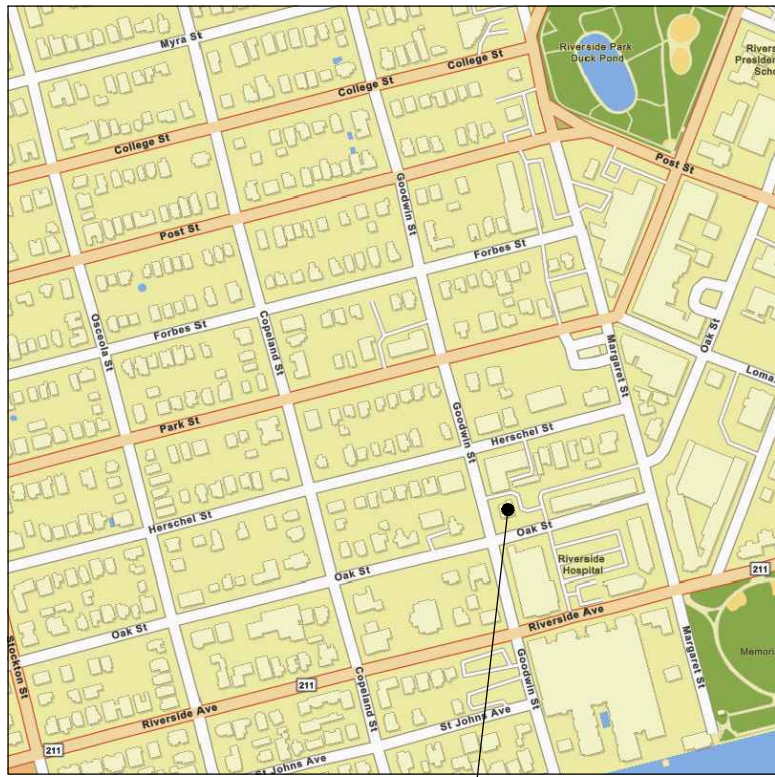


VICINITY MAP



PROJECT LOCATION

GENERAL NOTES

A-INTENT & USE OF CONSTRUCTION DOCUMENTS

1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.
 2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.
 3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.
 4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
 5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE, ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.
- B-PERMITS, FEES, TAXES, & NOTICES**
1. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.
 2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
 3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
 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 OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.
 5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

1. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.
3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDINGS 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.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.
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 WORK UNDER A CONTRACT WITH THE CONTRACTOR.
6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SKEPT CLEAN DAILY.
7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.

D-LABOR, MATERIALS, & WARRANTY

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.
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 ASSIGNED THEM.
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.
4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS

- SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.
 6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.
 7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.
 8. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.
 9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 10. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.
 11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS.
 12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.
 11. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
 12. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.
 13. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.
 14. MILLWORK TO CONFORM WITH AIA STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.
 15. DRYHALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES, WHERE DRYHALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYHALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.
 16. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND 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 OPERATE QUIETLY AND BE FREE OF VIBRATION.
 2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.
 3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVEING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS, (IF APPLICABLE)
 4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE.
 5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.
 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 AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.
 7. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.
 8. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING.
 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.
 10. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR 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.

FIRE MARSHALL NOTES

1. ALL FINISH HARDWARE TO BE ADA COMPLIANT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA 101 LIFE SAFETY CODE (1.2.1.5)
 2. CONTRACTOR SHALL PROVIDE EXIT DOOR TACTILE SIGNAGE (PER NFPA 101,101.3). 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. - II 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 CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NEED TO BE LABELED ACCORDING TO FAC 69A-60.0081.
- R

F

RF

ROOF

FLOOR

ROOF/FLOOR

SCOPE OF WORK

- ARCHITECTURE**
- NEW INSTALLATION OF REQUIRED EGRESS FIXTURES.
 - NEW TENANT BUILD OUT. PROPOSE WORK HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING APPLICABLE BUILDING CODES:FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB) 7TH EDITION (2020).
- ELECTRICAL**
- INSTALLATION OF NEW LIGHT FIXTURES
 - INSTALLATION OF REQUIRED EGRESS FIXTURES TO TIE INTO EXIST. CIRCUIT ONLY.
- MECHANICAL**
- RELOCATE DEFUSSERS ONLY
- PLUMBING**
- INSTALLATION OF NEW PLUMBING FIXTURES.
- 20% A.D.A. HANDLED BY BELOW SCOPE**

FBC CODE SUMMARY

APPLICABLE CODES	FLORIDA BUILDING CODE 7TH EDITION 2020	
	FLORIDA EXISTING BUILDING 7TH EDITION CODE 2020	
	FLORIDA FIRE PREVENTION CODE 7TH EDITION, NFPA 101	
	FLORIDA ACCESSIBILITY CODE 2020 EDITION	
OCCUPANCY TYPE	GROUP: B - BUSINESS	FBC 2020 (304.1)
CONSTRUCTION TYPE	EXISTING BUILDINGS - TYPE 3B	FBC 2020 (TABLE 601)
SPRINKLERED Y/N	NO	
OCCUPANT LOAD	3 OCCUPANTS. SEE LIFE SAFETY PLAN ON SHEET AO.2	FBC 2020 (TABLE 1004.5)
GROSS BUILDING AREA		
GROSS AREA	415 SF	
MEANS OF EGRESS		
REQUIRED # OF EXITS	1	FBC 2020 (1006.2.1, 1007.1.1)
PROPOSED # OF EXITS	1	
MAX TRAVEL DISTANCE	200'-0" MAX.	FBC 2020 (TABLE 1017.2)
PROPOSED TRAVEL DIST.	22'-6"	
COMMON PATH OF TRAVEL	75'-0" MAX.	FBC 2020 (1029.8)
REQUIRED EGRESS WIDTH	2(3) = 6'	FBC 2020 (1005.3.2)
MIN. MEANS OF EGRESS WIDTH	32"	FBC 2020 (1010.1.1)
PROP. MEANS OF EGRESS WIDTH	(1) 32"	
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL		FBC 2020 (1008, 1013, 1025)
EXIT DOOR TACTILE SIGNAGE AT ALL EXITS REQUIRING AN EXIT SIGN		FBC 2020 (1013.1)

BUSINESS PLUMBING CALCULATIONS	
APPLICABLE CODES	FLORIDA PLUMBING CODE 2020
TOTAL OCCUPANT LOAD	3 OCCUPANTS
REQUIRED WATERCLOSETS	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
PROPOSED WATER CLOSETS	0
REQUIRED LAVATORIES	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
PROPOSED LAVATORIES	0
REQUIRED SERVICE SINKS	1
PROVIDED SERVICE SINK	0
REQUIRED DRINKING FOUNTAINS	1 PER 100
PROVIDED DRINKING FOUNTAINS	SEE FBC 810.1 AND FBC 810.2
TYPICAL PLUMBING CALC NOTES (MAY NOT APPLY)	1. DRINKING FOUNTAINS NOT REQUIRED (FPG 2020 410.4) 2. SERVICE SINK NOT REQUIRED (FPG 2020 403.1 EXCEPTION E) 3. SEPARATE FACILITIES NOT REQUIRED (FPG 2020 403.2 EX. 2)

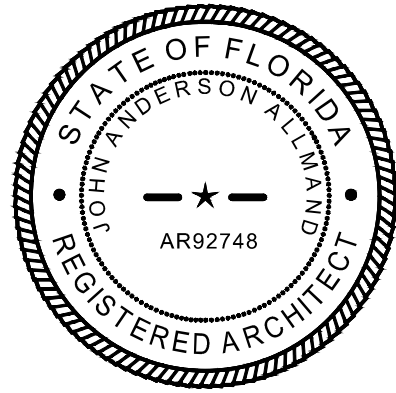
- FBC 810.1 MINIMUM FIXTURES**
WHERE THE OCCUPANT LOAD OF THE STORY IS INCREASED BY MORE THAN 20 PERCENT, PLUMBING FIXTURES FOR THE STORY SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE FLORIDA BUILDING CODE, PLUMBING BASED ON THE INCREASED OCCUPANT LOAD.
- FBC 810.2 SEPARATE FACILITIES**
SEPARATE FACILITIES SHALL NOT BE REQUIRED FOR SINGLE-USER FACILITIES THAT ARE OR WILL BE PROVIDED IN PLACES OF PUBLIC ACCOMMODATION OR COMMERCIAL FACILITIES (AS DEFINED IN 28 C.F.R. 36.104). TWO SINGLE-USER FACILITIES THAT ARE NOT IDENTIFIED FOR EXCLUSIVE USE BY EITHER SEX SHALL BE PERMITTED TO SERVE AS REQUIRED SEPARATE FACILITIES AND SHALL COUNT TOWARD THE MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES. SIGNAGE IDENTIFYING THESE FACILITIES SHALL BE PROVIDED AS SET FORTH IN THE FLORIDA BUILDING CODE, ACCESSIBILITY.

FFPC CODE SUMMARY

APPLICABLE CODES	FLORIDA FIRE PREVENTION CODE 7TH EDITION, THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.	
	NFPA 101	
OCCUPANCY TYPE	GROUP: BUSINESS	NFPA 101, (6.1.11)
HAZARD CATEGORY	3 (BUSINESS)	NFPA 101 (TABLE 43.1.3)
CONSTRUCTION TYPE	EXISTING BUILDING - TYPE 3B	NFPA 101 (TABLE A.8.2.1.2)
BUILDING REHABILITATION	MODIFICATION	NFPA 101 (43.2.2.1.3)
SPRINKLERED Y/N	NO	
OCCUPANT LOAD	3 OCCUPANTS (SEE LIFE SAFETY PLAN ON SHEET AO.2	NFPA 101 (TABLE 7.3.1.2)
GROSS BUILDING AREA		
GROSS AREA	415 SF	
MEANS OF EGRESS		
REQUIRED # OF EXITS	1	NFPA 101 (7.4.1.2)
PROPOSED # OF EXITS	1	
MAX TRAVEL DISTANCE	200'-0" MAX.	NFPA 101 (34.2.6.2)
PROPOSED TRAVEL DIST.	22'-6"	
COMMON PATH OF TRAVEL	75'-0" MAX.	NFPA 101 (34.2.5.3.3)
REQUIRED EGRESS WIDTH	2(3) = 6'	NFPA 101 (TABLE 7.3.3.1)
MIN. MEANS OF EGRESS WIDTH	32"	NFPA 101 (7.2.1.2.3)
PROP. MEANS OF EGRESS WIDTH	(1) 32"	
EMERGENCY LIGHTING		NFPA 101 (34.2.9.1)
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL		NFPA 101 (7.1.0)
EXIT DOOR TACTILE SIGNAGE AT ALL EXITS REQUIRING AN EXIT SIGN		NFPA 101 (7.10.1.3)

SHEET INDEX			
SHEET #	DESCRIPTION OF SHEET	REV. #	REV. DATE
AO	COVER SHEET		
AO.1	ARCHITECTURAL SITE PLAN		
AO.2	LIFE SAFETY PLAN		
AI.1	NEW FLOOR PLAN		
ADI	DETAILS		

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT ON 4.22.22 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHI.



SITE PLAN
SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:

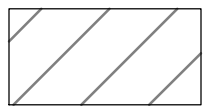
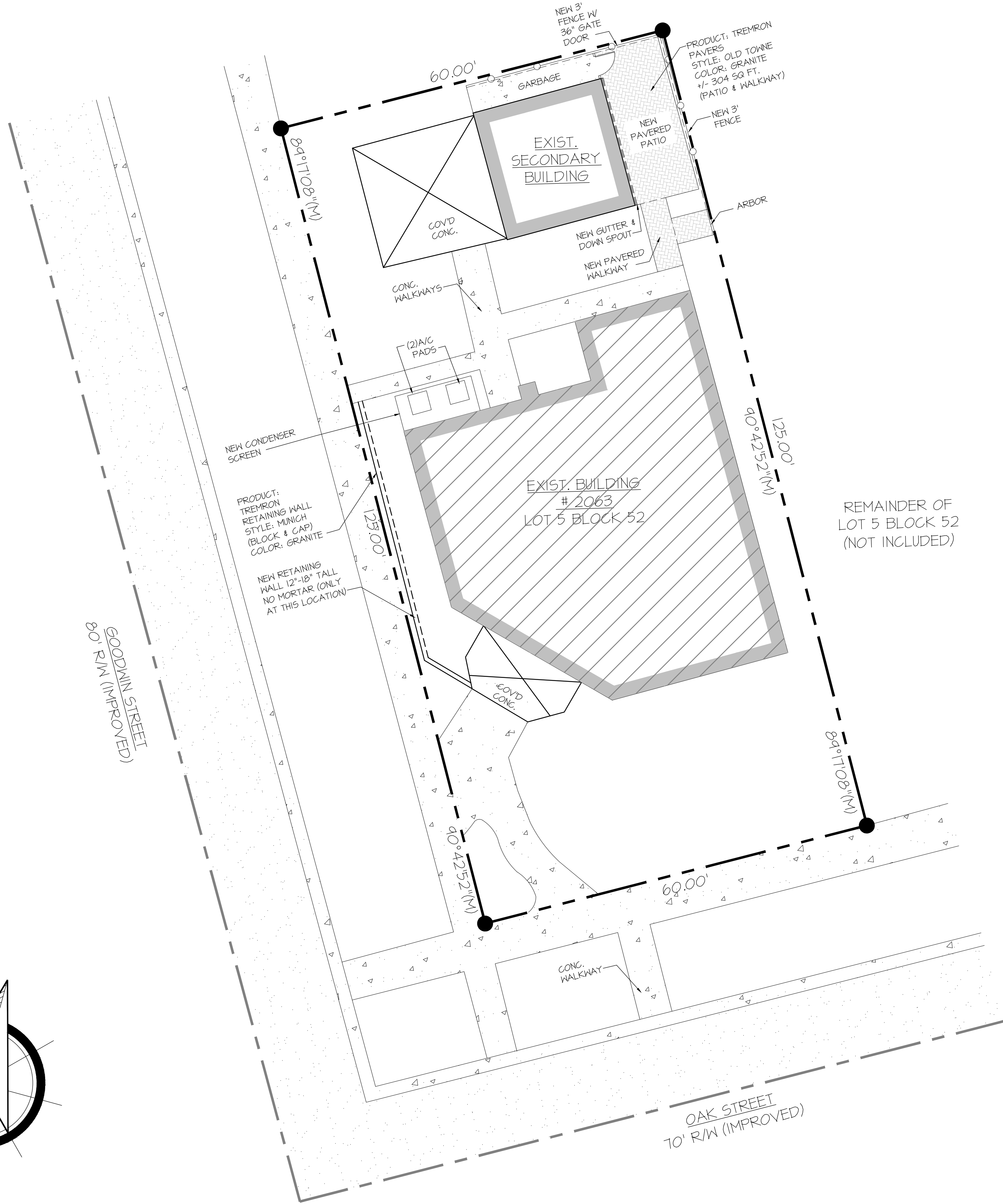
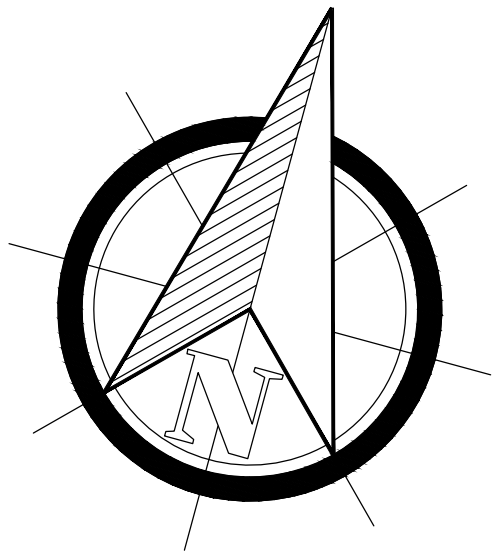
RIVERSIDE

LOT: 1-104 56-25-26E RIVERSIDE
W 60 FT LOT 5 BLK 52

R/E STRAP #: 090689-0000

ADDRESS: 2063 OAK ST.
JACKSONVILLE, FLORIDA 32204-0000

MAP BOOK "1" / PAGE "104" - DUVAL COUNTY, FLORIDA



AREA NOT IN CONTRACT



JAA ARCHITECTURE INC.
2715 ST. JOHNS AVE.
JACKSONVILLE FL. 32205
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

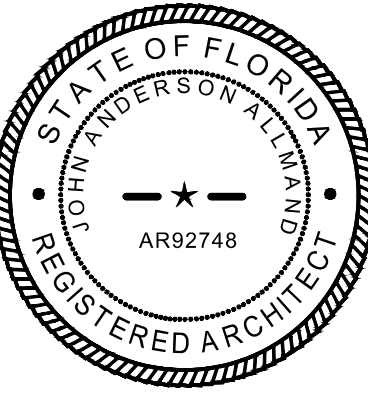
THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

ALT. LEVEL II - TENANT IMPROVEMENTS
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE, FL 32204

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 4.22.2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. AHJ APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



DATE: 4.11.2022

PROJECT # 21-197.00

A0.1

PERMIT SET

LIFE SAFETY NOTES

1.

EXIT DISCHARGE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEAR W/ 1/2" MAX. THRESHOLD.
2.

EXIT DISCHARGE AT 6'-0" DOOR IS RECOGNIZED AS 66" CLEAR W/ 1/2" MAX. THRESHOLD.
3.

ALL HARDWARE INCL. CLOSER, HANDLES, PULLS, LATCHES, LOCKS & PANIC HARDWARE TO BE ADA COMPLIANT.
4.

MAIN EXIT DOOR EXITS TO DEDICATED PATH OF TRAVEL / ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS, ACCESS, PARKING & PASSENGER LOADING ZONES.
5.

FINAL EQUIPMENT LAYOUT TO BE DETERMINED BY OWNER. EQUIPMENT PLAN SHOWN IS FOR APPROXIMATION ONLY.
6.

EXIST. EXTERIOR DOORS HAVE PANIC HARDWARE & CLOSER INCLUDED UNLESS NOTED OTHERWISE.
1.

PROVIDE EXTERIOR EGRESS LIGHTING IF NONE AVAILABLE.
8.

CHANGES IN LEVEL BETWEEN 1/4" MIN. & 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- 8.1

THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/4". SHALL BE MAINTAINED ON BOTH SIDES OF THE DOOR OPENING FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOP NOT STEEPER THAN 1:2. NFPA 101 (7.2.1.3.2, 7.2.1.3.3)
9.

FIRE EXTINGUISHERS IN KITCHEN TO BE MINIMUM CLASS K, 15 GALLON (6L) CAPACITY.
10.

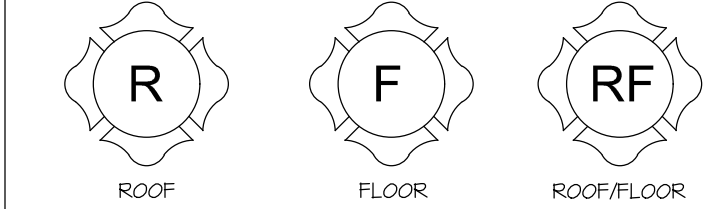
FIRE EXTINGUISHERS TO MINIMUM 2A 10B-C.
- II.

G.C. TO PROVIDE EMERGENCY BALLAST @ EXTERIOR LIGHTING WHERE EGRESS EXITS ARE LOCATED. TYP. @ ALL LOCATIONS.
- III.

IF EMERGENCY BALLASTS ARE NOT PROVIDED NEW EXTERIOR EGRESS LIGHTING TO BE SURE LITES "APN#2" OR SIM., TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
- II.2.

NEK INTERIOR EGRESS LIGHTING TO BE SURE LIGHTS "APEL", OR SIM., TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
12.

THE PROJECT DOES CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NEED TO BE LABELED ACCORDING TO FAC 69A-60.0081



LIFE SAFETY LEGEND

- DENOTES SEPARATE FIRE AREA
- TRAVEL LINE
- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN W/ EGRESS LIGHTING
- FIRE EXTINGUISHER
- EMERGENCY LIGHTING
- FIRE ALARM PULL STATION
- FIRE ALARM STROBE/HORN COMBO
- SMOKE/CARBON MONOXIDE DETECTOR WALL MOUNTED
- SMOKE/CARBON MONOXIDE DETECTOR CEILING MOUNTED
- STARTING POINT
-
- ANNOTATION LEGEND
- EX.

EXISTING

N

NEW
- | INTERIOR WALL & CEILING FINISH CLASS REQUIREMENTS | | | |
|---|--------------------|---|-------------------------|
| CLASS | FLAME SPREAD INDEX | SMOKE-DEVELOPED INDEX | |
| A | 0-25 | 0-450 | |
| B | 26-75 | 0-450 | |
| C | 76-200 | 0-450 | |
| INTERIOR EXIST. STAIRWAYS, INTERIOR EXIT RAMPS & EXIT PASSAGEWAYS | | CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & EXIT ACCESS RAMPS | ROOMS & ENCLOSED SPACES |
| B-BUSINESS | | A | C |
- | OCCUPANCY SCHEDULE - FIRE AREA I (ASSEMBLY) (NFPA 101 (7.3.1.2)) | | | | | |
|--|----------|----------------|---------------------------------------|----------------|------|
| RM. # | RM. NAME | AREA (SQ. FT.) | CLASSIF. | LOAD (I PER -) | OCC. |
| 101 | OFFICE | 178 | BUSINESS AREAS | 150 | 1.2 |
| 102 | OFFICE | 178 | BUSINESS AREAS | 150 | 1.2 |
| TOTAL NET AREA: | | 356 | TOTAL OCCUPANTS: | | 2.4 |
| TOTAL GROSS AREA | | 415 | (FROM EXTERIOR WALL TO EXTERIOR WALL) | | |
- | OCCUPANCY SCHEDULE - FIRE AREA I (ASSEMBLY) (FBC 2020 (1004.5)) | | | | | |
|---|----------|----------------|---------------------------------------|----------------|------|
| RM. # | RM. NAME | AREA (SQ. FT.) | CLASSIF. | LOAD (I PER -) | OCC. |
| 101 | OFFICE | 178 | BUSINESS AREAS | 150 | 1.2 |
| 102 | OFFICE | 178 | BUSINESS AREAS | 150 | 1.2 |
| TOTAL NET AREA: | | 356 | TOTAL OCCUPANTS: | | 2.4 |
| TOTAL GROSS AREA | | 415 | (FROM EXTERIOR WALL TO EXTERIOR WALL) | | |
-
- | PARTITION LEGEND | |
|-------------------------------|--|
| EXIST. WALL TO REMAIN | |
| CONSTRUCTION TO BE DEMOLISHED | |
| NEW WALL | |
| NEW HALF WALL | |
- JAA ARCHITECTURE INC.

2715 ST. JOHNS AVE.

JACKSONVILLE FL 32205

P: (904) 379-5108

E: JUDHN@JAAARCHITECTURE.COM

LIC: AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

ALT. LEVEL II - TENANT IMPROVEMENTS

JAA ARCHITECTURE INC.

2063 OAK STREET

JACKSONVILLE, FL 32204

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 4.22.22 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. AHJ APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA

JOHN ALLMAND, ARCHITECT

REGISTERED ARCHITECT

AR92748

DATE:

4.11.2022

PROJECT #

21-197.00

A0.2

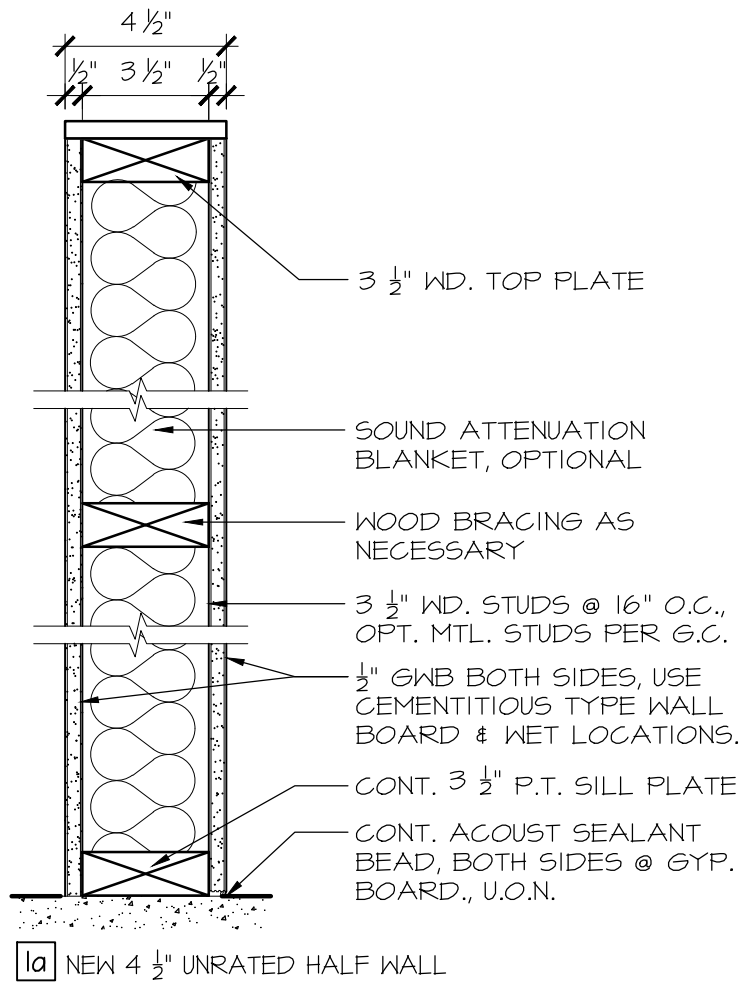
PERMIT SET

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
2. FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED.
3. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
4. 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.
5. PATCH AND REPLACE DAMAGED CEILING GRID AND TILES AS NECESSARY.
6. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED. SEE DEMOLITION NOTES.
7. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.
8. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.
9. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.
10. REMOVE ALL EXCESS PLUMBING AS REQ.

WALL TYPE NOTES

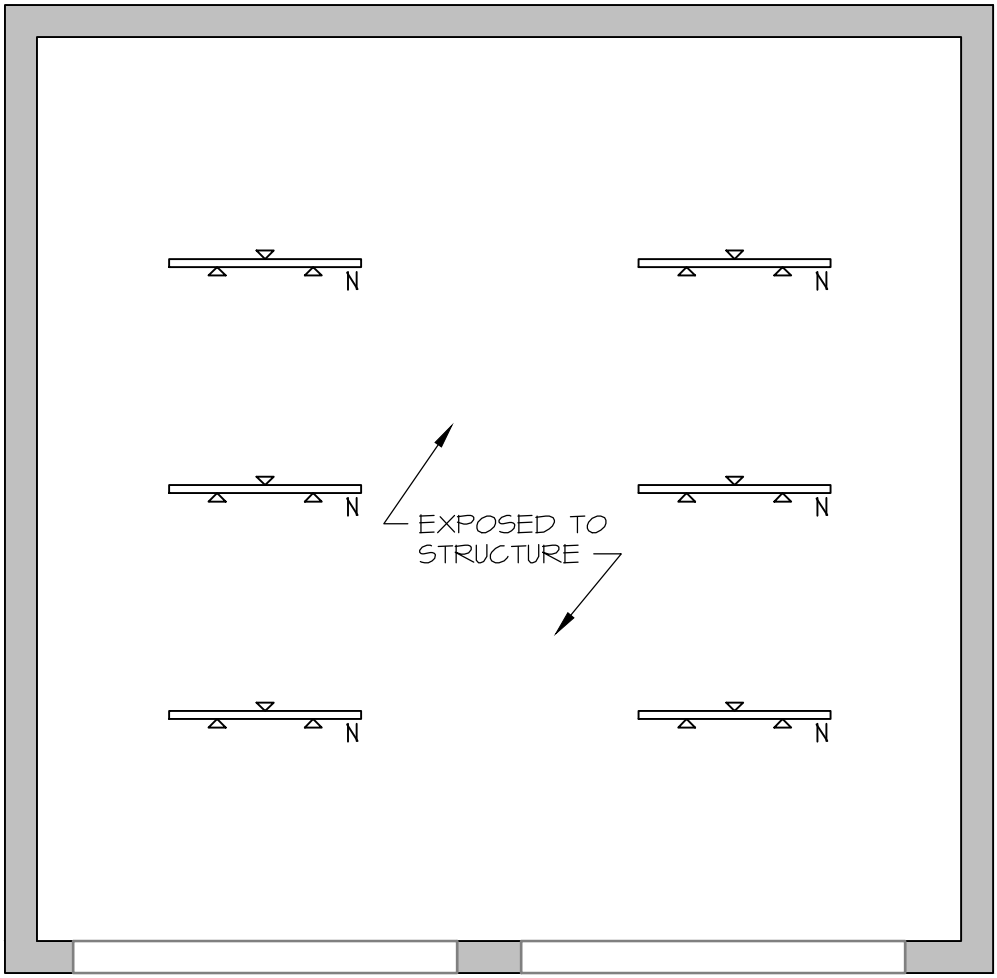
1. ALL WALLS ARE TYPE I UNLESS NOTED OTHERWISE.
2. CONCRETE TYPE TO BE SILICEOUS WITH MINIMUM SLAB THICKNESS OF 3.5" FOR 1 HR., 5.0" FOR 2 HR., 6.2" FOR 3 HR., AND 7.0" FOR 4 HR. RATING (TABLE 704.2.1 OF THE FLORIDA BUILDING CODE 2000). REFER TO TABLE FOR OTHER CONCRETE TYPES.
3. PROVIDE 3 BEADS OF SEALANT AT TOP OF BOTTOM TRACKS. TYPICAL ALL WALLS. USE SOUND OR FIRE RATED SEALANTS IN RESPECTIVE WALL TYPES.
4. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING FIXTURES. MILLWORK, SIGNAGE, ETC AND MAINTAIN CONSTRUCTION TYPE.
5. PROVIDE "END CAPS" WHERE WALLS INTERSECT. MULLIONS/GLAZING. COLOR TO BE SELECTED BY ARCHITECT.
6. NOT USED
7. AT ALL FIRE RATED/ SMOKE BARRIER ASSEMBLIES: - PROVIDE SAFING, SEALANTS, ETC. @ ALL PENETRATIONS TO MAINTAIN RATINGS AND MEET ALL STATE /LOCAL CODES.
 - 7.1. PROVIDE FIRE/SMOKE DAMPERS WHERE NEEDED IN WALL TO MAINTAIN RATING AND TO MEET ALL STATE/ LOCAL CODES.
 - 7.2. PROVIDE CAPS IN FIRE WALLS TO MEET ALL STATE AND LOCAL CODES - TYP. ALL FIRE RATED WALLS.
8. WHERE ANY DISCREPANCY OCCURS AT INTERSECTING WALLS, NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. PROVIDE ADDITIONAL MATERIAL, CAPS, ETC. NEEDED TO COMPLETE DETERMINED CONDITION.
9. SEE INTERIOR/EXTERIOR ELEVATIONS FOR REVEAL LOCATIONS ON ONE OR BOTH SIDES INDICATED.
10. EXTEND TILE MINIMUM OF 6" ABOVE AGT CEILING SYSTEMS AT WET WALLS OR FULL HEIGHT TILE WALLS.
11. PROVIDE CEMENTITIOUS BACKER BOARD AT WET / TILE WALLS, TYPICAL.
12. PER FBC 703.7 FIRE WALLS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
 - 12.1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES.
 - 12.2. BE LOCATED WITHIN 15'-0", OF THE END OF EACH WALL & AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
 - 12.3. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM $\frac{3}{8}$ " STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING - "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR WORDING.



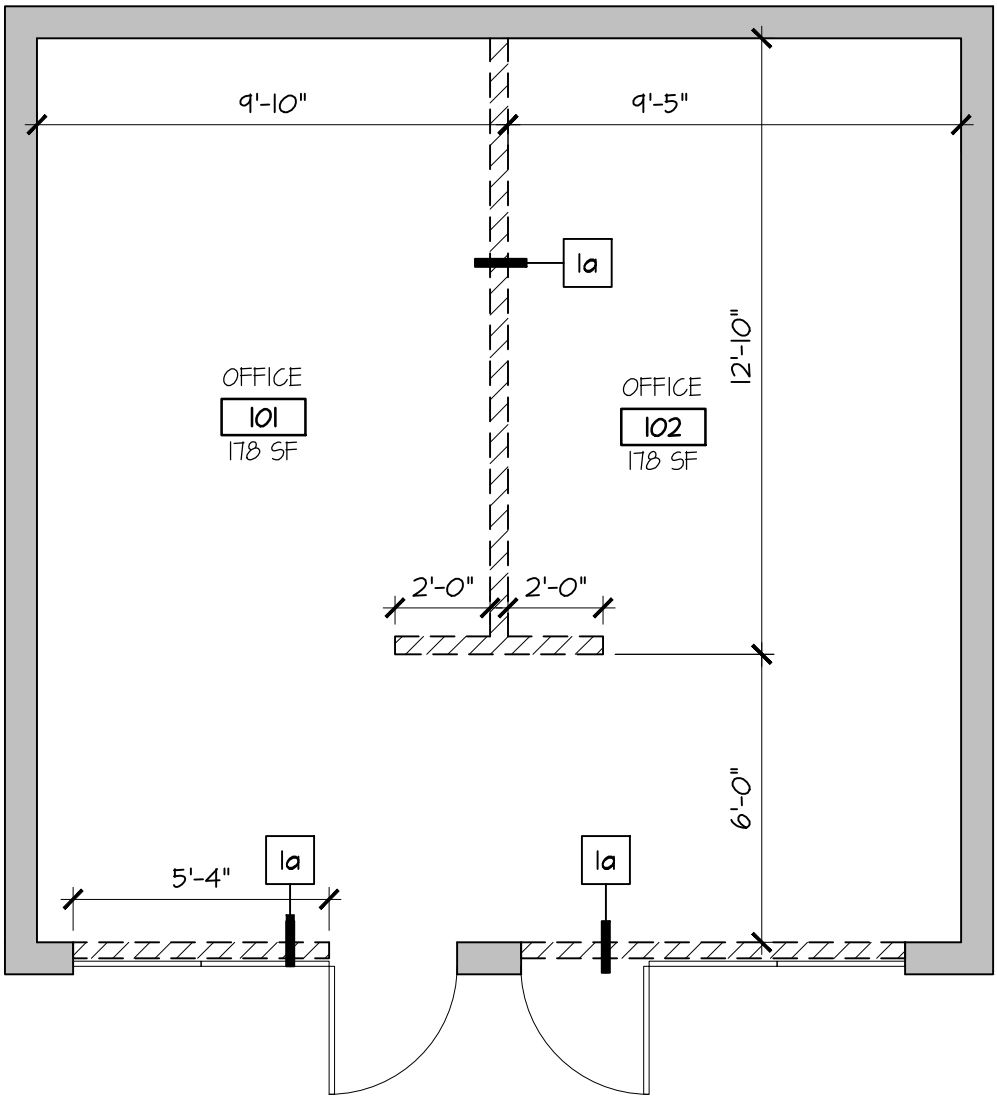
CEILING LEGEND

PENDENT TRACK LIGHT

D	DEMOLITION
REL	REMOVE AND RELOCATE
EX	EXISTING
N	NEW



3 REFLECTED CEILING PLAN - GARAGE
A1.0 / 1/4" = 1'-0"



2 NEW FLOOR PLAN - GARAGE
A1.0 / 1/4" = 1'-0"

PARTITION LEGEND		
	EXIST. WALL TO REMAIN	
	CONSTRUCTION TO BE DEMOLISHED	
	NEW WALL	
	NEW HALF WALL	

ARCHITECTURE - INC

JAA ARCHITECTURE INC.
2716 ST. JOHNS AVE.
JACKSONVILLE FL. 32205
P: (904) 379-5108
E: JJOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 17TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

ALT. LEVEL II - TENANT IMPROVEMENTS
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE, FL 32204

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 4.22.22. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. AHJ APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



DATE: 4.11.2022
PROJECT # 21-197.00

A1.0
PERMIT SET

- GENERAL NOTES AND SPECIFICATIONS
1.

ALL WORK SHALL BE IN ACCORDANCE WITH THE FBC-MECHANICAL 2020.

2.

ALL AIR DISTRIBUTION COMPONENTS SHALL COMPLY WITH SECTION 13-410 OF THE FBCM.

3.

SUPPLY AND RETURN DUCTS FOR THE SPACE SHALL BE GALVANIZED SHEET-METAL FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA'S DUCT CONSTRUCTION STANDARDS. INSULATE SUPPLY AND RETURN DUCTS WITH 2" FIBERGLASS DUCT WRAP. JOINTS AND SEAMS SHALL BE SEALED WITH TAPE AND MASTIC. FLEXIBLE DUCTS SHALL BE R-6.5 CLASS I, NOT TO EXCEED 10'. WHERE BRANCH RUN-OUTS EXCEED 10' IN LENGTH PROVIDE ROUND SHEET-METAL DUCT EXPANSION INSULATED WITH 2" DUCT WRAP PRIOR TO TRANSITION TO FLEXIBLE DUCT.

4.

TEST AND BALANCE SHALL BE BY MECHANICAL CONTRACTOR. REPORT SHALL INCLUDE BALANCING OF NEW OUTSIDE AIR INTAKE. VERIFYING THAT AIRFLOW RATES PER VENTILATION SCHEDULE ARE OBTAINED. A BALANCE REPORT OR LETTER OF COMPLIANCE SHALL BE PROVIDED FROM THE MECHANICAL CONTRACTOR TO THE PLANS REVIEWER UPON COMPLETION.

5.

PROVIDE 1 YEAR WARRANTY ON LABOR AND MATERIAL BY CONTRACTOR, AND MANUFACTURER'S WARRANTY ON EQUIPMENT.

6.

SUPPLY FAN IS ENERGIZED BY A TWO POSITION SWITCH. WHEN THE SWITCH IS CLOSED IT SHALL ENERGIZE THE SYSTEM PROVIDING POWER TO ALL COMPONENTS AND LOW VOLTAGE CONTROL TO ALL CONTROL DEVICES.

7.

SYSTEM SHALL BE CONTROLLED WITH A WALL MOUNTED THERMOSTAT DEVICE CONTROLLING SPACE TEMPERATURE. THE THERMOSTAT SHALL INCLUDE OFF-AUTO-COOLING-HEATING MODES AND TIME-DAY-WEEK SCHEDULING CAPABILITIES. THERMOSTAT SHALL BE SET TO "AUTO" MODE.

8.

WHEN THE SPACE TEMPERATURE RISES ABOVE THE SETPOINT THE COMPRESSOR/S SHALL CYCLE TO MAINTAIN ROOM TEMPERATURE SETPOINT.

9.

WHEN THE SPACE TEMPERATURE IS SATISFIED THE SYSTEM SHALL COMPLETELY SHUT-DOWN. THE SUPPLY FAN SHALL NOT RUN WHEN THE CONDENSING UNIT IS NOT ENERGIZED.

10.

WHEN THE SPACE TEMPERATURE FALLS BELOW THE SETPOINT THE ELECTRIC HEAT SHALL ENERGIZE TO MAINTAIN ROOM TEMPERATURE SETPOINT.

11.

AN ALARM CONDITION FROM THE CARBON DIOXIDE SENSOR SHALL RELAY A SIGNAL TO OPEN THE NORMALLY CLOSED OUTSIDE AIR DAMPER. WHEN THE ALARM CONDITION CEASES THE OUTSIDE AIR DAMPER SHALL CLOSE.

12.

THE SYSTEM SHALL IMPOSE A 30 SECOND TIME DELAY TO RESTART THE SUPPLY FAN, COMPRESSORS, AND CONDENSER FANS AFTER SYSTEM SHUT DOWN.

NOTE: SITE VISIT REQUIRED BY MECHANICAL BIDDERS

1.

BIDDERS ARE REQUIRED TO VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS THE NATURE AND SCOPE OF WORK PRIOR TO SUBMITTING FOR BID. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAS AN EXAMINATION BEEN MAD, WILL NOT BE ACCEPTED.

2.

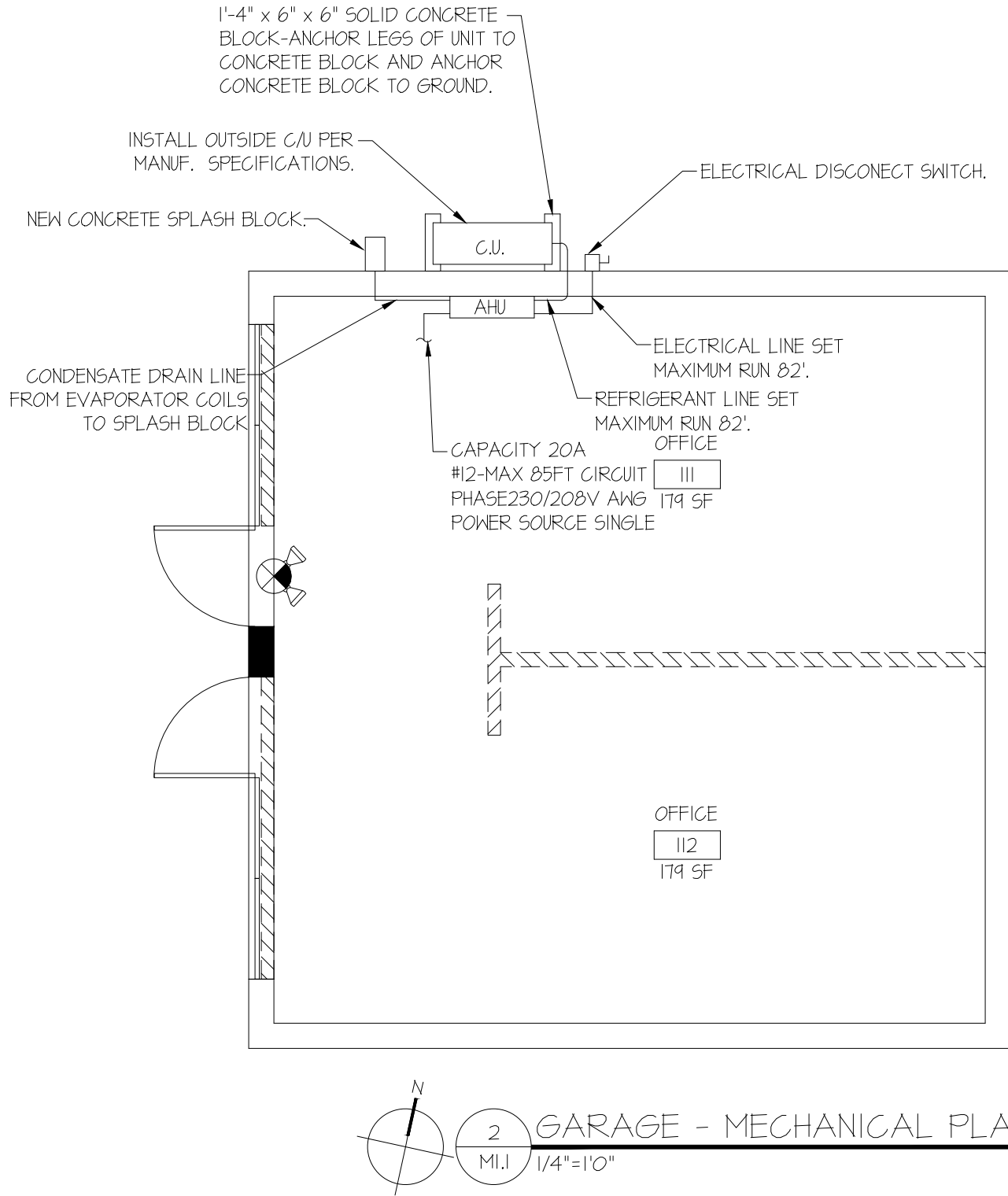
COORDINATE WITH OTHER TRADES FOR ITEMS IN THEIR SCOPE OF WORK WHICH WOULD REQUIRED ADDITIONAL WORK AND ARE NOT INDICATED ON THESE PLANS.

3.

ANY DISCREPANCY BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SCOPE OF WORK

INSTALLATION OF NEW MINI-SPLIT SYSTEM.



ARCHITECTURE - INC

JAA ARCHITECTURE INC.

2715 5TH JOHNS AVENUE

JACKSONVILLE FL 32205

P: (904) 379-5108

E: JOHN@JAAARCHITECTURE.COM

LIC: AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

RENOVATION

JAA ARCHITECTURE

2063 OAK STREET

JACKSONVILLE, FL 32204

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 4.22.22. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. AHJ APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA

JOHN ANDERSON ALLMAND

REGISTERED ARCHITECT

AR92748

DATE:

04.11.22

PROJECT #

21-197

M1.1

PERMIT

ELECTRICAL NOTES

- THE CONTRACTOR SHALL INSURE THAT ALL WORK COMPLIES WITH NATIONAL ELECTRICAL CODE 2017, NFPA 70, AND APPLICABLE LOCAL CODES.
- PLANS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION AND GENERAL ARRANGEMENT, BUT NOT EXACT DETAILS OF CONSTRUCTION. THE FACE THAT ONLY CERTAIN FEATURES OF THE INSTALLATION ARE INDICATED MUST NOT BE TAKEN TO MEAN THAT OTHER FEATURES WILL NOT BE REQUIRED. COORDINATE WITH THE OTHER TRADES TO INSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ETC.)
- IN AREAS WITH FINISHED CEILINGS, ALL CONDUIT SHALL BE RUN IN THE CEILING SPACE UNLESS NOTED OR INDICATED OTHERWISE. PATCH ALL PENETRATIONS TO CEILING, ROOF OR WALLS. WHEN ROUTED IN EXPOSED CEILING, PAINT TO MATCH AND ROUT ABOVE JOISTS.
- PROVIDE 3M FIREPROOFING SEALANT AT ALL EXTERIOR WALL CONDUIT PENETRATIONS.
- VERIFY ALL DIMENSIONS FROM ARCHITECTURAL PLANS AND FIELD DIMENSIONS.
- CONDUCTORS SHALL BE COPPER, TYP THHN (EXTERIOR) OR THHN (INTERIOR), 75°C TEMPERATURE RATING, MINIMUM #12 AWG (UNLESS NOTED OTHERWISE) AND RAN IN CONDUIT.
- ALL CIRCUITS SHALL HAVE A MINIMUM #12 AWG GREEN EQUIPMENT GROUNDING CONDUCTOR UNLESS NOTED OTHERWISE.
- CONDUIT SHALL BE EMT (EXPOSED) OR MC CABLE (CONCEALED) FOR INTERIOR, (RGS (EXPOSED) OR PVC (UNDERGROUND) FOR EXTERIOR, 1" MIN.
- PROVIDE ALL SUPPORT BRACKETS, HARDWARE, ETC. REQUIRED TO INSTALL A COMPLETE SYSTEM COMPLIANT WITH NEC.
- NO MORE THAN (3) CURRENT CARRYING CONDUCTORS PER ROWERUN.
- PROVIDE AUTOMATIC RECEPTACLE CONTROL FOR 50% OF RECEPTACLES FOR OFFICES IN ACCORDANCE WITH NEC405.1 & ASHRAE 90.1

LIGHTING NOTES

- CIRCUITING INDICATED FOR LOADING AND CONTROL REQUIREMENTS.
- LIGHT FIXTURES SHALL BE COORDINATED WITH OTHER CEILING DEVICES.
- WIRE ALL EMERGENCY FIXTURES TO THE HOT SIDE OF THE SWITCH THAT OPERATES THE LIGHT FIXTURES THEY COVER.
- ALL LIGHTING CIRCUITS ARE 120V.
- THE LIGHTING INSTALLATION SHALL COMPLY WITH THE 2020 (7TH EDITION) FLORIDA BUILDING CODE ENERGY CONSERVATION. THE CALCULATED LIGHTING LOAD IS 573 VA.
- OBTAIN PERMISSION FROM OWNER FOR LIGHT FIXTURE SELECTIONS.

LIGHTING CONTROL NOTES

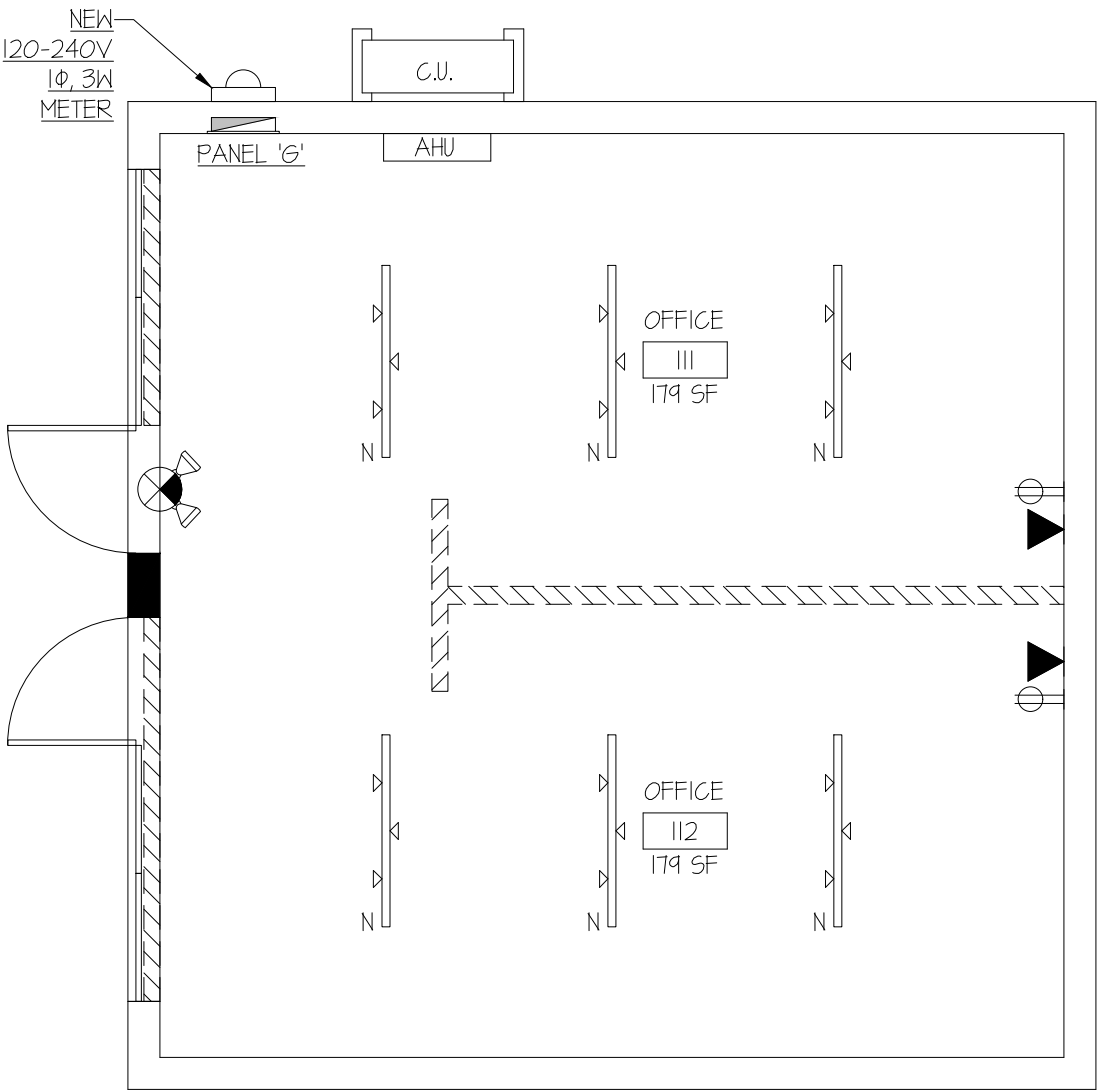
- THE LIGHTING CONTROLS SHALL COMPLY WITH THE FLORIDA BUILDING ENERGY CODE, 6TH EDITION.
- NOT ALL LIGHTING CONTROL COMPONENTS ARE SHOWN. SUBMIT LIGHTING PLAN TO LIGHTING CONTROLS MANUFACTURER (SENSOR SWITCH OR EQUAL) TO OBTAIN SHOP DRAWINGS THAT INDICATE POWER PACKS, OCCUPANCY SENSORS, CONTROL WIRING, SENSOR COVERAGE, ETC. FOR AN OPERATIONAL SYSTEM BASED ON LIGHTING CONTROL NOTES
- OFFICES, RESTROOMS, STORAGE: STANDALONE OCCUPANCY SENSOR (WALL OR CEILING AS SHOWN)
- SAVINGS AREA SHALL BE CONTROLLED BY SWITCH AND CENTRAL TIMELOCK
- EXTERIOR LIGHTS SHALL BE CONTROLLED BY INDIVIDUAL MOUNTED PHOTOCELLS AND CENTRAL TIME CLOCK

ELECTRICAL DEMOLITION NOTES

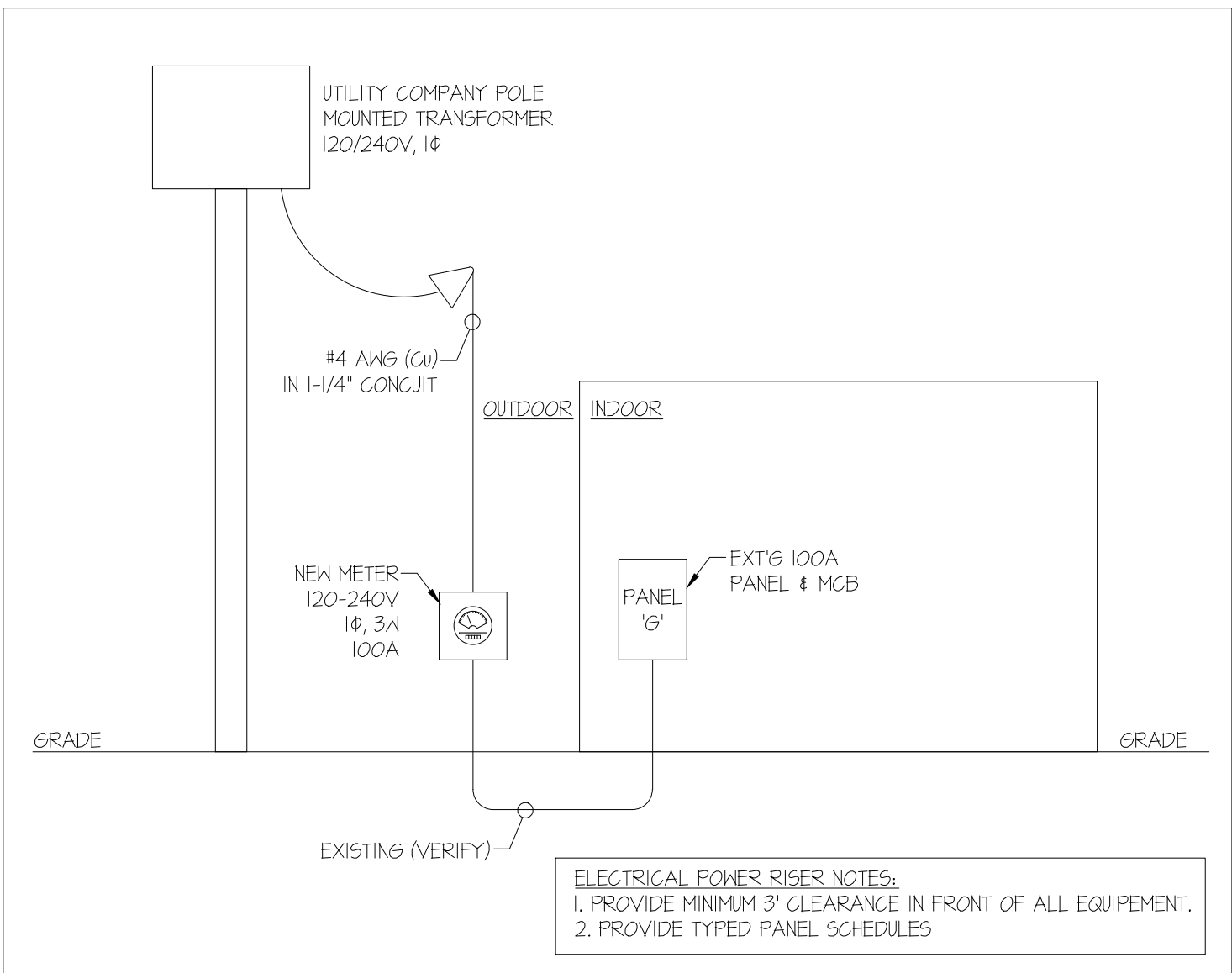
- REFER TO ARCHITECTURAL FOR DEMOLITION PLAN & SCOPE
- FOR ALL ELECTRICAL DEVICES AND LIGHTS SCHEDULED FOR DEMOLITION, REMOVE CONDUIT/CABLE BACK TO SOURCE AND LABEL BREAKER AS SPARE

SCOPE OF WORK

- *EXISTING POWER AND LIGHTING FIXTURES ARE EXISTING TO REMAIN.
- INSTALL NEW 100A SERVICE, INCLUDING METER AND MAIN DISCONNECT. FIELD VERIFY EXISTING PANEL AND ITS CONDITIONS.
- INSTALL NEW MINI-SPLIT SYSTEM. CONNECT TO NEAREST AVAILABLE ELECTRICAL CIRCUIT.
- INSTALL NEW LIGHT FIXTURES AND CONNECT TO NEAREST AVAILABLE CIRCUIT.



1 GARAGE - POWER & LIGHTING PLAN
E.L.I. 1/4"=1'-0"

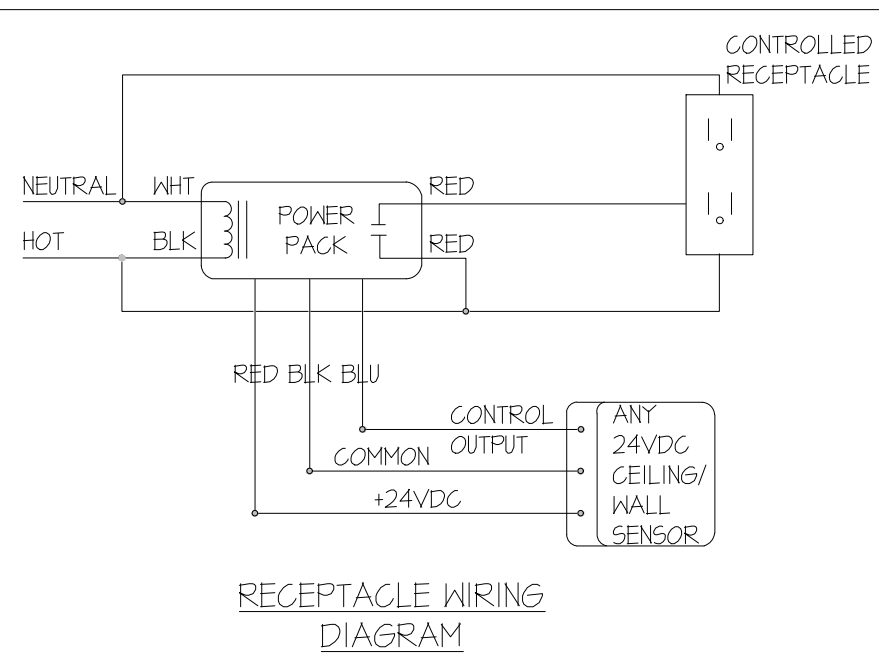


2 ELECTRICAL RISER DIAGRAM
E.L.I. N.T.S.

SERVICE: 120/240V, 1PH, 3W								
MOUNTING: FLUSH				<div>PANEL 'G'</div>				
BUS: 100A				<div>EXISTING - GARAGE</div>				
MAINS: MAIN								
CONDUIT	WIRE	OCP	CKT		CKT	OCP	WIRE	CONDUIT
-	-	-	1	A	2	-	-	-
1/2	12	20-1	3	B	4	20-1	12	1/2
1/2	12	20-1	5	A	6	20-1	12	1/2
1/2	12	20-1	7	B	8	20-1	12	1/2
1/2	12	20-1	9	A	10	20-1	12	1/2
1/2	12	20-1	11	B	12	20-1	12	1/2
-	-	-	13	A	14	-	-	-
-	-	-	15	B	16	-	-	-
-	-	-	17	A	18	-	-	-
-	-	-	19	B	20	-	-	-
-	-	-	21	A	22	-	-	-
-	-	-	23	B	24	-	-	-

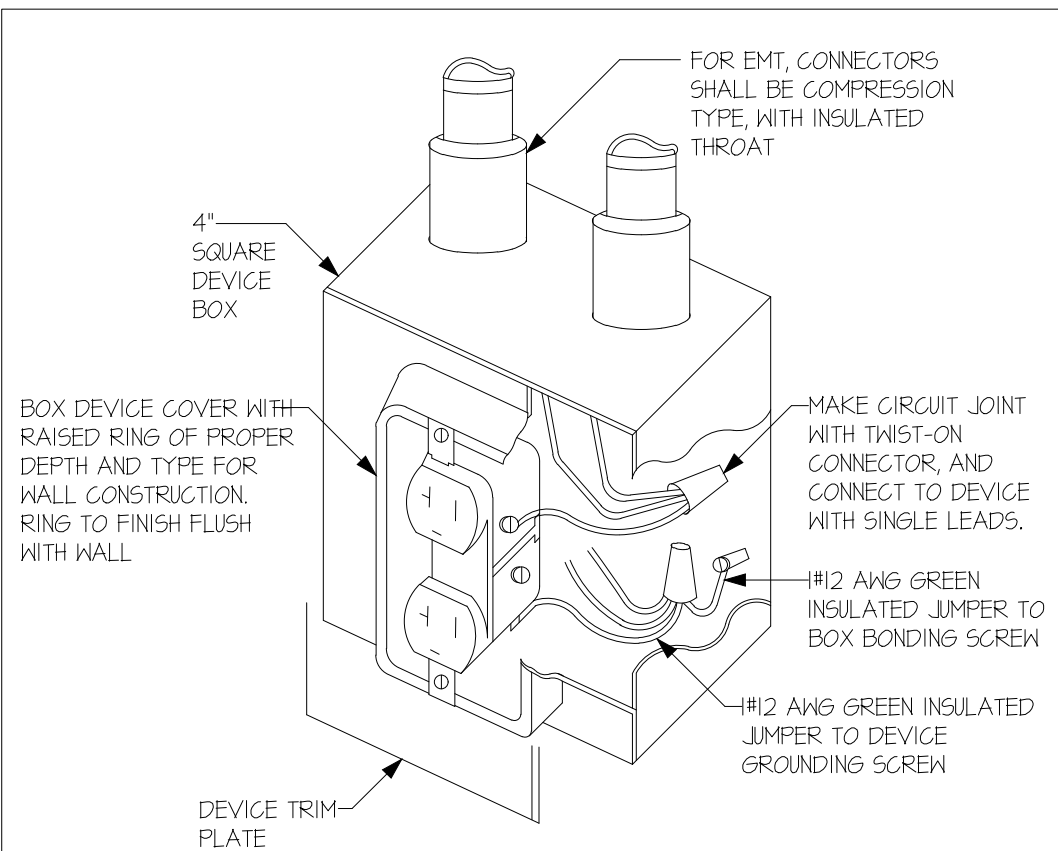
NOTE: ELECTRICAL MUST FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF WORK.

NEW LOADS			
QTY	DESCRIPTION	UNIT (VA)	EXTENDED LOAD (VA)
363	LIGHTS	3.0	1,089.0
2	RECEPTACLES	180.0	360.0
1	MINI SPLIT	1,140.00	1,140.0
---	25% OF LARGEST MOTOR	1,140.00	285.0
TOTAL LOAD (VA)			2,874.00
TOTAL CURRENT (A) @ 240V 1PH			11.98



- RECEPTACLE WIRING DIAGRAM
- NOTES:
- PROVIDE RECEPTACLE CONTROLS IN ALL OPEN OFFICES, AND PRIVATE OFFICES AS REQ. BY ASHRAE 90.1
 - CONTRACTOR TO ADJUST SENSITIVITY LEVEL BASED ON ROOM SIZE & FURNITURE LAYOUT, SET TIME OUT ON SENSOR TO 12 MIN. (ALL SENSORS MUST BE FIELD ADJUSTED. DO NOT INSTALL WITH FACTORY SETTINGS) PROVIDE SENSOR MASKING KIT AS REQ.
 - PROVIDE 20A, 24 VOLT RELAY IN AREAS INDICATED TO AUTOMATICALLY DISCONNECT 120 VOLT RECEPTACLE POWER WHEN NO OCCUPANCY IS DETECTED. RELAY SHALL BE MANUFACTURED BY SAME MANUFACTURER AS THE POWER PACK TO INSURE COMPATIBLE VOLTAGE & POWER RATING REQ. TO CONTROL RECEPTACLE AS INDICATED
 - 4PROVIDE DUPLEX RECEPTACLES IN AREAS INDICATED WITH FULL-SWITCHED OUTLETS, OUTLETS SHALL EACH HAVE A PERMANENT LABEL, INDICATING BOTH PLUGS ARE CONTROLLED. LEGEND CATALOG #520220, OR APPROVED EQUAL.
 - MAXIMUM NUMBER OF SENSORS PER POWER PACK DEPENDS ON THE MODEL OF SENSOR. SEE THE PRODUCT DATA SHEET TO DETERMINE THE SPECIFIC CURRENT CONSUMPTION OF EACH SENSOR.

2 RECEPTACLE WIRING DETAIL
E.L.I. N.T.S.



3 TYPICAL DUPLEX RECEPTACLE INSTALLATION
E.L.I. N.T.S.

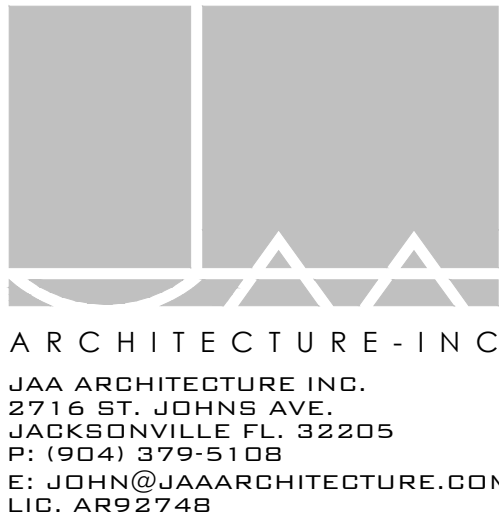
ELECTRICAL LEGEND:

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- GFCI
- W GROUND FAULT CURRENT INTERRUPTER
- QUAD-RECEPTACLE
- 220V RECEPTACLE
- DATA
- TELEPHONE
- DATA & TELEPHONE
- ELECTRICAL PANEL
- 2-WAY SWITCH
- JUNCTION BOX (SIZE PER NEC.)

- EXPOSED OR CONCEALED CONDUIT
- UNDER-FLOOR / UNDERGROUND CONDUIT

ANNOTATIONS:

- XR / EX. EXISTING TO REMAIN IN THE SAME LOCATION
- REL. EXISTING TO BE RELOCATED AS INDICATED
- N. PROVIDE AND INSTALL NEW AS INDICATED
- DEL. DELETE - SAFE OFF, REMOVE EXCESS WIRE
- GFCI GROUND FAULT CIRCUIT INTERRUPTER



THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

RENOVATION
JAA ARCHITECTURE
2063 OAK STREET
JACKSONVILLE, FL 32204

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 4.22.22. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AJA.

REVISIONS		
#	DATE	DESCRIPTION
1	04.18.22	PLAN REVIEW COMMENT
2		
3		
4		
5		
6		
7		



DATE: 04.11.22

PROJECT #: 21-197

E1.1

PERMIT