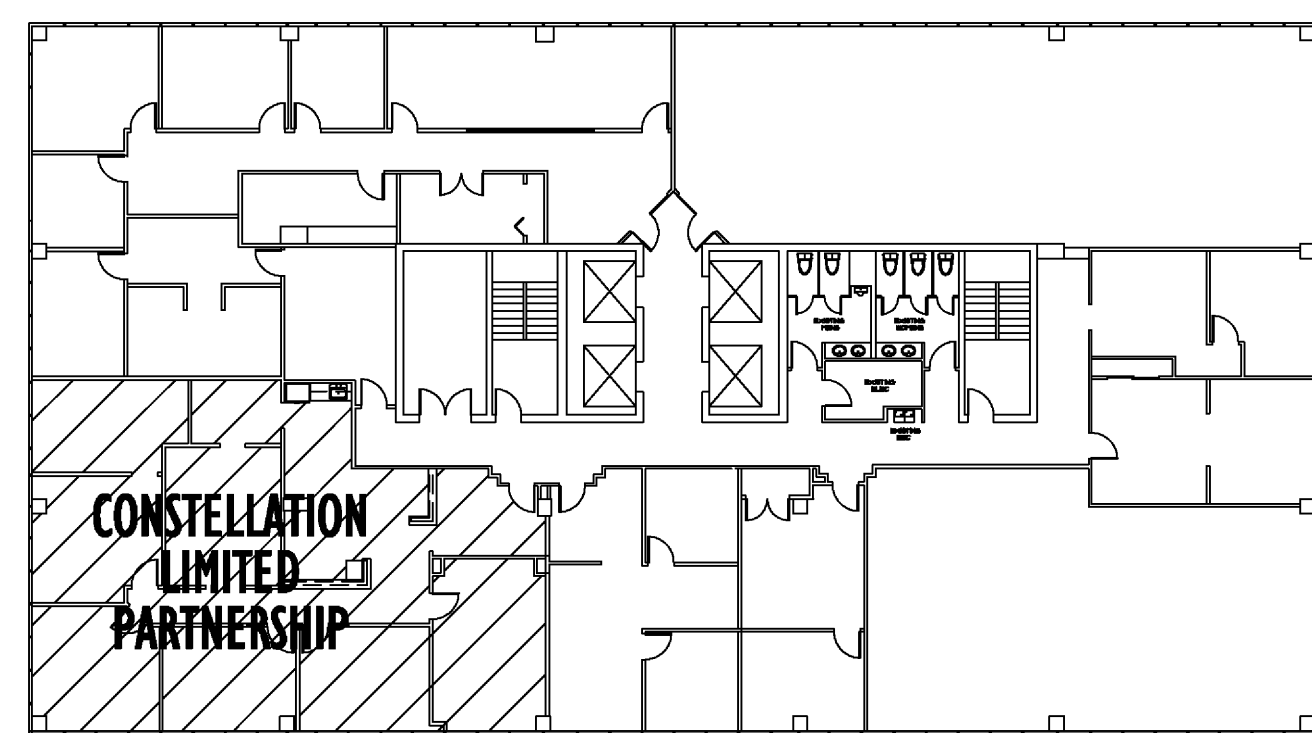


GENERAL NOTES AND CONDITIONS (MB DESIGN 11-5-2009)
 CONTRACTOR ALSO REFERS TO ALL SUBCONTRACTORS WHERE APPLICABLE

- PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS, INCLUDING INCIDENTAL ITEMS REQUIRED TO COMPLETE THE PROJECT.
- ALL WORK TO COMPLY IN ALL RESPECTS WITH APPLICABLE CODES LISTED AND ANY OTHER STATUTES, ORDINANCES, REGULATIONS, LAWS, AND CODES ADOPTED BY ANY AGENCY HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTOR MUST BE LICENSED IN THE STATE OF FLORIDA AND SHALL OBTAIN AN OCCUPATIONAL LICENSE AS REQUIRED BY LOCAL AGENCIES.
- 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.
- CONTRACTOR SHALL CONTACT ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN EXISTING CONDITION OR CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS.
- 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.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE PRIOR TO BIDDING AND/OR ORDERING MATERIALS AND EQUIPMENT AND NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN CONDITIONS AND DRAWING. ANY CHANGE IN DIMENSIONS MUST BE APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES. PRECONSTRUCTION MEETING IS SUGGESTED TO COORDINATE LOCATION AND ROUTING OF ALL PIPING, DUCTWORK, ETC.
- IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO KEEP THE MUNICIPALITY UPDATED ON ANY ADDENDUM, CHANGE ORDER, OR PLAN CHANGES THAT WILL AFFECT THE PERMIT APPROVED SET OF PLANS. NO CHANGES WILL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT / INTERIOR DESIGNER.
- 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.
- 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 UP TO DATE "AS-BUILT" DRAWINGS AND SAME SHALL BE DELIVERED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT PRIOR TO FINAL PAYMENT. DRAWINGS SHALL INCLUDE LOCATIONS OF MAJOR UTILITY PIPING.
- VERIFY ANY SPECIAL REQUIREMENTS, TEMPORARY FACILITIES, BUILDING STANDARDS, INSURANCE REQUIREMENTS, ETC. WITH THE BUILDING OWNER'S REPRESENTATIVE PRIOR TO BIDDING AND INCLUDE COSTS OF SAME.
- CONTRACT SHALL BE EXECUTED ON AIA-A-101 (LATEST EDITION) COMPLETE WITH GENERAL CONDITIONS, OTHER FORMS ACCEPTABLE TO ALL PARTIES. THESE GENERAL NOTES AND CONDITIONS WILL GOVERN IN THE EVENT OF A CONFLICT.
- PROVIDE 15 ABC FIRE EXTINGUISHERS @ MAXIMUM 15' O.C. FINAL LOCATION TO BE GIVEN BY FIRE MARSHAL. UNLESS NOTED EXTINGUISHERS SHALL BE SURFACE MOUNTED ON APPROVED HANGERS WITH TOP @ 42" AFF @
- SUBMIT SHOP DRAWINGS (WITH MATERIAL SAMPLES WHERE NECESSARY) FOR ALL CABINETS AND MANUFACTURED ITEMS. ARCHITECT WILL RETAIN ONE COPY.
- SUBMIT NOTICE OF ACCEPTANCE (NOA) FOR EXTERIOR EQUIPMENT, DOORS, WINDOWS AND OTHER IMPROVEMENTS.
- CORRIDOR PARTITIONS, SMOKE STOP 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 (NFPA 101).
- CONTRACTOR TO INSTALL PROPER BACKING IN ALL WALLS FOR BUILT-IN CABINETS, TV'S, TOILET ACCESSORIES, ETC. ALL BACKING IN RATED WALLS AND OTHERS DETERMINED BY THE BUILDING OFFICIAL SHALL BE FIRE TREATED ATTACHED WITH APPROVED FASTENERS.
- ANY MATERIAL USED AS A FINISH SURFACE SHALL BE PROPERLY PROTECTED AFTER INSTALLATION.
- 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.
- 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.
- CONTRACTOR TO PROVIDE ENGINEERED FIRE SPRINKLER DRAWINGS TO FIRE MARSHAL FOR APPROVAL IF APPLICABLE. WHEN APPLICABLE SYSTEM TO BE COMPATIBLE WITH EXISTING FIRE SPRINKLER SYSTEM. DRAWINGS SHALL BE SIGNED AND SEALED BY A P.E. REGISTERED TO PRACTICE IN FLORIDA WHERE REQUIRED.
- CONTRACTOR TO PROVIDE ENGINEERED FIRE ALARM DRAWINGS TO FIRE MARSHAL FOR APPROVAL IF APPLICABLE. WHEN APPLICABLE SYSTEM TO BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM. DRAWINGS SHALL BE SIGNED AND SEALED BY A P.E. REGISTERED TO PRACTICE IN FLORIDA WHERE REQUIRED.
- AN ADA APPROVED DRINKING FOUNTAIN AND UTILITY SINK EXISTS IN THE COMMON AREA.
- ALTERATION WORK COMPLIES WITH LEVEL 2 ALTERATIONS, PER FBC EXISTING BUILDING CODE, CHAPTER 4.
- ALL CONSTRUCTION, ALTERATION AND DEMOLITION TO COMPLY WITH NFPA 241.
- DEBRIS TO BE REMOVED FROM SITE DAILY.
- PAINT ENTIRE SUITE WITH 2 COATS OF FLAT LATEX PAINT BY "BENJAMIN MOORE" OR EQUAL.
- PROVIDE AN ALTERNATE PRICE FOR NEW CEILING TILES BY "ARMSTRONG" - DUNE SERIES REGULAR - 2' X 2' IN ROOMS 400, 401, 402, 403 AND 410. PROVIDE A SEPARATE PRICE FOR "ARMSTRONG" - DUNE SERIES REGULAR IN ROOMS 403, 404 AND 405.
- REPLACE ALL DAMAGED MINI-BLINDS ON EXTERIOR WINDOWS.

BUILDING DATA:
 OCCUPANCY TYPE: GROUP B - BUSINESS
 2210 SF. DIVIDED BY 100 SF/PERSON = 22 PERSONS
 TYPE OF CONSTRUCTION - TYPE III PROTECTED - FULLY SPRINKLERED
 NUMBER OF FLOORS: 15



KEY PLAN
 NOT TO SCALE

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CEILING	SPECIAL REQUIREMENTS
400	CARPET	WOOD - NEW WALLS ONLY	PAINT	2' X 2' ACOUSTICAL	SEE GENERAL NOTE 29
401	CARPET	WOOD - NEW WALLS ONLY	PAINT	2' X 2' ACOUSTICAL	SEE GENERAL NOTE 29
402	CARPET	WOOD - NEW WALLS ONLY	PAINT	2' X 2' ACOUSTICAL	SEE GENERAL NOTE 29
403	CARPET	WOOD - NEW WALLS ONLY	PAINT	EXISTING	SEE GENERAL NOTE 29
404	CARPET	EXISTING - PAINT	PAINT	EXISTING	SEE GENERAL NOTE 29
405	CARPET	EXISTING - PAINT	PAINT	EXISTING	SEE GENERAL NOTE 29
406	CARPET	WOOD - NEW WALLS ONLY	PAINT	EXISTING	SEE GENERAL NOTE 29
407	CARPET	WOOD - NEW WALLS ONLY	PAINT	EXISTING	SEE GENERAL NOTE 29
408	CARPET	WOOD - NEW WALLS ONLY	PAINT	2' X 2' ACOUSTICAL	SEE GENERAL NOTE 29
409	CARPET	WOOD - NEW WALLS ONLY	PAINT	2' X 2' ACOUSTICAL	SEE GENERAL NOTE 29
410	CARPET	WOOD - NEW WALLS ONLY	PAINT	2' X 2' ACOUSTICAL	SEE GENERAL NOTE 29

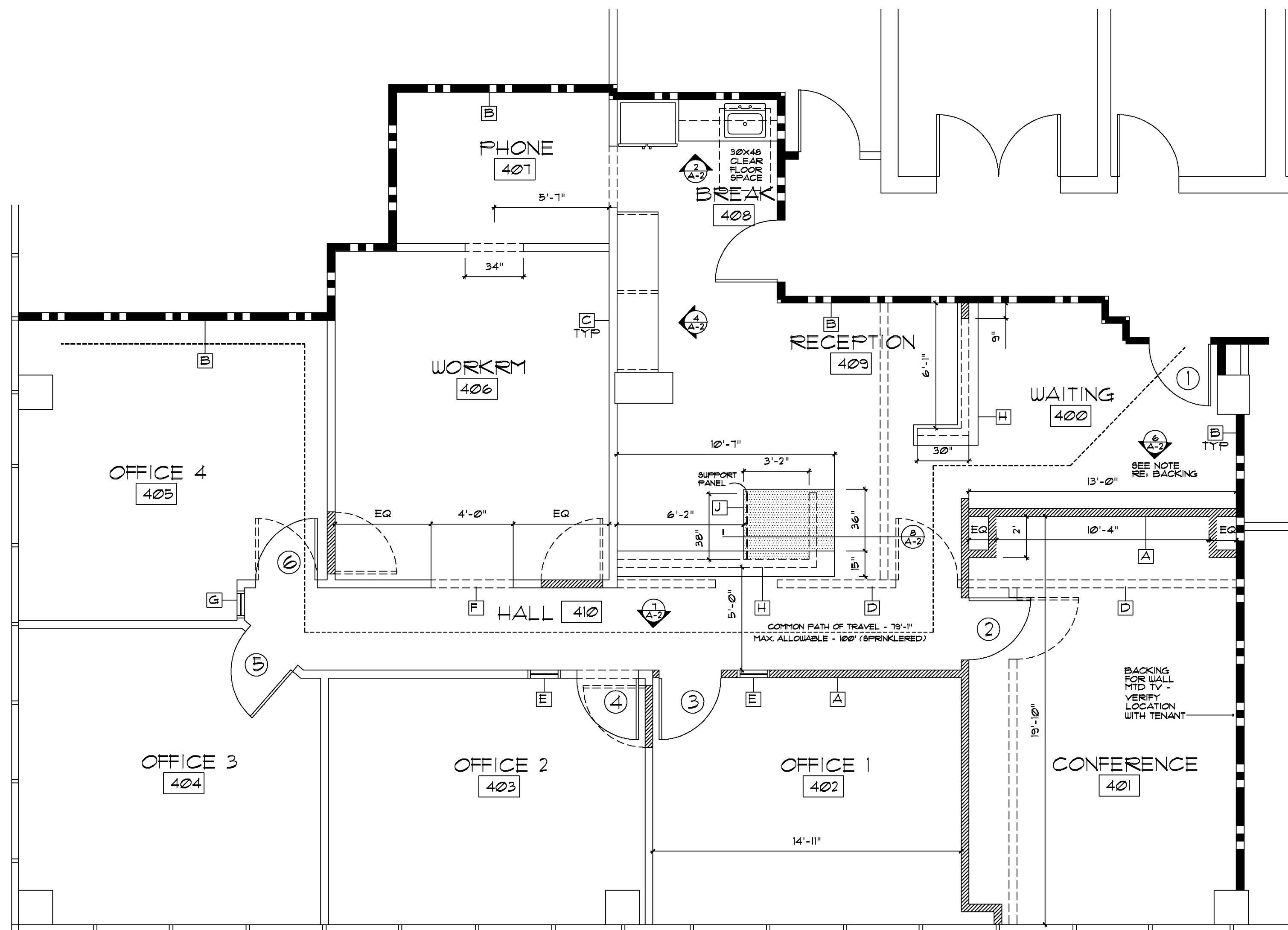
FINISH SPECIFICATIONS:
 CARPET - PROVIDE A \$9.00/YD ALLOWANCE - (INCLUDING GLUE DOWN INSTALLATION) PROVIDE A SEPARATE PRICE FOR \$9.00/YD ALLOWANCE FOR CARPET (\$9.00/YD INCREASE TO TENANT AS BUILDING STANDARD IS \$9.00/YD AND TENANT TO ELECT TO PAY THE DIFFERENCE) WOOD BASE - MATCH EXISTING FOR NEUPAINT NEW AND EXISTING WOOD DOOR CASINGS - MATCH EXISTING FOR NEUPAINT NEW AND EXISTING PAINT - COLOR TO BE DETERMINED 2'X2' ACOUSTICAL - MATCH EXISTING FOR NEW

FINISH SELECTIONS MUST COMPLY WITH THE FOLLOWING:
 PER FBC 803.1 AND 804 - 2007
 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 0 - FLAME SPREAD INDEX 16-7500; SMOKE-DEVELOPED INDEX 0-450
 THE SURFACES LISTED BELOW SHALL RECEIVE THE SURFACE AS DESCRIBED BELOW:
 A. NEW GYPSUM DRYWALL SYSTEMS: ONE PRIMER COAT AND 2 FINISH COATS LATEX PAINT W/ FLAT FINISH BY "BENJAMIN MOORE" OR EQUAL.
 B. EXISTING GYPSUM DRYWALL SYSTEMS: 2 FINISH COATS LATEX PAINT W/ FLAT FINISH BY "BENJAMIN MOORE" OR EQUAL.
 C. EXISTING WOOD DOORS/BASE/CASINGS: 2 FINISH COATS LATEX PAINT W/ SEMI-GLOSS FINISH BY "BENJAMIN MOORE" OR EQUAL.
 D. NEW WOOD DOORS/BASE/CASINGS: 1 PRIMER COAT AND 2 FINISH COATS LATEX PAINT W/ SEMI-GLOSS FINISH BY "BENJAMIN MOORE" OR EQUAL.

DOOR SCHEDULE							
DOOR MARK	DOOR TYPE	OPENING SIZE	THICKNESS	CONSTRUCTION	FINISH	FRAME FINISH	REMARKS
①	EXISTING	1 HR. RATED DOOR TO REMAIN					
②	3'-0" X 1'-0"	1-3/4"	S.C. WOOD	PAINT		WOOD	SEE NOTES 1 AND 2
③	3'-0" X 1'-0"	1-3/4"	S.C. WOOD	PAINT		WOOD	SEE NOTES 1 AND 2
④	3'-0" X 1'-0"	1-3/4"	S.C. WOOD	PAINT		WOOD	SEE NOTES 1 AND 2
⑤	3'-0" X 1'-0"	1-3/4"	S.C. WOOD	PAINT		WOOD	SEE NOTES 1 AND 2
⑥	3'-0" X 1'-0"	1-3/4"	S.C. WOOD	PAINT		WOOD	SEE NOTES 1 AND 2

- NOTES:**
 1. NEW DOORS TO MATCH EXISTING HEIGHT (ASSUMED 7') CONTRACTOR TO VERIFY PRIOR TO ORDERING.
 2. REPLACE ALL DOOR HARDWARE WITH "SCHLAGE" AL SERIES LEVERSETS/BATIN NICKEL FINISH. REPLACE EXISTING POLISHED CHROME HINGES WITH NEW TO BE BATIN CHROME/NICKEL FINISH AND MATCH FOR ALL NEW DOORS.

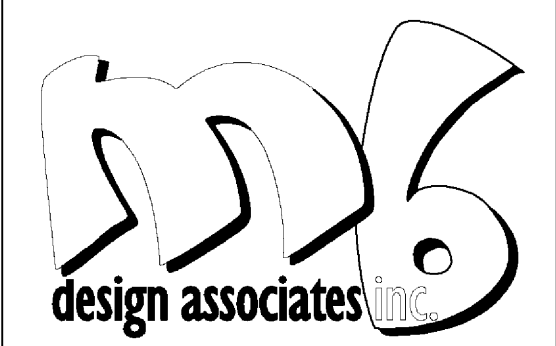
CODE REQUIREMENTS FOR INTERIOR FINISHES/DOOR HARDWARE AND THRESHOLDS
 INTERIOR FLOOR FINISHES (EXCEPT OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS WHICH ARE NOT COMPOSED OF FIBERS) SHALL COMPLY WITH THE FOLLOWING: CLASS I OR II MATERIALS SHALL 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 - 2007 ALL SECTIONS. THRESHOLDS 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.



PARTIAL FOURTH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND:

- A - NEW WALL - SEE SECTION 1/A-2
- B - EXISTING 1 HR. RATED WALL - REMOVE GYP AS REG. FOR NEW ELEC, ETC AND REPLACE AS REG. TO MAINTAIN RATING
- C - EXISTING WALL TO REMAIN
- D - EXISTING WALLS/DOORS TO BE REMOVED. PROTECT ALL SURFACES THAT ARE TO REMAIN. REMOVE ALL ELECTRICAL IN WALLS THAT ARE TO BE REMOVED AND "SAFE OFF" AS REQUIRED. RE-FEED REMAINING AS REQUIRED. REMOVE ALL UNUSED WIRE AND CONDUITS ABOVE CEILING. PATCH ALL REMAINING SURFACES READY FOR FINISH.
- E - "FORTHOLE" WINDOW SEE ELEVATION 1/A-2 - WINDOW TO BE PROVIDED BY OWNER. PROVIDE SEPARATE PRICE IN BID FOR INSTALLATION.
- F - LEAVE HEADER AT 2" BELOW CEILING.
- G - 18" X 20" VISION PANEL PROVIDE SEPARATE PRICE IN BID.
- H - LOW WALL WITH 15" WIDE PLASTIC LAMINATE TRANSACTION TOP @ 42" AFF.
- J - LOW WALL WITH 53" X 36" PLASTIC LAMINATE TRANSACTION TOP @ 36" AFF (FINISHED HGT) - SEE SECTION 8/A-2.



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D. WILLIAM BEEBE, #AR000473
 QUALIFIER FOR MB DESIGN ASSOCIATES, INC.

DATE:

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 2008 NATIONAL ELECTRICAL CODE (NFPA 70)
 2007 FLORIDA FIRE PREVENTION CODE (INCLUDING NFPA 2008 EDITIONS)

PROJECT NAME/LOCATION:

CONSTELLATION LIMITED PARTNERSHIP
 1555 Palm Beach Lakes Blvd. SUITE 406
 West Palm Beach, FL

I (WE) HAVE REVIEWED THESE DRAWINGS, UNDERSTAND THE WORK OUTLINED THEREON, AND HEREBY APPROVE SAME FOR CONSTRUCTION.

BY:

DATE:

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JOB #: CONSTELLATION

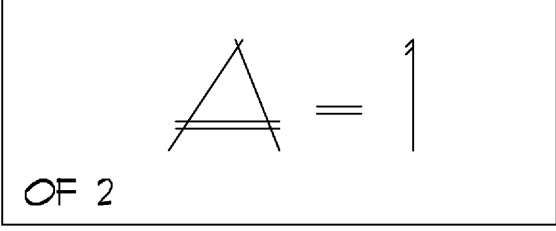
DATE: 1-17-2011

SCALE: VARIES

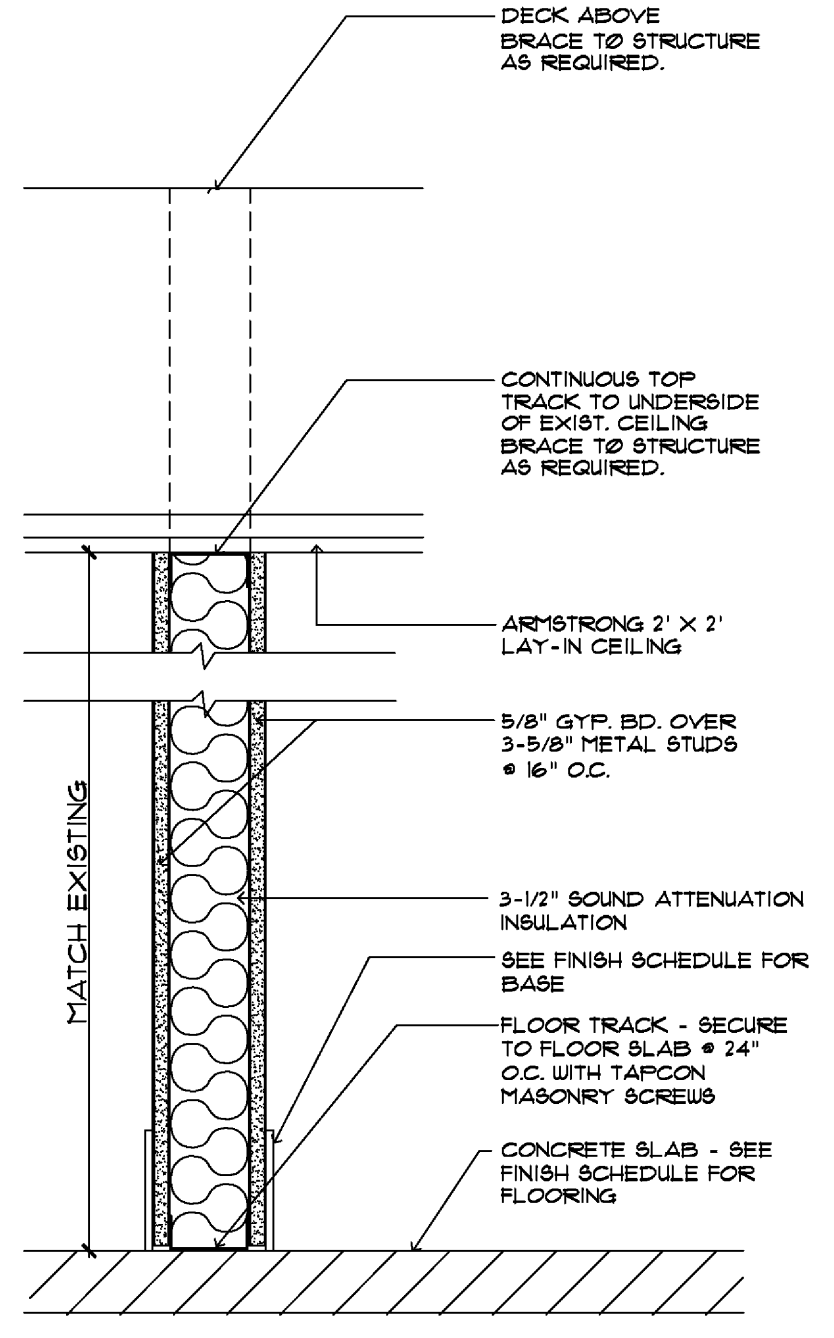
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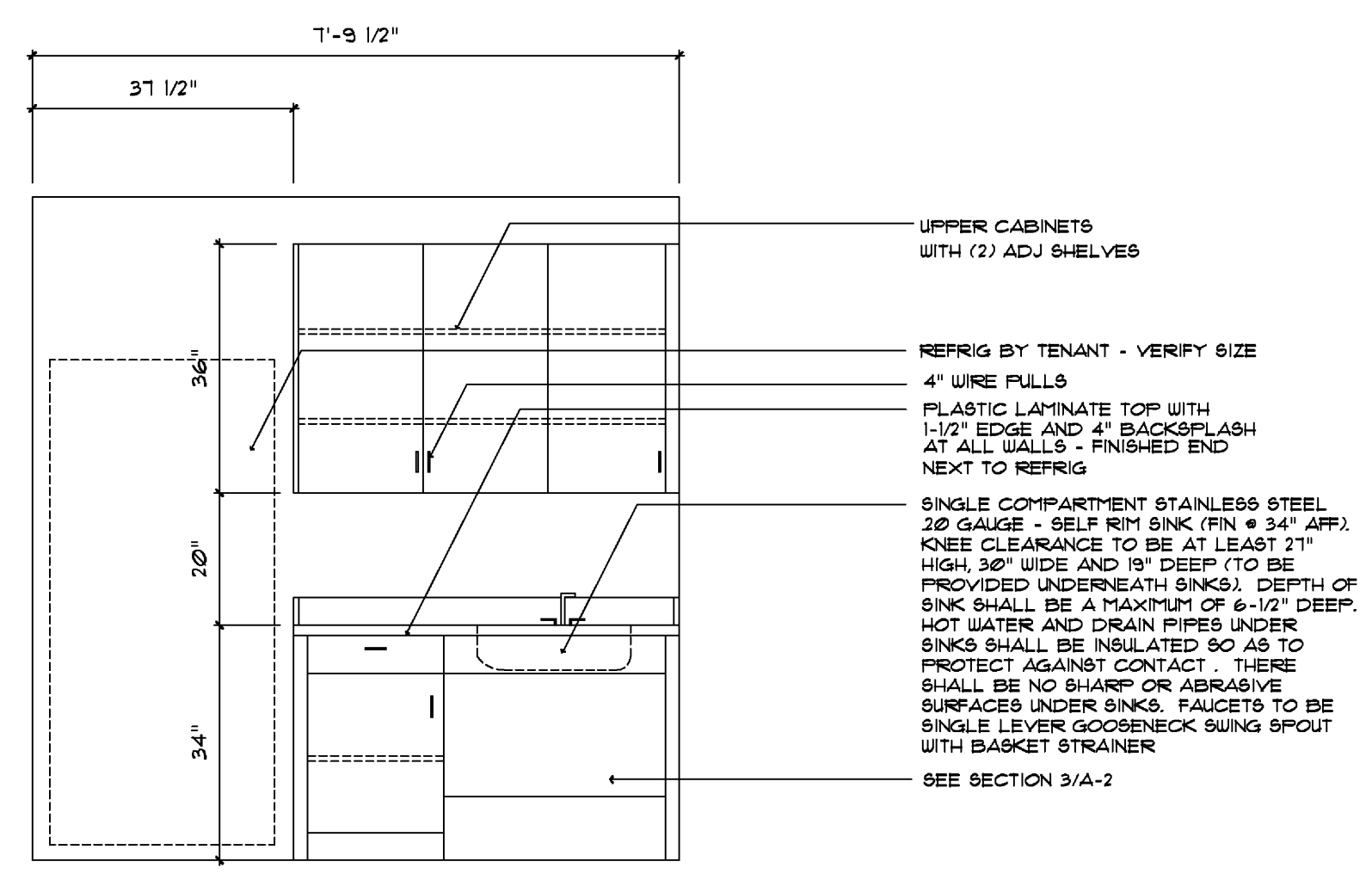
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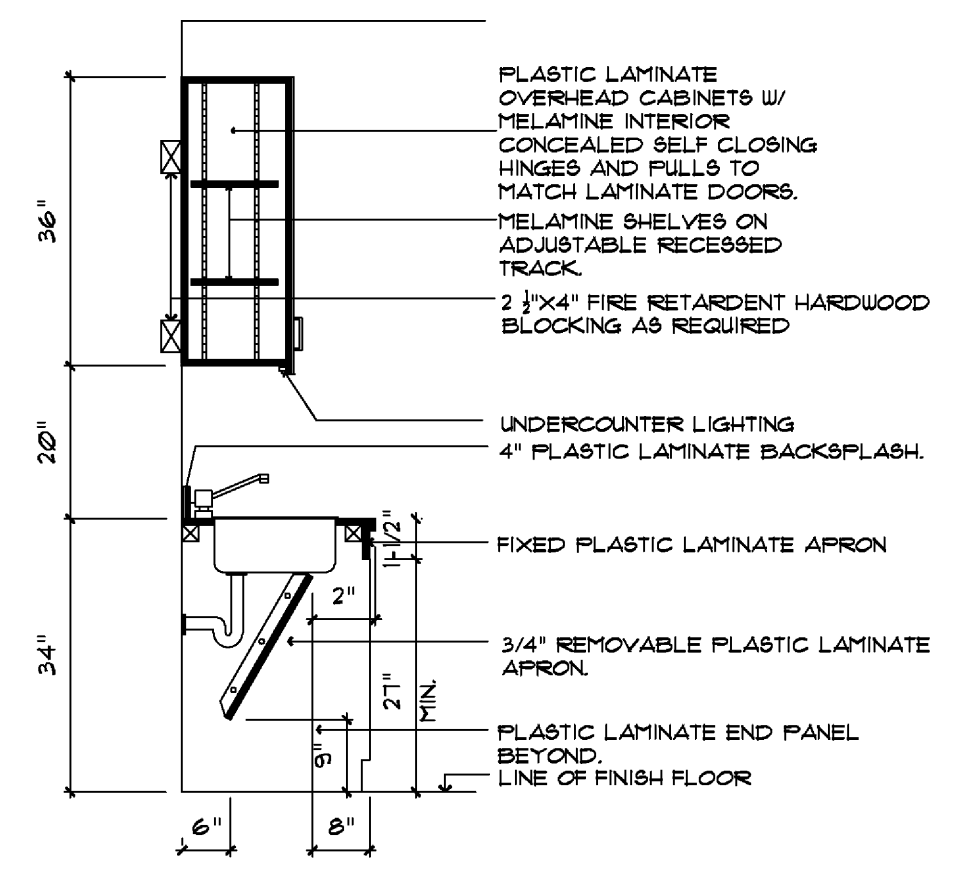
2210 U.S.F.



1 WALL SECTION A-2 SCALE: 1-1/2" = 1'-0"



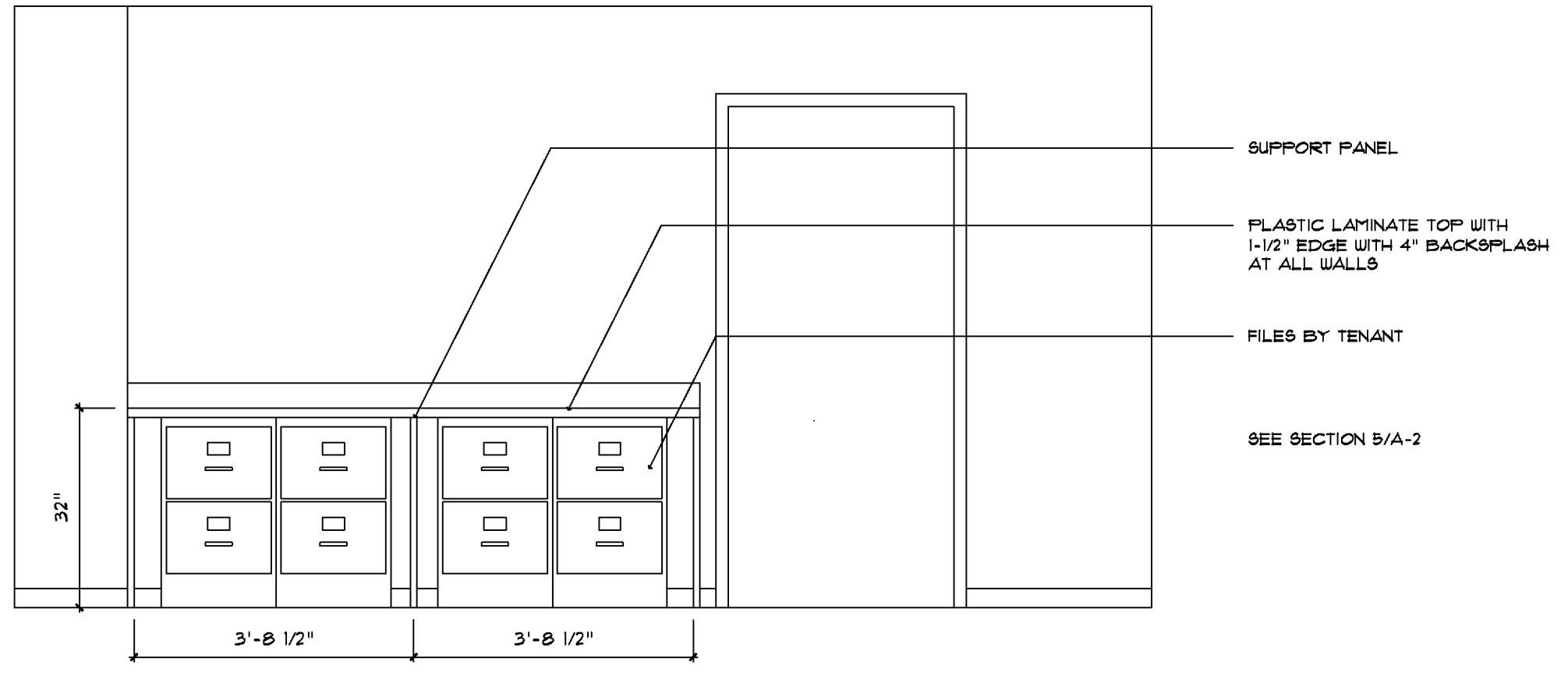
2 BREAK ROOM ELEVATION A-2 SCALE: 1/4" = 1'-0"



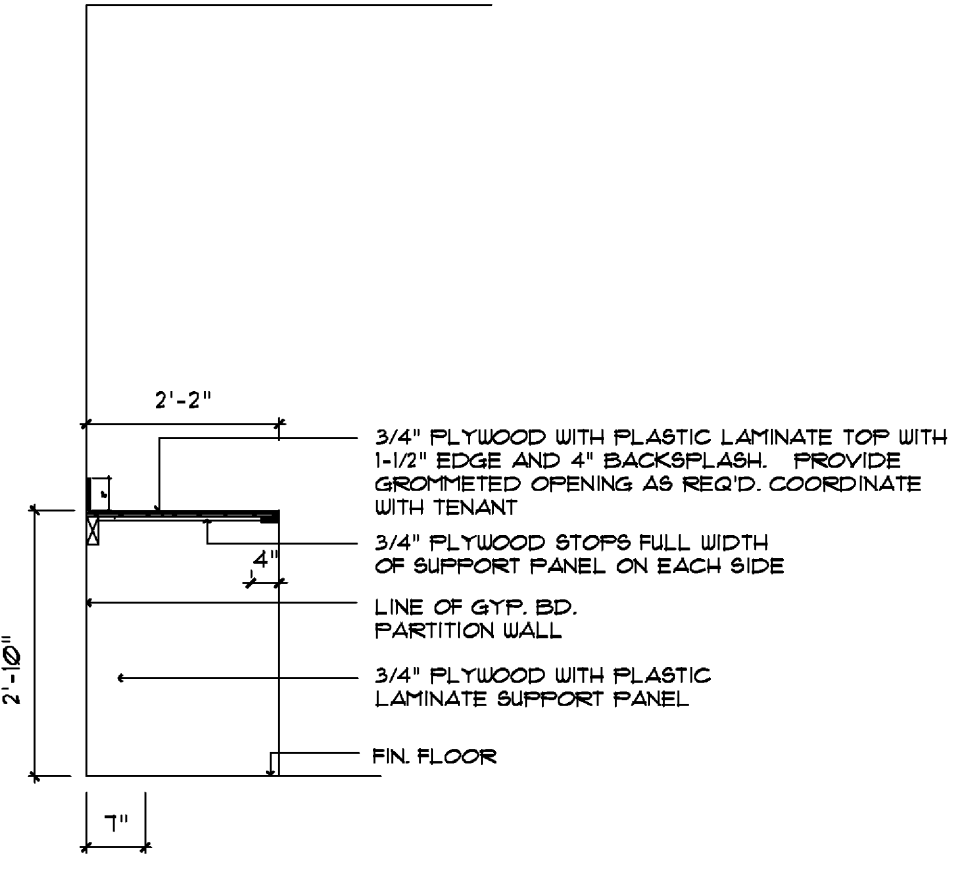
3 SECTION @ BREAK ROOM CTR A-2 SCALE: 1/2" = 1'-0"

GENERAL CABINETRY NOTES:

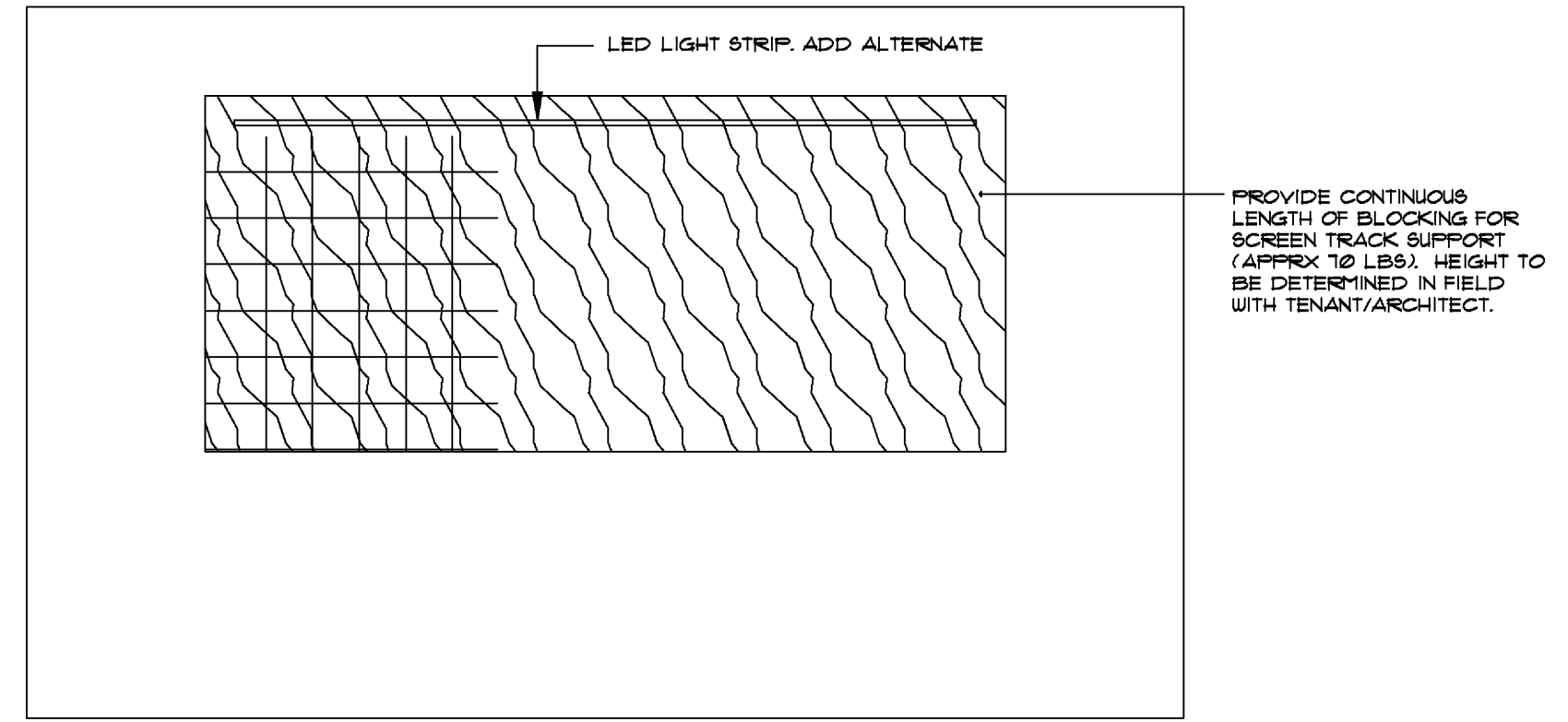
- PLASTIC LAMINATE ALL EXPOSED SURFACES - COLOR TO BE DETERMINED.
- PROVIDE FOR A 2" GROMMET AT COUNTERTOPS AS REQUIRED. DETERMINE LOCATIONS WITH TENANT ONCE CABINETRY HAS BEEN.
- ALL COUNTERTOPS TO BE PLYWOOD CONSTRUCTION W/ 1 1/2" THICK EDGES.
- CONTRACTOR TO PROVIDE PROPER BACKING AT ALL WALL CABINET LOCATIONS.
- CONTRACTOR TO REVIEW ALL LOCKING REQUIREMENTS WITH OWNER.
- CONTRACTOR TO DETERMINE THE PROPER AMOUNT OF SUPPORTS FOR ALL CANTILEVERED WORKSURFACES.
- PROVIDE A 4" BACKSLASH AT ALL COUNTERTOPS/WALLS.
- SHOP DRAWINGS MUST BE PROVIDED BY CABINETMAKER AND APPROVED BY OWNER/TENANT PRIOR TO CONSTRUCTION.
- ALL SINK BASE CABINETS TO HAVE A MIN. 30"W X 18" D X 2 1/4" KNEE SPACE.
- PROVIDE 4" WIRE PULLS ON ALL CABINETS/DRAWERS. FINISH TO BE SATIN STAINLESS STEEL.
- VERIFY SIZE OF ALL APPLIANCES WITH TENANT PRIOR TO FABRICATION OF CABINETRY.
- CABINETS TO BE CONSTRUCTED WITH MELAMINE BOARD. CABINET DOORS, DRAWER FRONTS/TOE KICKS AND COUNTERTOPS TO BE CONSTRUCTED WITH 3/4" FLYWOOD.



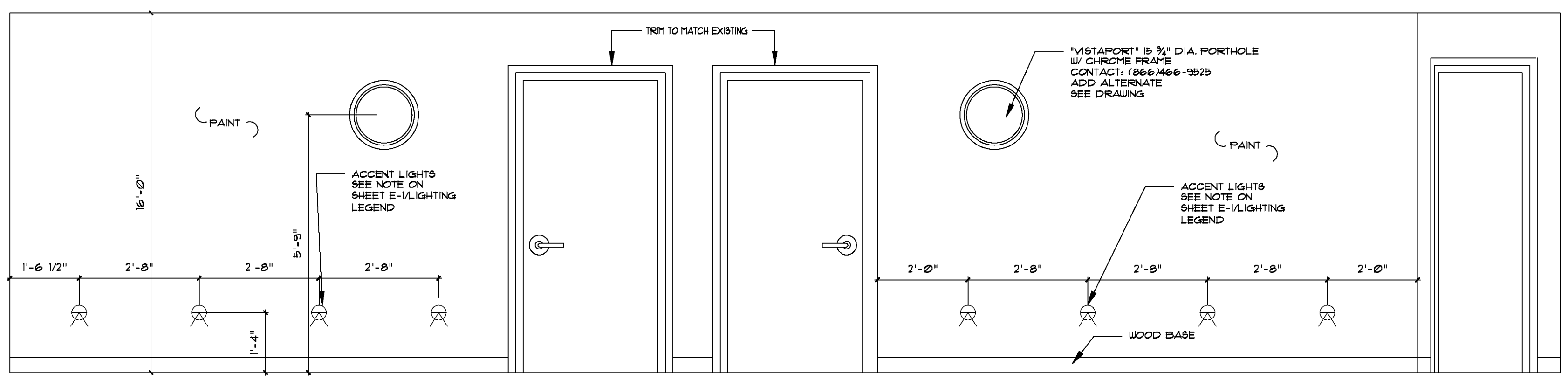
4 ELEV @ RECEPTION CTR A-2 SCALE: 1/2" = 1'-0"



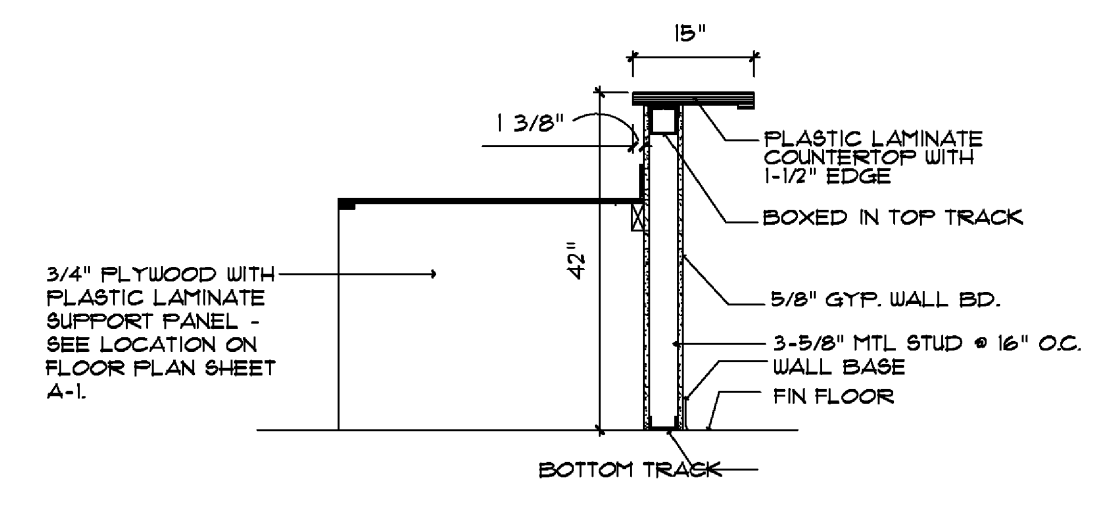
5 SECTION @ RECEPTION CTR A-2 SCALE: 1/2" = 1'-0"



6 ELEVATION - WAITING ROOM A-2 SCALE: 1/2" = 1'-0"



7 ELEVATION - HALL 410 A-2 SCALE: 1/2" = 1'-0"



8 SECTION @ RECEPTION CTR A-2 SCALE: 1/2" = 1'-0"



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D. WILLIAM BEEBE, #AR0004073
 QUALIFIER FOR MB DESIGN ASSOCIATES, INC.

DATE: _____

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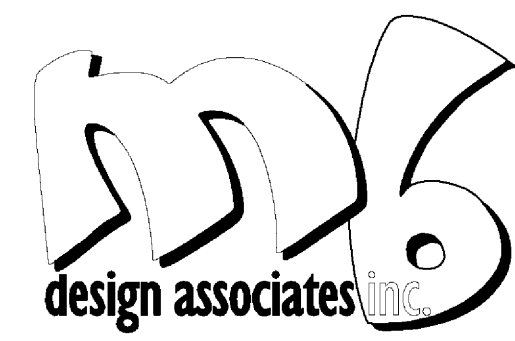
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JOB #: CONSTELLATION
 DATE: 1-17-2011
 SCALE: VARIES
 DRAWN BY: MB

ISSUED:	REVISIONS:

SHEET NO:
 A = 2
 OF 2



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D. WILLIAM BEEBE, #AR0004073
QUALIFIER FOR MB DESIGN ASSOCIATES, INC.

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JOB #: CONSTELLATION

DATE: 12-24-2010

SCALE: VARIES

DRAWN BY: MB

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WALL LEGEND:

— [C] — EXISTING WALL TO REMAIN

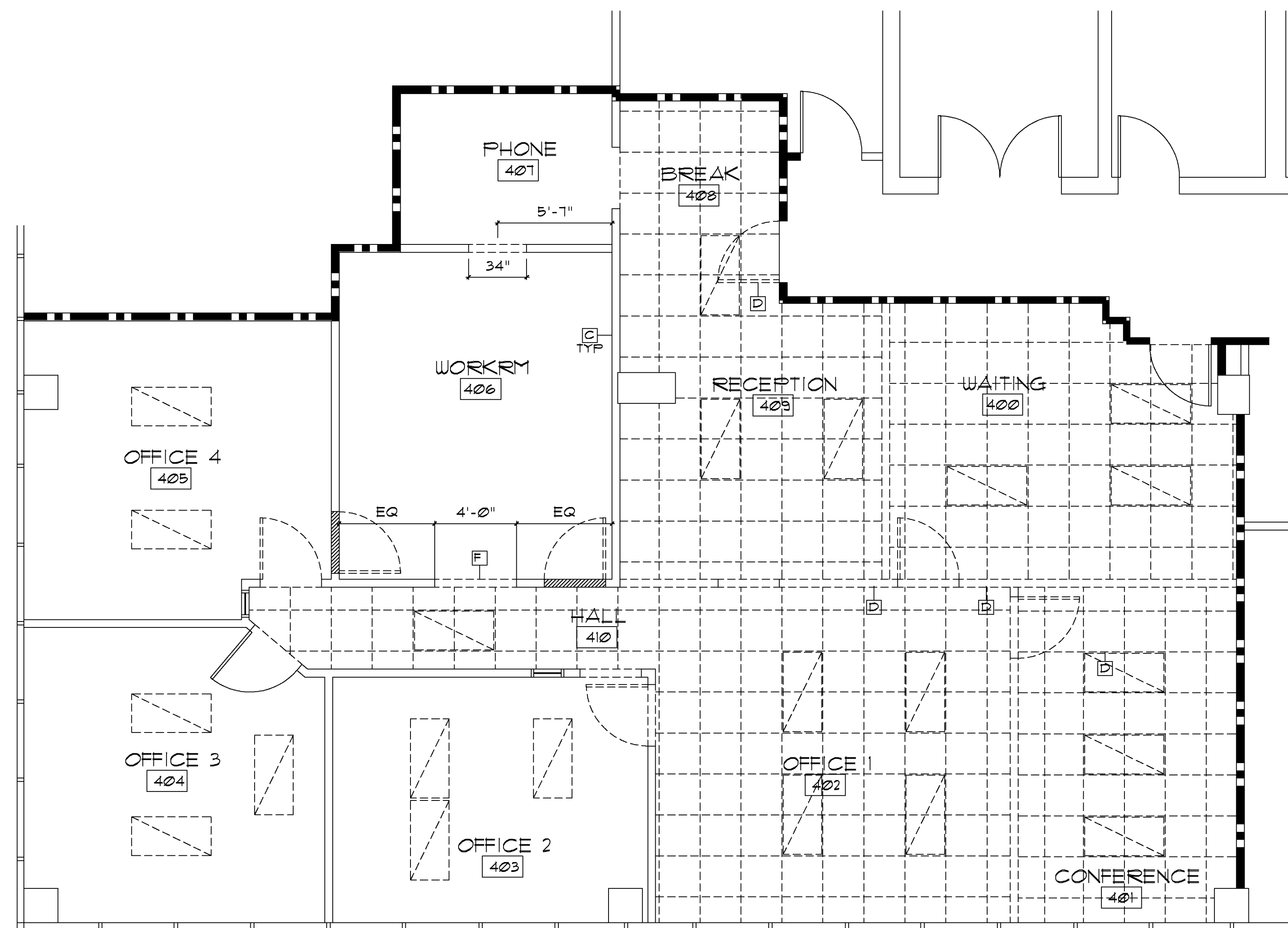
--- [D] --- EXISTING WALLS/DOORS/LIGHT FIXTURES/CEILING GRID/TILES TO BE REMOVED. PROTECT ALL SURFACES THAT ARE TO REMAIN. REMOVE ALL ELECTRICAL IN WALLS THAT ARE TO BE REMOVED AND "SAFE OFF" AS REQUIRED. RE-FEED REMAINING AS REQUIRED. REMOVE ALL UNUSED WIRE AND CONDUITS ABOVE CEILING. PATCH ALL REMAINING SURFACES READY FOR FINISH.

--- [E] --- LEAVE HEADER AT 2' BELOW CEILING.

1. PROTECT ALL SURFACES THAT ARE TO REMAIN.

2. REMOVE ALL ELECTRICAL IN WALLS THAT ARE TO BE REMOVED AND "SAFE OFF" AS REQUIRED. RE-FEED REMAINING AS REQUIRED. REMOVE ALL UNUSED WIRE AND CONDUITS ABOVE CEILING.

3. PATCH ALL REMAINING SURFACES READY FOR FINISH.

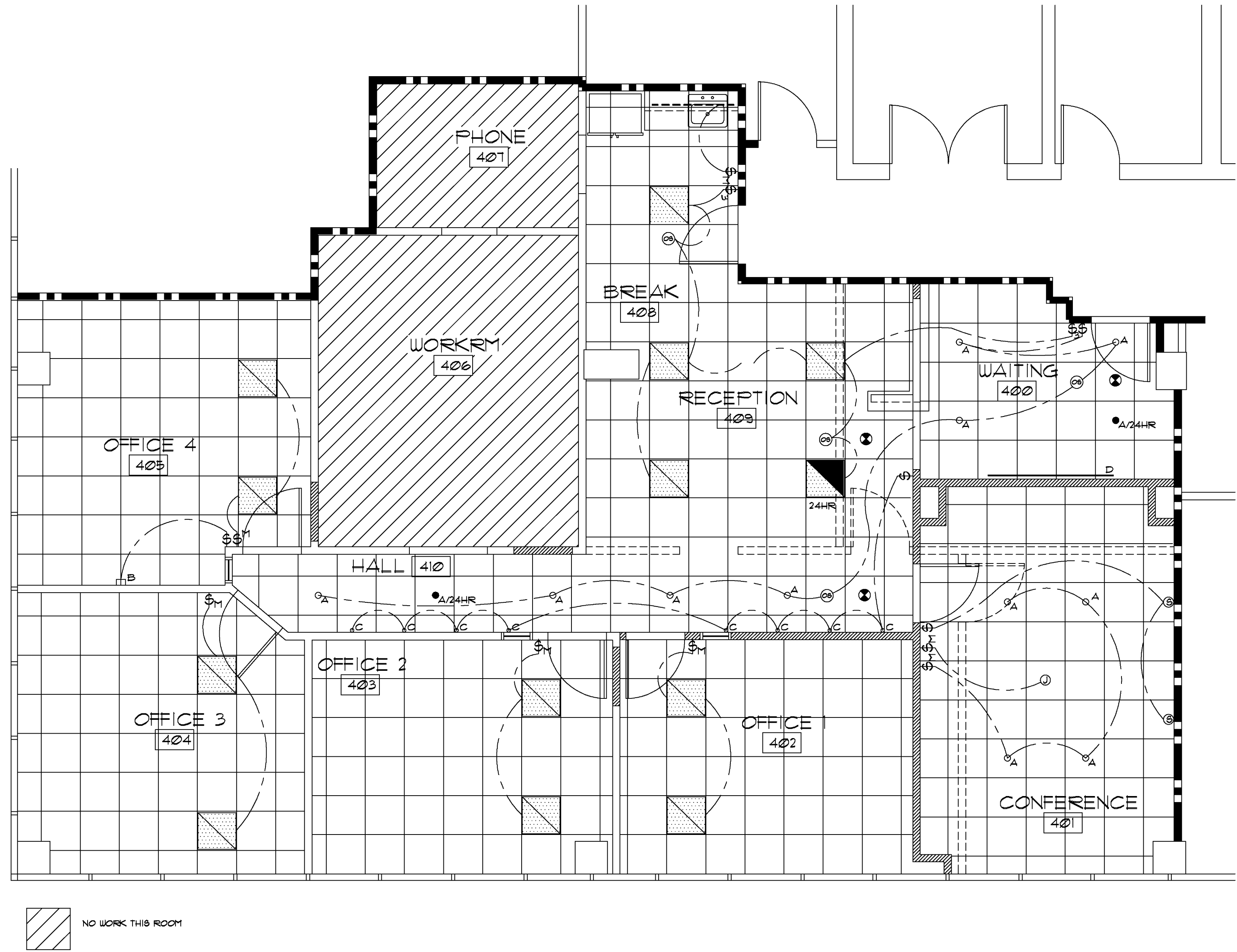


FOURTH FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

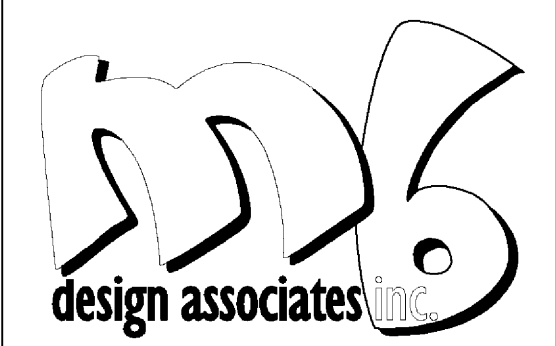
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LIGHTING LEGEND	
	2'X2' DIRECT/INDIRECT LIGHT FIXTURE BY "COST LESS LIGHTING" WITH (2) 17W LAMPS/ELECTRONIC BALLAST/ CENTER DIFFUSER
	4" X 4" RECESSED LIGHT BY: "LIGHTOLIER" 4X4192HU FRAME-IN-KIT WITH 4X4CCLP TRIM OR EQ. - SEE ENERGY CALCS FOR ALLOWABLE WATTAGE
	JUNCTION BOX FOR CEILING MTD PENDANT LIGHT FIXTURE - PROVIDED BY TENANT/INSTALLED BY CONTRACTOR SEE ENERGY CALCS FOR ALLOWABLE WATTAGE - FIXTURE ON DIMMER
	JUNCTION BOX FOR WALL SCONCE VERIFY EXACT LOCATION WITH TENANT PROVIDED BY TENANT/INSTALLED BY CONTRACTOR - SEE ENERGY CALCS FOR ALLOWABLE WATTAGE - FIXTURE ON DIMMER
	ACCENT LIGHT - PROVIDED BY TENANT/ INSTALLED BY CONTRACTOR - PROVIDE SEPARATE PRICE IN BID (OFFICE 405) - FIXTURE ON DIMMER - VERIFY LOCATION WITH TENANT PRIOR TO INSTALLATION
	4' UNDER CABINET FLUORESCENT LIGHT (BREAK ROOM 408) - FIXTURE ON DIMMER
	WALL MTD. ACCENT LIGHTS - SEE ELEVATION 7/A-2 - PROVIDED BY TENANT/INSTALLED BY CONTRACTOR - PROVIDE SEPARATE PRICE IN BID FINAL LOCATION TO BE DETERMINED IN FIELD AS THERE MAY BE CONFLICTS WITH STUDS IN EXISTING WALL.
	WALL MTD. LED STRIP LIGHT - SEE ELEVATION 8/A-2 - PROVIDED BY TENANT/INSTALLED BY CONTRACTOR - PROVIDE SEPARATE PRICE IN BID - FIXTURE ON DIMMER
	CLG MTD OCCUPANCY SENSOR OCCUPANCY SENSORS AND MOTION SWITCHES SHOWN FORM THE BASIS FOR BIDDING. SUCCESSFUL CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR SENSORS AND MOTION SWITCHES FROM MANUFACTURER USED. PRICE TO BE ADJUSTED AFTER SHOP DRAWING IS APPROVED BY THE ARCHITECT.
	SINGLE POLE SWITCH
	*1/4-200 AUTOMATIC WALL SWITCH (TURNS LIGHTING ON/OFF BASED ON OCCUPANCY (UP TO 30 MINUTES)
	NOTE: THERE ARE 3 FIXTURES (2) 2'X2'S AND (1) 4'X4" WITH SOLID HATCHING AND A NOTE "24-HR". THESE FIXTURES ARE TO BE ON HOUSE PANEL AND ON 24 HR
	EXIT SIGN BY "ENCORE" "UNO" SERIES SUBMIT CUT-SHEET TO TENANT FOR APPROVAL. ALL MUST BE FED FROM LIGHTING CIRCUIT IN AREA

ENERGY CALCULATION:	
ROOMS 400, 408, 409 AND 410:	
(5) 2 LAMP FLUORESCENT LIGHTS = 34 WATTS = 170 WATTS	
(3) 4X4 FLUORESCENT LIGHTS = 32 WATTS = 288 WATTS	
(1) 4' UNDER COUNTER LIGHT = 6 WATTS = 6 WATTS	
464 WATTS DIVIDED BY 566 SF. = 81 WATTS/SQ. FT. (ALLOWABLE 11 WATTS/SF.) - REMAINING LIGHTS SHOWN ON PLAN ARE ACCENT LIGHTS.	
ROOM 401:	
(4) 4X4 FLUORESCENT LIGHTS = 32 WATTS = 128 WATTS	
(2) SCONCES = 40 WATTS (MAX) = 80 WATTS	
(1) PENDANT LIGHT = 75 WATTS (MAX) = 75 WATTS	
283 WATTS DIVIDED BY 249 SF. = 11 WATTS/SQ. FT. (ALLOWABLE 11 WATTS/SF.)	
ROOM 402:	
(2) 2X2 FLUORESCENT LIGHTS = 34 WATTS = 68 WATTS	
68 WATTS DIVIDED BY 179 SF. = 38 WATTS/SQ. FT. (ALLOWABLE 11 WATTS/SF.)	
ROOM 403:	
(2) 2X2 FLUORESCENT LIGHTS = 34 WATTS = 68 WATTS	
68 WATTS DIVIDED BY 194 SF. = 37 WATTS/SQ. FT. (ALLOWABLE 11 WATTS/SF.)	
ROOM 404:	
(2) 2X2 FLUORESCENT LIGHTS = 34 WATTS = 68 WATTS	
68 WATTS DIVIDED BY 205 SF. = 33 WATTS/SQ. FT. (ALLOWABLE 11 WATTS/SF.)	
ROOM 405:	
(2) 2X2 FLUORESCENT LIGHTS = 34 WATTS = 68 WATTS	
68 WATTS DIVIDED BY 210 SF. = 32 WATTS/SQ. FT. (ALLOWABLE 11 WATTS/SF.)	
ROOMS 406 AND 407 ARE NOT CHANGING	



FOURTH FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



space planning and architecture

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D. WILLIAM BEEBE, #AR0004073
QUALIFIER FOR MB DESIGN ASSOCIATES, INC.

DATE: _____

THE FOLLOWING CODES WERE USED IN THE DESIGN OF THIS PROJECT:
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EXISTING BUILDING, BUILDING, PLUMBING, FUEL GAS, MECHANICAL, AND TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
2008 NATIONAL ELECTRICAL CODE (NFPA 70)
2007 FLORIDA FIRE PREVENTION CODE (INCLUDING NFPA 2008 EDITIONS)

PROJECT NAME/LOCATION:

CONSTELLATION LIMITED PARTNERSHIP
1555 Palm Beach Lakes Blvd.
SUITE 406
West Palm Beach, 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 #: CONSTELLATION

DATE: 1-17-2011

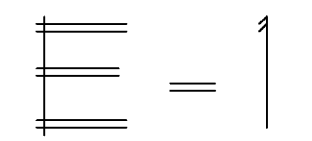
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ELECTRICAL NOTES MB DESIGN
(3-10-2003)

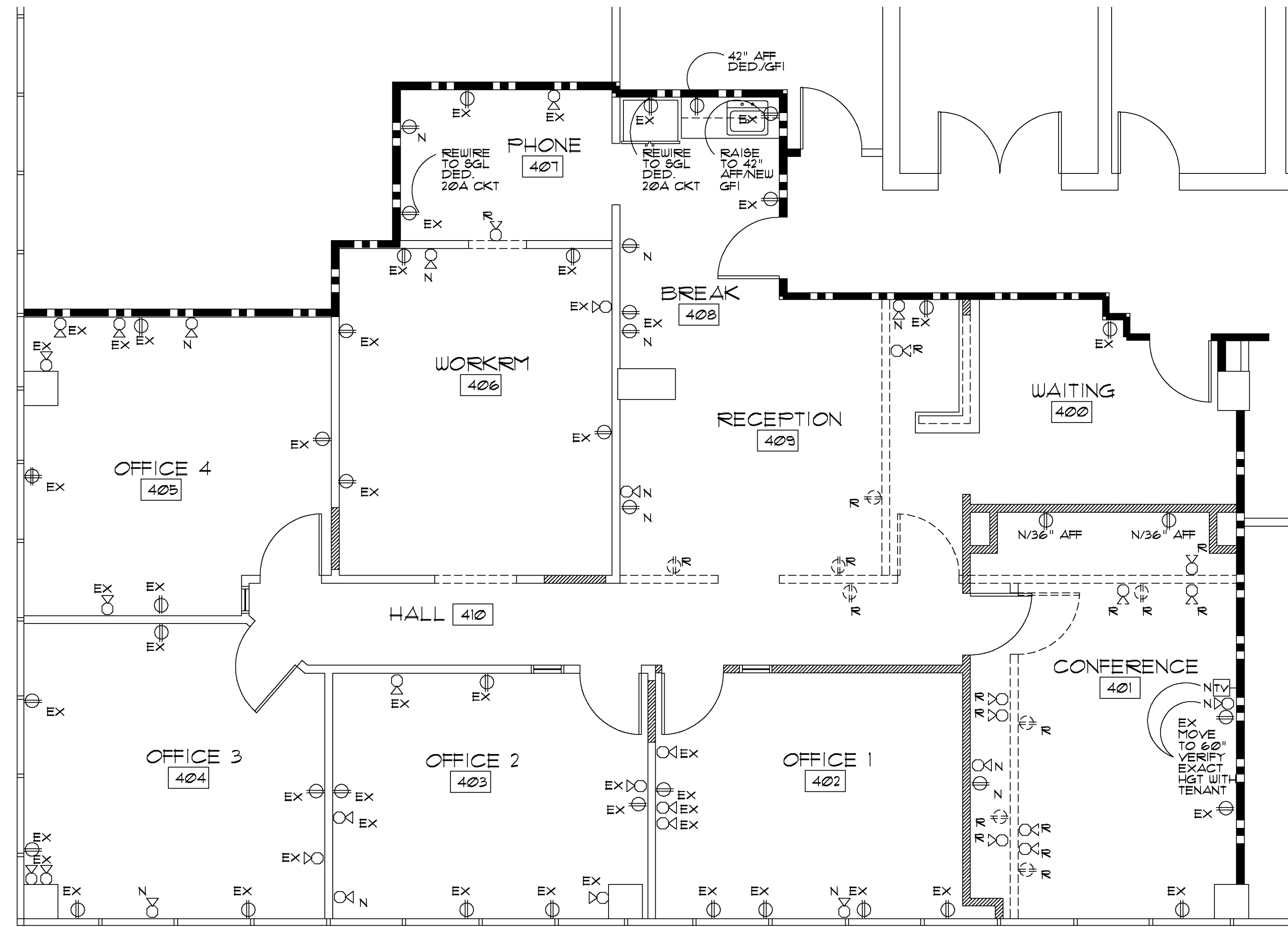
1. ALL WORK SHALL BE DONE IN STRICT ACCORD WITH ALL CODES ADOPTED BY ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT TO THE APPROVAL OF THE ARCHITECT.
2. ALL WORK TO BE PERFORMED BY QUALIFIED ELECTRICIANS IN ACCORDANCE WITH BOTH LOCAL AND NATIONAL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL PHONE/DATA CONDUIT AND BOXES, WIRING, PLATES AND DEVICES IS THE RESPONSIBILITY OF THE OWNER.
4. ALL CONDUCTORS SHALL BE COPPER, UNLESS NOTED OTHERWISE.
5. ALL SPLICES SHALL BE MADE WITH APPROVED PRESSURE TYPE CONNECTORS WITH FIELD APPLIED INSULATION THAT EQUALS, OR EXCEEDS, FACTORY APPLIED INSULATION.
6. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ART. 250.
7. ALL MATERIALS SHALL BE NEW THESE MATERIALS (EXCEPT LAMPS AND CORDS) AND ALL WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
8. ELECTRICAL CONTRACTOR SHALL REVIEW ALL OTHER DOCUMENTS OF THIS PROJECT AND COORDINATE HIS WORK WITH ALL OTHER TRADES TO ASSURE A COMPLETE AND WORKABLE ELECTRICAL SYSTEM.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, UNLESS NOTED OTHERWISE. WIRE SIZE #10 AWG AND LARGER SHALL BE STRANDED.
10. WIRE SIZE #10 AWG AND SMALLER SHALL HAVE THIN INSULATION. WIRE SIZE #12 AWG AND LARGER SHALL HAVE THIN INSULATION.
11. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT PER CODE. THE USE OF MC FLEX CABLE SHALL BE PERMITTED IF ALLOWED BY CODE.
12. ALL FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE WITH NEW LAMPS UNLESS NOTED OTHERWISE.
13. THE ELECTRICAL DESIGN SHOWN IS INTENDED TO BE COMPLETE AND A WORKABLE ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES. ALL MISCELLANEOUS PARTS, WHETHER SHOWN OR NOT, SHALL BE INCLUDED. ANY DISCREPANCIES IN DRAFTING OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, OR ENGINEER PRIOR TO BID OR THEY SHALL BE CONSIDERED TO BE INCLUDED.
14. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED ELECTRICAL FOR CONDENSATE PUMPS. COORDINATE WITH MECH. CONTRACTOR.
15. ELECTRICAL CONTRACTOR SHALL COMPLY WITH CHAPTER 13, FBC 2007/SECTION 13-413 ABC MANDATORY REQUIREMENTS FOR METHODS A, B AND C.
16. FEEDERS AND CUSTOMER OWNED SERVICE CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 2 PERCENT AT DESIGN LOAD.
17. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3 PERCENT AT DESIGN LOAD.
18. ALL EXISTING PHONE/DATA OUTLETS ARE TO BE REMOVED AND THEIR HOLES PATCHED. REMOVE ALL DUPLEX RECEPTACLES THAT ARE IN THE WAY OF NEW CONSTRUCTION.
19. CONTRACTOR TO PROVIDE SUBMITTALS TO TENANT FOR ALL LIGHT FIXTURES FOR THEIR APPROVAL PRIOR TO ORDERING.

NOTE:
ELECTRICAL EQUIPMENT/PANELS ARE LOCATED IN A COMMON ELECTRICAL ROOM WITH A HOUSE METER. NO WORK IS REQUIRED WHEN SUBDIVIDING TENANT'S OTHER THAN RELOCATING LIGHT FIXTURES, REWIRING AND ADDING NEW DUPLEX/PHONE/DATA RECEPTACLES AS SHOWN ON THIS PLAN.
THERE ARE A TOTAL OF 8 DUPLEX RECEPTACLES BEING DELETED AND 8 BEING ADDED. LOAD CALCULATIONS WERE NOT DONE AS LOADS HAVE REMAINED THE SAME.

THERE IS A TOTAL OF 2400 WATTS FOR LIGHTS BEING DELETED AND A TOTAL OF 1016 WATTS (SEE ENERGY CODE CALC. - SHEET E-1) BEING ADDED. LOAD CALCULATIONS WERE NOT DONE AS LOADS HAVE DECREASED.

MECHANICAL SYSTEMS ARE ON A MAIN CHILLER. NO MECHANICAL WORK IS REQUIRED WHEN SUBDIVIDING TENANT SPACE OTHER THAN TO REBALANCE AIR WHICH WILL BE DONE BY THE BUILDING MECHANICAL CONTRACTOR.

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE
	GFI DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	PHONE/DATA OUTLET - 1900 BOX WITH SINGLE RING WITH 1" CONDUIT STUDDED INTO CEILING SPACE WITH ELL, CONNECTOR AND BUSHING. ALL MUST HAVE WIRE PRIOR
EX -	EXISTING TO REMAIN
N -	NEW
R -	REMOVE



FOURTH FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

2210 U.S.F.



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SCALE: VARIES

DRAWN BY: MB

ISSUED: REVISIONS:

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OF 2



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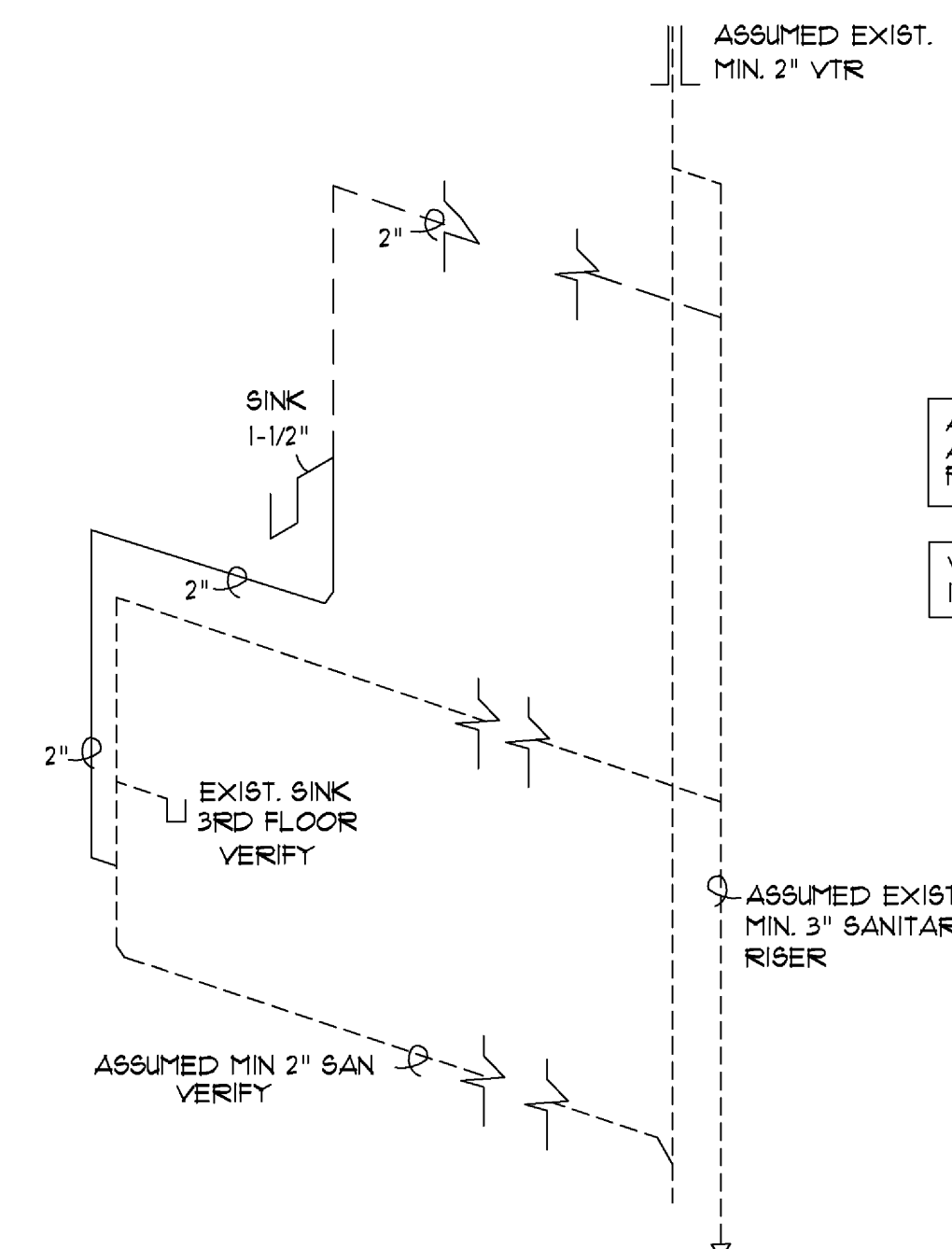
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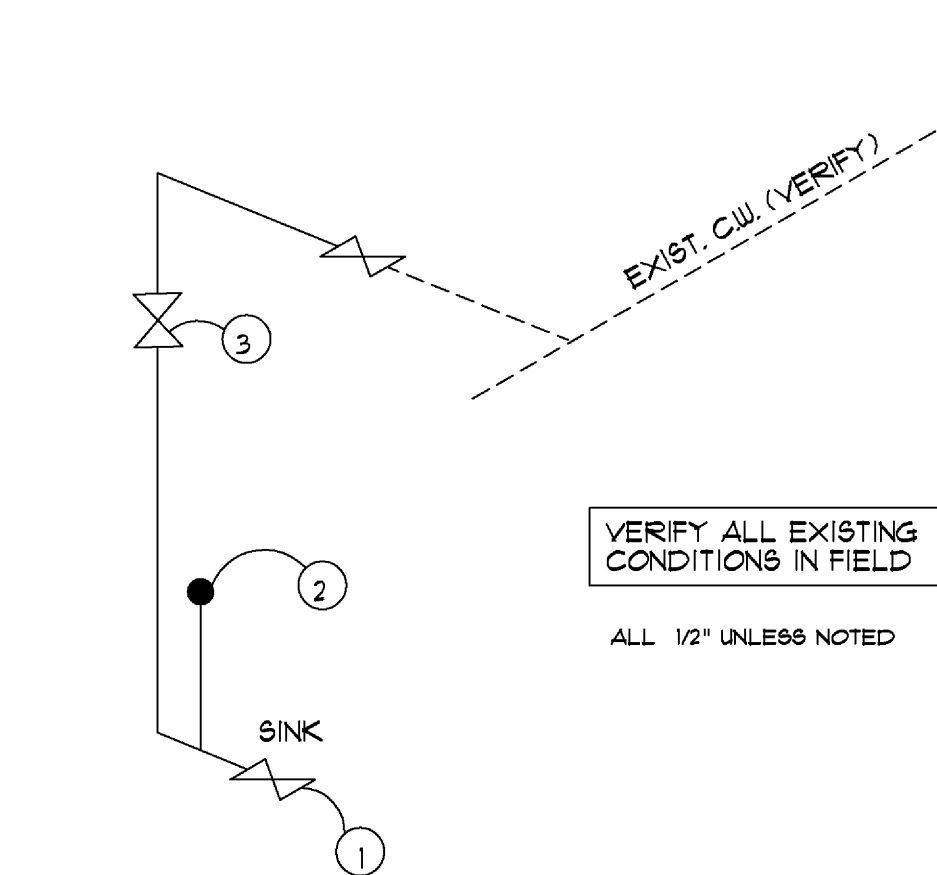
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ALL TRAPS TO BE UNION F TRAPS AND TO BE USED AS CLEAN OUTS PER FBC 2007 PLUMBING, 108.11
VERIFY ALL EXISTING CONDITIONS IN FIELD

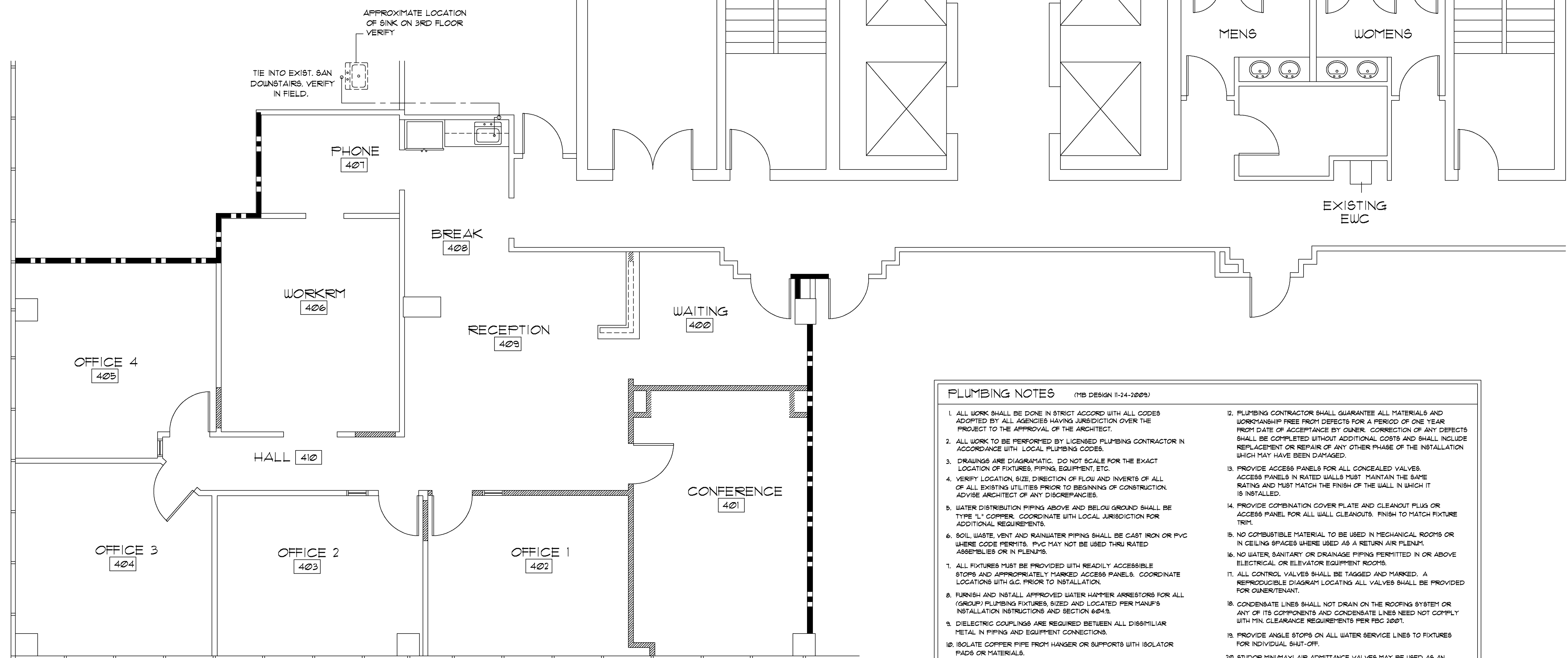


WATER NOTES

- ALL FIXTURES EXCEPT WATER CLOSETS TO HAVE COLD AND HOT WATER
- TYPICAL ALL FIXTURES: PROVIDE VALVE STOP
- TYPICAL ALL FIXTURES: PROVIDE WATER HAMMER ARRESTORS PER 604.9. LOCATE NEAR FIXTURES IN AN EFFECTIVE RANGE (NOT ABOVE CEILING). ARRESTORS SHALL BE OF A TYPE THAT DOES NOT REQUIRE ACCESS OR PROVIDE AN ACCESS PANEL. PROVIDE MANUFACTURER'S DATA.
- TYPICAL AT ALL DROPS: ACCESSIBLE VALVE ABOVE CEILING

WATER RISER NOTES

SANITARY RISER NOTES



PLUMBING NOTES (MB DESIGN 11-24-2009)

- ALL WORK SHALL BE DONE IN STRICT ACCORD WITH ALL CODES ADOPTED BY ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT TO THE APPROVAL OF THE ARCHITECT.
- ALL WORK TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN ACCORDANCE WITH LOCAL PLUMBING CODES.
- DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCIES.
- WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE TYPE 1/2 COPPER. COORDINATE WITH LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS.
- SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC WHERE CODE PERMITS. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN FLENUMS.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH G.C. PRIOR TO INSTALLATION.
- FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS FOR ALL (GROUP) PLUMBING FIXTURES, SIZED AND LOCATED PER MANUF'S INSTALLATION INSTRUCTIONS AND SECTION 604.9.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PADS OR MATERIALS.
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATIONS BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATINGS AS WALLS OR FLOORS AS PART OF THE PLUMBERS WORK.
- PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL COSTS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
- PROVIDE COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS. FINISH TO MATCH FIXTURE TRIM.
- NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS A RETURN AIR FLENUM.
- NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN OR ABOVE ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
- ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/TENANT.
- CONDENSATE LINES SHALL NOT DRAIN ON THE ROOFING SYSTEM OR ANY OF ITS COMPONENTS AND CONDENSATE LINES NEED NOT COMPLY WITH MIN. CLEARANCE REQUIREMENTS PER FBC 2007.
- PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
- STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUF RECOMMENDATIONS.