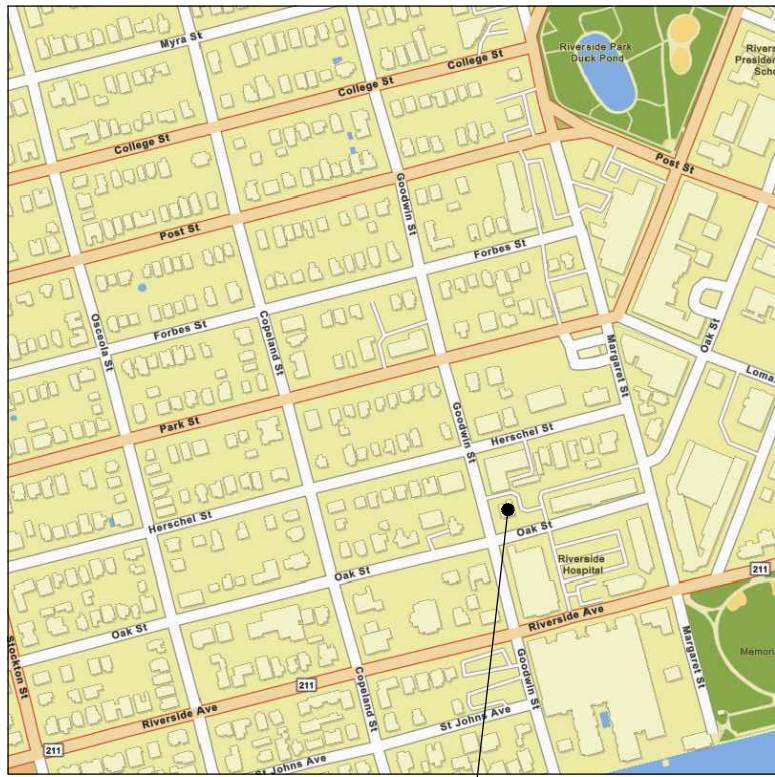


VICINITY MAP



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. ALL 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 (7.2.1.5)

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. - 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):

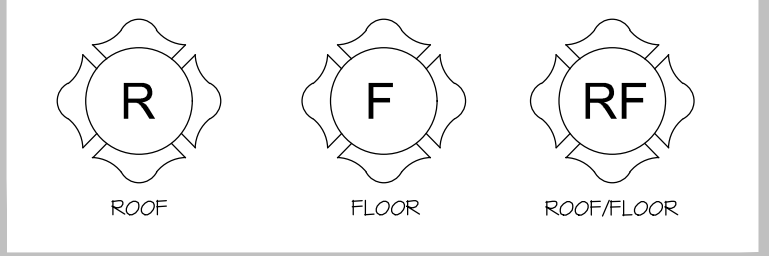
A. ACCESSIBLE ENTRANCE
B. ACCESSIBLE ROUTE TO ALTERED AREA
C. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM
D. ACCESSIBLE TELEPHONES
E. ACCESSIBLE DRINKING FOUNTAINS
F. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, STORAGE, AND ALARMS

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.



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 DEFUSERS 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	37 OCCUPANTS. SEE LIFE SAFETY PLAN ON SHEET AO.2	FBC 2020 (TABLE 1004.5)
GROSS BUILDING AREA		
GROSS AREA	2,283 SF	
MEANS OF EGRESS		
REQUIRED # OF EXITS	2	FBC 2020 (1006.2.1, 1007.1.1)
PROPOSED # OF EXITS	6 EXITS, 1 REFUGE AREA	
MAX TRAVEL DISTANCE		
PROPOSED TRAVEL DIST.	104'-1"	FBC 2020 (TABLE 1017.2)
COMMON PATH OF TRAVEL	75'-0" MAX.	FBC 2020 (1029.8)
REQUIRED EGRESS WIDTH		
MIN. MEANS OF EGRESS WIDTH	2(37) = 74"	FBC 2020 (1005.3.2)
PROP. MEANS OF EGRESS WIDTH	(2) 26", (3) 34", (1) 36"	FBC 2020 (1010.1.1)
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL		
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	37 OCCUPANTS
REQUIRED WATER CLOSETS	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
PROPOSED WATER CLOSETS	4
REQUIRED LAVATORIES	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
PROPOSED LAVATORIES	3
REQUIRED SERVICE SINKS	1
PROVIDED SERVICE SINK	1
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 (FPC 2020 410.4) 2. SERVICE SINK NOT REQUIRED (FPC 2020 403.1 EXCEPTION E) 3. SEPARATE FACILITIES NOT REQUIRED (FPC 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.

JAA ARCHITECTURE

2716 ST. JOHNS AVENUE
JACKSONVILLE FL. 32205
AR 92748
(904)379-5108

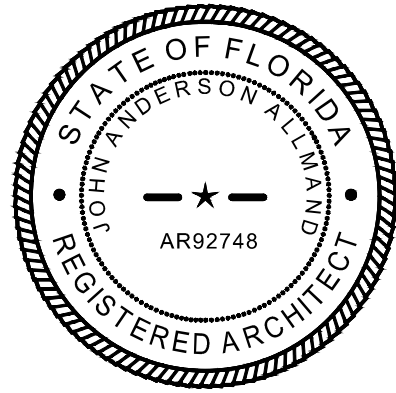


FFPC CODE SUMMARY

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, (6.1.1)
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	37 OCCUPANTS (SEE LIFE SAFETY PLAN ON SHEET AO.2)	NFPA 101 (TABLE 7.3.1.2)
GROSS BUILDING AREA		
GROSS AREA	2,283 SF	
MEANS OF EGRESS		
REQUIRED # OF EXITS	2	NFPA 101 (7.4.1.2)
PROPOSED # OF EXITS	6 EXITS, 1 REFUGE AREA	
MAX TRAVEL DISTANCE		
PROPOSED TRAVEL DIST.	104'-1"	NFPA 101 (34.2.6.2)
COMMON PATH OF TRAVEL	75'-0" MAX.	NFPA 101 (34.2.5.3.3)
REQUIRED EGRESS WIDTH		
MIN. MEANS OF EGRESS WIDTH	2(37) = 74"	NFPA 101 (TABLE 7.3.3.1)
PROP. MEANS OF EGRESS WIDTH	(2) 26", (3) 34", (1) 36"	NFPA 101 (7.2.1.2.3)
EMERGENCY LIGHTING		
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL		NFPA 101 (7.10)
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
A0	COVER SHEET		
AO.1	ARCHITECTURAL SITE PLAN		
AO.2	LIFE SAFETY PLAN - FIRST FLOOR		
AO.3	LIFE SAFETY PLAN - FIRST FLOOR		
AI.0	DEMOLITION FLOOR PLAN - FIRST AND SECOND FLOOR		
AI.1	NEW FLOOR PLAN - FIRST AND SECOND FLOOR		
AI.2	REFLECTED CEILING PLAN - SECOND FLOOR		
A2.0	SCHEDULES AND DETAILS		
ADI	DETAILS		

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Jurisdiction: City of Jacksonville
B22-511593-Office
Reviewed for Code Compliance
Frederick "Art" Barthlow
BU1701/PX1155
04/21/2022
"Codes-ABC, Inc. hereby certifies that these plans are in compliance with applicable codes, and have not been changed, altered, or modified by Codes-ABC, Inc."

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

LEGAL DESCRIPTION:

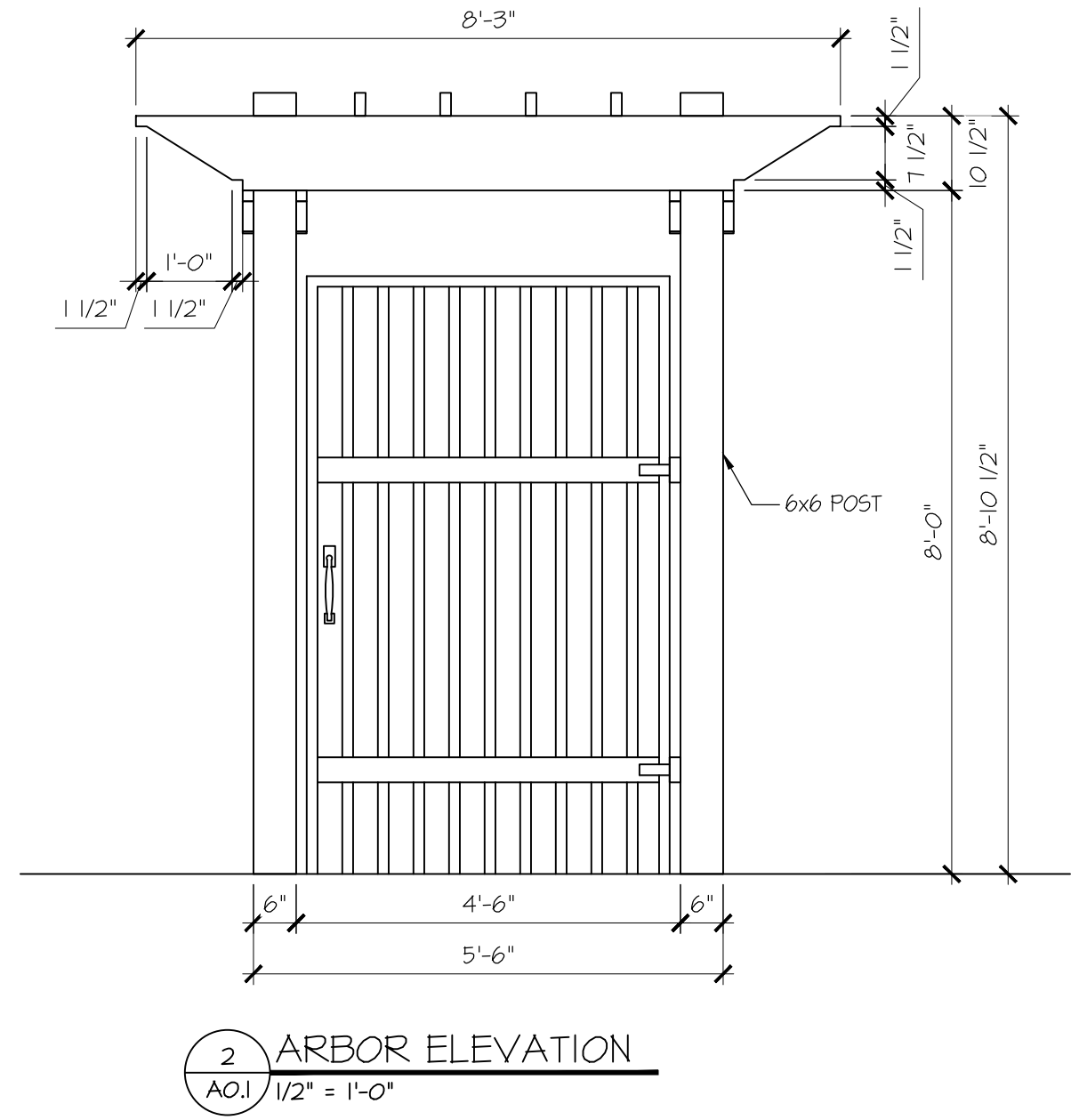
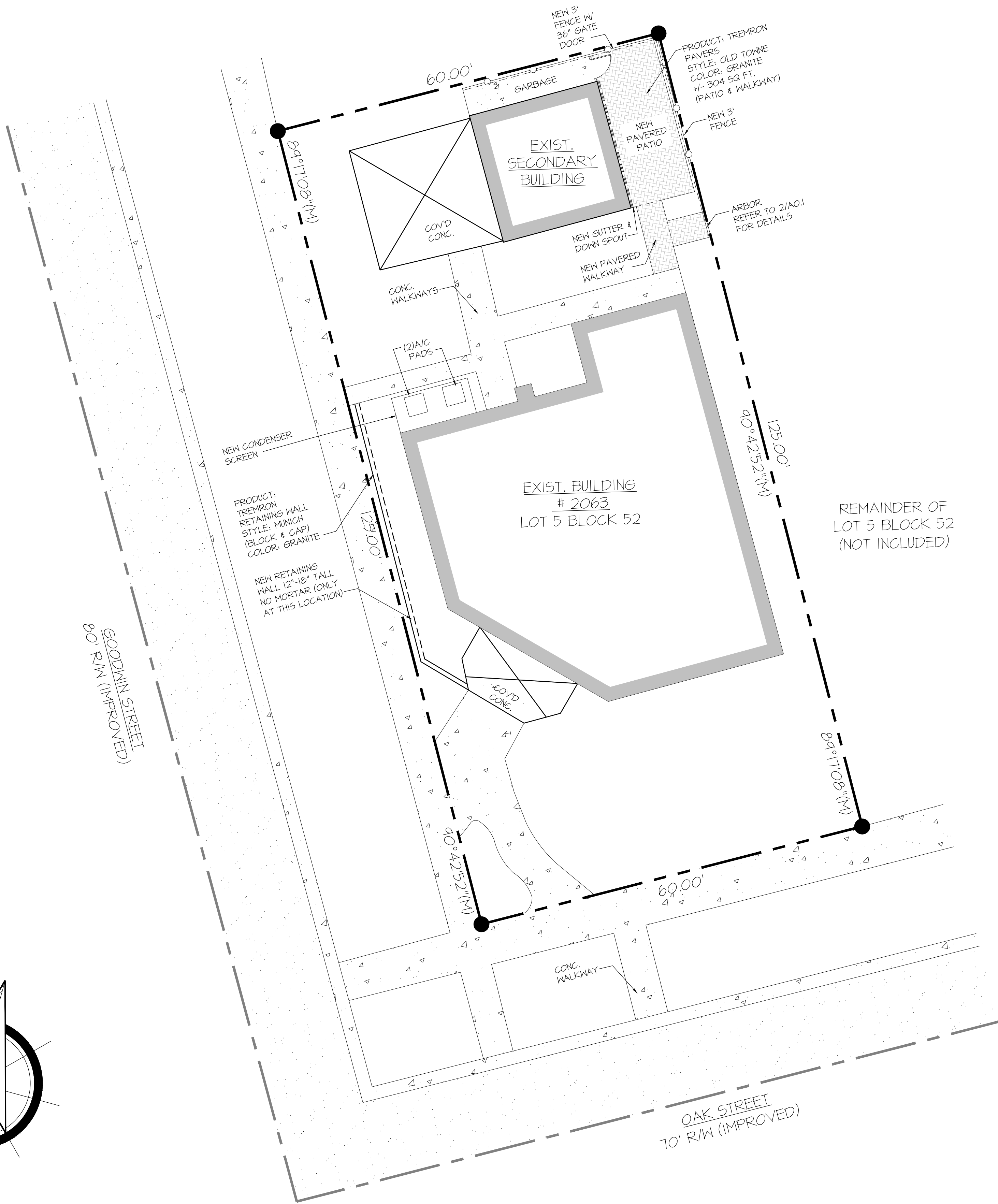
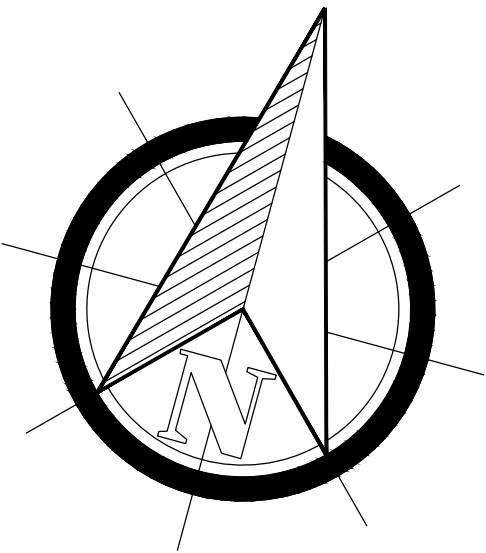
RIVERSIDE

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

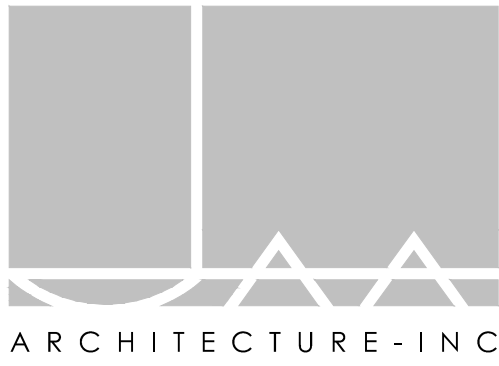
R/E STRAP #: 090689-0000

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

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



Jurisdiction: City of Jacksonville
B22-511593-Office
Reviewed for Code Compliance
Frederick "Art" Barthlow
BU1701/PX1155
04/21/2022
"Codes-ABC, Inc. hereby certifies that these plans are in compliance with applicable codes, and have not been changed, altered, or modified by Codes-ABC, Inc."



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LIC. AR92748

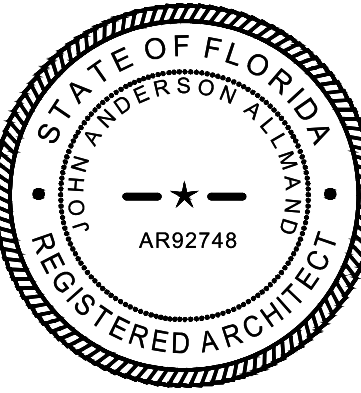
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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, 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

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REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



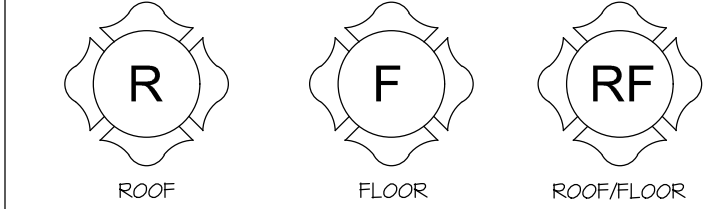
4.1.2022
21-197.00

A0.1

PERMIT SET

LIFE SAFETY NOTES

- EXIT DISCHARGE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEAR W/ 1/2" MAX. THRESHOLD.
- EXIT DISCHARGE AT 6'-0" DOOR IS RECOGNIZED AS 66" CLEAR W/ 1/2" MAX. THRESHOLD.
- ALL HARDWARE INCL. CLOSER, HANDLES, PULLS, LATCHES, LOCKS & PANIC HARDWARE TO BE ADA COMPLIANT.
- MAIN EXIT DOOR EXITS TO DEDICATED PATH OF TRAVEL / ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS, ACCESS, PARKING & PASSENGER LOADING ZONES.
- FINAL EQUIPMENT LAYOUT TO BE DETERMINED BY OWNER. EQUIPMENT PLAN SHOWN IS FOR APPROXIMATION ONLY.
- EXIST. EXTERIOR DOORS HAVE PANIC HARDWARE & CLOSER INCLUDED UNLESS NOTED OTHERWISE.
- PROVIDE EXTERIOR EGRESS LIGHTING IF NONE AVAILABLE.
- CHANGES IN LEVEL BETWEEN 1/4" MIN. & 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
 - 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)
- FIRE EXTINGUISHERS IN KITCHEN TO BE MINIMUM CLASS K, 15 GALLON (6L) CAPACITY.
- FIRE EXTINGUISHERS TO MINIMUM 2A 10B-C.
- G.C. TO PROVIDE EMERGENCY BALLAST @ EXTERIOR LIGHTING WHERE EGRESS EXITS ARE LOCATED. TYP. @ ALL LOCATIONS.
- IF EMERGENCY BALLASTS ARE NOT PROVIDED NEW EXTERIOR EGRESS LIGHTING TO BE SURE LITES "APR2" OR SIM., TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
- NEW INTERIOR EGRESS LIGHTING TO BE SURE LIGHTS "APEL" OR SIM., TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
- THE PROJECT DOES CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NEED TO BE LABELED ACCORDING TO FAC 6A-60.0081



LIFE SAFETY LEGEND

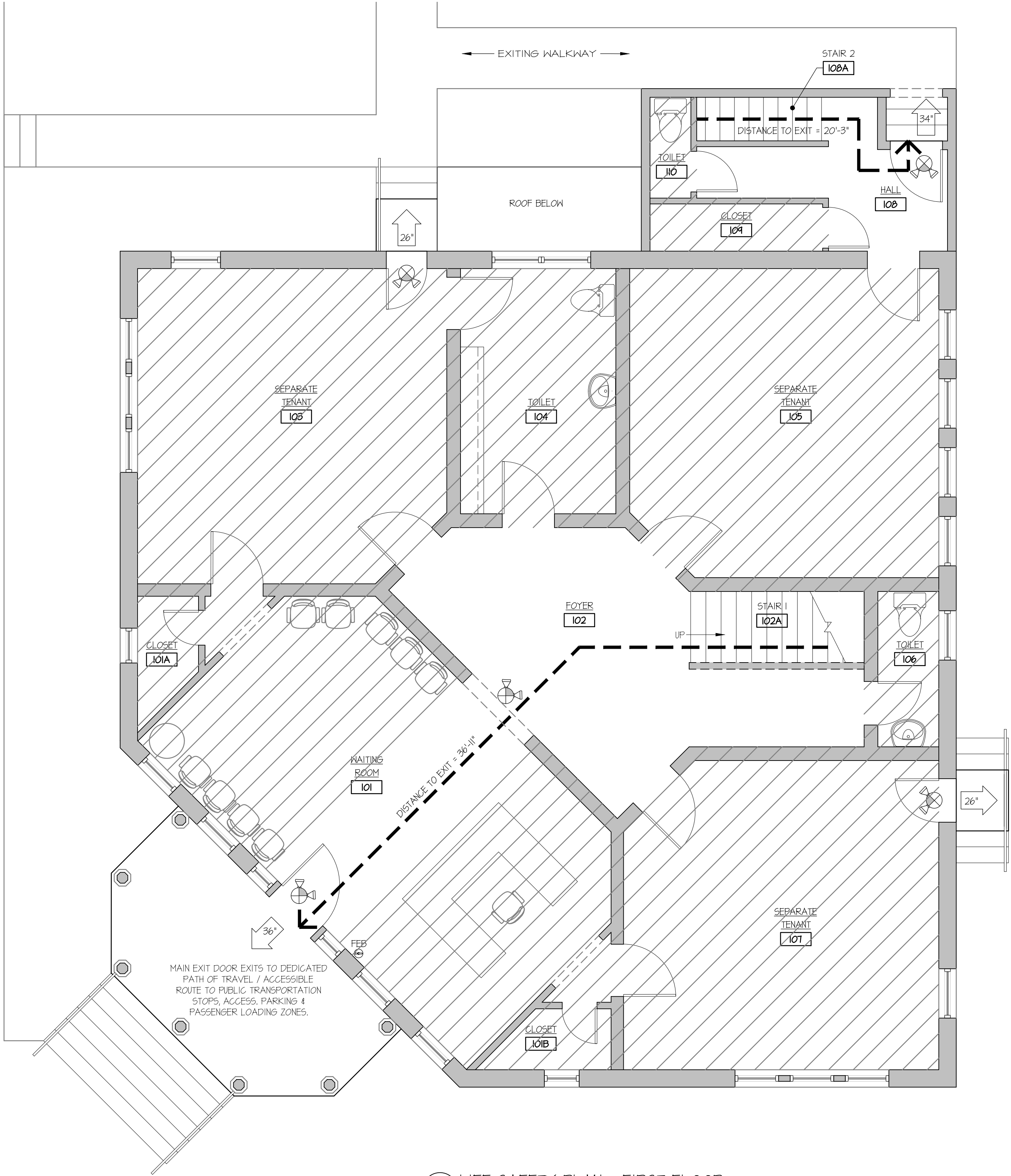
- DENOTES SEPARATE FIRE AREA
- TRAVEL LINE
- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN W/ EGRESS LIGHTING
- FIRE EXTINGUISHER
- EMERGENCY LIGHTING
- FIRE ALARM PULL STATION
- FIRE ALARM STROBE/HORN COMBO
- SMOKE/CARBON MONOXIDE DETECTOR WALL MOUNTED
- SMOKE/CARBON MONOXIDE DETECTOR CEILING MOUNTED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

- 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		
B-BUSINESS		
A	B	C



1 LIFE SAFETY PLAN - FIRST FLOOR
A0.2 1/4" = 1'-0"

OCCUPANCY SCHEDULE - FIRE AREA I (BUSINESS) (NFPA 101 (7.3.1.2))					
RM. #	RM. NAME	AREA (SQ. FT.)	CLASSIF.	LOAD (1 PER -)	OCC.
201	LIBRARY	241	LIBRARY READING ROOM	50	5.4
202	OFFICE	41	BUSINESS AREAS	150	0.6
203	RESTROOM	53	CIRCULATION	N/A	-
204	OFFICE	528	BUSINESS AREAS	150	3.5
204A	TOILET	55	CIRCULATION	N/A	-
205	BALCONY	123	CONC. W/O FIXED SEATS	15	0.2
206	CONFERENCE ROOM	141	CONC. W/O FIXED SEATS	15	13.1
206A	CLOSET	15	ACCESSORY STORAGE	300	0.1
206B	SERVER ROOM	22	ACCESSORY STORAGE	300	0.1
208	KITCHEN	301	KITCHEN AREA	100	3.1
209	OFFICE	122	BUSINESS AREAS	150	0.8
210	OFFICE	41	BUSINESS AREAS	150	0.6
TOTAL NET AREA:		1413	TOTAL OCCUPANTS:		36.1
TOTAL GROSS AREA		2,283	(FROM EXTERIOR WALL TO EXTERIOR WALL)		

OCCUPANCY SCHEDULE - FIRE AREA I BUSINESS) (FBC 2020 (1004.5))					
RM. #	RM. NAME	AREA (SQ. FT.)	CLASSIF.	LOAD (1 PER -)	OCC.
201	LIBRARY	241	LIBRARY READING ROOM	50	5.4
202	OFFICE	41	BUSINESS AREAS	150	0.6
203	RESTROOM	53	BUSINESS AREAS	150	0.4
204	OFFICE	528	BUSINESS AREAS	150	3.5
204A	TOILET	55	BUSINESS AREAS	150	0.4
205	BALCONY	123	CONC. W/O FIXED SEATS	15	0.2
206	CONFERENCE ROOM	141	CONC. W/O FIXED SEATS	15	13.1
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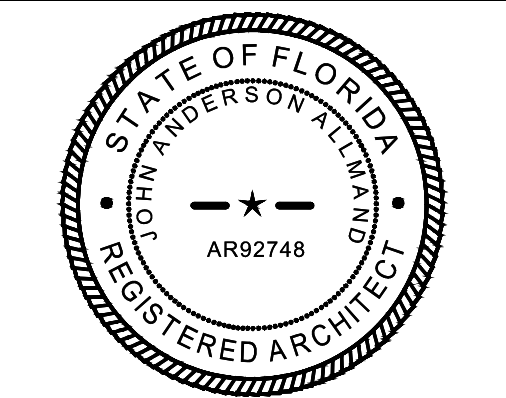
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ALT. LEVEL II - TENANT IMPROVEMENTS
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE, FL 32204

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. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHI.

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4.1.2022
21-197.00

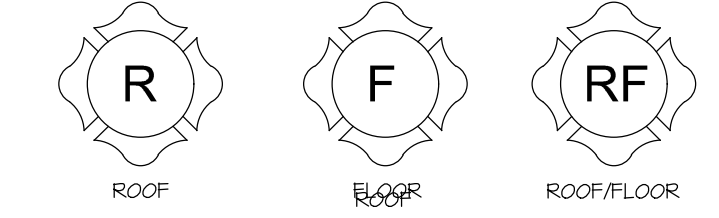
Jurisdiction: City of Jacksonville
B22-811593-Office
Reviewed for Code Compliance
Frederick "Art" Barthlow
BU1701/PX1155

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

A0.2
PERMIT SET

LIFE SAFETY NOTES

- EXIT DISCHARGE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEAR W/ 1/2" MAX. THRESHOLD.
- EXIT DISCHARGE AT 6'-0" DOOR IS RECOGNIZED AS 66" CLEAR W/ 1/2" MAX. THRESHOLD.
- ALL HARDWARE INCL. CLOSER, HANDLES, PULLS, LATCHES, LOCKS & PANIC HARDWARE TO BE ADA COMPLIANT.
- MAIN EXIT DOOR EXITS TO DEDICATED PATH OF TRAVEL / ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS, ACCESS, PARKING & PASSENGER LOADING ZONES.
- FINAL EQUIPMENT LAYOUT TO BE DETERMINED BY OWNER. EQUIPMENT PLAN SHOWN IS FOR APPROXIMATION ONLY.
- EXIST. EXTERIOR DOORS HAVE PANIC HARDWARE & CLOSER INCLUDED UNLESS NOTED OTHERWISE.
- PROVIDE EXTERIOR EGRESS LIGHTING IF NONE AVAILABLE.
- CHANGES IN LEVEL BETWEEN 1/4" MIN. & 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
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LIFE SAFETY LEGEND

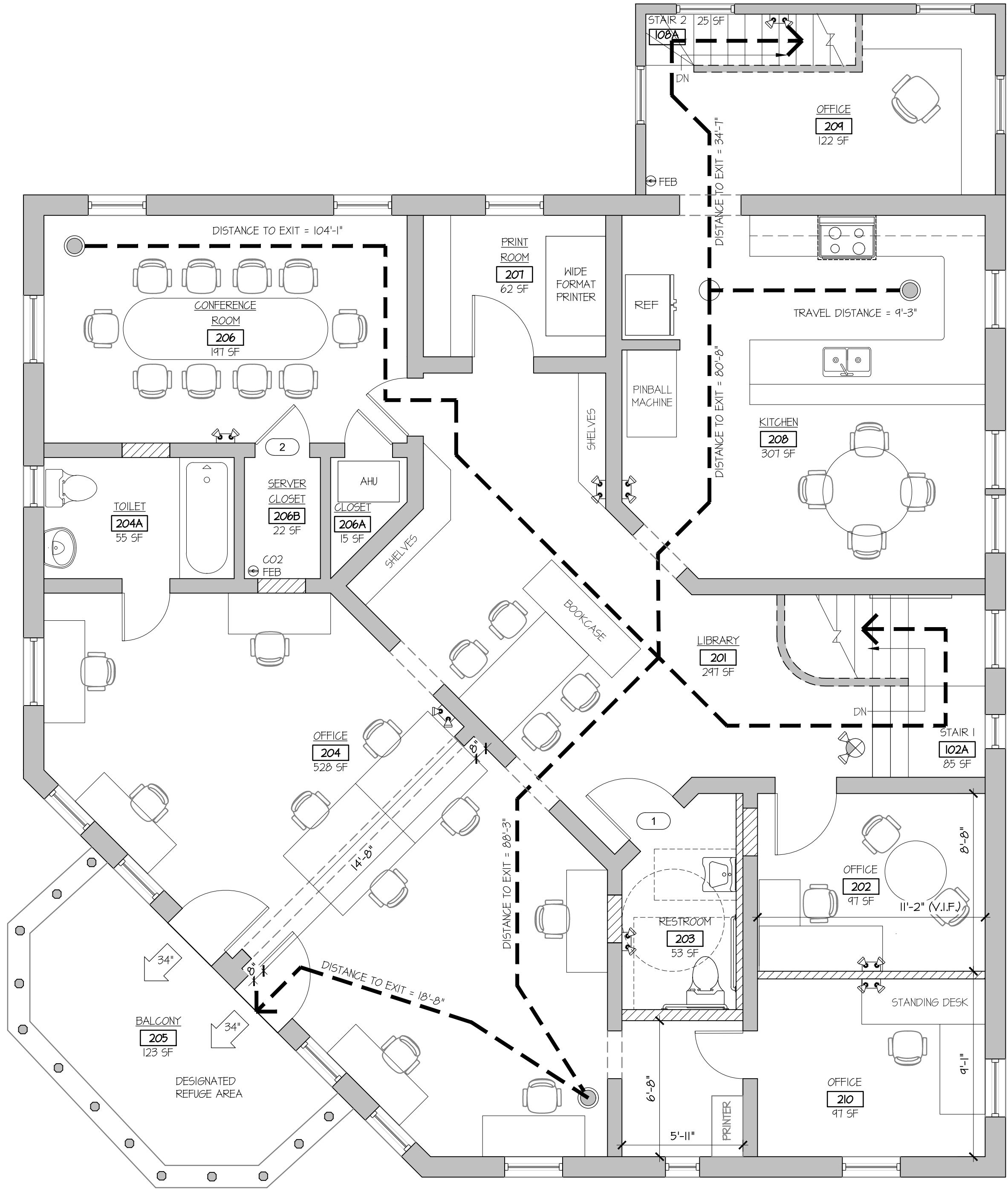
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EXISTING
- N

NEW

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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		
B-BUSINESS		
A	B	C



2 LIFE SAFETY PLAN - SECOND FLOOR
A0.3 1/4" = 1'-0"



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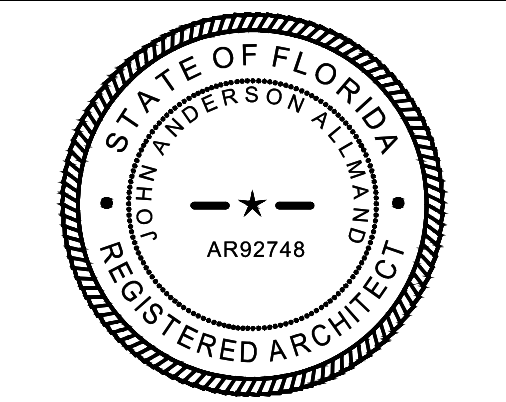
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ALT. LEVEL II - TENANT IMPROVEMENTS
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE, FL 32204

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4.1.2022
21-197.00

Jurisdiction: City of Jacksonville
B22-511593-Office
Reviewed for Code Compliance
Frederick "Art" Barthlow
BU1701/PX1155

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

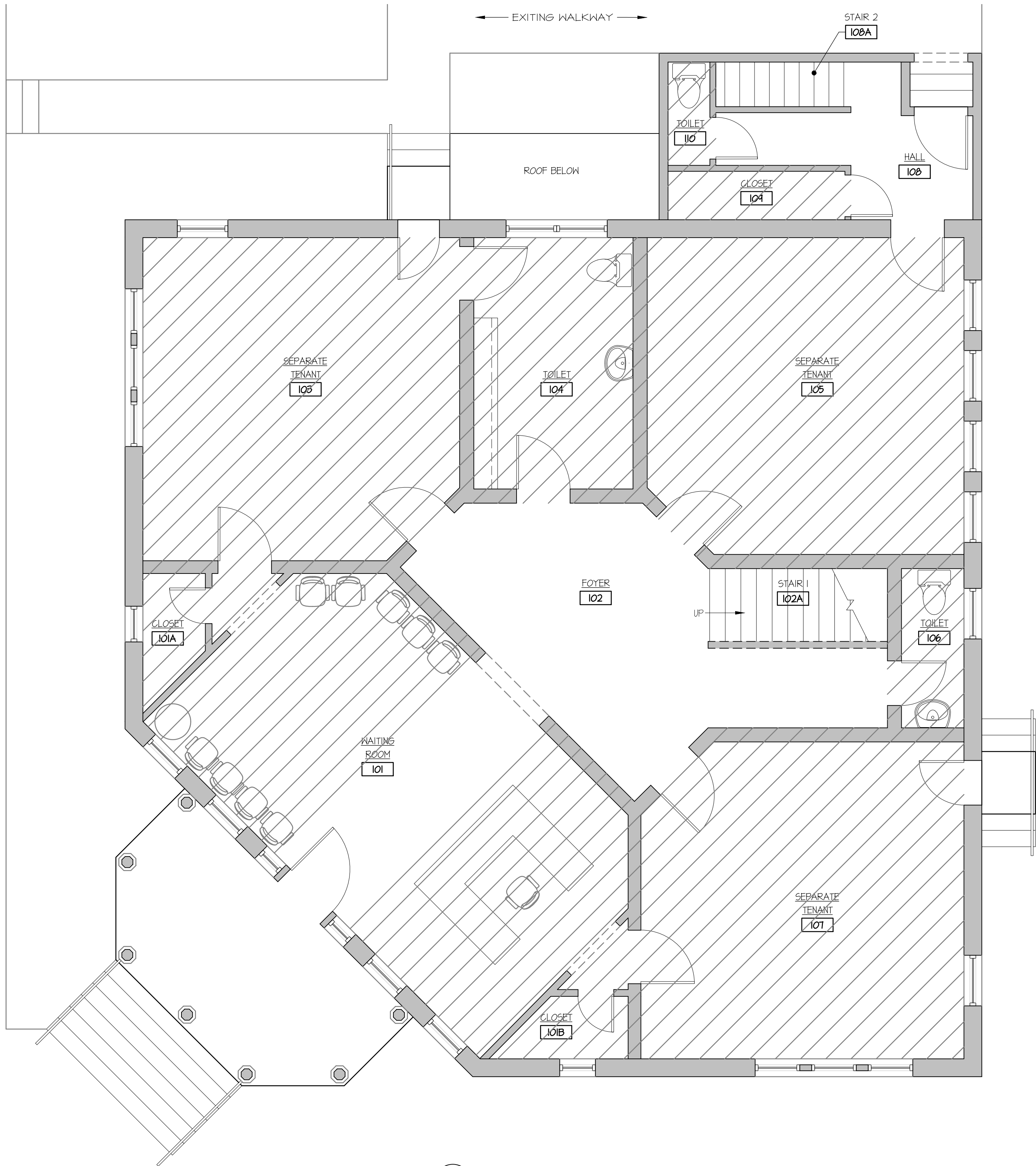
4/21/2022
Codes-ABC, Inc. hereby certifies that these plans are in compliance with applicable codes, and have not been changed, altered, or modified by Codes-ABC, Inc.
A0.3
PERMIT SET

DEMOLITION KEY NOTES

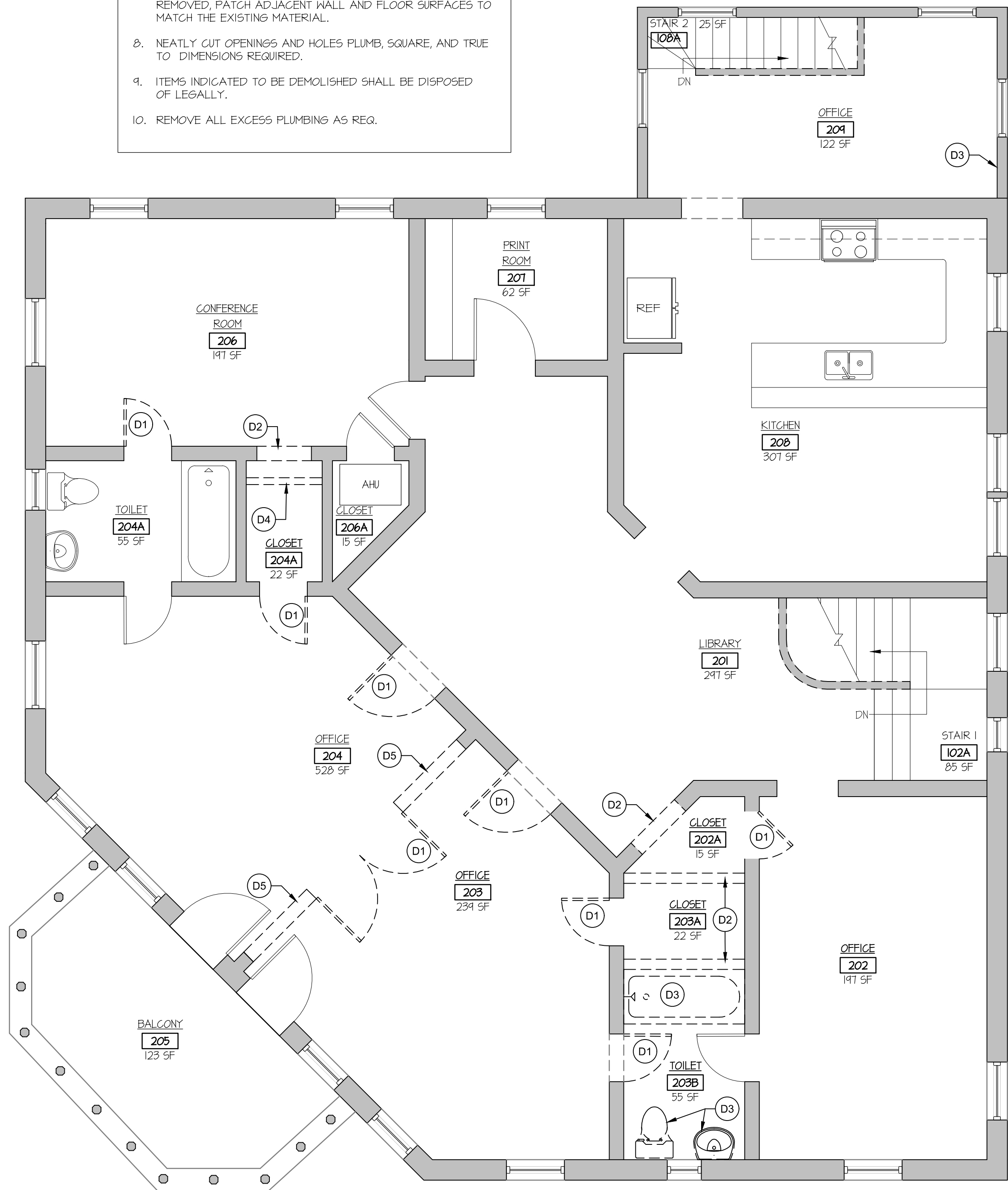
- D1 REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. PATCH WALL AS NECESSARY.
- D2 REMOVE WALL CONSTRUCTION AND PATCH AS NECESSARY.
- D3 REMOVE PLUMBING FIXTURE, AND CAP PIPING AS NECESSARY. REFER TO PLUMBING DRAWINGS.
- D4 REMOVE EXISTING MILLWORK / CASEWORK
- D5 REMOVE WALL CONSTRUCTION, TEMPORARILY SHORE UP STRUCTURE DURING NEW CONSTRUCTION, PATCH AS NECESSARY.

GENERAL DEMOLITION NOTES:

- 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.
- 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.
- PATCH AND REPLACE DAMAGED CEILING GRID AND TILES AS NECESSARY.
- ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED. SEE DEMOLITION NOTES.
- WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.
- NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.
- ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.
- REMOVE ALL EXCESS PLUMBING AS REQ.



1 DEMOLITION FLOOR PLAN - FIRST FLOOR
A1.0 1/4" = 1'-0"



2 DEMOLITION FLOOR PLAN - SECOND FLOOR
A1.0 1/4" = 1'-0"

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

Jurisdiction: City of Jacksonville
B22-511593-Office
AR92748 (A) (2018) Compliance
Frederick "Art" Barthlow
B01701/PX1155
04/21/2022
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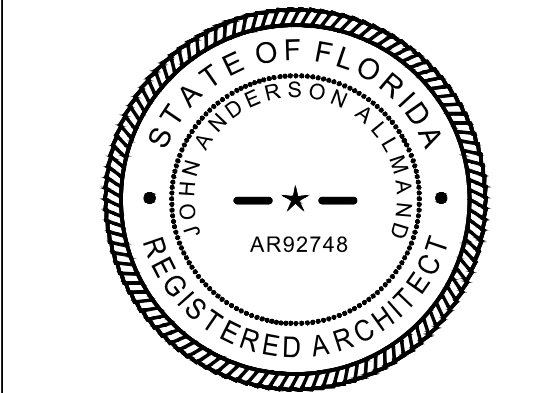
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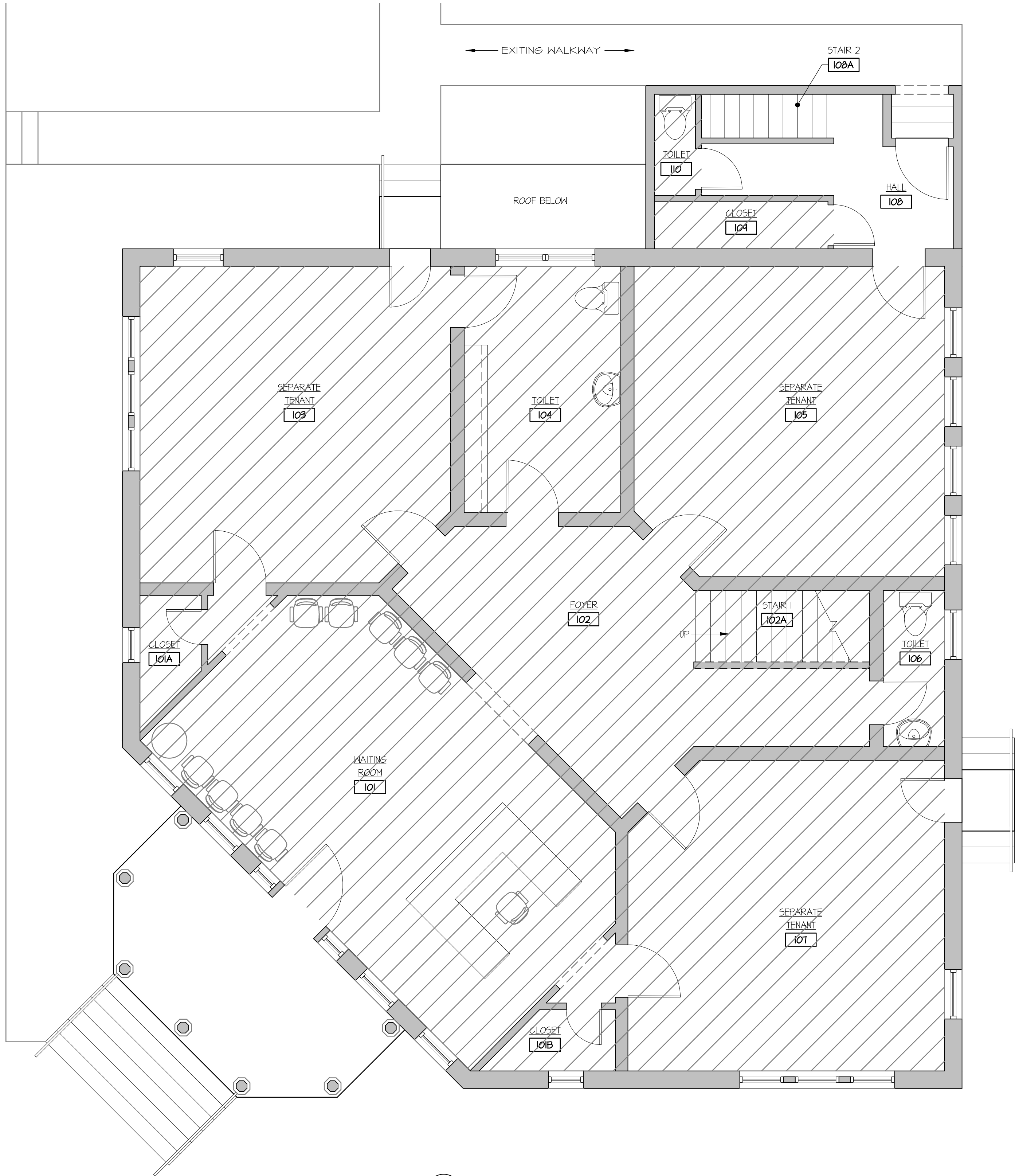
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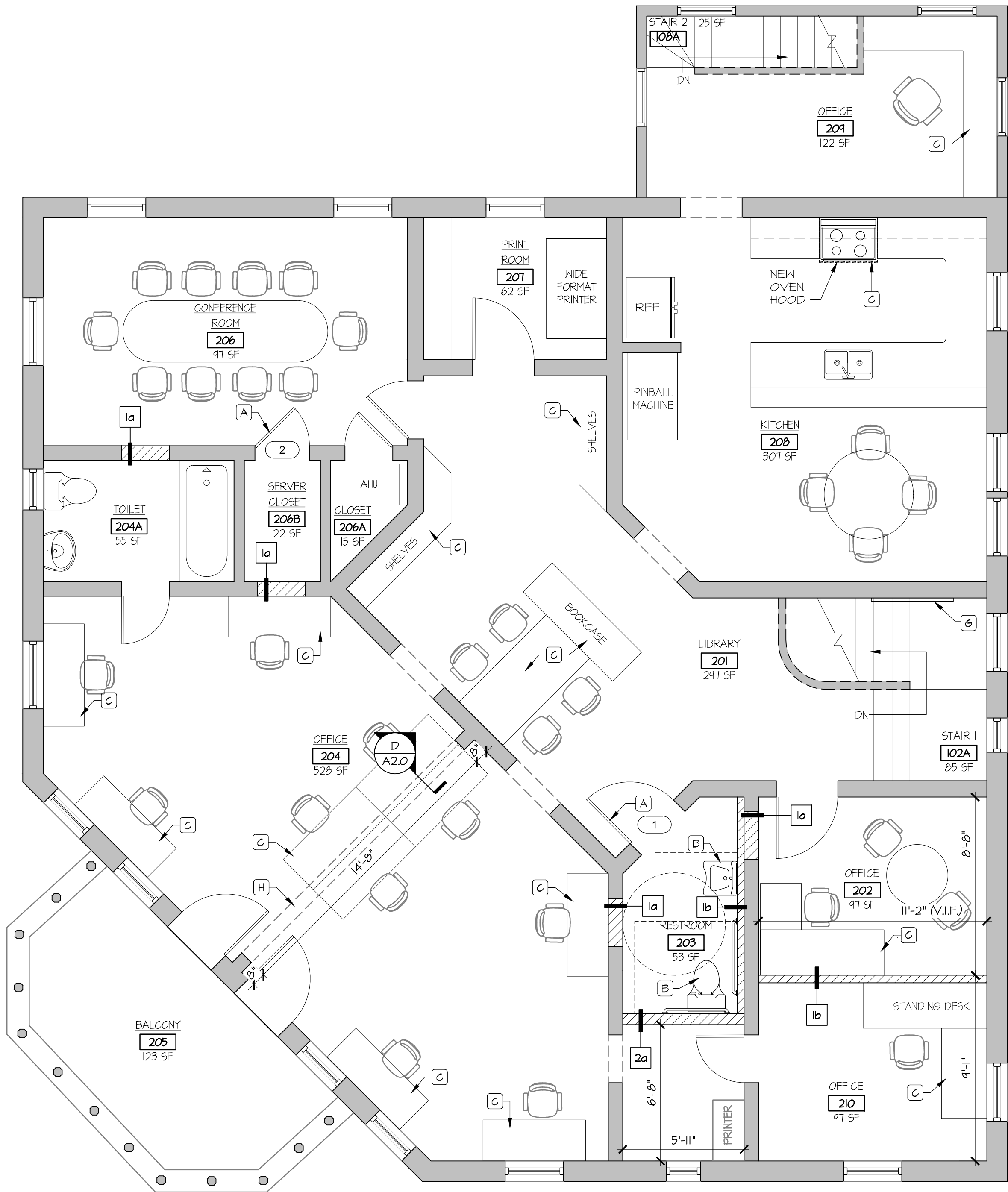
A1.0
PERMIT SET



1 NEW FLOOR PLAN - FIRST FLOOR
ALL 1/4" = 1'-0"

CONSTRUCTION KEY NOTES

- A PROVIDE NEW DOOR AND FRAME, REFER TO DOOR SCHEDULE, ON SHT. A2.0
- B PROVIDE NEW PLUMBING FIXTURE, REFER TO PLUMBING DRAWINGS.
- C PROVIDE NEW MILLWORK / CASEWORK
- D NEW STOVE EXHAUST HOOD
- E (NOT USED)
- F (NOT USED)
- G PROVIDE NEW SIGNAGE
- H PROVIDE NEW STRUCTURAL BEAM, REFER TO DETAIL 1/A2.0



2 NEW FLOOR PLAN - SECOND FLOOR
ALL 1/4" = 1'-0"



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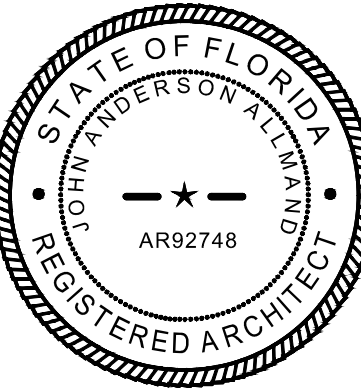
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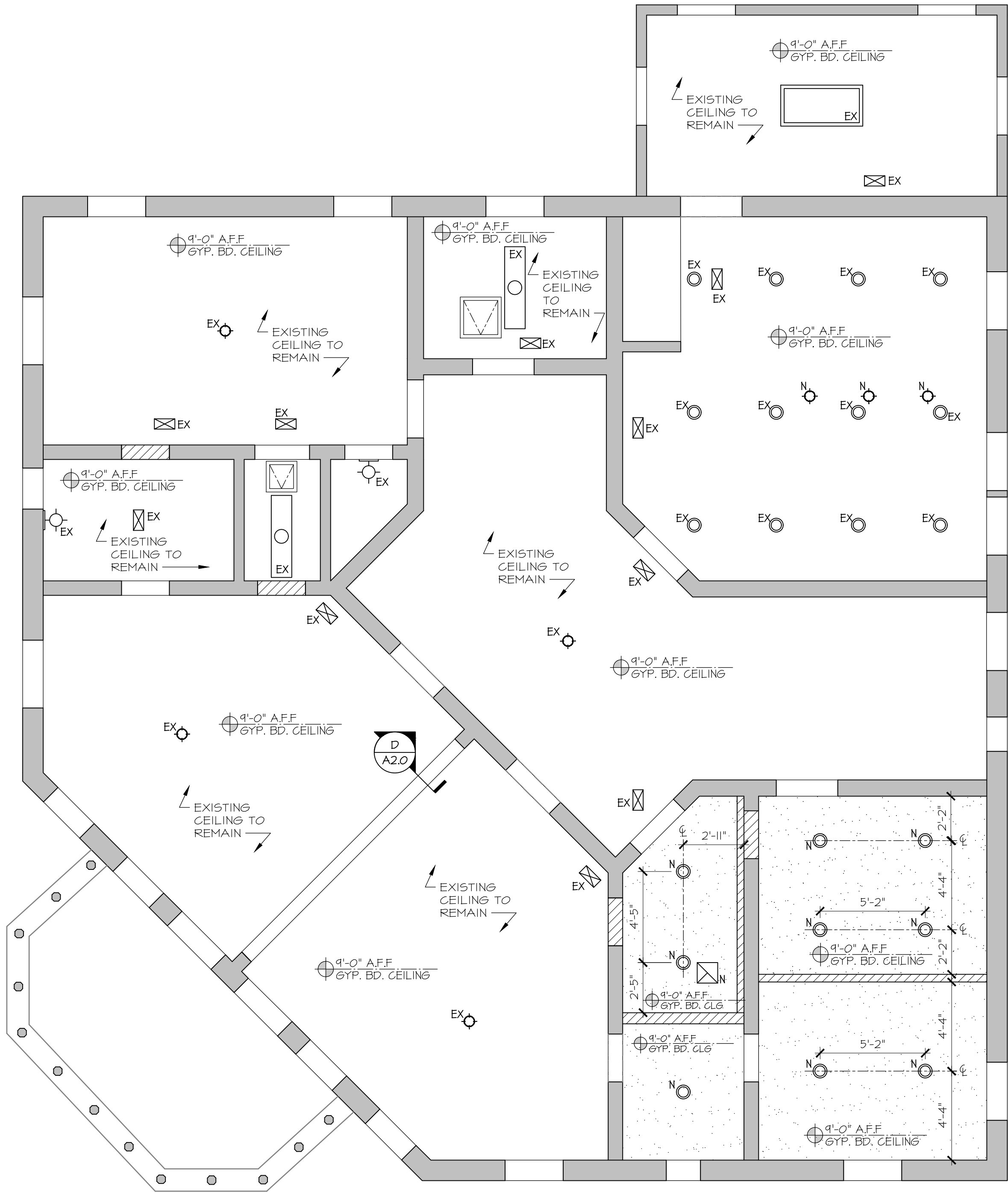
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21-197.00

Jurisdiction: City of Jacksonville
B22-511593-Office
AR92748 (AR) (2024) Compliance
Frederick "Art" Barthlow
BU1701/PX1155

PARTITION LEGEND	
EXIST. WALL TO REMAIN	=====
CONSTRUCTION TO BE DEMOLISHED	-----
NEW WALL	=====

A1.1

PERMIT SET



2 REFLECTED CEILING PLAN - SECOND FLOOR
A1.2 1/4" = 1'-0"

GENERAL CEILING NOTES:

- ALL LIGHT FIXTURES AND DIFFUSERS SHALL BE CENTERED ON THE TILE UNLESS NOTED OR INDICATED OTHERWISE.
- REF. PLANS FOR ALL CEILING HEIGHTS.
- ALL GYPSUM BOARD SOFFITS SHALL HAVE 5/8" REVEAL EDGE AT ADJACENT PARTITIONS EXCEPT WHERE REQUIRED TO BE FIRE TREATED.
- CONTRACTOR TO COORDINATE LOCATION OF PLUMBING AND MECHANICAL VALVES, TRANSFORMERS AND ASSOCIATIONS ABOVE-CEILING COMPONENTS WITH LOCATIONS OF CEILING GYPSUM PANELS IN GYPSUM BOARD AREAS.
- ALIGN ALL SOFFITS WITH ADJACENT WALL SURFACE AS INDICATED ON THE DRAWING.
- PATCH AND REPLACE DAMAGED ACOUSTICAL CEILING TILES AND CEILING GRID. ACOUSTICAL CEILING TILES TO BE SELECTED BY CONTRACTOR.
- ANY MECHANICAL, ELECTRICAL & PLUMBING INFORMATION INDICATED ON THE ARCHITECTURAL PLANS IS SHOWN SOLELY FOR THE PURPOSE OF COORDINATION OF THE ARCHITECTS WORK. MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION IS BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT DRAWINGS AND SPECIFICATIONS FOR PERMIT AND COORDINATE WITH JAA ARCHITECTURE AS REQUIRED. CONTRACTOR TO PROVIDE ENERGY CALCULATIONS IF REQUIRED FOR PERMITTING.
- ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS SHALL BE MODIFIED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
- ALL SYSTEMS SHALL COMPLY AND BE REVIEWED BY THE BUILDING OWNER. DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN CRITERIA ISSUED BY OWNER.
- CONTRACTOR TO HOLD DUCT AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE.
- PROVIDE EMERGENCY LIGHTING OR EMERGENCY BALLAST IN LIGHT FIXTURES AS REQUIRED TO MEET CODE REQUIREMENTS FOR EMERGENCY LIGHTING.
- G.G. MAY SUBSTITUTE FIXTURES FOR SIM. W/ OWNER/ARCHITECT PERMISSION.

CEILING LEGEND

- NEW GYPSUM BOARD CEILING OR SOFFIT
- 2'X4' LED LIGHT FIXTURE
- 1'X4' FLUORESCENT LIGHT FIXTURE
- DOWN LIGHT H/H
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SUPPLY HVAC DIFFUSER
- EXHAUST FAN

D	DEMOLITION
REL	REMOVE AND RELOCATE
EX	EXISTING
N	NEW



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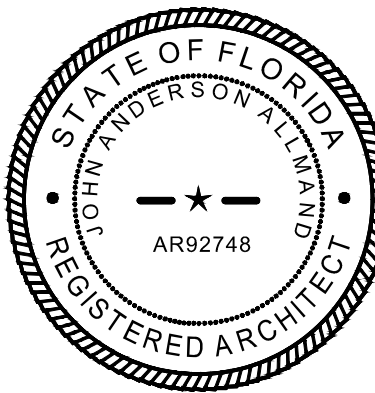
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ALT. LEVEL II - TENANT IMPROVEMENTS
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE, FL 32204

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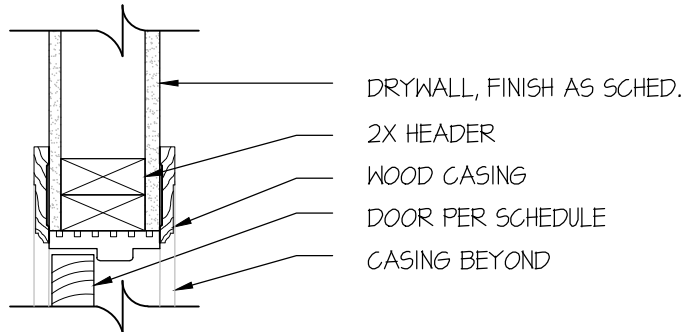
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Jurisdiction: City of Jacksonville
B22-511593-Office
Reviewed for Code Compliance
Frederick "Art" Barthlow
BU1701/PX1155

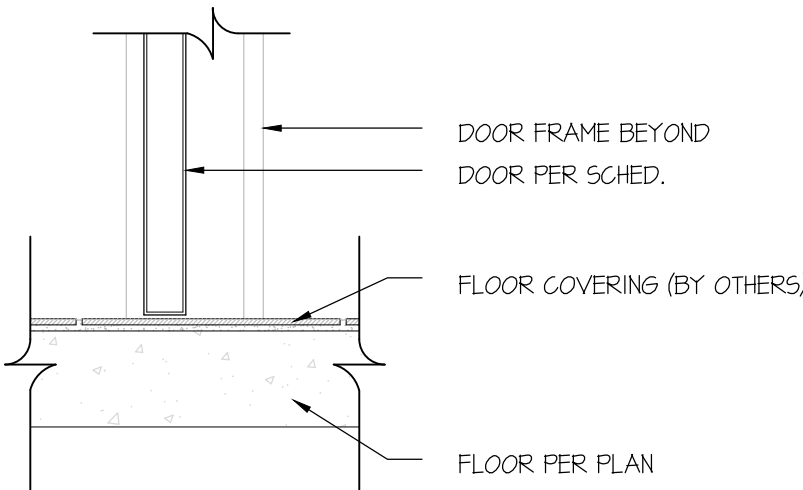
	PARTITION LEGEND	
	EXIST. WALL TO REMAIN	
	CONSTRUCTION TO BE DEMOLISHED	
	NEW WALL	

A1.2

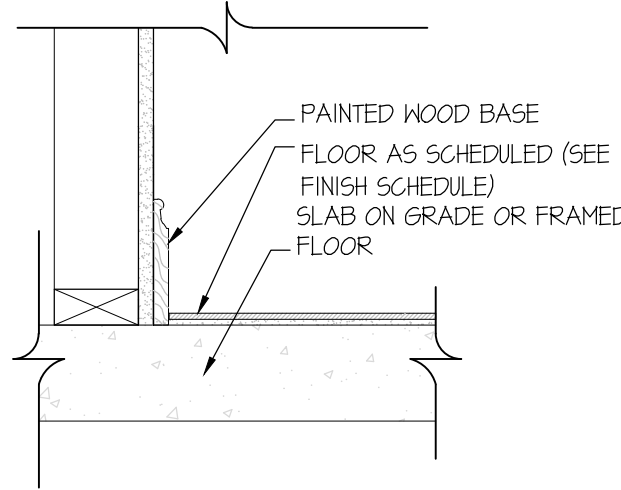
PERMIT SET



A INTERIOR DOOR HEAD
A2.0 1 1/2"=1'-0" *JAMB SIMILAR



B INTERIOR THRESHOLD
A2.0 1 1/2"=1'-0"



C BASE BOARD DETAIL
A2.0 1 1/2"=1'-0"

DOOR HARDWARE NOTES:

- ALL NEW HARDWARE TO BE ADA COMPLIANT. ALL HINGED SWINGING DOORS THE BE OF A LEVER-TYPE.
- ALL INTERIOR HINGED DOORS SHALL HAVE NO MORE THAN 5 LBS. OF OPERATING FORCE. ALL EXTERIOR HINGED DOORS TO HAVE NO MORE THAN 8 1/2 POUNDS OF OPERATING FORCE.
- ALL ADA REQUIRED OPERABLE HARDWARE TO BE NO LESS THAN 34" AND NO MORE THAN 48" ABOVE FINISHED FLOOR.
- ALL ADA DOOR CLOSERS TO HAVE MINIMUM OF 5 SECONDS TO WHEN THE DOOR IS ATTACHED TO A 90° POSITION, WHEN IT GETS TO A 12° POSITION, AND TO THE LATCH.
- ALL ADA DOOR AND GATE SPRING HINGES TO HAVE A MINIMUM OF 1 1/2 SECONDS FROM OPEN POSITION OF 10° TO A CLOSED POSITION.
- QUANTITIES OF HARDWARE TO BE USED TO BE DETERMINED BY GENERAL CONTRACTOR.
- HARDWARE MAY BE SUBSTITUTED WITH SIM. W/ OWNER / ARCHITECT'S PERMISSION.
- DOOR TYPE MAY BE SUBSTITUTED WITH SIM. W/ OWNER / ARCHITECT'S PERMISSION.

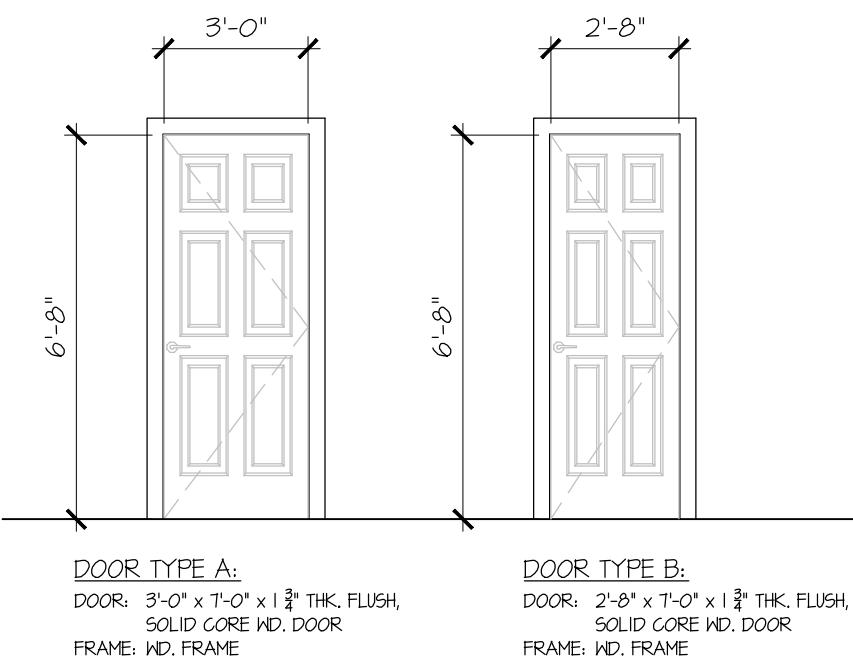
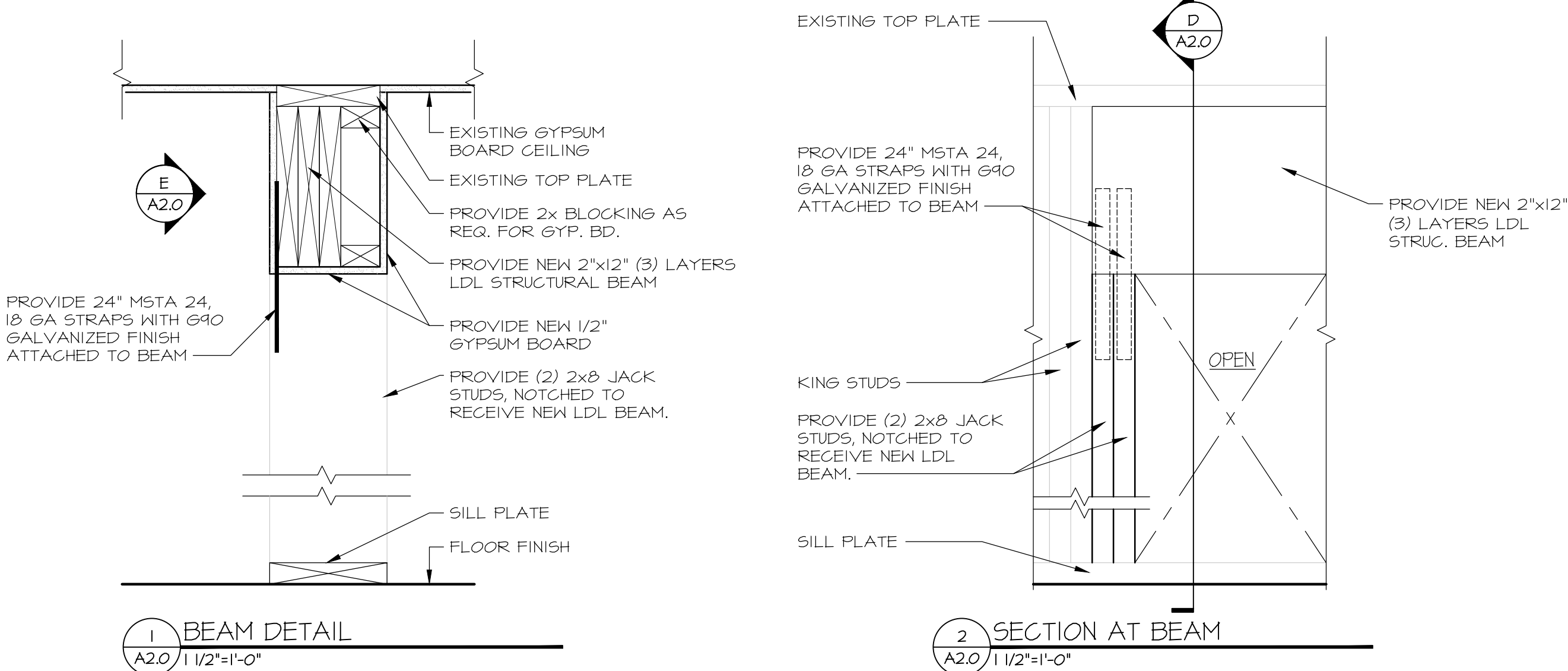
DOOR SCHEDULE

DOOR #	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HARDWARE		COMMENTS
							LEVER	CLOSER	
01	A	3'-0"	6'-8"	1 3/4"	WD. SC	WD.	L-1	CL-1	
02	B	2'-8"	6'-8"	1 3/4"	WD. SC	WD.	L-1	CL-1	

HARDWARE SCHEDULE

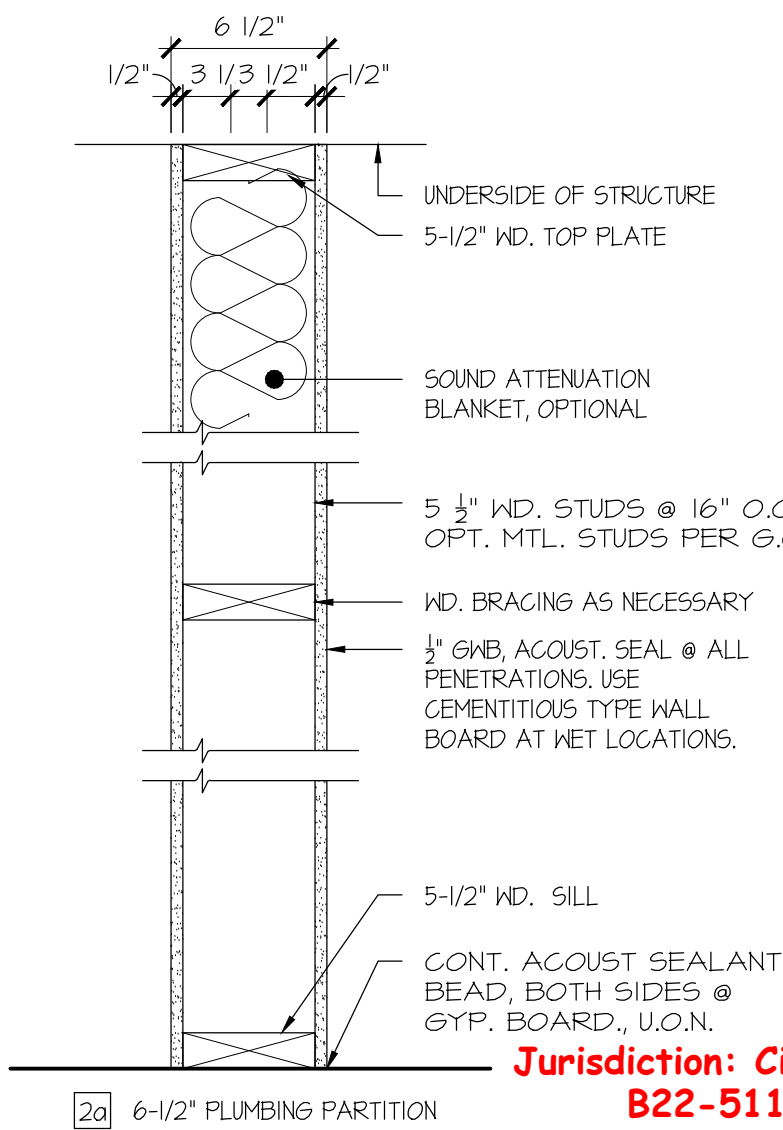
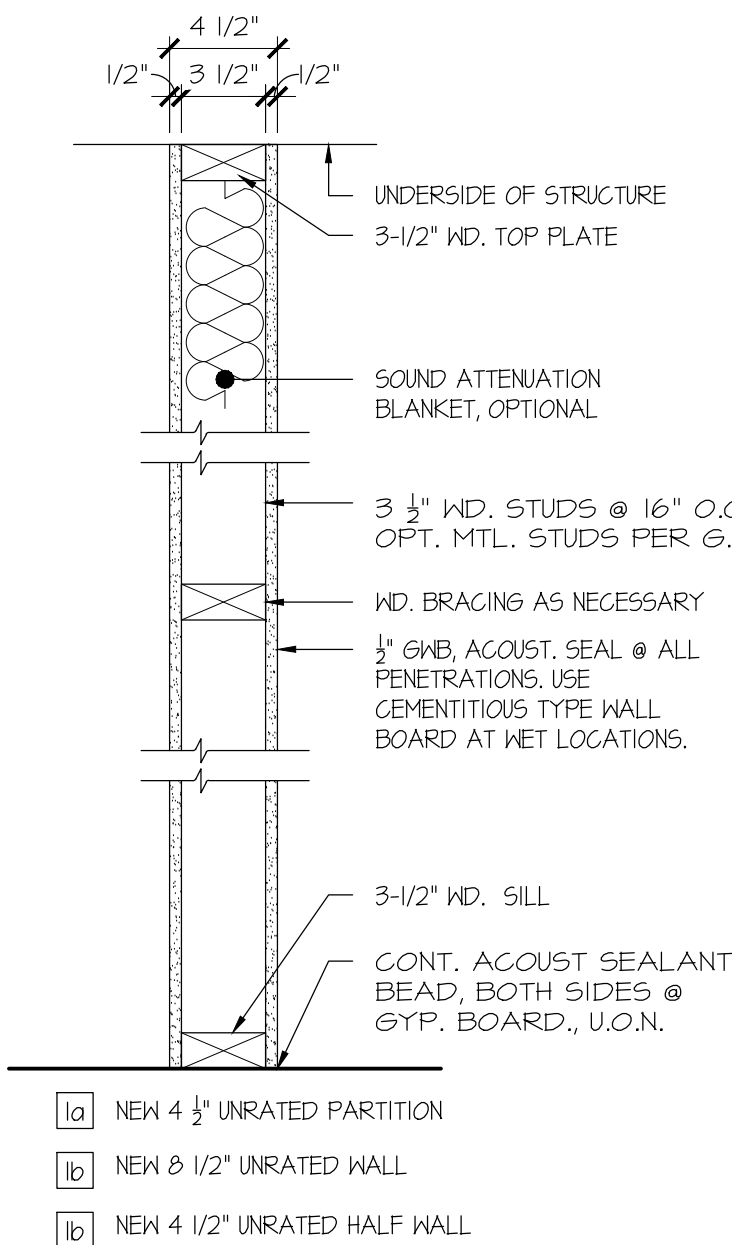
	MARK	MANUFACTURER	MODEL #	STYLE	TYPE	FINISH	COMMENTS
LEVER	L-1	YALE	5402LN	AUGUSTA	PRIVACY	DULL CHROME	
	L-2	YALE	5407LN	AUGUSTA	OFFICE	DULL CHROME	
	L-3	YALE	5401LN	AUGUSTA	PASSAGE	DULL CHROME	
	D-1	YALE	D262		DEADBOLT	DULL CHROME	
	P-1	ROCKWOOD	102 X 70G.28		PULL PLATE	ALUMINUM	
	P-2	ROCKWOOD	70A.28		PUSH PLATE	ALUMINUM	
	FN-1	YALE	7150D-36		PANIC HARDWARE	ALUMINUM	

CLOSER	CL-1	YALE	2700			ALUMINUM	
KICKPLATE	K-1	ROCKWOOD	K1060-B 8X34			DULL CHROME	



WALL TYPE NOTES

- ALL WALLS ARE TYPE I UNLESS NOTED OTHERWISE.
- 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. RATINGS (TABLE 704.2.11 OF THE FLORIDA BUILDING CODE 2000). REFER TO TABLE FOR OTHER CONCRETE TYPES.
- PROVIDE 3 BEADS OF SEALANT AT TOP OF BOTTOM TRACKS. TYPICAL. ALL WALLS. USE SOUND OR FIRE RATED SEALANTS IN RESPECTIVE WALL TYPES.
- PROVIDE BLOCKING AS REQUIRED FOR MOUNTING FIXTURES. MILLWORK, SIGNAGE, ETC AND MAINTAIN CONSTRUCTION TYPE.
- PROVIDE "END CAPS" WHERE WALLS INTERSECT. MULLIONS/GLAZING. COLOR TO BE SELECTED BY ARCHITECT.
- NOT USED
- AT ALL FIRE RATED/ SMOKE BARRIER ASSEMBLIES: - PROVIDE SAFING, SEALANTS, ETC. @ ALL PENETRATIONS TO MAINTAIN RATINGS AND MEET ALL STATE/ LOCAL CODES.
1. PROVIDE FIRE/SMOKE DAMPERS WHERE NEEDED IN WALL TO MAINTAIN RATING AND TO MEET ALL STATE/ LOCAL CODES.
2. PROVIDE CAPS IN FIRE WALLS TO MEET ALL STATE AND LOCAL CODES - TYP. ALL FIRE RATED WALLS.
- WHERE ANY DISCREPANCY OCCURS AT INTERSECTING WALLS, NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. PROVIDE ADDITIONAL MATERIAL, CAPS, ETC. NEEDED TO COMPLETE DETERMINED CONDITION.
- SEE INTERIOR/EXTERIOR ELEVATIONS FOR REVEAL LOCATIONS ON ONE OR BOTH SIDES INDICATED.
- EXTEND TILE MINIMUM OF 6" ABOVE ACT. CEILING SYSTEMS AT WET WALLS OR FULL HEIGHT TILE WALLS.
- PROVIDE CEMENTITIOUS BACKER BOARD AT WET / TILE WALLS, TYPICAL.
- PER FBC 708.5 FIRE WALLS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
 - BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES.
 - BE LOCATED WITHIN 15'-0" OF THE END OF EACH WALL & AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
 - INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 1/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING - "FIRE AND/OR SMOKE BARRIER" - PROTECT ALL OPENINGS" OR SIMILAR WORDING.



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Reviewed for Code Compliance
Frederick "Art" Barthlow
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04/21/2022
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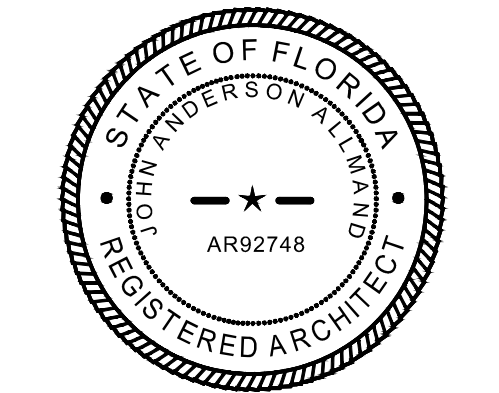
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2. ALL WORK SHALL BE IN ACCORDANCE WITH THE FBC-MECHANICAL 2020 EDITION.
3. ALL AIR DISTRIBUTION COMPONENTS SHALL COMPLY WITH SECTION 13-41.00 OF THE FBC-M. SUPPLY AND RETURN DUCTS FOR THE SPACE SHALL BE GALVANIZED SHEET-METAL FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA'S DUCT CONSTRUCTION STANDARDS. INSULATE SUPPLY AND RETURN DUCTS WITH 2" FIBERGLASS DUCT WRAP JOINTS AND SEAM SHALL BE SEALED. 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 TO BE CONTROLLED BY A THERMOSTAT 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 COMPRESSORS/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.

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 SUBMITTAL OF A BID SHALL 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 MADE, WILL NOT BE ACCEPTED.
2. COORDINATE WITH OTHER TRADES FOR ITEMS IN THEIR SCOPE OF WORK WHICH WOULD BE ADDITIONAL WORK AND NOT COVERED ON THESE DRAWINGS.
3. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.




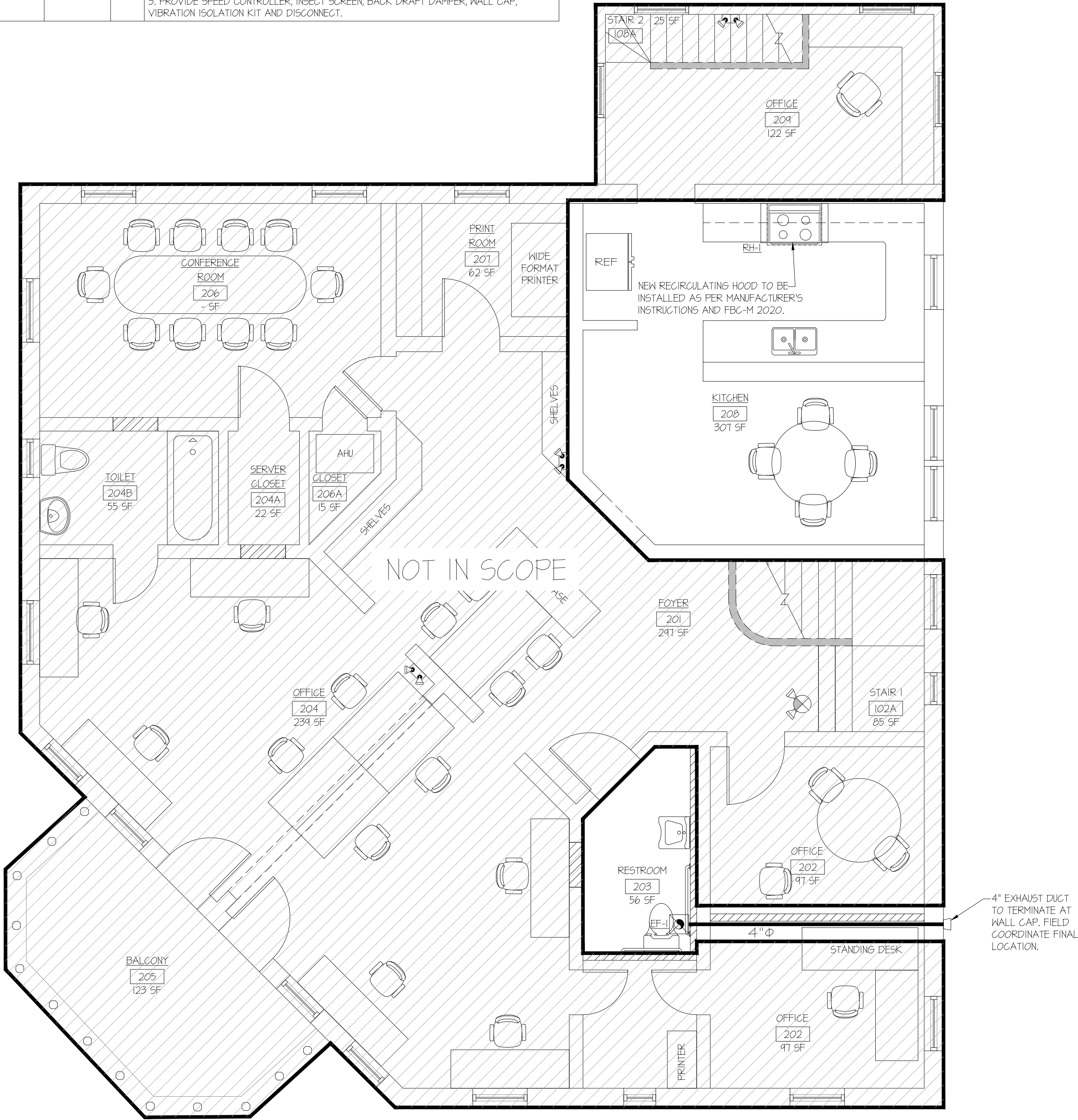
RANGE HOOD SCHEDULE

TAG	MANUF-MODEL	TYPE	MOUNT	RPM	ELECTRICAL	AMPS	LOCATION	REMARKS
RH-1	BROAN - 41000	RECIRC.	CABINET	2850	120V/60/60HZ	2.0	AS SHOWN	NOTES: -SIMILAR EQUIPMENT CAN BE INSTALLED AS APPROVED BY OWNER. -TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND FEC-M 2020.

EXHAUST EQUIPMENT SCHEDULE

TAG	MANUF-MODEL	MOUNT	GFM	STATIC PRESS. IN. WG.	VOLT/PHASE	AMPS	REMARKS
EF-1	BROAN - XB80	CEILING	80	0.1	120V/60	0.3	1. SIMILAR EQUIPMENT CAN BE INSTALLED AS APPROVED BY OWNER. 2. TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND FEC-M 2020. 3. PROVIDE SPEED CONTROLLER, INSECT SCREEN, BACK DRAFT DAMPER, WALL CAP, VIBRATION ISOLATION KIT AND DISCONNECT.

- INSTALLATION OF NEW RECIRCULATING HOOD AS SHOWN.
- INSTALLATION OF NEW EXHAUST FAN AS SHOWN.



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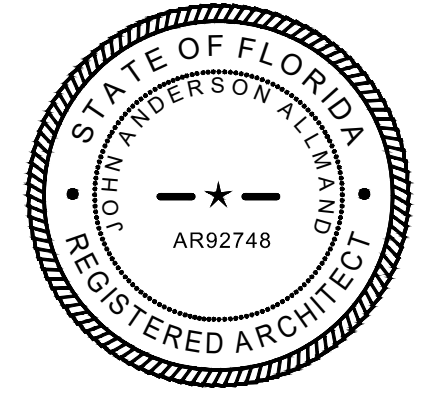
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RENOVATION
JAA ARCHITECTURE
2063 OAK STREET
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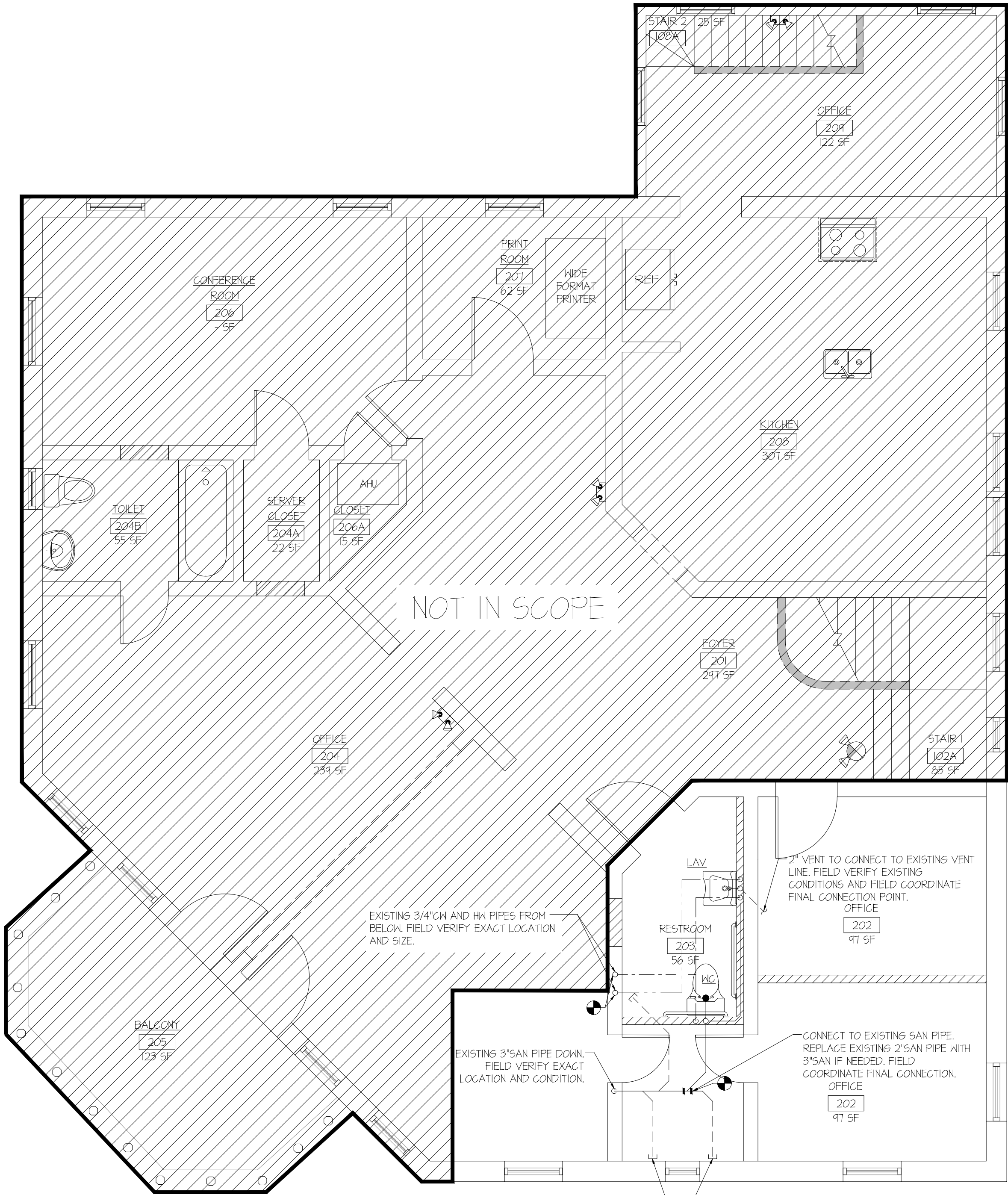
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PLUMBING NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH FBC-PLUMBING 2020, APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIALS SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS, PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
- WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE CPVC PIPING EQUAL TO BFGOODRICH "FLOWGUARD GOLD".
- SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC, WHERE CODE ALLOWS. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PADS OR MATERIAL.
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.
- PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTORS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
- PROVIDE COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS FINISH TO MATCH FIXTURE TRIM.
- ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
- ALL CONDENSATE DRAIN PIPING SHALL BE TYPE "L" COPPER WITH ARMAFLEX INSULATION PER TABLE 411.1 F.B.C. 2017 WHERE USED IN A RETURN AIR PLENUM. PVC PIPING WITH ARMAFLEX INSULATION MAY BE USED IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF PIPING.
- CONDENSATE LINES SHALL NOT DRAIN ON THE ROOFING SYSTEM OR ANY OF ITS COMPONENTS AND CONDENSATE LINES NEED NOT COMPLY WITH MIN. CLEARANCE REQUIREMENTS PER FBC 2017, PAR. 1522.3.5
- PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
- WATER PIPING INSULATION SHALL BE ARMAFLEX OR EQUAL INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOR ALL HOT WATER PIPING. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING ALL COLD WATER PIPING SHALL BE INSULATED WITH ARMAFLEX INSULATION, THICKNESS AS PER TABLE 411.1 OF FLORIDA ENERGY CODE.
- STUDDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.



PLUMBING LEGEND

---	SANITARY
----	VENT
----	COLD WATER SUPPLY
----	HOT WATER SUPPLY
----	CONDENSATE
+	CONNECTION POINT
+	FLOOR PENETRATION
+	AIR ADMITTANCE VALVE (AAV)
+	FLOOR DRAIN
+	TRAP
+	CLEAN OUT
+	VENT THRU ROOF (VTR)
+	PIPE UP
+	PIPE DOWN
+	WATER HAMMER ARRESTOR
+	OUTLET BOX
+	GATE VALVE
+	CHECK VALVE
+	PRESSURE RELIEF VALVE (PRV)
+	BACKFLOW PREVENTER
+	WATER METER
+	HOSE BIBB
+	ABBREVIATIONS
A.F.F.	ABOVE FINISHED FLOOR
DW	DISHWASHER
FD	FLOOR DRAIN
IM	ICE MAKER
LAV	LAVATORY
KSK	KITCHEN SINK
REF	REFRIGERATOR
SH	SHOWER
TB	TUB
WC	WATER CLOSET
WM	WASHING MACHINE
HB	HOSE BIBB
VTR	VENT THRU ROOF
(N)	NEW
(E)	EXISTING

NOTE: THIS LEGEND IS FOR REFERENCE ONLY. NOT ALL SYMBOLS AND ABBREVIATIONS INCLUDED IN THIS LEGEND WILL BE USED AND NOT ALL USED SYMBOLS AND ABBREVIATIONS ARE INCLUDED IN THIS LEGEND. CONTRACTOR SHALL CONTACT DESIGNER FOR CLARIFICATIONS AS NEEDED.

SCOPE OF WORK

REMOVAL OF EXISTING PLUMBING FIXTURES AS SHOWN.
INSTALLATION OF NEW PLUMBING FIXTURES AS SHOWN.

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	CONNECTIONS		
		CH	HW	WASTE
WC	WATER CLOSET	1/2"	---	3"
LAV	LAVATORY	1/2"	1/2"	2"
SH	SHOWER	1/2"	1/2"	2"

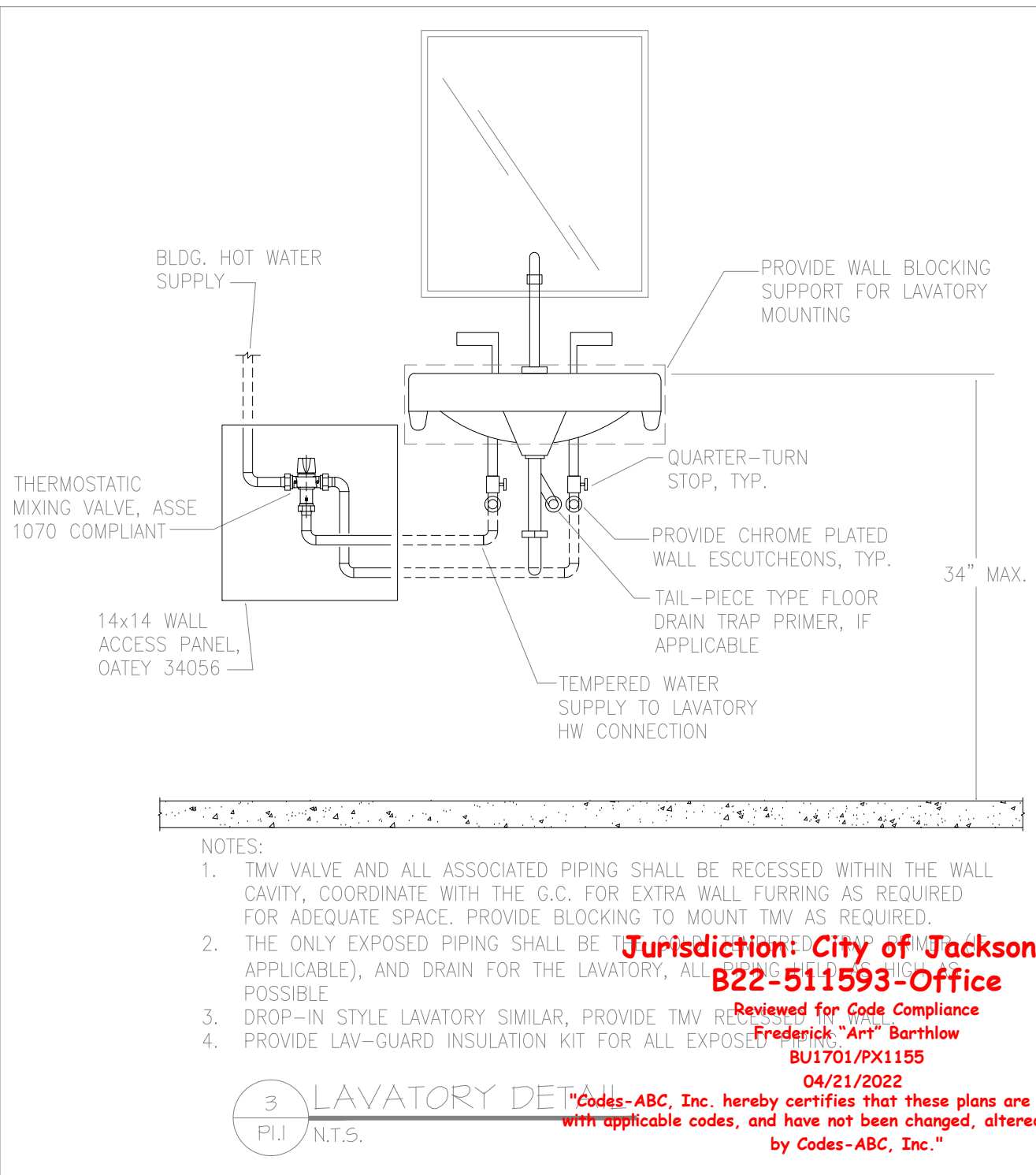
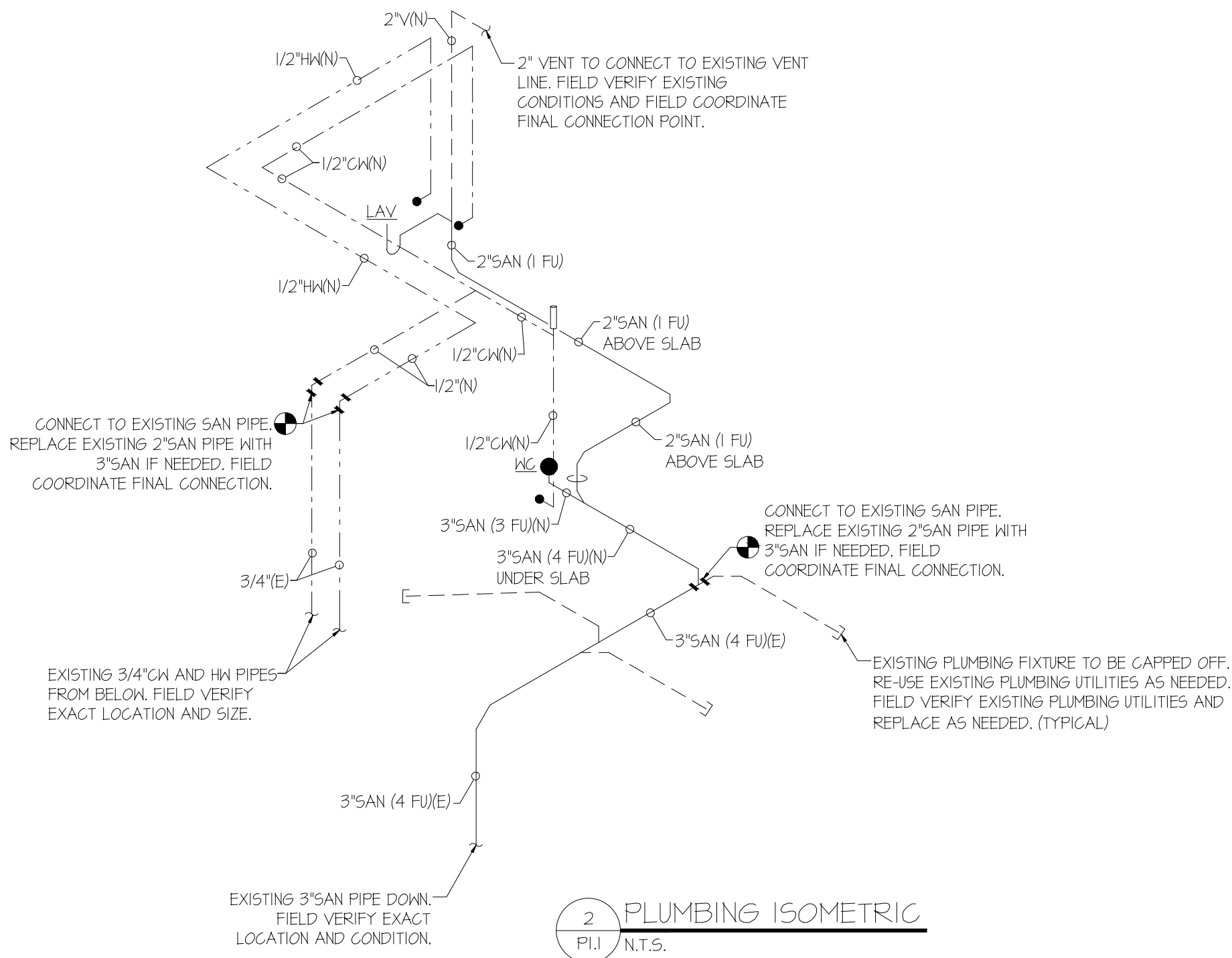
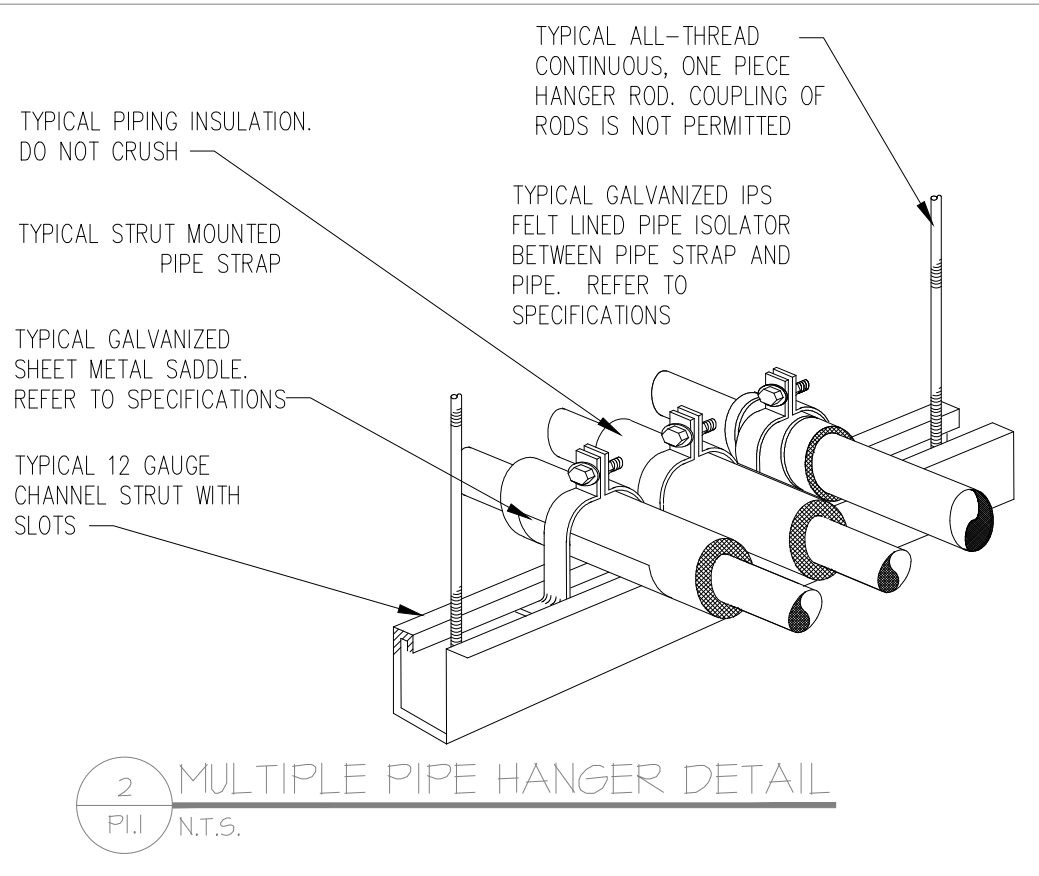
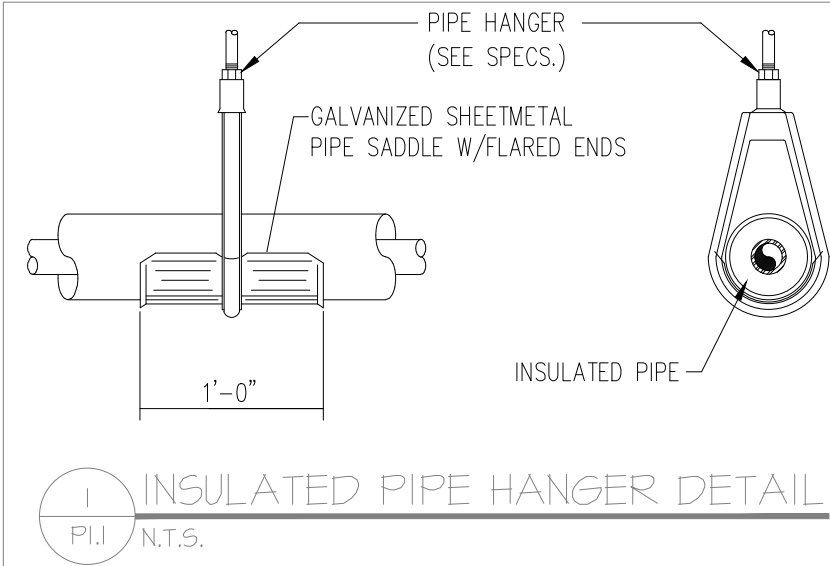
SLOPE OF HORIZONTAL DRAIN PIPE

SIZE (INCHES)	MINIMUM SLOPE (INCHES PER FOOT)
2-1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

WATER HAMMER ARRESTOR SCHEDULE

P.D.I. DESIGNATION	MANUFACTURER & MODEL	FIXTURE UNITS	CONNECTION
A	SIOUX CHIEF 652-A	1-1/2	1/4
B	SIOUX CHIEF 653-B	12-32	1/8
C	SIOUX CHIEF 653-C	33-60	1/16

SIOUX CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED CONFORM TO ANSI/A55E 1010 STANDARDS.



NOTES:

- TMV VALVE AND ALL ASSOCIATED PIPING SHALL BE RECESSED WITHIN THE WALL CAVITY. COORDINATE WITH THE G.C. FOR EXTRA WALL FURRING AS REQUIRED FOR ADEQUATE SPACE. PROVIDE BLOCKING TO MOUNT TMV AS REQUIRED.
- THE ONLY EXPOSED PIPING SHALL BE IN THE LAVATORY, AL (IF APPLICABLE), AND DRAIN FOR THE LAVATORY, AL (IF APPLICABLE).
- DROP-IN STYLE LAVATORY SIMILAR, PROVIDE TMV RELIEF VALVE.
- PROVIDE LAV-GUARD INSULATION KIT FOR ALL EXPOSED PIPING.



04/21/2022
Codes-ABC, Inc. hereby certifies that these plans are in compliance with applicable codes, and have not been changed, altered, or modified by Codes-ABC, Inc."



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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 ALLMANN, ARCHITECT, ON 04-22-22 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 AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
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04.01.22

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P1.1

PERMIT

ELECTRICAL NOTES

- THE CONTRACTOR SHALL INSURE THAT ALL WORK COMPLIES WITH NATIONAL ELECTRICAL CODE, 2020, 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, 1/65 (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 HOMERUN.
- PROVIDE AUTOMATIC RECEPTACLE CONTROL FOR 50% OF RECEPTACLES FOR OFFICES IN ACCORDANCE WITH FFC405.1 & 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

ELECTRICAL LEGEND:

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

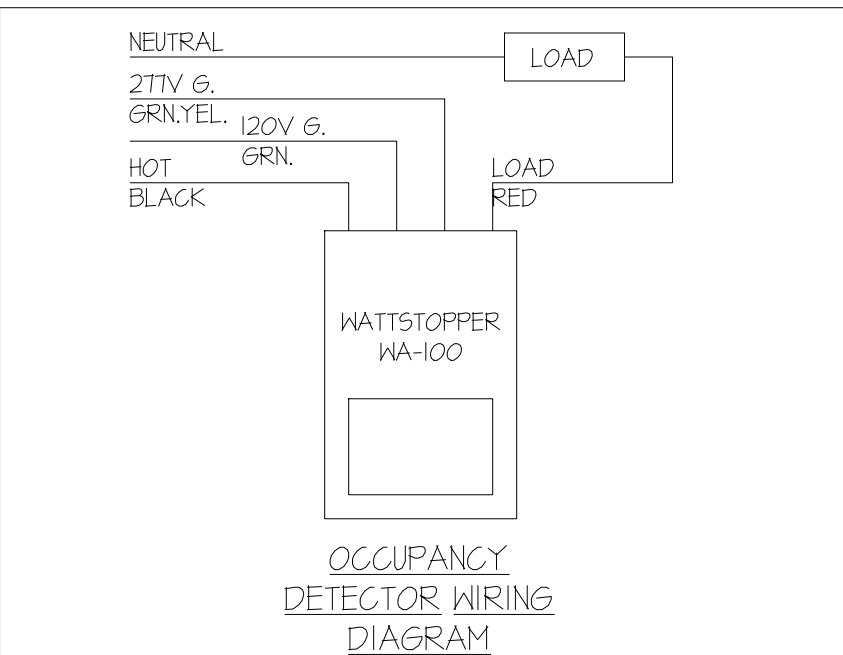
- EXPOSED OR CONCEALED CONDUIT
- UNDER-FLOOR / UNDERGROUND CONDUIT

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

SCOPE OF WORK

- *EXISTING POWER AND LIGHTING FIXTURES ARE TO REMAIN. FIELD VERIFY EXISTING OUTLETS AND DATA POINTS AND REPORT DISCREPANCIES TO THE DESIGNER.
- INSTALL NEW EXHAUST FAN, RANGE HOOD, OCCUPANCY SENSORS, LIGHTS, DATA AND ELECTRICAL OUTLETS SHOWN.
- FIELD VERIFY EXISTING CONDITIONS AND CONNECT NEW EQUIPMENT AND FIXTURES TO NEAREST AVAILABLE CIRCUIT.

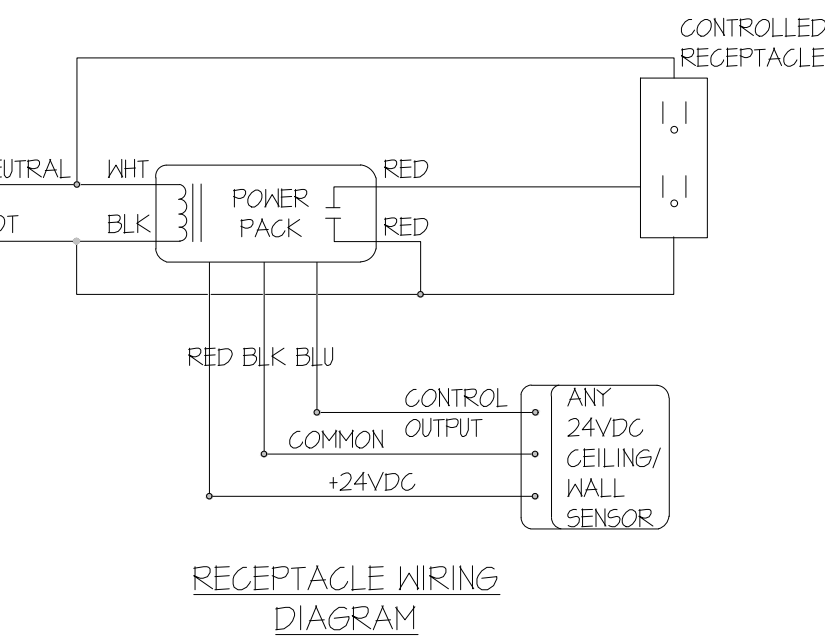


NOTES:

- THIS DIAGRAM AND ALL PART NUMBERS ARE BASED ON "WATTSTOPPER" PRODUCTS.
- PROVIDE SENSORS IN ALL ROOMS AS REQUIRED BY FBC 12-4(5)
- LUTRON SENSOR SWITCH ARE ACCEPTABLE.

2 LIGHTING CONTROL DETAIL

E11 / N.T.S.



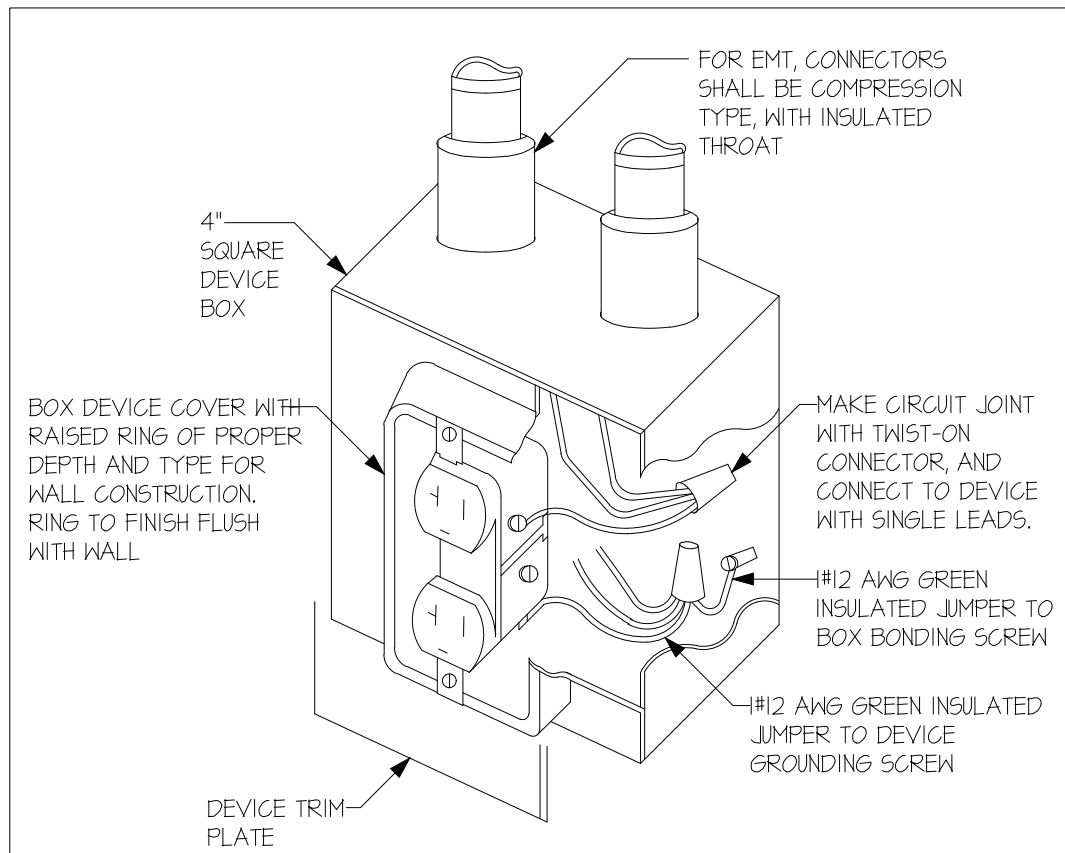
RECEPTACLE WIRING DIAGRAM

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
- PROVIDE DUPLEX RECEPTACLES IN AREAS INDICATED WITH FULL-SWITCHED OUTLETS, OUTLETS SHALL EACH HAVE A PERMANENT LABEL INDICATING BOTH PLUGS ARE CONTROLLED. LEGEND CATALOG #S3620CD, 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.

3 RECEPTACLE WIRING DETAIL

E11 / N.T.S.



4 TYPICAL DUPLEX RECEPTACLE INSTALLATION

E11 / N.T.S.

