

Royal Palm Beach Commons

for the village of

Royal Palm Beach

ZONING:
PO (PUBLIC OWNERSHIP)

LAND USE:
PUBLIC PARK

SIZE OF SITE:
163.47 ACRES

REQUIRED PARKING (SITE TOTAL):
REQUIRED 178
PROVIDED 213

OCCUPANCY:
"A2" OCCUPANCY

BUILDING TYPE:
TYPE IIA

PROPOSED BUILDING TOTAL GROSS FLOOR AREA:

GROND FLOOR
4,136 Square Feet Interior
SECOND FLOOR
4,082 SQUARE FEET INTERIOR
4,001 SQUARE FEET EXTERIOR
8,083 SQUARE FEET TOTAL
THIRD FLOOR
1,327 SQUARE FEET INTERIOR
3,451 SQUARE FEET EXTERIOR
4,778 SQUARE FEET TOTAL

OCCUPANCY LOAD
FIRST FLOOR
4,136 / 300 = 14 PERSONS
SECOND FLOOR
4,082 / 30 = 138 PERSONS
THIRD FLOOR
650 / 15 = 44 PERSONS

PLUMBING FIXTURE CALCULATIONS

SECOND FLOOR
138 PERSONS / 2 = 69 FEMALE AND 69 MALE
FEMALE
REQUIRED 2 WC 1 LAV
PROVIDED 3 WC 4 LAV
MALE
REQUIRED 1 WC 1 LAV
PROVIDED 1 WC 2 LAV 1 URINAL

THIRD FLOOR
44 PERSONS / 2 = 22 FEMALE AND 22 MALE
FEMALE
REQUIRED 1 WC 1 LAV
PROVIDED 3 WC 3 LAV
MALE
REQUIRED 1 WC 1 LAV
PROVIDED 1 WC 2 LAV 1 URINAL

900 ROYAL PALM BEACH BLVD.,
ROYAL PALM BEACH, FL 33411

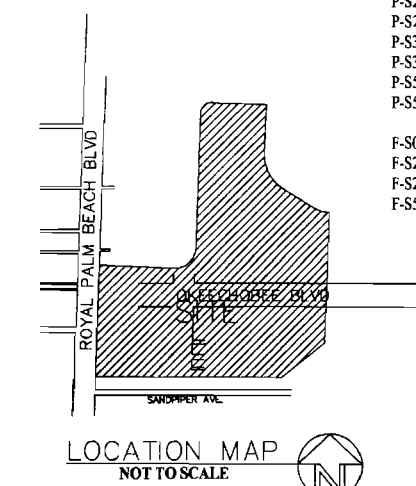
Project Architect
IBI Group, Inc.
2200 Park Central Blvd. N Suite 100
Pompano Beach, Florida 33064
(954) 974-2200

Structural - Mechanical - Electrical - Plumbing Engineers
DeRose Design Consultants, Inc.
470 South Andrews Avenue, Pompano Beach, FL 33069
(954) 942-7703

December 01, 2008
BID SET

Index of Drawings

- A-S0.1 COVER SHEET
- A-S0.2 FIRE RATING / EGRESS PLANS
- A-S1.1 FIRST FLOOR PLAN
- A-S1.2 SECOND FLOOR PLAN
- A-S1.3 THIRD FLOOR PLAN
- A-S1.4 FIRST FLOOR RCP
- A-S1.5 SECOND FLOOR RCP
- A-S1.6 THIRD FLOOR RCP
- A-S1.7 ROOF PLAN / DETAILS
- A-S2.1 EXTERIOR ELEVATIONS
- A-S2.2 EXTERIOR ELEVATIONS
- A-S3.0 BUILDING SECTIONS
- A-S3.1 SECTIONS
- A-S3.2 SECTIONS
- A-S3.3 SECTION
- A-S3.4 SECTION
- A-S3.5 SECTIONS / DETAILS
- A-S4.0 RESTROOM PLANS / INT. ELEVATIONS
- A-S4.1 RESTROOM DETAILS / ENLARGED STAIR PLANS
- A-S5.0 PARTITION TYPES
- A-S7.0 DOOR SCHEDULE / DETAILS
- A-S7.1 FINISH SCHEDULE AND SIGNAGE
- A-S9.0 RAILING DETAILS AND O.H. DOOR DETAILS
- S-S0.1 STRUCTURAL NOTES
- S-S0.2 STRUCTURAL NOTES
- S-S1.1 FOUNDATION PLAN
- S-S2.1 STRUCTURAL FIRST FLOOR PLAN
- S-S3.1 STRUCTURAL SECOND FLOOR PLAN
- S-S4.1 STRUCTURAL ROOF PLAN
- S-S5.1 STRUCTURAL SECTIONS
- S-S5.2 STRUCTURAL SECTIONS
- S-S5.3 STRUCTURAL SECTIONS
- S-S5.4 STRUCTURAL SECTIONS
- S-S6.1 STRUCTURAL DETAILS
- M-S0.1 MECHANICAL NOTES
- M-S2.1 FIRST AND SECOND FLOOR HVAC PLANS
- M-S2.2 THIRD AND ROOF FLOOR HVAC PLANS
- M-S5.0 MECHANICAL CONTROLS
- M-S6.0 MECHANICAL SCHEDULES
- M-S7.0 MECHANICAL DETAILS
- E-S0.1 ELECTRICAL NOTES
- E-S2.1 FIRST AND SECOND FLOOR LIGHTING PLANS
- E-S2.2 THIRD FLOOR LIGHTING PLAN
- E-S3.1 FIRST AND SECOND FLOOR POWER PLANS
- E-S3.2 THIRD FLOOR POWER PLAN
- E-S5.1 ELECTRICAL PANEL SCHEDULES
- P-S0.1 PLUMBING NOTES & DETAILS
- P-S2.1 FIRST AND SECOND FLOOR SANITARY PLAN
- P-S2.2 THIRD FLOOR SANITARY PLAN
- P-S3.1 FIRST AND SECOND FLOOR DOMESTIC WATER PLAN
- P-S3.2 THIRD FLOOR DOMESTIC WATER PLAN
- P-S5.1 PLUMBING RISER DIAGRAM
- P-S5.2 PLUMBING RISER DIAGRAM
- F-S0.1 FIRE SPRINKLER NOTES
- F-S2.1 FIRST AND SECOND FLOOR FIRE PROTECTION PLANS
- F-S2.2 THIRD FLOOR FIRE PROTECTION PLAN
- F-S5.1 FIRE PROTECTION DETAILS



Designed: _____ By: _____
Drawn: _____
Checked: _____

No.	Date	By	Revisions
1	06/27/07		
2	12/19/07		
3	03/29/08		
4	12/07/08		

14093

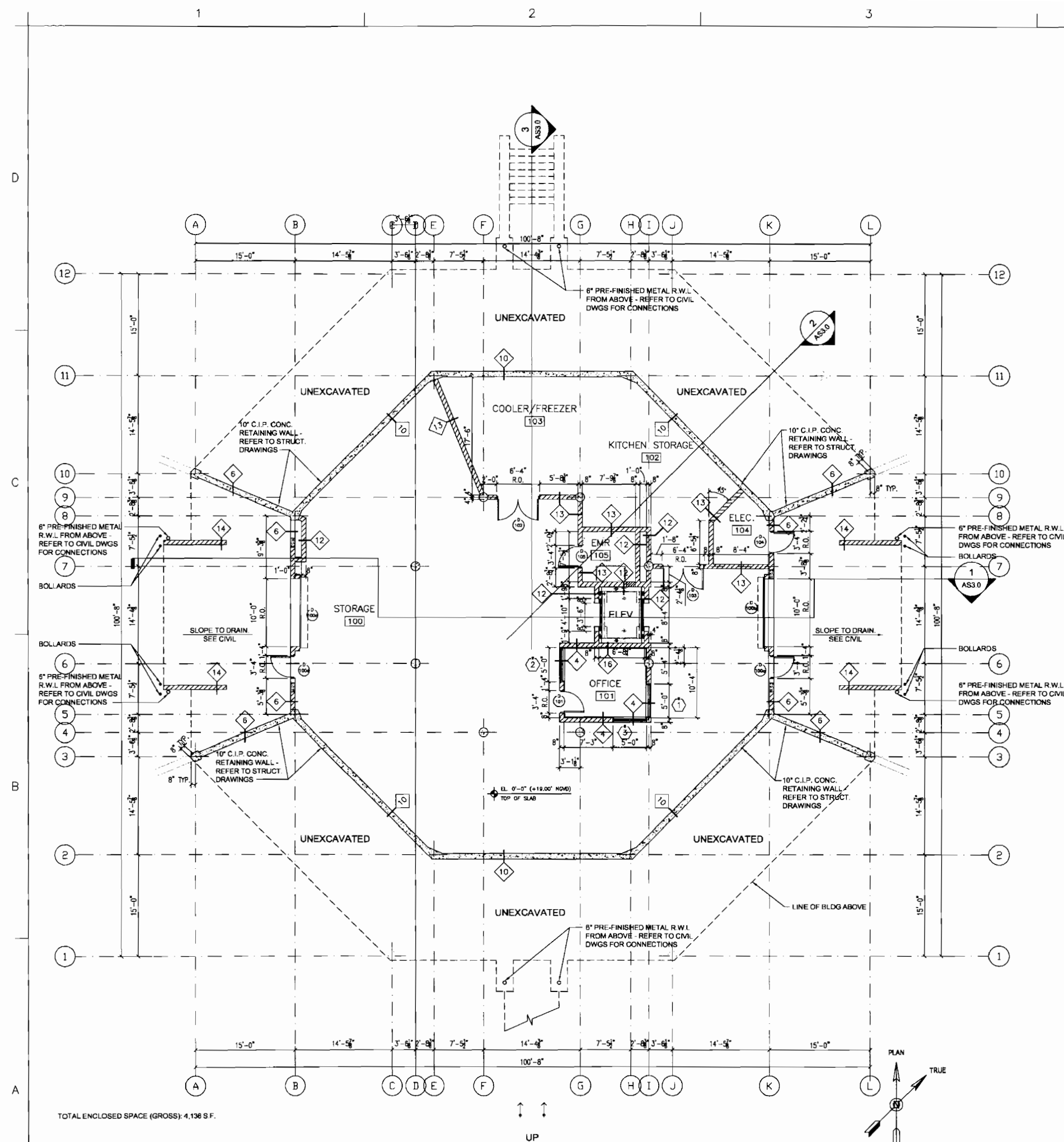
ARCHITECTS, PLANNERS
2200 Park Central Blvd. N Suite 100
Pompano Beach, Florida 33064
AI-90001018

ROYAL PALM BEACH
COMMONS
SPORTING CENTER
COVER SHEET

FEB 19 2009

RPB NO: EN - PRO701
Sheet Reference
Number
A-S 0.1
Sheet 1 of 23

FLOOR PLAN STANDARD LEGEND	
GENERAL NOTES	SYMBOLS
1. FOR PARTITION TYPES SEE SHEET A-58.0	INTERIOR ELEVATION MARK
2. FOR DOOR SCHEDULE SEE SHEET A-58.0	DOOR MARK (SEE A-58.0 FOR SCHEDULE)
3. INSTALL 5/8" BOARD OVER 1" METAL CHANNELS AT 20" O.C. WITH H-300 BOLLARDS AT ALL NEW EXTERIOR MASONRY WALLS (TYPICAL EXCEPT WHERE NOTED OTHERWISE)	ROOM NAME/NUMBER
4. LIGHTING AND UTILITIES WILL BE PROVIDED FOR KITCHEN FUNCTIONS. ALL KITCHEN EQUIPMENT AND CABINETS WILL BE PROVIDED BY OWNER AT FUTURE DATE AND UNDER SEPARATE PERMIT	PARTITION TYPE (SEE A-58.0)
LEGEND	SECTION MARK
NEW FULL HEIGHT PARTITION	CEILING HEIGHT FROM FINISHED FLOOR
NEW BLOCK WALL	STOREFRONT TYPE (SEE SHEET A-58.0)
NEW CONCRETE WALL/COLUMN	
NEW GATED PARTITION	



1 FIRST FLOOR PLAN



Designed: IBI GROUP
 Drawn: SBT
 Checked: MS

Revisions	
No.	Date
1	05/27/07
2	12/18/07
3	03/28/08
4	12/10/08

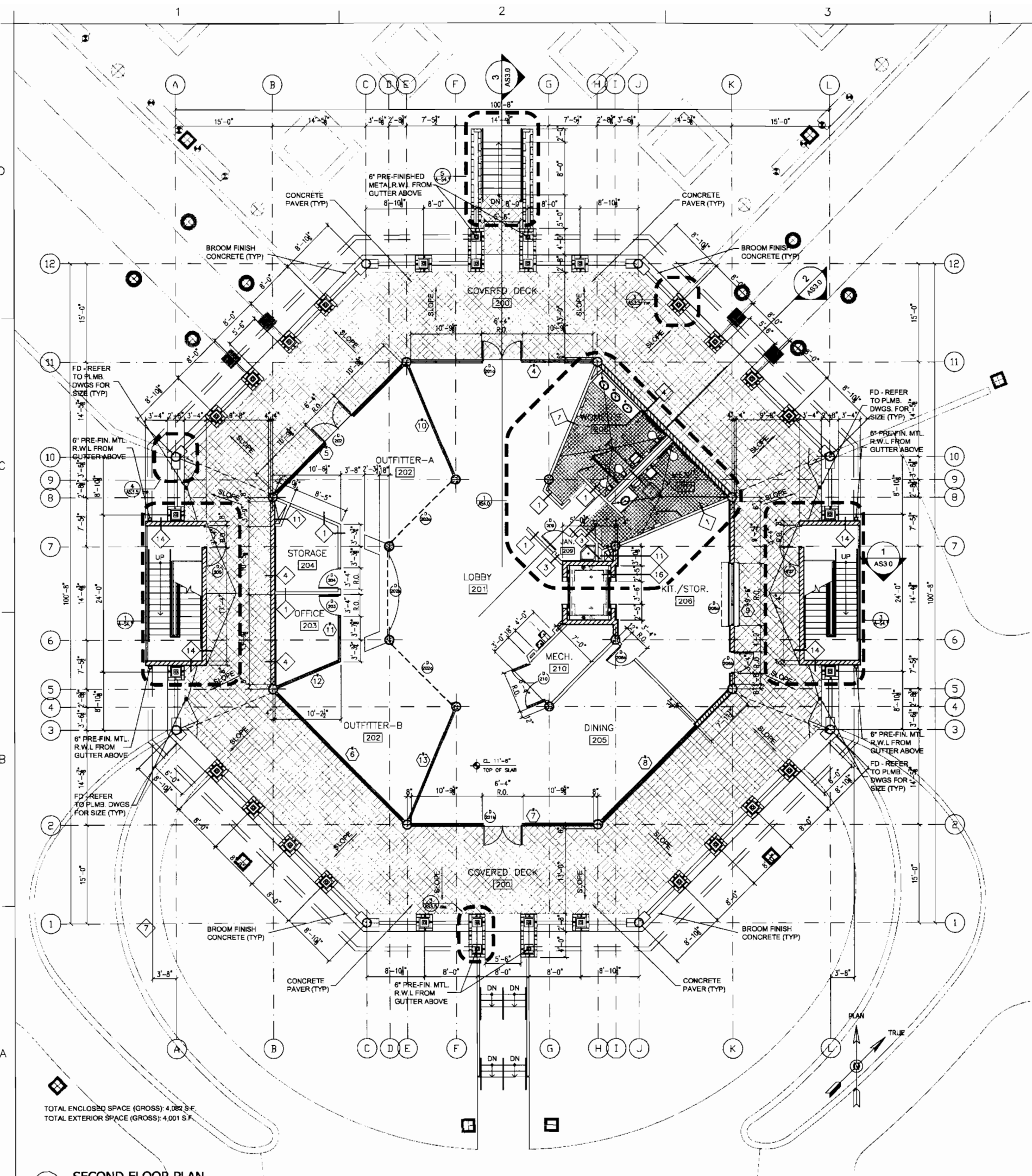
14093
 ARCHITECTS: PLANNERS
 SPORTING CENTER
 10000 N. STATE ROAD 100
 Palm Beach Gardens, Florida 33418
 A-1-8000118

ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 FIRST FLOOR PLAN

FEB 9 2009

RPB NO: EN - PRO701
 Sheet Reference Number
 A-S1.1
 Sheet 3 of 23

FLOOR PLAN STANDARD LEGEND	
GENERAL NOTES	SYMBOLS
1. FOR PARTITION TYPES SEE SHEET A-58.0	INTERIOR ELEVATION MARK
2. FOR DOOR SCHEDULES SEE SHEET A-58.0	DOOR MARK (SEE A-58.0 FOR SCHEDULE)
3. METAL SFP BOARD OVER OF METAL CHANNELS AT 2" O.C. WITH INSULATION IN ALL NEW EXTERIOR MASONRY WALLS. (TYPICAL DETAIL WHERE NOTED OTHERWISE.)	LOBBY 101 ROOM NAME/NUMBER
4. LIGHTING AND UTILITIES WILL BE PROVIDED FOR KITCHEN FUNCTIONS. ALL KITCHEN EQUIPMENT AND CABINETS WILL BE PROVIDED BY OWNER AT FUTURE DATE AND UNDER SEPARATE PERMIT.	PARTITION TYPE (SEE A-58.0)
LEGEND	SECTION MARK
NEW FULL HEIGHT PARTITION	CEILING HEIGHT FROM FINISHED FLOOR
NEW BLOCK WALL	STOREFRONT TYPE (SEE SHEET A-58.0)
NEW CONCRETE WALL/COLUMN	
NEW GATED PARTITION	



TOTAL ENCLOSED SPACE (GROSS): 4,082 S.F.
 TOTAL EXTERIOR SPACE (GROSS): 4,001 S.F.

1 SECOND FLOOR PLAN

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



By: IBI GROUP
 Drawn: SBT
 Checked: MS

Date	By
04/07/07	
12/14/07	
03/28/08	
12/07/08	

No.	Revisions

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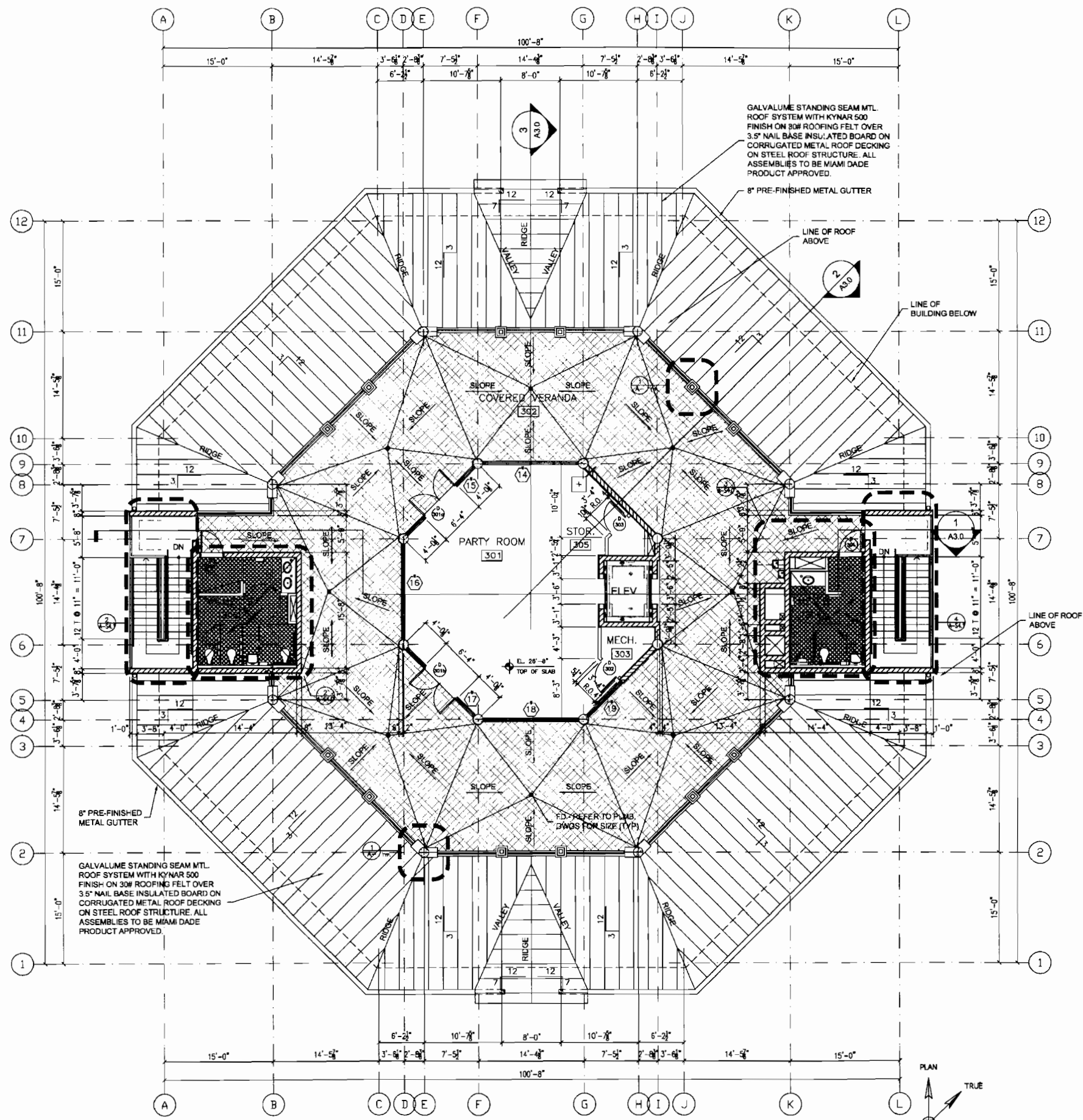
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 8800 Park Central Boulevard North
 Pompano Beach, Florida 33064
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IBI GROUP

ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 SECOND FLOOR PLAN

WFB 12/13/09

RPB NO: EN - 140701
 Sheet Reference Number
 A-S1.2
 Sheet 4 of 23



TOTAL ENCLOSED SPACE (GROSS): 1,327 S.F.
 TOTAL EXTERIOR SPACE (GROSS): 3,451 S.F.

1 THIRD FLOOR PLAN

FLOOR PLAN STANDARD LEGEND	
GENERAL NOTES	SYMBOLS
1. FOR PARTITION TYPES SEE SHEET A-50.0	INTERIOR ELEVATION MARK
2. FOR DOOR SCHEDULES SEE SHEET A-50.0	DOOR MARK (SEE A-50.0 FOR SCHEDULE)
3. INSTALL 3/4" BOARD OVER 2" METAL CHANNELS AT 24" O.C. WITH RIGID INSULATION AT ALL NEW EXTERIOR MASONRY WALLS. (TYPICAL EXCEPT WHERE NOTED OTHERWISE)	ROOM NAME/NUMBER
4. LIGHTING AND UTILITIES WILL BE PROVIDED FOR KITCHEN FUNCTIONS. ALL KITCHEN EQUIPMENT AND CABINETS WILL BE PROVIDED BY OWNER AT FUTURE DATE AND UNDER SEPARATE PERMIT.	PARTITION TYPE (SEE A-50.0)
LEGEND	SECTION MARK
NEW FULL HEIGHT PARTITION	CEILING HEIGHT FROM FINISHED FLOOR
NEW BLOCK WALL	STOREFRONT TYPE (SEE SHEET A-50.0)
NEW CONCRETE WALL/COLUMN	
NEW GATED PARTITION	



Designed: IBI GROUP
 Drawn: SBT
 Checked: MS

Revisions	
No.	Date
1	06/27/07
2	12/17/07
3	03/27/08
4	12/07/08

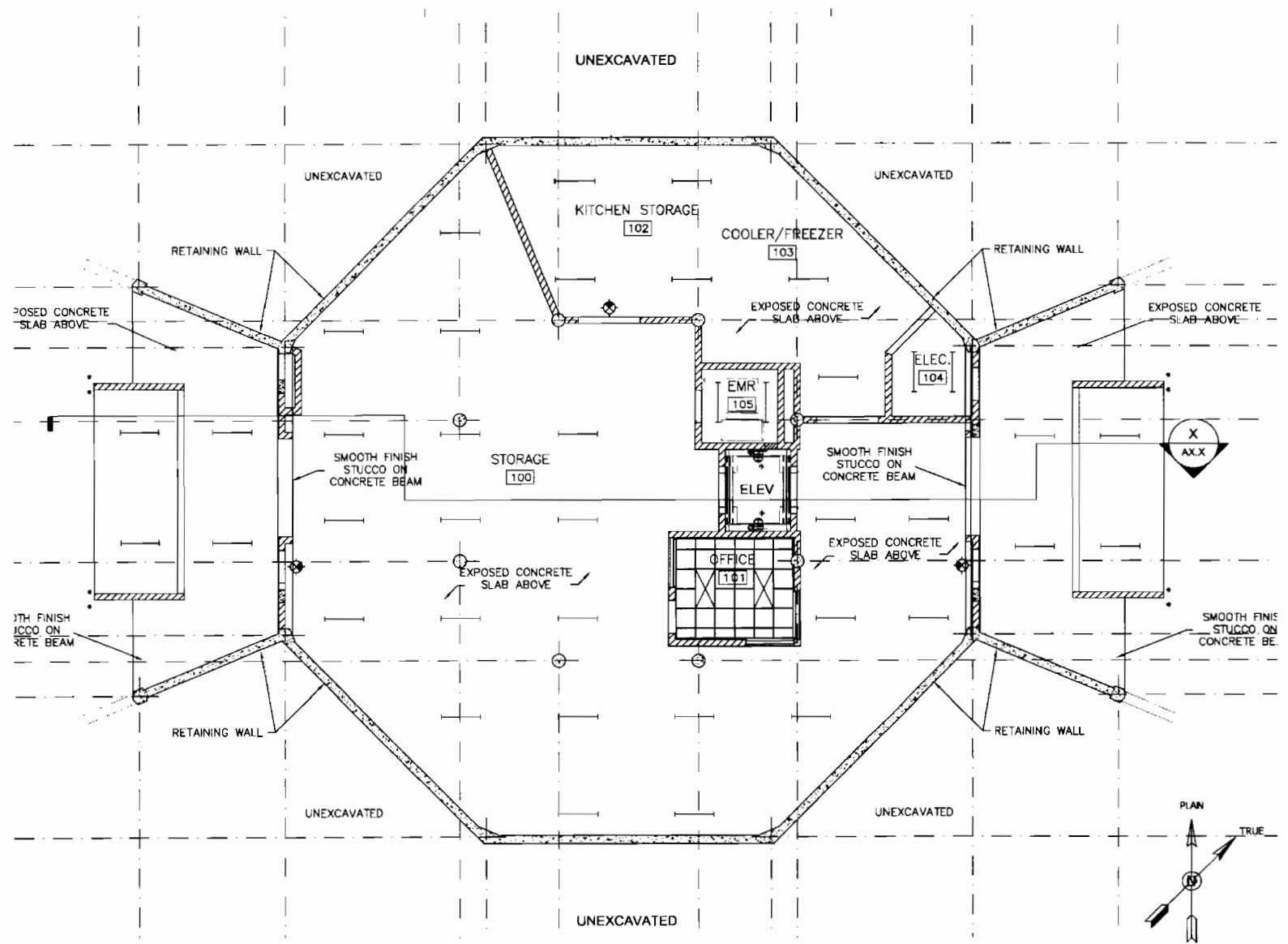
Revisions	
No.	Date
1	06/27/07
2	12/17/07
3	03/27/08
4	12/07/08

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IBI GROUP

ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 THIRD FLOOR PLAN

[Signature]
FEB 9 2009

RPB NO: EN - PROJ01
 Sheet Reference Number
A-S1.3
 Sheet 5 of 23



1 FIRST FLOOR REFLECTED CEILING PLAN

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

SYMBOLS LEGEND	
	2x4' FLUORESCENT LIGHT FIXTURE (RECESSED)
	STRIP FLUORESCENT LIGHT FIXTURE (SURFACE MTD.)
	EXIT LIGHT (CEILING MOUNTED)
	EXIT LIGHT (WALL MOUNTED)
	DOWNLIGHT (SURFACE/RECESSED)
	EXTERIOR LIGHT FIXTURE CEILING MOUNTED (SURFACE)
	EXTERIOR LIGHT FIXTURE WALL MOUNTED (SURFACE)
	ELEVATOR SHAFT LIGHT
	EXTERIOR / WET RATED CEILING FAN
	2x2' FLUORESCENT LIGHT FIXTURE (RECESSED)
	2x2' SUPPLY AIR GRILLE
	2x2' RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	2x2' HUMIDITY RESISTANT ACT AND CEILING GRID

NOTES:
 1. SEE SHEET A7.1 FOR CEILING HEIGHT AND FINISHES INFORMATION
 2. LIGHTING FIXTURES ON EXPOSED STRUCTURE AREAS ARE SURFACE MTD. OR PENDANT TYPE (SEE ELEC. DWGS.)

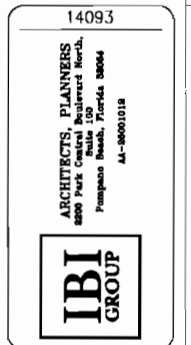


Designed: IBI GROUP
 Drawn: SBI
 Checked: MS

By: _____
 Date: 09/27/07
 12/19/07
 03/28/08
 12/01/08

No. _____
 Revisions

14093
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 4800 Park Square
 Pompano Beach, Florida 33069
 407-960-0118

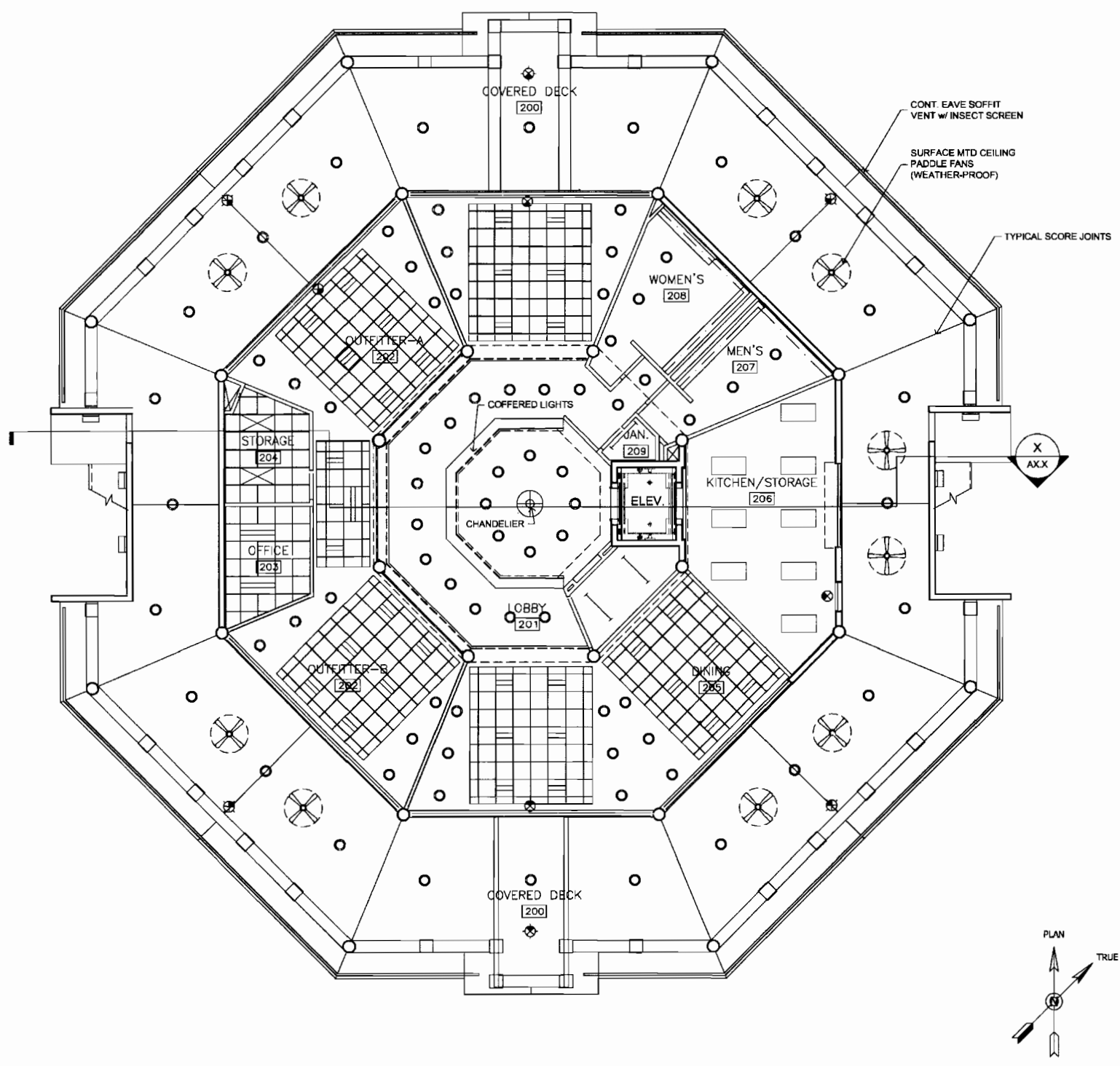


ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 FIRST FLOOR
 REFLECTED CEILING PLAN

FEB 9 2009

RPB NO: EN - PR0701
 Sheet Reference Number
 A-S1.4
 Sheet 6 of 23

D
C
B
A



1 SECOND FLOOR REFLECTED CEILING PLAN

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

SYMBOLS LEGEND	
	2x4 FLUORESCENT LIGHT FIXTURE (RECESSED)
	STRIP FLUORESCENT LIGHT FIXTURE (SURFACE MTD.)
	EXIT LIGHT (CEILING MOUNTED)
	EXIT LIGHT (WALL MOUNTED)
	DOWNLIGHT (SURFACE/RECESSED)
	EXTERIOR LIGHT FIXTURE CEILING MOUNTED (SURFACE)
	EXTERIOR LIGHT FIXTURE WALL MOUNTED (SURFACE)
	ELEVATOR SHAFT LIGHT
	EXTERIOR / WET RATED CEILING FAN
	2x2 FLUORESCENT LIGHT FIXTURE (RECESSED)
	2x2 SUPPLY AIR GRILLE
	2x2 RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	2x2 HUMIDITY RESISTANT ACT AND CEILING GRID

NOTES:
 1. SEE SHEET A7.1 FOR CEILING HEIGHT AND FINISHES INFORMATION
 2. LIGHTING FIXTURES ON EXPOSED STRUCTURE AREAS ARE SURFACE MTD. OR PENDANT TYPE (SEE ELEC. DWGS.)



Designed: IBI GROUP
 Drawn: SBT
 Checked: MS

No.	Revisions	Date	By
	PROJG SET	06/27/07	
	75% SUBMITTAL	12/19/07	
	PERMIT REVIEW	03/28/08	
	END SET	12/07/08	

14093

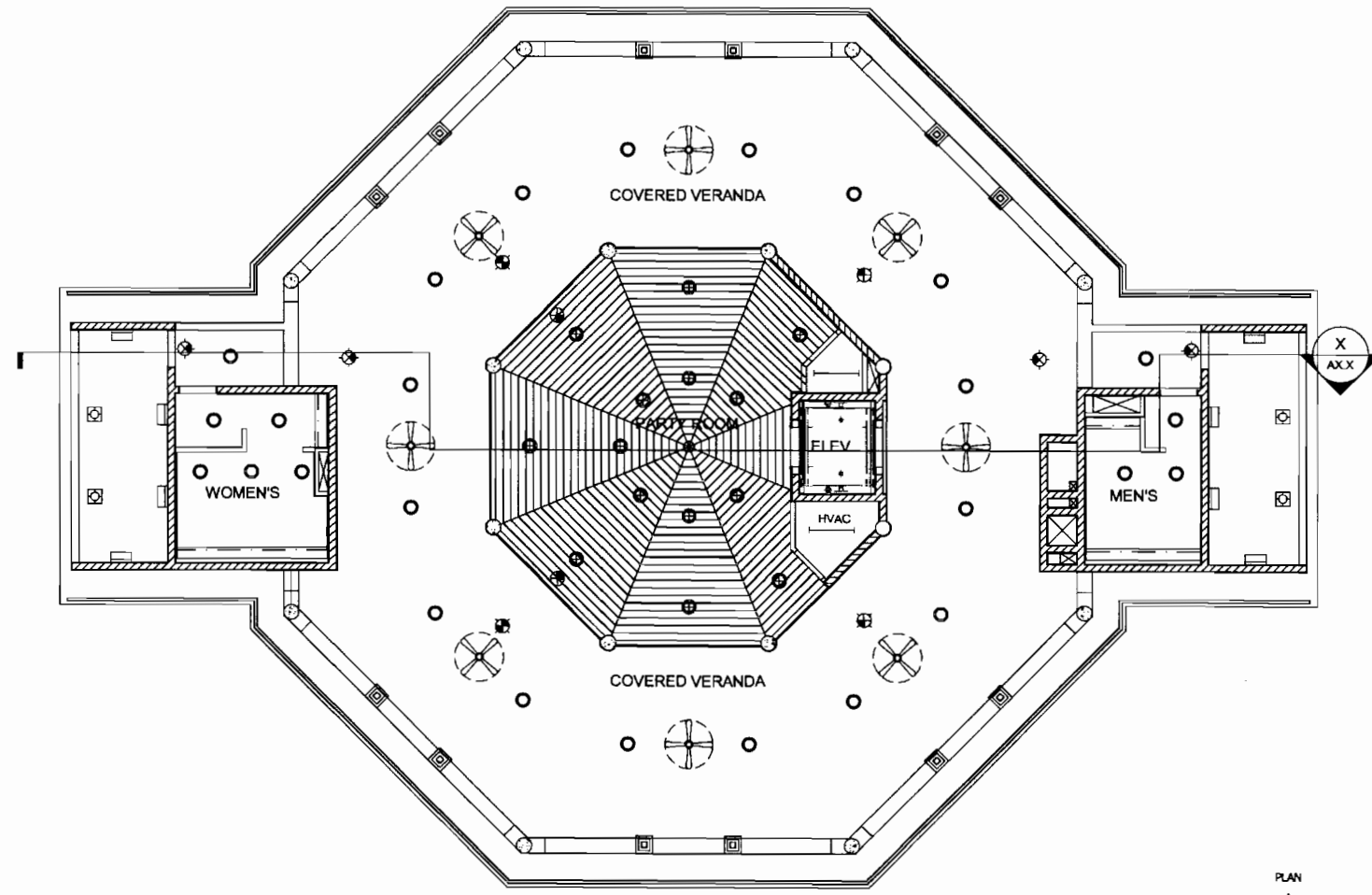
ARCHITECTS, PLANNERS
 2800 Park Central Boulevard North
 Suite 100
 Pompano Beach, Florida 33069
 Phone: 954-786-6100
 Fax: 954-786-6101

IBI GROUP

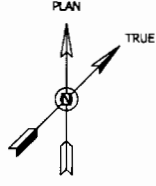
ROYAL PALM BEACH
 SPORTING CENTER
 SECOND FLOOR
 REFLECTED CEILING PLAN

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 FEB 19 2009

RPB NO: EN - PRO701
 Sheet Reference Number
 A-S1.5
 Sheet 7 of 23



1 THIRD FLOOR REFLECTED CEILING PLAN



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

SYMBOLS LEGEND	
	2x4 FLUORESCENT LIGHT FIXTURE (RECESSED)
	STRIP FLUORESCENT LIGHT FIXTURE (SURFACE MTD.)
	EXIT LIGHT (CEILING MOUNTED)
	EXIT LIGHT (WALL MOUNTED)
	DOWNLIGHT (SURFACE/RECESSED)
	EXTERIOR LIGHT FIXTURE CEILING MOUNTED (SURFACE)
	EXTERIOR LIGHT FIXTURE WALL MOUNTED (SURFACE)
	VANDAL PROOF FLUORESCENT LIGHTS (CORNER MOUNTED)
	ELEVATOR SHAFT LIGHT
	EXTERIOR / WET RATED CEILING FAN
	2x2 FLUORESCENT LIGHT FIXTURE (RECESSED)
	2x2 SUPPLY AIR GRILLE
	2x2 RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	2x2 HUMIDITY RESISTANT ACT AND CEILING GRID

NOTES:
 1. SEE SHEET A7.1 FOR CEILING HEIGHT AND FINISHES INFORMATION
 2. LIGHTING FIXTURES ON EXPOSED STRUCTURE AREAS ARE SURFACE MTD. OR PENDANT TYPE (SEE ELEC. DWGS.)



Designed: IBI GROUP
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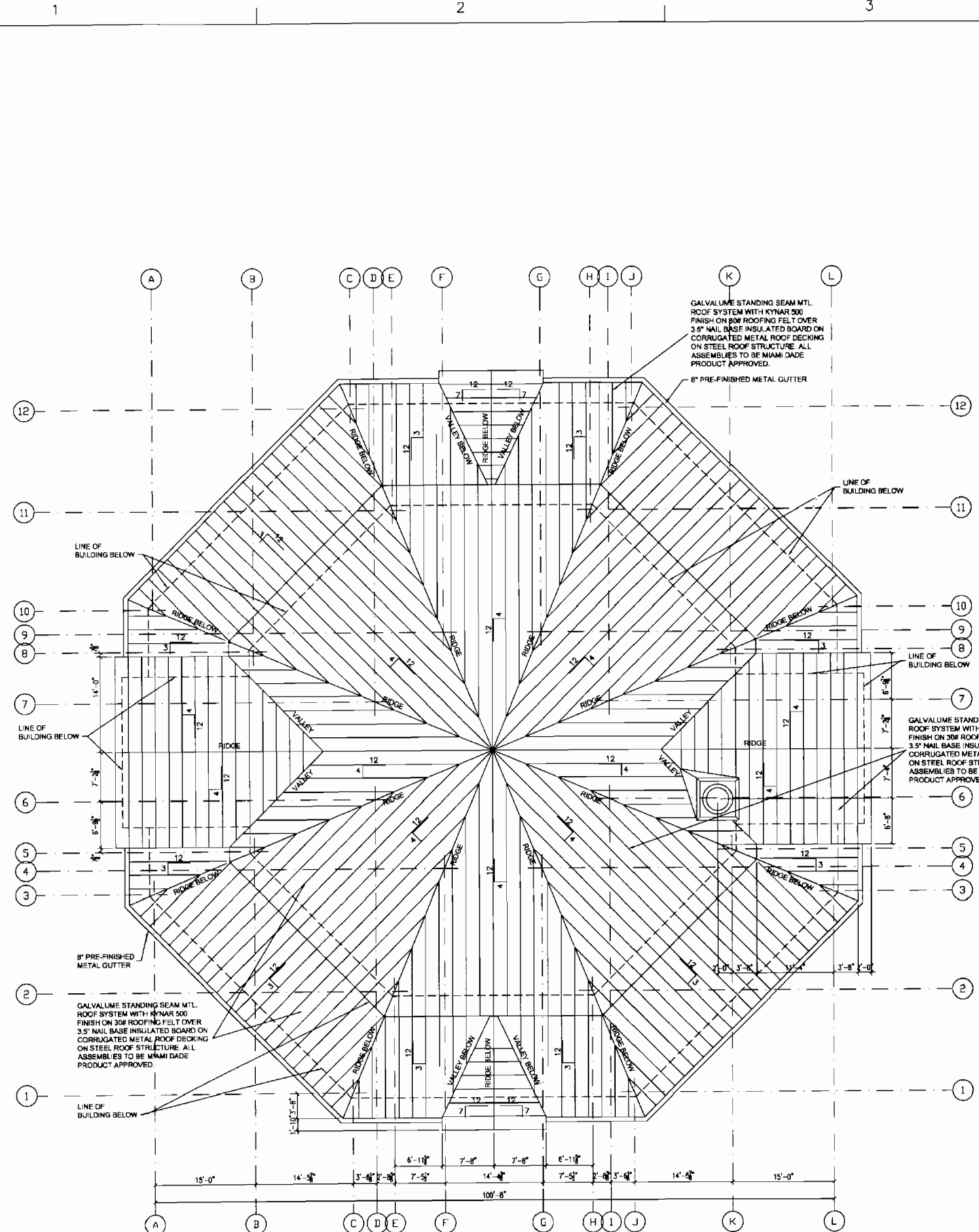
Date	By
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12/01/08	

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 ARCHITECTS, PLANNERS
 8850 Park Central Boulevard North,
 Palm Beach Gardens, Florida 33418
 AL-00001018

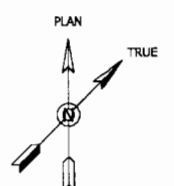
ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 THIRD FLOOR
 REFLECTED CEILING PLAN

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 FEB 19 2009

RPB NO: EN - PR0701
 Sheet Reference Number
 A-S1.6
 Sheet 8 of 23



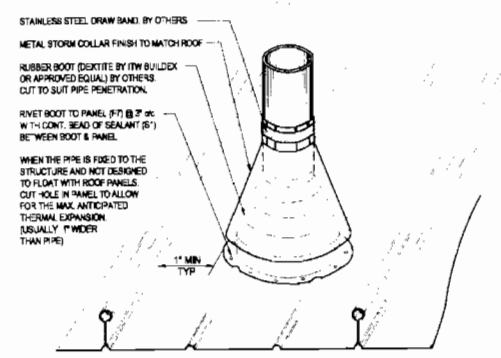
TOTAL ENCLOSED SPACE (GROSS): 1,068 S.F.



1 ROOF PLAN

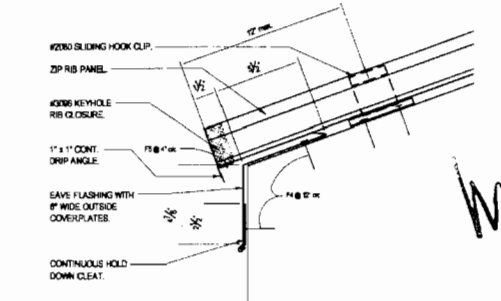
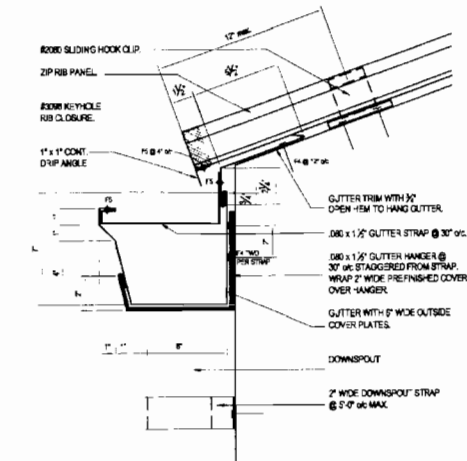
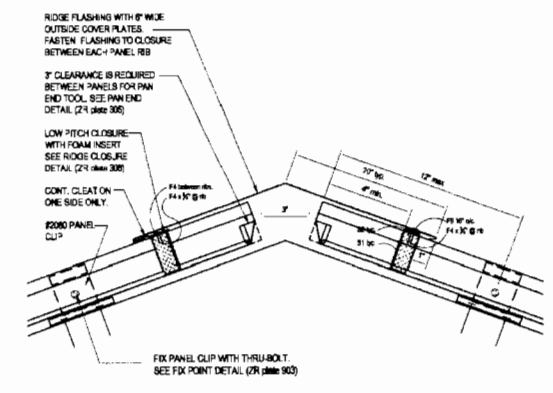
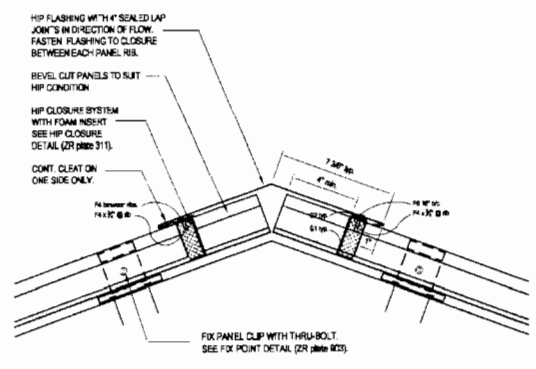
Scale: 1/8"=1'-0"

FLOOR PLAN STANDARD LEGEND	
GENERAL NOTES	SYMBOLS
1. FOR PARTITION TYPES SEE SHEET A-58.0	INTERIOR ELEVATION MARK
2. FOR DOOR SCHEDULES SEE SHEET A-58.0	DOOR MARK (SEE A-58.0 FOR SCHEDULE)
3. INSTALL SIP BOARD OVER UP METAL CHANNELS AT 24" O.C. WITH RIGID INSULATION AT ALL NEW EXTERIOR MASONRY WALLS. (TYPICAL EXCEPT WHERE NOTED OTHERWISE.)	LOBBY ROOM NAME/NUMBER
4. LIGHTING AND UTILITIES WILL BE PROVIDED FOR KITCHEN FUNCTIONS. ALL KITCHEN EQUIPMENT AND CABINETS WILL BE PROVIDED BY OWNER AT FUTURE DATE AND UNDER SEPARATE PERMIT.	PARTITION TYPE (SEE A-55.0)
LEGEND	SECTION MARK
NEW FULL HEIGHT PARTITION	CEILING HEIGHT FROM FINISHED FLOOR
NEW BLOCK WALL	STAIR TYPE (SEE SHEET A-59.0)
NEW CONCRETE WALL/COLUMN	
NEW PARTY PARTITION	



NOTE: THIS DETAIL IS ONLY SUITABLE FOR PENETRATIONS THAT ALLOW FOR 1" MIN. CLEARANCE FROM OUTSIDE OF BOOT BASE TO PANEL RIB. THE INSTALLER MUST COORDINATE WITH GC AND OTHER TRADES.

FOR EXTREME TEMPERATURE APPLICATIONS:
 EPDM BOOTIES ARE AVAILABLE WITH A CONTINUOUS SERVICE TEMPERATURE RANGE OF -39°F TO +250°F.
 SILICONE BOOTIES ARE AVAILABLE WITH A CONTINUOUS SERVICE TEMPERATURE RANGE OF -40°F TO +302°F.



Designed: IBI GROUP
 Drawn: SBT
 Checked: MS

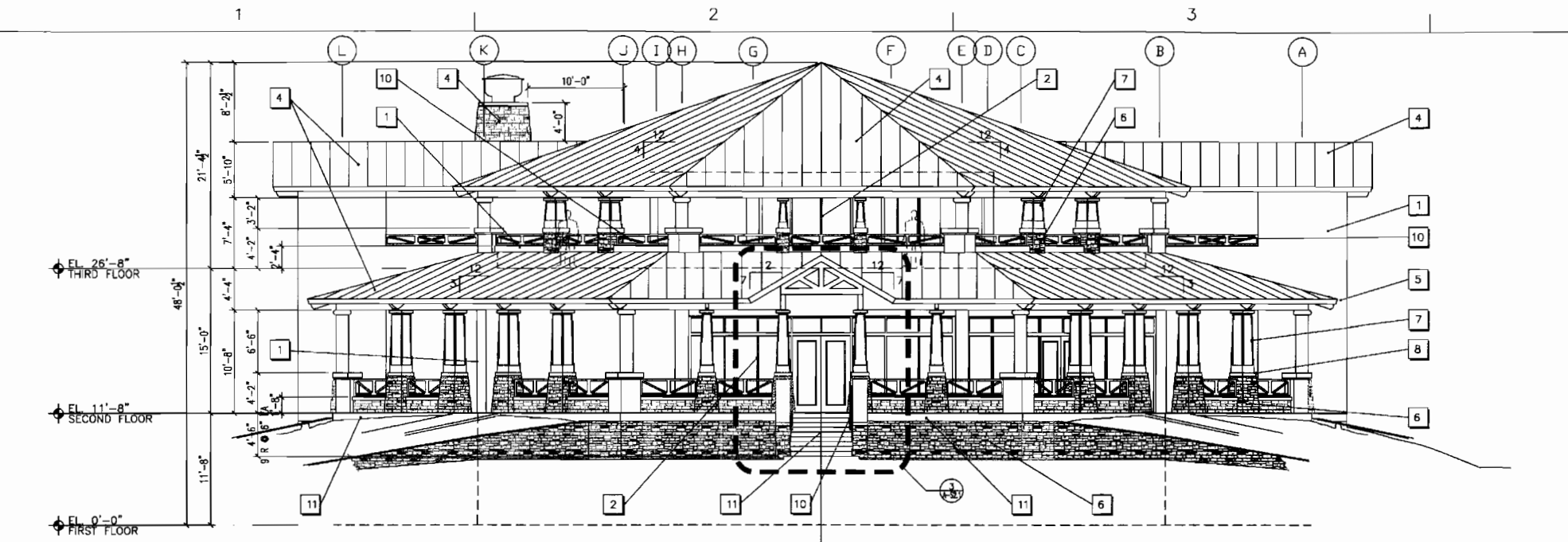
Revisions	
No.	By
1	DATE
2	DESCRIPTION
3	DATE
4	DESCRIPTION
5	DATE
6	DESCRIPTION
7	DATE
8	DESCRIPTION
9	DATE
10	DESCRIPTION

14093
 ARCHITECTS, PLANNERS
 8800 York Center Blvd.
 Fort Lauderdale, Florida 33304
 IBI GROUP

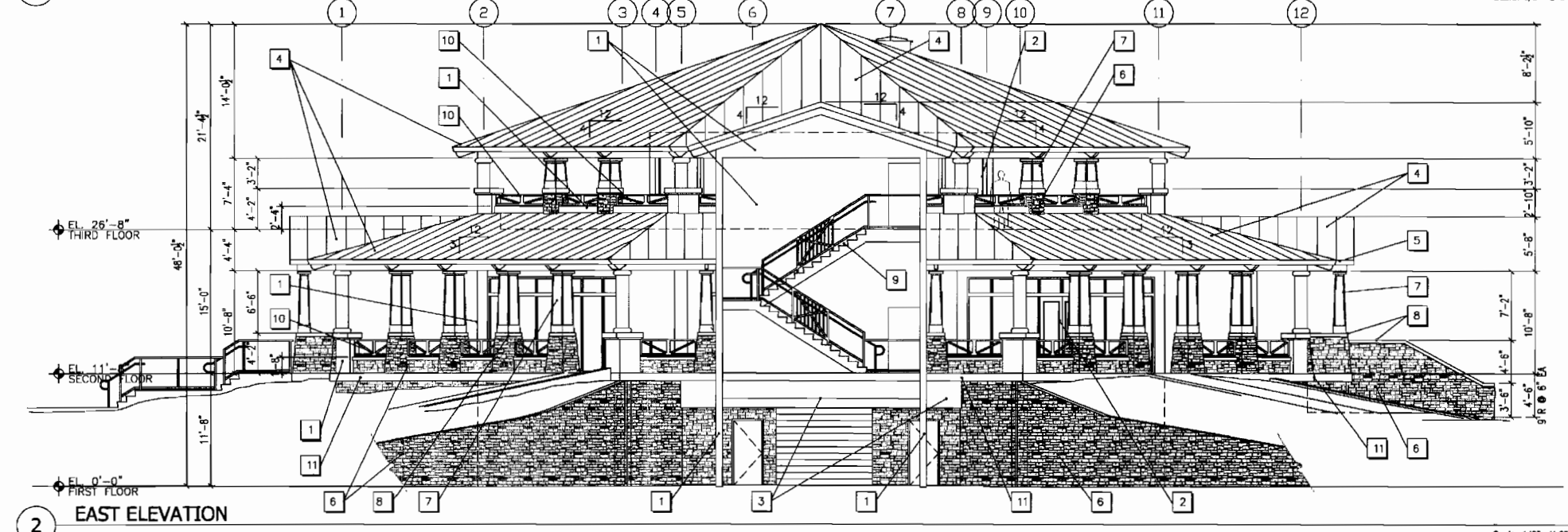
ROYAL PALM BEACH COMMONS
 SPORTING CENTER
 ROOF PLAN / DETAILS

FEB 19 2009

RPB NO: EN - PRO701
 Sheet Reference Number
 A-S1.7
 Sheet 9 of 23



1 NORTH ELEVATION



2 EAST ELEVATION

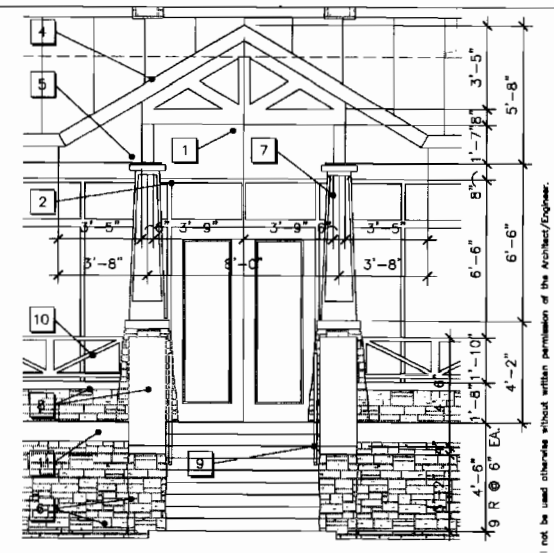


4 STOREFRONT ELEVATIONS

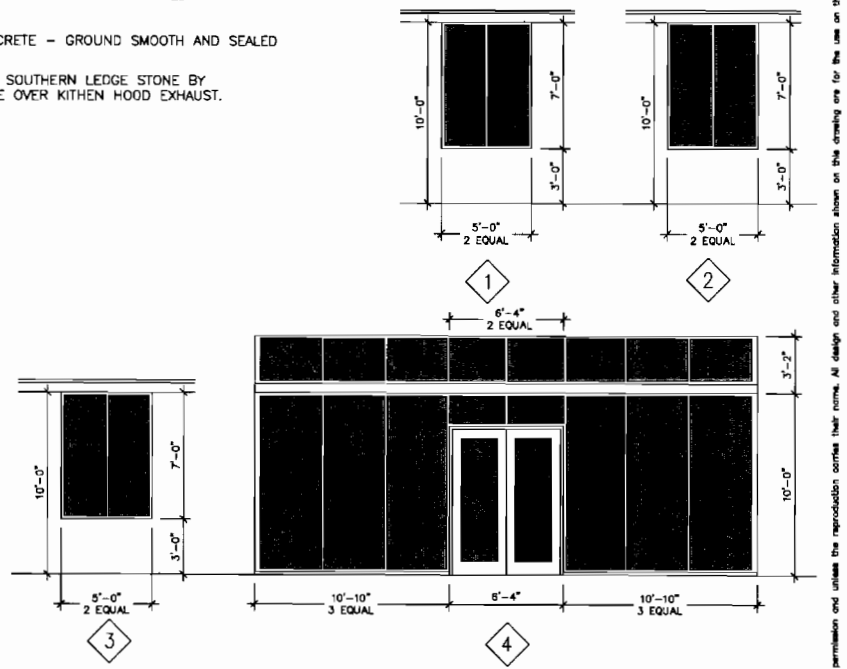
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BUILDING ELEVATIONS KEY NOTES

- 1 8" C.M.U. WALL w/ 5/8" PAINTED TEXTURED FINISH STUCCO & CONTROL JOINTS
- 2 IMPACT RESISTANT MIAMI DADE APPROVED STOREFRONT. COLOR TO MATCH PANTENE 19-1862 TCX.
- 3 CONC. BEAM / WALL w/ 5/8" PAINTED TEXTURED FINISH STUCCO & CONTROL JOINTS
- 4 GALVALUME STANDING SEAM MTL. ROOF SYSTEM WITH KYNAR 500 FINISH ON 30# ROOFING FELT OVER 3.5" NAIL BASE INSULATED BOARD ON CORRUGATED METAL ROOF DECKING ON STEEL ROOF STRUCTURE. ALL ASSEMBLIES TO BE MIAMI DADE PRODUCT APPROVED.
- 5 PRE-FINISHED ALUMINUM SEAMLESS GUTTERS, LEADERS & DOWNSPOUTS, TYP.
- 6 "CHARDONNAY" SOUTHERN LEDGE STONE BY ARTISTIC STONE
- 7 TAPERED FIBERGLASS PREFABRICATED COLUMN
- 8 PRECAST CONCRETE BASE CAP
- 9 C.I.P. CONCRETE STAIRS W/POWDER COATED (WHITE) ALUMINUM RAILING - REFER TO STRUCTURAL DRAWINGS
- 10 PAINTED ALUMINUM RAILING AS SPECIFIED
- 11 EXPOSED CONCRETE - GROUND SMOOTH AND SEALED
- 12 "CHARDONNAY" SOUTHERN LEDGE STONE BY ARTISTIC STONE OVER KITCHEN HOOD EXHAUST.



3 ENTRANCE CANOPY ELEVATION (PARTIAL)
Scale: 1/4"=1'-0"



Designed: IBI GROUP
Drawn: SBT
Checked: MS

Date	By
05/27/07	YAS SUBMITAL
12/19/07	PERMIT REVIEW
03/28/08	IBI SET
12/07/08	

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	PRINC SET
	YAS SUBMITAL
	PERMIT REVIEW
	IBI SET

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ROYAL PALM BEACH COMMONS
SPORTING CENTER
EXTERIOR ELEVATIONS

FEB 19 2009

RPB NO: EN - PR0701
Sheet Reference Number
A-S2.1
Sheet 10 of 23

GALVALUME STANDING SEAM
MTL. ROOF SYSTEM WITH
KYNAR 500 FINISH ON 30#
ROOFING FELT OVER 3.5" NAIL
BASE INSULATED BOARD ON
CORRUGATED METAL ROOF
DECKING ON STEEL ROOF
STRUCTURE. ALL ASSEMBLIES
TO BE MIAMI DADE PRODUCT
APPROVED.

COLD FORM METAL FRAME
ROOF

ALUMINUM RAILING AS
SPECIFIED

EL. 26'-8"
THIRD FLOOR

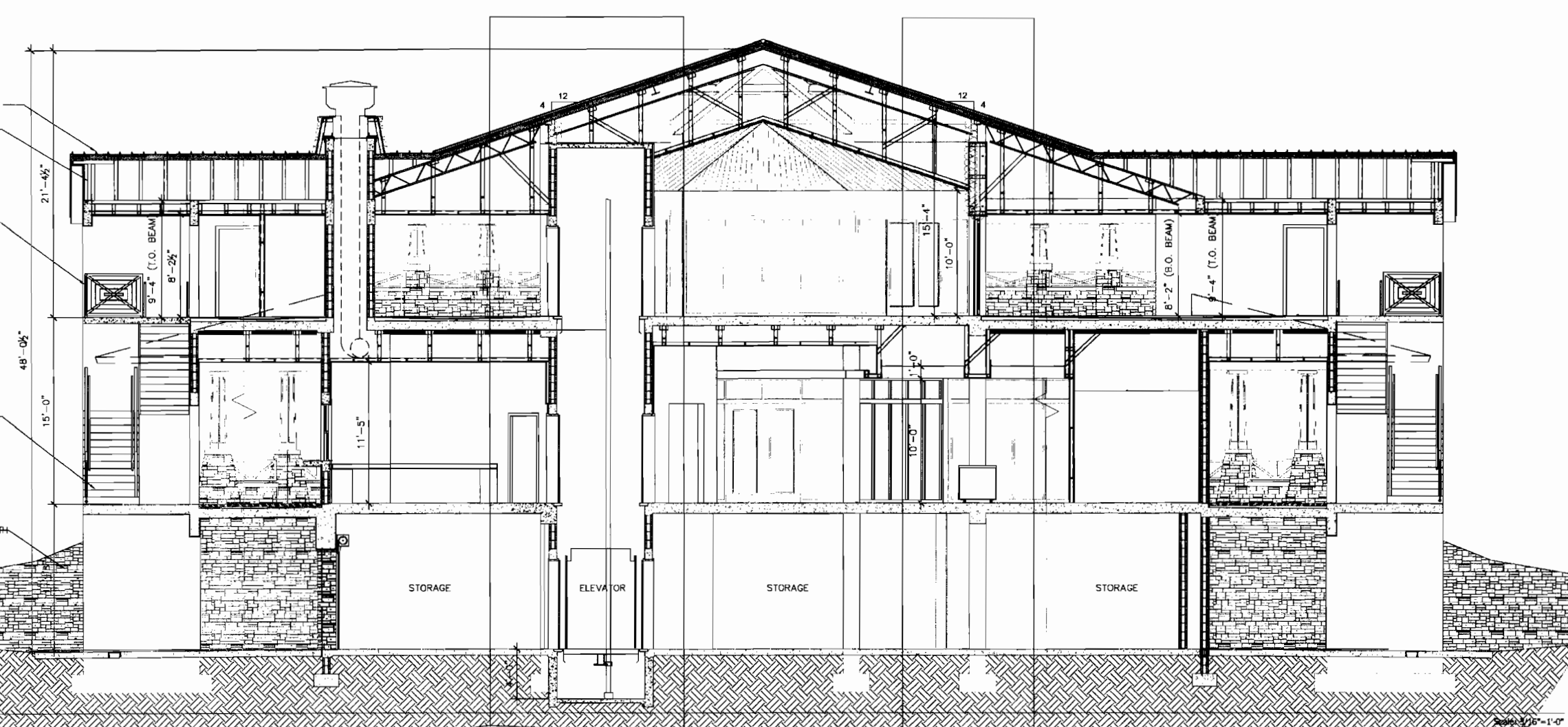
POURED IN PLACE
CONCRETE STAIRS

EL. 11'-8"
SECOND FLOOR

CONCRETE RETAINING WALL WITH
STONE VENEER.

EL. 0'-0"
FIRST FLOOR

1 BUILDING SECTION



GALVALUME STANDING SEAM
MTL. ROOF SYSTEM WITH
KYNAR 500 FINISH ON 30#
ROOFING FELT OVER 3.5" NAIL
BASE INSULATED BOARD ON
CORRUGATED METAL ROOF
DECKING ON STEEL ROOF
STRUCTURE. ALL ASSEMBLIES
TO BE MIAMI DADE PRODUCT
APPROVED.

EL. 26'-8"
THIRD FLOOR

TAPERED FIBERGLASS
PREFABRICATED COLUMN

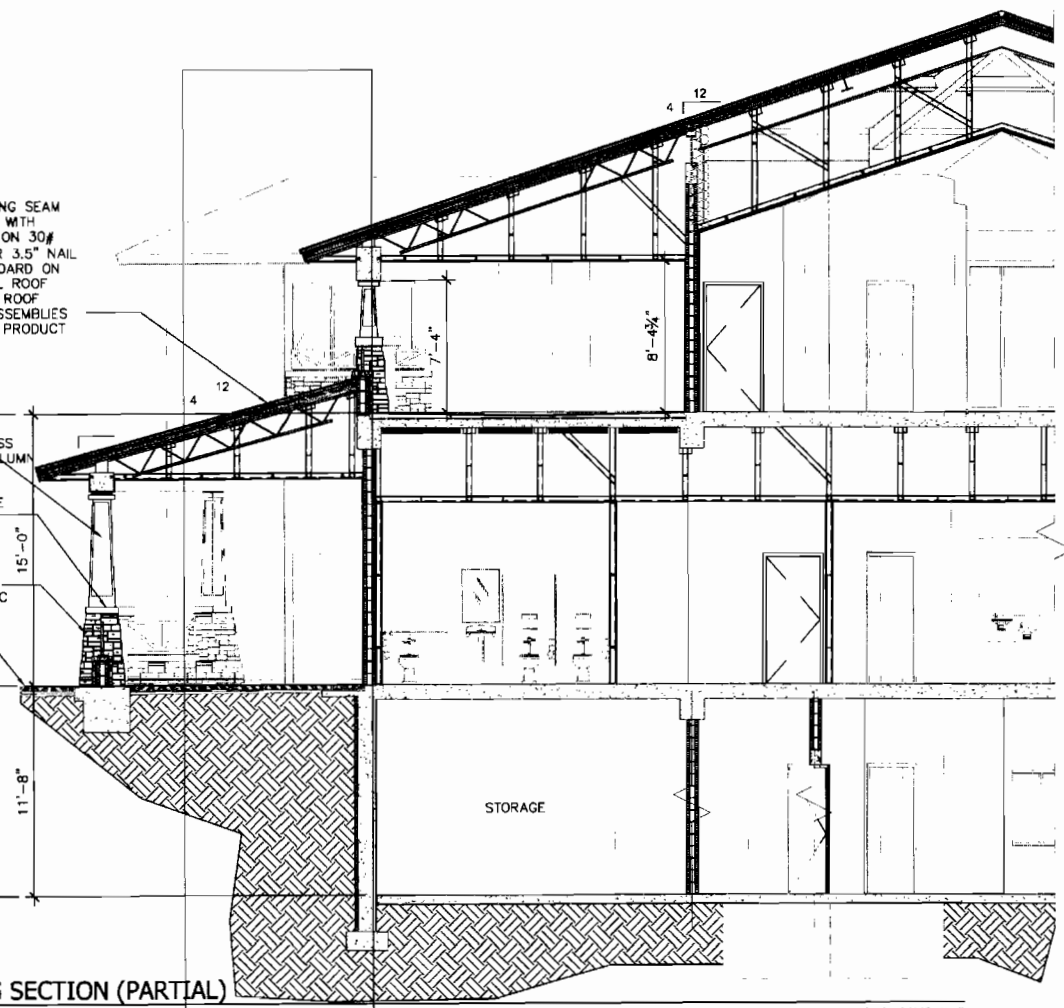
PRECAST CONCRETE
BASE CAP

"CHARDONNAY"
SOUTHERN LEDGE
STONE BY "ARTISTIC
STONE."
CONCRETE
PAVER

EL. 11'-8"
SECOND FLOOR

EL. 0'-0"
FIRST FLOOR

2 BUILDING SECTION (PARTIAL)



GALVALUME STANDING SEAM
MTL. ROOF SYSTEM WITH
KYNAR 500 FINISH ON 30#
ROOFING FELT OVER 3.5" NAIL
BASE INSULATED BOARD ON
CORRUGATED METAL ROOF
DECKING ON STEEL ROOF
STRUCTURE. ALL ASSEMBLIES
TO BE MIAMI DADE PRODUCT
APPROVED.

EL. 26'-8"
THIRD FLOOR

TAPERED FIBERGLASS
PREFABRICATED COLUMN

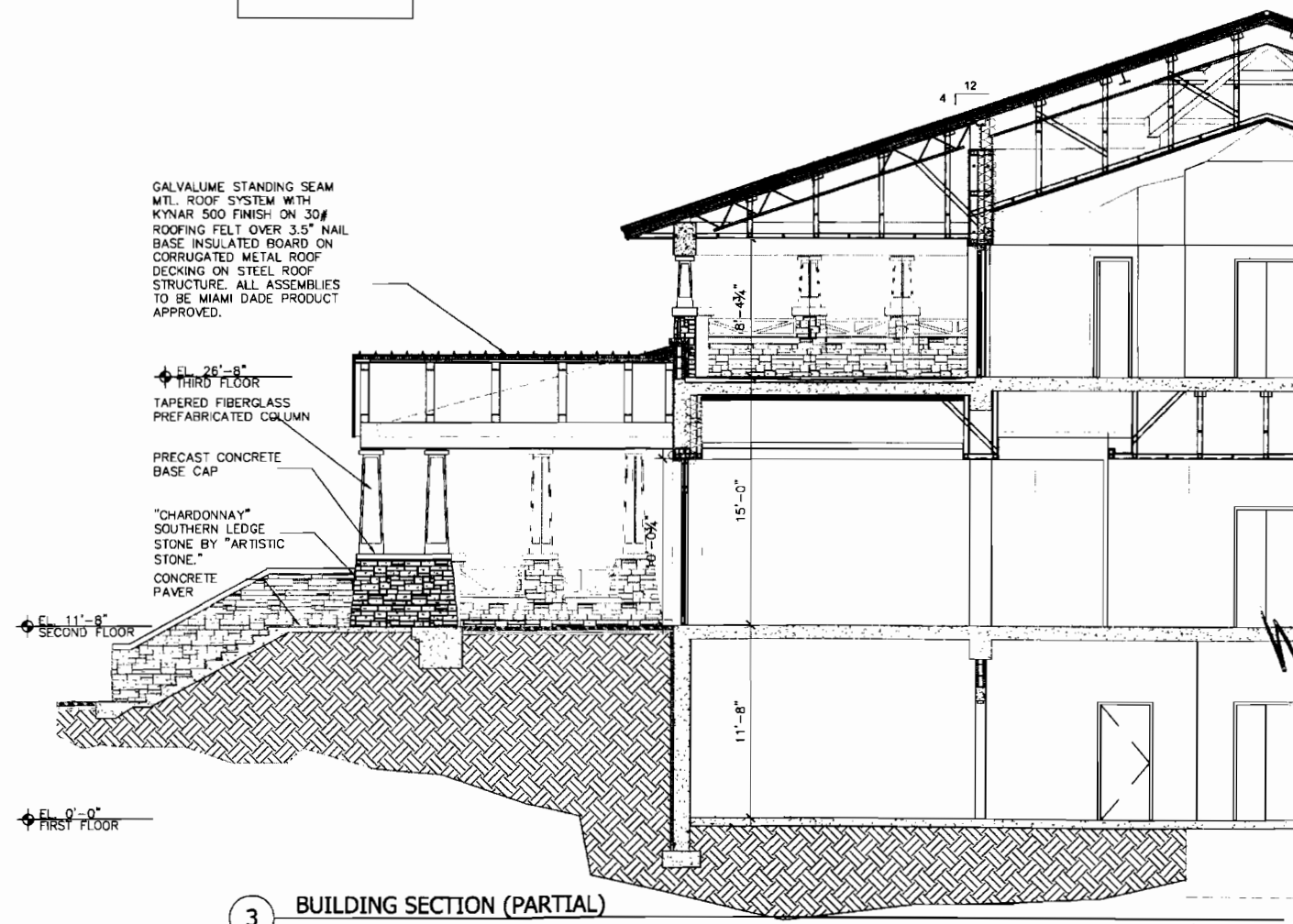
PRECAST CONCRETE
BASE CAP

"CHARDONNAY"
SOUTHERN LEDGE
STONE BY "ARTISTIC
STONE."
CONCRETE
PAVER

EL. 11'-8"
SECOND FLOOR

EL. 0'-0"
FIRST FLOOR

3 BUILDING SECTION (PARTIAL)



Designed: IBI GROUP
Drawn: SBT
Checked: MS

By: [Blank]
Date: 06/27/07
12/19/07
03/28/08
12/01/08

Revisions
No. [Blank] Description [Blank]

PROJ. SET
70% SUBMITTAL
PERMIT REVIEW
BID SET

14093
ARCHITECTS, PLANNERS
8800 Park Central Boulevard North
Suite 100
Pompano Beach, Florida 33064
AC-0000118
IBI GROUP

ROYAL PALM BEACH
COMMONS
SPORTING CENTER
BUILDING SECTIONS

FEB 19 2009

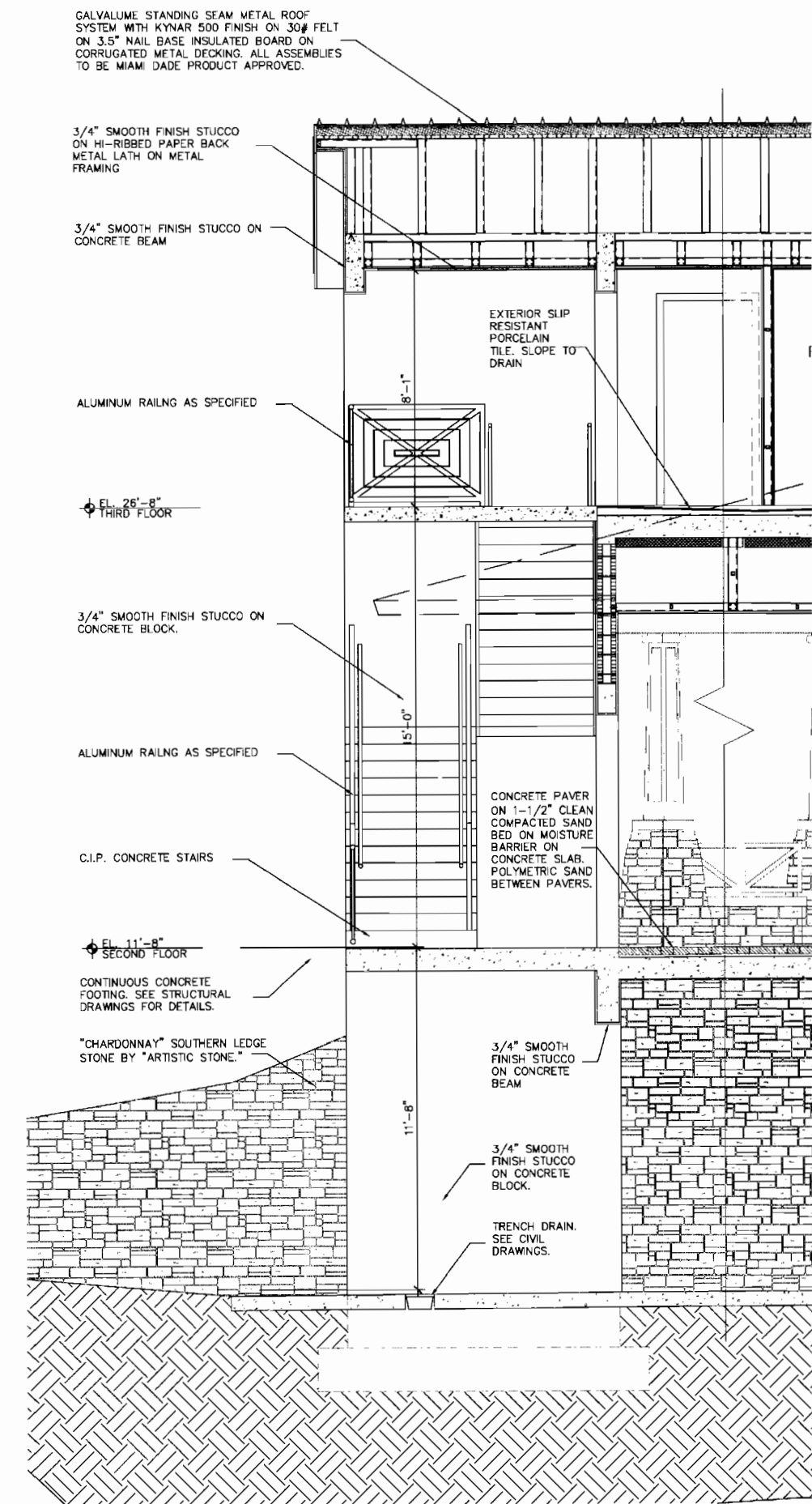
RPB NO: EN - PR0701
Sheet Reference
Number
A-S3.0
Sheet 12 of 23

D

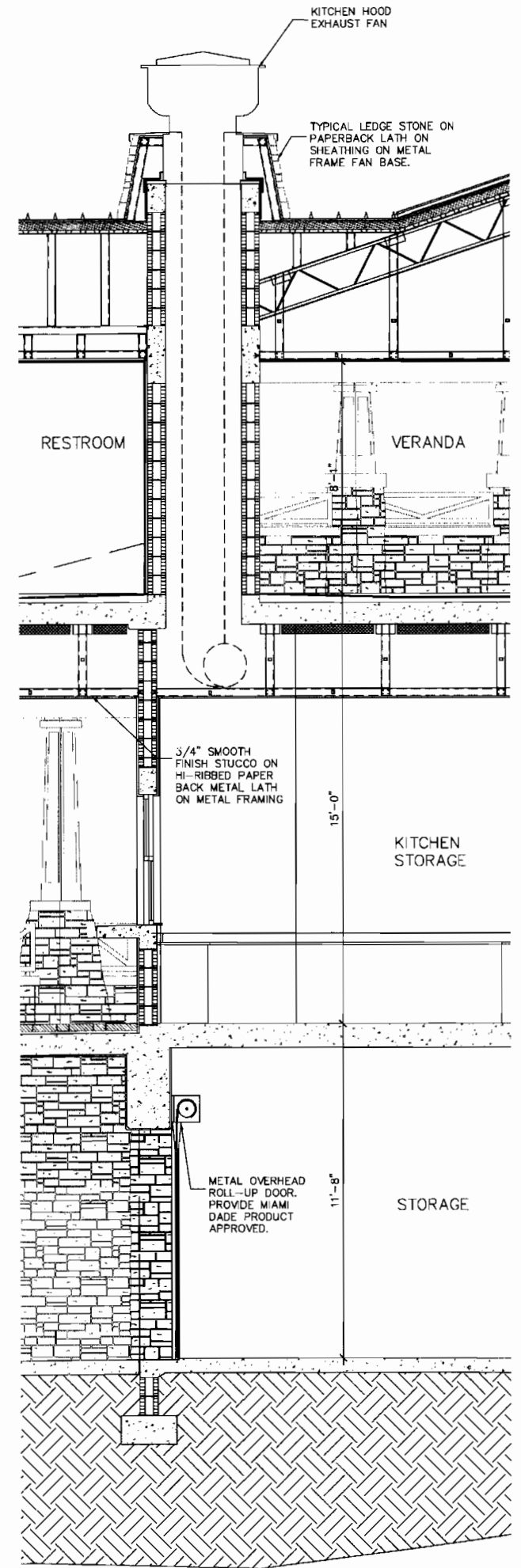
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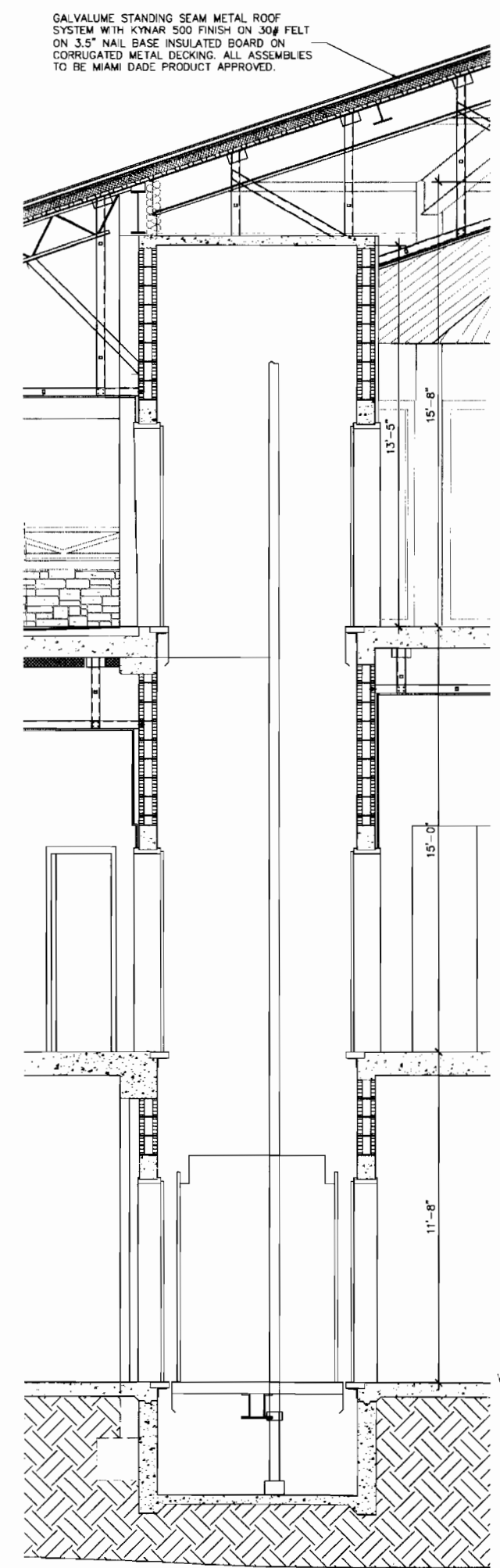
A



1 BUILDING SECTION (PARTIAL) Scale: 3/8"=1'-0"



2 BUILDING SECTION (PARTIAL) Scale: 3/8"=1'-0"



3 BUILDING SECTION (PARTIAL) Scale: 3/8"=1'-0"



Designed: IBI GROUP
 Drawn: SBT
 Checked: MS

Revisions	
No.	Date
1	06/27/07
2	12/19/07
3	03/29/08
4	12/01/08

No. 14093

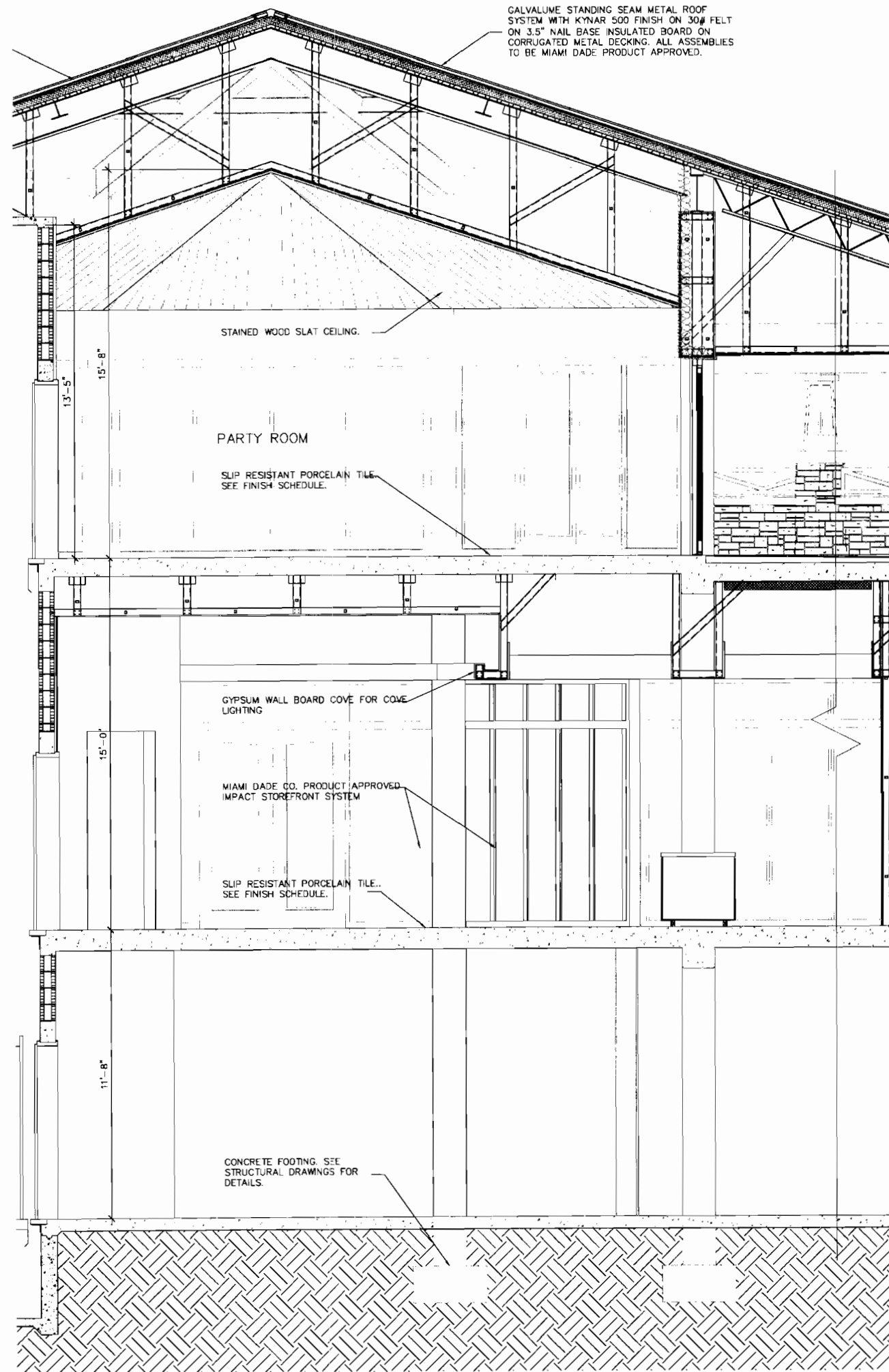
ARCHITECTS: PLANNERS
 8800 Park Center Blvd, Suite 100
 Pompano Beach, FL 33064
 Phone: 954-781-8000
 Fax: 954-781-8010

IBI GROUP

ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 SECTIONS

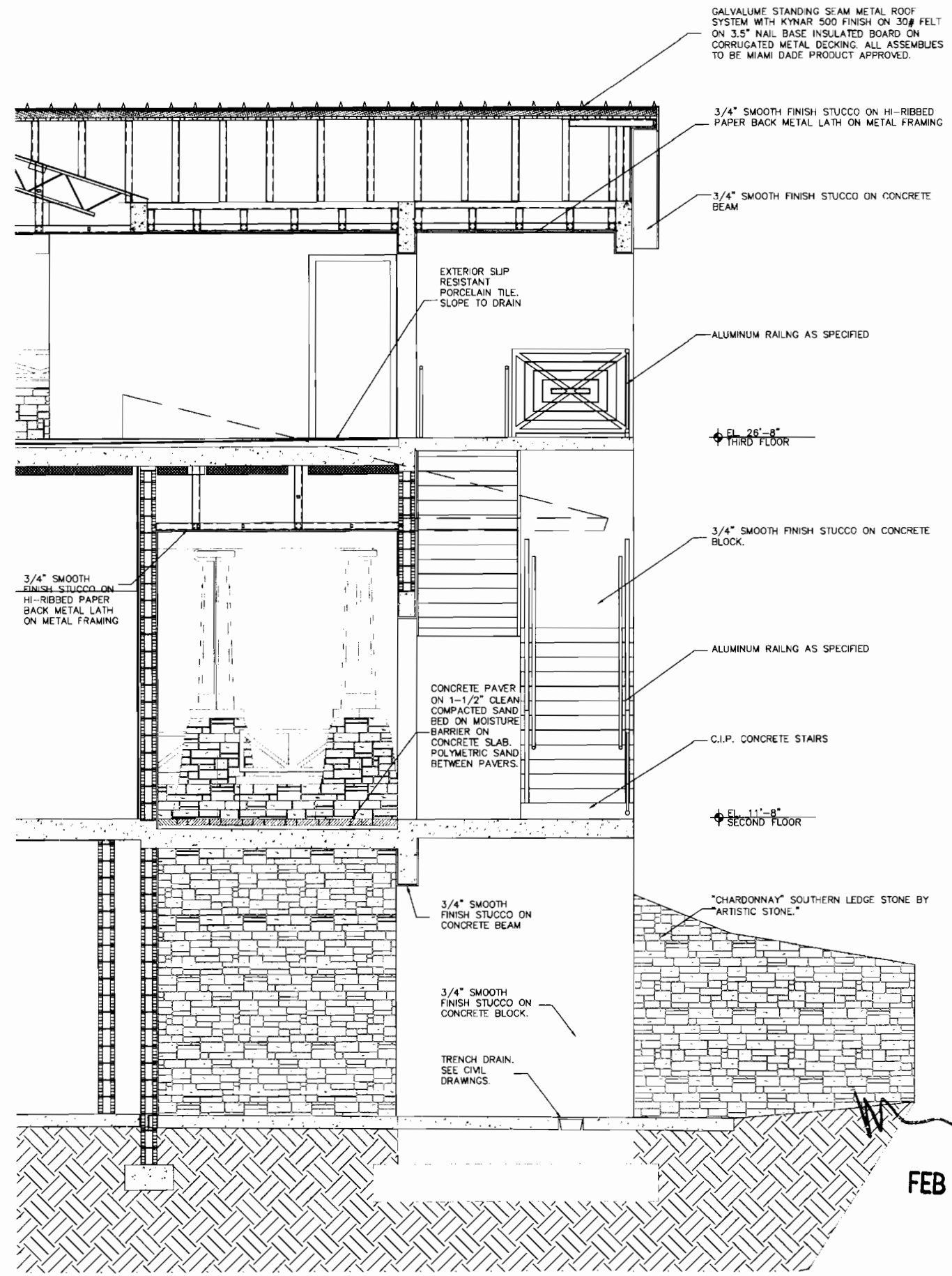
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FEB 19 2009

RPB NO: EN - PR0701
 Sheet Reference Number
 A-S3.1
 Sheet 13 of 23



1 BUILDING SECTION (PARTIAL)

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



2 BUILDING SECTION (PARTIAL)

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



By: IBI GROUP
 Designed: SBT
 Drawn: SBT
 Checked: MS

No.	Date	By
1	06/27/07	SBT
2	12/19/07	SBT
3	03/28/08	SBT
4	12/07/08	SBT

14093
 ARCHITECTS PLANNERS
 8800 PALM COURT SUITE 100
 FORT LAUDERDALE, FLORIDA 33304
 407-980-0101

ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 SECTIONS

FEB 19 2009

RPB NO: EN - PRO701
 Sheet Reference
 Number
 A-S3.2
 Sheet 14 of 23

D

C

B

A

GALVALUME STANDING SEAM METAL ROOF SYSTEM WITH KYNAR 500 FINISH ON 30# FELT ON 3.5" NAIL BASE INSULATED BOARD ON CORRUGATED METAL DECKING. ALL ASSEMBLIES TO BE MIAMI DADE PRODUCT APPROVED.

3/4" SMOOTH FINISH STUCCO ON HI-RIBBED PAPER BACK METAL LATH ON METAL FRAMING

EXTERIOR SLIP RESISTANT PORCELAIN TILE. SLOPE TO DRAIN

3/4" SMOOTH FINISH STUCCO ON HI-RIBBED PAPER BACK METAL LATH ON METAL FRAMING

ALUMINUM RAILING AS SPECIFIED

"CHARDONNAY" SOUTHERN LEDGE STONE BY "ARTISTIC STONE."

CONCRETE PAVER ON 1-1/2" CLEAN, COMPACTED SAND BED ON FILTER FABRIC ON 6" COMPACTED LIMEROCK BASE. POLYMERIC SAND BETWEEN PAVERS.

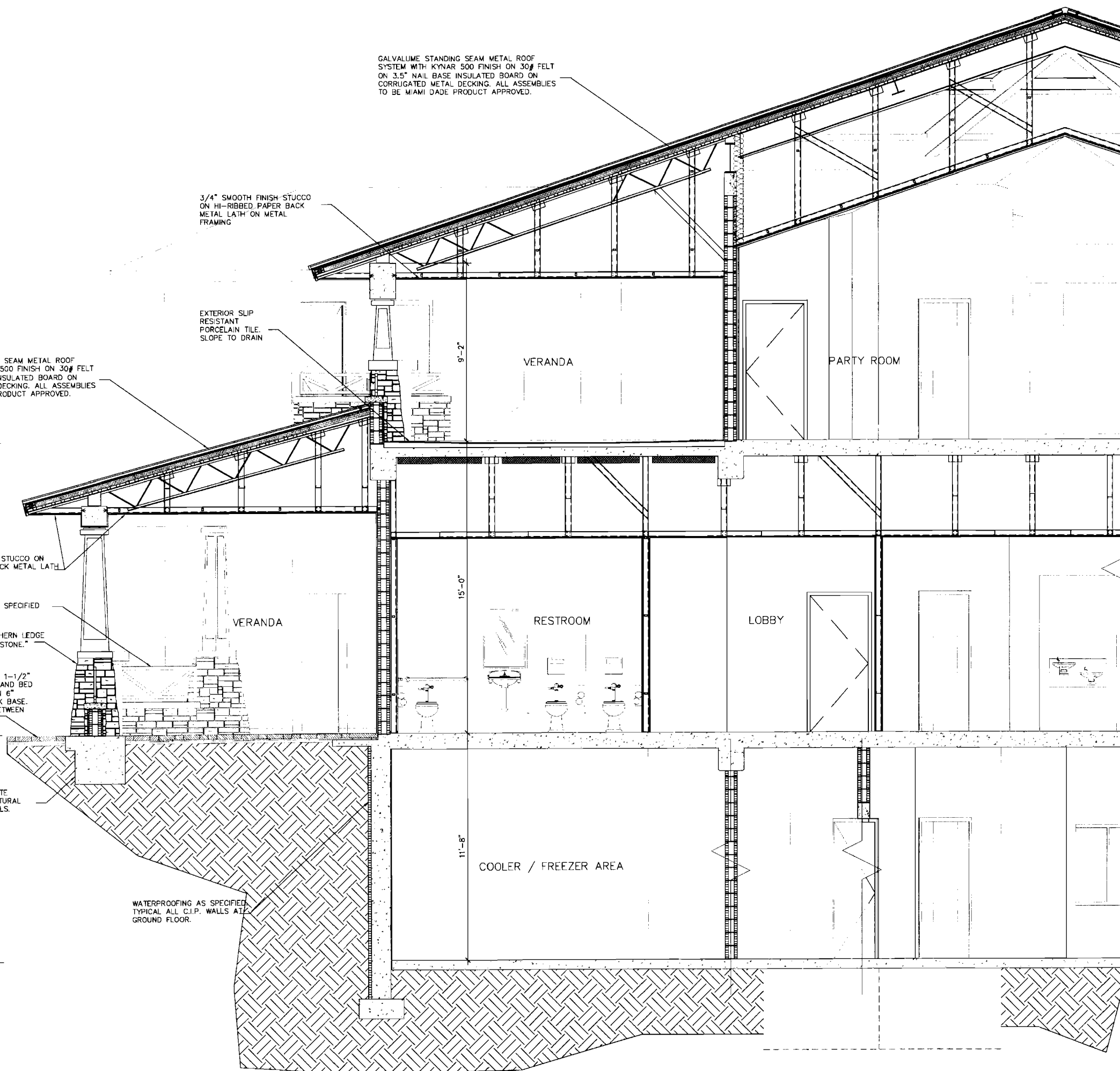
EL. 11'-8" SECOND FLOOR

CONTINUOUS CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS FOR DETAILS.

EL. 0'-0" FIRST FLOOR

WATERPROOFING AS SPECIFIED. TYPICAL ALL C.I.P. WALLS AT GROUND FLOOR.

GALVALUME STANDING SEAM METAL ROOF SYSTEM WITH KYNAR 500 FINISH ON 30# FELT ON 3.5" NAIL BASE INSULATED BOARD ON CORRUGATED METAL DECKING. ALL ASSEMBLIES TO BE MIAMI DADE PRODUCT APPROVED.



1 BUILDING SECTION (PARTIAL)

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



Designed: IBI GROUP
 Drawn: SBT
 Checked: MS

No.	By	Date	Revisions
	PRELIM SET	06/27/07	
	75% SUBMITTAL	12/19/07	
	PERMIT REVIEW	02/28/08	
	BID SET	12/07/08	

14093

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 2800 Park Central
 Suite 100
 Pompano Beach, Florida 33062
 Phone: 954-786-6118
 Fax: 954-786-6118

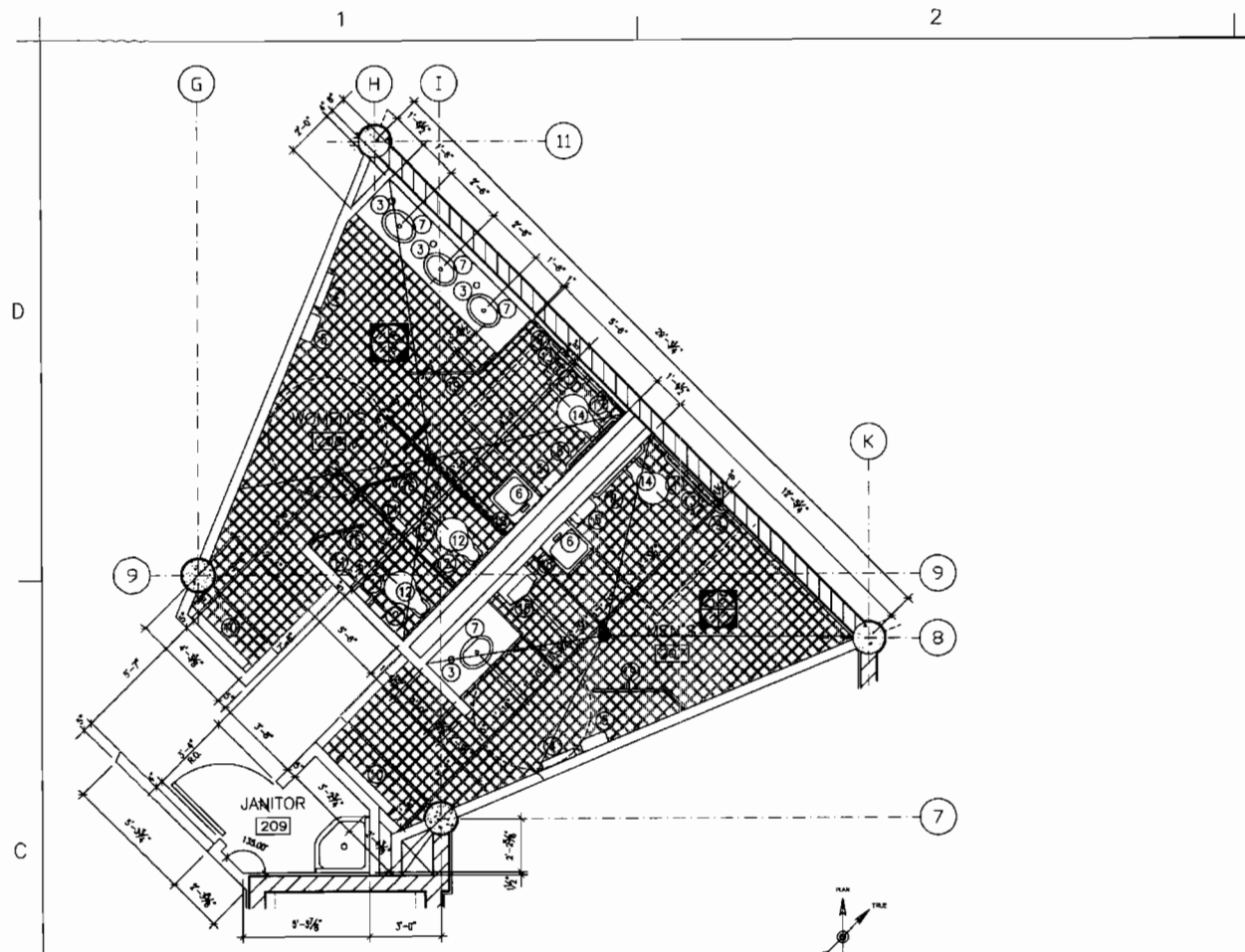
IBI GROUP

ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 SECTION

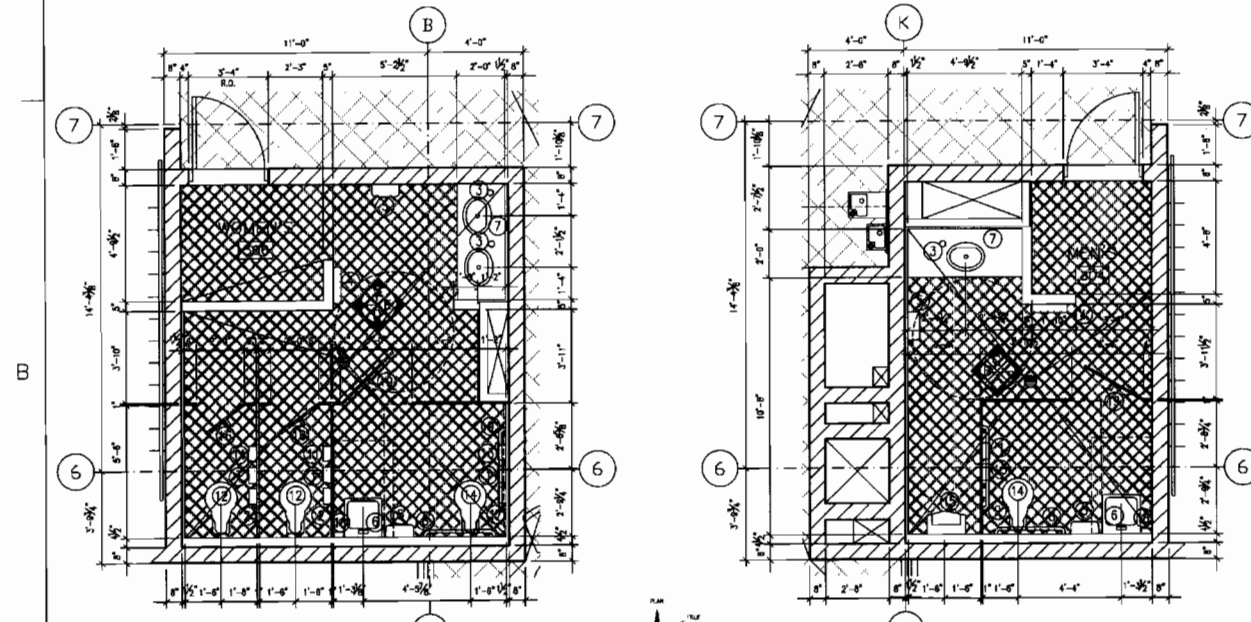
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RPB NO: EN - PRO701
 Sheet Reference Number
 A-S3.3
 Sheet 15 of 23

The architect, planner, engineer and contractor shall be responsible for the accuracy of the information shown on this drawing and for the use of the drawing on the project. No design or other information shown on this drawing shall be used otherwise without written permission of the Architect/Engineer. Within dimensions 1/8" have precedence over all other dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect/Engineer for approval before proceeding with fabrication.

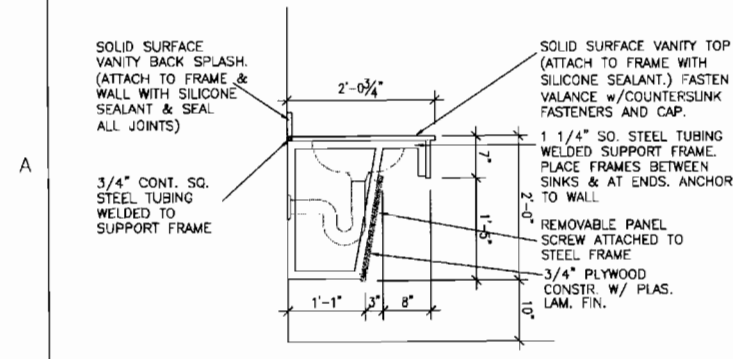


1 WOMEN'S & MEN'S - SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

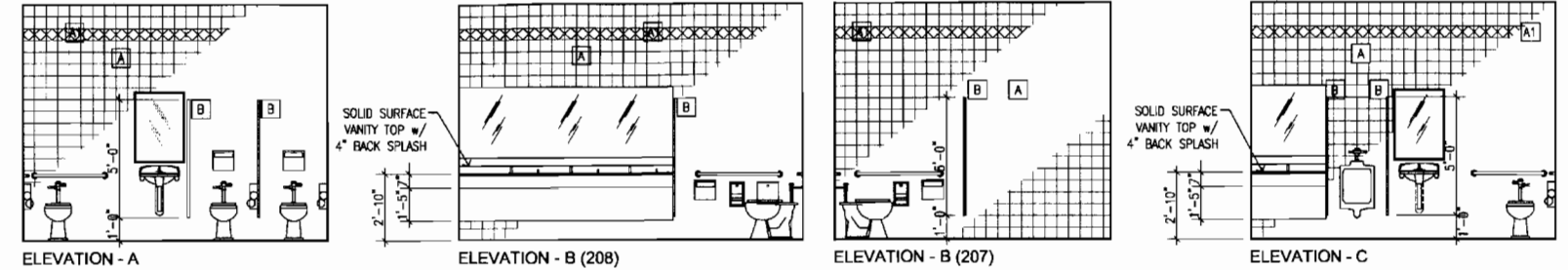


2 WOMEN'S 306- THIRD FLOOR PLAN
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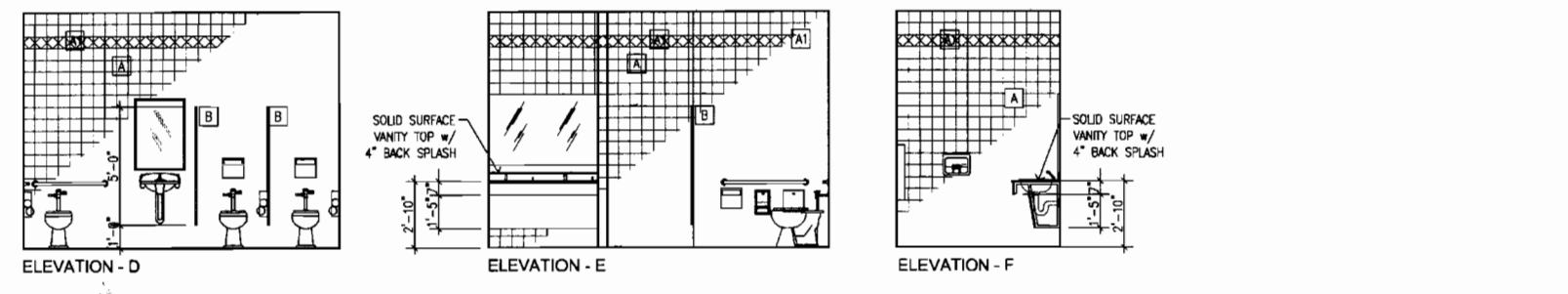
3 MEN'S 304- THIRD FLOOR PLAN
Scale: 1/4"=1'-0"



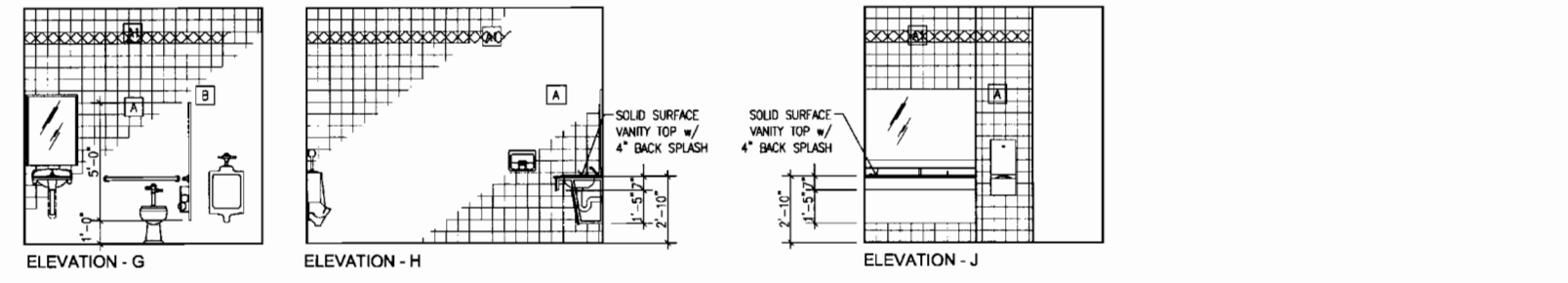
4 TYPICAL VANITY SECTION
Scale: 3/4"=1'-0"



RESTROOMS 207 & 208 INT.ELEVATIONS
Scale: 1/4"=1'-0"



RESTROOM 306 INT.ELEVATIONS
Scale: 1/4"=1'-0"



RESTROOM 304 INT.ELEVATIONS
Scale: 1/4"=1'-0"

RESTROOM ACCESSORY LEGEND

- 1 SURFACE MOUNTED TOILET TISSUE DISPENSER (B-2888)
- 2 SURFACE MOUNTED SANT. NAPKIN DISPOSAL (B-270)
- 3 LAV. MOUNTED LIQUID SOAP DISPENSER (B-8225)
- 4 SURF. MTD. PAPER TOWEL DISPENSER W/ WASTE RECEPTACLE (B-3699)
- 5 ELECTRICAL HAND DRYER (B-708)
- 6 TILT MIRROR W/ S.S. FRAME (B-293-1830)
- 7 MIRROR W/ S.S. FRAME, 3'-6" H @ VANITY & LAVATORY
- 8 GRAB BAR 36" (B-6806)
- 9 GRAB BAR 42" (B-6806)
- 10 SURFACE MTD. CHANGING TABLE (KB100-00)
- 11 TOILET SEAT COVER DISPENSER (B-221)
- 12 FLOOR MOUNTED WATER CLOSET
- 13 H/C TOILET SEAT COVER DISPENSER (B-221)
- 14 H/C FLOOR MOUNTED WATER CLOSET
- 15 H/C WALL MOUNTED URINAL
- 16 ROBE HOOK (B-212)
- 17 H/C SURFACE MOUNTED SANT. NAPKIN DISPENSER (B-282-25)
- 18 H/C WALL MOUNTED SOAP DISPENSER
- 19 H/C ROBE HOOK (B-2116)

RESTROOM/DRESSING FINISH LEGEND

- A CERAMIC WALL TILE - FIELD
- A1 CERAMIC WALL TILE - ACCENT
- B TOILET PARTITION/SCREEN

NOTES:

1. SEE SHEET A-S4.1 FOR FIXTURES & ACCESSORIES REQUIRED MOUNTING HEIGHTS & LAYOUT.
2. BOBRICK ACCESSORIES (B-#) ARE THE BASIS OF DESIGN, UNLESS NOTED OTHERWISE.



Designed: _____
Drawn: _____
Checked: _____

No.	Date	By	Revisions
	09/27/07		
	12/19/07		
	03/26/08		
	12/07/08		

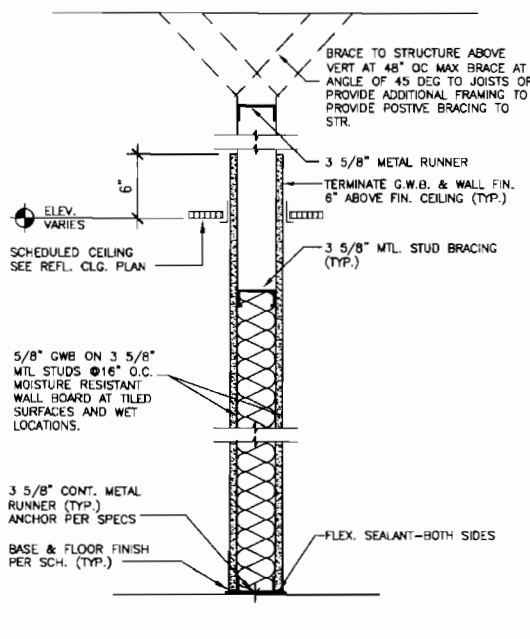
14093
ARCHITECTS, PLANNERS
2000 Palm Central Business Bldg.
Pompano Beach, Florida 33069
Tel: 954-980-0118



ROYAL PALM BEACH COMMONS
SPORTING CENTER PLANS
ENLARGED RESTROOM PLANS
AND INTERIOR ELEVATIONS

FEB 19 2009

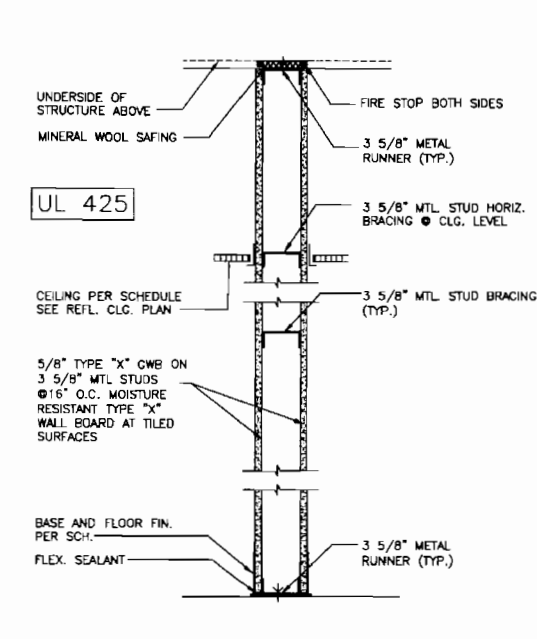
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Sheet Reference Number
A-S4.0
Sheet 18 of 23



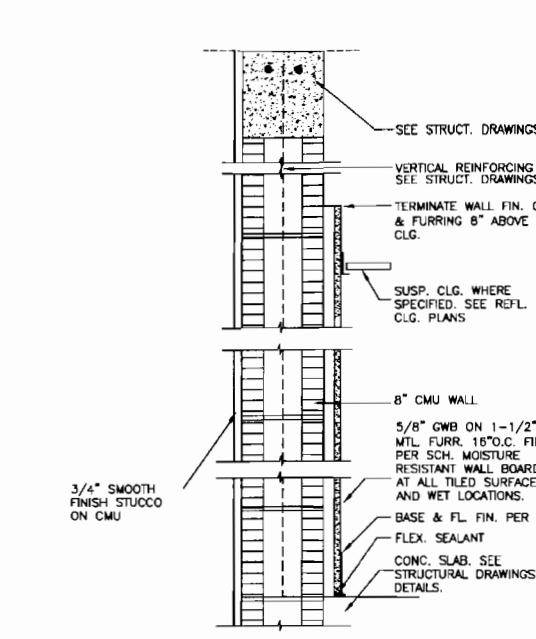
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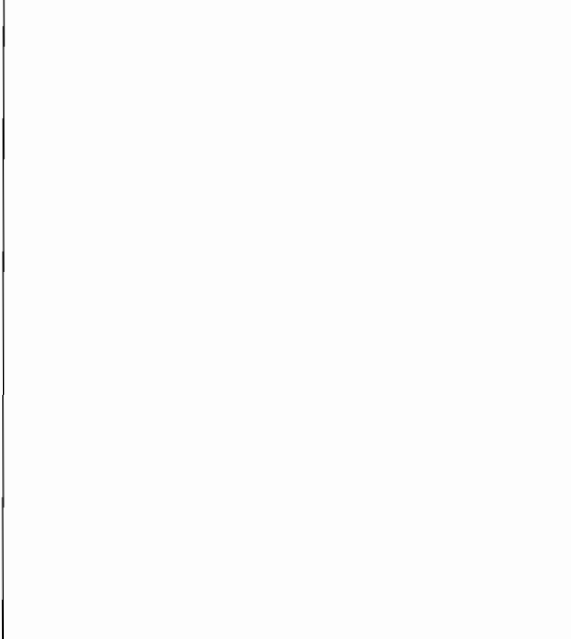
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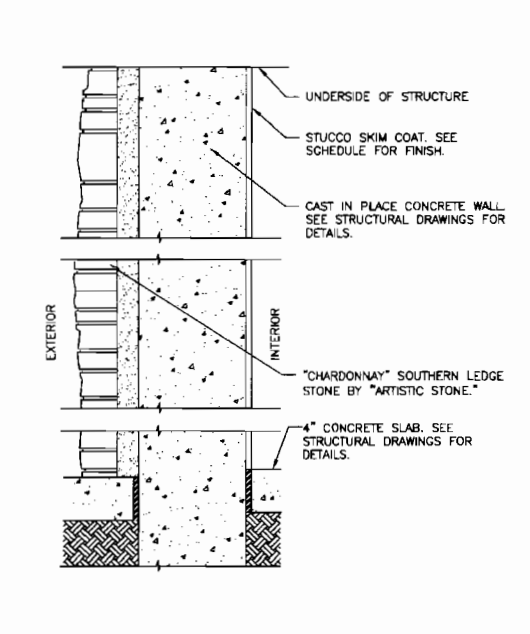
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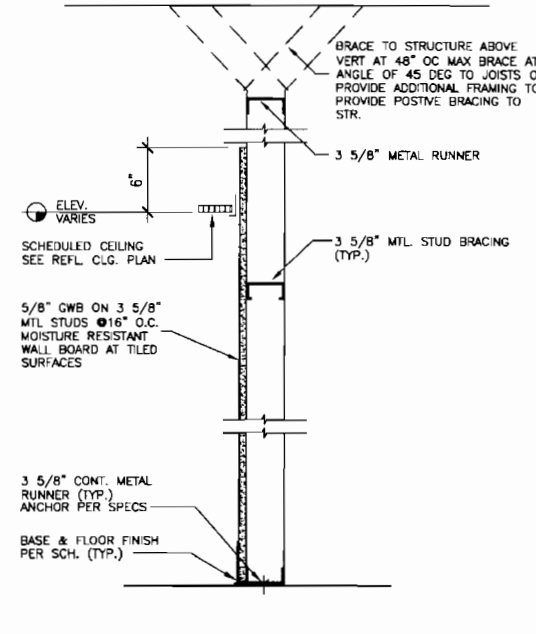
4 C.M.U. WALL / PARTITION
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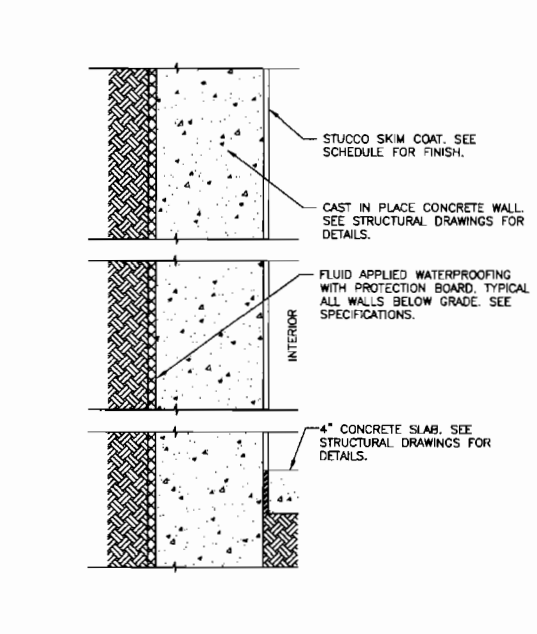
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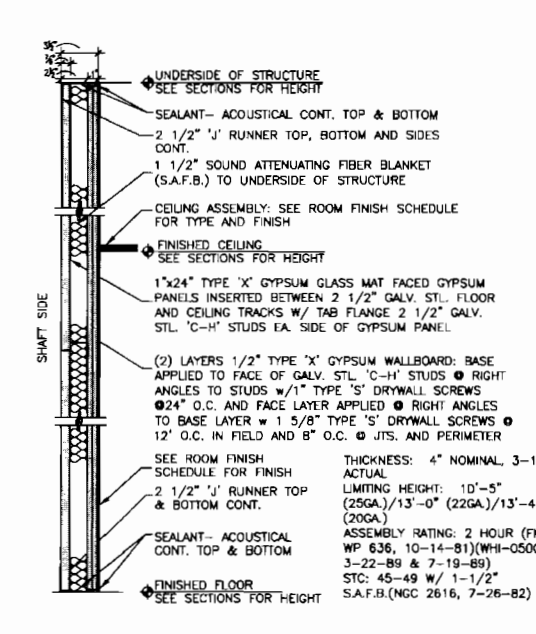
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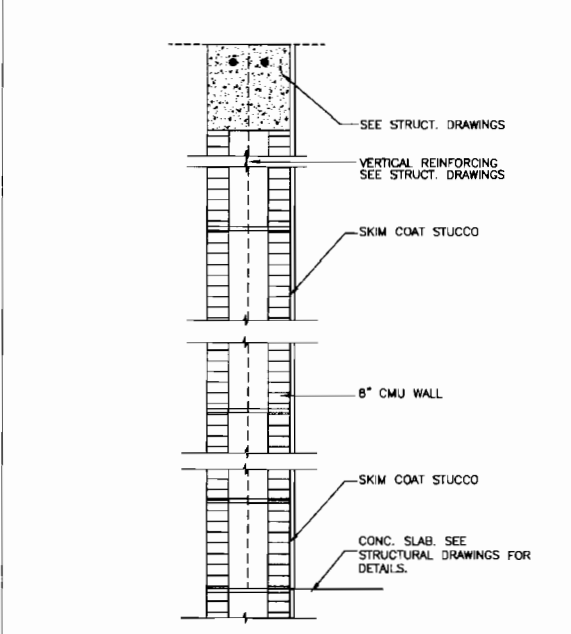
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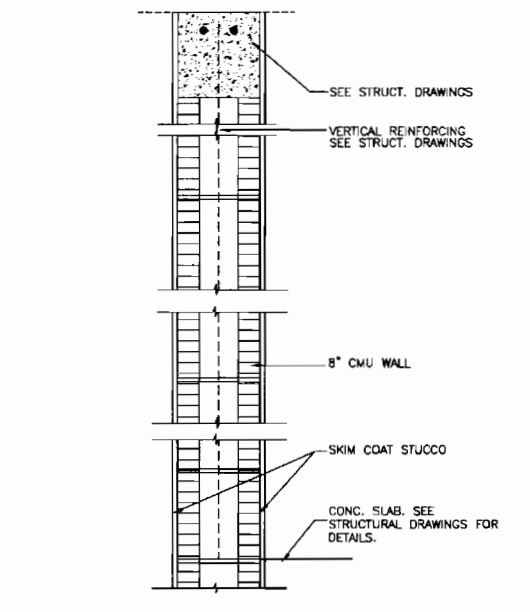
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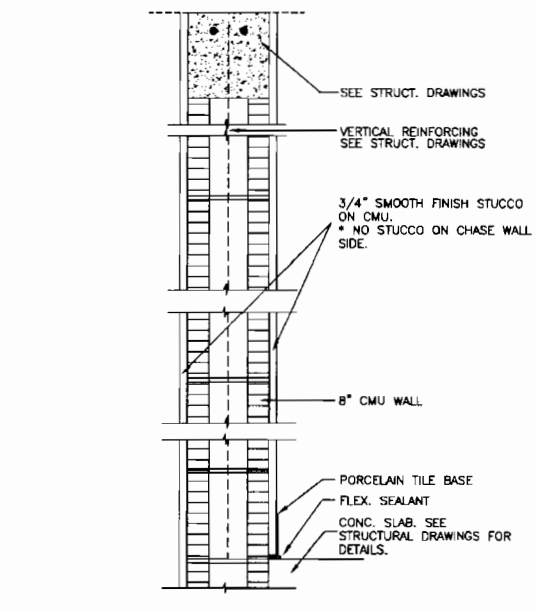
11 SHAFT WALL UL-U415
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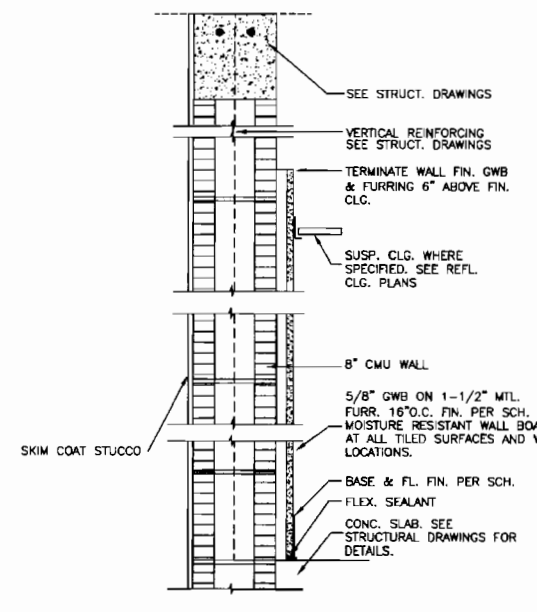
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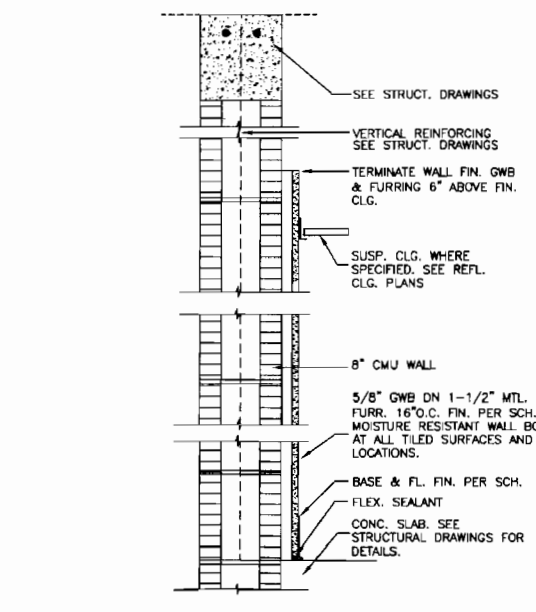
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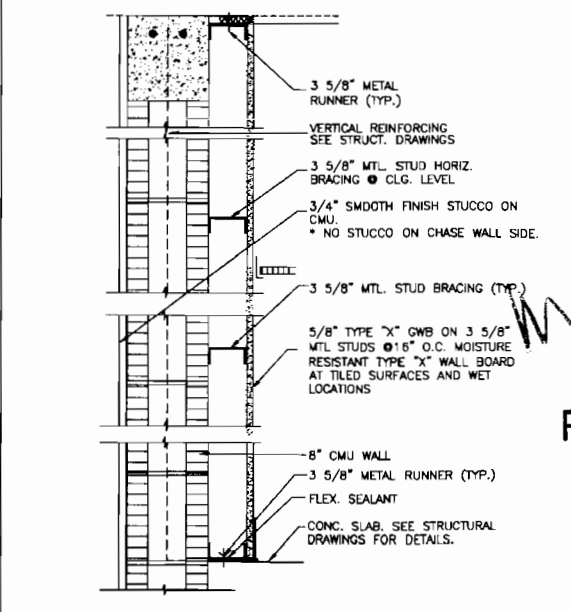
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15 C.M.U. WALL / PARTITION
SCALE: NO SCALE



16 C.M.U. WALL / PARTITION
SCALE: NO SCALE



17 C.M.U. WALL / PARTITION
SCALE: NO SCALE



Designed: _____
By: _____
Checked: _____

Date	By
06/27/07	
12/18/07	
02/28/08	
12/01/08	

Revisions

No.	Description
1	ISSUE SET
2	FOR SUBMITTAL
3	PERMIT REVIEW
4	BID SET

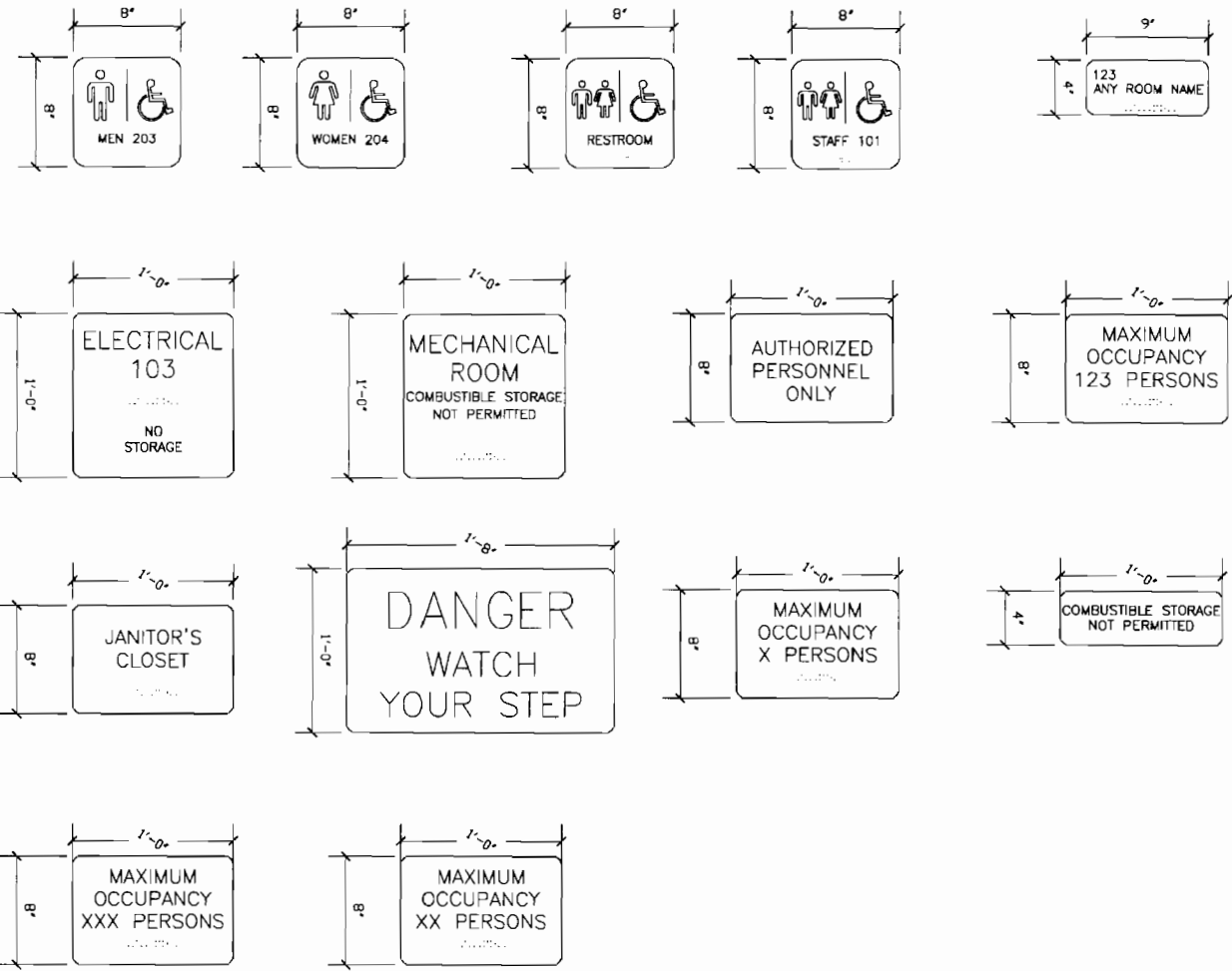
14093
ARCHITECTS: PLANNERS
4000 Park Plaza, Suite 100
Pompano Beach, Florida 33064
407-9600118



ROYAL PALM BEACH COMMONS
SPORTING CENTER
PARTITION TYPES

FEB 19 2009

RPB NO: EN - PRO/01
Sheet Reference
Number
A-S5.0
Sheet 20 of 23



- ALL INTERIOR SIGNS TO BE BY "INTELLIGENT SIGNAGE OF SOUTH FLORIDA", 915 MIDDLE RIVER DRIVE, FORT LAUDERDALE, TEL. (954) 368-2255.
- RAISED LETTERS, BRAILLE & SYMBOLS IN ACCORDANCE WITH ADA.
- ALL CORNERS TO BE RADIUS.
- BACKGROUND AND LETTER COLORS TO BE SELECTED BY ARCHITECT.
- MOUNTING HEIGHT TO BE 5'-0" A.F.F. TO $\frac{1}{2}$ OF SIGN (U.N.O.)
- SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

SIGNAGE

- INTERIOR FINISH NOTES**
- ALL FINISHES COMPLY WITH N.F.P.A. 101 SEC. 8-3.3 AND S.F.B.C. SEC. 3708.
 - N.F.P.A. 1221 2-1.2.3. ALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS.
 - ALL TELEPHONE, DATA AND ELECTRIC ROOMS TO RECEIVE CONTINUOUS 3/4" FIRE RATED BACKER BOARD ON ALL WALLS. FROM FINISH FLOOR TO 8'-0" AFF.

ROOM FINISH SCHEDULE - FIRST FLOOR

NUMBER	NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	CEIL. HEIGHT	REMARKS
100	STORAGE	CONC. SEAL	--	P-SKMCT	P-SKMCT	P-SKMCT	P-SKMCT	EX-STR	-----	
101	OFFICE	VCT	V	P-GWB	P-GWB	P-GWB	P-GWB	ACT-1	9'-0"	
102	KITCHEN STORAGE	QT	QTCV	P-SKMCT	P-SKMCT	P-SKMCT	P-SKMCT	EX-STR	-----	ENAMEL PAINT ON ALL WALLS
103	COOLER/FREEZER	QT	QTCV	P-SKMCT	P-SKMCT	P-SKMCT	P-SKMCT	EX-STR	-----	ENAMEL PAINT ON ALL WALLS
104	ELECTRICAL ROOM	CONC. SEAL	--	P-SKMCT	P-SKMCT	P-SKMCT	P-SKMCT	EX-STR	-----	
105	ELEVATOR MACHINE RM.	CONC. SEAL	--	P-SKMCT	P-SKMCT	P-SKMCT	P-SKMCT	EX-STR	-----	

ROOM FINISH SCHEDULE - SECOND FLOOR

NUMBER	NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	CEIL. HEIGHT	REMARKS
200	COVERED DECK	CONC. PVR.	--	P-ST	P-ST	P-ST	P-ST	P-ST	VARIES	
201	LOBBY	PT	PT	P-GWB	P-GWB	P-GWB	P-GWB	ACT/P-GWB	10'-0"	
202A	OUTFITTER-A	PT	PT	-----	-----	-----	-----	ACT/P-GWB	10'-0"	
202B	OUTFITTER-B	PT	PT	-----	-----	-----	-----	ACT/P-GWB	10'-0"	
203	OFFICE	C	WD	P-GWB	P-GWB	P-GWB	P-GWB	ACT	10'-0"	
204	STORAGE	VCT	V	P-GWB	P-GWB	P-GWB	P-GWB	ACT	10'-0"	
205	DINING	PT	PT	P-GWB	P-GWB	P-GWB	P-GWB	ACT/P-GWB	10'-0"	
206	KITCHEN/STORAGE	QT	QT	P-GWB	P-GWB	P-GWB	P-GWB	EX-STR	-----	ENAMEL PAINT ON ALL WALLS
207	MEN'S	PT	PT	CT	CT	CT	CT	ACT/P-GWB	10'-0"	
208	WOMEN'S	PT	PT	CT	CT	CT	CT	ACT/P-GWB	10'-0"	
209	JANITOR	VCT	V	P-GWB	P-GWB	P-GWB	P-GWB	EX-STR	-----	ENAMEL PAINT ON ALL WALLS
210	MECHANICAL	CONC. SEAL	--	P-GWB	P-GWB	P-GWB	P-GWB	P-ST	REFER TO SECTION	

ROOM FINISH SCHEDULE - THIRD FLOOR

NUMBER	NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	CEIL. HEIGHT	REMARKS
301	PARTY ROOM	PT	PT	P-GWB	P-GWB	-----	-----	WD	VARIES	
302	COVERED VERANDA	PT	PT	P-ST	P-ST	P-ST	P-ST	P-ST	REFER TO SECTION	
303	MECHANICAL	CONC. SEAL	--	P-GWB	P-GWB	P-GWB	P-GWB	EX-STR	-----	
304	MEN'S	PT	PT	CT	CT	CT	CT	P-ST	10'-0"	
305	STORAGE	VCT	V	P-GWB	P-GWB	P-GWB	P-GWB	P-GWB	10'-0"	
306	WOMEN'S	PT	PT	CT	CT	CT	CT	P-ST	10'-0"	

FINISH LEGEND

FLOOR	DESCRIPTION
QT	QUARRY TILE
C	CARPET
VCT	VINYL COMPOSITION TILE
CT	CERAMIC TILE
EP	EPOXY
CONC	CONCRETE
CONC. SEAL	CONCRETE SEALED
CONC. PVR.	CONCRETE PAVER
PT	PORCELAIN TILE
VRS	VINYL REDUCER STRIP, CENTERED UNDER DOOR
M-S	MARBLE DOOR SILL, CENTERED UNDER DOOR
MRS	METAL REDUCER STRIP, CENTERED UNDER DOOR

FINISH PRODUCT SELECTIONS (COLOR, MODEL & MFG BASE OF DESIGN)

FLOOR	DESCRIPTION
CT-1	18"x18" CERAMIC TILE
CT-2	18"x18" CERAMIC TILE EXTERIOR SLIP RESISTANT
VCT-1	12"x12" VINYL COMPOSITION TILE
PT-1	18"x18" PORCELAIN TILE
PT-2	18"x18" PORCELAIN TILE EXTERIOR SLIP RESISTANT

INTERIOR FINISH CLASSIFICATIONS

MATERIAL	CLASSIFICATION
CARPET	A
ACOUSTIC CEILINGS	A
CERAMIC TILE FLOORING	ASTM C650
RESILIENT BASE	B
PAINTED GYPSUM WALLBOARD	A

FINISH PRODUCT SELECTIONS (COLOR, MODEL & MFG BASE OF DESIGN)

FLOOR	DESCRIPTION
G-1	COLOR TO MATCH TILE, LATEX MODIFIED.
BASE	
R	4" RUBBER
PF-3	4" PORCELAIN TILE BASE
CT-3	4" CERAMIC COVE BASE
WALLS	
P-1	FIELD COLOR PAINT
P-2	ACCENT COLOR PAINT
CT-5	6"x6" CERAMIC WALL TILE
CT-6	ACCENT CERAMIC WALL TILE
CT-7	ACCENT CERAMIC WALL TILE
CT-8	ACCENT CERAMIC WALL TILE
CT-9	ACCENT CERAMIC WALL TILE
DOORS	
DOOR & DOOR FRAMES	SEE DOOR SCHEDULE
FINISHES	
CEILINGS	
ACT-1	ULTIMA ARMSTRONG 24"x24", WHITE
PLASTIC LAMINATE	
PL-H1	COUNTERTOP & SPLASH
PL-V1	WALL & BASE CABINETS
MISCELLANEOUS	
TOILET PARTITIONS	SOLID SURFACE
VANITIES	SOLID SURFACE
THRESHOLDS	
TOILET ROOM DOORWAY	MARBLE THRESHOLD
VCT TO CONCRETE	VINYL REDUCER STRIP



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 Drawn: _____
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Revisions

No.	Date	Description
1	05/27/07	PROJG SET
2	12/19/07	75% SUBMITTAL
3	03/28/08	PERMIT REVIEW
4	12/07/08	BID SET

14093

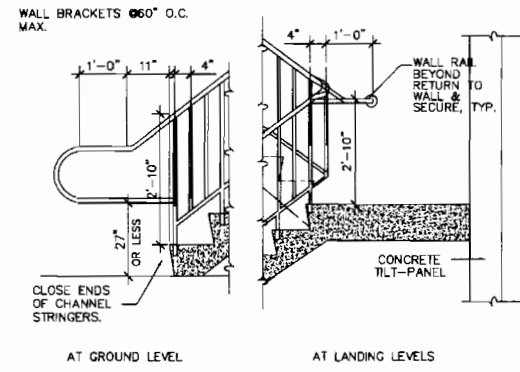
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ROYAL PALM BEACH COMMONS
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 ROOM FINISH SCHEDULE
 AND SIGNAGE

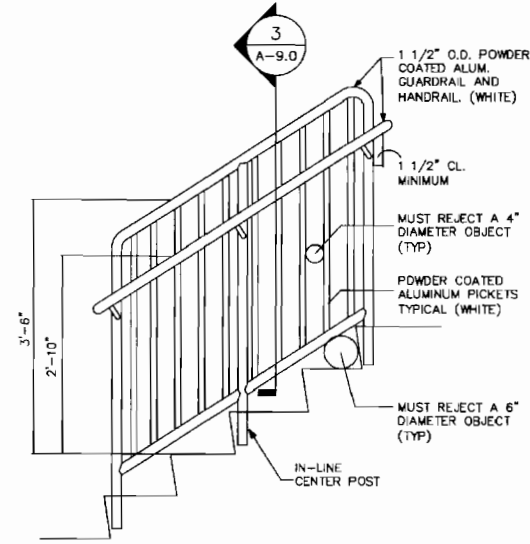
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 Sheet Reference Number
 A-S7.1
 Sheet 22 of 23



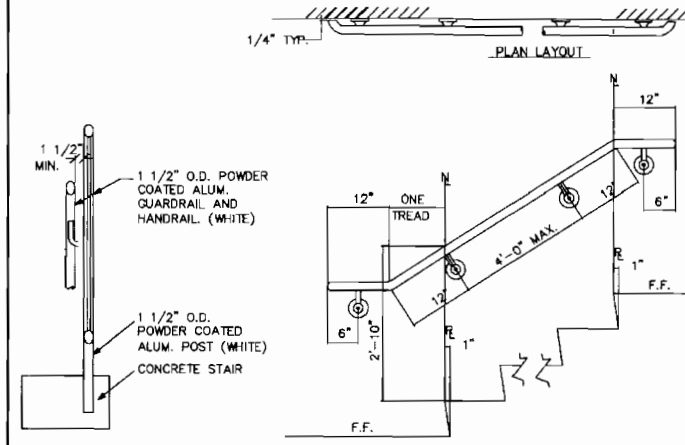
1 TYPICAL INTERIOR RAILING DETAILS

NTS



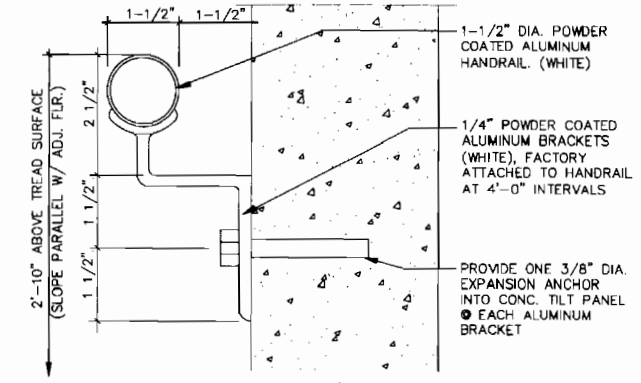
2 TYPICAL STAIR INTERIOR GUARD RAIL DETAIL

NTS



3 TYPICAL SECTION AT STAIR RAILING

NTS



4 DETAIL AT WALL MOUNTED RAIL

NTS

5 NOT USED

6 NOT USED

7 NOT USED

8 NOT USED

SCALE: NTS

9 TYPICAL JAMB DETAIL

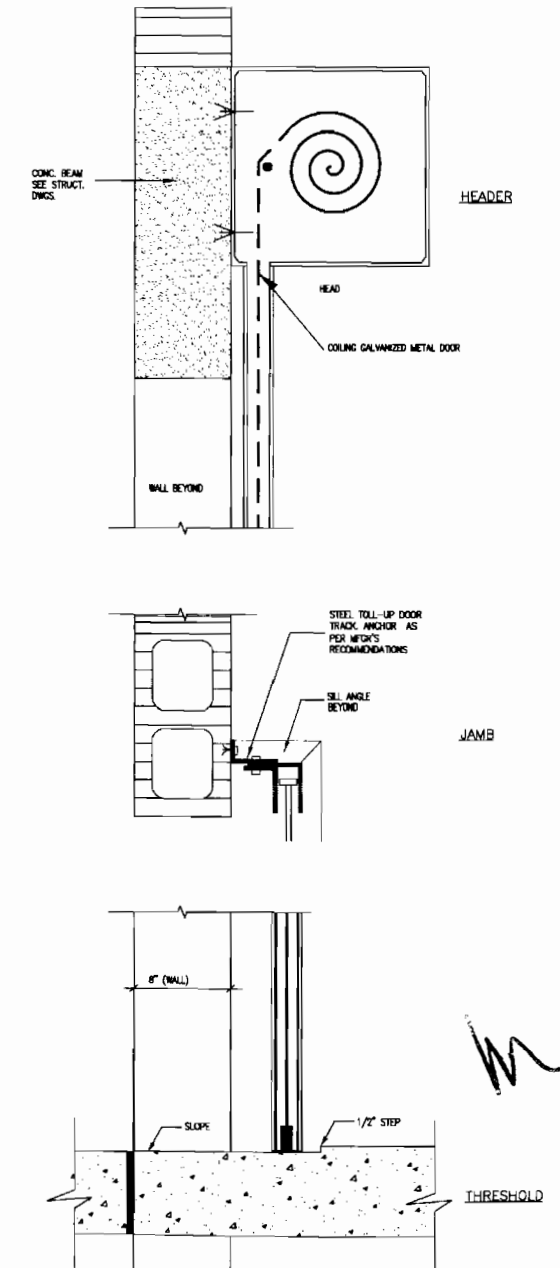
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10 TYPICAL HEADER DETAIL

SCALE: N T S

11 TYPICAL ROLL-UP DOOR DETAILS

SCALE: NTS



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No.	Date	By
1	06/27/09	...
2	07/14/09	...
3	07/14/09	...
4	12/07/09	...

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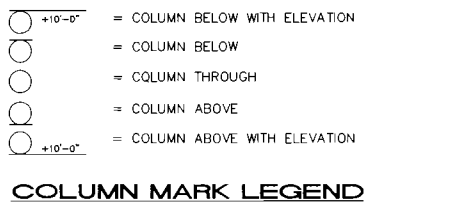
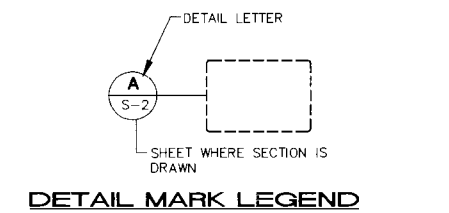
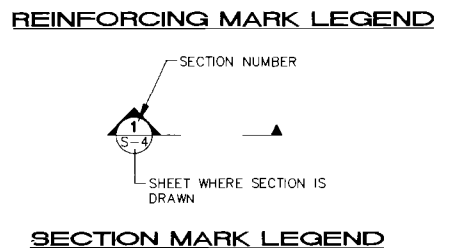
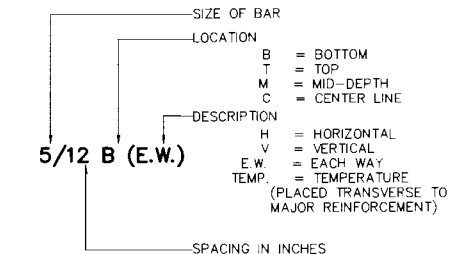
ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER
 RAILING DETAILS AND
 OVERHEAD DOOR DETAILS

FEB 9 2009

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 Sheet Reference Number
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 Sheet 23 of 23

ABBREVIATIONS

AB - ANCHOR BOLT	L - ANGLE
ALT - ALTERNATE	LG - LONG
APPROX - APPROXIMATELY	LP - LOW POINT
ARCH - ARCHITECTURAL	LLV - LONG LEG VERTICAL
B - BOTTOM	LLH - LONG LEG HORIZONTAL
BLDG - BUILDING	MFR - MANUFACTURER
BM - BEAM	MAS - MASONRY
BOTT - BOTTOM	MO - MASONRY OPENING
BRG - BEARING	MATL - MATERIAL
BRDG - BRIDGING	MAX - MAXIMUM
CB - CONCRETE BEAM	NB - MASONRY BEAM
C/C - CENTER TO CENTER	MECH - MECHANICAL
CH - CHANNEL	MEP - MECHANICAL/ELECTRICAL/PLUMBING
CIP - CAST IN PLACE	MF - MONOLITHIC POUR
CJ - CONTROL JOINT	MTL - METAL
CL - CENTERLINE	MIN - MINIMUM
CLR - CLEAR	MISC - MISCELLANEOUS
CMU - CONCRETE MASONRY UNIT	NS - NEAR SIDE
COL - COLUMN	NIC - NOT IN CONTRACT
CONC - CONCRETE	NTS - NOT TO SCALE
CONFIG - CONFIGURATION	O/C - ON CENTER
CONT - CONTINUOUS	OPNG - OPENING
CONTR - CONTRACTOR	PART - PARTITION
CORR - CORRUGATED	PC - PILE CAP
CTR - CENTER	PL - PLATE
DBL - DOUBLE	PLF - POUNDS PER LINEAR FOOT
DET - DETAIL	PSF - POUNDS PER SQUARE FOOT
DIA - DIAMETER	PSI - POUNDS PER INCH
DIM - DIMENSION	PT - POST TENSION/PRESSURE TREATED
DN - DOWN	R - RISER
DR - DOOR	REINF - REINFORCED
DWG - DRAWING	REM - REMAINDER
EA - EACH	REQ'D - REQUIRED
EF - EACH FACE	REV - REVISED/REVISION
EJ - EXPANSION JOINT	RM - ROOM
EL - ELEVATION	RO - ROUGH OPENING
ELECT - ELECTRICAL	RQMT - REQUIREMENT
ELEV - ELEVATOR	SCHED - SCHEDULE
EOS - EDGE OF SLAB	SECT - SECTION
EQ - EQUAL	SIM - SIMILAR
EW - EACH WAY	SJ - SAWCUT JOINT
EXIST - EXISTING	SL - SLOPE
EXP - EXPANSION	SQ - SQUARE
F _e - FORCE	SP - SPIRAL
FIN - FINISH	SS - STAINLESS STEEL
FLR - FLOOR	STD - STANDARD
FND - FOUNDATION	SW - SHEARWALL/SHORT WAY
FOM - FACE OF MASONRY	STL - STEEL
FS - FAR SIDE	STRUCT - STRUCTURAL
FT - FOOT	SYM - SYMMETRICAL
FTG - FOOTING	TB - TIE BEAM
GA - GAGE	TC - TIE COLUMN
GALV - GALVANIZED	TE - THICKENED EDGE
HC - HOLLOW CORE	THK - THICK
HDC - HOT DIPPED GALVANIZED	T/O - THRU OUT
HORIZ - HORIZONTAL	TOC - TOP OF CONCRETE
HP - HIGH POINT	T - TOP
IJ - ISOLATION JOINT	TEMP - TEMPERATURE
INFO - INFORMATION	TOS - TOP OF STEEL/SLAB
INT - INTERIOR	TR - TREAD
JST - JOIST	TRYP - TYPICAL
JT - JOINT	UNO - UNLESS NOTED OTHERWISE
K - KIPS	VERT - VERTICAL
K/FT - KIPS PER FOOT	W/ - WITH
KJ - CONST JOINT/KEYSTONE JOIST	WD - WOOD
	WWF - WELDED WIRE FABRIC



GENERAL STRUCTURAL NOTES

- GOVERNING CODE:** FLORIDA BUILDING CODE (FBC), 2004 EDITION. ANSI/ASCE FOR WIND LOADS, LATEST EDITION.
- REFERENCE STANDARDS:** REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.
- NOTES:** NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.
- SPECIFICATIONS:** WHEN PART OF THE CONTRACT DOCUMENTS, REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS.
- ARCHITECTURAL:** REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NON-BEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.
- DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS AND GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- SITE VERIFICATION:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ENGINEER / ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
- OMISSIONS/CONFLICTS:** IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS, AND SITE CONDITIONS THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR RESPONSIBILITIES:** THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURE, INCLUDING SHORING AND TEMPORARY BRACING.
- LOAD LIMITS:** LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS INDICATED IN THE DRAWINGS.
- EXISTING FACILITIES:** CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES FROM DAMAGE, PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC. CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- SUBMITTALS:** WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTALS SHALL BE MADE TO THE STRUCTURAL ENGINEER BEFORE FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.
- ALTERNATES:** ALTERNATES FOR SPECIFIED ITEMS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ASSOCIATED ENGINEERING FEES FOR REVIEWING THESE SUBMITTALS.
- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND OTHER CONTRACT DOCUMENTS.**
- REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR EXACT WEIGHT AND/OR LOCATION OF PITS, DEPRESSIONS, TRENCHES, OPENINGS AND ROOF MOUNTED OR JOISTS SUSPENDED UNITS.**
- THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE VERTICAL AND HORIZONTAL SHORING WHICH SHALL BE PROVIDED TO SAFELY SUPPORT ALL CONSTRUCTION LOADS.**
- A MINIMUM OF ONE FIELD OBSERVATION BY THE ENGINEER OF RECORD IS REQUIRED NEAR THE COMPLETION OF THE BUILDING STRUCTURE AND PRIOR TO OCCUPANCY, FOR DETERMINING GENERAL PERFORMANCE OF THE DESIGN.** ADDITIONAL OBSERVATIONS SHALL BE ARRANGED AS DESCRIBED IN NOTE #18 BELOW.
- NO LATER THAN 24 HOURS IN ADVANCE, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED TO OBSERVE THE WORK AS ARRANGED WITH THE BUILDING DEPARTMENT OR REQUIRED BY THE OWNER WHICH WILL BE DETERMINED AT THE PRE-CONSTRUCTION MEETINGS.**

SHOP DRAWING SUBMITTALS

- REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SHOP DRAWINGS REQUIRED BY THE CONTRACT DOCUMENTS TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT COMMENT.
 - REVIEW OF SHOP DRAWINGS IS TO BE LIMITED TO TWO (2) REVIEWS PER SUBMITTAL WITHIN THE SCOPE OF BASIC SERVICES (I.E., INITIAL SUBMITTAL REVIEW AND ONE RESUBMITTAL, IF NECESSARY). REVIEW OF ADDITIONAL RESUBMITTALS WILL BE CONSIDERED ADDITIONAL SERVICES. FOR WHICH THE GENERAL CONTRACTOR MAY BE HELD RESPONSIBLE. ADDITIONAL SERVICES COMPENSATION TO THE ENGINEER WILL BE IN ACCORDANCE WITH THE TERMS OF THE ARCHITECT-ENGINEER AGREEMENT FOR THIS PROJECT.
 - ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRACTOR'S APPROVAL PRIOR TO SUBMITTING TO THE A/E.
 - SUBMIT A MINIMUM OF 3 EA. BLACKLINE PRINTS TO THE ARCHITECT/ENGINEER FOR REVIEW. THE ARCHITECT/ENGINEER WILL RETAIN 1 COPY EACH AFTER REVIEW AND RETURN THE REMAINDER.
 - ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT/ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RESUBMITTAL.
 - SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.
- SHOP DRWG. REQUIRING ENG. INPUT BY SPECIALTY ENGINEER**
- SPECIALTY ENGINEER:**
 - DEFINITION - A FLORIDA REGISTERED PROFESSIONAL ENGINEER, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT.
 - SHALL BE:
 - AN EMPLOYEE OR OFFICER OF A FABRICATOR
 - AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR
 - AN INDEPENDENT CONSULTANT RETAINED BY THE FABRICATOR OR HIS SUPPLIER.

MILD REINFORCING STEEL:

- REFERENCE STANDARDS:** ACI 301, CHAPTER 5. "ACI DETAILING MANUAL (MSP-65). CRSI "PLACING REINFORCING BARS". CRSI "MANUAL OF STANDARD PRACTICE" (MSP-1).
- MATERIALS:**
 - REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS, UNLESS NOTED.
 - WELDED WIRE FABRIC: SMOOTH FABRIC: ASTM A185, DEFORMED FABRIC: ASTM A497.
 - FIBROUS REINFORCEMENT: FIBRILLATED POLYPROPYLENE REINFORCEMENT SHALL BE USED WHERE NOTED ON PLANS. SUBMIT PROPOSED PRODUCT TO ENGINEER PRIOR TO USE. ADD FIBERS TO THE CONCRETE. MIX AND FINISH IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

BAR SUPPORTS: CONFORM TO CHAPTER 3, CRSI MSP-1. THE WIRE: 16 1/2 GAUGE OR HEAVIER, BLACK ANNEALED.

BENDING: BARS SHALL BE BENT COLD. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS NOTED OR AUTHORIZED BY THE ENGINEER.

WELDING: DO NOT WELD BARS UNLESS NOTED OR AUTHORIZED BY THE ENGINEER. WHEN AUTHORIZED, CONFORM TO AWS D1.4.

PLACING: PLACE BARS IN ACCORDANCE WITH CRSI "PLACING REINFORCING BARS". SUPPORT AND TIE TO PREVENT DISPLACEMENT. ALL REINFORCEMENT STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED, AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301 AND ACI 318.

ALL REINFORCING STEEL SHALL BE ASSEMBLED AS CAGES OR MATS, WITH BARS EQUALLY SPACED AND TIED TOGETHER AT EACH INTERSECTION BEFORE CONCRETE IS PLACED.

ALL ACCESSORIES SHALL HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI CURRENT EDITION.

SUPPORT BARS SHALL NOT BE SPACED MORE THAN 4'-0" O.C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-6" PAST OUTERMOST CHAIR OR SUPPORT BAR.

A MINIMUM OF 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.

CONCRETE COVER: MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS NOTED.

CONCRETE CAST AGAINST EARTH: 3"

CONCRETE EXPOSED TO EARTH OR WEATHER: 2"

TIES IN COLUMNS AND BEAMS: 1 1/2"

SLAB TOP BARS: 3/4"

SLAB BOTTOM BARS: 3/4"

SPACER TIES SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL SUCH THAT 2" MINIMUM CLEARANCE IS MAINTAINED UNLESS OTHERWISE NOTED ON PLANS.

- TENSION AND TENSION LAP DEVELOPMENT LENGTHS:**
 - THE MINIMUM REQUIRED TENSION DEVELOPMENT LENGTHS FOR REINFORCING BARS SHALL BE BASED ON THE FOLLOWING FOR THE PURPOSE OF ESTIMATE BAR EXTENSION OR EMBEDMENT LENGTHS.
 - FOR CONCRETE STRENGTHS OF $f_c=4000$ PSI OR LESS, ALL BARS ARE #9 OR SMALLER WITH $f_y=60$ KSI; CONCRETE COVER MIN OF ONE BAR DIAMETER MINIMUM; CLEAR SPACING OF ONE BAR DIAMETER AND COLUMN TIES OR BEAM STIRRUPS ARE PROVIDED THEN THE DEVELOPMENT LENGTH SHALL BE 38 BAR DIAMETERS, LARGER BARS; OR IF TIES OR STIRRUPS ARE NOT SPECIFIED, OR FOR TOP BARS, OR CONCRETE COVER TO REINFORCEMENT IS LESS THAN ONE BAR DIAMETER THEN THE DEVELOPMENT LENGTH SHALL BE INCREASED TO 57 BAR DIAMETERS.
 - FOR CONCRETE STRENGTHS GREATER THAN $f_c=4000$ PSI BUT LESS THAN $f_c=7500$ PSI USE THE FOLLOWING CHART FOR TENSION DEVELOPMENT LENGTH. ALL BEAMS COLUMNS AND WALLS SHALL HAVE A MIN #4 BAR TIES/STIRRUPS AT A MAXIMUM SPACING OF BEAM/COLUMN DEPTH (d).

*** TENSION LAP SPLICE SCHEDULE**

BAR SIZE	LESS THAN 7500 P.S.I. CONC.		GREATER THAN 7500 P.S.I. CONC.	
	TOP BAR LAP LENGTH	OTHER BAR LAP LENGTH	TOP BAR LAP LENGTH	OTHER BAR LAP LENGTH
#3	12"	12"	16"	16"
#4	14"	12"	17"	16"
#5	18"	14"	22"	17"
#6	21"	16"	26"	20"
#7	25"	19"	30"	23"
#8	30"	23"	36"	28"
#9	38"	29"	46"	35"
#10	48"	37"	58"	45"
#11	58"	45"	71"	55"

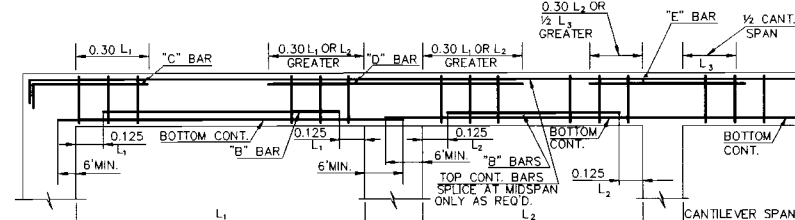
* FOR BUNDLES OF THREE BARS OR LESS INCREASE LENGTHS SHOWN BY 20% FOR THE INDIVIDUAL BAR. NO LAP SPLICES SHALL BE PLACED WITHIN THE PRIMARY TENSION ZONE OF THE MEMBER.

- MECHANICAL CONNECTIONS:** MECHANICAL CONNECTIONS MAY BE SUBSTITUTED FOR LAP SPLICES IF APPROVED BY THE ENGINEER. SUCH CONNECTIONS SHALL DEVELOP AT LEAST 125% OF THE SPECIFIED YIELD STRENGTH OF THE BAR.
- WIRE FABRIC SUBSTITUTION:** WELDED DEFORMED WIRE FABRIC MAY BE SUBSTITUTED FOR REINFORCING BARS. CONSULT ENGINEER FOR REQUIRED STEEL AREAS AND ADDITIONAL REQUIREMENTS.
- PLACEMENT:** DRAWINGS AND BAR LISTS SHALL CONFORM WITH ACI 318. "MANUAL FOR STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. (ONE PAPER SET AND ONE PRINT OF EACH DRAWING.)
- DETAILS FOR CONCRETE REINFORCEMENT:** SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCEMENT STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", UNLESS OTHERWISE INDICATED.
- HOOK ALL COLUMN VERTICAL REINFORCING INTO SLAB/BEAM ABOVE WHERE COLUMN TERMINATES.**
- PROVIDE HORIZONTAL CORNER BARS AT ALL CONCRETE TO BEAM INTERSECTIONS. BARS SHALL BE SAME SIZE AND QUANTITY AS BEAM REINFORCING LAPPING 30" MINIMUM IN BOTH DIRECTIONS.**

STEEL JOISTS AND JOIST GIRDERS

- OPEN WEB STEEL JOISTS (OWSJ) SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE STANDARDS. FABRICATION USING ELECTRICAL RESISTANCE WELDING IS PROHIBITED.
- JOIST/GIRDER FABRICATOR SHALL SUBMIT DESIGN DATA AND ERECTION DIAGRAMS. SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- MAXIMUM DEFLECTION OF JOISTS AND ROOF DECK 1/360 OF SPAN UNDER LIVE LOAD, UNLESS OTHERWISE NOTED ON PLAN.
- WELD OR BOLT EVERY OWSJ TO SUPPORTING STEEL AND/OR WALL PLATES.
- MINIMUM BEARINGS OWSJ SHALL BE:

	ON MASONRY	ON CONCRETE	ON STEEL
K SERIES	4"	4"	2 1/2"
LH SERIES	6"	6"	4"
- CAMBER JOISTS FOR DEAD LOAD.
- STEEL FABRICATOR SHALL ADD WEIGHTS OF ALL MECHANICAL ROOF UNITS IN THE DESIGN LOAD OF OWSJ AND VERIFY WITH OWNER OR MECHANICAL ENGINEER THE EXACT SIZE AND LOCATION.
- ALL CONNECTIONS SHALL BE WELDED IN ACCORDANCE WITH AWS D1.1. "STRUCTURAL WELDING CODE". USE E70XX ELECTRODE. ALL WELDERS TO BE CERTIFIED BY AWS. WELDING CERTIFICATE NEEDS TO BE FILED WITH CITY PRIOR TO WELDING.
- ALL FIELD BOLTS SHALL BE ASTM A-325N BOLTS.
- TOPS OF ROOF MEMBERS SUPPORTING STEEL JOISTS ARE 2 1/2" FOR K SERIES AND 5" FOR LH & DLH SERIES BELOW UNDERSIDE OF ROOF DECK UNLESS NOTED OTHERWISE.
- IN STEEL FRAMING, WHERE BAR JOISTS ARE UTILIZED, AND COLUMNS ARE NOT FRAMED IN AT LEAST TWO DIRECTIONS WITH STRUCTURAL STEEL MEMBERS, A BAR JOIST SHALL BE FIELD-BOLTED AT COLUMNS TO PROVIDE LATERAL STABILITY DURING CONSTRUCTION.
- WELD EACH SIDE OF EACH JOIST TO STEEL BEAM, JOIST GIRDER, SHELF ANGLE, OR BEARING PLATE SUPPORT WITH 2 - 3/16" x 1" FILLET WELDS, MIN. FOR 'K' SERIES AND WITH 2 - 1/2" x 4" FILLET WELDS, MIN. FOR 'LH' JOISTS. SEE STRUCTURAL DRAWINGS FOR ANCHORAGE FOR UPLIFT. IN ADDITION, FIELD CONNECTION OF JOIST BOTTOM CHORDS IS TO BE PROVIDED AS SHOWN ON STRUCTURAL DRAWINGS.
- PROVIDE ADDITIONAL JOISTS FOR MOVABLE PARTITIONS, MASONRY WALLS, AIR CONDITIONING UNITS, OR OTHER SUPERIMPOSED LOADS AS REQUIRED.
- DESIGN ROOF JOISTS FOR A NET UPLIFT AS INDICATED ON PLANS.



TYPICAL CONCRETE BEAM STEEL PLACEMENT

DESIGN LOADS FOR THE PROJECT AS FOLLOWS:

MAIN FRAME SYSTEM WIND LOADS:
 STRUCTURE IS DESIGNED ACCORDING TO ANSI/ASCE 7-02
 BASIC WIND SPEED = 140 MPH.
 STRUCTURE WIND IMPORTANCE FACTOR = 1.0
 SITE WIND EXPOSURE = C
 WIND DESIGN PRESSURE q_h AT ROOF LEVEL = PSF (h=41'-6") @ BUILDING
 CRITICAL COMPONENT FRAMING WIND LOADS: (a = 7')
 INTERNAL PRESSURE COEFFICIENT GC_{pi} = + 0.18

		AREA				
ZONE	COMPONENT	10	20	50	100	500
4	WALL FIELD	+62 -67	+59 -65	+56 -61	+53 -58	+46 -52
5	WALL CORNER	+62 -83	+59 -78	+56 -70	+53 -65	+46 -52
1	ROOF FIELD	+36 -57	+33 -55	+28 -53	+25 -52	
2	ROOF EDGE	+36 -99	+33 -91	+28 -81	+25 -73	
3	ROOF CORNER	+3 -147	+33 -137	+28 -124	+25 -115	
2	OVERHANG EDGE	-116	-116	-116	-116	
3	OVERHANG CORNER	-195	-176	-151	-132	



Designed: LDR
 Drawn: MK
 Checked: RW

By: _____
 Date: _____

Revisions

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1	05/25/07	
2	12/19/07	
3	03/28/08	
4	12/01/08	

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 70X SUBMITTAL: _____
 PERMIT REVIEW: _____
 BID SET: _____

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ROYAL PALM BEACH COMMONS
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RPB NO: EN-PR070
 Sheet Reference Number
 S-S0.1
 Sheet 1 of 11

LAWRENCE DeROSE, P.E.
 LICENSED ENGINEER NO. 20108
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4006
 MAY 19 2009
 DATE
 CALL 800-368-5828
 WWW.DEROSEDESIGN.COM

CAST-IN-PLACE CONCRETE:

- ALL CONCRETE WORK IS DESIGNED ON THE BASIS OF "STRENGTH DESIGN" IN ACCORD WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". ALL CONCRETE WORK SHALL BE CONSTRUCTED IN STRICT ACCORD WITH ACI 318.
- CONCRETE WORK SHALL BE PROPORTIONED IN ACCORD WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 211.11, "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL WEIGHT CONCRETE" TO PRODUCE THE FOLLOWING:
- MATERIALS:
 - CEMENT: ASTM C150
 - AGGREGATES: ASTM C33
 - ADMIXTURES: ACI 301, SECT. 2.2
 - WATER: ASTM C94
- AIR CONTENT: ENTRAINED AIR IS NOT REQUIRED UNLESS SHOWN ABOVE. WHERE AIR CONTENT IS SPECIFIED AND CONCRETE IS BEING PUMPED, TESTING SHALL BE PERFORMED AT THE DISCHARGE END OF THE PUMP OR HOSE. TOLERANCE FOR AIR CONTENT SHALL BE + OR - 1 1/2%.
- SLUMP: SLUMP SHALL BE PROPOSED BY THE CONTRACTOR IN THE MIX DESIGN SUBMITTALS. ACCEPTANCE OF PROPOSED SLUMP SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. TOLERANCE FOR SLUMP SHALL CONFORM TO ASTM C94.
- MIX DESIGN: SUBMIT A MIX DESIGN FOR EACH CLASS OF CONCRETE TO THE ENGINEER FOR REVIEW, AND APPROVAL.
- EMBEDDED ITEMS: VERIFY LOCATION OF EMBEDDED ITEMS WITH SUPPLIER'S OR DESIGN CONSULTANT'S DRAWINGS BEFORE PLACING CONCRETE. LOCATION OF EMBEDDED ITEMS NOT CONFORMING TO DRAWINGS SHALL BE REVIEWED BY THE ENGINEER (BEFORE PLACING CONCRETE) SLEEVE ALL PIPES THROUGH SLABS INDIVIDUALLY, UNLESS OTHERWISE APPROVED BY ENGINEER. WHERE PIPES OR DUCTS PENETRATE SLABS, A MAXIMUM OF TWO (2) BARS EACH WAY MAY BE CUT. PROVIDED SPLICE BARS OF EQUIVALENT AREA TO THE CUT BARS ARE PLACED ALONGSIDE OPENING WITH LAP LENGTH OF 36 X BAR Ø. PLACE ALL OPENINGS LARGER THAN 6" THAT ARE NOT SHOWN ON STRUCTURAL PLANS AND ALL CONDUITS IN SLAB IN ACCORDANCE WITH ACI-318 CH.6.3 AND SUBMIT SHOP DRAWINGS SHOWING SIZE AND LOCATION FOR STRUCTURAL ENGINEER'S REVIEW. PROVIDE 1-#5 X 6" EACH WAY PLACED DIAGONALLY AT MID-DEPTH AROUND ALL OPENINGS LARGER THAN 12", U.O.N.
- MIXING: CONCRETE SHALL BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH ACI 301, CHAPTER 7.
- PLACING: CONFORM TO ACI 301, CHAPTER 8.
- CONSOLIDATION: CONFORM TO ACI 301, SECTION 8.3.4.
- CURING: MAINTAIN CONCRETE IN A MOIST CONDITION FOR A SUITABLE PERIOD AFTER PLACEMENT, IN ACCORDANCE WITH ACI 301, CHAPTER 12.
- WEATHER CONDITIONS: ADEQUATE PRECAUTIONS SHALL BE TAKEN DURING HOT AND COLD WEATHER IN ACCORDANCE WITH ACI 301, SECTIONS 8.4.3 AND 12.3.
- CONSTRUCTION JOINTS: CONFORM TO ACI 301, SECTION 6.1 AND SECTION 8.5. EXCEPT KEYWAYS ARE NOT REQUIRED UNDER SECTION 6.1.2. ALL JOINTS SHALL BE THOROUGHLY CLEANED, LANTANCE REMOVED AND DAMPENED. SPECIAL BONDING METHODS SPECIFIED IN SECTION 6.1.4 ARE NOT REQUIRED UNLESS SPECIFICALLY SHOWN ON THE PLANS.
- NO WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE JOB SITE WITHOUT APPROVAL OF THE ENGINEER.
- MAXIMUM AGGREGATE SIZE SHALL 1 INCH. ALL AGGREGATES SHALL CONFORM TO ASTM C-33.
- ADMIXTURES: MAY BE USED ONLY AFTER APPROVAL BY THE ENGINEER. ALL CONCRETE TO BE PUMPED SHALL BE DESIGNED ACCORDINGLY AND SHALL COMPLY WITH SLUMP LIMITATIONS STATED HEREIN ABOVE AND WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 304, "PLACING CONCRETE BY PUMPING METHODS COMMITTEE REPORT".
- A MINIMUM OF A 3 INCH INSIDE DIAMETER PUMP AND PIPE SHALL BE USED TO TRANSPORT CONCRETE.
- ALL CONCRETE SHALL BE CONSOLIDATED THROUGH USE OF MECHANICAL VIBRATORS.

LOCATION	STRENGTH (PSI)	TEST AGE (DAYS)	MAX AGGR SIZE	MAX W/C RATIO	MINIMUM CEMENT (PER CU. YD.)	MINIMUM STRENGTH AT STRESSING
FOUNDATIONS	3000	28	1"	.50	475 LBS.	-
FILLED CELLS COURSE GROUT	3000	28	3/8"	-	560 LBS.	-
SLAB, BEAMS AND COLUMNS	3000	28	¾"	.50	475 LBS.	-

THE USE OF A SUPERPLASTICIZER IS ALLOWED BUT NOT REQUIRED. SHRINKAGE FOR THIS MIX SHALL BE LIMITED TO 0.035% AT 28 DAYS AS TESTED BY ASTM C157.

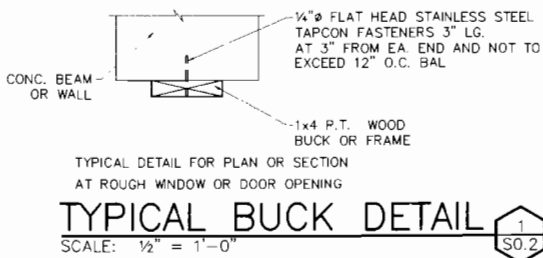
CONFLICTS: DESIGN MIXES SHALL MEET OR EXCEED EACH REQUIREMENT SPECIFIED. WHERE BOTH STRENGTH AND MAXIMUM WATER-CEMENT RATIO ARE SPECIFIED, THE MOST STRINGENT SHALL APPLY. FOR EXAMPLE, MAXIMUM WATER-CEMENT RATIO MIGHT RESULT IN A STRENGTH GREATER THAN THE MINIMUM SPECIFIED. LIKEWISE, A LOWER WATER-CEMENT RATIO THAN SPECIFIED MAY BE REQUIRED IN ORDER TO ACHIEVE THE REQUIRED STRENGTH.

WATER/CEMENT RATIO: W/C RATIO SHALL BE BASED ON TOTAL CEMENTITIOUS MATERIAL. IS NOT SHOWN ABOVE, W/C RATIO SHALL BE DETERMINED BY SUPPLIER BASED ON STRENGTH REQUIREMENTS.

- CONCRETE COVER FOR REINFORCING STEEL SHALL BE IN ACCORD WITH ACI 318, AND SHALL BE A MINIMUM AS FOLLOWS, U.O.N.:
 - SLABS = ¾"
 - BEAMS = 1 1/2"
 - FORMED CONCRETE BELOW GRADE = 2"
 - UNFORMED CONCRETE BELOW GRADE = 3"
- THE BEAM SIZES SHALL BE INCREASED AS REQUIRED FOR ARCHITECTURAL DETAILS OR JOINT BLOCK COURSING (28" MAXIMUM) AND ADD 2#5 IF DROP EXCEEDS 8"
- ALL STRUCTURAL CONCRETE IS TO BE CURED IN ACCORDANCE WITH ACI 318-83 SEC. 5.5. COMPOUND SHALL BE APPLIED THE SAME DAY AS THE POUR AND IMMEDIATELY UPON HARDENING WHEN WIND /HUMIDITY DICTATE. SPRAY COMPOUND WITH MINIMUM TWO PASSES AT PERPENDICULAR PLACEMENT.
- SHORING SYSTEMS: THE FORM AND SHORING SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER IN ACCORDANCE WITH ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMING". THE REGISTERED ENGINEER SHALL SUBMIT A DIAGRAMATIC DRAWING SHOWING THE SHORING AND RESHORING SEQUENCE AND PROPOSED POURING CYCLE INTENDED FOR THE PROJECT. HE SHALL ALSO SUBMIT, FOR REVIEW, CALCULATIONS SUBSTANTIATING THAT THE STRUCTURE WILL NOT BE OVERSTRESSED BY THE INTENDED SHORING SEQUENCE.
- RESHORING, RESHORING, WHEN REQUIRED, SHALL CONFORM TO ACI 301, SECTION 4.6. SUBMIT PROPOSED RESHORING PLANS TO THE ENGINEER FOR REVIEW.
- FINAL SIGNED AND SEALED SHORING AND RESHORING DRAWINGS SHALL BE ISSUED TO THE ENGINEER OF RECORD FOR THE PROJECT AND THE THRESHOLD BUILDING INSPECTOR FOR HIS USE TO ENSURE COMPLIANCE WITH THESE DRAWINGS.
- FORMWORK: CONFORM TO ACI 301, CHAPTER 4.
- REMOVAL OF FORMS:
 - CONVENTIONALLY REINFORCED CONCRETE: KEEP FORMS SUPPORTING BEAMS AND SLABS IN PLACE UNTIL CONCRETE HAS REACHED 75% OF THE SPECIFIED STRENGTH.
 - POST-TENSIONED CONCRETE: KEEP FORMS SUPPORTING POST-TENSIONED BEAMS AND SLABS IN PLACE UNTIL TENDONS HAVE BEEN STRESSED.
- GROUT: USE NON-SHRINK GROUT FOR PATCHWORK WITH MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI AT 28 DAYS UNLESS NOTED.
- TESTING AND ACCEPTANCE:
 - TESTING: MAKE ONE TEST FOR EACH 50 CU YD. OR ANY SINGLE POUR, FOR EACH MIX DESIGN PLACED EACH DAY. A "TEST" SHALL BE THE AVERAGE STRENGTHS OF TWO CYLINDERS MADE FROM THE SAME SAMPLE AND TESTED AT THE SPECIFIED AGE. ADDITIONAL CYLINDERS MAY BE MADE FOR INFORMATION FOR POST-TENSIONING, FORM REMOVAL, STRENGTH DEVELOPMENT, OR OTHER PURPOSES. A MINIMUM OF 4 CYLINDERS IS REQUIRED PER TEST.
 - ACCEPTANCE: CONCRETE IS ACCEPTABLE IF 1) NO TEST FALLS MORE THAN 500 PSI BELOW THE SPECIFIED STRENGTH, AND 2) THE AVERAGE OF ALL SETS OF 3 CONSECUTIVE TESTS DOES NOT FALL BELOW THE SPECIFIED STRENGTH. CONCRETE NOT MEETING THE ABOVE CRITERIA MAY BE SUBJECT TO FURTHER TESTING OR REMOVAL AT CONTRACTOR'S EXPENSE.
- CONCRETE SLUMP LIMITATIONS:
 - 4" MINIMUM
 - 6" MAXIMUM
 - GROUT: 8" MAXIMUM
- CONCRETE CYLINDER AND SLUMP TEST:
 - a. AT LEAST ONE SET OF CYLINDERS SHALL BE PROVIDED FOR STRENGTH AND ONE SLUMP TEST PER POUR, OR MAXIMUM 50 CUBIC YARDS OF CONCRETE WHICHEVER IS LESS.
 - b. PROVIDE THE FOLLOWING TESTS FOR EACH POUR TO THIS ENGINEER:
 - (A) ONE (1) SET OF FIVE (5) CYLINDERS.
 - (B) ONE (1) FOR 3 DAY TEST.
 - (C) ONE (1) FOR 7 DAY TEST.
 - (D) ONE (1) FOR 28 DAY TEST.
 - (E) ONE (1) SPARE.
 - (B) ONE SLUMP TEST.
 - c. AT LEAST TWO SETS OF TESTS ARE RECOMMENDED FOR COLUMN POURS.
- ALL EXTERIOR CONCRETE SURFACES SHALL HAVE A LIGHT BROOM FINISH & ALL INTERIOR SURFACES SHALL HAVE A SMOOTH TROWEL FINISH. REFER TO ARCH. DRWGS. FOR SUPPLEMENTAL CONC FINISHES FOR HARD FLOORING COMPATIBILITY.

REINFORCED CONCRETE MASONRY:

- HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE 1, GRADE N, WITH A MINIMUM AVERAGE CONCRETE STRENGTH ON GROSS AREA OF 1000 P.S.I. (COMP STRENGTH ON NET AREA = F_c' = 1900 PSI). EXCEPTION MASONRY FOR FIRE RATINGS OF 2 HOURS OR MORE.
- MORTAR SHALL CONFORM TO ASTM C-476, TYPE "M" WITH A 28-DAY STRENGTH OF 2,500 PSI. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI AND CONFORM TO ASTM C-476.
- LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
- MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
- THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- VERTICAL REINFORCING:
 - (A) ASTM A 615-60 PER REINFORCING SECTION.
 - (B) WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 - (C) VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-QUARTER INCH FROM THE MASONRY.
 - (D) ADDITIONAL VERTICAL REINFORCEMENT IS REQUIRED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN 1 #5 - UNLESS NOTED OTHERWISE. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY.
- PROVIDE 16 GAUGE GALVANIZED MASONRY DOVE-TAIL ANCHORS AT 16" O.C. VERT. FOR ALL MASONRY PLACED ADJACENT TO COLUMNS.
- TERMINATE ALL VERTICAL REINFORCING INTO HIGHEST CONCRETE OR MASONRY BEAM ABOVE AND PROVIDE HOOK BAR ENDS WHERE FILLED CELL TERMINATES.



TYPICAL BUCK DETAIL
SCALE: 1/2" = 1'-0"

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STRUCTURAL STEEL

- STRUCTURAL STL CONSTR SHALL CONFORM WITH THE REQUIREMENTS OF THE AISC'S SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCT. STEEL FOR BUILDINGS, LATEST EDITION.
- STRUCTURAL STEEL PLACEMENT DRAWINGS AND MATERIAL LISTS SHALL CONFORM TO AISC'S "STRUCTURAL STEEL DETAILING", LATEST EDITION. SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED ENGINEER & SUBMITTED FOR REVIEW PRIOR TO FABRICATION. (ONE PAPER SEPIA AND ONE PRINT OF EACH DRAWING).
- ALL STRUCTURAL STEEL MEMBERS AND MISC. METALS SHALL CONFORM WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

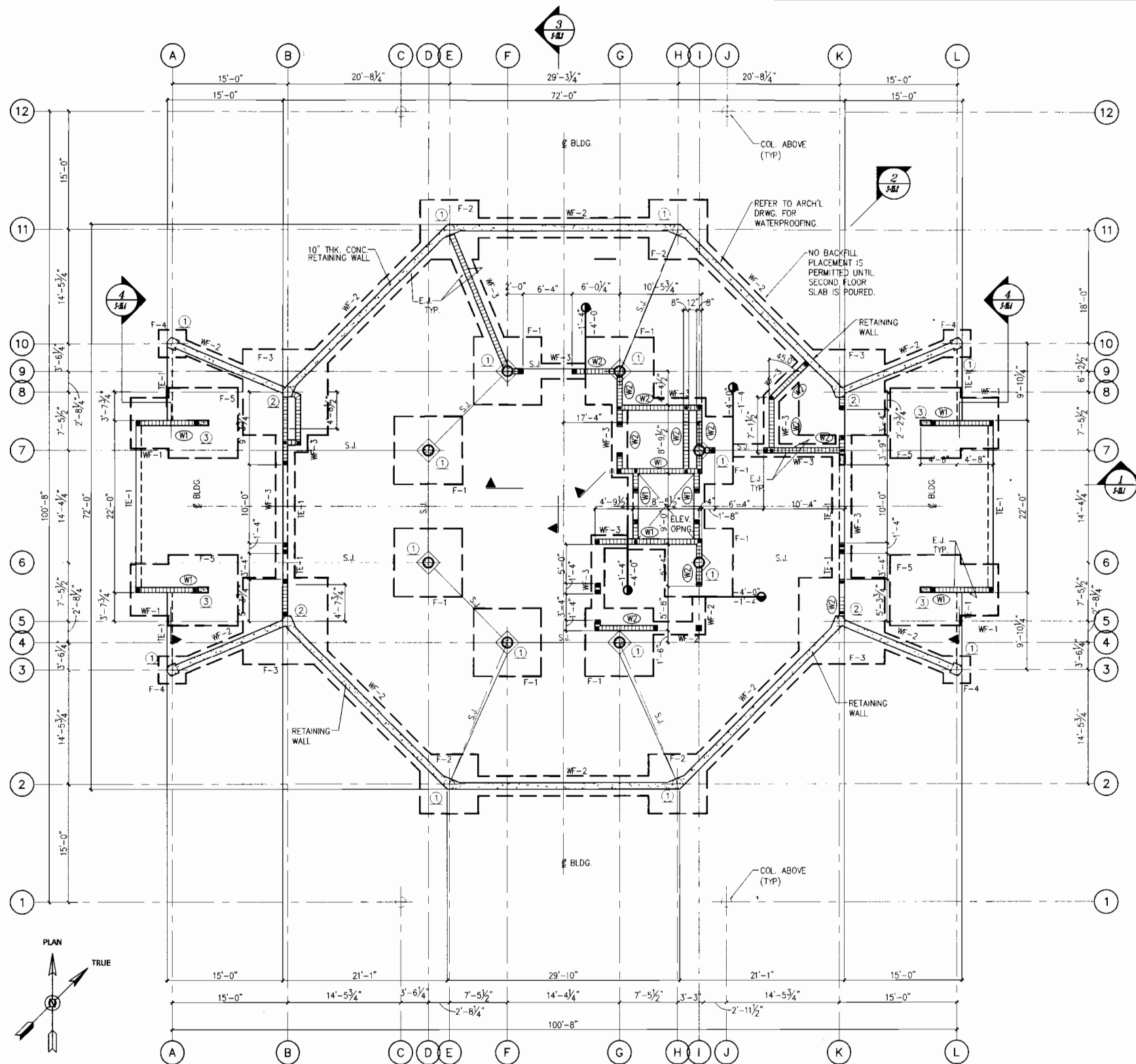
STRUCTURAL SHAPE	ASTM SPECIFICATIONS	MIN. FY (KSI)
W-SHAPE	A572	50
CHANNEL	A36	50
ANGLES	A36	36
SQUARE AND RECTANGULAR H.S.S.	A500, GRADE B	46
ROUND H.S.S.	A500, GRADE B	42
PLATE AND BARS	A36	36
ANCHOR BOLTS	F 1554 WITH WELDABILITY SUPPLEMENT S1	55
	A 307, TENSILE STRENGTH 60 KSI	
- ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE LATEST EDITION OF THE STRUCTURAL WELDING CODE AWS D1.1, PUBLISHED BY THE AMERICAN WELDING SOCIETY (AWS). USE ELECTRODES CONFORMING TO AWS D1.1, E70 SERIES, U.O.N. SHOW ALL SHOP WELDS ON THE FABRICATION DRAWINGS AND ALL FIELD WELDS ON THE ERECTION DRAWINGS.
- ALL SHOP AND FIELD WELDERS, WELDING OPERATORS, AND TACKERS SHALL BE CERTIFIED ACCORDING TO AWS PROCEDURES FOR THE WELDING PROCESS AND WELDING POSITION USED.
- ALL JOINT WELDING PROCEDURES TO BE USED SHALL BE PREPARED BY THE FABRICATOR OR CONTRACTOR AS WRITTEN PROCEDURE SPECIFICATIONS. ALL JOINT WELDING PROCEDURES SHALL BE QUALIFIED PRIOR TO USE ACCORDING TO AWS PROCEDURES. PROPERLY DOCUMENTED EVIDENCE OF QUALIFICATION TESTS SHALL BE MAINTAINED BY THE CONTRACTOR.
- BOLTED CONNECTIONS SHALL BE MADE WITH A-325 BOLTS AS INDICATED, UNLESS OTHERWISE NOTED.
 - A) A-325 BOLTS SHALL CONFORM TO ASTM A-325 TYPE 1, HIGH STRENGTH BOLTS FOR STRUCTURAL STEEL JOINTS. NUTS SHALL CONFORM TO ASTM A-563.
 - B) USE HARDENED STEEL WASHERS CONFORMING TO ASTM F436 IN ALL CONNECTIONS REQUIRING A325 BOLTS. PLACE HARDENED STEEL WASHERS UNDER THE PART BEING TURNED AND UNDER BOLTS, NUTS AND/OR DIRECT TENSION INDICATORS BEARING ON OUTER PILES OF STEEL HAVING OVERSIZE OR SHORT SLOTTED HOLES.
 - C) ALL BOLTS SHALL BE NEW. DO NOT REUSE BOLTS. USE ONLY NON-GALVANIZED NUTS AND BOLTS THAT ARE CLEAN, RUST-FREE WELL LUBRICATED.
 - D) BEARING TYPE BOLTS (A-325 N OR X) SHALL BE TIGHTENED BY AND THE TURN-OFF-THE-NUT METHOD.
 - E) FRICTION TYPE BOLTS (A-325F) SHALL BE USED IN SLIP-CRITICAL CONNECTIONS AND SHALL BE TIGHTENED TO THE MINIMUM FASTENER TENSION INDICATED IN "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A-325 OR ASTM A-490 BOLTS", SECTION 8, TABLE 4.
 - F) ALL FASTENERS, INCLUDING TENSION CONTROL FASTENERS, ARE SUBJECT TO FIELD VERIFICATION AND INSPECTION AND MUST BE ACCOMPANIED BY MANUFACTURERS CERTIFICATES.
- THE NUMBER OF BOLTS REQUIRED FOR FIELD BEAM END CONNECTIONS SHALL BE A MINIMUM OF THE FOLLOWING:
 - A) NUMBER OF BOLTS SPECIFICALLY INDICATED BY NUMBER, SIZE AND TYPE ON PLANS AND DETAILS.
 - B) NUMBER OF BOLTS DETERMINED AS PER PLANS.
 - C) NUMBER SPECIFIED BY THE SPECIALTY ENGINEER (WHERE APPLICABLE).
 - D) USE A MINIMUM OF (2)-¾" DIAMETER A-325 BOLTS FOR ALL STRUCTURAL CONNECTIONS, EXCEPT WHERE ONLY ONE BOLT IS SPECIFIED FOR PARTICULAR CONNECTIONS. SHOP DRAWINGS SHALL CLEARLY SHOW THE TYPE OF BOLT USED IN EACH CONNECTION AND THE ALLOWABLE VALUES USED FOR EACH BOLT TYPE.
- CONNECTIONS NOT COMPLETELY DETAILED ON STRUCTURAL DRAWINGS SHALL BE DESIGNED AND DETAILED BY FABRICATOR'S SPECIALTY ENGINEER ACCORDING TO AISC SPECIFICATIONS AND THE SPECIFIED LOADS AND IN COMPLIANCE WITH PARAGRAPHS 7 AND 8 OF THESE NOTES.
- CUT, DRILL OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES. DO NOT FLAME CUT HOLES OR ENLARGE HOLES BY BURNING.
- SPLICING OF STRUCTURAL STEEL MEMBERS IN THE FIELD OR IN THE SHOP IS PROHIBITED EXCEPT WHERE INDICATED ON THE DRAWINGS.
- FABRICATE AND ASSEMBLE STRUCTURAL COMPONENTS IN SHOP TO THE GREATEST EXTENT POSSIBLE. FABRICATE ITEMS OF STRUCTURAL STEEL IN ACCORDANCE WITH AISC SPECIFICATION AND AS INDICATED ON FINAL SHOP DRAWINGS. FABRICATOR SHALL COORDINATE JOINT FIT-UP PROCEDURES WITH ERECTOR. CONTRACTOR IS TO COORDINATE PROVISION OF ALL ERECTION BOLTS, LIFTING LUGS OR OTHER DEVICES REQUIRED FOR ERECTION WITH THE FABRICATOR AND THE ERECTOR.
- PROPERLY MARK AND MATCH-MARK MATERIALS FOR FIELD ASSEMBLY. FABRICATE FOR DELIVERY SEQUENCE, WHICH WILL EXPEDITE ERECTION AND MINIMIZE FIELD HANDLING OF MATERIALS.
- USE ¾" DIAMETER WELDED STEEL STUDS @ 12" O/C MAXIMUM FOR ALL COMPOSITE STEEL JOISTS, U.O.N. LENGTHS OF STUDS SHALL CONFORM TO THE REQUIREMENTS OF COMMENTARY ON THE AISC SPECIFICATION, SECTION 5 FIGURE C-15.1. STUDS SHALL BE WELDED THROUGH THE STEEL DECK AS SPECIFIED IN AWS D1.1, SECTION 4, PART F.
- REFER TO ARCHITECTURAL PLANS FOR FIREPROOFING OF STRUCTURAL STEEL MEMBERS.

- REFER TO ARCHITECTURAL PLANS FOR FIREPROOFING OF STRUCTURAL STEEL MEMBERS.
- FOR MISCELLANEOUS STEEL NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL AND MECHANICAL DRAWINGS.
- ADHESIVES USED IN CONCRETE ELEMENTS TO ANCHOR STEEL THREADED RODS, BOLTS, OR DEFORMED STEEL REINFORCING BARS SUBJECT TO LONG-TERM SUSTAINED TENSILE LOADS SHALL BE TESTED FOR CREEP AND QUALIFIED TO RESIST THE IMPOSED LONG TERM LOADS IN ACCORDANCE WITH THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE, INC. (ICC-ES) ACCEPTANCE CRITERIA ICC-ES AC508 OR ICC-ES AC308; ALSO, ANCHOR ADHESIVES INSTALLED IN CONCRETE IN TENSION ZONE SHALL BE QUALIFIED TO RESIST THE IMPOSED LOADS IN SUCH CONDITION PER AC-308. ACCEPTABLE PRODUCT IS HILTI HIT-RE 500-SD OR EQUAL AS DESCRIBED HEREIN. ANCHOR ADHESIVES IN SUSTAINED TENSILE-LOAD OVERHEAD APPLICATIONS SHALL NOT BE PERMITTED IN ANY CASE. ANCHOR ADHESIVES MAY NOT BE USED TO RESIST VIBRATORY, CYCLIC OR SHOCK LOADS UNLESS OTHERWISE SPECIFIED.
- INSTALLATION OF ADHESIVE ANCHOR SYSTEMS SHALL STRICTLY FOLLOW THE MANUFACTURER INSTRUCTIONS, INSTALLATION PROCEDURES AND CONDITIONS OF USE DESCRIBED IN THE PRODUCT'S CORRESPONDING ICC-ES EVALUATION REPORT.
- ANCHORS ARE NOT PERMITTED TO SUPPORT FIRE-RESISTANCE-RATED CONSTRUCTION WHERE NOT OTHERWISE PROHIBITED BY THE CODE, ANCHORS ARE PERMITTED FOR INSTALLATION IN FIRE-RESISTANCE-RATED CONSTRUCTION PROVIDED THAT AT LEAST ONE OF THE FOLLOWING CONDITIONS IS FULFILLED:
 - A. ANCHORS ARE USED TO RESIST WIND OR SEISMIC FORCES ONLY, OR
 - B. ANCHORS THAT SUPPORT GRAVITY LOAD BEARING STRUCTURAL ELEMENTS ARE WITHIN A FIRE-RESISTANCE-RATED ENVELOPE OR A FIRE-RESISTANCE-RATED MEMBRANE, ARE PROTECTED BY APPROVED FIRE-RESISTANCE-RATED MATERIALS, OR HAVE BEEN EVALUATED FOR RESISTANCE TO FIRE EXPOSURE IN ACCORDANCE WITH RECOGNIZED STANDARDS.
- STEEL ROOF DECK:
 - A. USE 1½" DEEP WIDE RIB (TYPE B) STEEL DECK UNITS, FORMED OF 22 GAGE STEEL SHEETS CONFORMING TO ASTM A-446 HAVING A MIN. YIELD POINT OF 33 KSI, WITH A PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A-525, G90.
 - B. DESIGN AND MANUFACTURE THE DECK IN ACCORDANCE WITH THE "SPECIFICATIONS FOR DESIGN OF LIGHT GAGE COLD-FORMED STL. STRUCTURAL MEMBERS", AND CONFORM TO THE STEEL DECK INSTITUTE'S RECOMMENDED SPECIFICATIONS.
 - C. ROOF DECKS SHALL BE FASTENED TO PERFORM AS HORIZONTAL DIAPHRAGM AS SHOWN ON THE PLAN.
 - D. PROVIDE DECK REINFORCING AT ALL ROOF OPENINGS UP TO 12" AS INDICATED ON ARCHITECTURAL AND MECHANICAL DRAWINGS.
 - E. FRAME ROOF OPENINGS LARGER THAN 12" x 12" WITH C 5x6.7 SADDLES UNLESS OTHERWISE NOTED.
 - F. TOPS OF ROOF MEMBERS SUPPORTING STEEL JOISTS ARE 2½" FOR K SERIES AND 5" FOR LH & DLH SERIES BELOW UNDERSIDE OF ROOF DECK UNLESS OTHERWISE NOTED.
 - G. ALLOW FOR REINFORCING AT ALL ROOF OPENINGS UP TO 12" AS INDICATED ON ARCHITECTURAL AND MECHANICAL DRAWINGS.
 - H. FRAME ROOF OPENINGS LARGER THAN 12" x 12" WITH C 5x6.7 SADDLES UNLESS OTHERWISE NOTED.
 - J. ROOF DECK SHALL BE METAL 22 GAUGE TYPE "B", PAINTED 1 1/2" IN ALL DIRECTIONS. EQUAL ROOF DECKS SHALL BE FASTENED TO PERFORM AS HORIZONTAL DIAPHRAGM AS SHOWN ON PLAN.
- LIGHT GAGE COLD FORMED STEEL FRAMING (CFS):
 - DESIGN, DETAIL, FABRICATE AND ERECT EXTERIOR STUD CONSTRUCTION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION AND AMERICAN IRON AND STEEL INSTITUTE.
 - STEEL STUD SYSTEM SHALL SAFELY WITHSTAND ALL LOADS SPECIFIED IN THE FLORIDA BUILDING CODE, INCLUDING WIND FORCES. DESIGN THE STEEL STUD SYSTEM SO AS TO LIMIT THE DEFLECTION TO L/360 MAX.
 - SUBMIT COMPLETE SHOP DRAWINGS AND CALCULATIONS SHOWING METHOD OF FABRICATION, ERECTION PROCEDURES, ATTACHMENT OF THE SYSTEM TO THE BUILDING, JOINTS, CONNECTIONS AND FRAMING. CALCULATIONS AND SHOP DRAWINGS SHALL BE PREPARED, SIGNED AND SEALED BY A SPECIALTY ENGINEER. SEE SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY A SPECIAL ENGINEER. SUBMIT CATALOG DATA FOR ALL STUDS AND CONNECTORS INDICATING ALLOWABLE WORKING LOADS AND SUBSTITUTION BY A NATIONALLY RECOGNIZED AUTHORITY. GENERIC DATA WILL NOT BE ACCEPTED. ALL WELDING TO BE DONE BY CERTIFIED WELDERS.
 - USE MIN. 6" GAGE AND MIN. 18 GAGE GALVANIZED STEEL "C" STUDS FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - MAX. SPACING OF LATERAL BRIDGING FOR CFS STUDS SHALL BE 5'-0" FOR SPANS TEN (10) FEET OR GREATER AND MIDSPAN FOR SHORTER SPANS. LATERAL BRIDGING SHALL ALSO BE PROVIDED AT FREE ENDS OF CANTILEVERED PARAPETS AND NEAR THE SUPPORTS OF CONTINUOUS SPANS.
 - CFS CONNECTIONS TO STRUCTURAL FRAMING SHALL BE CAPABLE OF WITHSTANDING A MIN. 500 POUNDS FORCE IN ANY DIRECTION, BUT NOT LESS THAN THAT REQUIRED BY CALCULATIONS. CONNECT LOGS FRAMING TO STRUCTURAL FRAME SO AS TO MINIMIZE INTRODUCTION OF FLEXURAL AND TORSIONAL FORCES IN STRUCTURAL MEMBERS. PROVIDE STRUTS, KNEE BRACING, ETC., TO STABILIZE CFS FRAMING AS REQUIRED.
 - DOOR AND WINDOW SILLS, HEADERS AND JAMBS SHALL BE DESIGNED TO RESIST WIND FORCES ON TRIBUTARY WINDOWS AND LOGS AND TO TRANSMIT THESE FORCES TO STRUCTURAL CONCRETE AND STEEL FRAMING. LIMIT DEFLECTIONS SO AS NOT TO DAMAGE CONNECTIONS OR ADJACENT ELEMENTS AND JOINT SEALANTS.
 - LIGHT GAGE STEEL FRAMING DETAILS SHOWN HEREIN REPRESENT A MINIMUM DESIGN INTENT TO BE FOLLOWED.

LAWRENCE DeROSE, P.E.
LICENSED ENGINEER NO. 20890
STATE OF FLORIDA

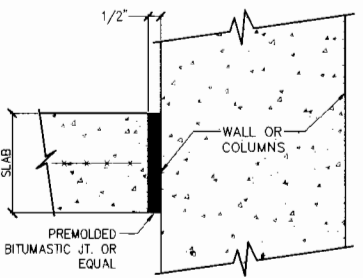
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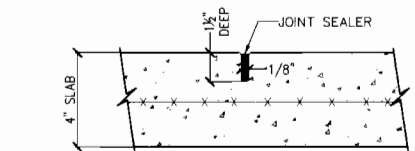


1 FOUNDATION/FIRST FLOOR PLAN
 1. ALL MASONRY BEARING WALLS SHALL BE SHORED TO THE FOUNDATION S UNTIL ROOF DEAD LOADS ARE IN PLACE.

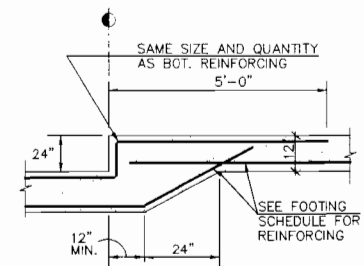
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1 DETAIL 1 EXP. JOINT (E.J.)



2 DETAIL 2 SLAB SAW CUT (S.J.)



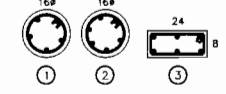
3 TYP. STEP FOOTING ELEVATION

FOOTING SCHEDULE			
MARK	SIZE (W X D)	REINFORCING	REMARKS
F-1	9'-6" SQ. X 20"	(7)-#8 EA. WAY, BOTTOM	P=228 K
F-2	7'-0" SQ. X 16"	(6)-#8 EA. WAY, BOTTOM	P=123 K
F-3	11'-0" SQ. X 24"	(8)-#8 EA. WAY, BOTTOM	P=290 K
F-4	3'-6" SQ. X 16"	(4)-#5 EA. WAY, BOTTOM	P=31 K
F-5	9'-0" SQ. X 20"	(7)-#7 EA. WAY, BOTTOM	P=199.25 K
WF-1	78" x 16"	(5)-#7 CONT.	#5 @ 10" O.C. TRANSVERSE
WF-2	30" x 16"	(3)-#5 CONT.	#6 @ 16" O.C. TRANSVERSE
WF-3	24" x 12"	(2)-#5 CONT.	
TE-1	8" x 8"	(1)-#5 CONT.	POUR MONOLITHIC W/ SLAB
TE-2	30" x 20"	(2)-#5 CONT. TAG W/ #3 STRR. @ 24" OC	

COLUMN SCHEDULE				
COL.	SIZE	VERTICAL REINFC OR CAP E. & BOLTS	COLUMN TIES OR BASE E. & A. BOLTS	REMARKS
1	16" DIA	(5)-#6	#3 @ 12" OC	CONCRETE COLUMN
2	16" DIA	(6)-#11	#3 @ 16" OC	CONCRETE COLUMN
3	8" X 24"	(6)-#7	#3 @ 8" OC	CONCRETE COLUMN
4	4" X 4" X 14"	R. 10"x10"x3/8" W/ (4)-5/8" DIA ABx12"		SS60625M COLUMN

COLUMN MARK LEGEND

○ +10'-0" = COLUMN BELOW WITH ELEVATION
 ○ = COLUMN BELOW
 ○ = COLUMN THROUGH
 ○ = COLUMN ABOVE
 ○ +10'-0" = COLUMN ABOVE WITH ELEVATION



FOUNDATION PLAN NOTES:

- INDICATES AN ADDITIONAL #5 VERTICAL IN FILLED CELL (UNO).
- FLOOR SHALL BE A 4" CONCRETE SLAB W/ 6X6-W1.4XW1.4 W.W.F. ON A 6 MIL VAPOR BARRIER ON WELL COMPACTED TREATED SOIL.
- INDICATES RUNNING BOND - COMMON BLOCK.
- INDICATES 10" POURED CONCRETE WALL.
- SEE PLAN FOR MASONRY WALL REINFORCING.
- S.J. INDICATES SAW JOINT. SEE DETAIL 2 THIS SHEET.
- FOOTINGS ARE PROPORTIONED FOR AN ALLOWABLE BEARING CAPACITY OF 2500 PSF.
- REFER TO ARCH. DRAWINGS FOR WINDOW & DOOR OPENING DIMENSIONS & LOCATIONS.
- TOP OF FOOTINGS SHALL BE -1'-4" BELOW T/SLAB ELEV. 0'-0" (U.O.O.)
- REFER TO FOUNDATION AND CONCRETE SLAB ON FILL NOTES ON SHT. S-0.2

MASONRY WALL LEGEND

- (W1) INDICATES 1-#5 @ 8" O.C. IN GROUT FILLED CELLS
- (W2) INDICATES 1-#5 @ 48" O.C. IN GROUT FILLED CELLS.
- (W3) INDICATES 1-#5 @ 16" O.C. IN GROUT FILLED CELLS.
- (W4) INDICATES 1-#5 @ 32" O.C. IN GROUT FILLED CELLS.

Lawrence DeRose

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 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4066

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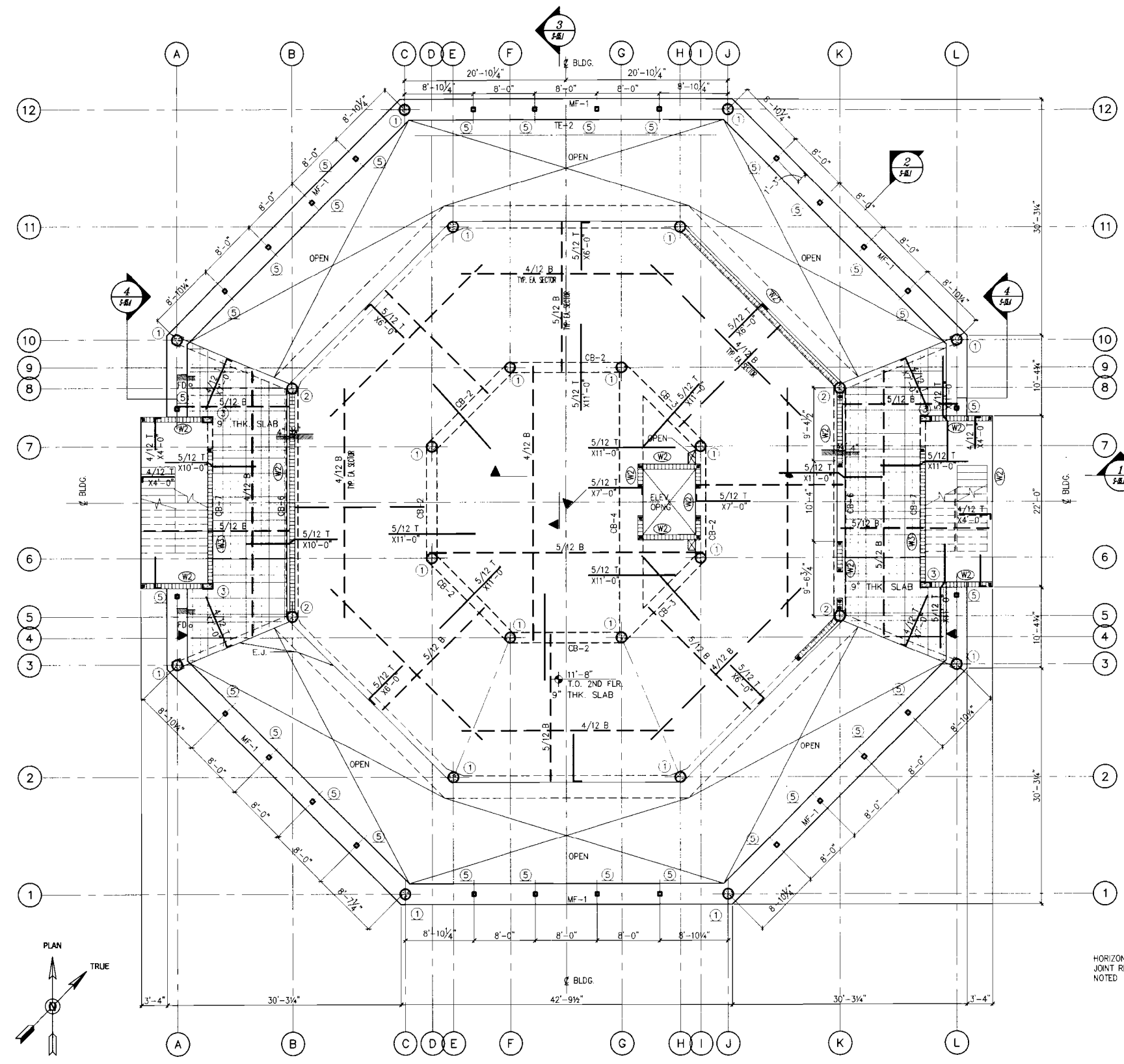
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2	12/10/02	LD	PERMIT REVIEW
3	02/26/03	LD	ISSUE FOR CONSTRUCTION
4	12/01/03	LD	ISSUE FOR CONSTRUCTION

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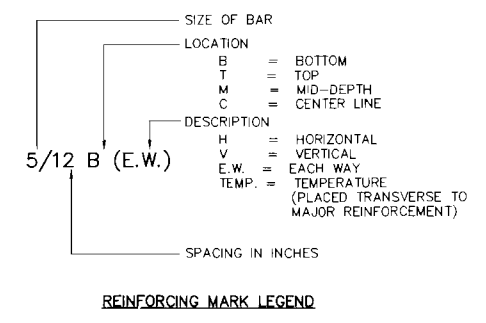
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RPB NO: EN-PRO70
 Sheet Reference
 Number
S-S1.1
 Sheet 3 of 11



1 SECOND FLOOR PLAN

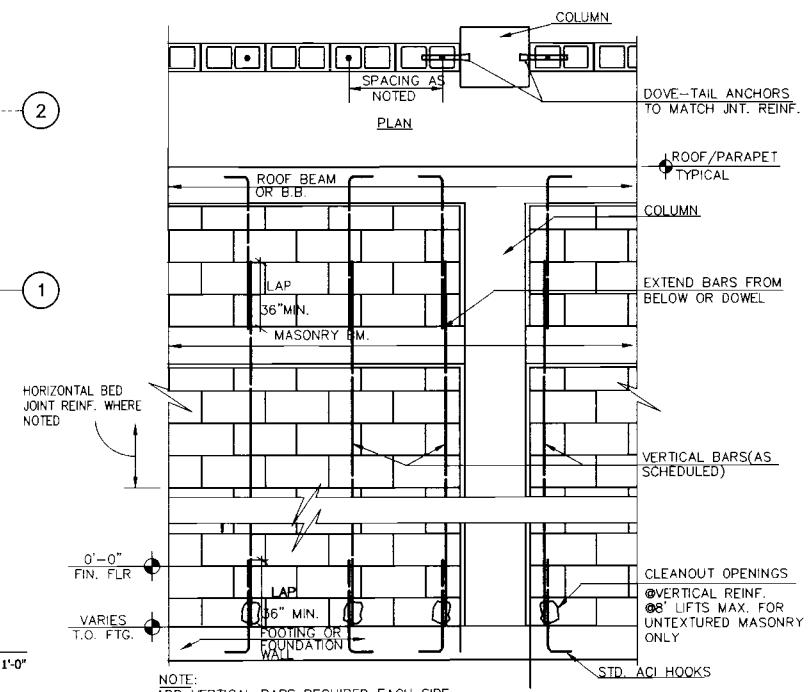
1. ALL MASONRY BEARING WALLS SHALL BE SHORED TO THE FOUNDATION UNTIL ROOF DEAD LOADS ARE IN PLACE.



BEAM SCHEDULE

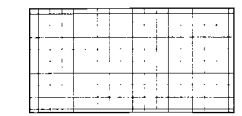
MARK	SIZE (WxD)	ELEV.	REINFORCING STEEL					STIRRUPS FROM EACH COLUMN FACE		REMARKS
			BOIT. CONT.	"B" BAR	TOP CONT.	"C" BAR	"D" BAR	"E" BAR	NUMBER & SPACING	
CB-1	16x10	+23'-2"	(2)-#5		(2)-#4				3/0	8"
CB-2	16x20	+11'-8"	(2)-#9		(2)-#9				3/0	8" NOTE 3
CB-3	16x20	+11'-8"	(2)-#9	(1)-#8	(2)-#9		(1)-#8		3/0	8" NOTE 3
CB-4	36x14	+11'-8"	(3)-#9		(3)-#9				3/C	11"
CB-5	16x24	+26'-4"	(3)-#9	(2)-#9	(3)-#9		(2)-#9		3/0	10"
CB-6	18x30	+11'-8"	(4)-#9	(3)-#9	(4)-#9		(3)-#9		3/0	6" NOTE 3
CB-7	8x30	+11'-8"	(3)-#9		(2)-#6				3/0	12"
CB-8	16x24	+36'-0"	(2)-#8		(2)-#8				3/0	10"
CB-9	16x24	+36'-0"	(2)-#9	(1)-#6	(2)-#9		(1)-#6		3/0	10" NOTE 3
CB-10	16x24	+36'-0"	(2)-#9		(2)-#9				3/C	6" NOTE 4
CB-11	8x24	+36'-0"	(2)-#5		(2)-#5				3/0	10"
CB-12	16x44	+26'-4"	(3)-#9	(2)-#9	(3)-#9		(2)-#9		3/0	10" ADD 1-#5 EACH FACE
MB-1	8x16	+10'-8"	(1)-#7		(1)-#7					
L-1	8x8	+13'-4"	(1)-#5							PRECAST LINTEL

NOTES: 1. HOOK BOTTOM BARS AT TERMINATING BEAM ENDS AT SUPPORT.
 2. EXTEND MB BARS INTO CB A MINIMUM OF 30" WHEREVER INTERSECTING OR IN LINE.
 3. TOP BARS BENT TO SUIT OCTAGONAL ANGLES FOR CONTINUITY.
 4. ADD 2-#9 EACH SIDE FACE SEE DETAIL.



NOTE: ADD VERTICAL BARS REQUIRED EACH SIDE OF ALL MASONRY OPENINGS AND AT ALL CORNERS (TYP.)
 NOTE: PROVIDE 8"x8" MASONRY OR CONCRETE LINTEL WITH 2#5 CONTINUOUS OVER OPENINGS OF 6'-0" LONG OR LESS WHEN NO BEAM IS SCHEDULED OTHERWISE.

1 REINFORCING MASONRY DETAIL
 S-S2.1 SCALE: N.T.S.



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 LICENSED ENGINEER NO. 20169
 STATE OF FLORIDA

DATE: 11/14/2009
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Revisions

No.	Date	By
1	02/26/07	
2	12/19/07	
3	03/28/08	
4	12/01/08	

PRICING SET
 TAKE SUBMITTAL
 PERMIT REVIEW
 BID SET

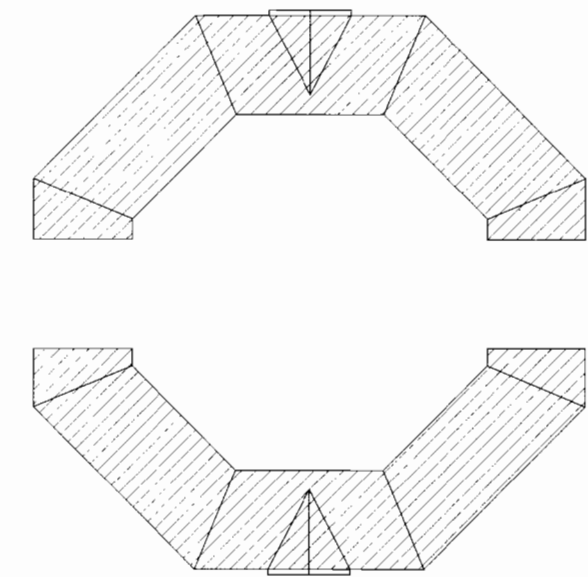
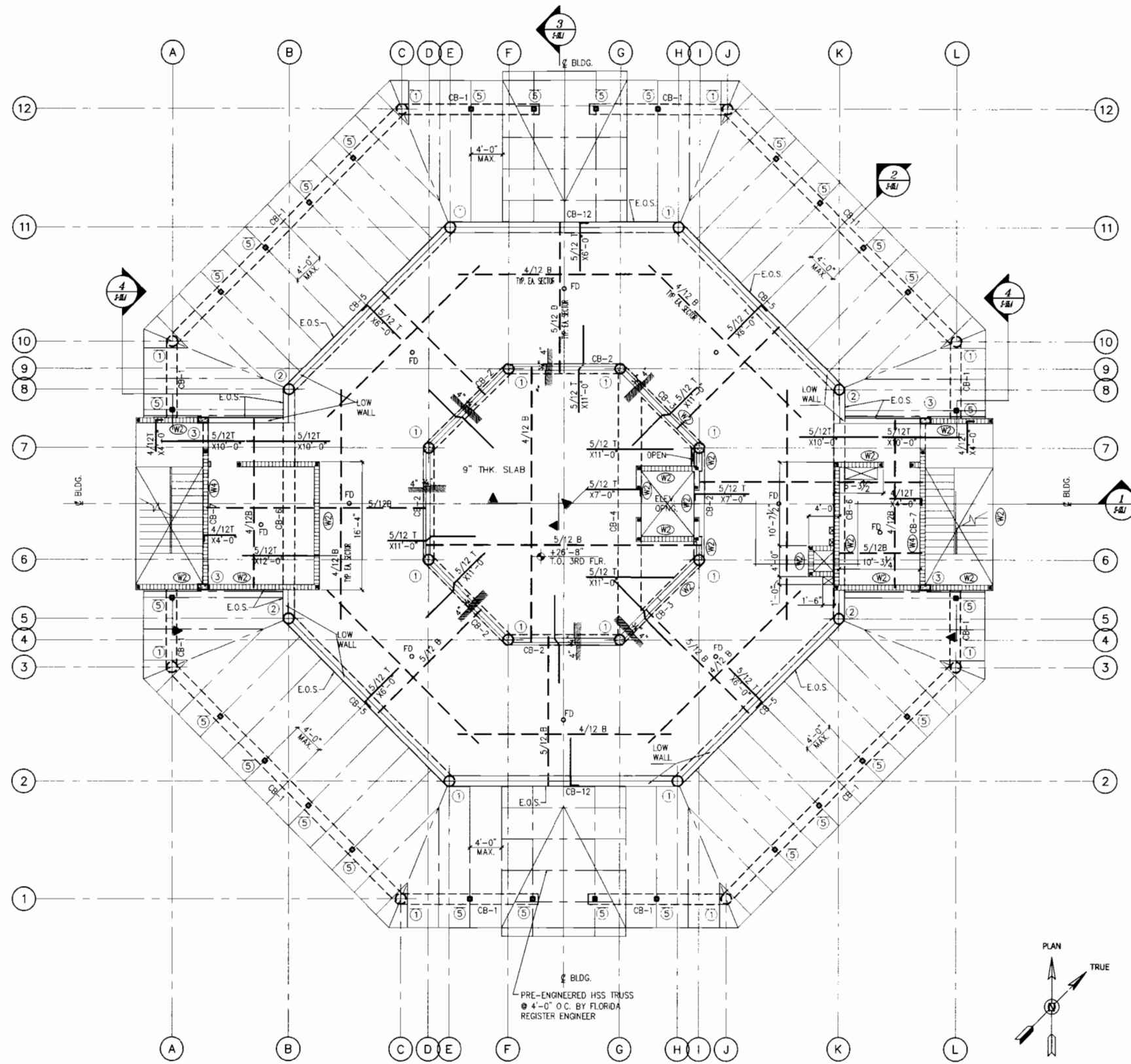
ARCHITECTS, PLANNERS
 2200 Park Central Boulevard North,
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 LAWRENCE DE ROSE, P.E.
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 STATE OF FLORIDA
 LICENSE NO. 20169
 2009

RPB NO: EN-PRO701
 Sheet Reference Number
S-S2.1
 Sheet 4 of 11



1 THIRD FLOOR PLAN

GRAVITY LOADS:	
SUPERIMPOSED DEAD LOAD:	10PSF
SUPERIMPOSED LIVE LOAD:	100PSF
TOTAL SUPERIMPOSED LOADS:	110PSF
9" SLAB LOAD:	108PSF
TOTAL LOAD:	218PSF

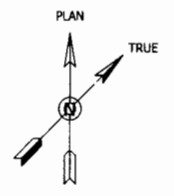
1. ALL MASONRY BEARING WALLS SHALL BE SHORED TO THE FOUNDATION S UNTIL ROOF DEAD LOADS ARE IN PLACE.

INDICATES 4" STEP IN SLAB FOR PAVERS. REFER TO ARCH'L.

REINFORCING MARK LEGEND

SIZE OF BAR	5/12 B (E.W.)
LOCATION	B = BOTTOM T = TOP M = MID-DEPTH C = CENTER LINE
DESCRIPTION	H = HORIZONTAL V = VERTICAL E.W. = EACH WAY TEMP. = TEMPERATURE (PLACED TRANSVERSE TO MAJOR REINFORCEMENT)
SPACING IN INCHES	

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



Designed: _____
Drawn: _____
Checked: _____

No.	Date	By	Revisions
1	02/29/07	JBI	PROJ. SET
2	12/19/07	JBI	70% SUBMITTAL
3	01/29/08	JBI	PERMIT REVIEW
4	12/07/08	JBI	BD SET

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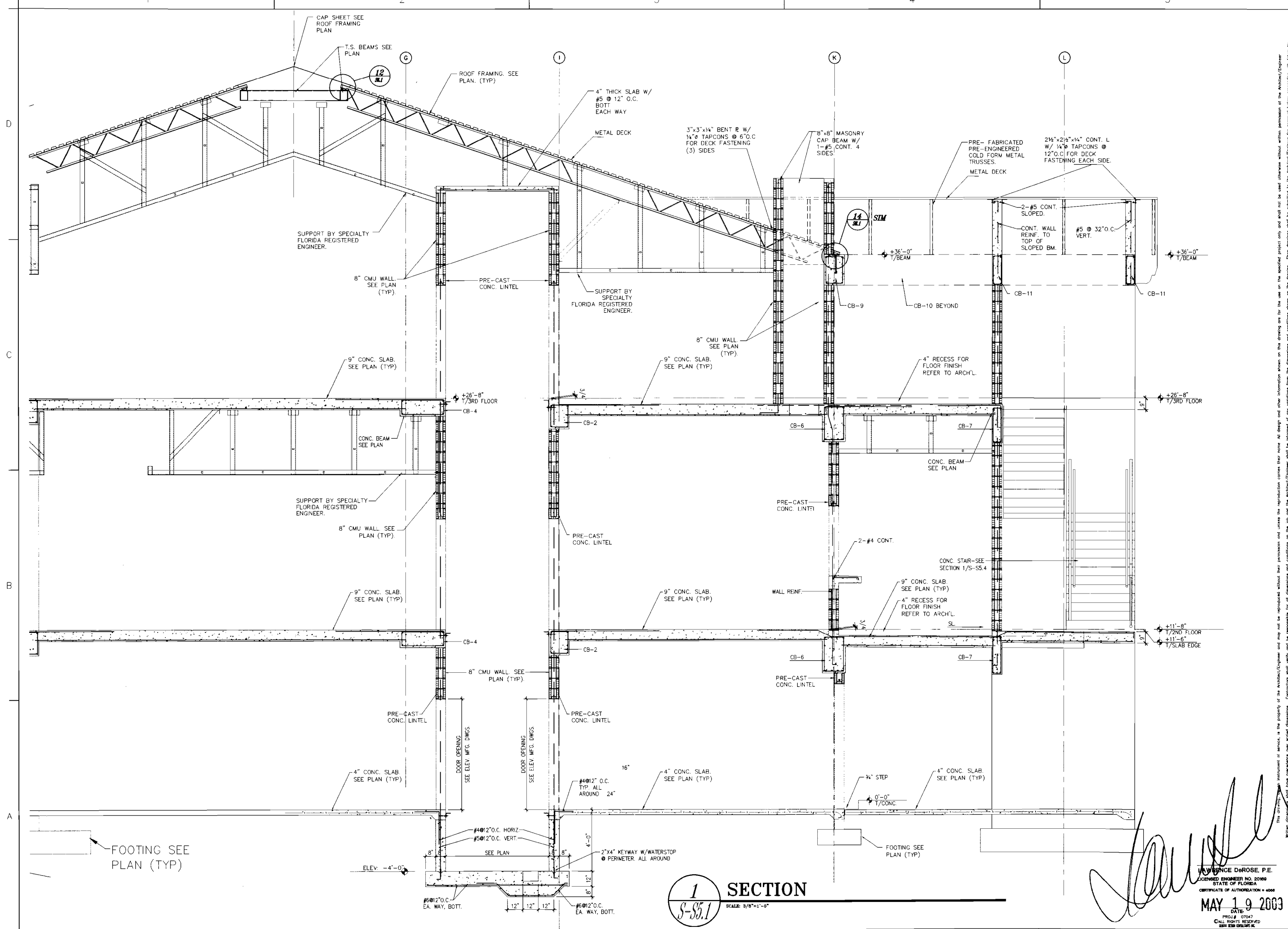
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STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION # 4086

RPB NO: EN-PRO70
Sheet Reference Number
S-S3.1
Sheet 5 of 11

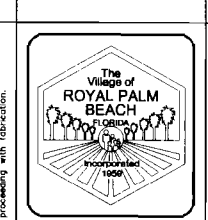
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MAY 19 2003
DATE
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1 SECTION
S-S5.1
 SCALE: 3/8"=1'-0"

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1	05/23/07		PRICE SET
2	12/19/07		75% SUBMITTAL
3	03/28/08		PERMIT REVIEW
4	12/01/08		BID SET

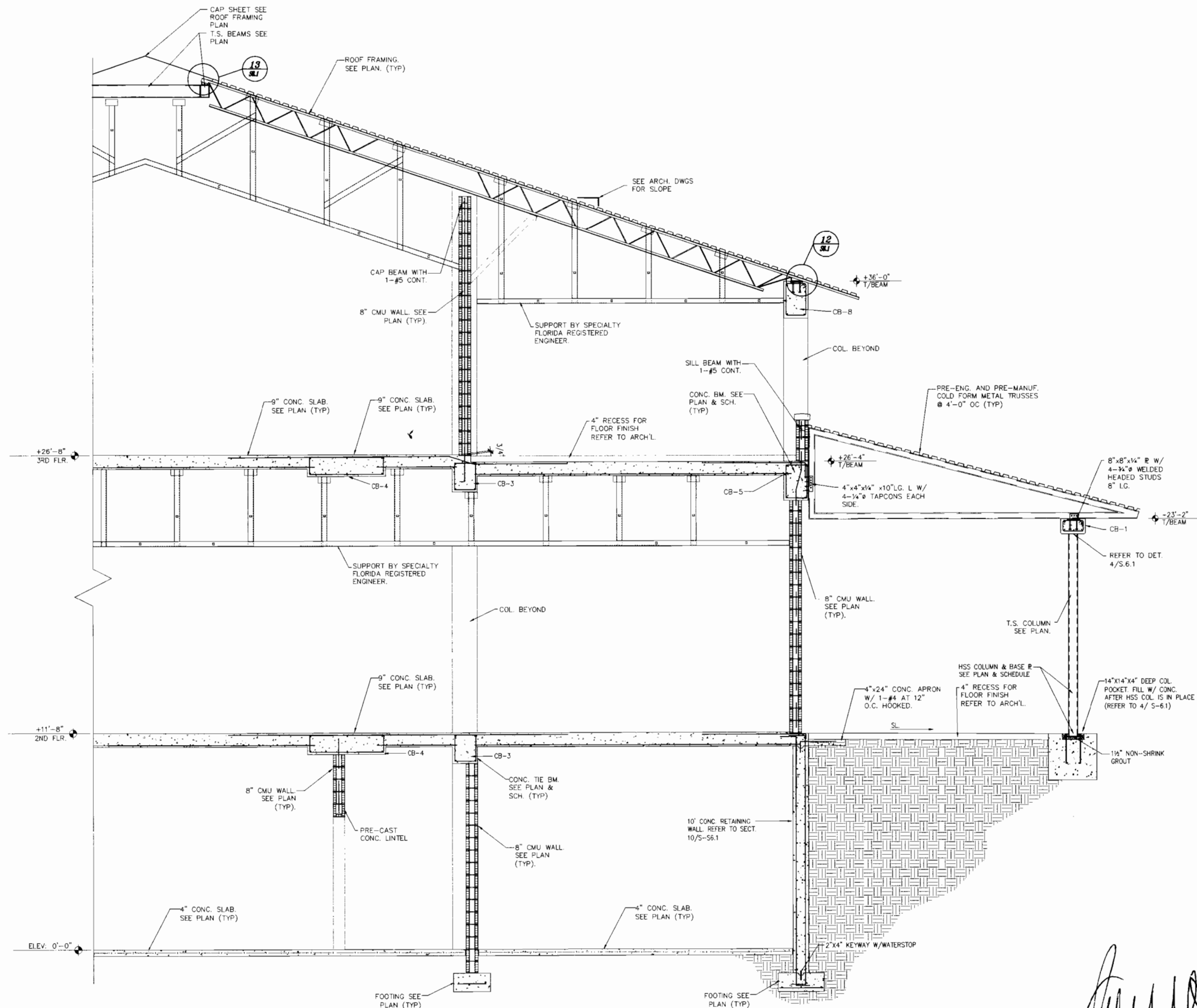
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IBI GROUP
 2500 Park Central Boulevard North
 Suite 100
 Pompano Beach, Florida 33064
 Phone: 954-781-3300
 Fax: 954-781-3304
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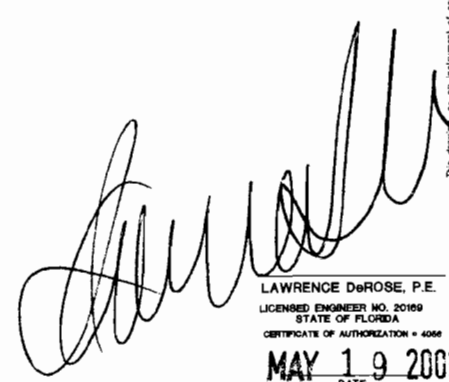


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S-S5.1
 Sheet 7 of 11

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


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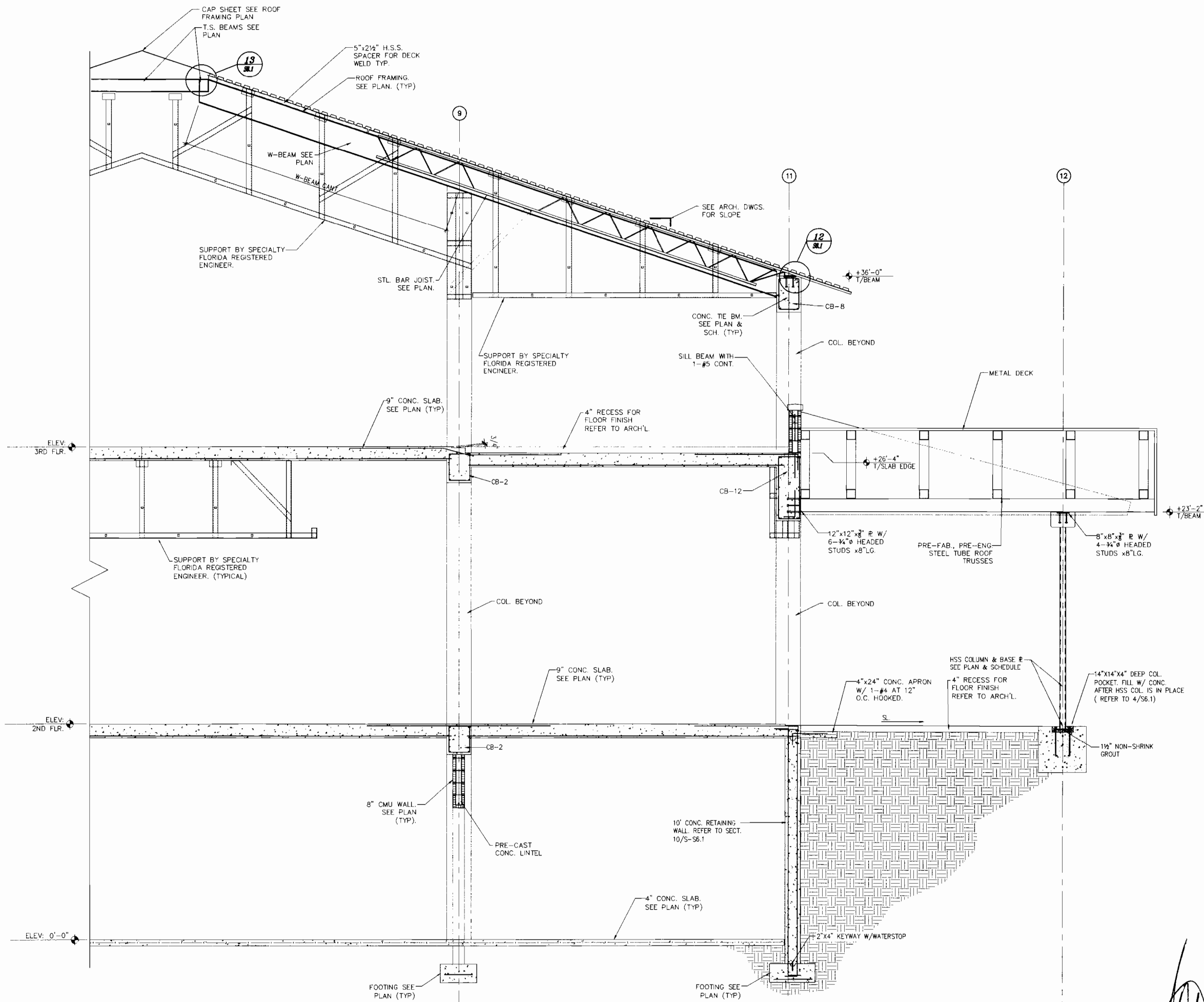
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IBI GROUP
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 Sheet Reference Number
S-S5.2
 Sheet **8** of **11**

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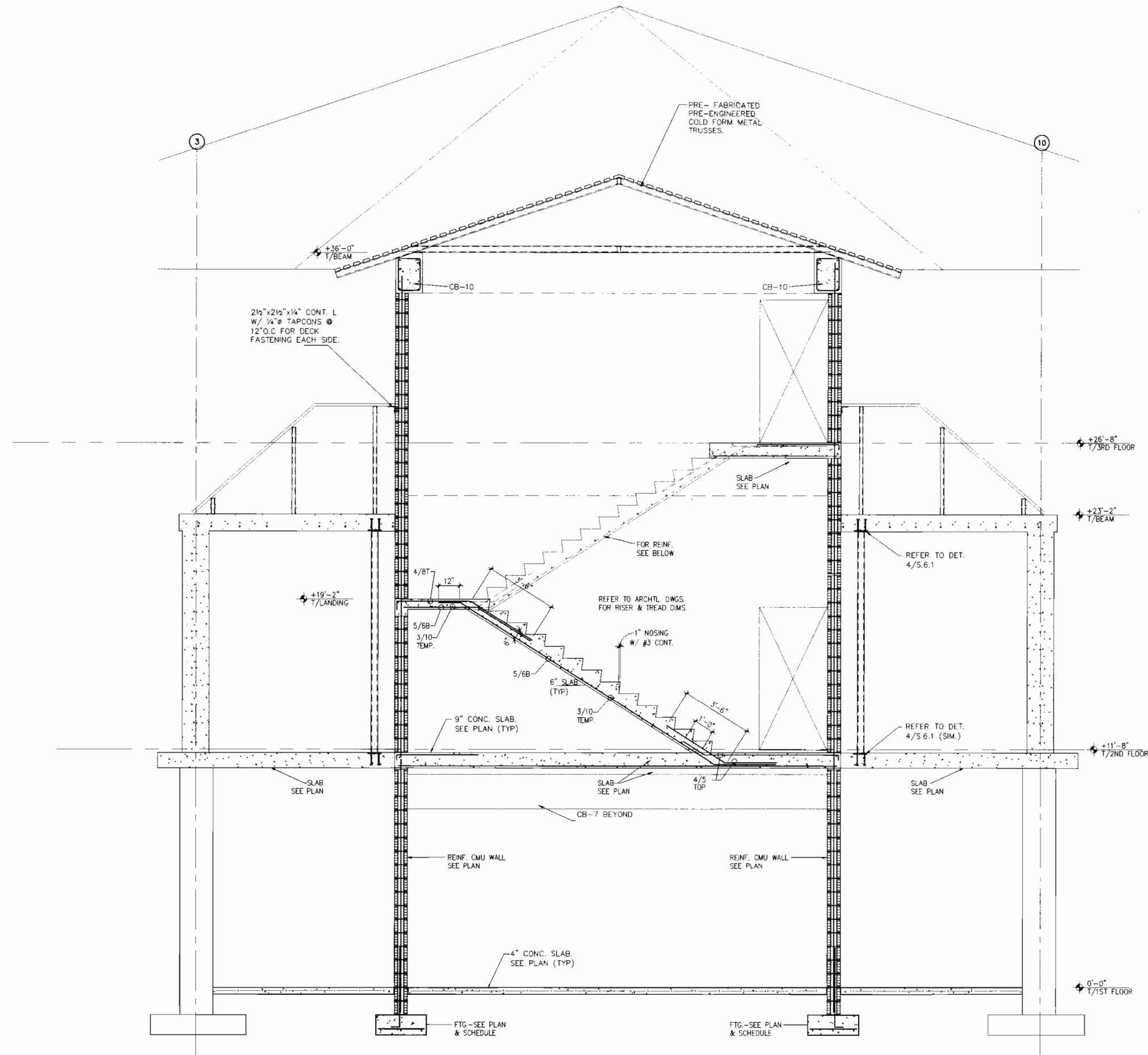


3 SECTION
 SCALE: 3/8"=1'-0"

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NO.	REVISIONS	DATE	BY																		
1	ISSUING SET	07/22/03																			
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3	FOR PERMITS	03/26/04																			
4	FOR SET	12/07/06																			
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<p>RP3 NO: EN-PR070 Sheet Reference Number S-S5.3 Sheet 9 of 11</p>																					

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4 SECTION
 S-S5.4
 SCALE: 3/8"=1'-0"



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	ISSUE SET	02/22/02	
	75% SUBMITTAL	12/16/02	
	PERMIT REVIEW	03/28/06	
	BID SET	12/01/06	

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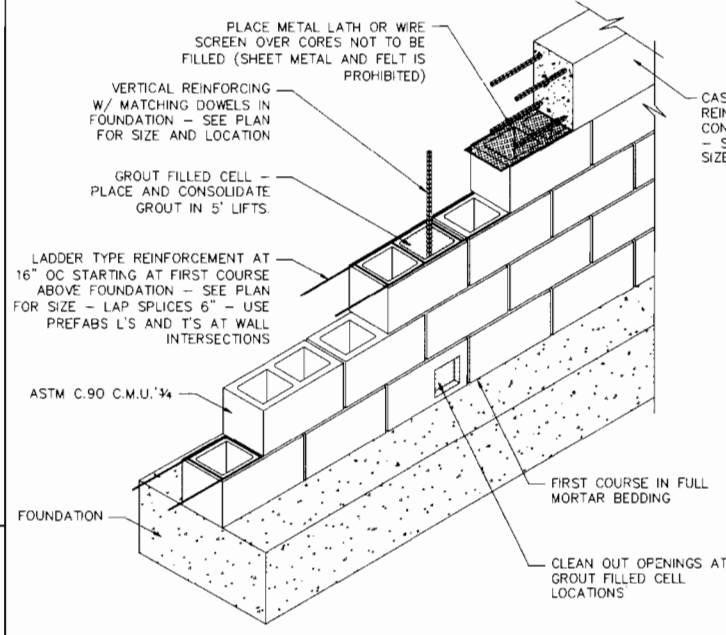
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MAY 19 2003

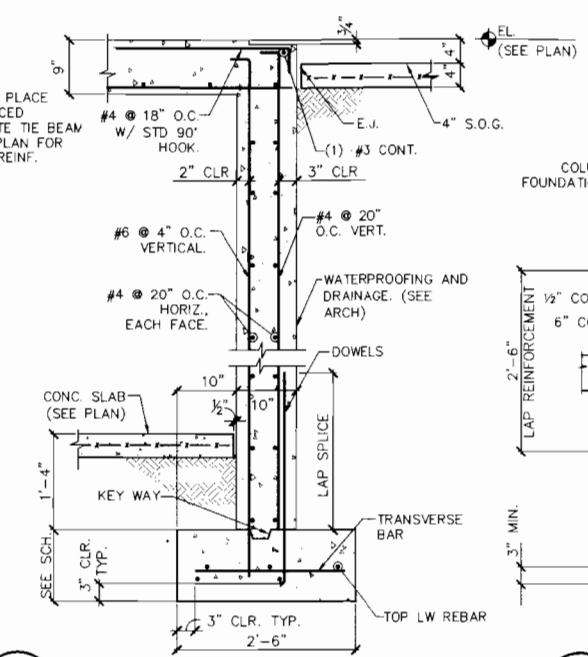
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S-S5.4
 Sheet 10 of 11

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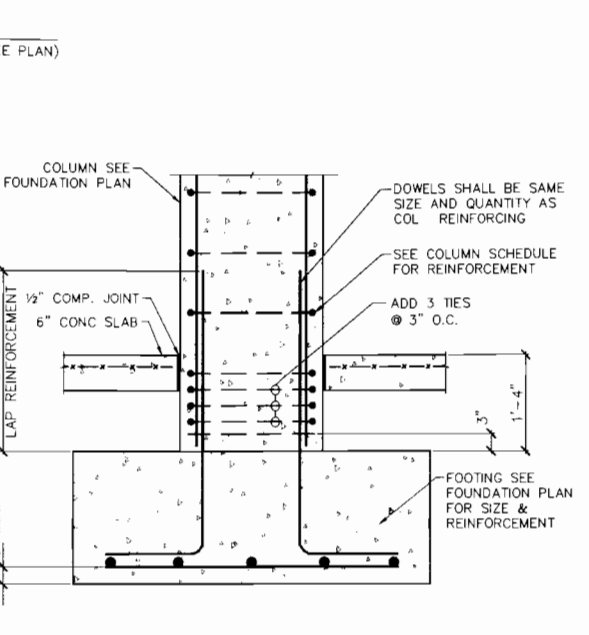
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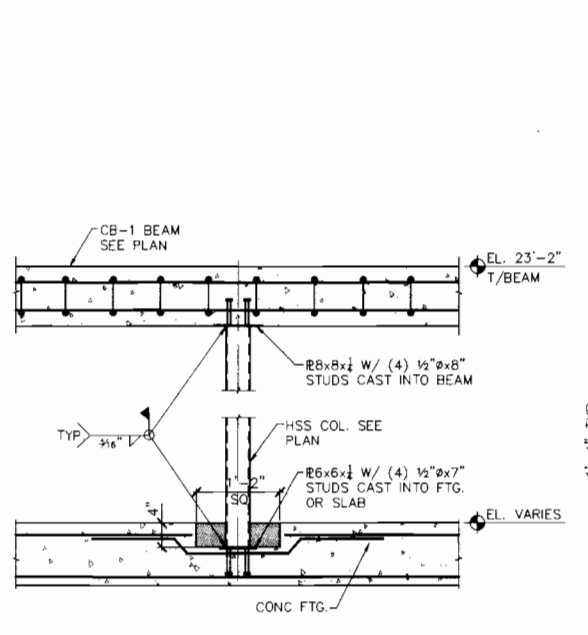
1 TYP. CMU WALL CONSTRUCTION
SCALE: 3/4"=1'-0"



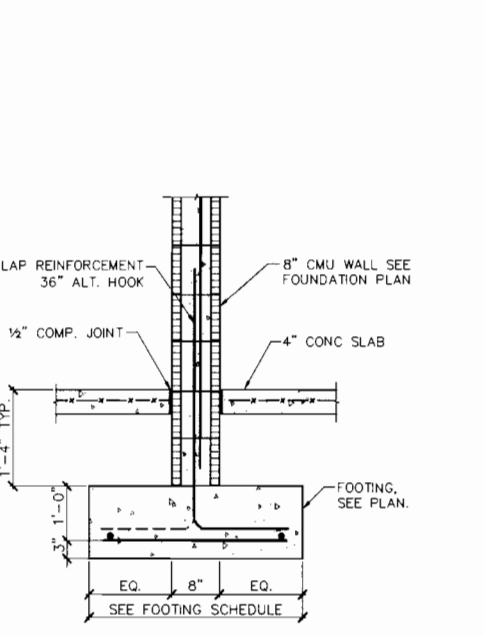
2 10" CONC. WALL AT 1ST FLR.
SCALE: 3/4"=1'-0"



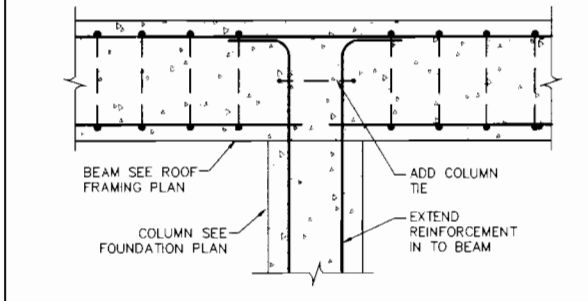
3 CONC. COLUMN TO FTG. DETAIL
SCALE: 3/4"=1'-0"



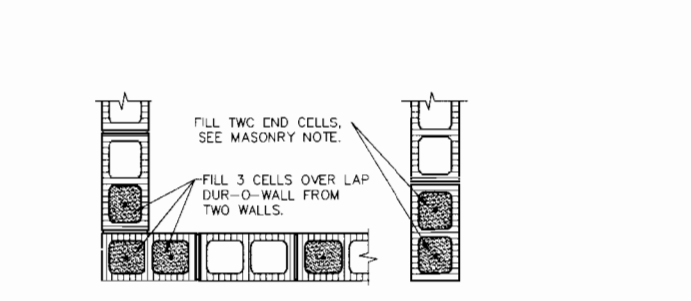
4 HSS COLUMN CONNECTION
SCALE: 3/4"=1'-0"



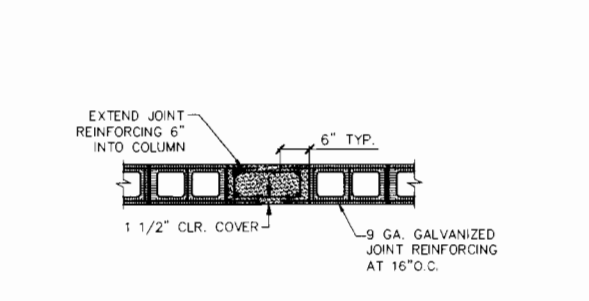
5 TYPICAL CMU WALL AT FTG.
SCALE: 3/4"=1'-0"



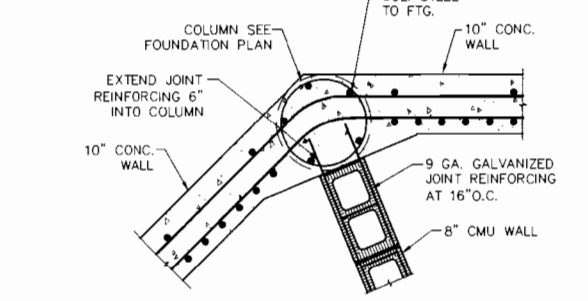
6 CONC. COLUMN TO CONC. BEAM
SCALE: 3/4"=1'-0"



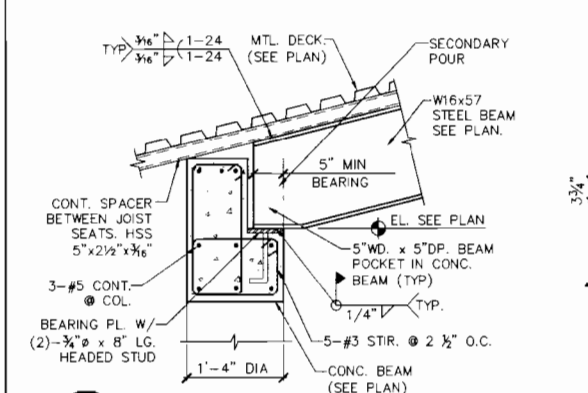
7 TYP. CMU CORNER & END WALL DETAIL
SCALE: 3/4"=1'-0"



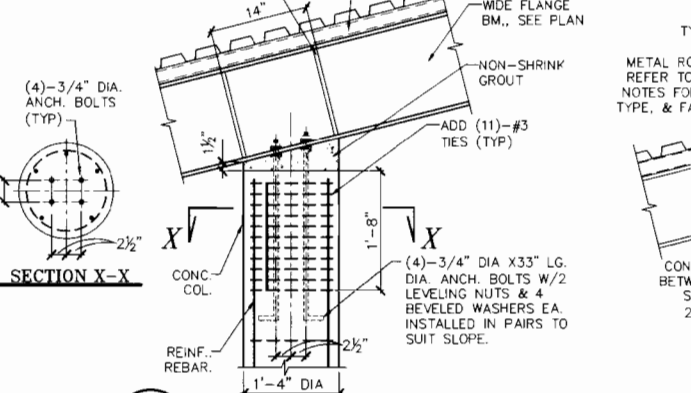
8 MASONRY WALL AT CONC. COLUMN
SCALE: 3/4"=1'-0"



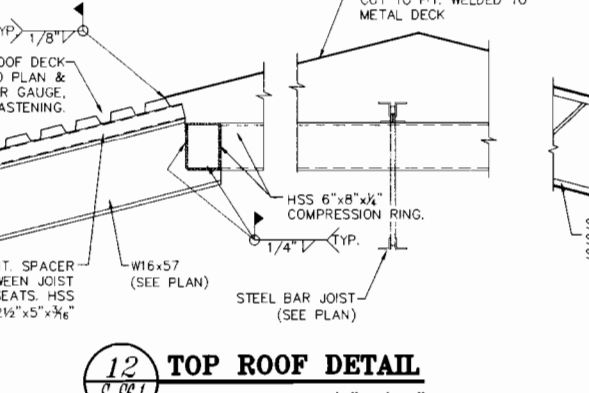
9 CONC. & CMU WALL AT CONC. COLUMN
SCALE: 3/4"=1'-0"



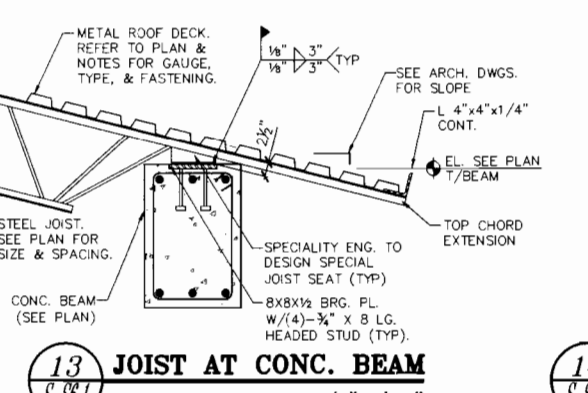
10 W-BEAM TO CONC. COLUMN
SCALE: 3/4"=1'-0"



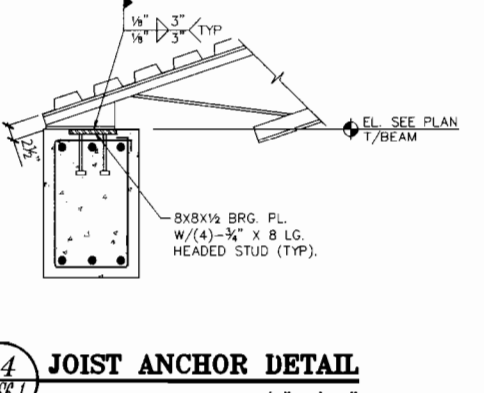
11 W-BEAM TO CONC. COLUMN
SCALE: 3/4"=1'-0"



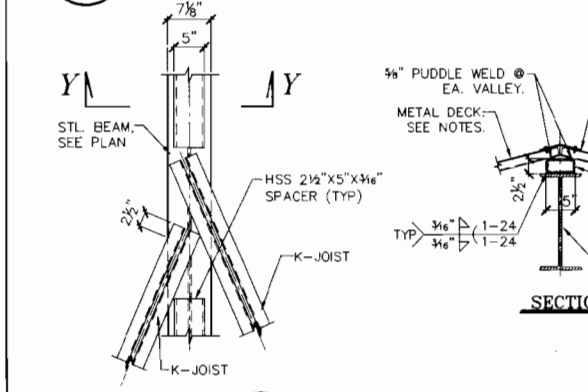
12 TOP ROOF DETAIL
SCALE: 3/4"=1'-0"



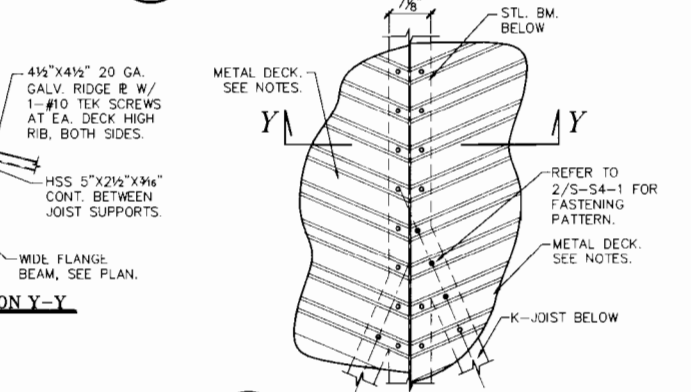
13 JOIST AT CONC. BEAM
SCALE: 3/4"=1'-0"



14 JOIST ANCHOR DETAIL
SCALE: 3/4"=1'-0"



15 JOIST TO W-BEAM CONN.
SCALE: 3/4"=1'-0"



16 JOIST TO W-BEAM CONN.
SCALE: 3/4"=1'-0"



By:	
Drawn:	
Checked:	

No.	Date	By
1	05/25/07	
2	12/19/07	
3	07/28/08	
4	12/01/08	

ARCHITECTS, PLANNERS
2800 Park Central Boulevard North,
Pompano Beach, Florida 33064
AL-30001012

IBI GROUP

ROYAL PALM BEACH COMMONS SPORTING CENTER



LAWRENCE DeROSE, P.E.
LICENSED ENGINEER NO. 20100
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION # 4086

DATE: MAY 19 2009
PROJECT: 07047
CALL RIGHTS RESERVED
SEE DRAWING SET

RPB NO: EN-PRO70
Sheet Reference Number: S-S6.1
Sheet 11 of 11

Lawrence DeRose

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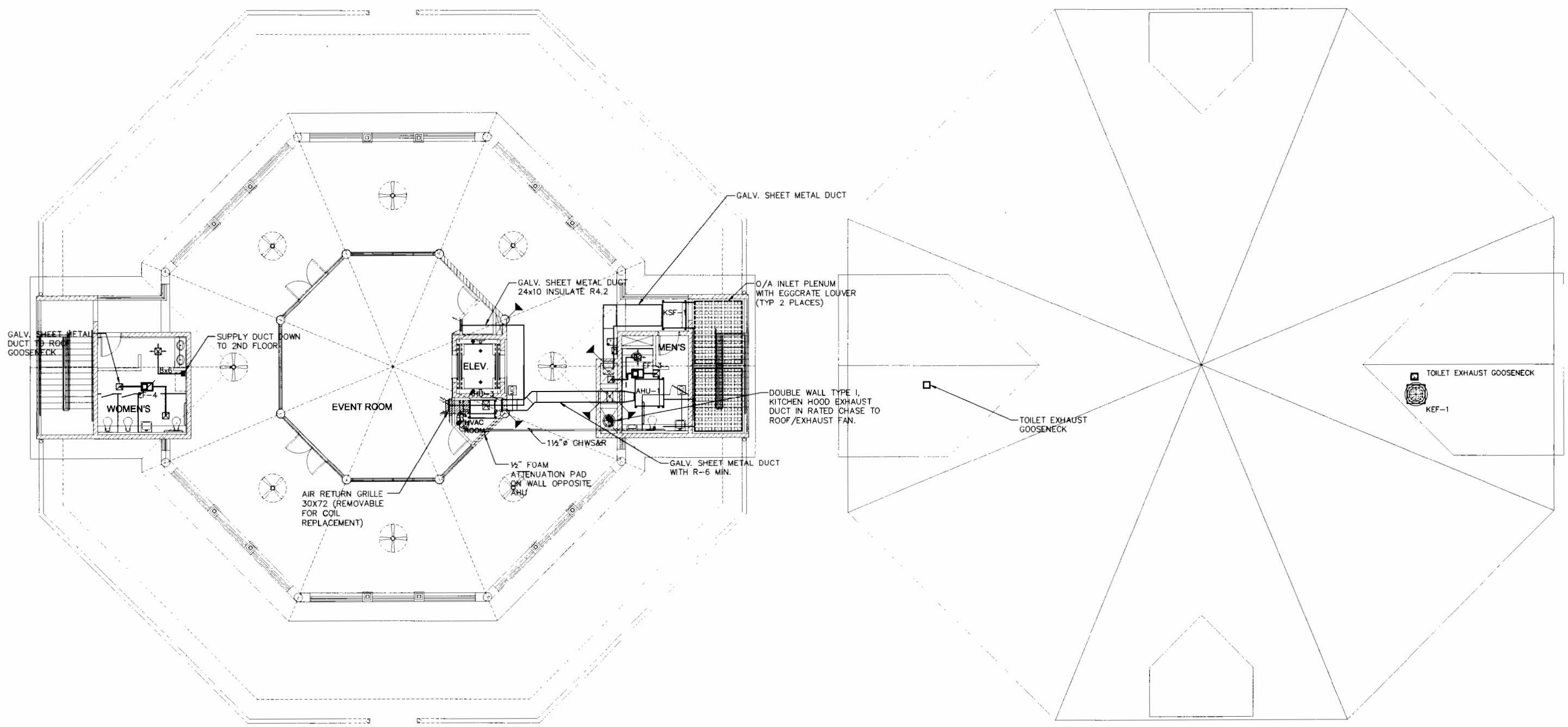
5

D

C

B

A



THIRD FLOOR HVAC PLAN
SCALE: 1/8"=1'-0"

ROOF HVAC PLAN
SCALE: 1/8"=1'-0"

Marek A. Solski
 MAREK A. SOLSKI P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 88069
 STATE OF FLORIDA
 CERT. P.E. AUTHORITY NO. 1066
 DATE: MAY 19 2009
 PROJ. NO. 07047
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 888-888-8888



Designed: MAS
 Drawn: KLV
 Checked: MAS

Date	By
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No.	Revisions
1	FRAME SET
2	30% SUBMITTAL
3	PERMIT REVIEW
4	100% SET

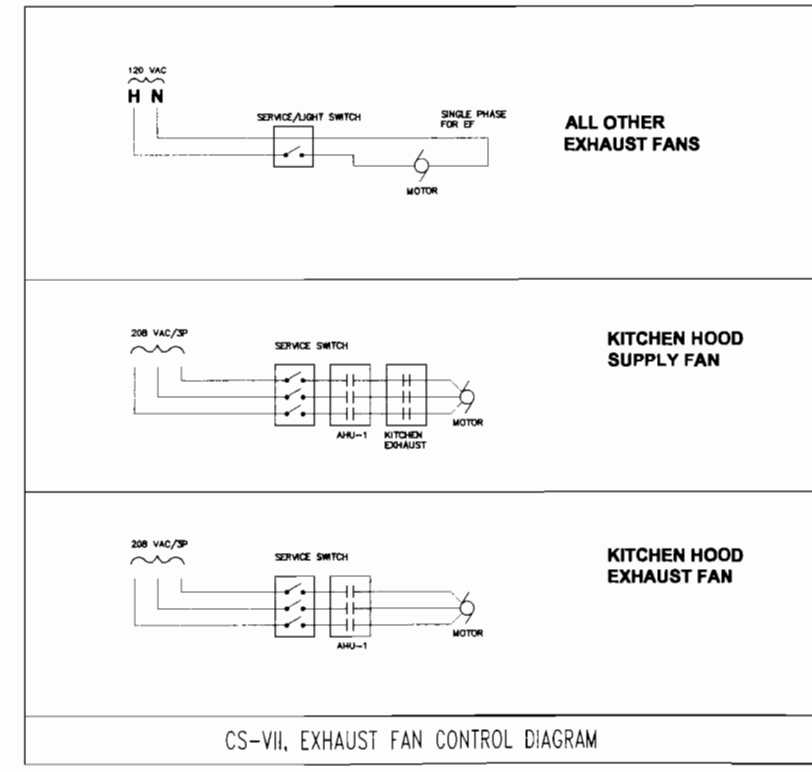
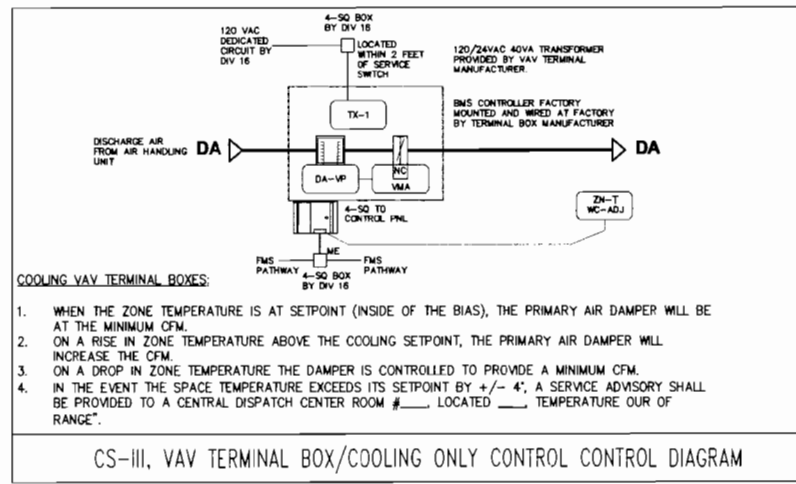
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ROYAL PALM BEACH
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RPB NO: EN-PRO701
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 M-S2.2
 Sheet 3 of 6

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Designed: MAS
 Drawn: KLV
 Checked: MAS

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	08/29/07	
	12/18/07	
	03/28/08	
	12/01/08	

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ROYAL PALM BEACH
 COMMONS
 SPORTING CENTER



MAREK A. SCLSKI, P.E.
 LICENSED ENGINEER NO. 66660
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4089
 DATE: MAY 19 2009
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RPB NO: EN-PR0701
 Sheet Reference Number: M-S5.0
 Sheet 4 of 6

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AIR COOLED CHILLER SCHEDULE

MARK	AREA SERVED	EVAPORATOR DATA					CONDENSER DATA					PERFORMANCE AND ELECTRICAL DATA SINGLE POINT CONN.					MANUFACTURER MODEL NO.	OPER WEIGHT LB	NOTES
		TOTAL BTU/H	TOTAL TONS	WATER E/LT °F	FLOW GPM	DP FT WC	COMPR. TYPE	COMPR. QTY	AMBIENT TEMP	AMBIENT MIN.	ALTITUDE FT	EER	NPLV	MCA A	MOC P A	V/PH/Hz			
CH-1	BUILDING LOAD	180,000	15	54°/44°	102	4.7	SCROLL	2	95°	40'	0	10.7	TBC	196	225	208/3/60	AIRSTACK ASP-15A	6,000	1,2,3,4,5
CH-2		180,000	15				SCROLL	2									AIRSTACK ASP-15A		
CH-3		180,000	15				SCROLL	2									AIRSTACK ASP-15A		

NOTES:
 1. COMPRESSORS/MOTOR SHALL BE INSTALLED ON VIBRATION ISOLATORS.
 2. OPERATION ON R407A REFRIGERANT.
 3. CHILLERS AND PUMP MODULES SUPPLIED WITH ALL REQUIRED CONTROLS AND INSTRUMENTATION.
 4. PROVIDE WITH SINGLE POINT CONNECTION /W DISCONNECT SWITCH & THERMAL OVERLOAD PROTECTION.
 5. CHILLERS SET UP AS (1) MASTER CHILLER AND (2) SLAVE CHILLERS AND (1) PUMP MODULE.

FAN SCHEDULE

MARK	AREA SERVED	AIR FLOW CFM	E.S.P. IN. WC	FAN SPEED RPM	MOTOR HP (W)	VOLTAGE V/PH/Hz	LOCATION	MANUFACTURER MODEL NO.	NOTES
EF-1	FIRST FLOOR	200	3/8	TBC	1/4	115/1/60	CEILING	GREENHECK	①②
EF-2	RESTROOM	300	3/8	TBC	1/4	115/1/60	CEILING	GREENHECK	①②
EF-3	RESTROOM	400	0.50	TBC	(55)	115/1/60	CEILING	GREENHECK	①②
EF-4	RESTROOM	15	3/8	TBC	(75)	115/1/60	CEILING	GREENHECK	①②
KEF-1	HOOD	1200	2.25"	2525	3 HP	208/3/60	ROOF	GREENHECK CUBE-161	③④⑤⑥
KSF-1	HOOD	960	1.00"	1100	1 HP	208/3/60	CEILING 3RD FL	GREENHECK BCF-200	⑦

NOTES:
 ① INTERLOCK WITH LIGHTS
 ② HANG WITH FACTORY SUPPLIED NEOPRENE ISOLATOR KIT.
 ③ PROVIDE WITH FACTORY SUPPLIED INSULATED CURB, COORDINATE HEIGHT WITH ARCHITECT.
 ④ NOT USED.
 ⑤ SUPPLY WITH GREASE TRAP, DRAIN CONNECTION, AND CLEAN OUT PORT; DRAIN CONNECTION TO DRAIN TO SANITARY AHEAD OF GREASE TRAP VIA INDIRECT CONNECTION; SEE PLUMBING
 ⑥ UNIT TO HAVE TFC MOTOR AND PRE-WIRED AND MOUNTED NEMA-1 SWITCH
 ⑦ KEF-1 TO BE UL-762 LISTED

PUMP SCHEDULE

MARK	SERVICE	FLOW GPM	T.D.H. FT. WC	N.P.S.H. FT. WC	OPER. TEMP °F	MOTOR			LOCATION	MANUFACTURER MODEL NO.	NOTES
						RPM	HP	VOLTAGE V/PH/Hz			
P-1	CHILLED WATER	102	80	TBC	55°	1760	7.5	208/3/60	MODULE PF	AIR STACK ASP-15A	1,2,3,4

NOTES:
 1. PUMPS TO BE MOUNTED ON STRUCTURAL BASE PART OF CHILLER PF MODULE.
 2. PROVIDE WITH MOTOR STARTER AND THERMAL OVERLOAD PROTECTION.
 3. PIPE ISOLATION TO BE DOUBLE SPHERE BY MASON INDUSTRIES, ALL PUMPS.
 4. TWO (2) PUMPS REQUIRED I.E. (1) OPERATING AND (1) STAND-BY.

VARIABLE AIR UNIT SCHEDULE

MARK	AREA/UNIT SERVED	AIR FLOW RANGE CFM	MAXIMUM AIR PD IN. WC	CONNECTION SIZES		HEATER KW	VOLTAGE V/PH/Hz	MANUFACTURER MODEL NO.	NOTES
				INLET	OUTLET				
VAV-1.1	ROOMS	0-500	0.38	6"	12"x8"	SEE PLANS	120/1/60	TITUS DESV	1,2,3
VAV-1.2	ROOMS	0-900	0.50	8"	12"x10"	SEE PLANS	120/1/60	TITUS DESV	1,2,3
VAV-1.3	ROOMS	0-1400	0.63	10"	14"x12.5"	SEE PLANS	120/1/60	TITUS DESV	1,2,3
VAV-1.4	ROOMS	0-2000	0.63	12"	16"x15"	SEE PLANS	120/1/60	TITUS DESV	1,2,3
VAV-1.5	ROOMS	0-3000	0.75	14"	20"x17.5"	SEE PLANS	120/1/60	TITUS DESV	1,2,3

NOTES:
 1. THERMOSTAT SHALL BE PROVIDED BY CONTRACTOR.
 2. PROVIDE WITH FIBER-FREE LINER.
 3. PROVIDE WITH FACTORY MOUNTED DISCONNECT AND FUSES.

CHILLED WATER AIR HANDLING UNITS

MARK	AREA SERVED	AIR SIDE					AIR HEATER DATA					WATER SIDE					COIL DATA			WEIGHT LB	MODEL NO.	NOTES
		S.A. CFM	O.A. CFM	E.S.P. IN. WC	MOTOR HP	V/PH/Hz	TOTAL BTU/H	SENSIBLE BTU/H	AET DB/WB	ALT DB/WB	POWER KW	STEPS	WATER ET/LT °F	WATER GPM	WATER DP FT WC	FACE AREA FT ²	FACE VEL. FPM	ROW/FP				
AHU-1	OA PRETREAT	3320	3320	1.0	3	208/3/60	286,030	130,030	91/79	55/55	-	-	44/54	57.2	3.0	TBC	504	8/11	TBC	CARRIER 39LC 08	1,2,3,4,5,6	
AHU-2	SECOND FLOOR	6000	800	1.0	5	208/3/60	183,222	150,070	78/64	55/53	28	SCR	44/54	36.6	4.3	TBC	536	6/8	TBC	CARRIER 39LD 12	1,2,3,4,5,6,7	
AHU-3	THIRD FLOOR	3000	2520	1.0	3	208/3/60	85,310	72,670	78/64	55/54	14	SCR	44/54	17.1	1.5	TBC	508	6/8	TBC	CARRIER 39LC 06	1,2,3,4,5,6,7	
FC-1	ELEVATOR MACH ROOM	482	0	0.125	1/5	120/1/60	9,200	8,800	80/64	55/54	-	-	44/54	1.8	0.8	TBC	TBC	2/TBC	TBC	TITUS HHP06	2,3,5	
FC-2	STORAGE	600	0	0.125	1/5	120/1/60	14,400	12,000	80/67	55/54	-	-	44/54	3.2	2.4	TBC	TBC	2/TBC	TBC	TITUS HHP06	2,3,5,7 QTY 2	
FC-3	OFFICE 1ST FL	200	50	0.125	1/5	120/1/60	9,200	8,800	75/62	55/54	1	1	44/54	0.6	0.3	TBC	TBC	2/TBC	TBC	TITUS HHP06	2,3,4,5	
FC-4	KITCHEN STORAGE	700	0	0.125	1/5	120/1/60	20,300	15,900	75/62	55/54	5	1	44/54	4.1	5.5	TBC	TBC	2/TBC	TBC	TITUS HHP08	2,3,5	
FC-5	KITCHEN	1700	240	0.25	1/4	120/1/60	57,200	42,600	75/62	55/54	-	-	44/54	11.4	5.5	TBC	TBC	4/TBC	TBC	TITUS HHP20	2,3,5	

NOTES:
 1. PROVIDE WITH PREMIUM EFFICIENCY MOTOR AND VFD.
 2. PROVIDE WITH FACTORY MOUNTED UNIT DISCONNECT WIRED TO MOTOR.
 3. FAN/MOTOR SHALL BE INSTALLED ON VIBRATION ISOLATORS.
 4. PRETREATED OA FROM AHU-1.
 5. PROVIDE WITH PREFILTER MERV-6.
 6. INSTALL SUPPLY AND RETURN DUCT MOUNTED SMOKE DETECTORS.
 7. PROVIDE WITH HEAT PIPES AND ULTRAVIOLET LIGHTS ON COOLING COIL AIR LEAVING SIDE.

VENTILATION RATE PROCEEDURE CALC. & BUILDING AIR BALANCE

AREA SERVED	AREA SQ FT	DESIGN OCCUPANT LOAD PER 1000 SQ FT	DESIGN OCCUPANCY	OCCUPANCY 50% RULE APPLIED	VENTILATION RATE	REQUIRED VENTILATION RATE CFM	PROVIDED VENTILATION RATE CFM	PROVIDED EXHAUST RATE CFM	
101 OFFICE	140	7	1	N	20	20	20	-	
102/103 KITCHEN STORAGE	770	0	0	NA	0.05	40	40	-	
104 ELECTRICAL ROOM	70	0	0	NA	0	0	0	30	
105 ELEVATOR MACH. RM	70	0	0	NA	0	0	0	-	
TOTAL							60	30	

201 LOBBY	1200	30	36	N	15	270	540	-	
202 OUTFITTER	900	-	-	-	0.20	180	180	-	
203 OFFICE	120	7	1	N	20	20	20	-	
204 ELECTRICAL ROOM	120	-	-	-	-	-	-	30	
205 DINNING	220	70	15	Y	20	150	150	-	
206 KITCHEN	450	20	9	N	15	135	240	240	
207 RESTROOM	150	-	2 WC	-	50	100	- (3)	100	
208 RESTROOM	180	-	3 WC	-	50	150	- (3)	150	
209 JANITOR	35	-	-	-	-	-	-	20	
TOTAL							1130	540	

NOTE:
 1. VENTILATION RATES PER ASHRAE STANDARD 62 AND FBC 2004
 2. FOR AREAS SERVED WITH PEAK OCCUPANCIES OF LESS THAN THREE (3) HOURS DURATION, 50% RULE HAS BEEN APPLIED PER ASHRAE STANDARD 62, SECTION 6.1.3.4.
 3. TRANSFER OF AIR IS PERMITTED
 4. RECIRCULATION OF AIR IS PROHIBITED.

HEATING/COOLING LOAD DESIGN LOAD SUMMARY

A.C. UNIT/AREA SERVED	FLOOR AREA SQ FT	OUTDOOR TEMP DB°/WB° F	INDOOR TEMP/RH BD°/°RH	TOTAL SENSIBLE GAIN BTU/H	TOTAL LATENT GAIN BTU/H	GRAINS OF WATER DIFF. GRAMS/MIN	TOTAL OA COOLING BTU/H	TOTAL COOLING /W OA BTU/H	TOTAL HEATING /W OA BTU/H	SIZING METHOD USED
AHU-1 OA PRETREATMENT	4840	91/79	57/56	121,300	114,800	TBC	236,100	236,100	0	A
AHU-2 / SECOND FLOOR	3710	91/79	75/62	119,000	16,800	TBC	- (2)	135,800	14,600	A
AHU-3 / THIRD FLOOR	990	91/79	75/62	70,200	34,600	TBC	- (2)	104,800	14,600	A
FC-1 / ELEVATOR MACH RM	70	91/79	80/76	6,200	0	0	0	6,200	0	A
FC-2 / STORAGE	3000	91/79	80/67	17,000	6,000	TBC	0	23,000	0	A
FC-3 / OFFICE	140	91/79	75/62	3,100	200	TBC	- (2)	3,300	3,000	A
FC-4 / KITCHEN STORAGE	770	91/79	75/62	17,100	0	0	0	17,000	0	A
FC-5 / KITCHEN	450	91/79	75/62	45,000	10,600	TBC	20,720	76,320	0	A

NOTE:
 1. PROVIDED AS PER FBC 2004, 13-407.1.ABC.1 SIZING/EXCEPTION 1.
 2. PRETREATED OA PROVIDED BY AHU-1 OA
 PROJECT ADDRESS: REFER TO THE SHEET TITLE BLOCK.

CONTROL DAMPERS SCHEDULE

MARK	AREA/UNIT SERVED	MAX AIR FLOW CFM	FULLY OPEN AIR PD IN. WC	CONTROL MODE		DUCT SIZE WxH	ACTUATOR TORQUE IN-LB	MANUFACTURER MODEL NO.	NOTES
				OPERATION	FAIL SAFE POSITION				
DMP-1	O/A TO AHUs	TBC	0.125	CONTINUOUS	CLOSED	TBC	40	TBC	1
DMP-2	R/A TO AHUs	TBC	0.125	CONTINUOUS	OPEN	TBC	40	TBC	1

NOTES:
 1. ACTUATORS SHALL BE PROVIDED BY CONTRACTOR AS PART OF AHU.

KITCHEN HOOD SCHEDULE

HOOD NO.	MODEL	LENGTH	MAX. COOKING TEMP. Deg.	EXHAUST PLENUM					SUPPLY PLENUM					HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
				TOTAL EXH. CFM	WIDTH	LENGTH	DIA.	CFM	S.P.	TOTAL SUP. CFM	WIDTH	LENGTH	DIA.			
1	4224 ND-2-PSP-F	6' NOM. 6' OD	450	1200	10"	10"	1200	3/8"	960					430 S.S. WHERE EXPOSED	ALONE	NA

NOTES:
 1. PROVIDE WITH ANSUL OR EQUAL FIRE SUPPRESSION SYSTEM AND PORTABLE FIRE EXTINGUISHERS FOR HOOD PER NFPA-450 AND IN COMPLIANCE WITH UL-300.

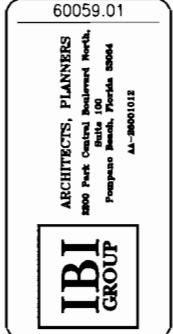


Designed: MAS
 Drawn: KLV
 Checked: MAS

By: MAS
 Date: 06/05/07
 07/20/07
 07/20/08
 12/01/08

Revisions
 No. 1
 Description: 70% SUBMITTAL
 7/20/07
 7/20/08
 12/01/08

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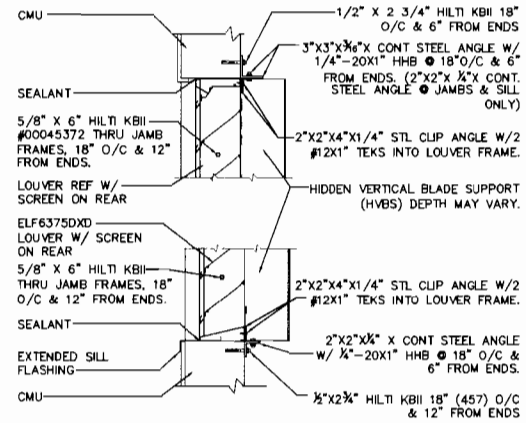


ROYAL PALM BEACH
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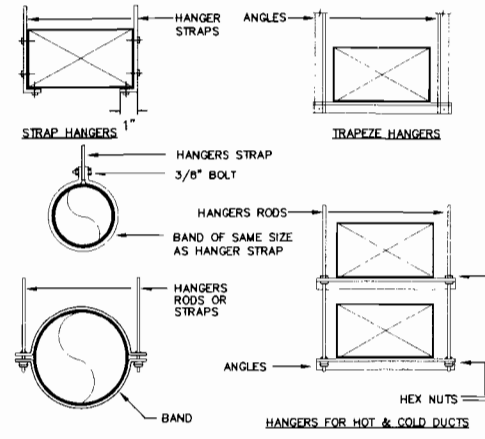


MAREK A. BOLSKI P.E.
 LICENSE NUMBER NO. 86698
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 406
 MAY 19 2009
 DATE
 PROJECT # 047
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 MAREK BOLSKI

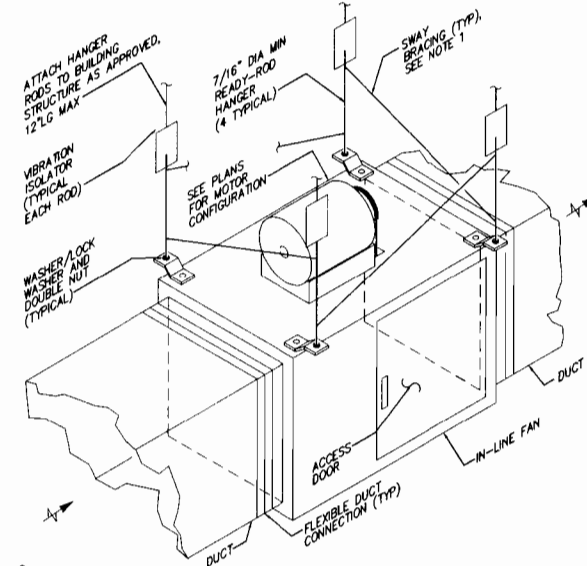
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 Sheet Reference Number
 M-S6.0
 Sheet 5 of 6



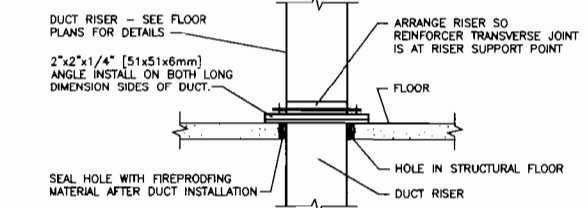
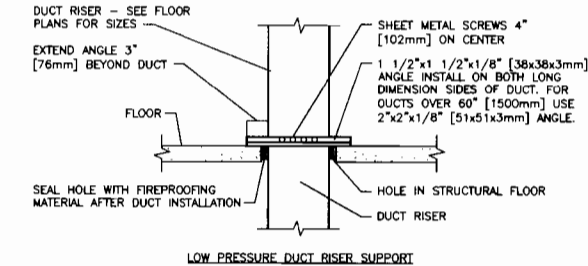
1 RUSKIN LOUVER MOUNTING DETAIL
 SCALE FACTOR : NTS



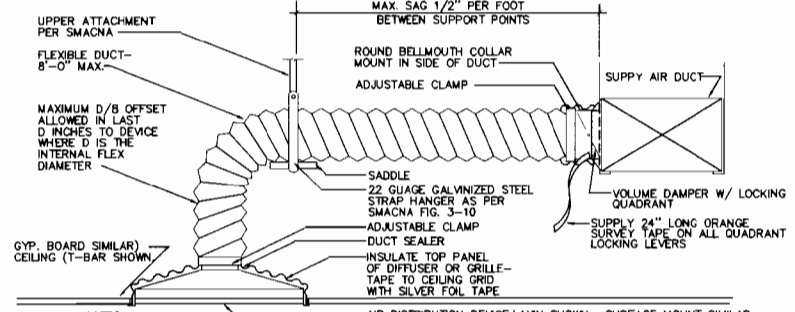
2 DUCT HANGERS / SUPPORTS DETAIL
 SCALE FACTOR : NTS



3 SUSPENDED IN-LINE HORIZONTAL FAN INSTALLATION
 SCALE FACTOR : N.T.S.

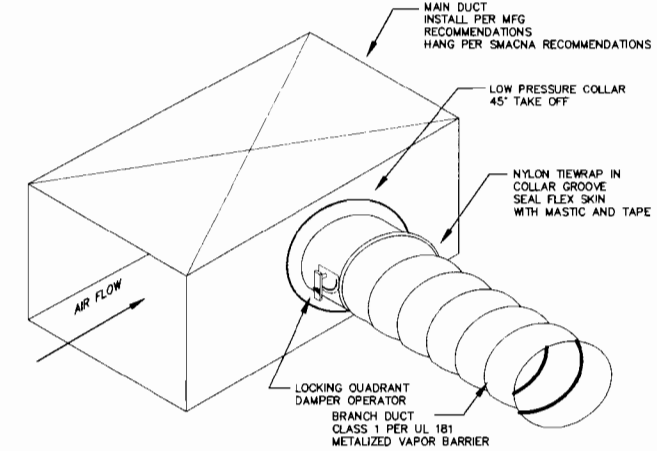


4 VERTICAL DUCT SUPPORT DETAIL
 SCALE FACTOR : NTS

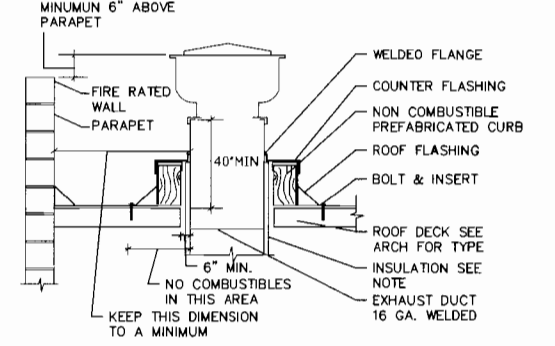


- NOTES
 1. FLEXIBLE DUCTS SHALL BE ONE PIECE AND SHALL NOT BE SPLICED TOGETHER.
 2. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC.
 3. FLEXIBLE AIR DUCT SHALL NOT EXCEED 8 FT. WHEN EXTENDED. ELBOW RADIUS SIZED FOR NO LESS THAN R/D = 1.0.
 4. MAXIMUM SAG OF FLEXIBLE DUCT BETWEEN SUPPORTS SHALL BE 1/2" PER FOOT.

5 DETAIL
 SCALE FACTOR : NTS

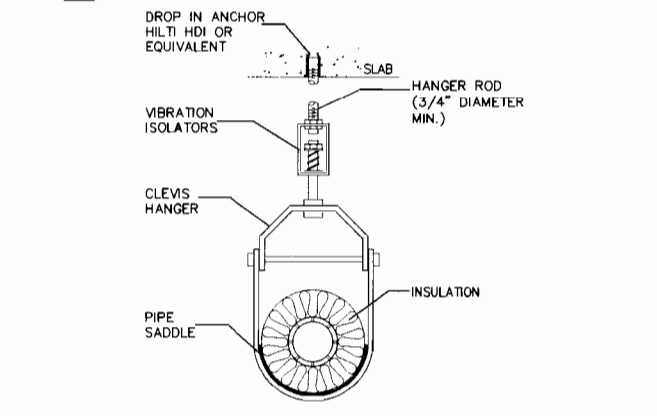


6 CIRCULAR BRANCH CONNECTION DETAIL
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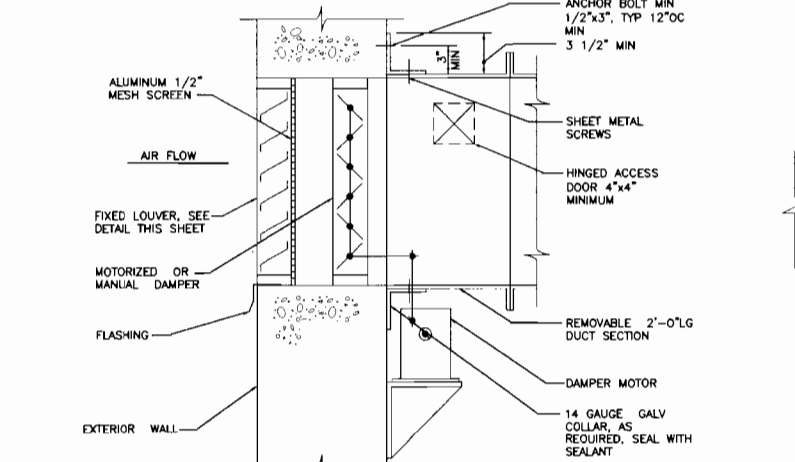


- NOTES
 1. INSULATION MATERIAL TO BE 2" THICK HIGH TEMPERATURE (1000 F) MINERAL WOOL 8 # DENSITY BOARD.
 2. INSULATION JOINTS TO BE BUTTED TIGHT TOGETHER AND HELD TIGHT TO DUCT WITH WELD PINS AND WASHERS ON 12" CENTERS.

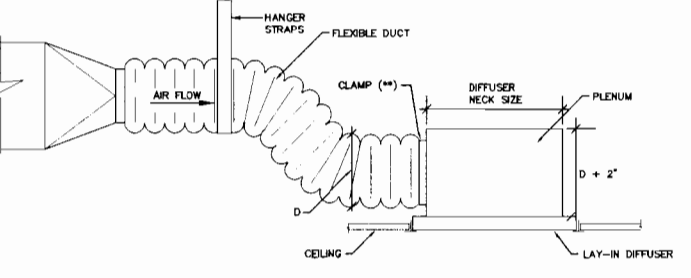
7 EXHAUST FAN DETAIL
 SCALE FACTOR : NTS



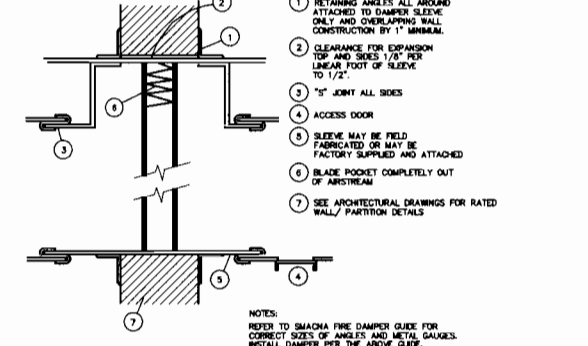
8 CHILLED WATER PIPE SUPPORT DETAIL
 SCALE FACTOR : NTS



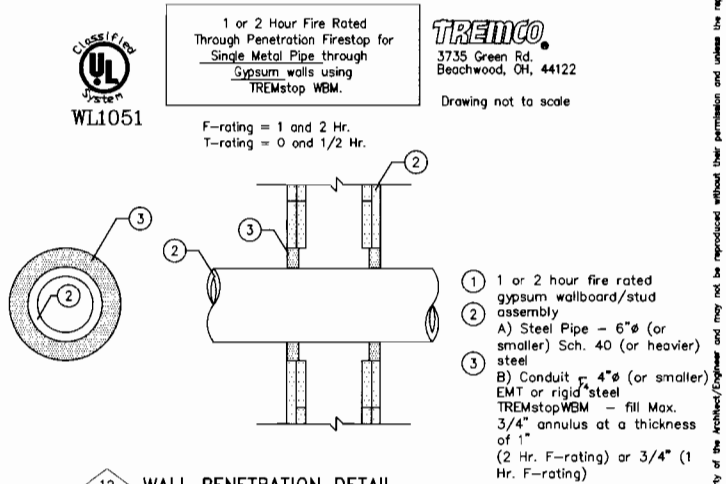
9 OUTSIDE AIR INTAKE
 SCALE FACTOR : NTS



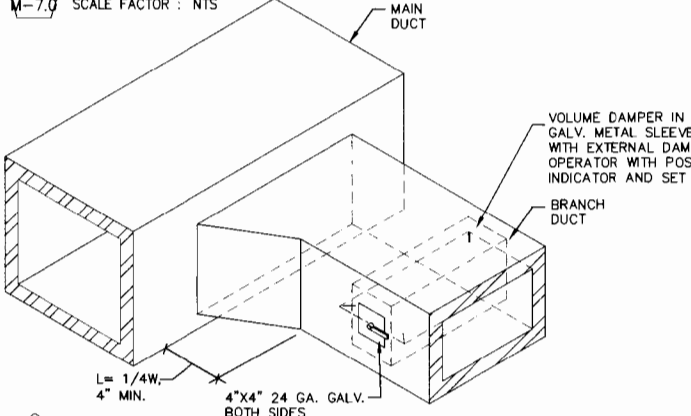
10 RETURN DIFFUSER INSTALLATION DETAIL
 SCALE FACTOR : NTS



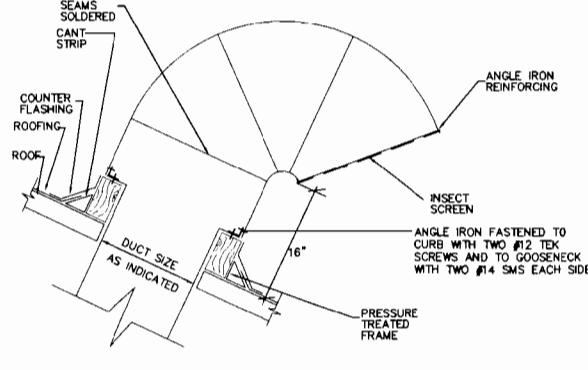
11 FIRE DAMPER INSTALLATION DETAIL
 SCALE FACTOR : NTS



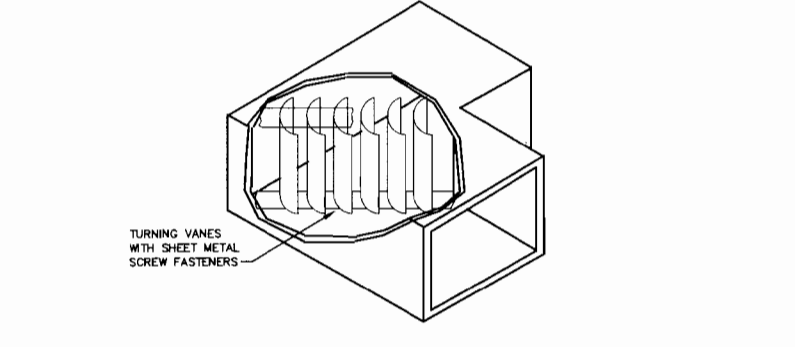
12 WALL PENETRATION DETAIL
 SCALE FACTOR : NTS



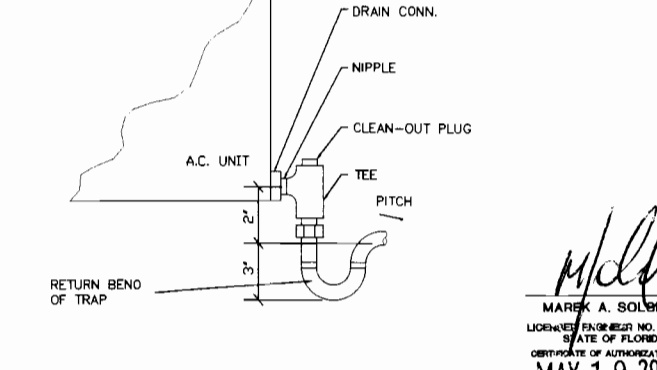
14 SUPPLY BRANCH TAKEOFF DETAIL
 SCALE FACTOR : NTS



15 RECTANGULAR GOOSENECK DETAIL
 SCALE FACTOR : NTS



13 TURNING VANE ELBOW (METAL OR DUCTBOARD)
 SCALE FACTOR : NTS



16 DRAIN PAN TRAP DETAIL
 SCALE FACTOR : N.T.S.



Designed: MAS
 Drawn: KLV
 Checked: MAS

Date	By
05/26/07	MAS
12/19/07	MAS
03/28/08	MAS
12/01/08	MAS

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PHB NO: EN-PR0701
 Sheet Reference Number
 M-S7.0
 Sheet 6 of 6

MAREK A. SOLSKI, P.E.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 406
 MAY 19 2009
 DATE: 07/04/07
 SEAL: 07047
 SEAL: 07047
 SEAL: 07047

ELECTRICAL SPECIFICATIONS

DIVISION 16

1. THE WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND AMENDMENTS EFFECTIVE 12/1/08 OF THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE 2004, O.S.H.A. REQUIREMENTS AND ALL OTHER LOCAL CODES AND ORDINANCES GOVERNING THIS INSTALLATION, AS A MINIMUM STANDARD, UNLESS SPECIFICATIONS LISTED HEREIN OR SHOWN ON PLANS REQUIRE A HIGHER STANDARD.

THE WORK INCLUDED CONSISTS OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT FACILITIES AND INSTALLATION REQUIRED FOR THE COMPLETE SATISFACTORY AND APPROVED ELECTRICAL SYSTEMS AS INDICATED ON THE DRAWINGS AND CALLED FOR IN THIS SPECIFICATION, OR AS MAY BE REASONABLY IMPLIED BY EITHER.

ALL NOTES ON THE DRAWINGS PERTAINING TO THE WORK OF THIS TRADE SHALL BE CONSIDERED AS PART OF THIS SPECIFICATIONS AND CONTRACT.

THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND ANY APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, THE CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM, AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL THE OWNER HAS DETERMINED THE CORRECTIVE ACTION TO BE TAKEN. THE CONTRACTOR IS REFERRED TO THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE TO BE CONSIDERED PART OF THE ELECTRICAL CONTRACT DOCUMENTS. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS AND ARRANGEMENTS ONLY.

THE CONTRACTOR SHALL COORDINATE THE PROPOSED LOCATIONS OF ALL ELECTRICAL MATERIALS AND EQUIPMENT WITH THE REPRESENTATIVES OF THE OTHER TRADES INVOLVED BEFORE STARTING INSTALLATION OF THOSE ITEMS.

COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES, CONDUIT, AND SLEEVES WITH OTHER STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED. ALL SLAB AND FIRE WALL PENETRATIONS MUST BE FIRE RATED AND MUST CONFORM TO OWNER'S APPROVAL AS TO LOCATION AND CONSTRUCTION DETAILS.

2. MATERIALS: THE MATERIALS AND EQUIPMENT FURNISHED SHALL BE AS INDICATED ON THE DRAWINGS, SUBSTITUTIONS SHALL NOT BE MADE EXCEPT WHERE EXPRESSLY APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO STARTING INSTALLATION OF THE ITEMS. THE ELECTRICAL MATERIALS AND EQUIPMENT FURNISHED SHALL BE LISTED OR LABELED BY UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING ORGANIZATION, AND SHALL BE ACCEPTABLE TO THE LOCAL BUILDING AUTHORITY.

3. GROUNDING: GROUNDING SHALL BE IN ACCORDANCE WITH ARTICLE 250, NEC. PROVIDE GROUND WIRES IN ALL CONDUITS UNLESS OTHERWISE NOTED.

4. CONDUITS: ELECTRICAL METALLIC TUBING (EMT) SHALL BE INSTALLED ONLY IN DRY LOCATIONS. IN CONCRETE ABOVE GRADE, AND WHERE NOT SUBJECT TO PHYSICAL DAMAGE. ALL ABOVE CEILING CONDUITS SHALL BE ROUTED TIGHT AGAINST THE STRUCTURE AND SHALL BE PARALLEL OR PERPENDICULAR TO THE BUILDING FEATURES. NO NEW CONDUITS SHALL BE SUPPORTED BY EXISTING CONDUITS, CEILING SYSTEMS OR AIR CONDITIONING HANGERS OR OTHER SYSTEMS.

ALL EXPOSED CONDUITS SHALL BE RUN AS NEAT AND INCONSPICUOUS AS POSSIBLE AND PAINTED TO MATCH COLOR OF SURROUNDINGS.

ALL EMPTY CONDUITS SHALL HAVE PULLSTRING, BOTH ENDS CAPPED, LABELED WITH DESCRIPTION OF INTENDED FUTURE USE, AND BE STUBBED 6" OUT FROM WALLS/CEILING/FLOORS, UNLESS INDICATED OTHERWISE.

FLEXIBLE CONDUITS SHALL BE USED FOR CONNECTION TO ALL VIBRATING EQUIPMENT SUCH AS MOTORS, LIGHTING FIXTURES, ETC. FLEXIBLE CONDUIT SHALL HAVE ALUMINUM VIBRATOR INTERNAL GROUND STRAP IN ADDITION TO EQUIPMENT GROUND. USE "LIQUID TIGHT" WHEN EXPOSED TO WEATHER.

5. CONDUCTORS SIZE #6 AND LARGER SHALL BE TYPE THHN STRANDED COPPER. CONDUCTORS SIZE #10 AND SMALLER SHALL BE COPPER TYPE THHN SOLID, UNLESS NOTED OTHERWISE. CONDUCTORS SHALL CONSIST OF 98% CONDUCTIVITY COPPER AS INDICATED. SIZES ARE AWG. ALL CONDUCTORS SHALL BE RUN IN CONDUIT EXCEPT AS NOTED ON PLANS.

POWER, LIGHTING, AND GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG, EXCEPT WHERE OTHERWISE INDICATED. CONTROL CONDUCTORS SHALL NOT BE SMALLER THAN #14 AWG. CONDUCTORS SHALL BE CONTINUOUS FROM DEVICES WITHOUT SPICES EXCEPT WITHIN WIRE WAY OR JUNCTION BOXES. MARK CONDUCTORS IN PANELS, PULL BOXES OR WIREWAYS AND TERMINAL STRIP TERMINALS FOR IDENTIFICATION OF CIRCUITS.

CONDUCTORS SHALL BE JOINED USING COMPRESSION SPLICES, EXCEPT THAT CONDUCTORS #10 AND SMALLER MAY BE JOINED USING WIRE NUT TYPE CONNECTORS. CONDUCTORS SHALL BE TERMINATED USING COMPRESSION SPLICES USED ON CONDUCTORS #10 AWG AND USING 3M #334 OR #352 PLASTIC TAPE. SPLICES IN WET LOCATIONS SHALL BE INSULATED WITH ELECTRICAL TAPE AND ENCAPSULATED WITH SCOTCH CAST OR EQUAL POTTING COMPOUND.

LOW VOLTAGE CONDUCTORS RUN THROUGH THE RETURN AIR PLENUM SHALL BE PLENUM RATED.

6. RECEPTACLES SHALL BE 20A, 120V, 2 POLE, 3 WIRE SINGLE OR DUPLEX GROUND TYPE EXCEPT WHERE SPECIFIC PURPOSE, LOOKING OR HIGHER RATED RECEPTACLES ARE SHOWN ON THE DRAWINGS.

7. WALL SWITCHES SHALL BE OF THE TOTALLY ENCLOSED TUMBLER TYPE WITH BODIES OF PHENOLIC COMPOUND. HANDLES SHALL BE WHITE COLORED.

8. CONTRACTOR SHALL VERIFY ALL EQUIPMENT NAMEPLATE DATA FOR WIRING AND OVER CURRENT PROTECTION REQUIREMENTS BEFORE PERFORMING ROUGH-IN WORK.

9. PROVIDE AND INSTALL JUNCTION AND PULL BOXES WHERE INDICATED AND WHERE NECESSARY TO TERMINATE, TAP OFF, OR REDIRECT MULTIPLE CONDUIT RUNS, OF SIZE INDICATED OR AS REQUIRED BY NEC. WHERE FEEDER SPLICES ARE TO BE MADE, INSTALL BOXES LARGE ENOUGH TO PROVIDE AMPLE WORK SPACE.

10. LIGHTING FIXTURES: LIGHTING FIXTURES SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL BE INSTALLED COMPLETE WITH ALL NECESSARY PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING CONSTRUCTION BEFORE ORDERING OR INSTALLING LIGHT FIXTURES.

11. CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXTENT OF REVISIONS TO EXISTING EQUIPMENT AND WIRING TO ACCOMMODATE ARCHITECTURAL CHANGES AND ADDITIONS. ALL THE NECESSARY REROUTING AND/OR REMOVAL OF EXISTING EQUIPMENT, WIRING ETC., SHALL BE INCLUDED IN THE SCOPE OF WORK. CONTRACTOR SHALL REMOVE ALL EXISTING EQUIPMENT AND MATERIALS THAT WILL NOT BE REUSED IN CONSTRUCTION INCLUDING PIPES, CONDUITS, WIRES, TELEPHONE LINES, COMPUTER CABLE OR WIRING THAT PASSED THROUGH THE SITE OF THIS CONSTRUCTION AND RELOCATE THESE MATERIALS THAT SERVE ADJACENT BLDG. THAT ARE TO REMAIN.

12. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROL WIRING FOR ALL EQUIPMENT. ELECTRICAL POWER AND CONTROL WIRING FOR HVAC AND MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR WIRING DIAGRAMS AND REQUIREMENTS. MECHANICAL EQUIPMENT REQUIRING STARTER SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

13. PANEL DIRECTORIES SHALL BE TYPED ACCURATELY TO SHOW AS BUILT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BALANCING ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED. ELECTRICAL PANELS SHALL BE CONSTRUCTED WITH COPPER MAIN BUSSES AND TERMINALS.

14. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ARCHITECT BEFORE ROUGH INSTALLATION OF LIGHTS, RECEPTACLES AND SWITCHES FOR EXACT LOCATION.

15. ALL SERVICES INTERRUPTIONS SHALL BE SCHEDULED WITH THE AUTHORIZED REPRESENTATIVE OF THE LANDLORD. ALL REMOVAL AND DISPOSAL WORK SHALL BE COORDINATED WITH THE AUTHORIZED REPRESENTATIVE OF THE LANDLORD.

16. THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORK MANNER. THE CONTRACTOR SHALL TOUCH-UP OR REFINISH THE FACTORY FINISH OF EQUIPMENT MARRED DURING SHIPMENT OR INSTALLATION.

17. TESTS: AFTER EACH SYSTEM HAS BEEN COMPLETED, A FUNCTIONAL TEST SHALL BE PERFORMED TO DEMONSTRATE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS. THE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE. ALL WORK SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK AND SHALL THOROUGHLY CLEAN ALL ELECTRICAL EQUIPMENT.

18. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND SATISFACTORY INSTALLATION. AN ATTEMPT HAS BEEN MADE TO SEPARATE AND COMPLETELY DEFINE THE WORK IN SEPARATE SECTIONS OF THE SPECIFICATIONS. HOWEVER, SUCH SEPARATION SHALL NOT RELIEVE THE CONTRACTOR FROM FULL RESPONSIBILITY OF COMPLIANCE WITH THE WORK OF HIS/HER TRADE WHICH MAY BE INDICATED ON ANY OF THE DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS.

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS. IN ADDITION TO THE ELECTRICAL AND OTHER RELATED TRADES AND SECTIONS, THIS COORDINATION SHALL BE DONE PRIOR TO SUBMITTING THE BID.

THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS WITH REFERENCE TO BUILDING CONSTRUCTION AND DIMENSIONS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC BUT ARE TO BE FOLLOWED AS CLOSELY AS THE ACTUAL CONSTRUCTION OF THE BUILDING AND THE WORK OF OTHER TRADES WILL PERMIT.

LIGHTING FIXTURE SCHEDULE

Table with columns: TYPE, SYMBOL, DESCRIPTION, VOLTS, NO., TYPE, MOUNTING, REMARKS. Lists various lighting fixtures like exterior wall sconce, fluorescent vaporlight, and recessed adjustable downlights.

- GENERAL NOTES: 1. VERIFY ALL COLORS/FINISHES WITH ARCHITECT/INTERIOR DESIGNER. 2. WIRE ALL EXIT SIGNS & EMERGENCY LIGHTING AHEAD OF SWITCH UNLESS INDICATED OTHERWISE. 3. WIRE ALL EMERGENCY BALLASTS TO BE SWITCHABLE UNLESS INDICATED OTHERWISE.

ELECTRICAL SYMBOL LEGEND

- 20A, 120V, SINGLE POLE LIGHT SWITCH. MOUNT CENTER AT 48" AFF.
20A, 120V, THREE-WAY SWITCH. MOUNT CENTER AT 48" AFF.
SINGLE POLE MOTOR RATED SWITCH. MOUNT ADJACENT TO EQUIPMENT TO BE CONTROLLED. VERIFY AMPACITY WITH EQUIPMENT NAMEPLATE.

FIRE ALARM SYSTEM NOTES

- 1. ENTIRE INSTALLATION SHALL COMPLY WITH NFPA 101, NFPA 72, N.E.C., FLORIDA BUILDING CODE AND LATEST ADA STANDARDS. PROVIDE ALL NECESSARY JUNCTION BOXES AND BOOSTER EQUIPMENT NECESSARY TO ACCOMPLISH THIS.
2. THE ELECTRICAL CONTRACTOR TO MAKE PROVISIONS FOR CONNECTION TO A 24 HOUR SUPERVISORY CENTRAL STATION, U.L. APPROVED, IF OWNER CHOOSES TO INSTALL.

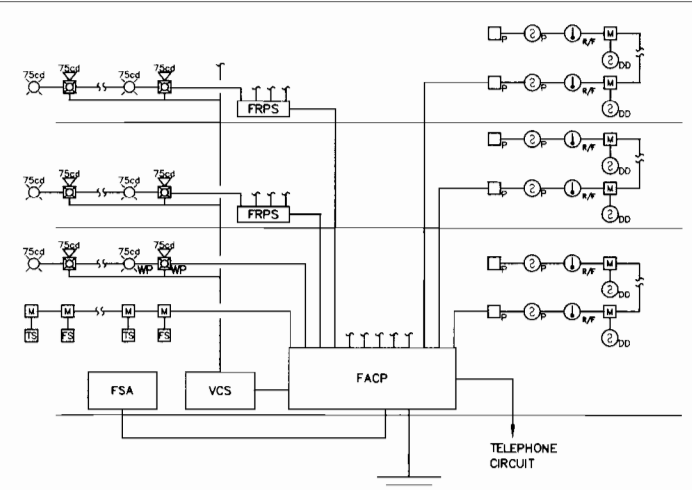
FIRE ALARM SYMBOL LEGEND

- FIRE ALARM SPEAKER/STROBE. PROVIDE WITH CANDELA RATING INDICATED. WHEELLOCK "E70-24MCW-FW" SERIES.
FIRE ALARM STROBE. PROVIDE WITH CANDELA RATING INDICATED. WHEELLOCK "RS5-24MCW-FW" SERIES.
IONIZATION SMOKE DETECTOR. FCI "ASD-1L2" SERIES.

GENERAL NOTES

- 1) PROVIDE THUNDERSTORM DETECTOR/PREDICTOR, SENSORS & WARNING DEVICES. COORDINATE ALL DEVICE LOCATIONS WITH OWNER/CONTRACTOR PRIOR TO INSTALLATION.
2) PROVIDE UL MASTER LABEL LIGHTNING PROTECTION SYSTEM. COORDINATE ALL DEVICE LOCATIONS WITH OWNER/CONTRACTOR PRIOR TO INSTALLATION.

FIRE ALARM RISER DIAGRAM

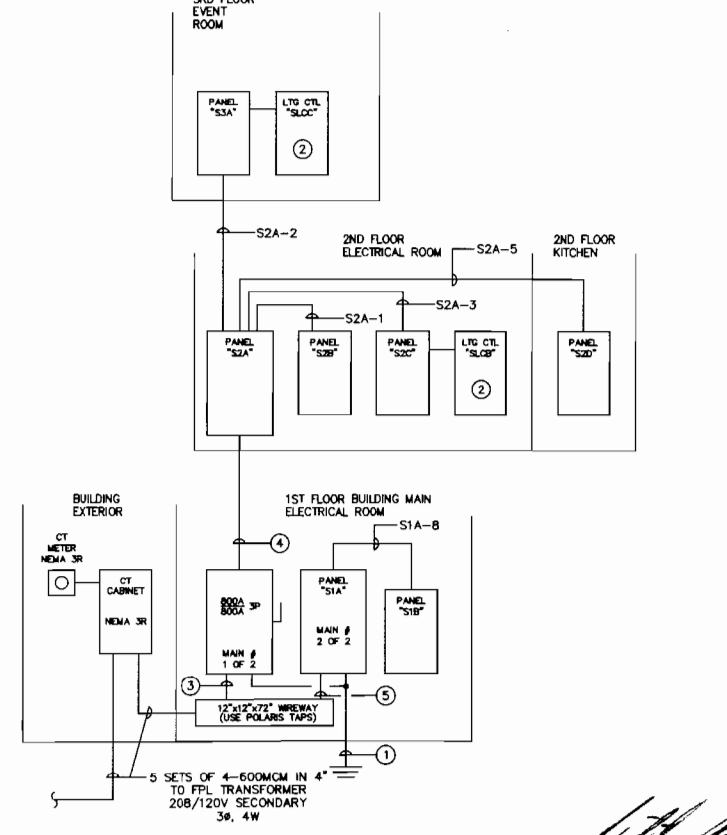


- FIRE ALARM RISER NOTES: 1. ALL FIRE ALARM DEVICES SHALL BE TIED TO THE FIRE ALARM PANEL. ENTIRE INSTALLATION SHALL COMPLY WITH N.F.P.A. 72, 101, NEC AND LATEST A.D.A. REQUIREMENTS. 2. SEE PLANS FOR EXACT DEVICE QUANTITY.

KEYED ELECTRICAL RISER NOTES

- 1) 400 MCM COPPER GROUNDING ELECTRODE TO BUILDING GROUNDING ELECTRODE SYSTEM: W#10 COPPER GROUND ROD & BUILDING STRUCTURAL STEEL.
2) CRESTRON "CAEN" DIMMING/SWITCHING LIGHTING CONTROL PANEL WITH "CLX" SERIES MODULES & "PAC2" PROCESSOR.

ELECTRICAL RISER DIAGRAM



MILTON KRAMER, P.E. LICENSED ENGINEER NO. 06697 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # 0088 MAY 19 2009



Designed: MK Drawn: KLV Checked: MK

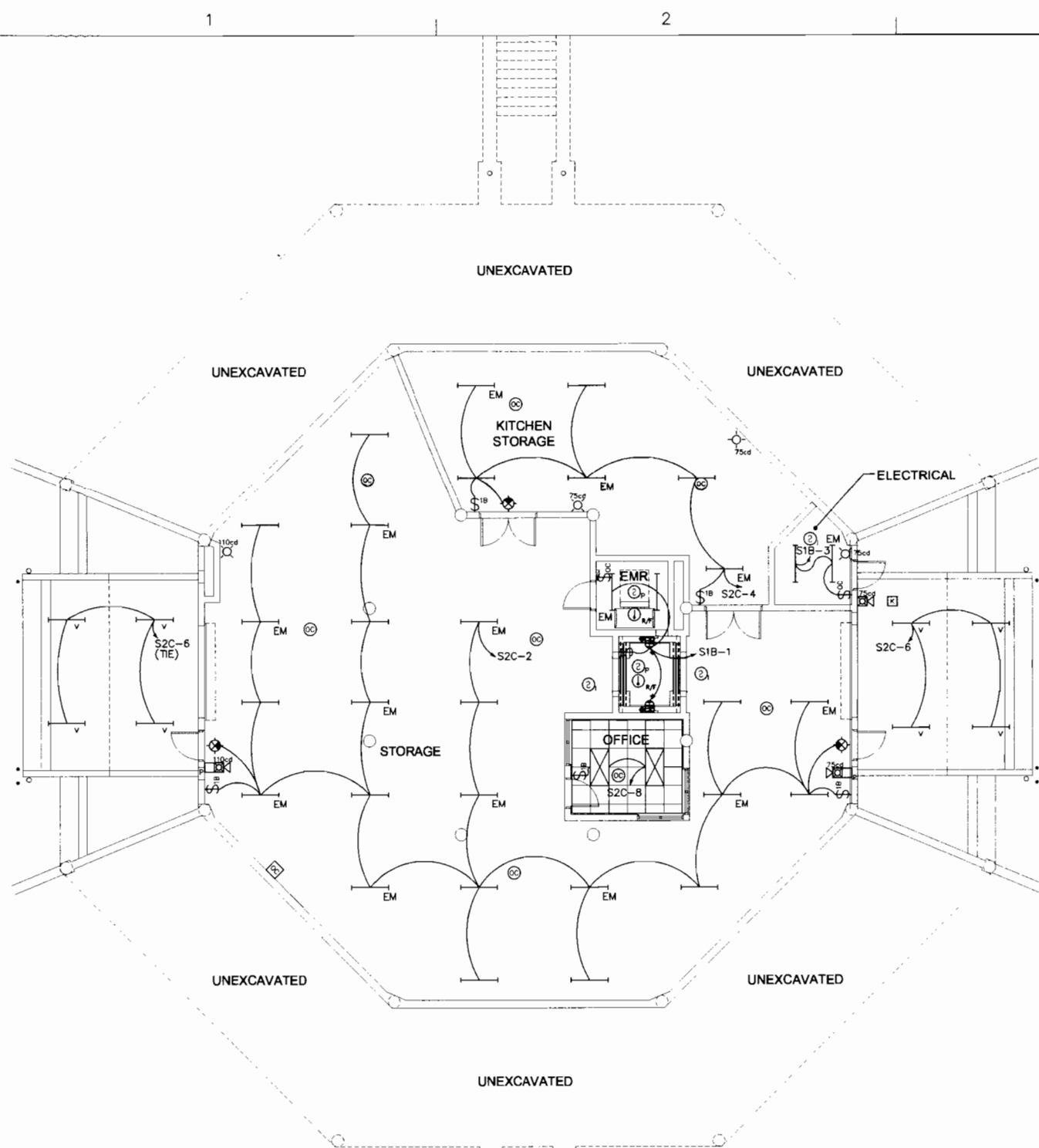
Table with columns: No., Revisions, Date, By. Lists revision history for the drawing.

60059.01 ARCHITECTS, PLANNERS 8800 Park Central Boulevard Pompano Beach, Florida 33064 IBI GROUP

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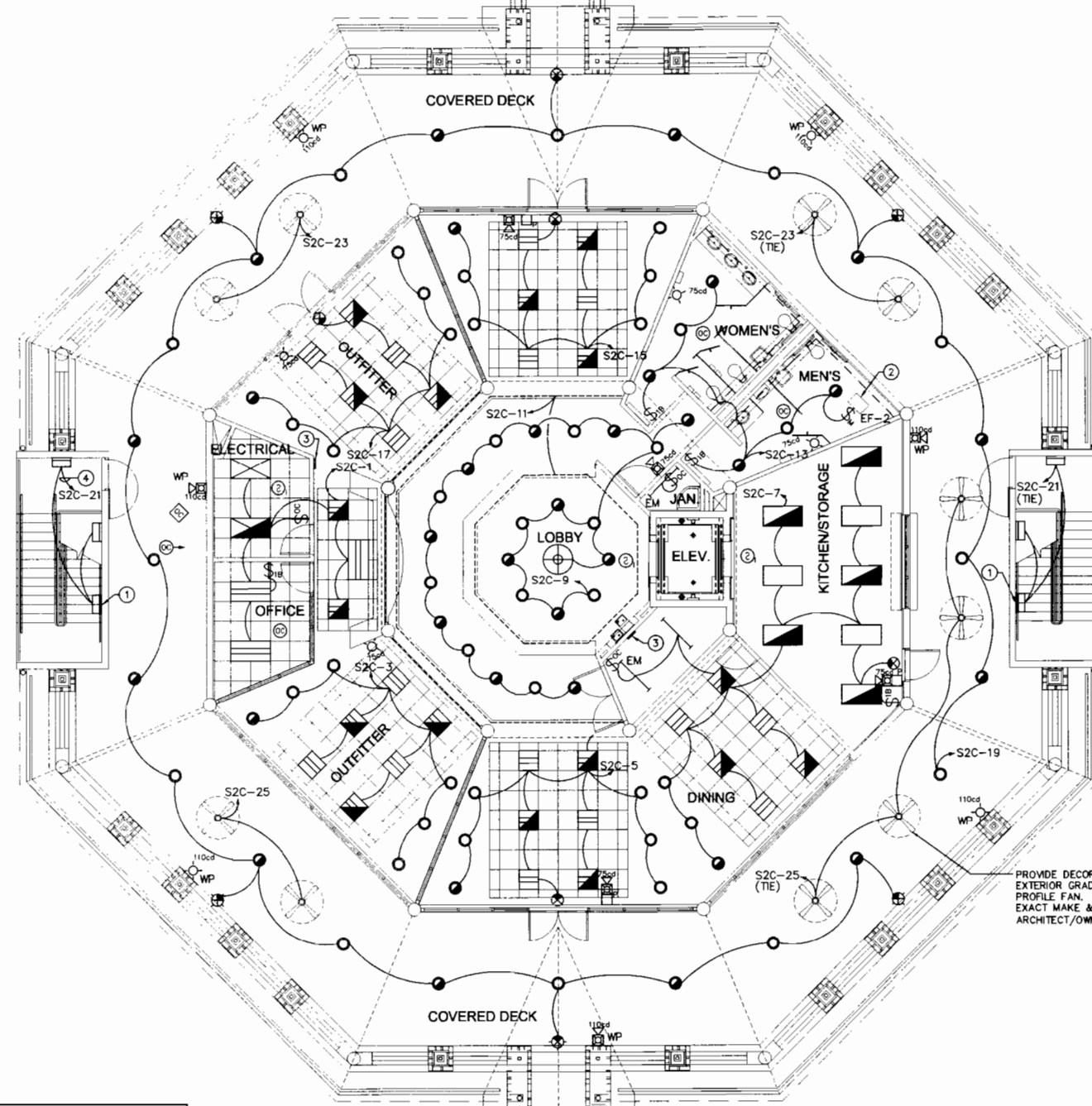
DeRose Design Consultants Inc. LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA PROFESSIONAL ENGINEER NO. 10288 UNIVERSITY OF ALABAMA - 1988

RPB NO: EN-PR0701 Sheet Reference Number E-S0.1 Sheet 1 of 6



FIRST FLOOR LIGHTING PLAN

SCALE: 1/8"=1'0"



SECOND FLOOR LIGHTING PLAN

SCALE: 1/8"=1'0"



KEYED NOTES	
①	MOUNT TOP AT 6" BELOW STAIR ABOVE.
②	WIRE AHEAD OF AREA LIGHT SWITCH.
③	2 GANG DIMMING/SWITCHING CONTROL STATION WITH 14 BUTTONS. CRESTRON "CNX-14B".

PROVIDE DECORATIVE EXTERIOR GRADE LOW PROFILE FAN. VERIFY EXACT MAKE & MODEL WITH ARCHITECT/OWNER (TYP).

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Designed: MK
 Drawn: KLV
 Checked: MK

Date	By
09/29/07	
12/19/07	
03/28/08	
12/01/08	

No.	Revisions
1	ISSUE SET
2	10% SUBMITTAL
3	PERMIT REVIEW
4	80% SET

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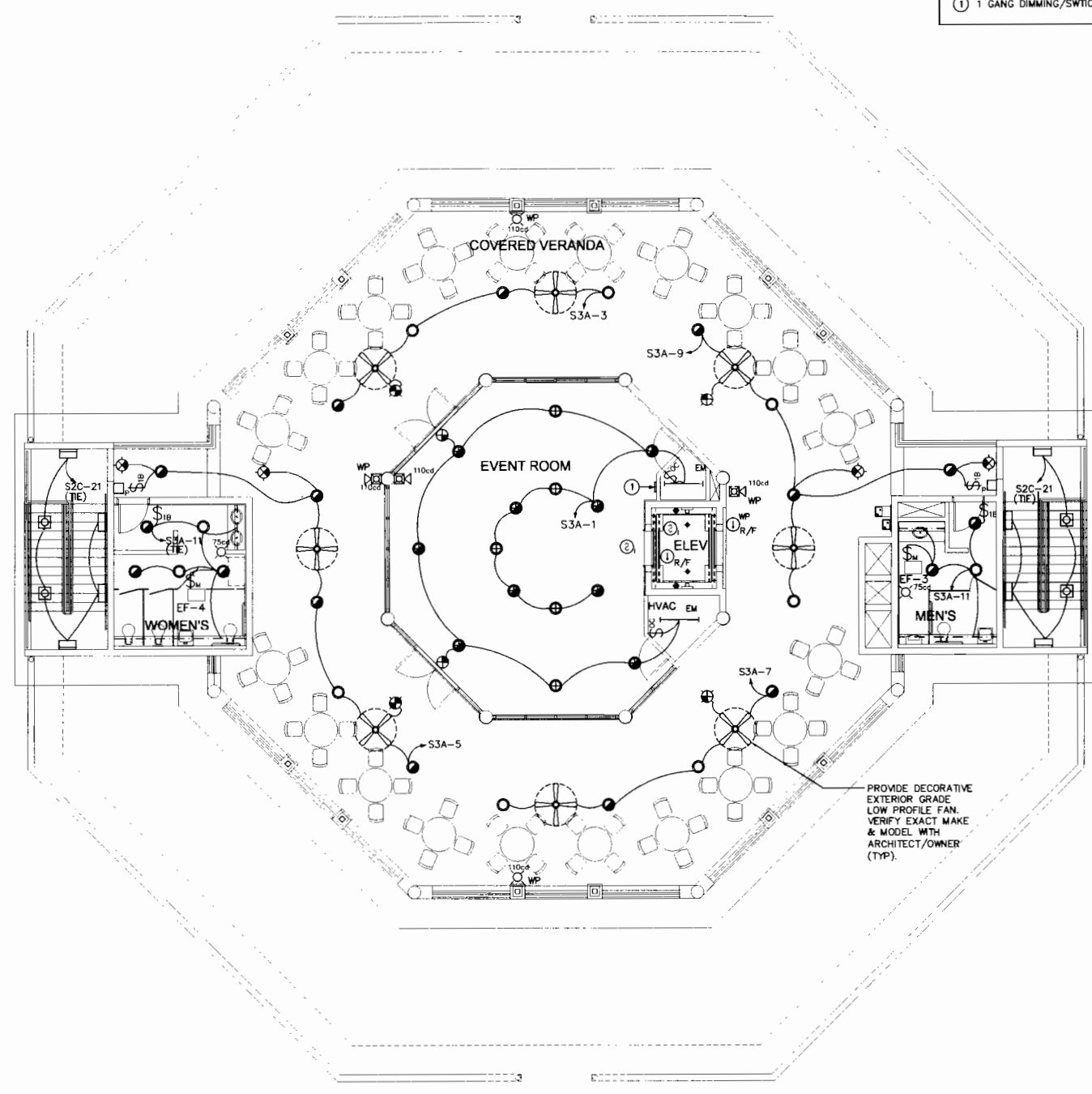
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Milton Keamer
 MILTON KEAMER, P.E.
 LICENSED ENGINEER NO. 8867
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 408
 MAY 19 2009
 DATE: PROJ. # 07047
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 SEE SPEC. 16.1

RPB NO: EN-PRO70
 Sheet Reference Number
 E-S2.1
 Sheet 2 of 6

KEYED NOTES
 ① 1 GANG DIMMING/SWITCHING CONTROL STATION WITH 8 BUTTONS. CRESTRON "CNX-14B".



THIRD FLOOR LIGHTING PLAN
 SCALE: 1/8"=1'0"

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By: MK
 Designed: MK
 Drawn: KLV
 Checked: MK

No.	Date	By
PRELIM SET	05/26/07	
75% SUBMITTAL	12/19/07	
PERMIT REVIEW	03/26/08	
BD SET	12/01/08	

60059.01
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MILTON KRAMER, P.E.
 LICENSED ENGINEER NO. 56697
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4088
 DATE: **MAY 19 2009**
 PROJ # 07047
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 SIZE 11x17 (A)

RPB NO: EN-PR070
 Sheet Reference
 Number
 E-S2.2
 Sheet 3 of 6

BRANCH CIRCUIT PANEL "S2D"											
DESCRIPTION		WIRE/CND	TRIP	CKT	#A KVA	#B KVA	#C KVA	CKT TRIP	WIRE/CND	DESCRIPTION	
SPARE				20	1	0.2		2	20	2#12 & 1#12G IN 1/2"	RECEPT, ROOF
SPARE				20	3	0.5		4	20	2#12 & 1#12G IN 1/2"	HOOD LTD/CTL
SPARE				20	5			6	20		SPARE
SPARE				20	7			8	20		SPARE
SPARE				20	9			10	20		SPARE
SPARE				20	11			12	20		SPARE
SPARE				20	13			14	20		SPARE
SPARE				20	15			16	20		SPARE
SPARE				20	17			18	20		SPARE
SPARE				20	19			20	20		SPARE
SPARE				20	21			22			SPARE
SPARE				20	23			24			SPARE
SPARE				20	25			26			SPARE
SPARE				20	27			28			SPARE
SPARE				20	29			30			SPARE
SPARE				20	31			32			SPARE
SPARE				20	33			34			SPARE
SPARE				20	35			36			SPARE
KEF-1		3#12 & 1#12G IN 1/2"		20	37	1.2	1.2	38	20	3#12 & 1#12G IN 1/2"	KSF-1
				20	39	1.2	1.2	40			
				20	41			42			
					2.6	2.7	2.2				KVA PER PHASE
					22	23	18				AMPS PER PHASE
					8						TOTAL KVA

DISTRIBUTION PANEL "S2A"											
DESCRIPTION		WIRE/CND	TRIP	CKT	#A KVA	#B KVA	#C KVA	CKT TRIP	WIRE/CND	DESCRIPTION	
PANEL "S2B"		4#3/0 & 1#16G IN 2 1/2"		200	10.6	19.6		2	200	4#3/0 & 1#16G IN 2 1/2"	PANEL "S3A"
PANEL "S2C"		4#3/0 & 1#16G IN 2 1/2"		200	10.8	7.6		4	80	3#4 & 1#8G IN 1 1/2"	AHU-2
PANEL "S2D"		4#3/0 & 1#16G IN 2 1/2"		200	14.0			8			SPACE
SPACE				7				8			SPACE
SPACE				9				10			SPACE
SPACE				11				12			SPACE
SPACE				13				14			SPACE
					62.6	60.0	57.7				KVA PER PHASE
					522	500	481				AMPS PER PHASE
					180						TOTAL KVA

DISTRIBUTION PANEL "S1A"											
DESCRIPTION		WIRE/CND	TRIP	CKT	#A KVA	#B KVA	#C KVA	CKT TRIP	WIRE/CND	DESCRIPTION	
SPACE				1	6.0			2	60	3"	KAYAK LAUNCH
SPACE				3	6.0			4	60	2 1/2"	BANQUET GARDEN
SPACE				5				6			SPACE
OH-1, 2, 3 & P-1		3#4/0 & 1#4G IN 2 1/2"		225	23.5	9.4		6	200	4#3/0 & 1#6G IN 2 1/2"	PANEL "S1B"
REFRIGERATOR		3#6 & 1#10G IN 1"		60	5.5	16.3		10	200	4#3/0 & 1#6G IN 2 1/2"	ELEVATOR
FREELZER		3#6 & 1#10G IN 1"		60	5.5	15.0		12	150	2 SETS OF 3"	PLAZA
WATER HEATER		3#1 & 1#6G IN 1 1/2"		125	10.0	10.0		14	125	3#1 & 1#6G IN 1 1/2"	WATER HEATER
					107.2	107.7	111.5				KVA PER PHASE
					4.1	4.1	4.1				+25% LGST MOTOR
					928	932	964				AMPS PER PHASE
					339						TOTAL KVA

BRANCH CIRCUIT PANEL "S3A"												
DESCRIPTION		WIRE/CND	TRIP	CKT	#A KVA	#B KVA	#C KVA	CKT TRIP	WIRE/CND	DESCRIPTION		
LITG, PARTY		2#12 & 1#12G IN 1/2"		20	1.6	1.5		2	20	2#12 & 1#12G IN 1/2"	HAND DRYER, WOMAN	
LITG, VERANDA		2#12 & 1#12G IN 1/2"		20		0.8	1.5	4	20	2#12 & 1#12G IN 1/2"	HAND DRYER, WOMAN	
LITG, VERANDA		2#12 & 1#12G IN 1/2"		20	0.8	1.5		6	20	2#12 & 1#12G IN 1/2"	HAND DRYER, MEN	
LITG, VERANDA		2#12 & 1#12G IN 1/2"		20	0.9	1.5		8	20	2#12 & 1#12G IN 1/2"	HAND DRYER, MEN	
LITG, WOMEN/MEN		2#12 & 1#12G IN 1/2"		20	1.3	1.5		12	20	2#12 & 1#12G IN 1/2"	RECEPTS, MEN	
LITG, STAIR		2#12 & 1#12G IN 1/2"		20	0.6	1.5		14	20	2#12 & 1#12G IN 1/2"	RECEPTS, SOUND EQUIP	
PLUMB FIXT SENSORS		2#12 & 1#12G IN 1/2"		20	0.2	1.5		16	20	2#12 & 1#12G IN 1/2"	RECEPTS, PARTY	
SPARE				20	19	0.5	1.0	20	20	2#12 & 1#12G IN 1/2"	RECEPTS, VERANDA	
SPARE				20	21		0.5	1.0	22	20	2#12 & 1#12G IN 1/2"	RECEPTS, VERANDA
SPARE				20	23		0.5	0.8	24	20	2#12 & 1#12G IN 1/2"	RECEPTS, VERANDA
SPARE				20	25	0.5	0.8	26	20	2#12 & 1#12G IN 1/2"	RECEPTS, VERANDA	
SPARE				20	27		0.8	28	20	2#12 & 1#12G IN 1/2"	RECEPTS, VERANDA	
SPARE				20	29		0.8	30	20	2#12 & 1#12G IN 1/2"	DRINKING FOUNTAIN	
SPARE				20	31			32	20	2#12 & 1#12G IN 1/2"	RECEPTS, MECH/PARTY	
SPARE				20	33			34	20		SPACE	
SPARE				20	35			36	20		SPACE	
SPARE				20	37	7.2	1.7	38	20	3#12 & 1#12G IN 1/2"	AHU-1	
SPARE				20	39	7.2	1.7	40				
SPARE				20	41			42				
					1.0	1.0	1.0				+25% CONT LOAD	
					19.6	19.1	18.1				KVA PER PHASE	
					172	159	160				AMPS PER PHASE	
					58						TOTAL KVA	

BRANCH CIRCUIT PANEL "S2B"												
DESCRIPTION		WIRE/CND	TRIP	CKT	#A KVA	#B KVA	#C KVA	CKT TRIP	WIRE/CND	DESCRIPTION		
HAND DRYER, WOMAN		2#12 & 1#12G IN 1/2"		20	1.5	0.8		2	20	2#12 & 1#12G IN 1/2"	RECEPTS, MECH/JAN/ELEC	
HAND DRYER, WOMAN		2#12 & 1#12G IN 1/2"		20	1.5	0.8		4	20	2#12 & 1#12G IN 1/2"	RECEPTS, E DINING	
HAND DRYER, MEN		2#12 & 1#12G IN 1/2"		20	1.5	1.0		6	20	2#12 & 1#12G IN 1/2"	RECEPTS, W DINING	
HAND DRYER, MEN		2#12 & 1#12G IN 1/2"		20	1.5	1.0		8	20	2#12 & 1#12G IN 1/2"	RECEPTS, EXTERIOR	
RECEPTS, WOMAN		2#12 & 1#12G IN 1/2"		20	1.5	1.0		10	20	2#12 & 1#12G IN 1/2"	RECEPTS, EXTERIOR	
RECEPTS, MEN		2#12 & 1#12G IN 1/2"		20	1.5	0.8	1.2	12	20	2#12 & 1#12G IN 1/2"	RECEPTS, EXTERIOR	
DRINKING FOUNTAIN		2#12 & 1#12G IN 1/2"		20	1.5	0.8	0.8	14	20	2#12 & 1#12G IN 1/2"	RECEPTS, EXTERIOR	
SECURITY		2#12 & 1#12G IN 1/2"		20	0.5	0.8		16	20	2#12 & 1#12G IN 1/2"	RECEPTS, EXTERIOR	
RECEPTS, OFF		2#12 & 1#12G IN 1/2"		20	1.0	0.8	1.8	18	20	2#12 & 1#12G IN 1/2"	RECEPTS, EXTERIOR	
RECEPTS, RECEPTION		2#12 & 1#12G IN 1/2"		20	1.2	0.8		20	20	2#12 & 1#12G IN 1/2"	RECEPTS, N SHOW WINDOW	
RECEPTS, N OUTFITTER		2#12 & 1#12G IN 1/2"		20	0.8	0.6		22	20	2#12 & 1#12G IN 1/2"	RECEPTS, S SHOW WINDOW	
RECEPTS, LOBBY		2#12 & 1#12G IN 1/2"		20	1.0	0.4		24	20	2#12 & 1#12G IN 1/2"	RECEPTS, S SHOW WINDOW	
RECEPTS, S OUTFITTER		2#12 & 1#12G IN 1/2"		20	1.0	0.7		26	20	2#12 & 1#12G IN 1/2"	2FL VAV'S & DAMPER	
SPARE				20	29		0.5	0.2	30	20	2#12 & 1#12G IN 1/2"	2FL FC-5
SPARE				20	31	0.5		32			2FL PLUMB FIXT SENSORS	
SPARE				20	33		0.5		34		SPACE	
SPARE				20	35		0.5		36		SPACE	
SPARE				20	37	0.5		38			SPACE	
SPARE				20	39	0.5		40			SPACE	
SPARE				20	41		0.5		42		SPACE	
					10.6	10.2	10.1				KVA PER PHASE	
					88	85	84				AMPS PER PHASE	
					31						TOTAL KVA	

BRANCH CIRCUIT PANEL "S1B"												
DESCRIPTION		WIRE/CND	TRIP	CKT	#A KVA	#B KVA	#C KVA	CKT TRIP	WIRE/CND	DESCRIPTION		
LITG/REC, ELEV PIT/MACH		2#12 & 1#12G IN 1/2"		20	0.4	0.5		2	20	2#12 & 1#12G IN 1/2"	FIRE ALARM	
LITG, IFL ELEC		2#12 & 1#12G IN 1/2"		20		0.2	0.4	4	20	2#12 & 1#12G IN 1/2"	TELEPHONE	
RECEPTS, POWER PEDESTAL		2#12 & 1#12G IN 1/2"		20			0.8	0.4	6	20	2#12 & 1#12G IN 1/2"	CATV
RECEPTS, POWER PEDESTAL		2#12 & 1#12G IN 1/2"		20	0.8	1.0		8	20			

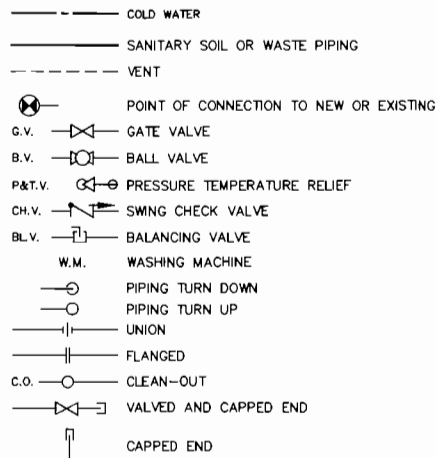
GENERAL SPECIFICATIONS

- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMAN LIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND OR GOVERNING AUTHORITIES EFFECTIVE 12/1/08.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES, AND ORDINANCES EFFECTIVE 12/1/08.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS. THIS SHALL INCLUDE ANY AND ALL FABRICATIONS REQUIRED PRIOR TO INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS AS NOT TO INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, UNLESS INDICATED OR SPECIFIED OTHERWISE.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
- LOCATION OF PLUMBING ROUGH-IN MAY CHANGE. VERIFY EXACT LOCATION WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION. DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABEL WHERE APPLICABLE.
- THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ARCHITECT/ENGINEER MUST BE A CONDITION OF THE CONTRACT.
- ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTINGS.
- ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
- DOMESTIC WATER PIPING TO BE IN ACCORDANCE WITH FLORIDA BUILDING PLUMBING CODE 610 DISINFECTION OF POTABLE WATER SYSTEM & CODE 606.6 WATER SYSTEM TEST.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- VERIFY LOCATION, SIZE, ELEVATION, MATERIALS, AND PRESENT STATE OF ALL EXISTING UTILITIES.
- INSTALL READILY ACCESSIBLE GATE VALVES IN ALL BRANCH WATER LINES SERVING ANY ROOM HAVING PLUMBING FIXTURES. ALL FIXTURES SHALL BE PROVIDED WITH READILY ACCESSIBLE VALVES.
- MAIN WATER SUPPLY SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER
- ALL THREADED WATER OUTLETS (EXCEPT FOR AUTOMATIC CLOTHES WASHERS) SHALL BE FURNISHED WITH WATTS #BA APPROVED VACUUM BREAKERS.
- FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS ON QUICK CLOSING VALVES NEAR THE FIXTURES IN AN EFFECTIVE RANGE.
- WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- IF THE CONTRACTOR PROPOSES TO USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIALS WHICH IS NOT AS SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBILITY TO PROVE TO THE ARCHITECT/ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL.
- THE CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF AS-BUILT DRAWINGS, SHOWING ALL CHANGES AND DEVIATIONS, TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF THE PROJECT.

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PARTITION LOCATION. CONSULT ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
- CONTRACTOR SHALL VISIT SITE TO VERIFY FIELD CONDITIONS & PHYSICAL LOCATIONS & SIZE OF EXISTING SERVICES.
- SANITARY LINES LARGER THAN 2 1/2" TO SLOPE 1/4"/FOOT.
- SANITARY LINES 2 1/2" AND LESS TO SLOPE 1/8"/FOOT.
- CONSULT ARCHITECTURAL DRAWINGS FOR ALL FINISH FLOOR & GRADE ELEVATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAINAGE.
- IF CITY PRESSURE FALLS BELOW 65 PSI A BOOSTER PUMP WILL BE NEEDED.

PLUMBING LEGEND



NOTE: THESE ARE STANDARD SYMBOLS AND MAY NOT APPEAR ON ALL PROJECT DRAWINGS

HANGER SCHEDULE - ROD SIZE

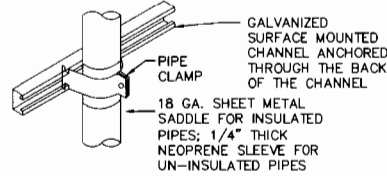
PIPE SIZE	ROD DIA.	NOTE:
1/2"	3/8"	CONTRACTOR TO COMPLY WITH FBC SEC 308 & HANGER SPACING TABLE 308.5
3/4"	3/8"	
1"	3/8"	
1-1/4"	3/8"	
1-1/2"	3/8"	
2"	3/8"	
2-1/2"	1/2"	
3"	1/2"	
3-1/2"	1/2"	
4"	5/8"	
5"	5/8"	
6"	3/4"	
8"	7/8"	

PLUMBING DRAWING INDEX

P-S0.1	PLUMBING NOTES, LEGENDS, DETAILS AND SCHEDULES
P-S2.1	1ST & 2ND FLOOR SANITARY PLANS
P-S2.2	3RD FLOOR SANITARY PLAN
P-S3.1	1ST & 2ND FLOOR DOMESTIC WATER PLANS
P-S3.2	3RD FLOOR DOMESTIC WATER PLAN
P-S5.1	PLUMBING RISER DIAGRAMS
P-S5.2	PLUMBING RISER DIAGRAMS

MATERIAL SPECIFICATIONS

- DOMESTIC WATER PIPING SHALL BE HARD COPPER PIPE TYPE "L" ANSI / ASTM B-88 FOR 2" AND UNDER, WITH WROUGHT-COPPER SOLDER-JOINTS FITTINGS ASTM B-16.22. BELOW GRADE PIPING SHALL BE TYPE "K" ANSI / ASTM SOFT COPPER WITH NO JOINTS OR FITTINGS BELOW GRADE.
- PIPING: SOIL, WASTE AND VENT PIPING SHALL BE POLYVINYL CHLORIDE SCHEDULE 40 (PVC) PLASTIC DRAIN, WASTE AND VENT PIPE AND FITTINGS. PIPES AND FITTINGS SHALL CONFORM TO ANSI STANDARD K85.56-1971 AND ASTM STANDARD D2865-82. SOLVENT CEMENT FOR POLYVINYL CHLORIDE (PVC) PLASTIC PIPE AND FITTINGS SHALL CONFORM TO ANSI STANDARD B72.16-1971 AND ASTM STANDARD D2564-80.
- INSULATE ALL HOT WATER LINES, AS FOLLOWS: HW SUPPLY 1" THICK PREFORMED ARMAFLEX PIPE INSULATION.



- NOTES:
- APPLICABLE FOR CONTROL TUBING
 - APPLICABLE FOR PIPING NO LARGER THAN 1-1/2"
 - APPLICABLE FOR HORIZONTAL TRAPEZE OR FOR VERTICAL PIPING

PIPE / TUBE SUPPORT N.T.S.

FIXTURE SCHEDULE

EQUIPMENT SELECTION BASED ON :		SYSTEM CONNECTIONS				REMARKS:
SYMBOL	ITEM DESCRIPTION	CW	HW	TRAP	FIXTURE UNITS	
P.1	WATER CLOSET (STD)	1"	---	INTEGRAL	6	FLUSH VALVE, FLOOR MOUNTED SENSOR OPERATED HARD WIRED, LOW VOLUME.
P.2	WATER CLOSET (A.D.A.)	1"	---	INTEGRAL	6	FLUSH VALVE, FLOOR MOUNTED SENSOR OPERATED HARD WIRED, LOW VOLUME.
P.3	LAVATORY (STD) & FAUCET	1/2"	1/2"	1-1/2"	2	COUNTER TOP SENSOR OPERATED HARD WIRED WALL HUNG SET RIM 3/4" A.F.F. SENSOR OPERATED HARD WIRED
P.4	LAVATORY (ADA) & FAUCET	1/2"	1/2"	1-1/2"	2	WALL HUNG SET RIM 3/4" A.F.F. SENSOR OPERATED HARD WIRED
P.5	URINAL	3/4"	---	2"	4	WALL HUNG SENSOR OPERATED HARD WIRED, LOW VOLUME.
P.6	DRINKING WATER COOLER (ADA)	1/2"	---	1-1/4"	5	COMBINATION WASTED SEE NOTE: 6
P.7	MOP SINK	1/2"	1/2"	3"	3	FLOOR SINK SEE NOTE 4
P.8	HOSE BIBB	3/4"	---	---	5	SEE NOTE 3
P.9	S.S. SINK & FAUCET (HAND SINK)	1/2"	1/2"	1-1/2"	2	PROVIDED BY CONTRACTOR SEE KITCHEN CONTRACTOR'S DRAWINGS
P.10	3-COMP. S.S. SINK & FAUCET	3/4"	3/4"	2"	3	PROVIDED BY CONTRACTOR SEE KITCHEN CONTRACTOR'S DRAWINGS

- NOTE: PLUMBING FIXTURES SHOWN OR EQUAL SHALL BE PROVIDED BY PLUMBING CONTRACTOR WITH SHOP DRAWINGS ON EACH FIXTURE SUBMITTED FOR APPROVAL BY THE OWNER & ARCHITECT.
- NOTE:
- PROVIDE ACCESS PANELS FOR EACH GANG OF VALVES.
 - PROVIDE AND INSTALL TRAP AND SUPPLY LINE INSULATION KIT.
 - HOSE BIBB WITH VACUUM BREAKER. WOODFORD MODEL 24.
 - FIAT No MSB-2424 FAUCET WITH VACUUM BREAKER. PLATE No 830-AA. STRAINER PLATE No 1453-BB-FLAT.
 - ALL PLUMBING FIXTURES & FIXTURE FITTINGS SHALL COMPLY WITH FBC PLUMBING TABLE SEC.604.4 & SEC.604.
 - BARRIER FREE HIGH/LOW WALL MOUNTED 7.5 GPH. FRONT PUSH BARS 115V, 01, 5.1 FLA, 1/2 HP.

WATER HAMMER ARRESTOR - PIPING SCHEDULE

SELECTION BASE ON ZURN MANUFACTURING SHOKSTOP DATA :						
MFG.CAT.	TYPE NO.	100	200	300	400	NOTE: **
P. D. I.	SYSTEM	A	B	C	D	
FIXTURE	UNIT RATING	1 - 11	12 - 32	33 - 60	60 - 113	REMARKS:
SYMBOL	Z-1700	88 F.U.	256 F.U.	490 F.U.	904 F.U.	NOTE: **

NOTE: ** CONTRACTOR SHALL PROVIDE AND INSTALL WATER HAMMER ARRESTORS IN DOMESTIC PIPING SYSTEM AS PER FBC 604.9 AND PER MANUFACTURERS RECOMMENDATION.

FLOOR DRAIN - SCHEDULE

SYMBOL	SELECTION BASED ON:	SIZE	REMARKS
FD	ZURN	Z-415-68-P	3" ALL AREA - WHERE SHOWN ON PLANS
FS	ZURN	Z-1900-P	3" WITH 1/2" GRATE

- NOTE:
- ALL FLOOR DRAINS SHALL BE RESEALED BY MEANS OF A ZURN TRAP PRIMER VALVE INSTALLED IN COLD WATER SUPPLY LINE FROM THE NEAREST SINK OR LAVATORY AND WITH 1/2 INCH DRAIN SLOPED TO THE FLOOR DRAIN. OR BY APPROVED ALTERNATE METHOD EQUAL TO THE ABOVE.
 - COORDINATE WITH ARCHITECTURAL DRAWING FOR FLOOR OR AREA FINISH; AND PROVIDE CORRECT TOP STYLE FOR CERAMIC OR QUARRY TILE, ASPHALT OR VINYL TILE, TERRAZZO, POURED OR TRAWLED SYNTHETIC, FINISH CONCRETE, AND ALL PAVED AREAS; PROVIDE FOR FLOORS HAVING A WATERPROOF MEMBRANE, USE ZURN FLANGE CLAMPING RING.

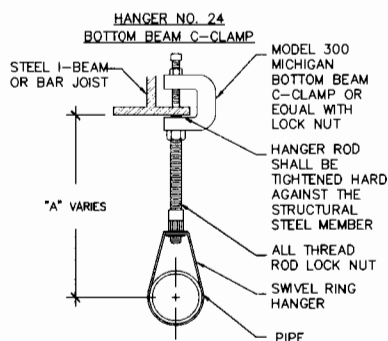
ELECTRIC WATER HEATER SCHEDULE

SYMBOL	MANUFACTURER	CAT NO.	TYPE	VOLTS	PH	CYCLE	KW	REMARKS
WH	A.O. SMITH	DSE-120	119 GAL	208	3	60	30	NOTE: 1 THRU 8

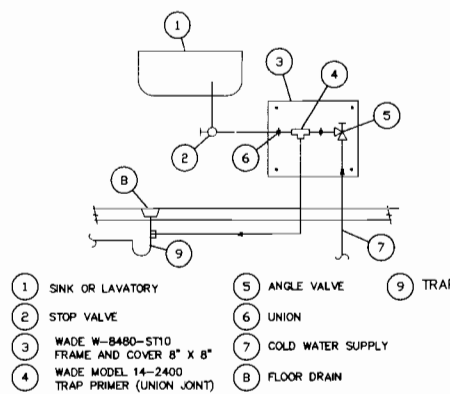
- NOTE:
- PROVIDE HEATER TEMPERATURE/PRESSURE RELIEF LINE TO RUN TO FLOOR SLAB WITH 6" AIR GAP ABOVE SLAB AS PER F.B.C. PLUMBING 504.6.1
 - SET WATER HEATER 140 DEGREES FAHRENHEIT.
 - WITH FACTORY DIAL PRESS & TEMPERATURE GAUGE.
 - WITH SAFETY DOOR INTERLOCK
 - WITH 24 HOUR TIME CLOCK
 - CONTROL OPTION SHALL BE MAGNETIC CONTACTORS WITH IMMERSION THERMOSTAT
 - MUST BE (ASME)
 - WATER HEATER TO SIT ON A 4" HIGH BY 44" SQUARE HOUSE PAD.

MIXING VALVE - SCHEDULE

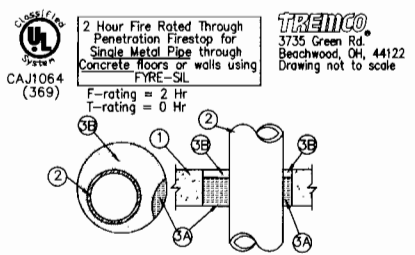
SYMBOL	MANUFACTURER	DESCRIPTION
MV	BRADLEY NAVIGATOR	THERMOSTATIC HIGH-LOW MODEL HL80, NO. 559-3080 TO SE SET @ 110°F



PIPE HANGER / SUPPORT N.T.S.

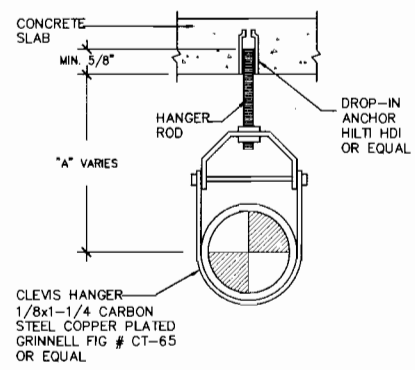


(ALTERNATE) TRAP PRIMER N.T.S.

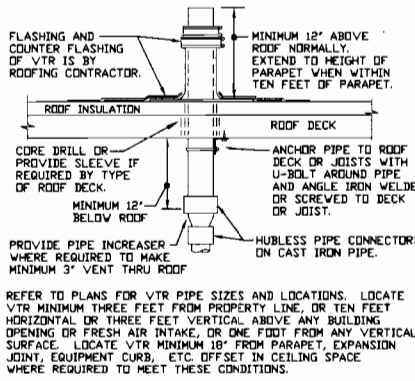


- FLOOR OR WALL ASSEMBLY = 4.5" THICK CONCRETE COPPER TUBING = 4" (OR SMALLER) TYPE L (OR HEAVIER)
- COPPER ANNULAR SPACE IS MIN. 1/2" TO MAX. 2 1/8"
- A) PACKING MATERIAL - MIN. 3 1/2" THICKNESS (MIN. 6 PCF) MINERAL WOOL INSULATION B) MIN. 1/2" THICKNESS Fyre-Sil INSTALLED WITHIN ANNULUS

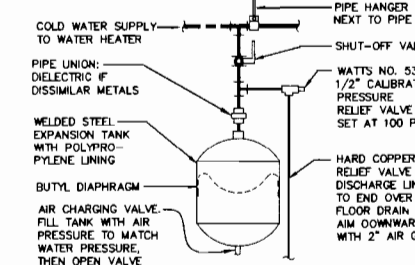
FLOOR PENETRATION N.T.S.



PIPE HANGER / SUPPORT N.T.S.



VENT THRU ROOF (VTR) N.T.S.



UNIT SHALL BE FDA APPROVED FOR DOMESTIC WATER USE. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. MAKE PIPE SAME SIZE AS TANK FITTING. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION PROCEDURE. VERIFY PROPER OPERATION WHEN INSTALLED.

EXPANSION TANK N.T.S.

DAVID C. COVALT, P.E.
 LICENSED ENGINEER NO. 48841
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4086
 MAY 19 2009
 DATE
 CALL 800-999-9999
 WWW.DCCON.COM



Designed: LN
 Drawn: KLV
 Checked: DCC

Date	By	Revisions
06/29/07	7348 SUBMITTAL	
12/19/07	PERMIT REVIEW	
03/28/08	BD SET	
12/01/08		

60059.01
 ARCHITECTS, PLANNERS
 8800 Park Central Business North
 Pompano Beach, Florida 33064
 407-980-0115
IBI GROUP

ROYAL PALM BEACH COMMONS SPORTING CENTER

DeRose Design Consultants Inc.
 LICENSED ENGINEER NO. 48841
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4086

RPB NO: EN-PR070
 Sheet Reference Number
 P-S0.1
 Sheet 1 of 7

FIRST FLOOR SANITARY PLAN

SCALE: 1/8"=1'0"



SECOND FLOOR SANITARY PLAN

SCALE: 1/8"=1'0"



- KEYED NOTES**
- ① (3) 1250 GAL. GREASE INTERCEPTORS FOR TOTAL SEATING CAPACITY OF 96 PERSONS, RECREATIONAL AREA. BY GENERAL CONTRACTOR, GENERAL CONTRACTOR TO COORDINATE WITH CIVIL AND SUBMIT PROPOSED GREASE INTERCEPTOR INSTALLATION PLANS AND SPECIFICATIONS TO LOCAL AUTHORITIES.
 - ② 4" GREASE WASTE LINE (80 FIXTURE UNITS ESTIMATE)
 - ③ 4" SANITARY LINE (35 FIXTURE UNITS ESTIMATE)
 - ④ FOR KITCHEN EQUIPMENT SEE KITCHEN CONTRACTOR DRAWINGS.
 - ⑤ 1/2" TRAP PRIMER.

- NOTE:**
1. FOR STORM DRAINAGE SEE ARCHITECTURAL DRAWINGS FOR DETAIL, GUTTERS AND RAIN WATER LEADER LOCATION.
 2. WATER CLOSETS AND URINALS TO BE LOW VOLUME.



Designed: LN
 Drawn: KLV
 Checked: MK

Date	By
09/23/07	
12/19/07	
03/26/08	
12/01/08	

No. 60059.01

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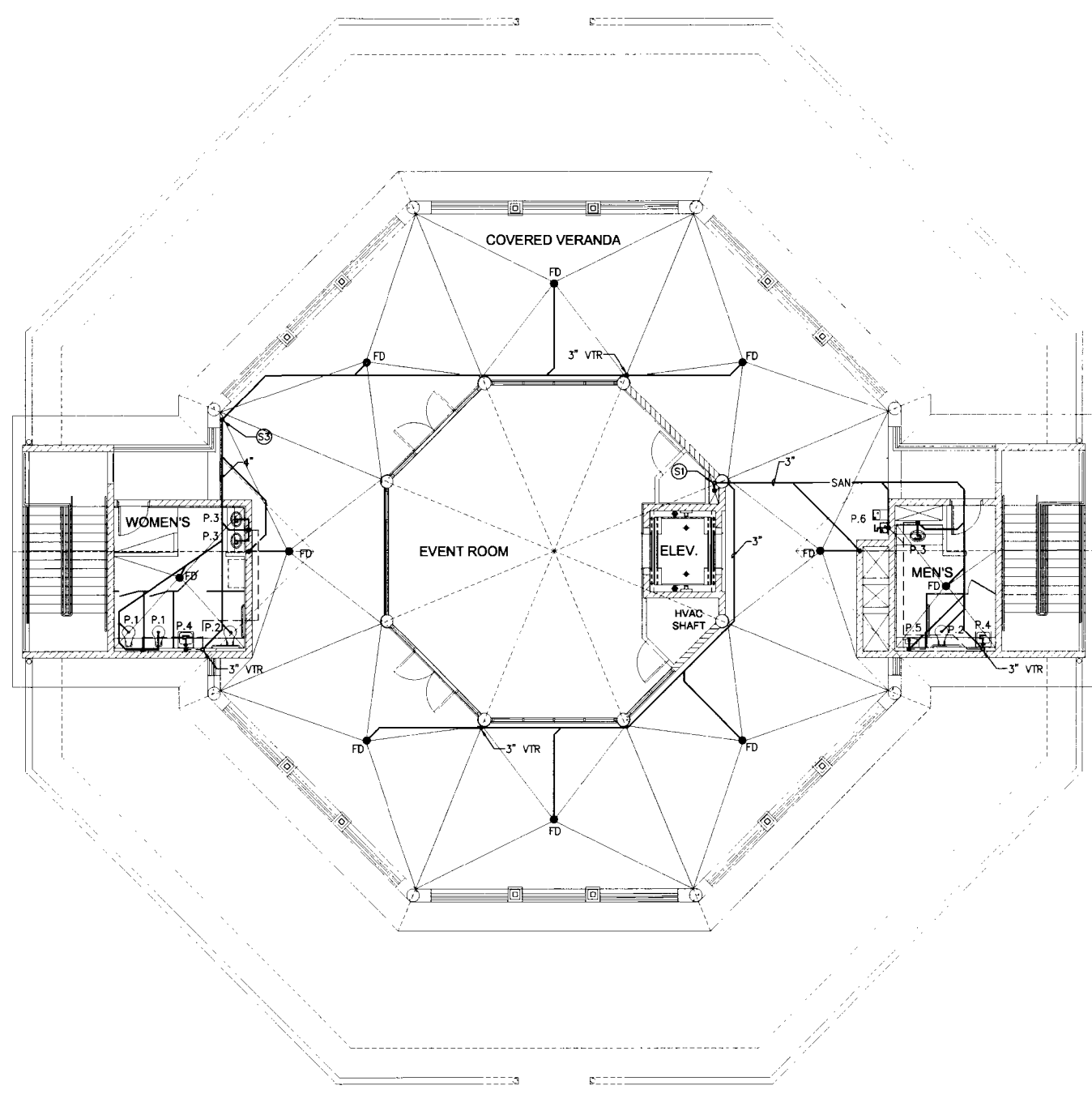
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 SPORTING CENTER

DeRose Design
 Consultants Inc.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4088

RPB NO: EN-PRO70
 Sheet Reference Number
 P-S2.1
 Sheet 2 of 7

DAVID C. COVALT, P.E.
 LICENSED ENGINEER NO. 48841
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4088
 DATE: MAY 19 2009
 PROJECT: 07047
 ALL RIGHTS RESERVED
 SEE EDR 000001.RVT

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THIRD FLOOR SANITARY PLAN
SCALE: 1/8"=1'-0"

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Designed:	LN
Drawn:	KLK
Checked:	MK

No.	Date	By
PROJNO SET	05/25/07	
75% SUBMITTAL	12/19/07	
PERM REVIEW	03/26/08	
BD SET	12/01/08	

60059.01

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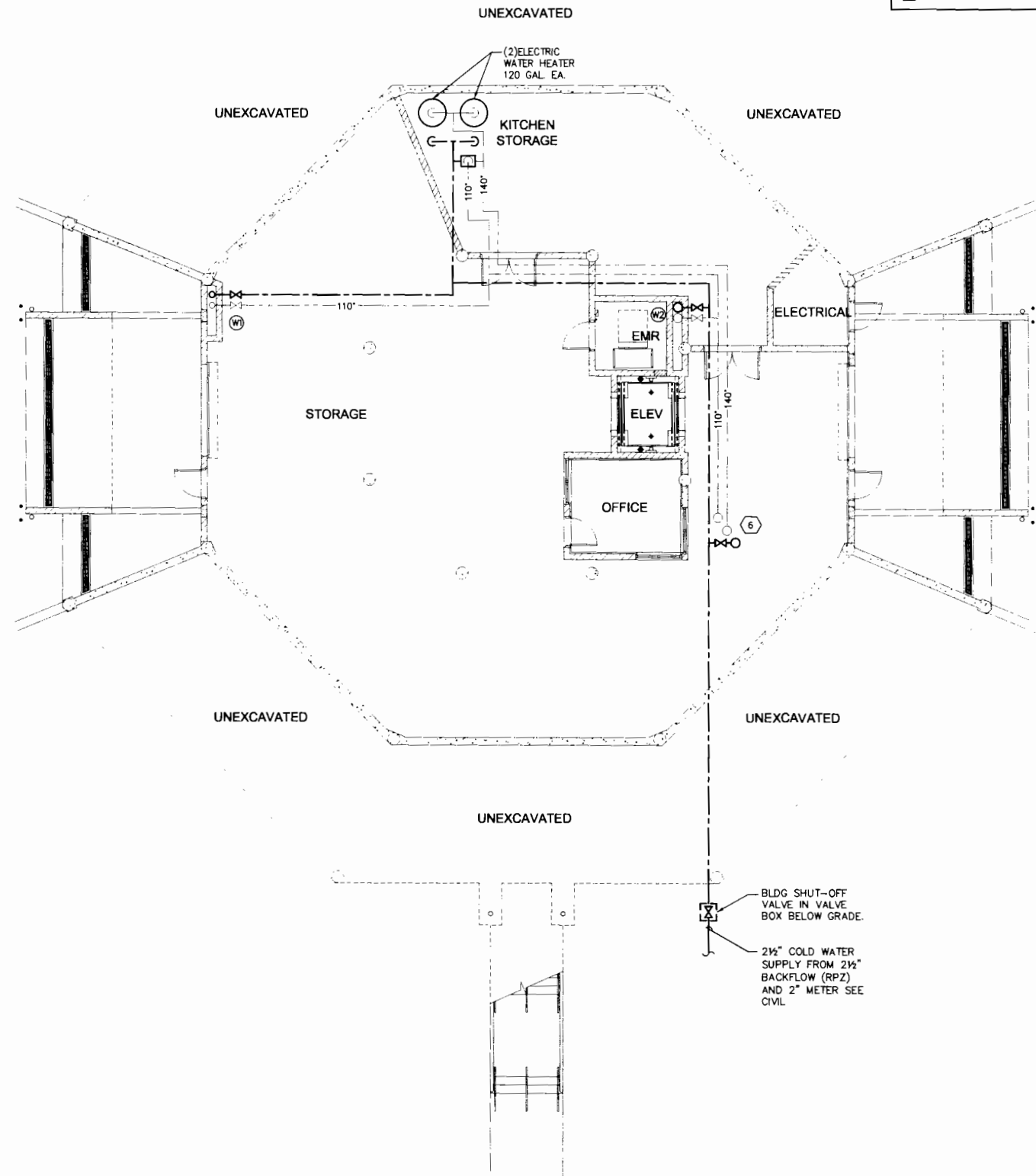
ROYAL PALM BEACH
COMMONS
SPORTING CENTER

DeRosa Design
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David C. Covalt
DAVID C. COVALT, P.E.
LICENSED ENGINEER NO. 45841
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION # 4008
DATE: **MAY 19 2009**
PROJECT: 07047
CALL RIGHTS RESERVED
SEE SPECIFICATIONS

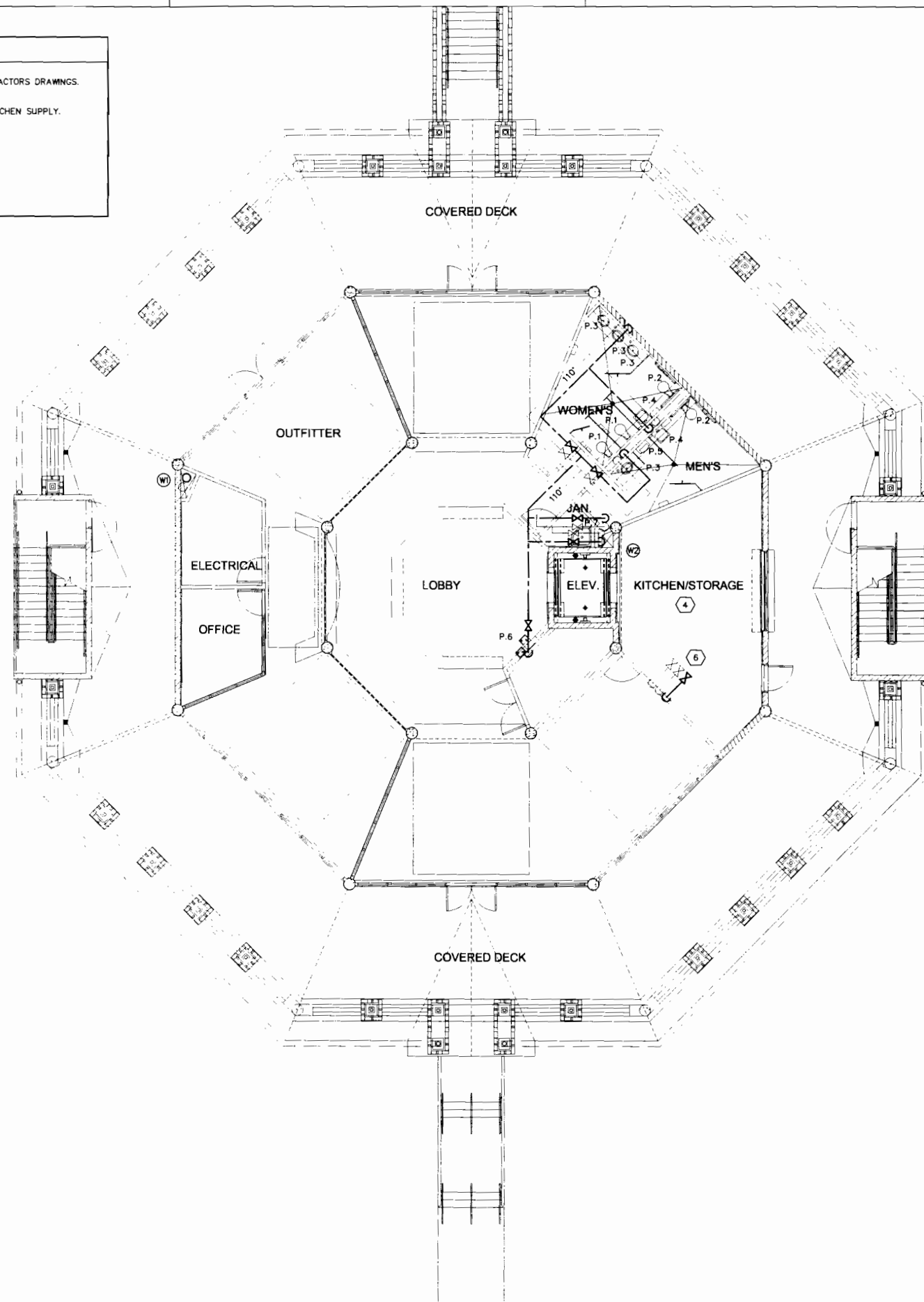
RPB NO: EN-PR0701
Sheet Reference
Number
P-S2.2
Sheet 3 of 7

- KEYED NOTES**
- ④ FOR KITCHEN EQUIPMENT SEE KITCHEN CONTRACTORS DRAWINGS.
 - ⑥ 1" HW (110"), 1 1/4" HW (140") AND 1 1/2" CW KITCHEN SUPPLY.
 - ⑦ EXPNSION TANK 5 GAL. ACCEPTANCE.
 - ⑧ VACUUM RELIEF VALVE.
 - ⑨ MIXING VALVE.



FIRST FLOOR DOMESTIC WATER PLAN

SCALE: 1/8"=1'0"



SECOND FLOOR DOMESTIC WATER PLAN

SCALE: 1/8"=1'0"



DAVID C. COVALT, P.E.
 LICENSED ENGINEER NO. 45841
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4088
MAY 19 2009
 DATE
 PROJ # 07047
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 SEE PLAN SHEETS 1 & 2



Designed: LN
 Drawn: KLV
 Checked: MK

No.	Date	By
1	06/29/07	LN
2	12/19/07	LN
3	02/28/08	LN
4	12/07/08	MK

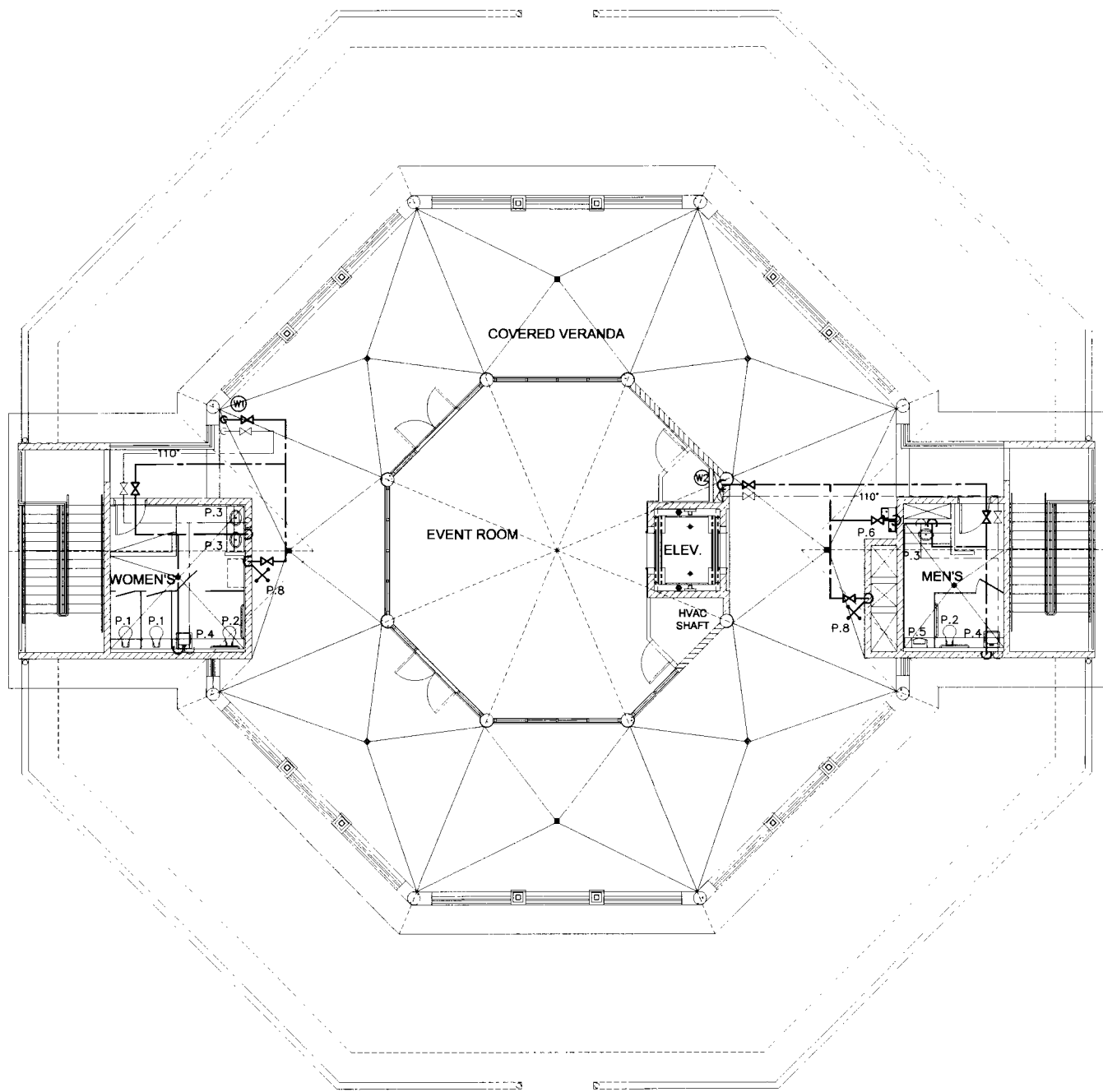
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 ARCHITECTS, PLANNERS
 3800 Park Center Blvd., Suite 200
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 Fax: 954-781-1112
IBI GROUP

ROYAL PALM BEACH COMMONS
 SPORTING CENTER

DeRose Design Consultants Inc.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 4088
 DATE: MAY 19 2009

RPB NO: EN-PRO701
 Sheet Reference Number
 P-S3.1
 Sheet 4 of 7

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THIRD FLOOR DOMESTIC
WATER PLAN

SCALE: 1/8"=1'0"



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Designed: LN
 Drawn: KLV
 Checked: MK

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1	08/25/07	
2	12/19/07	
3	03/26/08	
4	12/01/08	

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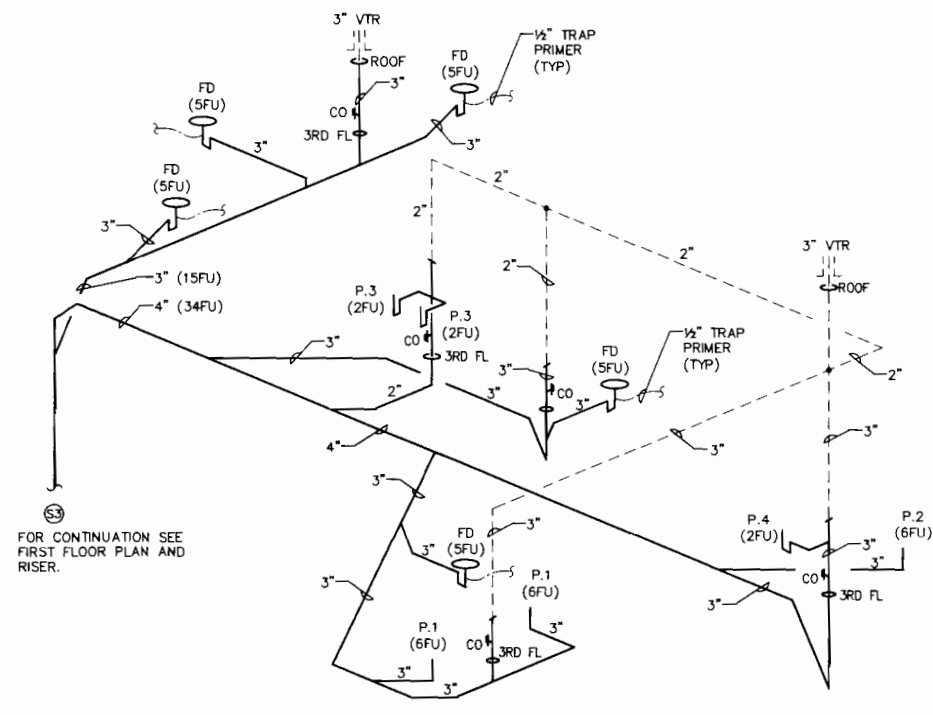
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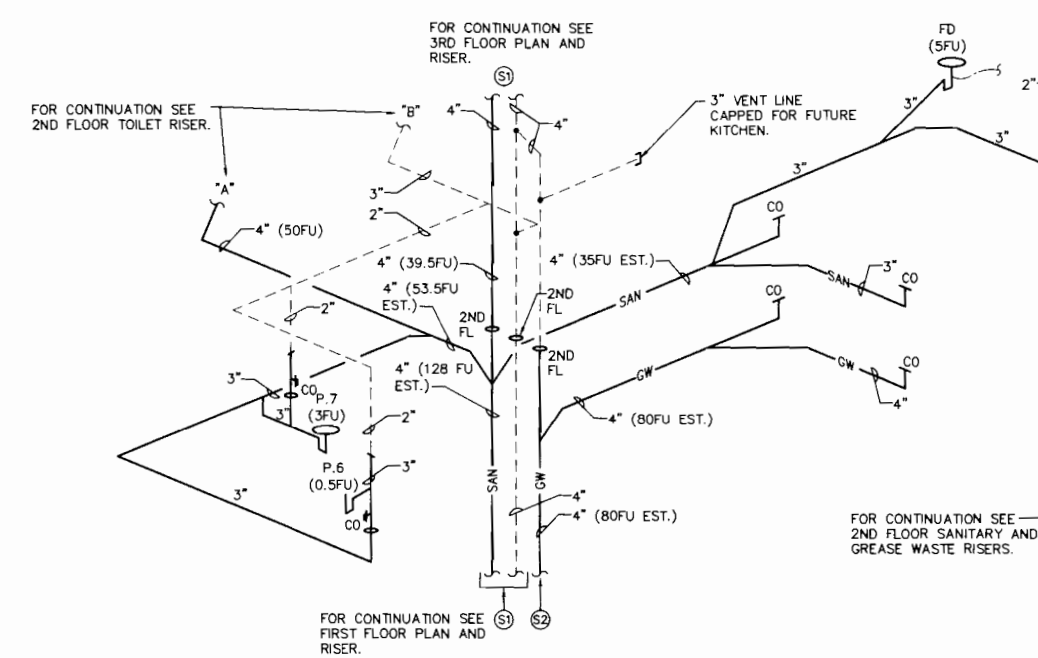
DeRose Design
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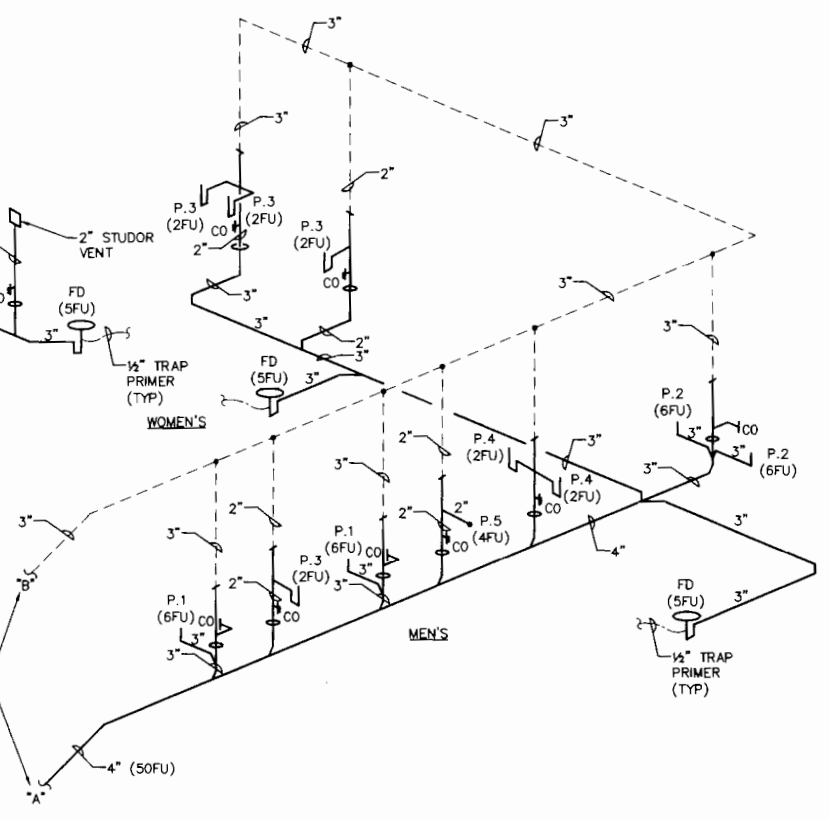
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 Sheet Reference
 Number
 P-S3.2
 Sheet 5 of 7



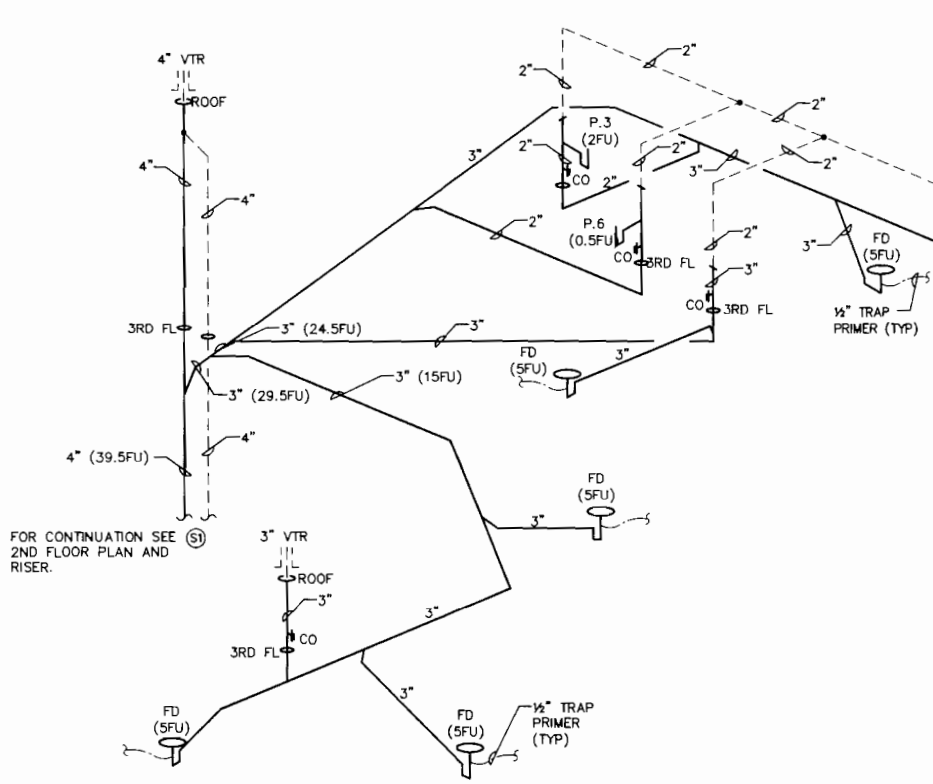
3RD FLOOR WOMENS SANITARY RISER
SCALE: NTS



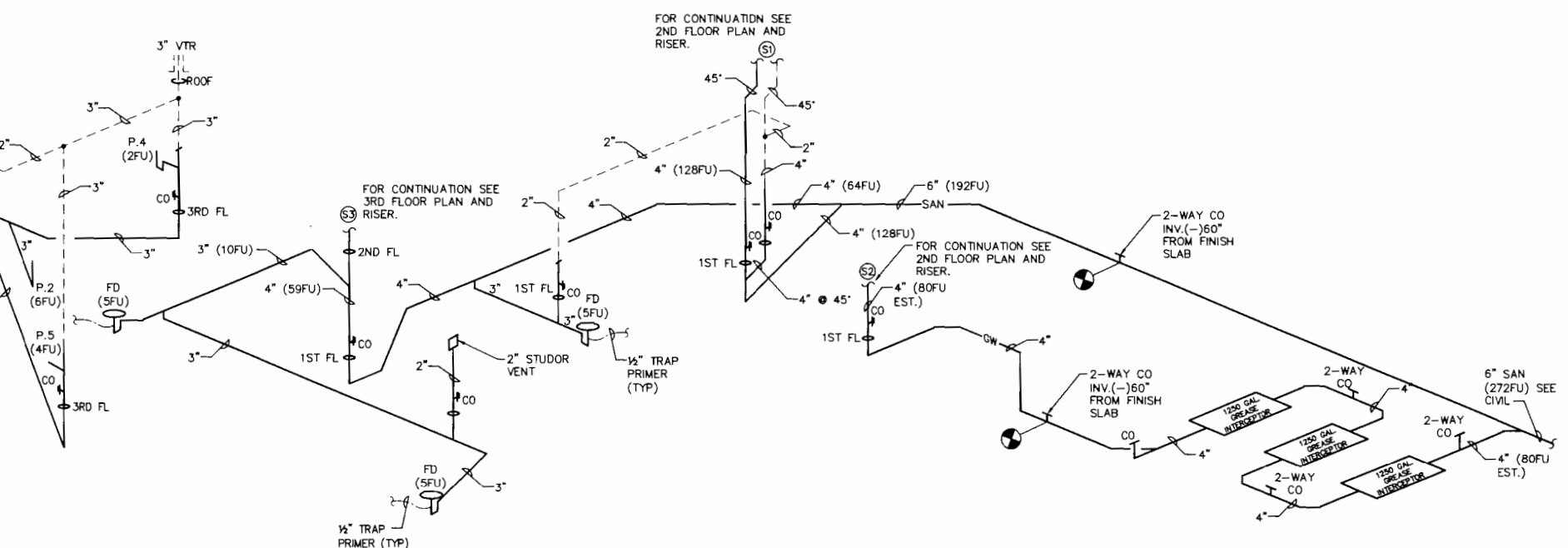
2ND FLOOR SANITARY AND GREASE WASTE RISER
SCALE: NTS



2ND FLOOR TOILET RISER
SCALE: NTS



3RD FLOOR MENS SANITARY RISER
SCALE: NTS



1ST FLOOR SANITARY AND GREASE WASTE RISER
SCALE: NTS



Designed: LN
Drawn: KLV
Checked: DCC

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THE SUBMITTAL	12/19/07	
PERMIT REVIEW	03/28/08	
BID SET	12/07/08	

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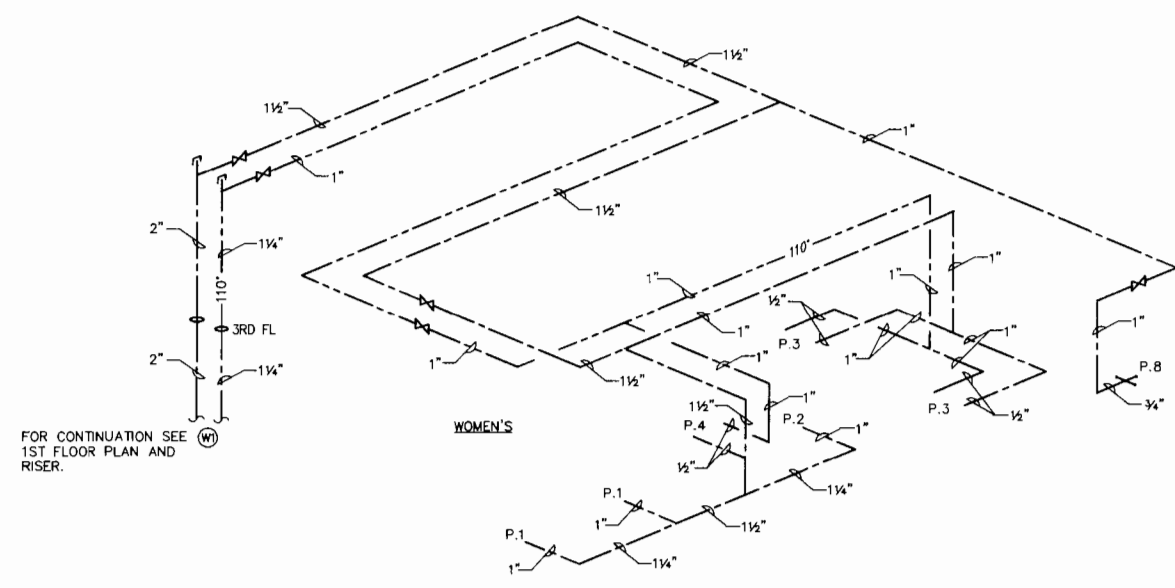
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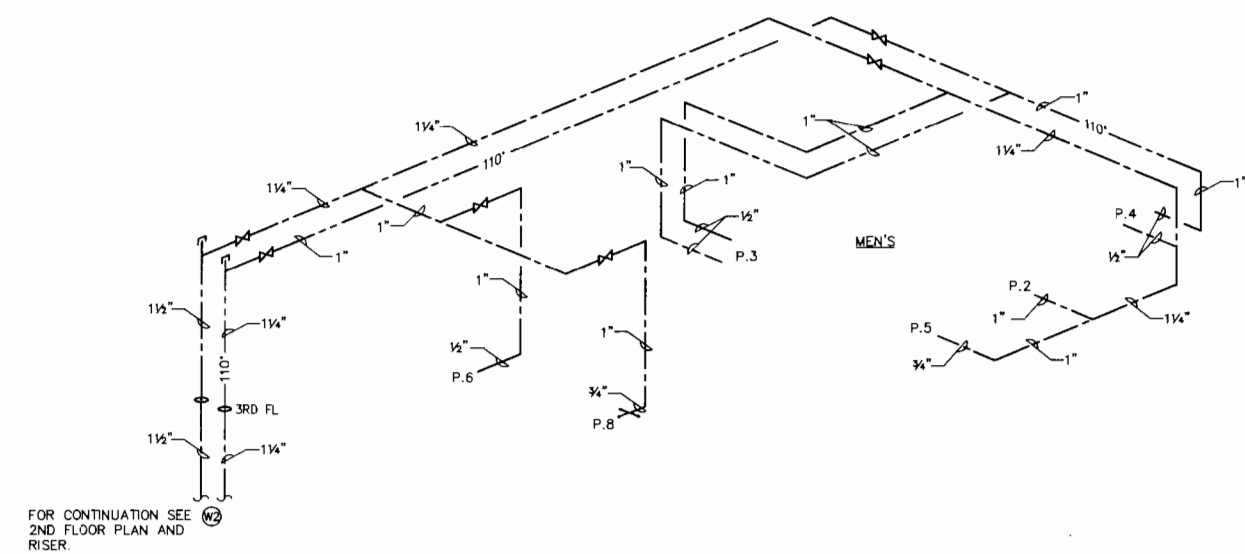
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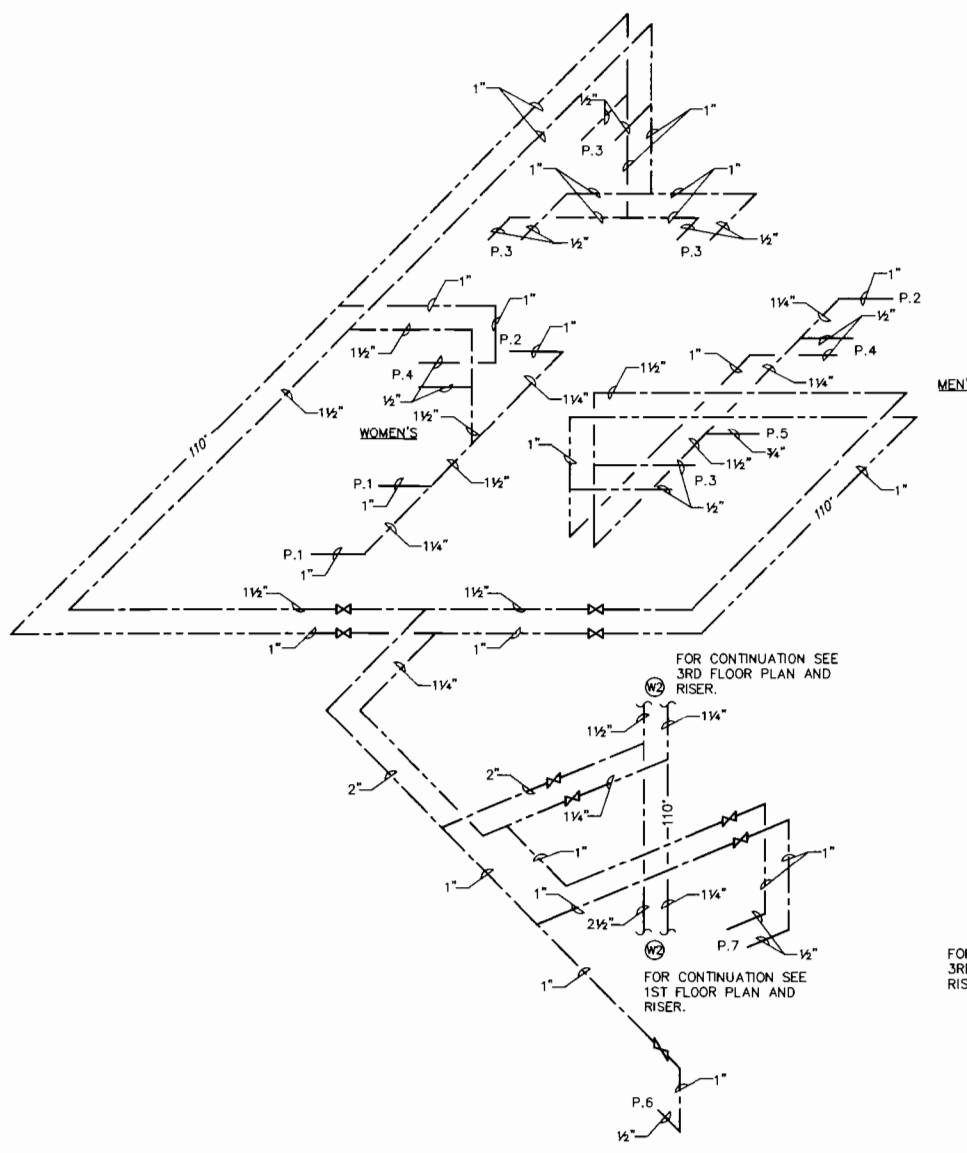
FOR CONTINUATION SEE
1ST FLOOR PLAN AND
RISER.

3RD FLOOR (W1) DOMESTIC WATER RISER



FOR CONTINUATION SEE
2ND FLOOR PLAN AND
RISER.

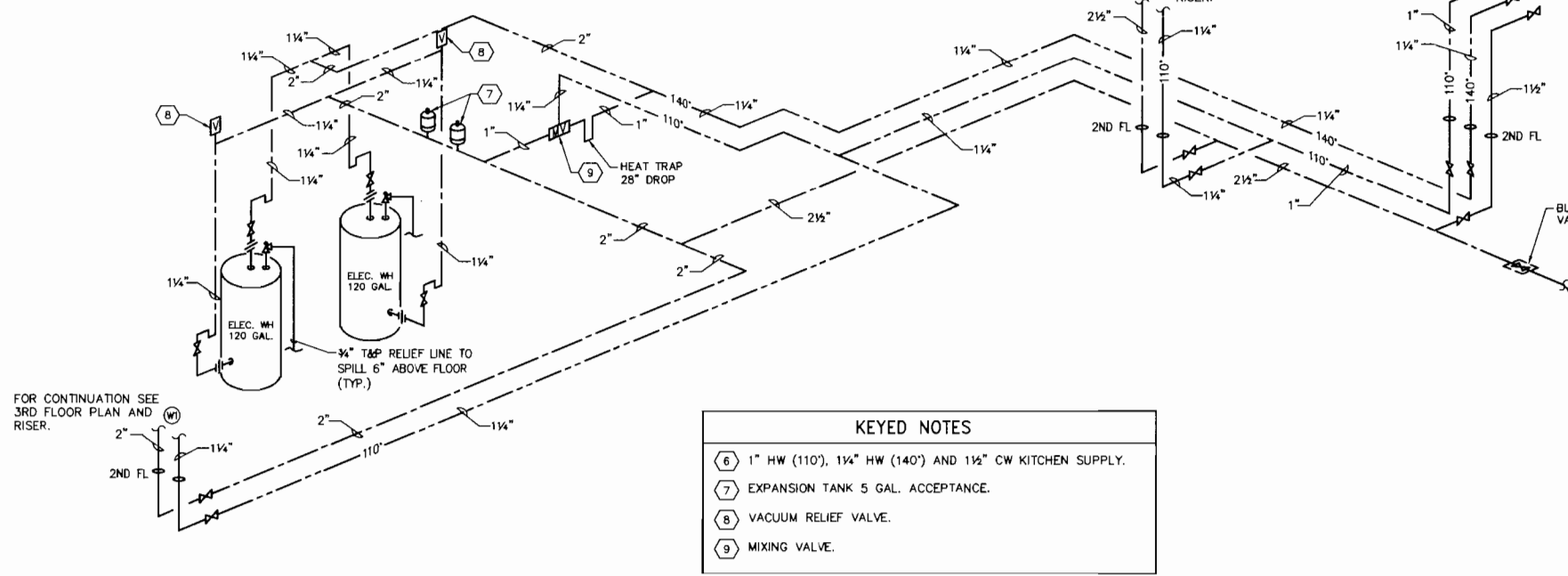
3RD FLOOR (W2) DOMESTIC WATER RISER



FOR CONTINUATION SEE
3RD FLOOR PLAN AND
RISER.

FOR CONTINUATION SEE
1ST FLOOR PLAN AND
RISER.

2ND FLOOR (W2) DOMESTIC WATER RISER



FOR CONTINUATION SEE
3RD FLOOR PLAN AND
RISER.

KEYED NOTES	
6	1" HW (110'), 1 1/4" HW (140') AND 1 1/2" CW KITCHEN SUPPLY.
7	EXPANSION TANK 5 GAL. ACCEPTANCE.
8	VACUUM RELIEF VALVE.
9	MIXING VALVE.

1ST FLOOR DOMESTIC WATER RISER



Designed: LN
Drawn: KLV
Checked: DCC

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1	06/29/07	LN
2	12/19/07	KLV
3	03/26/08	DCC
4	12/07/08	

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CERTIFICATE OF AUTHORIZATION # 4086

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Number
P-S5.2
Sheet 7 of 7

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FIRE SPRINKLER NOTES:

- FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY AN APPROVED FIRE SPRINKLER CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS, PIPE SIZING AND HYDRAULIC CALCULATIONS, SIGNED AND SEALED BY A REGISTERED FLORIDA ENGINEER FOR APPROVAL BY THE FOLLOWING:
 - AUTHORITY HAVING JURISDICTION.
 - ENGINEER OF RECORD.
- FIRE SPRINKLER SYSTEM SHALL BE IN FULL COMPLIANCE WITH APPLICABLE CODES AND AMENDMENTS OF SUCH EFFECTIVE 12/1/08 INCLUDING BUT NOT LIMITED TO:
 - NFPA 13, 14, 20 AND 24.
 - THE FLORIDA FIRE PREVENTION CODE.
 - THE FLORIDA BUILDING CODE 2004
- UNDERGROUND PIPING SHALL BE CLASS 52 DUCTILE IRON OR C-900 SDR 14 PVC 4" AND ABOVE. UNDERGROUND 3" BELOW CPVC ENCASED IN SCH 40 GALV. STEEL PIPE.
- ABOVE GRADE PIPING 3" AND LARGER SHALL BE SCH. 10 CONCEALED SCH 40 EXPOSED.
- ABOVE GRADE PIPING 3" AND SMALLER SHALL BE ALLIED XL OR AMERICAN BLT, OR CPVC.
- ALL PIPING SHALL BE HYDRAULICALLY SIZED PER NFPA 13 NFPA 24.
- ALL PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO (2) HOURS.
- PENDANT HEADS SHALL BE 1/2" RECESSED TYPE RATED 155 DEGREES COMPLETE WITH CHROME FINISH.
- FIRE SPRINKLER HEADS IN AREAS WITH FINISHED CEILING WILL BE SYMMETRICAL AND CENTERED ON THE TILE ARE ROUGH OPENING OF TILE GRID.
- SPRINKLER HEADS IN THE STORAGE AREA SHALL BE 1/2", 212' BRASS UPRIGHT EQUIPPED WITH HEAD GUARDS WHERE INSTALLED BELOW 7'-6"
- ALL PENETRATIONS OF STRUCTURAL MEMBERS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER
- ALL CONTROL VALVES TO BE SUPERVISED IN ACCORDANCE WITH NFPA 13.
- HANGER TYPE AND SPACING SHALL BE IN ACCORDANCE WITH NFPA 13 PARA. 4-6.
- ALL MATERIALS SHALL BE NEW AND LISTED FOR FIRE SERVICE.
- CONTRACTOR SHALL COORDINATE LOCATION OF PIPING AND COMPONENTS WITH OTHER TRADES.
- DESIGN BASED ON LIGHT HAZARD OCCUPANCY .10/1500 SQ. FT. FOR ASSEMBLY AREAS.
- DESIGN BASED ON ORDINARY HAZARD I OCCUPANCY 0.15/1500 SQ. FT. FOR STORAGE AREA. STORAGE HEIGHT LIMITED TO 8'-0".
- NOT USED.
- AUXILIARY DRAINS SHALL BE PROVIDED TO DRAIN SECTIONS OF PIPING THAT TRAP WATER, OR ARE NOT CAPABLE OF BEING DRAINED BY THE MAIN DRAIN IN ACCORDANCE WITH NFPA 13.
- ALL VALVES IN AREAS WHERE PRESSURE EXCEED 175 PSI SHALL BE PRESSURE REDUCING TYPE.
- ALL CONTROL VALVES SHALL BE LOCATED 7'-0" AFF.
- ALL HOSE VALVES TO BE LOCATED 5'-0" AFF.
- CLEAR SPACE OF 1'-6" TO BE MAINTAINED BETWEEN TOP OF STORAGE AND SPRINKLER DEFLECTOR.
- CLEAR SPACE BETWEEN PARTITION DIVIDERS AND CEILING TO BE MAINTAINED, ANY CONTINUATION OF DIVIDERS WITHIN 2'-0" OF CEILING SHOULD BE ACCOMPLISHED WITH A MESH ARRANGEMENT. MINIMUM MESH OPENINGS SHALL BE 1/2".
- STANDPIPE SHALL PENETRATE THE ROOF WITH ROOF MANIFOLD
- HYDRAULIC CALCULATIONS AND INSTALLATION SHALL BE IN FULL ACCORDANCE WITH NFPA 13, (1999) NFPA 14 (2000) AND LOCAL CODES.
- INSTALLATION OF FIRE PROTECTION SIGNS SHALL BE IN ACCORDANCE WITH ANSI/ NFPA 13 AND ANSI/NFPA 14 REQUIREMENTS. INSTALL PIPE, TUBE, AND FITTINGS IN ACCORDANCE WITH DIVISION-15 BASIC MATERIALS AND METHODS SECTION "PIPE, PIPE FITTINGS".
- ALL HANGING METHODS TO CONFORM TO NFPA 13 AND NFPA 14.
- ALL RATED WALLS PENETRATIONS TO BE PROPERLY SLEEVED AND SEALED.
- 165° DEGREE HEADS W/ HEAD/SPLASH DEFLECTORS GUARDS IN ELECTRICAL ROOMS.
- FOR PIPE HANGER ARRANGEMENT, TYPE, SIZE, LOCATION AND MAXIMUM DISTANCE FOR SPACING. (SEE DRAWING SP.4 HANGER SCHEDULE.

PIPE & FITTING SPECIFICATIONS

- SPRINKLER SYSTEM SHALL BE IN FULL COMPLIANCE WITH APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
 - NFPA 13 AND NFPA 20
 - THE STATE FIRE MARSHAL REQUIREMENTS
 - OWNER'S INSURANCE CARRIER
- ALL PIPING EXPOSED TO WEATHER SHALL BE SCH.40 GALVANIZED OR APPROVED CPVC.
- ABOVE GRADE PIPING 2" AND SMALLER SHALL BE ALLIED XL WITH SCREWED OR GROOVED FITTINGS OR APPROVED CPVC.
- ALL MATERIAL SHALL BE NEW AND LISTED FOR FIRE SERVICE.
- ALL PIPING HYDRAULICALLY SIZED PER NFPA 13.
- PIPING SHALL BE HYDROSTATICALLY TESTED TO 200 PSI FOR TWO (2) HOURS.
- ALL CONTROL VALVES TO BE SUPERVISED PER NFPA 13.
- HANGER SPACING SHALL BE IN ACCORDANCE WITH NFPA 13 OR MANUFACTURER'S REQUIREMENTS.
- PENDENT HEADS IN FINISHED AREAS SHALL BE 1/2",165' CONCEALED PENDENT.
- SPRINKLER HEADS IN UNFINISHED AREAS SHALL BE 1/2", 212' BRASS UPRIGHT PENDENT HEADS IN AREAS EXPOSED TO WEATHER SHALL BE WAX COATED.
- CONTRACTOR SHALL COORDINATE LOCATION OF PIPING AND COMPONENTS WITH OTHER TRADES PRIOR TO FABRICATION.
- UNDERGROUND PIPING SHALL BE CLASS 52 DUCTILE IRON OR C-900 4" AND ABOVE, CPVC 3" BELOW ENCASED IN SCH 40 GALV. STEEL PIPE.

AUTOMATIC FIRE SPRINKLER - SCHEDULE

SELECTION BASES ON VIKING QUICK RESPONSE HEADS				
LOCATION	TYPE OF CLG.	TYPE	FINISH	MAKE & MODEL
MECHANICAL ROOMS	EXPOSED STRUCTURE	UPRIGHT	BRASS	VK 145 K5.6 155°F
ELECTRICAL ROOMS	EXPOSED STRUCTURE	PENDENT	BRASS	VK 145 K5.6 155°F
EXTERIOR DOORS	LAY-IN ACOUSTIC TILE	SIDEWALL	CHROME	VK 630 K8.0 155°F
ELEVATOR SHAFTS	EXPOSED STRUCTURE	SIDEWALL	BRASS	VK 630 K8.0 155°F
OTHER FIN. AREAS	LAY-IN ACOUSTIC TILE	PENDENT	CHROME	VK 60 K5.6 155°F

- AUTOMATIC FIRE SPRINKLERS SYSTEM**
- CONTRACTOR SHALL PROVIDE DEFLECTORS TO KEEP SYSTEM FROM DISCHARGING ON ELECTRICAL PANELS AND EQUIPMENT.
 - CONTRACTOR SHALL PROVIDE ALL ACCESS PANELS FOR VALVES, SWITCHES,ETC., COORDINATE LOCATION WITH ARCHITECTURAL PLANS.
 - LAYOUT SHOWN HERE-IN FOR BIDDING INFORMATION ONLY. CONTRACTOR SHALL PROVIDE A UNIT COST FOR THE ADDITION OR DELETIONS OF HEADS TO MEET BUILDING CONDITIONS. UNIT COST SHALL INCLUDE CONCEALED, PENDANT AND SIDE-WALL HEAD INSTALLATION.

FIRE SPRINKLER LEGEND

SYMBOL LEGEND	
	FIRE DEPT. SIAMESE
	DENOTES CONNECTION TO BRANCH
	DENOTES LOCATION OF SIDEWALL HEAD
	LOCATION OF PENDENT HEAD
	REMOVE EXISTING PIPE AS SHOWN
	DENOTES ROOM NUMBERS & NAMES
	LIGHTING FIXTURES
	A/C DIFFUSER
	NEW INTERIOR PIPING
	NEW EXTERIOR PIPING

SPRINKLER HEAD SUMMARY

- SPRINKLER HEADS SHALL BE QUICK RESPONSE - VIKING OR EQUAL
- 1/2", BRASS UPRIGHT HEADS
 - 1/2", BRASS PENDENT HEADS
 - 1/2", VERTICAL / HORIZONTAL SIDEWALL HEADS
 - 1/2", 155' SEMI RECESSED CONCEALED PENDENT HEADS

FIRE PUMP FLOW TEST INFORMATION

DATE: -
 TIME: -
 BY: -
 STATIC PSI: ---
 RESIDUAL PSI: ---
 FLOWING: --- GPM
 OUTLET DIM.: - INCH
 TEST HYDRANT ID: -

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FOR PARTITION, CEILING GRIDS, DIFFUSER LOCATIONS, SHALL BE BY FIELD VERIFICATION PRIOR TO TENDERING BID PROPOSAL. FOR EXISTING ARCHITECTURAL, STRUCTURAL INFORMATION.
- CONTRACTOR SHALL FURNISH AND INSTALL A HYDRAULICALLY DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLETE IN ALL RESPECTS.
- CONFORM TO ALL CODE REQUIREMENTS AND PROVIDE ALL NECESSARY SUBMITTALS TO ARCHITECT / ENGINEER TO OBTAIN APPROVALS. SHOP DRAWING AND CALCULATION SHALL BE SIGNED SEALED BY FLORIDA ENGINEER.
- CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, AND DESIGN EXPERTISE TO DESIGN AND CONSTRUCT AND INSTALLATION OF SPRINKLER HEADS, VALVES, SWITCHES, CONTROLS, TESTING FACILITIES, ETC. TO ACCOMPLISH REQUIRED BUILDING COVERAGE.
- CONTRACTOR SHALL PROVIDE DEFLECTORS TO KEEP SYSTEM FROM DISCHARGING ON ELECTRICAL PANELS AND EQUIPMENT.
- CONTRACTOR SHALL PROVIDE ALL ACCESS PANELS FOR VALVES, SWITCHES, ETC., COORDINATE LOCATION WITH DESIGN ENGINEER.
- LAYOUT SHOWN HEREIN FOR BIDDING INFORMATION ONLY. CONTRACTOR SHALL PROVIDE A UNIT COST FOR THE ADDITION OF HEADS TO SUIT OWNER'S LAYOUT. UNIT COST SHALL INCLUDE CONCEALED, PENDANT AND SIDEWALL HEAD INSTALLATION.
- FIRE DEPT. CONNECTION (FDV-1) : PRESSURE RESTRICTING TYPE FIRE HOSE VALVE 2-1/2" VALVE WITH REMOVABLE 2-1/2" BY 1-1/2" REDUCER WITH PRESSURE LIMITER TO 100 PSIG; VALVE CAP & CHAIN.

CPVC PIPE HANGER - SCHEDULE

MAX SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP BELOW			MAX SUPPORT SPACING DISTANCE INLINE SPRINKLER HEAD DROP TEE		
PIPE SIZE (INCHES)	SYSTEM PRESSURE		PIPE SIZE (INCHES)	SYSTEM PRESSURE	
	< 100 PSI	> 100 PSI		< 100 PSI	> 100 PSI
3/4"	9'	6'	3/4"	4'	3'
1"	12'	9'	1"	5'	4'
1 1/4"	16'	12'	1 1/4"	6'	5'
1 1/2" - 3"	24'	12'	1 1/2" - 3"	7'	7'

- NOTE:
 1. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR HANGER DISTANCES.

DRAWING INDEX

- F-S0.1 LEGENDS & SCHEDULES
- F-S2.1 FIRE SPRINKLER 1ST & 2ND FLOOR PLANS
- F-S2.2 FIRE SPRINKLER 3RD FLOOR PLAN
- F-S5.1 FIRE SPRINKLER DETAILS



Designed: LN
 Drawn: KLV
 Checked: DCC

No.	Date	By	Revisions
	05/25/07		
	12/19/07		
	02/28/08		
	12/01/08		

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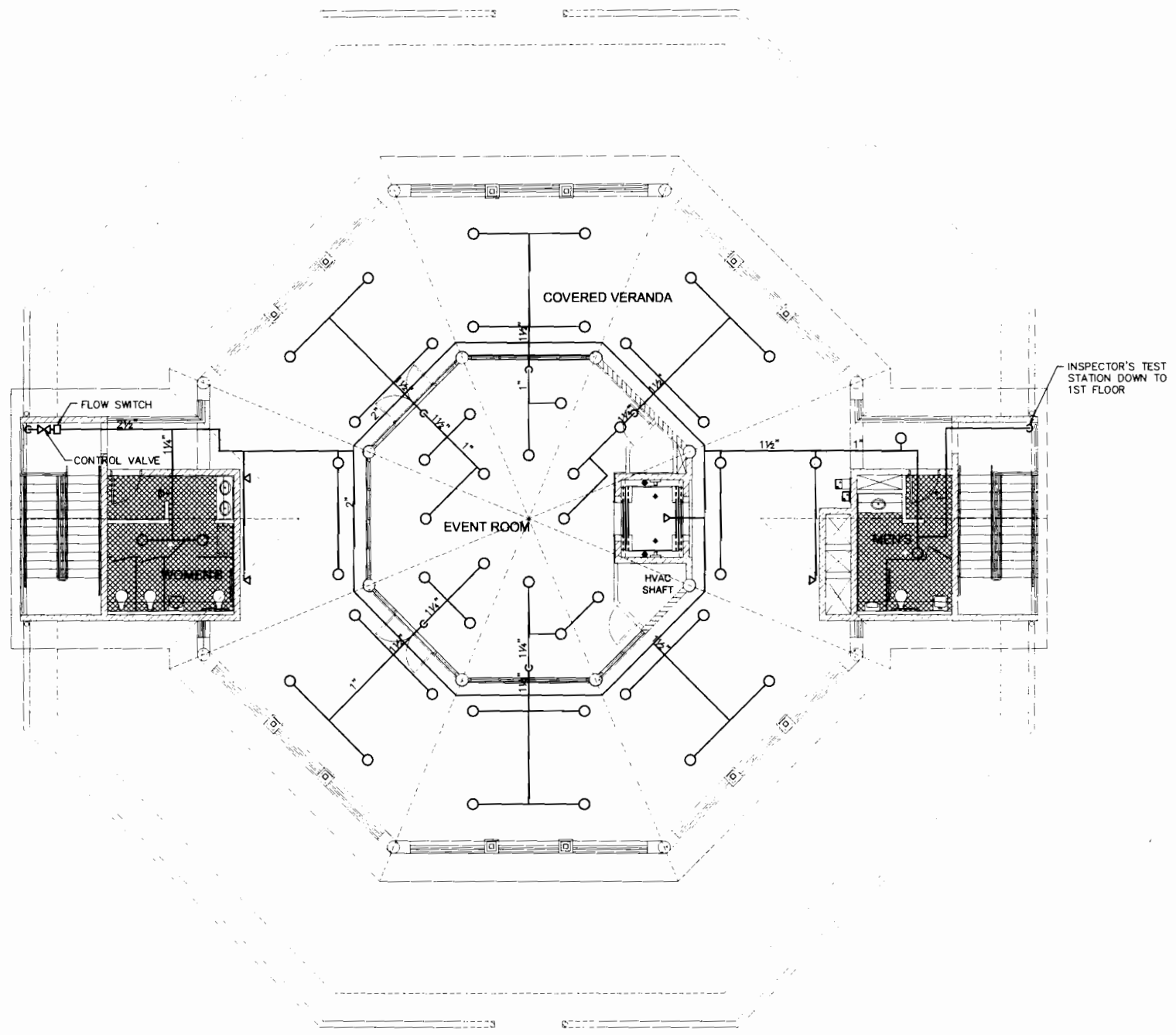



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D
C
B
A



THIRD FLOOR FIRE PROTECTION PLAN
 SCALE: 1/8"=1'-0" 

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	75% SUBMITTAL	12/19/07	
	PERMIT REVIEW	03/26/08	
	100% SET	12/07/08	

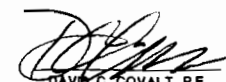
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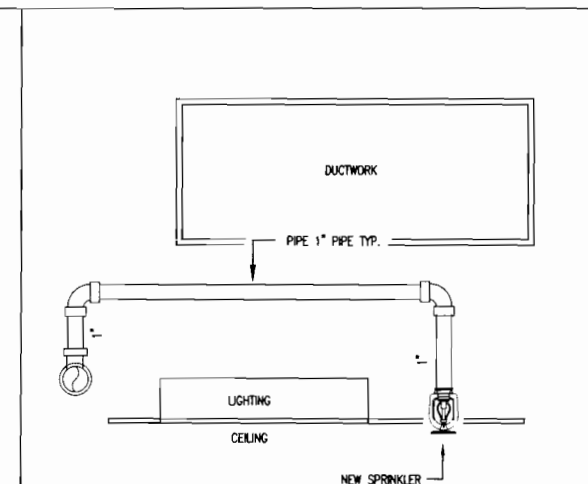
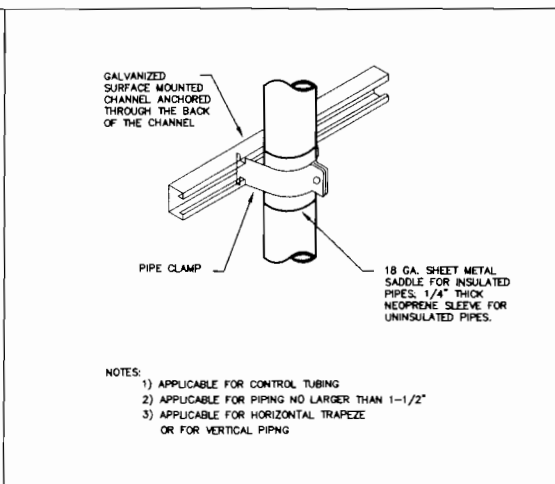
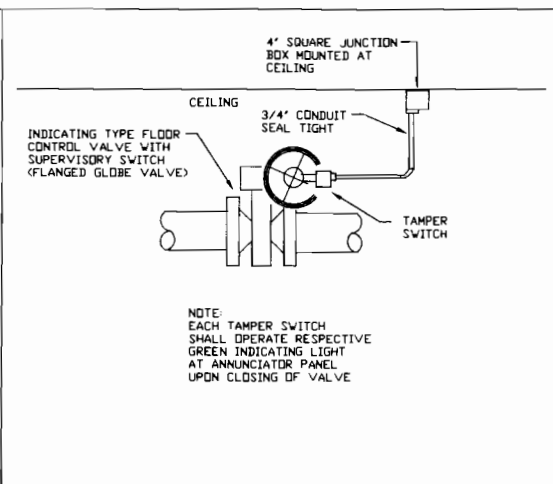
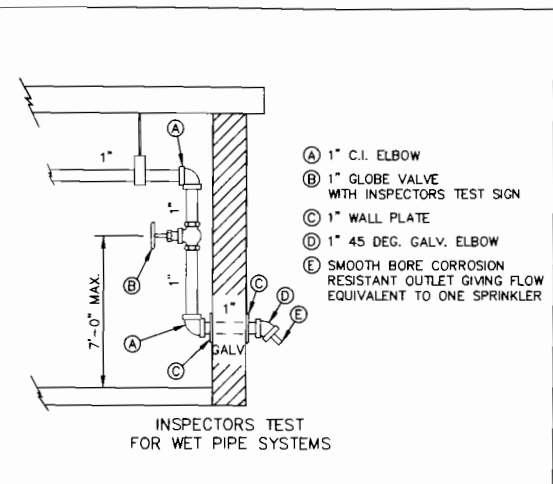
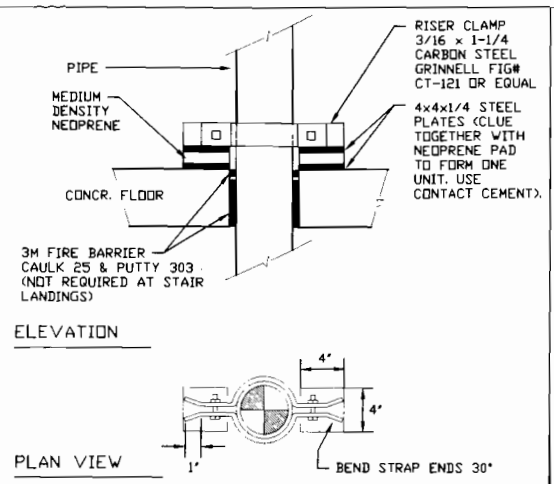


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 Sheet 3 of 4



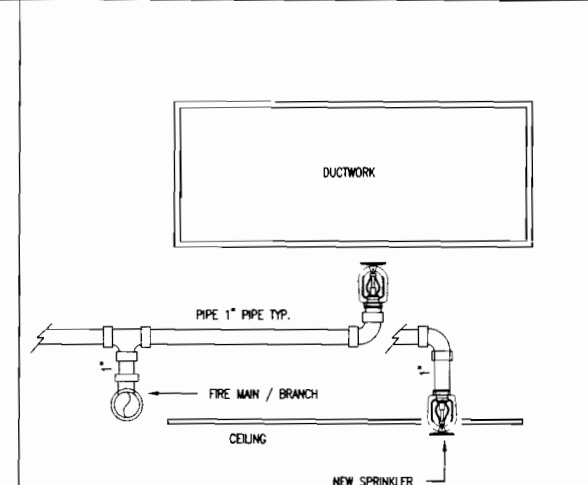
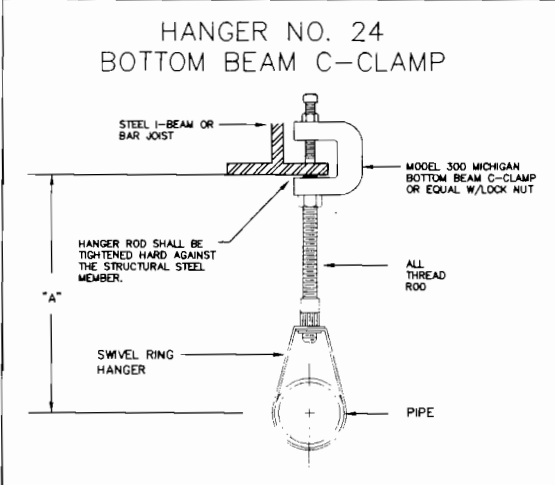
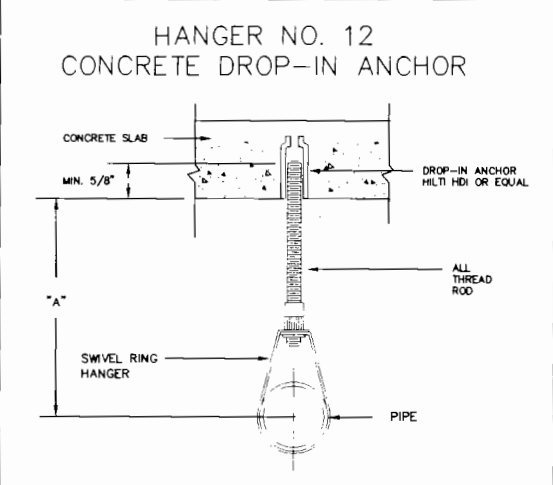
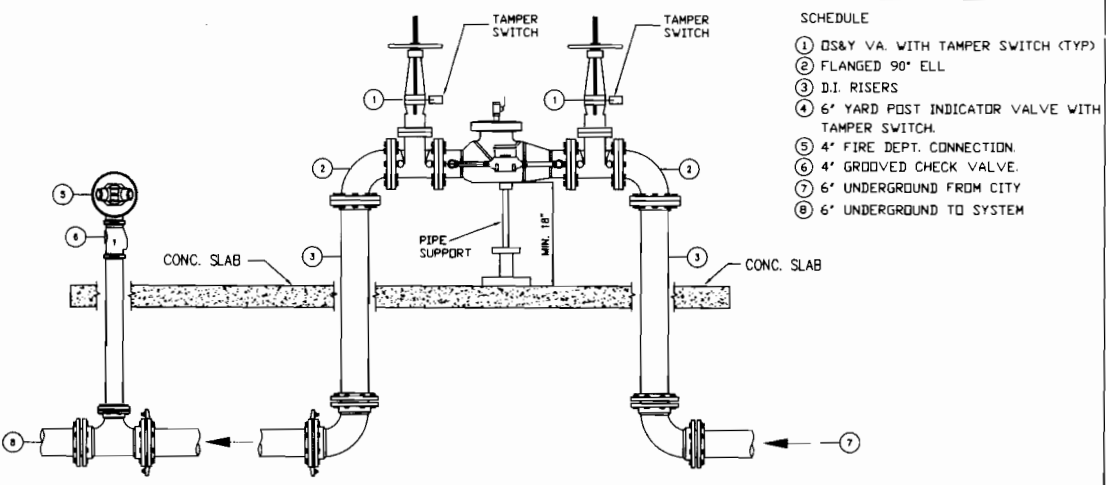
TYPICAL RISER SUPPORT - DETAIL A 1

INSPECTORS TEST STATION - DETAIL A 2

VALVE TAMPER SWITCH MOUNTING A 3

PIPE / TUPE SUPPORT - DETAIL A 4

FIRE HEAD RELOCATION - DETAIL A 5

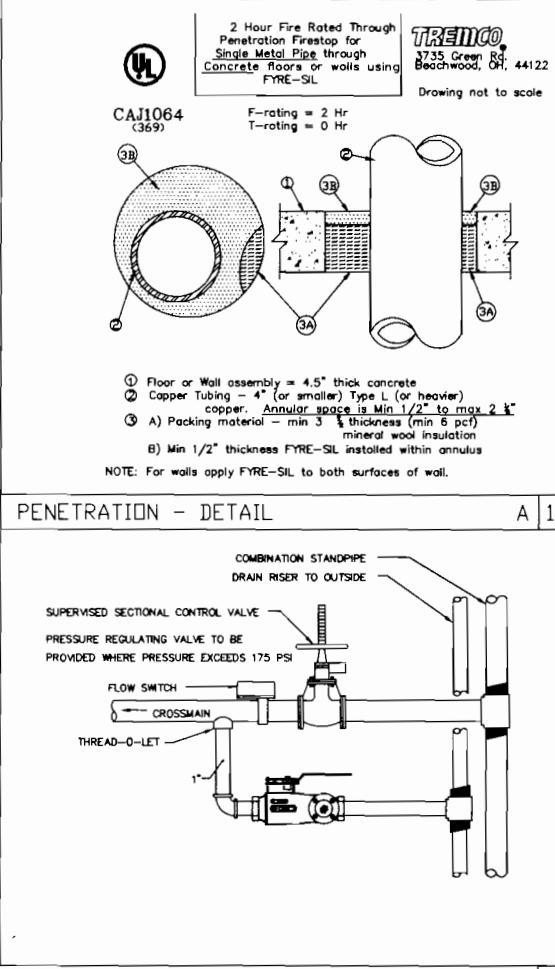
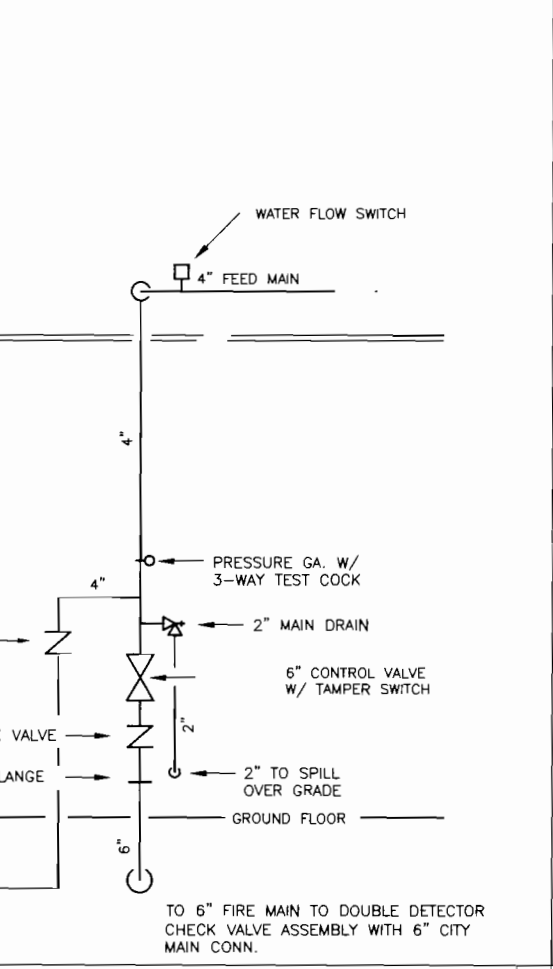
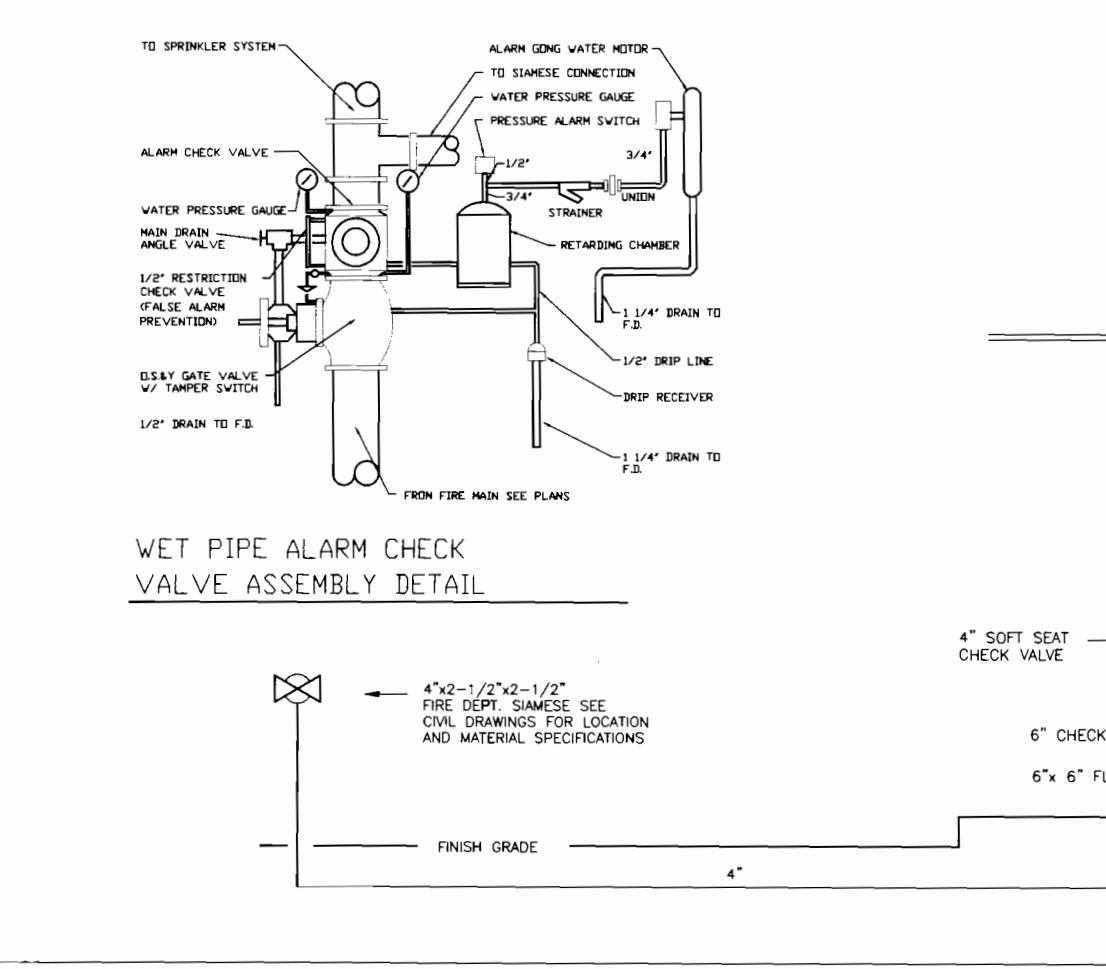


DOUBLE DETECTOR CHECK VALVE ASSEMBLY - DETAIL A 6

PIPE HANGER / SUPPORT - DETAIL A 7

PIPE HANGER / SUPPORT - DETAIL A 8

FIRE HEAD PIPING - DETAIL A 9



WALL PENETRATION - DETAIL

HANGER SCHEDULE - MAX. SPACING & ROD SIZE-NFPA 13

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

FIRE ENTRANCE VALVE - DETAIL

A/S ZONE CONNECTION - DETAIL

PENETRATION - DETAIL

WALL PENETRATION - DETAIL

The Village of ROYAL PALM BEACH

Designed: LN
 Drawn: KLV
 Checked: DCC

By: [Signature]
 Date: 05/25/07
 07/19/07
 07/28/08
 12/01/08

Revisions

No. [] Description []

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 LICENSED ENGINEER NO. 45641
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION # 408

MAY 19 2009

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 Sheet 4 of 4