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FLORIDA LICENSE:
 AA26002219

PROJECT NO: 15196
 DESIGNED BY: JW
 DRAWN BY: CE/RC/AC/MA
 CHECKED BY: JW/MA/CE

SUBMITTALS:
 PERMIT SET 11.23.2016

REVISIONS:

GENERAL NOTES

A03

ARCHITECTURAL SYMBOLS

	BUILDING GRID LINES
	SECTION LINE
	DETAIL REFERENCE
	INTERIOR ELEVATION REFERENCE
	EXTERIOR ELEVATION REFERENCE
	FIRE EXTINGUISHER CABINET
	DRAWING NAME & SCALE DRAWING REFERENCE NUMBER
	NORTH ARROW
	DOOR REFERENCE NUMBER
	ROOM NAME AND NUMBER
	WALL ASSEMBLY REFERENCE
	ELEVATION TARGET
	WINDOW TYPE
	KEYED NOTE
	EMERGENCY LIGHT FIXTURES
	EXIT LIGHT

ABBREVIATIONS

AB	ANCHOR BOLT	MFC	METAL FURRING CHANNEL
A/C	AIR CONDITIONING	MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	MIR	MIRROR
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL/ARCHITECT	MO	MASONRY OPENING
BD	BOARD	MR	MOISTURE RESISTANT
BLDG	BUILDING	NAT	NATURAL
BLK	BLOCK	NIC	NOT IN CONTRACT
BOTT	BOTTOM	#	NUMBER
BRG	BEARING	NOM	NOMINAL
BTWN	BETWEEN	NTS	NOT TO SCALE OVERALL
CAB	CABINET	OA	OUTSIDE AIR
CEIL/CLG	CEILING	OC	ON CENTER
CEM	CEMENT	OPG	OPENING
CL	CLOSED	OPP	OPPOSITE
CLR	CLEAR	ORIG	ORIGINAL
COL	COLUMN	PART	PARTITION
CONC	CONCRETE	PL	PLATE
CONSTR	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
CONTR	CONTRACTOR	PNL	PANEL
CT	CERAMIC TILE	PNT	PAINT
CTR	CENTER	POL	POLISHED
DEG	DEGREE	PREFAB	PREFABRICATED
DEPT	DEPARTMENT	PROJ	PROJECT
DET	DETAIL	PSF	POUNDS/SQUARE FOOT
DF	DRINKING FOUNTAIN	PSI	POUNDS/SQUARE INCH
DIA	DIAMETER	PRTR	PRESSURE TREATED
DIM	DIMENSION	PTD	PAINTED
DN	DOWN	PVMT	PAVEMENT
DR	DOOR	QTY	QUANTITY
DWG	DRAWING	REF	REFRIGERATOR
EA	EACH	REQD	REQUIRED
EL	ELEVATION	REINF	REINFORCE-REINFORCING
ELEC	ELECTRICAL-ELECTRIC	RET	RETURN
EQ	EQUAL	REV	REVERSE, REVISION
EQUIP	EQUIPMENT	RGD	RIGID
EQUIV	EQUIVALENT	RM	ROOM
EW	EACH WAY	RO	ROUGH OPENING
EXH	EXHAUST	SCHED	SCHEDULE
EXIST	EXISTING	SD	SOAP DISPENSER
EXT	EXTERIOR-EXTERNAL	SEP	SEPARATE
FD	FLOOR DRAIN	SECT	SECTION
FIN	FINISH	SHLF	SHELF
FIX	FIXTURE	SHT	SHEET
FLR	FLOOR	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FTG	FOOTING	SPKR	SPEAKER
FURR	FURRING	SQ	SQUARE
GA	GAGE, GAUGE	STD	STANDARD
GALV	GALVANIZED	STL	STEEL
GL	GLASS	STOR	STORAGE
GR	GRADE	SUB	SUBSTITUTE
GYP	GYPNUM	SURF	SURFACE
HB	HOSE BIBB	SUSP	SUSPEND-SUSPENDED
HCP	HANDICAP	SYS	SYSTEM
HDW	HARDWARE	T & G	TONGUE & GROOVE
HGT	HEIGHT	TEL	TELEPHONE
HM	HOLLOW METAL	THK	THICK-THICKNESS
HR	HOUR	TPH	TOILET PAPER HOLDER
HVAC	HEATING/VENTILATING/ AIR CONDITIONING	TRANS	TRANSFORMER
HW	HOT WATER	TYP	TYPICAL
IN	INCH	UGND	UNDERGROUND
INCAND	INCANDESCENT	UL	UNDERWRITERS LAB.
INCL	INCLUDE	VERT	VERTICAL
INFO	INFORMATION	W/WC	WITH WATER CLOSET
INSUL	INSULATE-INSULATION	WH	WATER HEATER
INT	INTERIOR	WM	WIRE MESH
KIT	KITCHEN	W/O	WITHOUT
LAM	LAMINATED	WP	WATERPROOF
LAV	LAVATORY	WS	WEATHER STRIPPING
LB	POUND	WWF	WELDED WIRE FABRIC
LIN	LINEAR		
LL	LIVE LOAD		
LT	LIGHT		
LVR	LOUVER		
MATL	MATERIAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEMB	MEMBRANE		
MTL	METAL		

GENERAL INFORMATION

G001. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMENS COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED TO THE OWNER.

G002. PRIOR TO THE SUBMISSION OF ANY BIDS THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT; THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

G003. DRAWINGS CONFORM TO BUILDING STANDARD GUIDELINES AND DECLARATION OF COVENANTS, WITH SOME APPROVED EXCEPTIONS.

G004. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101, AND ALL OTHER APPLICABLE CODES AS GENERALLY DEPICTED IN THESE DRAWINGS.

G005. DIMENSIONS AS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALING OF THE DRAWINGS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE CALCULATED BY COMPUTER AND ROUNDED TO THE NEAREST INCH. THE LOCATION OF PARTITIONS TO THE CENTERS OF MILLIONS OR TO ALIGN WITH FINISHES SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS WHEN SO NOTED.

G006. THE CONTRACTOR SHALL REFER TO THE BUILDING SHELL DRAWINGS FOR INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION.

G007. THE CONTRACTOR AND ALL SUBCONTRACTORS AND ALL VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ANY AND ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

G008. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY INFERRED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER AND ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.

G009. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.

G010. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

G011. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE, COORDINATING ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

G012. THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT, ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB. ALL FIREPROOFING MUST LIKEWISE BE FREE OF THE ABOVE DESCRIBED MATERIALS.

G013. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS, AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.

G014. THE CONTRACTOR SHALL COORDINATE ALL TENANT SUPPLIED ITEMS, AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE, VERIFY THE SCOPE OF SUCH ITEMS PRIOR TO BID SUBMITTAL.

G015. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORKS WITH SUBCONTRACTORS, SUPPLIERS, VENDORS AND SPECIALTY CONTRACTORS.

G016. THE CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.

G017. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING, ELECTRICAL, WATER AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

G018. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIALS, FIXTURES, EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY G.C. DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK OR EQUIPMENT AT THE CONTRACTORS EXPENSE.

G019. ALL WORK DONE BY THE CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SPECIALTY CONTRACTORS SHALL EXERCISE DUE CARE AND SKILL IN PERFORMING ALL WORK IN REGARDS TO THE PROJECT. ALL WORK SHALL BE DONE IN A NEAT WORKMANLIKE PROFESSIONAL MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND RULES.

G020. THE JOB SITE SHALL REMAIN FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

G021. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER CONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE CONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE CONTRACTOR CAUSING THE DAMAGE. THE ARCHITECT AND THE OWNER SHALL BE NOTIFIED OF SUCH CONFLICTS.

G022. THE CONTRACTOR SHALL EXPEDITE THE DELIVERY OF LONG LEAD TIME ITEMS TO INSURE DELIVERY CONFORMING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL EQUIPMENT, FIXTURES, APPLIANCES, FURNISHINGS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

G023. UPON COMPLETION OF THE PROJECT, ISSUANCE OF THE OCCUPANCY CERTIFICATE AND ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS AND WARRANTIES.

G024. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF "AS BUILT" MARKED PLANS, THE ELECTRICAL CONTRACTORS AS BUILT DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

G025. THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURES, DOORS, WINDOWS, HARDWARE, ETC. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AS EVIDENCE BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED. (5 YR. FOR A/C COMPRESSORS, 15 YR. FOR ROOF.)

G026. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR MATERIALS WITHIN THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF WORK THAT HAS BEEN ABUSED OR NEGLECTED BY THE OWNER OR HIS REPRESENTATIVES.

G027. THE CONTRACTOR SHALL COORDINATE ALL NEW MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, GAS AND PLUMBING DEVICE LOCATIONS WITH FIXTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.

G028. VERTICAL BLOCKING NOTE: GENERAL CONTRACTOR SHALL PROVIDE VERTICAL WOOD BLOCKING (JACK STUDS) BETWEEN EACH STUD AT ALL WALL HUNG CABINETS, SHELVES, ETC. COORDINATE WITH A/C, ELECTRICAL AND DRYWALL CONTRACTOR WHERE APPLICABLE. SCRIBE ALL MILLWORK TO FIT FIELD CONDITIONS. ALL COUNTER AREAS NOT SUPPORTED BY FILE CABINETS SHALL BE ANCHORED TO CONTINUOUS WOOD OR STEEL CLEATS. MILLWORK CONTRACTOR BEFORE STARTING ANY WORK SHALL VERIFY ALL DIMENSIONS AND LEVELS GIVEN FOR WORK UNDER THIS CONTRACT. IN CONJUNCTION WITH ARCHITECTS OR INTERIOR DESIGNERS DRAWINGS AND DETAILS. ALL MATERIALS PROVIDED BY THE MILLWORK CONTRACTOR SHALL BE FREE OF CHIPPING, SPLITTING AND OR MARKING THAT WOULD RESULT IN AN UNEVEN OR DAMAGED SURFACE. MILLWORK CONTRACTOR SHALL SUBMIT TO CLIENT ALL REQUIRED SHOP DRAWINGS WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR THAT OF ANY OTHER CONTRACTOR OR SUBCONTRACTOR. PRINTS SHALL BE KEPT BY CLIENT. MILLWORK CONTRACTOR SHALL FURNISH AND INSTALL ALL CABINETWORK AND HARDWARE INCLUDING SHELF STANDARDS, PULLS HINGES, LOCKS AND ANY OTHER HARDWARE REQUIRED TO COMPLETE THE PROJECT. ALL CABINETS SHALL BE SHOP FINISHED.

G029. GLAZING NOTES: THE GLAZING CONTRACTOR SHALL SUBMIT TO CLIENT ALL REQUIRED SHOP DRAWINGS WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR THAT OF ANY OTHER CONTRACTOR OR SUBCONTRACTOR. SHOP DRAWINGS SHALL INDICATE THE MATERIALS, ARRANGEMENT, FULL SIZE PROFILES OF MOLDINGS THICKNESS, SIZE OF PARTS, CONSTRUCTION FASTENINGS, BLOCKING, CLEARANCE, ASSEMBLY AND CONSTRUCTION DETAILS, APPLIED FINISHES AND SURFACING BUILT-IN HARDWARE AND NECESSARY CONNECTIONS OF WORK OF OTHER TRADES.

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