

743 BISCAYNE DRIVE  
WEST PALM BEACH, FLORIDA 33401  
561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB  
FLORIDA REGISTERED ARCHITECT  
AR91404

PROJECT:

**SELECTIVE  
MODIFICATIONS  
TO**

150 WORTH AVE  
PALM BEACH UNIT 136  
FLORIDA 33480

TITLE  
**SITE PLAN**

DRAWING INFO

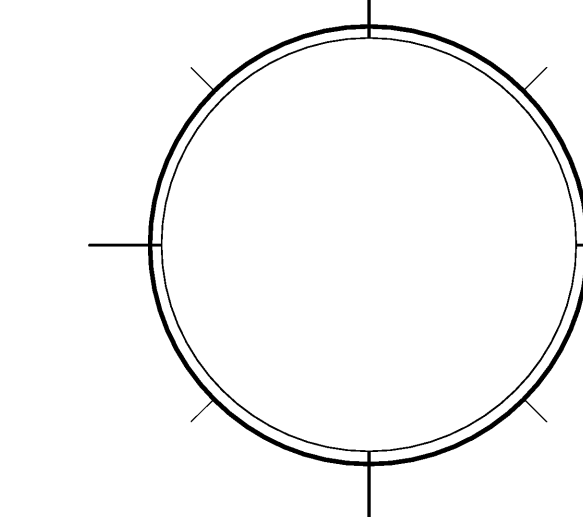
DATE	6-1-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

REVISIONS AND ISSUE

NO.	DATE	REVISION NOTE
A	6/1/11	PERMIT
NO.	DATE	ISSUE NOTE
NO.	DATE	REVISION NOTE

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

SEAL:



SHEET

**A0**

OF:

**ARCHITECTURAL GENERAL NOTES:**

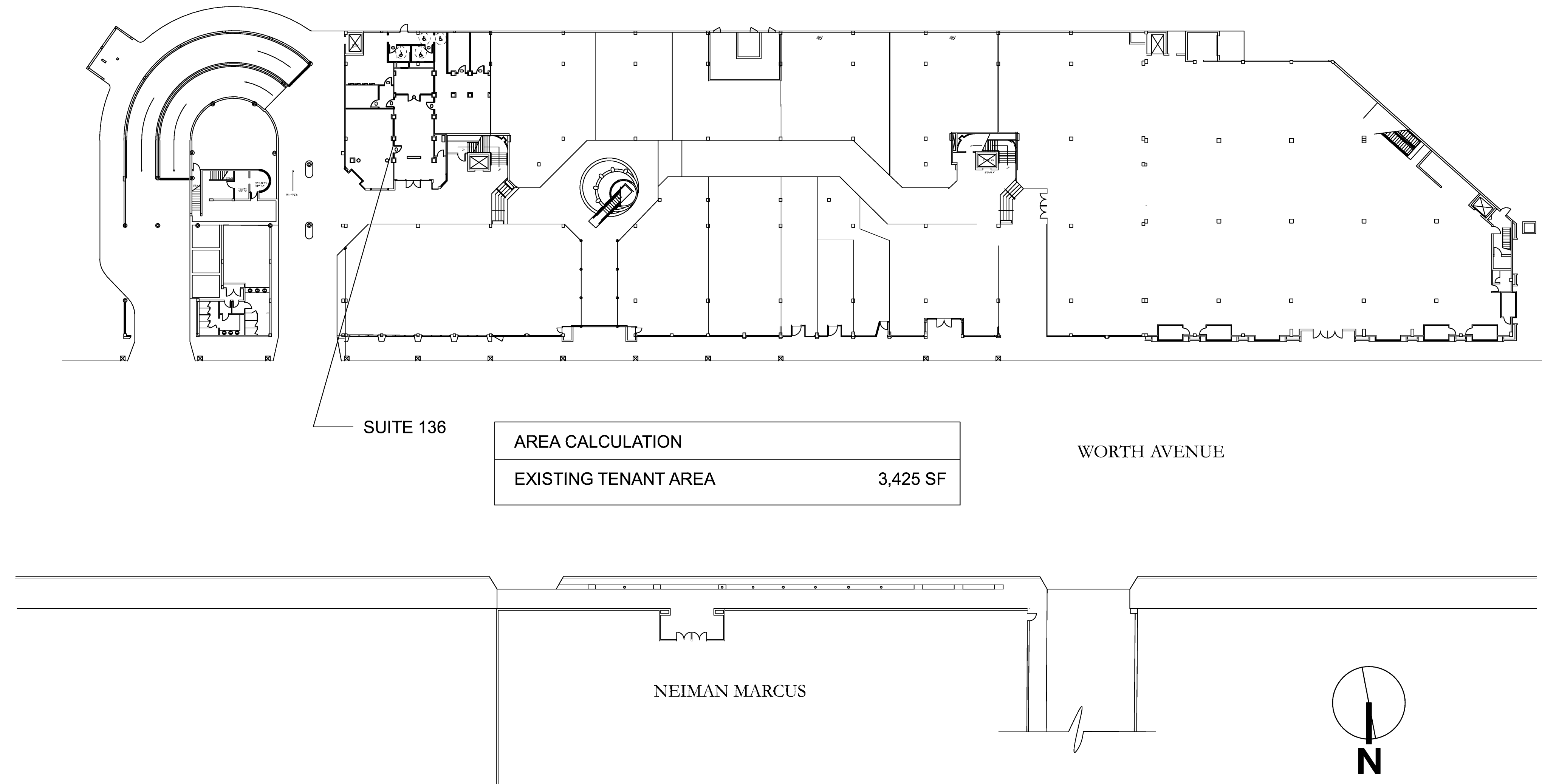
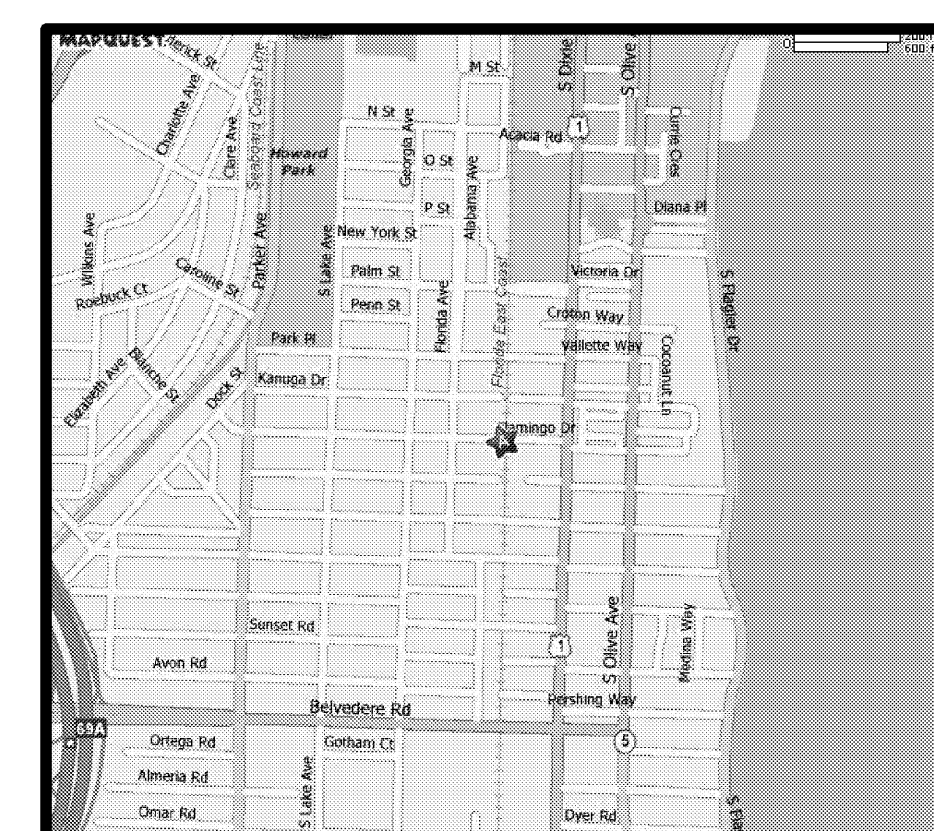
- THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, AND OMISSIONS IN THE DESCRIPTION DOES NOT RELIEVE THE G.C. OF DELIVERING A COMPLETED PROJECT IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICE.
- THE G.C. SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL REPORT TO THE DESIGNER ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE G.C. SHALL DO NO WORK WITHOUT DRAWINGS, SPECIFICATIONS OR MODIFICATIONS.
- ANY ITEM NECESSARY FOR THE PROPER COMPLETION OF THE WORK UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE TO THE TRADE.
- THE G.C. SHALL MAINTAIN A COMPLETE SET OF UP-TO-DATE DRAWINGS, INCLUDING SHOP DRAWINGS, ON THE JOB SITE AT ALL TIMES.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- WHERE TWO METALS ADJOIN OR ARE AFFIXED TO EACH OTHER, THE G.C. SHALL PROVIDE THE NECESSARY INSULATING MATERIAL SO THAT NO VIBRATION OR NOISE IS TRANSMITTED BETWEEN THEM.
- THE SPACE AROUND PIPES, DUCTS, ETC. AND PENETRATING RATED WALLS SHALL NOT EXCEED 1" AND SHALL BE PACKED SOLID WITH MINERAL WOOL, OR EQUAL, AND TO BE CLOSED OFF BY CLOSE FITTING METAL ESCUTCHEONS ON BOTH SIDES AS REQUIRED BY LOCAL CODE.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH LOCAL CODES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION.
- THE G.C. SHALL BE RESPONSIBLE FOR PATCHING, REFINISHING, OR OTHER REPAIR WORK WHICH HAS BEEN DAMAGED DURING CONSTRUCTION.
- THE G.C. SHALL REVIEW ALL SPECIFIED PRODUCTS AND BE RESPONSIBLE FOR DETERMINING AVAILABILITY. NO SUBSTITUTIONS OR ALLOWANCES WILL BE MADE FOR FAILURE TO ORDER ITEMS TO COORDINATE WITH THE PROJECT SCHEDULE. ITEMS WHICH REQUIRE A LEAD TIME INCOMPATIBLE WITH THE PROJECT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN ORDER THAT PROPER ADJUSTMENTS CAN BE MADE.
- THE G.C. IS TO PROVIDE EVERYTHING NECESSARY FOR THE COMPLETION OF THE WORK AS SHOWN IN ALL DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS "BY OTHERS" OR "N.I.C.". THE G.C. SHALL COORDINATE HIS WORK WITH THE VARIOUS "BY OTHERS" OR "N.I.C." CONTRACTORS.
- THE G.C. SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE G.C. SHALL BE RESPONSIBLE AND PAY FOR CONTROLLED INSPECTION OF MATERIALS AND CONSTRUCTION METHODS IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE BUILDING DEPARTMENT AND OTHERS AUTHORITIES HAVING JURISDICTION.
- THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATION OF WASTE MATERIALS DURING THE ENTIRE CONSTRUCTION PERIOD.

NOTE: TENANT SHALL SUBMIT SIGNAGE SEPARATELY FOR LANDLORD TO REVIEW FOR APPROVAL

TOILET ROOM REQUIREMENTS:  
409.4.1 LOCATION OF TOILET FACILITIES IN OCCUPANCIES OTHER THAN COVERED MALLS, IN OCCUPANCIES OTHER THAN COVERED MALLS, THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 300 FEET.

LIFE SAFETY TABULATIONS:
CONSTRUCTION TYPE: VB - SPRINKLERED
1. OCCUPANCY CLASSIFICATION
GROUP M - MERCANTILE
• GROUND FLOOR
MERCANTILE = 3425 S.F.X
TOTAL = OCCUPANT LOAD = 115 PERSONS
TABLE 1004 MAX. TRAVEL DISTANCE TO EXIT: 300 FT SPRINKLED.
EGRESS WIDTH PER PERSON 0.2' ; THEREFORE,
14 PERSONS X 0.2 = 28' TOTAL EXIT WIDTH REQ.
EXIT WIDTH PROVIDED:
1 DOUBLE 36" DOOR = 72'
TOTAL: = 72'
MINIMUM CORRIDOR WIDTH REQD. 44"
MINIMUM CORRIDOR WIDTH PROVIDED 60"
MAXIMUM DEAD END COORIDOR LENGTH 20'-0"

SHEET	DRAWING TITLE
A0	SITE PLAN
A1	FLOOR PLAN
A2	EXTERIOR ELEVATION
B1	STOREFRONT PLAN



1 SITE PLAN  
Scale: 1" = 30' FT

**SCOPE OF WORK:**  
1. SELECTIVE DEMOLITION AS INDICATED ON DEMO / PROPOSED PLAN  
2. NEA SELECTIVE MODIFICATIONS TO AN EXISTING RETAIL STORE  
3. REMOVE AND REPLACE EXISTING STOREFRONT

**NOTE TO CONTRACTOR:**  
THESE DOCUMENTS ARE DEVELOPED AND DELIVERED AS A INSTRUMENT TO CONSTRUCT AS A "WHOLE". WHEN A PERMIT IS ISSUED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY REVIEW AND CROSS REFERENCE DOCUMENT INFORMATION BETWEEN ALL SHEETS AND ALL PERMITS. FAILURE TO PROVIDE SUBCONTRACTORS WITH ALL INFORMATION, DURING BIDDING AND CONSTRUCTION, AS A "WHOLE" SHALL NOT CONSTITUTE ADDITIONAL FEES IN THE FORM OF CHANGE ORDERS.

PROJECT INFORMATION	
JURISDICTION	TOWN OF PALM BEACH
ZONING	
CONSTRUCTION TYPE	VB
USE GROUP	RETAIL
APPLICABLE CODES	2007 FBC WITH 2009 REVISIONS
LEVEL OF ALTERATION	LEVEL TWO

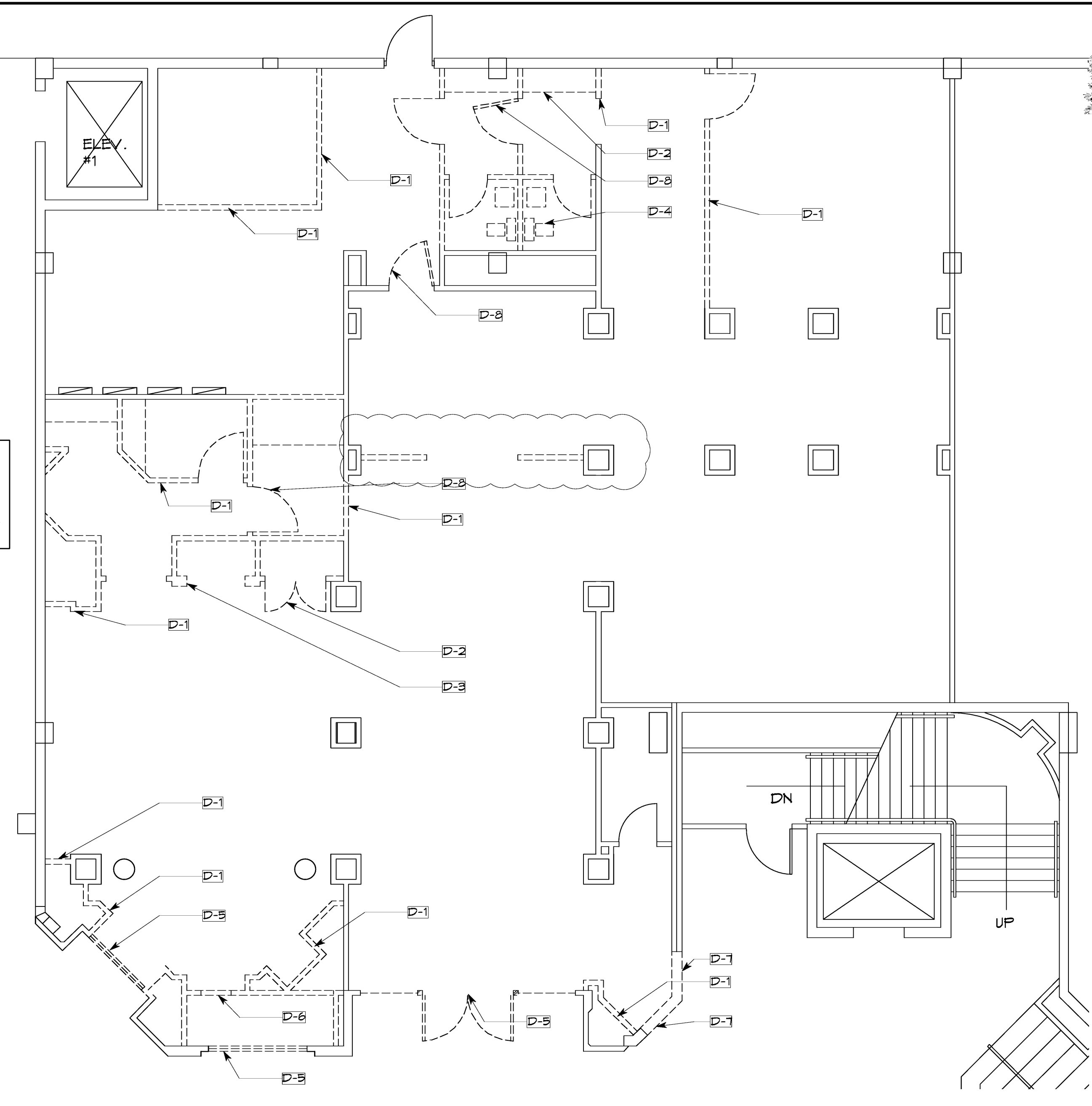
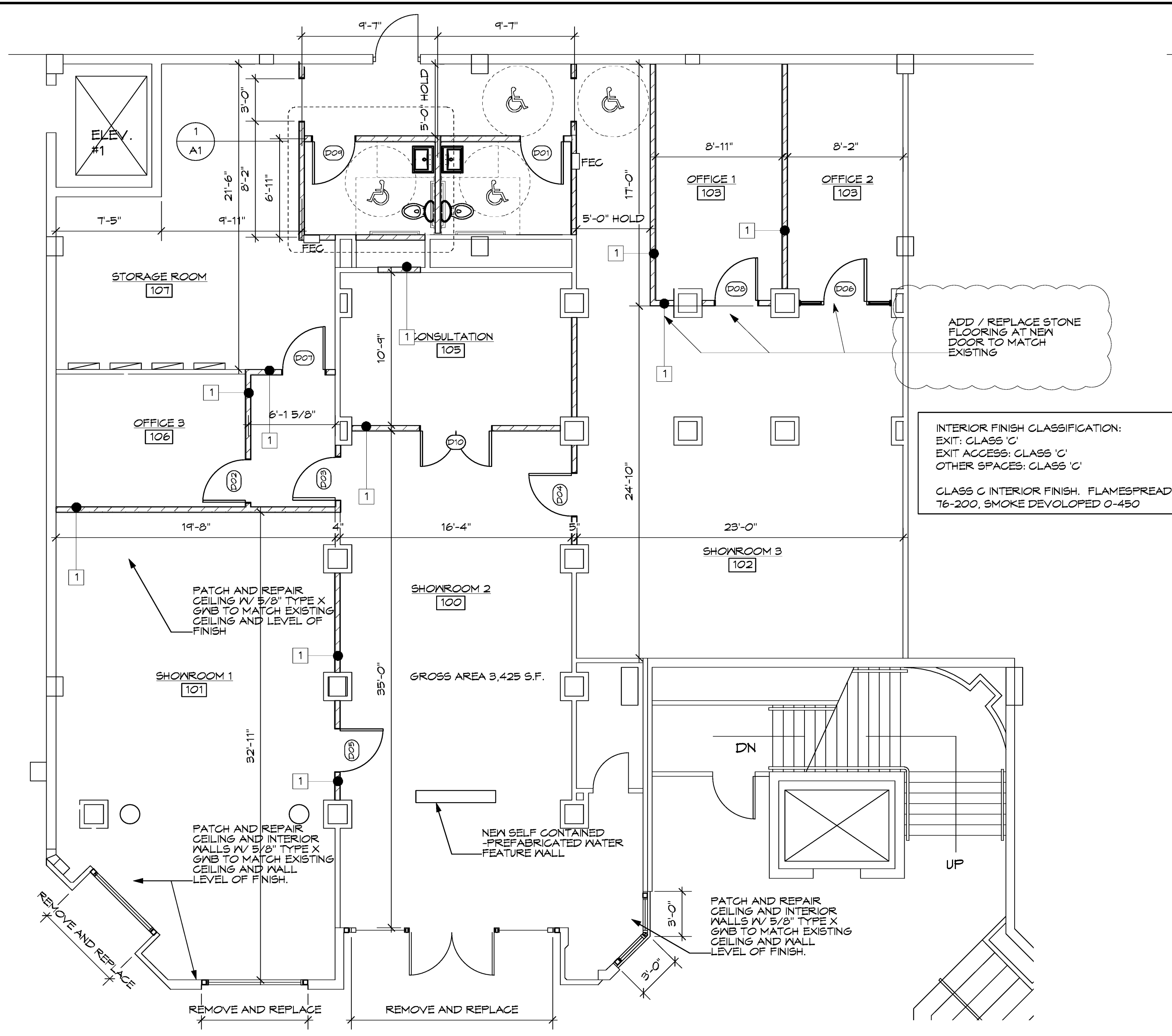
SPECIAL EXCEPTION #18-2011

DRAWING INFO	
DATE	6-1-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

REVISIONS AND ISSUE

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INTERIOR FINISH CLASSIFICATION:  
EXIT: CLASS 'C'  
EXIT ACCESS: CLASS 'C'  
OTHER SPACES: CLASS 'C'  
  
CLASS C INTERIOR FINISH. FLAMESPREAD  
76-200, SMOKE DEVELOPED 0-450

1 PROPOSED FLOOR PLAN  
Scale: 3/16" = 1'-0"

2 EXISTING FLOOR PLAN  
Scale: 3/16" = 1'-0"

WALL TYPE LEGEND INTERIOR	
1	NEW 5/8" MTL FRAMED WALL @ 16" O.C. w/ 5/8" GNB EACH SIDE
2	EXISTING WALL TO REMAIN

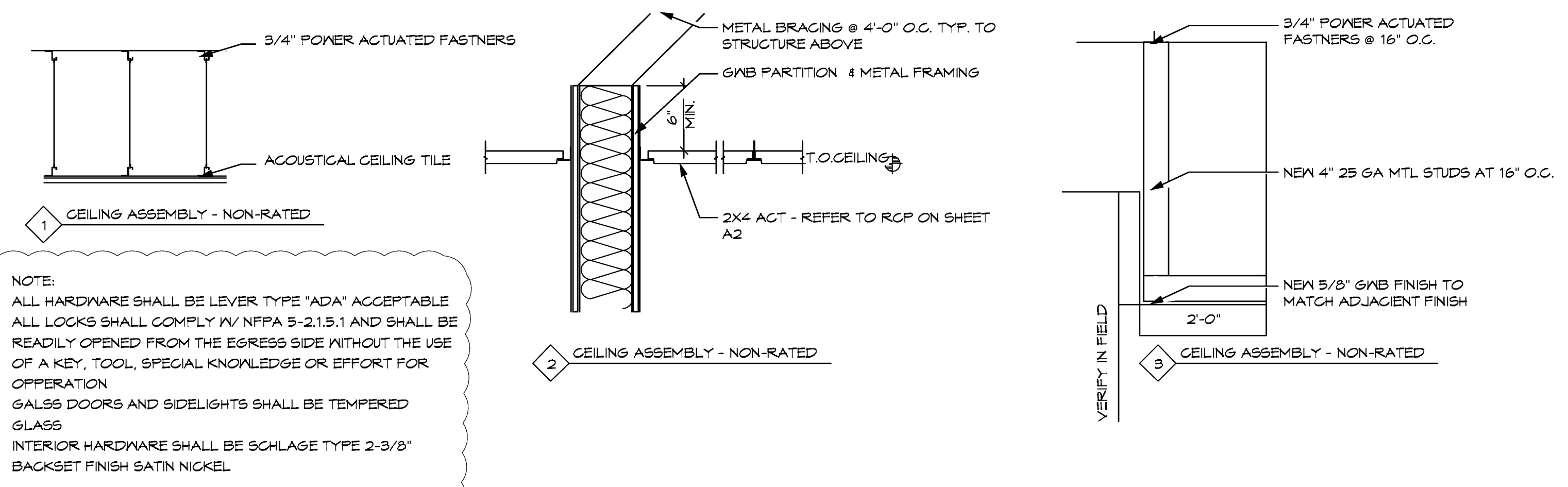
DOOR SCHEDULE

Mark	Nominal Size		Thickness	Door Style	Door Operation	Top Stripe	Slab Style	Jamb Depth	Head Detail	Jamb Detail	Sill Detail	Door Slab	HK Set	Openings		Door Data		Accessories	Comments
	Width	Height												RO Width	RO Height	MATERIAL	ADA		
D 01	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						PRIVACY	3'2"	7'11"	MDF	ADA LEVER		MDF
D 02	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						LOCKSET	3'2"	7'11"	MDF	ADA LEVER		
D 03	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						PASSAGE	3'2"	7'11"	MDF	ADA LEVER		
D 04	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						PASSAGE	3'2"	7'11"	MDF	ADA LEVER		
D 05	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						PASSAGE	3'2"	7'11"	MDF	ADA LEVER		
D 06	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	4 3/4"						LOCKSET	6'6"	7'11"	MDF	ADA LEVER		w/ SIDELIGHTS
D 07	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						PASSAGE	3'2"	7'11"	MDF	ADA LEVER		
D 08	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						LOCKSET	3'2"	7'11"	MDF	ADA LEVER		
D 09	3'0"	7'0"	1 3/4"	Swing Simple	Square	Panel	4 3/4"						PRIVACY	3'2"	7'11"	MDF	ADA LEVER		
D 10	5'0"	6'8"	1 3/4"	Swing Bl-part	Square	Glass	4 3/4"						HDV-3	5'2"	6'9"	MDF	ADA LEVER		

NOTE: TENANT SHALL SUBMIT SIGNAGE SEPARATELY FOR LANDLORD TO REVIEW FOR APPROVAL

TOILET ROOM REQUIREMENTS:  
403.4.1 LOCATION OF TOILET FACILITIES IN OCCUPANCIES OTHER THAN COVERED MALLS. IN OCCUPANCIES OTHER THAN COVERED MALLS, THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500 FEET.

- Notes
1. REMOVE EXISTING GNB
  2. REMOVE EXISTING CABINET
  3. REMOVE EXISTING DECORATIVE NON-WORKING FIREPLACE
  4. REMOVE EXISTING BATHROOM FIXTURES AND PLUMBING. CAP EXISTING SANITARY LINES. REFER TO PROPOSED TOILET ROOM LAYOUT PLANS
  5. REMOVE EXISTING STOREFRONT
  6. REMOVE EXISTING DISPLAY
  7. CUT AND REMOVE EXISTING WALL TO RECEIVE NEW STOREFRONT. NOTIFY ARCHITECT PRIOR TO DEMOLITION OF THIS AREA AND AFTER EXPLORATORY WORK IS COMPLETED TO ESTABLISH THE SIZE OF THE EXISTING STRUCTURAL TIEBEAM ABOVE.
  8. REMOVE EXISTING DOOR



NOTE:  
ALL HARDWARE SHALL BE LEVER TYPE "ADA" ACCEPTABLE  
ALL LOCKS SHALL COMPLY w/ NFPA 5-2.1.5.1 AND SHALL BE READILY OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION  
GLASS DOORS AND SIDELIGHTS SHALL BE TEMPERED GLASS  
INTERIOR HARDWARE SHALL BE SCHLAGE TYPE 2-3/8" BACKSET FINISH SATIN NICKEL

SEAL:

SHEET

**A1**

OF:

DRAWING INFO

DATE 6-1-11

SCALE VARIES

DESIGNED BY MESA

DRAWN BY MESA

PROJECT # 111608

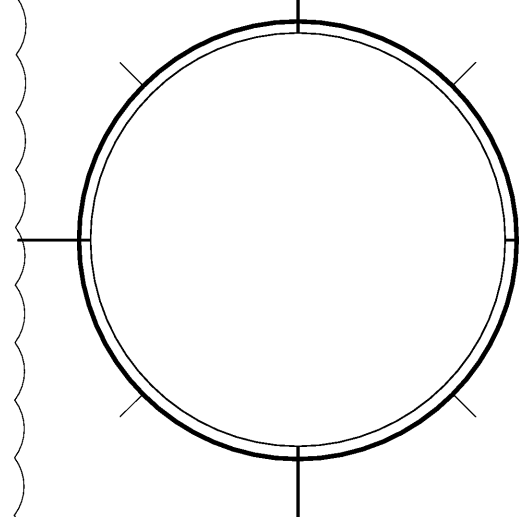
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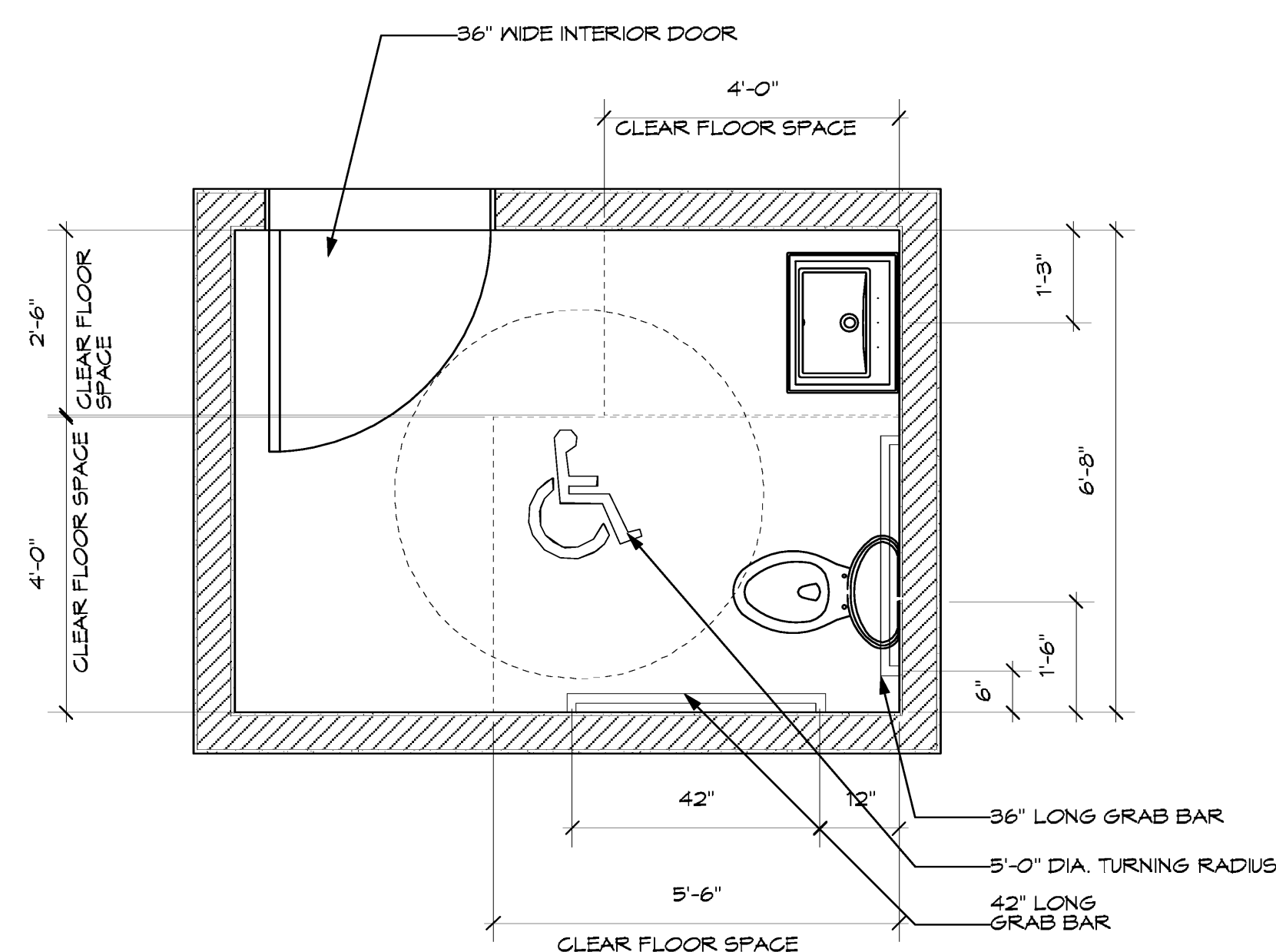
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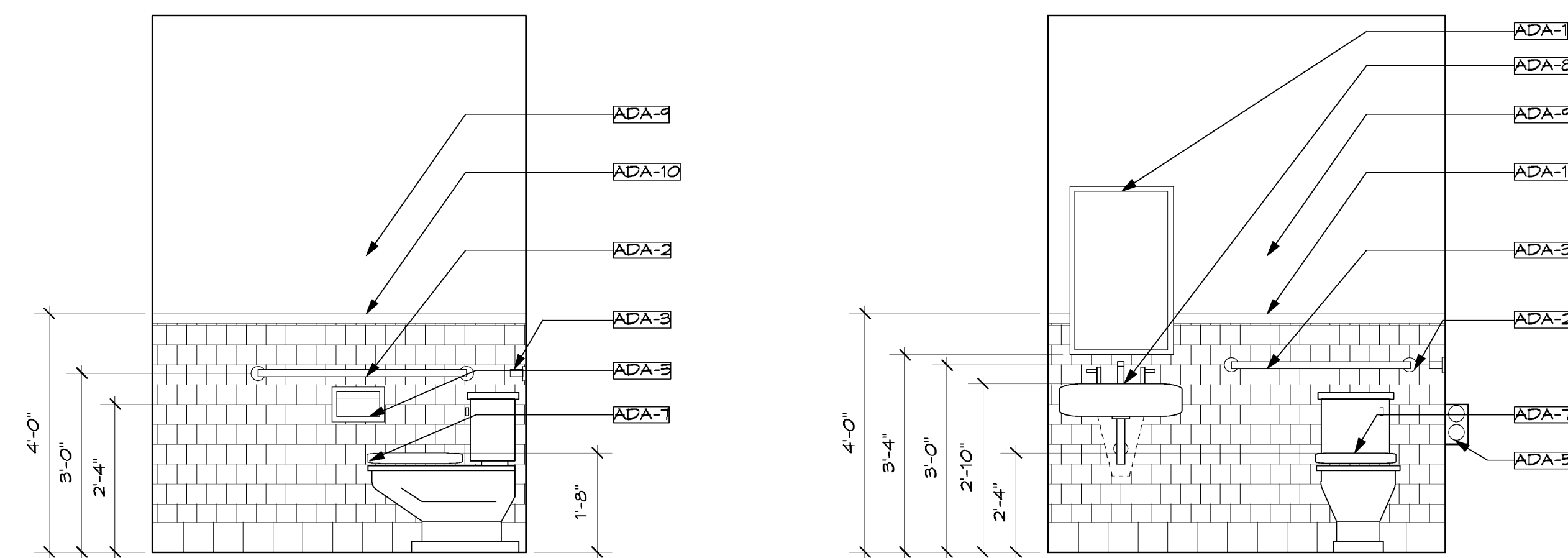
SHEET

**A2**

OF:

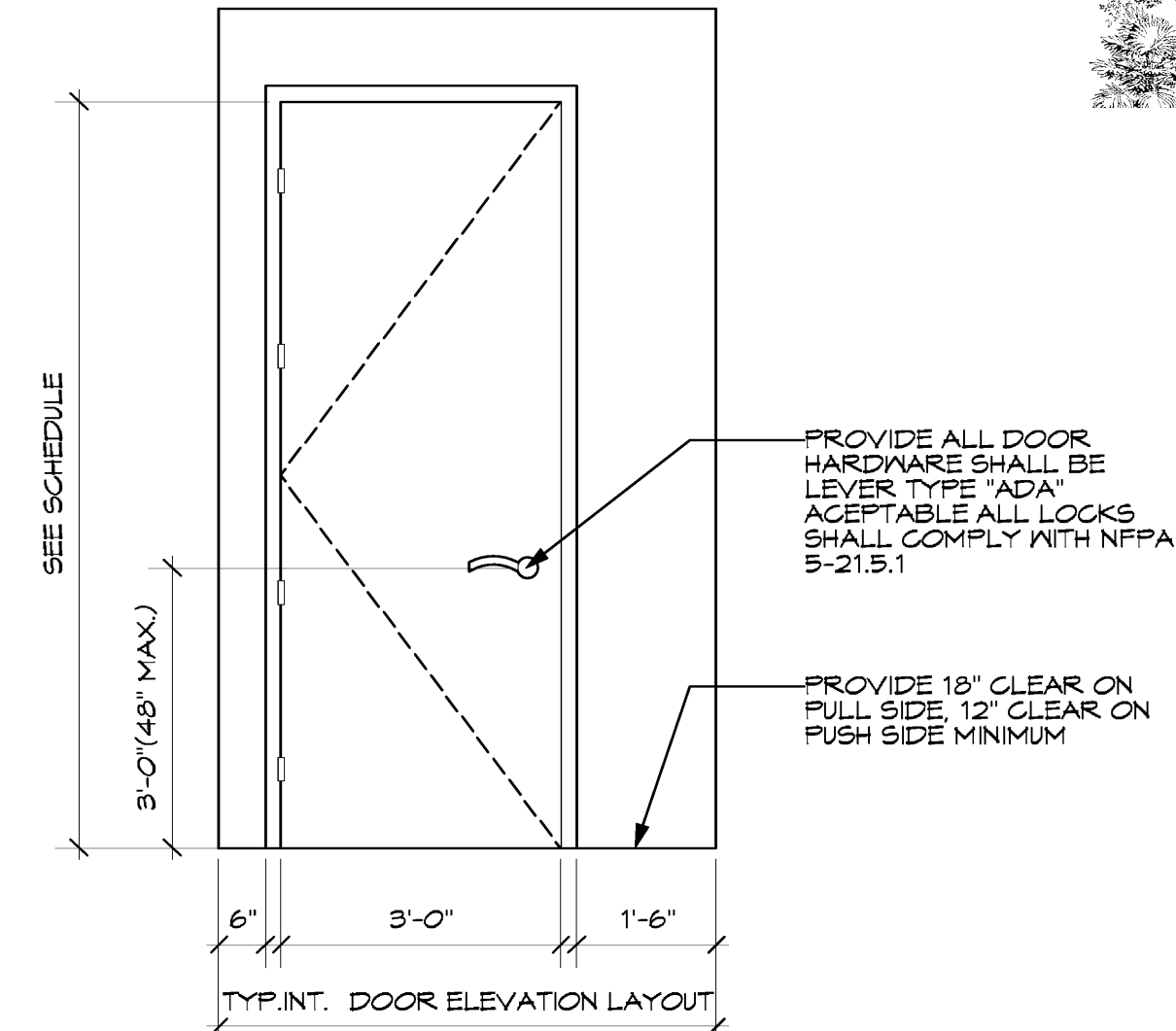


**1 TYPICAL ADA COMPLIANT TOILETROOM**  
Scale: 1/2" = 1'-0"



**2 TYPICAL ADA COMPLIANT TOILETROOM**  
Scale: 1/2" = 1'-0"

WALLS DAL TILE WHITE 3X6 SUBWAY TILE W/ COVE BASE  
FLOORS DAL TILE TUSCAN BLUE SLATE  
GROUT SHALL MATCH TILE



**3 TYPICAL ADA COMPLIANT DOOR**  
Scale: 1/2" = 1'-0"

**ADA KEY NOTES:**

ADA-1	TILT MIRROR 18X30", BOTTOM @ 40" MAX. A.F.F.
ADA-2	GRAB BAR 42" LONG
ADA-3	GRAB BAR 36" LONG
ADA-4	PAPER TOWEL / WASTE RECEPTACLE (BOBRICK B-369)
ADA-5	TOILET PAPER (BOBRICK B-274)
ADA-6	SOAP DISPENSER (BOBRICK (B-115)
ADA-7	WATER CLOSET. REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS
ADA-8	LAVATORY ADA COMPLIANT. REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS
ADA-9	PAINTED GWB OWNER TO SELECT COLOR AND FINISH
ADA-10	CERAMIC TILE OWNER TO SELECT

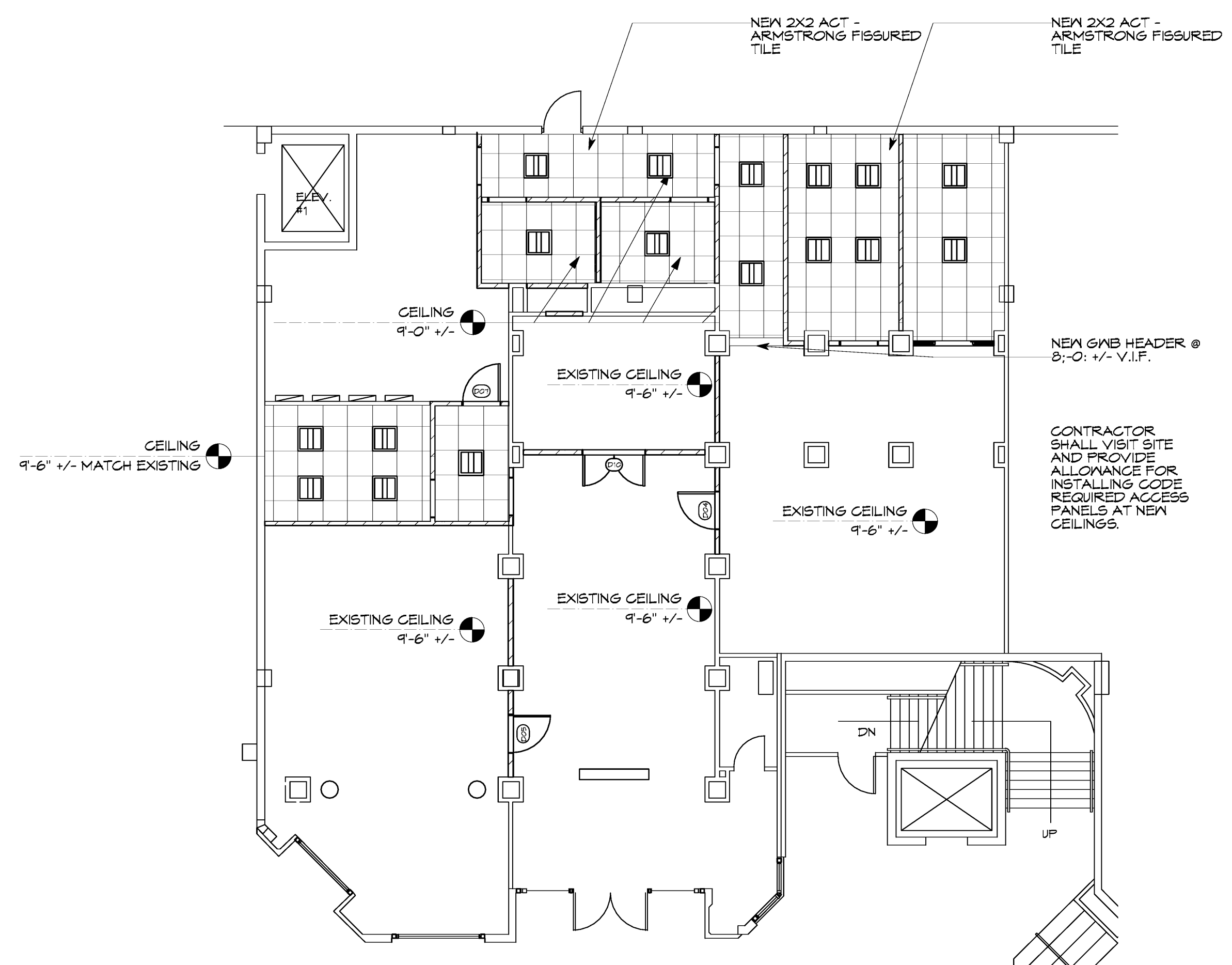
NOTE: CONTRACTOR SHALL COORDINATE WITH PLUMBING DRAWINGS, FIXTURES & SPECIFICATIONS AND PROVIDE BLOCKING AS REQUIRED. ALL BLOCKING SHALL COMPLY WITH IRC 2007.601

**ADA NOTES:**

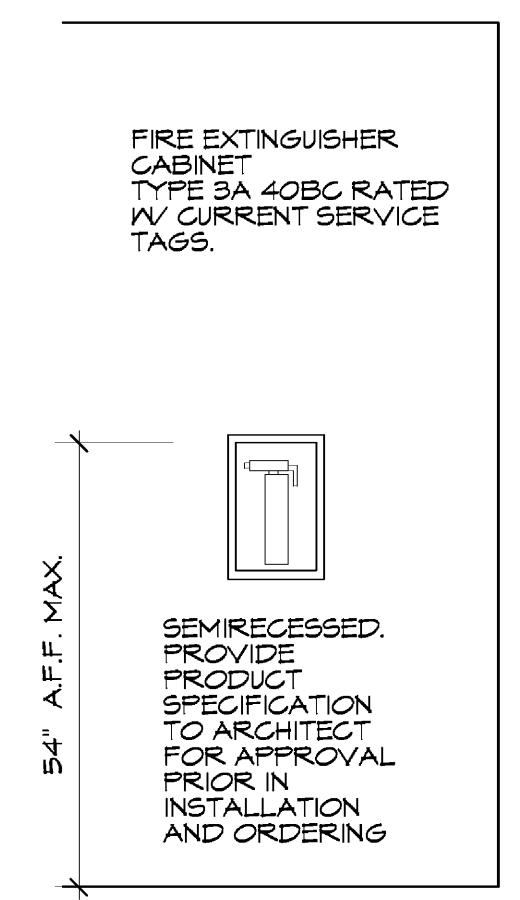
WATER CLOSET SEAT HEIGHT SHALL BE 17" - 19" A.F.F.  
CENTERLINE OF WATER CLOSET SHALL BE 18" FROM SIDE  
GRAB BAR BEHIND WATER CLOSET SHALL BE 36" LONG AND 34" A.F.F.  
GRAB BAR DIAMETER SHALL BE 1 1/2" SPACE BETWEEN WALL AND GRABBAR SHALL BE 1 1/2"

TOILET PAPER DISPENSER SHALL BE 36" MAX. FROM REAR WALL 19" MIN. A.F.F.  
KNEE CLEARANCE AT LAVATORY - APRON 29" MIN. HEIGHT 8" MIN. DEPTH  
LAVATORY DEPTH 17" MIN.  
MIRROR BOTTOM EDGE SHALL BE 40" MAX. A.F.F.  
SURFACE MOUNTED PAPER TOWEL/WASTE RECEPTACLE MOUNTED 50 1/2" A.F.F.  
ALL PIPES UNDER LAVATORIES SHALL BE EQUIPPED WITH PIPE WRAP  
THE LAVATORY SHALL NOT ENCR OACH INTO THE REQUIRED CLEAR FLOOR SPACE FOR THE WATER CLOSET  
THE WATER CLOSET SHALL BE LOCATED IN THE CORNER DIAGONAL TO THE DOOR  
THE TOILET STAL DOOR SHALL NOT SWING INTO THE REQUIRED CLEAR FLOOR SPACE FOR ANY FIXTURE.

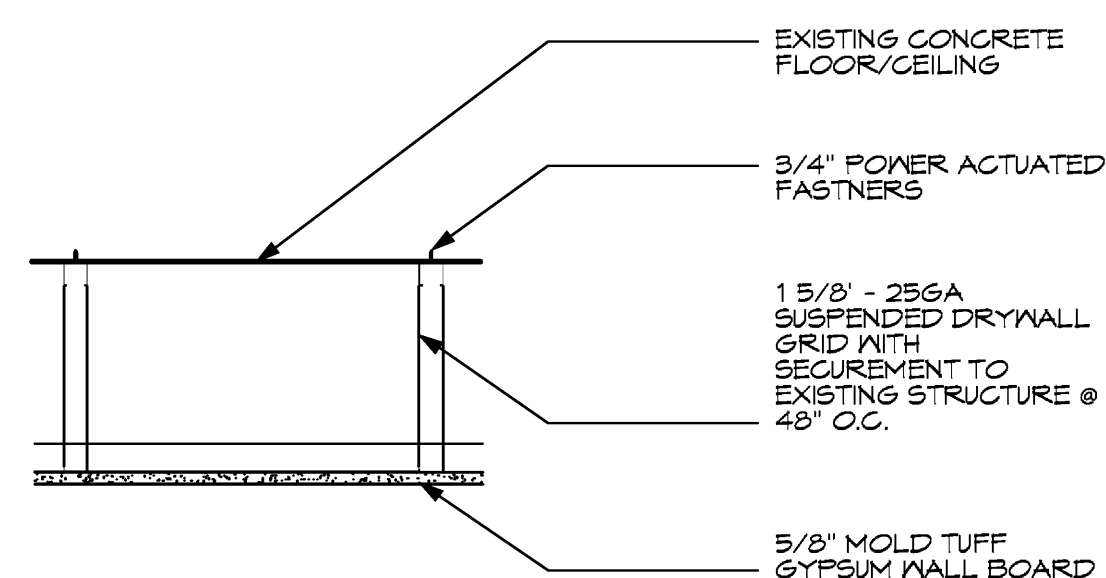
**5 TYPICAL ADA COMPLIANT TOILETROOM**  
Scale: 1/4" = 1'-0"



**6 REFLECTED CEILING PLAN**  
Scale: 1/8" = 1'-0"



**4 TYPICAL ADA COMPLIANT FIRE EXTINGUISHER CABINET**  
Scale: 1/2" = 1'-0"



**7 GWB SUSPENDED CEILING DETAIL**  
Scale: 1" = 1'-0"

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WEST PALM BEACH, FLORIDA 33401  
561.659.5683

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FLORIDA REGISTERED ARCHITECT  
AR91404

PROJECT:

**SELECTIVE  
MODIFICATIONS  
TO**

150 WORTH AVE  
PALM BEACH UNIT 136  
FLORIDA 33480

**TITLE  
STOREFRONT  
PLAN**

DRAWING INFO

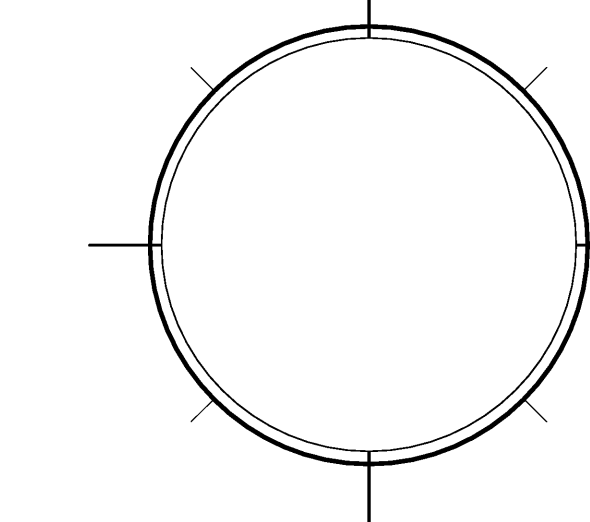
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SEAL:



SHEET

**S1**

OF:

**STRUCTURAL DESIGN CRITERIA & CODES:**

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2007  
WIND LOADS ARE BASED UPON ANSI/ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, PART 6. ALL PRIMARY FRAMING AND EXTERIOR ENVELOPE COMPONENTS AND CLADDING SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE LOADS AND FORCES DERIVED FROM THIS STANDARD.

**WIND DESIGN CRITERIA:**

BASE WIND SPEED:	140 MPH (3 SECOND GUST)
EXPOSURE:	C
IMPORTANCE FACTOR:	I=1.0
EAVE HEIGHT ABOVE GRADE:	40'-0"
RIDGE HEIGHT ABOVE GRADE:	40'-0"
BASIC VELOCITY PRESSURE (Q):	37 PSF

ACTUAL PRESSURES FOR SPECIFIC COMPONENTS AND CLADDING MATERIALS SHALL BE CALCULATED BASED UPON THE SPECIFIC TRIBUTARY AREA (IN SQ. FT.) CONSIDERED.

**NOTE:**

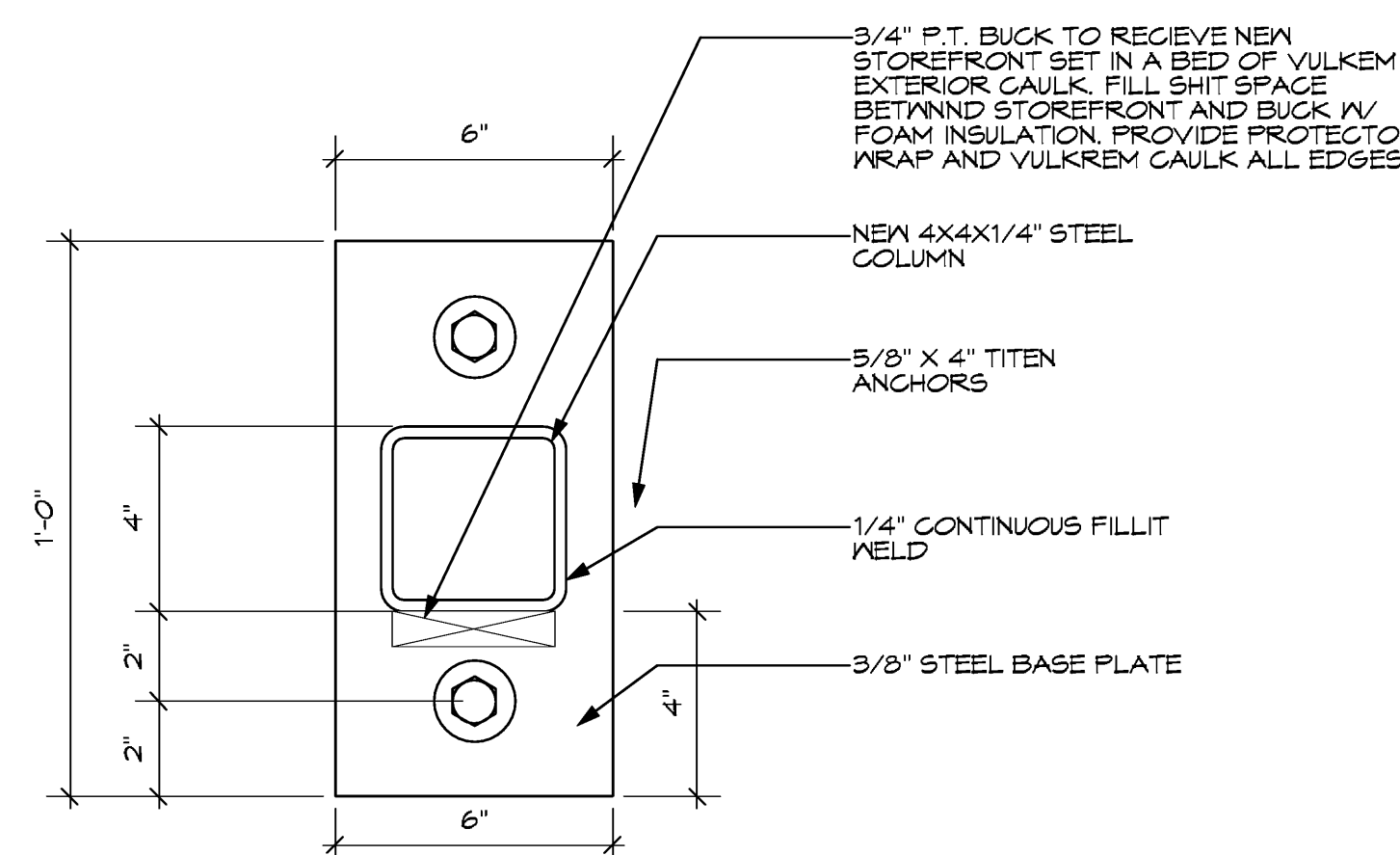
IT IS THE RESPONSIBILITY OF THE PRODUCT MANUFACTURER / SUPPLIER / INSTALLER TO PROVIDE EVIDENCE OF WIND PRESSURE (OR IMPACT) RESISTANCE COMPLIANCE (PRODUCT APPROVAL) TO THE BUILDING CODE AUTHORITY HAVING JURISDICTION. THE SUBMITTAL SHALL COMPLY WITH THE SPECIFIC DESIGN REQUIREMENTS OF THIS PROJECT. REFER TO CRITERIA THIS SHEET.

TWO STORY  
MEAN ROOF HEIGHT: 40'-0"  
COMPONENTS AND CLADDING DESIGN PRESSURE: 70.33 P.S.F. (WORST CASE)

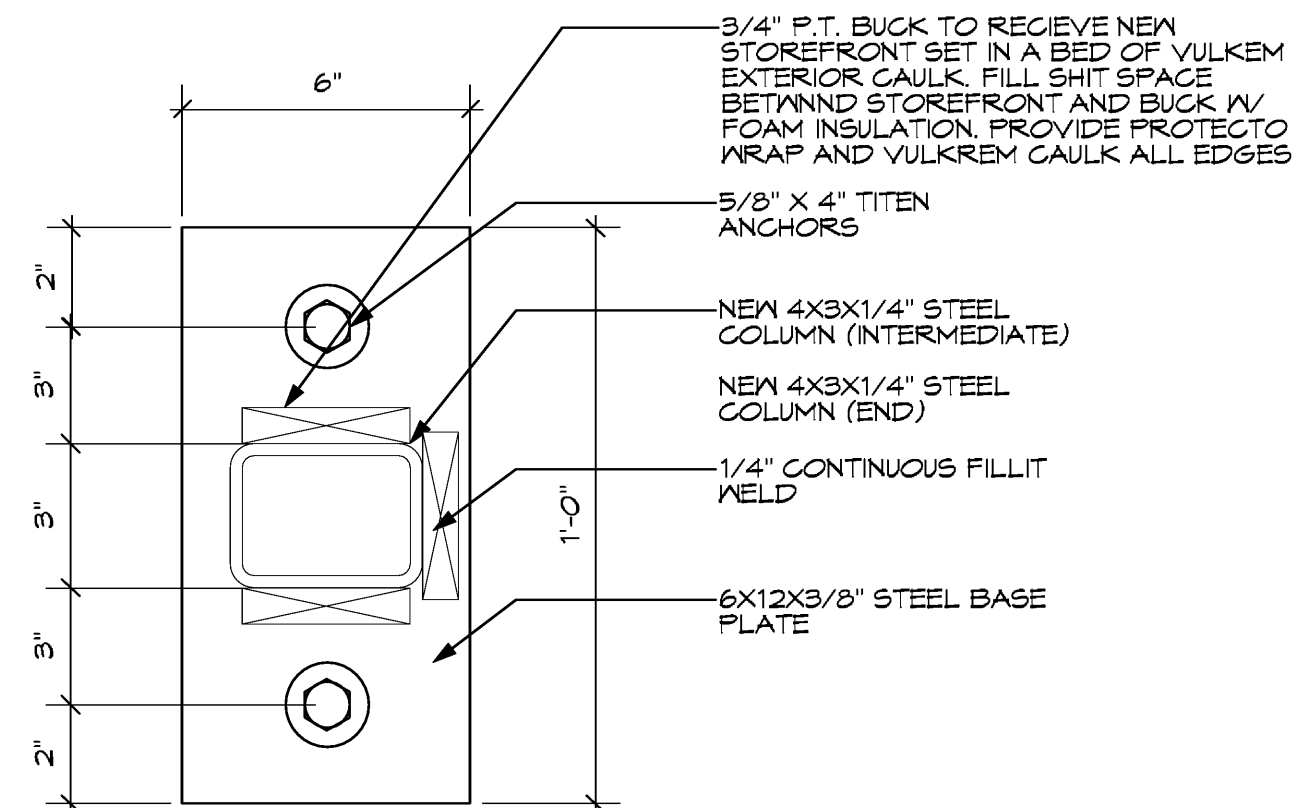
GLAZING PROTECTION  
THE INSTALLATION OF THE GLAZING PROTECTION HAVE BEEN CONSIDERED IN THE DESIGN SUPPORT STRUCTURE AS DESCRIBED AS FOLLOWS:

WIND PRESSURES:	2007 FBC, ASCE 7-05
REFERENCED DATA:	140 MPH (3 SECOND GUST)
WIND LOAD:	10% BUILDING WIDTH - 6'-0" MINIMUM
EDGE STRIP:	

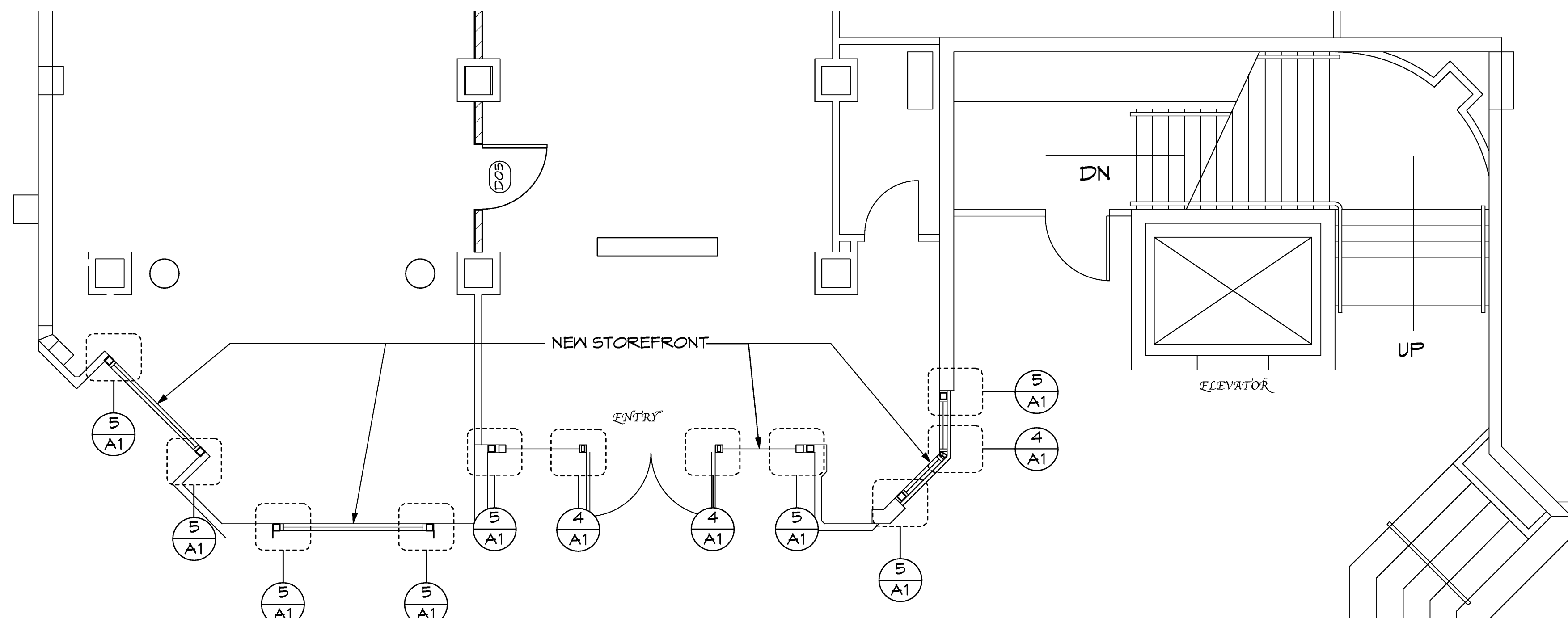
ELEVATION	EDGE ZONE PRESSURE	SUCTION INTERIOR ZONE PRESSURE	SUCTION
TWO STORY	+52.6 PSF	-61.86 PSF	+52.6 PSF



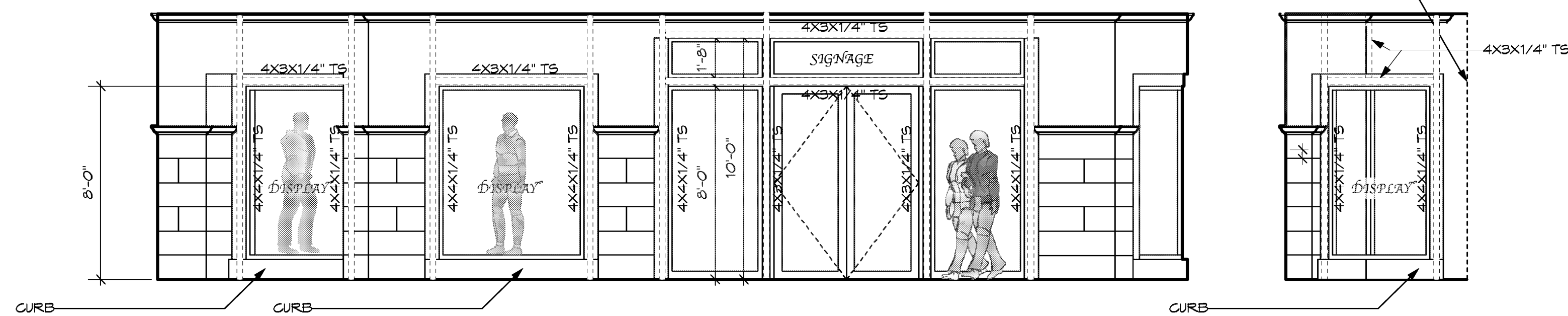
**5 COLUMN PLATE DETAIL AT CORNERS**  
Scale: 3" = 1'-0"



**4 COLUMN PLATE DETAIL TOP AND BOTTOM**  
Scale: 3" = 1'-0"



**2 PROPOSED STOREFRONT CONCEPT PLAN**  
Scale: 1/4" = 1'-0"

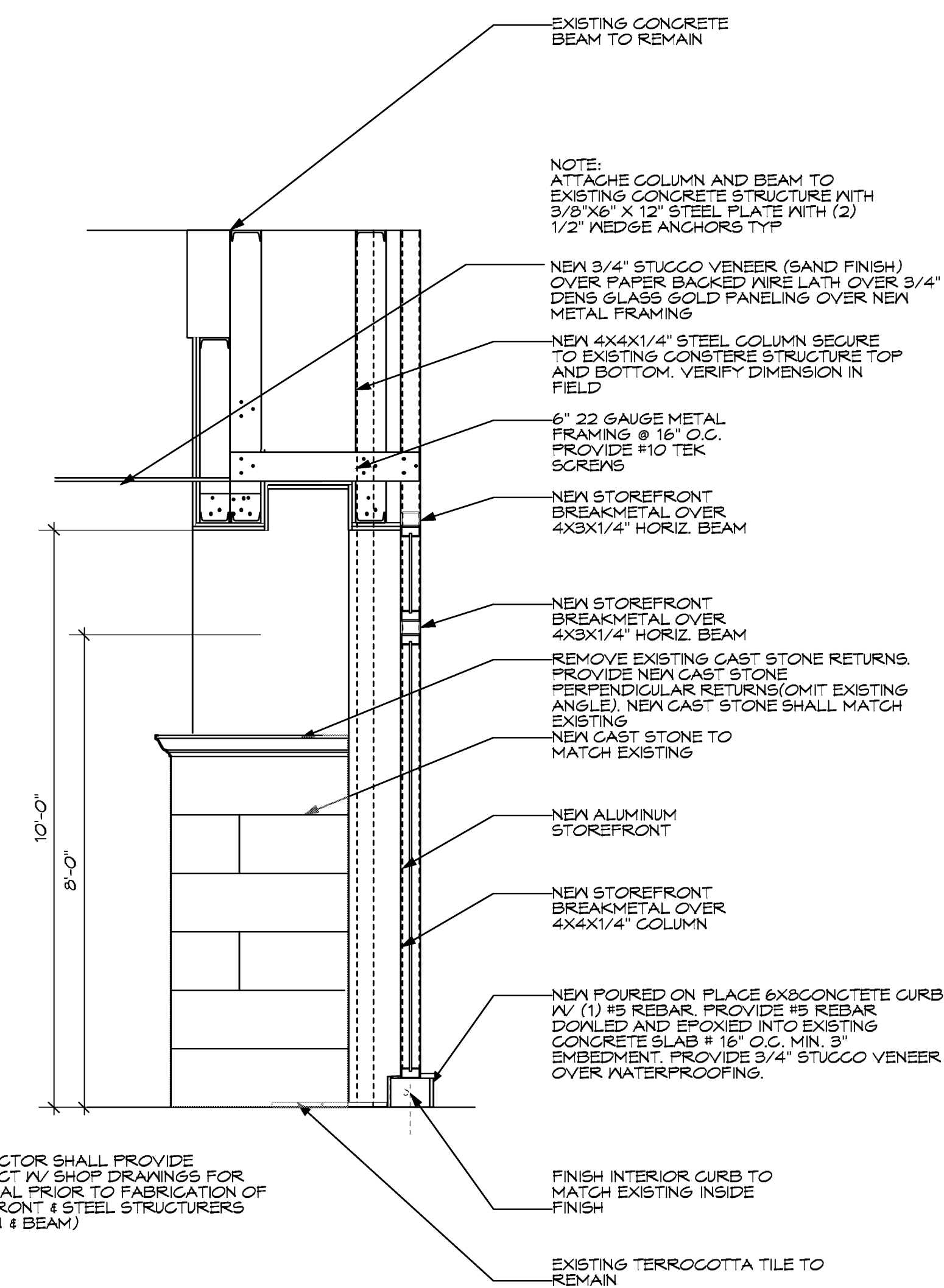


**1 PROPOSED STOREFRONT ELEVATION**  
Scale: 1/4" = 1'-0"

NEW STOREFRONT SHALL BE IMPACT RESISTANT IN CURRENT DADE COUNTY PRODUCT APPROVAL.  
1. COLOR SHALL BE BRUSHED ALUMINUM.  
2. ADA COMPLIANT DOOR HANDLE AND DOOR CLOSURE.  
3. DOOR LEAF SHALL BE BUTT HINGE TYPE W/ SCREEN ADJUSTMENT.  
GLAZING SHALL BE CLEAR TYPE

NOTE:  
CONTRACTOR SHALL PROVIDE ARCHITECT W/ SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF STOREFRONT & STEEL STRUCTURES (COLUMN & BEAM)

**3 SECTION THRU STOREFRONT**  
Scale: 1/2" = 1'-0"



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AR91404

PROJECT:

STOREFRONT  
MODIFICATIONS  
TO

150 WORTH AVENUE UNIT 136  
PALM BEACH  
FLORIDA 33480

TITLE  
**PLUMBING  
PLAN**

DRAWING INFO

DATE 05-29-11

SCALE VARIES

DESIGNED BY MESA

DRAWN BY MESA

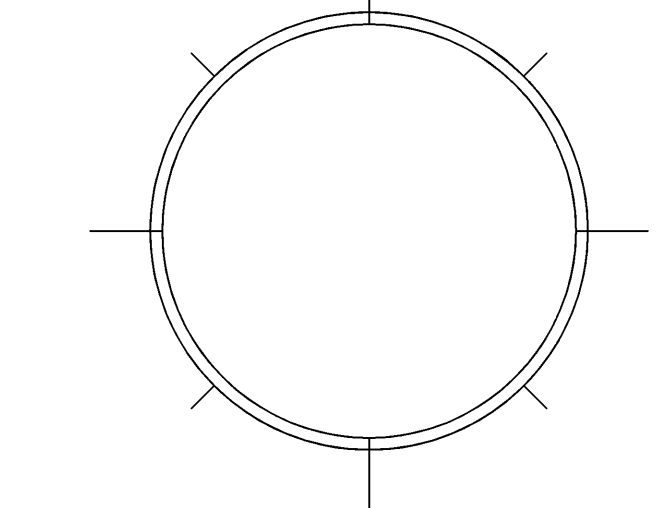
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REVISIONS AND ISSUE

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NO.	DATE	REVISION NOTE

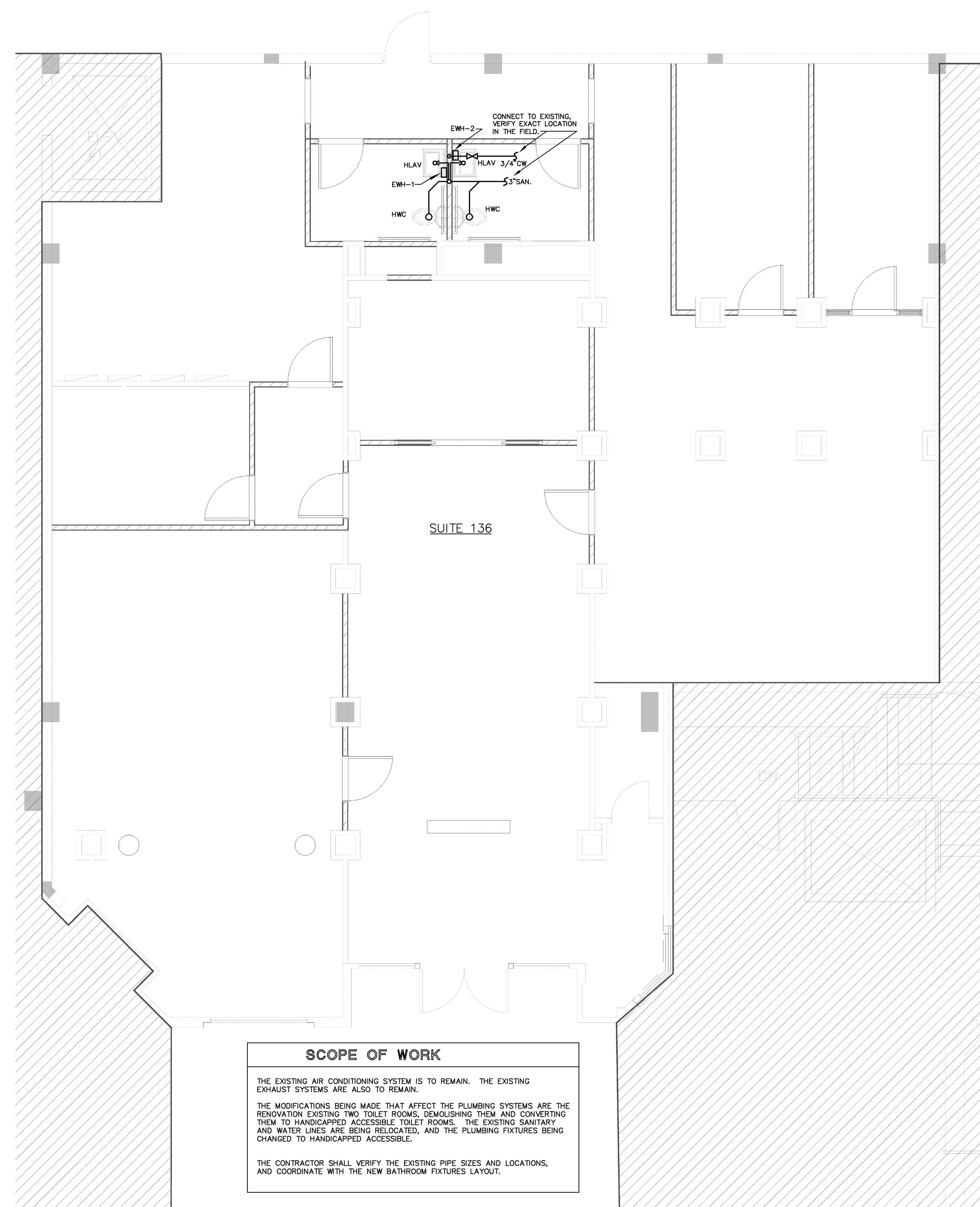
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

SEAL:



SHEET  
**P.1**

1  
OF:



**PLUMBING LEGEND**

CO	CLEAN OUT		SANITARY SEWER PIPING
S.O.V.	SHUT-OFF VALVE (BALL VALVE)		VENT PIPING
COTG	CLEAN OUT TO GRADE		DOMESTIC COLD WATER PIPING
CW	DOMESTIC COLD WATER		DOMESTIC HOT WATER PIPING
HW	DOMESTIC HOT WATER		PIPE RISER
WCO	WALL CLEAN OUT		PIPE DOWN
			P-TRAP
			SHUT-OFF VALVE (BALL VALVE)

- PLUMBING NOTES**
- DO NOT SCALE THE DRAWINGS. CONSULT THE ARCHITECT'S AND STRUCTURAL DRAWINGS FOR DIMENSIONS. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES AND DRAINS. COORDINATE WITH ALL TRADES PRIOR OF ANY FABRICATION AND EQUIPMENT INSTALLATION.
  - CONSULT THE ARCHITECT'S DRAWINGS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS.
  - ALL GRAVITY LINES SIZED TO SLOPE 1/8" PER FOOT FOR PIPES 3" AND LARGER, 1/4" PER FOOT SLOPE FOR PIPES 2-1/2" AND SMALLER.
  - ALL PLUMBING WORK SHALL COMPLY WITH THE 2007 PLUMBING CODE, AS LOCALLY AMENDED.
  - CLEANOUTS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE PLUMBING CODE.
  - POTABLE HOT AND COLD WATER PIPING SHALL BE TYPE "L" COPPER WITH FORGED OR WROUGHT SOLDER FITTINGS. WHERE PIPING RUNS OR UNDER SLAB, ENCLOSE IN POLYETHYLENE PIPE SLEEVE WITH NO JOINTS IN THE COPPER PIPE. UNDERGROUND PIPING SHALL BE COPPER TYPE "K".
  - SANITARY WASTE, STORM DRAIN & VENT PIPING SHALL BE SCHEDULE 40 PVC BELOW GRADE. SCHEDULE 40 PVC SHALL BE USED ABOVE GRADE AS LONG AS IT IS NOT IN PLENUM SPACE. USE HUBLESS CAST-IRON IN PLENUM SPACE.
  - THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS AND REINSPECTIONS REQUIRED.
  - CONTRACTOR SHALL VISIT THE EXISTING SITE PRIOR TO BIDDING AND SHALL INVESTIGATE ALL CONDITIONS THAT AFFECT HIS WORK; VERIFY LOCATIONS, SIZES, DIMENSIONS, AND INVERT ELEVATIONS OF ALL ON-SITE SANITARY SEWERS, WATER MAINS AND MAKE CERTAIN THAT ALL CONNECTIONS CAN BE MADE. THE CONTRACTOR SHALL MAKE THE ARCHITECT/ENGINEER AWARE OF ANY CONFLICTS.

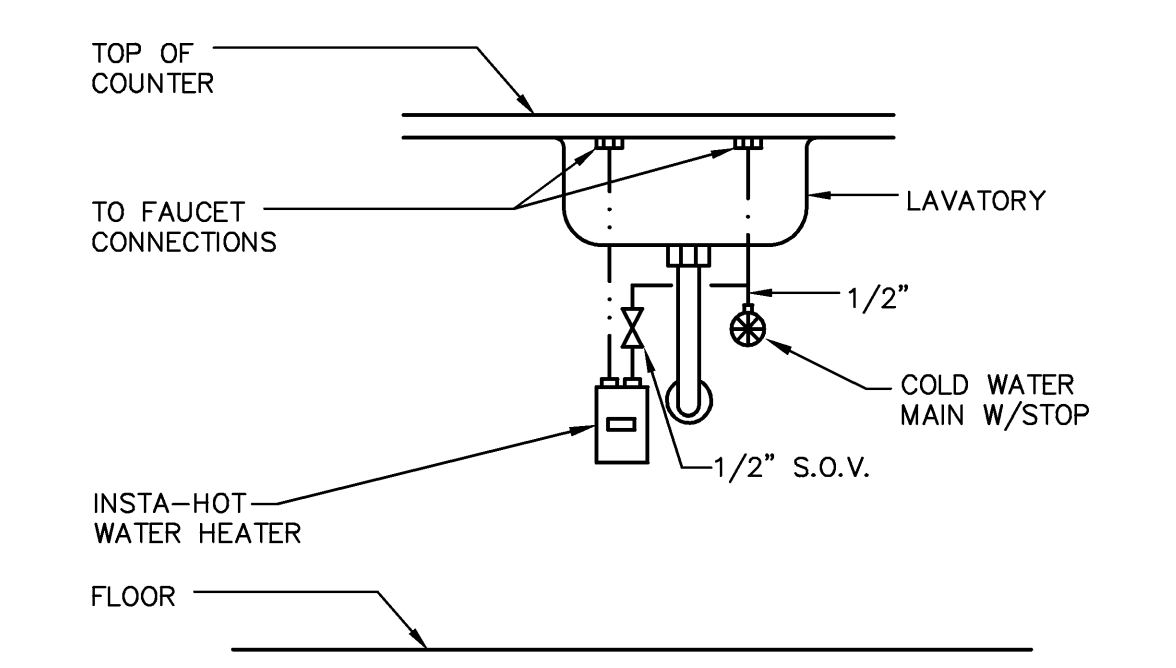
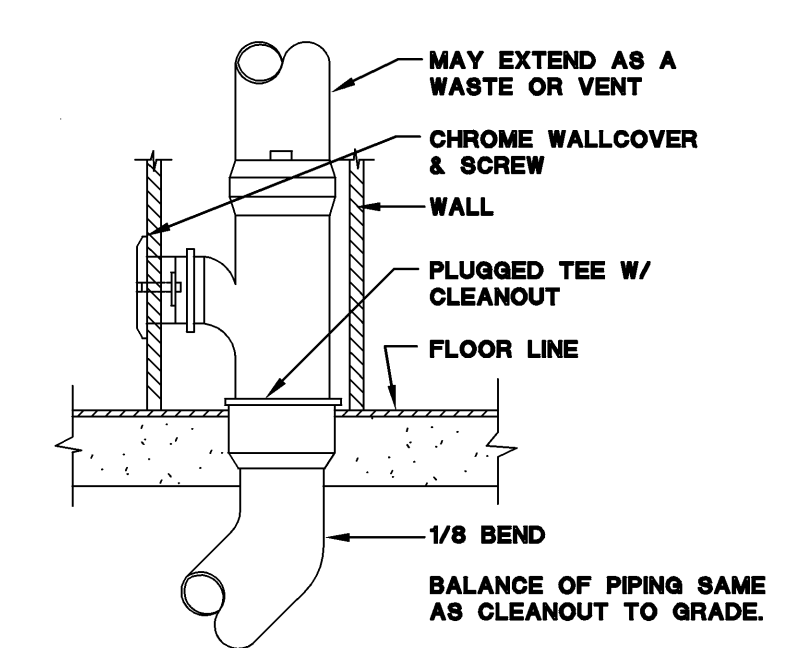
**PLUMBING FIXTURE PIPE SIZES**

FIXTURE	ITEM	WASTE	TRAP	CW	HW	FBC-P TABLE 604.4 MAX. WATER FLOW RATE
HWC	WATER CLOSET (HANDICAPPED)	3"	INT.	1/2"	-	1.6 GPF
HLAV	LAVATORY (HANDICAPPED)	2"	1-1/4"	1/2"	1/2"	0.5 GPM

**PLUMBING FIXTURE LIST**

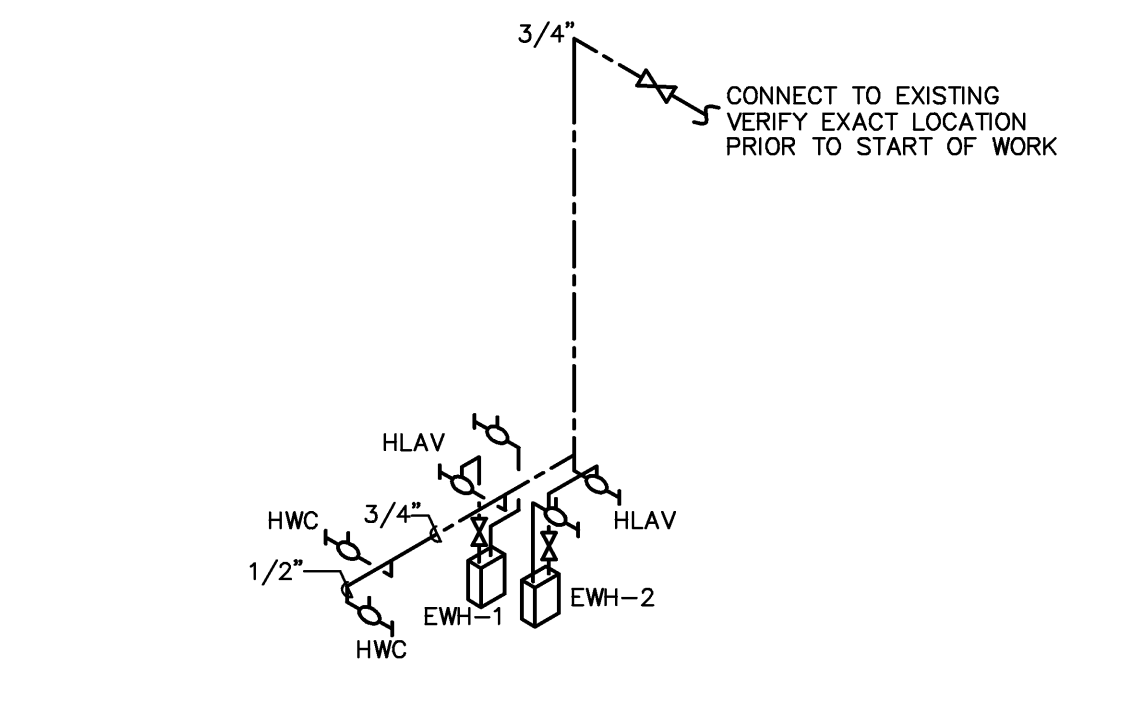
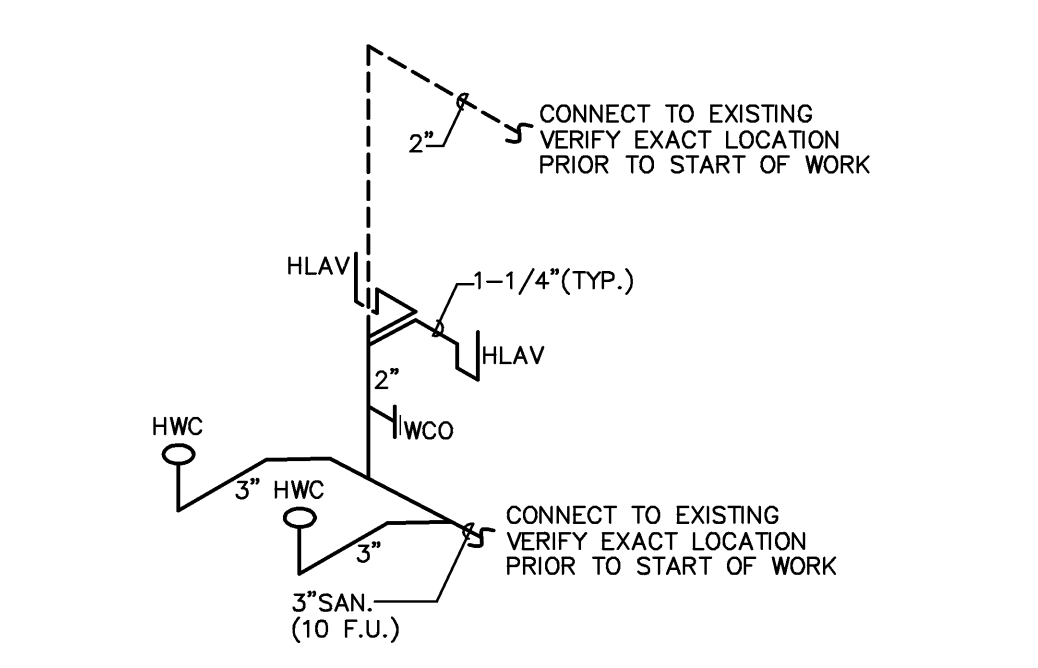
AMERICAN STANDARD, ELKAY & ZURN PRODUCTS ARE LISTED. SUBMIT ALTERNATE FIXTURES FOR APPROVAL. COLOR IS WHITE UNLESS OTHERWISE NOTED. ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF F.B.C.-PLUMBING PROVIDE FIXTURES WITH REQUIRED STOP VALVES, FITTINGS, ACCESSORIES, SUPPORTS, ETC, AS REQUIRED FOR A COMPLETE FUNCTIONAL PLUMBING SYSTEM.

TAG	MFG.	MODEL	REMARKS
HLAV	AMERICAN STANDARD	0355.012	WALL HUNG HANDICAPPED LAVATORY
		2385.403	FAUCET, 0.5 GPM, GRID DRAIN, LESS POP-UP HOLE, VANDAL RESISTANT, INDEXED METAL LEVER HANDLE, PROVIDE TRUEBRO DRAIN/PIPE INSULATION.
HWC	AMERICAN STANDARD	2386.012	HANDICAPPED TANK TYPE WATER CLOSET (1.6 GPF) CADET ADA ELONGATED, 16-1/2" H
		4021.800	PROVIDE ALTERNATE TANK CONFIGURATION WITH TRIP LEVER ON RIGHT SIDE WHERE REQUIRED, OLSONITE #95 SEAT.



**TANKLESS WATER HEATER SCHEDULE**

DESIGNATION	MFG.	MODEL No.	V-Ø-Hz-KW	AMPS	DIMENSIONS	PIPE FITTING
EWH-1,2	EEMAX	SP3208	208-1-60-3.0	14.4	10.75"x5.25"x2.88"	3/8"COMP. @ TOP



**SCOPE OF WORK**

THE EXISTING AIR CONDITIONING SYSTEM IS TO REMAIN. THE EXISTING EXHAUST SYSTEMS ARE ALSO TO REMAIN.

THE MODIFICATIONS BEING MADE THAT AFFECT THE PLUMBING SYSTEMS ARE THE RENOVATION EXISTING TWO TOILET ROOMS, DEMOLISHING THEM AND CONVERTING THEM TO HANDICAPPED ACCESSIBLE TOILET ROOMS. THE EXISTING SANITARY AND WATER LINES ARE BEING RELOCATED, AND THE PLUMBING FIXTURES BEING CHANGED TO HANDICAPPED ACCESSIBLE.

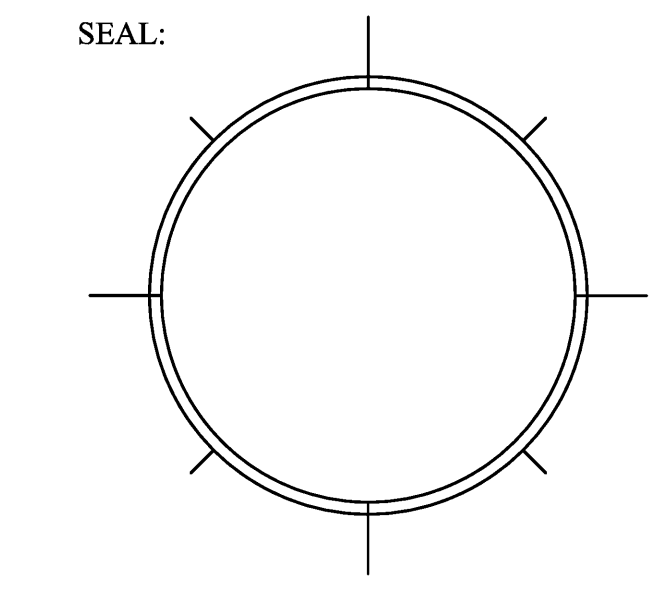
THE CONTRACTOR SHALL VERIFY THE EXISTING PIPE SIZES AND LOCATIONS, AND COORDINATE WITH THE NEW BATHROOM FIXTURES LAYOUT.

MICHAEL A. BASSFORD  
1402 N.E. 34TH COURT  
OAKLAND PARK, FL 33584  
PHONE: (864) 296-0700  
EMAIL: mbassford@aol.com  
MICHAEL A. BASSFORD  
FLORIDA LICENSE #57390

PLUMBING PLAN  
SCALE: 1/4"=1'-0"

NO.	DATE	ISSUE NOTE
1	6/7/11	GENERAL REVISION
NO.	DATE	REVISION NOTE

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CODES THAT APPLY TO THIS PROJECT:  
2007 FBC W/ 2009 AMMENDMENTS  
2008 NFPA-70  
2006 NFPA-72  
2006-NFPA-101

**LOAD ESTIMATE**

RETAIL TOTAL AREA APPROX.	3,424	SQFT.
ESTIMATED LOAD/SQFT (INCLUDING A/C)	20	W/SQFT
TOTAL	68,480	WATTS
LOAD IN AMPS	190.09	
<b>ADDITIONAL LOAD</b>		
14 RECEPTACLES @	180	2,520
2 SHOW WINDOW REC. (6'-6" @ 200W/FT)	1,300	2,600
1 SHOW WINDOW REC. (5' @ 200W/FT)	1,000	1,000
2 INSTA HOT WATER HEATER	3,000	6,000
1 WATER FEATURE	350	350
TOTAL ADDITIONAL LOAD	5,830	12,470
EXISTING LOAD @ 125%	85,600	
ADDITIONAL LOAD	12,470	
TOTAL	98,070	VA
NEW TOTAL LOAD IN AMPS	272	

SPACE IS SERVED BY A 150 KVA TRANSFORMER, 120/208V 3PH 4W. TOTAL CAPACITY OF THE SERVICE IS 400 AMPS

**ELECTRIC SYMBOLS LEGEND**

- DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- SWITCH
- 3-WAY SWITCH
- RECESSED FLUORESCENT LAMP
- REC. FLUORESC. LAMP W/BATTERY BACK UP
- EMERGENCY LIGHT
- EXIT LIGHT
- FUSED DISCONNECT
- J BOX
- TELEPHONE/DATA PORT

- ELECTRICAL NOTES**
- SCOPE OF WORK INCLUDES FURNISHING AND INSTALLING FIRST-CLASS WORKING SYSTEMS, TESTED READY FOR OPERATION, COMPLETE WITH LABOR, MATERIALS, APPARATUS, TRANSPORTATION AND TOOLS REQUIRED FOR THE INSTALLATION IN CONFORMANCE WITH DRAWINGS AND SPECIFICATIONS.
  - ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
  - COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), UL AND ALL LOCAL CODES HAVING JURISDICTIONAL AUTHORITY.
  - ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC... THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID.
  - DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
  - IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
  - COORDINATE WORK CLOSELY WITH ALL TRADES. CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.  
REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL MECHANICAL EQUIPMENT.  
REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING EQUIPMENT.
  - ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
    - CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
    - PLUG-IN BREAKERS ARE ACCEPTABLE.
    - CIRCUIT BREAKERS USED AS SWITCHES IN FLOURESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SW".
    - ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
    - A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES
  - ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
  - ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
  - ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 18" A.F.F. TO TOP OF BOX, AND UNLESS NOTED OTHERWISE, VERTICALLY MOUNTED.
  - ALL LIGHT SWITCHES TO BE AT 48" A.F.F. TO TOP OF BOX.
  - OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS.
  - ALL WIRING SHALL BE IN EMT CONDUIT, MINIMUM SIZE 1/2 INCH WITH LARGER SIZES AS INDICATED OR REQUIRED BY NEC. ALL CONDUITS IN WET OR DAMP LOCATIONS SHALL BE RIGID GALVANIZED STEEL. ALL OTHERS MAY BE EMT UNLESS OTHERWISE INDICATED.
    - AT THE OPTION OF THE CONTRACTOR, AND IF LOCAL AUTHORITY HAVING JURISDICTION ALLOWS THE USE OF FLEXIBLE METAL CONDUIT, ARMORED CABLE, OR METAL-CLAD CABLE, THEN THE CONTRACTOR MAY USE THIS WIRING METHOD IN COMPLIANCE WITH APPLICABLE CODES. FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING.
    - USE MAXIMUM 6 FOOT LENGTHS OF FLEXIBLE CONDUIT FOR FINAL CONNECTIONS TO LUMINAIRES, FOR EQUIPMENT SUBJECT TO VIBRATION, NOISE TRANSMISSION, OR MOVEMENT, AND FOR ALL MOTORS. USE LIQUIDTIGHT TYPE IN WET OR DAMP LOCATIONS. INSTALL SEPARATE GROUND CONDUCTOR ACROSS FLEXIBLE CONNECTIONS.
  - WIRE SHALL BE COPPER, 600 VOLT INSULATION, MINIMUM AWG. #12. TYPE THW, THWN, THHN, OR XHHW, AS APPLICABLE. SIZES SHALL NOT BE LESS THAN INDICATED. BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG. CONDUCTOR FOR BRANCH CIRCUITS OF 120 VOLTS MORE THAN 100 FEET LONG AND OF 277 VOLTS MORE THAN 230 FEET LONG, FROM PANEL TO LOAD, SHALL NOT BE SMALLER THAN #10 AWG.
  - THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
  - ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

**PANEL P1-II**

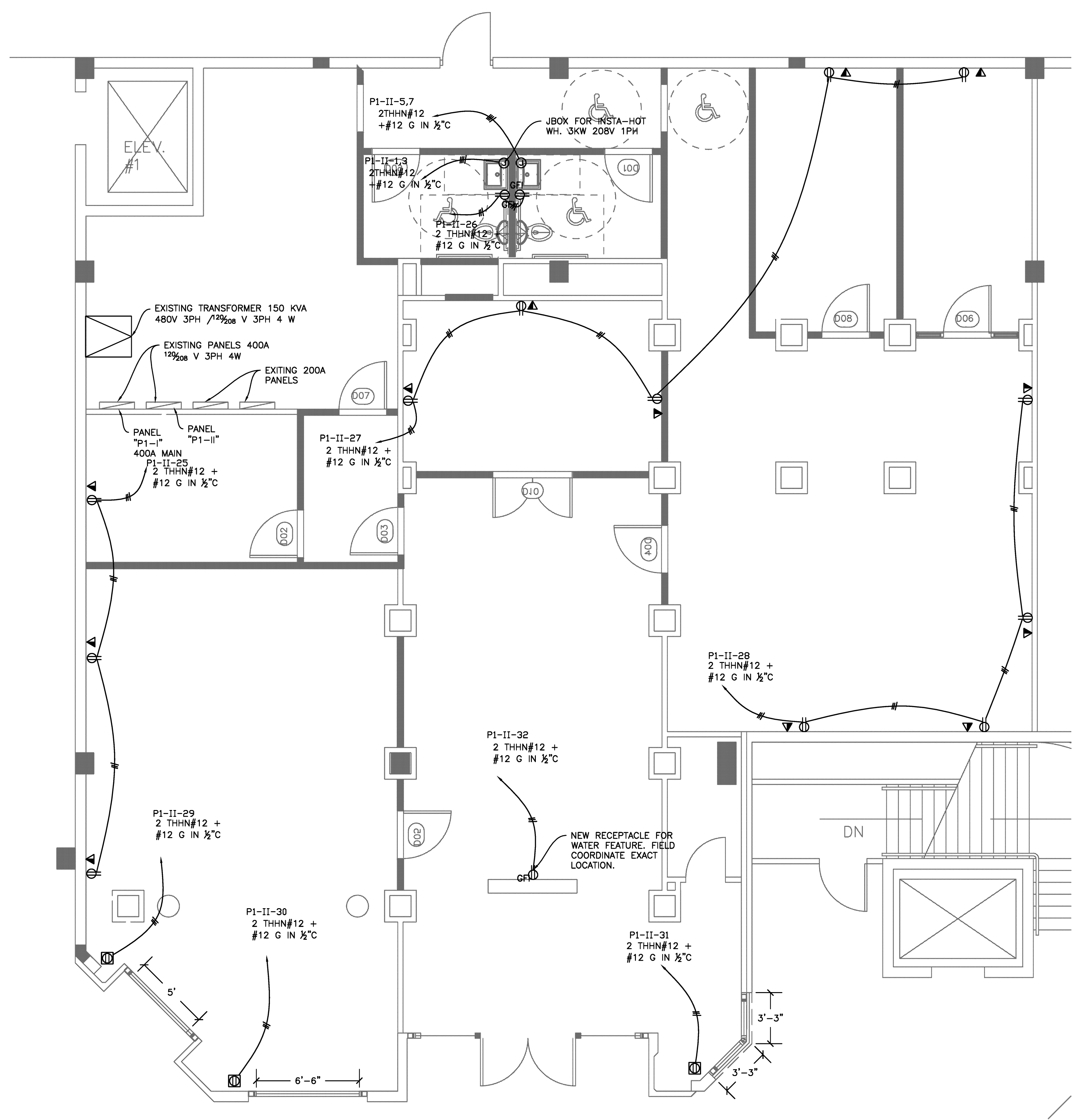
VOLTAGE (L-N):	120	ENCLOSURE TYPE:	NEMA 1
VOLTAGE (L-L):	208	MOUNTING:	SURFACE
PHASES, WIRES:	3 φ 4 W	AIC RATING (A):	10000
MINIMUM BUS CAPACITY (A):	400 A	NOTES:	
MAIN O.C. DEVICE (A):	400 A		

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA)			TRIP AMPS	DESCRIPTION	CKT NO		
				A	B	C					
1,3	INSTA HOT	20	2	1500	0	0	2	20	A/C ( EXISTING)	2,4	
1,3	INSTA HOT	20	2	0	1500	0	2	20	A/C ( EXISTING)	2,4	
5,7	INSTA HOT	20	2	0	0	1500	0	1	20	6	
5,7	INSTA HOT	20	2	1500	0	0	1	20	6	8	
9		20	1	0	0	0	1	20		10	
11	SALES LIGHTING	20	1	0	0	0	0	1	20	EXISTING FANS	12
13	SHOWCASE LIGHTING	20	1	0	0	0	1	20	SHOWCASE LIGHTING	14	
15	SHOWCASE LIGHTING	20	1	0	0	0	1	20	SHOWCASE LIGHTING	16	
17	SHOWCASE LIGHTING	20	1	0	0	0	0	1	20	SPACE	18
19	SHOWCASE LIGHTING	20	1	0	0	0	1	20	STOCK ROOM LTS.	20	
21	SALES LIGHTING	20	1	0	0	0	1	20		22	
23	SALES LIGHTING	20	1	0	0	0	0	1	20		24
25	RECEPTACLES	20	1	540	360	0	1	20	GFI RECEPTACLES	26	
27	RECEPTACLES	20	1	0	900	720	1	20	RECEPTACLES	28	
29	SHOW WINDOW RECEPTACLES	20	1	0	0	1000	1	20	SHOW WINDOW RECEPTACLES	30	
31	SHOW WINDOW RECEPTACLES	20	1	1300	350	0	1	20	SHOW WINDOW RECEPTACLES	32	
33		20	1	0	0	0	1	20	WATER FEATURE		

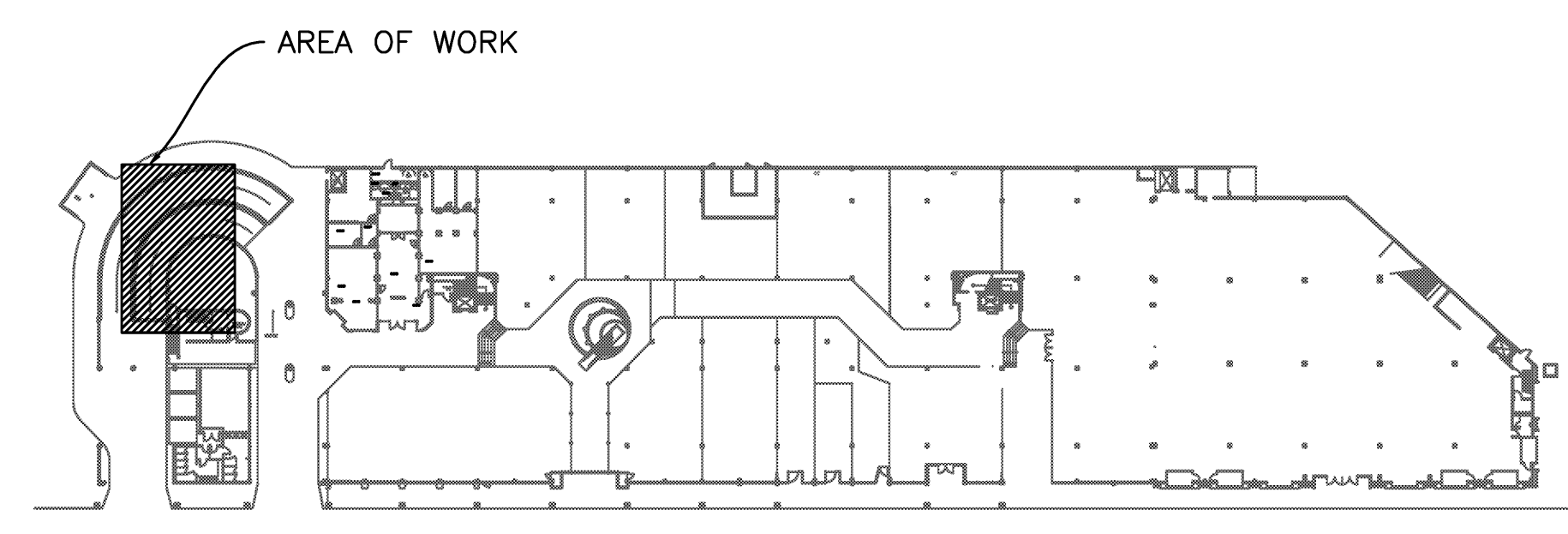
CONNECTED LOAD PHASE TOTALS (VA)			
A	B	C	
5550	3120	3800	

CONNECTED LOAD (KVA)		DEMAND FACTOR		DEMAND LOAD (KVA)		DEMAND LOAD	
Continuous	6.0	1.25	7.5	SPARE CAPACITY	129.2	KVA	14.9
Lighting	3.6	1.25	4.5	SPARE CAPACITY	358.7	AMPS	358.7
Receptacles (0 - 10 KVA)	2.9	1.00	2.9	SPARE CAPACITY	90	%	90
				PHASE BALANCE			
				A TO B	56	%	56
				B TO C	82	%	82
				C TO A	68	%	68
TOTAL LOAD (AMPS):				12.5	14.9	41.3	

NOTE:  
E: DENOTES EXISTING CIRCUIT  
PANEL SCHEDULE IS SHOWN FOR REFERENCE ONLY.  
THERE IS NO INFORMATION OF EXISTING LOAD.  
SEE LOAD ESTIMATE ABOVE.



**POWER PLAN**  
1/4" = 1ft



**KEY PLAN**

DRAWING INFO	
DATE	11-10-11
SCALE	VARIABLES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

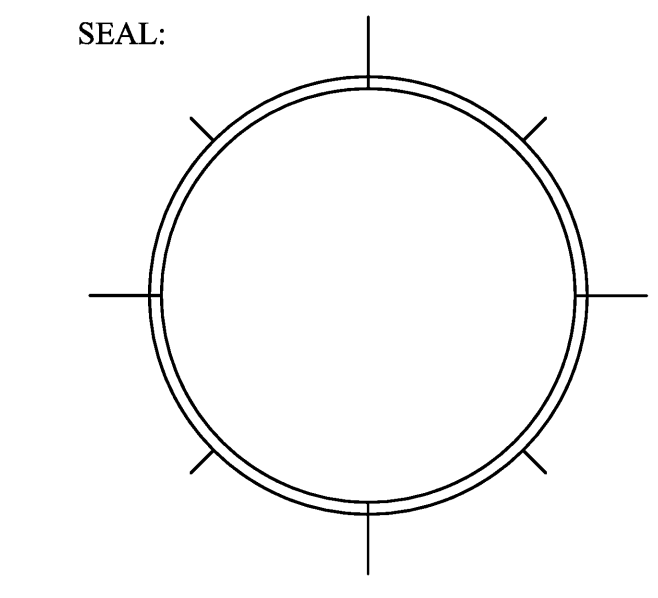
REVISIONS AND ISSUE

NO.	DATE	ISSUE NOTE
△1	6/7/11	GENERAL REVISION

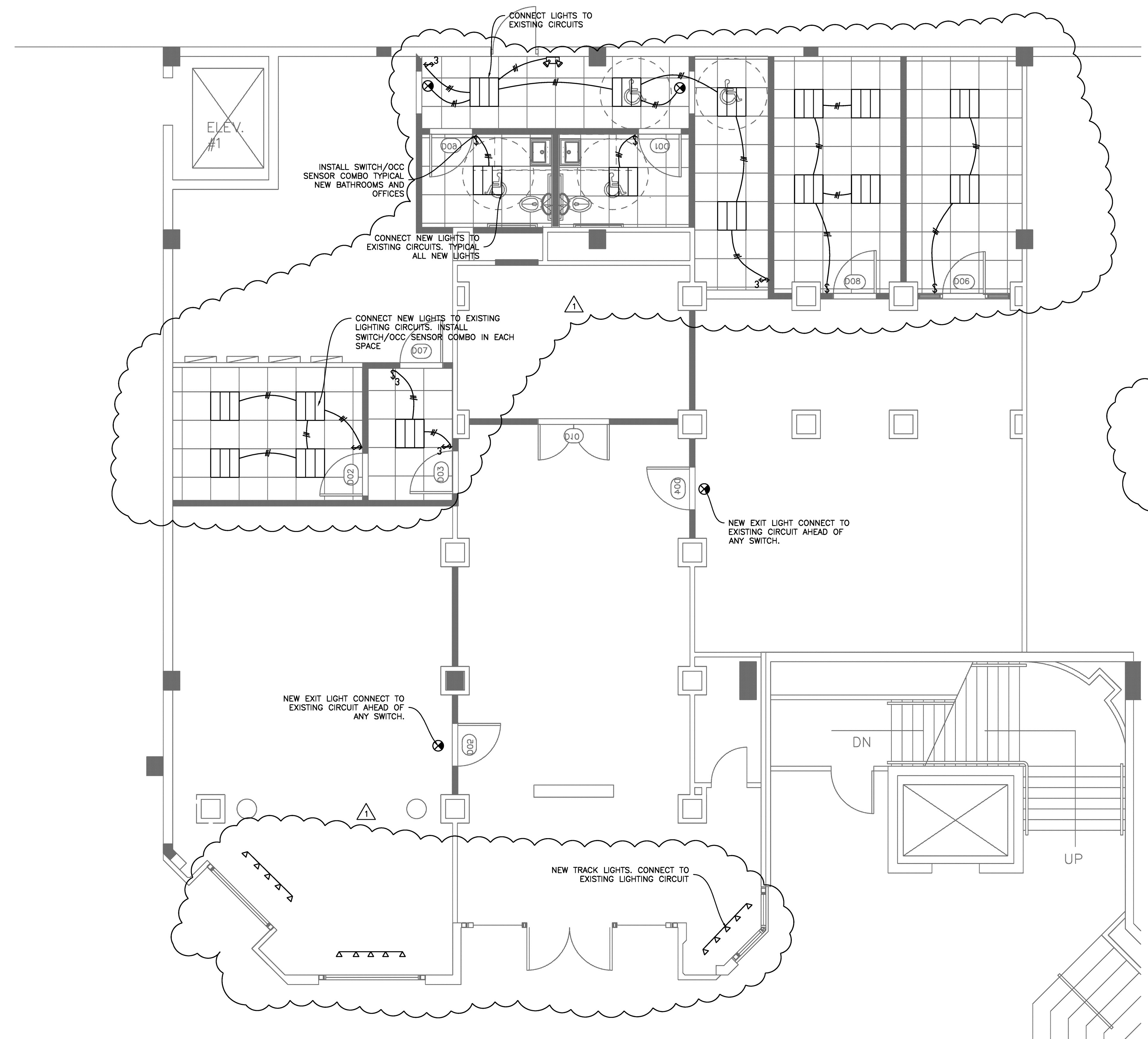
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SHEET

**E2**



**LIGHTING PLAN**  
1/4" = 1ft



## MESA ARCHITECTURE, INCORPORATED

743 BISCAYNE DRIVE  
WEST PALM BEACH, FLORIDA 33401  
561-659-5683

### RFI 136

1. To what extent is the space getting painted? **PAINT ENTIRE SPACE AND CEILING. WALLS ANTIQUE WHITE FLAT, CEILING WHITE FLAT. TRIM AND DOORS SEMIGLOSS BM DOVE WHITE**
2. Are the walls to be built to the existing ceiling or are they to pass through the existing ceiling and the ceiling patched up to the new wall. **WALLS SHALL EXTEND 6" ABOVE CEILING. BRACE TO STRUCTURE @ 48" O.C. SEE SHEET A1**
3. Is the flooring being removed? Replaced? If it is removed will the wood flooring under the carpet also be removed? **WOOD FLOORING SHALL BE PATCHED/ REPAIRED. SAND, STAIN AND PROVIDE FINISH COAT OF POLYURETHANE. HONEY OAK COLOR**
4. Note 2 on A2 references a reflected ceiling plan on page 2.3. we did not receive a page 2.3. **SEE ATTACHED NO 2.3**
5. There are 2 pages labeled A2 **SEE CORRECTED**
6. Who is providing the "self contained water feature" **BY OTHERS**
7. Will an electrical floor box be required at the water feature location? **SEE ELECTRICAL**
8. The gross area is stated as 3424 on the floor plan on A2 but only 3253 on the load calculations, which of these numbers is accurate. **SEE CORRECTED ELECTRICAL PLAN**
9. Sheet e-1 Shows work area in the parking garage area. **SEE CORRECTED PLAN**
10. The Pocket doors indicated on sheet a-2 are not shown on the door schedule. What is required for these doors? **SEE REVISED DRAWING.**
11. The walls shown with the pocket doors are shown as new but are not shown as being demo'ed. Are **these** new walls? **SEE REVISED PLAN**
12. The note 4-S1 should be corrected before permitting. **NOTED**
13. Note 3-S1 indicates an additional 4x4x1/2 steel column not shown elsewhere on the plan. Please clarify this detail. **PLEASE CLARIFY QUESTION**
14. There are no light fixture models/catalog numbers listed. **SEE ELECTRICAL PLAN**
15. There is no electrical panel schedule on the plan. **CONTRACTOR SHALL PROVIDE**
16. Will a temporary wall be required to run from floor to ceiling along the front of the store? **YES PB GREEN AS APPROVED BY THE TOWN OF PALM BEACH**



Please provide specifications for light fixtures

Will any shoring be required prior to the removal of the existing storefront assembly? **NO. PLEASE V.I.F. PRIOR TO DEMOLITION**

### UNIT 219 AND 225

1. To what extent is the flooring being removed? Replaced? **INTERIOR FLOOR SHALL BE PROTECTED AND PATCHED IF REQUIRED. NEW EXTERIOR AREA SHALL RECEIVE WATERPROOFING AND TERRAZZO TILE TO MATCH EXISTING 2/A1**
2. To what extent are the spaces being painted? **PAINT ENTIRE SPACE AND CEILING. WALLS ANTIQUE WHITE FLAT, CEILING WHITE FLAT. TRIM AND DOORS SEMIGLOSS BM DOVE WHITE**
3. Are there any new lights going back in the new exterior stucco soffit? **PROVIDE J BOX**
4. What finish and hardware is to be used for the new storefront windows/doors? **SEE ADDED INFORMATION ON DRAWING**
5. Will space 219 be occupied when this work is going on? **YES**
6. Page A-1 states that entry doors are new and also states that "entry doors are to remain undisturbed". Are the entry doors being replaced? **REMOVE AND REPLACE**
7. Note 1 S1 shows "Option 2" what is "Option 1"? **SEE CORRECTED PLAN**

A detail note on s1 states we are to Fill the space between the window and buck with foam and provide "Protecto Wrap" Are we to wrap all columns with "Protecto Wrap" from floor to ceiling? **STUCCO VENEER OVER PAPERBACKED WIRE LATH OVER 30 LB FELT OVER 5/8" DENSGLASS GOLD OVER METAL FRAMING. PROTECTO WRAP OR EQUAL SHALL EXTEND UP COLUMN 12"** What product are we to use? "Protecto Wrap" is a name brand.

Will a pedestrian barrier be required? **YES PB GREEN AS APPROVED BY THE TOWN OF PALM BEACH**

Provide specifications on the terra-cotta allowance. **MATCH EXISTING**

Sheet m1, key plan notes #5 & #6 refer to demoed ceiling, however no demoed plans are included. **SEE ARCHITECTURAL**

Sheet A0 indicates to remove and replace the existing storefront system, however, no information is provided for the new system with the exception of the wind design criteria. Please provide specifications. **SEE REVISED DRAWINGS**

There is no demolition plan associated with the removal of the storefront system and associates components. Will any shoring be required prior to the removal of the existing storefront assembly? **SEE DEMO PLAN SHEET A1**

**22 GAUGE IS ACCEPTABLE FOR EXTERIOR METAL FRAMINGH**