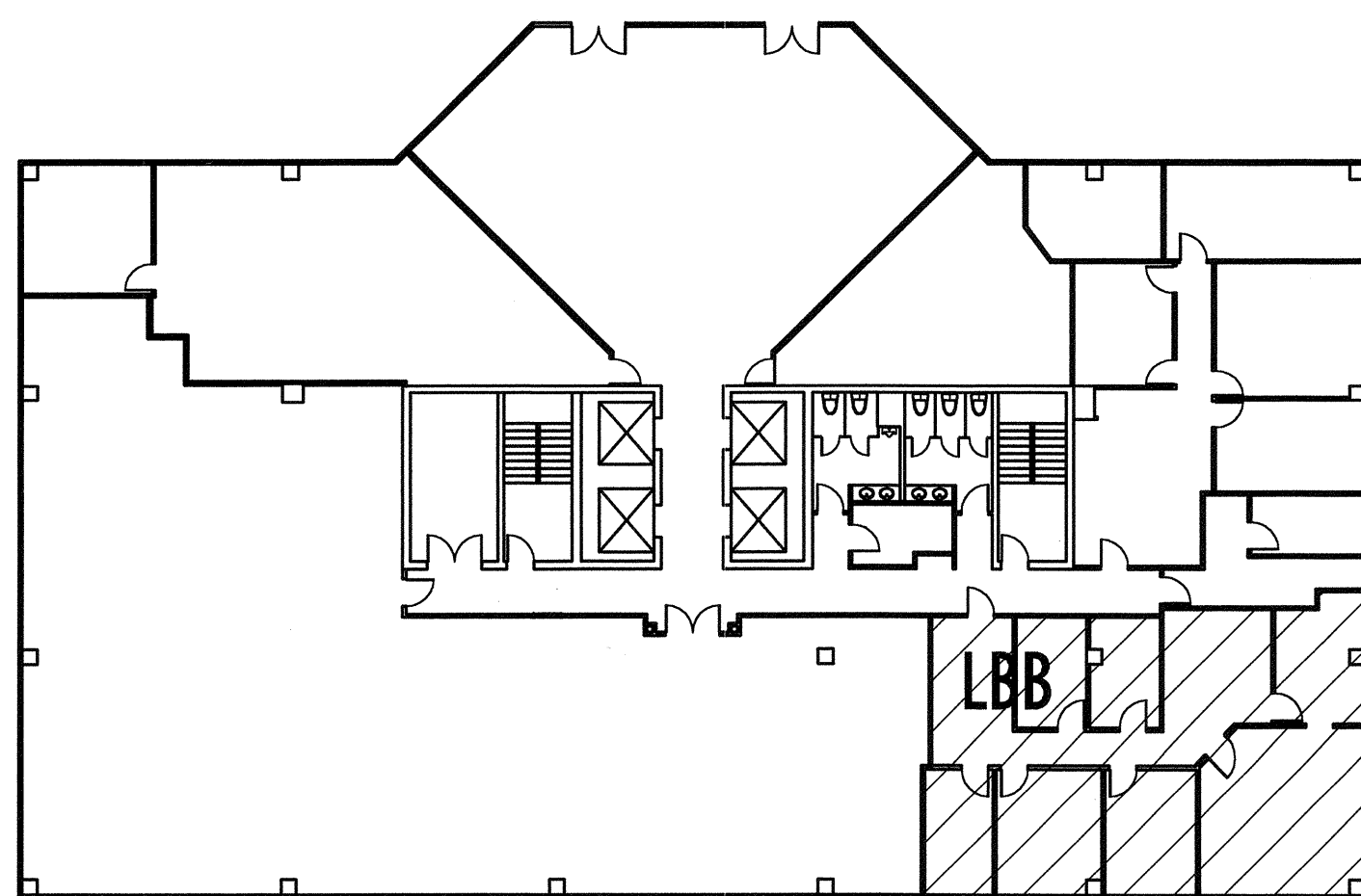


GENERAL NOTES AND CONDITIONS (MB DESIGN 11-5-2009)
 CONTRACTOR ALSO REFERS TO ALL SUBCONTRACTORS WHERE APPLICABLE.

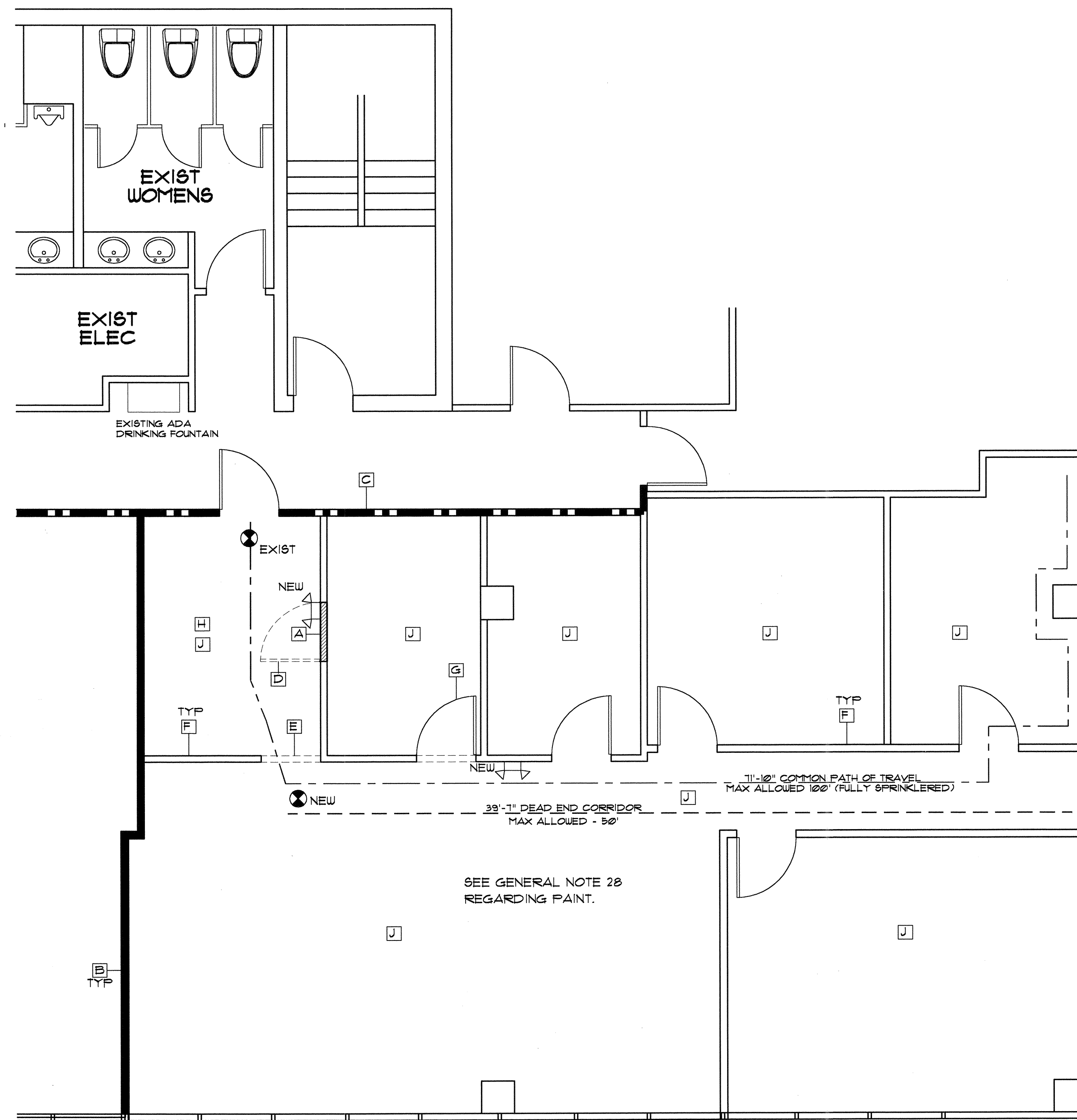
1. PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS, INCLUDING INCIDENTAL ITEMS REQUIRED TO COMPLETE THE PROJECT.
2. ALL WORK TO COMPLY IN ALL RESPECTS WITH APPLICABLE CODES LISTED AND ANY OTHER STATUTES, ORDINANCES, LAWS AND CODES ADOPTED BY ANY AGENCY HAVING JURISDICTION OVER THE PROJECT.
3. CONTRACTOR MUST BE LICENSED IN THE STATE OF FLORIDA AND SHALL OBTAIN AN OCCUPATIONAL LICENSE AS REQUIRED BY LOCAL AGENCIES.
4. 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.
5. CONTRACTOR SHALL CONTACT ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN EXISTING CONDITION OR CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS.
6. 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.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES. A PRECONSTRUCTION MEETING IS SUGGESTED TO COORDINATE LOCATION AND ROUTING OF ALL PIPING, DUCTWORK, ETC.
9. 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.
10. 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.
11. 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.
12. 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.
13. CONTRACT SHALL BE EXECUTED ON AIA-A-107 (LATEST EDITION) COMPLETE WITH GENERAL CONDITIONS OR OTHER FORM ACCEPTABLE TO ALL PARTIES. THESE GENERAL NOTES AND CONDITIONS WILL GOVERN IN THE EVENT OF A CONFLICT.
14. PROVIDE 9 ABC FIRE EXTINGUISHER @ MAXIMUM 15' O.C. FINAL LOCATION TO BE GIVEN BY FIRE MARSHAL. UNLESS NOTED EXTINGUISHERS SHALL BE SURFACE MOUNTED ON APPROVED HANGERS WITH TOP @ 40" AFF. (9)
15. SUBMIT SHOP DRAWINGS (WITH MATERIAL SAMPLES WHERE NECESSARY) FOR ALL CABINETRY AND MANUFACTURED ITEMS. ARCHITECT WILL RETAIN ONE COPY.
16. SUBMIT NOTICE OF ACCEPTANCE (NOA) FOR EXTERIOR EQUIPMENT, DOORS, WINDOWS AND OTHER IMPROVEMENTS.
17. 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 (MAXIMUM 12" O.C.).
18. CONTRACTOR TO INSTALL PROPER BACKING IN ALL WALLS FOR BUILT-IN CABINETRY, 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.
19. ANY MATERIAL USED AS A FINISH SURFACE SHALL BE PROPERLY PROTECTED AFTER INSTALLATION.
20. 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.
21. 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.
22. 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.
23. 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.
24. AN ADA APPROVED DRINKING FOUNTAIN AND UTILITY SINK EXISTS IN THE COMMON AREA.
25. ALTERATION WORK COMPLIES WITH LEVEL 2 ALTERATIONS, PER FBC EXISTING BUILDING CODE, CHAPTER 4.
26. ALL CONSTRUCTION, ALTERATION AND DEMOLITION TO COMPLY WITH NFPA 241.
27. DEBRIS TO BE REMOVED FROM SITE DAILY.
28. PAINT ENTIRE SUITE WITH 2 COATS OF FLAT LATEX PAINT BY "BENJAMIN MOORE" OR EQUAL.

BUILDING DATA:
 OCCUPANCY TYPE: GROUP B - BUSINESS
 1502 SF. DIVIDED BY 100 SF/PERSON = 15 PERSONS
 TYPE OF CONSTRUCTION - TYPE III PROTECTED - FULLY SPRINKLERED
 NUMBER OF FLOORS: 15



KEY PLAN
 NOT TO SCALE

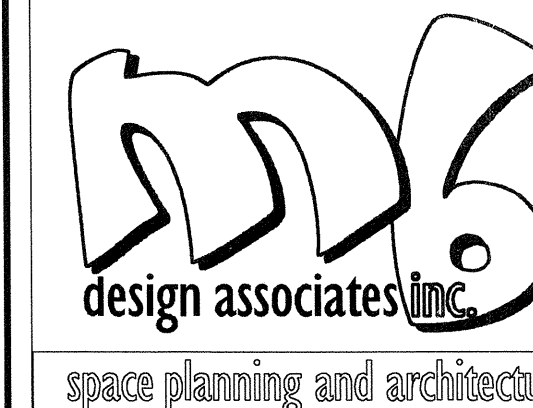
LIGHTING LEGEND	
	EXIT SIGN WITH BATTERY BACKUP - ALL MUST BE FED FROM LIGHTING CIRCUIT IN AREA
	BATTERY PACK EMERGENCY LIGHT WITH DOUBLE HEAD - ALL MUST BE FED FROM LIGHTING CIRCUIT IN AREA



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

LEGEND:

	NEW WALL - FILL IN OPENING WITH 3-5/8" MTL STUDS @ 16" O.C. - GYP BD ON BOTH SIDES TO MATCH EXISTING THICKNESS
	NEW 1 HR. RATED WALL IS BEING CONSTRUCTED UNDER SEPARATE PERMIT BY TENANT ON OTHER SIDE
	EXISTING 1 HR. RATED WALL/DOOR
	EXISTING DOOR/FRAME TO BE REMOVED, REMOVED.
	EXISTING WALL TO BE REMOVED WITH GYP BD FINISHED OPENING. HEADER TO MATCH DOOR HEIGHT. 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.
	EXISTING WALL TO REMAIN.
	NEW DOOR/FRAME TO MATCH EXISTING.
	REMOVE EXISTING VCT THIS ROOM
	NEW CARPET - INCLUDE AN ALLOWANCE OF 16.00/SYD (INCLUDING GLUE DOWN INSTALLATION) REMOVE EXISTING VCT THIS ROOM. BASE TO REMAIN - ADD NEW WHERE NEW WALLS ARE ADDED.



MB DESIGN ASSOCIATES, INC.
 FLORIDA LICENSE # AA26000521

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 (561) 222-2993 FAX: (561) 222-2994
 email: jmarais@aol.com

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

DATE: 11-19-2010

THE FOLLOWING CODES WERE USED IN THE DESIGN OF THIS PROJECT:
 2007 FLORIDA BUILDING CODE (INCLUDING 2009 AMENDMENTS)
 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 2006 EDITIONS)

PROJECT NAME/LOCATION:

LBB
 1555 Palm Beach Lakes Blvd.
 SUITE 205
 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 #: LBB

DATE: 11-17-2010

SCALE: VARIES

DRAWN BY: MB

ISSUED:

REVISIONS:

SHEET NO:

A-1
 OF 1

1502 U.S.F.