

GENERAL NOTES

- THESE CONTRACT DOCUMENTS ARE DIAGNOSTIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND COMPLETION AS INDICATED ON THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
- ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE CONTRACTOR AND SUB-CONTRACTOR PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- WHEN TWO OR MORE REQUIREMENTS OR STANDARDS ARE SPECIFIED ESTABLISHING DIFFERENT OR CONFLICTING LEVELS OF QUALITY, THE MOST STRINGENT REQUIREMENT IS INTENDED AND WILL BE ENFORCED.
- CONTRACTOR SHALL MAKE NO CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY ADDENDUM FROM THE ARCHITECT.
- CONTRACTOR SHALL MEET WITH THE BUILDING OWNER OR MANAGER PRIOR TO THE BID IN ORDER TO OBTAIN A COPY OF THE BUILDING STANDARD GUIDELINES AND TO DISCUSS THE BUILDING MANAGEMENTS REQUIREMENTS FOR PROTECTION OF PUBLIC SPACES, DAILY CLEANING, CONSTRUCTION STAGING, MATERIAL DELIVERIES, LOCATION OF CONSTRUCTION DUMPSTERS, PARKING, ETC. THE COST TO MEET THESE REQUIREMENTS SHALL BE INCLUDED IN BID.
- REFUTES TO ALL REQUESTS FOR CLARIFICATION WILL BE ISSUED TO ALL PRIME BIDDERS, AS ADDENDA TO THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS), AND WILL BECOME PART OF THE CONTRACT. ORAL CLARIFICATION WILL NOT BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- CONTRACT FOR CONSTRUCTION SHALL BE AIA DOCUMENT A101, STANDARD FORM FOR AGREEMENT BETWEEN OWNER AND CONTRACTOR, STIPULATED SUM - 1997 EDITION AND SHALL INCORPORATE THE 1997 EDITION OF DOCUMENT A201, GENERAL CONDITIONS, UNLESS OTHERWISE AGREED UPON BY THE OWNER AND THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO COMMENCING WORK.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE AND OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE WORK AS INDICATED ON THE CONTRACT DOCUMENTS.
- GENERAL CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO PERMIT FEES AND ALL SUBCONTRACTOR PERMIT FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE CONTRACTOR, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.
- ALL WORK DETAILED IN THESE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL SUBCONTRACT AND/OR ASSIGN PORTIONS OF THE WORK TO THE MOST QUALIFIED TRADE. FAILURE BY ANY SUBCONTRACTOR TO INCLUDE CERTAIN WORK REQUIRED SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY AS PART OF THE CONTRACT FOR CONSTRUCTION TO PROVIDE A COMPLETE JOB.
- CONTRACTOR IS TO COORDINATE AND ORGANIZE THE CONSTRUCTION PROCESS AND COMPLETE SAME IN A MANNER WHICH LEAST IMPACTS THE ADJOINING COMMON AREAS, IN ORDER TO MINIMIZE INCONVENIENCE TO THE EXISTING TENANTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO EMPLOY THOSE CONTROL MEASURES NECESSARY TO ENSURE THAT THE BUILDING COMMONS AREAS AS WELL AS EXISTING TENANT SPACES ARE NOT IMPACTED BY AIRBORNE CONTAMINANTS CAUSED BY THE CONSTRUCTION OF THE TENANT SPACE. THE METHODS EMPLOYED SHALL COMPLY WITH THE INDOOR AIR QUALITY (IAQ) GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION 1ST EDITION, PUBLISHED BY SMACNA. QUALITY CONTROL METHODS USED TO MONITOR AIR QUALITY, I.E. TESTING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL, ON A MONTHLY BASIS, PROVIDE A CERTIFIED LETTER TO THE OWNER THAT NO PROJECT RELATED POLLUTANTS HAVE ENTERED THE STORM WATER SYSTEM OR MIGRATED OFFSITE FOR THE REQUIREMENTS OF THE LOCAL JURISDICTION.
- GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT DATA TO THE ARCHITECT FOR REVIEW AND COMMENTS. SHOP DRAWINGS SHALL BE PRESENTED IN A CLEAR AND THOROUGH MANNER AND SHALL BE OF SUFFICIENT DETAIL AND SCALE TO INDICATE COMPLIANCE WITH THE CONTRACT DOCUMENTS, MANUFACTURER'S AND TRADE STANDARDS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, AT THE TIME OF SUBMISSION, OF ANY DEVIATIONS IN THE SUBMITTALS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS. ACCEPTANCE OF A SUBMITTAL DOES NOT WAIVE OR ALTER THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTALS SHALL BE PROPERLY REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT. INCOMPLETE (UNREVIEWED OR UNCERTIFIED WHEN REQUIRED) SHOP DRAWINGS WILL BE RETURNED TO THE GENERAL CONTRACTOR WITHOUT THE ARCHITECT'S REVIEW OR ACCEPTANCE. THE GENERAL CONTRACTOR SHALL SUBMIT A SHOP DRAWING SCHEDULE INDICATING THE CRITICAL DATES FOR SHOP DRAWINGS SUBMISSION AND DATES THAT REVIEWED SHOP DRAWINGS AND PRODUCT DATA WILL BE NEEDED. ALLOW SUFFICIENT TIME IN THE SCHEDULE FOR ARCHITECT REVIEW AND POSSIBLE RESUBMITTALS IF REQUIRED.
- THE RETURN OF SHOP DRAWINGS TO THE GENERAL CONTRACTOR, WITH OR WITHOUT COMMENT, DOES NOT RELIEVE THE GENERAL CONTRACTOR AND THEIR SUB CONTRACTORS OF THE RESPONSIBILITY TO CONSTRUCT THE BUILDING PER THE PLANS AND SPECIFICATIONS. EVEN THOUGH THE SHOP DRAWINGS MAY INCORRECTLY DEVIATE FROM THE CONSTRUCTION DOCUMENTS, IN ADDITION, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS CONTAINED IN THE SHOP DRAWINGS. GSP, THEIR CONSULTANTS OR THE OWNER ARE NOT RESPONSIBLE FOR ANY CORRECTIVE CONSTRUCTION RESULTING FROM SHOP DRAWINGS THAT DEVIATE FROM THE CONTRACT DOCUMENTS.
- GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF ALL CONTRACT DOCUMENTS AT JOB SITE FOR ARCHITECT'S USE.
- UPON COMPLETION OF THE WORK SPECIFIED THE CONTRACT DOCUMENTS THE GENERAL CONTRACTOR SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED OR REPAIRED. UPON COMPLETION OF THE WORK, ITEMS IDENTIFIED IN THE PUNCH LIST THE ARCHITECT WILL VISIT THE SITE TO REVIEW THE STATUS OF THE WORK. IF THE ARCHITECT DEEMS THE WORK SUBSTANTIALLY COMPLETE, THE ARCHITECT WILL DEVELOP A PUNCH LIST OF MINOR WORK ITEMS TO ACCOMPANY THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL WARRANTIES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE.
- ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXCEPT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS.
- ALL NEW CONSTRUCTION MUST MEET FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS.
- MATERIAL OR SYSTEMS SHALL BE INSTALLED ACCORDING TO EXACT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES, NO USED MATERIALS WILL BE ALLOWED, EXCEPT AS NOTED HEREIN COORDINATE WITH ARCHITECT AND OWNER/REPRESENTATIVE IN ADVANCE.
- DELIVERY AND STORAGE OF ALL MATERIAL SHALL BE ACCEPTABLE TO MANUFACTURER'S PRODUCT, REVIEW BY THE ARCHITECT AND SHALL PROVIDE COMPLETE PROTECTION OF PRODUCT.
- GENERAL CONTRACTOR SHALL COORDINATE DIRECTLY WITH OWNER/TENANT ALL WORK BY OWNER OR TENANT AS INDICATED ON PLANS AND ANY ATTACHED SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL VERIFY FINAL SELECTION OF ALL FINISHES WITH ARCHITECT AND OWNER/TENANT. SUBMIT SAMPLES FOR REVIEW.
- TEMPORARY FIRE EXTINGUISHERS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND LOCATED AS REQUIRED BY CODE DURING CONSTRUCTION.
- CONCRETE SLABS SHALL BE LEVELED AND PREPARED TO RECEIVE FLOOR FINISH PER FINISH SCHEDULE.
- WHEREVER DISSIMILAR METALS CONTACT EACH OTHER, AND ARE SEPARATED FURTHER ON THE BELOW SCALE THAN BY A SINGLE INTERMEDIATE METAL, THE CONTACTING SURFACES SHALL BE INSULATED FROM EACH OTHER BY: BUTYL RUBBER GASKETS, SATURATED FELT OR OTHER ARCHITECT APPROVED MEANS. METALS ARRANGED IN ORDER OF GALVANIC ACTIVITY: ALUMINUM, ZINC, GALVANIZED IRON, TIN ON STEEL, LEAD (HARD), STAINLESS STEEL, COPPER, MONEL.
- GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETS, SHELVING, TOILET ACCESSORIES, PLUMBING/LIGHTING FIXTURES, ETC.
- ALL WOOD FRAMING AND BLOCKING LOCATED WITHIN CONCEALED SPACES, SUCH AS PARTITIONS ABOVE CEILINGS, ETC. SHALL BE FIRE RETARDANT.
- ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM GYPSUM CONSTRUCTION HANDBOOK.
- ALL GYPSUM BOARD SHALL RECEIVE A SLICK FINISH (LEVEL 4, SMOOTH TEXTURE), UNLESS OTHERWISE NOTED.
- AT WALLS SCHEDULED TO RECEIVE WALLCOVERING SHALL BE PREPARED TO RECEIVE WALLCOVERING BY APPLYING A FLAT OIL BASE PRIMER TO PROVIDE FULL COVERAGE TO PROHIBIT TELEGRAPHING THROUGH THE WALLCOVERING.
- GENERAL CONTRACTOR AND THE APPROPRIATE SUBCONTRACTORS SHALL COORDINATE THE LOCATION OF OUTLETS, SWITCHES, THERMOSTATS, ETC. WITH THE FURNITURE LAYOUT AND WITH CONSIDERATION GIVEN TO THE PLACEMENT OF ART, PICTURES, PLAQUES, ETC. THIS SHALL BE REVIEWED WITH THE ARCHITECT AND TENANT.
- CONTRACTOR SHALL ADJUST EXISTING FIRE SPRINKLER SYSTEM AS REQUIRED BY CODE. ALL SPRINKLER HEADS SHALL BE FLUSH FULLY CONCEALED TYPE, UNLESS OTHERWISE NOTED. FIRE SPRINKLER SUB-CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS TO BUILDING DEPARTMENT AS REQUIRED.
- THE EXISTING FIRE PROTECTION SYSTEM SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT PRIOR TO SHUTTING DOWN ANY FIRE PROTECTION SYSTEM AND NOTIFY AGAIN WHEN THE SYSTEM IS RETURNED TO NORMAL OPERATION.
- ALL REQUIRED EXITS SHALL BE MAINTAINED DURING CONSTRUCTION.
- ALL SLABS ON GRADE SHALL BE INSTALLED OVER VAPOR BARRIER OVER TREATED COMPACTED FILL. SLABS SHALL BE OF THICKNESS AND REINFORCED PER STRUCTURAL DRAWINGS. VAPOR BARRIER SHALL BE MINIMUM 10 MIL POLYETHYLENE INSTALLED IN ACCORDANCE WITH F.B.C. 1807.21. TREATED FILL SHALL BE APPLIED PER F.B.C. SECTION 1804 OVER PROPERLY PREPARED AND COMPACTED FILL. FILL SHALL BE PREPARED AND COMPACTED PER SOILS INVESTIGATION / RECOMMENDATIONS IF APPLICABLE AND PER F.B.C. CHAPTER 18, SECTIONS 1803 THROUGH 1804.
- PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES.
- GENERAL CONTRACTOR SHALL PROVIDE INTERIOR AND EXTERIOR CODE COMPLIANT SIGNAGE.
- ALL CONSTRUCTION ACTIVITY REGULATED BY THIS CODE SHALL BE PERFORMED IN MANNER SO AS NOT TO ADVERSELY IMPACT THE CONDITION OF ADJACENT PROPERTY, UNLESS SUCH ACTIVITY IS PERMITTED TO AFFECT SAID PROPERTY PURSUANT TO A CONSENT BY THE APPLICABLE PROPERTY OWNER, UNDER TERMS & CONDITIONS AGREEABLE TO THE APPLICABLE PROPERTY OWNER.
- IT SHALL BE UNLAWFUL FOR ANY PERSON TO ALLOW CONSTRUCTION RELATED MATERIALS, EQUIPMENT AND DEBRIS TO REMAIN LOOSE OR OTHERWISE UNSECURED AT A CONSTRUCTION SITE FROM 24 HRS. AFTER A HURRICANE WATCH HAS BEEN ISSUED UNTIL THE HURRICANE WATCH OR WARNING HAS BEEN LIFTED. ALL SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS SHALL BE EITHER REMOVED FROM THE CONSTRUCTION SITE OR SECURED IN SUCH A MANNER AS TO MINIMIZE THE DANGER OF SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS CAUSING DAMAGE TO PERSONS OR PROPERTY FROM HIGH WINDS. ANY PERSONS WHO FAILS TO COMPLY TO REMOVE OR SECURE THE CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS WITHIN 24 HRS. AFTER A HURRICANE WATCH HAS BEEN ISSUED SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$500.00. IN ADDITION TO THE ABOVE, A LICENSED CONTRACTOR WHO VIOLATES THIS SECTION SHALL BE SUBJECT TO DISCIPLINE PURSUANT TO SECTION 183 OF THIS CHAPTER.
- STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 241.
- THE SCOPE OF WORK SHALL NOT HINDER OR INTERFERE WITH EMERGENCY RESPONSE ACCESS TO THE PROPERTY/DEVELOPMENT OR VICINITY THEREOF (INCLUDING STREETS, ALLEYS, FIRE LANES).

Tenant Improvements for the:

NORTH AMERICAN DEVELOPMENT GROUP

400 Clematis Street Suite 201 West Palm Beach, Florida 33401



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SCOPE OF WORK

THE SCOPE OF THE PROJECT INVOLVES INTERIOR RENOVATION OF 2,536 SQUARE FEET AT 400 CLEMATIS STREET IN DOWNTOWN WEST PALM BEACH.
THE SCOPE IS TO INCLUDE DEMOLITION, ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING.

INDEX OF DRAWINGS

CS	COVER SHEET
ARCHITECTURAL	
LS-1	LIFE SAFETY PLAN
D-1.0	DEMOLITION PLAN
A-1.0	FLOOR PLAN
A-1.1	REFLECTED CEILING PLAN
A-1.2	FURNITURE/ FINISH FLOOR PLAN
A-2.0	INTERIOR ELEVATIONS
A-2.1	INTERIOR ELEVATIONS
A-2.2	ENLARGED RESTROOM/ ELEVATIONS
A-3.0	CABINET DETAILS
A-4.0	DETAILS
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MECHANICAL	
M1.01	MECHANICAL PLAN
M2.01	SPECS, DETAILS AND DATA
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P1.01	PLUMBING PLAN, SPECS AND DETAILS
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E1.01	1ST FLOOR POWER PLAN
E1.02	2ND FLOOR POWER PLAN
E2.01	1ST FLOOR LIGHTING PLAN
E2.02	2ND FLOOR LIGHTING PLAN

CODE RESEARCH

-2007 FLORIDA EXISTING BUILDING CODE / WITH 2009 AMENDMENTS
 -2007 FLORIDA BUILDING CODE / WITH 2009 REVISIONS/ SUPPLEMENTS
 -FLORIDA ACCESSIBILITY CODE
 -NFPA 101 LIFE SAFETY CODE 2006 EDITION
 -NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS
 -2005 NFPA-70 2005 EDITION - NATIONAL ELECTRIC CODE
 -2002 NFPA-72 2002 EDITION
 -2002 NFPA-13 2002 EDITION

CLASSIFICATION OF WORK:
 -2007 FLORIDA EXISTING BUILDING CODE W/ 2009 AMENDMENTS SECTION 404 - ALTERATION - LEVEL II

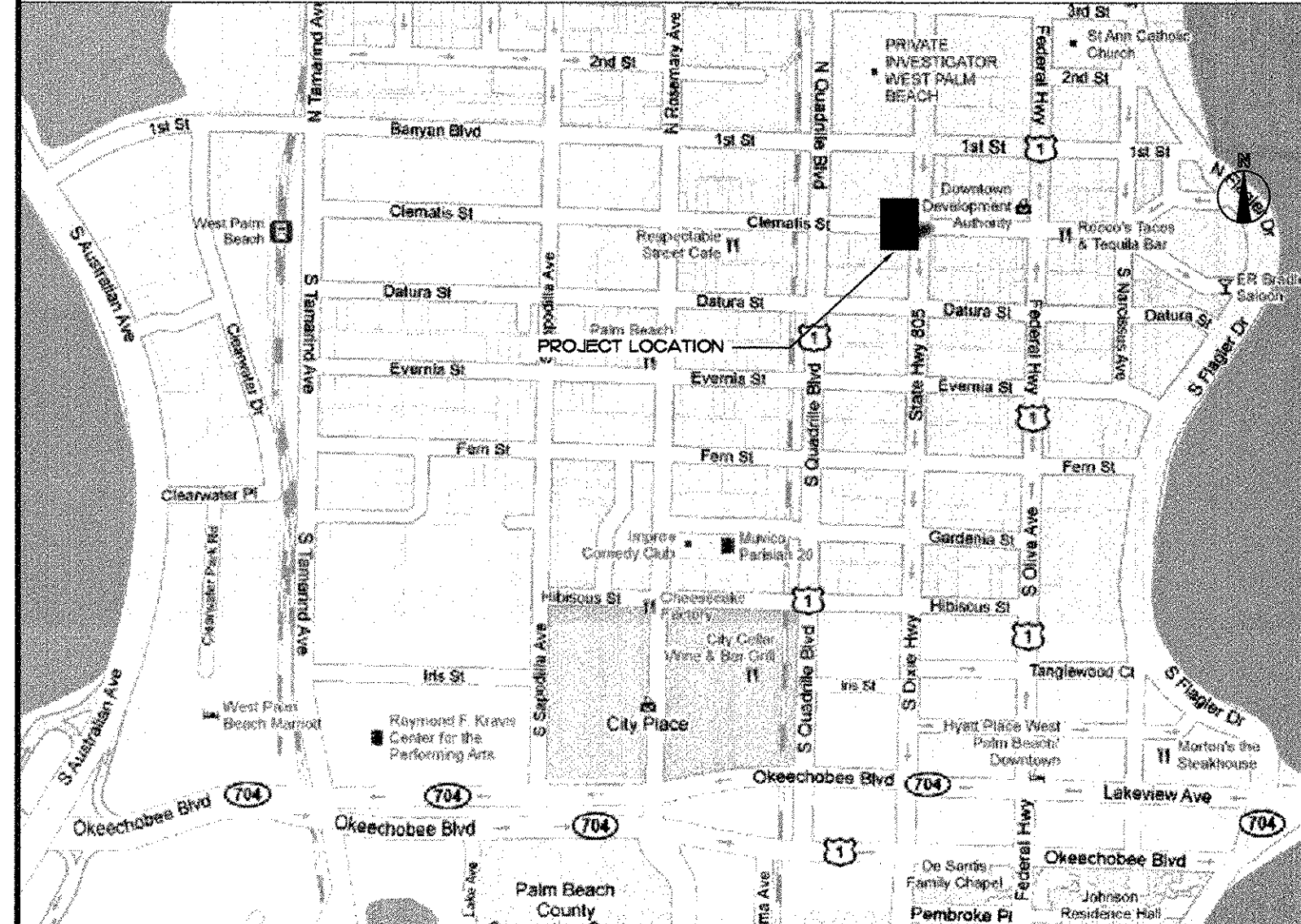
OCCUPANCY:
 CLASSIFICATION (TYPE) GROUP B (BUSINESS)
 LOAD (SEE OCCUPANT LOAD CALCULATIONS L5-1)
 PHASE I FLOOR PLAN - 16,037(1) PERSONS
 CONSTRUCTION TYPE TYPE VB (UNSPRINKLERED)

OCCUPANT FINISHES:
 -FBC TABLE 803.5 - WALL AND CEILING FINISHES FOR TYPE B OCCUPANCY, UNSPRINKLERED, CLASS 'C' IS ALLOWABLE. EXIT ENCLOSURES/EXIT PASSAGEWAYS AND CORRIDORS: CLASS 'C' ROOMS/ENCLOSED SPACES- CLASS 'C' NFPA 101 SEC. 10.2.81 & 99.3.3.21 & TABLE A10.2.2
 ALL FLOORING MATERIAL SHALL BE CLASS II OR BETTER.

THE BUILDING HAS ALL EXISTING FIRE ALARM SYSTEM.
 G.C. TO SUBMIT FOR SEPARATE PERMIT FOR ANY CHANGES TO FIRE ALARM SYSTEM. EXISTING FIRE ALARM SYSTEM SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION.
 LOW VOLTAGE PLANS SHALL BE SUBMITTED AS A SEPARATE PERMIT
 FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO SHUTTING DOWN ANY FIRE PROTECTION SYSTEM AND NOTIFIED AGAIN WHEN SYSTEM IS RETURNED TO NORMAL OPERATION
 ALL EXIT REQUIREMENTS SHALL BE MAINTAINED DURING CONSTRUCTION.

N.O.C. SHALL BE FILED WITH THE CLERK OF THE COURT, IF THE WORK DESCRIBED IN THE N.O.C. IS NOT ACTUALLY COMMENCED WITHIN 90 DAYS, SUCH NOTICE SHALL BE NULL AND VOID, POST N.O.C. ON THE CONSTRUCTION SITE BEFORE FINAL INSPECTION.

LOCATION MAP

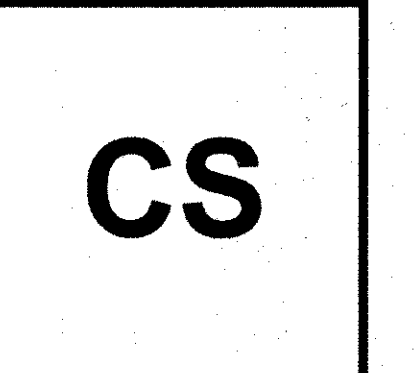


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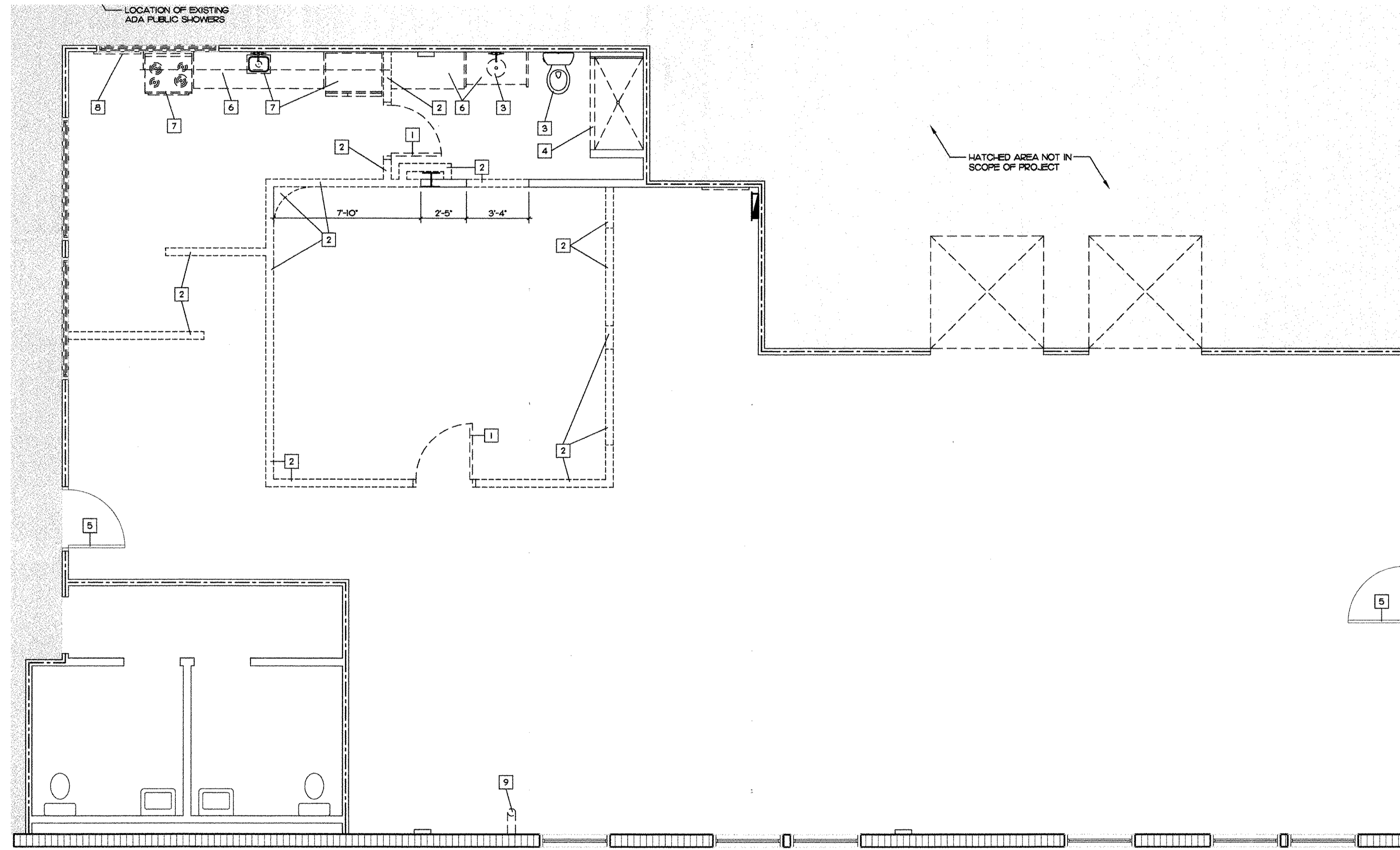
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sheet title: cover sheet
 file name: CVR
 project no: 10167
 date: 10/25/10
 drawn by: PKLA
 checked by: JG
 revisions:



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- A "PUNCH LIST" SHALL BE PREPARED BY THE CONTRACTOR LISTING ALL ITEMS WHICH NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED AND SUBMITTED TO ARCHITECT/OWNER. THE ARCHITECT SHALL THEN VISIT THE SITE TO REVIEW AND, IF THE LIST IS NOT REASONABLY COMPLETE, SHALL DIRECT THE CONTRACTOR TO COMPLETE THE LIST. THE FINAL "PUNCH LIST" SUBMITTED BY THE CONTRACTOR SHALL BE REVIEWED AND SUPPLEMENTED BY THE ARCHITECT/OWNER.
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- ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM "GYPSUM CONSTRUCTION HANDBOOK".
- PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES.



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

DEMO GENERAL NOTES

- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ANY AND ALL DISCREPANCIES TO THE PROPOSED DEMOLITION PRIOR TO EXECUTION OF THE ITEMS IN QUESTION.
- DEMOLITION SHALL INCLUDE:
 - REMOVAL OF EXISTING WALLS, DOORS AND FRAMES AS SHOWN ON PLAN.
 - REMOVAL OF ALL EXISTING CEILINGS AND CEILING FIXTURES IN AREAS OF DEMOLITION.
 - REMOVAL OF EXISTING FLOOR FINISHES IN AREAS OF REMOVED WALLS AND AS SPECIFIED.
 - REMOVAL OF EXISTING METAL STUD FRAMING, NOT SHOWN ON DEMOLITION AREAS.
 - REMOVAL OF ALL ELECTRICAL WIRING AND DEVICES AT ALL REMOVED WALLS AND CEILINGS. ALL WIRING DEVICES, CONDUIT, AND EQUIPMENT TO BE ABANDONED SHALL BE REMOVED.
- ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND REPAIRED TO RECEIVE NEW FINISH.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS NOT INCLUDED IN THIS WORK.
- ALL WORK SHALL BE COORDINATED AND APPROVED BY OWNER PRIOR TO COMMENCEMENT.

MECHANICAL DEMO NOTES

- REFER TO MECHANICAL SHOP DWGS FOR NEW A/C EQUIPMENT.
- REMOVE EXISTING EXHAUST FANS.

ELECTRICAL DEMO NOTES

- REMOVE ALL EXISTING LIGHTING FIXTURES IN AREA TO BE DEMOLISHED, INCLUDING ALL ASSOCIATED BRANCH CIRCUIT WIRING (CONDUCTORS, CONDUITS, FIXTURE WHIPS AND SWITCH WIRING) NO LONGER IN USE.

DEMO KEY NOTES LEGEND

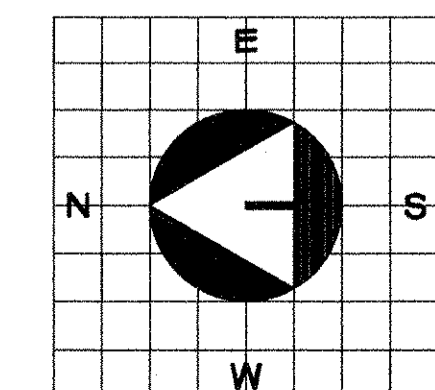
- | | |
|---|--|
| 1 | REMOVE EXISTING DOOR, FRAME, AND ALL RELATED ACCESSORIES |
| 2 | REMOVE EXISTING METAL STUD PARTITIONS, BASE, TRIM, AND ALL RELATED ACCESSORIES |
| 3 | REMOVE EXISTING PLUMBING FIXTURES |
| 4 | REMOVE EXISTING SHOWER CURB AND ALL ACCESSORIES |
| 5 | EXISTING DOOR TO REMAIN |
| 6 | REMOVE EXISTING BUILT-IN CABINETRY |
| 7 | REMOVE EXISTING APPLIANCE |
| 8 | EXISTING TO BE RELOCATED |
| 9 | EXISTING PIPES TO BE RELOCATED |

WALL LEGEND

- | | |
|--|---|
| | EXISTING PARTITION WALL TO BE REMOVED |
| | EXISTING BLOCK WALL TO REMAIN |
| | EXISTING PARTITION WALL TO REMAIN |
| | EXISTING TENANT SEPARATION WALL TO REMAIN |
| | NEW PARTITION WALL - SEE DETAIL ____/____ |

DEMOLITION PLAN

SCALE: 1/4" = 1'-0"
0 2 4 8 16'



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West Palm Beach, Florida 33401

sheet title: DEMOLITION PLAN
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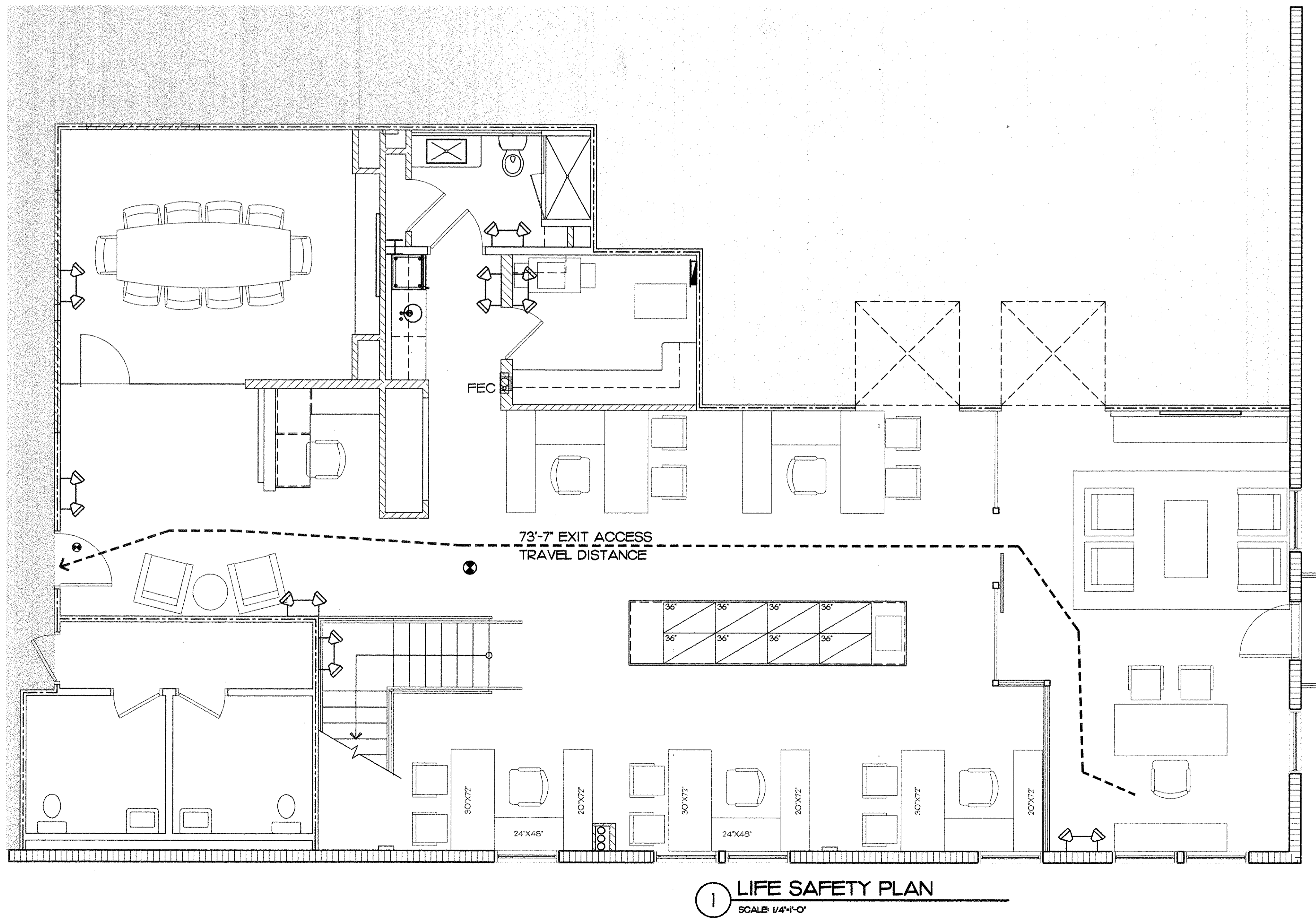
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project no: 10167
date: 10/25/10
drawn by: PKLA
checked by: JG

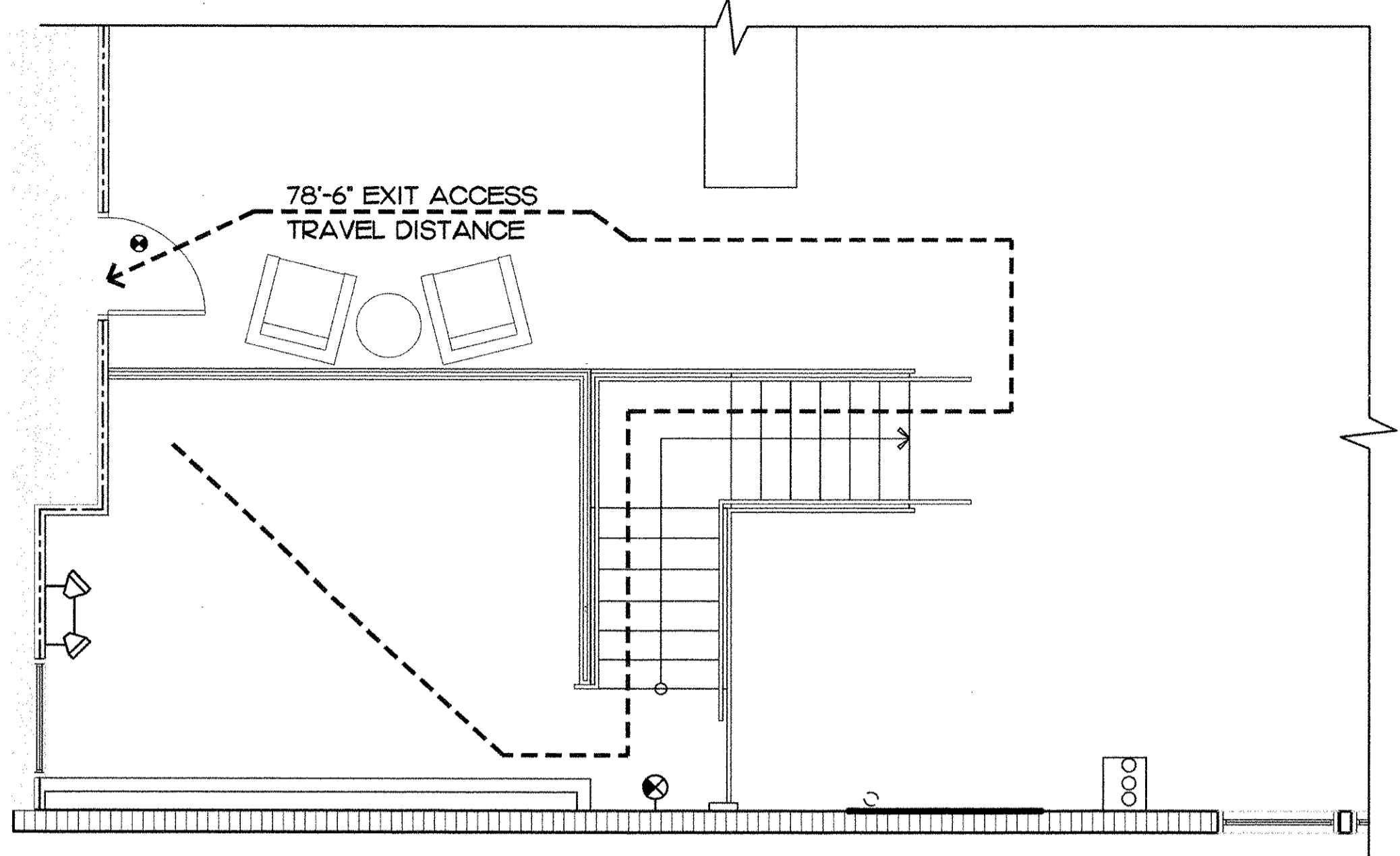
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① LIFE SAFETY PLAN
SCALE 1/4"=0'



② MEZZANINE LIFE SAFETY PLAN
SCALE 1/4"=0'

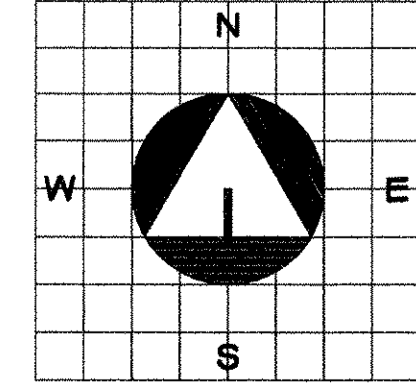
MEANS OF EGRESS ICHAP. 10 FBCI		
	ALLOWABLE	PROVIDED
PHASE I FLOOR AREA - 2,536 BUSINESS - 1,100 SF		
OCCUPANT LOAD	2,536 / 100 = 26	
REQUIRED MEANS OF EGRESS		
MINIMUM CLEAR OPENING OF EXIT DOORS (WITH KICK)	32 IN.	34 IN.
COMMON PATH OF EGRESS TRAVEL (NON SPINLEES)	100 FT.	
EXIT ACCESS TRAVEL DISTANCE (NON SPINLEES)	300 FT.	73'-0"
DEAD ENDS (NON SPINLEES)	50 FT.	
EXIT CAPACITY	LEVEL TRAVEL: 0.2 INCHES PER PERSON	
ARRANGEMENT OF EXITS	300' MAX. TRAVEL DISTANCE (NFPA 101, 302.5 FBC TABLE 1004) MAX. DEAD END 50' (NFPA 101) COMMON PATH OF TRAVEL: 100' MAX. (NFPA 101 MAX. FBCI)	

LIFE SAFETY LEGEND	
---	TRAVEL DISTANCE
⬆	EXISTING EXIT LIGHT TO REMAIN
⬆	EMERGENCY LIGHT FIXTURES
⊗	NEW EXIT LIGHT
⊞	NEW FIRE EXTINGUISHER CABINETS (FULLY RECESSED) W/EXISTING FIRE EXTINGUISHER

NOTE:
1. GC TO PROVIDE ADA REQUIRED SIGNAGE AT MECHANICAL ROOM, ELECTRICAL ROOM, AND RESTROOMS. 2. SECURITY SHALL BE SUBMITTED UNDER SEPARATE PERMIT SET OF DRAWINGS. SECURITY SYSTEM SECURITY SYSTEM SHALL BE PROVIDED AND INSTALLED BY TENANT.

LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"
0' 4' 8' 16' 32'



Tenant Improvements For:
North American Development Group
Suite 201
400 Clematis Street
West Palm Beach, Florida 33401

Sheet title: LIFE SAFETY PLAN
file name: NADG-LS-1.DWG
revisions:
project no: 10167
date: 10/25/10
drawn by: PKLA
checked by: JG

LS-1

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KEYNOTE LEGEND

- 1 NEW FRAMELESS GLASS SYSTEM - SEE INTERIOR ELEVATIONS.
- 2 NEW BUILT-IN CABINERY WITH P.T. FIRE RET. 2X WOOD BLOCKING.
- 3 NEW SINK - SEE PLUMBING DRAWINGS.
- 4 NEW PLASMA TV - TO BE SELECTED BY INTERIOR DESIGNER & PROVIDED / INSTALLED BY G.C. VERIFY MOUNTING HEIGHT WITH INTERIOR DESIGNER.
- 5 OWNER SUPPLIED LATERAL FILES - CONTRACTOR TO PROVIDE COUNTER.
- 6 NEW INTERIOR HANDRAIL TO BE SELECTED BY INTERIOR DESIGNER.
- 7 NEW FIRE EXTINGUISHER. SEE LIFE SAFETY DRAWINGS.
- 8 NEW METAL PAN STAIR SYSTEM. G.C. TO SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- 9 SIGN THAT STATES II-4163XIII SIGN TO COMPLY WITH 4.30.1, II-4.30.2, II-4.30.3, II-4.30.5 & II-4.30.7.

ARCHITECTURAL NOTES

1. PATCH AND REPAIR EXISTING STUCCO AND MASONRY AS NEEDED DUE TO NEW WORK ON INTERIOR OF BUILDING.
2. SECURITY SHALL BE UNDER SEPARATE PERMIT.
3. CONTRACTOR SHALL PROTECT ALL EXISTING SPACES AFFECTED BY CONSTRUCTION.

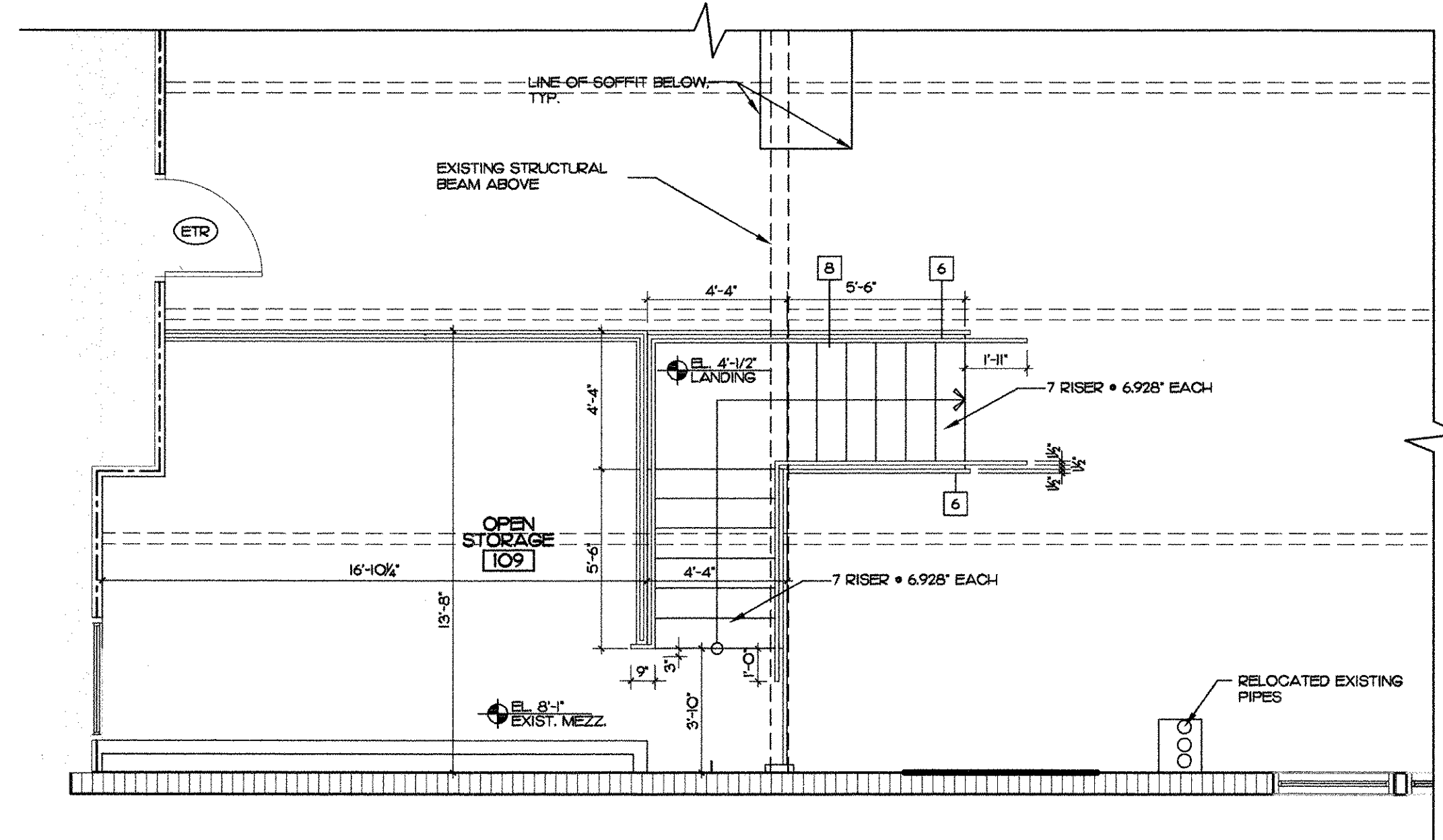
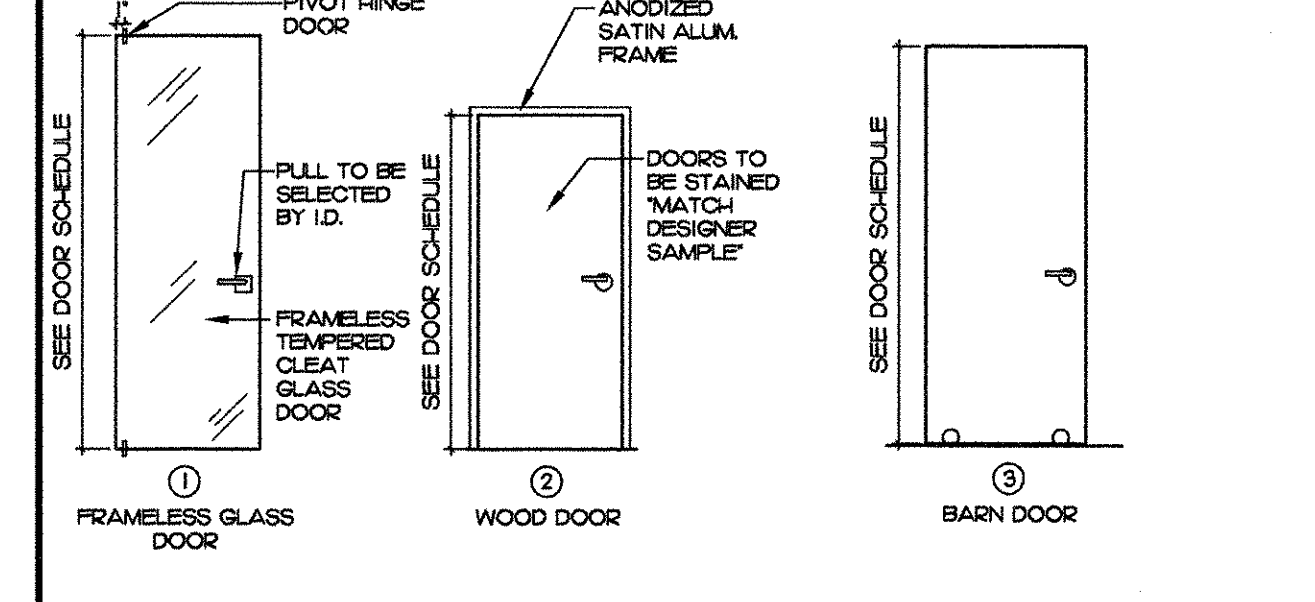
WALL LEGEND

- EXISTING BLOCK WALL TO REMAIN
- EXISTING PARTITION WALL TO REMAIN
- EXISTING TENANT SEPARATION WALL TO REMAIN
- NEW PARTITION WALL - SEE DETAIL ___/A___
- NEW 1-R PARTITION WALL - SEE DETAIL ___/A___
- NEW PARTITION WALL WITH APPLIED WOOD VENEER WALL - SEE DETAIL ___/A___
- NEW 42" H. LOW WALL / WITH GLASS PARTITION + TOP - SEE DETAIL ___/A___
- INTERIOR ELEVATION SYMBOL - SEE DRAWING DESIGNATED
- DOOR SYMBOL - REFER TO DOOR SCHEDULE
- DOOR SYMBOL - EXISTING DOOR TO REMAIN
- FINISH CLEAR DIMENSION (CRITICAL)

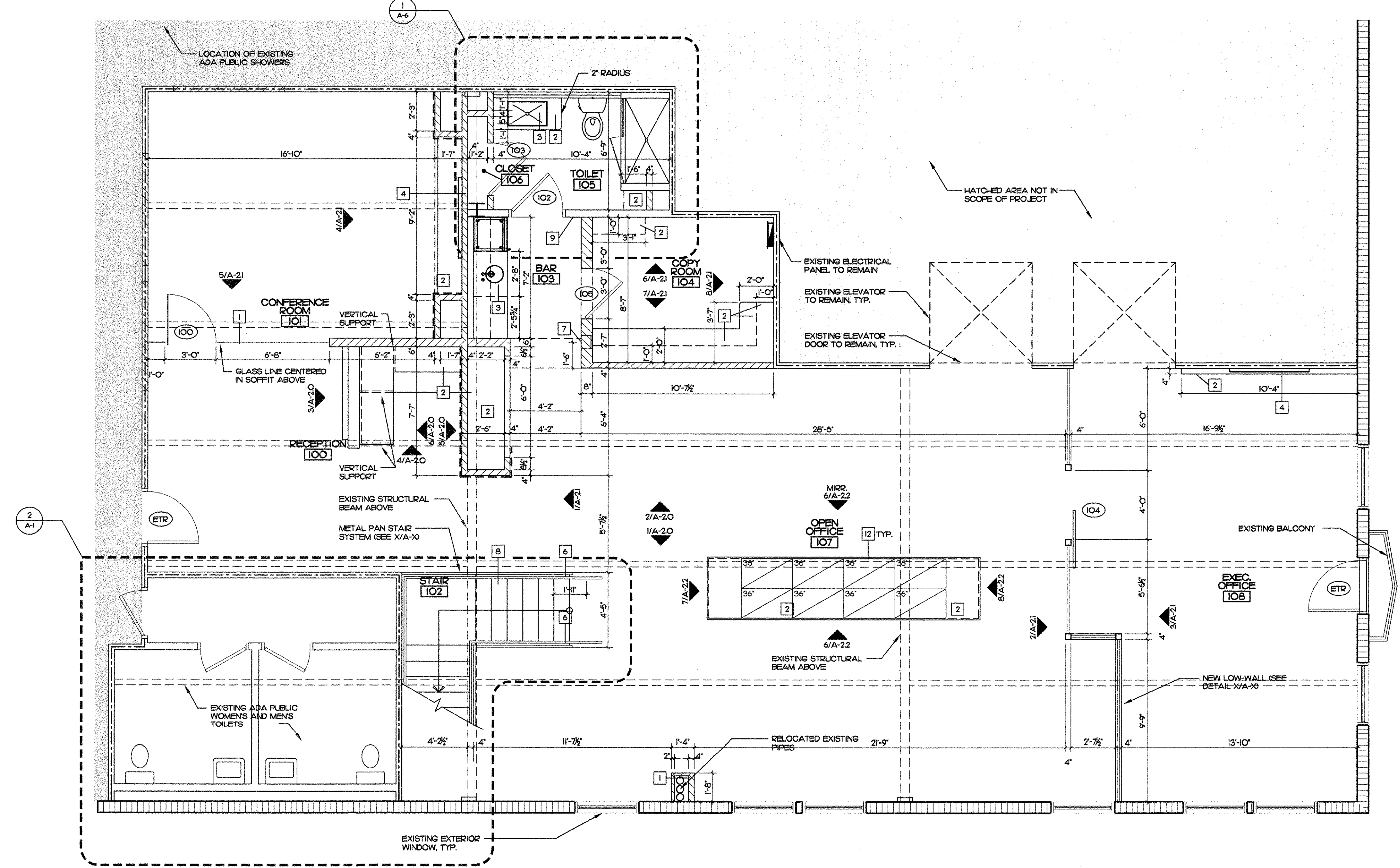
DOOR SCHEDULE

DOOR NO.	DOOR TYPE	WIDTH	HGT	THK	MATL	FINISH	MATL	FINISH	HEAD	JAMB	HWDR SET	REMARKS
100	1	3'-0"	10'-0"	1/2"	GLASS	CLEAR						
101	1	3'-0"	7'-0"	1/2"	WOOD	STAINED	HM.					
102	2	3'-0"	7'-0"	1/2"	GLASS	PROSTED	HM.					
103	2	3'-0"	7'-0"	1/2"	WOOD	STAINED	HM.					
104	3	3'-4"	10'-0"	1 3/4"	WOOD	STAINED	---					

NOTES:
 1. FINAL COORDINATION OF KEYING FUNCTIONS SHALL BE WITH TENANT.
 2. ALL EXIT HARDWARE SHALL COMPLY WITH SPB.C. 302.3.
 3. TYPICAL FLOOR STOP AT ALL DOORS. COORD LOCATIONS WITH ARCHITECT.
 4. HARDWARE SHALL BE SELECTED BY INTERIOR DESIGNER.
 5. VERIFY EXISTING DOOR OPENING FOR HEIGHT ON DOORS #104.
 6. WOOD DOORS THROUGHOUT INTERIOR TO BE STAINED BOTH SIDES TO MATCH WENGE.
 7. ALL HARDWARE FINISH SHALL BE CHROME. STYLE TO BE SELECTED BY INT. DESIGNER.
 8. ALL CLOSERS SHALL BE CONCEALED. COORDINATE WITH ARCH. AND INT. DESIGNER.
 HARDWARE SETS:
 (A) PASSAGE PULL 2 PIVOTS (B) ENTRANCE LOCKSET 3 HINGES CLOSER (C) PASSAGE LATCH 3 HINGES (D) PRIVACY LOCKSET 3 HINGES (E) POCKET DOOR +HWDR

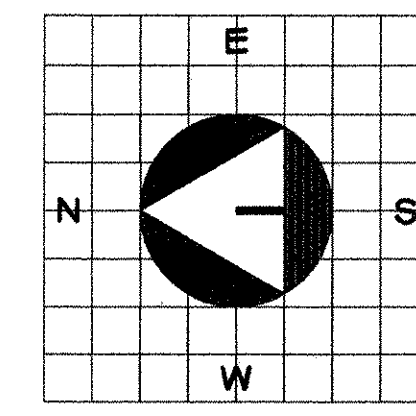
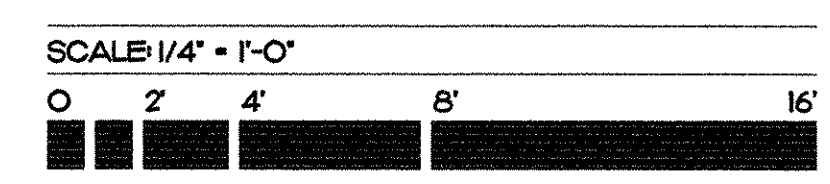


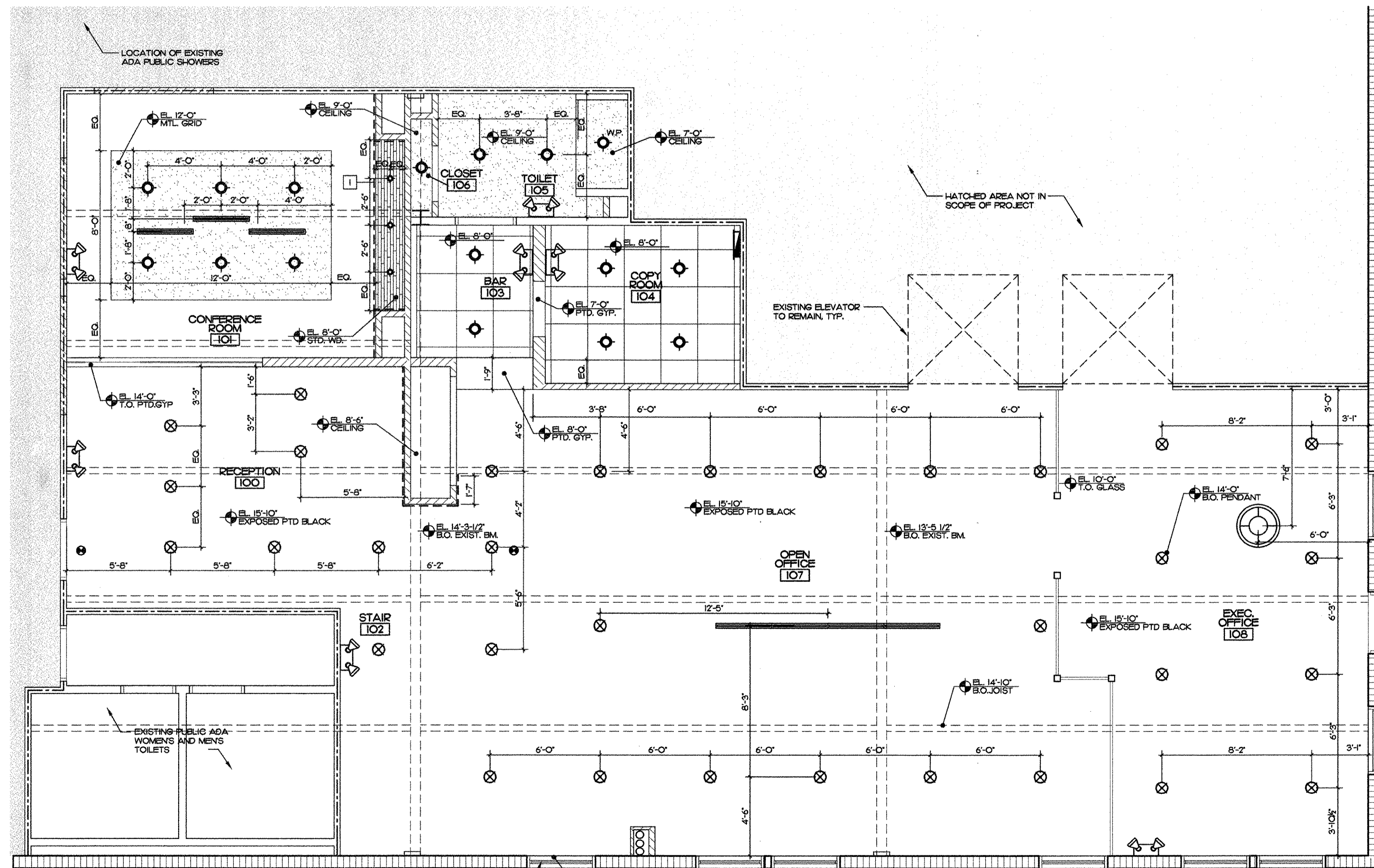
2 MEZZANINE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



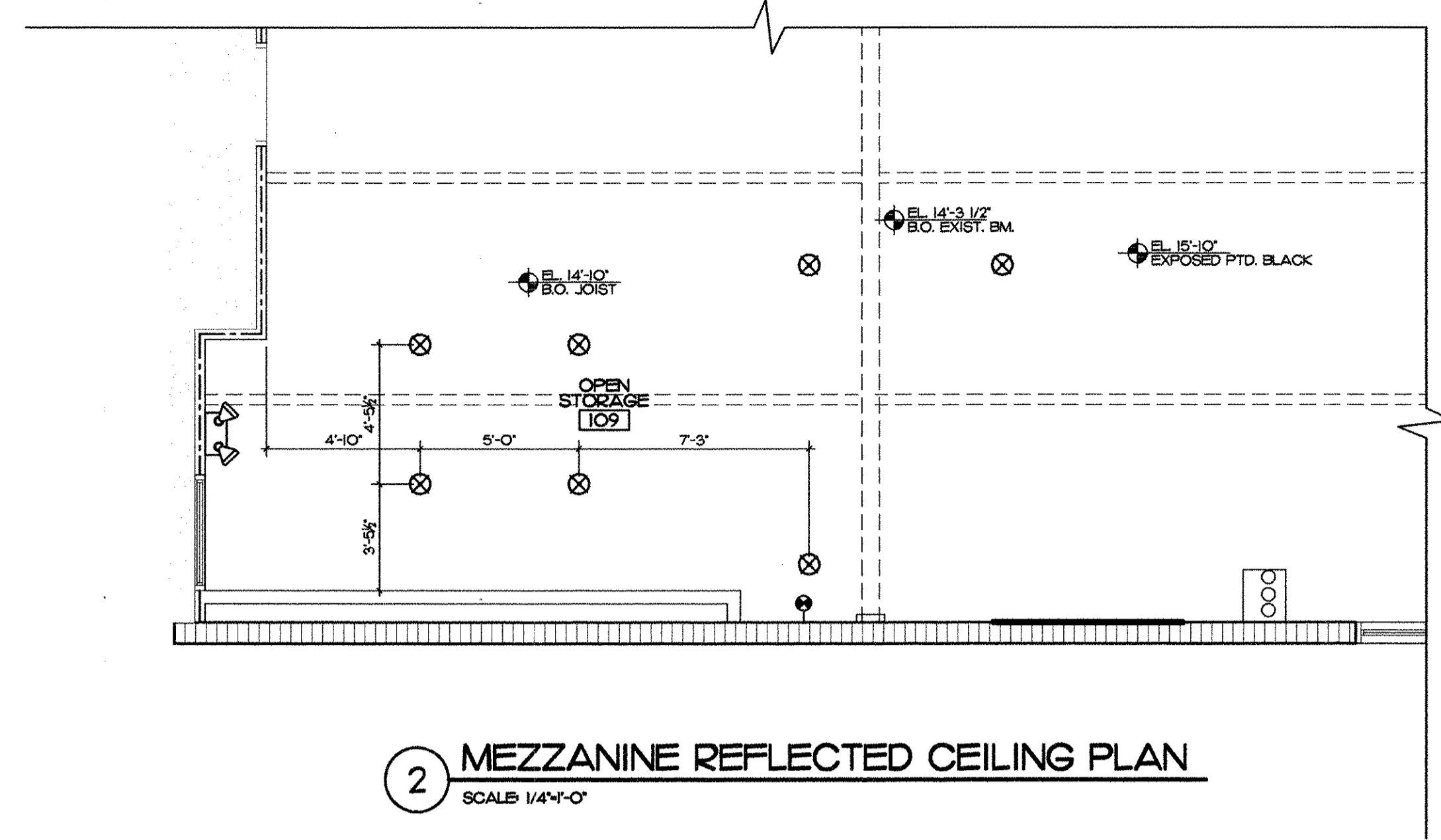
1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FLOOR PLAN





1 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



2 MEZZANINE REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

CEILING KEYNOTE LEGEND

1 APPLIED VENEER FINISH - COORDINATE WITH INTERIOR DESIGNER

WALL LEGEND

EXISTING PARTITION WALL TO REMAIN
 EXISTING TENANT SEPARATION WALL TO REMAIN
 NEW PARTITION WALL - SEE DETAIL ___/A___
 NEW H-R PARTITION WALL - SEE DETAIL ___/A___
 NEW PARTITION WALL WITH APPLIED WOOD VENEER WALL - SEE DETAIL ___/A___

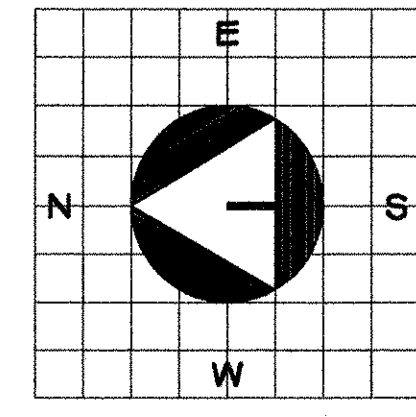
CEILING LEGEND

NEW PENDANT MOUNTED DOWN-LIGHTS - SEE ELECTRICAL DWGS. FOR SPECIFICATIONS.
 NEW RECESSED DOWNLIGHT W/ SILVER TRIM - SEE ELECTRICAL DWGS. FOR SPECIFICATIONS.
 NEW DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL DWGS. FOR SPECIFICATIONS.
 NEW DECORATIVE PENANDANT LIGHT FIXTURE - SEE ELECTRICAL DWGS. FOR SPECIFICATIONS.
 NEW EDGE-LIT LED EXIT SIGN WITH GREEN LETTERS - SEE ELEC. DWGS.
 NEW DRY-WALL CEILING
 CEILING HEIGHT AS NOTED

NOTES
 1. ALL LIGHT SWITCHES SHALL BE 'DECORA' TYPE AND SWITCHES AND OUTLET COLOR SHALL BE SELECTED BY INTERIOR DESIGNER AND COORDINATE WITH MOTION SENSORS WHITE SWITCHES.
 2. ALL GYPSUM BOARD CEILING TO BE 5/8" UNLESS OTHERWISE NOTED.
 * CRITICAL DIMENSION - MUST MAINTAIN

REFLECTED CEILING PLAN

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



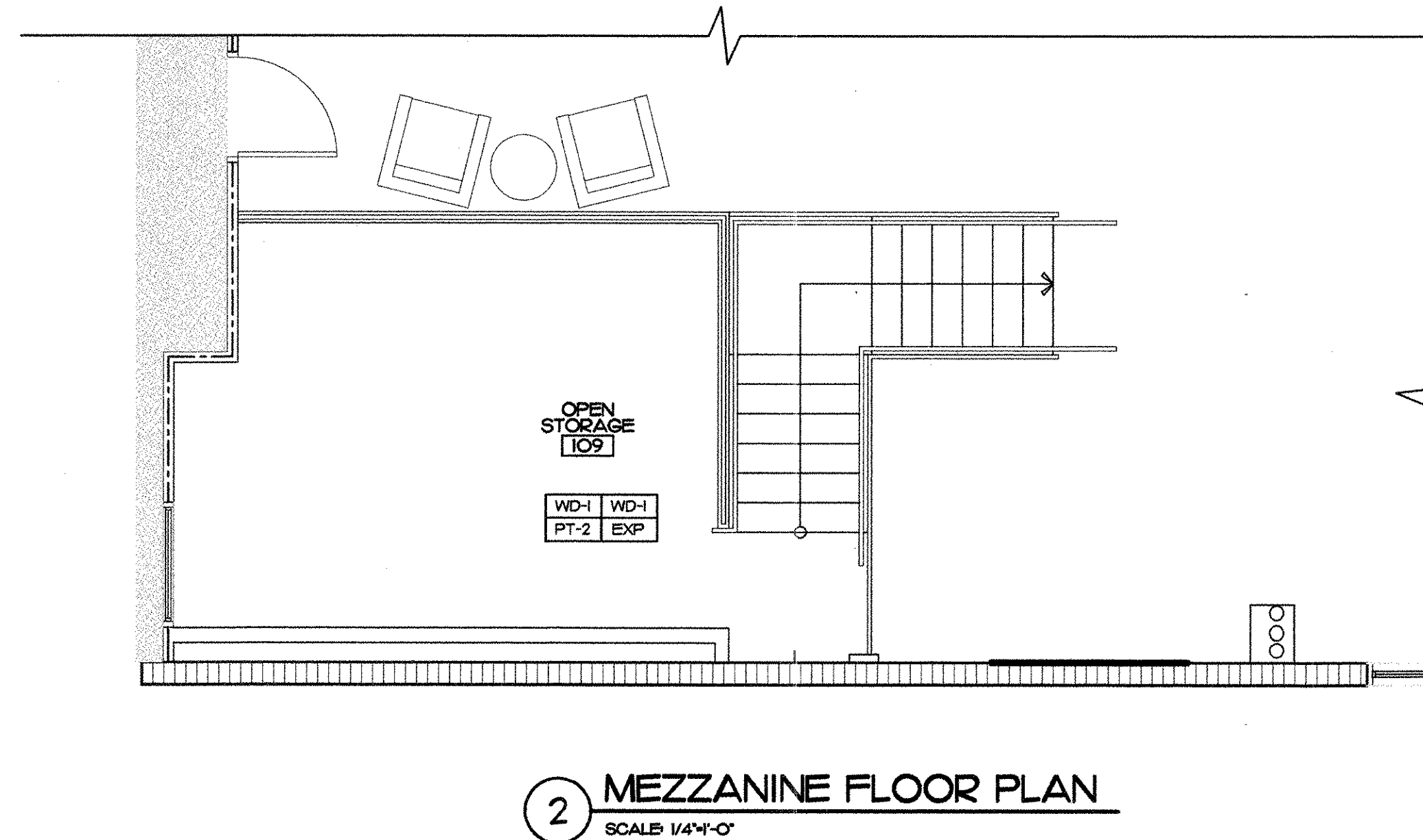
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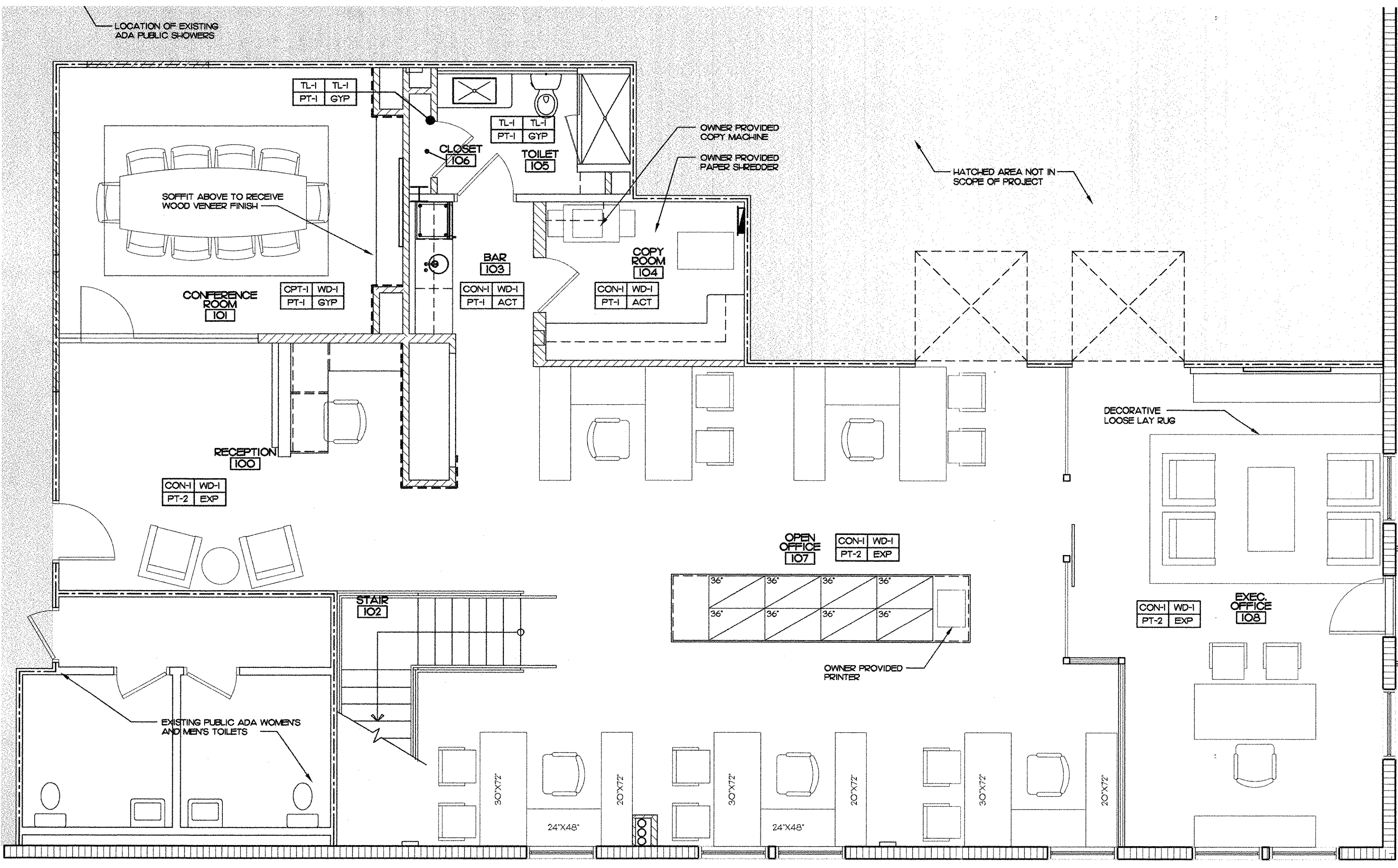
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 file name: NADG-FLPN.dwg
 project no: 10167
 date: 10/25/10
 drawn by: PK/LA
 checked by: JG

A-1.1



2 MEZZANINE FLOOR PLAN
SCALE 1/4"=0'



1 FLOOR PLAN
SCALE 1/4"=0'

FINISH SPECIFICATIONS

GENERAL NOTE:
OWNER, GLIDDEN AND SPINA IS TO QUALIFY GENERAL CONTRACTORS AND SUBCONTRACTORS FOR WALL COVERINGS, CARPET AND TILE FINISHES.

FLOOR

- CONTRACTOR SHALL REMOVE EXISTING FLOOR COVERING, AND PREPARE CONCRETE SLAB TO ACCEPT FLOOR FINISHES AS PER FINISH SCHEDULE. AT MATERIAL TRANSITIONS, CONTRACTOR TO PROVIDE LEVELING TO EXTEND 2' TO CREATE A GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN 1/2".
- FINISH TO BE WITHIN 1/2" IN 10' UNLESS OTHERWISE APPROVED IN NON-CIRCULATION AREAS.
- PROVIDE SLAB FLASHING AT TRANSITION BETWEEN STONE / TILE AND CARPET WITH 1/8" PER FOOT MAX. SLOPE.
- CARPET TO BE SUPPLIED AND INSTALLED BY G.C.

CARPET

- CARPET SHALL BE INSTALLED GUELDOWN.
- CONTRACTOR SHALL PROVIDE TRANSITION STRIPS AS MANUFACTURED BY SCHLITZER AT METAL/MOODSOT AND METAL/CARPET TRANSITIONS. FINISH BRUSHED ALUMINUM GC TO COORDINATE PROFILE W/ INTERIOR DESIGNER.
- AMTICO TO CARPET VINYL TRANSITION STRIP, ROPPE #150, DARK GRAY.
- CONTRACTOR SHALL TOUCH-UP DOORS AFTER CARPET IS INSTALLED.
- CONTRACTOR SHALL PROTECT BASE TO PREVENT DAMAGE AND TOUCH-UP POSSIBLE.
- AT MATERIAL TRANSITIONS, SUBCONTRACTOR TO PROVIDE LEVELING TO EXTEND 6" TO CREATE A GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN 1/2".
- SUBCONTRACTOR SHALL PROVIDE SEAMING DIAGRAM TO DESIGNER FOR APPROVAL. CARPET SHALL BE TREATED WITH A STAIN GUARD, AS REQUIRED, SEE INTERIOR DESIGNER SAMPLE FOR DIRECTION OF INSTALLATION.

CARPET 1- _____

HOMOGENEOUS CONDUCTIVE TILE MANUFACTURER: FORBOS

- MATERIAL AND INSTALLATION BY G.C.
- ACTUAL MATERIAL SHALL BE APPROVED BY OWNER/DESIGNER PRIOR TO INSTALLATION.
- SERIES "COREX" VINYL TILE, SIZE 24" X 24", COLOR BASALT, THICKNESS .050" STATIC DISSIPATIVE (SDS/SD29) - OR - ELECTROCONDUCTIVE (EC20209) G.C. TO VERIFY OHMS RESISTANCE WITH OWNER.
- INSTALL WITH FORBOS LINOLEUM C950 CONDUCTIVE ADHESIVE.
- CONDUCTIVE TILE TO CARPET TRANSITION, FINISH ROPPE #100 BLACK.

NOTE G.C. SHALL COORDINATE INSTALLATION AND LOCATION OF GROUNDING STRIP WITH ELECTRICIAN.

BASE

- FINISH SAMPLE SHALL BE SUBMITTED TO INTERIOR DESIGNER FOR APPROVAL PRIOR TO FABRICATION.
- LEVEL FLOOR SO METAL BASE SITS FLUSH WITH METAL FLOOR TILE.

RUBBER BASE - MATERIAL AND INSTALLATION BY G.C. MANUFACTURER: ARMSTRONG

- RUBBER BASE- 4H CONTINUOUS COVE BASE WITH PRE-FORMED CORNERS, 1/8" THICK.
- COLOR #23 MILK.

WALL

- GYP/SML BOARD - SMOOTH SLICK FINISH READY TO RECEIVE PAINT OR TO RECEIVE APPLIED SPECIALTY FINISHES.
- CONTRACTOR SHALL REMOVE EXISTING WALL COVERING.

PAINT

- 2 COATS OF PAINT - SEE SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS. PROVIDE WALL SAMPLE FOR DESIGNER APPROVAL.
- PAINT #1 - _____
- PAINT #2 - _____
- PAINT #3 - _____
- PAINT #4 - _____

METAL MANUFACTURER: ALUMAFLOOR

- #502 ALUMINUM 1/8" THICK, SIZE 36" X 36", 60 GRIT RANDOM FINISH BEVEL EDGE, CLEAR COAT ANODIZED, CUSTOM SIZE BY FACTORY PER FIELD TEMPLATE. (SHEET SIZE MAXIMUM 5'X10') NOTE: FROM SAME SINGLE LOT AS FLOOR AND BASE AND STAIR COMPONENTS, ANODIZED AT SAME TIME.

GLASS AGGLOMERATE MANUFACTURER: REAL STONE SOLUTIONS, LLC

- COLOR WHITE CLOUD, CONTACT: JOSH PARTON, PHONE: 866-428-2999
- SHEET SIZE: 47" X 95" X 3/4" THICK.
- NOTE: G.C. TO CUT TO FIT IN FIELD PER DRAWINGS.

QUATTRO MANUFACTURER: 3-FORM

- QUATTRO CARBON, 1/4" THICK, CONTACT: BEN MCCABE, PHONE: 954-957-0303
- SHEET SIZE 48" X 48" OR 48" X 96" FOR MAXIMUM YIELD.
- INSTALL HORIZONTAL SEAMS.
- FRONT FINISH SANDSTONE.
- BACK FINISH LIQUID WHITE BACK.
- FIELD FIT AS REQUIRED, WHERE NOTED.

CHANNEL - 1/2" FACE BRUSHED ALUMINUM - SUBMIT TO INT. DESIGNER FOR APPROVAL.

CHROMA WALL MANUFACTURER: 3-FORM

- CHROMA #1, 1" THICK, COLOR: TITANIUM UV, CONTACT: BEN MCCABE, PHONE: 954-957-0303
- FRONT FINISH RENEW - BACK FINISH TITANIUM UV.
- FIELD FIT AS REQUIRED. COUNTERTOPS TO HAVE SQUARE EDGE PROFILE.

- CHROMA #2, 1" THICK, COLOR: MAI TAI
- FRONT FINISH RENEW - BACK FINISH MAI TAI.
- INSTALL SINGLE-PIECE BACKPLASH PLUMB WALL, NO SEAMS. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION TO PREVENT TELEGRAPHING THRU MATERIAL.

CHANNEL - 1/2" FACE BRUSHED ALUMINUM - SUBMIT TO INT. DESIGNER FOR APPROVAL.

CEILING

- ALL BULKHEADS OR SOFFITS SHALL BE PAINTED.
- CONTRACTOR TO LAYOUT CEILING GRID AS SHOWN ON PLAN.
- REGULAR EDGES IN ANY VISIBLE AREAS CONTAINING LINEAR AIR BARS, LIGHTS AND SOFFITS SHALL BE FACTORY PAINTED.

PAINT MANUFACTURER: _____

- 2 COATS OF PROMAR 200 LATEX FLAT WALL PAINT ON ALL GYP/SML CEILING AS NOTED ON PLAN. COLOR: BENJAMIN MOORE # OC-65 WINTER SNOW.

ACOUSTICAL CEILING

- TILE #1 - ARMSTRONG - TECH-ZONE CEILING SYSTEM W/ OPTIMA 42" X 48" FIELD PANELS AND OPTIMA 6" X 48" TECH-ZONE PANELS W/ 9/16" SUPRAFINE SQUARE REGULAR GRID #3287.
- TILE #2 - GAGE, METAL PERFORATED PANELS, #5368 PERFORATED WITH BLACK ACOUSTIC MEMBRANE. PERFORATED SIDE TO SIDE (NO BORDERS). SYSTEM D11 (CONCEALED FLAT), FINISH MATTE. 24"X24"X.30" ALUMINUM.
- TILE #3 - ARMSTRONG OPTIMA OPEN PLAN TEGULAR #3256, 4"X4"X1", NRC .95, ARMSTRONG INTERLUDE XL 9/16" GRID, ARMSTRONG FORMATION CLOUD WITH CLASSIC AXIOM 4" PERIMETER TRIM, NOTE: CLOUD WILL INCLUDE (2) PANELS WITH INTERLUDE XL, INSTALLED AT THE MID POINT, AXIOM TO INCLUDE FACTORY CUT MITERS. CLOUD SIZES - 6'-3"X3'-11" & 5'-7"X3'-11"

A/C GRILLES

- LINEAR DIFFUSERS - COLOR WHITE.
- FLOWBARS - COLOR CONTRACTOR TO SUPPLY I.D. COLOR SELECTIONS.

CABINETS

BAR 103

- COUNTERTOPS- MANUF WILSONART GIBALTAR, SOLID SURFACE, COLOR #0354SL, DESIGNER WHITE, CUT SQUARE CORNERS.
- CABINETS MANUF FORMICA, COLOR 949-MC WHITE MICRODOT FINISH.

TOILET 105

- COUNTERTOPS- MANUF, AVONITE SOLID SURFACE, FOUNDATIONS, COLOR CAVERN P1-782L, SATIN CUT SQUARE CORNERS - EDGE PROFILE SQUARE, 6" - SEE DETAIL ON SHEET A-_____
- APRON - BRUSHED ALUMINUM.

RECEPTION 100

- COUNTERTOPS - FORMICA 6927-NT WENGE WOODLINE.
- CABINETS - WENGEVENEER, HORIZ. GRAIN, SEE FULL SPEC BELOW.

OPEN OFFICE 107

- ACCENT RECESS - CAMBRIDGE ARCH. METAL "STIPPLE", RUN OVAL HORIZONTALLY - SHEET SIZE 5'X10'.
- COUNTERTOPS - CORIAN, COLOR SHALE, EDGE PROFILE 1 1/2" SQUARE.
- CABINETS - WENGEVENEER, VERT. GRAIN, SEE FULL SPEC BELOW.

COPYROOM 104

- COUNTERTOPS - WILSONART 4820-60 CARBON EV.
- SUPPORT - WILSONART 1595-60 BLACK.

WORKSTATION 105

- COUNTERTOPS - CORIAN, COLOR SHALE, EDGE PROFILE 1 1/2" SQUARE.
- CABINETS - WENGEVENEER, VERT. GRAIN, SEE FULL SPEC BELOW.

WOOD MANUFACTURER: DANZER SPECIALTY VENEER

- SPECIES: WENGE, QUARTERED WENGE # SC2764 OPEN PORE, CLEAR LAQUER FINISH, CONTACT SCOTT BROGAN (301) 709-7995 FACTORY FINISH AWH CUSTOM GRADE ULTRAVIOLET INHIBITOR, NON YELLOWING TOP COAT, FIRE RETARDANT TO MEET CLASS A, WHERE APPLICABLE, ADJACENT LEAVES SHALL BE SLIP MATCHED PER DRAWING NOTES.
- OTHERWISE ALL FASCIAS SHALL INCORPORATE ONE SINGLE LEAF, CENTER MATCH AT COLLUMS. SAMPLE SHALL BE SUBMITTED TO INTERIOR DESIGNER FOR APPROVAL PRIOR TO FABRICATION.

WINDOW TREATMENTS

- WINDOW TREATMENTS - MATERIAL AND INSTALLATION BY OWNER.
- SHADES AT ALL EXTERIOR WINDOWS, MANUF MECHO, SOLAR SHADES, COLOR 1803, NO BLACKOUT - READY RISE CONTROL, MOUNT WITHIN REVEAL OF WINDOW.

APPLIANCES MANUFACTURER: U-LINE

- CONTRACTOR TO PROVIDE ARCHITECT WITH CUT SHEETS FOR APPLIANCES FOR APPROVAL.
- UNDER COUNTER REFRIGERATOR WITH STAINLESS STEEL HANDLE (25-3/8") - STAINLESS STEEL RIGHT HAND U-LINE MODEL #U-AD24ZRLS-15

COVER PLATES

- COLOR WHITE ON WHITE PAINTED WALLS.
- STAINLESS COVERS WITH BLACK BOXES ON SPECIALTY "QUATTRO" WALLS, BROWN ON STAINED WOOD.

SPECIALTY FINISHES

- MESH CURTAIN AT LIFT AND RECEPTION MANUF, CAMBRIDGE ARCHITECTURAL "SHADE", STAINLESS STEEL, 431 OPEN AREA, DOUBLE LAYER, "CURTAIN" RELEASE TRACK, ONE PER CURTAIN, 2 REQUIRED.
- MAGNETIC LEAD EDGE FOR TAUT CLOSURE.
- RECEPTION KNEE WALL, CAMBRIDGE ARCHITECTURAL METAL "STIPPLE", RUN OVALS HORIZONTALLY, SHEET SIZE 5'X10'

CABINET HARDWARE

- TO BE SELECTED.

DOOR HARDWARE & FRAMES

- DOOR FRAMES TO BE SATIN ANODIZED ALUMINUM.
- DOOR HARDWARE TO BE SELECTED.

RESTROOM ACCESSORIES

- TO BE SELECTED BY INTERIOR DESIGNER.
- SOAP DISPENSER - FREESTANDING.
- TISSUE HOLDER - FREESTANDING.
- WASTE BASKET - FREESTANDING.
- TOILET TISSUE HOLDER - SURFACE MOUNT.

PEDIMAT MANUFACTURER: CS GROUP

- # AA-M2 LEVEL BASE FRAME EXTERIOR ALUMINUM FRAME, RAILS AND FRAMES ANODIZED CLEAR ALUMINUM.
- CARPET COLOR: 7325 WROUGHT IRON EXTERIOR BRUSH TREAD.

STAIRS 102

CHROMA COUNTERS AT BAR MANUFACTURER: 3-FORM

- CHROMA 1" THICK, COLOR RENEW (CLEAR), FRONT FINISH RENEWABLE MATTE, BACK FINISH RENEWABLE MATTE.

PLUMBING FIXTURES MANUFACTURER: KOHLER

- TOILET 105
- FALCET - K-10087 WALL MOUNT, FINISH CP (POLISHED CHROME) (ADA)
- SINK - K-2369 NATURE'S CHEMISTRY, ANTLIA, GLASS RECTANGULAR SHAPE ABOVE-COUNTER (ADA)
- TOILET - K-3564 SALLE ONE-PIECE TOILET WITH ELONGATED BOWL, IN WHITE, WITH K-4748 COVER
- BATH-SHOWER - K-T10086-9, FINISH CP (POLISHED CHROME)

BAR 103

- FALCET - KARBON ARTICULATING KITCHEN SINK FALCET # K-6227, FINISH CP (POLISHED CHROME) - (ADA)
- SINK - UNDERMOUNT S.S. SINGLE BOWL SINK, 6 1/2" DEEP MAX. ROUND RECTANGLE SHAPE ONLY.

STAIR 102 RAILING

- GLASS AND BRUSHED ANODIZED ALUMINUM - TO MATCH PHOTO FROM INTERIOR DESIGNER.

PLASMA TV

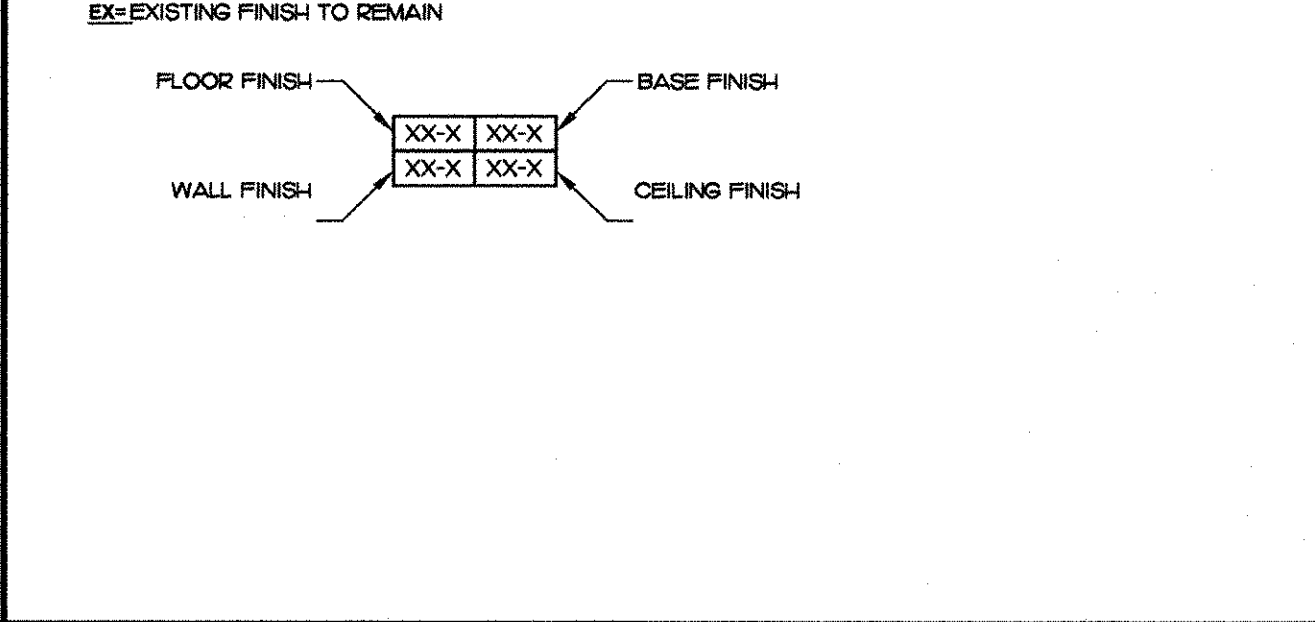
- TO BE VERIFY WITH OWNER.

FINISH TAG LEGEND

EXISTING FINISH TO REMAIN

FLOOR FINISH: _____ BASE FINISH: _____

WALL FINISH: _____ CEILING FINISH: _____



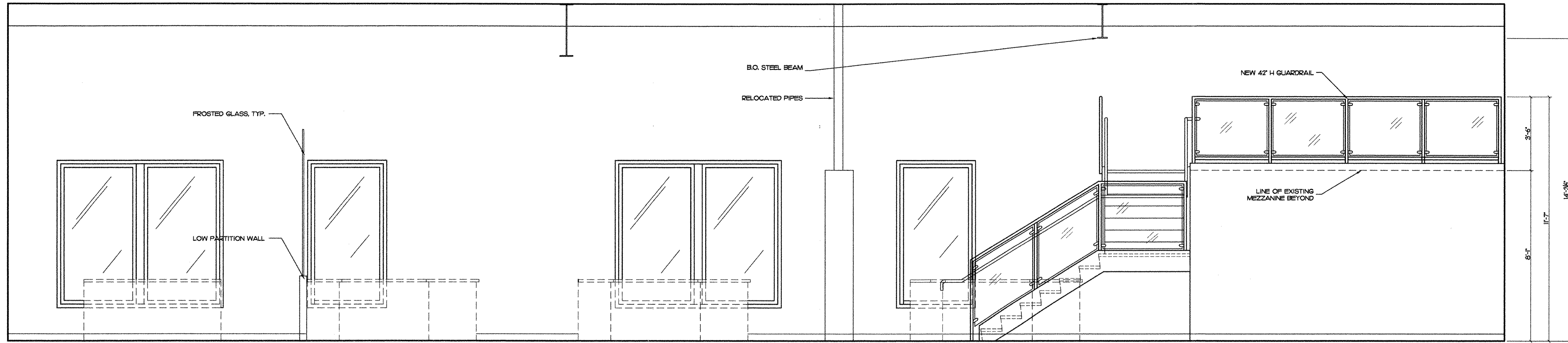
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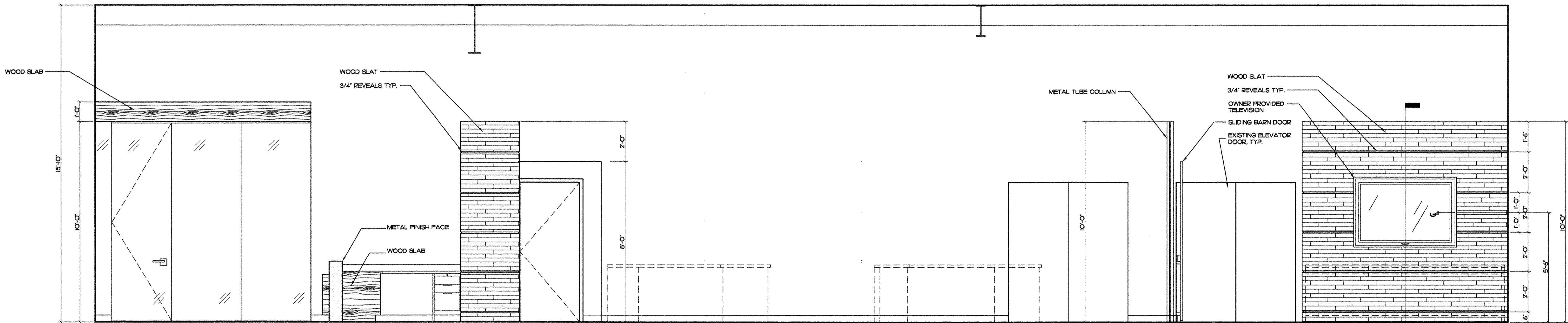
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Sheet title: FINISH & FURNITURE FLOOR PLAN
file name: NADG-FL-PLN.dwg
revisions:
project no: 10167
date: 10/25/10
drawn by: PK/LA
checked by: JG

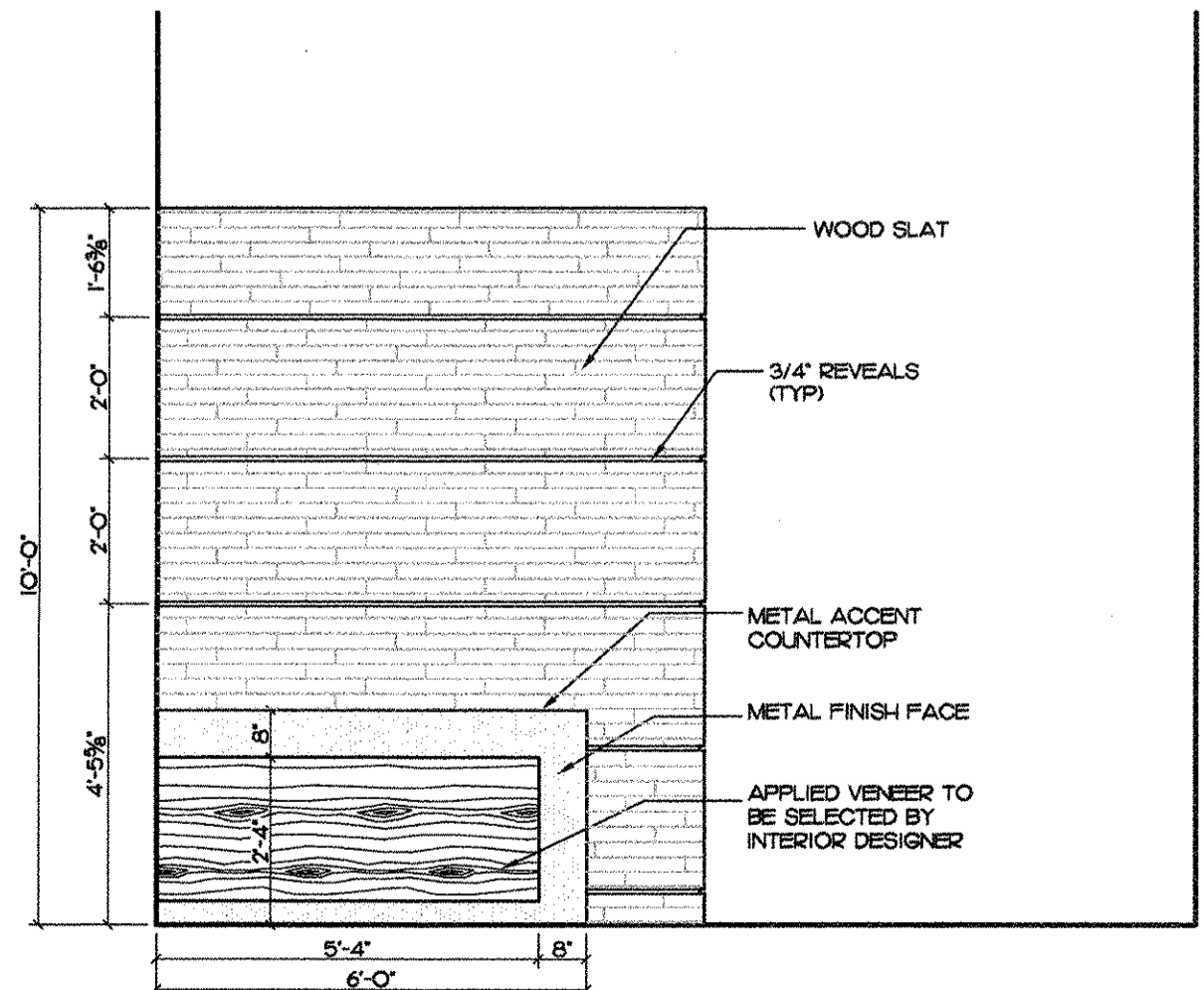
A-1.2



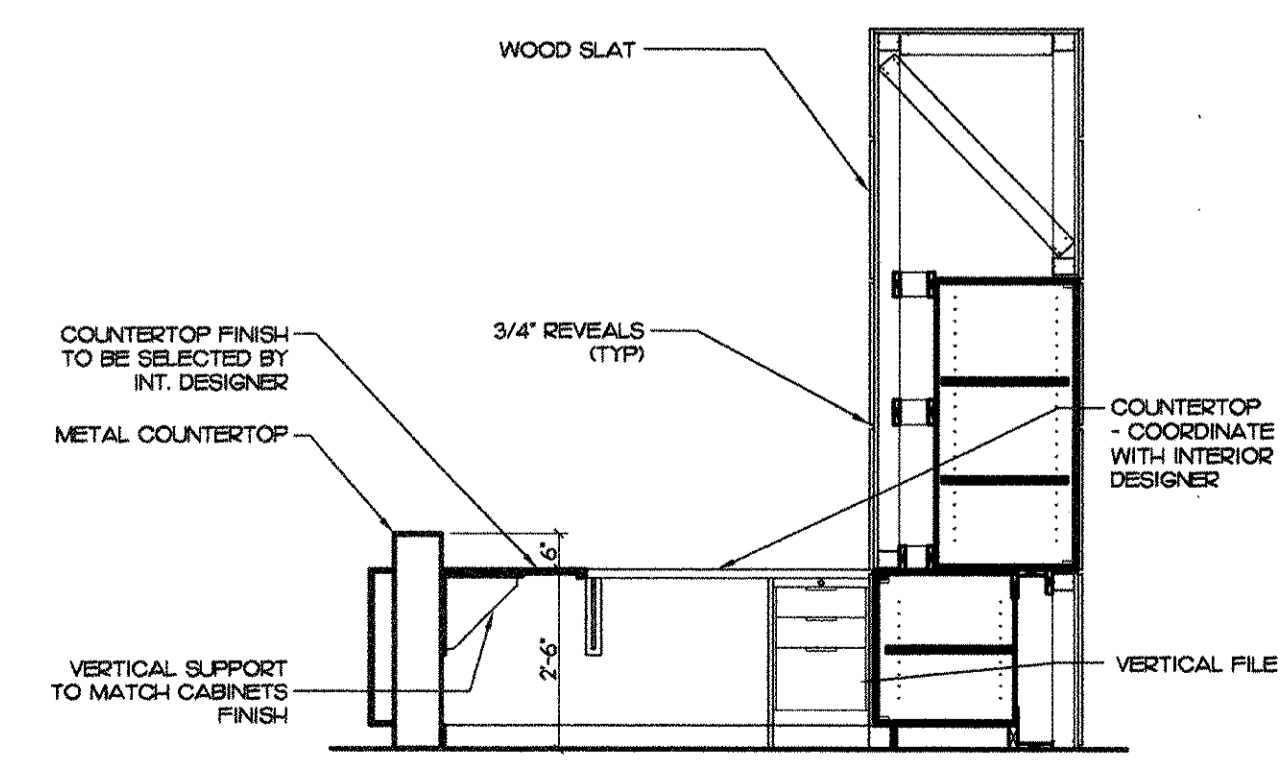
1 OVERALL INTERIOR ELEVATION
SCALE 3/8" = 1'-0"



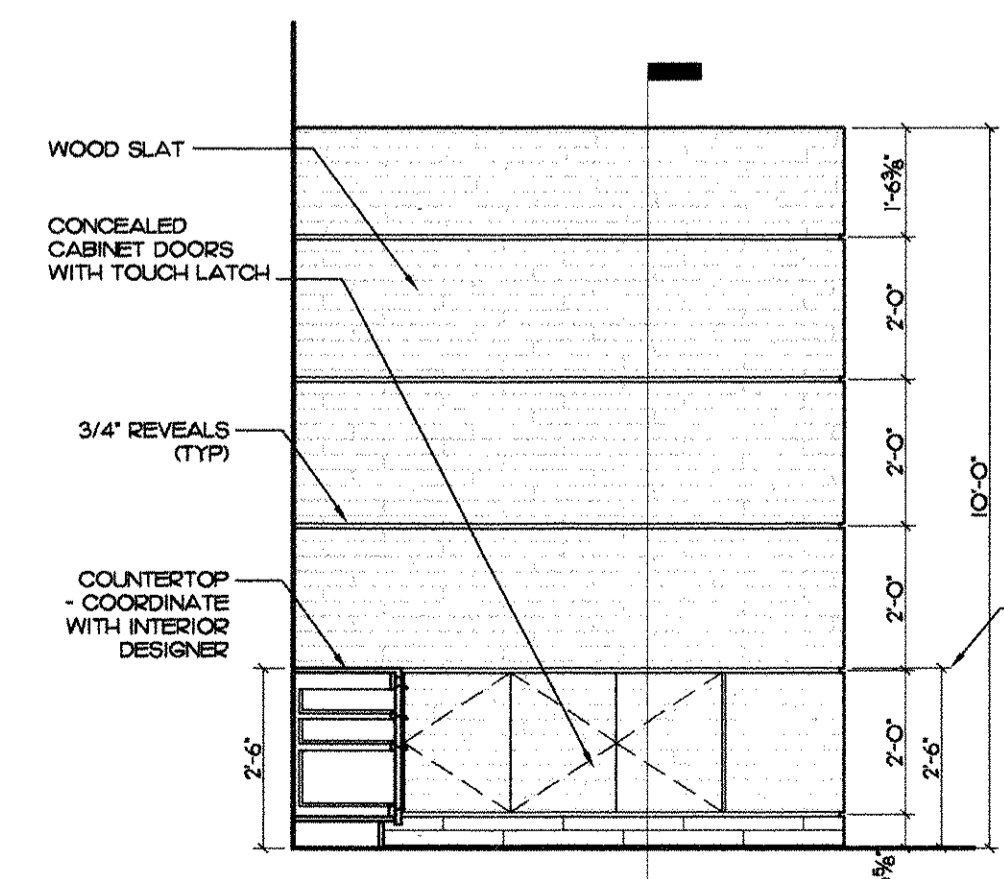
2 OVERALL INTERIOR ELEVATION
SCALE 3/8" = 1'-0"



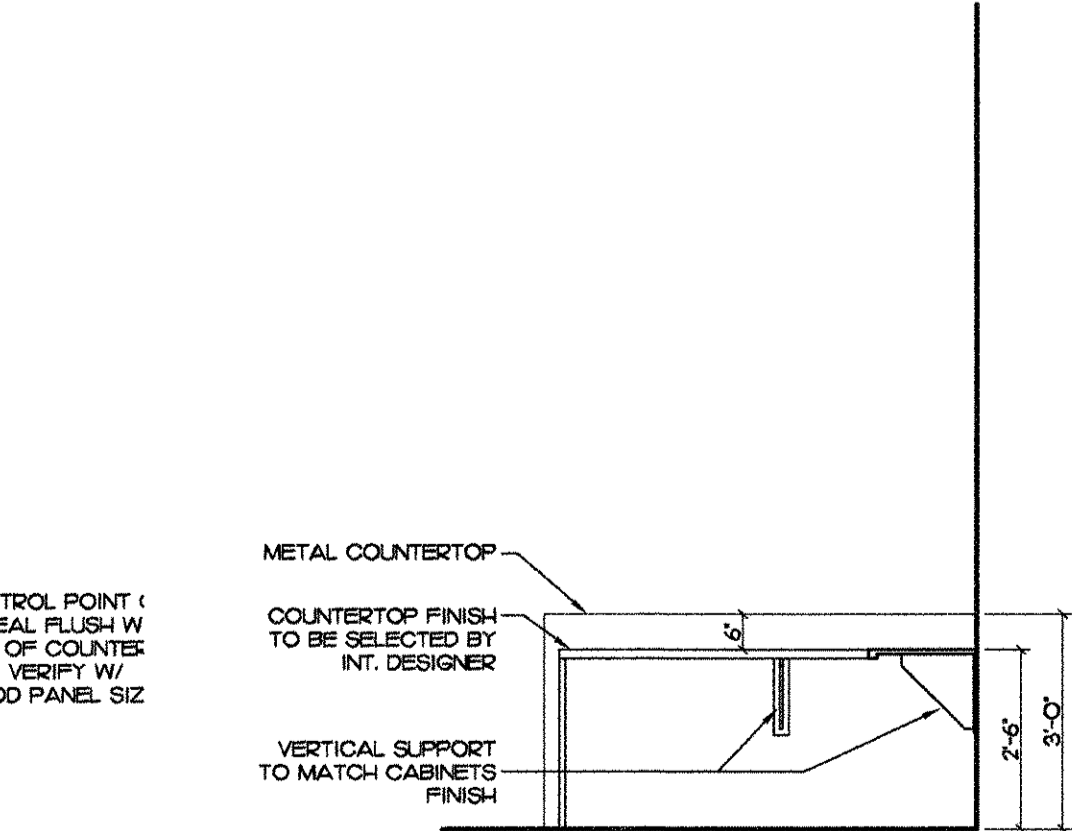
3 INTERIOR ELEVATION • RECEPTION #100
SCALE 3/8" = 1'-0"



4 INTERIOR ELEVATION • RECEPTION #100
SCALE 3/8" = 1'-0"



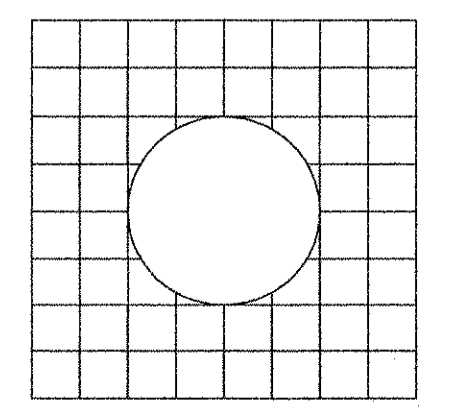
5 INTERIOR ELEVATION • RECEPTION #100
SCALE 3/8" = 1'-0"



6 INTERIOR ELEVATION • RECEPTION #100
SCALE 3/8" = 1'-0"

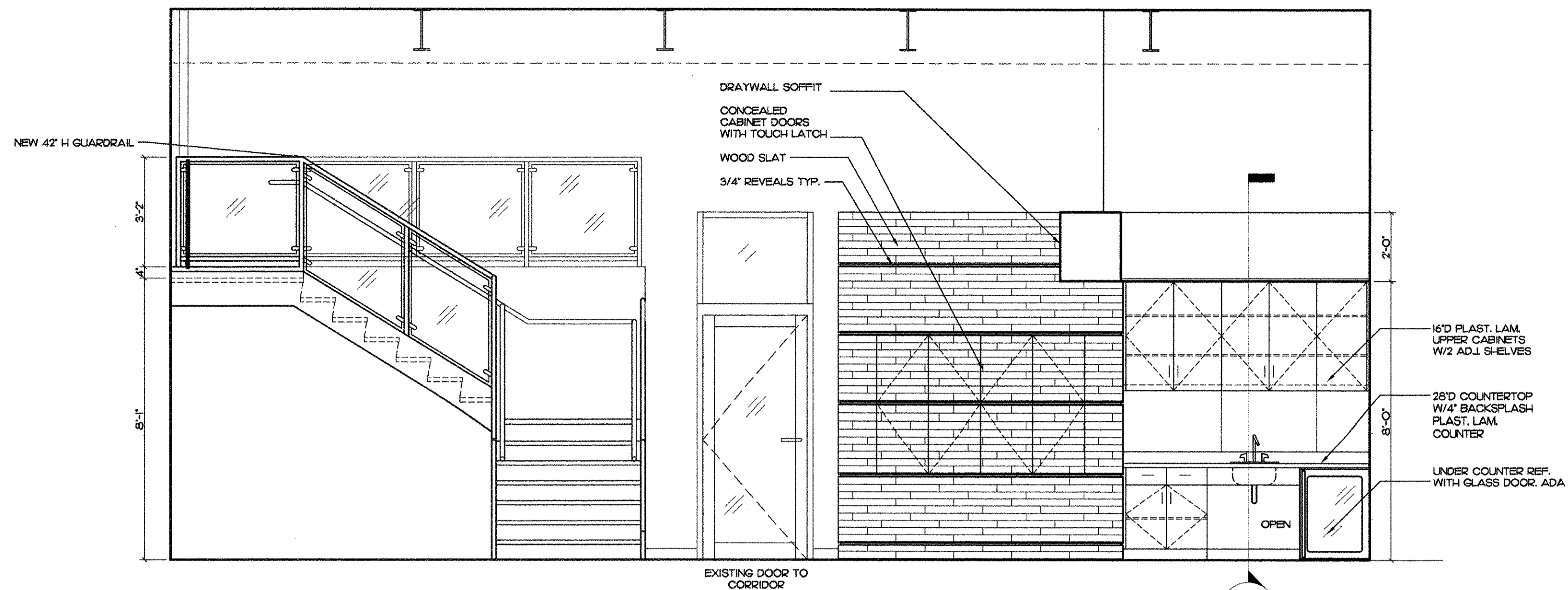
INTERIOR ELEVATIONS

SCALE 3/8" = 1'-0"

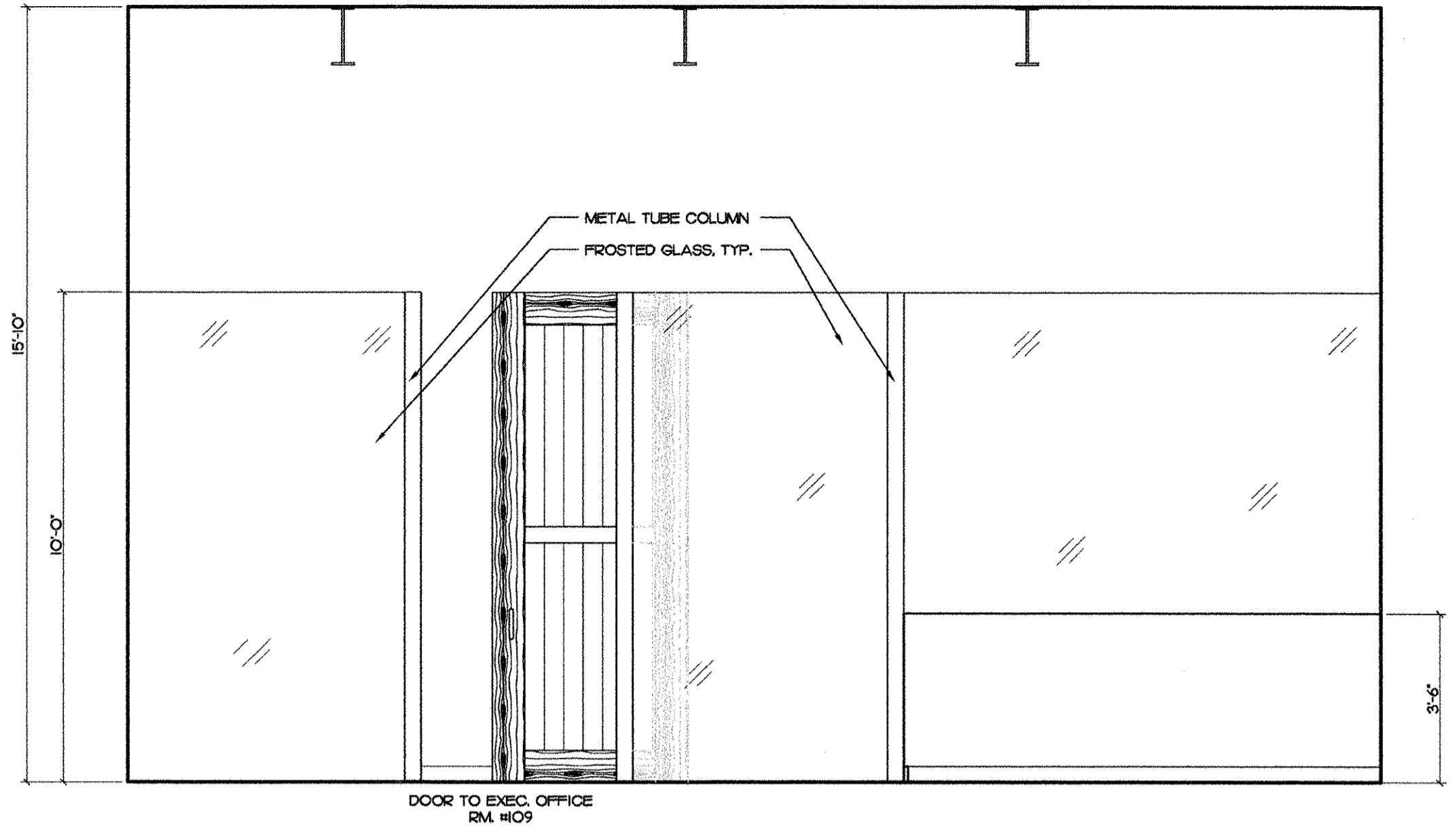


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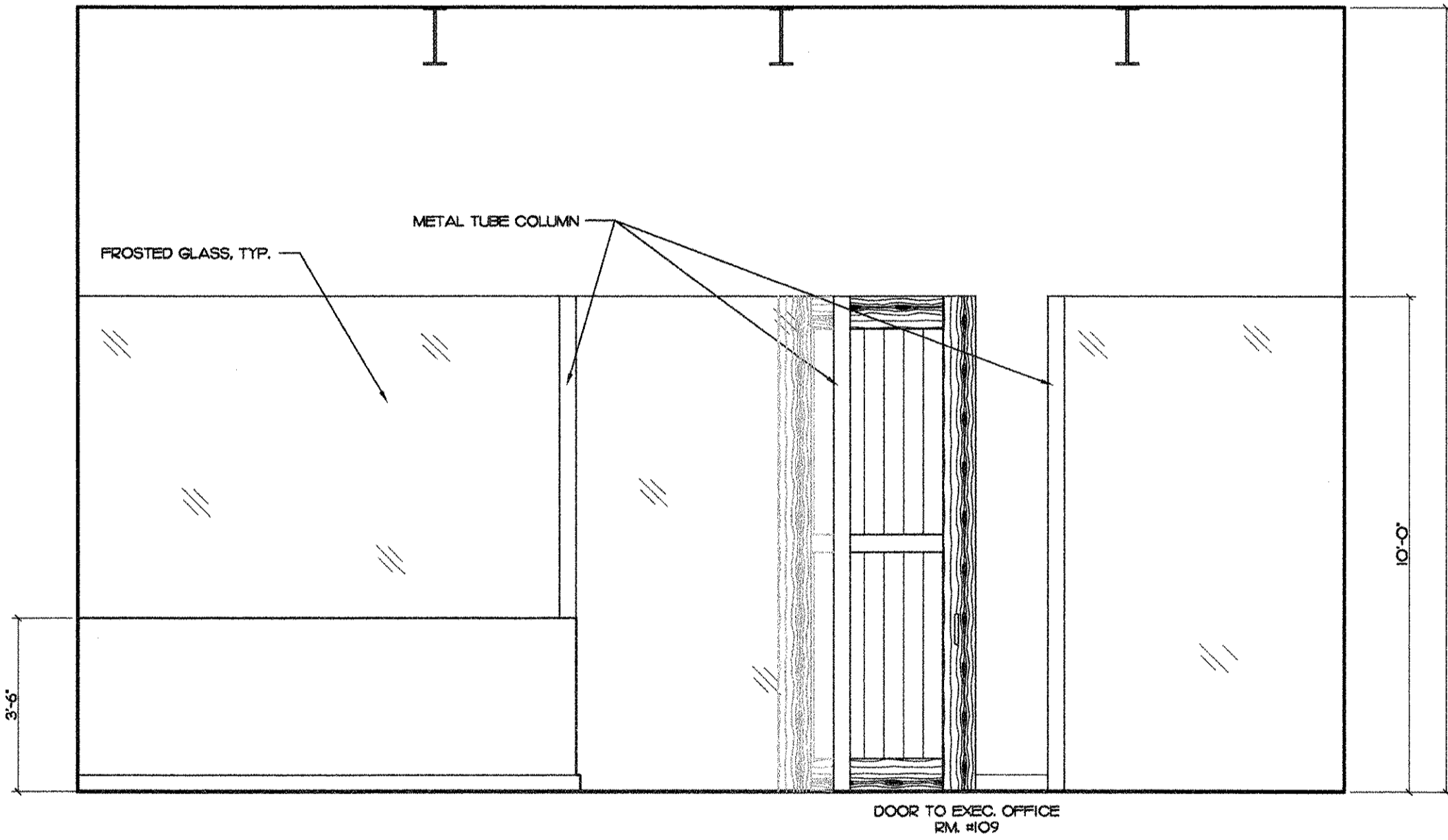
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project no: 10167	date: 10/25/10
drawn by: PK/LA	checked by: JG



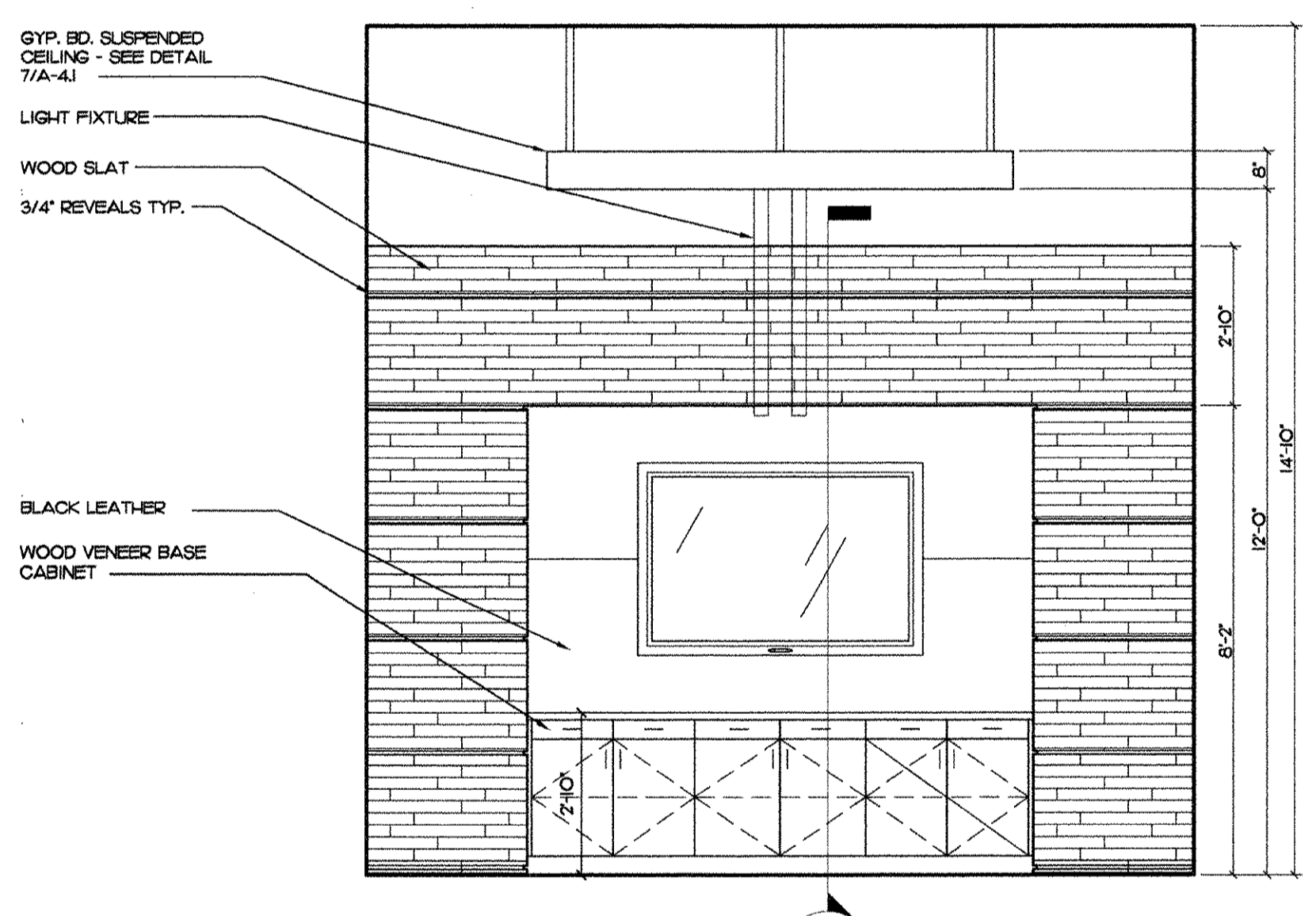
INTERIOR ELEVATION •
1 OPEN OFFICE #107
SCALE: 3/8"=1'-0"



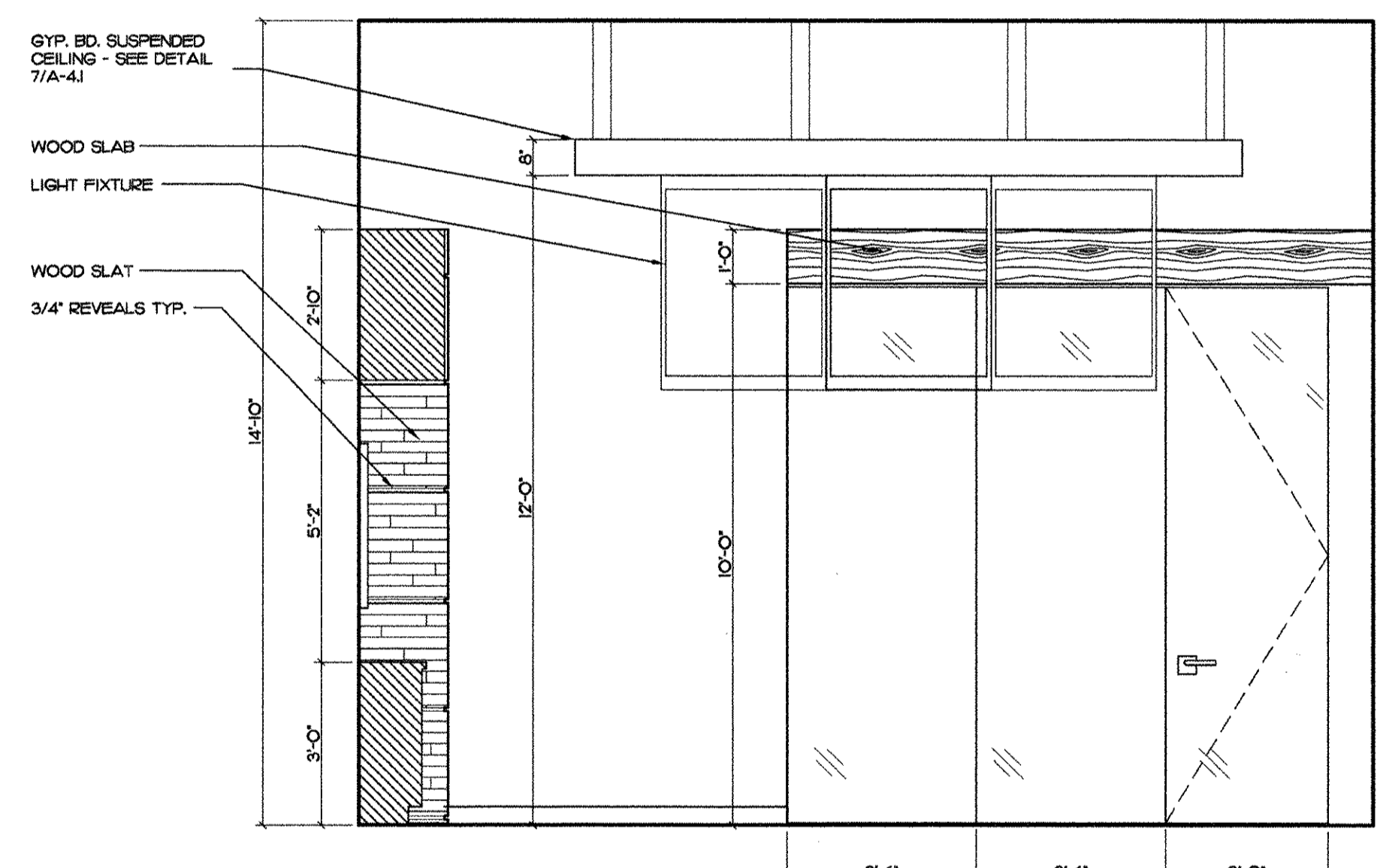
INTERIOR ELEVATION •
2 OPEN OFFICE #107
SCALE: 3/8"=1'-0"



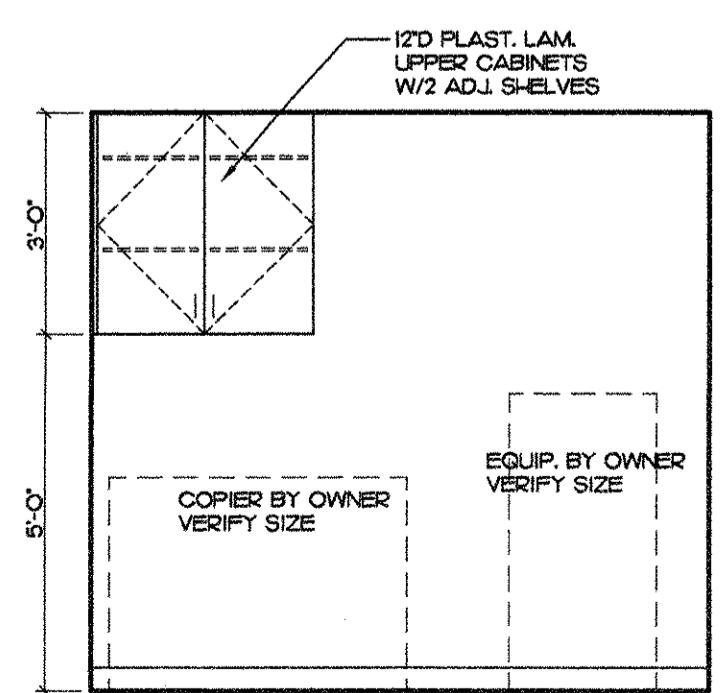
INTERIOR ELEVATION •
3 EXECUTIVE OFFICE #108
SCALE: 3/8"=1'-0"



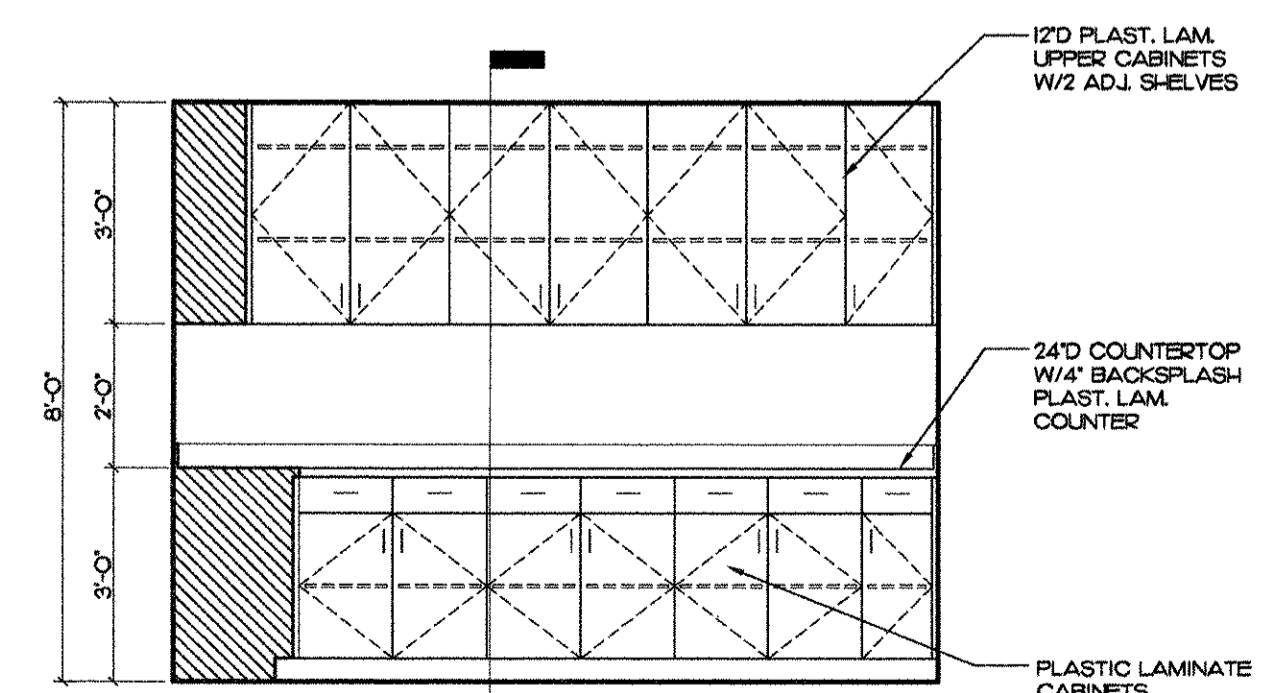
INTERIOR ELEVATION •
4 CONFERENCE ROOM #101
SCALE: 3/8"=1'-0"



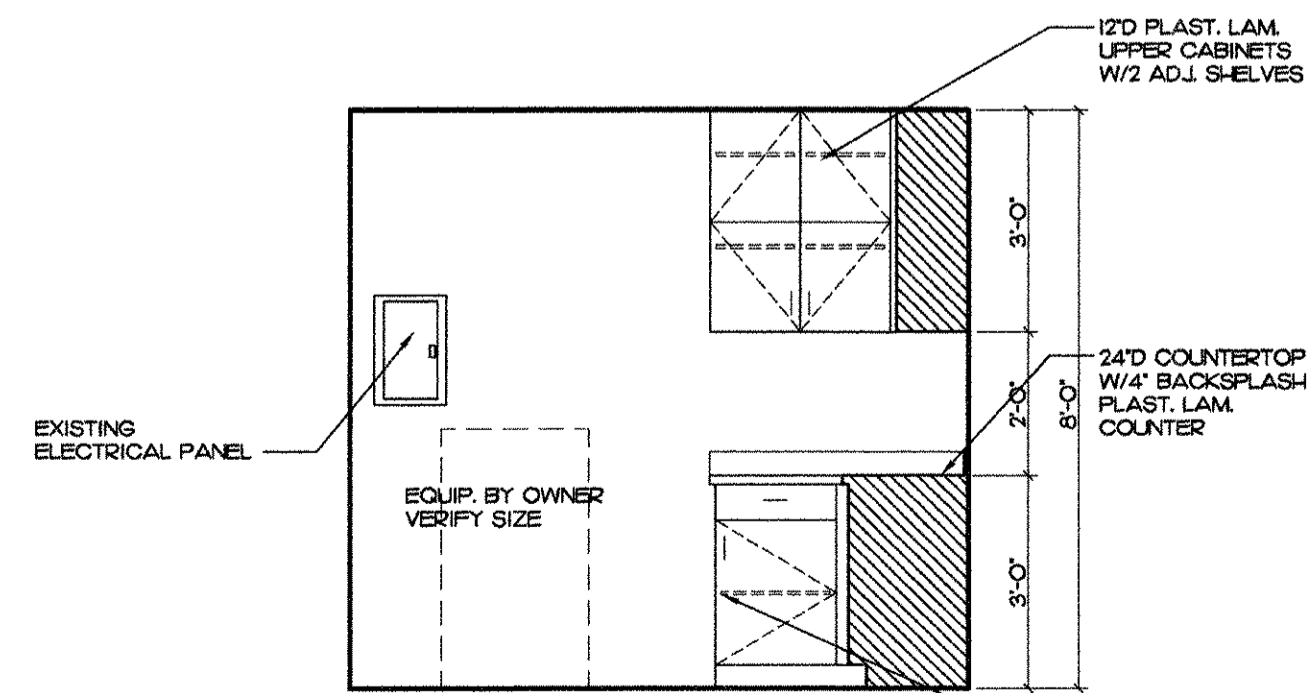
INTERIOR ELEVATION •
5 CONFERENCE ROOM #101
SCALE: 3/8"=1'-0"



INTERIOR ELEVATION •
6 COPY ROOM #104
SCALE: 3/8"=1'-0"



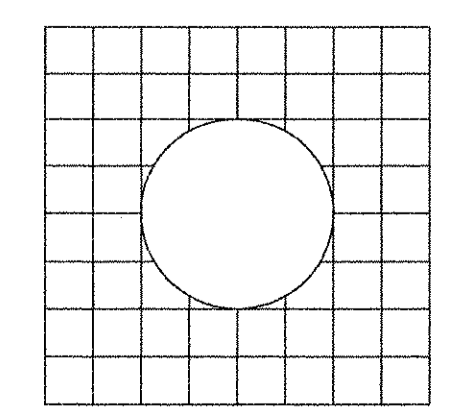
INTERIOR ELEVATION •
7 COPY ROOM #104
SCALE: 3/8"=1'-0"



INTERIOR ELEVATION •
8 COPY ROOM #104
SCALE: 3/8"=1'-0"

INTERIOR ELEVATIONS

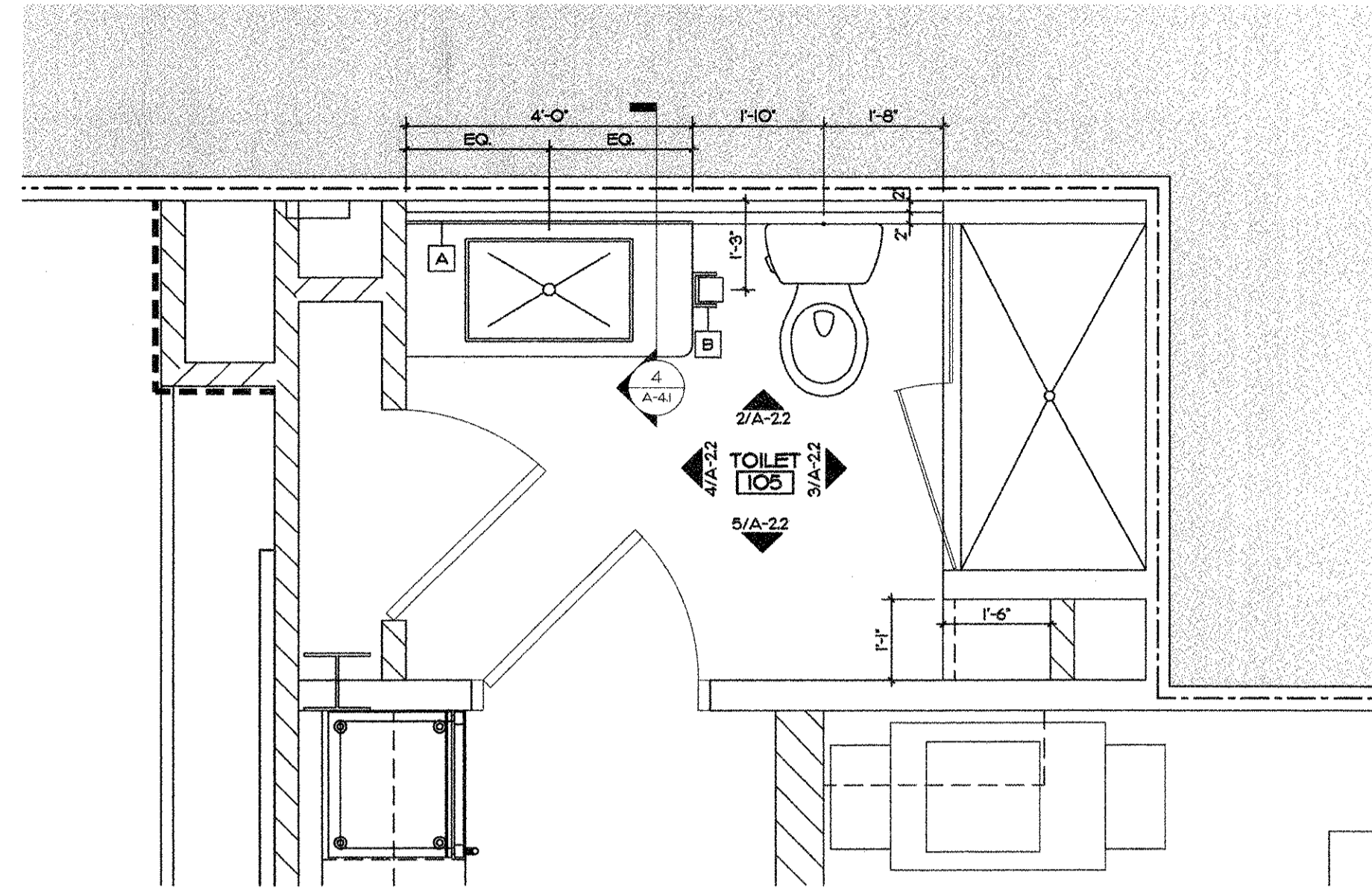
SCALE: 3/8" = 1'-0"



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sheet title: INTERIOR ELEVATIONS	revisions:
file name: NADG-IE.dwg	
project no: 10167	
date: 10/25/10	
drawn by: PK/LA	
checked by: JG	

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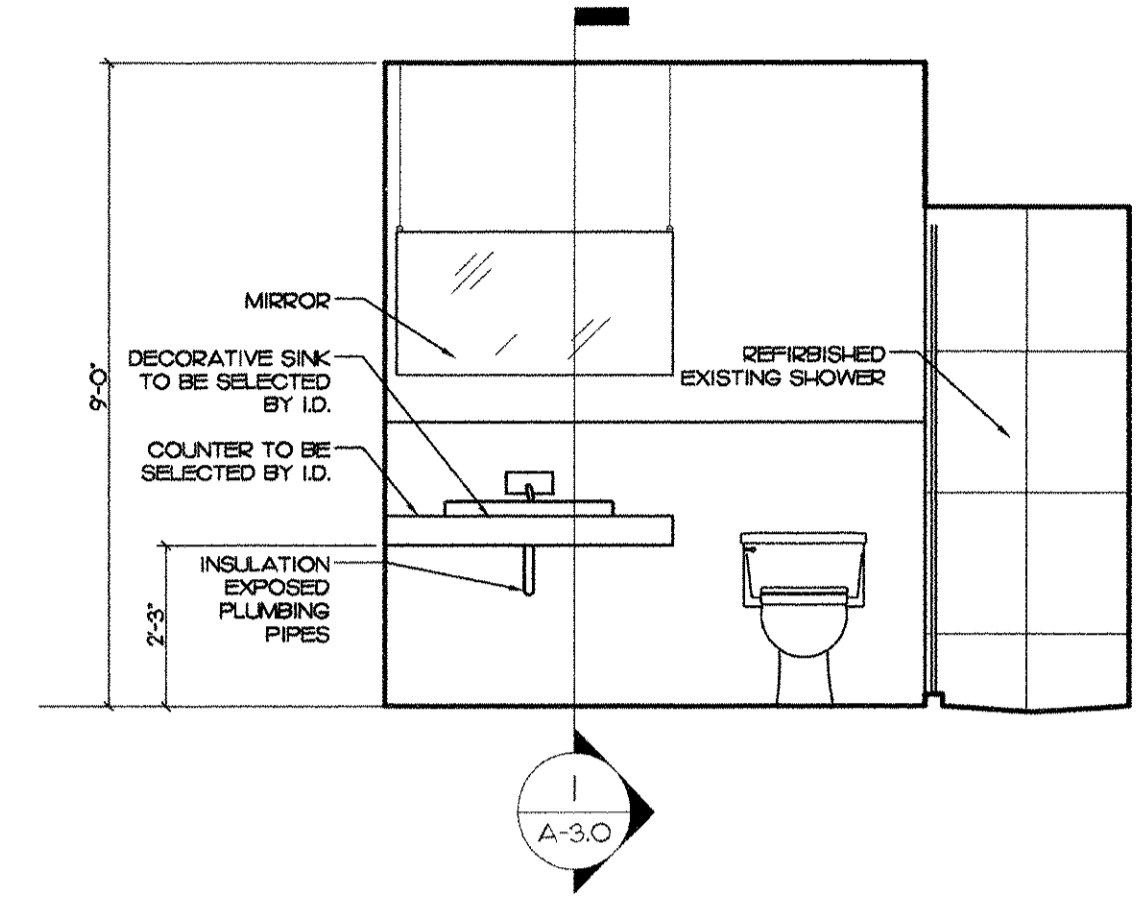


1 BATHROOM ENLARGED FLOOR PLAN
SCALE: 1/2"=1'-0"

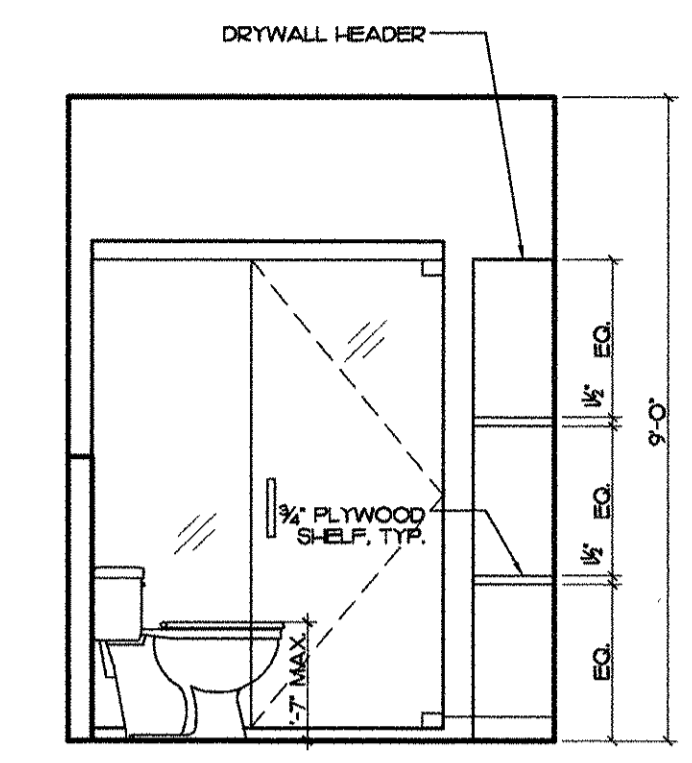
ACCESSORIES

A MIRROR - COORDINATE WITH INTERIOR DESIGNER

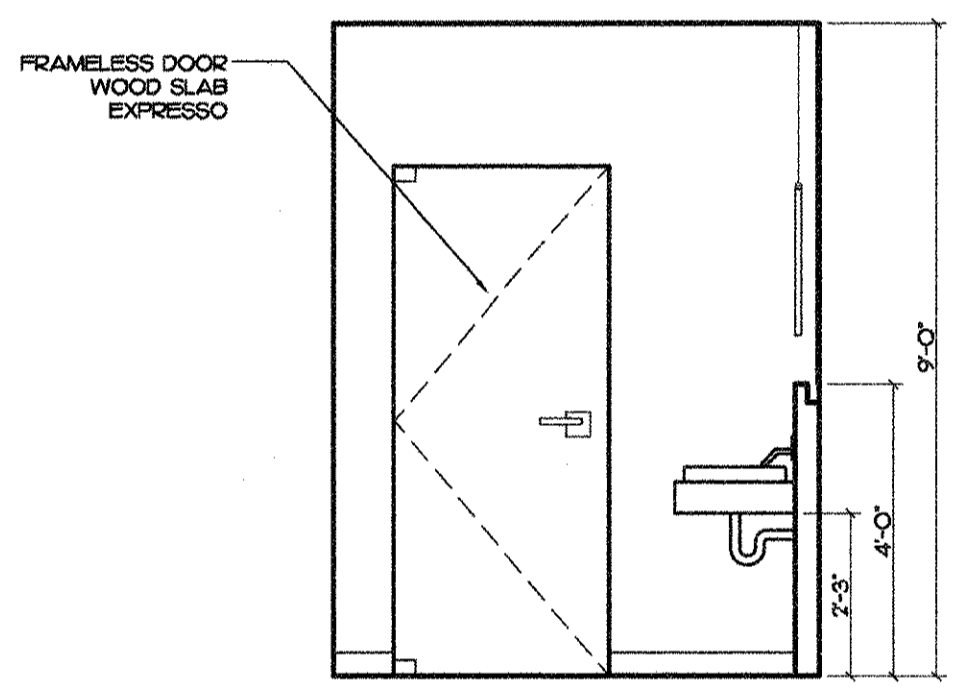
B WALL MOUNTED TOILET PAPER HOLDER - TO BE SELECTED BY INTERIOR DESIGNER



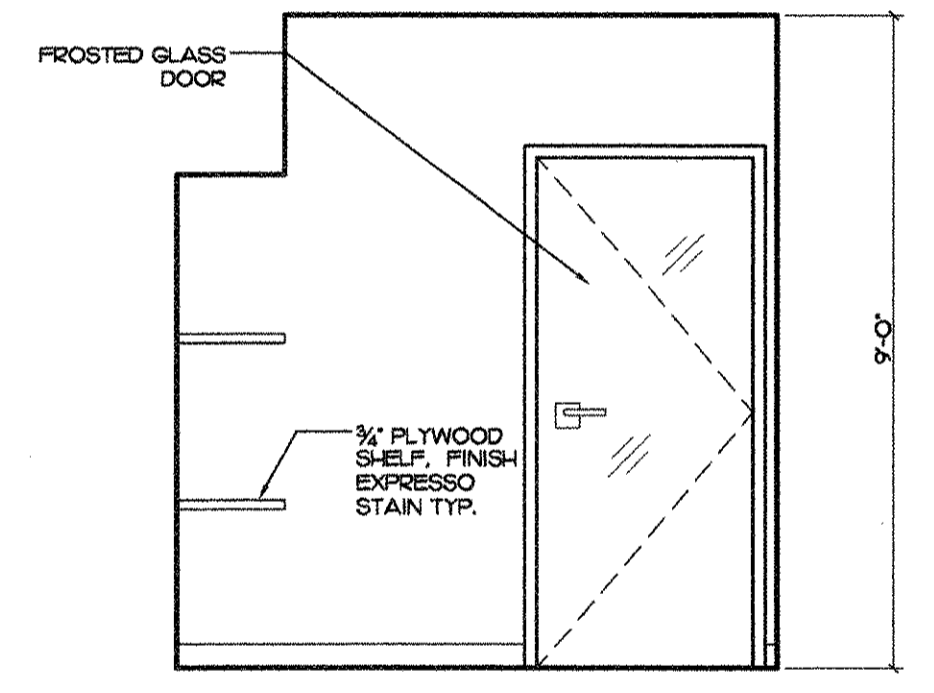
2 INTERIOR ELEVATION • TOILET #105
SCALE: 3/8"=1'-0"



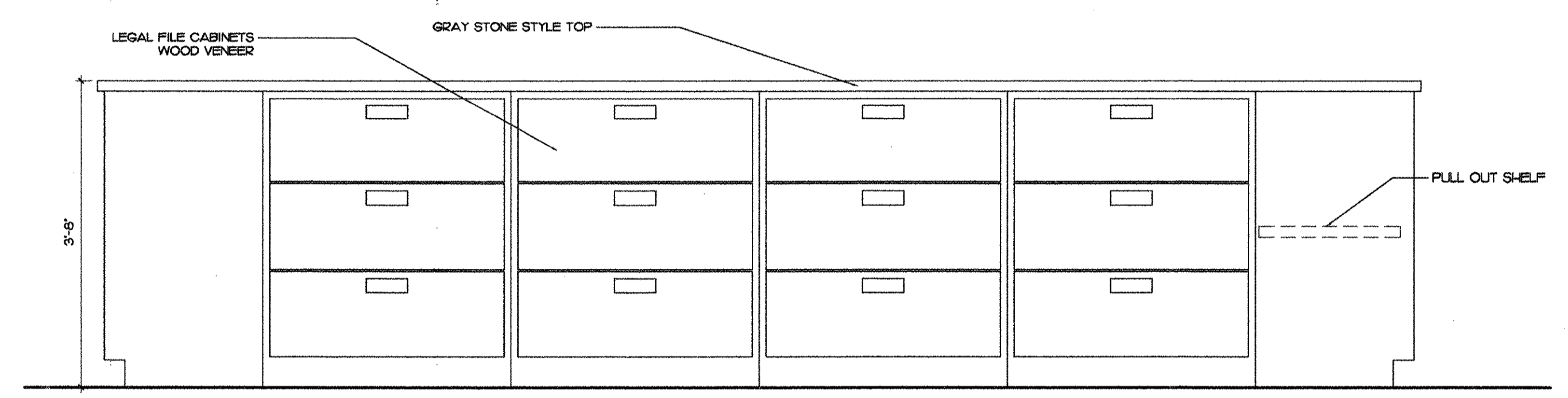
3 INTERIOR ELEVATION • TOILET #105
SCALE: 3/8"=1'-0"



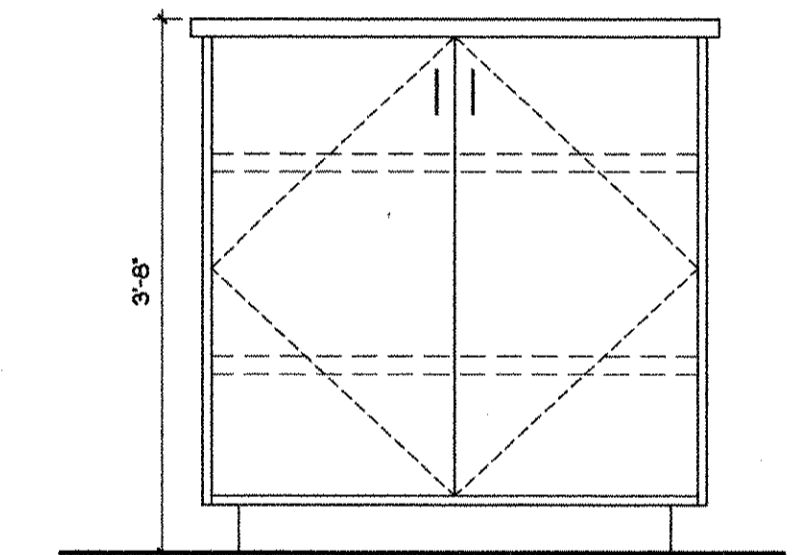
4 INTERIOR ELEVATION • TOILET #105
SCALE: 3/8"=1'-0"



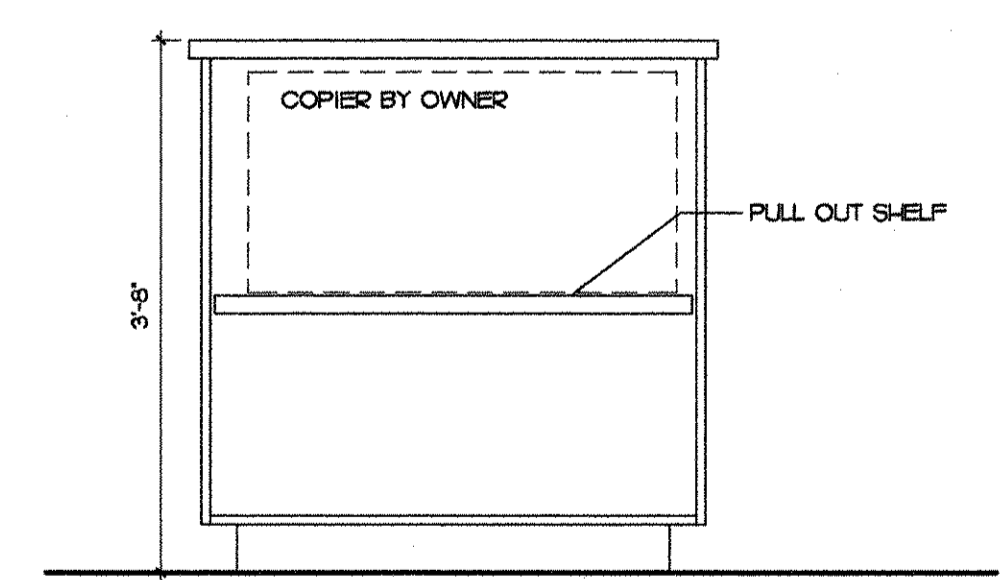
5 INTERIOR ELEVATION • TOILET #105
SCALE: 3/8"=1'-0"



6 INTERIOR ELEVATION • OPEN OFFICE #107
SCALE: 3/4"=1'-0"



7 INTERIOR ELEVATION • OPEN OFFICE #107
SCALE: 3/4"=1'-0"



8 INTERIOR ELEVATION • OPEN OFFICE #107
SCALE: 3/4"=1'-0"

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Benjamin John Glidden, III #AR13419
Keith M. Spina #AR66336

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Suite 201
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West Palm Beach, Florida 33401

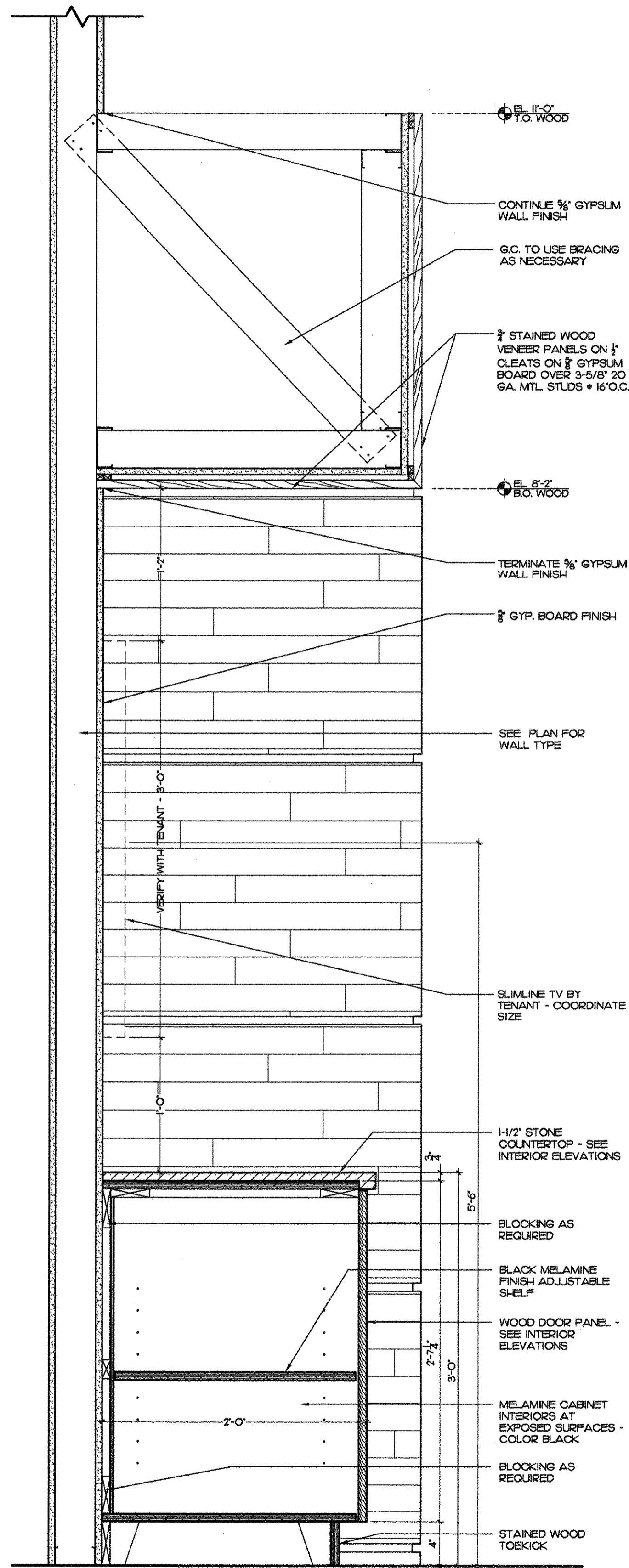
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sheet title: DETAILS
file name: NADG-IE.dwg

revisions:

project no: 10167
date: 10/25/10
drawn by: PKLA
checked by: JG

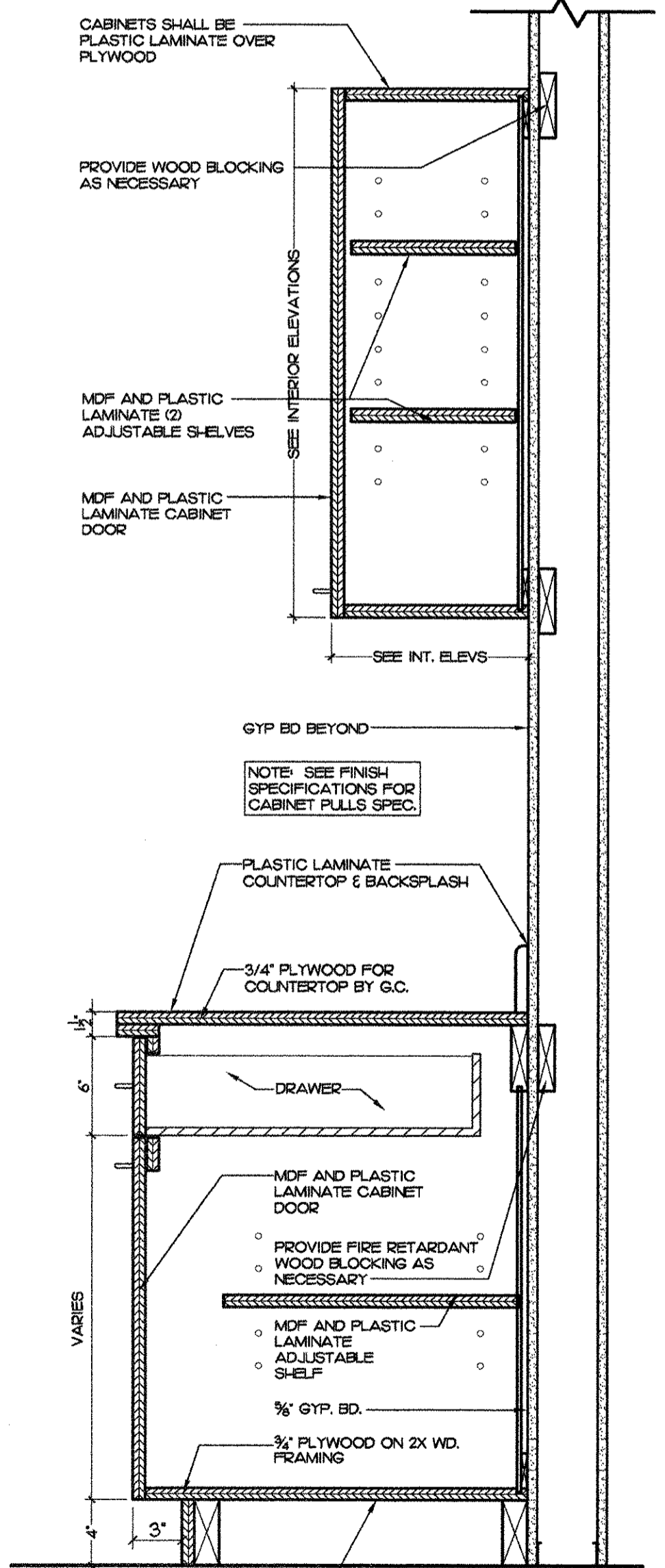
A-2.2



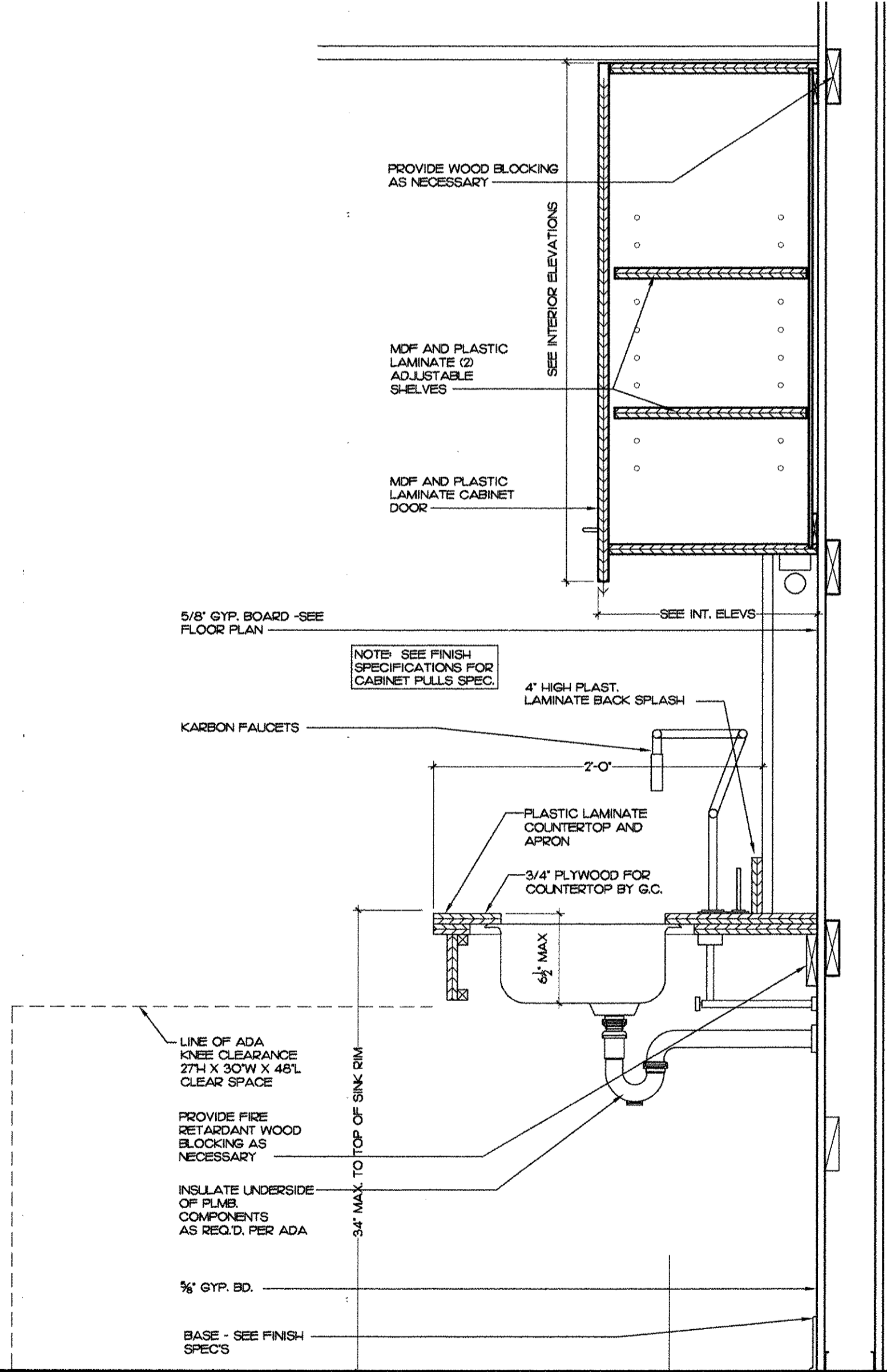
ATTACH BLOCKING TO CONC. FLOOR AND ATTACH CABINET TO BLOCKING FOR SUPPORT OF LOW WALL BEHIND CABINET

DETAIL •
6 CONFERENCE CABINERY
 SCALE: 1/2"=1'-0"

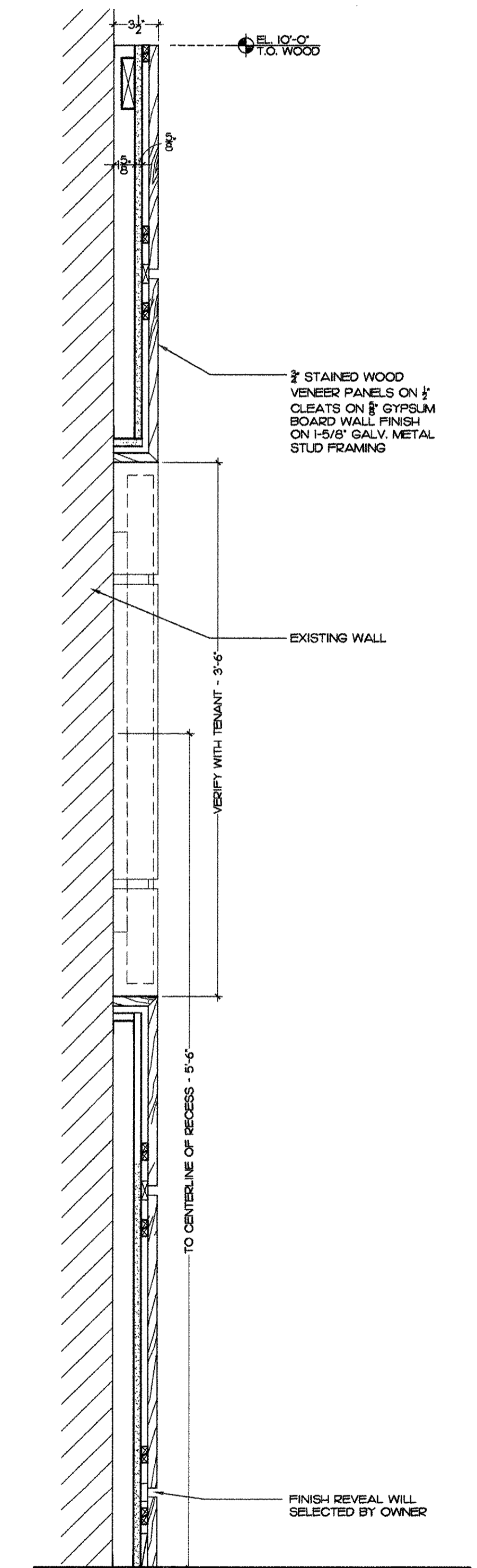
FIRE RETARDANT WOOD SHALL BE TREATED AT TIME OF MANUFACTURER, PRIOR TO SITE DELIVERY, TO MEET FLAMESPREAD REQUIREMENTS FOR CLASS A OR B FINISHES AT WALLS AND CEILING PER NFPA 101.



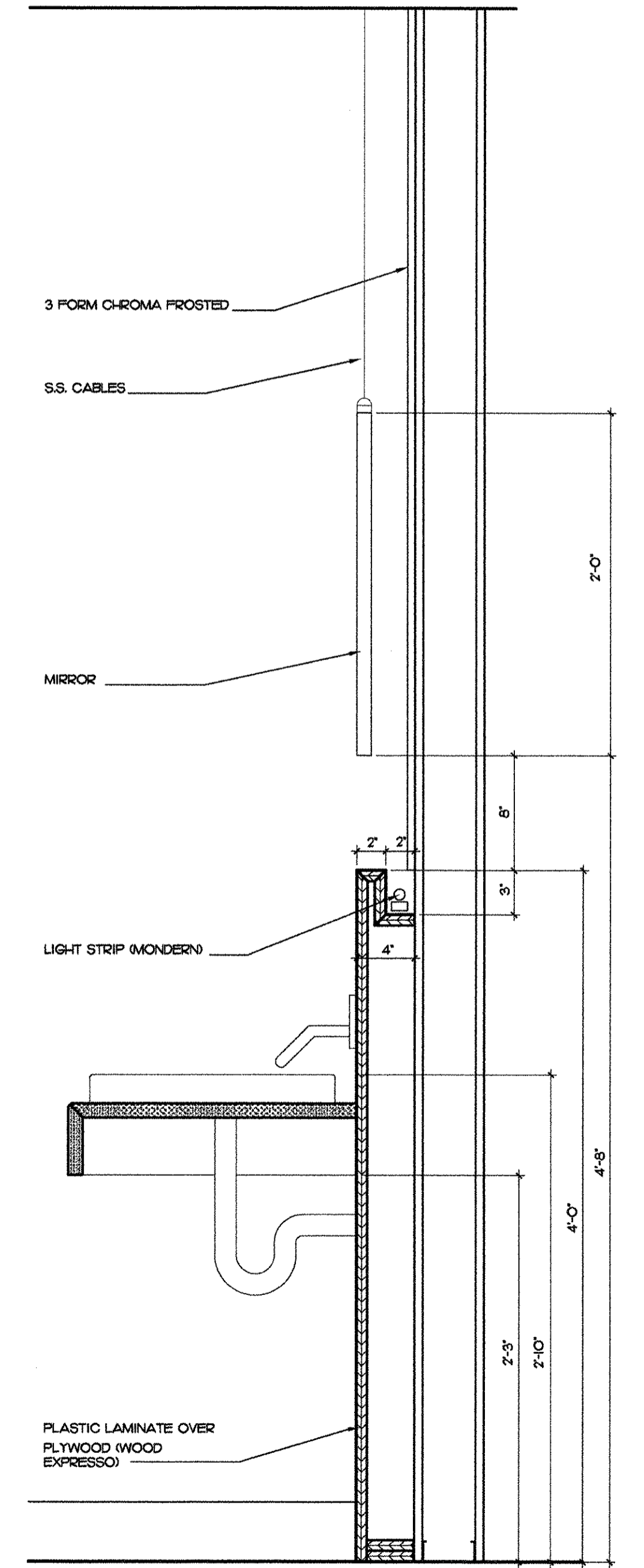
DETAIL •
5 COPY ROOM CABINERY
 SCALE: 1/2"=1'-0"



DETAIL •
3 CONFERENCE TV NICHE
 SCALE: 1/2"=1'-0"



DETAIL •
2 BAR COUNTER SINK
 SCALE: 1/2"=1'-0"



DETAIL •
1 TOILET VANITY
 SCALE: 1/2"=1'-0"

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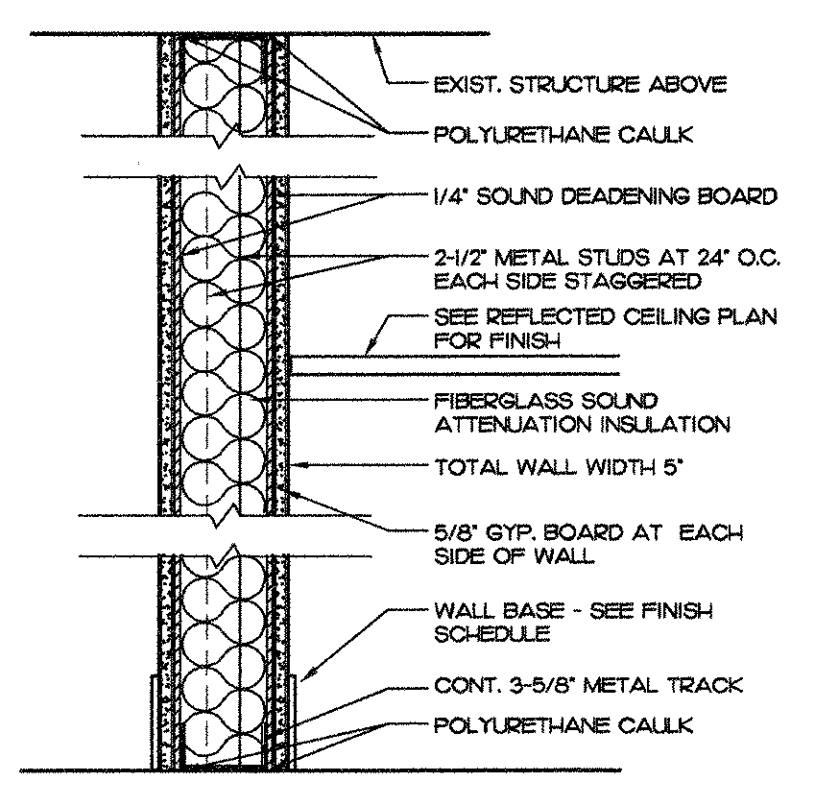
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sheet title: DETAILS	revisions:
file name: NADG-IE.dwg	
project no: 10167	date: 10/25/10
drawn by: PK/LA	checked by: JG

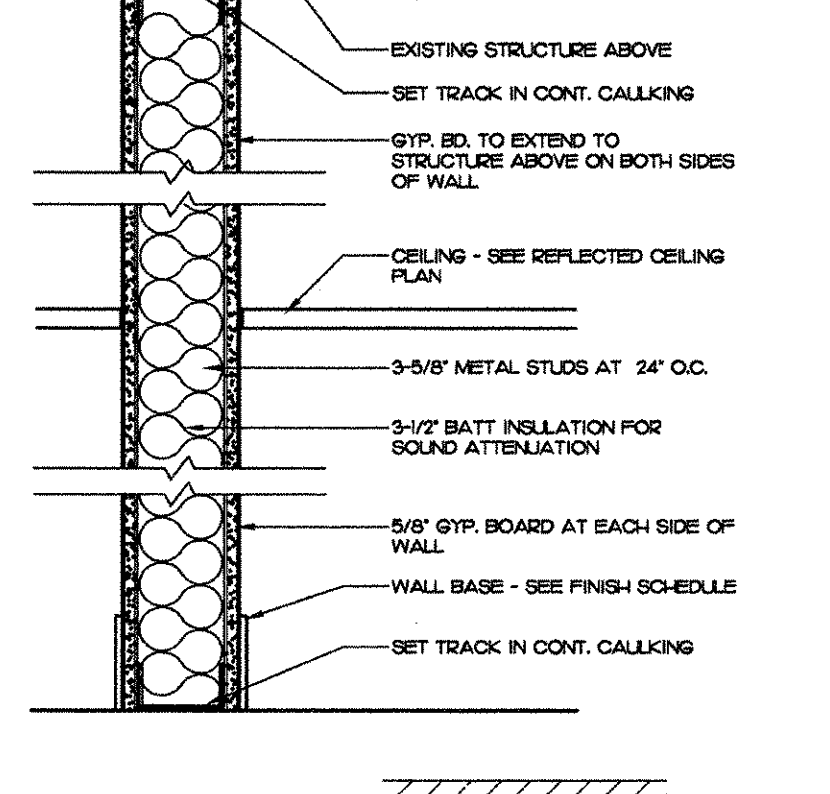
INTERIOR FRAMING LIMITING HEIGHTS					
STUD DEPTH	STUD SPACING (IN)	DESIGN LIMIT (PSF)	ALLOWABLE DEFLECTION	25 GAUGE FT.LN.	20 GAUGE FT.LN.
1 1/2"	24"	5	L/240	7'-11"	11'-0"
1 1/2"	16"	5	L/240	8'-4"	9'-8"
2"	24"	5	L/240	10'-7"	11'-7"
2"	16"	5	L/240	11'-3"	12'-10"
3 1/2"	24"	5	L/240	13'-5"	14'-4"
3 1/2"	16"	5	L/240	14'-4"	15'-8"
4"	24"	5	L/240	14'-2"	15'-5"
4"	16"	5	L/240	15'-4"	16'-5"
6"	24"	5	L/240	16'-7"	17'-7"
6"	16"	5	L/240	17'-2"	18'-2"

NOTES:
 1. LIMITING HEIGHTS APPLY TO WALLS CONSTRUCTED WITH A MINIMUM 1/2" THICKNESS OF GYPSUM BOARD AND WITH A MINIMUM OF ONE FULL-HEIGHT LAYER ON BOTH SIDES OF THE STUD FRAMING.
 2. LIMITING HEIGHTS ARE BASED ON TESTS CONDUCTED WITH GYPSUM BOARD ATTACHED WITH SCREWS SPACED 12" O.C. TO FRAMING MEMBERS.
 3. THIS LIMITING HEIGHT DATA IS FROM ASTM C754. GSPS PRESENTS THIS INFORMATION ONLY AS REFERENCE AND WILL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF WALLS BASED ON THIS TABLE. CONSULT CURRENT INFORMATION FROM ASTM C754 AND ISMA AND THE STUD MANUFACTURERS FOR LIMITING HEIGHT CHARACTERISTICS OF THEIR PARTICULAR PRODUCT.
 4. CONTRACTOR TO SUBMIT PRODUCT APPROVAL AND MANUFACTURER SPECIFICATIONS TO ARCHITECT.

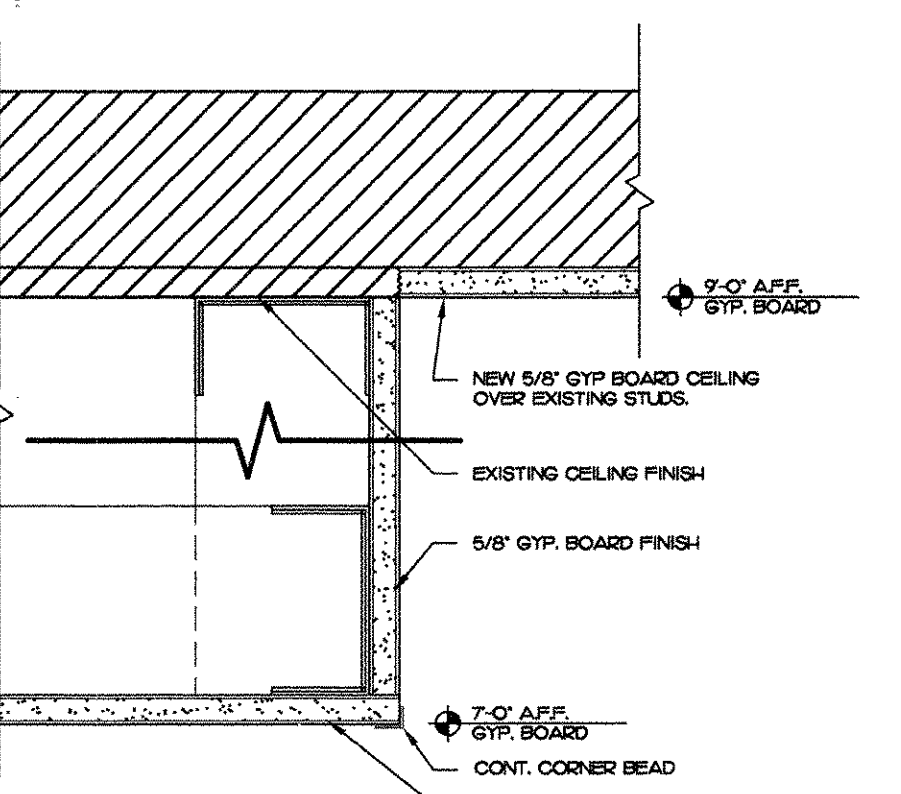
1 WALL FRAMING DETAIL
SCALE: 1/2"-1'-0"



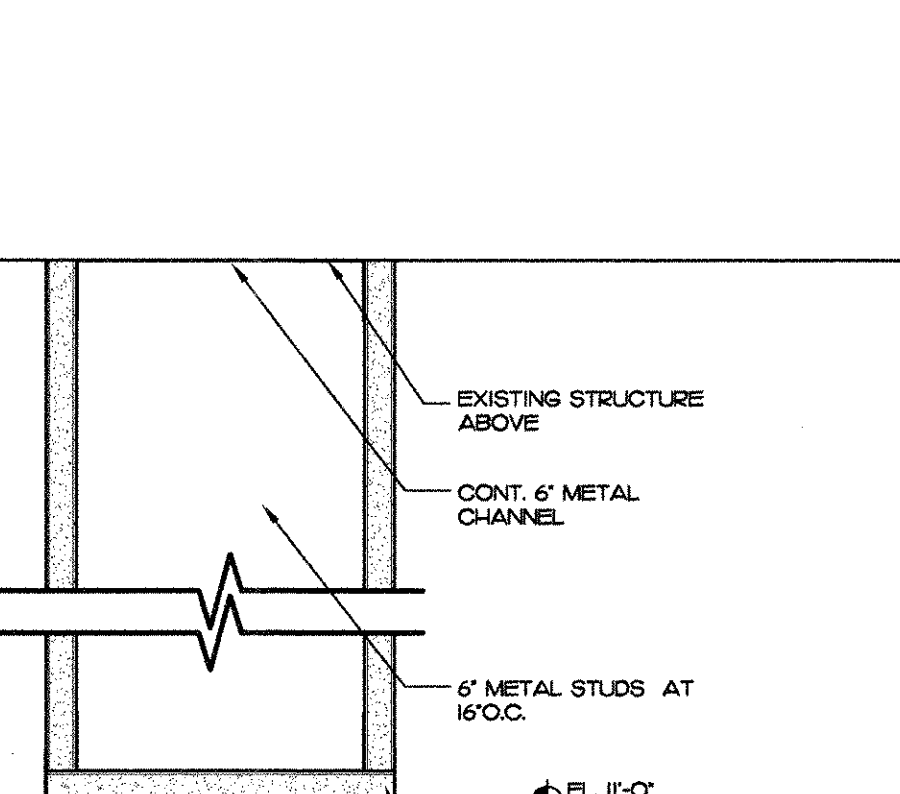
2 DETAIL SOUND PARTITION WALL
SCALE: 1/2"-1'-0"



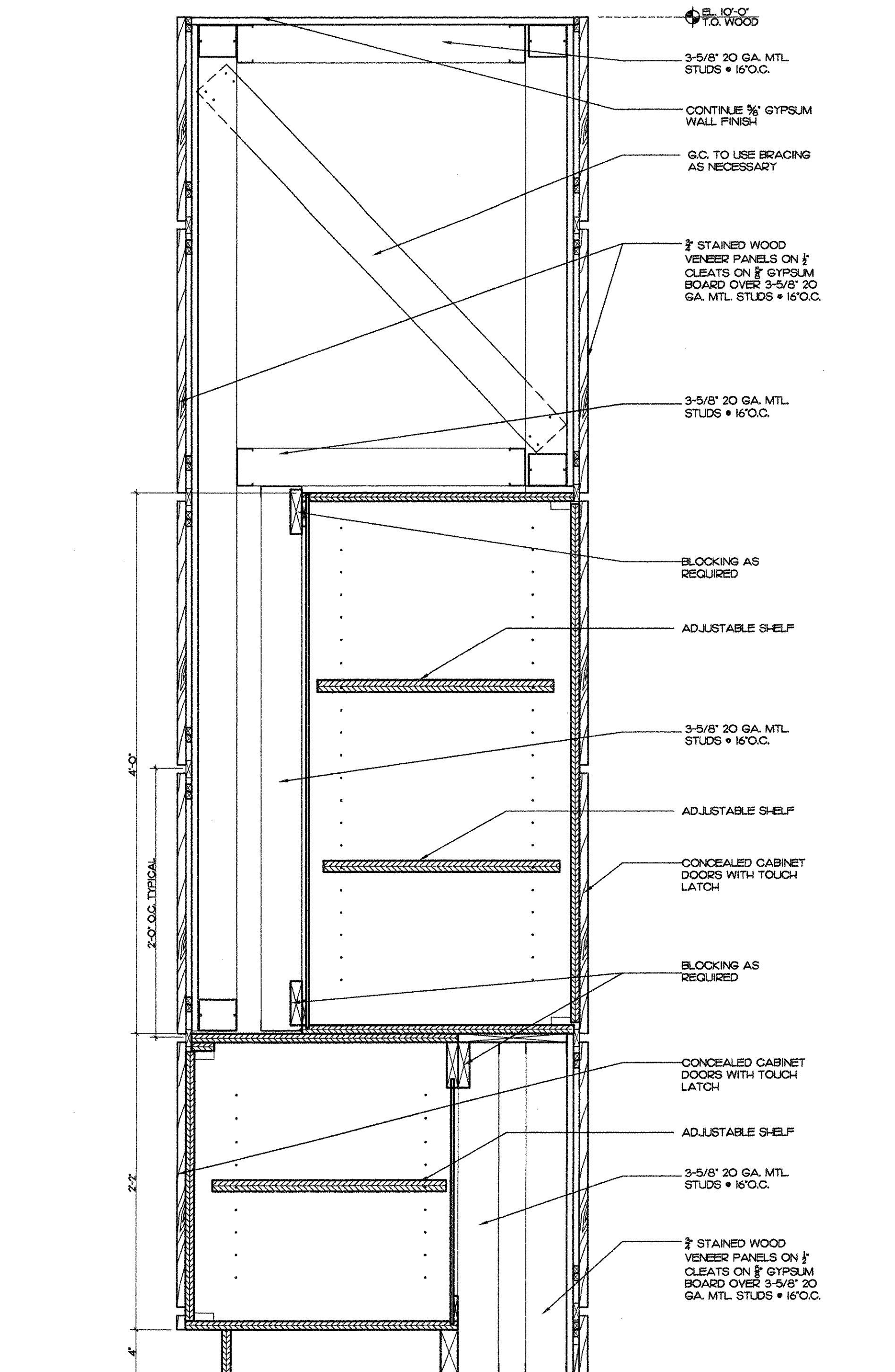
3 DETAIL TYPICAL PARTITION WALL
SCALE: 1/2"-1'-0"



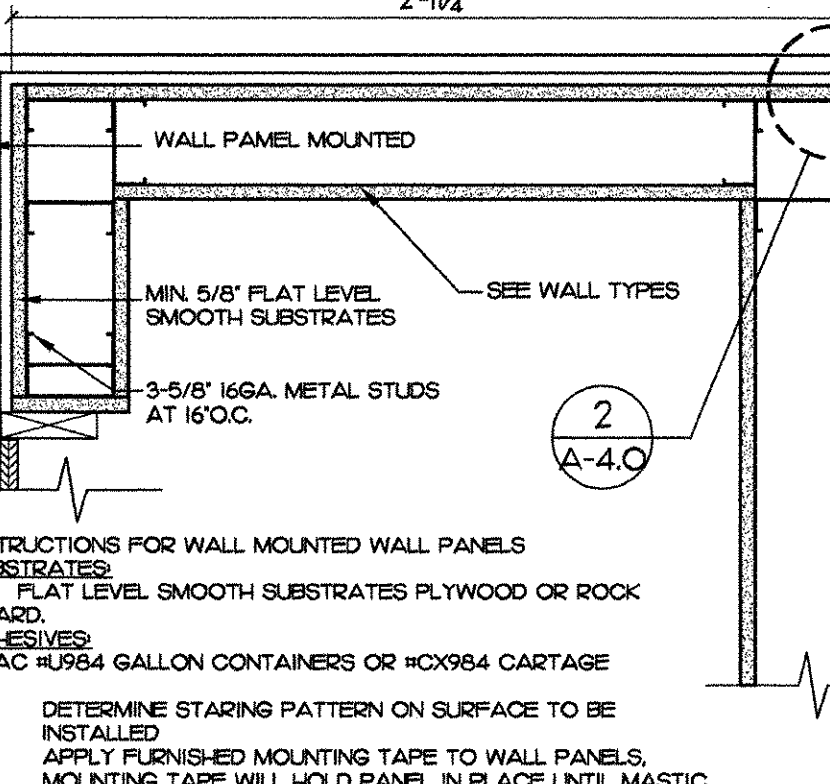
4 SOFFIT DETAIL
SCALE: 3/4"-1'-0"



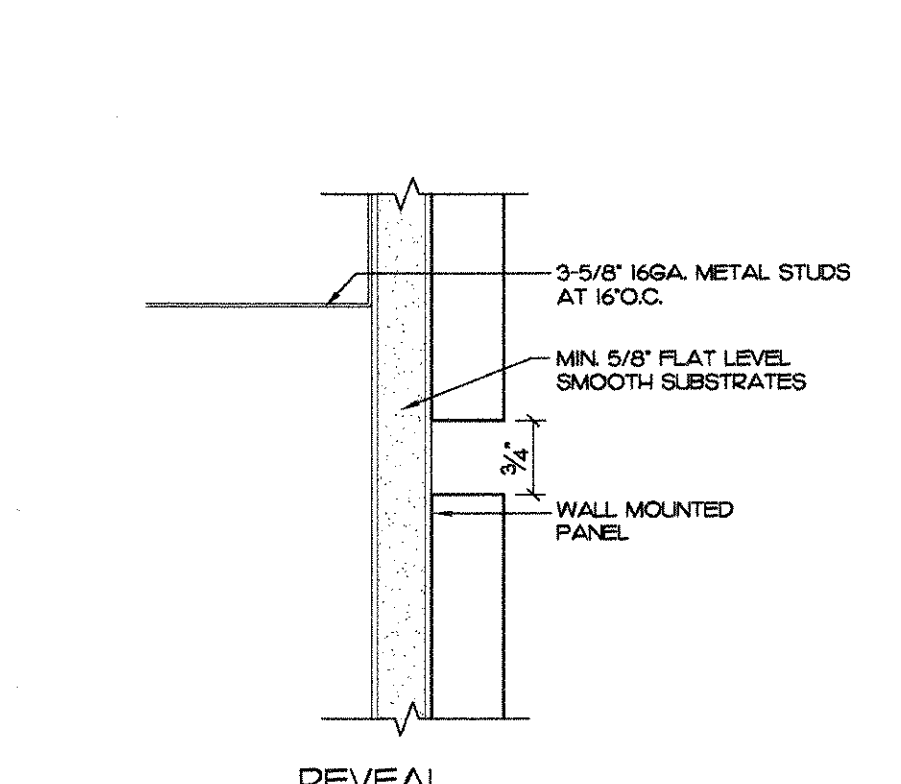
5 DETAIL GLASS SILL
SCALE: 1/2"-1'-0"



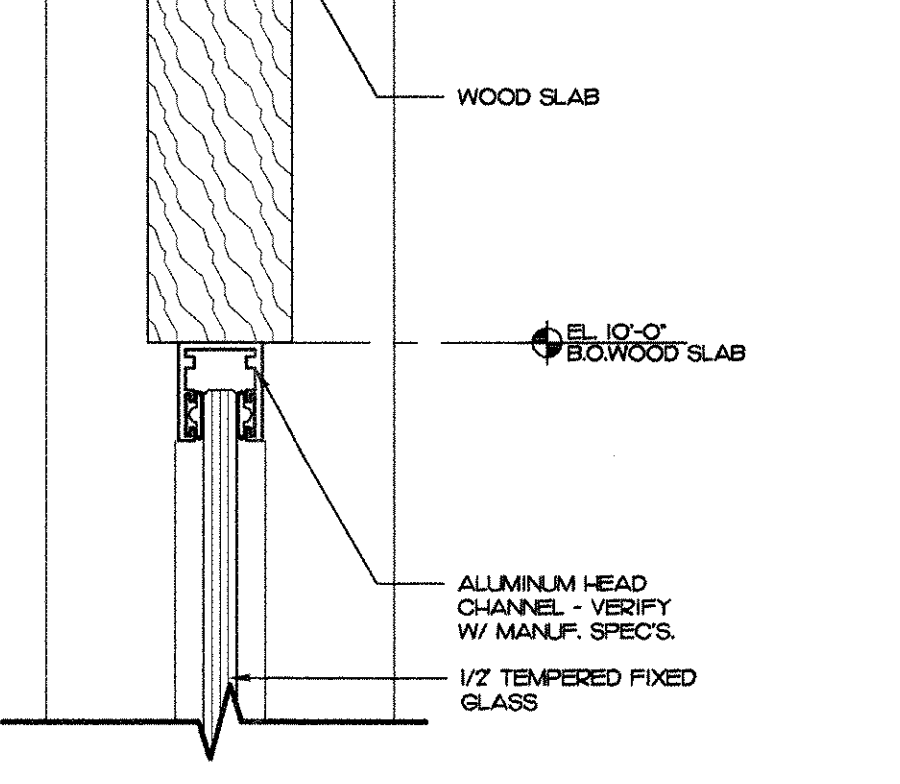
14 CABINET DETAIL
SCALE: 6/8"-1'-0"



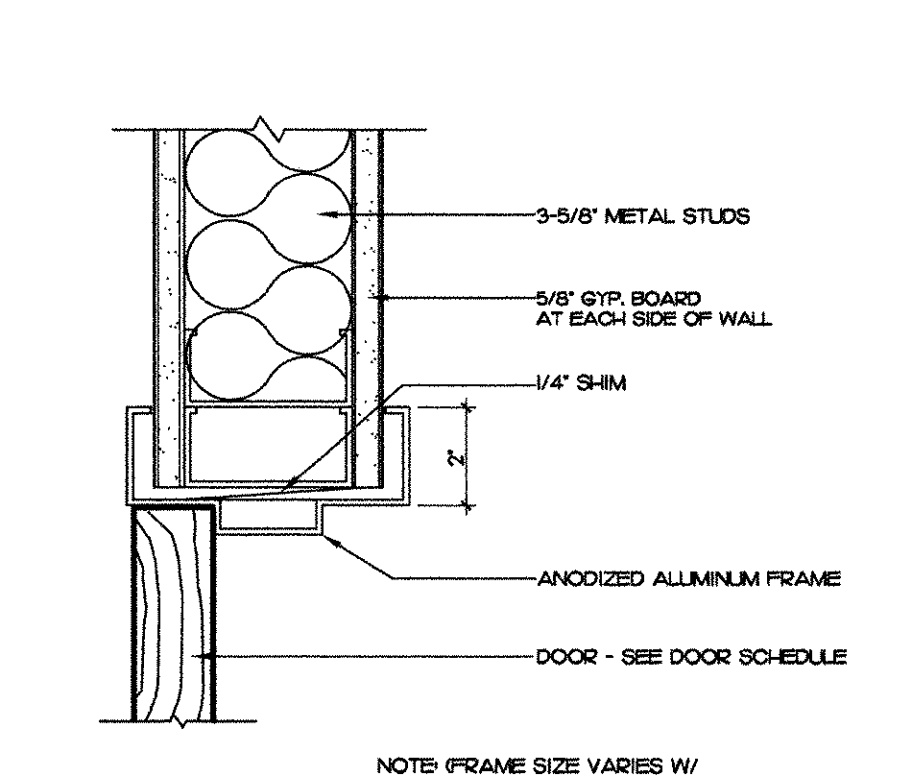
6 PLAN DETAIL • WALL MOUNTED VENEER
SCALE: 1/2"-1'-0"



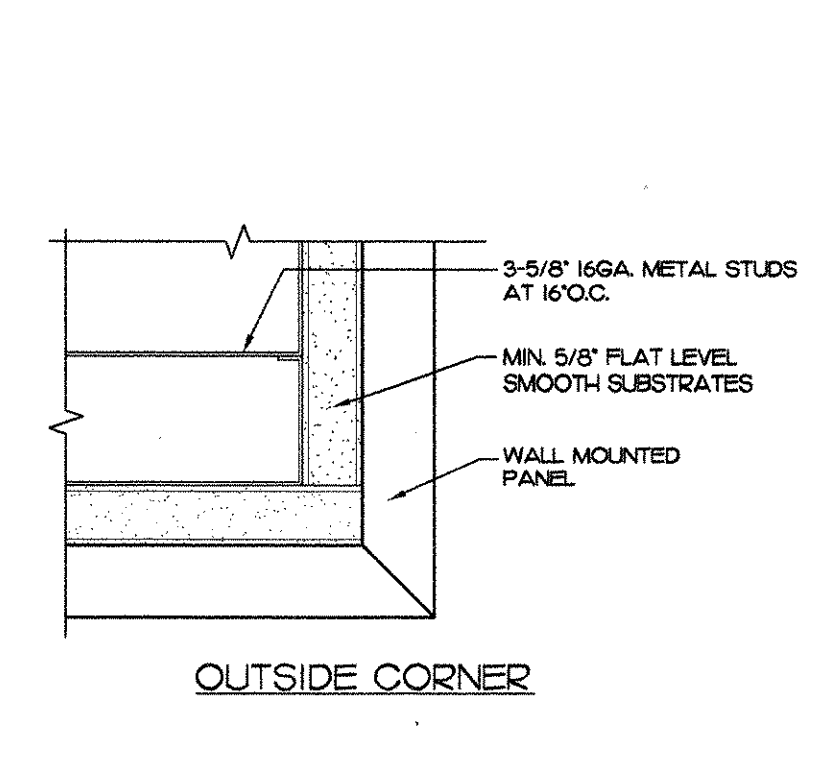
7 DETAIL • WALL MOUNTED VENEER
SCALE: 6/8"-1'-0"



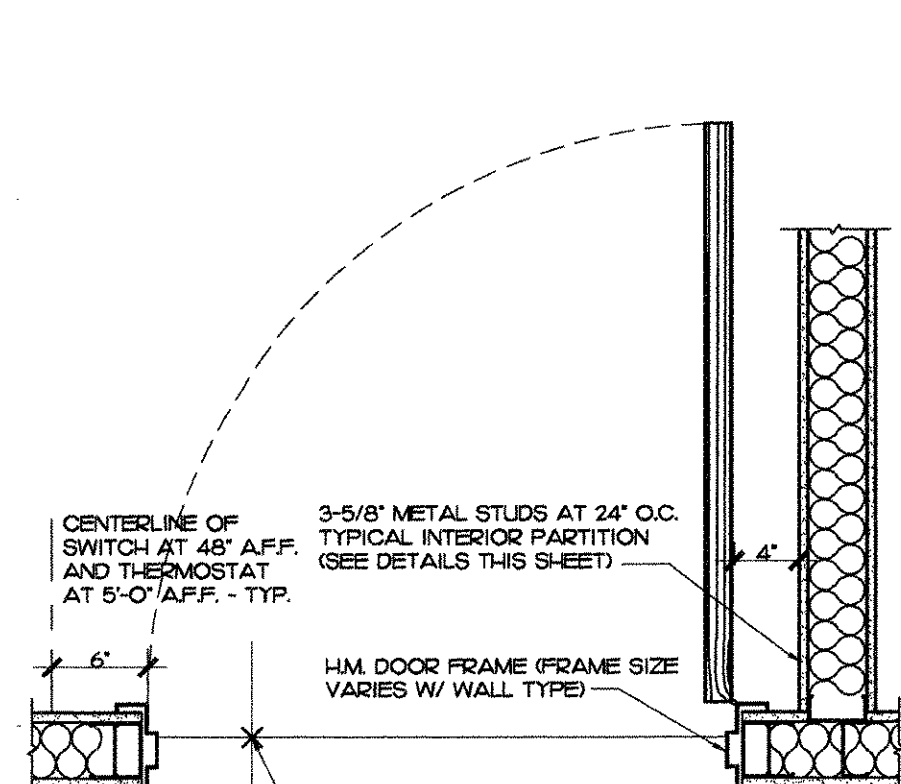
8 HEAD DETAIL
SCALE: 3/4"-1'-0"



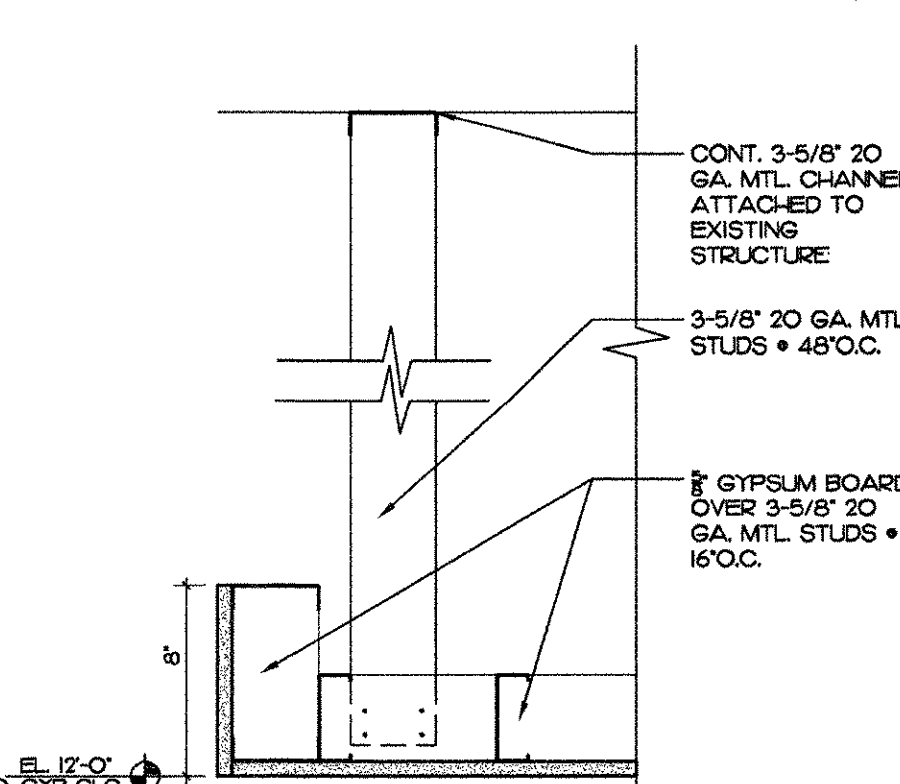
9 DETAIL AT INT. DOOR HEAD/JAMB
SCALE: 3/4"-1'-0"



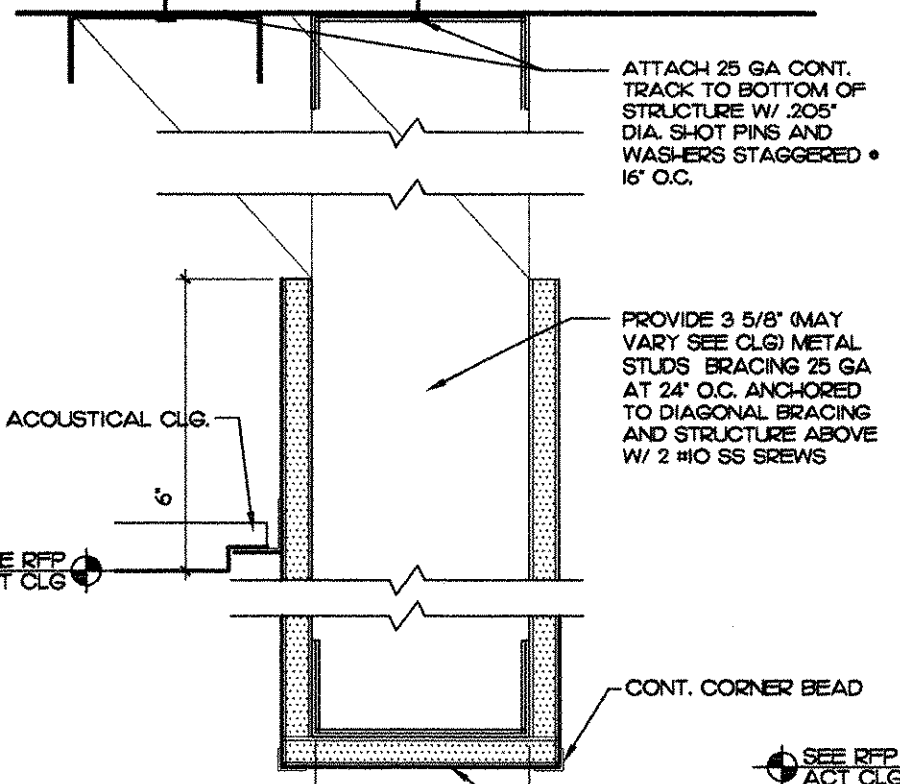
10 DETAIL • WALL MOUNTED VENEER
SCALE: 6/8"-1'-0"



11 PLAN SECTION AT TYPICAL DOOR JAMB
SCALE: 1"-1'-0"



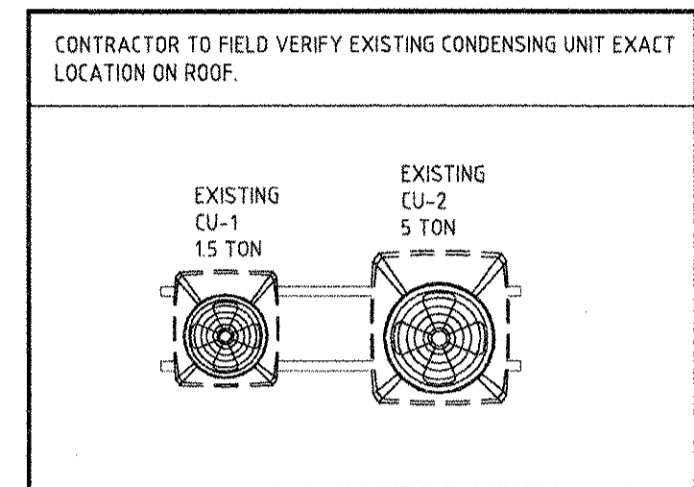
12 CEILING DETAIL
SCALE: 1 1/2"-1'-0"



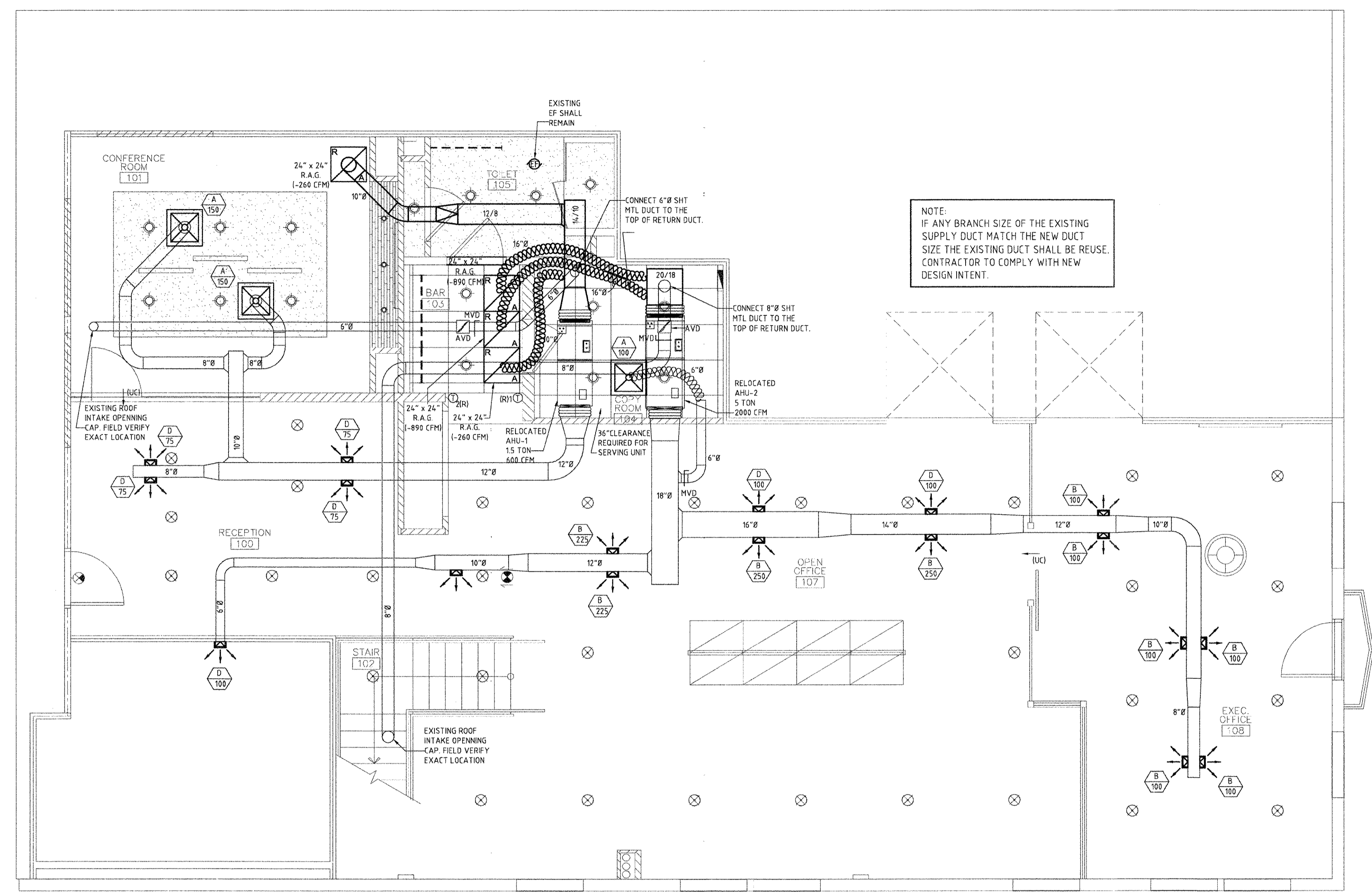
13 BULKHEAD DETAIL
SCALE: 3/4"-1'-0"

EXISTING AIR CONDITIONED BUILDING.
NO CHANGE OF OCCUPANCY TYPE.
ENERGY CALCULATIONS NOT REQUIRED
PER FLA. ENERGY CODE 13-1015.1

A/C LEGEND	
	4w - DIFFUSER
	2w - DIFFUSER
	TRANSITION
	MANUAL VOLUME DAMPER (M.V.D.)
	FIRE DAMPER (F.D.)
	THERMOSTAT
	TEMPERATURE & HUMIDITY CONTROL / SENSOR
	LIQUID/SUCTION LINE
	DIFFUSER TYPE CFM
	AUTOMATED VOLUME DAMPER
	RETURN AIR GRILLE
	SIDEWALL DIFFUSER/GRILLE
	EXHAUST FAN
	REMOTE ALARM TEST STATION
	SMOKE DETECTOR
	CONDENSING UNIT
	AIR HANDLER UNIT
ABBREVIATIONS	
A.F.F.	ABOVE FINISHED FLOOR
R.A.	RETURN AIR
R.C.	ROOF CAP
W.C.	WALL CAP
O/A	OUTSIDE AIR
S.A.D.	SUPPLY AIR DUCT
R.A.D.	RETURN AIR DUCT
R.A.G.	RETURN AIR GRILLE
E.A.G.	EXHAUST AIR GRILLE
T.E.D.	TOILET EXHAUST DUCT
A.V.D.	AUTOMATED VOLUME DAMPER
F.H.P.	FLORIDA HEAT PUMP
A.H.U.	AIR HANDLER UNIT
CU	CONDENSING UNIT
W.A.H.U.	WALL MOUNTED AIR HANDLER UNIT
C.A.H.U.	CEILING MOUNTED AIR HANDLER UNIT
(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE DEMOLISH
(R)	EXISTING TO BE RELOCATED
	UP DN SUPPLY DUCT (UP & DOWN)
	UP DN RETURN DUCT (UP & DOWN)
	UP DN EXHAUST DUCT (UP & DOWN)
	UP DN O/A DUCT (UP & DOWN)
	NEW DUCT - WIDTH x DEPTH
	NEW FLEX DUCT - DIAMETER



ROOF PLAN
SCALE: N.T.S.



NOTE:
IF ANY BRANCH SIZE OF THE EXISTING SUPPLY DUCT MATCH THE NEW DUCT SIZE THE EXISTING DUCT SHALL BE REUSE. CONTRACTOR TO COMPLY WITH NEW DESIGN INTENT.

- SCOPE OF WORK:**
- AIR CONDITIONING SYSTEM IS EXISTING AND TO REMAIN WITH EXCEPTION OF PROVIDING NEW ITEMS SHOWN ON PLANS.
 - PRIOR TO CONSTRUCTION MECHANICAL CONTRACTOR SHOULD VISIT SITE TO VERIFY SCOPE OF WORK.
 - T-STAT TO BE LOCATED AS PER PLANS.
 - THIS RENOVATION SHALL INCLUDE, BUT IS NOT LIMITED TO THIS SCOPE OF WORK. NOTIFY ARCHITECT/ENGINEER OF ANY CONDITIONS THAT WILL PREVENT COMPLETION OF THE WORK DESCRIBED.

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

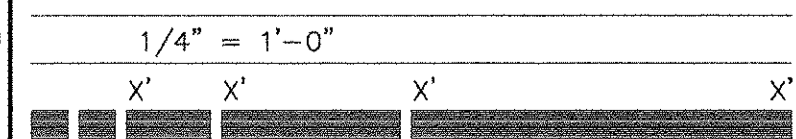
PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

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1ST FLOOR MECHANICAL PLAN



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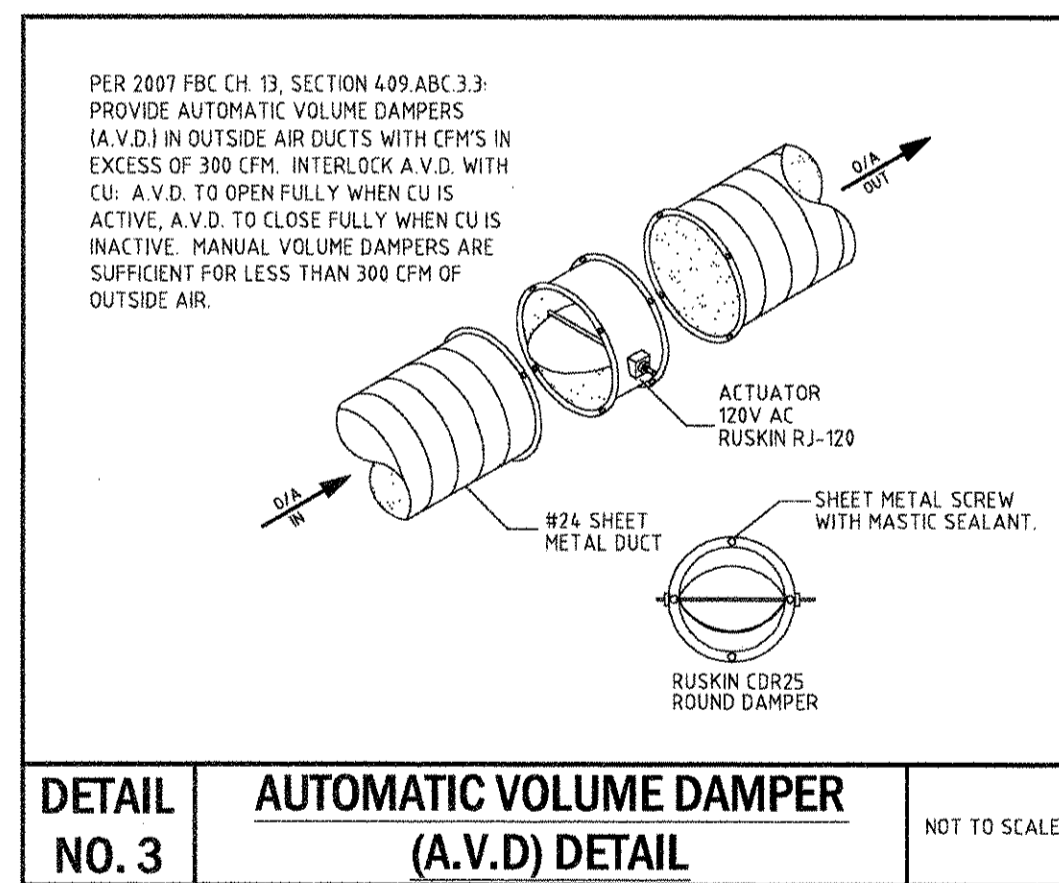
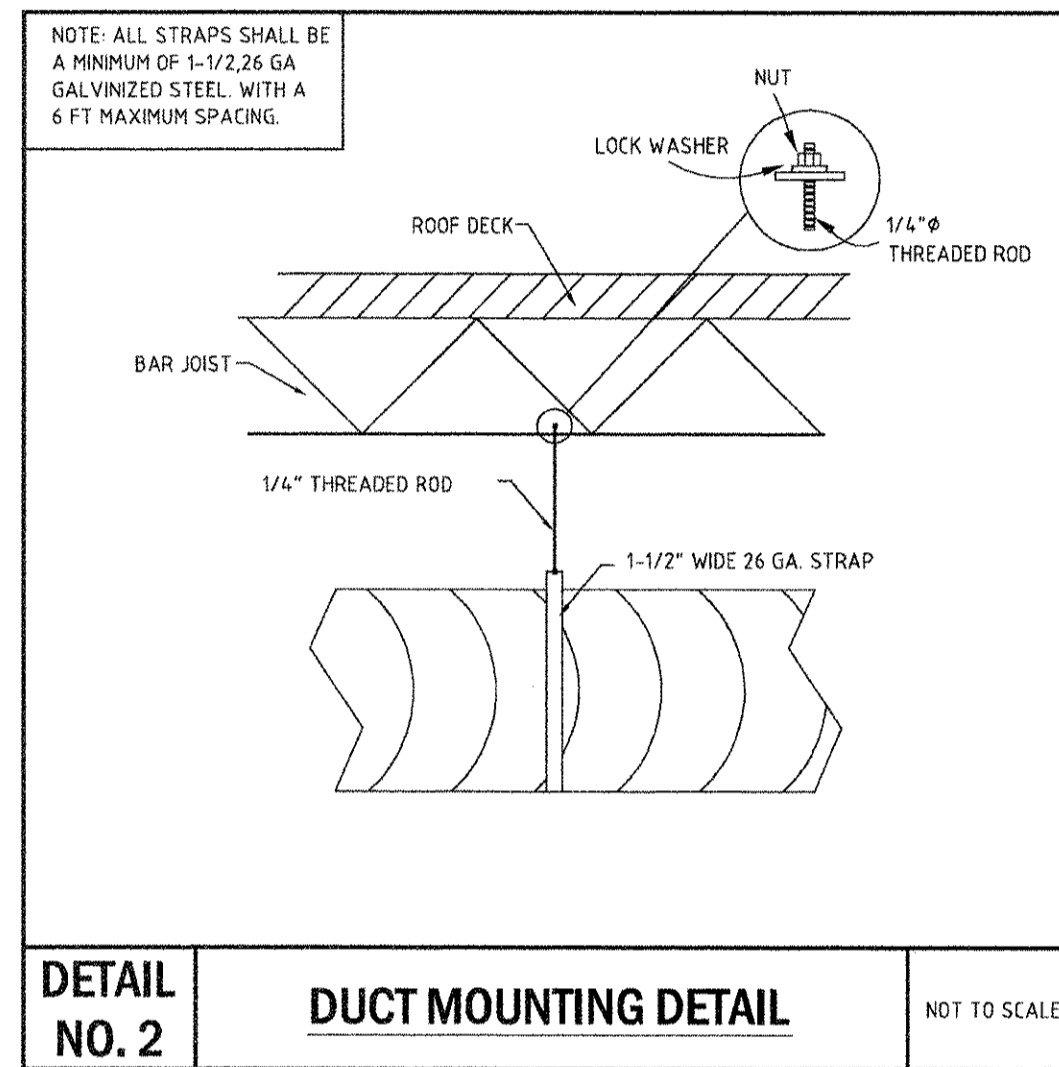
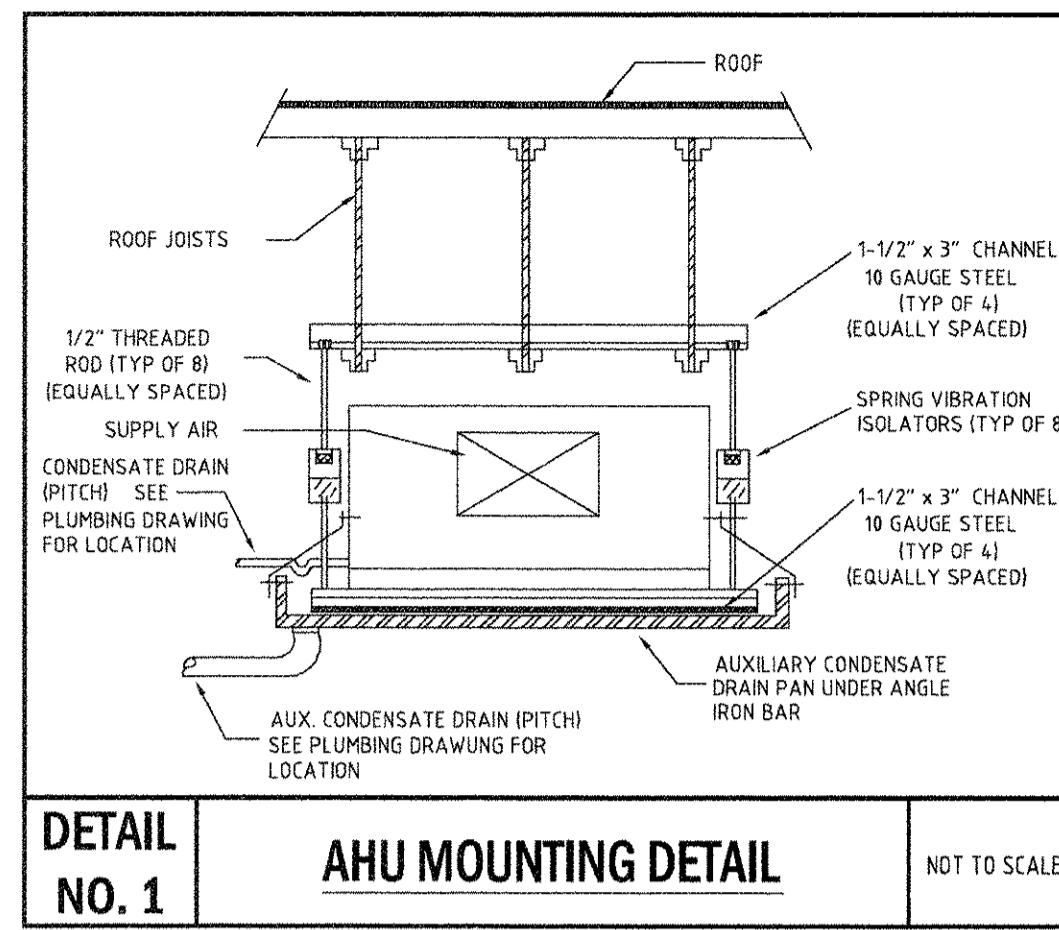
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sheet title: 1ST FLOOR MECHANICAL PLAN	revisions:
file name: 10402_M1.01(2)DWG	
project no: 10167	checked by: JG
date: 11/23/10	
drawn by: DC/AN/AB	

M1.01



AIR CONDITIONING DATA												
QTY.	UNIT NO.	MFG.	CONDENSING UNIT MODEL NO.	AIR HANDLER UNIT MODEL NO.	TOTAL	SENSIBLE	SEER	TOTAL	O/A	FAN E.S.P. - IN WATER	ELECTRIC HEAT	SUCTION & LIQUID LINES
15 TON	1	AHU-1 CU-1	EXISTING TRANE	EXISTING	TWH018B1	EXISTING	EXISTING	14	600	80	0.40	EXISTING
5 TON	1	AHU-2 CU-2	EXISTING TRANE	EXISTING	TWF060P1	EXISTING	EXISTING	14	2,000	220	0.40	EXISTING

A/C EQUIPMENT NOTES:
 1) VERIFY ALL A/C ELECTRICAL CONNECTION.

ELECTRICAL DATA														
UNIT NO.	V/P/Hz	COMPRESSOR						CONDENSING UNIT			AIR HANDLER UNIT			
		QTY	FLA	LRA	QTY	FLA	HP	FLA	ELECTRIC HEAT	MIN. CAPACITY	MAX FUSE	MIN. CAPACITY	MAX FUSE	
15 TON	AHU-1 CU-1	208/1/60	1	8.7	58.0	1	2.8	1/2	4.3	5 kW	14.0	20	30.0	30
5 TON	AHU-2 CU-2	208/1/60	1	13.8	61.5	1	2.8	1/2	4.3	10 kW	19.0	30	55.0	60

AIR TERMINAL SCHEDULE (TITUS)						
SERVICE	SYSTEM	LOCATION	ACCESSORIES	MANUFACTURE	MODEL	DESCRIPTION
A	SUPPLY	CEILING	O.B.D.	TITUS	MODEL NO: TMS-AA	12" x 12" 4-WAY - 8" Ø NECK
B	SUPPLY	SIDEWALL	O.B.D.	TITUS	MODEL NO: 300FL	8" x 8" 22-1/2" DEFLECTION
C	SUPPLY	SIDEWALL	O.B.D.	TITUS	MODEL NO: 300FL	8" x 6" 22-1/2" DEFLECTION
D	SUPPLY	SIDEWALL	O.B.D.	TITUS	MODEL NO: 300FL	6" x 6" 22-1/2" DEFLECTION
RA	RETURN	CEILING	O.B.D.	TITUS	MODEL NO: 350FL	SEE PLANS FOR SIZE

AIR TERMINAL NOTES:
 1) STANDARD FINISH TO BE WHITE FOR ALL DEVICES.
 2) ALL DIFFUSER TYPES MIGHT NOT BE USED.

OUTSIDE AIR CALCULATIONS (ASHRAE 62.1 2004 TABLE 6-1)									
MARK	AREA SERVED	NET OCCUPIABLE AREA	TOTAL NUMBER OF PEOPLE	VENTILATION RATE/PERSON	VENTILATION RATE CFM/SQF	EXHAUST RATE REQUIRED	EXHAUST RATE PROVIDED	OA RATE REQUIRED	OA RATE PROVIDED
AHU-1, 2	OFFICES	2066	15	5.00	0.06	50	50	199.0	300
		2066				50	50	199.0	300.0
						TOTAL EXHAUST RATE REQUIRED	50		
						TOTAL EXHAUST RATE PROVIDED	50		
						TOTAL OUTSIDE AIR RATE REQUIRED	199.0		
						TOTAL OUTSIDE AIR RATE PROVIDED	300		
						TOTAL AIR SUPPLIED	2,600		
						% OUTSIDE AIR TO SUPPLY AIR	11.5		
						BUILDING PRESSURIZATION (with all exhaust systems on)	0.10		

NOTES:
 1) OCCUPANT DENSITIES & VENTILATION RATES ARE BASED ON ASHRAE STANDARD 62.1, 2004 & 2006 SUPPLEMENT, PER SECTION 403, SUBSECTION 403.4 OF FLORIDA BUILDING CODE MECHANICAL 2007.
 2) ACTUAL OCCUPANCY IS BASED ON EITHER SEATING ARRANGEMENT OR INFORMATION PROVIDED BY OWNER AND/OR ARCHITECT.

AIR CONDITIONING SPECIFICATION

A. GENERAL

1. AIR CONDITIONING CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS, MATERIALS, ELEVATIONS AND COATS AS SHOWN AND/OR NOTED ON THE DRAWINGS AND INCLUDE IN THE BID ANY AND ALL FABRICATION REQUIRED PRIOR TO INSTALLATION. THE CONTRACTOR SHALL VERIFY SIZE, ELEVATION AND PRESENT STATE OF ALL EXISTING UTILITIES.
2. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL EXISTING FIELD CONDITIONS WHICH DEVIATE FROM WHAT WAS SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO PROVIDE PRICING FOR A COMPLETE INSTALLATION INCLUDING ANY COSTS ASSOCIATED WITH FIELD CONDITIONS AT THE TIME OF BIDDING.
3. IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS SO THAT DELIVERY WILL NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
4. IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC; DO NOT SCALE FOR EXACT LOCATIONS. THE AIR CONDITIONING CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS AS REQUIRED TO PROVIDE A COMPLETE AND FULLY OPERATIVE SYSTEM. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF DUCT SIZE CHANGES ARE REQUIRED BECAUSE OF EXISTING CONDITIONS.
5. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, TESTS, AND ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. AFTER BID SELECTION AND PRIOR TO COMMENCEMENT OF WORK, THE AIR CONDITIONING CONTRACTOR SHALL SUBMIT (3 COPIES) OF EQUIPMENT CUTS FOR ALL DUCT WORK, EXHAUST FANS, AIR DEVICES, AND EQUIPMENT AS STATED ON SCHEDULES AND OR NOTES. IF THE CONTRACTOR PROPOSES TO USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIAL WHICH IS NOT AS SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL AND WILL FIT ALLOCATED SPACE.
7. WORKMANSHIP
8. ALL WORK SHALL BE PERFORMED BY A LICENSED AIR CONDITIONING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
9. THE AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS CAUSED BY THE CONTRACTOR DURING THE PERFORMANCE OF WORK.
10. 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.
11. PIPING
12. ALL REFRIGERANT PIPING SHALL BE TYPE "L" OR TYPE "K" COPPER WITH WROUGHT COPPER OR BRASS FITTINGS. STEEL VALVES ARE NOT PERMITTED.
13. THE AIR CONDITIONING CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS PER PLUMBING SPECIFICATIONS. (SEE PLUMBING SHEETS)
14. INTERIOR CONDENSATE DRAIN PIPING AND REFRIGERANT SUCTION LINES SHALL BE INSULATED WITH 5/8" THICK MOLCOOL OR ARMARFLEX.
15. COMBUSTIBLE PIPING IS NOT PERMITTED IN RETURN AIR PLENUMS OR CEILING SPACES USED FOR RETURN AIR.
16. INSTALLATION
17. LOCATION OF AIR CONDITIONING DUCTS AND AIR DEVICES MAY CHANGE. VERIFY EXACT LOCATION WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION. DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, REFLECTED CEILING PLAN FOR EXACT LOCATION OF AIR DEVICES.
18. THE AIR CONDITIONING CONTRACTOR SHALL USE VANE ELBOWS OR APPROVED 3 PIECE ELBOWS, SPLITTER DAMPERS WHERE INDICATED, VOLUME CONTROLS IN ALL BRANCH LINES AND SUPPLY AND RETURN AIR DEVICES.
19. THE AIR CONDITIONING CONTRACTOR SHALL SEAL ALL DUCTS IN AN APPROVED MANNER TO INSURE AGAINST LEAKAGE.
20. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY CONFLICTS IN LOCATIONS FOR DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, ETC., IN ORDER TO NOT INTERFERE WITH THE PROGRESS OF CONSTRUCTION.
21. EQUIPMENT AND MATERIALS
22. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE FLEXIBLE DUCT CONNECTIONS TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT, EXCEPT FOR EXHAUST HOODS.
23. ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE, SMACNA, AND LOCAL CODES. ALL OUTSIDE AIR DUCTS SHALL HAVE "I" INSULATION IN AIR CONDITIONED SPACES.
24. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, PIPING, DUCTS, REGISTERS, ETC., SHALL BE NEW.
25. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS, METAL AIR OR NALOR-HART OR EQUAL AS SCHEDULED. ALL VOLUME DAMPERS SHALL BE OPPOSED BLADE TYPE WITH SCREWDRIVER ADJUSTMENT.
26. ALL SUPPLY AND RETURN FIBERGLASS AIR DUCTWORK SHALL BE JOHNS MANVILLE FIBERGLASS (1 1/2" THICK) TYPE 475 OR 800 OR SHEET METAL WITH MINIMUM R-6 EXTERIOR FOILBACK INSULATION UNLESS OTHERWISE NOTED ON PLANS. ALL DUCTS SHALL BE SUPPORTED IN AS STRAIGHT AND LEVEL AS FASHION AS POSSIBLE. THE ENTIRE INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH ASHRAE, SMACNA, AND LOCAL CODES. FLEXIBLE DUCTS SHALL BE UL-RATED, NONMETALLIC, CLASS 1, R-4 - INSTALLED IN ACCORDANCE WITH FBC-M 304-1 FLEXIBLE DUCTS SHALL NOT BE LIMITED IN LENGTH PER FBC-M 304-1.5.1
27. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE ALL CONTACTORS, STARTERS, RELAYS, AND THERMOSTATS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, POWER WIRING AND CONTROL WIRING.
28. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE 1" THICK FARR 39/30 THROW-AWAY TYPE FILTERS WITH EACH A/C UNIT.
29. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
30. SAFETY
31. ALL PENETRATIONS OF FIRE-RATED WALLS, FLOORS OR CEILINGS SHALL BE FIREPROOFED BY A SEALING METHOD AND RATING AS SPECIFIED ON THE DRAWINGS OR AS REQUIRED BY THE LOCAL OR STATE CODES.
32. AIR HANDLING DEVICES IN EXCESS OF 2000 CFM WILL HAVE A DUCT SMOKE DETECTOR TO STOP THE FAN AND ACTIVATE A HORN AND STROBE LIGHT. ALL EQUIPMENT SHALL BE FIREPROOFED AS REQUIRED BY LOCAL CODES OR FIRE SAFETY OFFICIALS.
33. ALL WORK SHALL COMPLY WITH BASE BUILDING LIFE SAFETY/ONNE CONTROL SYSTEM REQUIREMENTS. PROVIDE ALL NECESSARY WIRING, CONTACTORS, RELAYS, ETC., AS REQUIRED FOR INTERFACE WITH BASE BUILDING SYSTEM.
34. THE AIR CONDITIONING 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 WORK DAY.
35. COMPLETION
36. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE ENGINEER UPON COMPLETION OF INSTALLATION. IF FIELD CHANGES ARE MADE WHICH DEVIATE FROM ENGINEERING DRAWINGS TO THE EXTENT THAT THE BUILDING DEPARTMENT REQUIRES THESE CHANGES BE INCORPORATED PRIOR TO INSPECTION, THE CONTRACTOR SHALL PROVIDE SKETCHES TO THE ENGINEER FOR INCORPORATION INTO THE BUILDING PLANS. ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
37. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE A TEST AND BALANCE REPORT PER FBC 2007, CH 13, 410.1 ABCD.4 FOR ALL MECHANICAL EQUIPMENT, AIR DEVICES, DAMPERS, AHU'S AND FANS FOR ALL PROJECTS. THE T & B REPORT SHALL BE IN ACCORDANCE WITH AIR BALANCE.
38. THE AIR CONDITIONING CONTRACTOR SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLES, RETURN GRILLES, AND EXHAUST GRILLES AND THE LEAVING AND EXTERNS AIR TEMP (PI) FROM SUPPLY GRILLES AND EVAPORATORS. IF THE OWNER EXPERIENCES UNDESIRABLE CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF AIR FLOW TO WITHIN PLUS OR MINUS 10% FROM AIR QUANTITIES STATED ON THE PLAN.
39. AIR CONDITIONING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 10 YEAR FROM DATE OF ACCEPTANCE, AND ALL GUARANTEES AND WARRANTIES SHALL BE DELIVERED TO THE OWNER. COMPRESSORS SHALL HAVE EXTENDED FIVE YEAR WARRANTIES.
40. EXISTING CONDITIONS
41. IF THE NATURE OF THIS CONTRACT INVOLVES EXTENSIVE REMODELING OF THE EXISTING BUILDING, THE AIR CONDITIONING CONTRACTOR, PRIOR TO BID, SHALL INSPECT THE EXISTING CONDITIONS AT THE JOB SITE AND ACQUANT HIMSELF WITH THE CONDITIONS THAT WILL AFFECT HIS WORK.
42. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL EQUIPMENT WITH THE OWNER'S REPRESENTATIVE AND THE ACTUAL EQUIPMENT BEING FURNISHED.
43. PRESENT AIR CONDITIONING EQUIPMENT WHERE INDICATED ON THE DRAWINGS IS FOR INFORMATION ONLY AND THE CONTRACTOR SHALL INCLUDE THE INSTALLATION OF CONDUT AND WIRE AS REQUIRED. THE INSTALLATION OF NEW EQUIPMENT THAT INTERFERES WITH EXISTING SHALL BE REMOVED, RELOCATED, OR RE-ROUTED TO PERMIT COMPLETION OF SUCH WORK.
44. SALVAGED MATERIALS, EQUIPMENT, AND DIFFUSERS SHALL BE DELIVERED TO THE OWNER AT HIS PROPERTY AND STORED WITHIN THE BUILDING WHERE DIRECTED. ANY REMOVED MATERIALS OR EQUIPMENT WHICH THE OWNER DOES NOT WISH TO KEEP SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.
45. ALL PRESENT DUCTWORK AND PIPING IN EXISTING AREAS TO BE ALTERED, WHICH WILL HAVE NO USE UPON COMPLETION OF THE ALTERATIONS SHALL BE REMOVED. WHENEVER DUCTS OR PIPING ARE OR WILL BECOME EXPOSED TO VIEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
46. THE AIR CONDITIONING CONTRACTOR SHALL DETERMINE THE EXTENT TO WHICH EXISTING DUCTWORK AND PIPING WILL HAVE TO BE RE-ROUTED, RELOCATED, OR RECONNECTED, AND THE AMOUNT OF ADDITIONAL WORK WHICH MAY BE REQUIRED DUE TO THE PHYSICAL CONDITIONS OF THE DUCTWORK & PIPING SHALL BE PERFORMED UNDER THIS CONTRACT WITHOUT ADDITIONAL CHARGES TO THE OWNER.
47. INTERRUPTION OF EXISTING FACILITIES OR SERVICES SHALL BE KEPT TO A MINIMUM AND THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR REQUIRED UNDER TEMPORARY CONDITIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE. INTERRUPTION OF SERVICES, THE INSTALLATION OF TEMPORARY FACILITIES, AND THE WORK OF MAKING FINAL CONNECTIONS TO NEW WORK SHALL BE DONE ONLY AT SUCH TIMES AS PERMITTED AND SCHEDULED BY THE OWNER WITHOUT ADDITIONAL COST. THE AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE SERVICE INTERRUPTIONS WITH THE OWNER & GENERAL CONTRACTOR.

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 drawn by: DC/AN/AB
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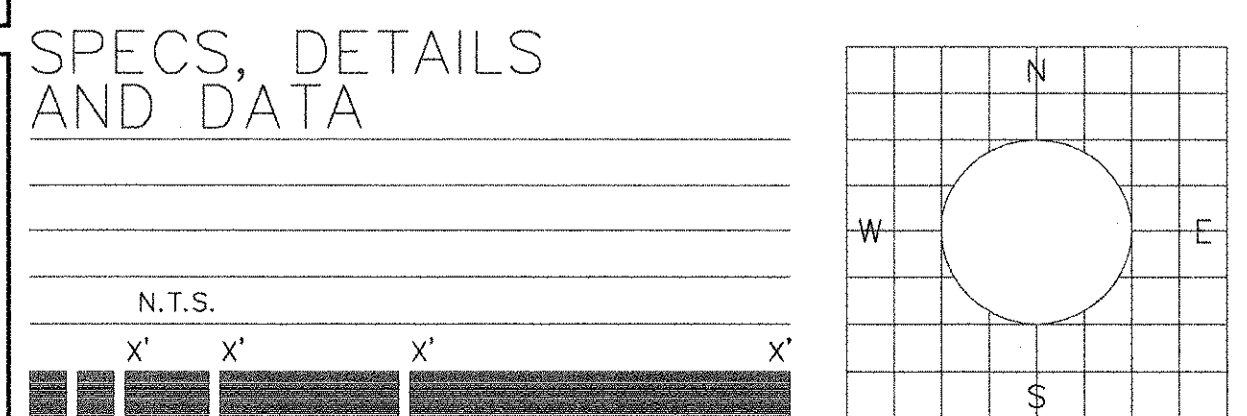
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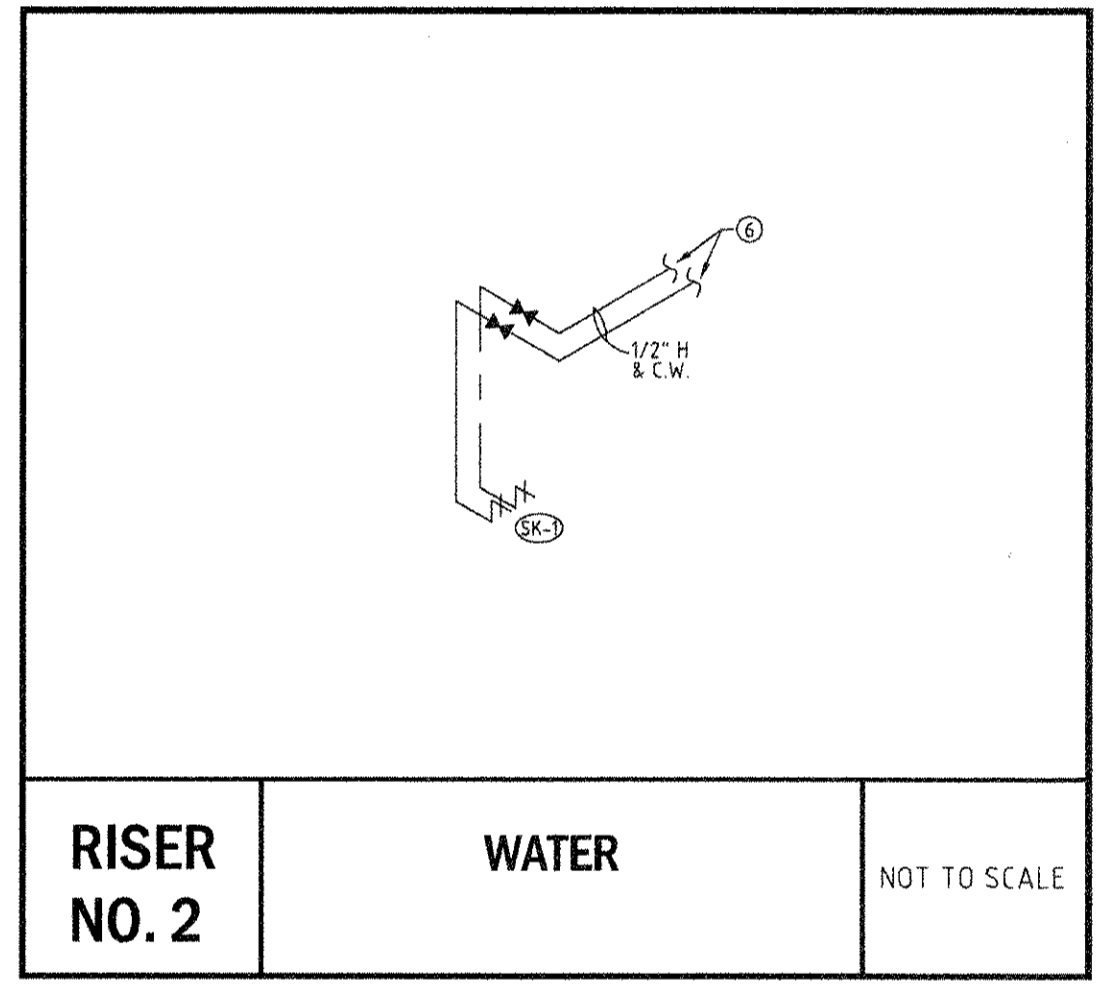
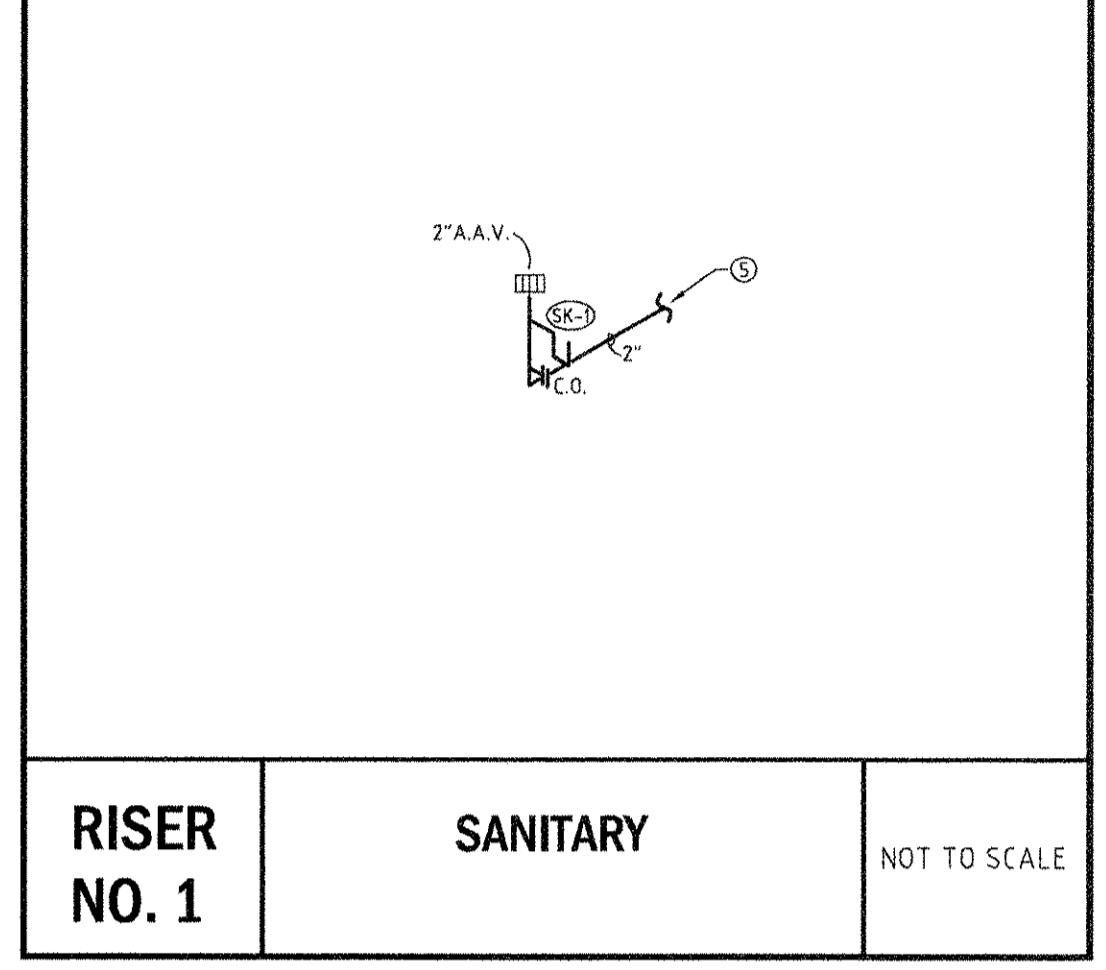
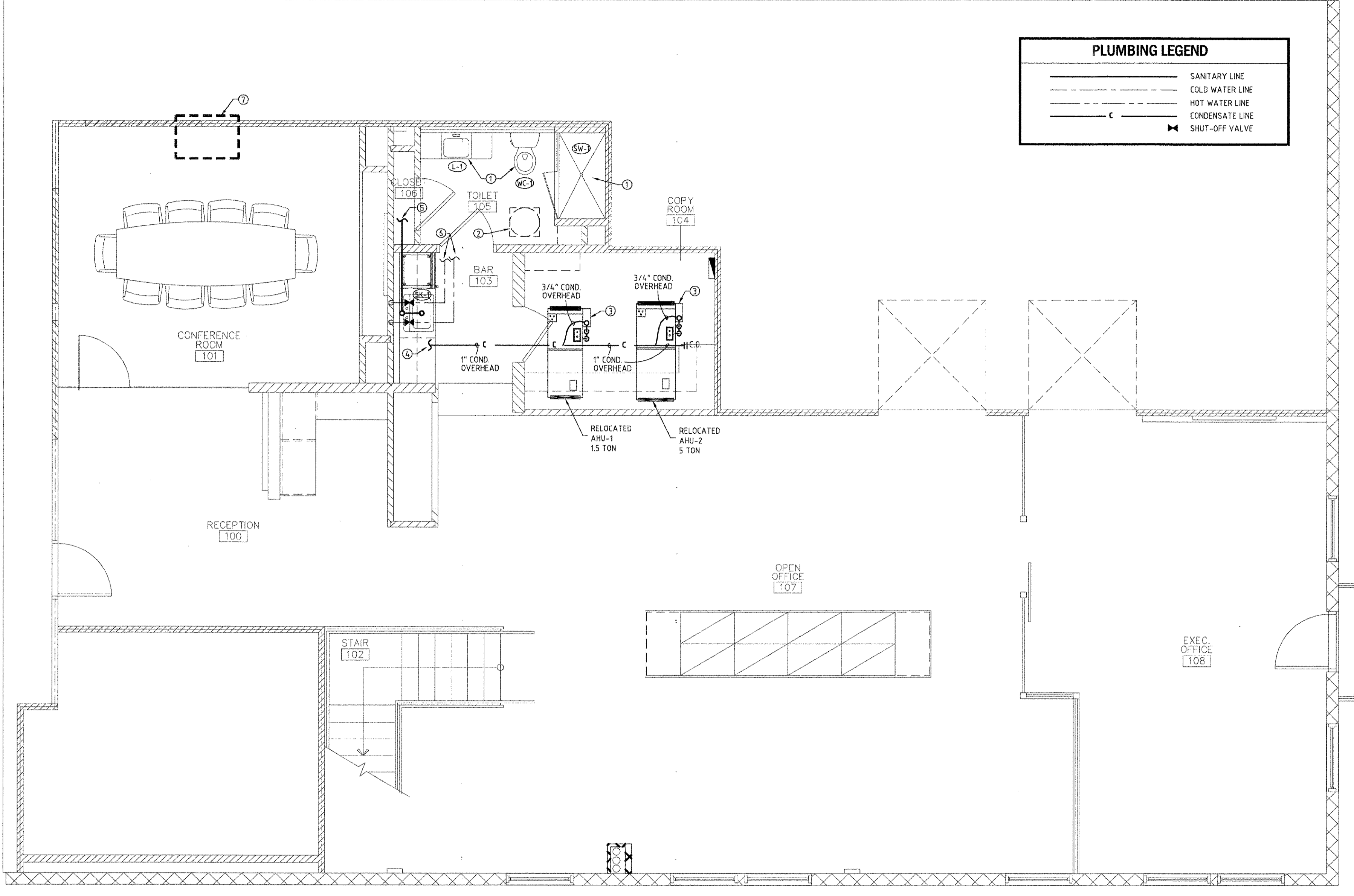
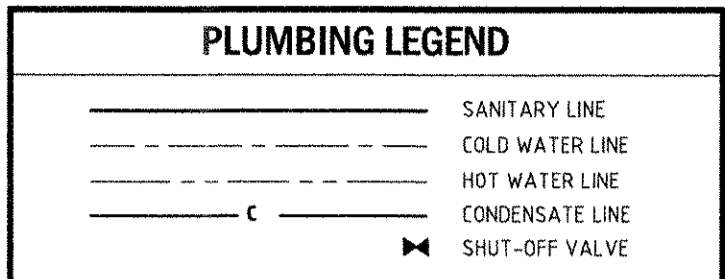
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PLUMBING SPECIFICATIONS

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2007 EDITION PLUMBING SECTION, WITH 2009 AMENDMENTS, AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
- ALL WORKMANSHIP & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
 - CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
 - ALL MATERIALS SHALL BE NEW.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
 - ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
 - REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK.
 - CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS & TEST. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE PRIOR APPROVAL. ANY CHANGES MADE WITHOUT APPROVAL WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
 - THE CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS, AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
 - DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. FIELD VERIFY FINAL LOCATIONS FOR EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
 - DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
 - VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
 - INSTALL AIR CHAMBERS OR SHOCK ABSORBERS IN PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER.
 - PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
 - ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
 - IN AREAS WHERE AN EXISTING FIXTURE IS TO BE REMOVED AND THE SANITARY LINE IS TO BE CAPPED, THE LINE MUST BE CAPPED WITH IN-2 FEET OF AN ACTIVE SANITARY LINE. NO DEAD ENDS PERMITTED.
 - CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
 - SANITARY PIPE 3" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT. SANITARY PIPE 4" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT. CONDENSATE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT.
 - ALL FLOOR PENETRATIONS MUST BE SLEEVED, FIRE STOPPED, GROUTED, SEALED AND MADE WATERPROOF IN ACCORDANCE WITH THE LANDLORDS REQUIREMENTS. SLEEVES MUST EXTEND A MINIMUM OF 4" A.F.F. COORDINATE ALL CONCRETE TRENCHING/CORING TO ENSURE THAT ANY UNDER SLAB UTILITIES, ETC. ARE NOT DAMAGED DURING FLOOR CUT. ANY DAMAGE TO BE REPAIRED AT CONTRACTOR EXPENSE. CUTTING AND PATCHING ACTIVITIES WHICH CREATE NOISE MUST BE PERFORMED AFTER-HOURS SO LONG AS ANY OTHER TENANTS ARE OCCUPYING THE BUILDING. PRIOR APPROVAL AND COORDINATION WITH PROPERTY MANAGEMENT IS REQUIRED FOR ALL CONCRETE CUTTING.
 - DO NOT ROUTE ANY WET PIPING OVER ELECTRICAL EQUIPMENT.
 - WATER PIPING TO BE TYPE "M" OR TYPE "L" COPPER ABOVE OR BELOW GRADE.
 - SOIL, WASTE & VENT PIPING TO BE PVC #40 DWV.
 - HOT WATER LINES SHALL BE INSULATED WITH 1/2" TO 1" THICK ARMAFLEX INSULATION FROM THE WATER HEATER TO THE FURTHEST FIXTURE PER FBC 2007 CHAPTER 13, (WITH 2009 SUPPLEMENTS) SECTION 13-112 AB 1/11 AND TABLE 13-111 AB 2.
 - WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
 - CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS. INSULATE WITH 1/2" THICK ARMAFLEX INSULATION.
 - CONTRACTOR SHALL GUARANTEE ALL MATERIALS & 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 THEREBY.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND INSTALLATION. INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND THESE CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER THE CONTRACT HAS BEEN AWARDED.
 - CONTRACTOR SHALL KEEP AS-ABUILTS AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF 107 WEEKS PRIOR TO FINAL INSPECTION. ANY EXPENSES, SUCH AS REVISIONS OR AS-ABUILTS, NECESSARY FOR FINAL C.O. SHALL BE AT THE EXPENSE OF THE OWNER.



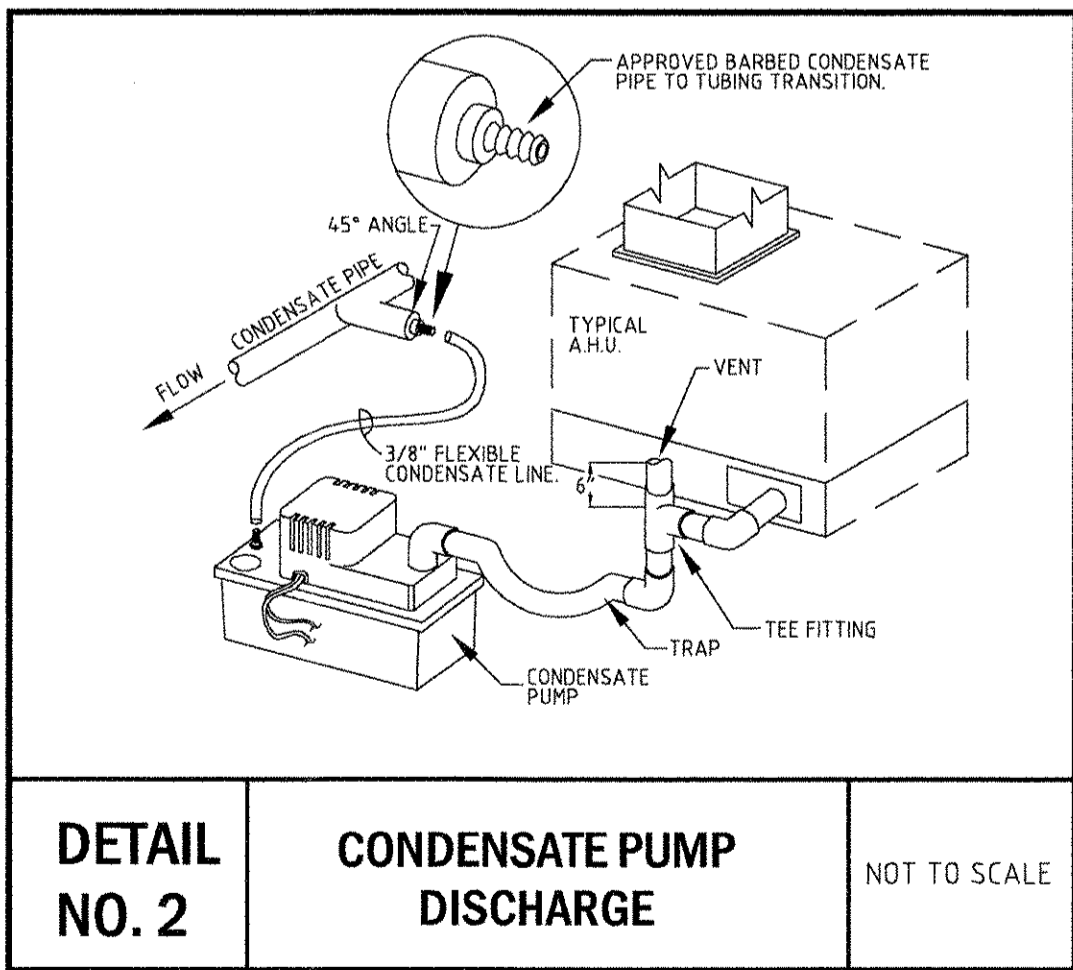
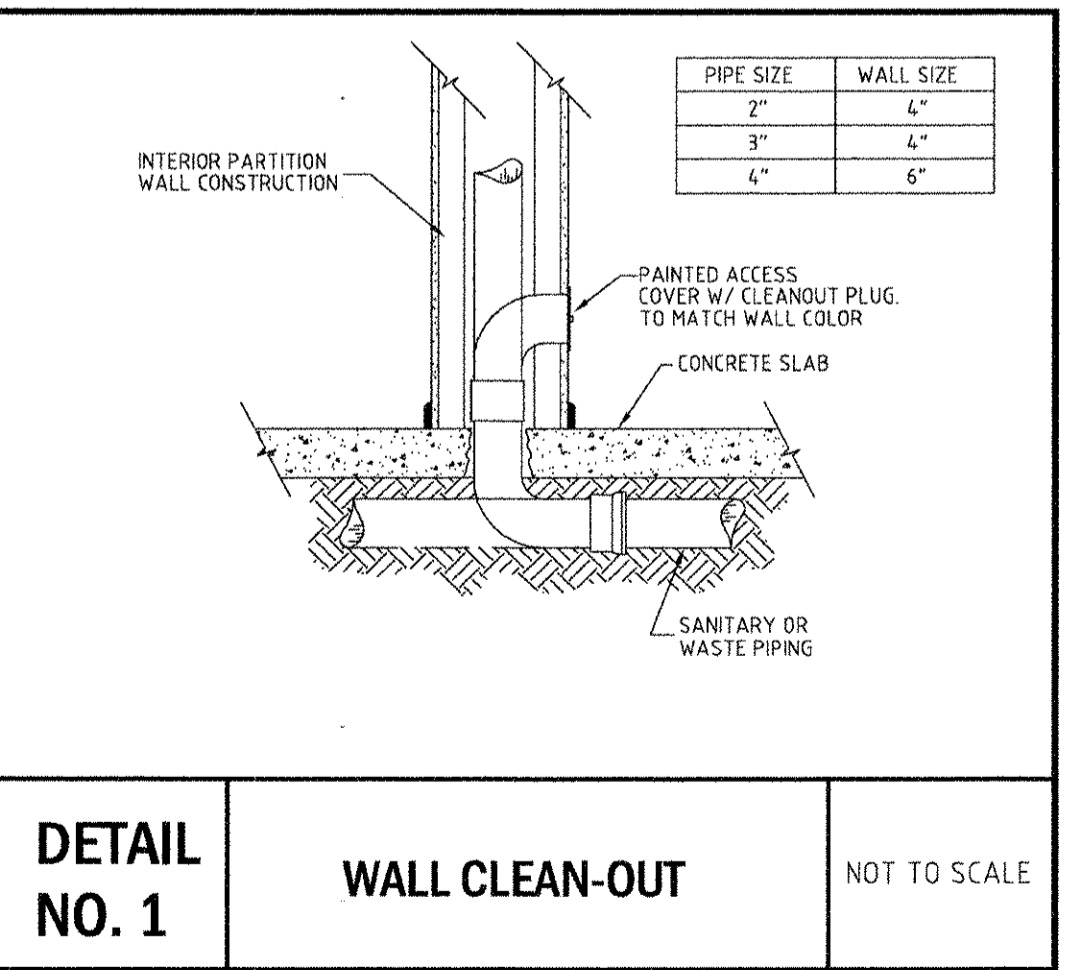
PLUMBING FIXTURES

WC	WATER CLOSET	KOHLER "SALE" 15" H. FLOOR MOUNTED MODEL # K-3564 COLOR WHITE, 1.6 GPF SEAT INCLUDED MODEL # K-4745
LV	LAVATORY	KOHLER "ANTILLA WADING POOL" MODEL # K-7261 KOHLER "OBLO" FAUCET WALL MOUNT MODEL # K-10087
BS	BAR SINK	ELKAY "MYSTIC LUSTERSTONE" MODEL BELLYBIB STAINLESS STEEL BOWL DIAMETER 12", BOWL DEPTH 6", KOHLER FAUCET MODEL #K-9277 1" ARTICULATING FAUCET WITH SILVER TUBE FINISH
SW	SHOWER SET	KOHLER "OBLO" SHOWER SET MODEL # K-11056-9 WITH RITE-TEMP VALVE

NOTES:

- MOUNTING HEIGHT PER ADA STANDARD. INSULATE WATER AND DRAIN LINE.
- PROVIDE CUT SHEETS FOR REVIEW PRIOR TO PURCHASE.
- PLUMBING FIXTURES TO COMPLY WITH TABLE 604.4 F.B.C.
- ALL WALL HUNG PLUMBING FIXTURES SHALL COMPLY WITH F.B.C. 2517.5.11, 2517.5.12 AND 2517.5.13
- ALL EXPOSED PIPING AND SURFACES UNDER LAVATOIRES SHALL COMPLY WITH FBC 604.6.4.

- KEY NOTES:**
- ALL PLUMBING FIXTURE ARE TO BE REPLACED WITH NEW IN SAME LOCATION. CONNECT NEW FIXTURES TO EXISTING DRAIN AND SUPPLY LINES IN WALL, ABOVE CEILING AND/OR IN SLAB. VERIFY EXACT LOCATIONS, SIZES, INVERT, DIRECTION OF FLOW & CONNECTION POINTS IN FIELD PRIOR TO CONSTRUCTION. NOTE: NEW CLEAN-OUT COVERS ARE TO BE PROVIDED AT THE BASE OF EACH EXISTING SANITARY AND VENT STACK.
 - EXISTING WATER HEATER ABOVE CEILING TO REMAIN AS IS. VERIFY EXACT LOCATION IN FIELD PRIOR TO CONSTRUCTION.
 - EXISTING CONDENSATE PUMP TO BE RELOCATED WITH EXISTING AIR HANDLER UNIT. CONNECT TO EXISTING A.H.U. DRAIN LINE ABOVE CEILING. VERIFY EXACT LOCATION, SIZE, INVERT, DIRECTION OF FLOW & CONNECTION POINT IN FIELD PRIOR TO CONSTRUCTION.
 - CONNECT NEW 1" CONDENSATE LINE TO EXISTING CONDENSATE LINE ABOVE CEILING. VERIFY EXACT LOCATION, SIZE, INVERT, DIRECTION OF FLOW & CONNECTION POINT IN FIELD PRIOR TO CONSTRUCTION.
 - CONNECT NEW 2" SANITARY LINE TO THE EXISTING SANITARY LINE BELOW SLAB. PLUMBING CONTRACTOR TO VERIFY EXACT LOCATION, INVERT, SIZE, DIRECTION OF FLOW & CONNECTION POINT IN FIELD PRIOR TO CONSTRUCTION. SINK TO BE CONNECTED UPSTREAM OF BATHROOM GROUP.
 - CONNECT NEW 1/2" HOT & COLD WATER LINES TO EXISTING HOT & COLD WATER LINES OVERHEAD. PLUMBING CONTRACTOR TO VERIFY EXACT LOCATION, SIZE & CONNECTION POINT IN FIELD PRIOR TO CONSTRUCTION.
 - EXISTING PLUMBING FIXTURE IN THIS AREA TO BE REMOVED. UNUSED PLUMBING PIPES TO BE CAPPED BELOW SLAB, IN WALL AND/OR ABOVE CEILING. SANITARY, WATER & VENT LINES MUST BE CAPPED WITHIN 2 FEET OF AN ACTIVE LINE. NO DEAD ENDS PERMITTED.



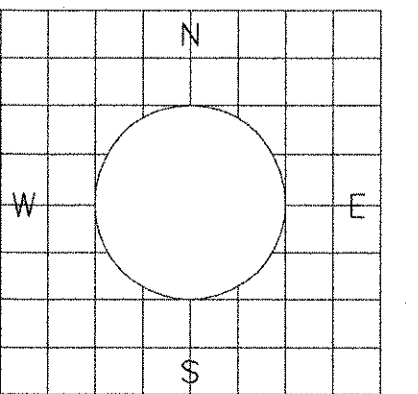
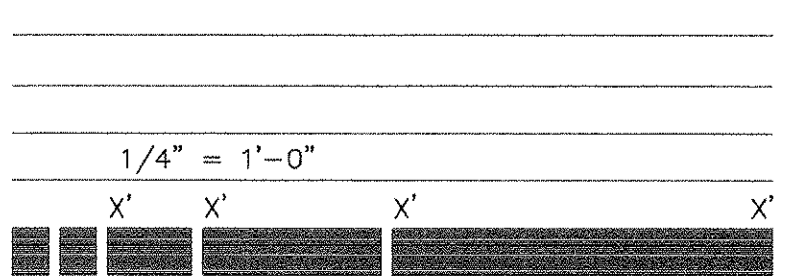
PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

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1ST FLOOR PLUMBING PLAN



ELECTRICAL SYMBOL LEGEND			
⊕	110V DUPLEX RECEPTACLE	⊕	ELECTRICAL METER
⊕	QUAD-PLEX RECEPTACLE	⊕	FUSE DISCONNECT
⊕ WP	WATER PROOF RECEPTACLE	⊕	ELECTRICAL CIRCUIT BREAKER
⊕ GFI	GROUND FAULT CIRCUIT INTERRUPTER	⊕	ELECTRICAL PANEL
⊕	220V RECEPTACLE	⊕	MAIN DISTRIBUTION PANEL
⊕	FLOOR DUPLEX RECEPTACLE WITH BRASS COVER PLATE, FLUSH WITH FLOOR	⊕	SWITCH
⊕	FLOOR QUAD-PLEX RECEPTACLE WITH BRASS COVER PLATE, FLUSH WITH FLOOR	⊕	THREE-WAY SWITCH
⊕	JUNCTION BOX	⊕	MOTOR RATED SWITCH
⊕	TELE/FAX/DATA PORT	⊕	THERMOSTAT
⊕	FLOOR TELE/DATA JACK WITH BRASS COVER PLATE, FLUSH WITH FLOOR	⊕	EXHAUST FAN
⊕	TELEVISION JACK	⊕	U.C. UNDER COUNTER
		⊕	C.E.M. CEILING MOUNTED
		⊕	EXISTING TO REMAIN - PROVIDE NEW BRANCH CIRCUITS TO RECEPTACLES WHERE INDICATED

* NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT
 ** PROVIDE 3/4" C WITH PULL WIRE. STUB ABOVE CEILING.

NOTES:
 RECEPTACLES ARE TO BE MOUNTED AT 18" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
 SWITCHES ARE TO BE MOUNTED AT 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

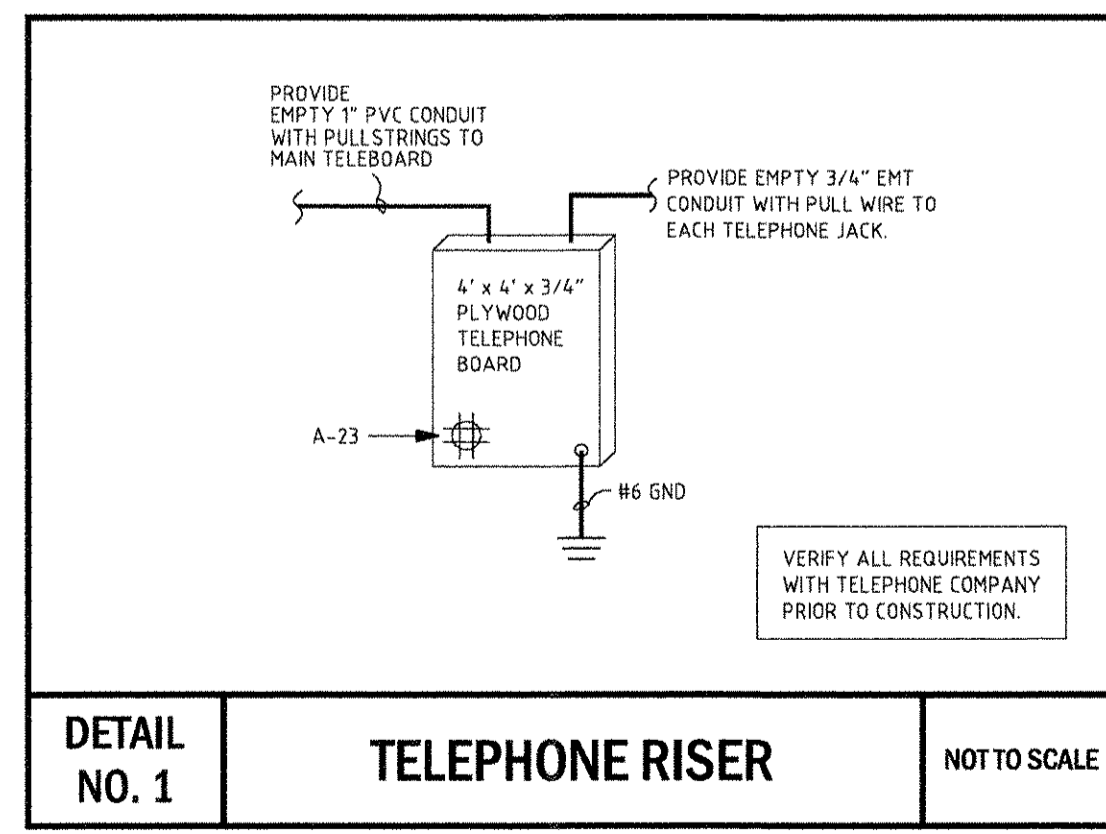
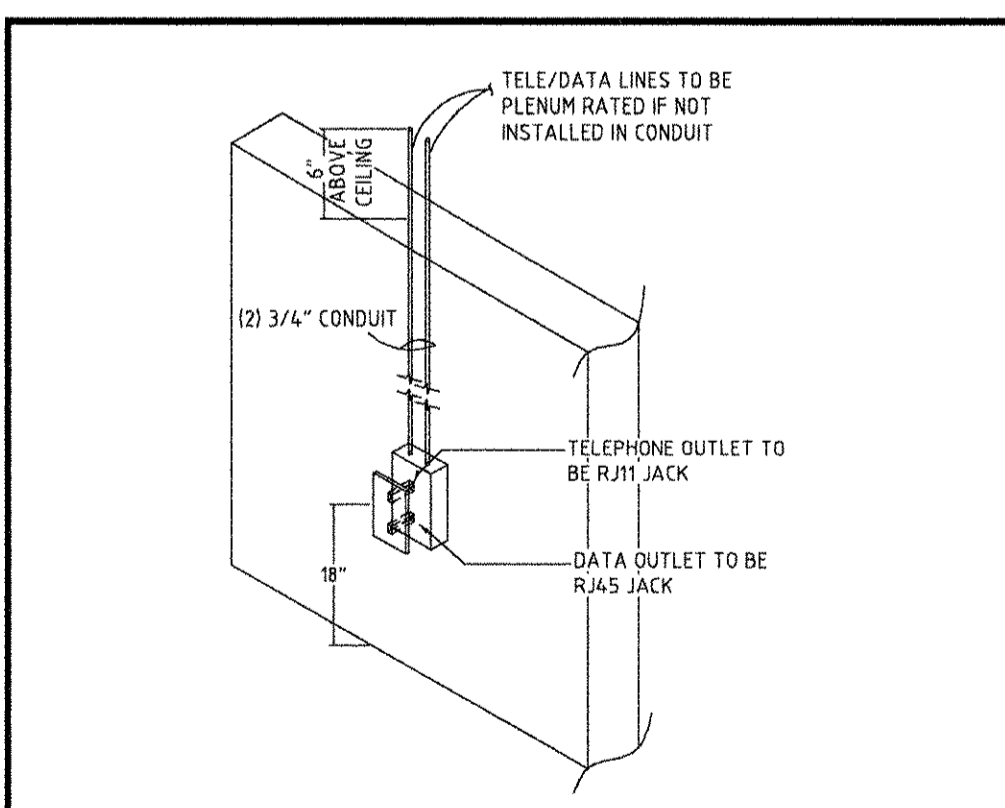
FIRE RATING NOTE
 ALL ELECTRICAL DEVICES PENETRATING FIRE RATED WALLS SHALL BE PROVIDED WITH U.L. APPROVED FIRE RATED ASSEMBLIES. (EQUAL TO WALL FIRE RATING - SEE ARCHITECTURAL DRAWINGS)

LOW VOLTAGE NOTE
 CONTRACTOR TO COORDINATE LOCATION AND REQUIREMENTS OF ALL LOW VOLTAGE WIRING AND TELEPHONE/DATA/TV DEVICES WITH OWNER PRIOR TO CONSTRUCTION.

COORDINATION NOTE
 CONTRACTOR TO COORDINATE ALL FINAL LOCATIONS AND TYPES OF ALL DEVICES AND EQUIPMENT WITH ARCHITECT PRIOR TO BID/CONSTRUCTION.

ELECTRICAL CONTRACTOR TO INCLUDE IN HIS BID LOW VOLTAGE WIRING, AND THE INSTALLATION OF ALL CABLING AND DEVICES, INCLUDING DATA/COMM (SPECS NOT BY FAB). ALL DEVICES ARE TO BE RUN OVERHEAD TO TELEPHONE BOARD LOCATION. COORDINATE ALL LOCATIONS WITH OWNER PRIOR TO BID/CONSTRUCTION.

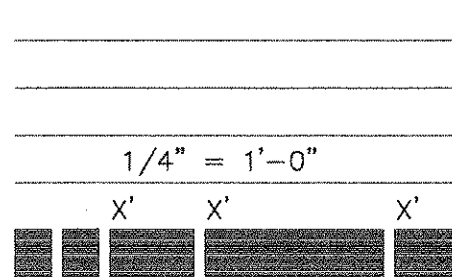
EXISTING POWER RISER TO REMAIN. NO MODIFICATIONS ARE TO BE MADE.



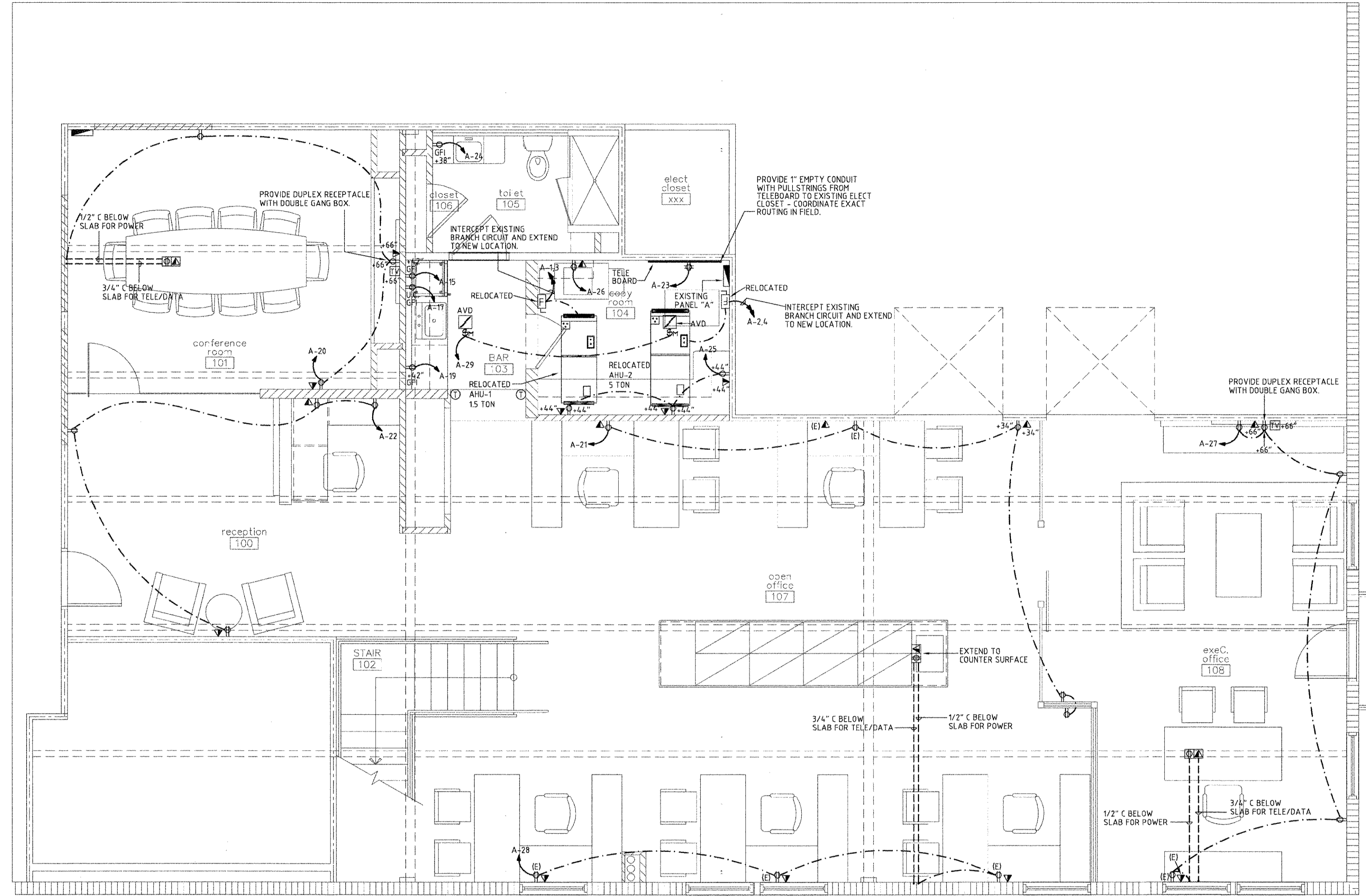
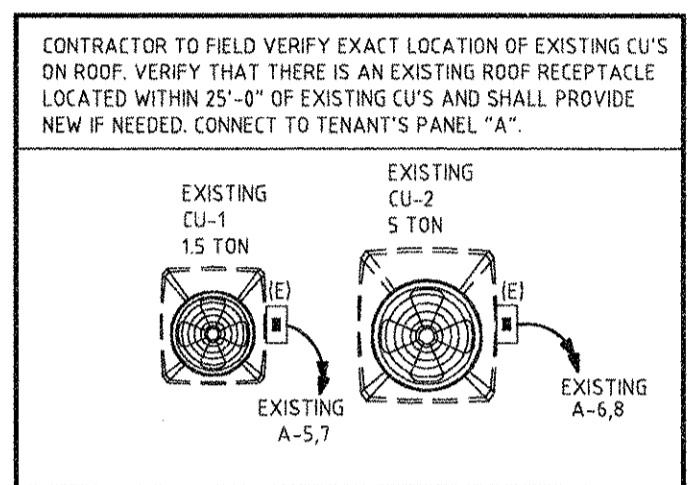
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1ST FLOOR POWER PLAN



sheet title: 1ST FLOOR POWER PLAN
 file name: 10402_E1.01(2)DWG
 project no: 10167
 date: 11/23/10
 drawn by: JG/AN/AB
 checked by: JG



MFG. EXISTING		TYPE EXISTING		PANEL RATING		225 AMP		POS		42		BUS KVA						
A	B	C	LOAD	COND.	WIRE SIZE	POLE	AMPS	CKT.	BUS	CKT.	AMPS	POLE	WIRE SIZE	COND.	LOAD	A	B	C
4.0	4.0		AHU-1	(2) 3/4"	8	2	50	1	2	50	2	8	3/4"	(2) 3/4"	AHU-2	4.0	4.0	3.0
		3.0	CU-1	(2) 3/4"	8	2	40	5	6	40	2	8	3/4"	(2) 3/4"	CU-2			
(3.0)	0.4		COND PUMP/ROOF REC	(2) 1/2"	12	1	20	9	10	20	1	12	1/2"	(2) 1/2"	CONDENSATE PUMP	(3.0)	0.2	
		15	WATER HEATER	(2) 1/2"	12	2	20	11	12	50	2	-	-	-	SPARE			
15	0.4		BAR COUNTER RECEPT	(3) 1/2"	12	1	20	15	16	20	1	12	1/2"	(3) 1/2"	CONF/BAR/COPY/BATH LTS		0.7	
		0.5	U.C. REFRIGERATOR	(3) 1/2"	12	1	20	17	18	20	1	12	1/2"	(3) 1/2"	EXEC OFFICE LTS	(3)		0.6
	0.6		BAR COUNTER RECEPT	(3) 1/2"	12	1	20	19	20	20	1	12	1/2"	(3) 1/2"	CONFERENCE RECEPT	(3)	0.8	0.8
		10	OPEN OFFICE RECEPT	(3) 1/2"	12	1	20	21	22	20	1	12	1/2"	(3) 1/2"	RECEPTION RECEPT	(3)		
		0.4	TELE BOARD	(3) 1/2"	12	1	20	23	24	20	1	12	1/2"	(3) 1/2"	BATH RECEPT	(3)		0.2
	0.8		COPY COUNTER RECEPT	(3) 1/2"	12	1	20	25	26	20	1	12	1/2"	(3) 1/2"	COPY MACHINE	(3)	0.8	
		12	EXEC OFFICE RECEPT	(3) 1/2"	12	1	20	27	28	20	1	12	1/2"	(3) 1/2"	OPEN OFFICE RECEPT	(3)	0.8	
		0.4	AVD'S	(3) 1/2"	12	1	20	29	30	20	1	12	1/2"	(3) 1/2"	OPEN STORAGE RECEPT	(3)		1.2
			SPACE	-	-	-	-	31	32	20	1	12	1/2"	(3) 1/2"	RECEPTION/STORAGE LTS	(3)	0.7	
				-	-	-	-	33	34	20	1	12	1/2"	(3) 1/2"	OPEN OFFICE LTS	(3)	1.0	0.4
				-	-	-	-	35	36	20	1	12	1/2"	(3) 1/2"	LIGHTING TIME SWITCH	(3)		
				-	-	-	-	37	38	-	-	-	-	-	SPACE	-		
				-	-	-	-	39	40	-	-	-	-	-		-		
				-	-	-	-	41	42	-	-	-	-	-		-		

REMARKS & KEY NOTES:
 (1) EXISTING MAIN LUGS ONLY.
 (2) EXISTING BRANCH CIRCUIT AND BREAKER TO REMAIN.
 (3) REMOVE EXISTING BRANCH CIRCUIT. RE-USE EXISTING BREAKER FOR NEW BRANCH CIRCUIT AS SCHEDULED. CONTRACTOR TO VERIFY EXISTING BRANCH CIRCUIT IS NO LONGER IN USE PRIOR TO REMOVAL.
 (4) REMOVE EXISTING BRANCH CIRCUIT. LEAVE EXISTING BREAKER AS SPARE. CONTRACTOR TO VERIFY EXISTING BRANCH CIRCUIT IS NO LONGER IN USE PRIOR TO REMOVAL.
 (5) PROVIDE NEW BRANCH CIRCUIT AND BREAKER IN EXISTING SPACE IN PANEL.
 (6) NON-CONCURRENT LOAD.

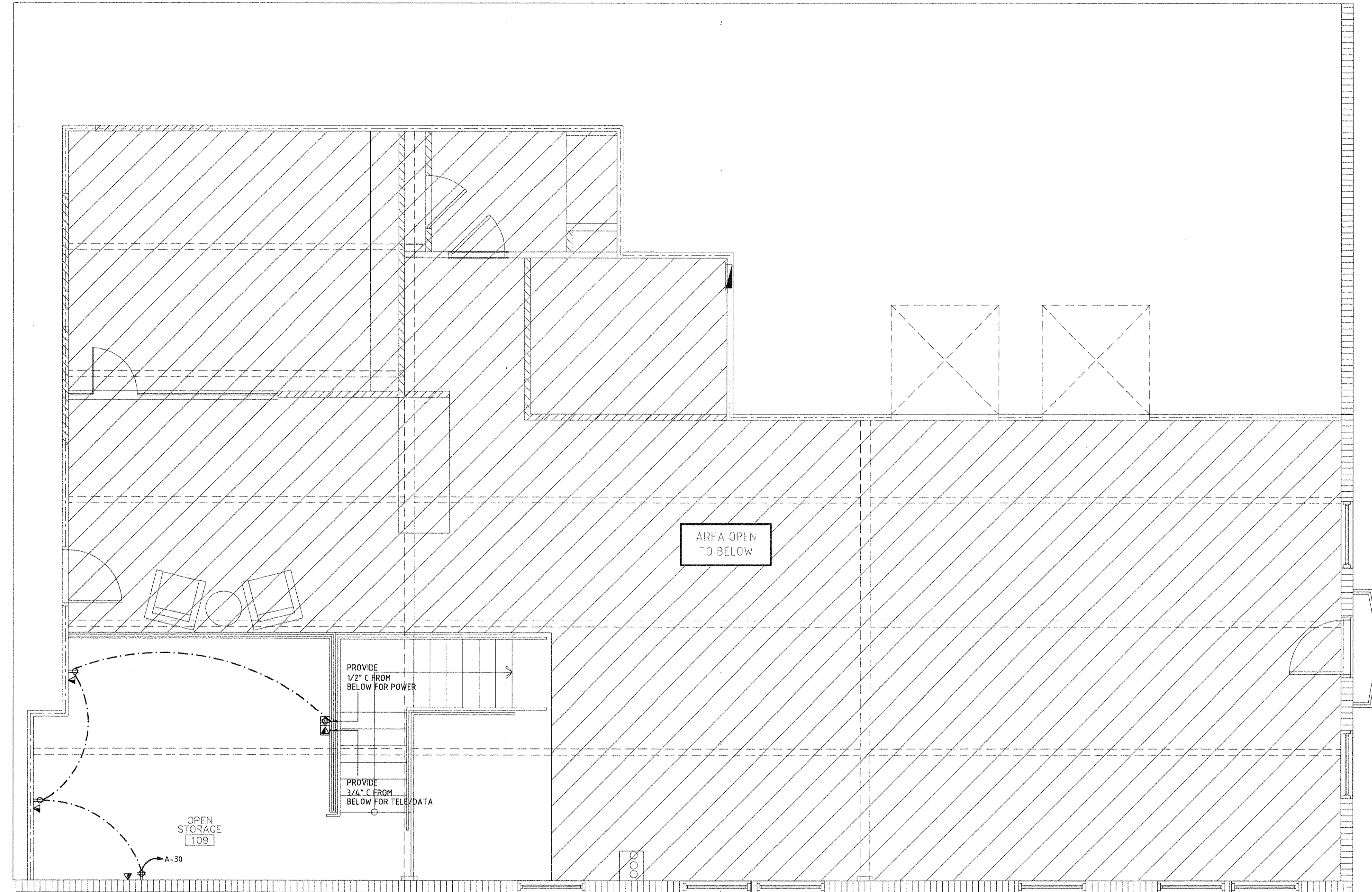
LOAD CALCULATIONS PER NEC:
 CALCULATED LIGHTING = 3.0 KVA @ 125% = 3.8 KVA
 LARGEST MOTOR = 6.0 KVA @ 125% = 7.5 KVA
 REMAINING LOADS @ 100% = 29.3 KVA
 TOTAL DEMAND IL = 4.0 KVA / 208/3 V = 112.7 AMPS

SEE LOAD CALCULATIONS

EXISTING FEEDER SIZE: 4 # 3/0's THWN IN 6 GND CU
 EXISTING CONDUIT SIZE: 2"

MOUNT SURFACE MIN. A.I.C. EXISTING

PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.



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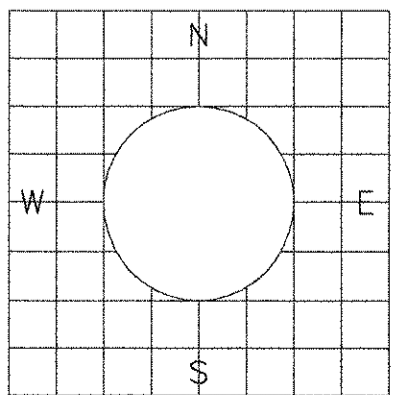
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2ND FLOOR
POWER PLAN

1/4" = 1'-0"

X' X' X' X'



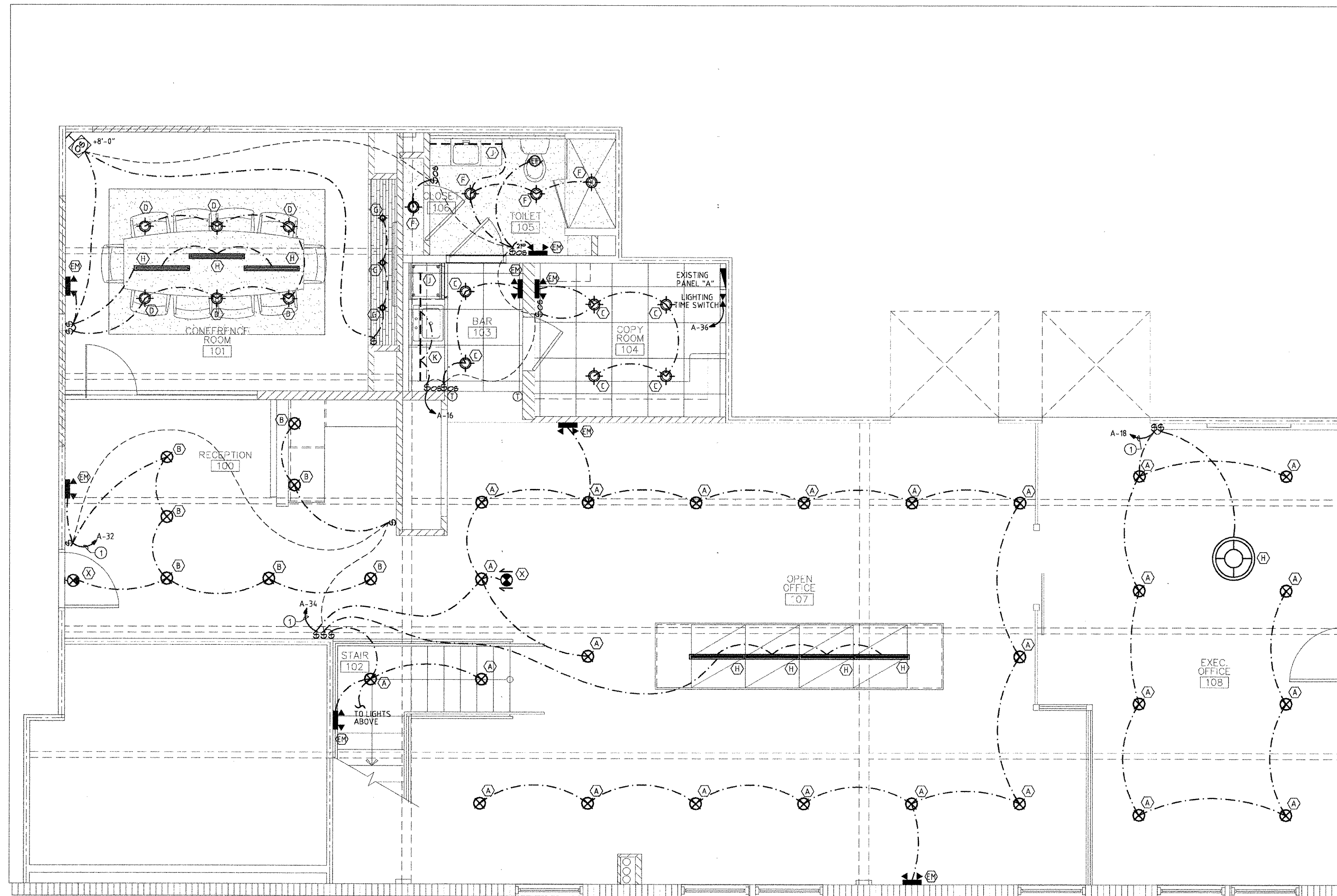
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project no: 10167	drawn by: JDC/AN/AB
date: 11/23/10	checked by: JG

E1.02

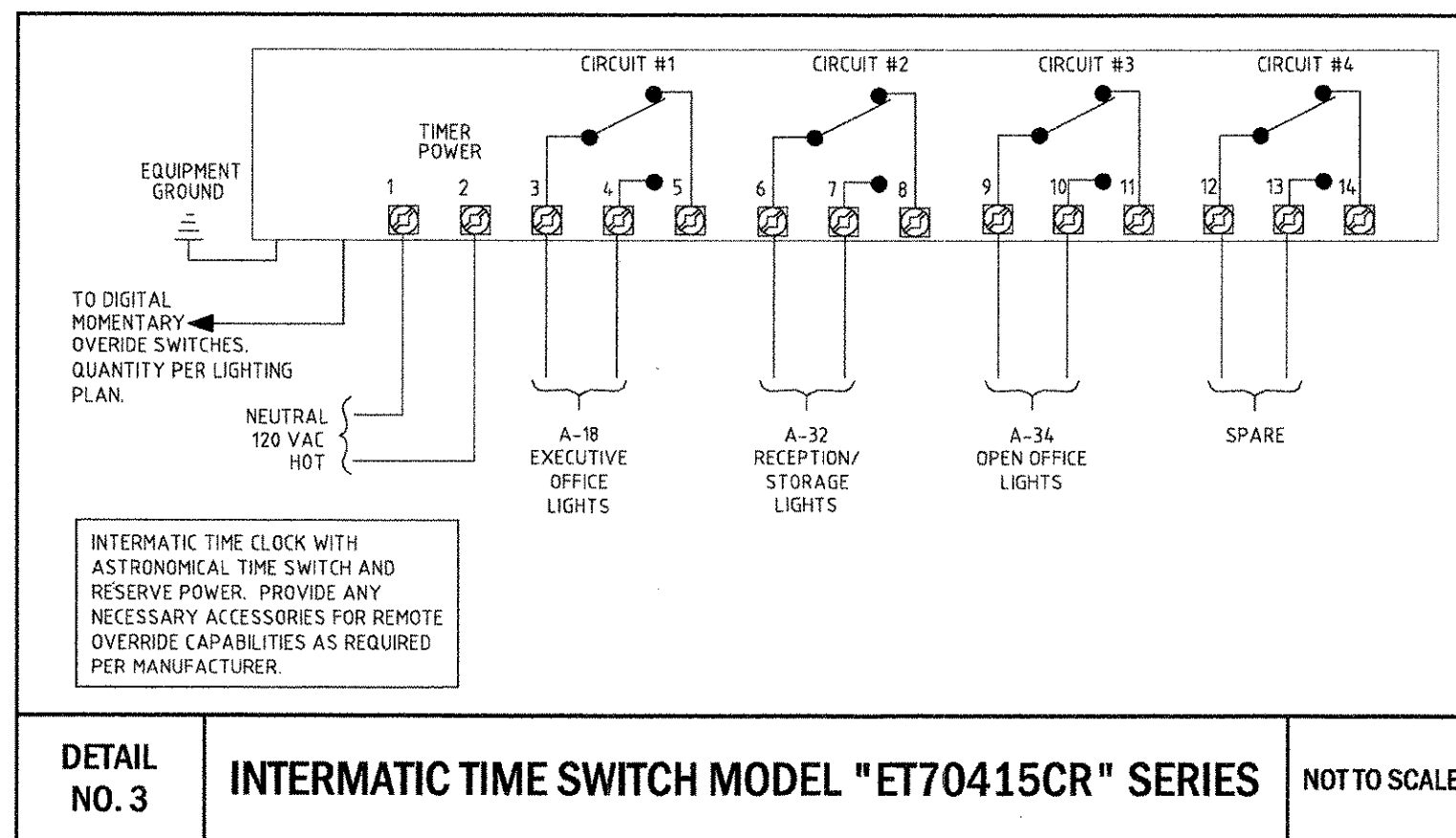
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KEY NOTES:
 1. WIRE CIRCUIT THRU LIGHTING TIMESWITCH FOR COMPLIANCE WITH CHAPTER 13 OF THE FLORIDA BUILDING CODE. SEE DETAIL ON THIS SHEET.



LIGHTING CONTROL SYMBOL LEGEND

	LINE VOLTAGE WALL MOUNTED OCCUPANCY SENSOR - SENSOR SWITCH MODEL: WSD-PDT
	LINE VOLTAGE 2-POLE WALL MOUNTED OCCUPANCY SENSOR SENSOR SWITCH MODEL: WSD-PDT-2P CAPABLE OF SWITCHING SEPARATE VOLTAGES ON EACH POLE
	SWITCH
	LOW VOLTAGE WIDE VIEW CORNER MOUNTED OCCUPANCY SENSOR - SENSOR SWITCH MODEL: WV-PDT (PROVIDE POWER PACKS PP-20, AS REQUIRED)
	INTERMATIC NEXT GENERATION TIME SWITCH 7-DAY FULL YEAR LIGHTING CONTROL WITH ASTRONOMICAL TIME CLOCK MODEL: ET70415CR, 120V
	VERRIDE SWITCH WITH PILOT LIGHT, 1 HOUR MAX TIME DELAY. VERIFY SPECS WITH INTERMATIC

NOTE:
 1. ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT.

CHECK SET: 11/23/10

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LUMINAIRE SCHEDULE

Label	Catalog Number	Description	Lamp
A	GOTHAM CF11 2/32TRT 10AR MVOLT WLP DBK	11" OPEN CYLINDER WITH 10" SPECULAR REFLECTOR BLACK EXTERIOR FINISH	TWO 32-WATT TRIPLE TUBE LAMPS.
B	GOTHAM CFV9 32TRT 8AR MVOLT WLP DBK	9" OPEN CYLINDER WITH 8" SPECULAR REFLECTOR, BLACK EXTERIOR FINISH	ONE 32-WATT TRIPLE TUBE LAMP.
C	GOTHAM AF 1/26TRT 6AR CGL MVOLT WLP	AF 6" APERTURE LENSED DOWNLIGHT WITH CLEAR GLASS LENS.	ONE 26-WATT TRIPLE TUBE LAMP.
D	GOTHAM AF 1/32TRT 8AR CGL MVOLT WLP	AF 8" APERTURE LENSED DOWNLIGHT WITH CLEAR GLASS LENS.	ONE 32-WATT TRIPLE TUBE LAMP.
E	GOTHAM AF 1/26TRT 6AR T73 MVOLT WLP	AF 6" APERTURE LENSED DOWNLIGHT WITH PRISMATIC LENS.	ONE 26-WATT TRIPLE TUBE LAMP.
G	CON-TECH LED RECESSED PUCK	3 WATT LED RECESSED PUCK LIGHT	INTEGRAL LED
H	CADRE 900 KUS63753	PENDANT LUMINAIRE COORDINATE FINISH & PENDING HEIGHT W/ ARCHITECT	39-WATT
J	LITHONIA Z 1 32 MVOLT GEB10S LP835	4'-0" FLUORESCENT STRIP	ONE 32-WATT T8
K	LITHONIA Z 1 17 MVOLT GEB10S LP835	2'-0" FLUORESCENT STRIP	ONE 17-WATT T8
L	SELECTED BY OWNER/ARCHITECT	PENDANT FIXTURE	39-WATT
M	LITHONIA ELM2	EMERGENCY LIGHT WITH MINIMUM 90 MINUTE BATTERY BACK UP	
X	LITHONIA LIGHTING EDG SERIES	EXIT SIGN WITH MINIMUM 90 MINUTE BATTERY BACK UP. CONFIRM COLOR WITH ARCH/OWNER	

NOTES:
 1. PROVIDE ELECTRONIC BALLAST FOR ALL FLUORESCENT LAMPED FIXTURES.
 2. MINIMUM FLUORESCENT LAMP COLOR TEMPERATURE SHALL BE 3500K.
 3. SEE LIGHTING PLAN FOR EXIT SIGN CHEVRON REQUIREMENTS.
 4. COORDINATE ALL LIGHTING FIXTURE TYPES WITH ARCHITECT PRIOR TO BID/PURCHASE.
 5. ALL EMERGENCY LIGHTING TEST BUTTONS TO BE MOUNTED INSIDE LIGHT FIXTURE.

LIGHTING NOTES

- ALL FIXTURE COUNTS, SELECTIONS, AND EXACT LOCATIONS MUST BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO BID/PURCHASE.
- ALL EXIT, EMERGENCY, AND BATTERY PACKS IN FLUORESCENT FIXTURES TO BE WIRED ABOVE OF CEILING LINE.
- IF APPLICABLE, ALL WALL MOUNTED EMERGENCY LIGHT FIXTURES SHALL BE MOUNTED 12" BELOW CEILING LINE.
- CONTRACTOR TO VERIFY IF ANY LOW VOLTAGE LIGHT FIXTURES REQUIRE STEP-DOWN TRANSFORMERS, QUANTITY AND LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL FIXTURES TO HAVE UL CERTIFICATION.
- ALL LUMINAIRES SHALL COMPLY WITH SECTION 4.10.130(G) DISCONNECTING MEANS OF THE NEC.

INTERIOR LIGHTING POWER ALLOWANCE PER FLORIDA BUILDING CODE, CHAPTER 13, METHOD B

CALCULATIONS HAVE BEEN MADE TO VERIFY THAT LIGHTING LEVELS COMPLY WITH CHAPTER 13, ENERGY SECTION OF THE 2007 FLORIDA BUILDING CODE, WITH 2009 SUPPLEMENT (LIGHTING POWER DENSITIES PER TABLE 13-4.15.B.1)

	ALLOWED	USED
CONFERENCE:	13 W/SQ FT x 280 SQ FT = 364 WATTS	318 WATTS
RESTROOM:	0.9 W/SQ FT x 90 SQ FT = 81 WATTS	136 WATTS
STORAGE:	0.8 W/SQ FT x 305 SQ FT = 244 WATTS	160 WATTS
BAR:	12 W/SQ FT x 60 SQ FT = 72 WATTS	101 WATTS
RECEPTION:	13 W/SQ FT x 260 SQ FT = 338 WATTS	224 WATTS
OFFICE:	11 W/SQ FT x 1650 SQ FT = 1815 WATTS	1795 WATTS
COPY:	15 W/SQ FT x 100 SQ FT = 150 WATTS	104 WATTS
	TOTAL ALLOWED: 2844 WATTS	TOTAL USED: 2838 WATTS

ENERGY COMPLIANCE NOTE

- THE LIGHTING TIME SWITCH SHALL BE THE MEANS OF AUTOMATIC LIGHTING SHUTOFF PER FBC 13-4.15.1.ABC.1.1 ALL AREAS SHALL BE CONTROLLED BY OCCUPANCY SENSORS WHICH MUST TURN LIGHTS OFF WITHIN 30 MINUTES AFTER AN OCCUPANT LEAVES THE SPACE.
- RECORD DRAWINGS OF INSTALLATION AND OPERATION MANUALS ARE TO BE PROVIDED TO THE OWNER WITHIN 30 DAYS AS SPECIFIED IN THE FLORIDA BUILDING CODE SECTION 13-4.13.1.ABC.2.

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North American Development Group
 Suite 201
 400 Clematis Street
 West Palm Beach, Florida 33401

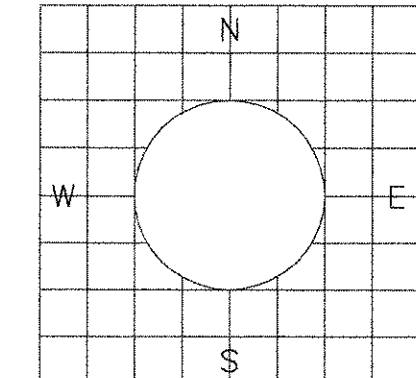
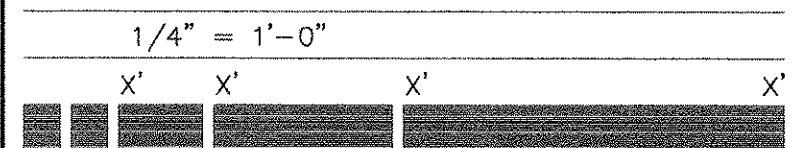
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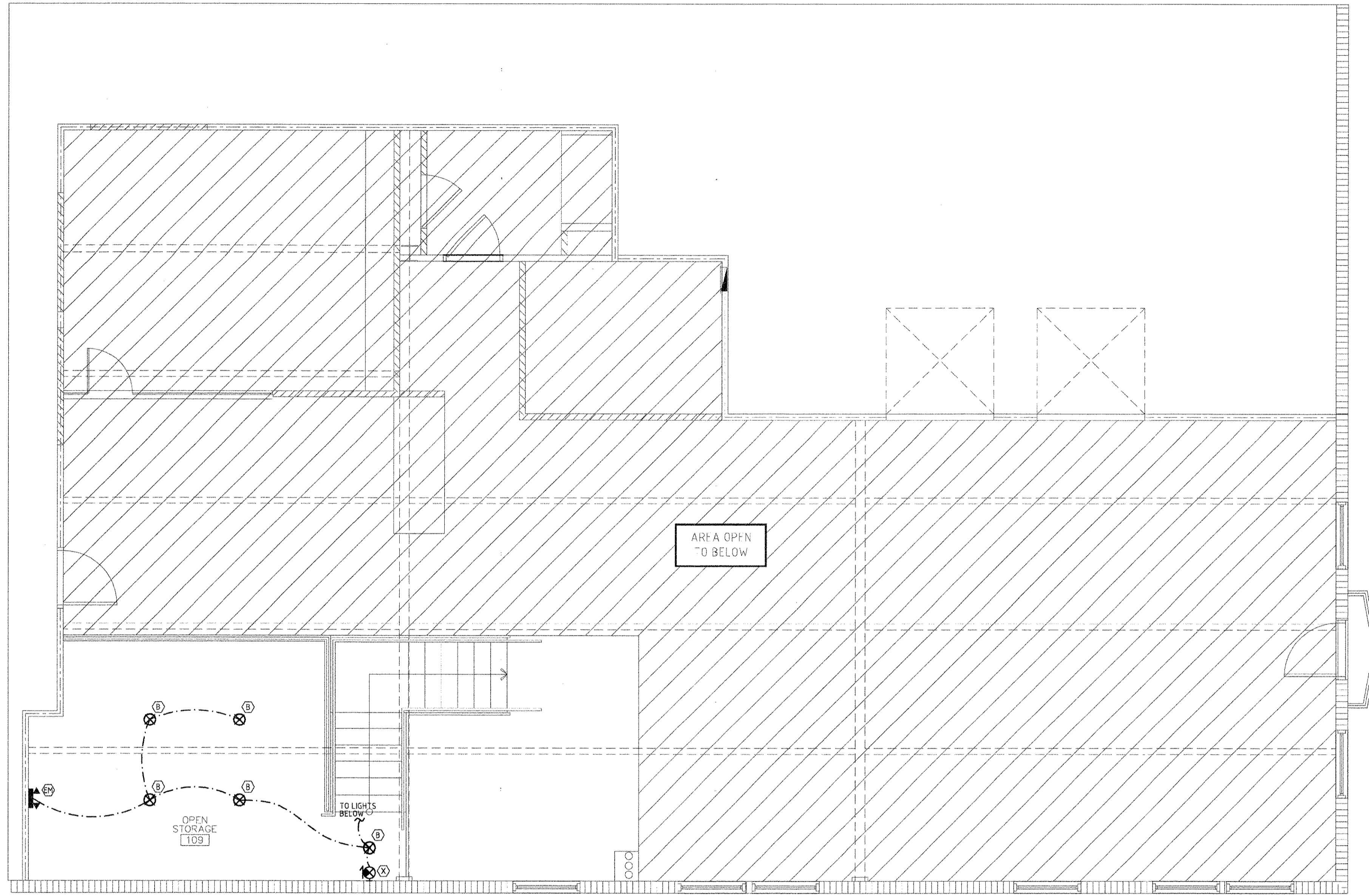
sheet title: 1ST FLOOR LIGHTING PLAN
 file name: 10402 E1.01(2)DWG
 project no: 10167
 date: 11/23/10
 drawn by: DC/ANAB
 checked by: JG

E2.01

PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

1ST FLOOR LIGHTING PLAN



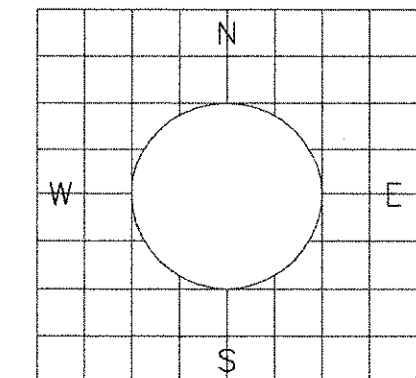
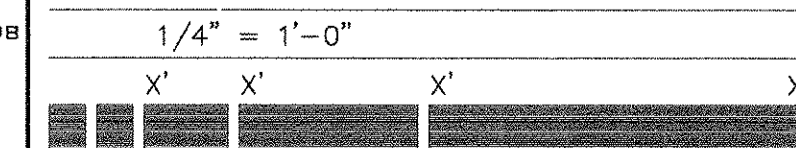


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CHECK SET: 11/23/10

2ND FLOOR LIGHTING PLAN



E2.02

Sheet title: 2ND FLOOR LIGHTING PLAN
 file name: 10402_E1.01(2)DWG

project no: 10167
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Tenant Improvements For:
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