GENERAL NOTES FOR NEW WORK FLOOR PLANS

300. EXISTING TO REMAIN WALLS/PARTITIONS/BARRIERS/DOORS/WINDOWS/PLUMBING FIXTURES/CASEWORK/CABINETS/EQUIPMENT ARE "SCREENED BACK" ON THE NEW CONSTRUCTION FLOOR PLANS. NEW CONSTRUCTION IS INDICATED BY SOLID BLACK LINES. REFER TO DEMOLITION PLANS FOR THE EXTENT TO BE REMOVED.

301. SEE DIMENSIONS, NOTES, ENLARGED PLANS, INTERIOR ELEVATIONS, DETAILS ETC. FOR DIMENSIONS AND KEY NOTES WHICH APPLY TO THE NEW CONSTRUCTION FLOOR PLANS.

302. ITEMS DENOTED ON THE NEW CONSTRUCTION FLOOR PLAN WITH A DASHED LINE PERTAIN TO EITHER FURNITURE WHICH IS NOT IN CONTRACT OR OWNER SUPPLIED ITEMS WHICH ARE NOT IN CONTRACT OR ITEMS WHICH ARE TO BE PROVIDED BY SUB-CONTRACTOR AND NOT DESIGNED BY THE ARCHITECT AND ARE NOT DETAILED IN THESE DOCUMENTS. SHOP DRAWINGS WILL BE REQUIRED FOR THOSE ITEMS IF THEY ARE CASEWORK. THOSE SHOP DRAWINGS WILL NEED TO BE REVIEWED BY THE ARCHITECT FOR COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

303. REFER TO ARCHITECTURAL DETAILS, SCHEDULES, NOTES AND LEGENDS AS FOLLOWS:
DOOR, FRAME AND HARDWARE SCHEDULE; NOTES AND ABBREVIATIONS
FINISH SCHEDULES (UNLESS OTHERWISE NOTED ON THE FLOOR PLAN BY WAY OF KEY NOTES)
CASEWORK AND CABINETS

304. SEE REFLECTED CEILING PLANS FOR LOCATIONS OF ANY COFFERS OR DROP-DOWNS. ALSO SEE CONSTRUCTION DETAILS AND NOTES IN THESE DOCUMENTS FOR CONSTRUCTION OF THOSE ITEMS IF ANY.

305. REGARDING ACCESS PANELS:

A. CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF THE TYPE SPECIFIED ARE INSTALLED IN WALLS AND "NON-ACCESSIBLE TYPE" CEILINGS AND SOFFITS WHERE ACCESS, SERVICES OR ADJUSTMENT TO MECHANCIAL, PLUMBING, FIRE, SECURITY OR ELECTRICAL AND COMMUNICATION ITEMS MAY BE REQUIRED.

B. ACCESS PANELS SHALL BE THE "FIRE RATED TYPE" EQUAL TO THE FIRE RATING OF THE WALL / BARRIER / PARTITION / SOFFIT OR CEILING IN WHICH THEY OCCUR.

C. WALL MOUNTED ACCESS PANELS LOCATED IN RATED FIRE WALLS, RATED FIRE BARRIERS, SMOKE BARRIERS AND / OR NON RATED PARTITIONS SHALL BE KEY-LOCKED UNLESS OTHERWISE NOTED.

D. WALL MOUNTED ACCESS PANELS SHALL BE KEY-LOCKED IN SPACES WHICH ARE ACCESSIBLE TO THE PUBLIC, CUSTOMERS, PATIENTS AND GENERAL STAFF.

306. SEE SPECIFICATION SECTION 09 11 00 "INTERIOR METAL WALL FRAMING AND GYPSUM WALL BOARD" FOR REQUIRED LOCATIONS OF 5/8" TYPE 'X' DENSARMOR PLUS FIREGUARD INTERIOR GUARD. (NOTE: THE USE OF WATER RESISTANT GYPSUM BOARD [GREEN BOARD] IS NOT ACCEPTABLE IN WET LOCATIONS. INSTEAD USE 5/8" TYPE 'X' DENSARMOR PLUS FIREGUARD INTERIOR GUARD.)

307. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER'S EQUIPMENT VENDORS TO INSURE THAT THERE WILL BE NO OWNER FURNISHED ITEMS WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES RECESSED INTO A RATED FIRE BARRIER OR SMOKE BARRIER. SEE CONSTRUCTION DETAILS FOR "RECESSED METAL WALL CABINET" ON HOW TO PROVIDE FOR RECESSED ITEMS IN A RATED FIRE AND / OR SMOKE BARRIER, IF APPLICABLE TO THIS PROJECT. ITEMS RECESSED INN NON-RATED SMOKE PARTITIONS OR ANY OTHER FULL HEIGHT PARTITIONS SHALL BE "AIR TIGHT" AT ALL PENETRATIONS.

308. IF THIS IS A HEALTHCARE PROJECT THEN ALL RATED SMOKE BARRIERS, RATED HORIZONTAL EXITS AND RATED EXIT PASSAGEWAYS, BARRIERS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF INTERVENING WALLS AS REQUIRED BY FLORIDA AHCA.

309. WHERE DEMOLITION OF CERTAIN ITEMS RESULTS IN UNPROTECTED OPENINGS OR PENETRATIONS IN EXISTING TO REMAIN WALLS / BARRIERS/ PARTITIONS, FLOORS, CEILINGS, ROOFS ETC. THEN REPAIR SUCH OPENINGS AND PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION, SOUND AND STRUCTURAL REQUIREMENTS.

310. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR RENOVATION WORK ARE AS FOLLOWS:
A. OUTSIDE FACE OF EXISTING WALLS TO CENTERLINE OF NEW STUD FOR NEW WALL.

311. DIMENSIONS SHOWN ON THE FLOOR PLANS FORE NEW CONSTRUCTION WORK ARE AS FOLLOWS:
A. TO CENTERLINE OF COLUMNS
B. TO CENTERLINE OF INTERIOR METAL/WOOD STUDS
C. TO OUTSIDE FACE OF CONCRETE / CMU / MASONRY WALLS / PARTITIONS/ BARRIERS
EXTREMELY CRITICAL MINIMUM DIMENSIONS ARE INDICATED AS "MINIMUM" OR "MINIMUM CLEAR" FOR BOTH RENOVATION ANE NEW CONSTRUCTION PROJECTS.

312. SEE NEW CONSTRUCTION FLOOR PLANS FOR DESIGNATIONS OF:
TYPES OF WALL / BARRIER / PARTITIONS / BARRIER DESIGNATIONS
DOOR DESIGNATIONS
WINDOW DESIGNATIONS
LOCATIONS OF ANY LEAD - LINED WALLS IF APPLICABLE
ADDITIONAL DETAIL, SECTIONS, AND ELEVATION MARKERS AND ADDITIONAL NOTES WHICH APPLY TO THESE FLOOR PLANS

313. FOR ADDITIONAL DIMENSIONING, COMPLY WITH THE REQUIREMENTS OF THE ENLARGED PLANS, WALL SECTIONS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, PLAN DETAILS AND SECTION DETAILS.

314. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING WITH CONSTRUCTION.

315. THE CONTRACTOR SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE SCHEDULED FINISH MATERIALS SUCH AS CERAMIC / STONE / PORCELAIN / GRANITE / QUARTZ / SOLID SURFACE MATERIAL PRIOR TO LAYING OUT METAL STUDS OR CMU WALLS / PARTITIONS / BARRIERS SINCE THE TOTAL "OUT TO OUT" WALL THICKNESS MUST BE CONSIDERED SO THAT THE REQUIRED "MINIMUM FACE TO FINISH" AND "MINIMUM CLEAR FACE TO FINISH" DIMENSIONS CAN BE MAINTAINED AFTER THE INSTALLATION OF THE FINISH MATERIALS.

316. INTERIOR METAL STUDS WALLS / PARTITIONS / BARRIERS SHALL BE CONSTRUCTED OF 3 5/8" MINIMUM METAL STUDS OR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ALSO COMPLY WITH U.L. DESIGN NUMBER U444 OR U458 AT RATED PLUMBING WALLS / BARRIERS.

317. THE CONTRACTOR SHALL VERIFY THAT FLOOR MOUNTED CARRIERS (USED TO SUPPORT WALL MOUNTED SINKS / LAVATORIES AND UNSUPPORTED COUNTER TOPS SINKS / LAVATORIES ARE THE TYPE THAT WILL FIT IN THE 3 5/8" METAL STUD WALLS. NOTIFY THE ARCHITECT IF THERE IS A CONFLICT.

318. WHERE NEW GYPSUM WALLS ARE A CONTINUATION OF AN EXISTING WALL / PARTITION / BARRIER OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM WALL SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE-HOUR RATED BARRIER OR A NON-RATED PARTITION IS SHOWN AS A CONTINUATION OF A TWO HOUR RATED BARRIER OR COLUMN ENCASEMENT, THE OUTSIDE FACE OF THE GYPSUM BOARD SHALL BE ALIGNED, STUDS SHALL BE OFFSET AND / OR ADDITIONAL LAYERS OF GYPSUM SHALL BE PROVIDED (AS REQUIRED TO PROVIDE FACE ALIGNMENT OF THE GYPSUM BOARD) WHILE MAINTAINING THE REQUIRED FIRE RATED INTEGRITY.

319. CABINET / CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.

320. ACCESSIBLE WALL MOUNTED SINKS SHALL BE MOUNTED TO ALLOW 1'-3" MINIMUM FACE BETWEEN THE CENTERLINE OF THE SINK / LAVATORY AND THE "FINISH FACE" OF THE ADJACENT WALL, TOILET COMPARTMENT, FIXED EQUIPMENT AND OR CASEWORK.

321. IN HEALTHCARE WORK, PATIENT CORRIDORS SHALL BE 8'-0" MINIMUM CLEAR WIDTH TO FINISH FACE OF WALL / BARRIER / PARTITION.

322. IN MERCANTILE AND OFFICE WORK, EGRESS CORRIDORS SHALL BE 42" MINIMUM CLEAR WIDTH TO FINISH FACE OF WALL / BARRIER / PARTITION.

323. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 2010 AND ALL CODES ADOPTED BY IT.

324. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK IS FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP, AND FOR A PERIOD OF ONE YEAR FRM DATE OF FINAL ACCEPTANCE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE AT NO EXPENSE TO THE OWNER.

FINISH NOTES

1. PRIMER PAINT ALL WALLS FOR LIGHT COLOR FINISH
2. BAYS 33, 35, 37,39 RAW CONCRETE FLOOR; BROOM CLEAN.
3. NEW ARMSTRONG DUNES CEILING TILE 2 X 2 WITH 15/16 WHITE PRELUDE TEGULAR GRID

LEGEND

NOT IN CONTRACT

EXISTING WALL TO REMAIN
NOT IN SCOPE OF WORK.
NOT IN CONTRACT.

EXISTING DOOR TO REMAIN.
NOT IN SCOPE OF WORK.
NOT IN CONTRACT.
EXCEPT WHERE OTHERWISE NOTED.

WALL TO BE DEMOLISHED

DOOR AND FRAME TO BE DEMOLISHED

NEW WALL

NEW ONE HOUR FIRE BARRIER

NEW TWO HOUR FIRE BARRIER

NEW DOOR AND FRAME.
SEE FOOR SCHEDULE.

INTERIOR ELEVATION MARKER

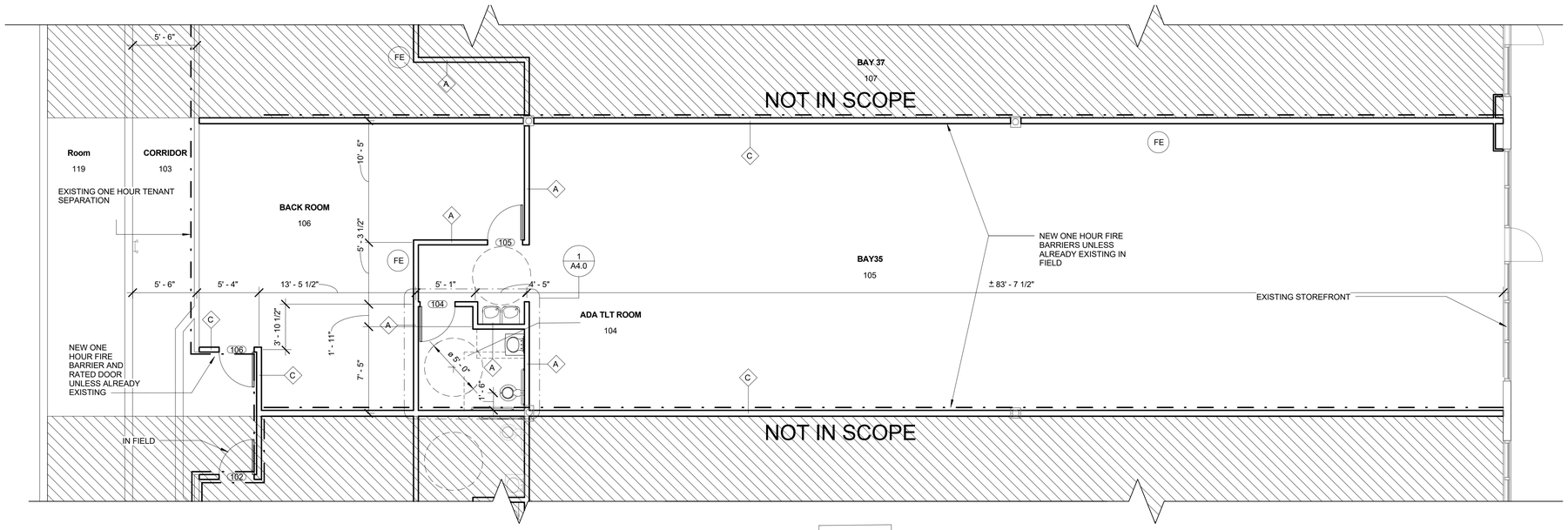
WALL CONSTRUCTION TYPE

TENANT / OWNER FURNISHED EQUIPMENT / FURNITURE OR ADA ACCESSIBLE CLEAR FLOOR SPACE (IF INDICATED)

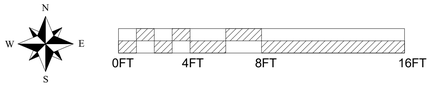
DASHED LINE INDICATION SOFFIT / HEADER ABOVE HEAD ITEM

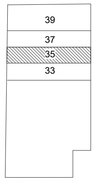
WALL MOUNTED FIRE EXTINGUISHER

EXISTING/NEW ONE HOUR TENANT SEPARATION



1 / A2.0 NEW WORK FLOOR PLAN
3/16" = 1'-0"





WESTGATE KEY PLAN

CCS
ARCHITECTURAL ENTERPRISES, INC.
499 East Palmetto Park Rd.
Suite 204
Boca Raton, FL 33432

T 561.479.9884
www.ccsarch.com
Florida Registration Number
AA26001852

CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC.
7501 Wiles Rd,
Coral Springs, FL 33067
(954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS
4508 SW 24TH STREET
FORT LAUDERDALE, FL 33317
PHONE: (954) 471-8657

PROJECT:

BAY 35
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2

DATE: JUNE 6, 2016

ADDENDA/REVISION

No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

NEW WORK FLOOR PLAN

DRAWING NO:

A2.0