

GENERAL NOTES AND CONDITIONS.

CONTRACTOR ALSO REFERS TO ALL SUBCONTRACTORS WHERE APPLICABLE

1. PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS, INCLUDING INCIDENTAL ITEMS REQUIRED TO COMPLETE THE PROJECT.
2. ALL WORK TO COMPLY IN ALL RESPECTS WITH APPLICABLE CODES LISTED AND ANY OTHER STATUTES, ORDINANCES, REGULATIONS, LAWS AND CODES ADOPTED BY ANY AGENCY HAVING JURISDICTION OVER THE PROJECT.
3. CONTRACTOR MUST BE LICENSED IN THE STATE OF FLORIDA AND SHALL OBTAIN AN OCCUPATIONAL LICENSE AS REQUIRED BY LOCAL AGENCIES.
4. THE CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED TO MAKE THE PROPOSED WORK AND ITS SEVERAL PARTS COME TOGETHER PROPERLY. NO CUTTING SHALL BE DONE TO ANY STRUCTURAL MEMBERS EXCEPT WHEN/IF SHOWN ON THESE DRAWINGS.
5. CONTRACTOR SHALL CONTACT ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORSEEN EXISTING CONDITION OR CONFLICT BETWEEN DRAWINGS.
6. WORK SHALL BE DONE IN A WORKMANLIKE MANNER BY EXPERIENCED CRAFTSMAN (LICENSED WHERE REQUIRED) IN ACCORD WITH THE DRAWINGS AND INSTRUCTIONS TO THE APPROVAL OF THE ARCHITECT/ INTERIOR DESIGNER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.
7. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO BIDDING AND/OR ORDERING MATERIALS AND EQUIPMENT AND NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN CONDITIONS AND DRAWING. ANY CHANGE IN DIMENSIONS MUST BE APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES. A PRECONSTRUCTION MEETING IS SUGGESTED TO COORDINATE LOCATION AND ROUTING OF ALL PIPING, DUCTWORK, ETC.
9. IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO KEEP THE MUNICIPALITY UPDATED ON ANY ADDITIONAL CHANGE ORDER, OR PLAN CHANGES THAT WILL AFFECT THE PERMIT APPROVED SET OF PLANS. CHANGES WILL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/INTERIOR DESIGNER.
10. ALL MATERIALS USED IN THE PERMANENT CONSTRUCTION OF THIS WORK SHALL BE NEW, EXCEPT AS NOTED, FIRST QUALITY, FREE FROM DEFECTS AND INSTALLED AS PER MANUFACTURER'S RECOMMENDED PROCEDURES FOR THE APPLICATION AT HAND.
11. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF COMPLETE AND CURRENT DRAWINGS AVAILABLE FOR REVIEW AT THE JOBSITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP UP TO DATE "AS-BUILT" DRAWINGS AND SAME SHALL BE DELIVERED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT PRIOR TO FINAL PAYMENT.
12. VERIFY ANY SPECIAL REQUIREMENTS, TEMPORARY FACILITIES, BUILDING STANDARDS, INSURANCE REQUIREMENTS, ETC. WITH THE BUILDING OWNERS REPRESENTATIVE PRIOR TO BIDDING AND INCLUDE COSTS OF SAME.
13. CONTRACT SHALL BE EXECUTED ON AIA-A-107 (LATEST EDITION) COMPLETE WITH GENERAL CONDITIONS OR OTHER FORM ACCEPTABLE TO ALL PARTIES. THESE GENERAL NOTES AND CONDITIONS WILL GOVERN IF THE GENERAL CONDITIONS CONFLICT.
14. PROVIDE 5 ABC FIRE EXTINGUISHER • MAXIMUM 18' O.C. FINAL LOCATION TO BE GIVEN BY FIRE MARSHALL. UNLESS NOTED EXTINGUISHERS SHALL BE SURFACE MOUNTED ON APPROVED HANGERS WITH TOP 4" AFF. (5)
15. SUBMIT SHOP DRAWINGS (WITH MATERIAL SAMPLES WHERE NECESSARY) FOR ALL CABINETRY AND MANUFACTURED ITEMS. ARCHITECT WILL RETAIN ONE COPY.
16. SUBMIT NOTICE OF ACCEPTANCE (NOA) FOR EXTERIOR EQUIPMENT/ IMPROVEMENTS.
17. CONTRACTOR TO INSTALL PROPER BACKING IN ALL WALLS FOR BUILT-IN CABINETRY, TV'S, TOILET ACCESSORIES, ETC.
18. ANY MATERIAL USED AS A FINISH SURFACE SHALL BE PROPERLY PROTECTED AFTER INSTALLATION. SURFACES TO RECEIVE FINISHES SHALL BE INSPECTED BY THE INSTALLER OF THE FINISH AND WILL INFORM THE CONTRACTOR OF ANY REPAIRS REQUIRED. ONCE THE FINISH INSTALLER HAS ACCEPTED THE SURFACE HE WILL BE RESPONSIBLE FOR THE FINAL PRODUCT.
19. SELECT PAINT TYPE AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATION. USE ONLY FIRST-LINE QUALITY PRODUCTS. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS USING APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED. COMPLY WITH MANUFACTURER'S FULSHED RECOMMENDATIONS WITH RESPECT TO SURFACE PREPARATION AND TINTING. APPLICATION, PROTECTION AND CLEAN-UP. COMPLETELY COVER SURFACES TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR, AND APPEARANCE.
20. CONTRACTOR TO PROVIDE ENGINEERED FIRE SPRINKLER DRAWINGS TO FIRE MARSHALL FOR APPROVAL. FIRE SPRINKLE SYSTEM TO BE COMPATIBLE WITH EXISTING FIRE SPRINKLER SYSTEM. DRAWINGS SHALL BE SIGNED AND SEALED BY A P.E. REGISTERED TO PRACTICE IN FLORIDA WHERE REQUIRED.
21. CONTRACTOR TO PROVIDE ENGINEERED FIRE ALARM DRAWINGS TO FIRE MARSHALL FOR APPROVAL. FIRE ALARM SYSTEM TO BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM. DRAWINGS SHALL BE SIGNED AND SEALED BY A P.E. REGISTERED TO PRACTICE IN FLORIDA WHERE REQUIRED.
22. VERIFY EXISTING PLUMBING PENETRATIONS (INCLUDING CORE DRILLS IN FLOOR) AND RELOCATE, CAP OFF OR FILL-IN AS REQUIRED.
23. ALTERATION WORK COMPLIES WITH LEVEL 2 ALTERATIONS, PER FBC EXISTING BUILDING CODE, CHAPTER 4.

ALL INTERIOR FINISHES TO HAVE A MIN. CLASS "C" FLAME SPREAD CLASSIFICATION.

CODE REQUIREMENTS FOR INTERIOR FINISHES/DOOR HARDWARE AND THRESHOLDS

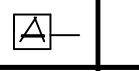
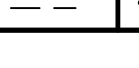
INTERIOR FLOOR FINISHES (EXCEPT OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZO), AND RESILIENT FLOOR COVERING MATERIALS WHICH ARE NOT COMPRISED OF FIBERS) SHALL COMPLY WITH THE FOLLOWING:

CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253 AND IDENTIFIED BY A HANG TAG OR OTHER SUITABLE METHOD SO AS TO IDENTIFY THE MANUFACTURER OR SUPPLIER AND STYLE, AND SHALL INDICATE THE INTERIOR FLOOR FINISH OR FLOOR COVERING CLASSIFICATION. CARPET-TYPE FLOOR COVERINGS SHALL BE TESTED AS PROPOSED FOR USE, INCLUDING UNDERLAYMENT. TEST REPORTS CONFIRMING THE INFORMATION PROVIDED IN THE MANUFACTURER'S PRODUCT IDENTIFICATIONS SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON REQUEST. COMBUSTIBLE MATERIALS INSTALLED IN OR ON FLOORS OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL CONFORM WITH FBC 804.4 - 2014 ALL SECTIONS.

DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR. THRESHOLD AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2" FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

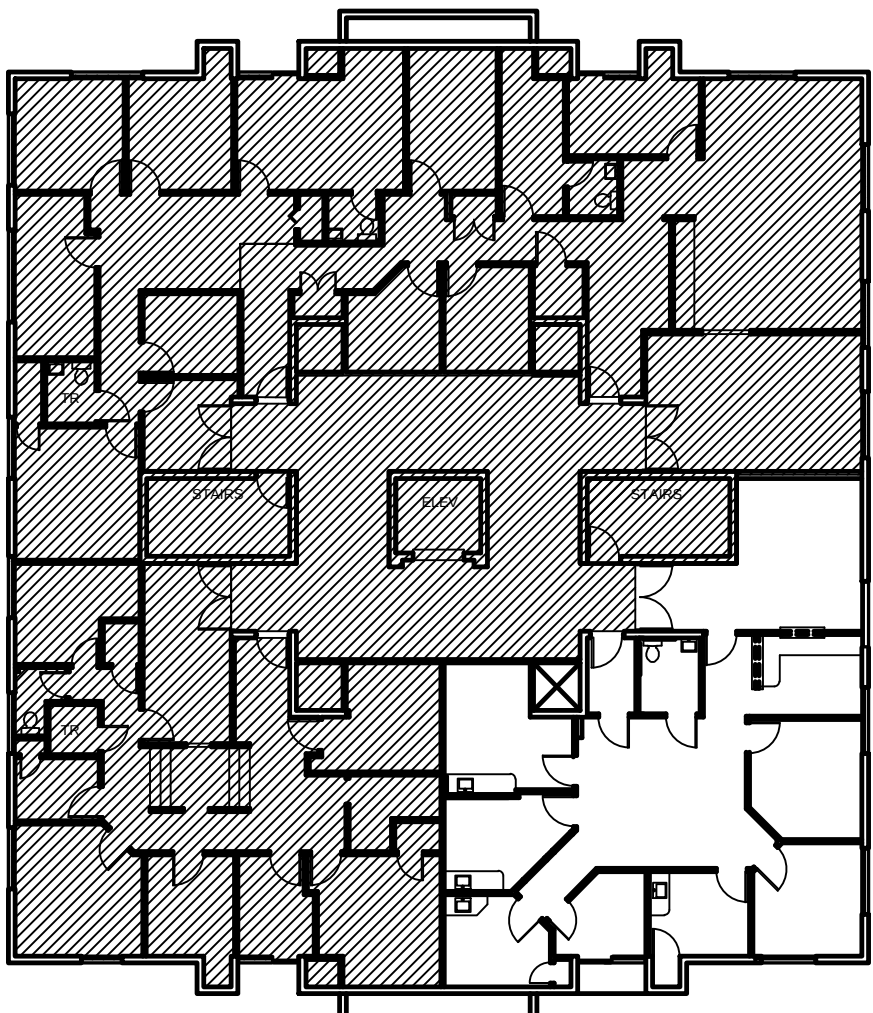
THE SURFACES LISTED BELOW SHALL RECEIVE THE SURFACE TREATMENT, PAINTS AND NUMBER OF COATS PRESCRIBED:

- A. NEW GYPSUM DRYWALL SYSTEMS:
ONE PRIMER COAT AND 2 FINISH COATS FLAT LATEX BY "BENJAMIN MOORE" OR EQUAL.
- B. EXISTING GYPSUM DRYWALL SYSTEMS:
2 FINISH COATS FLAT LATEX BY "BENJAMIN MOORE" OR EQUAL.
TOILETS TO HAVE EPOXY PAINT.
- C. METAL FRAMES:
ONE PRIMER COAT AND 2 FINISH COATS SEMI-GLOSS ENAMEL BY "BENJAMIN MOORE" OR EQUAL.
- D. DOORS:
STAINED TO MATCH SAMPLE PROVIDED BY TENANT.

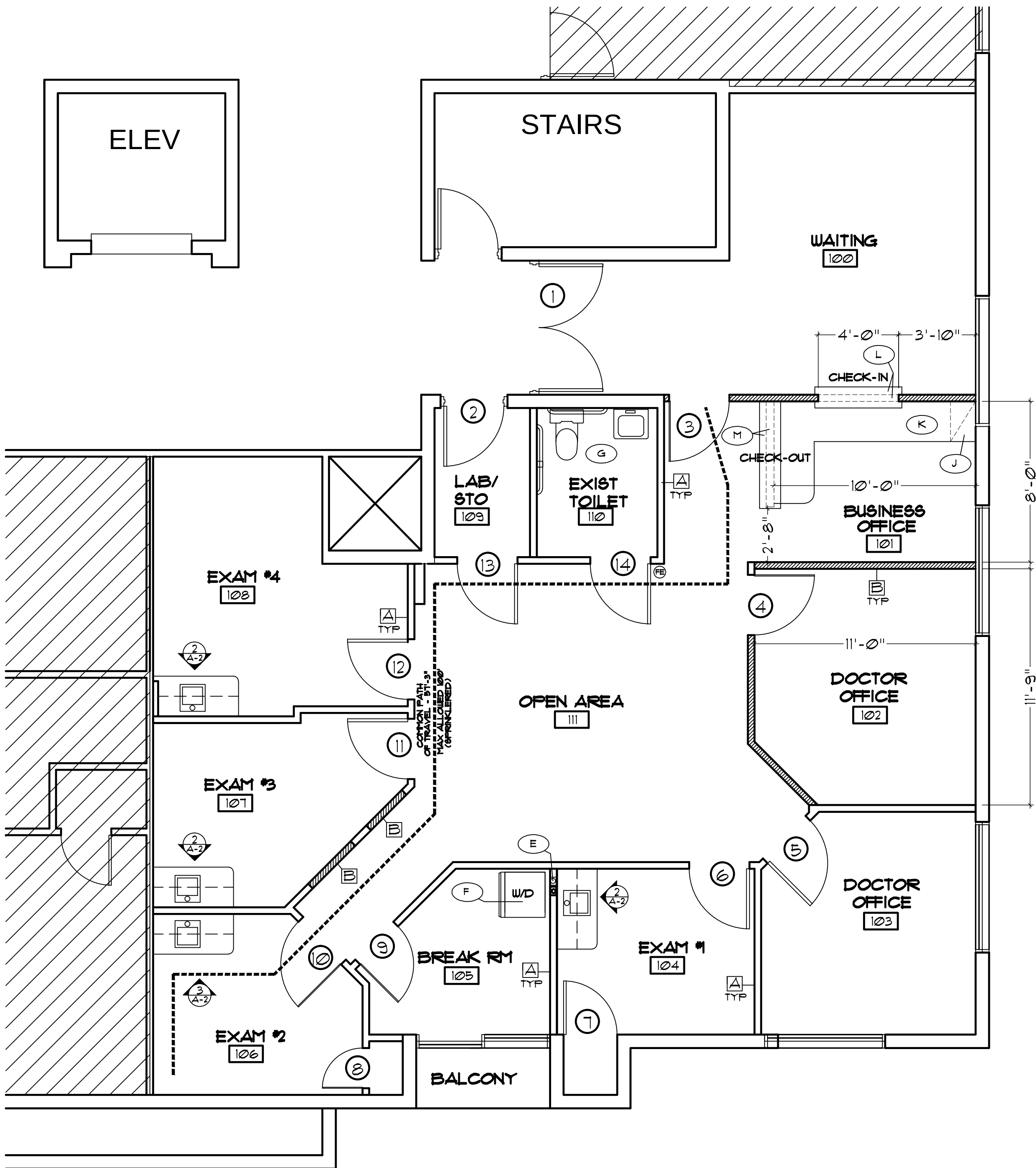
WALL LEGEND:		
		EXISTING TO REMAIN
		NEW WALL - SEE SECTION 1/A-2
		EXISTING TO BE REMOVED

KEY NOTES FOR CABINETRY AND ASSOCIATED WORK

- (D) NOT USED
- (E) DRYER VENT
- (F) STACKING WASHER / DRYER
- (G) REMOVE EXISTING FIXTURES AND REPLACE WITH NEW ADA COMPLIANT FIXTURES
- (H) FURNISH & INSTALL BACKING FOR WALL OR CEILING MOUNTED TV'S SHOWN W/ KEY NOTE. COORDINATE MOUNTING TYPE, LOCATION, SUPPORT AND HEIGHT W/ TENANT.
- (J) 15" WIDE FILE/FILE PEDESTAL
- (K) 25" DEEP PLASTIC LAMINATE 1-1/2" EDGE • 36" AFF. (24" MIN. CLEAR AFTER BACKSPLASH IS INSTALLED) VERIFY 4" BACKSPLASH AT ALL WALLS. VERIFY & PROVIDE GROMMETS IN TOP PER THE OWNER'S REQUIREMENTS
- (L) NEW LOW WALL - CONSTRUCT PER SECTION 1/A-2 EXCEPT WALL TO BE 34-1/2" AFF. W/ 12" WIDE X 1 1/2" PLASTIC LAMINATE TRANS. TOP AT 36" AFF. VERIFY TRANSACTION TOP MATERIAL W/ TENANT.
- (M) NEW LOW WALL - CONSTRUCT PER SECTION 1/A-2 EXCEPT WALL TO BE 40-1/2" AFF. W/ 12" WIDE X 1 1/2" PLASTIC LAMINATE TRANS. TOP AT 42" AFF. VERIFY TRANSACTION TOP MATERIAL W/ TENANT.



KEY PLAN
NOT TO SCALE



FLOOR PLAN
SCALE: 1/4" = 1'-0"



1547 SF



space planning and architecture

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WILLIAM TRACY, #AR0014756

DATE:

THE FOLLOWING CODES WERE USED IN THE DESIGN OF THIS PROJECT:

2014 FLORIDA BUILDING CODE
EXISTING BUILDING, BUILDING, PLUMBING, FUEL GAS, MECHANICAL, TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES, ACCESSIBILITY AND ENERGY

2011 NATIONAL ELECTRICAL CODE
NFPA 70

FLORIDA FIRE PREVENTION CODE, 5TH EDITION
(INCLUDING NFPA 1, 2012 AND 101, 2012 EDITION)
WITH FLORIDA AMENDMENTS

PROJECT NAME/LOCATION:

DR SCHWARTZLANDER

880 NW 13TH STREET
SUITE 330
BOCA RATON, FL

I (WE) HAVE REVIEWED THESE DRAWINGS, UNDERSTAND THE WORK OUTLINED THEREON, AND HEREBY APPROVE SAME FOR CONSTRUCTION.

BY:

DATE:

THESE DRAWINGS ARE BASED ON EXISTING DRAWINGS WHEN AVAILABLE, FIELD INSPECTION OF AS BUILT CONDITIONS AND OTHER INFORMATION FROM THE BUILDING OWNER, MAINTENANCE DEPARTMENT AND AS NOTED. INFORMATION WAS GATHERED WITHOUT "DESTRUCTIVE INVESTIGATION" (CUTTING INTO EXISTING SURFACES TO REVEAL STRUCTURE, PIPING, DUCTWORK, ETC). CONTRACTORS AND SUBCONTRACTORS ARE TO BASE BIDS ON INFORMATION SHOWN. SHOULD CONSTRUCTION REVEAL THAT EXISTING CONDITIONS ARE NOT AS ANTICIPATED OR AS SHOWN ON THESE DRAWINGS THE CONTRACTOR AND/OR SUBCONTRACTORS WILL NOTIFY THE OWNER/TENANT OF THE DIFFERENCE AND THE PRICE WILL BE ADJUSTED UP OR DOWN TO REFLECT THE DISCREPANCY.

JOB #: DR SCHWARTZLANDER

DATE: 08/29/16

SCALE: VARIES

DRAWN BY: JM

ISSUED:

REVISIONS:

SHEET NO:

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OF 3