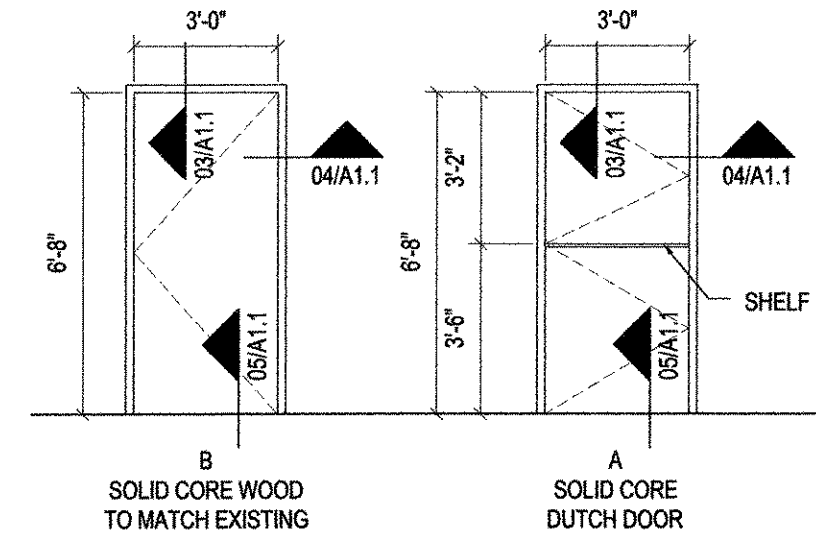
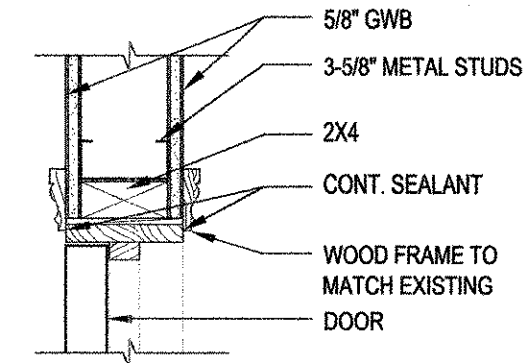


DOOR SCHEDULE												
OPENING NUMBER	DOOR			FRAME					FIRE RATING	HWDR SET #	REMARKS	
	SIZE	MATL.	TYPE	MATL.	JAMB DEPTH	HEAD	JAMB	SILL				
1	3'-0"x6'-8"x1 3/4"	WOOD	A	WOOD	-	03/A1.1	04/A1.1	05/A1.1	-	LOCKSET	DUTCH DOOR W/ 8" WIDE 3/4" P. LAM. SHELF	
2	3'-0"x6'-8"x1 3/4"	WOOD	B	WOOD	-	03/A1.1	04/A1.1	05/A1.1	-	LOCKSET		
EX	EXISTING											

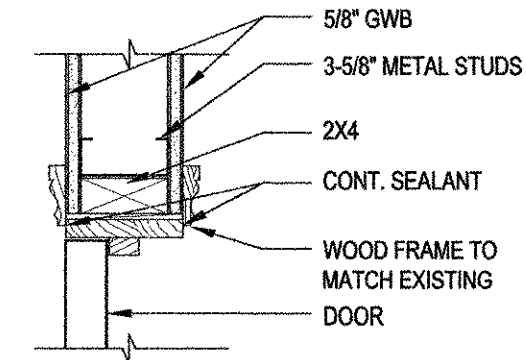
DOOR SCHEDULE NOTES  
1. COORDINATE/CONFIRM ALL DOOR HARDWARE REQUIREMENTS AND DOOR FUNCTIONS WITH OWNER PRIOR TO CONSTRUCTION.  
DOOR HARDWARE:  
#1 = LOCK SET



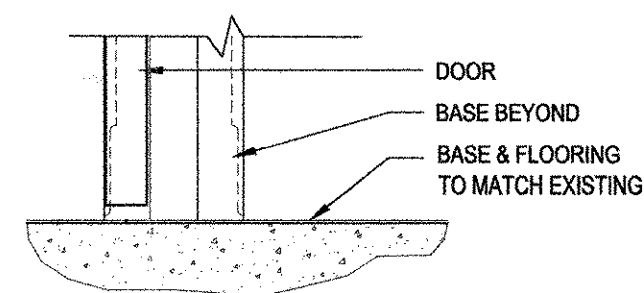
06 DOOR TYPES  
SCALE: 1/4" = 1'-0"



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



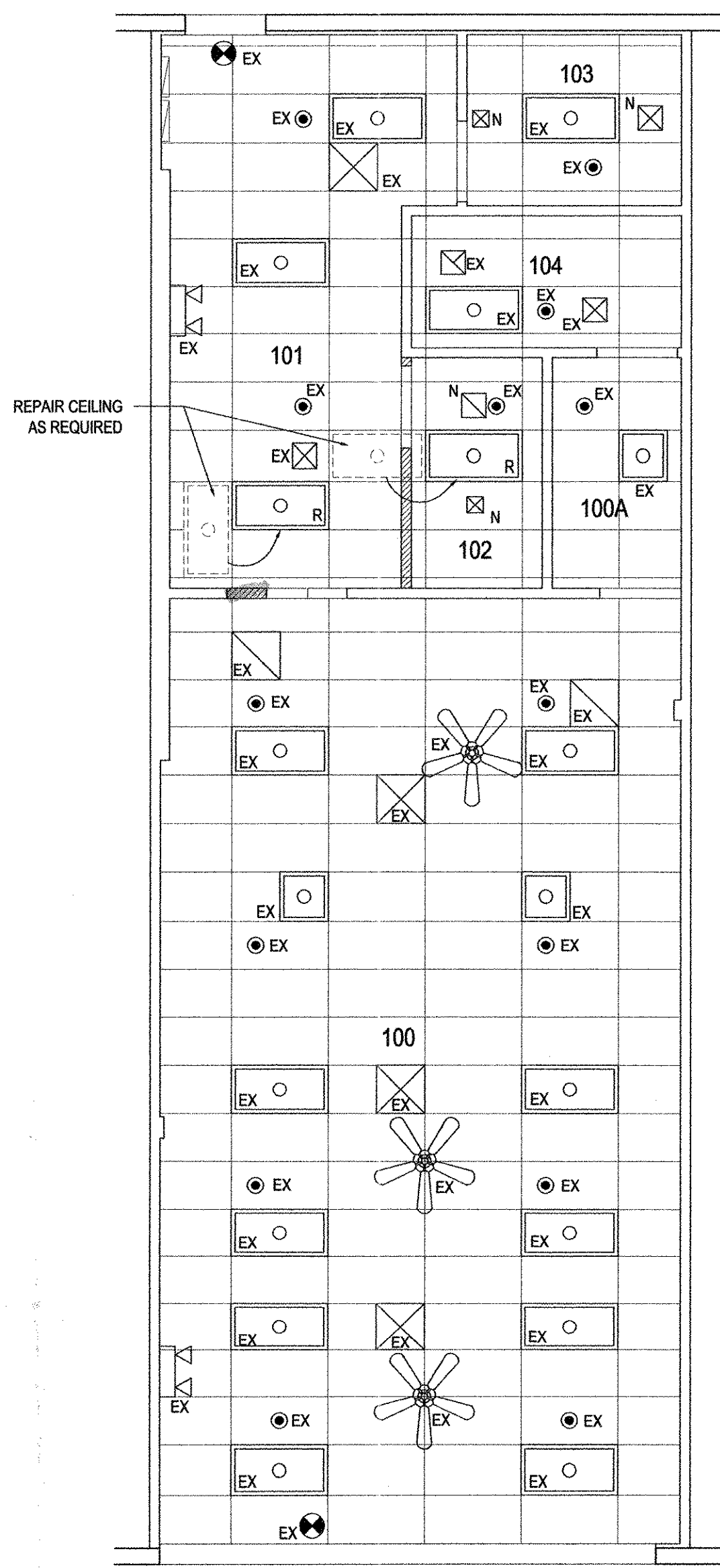
04 JAMB DETAIL  
SCALE: 1-1/2" = 1'-0"



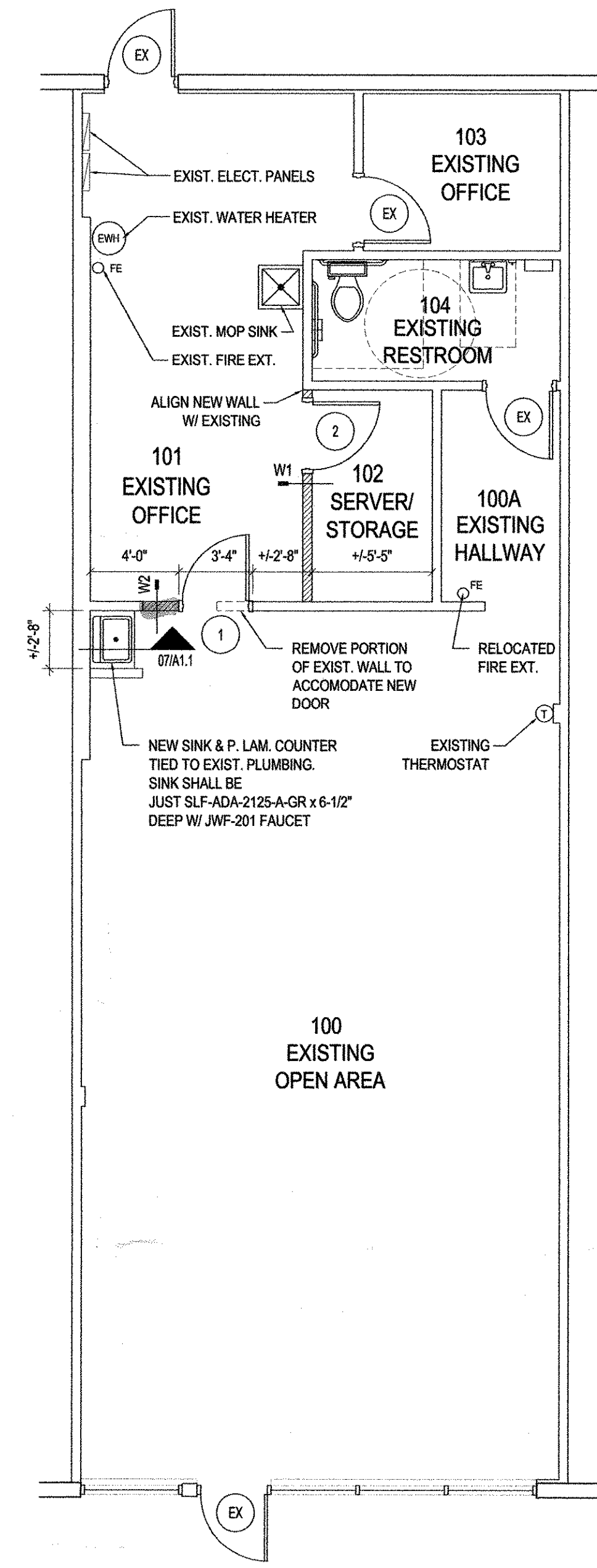
05 SILL DETAIL  
SCALE: 1-1/2" = 1'-0"

CEILING LEGEND	
	2x4 ACOUSTICAL TILE AND GRID
	2x4 FLUORESCENT FIXTURE
	2x2 FLUORESCENT FIXTURE
	EXIT SIGNS
	EMERGENCY LIGHTS
	CEILING FAN
	SPRINKLER HEAD
	EXHAUST FAN
	SUPPLY AIR DIFFUSER
	RETURN AIR GRILL
	EXISTING
	RELOCATED
	NEW

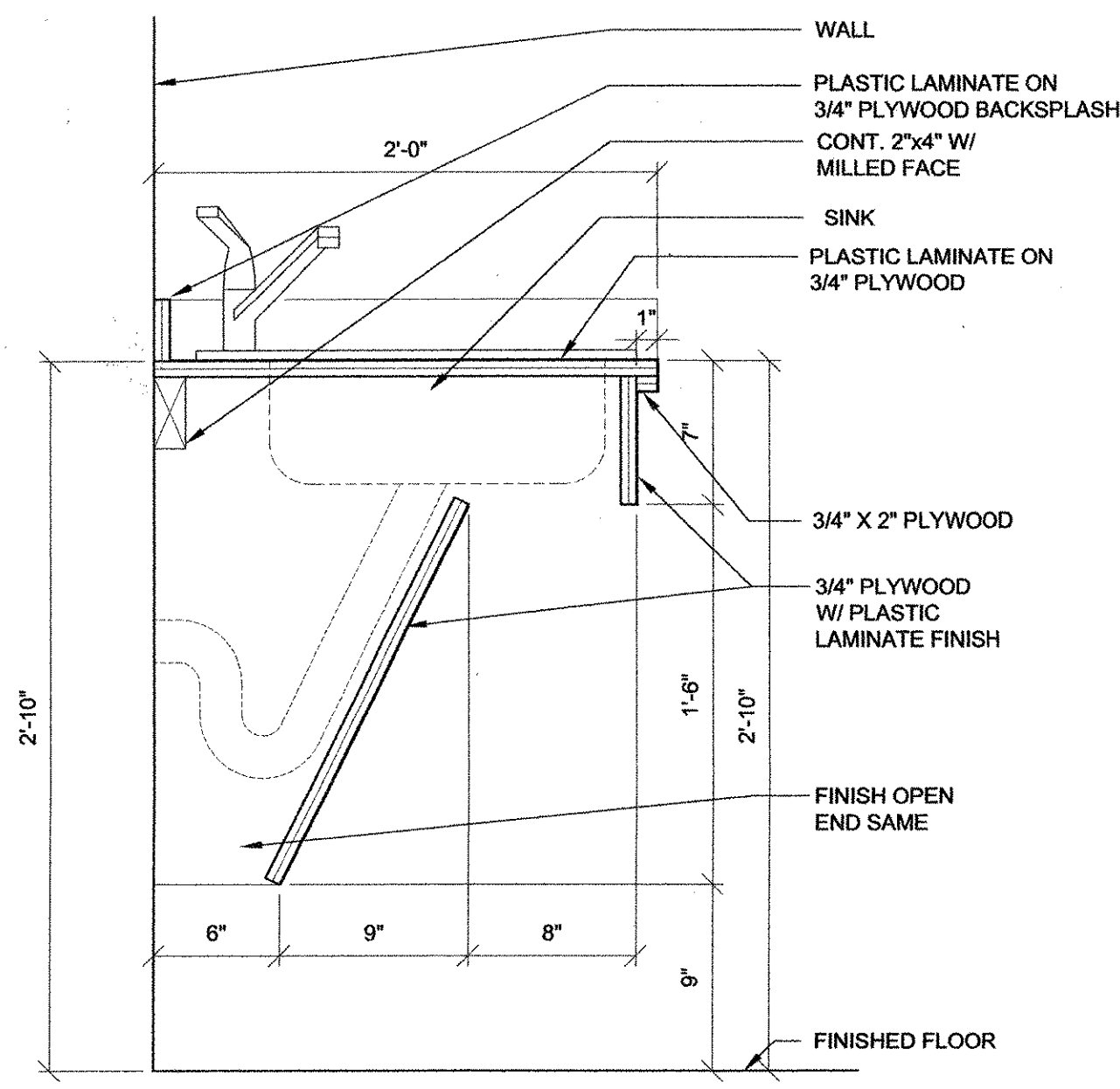
NOTES:  
1. REFER TO ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION.



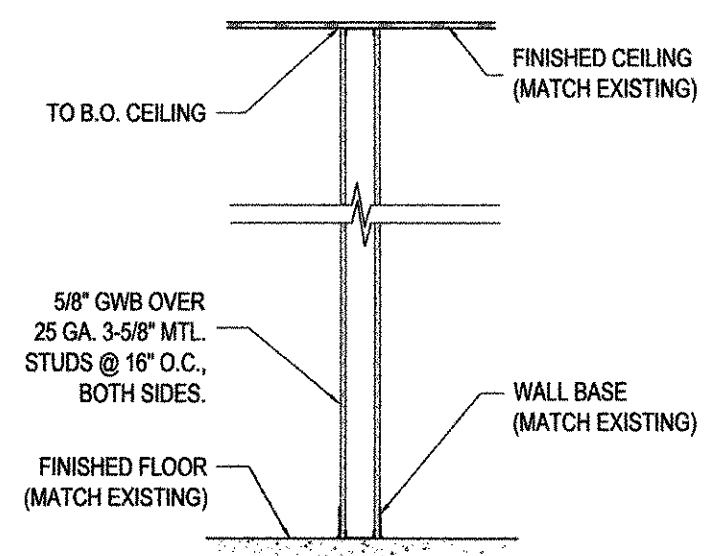
02 REFLECTED CEILING PLAN  
SCALE: 3/16" = 1'-0"



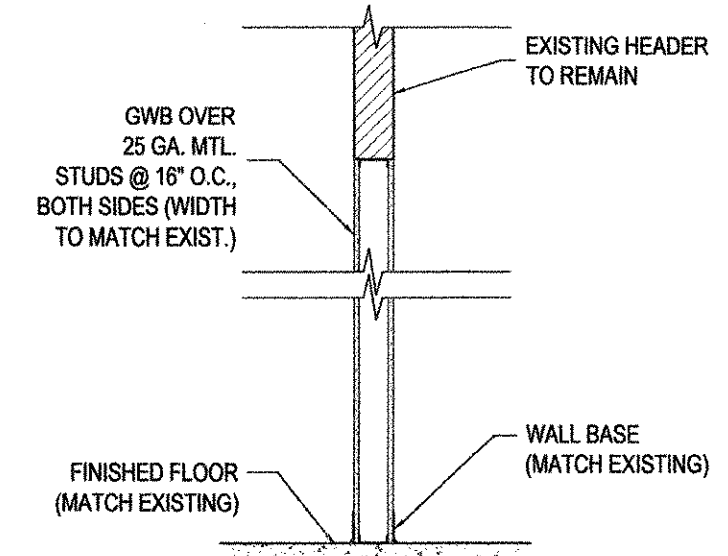
01 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



07 CASEWORK/ SINK DETAIL  
SCALE: 1-1/2" = 1'-0"



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



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

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

WALL LEGEND	
	NEW FRAMED PARTITION (SEE WALL TYPES)
	EXISTING WALL

BUILDING CODE INFORMATION	
BASED ON FLORIDA BUILDING CODE 2010	
OCCUPANCY: GROUP B, BUSINESS, SPRINKLERED	
TOTAL TENANT AREA =	1,414 S.F.
LEVEL OF ALTERATION PER 2010 FBC-EXISTING - LEVEL: 2	
EXIT REQUIREMENTS:	
Dead end limit-maximum condition	50 Feet
Travel distance to exit-maximum condition	300 Feet

Minor Renovations for :  
**L.J.R.F.S.**  
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Palm Beach Gardens, FL 33410

commission 213021  
date: 3-21-2013  
revision date  
no.   
drawing  
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**tercilla courtemanche architects**

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René Tercilla AIA, REFP

**GENERAL HVAC NOTES**

1. VISIT THE SITE PRIOR TO SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH MAY AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN IN 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. SPAY 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. SMALL CONDITIONED AIR DUCTWORK SHALL BE FIBREGLASS, R442 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.
7. PROVIDE & INSTALL ALL CONTACTORS, RELAYS, AND CONTROLS.
8. NOT USED.
9. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE TITUS OR METALARE.
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. 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.
12. 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.
13. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
14. COORDINATE LOCATION OF AHUS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
15. 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.

**ELECTRICAL NOTES**

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONTRACTOR 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 BE TAKEN.
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 AS MODIFIED BY THE PALM BEACH COUNTY AMENDMENTS.
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 AWG, EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THIN 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 WORK.
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 18" AFF UNLESS NOTED OTHERWISE, VERTICALLY MOUNTED.
18. ALL LIGHT SWITCHES TO BE AT 48" AFF.
19. ALL IN LIGHT FIXTURES TO BE SUPPORTED AT TWO 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. ALL SERVICE CONDUIT AND ALL EXPOSED EXTERIOR CONDUITS SHALL BE RIGID METAL. INTERIOR LIGHTING AND RECEPTACLE CONDUIT MAY BE EMT.

**MECHANICAL-ELECTRICAL LEGEND:**

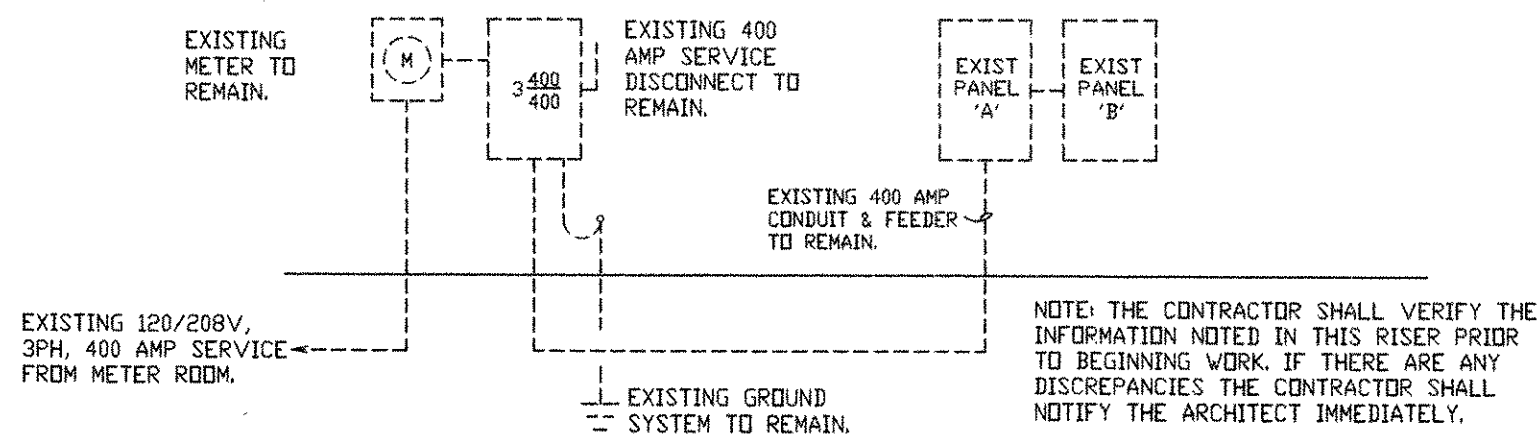
- EXISTING 24V LIGHT FIXTURE TO REMAIN OR BE RELOCATED TO THE NEW LOCATION SHOWN. THE EXISTING CIRCUITING SHALL REMAIN. PROVIDE NEW SWITCHING AS SHOWN.
- EXISTING 24V LIGHT FIXTURE TO REMAIN OR BE RELOCATED TO THE NEW LOCATION SHOWN. THE EXISTING CIRCUITING SHALL REMAIN. PROVIDE NEW SWITCHING AS SHOWN. NOTE 4.
- EXISTING LIGHT FIXTURE TO REMAIN. THE EXISTING CIRCUITING SHALL REMAIN.
- EXISTING EMERGENCY LIGHT FIXTURE TO REMAIN. THE EXISTING CIRCUITING SHALL REMAIN.
- EXISTING CEILING MOUNTED PADDLE FAN TO REMAIN. THE EXISTING CIRCUITING SHALL REMAIN. PROVIDE NEW SWITCHING AS SHOWN.
- EXISTING CEILING MOUNTED EXHAUST FAN TO REMAIN. THE EXISTING CIRCUITING SHALL REMAIN. PROVIDE NEW SWITCHING AS SHOWN. IN ADDITION, THE EXISTING DUCTWORK SHALL ALSO REMAIN.
- NEW WALL MOUNTED LIGHT SWITCH TO BE MOUNTED UP 48" AFF TO THE CENTER OF THE SWITCH. 3 x 3 WAY.
- NEW 1P, 20 AMP QUAD PLEX RECEPTACLE.
- EXISTING 2P, 50 AMP RECEPTACLE.
- NEW CEILING MOUNTED AIR CONDITIONING SUPPLY AIR GRILLE AS SCHEDULED.
- NEW CEILING MOUNTED AIR CONDITIONING RETURN AIR GRILLE WITH FILTER AS SCHEDULED.

- SPECIFIC NOTES THIS DRAWING**
1. THE NOTED FLUORESCENT LIGHT SHALL REMAIN ON 24 HOURS PER DAY FOR SECURITY PURPOSES.
  2. THE NOTED LIGHT SWITCH IS A NEW LIGHT SWITCH TO CONTROL THE EXISTING LIGHT FIXTURES AS SHOWN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID & INCLUDE ALL COSTS ASSOCIATED WITH THIS WORK IN THE BID.
  3. THE NOTED LIGHT FIXTURE IS AN EXISTING LIGHT FIXTURE THAT IS TO BE RELOCATED WHERE SHOWN. THE CONTRACTOR SHALL EXTEND THE EXISTING CIRCUITING & PROVIDE NEW SWITCHING AS SHOWN.
  4. THE NOTED SUPPLY AIR DUCT SHALL CONNECT TO THE EXISTING MAIN SUPPLY AIR TRUNK DUCT ABOVE THE CEILING. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID & INCLUDE ALL COSTS ASSOCIATED WITH THIS WORK IN THE BID.
  5. THE NOTED RETURN AIR DUCT SHALL CONNECT TO THE EXISTING MAIN RETURN AIR TRUNK DUCT ABOVE THE CEILING. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID & INCLUDE ALL COSTS ASSOCIATED WITH THIS WORK IN THE BID.
  6. THE NOTED QUAD RECEPTACLE SHALL BE MOUNTED AS NOTED. THE OUTLET SHALL BE PROTECTED BY A DEDICATED 1P, 20V CIRCUIT WITH A DEDICATED NEUTRAL & A DEDICATED EQUIPMENT GROUND. THE CONTRACTOR SHALL EXTEND 1/2" WITH 2 #12 AWG & #12 AWG GND BACK TO PANEL 'A' & ALSO PROVIDE A NEW 1P, 20 AMP CIRCUIT BREAKER IN PANEL 'A' TO PROTECT THIS CIRCUIT.
  7. THE NOTED 2P RECEPTACLE IS AN EXISTING RECEPTACLE. PRIOR TO BID THE CONTRACTOR SHALL VERIFY THAT THIS RECEPTACLE IS RATED & PROTECTED FOR 50 AMPS. IF THE RECEPTACLE IS RATED & PROTECTED FOR 50 AMPS IT SHALL REMAIN IN THE LOCATION SHOWN. IF THE RECEPTACLE IS NOT RATED FOR 50 AMPS THEN THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST TO PROVIDE A NEW 2P, 50 AMP RECEPTACLE, 3/4" WITH 2 #12 & #12 GND BACK TO PANEL 'A' & A NEW 2P, 50 AMP CIRCUIT BREAKER IN PANEL 'A'.
  8. AS PART OF THIS WORK & INCLUDED IN THE BID THE ELECTRICAL CONTRACTOR SHALL PROVIDE A NEW & ACCURATE PANEL SCHEDULE TO BE LOCATED ON THE INSIDE COVER OF EACH PANEL. EACH SCHEDULE SHALL PROVIDE A BRIEF DESCRIPTION FOR EACH EXISTING & NEW CIRCUIT BREAKER LOCATED WITHIN EACH PANEL.
  9. THE NOTED LIGHT SWITCH IS A NEW 3 WAY LIGHT SWITCH TO BE MOUNTED IN AN EXISTING SWITCH BOX. THIS SWITCH IS TO CONTROL THE EXISTING LIGHT FIXTURES AS SHOWN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID & INCLUDE ALL COSTS ASSOCIATED WITH THIS WORK IN THE BID.
  10. THE NOTED LIGHT SWITCH IS A NEW LIGHT SWITCH TO BE MOUNTED IN AN EXISTING SWITCH BOX. THIS SWITCH IS TO CONTROL THE EXISTING LIGHT FIXTURES AS SHOWN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID & INCLUDE ALL COSTS ASSOCIATED WITH THIS WORK IN THE BID.

**AIR DEVICE SCHEDULE**

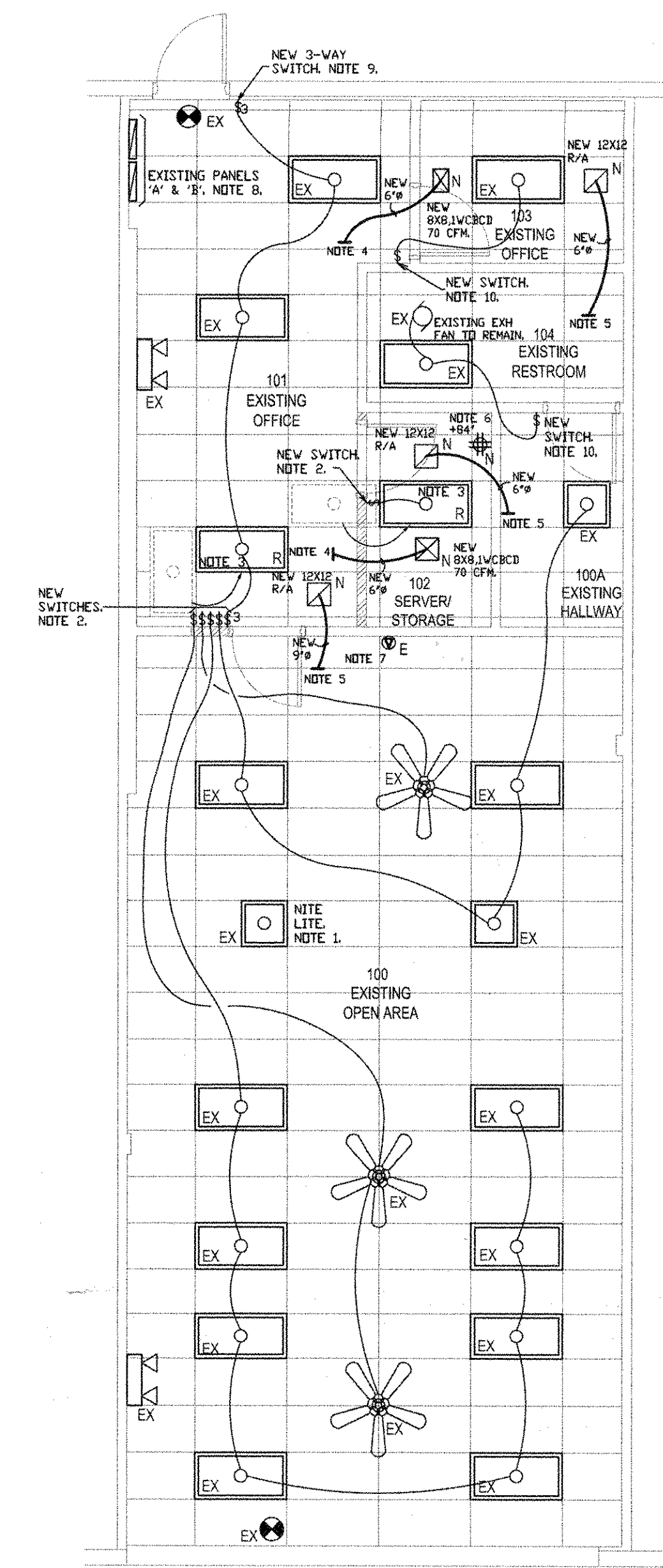
MODEL	CONSTRUCTION	MOUNT	DESCRIPTION
250-AA	ALUMINUM	SURFACE	CURVED BLADE CEILING DIFFUSER.
4FL-AA	ALUMINUM	SURFACE	CEILING RETURN GRILLE W/FILTER.

- NOTES:**
1. ACCEPTABLE ALTERNATE MANUFACTURER SHALL BE METALARE.
  2. COLOR SHALL BE WHITE.



**ELECTRICAL RISER DIAGRAM**

NTS



**FLOOR PLAN - MECH & ELEC**

SCALE: 3/16" = 1'-0"

Minor Renovations for :  
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commission	213021
date:	3-21-2013
revision	date
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 CERTIFICATE OF AUTHORIZATION #29783  
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