

OTTER CREEK MANAGEMENT, INC.
ESPERANTE CORPORATE CENTER
222 LAKEVIEW AVE., SUITE 1100
WEST PALM BEACH, FLORIDA

TRIESCHMANN
DUMALA
architectural group

TRIESCHMANN DUMALA
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GENERAL NOTES

- THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK, AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
- THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
- COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT OR UNDERLYING SURFACE FOR THE NEW WORK.
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
- ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
- JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
- GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
- ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.

ABBREVIATIONS

ACOUS.	ACOUSTICAL	N.I.C.	NOT IN CONTRACT
ADJ.	ADJUSTABLE	NO.	NUMBER
AL.	ALUMINUM	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.A.	OVERALL
BD.	BOARD	OBS.	OBSCURE
BLDG.	BUILDING	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER
BLKG.	BLOCKING	O.F.C.I.	OWNER FURNISH/ CONTRACTOR INSTALL
BM.	BENCH MARK	OFF.	OFFICE
BOT.	BOTTOM	OPNG.	OPENING
CAB.	CABINET	OPP.	OPPOSITE
CPT.	CARPET	PL.	PLATE
CEM.	CEMENT	PLAS.	PLASTER
CI.	CERAMIC	PLYUD.	PLYWOOD
CLR.	CLEAR	FR.	PAIR
COL.	COLUMN	PRCST.	PRECAST
CONC.	CONCRETE	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
CONN.	CONNECTION	PTN.	PARTITION
CONT.	CONTINUOUS	Q.T.	QUARRY TILE
CT&K.	COUNTERSUNK	R.	RISER
DECOR.	DECORATIVE	RAD.	RADIUS
DET.	DETAIL	REIN.	REINFORCE
D.F.	DOUGLAS FIR	REQ.	REQUIRED
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RUD.	REDWOOD
D.N.	DOWN	RUL.	RAIN WATER LEADER
D.S.	DOWN SPOUT	S.C.	SOLID CORE
DWG.	DRAWING	SCHED.	SCHEDULE
EA.	EACH	SHT.	SHEET
EL.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	SQ.	SQUARE
EQ.	EQUAL	SST.	STAINLESS STEEL
EXH.	EXHAUST	STD.	STANDARD
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTERIOR	STOR.	STORAGE
EXIST.	EXISTING	STRUC.	STRUCTURAL
F.A.U.	FORCE AIR UNIT	SUSP.	SUSPENDED
F.H.C.	FIRE HOSE CABINET	SYM.	SYMMETRICAL
FIN.	FLOOR	T.	TREAD
FLASH.	FLASHING	T.C.	TOP OF CURB
FLUOR.	FLUORESCENT	TEL.	TELEPHONE
F.O.F.	FACE OF FINISH	THK.	THICK
F.O.M.	FACE OF MASONRY	T.O.C.	TOP OF CHIMNEY
F.O.S.	FACE OF STUD	T.O.F.R.	TOP OF FRAMING
FT.	FOOT/FEET	T.O.L.	TOP OF LEDGER
FTG.	FOOTING	T.O.P.	TOP OF PLATE
GA.	GAUGE	T.O.P.L.	TOP OF PLATE
GALV.	GALVANIZED	TYP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GR.	GRADE	V.C.T.	VINYL COMPOSITION TILE
GYP.	GYPSONUM	VERT.	VERTICAL
H.B.	HOSE BIBB	VEST.	VESTIBULE
H.C.	HOLLOW CORE	V.I.F.	VERIFY IN FIELD
HDUD.	HARDWOOD	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
HDUE.	HARDWARE	W/.	WITH
HGT.	HEIGHT	W/O.	WITHOUT
H.M.	HOLLOW METAL	W.C.	WATER CLOSET
HORIZ.	HORIZONTAL	WD.	WOOD
I.D.	INSIDE DIAMETER	WDU.	WINDOW
INCAND.	INCANDESCENT	WH.	WATER HEATER
INSUL.	INSULATION	WSCT.	WAINSCOT
INT.	INTERIOR	WT.	WEIGHT
JAN.	JANITOR	SYMBOLS	SYMBOLS
JT.	JOINT	+	AND
LAM.	LAMINATE	∠	ANGLE
LAV.	LAVATORY	⊙	AT
LOC.	LOCATION	⊕	CENTER LINE
MAX.	MAXIMUM	⊖	DIAMETER OR ROUND
ME.	MATCH EXISTING	⊘	PERPENDICULAR
MECH.	MECHANICAL	•	FOUND OR NUMBER
MET.	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
M.O.	MASONRY OPENING		
MTD.	MOUNTED		
MUL.	MULLION		

CODES

FLORIDA BUILDING CODE 2007 (2007 F.B.C. W/ 2009 AMENDMENTS)
 NATIONAL ELECTRIC CODE 2008 (2008 NEC)
 NATIONAL FIRE PROTECTION ASSOCIATION 2006 (2006 NFPA-101)
 2006 NFPA-1
 2005 NFPA-102
 FLORIDA FIRE PREVENTION CODE, 2001 EDITION
 ALL OTHER RULES, REGULATIONS, AND CURRENT CODES HAVING JURISDICTION

SYMBOLS

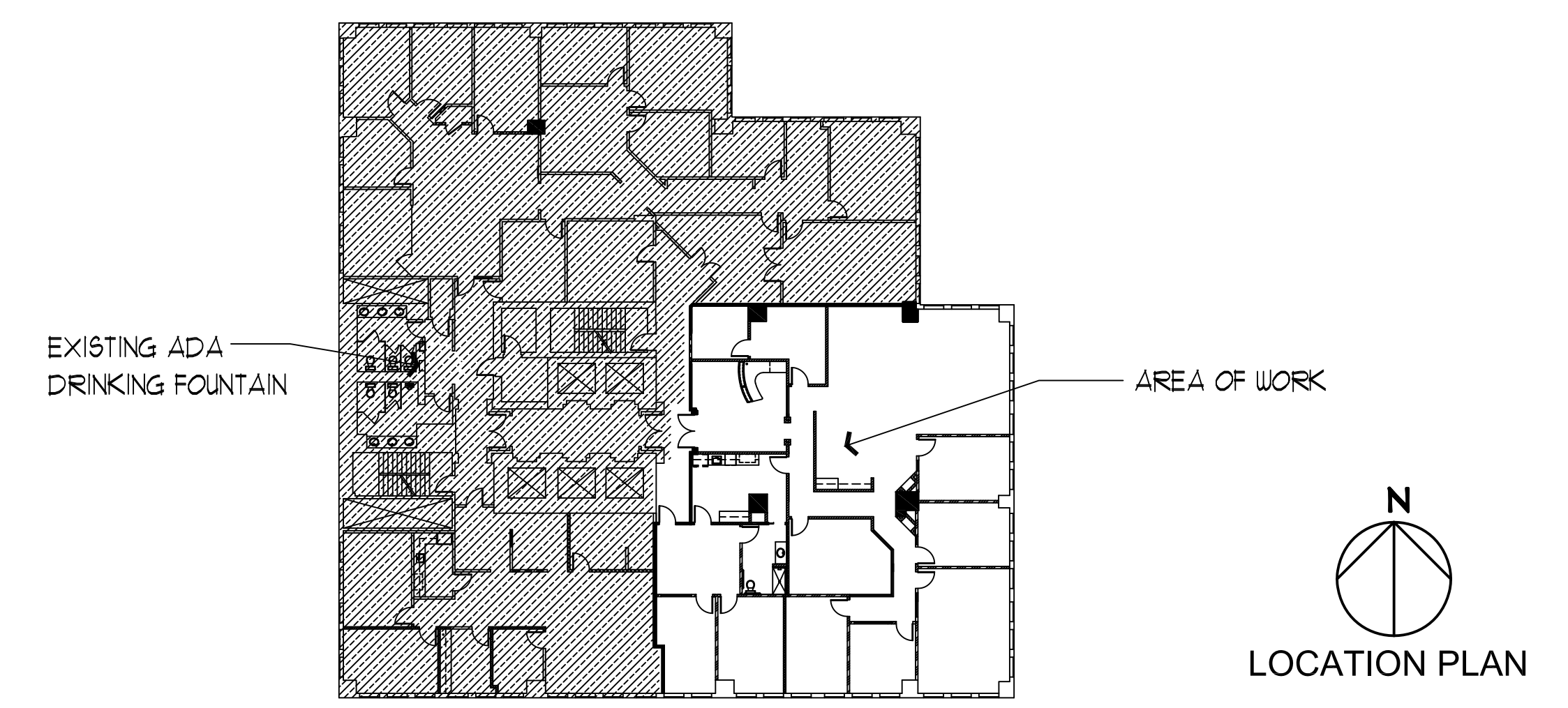
DETAIL REFERENCE		DETAIL NUMBER
ELEVATION REFERENCE		ELEVATION NUMBER
SECTION REFERENCE		SECTION NUMBER
ROOM NUMBER AND INTERIOR ELEVATION REFERENCE		ROOM NUMBER
ROOM REFERENCE		ROOM NUMBER
DOOR REFERENCE		DOOR NUMBER
WINDOW REFERENCE		WINDOW NUMBER
NOTE REFERENCE		REFERENCE NUMBER
REVISION REFERENCE		REVISION NUMBER

PROJECT DATA

CLASSIFICATION	FLORIDA BUILDING CODE 2007 (WITH 2009 AMENDMENTS)
BUILDING CODE :	GROUP B, BUSINESS OFFICES
OCCUPANCY TYPE :	TYPE IA, SPRINKLERED SPRINKLER SYSTEM PROVIDED AS REQUIRED (CH. 903.6)
TYPE OF CONSTRUCTION :	
AREA OF WORK :	APPROX. 4,331 SF.
OCCUPANT LOAD :	43 PEOPLE (TABLE 1004.1.1- CH. 10)
NUMBER OF STORIES :	17
REQUIRED NUMBER EXITS :	1 (2 PROVIDED)
TENANT DEMISING WALL :	1 HR. FIRE RATED
SCOPE OF WORK:	RENOVATION OF EXISTING SUITE 1100 IS IN COMPLIANCE OF THE 2007 FBC EXISTING BUILDING, CHAPTER 4: ALTERATION LEVEL 1 & 2.
NOTE:	STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 241-2004 EDITION
FINISH REQUIREMENTS (GROUP B, REFER TO TABLE 803.5)	
EXITS:	SPRINKLERED UNSPRINKLERED
EXIT ACCESS:	CLASS B MINIMUM CLASS A MINIMUM
OTHER SPACES:	CLASS C MINIMUM CLASS B MINIMUM CLASS C MINIMUM
TENANT FLOOR FINISHES:	CLASS I OR II
FIRE RESISTANT REQUIREMENTS:	
COLUMNS:	TABLE 601 OF F.B.C. 2007
BEAMS/ GIRDERS:	TABLE 601 OF F.B.C. 2007
ROOFS:	TABLE 601 OF F.B.C. 2007

DRAWING INDEX

DWG. NO.	DESCRIPTION	DWG. NO.	DESCRIPTION
T	TITLE SHEET		
	ARCHITECTURAL DRAWINGS		MECHANICAL DRAWINGS
GN	GENERAL NOTES	M1	MECHANICAL PLAN
A11	FLOOR PLAN	M2	MECHANICAL DETAIL AND NOTES
A12	LIFE SAFETY PLAN		ELECTRICAL DRAWINGS
A21	REFLECTED CEILING PLAN	E1	ELECTRICAL POWER PLAN
A3.1	DOOR SCHEDULE, FINISH SCHEDULE & DETAILS	E2	ELECTRICAL LIGHTING PLAN
A3.2	DETAILS	E3	ELECTRICAL DETAILS NOTES AND RISER
			PLUMBING DRAWINGS
		F1	PLUMBING PLAN
		F2	PLUMBING RISER DIAGRAM
		F3	PLUMBING DETAILS AND NOTES
			FIRE SPRINKLER DRAWINGS
		FP1	FIRE SPRINKLER PLAN
		FP2	FIRE SPRINKLER DETAILS AND NOTES



REVISIONS

NO	DATE	REVISIONS
	4/15/2011	ISSUE FOR REVIEW
	5/3/2011	ISSUE FOR PERMIT

CONSULTANTS

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 4520 NE 18TH
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 (954) 938-1881

Seal

DRAWN BY: KLS
 DATE: 3/28/11
 PROJ. 071227.112
 SHEET NO. T

Michael W. Dumala, AIA
 Florida License No. AR 91803

OTTER CREEK MANAGEMENT INC - SUITE 1100

GENERAL NOTES & CONDITIONS

1. BASE BUILDING CONSTRUCTION SPECIFICATIONS AND THE CONTRACT DOCUMENTS SHALL GOVERN WORKMANSHIP/MATERIALS/DESIGN, EXCEPT AS THESE VARIOUS ELEMENTS MIGHT BE MODIFIED OR AMENDED BY THESE CONSTRUCTION DOCUMENTS (CDs, HEREAFTER).

GENERAL NOTES & CONDITIONS

11. CONDITION AND USE OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE GC. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION. DEBRIS AND TRASH FOR ALL TRADES AND SUB-CONTRACTORS UNDER GC CONTROL AND FOR THOSE UNDER DIRECT CONTRACT WITH THE OWNER SHALL BE REMOVED DAILY. GC SHALL COORDINATE DELIVERIES, INSPECTIONS, SITE VISITS FOR ALL TRADES AND CONTRACTORS AS REQUIRED.

CONSTRUCTION PLAN NOTES

21. PRIOR TO START OF CONSTRUCTION, GC SHALL COORDINATE SCHEDULING MEETINGS WITH HIS PROJECT PERSONNEL, THE BUILDING/LANDLORD TO REVIEW OF PROJECT SCOPE, DESIGN INTENT, CONSTRUCTION QUALITY EXPECTED, & FINAL DISCUSSION OF DRAWINGS/DETAILS/QUESTIONS.

REFLECTED CEILING AND MECHANICAL SYSTEMS NOTES

31. CEILING PLANE SHALL BE LEVEL AND TRUE, AND IN ALIGNMENT WITH ALL LIGHTING, SPRINKLER, HVAC AND OTHER ELEMENTS INCORPORATED IN ITS CONSTRUCTION. GRID SHALL BE CONTINUOUS THROUGHOUT THE DESIGN AREA EXCEPT WHERE NOTED ON CDs.

FINISH PLAN NOTES

41. ALL FINISH MATERIAL INDICATED TO BE BY GC UNLESS OTHERWISE NOTED IN FINISH SCHEDULE(S), ON FINISH PLAN GC INCLUDE COORDINATION AND GENERAL CONDITIONS.

46. GC SHALL INSTALL ALL WALLCOVERINGS WHERE DESIGNATED. ALL WALLCOVERINGS SHALL BE SMOOTH WITH NO WRINKLES, BUBBLES, BLISTERS, OR LOOSE EDGES. ALL EXCESS PASTE SHALL BE THOROUGHLY REMOVED. WALLCOVERING ADJOINING WOOD OR METAL PARTITIONS SHALL BE CUT STRAIGHT AND SQUARE.

43. VINYL COMPOSITION TILE INSTALLATION SHALL BE UNI-DIRECTIONAL. SEAMS SHALL BE TIGHT/INVISIBLE. GC SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL NEW INSTALLED VINYL COMPOSITION TILE FOR THE DURATION OF CONSTRUCTION AND REMOVE PROTECTION ONLY IMMEDIATELY BEFORE JOB COMPLETION.

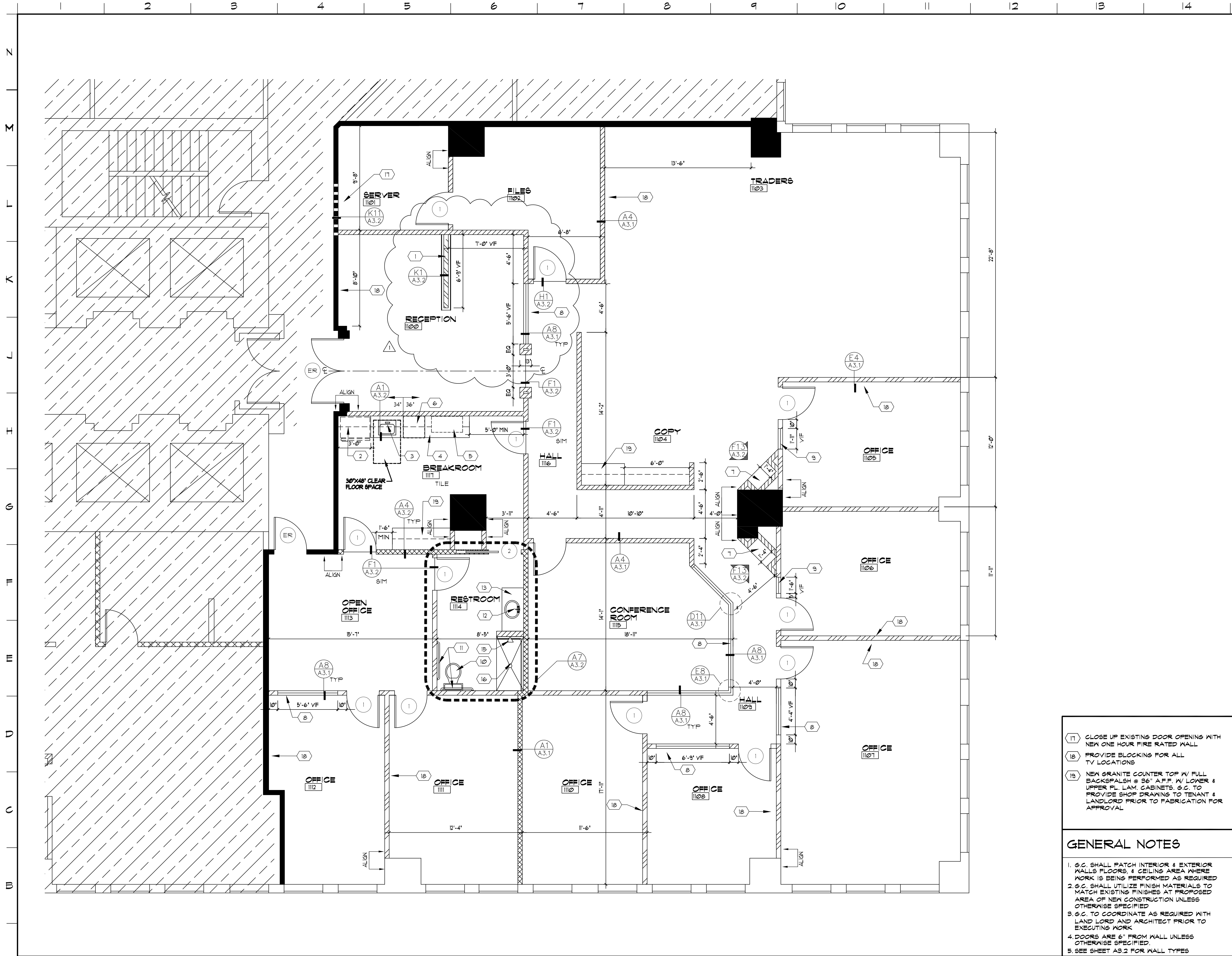
MILLWORK & CABINETRY NOTES

51. DETAILS OF MILLWORK SHALL BE AS SHOWN. MC SHALL SUBMIT SHOP DRAWINGS AND FINISH SAMPLES FOR REVIEW TO VERIFY CONFORMANCE TO SPECS. PROVIDE ALL NECESSARY WD. BLOCKING IN WALL FOR SUPPORTING OF CABINETRY (UPPER).

ESPERANTE BUILDING: RULES & REGULATIONS

1. CONTRACTOR AGREES TO PROVIDE INSURANCE COVERAGE: (A) CERTIFICATE HOLDER: SBI&S ESPERANTE, LP CB RICHARD ELLIS INVESTORS, LLC CB RICHARD ELLIS, INC.

OTTER CREEK MANAGEMENT, INC. ESPERANTE CORPORATE CENTER, SUITE 1100 222 LAKEVIEW AVE. - WEST PALM BEACH, FL. YOSHINO TRIESCHMANN DESIGN GROUP. Michael W. Dumas, AIA, Florida License No. AR 91803



MATERIAL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL - S.C. TO VERIFY EXISTING CONDITIONS & BRING UP TO CODE AS REQUIRED.
- NEW ONE HOUR FIRE RATED WALL
- NEW WALL 6" ABOVE CEILING GRID
- NEW INSULATED WALL 6" ABOVE CEILING GRID
- NEW INSULATED WALL TO DECK
- AREA NOT IN SCOPE OF WORK

ROOM NAME ROOM INDICATOR

- DOOR SWING
- ① DOOR NUMBER
- ER EXISTING 20 MIN. RATED DOOR TO REMAIN. S.C. TO VERIFY.

KEY NOTES

- ① NEW LOW WALL, SEE K1 & K4 ON SHEET A3.2 FOR DETAILS
- ② NEW REFRIGERATOR, TENANT PROVIDED, S.C. TO INSTALL
- ③ NEW BUILDING STANDARD STAINLESS STEEL SINK WITH ADA LEVER CONTROL FAUCET. PROVIDE CUT SHEETS FOR TENANT & LANDLORD APPROVAL. SINK: ELKAY ELUHAD215 UNDERMOUNT SINK WITH OFF-CENTER REAR DRAIN OPENING FAUCET: AMERICAN STANDARD - CADET KITCHEN FAUCET
- ④ NEW GRANITE COUNTER TOP W/ FULL BACKSPLASH @ 34" & 36" A.F.F. W/ LOWER & UPPER PL. LAM. CABINETS AND MICROWAVE SHELF. CABINETS TO COMPLY WITH ADA ACCESSIBILITY. S.C. TO PROVIDE SHOP DRAWING TO TENANT & LANDLORD PRIOR TO FABRICATION FOR APPROVAL
- ⑤ NEW MICROWAVE, TENANT PROVIDED, S.C. TO INSTALL
- ⑥ NEW DISHWASHER, TENANT PROVIDED, S.C. TO INSTALL
- ⑦ NEW DRYWALL ART NICHE
- ⑧ FRAMELESS 3/8" TEMPERED SAFETY GLASS WINDOW AT 6" AFF TO DOOR HEIGHT. SEE SECTION A8 ON SHEETS A3.1 FOR DETAILS. GLASS TO BE FROSTED OR FILMED
- ⑨ SIDELIGHT WITH FRAMELESS 3/8" TEMPERED SAFETY GLASS AT 6" AFF TO DOOR HEIGHT (TO MATCH SIDELIGHT IN 6TH FLOOR SPEC SUITES)
- ⑩ WATER CLOSET (BOWL & SEAT) MANUF: KOHLER - KINGSTON MODEL: K-4590 COLOR: WHITE W/ SEAT K-4610-C-O, WHITE AUTOMATIC FLUSH VALVE MANUF: SLOAN MODEL: III ES-S - FINISH: CHROME HARDWIRED, I.6 GPF
- ⑪ NEW GRAB BARS MANUF: BOBRICK B-5806 X 36" (BACK) MANUF: BOBRICK B-5806 X 42" (SIDE) FINISH: SATIN
- ⑫ SINK - MANUF: KOHLER STYLE: LADENA K-2214 FINISH: WHITE SIZE: 18"X12" ADA COMPLIANT FAUCET - MANUF: SLOAN STYLE: OPTIMA MODEL: ETF-880 FINISH: POLISHED CHROME HARDWARE - NO MOUNTING PLATE SOAP DISPENSER MANUF: SLOAN MODEL: SJS-IT50 FINISH: POLISHED CHROME
- ⑬ GRANITE VANITY TOP W/ PL. LAM. CABINETRY BELOW
- ⑭ NEW GRANITE COUNTER TOP W/ FULL BACKSPLASH @ 34" & 36" A.F.F. W/ LOWER & UPPER PL. LAM. CABINETS. CABINETS TO COMPLY WITH ADA ACCESSIBILITY. S.C. TO PROVIDE SHOP DRAWING TO TENANT & LANDLORD PRIOR TO FABRICATION FOR APPROVAL
- ⑮ SHOWER: MOEN COMMERCIAL TUB/SHOWER SYSTEM MODEL #8843 FINISH: CHROME
- ⑯ NEW ADA COMPLIANT ROLL-IN SHOWER FOR DETAILS REFER TO A1 & F4 ON SHEET A3.2 FOR DETAILS

- ⑪ CLOSE UP EXISTING DOOR OPENINGS WITH NEW ONE HOUR FIRE RATED WALL
- ⑯ PROVIDE BLOCKING FOR ALL TV LOCATIONS
- ⑰ NEW GRANITE COUNTER TOP W/ FULL BACKSPLASH @ 36" A.F.F. W/ LOWER & UPPER PL. LAM. CABINETS. S.C. TO PROVIDE SHOP DRAWING TO TENANT & LANDLORD PRIOR TO FABRICATION FOR APPROVAL

GENERAL NOTES

1. S.C. SHALL PATCH INTERIOR & EXTERIOR WALLS FLOORS, & CEILING AREA WHERE WORK IS BEING PERFORMED AS REQUIRED
2. S.C. SHALL UTILIZE FINISH MATERIALS TO MATCH EXISTING FINISHES AT PROPOSED AREA OF NEW CONSTRUCTION UNLESS OTHERWISE SPECIFIED
3. S.C. TO COORDINATE AS REQUIRED WITH LANDLORD AND ARCHITECT PRIOR TO EXECUTING WORK
4. DOORS ARE 6" FROM WALL UNLESS OTHERWISE SPECIFIED.
5. SEE SHEET A3.2 FOR WALL TYPES

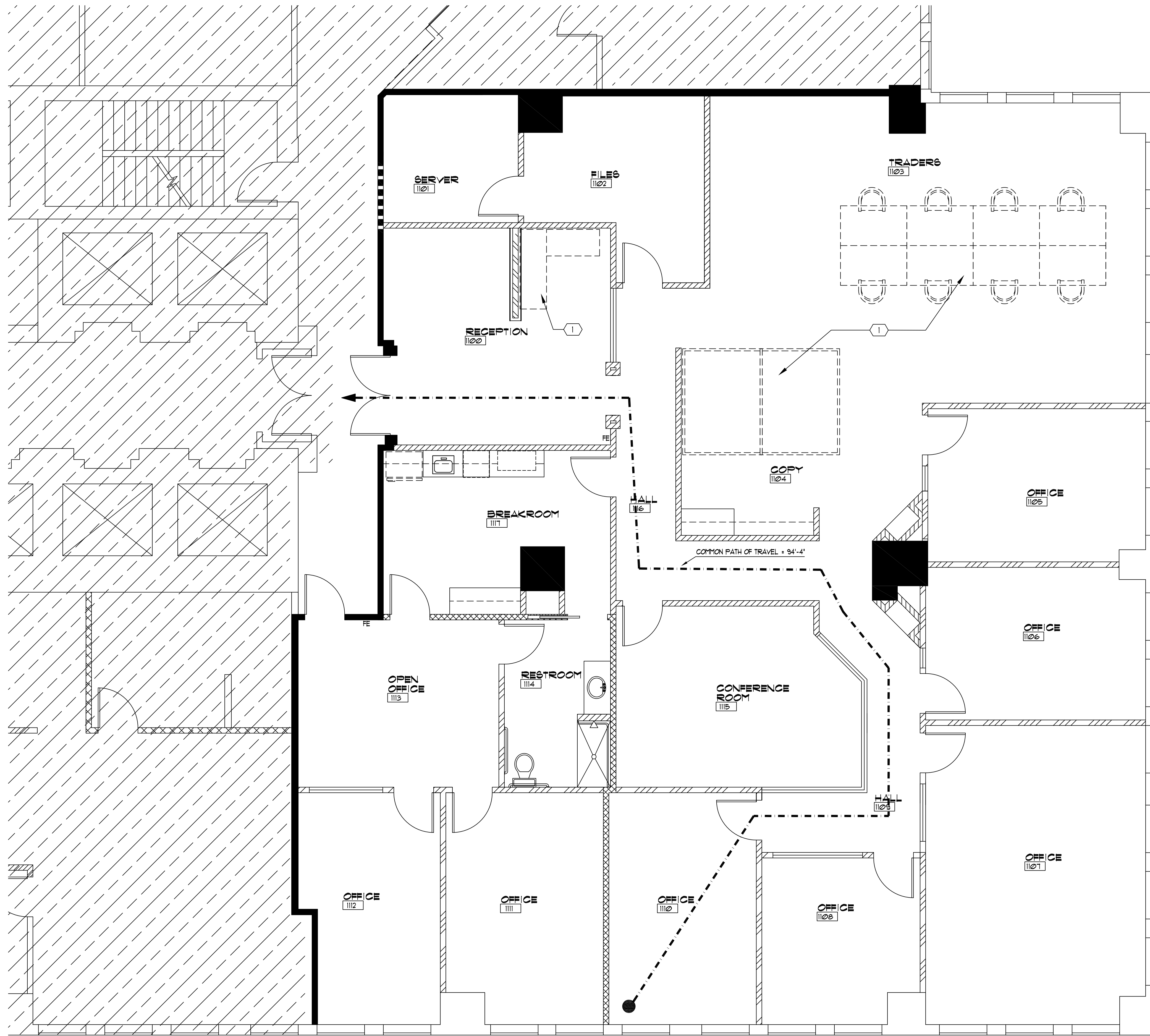
NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	4-28-11
2	CLIENT REVISION	4-15-11
3	ISSUE FOR REVIEW	4-15-11

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Scale	
Drawn	KLS
Project No.	07.227.112
CAD File No.	A1.1
Date	3/28/11
Drawing No.	

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 A1.1
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MATERIAL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL - S.C. TO VERIFY EXISTING CONDITIONS & BRING UP TO CODE AS REQUIRED.
- ▬ NEW ONE HOUR FIRE RATED WALL
- ▬ NEW WALL 6" ABOVE CEILING GRID
- ▬ NEW INSULATED WALL 6" ABOVE CEILING GRID
- ▬ NEW INSULATED WALL TO DECK

▨ AREA NOT IN SCOPE OF WORK

ROOM NAME ROOM INDICATOR

- ⤴ DOOR SWING
- FE BUILDING STANDARD FIRE EXTINGUISHER
- ◼ EMERGENCY LIGHT REFER TO SHEETS A2.1 & E2 FOR DETAILS
- ⊙ PHOTOELECTRIC DETECTOR W/ STANDARD BASE REFER TO SHEETS FA-01 & FA-2 FOR DETAILS
- ⊙ DUCT SMOKE DETECTOR W/ RELAY BASE REFER TO SHEETS FIRE ALARM DRAWINGS FOR DETAILS
- ⊙ CEILING THERMAL DETECTOR REFER TO SHEETS FIRE ALARM DRAWINGS FOR DETAILS
- ◼ SPEAKER/STROBE CEILING MOUNT REFER TO SHEETS FIRE ALARM DRAWINGS FOR DETAILS
- ⊙ STROBE SELECT CD REFER TO SHEETS FIRE ALARM DRAWINGS FOR DETAILS

KEY NOTES

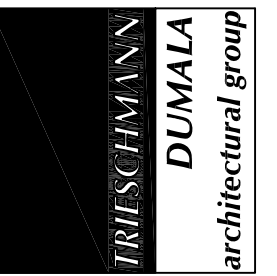
- ① FURNITURE BY OTHERS

ISSUE FOR PERMIT	ISSUE FOR REVIEW	REVISIONS	DATE

OTTER CREEK MANAGEMENT, INC.
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LIFE SAFETY PLAN

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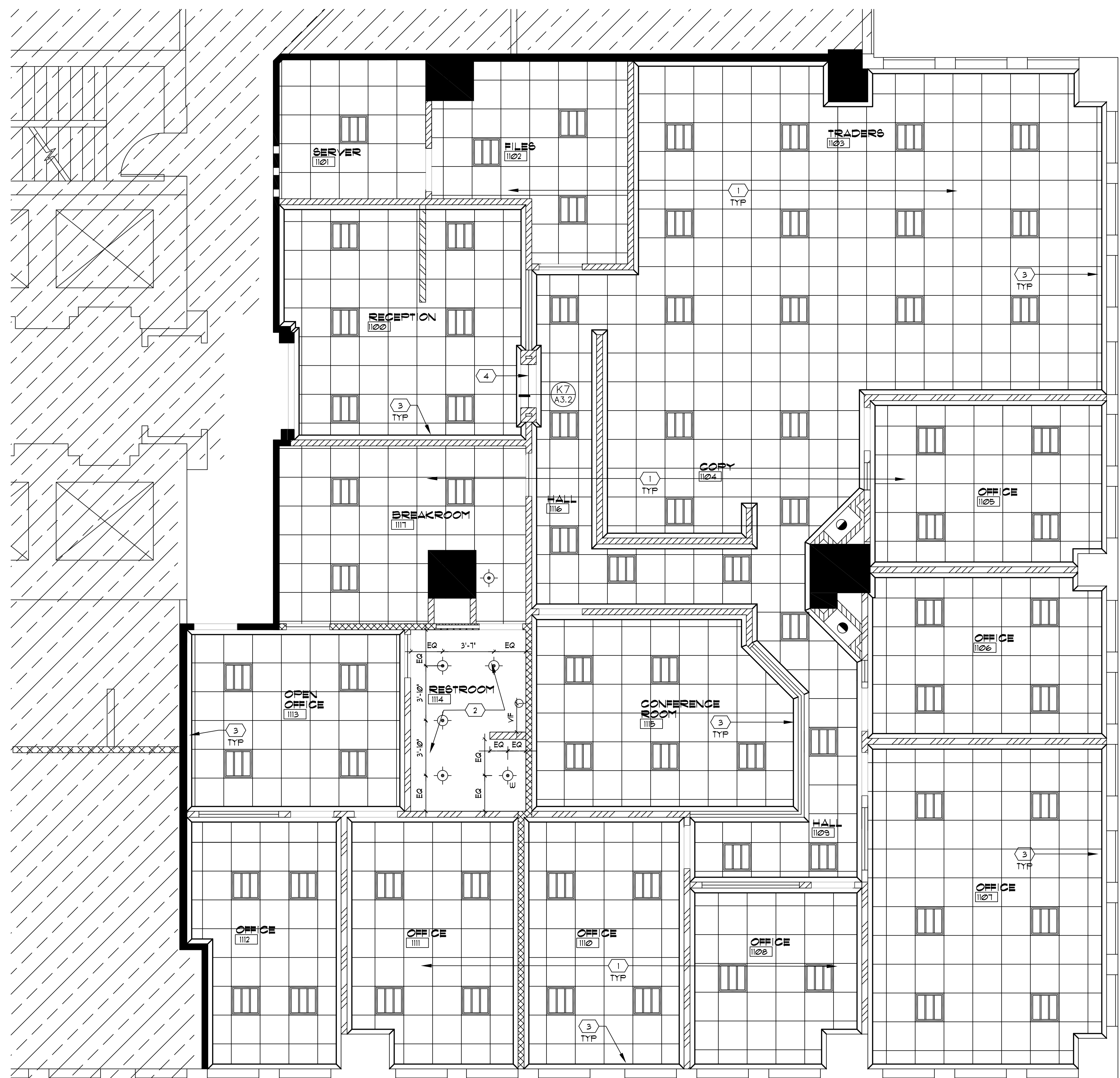
Seal
 Drawn KLA
 Project No. 07.227.112
 CAD File No. A1.2
 Date 3/28/11
 Drawing No.

A1 LIFE SAFETY PLAN

1/4"=1'-0"

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A1.2
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MATERIAL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL - G.C. TO VERIFY EXISTING CONDITIONS & BRING UP TO CODE AS REQUIRED.
- NEW ONE HOUR FIRE RATED WALL
- NEW WALL 6" ABOVE CEILING GRID
- NEW INSULATED WALL 6" ABOVE CEILING GRID
- NEW INSULATED WALL TO DECK
- AREA NOT IN SCOPE OF WORK

ROOM NAME ROOM INDICATOR

- ⊙ NEW BUILDING STANDARD HIGH HAT
PRESCOLITE
CFT682HEB 6TF602HMFC-CL (CLEAR LENS)
LAMP
CF26DT/E/N/885
CF32DT/E/N/885
CF42DT/E/N/885
CONTACT ROEL SOSA
#54-683-8109.
NOTE: HIGH HATS IN CONFERENCE RM. #121 & 101 TO BE DIMMABLE
- ⊙ NEW SHOWER LIGHT
PRESCOLITE
CFT682HEB 6TF602HMFC-CL (CLEAR LENS)
LAMP
CF26DT/E/N/885
CF32DT/E/N/885
CF42DT/E/N/885
CONTACT ROEL SOSA
#54-683-8109.
- ⊙ NEW WALL WASHER
PRESCOLITE
D418EB-4DS-MFC-WH-B6
CONTACT ROEL SOSA
#54-683-8109.
- WALL SCONCE:
TBS
- FOCAL POINT
FEQ-22-2-TS-S-120-WH-
FEQ-22-B-2-TS-S-120-G-WP-
WH 1 (2) F14TS/BOK
CONTACT ROEL SOSA
#54-683-8109.

KEY NOTES

- 1 NEW BUILDING STANDARD CEILING GRID AND TILE (ARMSTRONG - DUNE BEVELED REGULAR 1174 W/ SUPRAPINE 15/16" EXPOSED TEE SYSTEM) AT 8'-6" AFF.
- 2 NEW EPOXY PAINTED DRYWALL CEILING AT 8'-6" AFF
- 3 NEW STAIN GRADE CROWN MOLDING; STOCK BUILDING SUPPLY - SLCRN 4101 GC TO VERIFY CROWN MOLDING PROFILE WITH TENANT
- 4 NEW PAINTED DRYWALL HEADER, HEIGHT TO MATCH DOOR HEIGHT

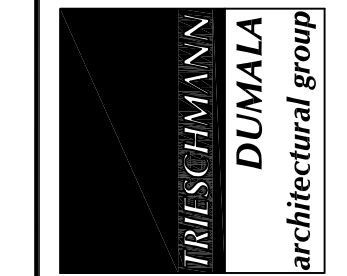
GENERAL NOTES

- 1. COORDINATE ALL LIGHT FIXTURE WITH ELECTRICAL DRAWINGS
- 2. COORDINATE LOCATIONS OF VENTS, DIFFUSERS AND RETURN GRILLES WITH MECHANICAL DRAWINGS
- 3. FOR EMERGENCY LIGHTING LOCATIONS SEE ELECTRICAL DRAWINGS

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Drawn	KLA
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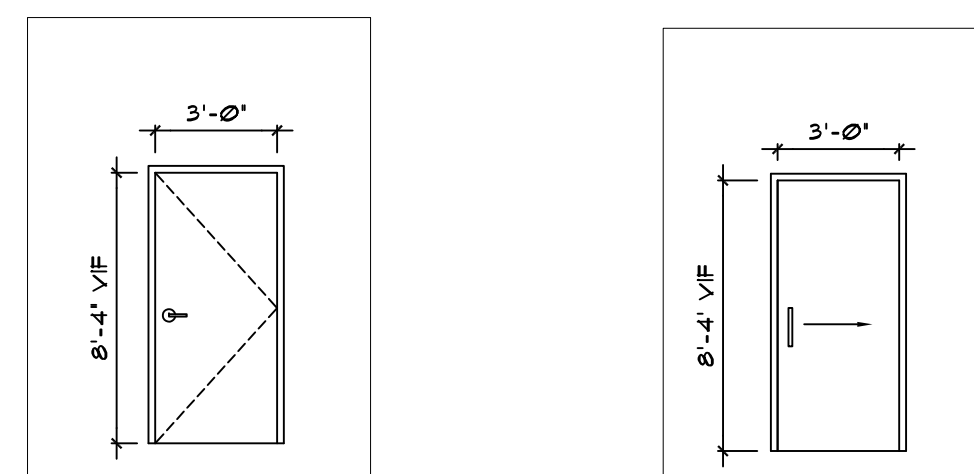
A2.1
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A1 REFLECTED CEILING PLAN

1/4"=1'-0"

DOOR SCHEDULE

DOOR							DOOR FRAME DET.								
NO	ROOM	WIDTH	HEIGHT	THK	TYP	MAT	FIN	H	J	J	T	MAT	FIN	HDW	LBL
1	SEE PLAN	3'-0"	8'-4"	1 3/4"	A	WD	STAIN	-	-	6I	6I	1	1	1	SINGLE ENTRY DOOR
2	SEE PLAN	3'-0"	8'-4"	1 3/4"	B	WD	STAIN	-	-	-	-	2	2	2	POCKET DOOR

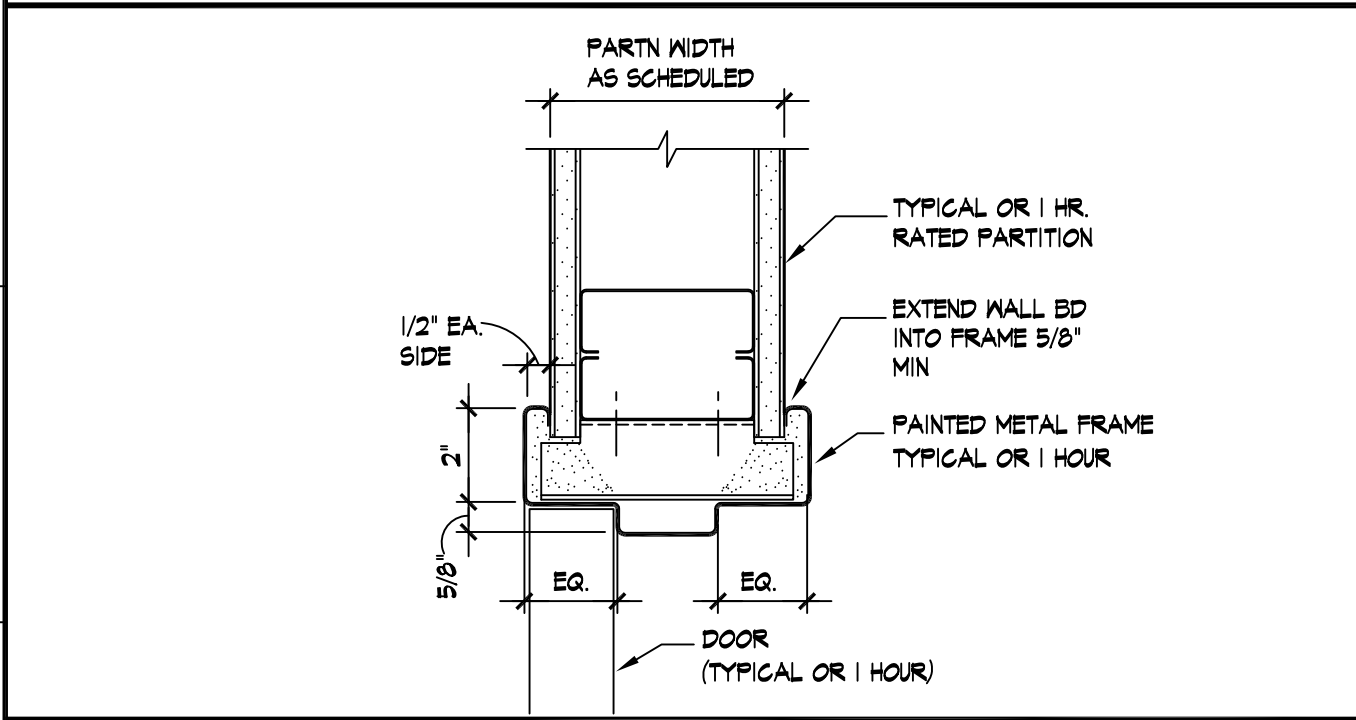


NOTE REFERENCES NUMBERS BELOW RELATE ONLY TO THE DOOR SCHEDULE

1 BUILDING STANDARD
NEW INTERIOR DOORS TO BE SOLID CORE BUILDING STANDARD STAIN GRADE WOOD WITH PAINTED HOLLOW METAL FRAME
DOOR LEVER HANDLE: BUILDING STANDARD PASSAGE SET SCHLAGE L 1000 SERIES (WITH 'E' KEY WAY)
LEVER DESIGN - 01
FINISH: BRUSHED STAINLESS
PRIVACY SET DOOR HARDWARE FOR RESTROOM #114
LOCK SETS ON DOORS TO OFFICE #105, #106, #107, #108, #109, #110, #111 & #112.
ALL OTHER DOORS TO BE PASSAGE HARDWARE

2 BUILDING STANDARD
NEW INTERIOR POCKET DOOR TO BE BUILDING STANDARD STAIN GRADE WOOD WITH PAINTED HOLLOW METAL FRAME
DOOR LEVER HANDLE: TBS (PRIVACY HARDWARE)

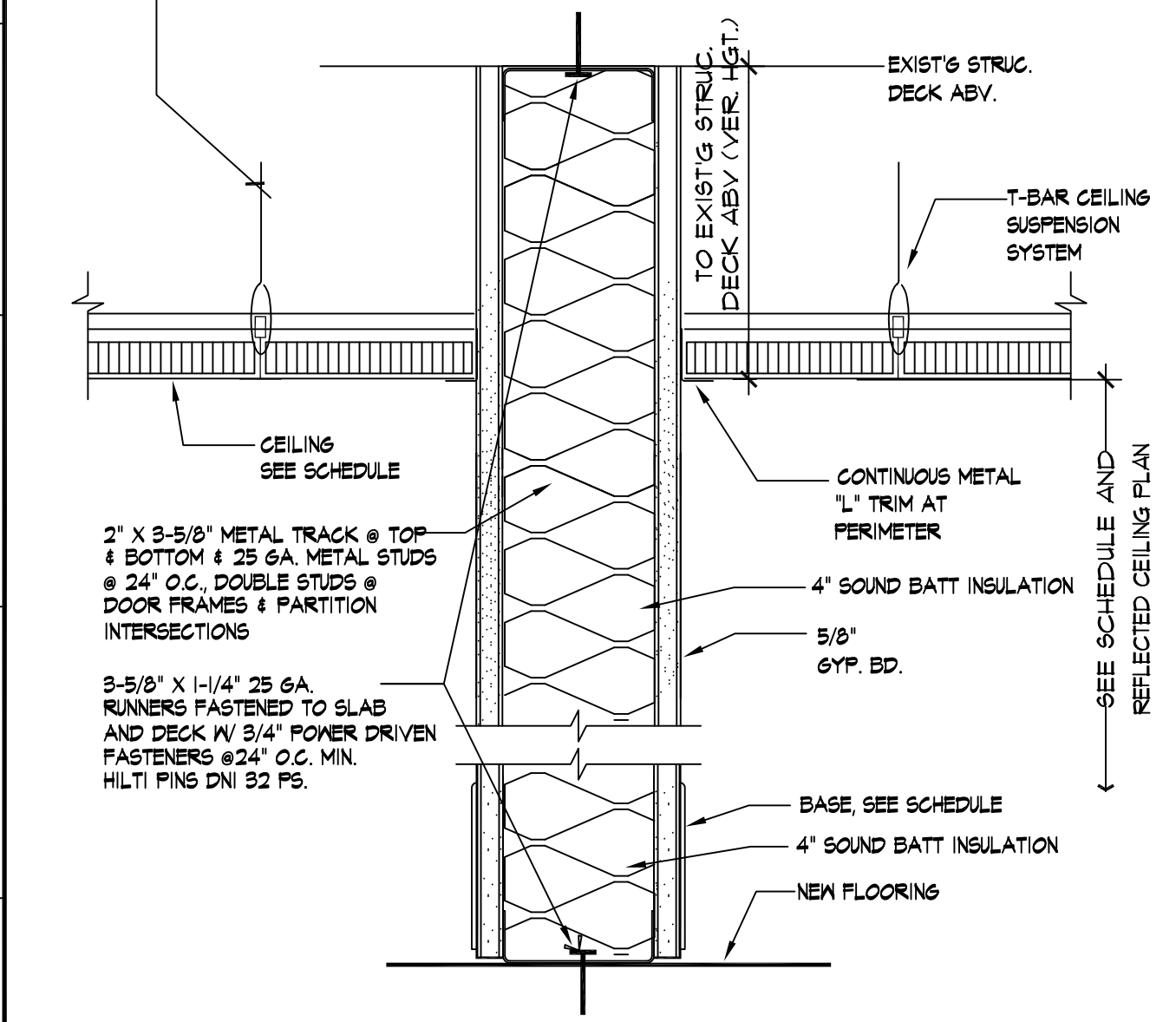
NOTE:
1: ALL DOOR FINISH TO BE FACTORY FINISH.
(NO DOORS TO BE FINISHED ON SITE)
2: FINAL KEYING OF ALL DOORS TO BE COMPLETED BY:
CUSTOM LOCK & SAFE LLC.



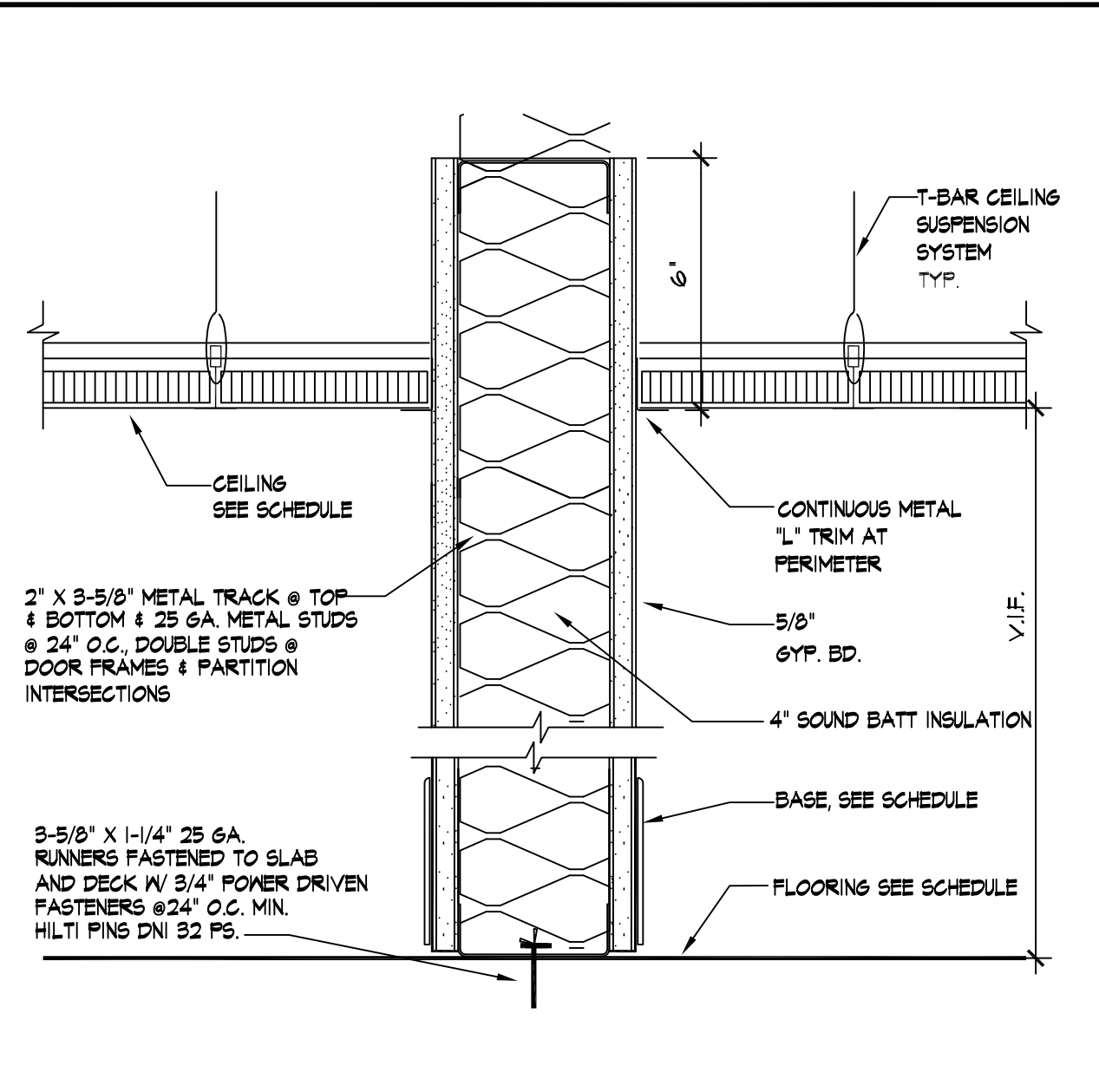
G1 TYP. JAMB DETAIL
3" = 1'-0"

NOTE: TYPICAL T-BAR SUSPENSION SYSTEM CONNECTION
WIRE HANGER, BRACES AND TIES: Provide wires complying with the following requirements:
1. Zinc-Coated Carbon Steel Wire: ASTM A 641/A 641M, Class 1, zinc coating, soft temper
2. Size: Select wire diameter so its stress at three times hanger design load (ASTM C 695, Table 1, 'direct hang') will be less than yield stress of wire, but provide not less than 0.106-inch / 0.135-inch diameter wire.
3. Space hanger wires on main tees a maximum of 48" or 60" o.c. attaching hangers directly to structure above. A hanger wire shall occur directly adjacent to the fire expansion notch on every main tee and as required per design requirements.
4. Do not support wires from mechanical and/or electrical equipment, piping, or other equipment occurring above ceiling
5. Fixtures at ceiling: Provide additional hanger wires where lighting fixtures and/or air supply and return units occur in cjs.
6. Allowable tolerances per ASTM C638

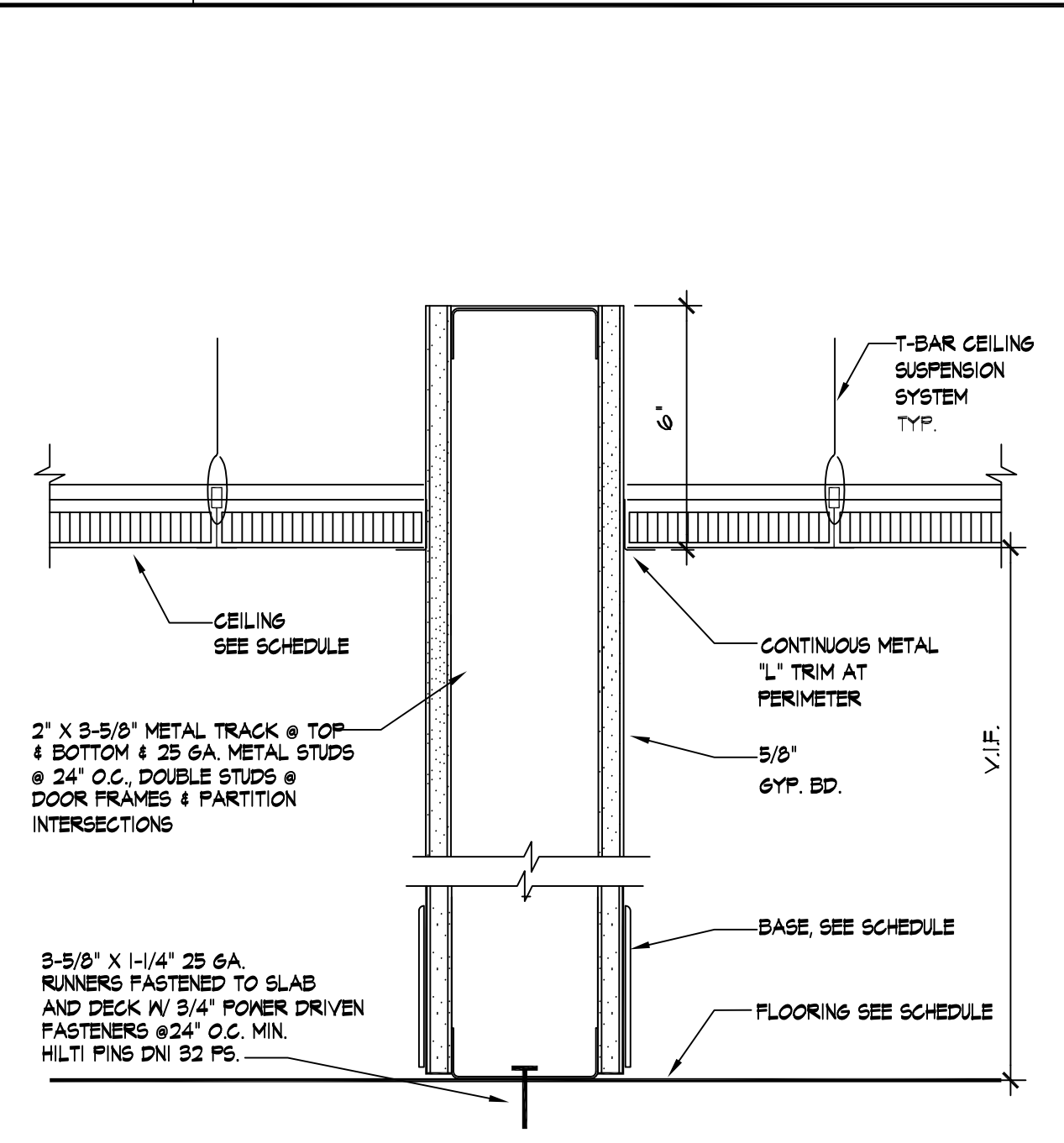
POWER-ACTUATED FASTENERS IN CONCRETE: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hangers of type indicated, and with capability to sustain, without failure, a load equal to 10 times that imposed by ceiling construction, as determined by testing per ASTM E 1190, conducted by a qualified testing and inspection agency.



A1 INSULATED WALL TO DECK
3" = 1'-0"



E4 INSULATED WALL 6" ABV. CLG. GRID
3" = 1'-0"

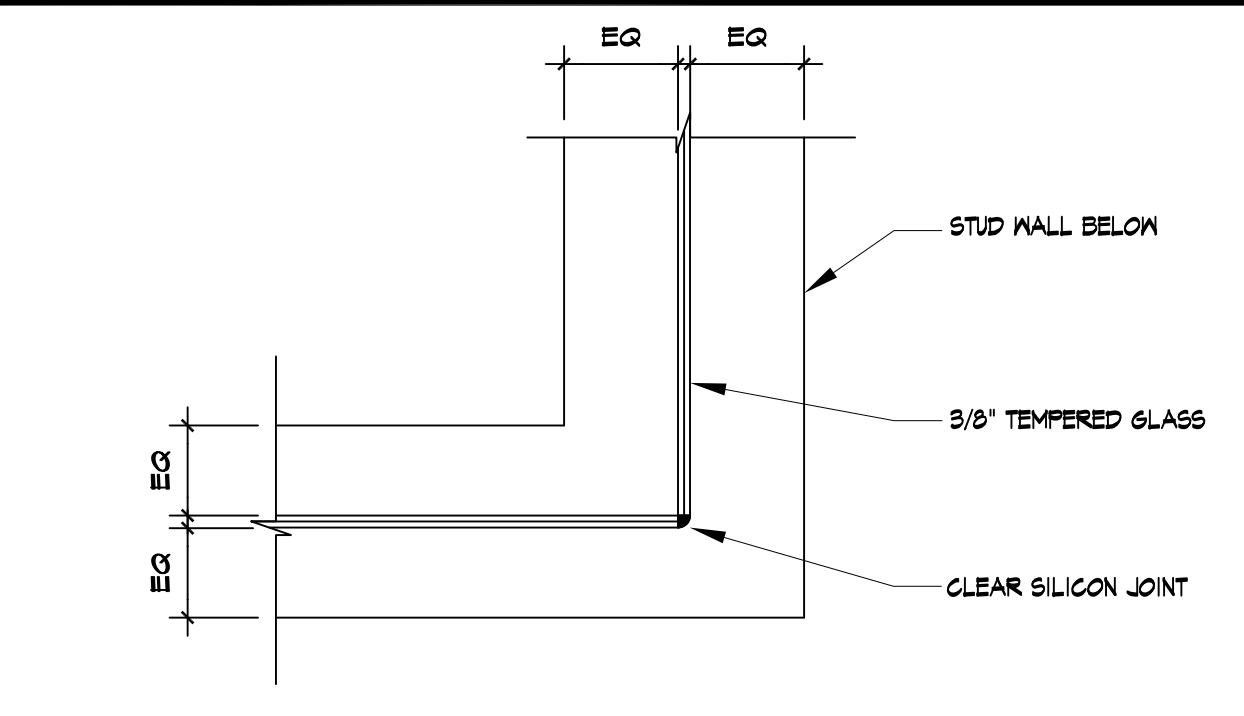


A4 TYP. WALL 6" ABOVE CLG. GRID
3" = 1'-0"

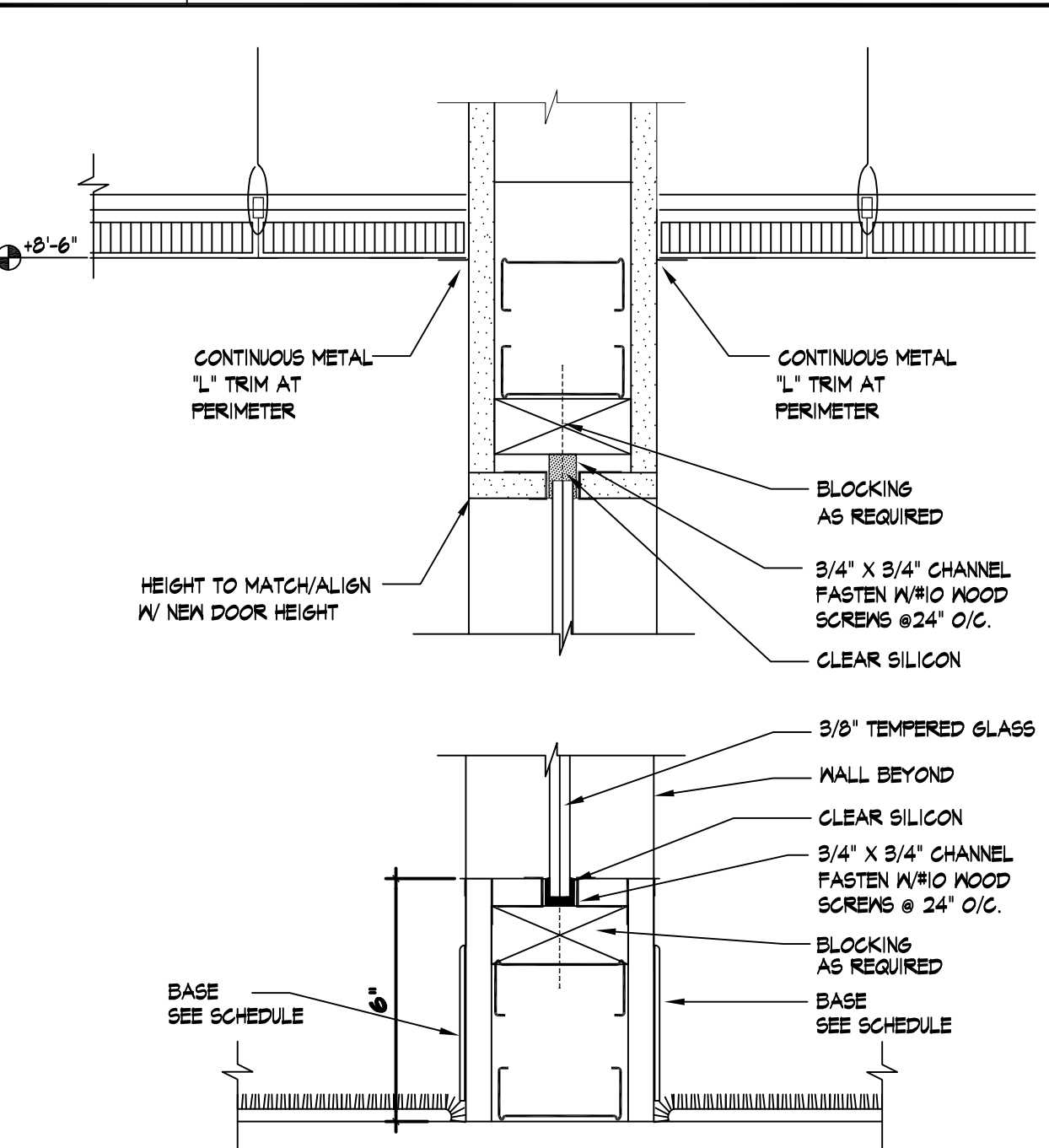
FINISH SCHEDULE

S.C. TO PROVIDE CONTROL SAMPLES FOR APPROVAL FOR ALL FINISHES PRIOR TO ORDERING.

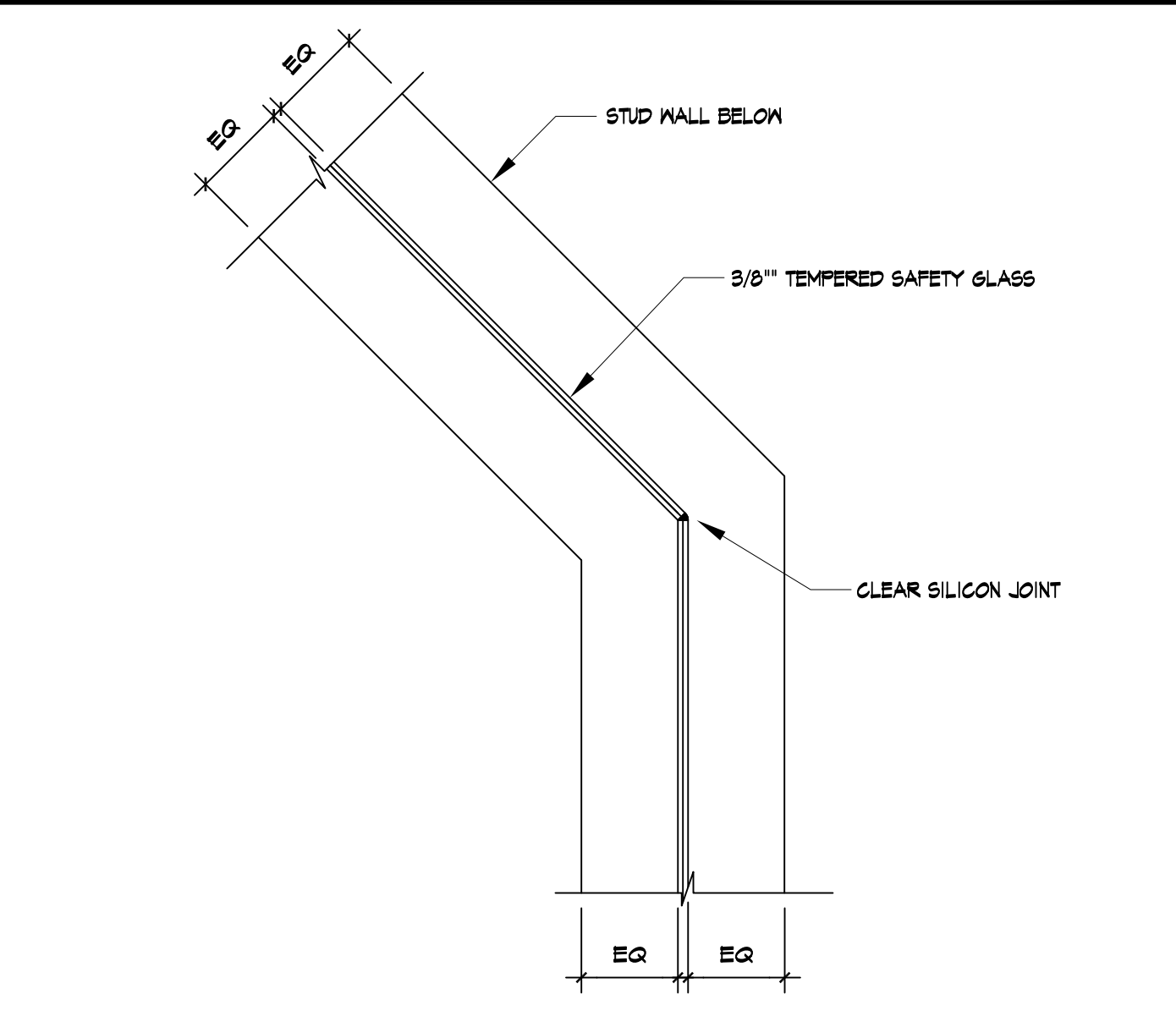
NO	DESCRIPTION	FLR	BASE	WAIN	WALLS				CEILING		COMMENTS
					north	south	east	west	MAT	HEIGHT	
1100	RECEPTION	F-3	B-3	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	
1101	SERVER	F-4	B-4	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	
1102	FILES	F-4	B-4	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	
1103	TRADERS	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1104	COPY	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	PL-1 & ST-1
1105	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1106	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1107	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1108	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1109	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1110	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1111	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1112	OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1113	OPEN OFFICE	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	
1114	RESTROOM	F-2	B-2	---	F-4	F-4	F-4	F-4	C-2	8'-6" (V.I.F.)	PL-1 & ST-1 UT-1
1115	CONFERENCE RM.	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	
1116	HALL	F-1	B-1	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	
1117	BREAKROOM	F-2	B-2	---	F-1	F-1	F-1	F-1	C-1	8'-6" (V.I.F.)	PL-1 & ST-1



E8 CORNER GLASS DETAIL
3" = 1'-0"



A8 GLASS DETAIL
3" = 1'-0"



D11 CORNER/ANGLE GLASS DETAIL
3" = 1'-0"

GENERAL NOTES

- LOCKS TO BE KEY OPERATED FROM THE OUTSIDE AND OPERATED FROM THE INSIDE BY A THUMB TURN LATCH
- ALL DOORS, EXCEPT W/ CLOSETS, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER HARDWARE, OR OTHER TYPE NOT REQUIRING A GRASP TO OPEN. PROVIDE 2" MIN. CLEAR OPENING WIDTH
- DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 30" TO 40" ABOVE THE FLOOR AND BE OPERABLE WITH A MAX. EFFORT OF 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
- ALL EDGES OF ALL WOOD DOORS TO BE SEALED AND FINISHED.
- THRESHOLD SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2, IF MORE THAN 1/4".
- FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION
- ALL DOORS TO RECEIVE APPROPRIATE FLOOR OR WALL STOPS AS REQUIRED
- FINISHES SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, 2006 ED. NFPA 101 - CHAPTER 10
- DOORS SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, 2006 ED. NFPA 101, 7.2.1.

MATERIAL LEGEND

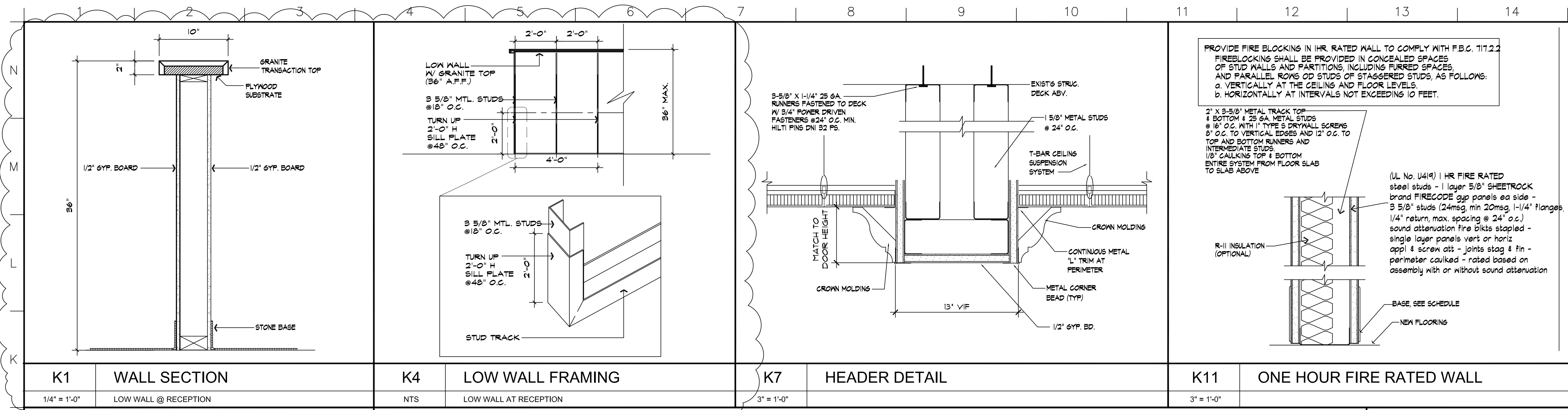
FLOORING	DESCRIPTION
F-1	OVERALL CARPET MANUF: SHAW CARPET PATTERN: TBS (BROADLOOM) COLOR: SARONG #5A036-5410 JOE LOPEZ #54-210-3149 S.C. PROVIDE ALLOWANCE OF \$25.00 MATERIAL ONLY
F-2	BREAKROOM & RESTROOM PORCELAIN TILE MANUF.: CONCEPT SURFACES STYLE: LIFE SERIES COLOR: TBS FINISH: SATIN SIZE: 18X18 NOMINAL GROUT: CUSTOM BUILDING PRODUCTS COLOR: #122 LINEN CONTACT: CHRISTOPHER HAYES 214-850-4513
F-3	RECEPTION STONE FLOORING COLOR: CREMA MARFIL SELECT FINISH: POLISHED SIZE: 18X18 NOMINAL GROUT: CUSTOM BUILDING PRODUCTS COLOR: #582 BONE CONTACT: BETTY ANN YARBOROUGH 912-456-0955 OR KEYS GRANITE
F-4	SERVER ROOM 12 X 12 VCT MANUF.: TBS STYLE: TBS
BASE	4 1/2" RUBBER BASE MANUF: JOHNSONITE STYLE: MANDALAY MILLWORK BASE NUMBER: RM-14-H COLOR: TBS CONTACT: MLLICENT MCLANE 214-752-1553
B-1	BREAKROOM & RESTROOM PORCELAIN TILE BASE MANUF. CONCEPT SURFACES STYLE: LIFE SERIES COLOR: TBS FINISH: SATIN SIZE: 4 1/2 X 18, CUT FROM FULL TILE AND FINISH 1/8" CHAMFER AT TOP FRONT AND ALL EXPOSED EDGES GROUT: CUSTOM BUILDING PRODUCTS COLOR: #122 LINEN CONTACT: CHRISTOPHER HAYES
B-2	STONE BASE COLOR: CREMA MARFIL SELECT FINISH: POLISHED SIZE: 4 1/2 X 18, CUT FROM FULL TILE AND FINISH 1/8" CHAMFER AT TOP FRONT AND ALL EXPOSED EDGES GROUT: CUSTOM BUILDING PRODUCTS CONTACT: BETTY ANN YARBOROUGH 912-456-0955 OR KEYS GRANITE
B-3	4" VINYL BASE MANUF.: TBS STYLE: TBS
WALLS	NOTE: ALL PAINT, ADHESIVES & SEALANT IS TO BE LOW VOC P-1 COMMON AREA PAINT MANUF.: ICI PAINTS COLOR: TBS FINISH: SATIN LATEX TEXTURE: LIGHT STIPPLE P-2 ACCENT PAINT MANUF.: ICI PAINTS COLOR: TBS FINISH: SATIN LATEX TEXTURE: LIGHT STIPPLE P-3 CEILING PAINT MANUF.: ICI PAINTS COLOR: WHITE HIGH HIDING #A01B/#B0Y 82/22 FINISH: EGGSHELL LATEX TEXTURE: LIGHT STIPPLE NOTE: EXTERIOR GRADE PAINT P-4 EPOXY PAINT (FOR RESTROOM WALLS) MANUF.: TBS COLOR: TBS
WT-1	MALL TILE FOR SHOWER MANUF.: CONCEPT SURFACES STYLE: LIFE SERIES COLOR: TBS
MILLWORK	FL-1 CABINETRY PLASTIC LAMINATE MANUF.: AREORITE COLOR: NEW SAND NO. 5-444-CA NOTE: FOR UPPER & LOWER CABINET FACE CONTACT: JONATHAN EDGEMAN 405-778-4878 S-1 STONE COUNTER TOP & BACKSPASH MANUF.: KEYS GRANITE STYLE: VENETIAN GOLD SIZE: 2 CM SLAB NOTE: FULL HEIGHT BACKSPASH
CEILING	C-1 BUILDING STANDARD GRID & TILE MANUF./STYLE: ARMSTRONG - DUNE BEVELED REGULAR 1174 W/ SUPRAFINE 15/16" EXPOSED TEE SYSTEM AT 8'-6" AFF C-2 PAINTED DRYWALL CEILING

OTTER CREEK MANAGEMENT, INC.
 ESPERANTE CORPORATE CENTER SUITE 1100
 222 LAKEVIEW AVE. - WEST PALM BEACH, FL
 Drawing Title: **DOOR SCHEDULE, FINISH SCHEDULE & DETAILS**

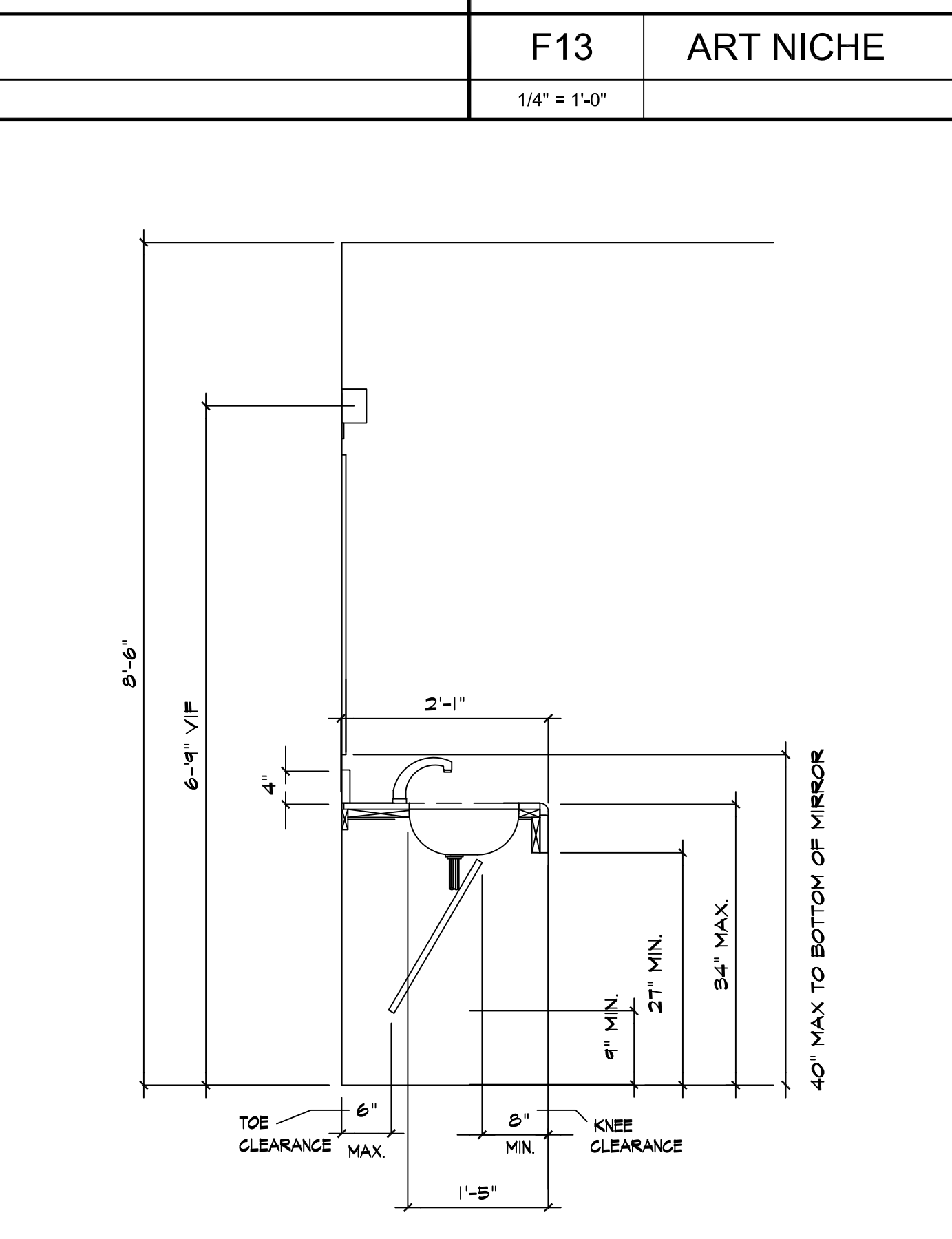
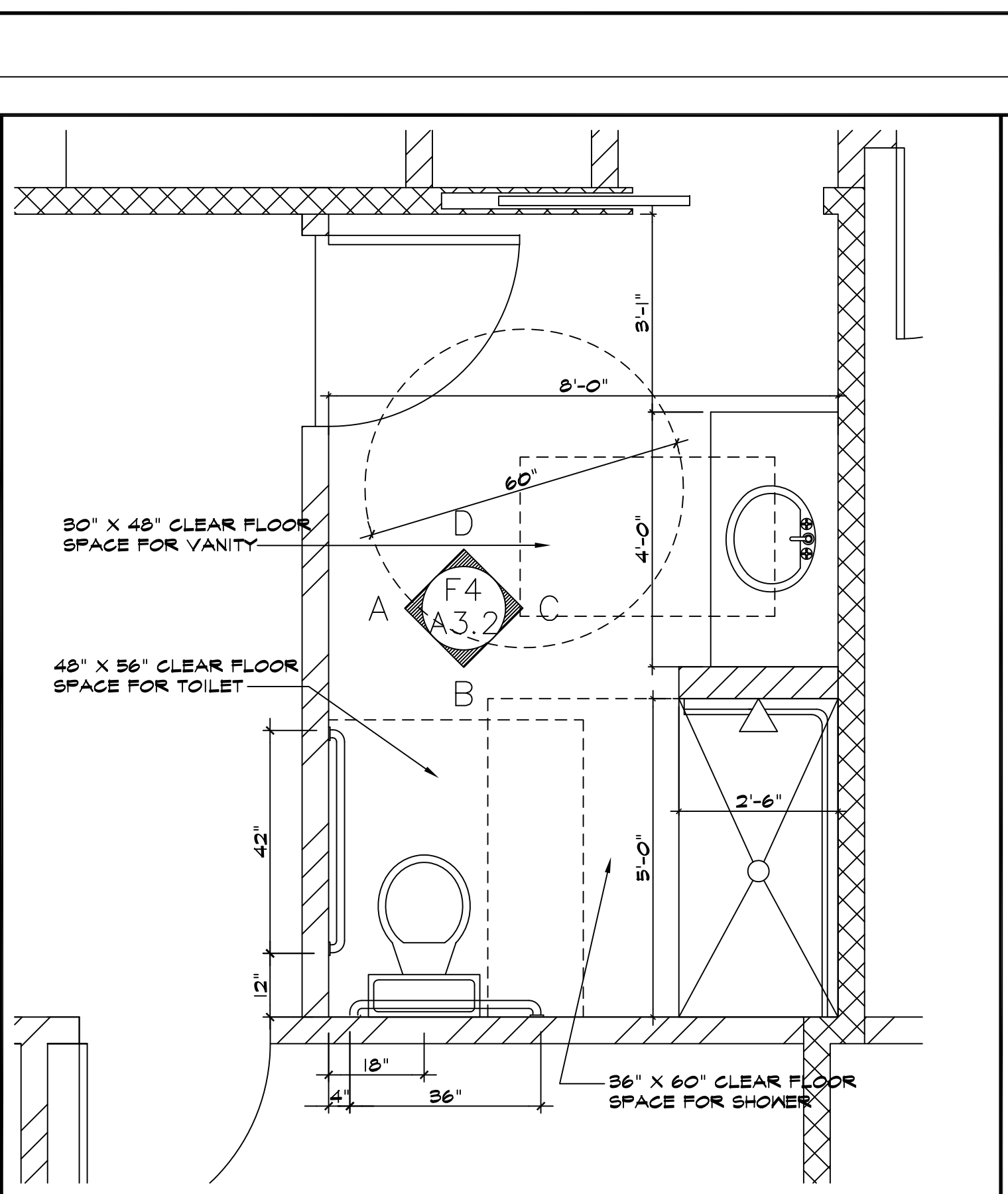
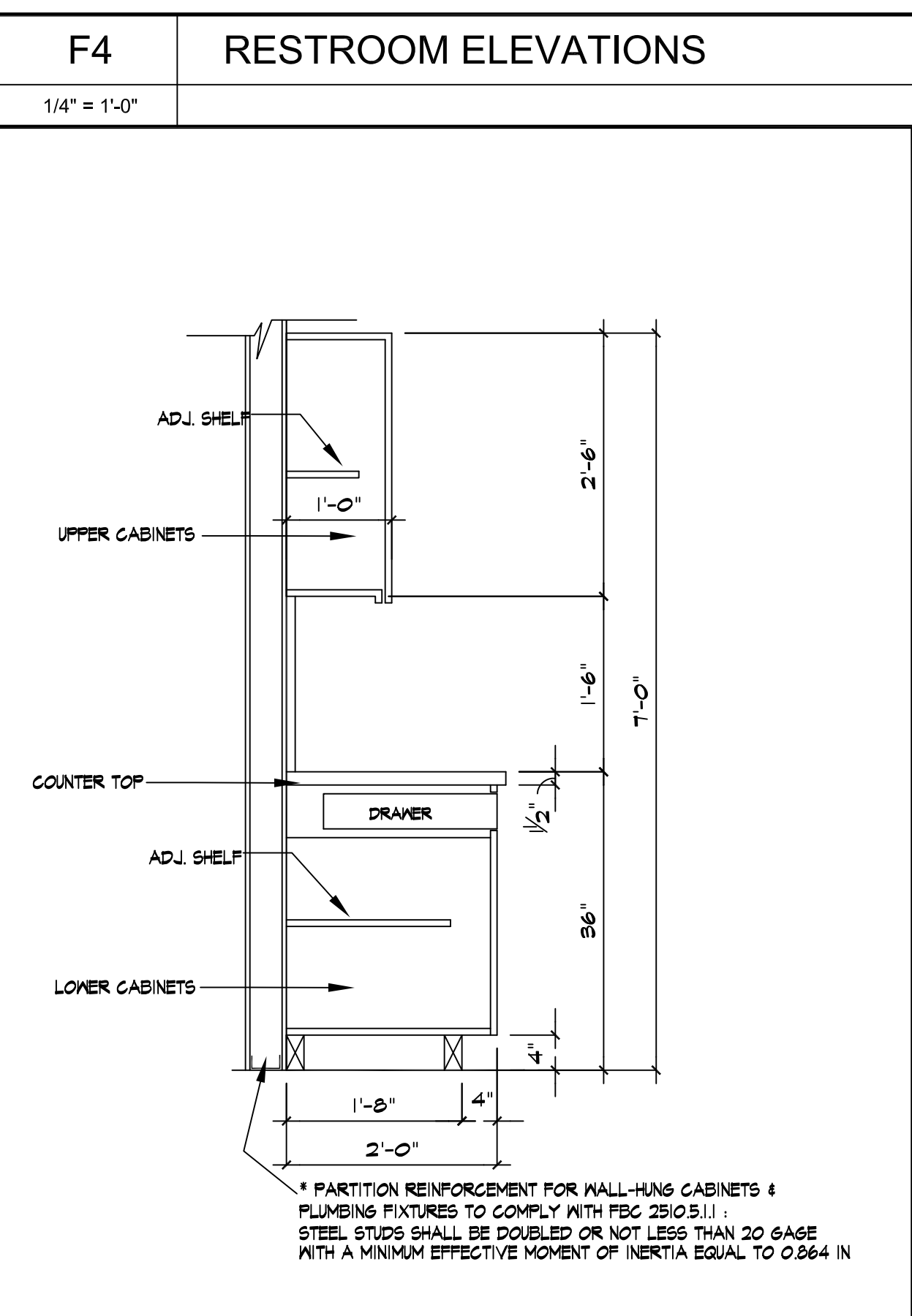
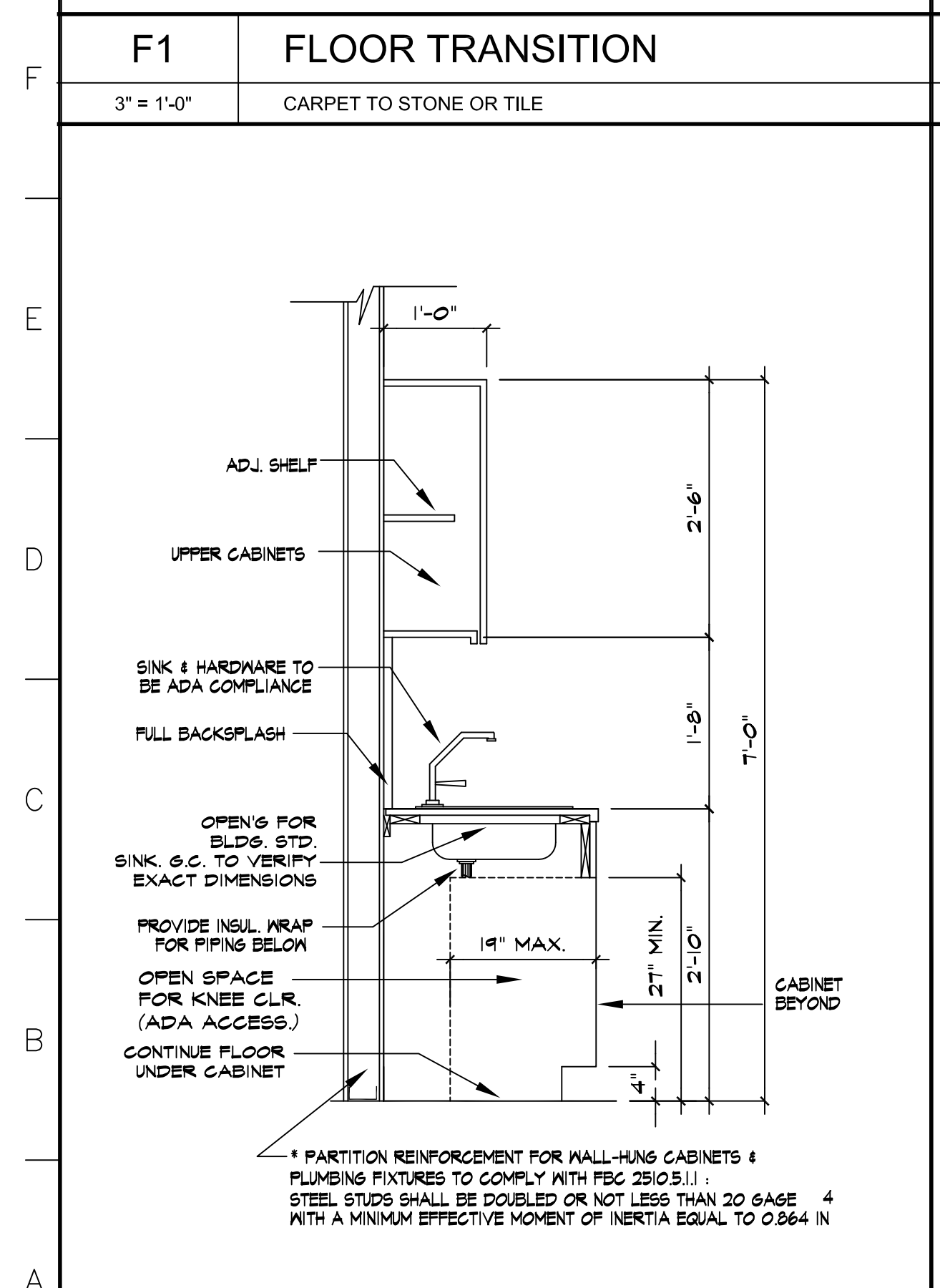
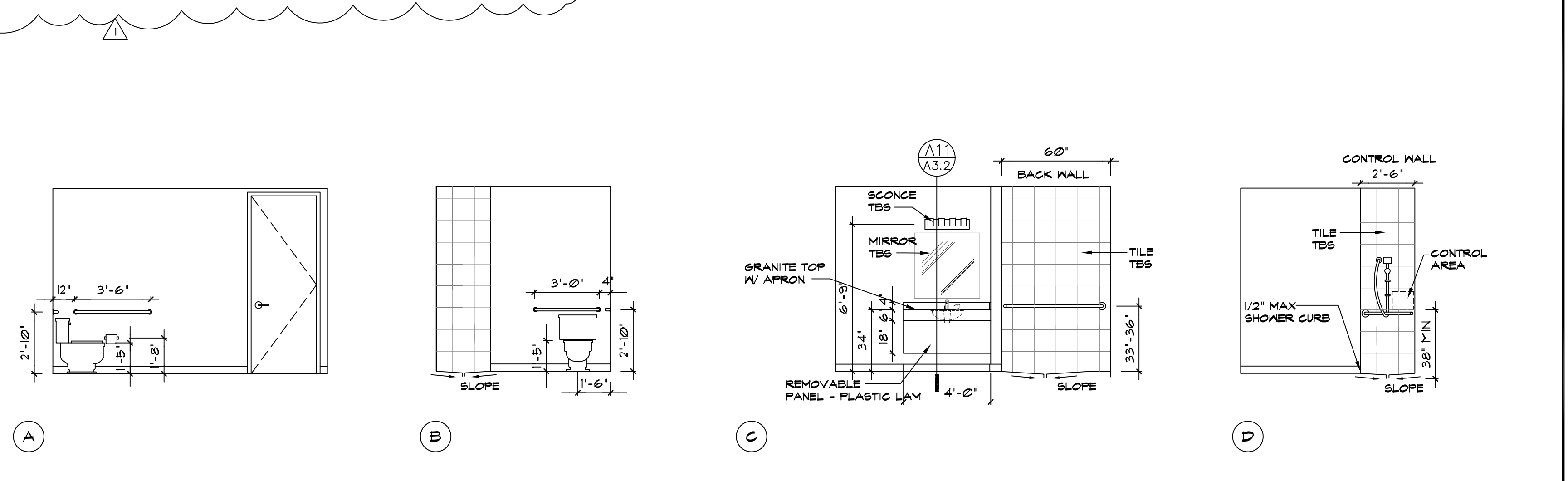
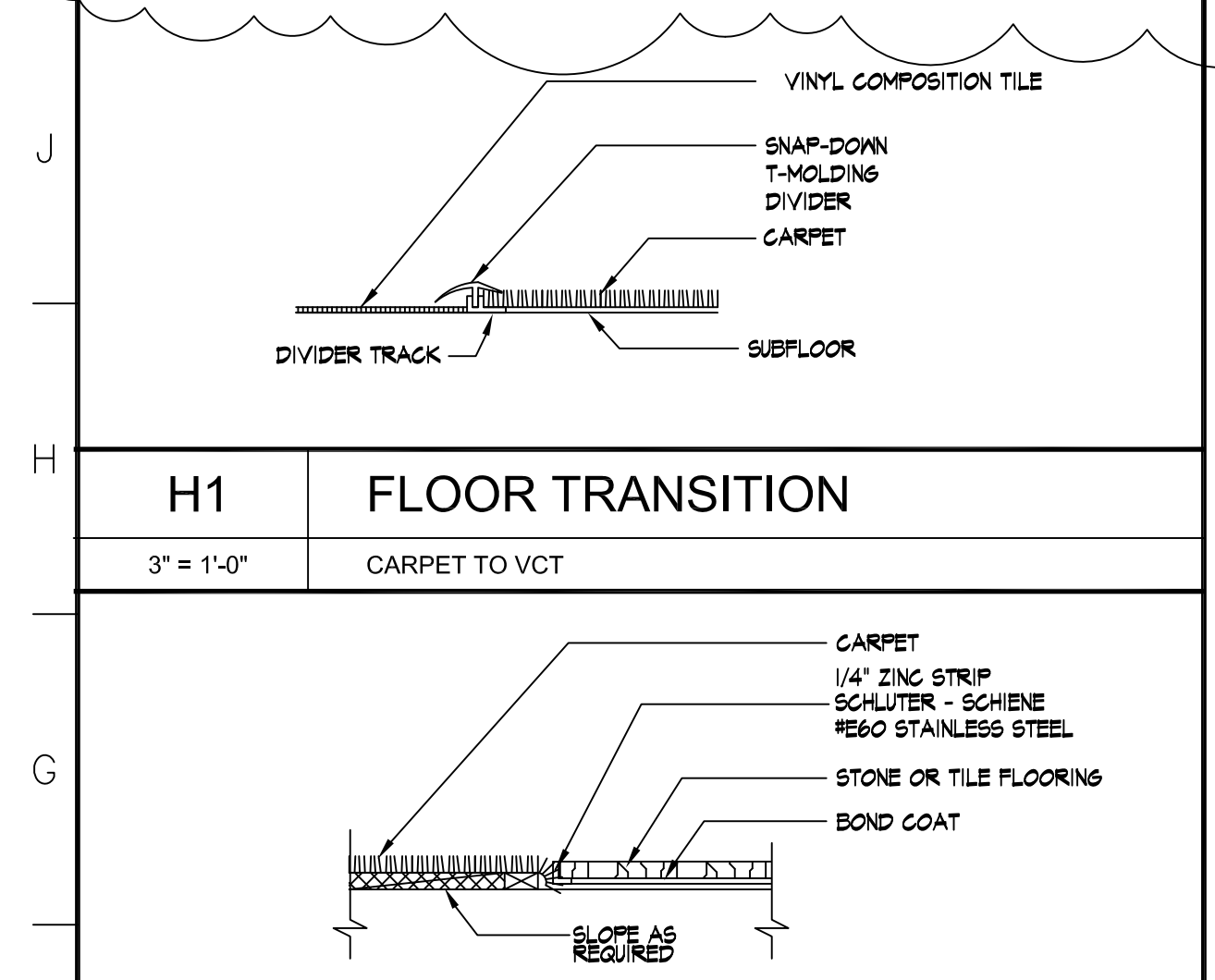
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Michael W. Dumala, AIA
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Seal
 Drawn: KLS
 Project No.: 07.227.112
 CAD File No.: A3.1
 Date: 3/28/11
 Drawing No.: A3.1



MATERIAL LEGEND			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100



DETAILS

OTTER CREEK MANAGEMENT, INC.
 ESPERANTE CORPORATE CENTER, SUITE 1100
 222 LAKEVIEW AVE. - WEST PALM BEACH, FL

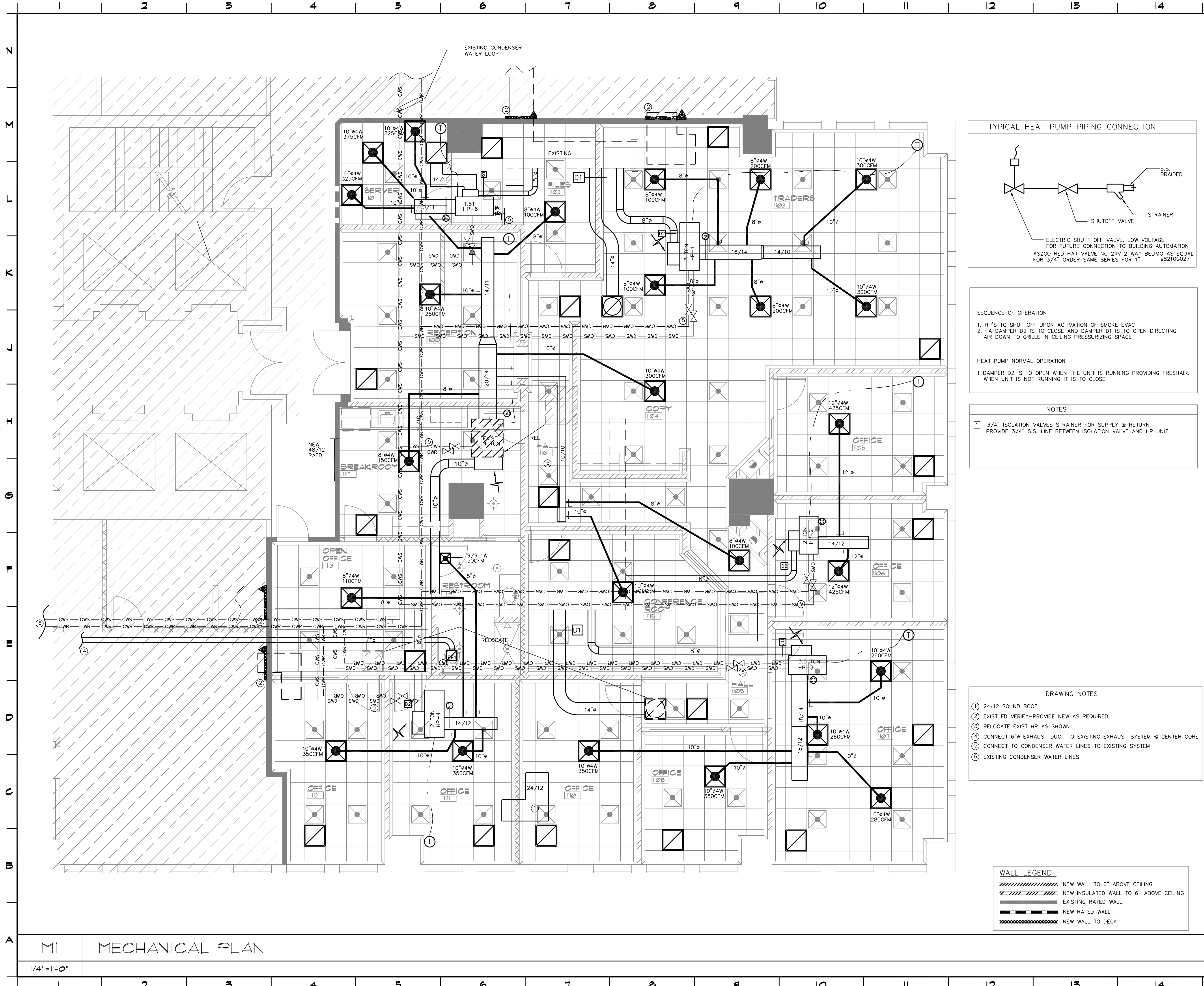
TRIESCHMANN DUMALA
 architectural group

atCenter
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Michael W. Dumala, AIA
 Project Architect

Scal
 Drawn KLS
 Project No. 07.227.112
 CAD File No. A3.2
 Date 3/28/11
 Drawing No. A3.2

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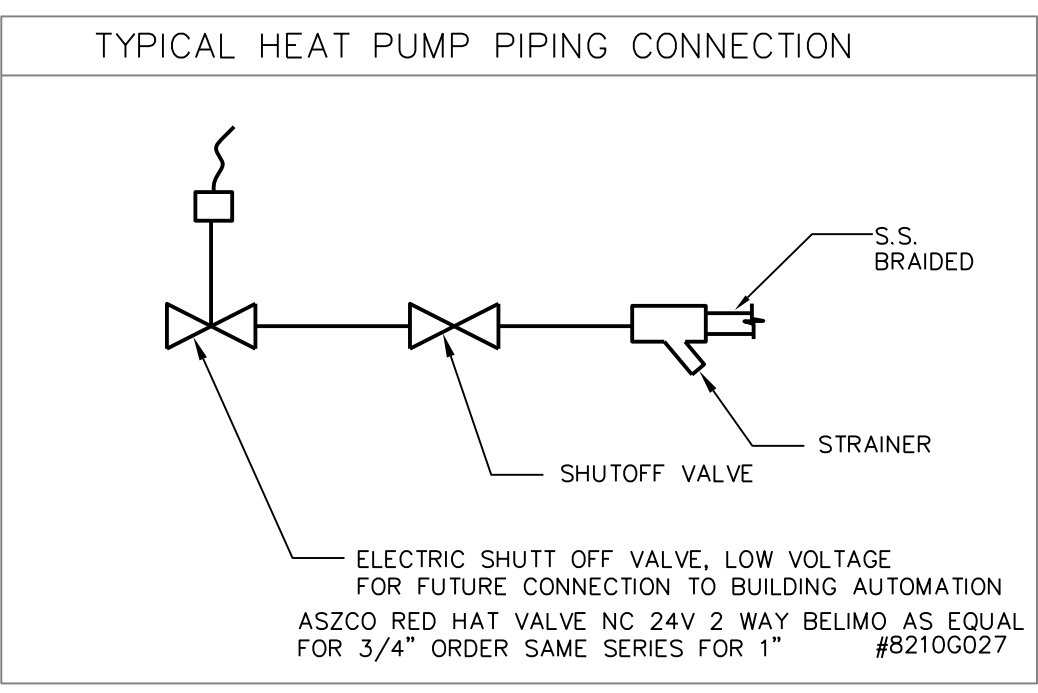
LEGEND

H.V.A.C. LEGEND

EXISTING	==
NEW	---
NEW FLEX TO MATCH EXISTING WITH SPIN IN COLLARS/M.V.D.	---
RIGID DUCT RELOCATED/REMOVED	==
NEW OR RELOCATED DIFFUSER	⊠
NEW OR RELOCATED RETURN AIR GRILLE	⊠
DIFFUSER TO BE RELOCATED/REMOVED	⊠
RETURN TO BE REMOVED/RELOCATED	⊠
EXISTING RETURN AIR GRILLE	⊠
EXISTING DIFFUSER	⊠
SPIN IN COLLAR W/M.V.D.	+
SMOKE DETECTOR	⊙
PNEUMATIC DAMPER	⊠
24V MOTORIZED DAMPER	⊠
THERMOSTAT	⊙
TEST SWITCH	⊙
FIRE DAMPER	⊠
RETURN AIR GRILLE	R.A.G.
EXHAUST FAN	EF
LINEAR DIFFUSER	LD
REMOVE	REM
RELOCATE	REL
RAFD (EXIST.)	(E)
RAFD (NEW)	(N)
EXISTING	(E)
NEW	(N)
COLD WATER RETURN	--- CWR ---
COLD WATER SUPPLY	--- CWS ---
SOUND BOOT	⊠

NOTE: SOME ITEMS MAY NOT BE USED IN THE DRAWING

NOTE: FIRESTOP EXISTING DEMIZING WALL AS NEEDED.



SEQUENCE OF OPERATION

- HP'S TO SHUT OFF UPON ACTIVATION OF SMOKE EVAC
- FA DAMPER D2 IS TO CLOSE AND DAMPER D1 IS TO OPEN DIRECTING AIR DOWN TO GRILLE IN CEILING PRESSURIZING SPACE

HEAT PUMP NORMAL OPERATION

- DAMPER D2 IS TO OPEN WHEN THE UNIT IS RUNNING PROVIDING FRESHAIR. WHEN UNIT IS NOT RUNNING IT IS TO CLOSE

NOTES

1 3/4" ISOLATION VALVES STRAINER FOR SUPPLY & RETURN PROVIDE 3/4" S.S. LINE BETWEEN ISOLATION VALVE AND HP UNIT

DRAWING NOTES

- 24x12 SOUND BOOT
- EXIST FD VERIFY-PROVIDE NEW AS REQUIRED
- RELOCATE EXIST HP AS SHOWN
- CONNECT 6" EXHAUST DUCT TO EXISTING EXHAUST SYSTEM @ CENTER CORE
- CONNECT TO CONDENSER WATER LINES TO EXISTING SYSTEM
- EXISTING CONDENSER WATER LINES

WALL LEGEND:

	NEW WALL TO 6" ABOVE CEILING
	NEW INSULATED WALL TO 6" ABOVE CEILING
	EXISTING RATED WALL
	NEW RATED WALL
	NEW WALL TO DECK

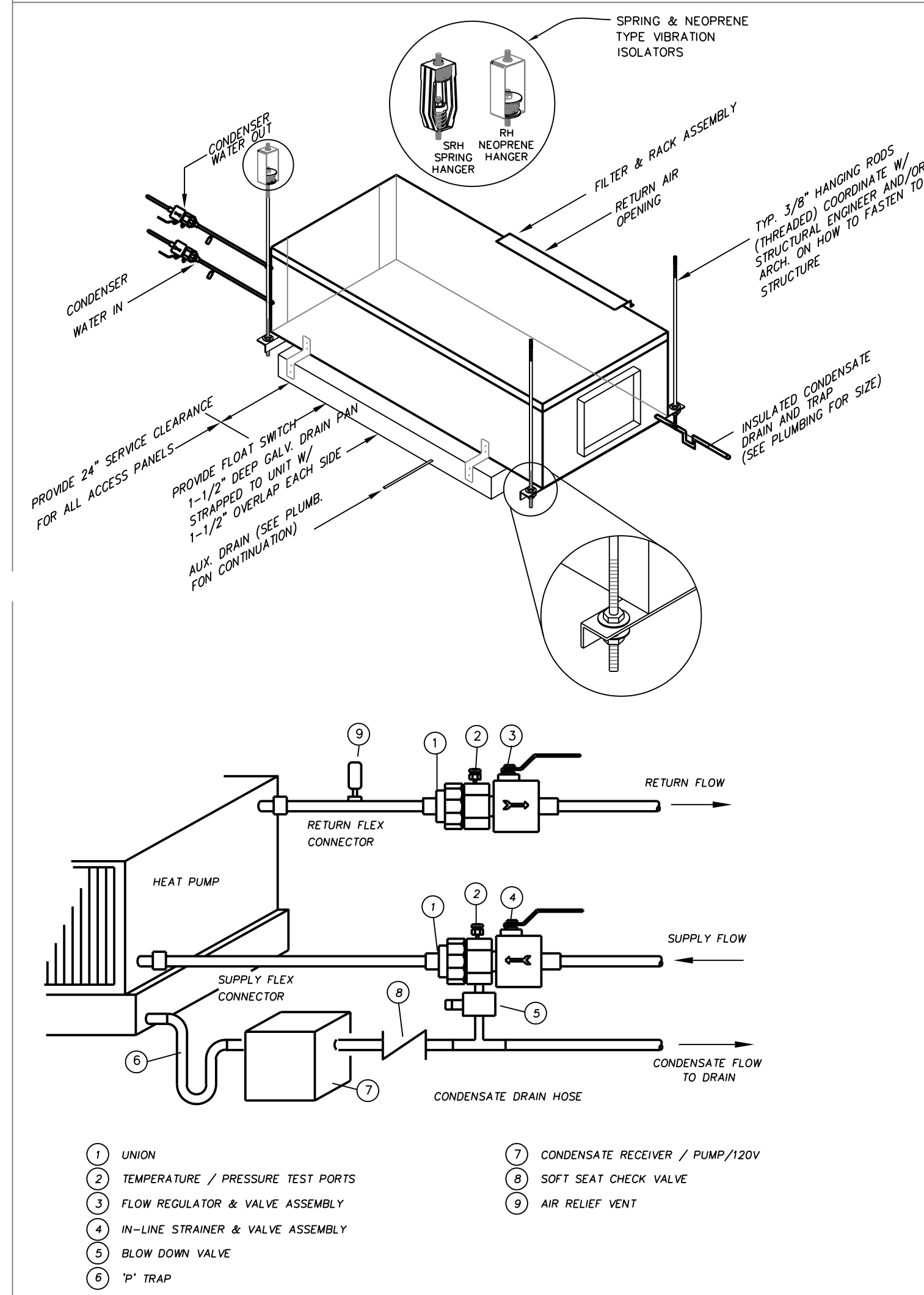
OTTER CREEK MANAGEMENT, INC. ESPERANTE CORPORATE CENTER, SUITE 1100 222 LAKEVIEW AVE. - WEST PALM BEACH, FL	MECHANICAL PLAN Drawing Title
TRIESCHMANN DUMALA architectural group 6468 East Rogers Ccste Boca Raton, FL 33487 P: 561.981.0916 F: 561.981.0000 W: www.tdgroup.com	Project No. 07.227.112 CAD File No. 11102 Date 3/28/11 Drawing No. M1 of

E:\2011\1100-11190\11102\Esperante - Otter Creek - Yoshino\Drawings\11102M1.dwg, 5/4/2011 11:38:46 AM, ALISON, Loucks Engineering, Inc., All Rights Reserved 2010

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HEAT PUMP MOUNTING DETAIL & CONDENSER WATER CONTROL PIPING



FRESH AIR REQUIREMENTS

ZONE 1	
OFFICE AREA 5 PEOPLE/1000 X 17CFM/PERSON X 739SF = 63 CFM	
FRESH AIR REQUIRED	63 CFM
FRESH AIR PROVIDED	84 CFM
ZONE 2	
OFFICE AREA 5 PEOPLE/1000 X 17CFM/PERSON X 440SF = 37 CFM	
FRESH AIR REQUIRED	37 CFM
FRESH AIR PROVIDED	46 CFM
ZONE 3	
OFFICE AREA 5 PEOPLE/1000 X 17CFM/PERSON X 441SF = 68 CFM	
FRESH AIR REQUIRED	68 CFM
FRESH AIR PROVIDED	78 CFM
ZONE 4	
OFFICE AREA 5 PEOPLE/1000 X 17CFM/PERSON X 711SF = 60 CFM	
FRESH AIR REQUIRED	60 CFM
FRESH AIR PROVIDED	81 CFM
ZONE 5	
OFFICE AREA 5 PEOPLE/1000 X 17CFM/PERSON X 824SF = 70 CFM	
CONFERENCE ROOM 9 PEOPLE X 5CFM/PERSON + .06CFM/SF X 216SF = 58. CFM	
BREAK ROOM 4 PEOPLE X 5CFM/PERSON + .06CFM/SF X 221SF = 70. CFM	
CORRIDOR .06CFM/SF X 211 = 13 CFM	
FRESH AIR REQUIRED	211 CFM
FRESH AIR PROVIDED	264 CFM
ZONE 6	
SERVER ROOM 2 PEOPLE X 20CFM/PERSON = 40 CFM	
FRESH AIR REQUIRED	40 CFM
FRESH AIR PROVIDED	50 CFM

H.V.A.C. NOTES

A/C EQUIPMENT: FLORIDA HEAT PUMP (FHP) SEE SCHEDULE

DUCTWORK: RIGID FOILFACED 1.5" R=6.0 SUPPORT 48" O.C. ALL TURNS AND TRANSITIONS PRESSURE TAPE AND MASTIC SEAL ALL SEAMS AND JOINTS.

FLEX UL CLASS ONE AIR DUCT, R=6 SUPPORT 48" O.C., SPIN IN COLLARS WITH M.V.D. TIE WRAP INNER LINER AND PRESSURE TAPE AND MASTIC SEAL OUTER LINER WITHOUT COMPRESSING INSULATION

EXHAUST: GALVANIZED SNAP LOCK SUPPORT 48" O.C. AND AT ALL TURNS, NO SUPPORT OR WEIGHT TO LAY ON EXHAUST FAN HOUSING

DIFFUSERS: METALAIRIE SERIES 5800 WITH INSULATING BLANKET OVERLAPPING EDGES
METALAIRIE SERIES 5500 WITH W/OBD FOR LOCATION IN GYP BOARD CEILING

RETURNS: METALAIRIE TYPE RH

EXHAUST FAN EF1: PENN MODEL 26S 101CFM @ 0.125CP 120V 47 WATTS, 1050 RPM

THERMOSTAT: HONEYWELL PROGRAMMABLE WITH CLEAR LOCKABLE BOX

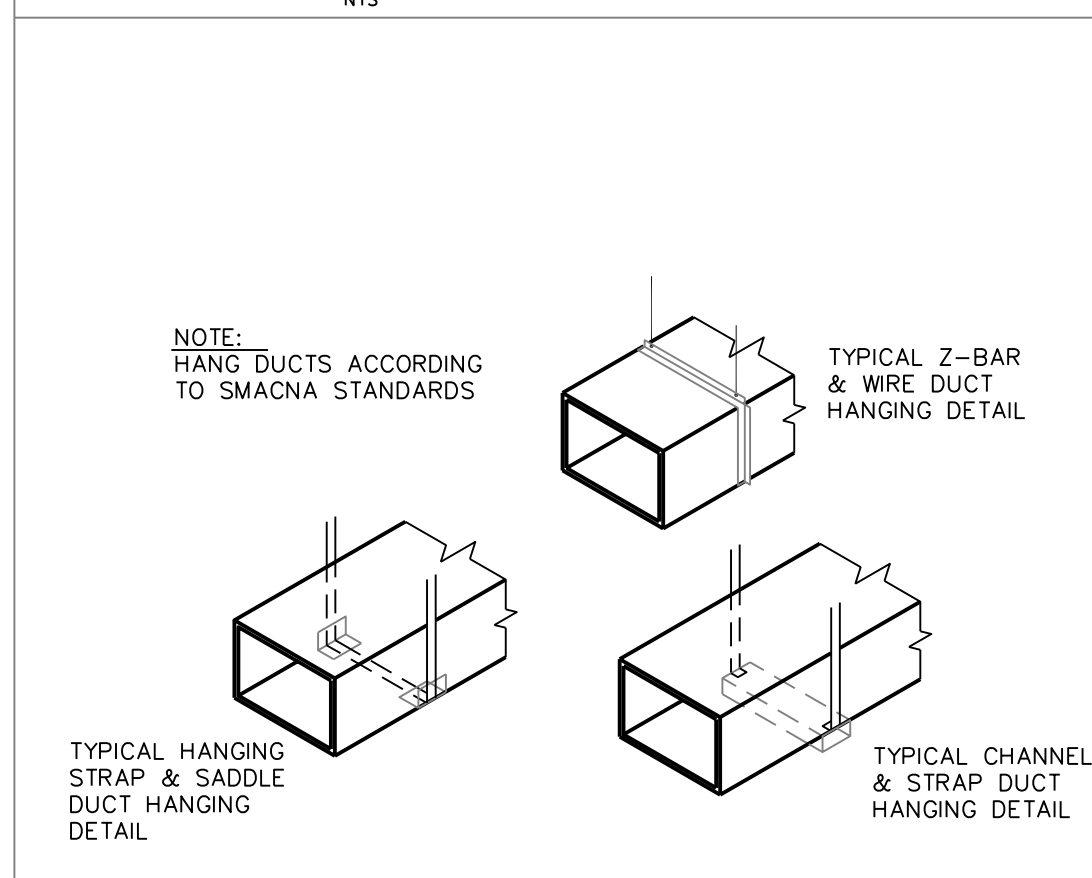
GENERAL MECHANICAL NOTES

- ALL WORK EXECUTED UNDER THIS OFFICIAL DOCUMENTS SHOULD BE PERFORMED BY A LICENSED AND INSURED MECHANICAL CONTRACTOR AND BE IN COMPLIANCE WITH THE LATEST FLORIDA BUILDING CODE (FBC), SHEET METAL & AIR CONDITIONING CONTRACTOR'S ASSOCIATION (SMACNA) STANDARDS, AND ALL OTHER APPLICABLE STATE AND LOCAL CODE.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP MANNER TO PRODUCE A COMPLETE SYSTEM THAT IS FULLY BALANCED, AND ADHERED TO ALL APPLICABLE CODE AND REGULATIONS.
- MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT THE COMPLETE SYSTEM INSTALLED IS FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF A YEAR AFTER THE WORK IS COMPLETE AND TURNED TO THE OWNER.
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN HIS OWN PERMIT AND PAY ALL PERMIT AND INSPECTION FEES.
- AT THE COMPLETION OF THE PROJECT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A SET OF PRINTS CLEARLY MARKED AND DEPICTED ALL AS-BUILT CONDITIONS TO THE ENGINEER FOR RECORD.
- CONTRACTOR SHALL PAY SPECIAL ATTENTION TO OWNER EQUIPMENT, FURNITURE, AND CARPETING TO PREVENT CONTAMINATION BY COVERING AND WRAPPING FURNITURE AND EQUIPMENT. ALL WASTE AND DEBRIS SHALL BE REMOVE AT THE END OF EACH DAY TO MAINTAIN ACCEPTABLE INDOOR AIR QUALITY LEVEL DURING THE CONSTRUCTION.
- ANY PORTION OF EXISTING BUILDING (FLOOR, WALL, CEILING, OR ROOF) THAT IS AFFECTED BY EITHER REMOVAL, RELOCATION OR INSTALLATION OF A NEW EQUIPMENT SHALL BE REPAIRED AND MATCHED FINISHED EXISTING CONDITIONS ACCORDING TO ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
- WHEREVER DUCT RUNS THROUGH STRUCTURAL ELEMENT SUCH AS BEAM PRECAUTION SHALL BE TAKEN TO COORDINATE WITH OTHER TRADES TO RELOCATE OR TO PROVIDE NECESSARY SLEEVE BEFORE CONCRETE IS BEING POURED.
- SUPPLY 6 COPIES OF SHOP DRAWINGS FOR REVIEW TO ARCHITECT. NO EQUIPMENT IS TO BE ORDERED PRIOR TO THEIR APPROVAL.
- MECHANICAL CONTRACTOR TO PROVIDE TWO (2) COMFORT BALANCE VISITS TO SUIT THE NEEDS OF THE CLIENTS.
- OPENING AND DUCT TRAVELING THROUGH FIRE RATED WALL, TENANT DEMISING WALL, MECHANICAL AND ELECTRICAL ROOM, WALL AND FLOOR PARTITION, FLOOR AND ROOF SLAB SHALL BE INSTALLED WITH "B"-FIRE DAMPER.
- DIFFUSERS, SUPPLY AND RETURN GRILLES, CEILING EXHAUST FAN, INSTALLED IN FIRE RATED CEILING SHALL BE PROVIDED WITH RADIATION DAMPER. SUPPLY AND RETURN DIFFUSER SHALL BE METAL-AIRE BZZU FIRE RATED.
- PROVIDE MOTORIZED DAMPER AT FRESH AIR INTAKE DUCT CARRYING A QUANTITY EQUAL OR GREATER THAN TO 300 CFM OF FRESH AIR.
- MECHANICAL CONTRACTOR TO SUPPLY DUCT SMOKE DETECTOR IN EACH UNIT TO BE WIRED BY ELECTRICAL CONTRACTOR.
- PROVIDE CERTIFIED TEST & BALANCE
- PROVIDE HARDWIRED CONDENSATE PUMP WITH SHUTOFF SWITCH.

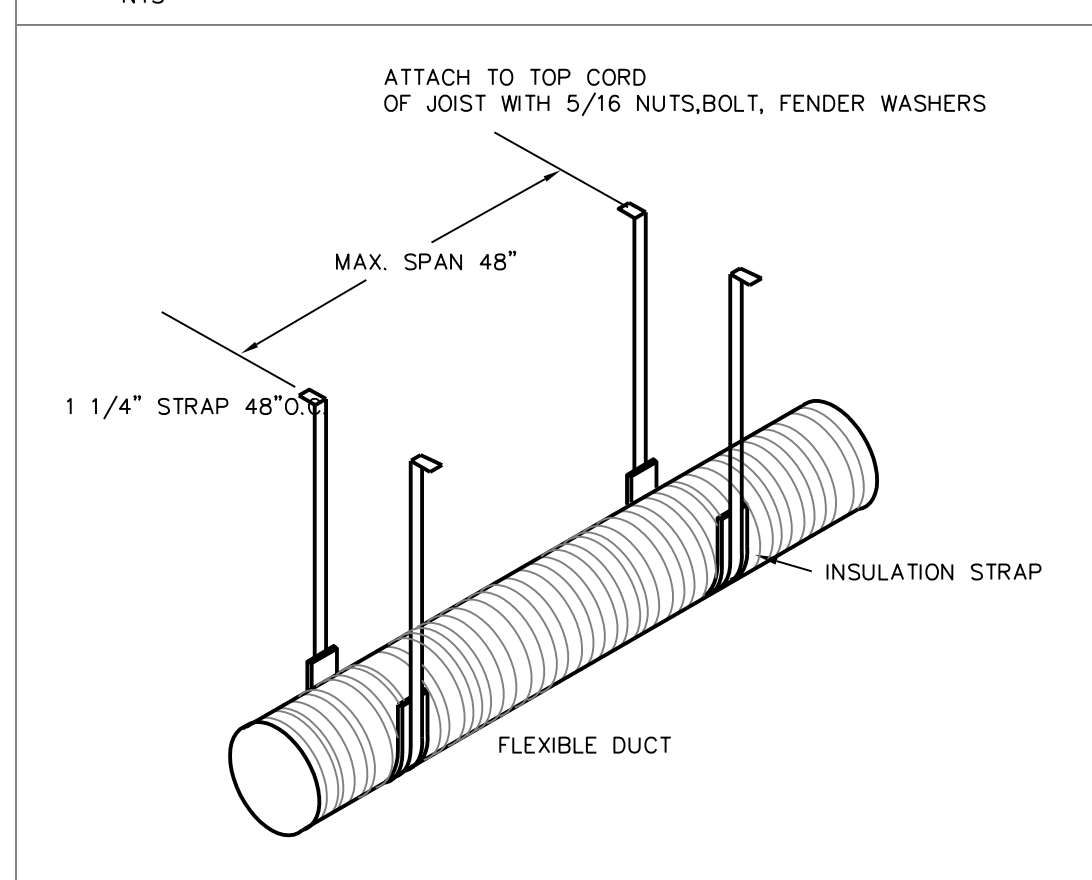
FLORIDA HEAT PUMP SCHEDULE

HP-1 3.0 TON EC036 TC 36.05, SC 27.59, @ 1200 CFM @ EWT 85°F, EER 12.8, 9 GPM HEATING CAPACITY: 39.07 @ EWT 50°F, COP: 4.0 CONDENSER WATER CONNECTION 3/4" FPT ELECTRICAL SPECIFICATION: 277-1-60, COMPRESSOR: RLA: 11.6, LRA: 79 BLOWER: FLA: 2.3, HP:1/2, MCA: 16.8, MOCP: 25
HP-2 2.0 TON EC024 TC 25.5, SC 19.6, @ 850 CFM @ EWT 85°F, EER 13.8, 6 GPM HEATING CAPACITY: 25.08, @ EWT 50°F, COP: 4.0 CONDENSER WATER CONNECTION 3/4" FPT ELECTRICAL SPECIFICATION: 277-1-60, COMPRESSOR: RLA: 7.7, LRA: 44 BLOWER: FLA: 1.6, HP:1/4, MCA: 11.3, MOCP: 15
HP-3 3.5 TON EC042 TC 42.8, SC 32.9, @ 1500 CFM @ EWT 85°F, EER 13.0, 10 GPM HEATING CAPACITY: 50.51 @ EWT 50°F, COP: 4.2 CONDENSER WATER CONNECTION 3/4" FPT ELECTRICAL SPECIFICATION: 277-1-60, COMPRESSOR: RLA: 17.3, LRA: 88 BLOWER: FLA: 2.3, HP:1/2, MCA: 24, MOCP: 40
HP-4 2.0 TON EC024 TC 25.5, SC 19.6, @ 850 CFM @ EWT 85°F, EER 13.8, 6 GPM HEATING CAPACITY: 25.08, @ EWT 50°F, COP: 4.0 CONDENSER WATER CONNECTION 3/4" FPT ELECTRICAL SPECIFICATION: 277-1-60, COMPRESSOR: RLA: 7.7, LRA: 44 BLOWER: FLA: 1.6, HP:1/4, MCA: 11.3, MOCP: 15
HP-5 EXISTING 4.0 TON REUSE EXISTING VERIFY IN GOOD WORKING ORDER
HP-6 1.5 TON EC018 TC 18.7, SC 14.4, @ 650 CFM @ EWT 85°F, EER 12.6, 3.3 GPM HEATING CAPACITY: 19.75 @ EWT 50°F, COP: 4.0 CONDENSER WATER CONNECTION 3/4" FPT ELECTRICAL SPECIFICATION: 277-1-60, COMPRESSOR: RLA: 7.1, LRA: 44 BLOWER: FLA: 1.6, HP:1/4, MCA: 10.5, MOCP: 15

DUCT HANGING DETAIL



ROUND FLEX DUCT HANGING DETAIL



EXHAUST FAN CALCULATIONS

RESTROOM
50CFM/WC-UR X 1 = 50 CFM
100CFM PROVIDED

LEGEND

NO.	REVISIONS	DATE

OTTER CREEK MANAGEMENT, INC.
ESPERANTE CORPORATE CENTER, SUITE 1100
222 LAKEVIEW AVE. - WEST PALM BEACH, FL

Mechanical
Drawing Title

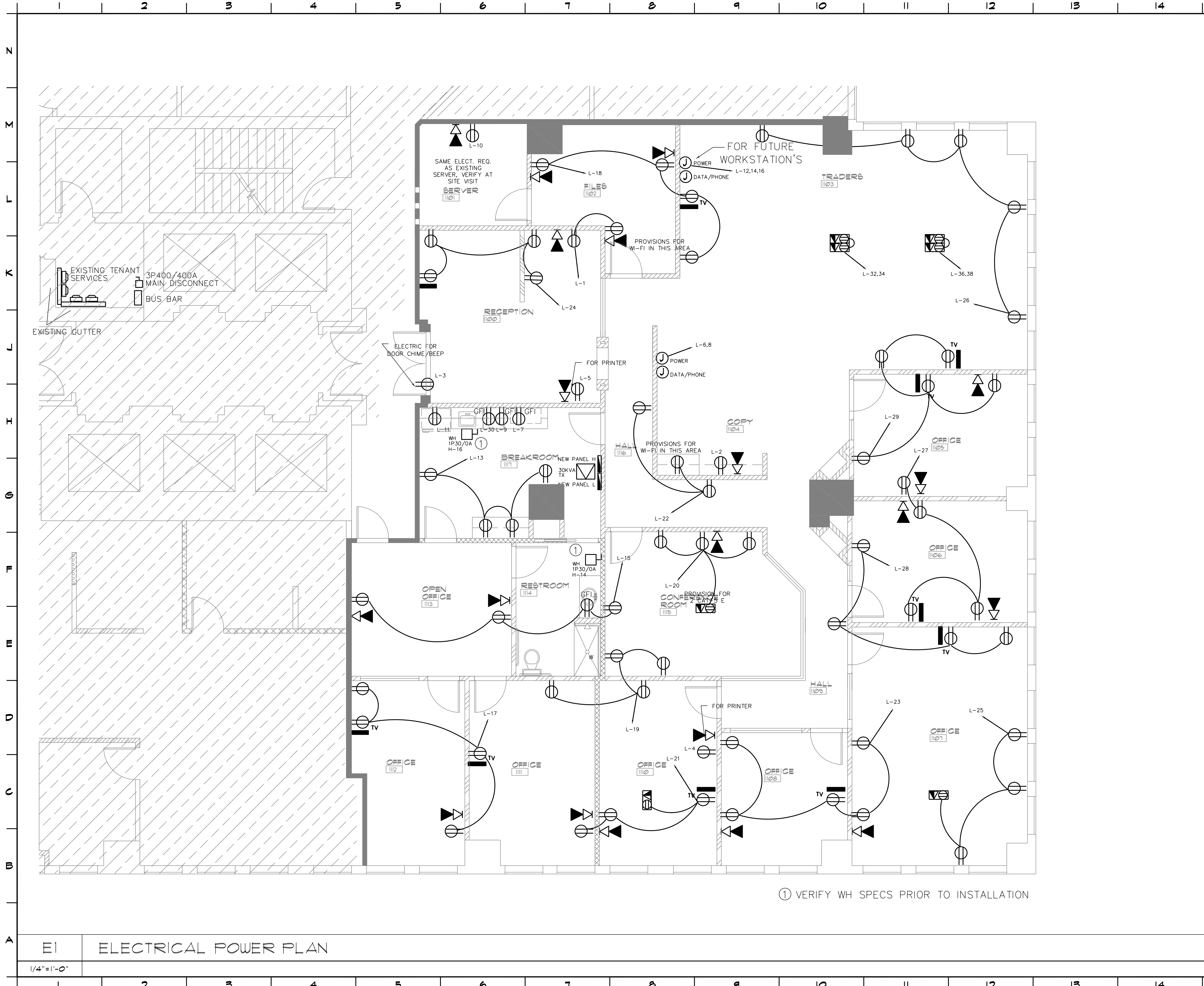
TRIESCHMANN DUMALA
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6468 East Logan Circle
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TRIESCHMANN DUMALA
architectural group

Scale
Drawn
Project No.
CAD File No.
Date
Drawing No.

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M2
of



LEGEND		DATE
ELECTRICAL LEGEND		
	FOCAL POINT FEQ-22-2-T5-S-120-WH- FEQ-22-2-T5-S-120-G-WP- WH 1 (2) F14T5/30K	
	2x2 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMMENS MIN.) ON 24/7	
	2x4 FLUORESCENT LIGHT	
	2x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMMENS MIN.) ON 24/7	
	NEW BUILDING STANDARD HIGH HAT PRESCOLITE CF1632HEB STF602MFC-CL (CLEAR LENS) LAMP CF260T/E/N/835 CF320T/E/N/835 CF420T/E/N/835	
	NEW SHOWER LIGHT PRESCOLITE CF1632HEB STF602MFC-CL (CLEAR LENS)	
	NEW WALL WASHER PRESCOLITE D418EB-405-MFC-WW-B6	
	EXTERIOR WALL LIGHT	
	WALL SCONCE: TBS	
	EXIT SIGN PREF. INDUST. E8013 WITH 90 MIN BATTERY BACK UP	
	EXIT SIGN WITH DIRECTIONAL ARROW WITH 90 MIN BATTERY BACK UP	
	WALL MOUNTED EMERGENCY LIGHT WITH 90 MIN BATTERY BACK UP	
	EXIT SIGN/EMERGENCY LIGHT COMBO WITH 90 MIN BATTERY BACK UP	
	SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE	
	3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE	
	DIMMER SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE	
	MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE	
	EXHAUST FAN MOTOR	
	EXHAUST FAN GRILL	
	DISCONNECT	
	SIMPLEX RECEPTACLE	
	DUPLEX RECEPTACLE	
	DUPLEX RECEPTACLE CEILING MOUNTED	
	SWITCHED DUPLEX RECEPTACLE	
	QUADRUPLEX RECEPTACLE	
	SPECIAL RECEPTACLE	
	JUNCTION BOX	
	FLOOR DUPLEX RECEPTACLE	
	FLOOR QUADRUPLEX RECEPTACLE	
	POWER POLE	
	TELEPHONE JACK	
	DATA JACK	
	TELEPHONE/DATA JACK	
	FLOOR TELEPHONE/DATA JACK	
	FLOOR TELEPHONE JACK	
	FLOOR DATA JACK	
	TV CABLE OUTLET	
	SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO	
	SMOKE DETECTOR	
	MULTI-CANDELA FIRE STROBE	
	MULTI-CANDELA SPEAKER/STROBE	
	PULL STATION	
	ELECTRICAL PANEL	
	GROUND FAULT INTERRUPT	
	NIGHT LIGHT	
	NEW ON 24/7 WITH EMERGENCY BALLAST	
	EXISTING	
	EXISTING RELOCATED	
SOME SYMBOLS MAY NOT BE USED.		
locks engineering inc. consulting engineers E. PALM BEACH, FL 33409 F. DESIGN P.E. FL REG 62469 4520 N.E. 18th Ave. Ste. 400, Ft. Lauderdale, FL 33334 TEL: 954-938-1881 FLA. REG. #8-0003306		
OTTER CREEK MANAGEMENT, INC. ESPERANTE CORPORATE CENTER, SUITE 1100 222 LAKEVIEW AVE. - WEST PALM BEACH, FL		
TRIESCHMANN DUMALA architectural group atCenter 6468 East Rogers Ccde Boca Raton, FL 33467 P: 561-981-8916 F: 561-981-0000 W: www.tdarcgroup.com		
Seal Drawn: KLA Project No.: 07.227.112 CAD File No.: 11102 Date: 3/28/11 Drawing No.: E1		
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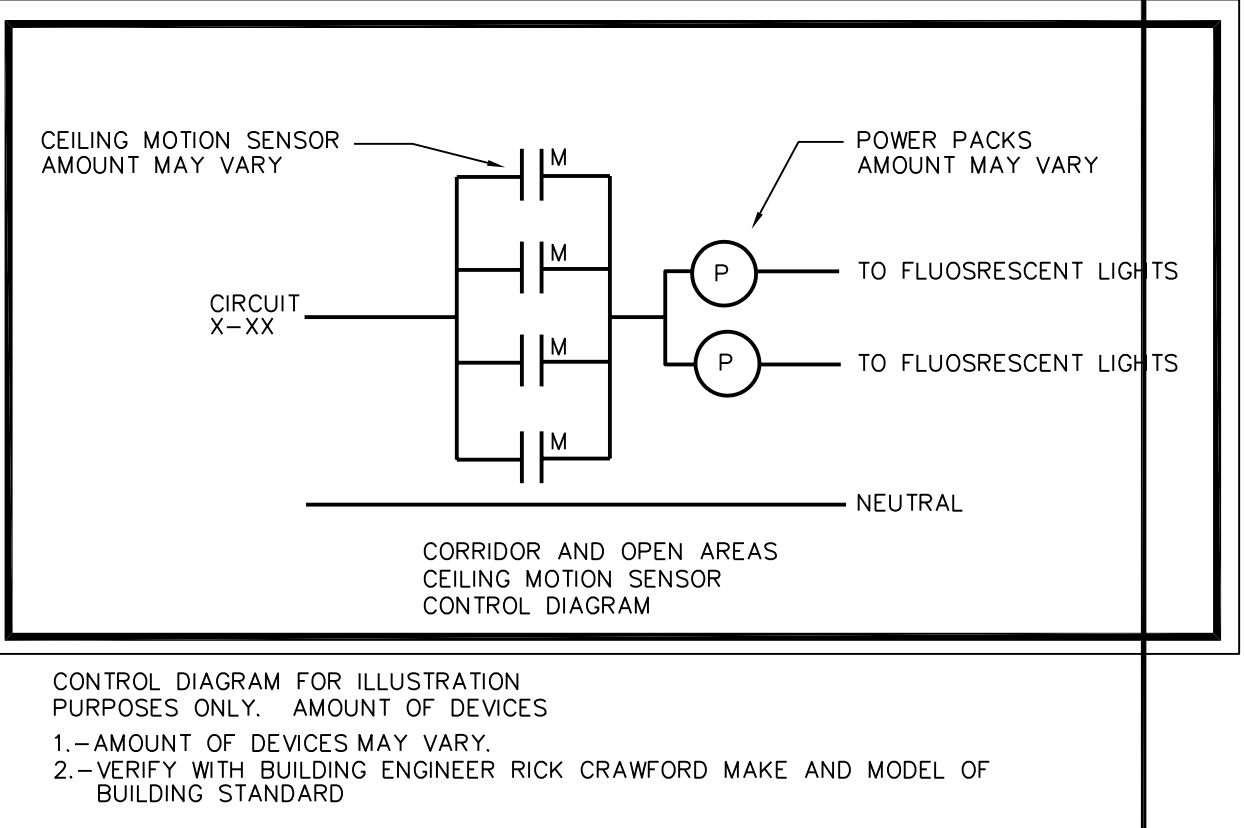
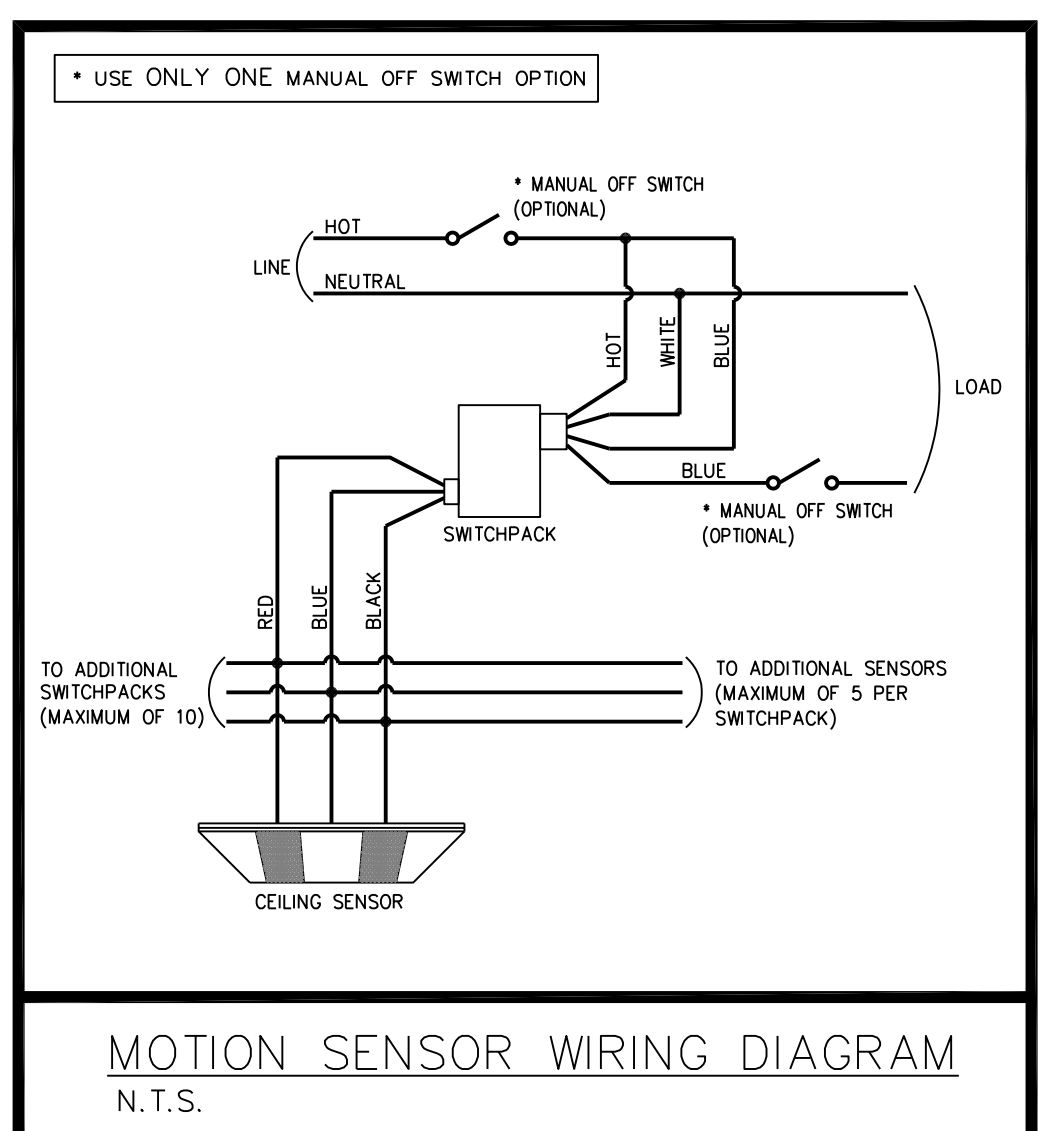
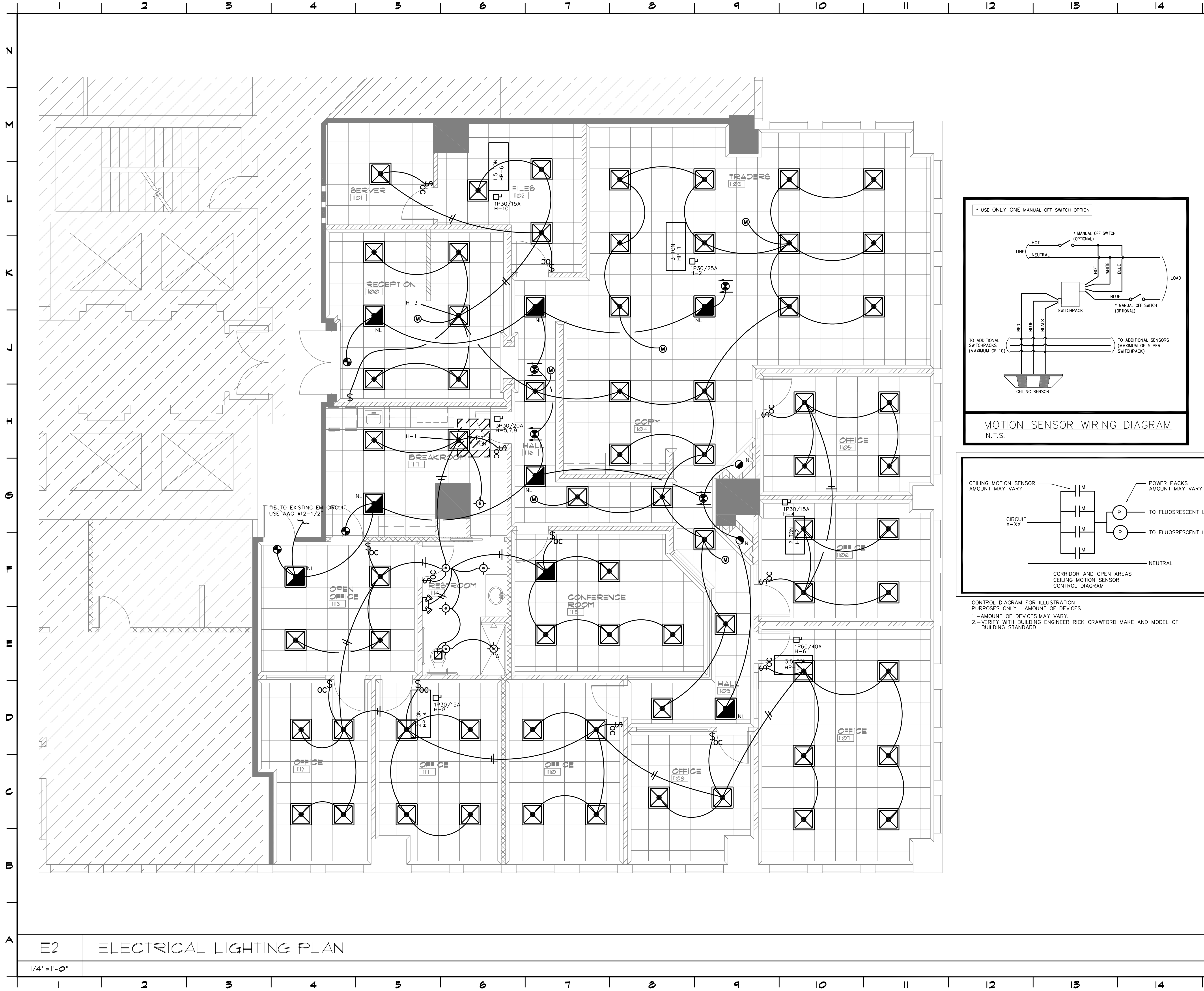
E1 ELECTRICAL POWER PLAN

1/4" = 1'-0"

1 VERIFY WH SPECS PRIOR TO INSTALLATION

E:\2011\11-100-11189\11102\Esperante - Otter Creek - Yoshino\Drawings\11102\E1.dwg, 5/4/2011 11:37:59 AM, ALISON, Locks Engineering, Inc., All Rights Reserved 2010

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Drawing Title
 ELECTRICAL LIGHTING PLAN

TRIESCHMANN DUMALA
 architectural group
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 Boca Raton, FL 33467
 P. 561.981.0000 W. www.tdgroup.com

Seal
 Drawn KLA
 Project No. 07.227.112
 CAD File No. 11102
 Date 3/28/11
 Drawing No. E2

locks engineering inc.
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E2 ELECTRICAL LIGHTING PLAN

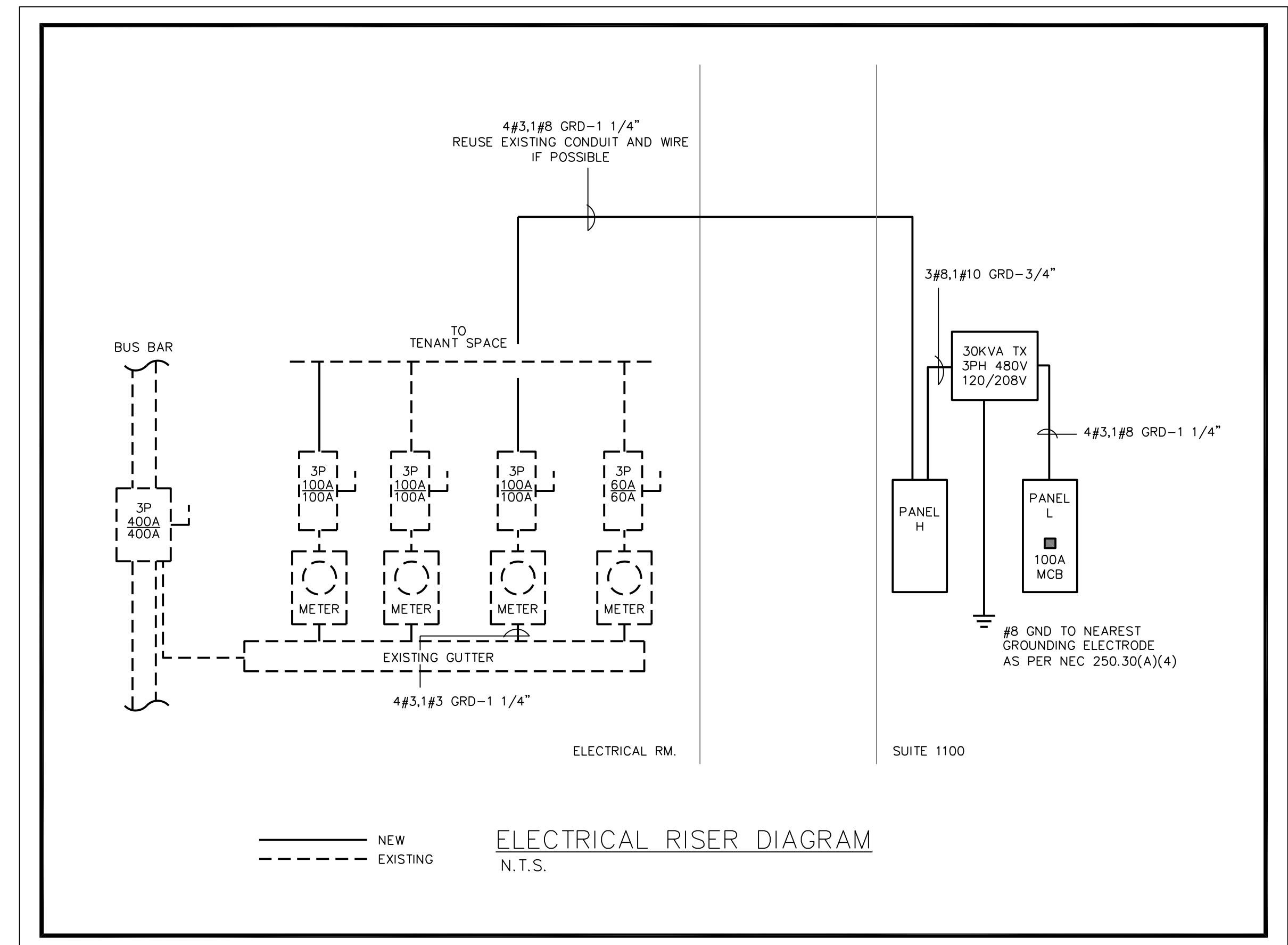
1/4" = 1'-0"

PANEL H				100A MLO				3Ø4W 277/480V					
Wire	Ø	No. Poles	Trip	Description	Load	No. Poles	Trip	Description	Load	Ø	Wire		
12	A	01	1	20	LIGHTING	3000	02	1	25	HP-1	4600	A	12
12	B	03	1	20	LIGHTING	3000	04	1	15	HP-2	3000	B	12
12	C	05	3	20	HP-5	6500	06	1	15	HP-3	3000	C	12
12	A	07	-	-	-	-	08	1	40	HP-4	6500	A	8
12	B	09	-	-	-	-	10	1	15	HP-6	3000	B	12
C	11	-	-	-	-	-	12	-	-	-	-	C	-
B	A	13	3	45	30KVA TX	20820	14	1	30	WH	6000	A	10
B	B	15	-	-	-	-	16	1	30	WH	6000	B	10
B	C	17	-	-	-	-	18	-	-	-	-	C	-

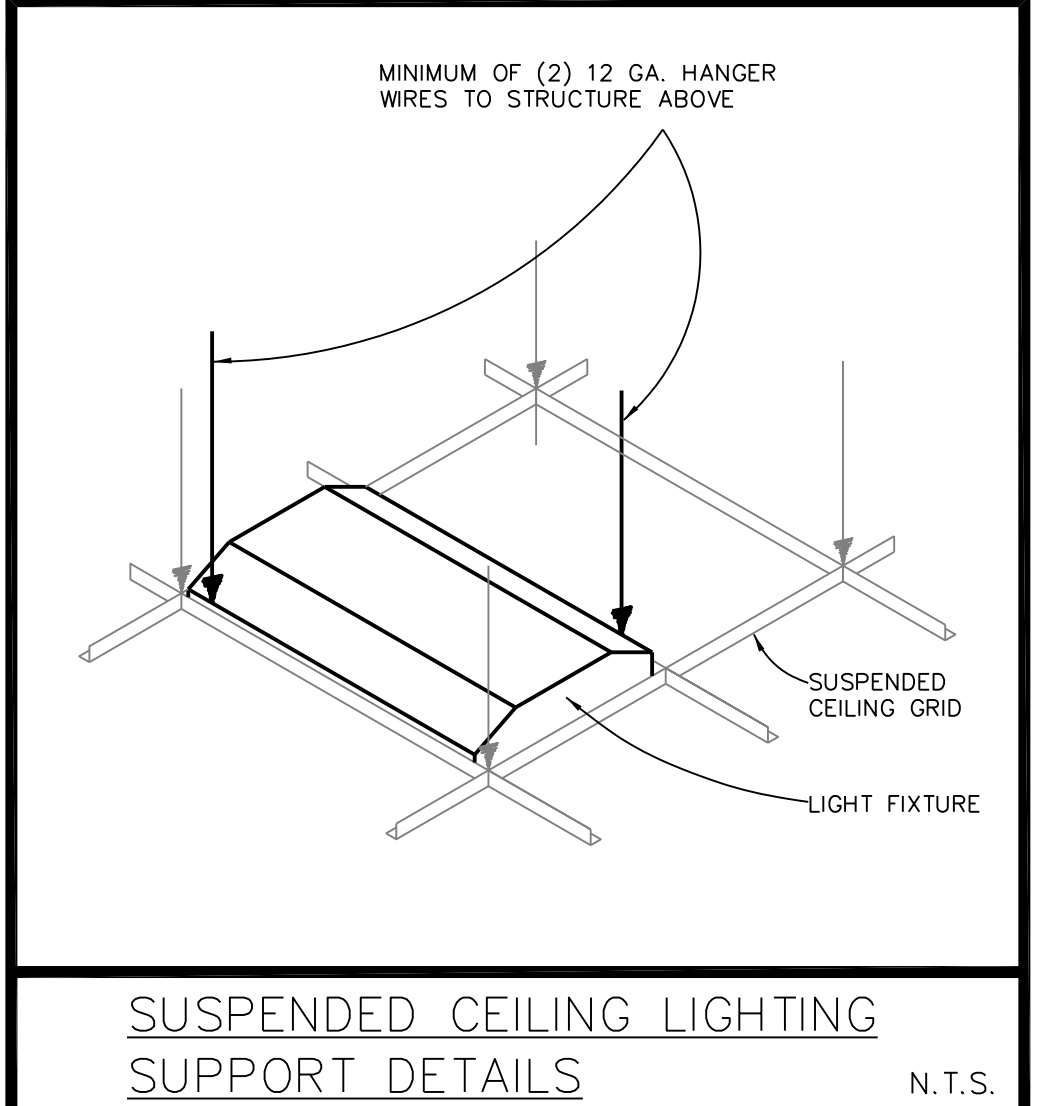
* EXISTING UNIT, VERIFY ELECTRICAL REQUIREMENTS PRIOR TO RECONNECTION
 PANEL LOAD 65420W 79A

PANEL L				100A MCB				3Ø4W 120/208V					
Wire	Ø	No. Poles	Trip	Description	Load	No. Poles	Trip	Description	Load	Ø	Wire		
12	A	01	1	20	RECEPTION 100	720	02	1	20	COPIER	360	A	12
12	B	03	1	20	CHIME	300	04	1	20	COPIER	360	B	12
12	C	05	1	20	PRINTER 100	1200	06	1	20	FURNITURE	360	C	12
12	A	07	1	20	APP	1500	08	1	20	FURNITURE	360	A	12
12	B	09	1	20	APP	1500	10	1	20	SERVER	600	B	12
12	C	11	1	20	FRIG	900	12	1	20	FURNITURE	600	C	12
12	A	13	1	20	BREAK RM	720	14	1	20	FURNITURE	600	A	12
12	B	15	1	20	OFFICE 1113	720	16	1	20	FURNITURE	600	B	12
12	C	17	1	20	OFFICE 1112	720	18	1	20	FILES 1102	720	C	12
12	A	19	1	20	OFFICE 1110	720	20	1	20	CONF	720	A	12
12	B	21	1	20	OFFICE 1110	720	22	1	20	COPY 1104	720	B	12
12	C	23	1	20	OFFICE 1108	720	24	1	20	RECEPTION 100	720	C	12
12	A	25	1	20	OFFICE 1107	720	26	1	20	TRADERS 1103	900	A	12
12	B	27	1	20	OFFICE 1106	720	28	1	20	OFFICE 1106	720	B	12
12	C	29	1	20	OFFICE 1105	720	30	1	20	DW	900	C	12
A	31	-	-	-	-	-	32	1	20	FURNITURE	600	A	12
B	33	-	-	-	-	-	34	1	20	FURNITURE	600	B	12
C	35	-	-	-	-	-	36	1	20	FURNITURE	600	C	12
A	37	-	-	-	-	-	38	1	20	FURNITURE	600	A	12
B	39	-	-	-	-	-	40	-	-	-	B	-	
C	41	-	-	-	-	-	42	-	-	-	C	-	

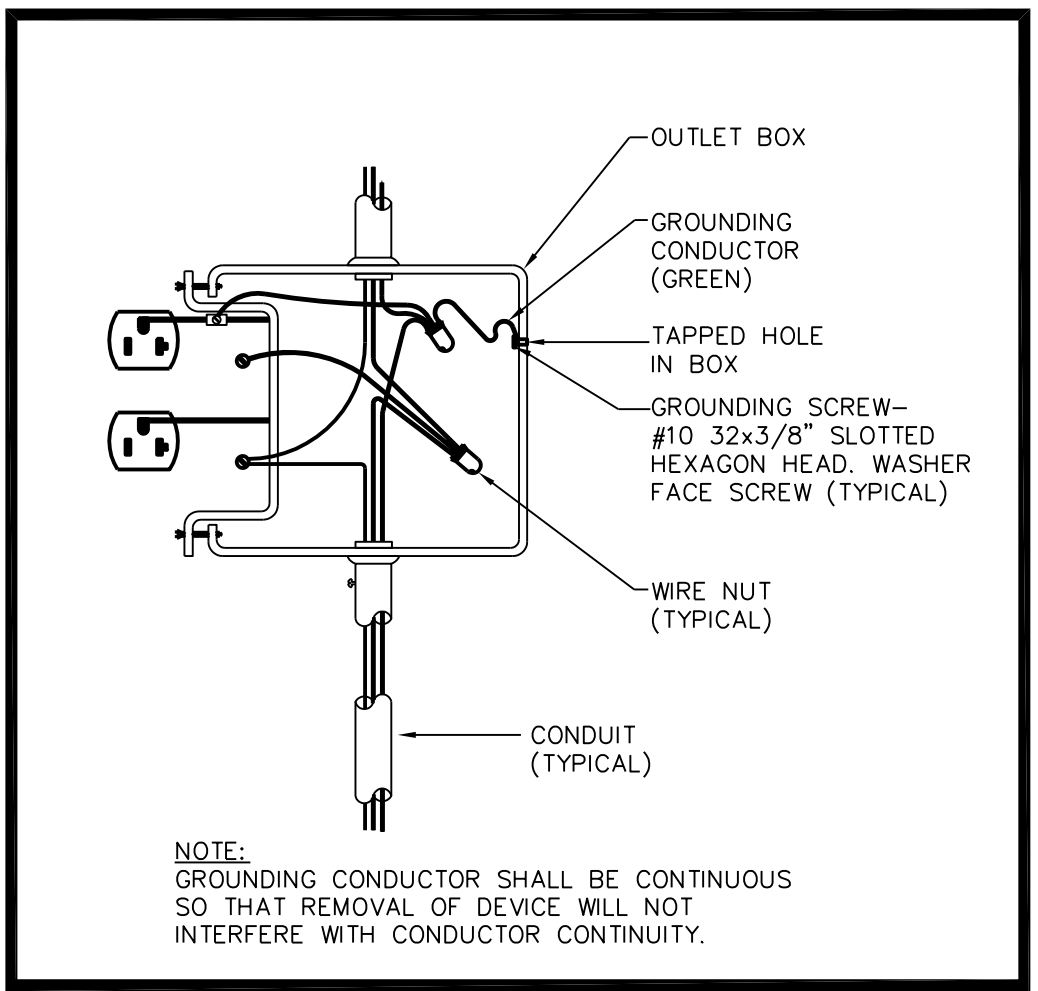
PANEL LOAD 20820W 58A



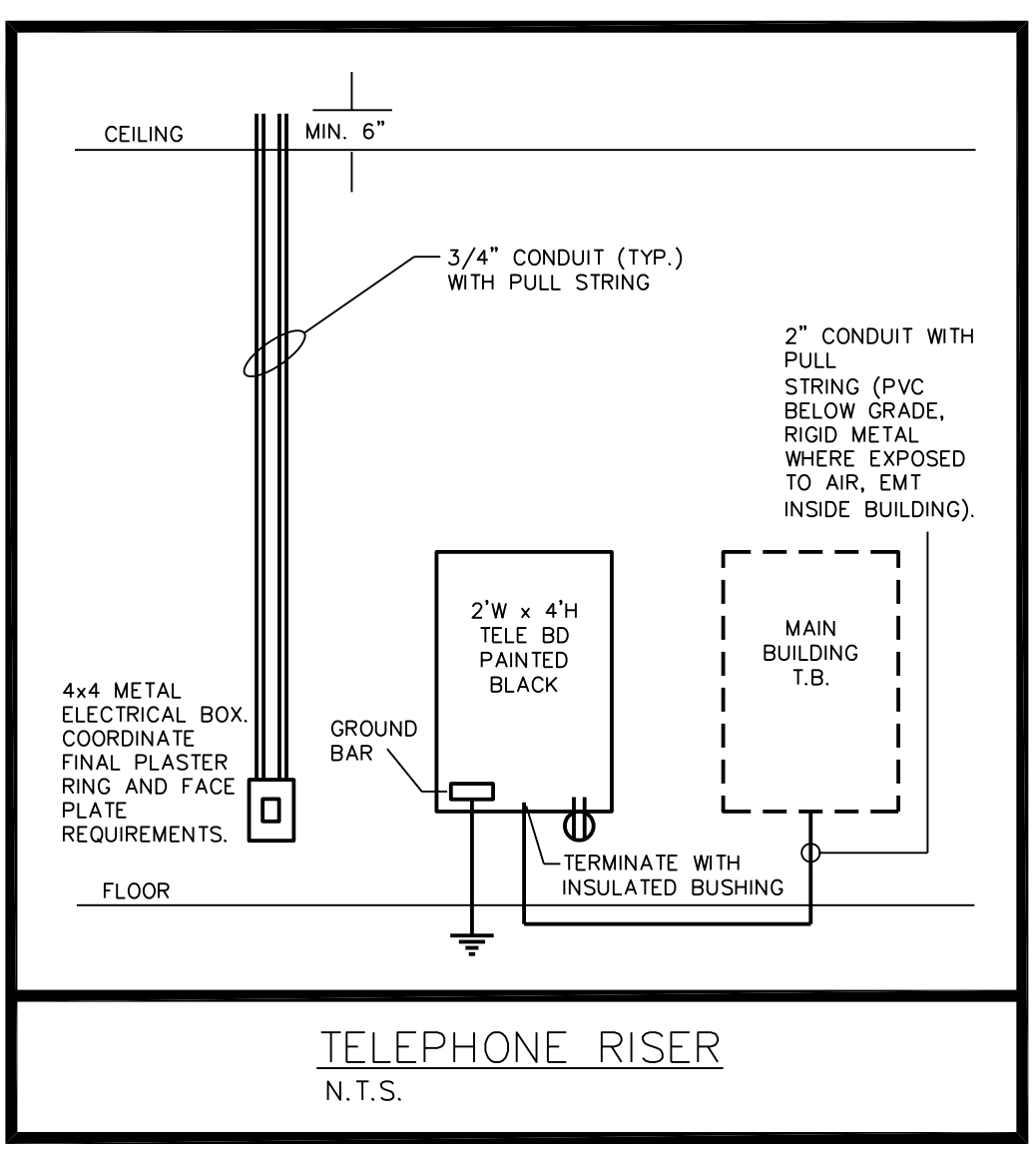
ELECTRICAL RISER DIAGRAM
N.T.S.



SUSPENDED CEILING LIGHTING SUPPORT DETAILS
N.T.S.



GROUNDING RECEPTACLE DETAIL
N.T.S.



TELEPHONE RISER
N.T.S.

ELECTRICAL NOTES:

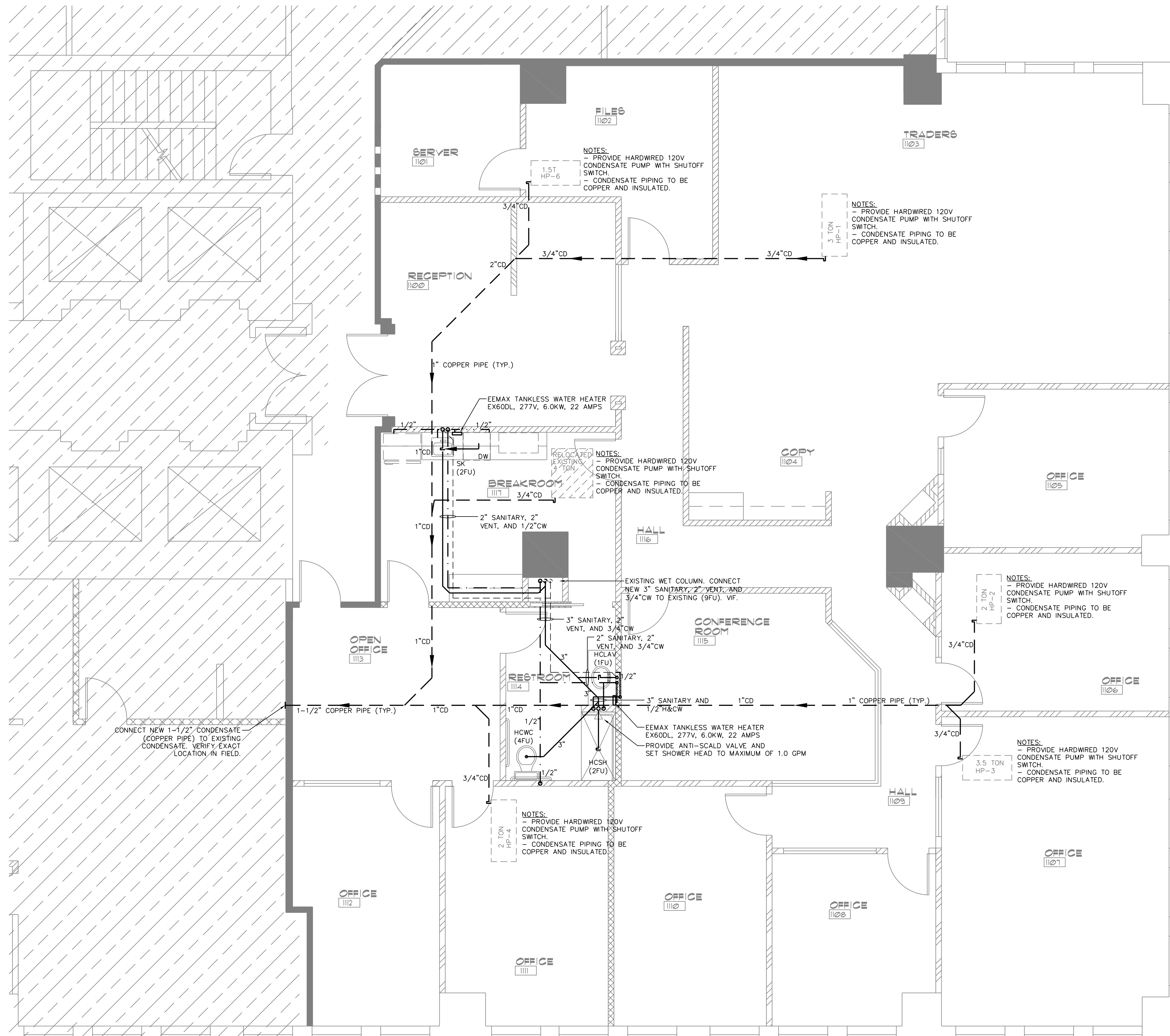
- ALL WORK TO BE DONE ACCORDING TO F.B.C. 2007 W/2009 AMENDMENTS, 2002 NFPA-72, 2006 NFPA-101, 2006 NFPA-1, AND N.E.C. 2008.
- CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. NOTIFY ENGINEER OF ANY DISCREPANCIES AT ONCE. FAILURE TO DO SO AND CONTRACTOR PROCEEDS AT HIS OWN RISK.
- MAINTAIN AS-BUILTS ON A DAILY BASIS. SUBMIT 3 COPIES TO ARCHITECT AND OWNER 3 DAYS PRIOR TO ANY REQUIRED INSPECTIONS.
- ALL CONDUIT TO BE METAL EMT INSIDE AND RIGID ON THE EXTERIOR. P.V.C. WILL BE ACCEPTED PROVIDED THAT THE CORRECT GROUND AS PER N.E.C. TABLE 250-66.122 IS INCLUDED WHEN ALLOWED BY CODE. NO PVC WILL BE ALLOWED IN R.A. PLENUMS OR FIRE RATED ASSEMBLIES. ALL MATERIALS IN R.A. PLENUMS TO BE PLENUM RATED.
- CONDUCTOR TO BE COPPER THWN OR THHN. MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A CONDUIT TO BE INSTALLED PER NEC 310.15(B)(2)
- ALL EXTERIOR EQUIPMENT TO NEMA 3R RATED.
- ALL FUSES TO BE BUSSMAN CURRENT LIMITING AT SERVICE ENTRANCE. ALL OTHERS FUSES ACCORDING TO MANU. SPECIF.
- PROVIDE 6 SETS OF SHOP DRAWINGS FOR APPROVAL. NO EQUIPMENT TO BE ORDERED BEFORE SHOP DRAWINGS ARE APPROVED.
- VERIFY ALL NAMEPLATE DATA OF EQUIPMENT FOR PROPER PROTECTION AND LOADS PRIOR TO INSTALL OR WIRING.
- CONTRACTOR TO REMOVE ALL TRASH/UNUSED MATERIALS AT THE END OF DAY.
- MAINTAIN A MINIMUM OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT. PRIOR TO INSTALLING ANY EQUIPMENT COORDINATE WITH OTHER TRADES TO INSURE THAT CLEARANCES ARE MAINTAINED.
- CONTRACTOR TO REMOVE ALL TRASH/UNUSED MATERIALS AT THE END OF DAY.
- ALL CONDUITS, FIXTURES, DEVICES TO HAVE GROUND EXTEND AS PER TABLE 250-122 N.E.C.
- POWER TO BE ON CONTINUOUSLY 5 WEEK PRIOR TO COMPLETING PROJECT.
- ALL LOW VOLTAGE CABLING AND SYSTEM ARE THE RESPONSIBILITY OF THE VENDOR THAT IS PROVIDING THE SYSTEM INCLUDING PERMITTING.
- CONTRACTOR TO LAMP/RELAMP ALL FIXTURES.
- CONTRACTOR TO VERIFY QUANTITIES OF EXISTING AND NEW DEVICES AND FIXTURES REQUIRED TO COMPLETE PROJECT PRIOR TO SUBMITTING BID.
- CONTRACTOR TO VERIFY EXISTING CIRCUITS AND MUST PROVIDE NEW PANEL SCHEDULES IDENTIFYING ALL CIRCUITS IN PANEL.
- NEUTRALS NOT TO BE SHARED. PROVIDE #8 NEUTRAL TO ALL FURNITURE SYSTEMS, IF APPLICABLE.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT MENTIONED OR NOT TO POWER, DATA AND VOICE TO ALL EQUIPMENT AND SYSTEMS INSTALLED.
- ALL DEVICES TO MATCH BUILDING STANDARD OR BE DECORA SERIES.
- TYPICAL LIGHT SWITCHES TO BE Ø 48" A.F.F. ON CENTER. TYPICAL RECEPTACLE TO BE 18" A.F.F. ON CENTER. ALL SWITCHES TO BE GANGED WITH CONTINUOUS FACEPLATES. ALL DEVICES THAT ARE ADJACENT TO BE SPACED 6" ON CENTER.
- ALL ELECTRICAL ELEMENTS TO BE THOROUGHLY PROTECTED FROM DAMAGE AFTER INSTALLATION AND SHALL HAVE TRIM INSTALLED AFTER ADJOINING FINISH MATERIALS ARE INSTALLED.
- AT THE COMPLETION OF THE PROJECT ALL EQUIPMENT, DEVICES AND FIXTURES TO BE CLEANED.
- ALL EMERGENCY AND EXIT LIGHTS ARE TO HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP.
- CONTRACTOR IS TO PROVIDE STEP DOWN TRANSFORMERS FOR ALL FANS WHEN REQUIRED.
- NO ALUMINUM CONDUCTOR BUSS WILL BE ALLOWED - ALL MUST BE COPPER.
- ALL DATA, TEL., TV BOXES TO BE 4x4x2 DOUBLE GANG BOXES. STUB ALL CONDUITS WITH LAY IN CEILINGS TO 6" ABOVE CEILING. ALL CONCEALED OR EXPOSED APPLICATIONS TO BE HOME RUN TO MAIN DISTRIBUTION LOCATION.
- CONTRACTOR TO PROVIDE TEMPORARY POWER FOR ALL TRADES.
- NEW ELECTRICAL PANELS TO HAVE BOLT ON BREAKERS.
- NO ELECTRICAL CIRCUITS OR WIRING FROM ADJACENT SPACES TO BE USED IN THIS PROJECT.
- ALL INTERIOR LIGHTING TO HAVE SWITCHES WITH OCCUPANCY SENSORS IN THEM CAPABLE OF STAYING ON NO MORE THAN 30 MINUTES. CIRCUITS WHICH HAVE MOTION SENSORS ON THEM MAY USE STANDARD SWITCHES.
- CONTRACTOR TO REMOVE ALL ABANDONED OR UNUSED WIRING, CONDUIT AND BOXES.
- PROVIDE 2" RIGID CONDUIT FROM BUILDINGS MAIN TELEPHONE ROOM COMMUNICATION CENTER AS REQUIRED. COORDINATE CABLE, TV, VOICE AND DATA REQUIREMENTS WITH OWNER TO MEET THEIR REQUIREMENTS.
- VERIFY EXISTING FIRE ALARM HAS SUFFICIENT ROOM FOR EXPANSION AND EQUIPMENT IS STILL READILY AVAILABLE. CONTRACTOR TO PROVIDE COMPLETE SHOP DWGS INCLUDING RISER, CUT SHEETS, BATTERY CALCULATIONS AND ALL OTHER NECESSARY INFORMATION.
- LABEL ALL OUTLETS AND JUNCTION BOXES WITH PANEL AND CIRCUIT NUMBER.
- ANY ELECTRICAL EQUIPMENT POTENTIALLY NEEDING ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED MUST BE PLACED IN ACCORDANCE WITH N.E.C. 110.16.
- ALL NIGHT LIGHTS AND EMERGENCY LIGHTS TO BE CONNECTED AHEAD OF ANY CONTROL DEVICE.
- ALL TRANSFORMERS ARE TO HAVE A MINIMUM K-RATING OF K-13. KVA SIZING OF TRANSFORMER IS SHOWN ON THE ELECTRICAL RISER DRAWING.
- ALL CIRCUIT BREAKERS SERVING FURNITURE SYSTEMS MUST BE HANDLE TIED AS PER N.E.C. 605.7.
- PROVIDE 90 MIN. BATTERY BACK UP FOR NEW AND EXISTING EMERGENCY/NIGHT LIGHTS PLEASE REFER LEGEND.
- PROVIDE MEAN OF DISCONNECTION FOR ALL LIGHTING FIXTURES AS PER NEC 410.130(G)

LEGEND

locks engineering inc.
 consulting engineers
 E. PALM BEACH, FL REG #8839
 F. DESIGN P.E. FL REG 62469
 4520 N.E. 18th Ave. Ste. 401, Ft. Lauderdale, FL 33334
 TEL: 954-938-1881 FLA. REG. #08-0003306

DATE	
REVISONS	
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<p>OTTER CREEK MANAGEMENT, INC. ESPERANTE CORPORATE CENTER, SUITE 1100 222 LAKEVIEW AVE. - WEST PALM BEACH, FL</p>	
<p>TRIESCHMANN DUMALA architectural group 6468 East Rogers Circle Boca Raton, FL 33467 P: 561-981-9916 F: 561-981-5000 W: www.trieschmann.com</p>	
Drawn	KLA
Project No.	07.227.112
CAD File No.	11102
Date	3/28/11
Drawn No.	E3

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LEGEND

LINE LEGEND

---	COLD WATER
-.-.-	HOT WATER 110°F
----	HOT WATER 140°F
.....	HOT WATER RECIRC
.....	NONPOTABLE WATER
.....	FILTERED WATER
.....	BEER/SODA LINES
.....	WASTE
.....	EXISTING WASTE
-----G	GREASY WASTE
-----G	EXISTING GREASY WASTE
-----	VENT
-----	GAS
-----	RAIN WATER LEADER
-----	CONDENSATE

ABBREVIATIONS

CD	CONDENSATE
CO	WALL CLEAN OUT
CW	COLD WATER
FU	FIXTURE UNITS
FCO	FLUSH CLEAN OUT
FD	FLOOR DRAIN
FS	FLOOR SINK
FFD	FUNNEL DRAIN
HD	HUB DRAIN
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RECIRC
IM	ICE MACHINE
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
SOV	SHUT-OFF VALVE
TP	TRAP PRIMER
VTR	VENT THRU ROOF
VF	VERIFY IN FIELD

SLOPE OF HORIZONTAL DRAINAGE PIPE

SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2" OR LESS	1/4
3 TO 6"	1/8
8 OR LARGER	1/16

ALL EXISTING CONDENSATE PVC PIPE TO BE REMOVED AND REPLACED WITH COPPER PIPE.

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 ESPERANTE CORPORATE CENTER, SUITE 1100
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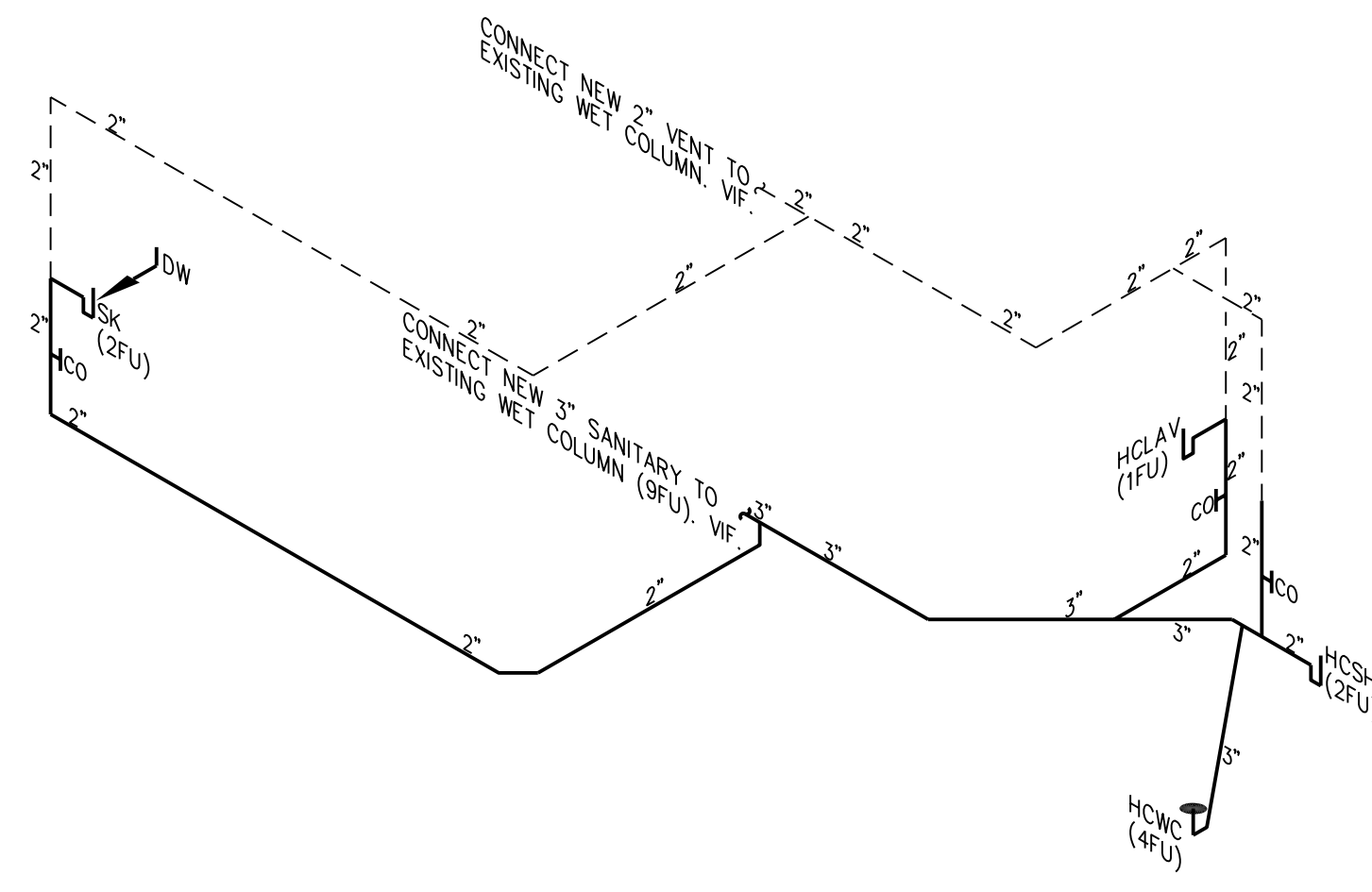
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 Drawn KLA
 Project No. 07.227.112
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 Drawing No. P1

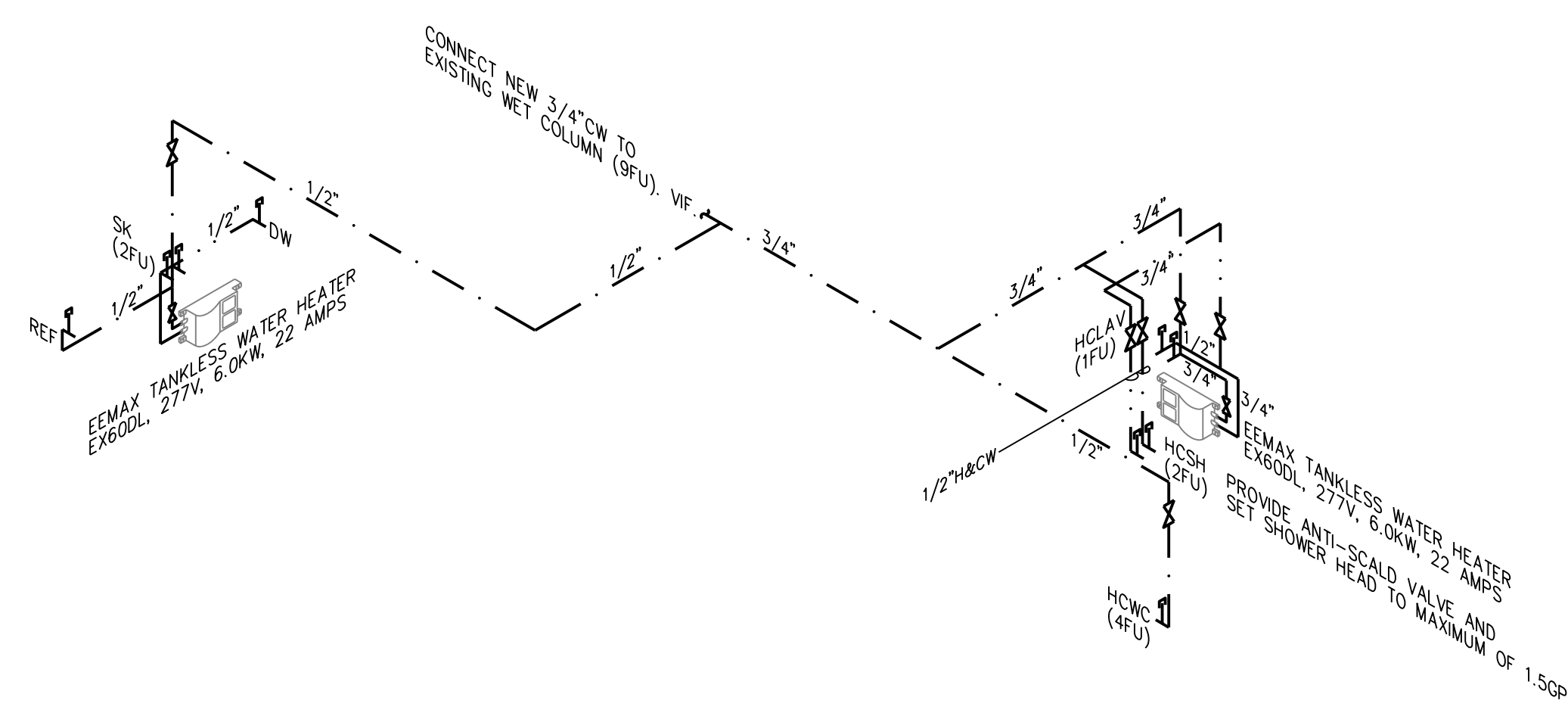
loucks engineering inc.
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PLUMBING SANITARY RISER DIAGRAM
SCALE: N.T.S.



PLUMBING WATER RISER DIAGRAM
SCALE: N.T.S.

LEGEND

LINE LEGEND

- COLD WATER
- HOT WATER 110°F
- HOT WATER 140°F
- HOT WATER RECIRC
- NONPOTABLE WATER
- FILTERED WATER
- BEER/SODA LINES
- WASTE
- EXISTING WASTE
- G GREASY WASTE
- G EXISTING GREASY WASTE
- VENT
- GAS
- RAIN WATER LEADER
- CONDENSATE

ABBREVIATIONS

- CD CONDENSATE
- CO WALL CLEAN OUT
- CW COLD WATER
- FU FIXTURE UNITS
- FCO FLUSH CLEAN OUT
- FD FLOOR DRAIN
- FS FLOOR SINK
- FFD FUNNEL DRAIN
- HD HUB DRAIN
- HB HOSE BIBB
- HW HOT WATER
- HWR HOT WATER RECIRC
- IM ICE MACHINE
- ORD OVERFLOW ROOF DRAIN
- RD ROOF DRAIN
- RWL RAIN WATER LEADER
- SOV SHUT-OFF VALVE
- TP TRAP PRIMER
- VTR VENT THRU ROOF
- VIF VERIFY IN FIELD

SLOPE OF HORIZONTAL DRAINAGE PIPE

SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2" OR LESS	1/4
3 TO 6"	1/8
8 OR LARGER	1/16

OTTER CREEK MANAGEMENT, INC.
ESPERANTE CORPORATE CENTER, SUITE 1100
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PLUMBING RISER DIAGRAMS

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PI PLUMBING PLAN

1/4" = 1'-0"

Seal: _____
Drawn: KLA
Project No.: 07.227.112
CAD File No.: 11102
Date: 3/28/11
Drawing No.: P2 of

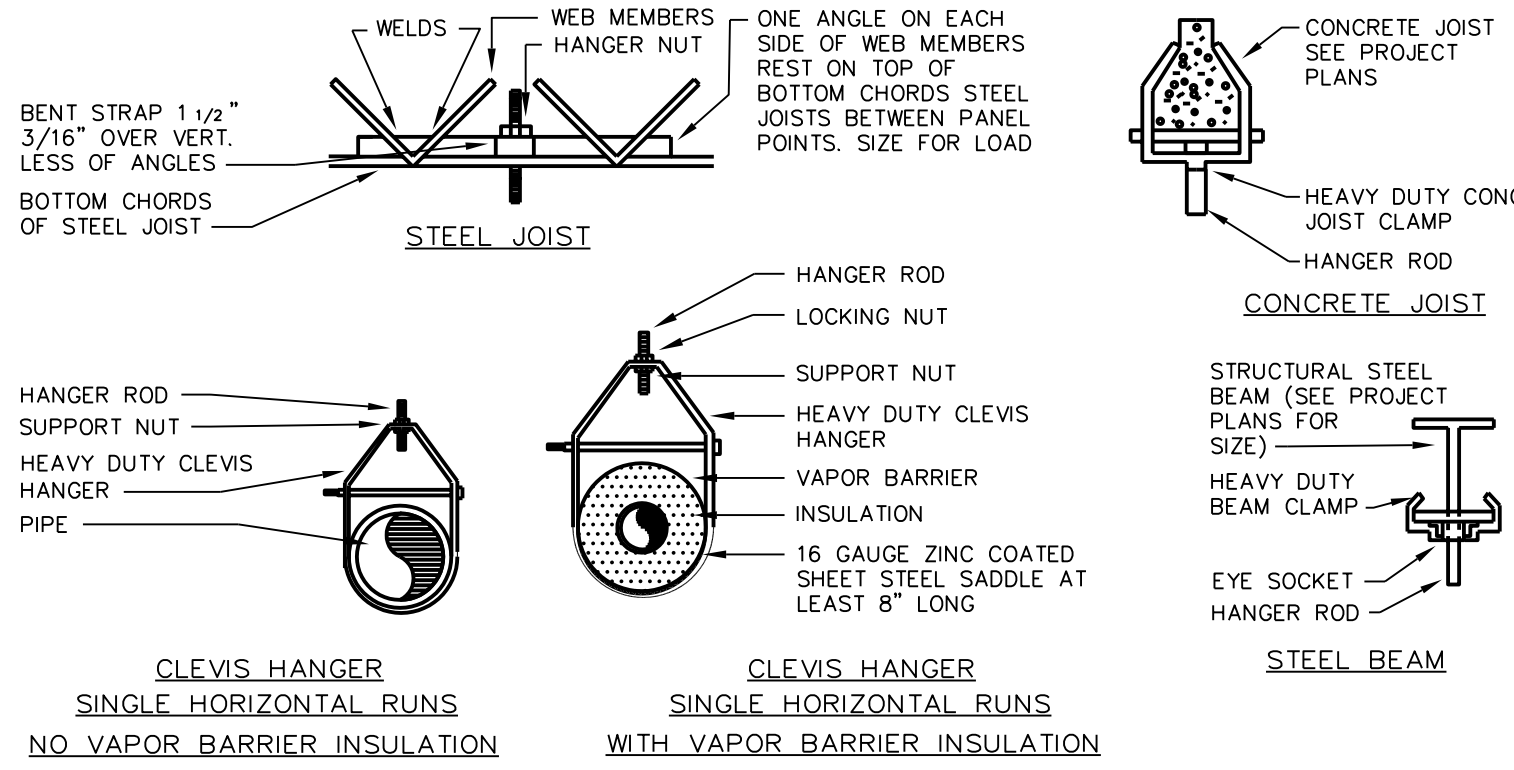
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PLUMBING SPECIFICATIONS

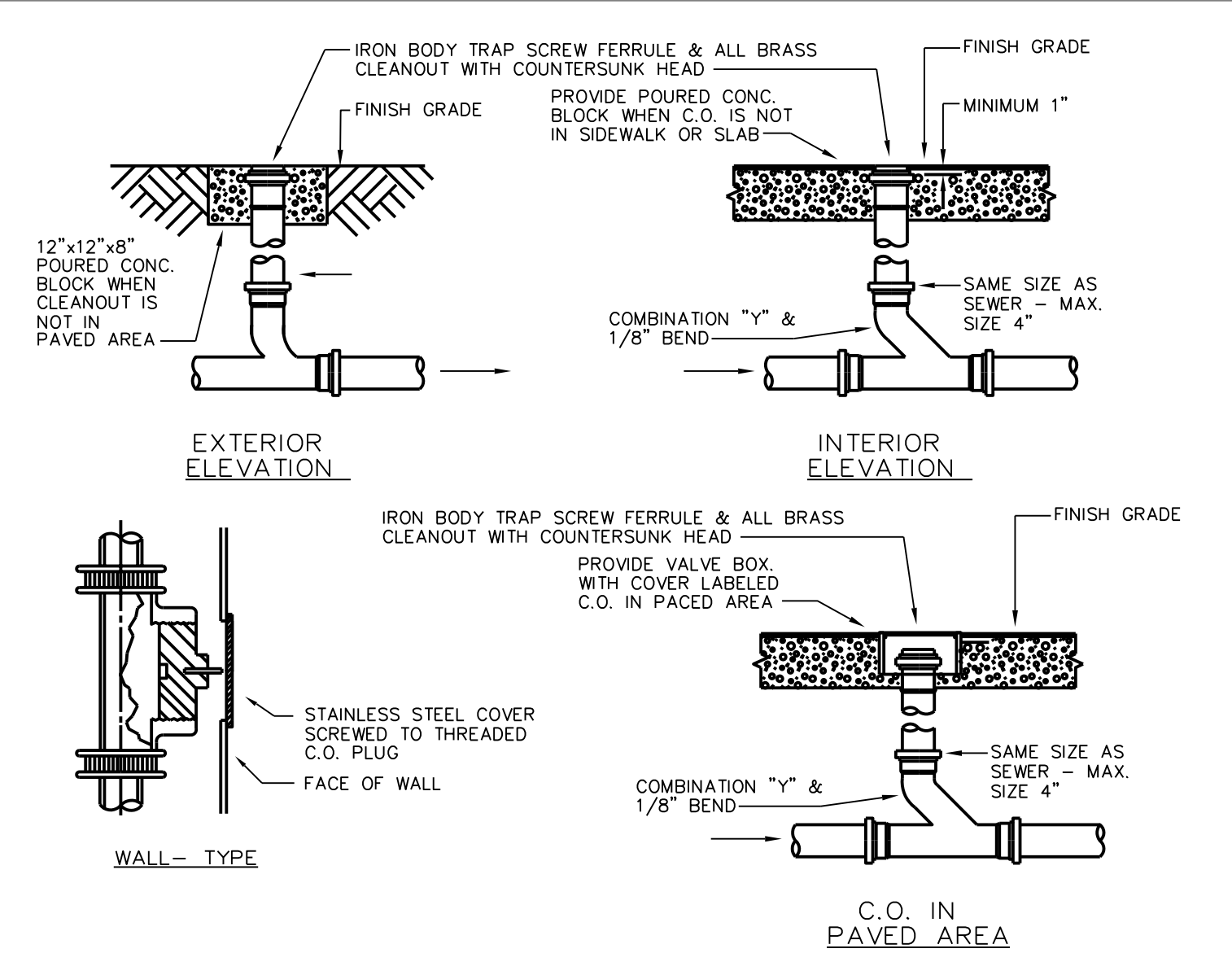
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCE. ALL MATERIALS SHALL BE NEW, FREE OF DEFECTS, AND OF AMERICAN MANUFACTURE. ALL REQUIREMENTS AND MATERIALS SHALL BE AS PROVIDED FOR ORIGINAL BUILDING AND AS INDICATED IN THESE DRAWINGS AND SPECIFICATIONS.
- SANITARY, WASTE, VENT, AND STORM PIPING SHALL BE CENTRIFUGAL CAST IRON BELL AND SPIGOT BELOW GRADE AND NO-HUB SYSTEM WITH STAINLESS STEEL COUPLINGS ABOVE GRADE EXCEPT VENTS ABOVE GRADE MAY BE SCHEDULE 40 GALVANIZED IRON, WHERE ALLOWED BY LOCAL AUTHORITIES DWV PVC MAY BE USED INSTEAD OF CAST IRON AND GALVANIZED.
- CONDENSATE DRAINS ABOVE GROUND SHALL BE INSULATED COPPER TYPE "M" OR DWV BELOW GROUND AS SPECIFIED FOR SANITARY PIPING.
- POTABLE WATER PIPING BELOW GROUND SHALL BE TYPE "K" SOFT TEMPER AND HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE "L" OR HARD TEMPER COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDER-FREE JOINTS. POTABLE WATER PIPING SHALL NOT BE INSTALLED BELOW ANY FLOOR OR GRADE OR FILL. TYPE "M" COPPER IS ACCEPTABLE.
- PIPE SUPPORTS SHALL BE PROVIDED TO BE COMPATIBLE WITH PIPING, INSULATION, STRUCTURE, AND COMPENSATE FOR CONTRACTION AND EXPANSION.
- THE CONTRACTOR SHALL CONNECT TO ALL EQUIPMENT FURNISHED BY THE OWNER.
- EACH NEW FIXTURE AND EQUIPMENT SUPPLY SHALL BE PROVIDED WITH A SUPPLY STOP OR SHUT-OFF VALVE AS APPLICABLE.
- WATER HAMMER ARRESTORS SHALL BE PROVIDED AND INSTALLED AS PER PDI-WH 201 & FPC 604.9. WATER HAMMER ARRESTORS MAY BE PROVIDED AT EACH FIXTURE SUPPLY AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO OWNER.
- PROVIDE DIELECTRIC FITTINGS IN ALL PIPING SYSTEMS WHERE CONNECTING DISSIMILAR MATERIALS AND PROTECT AGAINST CONTACT OF DISSIMILAR THRU-OUT THE INSTALLATION.
- INSULATE ALL HOT WATER, CONDENSATE DRAINS, AND WATER COOLER WASTES PROVIDED.
- INSULATE HOT WATER PIPING WITH 1" ARMAFLEX INSULATION.
- INSULATE ALL AIR CONDITIONING AND REFRIGERATION CONDENSATE DRAINS IN PLENUM AREAS. FINISH WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT ALL AS PER THE MANUFACTURER'S INSTRUCTIONS.
- ALL HOSE BIBBS AND HOSE CONNECTIONS THIS PROJECT SHALL BE PROVIDED WITH VACUUM BREAKERS.
- ALL WATER PIPING PROVIDED SHALL BE TESTED AT 100 PSIG MINIMUM HYDROSTATIC PRESSURE FOR A MINIMUM OF 4 HOURS AND SANITIZED AS PER FPC 610.1.
- ALL SOIL, WASTE, VENT, AND STORM PIPING PROVIDED SHALL BE TESTED WITH A 10 FOOT HEAD OF WATER, WATER LEVEL POINT OR HYDROSTATIC PRESSURE GAUGE, WHERE ALLOWED BY LOCAL AUTHORITIES, SHALL REMAIN UNCHANGED FOR A MINIMUM OF 4 HOURS.
- CONTRACTOR SHALL OBTAIN APPROVED MANUFACTURER'S INSTALLATION DRAWINGS FOR ALL EQUIPMENT AND CASEWORK AND CASEWORK DIMENSIONED ROUGH-IN LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIXTURE, CASEWORK, AND EQUIPMENT ROUGH-IN DIMENSIONS AND CORRECT FLOOR AND WALL PENETRATION.
- SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- CONTRACTOR SHALL PROVIDE ALL SYSTEMS INDICATED IN THESE SPECIFICATIONS ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH LOCAL CODES AND ORDINANCES AS APPLICABLE TO COMPLETING WORK FOR INTENDED OCCUPANCY. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS FOR CONTRACTOR TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH ITEMS ARE NOT INCLUDED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND COMPLETELY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- PROVIDE TEMPORARY POTABLE WATER SERVICE AS REQUIRED ON SITE FOR ALL TRADES.
- VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.
- CUT ALL OPENINGS AND CHASES REQUIRED TO ACCOMMODATE THE WORK BY THIS CONTRACTOR, AND REPAIR ALL FLOORS, WALLS, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO LANDLORD AND STRUCTURAL REQUIREMENTS, AND FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP REQUIRED OF APPLICABLE TRADES FOR THE BUILDING.
- PROVIDE AN ACCURATE LAYOUT, GRADES, AND ELEVATIONS; SET SLEEVES AND OPENINGS IN AMPLE TIME; TAKE PROPER PRECAUTIONS TO PROTECT ALL WORK AND EQUIPMENT FROM DAMAGE INCLUDING EXISTING.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCES WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- PROVIDE FIXTURES AND WATER HEATERS AS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PERFORM AND/OR PAY FOR ALL TESTS INDICATED AND REQUIRED FOR ALL SYSTEMS PROVIDED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TAXES REQUIRED TO INSTALL AND COMPLETE SYSTEMS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
- AT COMPLETION OF WORK REMOVE ALL RUBBISH AND DEBRIS CAUSED BY THIS WORK AND THOROUGHLY CLEAN ALL RELATED FIXTURES AND EQUIPMENT.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 (ONE) YEAR FROM DATE OF ACCEPTANCE.
- CONTRACTOR TO KEEP ACCURATE AS-BUILTS AND SHALL SUBMIT THREE (3) COPIES TO ARCHITECT/ENGINEER SEVENTY TWO (72) HOURS PRIOR TO FINAL INSPECTION.
- CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER IMMEDIATELY UPON ANY DISCREPANCIES, IF FOUND.
- ALL PLUMBING FIXTURES TO COMPLY WITH FPC TABLE 604.4
- THE FIRST 8'-0" OF OUTLET PIPING FOR A CONSTANT TEMPERATURE NONRECIRCULATING STORAGE SYSTEM, AND THE INLET PIPE BETWEEN THE STORAGE TANK AND A HEAT TRAP IN A NONRECIRCULATING STORAGE SYSTEM SHALL BE INSULATED TO LEVELS SHOWN IN THE FBC 13-412.1.ABC.4
- NO DEAD ENDS SHALL BE PERMITTED. THE REMOVAL OF PLUMBING FIXTURES SHALL COMPLY WITH FPC 704.5.
- ALL EQUIPMENT CONNECT FOR CONSUMPTION TO HAVE BACKFLOW PREVENTER.
- ALL EXPOSED PIPING UNDER LAVATORIES SHALL BE INSULATED AS PER FPC 404.6.4.
- ALL VALVES SHALL BE IDENTIFIED AS PER FPC 606.4.
- ALL HOSE BIBBS ARE TO BE SEPARATELY VALVED AS PER FPC 606.2.
- ALL PIPING TO BE IDENTIFIED AS PER FPC 608.8.
- ALL INDIRECT WASTE PIPING TO BE TRAPPED AS PER FPC 802.2.
- PROVIDE CLEANOUTS AT 75'-0" ON CENTER AND AT ALL TURNS.
- ALL MATERIALS LOCATED IN PLEMUNS TO BE PLEMUN RATED.

HANGER ROD SCHEDULE			
PIPE SIZE	ROD SIZE	PIPE SIZE	ROD SIZE
UP TO 2"	3/8" DIA.	4" THRU 6"	5/8" DIA.
2 1/2" TO 3"	1/2"	6" THRU 12"	7/8" DIA.



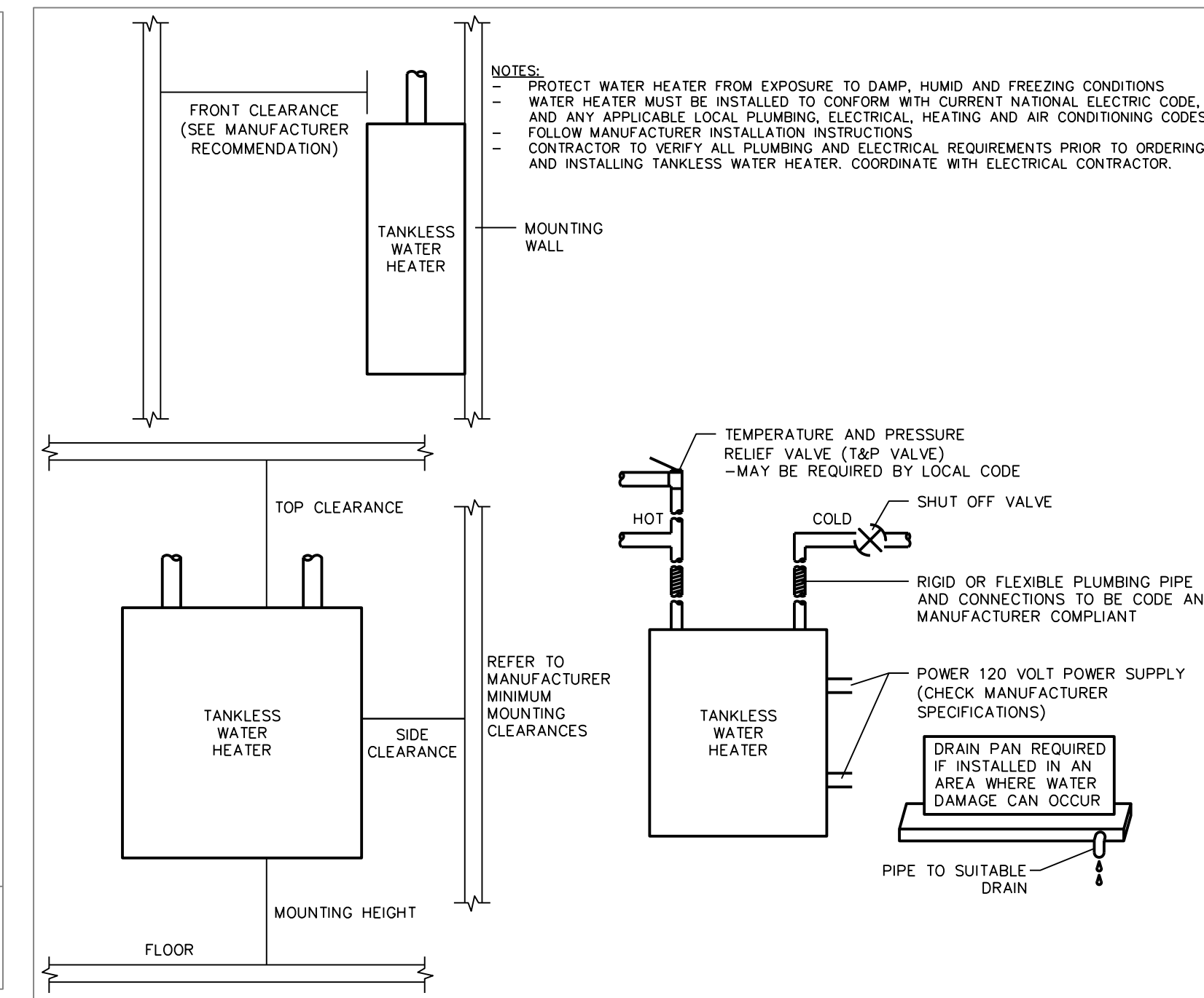
PIPE SUPPORT DETAIL

SCALE: NTS



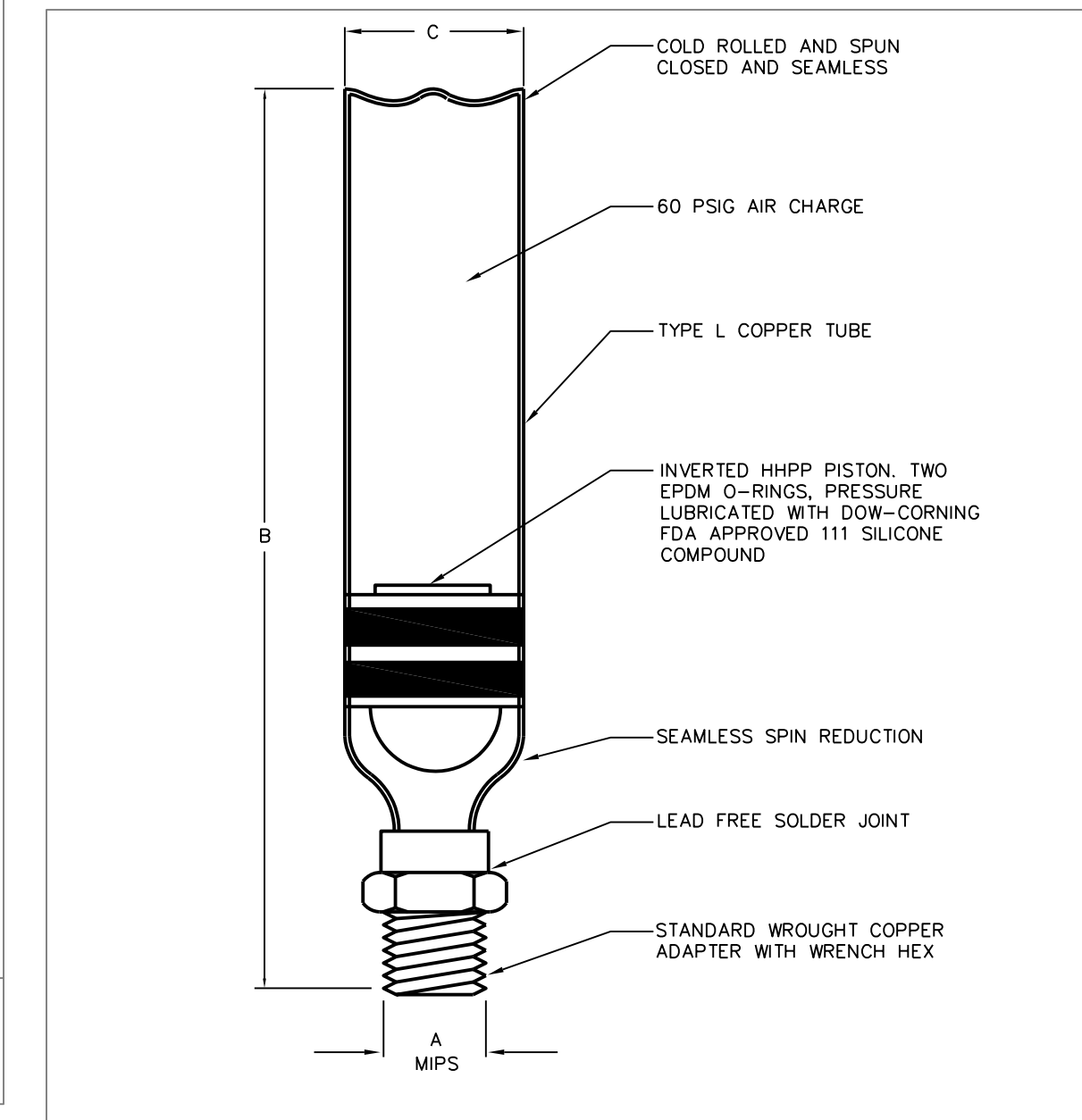
TYPICAL CLEANOUTS DETAIL

SCALE: NTS



TANKLESS WATER HEATER DETAIL

SCALE: NTS



TYPE NO.	PDI SYMBOLS	FIXT. UNITS	DIMENSIONS		
			A	B	C
75001-S	A	1 TO 11	1/2	6-1/2	1-3/8
75002-S	B	12 TO 32	3/4	8-3/4	1-3/8
75003-S	C	33 TO 60	1	11	1-3/8
75004-S	D	61 TO 113	1	10-1/8	2-1/8
75005-S	E	114 TO 154	1	12-5/8	2-1/8
75006-S	F	155 TO 330	1	15-1/8	2-1/8

WATER HAMMER ARRESTOR DETAIL

SCALE: NTS

LEGEND

NO.	REVISIONS	DATE

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222 LAKEVIEW AVE. - WEST PALM BEACH, FL

Drawing Title
PLUMBING DETAILS AND NOTES

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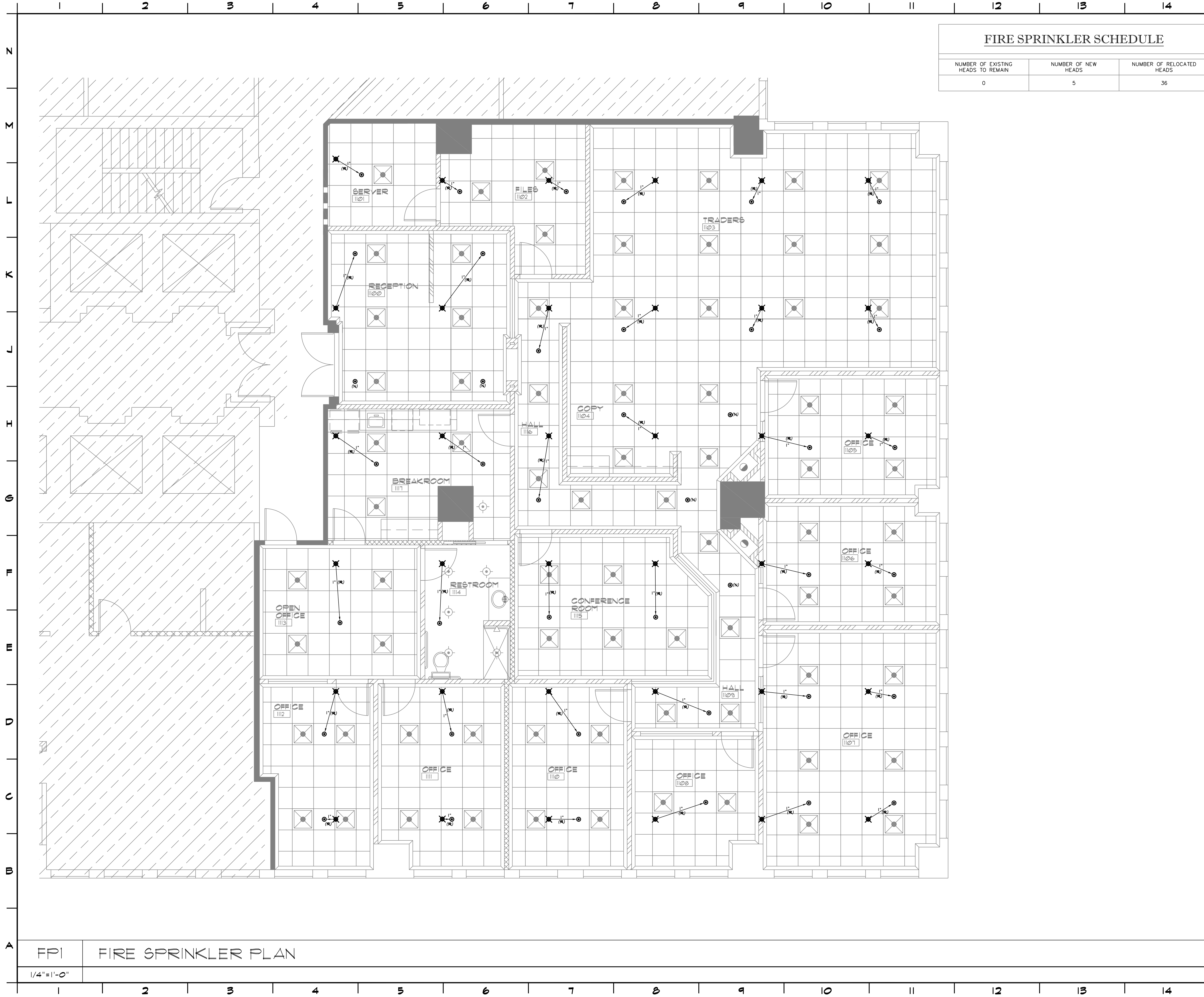
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Seal
Drawn: KLA
Project No.: 07.227.112
CAD File No.: 11102
Date: 3/28/11
Drawing No.: P3

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FIRE SPRINKLER SCHEDULE		
NUMBER OF EXISTING HEADS TO REMAIN	NUMBER OF NEW HEADS	NUMBER OF RELOCATED HEADS
0	5	36

LEGEND

FIRE SPRINKLER LEGEND

- HM/D HYDRAULICALLY MOST DEMANDING HEAD
- △ FIRE DEPT. SIAMOSE
- DENOTES CONNECTION TO BRANCH
- HYDRAULIC REFERENCE POINT
- DENOTES LOCATION OF SIDEWALL HEAD
- DENOTES NEW LOCATION OF OR RELOCATED PENDENT HEAD
- DENOTES NEW LOCATION OF OR RELOCATED UPRIGHT HEAD
- DENOTES ROOM NUMBERS & NAMES
- LIGHTING FIXTURES
- A/C DIFFUSER
- DENOTES EXISTING SPRINKLER HEAD & RELATED PIPING TO BE RELOCATED
- DENOTES EXISTING SPRINKLER HEAD & RELATED PIPING TO REMAIN
- DENOTES EXISTING SPRINKLER HEAD & RELATED PIPING TO BE REMOVED AND BRANCH CAPPED
- (N) DENOTES NEW SPRINKLER HEAD & RELATED PIPING TO BE INSTALLED, OR EXISTING TO BE REVISED
- DENOTES EXISTING SPRINKLER PIPING TO BE REMOVED
- DENOTES NEW SPRINKLER PIPING AND REQUIRED PIPING APPURTENANCES TO BE INSTALLED
- DENOTES CONNECTION TO EXISTING BRANCH TEE OR ELL OFF SPRINKLER BRANCH MAIN PIPING
- (R) DENOTES RELOCATE EXISTING
- (D) DENOTES DELETE EXISTING
- (E) DENOTES EXISTING TO REMAIN
- (N) DENOTES NEW OR RELOCATED EXISTING SPRINKLER WITH NEW RELATED PIPING

NOTES:

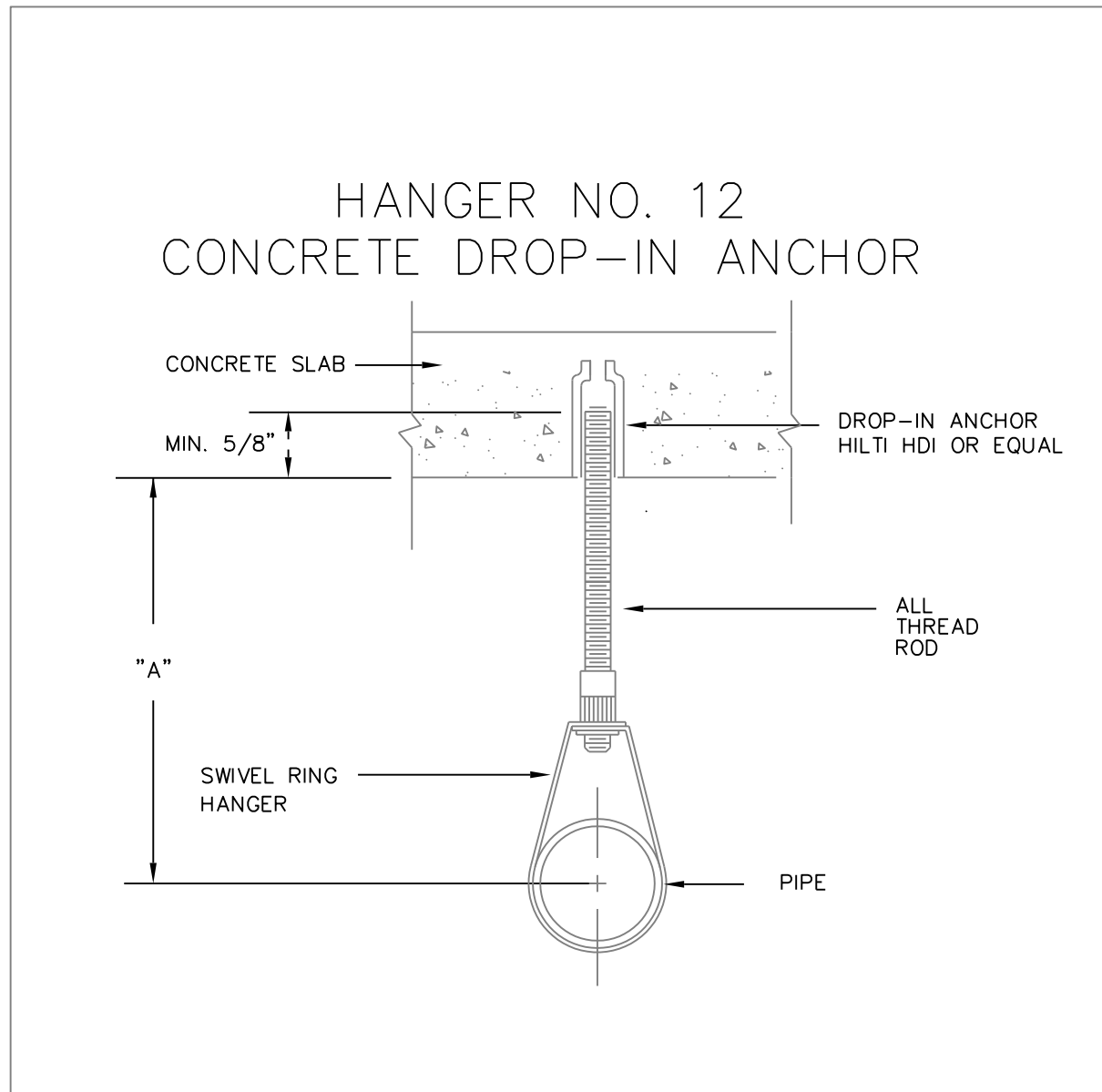
- VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS.
- CONTRACTOR TO PROVIDE MANUFACTURERS CUT SHEETS FOR ALL SYSTEM COMPONENTS.
- SPRINKLER RENOVATION TO BE COMPLETED BY A CERTIFIED FIRE SPRINKLER COMPANY.

<p style="text-align: center;">OTTER CREEK MANAGEMENT, INC. ESPERANTE CORPORATE CENTER, SUITE 1100 222 LAKEVIEW AVE. - WEST PALM BEACH, FL</p>	<p style="text-align: center;">TRIESCHMANN DUMALA architectural group atCenter 6468 East Rogers Cccte Boca Raton, FL 33467 P. 561.981.0000</p>
Drawing Title	Project No.
FIRE SPRINKLER PLAN	07.227.112
Seal	CAD File No.
Drawn KLA	11102
Project No.	Date
07.227.112	3/28/11
Drawing No.	Drawing No.
FP1	FP1

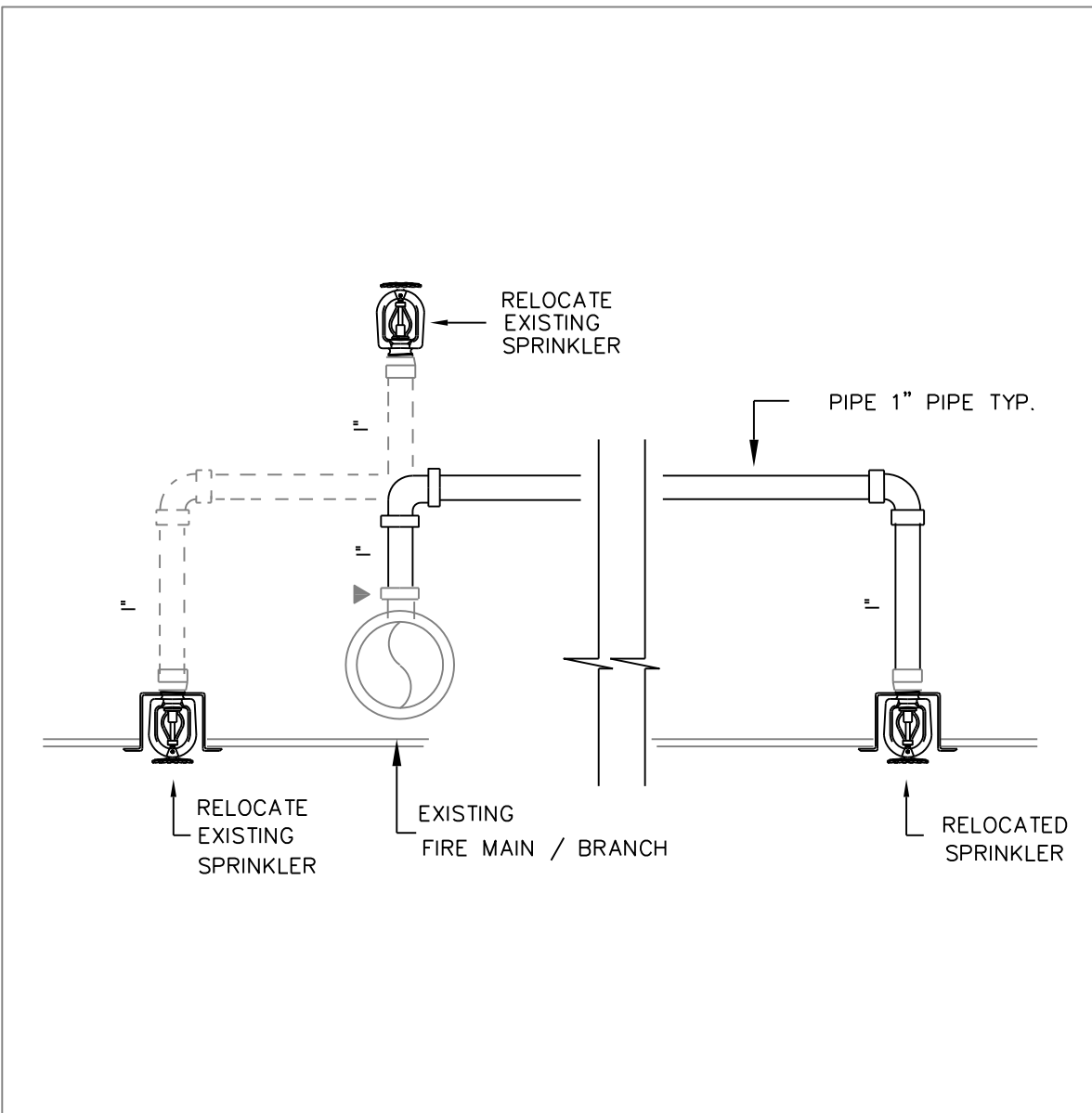
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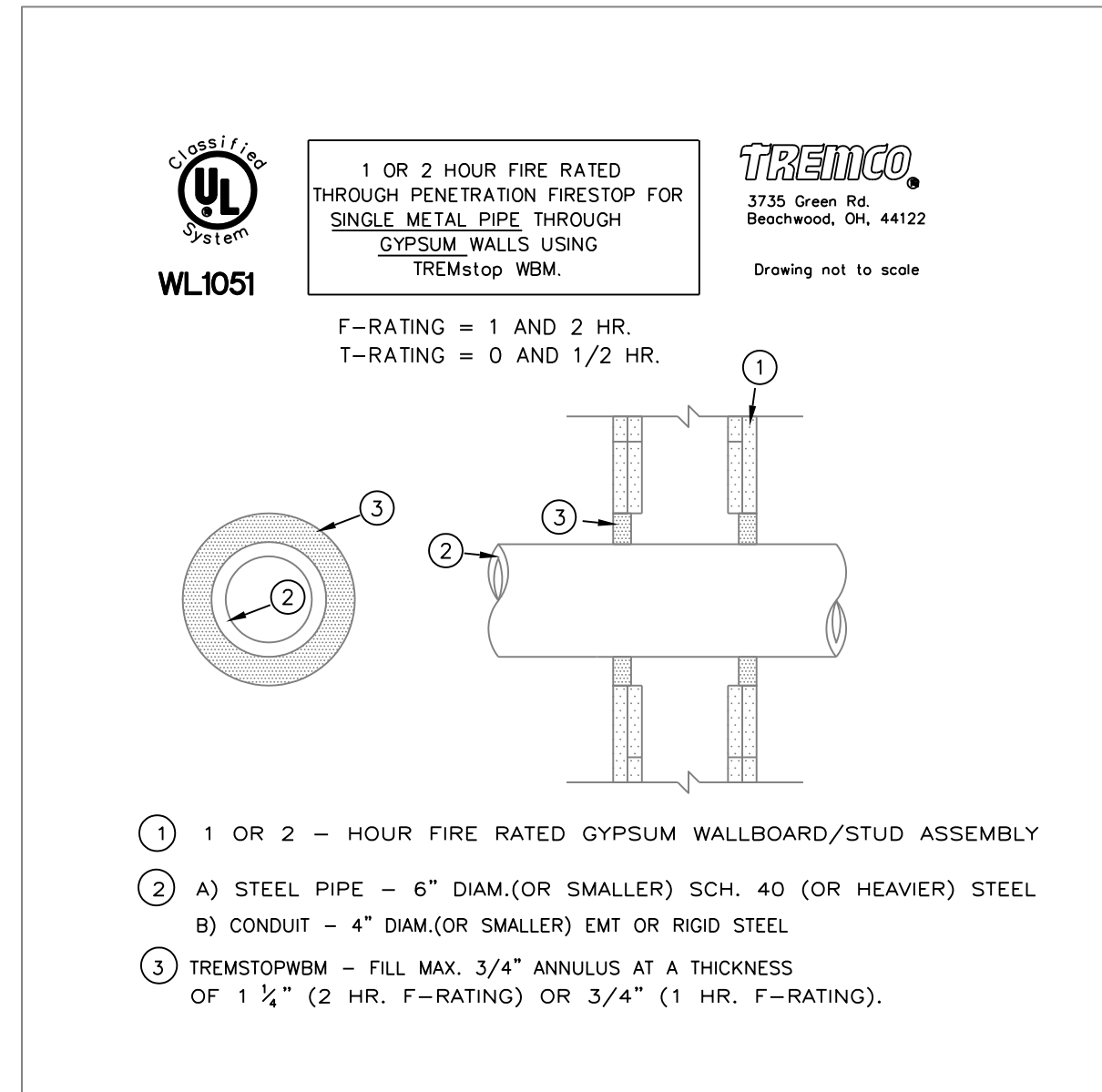
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PIPE HANGER/SUPPORT - DETAIL
SCALE: NTS



FIRE HEAD RELOCATION - DETAIL
SCALE: NTS



STUD WALL PENETRATION - DETAIL
SCALE: NTS

GENERAL SPECIFICATIONS

- ALL WORK SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR IN A FIRST CLASS WORKMAN LIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND OR GOVERNING AUTHORITIES.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES, AND ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS.
- THE CONTRACTOR TO PROVIDE REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR TO VISIT THE JOB SITE PRIOR TO BID AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS. THIS SHALL INCLUDE ANY AND ALL FABRICATIONS REQUIRED PRIOR TO INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS AS NOT TO INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, UNLESS INDICATED OR SPECIFIED OTHERWISE.
- 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 THEREBY.
- THE CONTRACTOR IS RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
- ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABEL WHERE APPLICABLE.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTING.
- ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
- THE CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- 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 THEREBY.
- IF THE CONTRACTOR PROPOSES TO USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIALS WHICH IS NOT AS SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBILITY TO PROVE TO THE ARCHITECT OR ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL.
- THE CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF AS-BUILT DRAWINGS, SHOWING ALL CHANGES AND DEVIATIONS, TO THE ARCHITECT OR ENGINEER PRIOR TO COMPLETION OF THE PROJECT.

FIRE SPRINKLER DESIGN NOTES

- SYSTEM DESIGN, CALCULATIONS AND INSTALLATION SHALL BE IN FULL ACCORDANCE WITH NFPA 13, NFPA 14 A.H.C.A AND LOCAL CODES.
- ORDINARY HAZARD OCCUPANCY, MECHANICAL ROOMS, FOOD PREPARATION AREAS; DENSITY 0.16 GPM PER SQ.FT. OVER MOST HYDRAULICALLY REMOTE AREA 1,500 SQ.FT. AT A MAXIMUM COVERAGE PER SPRINKLER HEAD 130 SQ.FT..
- LIGHT HAZARD OCCUPANCY, ALL OTHER AREAS; DENSITY .10 GPM PER SQ.FT. OVER THE MOST HYDRAULICALLY REMOTE AREA 1,500 SQ.FT. AT A MAXIMUM COVERAGE PER SPRINKLER HEAD 225 SQ.FT.
- LIGHT HAZARD OCCUPANCY, SYSTEM TYPE FOR PIPE SCHEDULE INSTALLATION AT A MAXIMUM COVERAGE PER SPRINKLER HEAD 200 SQ.FT..
- INSTALLATION OF FIRE PROTECTION SIGNS SHALL BE IN ACCORDANCE WITH ANSI/NFPA 13 AND ANSI/NFPA 14 REQUIREMENTS. INSTALL PIPE, TUBE, AND FITTINGS IN ACCORDANCE WITH N.F.P.A. NATIONAL BASIC MATERIALS AND METHODS SECTION "PIPE, PIPE FITTINGS".
- ALL HANGING METHODS TO CONFORM TO NFPA 13 AND NFPA 14, FOR PIPE HANGER ARRANGEMENT, TYPE, SIZE, LOCATION AND MAXIMUM DISTANCE OF HANGER SPACING SEE PIPING SCHEDULE HERE-IN.
- ALL RATED WALLS PENETRATIONS TO BE PROPERLY SLEEVED AND SEALED.
- PROVIDE DEFLECTORS TO KEEP SYSTEM FROM DISCHARGING ON ELECTRICAL PANELS AND EQUIPMENT.
- PROVIDE ALL ACCESS PANELS FOR VALVES, SWITCHES, ETC., COORDINATE LOCATION WITH ARCHITECTURAL PLANS.
- ALL PIPING SHALL BE INSTALLED ABOVE CEILING IN WHICH IT SERVES.
- COORDINATE ALL PIPE LOCATIONS WITH A/C CONTRACTOR'S DUCT LAYOUT TO AVOID CONFLICTS.
- PROVIDE ALL DRAINS AS REQUIRE FOR AUTOMATIC FIRE SPRINKLERS SYSTEM.
- CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, AND DESIGN EXPERTISE TO DESIGN AND CONSTRUCT AND INSTALLATION OF SPRINKLER HEADS, VALVES, SWITCHES, CONTROLS, TESTING FACILITIES, ETC. TO ACCOMPLISH REQUIRED BUILDING COVERAGE.

PIPE & FITTING MATERIAL

- SPRINKLER SYSTEM SHALL BE IN FULL COMPLIANCE WITH APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
 - (A) NFPA 13 AND NFPA 20
 - (B) THE STATE FIRE MARSHALL REQUIREMENTS
 - (C) OWNER'S INSURANCE CARRIER
 - (D) LOCAL - FIRE DEPARTMENT
- ALL PIPING EXPOSED TO WEATHER SHALL BE SCH.40 GALVANIZED.
- ABOVE GRADE PIPING 2" AND SMALLER SHALL BE ALLIED
- XL WITH SCREWED OR GROOVED FITTINGS.
- ABOVE GRADE PIPING 2 1/2" AND LARGER SHALL BE SCH. 10 WITH GROOVED FITTINGS.
- ALL MATERIAL SHALL BE NEW AND LISTED FOR FIRE SERVICE.
- PIPING SHALL BE HYDROSTATIC ALLY TESTED TO 200 PSI FOR TWO (2) HOURS.
- ALL CONTROL VALVES TO BE SUPERVISED PER NFPA 13.
- HANGER SPACING SHALL BE IN ACCORDANCE WITH NFPA 13.
- PENDENT HEADS IN FINISHED AREAS SHALL BE 1/2", 165' CONCEALED PENDENT.
- SPRINKLER HEADS IN UNFINISHED AREAS SHALL BE 1/2", 212' BRASS UPRIGHT/PENDENT HEADS IN AREAS EXPOSED TO WEATHER SHALL BE WAX COATED.

HANGER SCHEDULE - MAX. SPACING & ROD SIZE

PIPE SIZE	ROD DIA.	MIN. "A" DIMENSION	COPPER PIPE MAX. (FT. IN.) SPACING	SCH. 10 STEEL MAX. (FT. IN.) SPACING	SCH. 40 STEEL MAX. (FT. IN.) SPACING
1/2"	3/8"	3-1/4"	N/A	N/A	N/A
3/4"	3/8"	3"	N/A	N/A	N/A
1"	3/8"	3-1/4"	8-0	12-0	12-0
1-1/4"	3/8"	3-1/2"	10-0	12-0	12-0
1-1/2"	3/8"	3-3/4"	10-0	15-0	15-0
2"	3/8"	4"	12-0	12-0	15-0
2-1/2"	1/2"	4-3/4"	12-0	12-0	15-0
3"	1/2"	5-1/4"	12-0	12-0	15-0
3-1/2"	1/2"	5-1/2"	15-0	N/A	15-0
4"	5/8"	5-3/4"	15-0	N/A	15-0
5"	5/8"	6-1/2"	15-0	N/A	15-0
6"	3/4"	7-1/2"	15-0	N/A	15-0
8"	7/8"	8-3/4"	15-0	N/A	15-0

LEGEND

NO.	REVISIONS	DATE

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