## TENANT IMPROVEMENT (PHASE II)

# BLDG. #01 & 03

# 4843 VICTOR ST JACKSONVILLE, FL 32207



# JAA ARCHITECTURE

2716 ST JOHN'S AVE JACKSONVILLE FL. 32205 AR 92748 904.379.5108

### GENERAL NOTES **ABBREVIATIONS** CODE SUMMARY FIRE MARSHAL NOTES

	10113			OLITEIO (E 1101E)		CODE 301VIIVII III I		
BOVE BOVE FINISHED FLOOR	ILO IN	IN LIEU OF INCH	VAC VACUUM VB VANITY BASE	A-INTENT & USE OF CONSTRUCTION DOCUMENTS			000500000000000000000000000000000000000	
CCESS PANEL	ID	INSIDE DIAMETER	VB VAPOR BARRIER				CODE SUMMARY	
COUSTIC CEILING TILE COUSTICAL DDITIONAL	INSUL INT	insulation interior	VAR VARIES VP VENEER PLASTER V VENT	1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS	4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF	APPLICABLE CODES	FLORIDA BUILDING CODE 5TH EDITION(2014), FLORIDA FIRE PREVENT CODE (5TH EDITION), FLORIDA ACCESSIBILITY CODE (FAC) 2012	TION
DHESIVE DJACENT	JAN	JANITOR JOINT	VTR VENT THRU ROOF VIF VERIFY IN FIELD	OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B)	any discrepancies, omissions and/or conflicts prior to proceeding	ALTERATION LEVEL	·	
DJUSTABLE	JST	JOIN	VERT VERTICAL	PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT	WITH THE WORK.	ALTERATION LEVEL	LEVEL II ALTERATION	FBC 2
R CONDITIONING R HANDLING UNIT	VIT	KITCHEN	VEST VESTIBULE VBS VINYL BASE	VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER				(801.
TERNATE LUMINUM	K/S KD	KNEE SPACE KNOCKDOWN	VCT VINYL COMPOSITION TILE VT VINYL TILE	PERMITS REQUIRED IN CONNECTION WITH THE WORK.	5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.	OCCUPANCY TYPE	BLDG 1: S-1 & B: STORAGE (ORDINARY HAZARD), BUSINESS *NON SEPARATED USE	FBC 2
MPHERE NCHOR BOLT	LAR	LABORATORY	WIC WALK-IN CLOSET	2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO			BLDG 2: S-1: STORAGE (BULK TIRES - MODERATE HAZARD)	
NODIZED PPROVED RCHITECT (URAL)	LAM LVL LT	LAMINATED  LAMINATED VENEER LUMBER  LAUNDRY TUB	WASH WASHING MACHINE WH WATER HEATER WP WATERPROOF	HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE	6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.		BLDG 3: S-1 & F-1: STORAGE (ORDINARY HAZARD), INDUSTRIAL (SPEC PURPOSE) *NON-SEPARATED USE	CIAL
SPHALT '	LAV	LAVITORY	WT WEIGHT	ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE		CONSTRUCTION TYPE	TYPE - IIB	FBC 2
verage	LDR LH	LEADER LEFT HAND	WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH	CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.	7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE	RISK CATEGORY		FBC 2
	L	LENGTH LIGHT GAUGE MTL FRAMING	W WEST		DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.	SPRINKLERED Y/N		1302
AM ARING	LGMF LIN FT	LINEAR FEET	W WIDTH WIN WINDOW	3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME		TOTAL OCCUPANT LOAD	242 (ALL DLDCC)	
ARING PLATE NCH MARK TWEEN	LOC LVR	LOCATION LOUVER LOW POINT	W/ WITH W/O WITHOUT WD WOOD	WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.	<ol><li>DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION.</li><li>DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.</li></ol>	IOIAL OCCUPANI LOAD	343 (ALL BLDGS)	
-FOLD (DOOR)	LI	LOW FORM	Mb Moob			GROSS BUILDING AREA	111,592 SF	
TUMINOUS .OCK	MFR	MANUFACTURER MARBLE		4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK	9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET	AREA OF WORK	74,973 SF	
OCKING	MB	MARKER BOARD	SYMBOLS	REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS	CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH	EXISTING # OF STORIES	1	-
DARD DITOM	MO MATL	MASONRY OPENING MATERIAL	311VIDOL3	OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE	THE WORK.	MEZZANINE Y/N	Y (MEZZ. IN BLDG. 1 & 3 ONLY)	
RICK	MAX	MAXIMUM		INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS		MEZZANINE 1719	I (MEZZ. IN BLDG. 1& 3 ONLT)	
RITISH THERMAL UNIT JILDING	MECH MED	MECHANICAL MEDIUM	COLUMN	REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.	10. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED			
JILT UP ROOF	MDFB	MEDIUM DENSITY FIBER BOARD	DESIGNATION	DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE	FOR HIS WORK UNLESS OTHERWISE NOTED.	MEANS OF EGRESS		
ADINICT	MDO MEMB	MEDIUM DENSITY OVERLAY MEMBRANE	( A )	SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE		REQUIRED # OF EXITS	6	FBC 2
APACITY	MTL	METAL		CONTRACTOR AND THE OWNER.	11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR	PROPOSED # OF EXITS	10	
ARPET	MT MEZZ	METAL THRESHOLD MEZZANINE			WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND			
ASED OPENNING AST IN PLACE	MM	MILLIMETER		5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO	FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH	MINIMUM MEANS OF EGRESS WIDTH	.2(343)=68.6	FBC 2
AST IRON	MIN	MINIMUM MIRROR		THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE	APPROPRIATE SUBCONTRACTORS.	PROPOSED MEANS OF EGRESS WIDTH	374" = (9) 34" DOORS + (1) 68" DOOR	
AST STONE ATCH BASIN	MISC	MISCELLANEOUS	/—ROOM	ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER		I KOI OSED MEANS OF EGRESS WIDTH	374 - (7) 34 DOOKS 1 (1) 66 DOOK	
EILING EMENT	MOD MTD	MODULAR MOUNTED	ROOM NAME ROOM	RECOURSE. ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS	12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY			
ENTERLINE	MULL	MULLION	ROOM	SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE	RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND	MAX COMMON PATH OF TRAVEL	100'	FBC 2
ERAMIC MOSAIC TILE ERAMIC TILE	NATL	NATIONAL	000 NUMBER	ARCHITECT AND/OR THE OWNER.	EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE	PROPOSED COMMON PATH OF TRAVEL	N/A	
HAMFER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	ROOM AREA		MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.			
HANGE	MOM	NOMINAL NORTH	S.F <del>.</del>	B-PERMITS, FEES, TAXES, & NOTICES	11 THERE WILL BE NO CHROTITUTIONS OF MATERIALS WILEBE A MANUEL OTHER IS	MAX TRAVEL DISTANCE ALLOWED	250'-0"	FBC 2
HILLED WATER	NIC	NOT IN CONTRACT			11. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS	PROPOSED MAX TRAVEL DISTANCE	246'-8"	
LOSET OLD WATER	nts no	NOT TO SCALE NUMBER		1. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR	SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED,			
OLUMN	NO	NOMBER		TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR	ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE	EXIT SIGNS TO BE READILY VISIBLE FROM	All	- FRC (
Ombination Oncrete	OBS OFF	OBSCURE OFFICE	DOOR	WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.	CONTRACTOR.	POINTS OF EGRESS PATH INDICATING	ALL	FBC 2
ONCRETE MASONRY UNIT	OC	ON CENTER	NUMBER	O THAT FOR OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS. THE	10 ALL FINISHES TO BE INISTALLED IN ACCORD ANCE WITH A ANHLE ACTUDED'S	DIRECTION OF EGRESS TRAVEL		
ONDUIT ONNECTION	O1 OCC	OCCUPANT OPEN WEB STEEL JOIST	000	2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE	12. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S		Tr.	- NIEDA
ONSTRUCTION	OPG	OPENING		CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL	RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND	EXIT DOOR TACTILE SIGNAGE AT ALL EXITER REQUIRING AN EXIT SIGN	15	NFPA
Ontinuous Ontractor	OPER OPP	OPERABLE OPPOSITE	WINDOW	OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS	INSTALLATION SPECIFIED.	REQUIRING AN EXIL SIGN		
ONTROL JOINT	OPT	OPTIONAL	WINDOW	NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.	13. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S			
ORNER GUARD ORRIDOR	OSB OZ	ORIENTED STRAND BOARD OUNCE	TYPE	2. THE CONTRACTOR CHAIL CIVE ALL MOTICES AND COMPLY WITH ALL LAWS	DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND	DITIMADINIC FIVELIDE CALCULA	ZIANIC	
OUNTER	OD OD	OUTSIDE DIAMETER	~	3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS,	SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT.	PLUMBING FIXTURE CALCULA		
OURSE(S)	OA OHD	OVERALL OVERHEAD DOOR	PARTITION	ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC	FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF	APPLICABLE CODES:	FLORIDA PLUMBING CODE 2014 (TABLE 403.1)	
UBIC UBIC FEET BED MINUTE	OGD	OVERHEAD BOOK OVERHEAD GARAGE DOOR	TYPE	AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.	UNDERCOATS.	TOTAL OCCUPANT LOAD:	343 (ALL BLDGS) 172 MEN, 172 WOMEN	

14. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE

FOR MILLWORK ENGINEERING. 15. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF

OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS. INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

E- INSTALLATION NOTES (MAY NOT APPLY)

1. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO

2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS,

3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS

SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE 4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE.

5. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE

INSTALLATION OF SPECIFIED FLOOR FINISH(-ES). 6. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL

SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.

PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN

9. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING.

BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.

11. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING.

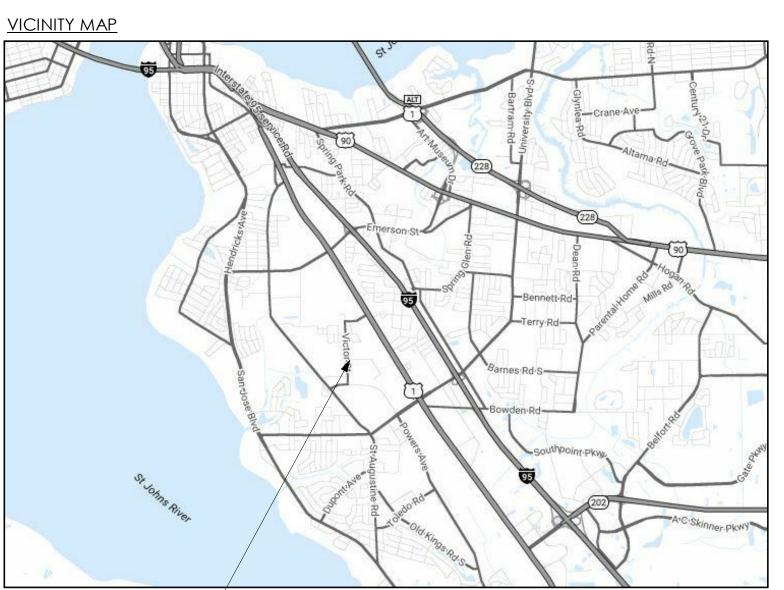
12. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.

	CODE SUMMARY	
APPLICABLE CODES	FLORIDA BUILDING CODE 5TH EDITION (2014), FLORIDA FIRE PREVENTION CODE (5TH EDITION), FLORIDA ACCESSIBILITY CODE (FAC) 2012	
ALTERATION LEVEL	LEVEL II ALTERATION	FBC 2014 EXISTING BLDG (801.1)
OCCUPANCY TYPE	BLDG 1: S-1 & B: STORAGE (ORDINARY HAZARD), BUSINESS *NON SEPARATED USE	FBC 2014 (311.1)
	BLDG 2: S-1: STORAGE (BULK TIRES - MODERATE HAZARD)	
	BLDG 3: S-1 & F-1: STORAGE (ORDINARY HAZARD), INDUSTRIAL (SPECIAL PURPOSE) *NON-SEPARATED USE	
CONSTRUCTION TYPE	TYPE - IIB	FBC 2014 (TABLE 601)
RISK CATEGORY	II .	FBC 2014 (TABLE 1604.5)
SPRINKLERED Y/N	Υ	
TOTAL OCCUPANT LOAD	343 (ALL BLDGS)	
GROSS BUILDING AREA	111,592 SF	
AREA OF WORK	74,973 SF	
EXISTING # OF STORIES	1	
MEZZANINE Y/N	Y (MEZZ. IN BLDG. 1 & 3 ONLY)	
MEANS OF EGRESS		
REQUIRED # OF EXITS	6	FBC 2014 (TABLE 1021.1)
PROPOSED # OF EXITS	10	
MINIMUM MEANS OF EGRESS WIDTH	.2(343)=68.6	FBC 2014 (1005.1)
PROPOSED MEANS OF EGRESS WIDTH	374" = (9) 34" DOORS + (1) 68" DOOR	
MAX COMMON PATH OF TRAVEL	100'	FBC 2014 (TABLE 1014.3)
PROPOSED COMMON PATH OF TRAVEL	N/A	,
MAX TRAVEL DISTANCE ALLOWED	250'-0"	FBC 2014 (TABLE 1016.2)
PROPOSED MAX TRAVEL DISTANCE	246'-8"	
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATING DIRECTION OF EGRESS TRAVEL		FBC 2014 (1011.1)
EXIT DOOR TACTILE SIGNAGE AT ALL EXITS REQUIRING AN EXIT SIGN		NFPA 101 (7.10.1.3)

<u>aiions</u>
FLORIDA PLUMBING CODE 2014 (TABLE 403.1) 343 (ALL BLDGS) 172 MEN, 172 WOMEN 1 PER 100
2 2
8 TOTAL 2 WOMEN'S 2 MEN'S 4 UNISEX
0 1 PER 100
2 2
8 TOTAL 2 WOMEN'S

2 MEN'S

4 UNISEX



PROJECT LOCATION

COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA 101 LIFE SAFETY CODE

1. ALL FINISH HARDWARE TO BE ADA COMPLIANT SHALL

2. CONTRACTOR SHALL PROVIDE EXIT DOOR TACTILE SIGNAGE (PER NFPA 101,7.10.1.3). EXIT TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. SIGNAGE SHALL MEET ALL ACCESSIBLE REQUIREMENTS. TO BE MOUNTED ON LATCH SIDE OF DOOR, 60" AFF.

3. TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT

4. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

5. ACCESSIBLE ELEMENTS AND SPACES THE FACILITY HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF CH. - 11 IN THE FLORIDA BUILDING CODE. FOR ALTERATIONS OF EXISTING BUILDINGS 20% OF THE BUDGET HAS BEEN DEDICATED TO ADA IMPROVEMENTS WITH PRIORITY BEING GIVEN TO THE FOLLOWING ELEMENTS (IN ORDER)

A. ACCESSIBLE ENTRANCE B. ACCESSIBLE ROUTE TO ALTERED AREA

C. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM. D. ACCESSIBLE TELEPHONES

E. ACCESSIBLE DRINKING FOUNTAINS F. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, STORAGE, AND ALARMS

6. FIRE EXTINGUISHERS SHALL BE PROVIDED, INSTALLED, INSPECTED AND TAGGED BY A LICENSED FIRE EXTINGUISHER COMPANY.

7. ALL LOCKED DOORS WITHIN THE DESIGNED FACILITY IF PROVIDED WITH A LOCK, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFECT FOR OPERATION FROM THE EGRESS SIDE.

8. CONTRACTOR WILL PROVIDE AN EXTERIOR ELECTRICAL DISCONNECT IF ONE DOES NOT CURRENTLY EXIST.

9. THIS PROJECT DOES NOT CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NOT NEED TO BE LABELED ACCORDING TO FAC 69A-60.0081.

ALL MODIFICATIONS TO SPRINKLERS TO BE PERFORMED BY LICENSED FIRE PROTECTION CONTRACTOR. DRAWINGS TO BE PROVIDED BY OTHERS AND MAY REQUIRE SEPARATE

### SCOPE OF WORK

DEMO OF EXIST MEZZANINE, NOTED WALLS & THE ADDITION OF NEW RAMP. NEW LIFE SAFETY PLAN & ADDITION OF NEW EGRESS LIGHTING & FIRE EXTINGUISHERS.

ADDITION OF NEW EGRESS LIGHTING TO TIE INTO EXIST. EMERGENCY CIRCUIT ONLY.

NO MECHANICAL SCOPE, EXISTING TO REMAIN.

REMOVAL AND CAPPING OF EXCESS PIPE ONLY.

### DRAW<u>ING INDEX</u>

### <u>ARCHITECTURAL</u>

**NOTES AND INDEX** A100.1 OVERALL BUILDING (1) DEMO PH. 2 A101.1 A101.2 BUILDING (1) PH. 2 A102.1 BLDG (2) DEMO (UNUSED - PH. I) A102.2 BLDG (2) NEW/LSP (UNUSED - PH. I) A103 BUILDING (3) PH. 2 AD101 DETAILS (UNUSED - PH. 1) RAMP DETAILS AD102



DOVETAIL ANCHOR DOVETAIL SLOT DOWNSPOUT DRAWING DRYER (MACHINE) FLECTRIC PANEL ELECTRIC WATER COOLER **EMERGENCY** ENCLOSURE ENTRANCE EXHAUST FAN EXPANSION BOLT EXTERIOR INSULATION FINISH SYSTEM RT FINISH FLOOR ELEVATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINE FIRE RETARDANT TREATED FIREPLACE FLOOR DRAIN FLUORESCENT FOUNDATION HANDICAP HARDWARI HEADER HEIGHT

DEMOLISH (DEMOLITION)

FURNISHED BY OTHER:

HOLLOW METAL HOSE BIB HOT WATER

STRUCTURAL TELEPHONE TELEVISION THICK (NESS) THROUGH TONGUE AND GROOVE TOP OF STEEL TOP OF WINDOW TYPICAL UNDERCUT

PARALIFI

PARTITION

PLYWOOD POINT

PORTABLE

POUNDS PER SQUARE FT

PREFABRICATED

PREFABRICATED

PROPERTY LINE

QUARRY TILE

RECEPTOR

RESILIENT

ROD & SHELF

**ROOF DRAIN** ROOF DRAIN LEADER

ROOF HATCH

SCHEDULE

SEALANT

SERVICE

SHEATHING SHEET

SLAB ON GRADE

SMOKE DETECTOR

SOLID SURFACE

SPECIFICATION

STAINLESS STEEL

SQUARE FEET

ROUGH OPENING

RECTANGLE

REFERENCE

REFRIGERATOR

REINFORCEMENT

PEDESTAL SINK

PARTICLE BOARD

INDICATES SHEET NUMBER -INDICATES DETAIL

DIRECTION OF **CUTTING PLANE** -INDICATES DRAWING NUMBER

**INDICATES** 

-KEYNOTE

**ACCESSORIE** 

-REVISION

CLOUD

-REVISION

NUMBER

ARROW

-INDICATES DIRECTION

INDICATES DRAWING

DIRECTION OF VIEW

INDICATES DRAWING

NUMBER

NUMBER

NUMBER

**BUILDING SECTION** 

OF CUTTING PLANE

NUMBER - INDICATES SHEET

NUMBER

1. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

WORK UNDER A CONTRACT WITH THE CONTRACTOR.

2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK

4. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN

THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE

LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR

AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE

SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND

1. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS

REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB

3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING

2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S

OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION.

OWNER/REP WILL COMPILE A "PUNCH LIST" OF CORRECTIONS NEEDED OF

UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE

CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.

RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES,

6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE

CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND

OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR

AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE

ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT

7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK

INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE

SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.

SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING,

5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO

OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE

MODIFICATION.

NOTED OTHERWISE.

CLEAN DAILY.

WINDOWS AND CEILINGS.

**D-LABOR, MATERIALS, & WARRANTY** 

3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

16. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND

OPERATE QUIETLY AND BE FREE OF VIBRATION.

HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.

WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)

5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION

OF SPECIFIED FINISHES.

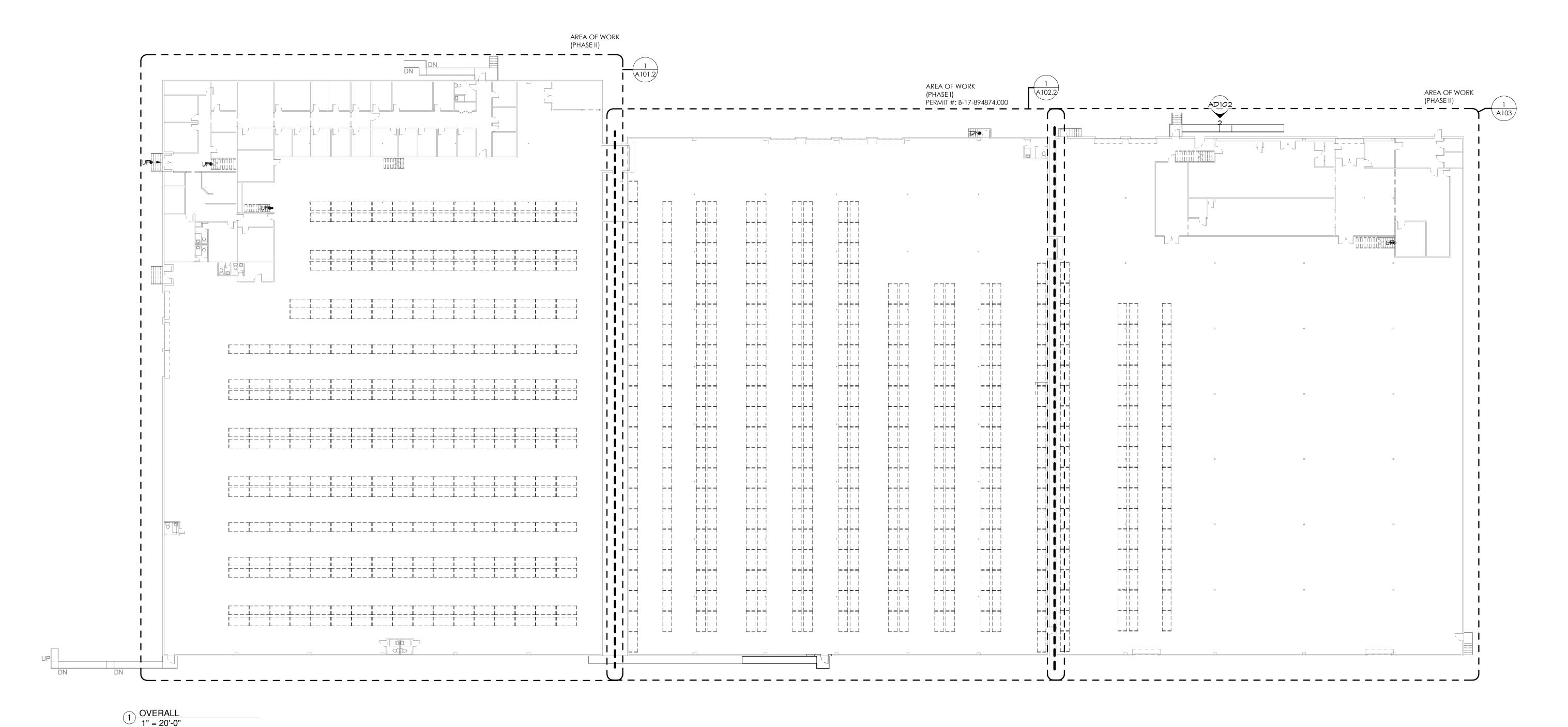
AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.

7. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE

8. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED

10. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR

### **KEYNOTE LEGEND - ARCHITECTURE**







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THE DESIGNER.

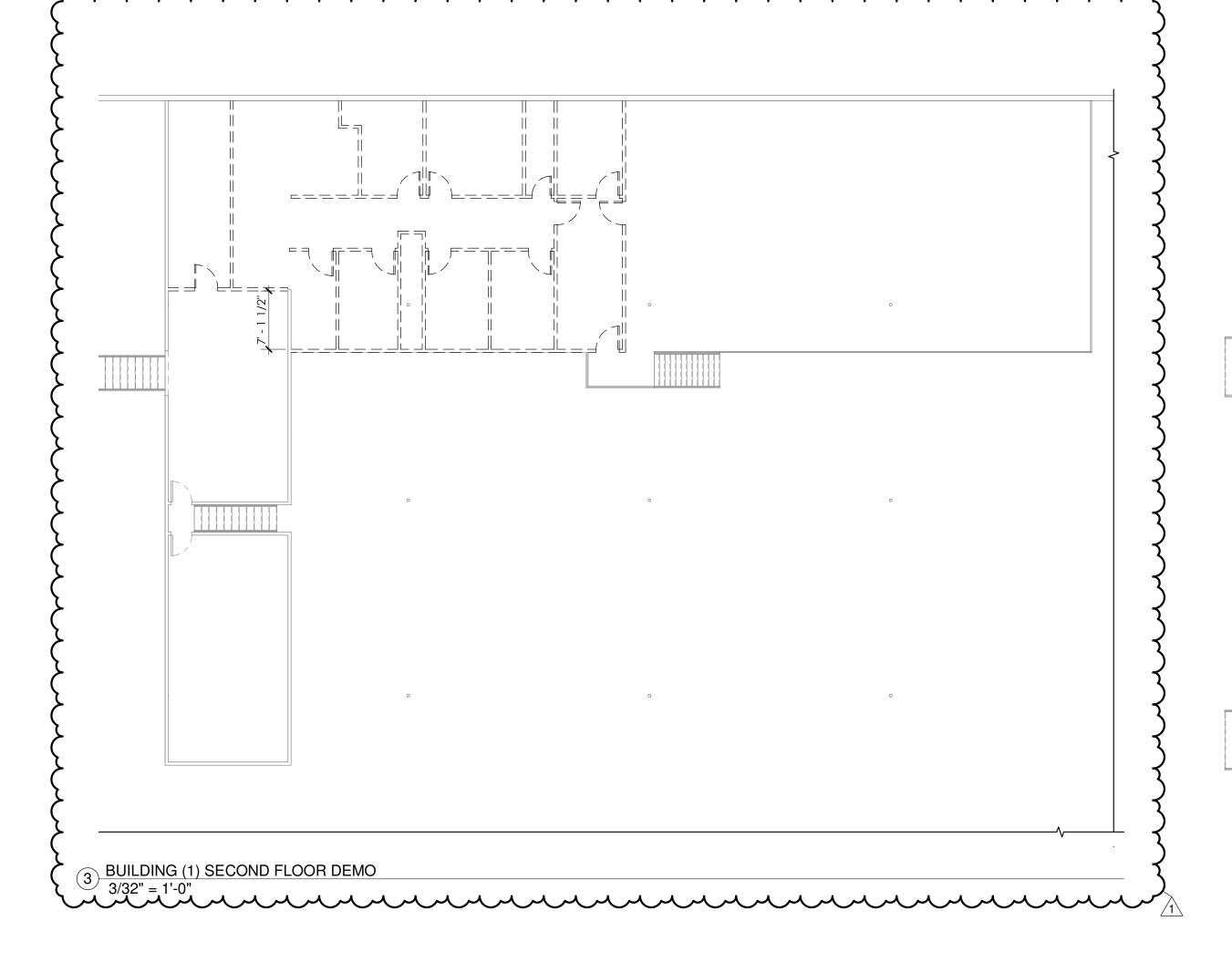
# ANT IMPROVEMENT (PHASE III)

		REVISIONS
#	DATE	DESCRIPTION
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3		
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6		
7		
	HW SYA	EOF FLOP

ATE: 9.4.2017 HEET: OVERALL

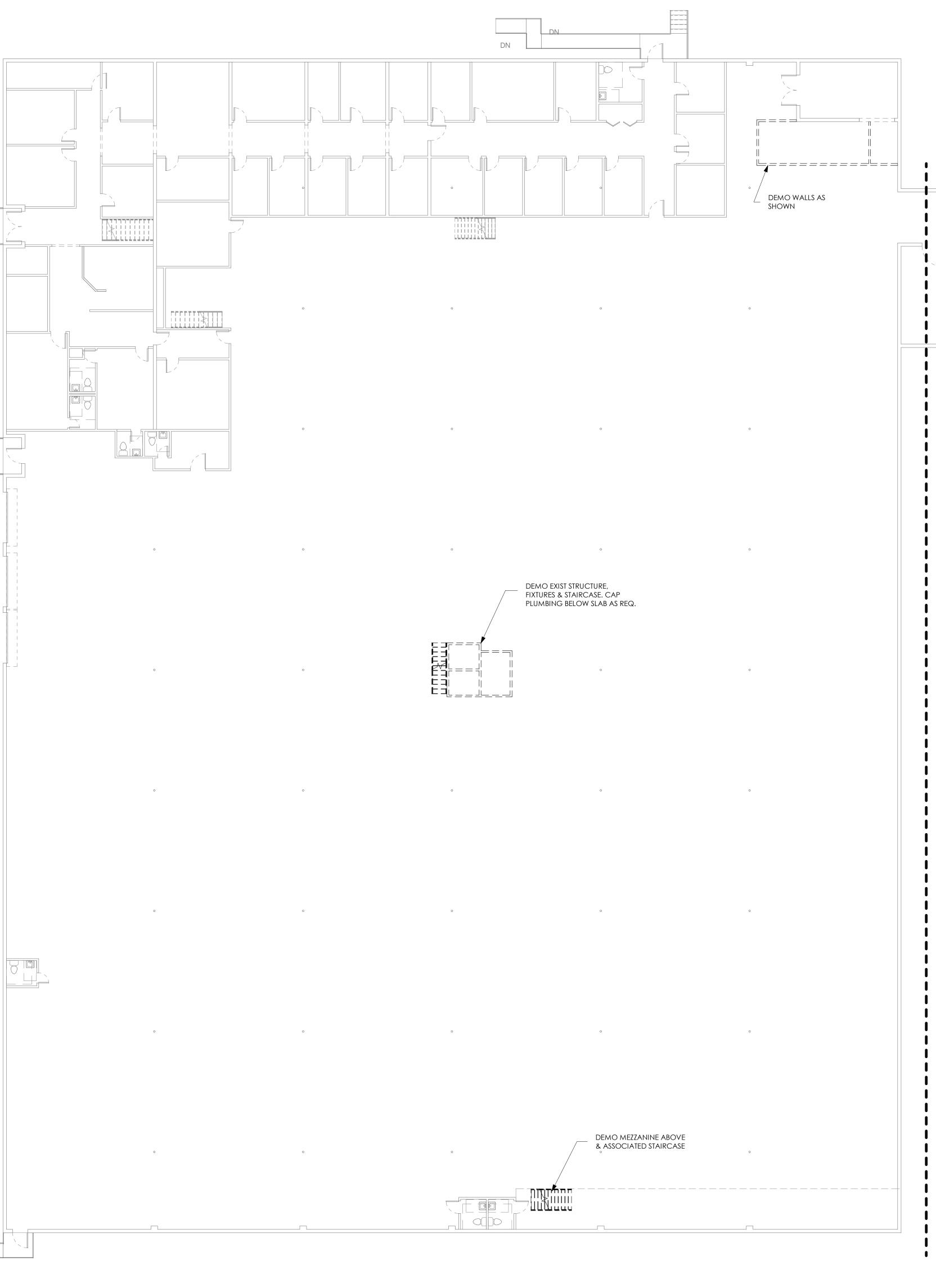
SHEET: OVE

A100.1



### GENERAL DEMOLITION NOTES

- 1. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- 2. DURING THE DEMOLITION PHASE AND SUBSEQUENT NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE EMERGENCY EGRESS FROM THE BUILDING AT ALL TIMES. CONTRACTOR MUST IMPLEMENT INTERIM LIFE SAFETY MEASURES, PROVIDE REVISED EGRESS MAPS (IF REQUIRED), TRAIN EMPLOYEES AND/OR SUB-CONTRACTORS ON PROCEDURES THAT ARE AFFECTED, AND MAINTAIN FIRE WATCH WHEN REQUIRED DUE TO SYSTEM OUTAGE.
- 3. PATCH AND REPLACE DAMAGED CEILING AND TILES AS NECESSARY. 4. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES
- AND ARE NOTED. SEE DEMOLITION NOTES.
- 5. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.
- 6. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.
- 7. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY. 8. VERIFY IN FIELD OF ALL ITEMS ON EXTERIOR INCLUDING, BUT NOT LIMITING
- TO: CONDENSERS, LIGHTS, ELECTRICAL BOXES, ROOFTOP UNITS, WATER HEATERS AND WALL PENETRATIONS.
- 9. \* INDICATES TO VERIFY IN FIELD CLOSEST ALIGNMENT TO BRICK UNITS. 10. ALL CHEMICALS USED ON EXISTING BRICK SURFACES MUST BE REVIEWED AND APPROVED BY OWNER BEFORE USE. GC AND OWNER TO COORDINATE W/ STRUCTURAL ENGINEER REGARDING CHEMICAL USE ON EXISTING BRICK BEFORE USE.





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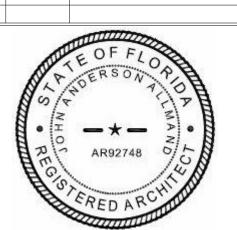
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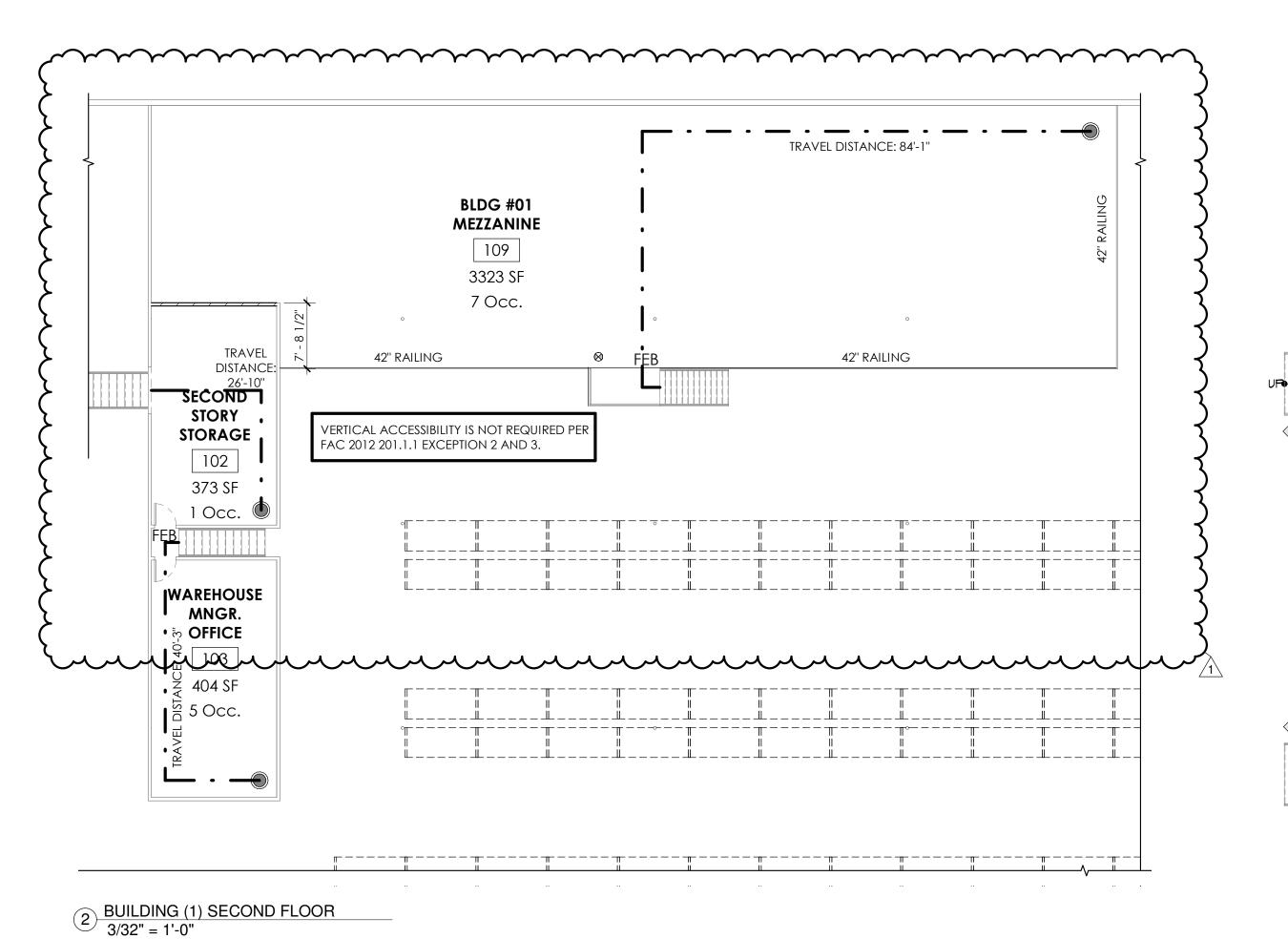
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REVISIONS

1 11.30.201 REVIEW COMMENTS



SHEET: BUILDING (1) DEMO PH. 2



### LIFE SAFETY LEGEND

EGRESS DIRECTION & WIDTH NEW EXIT SIGN, ILLUMINATED

NEW EXIT SIGN W/ EMERGENCY EGRESS LIGHTING

ACCESSIBLE EGRESS/ENTRANCE EXIT LIGHTING, DIRECTIONAL

WALL BRACKET MOUNTED MP-10 FIRE EXTINGUISHER — MAX. TRAVEL DISTANCE

— - - — - - — FIRE EXTINGUISHER TRAVEL DISTANCE — — — — COMMON TRAVEL

DISTANCE STARTING LOCATION

> DESIGNATED CIRCULATION CLEARANCE

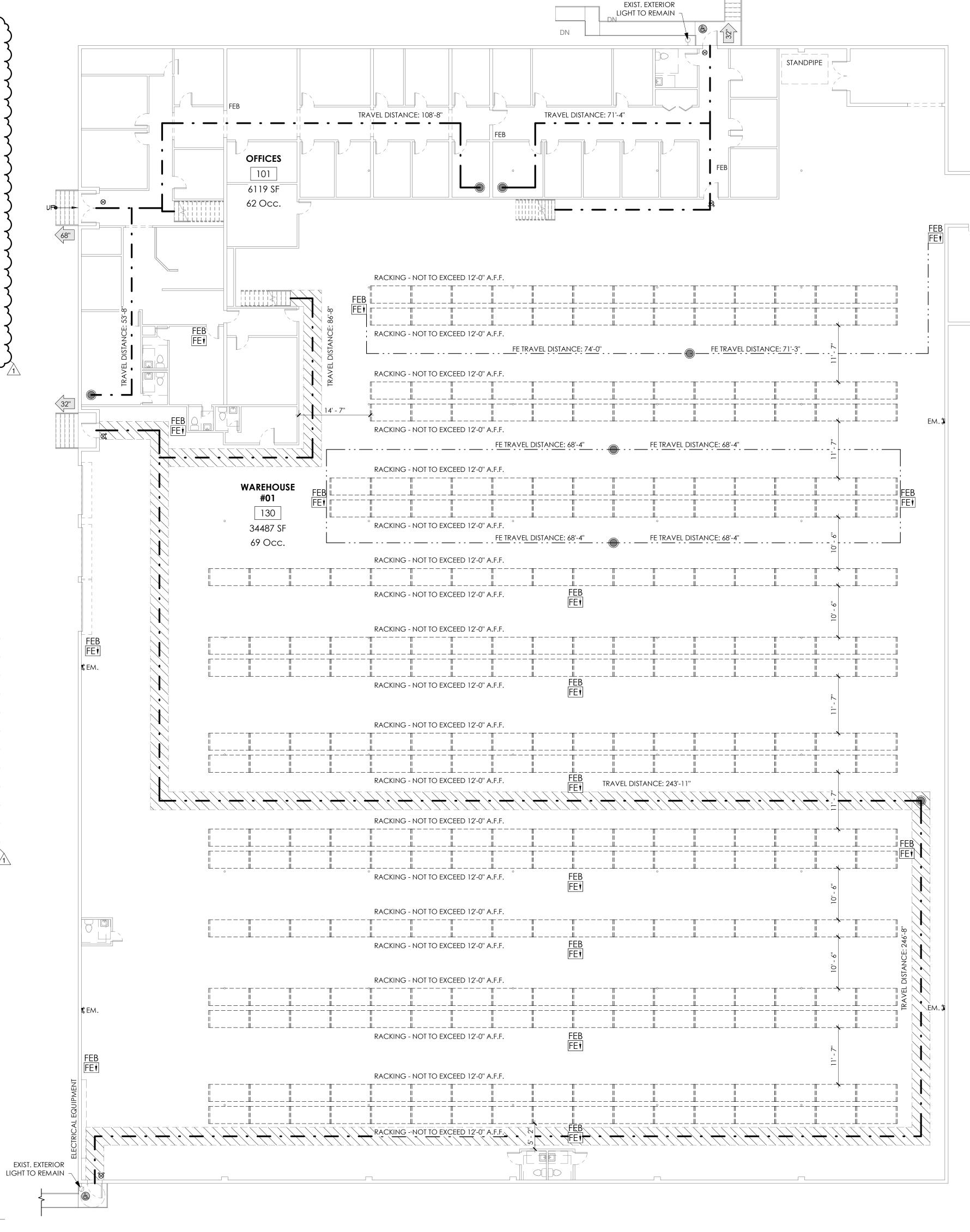
EMERGENCY WALL LIGHT w/ BATTERY PACK \*NOTE 9 & 10 EMERGENCY CEILING MOUNTED LIGHT

FIRE EXTINGUISHER SIGN WITH DOWN ARROW

### LIFE SAFETY NOTES

- 1. EXIT DISCHARGE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEAR w/ ½"
- MAX. THRESHOLD. 2. EXIT DISCHARGE AT 6'-0" DOOR IS RECOGNIZED AS 68" CLEAR W/ 1/2" MAX. THRESHOLD.
- 3. ALL HARDWARE INCLUDING CLOSER, HANDLES, PULLS, LATCHES, LOCKS, AND PANIC HARDWARE TO BE ADA COMPLIANT.
- 4. MAIN EXIT DOORS AT FRONT EXIT TO DEDICATED PATH OF TRAVEL/ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS,
- ACCESSIBLE PARKING, AND PASSENGER LOADING ZONES. 5. TOP OF STORAGE ON RACKS NOT TO EXCEED 12'-0" ABOVE FINISHED FLOOR.
- 6. DOUBLE STACK TIRE STORAGE NOT TO EXCEED 5'-0" ABOVE FINISHED FLOOR PER NFPA 13 (3.11.4)
- 7. AISLES TO MAINTAIN 10'-0" CLEAR AT ALL TIMES. 8. \* INDICATES OCCUPANT LOAD IS FOR BUILDING 2 ONLY AND IS NOT
- INCLUDED IN THE OVERALL OCCUPANT LOAD PER FBC 2014 505.2 9. NEW INTERIOR EGRESS LIGHTING TO BE SURE LITES "APEL" OR SIM, TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
- 10. NEW EXTERIOR EGRESS LIGHTING TO BE SURE LITES "APWR2" OR SIM., TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
- 11. EXISTING SUSPENDED EMERGENCY EGRESS LIGHTING TO BE ADJUSTED BY LIFE SAFETY CONTRACTOR / ELECTRICIAN TO COMPLY WITH NEW RACKING PLAN.

		OCCUPAN	ICY SCHEDULE		
RM.#	RM. NAME	AREA	CLASS.	AREA PER OCC	OCC
101	OFFICES	6119 SF	Business areas	100 SF	62
102	SECOND STORY STORAGE	373 SF	Warehouses	500 SF	1
103	WAREHOUSE MNGR. OFFICE	404 SF	Business areas	100 SF	5
105	WAREHOUSE #03	29419 SF	Warehouses	500 SF	59
106	EMBROIDERY	4463 SF	Industrial areas	100 SF	45
107	BLDG. #03 SECOND STORY	905 SF	Warehouses	500 SF	2
108	BLDG. #3 MEZZANINE	2677 SF	Warehouses	500 SF	6
109	BLDG #01 MEZZANINE	3323 SF	Warehouses	500 SF	7
110	STORAGE	922 SF	Warehouses	500 SF	2
130	WAREHOUSE #01	34487 SF	Warehouses	500 SF	69
201	WAREHOUSE #02	35019 SF	Warehouses	500 SF	71





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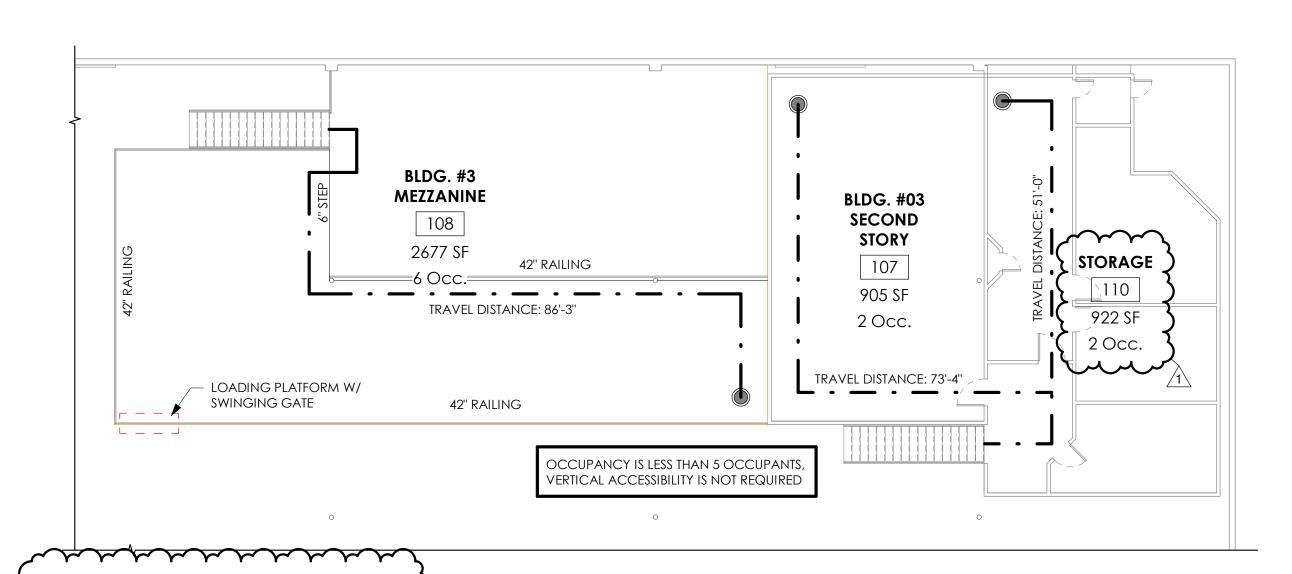
THE DESIGNER.

REVISIONS 1 11.30.201 REVIEW COMMENTS

DATE:

SHEET: BUILDING (1) PH. 2

9.4.2017



		OCCUPAN	CY SCHEDULE		
RM.#	RM. NAME	AREA	CLASS.	AREA PER OCC	OC
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201	WAREHOUSE #02	35019 SF	Warehouses	500 SF	71
Frand to	otal				329

### LIFE SAFETY LEGEND

BUILDING (3) SECOND FLOOR

2 3/32" = 1'-0"

EGRESS DIRECTION & WIDTH

NEW EXIT SIGN, ILLUMINATED

NEW EXIT SIGN W/ EMERGENCY EGRESS LIGHTING

ACCESSIBLE EGRESS/ENTRANCE

EXIT LIGHTING, DIRECTIONAL

WALL BRACKET MOUNTED MP-10 FIRE EXTINGUISHER

- MAX. TRAVEL DISTANCE

— - - — - - FIRE EXTINGUISHER TRAVEL DISTANCE

— — — — COMMON TRAVEL DISTANCE

DESIGNATED CIRCULATION

STARTING LOCATION

CLEARANCE

EMERGENCY WALL LIGHT w/ BATTERY PACK \*NOTE 9 & 10

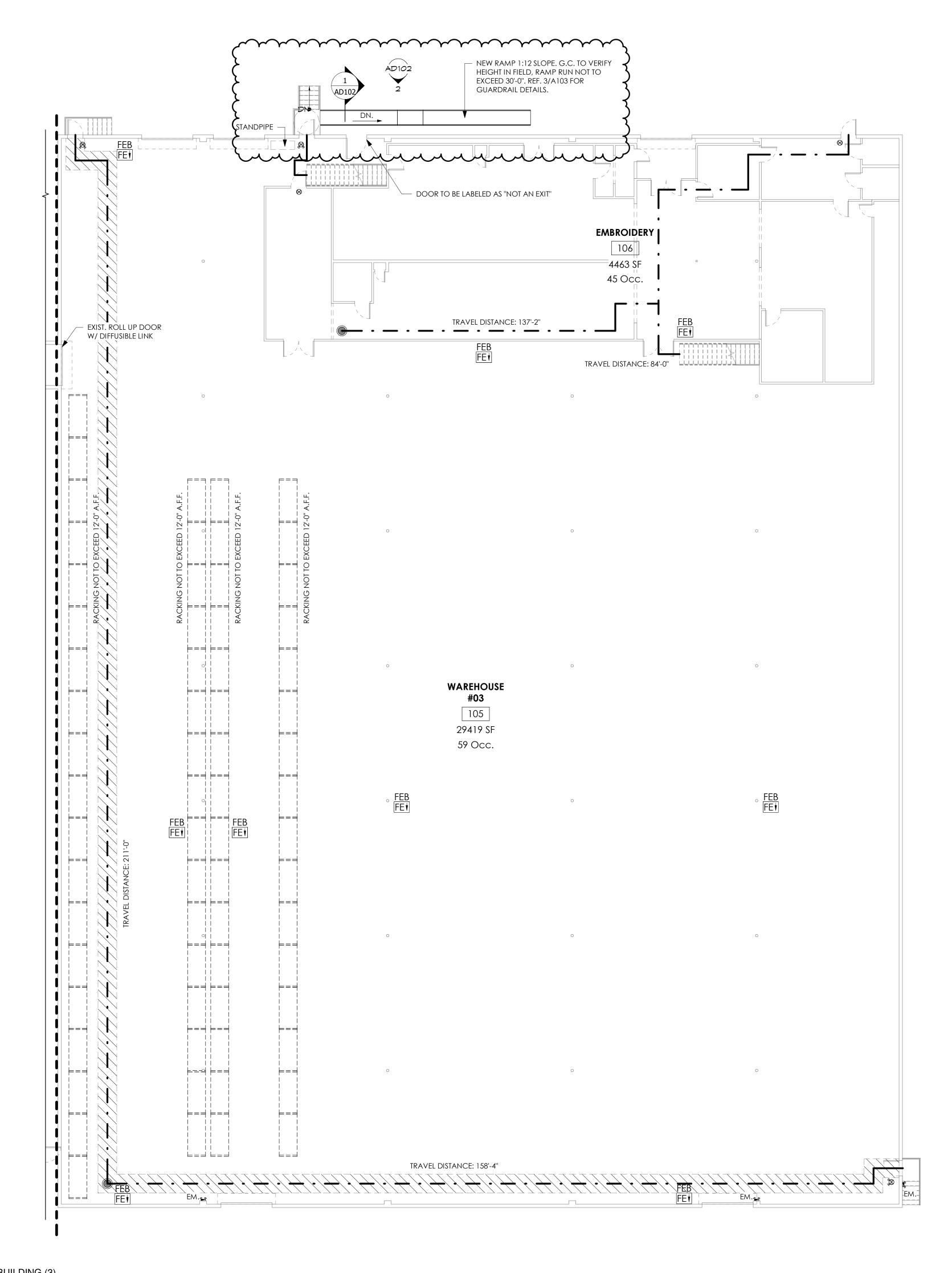
EMERGENCY CEILING MOUNTED LIGHT

FIRE EXTINGUISHER SIGN

WITH DOWN ARROW

### LIFE SAFETY NOTES

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ARCHITECTURE = INC

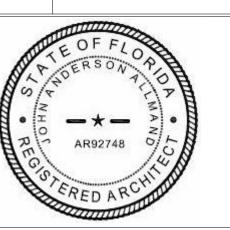
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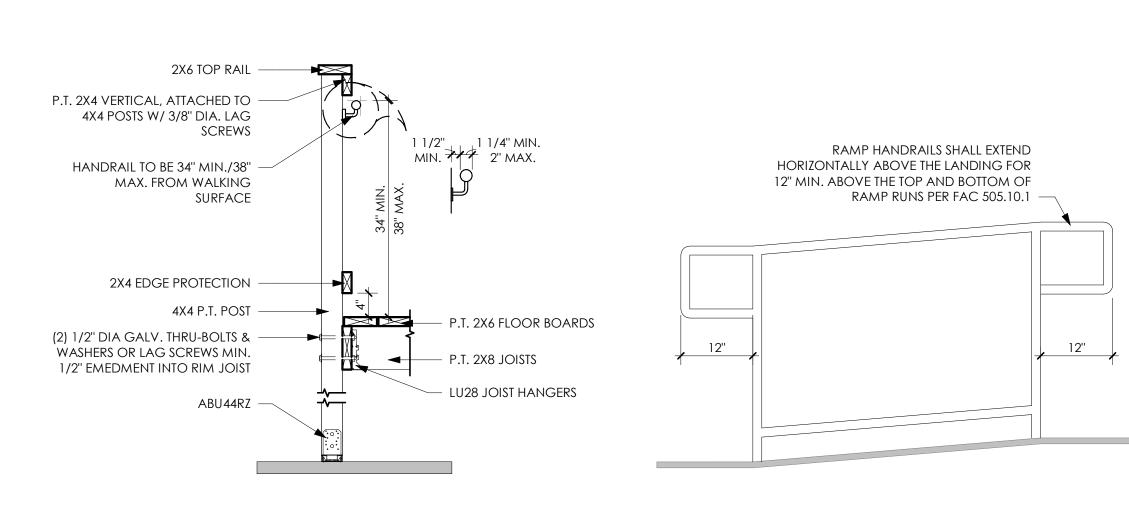
REVISIONS DESCRIPTION 1 11.30.201 REVIEW COMMENTS

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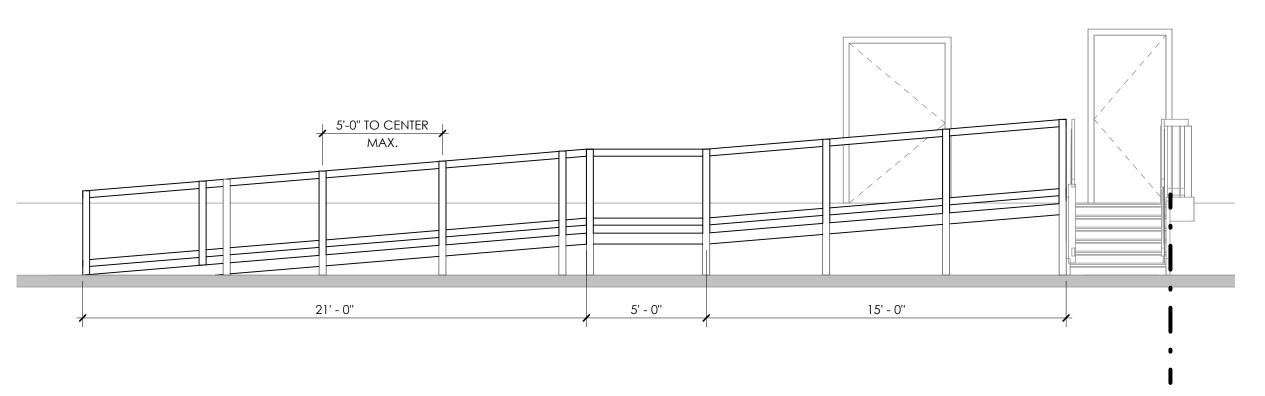


9.4.2017 DATE: SHEET: BUILDING (3) PH. 2

17-150a



# HANDRAIL SECTION 3/4" = 1'-0"



2 <u>ELEVATION @ NEW RAMP, TYP.</u> 1/4" = 1'-0"



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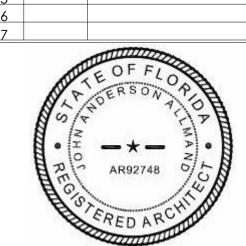
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# TENANT IMPROVEMENT (PHASE II)

# DATE DESCRIPTION

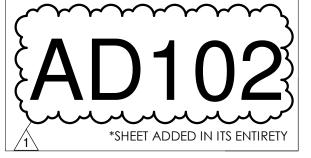
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2 7
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DATE:

SHEET: RAMP DETAILS

9.4.2017



PERMIT

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