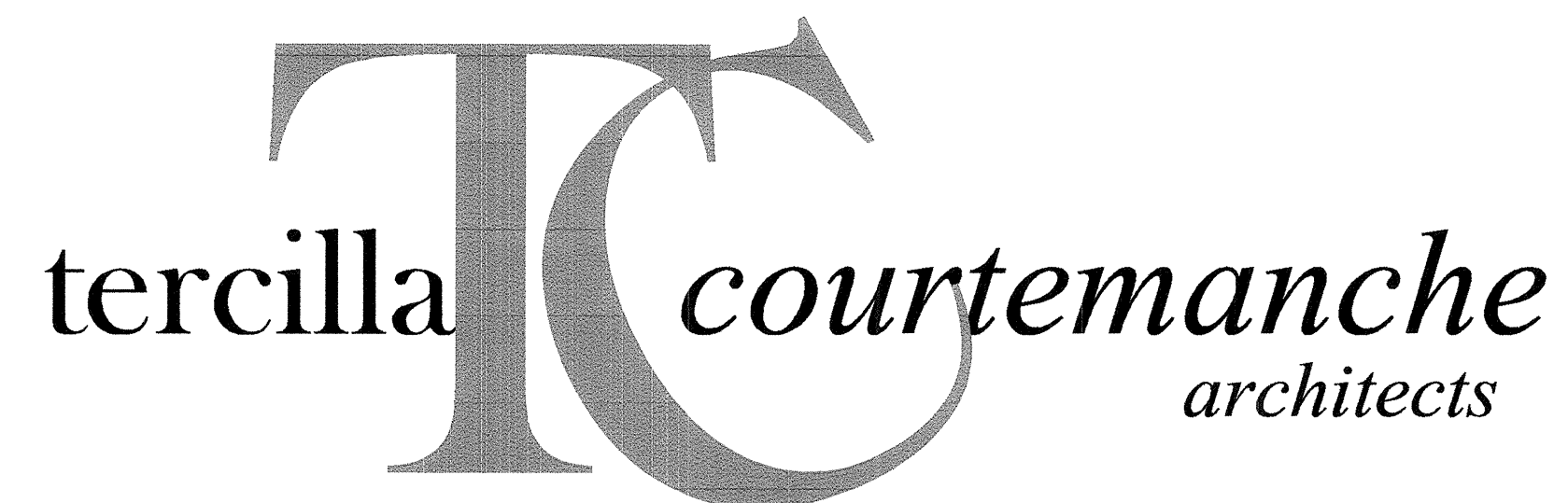


3rd Floor Lobby Renovation for:
303 Banyan Street
West Palm Beach, Florida



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.

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 ENGINEER:

CHANE, INC.

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

SHEET INDEX

ARCHITECTURAL

COVER SHEET

A1.1 ARCHITECTURAL PLANS, NOTES, & SCHEDULES

A2.1 DETAILS

MECHANICAL / ELECTRICAL

M1.1 MECHANICAL PLANS, DETAILS, & NOTES

E1.1 ELECTRICAL PLANS & NOTES

E2.1 ELECTRICAL SCHEDULES, NOTES, & RISERS

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, CEILING, 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

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

LIFE SAFETY LEGEND/ NOTES

- (1) HOUR FIRE RATED WALL. REFER TO WALL TYPES FOR UL NUMBERS
 - 90 DOOR FIRE RATING IN MINUTES
 - EMERGENCY EXIT LIGHT (WALL MTD.)
 - FIRE EXTINGUISHER & FULLY RECESSED CABINET
 - EXIST. FIRE ALARM HORN/STROBE (ADJUST AS REQ'D TO ACCOMMODATE NEW WALL FINISH)
 - EXIST. FIRE ALARM PULL STATION (ADJUST AS REQ'D TO ACCOMMODATE NEW WALL FINISH)
- NOTES:
- PROVIDE STENCILING ON WALLS ABOVE CEILING FOR PROTECTED WALLS STATING FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS(TYPICAL FOR ALL RATED PARTITIONS)
 - ALL FLOORING, CEILING AND WALL MATERIAL USED IN THE CONSTRUCTION OF THIS PROJECT SHALL CARRY A "CLASS A" FIRE RATING.
 - ALL DEMOLITION OR ALTERATIONS OF THE EXISTING BUILDING SHALL COMPLY WITH NFPA 241.
 - THE SCOPE OF THIS WORK SHALL NOT HINDER OR INTERFERE WITH ACCESS OR EGRESS TO OR FROM ANY OTHER FLOOR.
 - ALL WORK SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS OF NFPA 101, LIFE SAFETY CODE, 2007 EDITION.
 - CONTRACTOR SHALL MODIFY THE EXISTING FIRE SPRINKLERS AS REQUIRED UNDER A SEPARATE PERMIT IN COMPLIANCE WITH NFPA 101, 2007 EDITION.

BUILDING CODE INFORMATION

BASED ON FLORIDA BUILDING CODE 2007 W/ 2009 REVISIONS

BUILDING TYPE		TYPE II B CONSTRUCTION, SPRINKLERED	
OCCUPANCY:		GROUP B, BUSINESS	
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		

FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HGT.	REMARKS
100	LOBBY	ENGINEERED WOOD	8" WOOD	WALLPAPER	GWB / ACT	VARIABLES	SEE CEILING DETAILS FOR CEILING HEIGHT VARIATIONS
101	MECHANICAL	CONCRETE	-	G.W.B.	EXPOSED	-	
102	EXIST. STAIR	EXISTING	EXISTING	EXISTING	EXISTING	-	
103	EXIST. ELEVATOR	EXISTING	EXISTING	EXISTING	EXISTING	-	
104	EXIST. ELEVATOR	EXISTING	EXISTING	EXISTING	EXISTING	-	

FINISH SCHEDULE NOTES:

- FLOORING FINISHES TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
- CONFIRM ALL FINISH MATERIALS WITH OWNER PRIOR TO INSTALLATION, 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. LATEX (EGG SHELL) FOR DRY AREAS. STAIN ALL WOOD MOLDING.
- REMOVE ALL HARD PASTER ON WALLS PRIOR TO CONSTRUCTION. CONCRETE FILL AND PATCH ANY EXISTING HOLES IN THE WALL STRUCTURE.
- CONTRACTOR TO REMOVE ANY OBSTRUCTIONS IN THE FLOOR, SUCH AS EXPOSED NAILS, AND PATCH TO MATCH EXISTING CONCRETE.
- CEILING FIXTURE FINISH/ COLORS SHALL BE SELECTED BY ARCHITECT.

DOOR SCHEDULE

OPENING NUMBER	DOOR		FRAME				LABEL	HARDWARE SET	REMARKS
	SIZE	MATL	MATL	TYPE	JAMB DEPTH	DETAILS			
1	2'3"-0" x 8'-0"	WOOD	A	HM	F1	5 3/4"	01/A2.1 02/A2.1 03/A2.1	20 MIN.	GROUP 1 180° SWING, FIRE & SMOKE RATED DOOR & FRAME CASING CORRIDOR SIDE ONLY
2	3'-0" x 7'-0"	WOOD	B	HM	F2	5 3/4"	04/A2.1 05/A2.1 06/A2.1	90 MIN.	GROUP 2 CASING CORRIDOR SIDE ONLY
3	2'-8" x 7'-0"	WOOD	C	HM	F2	5 3/4"	07/A2.1 08/A2.1 09/A2.1		GROUP 3

DOOR NOTES:

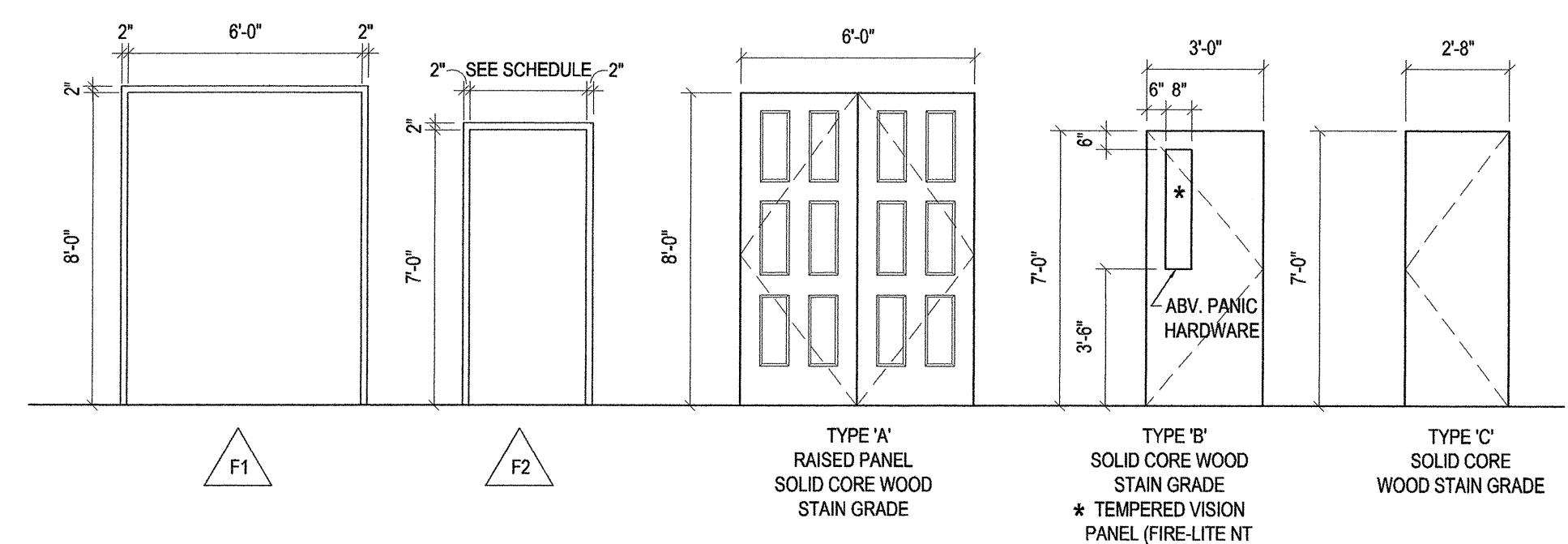
- ALL LOCKSETS AND LATCHES SHALL BE "OMNIA" SERIES W/ #904 LEVER HANDLES AND SATIN NICKEL PLATED FINISH US15.
- ALL HINGES SHALL BE "IVES" W/ SATIN NICKEL FINISH.
- ALL EXIT DEVICES SHALL BE "VON DUPRIN" SERIES 99 W/ SATIN NICKEL FINISH.
- ALL DOOR CLOSERS SHALL BE "LCN" SERIES 40414031.
- ALL WALL STOPS AND FLOOR STOPS SHALL BE "IVES" SERIES WS406/407CVX AND SERIES FS434 RESPECTIVELY W/ SATIN NICKEL FINISH.
- ALL SILENCERS SHALL BE "IVES" SERIES SR64, (3) PER DOOR.
- PRE-FINISHED DOOR STAIN AND PAINT GRADE COLORS TO BE SELECTED BY ARCHITECT.
- CONTRACTOR TO VERIFY AND PROVIDE PANIC HARDWARE AT ALL EMERGENCY EXITS DOORS.
- CONTRACTOR TO COORDINATE ALL LOCKING DEVICES WITH OWNER PRIOR TO INSTALLATION.

HARDWARE GROUP NO. 1 - 3 EA. 180° HINGES, 1 EA. PRIVACY SET, 1 EA. SURFACE CLOSER, 1 SET WEATHER STRIP, 1 SET FAS-SEAL DR BOTTOM, 1 EA. WALL STOP, 3 EA. SILENCERS.

HARDWARE GROUP NO. 2 - 3 EA. HINGE, 1 EA. FIRE EXIT DEVICE, 1 EA. BEST SPIC CORE, 1 EA. RIM CYLINDER, 1 EA. SURFACE CLOSER, 1 SET WEATHER STRIP, 1 SET FAS-SEAL DR BOTTOM, 1 EA. WALL STOP, 3 EA. SILENCERS.

HARDWARE GROUP NO. 3 - 3 EA. HINGE, 1 EA. LOCK SET, 1 EA. FLOOR STOP, 3 EA. SILENCERS.

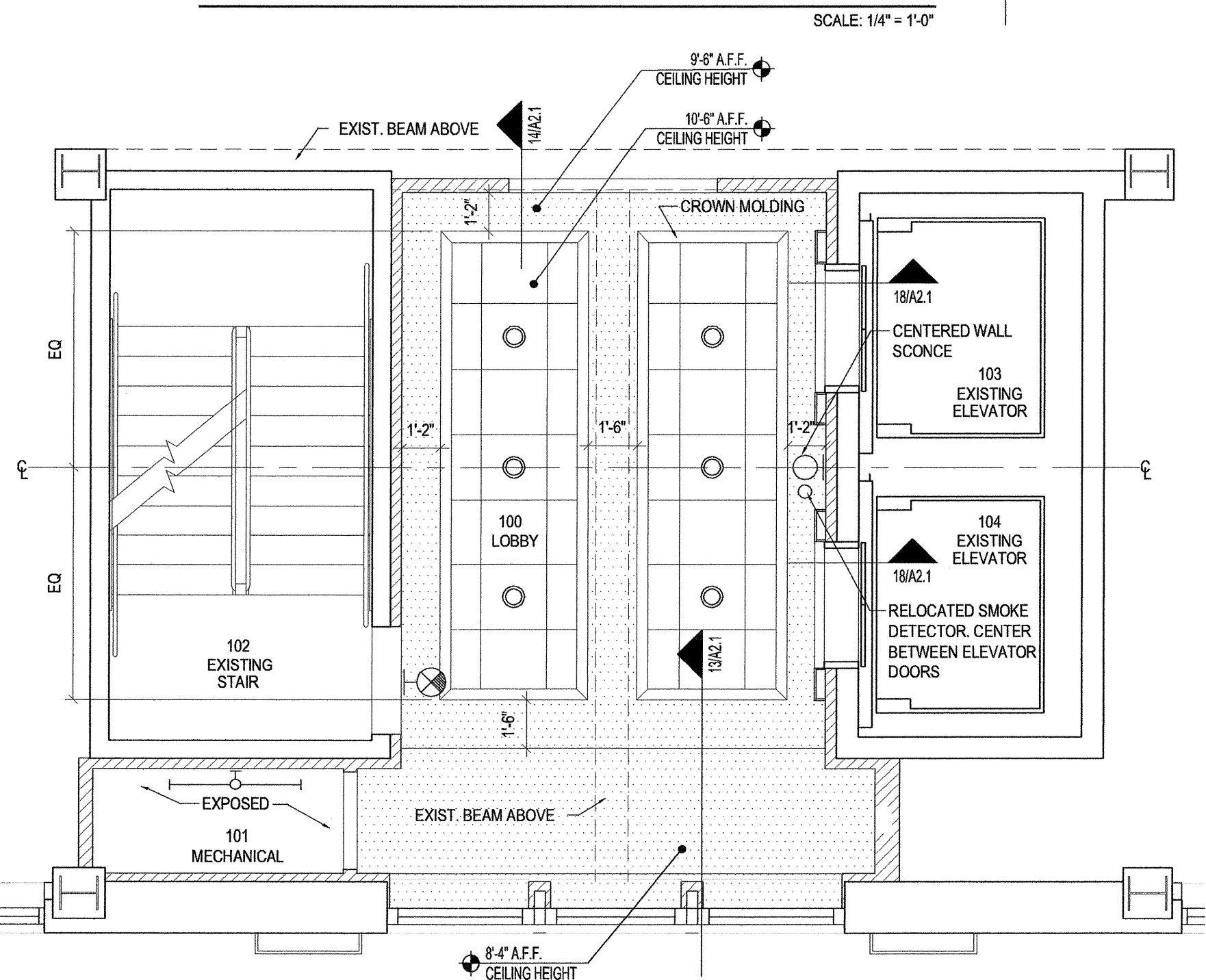
ALL FIRE RATED DOORS SHALL MEET OR EXCEED REQUIREMENTS OF NFPA 80.



05 DOOR & FRAME TYPES SCALE: 1/4" = 1'-0"

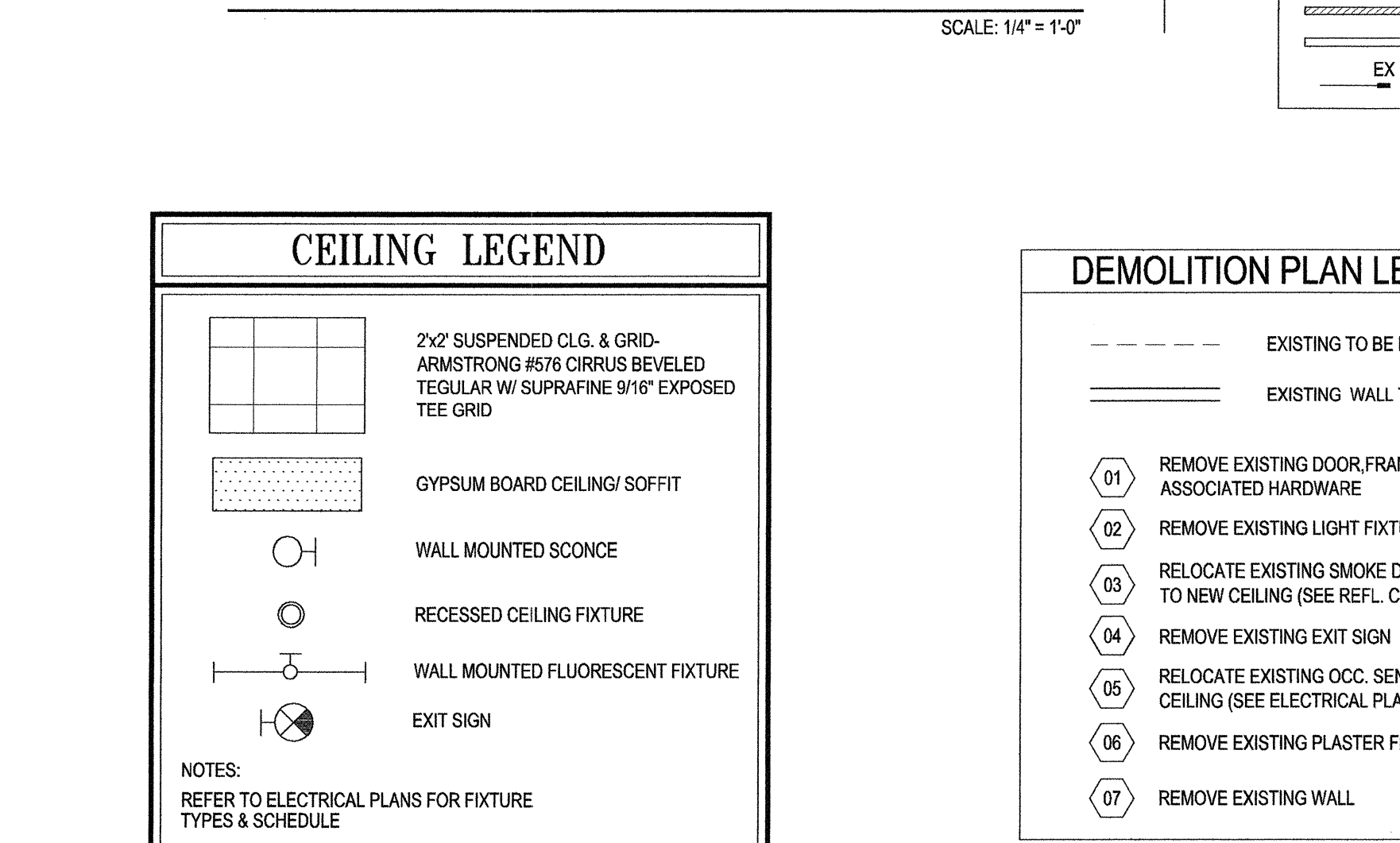
02 LIFE SAFETY PLAN

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



04 REFLECTED CEILING PLAN

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



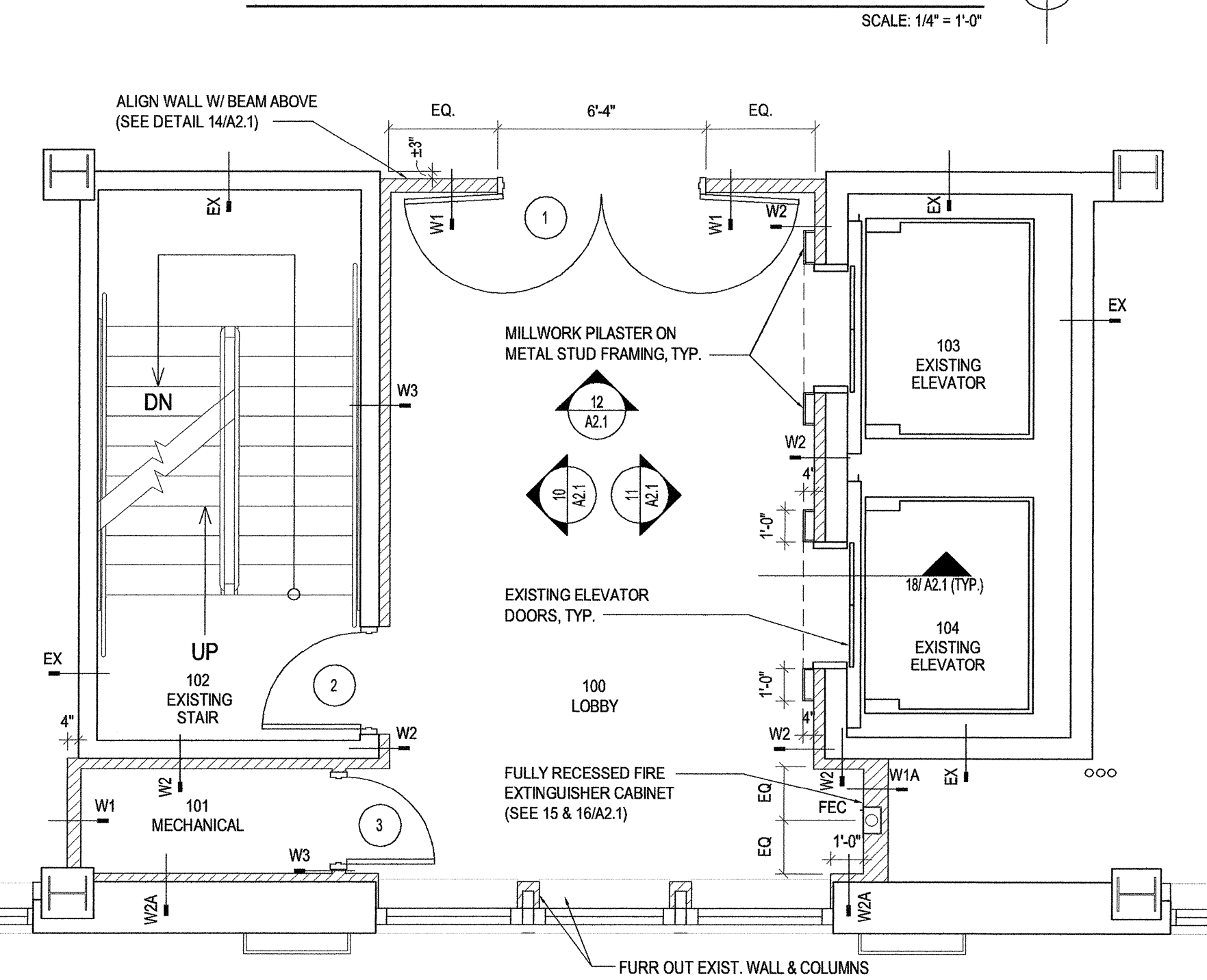
CEILING LEGEND

- 2x2' SUSPENDED CLG. & GRID- ARMSTRONG #578 CURVUS BEVELED TEGULAR W/ SUPRAFINE 9/16" EXPOSED TEE GRID
- GYPSON BOARD CEILING/ SOFFIT
- WALL MOUNTED SCENCE
- RECESSED CEILING FIXTURE
- WALL MOUNTED FLUORESCENT FIXTURE
- EXIT SIGN

NOTES:
REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES & SCHEDULE

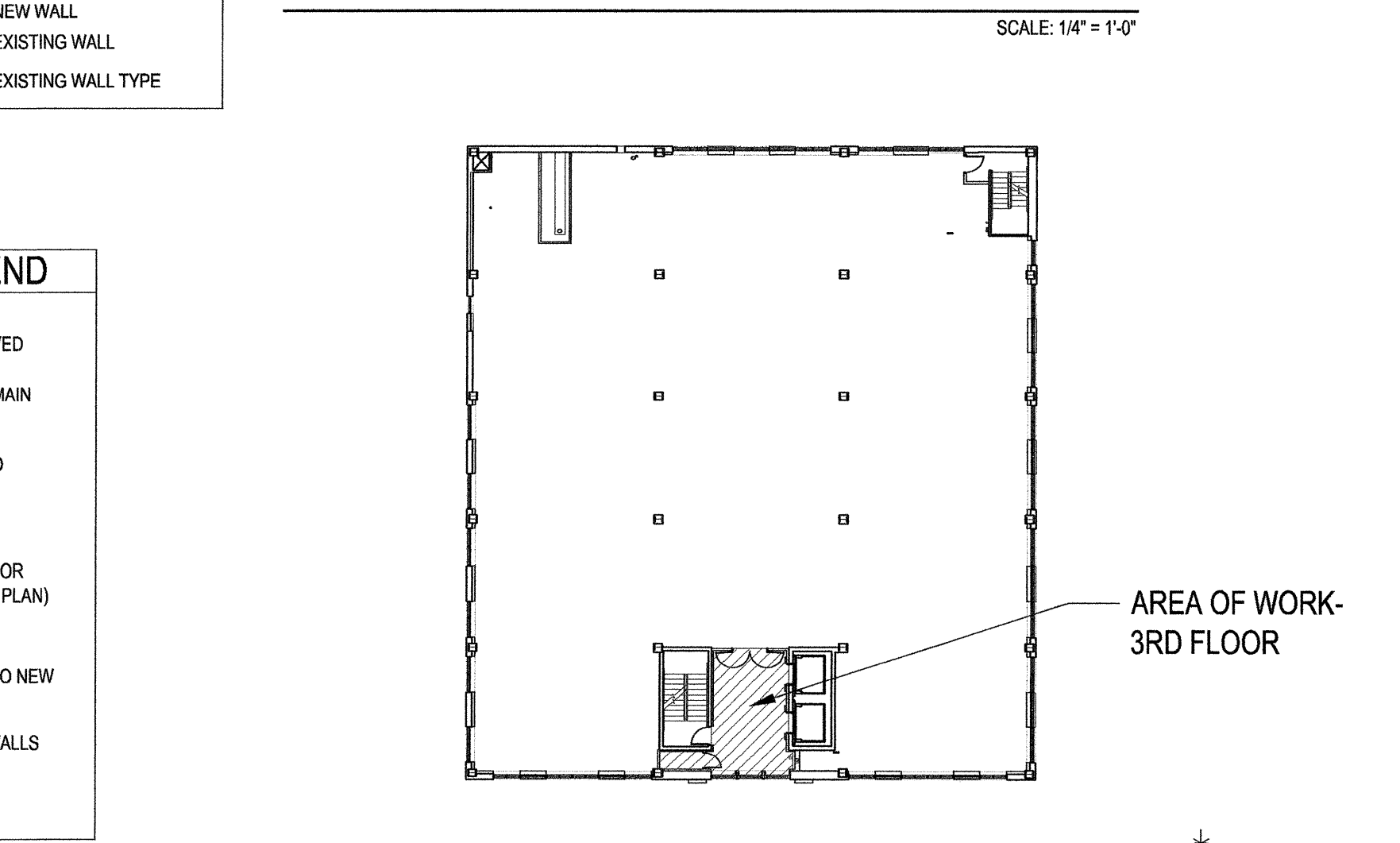
01 DEMOLITION PLAN

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



03 PROPOSED FLOOR PLAN

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



FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL
- EXISTING WALL TYPE

DEMOLITION PLAN LEGEND

- EXISTING TO BE REMOVED
- EXISTING WALL TO REMAIN
- 01 REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE
- 02 REMOVE EXISTING LIGHT FIXTURE
- 03 RELOCATE EXISTING SMOKE DETECTOR TO NEW CEILING (SEE REFL. CEILING PLAN)
- 04 REMOVE EXISTING EXIT SIGN
- 05 RELOCATE EXISTING OCC. SENSOR TO NEW CEILING (SEE ELECTRICAL PLANS)
- 06 REMOVE EXISTING PLASTER FROM WALLS
- 07 REMOVE EXISTING WALL

LOCATION PLAN

NOT TO SCALE

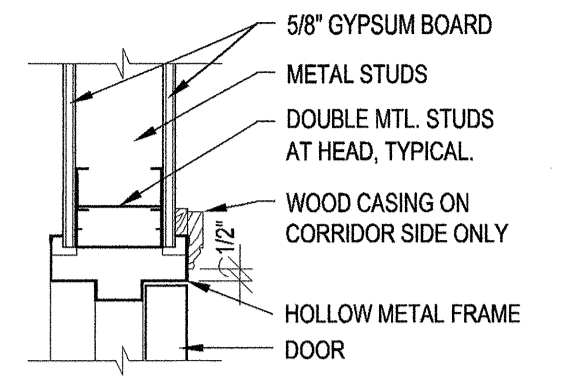
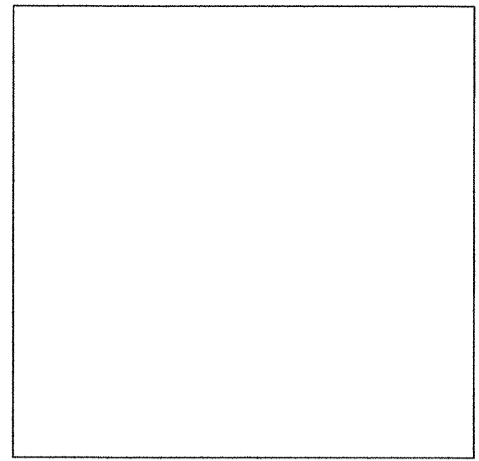
3rd Floor Lobby Renovation for:
303 Banyan Street
West Palm Beach, Florida

commission 210043
date: 2-14-11
revision date
no.
drawing A1.1
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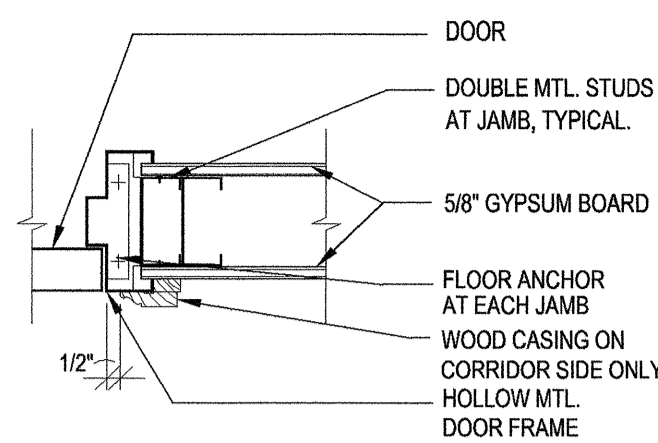
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René Tercilla AIA, REFP

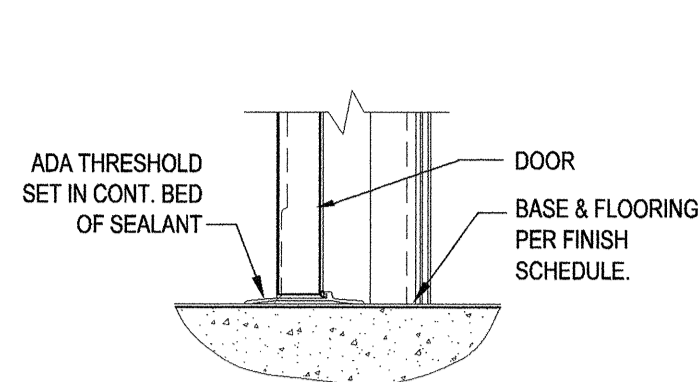
tercilla **coufemanche** architects
AA 0003414
2047 vista parkway, suite 100
west palm beach, florida 33411 ph: 561.478.4457 fx: 561.478.4102



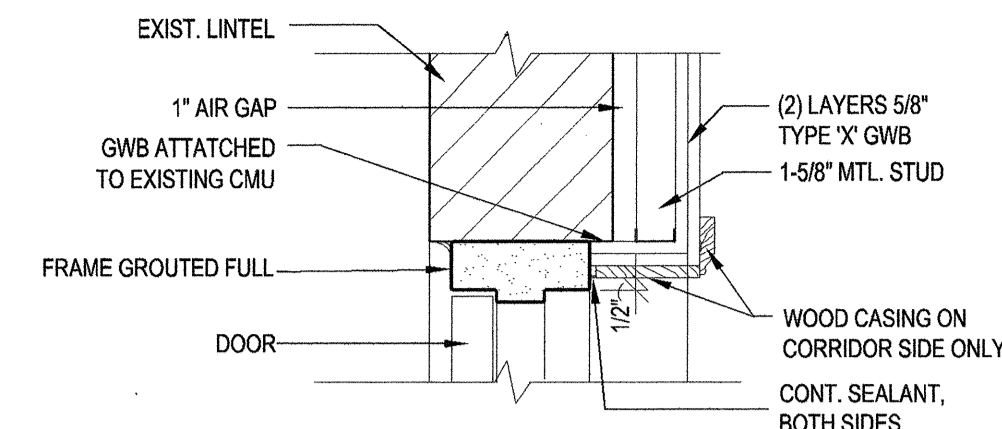
01 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



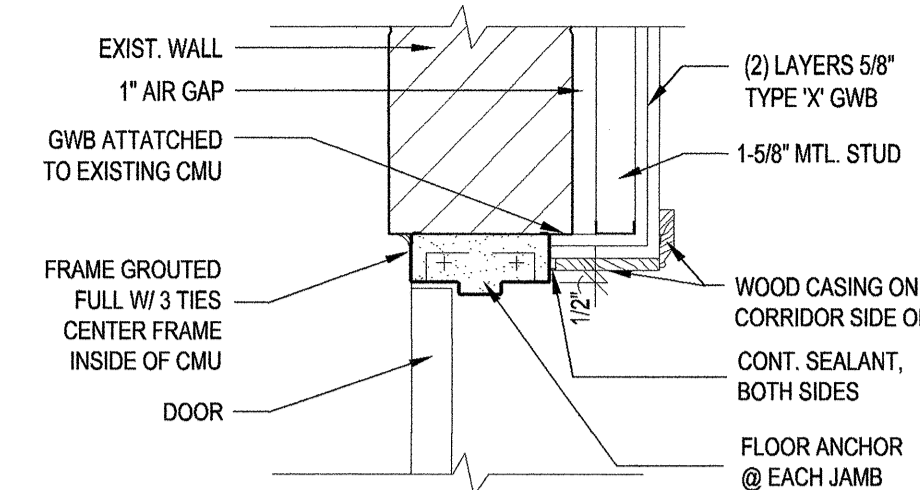
02 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



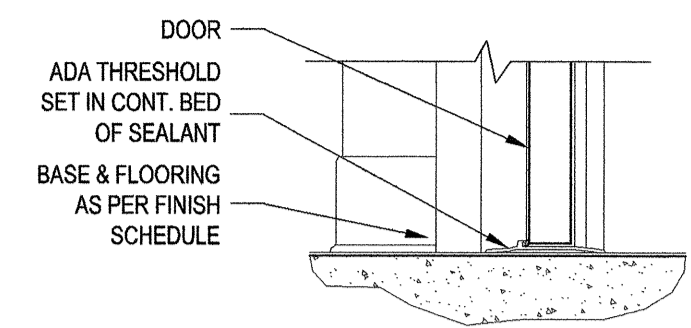
03 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



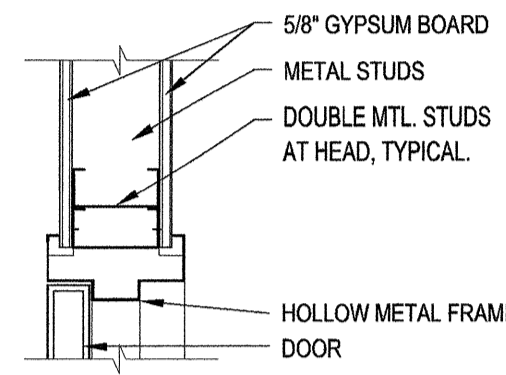
04 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



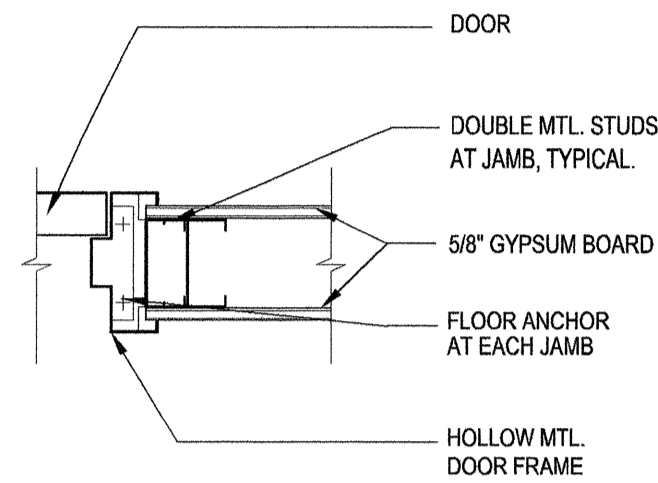
05 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



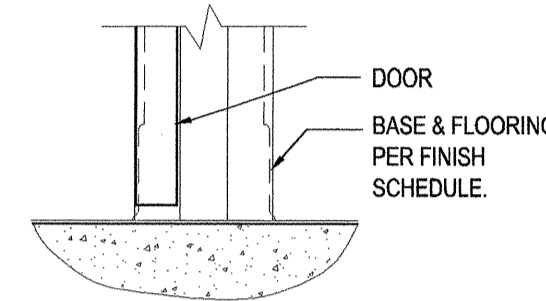
06 SILL DETAIL
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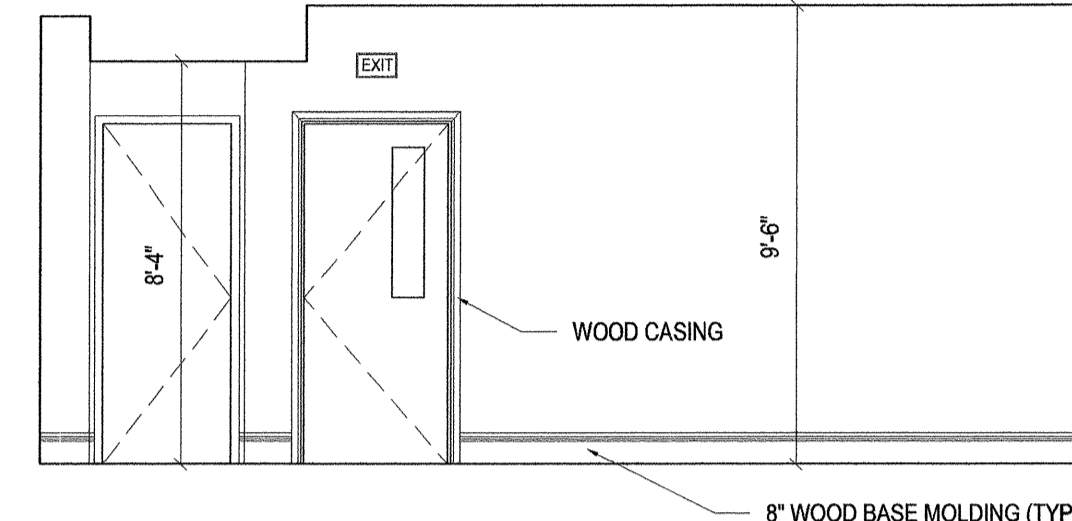
07 HEAD DETAIL
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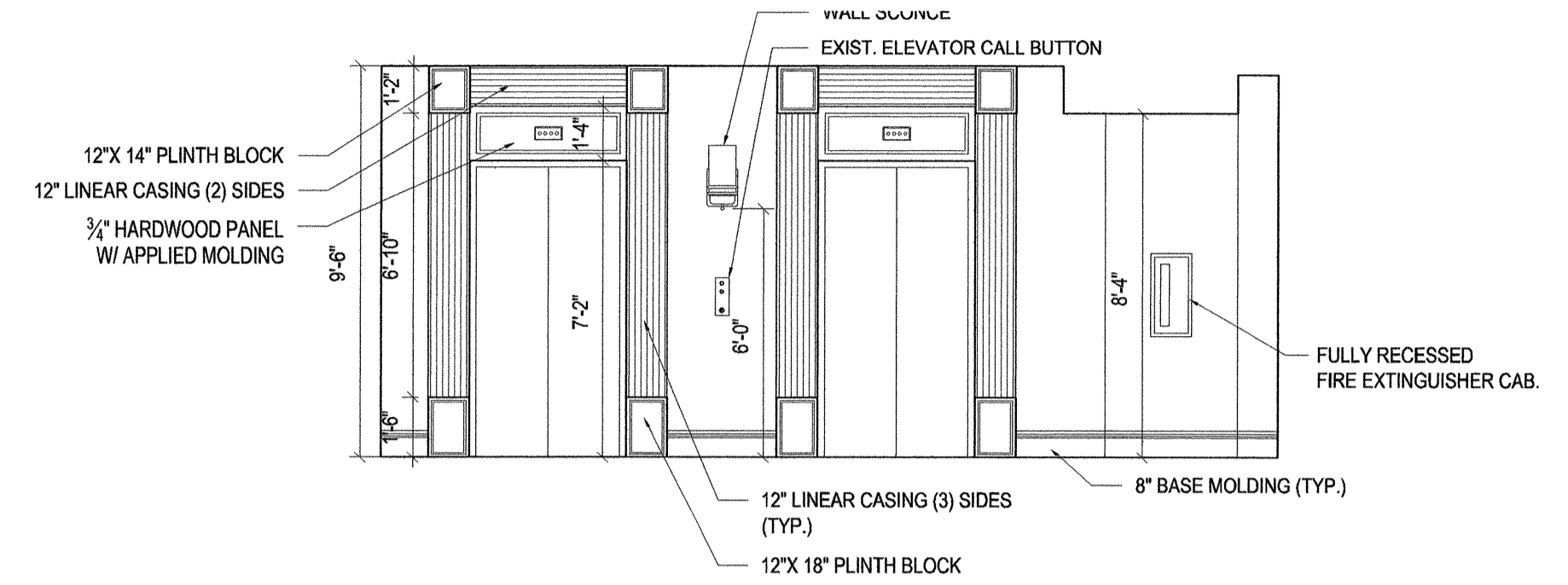
08 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



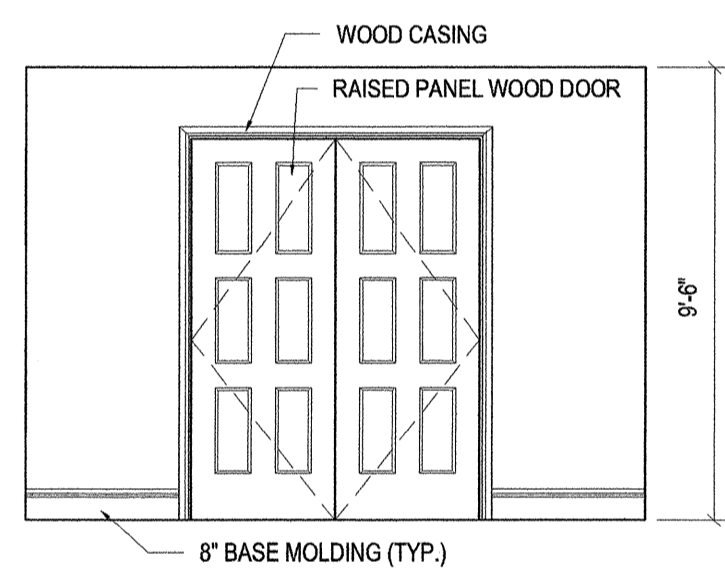
09 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



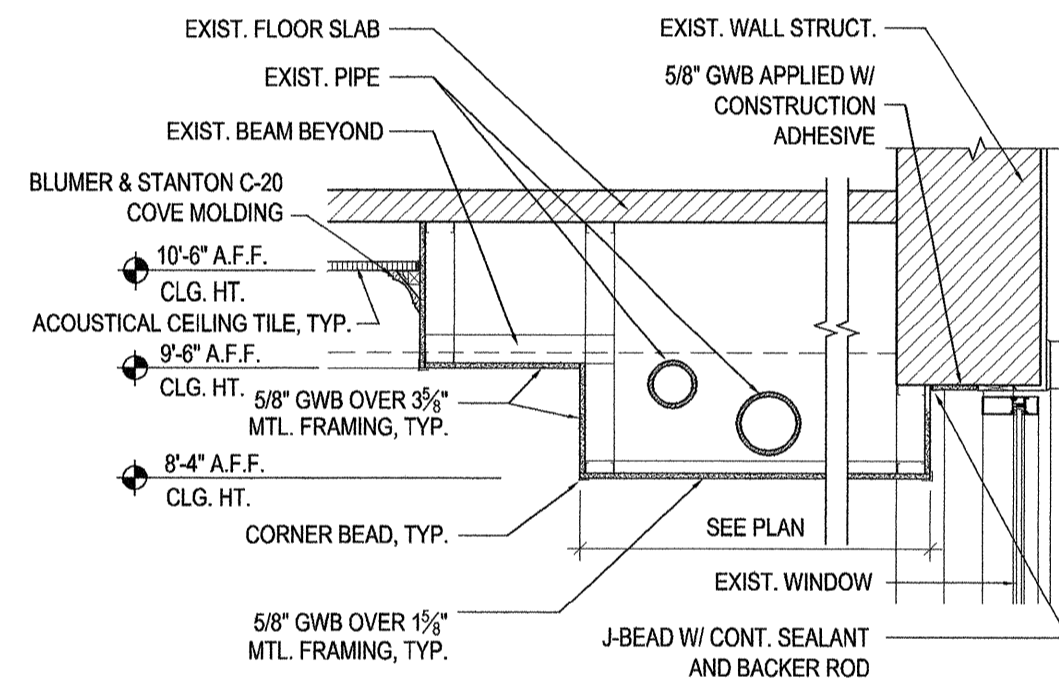
10 INT. ELEVATION
SCALE: 1/4" = 1'-0"



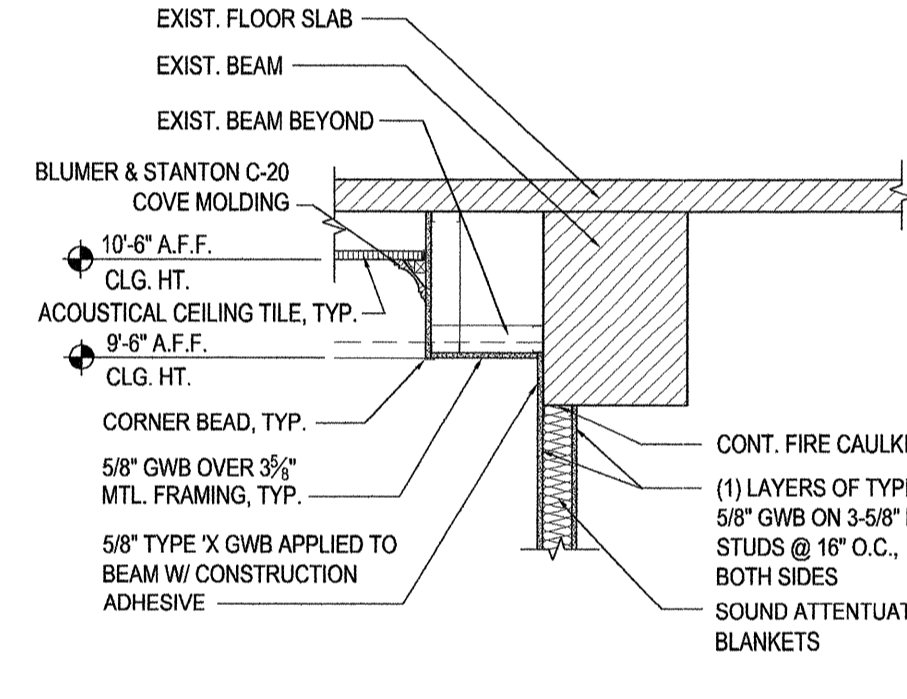
11 INT. ELEVATION
SCALE: 1/4" = 1'-0"



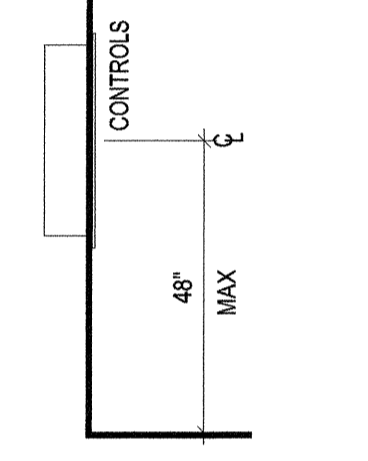
12 INT. ELEVATION
SCALE: 1/4" = 1'-0"



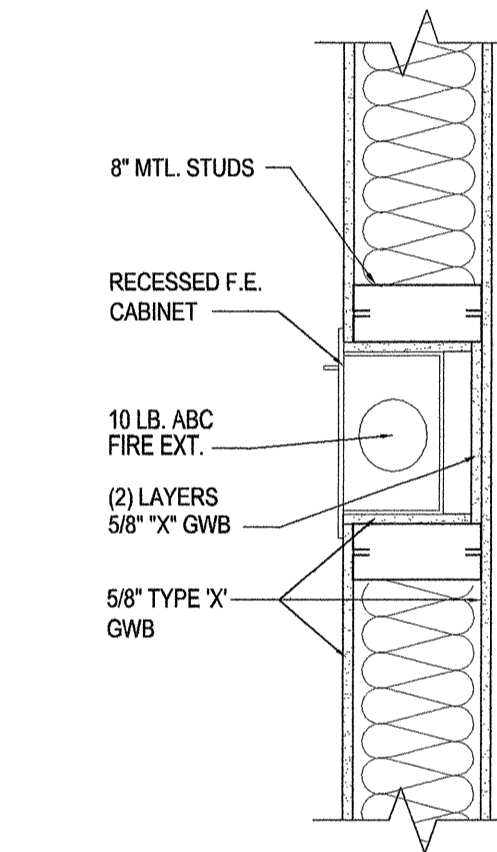
13 CEILING DETAIL
SCALE: 1/2" = 1'-0"



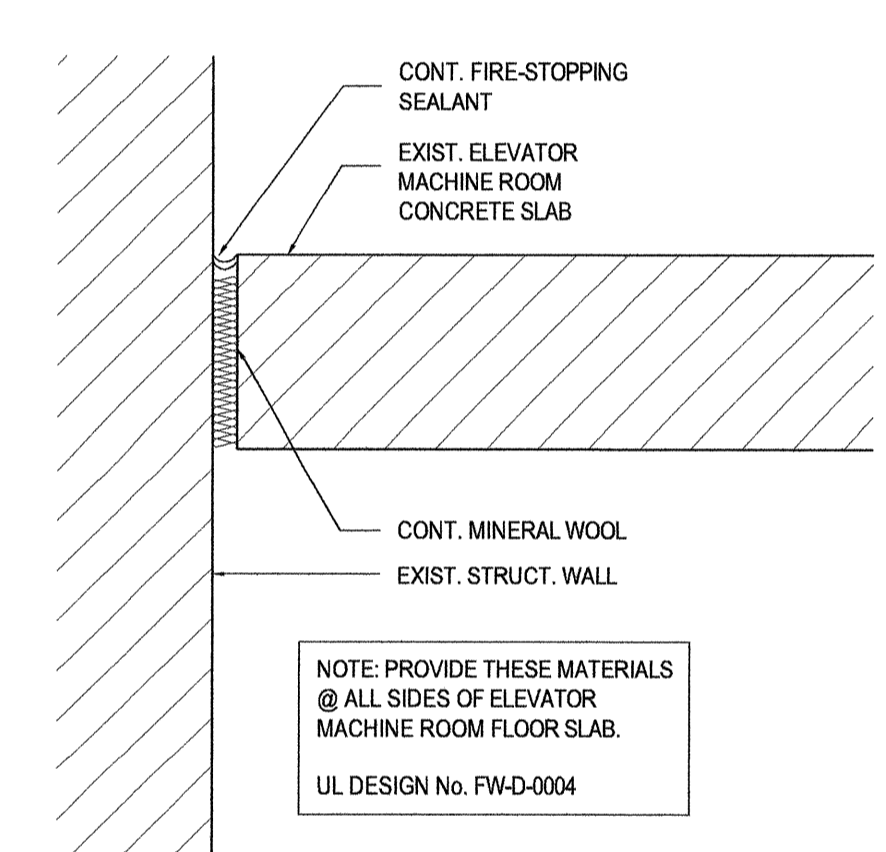
14 CEILING DETAIL
SCALE: 1/2" = 1'-0"



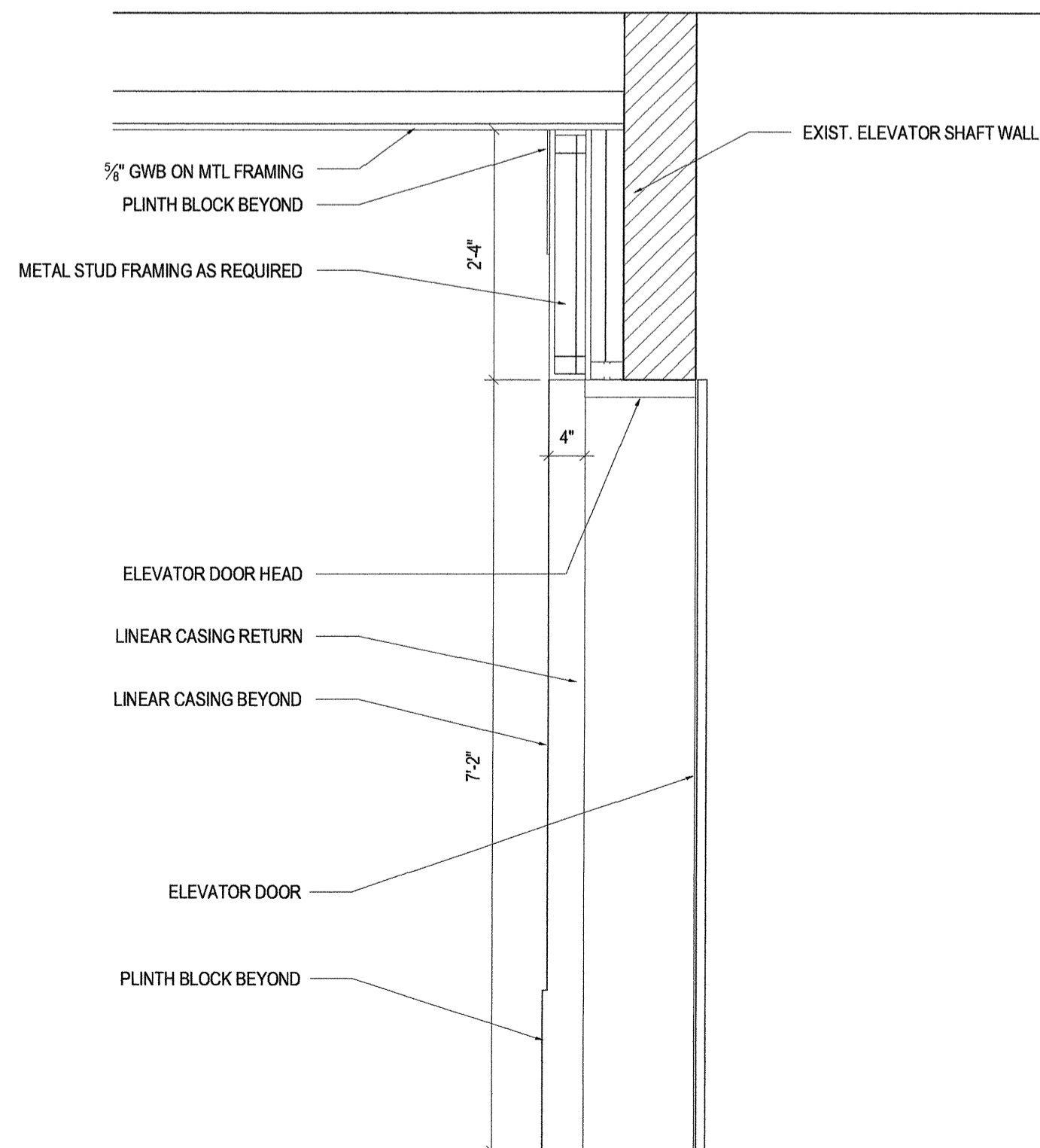
15 FEC MTG. HEIGHT
SCALE: 1/2" = 1'-0"



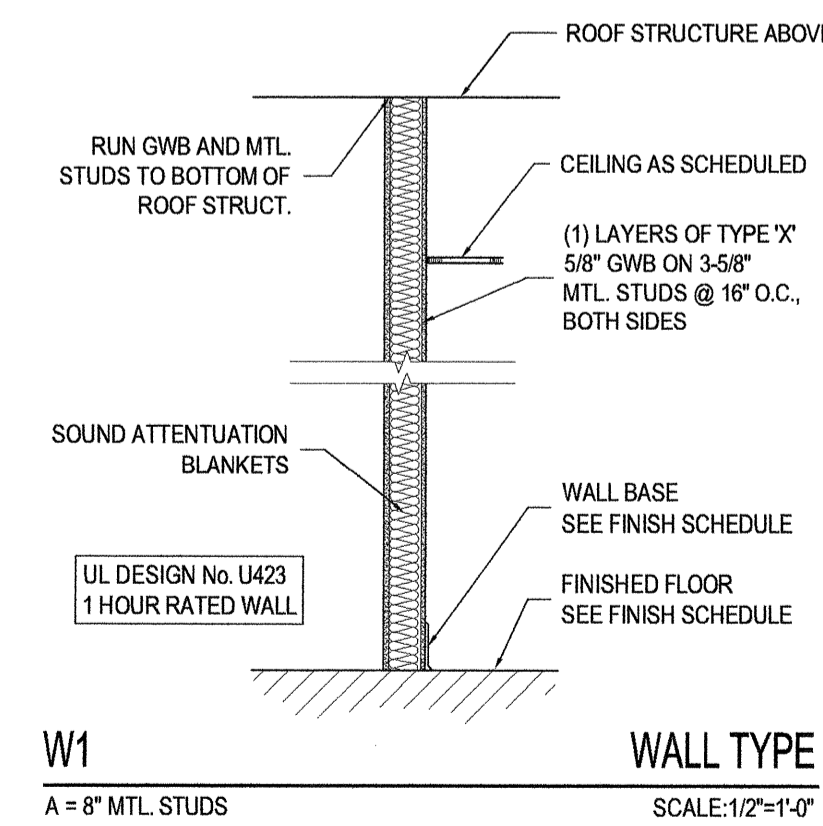
16 FEC DETAIL
SCALE: 1/2" = 1'-0"



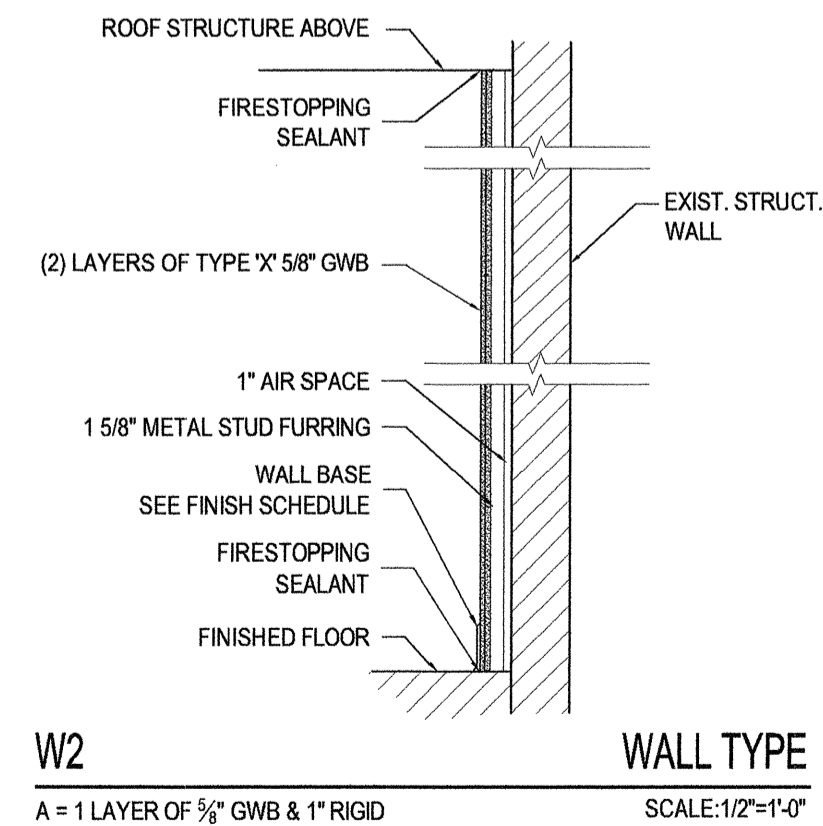
17 FIRE STOPPING DTL
SCALE: 3" = 1'-0"



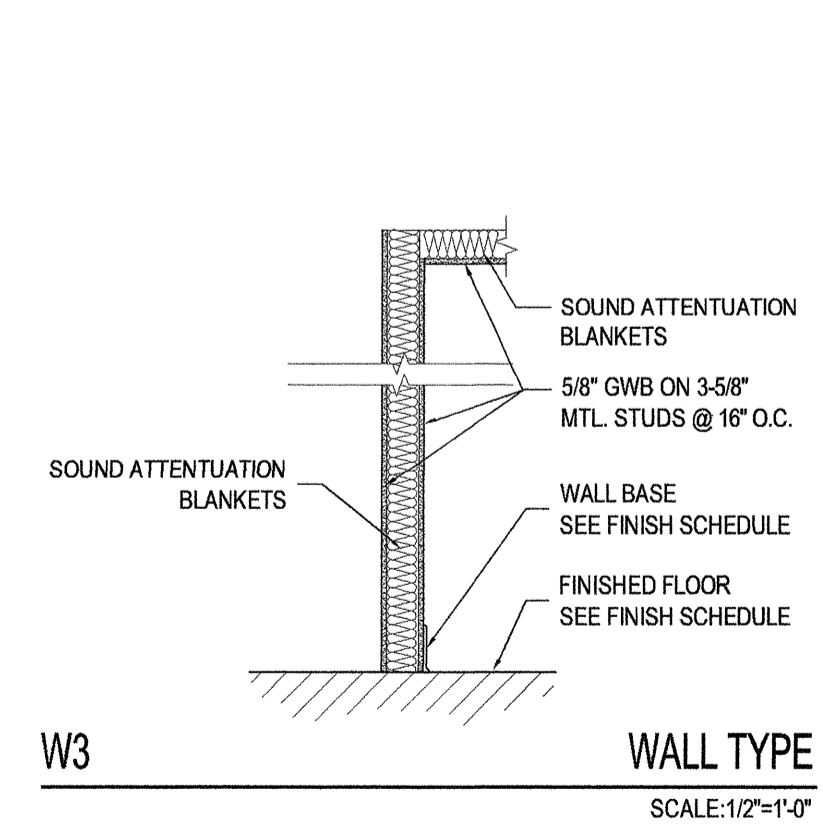
18 ELEVATOR DETAIL
SCALE: 3/4" = 1'-0"



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



W2 WALL TYPE
SCALE: 1/2" = 1'-0"



W3 WALL TYPE
SCALE: 1/2" = 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.
- REFER TO THE NATIONAL GYPSUM ASSOCIATION FOR CONTROL JOINT LOCATIONS AND RECOMMENDATIONS.
- 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. CAJ-2218 SYSTEM NO. WL-1176
SYSTEM NO. CAJ-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.

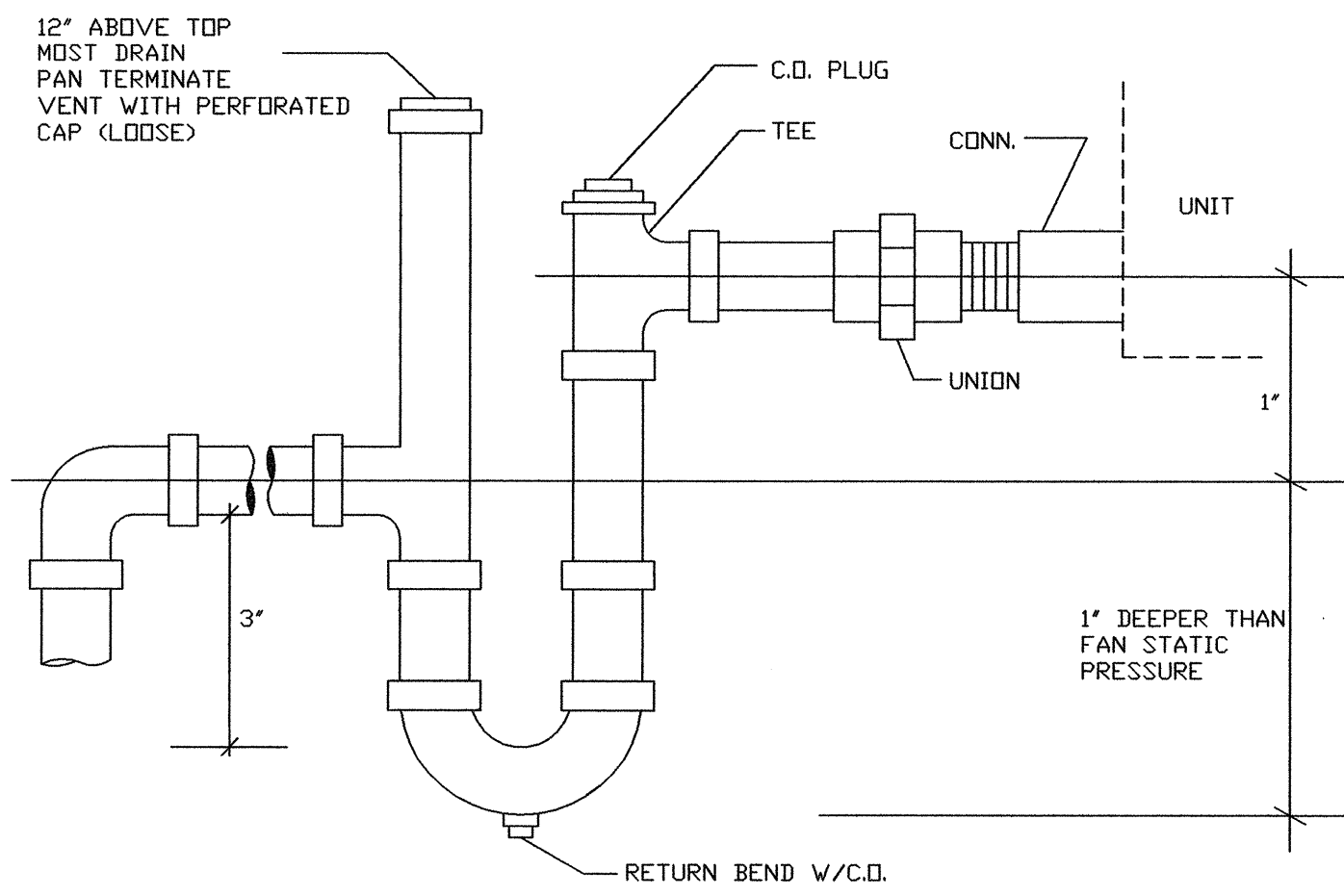
GENERAL MECHANICAL NOTE

- 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.
- 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.
- CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
- 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.).
- 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.

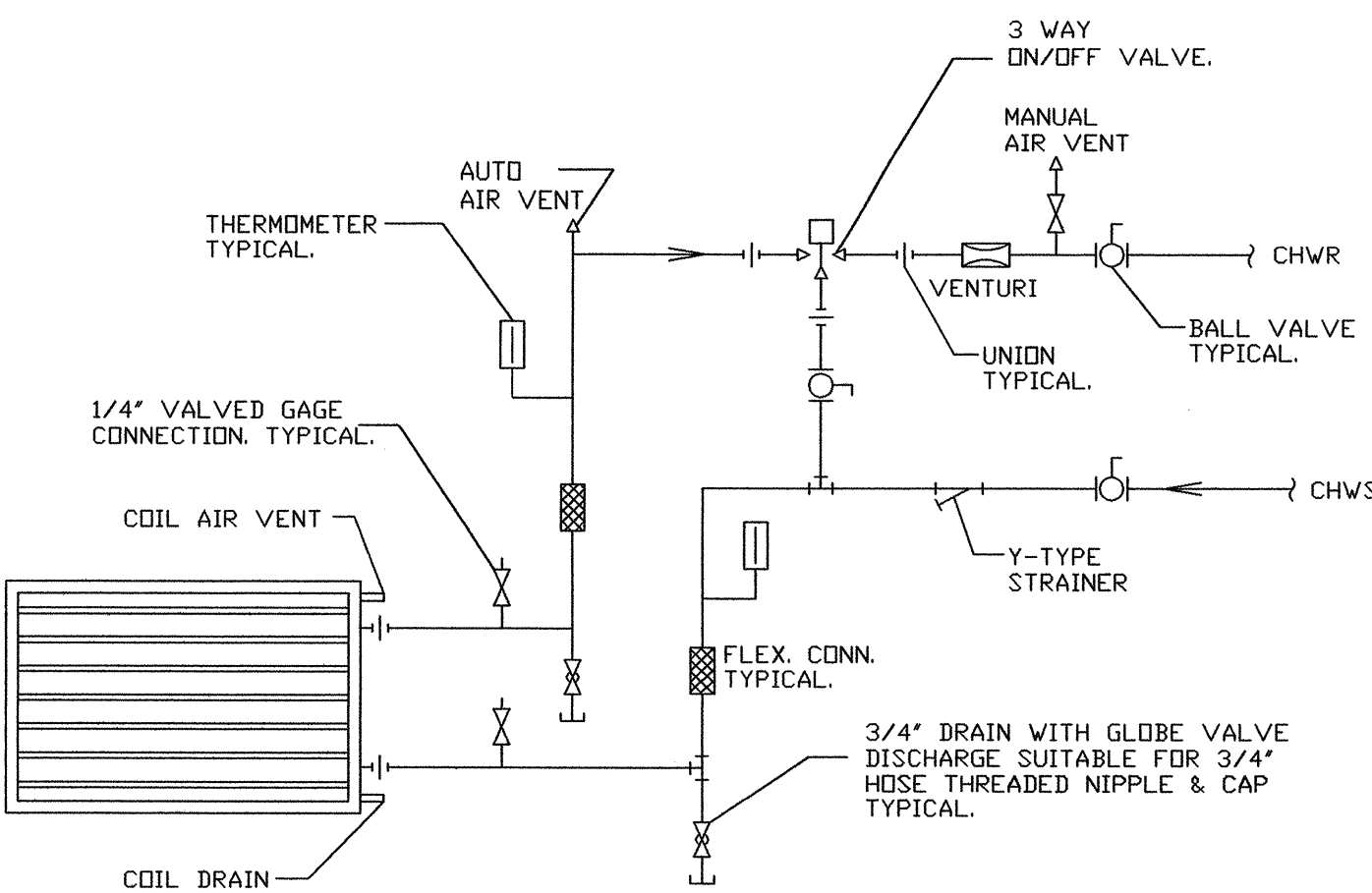
GENERAL HVAC NOTES

- 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.
- 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.
- PAY ALL COSTS OF PERMIT INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
- CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE (5) COPIES OF MANUFACTURER'S DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
- ALL CONDITIONED AIR DUCTWORK SHALL BE FIBREGLASS, R=4.2 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.
- THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM 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.
- PROVIDE & INSTALL ALL CONTACTORS, RELAYS, AND CONTROLS.
- HVAC CONTRACTOR SHALL PROVIDE A TEST AND BALANCE REPORT FOR ALL MECHANICAL SYSTEMS AND INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLS, RETURN GRILLS, AND EXHAUST GRILLS AND THE LEAVING AND ENTERING AIR TEMPERATURE (F) FROM AT EACH EVAPORATOR COIL. INCLUDE ALL VOLTAGE AND AMPERAGE FOR EACH MOTOR. WATER SIDE PERFORMANCE DATA
COIL GPM
COIL ENTERING & LEAVING WATER TEMPERATURES
COIL HEAD LOSS-FT
VENTURI DIAMETER-IN
VENTURI DIFFERENTIAL HEAD-IN WC
CALCULATE COIL CAPACITY

- THE REPORT SHALL BE DONE BY AN INDEPENDANT T&E CONTRACTOR LICENSED BY THE STATE OF FLORIDA AND SUBMITTED TO THE ARCHITECT.
- 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 METALARE.
- 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.
- PROVIDE NEW FILTERS FOR ALL AIR HANDLERS BEFORE STARTING THEM. REPLACE FILTERS PRIOR TO FINAL ACCEPTANCE BY OWNER.
- FIRE DAMPERS SHALL BE STYLE B WITH THE BLADES OUT OF THE AIRSTREAM. DAMPERS FOR RECTANGULAR DUCTS SHALL BE EQUAL TO RUSKIN #D-BD2 WITH 1 1/2 HOUR RATING & DAMPERS FOR ROUND DUCT SHALL BE EQUAL TO RUSKIN #D-IBD2-CR WITH 1 1/2 HOUR RATING.
- ALL PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES INCLUDING FLOOR ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH PUT ASSEMBLY AND INSPECTED FOR COMPLIANCE PRIOR TO CLOSE IN.
- 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.
- PROVIDE A 10 FOOT MINIMUM CLEARANCE FROM ALL VENTS THROUGH ROOF (VTR) AND EXHAUST FANS TO OUTSIDE AIR INTAKES.
- ALL STORAGE ROOMS, TOILETS, ETC. WILL HAVE UNDERCUT DOORS TO PROVIDE VENTILATION REQUIRED WHEN DOOR OR TRANSFER GRILLES ARE NOT SHOWN.
- 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.
- COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
- COORDINATE LOCATION OF AHU'S, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
- MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, 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.
- FAN DRIVES SHALL BE ADJUSTED TO DELIVER THE SPECIFIED CFM AGAINST THE ACTUAL STATIC PRESSURE OF THE INSTALLATION.
- CHILLED WATER PIPING (ABOVE GROUND) SHALL BE INSULATED WITH SECTIONAL PRE-FORMED CELLULAR GLASS PIPE INSULATION. ON PIPES AND FITTINGS 4 INCHES AND SMALLER INSULATION SHALL BE 1-1/2 INCH THICK; WHERE SAID PIPES AND FITTINGS ARE EXPOSED TO THE WEATHER, THE INSULATION SHALL BE 2 INCHES THICK. ON PIPES AND FITTINGS 5 INCHES AND LARGER INSULATION SHALL BE 2 INCHES THICK. BUTTER ALL JOINTS WITH MANUFACTURER'S RECOMMENDED MASTIC. JOINTS SHALL BE STAGGERED AND TIGHTLY FITTED. COVER WITH FIRE RESISTANT WHITE "STAY-DRY" JACKET. SELF-SEALING LAPS ARE ACCEPTABLE IF RECOMMENDED BY MANUFACTURER. SEAL ALL JOINTS, LAPS AND STAPLE HEADS WITH FIRE RESISTANT VAPOR SEAL MASTIC. FURNISH EXPANSION JOINT ON STRAIGHT RUNS OVER 40 FEET IN LENGTH CONSISTING OF A 2-INCH WIDE SECTION OF FOAMED PLASTIC INSULATION FINISHED WITH GLASFAB AND MASTIC. WHERE EXPOSED TO VIEW AND IN EQUIPMENT ROOMS, COVER INSULATION WITH GLASFAB AND WHITE MASTIC. FURNISH 16 GAUGE COPPERWELDED FASTENERS ON 12-INCH CENTERS.
- ALL CHILLED WATER PIPING SHALL BE TYPE L COPPER. PROVIDE DIELECTRIC FITTING WHERE CONNECTING TO DISSIMILAR METAL.



CONDENSATE PIPING DETAIL - NTS



COOLING/HEATING COIL DETAIL - NTS

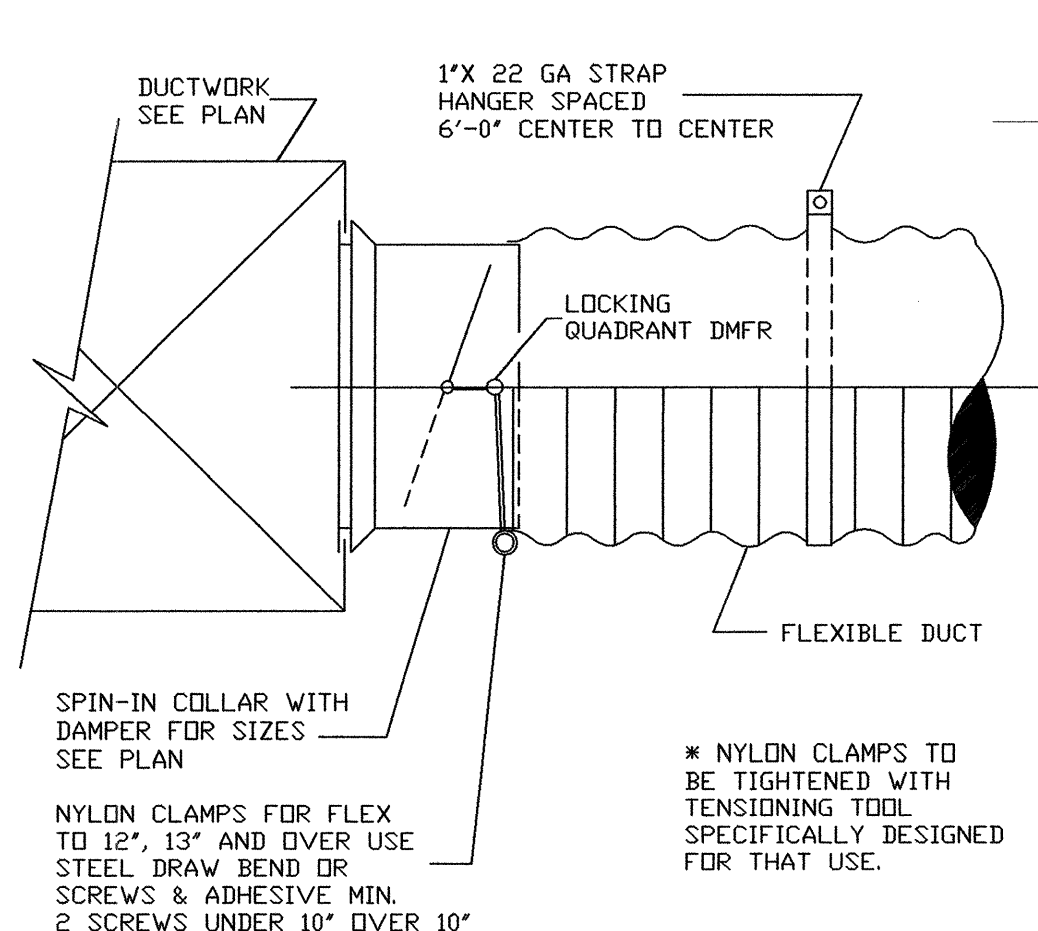
- NOTES:
- PIPING SHALL BE ARRANGED TO PROVIDE UNOBSTRUCTIVE ACCESS TO FILTER SECTION, FAN SECTION, & COIL SECTION.
 - PROVIDE ALL BALL VALVES WITH EXTENDED STEMS TO CLEAR INSULATION. PROVIDE ADJUSTABLE MEMORY STOPS FOR ALL BALL VALVES.

AIR HANDLING UNIT SCHEDULE																	
UNIT NO.	SERVICE	MANUF.	MODEL NO.	CFM	STATIC PRESS.		FAN MOTOR							COOLING COIL			
					EXT.	TOTAL	ELEC.	H.P.	ENT. AIR DB	WB	TOTAL SENS.	MBH	ROWS	GPM	MAX P.D.	EWT	LWT
1	LOBBY	TRANE	BCVC024B	680	0.25	0.78	208/1	1/3	80	67	21.99	16.46	4	4.55	2.91	45	55

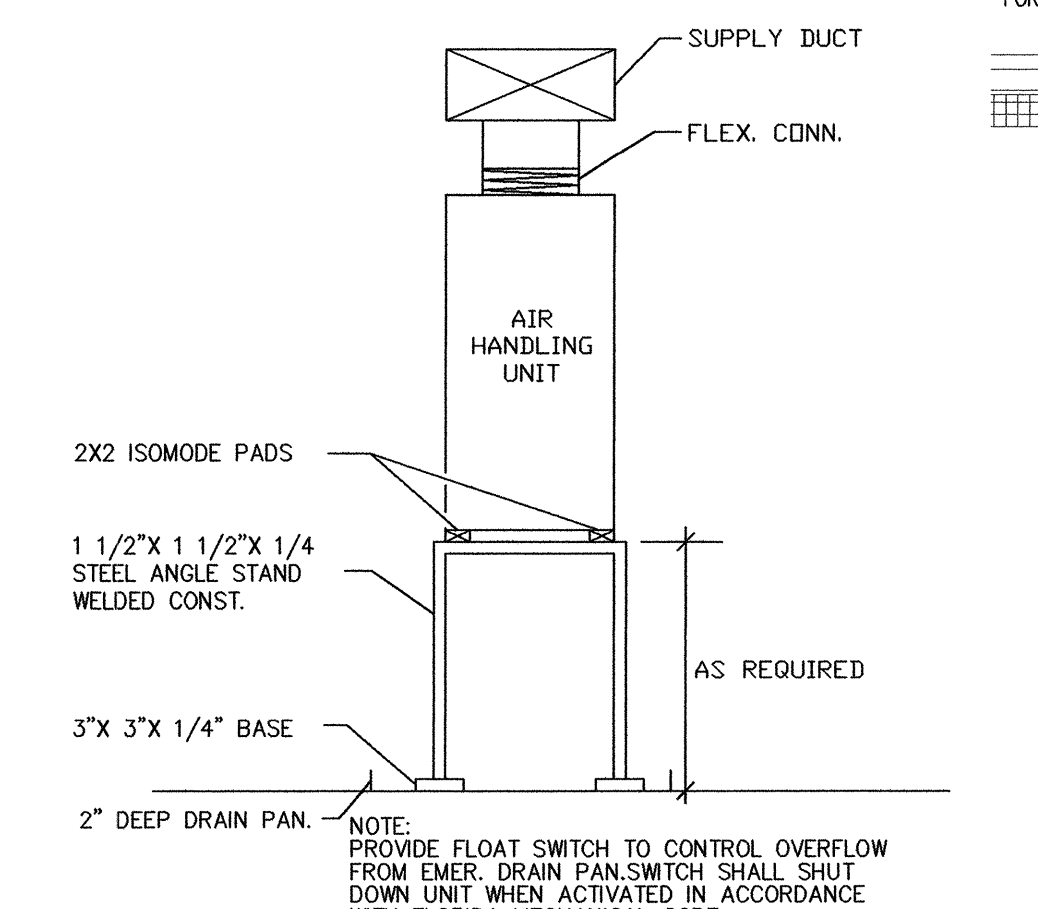
- SCHEDULE NOTES:
- PROVIDE UNIT #1 WITH A 3.0KW HEATER & SINGLE POINT POWER CONNECTION.
 - PROVIDE UNIT #1 WITH A DUPLEX CONDENSATE PUMP TO OPERATE AT THE SAME VOLTAGE AS THE UNIT. CONNECT TO THE SAME CIRCUIT AS THE UNIT. THE UNIT SHALL NOT OPERATE IF THE CONDENSATE PUMP FAILS.

OUTDOOR AIR SUPPLY CALCULATION

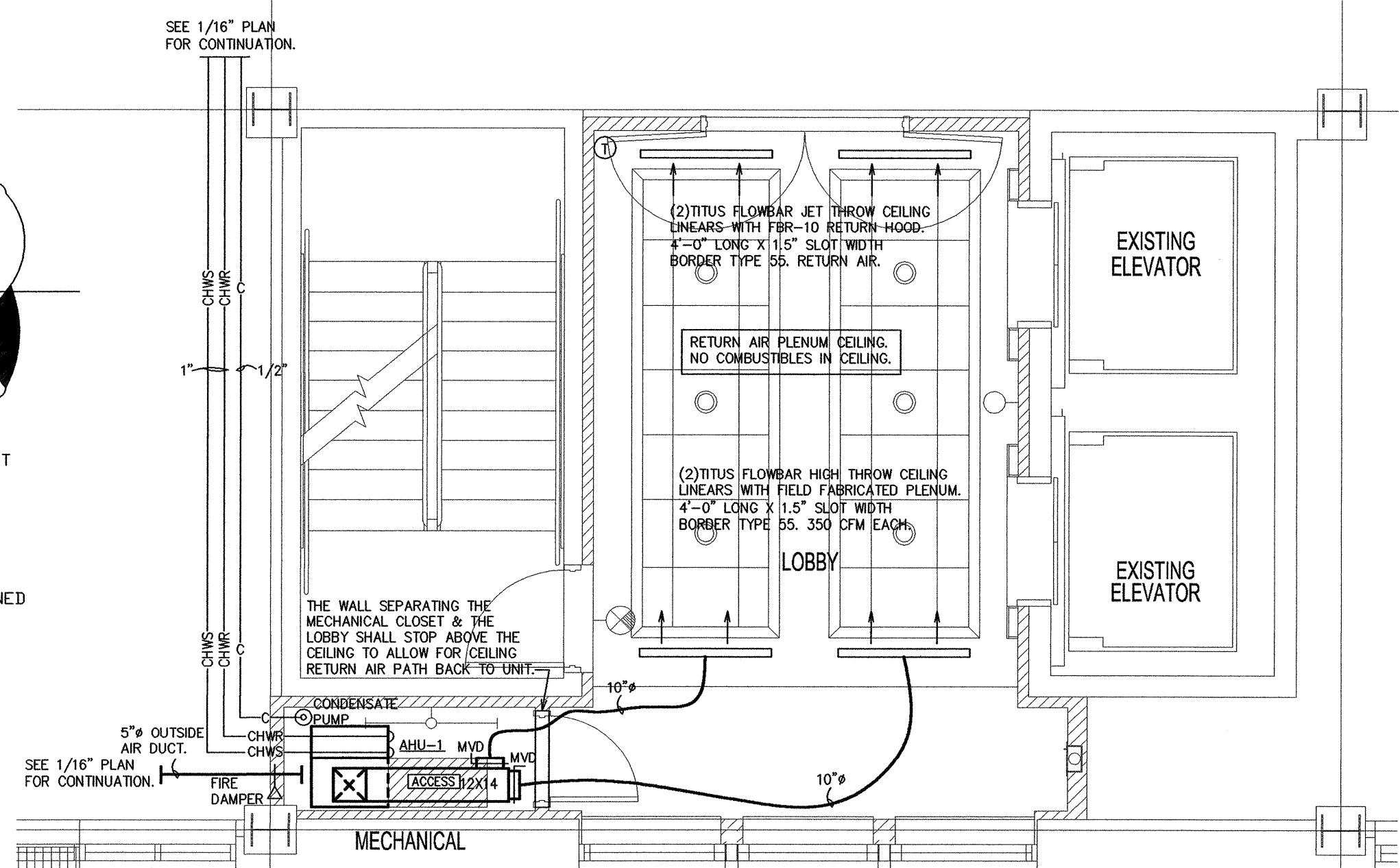
SYSTEM - #1
 LOBBY: 321 S.F. X 10 PPL/1000 SF X 11 CFM/PPL. = 35 CFM
 CFM REQUIRED = 35 CFM
 CFM SUPPLIED = 40 CFM



DUCT TAKE-OFF DETAIL - NTS



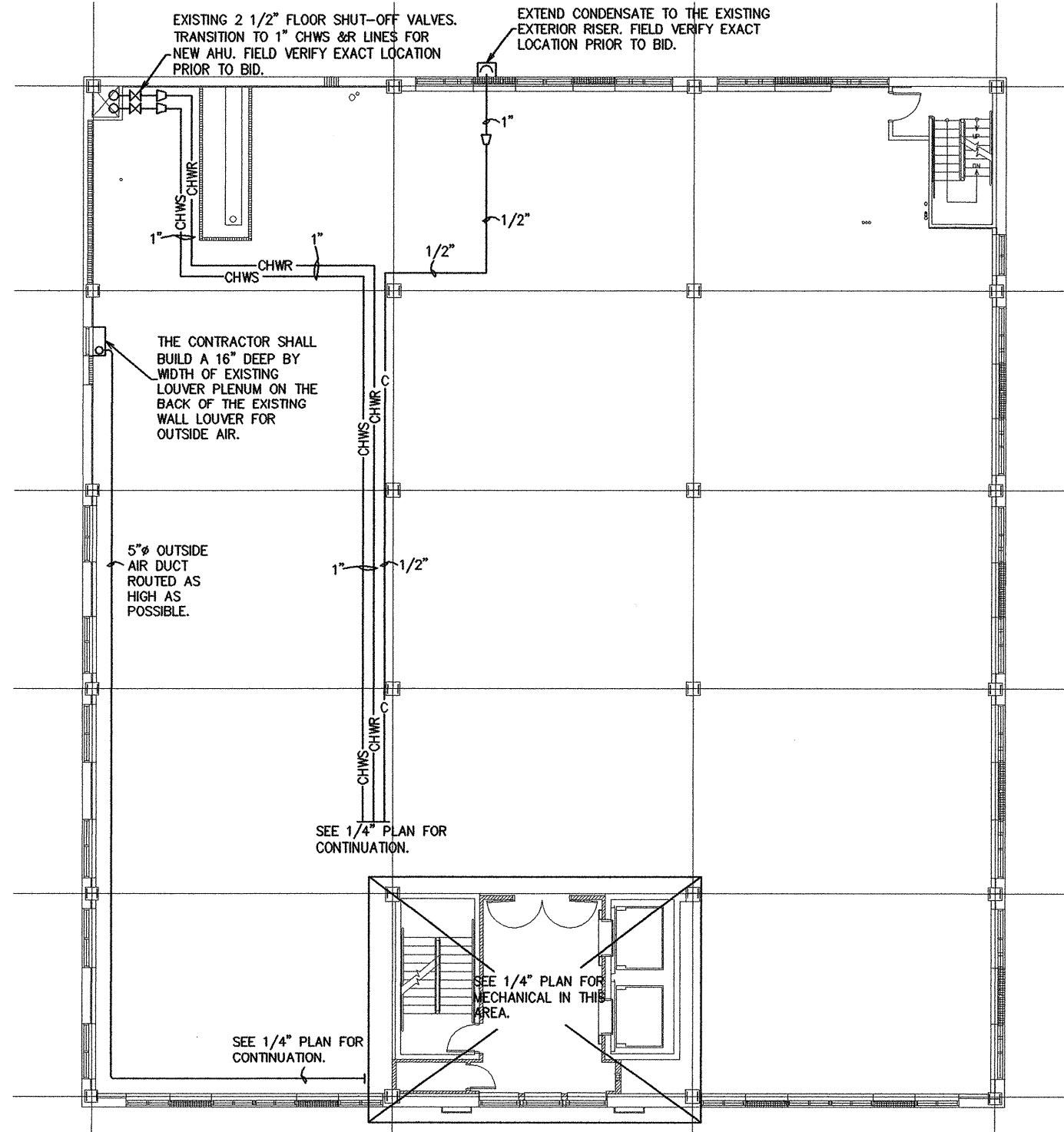
AHU DETAIL - NTS



PARTIAL 3RD FLOOR PLAN - LOBBY MECHANICAL

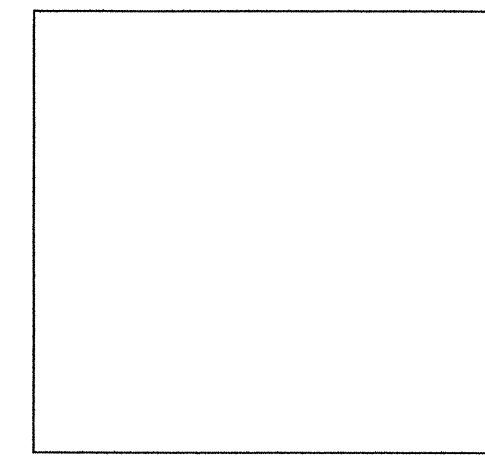
SCALE: 1/4" = 1'-0"

- SPECIFIC NOTES: MECHANICAL PLAN
- THE CHILLED WATER AHU CONTROL
 THE BUILDING HAS AN EXISTING BUILDING AUTOMATION SYSTEM THAT THIS NEW UNIT SHALL BE CONNECTED TO. THE SYSTEM IS A ZONE X CENTER COMMAND CENTER. THE COMPATIBLE THERMOSTAT MADE BY ZONE-X IS A DIGICOM COMMUNICATING THERMOSTAT. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID & INCLUDE ALL COSTS ASSOCIATED WITH CONNECTING THIS UNIT & THERMOSTAT INTO THE EXISTING SYSTEM.
 THE SEQUENCE OF OPERATION SHALL BE AS FOLLOWS. THE AHU OCCUPIED/UNOCCUPIED SHALL BE BASED ON A TIME OF DAY SCHEDULE FROM THE CONTROLLER. ON A START COMMAND THE FAN SHALL START. ON A RISE IN SPACE TEMPERATURE ABOVE COOLING SETPOINT THE CHILLED WATER VALVE SHALL MODULATE OPEN. ON A FALL IN SPACE TEMPERATURE BELOW COOLING SETPOINT THE CHILLED WATER VALVE SHALL CLOSE. ON A FURTHER DROP IN SPACE TEMPERATURE BELOW HEATING SETPOINT THE ELECTRIC HEAT SHALL BE ENERGIZED AS REQUIRED TO MAINTAIN SPACE TEMPERATURE. ON A SIGNAL FROM THE FIRE ALARM SYSTEM THE FAN SHALL STOP & THE CONTROL SYSTEM DE-ENERGIZED.
 - THE CONTRACTOR SHALL PROTECT ALL PENETRATIONS OF FIRE RATED PARTITIONS WITH APPROPRIATE UL METHOD. SEE ARCHITECTURAL PLAN FOR LOCATIONS OF FIRE RATED PARTITIONS.



OVERALL 3RD FLOOR PLAN - MECHANICAL

SCALE: 1/16" = 1'-0"



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3rd Floor Lobby Renovation for:
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 West Palm Beach, Florida

commission 210043
 date: 2-14-11
 revision date
 no.

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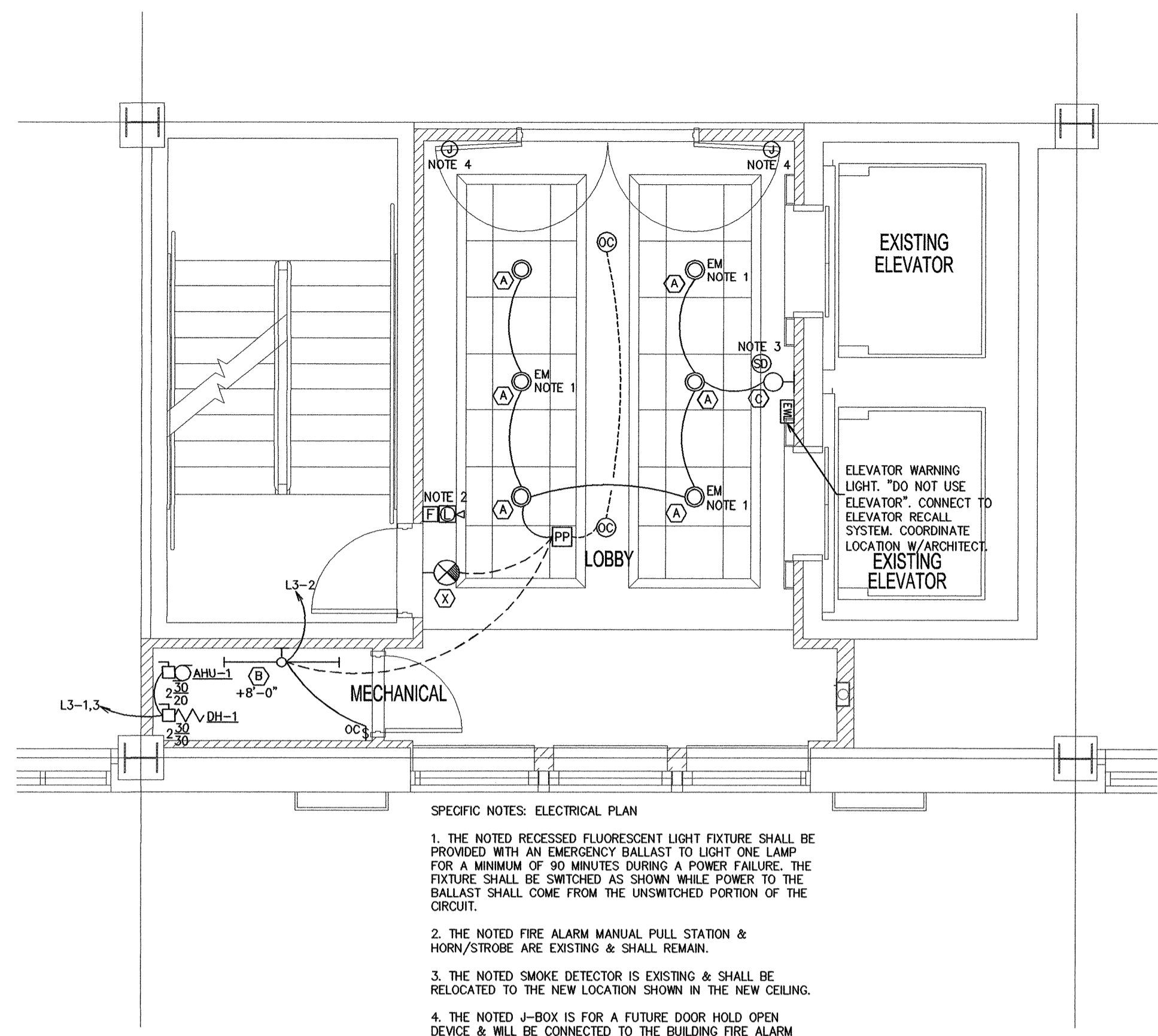
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ELECTRICAL NOTES:

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. THE CURRENT MINIMUM REQUIRED CODES FOR THIS PROJECT ARE:
2007 FLORIDA BUILDING CODE W/2009 REVISIONS
2008 NATIONAL FIRE PROTECTION ASSOCIATION - 101
2008 NATIONAL FIRE PROTECTION ASSOCIATION - 70
2007 NATIONAL FIRE PROTECTION ASSOCIATION - 72
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 PROJECT.
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. I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
22. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, ENCLOSURES AS REQUIRED BY EXPOSURE.
23. ALL SERVICE CONDUIT AND ALL EXPOSED EXTERIOR CONDUITS SHALL BE RIGID METAL. INTERIOR LIGHTING AND RECEPTACLE CONDUIT SHALL BE EMT.
24. ELECTRICAL OUTLETS SERVING EWC'S SHALL BE MOUNTED OUTSIDE OF THE CABINET.

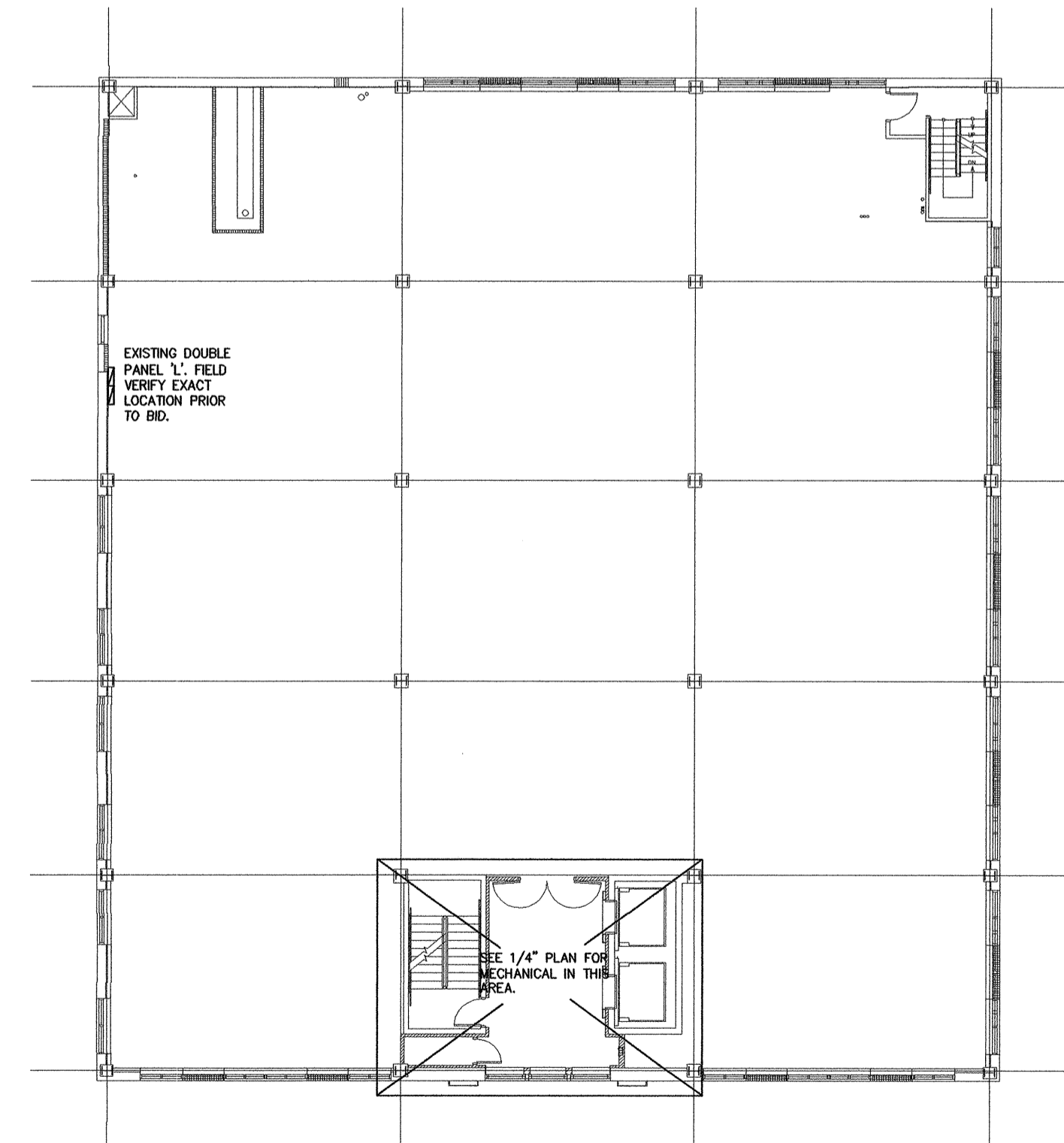
ELECTRICAL LEGEND:

- ⊙ RECESSED DOWNLIGHT.
- ⊕ SURFACE/PENDANT LIGHT.
- STRIP FLUORESCENT LIGHT.
- ⊗ EXIT LIGHT.
- Ⓐ LIGHT FIXTURE TYPE DESIGNATION.
- Ⓛ DUPLEX RECEPTACLE.
- Ⓧ JUNCTION BOX. 4" SQUARE UNLESS NOTED.
- Ⓢ TOGGLE TYPE WALL SWITCH (3 = 3 WAY)
- Ⓛ FIRE ALARM MANUAL PULL STATION.
- Ⓛ FIRE ALARM AUDIO/VISUAL DEVICE.
- Ⓛ OCCUPANCY SENSOR (SEE DEVICE SCHEDULE).
- Ⓛ POWER PACK (SEE DEVICE SCHEDULE).
- Ⓛ MOTOR, EXHAUST FAN
- Ⓛ DISCONNECT



PARTIAL 3RD FLOOR PLAN - LOBBY ELECTRICAL

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



OVERALL 3RD FLOOR PLAN - ELECTRICAL

SCALE: 1/16" = 1'-0"

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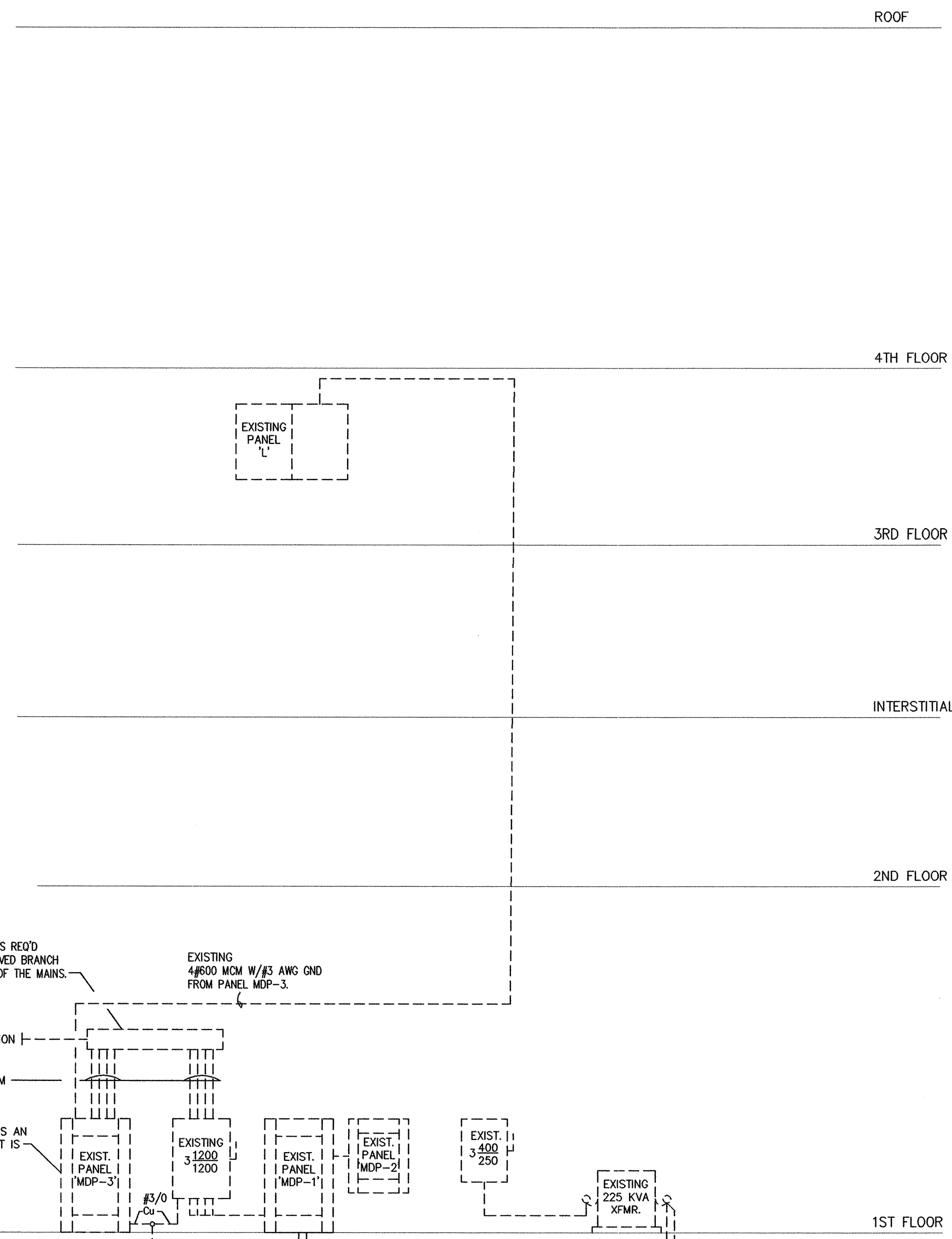
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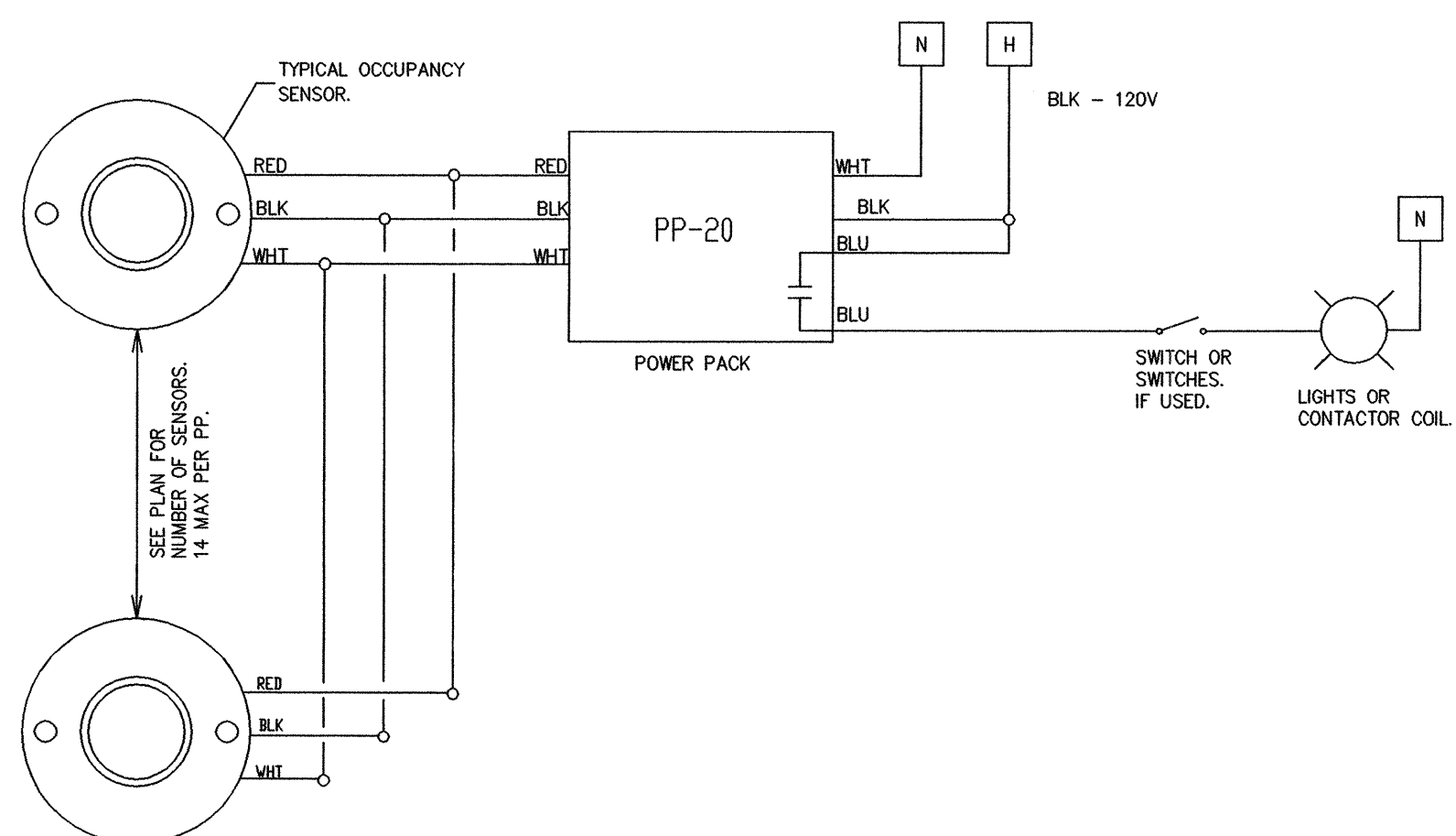
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ELECTRICAL RISER DIAGRAM
SCALE: NTS



LOW VOLTAGE SENSOR(S) WIRING DIAGRAM NTS

OCCUPANCY SENSOR DEVICE SCHEDULE

- MANUFACTURED BY SENSOR SWITCH.
- Ⓢ_{OC} WALL SWITCH W/OCCUPANCY SENSOR & BUILT IN POWER PACK SENSOR SWITCH #WSD-PDT-WHITE
- Ⓞ LOW CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #CM-9-PDT(WHITE).
- PP 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.

PANELBOARD SCHEDULE 'L3' (EXISTING)

COND. & WIRE		AMPS			LOAD		BKR		C K T		C B K T		BKR		LOAD			AMPS			COND. & WIRE												
A	B	C	P	A	P	A	P	A	P	A	P	A	P	A	A	B	C	A	B	C													
1/2"	#10	21			AHU/HEAT-1	2	30	1						1	20			LIGHTING - LOBBY/MECH	3			1/2"	#10										
					SPACE													SPACE															
TOTAL AMPS																						BUS A= 24			BUS B= 21			BUS C= -			CONNECTED KVA=		

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER CATALOG NO.	LAMPS	REMARKS
A	PORTFOLIO C6042E-6051-H	(1)32W PL/41K	RECESSED PL DOWNLIGHT.
B	METALUX SSF-232-UNV-EB81-WG	(2)32W T8/41K	4' STRIP WITH WIRE GUARD.
C	WINONA LTG 4610-F-120V-OA-CPF-MOD	(2)13W PL/41K	WALL SCONCE. FIXTURE TO BE PAINTED DARK BRONZE. FINAL COLOR SELECTION TO BE APPROVED BY ARCHITECT.
X	SURE-LITES TPX-7-1-70-00-R-BZ	INCLUDED	LED SINGLE FACE EXT. RECESSED WALL MOUNT. VERIFY DIRECTIONAL ARROWS.

- NOTES:
- ALL FLUORESCENT LAMPS TO BE FROM THE SAME MANUFACTURER. APPROVED MANUFACTURERS ARE GE, OSRAM, OR PHILIPS.
 - FOR QUESTIONS REGARDING THE SELECTION OF THE LIGHT FIXTURES CONTACT TONY PLANNER AT LIGHTING DYNAMICS, INC 561-718-8917.

LIGHTING POWER CALCULATION

SPACE	AREA (SQFT)	LPD (W/SQFT)	ALLOWABLE (VA)	DESIGN (VA)
LOBBY	321	1.3	417.3	218
MECHANICAL	36	1.5	54.0	64
TOTAL	357		471.3	282

THE DESIGN WATTAGE OF 282 IS LESS THAN THE ALLOWABLE WATTAGE OF 471.3 LIGHTING POWER CALCULATION AS PER FBC 13-415.B.1 (SPACE BY SPACE METHOD)

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