

WESTON CAPITAL - SUITE 1550

ESPERANTE CORPORATE CENTER
222 LAKEVIEW AVENUE
WEST PALM BEACH, FLORIDA



YOSHINO TRIESCHMANN DESIGN GROUP

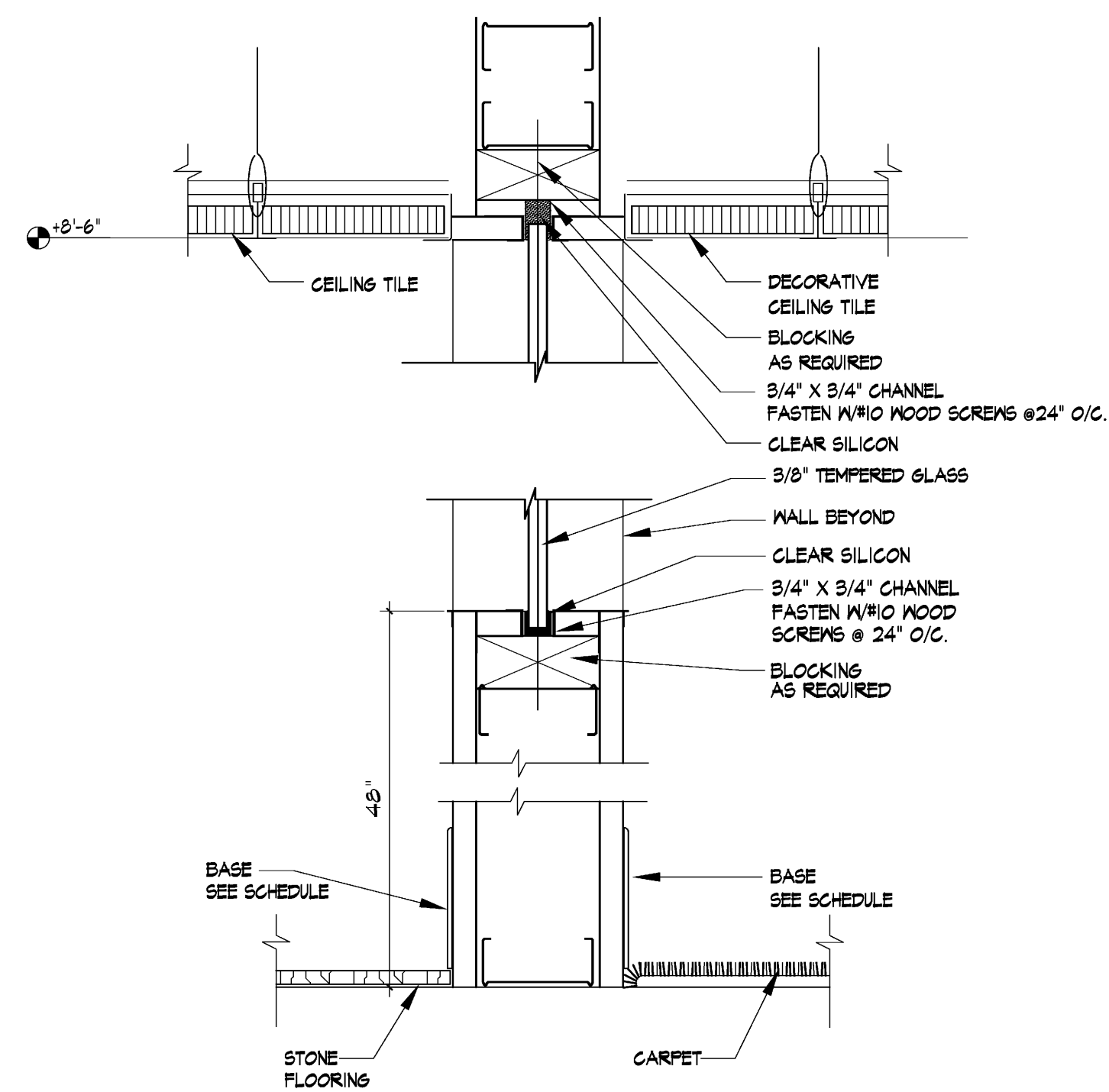
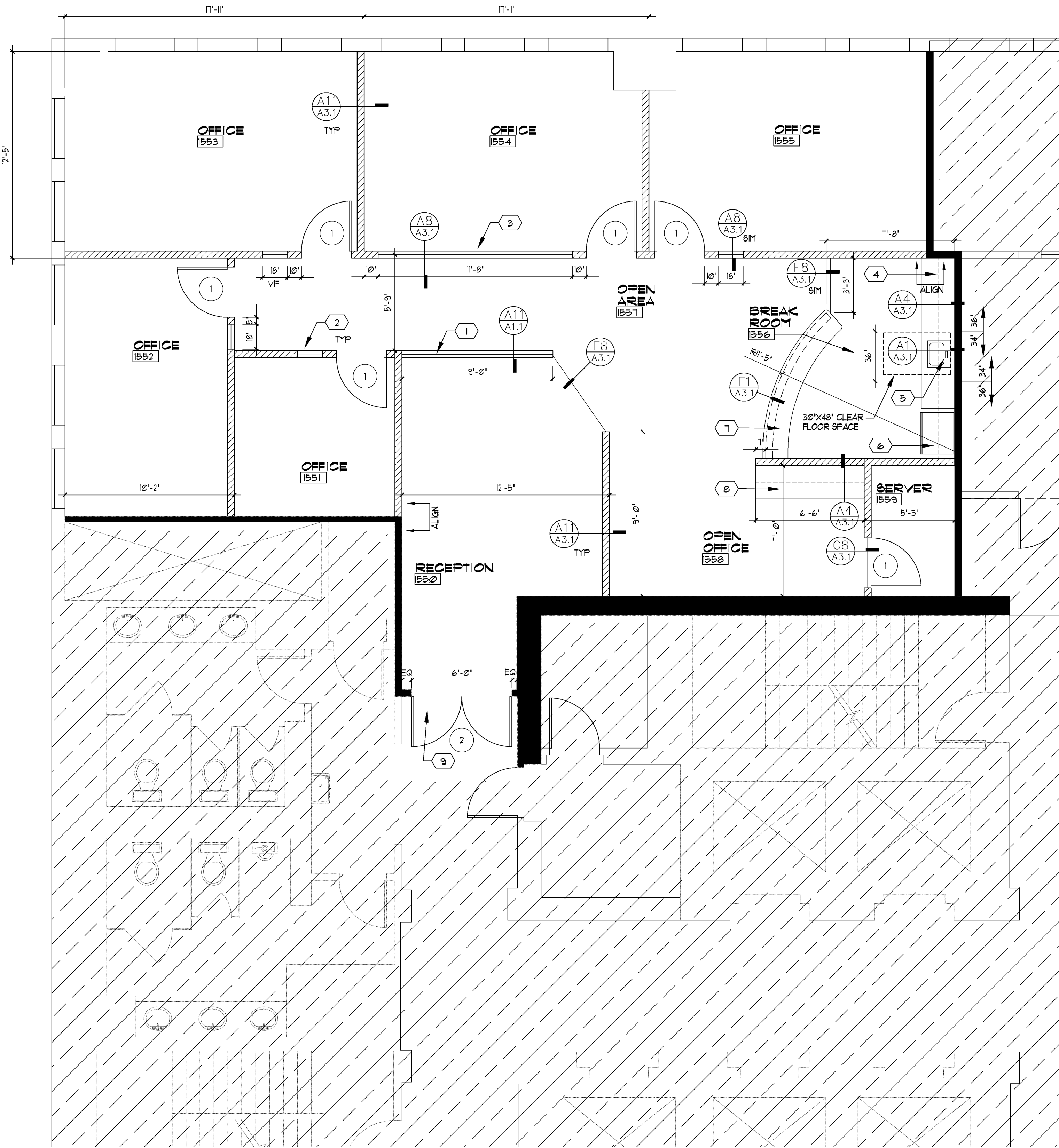
eRCenter
6468 East Rogers Circle
Boca Raton, FL 33487

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AA26001530
AA26001529

GENERAL NOTES	ABBREVIATIONS	SYMBOLS	INDEX OF DRAWINGS																																																		
<p>1. THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK, AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.</p> <p>2. THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.</p> <p>3. COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT OR UNDERLAYING SURFACE FOR THE NEW WORK.</p> <p>4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.</p> <p>5. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.</p> <p>6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. DO NOT SCALE DRAWINGS.</p> <p>7. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.</p> <p>8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK, AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.</p> <p>10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.</p> <p>11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.</p> <p>12. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.</p>	<table border="0" style="width:100%;"> <tr> <td style="width:50%;"> <p>ACOUS. ACOUSTICAL ADJ. ADJUSTABLE ALU. ALUMINUM APPROX. APPROXIMATE</p> <p>BD. BOARD BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BM. BEAM BOT. BOTTOM</p> <p>CAB. CABINET CPT. CARPET CEM. CEMENT CER. CERAMIC C.I. CAST IRON COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONT. CONTINUOUS CT&K. COUNTERSUNK</p> <p>DECOR. DECORATIVE DET. DETAIL D.F. DOUGLAS FIR DIA. DIAMETER DIM. DIMENSION DN. DOWN D.S. DOWN SPOUT DUG. DRAWING</p> <p>EA. EACH EL. ELEVATION ELEC. ELECTRICAL EQ. EQUAL EXH. EXHAUST EXP. EXPANSION EXT. EXTERIOR EXIST. EXISTING</p> <p>F.A.U. 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<p>CLASSIFICATION</p> <p>BUILDING CODE : FLORIDA BUILDING CODE 2001 (WITH 2003 AMENDMENTS)</p> <p>TYPE OF CONSTRUCTION : TYPE I, SPRINKLERED SPRINKLER SYSTEM PROVIDED AS REQUIRED (CH. 903. 6)</p> <p>NUMBER OF STORIES: 11</p> <p>OCCUPANCY TYPE : GROUP 'B', BUSINESS</p> <p>AREA OF WORK: APPROX. 1,715 SF.</p> <p>OCCUPANT LOAD : 17 PEOPLE (TABLE 1004. 1. 1- CH. 10)</p>																																																					
<p>REQUIRED NUMBER EXITS: 1 (1 PROVIDED)</p> <p>TENANT DEMISING WALL: 1 HR. FIRE RATED</p>																																																					
<p>SCOPE OF WORK: RENOVATION OF EXISTING SUITE 1550 IS IN COMPLIANCE OF THE 2001 FBC EXISTING BUILDING, CHAPTER 3: ALTERATION LEVEL 1 & 2.</p> <p>NOTE: STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA241-2004 EDITION</p>																																																					
<p>FINISH REQUIREMENTS (GROUP B, REFER TO TABLE 803.5)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>SPRINKLERED</th> <th>UNSPRINKLERED</th> </tr> </thead> <tbody> <tr> <td>EXITS:</td> <td>CLASS B MINIMUM</td> <td>CLASS A MINIMUM</td> </tr> <tr> <td>EXIT ACCESS:</td> <td>CLASS C MINIMUM</td> <td>CLASS B MINIMUM</td> </tr> <tr> <td>OTHER SPACES:</td> <td>CLASS C MINIMUM</td> <td>CLASS C MINIMUM</td> </tr> </tbody> </table> <p>TENANT FLOOR FINISHES: CLASS I OR II</p>				SPRINKLERED	UNSPRINKLERED	EXITS:	CLASS B MINIMUM	CLASS A MINIMUM	EXIT ACCESS:	CLASS C MINIMUM	CLASS B MINIMUM	OTHER SPACES:	CLASS C MINIMUM	CLASS C MINIMUM																																							
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<p>FIRE RESISTANT REQUIREMENTS</p> <p>COLUMNS: TABLE 601 OF F.B.C. 2001</p> <p>BEAMS/ GIRDERS: TABLE 601 OF F.B.C. 2001</p> <p>ROOFS: TABLE 601 OF F.B.C. 2001</p>																																																					
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			<p>Seal</p> <p>DATE: 1-21-2011</p> <p>PROJ. 10221210</p> <p>SHEET NO.</p> <p style="text-align: center; font-size: 2em;">T</p>																																																		
			<p>MICHAEL W. DUMALA AIA Florida License No. AR 91803</p>																																																		

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MATERIAL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL - G.C. TO VERIFY EXISTING CONDITIONS & BRING UP TO CODE AS REQUIRED.
- NEW WALL 6" ABOVE CEILING GRID
- NEW LOW WALL @ 48" AFF W/ GLASS TO CEILING
- ROOM NAME** ROOM INDICATOR
- AREA NOT IN SCOPE OF WORK
- DOOR SWING
- DOOR NUMBER

KEY NOTES

- 1 LOW WALL AT 48" AFF WITH FRAMELESS 3/8" TEMPERED SAFETY GLASS TO CEILING GRID, SEE SECTION A11 ON SHEET A11 FOR DETAILS
- 2 SIDELIGHT WITH FRAMELESS 3/8" TEMPERED SAFETY GLASS AT 6" AFF TO DOOR HEIGHT (TO MATCH SIDELIGHT IN 6TH FLOOR SPEC SUITES)
- 3 FRAMELESS 3/8" TEMPERED SAFETY GLASS WINDOW AT 6" AFF TO DOOR HEIGHT, SEE SECTION A8 ON SHEETS A3.1 FOR DETAILS, GLASS TO BE FROSTED OR FILMED
- 4 NEW GRANITE COUNTER TOP W/ FULL BACKSPLASH @ 34" & 36" A.F.F. W/ LOWER & UPPER PL. LAM. CABINETS. CABINETS TO COMPLY WITH ADA ACCESSIBILITY, G.C. TO PROVIDE SHOP DRAWING TO TENANT & LANDLORD PRIOR TO FABRICATION FOR APPROVAL
- 5 NEW BUILDING STANDARD STAINLESS STEEL SINK WITH ADA LEVER CONTROL FAUCET. PROVIDE CUT SHEETS FOR TENANT & LANDLORD APPROVAL. SINK: ELKAY ELUHAD215 UNDERMOUNT SINK WITH OFF-CENTER REAR DRAIN OPENING FAUCET: AMERICAN STANDARD - CADET KITCHEN FAUCET
- 6 NEW REFRIGERATOR, TENANT PROVIDED, G.C. TO INSTALL
- 7 NEW LOW WALL @ 40 1/2" AFF WITH 18" DEEP GRANITE & 1 1/2" THICK COUNTER TOP, OVERALL HEIGHT TO BE 42" AFF
- 8 NEW GRANITE COUNTER TOP @ 36" A.F.F. W/ LOWER & UPPER PL. LAM. CABINETS. G.C. TO PROVIDE SHOP DRAWING TO TENANT & LANDLORD PRIOR TO FABRICATION FOR APPROVAL
- 9 REMOVE EXISTING SINGLE DOOR AND CREATE OPENING FOR DOUBLE DOOR, SEE DOOR SCHEDULE FOR DETAILS. PATCH & REPAIR COMMON CORRIDOR AS REQUIRED

GENERAL NOTES

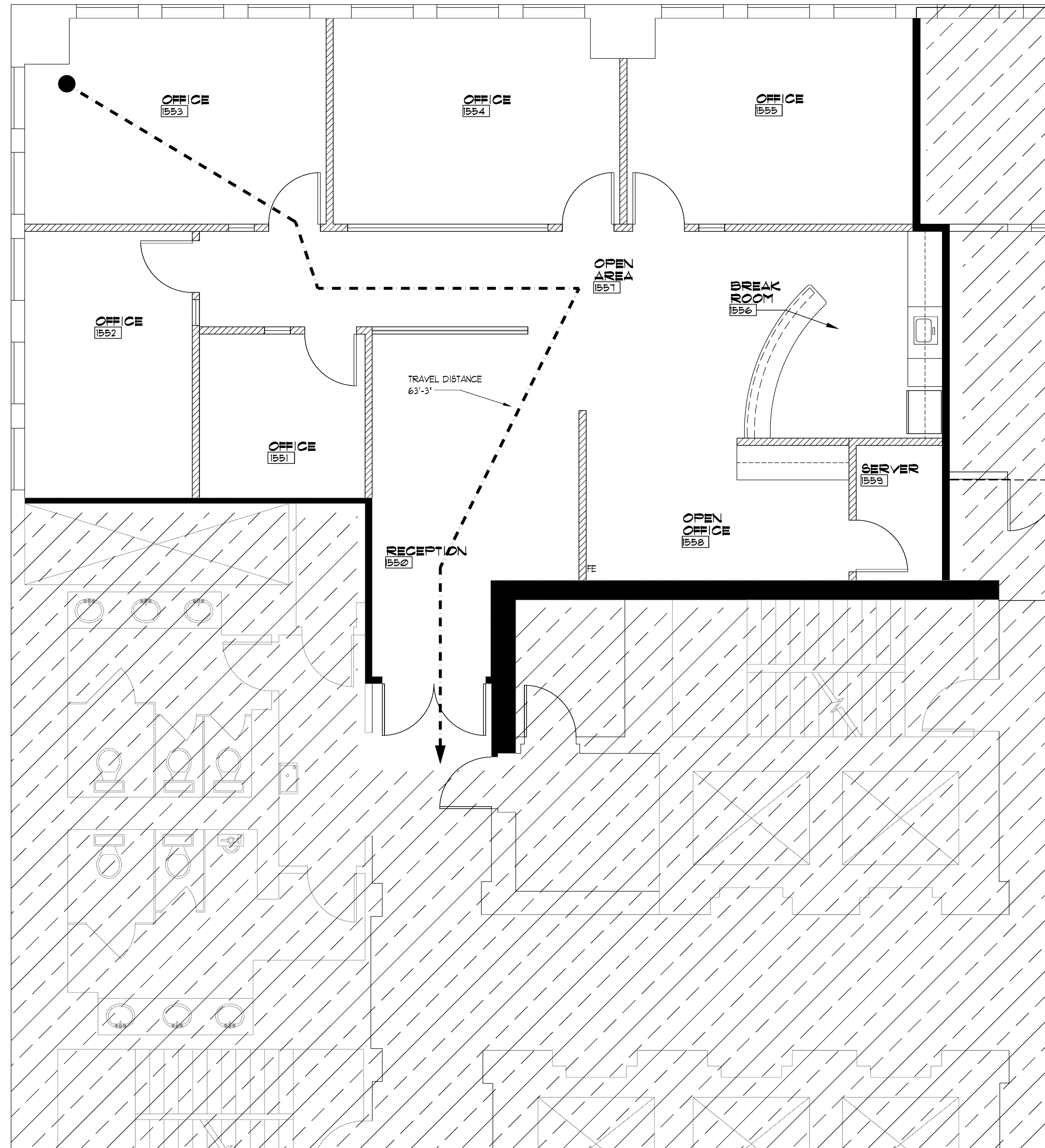
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2. G.C. SHALL UTILIZE FINISH MATERIALS TO MATCH EXISTING FINISHES AT PROPOSED AREA OF NEW CONSTRUCTION UNLESS OTHERWISE SPECIFIED
3. G.C. TO COORDINATE AS REQUIRED WITH LANDLORD AND ARCHITECT PRIOR TO EXECUTING WORK
4. DOORS ARE 6" FROM WALL UNLESS OTHERWISE SPECIFIED.
5. SEE SHEET A3.2 FOR WALL TYPES

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<p>WESTON CAPITAL ESPERANTE CORPORATE CENTER - SUITE 1550 222 LAKESVIEW AVE. - WEST PALM BEACH, FL.</p>	<p>FLOOR PLAN</p>
<p>YOSHINO TRIESCHMANN DESIGN GROUP 6468 East Rogers Circle Boca Raton, FL 33487</p>	<p>YOSHINO TRIESCHMANN DESIGN GROUP MICHAEL A. DIVALLA F.L.A. F.L.A. License No. AB 18023</p>
<p>Project No. 10227218 CAD File No. A1.1 Date 1/21/11 Drawing No. A1.1</p>	<p>Project No. 10227218 CAD File No. A1.1 Date 1/21/11 Drawing No. A1.1</p>
<p>Issue For Review/Permit No. _____ Date 2-9-2011</p>	<p>Issue For Review/Permit No. _____ Date _____</p>

A1 FLOOR PLAN
1/4"=1'-0"

A11 LOW WALL W/ GLASS DETAIL
3"=1'-0"
RECEPTION



MATERIAL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL - 6" C. TO VERIFY EXISTING CONDITIONS & BRING UP TO CODE AS REQUIRED.
- NEW WALL 6" ABOVE CEILING GRID
- NEW LOW WALL @ 48" AFF W/ GLASS TO CEILING
- ROOM NAME** **ROOM INDICATOR**
1551
- AREA NOT IN SCOPE OF WORK

- DOOR SWING
- BUILDING STANDARD FIRE EXTINGUISHER

NO.	REVISIONS	DATE

WESTON CAPITAL
 ESPERANTE CORPORATE CENTER - SUITE 1550
 222 LAKESVIEW AVE. - WEST PALM BEACH, FL.
 Drawing Title: **LIFE SAFETY PLAN**

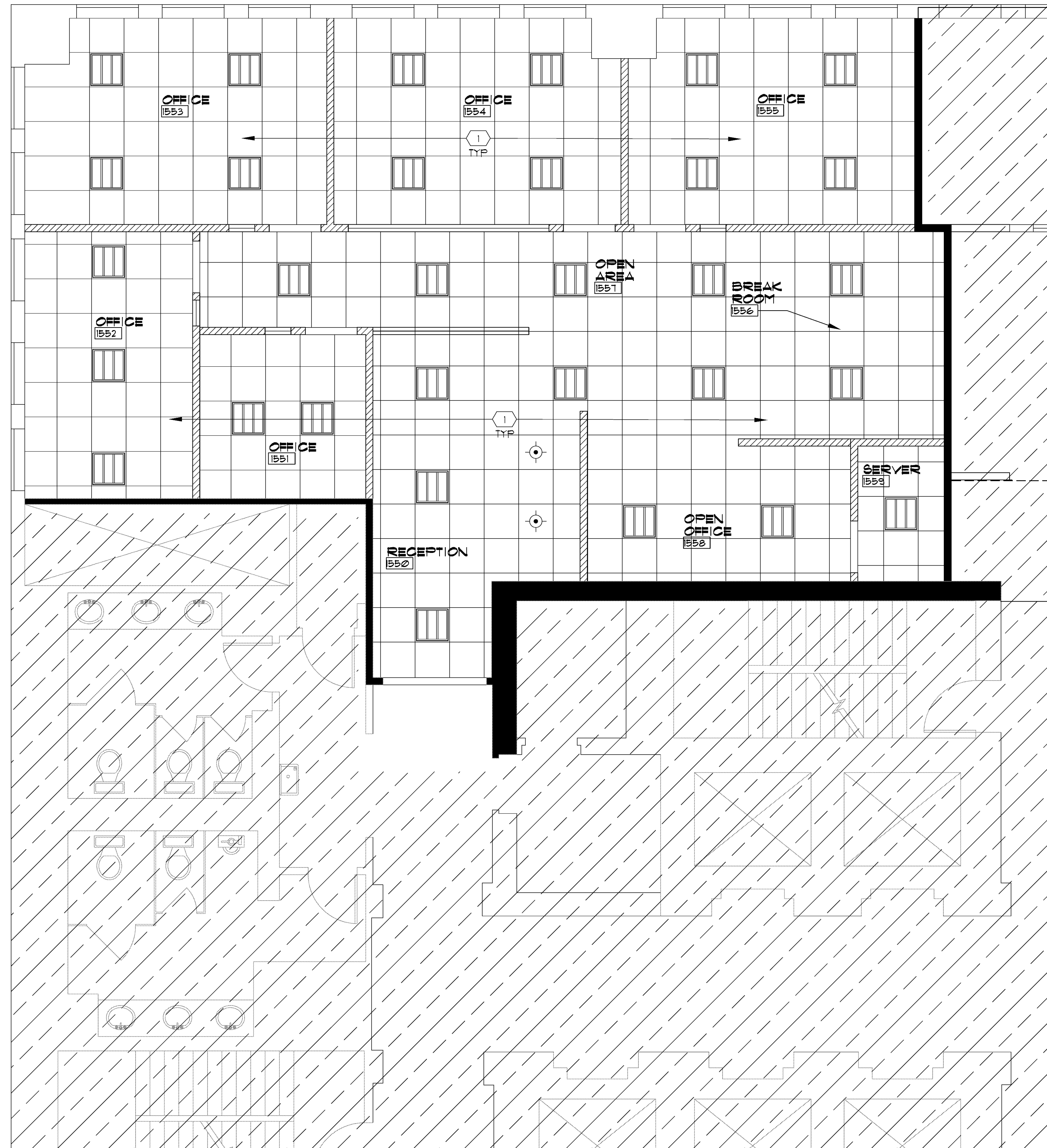
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 A030001530 A030001529

Seal: **MICHAEL A. DWYALA**
 Florida License No. **AS 91223**
 Drawn: **ALB**
 Project No. **10227.1210**
 CAD File No. **A1.1**
 Date: **1/21/11**
 Drawing No. **A1.2**

A1 **LIFE SAFETY PLAN**
 1/4"=1'-0"

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A1.2
 of



MATERIAL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL - G.C. TO VERIFY EXISTING CONDITIONS & BRING UP TO CODE AS REQUIRED.
- NEW WALL 6" ABOVE CEILING GRID
- NEW LOW WALL @ 48" AFF W/ GLASS TO CEILING
- ROOM NAME** **ROOM INDICATOR**
- AREA NOT IN SCOPE OF WORK

- NEW BUILDING STANDARD HIGH HAT
 PRESCOLITE - CFT632HEB
 CFT602H-XXW(VIP)-B6-35K
 CONTACT ROEL SOSA
 954-683-9109.
- NEW BUILDING STANDARD
 LEDALITE -
 2X2 LENSED FLOURESCENT
 MICRO-GROOVED LIGHT DIFFUSION LENS
 SYLVANIA BALLAST QTIX40/VOLT-DL
 CBRE STANDARD - CONTACT FACTORY
 604-888-8811
 LAMP
 OSRAM SYLVANIA FT40DL/28W/835/
 SS/15/ECO
 NOTE:
 SLI (SYLVANIA LIGHTING INTERNATIONAL)
 LAMS ARE NOT ACCEPTABLE. LAMPS
 MUST BE AS MANUFACTURED BY:
 OSRAM/SYLVANIA, GE OR PHILLIPS

KEY NOTES

- NEW BUILDING STANDARD CEILING GRID AND TILE (ARMSTRONG - DUNE BEVELED REGULAR 1'11/4" W/ SUPRAFINE 15/16" EXPOSED TEE SYSTEM) AT 8'-6" AFF.

GENERAL NOTES

- 1: COORDINATE ALL LIGHT FIXTURE WITH ELECTRICAL DRAWINGS
- 2: COORDINATE LOCATIONS OF VENTS, DIFFUSERS AND RETURN GRILLES WITH MECHANICAL DRAWINGS
- 3: FOR EMERGENCY LIGHTING LOCATIONS SEE ELECTRICAL DRAWINGS

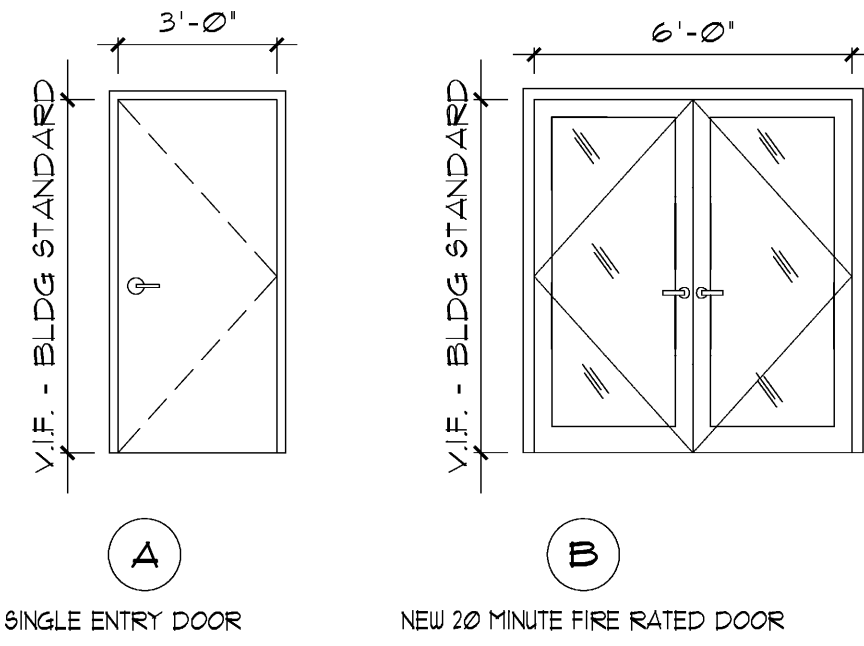
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<p>WESTON CAPITAL ESPERANTE CORPORATE CENTER - SUITE 1550 222 LAKESVIEW AVE. - WEST PALM BEACH, FL.</p>	<p>REFLECTED CEILING PLAN</p>
<p>YOSHINO TRIESCHMANN DESIGN GROUP</p>	<p>Project No. 10227.218 CAD File No. A2.1 Date 1/21/11 Drawing No. A2.1 of 1</p>
<p>6468 East Rogers Circle Boca Raton, FL 33487 P: 561.981.8000 F: 561.981.8916 W: www.yoshinoarchitects.com</p>	<p>Michael A. Dimala Florida License No. AE #1823</p>

A1 REFLECTED CEILING PLAN
 1/4"=1'-0"

DOOR SCHEDULE

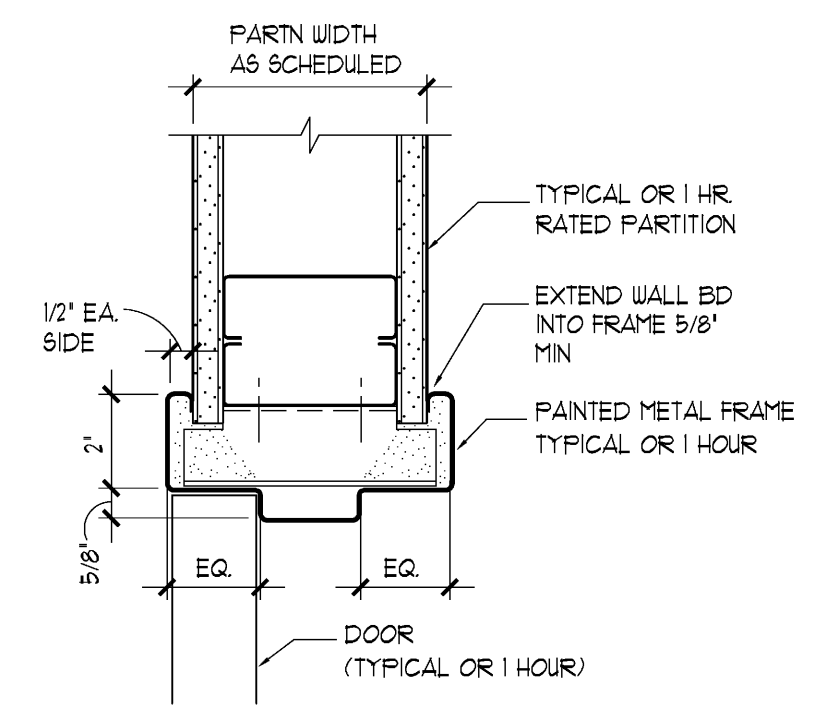
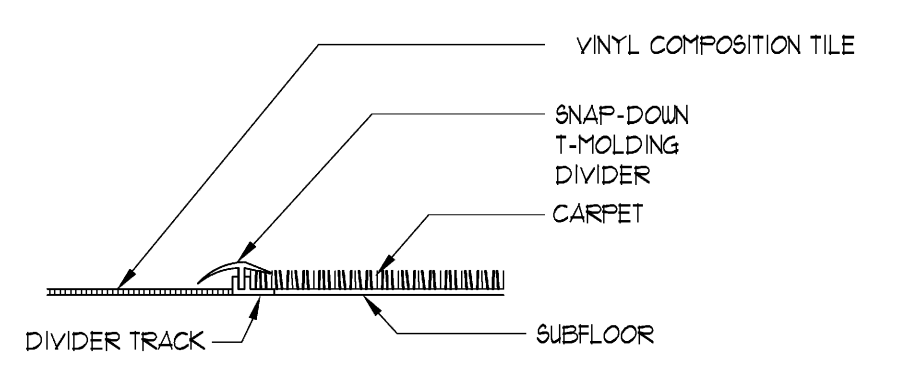
DOOR								DOOR FRAME DET.							
NO	ROOM	WIDTH	HEIGHT	THK	TYP	MAT	FIN	H	J	J	T	MAT	FIN	HDW	LBL
1	SEE PLAN	3'-0"	V.I.F.	1 3/4"	(A)	WD	STAIN	-	-	GII	GII	1	1	1	
2	SEE PLAN	(2 @ 3'-0") 6'-0"	V.I.F.	1 3/4"	(B)	WD	STAIN	-	-	GII	GII	2	2	2	20 MIN FIRE RATED DOOR



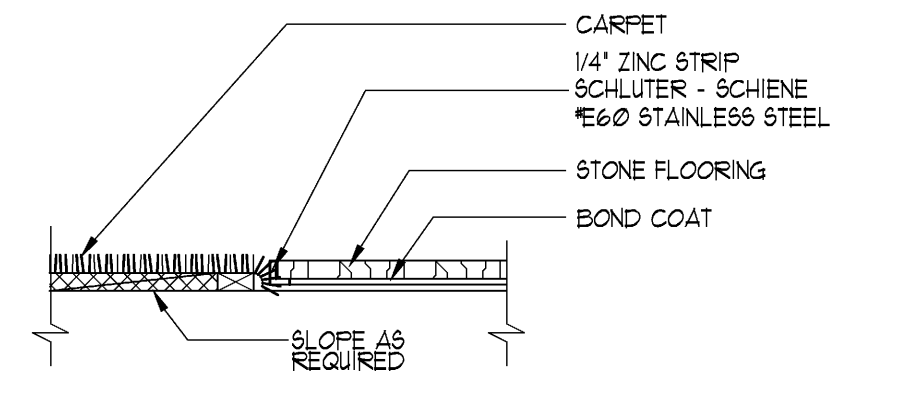
- NOTE REFERENCES NUMBERS BELOW RELATE ONLY TO THE DOOR SCHEDULE
- 1 BUILDING STANDARD NEW INTERIOR DOORS TO BE SOLID CORE BUILDING STANDARD STAIN GRADE WOOD WITH PAINTED HOLLOW METAL FRAME DOOR LEVER HANDLE: BUILDING STANDARD PASSAGE SET SCHLAGE L SERIES - 01. FINISH: BRUSHED STAINLESS
 - 2 NEW 20 MIN FIRE RATED SINGLE-LITE DOUBLE ENTRY DOORS TO BE BUILDING STANDARD STAIN GRADE WOOD WITH RATED HOLLOW METAL FRAME (CLAD WITH WOOD TO MATCH INTERIOR DOORS) DOOR LEVER HANDLE: BUILDING STANDARD SCHLAGE L SERIES - 01. LOCK SET LEVER HARDWARE. FINISH: BRUSHED STAINLESS
- NOTE:
ALL DOOR FINISH TO BE FACTORY FINISH (NO DOORS TO BE FINISHED ON SITE)

FINISH SCHEDULE

NO	DESCRIPTION	FLR	BASE	WAIN	WALLS				CEILING		COMMENTS
					north	south	east	west	MAT	HEIGHT	
1500	RECEPTION	F-3	B-3	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	GC TO PROVIDE ALTERNATE PRICING FOR LAMINATE FLOORING BUILDING STANDARD BLINDS
1551	OFFICE	F-1	B-1	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	
1552	OFFICE	F-1	B-1	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1553	OFFICE	F-1	B-1	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1554	OFFICE	F-1	B-1	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1555	OFFICE	F-1	B-1	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	BUILDING STANDARD BLINDS
1556	BREAK ROOM	F-2	B-2	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	FL-1 & ST-1
1557	OPEN AREA	F-1	B-1	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	
1558	OPEN OFFICE	F-1	B-1	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	FL-1 & ST-1
1559	SERVER	F-4	B-4	---	P-1	P-1	P-1	P-1	C-1	8'-6" (V.I.F.)	



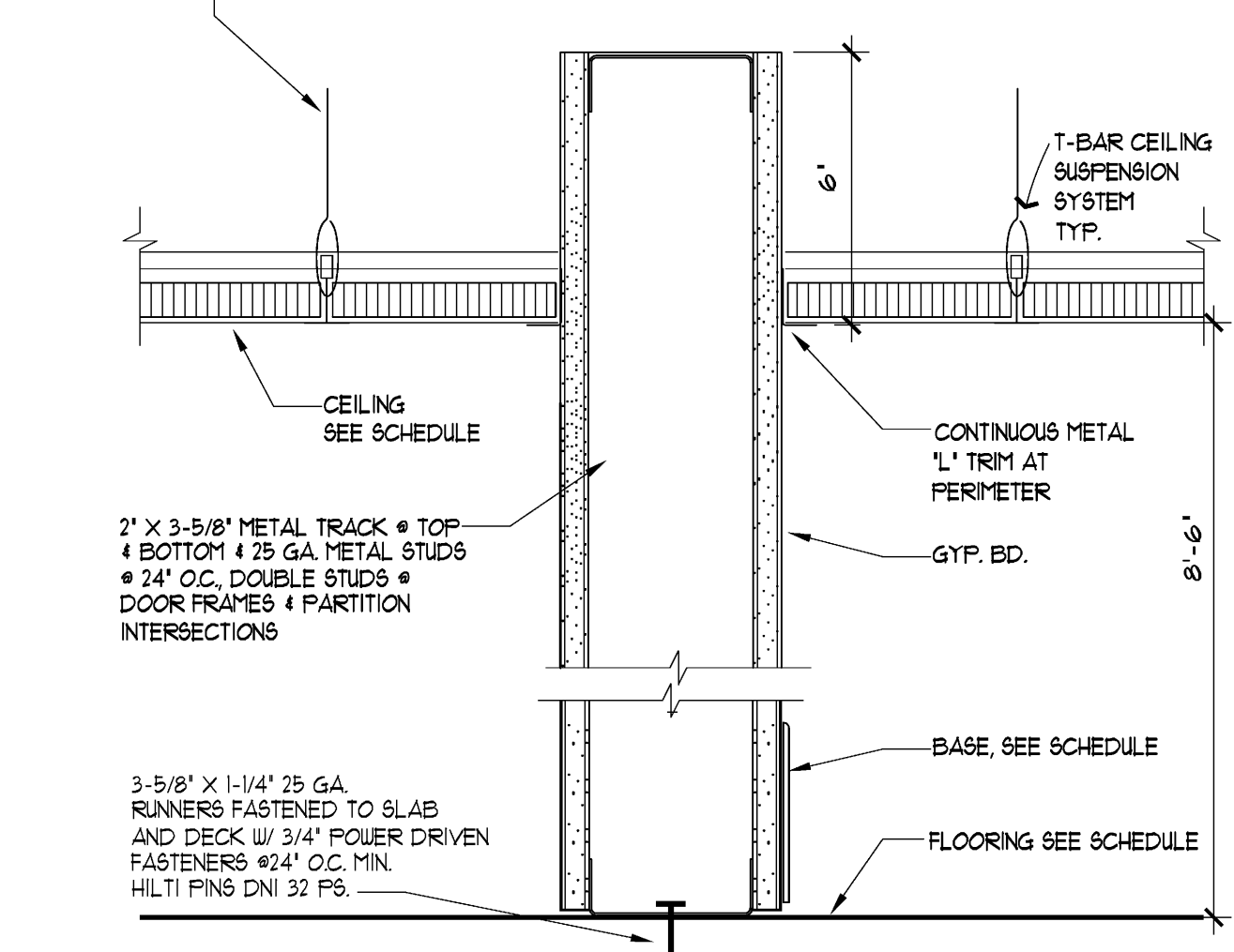
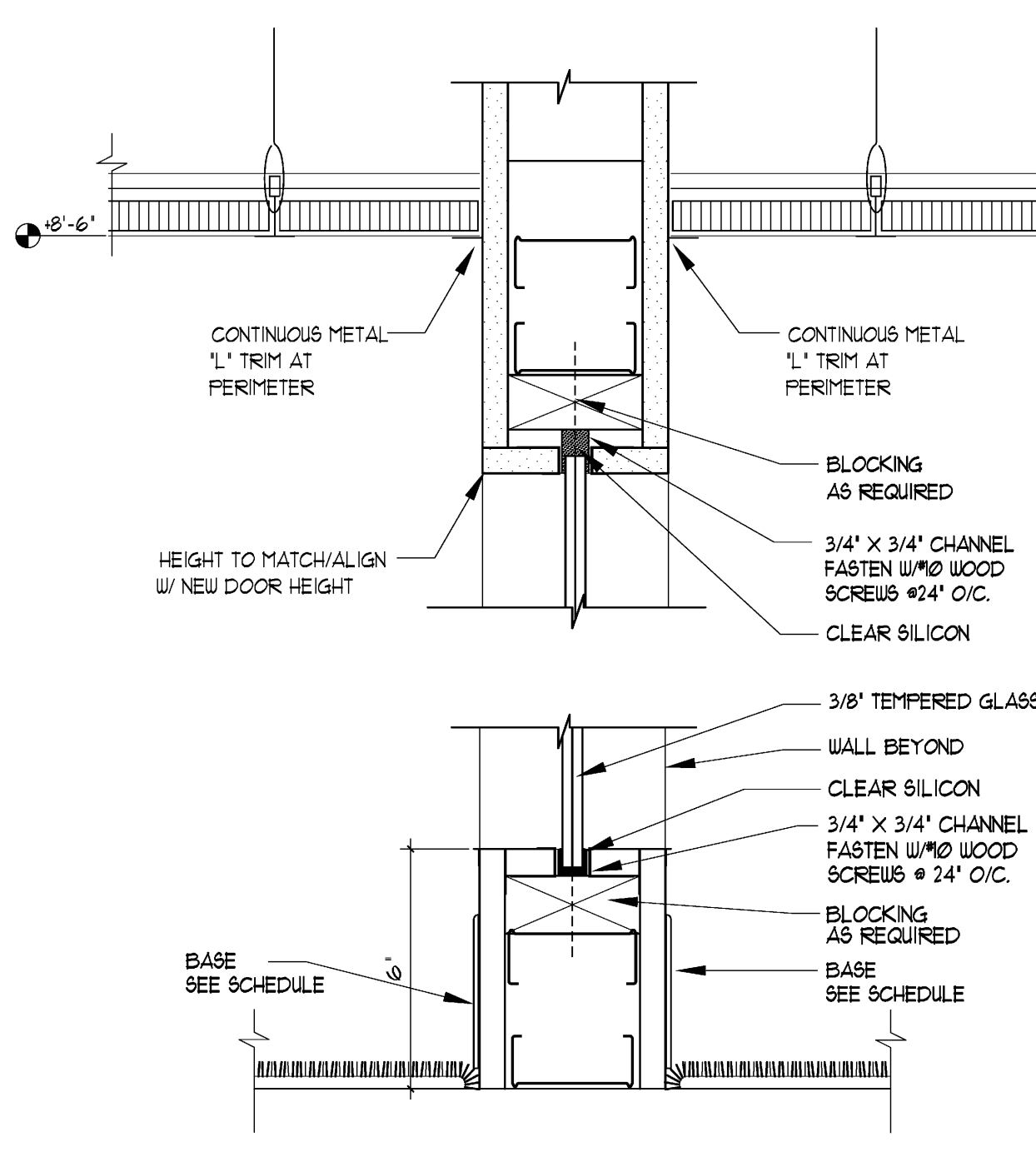
G8 CARPET TO VCT
3' = 1'-0"



G11 JAMB DETAIL
3' = 1'-0"

NOTE: TYPICAL T-BAR SUSPENSION SYSTEM CONNECTION
WIRE HANGER, BRACES AND TIES: Provide wires complying with the following requirements:
1. Zinc-Coated Carbon Steel Wire: ASTM A 641/A 641M, Class 1, zinc coating, soft temper
2. Size: Select wire diameter so its stress at three times hanger design load (ASTM C 635, Table 1, 'direct hung') will be less than yield stress of wire, but provide not less than 0.026-inch / 0.035-inch diameter wire.
3. Space hanger wires on main tees a maximum of 48\"/>

F8 CARPET TO STONE/TILE
3' = 1'-0"



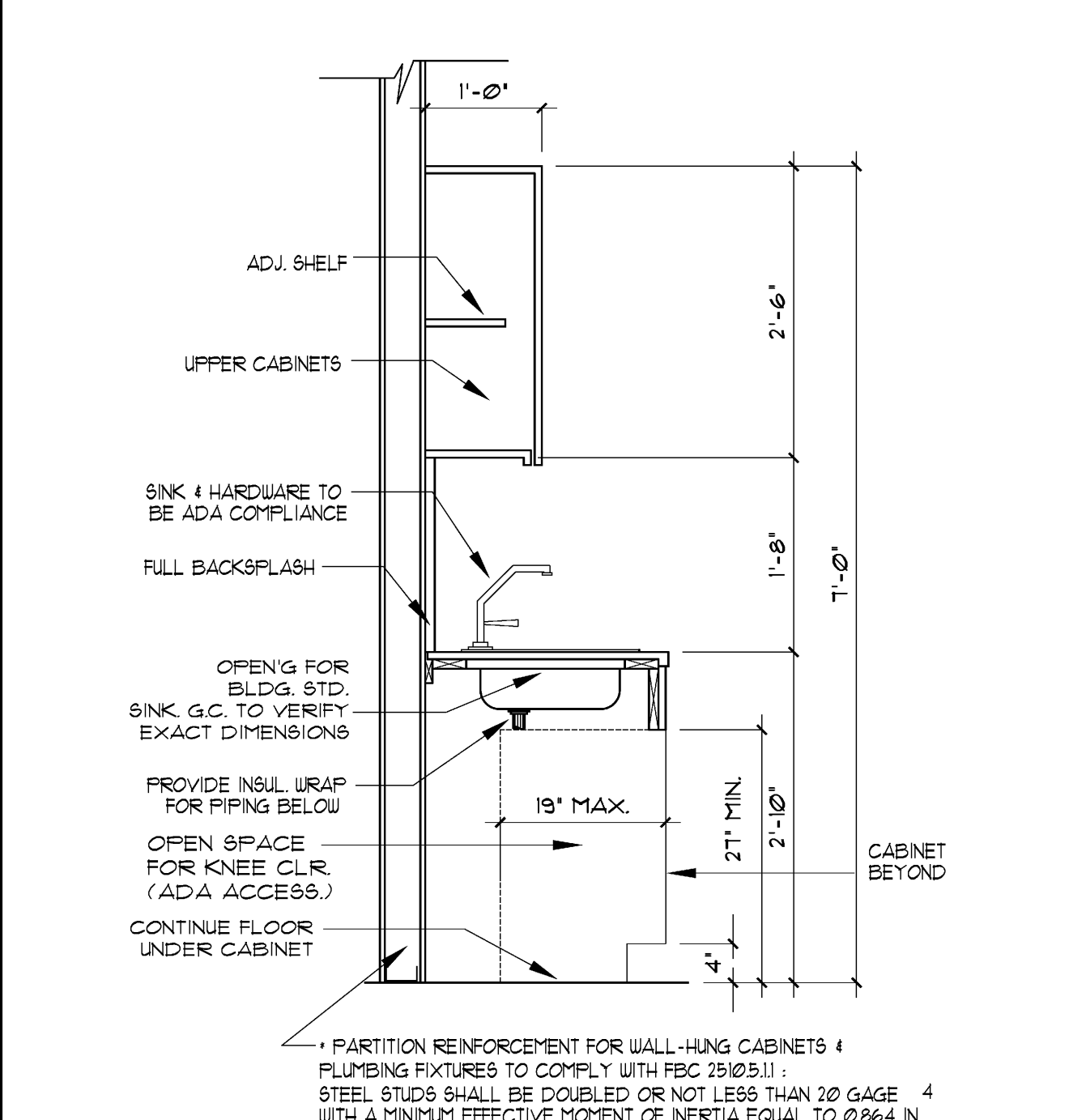
A8 GLASS DETAIL
3' = 1'-0" OFFICE #1554

A11 WALL TO 6\"/>

MATERIAL KEYING LEGEND

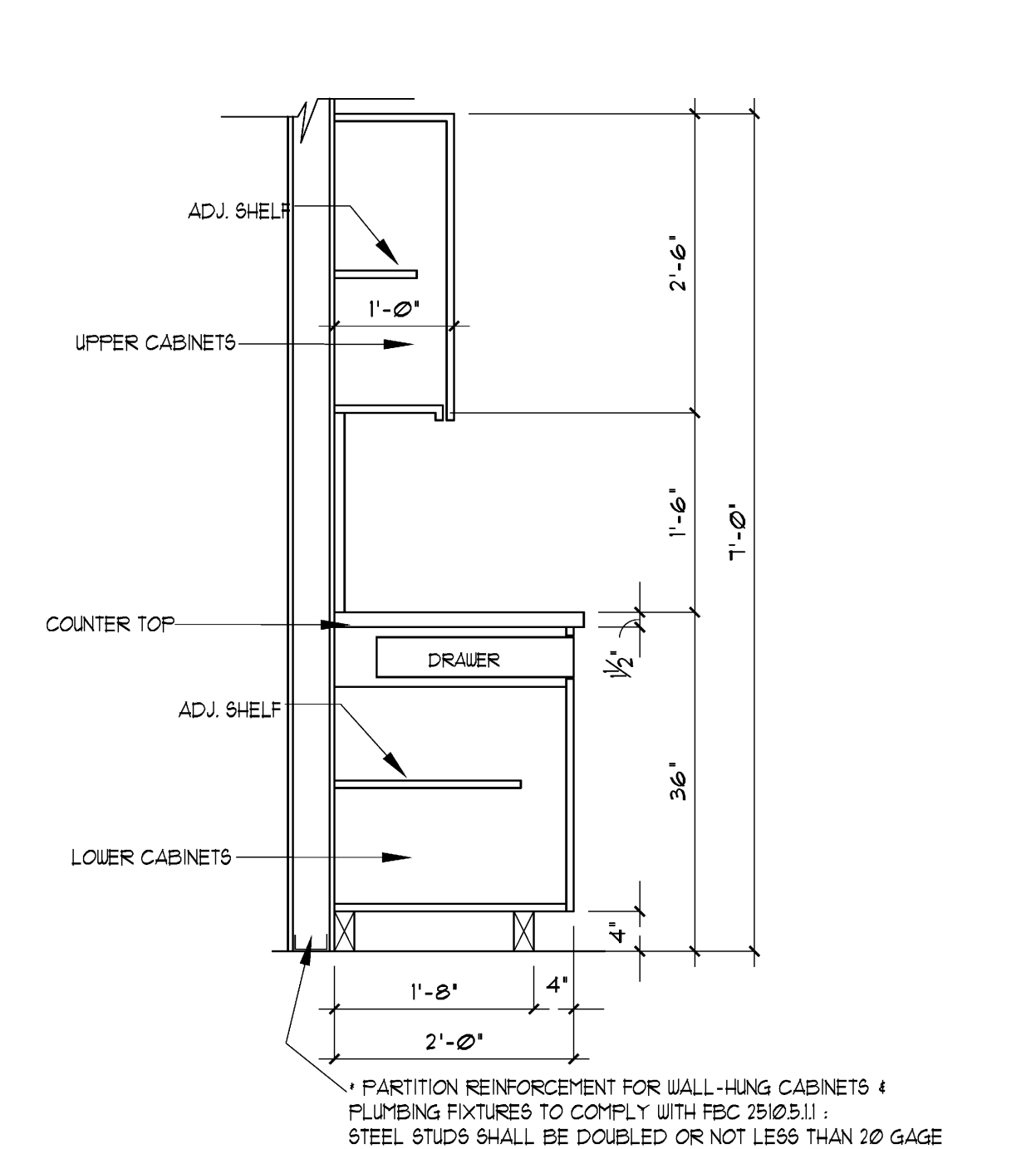
FLOORING	BASE	WALLS	MILLWORK	GENERAL NOTES
F-1 OVERALL CARPET MANUF: SHAW CARPET PATTERN: DESSAU (BROADLOOM) COLOR: SARONG #A056-5410 JOE LOPEZ 954-210-3149	B-1 4 1/2\"/>	B-2 BREAKROOM PORCELAIN TILE BASE MANUF: CONCEPT SURFACES STYLE: LIFE SERIES COLOR: F-BEIGE FINISH: SATIN SIZE: 4 1/2\"/>	PL-1 CABINETRY PLASTIC LAMINATE MANUF: ARBORITE COLOR: NEW SAND NO. 9-444-CA NOTE: FOR UPPER & LOWER CABINET FACE CONTACT: JONATHAN EDGEMAN 405-119-5818	1: LOCKS TO BE KEY OPERATED FROM THE OUTSIDE AND OPERATED FROM THE INSIDE BY A THUMB TURN LATCH 2: ALL DOORS EXCEPT # CLOSETS, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER HARDWARE, OR OTHER TYPE NOT REQUIRING A GRASP TO OPEN. PROVIDE 2\"/>
F-2 BREAKROOM PORCELAIN TILE MANUF: CONCEPT SURFACES STYLE: LIFE SERIES COLOR: F-BEIGE FINISH: SATIN SIZE: 18X18 NOMINAL GROUT: CUSTOM BUILDING PRODUCTS COLOR: #22 LINEN CONTACT: CHRISTOPHER HAYES 214-830-4513	B-2 4\"/>	B-3 STONE BASE COLOR: CREMA MARFIL SELECT FINISH: POLISHED SIZE: 4 1/2\"/>	PL-2 ACCENT PAINT MANUF: ICI PAINTS COLOR: BROWN BAG #A1804 / 10YY 35/136 FINISH: SATIN LATEX TEXTURE: LIGHT STIPPLE	3: DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 30\"/>
F-3 RECEPTION STONE FLOORING COLOR: CREMA MARFIL SELECT FINISH: POLISHED SIZE: 18X18 NOMINAL GROUT: CUSTOM BUILDING PRODUCTS COLOR: #382 BONE CONTACT: BETTY ANN YARBOROUGH 912-456-0935 OR KEYS GRANITE	B-3 4\"/>	B-4 4\"/>	PL-3 CEILING PAINT MANUF: ICI PAINTS COLOR: WHITE HIGH HIDING #A0113/#39TY 82/22 FINISH: EGGSHELL LATEX TEXTURE: LIGHT STIPPLE NOTE: EXTERIOR GRADE PAINT	4: ALL EDGES OF ALL WOOD DOORS TO BE SEALED AND FINISHED 5: THRESHOLD SHALL BE NO HIGHER THAN 1/2\"/>
F-4 SERVER ROOM 12 x 12 VCT MANUF: TBS STYLE: TBS	WALLS NOTE: ALL PAINT ADHESIVES & SEALANT IS TO BE LOW VOC		PL-1 CABINETRY PLASTIC LAMINATE MANUF: ARBORITE COLOR: NEW SAND NO. 9-444-CA NOTE: FOR UPPER & LOWER CABINET FACE CONTACT: JONATHAN EDGEMAN 405-119-5818	6: FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION 7: ALL DOORS TO RECEIVE APPROPRIATE FLOOR OR WALL STOPS AS REQUIRED 8: FINISHES SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, 2006 ED. NFPA 101- CHAPTER 10 9: DOORS SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, 2006 ED. NFPA 101, 12.1

F1 LOW WALL FRAMING
1/4\"/>



A1 CAB SECTION @ SINK
3/4\"/>

F4 LOW WALL DETAIL
NTS



A4 CABINET SECTION
3/4\"/>

A8 GLASS DETAIL
3' = 1'-0" OFFICE #1554

A11 WALL TO 6\"/>

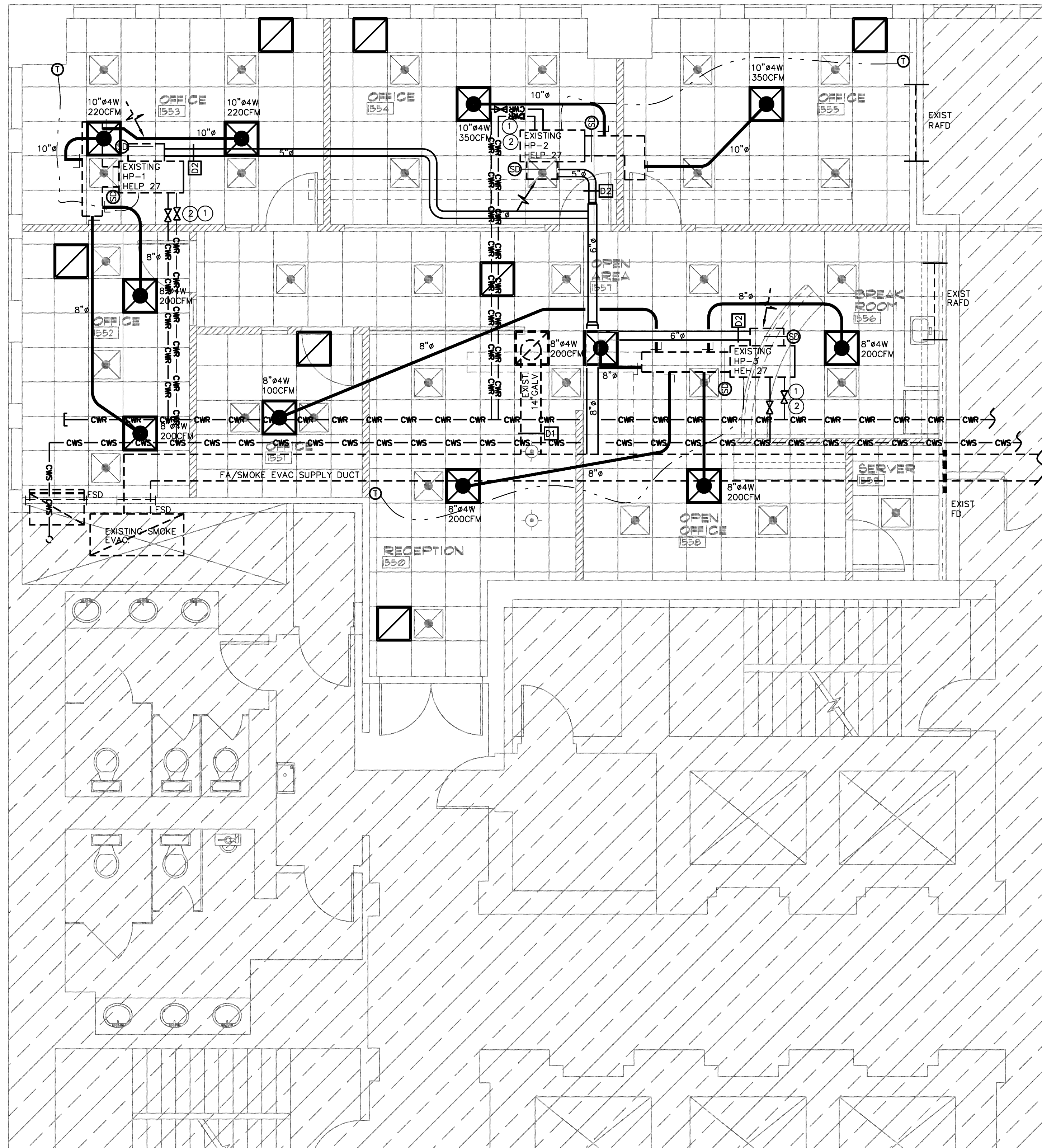
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ESPERANTE CORPORATE CENTER - SUITE 1550
222 LAKESVIEW AVE. - WEST PALM BEACH, FL.

YOSHINO TRIESCHMANN DESIGN GROUP
6468 East Rogers Circle
Boca Raton, FL 33487

Project No. 10221218
CAD File No. A3.1
Date 1/21/11
Drawing No. A3.1

2-3-2011 DATE
ISSUE FOR REVIEW/PERMIT REVISIONS
NO.

Draining Title
DOOR & FINISH SCHEDULE & DETAILS



LEGEND

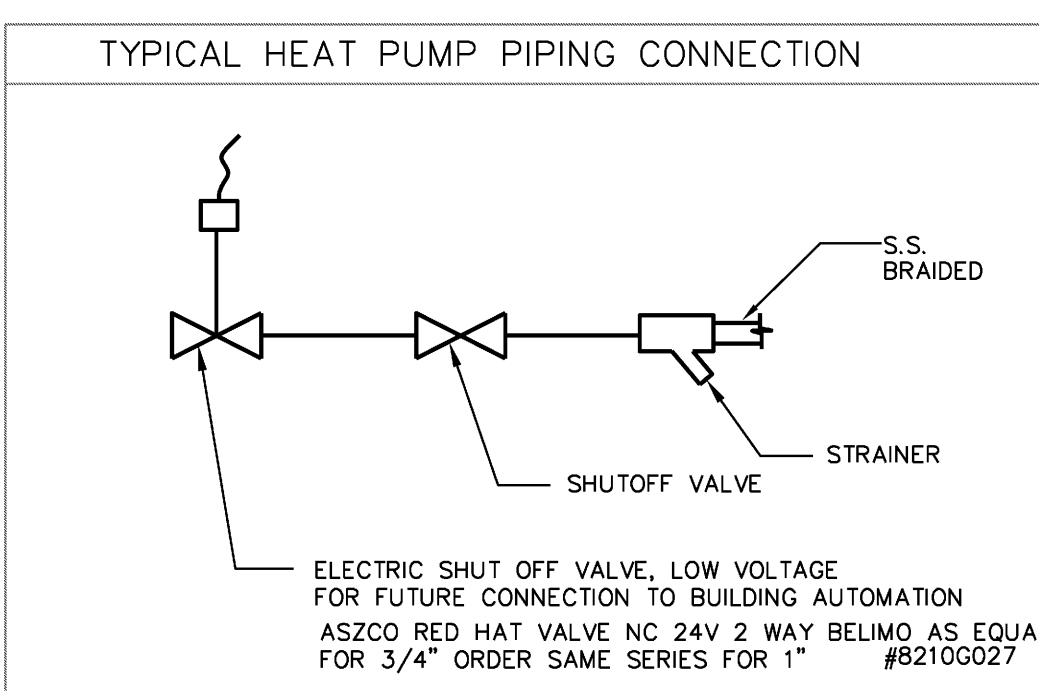
H.V.A.C. LEGEND

- EXISTING
- NEW
- NEW FLEX TO MATCH EXISTING WITH SPIN IN COLLARS/M.V.D.
- NEW OR RELOCATED DIFFUSER
- NEW OR RELOCATED RETURN AIR GRILLE
- DIFFUSER TO BE RELOCATED/REMOVED
- RETURN TO BE REMOVED/RELOCATED
- EXISTING RETURN AIR GRILLE
- EXISTING DIFFUSER
- SPIN IN COLLAR W/M.V.D.
- SMOKE DETECTOR
- PNEUMATIC DAMPER
- 24V MOTORIZED DAMPER
- THERMOSTAT
- TEST SWITCH
- FIRE DAMPER
- RETURN AIR GRILLE R.A.G.
- EXHAUST FAN EF
- LINEAR DIFFUSER LD
- REMOVE REM
- RELOCATE REL
- RAFD (EXIST.)
- RAFD (NEW)
- EXISTING (E)
- NEW (N)
- COLD WATER RETURN
- COLD WATER SUPPLY

NOTE: SOME ITEMS MAY NOT BE USED IN THE DRAWING

NOTE:
FIRESTOP EXISTING DEMIZING WALL AS NEEDED.

- DRAWING NOTES
- 1 3/4" ISOLATION VALVES FOR SUPPLY & RETURN PROVIDE 3/4" S.S. LINE BETWEEN ISOLATION VALVE AND HP UNIT
 - 2 3/4" ISOLATION VALVES, STRAINER FOR SUPPLY & RETURN PROVIDE 3/4" S.S. LINE BETWEEN ISOLATION VALVE AND HP



- SEQUENCE OF OPERATION
1. HP'S TO SHUT OFF UPON ACTIVATION OF SMOKE EVAC.
 2. FA DAMPER D2 IS TO CLOSE AND DAMPER D1 IS TO OPEN DIRECTING AIR DOWN TO GRILLE IN CEILING PRESSURIZING SPACE.
- HEAT PUMP NORMAL OPERATION
1. DAMPER D2 IS TO OPEN WHEN THE UNIT IS RUNNING PROVIDING FRESH AIR. WHEN UNIT IS NOT RUNNING IT IS TO CLOSE.

<p>WESTON CAPITAL ESPERANTE CORPORATE CENTER - SUITE 1550 222 LAKESVIEW AVE. - WEST PALM BEACH, FL.</p>	<p>MECHANICAL PLAN</p>
<p>YOSHINO TRIESCHMANN DESIGN GROUP</p>	<p>YOSHINO TRIESCHMANN DESIGN GROUP</p>
<p>Project No. 10-227-218</p> <p>CAD File No. 1133</p> <p>Date 1/21/11</p> <p>Drawing No. MI</p>	<p>Project No. 10-227-218</p> <p>CAD File No. 1133</p> <p>Date 1/21/11</p> <p>Drawing No. MI</p>
<p>Drawn KS</p> <p>Project No. 10-227-218</p> <p>CAD File No. 1133</p> <p>Date 1/21/11</p> <p>Drawing No. MI</p>	<p>Drawn KS</p> <p>Project No. 10-227-218</p> <p>CAD File No. 1133</p> <p>Date 1/21/11</p> <p>Drawing No. MI</p>

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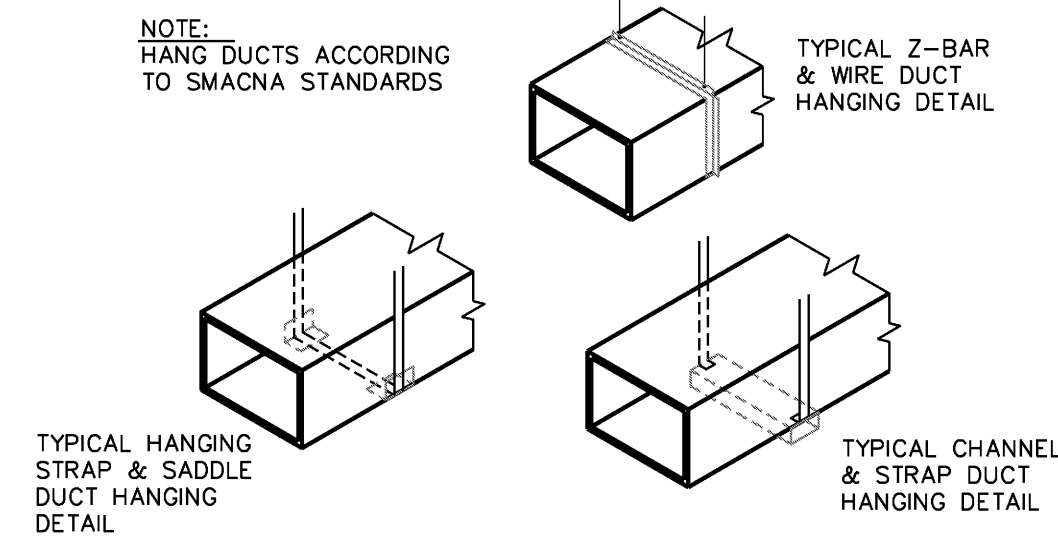
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LEGEND

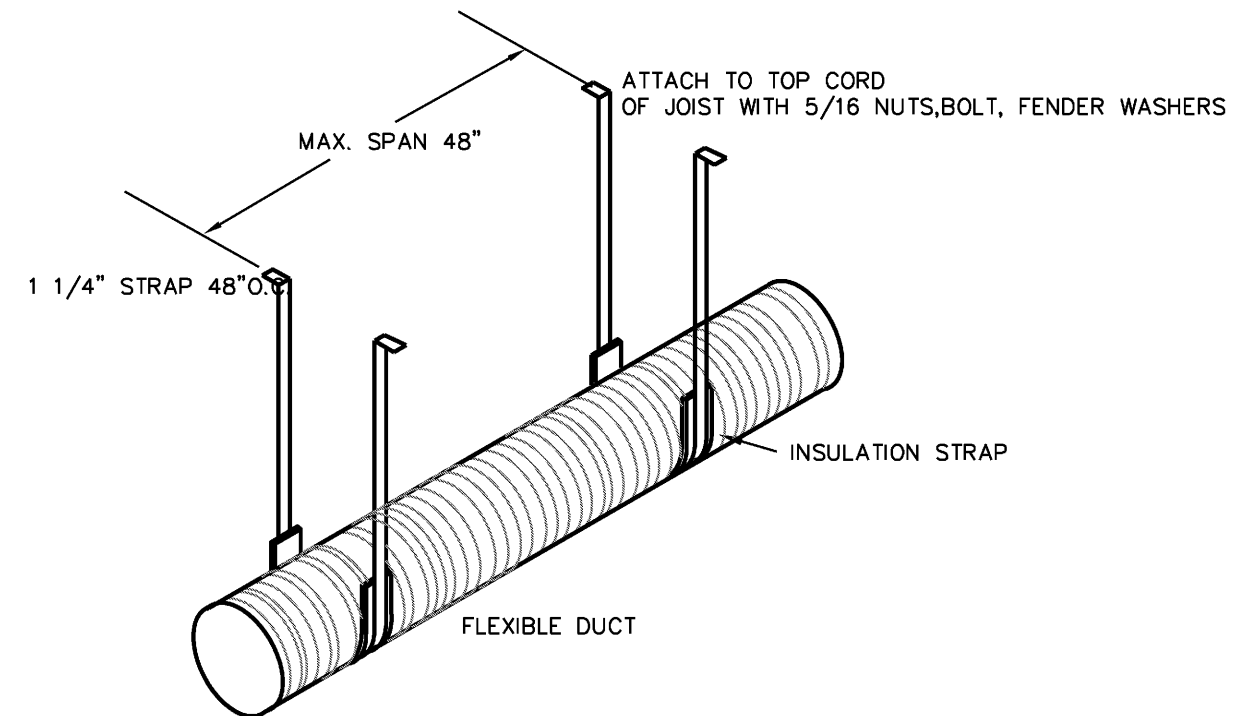
DUCT HANGING DETAIL

NTS



ROUND FLEX DUCT HANGING DETAIL

NTS



H.V.A.C. NOTES

A/C EQUIPMENT: EXISTING HEAT PUMPS

DUCTWORK: RIGID FOIL FACED 1.5" R=6.0 SUPPORT 48" O.C. ALL TURNS AND TRANSITIONS PRESSURE TAPE AND MASTIC SEAL ALL SEAMS AND JOINTS.

FLEX UL CLASS ONE AIR DUCT, R=6 SUPPORT 48" O.C. SPIN IN COLLARS WITH M.V.D. TIE WRAP INNER LINER AND PRESSURE TAPE AND MASTIC SEAL OUTER LINER WITHOUT COMPRESSING INSULATION

EXHAUST: NA
SMOKE EVAC : SMACNA STANDARD GALVANIZED ROUND

DIFFUSERS: NEW USE BLDG STANDARDS
RETURNS: NEW USE BLDG STANDARDS

EXHAUST FAN EF1: NA
THERMOSTAT: NEW

SMOKE DETECTORS: IONIZATION TYPE CARRIER, BRK. WIRE UNIT FOR SHUTDOWN UPON ACTIVATION. PROVIDE TEST SWITCH, VISUAL AND AUDIBLE ALARM.

FRESH AIR REQUIREMENTS

OFFICE AREA

OFFICE AREA
SCFM/PERSON X 10PEOPLE + 0.06CFM/SF X 1749SF = 154CFM
FRESH AIR REQUIRED 154 CFM
FRESH AIR PROVIDED 160 CFM

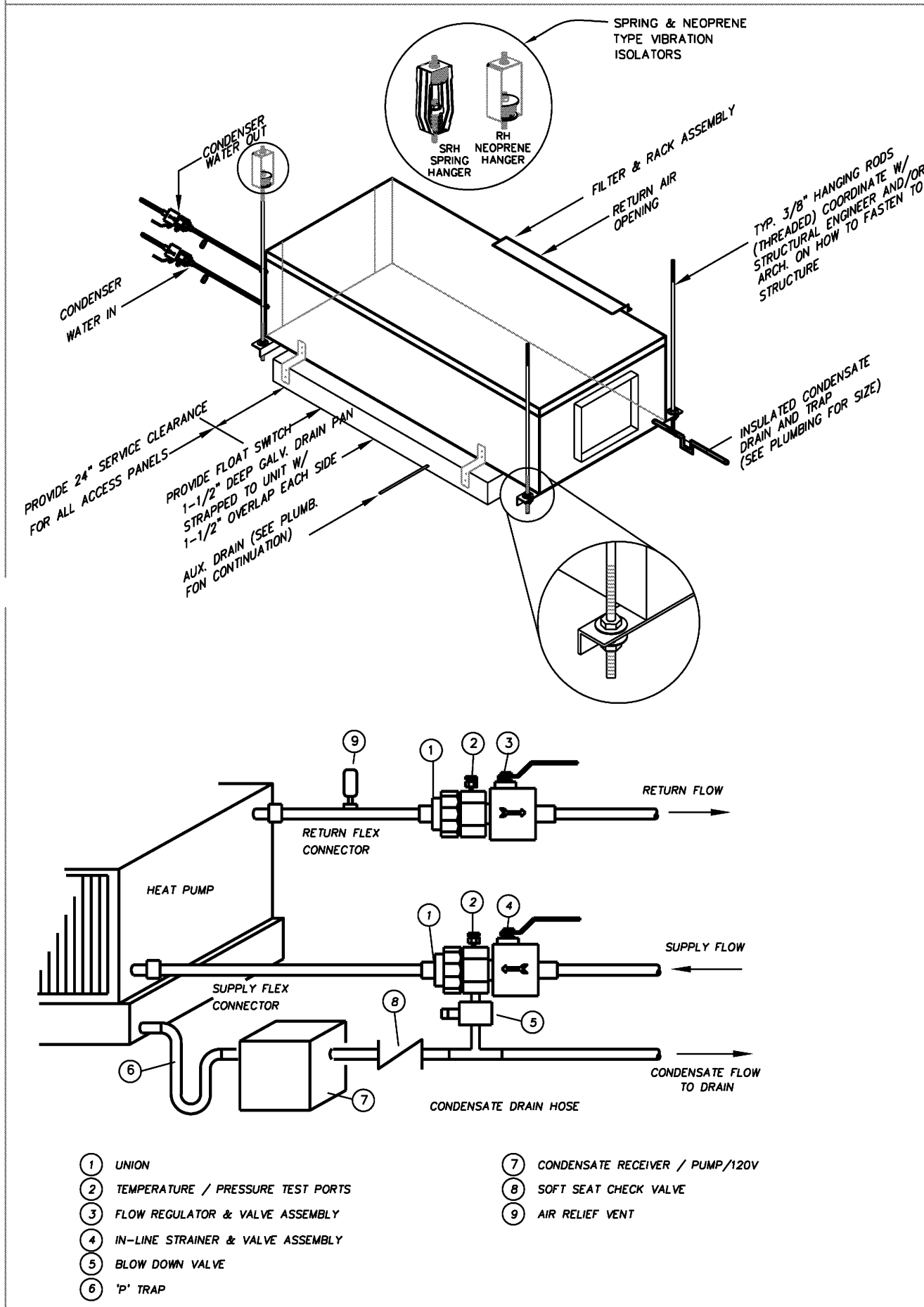
GENERAL MECHANICAL NOTES

- ALL WORK EXECUTED UNDER THIS OFFICIAL DOCUMENTS SHOULD BE PERFORMED BY A LICENSED AND INSURED MECHANICAL CONTRACTOR AND BE IN COMPLIANCE WITH THE LATEST FLORIDA BUILDING CODE (FBC), SHEET METAL & AIR CONDITIONING CONTRACTOR'S ASSOCIATION (SMACNA) STANDARDS, AND ALL OTHER APPLICABLE STATE AND LOCAL CODE.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP MANNER TO PRODUCE A COMPLETE SYSTEM THAT IS FULLY BALANCED, AND ADHERED TO ALL APPLICABLE CODE AND REGULATIONS.
- MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT THE COMPLETE SYSTEM INSTALLED IS FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF A YEAR AFTER THE WORK IS COMPLETE AND TURNED TO THE OWNER.
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN HIS OWN PERMIT AND PAY ALL PERMIT AND INSPECTION FEES.
- AT THE COMPLETION OF THE PROJECT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A SET OF PRINTS CLEARLY MARKED AND DEPICTED ALL AS-BUILT CONDITIONS TO THE ENGINEER FOR RECORD.
- CONTRACTOR SHALL PAY SPECIAL ATTENTION TO OWNER EQUIPMENT, FURNITURE, AND CARPETING TO PREVENT CONTAMINATION BY COVERING AND WRAPPING FURNITURE AND EQUIPMENT. ALL WASTE AND DEBRIS SHALL BE REMOVE AT THE END OF EACH DAY TO MAINTAIN ACCEPTABLE INDOOR AIR QUALITY LEVEL DURING THE CONSTRUCTION.
- ANY PORTION OF EXISTING BUILDING (FLOOR, WALL, CEILING, OR ROOF) THAT IS AFFECTED BY EITHER REMOVAL, RELOCATION OR INSTALLATION OF A NEW EQUIPMENT SHALL BE REPAIRED AND MATCHED FINISHED EXISTING CONDITIONS ACCORDING TO ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
- WHEREVER DUCT RUNS THROUGH STRUCTURAL ELEMENT SUCH AS BEAM PRECAUTION SHALL BE TAKEN TO COORDINATE WITH OTHER TRADES TO RELOCATE OR TO PROVIDE NECESSARY SLEEVE BEFORE CONCRETE IS BEING POURED.
- SUPPLY 6 COPIES OF SHOP DRAWINGS FOR REVIEW TO ARCHITECT. NO EQUIPMENT IS TO BE ORDERED PRIOR TO THEIR APPROVAL.
- MECHANICAL CONTRACTOR TO PROVIDE TWO (2) COMFORT BALANCE VISITS TO SUIT THE NEEDS OF THE CLIENTS.
- OPENING AND DUCT TRAVELING THROUGH FIRE RATED WALL, TENANT DEMISING WALL, MECHANICAL AND ELECTRICAL ROOM, WALL AND FLOOR PARTITION, FLOOR AND ROOF SLAB SHALL BE INSTALLED WITH "B"-FIRE DAMPER.
- DIFFUSERS, SUPPLY AND RETURN GRILLES, CEILING EXHAUST FAN, INSTALLED IN FIRE RATED CEILING SHALL BE PROVIDED WITH RADIATION DAMPER. SUPPLY AND RETURN DIFFUSER SHALL BE METAL/AIRE BZZZ FIRE RATED.
- PROVIDE MOTORIZED DAMPER AT FRESH AIR INTAKE DUCT CARRYING A QUANTITY EQUAL OR GREATER THAN TO 300 CFM OF FRESH AIR.
- MECHANICAL CONTRACTOR TO SUPPLY DUCT SMOKE DETECTOR IN EACH UNIT TO BE WIRED BY ELECTRICAL CONTRACTOR.
- PROVIDE CERTIFIED TEST & BALANCE
- PROVIDE HARDWIRED CONDENSATE PUMP WITH SHUTOFF SWITCH.

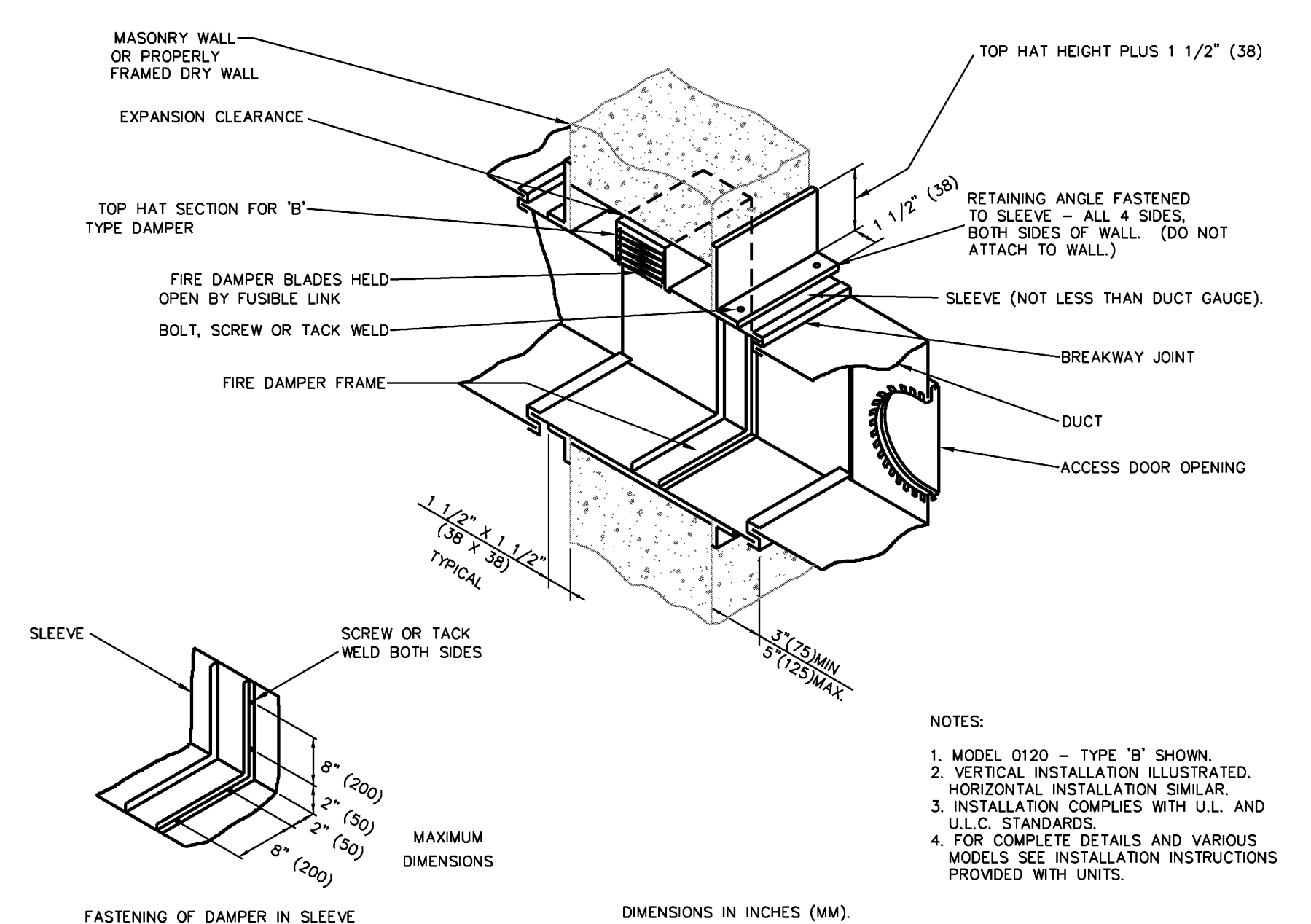
SITE VISIT

- MECHANICAL CONTRACTOR IS DULY REQUIRED TO VISIT PROJECT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. HE OR SHE SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY AT ONCE. FAILURE TO DO SO, THE MECHANICAL CONTRACTOR IS PROCEEDING AT HIS OWN RISK.
- DESIGN THAT IS CALLED FOR NEW DUCT OR PIPING TO BE CONNECTED TO EXISTING SYSTEM REQUIRES THE CONTRACTOR TO VERIFY EXISTING DUCT & PIPING SIZE BEFORE FABRICATION AND INSTALLATION.
- WHENEVER INTERFERENCE OR CONFLICT OCCURS WITH THE PROPOSED DESIGN, BEFORE PROCEEDING TO ANY CHANGE OR DEVIATION FROM THE EXISTING BID, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE INCLUDED A DETAILED DRAWING FOR APPROVAL FROM ARCHITECT/ ENGINEER.
- CONTRACTOR SHALL CONSULT WITH STRUCTURAL ENGINEER WHEN CUTTING OR MAKING OPENING IN ANY BUILDING COMPONENT. CONTRACTOR SHALL VERIFY THAT STRUCTURAL INTEGRITY OF THE BUILDING IS NOT BEING COMPROMISED.
- POST TENSION STRUCTURAL SLAB: NO CUTTING OR DRILLING SHALL BE TAKEN PLACE WITHOUT THE X-RAY OF THE SLAB OR THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF THE BUILDING.

HEAT PUMP MOUNTING DETAIL & CONDENSER WATER CONTROL PIPING



NAILOR-HART INDUSTRIES INC. TYPICAL INSTALLATION OF FIRE DAMPER



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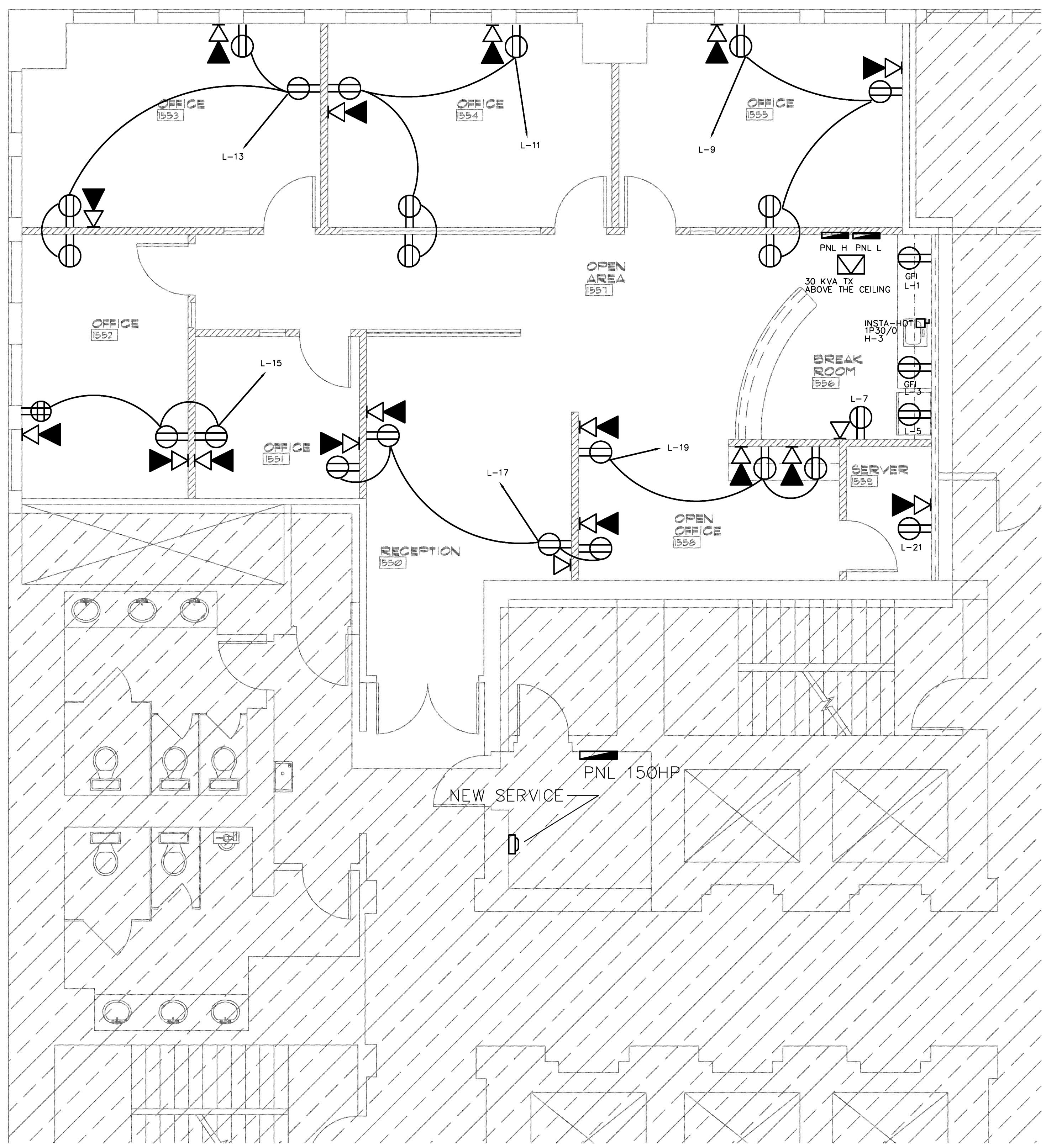
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Project No. 10227.218
CAD File No. 1133
Date 1/21/11
Drawing No. M2

BUILDING COMMENT/REV	ISSUE FOR REVIEW	NO.	DATE

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LEGEND	
ELECTRICAL LEGEND	
	1x4 FLUORESCENT LIGHT
	1x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.) ON 24/7
	2x2 FLUORESCENT LIGHT
	2x2 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.) ON 24/7
	2x4 FLUORESCENT LIGHT
	2x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.) ON 24/7
	HI-BAY FIXTURES
	RECESSED LIGHT
	SURFACE MOUNTED LIGHT
	EXTERIOR WALL LIGHT
	INTERIOR WALL SCONCE
	EXIT SIGN WITH 90 MIN BATTERY BACK UP
	EXIT SIGN WITH DIRECTIONAL ARROW WITH 90 MIN BATTERY BACK UP
	WALL MOUNTED EMERGENCY LIGHT WITH 90 MIN BATTERY BACK UP
	EXIT SIGN/EMERGENCY LIGHT COMBO WITH 90 MIN BATTERY BACK UP
	SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	DIMMER SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	EXHAUST FAN MOTOR
	EXHAUST FAN GRILL
	DISCONNECT
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE CEILING MOUNTED
	SWITCHED DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	SPECIAL RECEPTACLE
	JUNCTION BOX
	FLOOR DUPLEX RECEPTACLE
	FLOOR QUADRUPLEX RECEPTACLE
	POWER POLE
	TELEPHONE JACK
	DATA JACK
	TELEPHONE/DATA JACK
	FLOOR TELEPHONE/DATA JACK
	FLOOR TELEPHONE JACK
	FLOOR DATA JACK
	TV CABLE OUTLET
	SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO
	SMOKE DETECTOR
	MULTI-CANDELA FIRE STROBE
	MULTI-CANDELA SPEAKER/STROBE
	PULL STATION
	ELECTRICAL PANEL
	GROUND FAULT INTERRUPT
	NIGHT LIGHT
	NEW
	EXISTING
	EXISTING RELOCATED
	GFI
	NL
	N
	E
	ER

SOME SYMBOLS MAY NOT BE USED.

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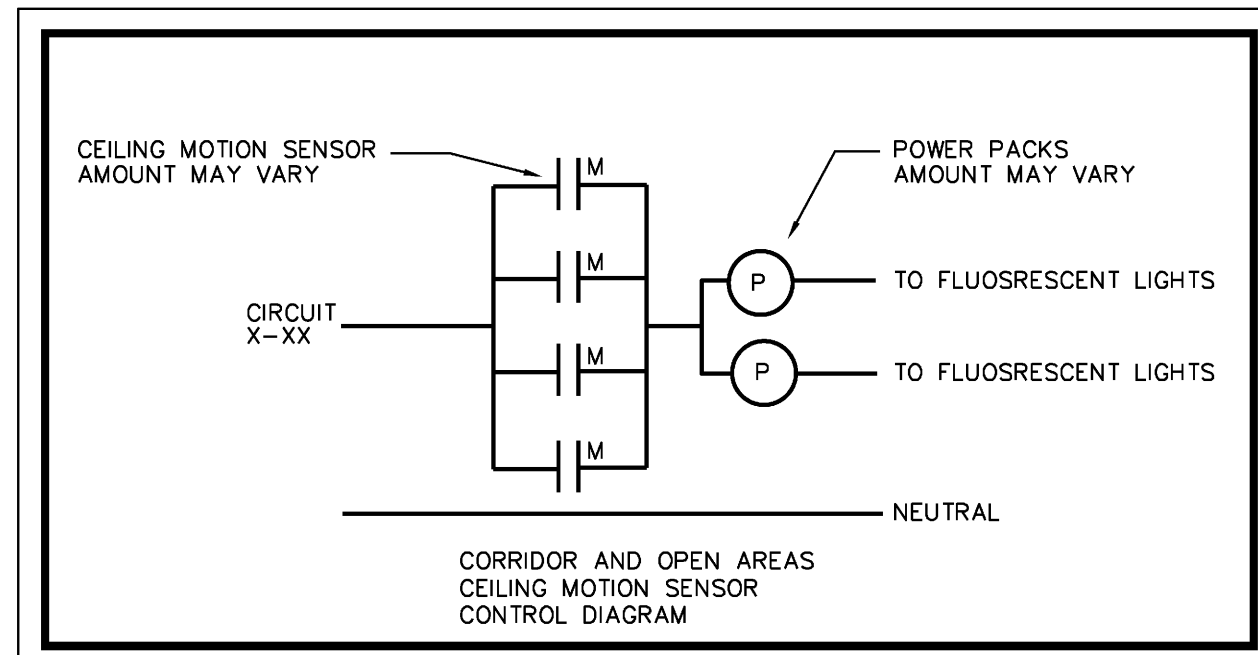
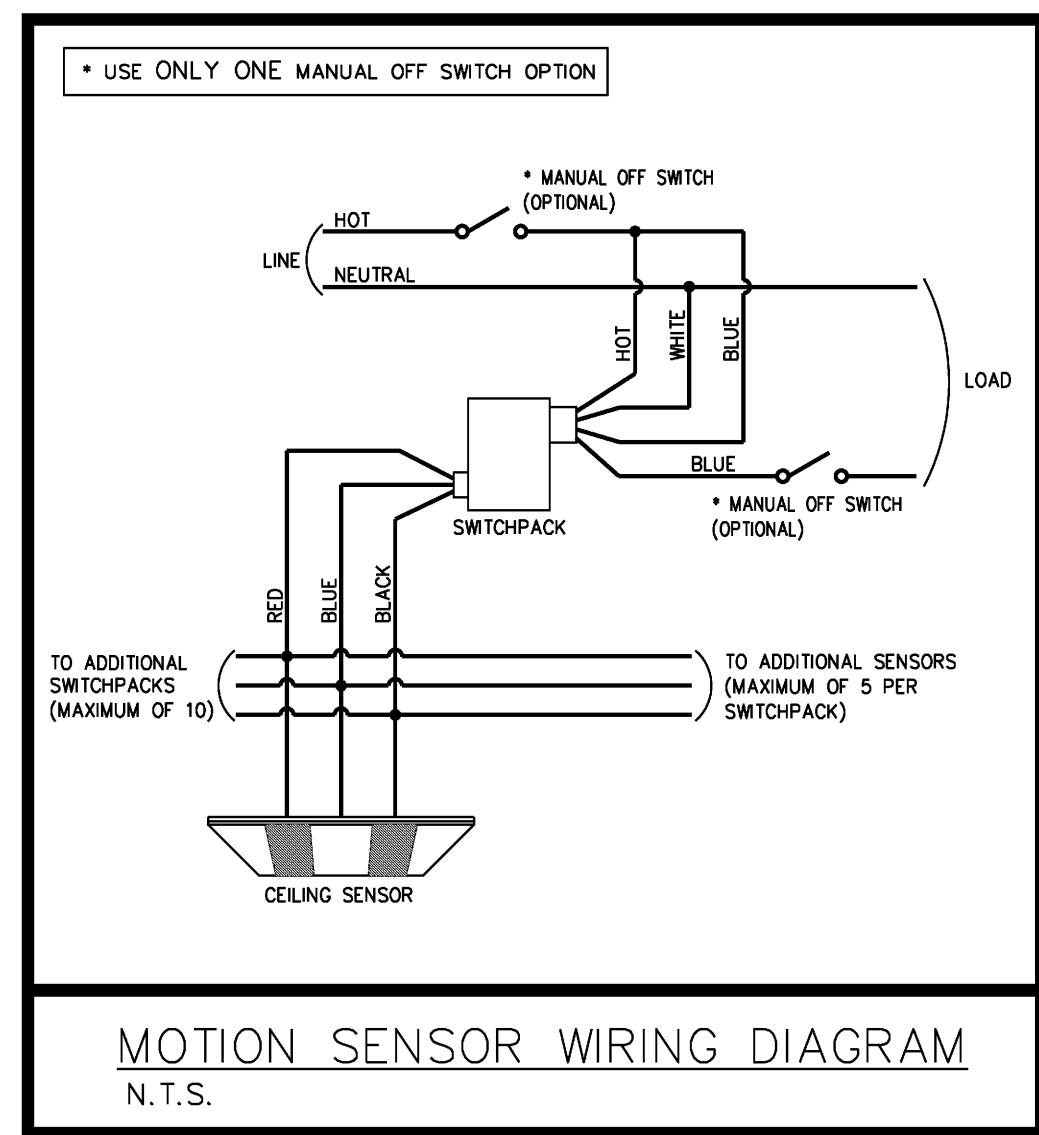
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 AR 11220

Project No. **10-227-218**
 CAD File No. **1133**
 Date **1/21/11**
 Drawing No. **E1**

E1 ELECTRICAL POWER PLAN

1/4"=1'-0"

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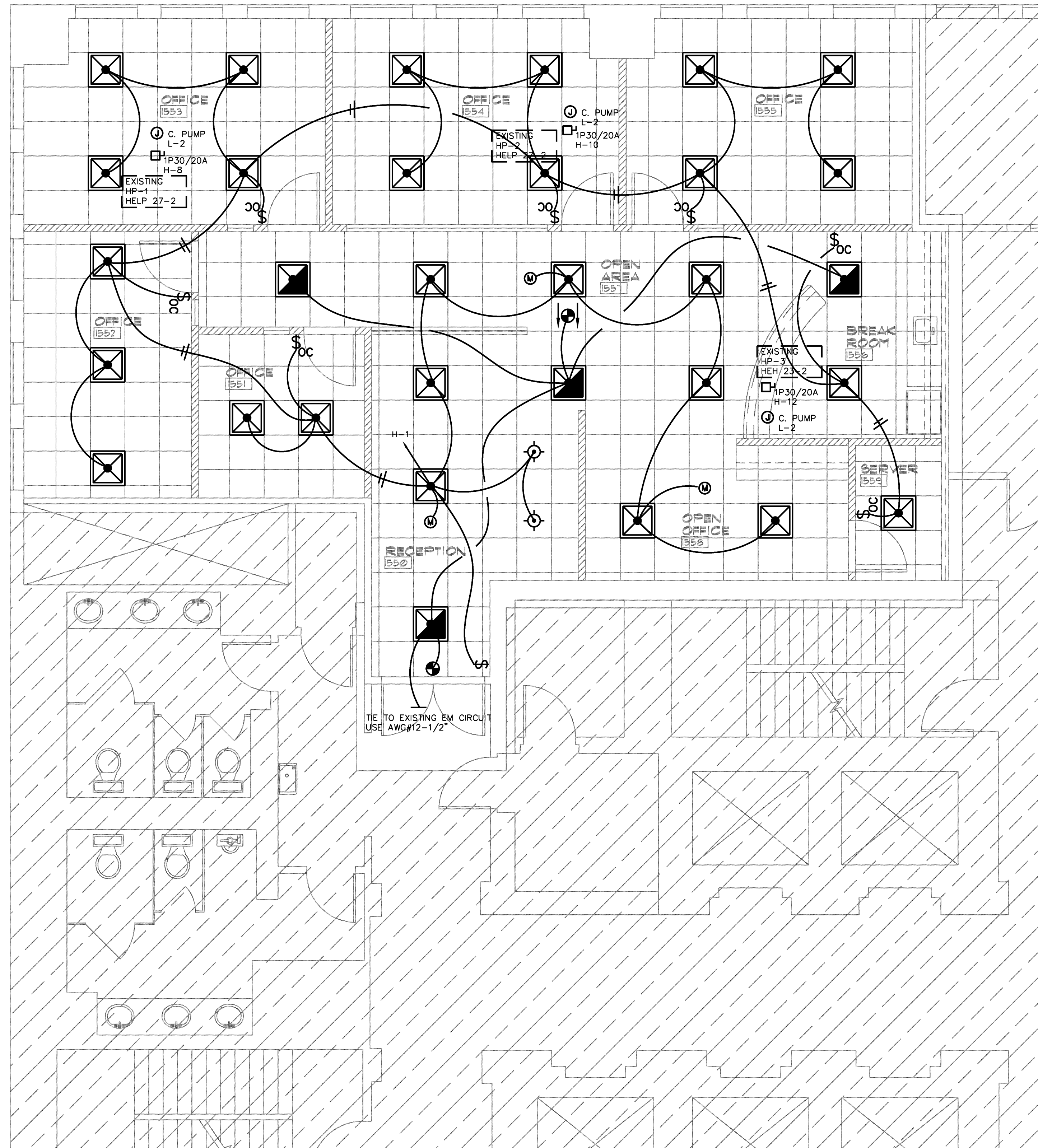


CONTROL DIAGRAM FOR ILLUSTRATION
PURPOSES ONLY. AMOUNT OF DEVICES
MAY VARY.

	DRED (SQ. FT)	LIGHTING POWER	DENSITY
OFFICE 1551	97	2x28 = 56W	0.58
OFFICE 1552	161	3x28 = 84W	0.52
OFFICE 1553	222	4x28 = 102W	0.46
OFFICE 1554	210	4x28 = 102W	0.49
OFFICE 1555	210	4x28 = 102W	0.49
OPEN AREA 1557	204	4x28 = 102W	0.5
OPEN AREA 1558	200	3x28 = 84W	0.42
BREAK 1556	122	2x28 = 56W	0.46
RECEPTION 1550	223	4x28 = 102W 2x26 = 52W	0.69
SERVER 1559	45	1x28 = 28W	0.62

NOTE:
CONTRACTOR TO PROVIDE HARDWARE
CONNECTIONS FOR CONDENSATE PUMPS.
NO PLUG-IN CORDS ALLOW ABOVE THE
CEILING.

FIRE ALARM DEVICES LOCATION AND ALL
RELATED SHOP DRAWING BY OTHERS.



LEGEND

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 - 1x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.) ON 24/7
 - 2x2 FLUORESCENT LIGHT
 - 2x2 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.) ON 24/7
 - 2x4 FLUORESCENT LIGHT
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 - HI-BAY FIXTURES
 - RECESSED LIGHT
 - SURFACE MOUNTED LIGHT
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 - SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO
 - SMOKE DETECTOR
 - MULTI-CANDELA FIRE STROBE
 - MULTI-CANDELA SPEAKER/STROBE
 - PULL STATION
 - ELECTRICAL PANEL
 - GROUND FAULT INTERRUPT
 - NIGHT LIGHT ON 24/7 WITH EMERGENCY BALLAST
 - NEW
 - EXISTING
 - EXISTING RELOCATED

SOME SYMBOLS MAY NOT BE USED.

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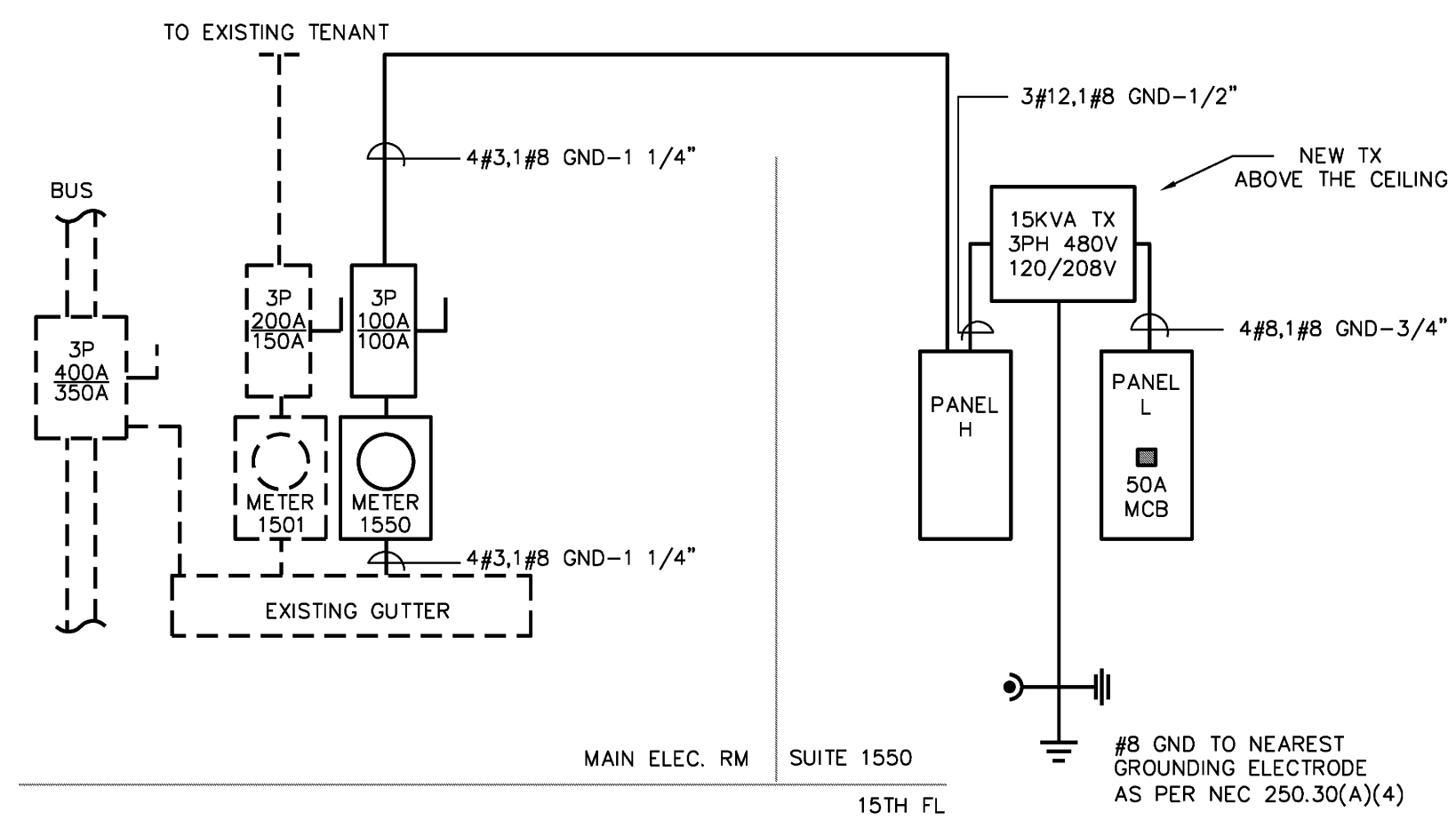
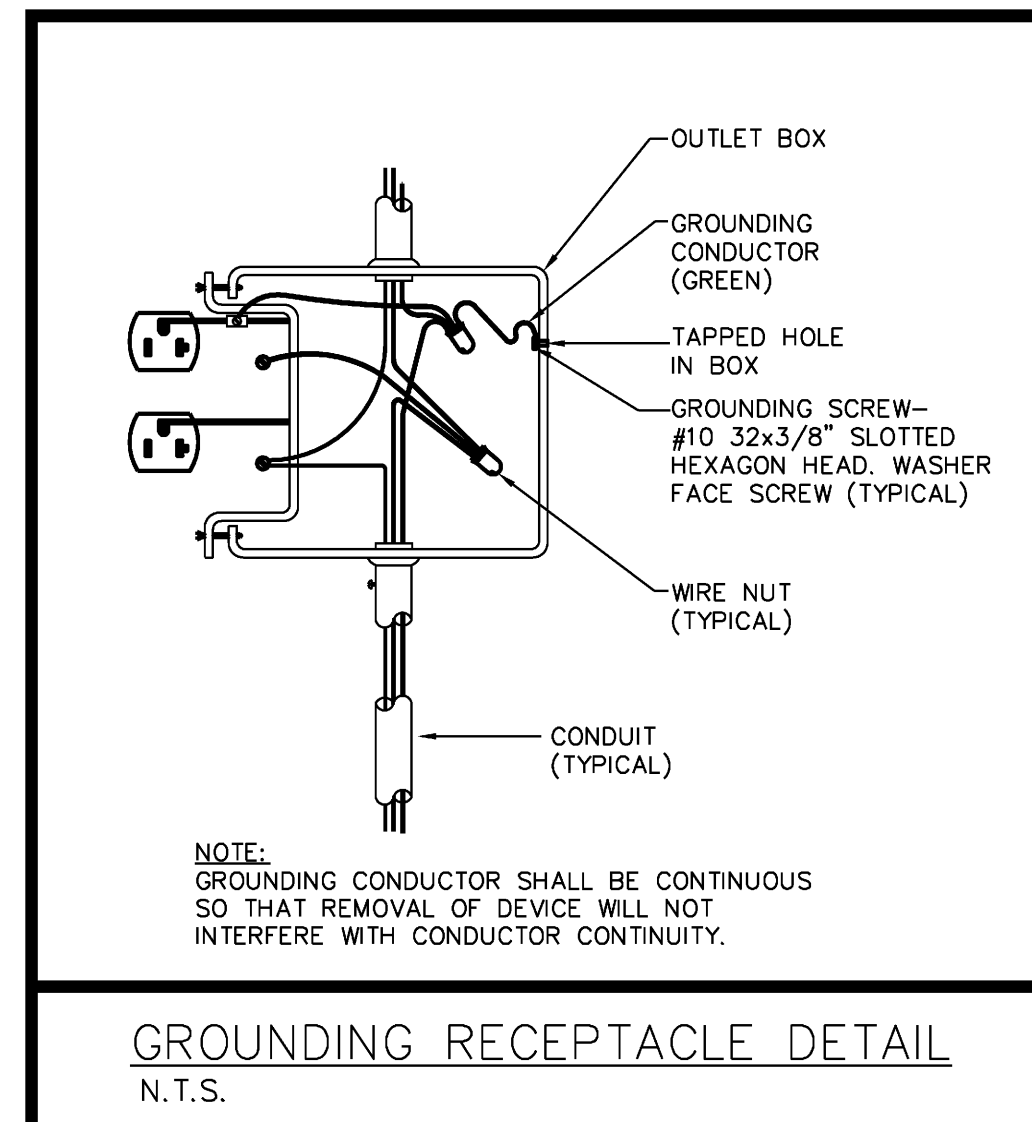
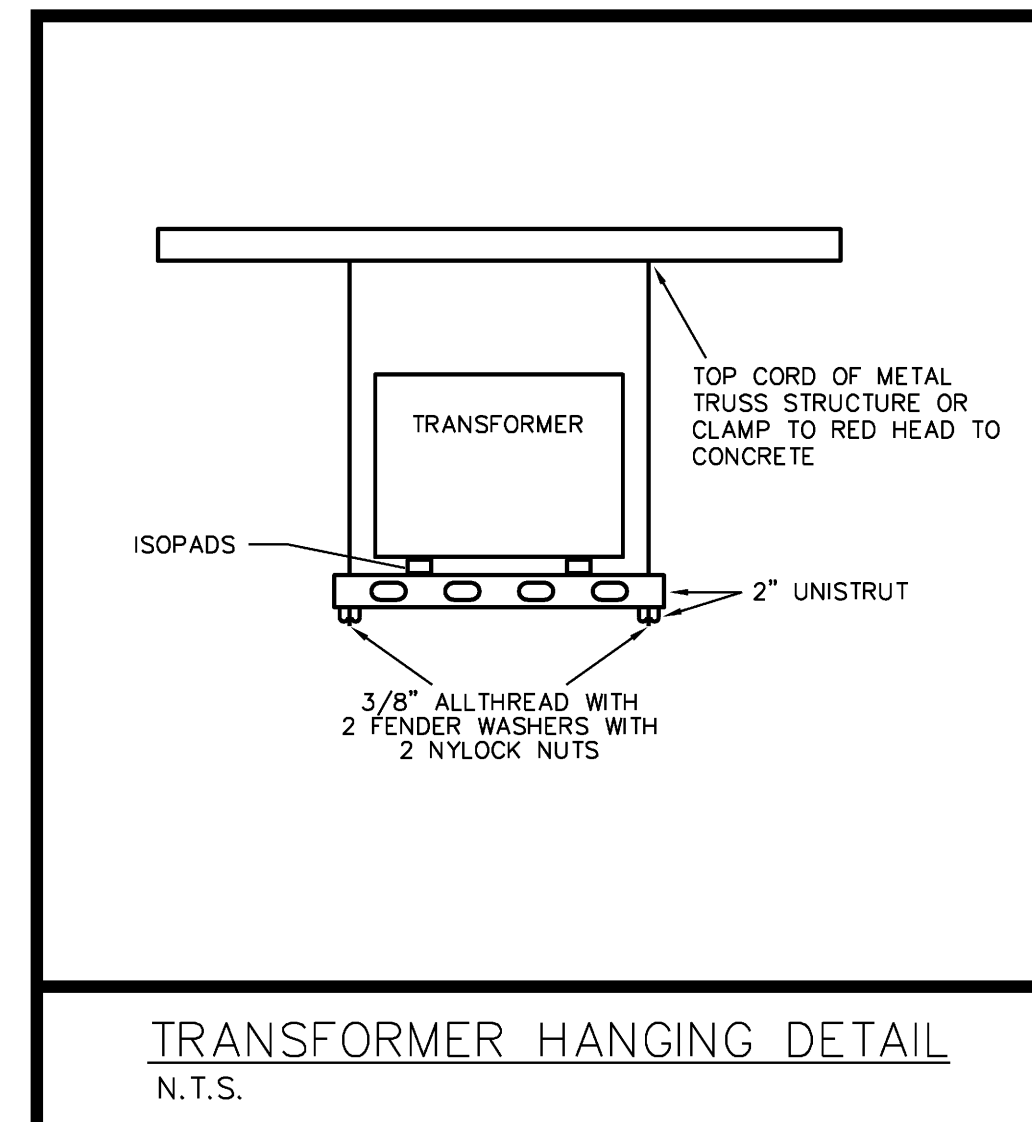
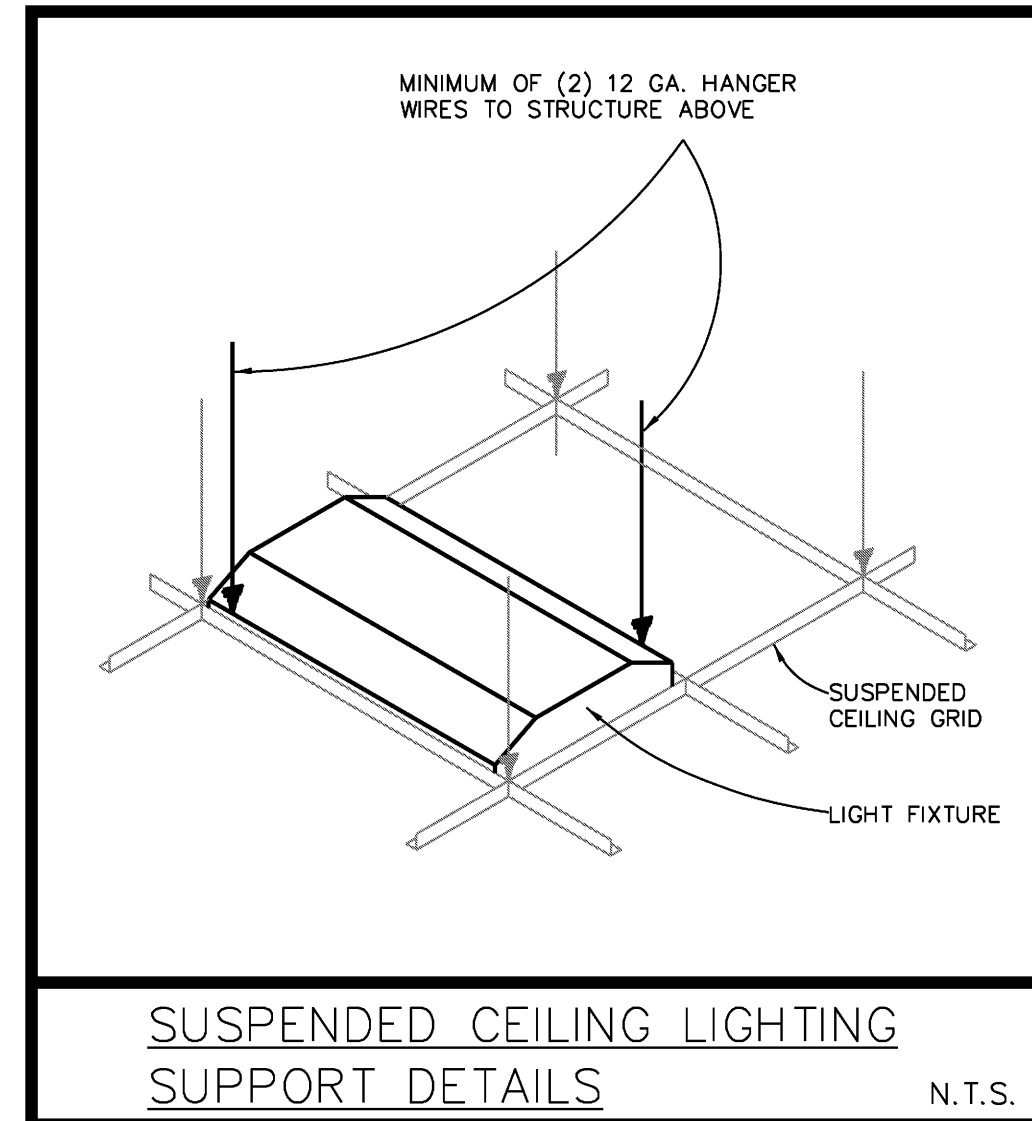
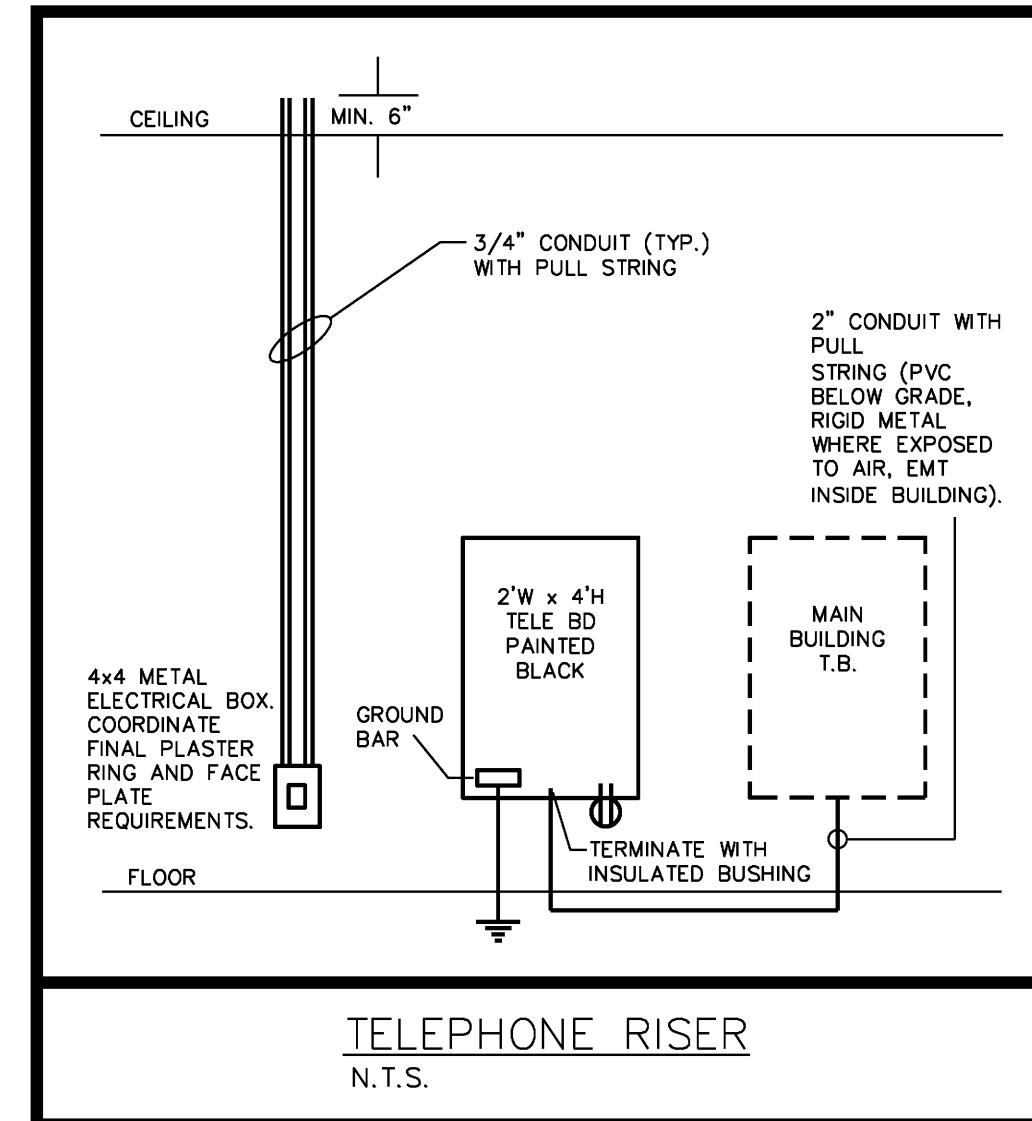
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PANEL H										100A MLO			3Ø4W			277/480V		
Wire	Ø	No.	Poles	Trip	Description	Load	No.	Poles	Trip	Description	Load	Ø	Wire					
12	A	01	1	20	LIGHTING	3500	02	3	20	15 KVA TX	9240	A	12					
10	B	03	1	25	INSTA-HOT	5540	04	-	-	-	-	B	12					
C	05						06	-	-	-	-	C	12					
A	07						08	1	20	HP-1	3500	A	12					
B	09						10	1	20	HP-2	3500	B	12					
C	11						12	1	20	HP-3	3500	C	12					
A	13						14					A						
B	15						16					B						
C	17						18					C						
A	19						20					A						
B	21						22					B						
C	23						24					C						

* EXISTING UNIT RELOCATED TO PANEL H
PANEL LOAD 28780W
35A

PANEL L										50A MCB			3Ø4W			120/208V		
Wire	Ø	No.	Poles	Trip	Description	Load	No.	Poles	Trip	Description	Load	Ø	Wire					
12	A	01	1	20	APP	1200	02	1	20	COND. PUMP	600	A	12					
12	B	03	1	20	APP	1200	04					B						
12	C	05	1	20	FRIG	900	06					C						
12	A	07	1	20	BREAK RM	720	08					A						
12	B	09	1	20	OFFICE RECEP	720	10					B						
12	C	11	1	20	OFFICE RECEP	720	12					C						
12	A	13	1	20	OFFICE RECEP	720	14					A						
12	B	15	1	20	OFFICE RECEP	720	16					B						
12	C	17	1	20	OFFICE RECEP	720	18					C						
12	A	19	1	20	OFFICE RECEP	720	20					A						
12	B	21	1	20	SERVER	300	22					B						
C	23						24					C						

PANEL LOAD 9240W
26A



ELECTRICAL NOTES:

- ALL WORK TO BE DONE ACCORDING TO F.B.C. 2007 W/2009 AMENDMENTS, 2002 NFPA-72, 2006 NFPA-101, 2006 NFPA-1, AND N.E.C. 2008.
- CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. NOTIFY ENGINEER OF ANY DISCREPANCIES AT ONCE. FAILURE TO DO SO AND CONTRACTOR PROCEEDS AT HIS OWN RISK.
- MAINTAIN AS-BUILTS ON A DAILY BASIS. SUBMIT 3 COPIES TO ARCHITECT AND OWNER 3 DAYS PRIOR TO ANY REQUIRED INSPECTIONS.
- ALL CONDUIT TO BE METAL EMT INSIDE AND RIGID ON THE EXTERIOR. P.V.C. WILL BE ACCEPTED PROVIDED THAT THE CORRECT GROUND AS PER N.E.C. TABLE 250-66,122 IS INCLUDED WHEN ALLOWED BY CODE. NO PVC WILL BE ALLOWED IN R.A. PLENUMS OR FIRE RATED ASSEMBLIES. ALL MATERIALS IN R.A. PLENUMS TO BE PLENUM RATED.
- CONDUCTOR TO BE COPPER THIN OR THIN. MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A CONDUIT TO BE INSTALLED PER NEC 310.15(B)(2)
- ALL EXTERIOR EQUIPMENT TO NEMA 3R RATED.
- ALL FUSES TO BE BUSSMAN CURRENT LIMITING AT SERVICE ENTRANCE. ALL OTHERS FUSES ACCORDING TO MANU. SPECIF.
- PROVIDE 6 SETS OF SHOP DRAWINGS FOR APPROVAL. NO EQUIPMENT TO BE ORDERED BEFORE SHOP DRAWINGS ARE APPROVED.
- VERIFY ALL NAMEPLATE DATA OF EQUIPMENT FOR PROPER PROTECTION AND LOADS PRIOR TO INSTALL OR WIRING.
- MAINTAIN A MINIMUM OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT. PRIOR TO INSTALLING ANY EQUIPMENT COORDINATE WITH OTHER TRADES TO INSURE THAT CLEARANCES ARE MAINTAINED.
- CONTRACTOR TO REMOVE ALL TRASH/UNUSED MATERIALS AT THE END OF DAY.
- ALL CONDUITS, FIXTURES, DEVICES TO HAVE GROUND EXTEND AS PER TABLE 250-122 N.E.C.
- POWER TO BE ON CONTINUOUSLY 5 WEEK PRIOR TO COMPLETING PROJECT.
- ALL LOW VOLTAGE CABLING AND SYSTEM ARE THE RESPONSIBILITY OF THE VENDOR THAT IS PROVIDING THE SYSTEM INCLUDING PERMITTING.
- CONTRACTOR TO LAMP/RELAMP ALL FIXTURES.
- CONTRACTOR TO VERIFY QUANTITIES OF EXISTING AND NEW DEVICES AND FIXTURES REQUIRED TO COMPLETE PROJECT PRIOR TO SUBMITTING BID.
- CONTRACTOR TO VERIFY EXISTING CIRCUITS AND MUST PROVIDE NEW PANEL SCHEDULES IDENTIFYING ALL CIRCUITS IN PANEL.
- NEUTRALS NOT TO BE SHARED. PROVIDE #8 NEUTRAL TO ALL FURNITURE SYSTEMS, IF APPLICABLE.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT MENTIONED OR NOT TO POWER, DATA AND VOICE TO ALL EQUIPMENT AND SYSTEMS INSTALLED.
- ALL DEVICES TO MATCH BUILDING STANDARD OR BE DECORA SERIES.
- TYPICAL LIGHT SWITCHES TO BE @ 48" A.F.F. ON CENTER. TYPICAL RECEPTACLE TO BE 18" A.F.F. ON CENTER. ALL SWITCHES TO BE GANGED WITH CONTINUOUS FACEPLATES. ALL DEVICES THAT ARE ADJACENT TO BE SPACED 6" ON CENTER.
- ALL ELECTRICAL ELEMENTS TO BE THOROUGHLY PROTECTED FROM DAMAGE AFTER INSTALLATION AND SHALL HAVE TRIM INSTALLED AFTER ADJOINING FINISH MATERIALS ARE INSTALLED.
- AT THE COMPLETION OF THE PROJECT ALL EQUIPMENT, DEVICES AND FIXTURES TO BE CLEANED.
- ALL EMERGENCY AND EXIT LIGHTS ARE TO HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP.
- CONTRACTOR IS TO PROVIDE STEP DOWN TRANSFORMERS FOR ALL FANS WHEN REQUIRED.
- NO ALUMINUM CONDUCTOR BUSS WILL BE ALLOWED - ALL MUST BE COPPER.
- ALL DATA, TEL., TV BOXES TO BE 4x4x2 DOUBLE GANG BOXES. STUB ALL CONDUITS WITH LAY IN CEILING TO 6" ABOVE CEILING. ALL CONCEALED OR EXPOSED APPLICATIONS TO BE HOME RUN TO MAIN DISTRIBUTION LOCATION.
- CONTRACTOR TO PROVIDE TEMPORARY POWER FOR ALL TRADES.
- NEW ELECTRICAL PANELS TO HAVE BOLT ON BREAKERS.
- NO ELECTRICAL CIRCUITS OR WIRING FROM ADJACENT SPACES TO BE USED IN THIS PROJECT.
- ALL INTERIOR LIGHTING TO HAVE SWITCHES WITH OCCUPANCY SENSORS IN THEM CAPABLE OF STAYING ON NO MORE THAN 30 MINUTES. CIRCUITS WHICH HAVE MOTION SENSORS ON THEM MAY USE STANDARD SWITCHES.
- CONTRACTOR TO REMOVE ALL ABANDONED OR UNUSED WIRING, CONDUIT AND BOXES.
- PROVIDE 2" RIGID CONDUIT FROM BUILDINGS MAIN TELEPHONE ROOM COMMUNICATION CENTER AS REQUIRED. COORDINATE CABLE, TV, VOICE AND DATA REQUIREMENTS WITH OWNER TO MEET THEIR REQUIREMENTS.
- VERIFY EXISTING FIRE ALARM HAS SUFFICIENT ROOM FOR EXPANSION AND EQUIPMENT IS STILL READILY AVAILABLE. CONTRACTOR TO PROVIDE COMPLETE SHOP DWGS INCLUDING RISER, CUT SHEETS, BATTERY CALCULATIONS AND ALL OTHER NECESSARY INFORMATION.
- LABEL ALL OUTLETS AND JUNCTION BOXES WITH PANEL AND CIRCUIT NUMBER.
- ANY ELECTRICAL EQUIPMENT POTENTIALLY NEEDING ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED MUST BE PLACED IN ACCORDANCE WITH N.E.C. 110.16.
- ALL NIGHT LIGHTS AND EMERGENCY LIGHTS TO BE CONNECTED AHEAD OF ANY CONTROL DEVICE.
- ALL TRANSFORMERS ARE TO HAVE A MINIMUM K-RATING OF K-13. KVA SIZING OF TRANSFORMER IS SHOWN ON THE ELECTRICAL RISER DRAWING.
- ALL CIRCUIT BREAKERS SERVING FURNITURE SYSTEMS MUST BE HANDLE TIED AS PER N.E.C. 605.7
- PROVIDE 90 MIN. BATTERY BACK UP FOR NEW AND EXISTING EMERGENCY/NIGHT LIGHTS PLEASE REFER LEGEND.
- PROVIDE MEAN OF DISCONNECTION FOR ALL LIGHTING FIXTURES AS PER NEC 410.130(G)

LEGEND

ELECTRICAL LEGEND

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- NEW
- EXISTING
- EXISTING RELOCATED

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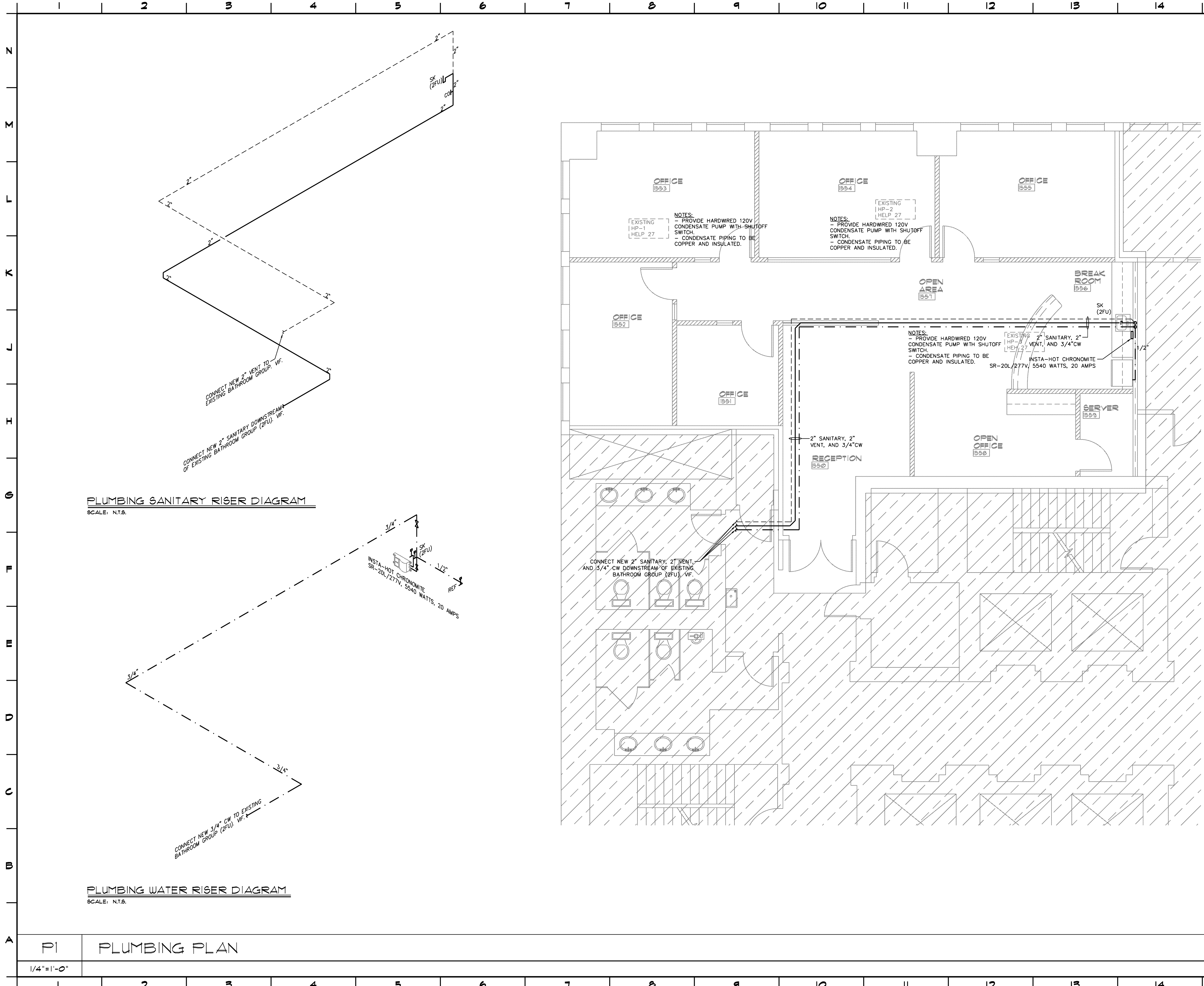
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222 LAKESVIEW AVE. - WEST PALM BEACH, FL.
Drawing Title
ELECTRICAL RISER, NOTES AND DETAILS

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Seal
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Project No. **10227.218**
CAD File No. **1133**
Date **1/21/11**
Drawing No. **E3**

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LEGEND

LINE LEGEND

- COLD WATER
- HOT WATER 110°F
- HOT WATER 140°F
- HOT WATER RECIRC
- NONPOTABLE WATER
- FILTERED WATER
- BEER/SODA LINES
- WASTE
- EXISTING WASTE
- G --- GREASY WASTE
- G --- EXISTING GREASY WASTE
- VENT
- GAS
- RAIN WATER LEADER
- CONDENSATE

ABBREVIATIONS

- CD CONDENSATE
- CO WALL CLEAN OUT
- CW COLD WATER
- FU FIXTURE UNITS
- FCO FLUSH CLEAN OUT
- FD FLOOR DRAIN
- FS FLOOR SINK
- FFD FUNNEL DRAIN
- HD HUB DRAIN
- HB HOSE BIBB
- HW HOT WATER
- HWR HOT WATER RECIRC
- IM ICE MACHINE
- ORD OVERFLOW ROOF DRAIN
- RD ROOF DRAIN
- RWL RAIN WATER LEADER
- SOV SHUT-OFF VALVE
- TP TRAP PRIMER
- VTR VENT THRU ROOF
- VIF VERIFY IN FIELD

SLOPE OF HORIZONTAL DRAINAGE PIPE

SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2" OR LESS	1/4
3 TO 6"	1/8
8 OR LARGER	1/16

ALL EXISTING CONDENSATE PVC PIPE TO BE REMOVED AND REPLACED WITH COPPER PIPE. VERIFY IN FIELD BEFORE BEGINNING WORK.

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Project No. 10227.218
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PLUMBING PLAN

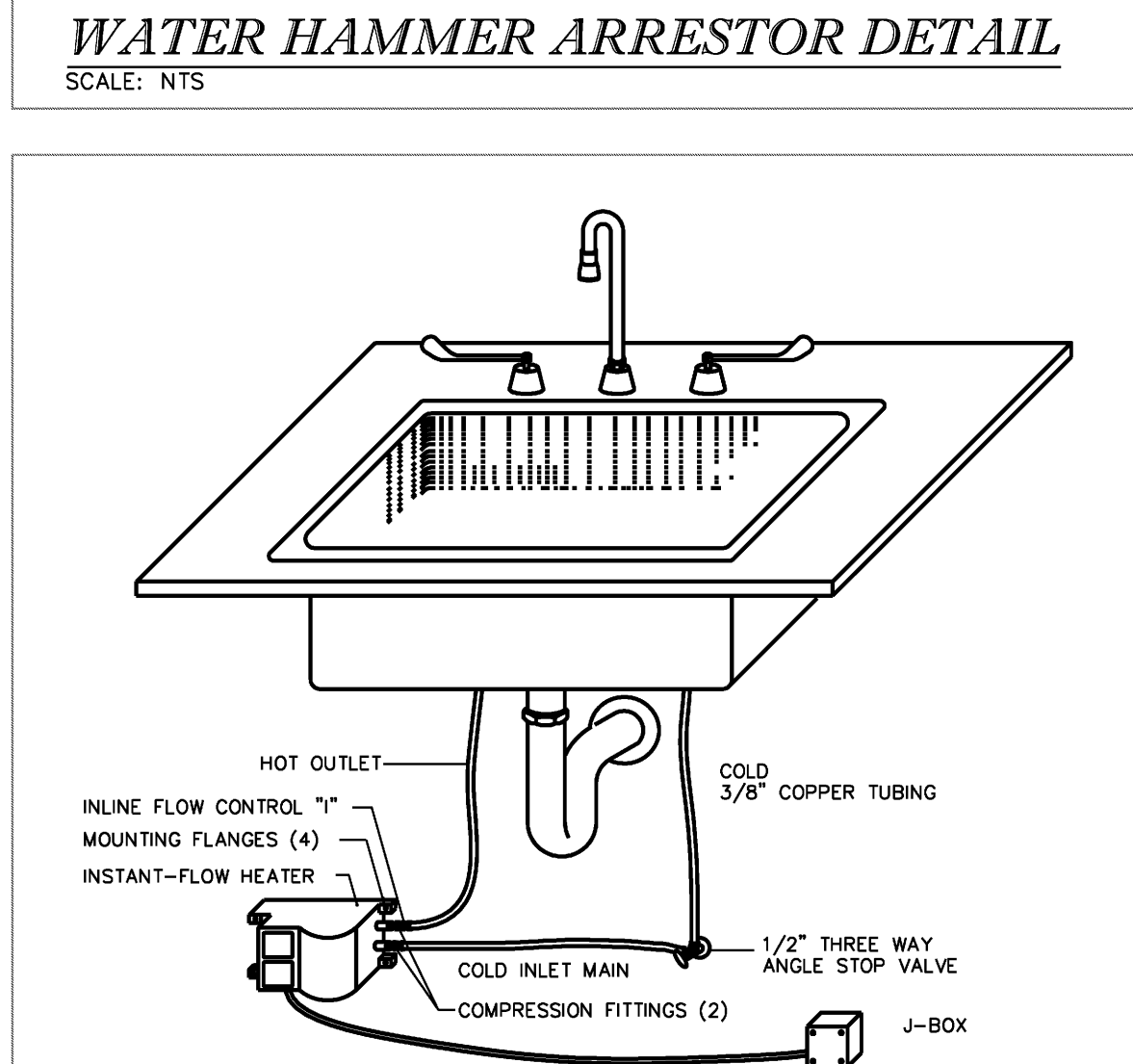
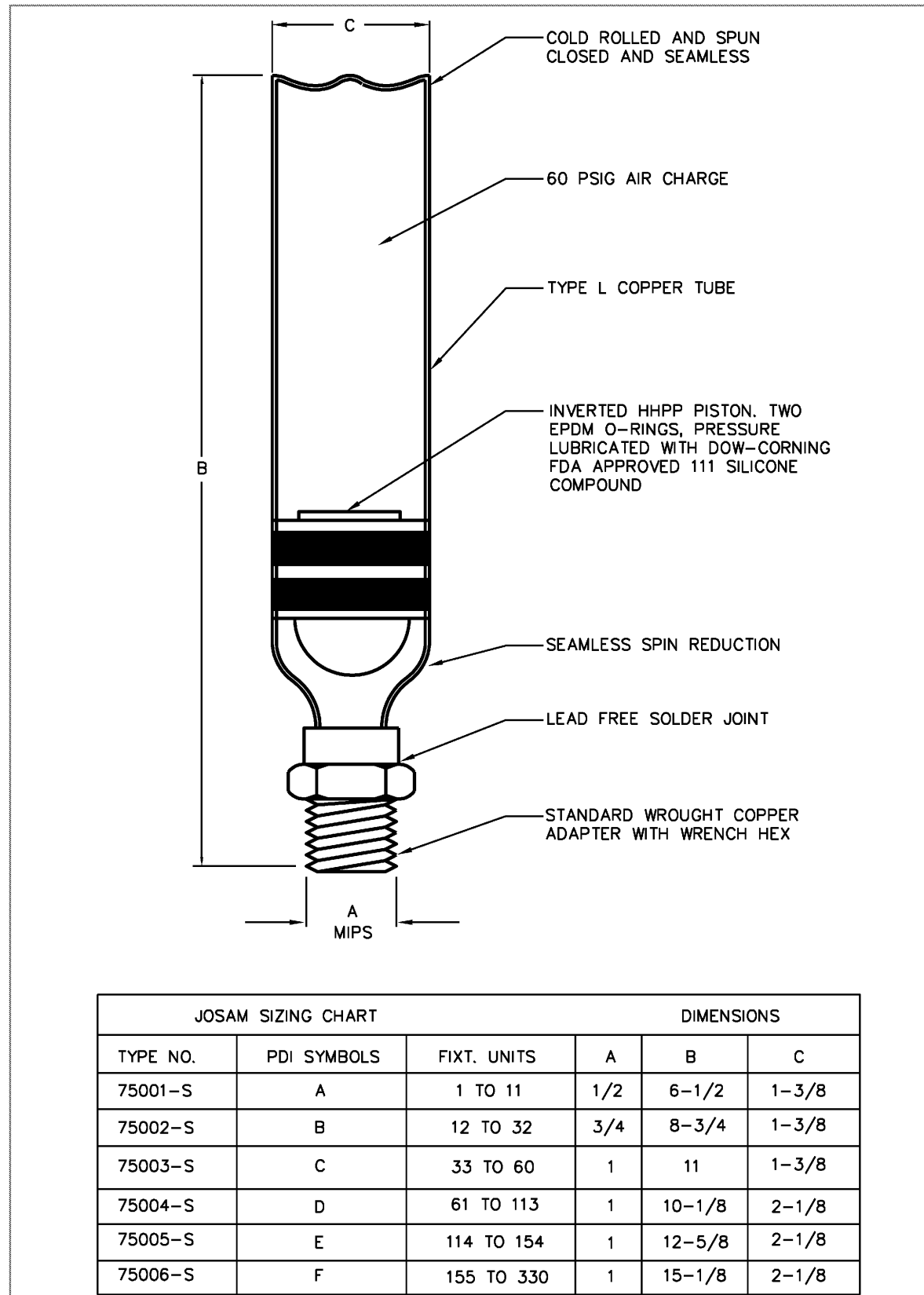
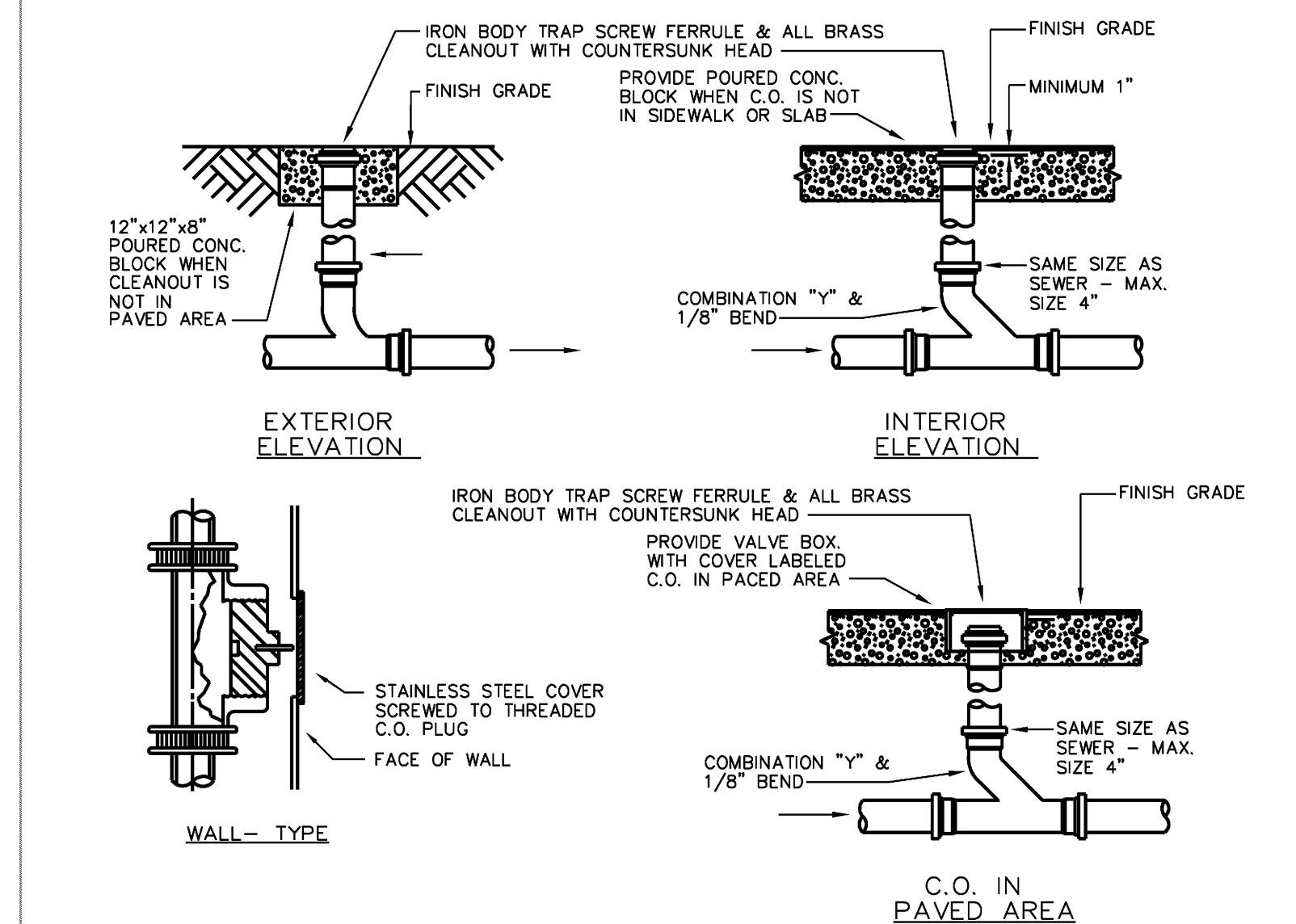
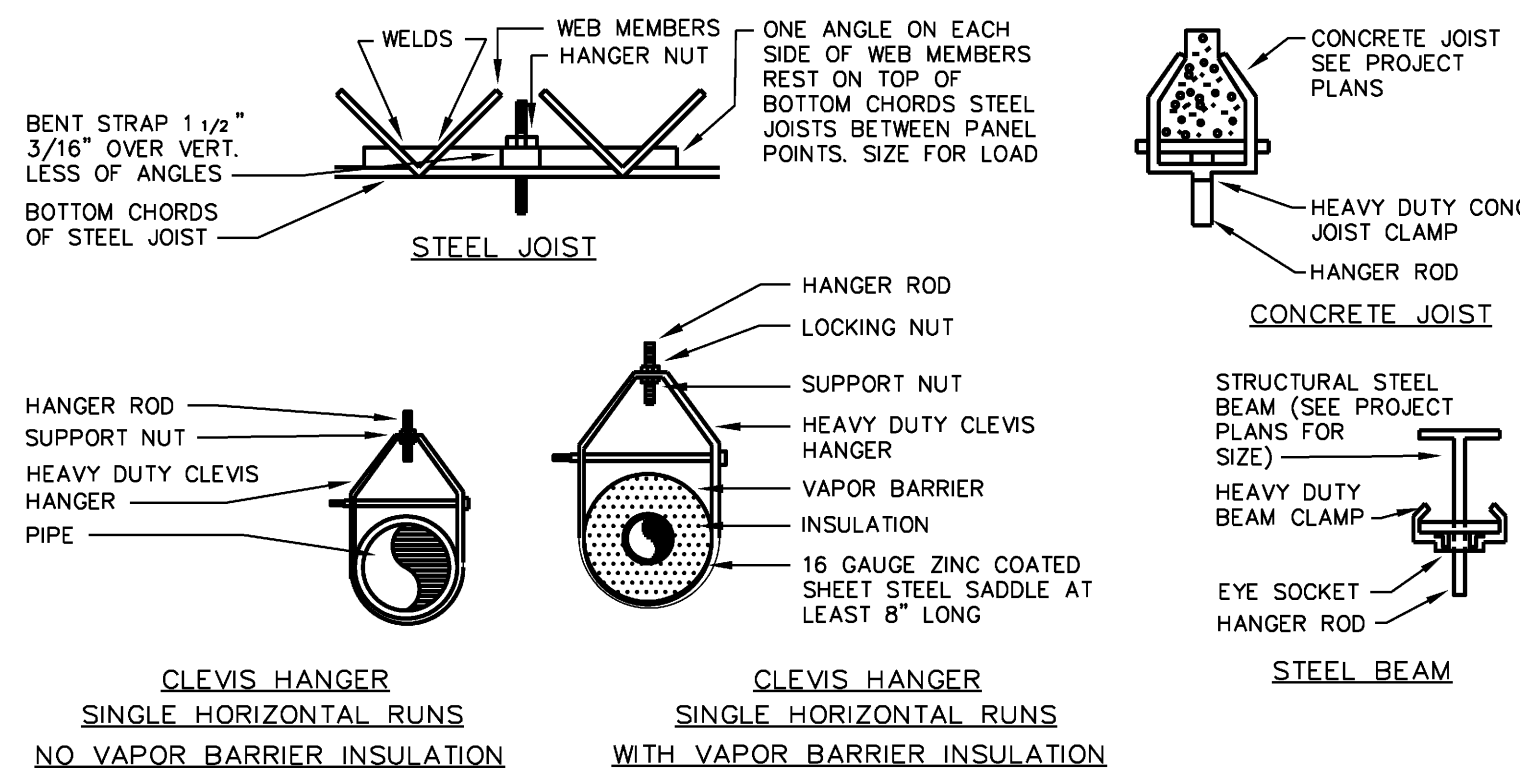
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PLUMBING SPECIFICATIONS

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCE. ALL MATERIALS SHALL BE NEW, FREE OF DEFECTS, AND OF AMERICAN MANUFACTURE. ALL REQUIREMENTS AND MATERIALS SHALL BE AS PROVIDED FOR ORIGINAL BUILDING AND AS INDICATED IN THESE DRAWINGS AND SPECIFICATIONS.
- SANITARY, WASTE, VENT, AND STORM PIPING SHALL BE CENTRIFUGAL CAST IRON BELL AND SPIGOT BELOW GRADE AND NO-HUB SYSTEM WITH STAINLESS STEEL COUPLINGS ABOVE GRADE EXCEPT VENTS ABOVE GRADE MAY BE SCHEDULE 40 GALVANIZED IRON, WHERE ALLOWED BY LOCAL AUTHORITIES DWV PVC MAY BE USED INSTEAD OF CAST IRON AND GALVANIZED.
- CONDENSATE DRAINS ABOVE GROUND SHALL BE INSULATED COPPER TYPE "M" OR DWV BELOW GROUND AS SPECIFIED FOR SANITARY PIPING.
- POTABLE WATER PIPING BELOW GROUND SHALL BE TYPE "K" SOFT TEMPER AND HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE "L" OR HARD TEMPER COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDER-FREE JOINTS. POTABLE WATER PIPING SHALL NOT BE INSTALLED BELOW ANY FLOOR ON GRADE OR FILL. TYPE "M" COPPER IS ACCEPTABLE.
- PIPE SUPPORTS SHALL BE PROVIDED TO BE COMPATIBLE WITH PIPING, INSULATION, STRUCTURE, AND COMPENSATE FOR CONTRACTION AND EXPANSION.
- THE CONTRACTOR SHALL CONNECT TO ALL EQUIPMENT FURNISHED BY THE OWNER.
- EACH NEW FIXTURE AND EQUIPMENT SUPPLY SHALL BE PROVIDED WITH A SUPPLY STOP OR SHUT-OFF VALVE AS APPLICABLE.
- WATER HAMMER ARRESTORS SHALL BE PROVIDED AND INSTALLED AS PER PDI-WH 201 & FPC 604.9. WATER HAMMER ARRESTORS MAY BE PROVIDED AT EACH FIXTURE SUPPLY AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO OWNER.
- PROVIDE DIELECTRIC FITTINGS IN ALL PIPING SYSTEMS WHERE CONNECTING DISSIMILAR MATERIALS AND PROTECT AGAINST CONTACT OF DISSIMILAR THRU-OUT THE INSTALLATION.
- INSULATE ALL HOT WATER, CONDENSATE DRAINS, AND WATER COOLER WASTES PROVIDED.
- INSULATE HOT WATER PIPING WITH 1" ARMAFLEX INSULATION.
- INSULATE ALL AIR CONDITIONING AND REFRIGERATION CONDENSATE DRAINS IN PLENUM AREAS. FINISH WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT ALL AS PER THE MANUFACTURER'S INSTRUCTIONS.
- ALL HOSE BIBBS AND HOSE CONNECTIONS THIS PROJECT SHALL BE PROVIDED WITH VACUUM BREAKERS.
- ALL WATER PIPING PROVIDED SHALL BE TESTED AT 100 PSIG MINIMUM HYDROSTATIC PRESSURE FOR A MINIMUM OF 4 HOURS AND SANITIZED AS PER FPC 610.1.
- ALL SOIL, WASTE, VENT, AND STORM PIPING PROVIDED SHALL BE TESTED WITH A 10 FOOT HEAD OF WATER, WATER LEVEL POINT OR HYDROSTATIC PRESSURE GAUGE, WHERE ALLOWED BY LOCAL AUTHORITIES, SHALL REMAIN UNCHANGED FOR A MINIMUM OF 4 HOURS.
- CONTRACTOR SHALL OBTAIN APPROVED MANUFACTURER'S INSTALLATION DRAWINGS FOR ALL EQUIPMENT AND CASEWORK AND CASEWORK DIMENSIONED ROUGH-IN LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIXTURE, CASEWORK, AND EQUIPMENT ROUGH-IN DIMENSIONS AND CORRECT FLOOR AND WALL PENETRATION.
- SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- CONTRACTOR SHALL PROVIDE ALL SYSTEMS INDICATED IN THESE SPECIFICATIONS ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH LOCAL CODES AND ORDINANCES AS APPLICABLE TO COMPLETING WORK FOR INTENDED OCCUPANCY. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS FOR CONTRACTOR TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH ITEMS ARE NOT INCLUDED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND COMPLETELY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- PROVIDE TEMPORARY POTABLE WATER SERVICE AS REQUIRED ON SITE FOR ALL TRADES.
- VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.
- CUT ALL OPENINGS AND CHASES REQUIRED TO ACCOMMODATE THE WORK BY THIS CONTRACTOR, AND REPAIR ALL FLOORS, WALLS, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO LANDLORD AND STRUCTURAL REQUIREMENTS, AND FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP REQUIRED OF APPLICABLE TRADES FOR THE BUILDING.
- PROVIDE AN ACCURATE LAYOUT, GRADES, AND ELEVATIONS; SET SLEEVES AND OPENINGS IN AMPLI TIME; TAKE PROPER PRECAUTIONS TO PROTECT ALL WORK AND EQUIPMENT FROM DAMAGE INCLUDING EXISTING.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCES WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- PROVIDE FIXTURES AND WATER HEATERS AS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PERFORM AND/OR PAY FOR ALL TESTS INDICATED AND REQUIRED FOR ALL SYSTEMS PROVIDED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TAXES REQUIRED TO INSTALL AND COMPLETE SYSTEMS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
- AT COMPLETION OF WORK REMOVE ALL RUBBISH AND DEBRIS CAUSED BY THIS WORK AND THOROUGHLY CLEAN ALL RELATED FIXTURES AND EQUIPMENT.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 (ONE) YEAR FROM DATE OF ACCEPTANCE.
- CONTRACTOR TO KEEP ACCURATE AS-BUILTS AND SHALL SUBMIT THREE (3) COPIES TO ARCHITECT/ENGINEER SEVENTY TWO (72) HOURS PRIOR TO FINAL INSPECTION.
- CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER IMMEDIATELY UPON ANY DISCREPANCIES, IF FOUND.
- ALL PLUMBING FIXTURES TO COMPLY WITH FPC TABLE 604.4
- THE FIRST 8'-0" OF OUTLET PIPING FOR A CONSTANT TEMPERATURE NONRECIRCULATING STORAGE SYSTEM, AND THE INLET PIPE BETWEEN THE STORAGE TANK AND A HEAT TRAP IN A NONRECIRCULATING STORAGE SYSTEM SHALL BE INSULATED TO LEVELS SHOWN IN THE FBC 13-412.1.ABC.4
- NO DEAD ENDS SHALL BE PERMITTED. THE REMOVAL OF PLUMBING FIXTURES SHALL COMPLY WITH FPC 704.5.
- ALL EQUIPMENT CONNECT FOR CONSUMPTION TO HAVE BACKFLOW PREVENTER.
- ALL EXPOSED PIPING UNDER LAVATORIES SHALL BE INSULATED AS PER FPC 404.6.4.
- ALL VALVES SHALL BE IDENTIFIED AS PER FPC 606.4.
- ALL HOSE BIBBS ARE TO BE SEPARATELY VALVED AS PER FPC 606.2.
- ALL PIPING TO BE IDENTIFIED AS PER FPC 608.8.
- ALL INDIRECT WASTE PIPING TO BE TRAPPED AS PER FPC 802.2.
- PROVIDE CLEANOUTS AT 75'-0" ON CENTER AND AT ALL TURNS.
- ALL MATERIALS LOCATED IN PLEMUNS TO BE PLEMUN RATED.

HANGER ROD SCHEDULE			
PIPE SIZE	ROD SIZE	PIPE SIZE	ROD SIZE
UP TO 2"	3/8" DIA.	4" THRU 6"	5/8" DIA.
2 1/2" TO 3"	1/2"	6" THRU 12"	7/8" DIA.



LEGEND

BUILDING COMMENTARY	ISSUE FOR REVIEW	NO.	REVISIONS	DATE

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YOSHINO TRIESCHMANN DESIGN GROUP, 2011
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