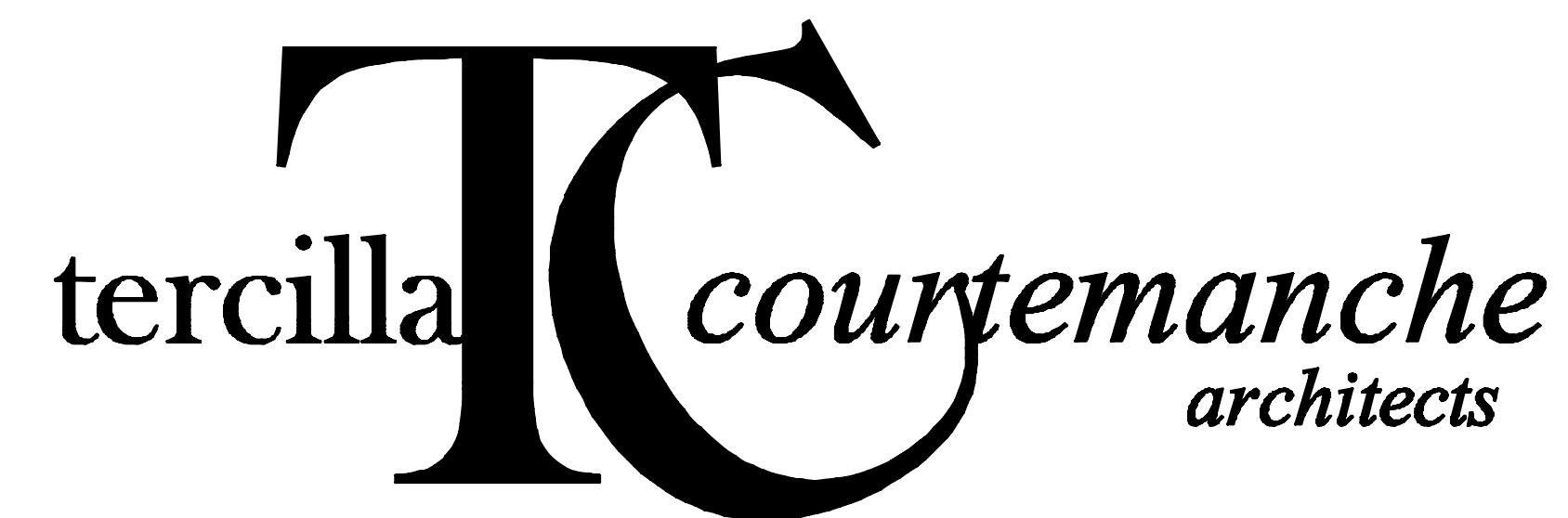


Tenant Improvement for:
Building A, Bays 17 & 18
SOUTHERN PARK OF COMMERCE
Palm Beach County, Florida



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.

ARCHITECT:

TERCILLA COURTEMANCHE
architects, inc.

2047 Vista Parkway, Suite 100
West Palm Beach, Florida 33411
Tel. 561-478-4457, Fax 561-478-4102

MECHANICAL / ELECTRICAL / PLUMBING:

CHANE, INC.

2705 Park Street
Lake Worth, Florida 33460
Tel. 561-586-4003, Fax 561-586-5688

SHEET INDEX

ARCHITECTURAL

COVER SHEET

A1.1 ARCHITECTURAL PLANS, NOTES & SCHEDULES
A2.1 DETAILS & WALL TYPES

MECHANICAL / ELECTRICAL / PLUMBING

M1.1 HVAC & PLUMBING PLANS & RISERS DIAGRAMS
M2.1 HVAC & PLUMBING NOTES, SCHEDULES & DETAILS
E1.1 ELECTRICAL PLANS
E2.1 ELECTRICAL NOTES, SCHEDULES & DETAILS

FINISH SCHEDULE							
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HGT.	REMARKS
100	WAREHOUSE	EXISTING CONCRETE	-	CONCRETE/ GWB	EXISTING	-	TAPE & MUD G.W.B. ONLY. DO NOT PAINT.
101	RESTROOM	CT	CT	PAINTED GWB	GWB	8'-0" A.F.F.	EPOXY PAINT
102	RESTROOM	CT	CT	PAINTED GWB	GWB	8'-0" A.F.F.	EPOXY PAINT
103	OFFICE	CARPET	VINYL	PAINTED G.W.B.	2x4 ACT	8'-0" A.F.F.	-
200	STORAGE MEZZANINE	EXISTING CONCRETE	-	CONCRETE	EXPOSED	-	-

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.
- PAINT 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 TO PROVIDE A \$2.00 MATERIAL ALLOWANCE FOR CERAMIC TILE.
- CONTRACTOR SHALL PROVIDE \$12 / YD. MATERIAL ALLOWANCE FOR CARPET.
- VCT TO BE ARMSTRONG STANDARD EXCELON W/ 4" BURKE MERCER VINYL BASE.

DOOR SCHEDULE						
OPENING NUMBER	DOOR		FRAME		HDMR	REMARKS
	SIZE	MATL.	TYPE	MATL.		
1	3'-0"x7'-0"	WOOD	A	WD.	PRIVACY SET	PROVIDE WEATHER STRIPPING & ADA THRESHOLD
2	3'-0"x7'-0"	WOOD	A	WD.	PRIVACY SET	PROVIDE MARBLE THRESHOLD
3	3'-0"x7'-0"	WOOD	A	WD.	LOCK SET	PROVIDE WEATHER STRIPPING & ADA THRESHOLD
EX	EXISTING	-	-	-	-	-

DOOR HARDWARE SETS:

- DOOR HARDWARE TO BE LEVER ACTION SCHLAGE "M" SERIES, JUNIPER, 628 FINISH.
- CONTRACTOR TO VERIFY ALL DOOR HARDWARE REQUIREMENT W/ TENANT PRIOR TO INSTALLATION.

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 HEREIN 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.

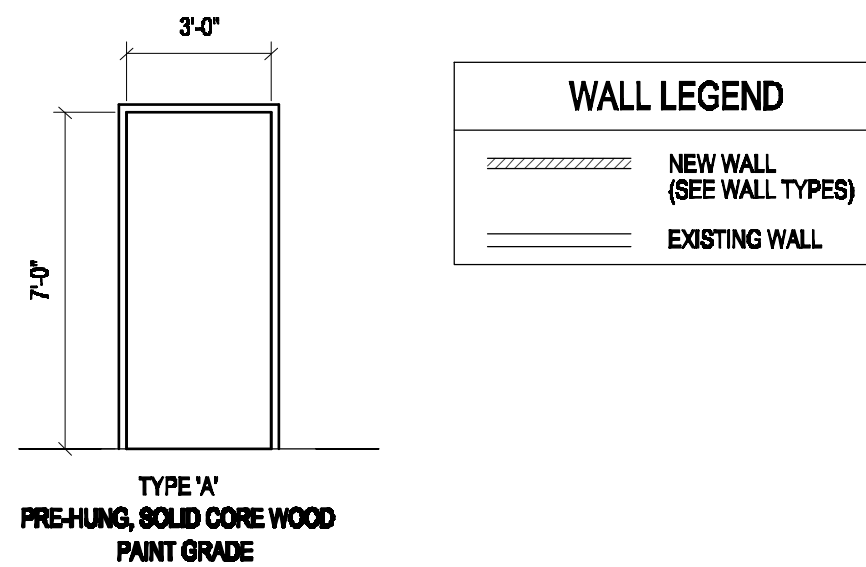
ANY WORK THAT MUST BE PERFORMED IN OTHER TENANT SPACES IN RELATION TO THIS CONSTRUCTION SHALL BE PERFORMED IN A MANNER SO AS NOT TO DISRUPT THE OWNER, ALL WALLS, SLABS, CEILING, ETC. DISTURBED IN OTHER SPACES SHALL BE RESTORED TO ORIGINAL CONDITION ONCE WORK IS COMPLETE.

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 MARSHALL. PRIOR TO CONSTRUCTION.

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



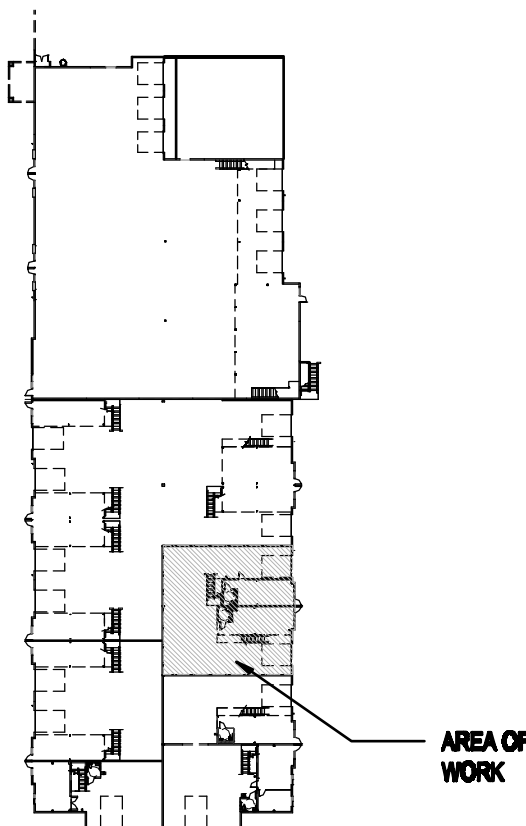
DOOR ELEVATION

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

BUILDING CODE INFORMATION	
BASED ON FLORIDA BUILDING CODE 2007 w/ 2009 REVIS.	
BUILDING TYPE:	TYPE II B CONSTRUCTION, SPRINKLERED
OCCUPANCY:	GROUP F-1, FACTORY INDUSTRIAL
AREA CALCULATION:	
GROUND FLOOR:	3,300 S.F.
WAREHOUSE:	415 S.F.
OFFICE:	800 S.F.
MEZZANINE AREA:	4,812 S.F.
TOTAL TENANT AREA:	4,812 S.F.
LIFE SAFETY SYSTEM:	
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
Permit 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

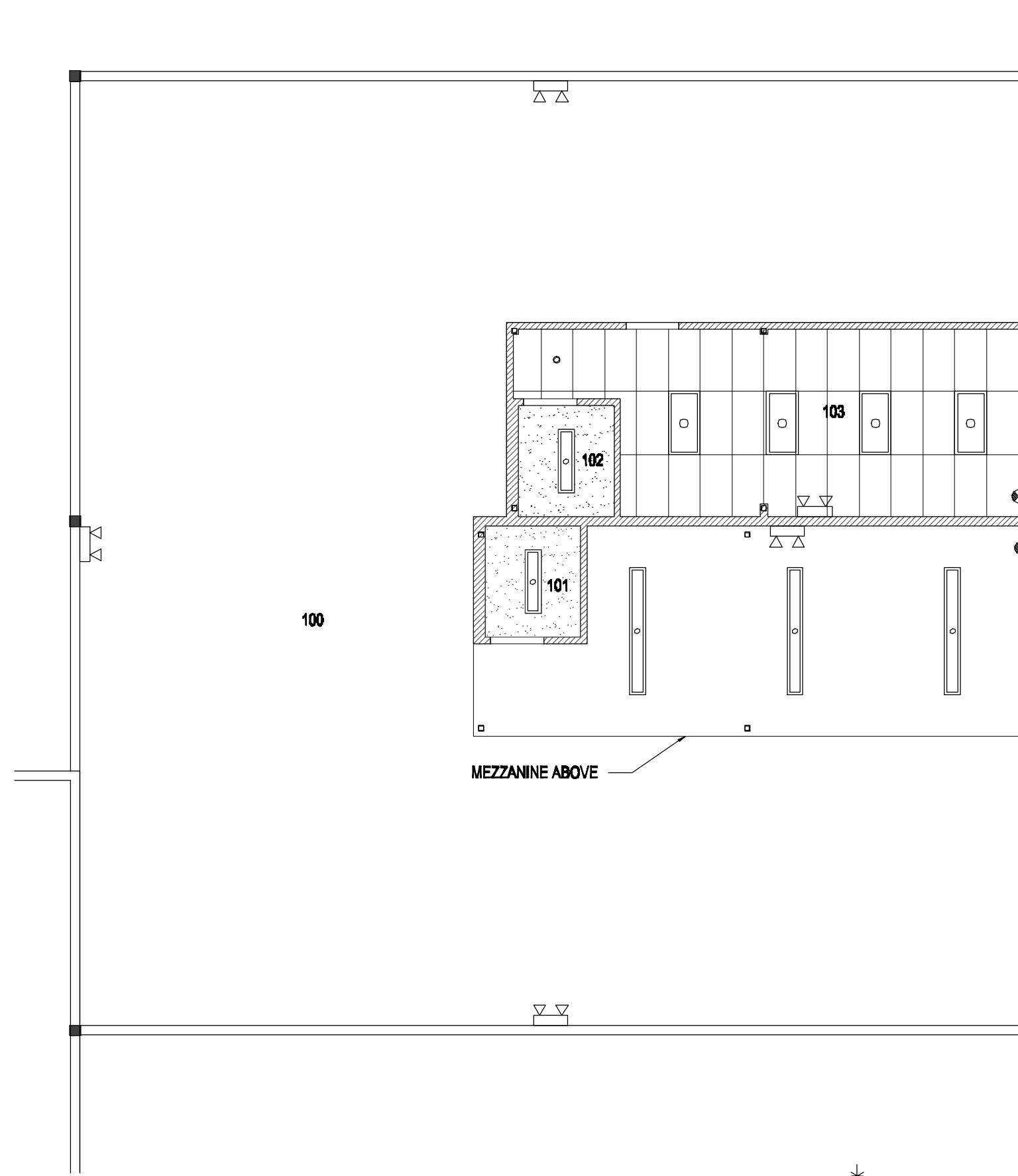
CEILING LEGEND	
	2x4" ARMSTRONG FINE FISSURED SQUARE LAY-IN CEILING #1729 W/ 15/16" PRELUDE XL EXPOSED TEE GRID.
	GYPSUM BOARD CEILING/SOFFT
	2x4" FLUORESCENT FIXTURE WITH PRISMATIC LENS
	1x8" FLUORESCENT FIXTURE
	1x4" FLUORESCENT FIXTURE
	RECESSED CAN LIGHT
	EXIT SIGN
	EMERGENCY LIGHTS

NOTES:
REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES & SCHEDULE



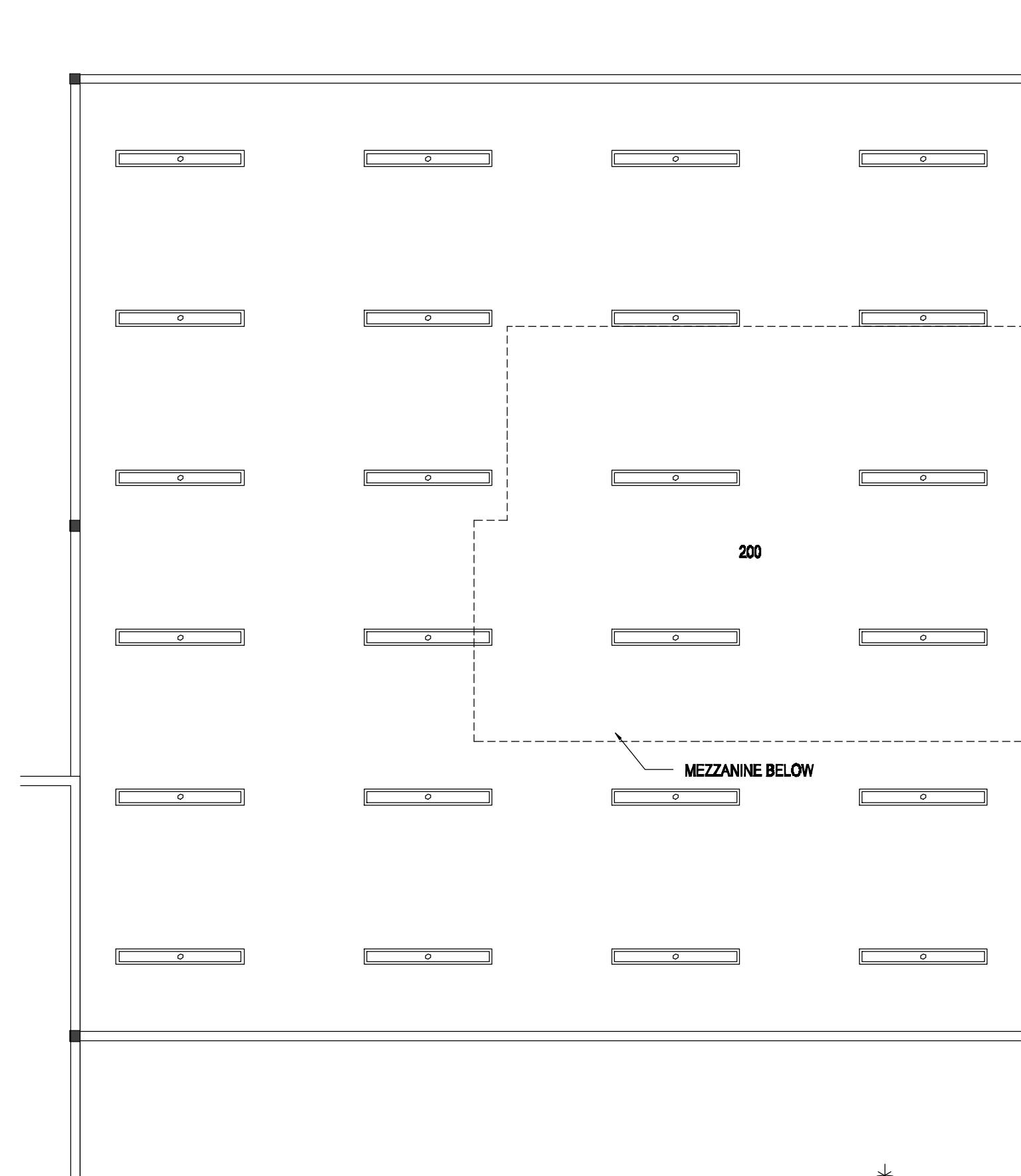
KEY PLAN

SCALE: N.T.S.



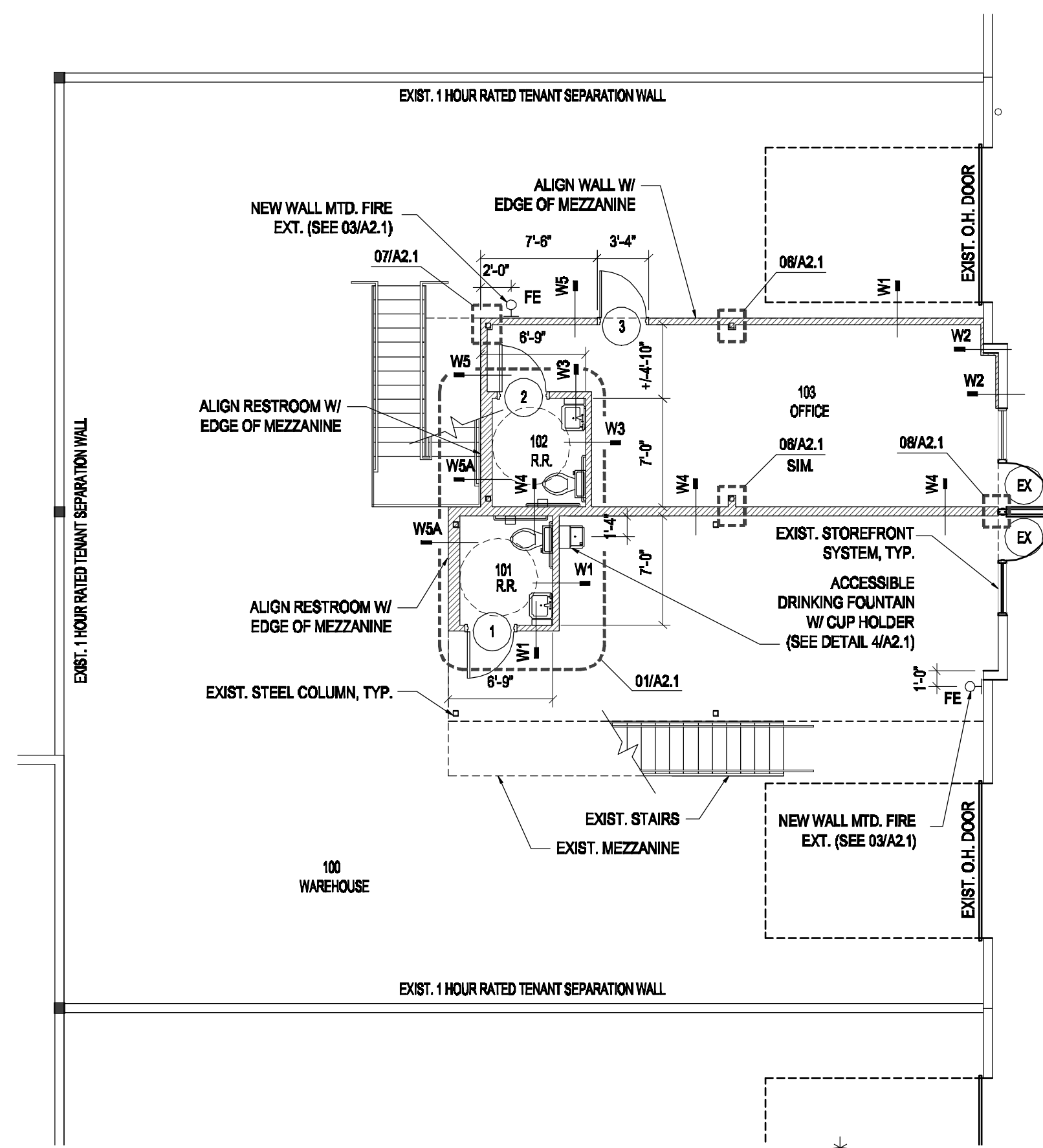
REFLECTED CEILING PLAN

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



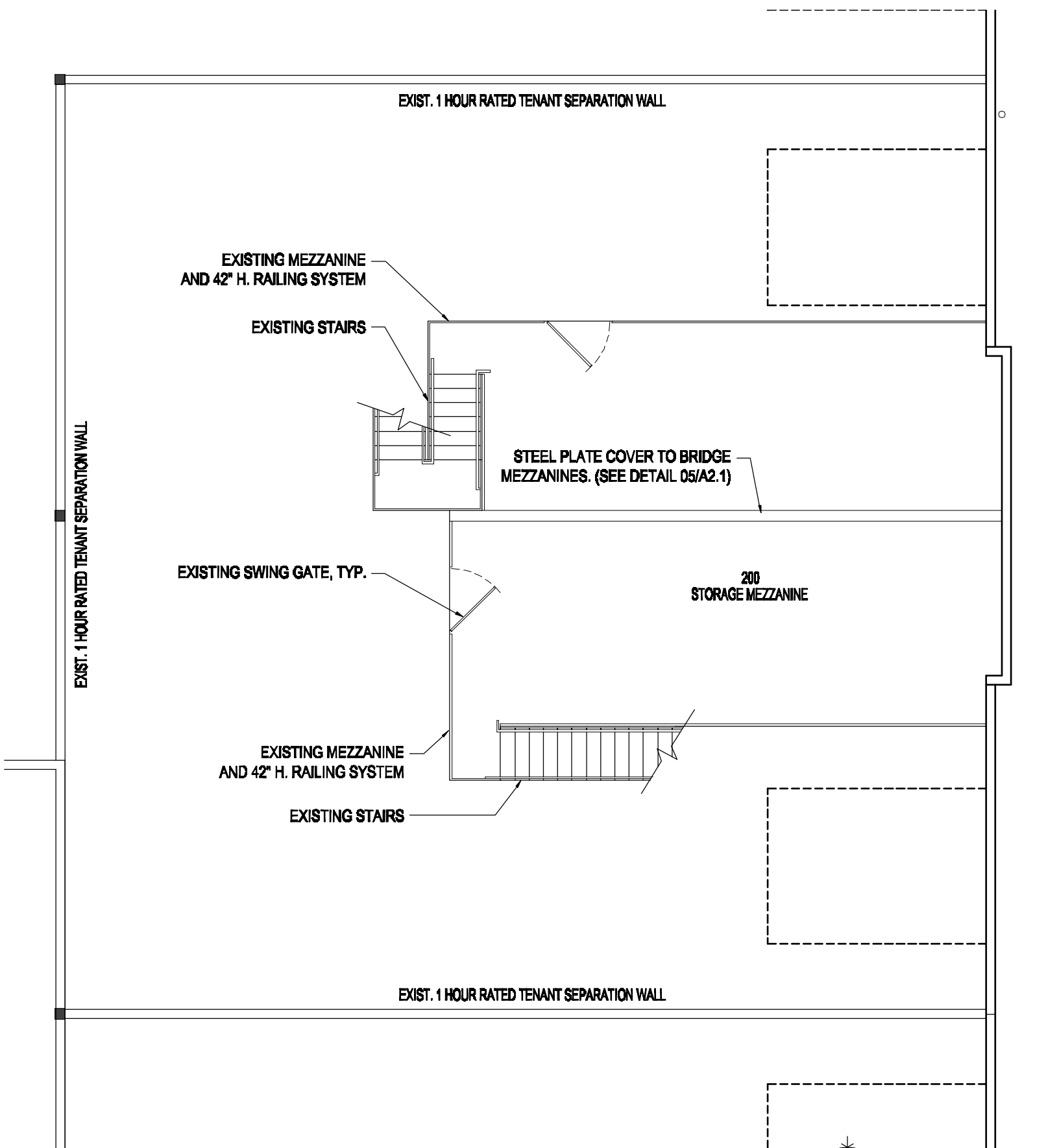
HIGH REFLECTED CEILING PLAN

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



FLOOR PLAN

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



MEZZANINE PLAN

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

tercilla
Courtemanche
architects

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2047 visa parkway, suite 100
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Tenant Improvement for:
Building A, Bays 17 & 18
Southern Park of Commerce
Palm Beach County, FL

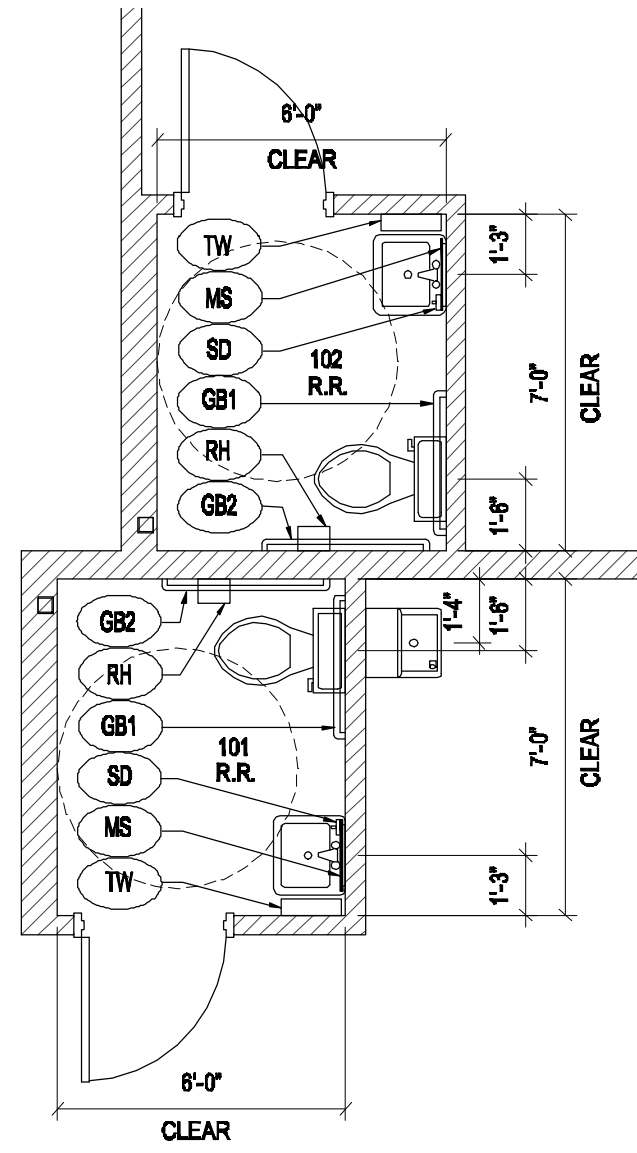
commission 211008
date: 2-8-11
revision date

no.

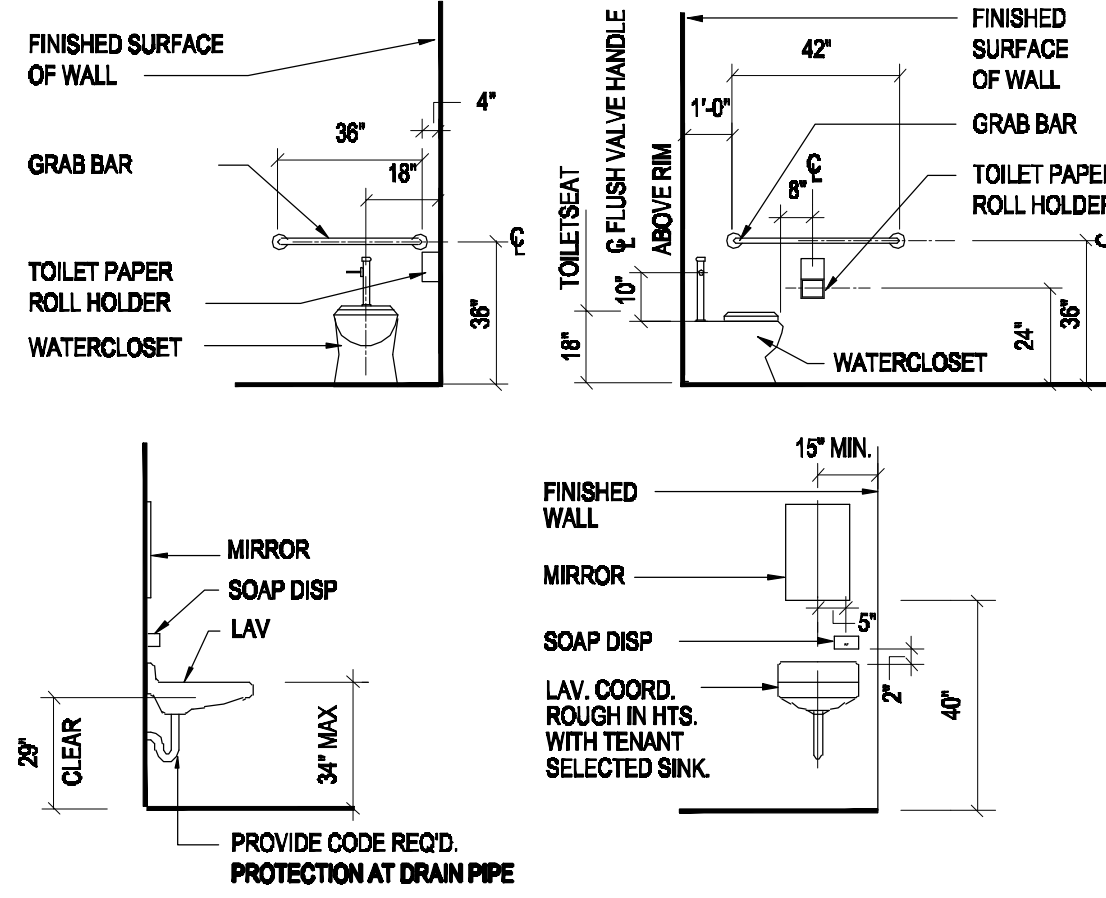
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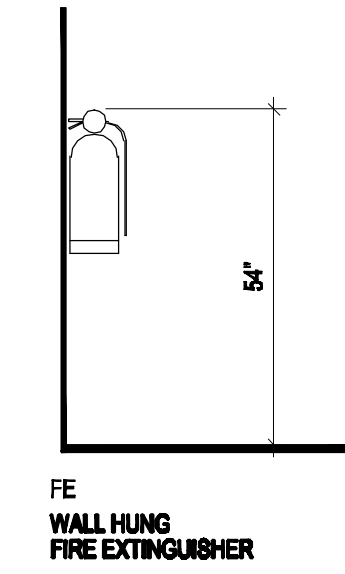
RESTROOM ACCESSORIES	
GB1	36" STAINLESS STEEL GRAB BAR (BOBRICK 9-8806-36 OR EQUAL)
GB2	42" STAINLESS STEEL GRAB BAR (BOBRICK 9-8806-42 OR EQUAL)
MS	15"x20" FRAMED MIRROR (BOBRICK 9-185 1830 OR EQUAL)
TW	SURFACE MOUNTED PAPER TOWEL DISPENSER (BOBRICK 9-282 OR EQUAL)
SD	SURFACE MOUNTED SOAP DISPENSER (BOBRICK 9-2111 OR EQUAL)
RH	TOILET TISSUE DISPENSER (BOBRICK 9-7867 OR EQUAL)



01 ENLARGED RESTROOMS
SCALE: 1/4"=1'-0"

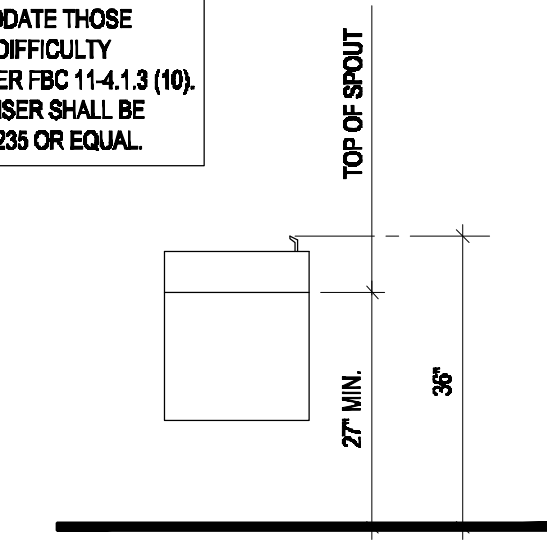


02 TYP. MTG. HEIGHTS
SCALE: N.T.S.

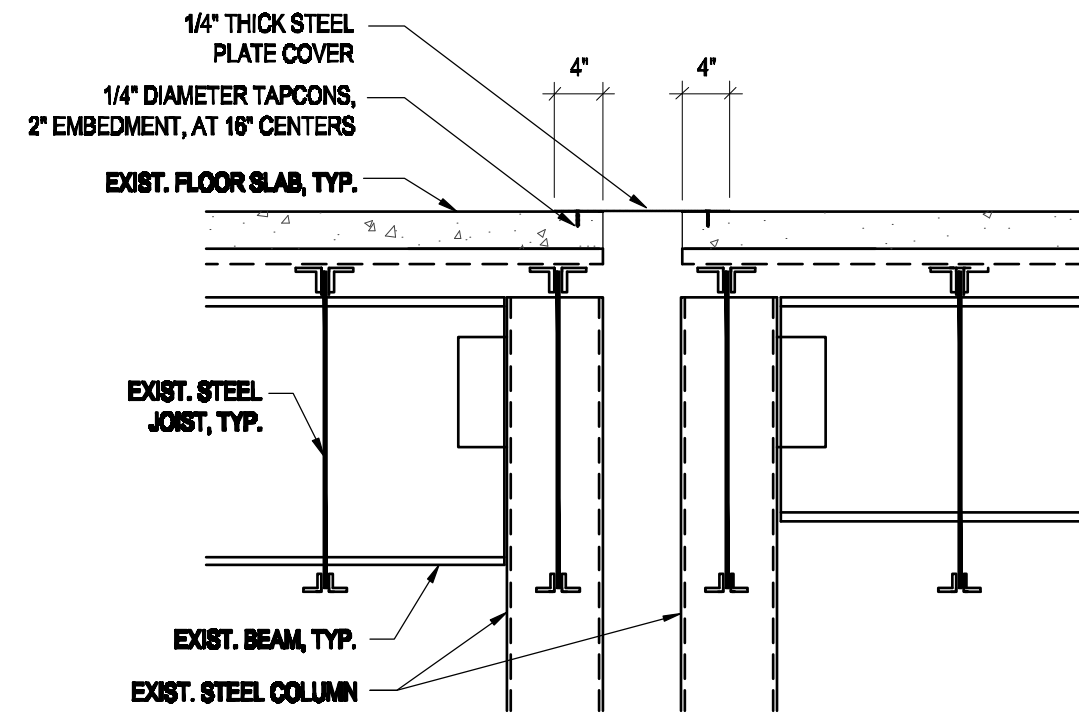


03 FIRE EXTINGUISHER DETAIL
SCALE: 1/2"=1'-0"

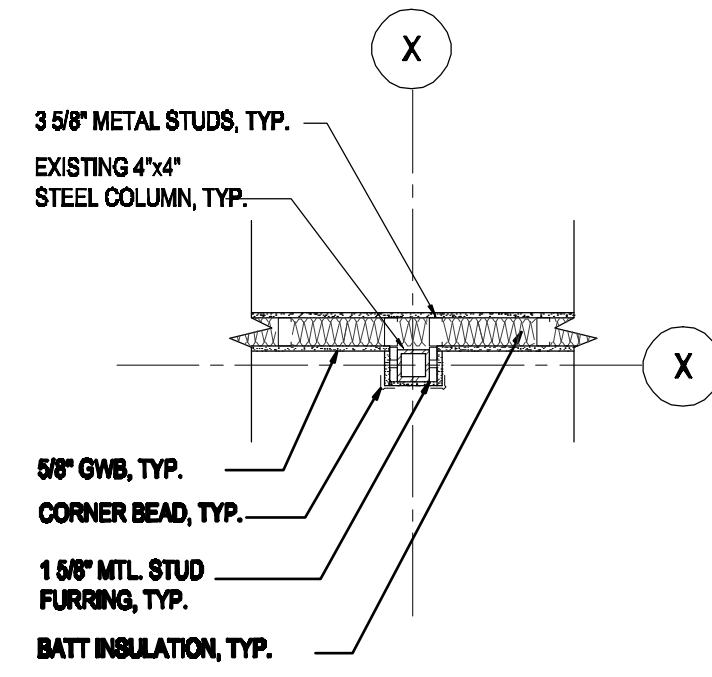
NOTE:
ACCESSIBLE DRINKING FOUNTAIN SHALL BE MOUNTED PER FBC 11-4.15. PROVIDE CUP DISPENSER TO ACCOMMODATE THOSE WHO HAVE DIFFICULTY BENDING, PER FBC 11-4.1.3 (10). CUP DISPENSER SHALL BE BOBRICK 9-235 OR EQUAL.



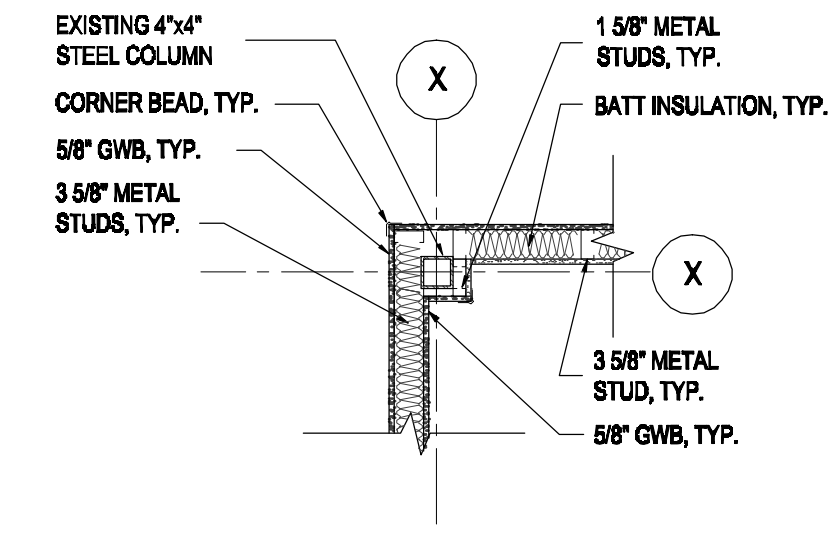
04 DRINKING FOUNTAIN DETAIL
SCALE: 1/2"=1'-0"



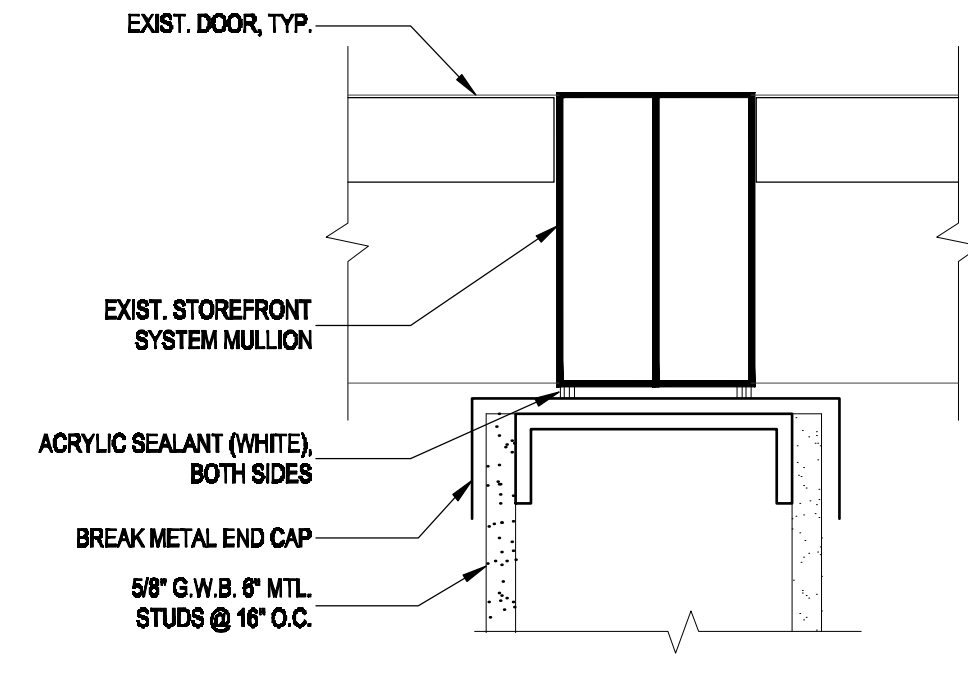
05 MEZZANINE PLATE DETAIL
SCALE: 3/4"=1'-0"



06 COLUMN DETAIL
SCALE: 1/2"=1'-0"



07 COLUMN DETAIL
SCALE: 1/2"=1'-0"

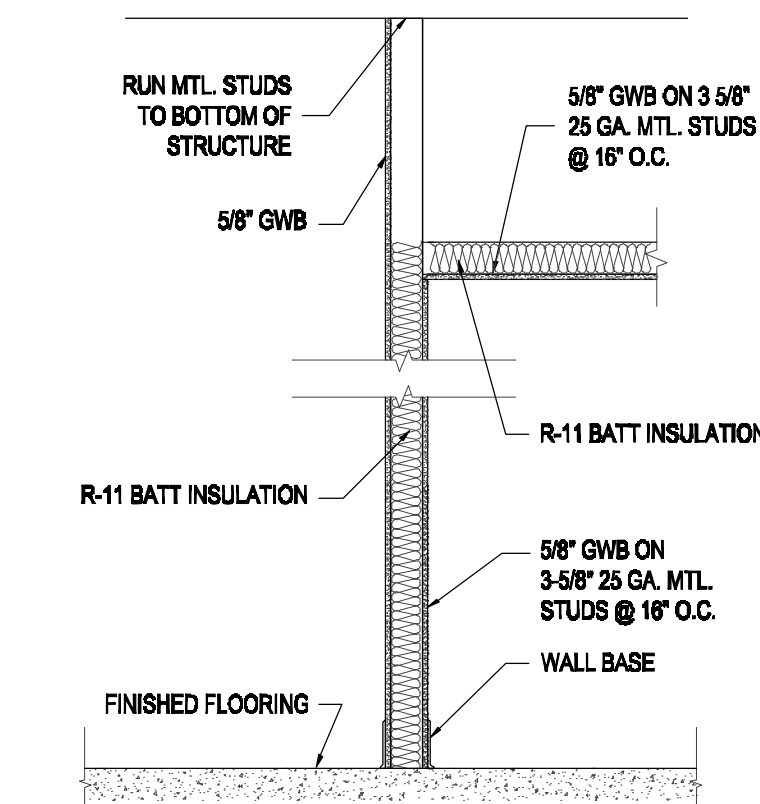


08 WALL @ WINDOW DETAIL
SCALE: 3/4"=1'-0"

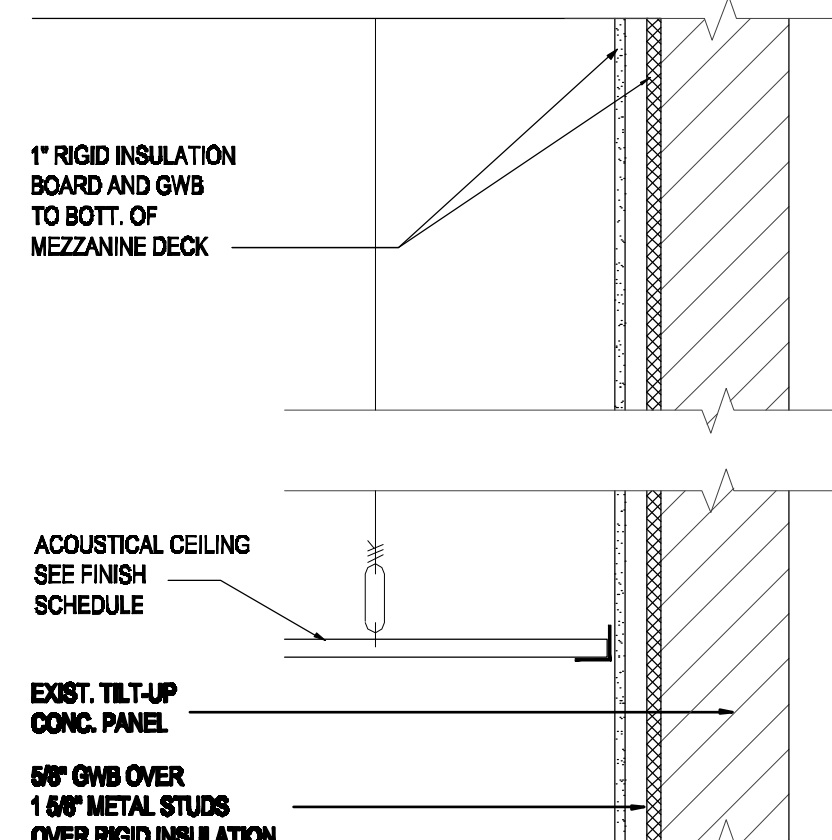
WALL TYPE NOTES:

- FOR ALL FIRE RATED WALLS PROVIDE STENCILING ABOVE CEILING STATING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
- REFER TO FLOOR PLAN FOR LOCATIONS OF RATED WALL ASSEMBLIES; CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NOTED RATINGS.
- WALL BOARD AND SURFACE FINISH MATERIAL SHALL EXTEND A MINIMUM OF 6" ABOVE NEAREST ADJACENT CEILING, UNLESS NOTED OTHERWISE.
- PROVIDE SOUND BATT INSULATION AT ALL RESTROOM PARTITIONS, TYPICAL.
- PROVIDE 1/2" PLYWOOD BACKING AT ALL PARTITIONS TO RECEIVE WALL MOUNTED EQUIPMENT. VERIFY LOCATIONS WITH TENANT.
- ALL PENETRATIONS OF RATED STEEL STUD PARTITION WALLS AND WALL EXTENSIONS, FLOOR AND ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING UL SYSTEMS:
SYSTEM NO. C-AJ-2218 SYSTEM NO. W-L-1178
SYSTEM NO. C-AJ-1014 SYSTEM NO. W-L-2154
SYSTEM NO. W-L-1054 SYSTEM NO. W-L-2148

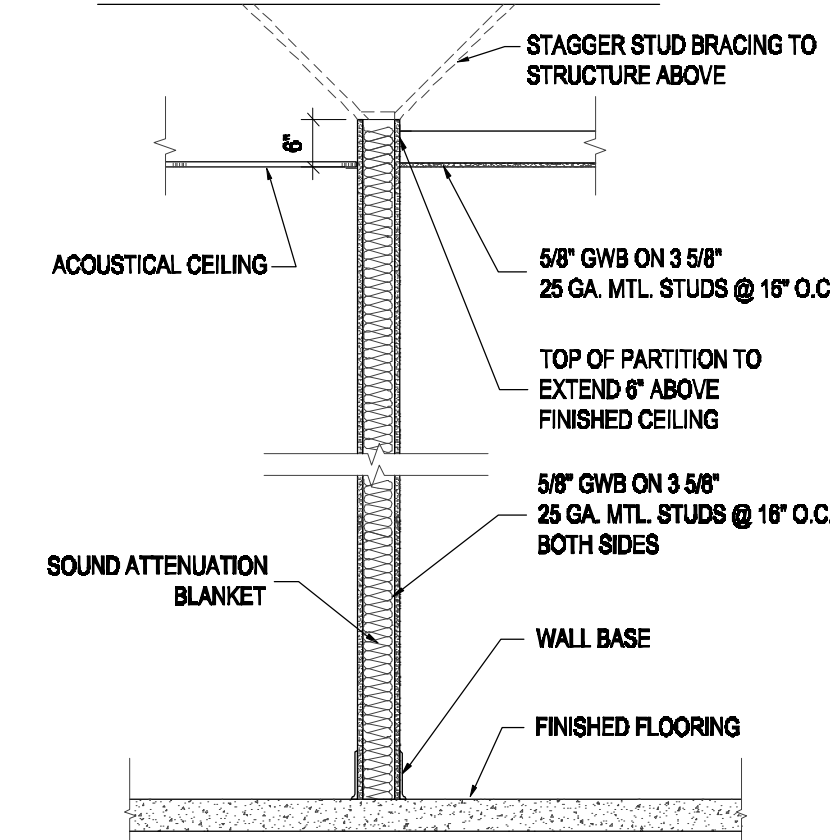
ALTERNATE PENETRATION PROTECTION SYSTEMS MUST BE TEST CERTIFIED AND SUBMITTED FOR REVIEW.



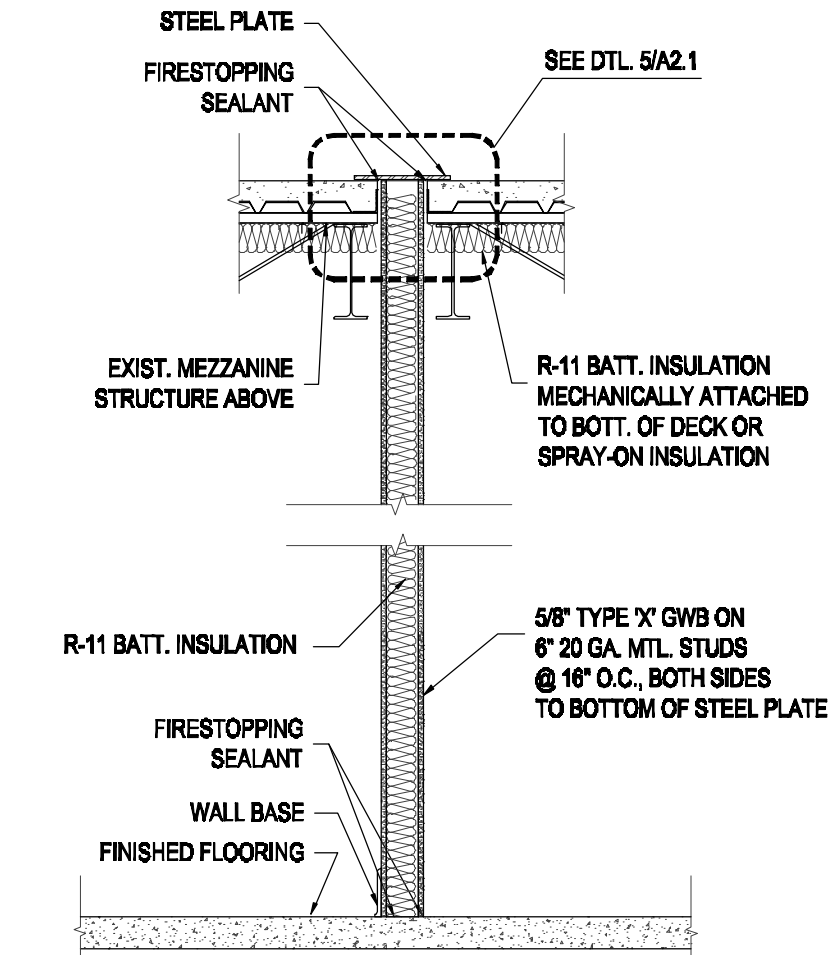
W1 WALL TYPE
SCALE: 1/2"=1'-0"



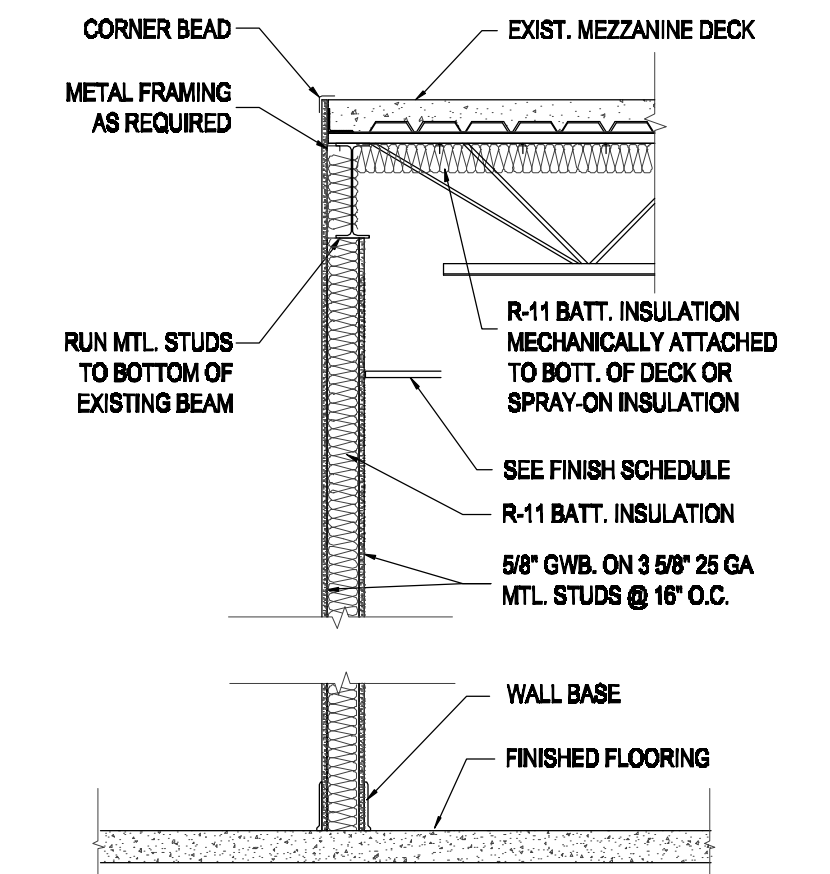
W2 WALL TYPE
SCALE: 1/2"=1'-0"



W3 WALL TYPE
SCALE: 1/2"=1'-0"



W4 WALL TYPE
BASED ON UL DESIGN No. U468 SCALE: 1/2"=1'-0"



W5 WALL TYPE
A = 6" STUDS SCALE: 1/2"=1'-0"

Tenant Improvement for:
Building A, Bays 17 & 18
Southern Park of Commerce
Palm Beach County, FL

commission 211008
date: 2-8-11
revision date

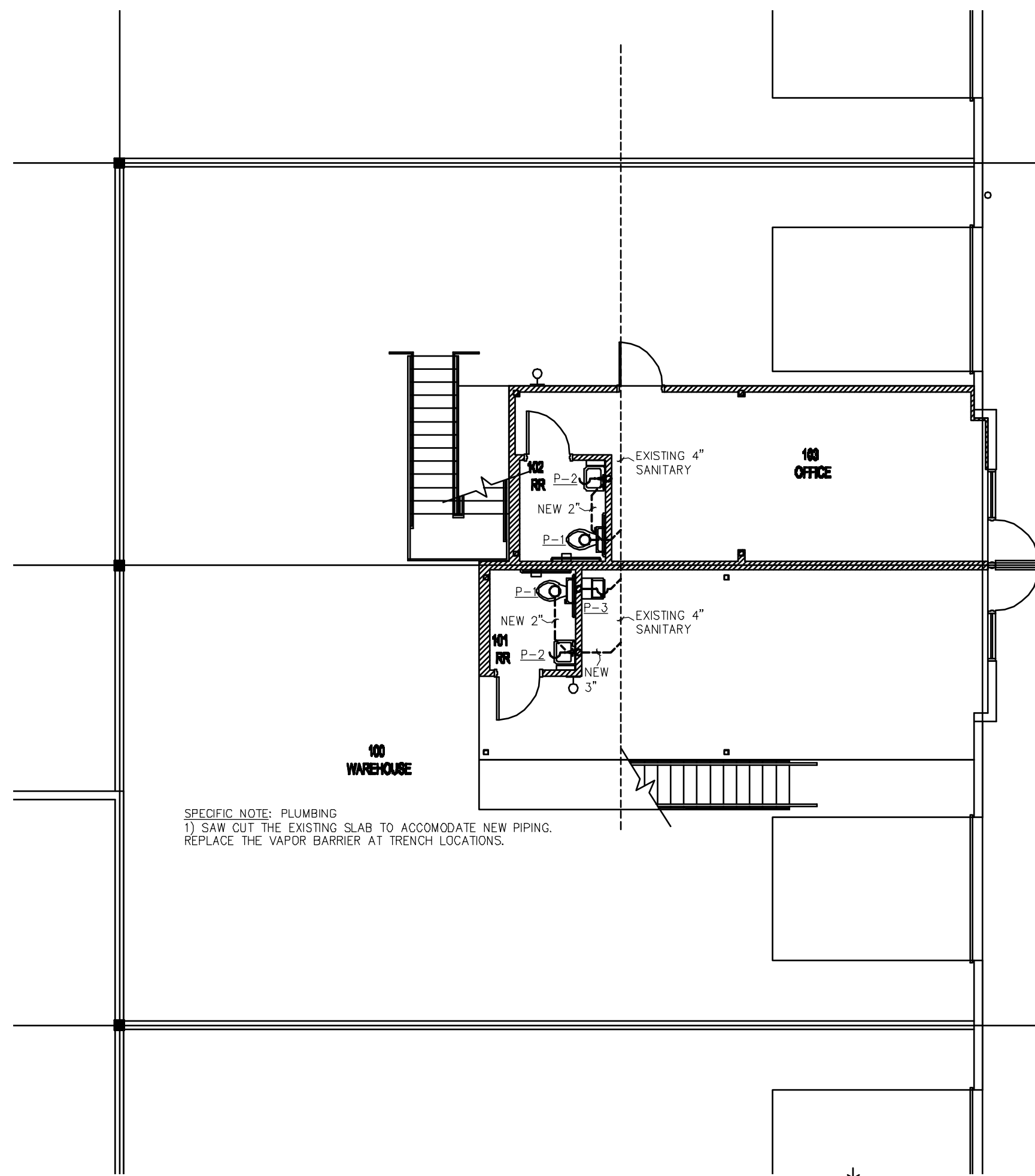
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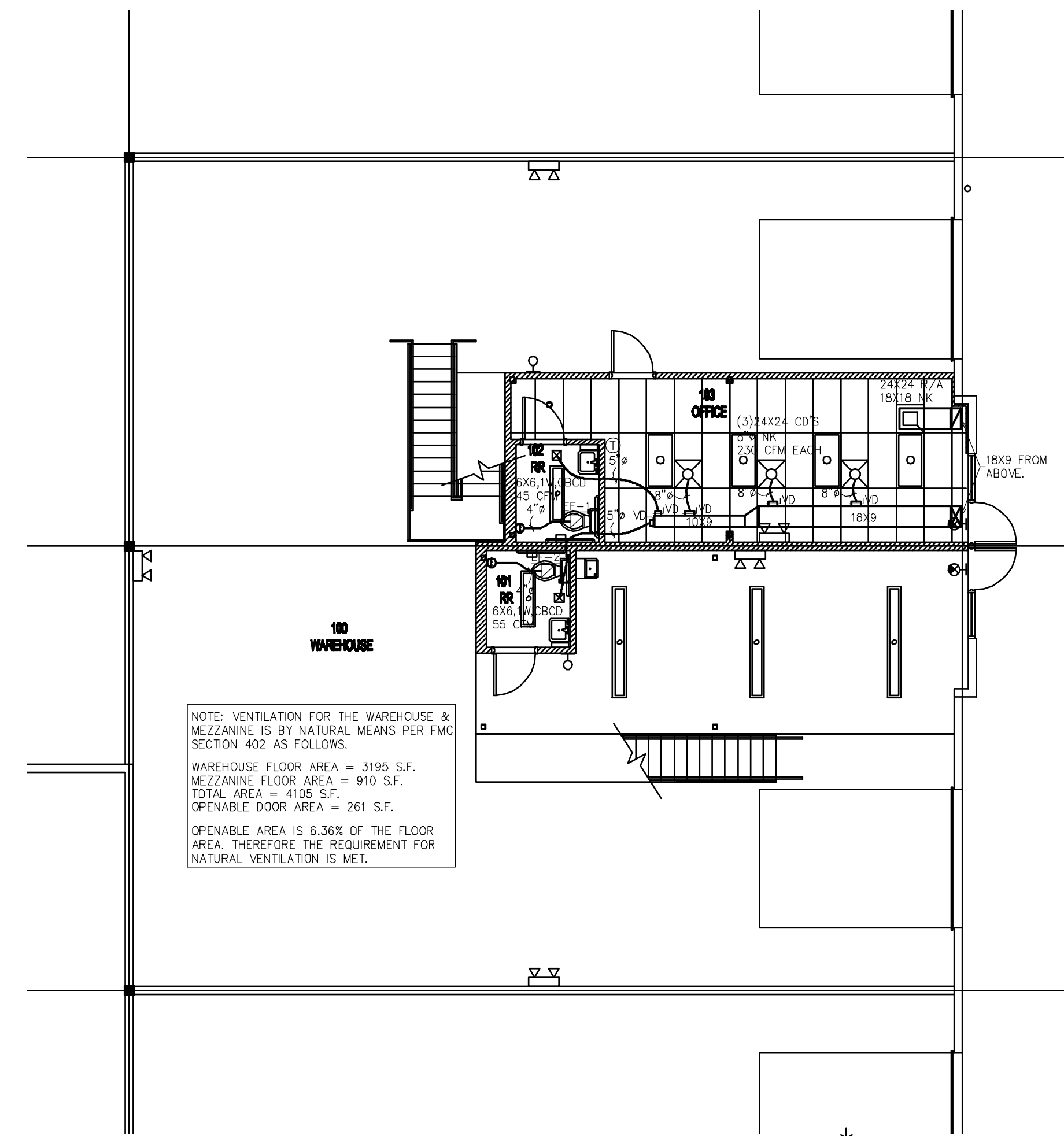
tercilla *Courtemanche* architects

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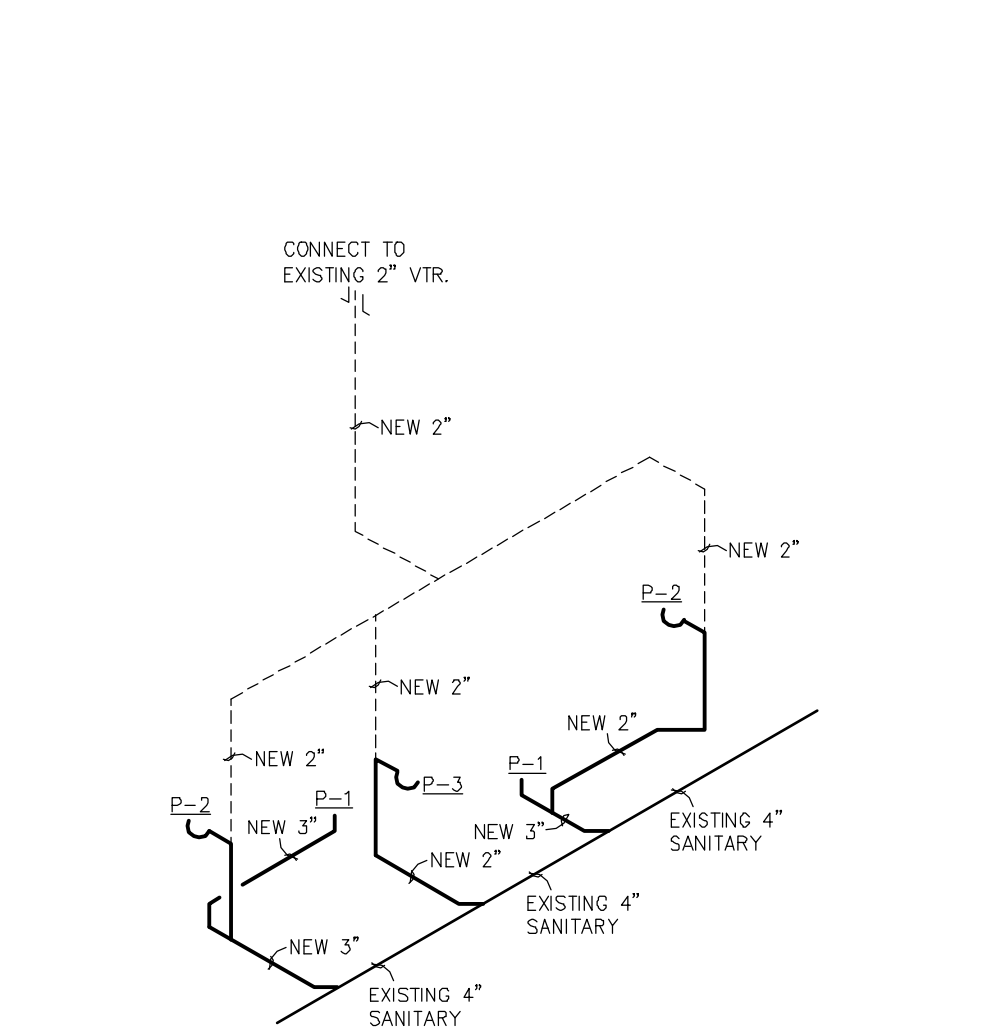
FLOOR PLAN - PLUMBING

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

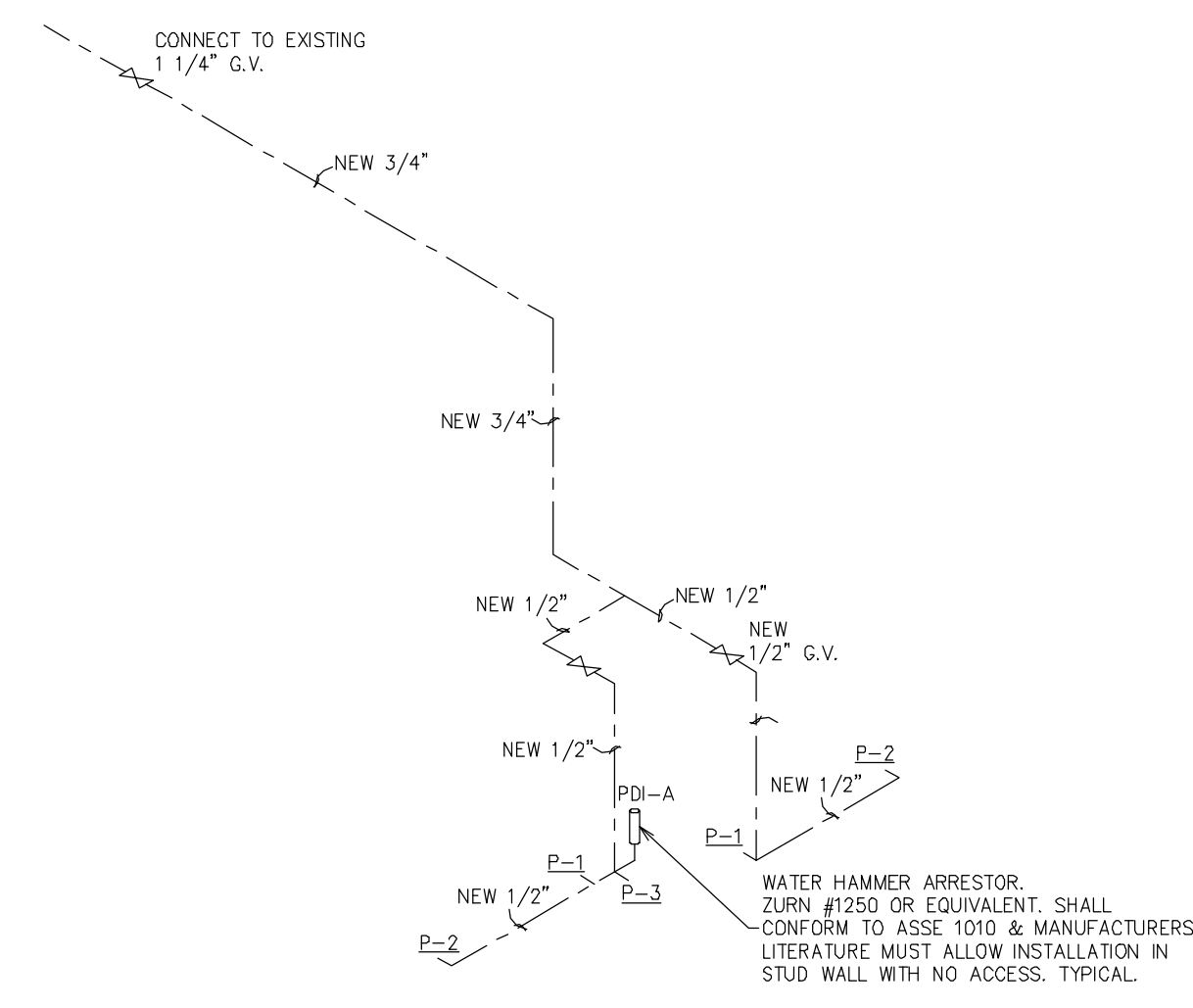


FLOOR PLAN - HVAC

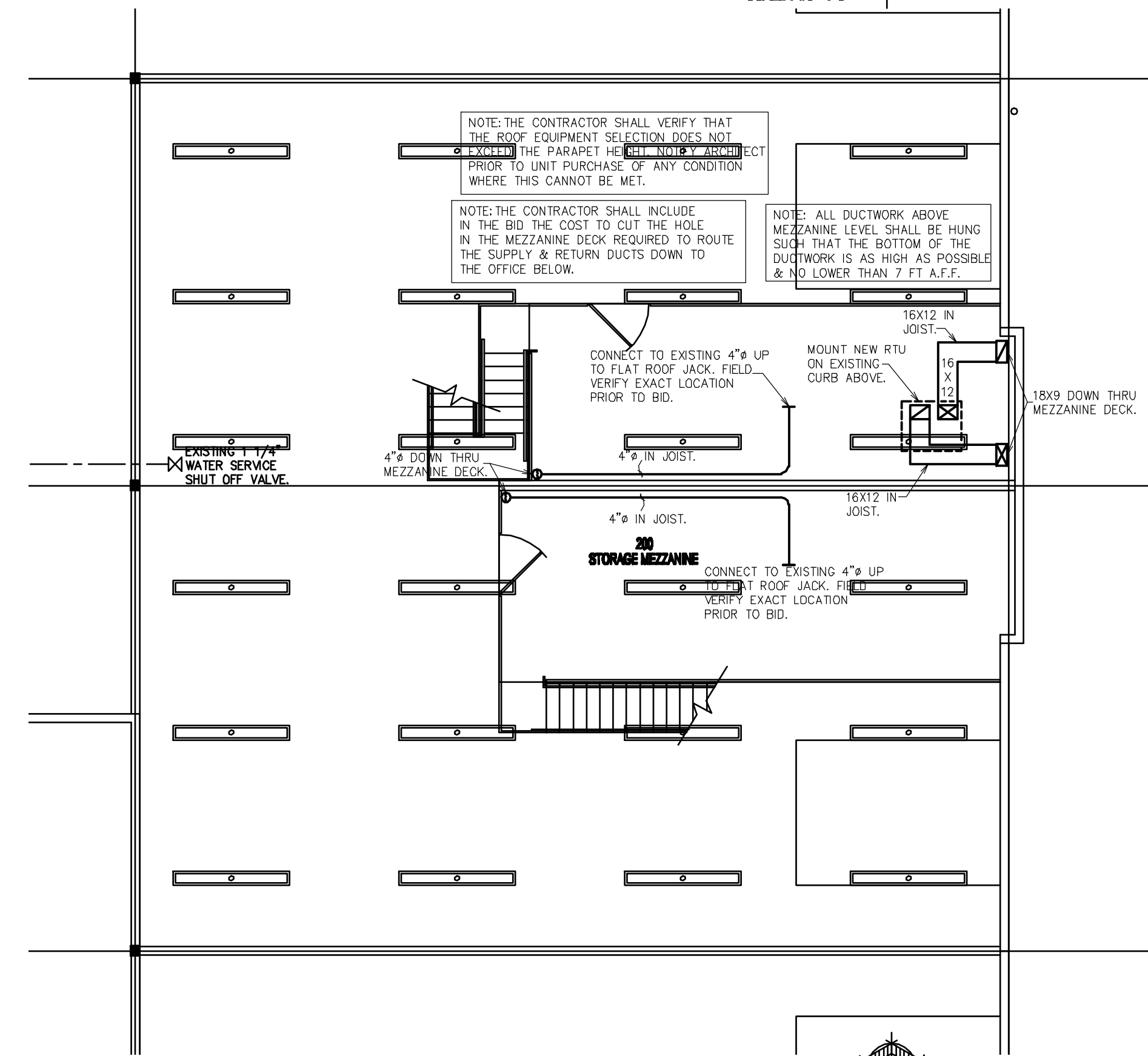
SCALE: 1/8"=1'-0"



SANTARY ISOMETRIC DIAGRAM nts



WATER ISOMETRIC DIAGRAM nts



MEZZANINE PLAN - MECHANICAL

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

CHANE, INC.
CONSULTING ENGINEERS
2705 PARK STREET
LAKE WORTH, FL 33460
E-MAIL: CHANEINC@AOL.COM
TEL: 561-586-4003 FAX: 561-586-5688
CERTIFICATE OF AUTHORIZATION #2559
ARNOLD I. CHANE, PE #10024
DAVID R. JONES, PE #41042
HOWARD L. CHANE, PE #22467

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west palm beach, florida 33411 ph: 561.478.4457 fx: 561.478.4102

Tenant Improvement for:
Building A, Bays 17 & 18
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commission	211008
date:	2-8-11
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PLUMBING NOTES

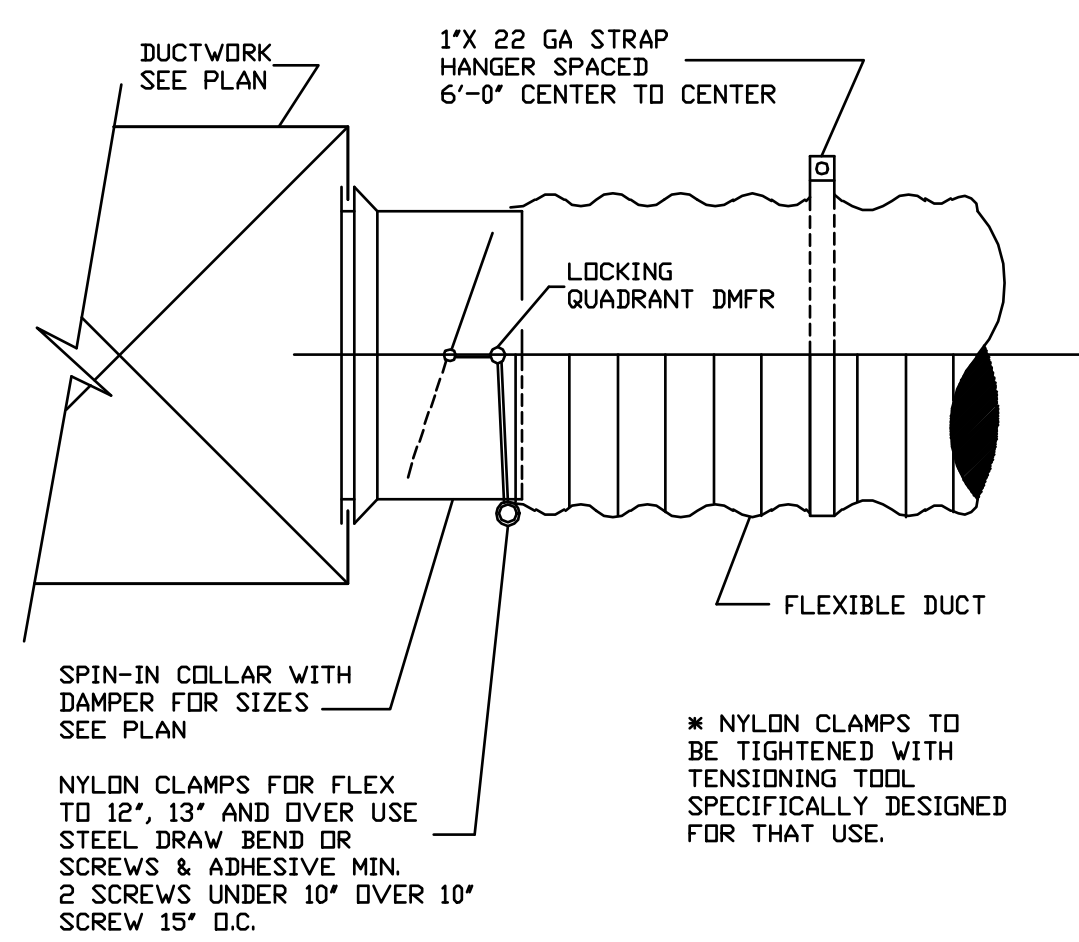
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW.
4. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
5. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS, PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
6. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING AND EQUIPMENT.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
8. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
9. DOMESTIC WATER PIPE SHALL BE TYPE "L" COPPER WITH NO LEAD SOLDER.
10. SOIL, WASTE, VENT, & STORM PIPING SHALL BE CAST IRON OR SCH 40 PVC IF CODE PERMITS.
11. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
12. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
13. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES.
14. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. 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.
15. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
16. PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEAN OUT PLUG OR ACCESS PANEL FOR ALL WALL CLEAN OUT.
17. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
18. ALL CONDENSATE DRAIN PIPING SHALL BE SCH 40 PVC WITH 1/2" THICK TYPE "G" CELLULAR FOAM INSULATION, K=0.28 MINIMUM.
19. TEST DOMESTIC WATER TO HYDROSTATIC PRESSURE OF 100 PSI AND REMAIN LEAK FREE FOR 24 HOURS. PROVIDE ALL NECESSARY TEST EQUIPMENT. PERFORM TEST IN PRESENCE OF OWNER'S REPRESENTATIVE. ENTER TEST RESULTS IN GENERAL CONTRACTOR JOB LOG. STERILIZE WATER PIPING WITH SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF CHLORINE AND ALLOW TO REMAIN IN SYSTEM FOR A PERIOD OF EIGHT (8) HOURS. FLUSH SYSTEM AFTER STERILIZATION. ALL COST FOR STERILIZATION AND EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR.
20. PROVIDE 1" (R=4.0 MIN.) INSULATION FOR ALL HOT WATER LINES. PROVIDE TRAP WRAP FOR ALL ACCESSIBLE SINKS.
21. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
22. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUTOFF.
23. THE DESIGN & INSTALLATION OF THE PLUMBING SYSTEM & ALL APPURTENANCES SHALL COMPLY STRICTLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING PLUMBING CODE & THE LOCAL AMENDMENTS TO THE FLORIDA BUILDING PLUMBING CODE.

GENERAL MECHANICAL NOTE

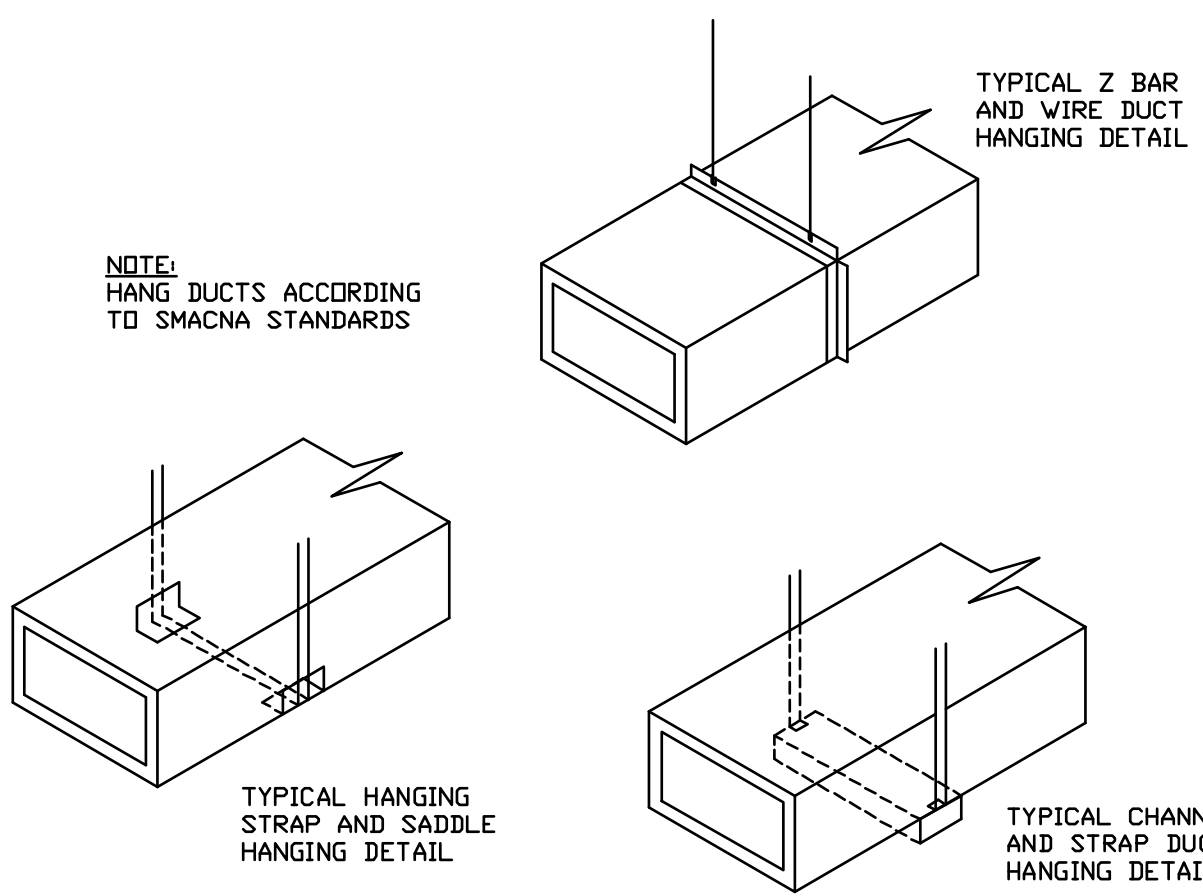
1. VISIT THE SITE BEFORE SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS OR THE SPECIFICATIONS.
2. SHOP DRAWINGS OR FULLY DESCRIPTIVE CATALOG DATA SHALL BE SUBMITTED BY THE CONTRACTOR FOR ALL KINDS 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

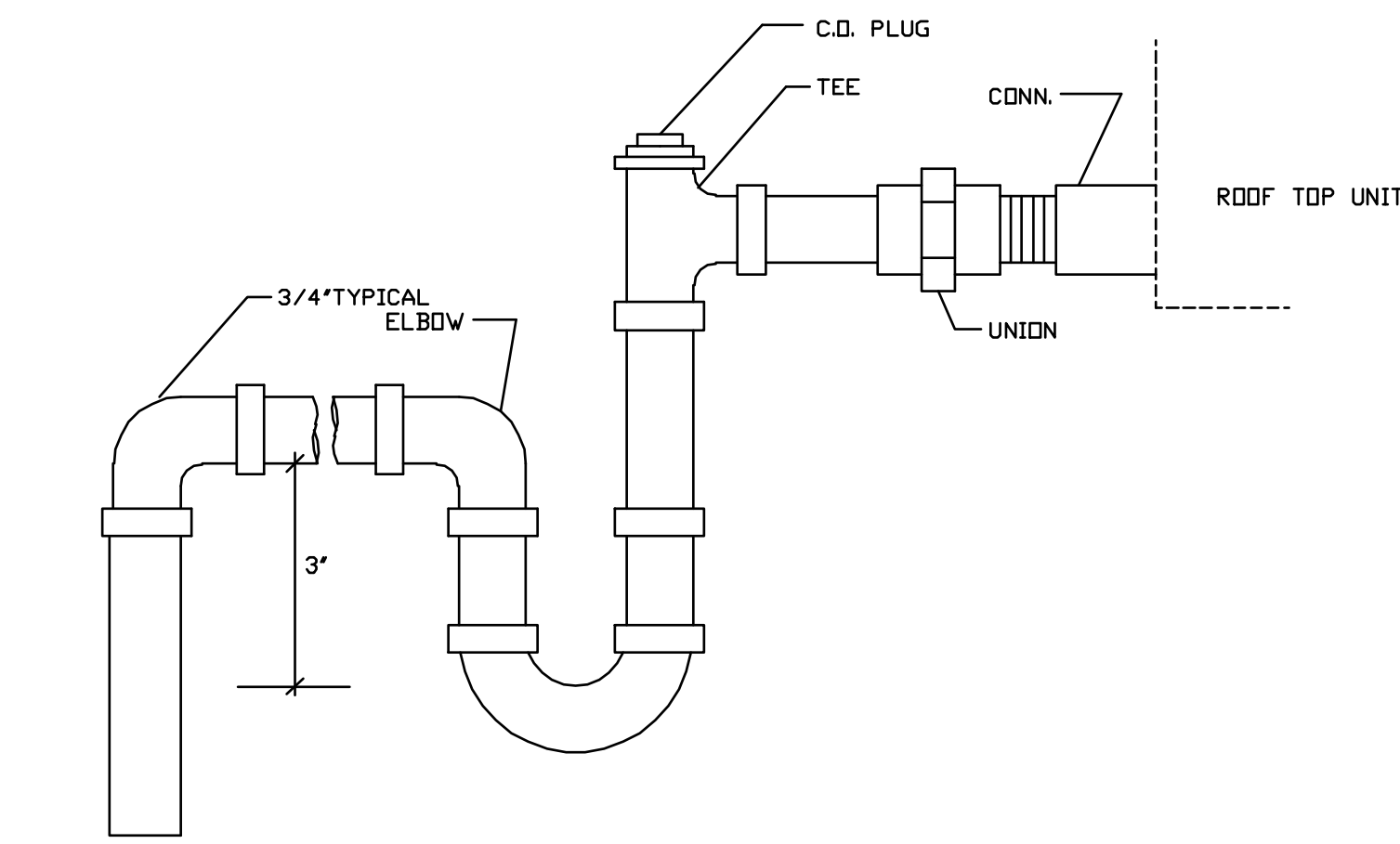
1. VISIT THE SITE PRIOR TO SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS.
2. PROVIDE ALL LABOR PERMITS, MATERIAL, TOOLS, SUPPLIES, EQUIPMENT TO INSTALL A COMPLETE AND OPERATING AIR CONDITIONING 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 FIELD 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 T&B 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 OF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE TITUS OR METALARE.
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 #D-1B02 WITH 1 1/2 HOUR RATING & DAMPERS FOR ROUND DUCT SHALL BE EQUAL TO RUSKIN #D-1B02-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 PROGRAMMABLE THERMOSTATS.



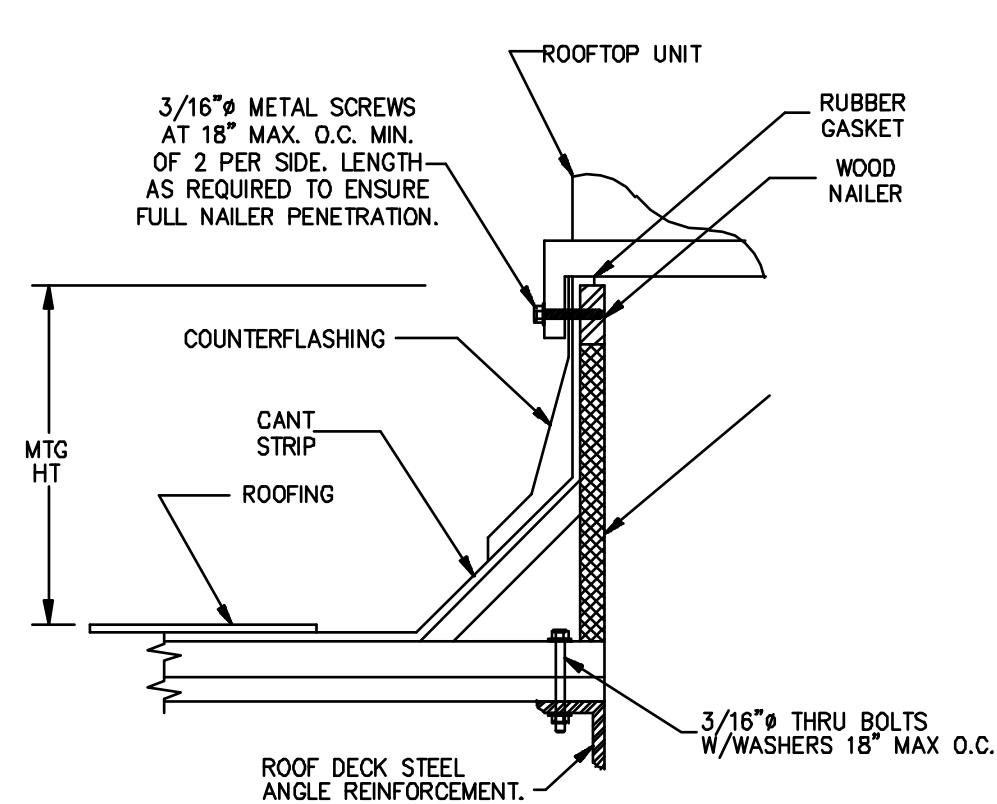
DUCT TAKE-OFF DETAIL NTS



METHODS OF HANGING DUCTS NTS



CONDENSATE PIPING DETAIL NTS



SUPPORT CURB DETAIL - NTS

ROOFTOP SCHEDULE - BASED ON TRANE

TYPE	2.0 TDN
MODEL NO.	4TCC3024A1
TOTAL COOLING	23200
SENSIBLE	16700
CFM	800
ELEC. HEAT-KW @208V	3.76
CDR FLA	8.3
OD FAN FLA	0.9
ID FAN FLA	1.4
FUSE	25
SEER	13.0
WEIGHT	348
ELECTRICAL	208-1PH

- NOTES:
 1. PROVIDE UNIT WITH MANUAL OUTSIDE AIR DAMPER & INTAKE.
 2. PROVIDE UNIT WITH MANUFACTURERS 1" FILTER RACK.
 3. PROVIDE CURB ADAPTER TO ALLOW NEW RTU TO MOUNT ON EXISTING BAYCUBOSIA AS REQUIRED.

OUTSIDE AIR CALCULATION

(PER ASHRAE CODE 62.1, TABLE 6-1)
 OFFICE (5 PPL / 1000 SF) X 367 SF X 17 CFM/PPL = 31 CFM
 CFM SUPPLIED: 60 CFM

FAN SCHEDULE

MARK	EF-1 & 2
MANUFACTURER	GREENHECK
MODEL	SP-870
TYPE	CEILING
SERVICE	TOILET
CFM/S.P.	57/0.25
H.P.	FRACTIONAL
RPM	675
VOLTAGE/PH.	120/1

- NOTES:
 1. ACCEPTABLE ALTERNATE MANUFACTURERS PANASONIC OR BROAN.

AIR DEVICE SCHEDULE - BY TITUS

MODEL	MATERIAL DEVICE	REMARKS
250-AA	ALUMINUM CURVED BLADE CEILING DIFFUSER	W/OBD SURFACE MOUNT
PAS-AA	ALUMINUM 24X24 PERFORATED SUPPLY GRILLE	LAY-IN CEILING
PAR-AA	ALUMINUM 24X24 PERFORATED RETURN GRILLE	LAY-IN CEILING

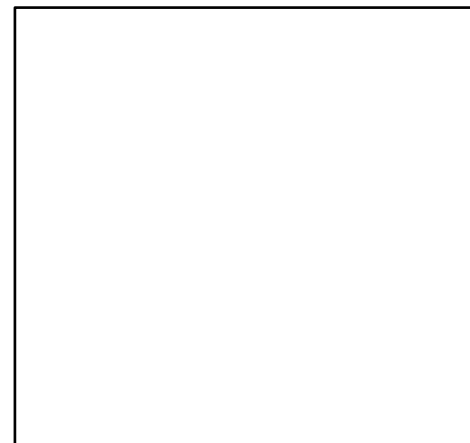
- NOTES:
 1. COLOR SHALL BE WHITE.
 2. ACCEPTABLE ALTERNATE MANUFACTURER SHALL BE METALARE.

MECHANICAL LEGEND

- 24X24 PERFORATED CEILING DIFFUSER.
- 24X24 PERFORATED RETURN/TRANSFER GRILLE.
- EXHAUST FAN
- RIGID BLADE CEILING DIFFUSER (CBCD)
- CURVED DUCTWORK
- FLEXIBLE DUCTWORK.
- VD MANUAL VOLUME DAMPER
- T WALL MOUNTED THERMOSTAT.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	DESCRIPTION	TRIM	REMARKS
1	H. C. W. C.	A/S 2586.000 CHAMPION 4 1.6GPF	OPEN FRONT SEAT ELONGATED BOWL.	HANDICAP 17" HIGH
2	LAVATORY	A/S 0124.024 COMRADE	A/S 5402.172H FAUCET W/WRIST HANDLES AND GRID DRAIN AND 0.5 GPM FLOW RESTRICTOR	WALL MTD
3	EVC	DASIS P8AC	W/ PAPER CUP HOLDER	



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Tenant Improvement for:
Building A, Bays 17 & 18
 Southern Park of Commerce
 Palm Beach County, FL

commission	211008
date:	2-8-11
revision	date
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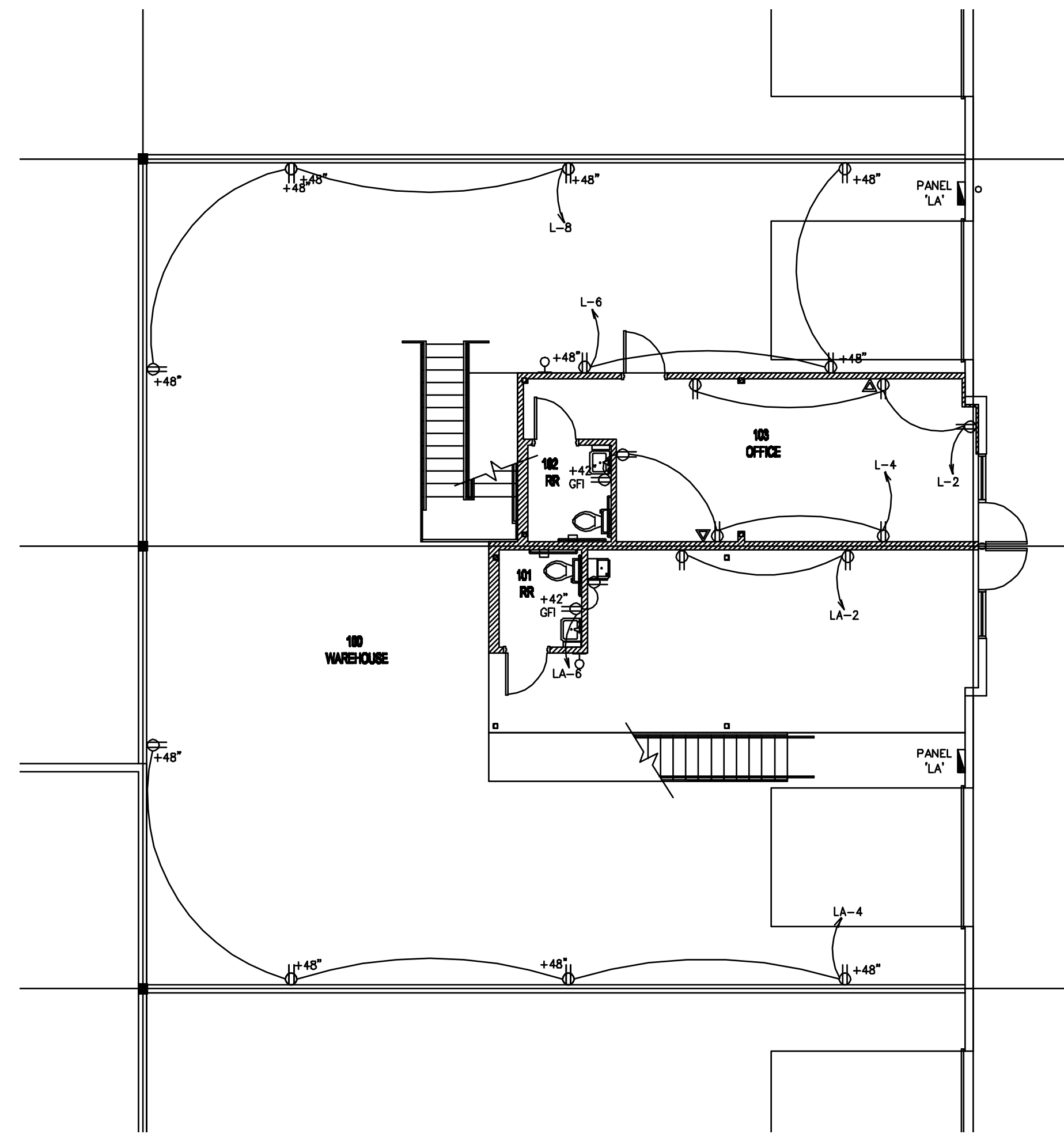
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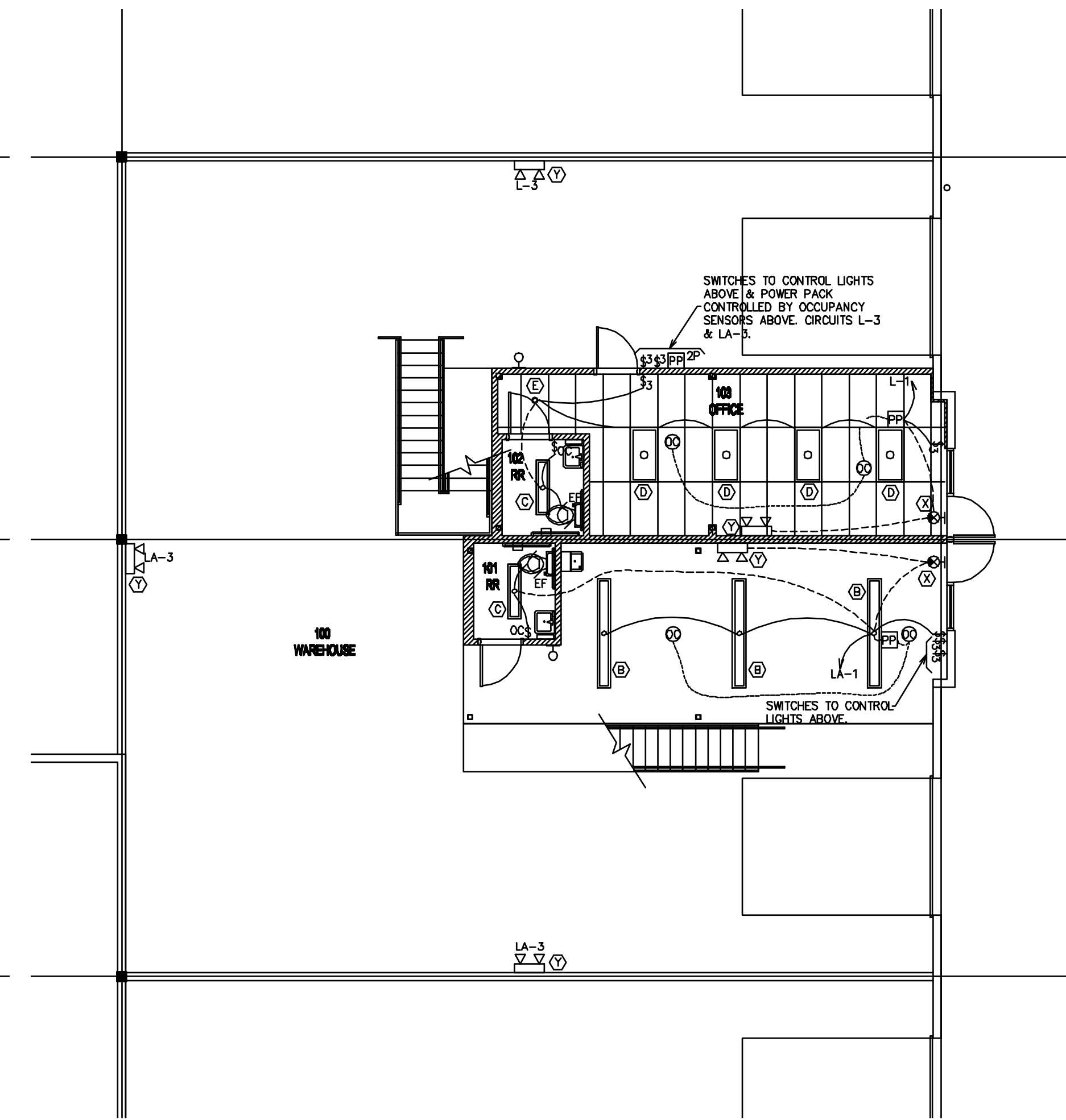
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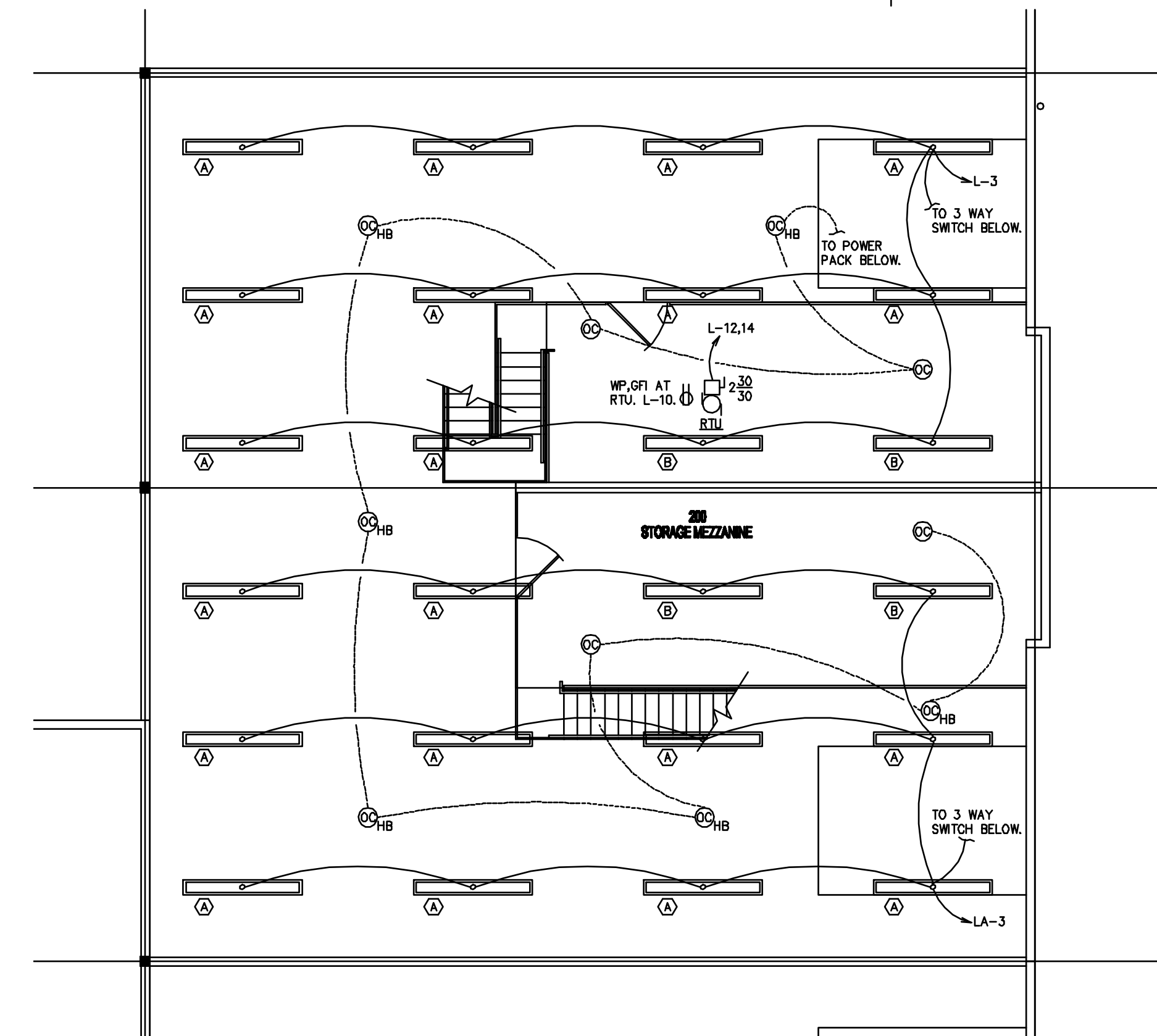
FLOOR PLAN - POWER

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



FLOOR PLAN - LIGHTING

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



MEZZANINE PLAN - ELECTRICAL

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

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LOAD CENTER 'L'																
120/208 VOLTS		3 PHASE			4 WIRE			125 AMP BUS			24 BRANCH POLES			X FULL NEUTRAL		
SURFACE MOUNTING		125 AMP MAIN LUGS						SHORT CIRCUIT I= 10,000 AMP-SYM-RMS								
COND. & WIRE	AMPS	LOAD			BKR			LOAD			AMPS			COND. & WIRE		
		A	B	C	P	A	T	A	B	C	A	B	C			
1/2" #12	4	LIGHTING			1	20	1	2	1	20	RECEPTACLES			6	1/2" #12	
		SPACE									ROOFTOP RECEPTACLE			5		
		SPACE									ROOFTOP UNIT			3		
		SPACE									SPACE			19	1/2" #10	
TOTAL AMPS		BUS A= 34			BUS B= 24			BUS C= 24			CONNECTED KVA=					

LOAD CENTER 'LA'																
120/208 VOLTS		3 PHASE			4 WIRE			125 AMP BUS			24 BRANCH POLES			X FULL NEUTRAL		
SURFACE MOUNTING		125 AMP MAIN LUGS						SHORT CIRCUIT I= 10,000 AMP-SYM-RMS								
COND. & WIRE	AMPS	LOAD			BKR			LOAD			AMPS			COND. & WIRE		
		A	B	C	P	A	T	A	B	C	A	B	C			
1/2" #12	3	LIGHTING			1	20	1	2	1	20	RECEPTACLES			6	1/2" #12	
		SPACE									SPACE			6		
TOTAL AMPS		BUS A= 6			BUS B= 21			BUS C= 6			CONNECTED KVA=					

ELECTRICAL LEGEND:

- 8 FT STEM-MOUNTED FLUORESCENT.
- EXIT LIGHT.
- EMERGENCY LIGHT.
- LIGHT FIXTURE TYPE DESIGNATION.
- DUPLIX RECEPTACLE.
- QUAD-PLEX RECEPTACLE.
-
- COMBINATION DATA/TELEPHONE OUTLET.
- WEATHERPROOF.
- GROUND FAULT INTERRUPTER.
- TOGGLE TYPE WALL SWITCH (3 - 3 WAY).
- TWO POLE RECEPTACLE.
- OCCUPANCY SENSOR (SEE DEVICE SCHEDULE).
- POWER PACK (SEE DEVICE SCHEDULE).
- EXHAUST FAN.
- DISCONNECT.

OCCUPANCY SENSOR DEVICE SCHEDULE

- MANUFACTURED BY SENSOR SWITCH.
- WALL SWITCH W/OCCUPANCY SENSOR & BUILT IN POWER PACK SENSOR SWITCH #WS-PDT-WHITE.
- HIGH BAY OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #OM-6 (WHITE). MOUNT LEVEL WITH BOTTOM OF JOIST.
- LOW CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #OM-9-PDT(WHITE). MOUNT LEVEL WITH BOTTOM OF JOIST.
- 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.
- 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-20-2P.

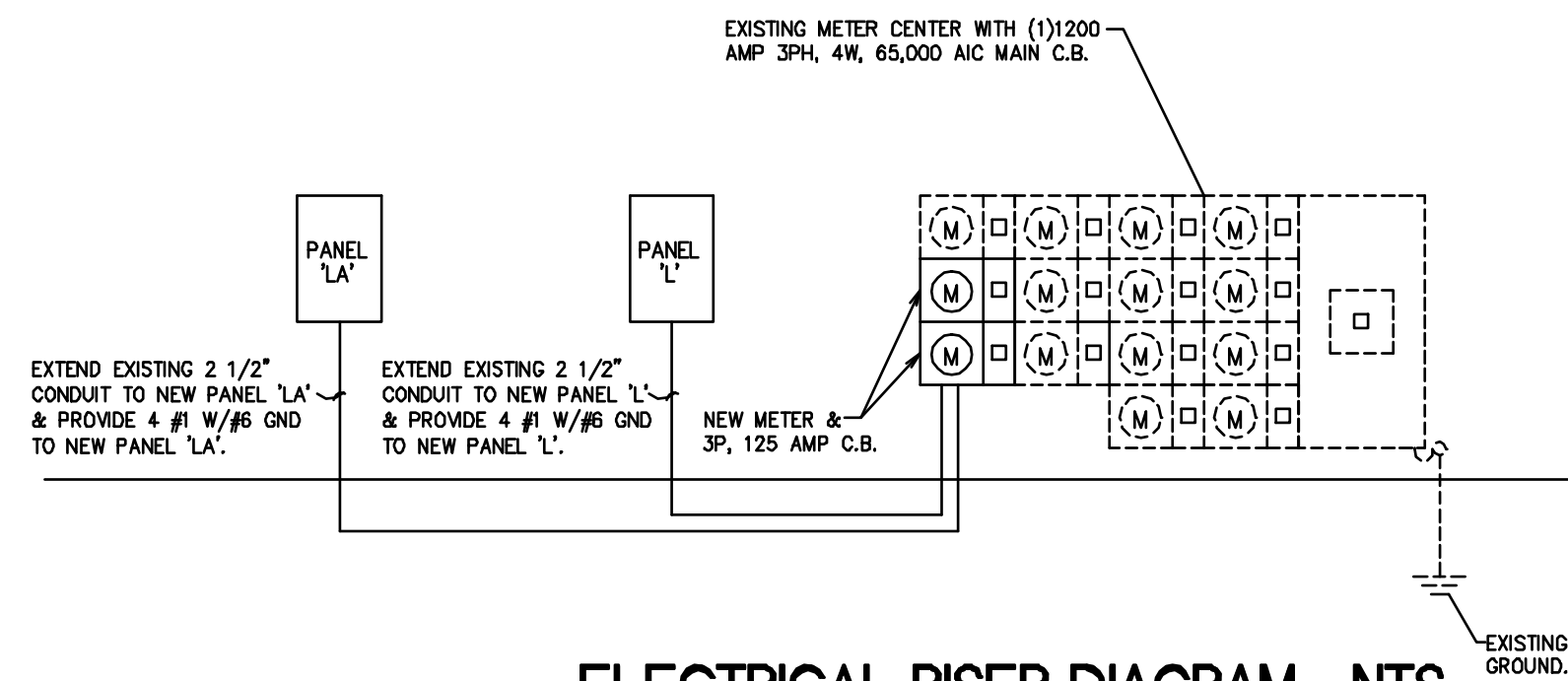
LIGHTING POWER CALCULATION

SPACE	AREA (SQFT)	LPD (W/SQFT)	ALLOWABLE (W)	DESIGN (W)
UNCOND. WAREHOUSE	3195	0.9	2875.5	2944
OFFICE	367	1.1	403.7	269
TOILETS	102	0.9	91.8	128
MEZZANINE	910	0.9	819.0	512
TOTAL	4574		4190.0	3853

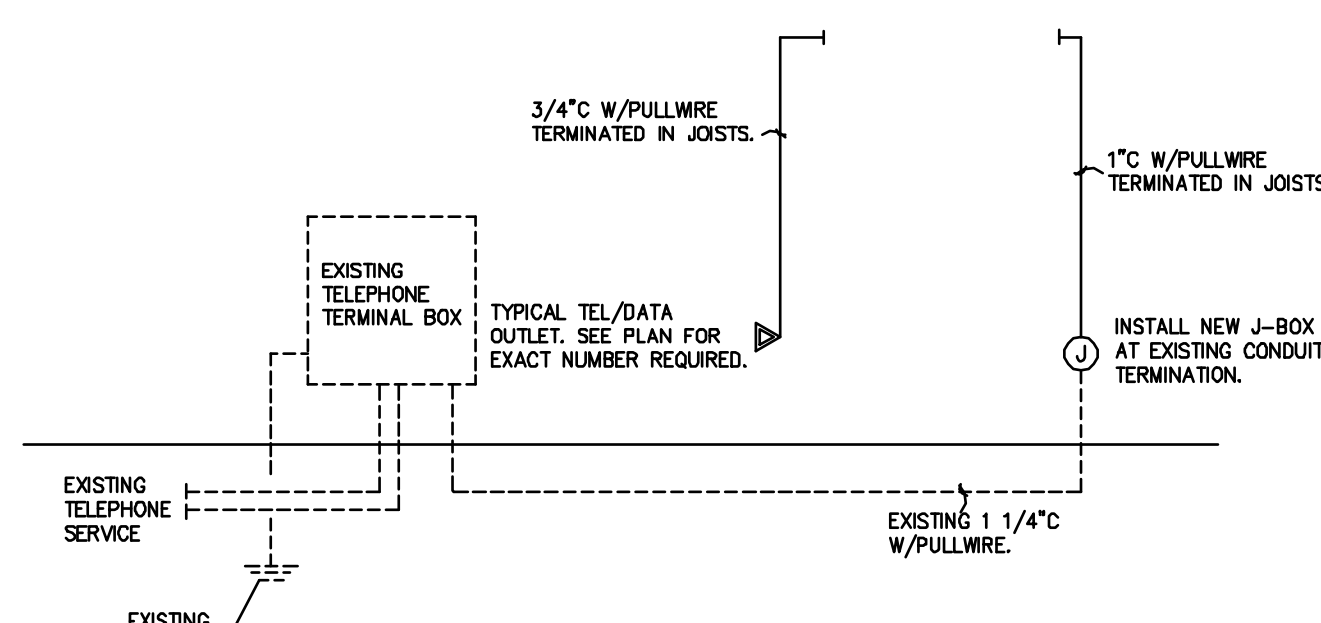
THE DESIGN WATTAGE OF 3853 W IS LESS THAN THE ALLOWABLE WATTAGE OF 4190.0 W.
LIGHTING POWER CALCULATION AS PER FBC 13-415.B.1 (SPACE BY SPACE METHOD)

LIGHTING FIXTURE SCHEDULE

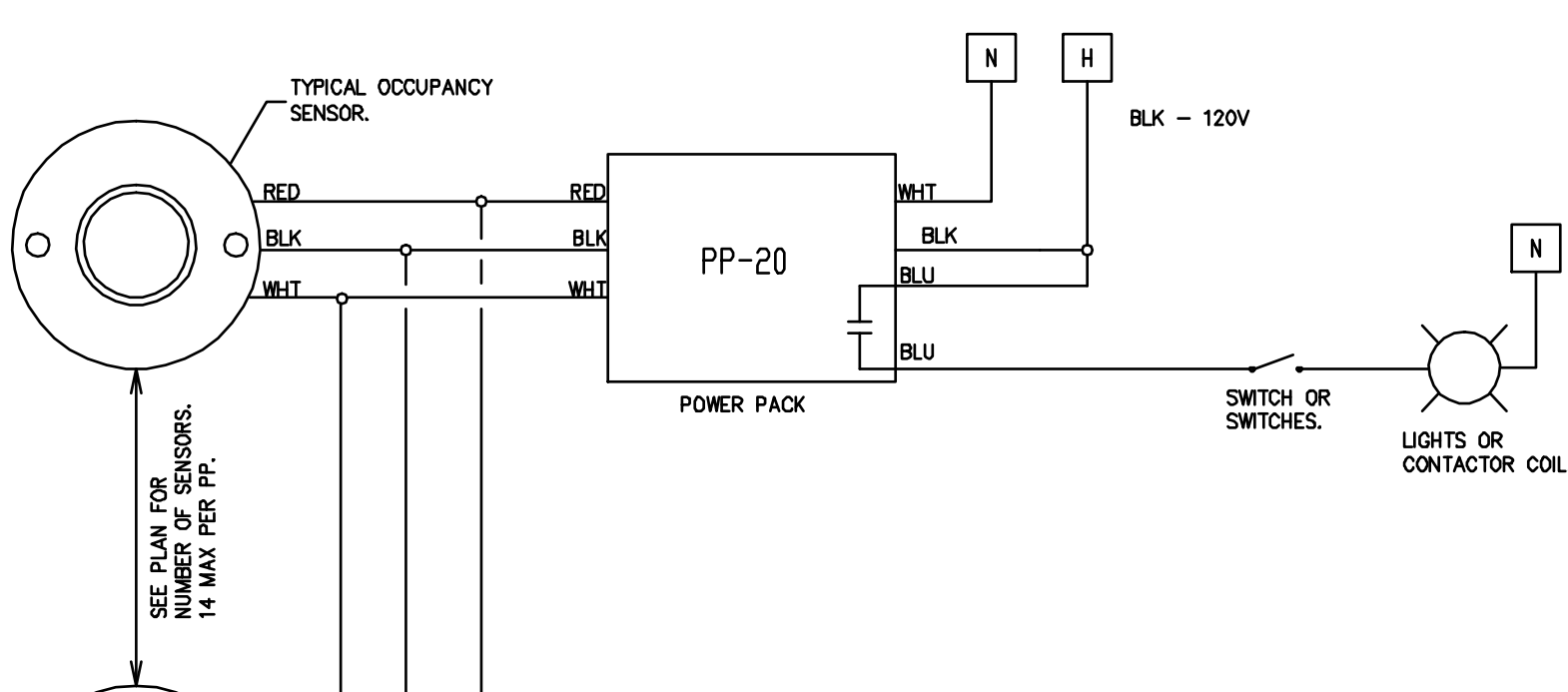
TYPE	MANUFACTURER	CATALOG NO.	LAMPS	REMARKS
A	DAYBRITE	1FD232-PP-120-1/4-EB	(4)F32 TB	8 FT INDUSTRIAL FLUORESCENT. MOUNT LEVEL WITH BOTTOM OF JOIST.
B	DAYBRITE	1FD232-PP-120-1/4-EB-GUARD	(4)F32 TB	8 FT INDUSTRIAL FLUORESCENT. PROVIDE WITH WIRE GUARD. MOUNT LEVEL WITH BOTTOM OF JOIST.
C	DAYBRITE	1TF232-01-120-1/2-EB	(2)F32 TB	1X4 RECESSED TROFFER, PRISMATIC ACRYLIC LENS. FLANGE CEILING MOUNT.
D	DAYBRITE	2TGB232-01-120-1/2-EB	(2)F32 TB	2X4 RECESSED TROFFER, PRISMATIC ACRYLIC LENS.
E	CAPRI	CM4-FV13U-V45WB	(1)13W PL	4" CFL DOWNLIGHT, CLEAR REFLECTOR, WHITE BAFFLE.
X	CHLORIDE	E-R-B-1-120/6	INCLUDED	LED SINGLE FACE EXIT WITH BATTERY.
Y	CHLORIDE	GM1	INCLUDED	WALL MOUNTED EMERGENCY LIGHT WITH BATTERY.



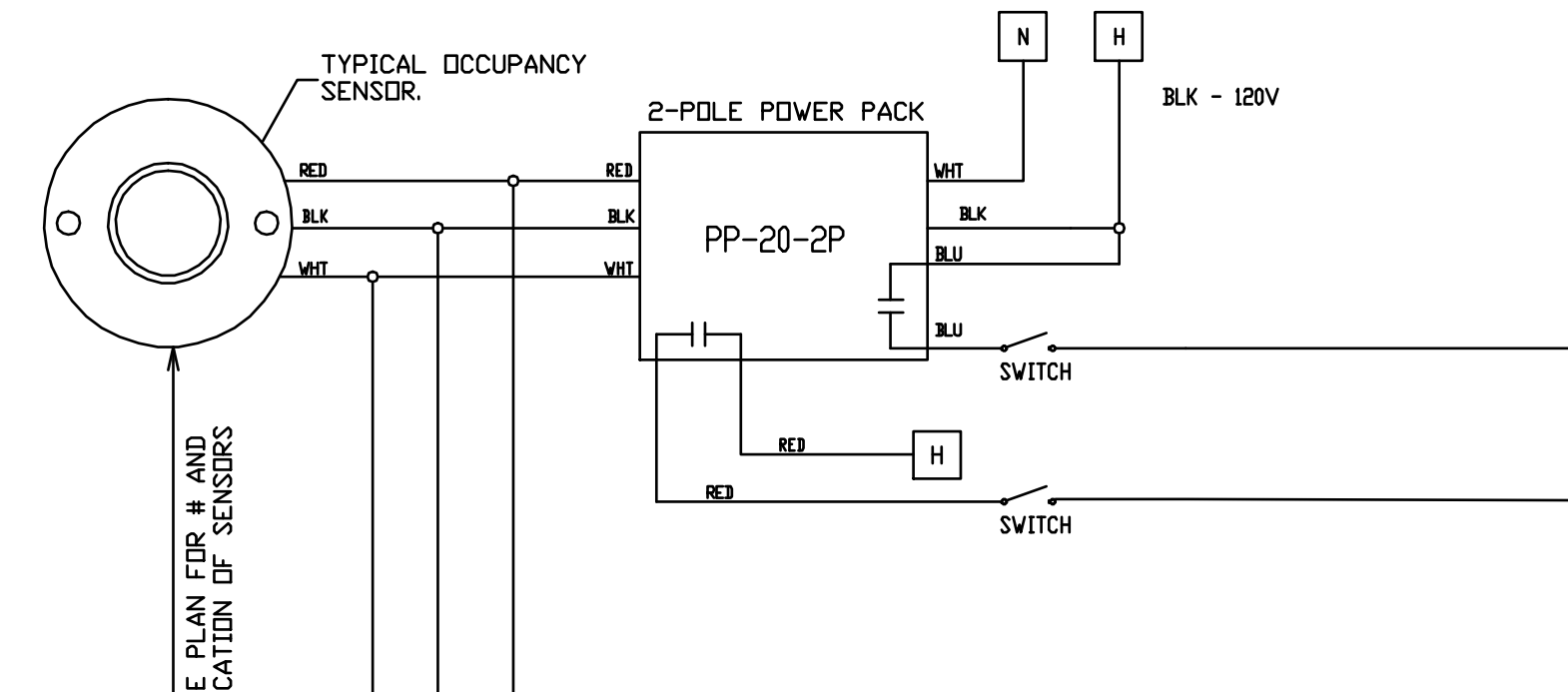
ELECTRICAL RISER DIAGRAM NTS



TELEPHONE RISER DIAGRAM NTS



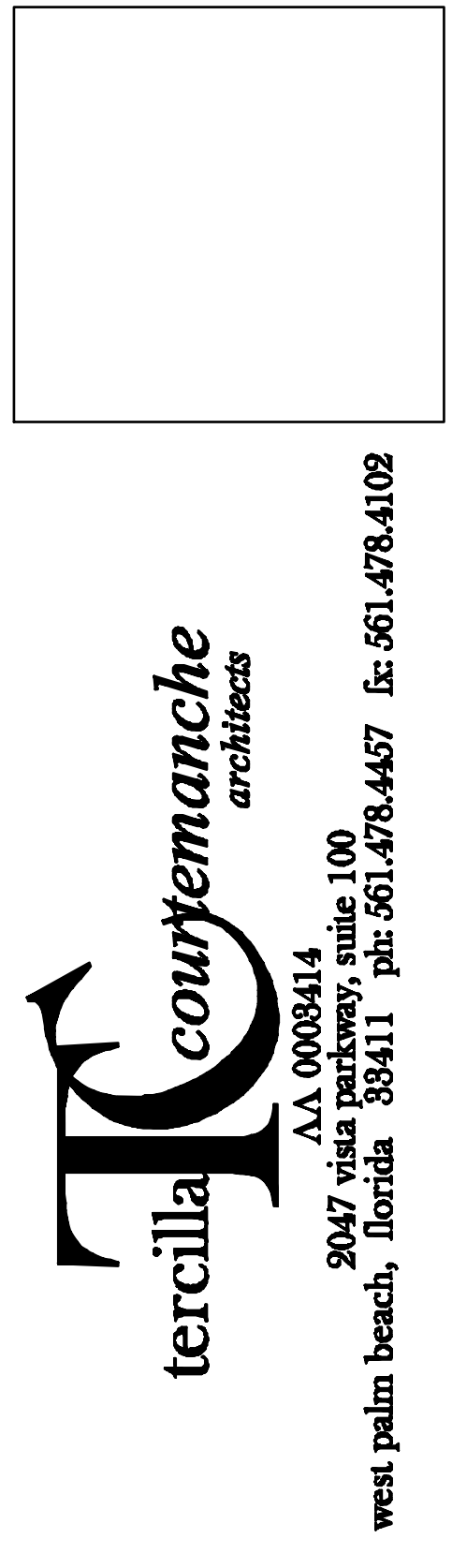
LOW VOLTAGE SENSOR(S) WIRING DIAGRAM NTS



LOW VOLTAGE SENSOR(S) WIRING DIAGRAM NTS

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 ELECTRICAL 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 THHN 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 TYPEWRITTEN 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.
25. THE OUTLET FOR THE EWC SHALL BE LOCATED OUTSIDE OF THE CABINET.
26. LOW VOLTAGE WIRING IN JOIST SPACE DOES NOT NEED TO BE IN CONDUIT. LOW VOLTAGE WIRING BELOW JOISTS SHALL BE IN EMT CONDUIT.



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