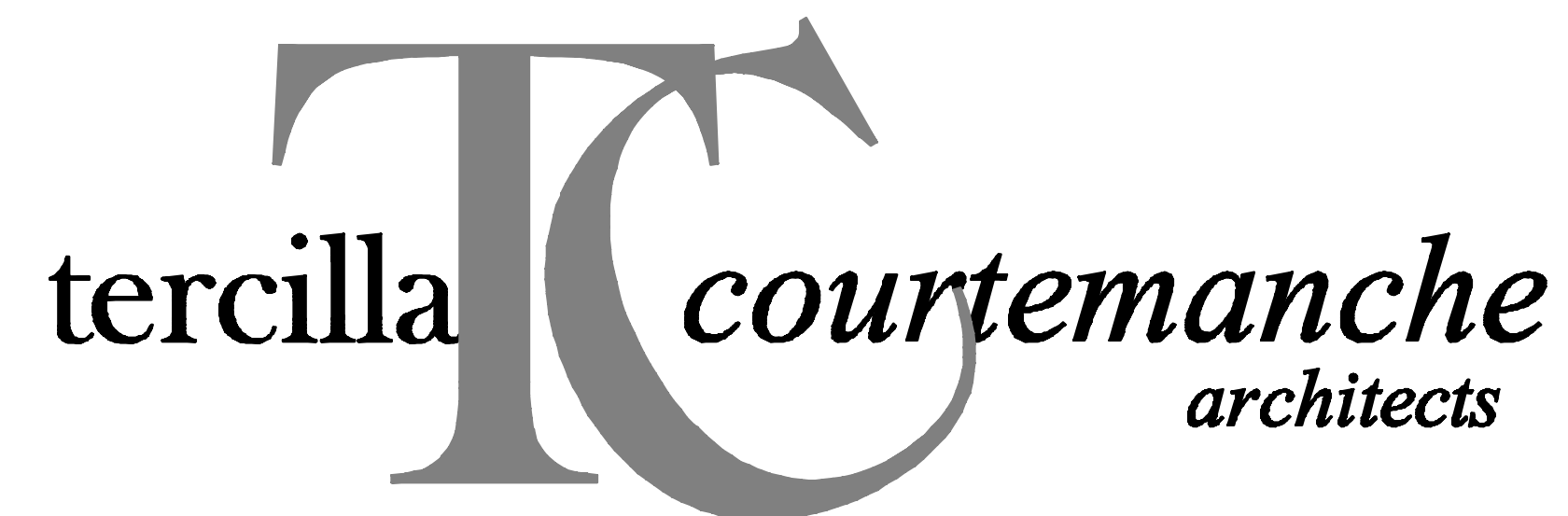


Tenant Improvements for:  
**Building B, Bay 5**  
Southern Park of Commerce  
Palm Beach County, Florida



AA 0003414

TO THE BEST OF MY KNOWLEDGE,  
THESE DRAWINGS ARE COMPLETE AND  
COMPLY WITH THE FLORIDA BUILDING CODE, THE FLORIDA  
FIRE PREVENTION CODE AND ALL OTHER APPLICABLE  
CODES AND REGULATIONS.

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SHEET INDEX

ARCHITECTURAL

A-1-1 FLOOR PLAN, MAZZANINE PLAN, CEILING PLAN,  
MEZZANINE CEILING PLAN, SCHEDULES & DETAILS

MECHANICAL / ELECTRICAL

M-1 MECHANICAL PLANS, NOTES & DETAILS

E-1 ELECTRICAL PLANS, NOTES & DETAILS

### GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL AND APPLICABLE CODES  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE BUILDING STANDARDS AND LOCAL JURISDICTIONS.  
 ALL FINISH MATERIALS, HARDWARE, ETC. SHALL MATCH THE BUILDING STANDARDS UNLESS NOTED OTHERWISE. IF THE CONTRACTOR HAS DIFFICULTY MATCHING BUILDING STANDARDS HE/SHE SHALL OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO SUBSTITUTING ANY ITEMS.  
 PROPER CARE AND PROTECTION SHALL BE PROVIDED FOR ALL AREAS ADJACENT TO CONSTRUCTION AND ANY DAMAGE THAT MAY OCCUR TO THESE AREAS AS A RESULT OF THIS CONSTRUCTION SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION

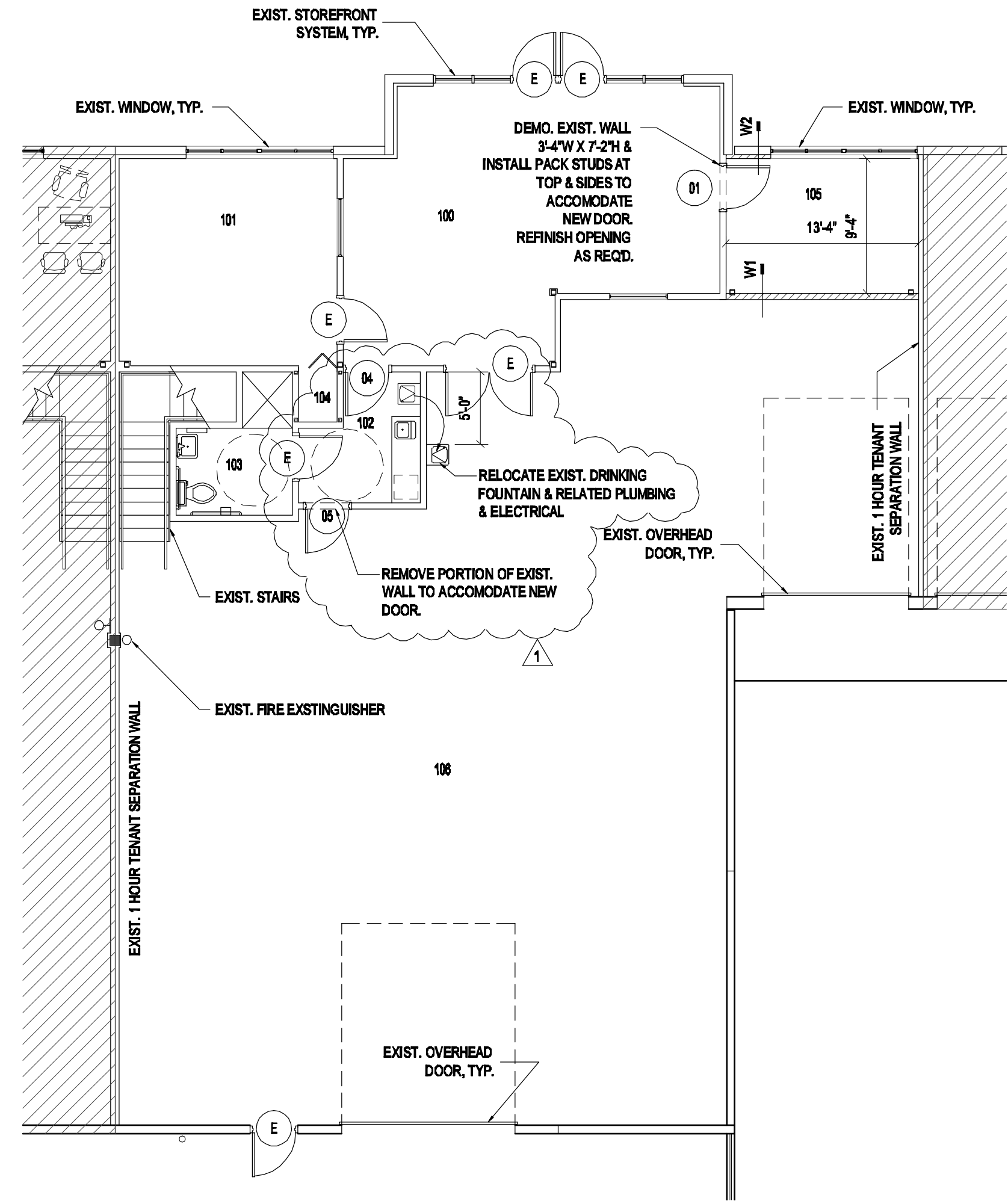
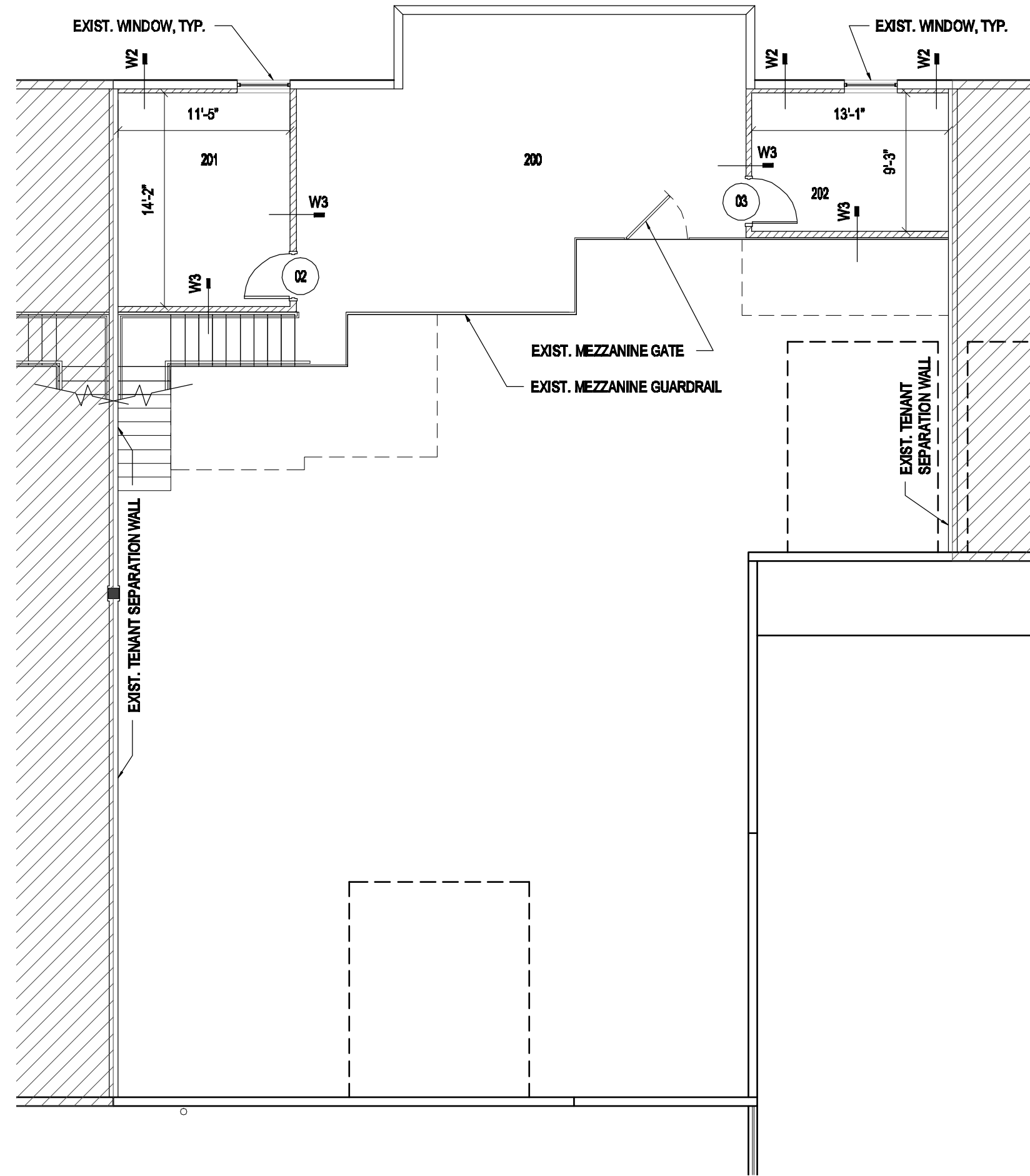
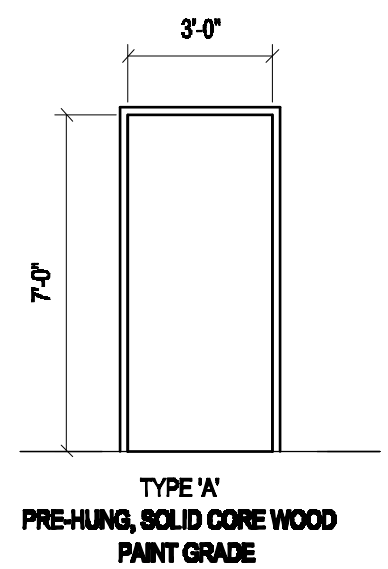
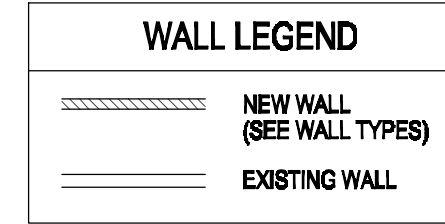
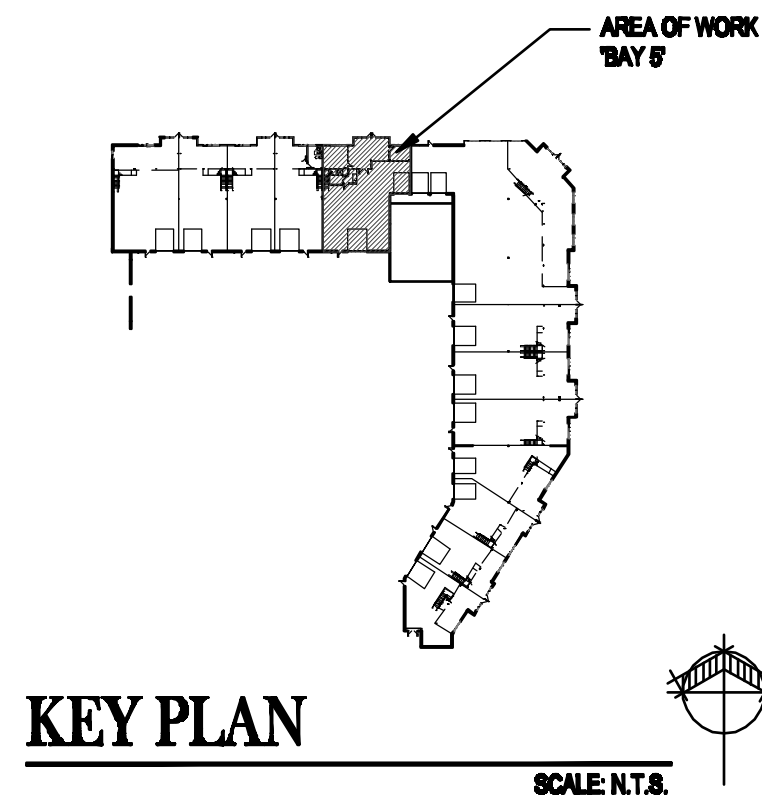
ANY WORK THAT MUST BE PERFORMED IN OTHER TENANT SPACES IN RELATION TO THIS CONSTRUCTION SHALL BE PERFORMED IN A MANNER SO AS NOT TO DISRUPT THE OWNER, ALL WALLS, SLABS, CEILING, ETC. DISTURBED IN OTHER SPACES SHALL BE RESTORED TO ORIGINAL CONDITION ONCE WORK IS COMPLETE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES EXISTING FIRE RATINGS SHALL BE MAINTAINED AT SLAB PENETRATIONS RATED WALLS, RATED CEILING ASSEMBLIES AND FIRE COMPARTMENT ZONES

REVIEW FINAL LOCATIONS AND QUANTITIES OF FIRE EXTINGUISHERS WITH FIRE MARSH PRIOR TO CONSTRUCTION.

FIRE EXTINGUISHERS SHALL BE PLACED AT INTERVALS NOT EXCEEDING A TRAVEL DISTANCE OF 75'.

BUILDING CODE INFORMATION	
BASED ON FLORIDA BUILDING CODE 2007/2009 REV.	
BUILDING TYPE	TYPE II B CONSTRUCTION, SPRINKLERED
OCCUPANCY	GROUP F-1, FACTORY INDUSTRIAL
AREA CALCULATIONS:	
GROUND FLOOR	889 S.F.
WAREHOUSE AREA	2,859 S.F.
MEZZANINE	121 S.F.
OFFICE AREA	797 S.F.
STORAGE AREA	4,323 S.F.
TOTAL TENANT AREA	4,323 S.F.
TOTAL OFFICE PERCENTAGE	= 22%
LIFE SAFETY SYSTEMS:	
Emergency Lighting and Exit Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fire Alarm and Smoke Detection Systems	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Partic Hardware	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
EXIT REQUIREMENTS:	
Dead end limit-maximum condition	50 Feet
Travel distance to exit-maximum condition	250 Feet



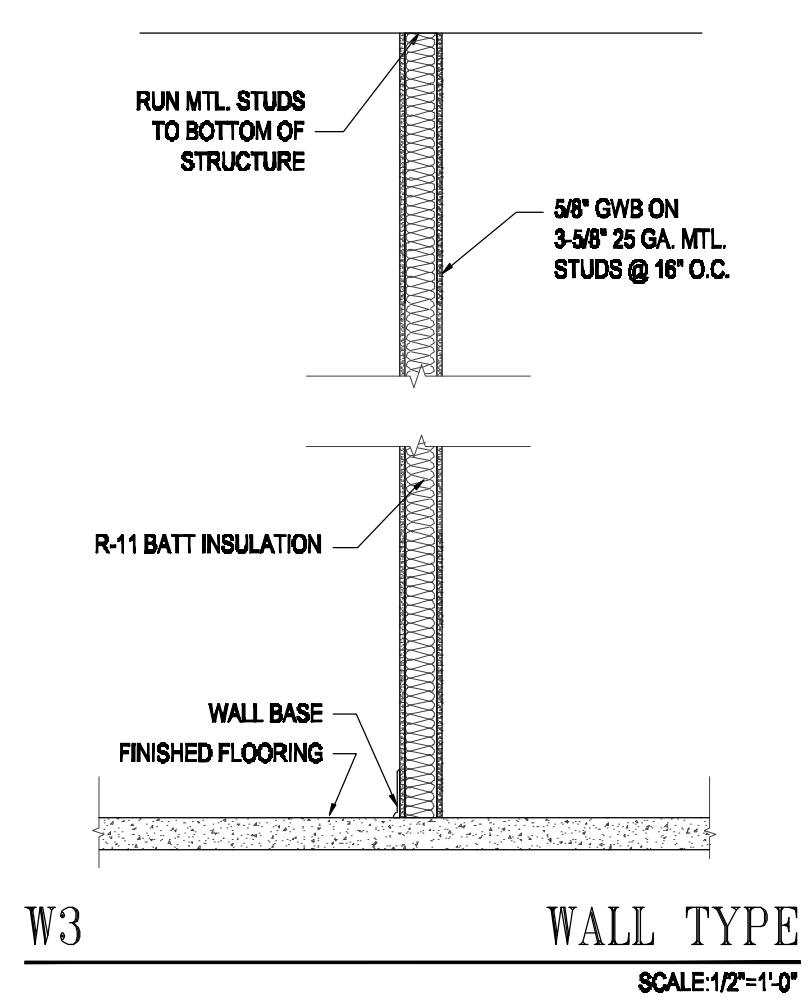
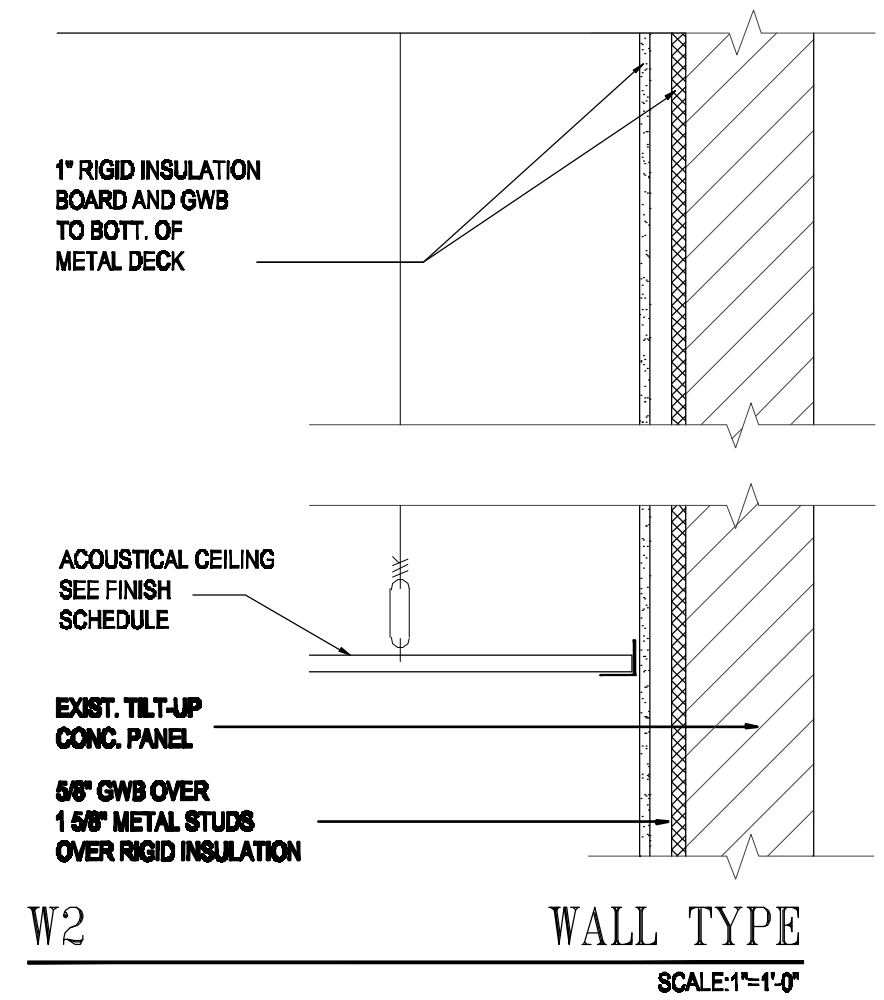
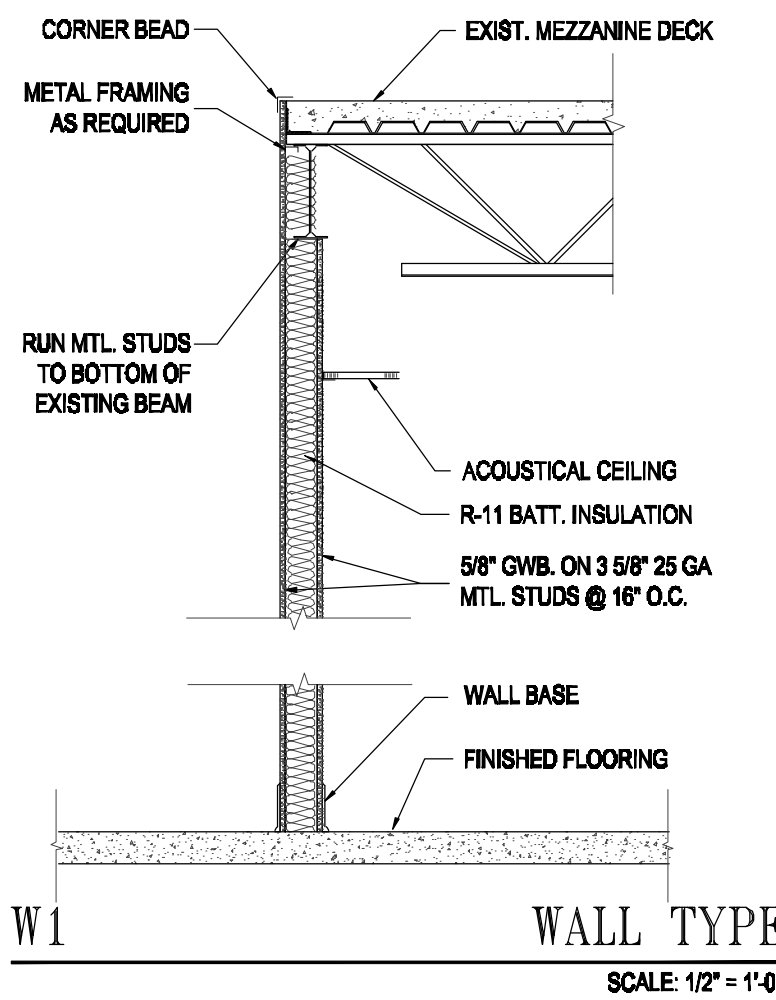
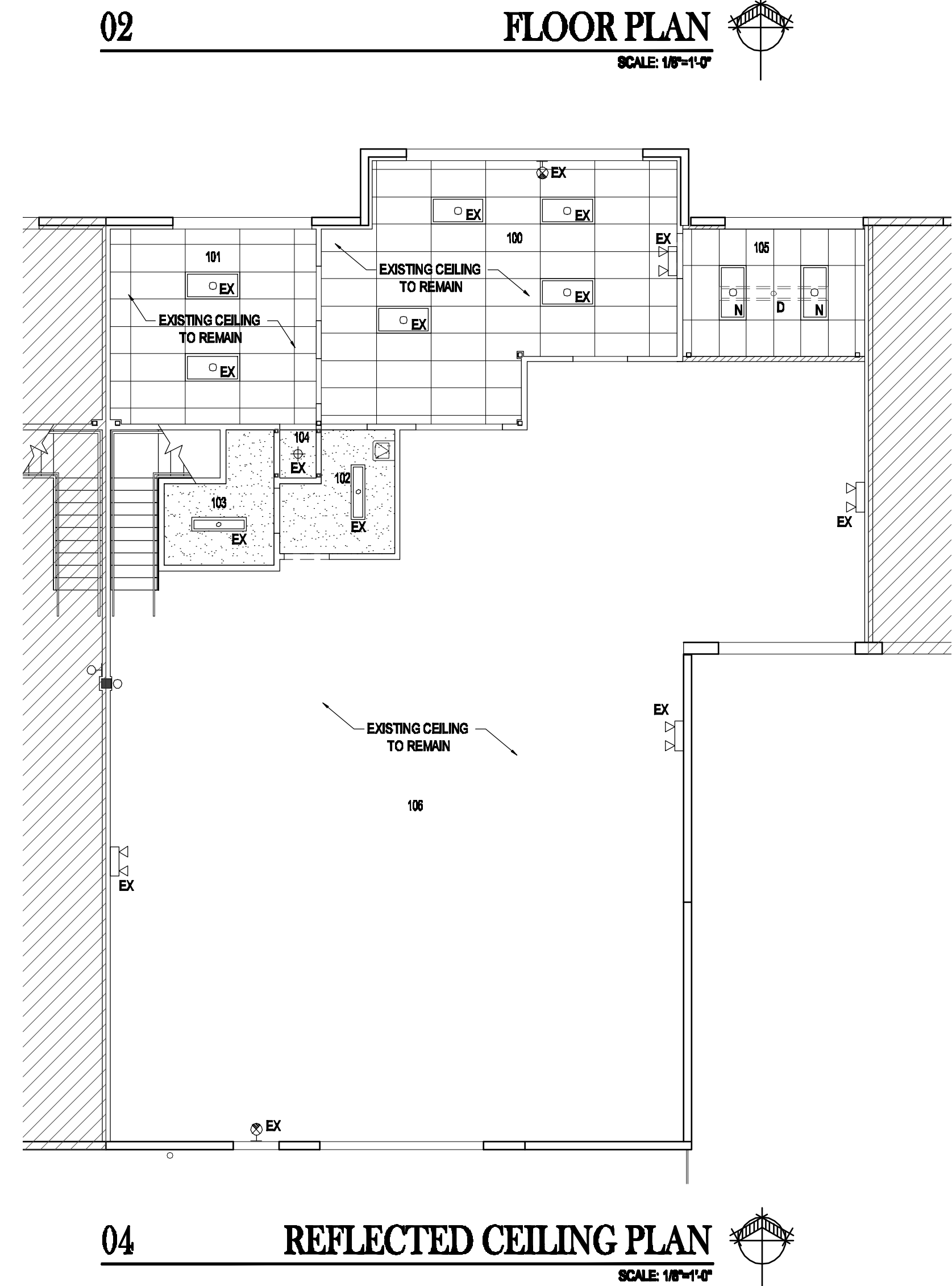
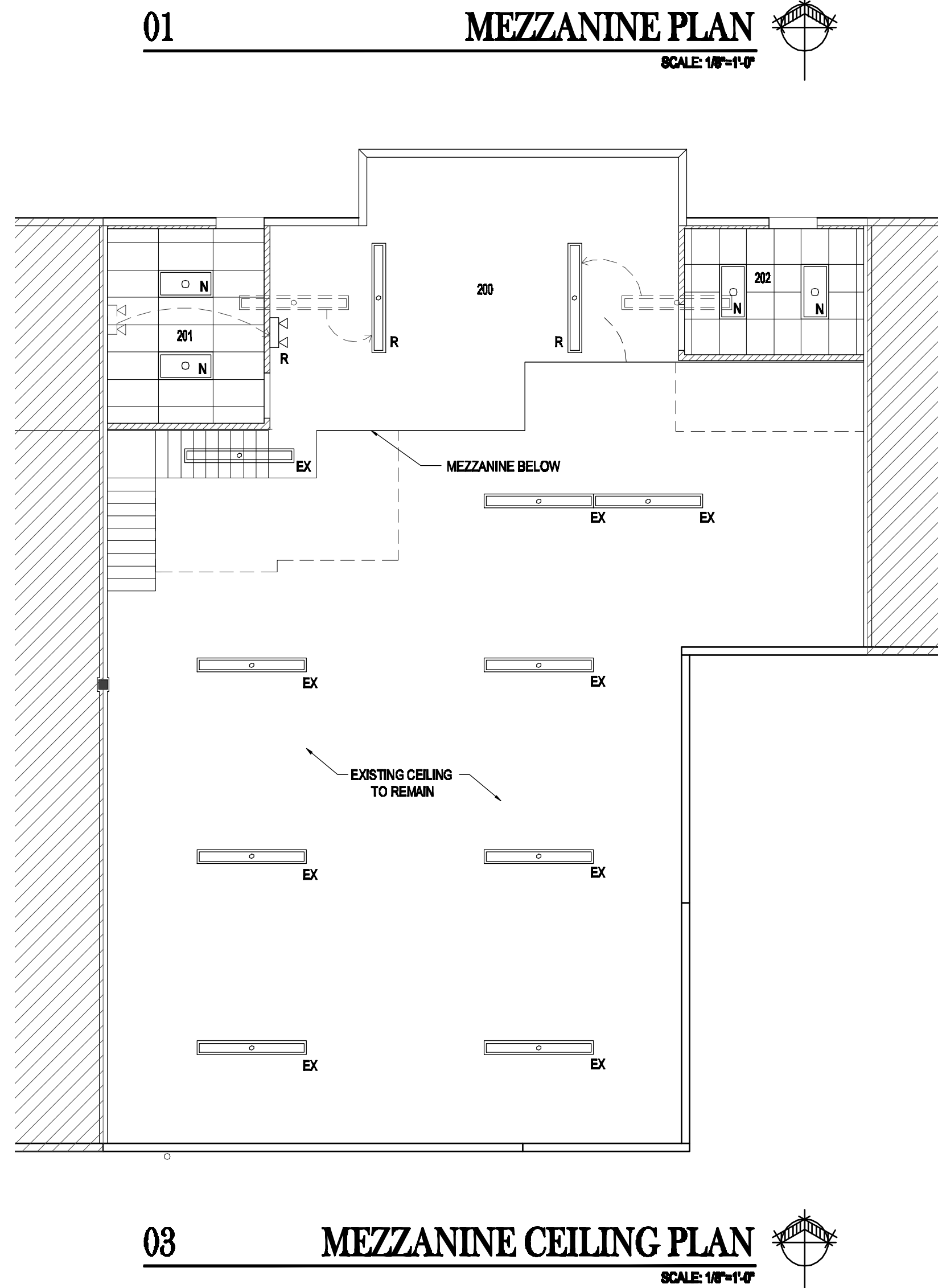
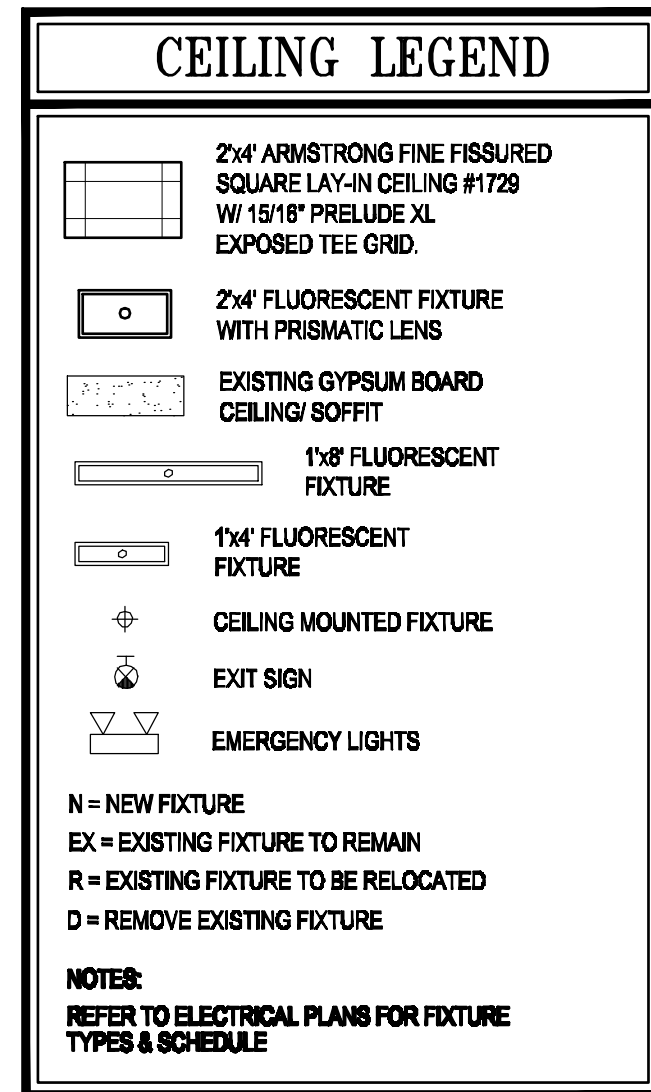
FINISH SCHEDULE							
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HGT.	REMARKS
100	EXIST. RECEPTION	-	-	-	-	-	
101	EXIST. OFFICE	-	-	-	-	-	
102	EXIST. KITCHENETTE	-	-	-	-	-	
103	EXIST. RESTROOM	-	-	-	-	-	
104	EXIST. CLOSET	-	-	-	-	-	
105	OFFICE	CARPET	4" VINYL	G.W.B.	2X4 ACT	9'-0" A.F.F.	
106	EXIST. WAREHOUSE	-	-	-	-	-	
200	EXIST. MEZZANINE	-	-	-	-	-	
201	CONDITIONED STORAGE	VCT	4" VINYL	G.W.B.	2X4 ACT	9'-0" A.F.F.	
202	OFFICE	CARPET	4" VINYL	G.W.B.	2X4 ACT	9'-0" A.F.F.	

FINISH SCHEDULE NOTES:

- ALL FLOORING FINISHES TO BE SELECTED BY TENANT AND INSTALLED BY CONTRACTOR.
- CONFIRM ALL FINISH MATERIALS WITH TENANT PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WALLCOVERINGS, FLOORING, WALL BASE, CABINETS, ETC.
- PAIN TO BE APPLIED AS FOLLOWS: ONE (1) COAT OF PRIMER AND TWO (2) COATS OF FINISH PAINT
- CONTRACTOR TO PROVIDE TRANSITION STRIPS AT THE CENTER OF DOOR OPENINGS WHERE DIFFERING FLOORING MATERIALS MEET.
- CONTRACTOR SHALL PROVIDE \$12 / YD. MATERIAL ALLOWANCE FOR CARPET.
- VINYL BASE SHALL BE 4" BURKE MERCER.

DOOR SCHEDULE						
OPENING NUMBER	DOOR	FRAME	HWR		REMARKS	
SIZE	MAT'L	TYPE	MAT'L	HWDR		
1	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	
2	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	PROVIDE WEATHER STRIPPING AND THRESHOLD
3	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	PROVIDE WEATHER STRIPPING AND THRESHOLD
4	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	
5	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	PROVIDE WEATHER STRIPPING AND THRESHOLD

DOOR HARDWARE SETS:  
 CONTRACTOR TO VERIFY ALL DOOR HARDWARE REQUIREMENTS W/ TENANT PRIOR TO INSTALLATION.



**tercilla Courtemanche architects**

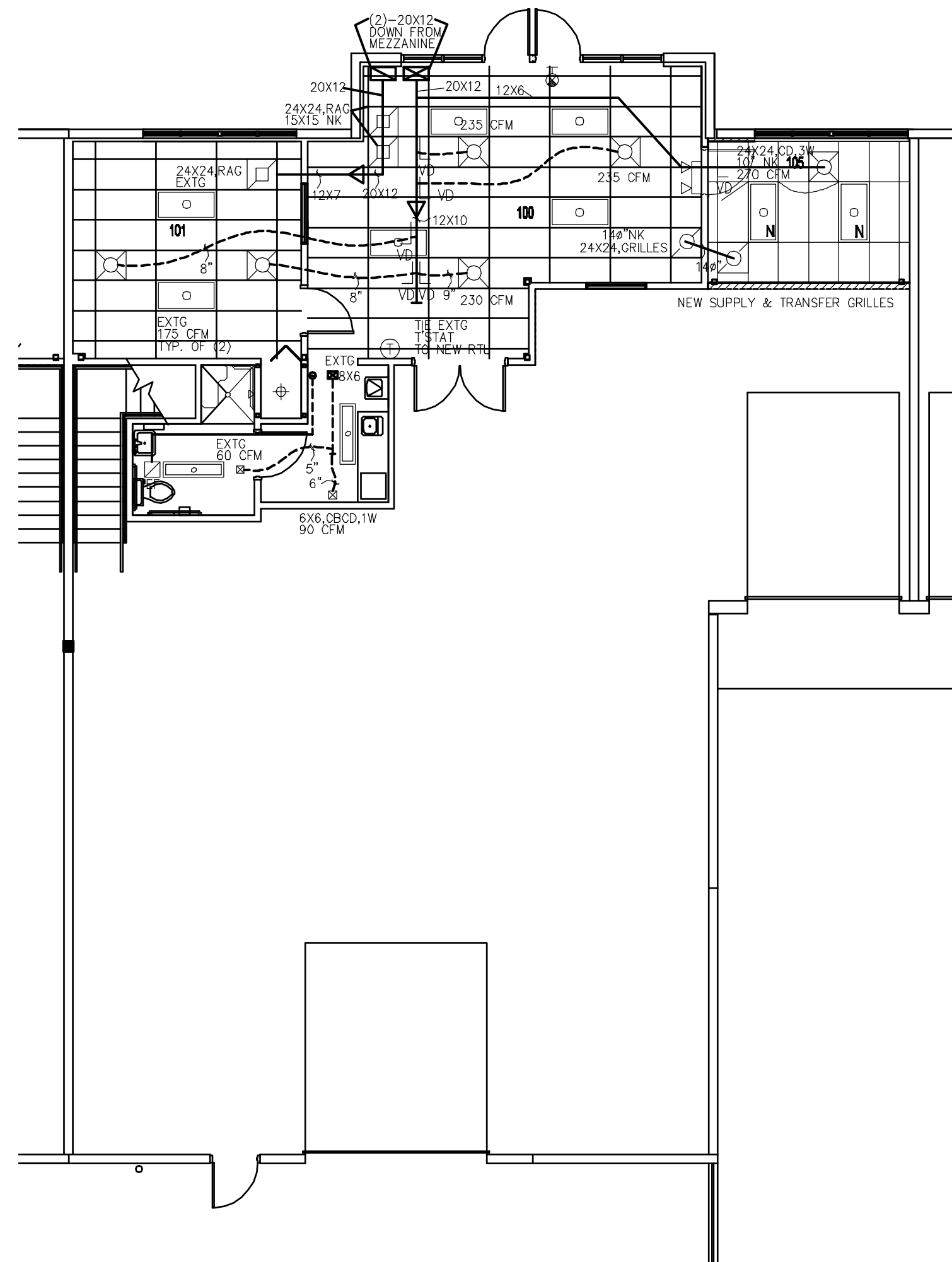
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Tenant Improvements for:  
**Building B, Bay 5**  
 Southern Park of Commerce  
 Palm Beach County, Florida

commission 211041  
 date: 8-3-11  
 revision date  
 no. 1 8-16-11

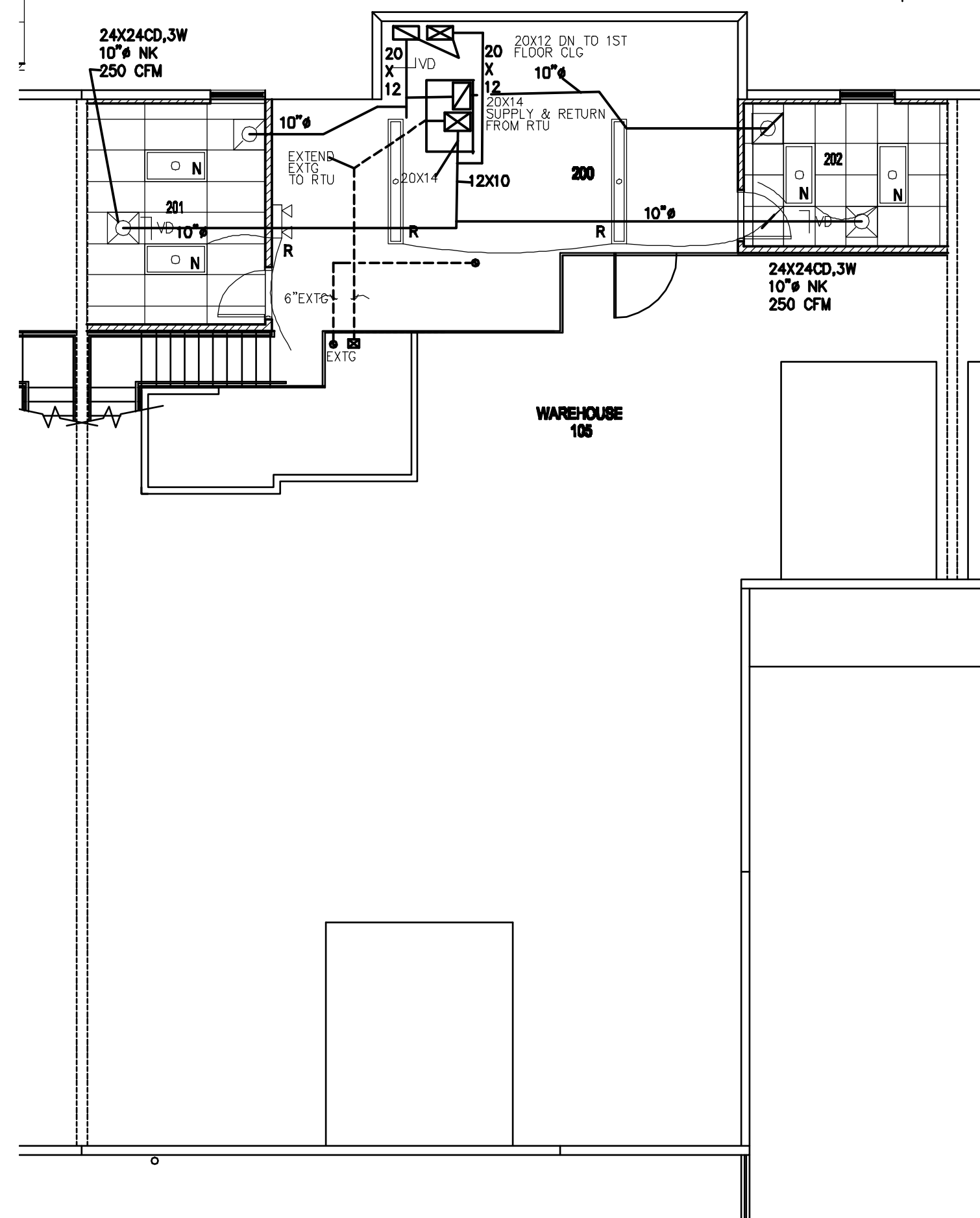
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**LOWER MECHANICAL PLAN**

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



**UPPER MECHANICAL PLAN**

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

**SPECIFIC NOTES**

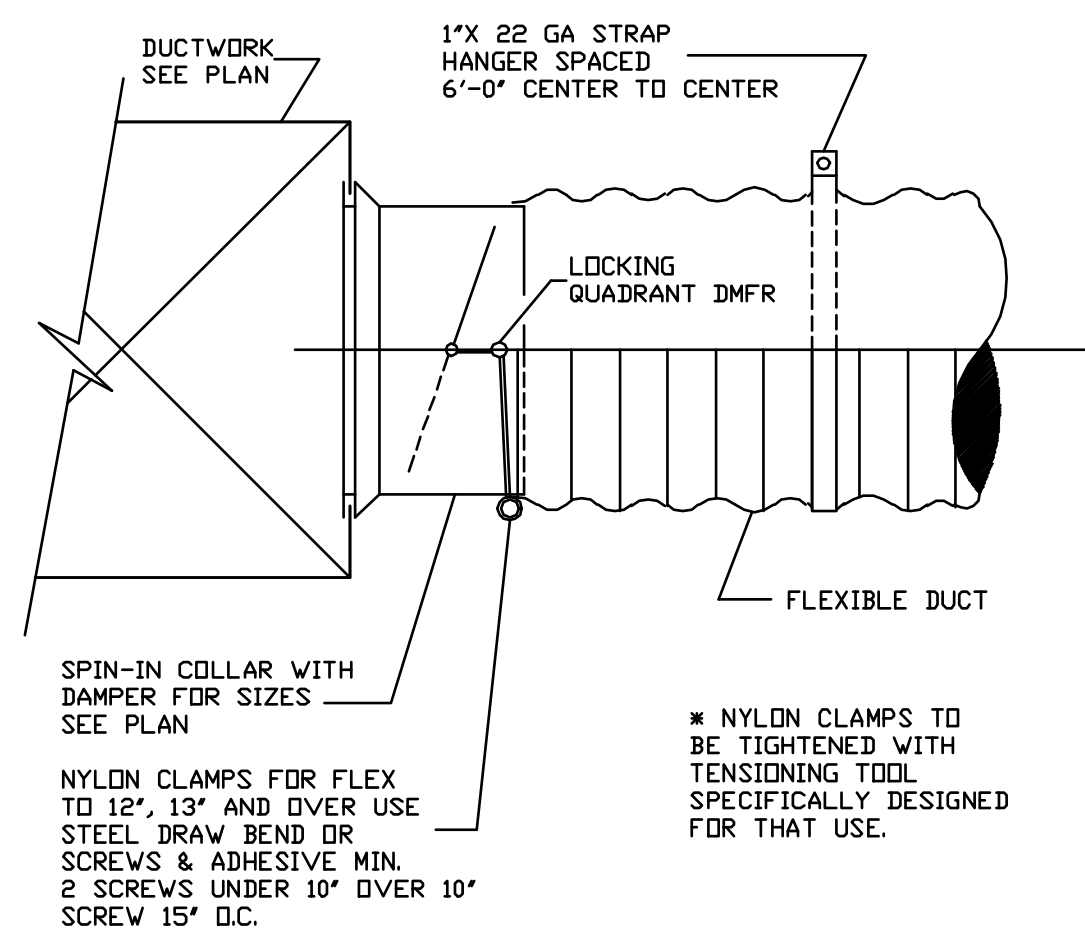
1. PROVIDE NEW 5 TON ROOF TOP AS SCHEDULED.
2. EXTG 3 TON ROOF TOP SHALL BE CAREFULLY REMOVED AND LOCATED PER THE OWNERS INSTRUCTIONS

**GENERAL MECHANICAL NOTE**

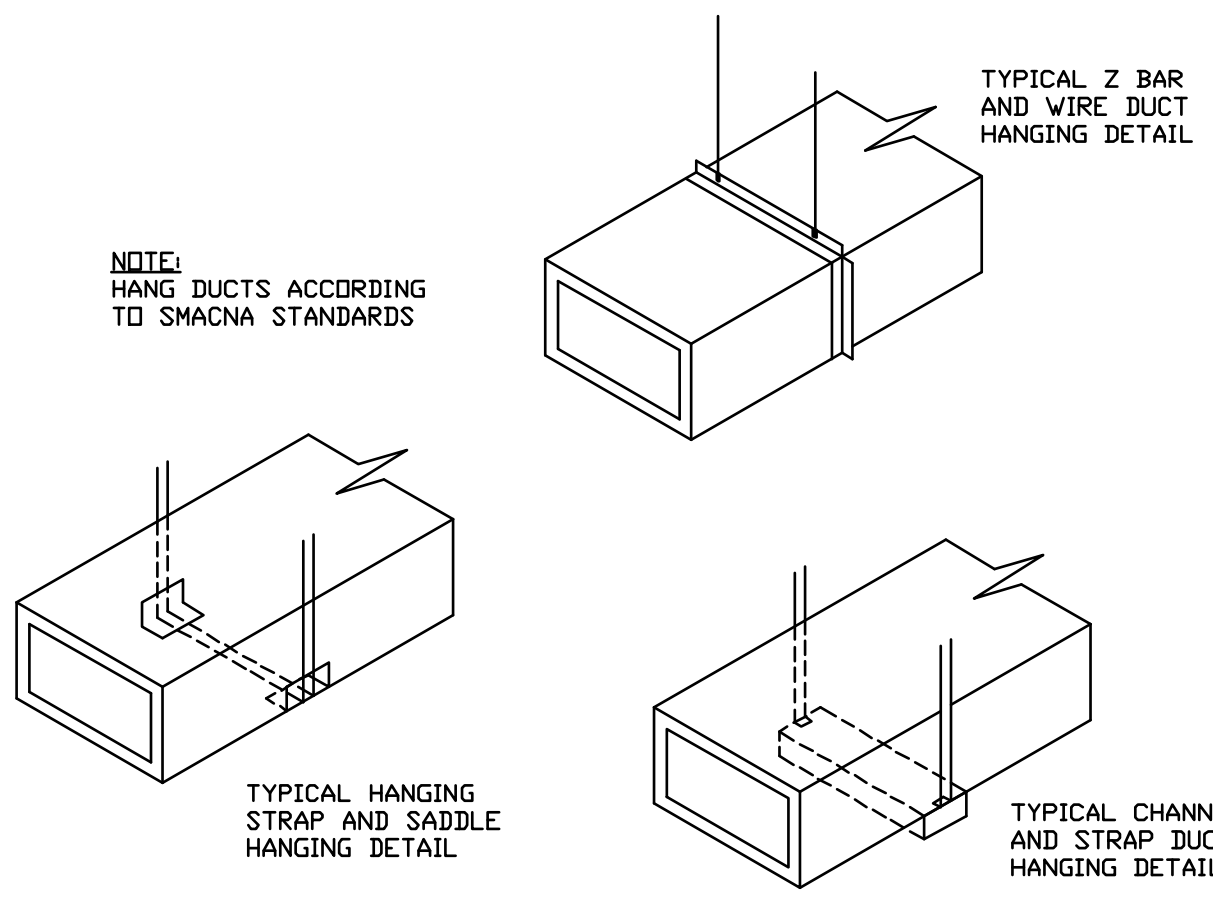
1. VISIT THE SITE BEFORE SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS OR THE SPECIFICATIONS.
2. SHOP DRAWINGS OR FULLY DESCRIPTIVE CATALOG DATA SHALL BE SUBMITTED BY THE CONTRACTOR FOR ALL KINDS OF MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SUFFICIENT NUMBER OF COPIES OF ALL SUCH SHOP DRAWINGS OR CATALOG DATA TO PROVIDE HIM WITH AS MANY REVIEWED COPIES AS HE MAY NEED, PLUS TWO (2) COPIES FOR RETENTION BY THE ARCHITECTS AND ENGINEERS.
3. ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
4. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THAN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE FOAM (I.E. CHASE-FOAM CTC PR-855 BY CHASE TECHNOLOGY CORP.).
5. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.

**GENERAL HVAC NOTES**

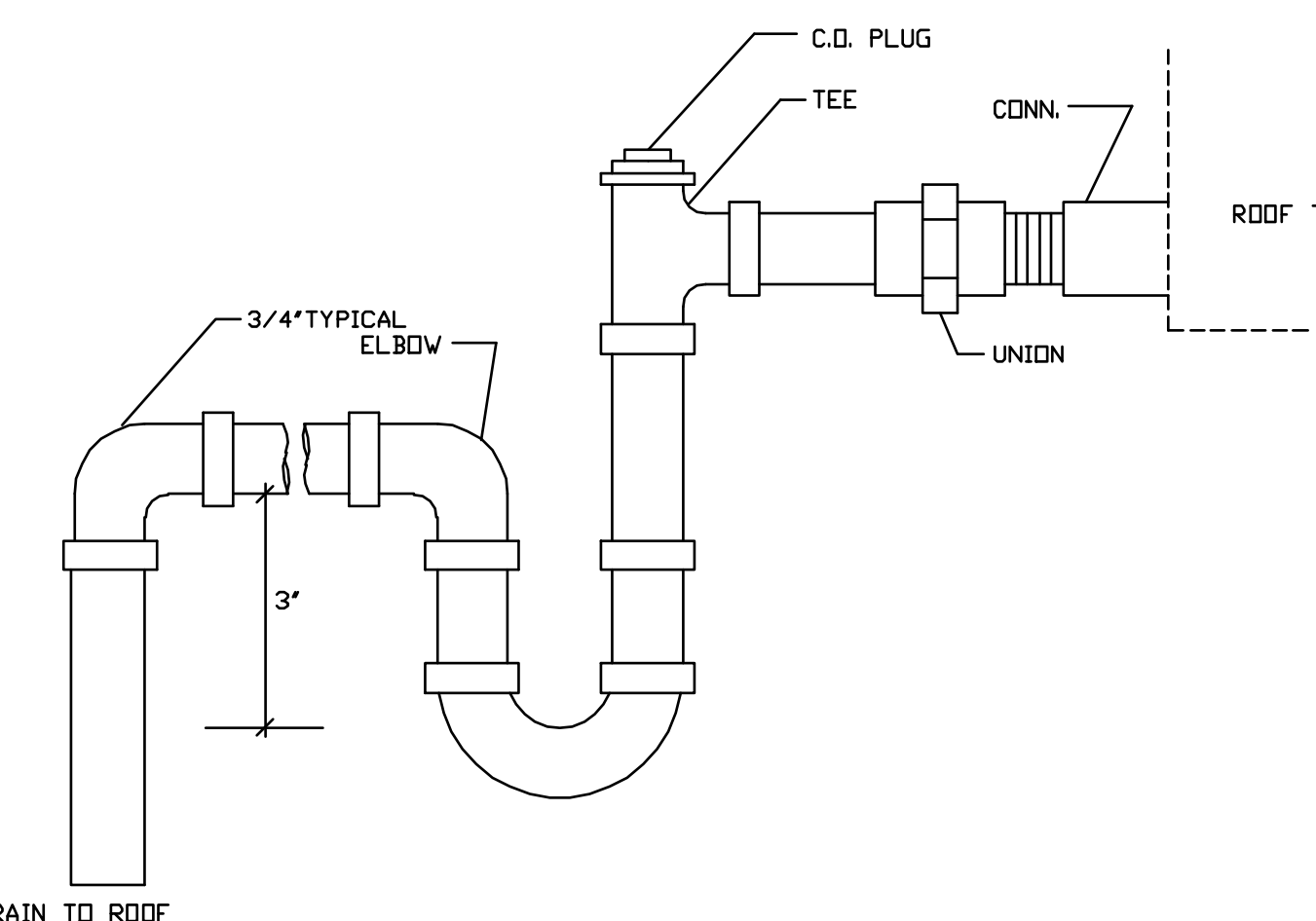
1. VISIT THE SITE PRIOR TO SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS.
2. PROVIDE ALL LABOR PERMITS, MATERIAL, TOOLS, SUPPLIES, EQUIPMENT TO INSTALL A COMPLETE AND OPERATING AIR CONDITIONING SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. PAY ALL COSTS OF PERMIT INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
4. CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE (5) COPIES OF MANUFACTURERS DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
5. ALL CONDITIONED AIR DUCTWORK SHALL BE FIBREGLASS, R=6.0 MIN. EXHAUST & OUTSIDE AIR DUCTWORK SHALL BE GALVANIZED STEEL. ALL BENDS GREATER THAN 45 DEGREES SHALL HAVE TURNING VANES. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND ADJUST FOR CONDITIONS PRIOR TO CONSTRUCTING ANY DUCTWORK. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. INSTALL ALL DUCTWORK PER APPROPRIATE SMACNA STANDARD.
6. THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ARCHITECT. ANY BREAK-DOWN OCCURRING IN THE FIRST YEAR SHALL BE REPAIRED AT NO COST TO THE OWNER. A/C COMPRESSORS SHALL HAVE A 5 YEAR GUARANTEE.
7. PROVIDE & INSTALL ALL CONTACTORS, RELAYS, AND CONTROLS.
8. HVAC CONTRACTOR SHALL PROVIDE A TEST AND BALANCE REPORT FOR ALL MECHANICAL SYSTEMS AND SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLS, RETURN GRILLS, AND EXHAUST GRILLS AND THE LEAVING AND ENTERING AIR TEMPERATURE (F) FROM AT EACH EVAPORATOR COIL. INCLUDE ALL VOLTAGE AND AMPERAGE FOR EACH MOTOR. THE REPORT SHALL BE DONE BY AN INDEPENDANT TAB CONTRACTOR LICENSED BY THE STATE OF FLORIDA AND SUBMITTED TO THE ARCHITECT.
9. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE TITUS OR METALAIR.
10. ALL BRANCH TAKE OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. ALL ELBOWS AND TEES MUST BE FURNISHED W/TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE OFFS.
11. PROVIDE NEW FILTERS FOR ALL RTU'S BEFORE STARTING THEM. REPLACE FILTERS PRIOR TO FINAL ACCEPTANCE BY OWNER.
12. FIRE DAMPERS SHALL BE STYLE B WITH THE BLADES OUT OF THE AIRSTREAM. DAMPERS FOR RECTANGULAR DUCTS SHALL BE EQUAL TO RUSKIN #0-IBD2 WITH 1 1/2 HOUR RATING & DAMPERS FOR ROUND DUCT SHALL BE EQUAL TO RUSKIN #0-IBD2-CR WITH 1 1/2 HOUR RATING.
13. ALL PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES INCLUDING FLOOR ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH STOP ASSEMBLY AND INSPECTED FOR COMPLIANCE PRIOR TO CLOSE IN. THE CONTRACTOR MUST VISIT THE SITE & REVIEW THE ARCHITECTURAL PLANS PRIOR TO BID TO LOCATE ALL NEW FIRE WALLS & ANY EXISTING MECHANICAL DUCTWORK, PIPING, ETC. THAT WILL REQUIRE NEW FIRE DAMPERS OR THROUGH STOPS. ALL COSTS SHALL BE INCLUDED IN THE BID.
14. THE DESIGN & INSTALLATION OF THE MECHANICAL SYSTEMS & ALL APPURTENANCES SHALL COMPLY STRICTLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING MECHANICAL CODE & THE LOCAL AMENDMENTS TO THE FLORIDA BUILDING MECHANICAL CODE.
15. PROVIDE A 10 FOOT MINIMUM CLEARANCE FROM ALL VENTS THROUGH ROOF (VTR) AND EXHAUST FANS TO OUTSIDE AIR INTAKES.
16. ALL STORAGE ROOMS, TOILETS, ETC. WILL HAVE UNDERCUT DOORS TO PROVIDE VENTILATION REQUIRED WHEN DOOR OR TRANSFER GRILLES ARE NOT SHOWN.
17. A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT. SHOP DRAWINGS WILL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS.
18. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
19. COORDINATE LOCATION OF AHU'S, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
20. MECHANICAL PLANS IN GENERAL ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL AND STRUCTURAL PLANS. DUCT BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
21. FAN DRIVES SHALL BE ADJUSTED TO DELIVER THE SPECIFIED CFM AGAINST THE ACTUAL STATIC PRESSURE OF THE INSTALLATION.
22. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND 140 M.P.H. WINDS.
23. ALL UNITS SHALL BE PROVIDED W/ HONEYWELL ELECTRONIC PROGRAMABLE THERMOSTATS.



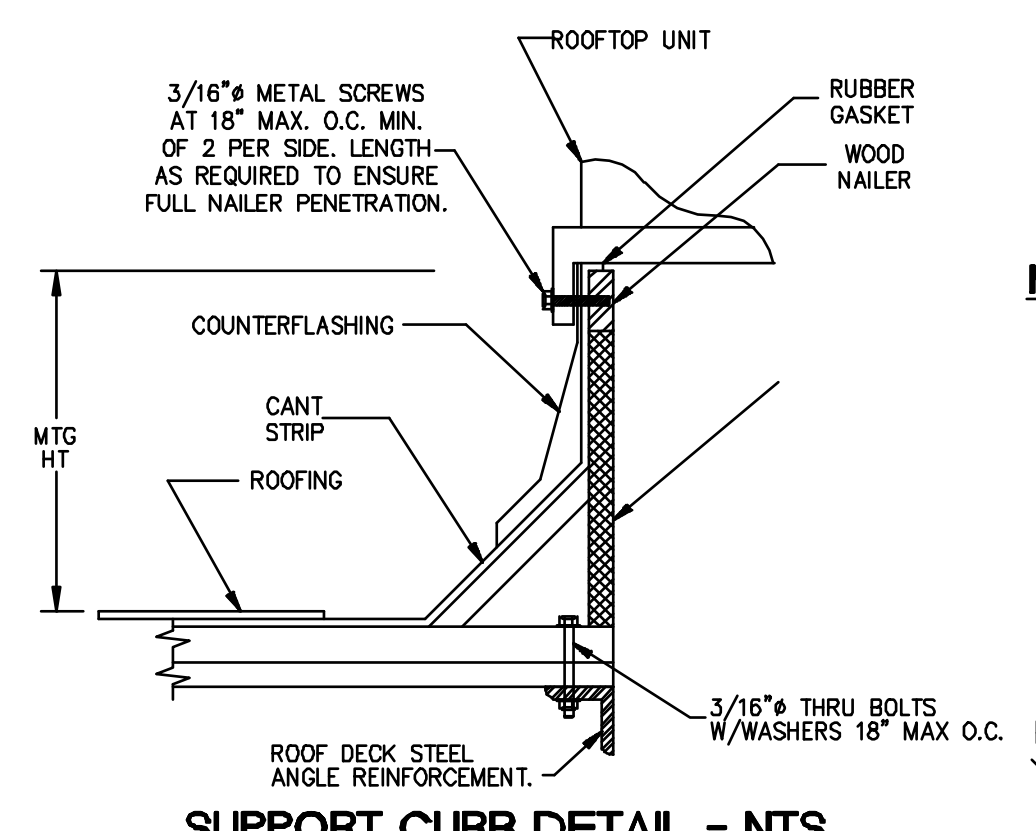
**DUCT TAKE-OFF DETAIL NTS**



**METHODS OF HANGING DUCTS nts**



**CONDENSATE PIPING DETAIL NTS**



**SUPPORT CURB DETAIL - NTS**

**ROOFTOP AIR CONDITIONING SCHEDULE**

MODEL NUMBERS BASED ON TRANE.

SYSTEM	5 TON
MODEL	4TCC3060A3
CFM	1750
ID FAN HP/FLA	1.0/7.6
HEAT KW @240V	10.0
OD FAN FLA	1.4
COMP FLA	18.1
OUTSIDE AIR (NOTE 2) X	20X
VOLTS-PH	208/3
FUSE	50
REFRIGERANT	R-410

TOTAL BTUH (NET)	57330
TOT. SENS. (NET)	40352
SEER	13.0
EER	
IPLV	
WEIGHT (LBS)	482
DIMENSIONS (HXWXD)	39" X 59" X 44"

- NOTES:
1. ACCEPTABLE ALTERNATE MANUFACTURER SHALL BE CARRIER.
  2. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY WHETHER THERE IS AN EXISTING ROOF CURB. IF NO CURB EXISTS, PROVIDE THE APPROPRIATE MANUFACTURER ROOF CURB TO MATCH THE SCHEDULED UNIT. IF THERE IS AN EXISTING CURB, VERIFY THAT THE EXISTING CURB WILL FIT TO THE NEW ROOFTOP UNIT. UTILIZE AN APPROPRIATE MANUFACTURER ROOF CURB ADAPTOR IF NECESSARY. INCLUDE ALL COSTS IN BID.
  3. SEE OUTDOOR AIR CALCULATIONS.
  4. PROVIDE SINGLE-POINT PDWER KIT FOR ALL UNITS.

**OUTSIDE AIR CALCULATION**

(PER ASHRAE CODE 62.1, TABLE 6-1)

RECEPTION/OFFICE 100	(5 PPL / 1000 SF) X 5 CFM/PER +.06 CFM/SF X 504 SF = 61.25 CFM
OFFICE 101	(1 PPL / 1000 SF) X 5 CFM/PER +.06 CFM/SF X 252 SF = 20.12 CFM
OFFICE 105	(1 PPL / 1000 SF) X 5 CFM/PER +.06 CFM/SF X 122 SF = 12.32 CFM
OFFICE 201	(1 PPL / 1000 SF) X 5 CFM/PER +.06 CFM/SF X 252 SF = 14.84 CFM
OFFICE 202	(1 PPL / 1000 SF) X 5 CFM/PER +.06 CFM/SF X 120 SF = 12.20 CFM
TOTAL	TOTAL-120.73 CFM

**AIR DEVICES**

MODEL	MATERIAL DEVICE	REMARKS
250-AA	ALUMINUM CURVED BLADE CEILING DIFFUSER	W/OBD NOTE 1
PAS-AA	ALUMINUM 24X24 PERFORATED SUPPLY GRILLE	----- NOTE 2
PAR-AA	ALUMINUM 24X24 PERFORATED RETURN GRILLE	W/OBD NOTE 2

- NOTES:
1. USE BORDER TYPE 1 FOR HARD CEILING MOUNT.
  2. USE BORDER TYPE 3 FOR LAY-IN CEILING.

**MECHANICAL LEGEND**

- 24X24 PERFORATED CEILING DIFFUSER.
- 24X24 PERFORATED RETURN/TRANSFER GRILLE.
- EXHAUST FAN
- CURVED BLADE CEILING DIFFUSER (CBCD)
- RIGID DUCTWORK
- FLEXIBLE DUCTWORK.
- VO MANUAL VOLUME DAMPER
- WALL MOUNTED THERMOSTAT.
- DMSD DUCT MOUNTED SMOKE DETECTOR.
- NEW DUCTWORK
- EXTG DUCTWORK
- DUCT TRANSITION

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Tenant Improvement for:  
**Building B, Bay 5**  
Southern Park of Commerce  
Palm Beach County, FL

commission 211041

date: 8-3-11

revision date

- no.

drawing M-1

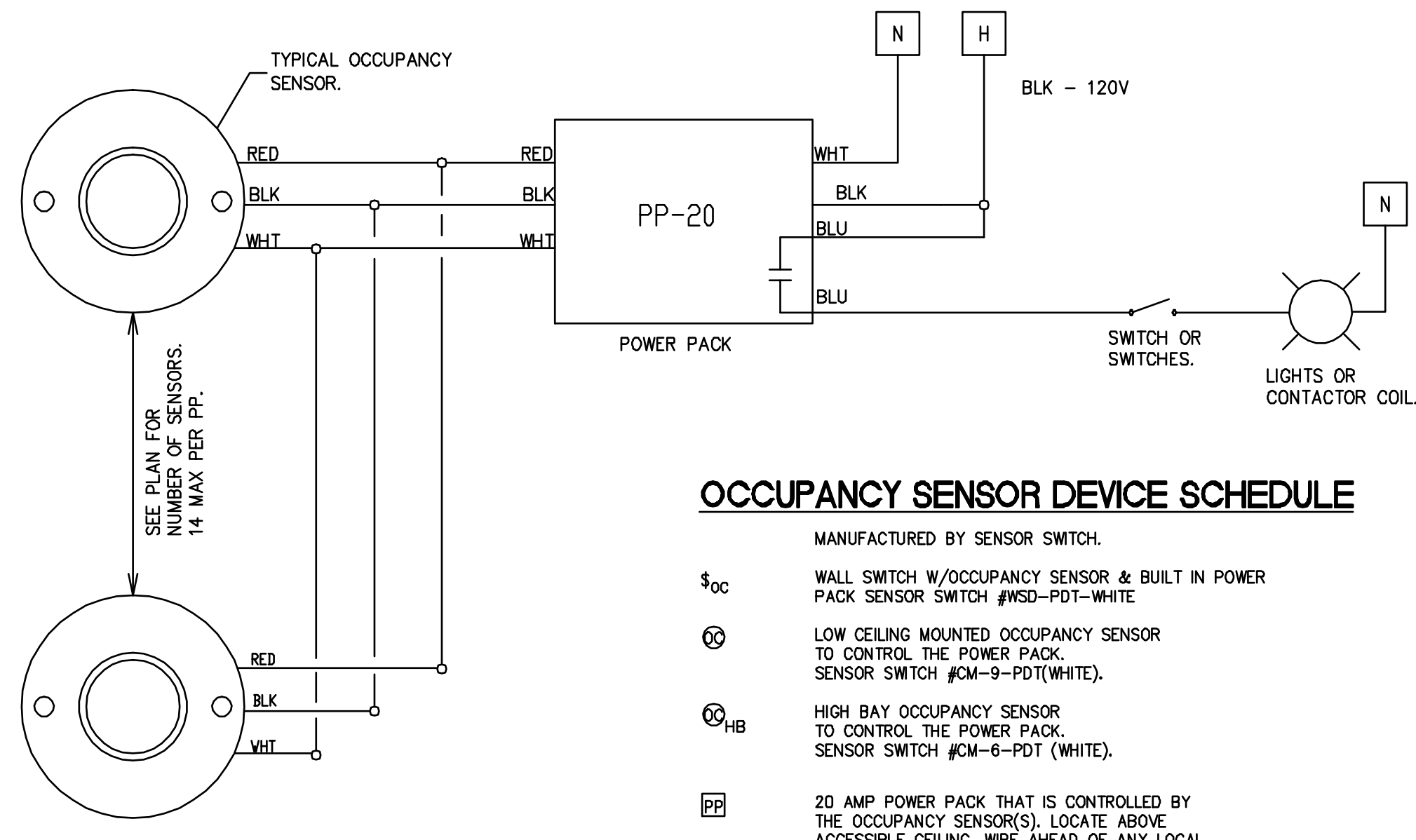
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**ELECTRICAL NOTES:**

- 1.ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL OWNER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- 2.ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND TELEPHONE INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- 3.ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND THE FLORIDA BUILDING CODE.
- 4.DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNERS REPRESENTATIVE.
- 5.MINIMUM WIRE SIZE SHALL BE #12 A.W.G. EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THIN INSULATION.
- 6.OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- 7.CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- 8.CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- 9.ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE PROJECT.
- 10.CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
- 11.THE ELECTRICAL INSTALLATION SHALL MEET ALL REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
- 12.CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- 13.ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS OR FUSED SWITCHES AS INDICATED.
- 14.PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, DEVICES FOR ALL OUTLETS AS INDICATED.
- 15.CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- 16.ELECTRICAL CONTRACTOR SHALL LABEL EXTERIOR OF ALL PANELS AND PROVIDE COMPLETE TYPED DIRECTORIES.
- 17.ALL ELECTRICAL AND TELEPHONE/DATA OUTLETS TO BE AT 16" AFF UNLESS NOTED OTHERWISE, VERTICALLY MOUNTED.
- 18.ALL LIGHT SWITCHES TO BE AT 42" AFF.
- 19.LAY IN LIGHT FIXTURES TO BE SUPPORTED AT ALL FOUR CORNERS AND SECURED TO STRUCTURE ABOVE.
- 20.ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL ELECTRICAL WIRING FOR HVAC SYSTEM INCLUDING CONTROLS, THERMOSTATS, POWER, ETC. SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- 21.PANELBOARDS: ALL CURRENT CARRYING BUSES SHALL BE COPPER. ALL GROUND BUS BARS SHALL BE COPPER. PANELBOARD ENCLOSURES SHALL BE FURNISHED WITHOUT PRE-PUNCHED CONCENTRIC HOLES. AIC RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
- 22.DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, ENCLOSURES AS REQUIRED BY EXPOSURE.
- 23.CONTRACTOR SHALL CONFIRM WITH FPL ANY AND ALL REQUIREMENTS SUCH AS: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWN TIME FOR OWNERS CONFIRMATION, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- 24.ALL SERVICE CONDUIT AND ALL EXPOSED EXTERIOR CONDUITS SHALL BE RIGID METAL. INTERIOR LIGHTING AND RECEPTACLE CONDUIT SHALL BE EMT. TYPE AC ARMORED CABLE SHALL BE AN ACCEPTABLE ALTERNATE FOR INTERIOR LIGHTING & RECEPTACLE CIRCUITS WHERE ALLOWED PER NEC ARTICLE 320.

**EXISTING TO REMAIN- LOW VOLTAGE SENSOR(S) WIRING DIAGRAM NTS**



**OCCUPANCY SENSOR DEVICE SCHEDULE**

- MANUFACTURED BY SENSOR SWITCH.
- WALL SWITCH W/OCCUPANCY SENSOR & BUILT IN POWER PACK SENSOR SWITCH #WSD-PDT-WHITE
  - ⊗ LOW CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #CM-9-PDT(WHITE).
  - ⊗ HB HIGH BAY OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #CM-6-PDT (WHITE).
  - ⊞ 20 AMP POWER PACK THAT IS CONTROLLED BY THE OCCUPANCY SENSOR(S). LOCATE ABOVE ACCESSIBLE CEILING. WIRE AHEAD OF ANY LOCAL SWITCHING. 14 SENSORS MAX. PER PP. SENSOR SWITCH #PP-20.

- 1.RELOCATE, REPLACE ANY EXISTING SENSOR DEVICES REMOVED DUE TO PROJECT REQUIREMENTS.

**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	CATALOG NO.	LAMPS	REMARKS
A	DAYBRITE	2TG8328-01-120-1/2-EB	(3)28 T8	2X4 RECESSED TROFFER TO MATCH EXISTING, PRISMATIC ACRYLIC LENS, GRID CEILING MOUNT.

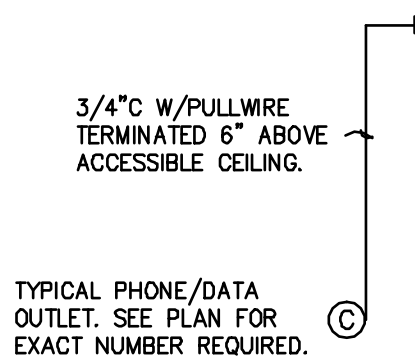
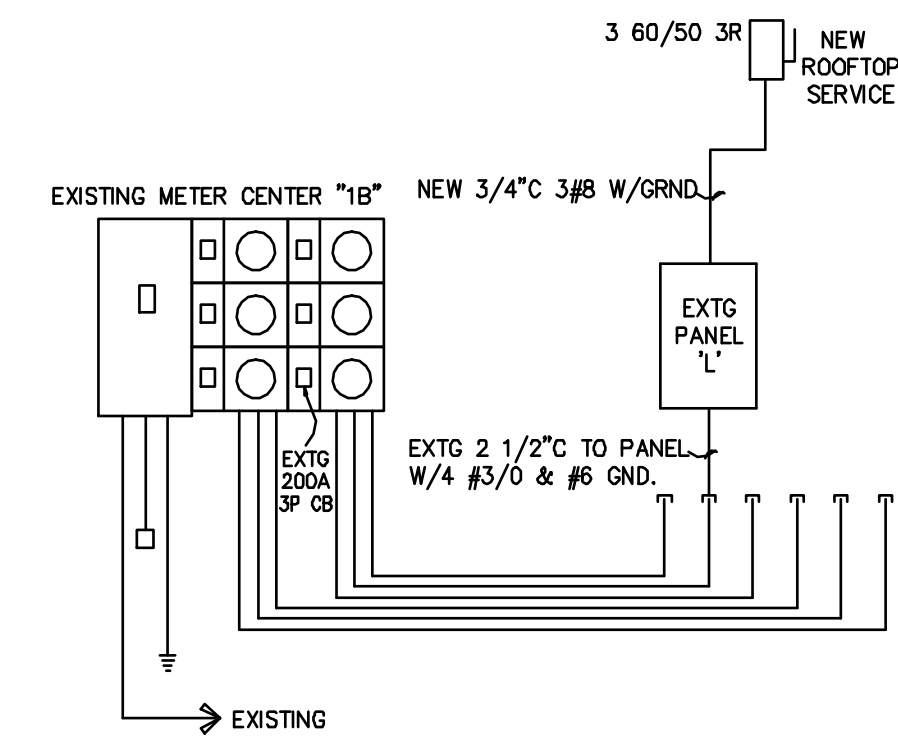
**LIGHTING POWER CALCULATION**

LOCATION	AREA (SQFT)	LPD (W/SQFT)	ALLOWABLE (W)	DESIGN (W)
NEW & EXTG OFFICES	780	1.1	858	1152
MEZZANINE-STORAGE	507	0.8	406	224
WAREHOUSE-STORAGE	2832	0.8	2265	896
EXTG REST ROOM	72	0.9	65	56
EXTG LUNCH	71	1.2	85	56
TOTAL	3465	0.8	3679	1488

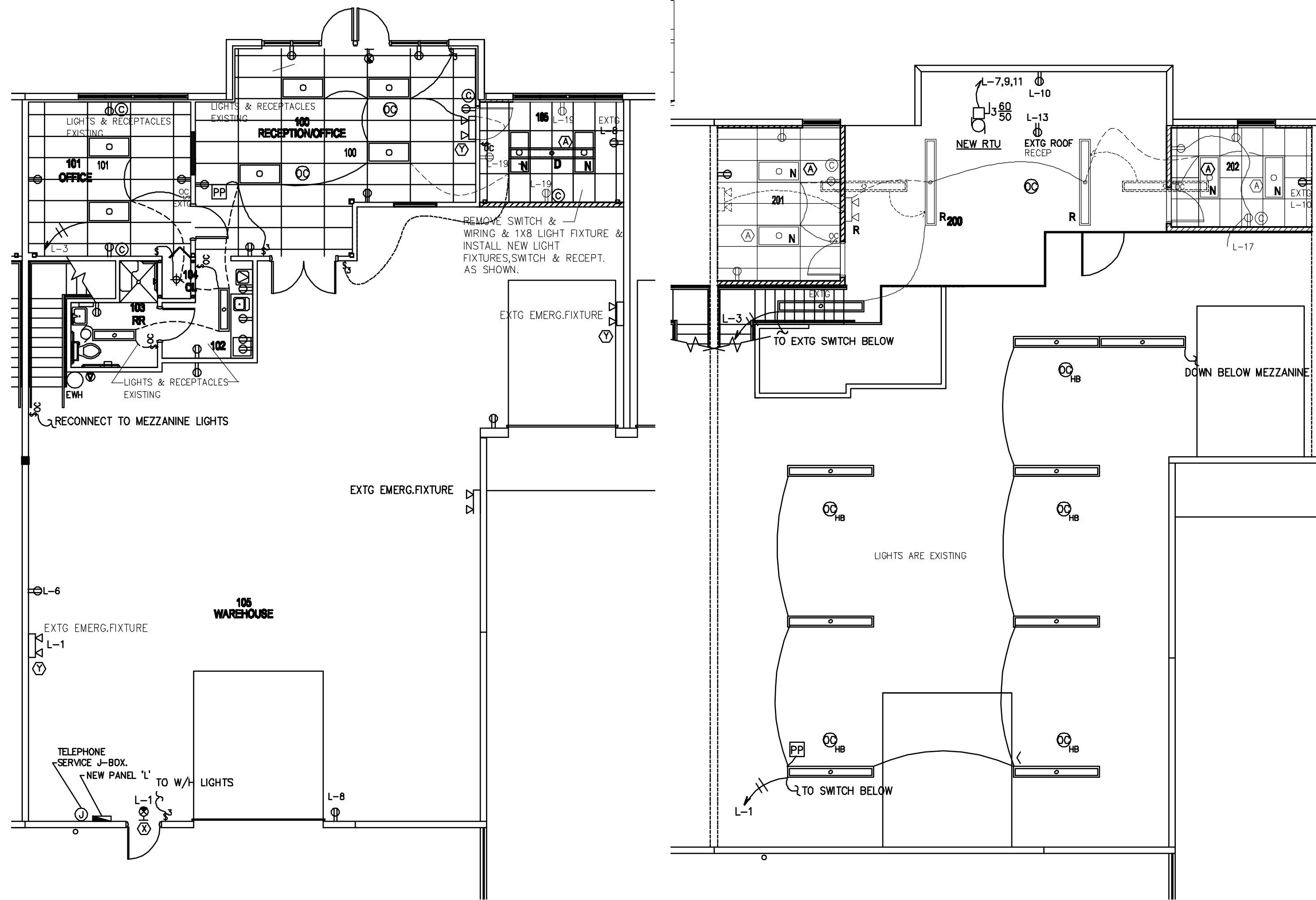
**SPECIFIC ELECTRICAL NOTES:**

1. WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING THE FOLLOWING:
  - A. A SINGLE LINE DIAGRAM OF THE BUILDING ELECTRICAL SYSTEM.
  - B. FLOOR PLANS INDICATING THE LOCATION & THE AREA SERVED FOR ALL DISTRIBUTION.
2. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER W/AN OPERATING MANUAL & A MAINTENANCE MANUAL. THE MANUALS SHALL INCLUDE THE FOLLOWING:
  - A. SUBMITTAL DATA STATING EQUIPMENT RATINGS & SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
  - B. OPERATION MANUALS & MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
  - C. NAMES & ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
3. PER CHAPTER 13, SECTION 413.1.ABC.1 THE VOLTAGE DROP FOR THE SERVICE CONDUCTORS DOES NOT EXCEED 2% & THE VOLTAGE DROP FOR THE BRANCH CIRCUIT CONDUCTORS DOES NOT EXCEED 3%.

**ELECTRICAL RISER DIAGRAM NTS**



**DATA RISER NTS**



**LOWER ELECTRICAL PLAN**

**UPPER ELECTRICAL PLAN**

**LOAD CENTER SCHEDULE**

120/208 VOLTS		3 PHASE	4 WIRE	200 AMP BUS	42 BRANCH POLES	X FULL NEUTRAL					
SURFACE MOUNTING		200 AMP MAIN LUGS	SHORT CIRCUIT I=	22,000	AMP-SYM-RMS						
COND. & WIRE	AMPS	LOAD	BKR			LOAD	AMPS	COND. & WIRE			
			P	A	T						
EXTG	8	EXTG WH LTG	1	20	1	2	1	20	RECEP (OFFICE 100) EXTG	9	EXTG
	8	LTG-MEZZ 200,OFF. 201,202			3	4			(OFFICE 101)	6	
	7	LTG-ROOMS 100 THRU 105			5	6			(KITCHENETTE/WH)	8	
3/4" #8	30	NEW ROOFTOP A/C	3	50	7	8			(WAREHOUSE)	6	
	30				9	10			(MEZZANINE)	5	
					11	12			FUTURE APPLIANCE	7	
EXTG	2	EXTG ROOF RECEPTACLE CKT	1	20	13	14			U.C. REF	7	
1/2" #12	6	NEW RECEP. (OFFICE 201)			15	16			EWC	5	
	6	NEW RECEP. (OFFICE 202)			17	18			GFI RECEP - TOILET	2	
	6	NEW RECEP. (OFFICE 105)			19	20	2	30	EWB	22	EXTG
	8	LTG MEZZ 200,OFF.201,202			21	22				22	
		SPACE			23	24			SPACE		
					25	26					
					27	28					
					29	30					
					31	32					
					33	34					
					35	36					
					37	38					
					39	40					
					41	42					
TOTAL AMPS		BUS A= 90	BUS B= 90	BUS C= 60	CONNECTED KVA=						

1. ODD CIRCUITS L-1 THRU L-21 TO BE REWORKED AS SHOWN.
2. PROVIDE NEW CIRCUIT FOR NEW ROOF TOP UNIT. REPLACE-7,9,11,AS SHOWN
3. NO CHANGE FOR EVEN NUMBER CIRCUITS, CB'S L-2 THRU L-22

**ELECTRICAL LEGEND:**

- RECESSED FLUORESCENT
- 8 FT STEEL-MOUNTED FLUORESCENT
- EXIT LIGHT
- EMERGENCY LIGHT
- LIGHT FIXTURE TYPE DESIGNATION
- DUPEX RECEPTACLE
- QUAD-FLX RECEPTACLE
- JUNCTION BOX 4" SQUARE UNLESS NOTED
- TELEPHONE & DATA OUTLET
- TELEPHONE OUTLET
- TELEPHONE OUTLET
- WEATHERPROOF
- INDOOR FAULT INTERRUPTER
- TABLE TYPE WALL SWITCH (3 = 3 WAY)
- TWO POLE RECEPTACLE
- OCCUPANCY SENSOR (SEE DEVICE SCHEDULES)
- POWER PACK (SEE DEVICE SCHEDULES)
- EXHAUST FAN
- DISCONNECT
- RELOCATED FIXTURE
- NEW FIXTURE
- REMOVE EXIST. FIXTURE

Tenant Improvement for:  
**Building B, Bay 5**  
 Southern Park of Commerce  
 Palm Beach County, FL

commission 211041  
 date: 8-9-11  
 revision date

no. △

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drawing **E-1**

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