



FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF CONC. BLOCK, OR FACE OF NEW STUD, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS FINISH TO FINISH DIMENSIONS.
- ALL WOOD BLOCKING, NAILERS, ETC. MUST BE FIRE RETARDANT TREATED.
- FILL ALL CMU CELLS BELOW GRADE WITH CONCRETE.
- ALL DETAILS OF CONSTRUCTION SHALL CONFORM WITH THE 2014 EDITION OF THE FLORIDA BUILDING CODE AND THE 2010 EDITION OF THE NFPA LIFE SAFETY CODE.
- FURNISH & INSTALL ALL REQD BACKING FOR ALL FIXTURES & EQUIP. COORDINATING WITH OWNER & CONTRACTOR FOR EXACT SIZE, NUMBER, & LOCATION OF ALL EQUIPMENT PRIOR TO START OF CONSTRUCTION.
- PROVIDE A KNOX BOX (FIRE DEPARTMENT KEY BOX) AS INDICATED ON THE DWGS. THREE COMPLETE SETS OF KEYS MUST BE PROVIDED. KEYS MUST BE PROVIDED FOR ALL ROOMS CONTAINING FIRE AND LIFE SAFETY SYSTEM CONTROLS. VERIFY EXACT LOCATION & EXACT TYPE OF BOX REQD W/ LOCAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR IS TO COORDINATE THE BUILDING PLANS W/ THE CIVIL SURVEY DRWGS FOR EXACT ELEVATIONS & SLOPES OF EXTERIOR GRADES FOR INSTALLATION OF NEW EXTERIOR, RAMPS & SIDEWALKS. CONTRACTOR TO FIELD VERIFY EXTERIOR GRADES AT BUILDING ENTRANCES TO ALIGN W/ FINISHED FLOOR ELEVATIONS. GRADING AT BUILDING PERIMETER TO SLOPE AWAY FROM BUILDING MIN. 1/4" PER FOOT.
- CONTRACTOR IS TO FIELD VERIFY LOCATIONS OF ALL EXIST UTILITIES PRIOR TO START OF CONSTRUCTION & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POSSIBLE CONFLICTS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT & APPURTENANCES, & LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DWGS. THE WORK SHALL ALSO INCLUDE ALL MATERIALS, DETAIL & LABOR NECESSARY FOR THE SUCCESSFUL INSTALLATION OF THE WORK DESCRIBED HEREIN.
- DETAILS ARE INTENDED TO SHOW THE RESULT OF DESIGN. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, & SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. THE DWGS, GENERAL NOTES & SPECS ARE COMPLIMENTARY, & WHAT IS CALLED FOR BY ANY WILL BINDING AS IF CALLED FOR BY ALL. WORK SHOWN OR REFERRED TO IN ANY DWG SHALL BE PROVIDED AS SHOWN ON ALL RELATED DWGS. IF THERE IS ANY CONFLICT OR DISCREPANCY WITHIN OR BETWEEN ANY OF THE CONTRACT DOCS INVOLVING THE QUALITY OR QUANTITY OF WORK REQD, THE WORK OF HIGHEST QUALITY &/OR GREATEST QUANTITY SHOWN OR SPECIFIED SHALL BE FURNISHED.
- THE CONTRACTOR SHALL SUPERVISE ALL WORK. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCS IN ACCORDANCE W/ THE LATEST REVISIONS & CLARIFICATIONS FOR THE USE BY ALL.
- CONDUCT OPERATIONS IN SUCH A MANNER AS TO MINIMIZE INTERFERENCE W/ USE OF PUBLIC WAYS OR ADJACENT USED FACILITIES. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT USE OF PUBLIC WAYS OR FACILITIES WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES TO CLOSED OR OBSTRUCTED FACILITIES AS REQUIRED BY LOCAL REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN THE ACCESS & EGRESS OF WORKERS & EQUIPMENT TO THE CONSTRUCTION SITE TO AUTHORIZED PERSONS ONLY. DAMAGE TO ANY EXIST INTERIOR OR EXTERIOR CONSTRUCTION SHALL BE REPAIRED TO 'LIKE NEW' CONDITION UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRICADES FOR PROTECTION OF JOB PERSONNEL & THE PUBLIC, AND CLEAR ACCESS IN & OUT OF THE WORK SITE SO AS TO FACILITATE DAILY TRAFFIC MOVEMENT, DELIVERIES, & SAFETY. REMOVE BARRICADES WHEN NO LONGER REQD.
- CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK. JOIN MATERIALS TO UNIFORM ACCURATE FITS SO THEY MEET WITH NEAT, STRAIGHT LINES, FREE OF SMEARS OR OVERLAPS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB & AT THE ACCURATE RIGHT ANGLES, OR FLUSH W/ ADJOINING MATERIALS. WORK OF EACH TRADE SHALL MEET NATIONAL STANDARDS PUBLISHED BY THAT TRADE.
- THE ARCHITECT SHALL MAKE EVERY EFFORT TO SET FORTH IN THE CONTRACT DOCS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS & DISCREPANCIES IN THE DWGS & SPECS SHALL NOT EXCUSE HIM FROM PROVIDING A COMPLETED FACILITY & IMPROVEMENTS IN ACCORDANCE W/ THE INTENT OF THE DOCS. IN THE EVENT OF DISCREPANCIES, CONTRACTOR SHALL PRICE THE MORE EXPENSIVE & EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
- BEFORE ORDERING MATERIALS OR DOING ANY WORK THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS & SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DIFFERENCES BTWN DIMS INDICATED ON THE DWGS SHALL BE SUBMITTED TO THE ARCHITECT FOR INSTRUCTIONS & CONSIDERATIONS BEFORE PROCEEDING W/ THE WORK.
- ALL GRADES, LINES, LEVELS, & DIMENSIONS SHOWN ON THE DWGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE ARCHITECT FOR INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATLS, & EQUIP IN STRICT ACCORDANCE W/ MANUFACTURERS RECOMMENDED SPECS, UNLESS OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE. ALL WORK PERFORMED & MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE, AS A MINIMUM STANDARD, W/ APPLICABLE CODES, REGULATIONS & ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL GIVE ALL NOTICES & COMPLY W/ ALL LAWS, ORDINANCES, RULES, REGULATIONS & LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTORS AT ALL TIMES. IF SUCH OFFICIAL OR INSPECTOR DEEMS SPECIAL INSPECTION NECESSARY, PROVIDE ALL ASSISTANCE AND FACILITIES THAT WILL EXPEDITE HIS INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL CONTRACT DOCUMENTS AND FIELD CONDITIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION.
- REMOVE DEBRIS, RUBBISH, & OTHER SUBSTANCES FROM SITE. LEGALLY TRANSPORT & DISPOSE OF SUCH MATERIALS OFF-SITE. BURYING OR BURNING OF "TO BE REMOVED" MATERIALS ON THE PROJECT SITE IS FORBIDDEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE (W/ FAX) & TOILET FOR ALL SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS & EQUIP. SUCH MODIFICATIONS TO EXIST UTILITIES MUST BE REMOVED AT COMPLETION OF THE PROJECT. ELECTRICITY & WATER TO BE FURNISHED BY OWNER.
- DO NOT INTERRUPT EXIST UTILITIES IN OCCUPIED FACILITIES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. IF INTERRUPTION IS ALLOWED, PROVIDE ALT TEMP SERVICES ACCEPTABLE TO GOVERNING AUTHORITIES. CONTRACTOR SHALL COORDINATE W/ ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY DEMO WORK.
- EXCEPT WHERE OTHERWISE SPECIFIED, THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER TO MAINTAIN ALL WORK, MATLS, APPARATUS & FIXTURES FROM INJURY OR DAMAGES. AT THE END OF THE DAYS WORK, ALL NEW WORK LIKELY TO BE DAMAGED SHALL BE COVERED OR OTHERWISE PROTECTED AS REQD.

WALL LEGEND

- A** EXTERIOR WALL: 1 1/2" EIFS ON WEATHER BARRIER ON 8" CMU WITH INSULATED CORES AND 4" SPLTFACE WAJNSCOT
- B** EXTERIOR WALL: 1 1/2" EIFS ON WEATHER BARRIER ON 5" EXT. GYP. SHEATHING ON 6" MTL. STUDS @ 16" O.C. WITH UNFACED R-19 BATT INSULATION AND 4" SPLTFACE WAJNSCOT
- C** WALL PARTITION: 1 HOUR - 6" MTL. STUDS AT 16" O.C. W/ 5/8" FIRE RATED GYP. BD. ON EACH SIDE. BUILT IN ACCORDANCE WITH UL# U419. SEAL TOP AND BOTTOM PER UL# HW-D-0042 AND BW-S-0001 RESPECTIVELY

NOTES:

- ADDITIONAL 3 5/8" MTL. STUDS @ 16" O.C. TO OCCUR AT RAISED PARAPETS; REFER TO WALL SECTIONS FOR LOCATIONS.
- SEE WALL SECTIONS FOR VERTICAL & HORIZONTAL MATERIAL TRANSITIONS.
- MCJ-MASORY CONTROL JOINT. SEE STRUCTURAL SHEETS NOTES FOR SPACING REQUIREMENTS.
- BRACE ALL METAL STUD WALLS TO STRUCTURE ABOVE @ 4'-0" O.C.

Michael Brady Inc.
 105 OSWALD CENTER PARKWAY
 SUITE 200
 LAKE MARY, FLORIDA 32746
 PHONE: 407.596.0300
 FAX: 407.596.0306
 www.mbradyinc.com
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THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROGRAMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROGRAMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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 SCOTT D. MALENOCK
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A NEW DEVELOPMENT FOR:
WEST PALM BEACH RETAIL BUILDING
 1560 PALM BEACH LAKES BLVD
 WEST PALM BEACH, FL 33401

THIS DRAWING HAS BEEN ISSUED:
 FOR REVIEW ONLY
 FOR PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
 FLOOR PLAN

Date: 05/24/17
 Designed By: A.L.S.
 Drawn By: A.L.S.
 Reviewed By: S.D.M.
 Comm. No. 170217
 Revisions:

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