

## PROPERTY DESCRIPTION

TRACT F OF WOODFIELD HUNT CLUB II. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGES 149 THROUGH 153, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, INCLUDING ALL PRIVATE ROAD RIGHT-OF-WAYS AS SHOWN IN

## **GENERAL NOTES**

- THIS PROJECT IS TO BE CONSTRUCTED UNDER THE PROVISIONS OF THE FLORIDA BUILDING CODE FIFTH EDITION, FLORIDA ACCESSIBILITY CODE 2014, NFPA 1 AND NFPA 101, ADA, FLORIDA STATE STATUTES AND ALL OTHER APPLICABLE CODES.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY OBSERVED DISCREPANCIES PRIOR TO SUBMISSION OF BIDS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- THESE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW THE DESIGN INTENT ONLY. THEY DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION. ALL TRADES ARE RESPONSIBLE FOR FURNISHING COMPLETE BUILDING SYSTEMS AND ALL ITEMS THAT WOULD NORMALLY BE CONSIDERED INCIDENTAL TO THEIR INSTALLATION.
- THE CONTRACTOR SHALL REVIEW THE PROJECT CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY OBSERVED DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- ALL EXPOSED STUCCO, CEMENT, PLASTER OR GYPSUM BOARD SURFACES TO BE PAINTED UNLESS OTHERWISE NOTED. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION FOR APPLICATION PROCEDURE.
- ALL FIRE RATED WALLS AND PARTITIONS AND PARTITIONS INSULATED FOR SOUND TRANSMISSION ARE TO RUN CONTINUOUS FROM FLOOR TO UNDERSIDE OF ROOF/FLOOR DECK ABOVE. ALL JOINTS TO BE TAPED AND SPACKLED AND ANY DUCT PENETRATIONS TO BE FIRE DAMPERED AS REQUIRED BY CODE.
- 9. ALL CEMENT PLASTER OR PORTLAND CEMENT BOARD ABUTTING OTHER MATERIAL TO BE FINISHED WITH METAL EDGE STRIPS.
- 10. ALL ELECTRICAL CABINETS. FIRE EXTINGUISHERS, CABINETS AND OTHER RECESSED EQUIPMENT IN FIRE RATED WALLS SHALL BE BACKED WITH 5/8" TYPE X GYPSUM BOARD OR AS REQUIRED TO MAINTAIN THE RATING.
- 11. PROVIDE DOUBLE STUDS OR WOOD BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT. BLOCKING IN CONTACT WITH MASONRY/CONCRETE OR MOIST/HUMID CONDITIONS SHALL BE PRESSURE TREATED.
- 12. ALL EXPOSED METAL TO BE PAINTED. COLOR AS SELECTED BY THE ARCHITECT. REFER TO SPECIFICATION FOR APPLICATION
- 13. NO ASBESTOS IN ANY FORM WILL BE PERMITTED IN THIS BUILDING.
- 14. ALL DIMENSIONS SHOWN ON THIS PLAN ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ACTUAL CONSTRUCTION DIMENSIONS SLIGHTLY TO ALLOW FOR EXACT MATERIAL THICKNESS AND REQUIRED CLEARANCE. DIMENSIONS ON PLANS ARE TO FINISH OF INTERIOR STUD PARTITIONS, CENTERLINE OF CONSTRUCTION LINES, AND FACE OF MASONRY.
- 15. THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH RESPECT TO COLUMN AND STRUCTURAL ELEMENTS LOCATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPENCIES.
- 6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL ADDENDA ETC. TO ASSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW ALL CONTRACT DOCUMENTS FOR APPLICABLE ITEMS OF WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING WORK SO REQUIRED. WORK SHOWN ON ONE DRAWING IS AS GOOD AS IF SHOWN ON EVERY DRAWING.
- 17. EXISTING CONDITIONS- THE EXISTING SITE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE JOB SITE AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THESE DRAWINGS.
- 18. N.I.C. ITEMS- ALL ITEMS MARKED N.I.C. (NOT IN CONTRACT) ARE TO BE FURNISHED BY THE OWNER. CONSULT THE ARCHITECT FOR ANY ADDITIONAL REQUIRED INFORMATION NOT SHOWN.
- 19. DUCTS, PIPES, CONDUIT, ETC.- ALL VERTICAL AND HORIZONTAL DUCTS, PIPES, CONDUIT, ETC. (WHETHER SHOWN OR NOT) IN FINISHED ROOMS SHALL BE LOCATED IN WALL. ITEMS THAT CANNOT BE LOCATED IN WALL SHALL BE FURRED IN AND FINISHED TO MATCH ADJACENT FINISHED SURFACES AND ANY REQUIRED WALL OR CEILING RATINGS. VERIFY ACCEPTABILITY WITH ARCHITECT
- 20 ACCESS PANELS: FURNISH AND INSTALL ACCESS PANELS, WHETHER, SHOWN OR NOT IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, FIRE PROTECTION, PLUMBING, OR ELECTRICAL EQUIPMENT IS
- 21. FIXTURES, LAVATORIES AND SINKS SHALL BE INSTALLED A MINIMUM OF 4" FROM FINISHED SIDE WALLS. WATER CLOSETS SHALL BE INSTALLED A MINIMUM OF 15" FROM FINISHED SIDE WALLS OR TOILET PARTITIONS TO CENTERLINE OF FIXTURE (18" TO CENTERLINE FOR HANDICAP FIXTURES).
- 22. PRECAUTIONS: DO NOT PROCEED WITH WORK IF UNFORESEEN CONDITIONS ARE DISCOVERED WHICH COULD CAUSE ADVERSE EFFECTS UPON THE STRUCTURE OR ITS OCCUPANTS. REPORT ANY SUCH CONDITION IMMEDIATELY TO THE ARCHITECT. TAKE PRECAUTIONS TO PROPERLY SUPPORT THE STRUCTURE. THE CONTRACTOR SHALL REPORT ALL TOXIC MATERIALS LOCATED TO OWNER, ARCHITECT AND AUTHORITIES HAVING JURISDICTION. REMOVAL OF MATERIAL WILL BE COMPLETED PER APPROVED MEANS
- 23. SAFETY: PROVIDE, ERECT AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- 24. IF DISCREPANCIES EXIST BETWEEN SPECIFICATIONS AND DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES TO OBTAIN CLARIFICATION.
- 25. EXIT ACCESS: MAINTAIN FREE, SAFE, AND APPROVED MEANS OF EGRESS IN AND OUT OF PROJECT LOCATION IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES.
- 26. FINISHES: ALL FINISHES AND COLORS OF FIXTURES, EQUIPMENT, LIGHTS, DIFFUSERS, SINKS, PAINT, WALLCOVERINGS, ETC. SHALL BE SELECTED BY ARCHITECT. SUBMIT FULL RANGE OF AVAILABLE FINISHES TO ARCHITECT FOR SELECTION. REFER TO FINISH
- 7. STRUCTURAL REINFORCEMENT: IN THE EVENT THAT WINDOW OR STOREFRONT SIZES DICTATE THE NEED FOR ADDITIONAL STRUCTURAL REINFORCEMENT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUCH REINFORCEMENT
- DESIGNED BY A REGISTERED ENGINEER AS PART OF THE WINDOW SYSTEM FOR NO ADDITIONAL COST. 28. PARTITIONS THAT ABUT THE STOREFRONT OR WINDOWS SHALL HAVE PAINTED ALUMINUM END CLOSURE
- 29. THE GENERAL CONTRACTOR SHALL COORDINATE OPENINGS IN SLABS AND WALLS AS REQUIRED FOR THE INSTALLATION OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ITEMS. DO NOT CUT CONCRETE COLUMNS, BEAMS, OR OTHER STRUCTURAL ELEMENT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD.
- 30. SUPPLY AND RETURN REGISTERS IN CEILINGS SHALL BE INSTALLED OFFSET FROM ONE ANOTHER TO AVOID SOUND PASSAGE FROM ONE ROOM TO ANOTHER. SOUND RATED ROOMS SHALL HAVE SOUND BOOTS INSTALLED IN THE DUCTWORK TO RESTRICT THE
- 1. CONTRACTOR SHALL HOLD A MEETING OF ALL SUB-CONTRACTORS WHO HAVE WORK THAT IS TO BE INSTALLED ABOVE THE CEILING PRIOR TO THE START OF THEIR INSTALLATION FOR THE PURPOSE OF COORDINATING NECESSARY CLEARANCES AND PROPER ROUTING. CONTRACTOR TO SUBMIT A TYPICAL SECTION DRAWN TO SCALE SHOWING THE ASSIGNED LAYERING.
- 32. CONTRACTOR SHALL CARRY BANDING. SCORE LINES, FINISHES ETC. AROUND EXTERIOR ARCHITECTURAL ELEMENTS SUCH AS COLUMNS, ARCHES, SCREEN WALLS ETC. WHEN NO ELEVATION IS SHOWN FOR THOSE SIDE OR REAR ELEVATIONS.
- 33. WHERE A STUD WALL ABUTS A FURRED OUT MASONRY WALL THE CONTRACTOR SHALL HOLD THE FACE OF THE FURRING STRIP, SO
- THAT A SMOOTH UNINTERRUPTED LAYER OF GYPSUM BOARD MAY BE APPLIED. 34. THE CONTRACTOR SHALL SELECT APPROPRIATE MATERIALS THAT ARE BEST SUITED FOR THEIR INTENDED USE.
- THE GENERAL CONTRACTOR SHALL REVIEW WITH THE OWNER, ALL LIGHTING FIXTURES, PLUMBING FIXTURES AND DOOR HARDWARE PRIOR TO ORDER PLACEMENT. IN THE EVENT THE OWNER IS NOT GIVEN THE OPPORTUNITY TO REVIEW AND APPROVE SAID FIXTURES, THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR REPLACEMENT, RETURN OR RESTOCKING FEES ASSOCIATED WITH CORRECTING THE ITEMS TO THE OWNER'S SATISFACTION.
- 36. ANY EXPOSED PLUMBING, ELECTRICAL OR FIRE SPRINKLER CONDUIT OR PIPING SHALL BE PAINTED TO MATCH ADJACENT SURFACES
- WHEN STUCCO IS APPLIED TO A VERTICAL SURFACE. THE CONTRACTOR SHALL INSTALL STUCCO CONTROL JOINTS AS INDICATED IN THE CONTRACT DOCUMENTS AND AS OTHERWISE NECESSARY ON A REGULAR GRID NOT EXCEEDING 140 SF, AS APPROVED BY THE
- 38. WHEN STUCCO IS APPLIED TO A HORIZONTAL SURFACE, THE CONTRACTOR SHALL INSTALL STUCCO CONTROL JOINTS AS INDICATED IN THE CONTRACT DOCUMENTS AND AS OTHERWISE NECESSARY ON A REGULAR GRID NOT EXCEEDING 100 SF, AS APPROVED BY THE
- 39. THE ARCHITECTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT, BY THEMSELVES, PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY CONSTRUCT THE PROJECT. THE GENERAL CONTRACTOR SHALL CONSULT THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, CIVIL, LANDSCAPING, AND SPECIALTY CONSULTANT'S DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THOSE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT. REFER TO MECHANICAL ELECTRICAL PLUMBING AND STRUCTURAL FOR ADDITIONAL OPENINGS. DEPRESSIONS. PENETRATIONS, INSERTS, DRAINS, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH ANY WORK. THIS COORDINATION IS THE CONTRACTORS RESPONSIBILITY, AND NO EXTRA COMPENSATION WILL BE ALLOWED RESULTING FROM THE CONTRACTORS FAILURE TO COMPLY WITH THESE REQUIREMENTS.

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A002	BARRIER-FREE STANDARD DETAILS		7-21-16

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	CIVIL		
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E2.1	LIGHTING PLAN & FIXTURE SCHEDULE		7-21-16
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FA0.1	FIRE ALARM SPECIFICATIONS, INDEX, NOTES & DEVICE MOUNTING HEIGHTS		7-21-16
FA1.1	FIRE ALARM PLAN		7-21-16

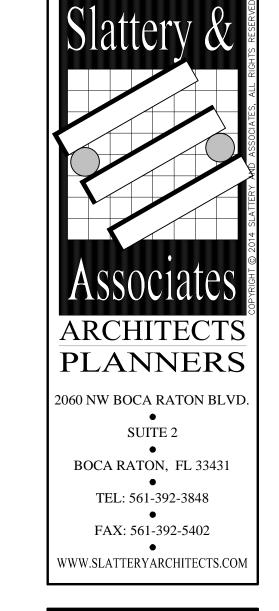
	PLUMBING			
SHEET #	DESCRIPTION	REVISION	REV. DATE	
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ID-12	INTERIOR FINISH SCHEDULE		7-21-16
ID-13	INTERIOR FINISH SPECIFICATIONS		7-21-16

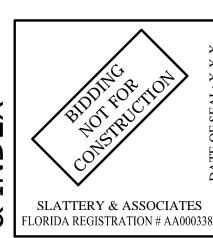
	LANDSCAPE		
SHEET #	DESCRIPTION	REVISION	REV. DATE
LP-1	LANDSCAPE PLAN, TABULAR & PLANT LIST		7-21-16
LP-2	LANDSCAPE NOTES & DETAILS		7-21-16
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	REVISIONS & ISSUANCE HISTORY				
	7-21-16	BID & PERMIT SUBMITTAL SETS ISSUED			
$\overline{\mathbb{A}}$	7-21-16	ADDENDUM #1: CIVIL ENGINEERING PWR COMMENT RESPONSES			

REVISIONS 8-17-16 ADDENDUM 1 PWR COMMENT RESP.



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CR, DR CHECKED CR DATE 7-21-16 0 AS NOTED 2014-33 GENER/