GENERAL NOTES AND CONDITIONS (MB DESIGN 1-12-2012)

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 STATUES, 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 SHOWN ON THESE DRAWINGS.
5. CONTRACTOR SHALL CONTACT ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN EXISTING CONDITION OR CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS.
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 DIMENSIONS AT THE JOB SITE 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 ADDENDUM, CHANGE ORDER, OR PLAN CHANGES THAT WILL AFFECT THE PERMIT APPROVED SET OF PLANS. NO 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 IN WHICH THE ITEM IS TO BE USED.
11. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF COMPLETE AND CURRENT DRAWINGS AVAILABLE FOR REVIEW AT THE JOB SITE 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. DRAWING SHALL INCLUDE LOCATIONS OF MAJOR UTILITY PIPING.
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 75'O.C. FINAL LOCATION TO BE GIVEN BY FIRE MARSHALL. UNLESS NOTED EXTINGUISHERS SHALL BE SEMI RECESSED WITH TOP OF FIRE EXT. @ 40" AFF. FE
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, DOORS, WINDOWS AND OTHER IMPROVEMENTS.
17. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING IN CONCEALED SPACES. SUGGESTED WORDING "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS". SPACED PER CODE (MAXIMUM 12' O.C.)
18. CONTRACTOR TO INSTALL PROPER BACKING IN ALL WALLS FOR BUILT-IN CABINETRY, TV'S, TOILET ACCESSORIES, ETC. ALL BACKING IN RATED WALLS AND OTHERS DETERMINED BY THE BUILDING OFFICIAL SHALL BE FIRE TREATED ATTACHED WITH APPROVED FASTENERS.
19. ANY MATERIAL USED AS A FINISH SURFACE SHALL BE PROPERLY PROTECTED AFTER INSTALLATION.
20. SURFACES TO RECEIVE FINISHES SHALL BE INSPECTED BY THE INSTALLER OF THE FINISH WHO WILL INFORM THE CONTRACTOR OF ANY REPAIR REQUIRED. ONCE THE FINISH INSTALLER HAS ACCEPTED THE SURFACE HE WILL BE RESPONSIBLE FOR THE FINAL PRODUCT.
21. 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 PUBLISHED RECOMMENDATIONS WITH RESPECT TO SURFACE PREPARATION, MIXING AND TINTING, APPLICATION, PROTECTION AND CLEAN-UP. COMPLETELY COVER SURFACES TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR, AND APPEARANCE.
22. CONTRACTOR TO PROVIDE ENGINEERED FIRE SPRINKLER DRAWING TO THE FIRE MARSHAL FOR APPROVAL. DRAWINGS SHALL BE SIGNED AND SEALED BY A P.E. REGISTERED TO PRACTICE IN FLORIDA WHERE REQUIRED.
23. CONTRACTOR TO PROVIDE ENGINEERED FIRE ALARM DRAWINGS TO FIRE MARSHAL FOR APPROVAL. DRAWINGS SHALL BE SIGNED AND SEALED BY A P.E. REGISTERED TO PRACTICE IN FLORIDA WHERE REQUIRED.
24. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE WITH TENANT/OWNER OF ADJACENT AND ABOVE OR BELOW SPACES FOR ACCESS SHOULD SAME BE REQUIRED. THIS IS TO BE DONE PRIOR TO BIDDING TO DETERMINE COSTS INVOLVED SUCH AS OVERTIME, PROTECTION, SECURITY, ETC. IN ADDITION TO CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF UTILITIES.
25. ANY ROOF PENETRATION SHALL BE DONE BY THE ROOFING CONTRACTOR THAT INSTALLED THE ROOF, WHERE POSSIBLE, SO AS NOT TO VOID WARRANTY.
26. VERIFY EXISTING PLUMBING PENETRATIONS (INCLUDING CORE DRILLS IN FLOOR) AND RELOCATE, CAP OFF OR FILL-IN AS REQUIRED.
27. ALL VERTICAL PIPING PENETRATING RATED WALLS, CEILINGS AND OR FLOORS SHALL HAVE UL APPROVED FIRESTOP MATERIAL. SUBMIT TYPE OF MATERIAL TO ARCHITECT FOR APPROVAL.

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 - 2010 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.

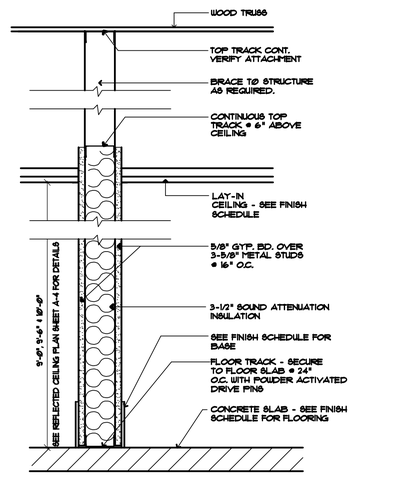
THRESHOLD AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2" FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

THE SURFACES LISTED BELOW SHALL RECEIVE THE SURFACE TREATMENT, PAINTS AND NUMBER OF COATS PRESCRIBED.
A. GYPSUM DRYWALL SYSTEMS:
ONE PRIMER COAT AND 2 FINISH COATS FLAT LATEX BY "BENJAMIN MOORE" OR EQUAL.
B. DOORS, CASINGS
ONE PRIMER COAT AND 2 FINISH COATS SEMI-GLOSS LATEX BY "BENJAMIN MOORE" OR EQUAL.

FINISH SELECTIONS MUST COMPLY WITH THE FOLLOWING:
PER FBC 803.1 AND 804 - 2015

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEX.

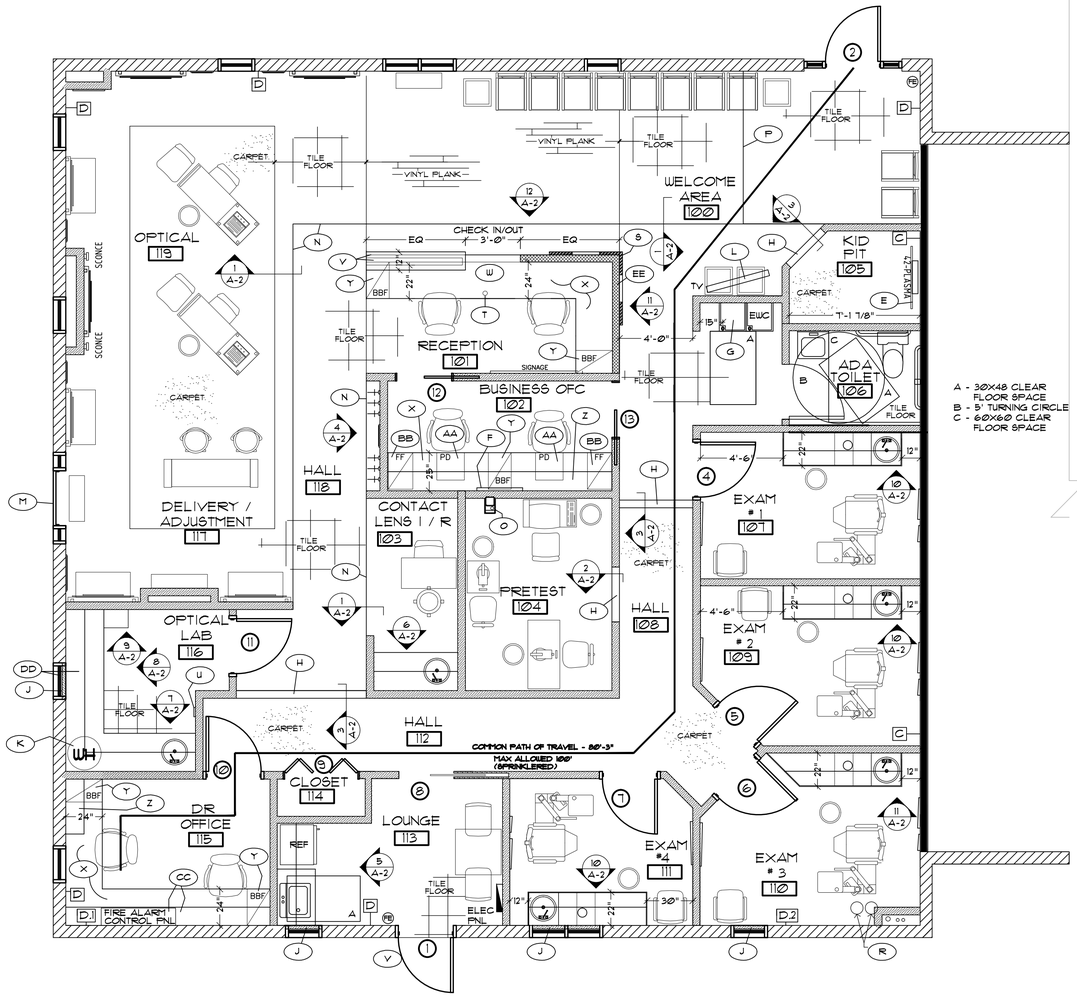
CLASS C - FLAME SPREAD INDEX 76-200. SMOKE-DEVELOPED INDEX 0-450.



1 / A-1 WALL SECTION
SCALE: 1-1/2" = 1'-0" A

KEY NOTES

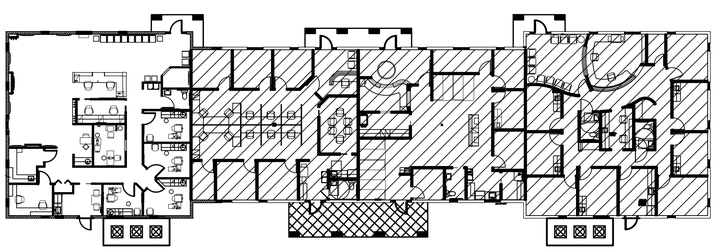
- (E) FURNISH & INSTALL BACKING FOR WALL OR CEILING MOUNTED TV'S SHOWN W/ KEY NOTE. COORDINATE MOUNTING TYPE, LOCATION, SUPPORT AND HEIGHT W/ OWNER/TENANT.
- (F) 30" W X 36" H FR PLYWD INSIDE CABINET FOR PHONE EQUIP.
- (G) INSTALL EXISTING BARRIER FREE ELECTRIC WATER COOLER
- (H) HEADER TO MATCH DOOR HEIGHT
- (J) DARKEN GLASS, FILL IN OPENING FLUSH WITH EXISTING WALL WITH 1-5/8" STUDS, INSULATION & GYP BD. VERIFY WITH OWNER/TENANT.
- (K) LOUBOY 30 GALLON WATER HEATER IN CEILING
- (L) VERIFY IF WALL OR CEILING MOUNTED TV. FURNISH & INSTALL BACKING FOR WALL OR CEILING MOUNTED TV. COORDINATE MOUNTING TYPE, LOCATION, SUPPORT AND HEIGHT WITH OWNER/TENANT
- (M) LOCK EXISTING DOOR AND REMOVE HANDLE.
- (N) SOFFIT - SEE SHEETS A-3 & A-4 FOR DETAILS
- (O) SEE COLUMN DETAIL SHEET A-1
- (P) ADD 1/2"DRYWALL TO FINISH CUPOLA - CONTRACTOR MUST FIELD VERIFY FIELD CONDITION PRIOR TO BID.
- (R) FILL EXISTING PVC PIPES PENETRATING SLAB WITH CONCRETE
- (S) OVERLAY WALL HT TO MATCH LOW WALL HT - FRAME OVERLAY WITH 1-5/8" METAL STUDS AND 1/2" GYP BD W/ CIRCLE CUT OUT OF OVERLAY THICKNESS ONLY - SEE ELEV II & 12/A-2.
- (T) DOOR BELL UNDER COUNTERTOP - CHIME IN LAB ROOM #116. VERIFY WITH TENANT/OWNER
- (U) DOORBELL CHIME TO BE SELECTED BY TENANT/OWNER
- (V) NEW LOW WALL - CONSTRUCT PER SECTION 1/A-1 EXCEPT WALL TO BE 40-1/2" AFF W/ 1-1/2" THICK GRANITE TRANS. TOP AT 42" AFF. SEE FLOOR PLAN FOR TOP DIMENSIONS. VERIFY TOP MATERIAL WITH TENANT/OWNER.
- (W) 36" WIDTH OF WORKSURFACE TO EXTEND OVER LOW WALL AT 30" AFF AND END AT HIGHER WALL OF TRANSACTION TOP
- (X) 25" DEEP PLASTIC LAMINATE 1-1/2" EDGE @ 30" AFF. VERIFY 4" BACKSPLASH AT ALL WALLS. VERIFY & PROVIDE GROMMETS IN TOP PER THE OWNER'S REQ'S. VERIFY TOP MATERIAL W/ TENANT/OWNER.
- (Y) 15" WIDE BOX/BOX/FILE PEDESTAL
- (Z) 36" HIGH UPPER CABINETS W/ 2 ADJ SHELVES. TOP OF CABINETS AT 86" AFF. VERIFY HEIGHT OF CABINETS.
- (AA) 20"W X 18"D FULL-OUT PENCIL DRAWER
- (BB) 15" WIDE FILE/FILE PEDESTAL
- (CC) 36" HIGH UPPER CABINETS W/ 2 ADJ SHELVES. TOP OF CABINETS AT 86" AFF. VERIFY HEIGHT OF CABINETS. FIRE ALARM CONTROL PANELS TO BE ACCESSIBLE INSIDE CABINETS.
- (DD) FUTURE WINDOW SIGNAGE TO BE DETERMINED
- (EE) NEW LOW WALL - SAME AS SECTION 1/A-1, HEIGHT TO BE 42" AFF. VERIFY.



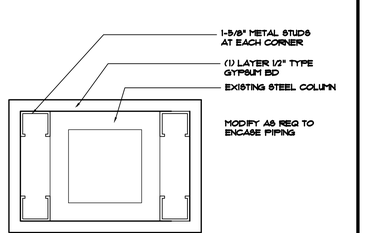
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

2185 S.F.



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



COLUMN DETAIL
SCALE: 3" = 1'-0"

BUILDING DATA - THIS TENANT	
OCCUPANCY:	B - BUSINESS
OCCUPANCY CLASSIFICATION:	2185 SF. DIVIDED BY 100 SF/PERSON = 21 PERSONS
CONSTRUCTION TYPE:	TYPE IIIB - SPRINKLERED

LEGEND		
A	NEW WALL - SEE SECTION 1/A-4	
B	EXISTING EXTERIOR WALL. CONTRACTOR TO PATCH AND REPAIR AS REQUIRED.	
C	EXISTING 1 HR. RATED WALL - VERIFY 3-1/2" SOUND ATTENUATION INSULATION AND INSTALL 5/8" TYPE "X" GYP BD OVER EXISTING METAL STUDS - THIS SUITE ONLY.	
D	ON ALL EXTERIOR WALLS (UNLESS NOTED OTHERWISE) 1-1/2" METAL STUDS @ 16" O.C. W/ MIN. R-5 FI-FOIL VAPOR BARRIER/INSULATION TO DECK.	
D.1	EXTERIOR WALL IN THIS ROOM ONLY 2-1/2" METAL STUDS @ 16" O.C. W/ MIN. R-5 FI-FOIL VAPOR BARRIER/INSULATION TO DECK. (DR OFFICE #115)	
D.2	EXTERIOR WALL IN THIS ROOM ONLY 3-5/8" METAL STUDS @ 16" O.C. W/ MIN. R-5 FI-FOIL VAPOR BARRIER/INSULATION TO DECK. (EXAM 3 #110)	

design associates inc.
space planning and architecture

MB DESIGN ASSOCIATES, INC.
FLORIDA LICENSE #: AA26000521

P.O. Box 4376
Tequesta, Florida 33469
phone: (561) 222-2993
email: tjmaraist@aol.com

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:

ADVANCED VISION CARE

DR. AMIR CUKIERMAN, O.D.

3893 MILITARY TRAIL
SUITE #4
ADMIRAL'S CROSSING

JUPITER, 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.

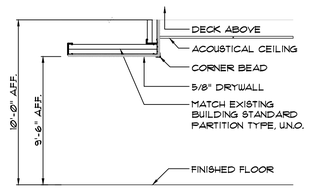
JOB #:	DR CUKIERMAN
DATE:	3/16/2016
SCALE:	VARIES
DRAWN BY:	JM

ISSUED:	REVISIONS:

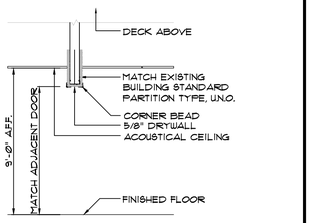
SHEET NO:

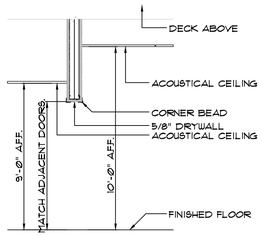
A = 1

OF 4



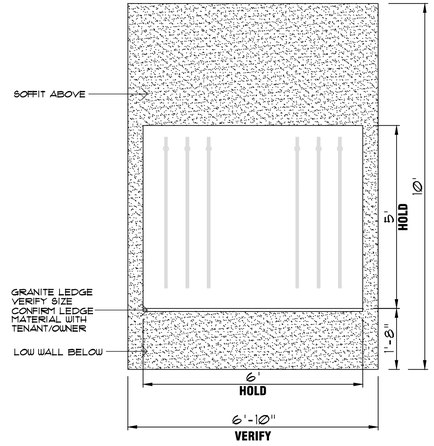
1 A-2 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"



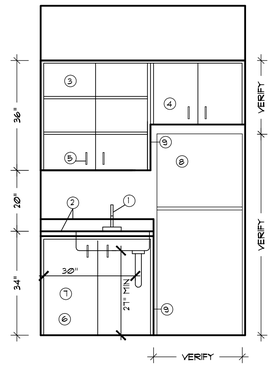


2 A-2 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"

3 A-2 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"



4 A-2 WALL NICHE
SCALE: 1/2" = 1'-0"



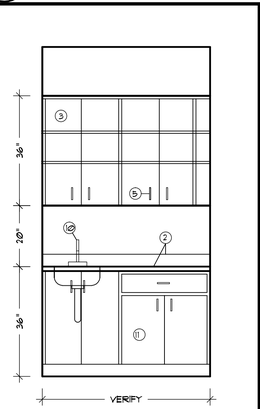
5 A-2 LOUNGE
SCALE: 1/2" = 1'-0"

GENERAL CABINETRY NOTES:

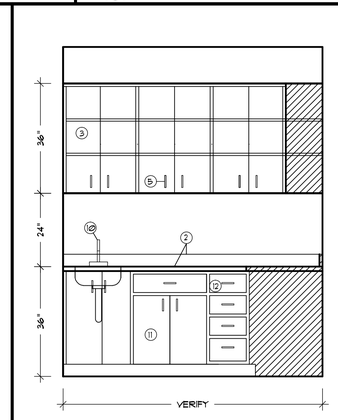
A. PLASTIC LAMINATE ALL EXPOSED SURFACES - COLOR TO BE DETERMINED
B. PROVIDE FOR A 2" GROMMET AT COUNTERTOPS W/ POWER BELOW WORKSURFACE. DETERMINE LOCATIONS WITH OWNER ONCE CABINETRY HAS BEEN INSTALLED.
C. ALL COUNTERTOPS TO BE PLYWOOD CONSTRUCTION W/ 1 1/2" THICK EDGES.
D. CONTRACTOR TO PROVIDE PROPER BACKING AT ALL WALL CABINET LOCATIONS
E. CONTRACTOR TO REVIEW ALL LOCKING REQUIREMENTS WITH OWNER.
F. CONTRACTOR TO DETERMINE THE PROPER AMOUNT OF SUPPORTS FOR ALL CANTILEVERED WORKSURFACES.
G. PROVIDE A 4" BACKSPLASH AT ALL COUNTERTOPS/WALLS.
H. SHOP DRAWINGS MUST BE PROVIDED BY CABINETMAKER AND APPROVED BY OWNER/TENANT PRIOR TO CONSTRUCTION.
I. ALL SINK BASE CABINETS TO HAVE A MIN. 30"W X 18" D X 27"H KNEE SPACE.
J. PROVIDE 4" WIRE PULLS ON ALL CABINETS/DRAWERS.
K. VERIFY SIZE OF ALL APPLIANCES WITH OWNER PRIOR TO FABRICATION OF CABINETRY.
L. CABINETS TO BE CONSTRUCTED WITH MELAMINE BOARD. CABINET DOORS, DRAWER FRONTS/TOE KICKS AND COUNTERTOPS TO BE CONSTRUCTED WITH 3/4" PLYWOOD.

CABINETRY REFERENCE NOTES

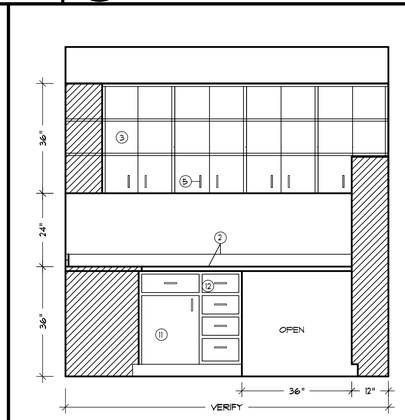
1 ADA COMPLIANT 20 GAUGE -TYPE 302 -SELF RIM SINK COUNTER RIM TO BE MOUNTED NO HIGHER THAN 34" ABOVE FINISHED FLOOR. KNEE CLEARANCE TO BE AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP (TO BE PROVIDED UNDERNEATH SINKS). DEPTH OF SINK SHALL BE A MAXIMUM OF 6-1/2" DEEP. HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES
2 PLASTIC LAMINATE TOP AND BACKSPLASH AT WALLS.
3 36" PLASTIC LAMINATE UPPER CABINETS W/ WHITE MELAMINE INTERIOR. 2 ADJUSTABLE SHELVES.
4 UPPER CABINET W/ WHITE MELAMINE INTERIOR. VERIFY HEIGHT.
5 WIRE PULL
6 NO BASE THIS SECTION FOR WHEELCHAIR ACCESS.
7 34" HIGH PLASTIC LAMINATE BASE CABINET W/WHITE MELAMINE INTERIOR. VERIFY COLOR AND DETAILS WITH TENANT.
8 REFRIGERATOR (PROVIDED BY TENANT - VERIFY SIZE).
9 FINISHED END
10 15" ROUND STAINLESS STEEL SINK WITH SINGLE LEVER GOOSENECK SWING SPOUT/WRISTBLADE HANDLES 4 BASKET STRAINER PROVIDE CUT SHEET TO TENANT/OWNER FOR APPROVAL.
11 36" H PLASTIC LAMINATE BASE CABINETS W/ STORAGE 4 DRAWERS. VERIFY DRAWER HEIGHTS WITH TENANT.
12 36" H PLASTIC LAMINATE BASE CABINETS W/ BANK OF DRAWERS. VERIFY DRAWER HEIGHTS WITH TENANT.
13 PLASTIC LAMINATE CABINET 20"W X 12"D X 72"+/- HIGH WITH ADJ SHELVES EVERY 3" (3" CLEAR OPENING) VERIFY ALL DIMENSIONS W/ TENANT/OWNER.
14 36" H PLASTIC LAMINATE BASE CABINET FOR TRASH BIN. VERIFY IF STANDARD CABINET DOOR OR PULL OUT.
15 6" DIA. TRASH HOLE. VERIFY SIZE AND LOCATION WITH TENANT/OWNER.
16 SUPPORT AS REQUIRED.
17 NEW LOW WALL - CONSTRUCT PER SECTION 1/A-1 EXCEPT WALL TO BE 42-1/2" AFF W/ 1-1/2" THICK GRANITE TRANS. TOP AT 42" AFF. SEE FLOOR PLAN FOR TOP DIMENSIONS. VERIFY TOP MATERIAL WITH TENANT/OWNER.
18 36" WIDTH OF WORKSURFACE TO EXTEND OVER LOW WALL AT 30" AFF AND END AT HIGHER WALL OF TRANSACTION TOP
19 FACE OF RECEPTION DESK. PAINTED. VERIFY WITH OWNER/TENANT.
20 SIDE OF RECEPTION DESK. PAINTED. VERIFY WITH OWNER/TENANT.
21 OVERLAY WALL HT TO MATCH LOW WALL HT AND TO BE 1-5/8" METAL STUDS WITH 1/2" GYP BD W/ 18" DIA. CIRCLE CUT OUT AS SHOWN ON ELEV 11 4 12/A-2. VERIFY.
22 -1/2" THICK GRANITE TRANS. TOP 4 WORKSURFACE. VERIFY MATERIAL OF BOTH TOPS WITH OWNER/TENANT.
23 PAINTED RECESS
24 VERIFY IF TOP OF WALL TO BE GYP BD OR TO HAVE A TOP CAP.



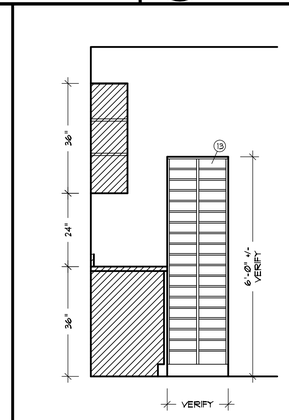
6 A-2 CONTAC LENS I/R
SCALE: 1/2" = 1'-0"



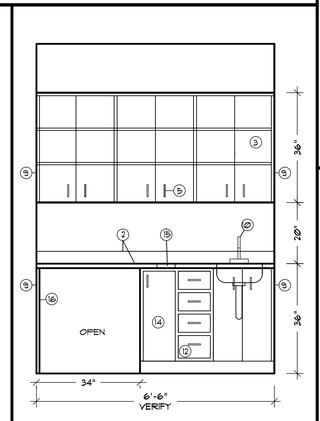
7 A-2 OPTICAL LAB
SCALE: 1/2" = 1'-0"



8 A-2 OPTICAL LAB
SCALE: 1/2" = 1'-0"



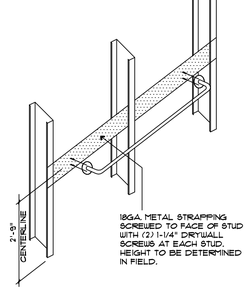
9 A-2 OPTICAL LAB
SCALE: 1/2" = 1'-0"

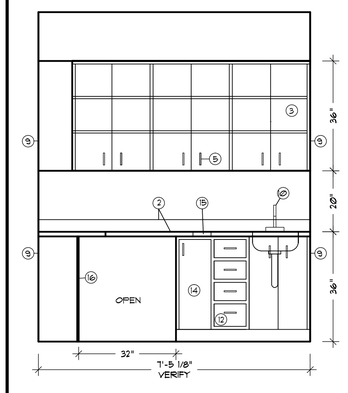


10 A-2 EXAM #1, #2, #4
SCALE: 1/2" = 1'-0"

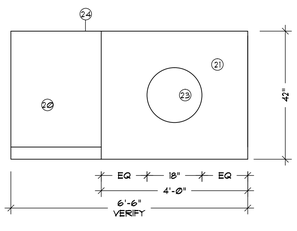
GRAB BAR/ CABINET BACKING DETAIL

NTS



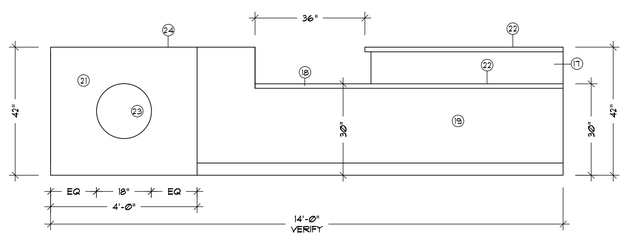


10 A-2 EXAM #3
SCALE: 1/2" = 1'-0"



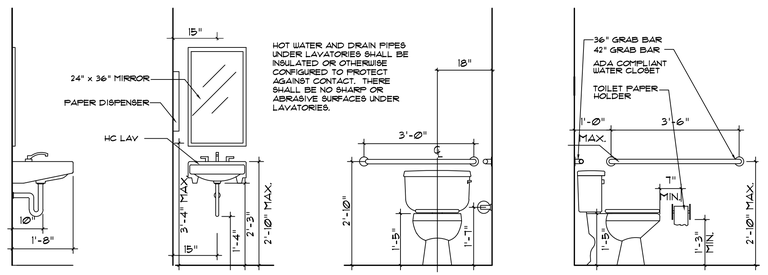
(SIDE VIEW)

11 A-2 RECEPTION DESK
SCALE: 1/2" = 1'-0"



(FRONT VIEW)

12 A-2 RECEPTION DESK
SCALE: 1/2" = 1'-0"



TYPICAL ADA TOILETS

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

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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:

ADVANCED VISION CARE

DR. AMIR CUKIERMAN, O.D.

3893 MILITARY TRAIL
SUITE #4
ADMIRAL'S CROSSING

JUPITER, FL

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

BY:

DATE:

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JOB #: DR CUKIERMAN	
DATE: 3/16/2016	
SCALE: VARIES	
DRAWN BY: JM	
ISSUED:	REVISIONS:

SHEET NO:

A-2

OF 4

ROOM FINISH SCHEDULE

RM#	NAME	FLOOR	BASE	WALLS	CEILING	CEIL HEIGHT	SPECIAL REQUIREMENTS
100	WELCOME AREA	TILE / VINYL PLANK	?	PAINT	GYP BD / 2' X 2' ACOUSTICAL	9'-6"/10'-0"	
101	RECEPTION	TILE	?	PAINT	2' X 2' ACOUSTICAL	10'-0"	
102	BUSINESS OFC	???	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
103	CONTACT LENS	TILE	?	PAINT	GYP BD	9'-6"	
104	PRETEST	???	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
105	KID PIT	CARPET	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
106	ADA TOILET	TILE	?	PAINT/TILE	2' X 2' ACOUSTICAL	9'-0"	4' HIGH TILE WAINSCOT W/ BULLNOSE TOP CAP
107	EXAM #1	VINYL PLANK	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
108	HALL	CARPET	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
109	EXAM #2	VINYL PLANK	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
110	EXAM #3	VINYL PLANK	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
111	EXAM #4	VINYL PLANK	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
112	HALL	CARPET	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
113	MINI LOUNGE	TILE	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
114	CLOSET	TILE	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
115	DOCTOR'S OFC	CARPET	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
116	OPTICAL LAB	TILE	?	PAINT	2' X 2' ACOUSTICAL	9'-0"	
117	DELIVERY/ADJ	TILE/CARPET	?	PAINT	GYP BD	9'-6"	
118	HALL	TILE	?	PAINT	2' X 2' ACOUSTICAL	10'-0"	
119	OPTICAL	TILE/CARPET	?	PAINT	GYP BD	9'-6"	

FINISH SPECIFICATIONS:

TILE #1: PROVIDE A $8.00/S.F. ALLOWANCE (INCLUDING INSTALLATION)
TILE BASE TO BE 3" HIGH (MATCHING FLOOR)
TILE #2: PROVIDE A $8.00/S.F. ALLOWANCE (INCLUDING INSTALLATION)
CARPET: PROVIDE A $25.00/YD ALLOWANCE (INCLUDING GLUE DOWN INSTALLATION)
VINYL PLANK: PROVIDE A $6.00/S.F. ALLOWANCE (INCLUDING INSTALLATION)
WOOD BASE: 5-1/4" PAINT GRADE - SUBMIT PROFILE FOR APPROVAL
VINYL BASE - "MERCER" - 4" OR EQUAL COLOR TO BE DETERMINED
ACOUSTICAL CEILING - ARMSTRONG 2' X 2' DUNE SERIES WITH TEGULAR EDGE WITH 15/16" WHITE GRID.

ALTERNATES:

1. PROVIDE ALTERNATE PRICE FOR EXAM ROOMS WITHOUT SINKS.
2. PROVIDE ALTERNATE PRICE FOR AUTO FLUSH TOILET, AUTOMATIC PAPER TOWER DISPENSER AND AUTOMATIC FAUCET. PROVIDE CUT SHEETS TO OWNER/TENANT FOR APPROVAL.
3. PROVIDEE ALTERNATE PRICE FOR EPOXY PAINT ON WALLS IN TOILET ROOM #106, NO TILE ON WALLS.

SEPERATE PRICING:

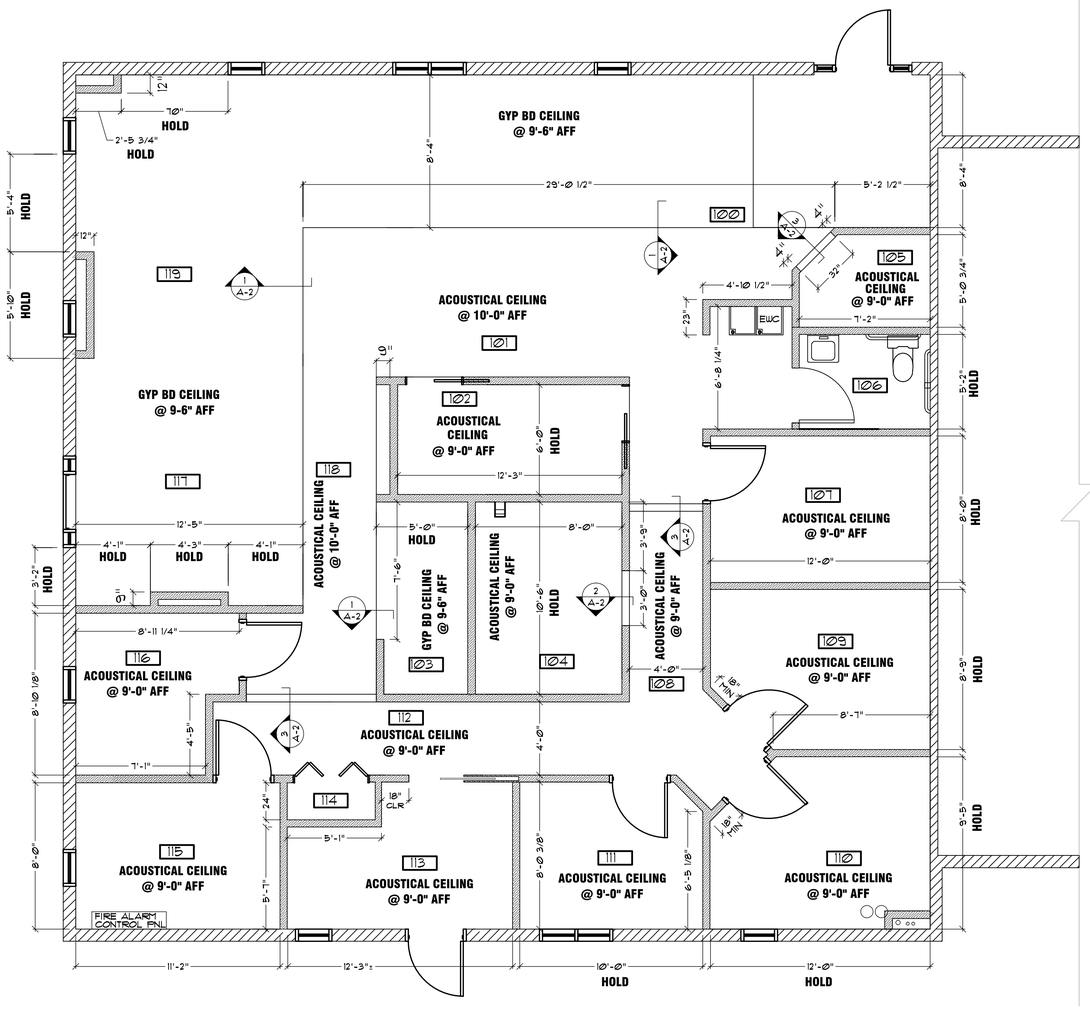
1. PROVIDE SEPARATE PRICE FOR ALL BUILT-IN CABINETRY.
2. PROVIDE SEPARATE PRICE FOR ALL FLOORING.

DOOR SCHEDULE

DOOR MARK	OPENING SIZE	THICKNESS	CONSTRUCTION	FINISH	FIRE RATING (LABEL)	GLASS	FRAME	REMARKS
1	EXISTING 3' WIDE DOOR - LEVEL ADA ACCESS							
2	EXISTING 3' WIDE DOOR - LEVEL ADA ACCESS							
3	3'-Ø" X 7'-Ø"	1-3/4"	S.C. WOOD	PAINT			PAINT	
4	3'-Ø" X 7'-Ø"	1-3/4"	S.C. WOOD	PAINT			PAINT	
5	3'-Ø" X 7'-Ø"	1 3/4"	S.C. WOOD	PAINT			PAINT	
6	3'-Ø" X 7'-Ø"	1 3/4"	S.C. WOOD	PAINT			PAINT	
7	3'-Ø" X 7'-Ø"	1-3/4"	S.C. WOOD	PAINT			PAINT	
8	3'-Ø" X 7'-Ø"	1-3/4"	POCKET	PAINT			PAINT	SEE NOTE 2
9	PAIR 3Ø" X 7'-Ø"	1"	BIFOLD	PAINT			———	
10	3'-Ø" X 7'-Ø"	1-3/4"	S.C. WOOD	PAINT			PAINT	
11	3'-Ø" X 7'-Ø"	1-3/4"	S.C. WOOD	PAINT			PAINT	
12	3'-Ø" X 7'-Ø"	1-3/4"	POCKET	PAINT			PAINT	SEE NOTE 2
13	3'-Ø" X 7'-Ø"	1-3/4"	POCKET	PAINT			PAINT	SEE NOTE 2

HARDWARE TO BE LEVER HANDLES - "SCHLAGE" - NEPTUNE SERIES
VERIFY FINISH WITH TENANT/OWNER
VERIFY ALL LOCKING REQUIREMENTS WITH TENANT/OWNER

NOTES:
1. ALL EGRESS DOORS (INCLUDING DOORS TO ALL AREAS WHERE PERSONS CAN ENTER/EXIT) ARE TO HAVE HARDWARE THAT ALLOWS NOT MORE THAN ONE OPERATION TO EGRESS.
2. 36" POCKET DOOR TO POCKET 32", 4" OF DOOR TO BE EXPOSED TO ALLOW FOR "GRASPABLE HANDLE" WITH REMAINING 32" CLEAR OPENING. PROVIDE LOCK



DIMENSION PLAN

SCALE: 1/4" = 1'-Ø"

2185 S.F.

design associates, inc.
space planning and architecture

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FLORIDA LICENSE #: AA26000521

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WILLIAM TRACY, #AR0014756

DATE:

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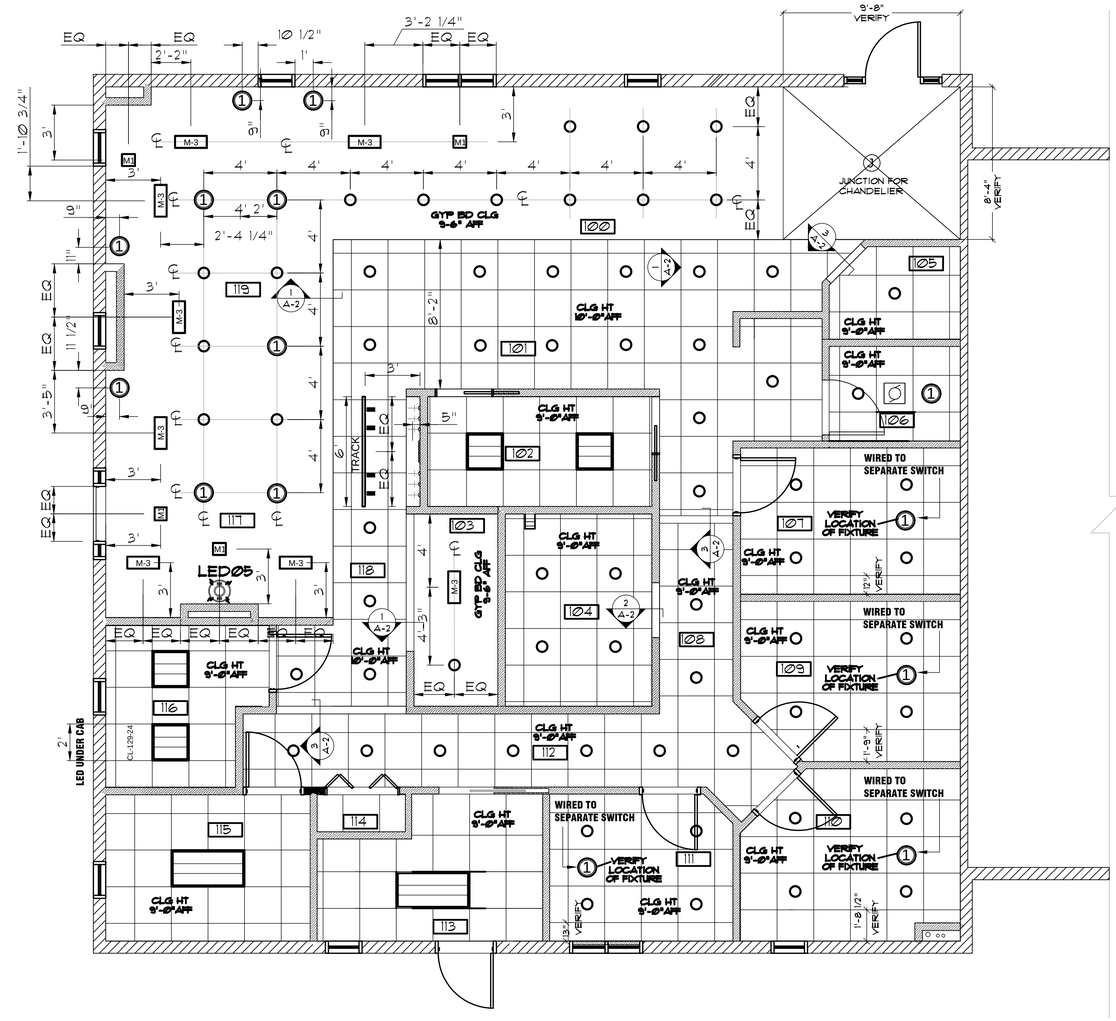
JOB #: DR CUKIERMAN	
DATE: 3/16/2016	
SCALE: VARIES	
DRAWN BY: JM	

ISSUED:	REVISIONS:

SHEET NO:

A-3

OF 4



REFLECTED CEILING PLAN

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

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DRAWN BY: JM

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SHEET NO:

A-4

OF 4

STANDARD LIGHTING LEGEND

M1 — DIMMABLE (1) LED PAR 38 SINGLE HEAD RECESSED LIGHT FIXTURE.
SPECIFICATION: CL-103-P38-NC-T
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

M-3 — DIMMABLE (3) LED PAR 38 MULTIPLE HEAD RECESSED LIGHT FIXTURE.
SPECIFICATION: CL-105-P38-NC-T
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

DIMMABLE LED PAR 38 RECESSED NEW CONSTRUCTION DOWN LIGHT.
SPECIFICATION: CL-110-P38-NC-T
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

① — DIMMABLE DIRECTIONAL LED PAR 38 RECESSED NEW CONSTRUCTION DOWN LIGHT WITH NARROW SPOT.
SPECIFICATION: CL-112-P38-NC-T
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

LINE VOLTAGE MONORAIL TRACK LED TRACK LIGHTING.
SPECIFICATION: CL-117-P20-PT
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

APPROVED DIMMER SWITCH = LUTRON CL DIGITAL DIMMER, MAESTRO CL
ONLY USE APPROVED DIMMERS WITH APPROVED FIXTURES. DO NOT MIX.

STANDARD LIGHTING LEGEND

CL-129-24 — ADJUSTABLE UNDER CABINET LINEAR LED LIGHT FIXTURE.
SPECIFICATION: CL-129-24
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

ONLY USE APPROVED DIMMERS WITH APPROVED FIXTURES DO NOT MIX.
CONTACT LUM RETAIL LIGHTING GROUP FOR MORE DETAILS.

ILLUMINATED DISPLAYS

THESE DISPLAYS ARE DESIGNED TO PLUG DIRECTLY INTO A SWITCHED 20 AMP OUTLET. THEY CAN NOT BE DIMMED.

LED05 — = LOW VOLTAGE LED LIGHTS.
36 WATTS CONSUMED - 0.3 AMPS @ 120 VOLTS.

DECOR LIGHTING LEGEND

© — XXXX PENDANT (XXXXXXX) LIGHT FIXTURE.
SPECIFICATION: TBD
(SUPPLIED BY: TBD)

APPROVED DIMMER SWITCH
CONTACT DECORATIVE LIGHTING MANUFACTURER FOR APPROVED LIGHTING CONTROLS SPECS.

PREMIUM LIGHTING LEGEND

2'x2' DIMMABLE RECESSED LED DIRECT LIGHT FIXTURE.
SPECIFICATION: ML-126
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

2'x4' DIMMABLE RECESSED LED DIRECT LIGHT FIXTURE.
SPECIFICATION: ML-127
(AVAILABLE EXCLUSIVELY BY: LUM RETAIL LIGHTING GROUP)

ONLY USE APPROVED DIMMERS WITH APPROVED FIXTURES DO NOT MIX.
CONTACT LUM RETAIL LIGHTING GROUP FOR MORE DETAILS.

EXAM ROOM LIGHTING PACKAGE

E1
(4) CL-110-P38-NC-T_ROUND RECESSED DOWNLIGHT
(1) CL-112-P38-NC-T_ROUND ADJUSTABLE DOWNLIGHT
(2) CL-155-T_2 GANG SWITCH PLATE
(1) CL-150-T_WALL SWITCH ON/OFF
(1) CL-151-T_WALL DIMMER
(1) CL-153-T_ON/OFF WIRELESS REMOTE
(1) CL-152-T_DIMMER WIRELESS REMOTE
(2) CL-154-T_REMOTE ADAPTOR
(1) CL-157-T_ROOM SENSOR

IMPORTANT NOTES:

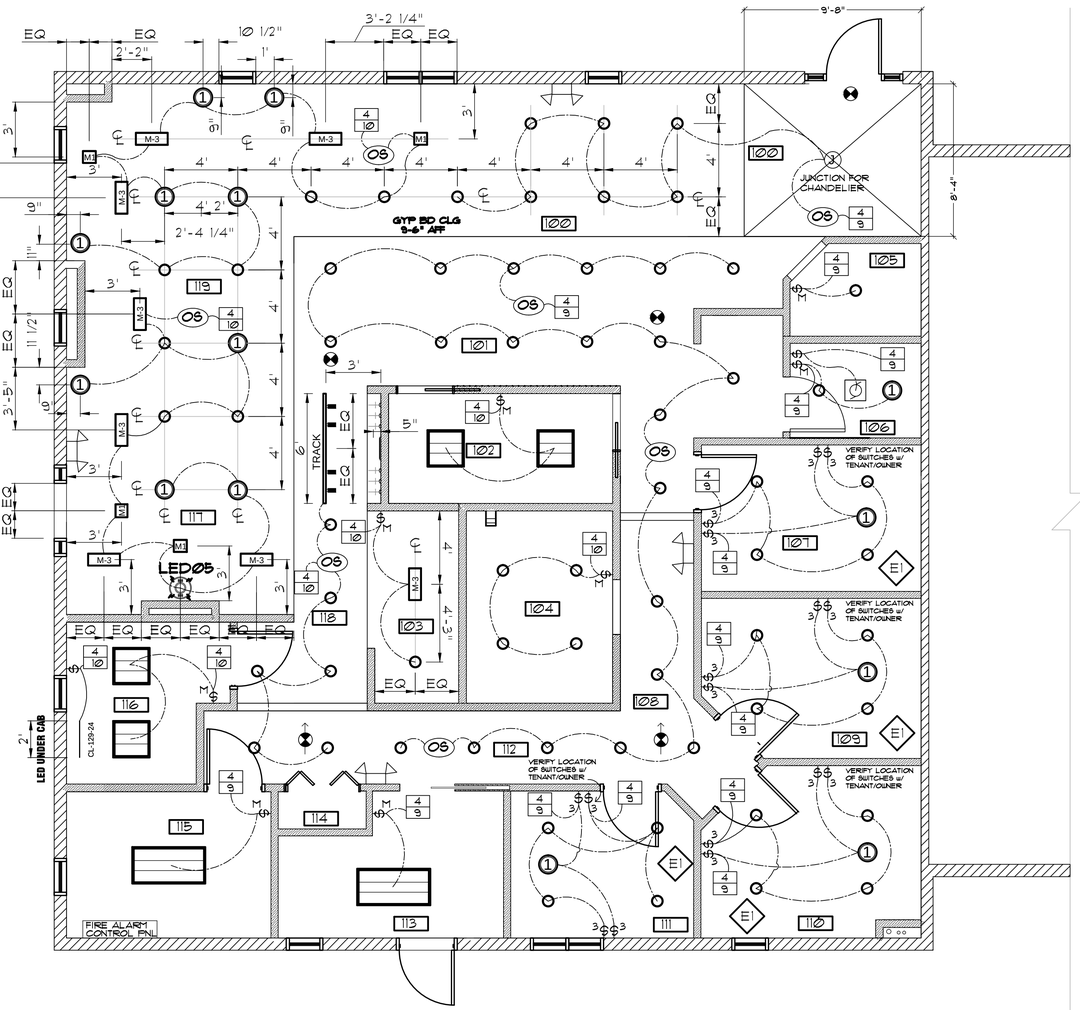
1) EYE DESIGNS ILLUMINATED DISPLAYS DO NOT HAVE ON/OFF SWITCHES, AND WILL NEED TO BE WIRED TO A SWITCH.

LIGHTING LEGEND

J	JUNCTION IN CEILING FOR FUTURE CHANDELIER WITH MAX.(5) 18W FLUOR BULB, TOTAL 90W
	EXHAUST FAN - SEE MECH PLAN FOR SPECIFICATION
OS	CLG MTD OCCUPANCY SENSOR OCCUPANCY SENSORS AND MOTION SWITCHES SHOWN FORM THE BASIS FOR BIDDING. SUCCESSFUL CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR SENSORS AND MOTION SWITCHES FROM MANUFACTURER USED. PRICE TO BE ADJUSTED AFTER SHOP DRAWING IS APPROVED BY THE ARCHITECT.
$M	#WA-200 AUTOMATIC WALL SWITCH (TURNS LIGHTING ON/OFF BASED ON OCCUPANCY (UP TO 30 MINUTES) SENSOR RANGE 300'
$	WALL SWITCH
$3	3-WAY SWITCH
	BATTERY PACK EMERGENCY HEAD FED FROM LIGHTING CIRCUIT IN AREA
	EXIT SIGN WITH BATTERY BACKUP FED FROM LIGHTING CIRCUIT IN AREA
4 / 10	PANEL NO. / CIRCUIT NO.

NOTE: SEE LIGHTING LEGEND FOR DIMMABLE FIXTURES THAT REQUIRED DIMMABLE SWITCHES

NOTE: CONTRACTOR CAN PROVIDE AN EQUAL LIGHTING PACKAGE



LIGHTING PLAN

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

2185 S.F.

LIGHTING POWER DENSITIES - EXAM ROOMS

(63) RECESSED DOWN LIGHT FIXTURE, LED LIGHTS @ 20W - 1260W
(15) RECESSED DIRECTIONAL DOWN LIGHT FIXTURE, LED LIGHTS @ 20W = 300W
(4) M-1: SINGLE HEAD RECESSED FIXTURE, LED LIGHTS @ 20W = 80W
(8) M-3 MULTI HEAD RECESSED FIXTURE, LED LIGHTS @ 60W (3 LIGHTS X 20W EACH) = 480W
(1) CHANDELIER, LED LIGHTS @ 100W - 100W
(4) 2'x2' DIMMABLE RECESSED LED DIRECT LIGHT FIXTURE @ 31.7W = 127W
(2) 2'x4' DIMMABLE RECESSED LED DIRECT LIGHT FIXTURE @ 31.7W = 64W
(1) 2' LINEAR FIXTURE, LED LIGHT @ 3.5W = 7W
(1) LED05, LOW VOLTAGE LED LIGHTS @ 36W = 36W
(6) MONORAIL TRACK, LED LIGHTS @ 8W = 48W

2502 WATTS DIVIDED BY 2185 SF = 1.1 (1.1 ALLOWED)

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WILLIAM TRACY, #AR0014756

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JOB #:	DR CUKIERMAN
DATE:	3/16/2016
SCALE:	VARIES
DRAWN BY:	JM

ISSUED:	REVISIONS:

SHEET NO:

E-1

OF 2

ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORD WITH ALL CODES ADOPTED BY ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT TO THE APPROVAL OF THE ARCHITECT.
2. ALL WORK TO BE PERFORMED BY QUALIFIED ELECTRICIANS IN ACCORDANCE WITH BOTH LOCAL AND NATIONAL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL PHONE/DATA CONDUIT AND BOXES. WIRING, PLATES AND DEVICES IS THE RESPONSIBILITY OF THE OWNER.
4. ALL CONDUCTORS SHALL BE COPPER, UNLESS NOTED OTHERWISE.
5. ALL SPLICES SHALL BE MADE WITH APPROVED PRESSURE TYPE CONNECTORS WITH FIELD APPLIED INSULATION THAT EQUALS, OR EXCEEDS, FACTORY APPLIED INSULATION.
6. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ART. 250.
7. ALL MATERIALS SHALL BE NEW. THESE MATERIALS (EXCEPT LAMPS AND CORDS) AND ALL WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
8. ELECTRICAL CONTRACTOR SHALL REVIEW ALL OTHER DOCUMENTS OF THIS PROJECT AND COORDINATE HIS WORK WITH ALL OTHER TRADES. TO ASSURE A COMPLETE AND WORKABLE ELECTRICAL SYSTEM.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG. UNLESS NOTED OTHERWISE. WIRE SIZE #8 AWG. AND LARGER, SHALL BE STRANDED.
10. WIRE SIZE #10 AWG. AND SMALLER, SHALL HAVE THHN INSULATION. WIRE SIZE #8 AWG. AND LARGER, SHALL HAVE THWN INSULATION.
11. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT PER CODE. THE USE OF MC FLEX CABLE SHALL BE PERMITTED IF ALLOWED BY CODE.
12. ALL FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE WITH NEW LAMPS, UNLESS NOTED OTHERWISE.
13. THE ELECTRICAL DESIGN SHOWN IS INTENDED TO BE COMPLETE AND A WORKABLE ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES. ALL MISCELLANEOUS PARTS, WHETHER SHOWN OR NOT, SHALL BE INCLUDED. ANY DISCREPANCIES IN DRAFTING OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, OR ENGINEER PRIOR TO BID OR THEY SHALL BE CONSIDERED TO BE INCLUDED.
14. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED ELECTRICAL FOR CONDENSATE PUMPS. COORDINATE WITH MECH. CONTRACTOR.
15. ELECTRICAL CONTRACTOR SHALL COMPLY WITH FBC ENERGY CONSERVATION CODE 2010/CHAPTER 5, ALL SECTIONS.
16. FEEDERS AND CUSTOMER OWNED SERVICE CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 2 PERCENT AT DESIGN LOAD.
17. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3 PERCENT AT DESIGN LOAD.
    ELECTRICAL BRANCH CIRCUITS WITHIN PATIENT CARE, TREATMENT AND EXAM AREAS, INCLUDING EXAMINATION TABLES AND/OR CHAIRS, SHALL BE FURNISHED WITH REDUNDANT GROUNDING FOR CIRCUITS PER NATIONAL ELECTRICAL CODE ARTICLE 517.5.
18. RECESSED LUMINAIRES INSTALLED IN THE BUILDINGS THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.

ELECTRICAL LEGEND

⊖	DUPLEX RECEPTACLE
⊕	QUAD RECEPTACLE
	PHONE/DATA OUTLET 1900 BOX WITH SINGLE RING WITH 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE WITH ELL, CONNECTOR AND BUSHING ALL MUST HAVE WIRE PRIOR TO C.O. VERIFY DATA REQUIREMENTS WITH TENANT/OWNER
(J)	JUNCTION IN CEILING OR WALL AS SHOWN ON SHEETS A2.1 & A4. MAX. TOTAL 50W THERE ARE EXISTING JUNCTIONS IN THE CEILING. USE AS MANY CLOSEST EXISTING JUNCTIONS AS POSSIBLE.
	DISCONNECT
DD	DUCT DETECTOR - NOT REQUIRED FOR 2000 CFM'S OR LESS
TV	TV OUTLET VERIFY IF WALL OR CEILING MOUNTED TV'S. FURNISH & INSTALL BACKING FOR WALL OR CEILING MOUNTED TV'S. COORDINATE MOUNTING TYPE, LOCATION, SUPPORT AND HEIGHT W/ TENANT
(x'-x") FD	STANDARD DUPLEX OUTLET AT SPECIFIED HEIGHT, OFF FINISHED FLOOR TO CENTER OF OUTLET, OUTLET TO BE WIRED TO SINGLE POLE SWITCH.
	FLUSH FLOOR DUPLEX ELECTRICAL RECEPTACLE W/ VOICE & DATA OUTLET AND FLUSH COVER.
$	WALL SWITCH
	PANEL CIRCUIT NUMBER

KEY NOTES

(T) DOOR BELL UNDER COUNTERTOP - CHIME IN LAB ROOM #116. VERIFY WITH TENANT/OWNER
(U) DOORBELL CHIME TO BE SELECTED BY TENANT/OWNER

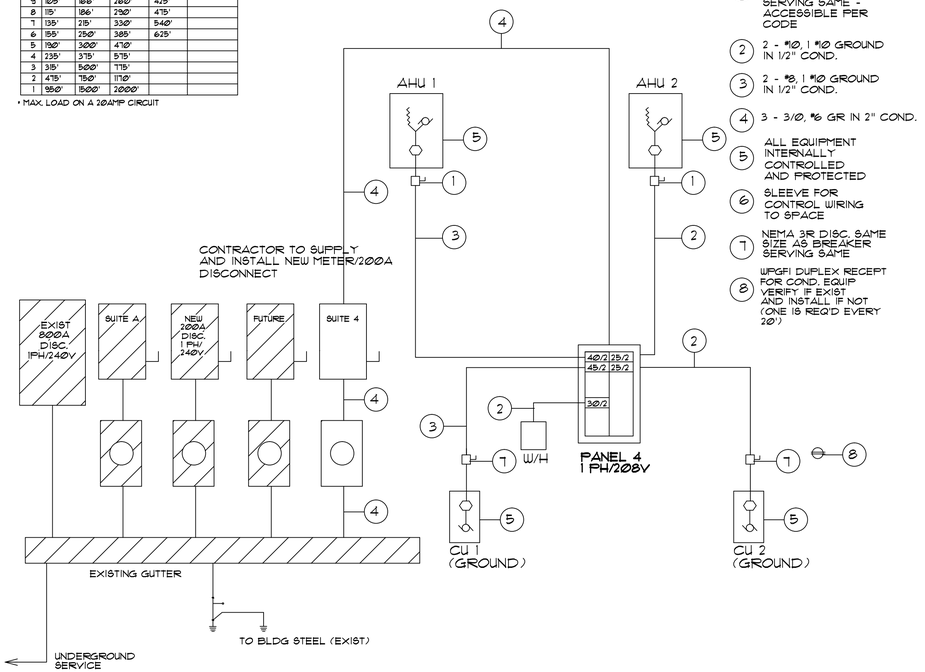
BRANCH CIRCUIT VOLTAGE DROP ON 120V (MAX ALLOWABLE 3%)

AMPS	MAX. LENGTH (2 WIRE #12 CU 1/2" CONDUIT)	MAX. LENGTH (2 WIRE #10 CU 1/2" CONDUIT)	MAX. LENGTH (3 WIRE #12 CU 3/4" CONDUIT)	MAX. LENGTH (3 WIRE #10 CU 3/4" CONDUIT)	
*16	55'	90'	145'	240'	
15	60'	100'	155'	255'	
14	65'	108'	165'	270'	
13	70'	115'	180'	290'	
12	75'	128'	190'	300'	
11	85'	131'	210'	345'	
10	95'	153'	235'	380'	
9	105'	166'	260'	425'	
8	115'	186'	290'	475'	
7	135'	215'	330'	540'	
6	155'	250'	385'	625'	
5	190'	300'	470'		
4	235'	375'	575'		
3	315'	500'	775'		
2	475'	750'	1170'		
1	950'	1500'	2000'		

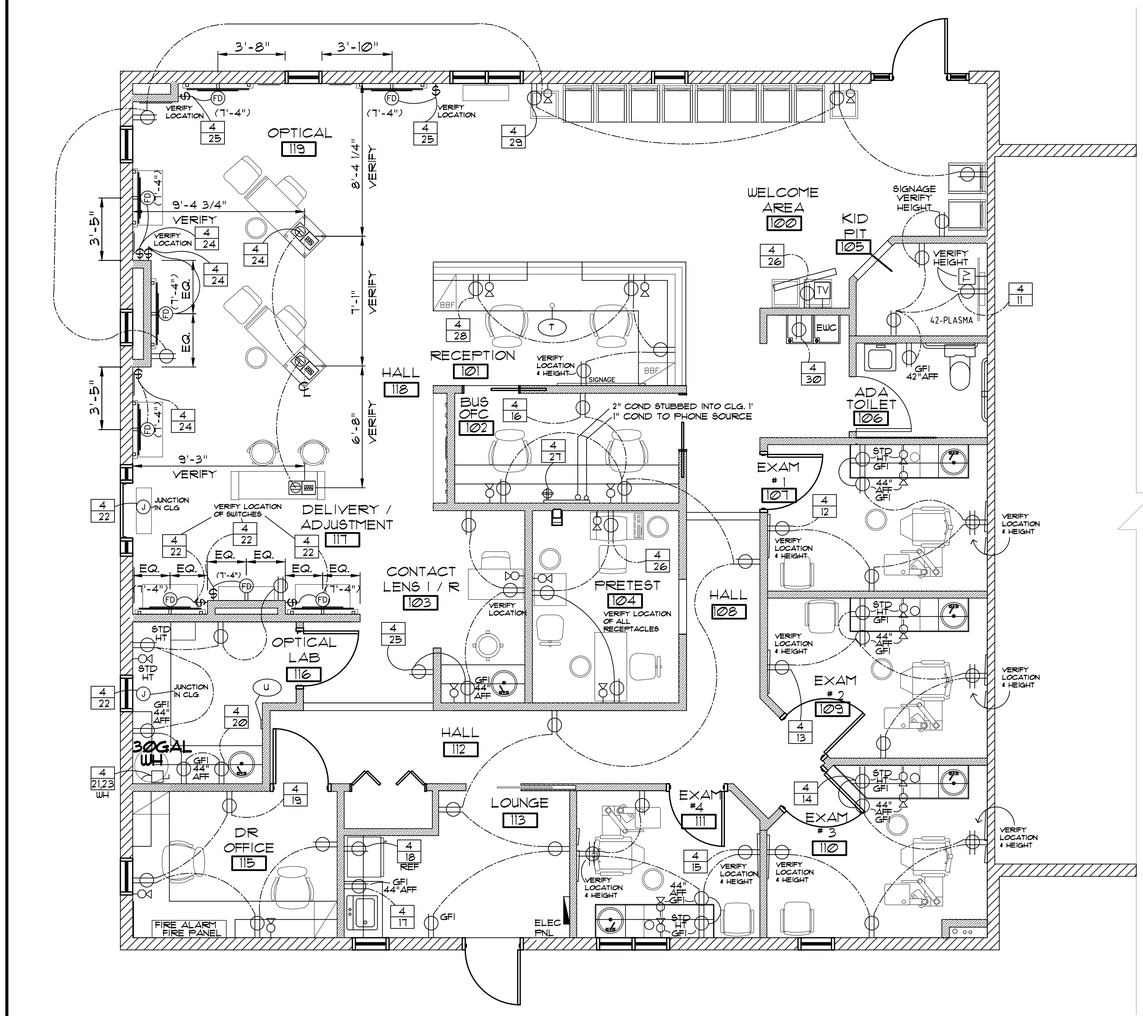
* MAX. LOAD ON A 20AMP CIRCUIT

RISER NOTES

1. DISC. SAME SIZE AS BREAKER SERVING SAME - ACCESSIBLE PER CODE
2. 2 - #10, 1 #10 GROUND IN 1/2" COND.
3. 2 - #8, 1 #10 GROUND IN 1/2" COND.
4. 3 - 3/0, #6 GR IN 2" COND.
5. ALL EQUIPMENT INTERNALLY CONTROLLED AND PROTECTED
6. SLEEVE FOR CONTROL WIRING TO SPACE
7. NEMA 3R DISC. SAME SIZE AS BREAKER SERVING SAME
8. WPGFI DUPLEX RECEPT FOR COND. EQUIP VERIFY IF EXIST AND INSTALL IF NOT (ONE IS REQ'D EVERY 20')



ELECTRICAL RISER



ELECTRICAL PLAN

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

2185 S.F.

PANEL: 4
MANUFACTURER: CUTLER HAMMER OR EQ
UL LISTED NO ALUMINUM BUSS
AIC: MIN. 22,000 SERIES RATED MAIN: MLO
NEMA 3R ___ SURFACE: ___
FLUSH: ✓ CIRCUITS: 42
WIRE: 3 PHASE: 1 AMPS: 200
FED FROM: METER CENTER
FEEDER: 3 3/0, 1 #6 GR. IN 2" COND
REMARKS:

23,733 WATTS
11,667
884 25% LARGEST MOTOR LOAD
36,284 TOTAL CALC. WATTS
208 = 174 AMPS

LOAD DESCRIPTION	WATTS	BKR	MLO		BKR	WATTS	LOAD DESCRIPTION
AHU #1	**6448	40/2	1	2	25/2	**(3536)	AHU #2
↓	—	—	3	4	—	—	↓
CU #1	**5616	45/2	5	6	25/2	(**3120)	CU #2
↓	—	—	7	8	—	—	↓
LIGHTING	*1429	20/1	9	10	20/1	*1647	LIGHTING
5 REC. @ 180	900	20/1	11	12	20/1	1260	6 REC. @ 180
6 REC. @ 180	1080	20/1	13	14	20/1	1260	6 REC. @ 180
6 REC. @ 180	1080	20/1	15	16	20/1	1440	8 REC. @ 180
APPLIANCE	1200	30/2	17	18	20/1	780	REFRIG
4 REC. @ 180	—	—	19	20	20/1	1080	6 REC. @ 180
WATER HEATER	3500	30/2	21	22	20/1	900	5 REC. @ 180
↓	—	—	23	24	20/1	1260	6 REC. @ 180
6 REC. @ 180	1080	20/1	25	26	20/1	720	4 REC. @ 180
PHONE	500	20/1	27	28	20/1	720	4 REC. @ 180
5 REC. @ 180	900	20/1	29	30	20/1	600	EWC
SPARE	—	20/1	31	32	20/1	—	SPARE
SPACE	—	—	33	34	—	—	SPACE
SPACE	—	—	35	36	—	—	SPACE
SPACE	—	—	37	38	—	—	SPACE
SPACE	—	—	39	40	—	—	SPACE
SPACE	—	—	41	42	—	—	SPACE
TOTAL WATTS	23,733					11,667	TOTAL WATTS

* INCLUDES CONT. USE FACTOR (125%)
** VERIFY WITH NAMEPLATE DATA AND RECALCULATE AS REQUIRED

PANEL SCHEDULE

IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ALL OUTLET HEIGHTS & LOCATIONS WITH GENERAL CONTRACTOR, EQUIPMENT SUPPLIER AND/OR MANUFACTURER.

design associates, inc.
space planning and architecture

MB DESIGN ASSOCIATES, INC.
FLORIDA LICENSE #: AA26000521

P.O. Box 4376
Tequesta, Florida 33469
phone: (561) 222-2993
email: tjmaraist@aol.com

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:

ADVANCED VISION CARE

DR. AMIR CUKIERMAN, O.D.

3893 MILITARY TRAIL
SUITE #4
ADMIRAL'S CROSSING

JUPITER, 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 CUKIERMAN
DATE:	3/16/2016
SCALE:	VARIES
DRAWN BY:	JM

ISSUED:	REVISIONS:

SHEET NO:

E-2

OF 2

HVAC NOTES:

1. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, NFPA STANDARDS, PLANS AND SPECIFICATIONS.

2. THE HVAC CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO DETERMINE THE CHARACTERISTICS OF THE BUILDING STRUCTURE AND OTHER WORK. THE CONTRACTOR SHALL SUBMIT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT IN WRITING PRIOR TO SUBMITTING BID.

3. THESE DRAWINGS ARE GENERAL IN NATURE AND NOT INTENDED TO SHOW EVERY OFFSET, BEND, FITTING OR COMPONENT WHICH MAY BE REQUIRED. CONTRACTOR TO PROVIDE ALL NECESSARY ITEMS REQUIRED FOR A COMPLETE INSTALLATION AT NO EXTRA COST TO OWNER. IT IS THE MECHANICAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR TO VERIFY ALL CLEARANCES AND WORKABILITY OF CONTRACT DOCUMENTS. NO EQUIPMENT , DUCTWORK, PIPING OR OTHER MATERIALS SHALL BE ORDERED UNTIL FIELD VERIFICATION HAS BEEN MADE AND THERE ARE NO CONFLICTS PRESENT.

4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, CONTROL SYSTEMS, PERMITS AND SERVICES FOR A COMPLETE AND OPERATIONAL SYSTEM.

5. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA AND LOCAL CODES.

6. HVAC CONTRACTOR SHALL WARRANTY ALL RELATED MATERIALS AND LABOR FOR A PERIOD OF ON YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY.

7. ALL CUTTING, PATCHING, PAINTING, SEALING, AND STRUCTURAL STEEL SHALL BE BY THE GENERAL CONTRACTOR.

8. PROVIDE MANUAL BALANCING DAMPER AT MAIN TRUNK LINE FOR EACH BRANCH AND FLEX DUCT.

9. ALL SUPPLY AND RETURN DUCTS TO BE R-6 FIBERGLASS DUCT ABOVE DROP CEILING AREA AND DOUBLE WALL SPIRAL SHEET METAL IN EXPOSED CEILING AREAS. SPIRAL DUCTWORK SHALL BE DOUBLE WALL WITH MIN. R-6 INSULATION. ALL OUTSIDE AIR AND EXHAUST DUCTS SHALL BE SHEET METAL. EXISTING DUCT IN GOOD SHAPE AND PROPER SIZE MAY BE REUSED.

10. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.

11. TIE OUTSIDE AIR AND EXHAUST DUCTS INTO EXISTING LOCATIONS PROVIDED BY OTHERS. IF OUTSIDE AIR AND EXHAUST DUCTS ARE NOT EXISTING, PROVIDE NEW INTAKES AND EXHAUST OUTLETS AS REQUIRED. MAINTAIN ALL CODE REQUIRED CLEARANCES. COORDINATE TYPE AND LOCATION OF OUTSIDE AIR INTAKES AND EXHAUST OUTLETS WITH BUILDING OWNER. IF VENTS ARE TO BE LOCATED ON ROOF, USE OWNER APPROVED ROOFING CONTRACTOR. MOTORIZED DAMPERS SHALL BE PROVIDED AND INSTALLED ON OUTSIDE AIR DUCTS AND EXHAUST DUCTS AND INTERLOCKED WITH ASSOCIATED FANS. PROVIDE ALL CONTROLS AND WIRING REQUIRED FOR INTERLOCKING COMPONENTS.

12. FLEXIBLE DUCT SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5% OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN. BENDS SHALL MAINTAIN A CENTER LINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT ONE HALF INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN ONE HALF FOOT OF INTERMEDIATE FITTINGS AND BENDS. CEILING JOIST AND RIDGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURERS RECOMMENDATIONS AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER. IN NO CASE SHALL THE MATERIAL SUPPORTING THE FLEXIBLE DUCT BE LESS THAN 1.5" IN WIDTH. NOT USED.

13. PROTECT ALL FIRE RATED WALLS AND FLOORS WITH FIRE STOPPING AND/OR FIRE DAMPERS AS REQUIRED BY CODE.

14. ALL STRUCTURAL STEEL AND ENGINEERING BY GENERAL CONTRACTOR.

15. SMOKE DETECTORS AND WIRING BY FIRE ALARM CONTRACTOR ON BUILDINGS WITH ALARM SYSTEM.

16. ALL ROOFING WORK BY GENERAL CONTRACTOR.

17. PIPE CONDENSATE TO NEAREST ROOF DRAIN/DISPOSAL POINT. FIELD VERIFY CONDENSATE LOCATIONS. IF CONDENSATE LINES ARE REQUIRED TO BE RUN ABOVE ABOVE CEILINGS AND CEILING SPACE DOES NOT PROVIDE ROOM FOR PROPER SLOPE OF DRAIN LINES, A CONDENSATE PUMP SHALL BE PROVIDED AND INSTALLED AT NO ADDITIONAL COST.

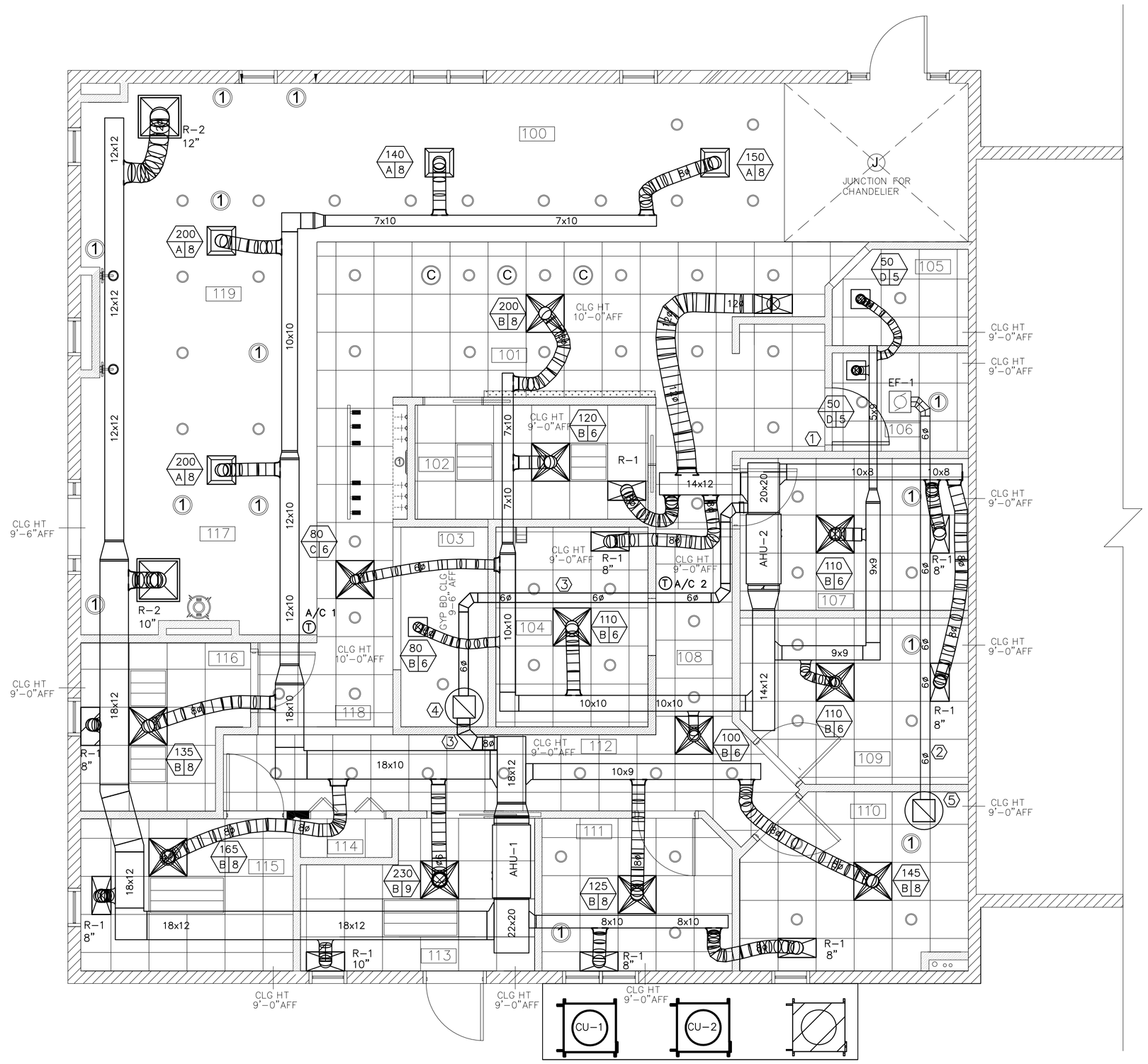
18. PROVIDE TEST AND BALANCE. SUBMIT REPORT TO GENERAL CONTRACTOR AT PROJECT CLOSEOUT. INCLUDE LABOR ALLOWANCE IN BID FOR A TEMPERATURE BALANCE TO BE PERFORMED AFTER TENANT OCCUPANCY.

19. COORDINATE LOCATIONS OF THERMOSTATS AND CONTROLS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION. MOUNT THERMOSTATS BETWEEN 48" AND 54' A.F.F. FOR CODE COMPLIANCE.

20. MOUNT SMOKE DETECTORS (PROVIDED BY OTHERS) IN SUPPLY AIR DUCT ON SYSTEMS DELIVERING OVER 2000 CFM.

21. PROVIDE AND INSTALL MOTORIZED DAMPER, AND ALL ASSOCIATED CONTROLS, ON OUTSIDE AIR INTAKE DUCT. DAMPER TO BE ENERGIZED IN THE OPEN POSITION ON A CALL FOR COOLING.

22. CHANGE ORDERS WILL NOT BE ISSUED FOR ANY FIELD CONDITION CONFLICTS, CODE COMPLIANCE, ERROR/OMISSION OR ANY REASON OTHER THAN AN OWNER REQUESTED CHANGE.



MECHANICAL PLAN

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

NORTH

2185 S.F.

PLAN KEY MECHANICAL NOTES:

1. G.C. TO UNDERCUT DOOR 1"
2. ROUTE NEW EXHAUST DUCT TO BUILDING EXHAUST MAIN. FIELD VERIFY LOCATION.
3. NEW ROUND OUTSIDE DUCT TO EXISTING ROOF VENTILATOR HOOD. FIELD VERIFY LOCATION.
4. EXISTING OUTSIDE AIR ROOF VENTILATOR HOOD. FIELD VERIFY LOCATION.
5. EXISTING EXHAUST AIR ROOF VENTILATOR HOOD. FIELD VERIFY LOCATION.

Altman Brothers

AIR-CONDITIONING SYSTEM HAS BEEN DESIGNED BY AN INSTALLING AIR-CONDITIONING CONTRACTOR CERTIFIED UNDER CHAPTER 489.

HVAC DESIGN BY:

Altman Brothers, LLC

Air Conditioning Contractors CAC033567

Design Installation Service

Ph:(561) 694-1651 Fax:(561) 622-2590

Palm Beach Gardens, Florida

BRIAN ALTMAN, CAC033567

QUALIFIER FOR ALTMAN BROTHERS, LLC

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

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JOB #: DR CUKIERMAN
DATE: 02/29/2016
SCALE: VARIES
DRAWN BY: JM/BKA

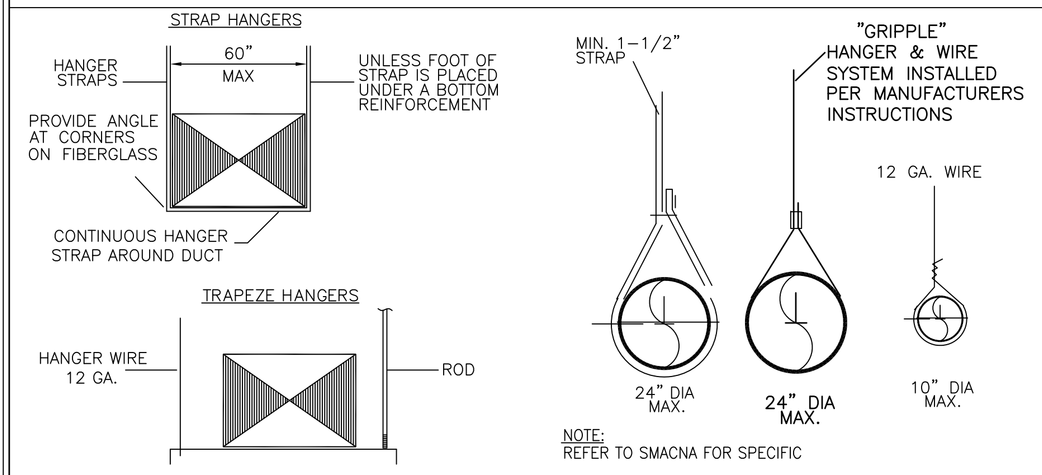
REVISIONS:

SHEET NO:

M-1

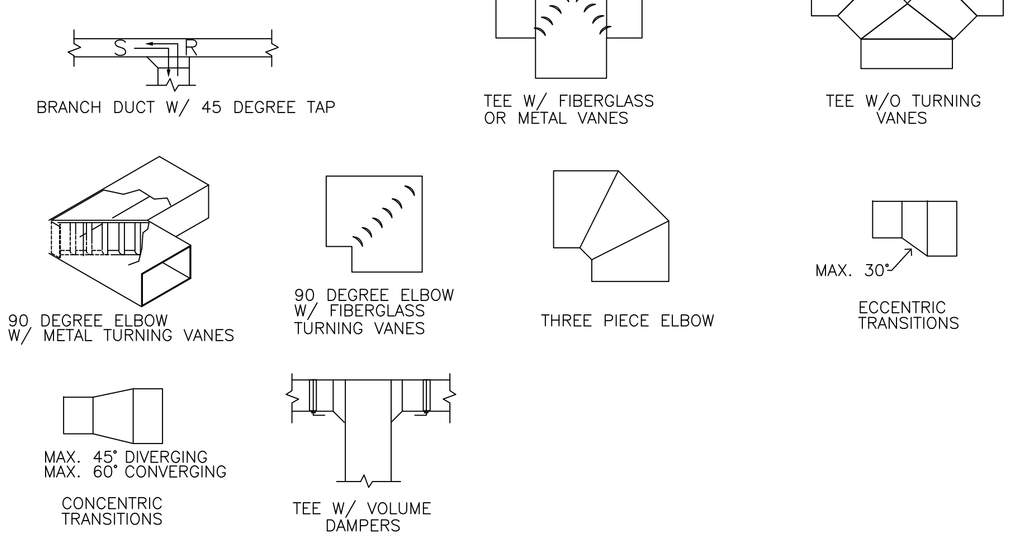
OF 2

TYPICAL DUCT HANGER SUPPORT DETAIL

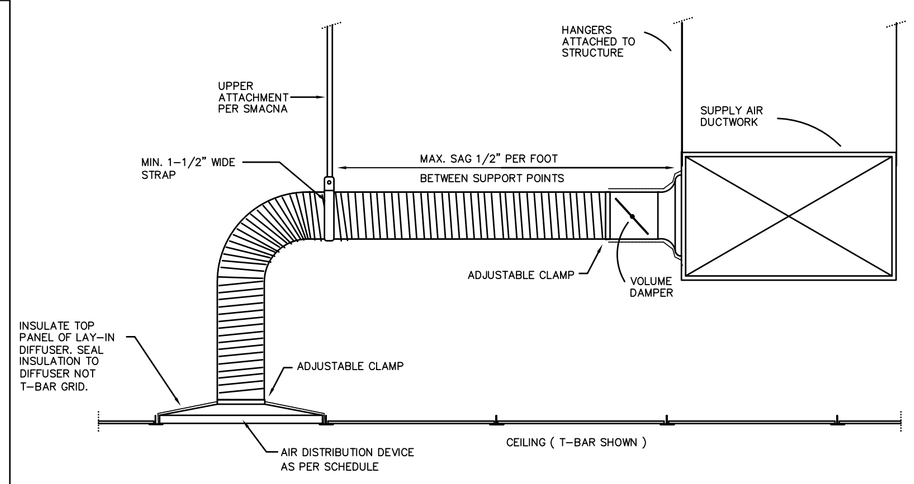


NOTE:
REFER TO SMACNA FOR SPECIFIC

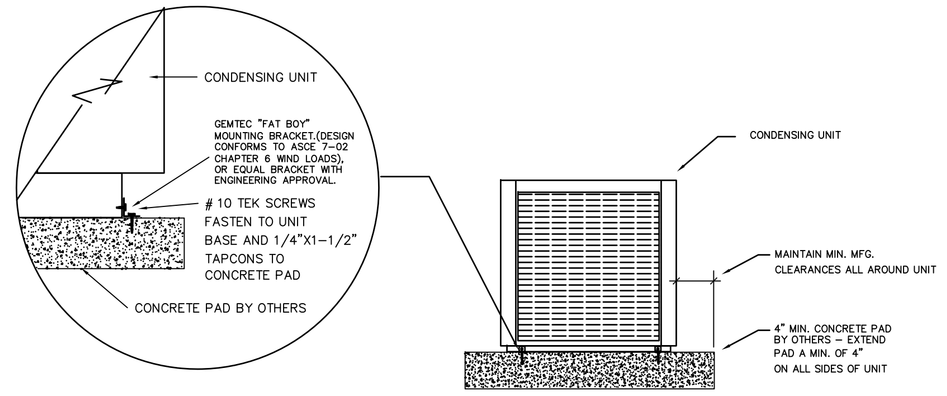
DUCT FITTING DETAIL



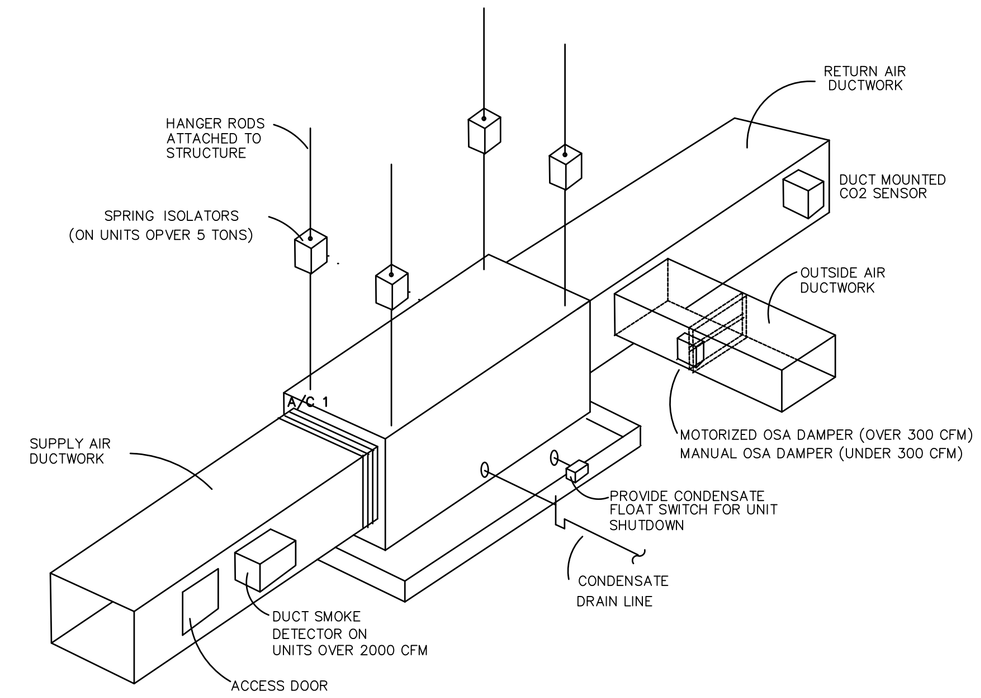
FLEXIBLE DUCT DETAIL NTS



CONDENSING UNIT DETAIL NTS



AIR HANDLING UNIT DETAIL NTS



OUTSIDE AIR SCHEDULE

SYSTEM #	USEAGE	SQ FT	OCCUPANCY	CFM REQ.	CFM PROVIDED
AHU-1	EXT. OFFICE SPACE	1185	20	171	175
AHU-2	INT. OFFICE SPACE	1000	14	130	130

BASED ON FBC MECH 2014: .06 CFM PER SQUARE FOOT AND 5 CFM PER PERSON.

FAN SCHEDULE

MARK	MODEL NUMBER	CFM	ESP	ELECTRICAL VOLTS-PH-HZ	POWER H.P.	DRIVE	RPM	WATTS	SONES	ACCESSORIES/REMARKS
EF-1	PANASONIC FV11VK3	110	0.25	120-1-60	-	DIRECT	-	16.2	.3	1,2,3,4

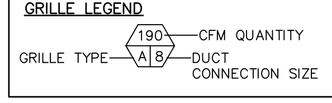
ACCESSORIES / REMARKS:
1. MOTION SENSOR WALL SWITCH WITH ADJUSTABLE TIME DELAY..
2. GRAVITY BACKDRAFT DAMPER.
3. HANGING KIT
4. INSULATED CABINET

AIR DISTRIBUTION SCHEDULE

PLAN MARK	MFG.	MODEL NO.	SIZE	ACCESSORIES/NOTES
A	TITUS	TDC-AA	12X12 4 WAY	3,4,5
B	TITUS	TDC-AA	12X12 4 WAY	1,3,5,6
C	TITUS	TDC-AA	9X9 2 WAY	1,3,5,6
D	TITUS	TDC-AA	9X9 1 WAY	1,3,5,6
R-1	TITUS	350FL	24X12	1,3
R-2	TITUS	350FL	24X24	3,4,5,6

ACCESSORIES/NOTES
1) T-BAR LAY-IN BORDER
2) OPPOSED BLADE DAMPER
3) WHITE FINISH
4) SURFACE MOUNT
5) SEE PLAN FOR NECK SIZE
6) PROVIDE INSULATED BACKS

GRILLE LEGEND



CONDENSING UNIT SCHEDULE

PLAN MARK	MFG	MODEL #	SEER/EER	TOTAL BTUH	SENS BTUH	AMB TEMP	VOLT/PHASE	MIN AMPS	MAX FUSE
CU-1	A. STANDARD	4A6H5042G1	15.3	42000	30300	95 F	208 v 1ph	27	45
CU-2	A. STANDARD	4A6H5030G1	15.0	31000	23200	95 F	208 v 1ph	15	25

ACCESSORIES:
1) LIQUID LINE DRYER
2) HIGH & LOW PRESSURE CONTROLS
3) REFRIGERANT SHUT OFF VALVES
4) SIGHT GLASS

REFRIGERANT LINE SIZES
A/C# 1: 7/8" & 3/8"
A/C# 2: 3/4" & 3/8"

AIR HANDLING UNIT SCHEDULE

PLAN MARK	MFG	MODEL #	TOTAL CFM	OSA CFM	STATIC PRES	KW HEAT	VOLT/PHASE	MIN AMPS	MAX FUSE
AHU-1	TRANE	GAM5B0C42	1490	175	0.3	5.76	208v 1ph	31	40
AHU-2	TRANE	GAM5B0B30	1010	130	0.5	3.60	208 v 1ph	17	25

ACCESSORIES:
1) INTERNAL FILTER RACK, PROVIDE PLEATED MERV 8 FILTERS.
2) AUX. DRAIN PAN.
3) THERMAL EXPANSION VALVE.
4) UNIT DRAIN PAN OVERFLOW SWITCH AND AUX. PAN OVERFLOW SWITCH.
5) SPRING ISOLATORS (units over 5 tons).
6) PROVIDE CONDENSATE PUMP IF CEILING SPACE DOES NOT ALLOW PROPER SLOPE TO DRAIN OUTLET.
7) PROVIDE PROGRAMMABLE THERMOSTATS.
8) PROVIDE MOTORIZED OUTSIDE AIR DAMPER AND INTERLOCK WITH AIR HANDLING UNIT FAN. DAMPER TO OPEN WHEN AHU FAN IS RUNNING.
9) PROVIDE "JONES VALVE" IN CONDENSATE LINE FOR CLEANOUT.

Altman Brothers

AIR-CONDITIONING SYSTEM HAS BEEN DESIGNED BY AN INSTALLING AIR-CONDITIONING CONTRACTOR CERTIFIED UNDER CHAPTER 489.

HVAC DESIGN BY:

Altman Brothers, LLC

Air Conditioning Contractors CAC033567
Design Installation Service
Ph:(561) 694-1651 Fax:(561) 622-2590
Palm Beach Gardens, Florida

BRIAN ALTMAN, CAC033567
QUALIFIER FOR ALTMAN BROTHERS, LLC

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:

ADVANCED VISION CARE

DR. AMIR CUKIERMAN, O.D.

3893 MILITARY TRAIL
SUITE 4
ADMIRAL'S CROSSING

JUPITER, FL

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

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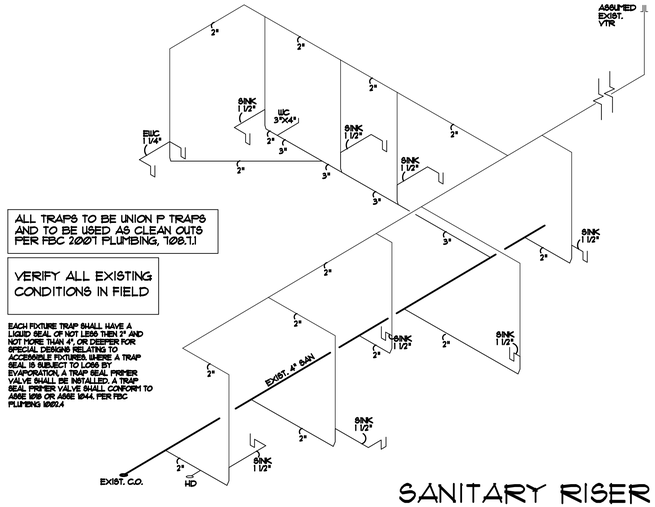
JOB #: DR CUKIERMAN
DATE: 02/29/2016
SCALE: VARIES
DRAWN BY: JM/BKA

REVISIONS:

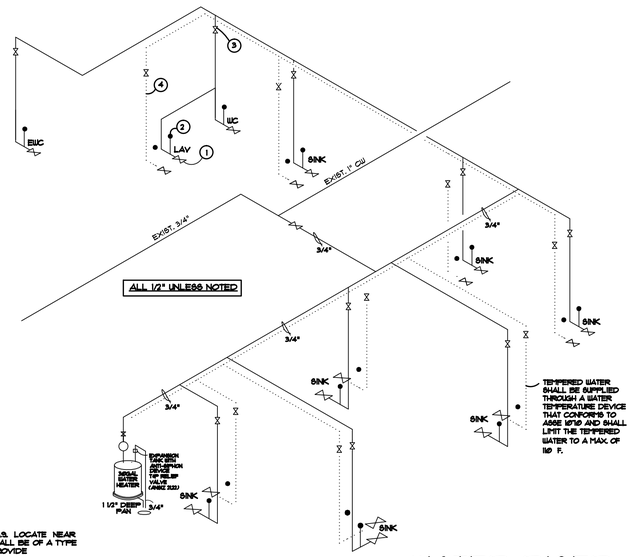
SHEET NO:
M-2
OF 2

PLUMBING NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORD WITH ALL CODES ADOPTED BY ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT TO THE APPROVAL OF THE ARCHITECT.
2. ALL WORK TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN ACCORDANCE WITH LOCAL PLUMBING CODES.
3. DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
4. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCIES.
5. WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE TYPE "L" COPPER. COORDINATE WITH LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS.
6. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC WHERE CODE PERMITS. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
7. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH G.C. PRIOR TO INSTALLATION.
8. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS FOR ALL (GROUP) PLUMBING FIXTURES, SIZED AND LOCATED PER MANUF'S INSTALLATION INSTRUCTIONS AND SECTION 604.9.
9. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILIAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
10. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PADS OR MATERIALS.
11. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATIONS 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 PLUMBERS WORK.
12. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL COSTS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
13. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
14. PROVIDE COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS. FINISH TO MATCH FIXTURE TRIM.
15. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS A RETURN AIR PLENUM.
16. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN OR ABOVE ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
17. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/TENANT.
18. 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 2007.
19. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
20. STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUF RECOMMENDATIONS.
21. REMOVE PLUMBING IN WALLS THAT ARE TO BE REMOVED, AND AS NOTED. CAP-OFF BEHIND FINISH AND /OR REMOVE IF REQUIRED BY CODE.



SANITARY RISER
NTS



WATER RISER
NTS

WATER RISER NOTES

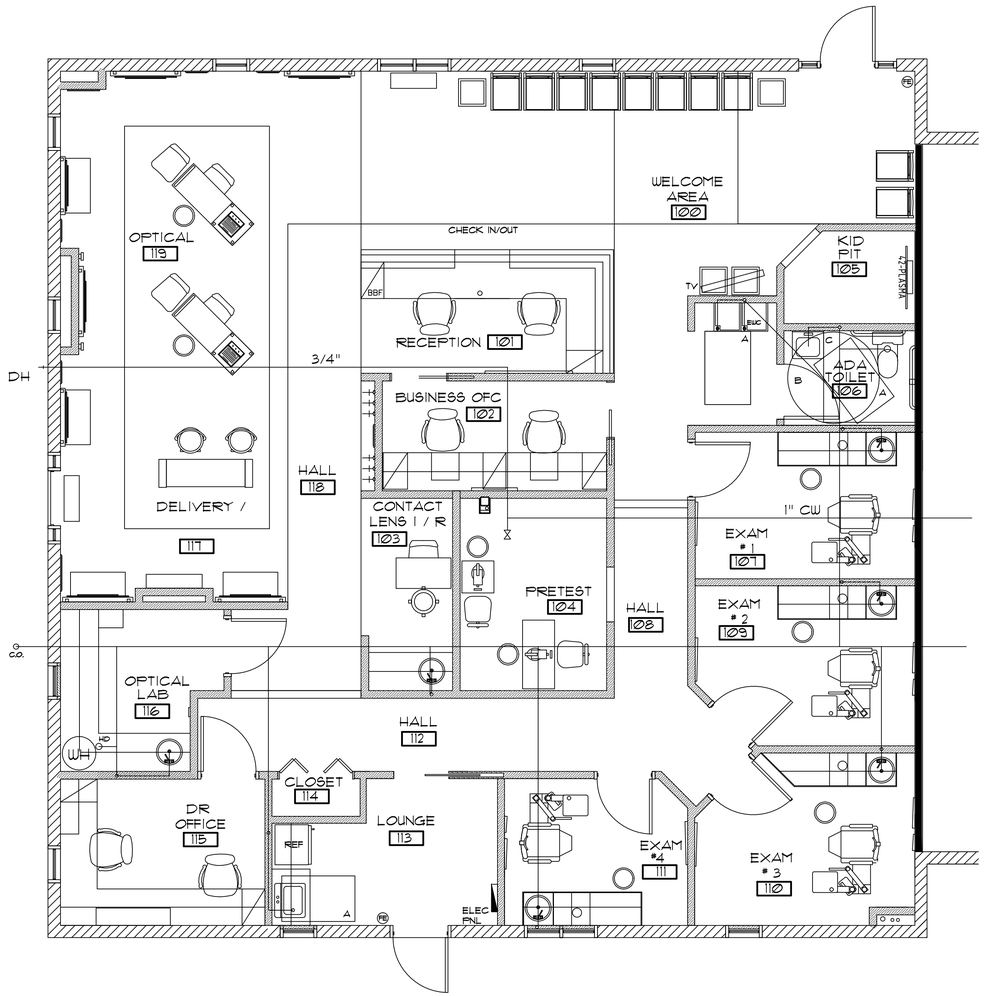
VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY CHANGES.

1 TYPICAL ALL FIXTURES: PROVIDE VALVE STOP

2 TYPICAL ALL FIXTURES: PROVIDE WATER HAMMER ARRESTORS PER 604.9. LOCATE NEAR FIXTURES IN AN EFFECTIVE RANGE (NOT ABOVE CEILING). ARRESTORS SHALL BE OF A TYPE THAT DOES NOT REQUIRE ACCESS OR PROVIDE AN ACCESS PANEL. PROVIDE MANUFACTURER'S DATA.

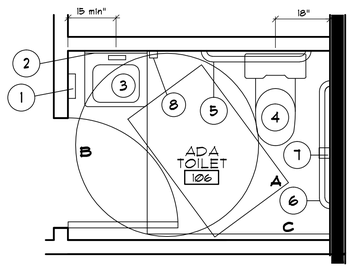
3 TYPICAL AT ALL DROPS: ACCESSIBLE VALVE ABOVE CEILING

4 INSULATE ALL HOT WATER PIPING - SUPPLY AND RETURN WITH 3/8" ARMOFLEX OR EQUAL PER FBC 13-412.AB.3(1)



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

NORTH



RESTROOM REFERENCE NOTES:

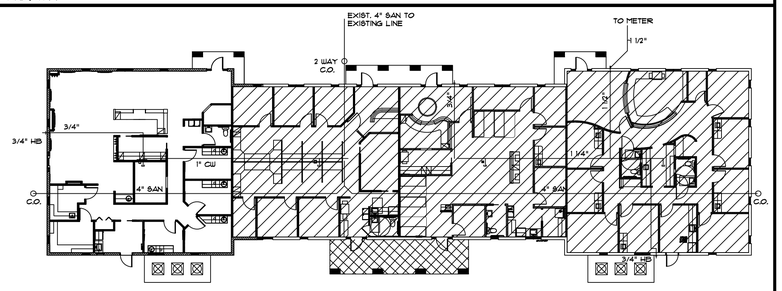
1 SURFACE MOUNTED PAPER TOWEL DISPENSER. BOTTOM @ 44" A.F.F.
2 18" X 36" MIRROR WITH STAINLESS STEEL FRAME - BOTTOM @ 40" A.F.F.
3 17" X 19" WALL HUNG LAV WITH WRIST BLADE HANDLES. RIM 34" AFF, 27" MIN. CLEAR UNDER FOR A DEPTH OF 8" THEN 9" TO WALL. INSULATE ALL PIPING WITH A FACTORY INSULATION "BOOT". IN RESTROOMS 104 AND 106 CHILD -SIZE/ HEIGHT LAV WILL BE PROVIDED. VERIFY AND INSTALL AT THE REQ. HEIGHT.
4 ELONGATED ADA WATER CLOSET WITH OPEN FRONT SEAT WITH COVER. SEAT TO HAVE CP BRASS HINGES NOT PLASTIC. SEAT @ 19" A.F.F. RESTROOMS 104 AND 106: CHILD -SIZE/ HEIGHT WC WILL BE PROVIDED. VERIFY.
5 36" ADA GRAB RAIL 6" FROM SIDE WALL, 33" A.F.F.
6 42" ADA GRAB RAIL 12" FROM REAR WALL, 33" A.F.F.
7 SURFACE MTD SINGLE ROLL TISSUE DISPENSER (CENTERLINE @ 19" AFF)
8 SOAP DISPENSER. VERIFY HEIGHT

VERIFY ALL FIXTURES WITH TENANT

-PROVIDE SOLID WOOD BACKING FOR ALL (CENTERLINE @ 19" AFF)
-ALL GYP. BD. ON THE INSIDE OF THE TOILET ROOMS SHALL BE MOISTURE RESISTANT.

A - 30X48 CLEAR FLOOR SPACE
B - 5' RADIUS
C - 60X60 CLEAR FLOOR SPACE

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



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

NORTH

design associates inc.
space planning and architecture

MB DESIGN ASSOCIATES, INC.
FLORIDA LICENSE #: AA26000521

P.O. Box 4376
Tequesta, Florida 33469
phone: (561) 222-2993
email: tjmaraist@aol.com

WILLIAM TRACY, #AR0014756

DATE:

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JOB #:	DR CUKIERMAN
DATE:	3/16/2016
SCALE:	VARIES
DRAWN BY:	JM

ISSUED:	REVISIONS:

SHEET NO:

P-1

OF 1