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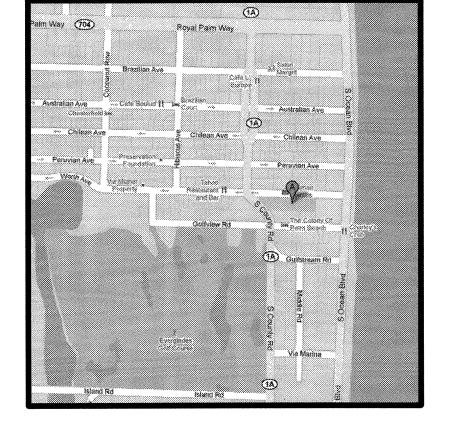
3 EXISTING STOREFRONT ELEVATION AO Scale: 3/8" = 1'-0" SCOPE OF WORK:

1. TENANT IMPROVEMENT

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

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

SHEET	DRAWING TITLE	
AO	SITE PLAN	
A1	FLOOR PLAN	





STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

SELECTIVE MODIFICATIONS TO

150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

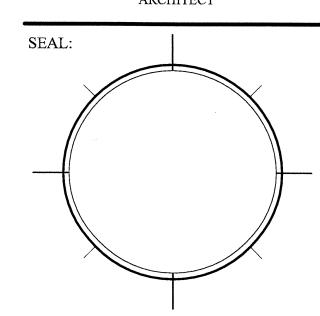
TITLE

SITE PLAN

DRAWING INFO	
DATE	1-29-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

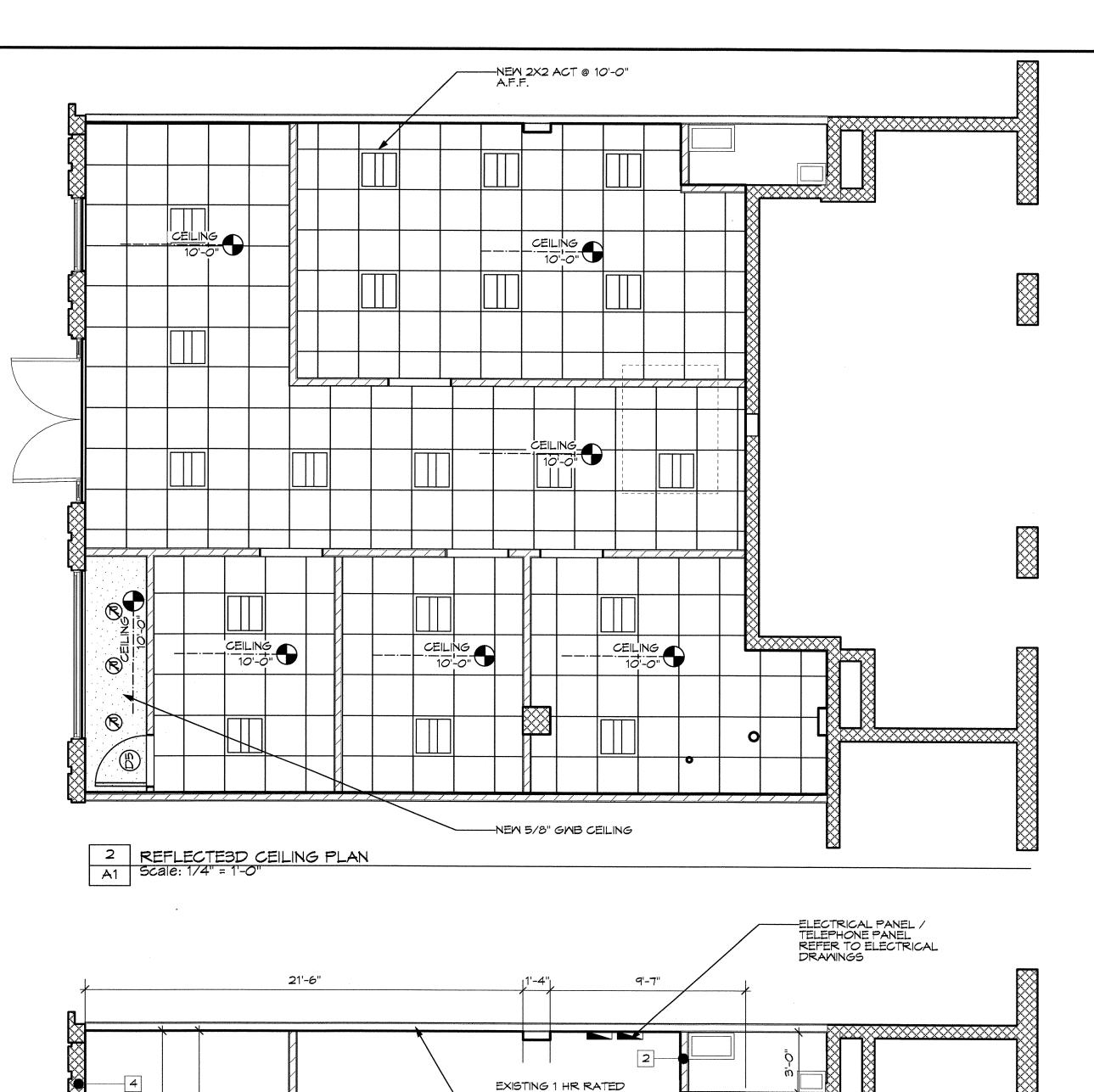
REVIS	IONS AND I	SSUE
NO.	DATE	ISSUE NOTE
NO.	DATE	REVISION NOTE

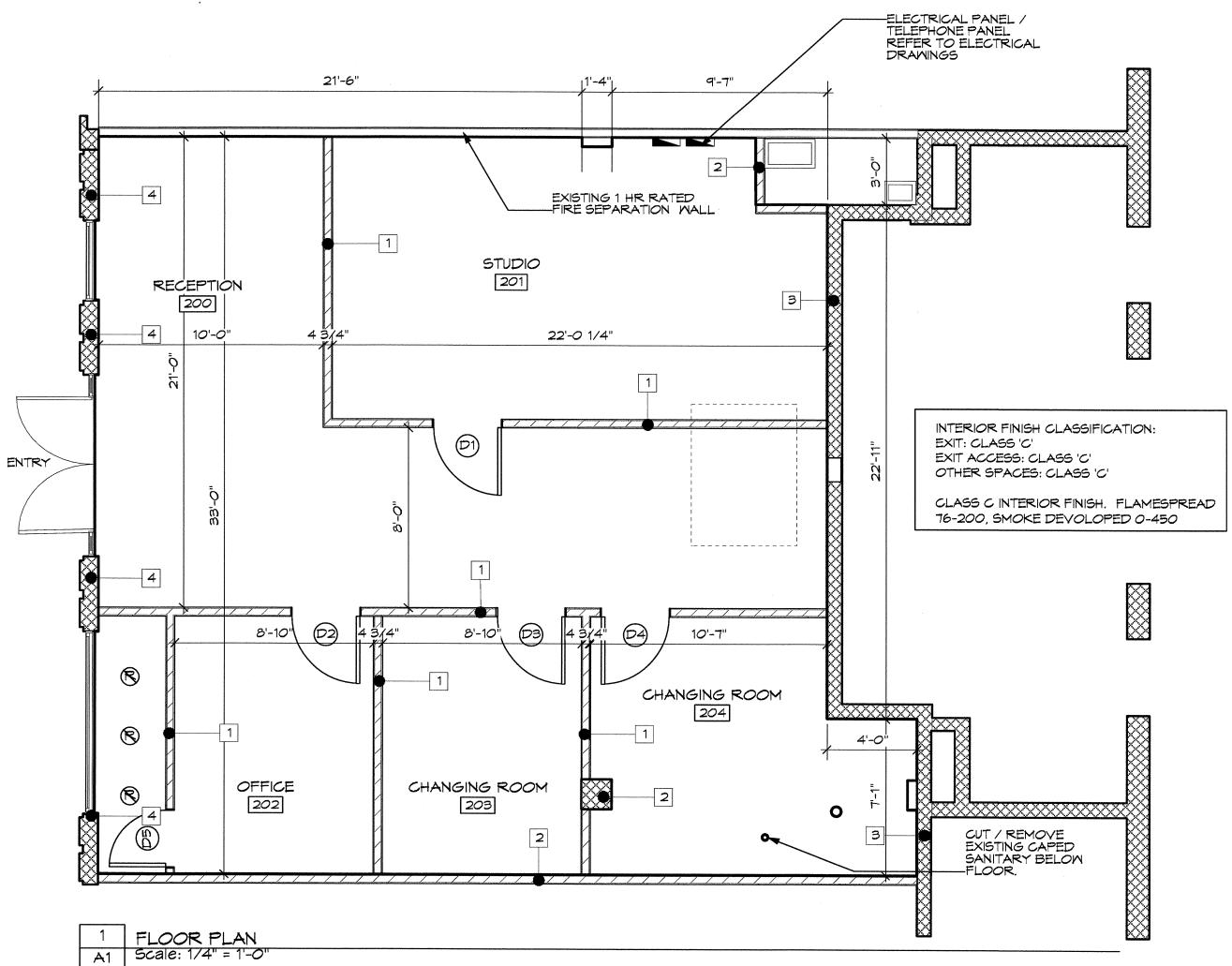
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERITY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT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



SHEET

A0

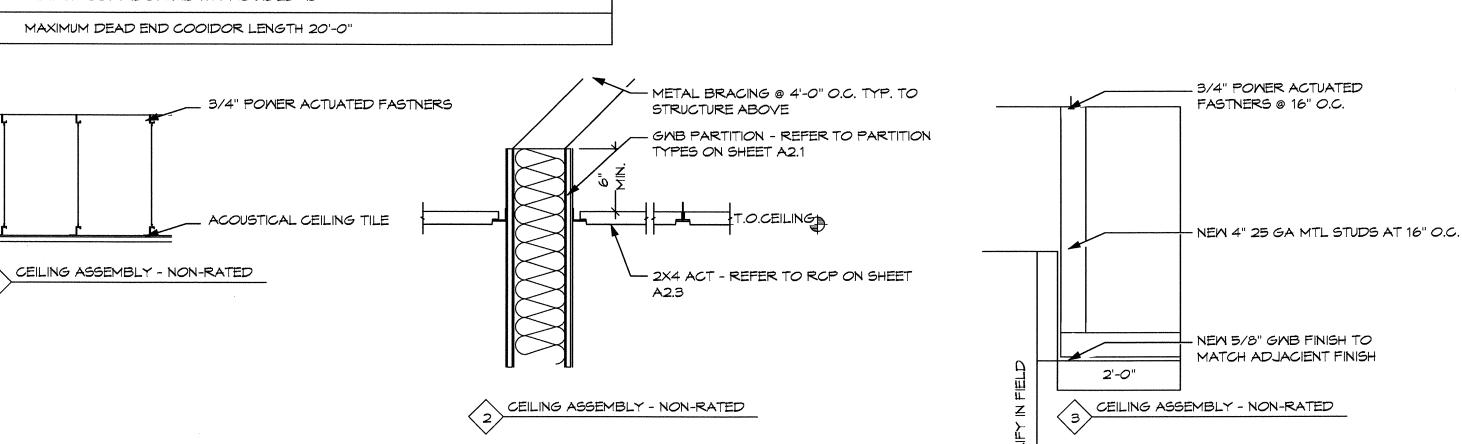




NOTE: TENANT SHALL SUBMIT SIGNAGE SEPERATELY FOR LANDLORD TO REVIEW FOR APPROVAL

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

	3 - SPRINKLERED	
. OCCUPANCY CLASSIFIC	EATION	
GROUP M - MERCANTI	LE	
GROUND FLOOR		
MERCANTILE	= 1089 S.F.	
TOTAL = OCCUPANT	LOAD = 19 PERSONS	
EGRESS WIDTH PER PE	VEL DISTANCE TO EXIT: 300 PRICE TO EXIT: 300 PRICE TO EXIT BIDTH REQ.	FT SPRINKLED.
	1 DOUBLE 36" DOOR	= 72"
	TOTAL:	= 72"



ARCHITECTURAL GENERAL NOTES:

OVER SCALED DIMENSIONS.

CONSTRUCTION.

CONTRACTORS.

1. THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, AND OMISSIONS IN THE DESCRIPTION DOES NOT RELIEVE THE G.C. OF DELIVERING A

2. THE G.C. SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL REPORT TO THE DESIGNER ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE G.C. SHALL DO NO WORK WITHOUT DRAWINGS, SPECIFICATIONS OR MODIFICATIONS.

3. ANY ITEM NECESSARY FOR THE PROPER COMPLETION OF THE WORK UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS, SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE TO THE TRADE.

4. THE G.C. SHALL MAINTAIN A COMPLETE SET OF UP-TO-DATE DRAWINGS, INCLUDING SHOP DRAWINGS, ON THE JOB SITE AT ALL TIMES.

5. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE

6. WHERE TWO METALS ADJOIN OR ARE AFFIXED TO EACH OTHER, THE G.C. SHALL PROVIDE THE NECESSARY INSULATING MATERIAL SO THAT NO VIBRATION OR NOISE IS TRANSMITTED BETWEEN THEM.

7. THE SPACE AROUND PIPES, DUCTS, ETC. AND PENETRATING RATED WALLS SHALL NOT EXCEED 1" AND SHALL BE PACKED SOLID WITH MINERAL WOOL, OR EQUAL, AND TO BE CLOSED OFF BY CLOSE FITTING METAL ESCUTCHEONS ON BOTH SIDES AS REQUIRED BY LOCAL CODE. 8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH LOCAL CODES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION.

9. THE G.C. SHALL BE RESPONSIBLE FOR PATCHING, REFINISHING, OR

10. THE G.C. SHALL REVIEW ALL SPECIFIED PRODUCTS AND BE RESPONSIBLE FOR DETERMINING AVAILABILITY. NO SUBSTITUTIONS OR ALLOWANCES WILL BE MADE FOR FAILURE TO ORDER ITEMS TO COORDINATE WITH THE PROJECT SCHEDULE. ITEMS WHICH REQUIRE A LEAD TIME INCOMPATIBLE WITH THE PROJECT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN ORDER THAT PROPER ADJUSTMENTS CAN BE MADE.

11. THE G.C. IS TO PROVIDE EVERYTHING NECESSARY FOR THE COMPLETION OF THE WORK AS SHOWN IN ALL DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS "BY OTHERS" OR "N.I.C.". THE G.C. SHALL COORDINATE HIS WORK WITH THE VARIOUS "BY OTHERS" OR "N.I.C."

12. THE G.C. SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

13. THE G.C. SHALL BE RESPONSIBLE AND PAY FOR CONTROLLED INSPECTION OF MATERIALS AND CONSTRUCTION METHODS IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE BUILDING DEPARTMENT AND OTHERS AUTHORITIES HAVING

14. THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATION OF WASTE MATERIALS DURING THE ENTIRE CONSTRUCTION PERIOD.

OTHER REPAIR WORK WHICH HAS BEEN DAMAGED DURING

COMPLETED PROJECT IN ACCORDANCE WITH GENERALLY ACCEPTED

	WALL TYPE LEGEND	INTERIOR
1		NEW 3 5/8" MTL FRAMED WALL @ 16" O.C. W/ 5/8" GWB EACH SIDE
2		NEM 3 5/8" MTL FRAMED WALL @ 16" O.C. W/ 5/8" TYPE X GMB EACH SIDE UL # U494
3		EXISTING 8" CMU MALL M/ NEM 3/4" FURRING CHANNEL AND 5/8" GMB (INTERIOR) PROVIDE R4.1 FOIL INSULATION
4	V/////	EXISTING MTL FRAMED EXTERIOR WALL, PROVIDE R19 BATT INSULATION AND 5/8" TYPE X GMB (INSIDE)

ROOM FINISH SCHEDULE								
		Flo		Mall				
Number	Room Name	Matl	Base	North	East	South	Mest	Ceiling
200	RECEPTION	CARPET	MOOD	GNB	GMB	GMB	GMB	ACT
201	STUDIO	CARPET	MOOD	GNB	GMB	GNB	GMB	ACT
202	OFFICE	CARPET	MOOD	GNB	GMB	GMB	GMB	ACT
203	CHANGING RM	CARPET	MOOD	GNB	GNB	GNB	GNB	ACT
204	CHANGING ROOM	CARPET	MOOD	GNB	GNB	GNB	GMB	ACT

	N	lominal Siz	ze	1	Door Style	3	Do	or Fra	ame	F	ire Ratin	g	Оре	nings	Door Data			
Z Ār	Math	Height	Thickness	Door Operation	Тор Shape	slab style	Jamb Depth	Head Detail	Jamb Detail	sill Detail	Door Slab	HW Set	RO Midth	RO Height	Stock No.	Model	Accessories	Comments
D 1	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	4 3/4"			#######		HDM-3	3'2"	6'9"		T		
D 2	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	4 3/4"			#######		HDW-3	3'2"	6'9"				
D 3	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	4 3/4"			#######		HDW-3	3'2"	6'9"				
D 4	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	4 3/4"			#######		HDM-3	3'2"	6'9"				
D 5	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	4 3/4"			#######		HDW-3	2'8"	6'9"				

ALL HARDWARE SHALL BE LEVER TYPE "ADA" ACCEPTABLE ALL LOCKS SHALL COMPLY W/ NFPA 5-2.1.5.1 AND SHALL BE READILY OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT FOR OPPERATION

ENTRY DOOR SHALL REMAIN UNDESTURBED AND SHALL BE PROTECTED BY CONTRACTOR DURING CONSTRUCTION



743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

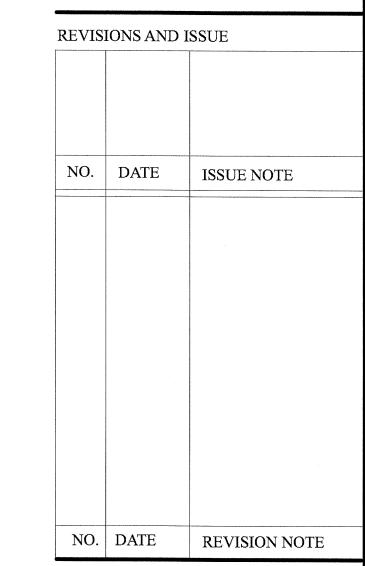
PROJECT:

SELECTIVE MODIFICATIONS

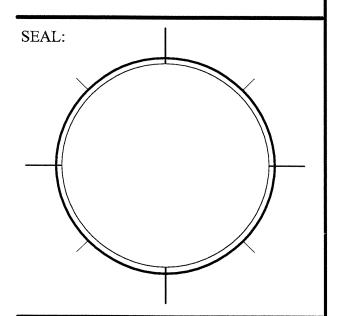
150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

TITLE FLOOR PLAN

DRAWING INFO	
DATE	1-29-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608



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



SHEET

MECHANICAL NOTES

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE AND OPERABLE SYSTEM IN ACCORDANCE WITH THESE DOCUMENTS, THE APPLICABLE BUILDING CODES AND ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS; FLORIDA BUILDING CODE-MECHANICAL, SMACNA, ASHRAE, NFPA 90A, 90B, 91 & ANSI B-9.1 MECHANICAL REFRIGERATION.
- THE MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, 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. CHANGES IN DUCTWORK SIZE AND ROUTE WILL BE REQUIRED TO AVOID STRUCTURAL, PLUMBING, FIRE SPRINKLER AND ARCHITECTURAL BUILDING FEATURES. DUCTWORK CHANGES MAY BE MADE BY CONTRACTOR USING EQUIVALENT SIZED DUCT. CONTACT ENGINEER IN WRITING IF MECHANICAL SYSTEMS WILL NOT FIT IN AREA ALLOTTED.
- ALL INSTALLATIONS LOCATED WITHIN 3,000 FT FROM THE OCEAN SHALL UTILIZE NON-FERROUS MATERIALS FOR ALL OUTDOOR EXPOSED SUPPORTS, STANDS, FASTENERS, STRAPS, TIE DOWNS, CABLES, ANCHORS, SCREWS, ETC.
- THE CONTRACTOR SHALL BE HELD TO HAVE VERIFIED ALL EXISTING CONDITIONS, INCLUDING REVIEW OF AS BUILT DOCUMENTATION IF APPLICABLE, PRIOR TO BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT ON THIS PROJECT.
- THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
- ENGINEER OF RECORD RECOGNIZES THE GENERAL CONTRACTOR AND ALL OTHER SUB-CONTRACTORS TO BE LICENSED IN THE STATE OF FLORIDA. GENERAL CONTRACTOR SHALL CONSIDER THE PROJECT AS ONE SET OF DOCUMENTS. GENERAL CONTRACTOR SHALL PROVIDE AN ENTIRE SET OF DOCUMENTS SHOWING ALL TRADES TO EACH SUBCONTRACTOR PRIOR TO BIDDING AND CONSTRUCTION. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER CONTRACTORS TO INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR POSSIBLE CONFLICTS ON THE DOCUMENTS PRIOR TO SUBMITTING FINAL BID AND COMMENCING ANY WORK. CONTRACTOR SHALL MAKE HIMSELF AVAILABLE FOR REVIEWING DOCUMENTS WITH ARCHITECT/ENGINEER UPON REQUEST.
- THE CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WORK WITH OTHER TRADES.
- THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" REDLINE DRAWINGS. UPON COMPLETION OF THE PROJECT AND AUTOCAD SHOP DRAWING FILES (IF APPLICABLE).
- CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE [5] COPIES OF MANUFACTURER'S DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT. ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY SKILLED TRADESMEN.
- 10. THE GENERAL CONTRACTOR SHALL PROVIDE IN WRITING AND ON COMPANY LETTER HEAD, ALL ITEMS VALUE ENGINEERED OR OMITTED FROM PROJECT BIDS. THIS DOCUMENT SHALL HAVE DETAILED DESCRIPTION AND TRANSPARENCY OF ALL ITEMS IN EACH DISCIPLINE AND FOR EACH TRADE. INFORMATION SHALL BE PROVIDED TO ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO SUBMITTING FINAL BID. CONTRACTOR SHALL MAKE HIMSELF AVAILABLE FOR REVIEWING DOCUMENTS WITH ARCHITECT/ENGINEER/OWNER UPON REQUEST.

DUCTWORK:

HP-EX

ACCESSORIES NOTES:

APPROVED EQUIVALENT: NON

- FIBROUS GLASS DUCTS SHALL BE CONSTRUCTED OF RIGID GLASS—FIBER BOARDS WITH EDGE TREATMENT, FACTORY MOLDED AND FACED ON ONE SIDE WITH FIRE RETARDING, REINFORCED, FOIL-SCRIM-KRAFT BARRIER. THE INSIDE OF THE DUCT SHALL BE COATED WITH A SMOOTH ACRYLIC COATING EQUAL TO JOHNS MANVILLE "SUPERDUCT RC" OR KNAUF "ECLIPSE". THE BOARD SHALL BE UL LISTED AND LABELED AS COMPLYING WITH UL 181 CLASS 1. THE FLEXURAL RIGIDITY (EI) SHALL BE 475, STANDARD DUTY, 1" (R-4.3) FOR USE IN CONDITIONED SPACE AND 800 1 1/2" (R-6) FOR USE IN UNCONDITIONED SPACE. INSTALL DUCTS AND FITTINGS IN ACCORDANCE NAIMI'S "FIBROUS GLASS DUCT CONSTRUCTION STANDARDS" OR SMACNA'S "FIBROUS GLASS DUCT CONSTRUCTION STANDARDS".
- 2. FLEXIBLE DUCT SHALL COMPLY UL 181 CLASS 1, FACTORY FABRICATED, INSULATED, ROUND DUCT, WITH A POLYETHYLENE FILM OUTER JACKET ENCLOSING GLASS FIBER INSULATION (R-6) AROUND A CONTINUOUS POLYETHYLENE INNER LINER. THE INNER LINER SHALL HAVE AN ENCAPSULATED STEEL WIRE HELIX. FLEXIBLE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH NAIMA'S "FIBROUS GLASS DUCT CONSTRUCTION STANDARDS". INSULATION SHALL BE 1" (R-4.3) FOR USE IN CONDITIONED SPACE AND 1 1/2" (R-6) FOR USE IN UNCONDITIONED SPACE. LIMIT FLEXIBLE DUCT RUNS TO 10 FEET. PROVIDE TRANSITION BOXES AS NEEDED.
- 13. INTERIOR METAL DUCT SHALL BE BE CONSTRUCTED OF GALVANIZED SHEET STEEL: LOCK— FORMING QUALITY; ASTM A653/A 653M, COATING DESIGNATION; MIL-PHOSPHATIZED FINISH FOR SURFACES OF DUCT EXPOSED TO VIEW. FABRICATE DUCTS, ELBOWS, TRANSITIONS, OFFSETS, BRANCH CONNECTIONS AND OTHER CONSTRUCTIONS ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS -METAL AND FLEXIBLE". COMPLY WITH REQUIREMENTS FOR METAL THICKNESS, REINFORCING TYPES AND INTERVALS, TIE-ROD APPLICATIONS, AND JOINT TYPES AND INTERVALS.
- 4. EXTERNAL DUCT INSULATION SHALL BE MINERAL FIBER BLANKET WITH GLASS FIBERS BONDED WITH THERMO SETTING RESIN. THE DUCT WRAP SHALL COMPLY WITH ASTM C553. TYPE II WITHOUT FACING AND WITH ALL SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCED SCRIM, ALUMINUM FOIL AND VINYL FILM. APPLY INSULATION MATERIALS, ACCESSORIES AND FINISHES ACCORDING TO THE MANUFACTURERS WRITTEN INSTRUCTIONS; WITH SMOOTH, STRAIGHT AND EVEN SURFACES; AND FREE OF VOIDS THROUGHOUT THE LENGTH OF DUCTS AND FITTINGS. INSULATION SHALL BE 1" (R-4.3) FOR USE IN CONDITIONED SPACE AND 1 1/2" (R-6) FOR USE IN UNCONDITIONED SPACE.
- 15. ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50.
- 6. LAVATORY EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL OR CORRUGATED ALUMINUM FLEX DUCT WITH SEALED SEAMS AND JOINTS. ALL OUTSIDE AIR AND EXHAUST AIR DUCTS LOCATED IN AREAS WERE DEWPOINT CONDITIONS COULD OCCUR SHALL BE INSULATED WITH EXTERNAL BLANKET INSULATIONS WITH A MINIMUM OF R-6.
- 17. ALL OUTSIDE AIR DUCT INTAKES SHALL BE LOCATED BEYOND 10'0" OF ANY VENTILATION OUTLET OR SANITARY VENT PIPE AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL NOT LARGER THAN 1/2" MESH.. ALL OUTSIDE AIR INTAKES SHALL BE MARKED WITH A PERMANENT PLATE TITLED "INTAKE FOR UNIT NUMBER(#)" PER FMC 2007, 401.5.1. (E.G. "INTAKE FOR AHU-1". "INTAKE FOR FCU-1-1", ETC.).

. UNIT IS EXISTING; TO BE RE-USED. CONTRACTOR SHALL VERIFY CONDITION AND REPAIR OR REPLACE AS NECESSARY.
2. PROVIDE OUTDOOR AIR CONNECTION WITH VOLUME AND BACKDRAFT DAMPERS.

SENSIBLE EAT CAP.(MBH) DB/WB (F) DB/WB (F) ROWS/FPI

80.3

18. ALL DUCT DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS.

MECHANICAL NOTES

- 19. ALL AIR DEVICES (E.G., DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT, PROVIDE STEEL GRILLES FOR FIRE RATED DIFFUSERS IN FIRE RATED CEILINGS. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE-OFFS. PROVIDE REMOTE, CABLE OPERATED VOLUME DAMPERS IN INACCESSIBLE AND HARD CEILING AREAS, "YOUNG REGULATOR" OR EQUAL. COMPLY WITH FMC 2007, 601.4 AND 603.15 FOR BALANCED AIR FLOW.
- 20. ALL BRANCH TAKE-OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. ALL ELBOWS AND TEE'S MUST BE FURNISHED W/TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE-OFFS.

THERMOSTATS/CONTROLS:

- 21. UNLESS OTHERWISE SPECIFIED, THERMOSTATS SHALL BE A PROGRAMMABLE TYPE WITH A COMBINATION COOLING/HEATING, WITH SYSTEM "COOL-AUTO- HEAT-OFF" AND FAN "ON-AUTO" SELECTOR SWITCHES. THERMOSTAT SHALL BE INSTALLED AT 48" TO 54" A.F.F PER A.DA. REQUIREMENTS WHERE APPLICABLE. MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL REQUIREMENTS FOR JUNCTIONS BOXES, CONDUITS, POWER WIRING, CONTROL WIRING, ETC. FINAL LOCATION OF THERMOSTATS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION, UNLESS OTHERWISE SHOWN ON THE PLAN. APPROVED MANUFACTURERS HONEYWELL, UNIT MANUFACTURE SUPPLIED OR AS PER THE BUILDING STANDARD.
- 22. PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING EQUIPMENT BEFORE STARTING THEM. REPLACE THEM PRIOR TO FINAL ACCEPTANCE BY OWNER.
- 23. ALL CONDENSATE DRAIN PIPING SHALL BE TYPE "L" COPPER WITH 1" THICK ARMAFLEX INSULATION. PVC PIPING SHALL NOT BE ALLOWED. SEE PLANS FOR SIZE AND LOCATION OF PIPING.
- 24. PROVIDE INSULATED PRIMARY CONDENSATE DRAIN FROM ALL AIR HANDLERS. DISCHARGE CONDENSATE TO EXTERIOR DRY WELL OR TO "P" TRAP LOCATED 12" ABOVE GRADE AS ALLOWED BY CODE. PROVIDE SECONDARY PAN DRAIN FROM ALL AIR HANDLERS DISCHARGING OVER NEAREST WINDOW OR DOOR. A FLOAT SWITCH MAY BE USED IN LIEU OF THE SECONDARY DRAIN. SEE PLANS FOR DESIGN.
- 25. FOR ELECTRICAL OR CONTROL PANELS PROVIDE A MINIMUM OF 3'0" CLEARANCE IN FRONT OF ALL 120-240 VOLT PANELS AND 4'0" CLEARANCE IN FRONT OF ANY 480 VOLT PANEL. PROVIDE ADEQUATE SIDE CLEARANCE PER NEC. DUCTS, PIPES, AND OTHER EQUIPMENT ARE NOT ALLOWED TO RUN OVER
- 26. THE MECHANICAL CONTRACTOR SHALL VERIFY THAT THE AIR CONDITIONED SPACE IS SEALED WITH AN APPROVED AIR BARRIER IN ACCORDANCE WITH CHAPTER 13 OF THE FLORIDA BUILDING CODE-MECHANICAL. (REF SECTIONS 202 AND 406.1.ABCD.1.4 BUILDING CAVITIES). THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING OF ANY DISCREPANCIÉS PRIOR TO INSTALLATION OF ANY EQUIPMENT
- 27. ALL OPERATIONS / MAINTENANCE MANUALS FOR EQUIPMENT SPECIFIED SHALL BE PROVIDED TO OWNER UPON COMPLETION OF PROJECT.
- 28. ALL WIND LOAD CALCULATIONS AND OTHER COMPLIANCE CALCULATIONS AND/OR INSTALLATION DETAILS FOR ROOF MOUNTED EQUIPMENT SHALL BE PROVIDED BY STRUCTURAL ENGINEER/ARCHITECT AS REQUIRED BY FBC 2007, SEC. 1509, 1522 AND CHAPTER 16.
- 29. UNLESS OTHERWISE SPECIFIED, THE MECHANICAL CONTRACTOR SHALL PROVIDE BAS MOTOR STARTERS WITH H.O.A. (HAND/OFF/AUTOMATIC) SWITCH AS REQUIRED FOR ALL MECHANICAL HVAC EQUIPMENT. THE STARTERS SHALL BE MATCHED TO THE EQUIPMENT AND THE SERVICE VOLTAGE. PHASE LOSS MONITORS/PROTECTION SHALL BE REQUIRED ON ALL THREE PHASE EQUIPMENT.

SHOP DRAWINGS

PRIOR TO COMMENCING ANY WORK, FABRICATING DUCTWORK, OR ORDERING EQUIPMENT THE MECHANICAL CONTRACTOR SHALL PRODUCE AND PROVIDE TO THE ARCHITECT AND ENGINEER A FULLY COORDINATED SET OF SHOP DRAWINGS FOR ALL HVAC WORK. THESE PLANS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND SHALL INCLUDE FIELD VERIFIED STRUCTURAL INFORMATION AND COORDINATION WITH ALL OTHER ENGINEERING AND ARCHITECTURAL TRADES AND CONTRACTORS.

MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS IN AUTOCAD 2009 FORMAT WITH A DATED CONTRACTOR OF RECORD TITLE BLOCK/SEAL. PLANS SHALL SHOW DUCT ROUTING, DUCT SIZES, OFFSETS, ELBOWS, TRANSITIONS, PIPING, CONNECTIONS, ACCESS AREAS, MOUNTING/INSTALLATION METHODS AND

THE SHOP DRAWINGS SHALL PROVIDE A COMPLETE WORKING SYSTEM THAT SHALL NOT REQUIRE ANY ADDITIONAL COSTS TO THE OWNER.

HVAC DESIGN CONDITIONS

	DB °F	WB °F	GR/#	COMMENTS		
OUTDOOR	93	79	125			
INDOOR	75	63	67			
OUTSIDE AIR	EXISTING	EXISTING				
GLASS TYPE	EXISTING	EXISTING				
GLASS HEIGHT	6'					
ROOF TYPE	CONCRETE					
TOTAL ROOF "R" VALUE	EXISTING, ~					
CEILING HEIGHT	9'					
CEILING CAVITY	4'					
WALL TYPE	EXISTING, C					
TOTAL WALL "R" VALUE	EXISTING, ~					
AIR CONDITIONED SQ.FT.	~1041	~1041				
FLOOR LEVEL(S)	1 (THIS JOE	3); 2ND FLO	OR			

- THIS SPACE SHALL NOT OPERATE BELOW 73°F. DIVERSITY IS BASE ON LESS THAN 3 HR EXPOSURE.
- ALL CONSTRUCTION METHODS AND R-VALUES PROVIDED BY ARCHITECT. SEE ARCHITECT PLANS FOR DETAILS.

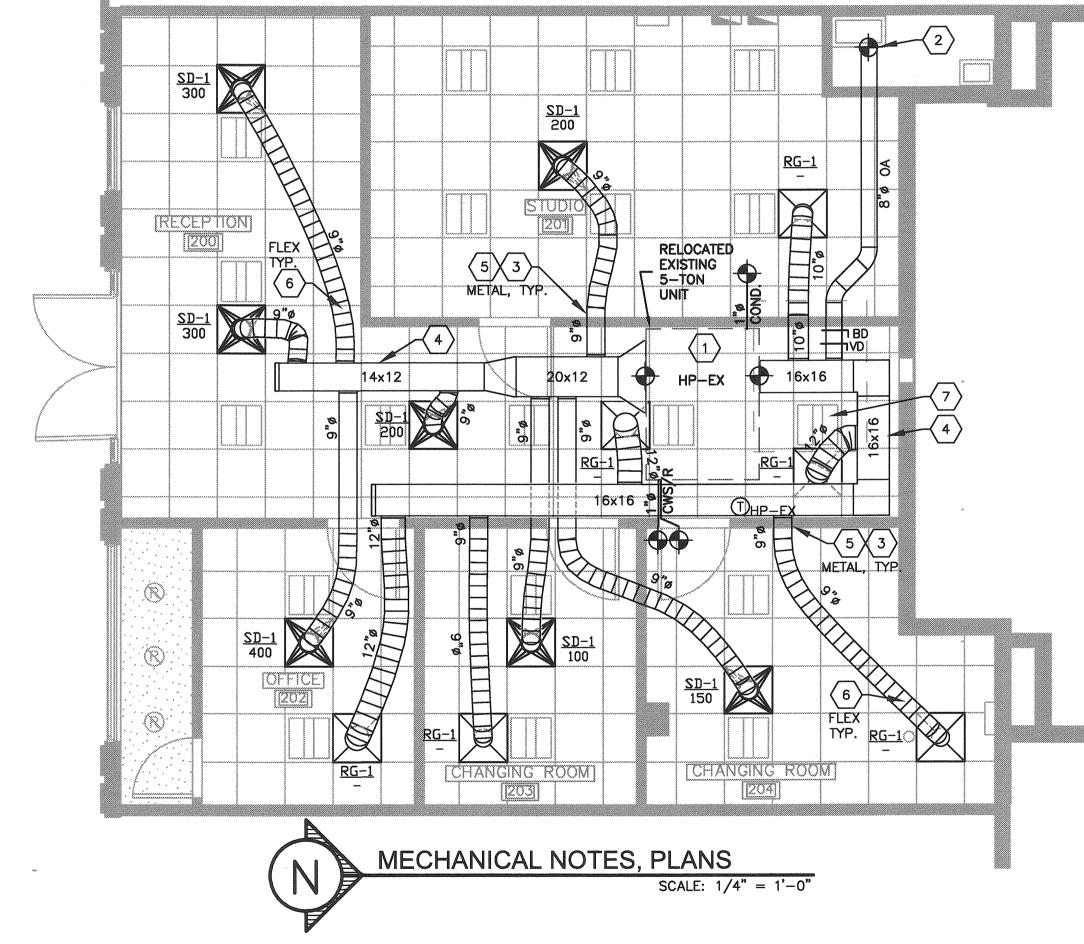
MECHANICAL SHEET INDEX MECHANICAL NOTES, PLAN MECHANICAL DETAILS

MECHANICAL KEY NOTES:

- RELOCATE EXISTING HEAT PUMP AS SHOWN. CONTRACTOR SHALL VERIFY CONDITION AND REPAIR OR REPLACE AS NECESSARY. LOCATION IS APPROXIMATE. SEE DETAIL FOR HANGING OF UNIT. MAINTAIN ORIGINAL ACCESS TO UNIT AS REQUIRED; COORDINATE WITH LIGHTS. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. HANG WITH %" 304 SST EPOXY-SET ALL-THREAD.
- . CONNECT NEW OUTSIDE AIR DUCT TO EXISTING OUTSIDE AIR CHASE APPROXIMATELY AS
- 3. FRAME WALL AT EACH DUCT PENETRATION AS REQUIRED.
- 4. MAIN TRUNK DUCT SHALL BE 1" DUCT BOARD AS PER GENERAL NOTE #11.
- 5. DUCT TAKE-OFFS THRU WALLS SHALL BE METAL PER GENERAL NOTE #13.
- 6. FLEX DUCT SHALL BE PER GENERAL NOTE #12.

M1.1

7. CONNECT 1" CONDENSATE PIPE TO EXISTING CONDENSATE PIPE CONNECTION TO EXTERIOR. MATCH EXISTING MATERIAL



AA0003396

743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

SELECTIVE MODIFICATIONS

150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

MECHANICAL NOTES, PLANS

DRAWING INFO	
DATE	1-29-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

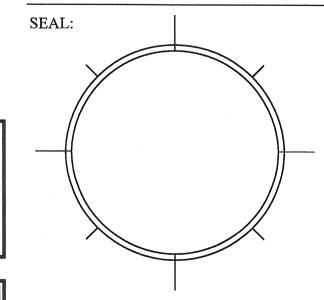
REVISIONS AND ISSUE

NO.	DATE	ISSUE NOTE
NO.	DATE	REVISION NOTE

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

AGGREEMENT IN WRITING WITH

ARCHITECT



SHEET

WATER SOURCE HEAT PUMP SCHEDULE FAN FLA COMP. COMP. VOLTAGE MCA/MOCP EER/COP OPERATING DIMENSION
WEIGHT(LB) LxWxH(IN) E.S.P.(") FAN HP TYPE 13.8/20 | 12.5/4.5

TOTAL CFM O/A CFM

SD-1 RG-1 MECHANICAL CONTRACTOR IS TO COORDINATE ALL ELECTRICAL REQUIREMENTS ACCESSORIES, AND CONTROLS WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING, PURCHASING, AND INSTALLATION (IF NECESSARY). ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER.

	AIR	BALANCE	SCHEDUL		
AREA	EXHAUST	OUTSIDE AIR	MAKE UP AIR	TOTAL	NOTES
SUITE 235	0	190		190	1,2
SUITE TOTAL				190	

BUILDING IS 190-0=190 CFM POSITIVE WHEN ALL EQUIPMENT ARE OPERATING AT FULL CAPACITY. OUTSIDE AIR DETERMINED BY SQUARE FOOTAGE FOR RETAIL AREA, WITH 50% DIVERSITY (FOR

LESS THAN 3-HR EXPOSURE) PLUS 2 FULL-TIME OFFICE SPACE OCCUPANTS.

SUPPLY DIFFUSER AND RETURN AIR GRILLE SCHEDULE										
	MANUF. & MODEL	FACE SIZE	NECK SIZE	MATERIAL	FRAME	FINISH	DAMPER	NC	CFM	ACCESSORIES
esercion.	TITUS TDC-AA	24X24	12 " ø	ALUM.	_	LAY-IN	YES	20	SEE PLANS	1-3

- LAY-IN

THE ATTENTION OF ENGINEER.

APPROVED EQUIVALENT: AIR GUIDE, PRICE, NAILOR

TITUS TDC-AA

- PROVIDE VOLUME CONTROL DAMPERS FOR ALL RETURN GRILLES TO BALANCE AIRFLOW PER FLORIDA BUILDING CODE —

24X24

24X24

ALUM.

- PROVIDE INSULATION ON THE BACK OF GRILLE IF LOCATED IN AN UNCONDITIONED SPACE.
 FINAL COLOR SELECTION SUBJECT TO ARCHITECT APPROVAL.
- COORDINATION NOTE: CONTRACTOR SHALL VERIFY WITH ARCHITECT AND TENANT/OWNER/PROPERTY MANAGER PRIOR TO ANY ORDERING/PURCHASING/INSTALLATION OF DIFFUSERS TO CONFIRM IF A BUILDING STANDARD HAS TO BE FOLLOWED REGARDING ANY SPECIFIC MODEL OR MANUFACTURER. ANY DISCREPANCIES SHALL BE BROUGHT TO

YES 20 SEE PLANS 1-3

MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN THEIR LATEST REVISIONS.

CONTRACTOR TO COORDINATE SPECIFIC REQUIREMENTS OF EQUIPMENT WITH MANUFACTURERS' SHOP DRAWINGS

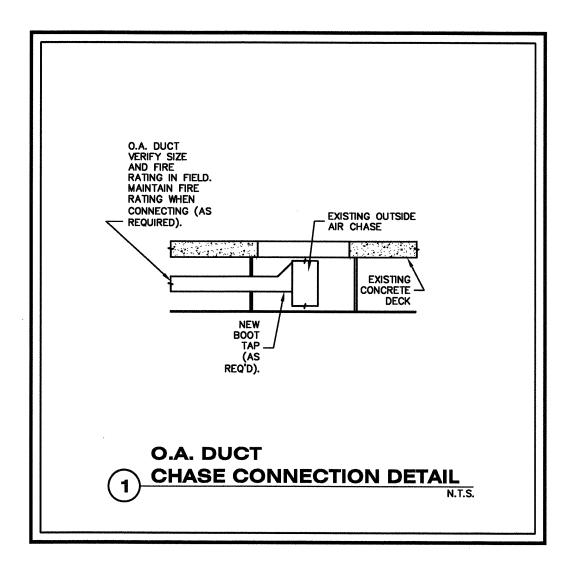
ALL EQUIPMENT SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.

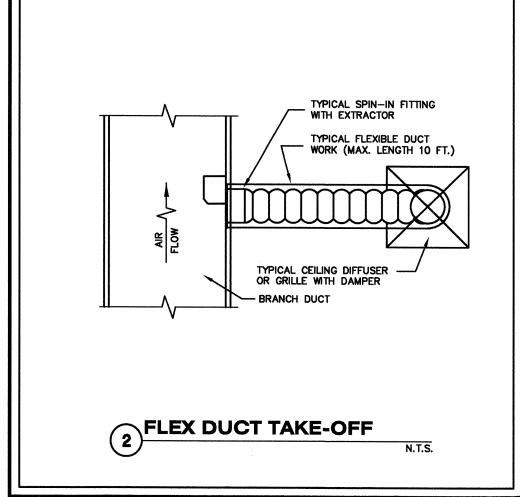
		ISSUE & REVISIO	NS	
#	DATE	DESCRIPTION	INL	APP
0 0	03.10.11	ORIGINAL RELEASE	DJC	RGD

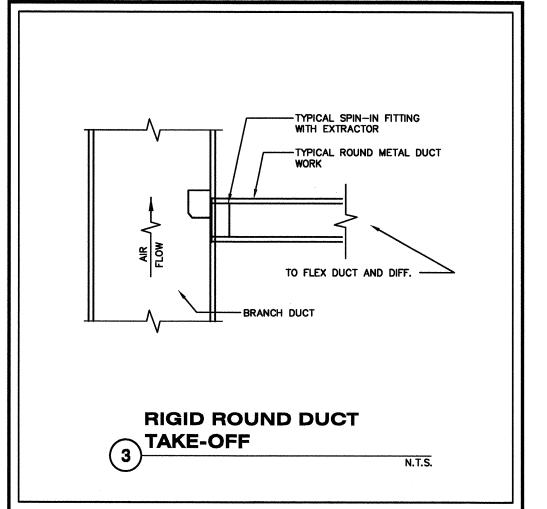
for any purpose which requires the

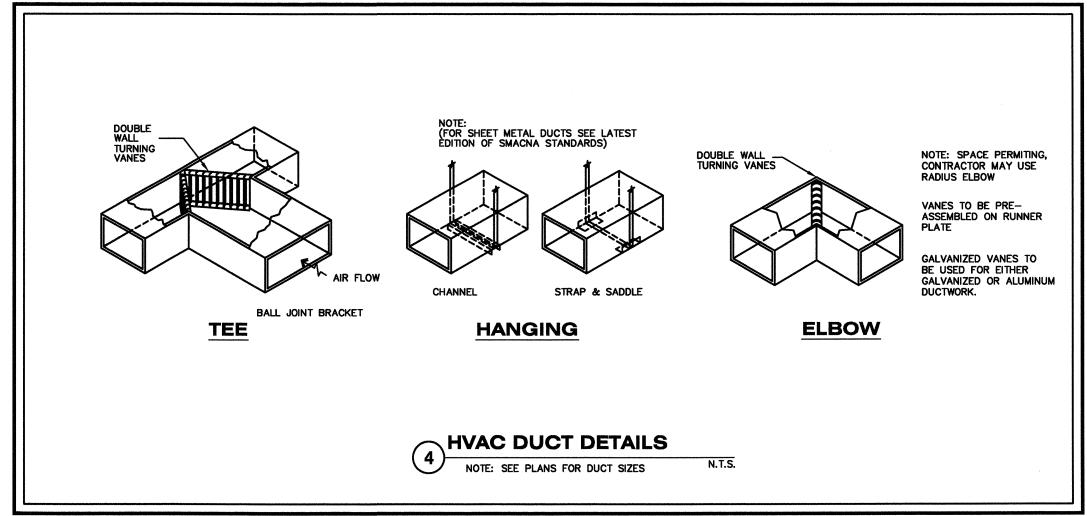
original signature and raised seal of the engineer unless the original signature and raised seal are affixed. Drawings not signed and sealed by the engineer shall not be submitted to any authority or used for any purpose where signed and sealed documents are required.

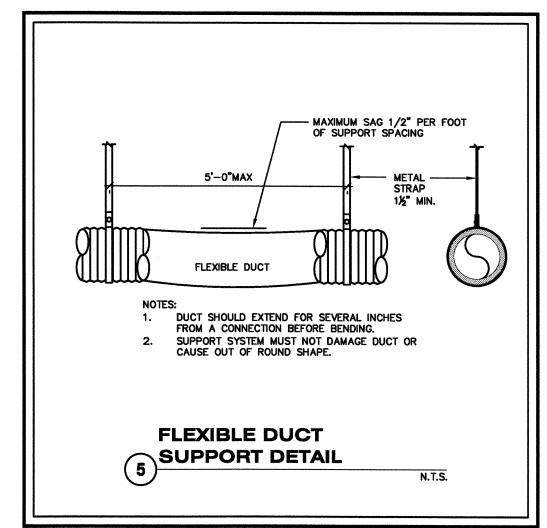
These Drawings are NOT VALID & ASSOCIATES INC. ROBERT DAVENPORT P.E MECHANICAL ENGINEER CONSULTING ENGINEERS 1003 JUPITER PARK LANE SUITE 2, JUPITER, FL 33458

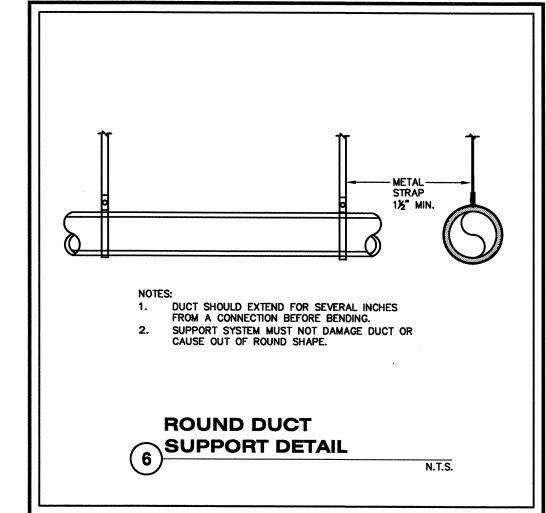


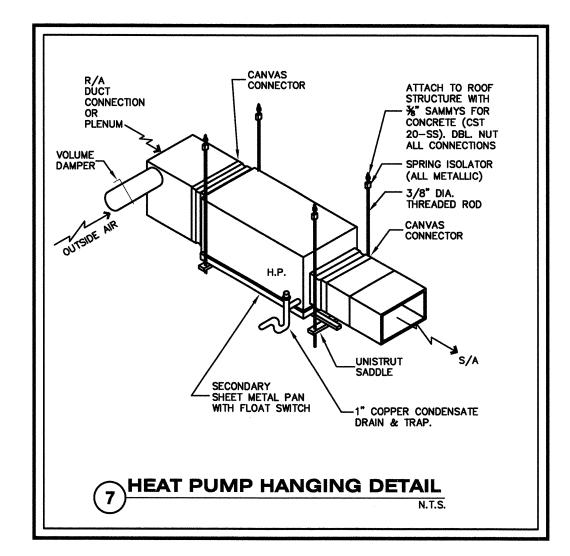


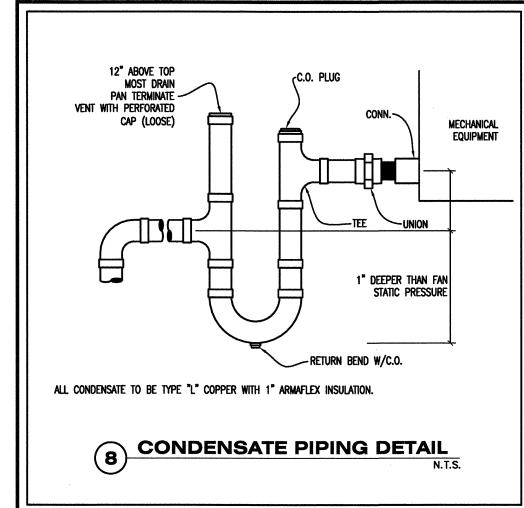


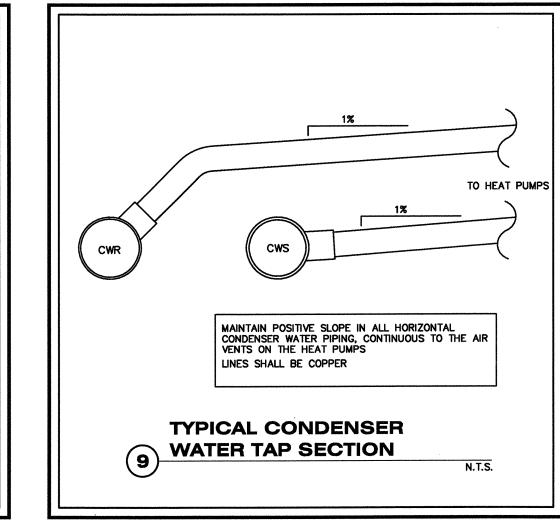


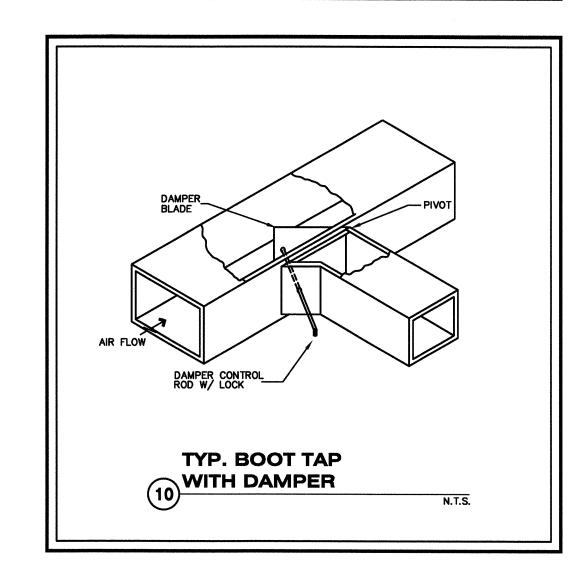


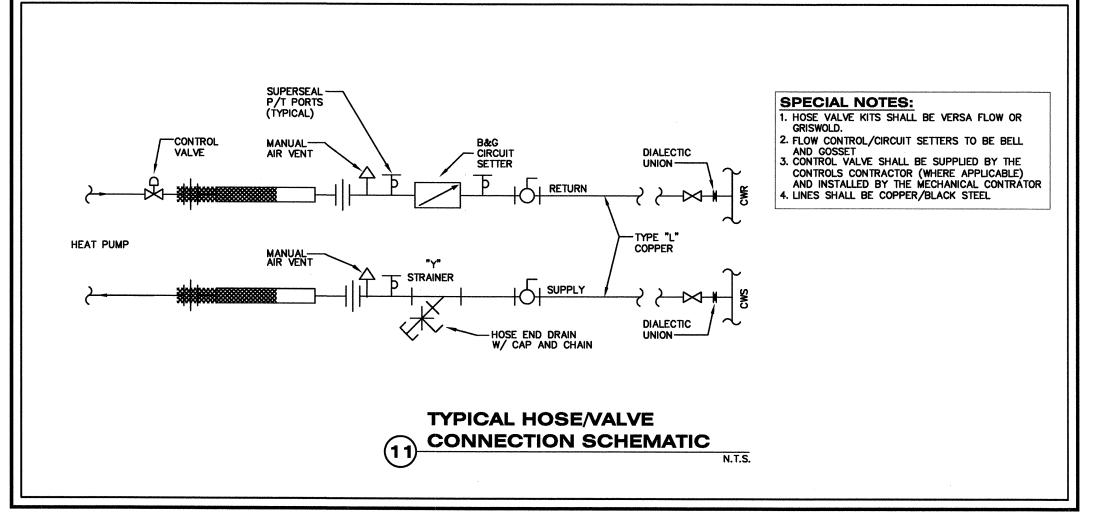


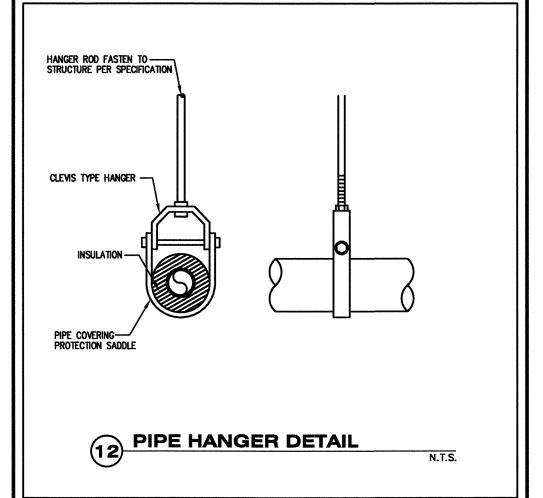


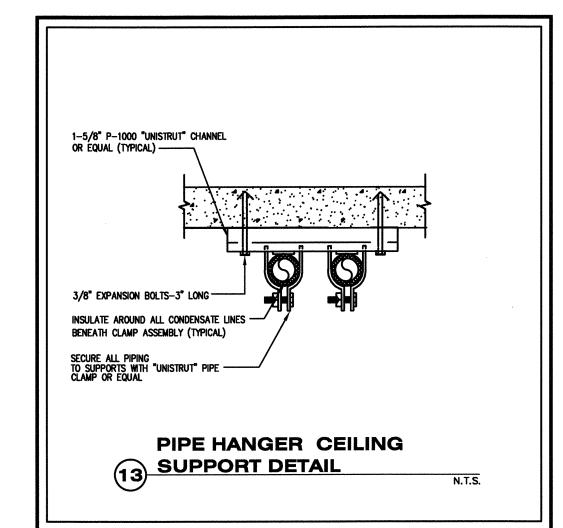


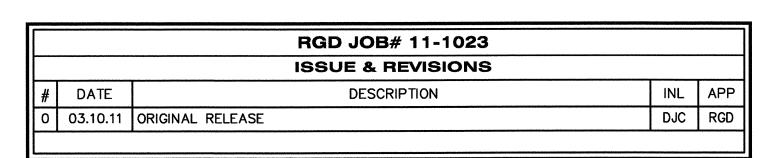














ARCHITECTURE INCORPORATED AA0003396

743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

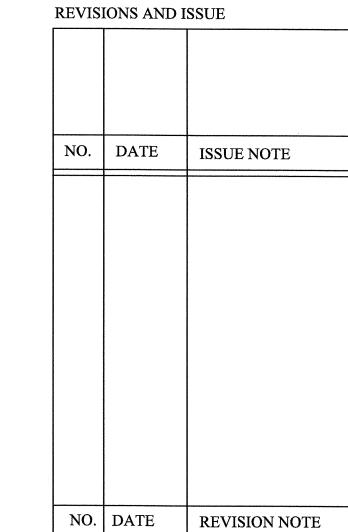
SELECTIVE MODIFICATIONS

150 WORTH AVENUE UNIT 235 PALM BEACH

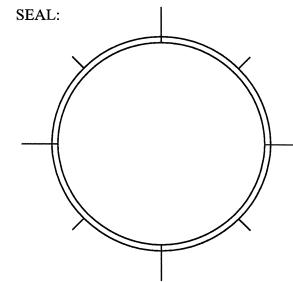
FLORIDA 33480

MECHANICAL **DETAILS**

DRAWING INFO	
DATE	1-29-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

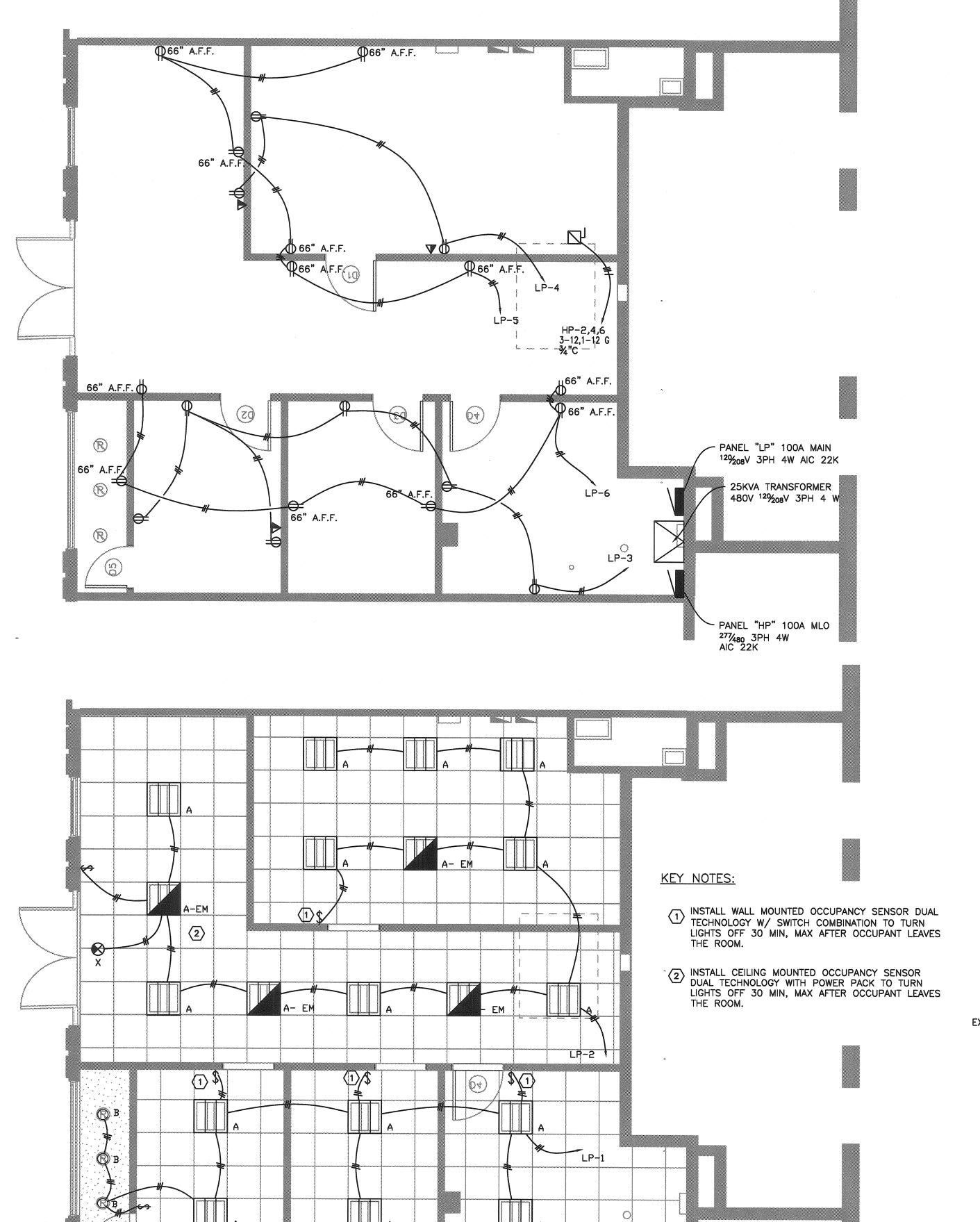


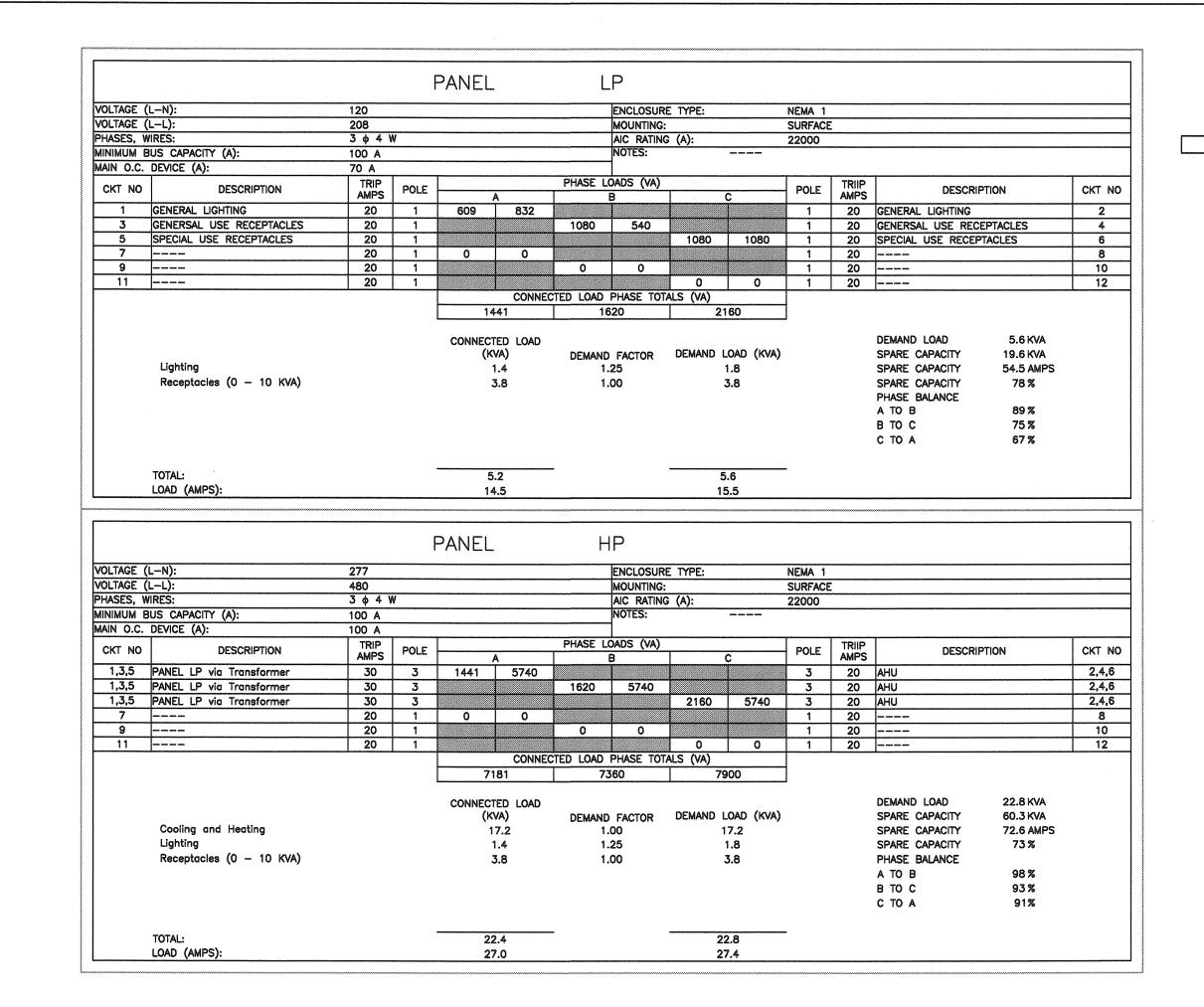
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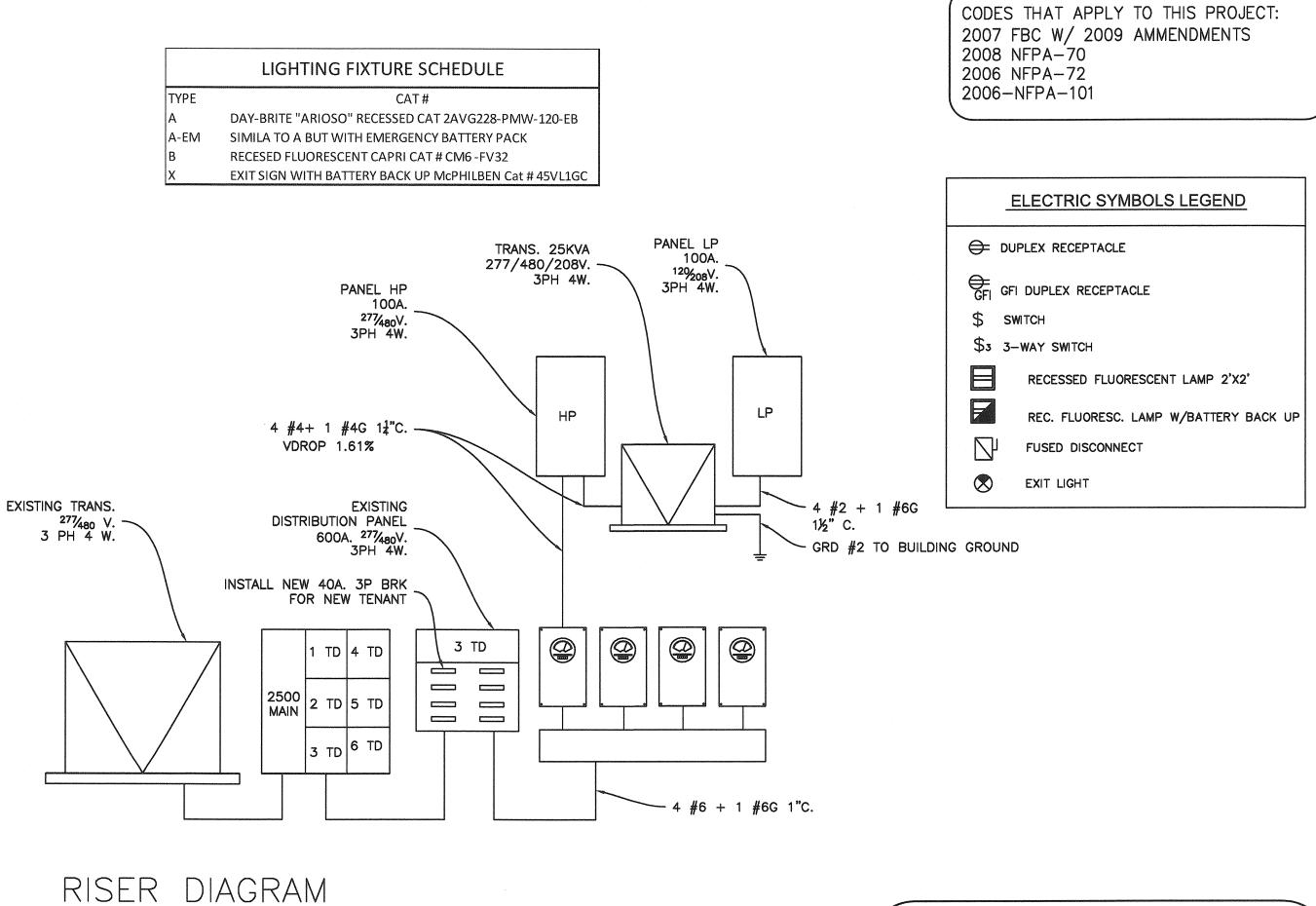


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M1.1







ARCHITECTURE INCORPORATED

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PROJECT:

SELECTIVE **MODIFICATIONS**

150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

TITLE

FLOOR PLAN

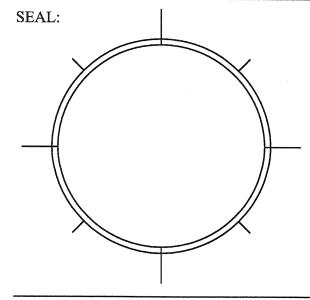
DRAWING INFO DATE 1-29-11 SCALE **VARIES DESIGNED BY MESA** DRAWN BY **MESA** PROJECT # 111608

REVISIONS AND ISSUE

NO. DATE ISSUE NOTE

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Eduardo (Ed) Samour, P.E. Registered Electrical Engineer P.E. # 41186 Date:

Engineers

Cert. of Auth # 26558

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