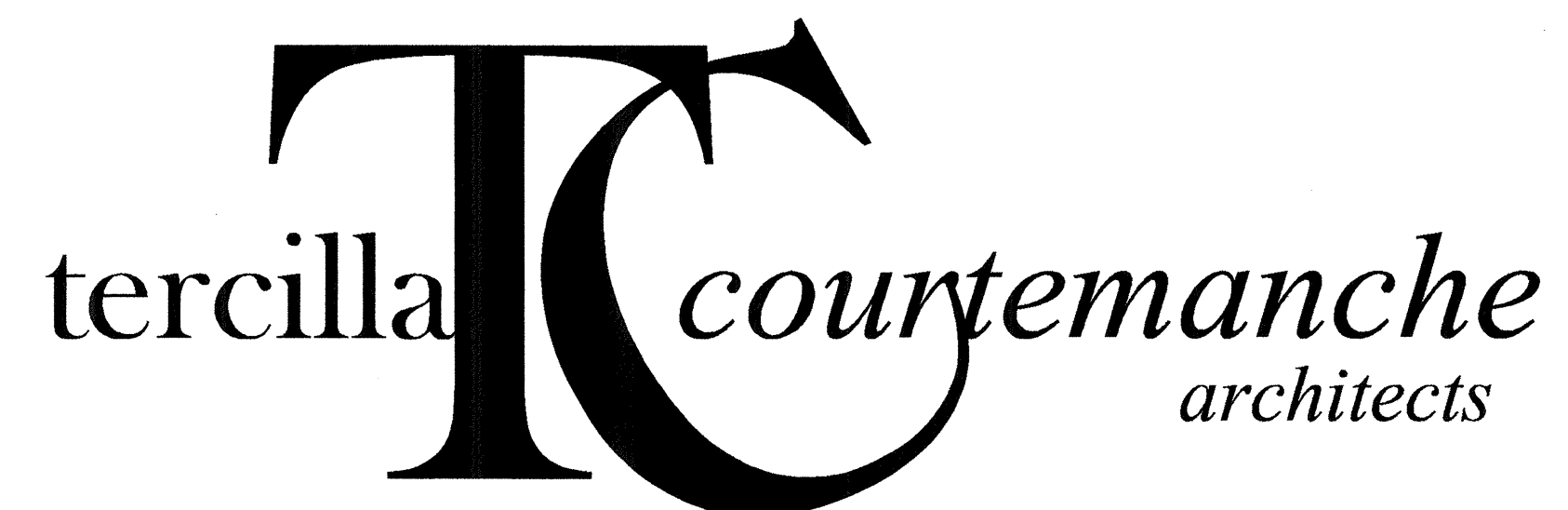


Tenant Improvement for:
Building B, Bay 8 & 9
SOUTHERN PARK OF COMMERCE
Palm Beach County, Florida



AA 0003414

TO THE BEST OF MY KNOWLEDGE,
THESE DRAWINGS ARE COMPLETE AND
COMPLY WITH THE FLORIDA BUILDING CODE, THE FLORIDA
FIRE PREVENTION CODE AND ALL OTHER APPLICABLE
CODES AND REGULATIONS.

PERMITTING NOTE:
THESE PLANS SHALL BE FILED AS A REVISION TO THE PREVIOUSLY
PERMITTED PLANS UNDER PERMIT #: B2008-026871-0000. (ORIGINAL
PERMIT # PRIOR TO COUNTY SYSTEM CHANGE WAS B08020824)

ARCHITECT:

TERCILLA COURTEMANCHE
architects, inc.

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

MECHANICAL / ELECTRICAL / PLUMBING:

CHANE, INC.

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

STRUCTURAL ENGINEER:

O'DONNELL, NACCARATO, MIGNOGNA, & JACKSON

321 LA Kirksey Street, Suite 200
West Palm Beach, FL 33401
Tel. 561-835-9994, Fax 561-835-8255

SHEET INDEX

ARCHITECTURAL

COVER SHEET

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A2.1 DETAILS & WALL TYPES

STRUCTURAL

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S-2 STRUCTURAL NOTES, SCHEDULES & DETAILS

MECHANICAL / ELECTRICAL / PLUMBING

M1.1 HVAC & PLUMBING PLANS & RISER DIAGRAMS
M1.2 HVAC & PLUMBING NOTES, SCHEDULES & DETAILS
E1.1 ELECTRICAL PLANS
E1.2 ELECTRICAL NOTES, SCHEDULES & DETAILS

FINISH SCHEDULE							
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HGT.	REMARKS
100	RECEPTION	VCT	4" VINYL	G.W.B.	2X4 ACT	9'-0" A.F.F.	
101	OFFICE	VCT	4" VINYL	G.W.B.	2X4 ACT	9'-0" A.F.F.	
102	RESTROOM	VCT	4" VINYL	PAINTED G.W.B.	G.W.B.	8'-0" A.F.F.	EPOXY PAINT
103	REST ROOM	VCT	4" VINYL	PAINTED G.W.B.	G.W.B.	8'-0" A.F.F.	EPOXY PAINT
104	WAREHOUSE	CONCRETE	4" VINYL	CONC/G.W.B.	EXPOSED	-	TAPE AND MUD GWB ONLY. DO NOT PAINT. VINYL BASE @ GWB LOCATIONS ONLY.
105	WAREHOUSE	CONCRETE	4" VINYL	CONC/G.W.B.	EXPOSED	-	TAPE AND MUD GWB ONLY. DO NOT PAINT. VINYL BASE @ GWB LOCATIONS ONLY.
200	STORAGE MEZZANINE	CONCRETE	4" VINYL	CONC/G.W.B.	EXPOSED	-	TAPE AND MUD GWB ONLY. DO NOT PAINT. VINYL BASE @ GWB LOCATIONS ONLY.

FINISH SCHEDULE NOTES:

- ALL FLOORING FINISHES TO BE SELECTED BY TENANT AND INSTALLED BY CONTRACTOR.
- CONFIRM ALL FINISH MATERIALS WITH TENANT PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WALLCOVERINGS, FLOORING, WALL BASE, CABINETRY, ETC.
- PAINT TO BE APPLIED AS FOLLOWS: ONE (1) COAT OF PRIMER AND TWO (2) COATS OF FINISH PAINT
- CONTRACTOR TO PROVIDE TRANSITION STRIPS AT THE CENTER OF DOOR OPENINGS WHERE DIFFERING FLOORING MATERIALS MEET.
- VCT TO BE ARMSTRONG STANDARD EXCELON W/ 4" BURKE MERCER VINYL BASE.

DOOR SCHEDULE						
OPENING NUMBER	DOOR		FRAME		REMARKS	
	SIZE	MAT'L	TYPE	HDWR		
1	3'-0" x 7'-0"	WOOD	A	WD. PASSAGE SET		
2	3'-0" x 7'-0"	WOOD	A	WD. PASSAGE SET		
3	3'-0" x 7'-0"	WOOD	A	WD. PRIVACY SET		
4	3'-0" x 7'-0"	WOOD	A	WD. PRIVACY SET		
E	EXISTING	-	-	-		

DOOR HARDWARE SETS:

- DOOR HARDWARE TO BE LEVER ACTION SCHLAGE "AL" SERIES JUPITER, 626 FINISH.
- CONTRACTOR TO VERIFY ALL DOOR HARDWARE REQUIREMENTS W/ TENANT PRIOR TO INSTALLATION.

GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL AND APPLICABLE CODES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE BUILDING STANDARDS AND LOCAL JURISDICTIONS.

ALL FINISH MATERIALS, HARDWARE, ETC. SHALL MATCH THE BUILDING STANDARDS UNLESS NOTED OTHERWISE. IF THE CONTRACTOR HAS DIFFICULTY MATCHING BUILDING STANDARDS HE/SHE SHALL OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO SUBSTITUTING ANY ITEMS.

PROPER CARE AND PROTECTION SHALL BE PROVIDED FOR ALL AREAS ADJACENT TO CONSTRUCTION AND ANY DAMAGE THAT MAY OCCUR TO THESE AREAS AS A RESULT OF THIS CONSTRUCTION SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION.

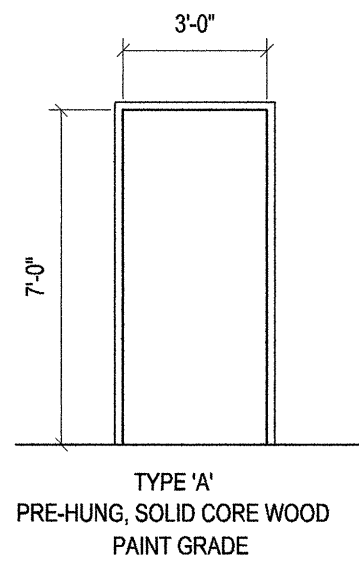
ANY WORK THAT MUST BE PERFORMED IN OTHER TENANT SPACES IN RELATION TO THIS CONSTRUCTION SHALL BE PERFORMED IN A MANNER SO AS NOT TO DISRUPT THE OWNER. ALL WALLS, SLABS, CEILINGS, ETC. DISTURBED IN OTHER SPACES SHALL BE RESTORED TO ORIGINAL CONDITION ONCE WORK IS COMPLETE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH THE NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

EXISTING FIRE RATINGS SHALL BE MAINTAINED AT SLAB PENETRATIONS, RATED WALLS, RATED CEILING ASSEMBLIES AND FIRE COMPARTMENT ZONES.

REVIEW FINAL LOCATIONS AND QUANTITIES OF FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO CONSTRUCTION.

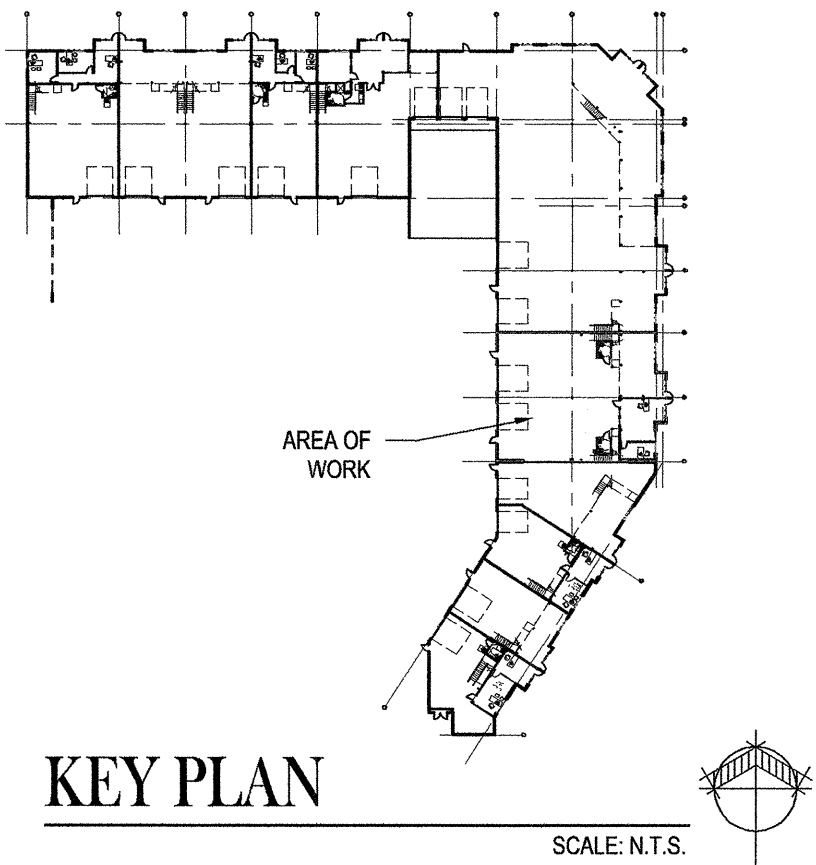
FIRE EXTINGUISHERS SHALL BE PLACED AT INTERVALS NOT EXCEEDING A TRAVEL DISTANCE OF 75'.



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

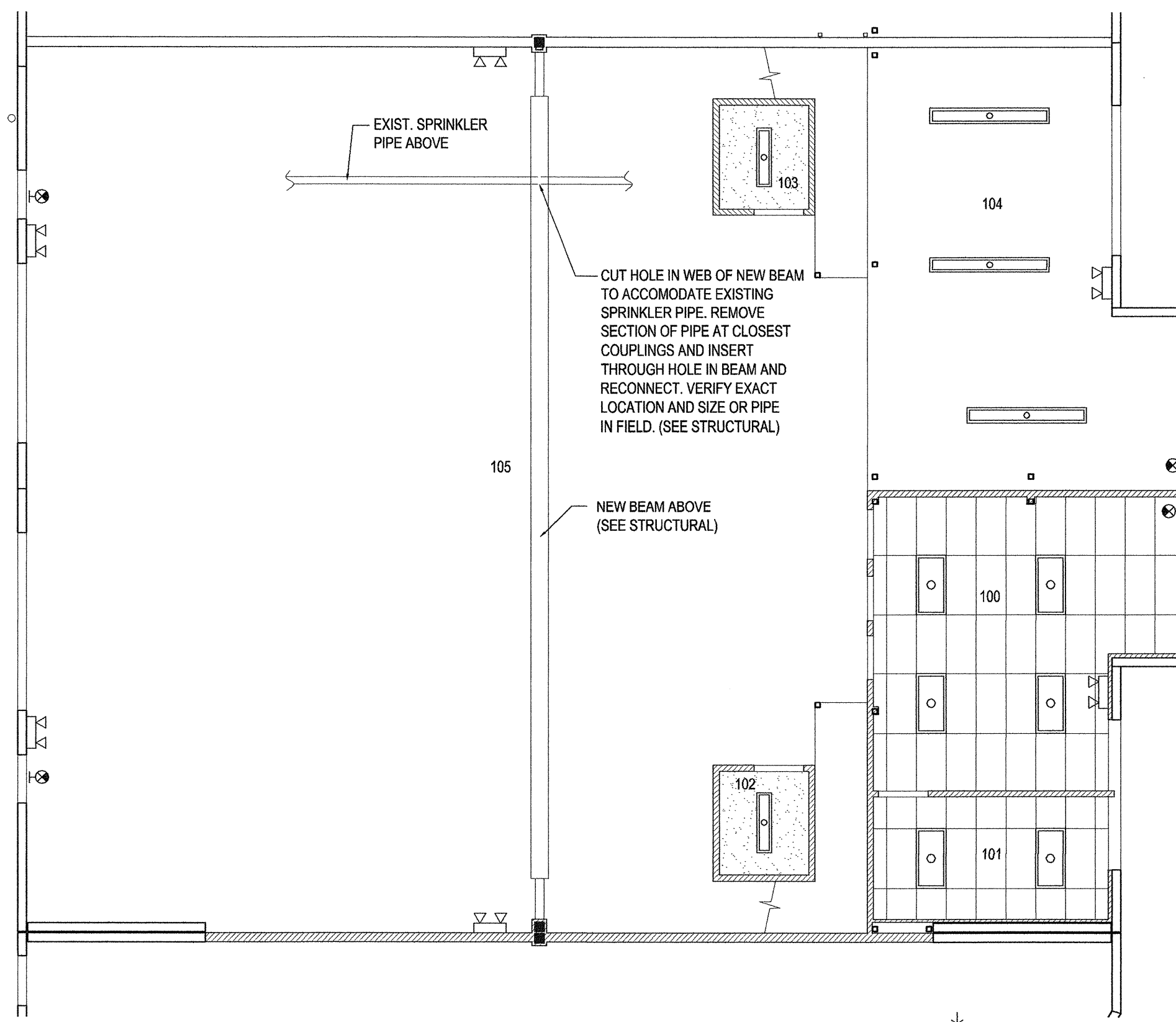
BUILDING CODE INFORMATION	
BASED ON FLORIDA BUILDING CODE 2007 W/ 2009 REVS.	
BUILDING TYPE	TYPE II B CONSTRUCTION, SPRINKLERED
OCCUPANCY:	GROUP B, BUSINESS
AREA CALCULATIONS:	
OFFICE:	570 S.F.
WAREHOUSE:	3,990 S.F.
STORAGE MEZZANINE:	1,128 S.F.
TOTAL TENANT AREA =	5,688 S.F.
LIFE SAFETY SYSTEM:	
Emergency Lighting and Exit Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fire Alarm and Smoke Detection Systems	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Panic Hardware	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
EXIT REQUIREMENTS:	
Dead end limit-maximum condition	50 Feet
Travel distance to exit-maximum condition	300 Feet

NOTE:
GC SHALL VERIFY THAT ROOF EQUIPMENT SELECTION DOES NOT EXCEED PARAPET HEIGHT. NOTIFY ARCHITECT PRIOR TO UNIT PURCHASE OF ANY CONDITION WHERE THIS CANNOT BE MET.

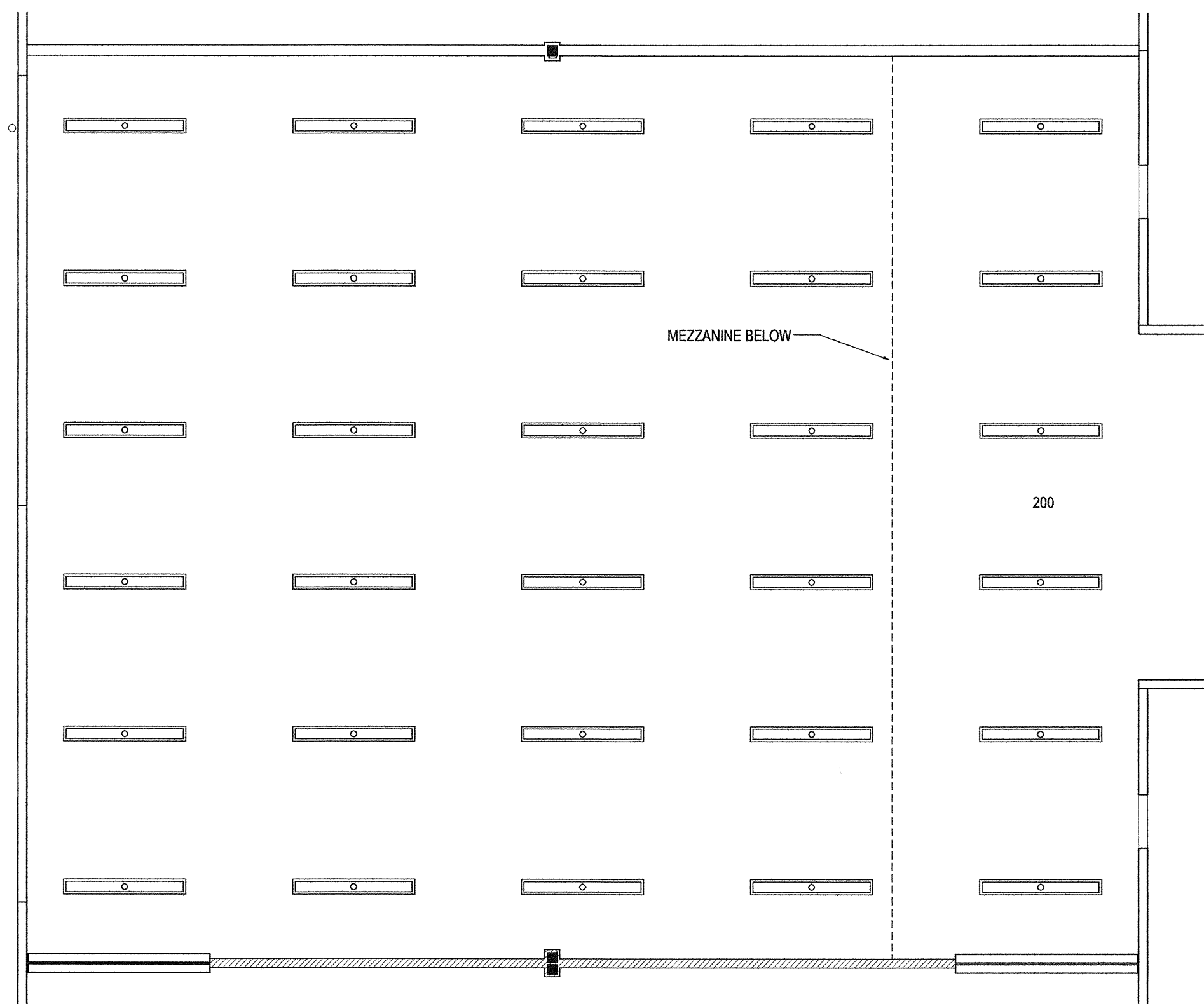


CEILING LEGEND	
	2x4 ARMSTRONG FINE FISSURED SQUARE LAY-IN CEILING #1729 W/ 15/16" PRELUDE XL EXPOSED TEE GRID.
	GYPSUM BOARD CEILING/ SOFFIT
	2x4 FLUORESCENT FIXTURE WITH PRISMATIC LENS
	8' FLUORESCENT FIXTURE
	4' FLUORESCENT FIXTURE
	EXIT SIGN
	EMERGENCY LIGHTS

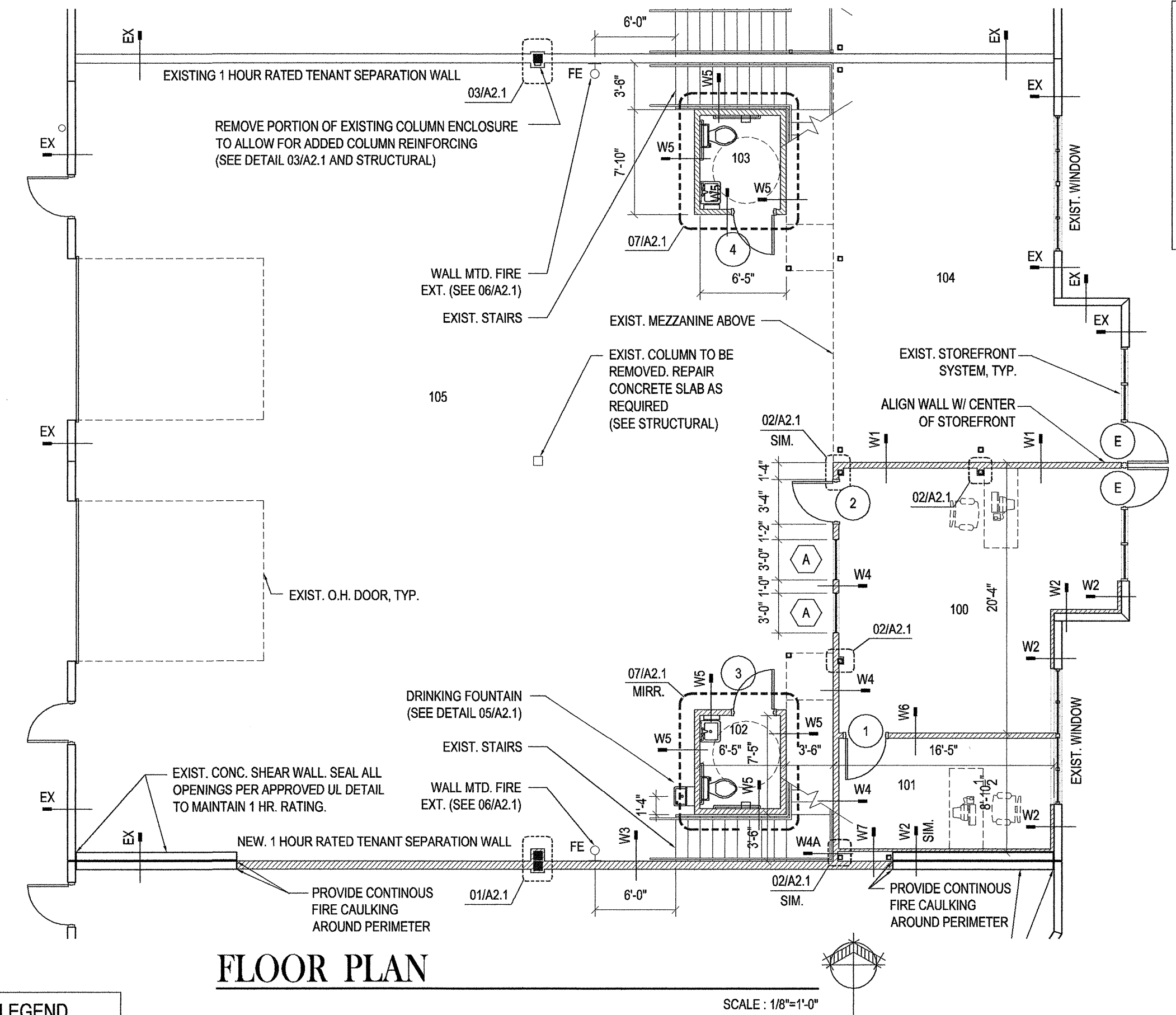
NOTES:
REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES & SCHEDULE



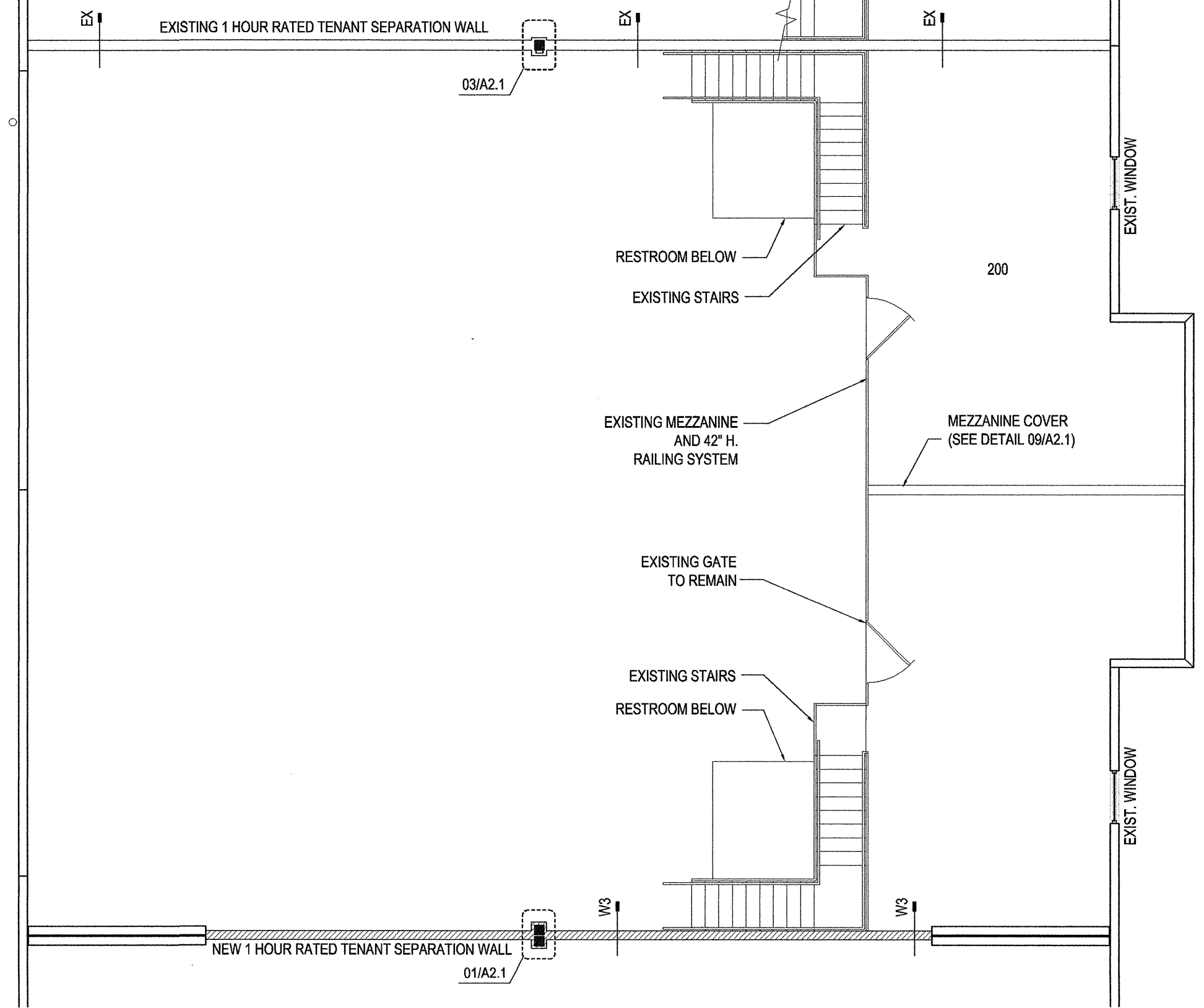
REFLECTED CEILING PLAN



HIGH REFLECTED CEILING PLAN



FLOOR PLAN



MEZZANINE PLAN

tercilla courtmanche architects

AA 0003414
2047 vista parkway, suite 100
west palm beach, florida 33411 ph: 561.478.4457 fx: 561.478.4102

Tenant Improvement for:
Building B, Bay 8 & 9
Southern Park of Commerce
Palm Beach County, FL

commission 211019

date: 3-24-11

revision date

no.

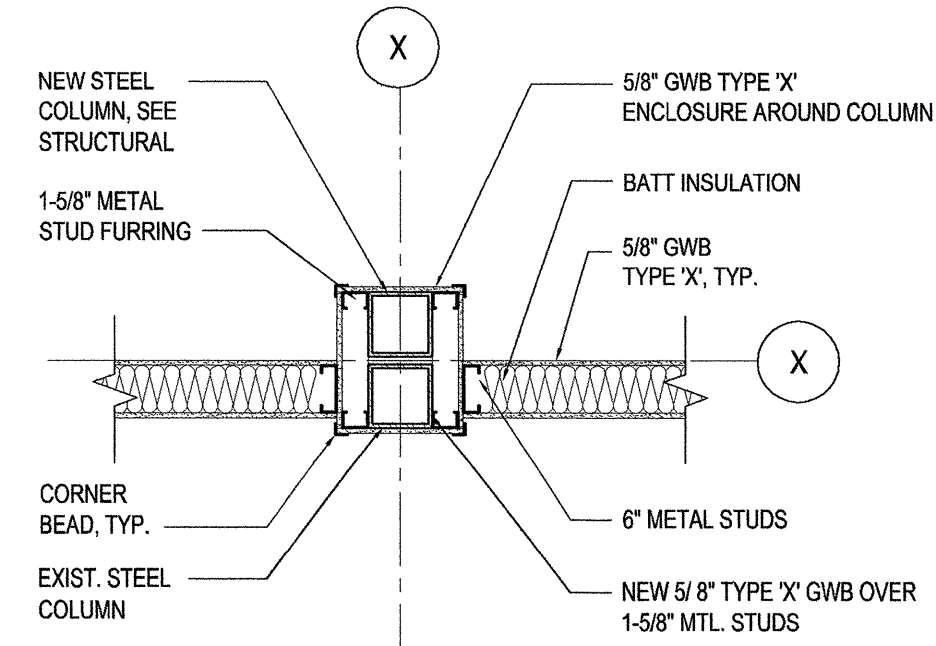
drawing

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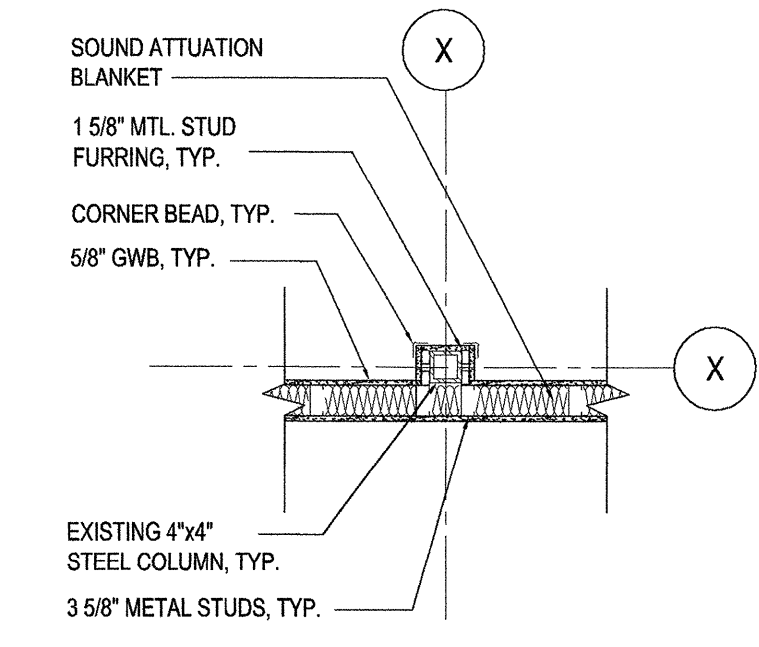
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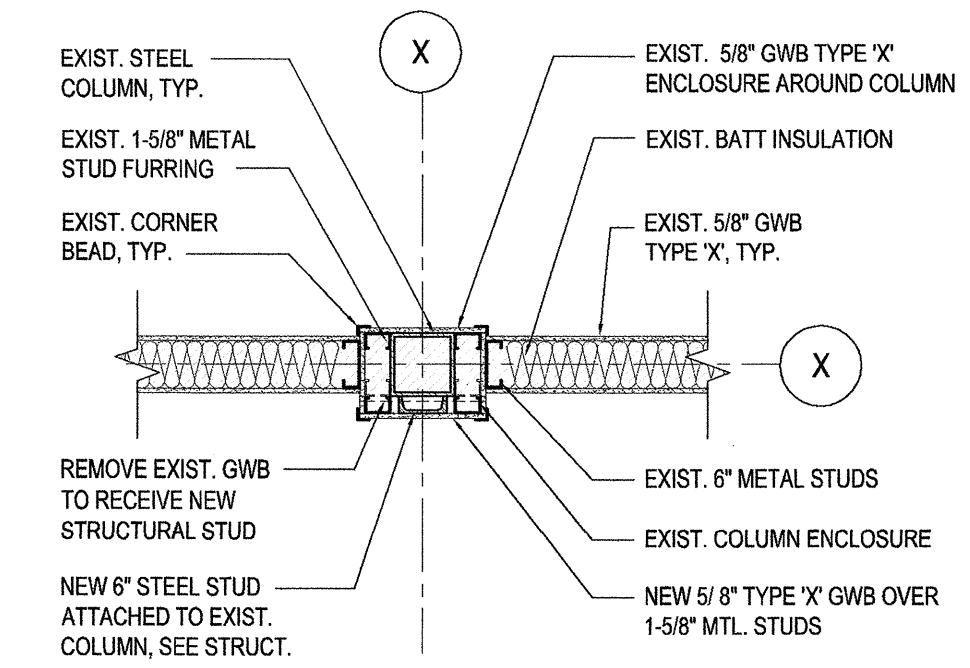


NOTE:
UL ASSEMBLY X528-1 HOUR
EXTEND COLUMN PROTECTION TO
UNDERSIDE OF DECK/FRAMING
MEMBER

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

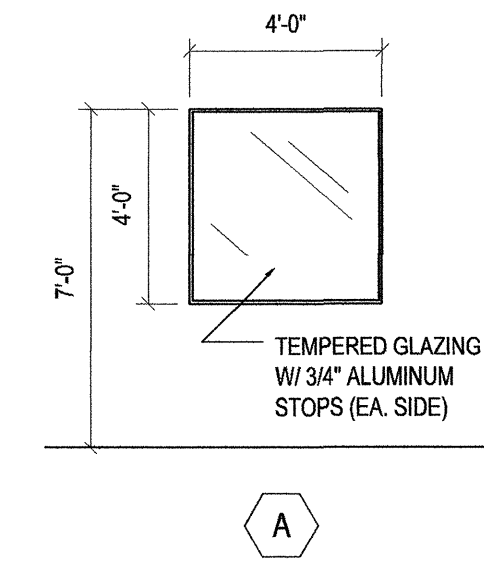


02 COLUMN DETAIL
SCALE: 1/2"=1'-0"



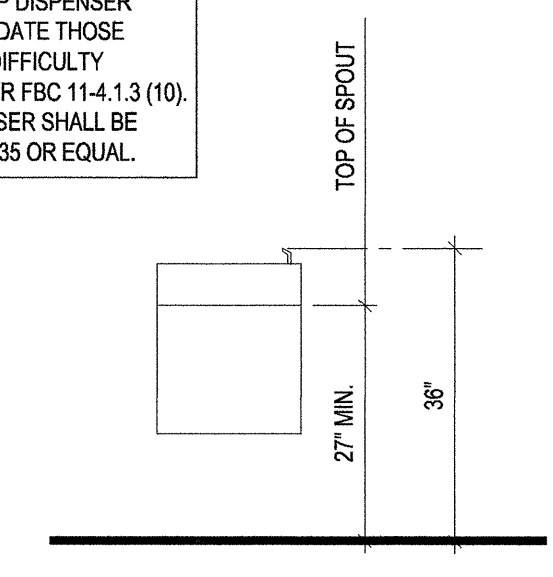
NOTE:
UL ASSEMBLY X528-1 HOUR
EXTEND COLUMN PROTECTION TO
UNDERSIDE OF DECK/FRAMING
MEMBER

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

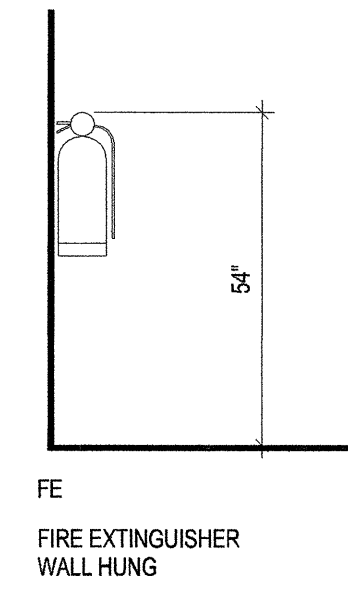


04 WINDOW ELEVATION
SCALE: 1/4"=1'-0"

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

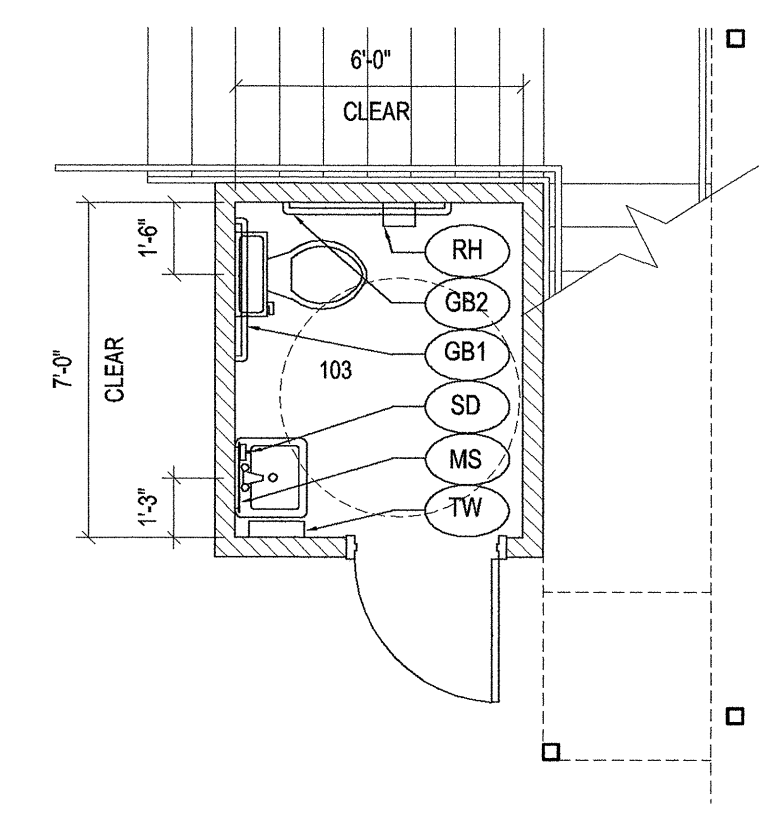


05 DRINKING FOUNTAIN DETAIL
SCALE: 1 1/2"=1'-0"

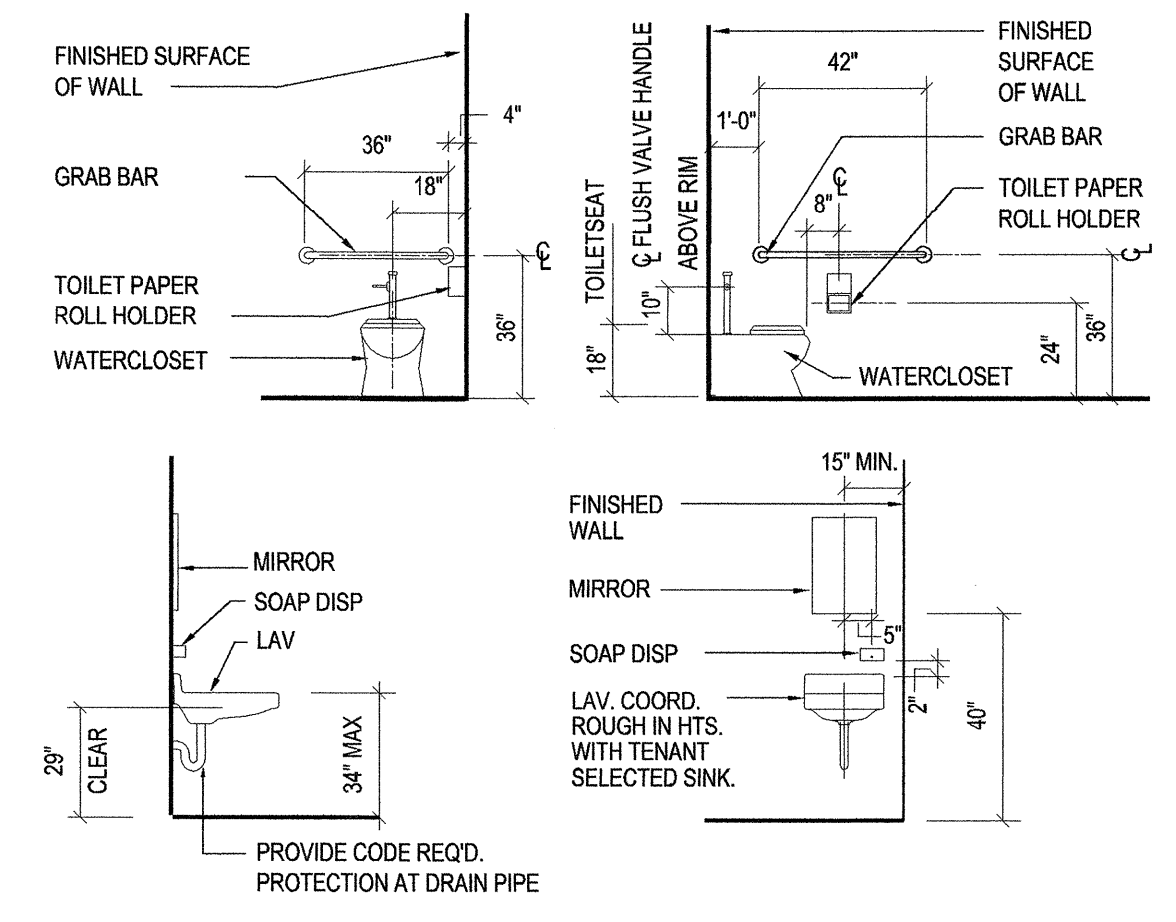


FE
FIRE EXTINGUISHER
WALL HUNG

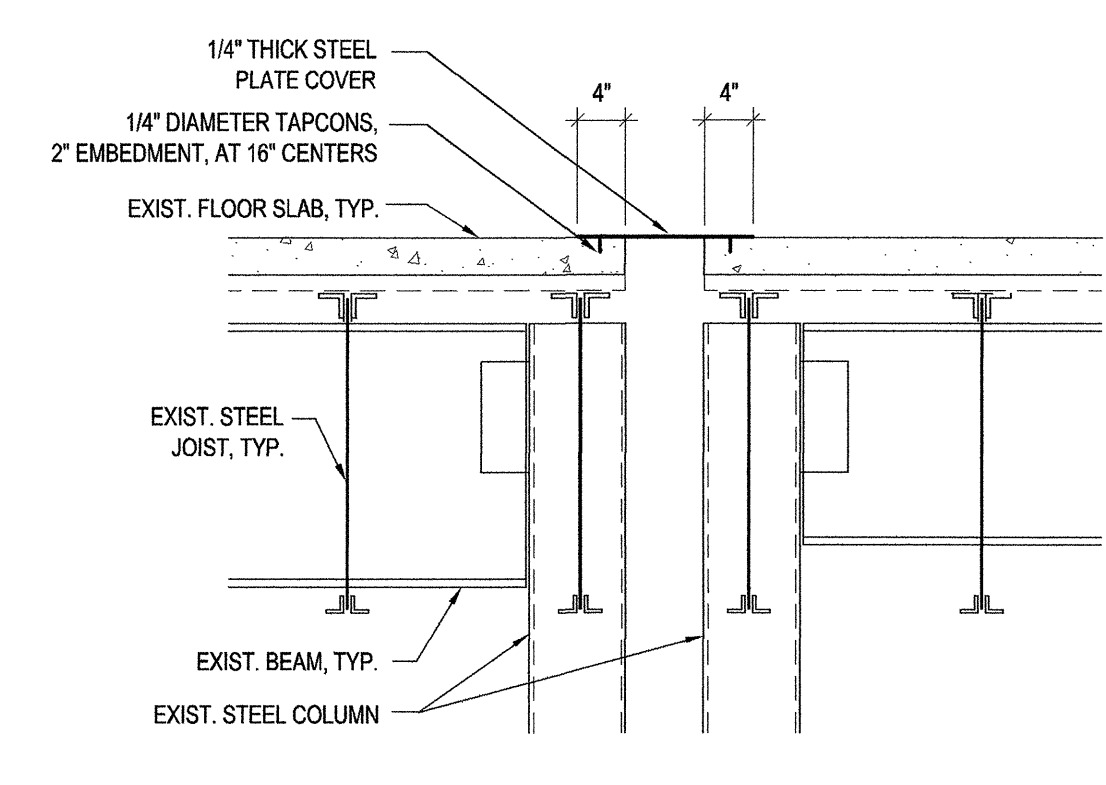
RESTROOM ACCESSORIES	
GB1	36" STAINLESS STEEL GRAB BAR (BOBRICK B-6806.36 OR EQUAL)
GB2	42" STAINLESS STEEL GRAB BAR (BOBRICK B-6806.42 OR EQUAL)
MS	18"x30" FRAMED MIRROR (BOBRICK B-165 1830 OR EQUAL)
TW	SURFACE MOUNTED PAPER TOWEL DISPENSER (BOBRICK B-262 OR EQUAL)
SD	SURFACE MOUNTED SOAP DISPENSER (BOBRICK B-2111 OR EQUAL)
RH	TOILET TISSUE DISPENSER (BOBRICK B-7687 OR EQUAL)



07 ENLARGED RESTROOM
SCALE: 1/4"=1'-0"

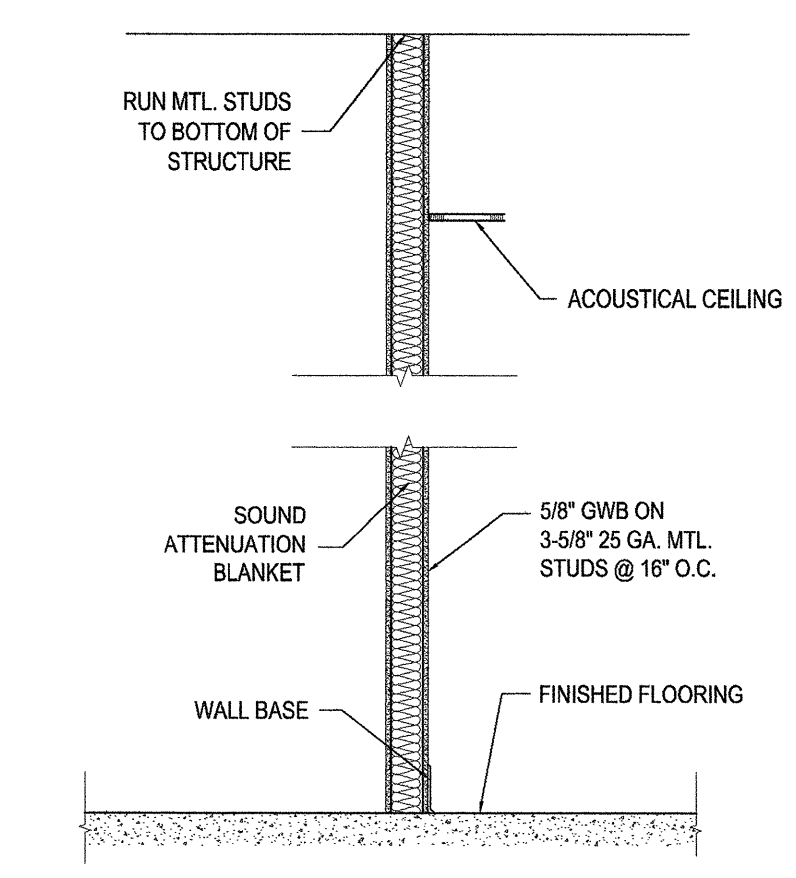


08 TYP. MTG. HEIGHTS
SCALE: N.T.S.

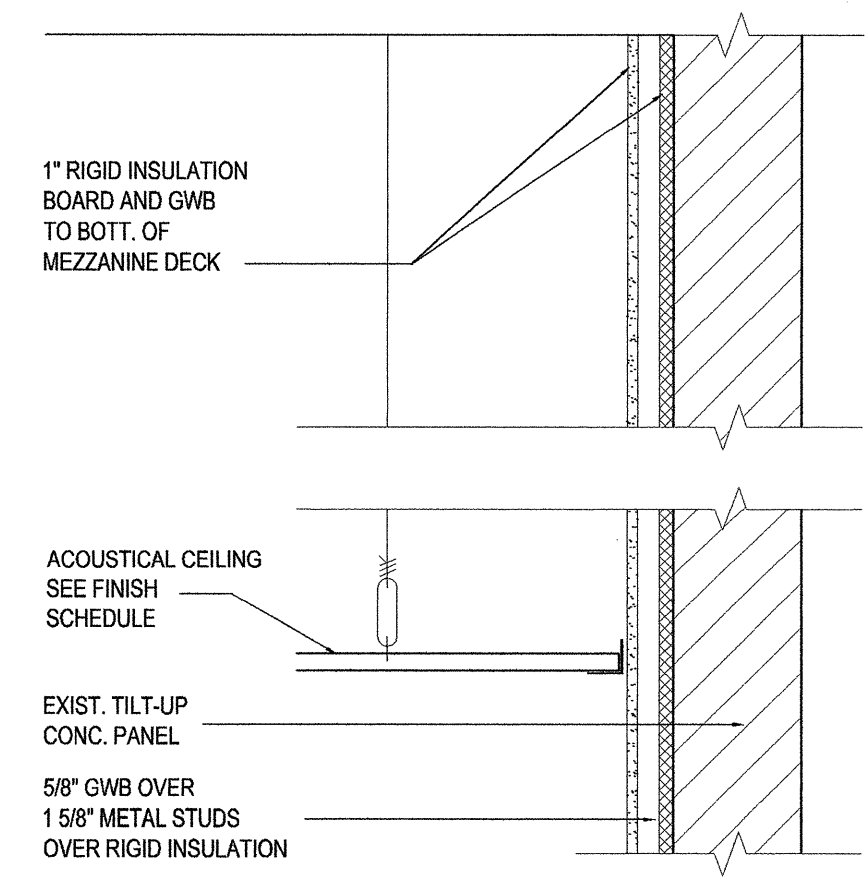


09 MEZZANINE COVER
SCALE: 3/4"=1'-0"

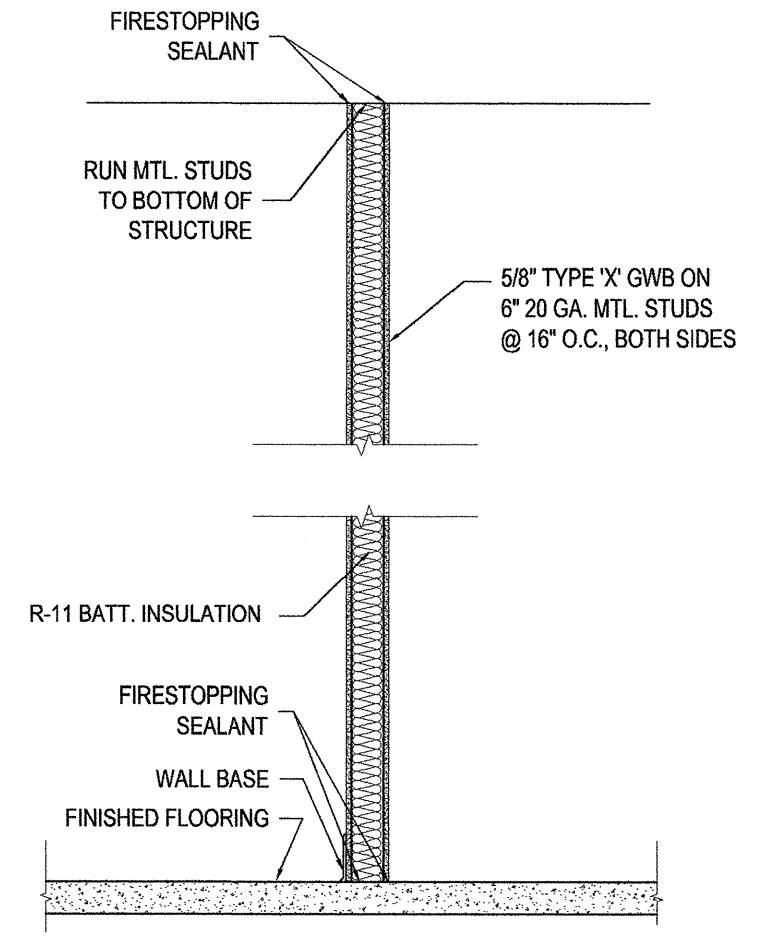
WALL TYPE NOTES:
-FOR ALL FIRE RATED WALLS PROVIDE STENCILING ABOVE CEILING STATING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS."
-REFER TO FLOOR PLAN FOR LOCATIONS OF RATED WALL ASSEMBLIES, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NOTED RATINGS.
-WALL BOARD AND SURFACE FINISH MATERIAL SHALL EXTEND A MINIMUM OF 6" ABOVE NEAREST ADJACENT CEILING, UNLESS NOTED OTHERWISE.
-PROVIDE SOUND BATT INSULATION AT ALL RESTROOM PARTITIONS, TYPICAL.
-PROVIDE 1/2" PLYWOOD BACKING AT ALL PARTITIONS TO RECEIVE WALL MOUNTED EQUIPMENT. VERIFY LOCATIONS WITH TENANT.
-ALL PENETRATIONS OF RATED STEEL STUD PARTITION WALLS AND WALL EXTENSIONS, FLOOR AND ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING UL SYSTEMS:
SYSTEM NO. C-AJ-2218 SYSTEM NO. WL-1176
SYSTEM NO. C-AJ-1014 SYSTEM NO. WL-2154
SYSTEM NO. WL-1054 SYSTEM NO. WL-2148
ALTERNATE PENETRATION PROTECTION SYSTEMS MUST BE TEST CERTIFIED AND SUBMITTED FOR REVIEW.



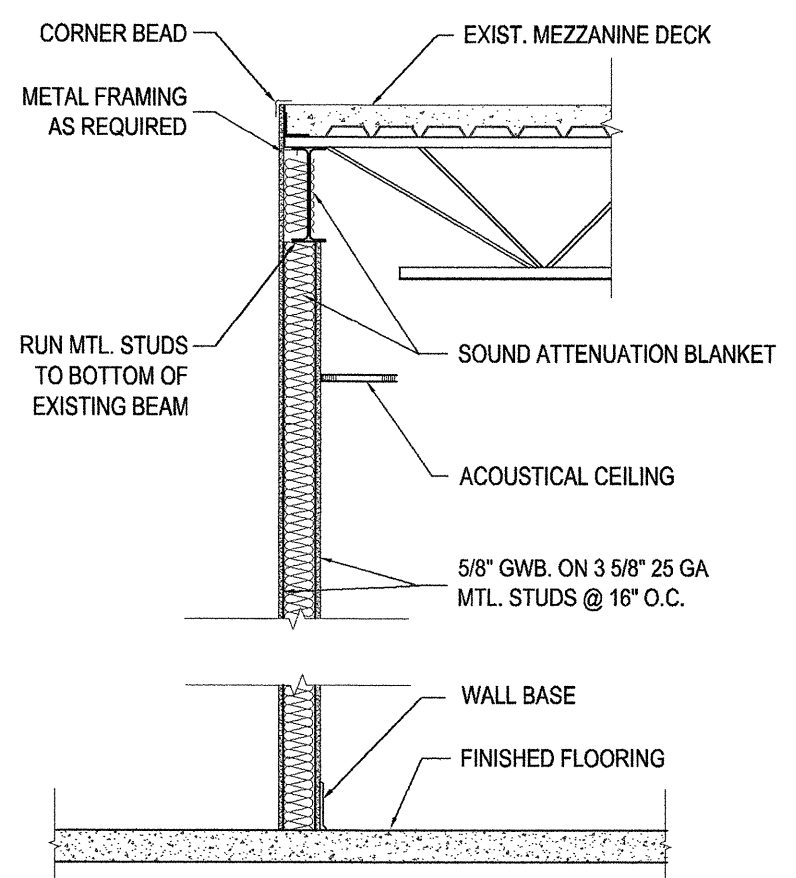
W1 WALL TYPE
SCALE: 1/2"=1'-0"



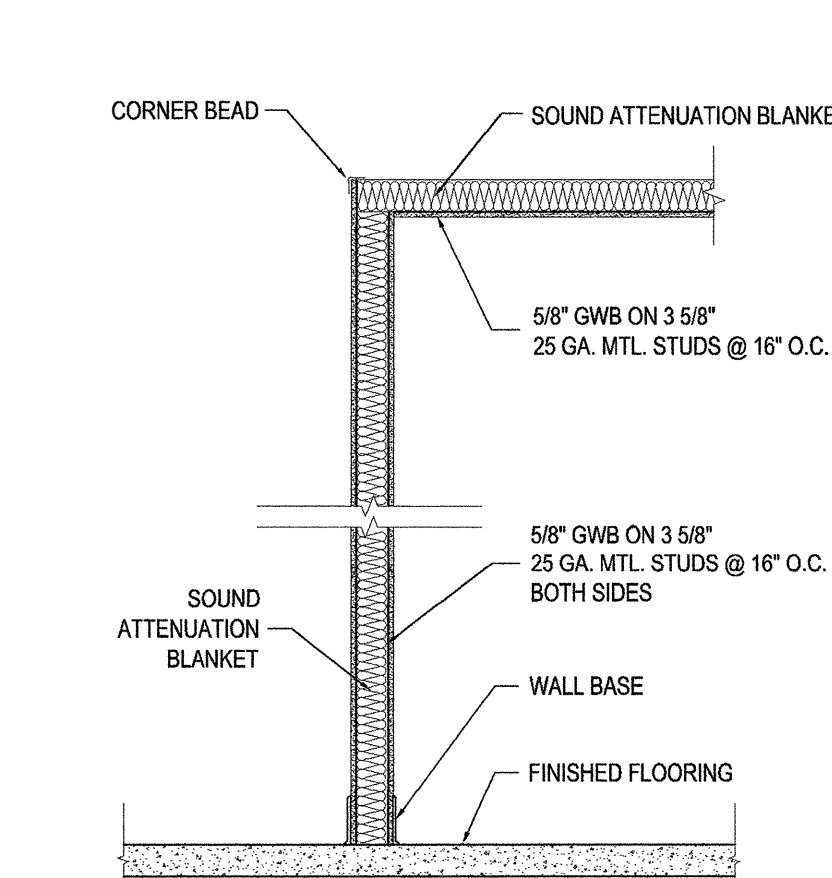
W2 WALL TYPE
SCALE: 1"=1'-0"



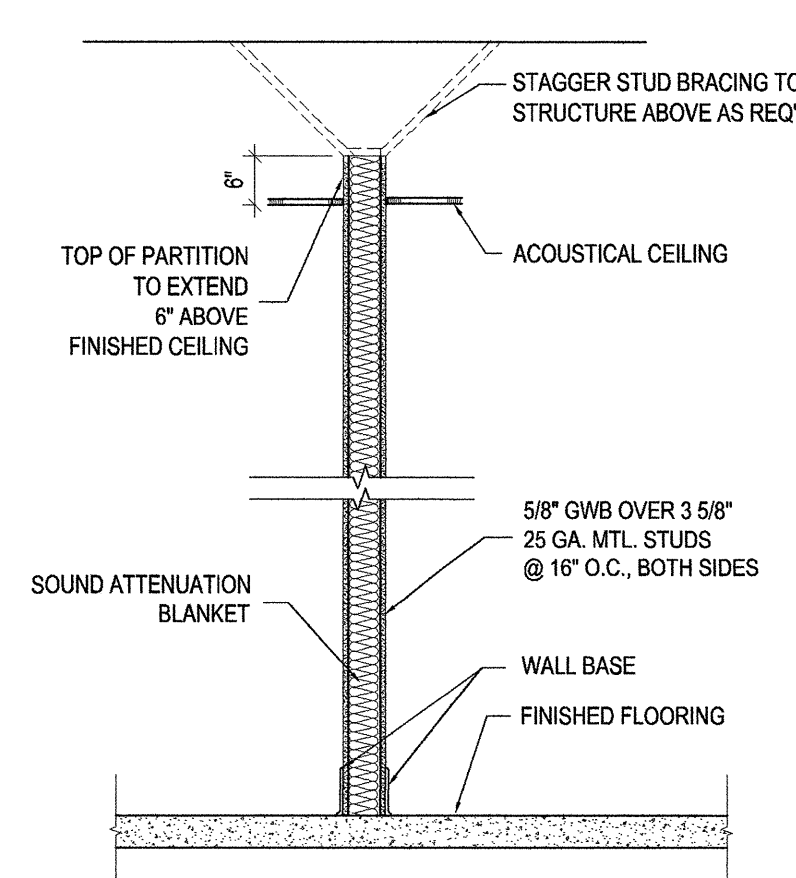
W3 WALL TYPE
UL DESIGN No. U465 SCALE: 1/2"=1'-0"



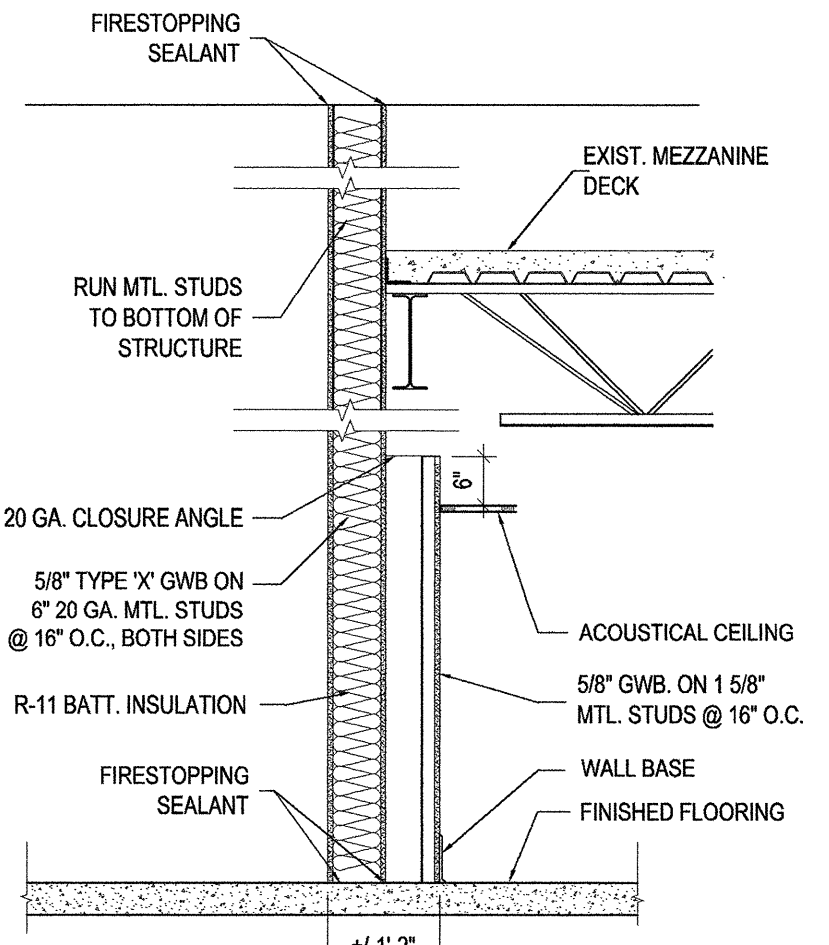
W4 WALL TYPE
A: GWB ONE SIDE ONLY SCALE: 1/2"=1'-0"



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



W6 WALL TYPE
SCALE: 1/2"=1'-0"



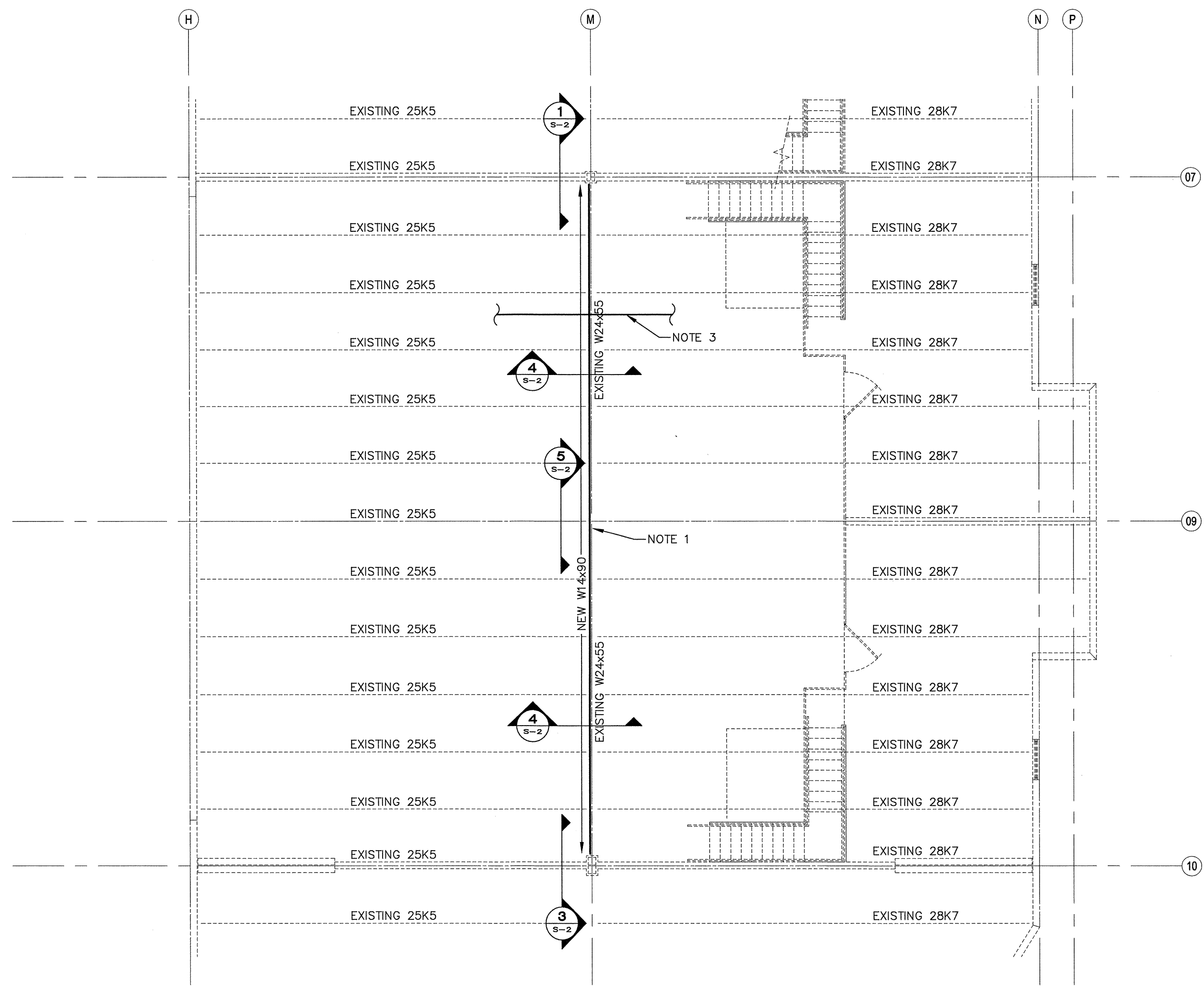
W7 WALL TYPE
UL DESIGN No. U465 SCALE: 1/2"=1'-0"

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date:	3-24-11
revision	date

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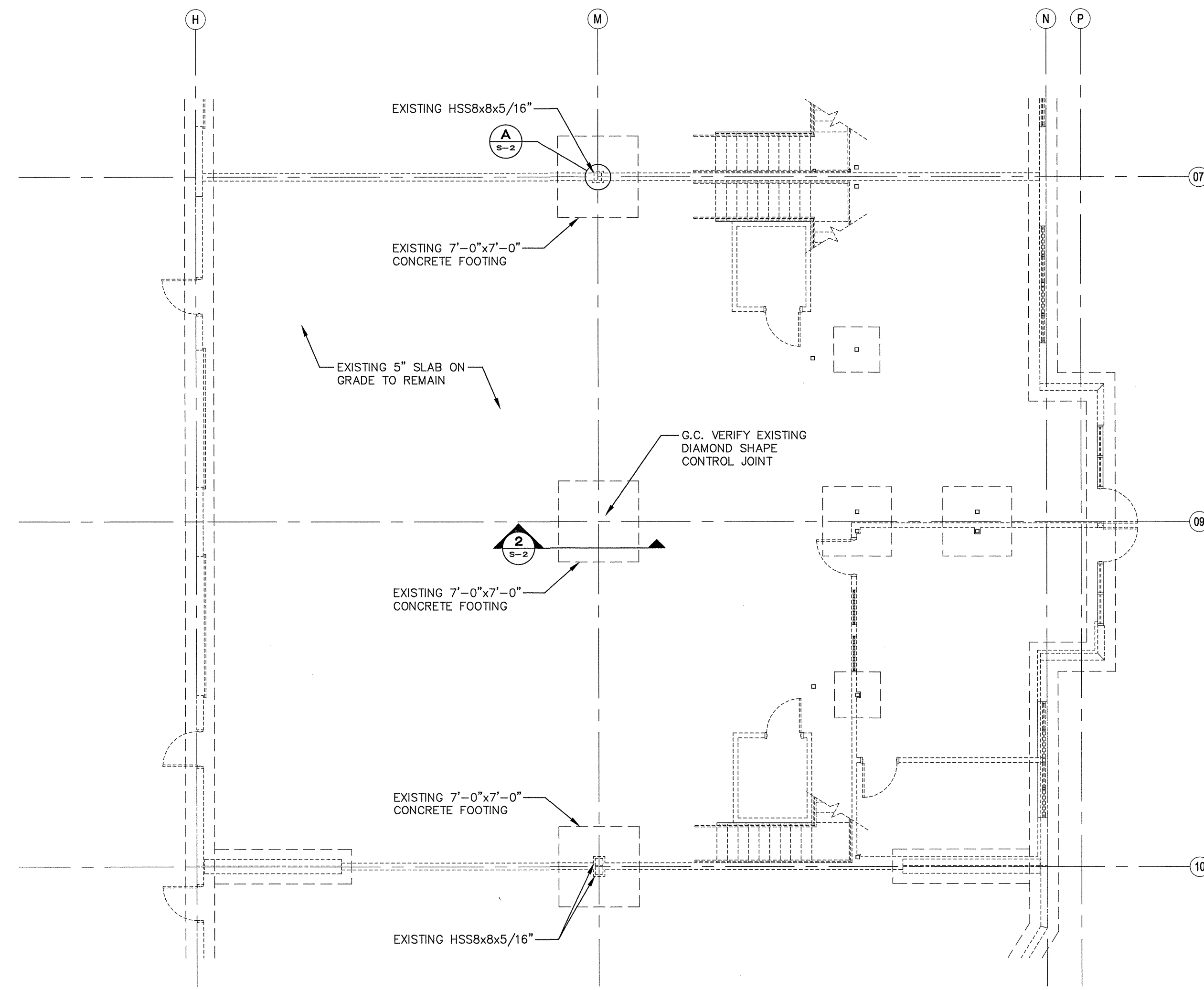
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02 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

- NOTES:**
1. PROVIDE 1.2" OF CAMBER AT CENTER FOR DEAD LOAD DEFLECTION.
 2. PROVIDE FULL DEPTH MOMENT CONNECTION SPLICE DETAIL FOR NEW W14x90 FOR EASE OF INSTALLATION. SPLICE NOT REQUIRED.
 3. PROVIDE 5" MAX. OPENING IN WEB OF NEW W14x90 FOR SINGLE 4" FIRE SPRINKLER LINE PENETRATION THRU BEAM. G.C. TO VERIFY SIZE, FIELD LOCATE AND PROVIDE FOR CUTTING LINE & REATTACHING THRU NEW BEAM.



01 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

- NOTES:**
1. SHORE EXISTING STEEL JOISTS AND STEEL BEAM TO SLAB ON GRADE.

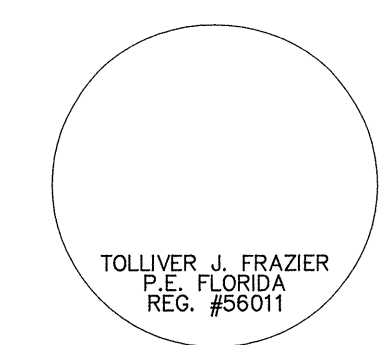
tercilla
couryemanche
architects

AA 0003414
2047 vista parkway, suite 100
west palm beach, florida 33411 ph: 561.478.4457 fx: 561.478.4102

Tenant Improvement for:
Building B, Bay 8 & 9
Southern Park of Commerce
Palm Beach County, FL

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ONMJ
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS

321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-8255

LIC. #0004386
JOB # 648.033

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STRUCTURAL NOTES

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. O'DONNELL, NACCARATO, MIGNOGNA & JACKSON, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

CODES AND STANDARDS

- WIND LOADS AS PER ASCE 7-05 /EDITION, FOR A 140 MPH WIND SPEED, EXPOSURE C AND 1.0 IMPORTANCE FACTOR.
- THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
 - FLORIDA BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENTS.
 - MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
 - SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD/ 9TH EDITION OR LRFD 3RD EDITION.
- ARCHITECTURAL AND MECHANICAL DRAWINGS:
 - THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
 - REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
 - BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
 - ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED. THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

ADDITIONS/RENOVATIONS

- ALL EXISTING CONDITIONS, DIMENSIONS, LOCATIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR IN THE FIELD AND COORDINATED WITH THE NEW CONSTRUCTION PRIOR TO PREPARATION OF WORKING OR SHOP DRAWINGS OR FABRICATION AND COMMENCEMENT OF ANY WORK. IF DISCREPANCIES ARE DISCOVERED BETWEEN EXISTING CONDITIONS AND CONTRACT WORK, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER PRIOR TO PERFORMANCE OF ANY WORK.
- PRIOR TO SHOP DRAWING PREPARATION, THE GENERAL CONTRACTOR IS TO INVESTIGATE AND VERIFY ACTUAL FIELD CONDITIONS, EXPOSED OR CONCEALED AND TAKE INTO ACCOUNT ANY POSSIBLE CONSTRUCTION INTERFERENCES AND RELOCATIONS OF, BUT NOT LIMITED TO STRUCTURES, EQUIPMENT, UTILITIES, CABLES, DUCT LINES, PIPING, DRAIN LINES, ETC.
- ANY PORTION OF EXISTING STRUCTURE ADJACENT TO THE CONSTRUCTION WHICH MAY BE DISTURBED OR DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION AS GOOD AS BEFORE THE COMMENCEMENT OF THE WORK AT NO ADDITIONAL COSTS TO THE OWNER.
- EXISTING STRUCTURE SHALL BE PROTECTED, MAINTAINED AND SUPPORTED DURING THE CONSTRUCTION WORK.

DEMOLITION

CONTRACTOR TO:

- OBTAIN DEMOLITION PERMIT BEFORE PROCEEDING WITH THE WORK. CONTACT LOCAL BUILDING AUTHORITIES TO BECOME FAMILIAR WITH LOCAL LAWS AND REGULATIONS GOVERNING THIS WORK.
- PROVIDE THE NECESSARY LABOR, MATERIAL, SCAFFOLDING AND EQUIPMENT REQUIRED TO COMPLETE DEMOLITION AS DESCRIBED IN THE DRAWINGS.
- DEMOLISH ONLY THE MEMBERS INDICATED IN THE DRAWINGS. DEMOLISH CONCRETE MEMBERS IN SMALL SECTIONS. TAKE EVERY PRECAUTION TO PROTECT EXISTING STRUCTURE THAT IS TO REMAIN. USE BRACING AND SHORING AS NECESSARY TO AVOID COLLAPSE OF STRUCTURE.
- REMOVE ALL RUBBISH AND DEBRIS FROM BUILDING AND FROM PROPERTY.

SHORING AND RESHORING

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION. SUBMIT SHOP AND SEALED SHOP DRAWINGS PREPARED BY A DELEGATED ENGINEER EXPERIENCED IN SUCH WORK AND LICENSED IN THE STATE OF FLORIDA. SUBMIT DRAWINGS TO THE ARCHITECT, ENGINEER, SPECIAL INSPECTOR, AND BUILDING OFFICIAL FOR RECORD ONLY. SHORING AND RESHORING DESIGN AND CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE ENGINEER IN HIS EMPLOY.

THE DELEGATED ENGINEER WHO PREPARES THE SHORING AND RESHORING DRAWINGS SHALL INSPECT THE SHORING AND RESHORING. HE SHALL PROVIDE A FIELD REPORT OF EACH INSPECTION TO THE CONTRACTOR AND ARCHITECT.

FOUNDATION

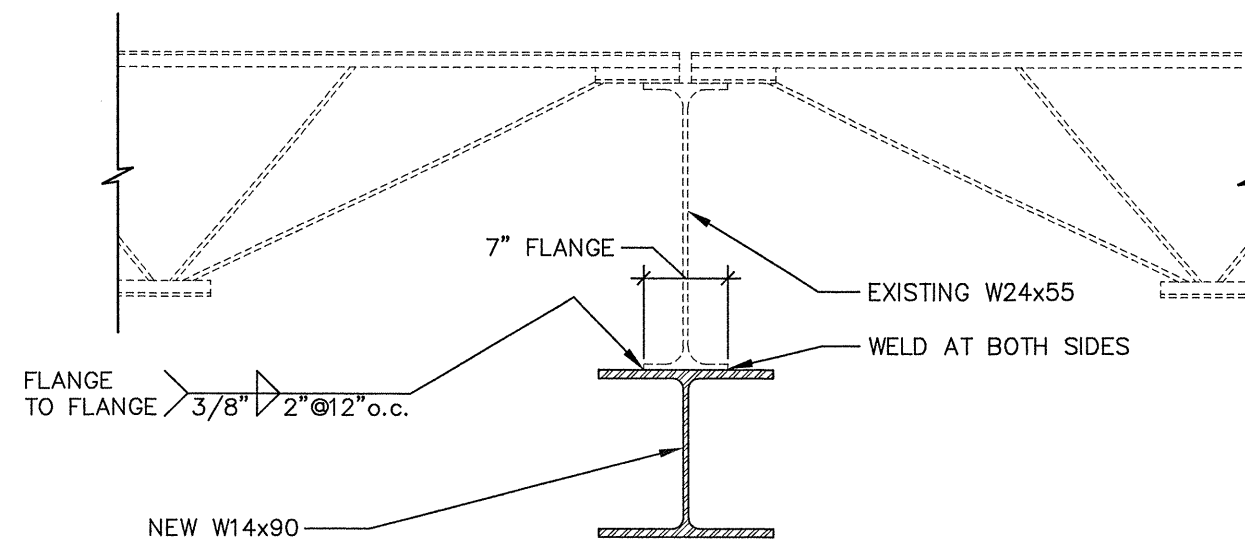
- BOTTOM OF FOOTINGS ASSUMED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 3000 PSF.

CONCRETE

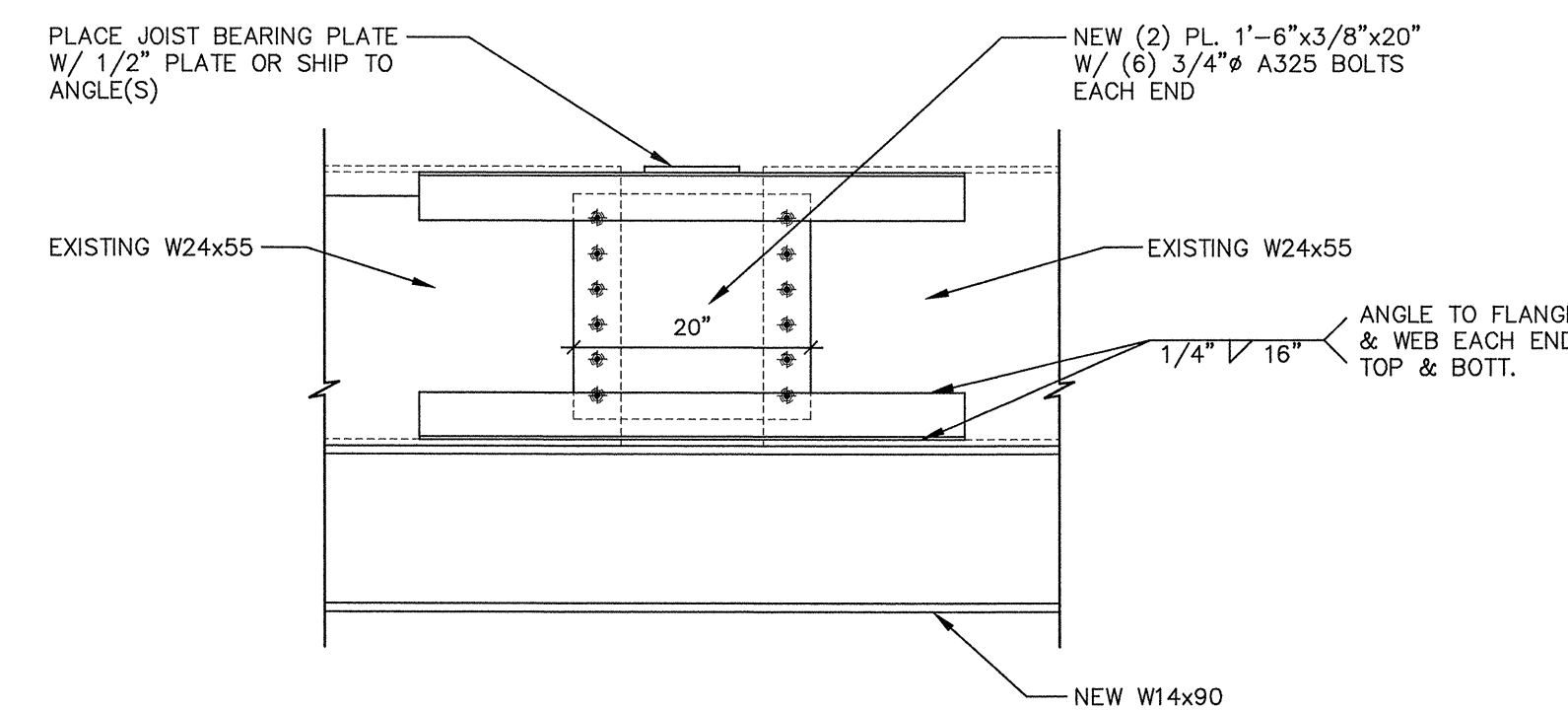
- CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
 - SLAB-ON-GRADE 3000 PSI
- ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
 - A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
 - SLUMPS SHALL BE 3" MINIMUM AND 5" MAXIMUM.
 - ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF [0.55 OR 0.40].
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2005 EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
- WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.

STEEL

- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO:
 - ASTM SPECIFICATION A 992 GRADE 50 FOR ALL WIDE FLANGE BEAMS.
 - ASTM SPECIFICATION A 36 FOR MISCELLANEOUS STEEL SHAPES (ANGLES, PLATES, ETC.).
 - SQUARE OR RECTANGULAR HSS SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B (F_y=46 KSI).
 - ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
 - ALL MILL CAMBER TO BE ORIENTED UPWARD DURING FABRICATION AND ERECTION.
- ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D1.1), TO PERFORM THE TYPE OF WORK REQUIRED.
- ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.
- SUBMIT ALL STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.



SECTION 4
3/4" = 1'-0"
S-2

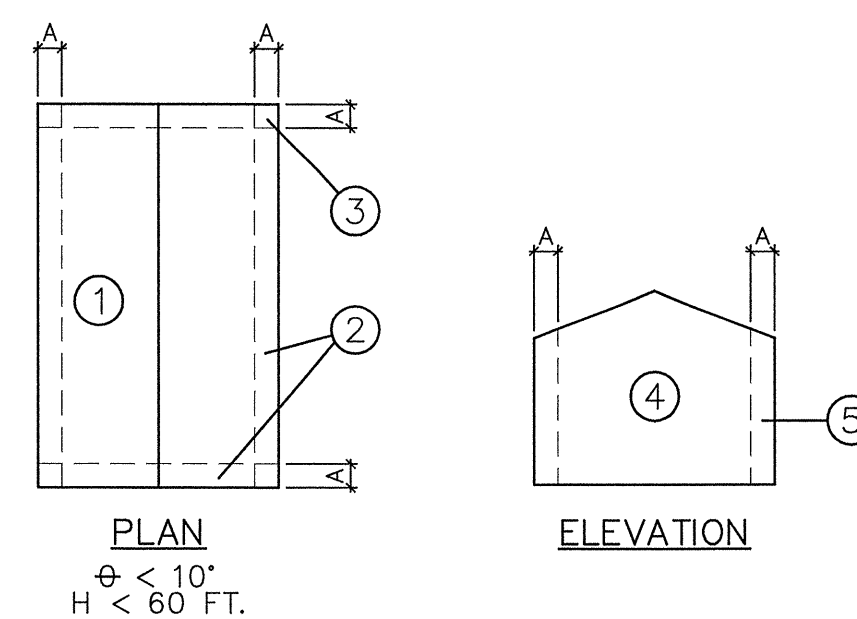


SECTION 5
3/4" = 1'-0"
S-2

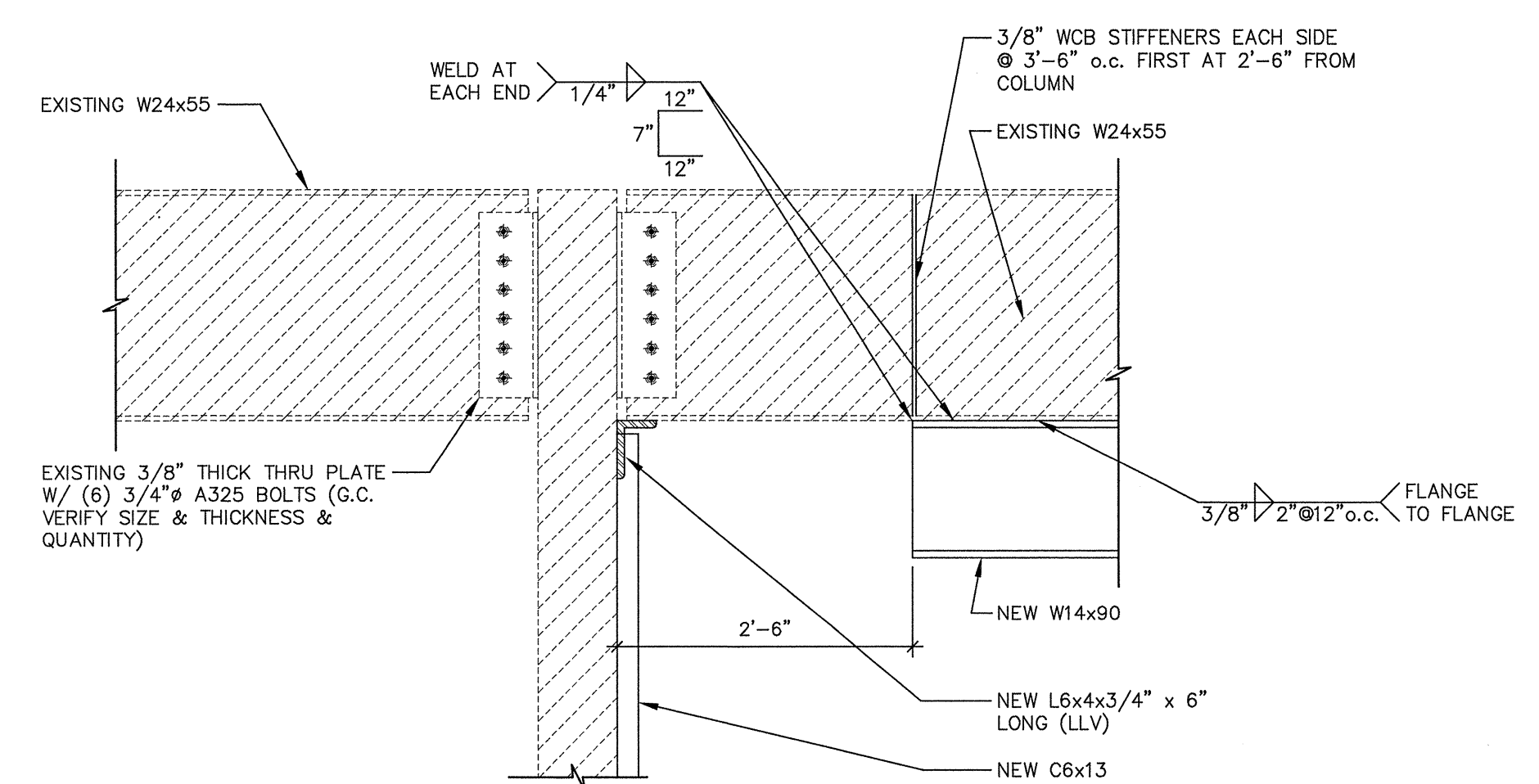
DESIGN LOAD SCHEDULE		AREA	
		ROOF	
FRAMING		5	
ROOFING/CLG/MISC		10	
TOTAL DEAD LOAD	15		
TOTAL LIVE LOAD	30		
TOTAL LOAD	45		

WIND LOAD SCHEDULE		ROOF WIND LOADS			WALL WIND LOADS	
COMPONENTS & CLADDING	ROOF AREA	A=10 SQ. FT.			WALL AREA A=10 SQ. FT.	
		1	2	3	4	5
PRESSURE (PSF)	19.3	19.3	19.3	40.8	40.8	
SUCTION (PSF)	-47.3	-79.4	-119.5	-44.4	-52.6	

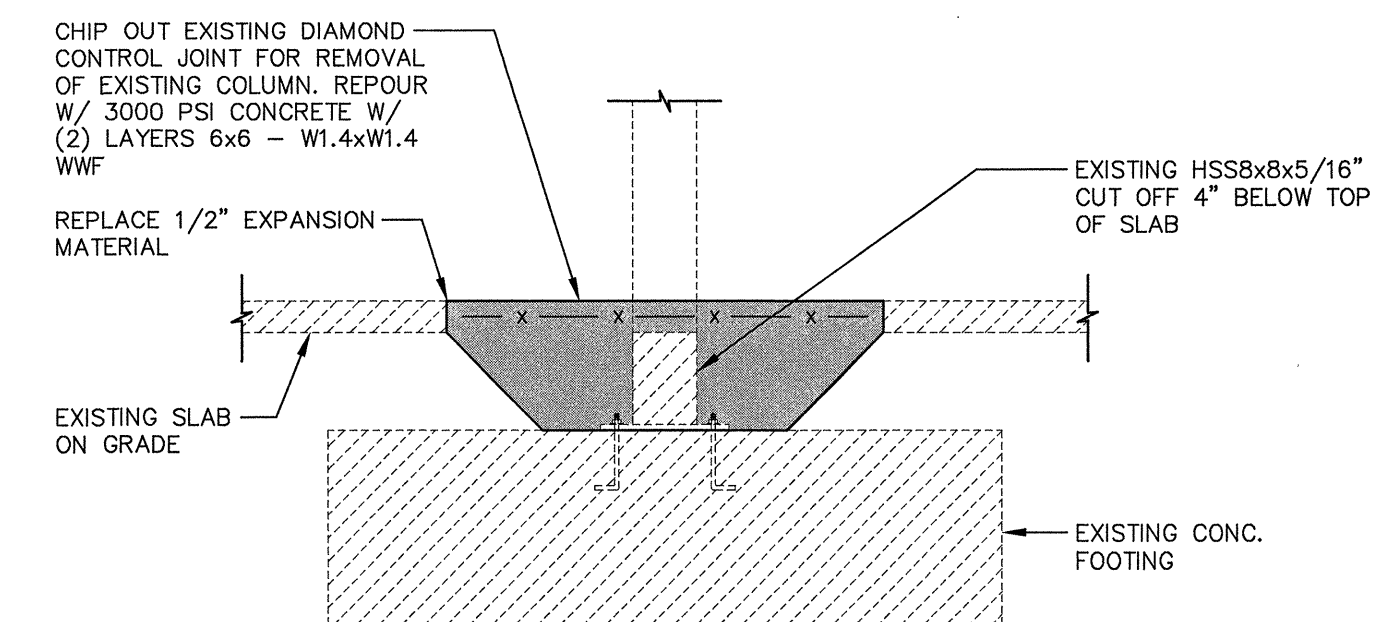
- EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2007 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.
- CORNER DISTANCE, A = 7.8 FEET



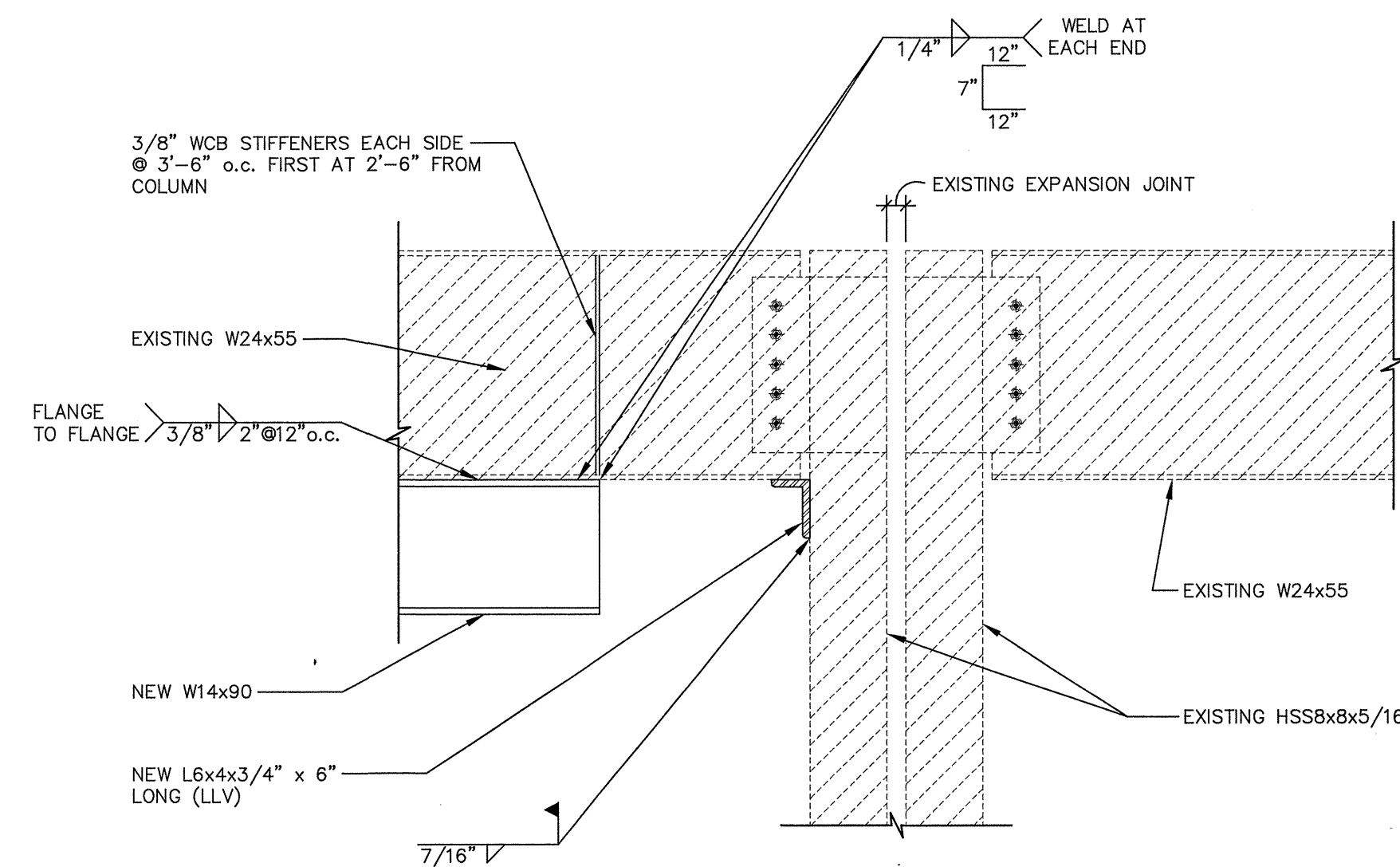
NOTE:
EXISTING STEEL JOIST NOT SHOWN FOR CLARITY



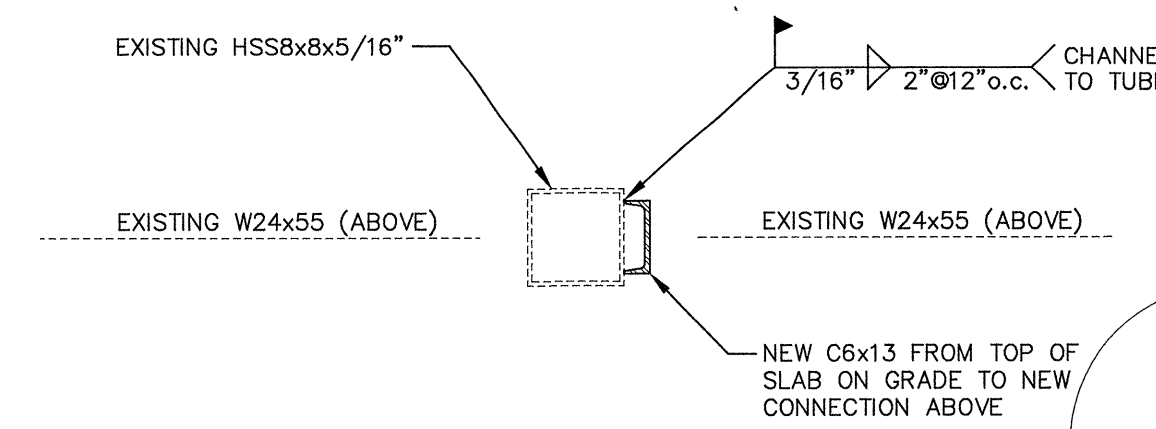
SECTION 1
3/4" = 1'-0"
S-2



SECTION 2
3/4" = 1'-0"
S-2



SECTION 3
3/4" = 1'-0"
S-2



DETAIL A
3/4" = 1'-0"
S-2

TOLLIVER, J. FRAZIER
P. E., F.L.O.R.I.D.A.
REG. #56011

ONM & J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 835-9994 FAX (561) 835-8255
LIC. #0004386
JOB # 648.033

tercilla courtemanche architects

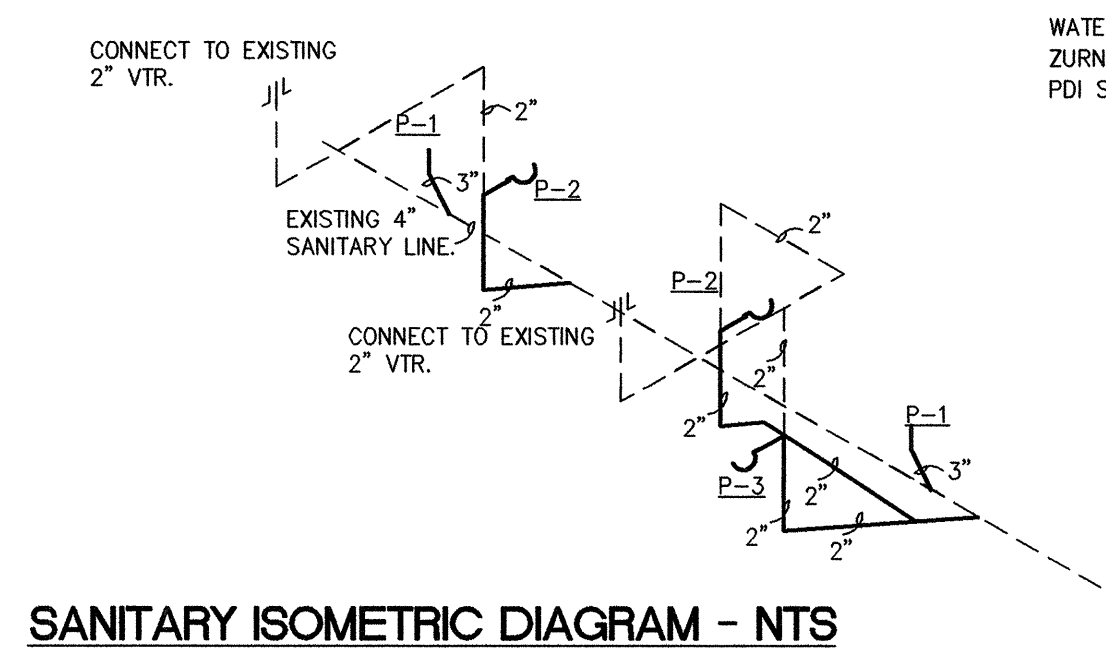
Tenant Improvement for:
Building B, Bay 8 & 9
Southern Park of Commerce
Palm Beach County, FL

commission
date: 3-24-11
revision date
no.

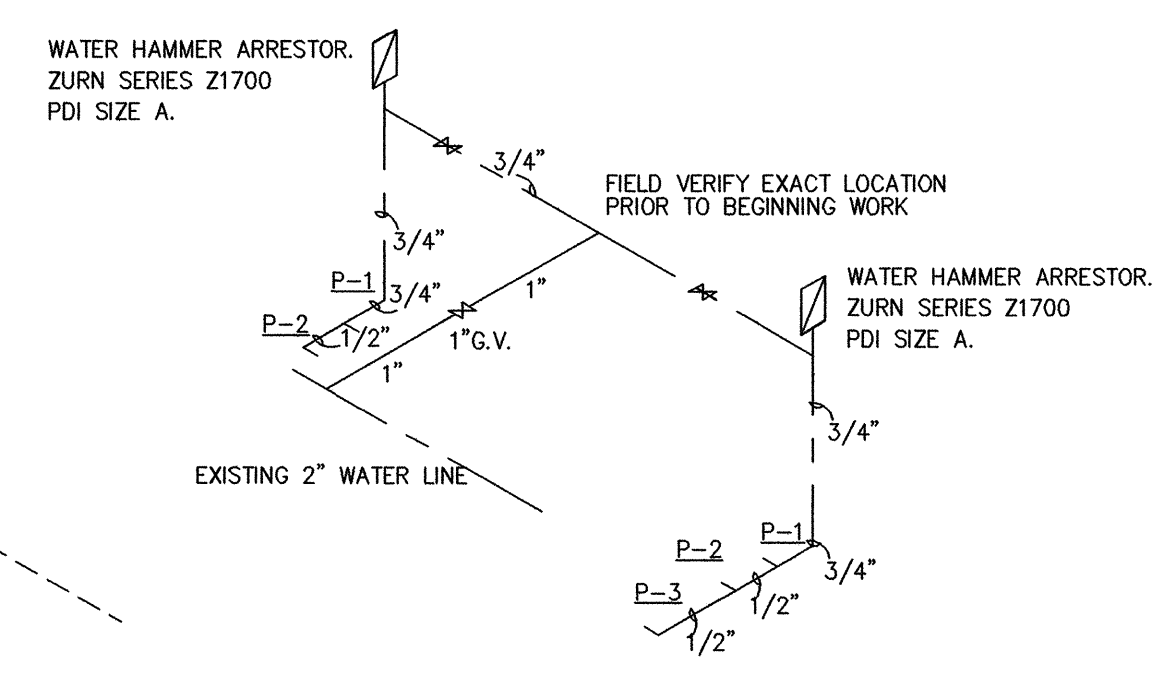
drawing
S-2
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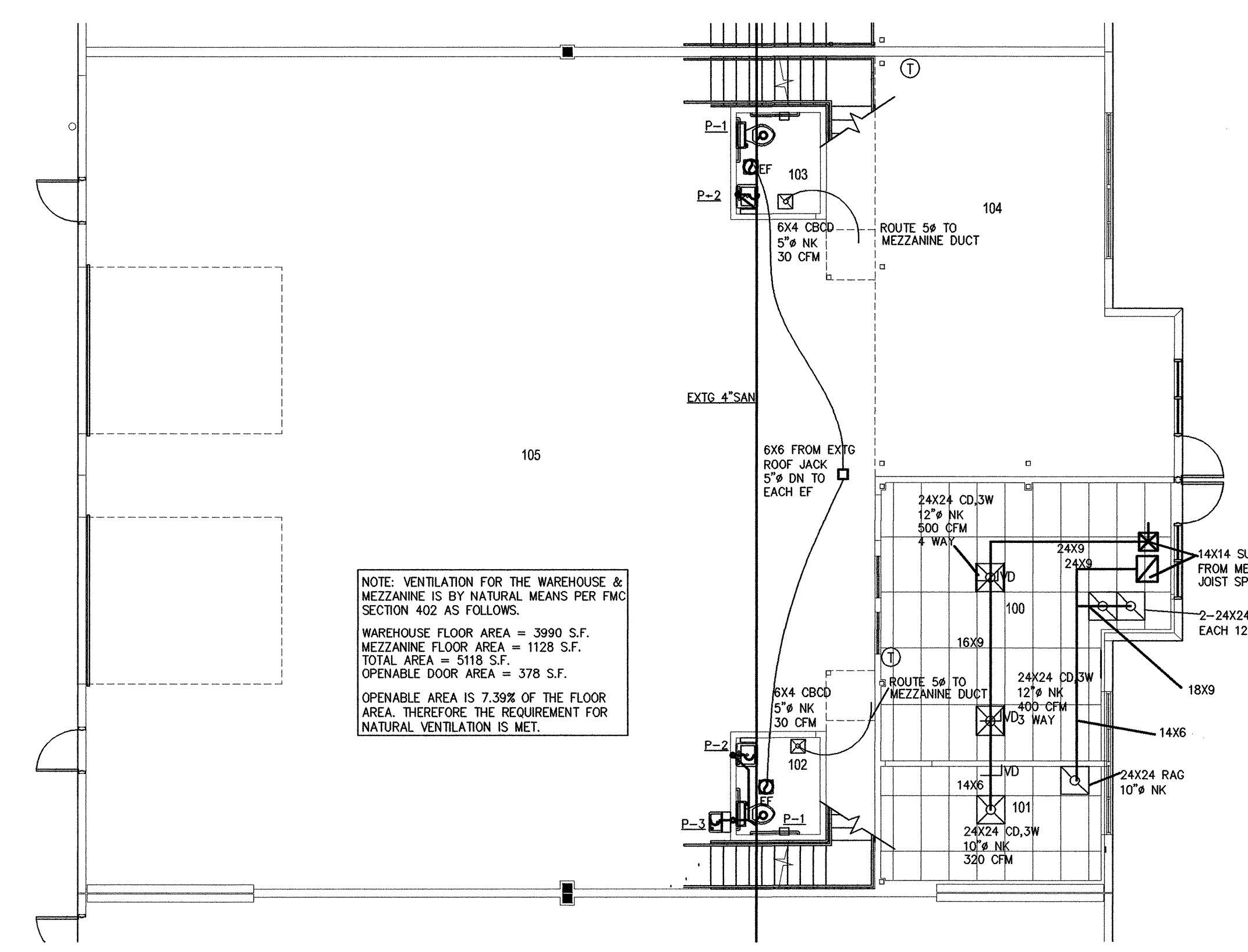
AA 0003414
2047 vista parkway, suite 100
west palm beach, florida 33411 ph: 561.478.4457 fx: 561.478.4102



SANITARY ISOMETRIC DIAGRAM - NTS



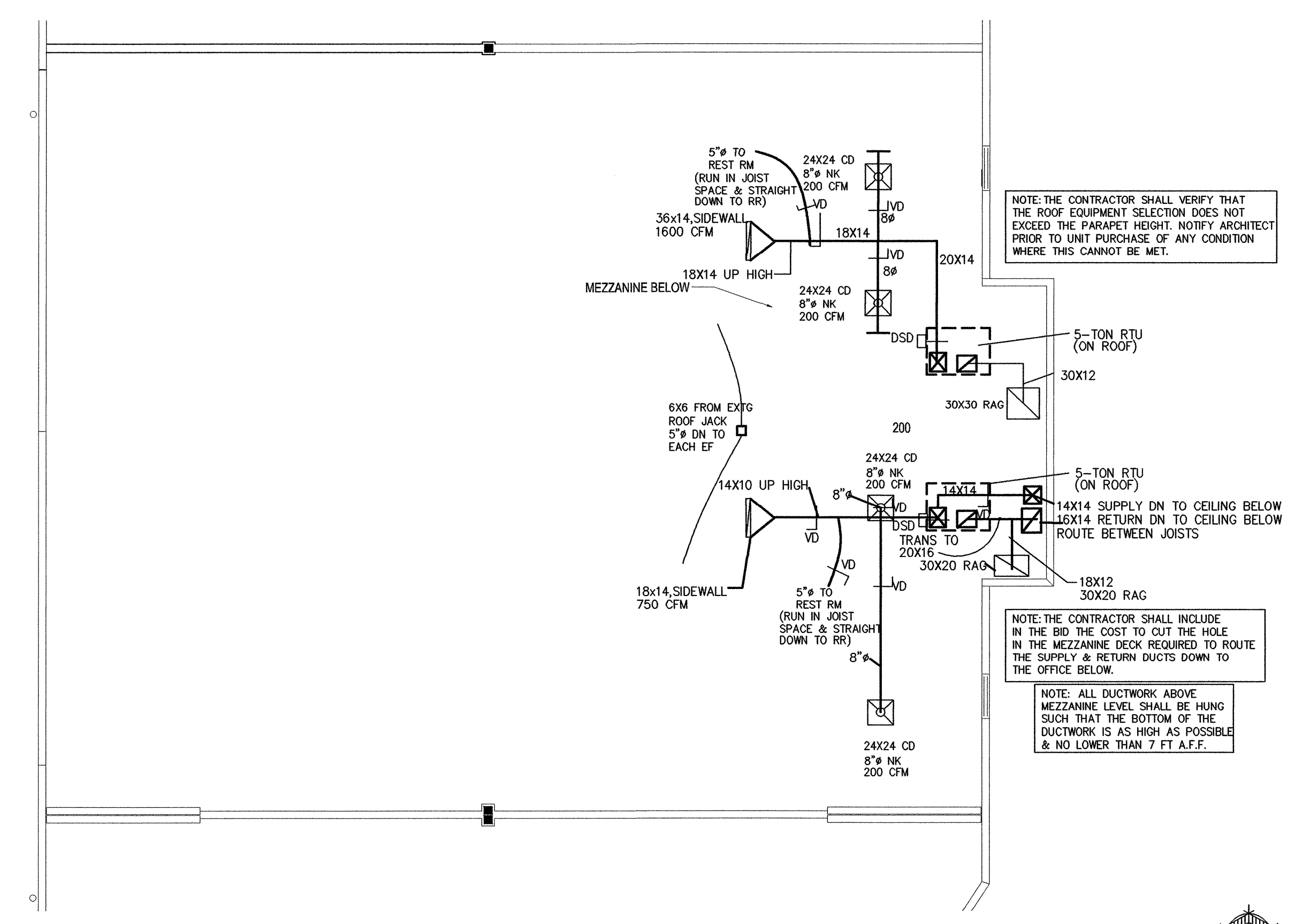
WATER ISOMETRIC DIAGRAM - NTS



NOTE: VENTILATION FOR THE WAREHOUSE & MEZZANINE IS BY NATURAL MEANS PER FMC SECTION 402 AS FOLLOWS.
 WAREHOUSE FLOOR AREA = 3990 S.F.
 MEZZANINE FLOOR AREA = 1128 S.F.
 TOTAL AREA = 5118 S.F.
 OPENABLE DOOR AREA = 378 S.F.
 OPENABLE AREA IS 7.39% OF THE FLOOR AREA. THEREFORE THE REQUIREMENT FOR NATURAL VENTILATION IS MET.

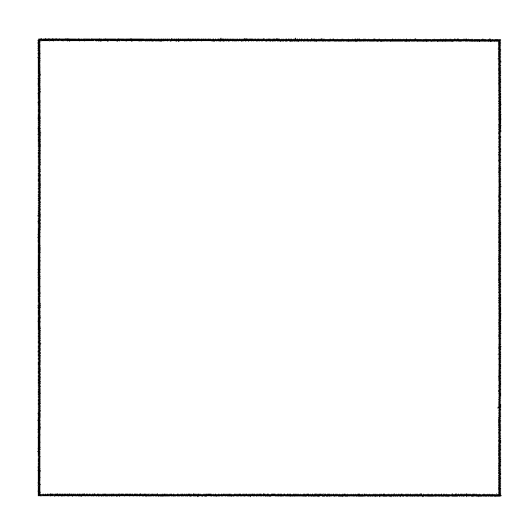
GROUND HVAC & PLUMBING PLAN

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



MEZZANINE PLAN

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



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AA 0003414
 2047 vista parkway, suite 100
 west palm beach, florida 33411 ph: 561.478.4457 fx: 561.478.4102

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commission	211019
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revision	date
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drawing	M1.1

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

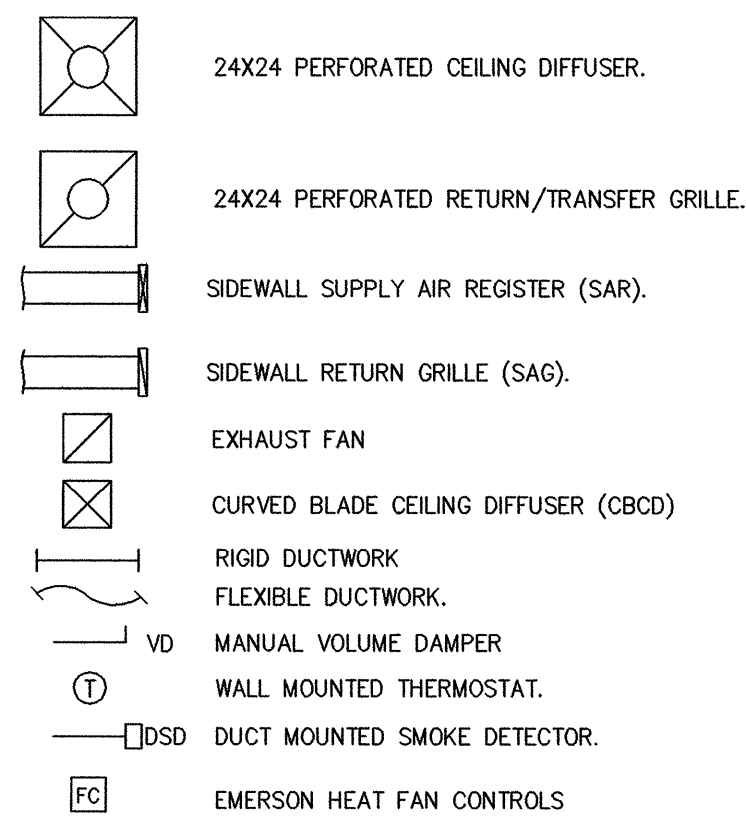
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PLUMBING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW.
4. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
5. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
6. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING AND EQUIPMENT.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
8. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
9. DOMESTIC WATER PIPE SHALL BE TYPE "L" COPPER WITH NO LEAD SOLDER.
10. SOIL, WASTE, VENT, & STORM PIPING SHALL BE CAST IRON OR SCH 40 PVC IF CODE PERMITS.
11. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
12. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
13. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES.
14. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
15. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
16. PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEAN OUT PLUG OR ACCESS PANEL FOR ALL WALL CLEAN OUT.
17. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
18. ALL CONDENSATE DRAIN PIPING SHALL BE SCH 40 PVC WITH 1/2" THICK TYPE "G" CELLULAR FOAM INSULATION, K=0.28 MINIMUM.
19. TEST DOMESTIC WATER TO HYDROSTATIC PRESSURE OF 100 PSI AND REMAIN LEAK FREE FOR 24 HOURS. PROVIDE ALL NECESSARY TEST EQUIPMENT. PERFORM TEST IN PRESENCE OF OWNER'S REPRESENTATIVE. ENTER TEST RESULTS IN GENERAL CONTRACTOR JOB LOG. STERILIZE WATER PIPING WITH SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF CHLORINE AND ALLOW TO REMAIN IN SYSTEM FOR A PERIOD OF EIGHT (8) HOURS. FLUSH SYSTEM AFTER STERILIZATION. ALL COST FOR STERILIZATION AND EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR.
20. PROVIDE 1" (R=4.0 MIN.) INSULATION FOR ALL HOT WATER LINES.
21. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
22. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUTOFF.
23. THE DESIGN & INSTALLATION OF THE PLUMBING SYSTEM & ALL APPURTENANCES SHALL COMPLY STRICTLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING PLUMBING CODE & THE LOCAL AMENDMENTS TO THE FLORIDA BUILDING PLUMBING CODE.

MECHANICAL LEGEND

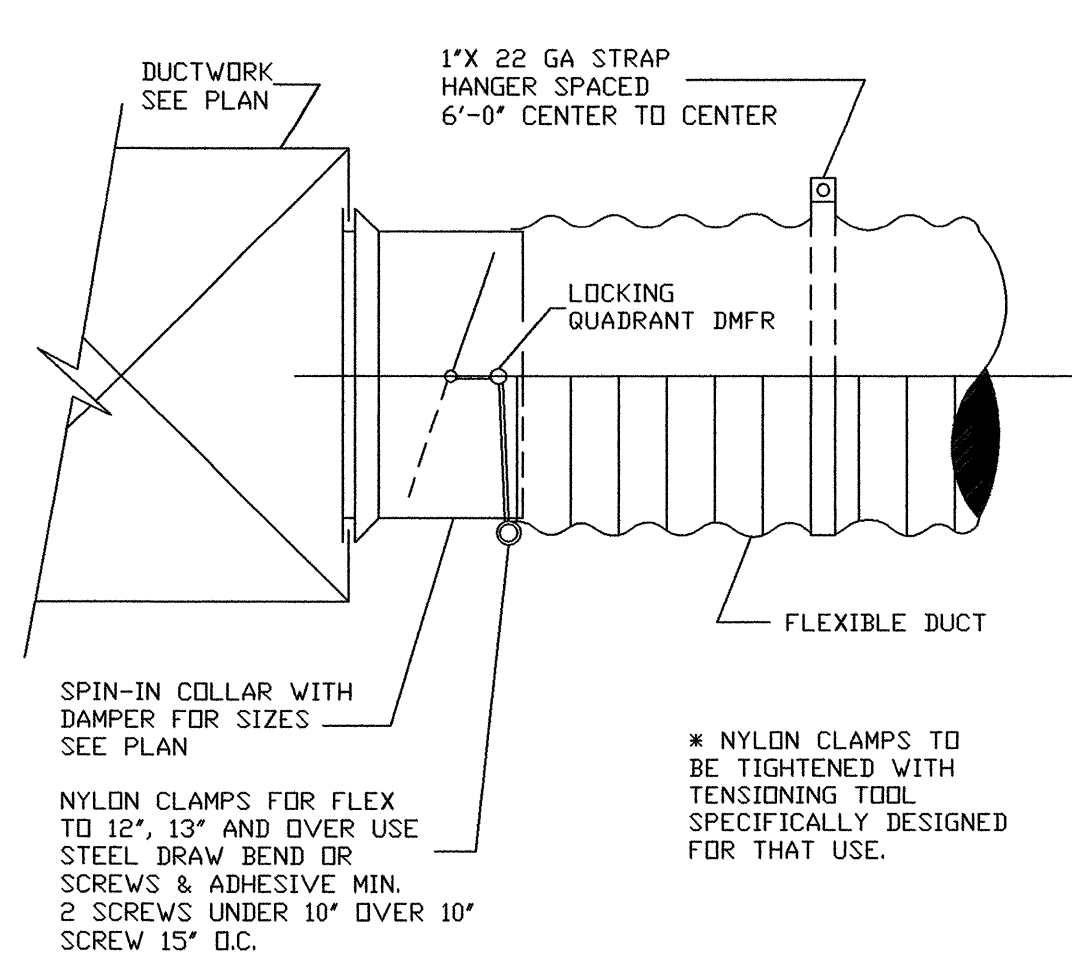


GENERAL MECHANICAL NOTE

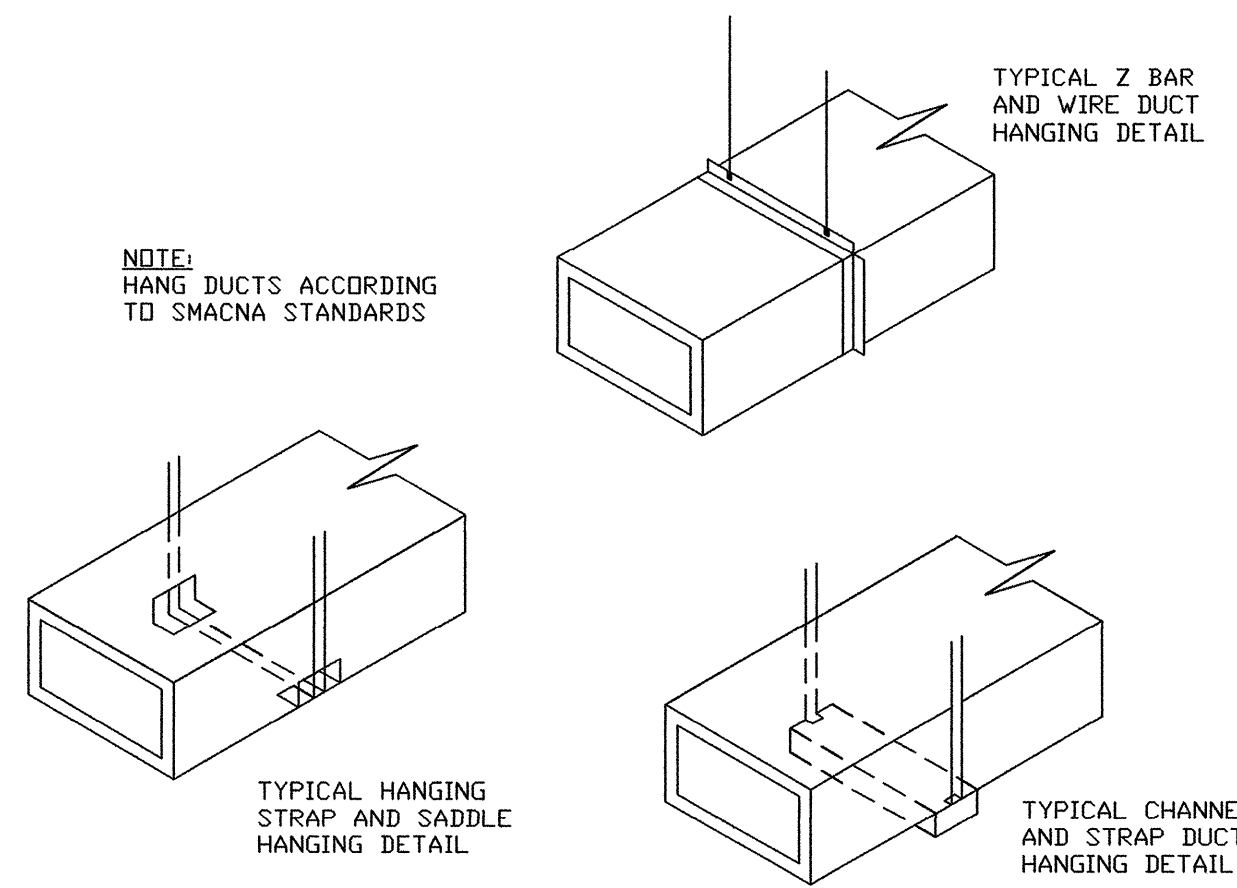
1. VISIT THE SITE BEFORE SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS OR THE SPECIFICATIONS.
2. SHOP DRAWINGS OR FULLY DESCRIPTIVE CATALOG DATA SHALL BE SUBMITTED BY THE CONTRACTOR FOR ALL KINDS OF MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SUFFICIENT NUMBER OF COPIES OF ALL SUCH SHOP DRAWINGS OR CATALOG DATA TO PROVIDE HIM WITH AS MANY REVIEWED COPIES AS HE MAY NEED, PLUS TWO (2) COPIES FOR RETENTION BY THE ARCHITECTS AND ENGINEERS.
3. ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
4. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THAN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE FOAM (I.E. CHASE-FOAM CTC PR-855 BY CHASE TECHNOLOGY CORP.).
5. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.

GENERAL HVAC NOTES

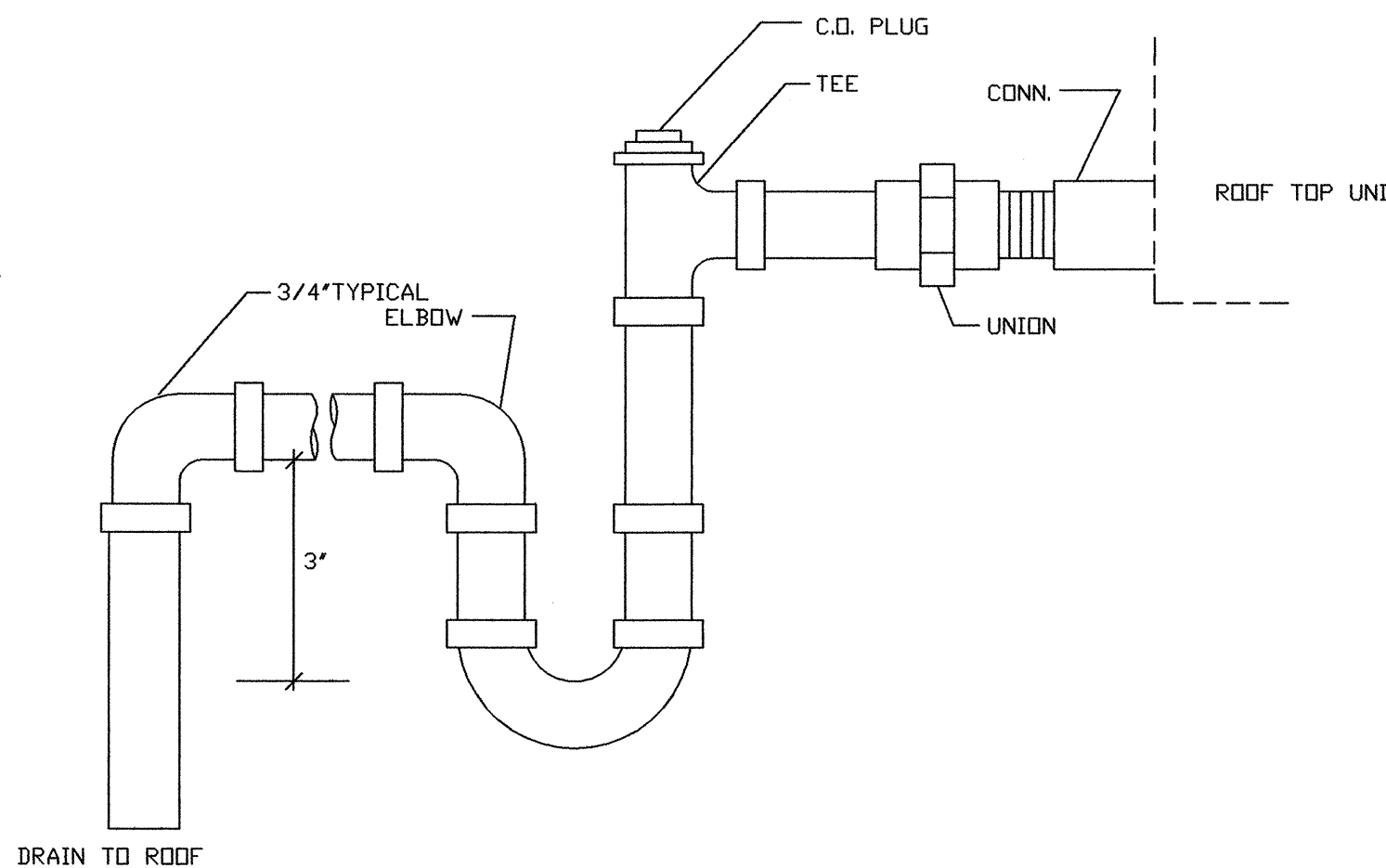
1. VISIT THE SITE PRIOR TO SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS.
2. PROVIDE ALL LABOR PERMITS, MATERIAL, TOOLS, SUPPLIES, EQUIPMENT TO INSTALL A COMPLETE AND OPERATING AIR CONDITIONING SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. PAY ALL COSTS OF PERMIT INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
4. CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE (5) COPIES OF MANUFACTURERS DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
5. ALL CONDITIONED AIR DUCTWORK SHALL BE FIBERGLASS, R=6.0 MIN. EXHAUST & OUTSIDE AIR DUCTWORK SHALL BE GALVANIZED STEEL. ALL BENDS GREATER THAN 45 DEGREES SHALL HAVE TURNING VANES. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND ADJUST FOR FIELD CONDITIONS PRIOR TO CONSTRUCTING ANY DUCTWORK. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. INSTALL ALL DUCTWORK PER APPROPRIATE SMACNA STANDARD.
6. THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ARCHITECT. ANY BREAK-DOWN OCCURRING IN THE FIRST YEAR SHALL BE REPAIRED AT NO COST TO THE OWNER. A/C COMPRESSORS SHALL HAVE A 5 YEAR GUARANTEE.
7. PROVIDE & INSTALL ALL CONTACTORS, RELAYS, AND CONTROLS.
8. HVAC CONTRACTOR SHALL PROVIDE A TEST AND BALANCE REPORT FOR ALL MECHANICAL SYSTEMS AND SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLES, RETURN GRILLES, AND EXHAUST GRILLES AND THE LEAVING AND ENTERING AIR TEMPERATURE (T) FROM AT EACH EVAPORATOR COIL. INCLUDE ALL VOLTAGE AND AMPERAGE FOR EACH MOTOR. THE REPORT SHALL BE DONE BY AN INDEPENDENT T&B CONTRACTOR LICENSED BY THE STATE OF FLORIDA AND SUBMITTED TO THE ARCHITECT.
9. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE TITUS OR METALURE.
10. ALL BRANCH TAKE OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. ALL ELBOWS AND TEES MUST BE FURNISHED W/TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE OFFS.
11. PROVIDE NEW FILTERS FOR ALL RTU'S BEFORE STARTING THEM. REPLACE FILTERS PRIOR TO FINAL ACCEPTANCE BY OWNER.
12. FIRE DAMPERS SHALL BE STYLE B WITH THE BLADES OUT OF THE AIRSTREAM. DAMPERS FOR RECTANGULAR DUCTS SHALL BE EQUAL TO RUSKIN #0-IBD2 WITH 1 1/2 HOUR RATING & DAMPERS FOR ROUND DUCT SHALL BE EQUAL TO RUSKIN #0-IBD2-CR WITH 1 1/2 HOUR RATING.
13. ALL PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES INCLUDING FLOOR ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH STOP ASSEMBLY AND INSPECTED FOR COMPLIANCE PRIOR TO CLOSE IN. THE CONTRACTOR MUST VISIT THE SITE & REVIEW THE ARCHITECTURAL PLANS PRIOR TO BID TO LOCATE ALL NEW FIRE WALLS & ANY EXISTING MECHANICAL DUCTWORK, PIPING, ETC. THAT WILL REQUIRE NEW FIRE DAMPERS OR THROUGH STOPS. ALL COSTS SHALL BE INCLUDED IN THE BID.
14. THE DESIGN & INSTALLATION OF THE MECHANICAL SYSTEMS & ALL APPURTENANCES SHALL COMPLY STRICTLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING MECHANICAL CODE & THE LOCAL AMENDMENTS TO THE FLORIDA BUILDING MECHANICAL CODE.
15. PROVIDE A 10 FOOT MINIMUM CLEARANCE FROM ALL VENTS THROUGH ROOF (VTR) AND EXHAUST FANS TO OUTSIDE AIR INTAKES.
16. ALL STORAGE ROOMS, TOILETS, ETC. WILL HAVE UNDERDOOR DOORS TO PROVIDE VENTILATION REQUIRED WHEN DOOR OR TRANSFER GRILLES ARE NOT SHOWN.
17. A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT. SHOP DRAWINGS WILL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS.
18. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
19. COORDINATE LOCATION OF AHU'S, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
20. MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, ELECTRICAL AND STRUCTURAL PLANS. DUCT BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
21. FAN DRIVES SHALL BE ADJUSTED TO DELIVER THE SPECIFIED CFM AGAINST THE ACTUAL STATIC PRESSURE OF THE INSTALLATION.
22. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND 140 M.P.H. WINDS.
23. ALL UNITS SHALL BE PROVIDED W/ HONEYWELL ELECTRONIC PROGRAMMABLE THERMOSTATS.



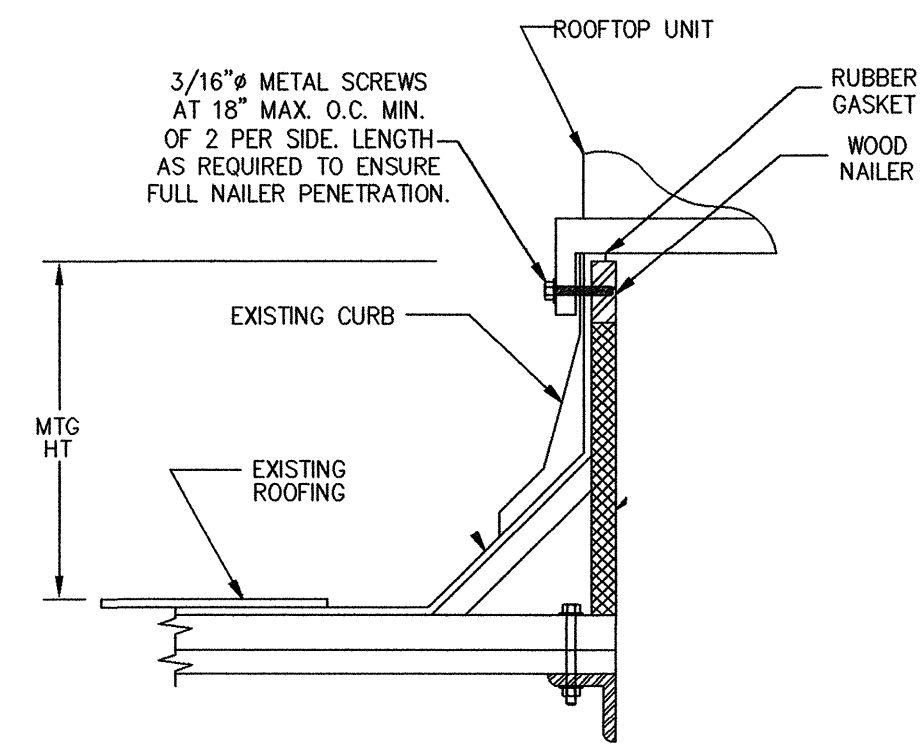
DUCT TAKE-OFF DETAIL NTS



METHODS OF HANGING DUCTS nts



CONDENSATE PIPING DETAIL NTS



SUPPORT CURB DETAIL - NTS

ROOFTOP SCHEDULE - BASED ON TRANE

TYPE	5.0 TON
MODEL NO.	4TCC3060A3
TOTAL COOLING	58500
SENSIBLE	41600
CFM	2000
ELEC. HEAT-KW	7.50
COMP.FLA	18.1
ID FAN FLA	1.4
ID FAN FLA	7.6
FUSE	50
SEER	13.0
WEIGHT	482
ELECTRICAL	208-3PH

1. PROVIDE ROOF CURB ADAPTER TO ALLOW NEW RTU TO MOUNT ON EXISTING BAYCUBR050A.
2. MECHANICAL CONTRACTOR SHALL PROVIDE FILTER RACK IN UNIT.

OUTSIDE AIR CALCULATION

(PER ASHRAE CODE 62.1, TABLE 6-1)

OFFICES (5 PPL / 1000 SF) X 569 SF X 17 CFM/PPL = 48.4 CFM

STORAGE (530 SF) X .06=25.8 CFM

WAREHOUSE 1650 SF X .06 =99.0

TOTAL EACH RTU: 173.2 CFM EACH RTU

SUPPLIED: 200 CFM EACH RTU

FAN SCHEDULE

MARK	EF
MANUFACTURER	GREENHECK
MODEL	SP-B70
TYPE	CEILING
SERVICE	TOILET
CFM/S.P.	57/0.25
H.P.	FRACTIONAL
RPM	675
VOLTAGE/PH.	120/1

- NOTES:
1. FOR MARK "EF", ACCEPTABLE ALTERNATE MANUFACTURERS SHALL BE PENN, CARNES.
 2. FOR MARK "CF", PROVIDE WITH SW22 WALL CONTROL.

AIR DISTRIBUTION SCHEDULE-BASED ON TITUS

MODEL	MATERIAL	DEVICE	REMARKS
250-AA	ALUMINUM	CURVED BLADE CEILING DIFFUSER	W/OBD NOTE 1
PAS-AA	ALUMINUM	24X24 PERFORATED SUPPLY GRILLE	NOTE 2
PAR-AA	ALUMINUM	24X24 PERFORATED RETURN GRILLE	W/OBD NOTE 2
300-FS-AA	ALUMINUM	DOUBLE DEFLECTION, ADJUSTABLE BLADE SIDEWALL DIFFUSER	W/OBD NOTE 1
4FL-AA	ALUMINUM	FIXED BLADE CEILING RETURN GRILLE	W/OBD NOTE 1

- NOTES:
1. USE BORDER TYPE 1 FOR SURFACE MOUNT.
 2. USE BORDER TYPE 3 FOR LAY-IN CEILING.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	DESCRIPTION	TRIM	REMARKS
1	H. C. W. C.	A/S 2216.170 CADET 1.6GPF	OPEN FRONT SEAT ELONGATED BOWL.	HANDICAP 17" HIGH
2	LAVATORY	A/S 0124.024 COMRADE	A/S 5402.172H FAUCET W/WRIST HANDLES AND GRID DRAIN AND 0.5 GPM FLOW RESTRICTOR	WALL MTD
3	EW	OASIS P8AC	W/ PAPER CUP HOLDER	

HVAC & PLUMBING DETAILS & NOTES

NTS

Tercilla Courtemanche architects
 AA 0003414
 2047 vista parkway, suite 100
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drawing	

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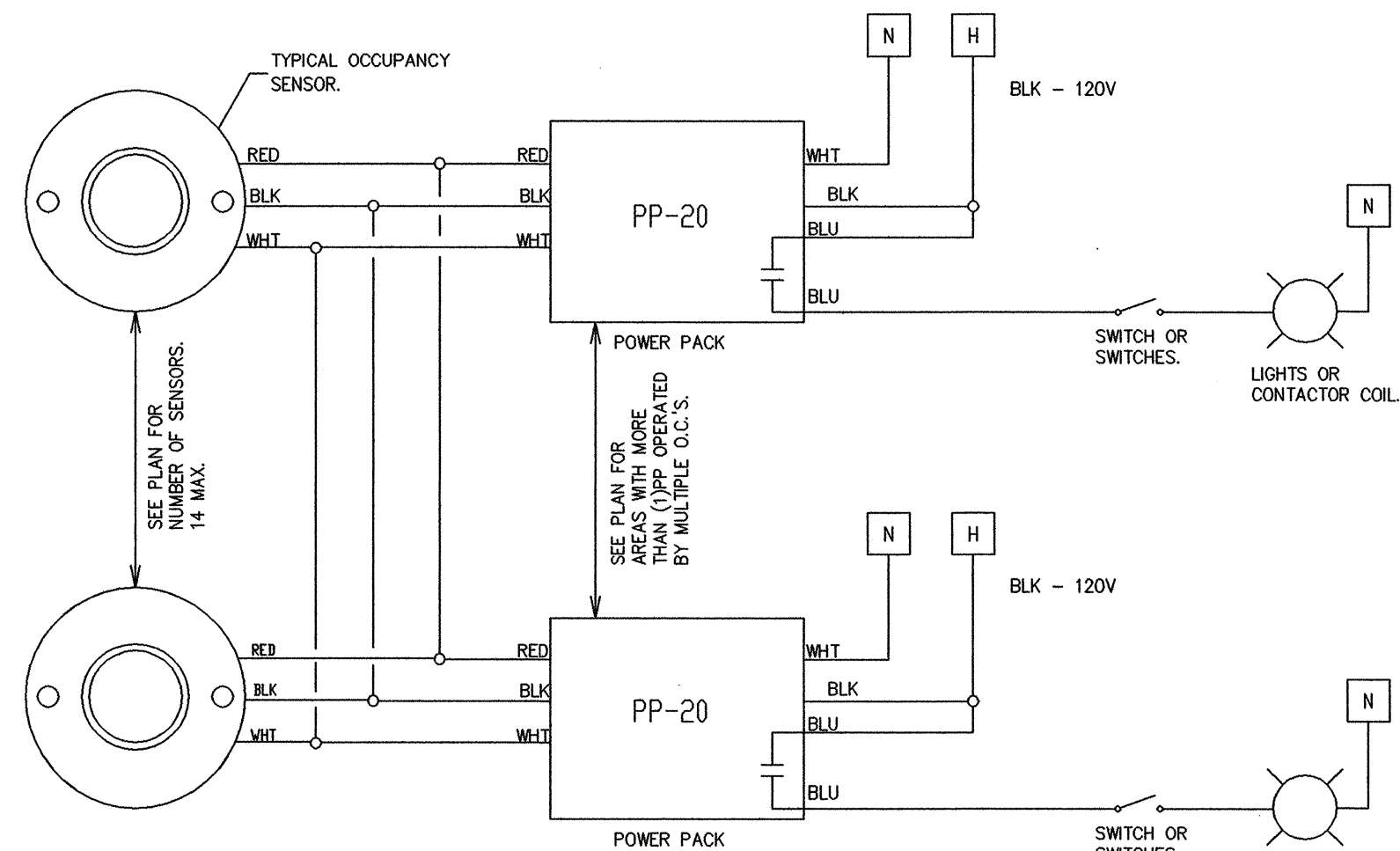
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ELECTRICAL NOTES:

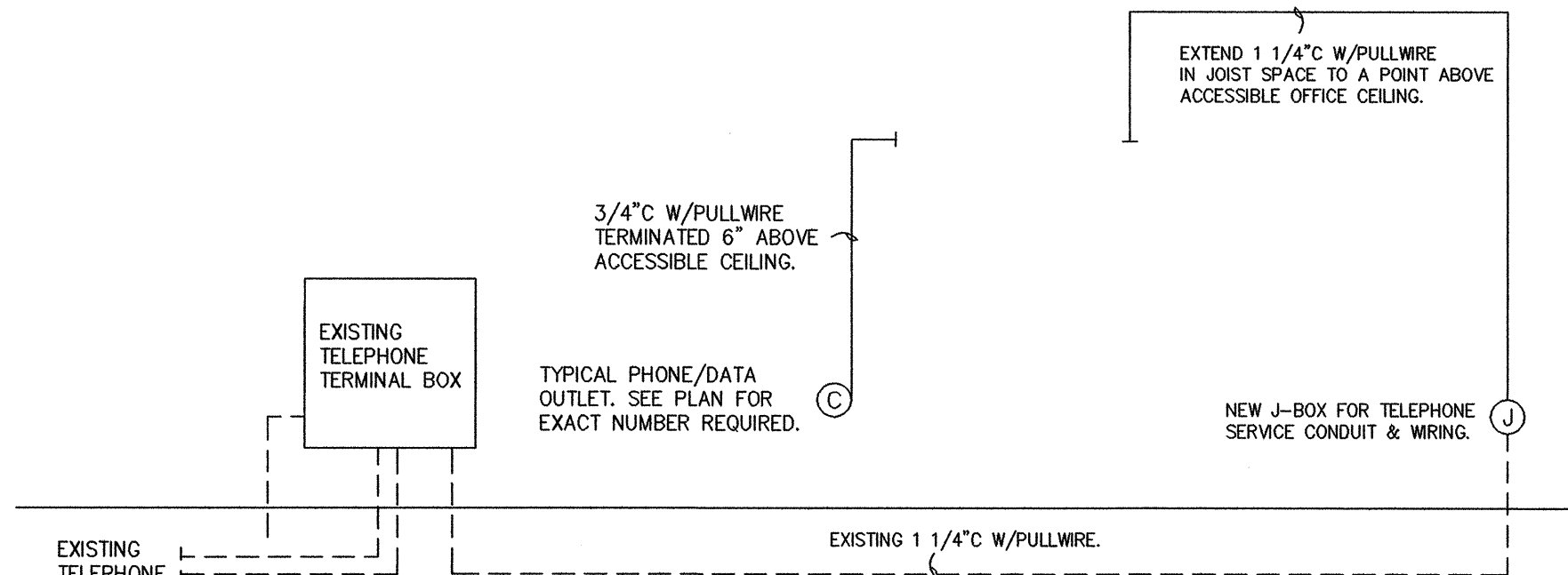
- 1.ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED.CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS.IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT,CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL OWNER HAS DIRECTED CORRECTIVE ACTION TO
- 2.ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND TELEPHONE INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- 3.ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND THE FLORIDA BUILDING CODE.
- 4.DO NOT SCALE THE ELECTRICAL DRAWINGS.REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNERS REPRESENTATIVE.
- 5.MINIMUM WIRE SIZE SHALL BE #12 A.W.G. EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THHN INSULATION.
- 6.OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- 7.CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- 8.CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- 9.ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE
- 10.CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
- 11.THE ELECTRICAL INSTALLATION SHALL MEET ALL REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
- 12.CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- 13.ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS OR FUSED SWITCHES AS INDICATED.
- 14.PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, DEVICES FOR ALL OUTLETS AS INDICATED.
- 15.CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- 16.ELECTRICAL CONTRACTOR SHALL LABEL EXTERIOR OF ALL PANELS AND PROVIDE COMPLETE TYPEWRITTEN DIRECTORIES.
- 17.ALL ELECTRICAL AND TELEPHONE/DATA OUTLETS TO BE AT 16" AFF UNLESS NOTED OTHERWISE, VERTICALLY MOUNTED.
- 18.ALL LIGHT SWITCHES TO BE AT 42" AFF.
- 19.LAY IN LIGHT FIXTURES TO BE SUPPORTED AT ALL FOUR CORNERS AND SECURED TO STRUCTURE ABOVE.
- 20.ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL ELECTRICAL WIRING FOR HVAC SYSTEM INCLUDING CONTROLS, THERMOSTATS, POWER, ETC. SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- 21.PANELBOARDS: ALL CURRENT CARRYING BUSES SHALL BE COPPER. ALL GROUND BUS BARS SHALL BE COPPER. PANELBOARD ENCLOSURES SHALL BE FURNISHED WITHOUT PRE-PUNCHED CONCENTRIC HOLES.AIC RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES
- 22.DISCONNECT SWITCHES SHALL BE H.P. RATED,HEAVY DUTY, ENCLOSURES AS REQUIRED BY EXPOSURE.
- 23.CONTRACTOR SHALL CONFIRM WITH FPL ANY AND ALL REQUIREMENTS SUCH AS: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWN TIME FOR OWNERS CONFIRMATION, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- 24.ALL SERVICE CONDUIT AND ALL EXPOSED EXTERIOR CONDUITS SHALL BE RIGID METAL. INTERIOR LIGHTING AND RECEPTACLE CONDUIT SHALL BE EMT. TYPE 40 ARMORED CABLE SHALL BE AN ACCEPTABLE ALTERNATE FOR INTERIOR LIGHTING & RECEPTACLE CIRCUITS WHERE ALLOWED PER NEC ARTICLE 320.

SPECIFIC ELECTRICAL NOTES:

1. WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING THE FOLLOWING.
 - A. A SINGLE LINE DIAGRAM OF THE BUILDING ELECTRICAL SYSTEM.
 - B. FLOOR PLANS INDICATING THE LOCATION & THE AREA SERVED FOR ALL DISTRIBUTION.
2. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER W/AN OPERATING MANUAL & A MAINTENANCE MANUAL. THE MANUALS SHALL INCLUDE THE FOLLOWING.
 - A. SUBMITTAL DATA STATING EQUIPMENT RATINGS & SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
 - B. OPERATION MANUALS & MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
 - C. NAMES & ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
3. PER CHAPTER 13, SECTION 413.1.ABC.1 THE VOLTAGE DROP FOR THE SERVICE CONDUCTORS DOES NOT EXCEED 2% & THE VOLTAGE DROP FOR THE BRANCH CIRCUIT CONDUCTORS DOES NOT EXCEED 3%.



LOW VOLTAGE SENSOR(S) WIRING DIAGRAM NTS



TELEPHONE RISER DIAGRAM NTS

LOAD CENTER SCHEDULE 'N'																	
120/208 VOLTS		3 PHASE			4 WIRE			200 AMP BNS			42 BRANCH POLES			X FULL NEUTRAL			
SURFACE MOUNTING		200 AMP MAIN LUGS			SHORT CIRCUIT I ² = 22,000			AMP-SYM-RMS									
COND. & WIRE	AMPS	LOAD			BKR	C	K	B	U	T	S	BKR	LOAD			AMPS	COND. & WIRE
		A	B	C									A	B	C		
1/2" #12	13	LIGHTING WAREHOUSE			1	20	1	2	1	20	RECEPTACLES UNDER MEZZ			6	1/2" #12		
1/2" #10	3	MEZZANINE			1	1	3	4			WAREHOUSE			5			
1/2" #12	3	UNDER MEZZANINE			1	1	5	6			MEZZANINE			6			
1/2" #10	3	ROOF RECEPTACLE			1	20	7	8			OFFICES			3	1/2" #10		
3/4" #8	40	ROOFTOP A/C			3	50	9	10			EWC			5	1/2" #12		
		SPACE					11	12			DUCT SMOKE DETECTOR			3			
		SPACE					13	14			SPACE						
		SPACE					15	16			SPACE						
		SPACE					17	18			SPACE						
		SPACE					19	20			SPACE						
		SPACE					21	22			SPACE						
		SPACE					23	24			SPACE						
		SPACE					25	26			SPACE						
		SPACE					27	28			SPACE						
		SPACE					29	30			SPACE						
		SPACE					31	32			SPACE						
		SPACE					33	34			SPACE						
		SPACE					35	36			SPACE						
		SPACE					37	38			SPACE						
		SPACE					39	40			SPACE						
		SPACE					41	42			SPACE						
TOTAL AMPS		BUS A= 65			BUS B= 53			BUS C= 55			CONNECTED KVA=						

OCCUPANCY SENSOR DEVICE SCHEDULE

- MANUFACTURED BY SENSOR SWITCH.
- WALL SWITCH W/OCCUPANCY SENSOR & BUILT IN POWER PACK SENSOR SWITCH #WSD-PDT-WHITE
- HIGH BAY OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #CM-6-PDT (WHITE).
- 20 AMP POWER PACK THAT IS CONTROLLED BY THE OCCUPANCY SENSOR(S). LOCATE ABOVE ACCESSIBLE CEILING. WIRE AHEAD OF ANY LOCAL SWITCHING. 14 SENSORS MAX. PER PP. SENSOR SWITCH #PP-20.
- LOW CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #CM-9-PDT(WHITE).

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	LAMPS	REMARKS
A	DAYBRITE	1FD232-PP-120-1/4-EB	(4)F32 T8	8 FT INDUSTRIAL FLUORESCENT. MOUNT LEVEL WITH BOTTOM OF JOIST.
B	DAYBRITE	1FD232-PP-120-1/4-EB-GUARD	(4)F32 T8	8 FT INDUSTRIAL FLUORESCENT. PROVIDE WITH WIRE GUARD. MOUNT LEVEL WITH BOTTOM OF JOIST.
C	DAYBRITE	1TF32-01-120-1/2-EB	(2)F32 T8	1X4 RECESSED TROFFER, PRISMATIC ACRYLIC LENS, FLANGE CEILING MOUNT.
D	DAYBRITE	2TG8332-01-120-1/2-EB	(3)F32 T8	2X4 RECESSED TROFFER, PRISMATIC ACRYLIC LENS.
X	CHLORIDE	E-R-B-1-120/6	INCLUDED	LED SINGLE FACE EXIT WITH BATTERY.
Y	CHLORIDE	GMI	INCLUDED	WALL MOUNTED EMERGENCY LIGHT WITH BATTERY.

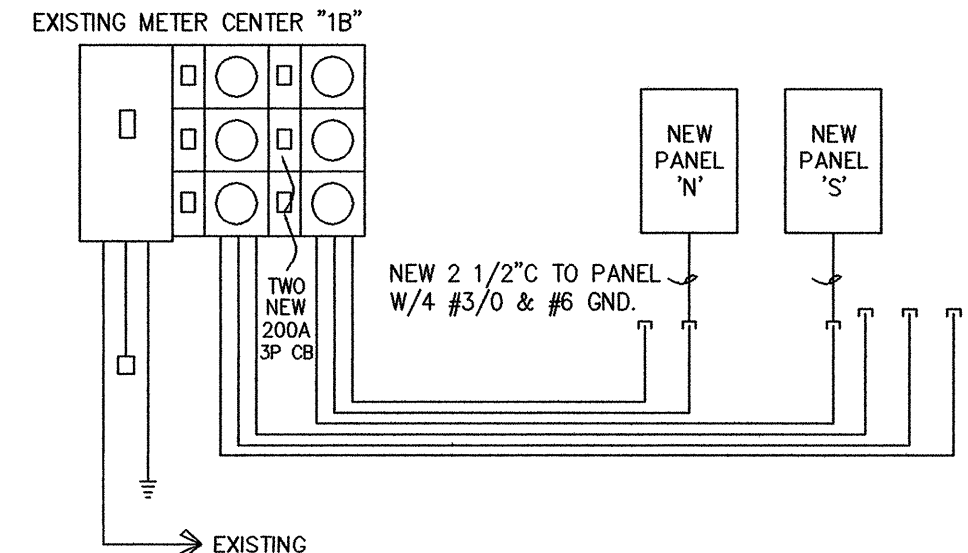
LIGHTING POWER CALCULATION

SPACE	AREA (SQFT)	LPD (W/SQFT)	ALLOWABLE (W)	DESIGN (W)
UNDER MEZZANINE WH	450	1.4	630	384
MEZZANINE-STORAGE N	450	0.9	405	384
TOILET N	51	0.9	46	64
WAREHOUSE N	1710	1.4	2394	1536
OFFICE S	450	1.1	495	448
TOILET S	51	0.9	46	64
WAREHOUSE S	1710	1.4	2394	1536
MEZZANINE STORAGE S	450	0.9	405	384
TOTAL	2914		6515	4800

THE DESIGN WATTAGE OF 4736 W IS LESS THAN THE ALLOWABLE WATTAGE OF 6515 W. LIGHTING POWER CALCULATION AS PER FBC 13-415.B.1 (SPACE BY SPACE METHOD)

ELECTRICAL LEGEND:

- RECESSED FLUORESCENT.
- 8 FT STEM-MOUNTED FLUORESCENT.
- EXIT LIGHT.
- EMERGENCY LIGHT.
- LIGHT FIXTURE TYPE DESIGNATION.
- DUPLEX RECEPTACLE.
- QUAD-PLEX RECEPTACLE.
- JUNCTION BOX. 4" SQUARE UNLESS NOTED.
- DATA OUTLET.
- TELEVISION OUTLET.
- TELEPHONE OUTLET.
- WEATHERPROOF
- GROUND FAULT INTERRUPTER.
- TOGGLE TYPE WALL SWITCH (3 = 3 WAY)
- TWO POLE RECEPTACLE
- OCCUPANCY SENSOR (SEE DEVICE SCHEDULE).
- POWER PACK (SEE DEVICE SCHEDULE).
- EXHAUST FAN.
- DISCONNECT
- DUCT SMOKE DETECTOR.
- TEST/RESET STATION.



ELECTRICAL RISER DIAGRAM NTS

LOAD CENTER SCHEDULE 'S'																	
120/208 VOLTS		3 PHASE			4 WIRE			200 AMP BNS			42 BRANCH POLES			X FULL NEUTRAL			
SURFACE MOUNTING		200 AMP MAIN LUGS			SHORT CIRCUIT I ² = 22,000			AMP-SYM-RMS									
COND. & WIRE	AMPS	LOAD			BKR	C	K	B	U	T	S	BKR	LOAD			AMPS	COND. & WIRE
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TOTAL AMPS		BUS A= 59			BUS B= 60			BUS C= 55			CONNECTED KVA=						

Tenant Improvement for:
Building B, Bay 8 & 9
 Southern Park of Commerce
 Palm Beach County, FL

tercilla Courtemanche architects
 AA 0003414
 2047 vista parkway, suite 100
 west palm beach, florida 33411 ph: 561.478.4457 fx: 561.478.4102

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

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