

RYAN JONES ASSOCIATES  
1115 22nd Street  
Vero Beach, FL

SHEET INDEX

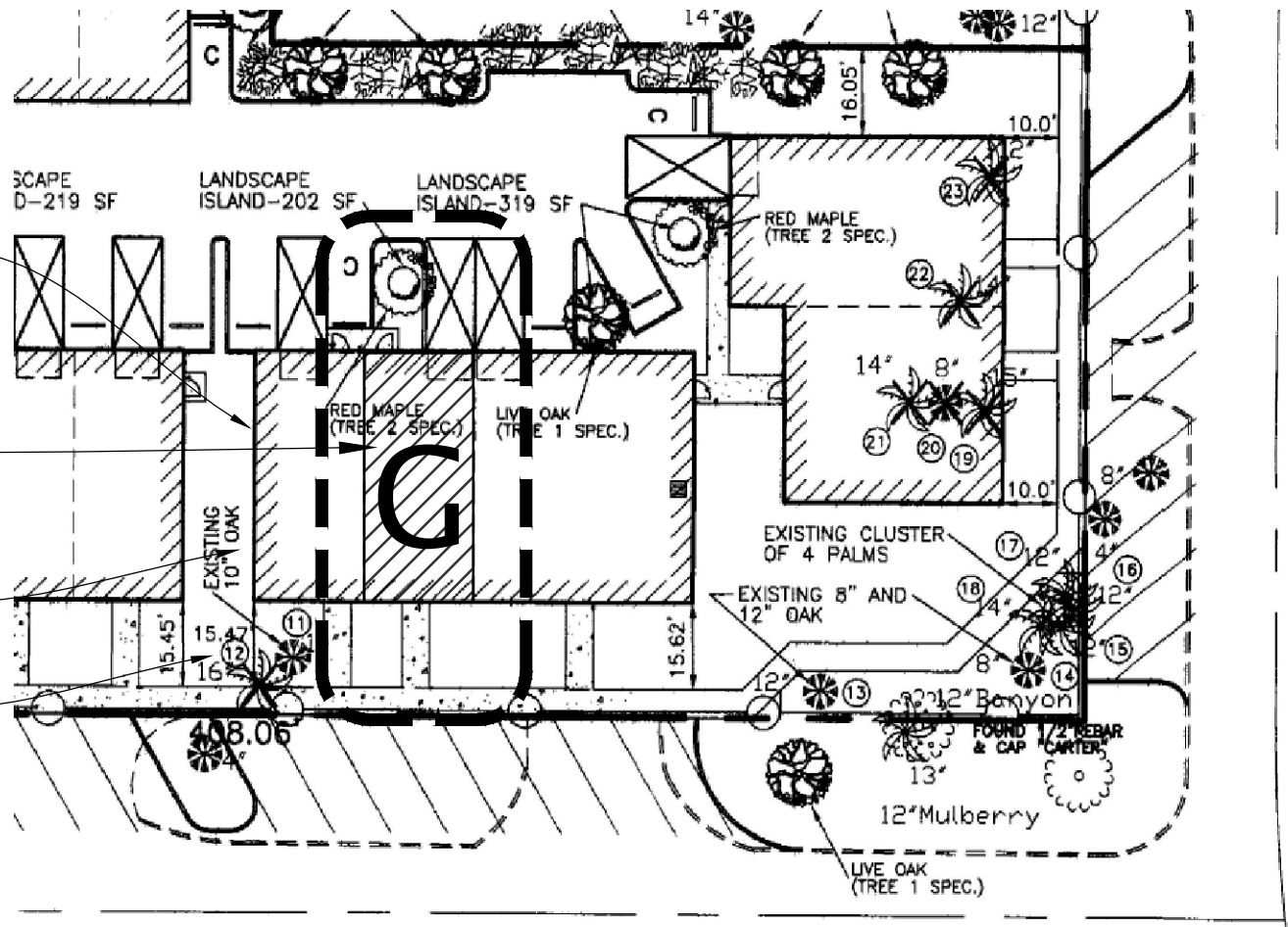
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GENERAL NOTES CONTINUED:

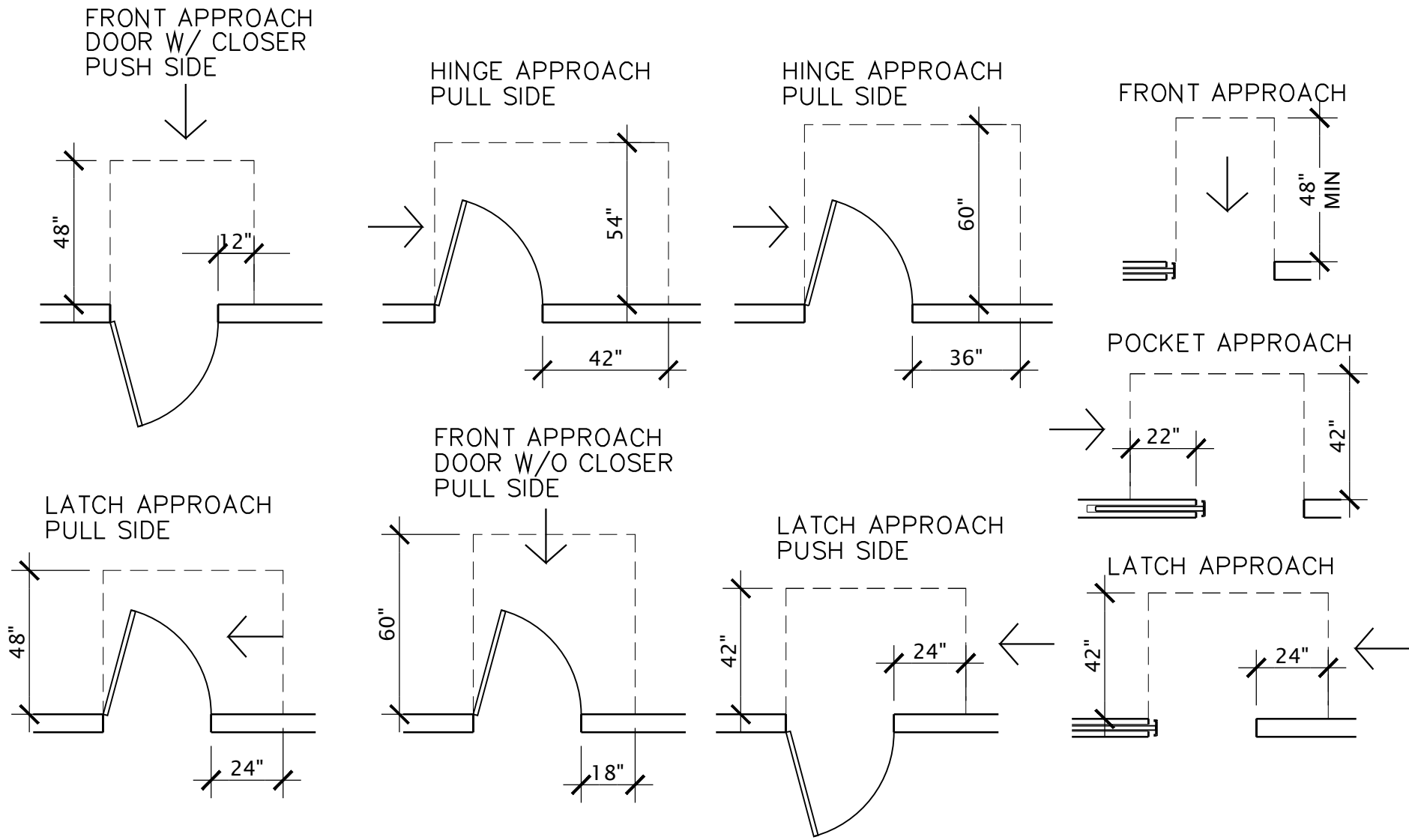
- REFER TO EQUIPMENT SPECS PROVIDED BY THE OWNER TO COORDINATE POWER/DATA/INSTALLATION
  - COORDINATE CONDUIT TYPE, SIZE AND LOCATION WITH OWNERS CONSULTANT FOR AUDIO, VIDEO, COMMUNICATIONS AND SECURITY SYSTEMS DEVICES. SEPARATE PERMITS MAY BE REQUIRED FOR THESE SYSTEMS.
  - CONTRACTOR SHALL COORDINATE WITH THE OWNER'S DESIGNATED I.T. MANAGER AND PROVIDE ROUGH-IN CONDUIT FOR LOW-VOLTAGE CIRCUIT AND CABLES PER THE OWNER'S CONSULTANT SHOP DRAWING AND SPECIFICATIONS FOR AUDIO, SECURITY, VIDEO SYSTEMS.
  - CONTRACTOR TO PROVIDE PRODUCT DATA SHEETS, COLOR AND FINISH SAMPLE SUBMITTALS TO THE ARCHITECT AND OWNER FOR APPROVAL. FINISHES INCLUDE PAINT, WALL BASE, FLOORING, CASEWORK AND CABINET HARDWARE, CEILINGS, DOOR PANELS, DOOR HARDWARE, INTERIOR GLAZING, APPLIED FILMS, INTERIOR SIGNAGE, MASONRY BRICK VENEER AND SUBSTRATE, STAIR TREAD AND NOSING, HANDRAILS, LIGHT FIXTURES, EXPOSED HVAC DUCTWORK, A/C ROOFTOP CURB AND UNIT, PLUMBING FIXTURES, RESTROOM ACCESSORIES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT AND OWNERS APPROVAL INCLUDING:
- A. STAIR FRAMING  
B. INTERIOR GLAZED DOOR AND WINDOW SYSTEM  
C. EXTERIOR WINDOW AND PRODUCT APPROVAL  
D. CASEWORK
- CONTRACTOR SHALL APPLY FOR ALL PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUB-CONTRACTOR'S CROSS-COORDINATION OF ALL DOCUMENTS. IT IS RECOMMENDED THAT EACH SUB-CONTRACTOR RECEIVE A FULL SET OF DOCUMENTS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCY AND ERRORS FOUND IN THE PLANS. WHERE DIFFERENCE BETWEEN SHEETS OCCURS, THE SUPERCEDING OPTION SHALL BE DECIDED BY THE ARCHITECT WITHOUT CHANGE IN COST. ALL PORTIONS OF EVERY DOCUMENT SHALL BE REVIEWED THOROUGHLY PRIOR TO CONTRACT AGREEMENT.
- ENVIRONMENTAL GOALS: OPTIMIZE ENERGY EFFICIENCY AND PERFORMANCE. PROTECT AND CONSERVE WATER. ENHANCE INDOOR AIR ENVIRONMENTAL QUALITY. REDUCE THE ENVIRONMENTAL IMPACT OF MATERIALS. MAKE DECISIONS THAT HELP PROTECT THE INDIAN RIVER ESTUARY AND LOCAL WATERWAY QUALITY.
- WORK SEQUENCE: COORDINATE, SEQUENCE, AND STAGE NEW WORK IN ACCORDANCE WITH APPROVED CONSTRUCTION SCHEDULES AND SAFETY PLAN. COORDINATE ACCESS, PARKING, AND EGRESS OF ALL CONTRACTOR PERSONNEL PRIOR TO COMMENCEMENT. CONSTRUCT WORK IN STAGES TO PROVIDE FOR SAFETY AT ALL TIMES. WORKING HOURS SHALL BE IN ACCORDANCE WITH THE APPLICABLE CITY ORDINANCES AND/OR IN COMPLIANCE WITH THE OWNER'S DIRECTIONS.
- ITEMS NOT IN CONTRACT INCLUDE:
- A. SPECIALTY EQUIPMENT SUPPLIED AND INSTALLED BY THE OWNER.  
B. DESKTOP COMPUTERS, FAX MACHINE, TELEPHONES, COPY MACHINES  
C. REFRIGERATOR, MICROWAVE (CONTRACTOR SHALL INSTALL AND PROVIDE CONNECTION).  
D. NON-FIXED FURNITURE

GENERAL CONTRACTOR'S NOTES:

- APPLY FOR ALL PERMITS PRIOR TO CONSTRUCTION
- SCHEDULE ON-SITE MEETING WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
- PROVIDE TEMPORARY SANITARY FACILITIES.
- PROVIDE DUMPSTER COMPLIANCE WITH OWNER'S ASSOCIATION.
- SECURE PROJECT AREA TO RESTRICT ACCESS TO THE PUBLIC.
- SUBMIT APPLICATIONS FOR PAYMENT TO THE ARCHITECT FOR REVIEW AS DIRECTED BY THE OWNER/CLIENT.
- CHANGES TO THE PLANS AND SPECS- SUBMIT CHANGE ORDER REQUEST TO THE ARCHITECT AS DIRECTED BY THE OWNER/CLIENT. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF CHANGES ARE MADE IN THE FIELD WITHOUT PRIOR AUTHORIZATION. ONLY THE ARCHITECT CAN ISSUE DIRECTIVES FOR CHANGES TO THE PLANS. REFER TO LENDER'S CONSTRUCTION REQUIREMENTS IF APPLICABLE.
- COORDINATE UTILITY CONNECTIONS TO THE BUILDING WITH UTILITY COMPANY - COVB/FPL ELECTRIC AND COVB UTILITIES CONTACT THE ARCHITECT AND OWNER FOR UNFORSEEN SITE RELATED ISSUES.
- PROVIDE PROOF OF INSURANCE DOCUMENTS AS REQUIRED BY THE OWNER AND LENDER.
- SATISFACTION OF PUNCH LIST, WAIVER OF LIEN RELEASES AND CERTIFICATE OF FINAL COMPLETION SHALL BE ISSUED PRIOR TO FINAL PAYMENT.
- THE ARCHITECT RESERVES THE RIGHT TO REJECT UNAUTHORIZED WORK THAT DOES NOT CONFORM WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS. IS NOT UNIFORM OR THAT DOES NOT MEET A STANDARD OF CARE. ACCEPTABLE TOLERANCES IN VARIATION SHALL BE PER INDUSTRY STANDARDS AIA, ASTM, ANSI, CSI, COVB AND IRC.
- ALL WORK SHALL BE DURABLE AND REPRESENT A STANDARD OF QUALITY IN MATERIAL AND WORKMANSHIP.
- THE CONTRACTOR SHALL REFERENCE ALL APPLICABLE DIVISIONS OF THE FLORIDA BUILDING CODE, AMERICANS WITH DISABILITIES ACT, LOCAL ZONING ORDINANCE AND ALL OTHER APPLICABLE INDUSTRY STANDARDS ENFORCED WITHIN THE JURISDICTION OF THE PROJECT.



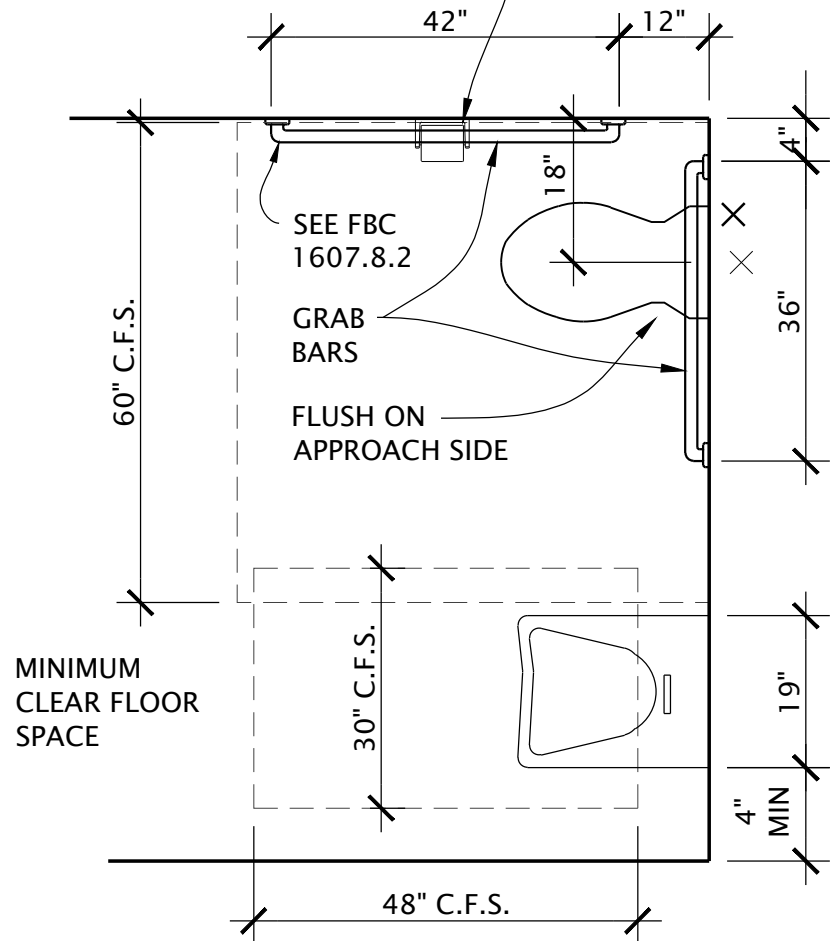
SITE LOCATION



FIRST FLOOR  
DOOR MANUEVERING CLEARANCE

SCALE: 1/2" = 1'-0"

THE CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR TOILET PAPER HOLDERS.



SPECIALTY CONTRACTORS:

THE CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS AND MANUFACTURERS DATA TO THE ARCHITECT AND THE OWNER FOR REVIEW AND APPROVAL:

- DATA, COMMUNICATIONS, INTERNET, AVL
- EXTERIOR WINDOW PRODUCT APPROVAL
- INTERIOR GLAZED SYSTEMS
- INTERIOR DOORS
- STRUCTURAL SYSTEMS PER S-SHEETS
- M/E/P COMPONENTS PER PLANS

INDIVIDUAL SEPARATE PERMITS MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL REQUIREMENTS PRIOR TO SUBMITTING BID PROPOSAL.

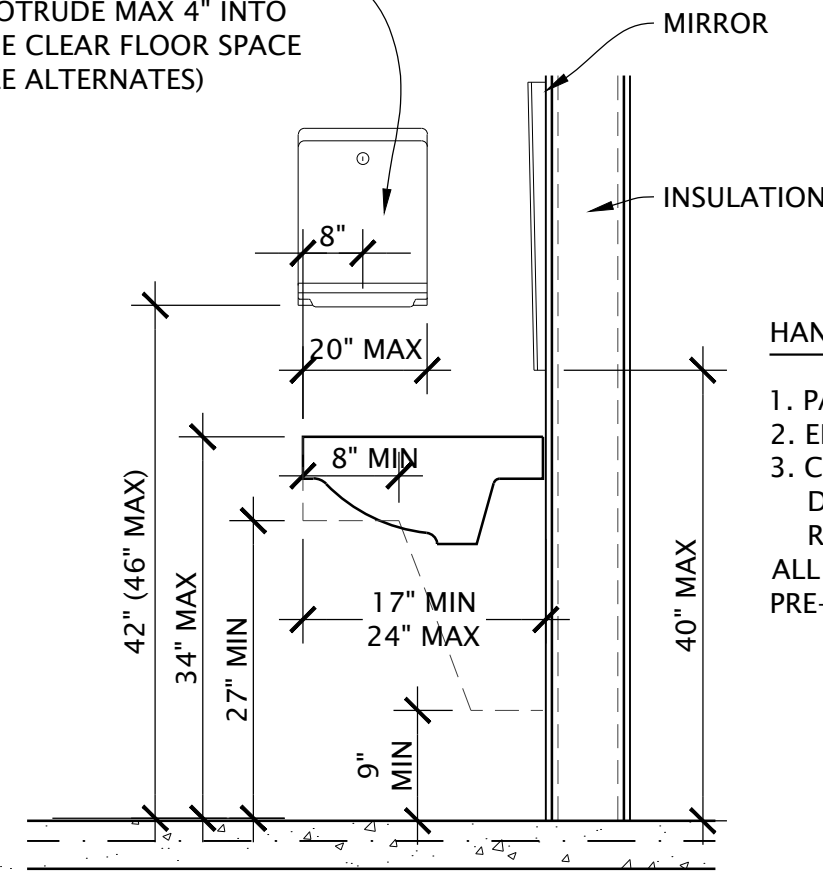
FIRE RESISTANT RATED CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRYWALL SUB-CONTRACTOR REQUIRED SUBMITTALS TO THE LIFE SAFETY DIVISION OF THE BUILDING DEPARTMENT FOR IMPROVEMENTS DETERMINED BY AHJ AS REQUIRED FOR PROTECTION OF THE EXISTING 2-HOUR RATED FIRE BARRIER.

2-HR RATED SEPARATION PROTECTION NOTE:  
APPLY SIGN OR STENCIL AT 2-HR RATED WALLS:

2-HR RATED FIRE & SMOKE BARRIER  
PROTECT ALL OPENINGS

PAPER DISPENSER CAN PROTRUDE MAX 4" INTO THE CLEAR FLOOR SPACE (SEE ALTERNATES)



HAND DRYING OPTIONS:

- PAPER TOWEL DISPENSER
  - ELECTRIC HAND DRYER
  - COMBINATION PAPER TOWEL DISPENSER AND WASTE DISPOSAL RECESSED IN WALL.
- ALL FINISHES S.S. OR AS PRE-APPROVED BY THE OWNER.

UNDER-SINK PIPES AND HARDWARE SHALL BE INSULATED WITH A MANUF. COVER TO PROTECT FROM SHARP ABRASIONS AND HOT WATER PIPE CONTACT.

PLUMBING AREAS WAINSCOTING SHALL BE IMPERVIOUS MATERIAL MIN. 48" HIGH AND WITHIN 24" OF A PLUMBING FIXTURE. ALL PENETRATIONS SHALL BE CAULKED WITH WATERPROOF SEALANT

FIRST FLOOR  
FIXTURE DIMENSIONS

SCALE: NTS

APPLICABLE BUILDING CODES:

6TH ED. FLORIDA BUILDING CODE  
6TH ED. EXISTING BUILDING CODE  
6TH ED. FLORIDA MECHANICAL CODE  
2014 NATIONAL ELECTRIC CODE  
6TH ED. FLORIDA PLUMBING CODE  
6TH ED. FLORIDA GAS CODE  
6TH ED. FLORIDA ENERGY EFFICIENCY  
6TH ED. FLORIDA ACCESSIBILITY CODE  
6TH ED. FLORIDA FIRE PREVENTION  
2015 LIFE SAFETY CODE

△ BUILDING SUMMARY  
FLORIDA BUILDING CODE  
EXISTING 1-STORY BUILDING  
ALTERATION LEVEL 2

USE - OFFICE  
OCCUPANCY CLASSIFICATION:  
GROUP B BUSINESS

CONSTRUCTION TYPE: TYPE V-B  
FIRE ALARM NO  
SPRINKLER NO

GROSS BUILDING AREA = 3,572 S.F.

FIRST FLOOR UNIT 2 AREA = 837 SF  
OCCUPANT LOAD: 9 PERSONS

SECOND FLOOR UNIT 2 AREA = 496 SF  
OCCUPANT LOAD: 5 PERSONS

MEANS OF EGRESS:  
NO. OF EXITS 2  
EXIT WIDTH 32" MIN CLEAR EA.

200 FT MAX TRAVEL DISTANCE  
75 FT MAX COMMON PATH OF TRAVEL

(1) MINIMUM NUMBER OF EXITS REQUIRED

ACCESS UPPER LEVEL FLOOR STAIRWAY SHALL NOT BE LESS THAN 48" WIDTH. NOTE\*: VERTICAL ACCESS IS NOT REQUIRED FOR OCCUPIABLE SPACES AND ROOMS THAT ARE NOT OPEN TO THE PUBLIC AND THAT HOUSE NO MORE THAN FIVE (5) PERSONS. OWNER SHALL APPLY FOR WAIVER REF. WWW.FLORIDABUILDING.ORG FOR REVIEW BY ACCESSIBILITY ADVISORY COUNCIL. △

FIXTURE QUANTITY MINIMUM REQUIRED:  
WATER CLOSET: (1)  
LAVATORY: (1)  
SERVICE SINK: (0)  
DRINKING FOUNTAINS: (0)

△ PARALLEL BUILDING ANALYSIS  
THE FLORIDA FIRE PREVENTION CODE  
NFPA 1 & 101 2015 EDITION

1-TA.12.2 TYPE OF CONSTRUCTION V (000)  
SPRINKLERED NO  
FIRE ALARM NO

FLOOR AREA = 1,333 S.F.

GENERAL BUSINESS  
OCCUPANT LOAD = 14 PERSONS

MEANS OF EGRESS:

TWO EXITS PROVIDED ON THE GROUND FLOOR.  
62 FEET MAX TRAVEL DISTANCE

DEAD ENDS SHALL NOT EXCEED 20 FT.

THE PATHWAYS OF EGRESS TO AN EXIT SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 7.8

EMERGENCY LIGHTING IS NOT REQUIRED

C.M.CRAWFORD ARCHITECT, INC.

FL #AA26001812

-CMC ARC-

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CONTRACTOR TRADES  
INTERIOR ALTERATION

1115 22nd Street  
Vero Beach  
Florida

COVER

SHEET TITLE

A-0

SHEET NUMBER