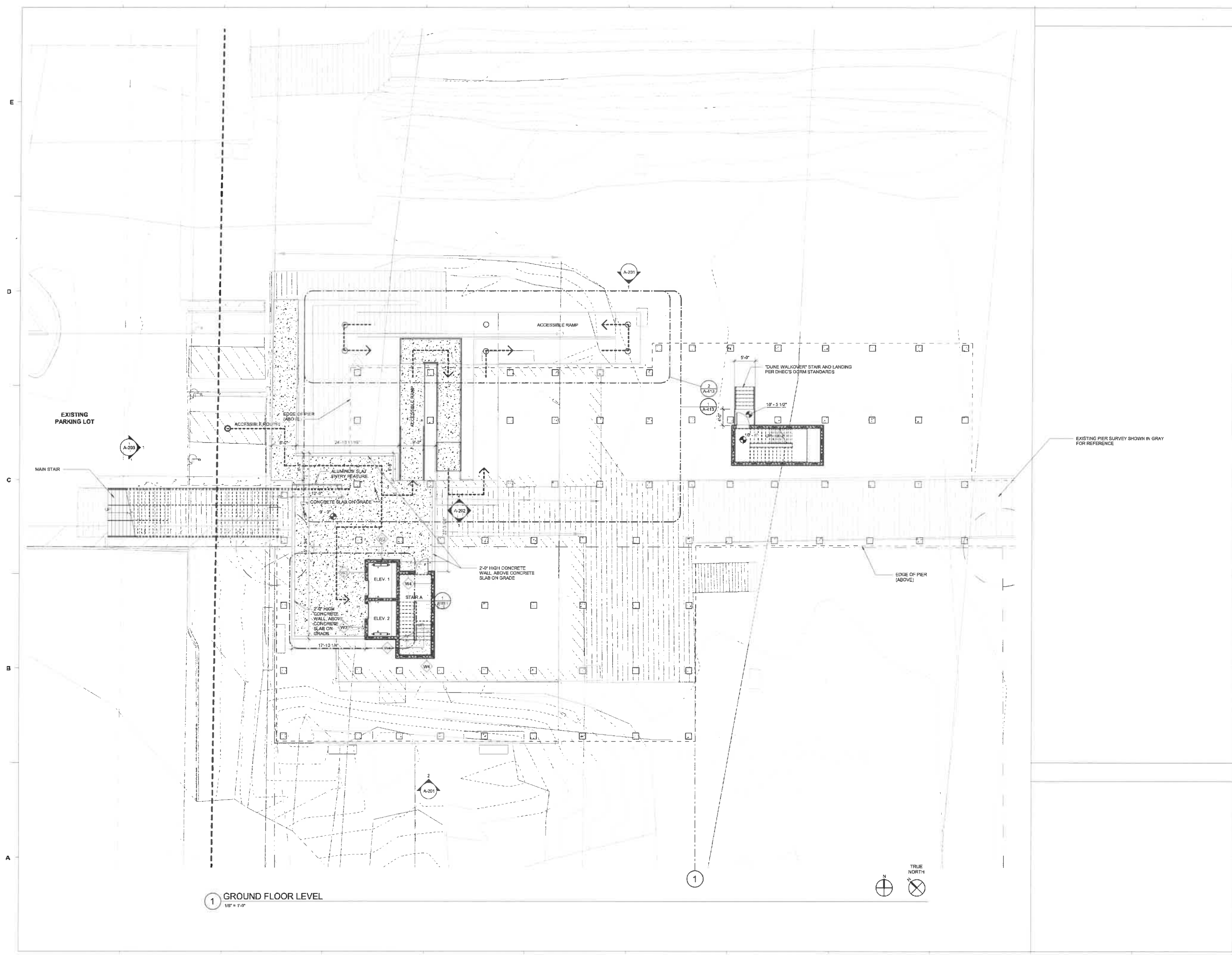
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No.	Description	Date

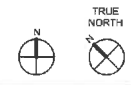
PROJECT: 4701-17228
DATE: 8/30/2018
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**GROUND
LEVEL PLAN**

A-011



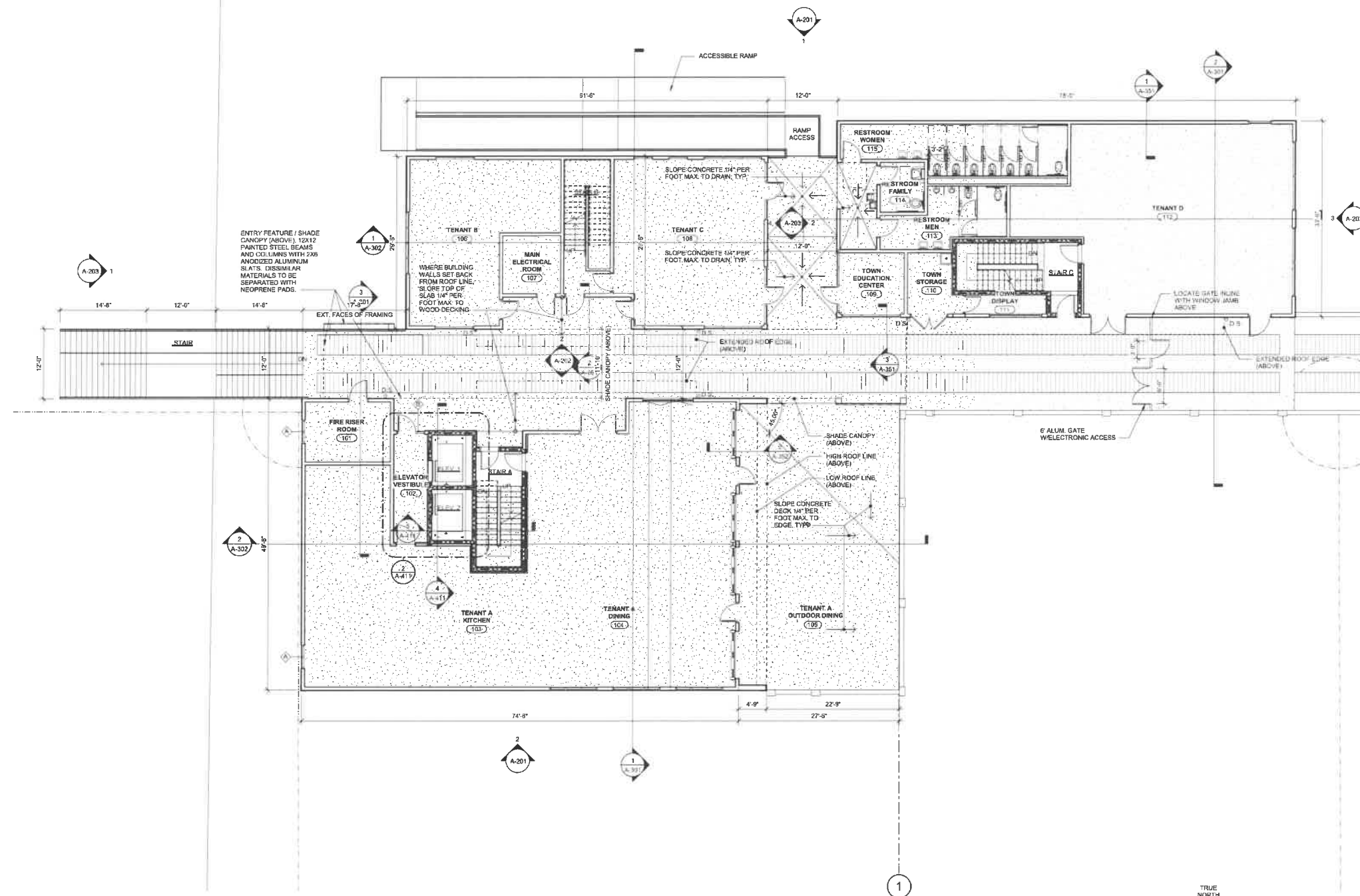
1 GROUND FLOOR LEVEL
1/8" = 1'-0"



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E
D
C
B
A



1 LEVEL 1 - PIER (F.F.E.)
10' x 1'-0"

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT CMU ARE TO FACE OF CMU.
2. EXTERIOR DIMENSIONS AT WOOD STUDS ARE TO FACE OF STUD.
3. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, UNO.
4. LOCATE INTERIOR DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
5. LOCATE EXTERIOR DOOR OPENINGS 6" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED BY THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. ALL INTERIOR WALLS SHALL RECEIVE A LEVEL 2 DRYWALL FINISH.
12. BUILDINGS ARE TO BE CONSTRUCTED AS SHELL BUILDINGS FOR FUTURE UPFITS.
13. PROVIDE CONDUIT STUB FROM MAIN ELECTRICAL ROOM TO EACH TENANT SPACE.
14. PROVIDE A MIN. OF TWO WATER AND WASTE LINES IN CAPPED SLEEVES AT EACH TENANT LOCATION.
15. HVAC WILL BE REQUIRED IN ELEVATOR VESTIBULE ON LEVEL 1 AND 2 TO SERVE ELEVATOR CONTROLLERS.
16. A/C SHALL BE PROVIDED AT LEVEL 2 AREAS.

PARTITION NOTES

1. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY SM OR U.L. APPROVED EQUAL TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
2. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
3. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD) AND FRAMING MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
4. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. SEE LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
6. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
7. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.

LEASEABLE AREAS

Name	Area
BUILDING A - SECOND LEVEL STORAGE	2977 SF
BUILDING B - SECOND LEVEL STORAGE 1	432 SF
BUILDING B - SECOND LEVEL STORAGE 2	348 SF
BUILDING C - SECOND LEVEL STORAGE	1419 SF
TENANT A - RESTAURANT	2584 SF
TENANT A - RESTAURANT DECK	1344 SF
TENANT B	622 SF
TENANT C	Not Enclosed
TENANT D	1350 SF
TOTAL LEASEABLE	10455 SF

TRELLIS AREA

Name	Area
TRELLIS	1220 SF

PARTITION LEGEND

1. ALL EXTERIOR WOOD WALLS TO BE 2x6 U.N.O.
 2. ALL EXTERIOR MASONRY WALLS TO BE 6" CMU U.N.O.
 3. ALL INTERIOR MASONRY PARTITIONS TO BE 8" CMU U.N.O.
 4. ALL INTERIOR WOOD STUD PARTITIONS TO BE TYPE 2x6 U.N.O.
- NON-RATED PARTITION TO TRUSS
 1 HR. RATED PARTITION TO TRUSS
 2 HR. RATED PARTITION OR WALL
- NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.



SURFSIDE BEACH FISHING PIER RESTORATION

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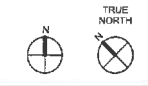
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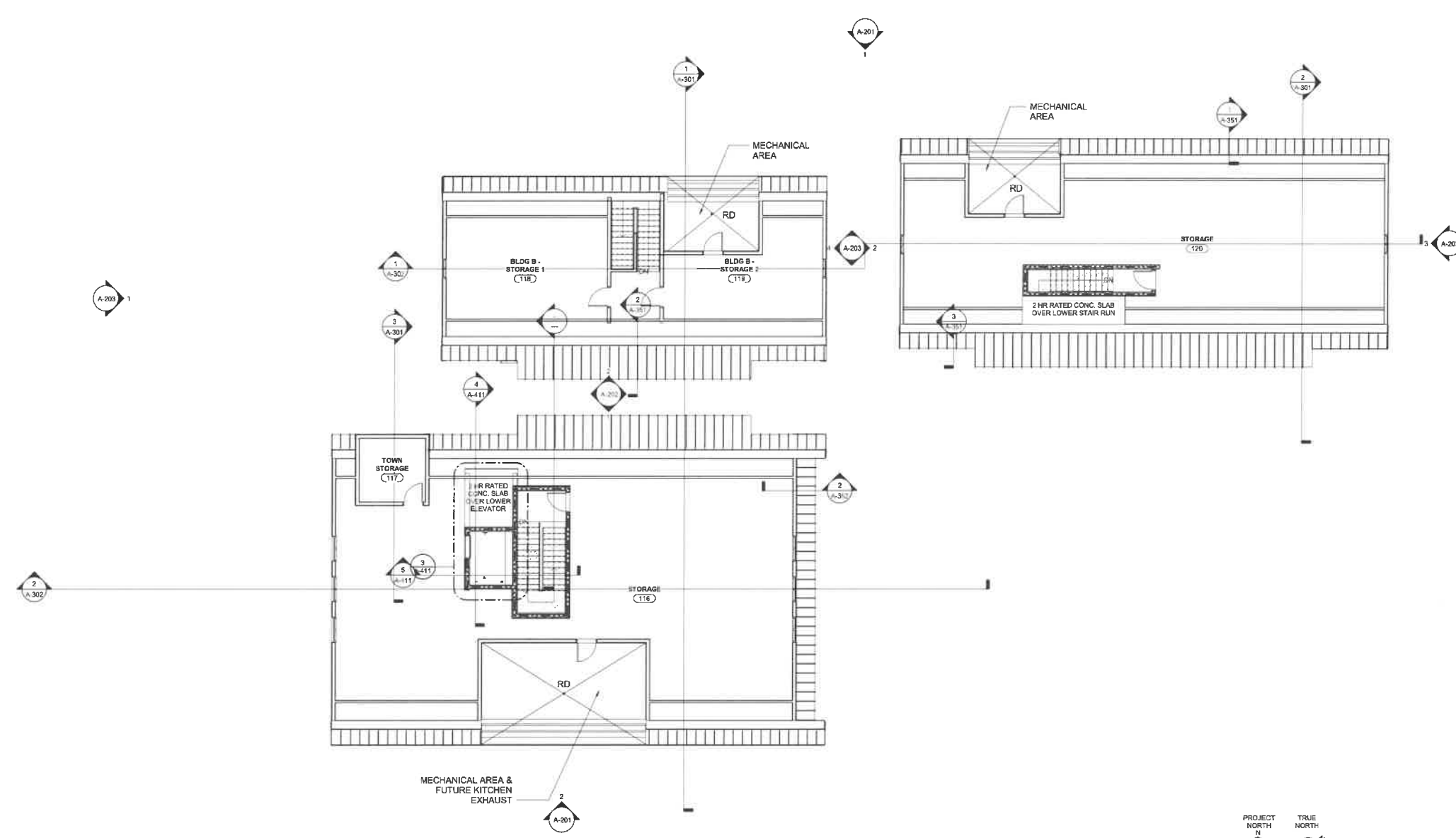
PROJECT: 4781-172290
 DATE: 8/30/2018
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LEVEL 1 - PIER LEVEL
A-012



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E
D
C
B
A



1 LEVEL 2 (T.O. TRUSS)
1/8" = 1'-0"

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT CMU ARE TO FACE OF CMU.
2. EXTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD.
3. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
4. LOCATE INTERIOR DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
5. LOCATE EXTERIOR DOOR OPENINGS 8" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, FINISH, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. ALL INTERIOR WALLS SHALL RECEIVE A LEVEL 2 DRYWALL FINISH.
12. BUILDINGS ARE TO BE CONSTRUCTED AS SHELL BUILDINGS FOR FUTURE UPFITS.
13. PROVIDE CONDUIT STIES FROM MAIN ELECTRICAL ROOM TO EACH TENANT SPACE.
14. PROVIDE A MIN. OF TWO WATER AND WASTE LINES IN CAPPED SLEEVES AT EACH TENANT LOCATION.
15. HYDRA WILL BE REQUIRED IN ELEVATOR VESTIBULE ON LEVEL 1 AND 2 TO SERVE ELEVATOR CONTROLLERS.
16. AFC SHALL BE PROVIDED AT LEVEL 2 AREAS.

PARTITION NOTES

1. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
2. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
3. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
4. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC. THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
5. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
6. SEE LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
7. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.

PARTITION LEGEND

1. ALL EXTERIOR WOOD WALLS TO BE 2x8 U.N.O.
 2. ALL EXTERIOR MASONRY WALLS TO BE 8" CMU U.N.O.
 3. ALL INTERIOR MASONRY PARTITIONS TO BE 8" CMU U.N.O.
 4. ALL INTERIOR WOOD STUD PARTITIONS TO BE TYPE 2x6 U.N.O.
- NON-RATED PARTITION TO TRUSS
 - - - - - 1 HR. RATED PARTITION TO TRUSS
 - - - - - 2 HR. RATED PARTITION OR WALL
- NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.



SURFSIDE BEACH FISHING PIER RESTORATION

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REVISIONS:

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LEVEL 2 FLOOR PLAN

A-013



SURFSIDE BEACH FISHING PIER RESTORATION

COLLINS ENGINEERS

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PROJECT: 4791-172290 DATE: 8/30/2016 DRAWN BY: Author CHECKED BY: Checker

BUILDING A - LEVEL 1 (PIER)

A-100

FLOOR PLAN SHEET NOTES

- 1. EXTERIOR DIMENSIONS AT CMU ARE TO FACE OF CMU. 2. EXTERIOR DIMENSIONS AT WOOD STUDS ARE TO FACE OF STUD. 3. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, U.N.O. 4. LOCATE INTERIOR DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL. 5. LOCATE EXTERIOR DOOR OPENINGS 6" FROM NEAREST PERPENDICULAR WALL. 6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE. 7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS. 8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS. 9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS. 10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS. 11. ALL INTERIOR WALLS SHALL RECEIVE A LEVEL 2 DRYWALL FINISH. 12. BUILDINGS ARE TO BE CONSTRUCTED AS SHELL BUILDINGS FOR FUTURE UPFITS. 13. PROVIDE CONDUIT STUB FROM MAIN ELECTRICAL ROOM TO EACH TENANT SPACE. 14. PROVIDE A MIN. OF TWO WATER AND WASTE LINES IN CAPPED SLEEVES AT EACH TENANT LOCATION. 15. HVAC WILL BE REQUIRED IN ELEVATOR VESTIBULE ON LEVEL 1 AND 2 TO SERVE ELEVATOR CONTROLLERS. 16. A/C SHALL BE PROVIDED AT LEVEL 2 AREAS.

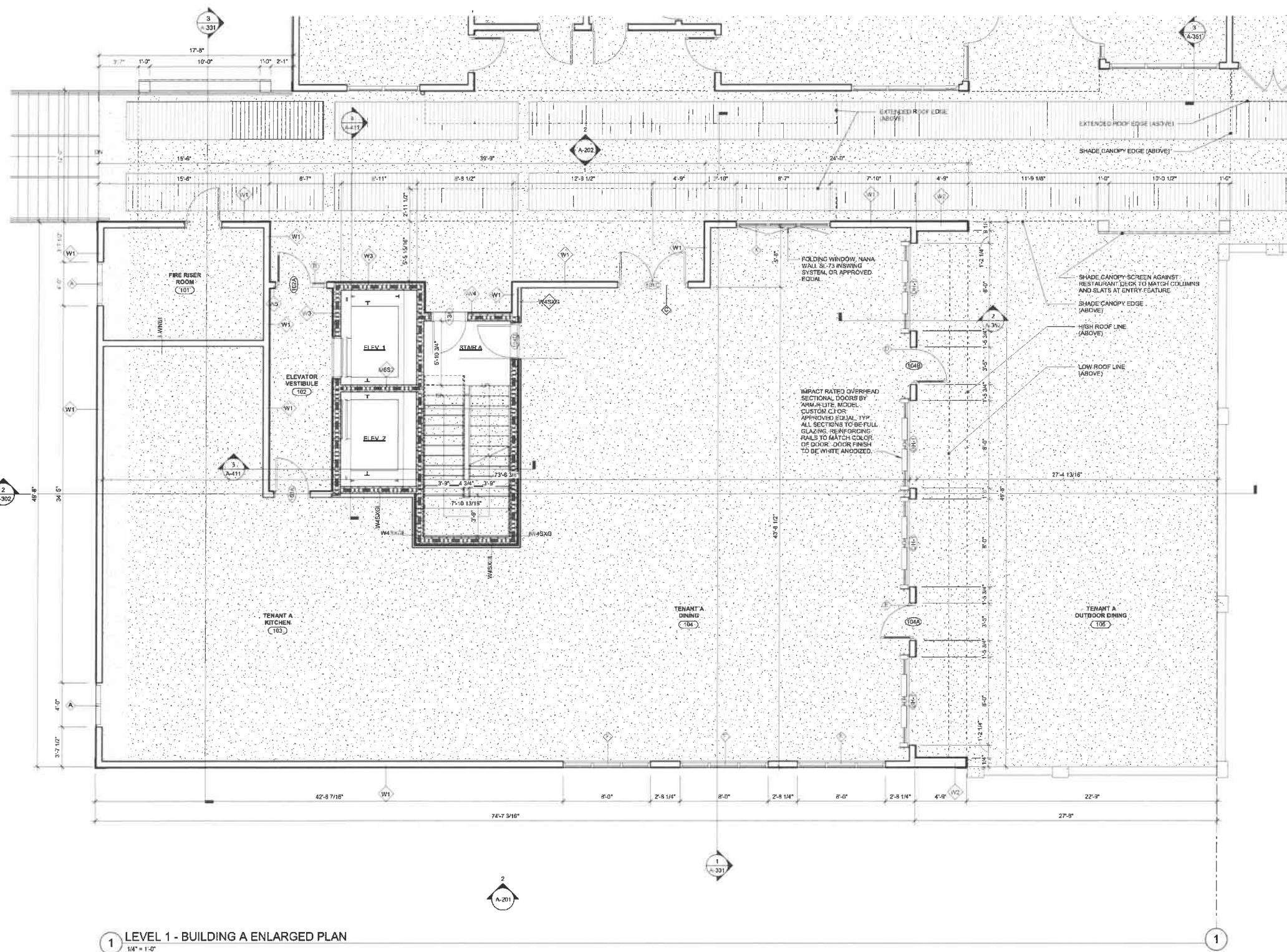
PARTITION NOTES

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PARTITION LEGEND

- 1. ALL EXTERIOR WOOD WALLS TO BE 2x6 U.N.O. 2. ALL EXTERIOR MASONRY WALLS TO BE 8" CMU U.N.O. 3. ALL INTERIOR MASONRY PARTITIONS TO BE 8" CMU U.N.O. 4. ALL INTERIOR WOOD STUD PARTITIONS TO BE TYPE 2x6 U.N.O.
- NON-RATED PARTITION TO TRUSS
1 HR. RATED PARTITION TO TRUSS
2 HR. RATED PARTITION OR WALL

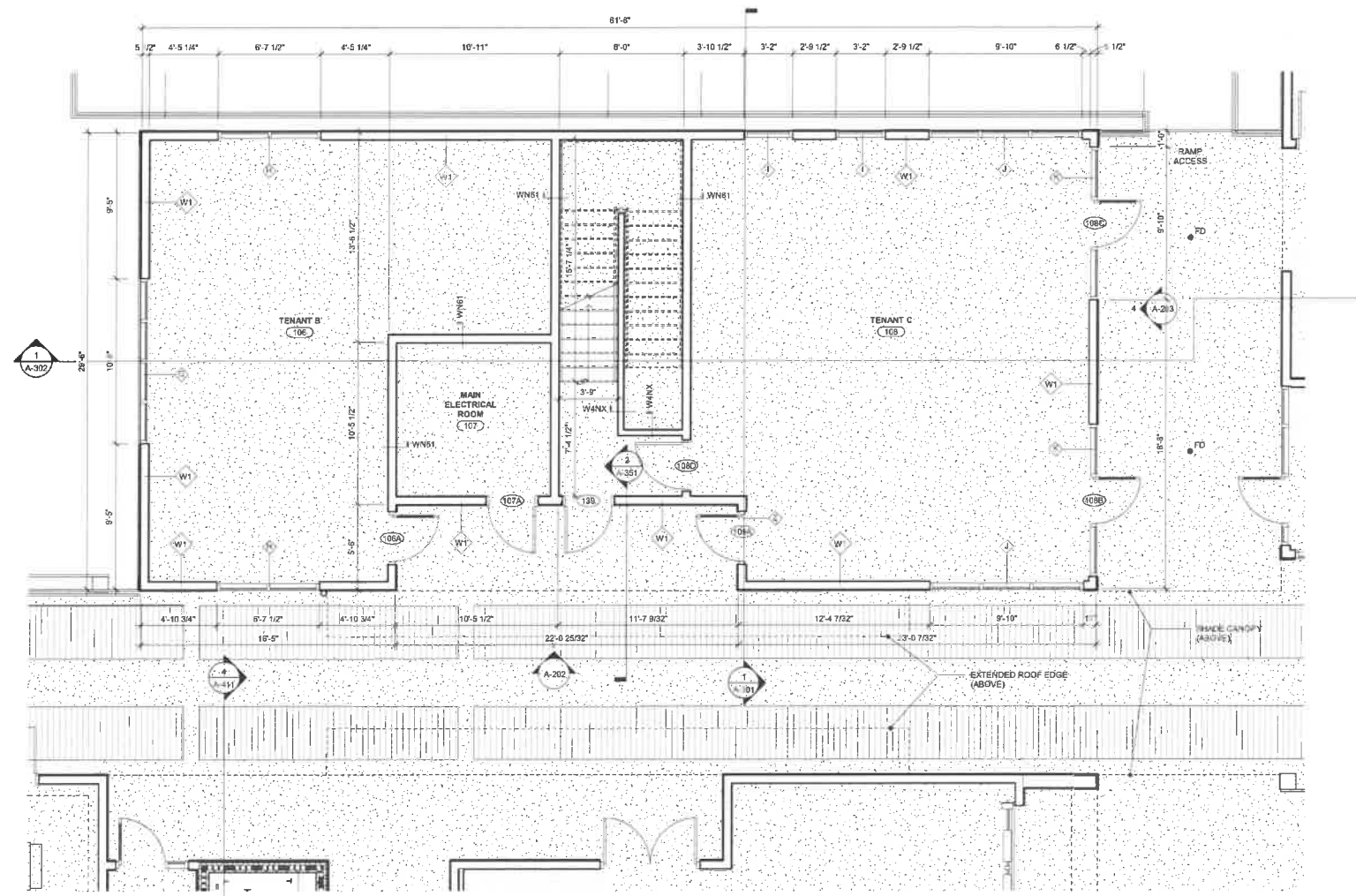
NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.



1 LEVEL 1 - BUILDING A ENLARGED PLAN 1/4" = 1'-0"

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1 LEVEL 1 - BUILDING B ENLARGED PLAN
1/4" = 1'-0"

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT CMU ARE TO FACE OF CMU.
2. EXTERIOR DIMENSIONS AT WOOD STUDS ARE TO FACE OF STUD.
3. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, UNO.
4. LOCATE INTERIOR DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
5. LOCATE EXTERIOR DOOR OPENINGS 6" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. ALL INTERIOR WALLS SHALL RECEIVE A LEVEL 2 DRYWALL FINISH.
12. BUILDINGS ARE TO BE CONSTRUCTED AS SHELL BUILDINGS FOR FUTURE UPFITS.
13. PROVIDE CONDUIT STUB FROM MAIN ELECTRICAL ROOM TO EACH TENANT SPACE.
14. PROVIDE A MIN. OF TWO WATER AND WASTE LINES IN CAPPED SLEEVES AT EACH TENANT LOCATION.
15. HVAC WILL BE REQUIRED IN ELEVATOR VESTIBULE ON LEVEL 1 AND 2 TO SERVE ELEVATOR CONTROLLERS.
16. AC SHALL BE PROVIDED AT LEVEL 2 AREAS.

PARTITION NOTES

1. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY SM OR U.L. APPROVED EQUAL.
2. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
3. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
4. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC. THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
5. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
6. SEE LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
7. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.

PARTITION LEGEND

1. ALL EXTERIOR WOOD WALLS TO BE 2x6 U.N.O.
 2. ALL EXTERIOR MASONRY WALLS TO BE 8" CMU U.N.O.
 3. ALL INTERIOR MASONRY PARTITIONS TO BE 8" CMU U.N.O.
 4. ALL INTERIOR WOOD STUD PARTITIONS TO BE TYPE 2x6 U.N.O.
-
- NOTE: SEE SHEET A603 FOR CONSTRUCTION OF PARTITION TYPES.



**SURFSIDE BEACH
FISHING PIER
RESTORATION**

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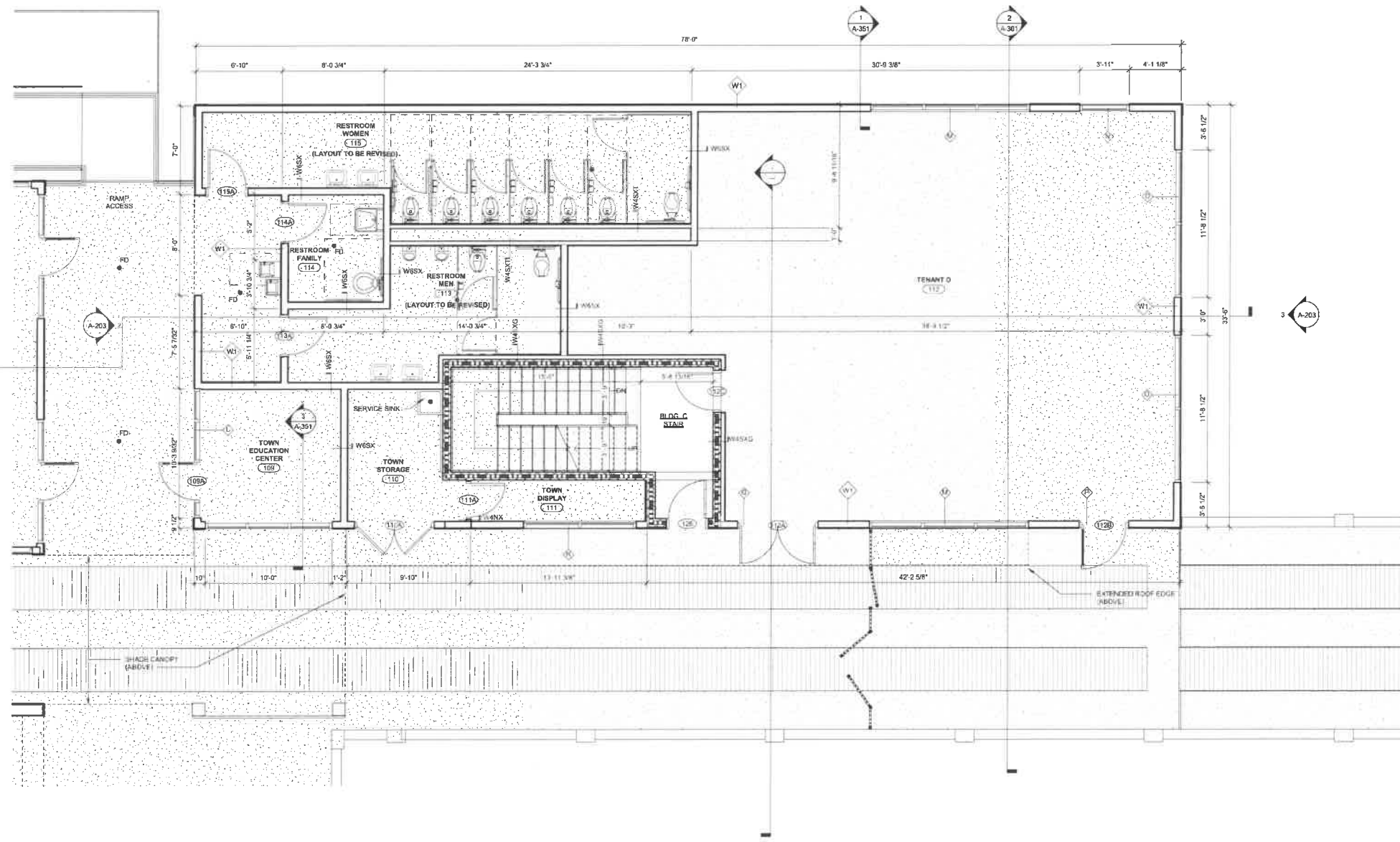
No.	Description	Date

PROJECT: 4701-172280
DATE: 8/30/2018
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**BUILDING B -
LEVEL 1 (PIER)**

A-101

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1 LEVEL 1 - BUILDING C ENLARGED PLAN
1/4" = 1'-0"

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT CMU ARE TO FACE OF CMU.
2. EXTERIOR DIMENSIONS AT WOOD STUDS ARE TO FACE OF STUD.
3. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, UNO.
4. LOCATE INTERIOR DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
5. LOCATE EXTERIOR DOOR OPENINGS 8" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. ALL INTERIOR WALLS SHALL RECEIVE A LEVEL 2 DRYWALL FINISH.
12. BUILDINGS ARE TO BE CONSTRUCTED AS SHELL BUILDINGS FOR FUTURE UPFIT.
13. PROVIDE CONDUIT STUB FROM MAIN ELECTRICAL ROOM TO EACH TENANT SPACE.
14. PROVIDE A MIN. OF TWO WATER AND WASTE LINES IN CAPPED SLEEVES AT EACH TENANT LOCATION.
15. HVAC WILL BE REQUIRED IN ELEVATOR VESTIBULE ON LEVEL 1 AND 2 TO SERVE ELEVATOR CONTROLLERS.
16. AVG SHALL BE PROVIDED AT LEVEL 2 AREAS.

PARTITION NOTES

1. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
2. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
3. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
4. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION GYPSUM BOARD AND FRAMING MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
5. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
6. SEE LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
7. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.

PARTITION LEGEND

1. ALL EXTERIOR WOOD WALLS TO BE 2x8 U.N.O.
 2. ALL EXTERIOR MASONRY WALLS TO BE 8" CMU U.N.O.
 3. ALL INTERIOR MASONRY PARTITIONS TO BE 8" CMU U.N.O.
 4. ALL INTERIOR WOOD STUD PARTITIONS TO BE TYPE 2x6 U.N.O.
- NON-RATED PARTITION TO TRUSS
 1 HR. RATED PARTITION TO TRUSS
 2 HR. RATED PARTITION OR WALL
- NOTE: SEE SHEET A303 FOR CONSTRUCTION OF PARTITION TYPES.



**SURFSIDE BEACH
FISHING PIER
RESTORATION**

**COLLINS
ENGINEERS^{PC}**
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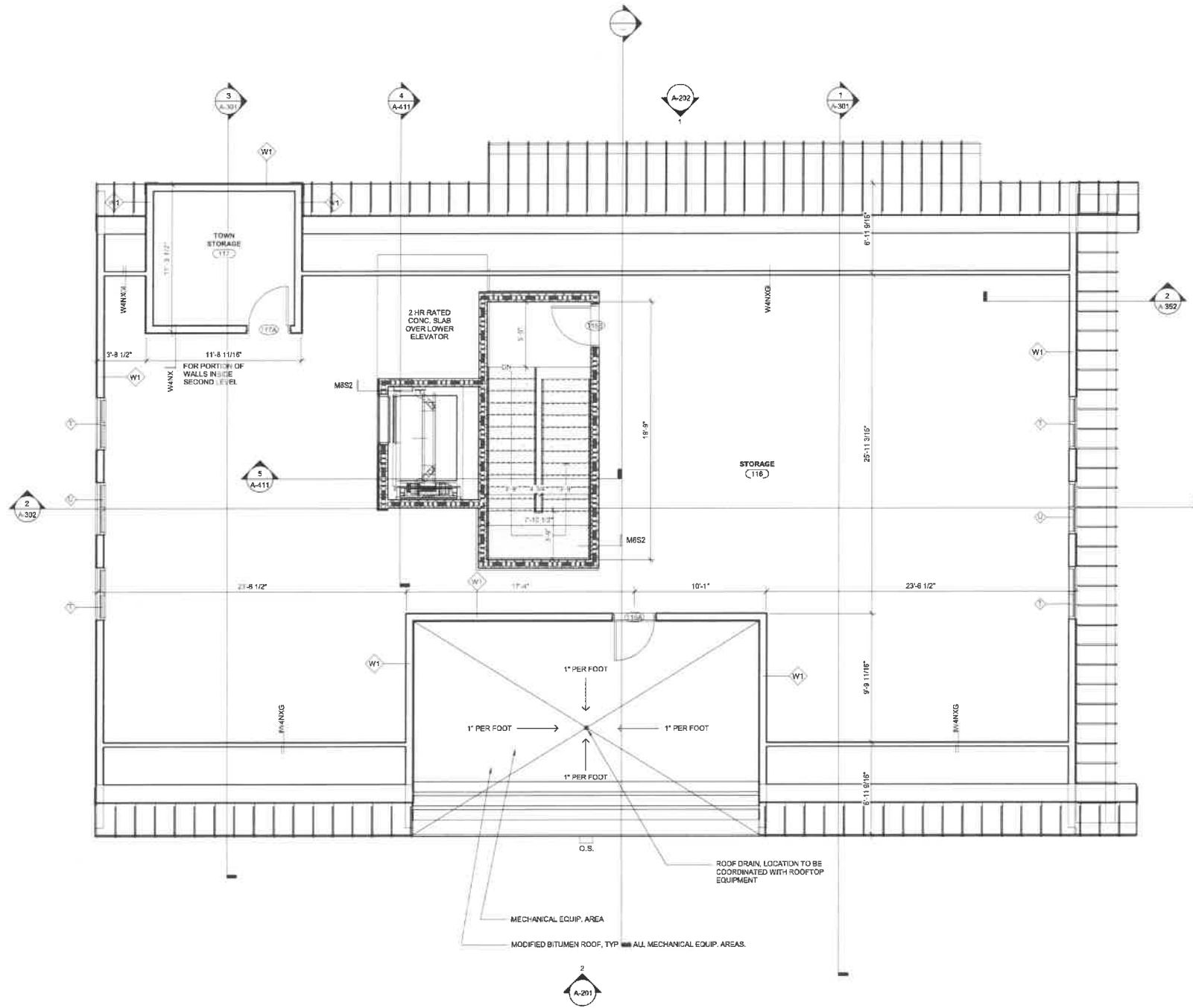
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DATE: 8/30/2018
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**BUILDING C -
LEVEL 1 (PIER)**

A-102

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E
D
C
B
A



1 LEVEL 2 - BUILDING A ENLARGED PLAN
1/8" = 1'-0"

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT CMU ARE TO FACE OF CMU.
2. EXTERIOR DIMENSIONS AT WOOD STUDS ARE TO FACE OF STUD.
3. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, UNCL.
4. LOCATE INTERIOR DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
5. LOCATE EXTERIOR DOOR OPENINGS 8" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. ALL INTERIOR WALLS SHALL RECEIVE A LEVEL 2 DRYWALL FINISH.
12. BUILDINGS ARE TO BE CONSTRUCTED AS SHELL BUILDINGS FOR FUTURE UPFITS.
13. PROVIDE CONDUIT STUB FROM MAIN ELECTRICAL ROOM TO EACH TENANT SPACE.
14. PROVIDE A MIN. OF TWO WATER AND WASTE LINES IN CAPPED SLEEVES AT EACH TENANT LOCATION.
15. HVAC WALL BE REQUIRED IN ELEVATOR VESTIBULE ON LEVEL 1 AND 2 TO SERVE ELEVATOR CONTROLLERS.
16. A/D SHALL BE PROVIDED AT LEVEL 2 AREAS.

PARTITION NOTES

1. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY JM OR U.L. APPROVED EQUAL.
2. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
3. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
4. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
5. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
6. SEE LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
7. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.

PARTITION LEGEND

1. ALL EXTERIOR WOOD WALLS TO BE 2x8 U.N.O.
 2. ALL EXTERIOR MASONRY WALLS TO BE 8" CMU U.N.O.
 3. ALL INTERIOR MASONRY PARTITIONS TO BE 8" CMU U.N.O.
 4. ALL INTERIOR WOOD STUD PARTITIONS TO BE TYPE 2x8 U.N.O.
- NON-RATED PARTITION TO TRUSS
 1 HR. RATED PARTITION TO TRUSS
 2 HR. RATED PARTITION OR WALL
- NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.



**SURFSIDE BEACH
FISHING PIER
RESTORATION**

**COLLINS
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**BUILDING A -
LEVEL 2**

A-103



SURFSIDE BEACH FISHING PIER RESTORATION

COLLINS ENGINEERS PC

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BUILDING C - LEVEL 2

A-105

FLOOR PLAN SHEET NOTES

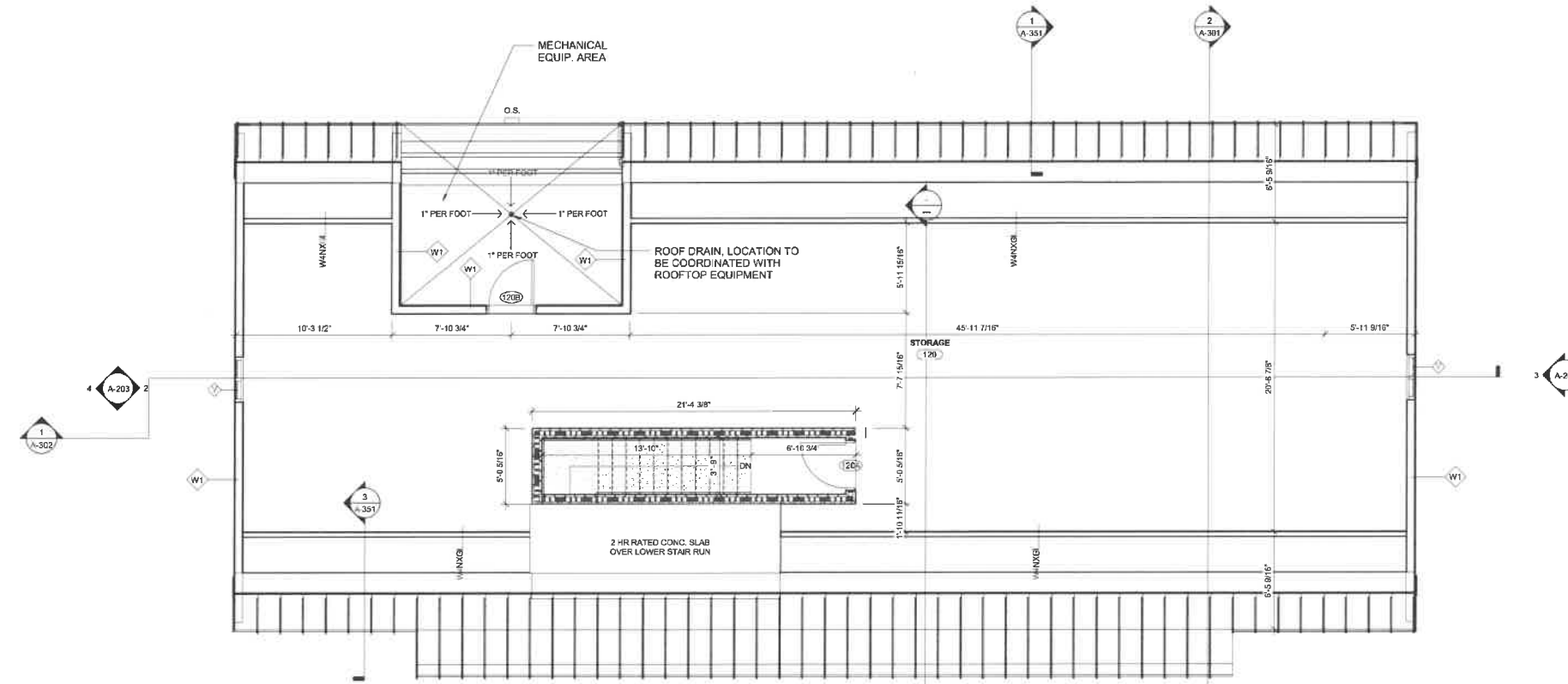
- 1. EXTERIOR DIMENSIONS AT CMU ARE TO FACE OF CMU. 2. EXTERIOR DIMENSIONS AT WOOD STUDS ARE TO FACE OF STUD. 3. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. 4. LOCATE INTERIOR DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL. 5. LOCATE EXTERIOR DOOR OPENINGS 6" FROM NEAREST PERPENDICULAR WALL. 6. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE. 7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS. 8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS. 9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS. 10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS. 11. ALL INTERIOR WALLS SHALL RECEIVE A LEVEL 2 DRYWALL FINISH. 12. BUILDINGS ARE TO BE CONSTRUCTED AS SHELL BUILDINGS FOR FUTURE UPFIT. 13. PROVIDE CONDUIT STUB FROM MAIN ELECTRICAL ROOM TO EACH TENANT SPACE. 14. PROVIDE A MIN. OF TWO WATER AND WASTE LINES IN CAPPED SLEEVES AT EACH TENANT LOCATION. 15. HVAC WILL BE REQUIRED IN ELEVATOR VESTIBULE ON LEVEL 1 AND 2 TO SERVE ELEVATOR CONTROLLERS. 16. A/C SHALL BE PROVIDED AT LEVEL 2 AREAS.

PARTITION NOTES

- 1. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS. 2. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS. 3. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC. THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM RATED WALL INTEGRITY SHALL BE MAINTAINED. 4. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. 5. SEE LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS. 6. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES. 7. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.

PARTITION LEGEND

- 1. ALL EXTERIOR WOOD WALLS TO BE 2x8 U.N.O. 2. ALL EXTERIOR MASONRY WALLS TO BE 8" CMU U.N.O. 3. ALL INTERIOR MASONRY PARTITIONS TO BE 8" CMU U.N.O. 4. ALL INTERIOR WOOD STUD PARTITIONS TO BE TYPE 2x8 U.N.O.
- NON-RATED PARTITION TO TRUSS
1 HR. RATED PARTITION TO TRUSS
2 HR. RATED PARTITION OR WALL
- NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.



1 LEVEL 2 - BUILDING C ENLARGED PLAN 1/4" = 1'-0"

ROOF PLAN SHEET NOTES

1. ROOF SURFACES SHOWN ARE STANDING SEAM METAL ROOFING, UNO.
2. LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT ARE APPROXIMATE. SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ACTUAL LOCATIONS.
3. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
4. SEE SHEET A-XXX FOR TYPICAL ROOF DETAILS AND NOTES.
5. SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS.
6. SLOPE ALL LOW SLOPED ROOFS TO ROOF DRAINS WITH MINIMUM SLOPE OF 1" PER FOOT. INSTALL ROOF DRAIN IN SQUARE RECESSED SUMP 18" SQUARE.
7. PROVIDE CRICKETS AT ALL CURBS AND EQUIPMENT RAIS SET PERPENDICULAR TO ROOF SLOPE WHICH ARE GREATER THAN 24" WIDE.
8. SLOPE ALL COPINGS BACK TO ROOF U.N.O.
9. WOOD BLOCKS SHOWN IN ROOF DETAILINGS SHALL BE PRESERVATIVE TREATED. USE SUITABLE FASTENERS WITH THE PRESERVATIVE TREATED WOOD.
10. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
11. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF NRCA AND SMACNA (CURRENT EDITIONS) STANDARDS FOR ROOF DETAIL CONDITIONS.



**SURFSIDE BEACH
FISHING PIER
RESTORATION**

**COLLINS
ENGINEERS^{PC}**

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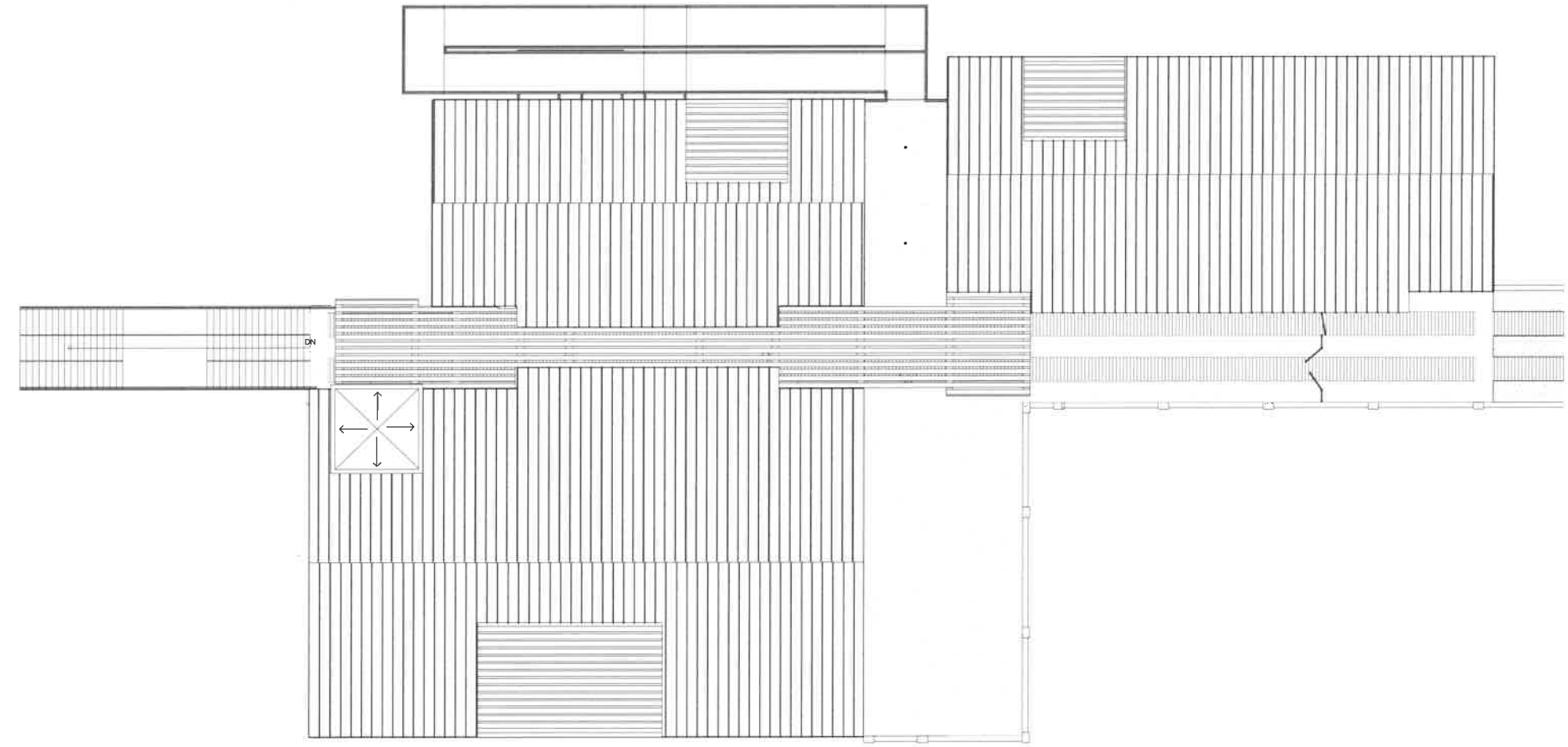
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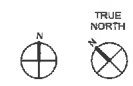
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**OVERALL
ROOF PLAN**

A-151



1 OVERALL ROOF PLAN
1/8" = 1'-0"



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**SURFSIDE BEACH
FISHING PIER
RESTORATION**

**COLLINS
ENGINEERS**

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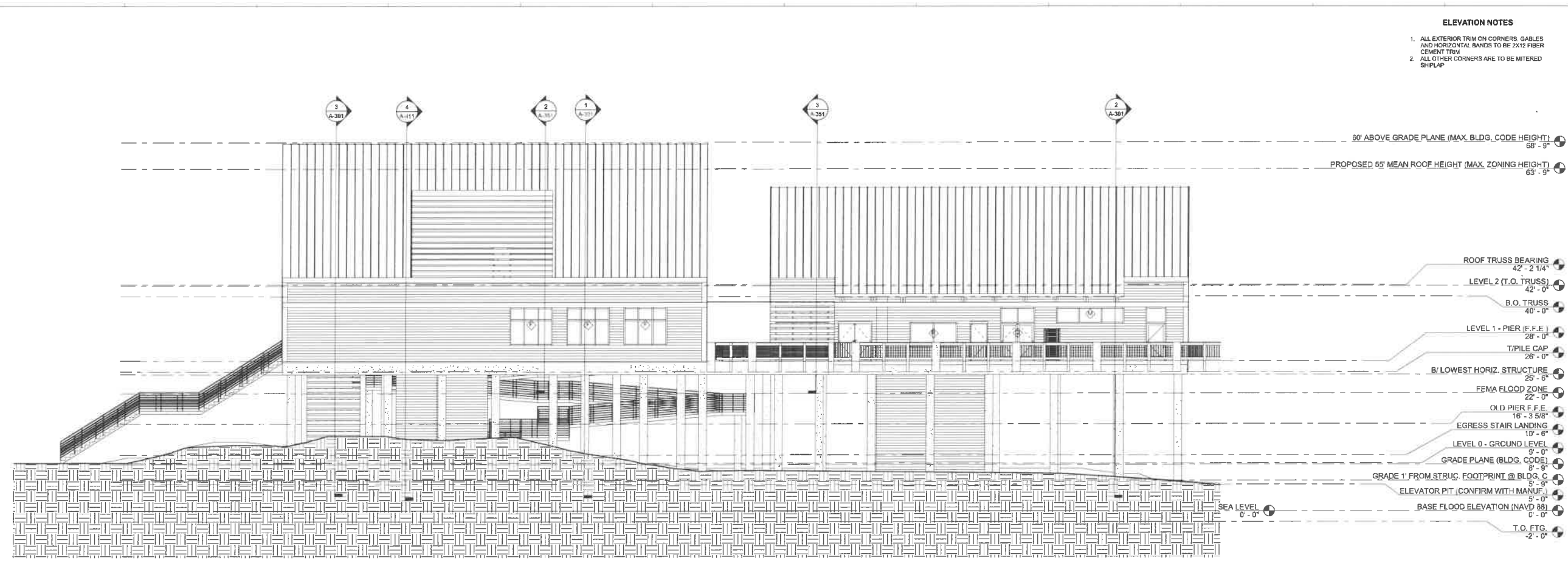
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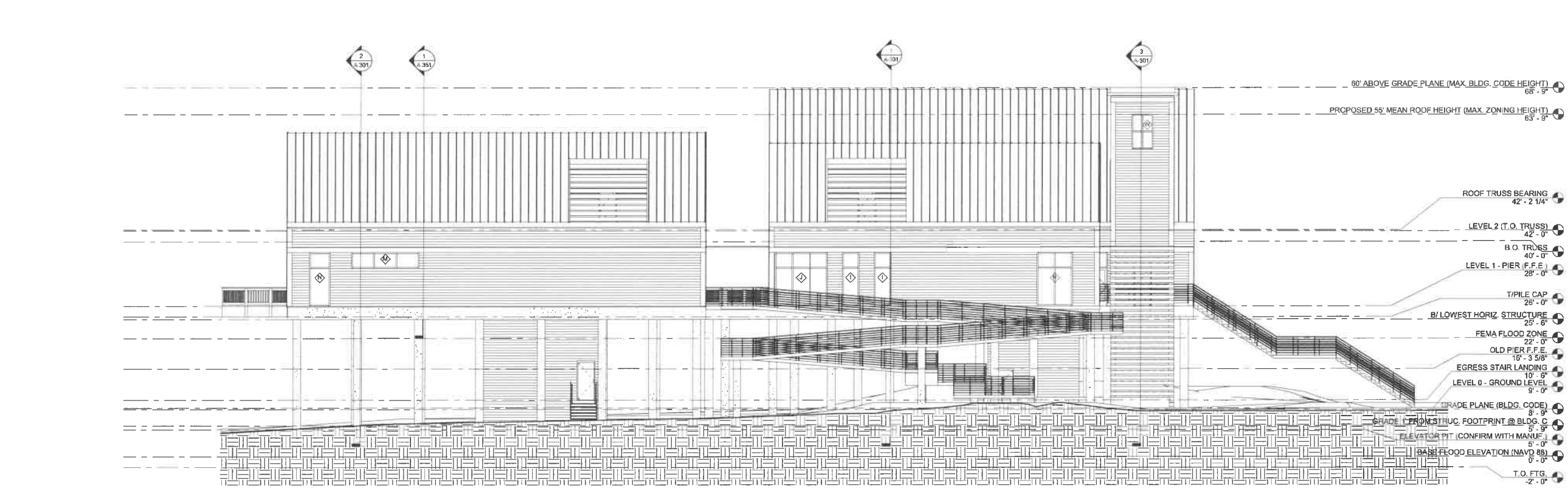
**EXTERIOR
ELEVATIONS
NORTH &
SOUTH EXT.**

A-201

- ELEVATION NOTES**
1. ALL EXTERIOR TRIM ON CORNERS, GABLES AND HORIZONTAL BANDS TO BE 2X12 FIBER CEMENT TRIM
 2. ALL OTHER CORNERS ARE TO BE MITERED SHIP LAP



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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**SURFSIDE BEACH
FISHING PIER
RESTORATION**

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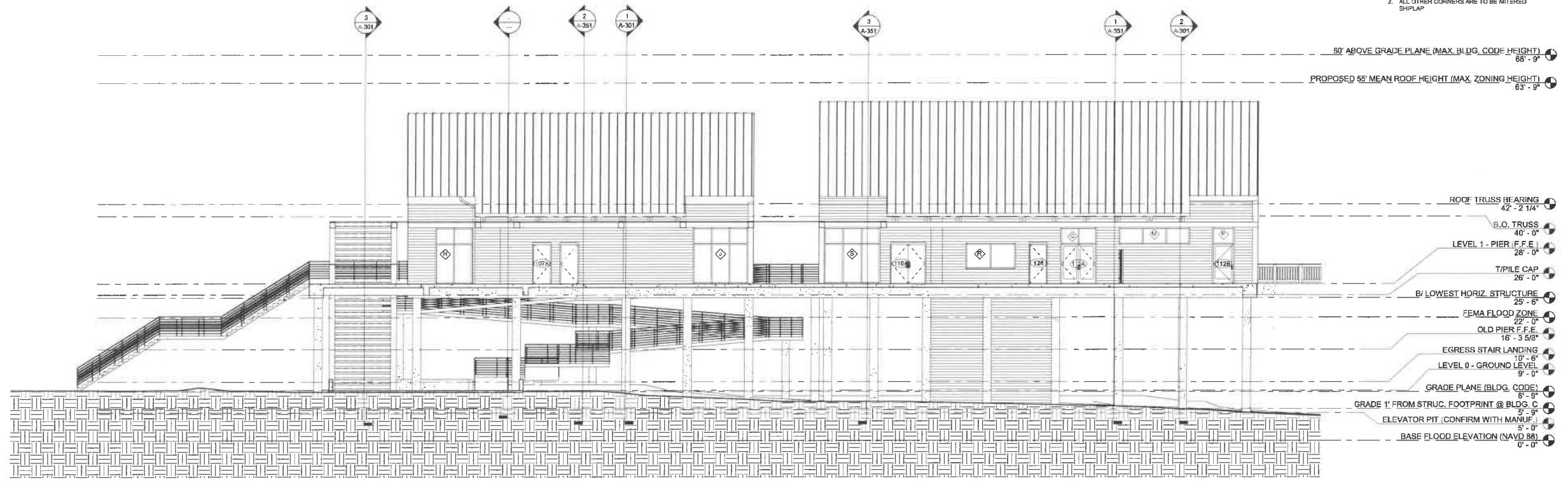
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**EXTERIOR
ELEVATIONS
NORTH &
SOUTH INT.
(PIER)**

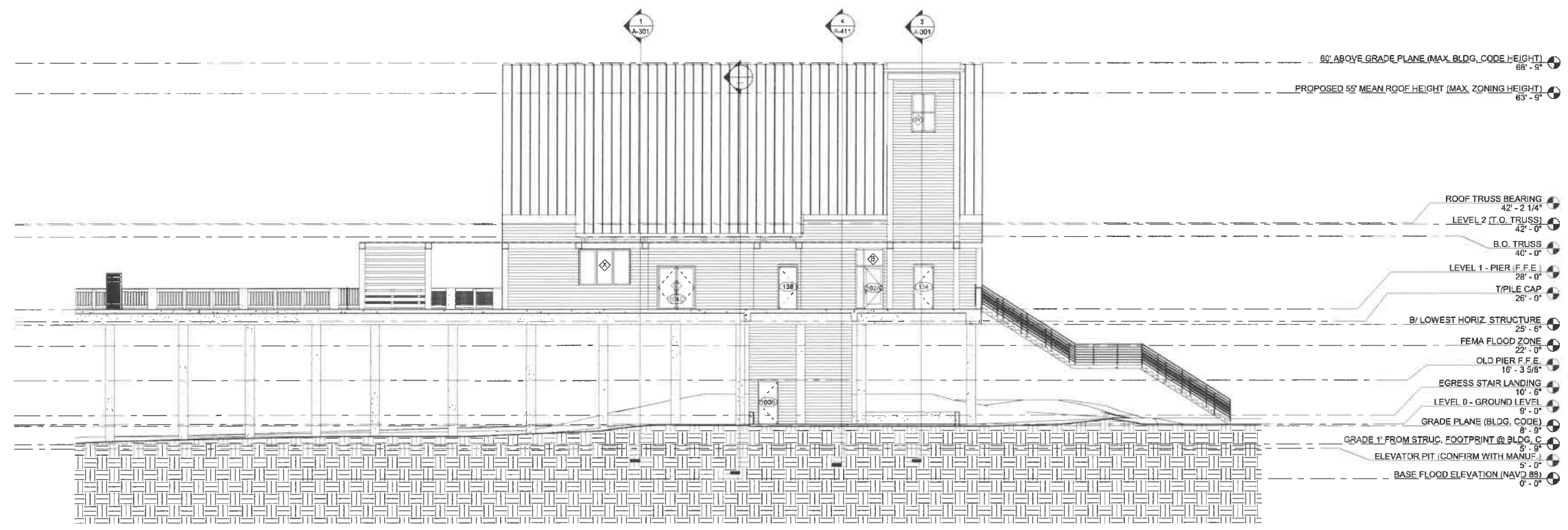
A-202

ELEVATION NOTES

1. ALL EXTERIOR TRIM ON CORNERS, GABLES AND HORIZONTAL BANDS TO BE 2X12 FIBER CEMENT TRIM
2. ALL OTHER CORNERS ARE TO BE MITERED SHIPLAP



2 BLDG B/C - NORTH ELEVATION
1/8" = 1'-0"



1 BLDG A - SOUTH ELEVATION
1/8" = 1'-0"



**SURFSIDE BEACH
FISHING PIER
RESTORATION**

**COLLINS
ENGINEERS**

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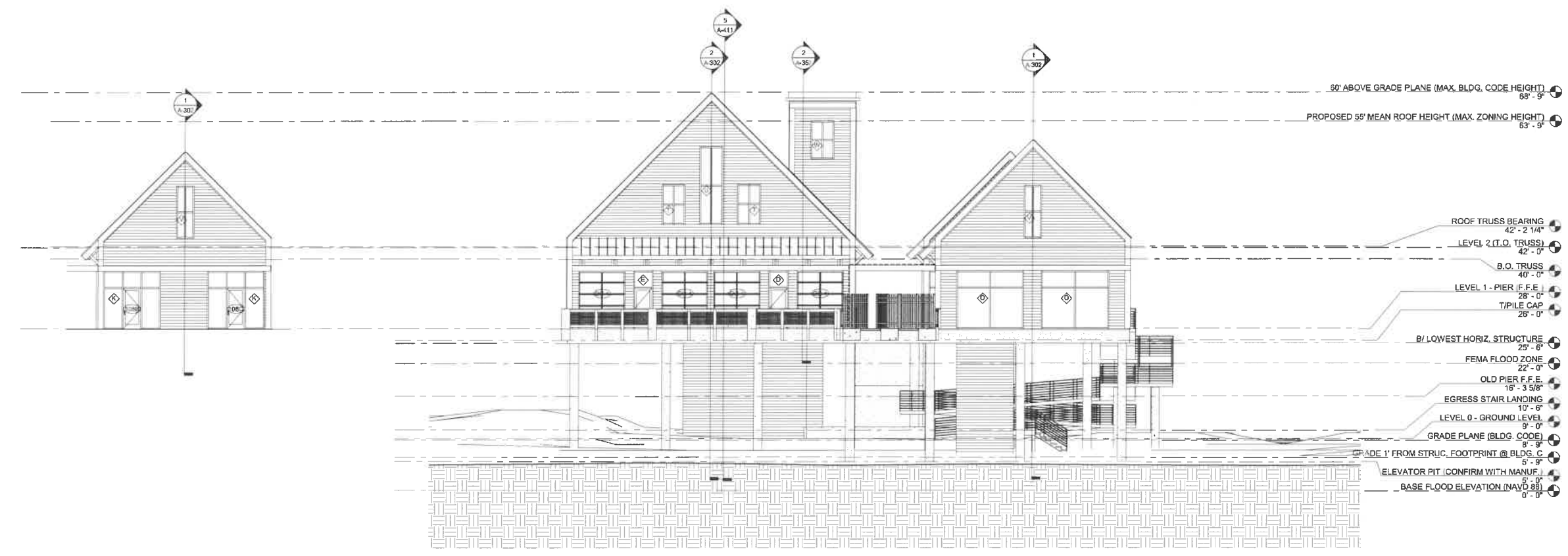
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DATE: 8/30/2018
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**EXTERIOR ELEVATIONS -
EAST & WEST
EXT. AND INT.
(PIER)**

A-203

ELEVATION NOTES

1. ALL EXTERIOR TRIM ON CORNERS, GABLES AND HORIZONTAL BANDS TO BE 2X12 FIBER CEMENT TRIM
2. ALL OTHER CORNERS ARE TO BE MITERED SHAPLAP



4 BLDG B - EAST ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"



2 BLDG C - WEST ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

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SURFSIDE BEACH FISHING PIER RESTORATION

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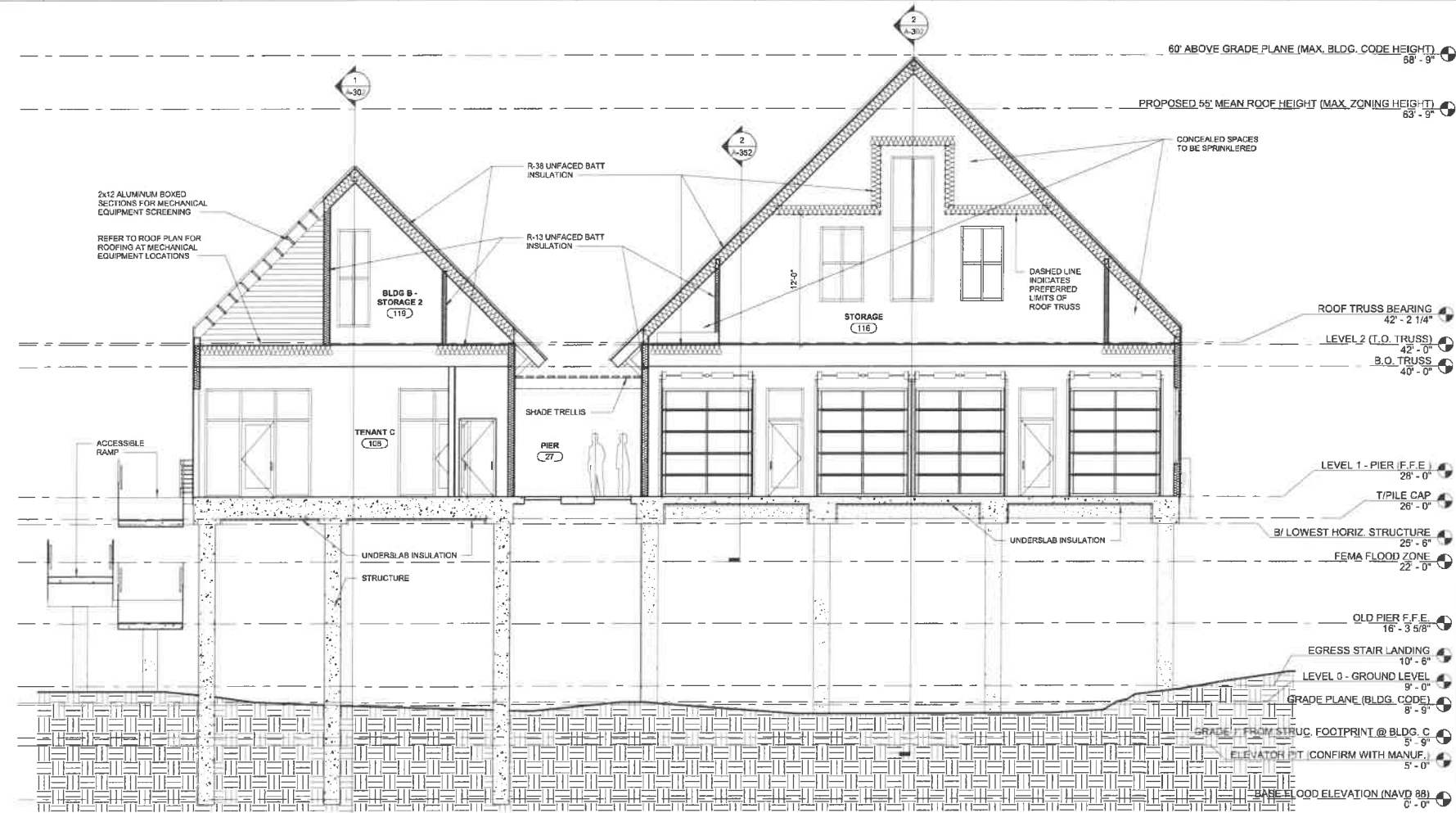
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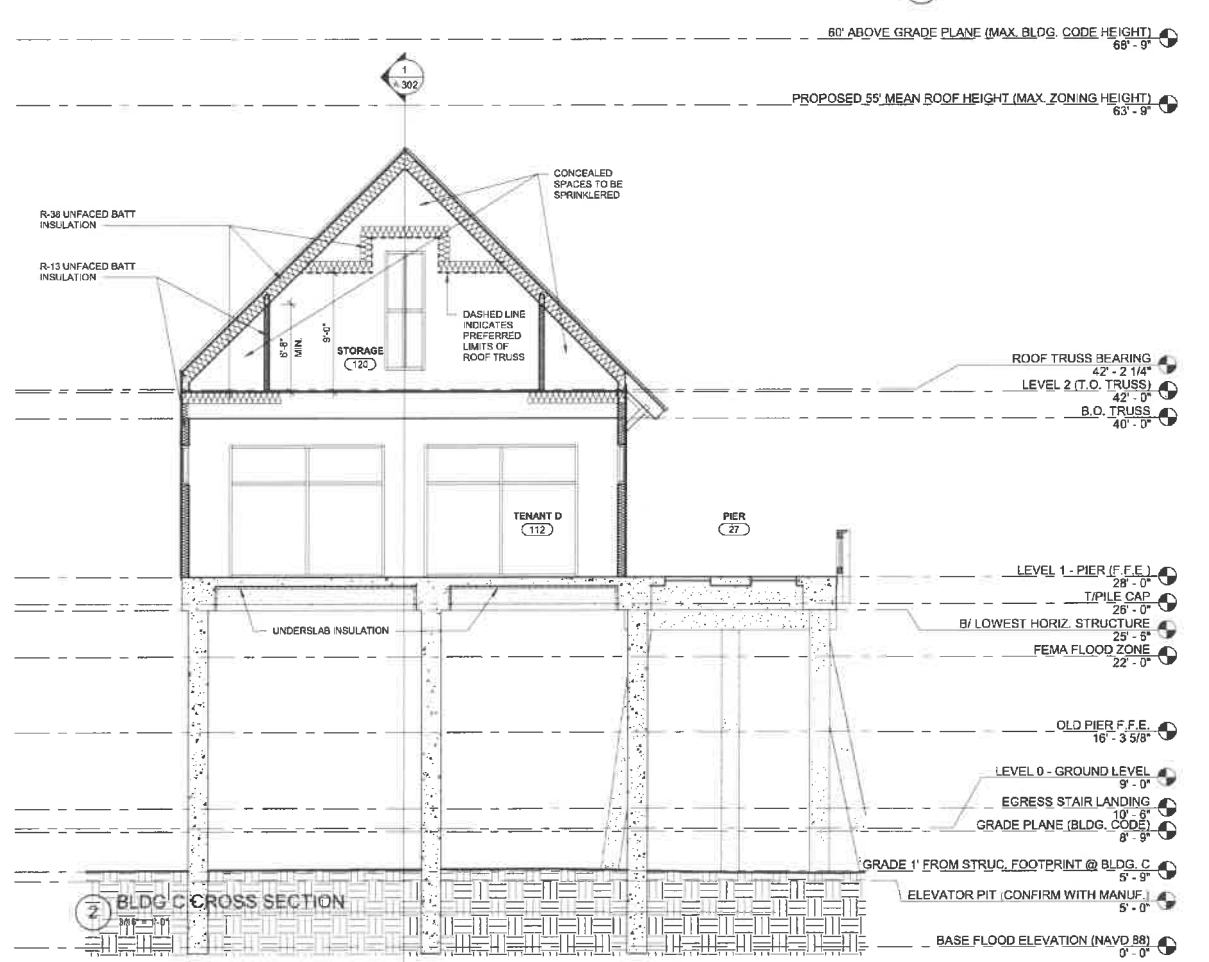
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BUILDING SECTIONS TRANSVERSE A, B & C

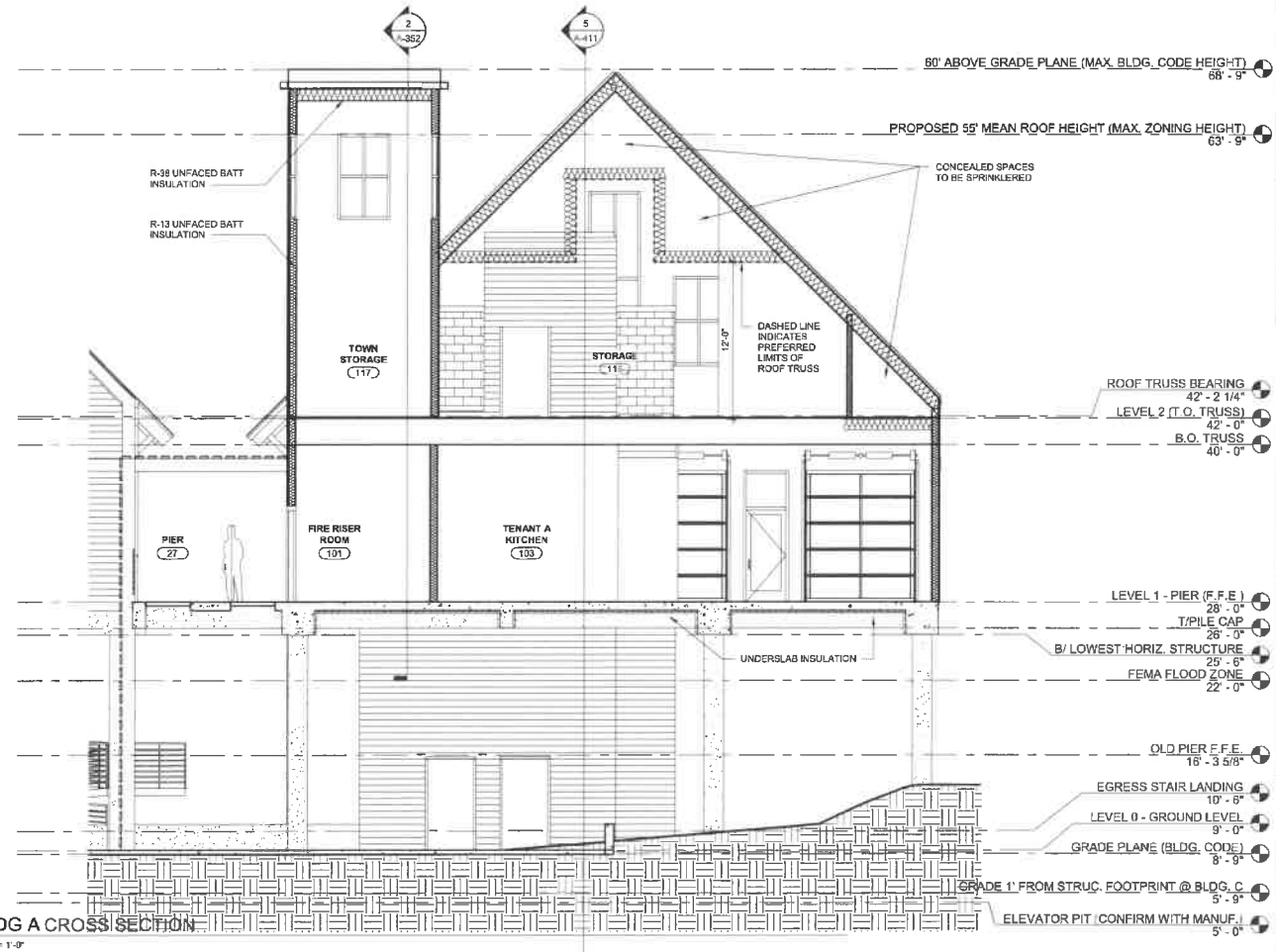
A-301



1 BLDG A & B CROSS SECTION
3/16" = 1'-0"



2 BLDG C CROSS SECTION
3/16" = 1'-0"



3 BLDG A CROSS SECTION
3/16" = 1'-0"

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**SURFSIDE BEACH
FISHING PIER
RESTORATION**

**COLLINS
ENGINEERS**

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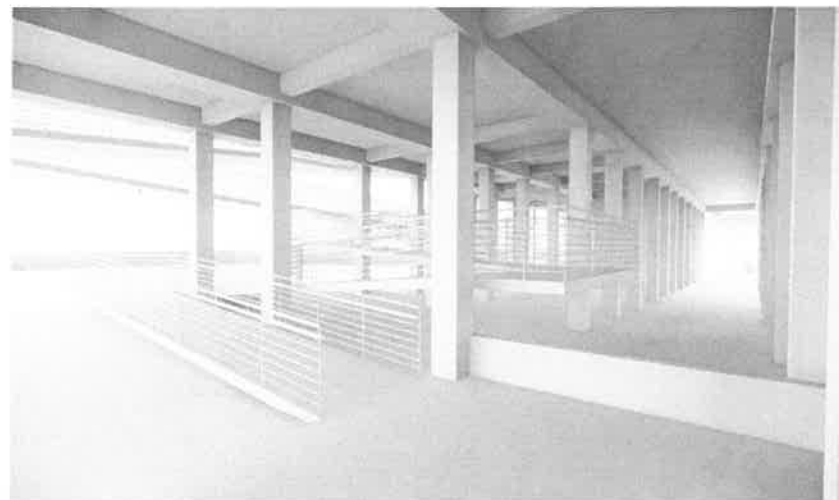
REVISIONS:

No.	Description	Date

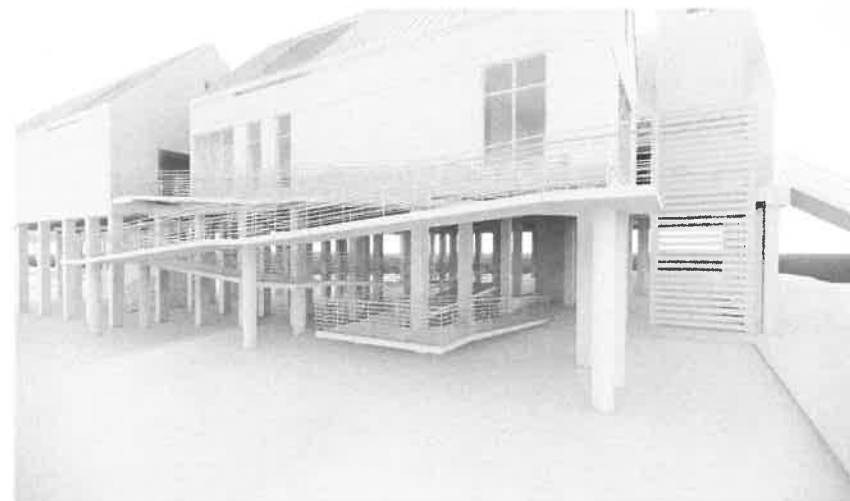
PROJECT: 4701-172280
DATE: 8/30/2018
DRAWN BY: Author
CHECKED BY: Checker

**RAMP PLANS
AND VIEWS**

A-413



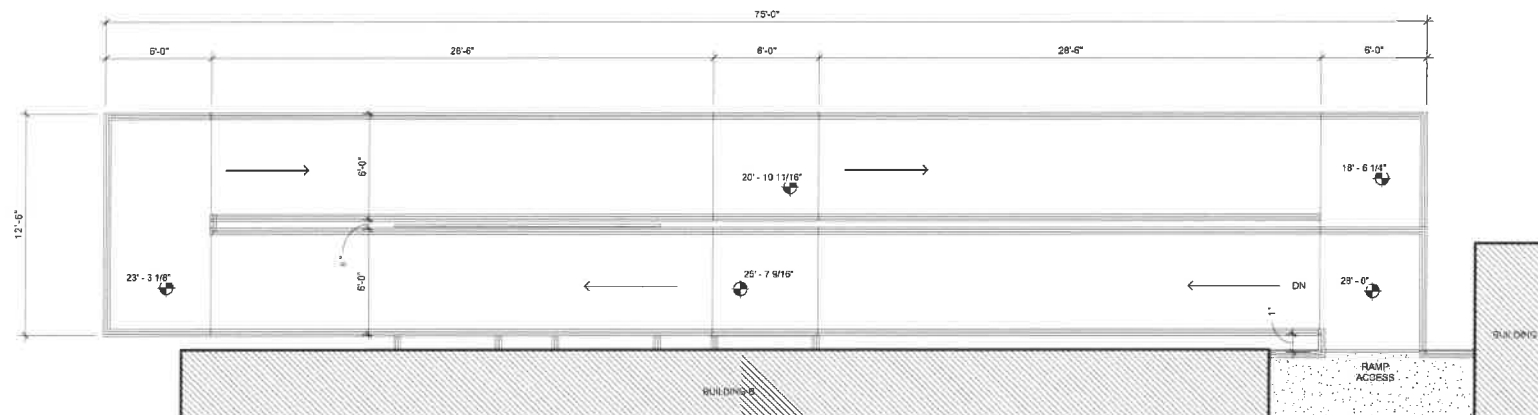
3 GROUND LEVEL RAMP ACCESS
12" = 1'-0"



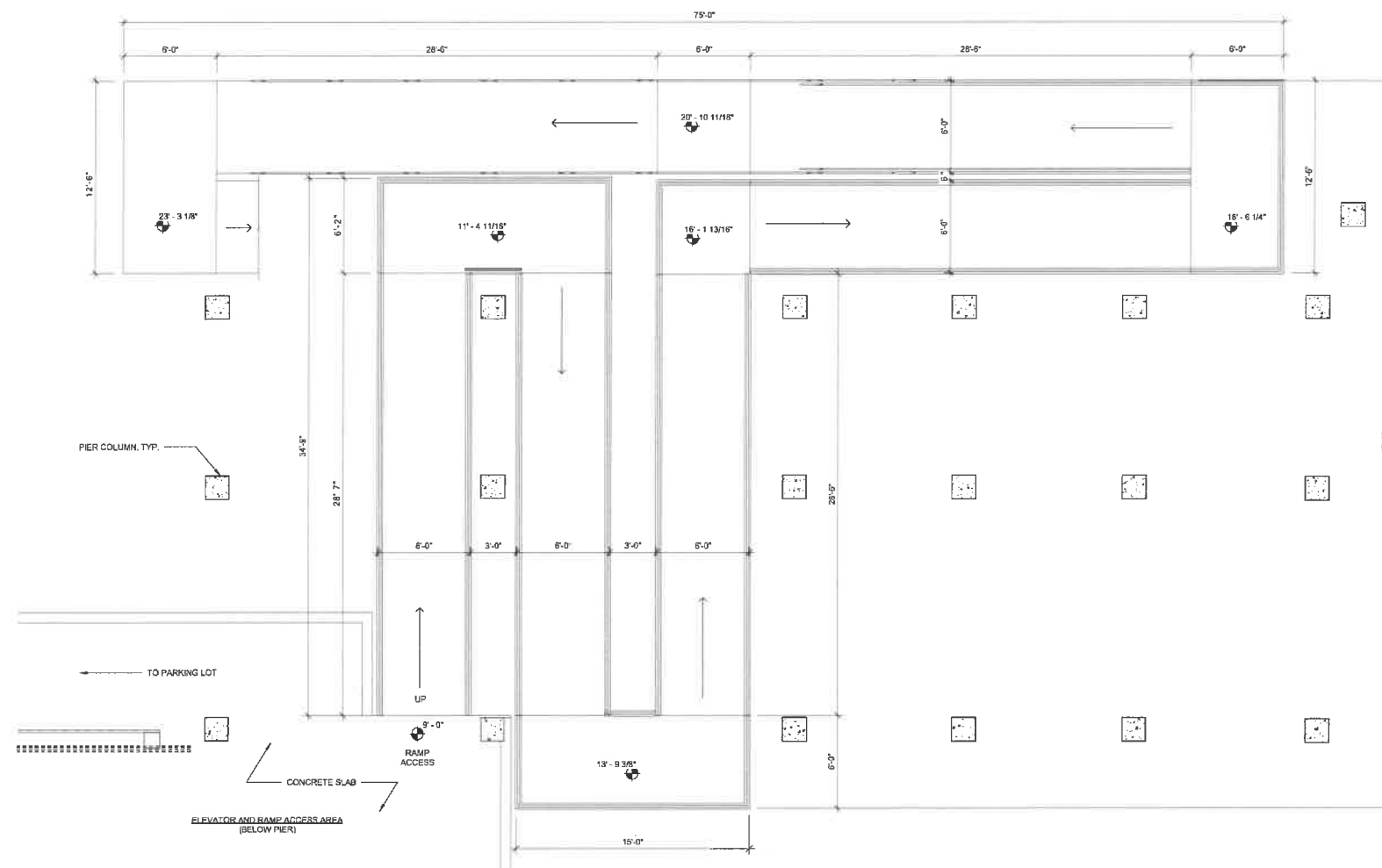
4 VIEW OF RAMP LOOKING TOWARD GROUND LEVEL ACCESS
12" = 1'-0"



5 OCEANSIDE VIEW OF RAMP
12" = 1'-0"



2 LEVEL 0 - ENLARGED RAMP PLAN (UPPER PORTION)
1/4" = 1'-0"



1 LEVEL 0 - ENLARGED RAMP PLAN (LOWER PORTION)
1/4" = 1'-0"