

INLINE SHOPS "WHITE BOX" TENANT STANDARDS	
ARCHITECTURAL - WHITE BOX:	
FLOOR:	4" CONC. SLAB W/ 6X6 W.W.F. W/REAR CUT OUT FOR PLUMBING (UNSEALED/BROOM CLEAN)
WALLS:	
STORE FRONT:	KAWNEER IR501T HURRICANE RESISTANT STOREFRONT. FINISH SHALL BE ANODIZED DARK BRONZE.
EXT. BLOCK:	EXTERIOR 8" CMU WALL WITH 1 1/2" Z" MTL. STUDS @ 24" O.C. W/ 5/8" GYP. BD ON INTERIOR SIDE (SANDED, TAPED, & PRIMED WITH A LEVEL 4 FINISH).
TENANT DEMISING WALL (1-HR):	6" METAL STUDS (25 GA. MIN) MAX SPACING 24" O.C. WITH (1) LAYER OF 5/8" TYPE 'X' FIRE RATED GWB AT EACH SIDE ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1 3/8" LONG, TYPE S SELF-TAPPING STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD & 12" O.C. IN FIELD. JOINTS ORIENTED VERT. AND STAGGERED ON OPPOSITE SIDES PERIMETER CAULKED EXTEND TO DECK ABOVE. UL DESIGN # U419. (NOTE: VERIFY W/ PARTITION TYPES & STRUCTURAL DRAWINGS ALL STUD GAGES AND SPACING.
PARTY WALL (2-HR):	2-HOUR RATED PARTITION 6" METAL STUDS (25 GA. MIN) MAX SPACING 24" O.C. WITH (2) LAYERS OF 5/8" TYPE 'X' FIRE RATED GWB AT EACH SIDE ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1 3/8" LONG, TYPE S SELF-TAPPING STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD & 12" O.C. IN FIELD. JOINTS ORIENTED VERT. AND STAGGERED ON OPPOSITE SIDES PERIMETER CAULKED EXTEND TO DECK ABOVE. UL DESIGN # U419.(NOTE: VERIFY W/ PARTITION TYPES & STRUCTURAL DRAWINGS ALL STUD GAGES AND SPACING.
REAR WALL:	3 5/8" OR 6" MTL. STUDS (25 GA. MIN.) @ 24" O.C. WITH 5/8" GYP BD. EACH SIDE (SANDED, TAPED, & PRIMED WITH A LEVEL 4 FINISH). EXTEND WALL TO BOTTOM OF ROOF DECK ABOVE. SEE PARTITION TYPES FOR RATING. VERIFY W/ PARTITION TYPES & STRUCTURAL DRAWINGS ALL STUD GAGES AND SPACING. FINISH CONCRETE BLOCK IN TOILET ROOM WITH 7/8" HAT CHANNEL AND 5/8" WATER RESISTANT GYP. BD., PAINT READY (SANDED, TAPED, & PRIMED WITH A LEVEL 4 FINISH) TO MIN. 6" ABOVE CEILIN.
DOORS:	
3 STOREFRONT:	KAWNEER 350IR OR EQUAL. PROVIDE THUMB LATCH, WEATHER-STRIP, & HDPC. SILL. 3'-0"x7'-0"
5 SERVICE DOOR:	3'-0" X 7'-0" HOL. MET. DOOR & FRAME - PAINT
5B SERVICE DOOR:	4'-0" X 7'-0" HOL. MET. DOOR & FRAME - PAINT (AS NOTED ON DRAWINGS)
FINISH SCHEDULE:	
(ALL FINISHES TO BE CLASS A OR B)	
SALES AREA:	
BASE:	NONE
CEILING:	2'-0"x4'-0" STANDARD GRID SYSTEM INSTALLED @ 10'-0" AFF (UNLESS OTHERWISE NOTED), WITH 5/8" NON-DIRECTIONAL FISSURED PANELS BOXED ON FLOOR.
TOILET:	
BASE:	NONE
CEILING:	2'-0"x4'-0" STANDARD GRID SYSTEM INSTALLED @ 8'-0" AFF, WITH 5/8" NON-DIRECTIONAL FISSURED PANELS BOXED ON FLOOR.
UTILITIES:	
SEPARATE METER FOR ELECTRICITY	
FIRE PROTECTION:	
GENERAL CONTRACTOR TO PROVIDE (1) CLASS 'A' FIRE EXTINGUISHER PER TENANT SPACE, TO BE LOCATED WITHIN CLOSE PROXIMITY OF EGRESS DOORS AND/OR COORDINATE WITH LOCAL FIRE MARSHAL.	
MECHANICAL - WHITE BOX:	
1. ALL SUPPLY AND RETURN DUCTWORK SHALL BE WRAPPED WITH 2" OF INSULATION (SHEET METAL DUCT ONLY). 2. ALL MAIN DIST. DUCTWORK SHALL BE FABRICATED FROM SHEET METAL. 3. PROVIDE DISTRIBUTION FROM ROOF TOP UNIT. UNIT LOCATION NOTED ON DRAWINGS. 4. STANDARD DUCT LAYOUT AS SHOWN ON DRAWINGS. 5. NON-DIRECTIONAL DIFFUSERS. 6. PROVIDE A MINIMUM OF ONE DIFFUSER EVERY 400 S.F. FOR EACH SHOP/SUITE. 7. PROVIDE A DIGITAL NON-PROGRAMMABLE HEAT/COOL THERMOSTAT MOUNTED 5'-0" A.F.F. IN SHOP/SUITE SPACE. LOCATED AS SHOWN ON PLANS. 8. ONE EXHAUST FAN IN TOILET ROOM, SIZED PER DRAWINGS. 9. ALL DUCT WORK TO BE INSTALLED TIGHT AGAINST STEEL JOISTS REGARDLESS OF CEILING HEIGHT.	
HVAC EQUIPMENT SCHEDULE - WHITE BOX:	
1. EF-1 CEILING MOUNTED EXHAUST FAN. WIRE TO LIGHT SWITCH AND FURNISH WITH MATCHING WALL CAP. FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. 2. SHALL BE ELECTRIC COOLING W/ ROOF TOP UNIT DUCTWORK INCLUDED. ONE TON/350 S.F. (TYP.) FOR ALL TENANT SPACES SHOWN. NO COATED COILS. TWO YEAR LABOR WARRANTY REQUIRED. NO "CARRIER", TRANE PREFERRED.	

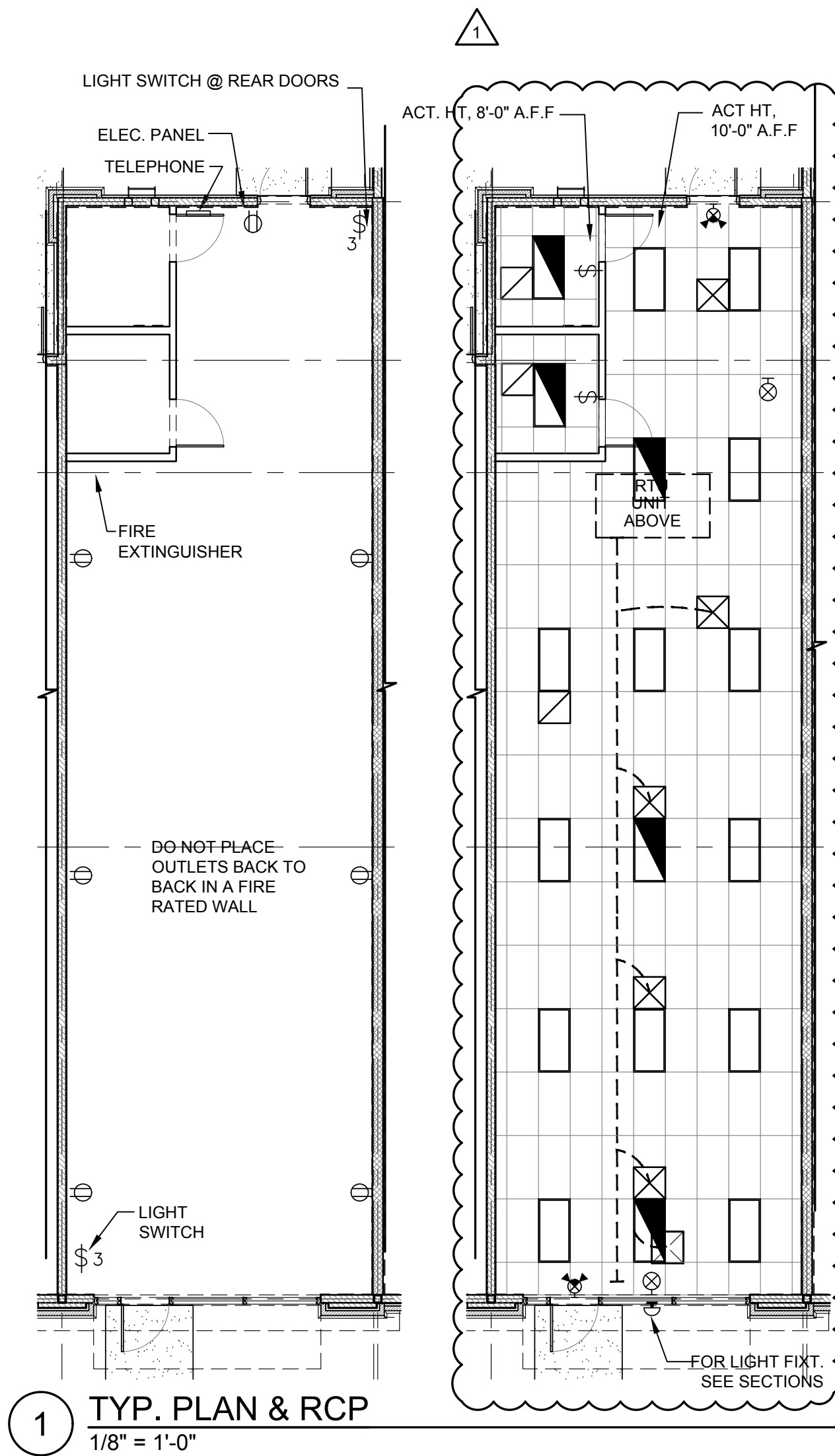
TOILET ACCESSORIES SCHEDULE		
ITEM	DESCRIPTION	
A	BOBRICK GRAB BARS #B6106x36 & #B6106x42. MOUNT @ 34" A.F.F. U.N.O. OR EQUAL; BOBRICK VERTICAL GRAB BAR B-5806 MOUNTED @ 3'-4" A.F.F.	F
B	BOBRICK SURFACE MOUNTED SOAP DISP. #B-42. MOUNT 44" A.F.F. U.N.O. OR EQUAL.	G
C	BOBRICK MIRROR #B-165 2436 MOUNT MIN. OF 40" A.F.F. OR EQUAL	H
D	BOBRICK SURFACE MOUNTED TOILET TISSUE DISP. #B-685. MOUNT 19" A.F.F. AND MIN. OF 36" FROM REAR WALL OR EQUAL	J
E	BOBRICK SURFACE MOUNTED PAPER TOWEL DISP. #B-262. MOUNT 5'-6" A.F.F. TO TOP OF UNIT OR EQUAL	

NOTE: PROVIDE SOLID BLOCKING AT ALL WALL HUNG ACCESSORIES.

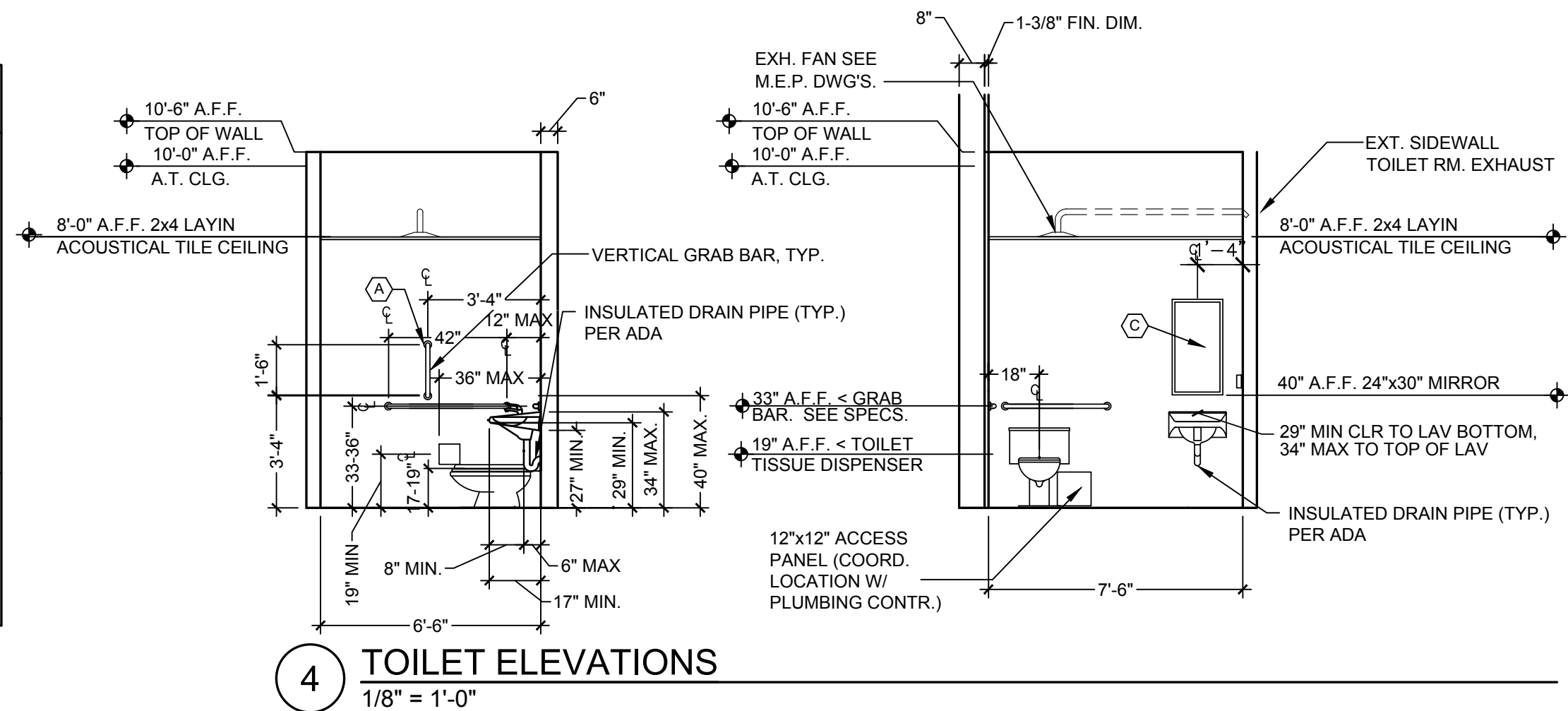
PLUMBING - WHITE BOX:	
1. RESTROOMS STUBBED (REFER TO PLANS FOR LOCATION) 2. GAS LINES ARE TO BE RUN OUTSIDE OF SHOPS & ABOVE ROOF. CODE MAY REQUIRE ALTERNATE LOCATION OF GAS LINES. CONTRACTOR TO VERIFY. 3. HOSE BIBBS FOR LANDSCAPING WILL BE REQUIRED ALONG FRONT OF BUILDINGS AND SHALL BE CONNECTED TO "HOUSE" METER. ONE HOSE BIBB FOR EACH GROUP OF SHOPS OR APPROXIMATELY EVERY 150'-200'. (SEE PLAN) 4. CONTRACTOR SHALL EXTEND PLUMBING LINES 5'-0" FROM FACE OF BUILDING AND COORDINATE WITH SITE UTILITIES) 5. INDIVIDUAL WATER METERS PER SUITE (COORD. W/MEP). 6. ALL TENANT WATER METERS TO INCLUDE BACK FLOW PREVENTORS. (LOCATE "SUB-METERS READERS ON EXT. TLT. WALL @ EYE LEVEL). 7. MINIMUM DEPTH OF SANITARY LINE AT BUILDING ENTRANCE TO BE 2'-0". 8. DO NOT LOCATE CLEAN OUTS IN SIDEWALKS. 9. EACH TENANT IS TO BE PROVIDED WITH 3/4" WATER SUB-METER BY SHELL PLUMBING CONTRACTOR (COORD. W/MEP). 10. PROVIDE GAS LINE TO HVAC UNITS INCLUDING FINAL CONNECTION FROM METER BANKS LOCATED PER DRAWINGS. 11. STUB UP DOMESTIC WATER LINE AT DEMISING WALL LOCATIONS (SEE PLANS FOR LOCATION/DIMENSION) FROM REAR WALL FOR EACH SHOP/SUITE. 12. EXISTING SANITARY LINES TO BE LOCATED AND NEW ROUTING TO BE SAW CUT. TRENCHED, AND BACKFILLED. 13. 6 GAL. ELECTRIC WATER HEATER ABOVE TOILET CLG.	
ELECTRICAL - WHITE BOX:	
1. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, AND APPLIANCE AND LOCAL CODES. 2. ELECTRICAL PANEL SIZES SHALL BE AS FOLLOWS, FOR EACH 1600 S.F. TENANT: • 120/208 VOLT, THREE (3) PHASE SUPPLY FOR EACH SUITE SPACE. • 0 - 999 SF = 100 AMP WITH CONDUIT SIZED FOR 200 AMP UPGRADE • 1000-3999 S.F. = 200 AMP WITH CONDUIT SIZED FOR 400 AMP UPGRADE • 4000-5999 S.F. = 300 AMP WITH CONDUIT SIZED FOR 500 AMP UPGRADE • 6,000 - 7,999 SF = 400 AMP WITH CONDUIT SIZED FOR 600 AMP UPGRADE • 8,000 - 12,000 SF = 600 AMP WITH CONDUIT SIZED FOR 800 AMP UPGRADE	
OUTLETS:	
A) WALL MOUNTED DUPLEX OUTLETS AT 20'-0" O.C. MAX. ALONG DEMISING PARTITIONS AND SIDE WALLS. 1'-6" A.D.D. TO CENTER OF OUTLET. (SEE PLAN) B) ONE SINGLE POLE - 120V, 20A IN RESTROOM. (SEE PLAN) C) ONE (1) DUPLEX OUTLET MOUNTED 4'-6" A.F.F. AT TELEPHONE EQUIPMENT BOARD AT EACH SUITE AND INSIDE RESTROOM. (RESTROOM OUTLET TO BE GFI)	
LIGHT SWITCH:	
A) ONE (1) LIGHT SWITCH IN TOILET ROOM FOR LIGHT AND FAN. B) TWO-WAY LIGHT SWITCH AT FRONT AND REAR EGRESS DOORS.	
LIGHTING	
A) AWNING LIGHTS: HYDREL # 4754-54T5HO-MVOLT-MFL-KM-WMSA-LPI-DDB B) HARD CANOPY LIGHTS: LITHONIA # LAH-50M-11RW-SFL-120-LP C) ONE (1) 2'-0" X 4'-0" FOUR-TUBE (4) LAY-IN FLUORESCENT FIXTURE PER 110 S.F. D) ONE (1) 2'-0" X 4'-0" FOUR-TUBE (4) LAY-IN FLUORESCENT FIXTURE PER TYPICAL RESTROOM. E) EXIT LIGHT AT FRONT DOOR AND REAR DOOR. F) EMERGENCY LIGHTS AT "SALES AREAS" TO BE 2'-0" X 4'-0" FOUR-TUBE (4) LAY-IN FLUORESCENT W/ BATTERY PACK BACK-UP. PROVIDE (1) FIXTURE PER 800 S.F. (2 MINIMUM) G) EMERGENCY LIGHTS @ "WORKROOM" TO BE COMBINATION EXIT/EMERGENCY LIGHT W/ BATTERY BACK-UP.	
TELEPHONE:	
A) BACKBOARD & OUTLET BY OWNER (CABINET BY TENANT)) B) PROVIDE 3/4" PLYWOOD BACKBOARD AT REAR SHOP/SUITE WALL, 30" W X4'-0" T C) SHELL CONTRACTOR SHALL BE RESPONSIBLE FOR STUB-UP OF TELEPHONE CONDUIT TO EXTERIOR TELEPHONE CABINET. D) PROVIDE TELEPHONE CABINETS ON EXTERIOR BACK OF EACH SHOP BUILDING WALL WITH 1" CONDUIT TO EACH SHOP/SUITE STUBBED 6" A.F.F. WITH PULL STRINGS.	
WIRE/POWER:	
A) PROVIDE ELECTRICAL WIRING AND CONNECTION OF HVAC UNITS. B) PROVIDE ELECTRICAL WIRING AND CONNECTION FOR DUPLEX OUTLET AND HVAC UNIT ROOFTOP LOCATION. C) PROVIDE CONDUIT FOR WHITE BOX HVAC WIRING. INCLUDE DISCONNECT AT HVAC UNIT. TERMINATE CONDUIT AT SHOP/SUITE PANEL LOCATION.	
SIGN:	
A) BY TENANT. B) PROVIDE J-BOX FOR TENANT SIGNAGE ON EXTERIOR SIGN BAND WITH CONDUIT ABOVE FINISHED CEILING TO TENANT PANEL LOCATION ON REAR WALL OF EACH SHOP/SUITE.	
THERMOSTAT:	
DIGITAL, NON-PROGRAMMABLE	
TOILET EXHAUST:	
VENT THROUGH WALL - BROAN 684/80 CFM	
MISC:	
HOOK-UP FOR ELECTRIC HEAT PUMP (BY OWNER)	
ADDITIONAL NOTES:	
1. THESE NOTES ARE PROVIDED TO THE CONTRACTOR AS A BASIS FOR THE DESIGN/BUILD PORTIONS OF THIS PROJECT AS WELL AS A CLARIFICATION OF THE COMPONENT PARTS OF SHELL AND WHITE BOX CONSTRUCTION. 2. SPECIFICATIONS AND CONSTRUCTION DOCUMENTS SHALL GOVERN WHEN THERE ARE DISCREPANCIES BETWEEN THESE NOTES AND SPECS/CD'S. 3. ALL COSTS ASSOCIATED WITH AWNING SHALL BE SHELL COSTS. 4. ALL GYP. BD. TO BE TAPED, SANDED, PRIMED, AND READY FOR FINAL PAINT COAT. 5. ANY ADDITIONAL TENANT IMPROVEMENT COSTS (DUE TO WORK NOT INDICATED ON THIS DRAWING) SHALL BE BORNE BY TENANT.	

ELECTRICAL LEGEND	
	RECESSED LAY-IN 2'X4' FLUORESCENT FIXTURE W/(4) FOUR LAMPS
	SURFACE MTD. 1'X4' FLUORESCENT FIXTURE W/ TWO LAMPS
	WALL MOUNTED FLUORESCENT FIXTURE W/ TWO LAMPS
	EXIT LIGHT W/ BATTERY PACK
	EXHAUST FAN
	DUPLEX RECEPTICAL - 120V/20A
	TELEPHONE OUTLET
	SWITCH - SINGLE POLE - 120V/20A
	2 X 4 FLUORESCENT EMERGENCY FIXTURE
	TELEPHONE BACKBOARD
	ELECTRICAL PANEL

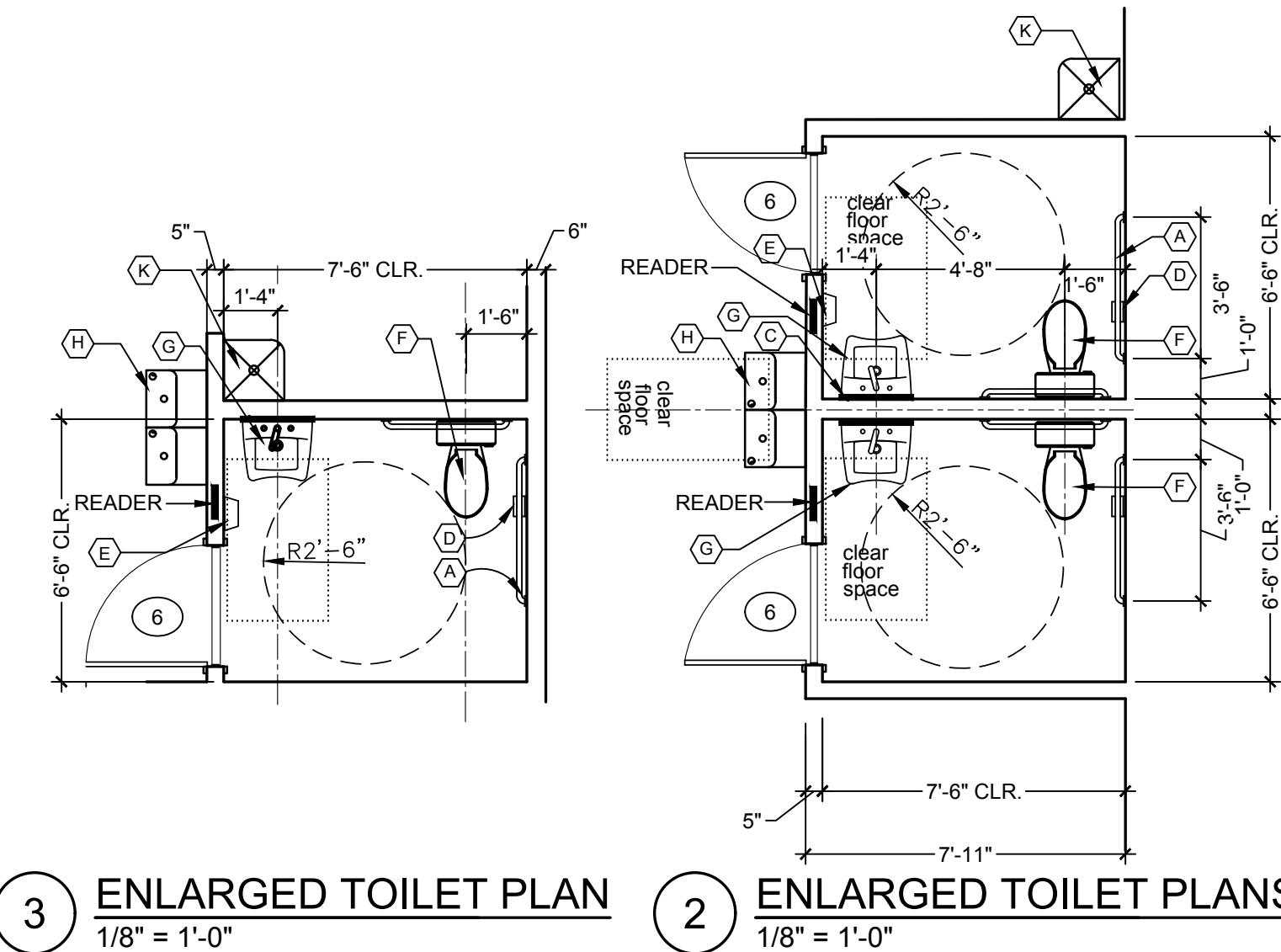
NOTE: TENANT LAYOUT IS SUBJECT TO CHANGE PER SPEC TENANT REQUIREMENTS. INTERIOR BUILDOUT IS NOT PART OF SHELL BUILDING. FOR LAYOUT ONLY AND NOT FOR CONSTRUCTION



1 TYP. PLAN & RCP
1/8" = 1'-0"



4 TOILET ELEVATIONS
1/8" = 1'-0"



3 ENLARGED TOILET PLAN
1/8" = 1'-0"

2 ENLARGED TOILET PLANS
1/8" = 1'-0"

NEW RETAIL BUILDING
KITTIES CROSSING
21 BLUFFTON ROAD
BLUFFTON, SC, 29910
CNNA ARCHITECTS, INC.

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TENANT STANDARDS
& SPECIFICATIONS

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