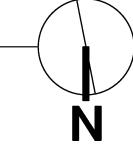


MORTH AVENUE

1 | SITE PLAN | Scale: 1" = 20 |

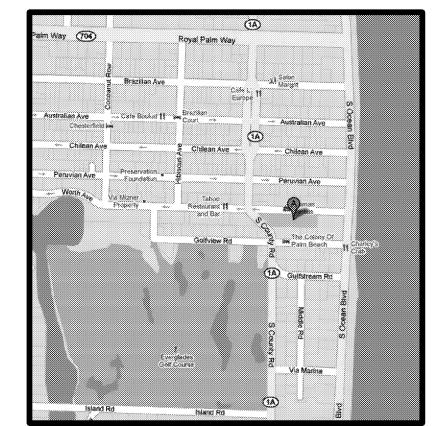


SCOPE OF WORK: 1. TENANT IMPROVEMENT

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

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

SHEET	DRAWING TITLE
AO	SITE PLAN
A1	FLOOR PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATION



743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT MODIFICATIONS

150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

TITLE SITE PLAN

9-9-11
VARIES
MESA
MESA
111608

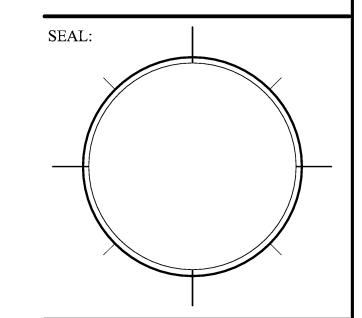
NO. DATE ISSUE NOTE

REVISIONS AND ISSUE

NO. DATE REVISION NOTE

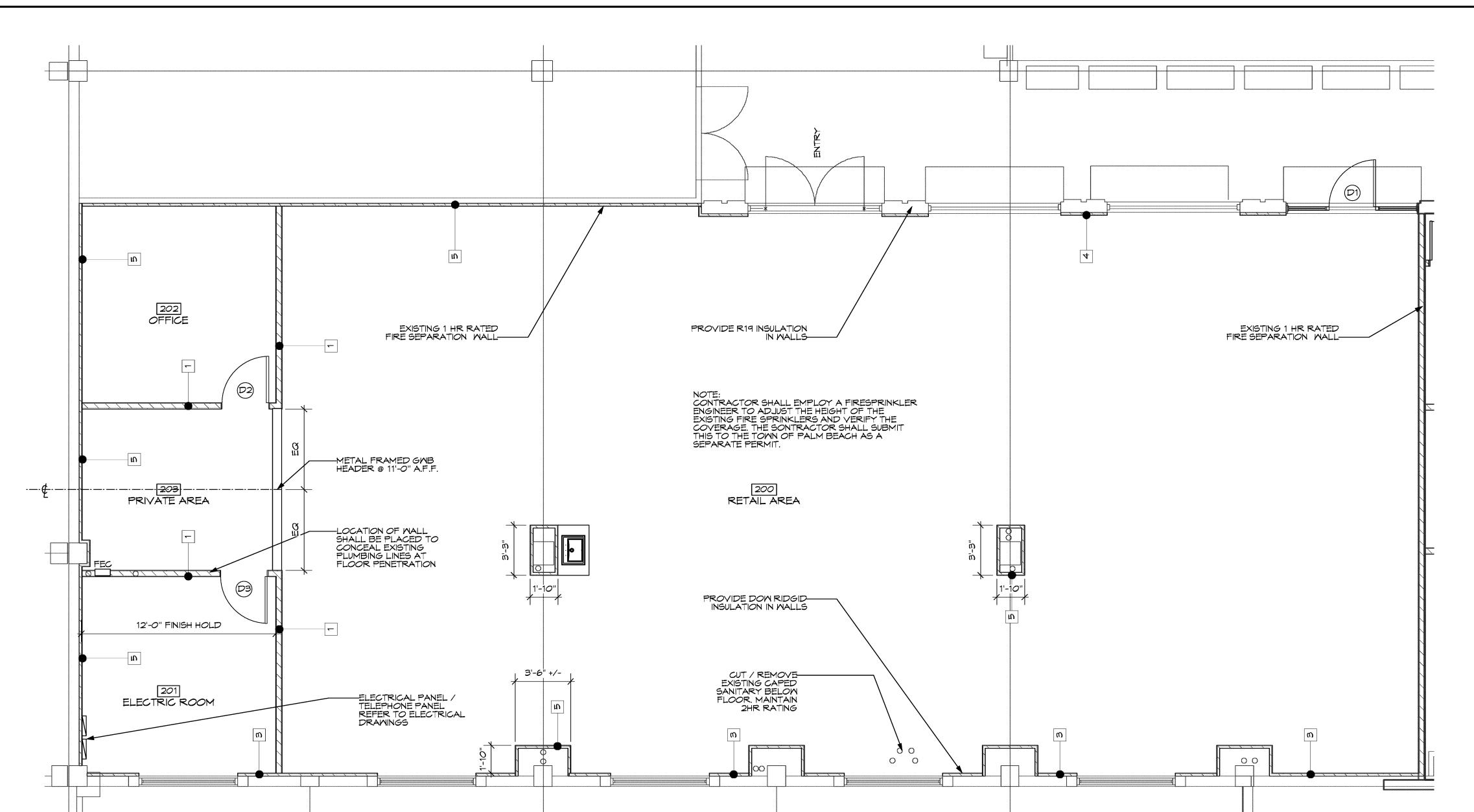
OWNERSHIP AND USE OF THESE

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



SHEET

A0



CONTRACTOR SHALL
LAYOUT WALLS ON FLOOR
PRIOR TO INSTALLING
FRAMING AND NOTIFY
TENANT AND A COURTE

TENANT AND ARCHITECT

Door Data

MATCH EXISTING

FOPR SIGNOFF

ARCHITECTURE INCORPORATED AA0003396

ARCHITECTURAL GENERAL NOTES:

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

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

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

4. THE G.C. SHALL MAINTAIN A COMPLETE SET OF UP-TO-DATE DRAWINGS, INCLUDING SHOP DRAWINGS, ON THE JOB SITE AT ALL TIMES. 5. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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

7. THE SPACE AROUND PIPES, DUCTS, ETC. AND PENETRATING RATED MALLS SHALL NOT EXCEED 1" AND SHALL BE PACKED SOLID WITH MINERAL MOOL, OR EQUAL, AND TO BE CLOSED OFF BY CLOSE FITTING METAL ESCUTCHEONS ON BOTH SIDES AS REQUIRED BY LOCAL CODE.

8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH LOCAL CODES AND REQUIREMENTS OF ANY AGENCIES HAVING

9. THE G.C. SHALL BE RESPONSIBLE FOR PATCHING, REFINISHING, OR OTHER REPAIR WORK WHICH HAS BEEN DAMAGED DURING

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

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

12. THE G.C. SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. 13. THE G.C. SHALL BE RESPONSIBLE AND PAY FOR CONTROLLED INSPECTION OF MATERIALS AND CONSTRUCTION METHODS IN

LIFE SAFTY TABULATIONS: CONSTRUCTION TYPE: VB - SPRINKLERED 1. OCCUPANCY CLASSIFICATION GROUP M - MERCANTILE · GROUND FLOOR = 3177 S.F. MERCANTILE TOTAL = OCCUPANT LOAD = 53 PERSONS TABLE 1004 MAX. TRAVEL DISTANCE TO EXIT: 300 FT SPRINKLED. EGRESS WIDTH PER PERSON 0.2" ;THEREFORE, 53 PERSONS X 0.2 = 10.6" TOTAL EXIT WIDTH REQ. EXIT WIDTH PROVIDED: 1 DOUBLE 36" DOOR = 72" = 36" 1 SINGLE 36" DOOR TOTAL: = 108"

MINIMUM CORRIDOR WIDTH PROVIDED 44" MAXIMUM DEAD END COOIDOR LENGTH 20'-0"

MINIMUM CORRIDOR WIDTH REQD. 44"

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

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

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

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

INTERIOR FINISH CLASSIFICATION:
EXIT: CLASS 'C'
EXIT ACCESS: CLASS 'C'
OTHER SPACES: CLASS 'C'

CLASS C INTERIOR FINISH. FLAMESPREAD
76-200, SMOKE DEVOLOPED 0-450

ROC	ROOM FINISH SCHEDULE							
		Floor				Mall		
Number	Room Name	Matl	Base	North	East	South	Mest	Ceiling
200	RETAIL AREA	BY OTHERS	BY OTHERS	GMB	GMB	GNB	GNB	ACT
201	ELECTRIC ROOM	BY OTHERS	BY OTHERS	GMB	GMB	GNB	GMB	ACT
202	OFFICE	BY OTHERS	BY OTHERS	GNB	GMB	GNB	GMB	ACT
203	PRIVATE AREA	BY OTHERS	BY OTHERS	GMB	GMB	GNB	GMB	ACT

TENANT SHALL SELECT CARPET FLOORING

743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT **MODIFICATIONS**

150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

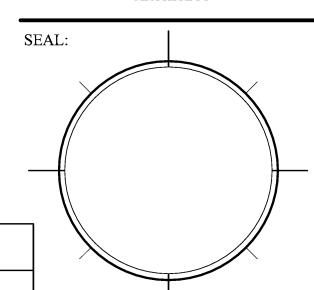
TITLE FLOOR PLAN

DRAWING INFO DATE 9-9-11 SCALE **VARIES DESIGNED BY MESA** DRAWN BY **MESA** PROJECT #

111608

13. THE G.C. SHALL BE RESPONSIBLE AND PAY FOR CONTROLLED INSPECTION OF MATERIALS AND CONSTRUCTION METHODS IN		REVISIONS AND ISSUE			
ACCORDANCE WITH ALL LAMS, ORDINANCES, RULES AND REGULATIONS OF THE BUILDING DEPARTMENT AND OTHERS AUTHORITIES HAVING JURISDICTION.					
14. THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATION OF WASTE MATERIALS DURING THE ENTIRE CONSTRUCTION PERIOD.					
	NO.	DATE	ISSUE NOTE		
Y TABULATIONS:					
CTION TYPE: VB - SPRINKLERED					
NCY CLASSIFICATION					
M - MERCANTILE					
FLOOR					
TILE = 3177 S.F.					
= OCCUPANT LOAD = 53 PERSONS					
004 MAX. TRAVEL DISTANCE TO EXIT: 300 FT SPRINKLED. WIDTH PER PERSON 0.2" ;THEREFORE, SONS X 0.2 = 10.6" TOTAL EXIT WIDTH REQ. TH PROVIDED: 1 DOUBLE 36" DOOR = 72"	1	6/2/11	INTERIOR WALL		
1 SINGLE 36" DOOR = 36" TOTAL: = 108"	NO.	DATE	REVISION NOTE		

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



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

FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT FOR OPPERATION

Door Style

Square

Glass

Panel

Panel

4 3/4"

ALL HARDWARE SHALL BE LEVER TYPE "ADA" ACCEPTABLE ALL LOCKS SHALL COMPLY W/ NFPA 5-2.1.5.1 AND SHALL BE READILY OPENED

1 3/4" | Swing Simple | Square |

13/4" | Swing Simple | Square

1 3/4"

Door Frame

Fire Ratind

Openings

7'1"

7'1"

7'1"

3'2"

3'2"

FLOOR PLAN

DOOR SCHEDULE

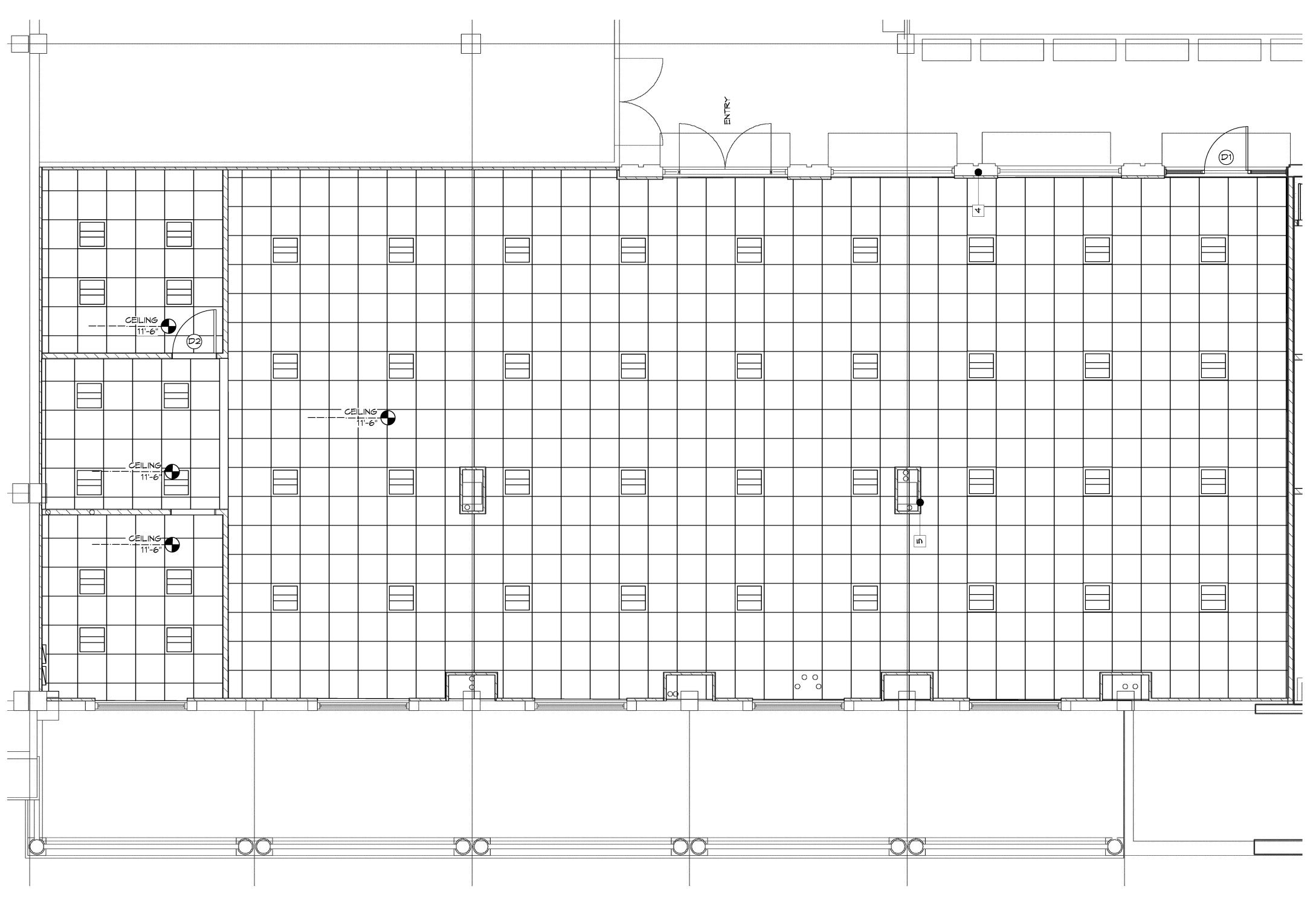
3'0"

3'0"

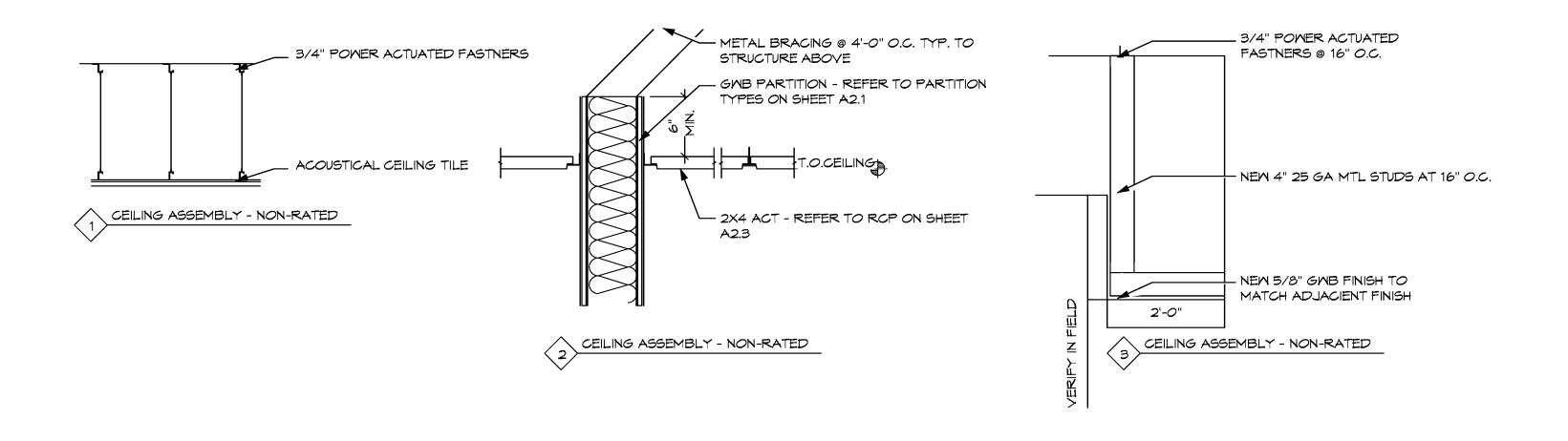
3'0"

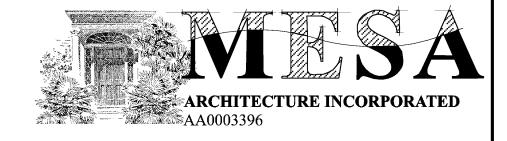
Scale: 1/4" = 1'-0"

Nominal Size



1 FLOOR PLAN A2 Scale: 1/4" = 1'-0"





743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT MODIFICATIONS TO

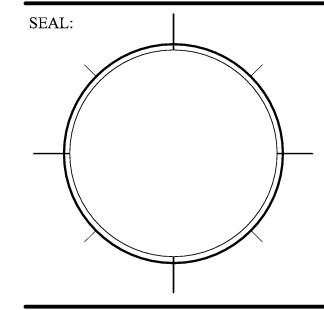
150 WORTH AVENUE UNIT 235
PALM BEACH
FLORIDA 33480

TITLE
FLOOR PLAN

DRAWING INFO	
DATE	9-9-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT#	111608

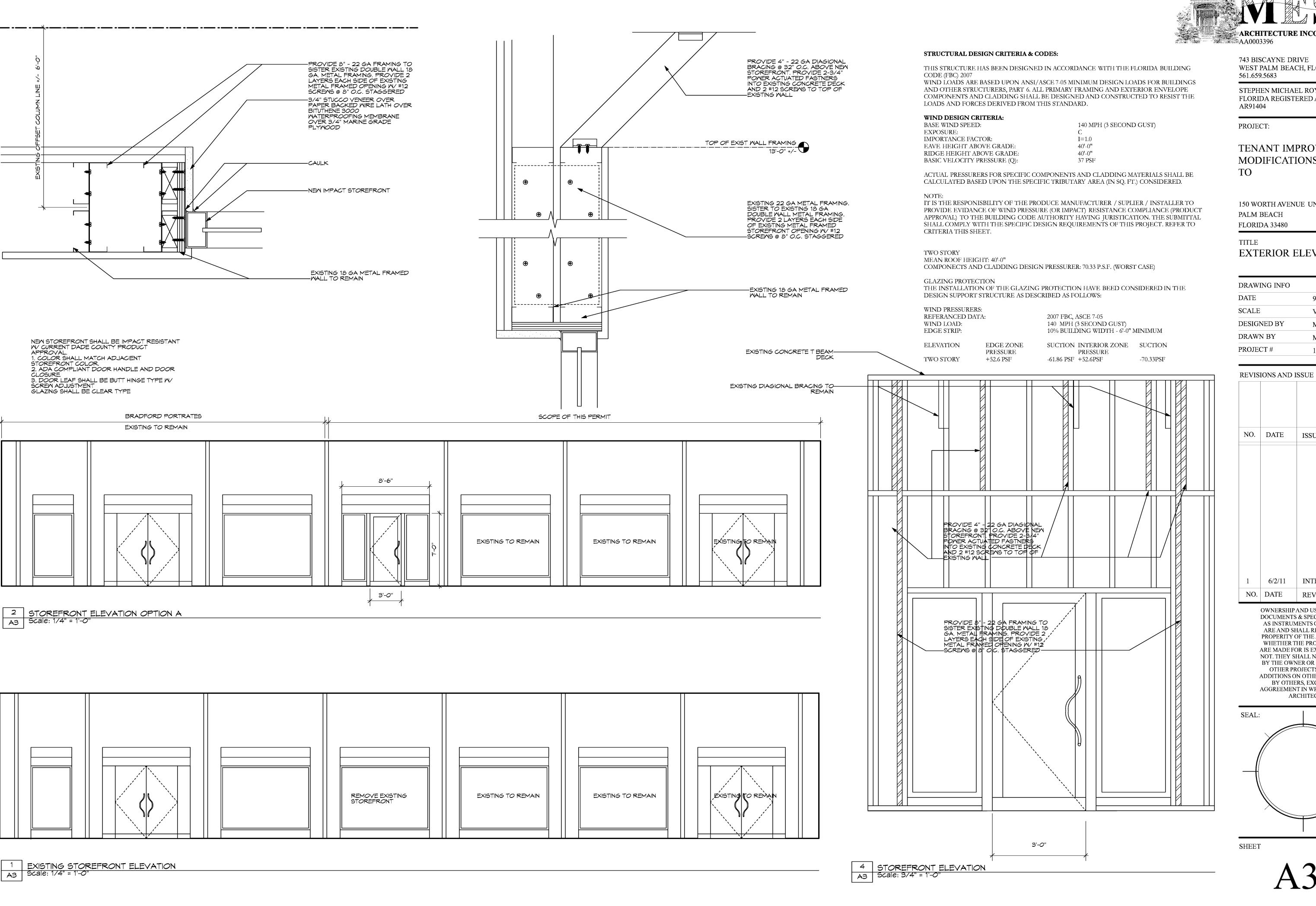
REVIS	IONS AND I	SSUE
NO.	DATE	ISSUE NOTE
1	6/2/11	INTERIOR WALL
NO.	DATE	REVISION NOTE

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SHEET

A2



AA0003396 743 BISCAYNE DRIVE

WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

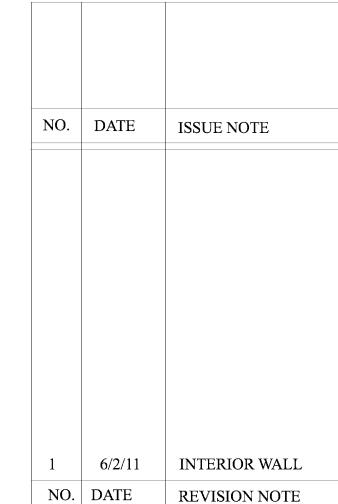
TENANT IMPROVEMENT **MODIFICATIONS**

150 WORTH AVENUE UNIT 235

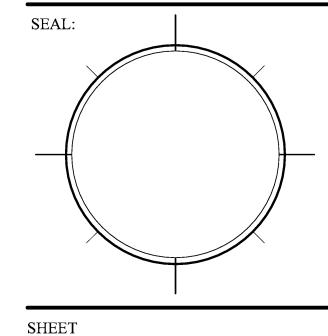
FLORIDA 33480

TITLE **EXTERIOR ELEVATION**

9-9-11
VARIES
MESA
MESA
111608



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PLAN KEY NOTES

- 12"x10" METAL OUTDOOR AIR DUCT FROM EXISTING WALL LOUVER.
- 8"ø METAL OUTDOOR AIR DUCT TO 12"x10" METAL OUTDOOR AIR DUCT.
- RUN 1-1/4" SUPPLY AND RETURN CONDENSER WATER LINES FROM HEAT PUMPS TO EXISTING 2-1/2" CONDENSER WATER RISERS.
- 3/4" PVC CONDENSATE PIPE FROM HEAT PUMPS TO EXISTING 1" COPPER CONDENSATE RISER ABOVE CEILING.
- 5 PROGRAMMABLE THERMOSTAT.

CHANGING ROOM 1

12x12

12x12

CHANGING ROOM 2

(C) 12x12

12"ø

6"ø (A)

(6) REMOTE TEST STATION FOR SMOKE DETECTOR. TYPICAL.

24x24

48x12 RETURN AIR PLENUM

10x10

24x24

- RETURN AIR TRANSFER GRILLES SIZED PER FBC-MECH 601.4:
 TRANSFER GRILLES SIZED AT 50 SQ.IN. PER 100 CFM OF RETURN
 AIR AND DOORS UNDERCUT 1".
 TRANSFER DUCT SIZED AT 1.5 TIMES SUPPLY DUCT SIZE
 ENTERING THE SPACE.
- MOTORIZED DAMPER (RUSKIN CD-50) W/ ELECTRIC PROPORTIONAL DAMPER ACTUATOR (BELIMO-LF24-SR) CONTROLLED BY AIR HANDLING UNIT FAN MOTOR ACTIVATION, TO OPEN WHEN AHU FAN OPERATING, AND CLOSE WHEN AHU FAN DEACTIVATED.
- (9) EXISTING 16"x12" WEATHER-PROOF LOUVER WITH BIRDSCREEN TO REMAIN.



STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT **MODIFICATIONS** TO

150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

TITLE

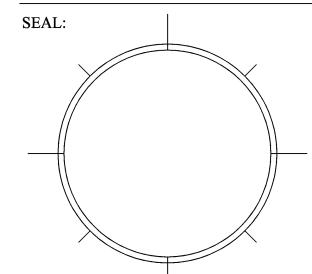
MECHANICAL PLAN

DRAWING INFO	
DATE	9-9-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

REVISIONS AND ISSUE

NO.	DATE	ISSUE NOTE
NO.	DATE	REVISION NOTE

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



SHEET

PLUMBING PLAN

14x14 12x12 10x12 14x12 CHANGING ROOM 3 MICHAEL A. BASSFORD 1402 N.E. 34TH COURT OAKLAND PARK, FL 33334 MICHAEL A. BASSFORD FLORIDA LICENSE #57390 RUN 1-1/4" SUPPLY AND RETURN CONDENSER WATER LINES TO HEAT PUMPS FROM EXISTING 2-1/2" CONDENSER WATER RISERS. RUN 1-1/4" SUPPLY AND RETURN CONDENSER WATER LINES TO HEAT PUMPS FROM EXISTING 2-1/2" CONDENSER WATER RISERS.

SUITE 235

BALCONY

16x12

24x24

8"ø

8"ø

24x24

48x12 RETURN AIR PLENUM

<u>HP-2</u>

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

OF: 3

HEAT PUMP SCHEDULE

	MANUF.	AREA	NOM			F	AN	cod	DLING CAPACIT	Y - CALC	ULATED)						HEATING (CAPACITY	- CALCU	JLATED	AMB.	TEMP.	BLO	VER FAN	СОМР	RESSOR			ELECTRICAL	i		
SYSTEM NO.	BASED ON	SERVED	CAPACITY	MARK	MODEL #	C.F.M.	MIN.	EXT. SENSIBLE	TOTAL	ENT. AI	R L	LVG. AIR	ENT.	LVG.	CDM	WPD	EER	TOTAL	ENT.	LVG. WATER	COP	CHMMED	WINITED	NO	UD ELA	NO	B		MIN.	MAXIMUM	VOLTAGE	APPROX.	REMARKS
			IONS			C.F.M.	D.S.A.	S.P. BTUH	BTUH	DB V	/B D	DB WB	WAIER F	WATER	GPM	FT.		BTUH	WATER	F		SUMMER	WINTER	NO.	EA.) (EA.) 110.	(EA.)	(EA.)	AMPS	PROTECT.	V/PH/Hz	WEIGHT	
HP-1	CLIMATE MASTER	SUITE 235	6.0	HP-1	GLH-072BFC3AC	2,200	300	0.5 45,900	65,370	77.7 60	5.3 58	B.5 57.4	4 80.0	90.0	9.0	2.6	11.5	87,200	80.0	90.0	4.53	91.0	45	1	1.5 2.4	2	4.9	33.0	13.4	15.0	460/3/60	542	1,2,3,4,5,6,7,8
HP-2	CLIMATE MASTER	SUITE 235	6.0	HP-2	GLH-072BFC3AC	2,200	300	0.5 45,900	65,370	77.7 60	5.3 58	8.5 57.4	4 80.0	90.0	9.0	2.6	11.5	87,200	80.0	90.0	4.53	91.0	45	1	1.5 2.4	2	4.9	33.0	13.4	15.0	460/3/60	542	1,2,3,4,5,6,7,8

5. INCLUDE UNIT MOUNTED DISCONNECT SWITCH.

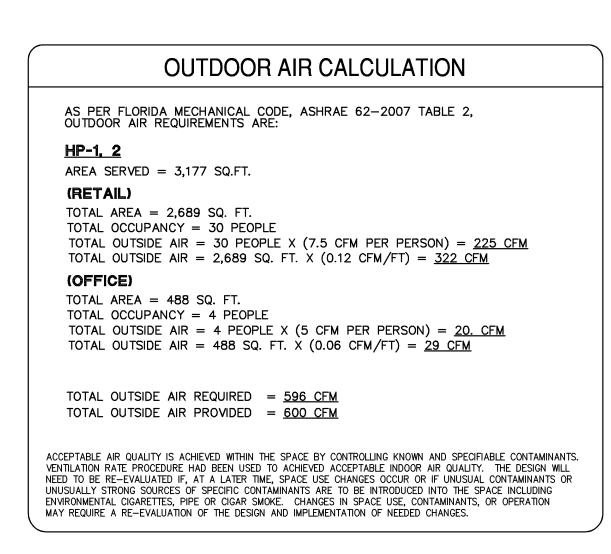
1. FURNISH HEAT PUMP WITH MANUFACTURER HOSE KIT TO INCLUDE: SHUT OFF VALVES, P/T PLUGS, HIGH PRESSURE STAINLESS STEEL BRAID HOSE,

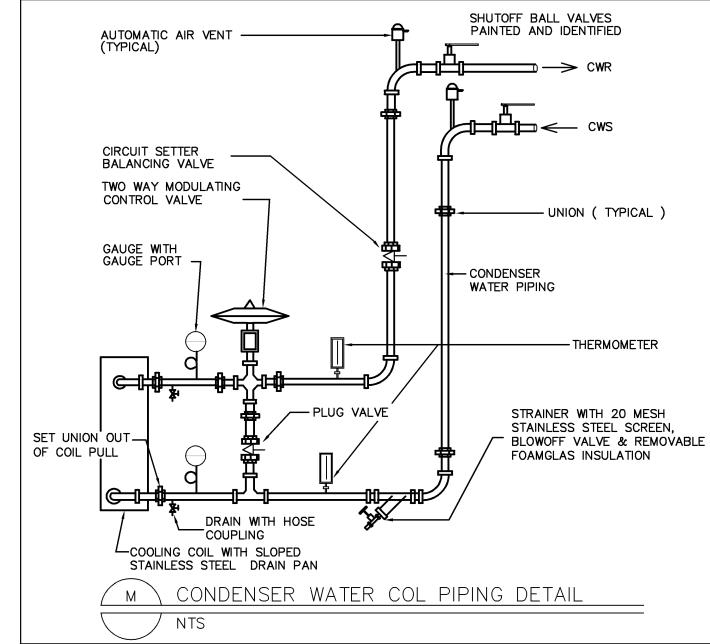
Y TYPE STRAINER WITH BLOWDOWN VALVE, J TYPE SWIVEL CONNECTION, AND BALANCING VALVES.

2. FURNISH AHU WITH A MINIMUM OF 30% EFF. FILTERS, 2" PLEATED.

3. PROVIDE PROGRAMMABLE THERMOSTAT WITH WEEKEND SETTINGS. 4. EXISTING CLIMATE MASTER HEAT PUMPS TO BE PROVIDED BY THE LANDLORD AND INSTALLED IN NEW SPACE.

MOT	ORIZED	DAMPER	DETAIL
- MOTORIZED DA MANUFACTURER: MODEL #: CD50 - ELECTRIC PRO MANUFACTURER: MODEL #: LF24-	RUSKIN PORTIONAL ACT BELIMO	UATOR	
	WIRING DIA	<u>GRAM</u>	
MOTOR RATED SNAP SWITCH MOUNTED TO J-BOX	12	-H 120 V N 20V TO 24V / 10VA PLENUM RA #14AWG COM	
INTERLOCK DAMPER OPENING WITH AHU FAN ACTIVATION		4-20mA or 0-10 VDC	O/A MOTORIZED DAMPER /// ACTUATOR





AIF	AIR DISTRIBUTION SCHEDULE									
SYMBOL	SERVICE	DESCRIPTION	MFG. MODEL NO.							
А	CEILING SUPPLY REGISTERS	LOUVERED SUPPLY CEILING DIFFUSER. ALUMINUM CONSTRUCTION, FLUSH FACE PANEL FINISH SHALL BE WHITE ENAMEL. 24"x24" MODULE SIZE WITH ROUND NECK SIZES AS SHOWN ON PLANS.	TITUS INDUSTRIES INC. MODEL NO. TDCA—AA							
В	CEILING SUPPLY REGISTERS	LOUVERED SUPPLY CEILING GRILLE. ALUMINUM CONSTRUCTION, FLUSH FACE PANEL FINISH SHALL BE WHITE ENAMEL. 3/4" SPACING, SURFACE MOUNTED. 35° DEFLECTION.	TITUS INDUSTRIES INC. MODEL NO. 301-FL							
С	CEILING SUPPLY GRILLE	LOUVERED RETURN CEILING GRILLE ALUMINUM CONSTRUCTION, FLUSH FACE PANEL FINISH SHALL BE WHITE ENAMEL. 3/4" SPACING, SURFACE MOUNTED. 30" DEFLECTION.	TITUS INDUSTRIES INC. MODEL NO. 350FL							
)							

MECHA	ANICAL LEGEND
SYMBOL	DESCRIPTION
O.A.	OUTSIDE AIR
O.A.L.	OUTSIDE AIR LOUVER
R.A.	RETURN AIR
S.A.	SUPPLY AIR
T.A.	TRANSFER AIR
E.A.	EXHAUST AIR
C.F.M.	CUBIC FEET PER MINUTE
T T	THERMOSTAT
⊕	HUMIDISTAT
— ®	SMOKE DETECTOR
®	REMOTE TEST STATION
— FD	UL LISTED FIRE DAMPER
VD	VOLUME DAMPER
——● BD	BACKDRAFT DAMPER
✓✓✓ MVD	MANUAL VOLUME DAMPER
—— □ MOD	MOTOR OPERATED DAMPER
—	TWIST-IN COLLAR WITH DAMPER
	CEILING DIFFUSER - SUPPLY AIR
₽→-	SIDE-WALL DIFFUSER - SUPPLY AIR
N. C.	TURNING VANES — SUPPLY AIR
\triangle	DISTRIBUTION TRIANGLE — SUPPLY AIR
	FIBERGLASS DUCTWORK - SUPPLY AIR
}	FIBERGLASS DUCTWORK — RETURN AIR
·2000000000000000000000000000000000000	FLEXIBLE DUCT
<i>₹//////</i> \$	NEW METAL OUTDOOR AIR DUCT
cws	CONDENSER WATER - SUPPLY
CWR	CONDENSER WATER - RETURN
	CONDENSATE WATER PIPING

MECHANICAL NOTES

- DO NOT SCALE THE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
- 2. COORDINATE EXACT LOCATION OF ALL DIFFUSERS AND RETURNS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
- 3. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING AND MECHANICAL CODE, NFPA-90A, AND LOCAL CODE AMENDMENTS.
- 4. ALL OUTSIDE AIR DUCTS OR INTAKES SHALL HAVE DAMPERS.
- 5. ALL VENTILATION DUCTS SHALL BE SHEET METAL, INSTALLED, SEALED AND SUPPORTED IN ACCORDANCE WITH THE LATEST EDITION "SMACNA" LOW VELOCITY DUCT CONSTRUCTION STANDARDS AND DETAILS ON THESE PLANS.
- 6. ALL EXHAUST DUCT SHALL BE SHEET METAL, INSTALLED, SEALED AND SUPPORTED IN ACCORDANCE WITH THE LATEST EDITION OF "SMACNA" LOW VELOCITY DUCT CONSTRUCTION STANDARDS AND DETAILS ON THESE PLANS.
- AIR CONDITIONING SUPPLY & RETURN DUCTS SHALL BE FIBERGLASS, TYPE 800 EI INSTALLED, SEALED AND REINFORCED IN ACCORDANCE WITH THE LATEST EDITION OF "NAIMA" FIBROUS GLASS DUCT CONSTRUCTION STANDARDS AND DETAILS ON THESE PLANS. 0-1" STATIC PRESSURE CLASS, (+/-), UNLESS OTHERWISE NOTED.
- 8. ALL AIR CONDITIONING DUCTWORK SHALL BE RIGID FIBERGLASS DUCT BOARD. INSTALLED IN ACCORDANCE WITH NAIMA, FIBROUS GLASS DUCT MANUAL. ALL DUCT IN ATTIC SPACE SHALL BE R-6.0 MINIMUM. DUCT WORK BETWEEN FLOOR OR CONDITIONED SPACE SHALL BE R-4.2 MINIMUM. FLEX DUCT R-4.2/6.0 SHALL BE USED IF THERE IS LIMITED SPACE.
- 9. REFRIGERANT PIPING SHALL BE COPPER, REFRIGERATION GRADE, SOFT TEMPER, SEALED AT THE MILL. INSULATE SUCTION PIPE INDOORS: WITH 3/8" IMCOA POLYOLEFIN INSULATION; OUTDOORS: 3/4" IMCOA POLYOLEFIN INSULATION. CIRCULATE DRY NITROGEN THROUGH PIPING WHEN SOLDERING. TEST FOR LEAKS PRIOR TO CHARGING SYSTEM WITH R-410A REFRIGERANT.
- 10. CONDENSATE DRAINS SHALL BE SCHEDULE 40 PVC PIPING OR COPPER IF LOCATED IN A RETURN AIR PLENUM. INSULATE WITH 1/2" ARMAFLEX SELF-SEAL.
- 11. FLEXIBLE DUCTS SHALL BE R-6.0 MINIMUM UL 181 CLASS 1 CONSTRUCTED WITH A POLYESTER LAMINATED SMOOTH INNER CORE THAT ENCAPSULATES A STEEL WIRE HELIX. THE DOUBLE CORE IS WRAPPED IN A THICK BLANKET OF FIBERGLASS INSULATION AND SHEATHED IN A REINFORCED METALLIZED POLYESTER JACKET.
- 12. PROVIDE CERTIFIED TEST & BALANCE REPORT AT COMPLETION OF PROJECT PRIOR TO FINAL INSPECTION.
- 13. ALL CONDENSER WATER PIPING TO WATER SOURCE HEAT PUMP AIR HANDLING UNITS SHALL BE VICTAULIC SCHEDULE 40 STEEL PIPE OR TYPE L COPPER, EXCEPT FOR SIZES UNDER 2" THIS PIPING SHALL BE TYPE L COPPER. CONNECTIONS BETWEEN DISIMILAR METALS SHALL BE MADE WITH DIELECTRIC FITTINGS.
- 14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 3/4 INCH THICK ARMSTRONG "ARMAFLEX" OR EQUAL. EXTERIOR INSULATION SHALL BE COATED WITH ULTRAVIOLET RESISTANT MATERIAL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 15. PIPING HANGERS SHALL BE SPACED SO AS TO PREVENT SAG AND PERMIT PROPER DRAINAGE AND SHALL NOT BE SPACED MORE THAN EIGHT FEET APART UNLESS A GREATER SPACE IS DEFINITELY INDICATED ON THE DRAWINGS. A HANGER SHALL BE PLACED WITHIN (1) FOOT OF EACH HORIZONTAL ELBOW.



743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT **MODIFICATIONS** TO

150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

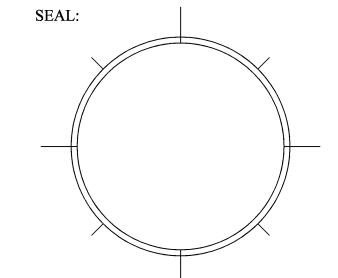
TITLE

MECHANICAL NOTES & DETAILS

DRAWING INFO	
DATE	9-9-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

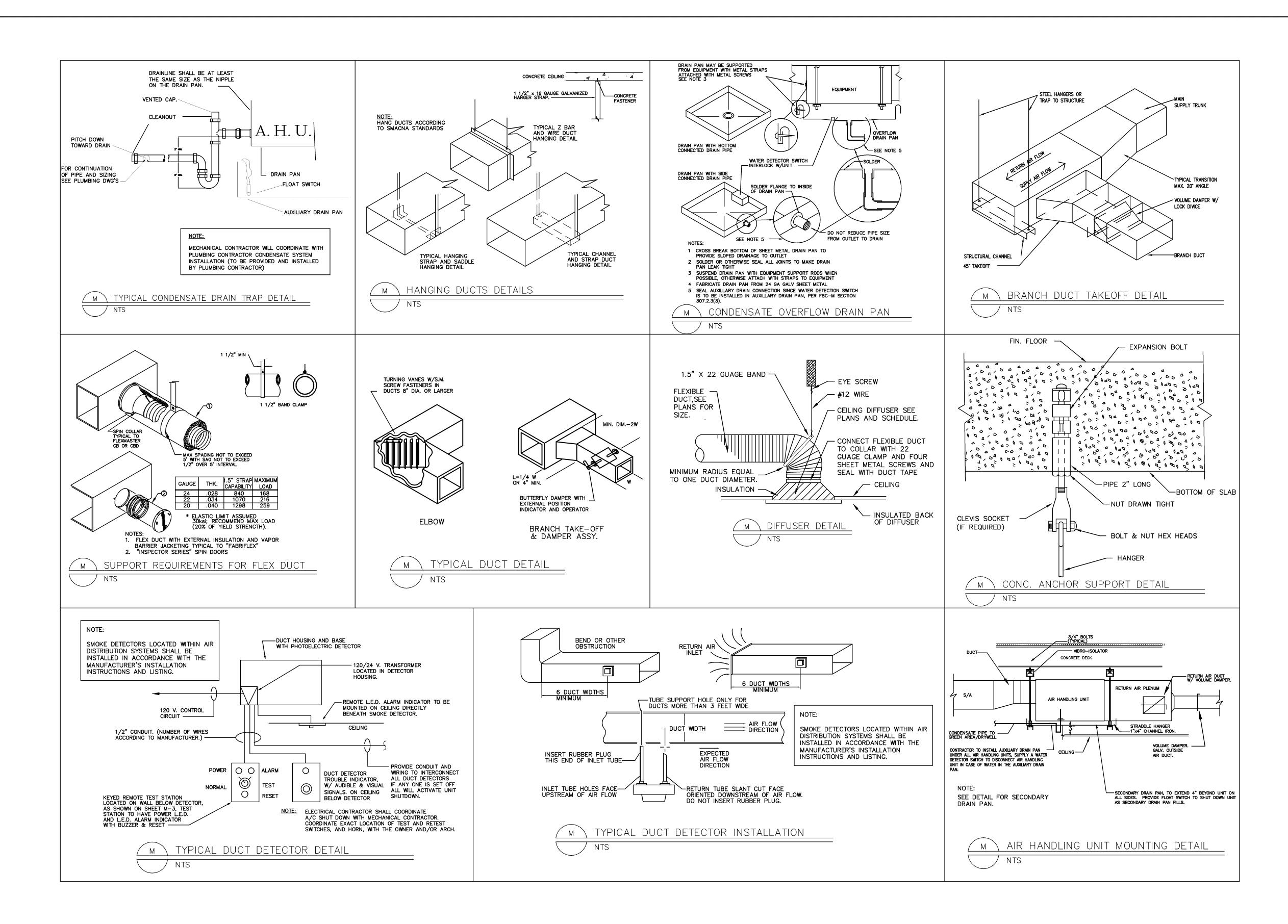
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NO.	DATE	REVISION NOTE

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SHEET

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PROJECT:

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MECHANICAL NOTES & DETAILS

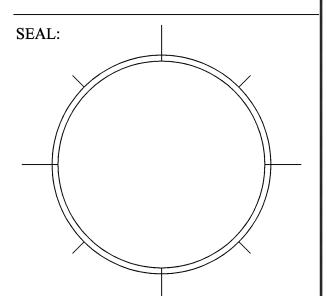
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REVISIONS AND ISSUE

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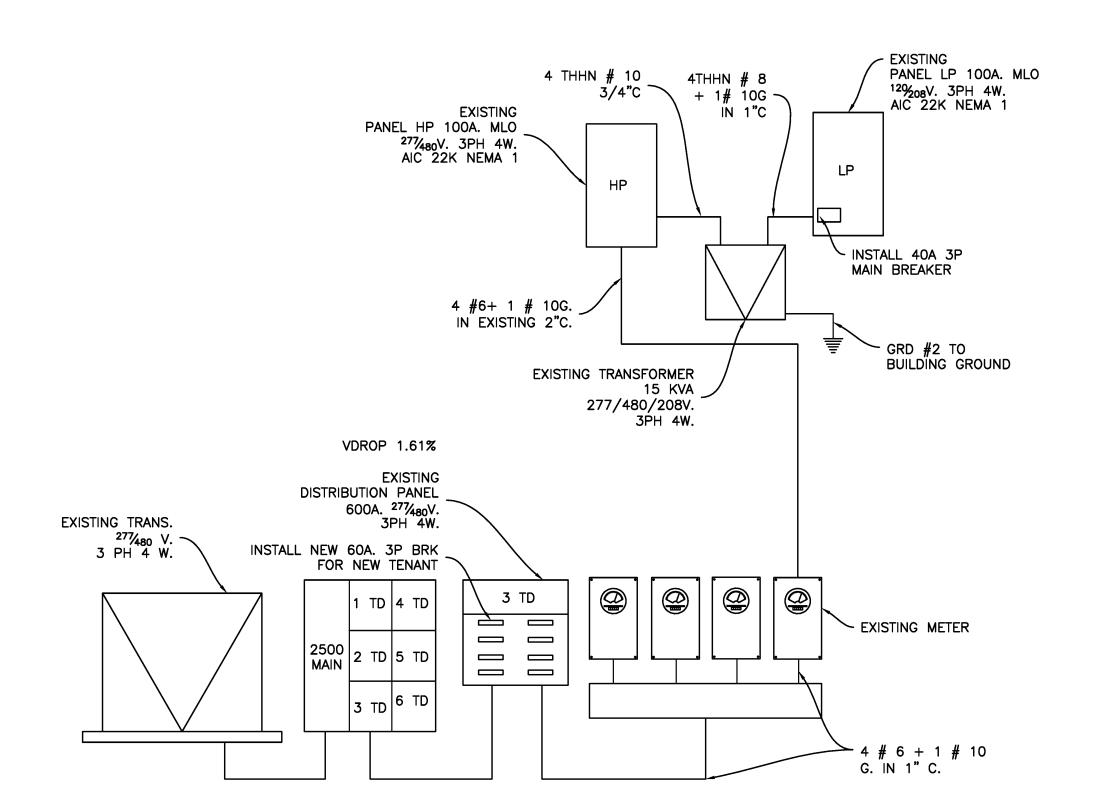
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OAKLAND PARK, FL 33334 MICHAEL A. BASSFORD FLORIDA LICENSE #57390 M.3

				PANEL	-		IP							
OLTAGE (277					ENCLOSURE	TYPE:		NEMA 1				
OLTAGE (480					MOUNTING:			SURFACE				
HASES, W		3 φ 4 \	<u> </u>				AIC RATING	(A):		22000				
	BUS CAPACITY (A): DEVICE (A):	100 A MLO					NOTES:							
		TRIP	l	T T		PHASE L	OADS (VA)				TRIIP			
CKT NO	DESCRIPTION	AMPS	POLE		A		B		С	POLE	AMPS	DESCRIP	TION	CKT
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	HVAC EQ.	15	3			3715	3715			3	15	HVAC EQ.		2,4,
	HVAC EQ.	15	3					3715	3715	3	15	HVAC EQ.		2,4,
	WATER HEATER	40 20	1	8000	4050	0	4000			3	30	PANEL LP via Transf		8,10,
9 11		20	1			0	1260	0	1400	3	30 30	PANEL LP via Transf		8,10, 8,10,
	OFFICE LIGHTING	20	1	768	2304			U	1400	1	20	SALES AREA LIGHTING		14
15		20	1	700	230+	0	0			1	20		,	16
17		20	1					0	0	1	20			18
19		20	1	0	0					1	20			20
	•				CONNE	CTED LOAD	PHASE TOTA				•	•		
				22	552	8	590	88	330]				
												BEN14115 1 5 1 5	40.000	
					TED LOAD (VA)			DEMAND	LOAD (KVA)			DEMAND LOAD SPARE CAPACITY	40.8 KVA 9.0 KVA	
	Cooling and Heating				22.3		FACTOR .00		22.3			SPARE CAPACITY	10.9 AMPS	
	Lighting				3.1		.25		3.8			SPARE CAPACITY	18%	
	Receptacles (0 - 10 KVA)				6.2		.00		6.2			PHASE BALANCE		
	Non Continuous				8.5	1	.00		8.5			A TO B	39 %	
												в то с	98 %	
												C TO A	39 %	
						-				•				
	TOTAL:			4	0.1			4	0.8					
	TOTAL: LOAD (AMPS):				0.1 8.2	L	.P		9.1					
OLTAGE (LOAD (AMPS): L-N):	120		4	8.2	L	ENCLOSURE	4	9.1	NEMA 1				
OLTAGE (I	LOAD (AMPS): L-N): L-L):	208		4	8.2	L	ENCLOSURE	4 TYPE:	9.1	SURFACE				
OLTAGE (I	L-N): L-L): //RES:	208 3 φ 4 \		4	8.2	L	ENCLOSURE MOUNTING: AIC RATING	4 TYPE:	9.1					
OLTAGE (I	L-N): L-L): //RES: BUS CAPACITY (A):	208 3 ¢ 4 \ 100 A		4	8.2	L	ENCLOSURE	4 TYPE:	9.1	SURFACE				
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/OLTAGE (I /OLTAGE (I PHASES, W IINIMUM B MAIN O.C. CKT NO	LOAD (AMPS): L-N): L-L): //IRES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES	208 3 ¢ 4 V 100 A 40 A TRIP AMPS 20	N	PANEL	-	PHASE L	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B	4 E TYPE:	9.1	SURFACE 22000	TRIIP	GENERAL USE RECEP	TACLES	2
OLTAGE (ION OLTAGE (ION OLTAGE) WHASES, WHINIMUM BHAIN O.C. CKT NO	LOAD (AMPS): L-N): L-L): //IRES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES	208 3 ¢ 4 V 100 A 40 A TRIP AMPS 20 20	POLE 1	PANEL	8.2 - -	PHASE L	ENCLOSURE MOUNTING: AIC RATING NOTES:	E TYPE:	9.1 ————————————————————————————————————	SURFACE 22000 POLE	TRIIP AMPS 20 20	GENERAL USE RECEP	TACLES	2
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OLTAGE (IOCTAGE) OLTAGE (IOCTAGE) HASES, WINIMUM BAIN O.C. CKT NO 1 3 5 7 9 11 13	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1	720 750	A 1080	PHASE L	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540	4 E TYPE:	9.1 ————————————————————————————————————	POLE 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECEI	TACLES TACLES	2 4 6 8 10 12 14
OLTAGE (IOCTAGE) OLTAGE (IOCTAGE) HASES, WINIMUM BIAIN O.C. CKT NO 1 3 5 7 9 11 13 15	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1	720 750	A 1080 1500 0	PHASE L	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0	900 0	9.1 ————————————————————————————————————	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECEI	TACLES TACLES	2
OLTAGE (IOCTAGE) OLTAGE (IOCTAGE) HASES, WINIMUM B AIN O.C. CKT NO 1 3 5 7 9 11 13 15 17	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0	A 1080 1500 0 CONNEC	PHASE L 720 0 0 CTED LOAD	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA	900 0	9.1 C 500 0	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECEI	TACLES TACLES	2 4 6 8 10 12 14 16
OLTAGE (I	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0	A 1080 1500 0	PHASE L 720 0 0 CTED LOAD	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0	900 0	9.1 ————————————————————————————————————	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECEI	TACLES TACLES	2 4 6 8 10 12 14 16
OLTAGE (I	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0	A 1080 1500 0 CONNEC	PHASE L 720 0 0 CTED LOAD	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA	900 0	9.1 C 500 0	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER	TACLES TACLES PT.	2 4 6 8 10 12 14 16
OLTAGE (IOCTAGE) OLTAGE (IOCTAGE) HASES, WINIMUM B AIN O.C. CKT NO 1 3 5 7 9 11 13 15 17	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 40 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 CTED LOAD	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 0 PHASE TOTA 260	900 0 0 ALS (VA)	9.1 C 500 0	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECEI DEMAND LOAD	TACLES TACLES PT. 6.7 KVA	2 4 6 8 10 12 14 16
OLTAGE (IOCTAGE) OLTAGE (IOCTAGE) HASES, WINIMUM B AIN O.C. CKT NO 1 3 5 7 9 11 13 15 17	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 CTED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 ALS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA)	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY	TACLES TACLES PT. 6.7 KVA 29.3 KVA	2 4 6 8 10 12 14 16
POLTAGE (INTERPRETATION OF THE PROPERTY OF T	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 TED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 LS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA) 6.2	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY SPARE CAPACITY	TACLES TACLES PT. 6.7 KVA 29.3 KVA 81.4 AMPS	2 4 6 8 10 12 14 16
OLTAGE (I	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 TED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 LS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA)	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY	TACLES TACLES PT. 6.7 KVA 29.3 KVA	2 4 6 8 10 12 14 16
POLTAGE (INTERPRETATION OF THE PROPERTY OF T	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 TED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 LS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA) 6.2	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY SPARE CAPACITY PHASE BALANCE A TO B	TACLES TACLES PT. 6.7 KVA 29.3 KVA 81.4 AMPS	2 4 6 8 10 12 14 16
OLTAGE (I	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 TED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 LS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA) 6.2	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY SPARE CAPACITY SPARE CAPACITY PHASE BALANCE A TO B B TO C	6.7 KVA 29.3 KVA 81.4 AMPS 81% 90%	2 4 6 8 10 12 14 16
OLTAGE (I	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 TED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 LS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA) 6.2	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY SPARE CAPACITY PHASE BALANCE A TO B	6.7 KVA 29.3 KVA 81.4 AMPS 81%	2 4 6 8 10 12 14 16
OLTAGE (I	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 TED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 LS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA) 6.2	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY SPARE CAPACITY SPARE CAPACITY PHASE BALANCE A TO B B TO C	6.7 KVA 29.3 KVA 81.4 AMPS 81% 90%	2 4 6 8 10 12 14 16
OLTAGE (IOLTAGE) OLTAGE (IOLTAGE) HASES, WINIMUM BAIN O.C. CKT NO 1 3 5 7 9 11 13 15 17 19	LOAD (AMPS): L-N): L-L): //RES: BUS CAPACITY (A): DEVICE (A): DESCRIPTION GENERAL USE RECEPTACLES GENERAL USE RECEPTACLES CEILING MOUNTED RECEPT.	208 3	POLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	720 750 0 CONNEC	A 1080 1500 0 CONNEC	PHASE L 720 0 0 TED LOAD 15	ENCLOSURE MOUNTING: AIC RATING NOTES: OADS (VA) B 540 0 PHASE TOTA 260 FACTOR	900 0 0 ALS (VA) DEMAND I	9.1 C 500 0 400 LOAD (KVA) 6.2	POLE 1 1 1 1 1 1 1 1 1 1 1 1	TRIIP AMPS 20 20 20 20 20 20 20 20 20 20	GENERAL USE RECEP GENERAL USE RECEP DRAIN SUMP PUMP SHOW WINDOW RECER DEMAND LOAD SPARE CAPACITY SPARE CAPACITY SPARE CAPACITY PHASE BALANCE A TO B B TO C	6.7 KVA 29.3 KVA 81.4 AMPS 81% 90%	2 4 6 8 10 12 14 16

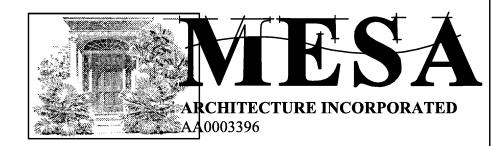


RISER DIAGRAM

	ELECTRICAL SHEET INDEX
E-0	ELECTRICAL NOTES, PANEL SCHEDULE, RISER DIAGRAM
E-1	POWER PLAN
E-2	LIGHTING PLAN

ELECTRICAL NOTES

- SCOPE OF WORK INCLUDES FURNISHING AND INSTALLING FIRST-CLASS WORKING SYSTEMS, TESTED READY FOR OPERATION, COMPLETE WITH LABOR, MATERIALS, APPARATUS, TRANSPORTATION AND TOOLS REQUIRED FOR THE INSTALLATION IN CONFORMANCE WITH DRAWINGS AND SPECIFICATIONS.
- 2. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCPETED BY ENGINEER/ARCHITECT.
- COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), UL AND ALL LOCAL CODES HAVING JURISDICTIONAL AUTHORITY.
- ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC... THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID.
- 5. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
- 6. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- COORDINATE WORK CLOSELY WITH ALL TRADES. CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILTY OF THE ELECTRICAL CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL MECHANICAL EQUIPMENT.
- REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING EQUIPMENT. B. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE. a. CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
- b. PLUG-IN BREAKERS ARE ACCEPTABLE. c. CIRCUIT BREAKERS USED AS SWITCHES IN FLOURESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED
- AND MARKED "SWD" d. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
- e. A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES f. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED
- LETTERING FOR PANEL IDENTIFICATION. g. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK. 10.ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 16" A.F.F. TO TOP OF BOX, AND UNLESS
- NOTED OTHERWISE, VERTICALLY MOUNTED. 11. ALL LIGHT SWITCHES TO BE AT 48" A.F.F. TO TOP OF BOX.
- 12.OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET
- 13.ALL WIRING SHALL BE IN EMT CONDUIT, MINIMUM SIZE 1/2 INCH WITH LARGER SIZES AS INDICATED OR REQUIRED BY NEC. ALL CONDUITS IN WET OR DAMP LOCATIONS SHALL BE RIGID GALVANIZED STEEL. ALL
- OTHERS MAY BE EMT UNLESS OTHERWISE INDICATED. a. AT THE OPTION OF THE CONTRACTOR, AND IF LOCAL AUTHORITY HAVING JURISDICTION ALLOWS THE USE OF FLEXIBLE METAL CONDUIT, ARMORED CABLE, OR METAL-CLAD CABLE, THEN THE CONTRACTOR MAY USE THIS WIRING METHOD IN COMPLIANCE WITH APPLICABLE CODES. FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING.
- b. USE MAXIMUM 6 FOOT LENGTHS OF FLEXIBLE CONDUIT FOR FINAL CONNECTIONS TO LUMINAIRES, FOR EQUIPMENT SUBJECT TO VIBRATION, NOISE TRANSMISSION, OR MOVEMENT, AND FOR ALL MOTORS. USE LIQUIDTIGHT TYPE IN WET OR DAMP LOCATIONS. INSTALL SEPERATE GROUND CONDUCTOR ACROSS FLEXIBLE CONNECTIONS.
- 14.WIRE SHALL BE COPPER, 600 VOLT INSULATION, MINIMUM AWG. #12, TYPE THW, THWN, THHN, OR XHHW, AS APPLICABLE. SIZES SHALL NOT BE LESS THAN INDICATED. BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG.. CONDUCTOR FOR BRANCH CIRCUITS OF 120 VOLTS MORE THAN 100 FEET LONG AND OF 277 VOLTS MORE THAN 230 FEET LONG, FROM PANEL TO LOAD, SHALL NOT BE SMALLER
- THE CONTRACTOR SHALL CONFIRM WITH THE FLECETRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
- 16.ANY CONFLICTS AND DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.



743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT MODIFICATIONS TO

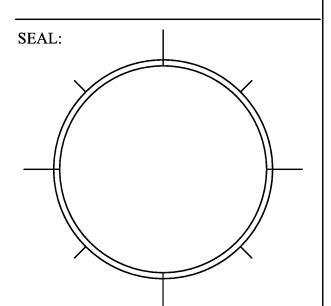
150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

TITLE SITE PLAN

DRAWING INFO	
DATE	9-9-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

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

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



SHEET

E-0

Engineers Cert. of Auth # 26558

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2755 Vista Parkway Suite I-3 West Palm Beach, FL 33411 Tel (561) 712 1149 email: ed@ecengineers.com

CODES THAT APPLY TO THIS PROJECT:

ELECTRIC SYMBOLS LEGEND

RECESSED FLUORESCENT LAMP 2'X2'

REC. FLUORESC. LAMP W/BATTERY BACK UP

2007 FBC W/ 2009 AMMENDMENTS

2008 NFPA-70

2006 NFPA-72

2006-NFPA-101

\$ switch

\$3 3-WAY SWITCH

GFI GFI DUPLEX RECEPTACLE

FUSED DISCONNECT

EXIT LIGHT

NOTE:

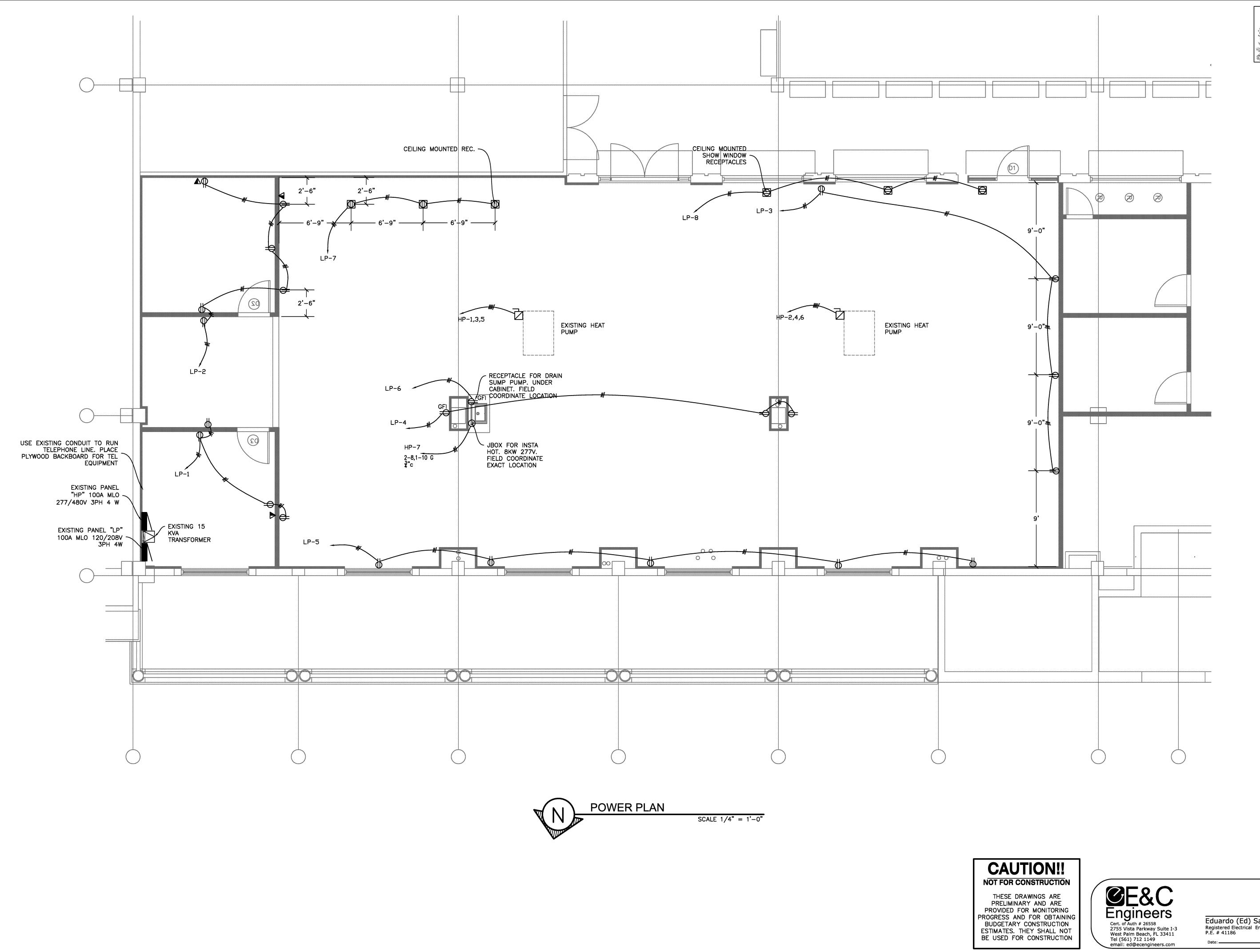
CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BIDING THIS PROJECT.

CONDUIT FEEDING PANEL HP IS EXISTING, CONTRACTOR MUST TRACE IT AND IDENTIFY ITS LOCATION IN THE ELECTRICAL ROOM, MAKE PROVISIONS IN YOUR BID TO TRACE CONDUIT AND REPAIR IF REQUIRED.

CAUTION!! NOT FOR CONSTRUCTION

THESE DRAWINGS ARE PRELIMINARY AND ARE PROVIDED FOR MONITORING PROGRESS AND FOR OBTAINING BUDGETARY CONSTRUCTION ESTIMATES. THEY SHALL NOT BE USED FOR CONSTRUCTION

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





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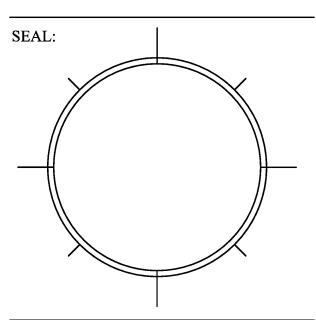
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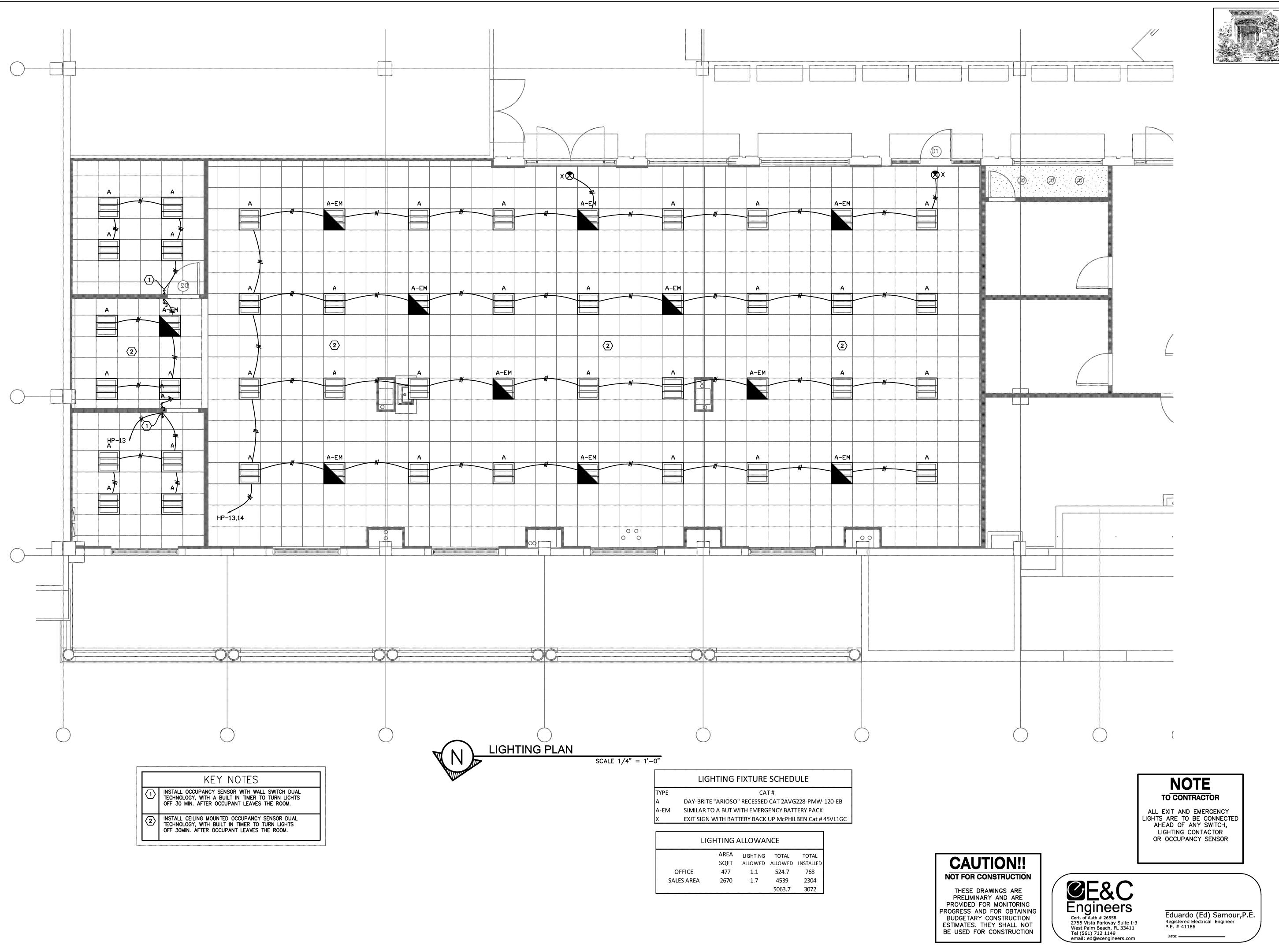


SHEET

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

BUDGETARY CONSTRUCTION ESTIMATES. THEY SHALL NOT BE USED FOR CONSTRUCTION

E-1





743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT MODIFICATIONS TO

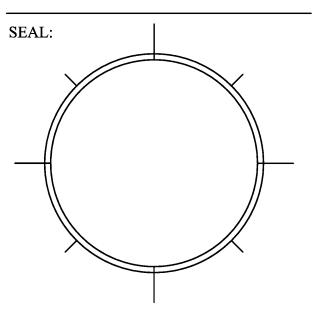
150 WORTH AVENUE UNIT 235 PALM BEACH FLORIDA 33480

TITLE
SITE PLAN

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PROJECT #	111608	

NO. DATE ISSUE NOTE NO. DATE REVISION NOTE

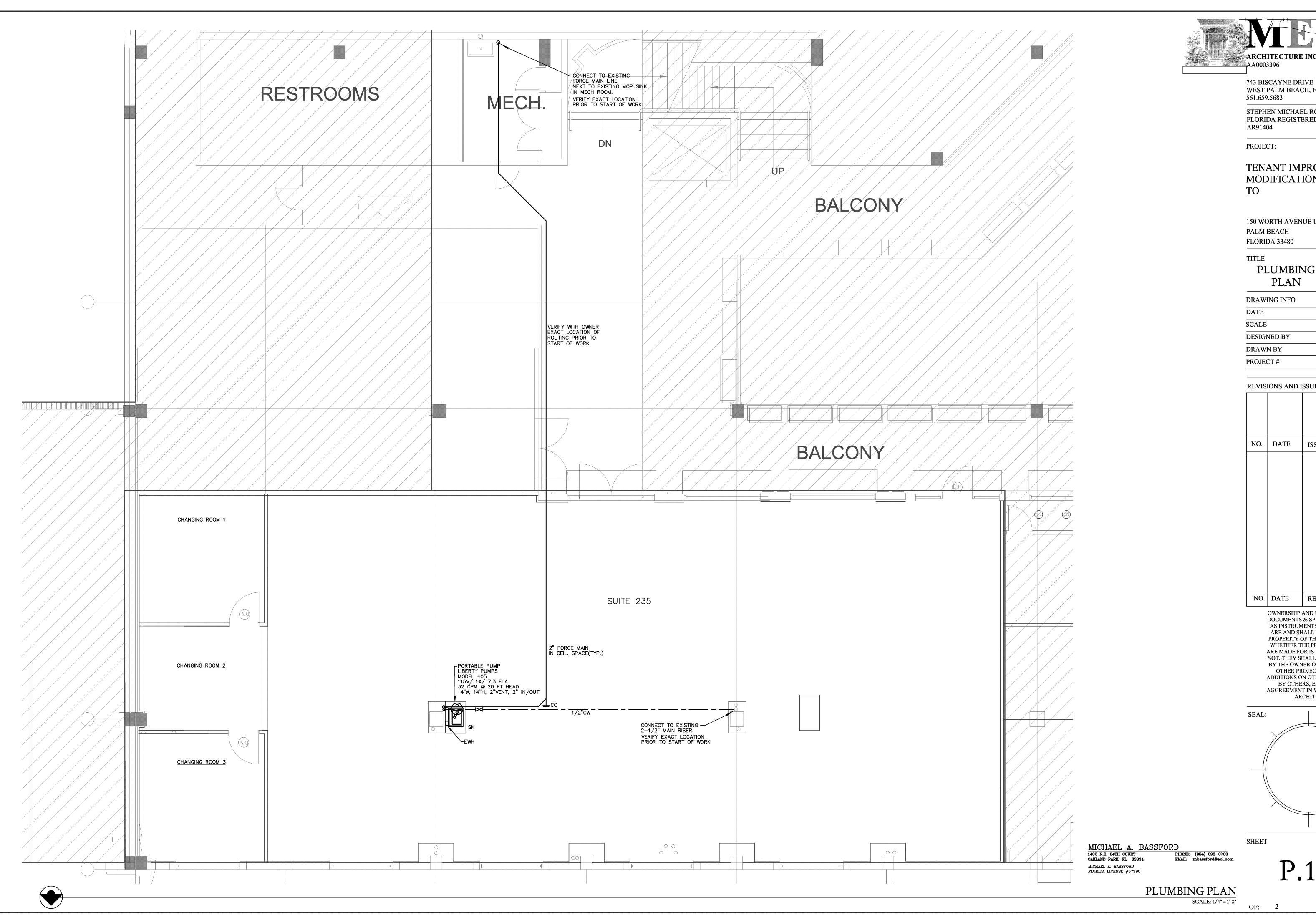
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SHEET

E-2

OF:





WEST PALM BEACH, FLORIDA 33401

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT

TENANT IMPROVEMENT **MODIFICATIONS**

150 WORTH AVENUE UNIT 235

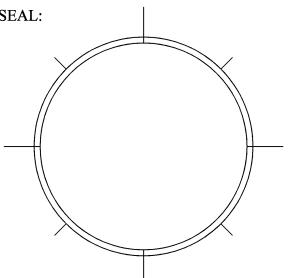
PLUMBING PLAN

DRAWING INFO	
DATE	9-9-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

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PLUMBING LEGEND

CO CLEAN OUT

S.O.V. SHUT-OFF VALVE (BALL VALVE)

COTG CLEAN OUT TO GRADE

DOMESTIC COLD WATER

HW DOMESTIC HOT WATER

SANITARY SEWER PIPING

VENT PIPING

DOMESTIC COLD WATER PIPING

DOMESTIC HOT WATER PIPING

PIPE RISER

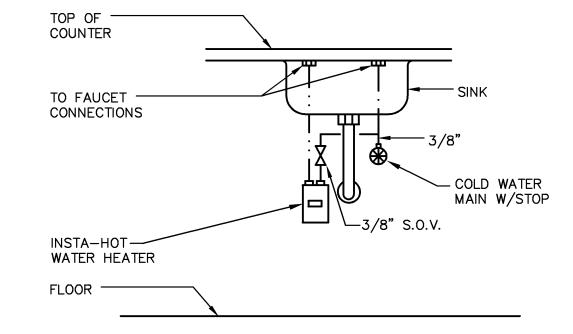
PIPE DOWN

P-TRAP

SHUT-OFF VALVE (BALL VALVE)

SCOPE OF WORK

TO PROVIDE NEW SINK AND NECESSARY PLUMBING CONNECTIONS TO IT.



SINGLE SINK TANKLESS HEATER DETAIL

N.T.S.

TA	NKL	ESS W	ATER H	EA 7	TER SCHE	DULE
DESIGNATION	MFG.	MODEL No.	V-ø-Hz-KW	AMPS	DIMENSIONS	PIPE FITTING
EWH	EEMAX	SP80	277-1-60-8.0	29	10.75"x5.25"x2.88"	3/8"COMP. @ TO

PLUMBING NOTES

- DO NOT SCALE THE DRAWINGS. CONSULT THE ARCHITECT'S AND STRUC— TURAL DRAWINGS FOR DIMENSIONS. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES AND DRAINS. COORDINATE WITH ALL TRADES PRIOR OF ANY FABRICATION AND EQUIPMENT INSTALLATION.
- CONSULT THE ARCHITECT'S DRAWINGS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS.
- 3. ALL GRAVITY LINES SIZED TO SLOPE 1/8" PER FOOT FOR PIPES 3" AND LARGER. 1/4" PER FOOT SLOPE FOR PIPES 2-1/2" AND SMALLER.
- 4. ALL PLUMBING WORK SHALL COMPLY WITH THE 2007 PLUMBING CODE, AS LOCALLY AMENDED.
- 5. CLEANOUTS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE PLUMBING CODE.
- 6. POTABLE HOT AND COLD WATER PIPING SHALL BE TYPE "L" COPPER WITH FORGED OR WROUGHT SOLDER FITTINGS. WHERE PIPING RUNS OR UNDER SLAB, ENCLOSE IN POLYETHELYNE PIPE SLEEVE WITH NO JOINTS IN THE COPPER PIPE. UNDERGROUND PIPING SHALL BE COPPER TYPE "K".
- SANITARY WASTE, STORM DRAIN & VENT PIPING SHALL BE SCHEDULE 40 PVC BELOW GRADE.
 SCHEDULE 40 PVC SHALL BE USED ABOVE GRADE AS LONG AS IT IS NOT IN PLENUM SPACE.
 USE HUBLESS CAST—IRON IN PLENUM SPACE.
- THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS AND REINSPECTIONS REQUIRED.
- ONTRACTOR SHALL VISIT THE EXISTING SITE PRIOR TO BIDDING AND SHALL INVESTIGATE ALL CONDITIONS THAT AFFECT HIS WORK;

 VERIFY LOCATIONS, SIZES, DIMENSIONS, AND INVERT ELEVATIONS OF ALL ON—SITE SANITARY SEWERS, WATER MAINS AND MAKE CERTAIN THAT ALL CONNECTIONS CAN BE MADE. THE CONTRACTOR SHALL MAKE THE ARCHITECT/ENGINEER AWARE OF ANY CONFLICTS.

PLUMBING FIXTURE PIPE SIZES

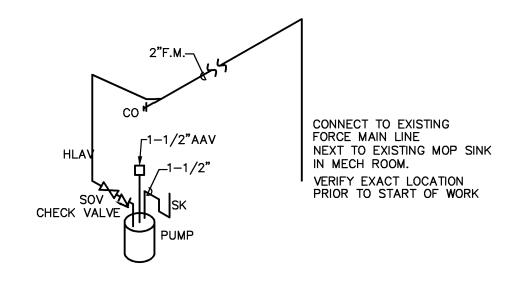
FIXTURE	ITEM	WASTE	TRAP	cw	H W	FBC-P TABLE 604.4 MAX. WATER FLOW RAT
SK	SINK (HANDICAPPED)	2"	1-1/2"	1/2"	1/2"	2.5 GPM

PLUMBING FIXTURE LIST

AMERICAN STANDARD, ELKAY & ZURN PRODUCTS ARE LISTED. SUBMIT ALTERNATE FIXTURES FOR APPROVAL. COLOR IS WHITE UNLESS OTHERWISE NOTED.

ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF F.B.C.—PLUMBING PROVIDE FIXTURES WITH REQUIRED STOP VALVES, FITTINGS, ACCESSORIES, SUPPORTS, ETC, AS REQUIRED FOR A COMPLETE FUNCTIONAL PLUMBING

SISIEM.			
TAG	MFG.	MODEL	REMARKS
SK	ELKAY	LR2522 LK4102F	SINGLE BOWL 25"x22", 3 FAUCET HOLES, SINGLE LEVER FAUCET, ADA COMPLIANT, LK35B STRAINER W/ 1-1/2" S.S. TAILPIECE.



SANITARY WASTE RISER DIAGRAM

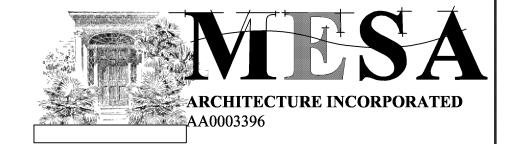
N.T.S.

₩H EWH

DOMESTIC WATER RISER DIAGRAM

CONNECT TO EXISTING VERIFY EXACT LOCATION PRIOR TO START OF WORK

N.T.S.



743 BISCAYNE DRIVE WEST PALM BEACH, FLORIDA 33401 561.659.5683

STEPHEN MICHAEL ROY AIA, NCARB FLORIDA REGISTERED ARCHITECT AR91404

PROJECT:

TENANT IMPROVEMENT MODIFICATIONS

150 WORTH AVENUE UNIT 235
PALM BEACH
FLORIDA 33480

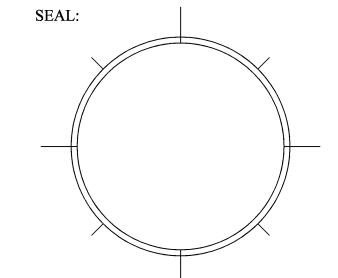
TITLE

PLUMBING NOTES & DETAILS

DRAWING INFO	
DATE	9-9-11
SCALE	VARIES
DESIGNED BY	MESA
DRAWN BY	MESA
PROJECT #	111608

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SHEET

MICHAEL A. BASSFORD

OAKLAND PARK, FL 33334 MICHAEL A. BASSFORD FLORIDA LICENSE #57390 P.2

OF: 2