

space planning and architecture

MB DESIGN ASSOCIATES, INC.  
FLORIDA LICENSE # AA26000521

848 12th Street, Suite 100  
Lake Park, Florida 33403  
(561) 881-8252 FAX: (561) 881-8254  
email: tjmarais@aol.com

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

DATE:

WHERE AND IF APPLICABLE  
THE FOLLOWING CODES WERE USED IN  
THE DESIGN OF THIS PROJECT:  
2007 FLORIDA BUILDING CODE -  
(INCLUDING 2009 AMENDMENTS)  
EXISTING BUILDING, BUILDING, PLUMBING,  
FUEL GAS MECHANICAL AND TEST PROTOCOLS  
FOR HIGH VELOCITY HURRICANE ZONES  
2005 NATIONAL ELECTRICAL CODE  
NFPA 70  
2004 FLORIDA FIRE PREVENTION CODE  
(INCLUDING NFPA 1 AND 101 2003 EDITIONS)

PROJECT NAME/LOCATION:

RSM McGladrey  
555 Palm Beach Lakes Blvd.  
SUITE 700  
West Palm Beach, FL  
33401

I (WE) HAVE REVIEWED THESE  
DRAWINGS, UNDERSTAND THE  
WORK OUTLINED THEREON,  
AND HEREBY APPROVE SAME  
FOR CONSTRUCTION.

BY:

DATE:

THESE DRAWINGS ARE BASED ON EXISTING  
DRAWINGS WHEN AVAILABLE. FIELD INSPECTION OF  
AS BUILT CONDITIONS AND OTHER INFORMATION  
FROM THE BUILDING OWNER, MAINTENANCE  
DEPARTMENT AND AS NOTED. INFORMATION WAS  
GATHERED WITHOUT "DESTRUCTIVE INVESTIGATION"  
(CUTTING INTO EXISTING SURFACES TO REVEAL  
STRUCTURE, PIPING, DUCTWORK ETC).  
CONTRACTORS AND SUBCONTRACTORS ARE TO  
BASE ON INFORMATION SHOWN. SHOULD  
CONSTRUCTION REVEAL THAT EXISTING  
CONDITIONS ARE NOT AS ANTICIPATED OR AS  
SHOWN ON THESE DRAWINGS THE CONTRACTOR  
AND/OR SUBCONTRACTORS WILL NOTIFY THE  
OWNER/TENANT OF THE DIFFERENCE AND THE  
PRICE WILL BE ADJUSTED UP OR DOWN TO REFLECT  
THE DISCREPANCY.

JOB #: --

DATE: 05-17-2010

SCALE: AS SHOWN

DRAWN BY: XXX

ISSUED:

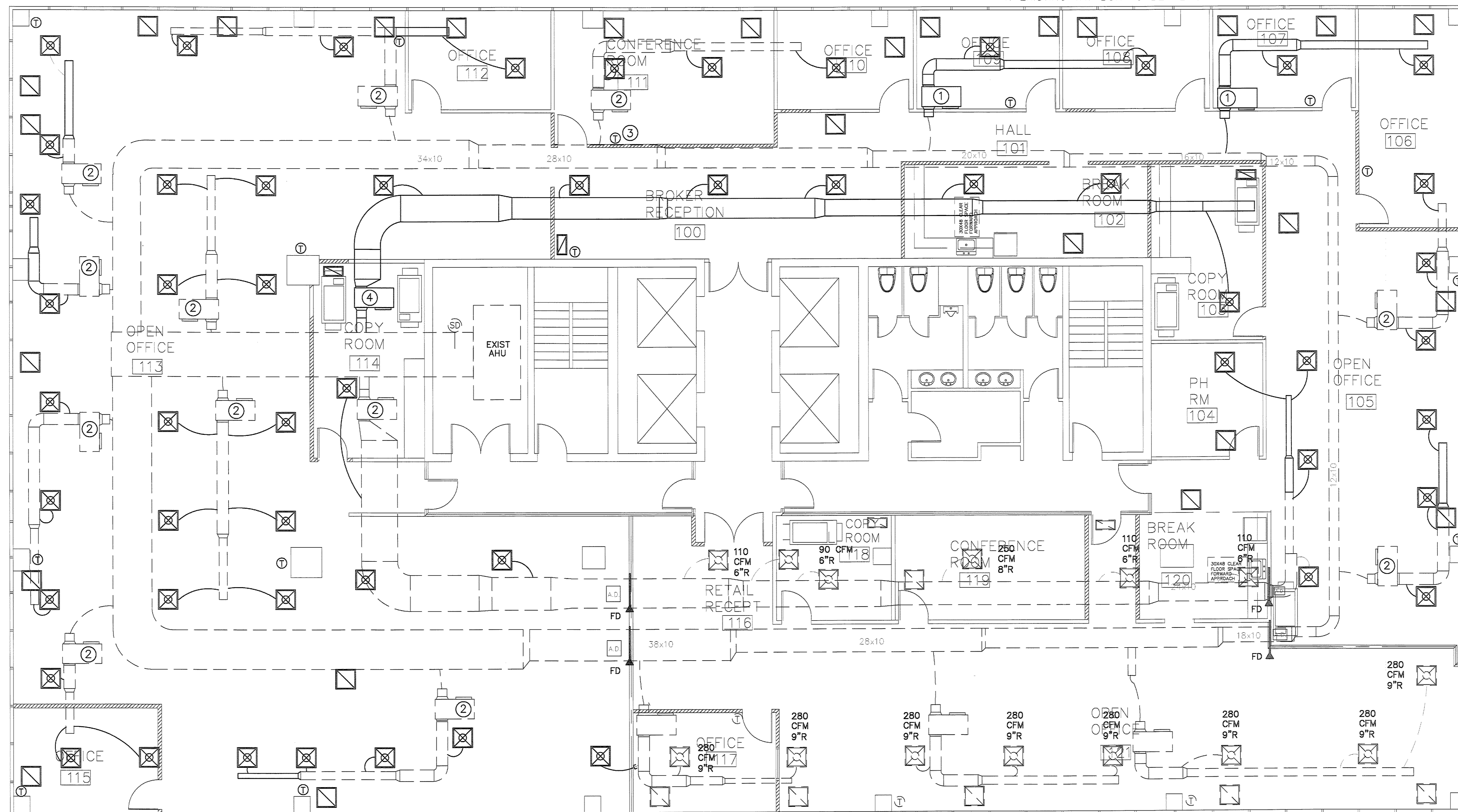
REVISIONS:

SHEET NO:

M-1

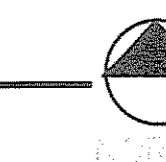
OF XX

- NOTES:  
1. EXISTING VAV BOX TO BE RELOCATED.  
2. EXISTING VAV BOX TO REMAIN.  
3. EXISTING T'STAT TO BE RELOCATED.  
4. EXISTING VAV BOX TO BE REMOVED.

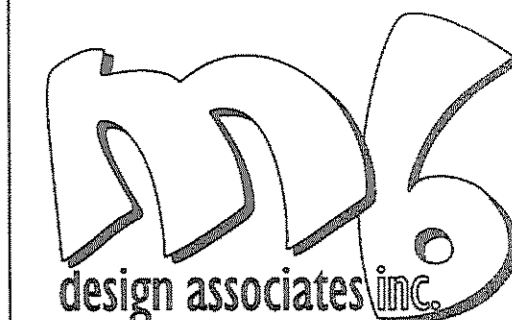


MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
---	DUCTWORK TO BE REMOVED
---	EXISTING DUCTWORK/PIPING TO REMAIN
---	NEW DUCTWORK
FD	NEW FIRE DAMPER
---	NEW FLEX DUCTWORK
T	THERMOSTAT
SD	DUCT SMOKE DETECTOR
⊗	NEW RETURN DIFFUSER
⊙	NEW SUPPLY DIFFUSER
⊙	CONNECT TO EXISTING AT THIS POINT

1 MECHANICAL FLOOR PLAN - DEMOLITION  
X-1 SCALE: 3/16" = 1'-0"



project CAINE ENGINEERING  
INCORPORATED  
RESPONSIVE ENGINEERING  
MECHANICAL ELECTRICAL PLUMBING/FIRE PROTECTION  
1948 EAST SUNRISE BLVD, SUITE #1  
FORT LAUDERDALE, FLORIDA 33304  
P. 954.757.8888 F. 954.757.8824  
www.projectcaine.com  
#P00000601, 04/09/07



space planning and architecture

MB DESIGN ASSOCIATES, INC.  
FLORIDA LICENSE #: AA26000521

848 12th Street, Suite 100  
Lake Park, Florida 33403  
(561) 881-8252 FAX: (561) 881-8254  
email: tjmarist@aol.com

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

DATE:

WHERE AND IF APPLICABLE  
THE FOLLOWING CODES WERE USED IN  
THE DESIGN OF THIS PROJECT:  
2007 FLORIDA BUILDING CODE -  
(INCLUDING 2009 AMENDMENTS)  
EXISTING BUILDING, BUILDING, PLUMBING,  
FUEL GAS, MECHANICAL AND TEST PROTOCOLS  
FOR HIGH VELOCITY HURRICANE ZONES  
2005 NATIONAL ELECTRICAL CODE  
NFPA 70  
2004 FLORIDA FIRE PREVENTION CODE  
(INCLUDING NFPA 1 AND 101 2003 EDITIONS)

PROJECT NAME/LOCATION:

RSM McGladrey  
555 Palm Beach Lakes Blvd.  
SUITE 700  
West Palm Beach, FL  
33401

I (WE) HAVE REVIEWED THESE  
DRAWINGS, UNDERSTAND THE  
WORK OUTLINED THEREON,  
AND HEREBY APPROVE SAME FOR  
CONSTRUCTION.

BY:

DATE:

THESE DRAWINGS ARE BASED ON EXISTING  
DRAWINGS WHEN AVAILABLE. FIELD INSPECTION OF  
AS BUILT CONDITIONS AND OTHER INFORMATION  
FROM THE BUILDING OWNER, MAINTENANCE  
DEPARTMENT AND AS NOTED. INFORMATION WAS  
GATHERED WITHOUT "DESTRUCTIVE INVESTIGATION"  
(CUTTING INTO EXISTING SURFACES TO REVEAL  
STRUCTURE, PIPING, DUCTWORK ETC).  
CONTRACTORS AND SUBCONTRACTORS ARE TO  
BASE BID ON INFORMATION SHOWN. SHOULD  
CONSTRUCTION REVEAL THAT EXISTING  
CONDITIONS ARE NOT AS ANTICIPATED OR AS  
SHOWN ON THESE DRAWINGS THE CONTRACTOR  
AND/OR SUBCONTRACTORS WILL NOTIFY THE  
OWNER/TENANT OF THE DIFFERENCE AND THE  
PRICE WILL BE ADJUSTED UP OR DOWN TO REFLECT  
THE DISCREPANCY.

JOB #: --

DATE: 05-17-2010

SCALE: AS SHOWN

DRAWN BY: XXX

ISSUED:

REVISIONS:

SHEET NO:

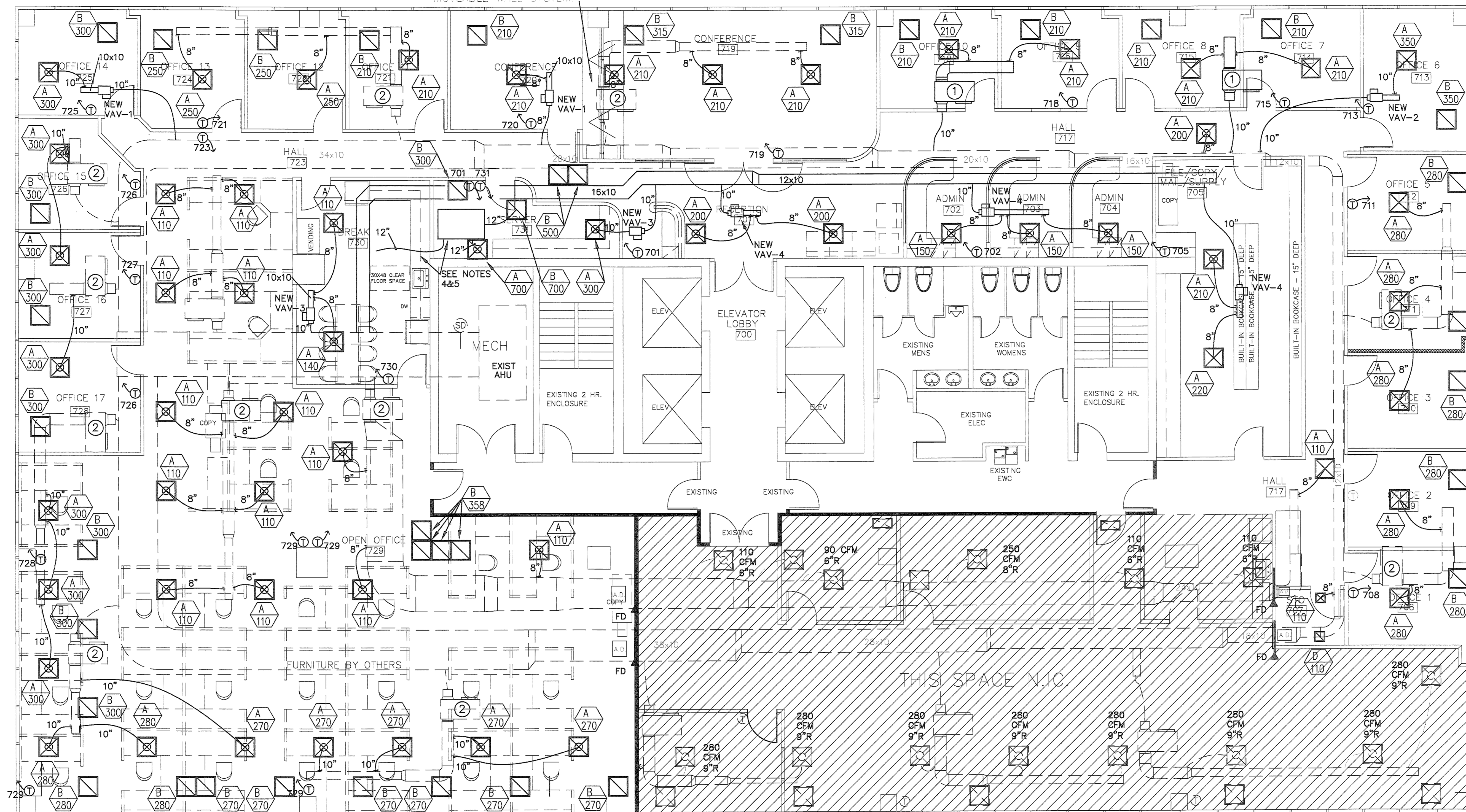
M-2

OF XX

RELOCATE EXISTING VAV  
BOX IF REQUIRED TO  
COORDINATE WITH NEW  
MOVEABLE WALL SYSTEM.

NOTES:

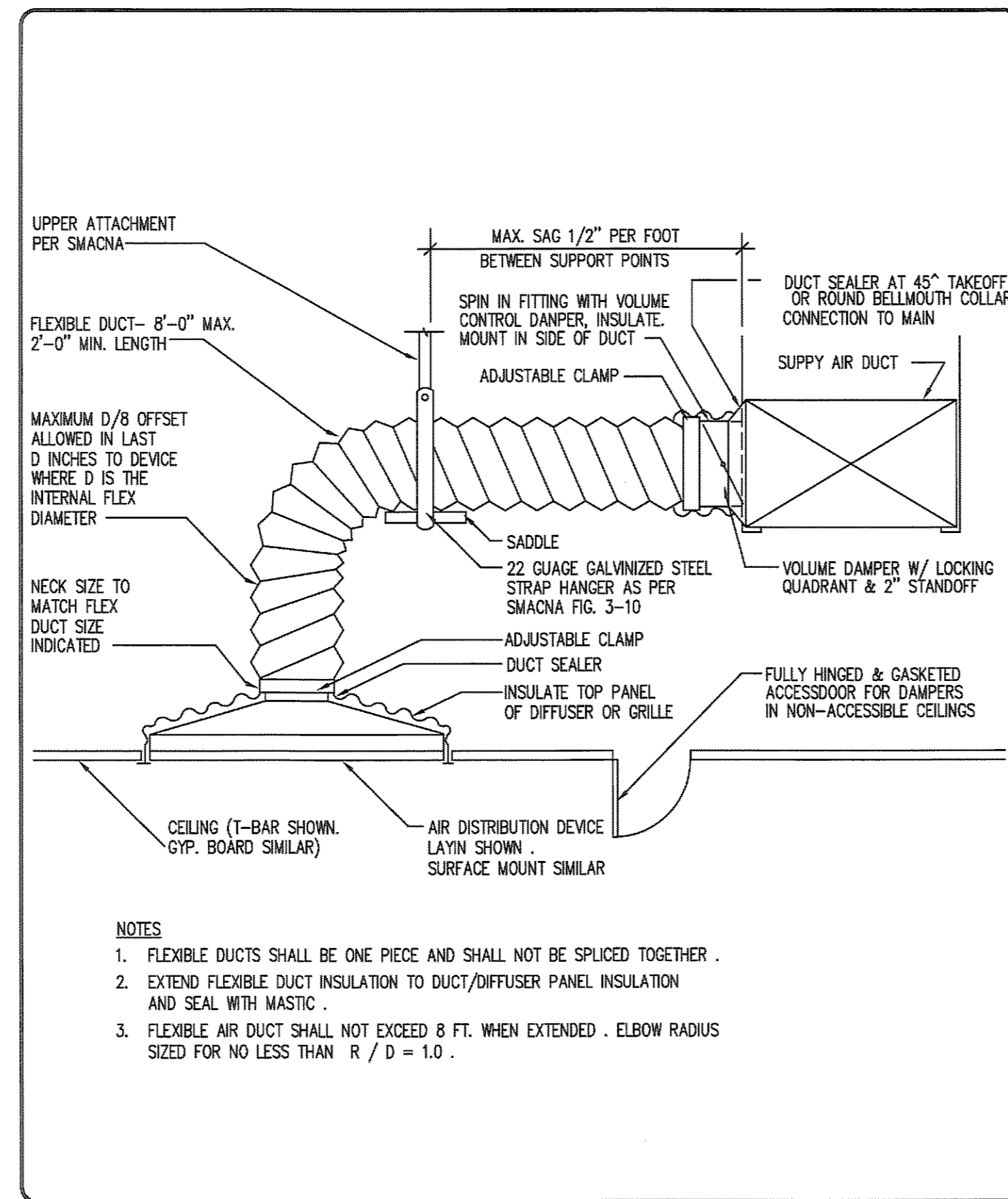
- EXISTING VAV BOX RELOCATED.
- EXISTING VAV BOX TO REMAIN.
- EXISTING T'STAT TO BE RELOCATED.
- TERMINATE 12" CONDENSER EXHAUST IN  
PLENUM SPACE AS SHOWN.
- PROVIDE MOVINCOOL CM 25 SPOT COOLER  
ABOVE CEILING WITH EXHAUST AIR FLANGE R410.



MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	DUCTWORK TO BE REMOVED
	EXISTING DUCTWORK/PIPING TO REMAIN
	NEW DUCTWORK
	NEW FIRE DAMPER
	NEW FLEX DUCTWORK
	THERMOSTAT
	DUCT SMOKE DETECTOR
	NEW RETURN DIFFUSER
	NEW SUPPLY DIFFUSER
	CONNECT TO EXISTING AT THIS POINT

1 MECHANICAL FLOOR PLAN - NEW WORK  
X-1 SCALE: 3/16" = 1'-0"

project Caine ENGINEERING  
INCORPORATED  
RESPONSIVE ENGINEERING  
MECHANICAL ELECTRICAL PLUMBING/FIRE PROTECTION  
1948 EAST SUNRISE BLVD, SUITE #1  
FORT LAUDERDALE, FLORIDA 33304  
P. 204.757.6888 F. 354.757.8824  
www.projectcaine.com  
#100000001\_04/2007



**FLEXIBLE DUCT CONNECTION DETAIL**

NOT TO SCALE

**AIR TERMINAL SCHEDULE**

TYPE	SERVICE	CFM RANGE		SIZE	NECK	MANUFACTURER/MODEL
		MIN	MAX			
A	SUPPLY	0	250	24x24	8"	TITUS PAS
		251	320	24x24	10"	TITUS PAS
		321	400	24x24	12"	TITUS PAS
		401	500	24x24	14"	TITUS PAS
		501	630	24x24	16"	TITUS PAS
B	RETURN/EXHAUST	0	150	24x24	8"	TITUS 50F
		151	225	24x24	10"	TITUS 50F
		226	400	24x24	12"	TITUS 50F
		401	600	24x24	14"	TITUS 50F
		601	710	24x24	16"	TITUS 50F
		711	1000	24x24	18"	TITUS 50F
C	SUPPLY	0	240	12x12	8"	TITUS PAS
		221	330	12x12	10"	TITUS PAS
D	RETURN/EXHAUST	0	150	12"x12"	6x6	TITUS 50F
		151	265	12"x12"	10x8	TITUS 50F
		266	400	24"x12"	12"x8"	TITUS 50F
E	SIDEWALL SUPPLY	0	150	6x6	6x6	TITUS 1700
		151	300	8x8	8x8	TITUS 1700
		301	500	10x12	10x12	TITUS 1700
		501	800	16x12	16x12	TITUS 1700
		801	1350	20x16	20x16	TITUS 1700
		1351	1550	24x16	24x16	TITUS 1700
		1551	1900	24x20	24x20	TITUS 1700
		1901	2200	24x24	24x24	TITUS 1700
		2201	2500	30x24	30x24	TITUS 1700
		F	SIDEWALL RETURN/EXHAUST	0	150	6x6
151	300			8x8	8x8	TITUS 1700
301	500			12x10	12x10	TITUS 1700
501	800			16x12	16x12	TITUS 1700
801	1350			30x12	30x12	TITUS 1700
1351	1550			32x12	32x12	TITUS 1700
1551	1900			40x12	40x12	TITUS 1700
1901	2200			36x16	36x16	TITUS 1700

- SEE DETAIL SHEET(S) FOR ADDITIONAL INFORMATION
- PROVIDE ALL UNITS WITH OPPOSED BLADE DAMPERS
- DIFFUSER RUNOUT SIZE SHALL BE DIFFUSER NECK SIZE, UNLESS OTHERWISE NOTED ON PLANS
- ALL SUPPLY AIR DIFFUSER AIR THROW PATTERNS ARE 4-WAY UNLESS OTHERWISE INDICATED ON MECHANICAL PLANS
- PROVIDE SURFACE MOUNT HARDWARE IN ALL INACCESSIBLE CEILING SYSTEMS
- PROVIDE LAY-IN MOUNT HARDWARE IN ALL SUSPENDED CEILING SYSTEMS
- PROVIDE FULL LENGTH PLENUM FOR SIDEWALL AND LINEAR SLOTS
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATIONS OF DIFFUSERS
- PROVIDE SELECTION BASED ON A MAXIMUM RADIATED NOISE OF NC-30

**VARIABLE AIR VOLUME BOX SCHEDULE**

UNIT NO.	MFG.	MODEL NO.	MIN CFM	MAX CFM	VEL MAX	KW HEAT	MAX AIR PD	ACCESSORIES
VAV-1	WARREN	STE05L	200	350	330	3KW 27/1/1	.15	1,2,3
VAV-2	WARREN	STE06L	350	600	330	3KW 27/1/1	.15	1,2,3
VAV-3	WARREN	STN05L	200	350	330	NOTE 6	.15	1,2,3
VAV-4	WARREN	STN06L	350	600	330	NOTE 6	.15	1,2,3

- NOTES:
- HUMIDITY/ TEMPERATURE THERMOSTAT.
  - MATCH CONTROLLER TO EXISTING BUILDING MANAGEMENT SYSTEM.
  - PROVIDE AND INSTALL DUCT CONNECTIONS REQUIRED FOR TIE-IN TO EXISTING DUCTS.
  - N/C RATING OF BOX SHALL BE LESS THAN 50.
  - FOR MANUFACTURERS OTHER THAN BASIS OF DESIGN, ADJUST INLET SIZE TO ACHIEVE SIMILAR PRESSURE DROP AND ACOUSTIC PERFORMANCE.
  - PROVIDE 120 TO 24 VOLTS TRANSFORMER TO POWER VAV BOX

**VENTILATION 62-2001 CONFORMANCE (2007 FBC MECHANICAL TABLE 403.3)**

UNIT NO.	NO. OF PEOPLE	OUTSIDE AIR RATE (CFM/PERSON)	MINIMUM REQUIRED OUTSIDE AIR (CFM)	SUPPLIED OUTSIDE AIR (CFM)	EXCESS OUTSIDE AIR (CFM)	REMARKS
EXIST AHU-1	55	20	1100	1500	0	
TOTAL			1500 CFM			

- A. ALL DUCTWORK SHALL BE KEPT SEALED TO PREVENT CONTAMINATION BY DUST OR OTHER DEBRIS DURING CONSTRUCTION. SEAL THE END OF DUCTWORK WITH PLASTIC SHEETING AND DUCT TAPE. PROTECT ALL DUCTWORK STORED ON-SITE PRIOR TO FABRICATION AND INSTALLATION IN A SIMILAR FASHION.
- B. ALL EQUIPMENT SHALL BE SUPPLIED AND INSTALLED WITH PROVISIONS FOR IN-PLACE CLEANING AND MAINTENANCE TASKS IN ACCORDANCE WITH THE REQUIREMENTS OF ASHRAE STANDARD 62-89R.
- C. CHANGE IN SPACE USE, CONTAMINANTS, OR OPERATION MAY REQUIRE A RE-EVALUATION OF THE DESIGN AND IMPLEMENTATION OF NEEDED CHANGES.
- OFFICE: 7859 SF / 7 PEOPLE/ 1000 SF = 55 PEOPLEX 20 CFM/PERSON = 1,100 CFM O/A

**TEST & BALANCE NOTES**

1. PRECONSTRUCTION:  
PRIOR TO COMMENCEMENT OF ANY HVAC WORK AN INDEPENDENT AABC OR NEBB CERTIFIED T&B CONTRACTOR SHALL MEASURE AND DOCUMENT, IN A TYPED REPORT THE AIRFLOW QUANTITIES PROVIDED OR EXHAUSTED BY ALL EXISTING EQUIPMENT AND DUCTS TO REMAIN THAT SERVE OR ARE SERVED FROM THE RENOVATED AREA. SUBMIT DATA TO ENGINEER FOR REVIEW.
- THE FOLLOWING INFORMATION IS REQUIRED:  
 - AIR FLOW OF ALL AIR DEVICES IN RENOVATED AREA(S).  
 - AIR FLOW (TRAVERSE) AT MAINS AND BRANCH DUCTS SERVING THE RENOVATED AREA(S).  
 - AIR FLOW AT UNITS (TRAVERSE) AT MAINS AND BRANCH DUCTS SERVING THE RENOVATED AREA(S).  
 - SUCTION AND DISCHARGE STATIC AT UNITS SERVING THE RENOVATED AREA(S).  
 - MEASURED FAN RPM, MOTOR AMPERAGE FOR ALL UNITS SERVING THE RENOVATED AREA(S).  
 - PROVIDE EXISTING UNIT AND MOTOR NAME PLATE DATE.  
 - CHILLED WATER SUPPLY AND RETURN TEMPERATURES AT COIL.
2. FINAL CONSTRUCTION:  
UPON COMPLETION OF THE HVAC RENOVATION WORK, THE SAME CONTRACTOR SHALL REBALANCE THE NEW AND EXISTING EQUIPMENT AND DUCTS TO PROVIDE INDICATED AIR QUANTITIES TO THE RENOVATED SPACE. ANY ADDITION OF DAMPERS, ADJUSTMENTS, (FAN SPEED, CHANGE OUT OF PULLEYS, ETC.) REQUIRED FOR THIS SHALL BE INCLUDED IN THIS CONTRACTORS PROPOSAL.
3. FINAL REPORT:  
SUBMIT FINAL TEST AND BALANCE REPORT TO ENGINEER FOR REVIEW AND ACCEPTANCE. ONE WEEK PRIOR TO FINAL AHCA INSPECTION FOR EACH PHASE.
3. SCOPE OF WORK:  
T&B CONTRACTOR SHALL T&B THE ENTIRE FLOOR TO MAKE SURE THE BALANCE TO THE REMAINING AREAS WILL REMAIN UNEFFECTED BY THE CONSTRUCTION.

**INFECTION CONTROL MEASURES**

- THE CONTRACTOR SHALL ENDEAVOR TO MAINTAIN EXISTING LEVELS OF INDOOR AIR QUALITY IN AREAS SURROUNDING AND ADJACENT TO THE CONSTRUCTION WORK ZONE, AND ELSEWHERE IN THE FACILITY. THE CONTRACTOR SHOULD ERECT OF CONSTRUCTION ZONE BARRIERS AND PROVIDE NEGATIVE AIR PRESSURE IN THE CONSTRUCTION ZONE RELATIVE TO OTHER AREAS OF THE FACILITY.
- THE CONTRACTOR AT A MINIMUM SHALL PROVIDE 500 CFM SCRUBBER WITH HEPA FILTER TO CONDITION AIR IN THE CONSTRUCTION SITE. PROVIDE ONE SCRUBBER FOR EVERY 4000 SF. EXISTING HVAC SYSTEMS AND COMPONENTS SHALL NOT BE USED FOR THIS FUNCTION.
- VERIFY ALL EXISTING DUCTWORK WHICH PASSES THROUGH THE CONSTRUCTION ZONE, AND IS TO REMAIN, IS SEALED AND PROTECTED DURING THE CONSTRUCTION DURATION.
- COORDINATE IN ADVANCE ANY REQUIRED EQUIPMENT SHUTDOWN WITH THE OWNER, AND VERIFY BEFORE SHUTDOWN THAT EXISTING OR DESIRED AIR PRESSURE RELATIONSHIPS WILL NOT BE ADVERSALY AFFECTED.



**space planning and architecture**

MB DESIGN ASSOCIATES, INC.  
FLORIDA LICENSE #: AA26000521

848 12th Street, Suite 100  
Lake Park, Florida 33403  
(561) 881-8252 FAX: (561) 881-8254  
email: tjmarais@aol.com

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

DATE: \_\_\_\_\_

WHERE AND IF APPLICABLE THE FOLLOWING CODES WERE USED IN THE DESIGN OF THIS PROJECT:  
 2007 FLORIDA BUILDING CODE - (INCLUDING 2009 AMENDMENTS)  
 EXISTING BUILDING BUILDING PLUMBING, FUEL GAS, MECHANICAL AND TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES  
 2005 NATIONAL ELECTRICAL CODE (NFPA 70)  
 2004 FLORIDA FIRE PREVENTION CODE (INCLUDING NFPA 1 AND 101 2003 EDITIONS)

**PROJECT NAME/LOCATION:**

RSM McGladrey  
555 Palm Beach Lakes Blvd.  
SUITE 700  
West Palm Beach, FL  
33401

I (WE) HAVE REVIEWED THESE DRAWINGS, UNDERSTAND THE WORK OUTLINED THEREON, AND HEREBY APPROVE SAME FOR CONSTRUCTION.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

THESE DRAWINGS ARE BASED ON EXISTING DRAWINGS WHEN AVAILABLE. FIELD INSPECTION OF AS BUILT CONDITIONS AND OTHER INFORMATION FROM THE BUILDING OWNER, MAINTENANCE DEPARTMENT AND AS NOTED. INFORMATION WAS GATHERED WITHOUT "DESTRUCTIVE INVESTIGATION" (CUTTING INTO EXISTING SURFACES TO REVEAL STRUCTURE, PIPING, DUCTWORK ETC). CONTRACTORS AND SUBCONTRACTORS ARE TO BASE BIDS ON INFORMATION SHOWN. SHOULD CONSTRUCTION REVEAL THAT EXISTING CONDITIONS ARE NOT AS ANTICIPATED OR AS SHOWN ON THESE DRAWINGS THE CONTRACTOR AND/OR SUBCONTRACTORS WILL NOTIFY THE OWNER/TENANT OF THE DIFFERENCE AND THE PRICE WILL BE ADJUSTED UP OR DOWN TO REFLECT THE DISCREPANCY.

JOB #: --

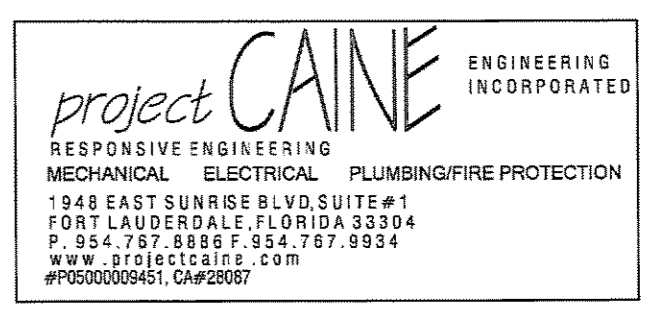
DATE: 05-17-2010

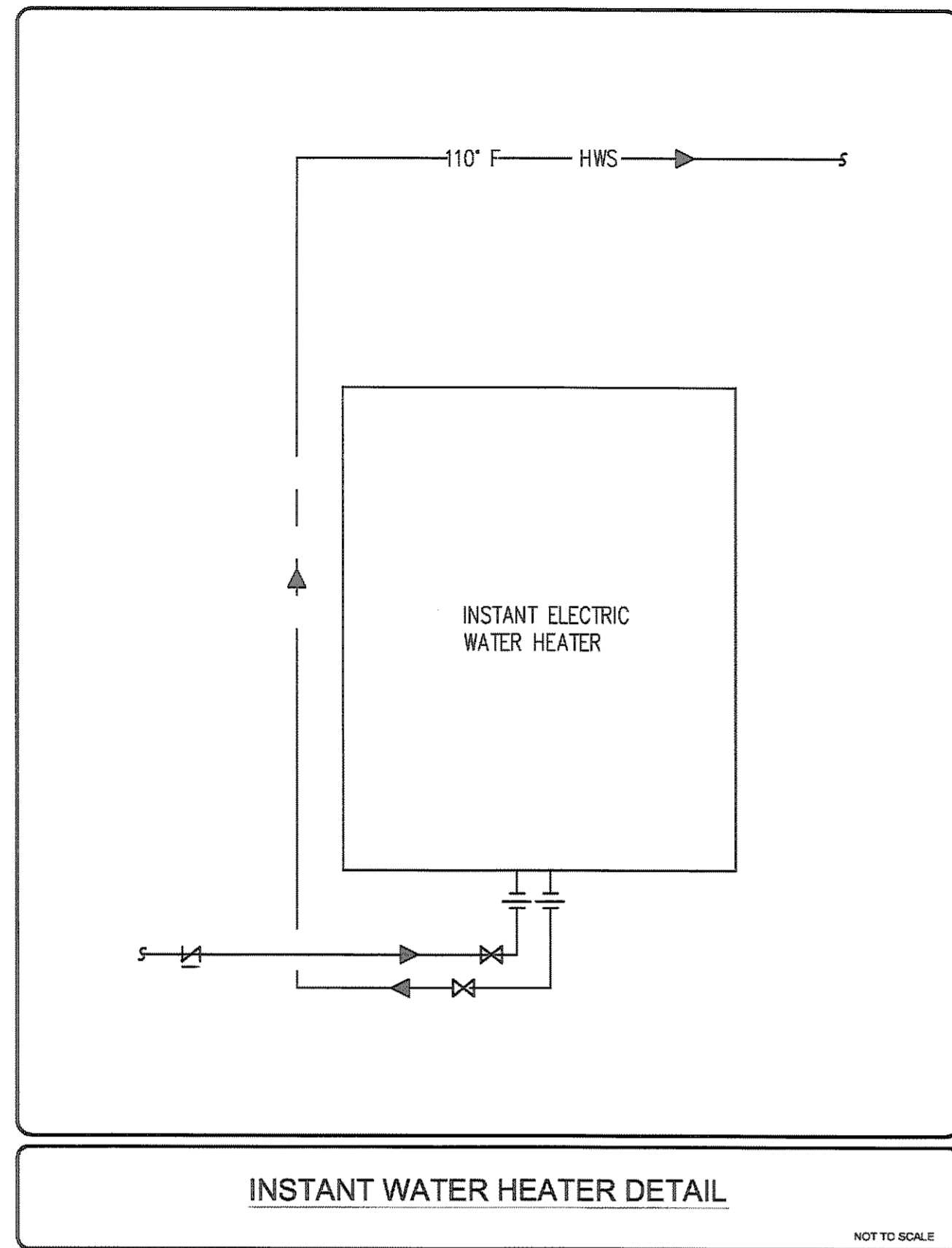
SCALE: AS SHOWN

DRAWN BY: XXX

ISSUED:	REVISIONS:

SHEET NO:  
**M-3**  
OF XX



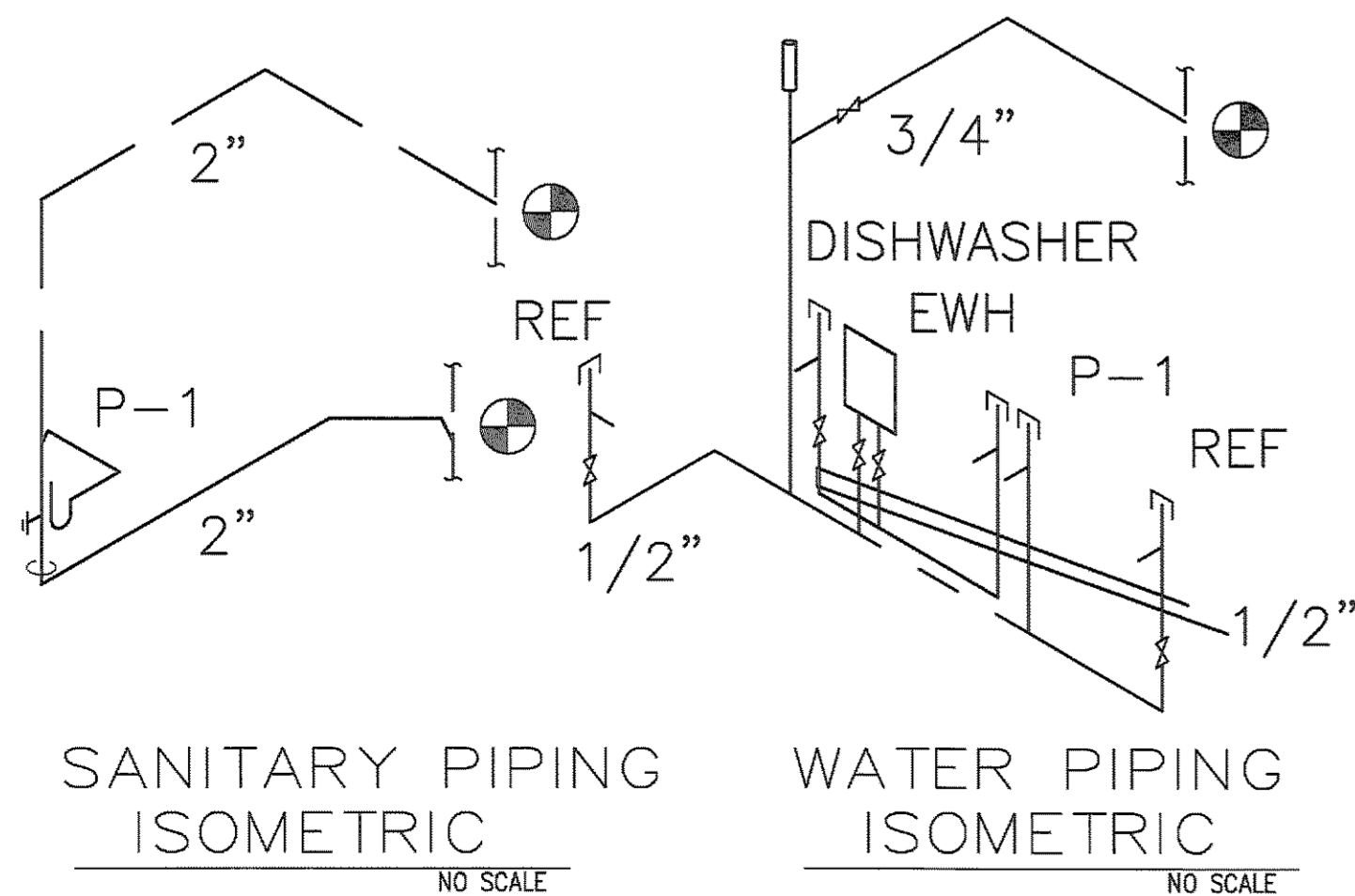


PLUMBING FIXTURE SCHEDULE		
FIXTURE	MODEL #	ACCESSORIES
P-1 SINK SINGLE COMP.	JUST #SL-ADA-1921-A-GR	JUST #J-1174-KS FAUCET, #J-ADA-35 DRAIN SYSTEM, MC QUIRE #158WC SUPPLYS, #B8912 1 1/2" TRAP, PROMWRAP FOR SANITARY AND WATER PIPING PROVIDE WATTS #MMV-MI ASSE 1070 THERMOSTATIC MIXING VALVE BELOW FIXTURE.

FIXTURE	WATER PIPE SIZE	NOMINAL TRAP SIZE	MAXIMUM FLOW RATES
KITCHEN SINK	1/2"	1 1/2"	.5 GPM

ALL PLUMBING FIXTURES AND APPLIANCES SHALL COMPLY WITH THE 03-07-08 DADE COUNTY WATER USE EFFICIENCY STANDARDS ORDINANCE 08-14 AND TABLE 604.4-FBC PLUMBING. DISHWASHER - 6.5 GALLONS PER CYCLE, WASHING MACHINE - WATER FACTOR OF 8 OR LOWER (ENERGY STAR CERTIFIED)

WATER HEATER SCHEDULE				
MARK	GAL. CAP	HEATING CAP	CONTROL	TEMP. MANUFACTURER & MODEL
EWB	-	3.6 KW	120/1, 3.6K 30 AMP BKR	110° F CHRONOMITE SR-30L

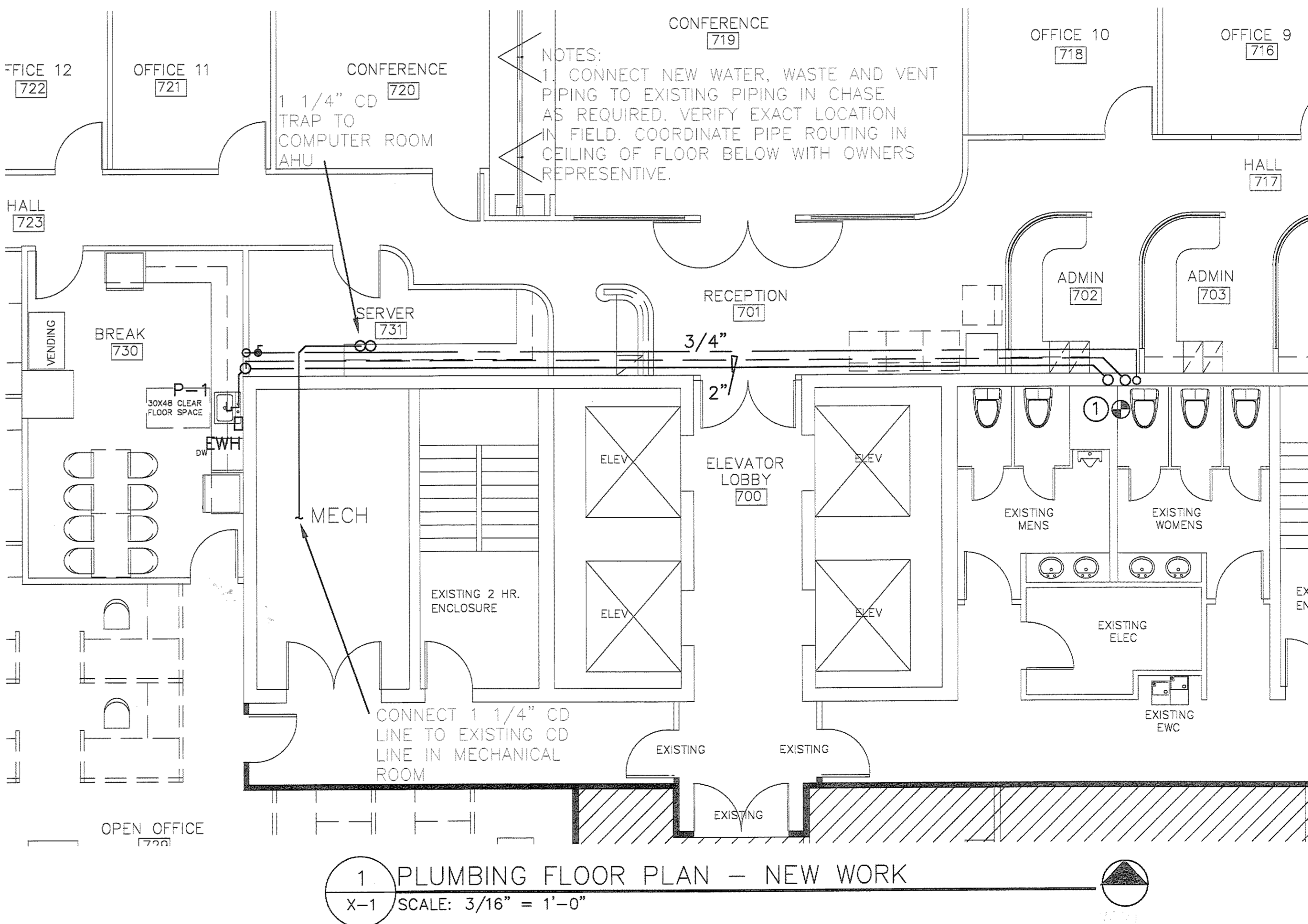
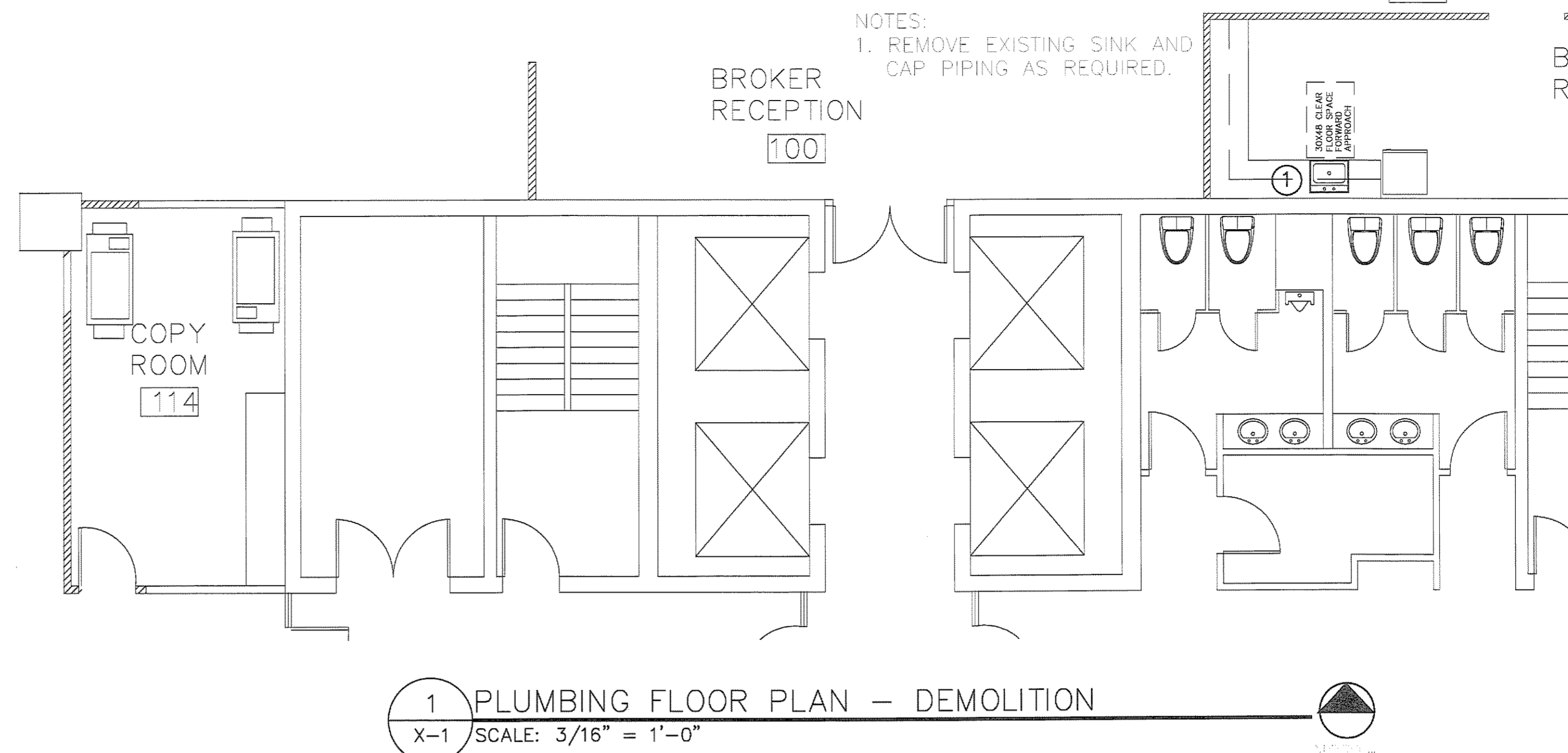


**PLUMBING NOTES:**

1. A. All work shall be performed in accordance with the Florida Building Code 2007 Edition with 2009 supplements.
- B. Drawings: Refer to all drawings for coordination of the plumbing work.
- C. Arrange and pay for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
- D. Guarantee: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for a minimum of one year for material and labor.
- E. All horizontal sanitary piping shall slope at 1/8 inch per foot minimum for 3" and larger and at 1/4" slope for 2" pipes and smaller.
2. Shop drawings: Contractor shall submit for approval all specified items. No work shall proceed without the approval of these submittals.
3. Plumbing fixtures: Fixtures shall be complete with drains, traps, supplies and any other accessory required.
4. Materials:
  - A. Piping:
    - a. Soil, waste and vent: Service weight Cast Iron piping.
    - b. Domestic water: Copper pipe, Type L with sweat wrought copper fittings. Isolate piping from concrete with insulating material.
    - c. Condensate drain: Copper pipe, Type "L" with sweat wrought copper fittings.
    - d. Domestic water supply assembly: Chrome finish tubing with angle shut off valves.
    - e. Insulation: Insulate all hot water lines with 1" thick fiberglass insulation, with self sealing jacket. Insulate condensate piping with 1/2" elastomeric insulation.
5. All water heaters shall meet the standards of the latest energy efficiency code.
6. Piping testing and cleaning:
  - A. Test: All sanitary and domestic water supply piping shall be tested for leaks before piping is conceded or connected to equipment and plumbing fixtures.
  - B. Disinfection: All domestic water piping shall be disinfected by introducing a solution of calcium hypochlorite of 50 parts per million of chlorine and as per AWWA Standards.
7. Valves: Domestic water valves shall be of bronze body, sweat ends.
8. All exterior clean outs shall be terminated up to grade and shall be marked.
9. Contractor shall coordinate exact location of sanitary, and domestic water piping before starting any work. Notify Architect/Engineer of any deviations from design drawings.
10. Contractor shall cut and patch to match existing concrete floor to match existing as required for new work.

**PLUMBING SYMBOL LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING PIPING TO REMAIN
-X-X-X-	PIPING TO BE REMOVED
-S-	SANITARY LINE
-V-	VENT LINE
-CD-	CONDENSATE LINE
---	COLD WATER LINE
---	HOT WATER LINE
---	HOT WATER RECIRC LINE
FCO	FLUSH CLEAN OUT
FD	FLOOR DRAIN
CO	CLEAN OUT
VTR	VENT THRU ROOF
CW	COLD WATER LINE
HW	HOT WATER LINE
HWR	HOT WATER RECIRC LINE
SW	STORM WATER LINE
OD	OVERFLOW DRAIN LINE
S	SANITARY LINE
⊕	CONNECT NEW TO EXISTING



**MB DESIGN ASSOCIATES, INC.**  
 FLORIDA LICENSE #: AA26000521  
 848 12th Street, Suite 100  
 Lake Park, Florida 33403  
 (561) 881-8252 FAX: (561) 881-8254  
 email: tjmarais@aol.com

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

DATE:

WHERE AND IF APPLICABLE, THE FOLLOWING CODES WERE USED IN THE DESIGN OF THIS PROJECT:  
 2007 FLORIDA BUILDING CODE - (INCLUDING 2009 AMENDMENTS)  
 EXISTING BUILDING, BUILDING, PLUMBING, FUEL GAS, MECHANICAL, AND TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES  
 2005 NATIONAL ELECTRICAL CODE (NFPA 70)  
 2004 FLORIDA FIRE PREVENTION CODE (INCLUDING NFPA 1 AND 101 2003 EDITIONS)

**PROJECT NAME/LOCATION:**  
 RSM McGladrey  
 555 Palm Beach Lakes Blvd.  
 SUITE 700  
 West Palm Beach, FL 33401

I (WE) HAVE REVIEWED THESE DRAWINGS, UNDERSTAND THE WORK OUTLINED THEREON, AND HEREBY APPROVE SAME FOR CONSTRUCTION.

BY:

DATE:

THESE DRAWINGS ARE BASED ON EXISTING DRAWINGS WHEN AVAILABLE, FIELD INSPECTION OF AS BUILT CONDITIONS AND OTHER INFORMATION FROM THE BUILDING OWNER, MAINTENANCE DEPARTMENT AND AS NOTED. INFORMATION WAS GATHERED WITHOUT "DESTRUCTIVE INVESTIGATION" (CUTTING INTO EXISTING SURFACES TO REVEAL STRUCTURE, PIPING, DUCTWORK ETC). CONTRACTORS AND SUBCONTRACTORS ARE TO BASE BIDS ON INFORMATION SHOWN. SHOULD CONSTRUCTION REVEAL THAT EXISTING CONDITIONS ARE NOT AS ANTICIPATED OR AS SHOWN ON THESE DRAWINGS THE CONTRACTOR AND/OR SUBCONTRACTORS WILL NOTIFY THE OWNER/TENANT OF THE DIFFERENCE AND THE PRICE WILL BE ADJUSTED UP OR DOWN TO REFLECT THE DISCREPANCY.

JOB #: --  
 DATE: 05-17-2010  
 SCALE: AS SHOWN  
 DRAWN BY: XXX

ISSUED:	REVISIONS:

SHEET NO:  
**P-1**  
 OF XX

