

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 STATUTE, 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 BEFORE CONDITIONS AND DRAWINGS WILL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT / INTERIOR DESIGNER.
8. 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.
9. 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 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.
10. VERIFY ANY SPECIAL REQUIREMENTS, TEMPORARY FACILITIES, BUILDING STANDARDS, INSURANCE REQUIREMENTS, ETC. WITH THE BUILDING OWNERS REPRESENTATIVE PRIOR TO BIDDING AND INCLUDE COSTS OF SAME.
11. CONTRACT SHALL BE EXECUTED ON AIA-A-101 (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.
12. PROVIDE #5 ABC FIRE EXTINGUISHER # MAXIMUM 15' O.C. FINAL LOCATION TO BE GIVEN BY FIRE MARSHALL, UNLESS NOTED EXTINGUISHERS SHALL BE SEMI-RECESSED WITH TOP OF FIRE EXT. # 40" AFF.
13. SUBMIT SHOP DRAWINGS (WITH MATERIAL SAMPLES) WHERE NECESSARY FOR ALL CABINETRY AND MANUFACTURED ITEMS. ARCHITECT WILL RETAIN ONE COPY.
14. SUBMIT NOTICE OF ACCEPTANCE (NOA) FOR EXTERIOR EQUIPMENT, DOORS, WINDOWS AND OTHER IMPROVEMENTS.
15. CORRIDORS, PARTITIONS, SPOKE 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.)
16. CONTRACTOR TO INSTALL PROPER BACKING IN ALL WALLS FOR BUILT-IN CABINETRY, TV, TOILET, ACCESSORIES, ETC. ALL BACKING SHALL BE FIRE RATED WALLS AND OTHERS DETERMINED BY THE BUILDING OFFICIAL SHALL BE FIRE TREATED ATTACHED WITH APPROVED FASTENERS.
17. ANY MATERIAL USED AS A FINISH SURFACE SHALL BE PROPERLY PROTECTED AFTER INSTALLATION.
18. 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.
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 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.
20. CONTRACTOR TO PROVIDE ENGINEERED FIRE SPRINKLER DRAWINGS TO THE FIRE MARSHAL FOR APPROVAL. 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 MARSHAL FOR APPROVAL. DRAWINGS SHALL BE SIGNED AND SEALED BY A P.E. REGISTERED TO PRACTICE IN FLORIDA WHERE REQUIRED.
22. 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.
23. ANY ROOF PENETRATION SHALL BE DONE BY THE ROOFING CONTRACTOR THAT INSTALLED THE ROOF, WHERE POSSIBLE, SO AS NOT TO VOID WARRANTY.
24. VERIFY EXISTING PLUMBING PENETRATIONS (INCLUDING CORE DRILLS IN FLOOR) AND RELOCATE, CAP OFF OR FILL-IN AS REQUIRED.
25. 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 TERRAZZO, 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 FINCHING, 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.

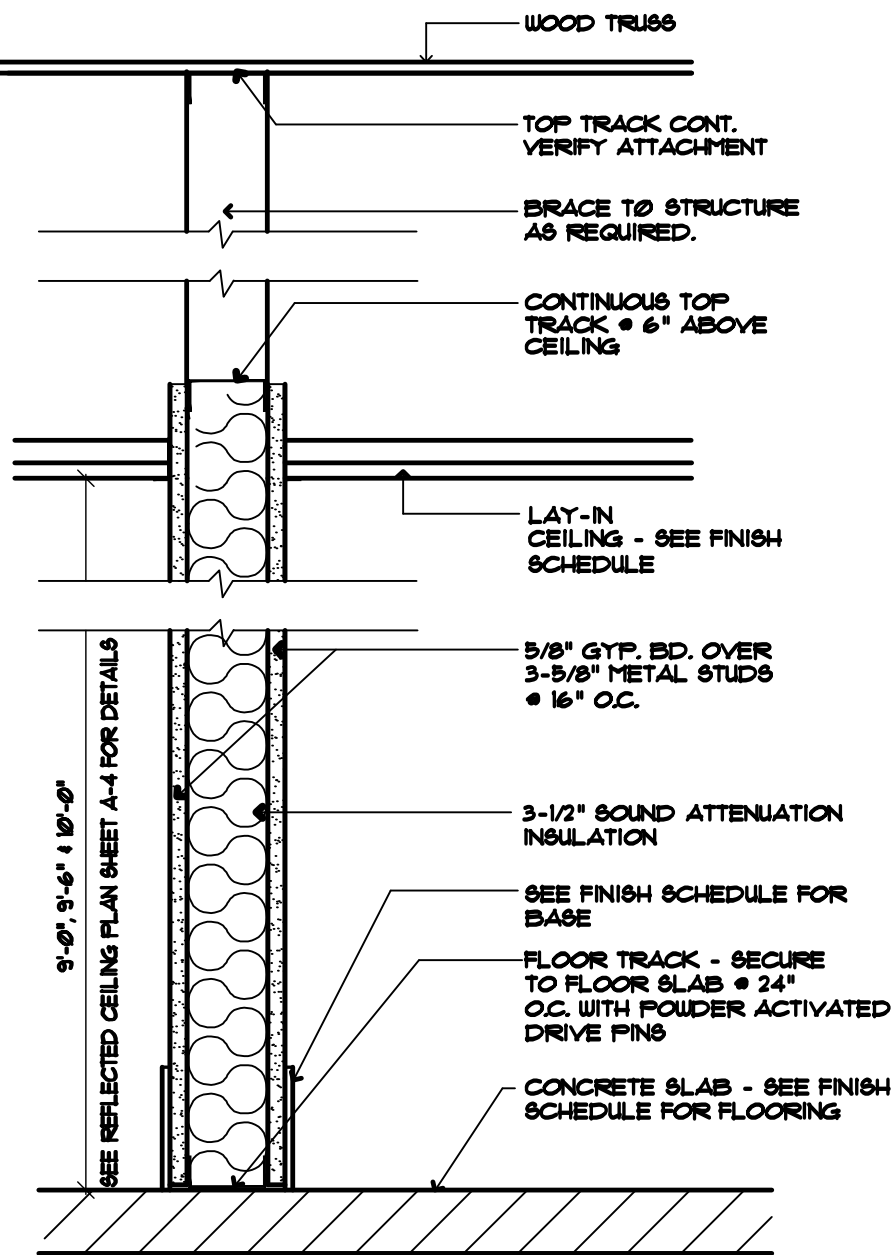
THE SURFACES LISTED BELOW SHALL RECEIVE THE SURFACE TREATMENT, PAINTS AND NUMBER OF COATS PRESCRIBED:

- A. GYPSUM DRYWALL SYSTEMS:
 - ONE PRIMER COAT AND 2 FINISH COATS FLAT LATEX BY "BENJAMIN MOORE" OR EQUAL.
- B. DOORS, CABINETS:
 - 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 - 2010

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 16-200. SMOKE-DEVELOPED INDEX 0-450.

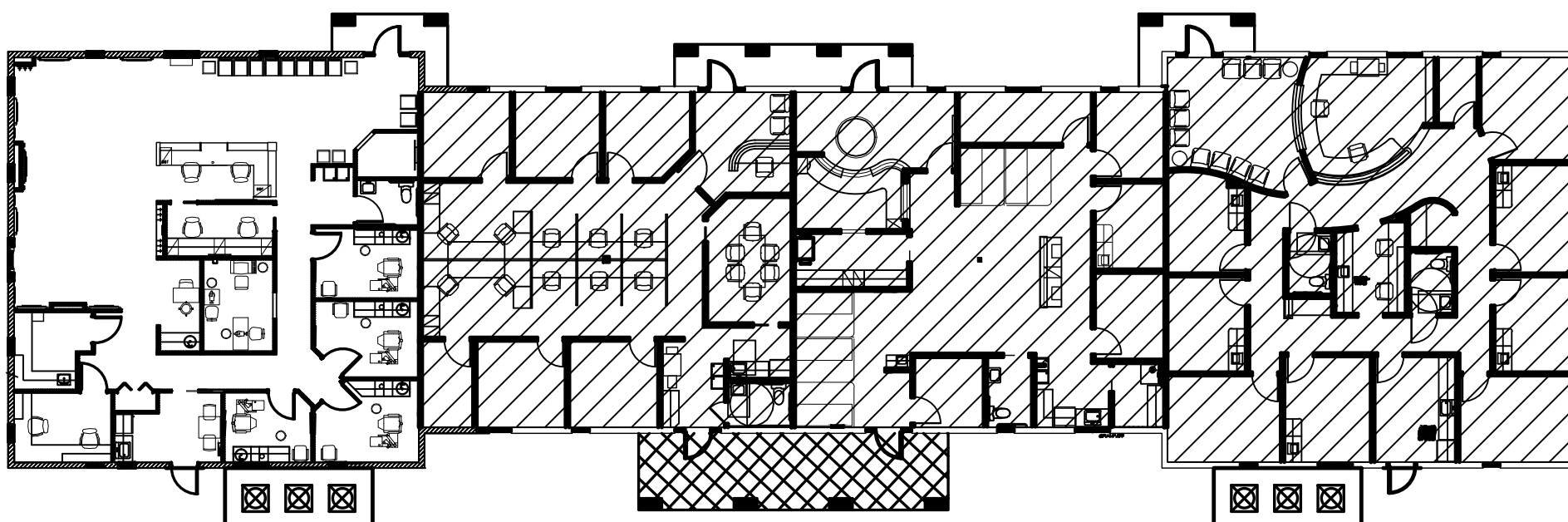


WALL SECTION

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

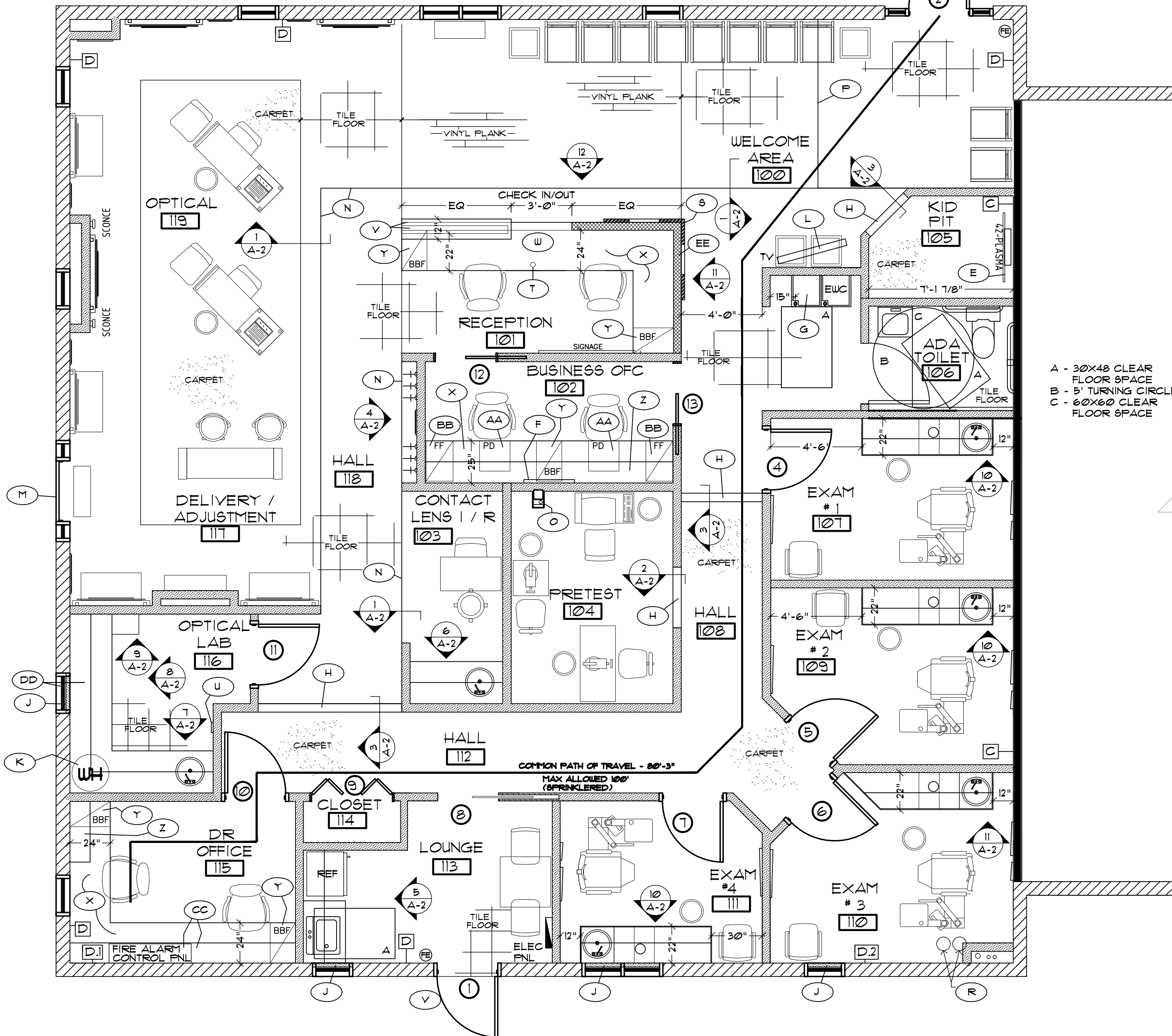
KEY NOTES

- (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 FLYWD INSIDE CABINET FOR PHONE EQUIP.
- (G) INSTALL EXISTING BARRIER FREE ELECTRIC WATER COOLER (PER 4042 ALL SECTIONS, FBC PLUMBING)
- (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 3/4" 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 OUT OF OVERLAY THICKNESS ONLY - SEE ELEV II & IIA-2.
- (T) DOOR BELL UNDER COUNTERTOP - CHIME IN LAB ROOM #16. VERIFY WITH TENANT/OWNER
- (U) DOORBELL CHIME TO BE SELECTED BY TENANT/OWNER
- (V) NEW LOW WALL - CONSTRUCT PER SECTION I/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. 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" BACKSLASH 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 PULL-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 I/A-1, HEIGHT TO BE 42" AFF. VERIFY.



KEY PLAN

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

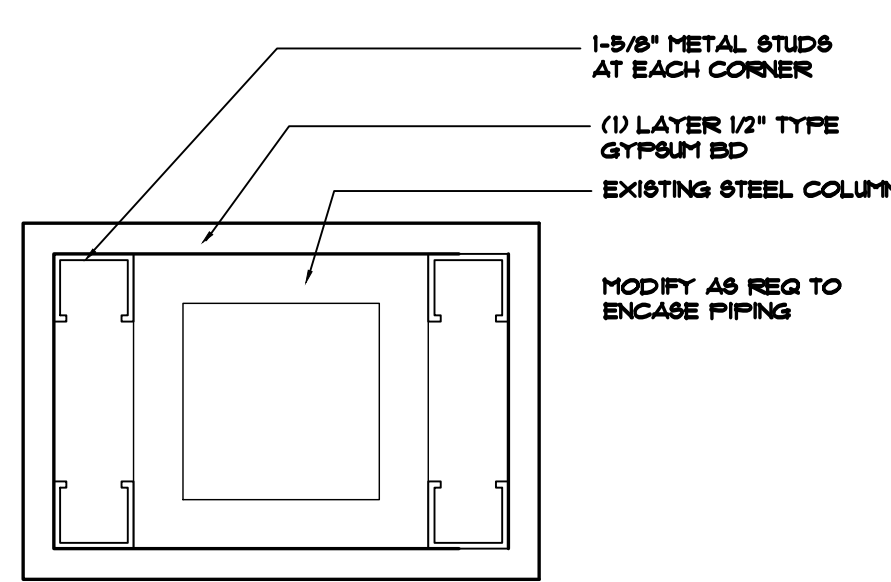


FLOOR PLAN

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



NORTH



COLUMN DETAIL

SCALE: 3" = 1'-0"

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

LEGEND

- (A) NEW WALL - SEE SECTION I/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.
- (D1) 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 #15)
- (D2) 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 #10)



space planning and architecture

MB DESIGN ASSOCIATES, INC.
FLORIDA LICENSE #: AA26000521

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