

Tenant Improvement for:
FOXWOOD ENTERPRISES L.L.C.

10415 Riverside Drive
Gardens Park of Commerce - Building 2
Palm Beach Gardens, 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

STRUCTURAL:

PERMIT ENGINEERING SERVICES

766 Pike Rd.
West Palm Beach, Florida 33411
Tel. 561-689-3987, Fax 561-472-1767

MECHANICAL / ELECTRICAL / PLUMBING

CHANE, INC.

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

SHEET INDEX

ARCHITECTURAL

LS1.1	LIFE SAFETY PLANS, NOTES & LEGENDS
A1.1	FLOOR PLAN, CEILING PLAN, DETAILS & SCHEDULES
A2.1	PLAN ENLARGEMENTS & DETAILS
A3.1	WALL TYPES, DETAILS & CASEWORK
A4.1	BUILDING ELEVATIONS & DETAILS

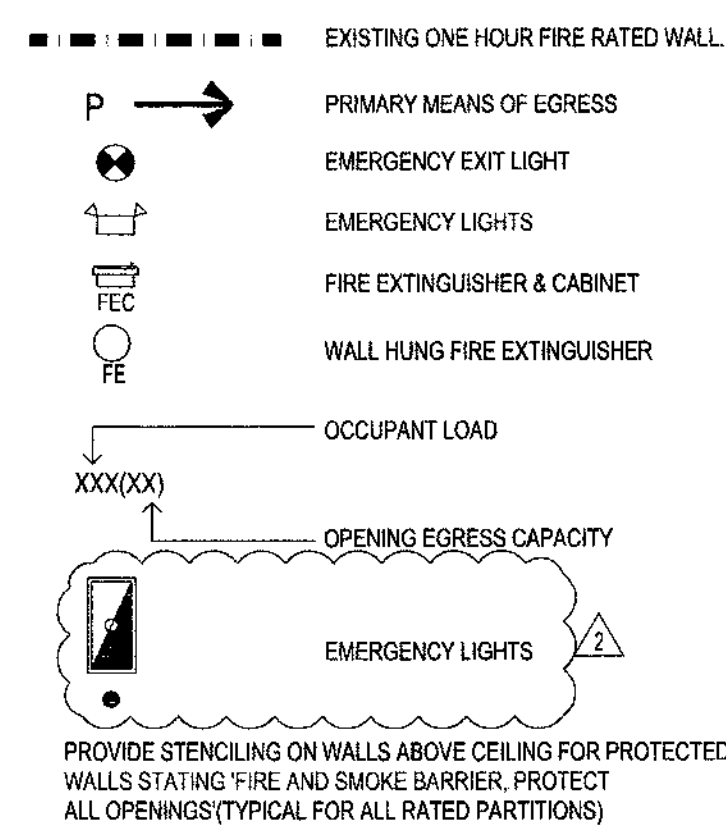
STRUCTURAL

S1	FOUNDATION & MEZZANINE FRAMING PLAN
S2	DETAILS & SCHEDULES
S3	NOTES & DETAILS

ELECTRICAL/MECHANICAL/PLUMBING

M1.1	HVAC & PLUMBING PLANS
M2.1	MECHANICAL SCHEDULES, NOTES & DETAILS
E1.1	ELECTRICAL PLANS
E2.1	ELECTRICAL SCHEDULES, NOTES & RISERS

LIFE SAFETY SYMBOLS LEGEND



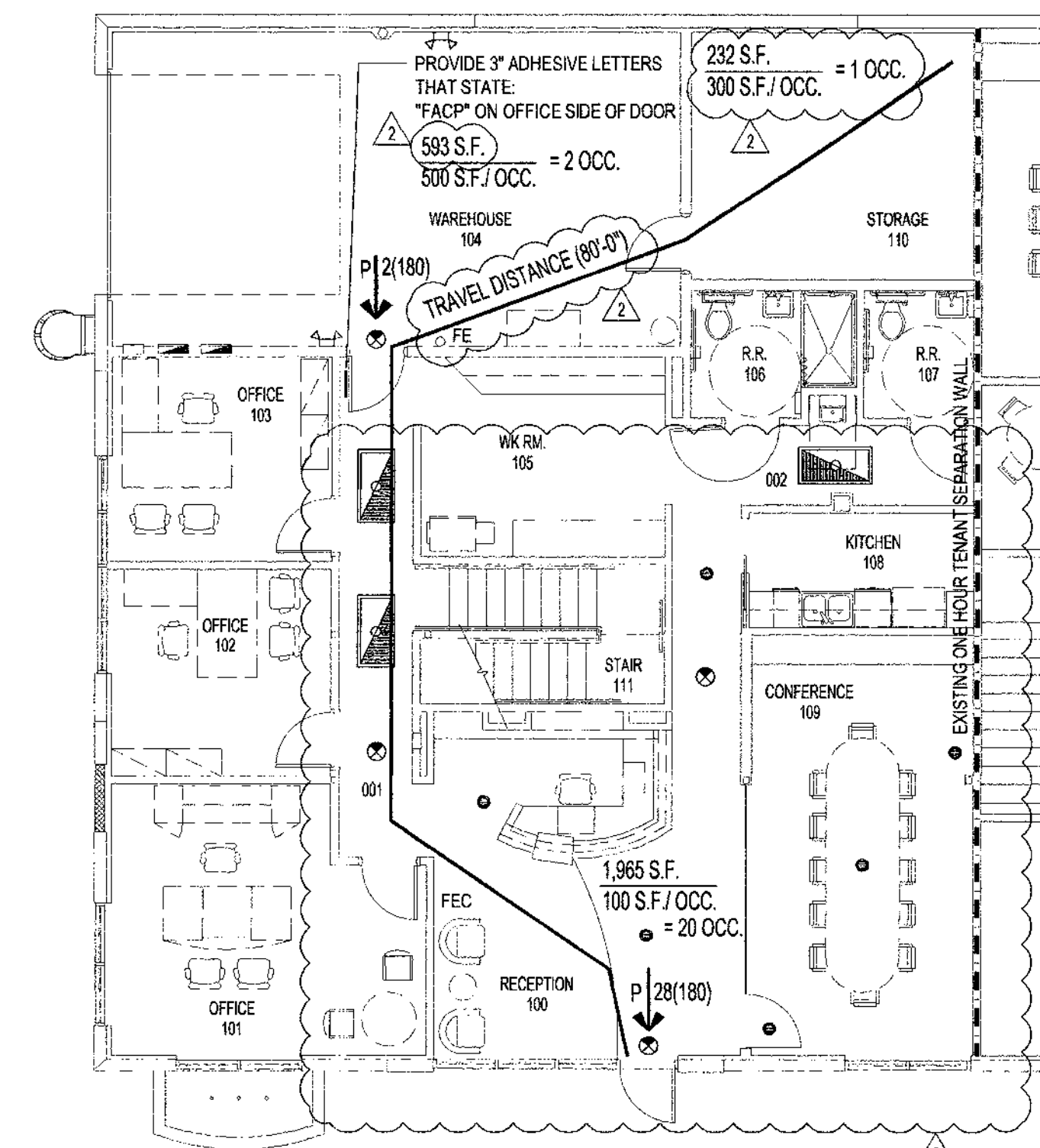
LIFE SAFETY NOTES

- OCCUPANCY TYPE SHALL BE BUSINESS GROUP "B".
- FIRE STOPPING AND DRAFT STOPPING SHALL BE PROVIDED AT ANY CONCEALED SPACE IN WHICH EXPOSED MATERIAL HAS A FLAME-SPREAD RATING LESS THAN CLASS-A.
- RATED ASSEMBLIES
FIRE RATED WALL ASSEMBLIES SHALL EXTEND FULLY FROM THE FLOOR TO THE STRUCTURE & DECK ABOVE. ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE PROTECTED PER NFPA 101, BY FIRE DAMPERS, SLEEVES OR FIRE CAULKING BY A U.L. APPROVED METHOD.
- PROVIDE FIRE CAULKING AT ALL PIPE, DUCTWORK, STRUCTURAL STEEL AND METAL JOIST PENETRATION OF FIRE-RATED WALLS.
- BUILDING EXIT DOORS REQUIRED BY CODE SHALL HAVE PANIC DEVICES AND SWING IN THE DIRECTION OF EGRESS.
- REQUIREMENTS
ALL CORRIDORS AND NORMALLY OCCUPIED ROOMS SHALL BE EQUIPPED WITH EMERGENCY LIGHTING.
- FIRE EXTINGUISHERS SHALL BE PLACED AT INTERVAL NOT EXCEEDING A TRAVEL DISTANCE OF 75'.
- APPROVED AUTOMATIC FIRE ALARM SYSTEM WITH MANUAL OPERATION CAPABILITIES SHALL BE INCORPORATED WITHIN THE DESIGN.
- CONTRACTOR TO PROVIDE COMPLETED CONTRACTOR'S INSTALLATION AFFIDAVIT/CERTIFICATION FORM PER THE REQUIREMENTS OF NFPA 24-95-9.2.

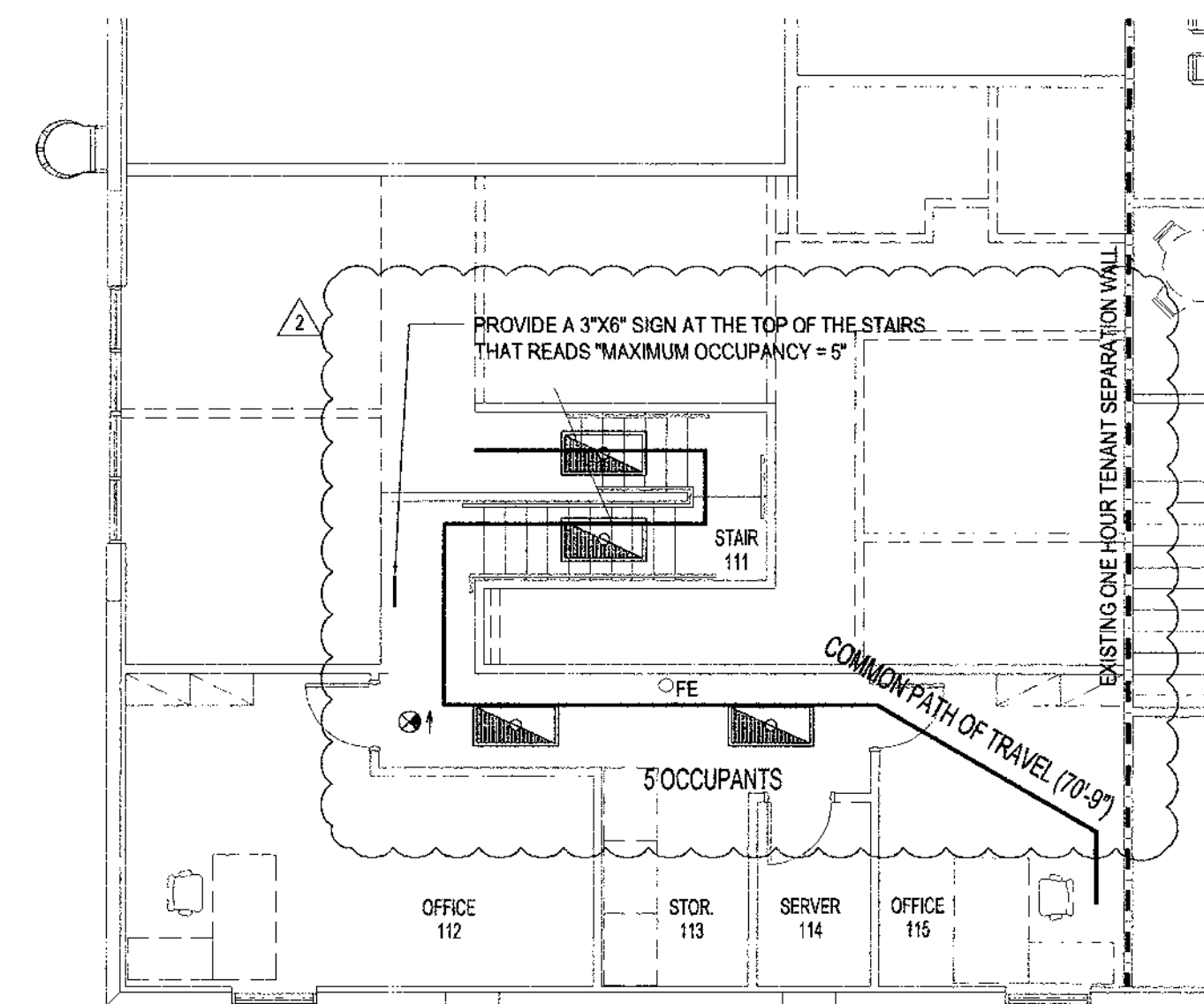
BUILDING CODE INFORMATION

BASED ON FLORIDA BUILDING CODE 2007 W/ 2009 SUPPLEMENTS

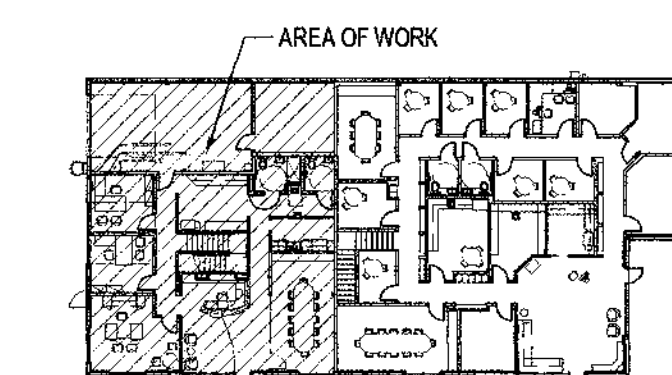
BUILDING TYPE TYPE II B CONSTRUCTION, SPRINKLERED	
OCCUPANCY: GROUP B, BUSINESS	
AREA CALCULATIONS:	
WAREHOUSE AREA:	593 S.F.
STORAGE AREA:	232 S.F.
OFFICE AREA:	1,965 S.F.
MEZZANINE AREA:	740 S.F.
TOTAL TENANT AREA =	3,531 S.F.
OCCUPANT LOAD	
593 S.F. / 500 S.F. PER OCC. = 2 OCC.	
232 S.F. / 300 S.F. PER OCC. = 1 OCC.	
1,965 S.F. / 100 S.F. PER OCC. = 20 OCC.	
740 S.F. (W/ SIGN LIMITING TO 5 OCC.)	
TOTAL OCCUPANTS = 23	
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
Common path of travel	100 Feet



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



02 LIFE SAFETY MEZZANINE PLAN SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: N.T.S.

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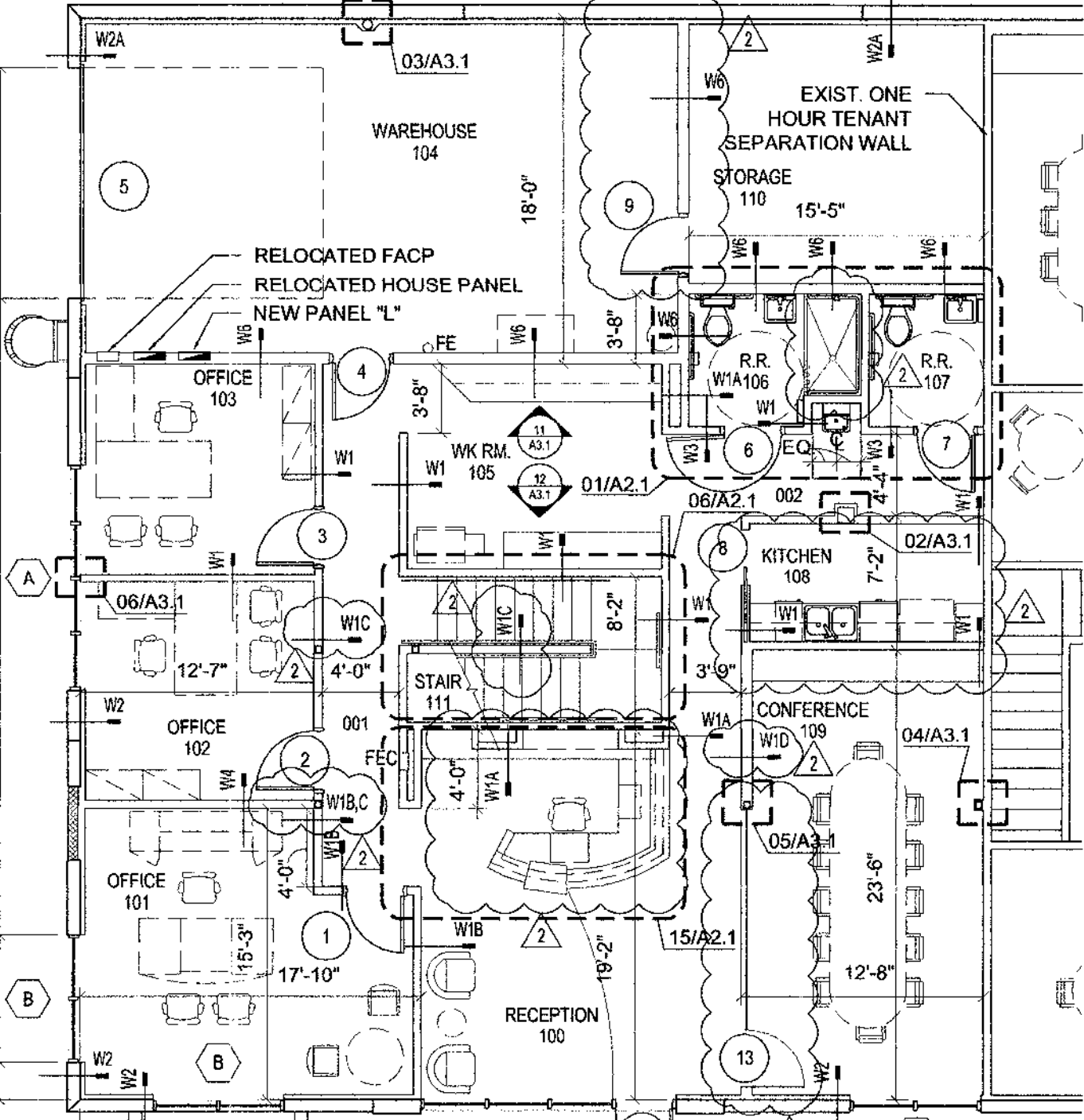
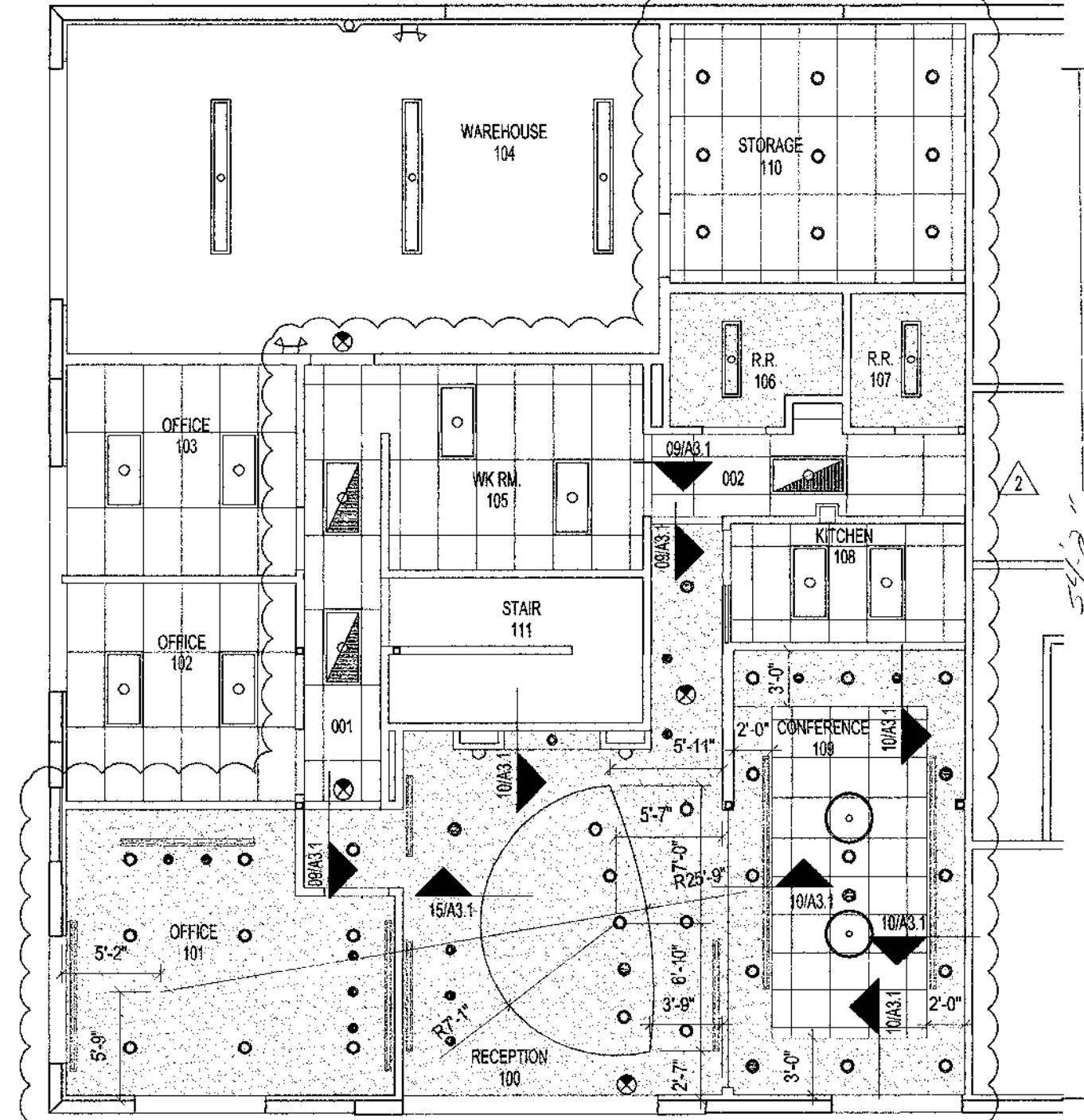
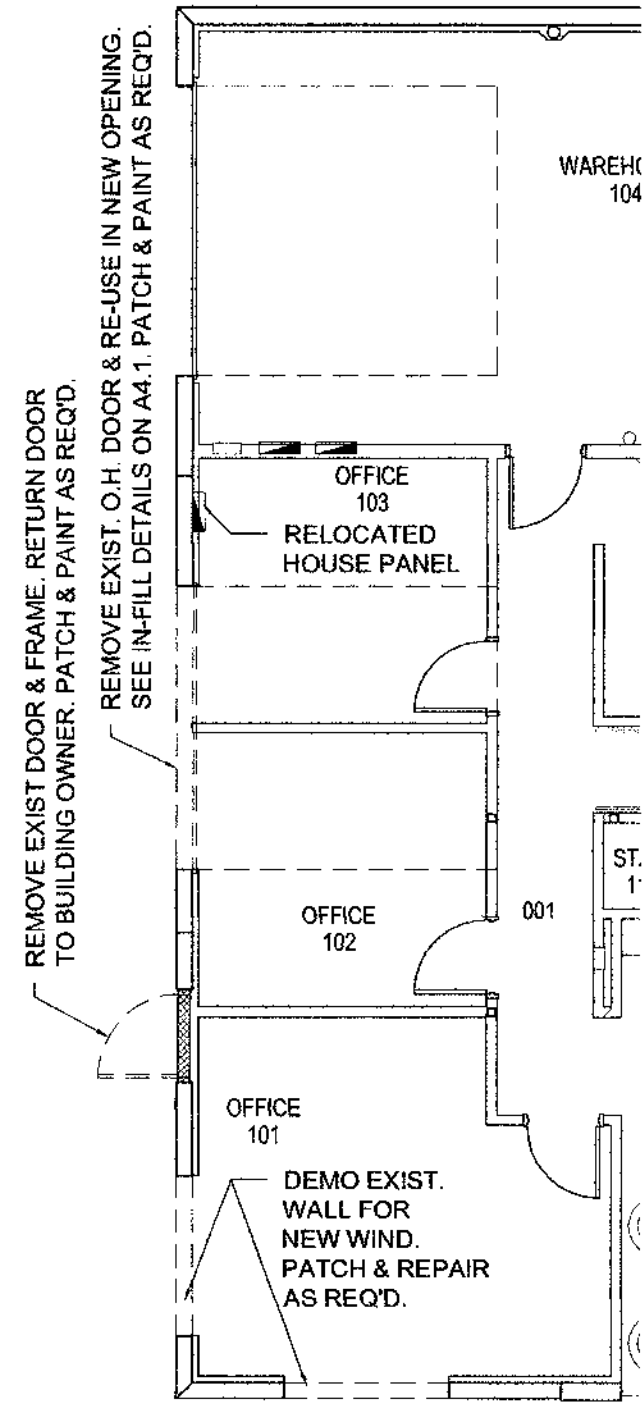
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revision	date
no. 1	1/21/10
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drawing	LS1.1
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 René Tercilla AIA, REFP

FINISH SCHEDULE							
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HGT.	REMARKS
100	RECEPTION	CARPET	4" VINYL	GWB/ PAINTED	G.W.B.	9'-0" A.F.F.	
101	OFFICE	CARPET	4" VINYL	GWB/ PAINTED	G.W.B.	9'-0" A.F.F.	
102	OFFICE	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
103	OFFICE	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
104	WAREHOUSE	SEALED CONCRETE	4" VINYL	GWB/ PAINTED	EXPOSED		
105	WORK ROOM	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
106	RESTROOM	VCT	4" VINYL	GWB/ PAINTED	G.W.B.	9'-0" A.F.F.	WATER BASED EPOXY PAINT.
107	RESTROOM	VCT	4" VINYL	GWB/ PAINTED	G.W.B.	9'-0" A.F.F.	WATER BASED EPOXY PAINT.
108	KITCHEN	VCT	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
109	CONFERENCE	CARPET	4" VINYL	GWB/ PAINTED	GWB/ LAY-IN ACOUSTIC	VARIES	
110	STAIR	SEALED CONCRETE	4" VINYL	GWB/ PAINTED	EXPOSED		
111	STAIR	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	8'-0" A.F.F.	
112	OFFICE	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	8'-0" A.F.F.	
113	STORAGE	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	8'-0" A.F.F.	
114	SERVER ROOM	VCT	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	8'-0" A.F.F.	
115	OFFICE	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	8'-0" A.F.F.	
001	CORRIDOR	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
002	CORRIDOR	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
003	CORRIDOR	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	8'-0" A.F.F.	

FINISH SCHEDULE NOTES:

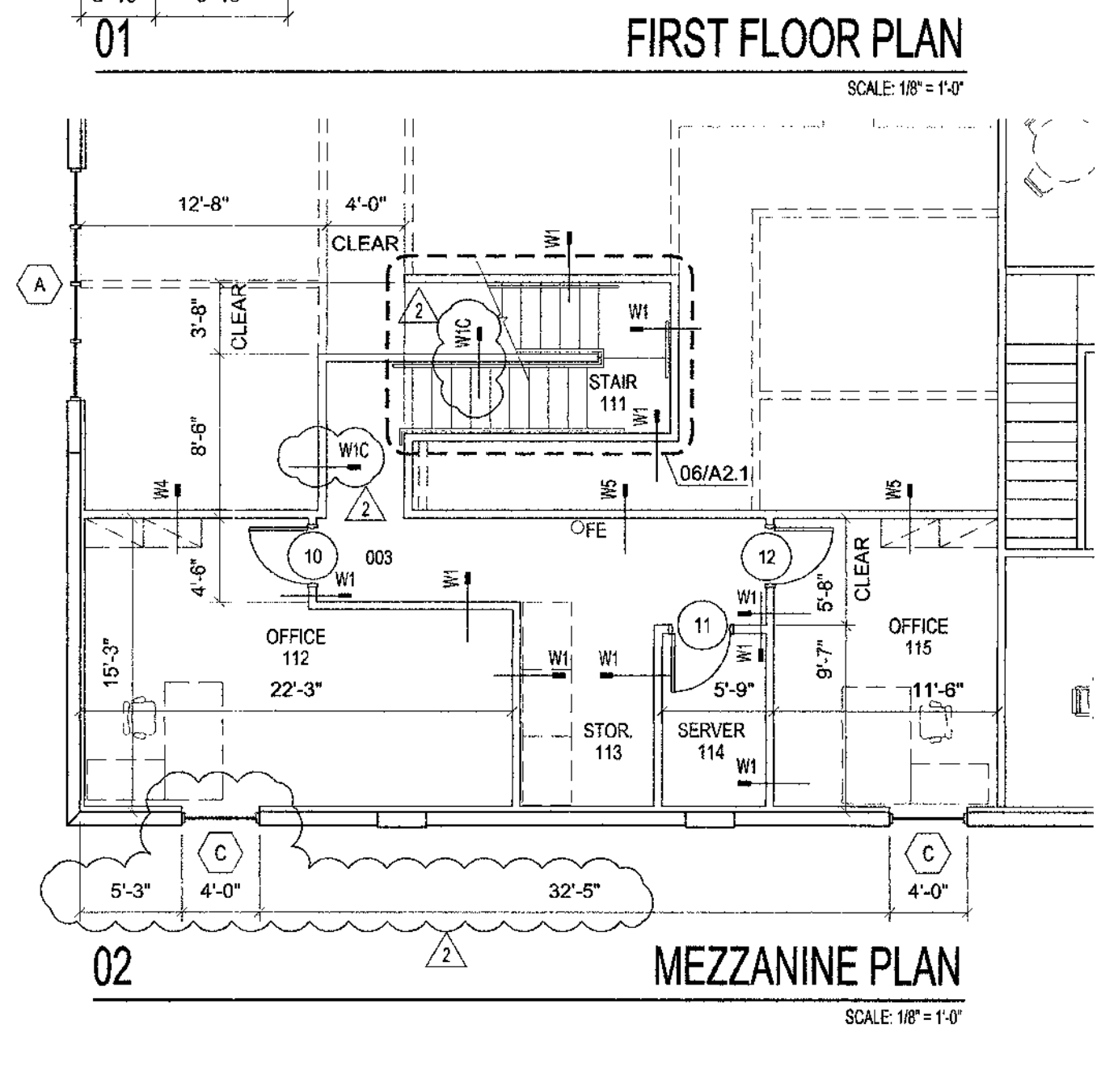
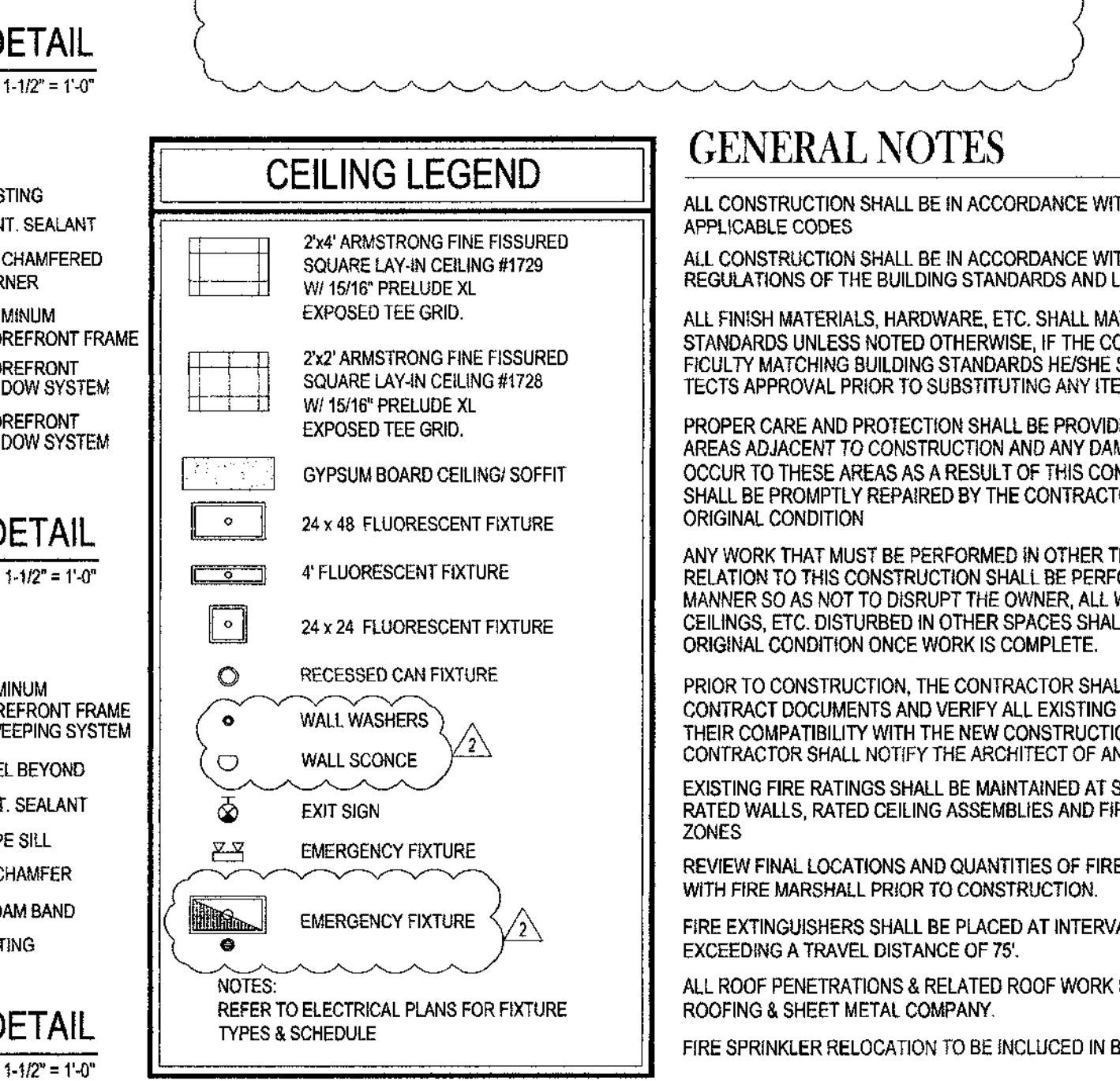
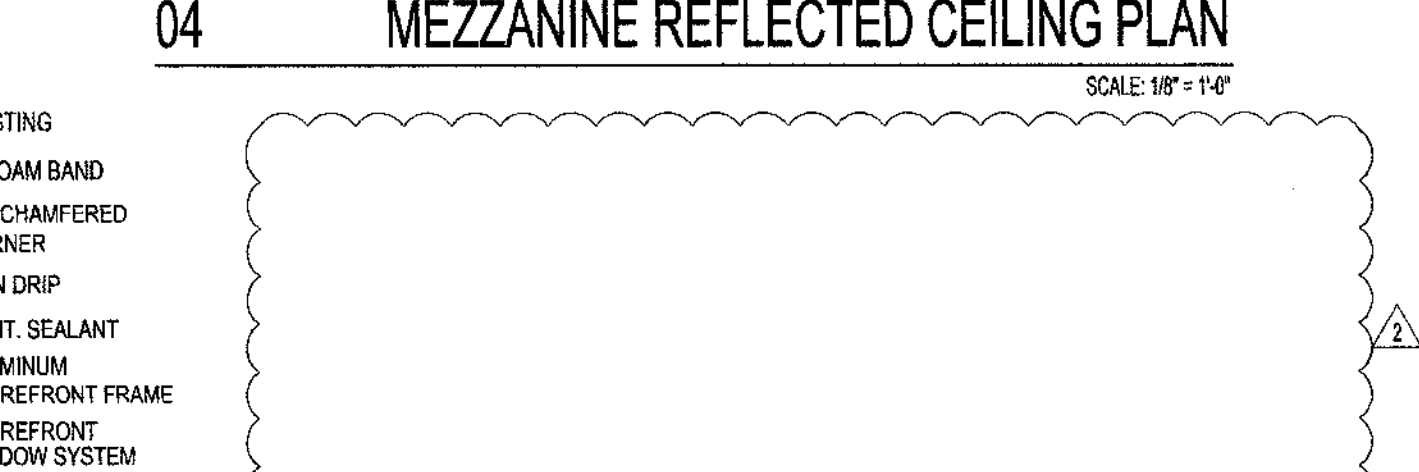
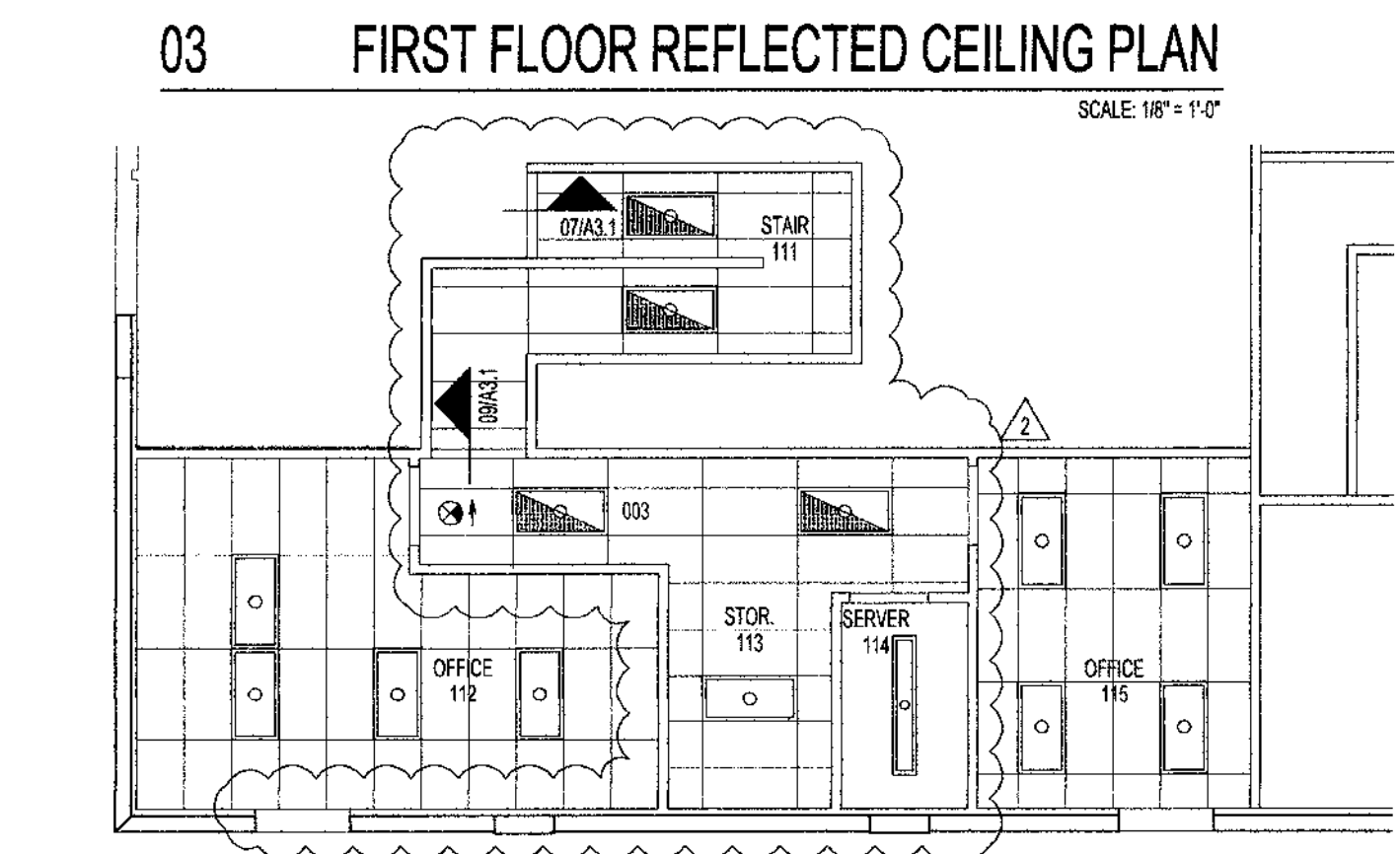
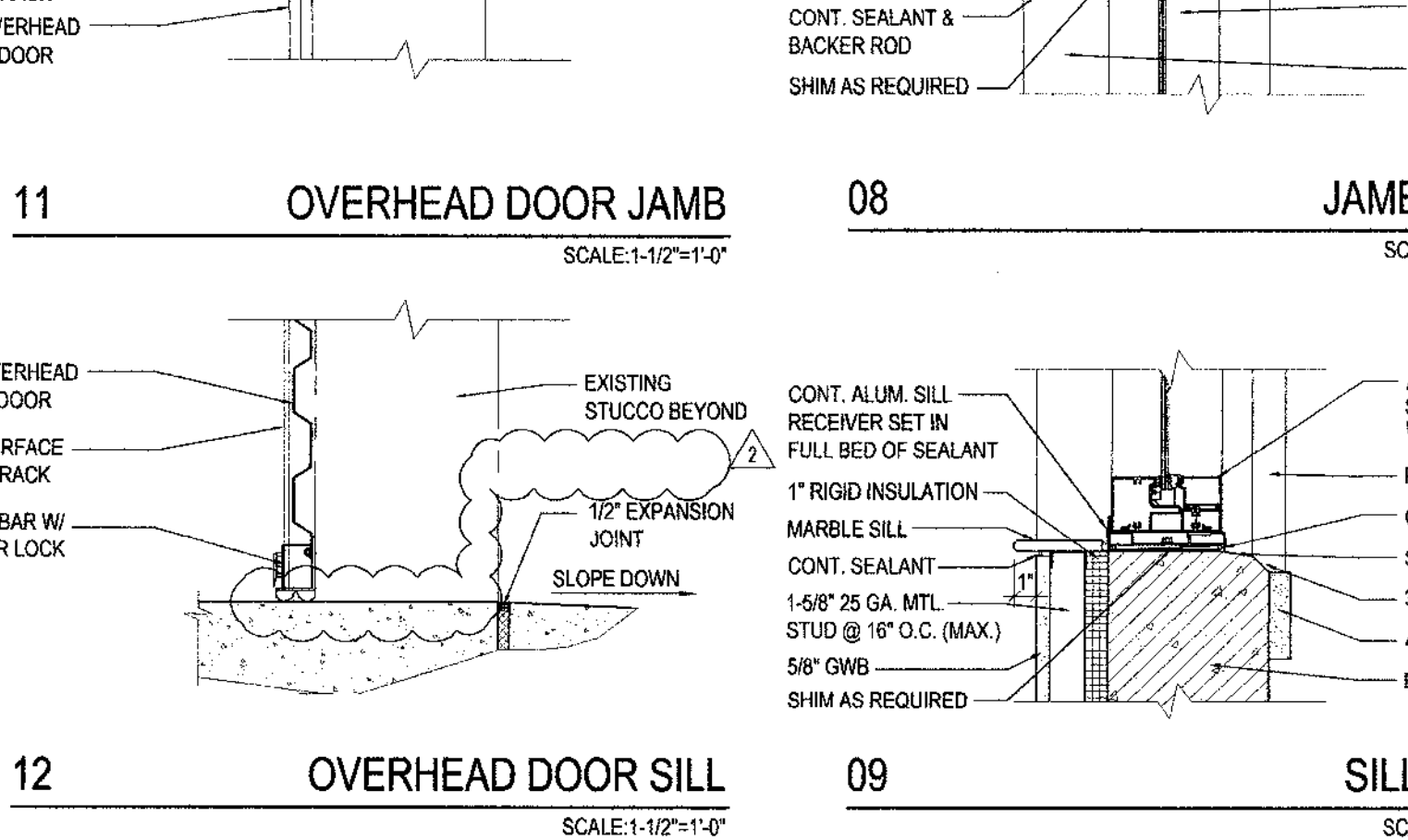
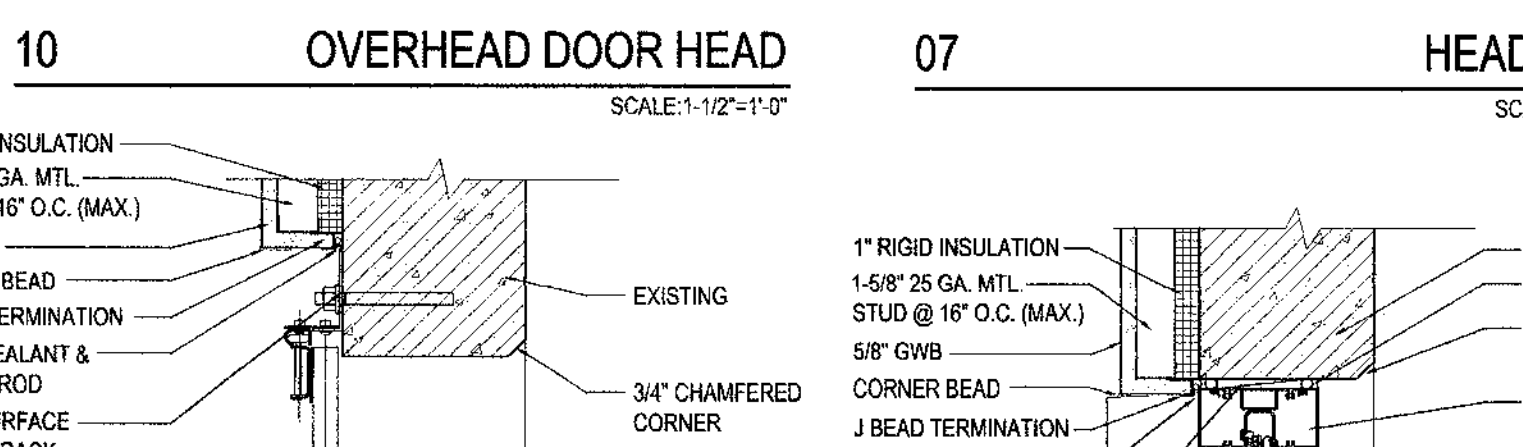
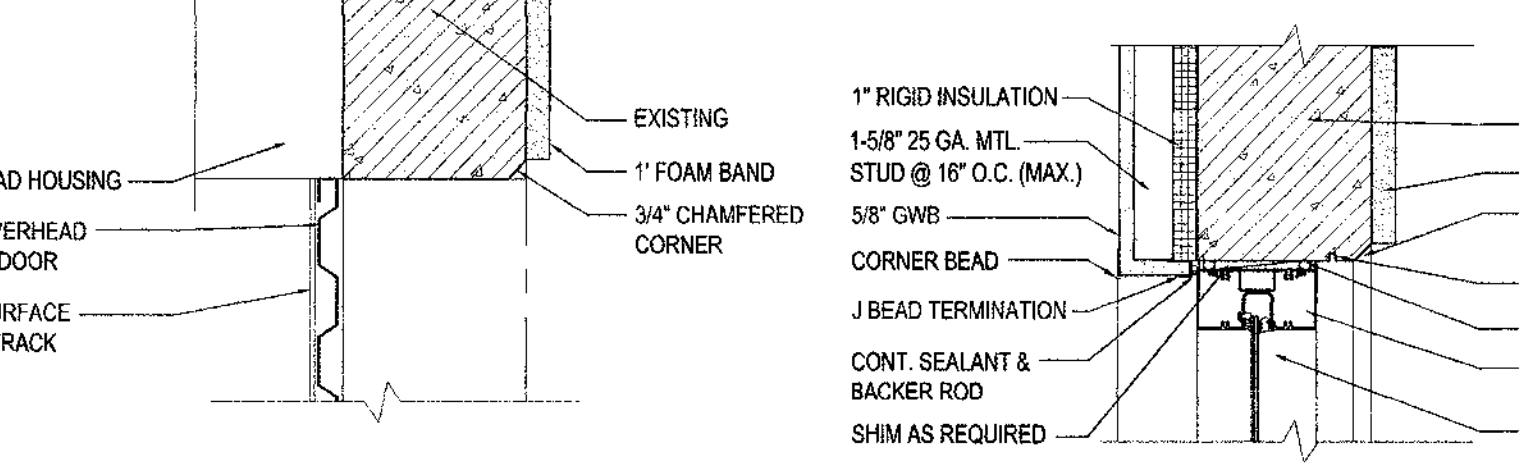
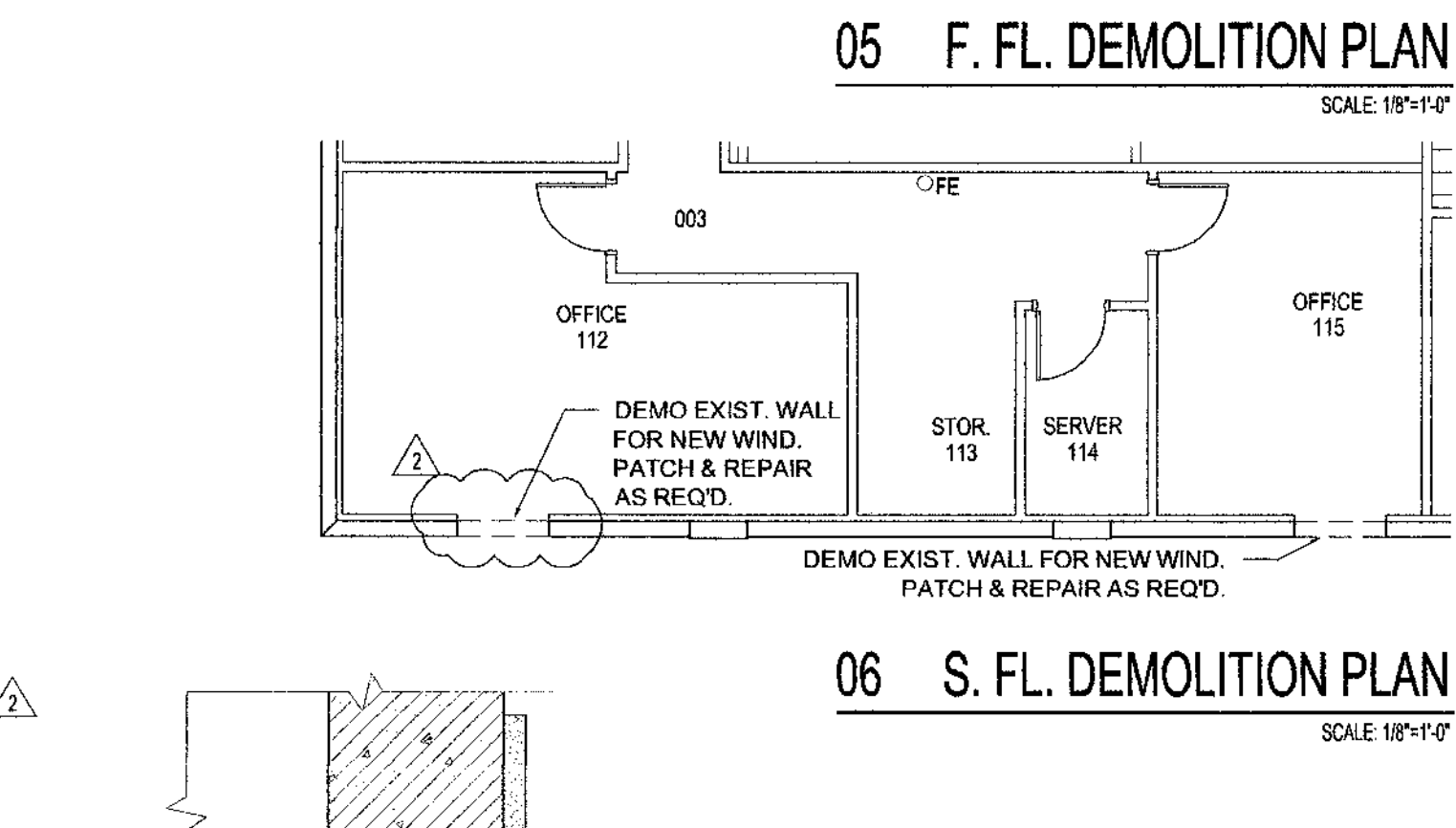
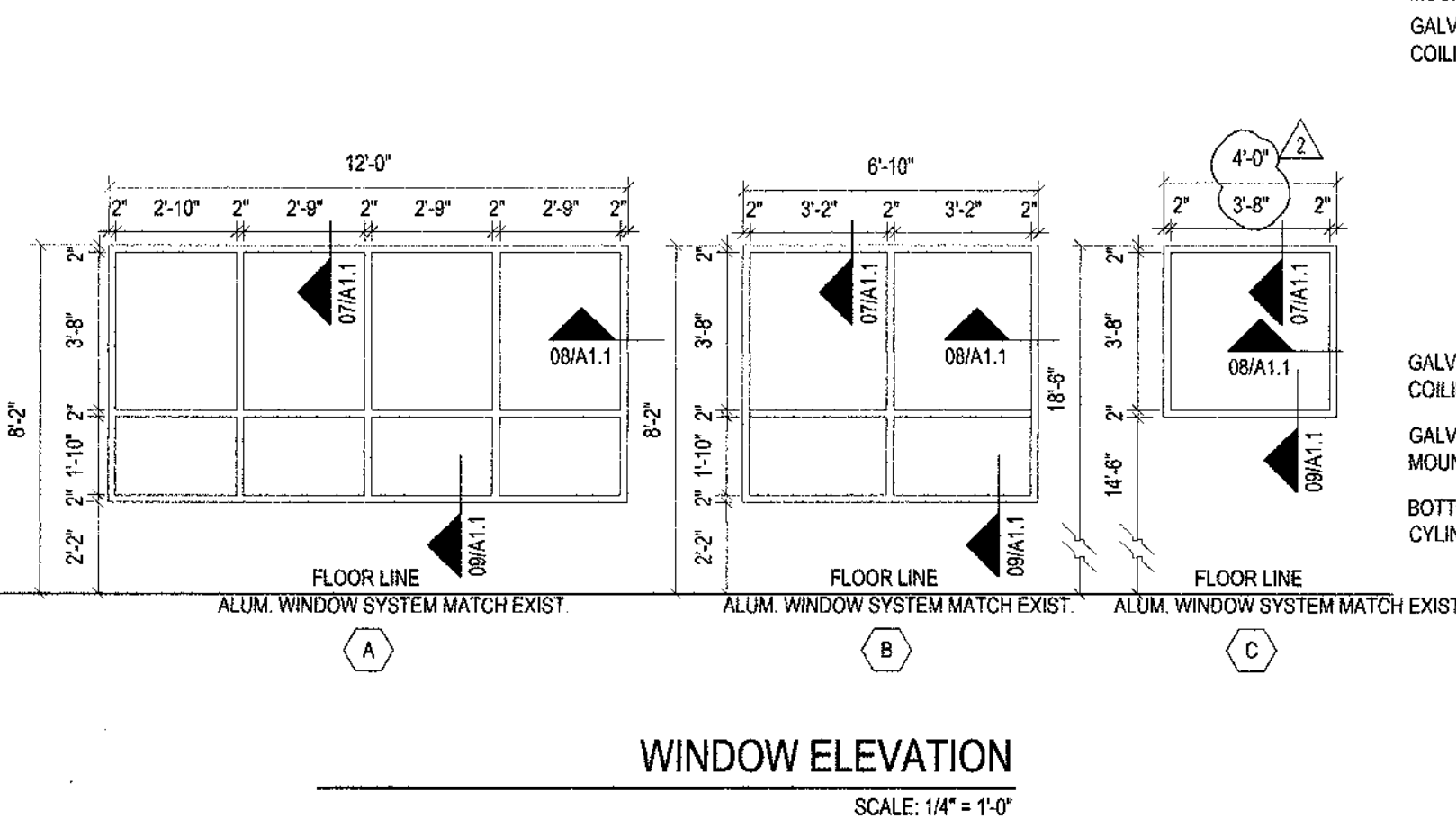
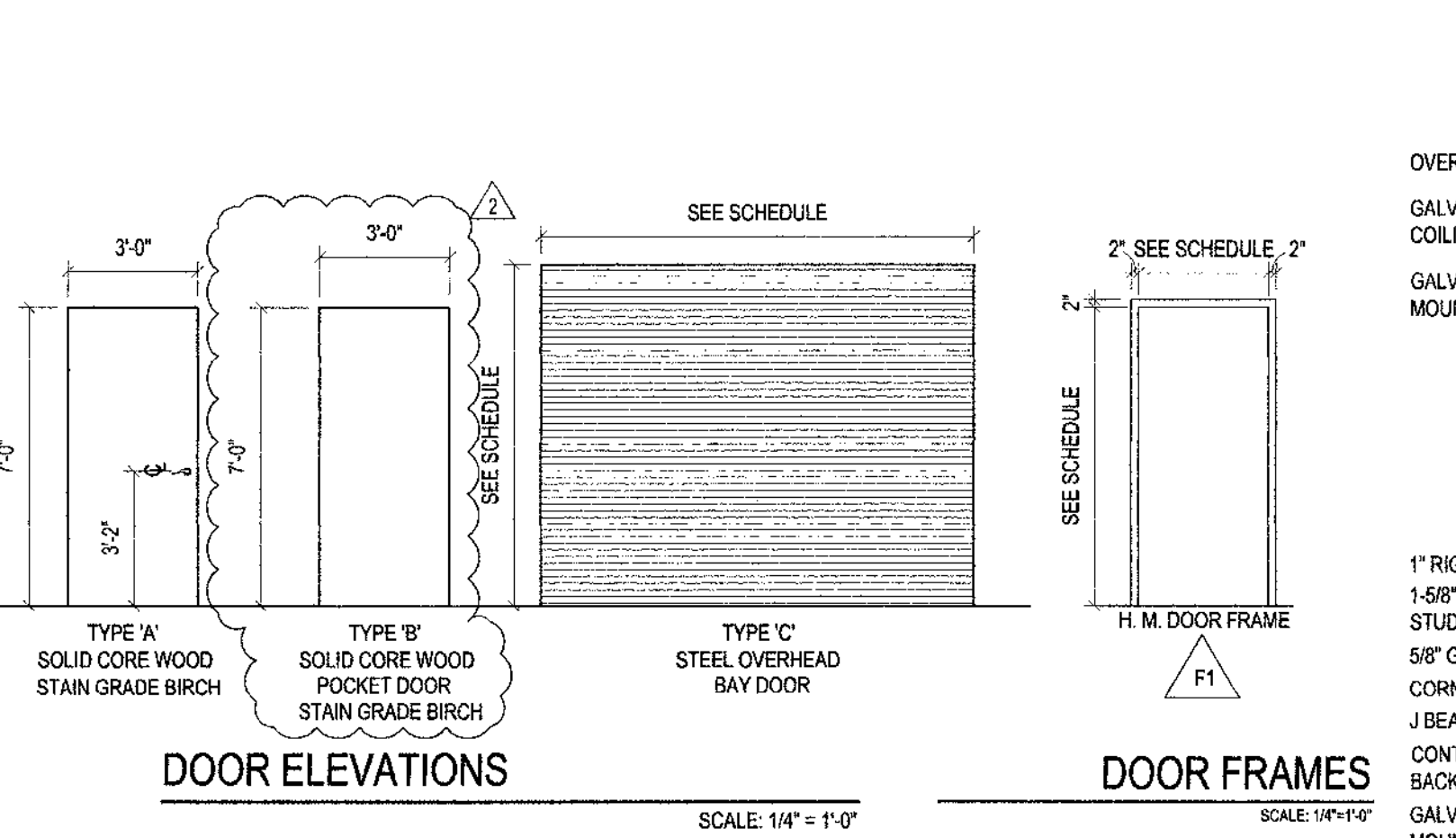
- ALL FLOORING FINISHES/ COLORS TO BE SELECTED BY TENANT AND INSTALLED BY CONTRACTOR.
- CONFIRM ALL FINISH MATERIALS WITH TENANT PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WALLCOVERINGS, FLOORING, WALL BASE, CABINERY, ETC.
- PAINT TO BE APPLIED AS FOLLOWS: ONE (1) COAT OF PRIMER AND TWO (2) COATS OF FINISH PAINT
- CONTRACTOR TO PROVIDE TRANSITION STRIPS AT THE CENTER OF DOOR OPENINGS WHERE DIFFERING FLOORING MATERIALS MEET.
- CONTRACTOR SHALL PROVIDE \$12 / YD. MATERIAL ALLOWANCE FOR CARPET.
- VCT TO BE ARMSTRONG STANDARD EXCELON W/ 4" BURKE MERCER VINYL BASE.



DOOR SCHEDULE											
OPENING NUMBER	DOOR	FRAME			DETAILS			HWDR	REMARKS		
		MATL	TYPE	MATL	HEAD	JAMB	SILL				
1	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	LOCK SET	SOUND DOOR W/ AUTO DROP BOTTOM AND SOUND GASKETING		
2	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	LOCK SET			
3	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	LOCK SET			
4	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	LOCK SET			
5	RE-USE EXISTING	EXIST.	EXIST.	EXIST.	10/A1.1	11/A1.1	12/A1.1	RE-USE EXISTING			
6	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	PRIVACY SET	180 DEGREE SWING		
7	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	PRIVACY SET			
8	3'-0" x 8'-0" x 1 3/4"	WOOD	B	WD	12/A4.1	13,14/A4.1	11/A4.1	PASSAGE LATCH	POCKET DOOR		
9	3'-0" x 8'-0" x 1 3/4"	WOOD	A	HM	06/A4.1	07/A4.1	08/A4.1	LOCK SET			
10	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	LOCK SET			
11	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	LOCK SET			
12	3'-0" x 8'-0" x 1 3/4"	WOOD	A	WD	09/A4.1	10/A4.1	11/A4.1	LOCK SET	TEMPERED GLASS DOOR		
13	3'-0" x 8'-0"										

DOOR SCHEDULE NOTES:

- BASIS OF BID FOR DOORS SHALL BE BUILDING STANDARD PAINT GRADE WOOD DOORS
- CONTRACTOR TO VERIFY ALL DOOR HARDWARE REQUIREMENT W/ TENANT PRIOR TO INSTALLATION



CEILING LEGEND

- 2x4' ARMSTRONG FINE FISSURED SQUARE LAY-IN CEILING #1729 W/ 15/16" PRELUDE XL EXPOSED TEE GRID.
- 2x2' ARMSTRONG FINE FISSURED SQUARE LAY-IN CEILING #1728 W/ 15/16" PRELUDE XL EXPOSED TEE GRID.
- GYPSUM BOARD CEILING/ SOFFIT
- 24 x 48 FLUORESCENT FIXTURE
- 4' FLUORESCENT FIXTURE
- 24 x 24 FLUORESCENT FIXTURE
- RECESSED CAN FIXTURE
- WALL WASHERS
- WALL SCONCE
- EXIT SIGN
- EMERGENCY FIXTURE
- EMERGENCY FIXTURE

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.

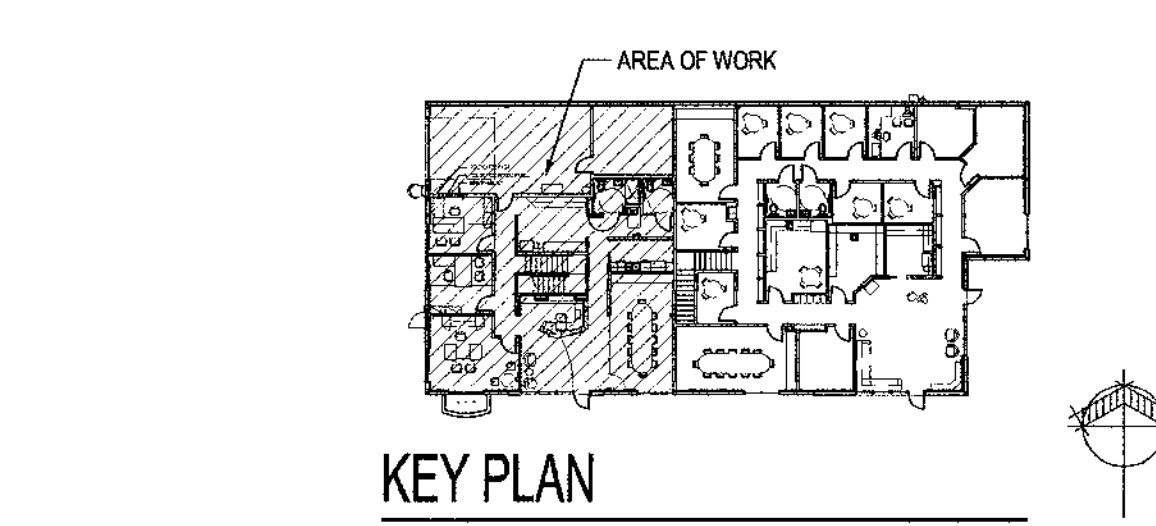
REVIEW FINAL LOCATIONS AND QUANTITIES OF FIRE EXTINGUISHERS WITH FIRE MARSHAL PRIOR TO CONSTRUCTION.

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

ALL ROOF PENETRATIONS & RELATED ROOF WORK SHALL BE BY LATITE ROOFING & SHEET METAL COMPANY.

FIRE SPRINKLER RELOCATION TO BE INCLUDED IN BID.

BUILDING CODE INFORMATION			
BASED ON FLORIDA BUILDING CODE 2007 W/ 2009 SUPPLEMENTS			
BUILDING TYPE	TYPE II-B CONSTRUCTION, SPRINKLERED		
OCCUPANCY:	GROUP B, BUSINESS		
AREA CALCULATIONS:			
WAREHOUSE AREA:	593 S.F.	OCCUPANT LOAD	583 S.F./500 S.F. PER OCC. = 2 OCC.
STORAGE AREA:	232 S.F.		232 S.F./200 S.F. PER OCC. = 1 OCC.
OFFICE AREA:	1,965 S.F.		1,965 S.F./700 S.F. PER OCC. = 2.8 OCC.
MEZZANINE AREA:	740 S.F.		740 S.F. (W/ SIGN LIMITING TO 5 OCC.)
TOTAL TENANT AREA =	3,531 S.F.	TOTAL TENANT AREA =	3,531 S.F.
LIFE SAFETY SYSTEM:			
Emergency Lighting and Exit Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Fire Alarm and Smoke Detection Systems	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Panic Hardware	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
EXIT REQUIREMENTS:			
Dead end limit-maximum condition	50 Feet		
Travel distance to exit-maximum condition	300 Feet		
Common path of travel	100 Feet		



tercilla courtemanche architects

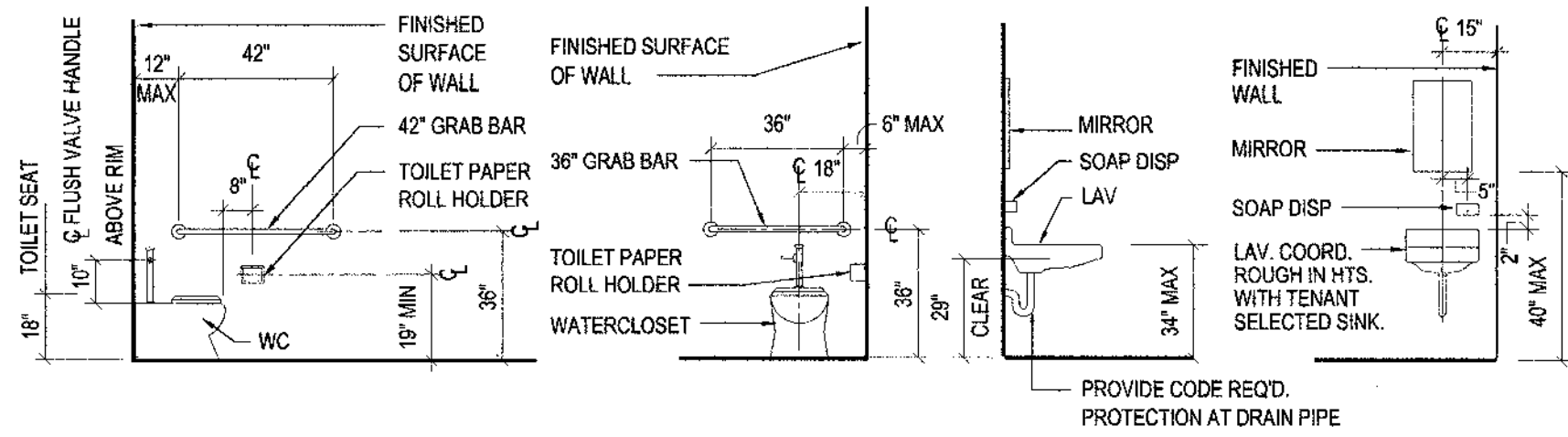
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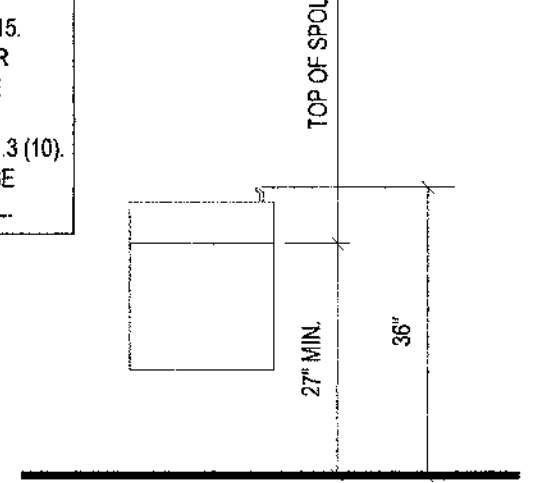
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René Tercilla AIA, REFP

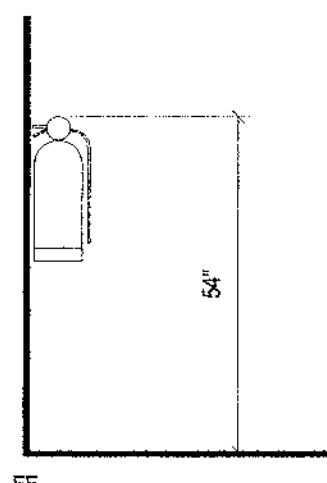


MOUNTING HEIGHTS
N.T.S.

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



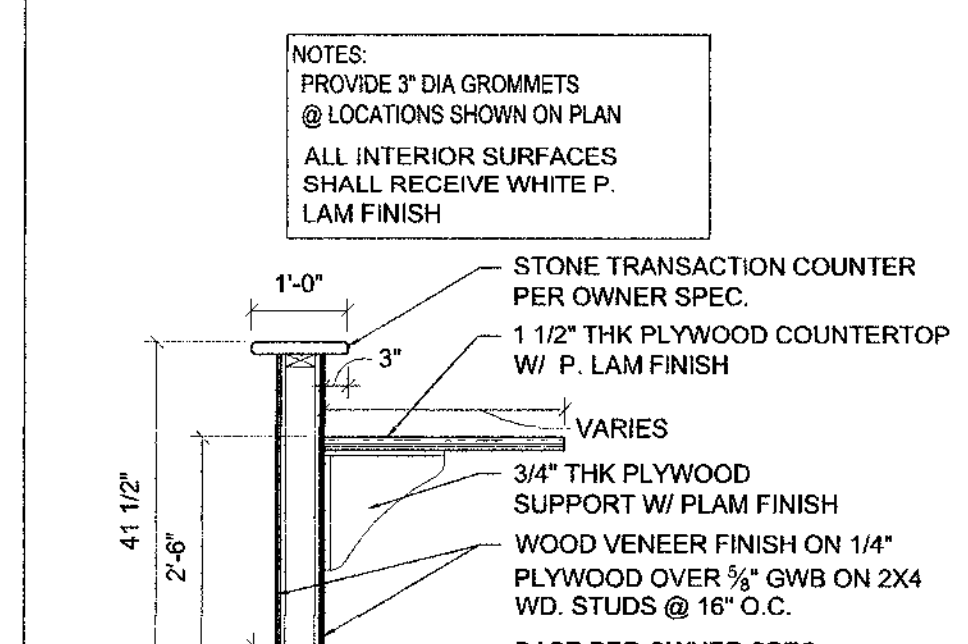
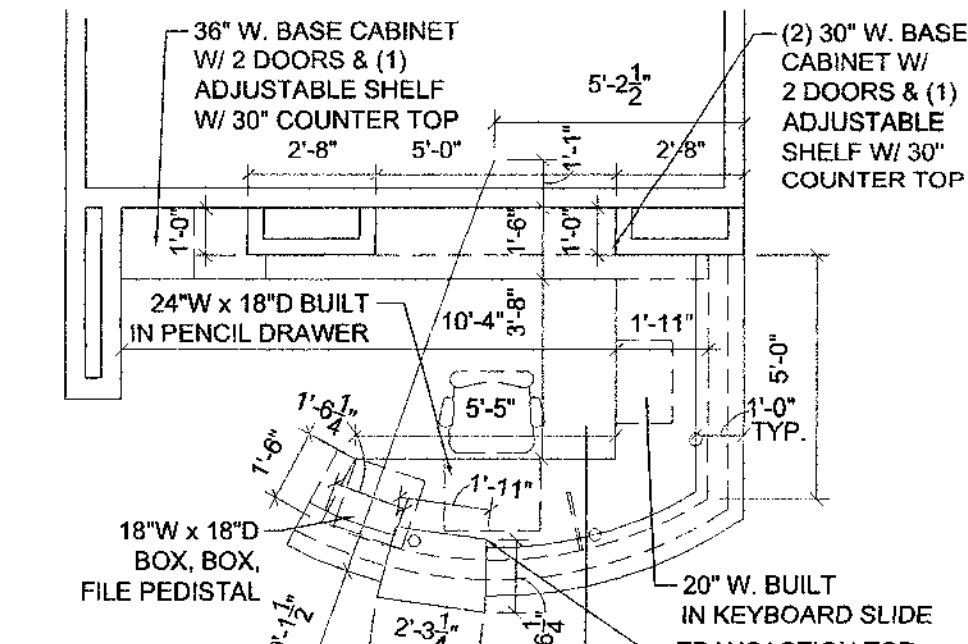
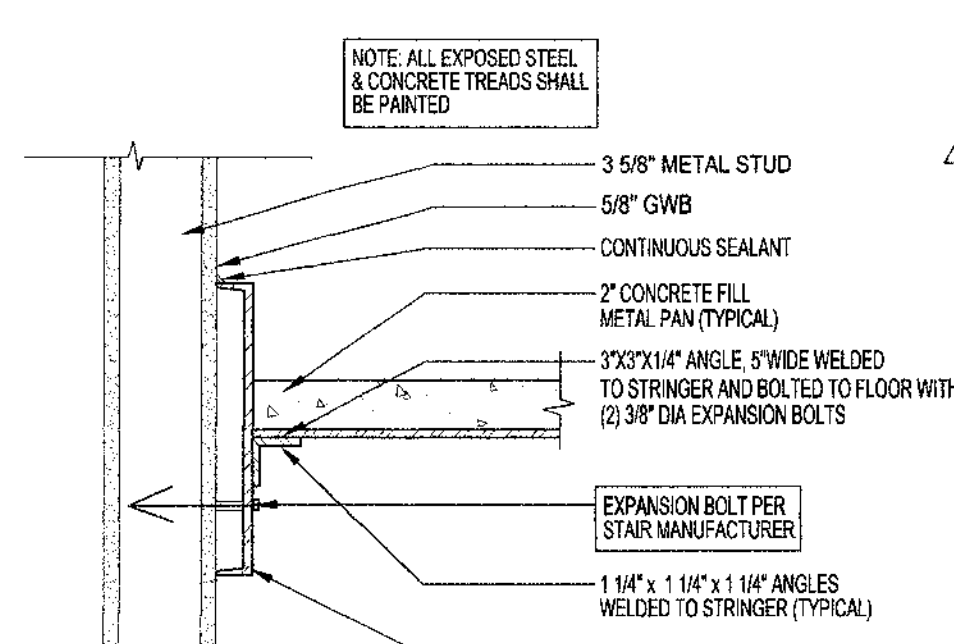
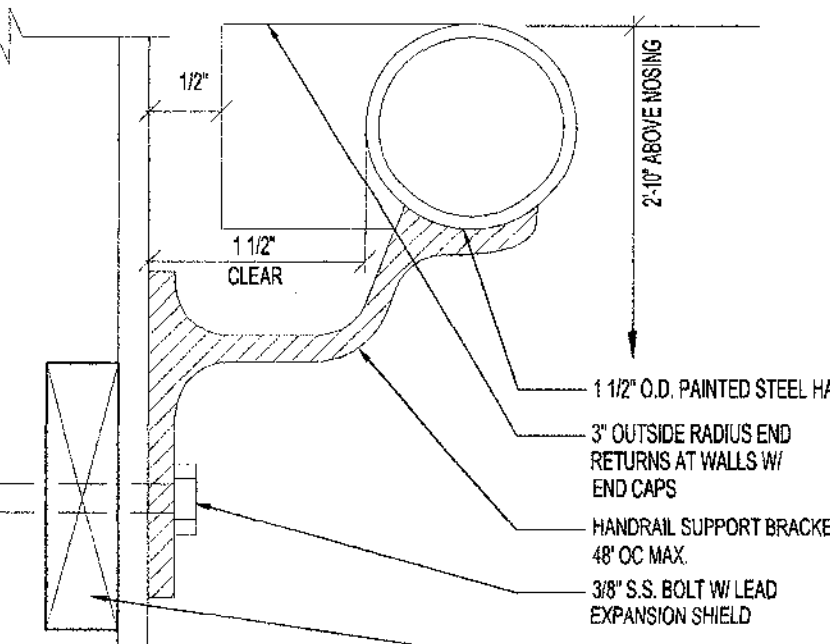
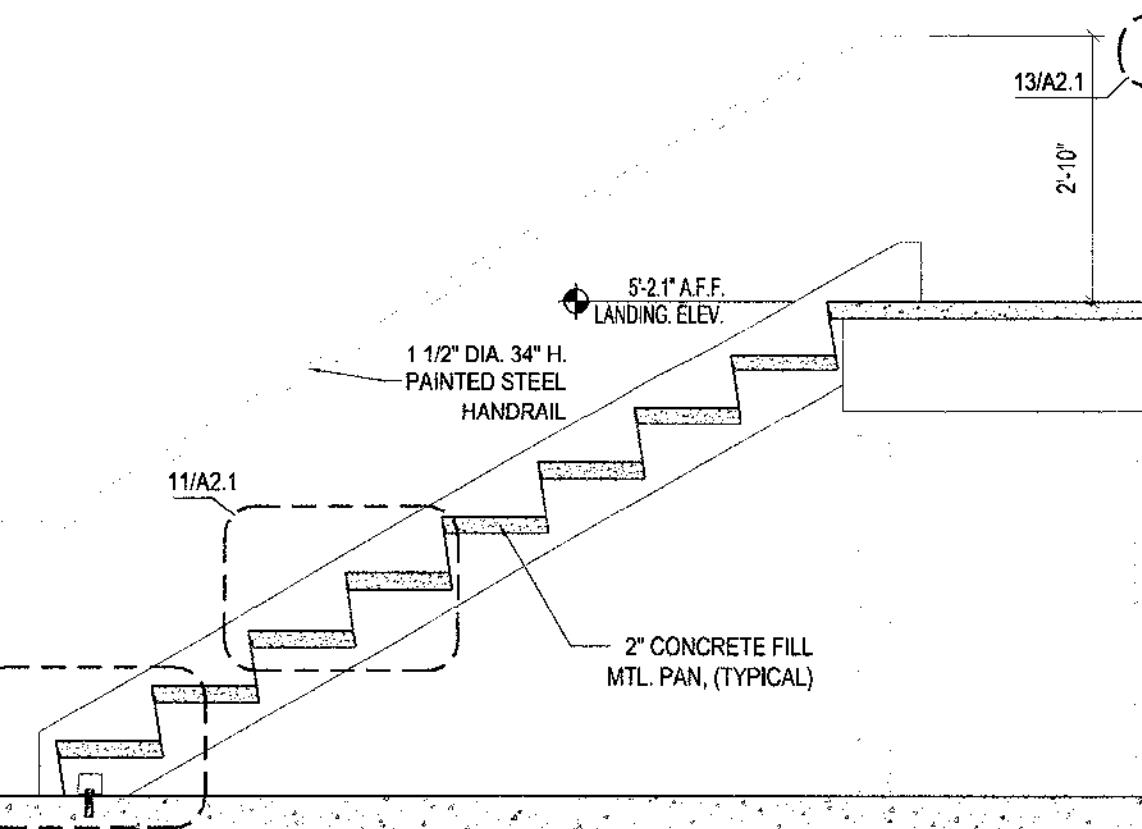
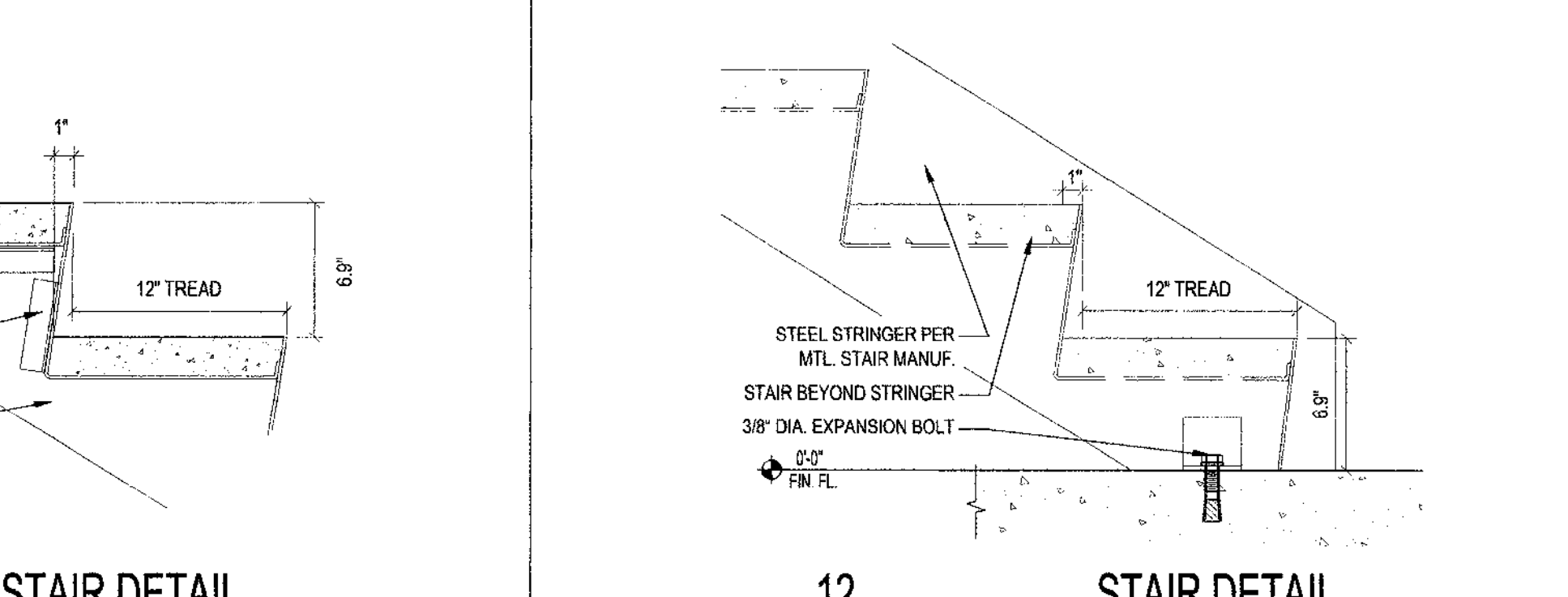
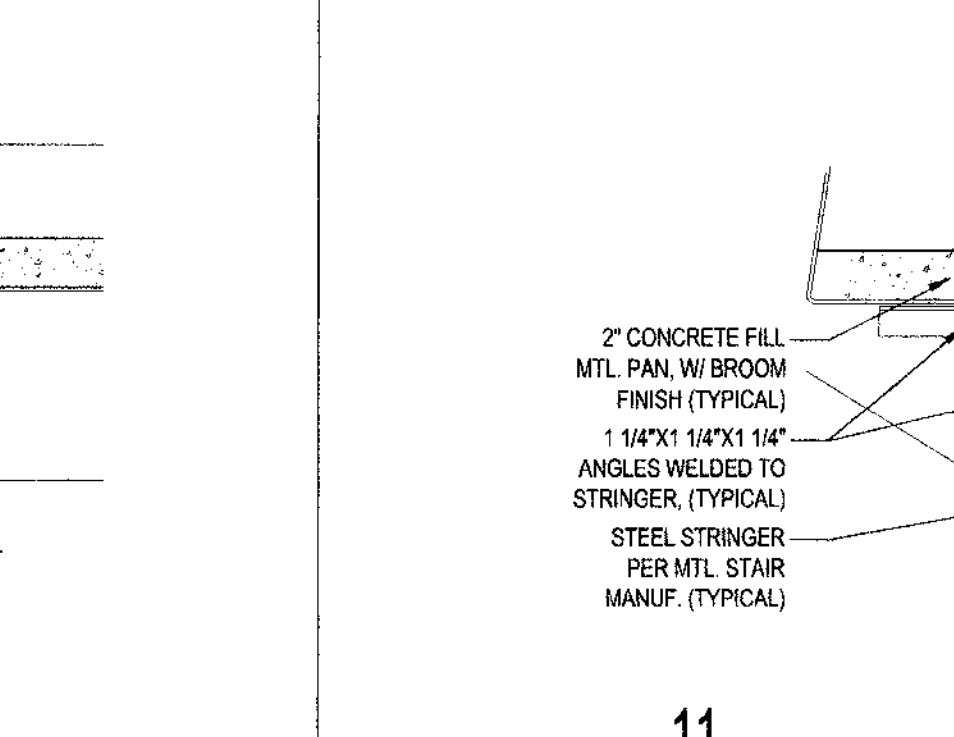
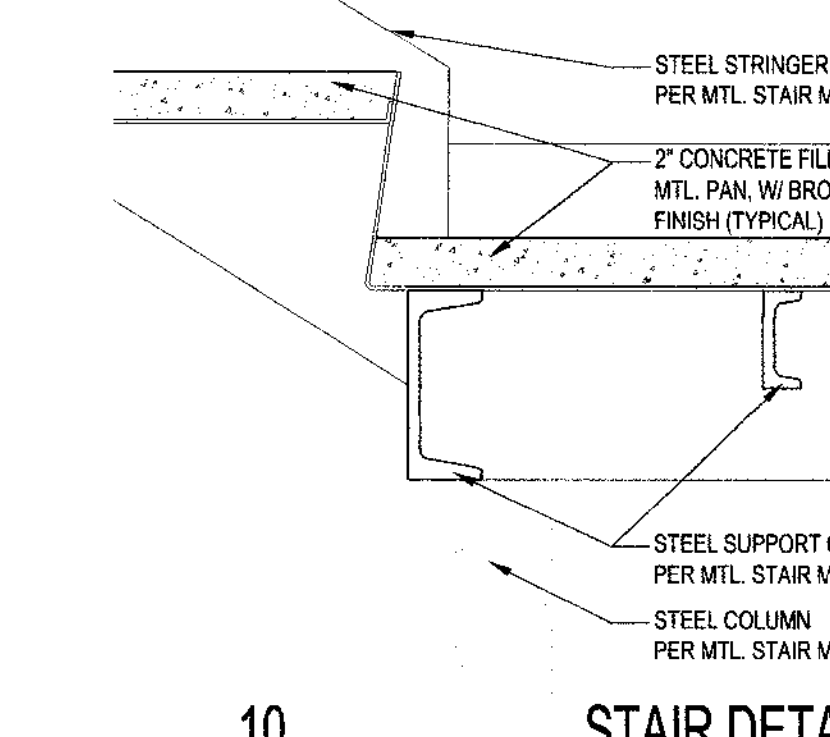
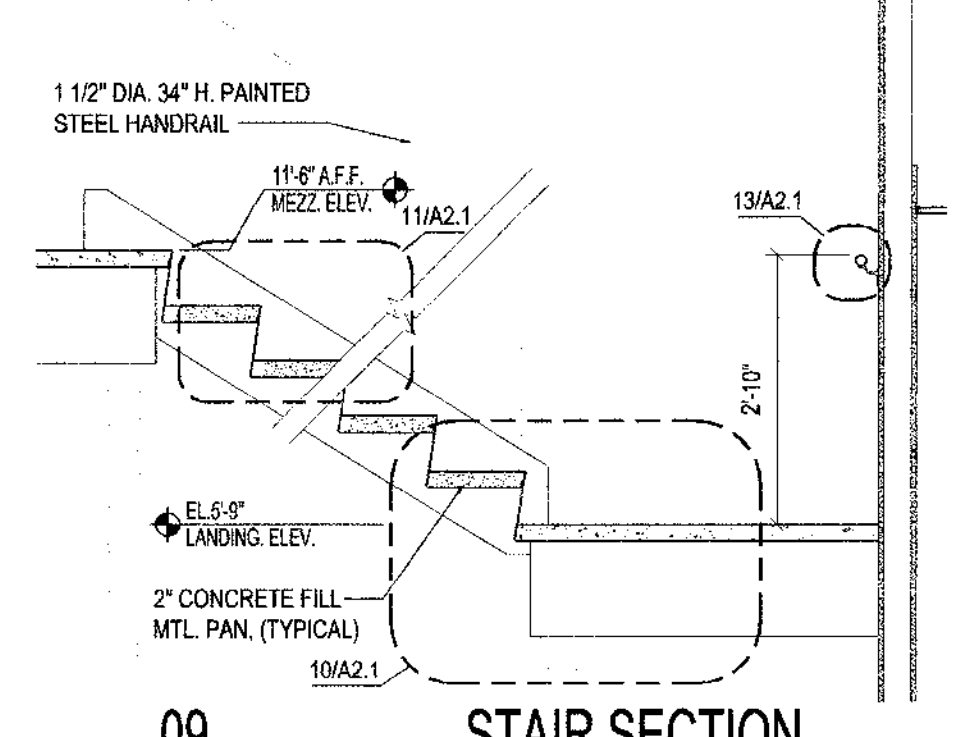
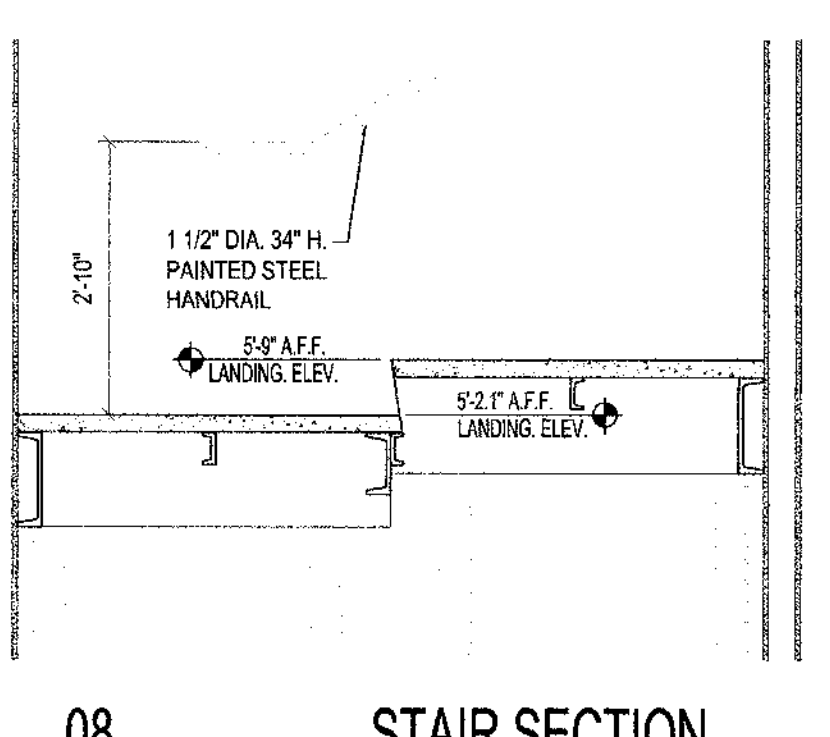
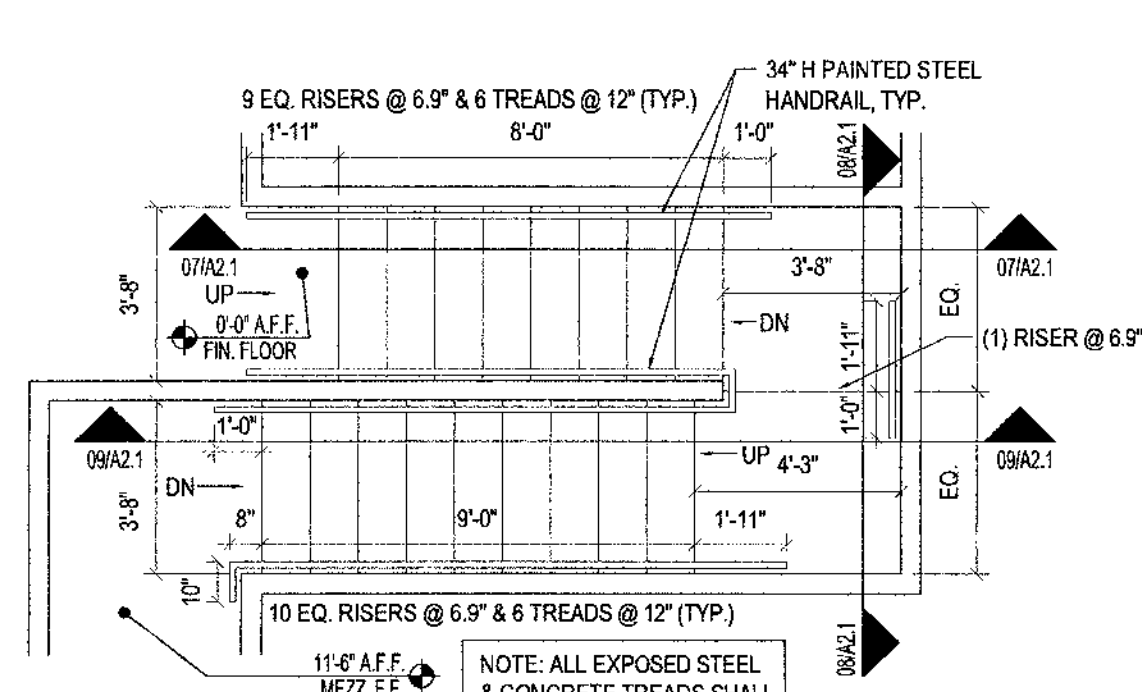
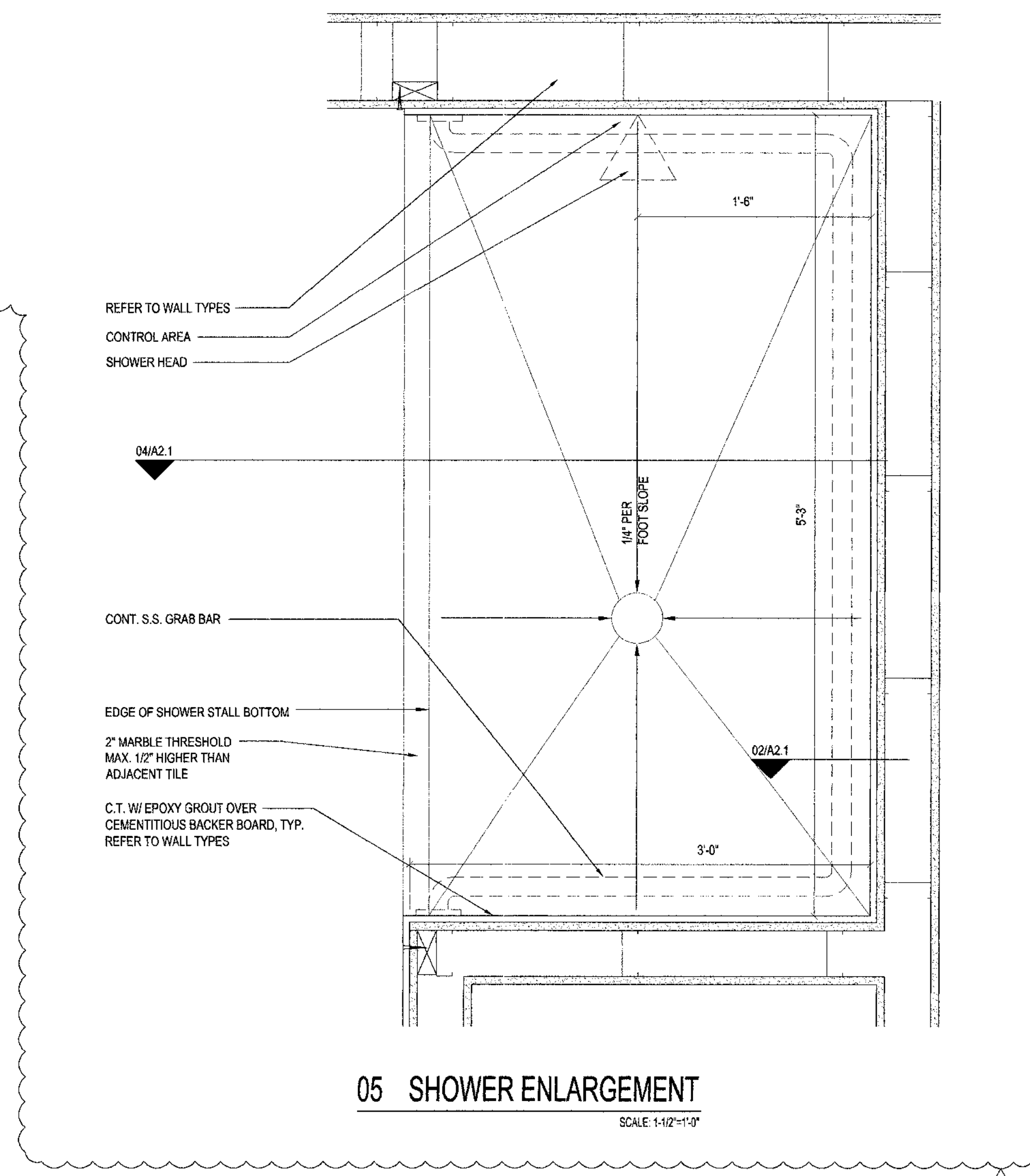
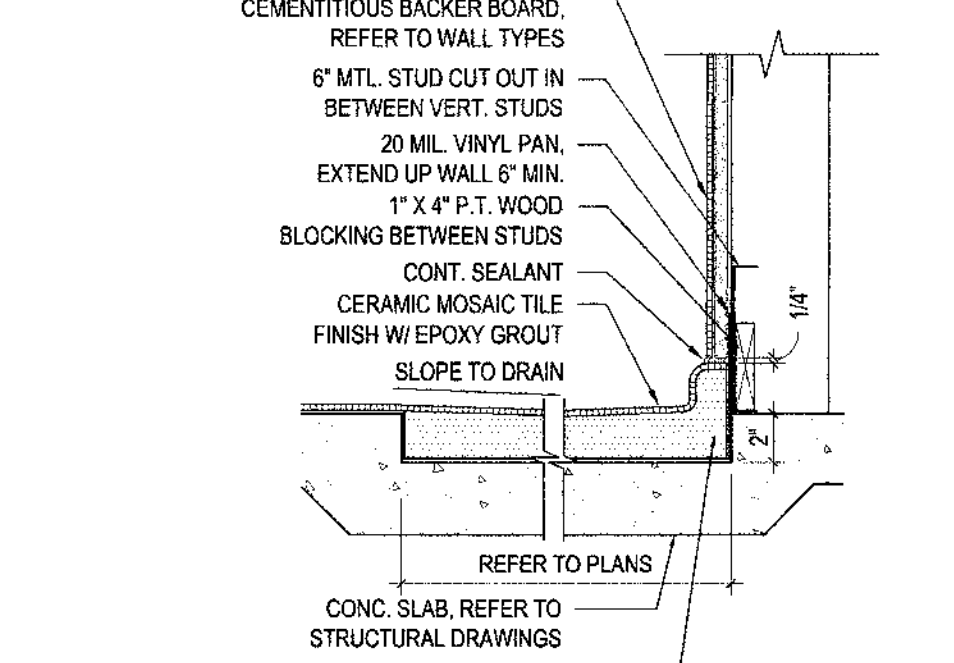
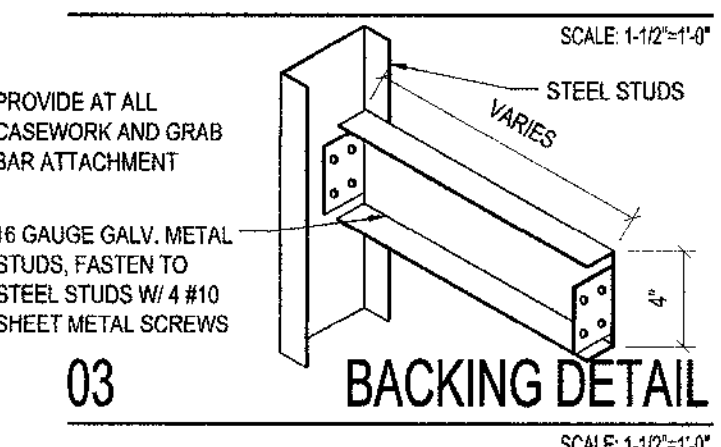
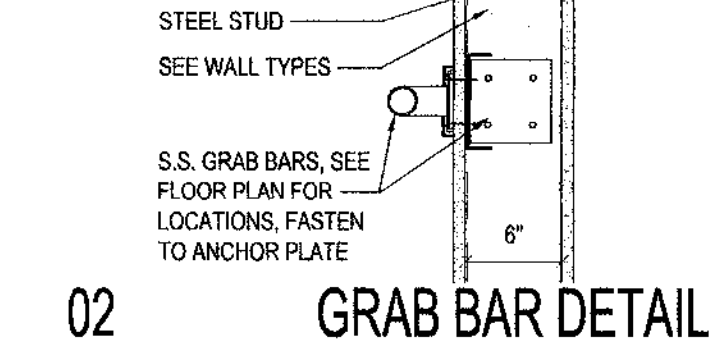
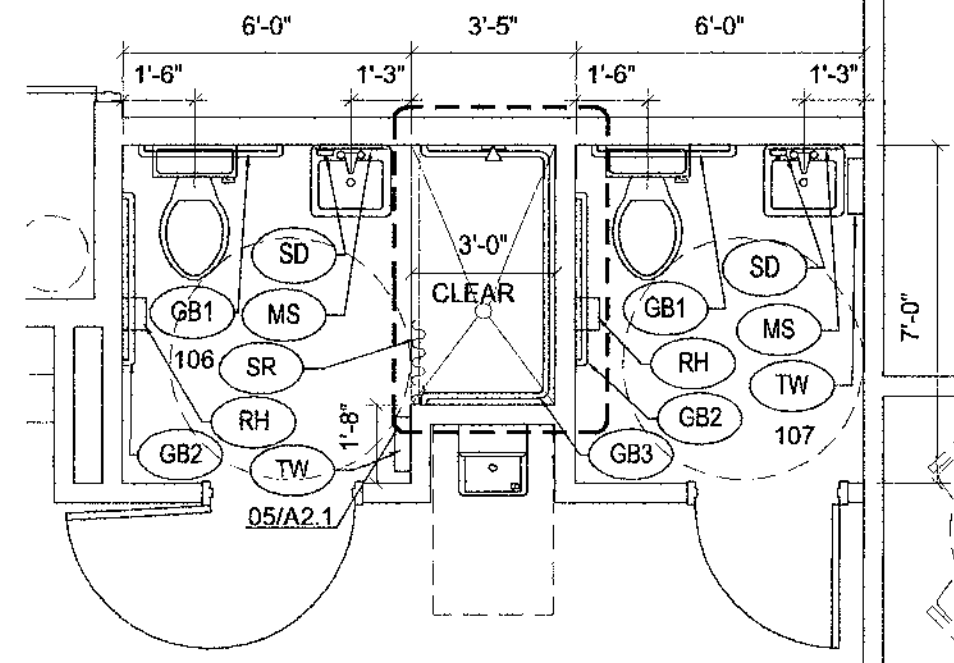
WATER FOUNTAIN
SCALE: 1/2"=1'-0"

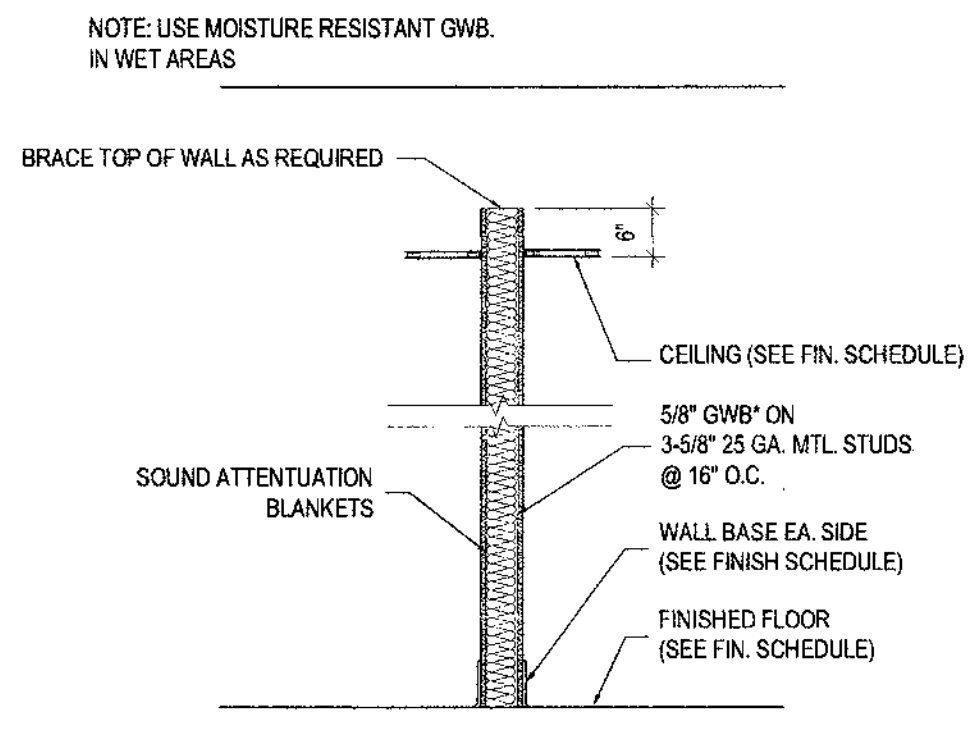


FIRE EXT. MTG. HT.
N.T.S.

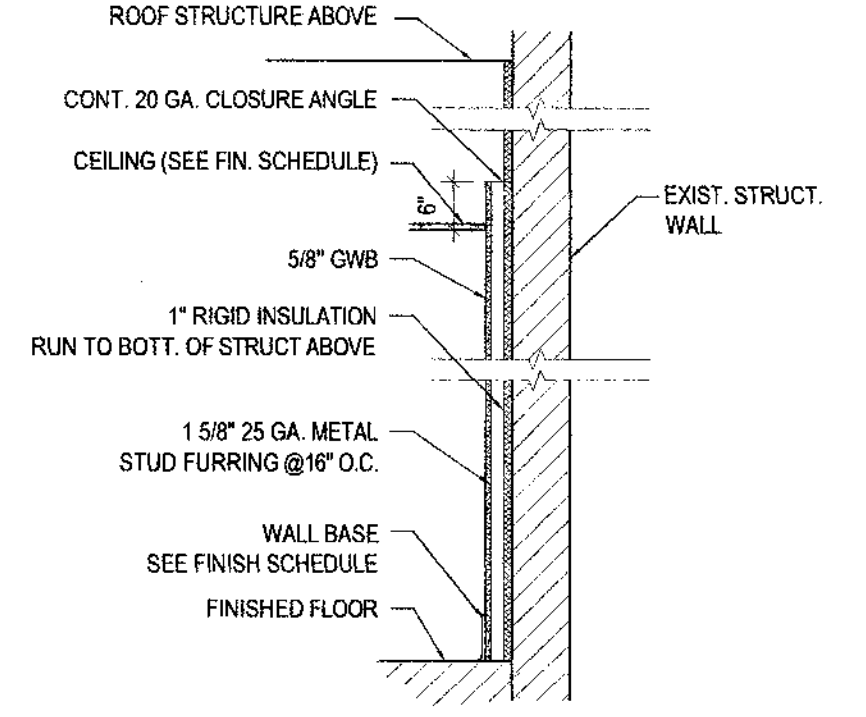
- RESTROOM ACCESSORIES**
- GB1 36" STAINLESS STEEL GRAB BAR
 - GB2 42" STAINLESS STEEL GRAB BAR
 - GB3 30"x64" U-SHAPED SHOWER GRAB BAR (STAINLESS STEEL)
 - MS 18"x30" FRAMED MIRROR
 - TW SURFACE MOUNTED PAPER TOWEL DISPENSER
 - SD SURFACE MOUNTED SOAP DISPENSER
 - RH TOILET TISSUE DISPENSER
 - SR SHOWER CURTAIN ROD & CURTAIN

BASIS OF SPECIFICATION SHALL BE BOBRICK OR APPROVED EQUAL. ALL ACCESSORIES SHALL BE STAINLESS STEEL U.O.N.

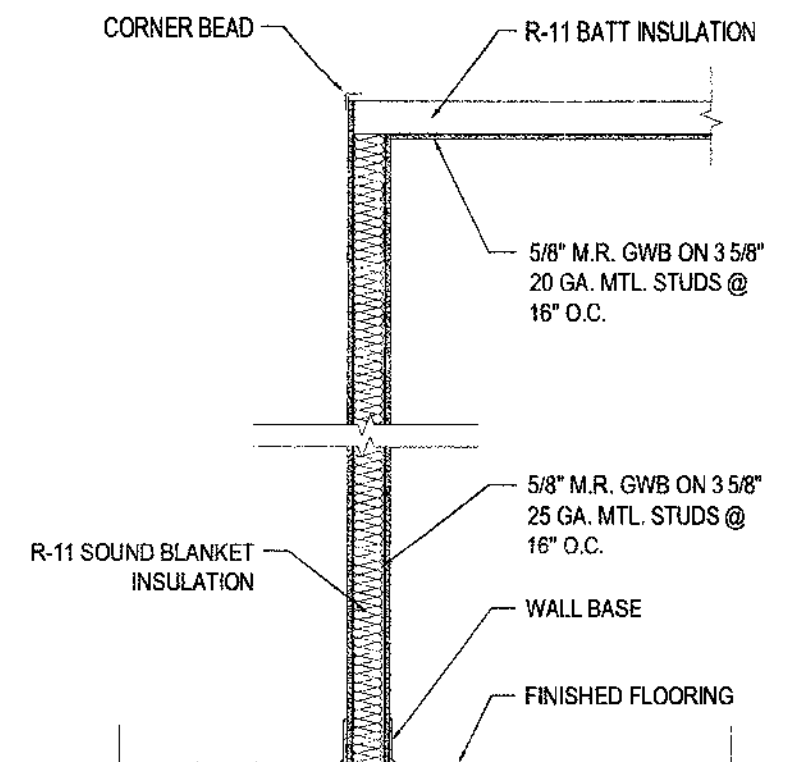




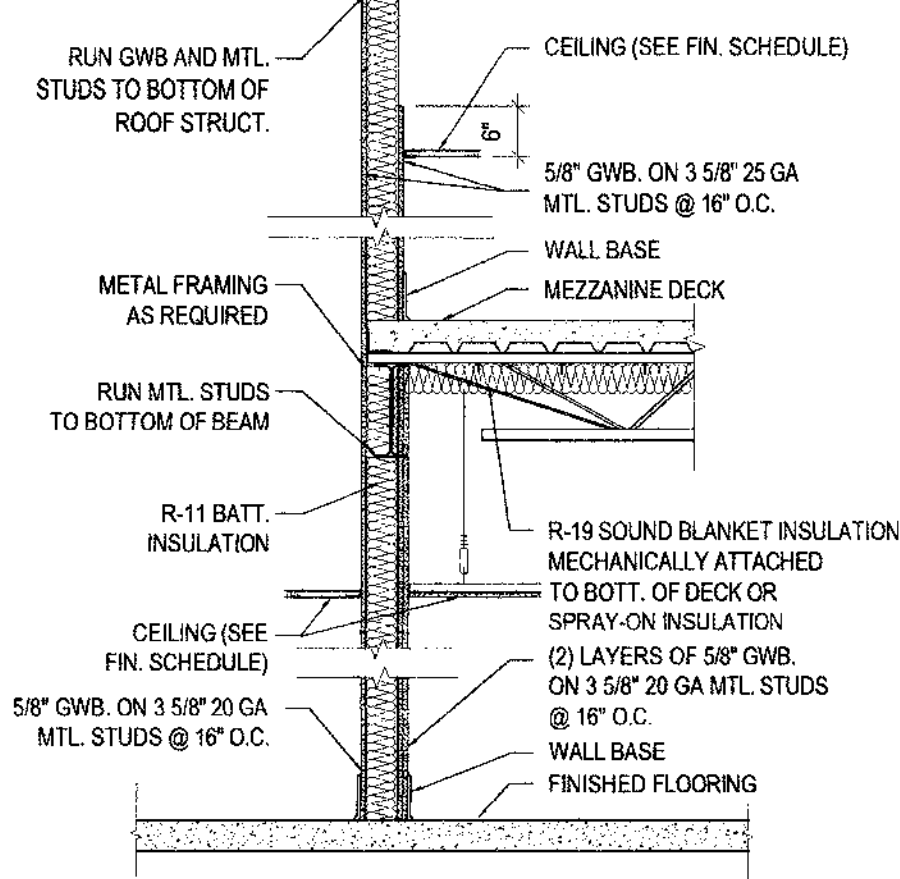
W1 WALL TYPE
SCALE: 1/2" = 1'-0"



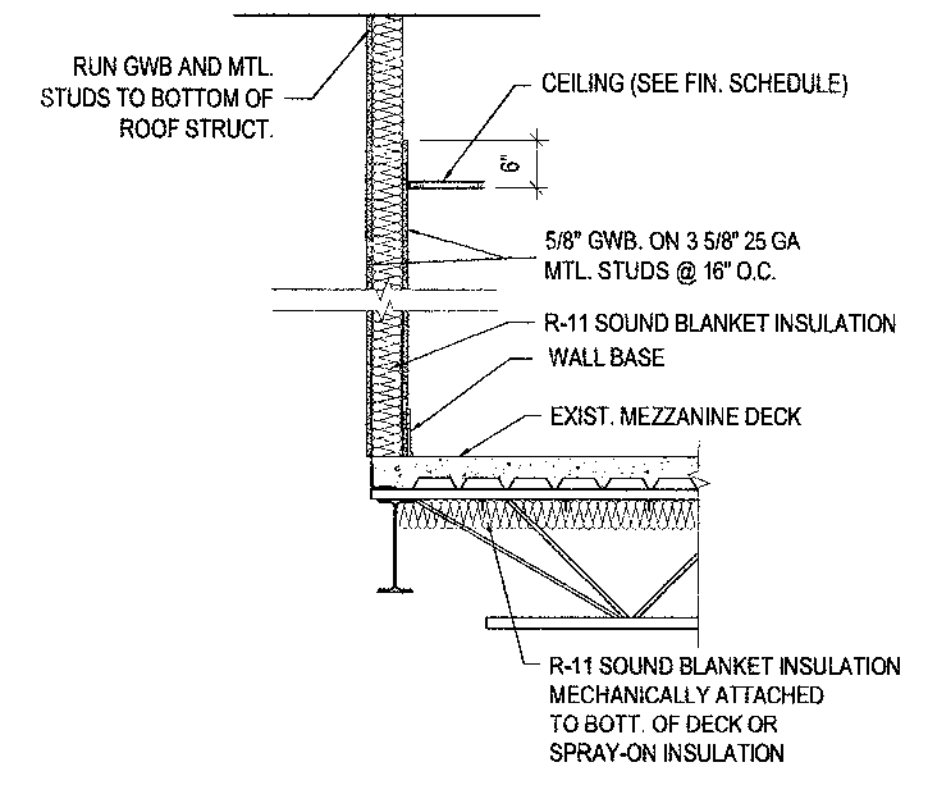
W2 WALL TYPE
SCALE: 1/2" = 1'-0"



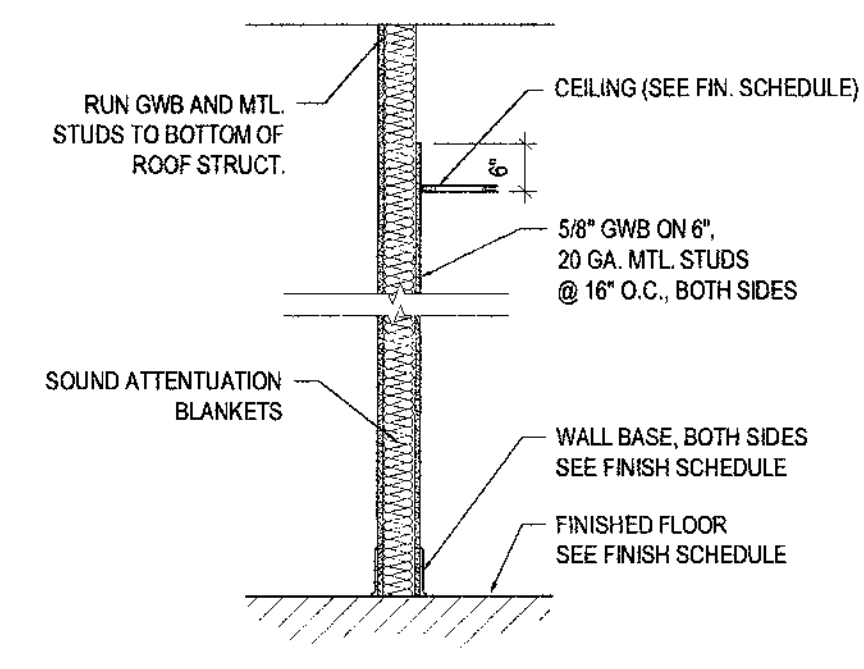
W3 WALL TYPE
SCALE: 1/2" = 1'-0"



W4 WALL TYPE
SCALE: 1/2" = 1'-0"



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



W6 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.

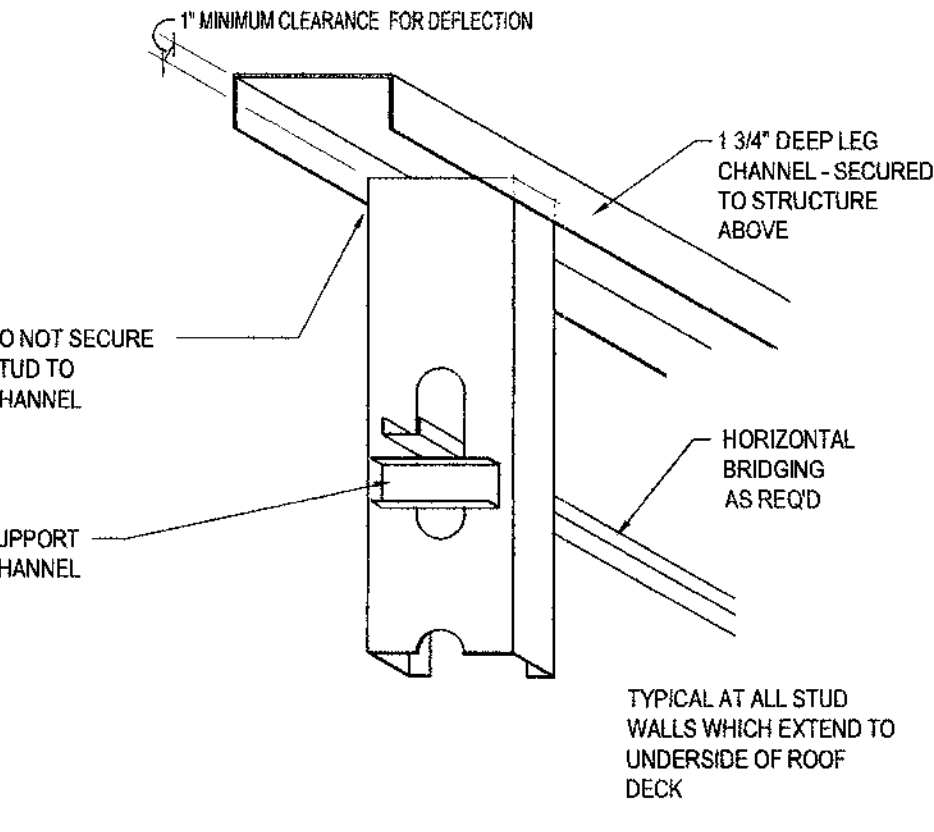
PROVIDE SOUND BATT INSULATION AT ALL RESTROOM PARTITIONS, TYPICAL.

PROVIDE 1/2" PLYWOOD BACKING AT ALL PARTITIONS TO RECEIVE WALL MOUNTED EQUIPMENT/ CABINETS. VERIFY LOCATIONS WITH TENANT.

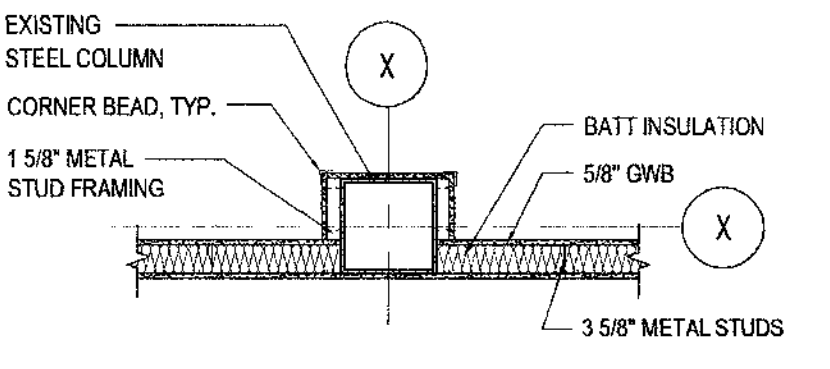
ALL PENETRATIONS OF RATED STEEL STUD PARTITION WALLS AND WALL EXTENSIONS, FLOOR AND ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING UL SYSTEMS:

SYSTEM NO. C-AJ-2218	SYSTEM NO. WL-1176
SYSTEM NO. C-AJ-1014	SYSTEM NO. WL-2154
SYSTEM NO. WL-1054	SYSTEM NO. WL-2148

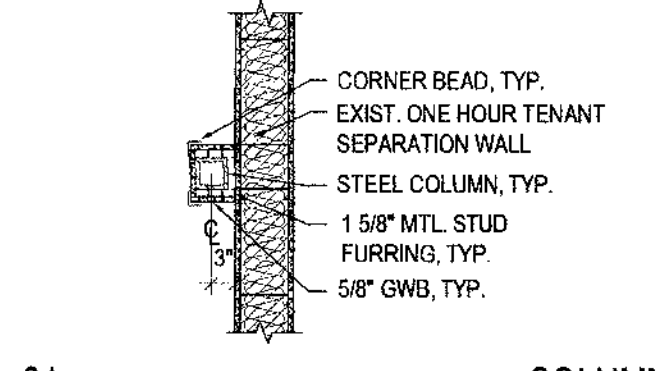
ALTERNATE PENETRATION PROTECTION SYSTEMS MUST BE TEST CERTIFIED AND SUBMITTED FOR REVIEW.



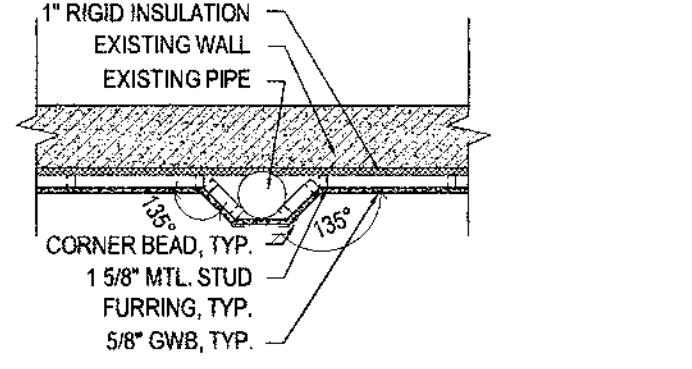
01 METAL STUD DETAIL
SCALE: 1/2" = 1'-0"



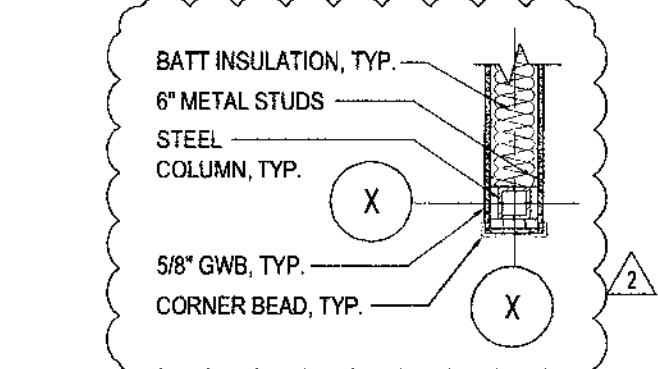
02 COLUMN DETAIL
SCALE: 1/2" = 1'-0"



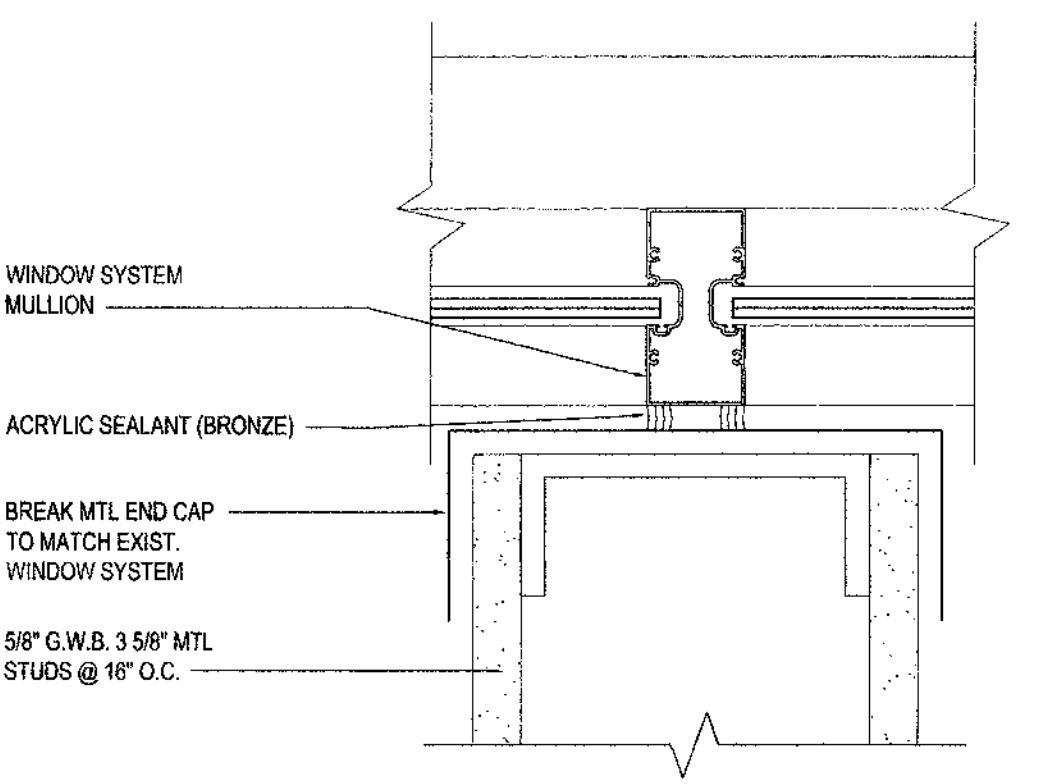
04 COLUMN DETAIL
SCALE: 1/2" = 1'-0"



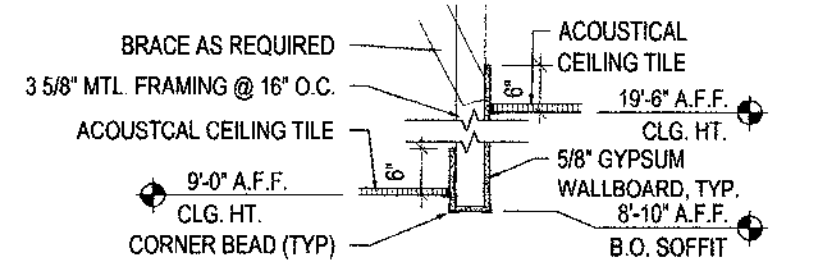
03 COLUMN DETAIL
SCALE: 1/2" = 1'-0"



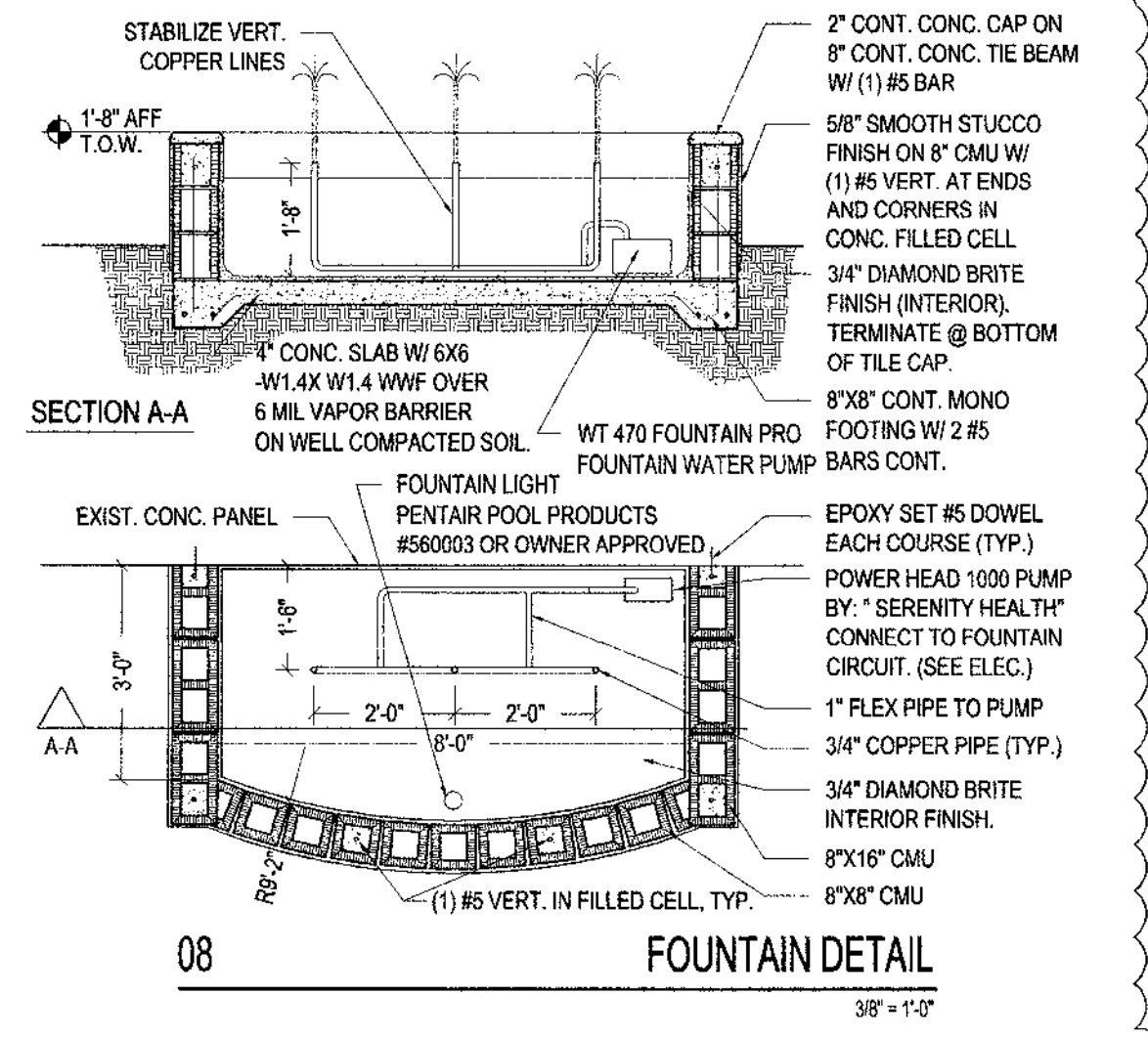
05 COLUMN DETAIL
SCALE: 1/2" = 1'-0"



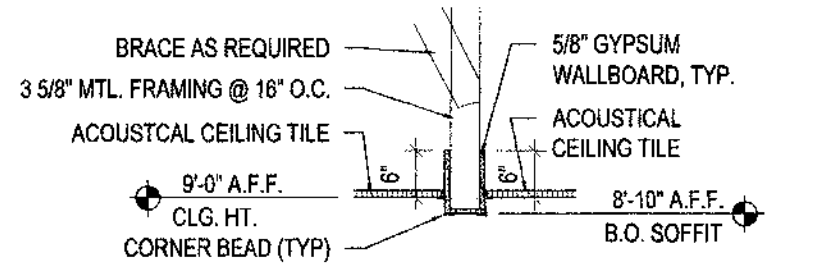
06 WINDOW @ WALL DETAIL
SCALE: 1/2" = 1'-0"



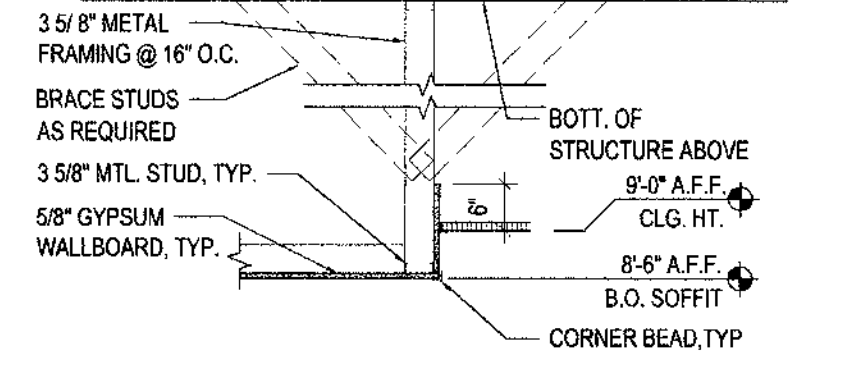
07 CEILING HEADER
SCALE: 1/2" = 1'-0"



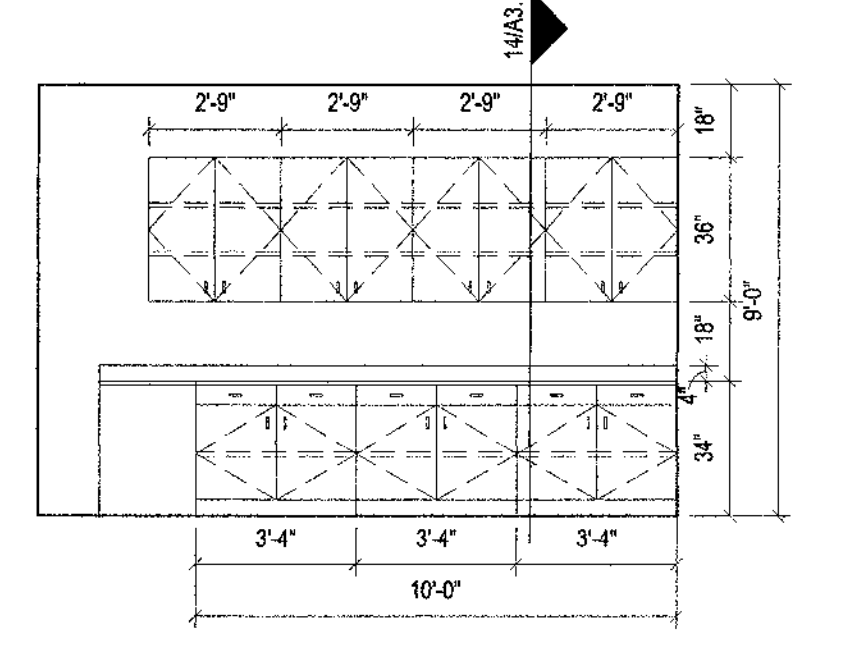
08 FOUNTAIN DETAIL
SCALE: 1/2" = 1'-0"



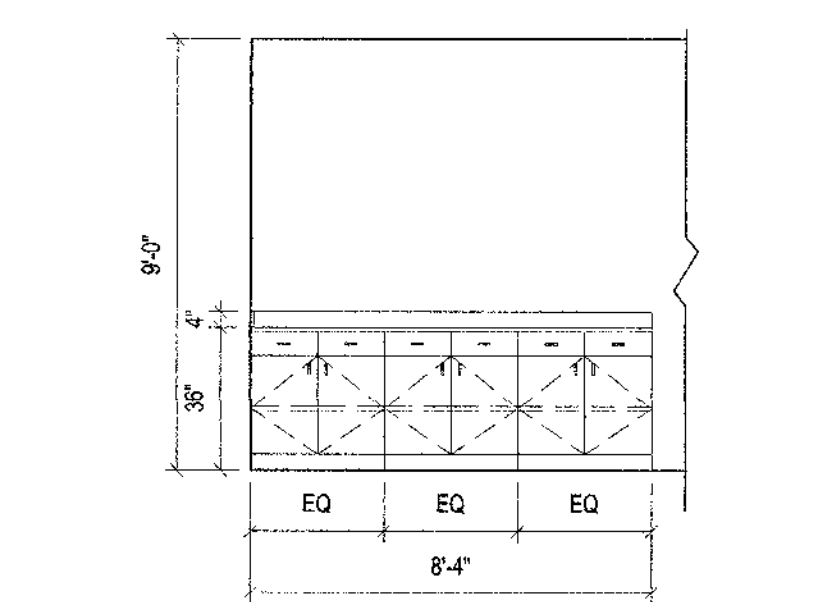
09 CEILING HEADER
SCALE: 1/2" = 1'-0"



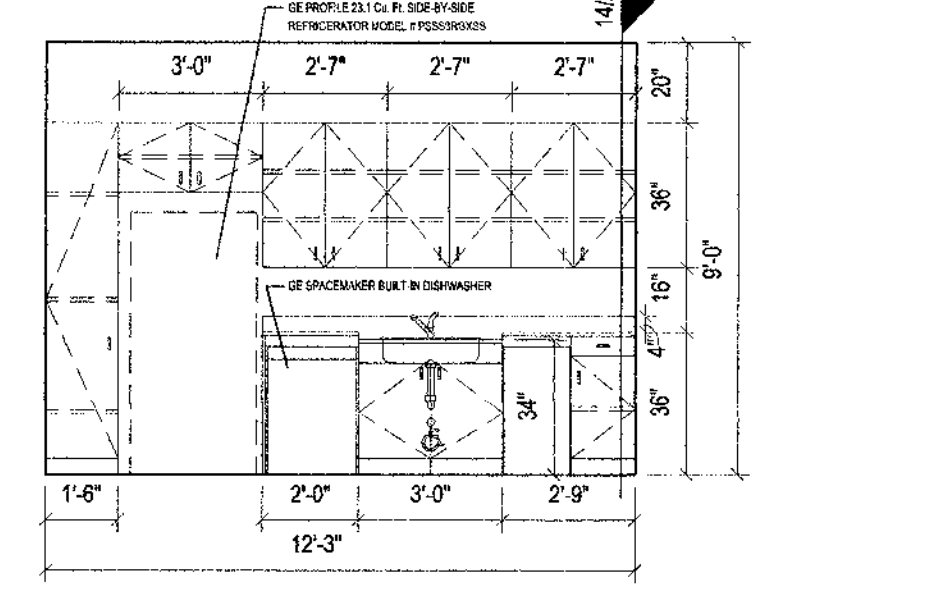
10 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"



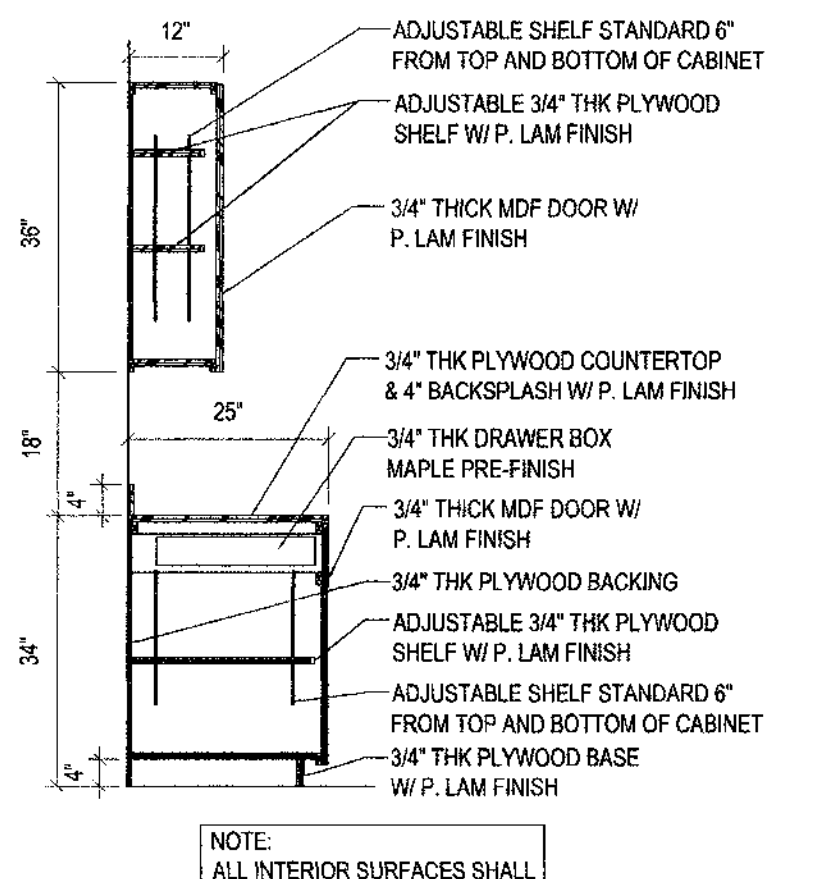
11 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



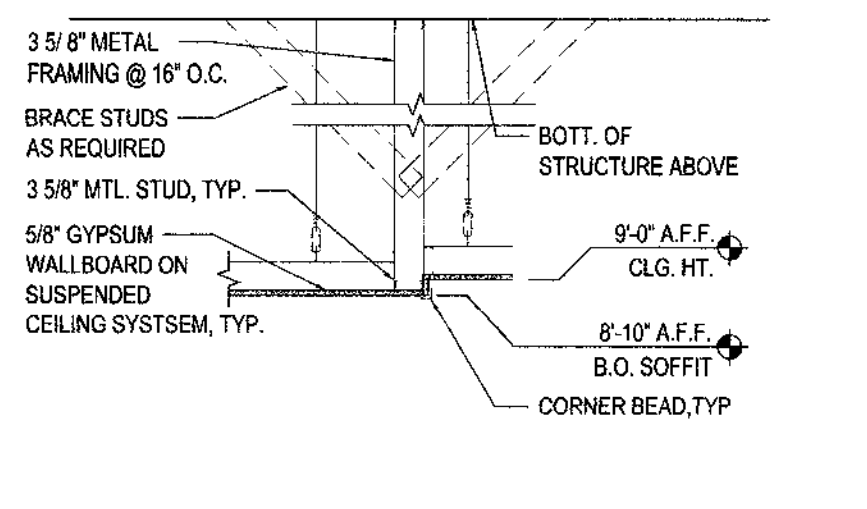
12 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



13 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



14 SECTION
SCALE: 1/2" = 1'-0"



15 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"

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couryemanche
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Tel: 561.478.1457 Fax: 561.478.1109

Tenant Improvement for:
FOXWOOD ENTERPRISES L.L.C.
10415 Riverside Drive
Gardens Park of Commerce - Building 2
Palm Beach Gardens, Florida

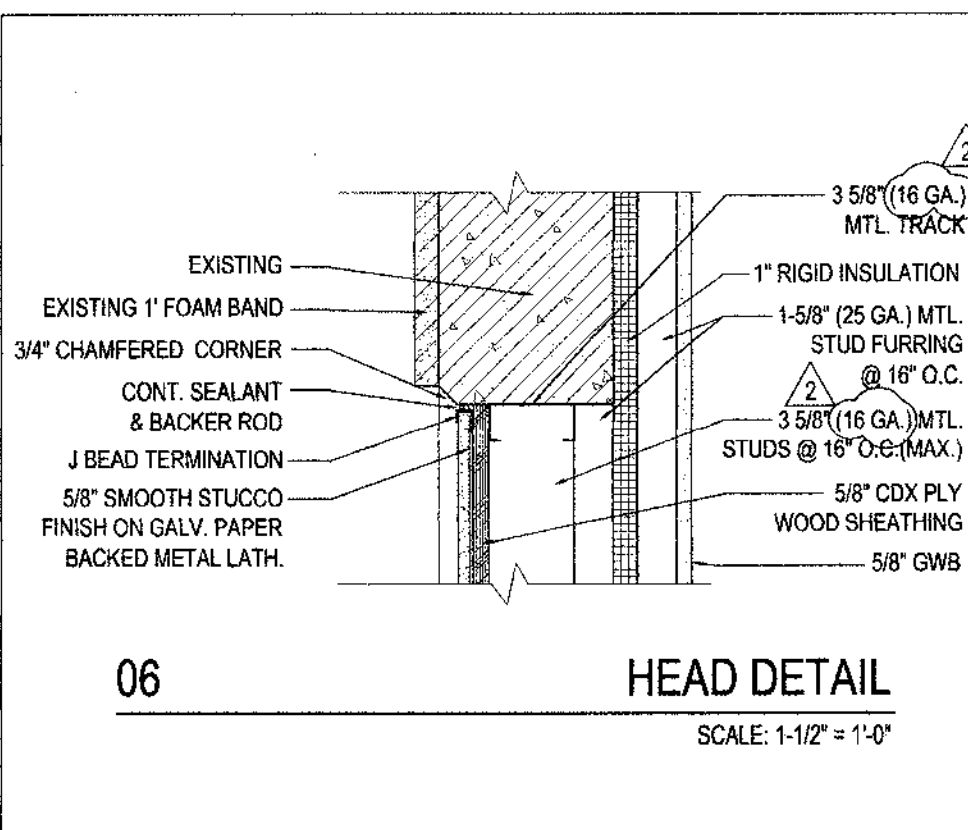
commission 29043
date: 12-30-09
revision date
no. 2/ 202/ 0

drawing
A3.1

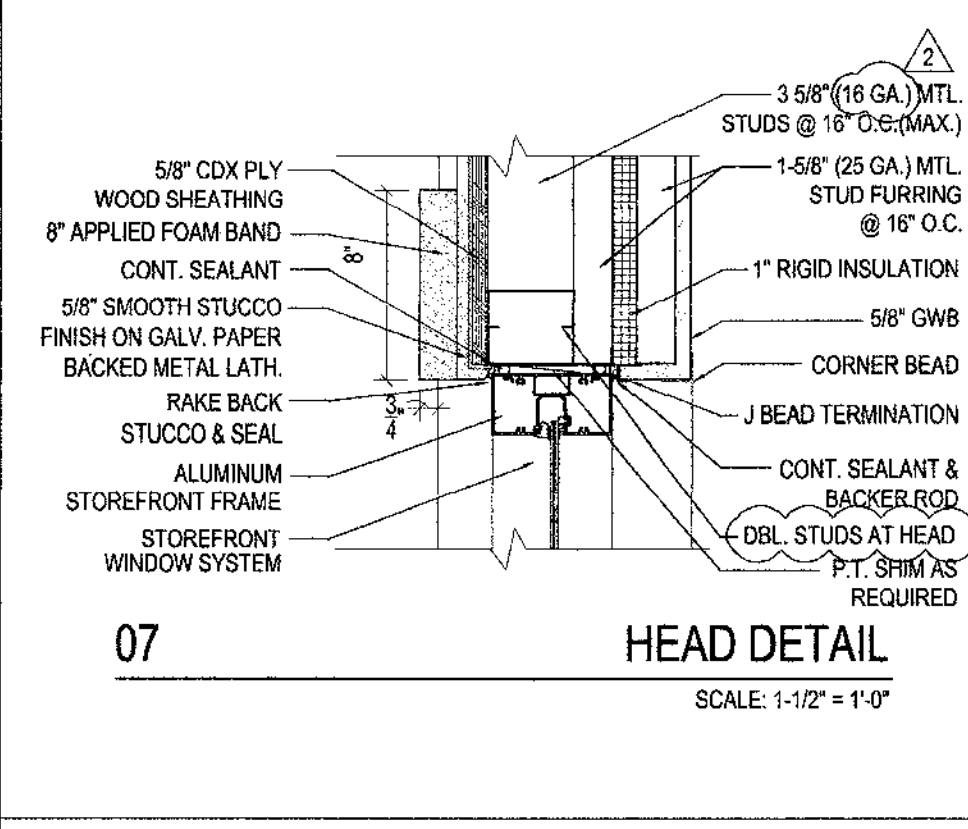
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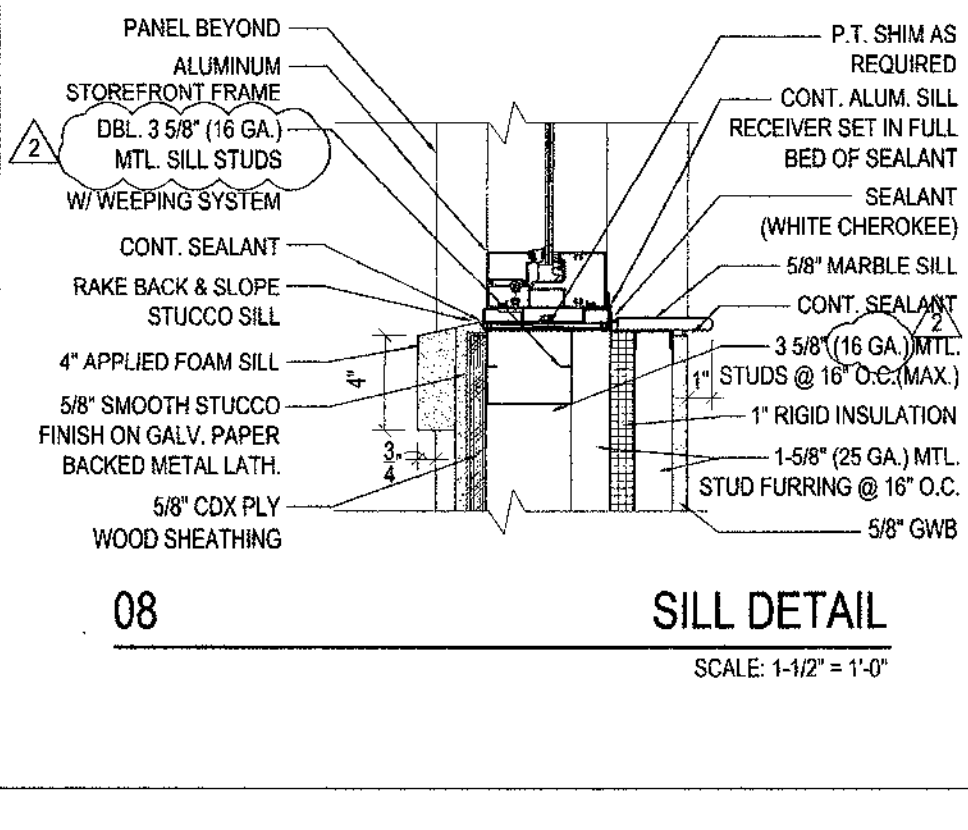
René Tercilla AIA, REFP



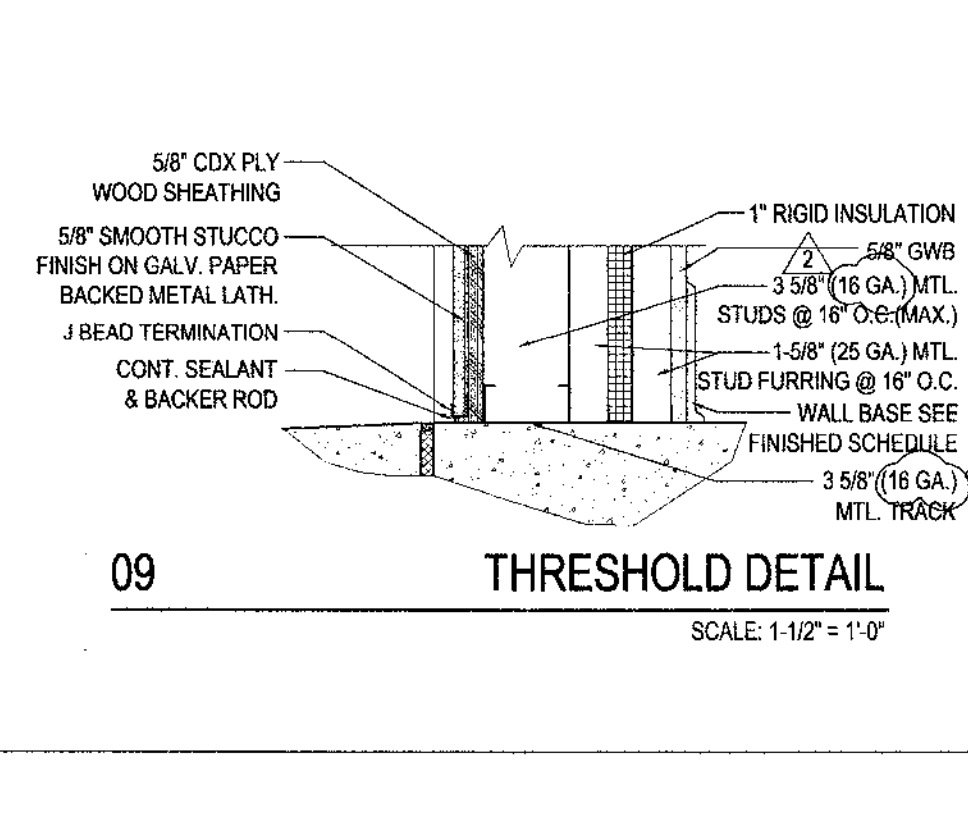
06 HEAD DETAIL
SCALE: 1-1/2" = 1'-0"



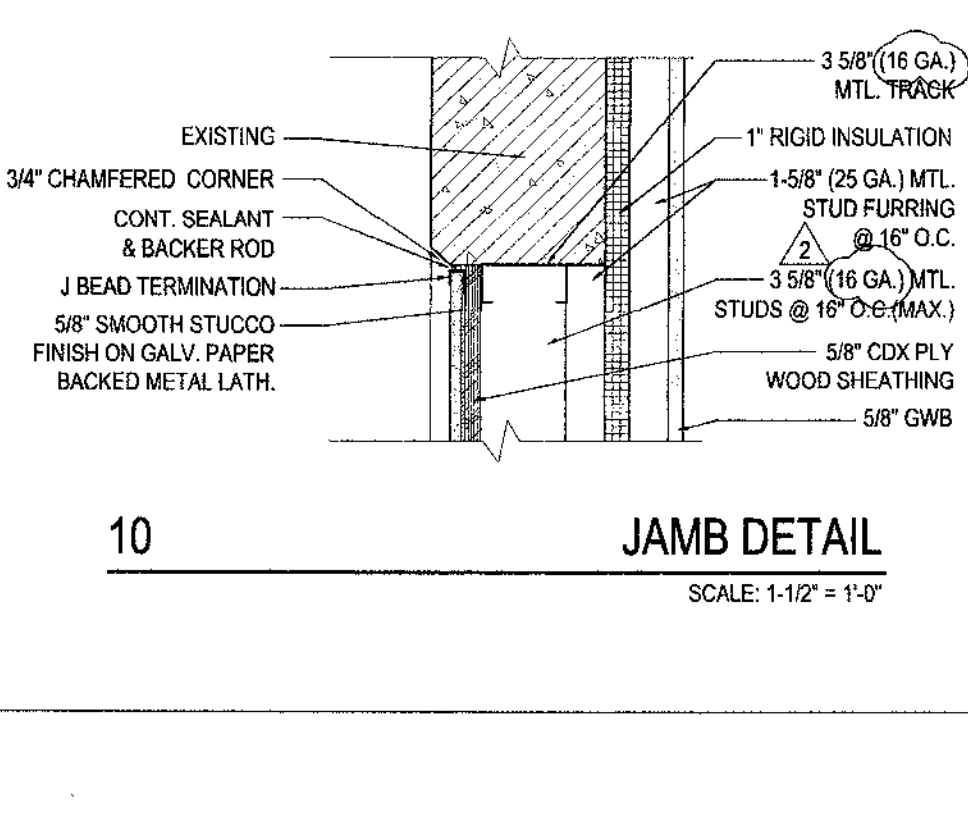
07 HEAD DETAIL
SCALE: 1-1/2" = 1'-0"



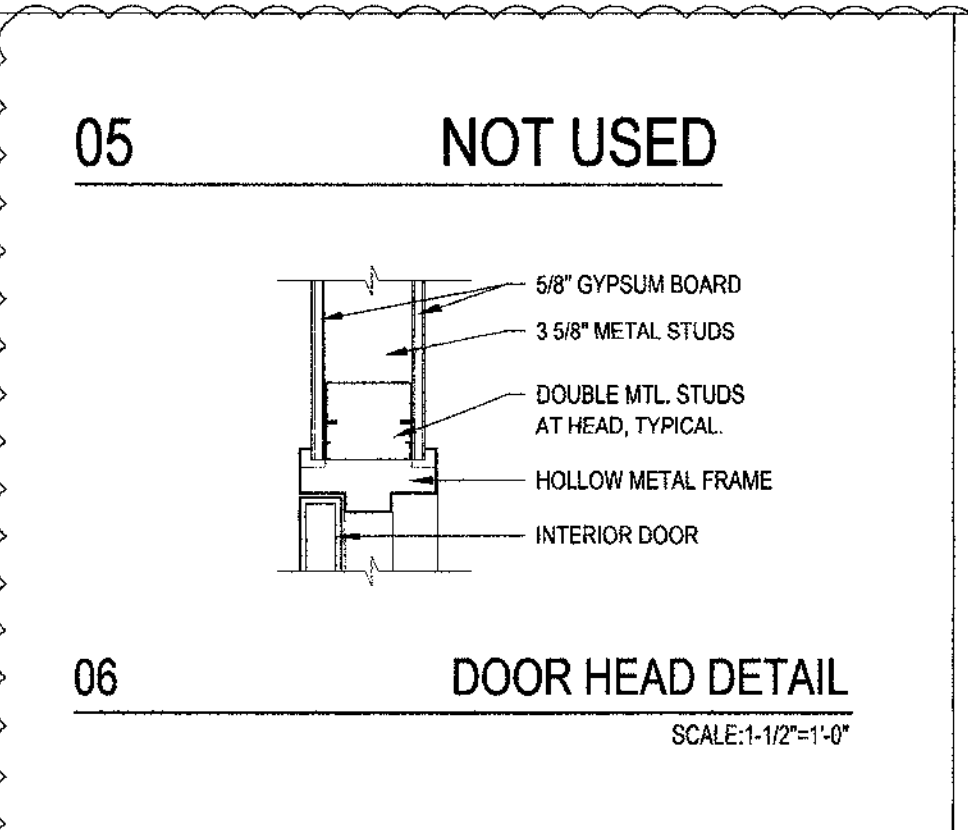
08 SILL DETAIL
SCALE: 1-1/2" = 1'-0"



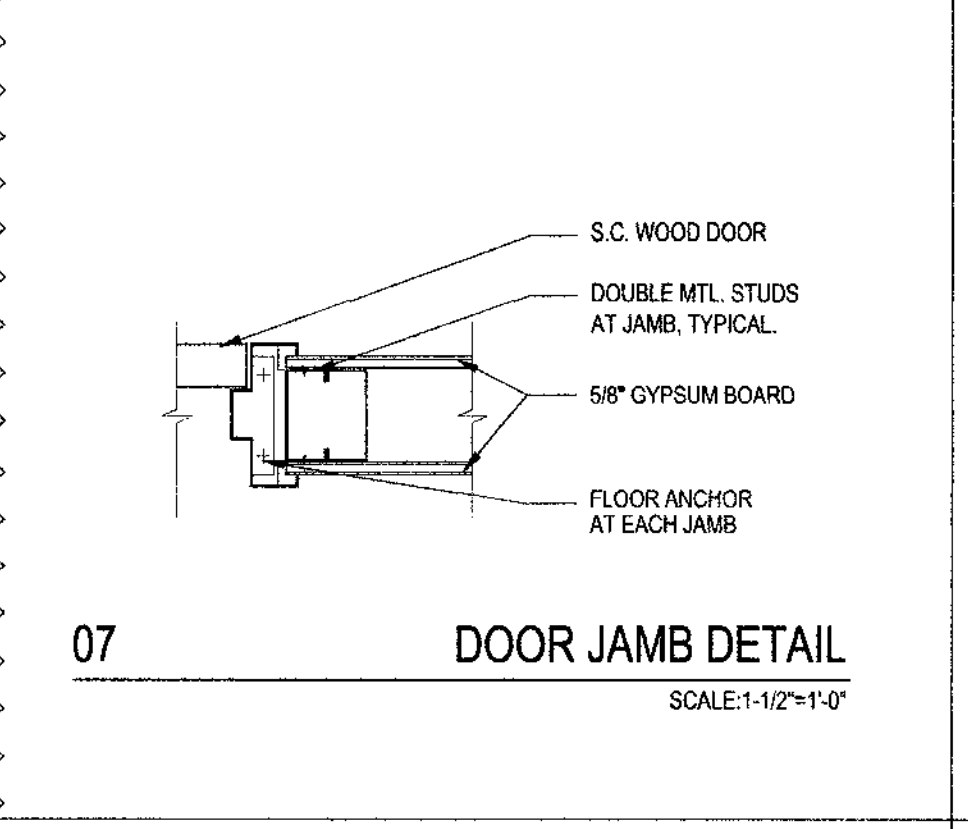
09 THRESHOLD DETAIL
SCALE: 1-1/2" = 1'-0"



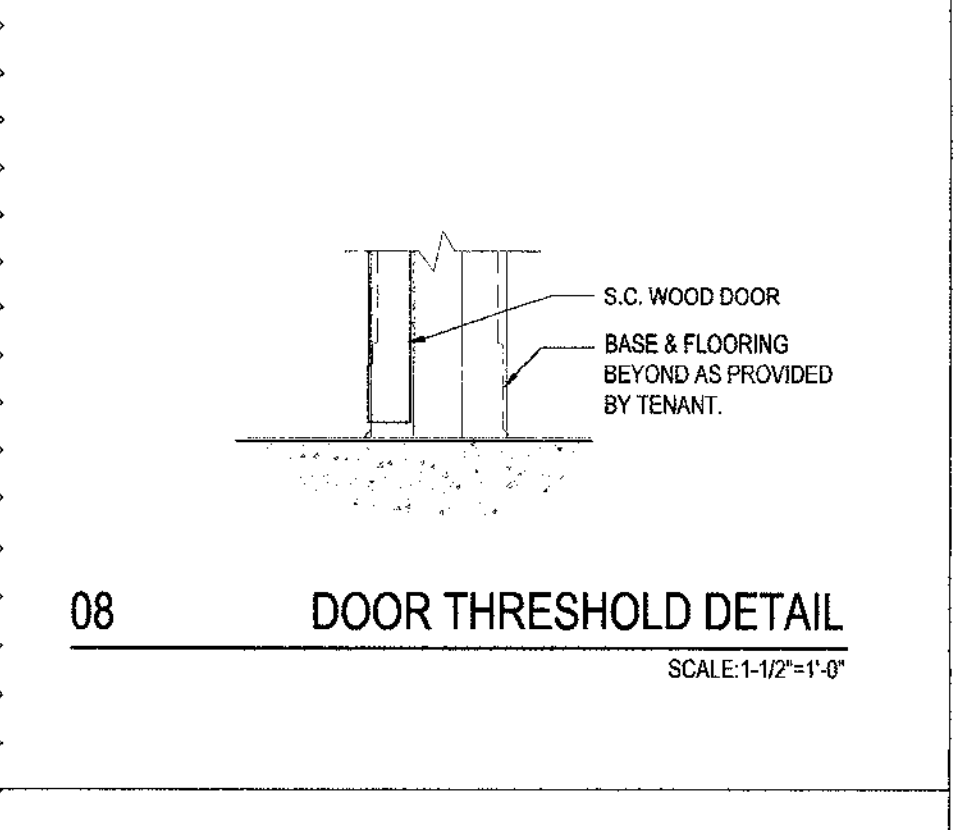
10 JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



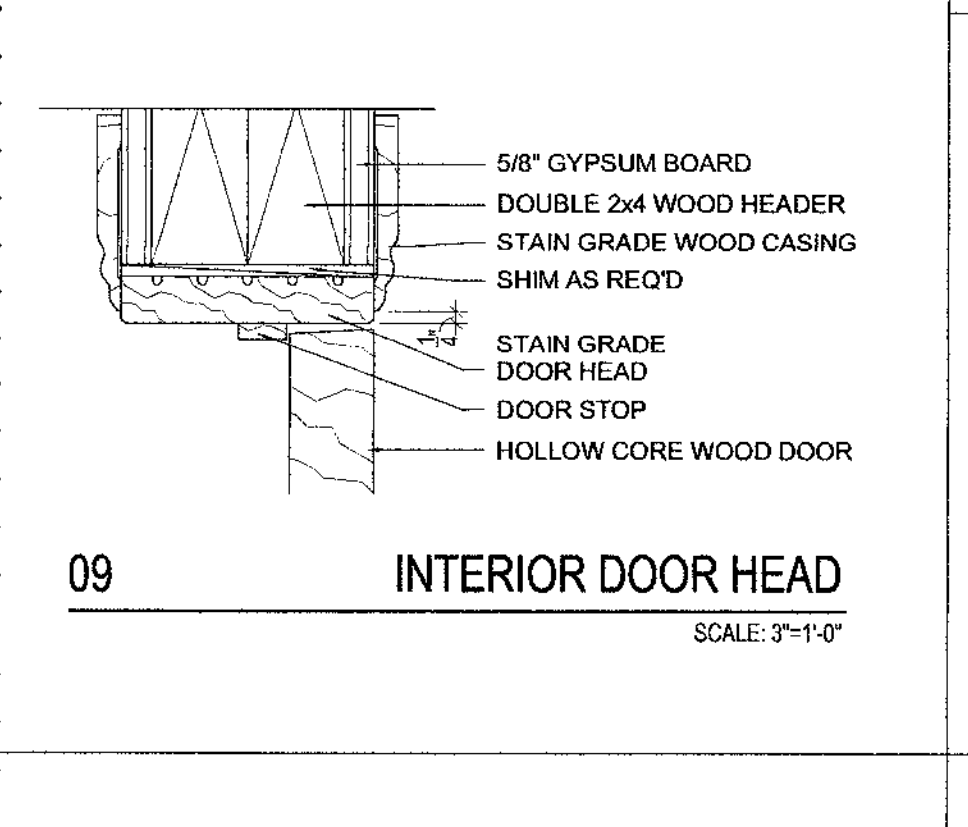
05 NOT USED



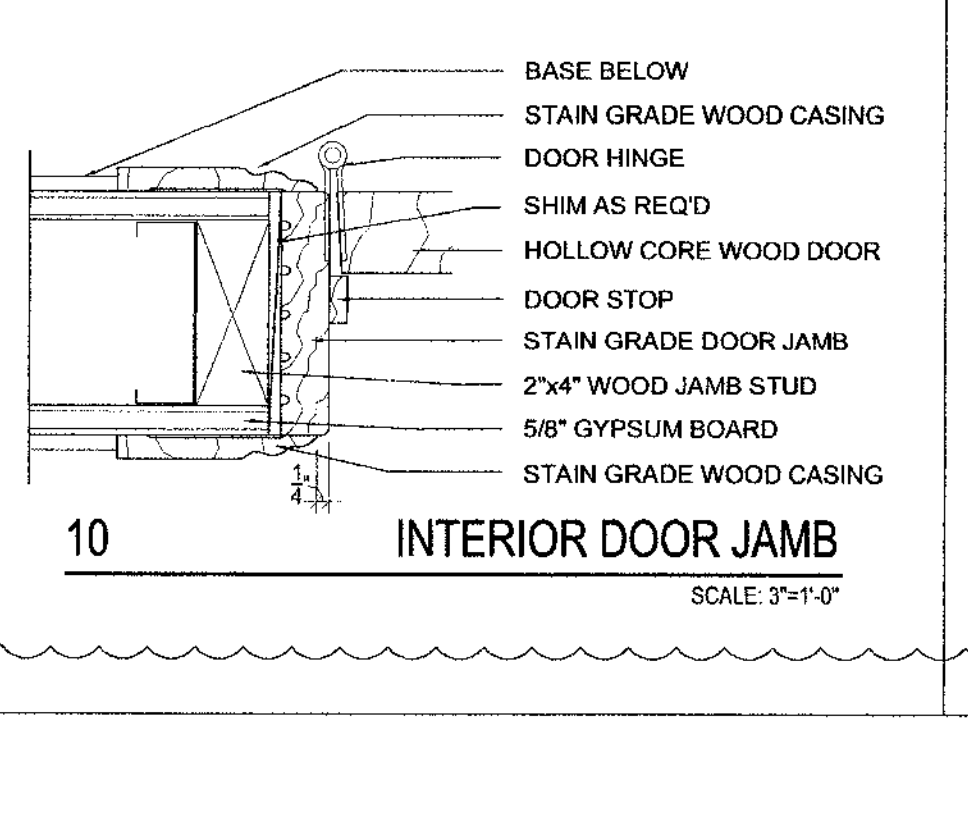
06 DOOR HEAD DETAIL
SCALE: 1-1/2" = 1'-0"



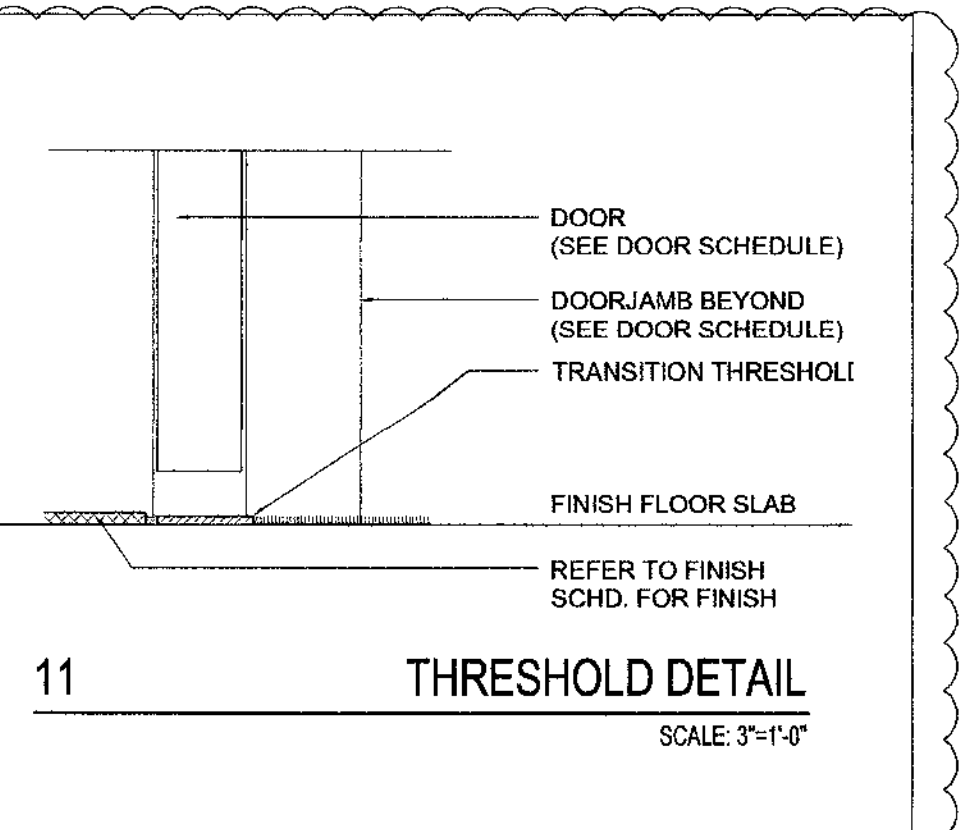
07 DOOR JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



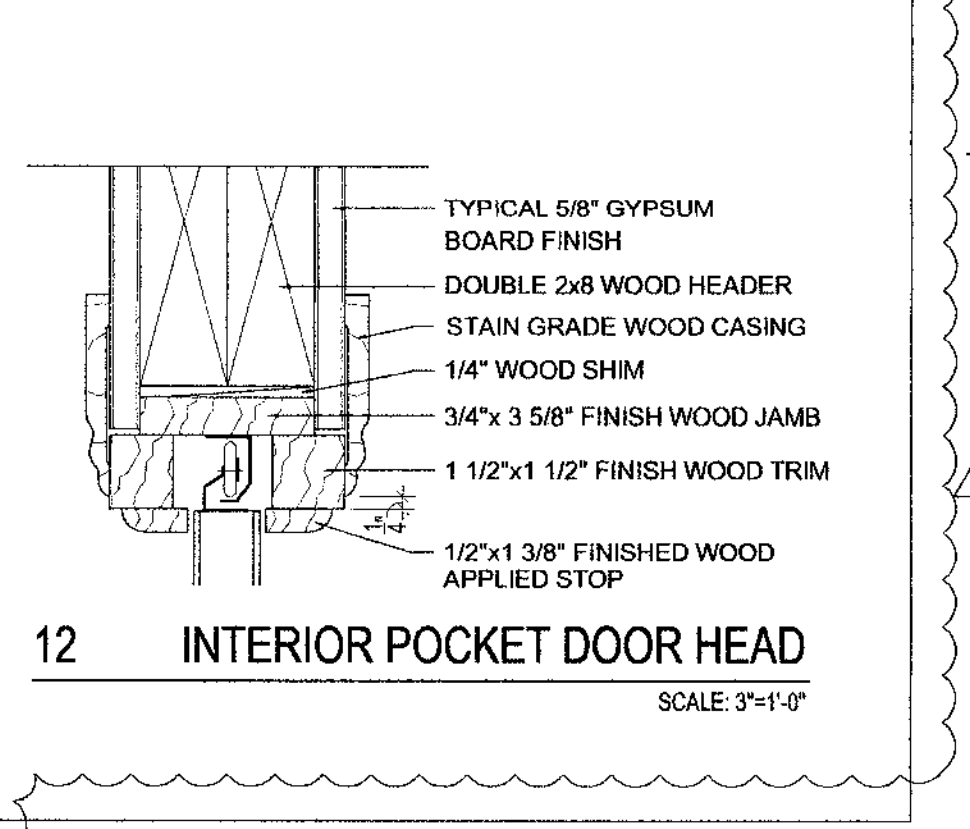
08 DOOR THRESHOLD DETAIL
SCALE: 1-1/2" = 1'-0"



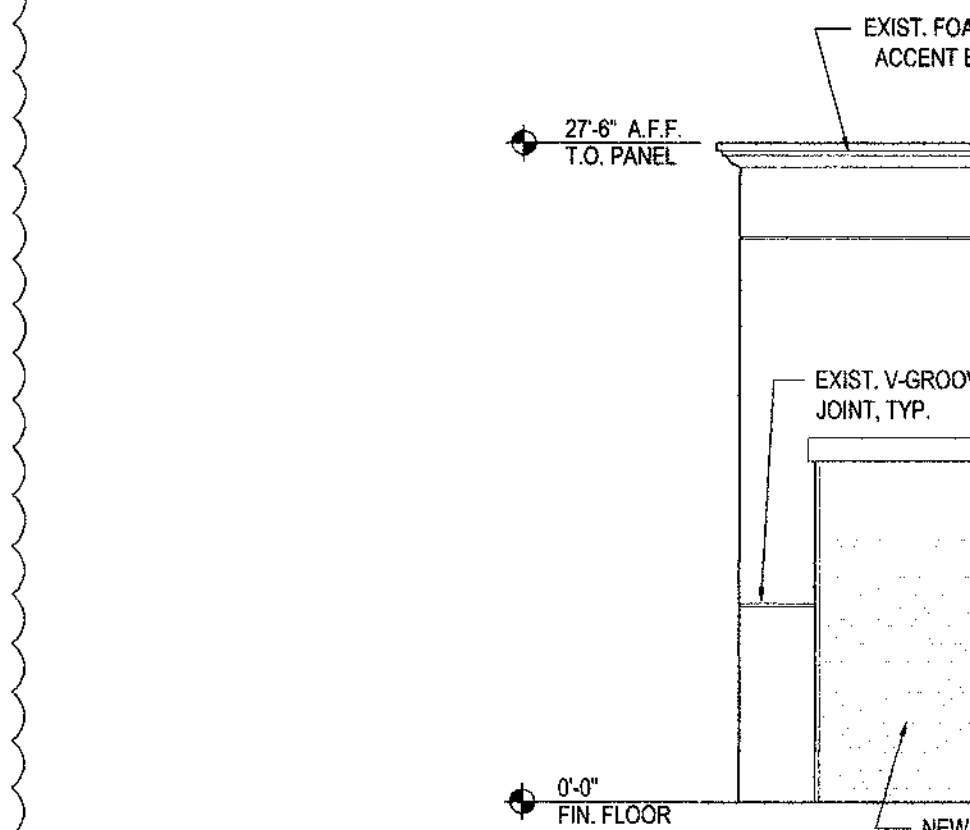
09 INTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



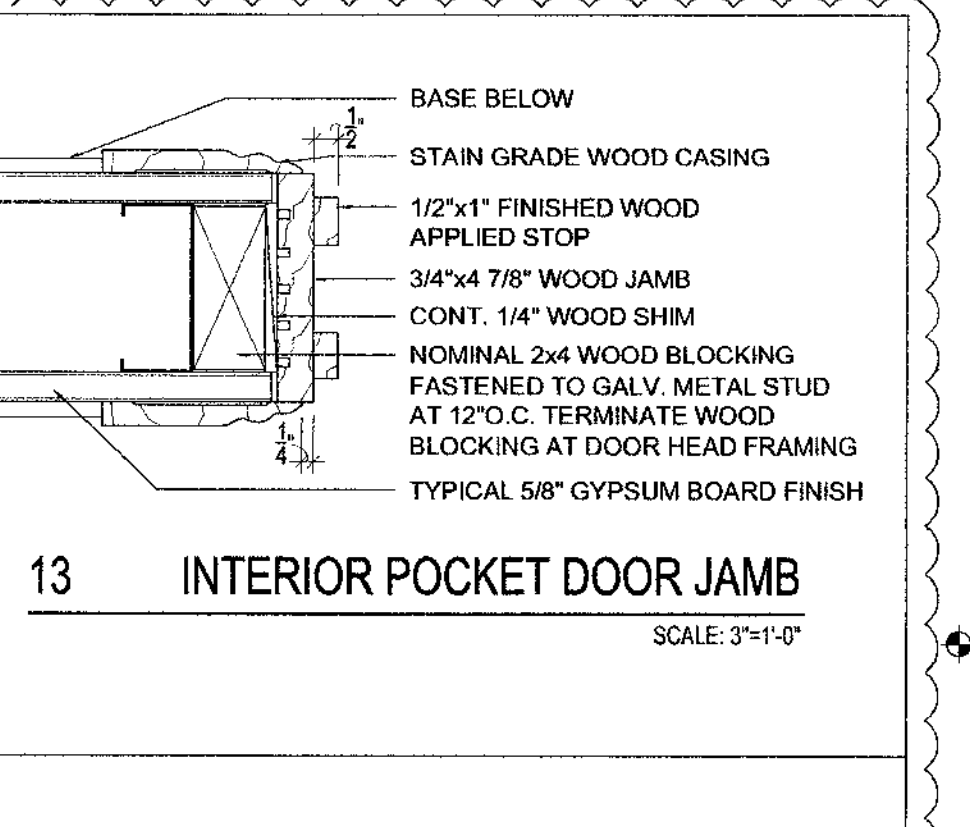
11 THRESHOLD DETAIL
SCALE: 3" = 1'-0"



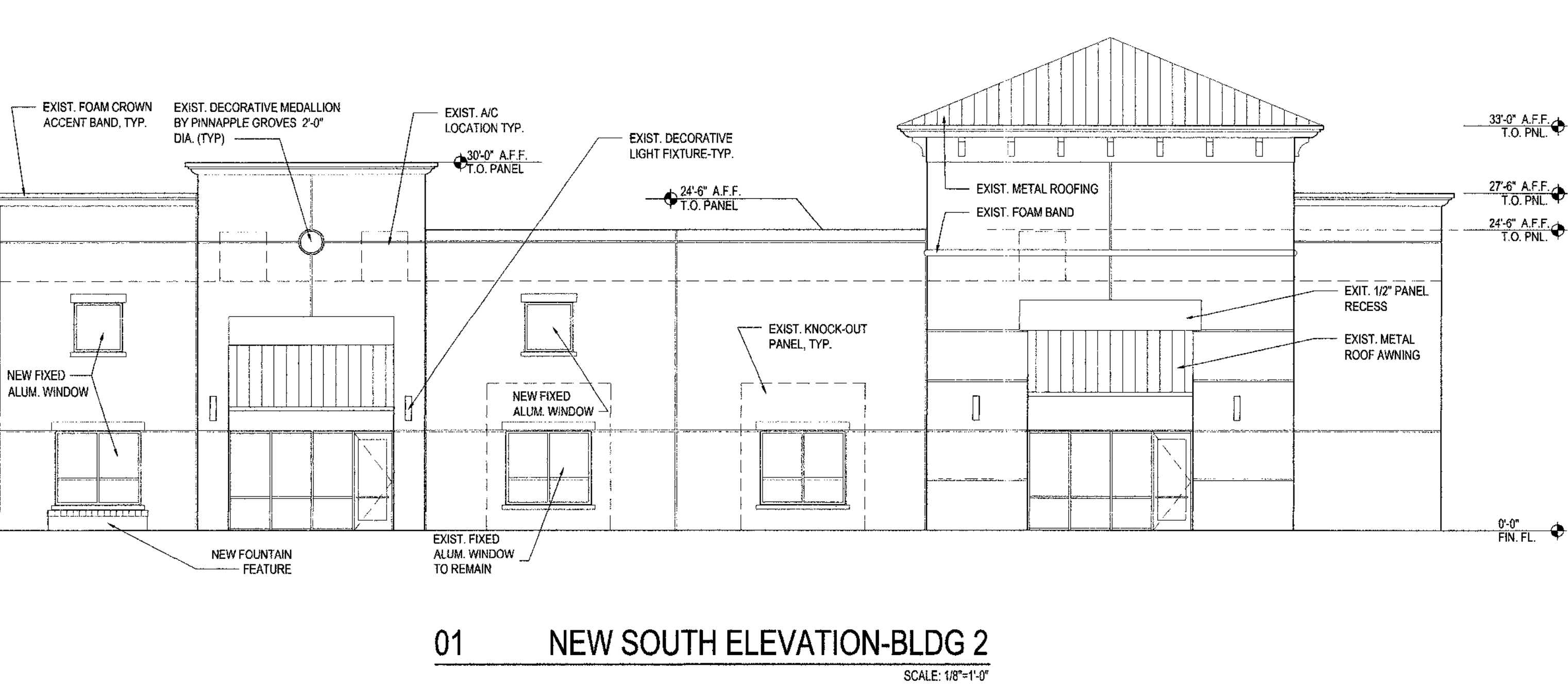
12 INTERIOR POCKET DOOR HEAD
SCALE: 3" = 1'-0"



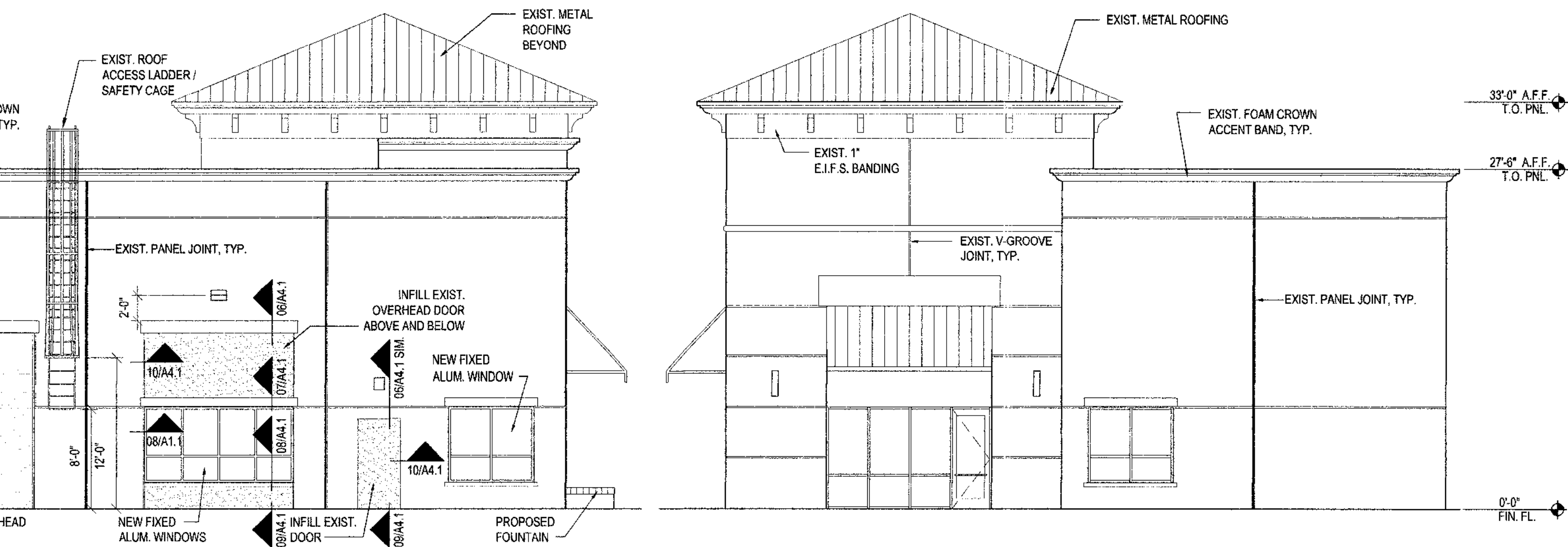
13 INTERIOR POCKET DOOR JAMB
SCALE: 3" = 1'-0"



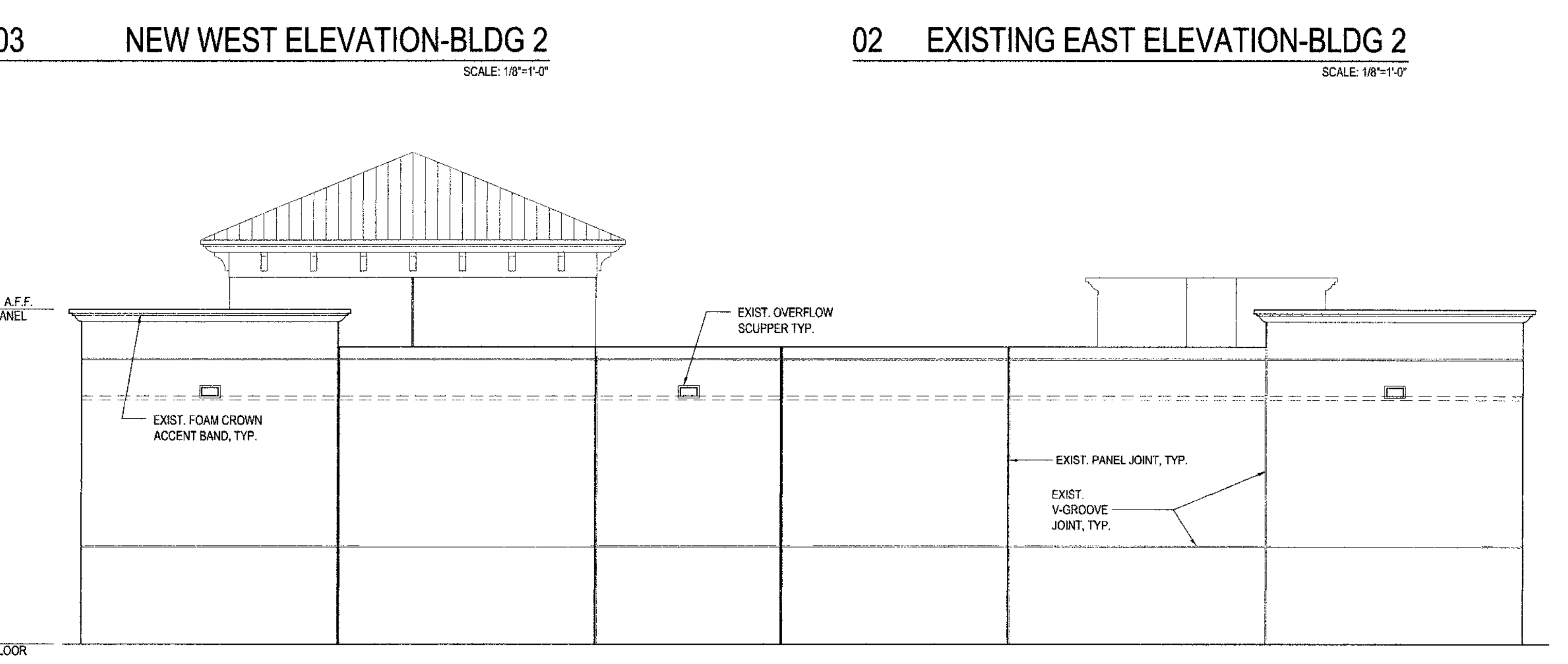
14 POCKET DOOR JAMB
SCALE: 3" = 1'-0"



01 NEW SOUTH ELEVATION-BLDG 2
SCALE: 1/8" = 1'-0"



02 EXISTING EAST ELEVATION-BLDG 2
SCALE: 1/8" = 1'-0"



04 EXISTING NORTH ELEVATION-BLDG 2
SCALE: 1/8" = 1'-0"

tercilla
courtemanche
architects

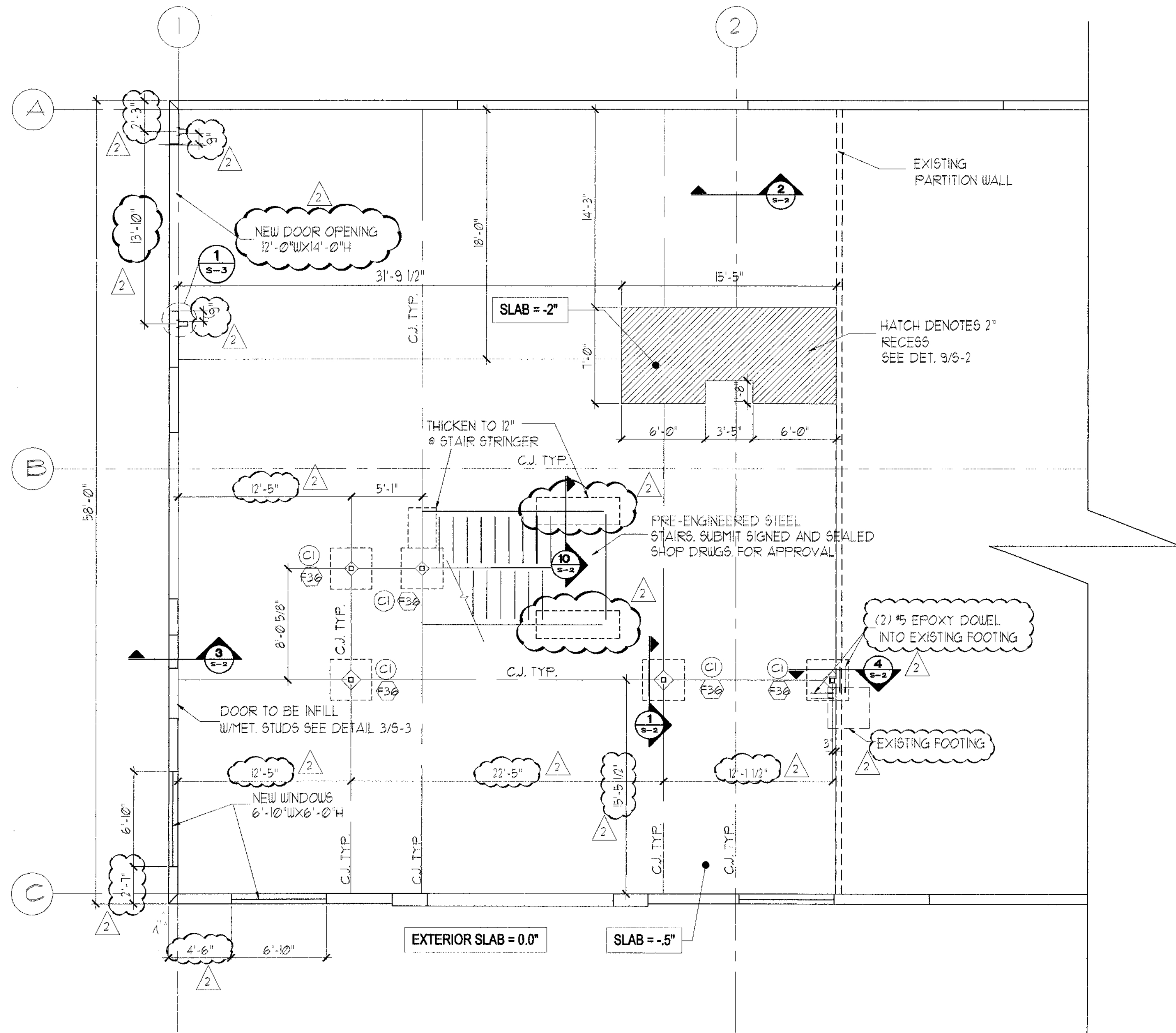
2047 vista parkway, suite 100
west palm beach, florida 33411
ph: 561.476.4437 fx: 561.476.4102

Tenant Improvement for:
FOXWOOD ENTERPRISES L.L.C.
10415 Riverside Drive
Gardens Park of Commerce - Building 2
Palm Beach Gardens, Florida

commission	29043
date:	12-30-09
revision	date
no. 2	2/02/10
drawing	A4.1
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René Tercilla AIA, REFP



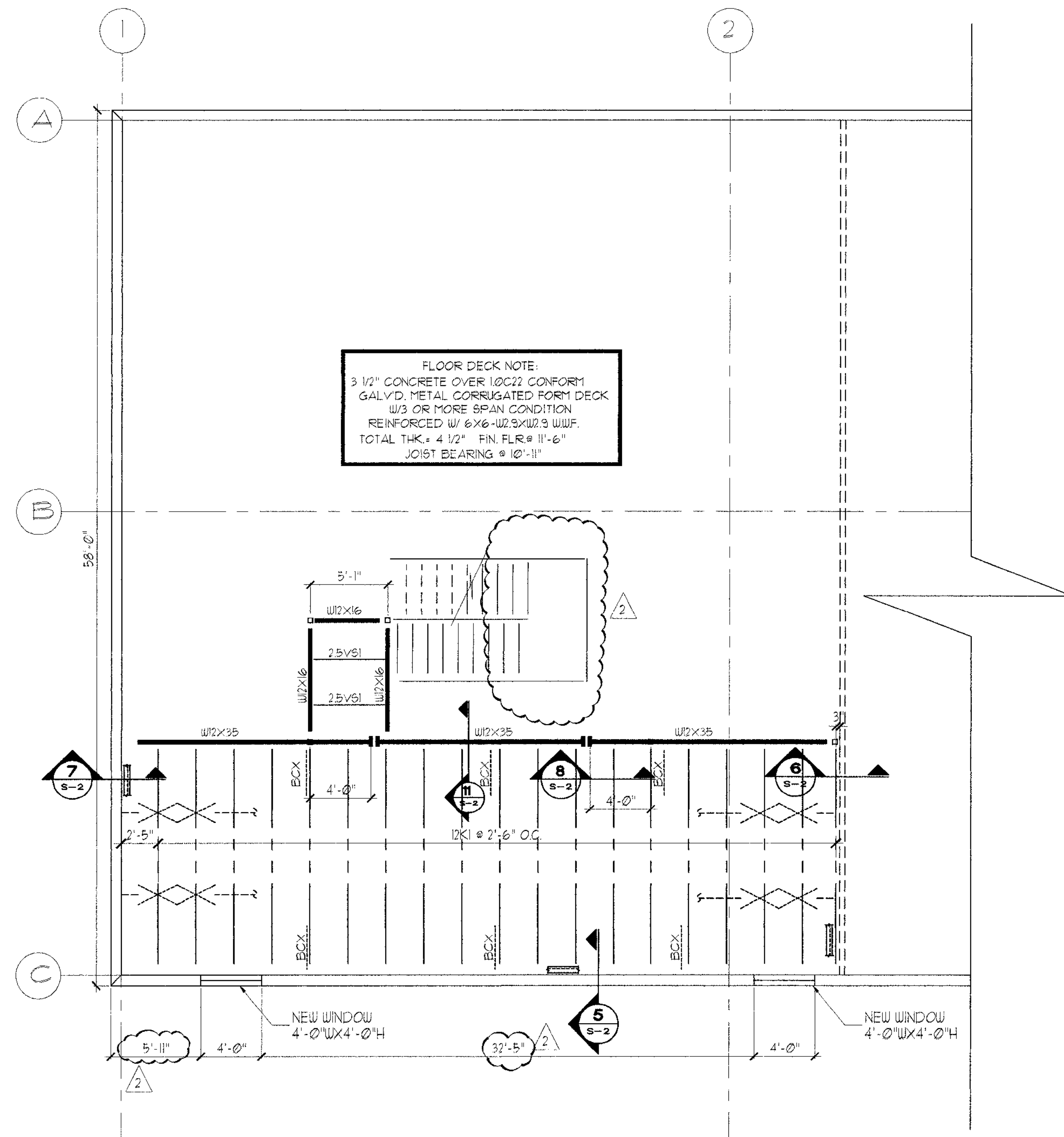
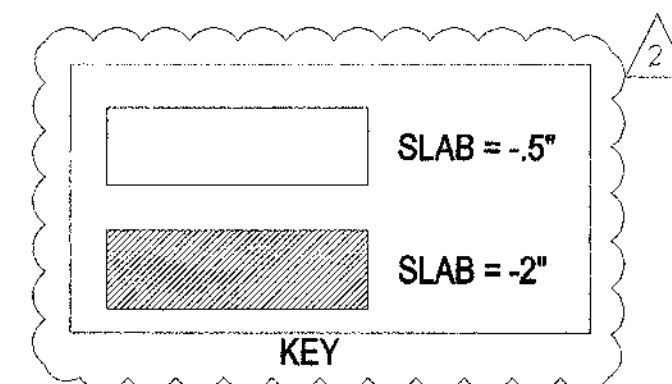
FOUNDATION PLAN

3/16" = 1'-0"

FOUNDATION NOTES:

- 1) T.O. FOOTING = EL. (-0'-0")
- 2) C.J. INDICATES SLAB CONTROL JOINT, SEE TYPICAL SLAB ON GRADE DETAILS
- 3) T.E. INDICATES THICKENED SLAB, SEE TYPICAL THICKENED SLAB DETAIL.

NOTE:
 1. EXISTING SLABS @ -1'-0" TO REMAIN.
 2. NEW 4" SLAB REINFORCED W/ 6X6-W2XW2.3 WUF
 3. PLACE FILL OVER EXISTING SLAB



MEZZANINE FRAMING PLAN

3/16" = 1'-0"

LEGEND:

- BCX INDICATES THAT THE BOTTOM CHORD OF THE JOIST IS TO BE EXTENDED AND ATTACHED TO THE BOTTOM FLANGE OF THE BEAM, CHANNEL OR COLUMN.
- J.B. ... INDICATES JOIST BEARING FIXATION (SEE PLAN) JOIST BEARING ELEVATION = T.O. STEEL BEAM BEARING PLATE OR BEARING ANGLE ASSEMBLY.
- X CROSS BRIDGING, TYP. WHERE SHOWN
- CONTINUOUS DECK SUPPORT ANGLE L4"x4"x1/4" FASTENED TO PRECAST TILT-UP PANEL WALL

PERMIT ENGINEERING SERVICES, INC.
 166 PIKE ROAD
 WEST PALM BEACH, FLORIDA 33411
 PHONE: (561) 695-3387
 CERT. # EB-0026-989
 E-MAIL: PERMITS@PES.COM

ES
Alfonso...

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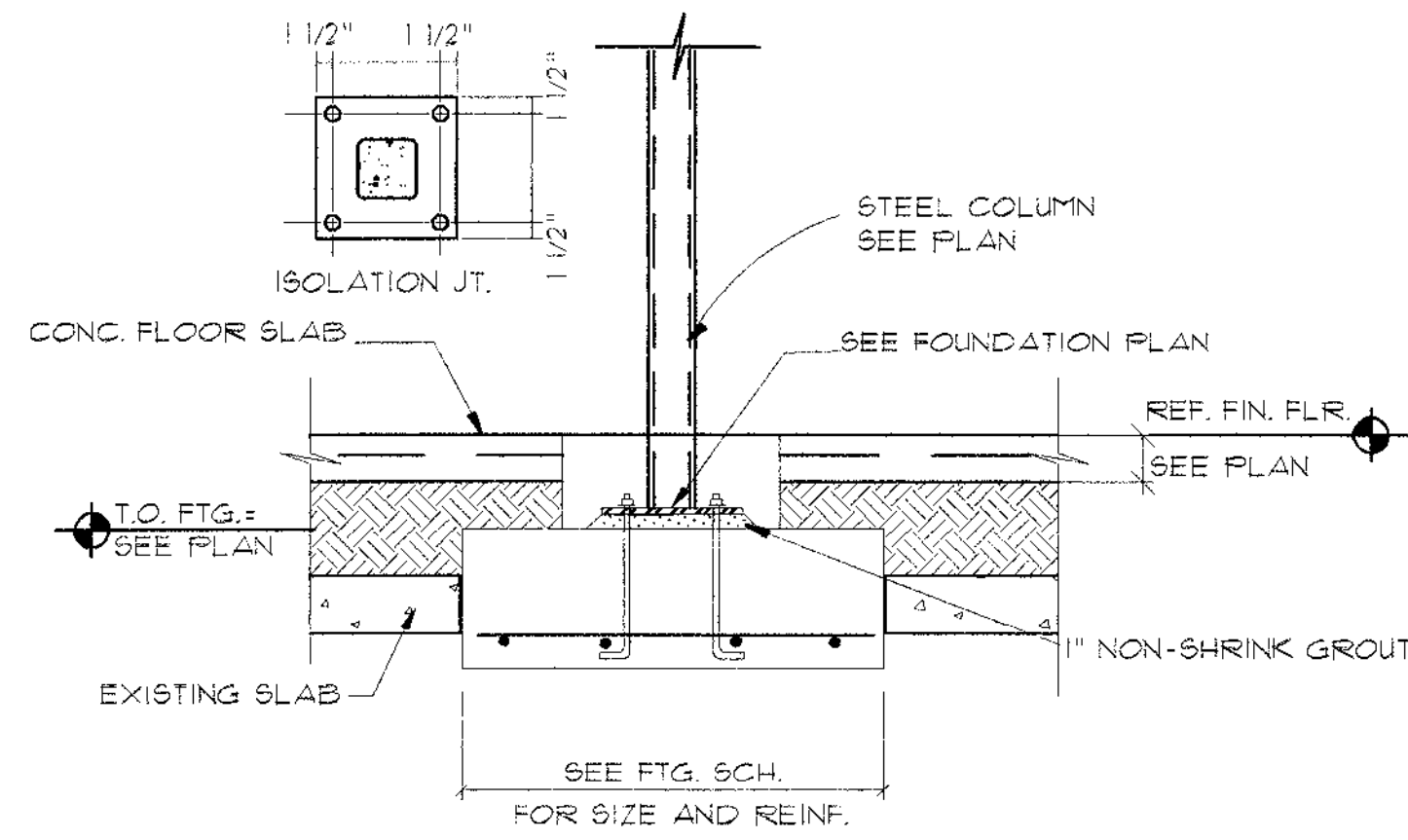
S-1
 FOUNDATION & FRAMING PLAN

Tenant Improvement for:
FOXWOOD ENTERPRISES, LLC
 10415 Riverside Drive, Suite 105
 Gardens Park of Commerce - Building 2
 Palm Beach Gardens, Florida

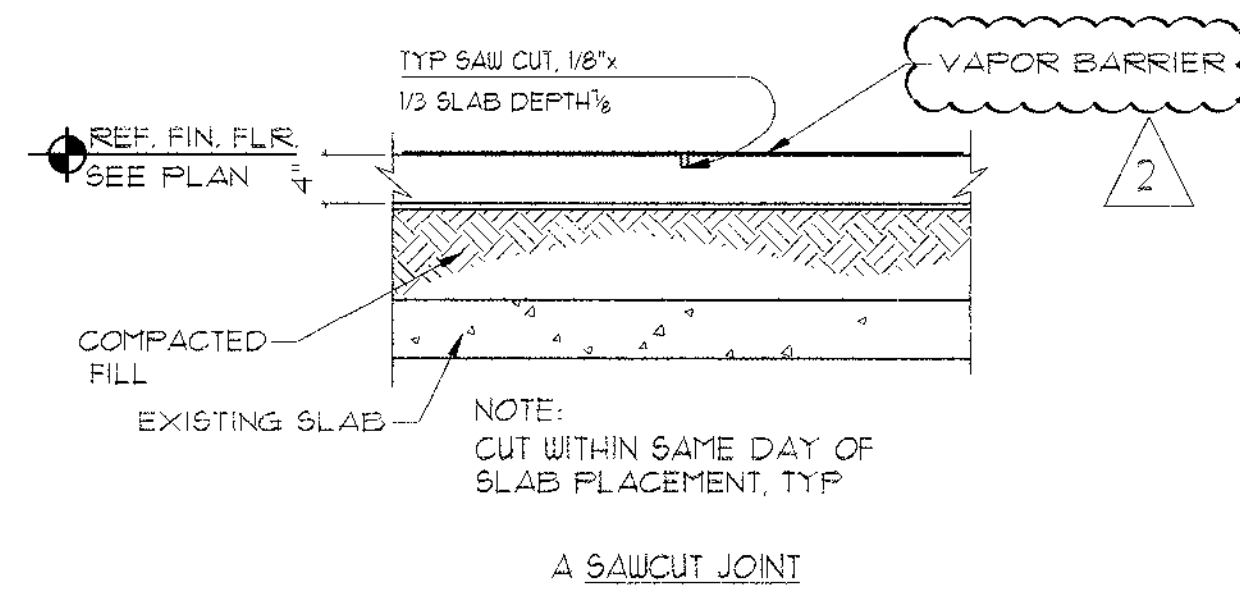
commission 29043
 date: 01-08-10
 revision date
 no. 2 02-02-10

drawing

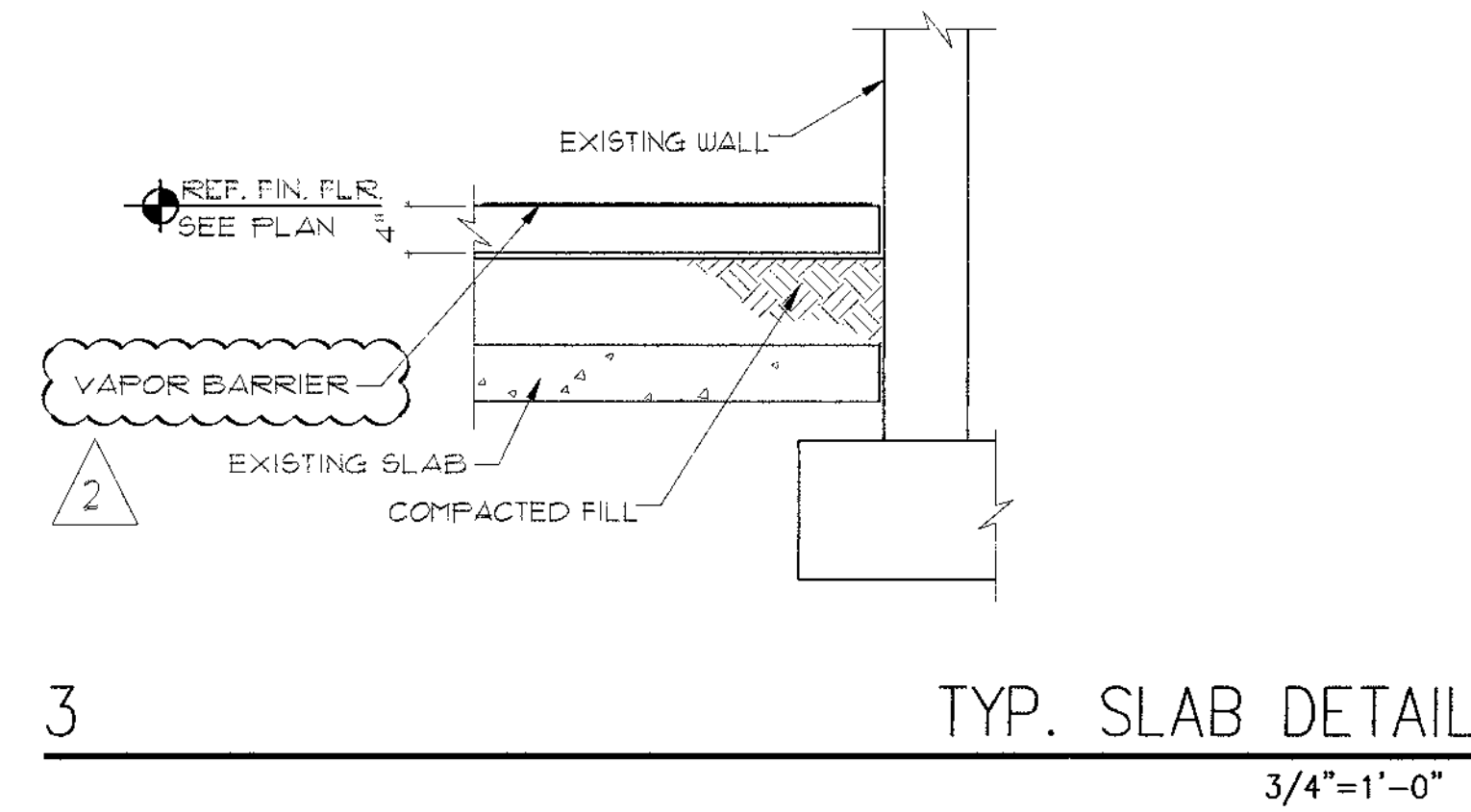
tercilla **courtemanche** architects
 AA 0008414
 2047 vista parkway, suite 100
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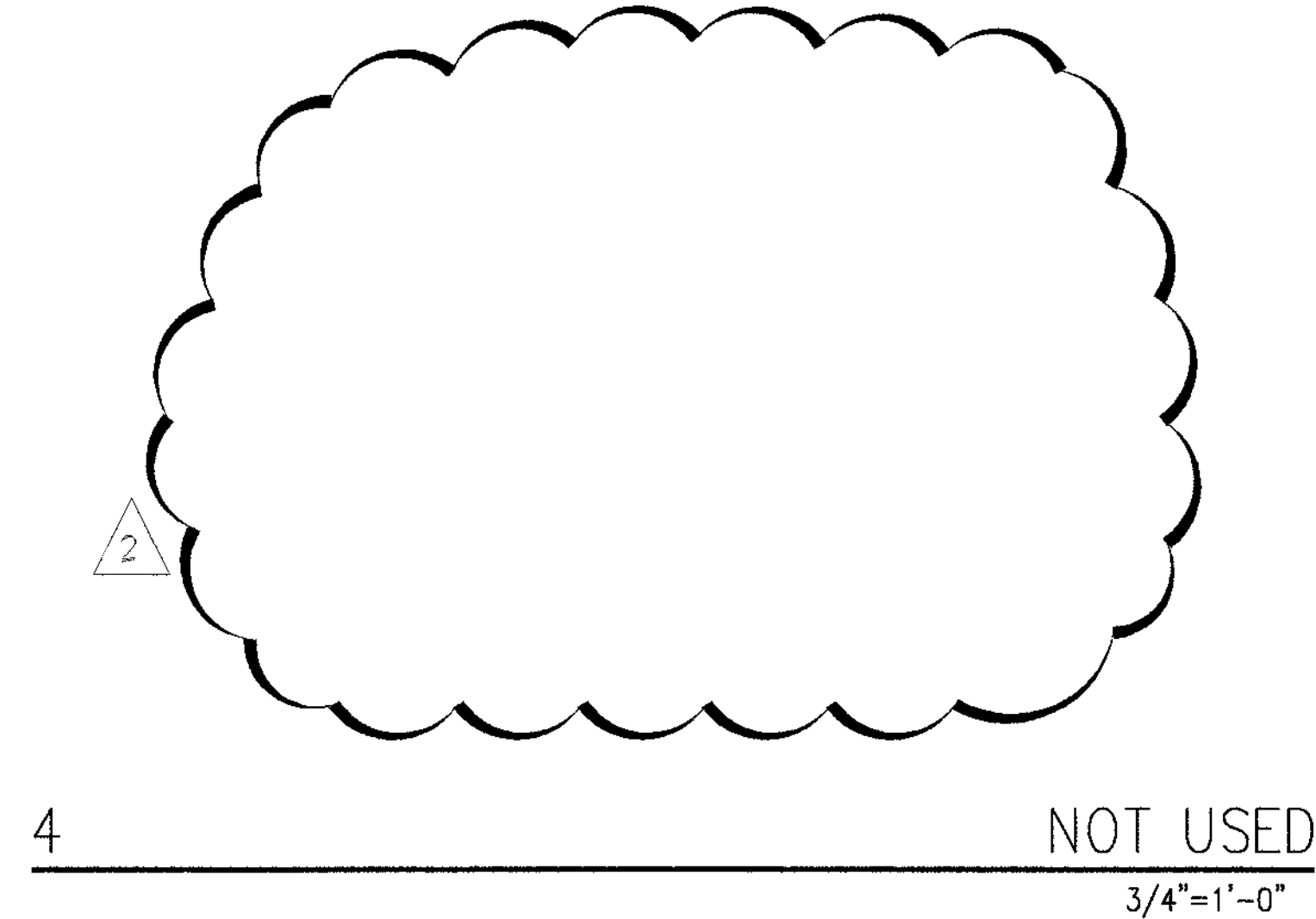
1 TYP. FOOTING DETAIL
3/4"=1'-0"



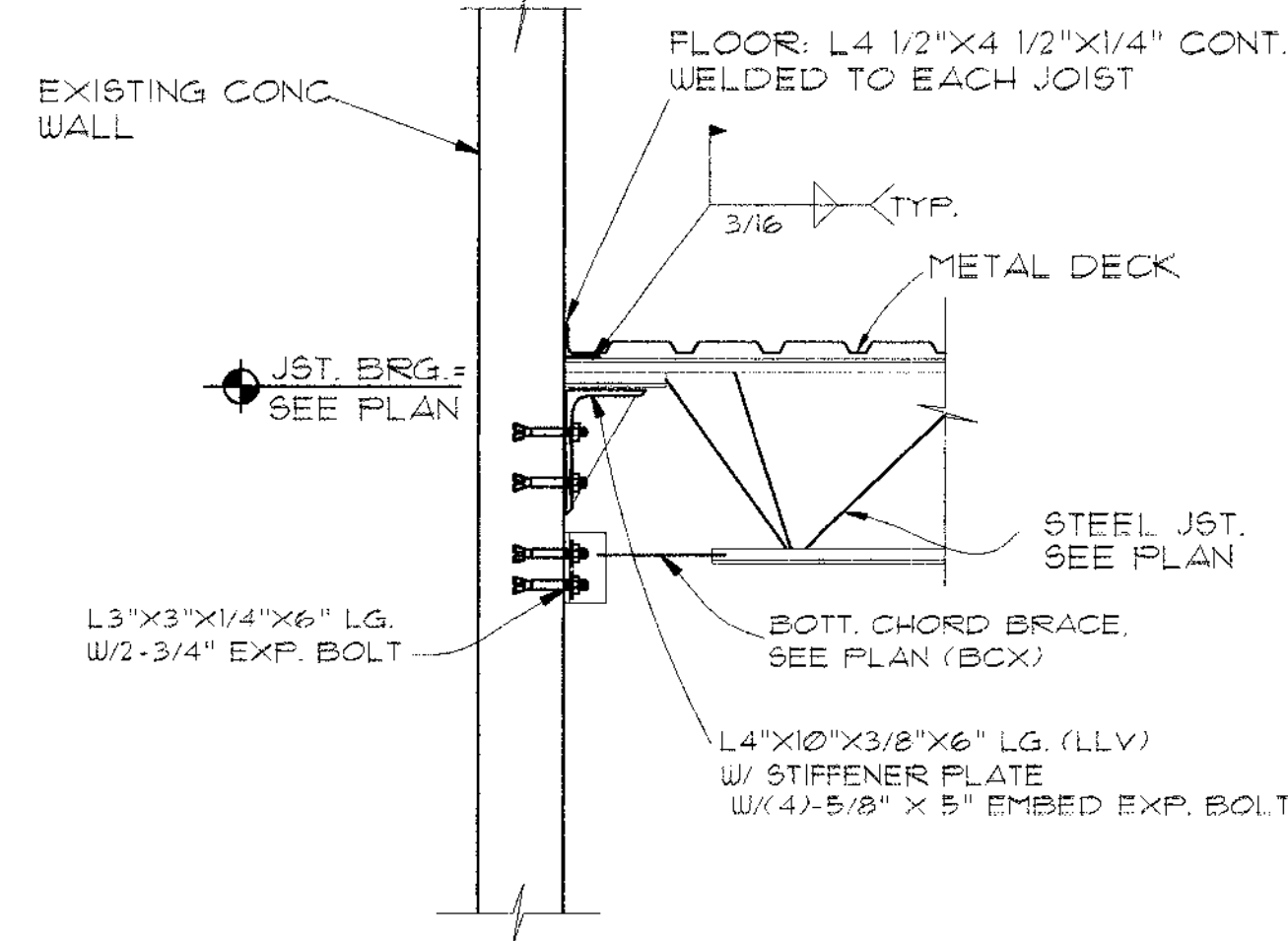
2 TYP. SLAB DETAIL
3/4"=1'-0"



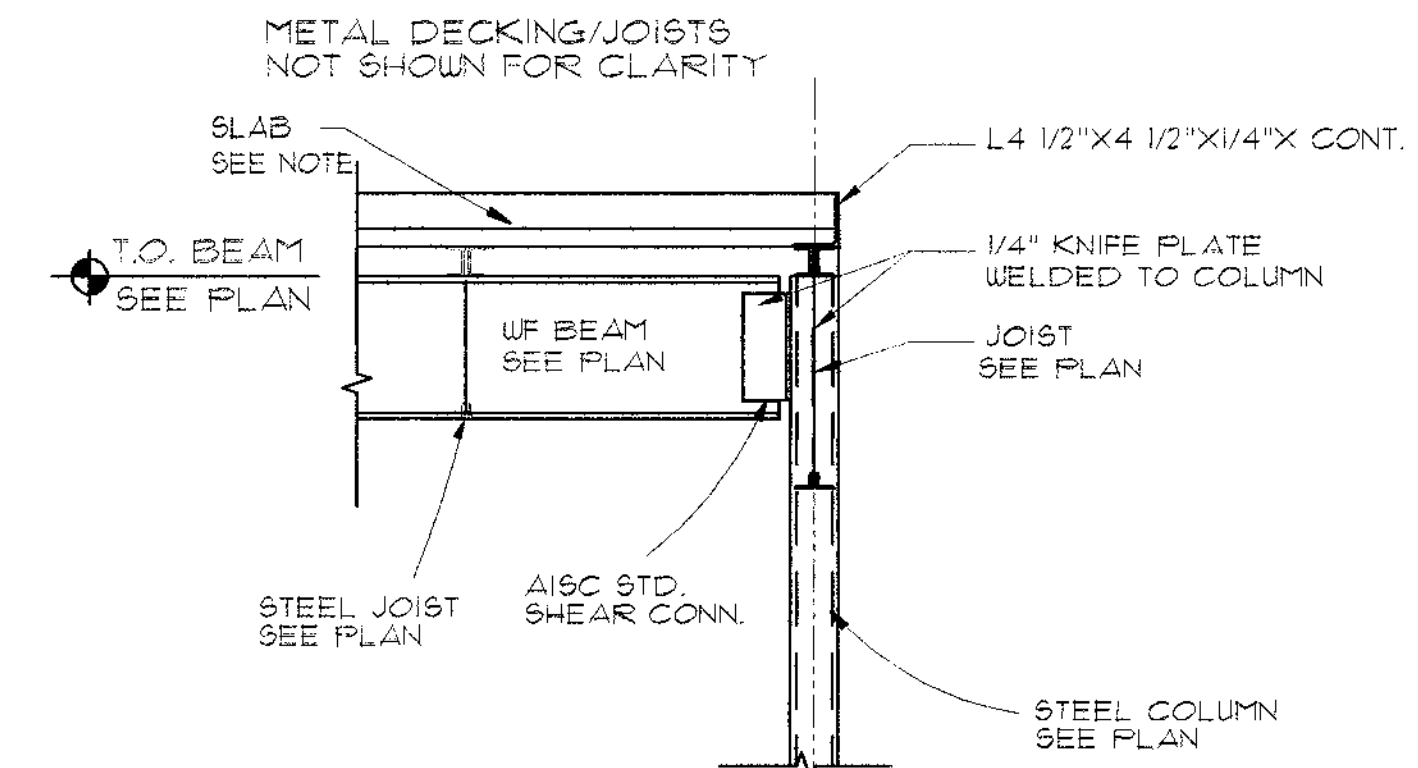
3 TYP. SLAB DETAIL
3/4"=1'-0"



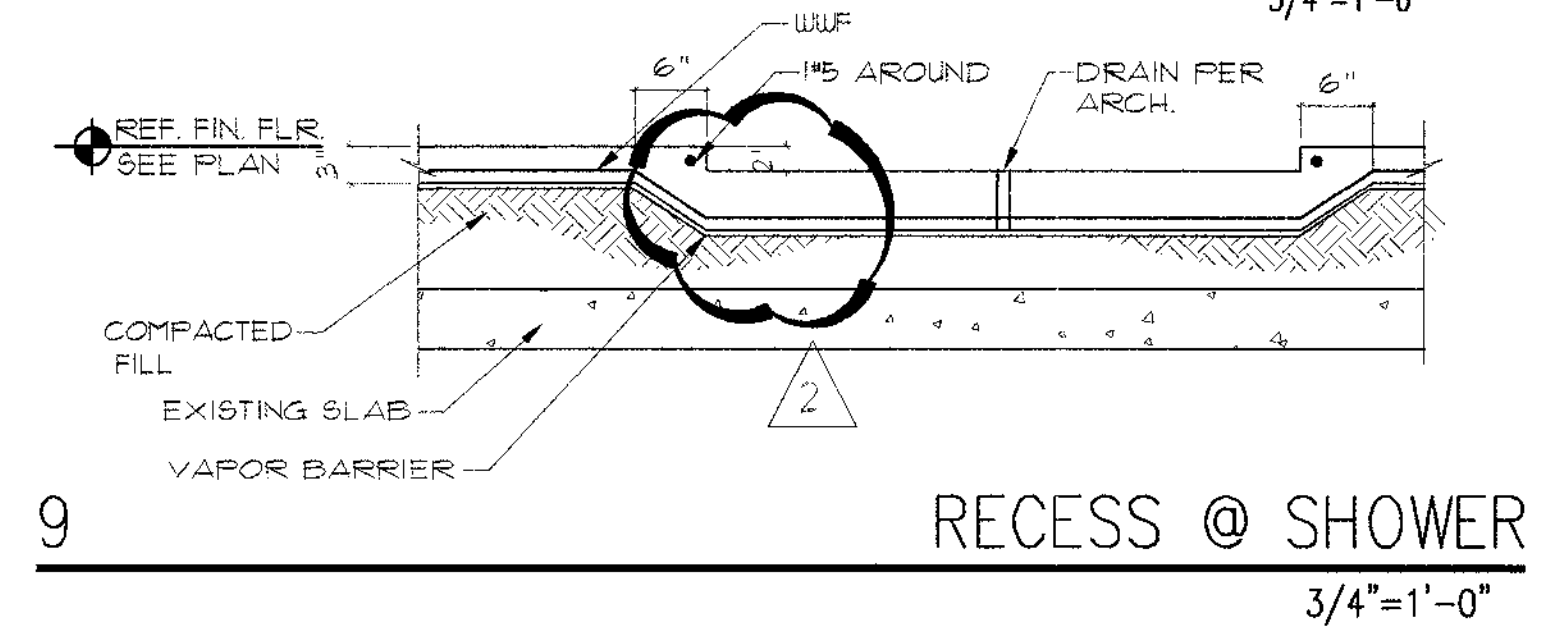
4 NOT USED
3/4"=1'-0"



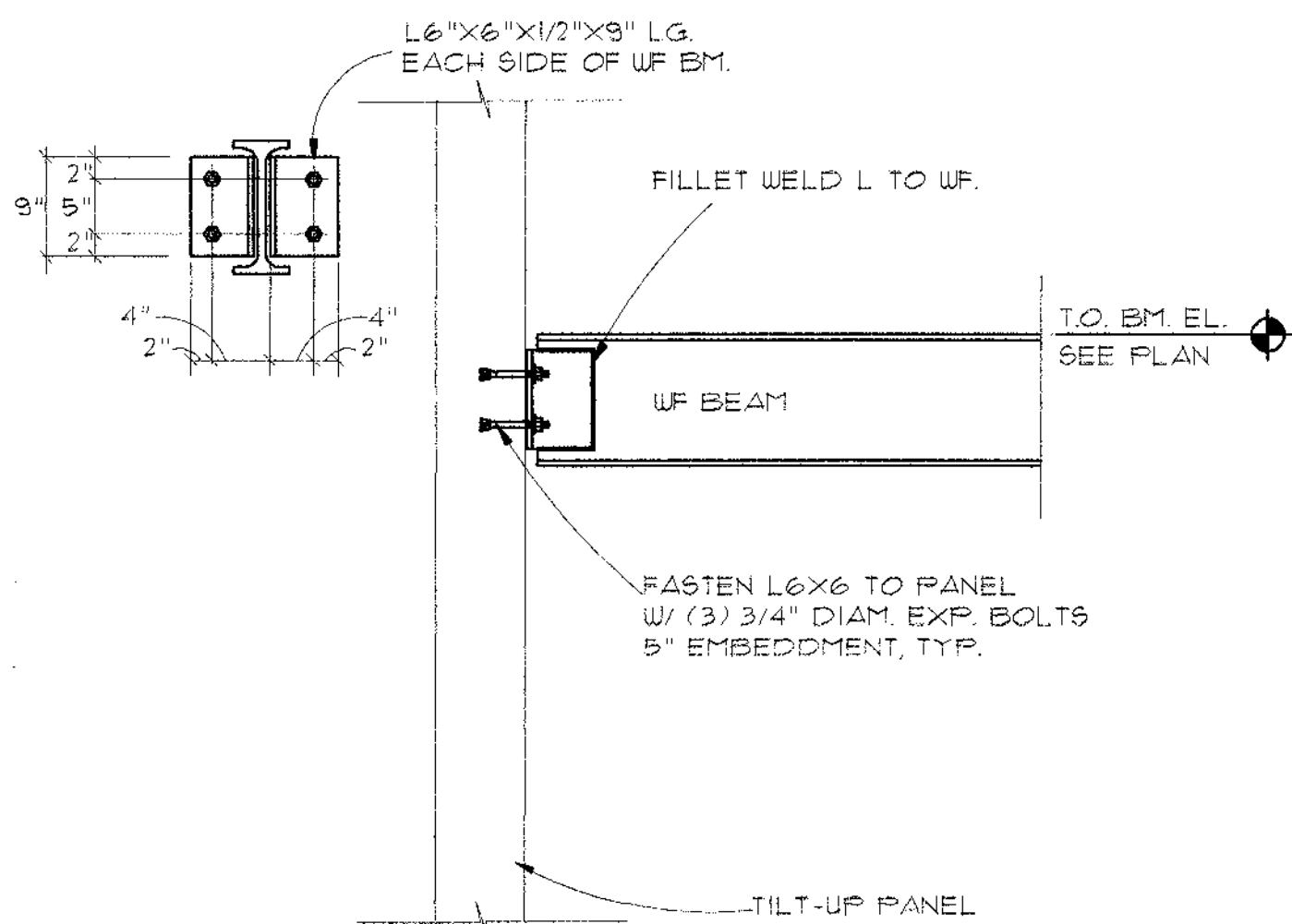
5 JOIST TO WALL CONN.
3/4"=1'-0"



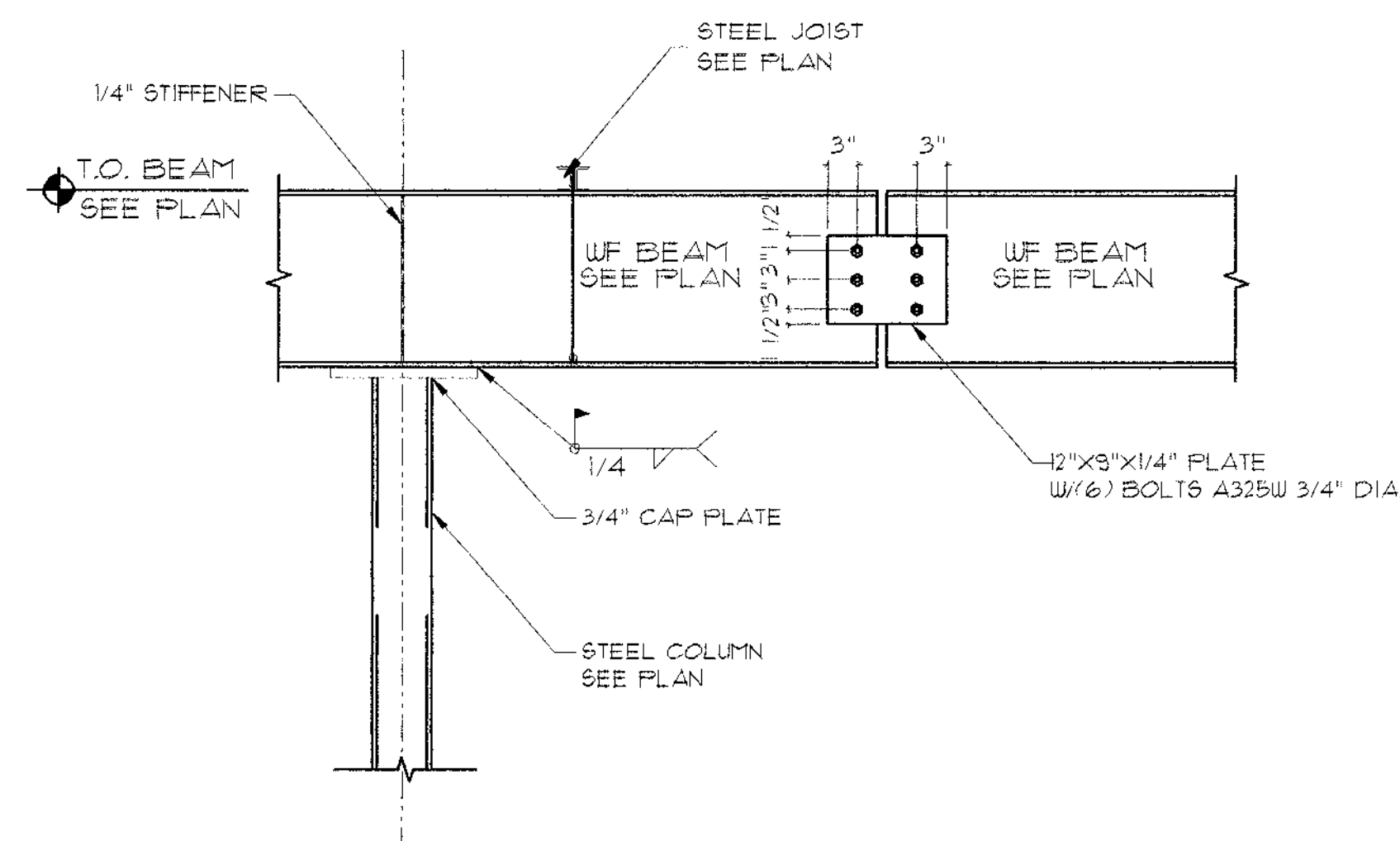
6 BEAM TO COLUMN CONNECTION
3/4"=1'-0"



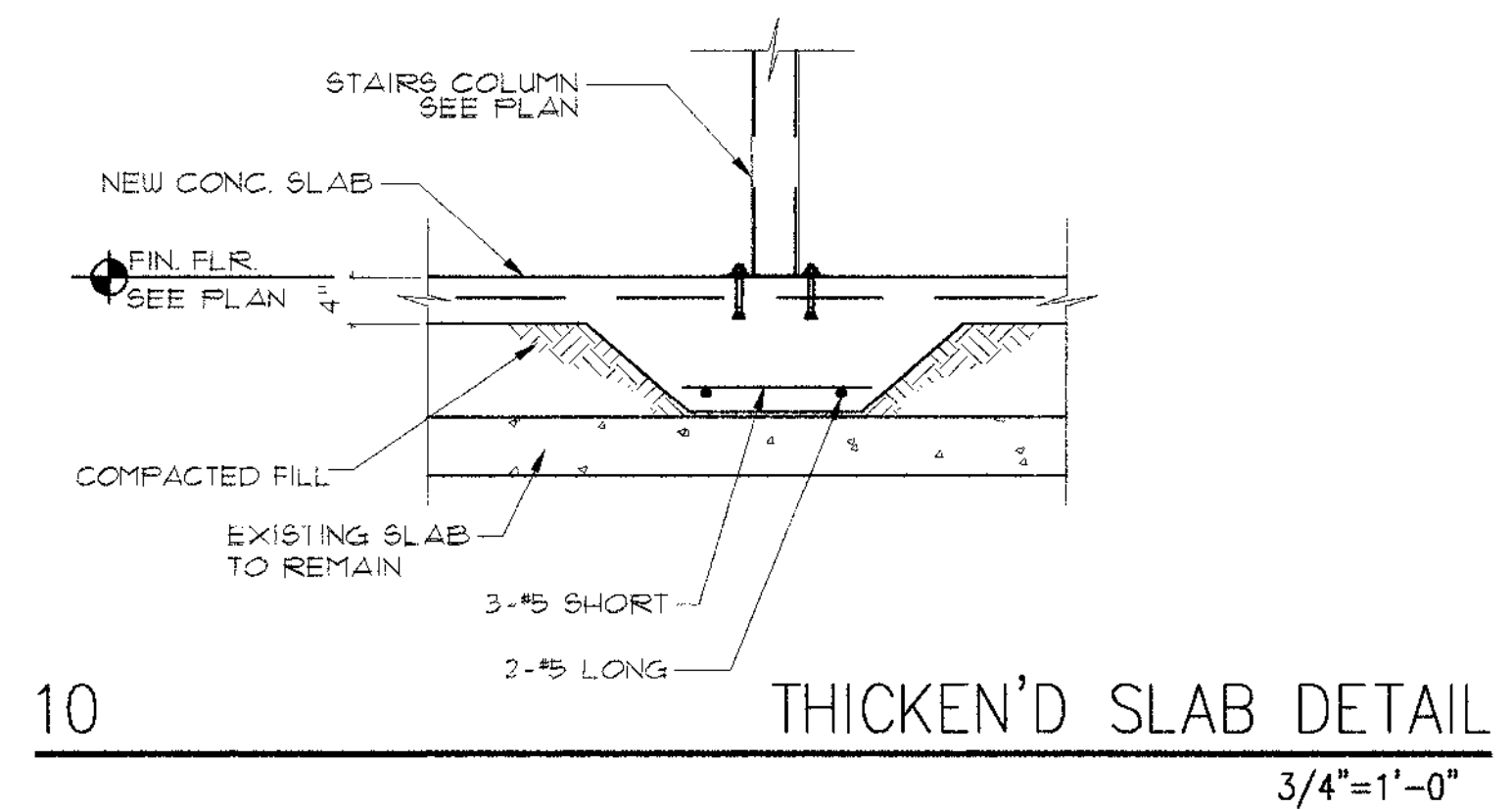
9 RECESS @ SHOWER
3/4"=1'-0"



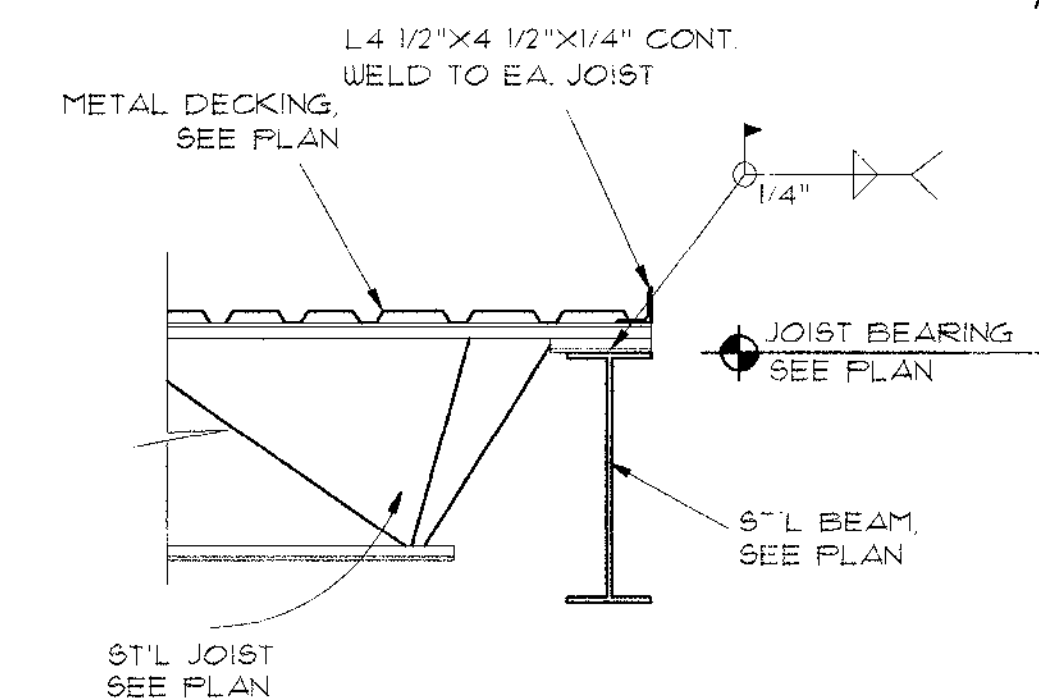
7 BEAM TO PANEL CONN.
3/4"=1'-0"



8 BEAM TO COLUMN & SPLICE DETAIL
3/4"=1'-0"



10 THICKEN'D SLAB DETAIL
3/4"=1'-0"



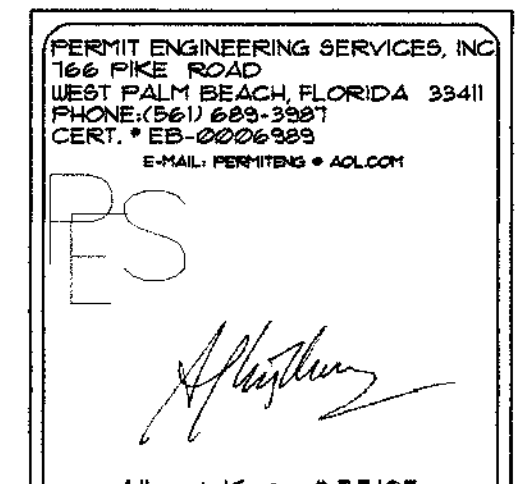
11 BEAM TO JOIST CONN.
3/4"=1'-0"

Tenant Improvement for:
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10415 Riverside Drive, Suite 105
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Palm Beach Gardens, Florida

commission 29043
date: 01-08-10
revision date
no. 2 02-02-10

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S-2
DETAILS & SCHEDULES

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architects

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west palm beach, florida 33411 ph: 561.478.4457 fr: 561.478.4102

GENERAL NOTES

1. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND START OF CONSTRUCTION AND TO PROTECT AND MAINTAIN ALL THE CONSTRUCTION AND ITS CONTENTS.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED. ANY DIMENSIONAL DISCREPANCY FOUND ON THE STRUCTURAL DRAWINGS SHALL BE CONTROLLED BY THE DIMENSIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. FURTHER VERIFY WITH THE ARCHITECT.
3. FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S INSTRUCTIONS UNLESS INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN AT THE JOBSITE, A CURRENT APPROVED SET OF SHOP DRAWINGS.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE GOVERNING BUILDING CODE.

FOUNDATIONS

1. FOOTINGS HAVE BEEN DESIGNED FOR NET ALLOWABLE SOIL BEARING PRESSURE OF 2,500 PSF.
2. ALL SITE WORK SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SAID SOIL REPORT.

CONCRETE REINFORCING

1. CONCRETE AND REINFORCING SHALL BE PLACED ACCORDING TO ACI-318 AND MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS:
FOOTINGS 3" CLR BOTTOM AND SIDES, 2" CLR TOP
WALLS 2" CLR OUTSIDE FACE, 1" CLR INSIDE FACE
SLABS 3/4" CLR
BEAMS 1 1/2" CLR TO STIRRUPS
COLUMNS 1 1/2" CLR TO TIES
2. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615-GR60. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO TYPICAL DETAILS SHOWN IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONG STRUCTURES ACI 315, LATEST EDITION".
3. ALL CONTINUOUS VERTICAL OR HORIZONTAL BARS IN FOOTINGS, FOUNDATIONS, WALLS, SLABS AND OTHER CONG SHALL BE LAP-SPLICED 48 BAR DIA OR 2'-0" MINIMUM WHICHEVER IS GREATER (EXCEPT AS NOTED BY DRAWINGS). ALL BARS AT END OF CONT. FTGS, BEAMS OR CONT. HORIZ. ELEMENTS SHALL BE CONTINUED TO FAR SIDES OF INTERSECTING ELEMENTS.
4. PROVIDE "L" BARS (SAME SIZE AND QUANTITY AS BEAM STEEL) IN ALL TIE BEAMS.

CONCRETE

1. STRUCTURAL CONCRETE FOR WALL PANELS SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 4000 PSI. UNLESS NOTED OTHERWISE ON PLAN OR IN SPECIFICATIONS.
2. CONCRETE, WHEN PLACED, SHALL HAVE A SLUMP OF 4 INCHES PLUS OR MINUS ONE INCH.
3. CONSTRUCTION JOINTS DESIGN AND LOCATION SHALL CONFORM STRICTLY TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. ANY CONSTRUCTION OR CONTROL JOINTS DESIRED OR PREFERRED BY THE CONTRACTOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION OF THOSE AREAS INVOLVED.
4. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC. PRIOR TO PLACING CONG.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS NOTED OTHERWISE.
2. ALL FABRICATION WORKMANSHIP AND DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC DESIGN MANUAL AND SPECIFICATIONS.
3. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.
4. ALL BOLTING FOR CONNECTION SHALL BE A-325 UNLESS NOTED OTHERWISE.
5. ALL ANCHOR BOLTS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE.
6. ALL WELDING TO CONFORM TO AWS D13 LATEST EDITION SPECIFICATIONS AND EXECUTED BY QUALIFIED WELDER HOLDING A CURRENT STATE OF FLORIDA CERTIFIED WELDER CERTIFICATE.
7. WELDING ELECTRODE USED TO BE E70XX.
8. ALL JOIST GIRDERS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE TO "STANDARD SPECIFICATION AND LOAD TABLE FOR OPEN WEB JOISTS AND JOIST GIRDERS" BY STEEL JOIST INSTITUTE AS ADOPTED BY THE LATEST AISC CODE. SEE DESIGN NOTE OR SPECIAL LOADING ON ROOF FRAMING PLAN.
9. STEEL COLUMNS SHALL CONFORM TO ASTM A500, GRADE B (F_y = 46 KSI)
10. WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, F_y = 50 KSI

DESIGN BASIS:

FBC 2001 W/O3 SUPPLEMENTS.
IMP. FACTOR = 1.0
ENCLOSED, INT PRESS. COEF. = +/- 0.18

MEZZ. = DL = 55 PSF
LL = 150 PSF

STAIR = LL = 100 PSF

MARK	FOOTING SIZE	REINFORCING				TOP.
		BOTT. LONG	BOTT. SHORT	TOP LONG	TOP SHORT	
F36	3'-0" x 3'-0" x 1'-0"	4 #5	4 #5	4 #5	4 #5	1'-0"

MARK	SIZE	ANCHOR BOLTS	BASE PLATE	REMARKS
C1	TS 4" x 4" x 1/4"	4-3/4" x 1" BOLT	3/4" x 10" x 0'-10"	

ANCHOR BOLT DETAIL	DIA.	QTY	LENGTH	THREAD	HOOK	PROJ.
	1/2"	2	0'-8"	2"	2"	1-1/2"
	5/8"	2	1'-0"	3"	3"	2"
	3/4"	2	1'-3"	3"	3"	2-3/4"
	7/8"	2	1'-6"	4"	4"	3-1/2"
	1"	2	1'-9"	4"	4"	3-1/2"
	1-1/8"	2	1'-10"	4"	4"	3-1/2"
	1-1/4"	2	2'-0"	4"	4"	3-1/2"

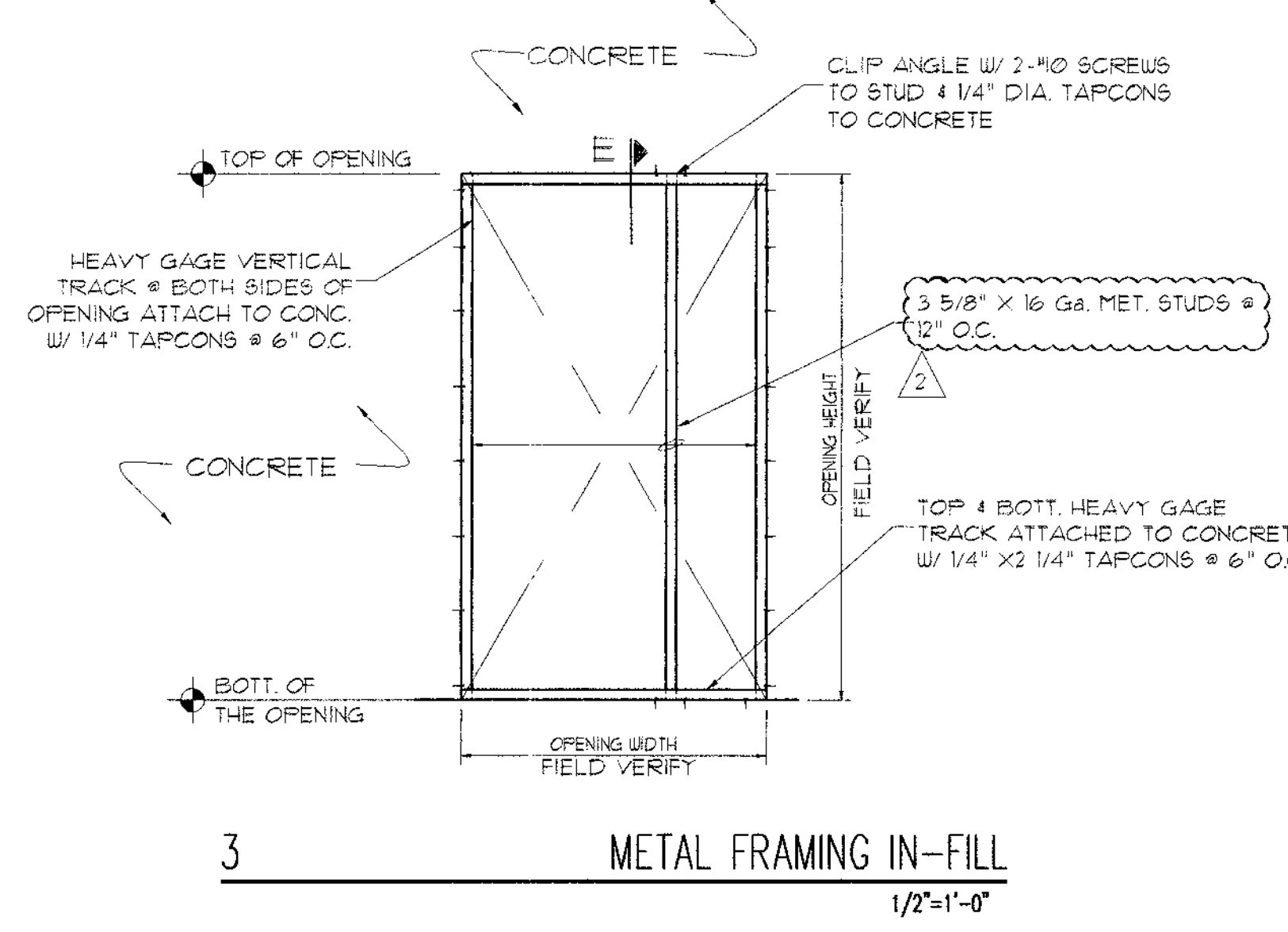
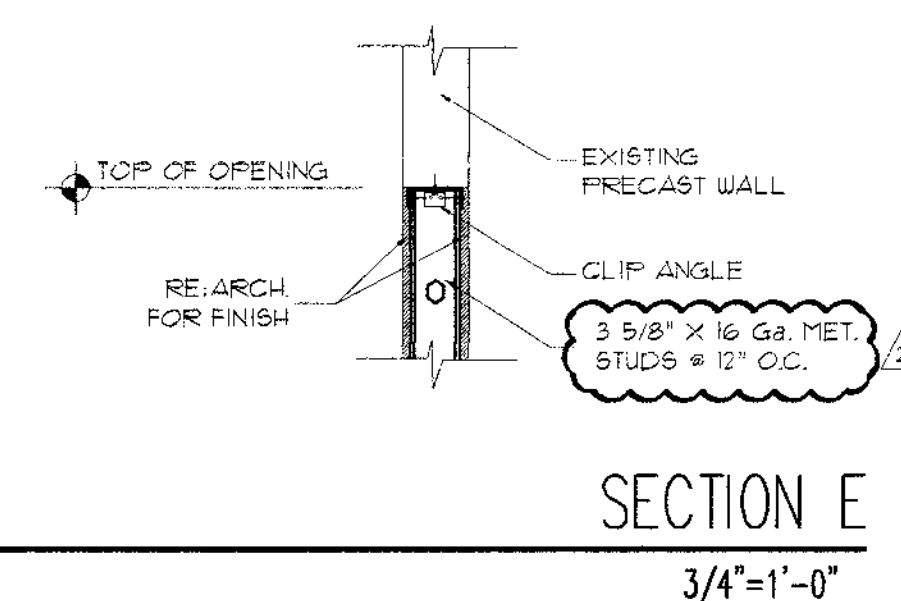
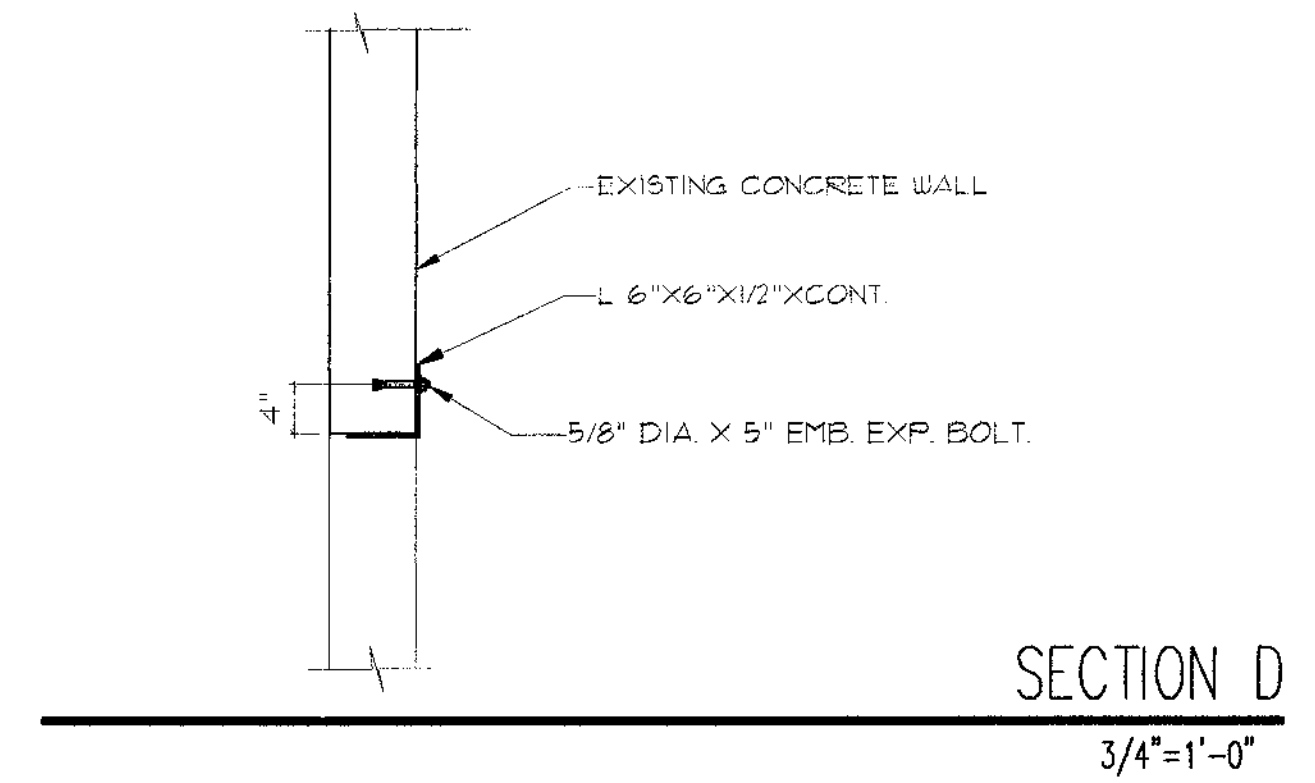
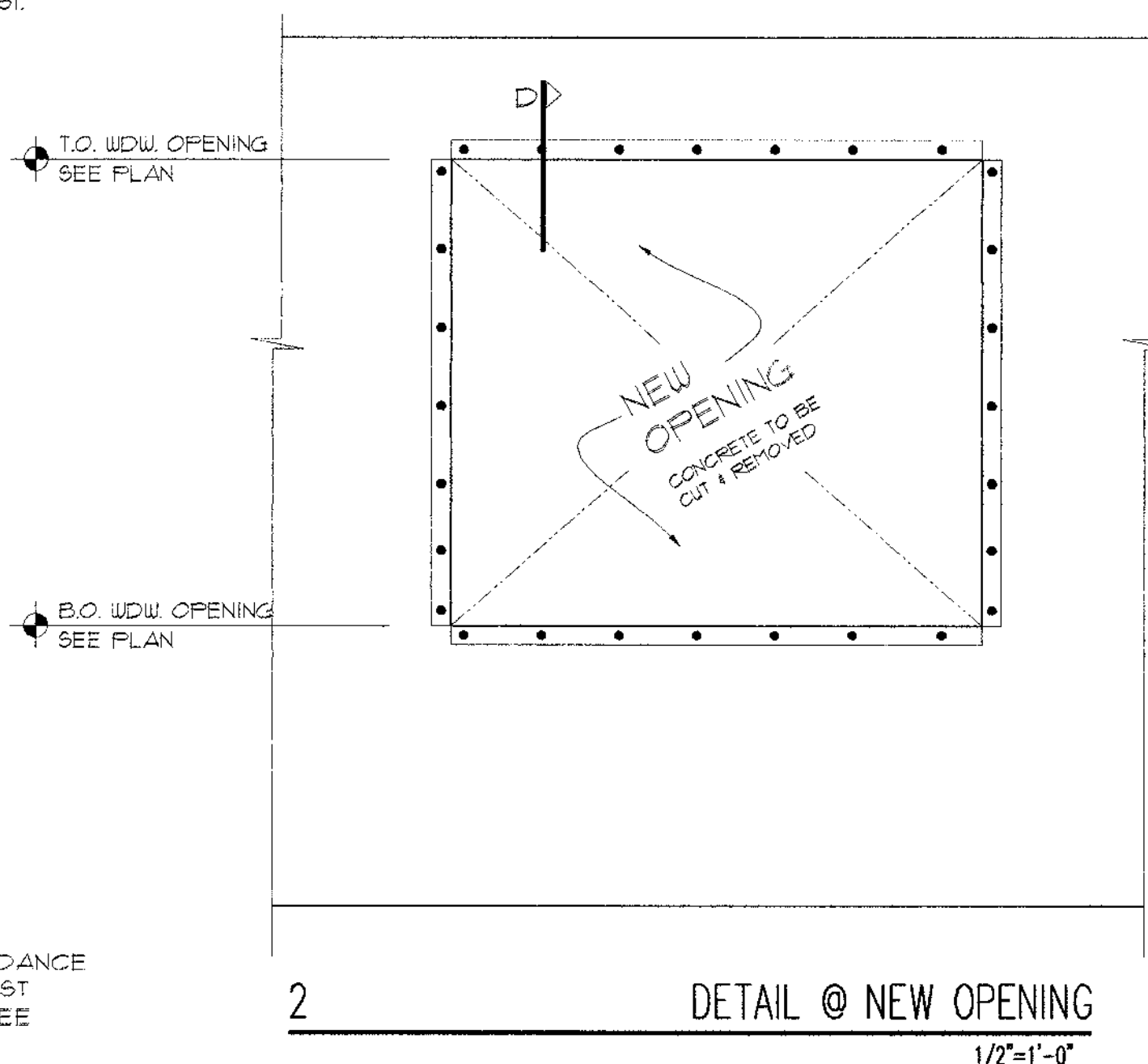
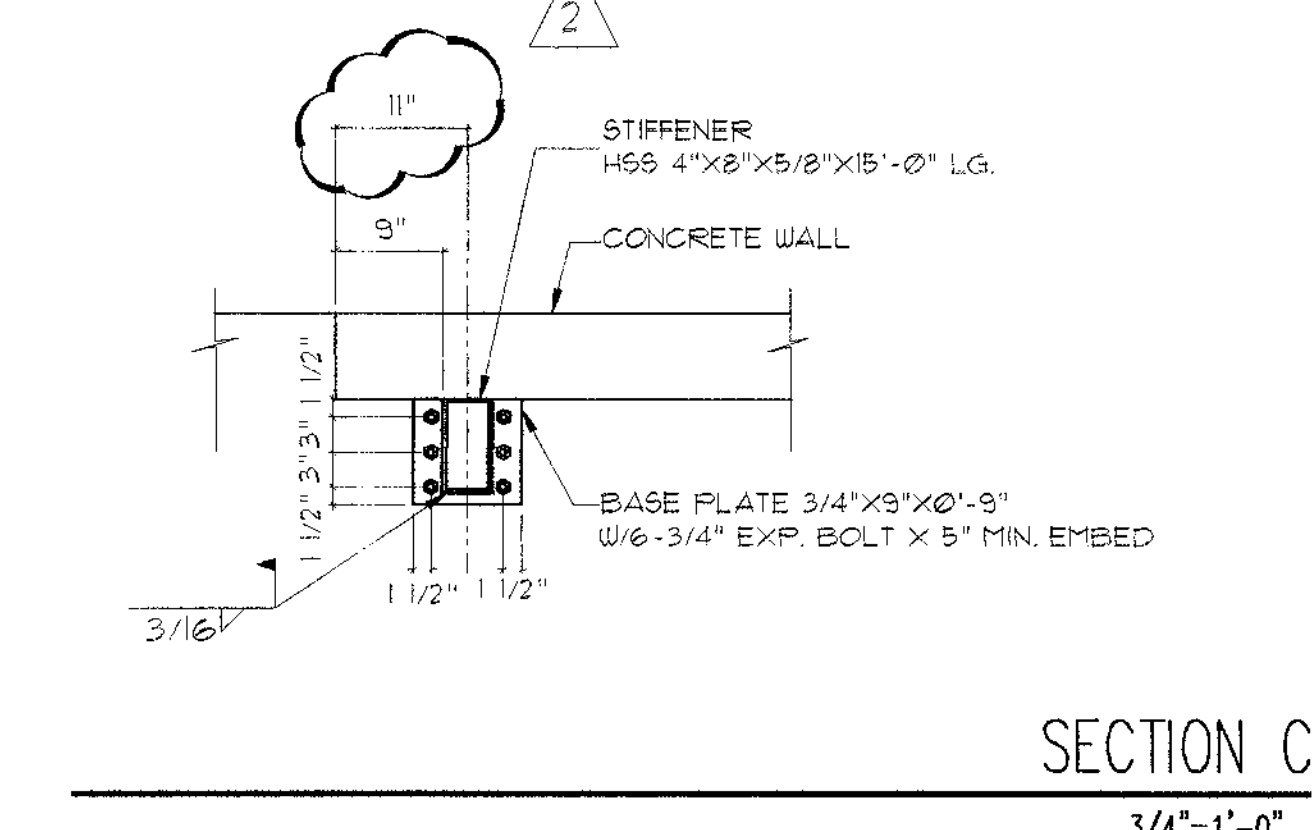
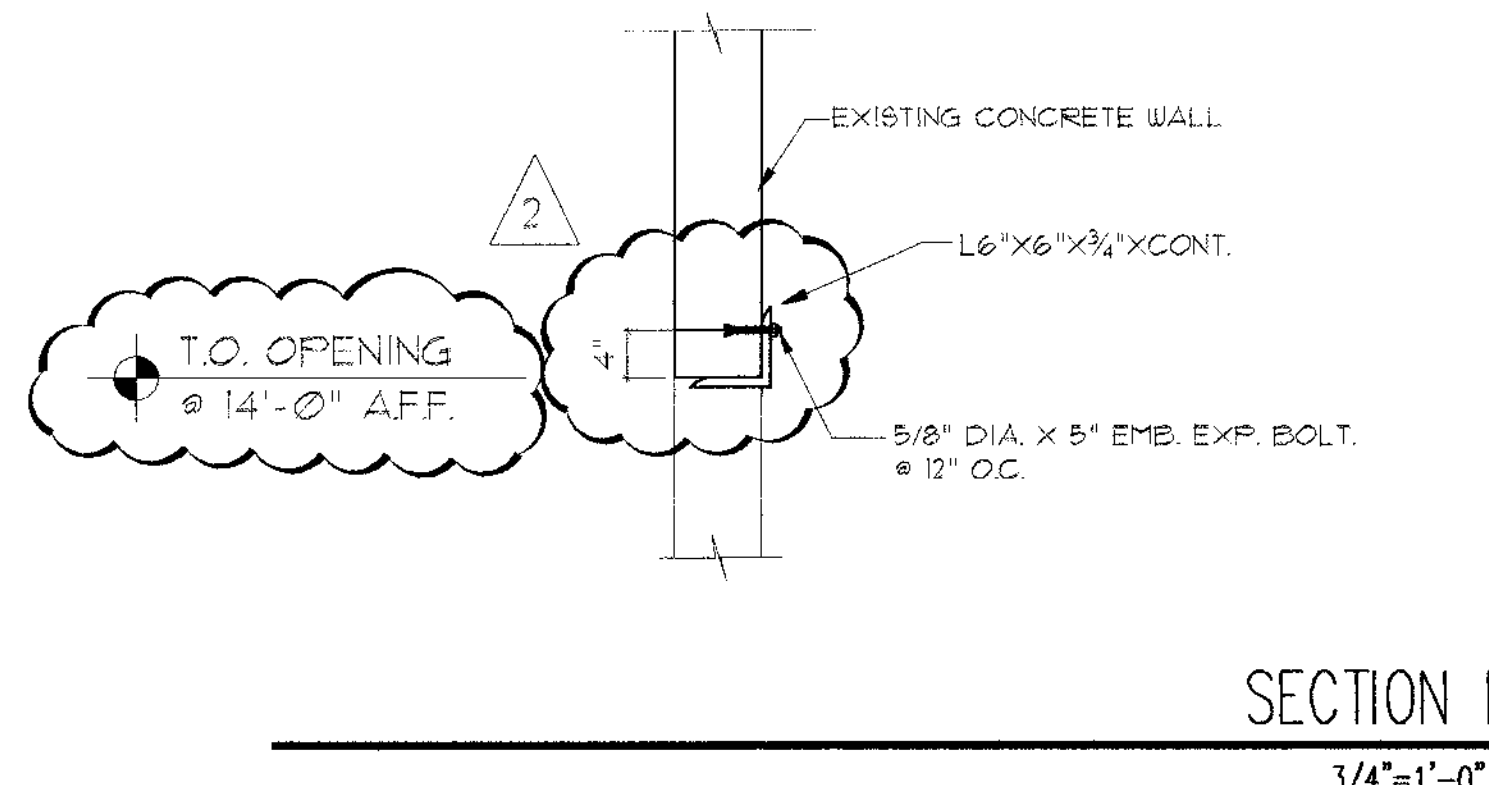
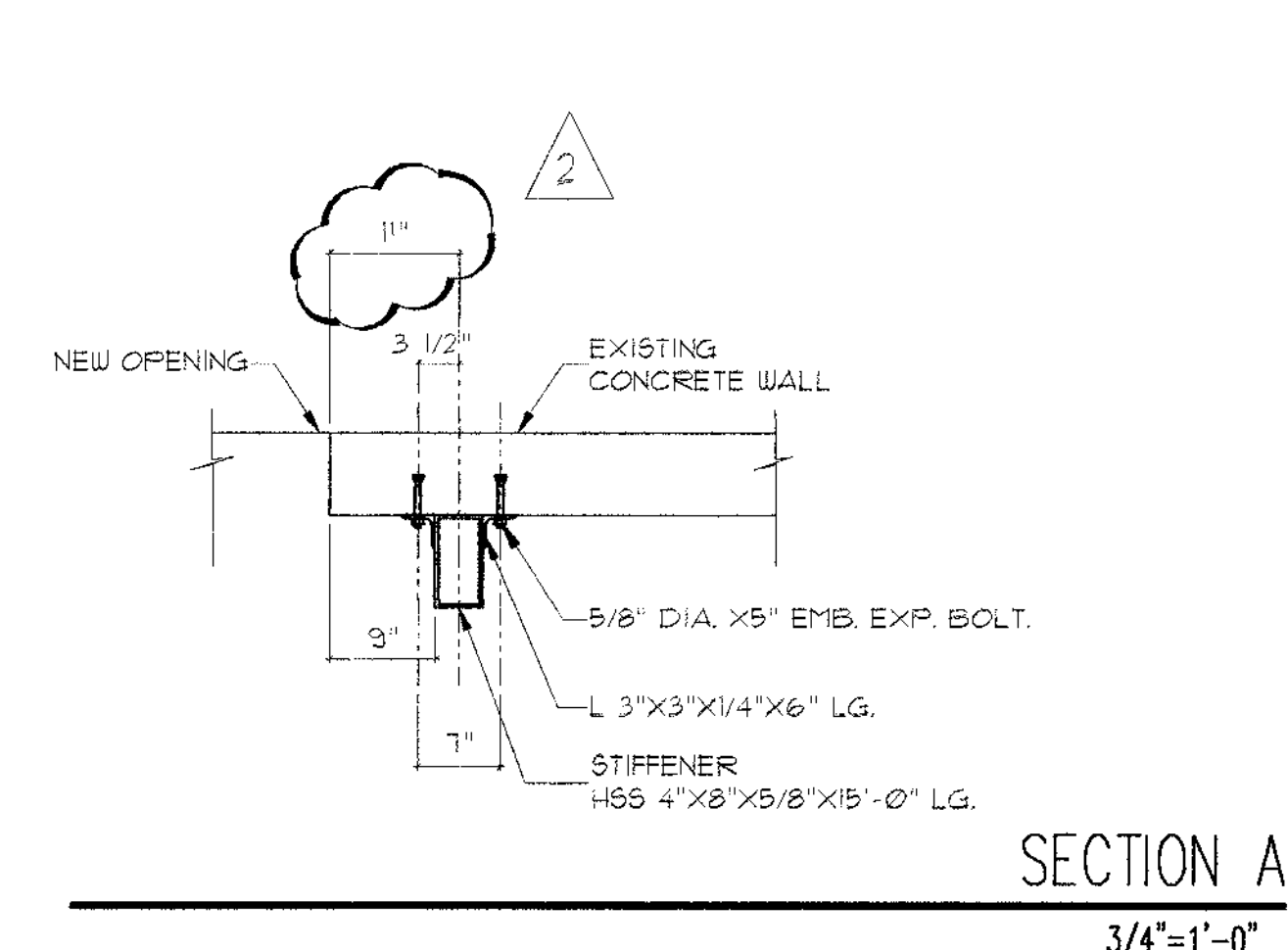
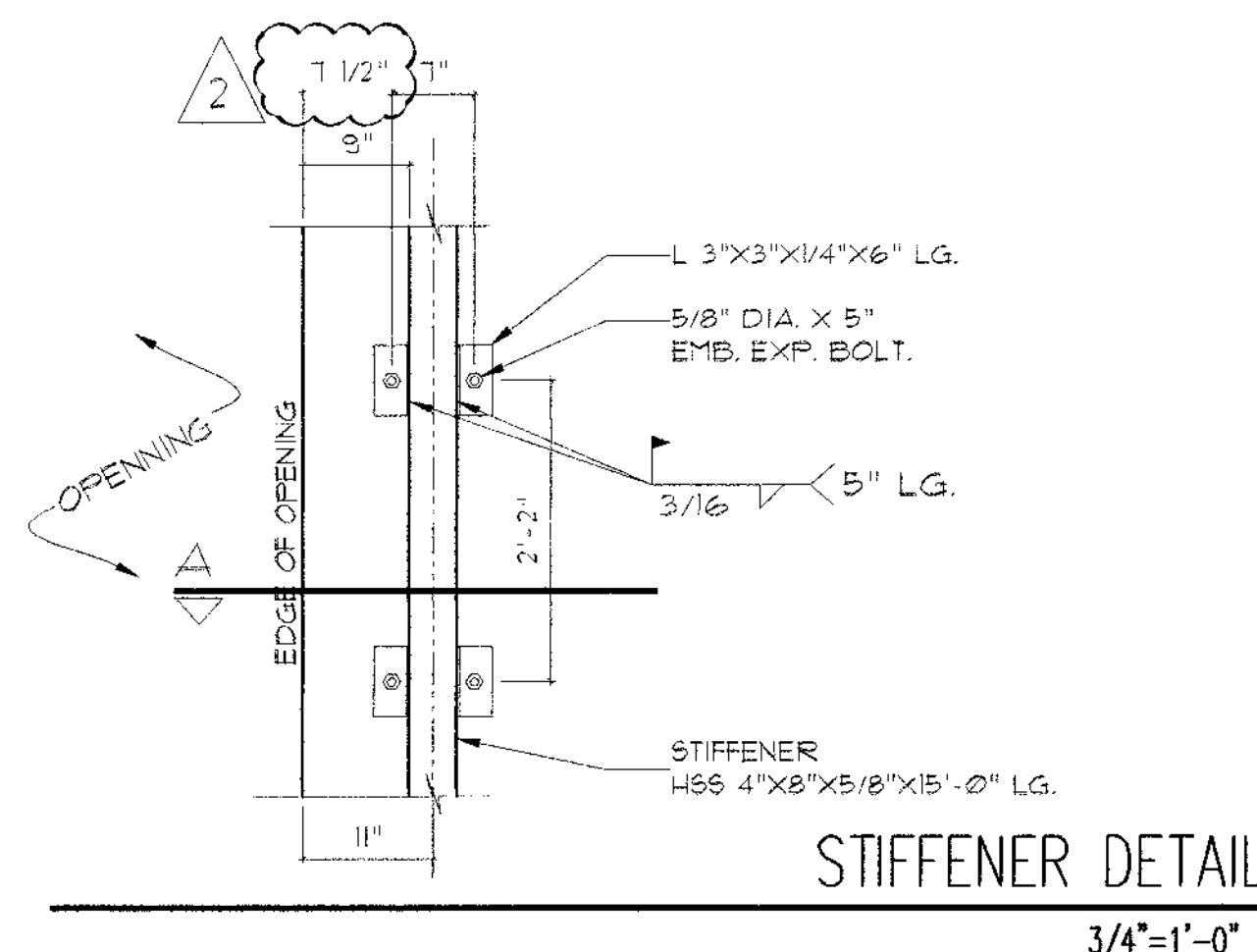
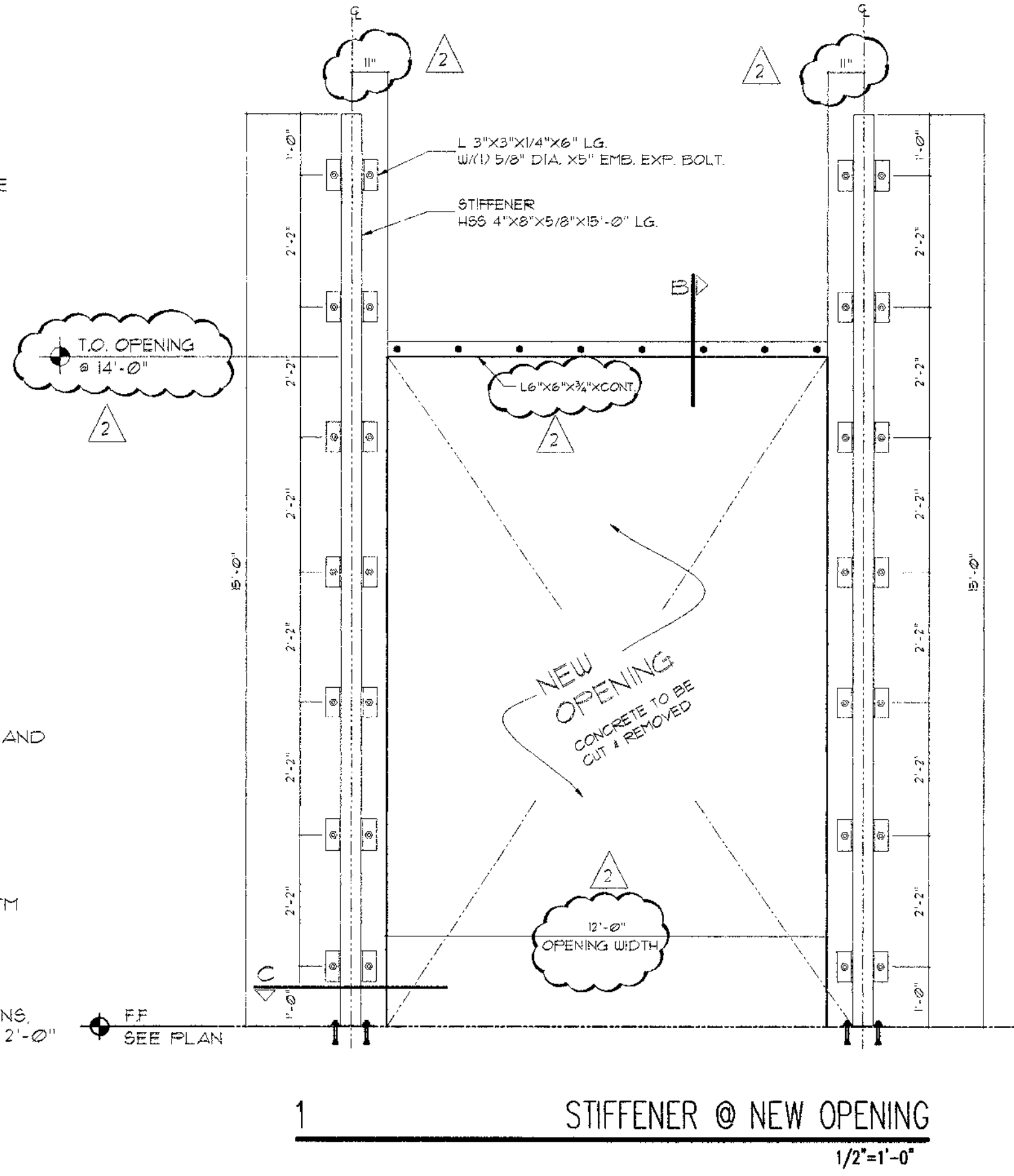
PERMIT ENGINEERING SERVICES, INC.
166 PIKE ROAD
WEST PALM BEACH, FLORIDA 33411
PHONE: (561) 689-3981
CERT. # EB-2020-989
E-MAIL: PERMIT@PES-INC.COM

Allyson K...

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S-3
DETAILS, NOTES



Tenant Improvement for:
FOXWOOD ENTERPRISES, LLC
10415 Riverside Drive, Suite 105
Gardens Park of Commerce - Building 2
Palm Beach Gardens, Florida

commission	29043
date:	01-08-10
revision	date
no. 2	02-02-10
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PLUMBING NOTES

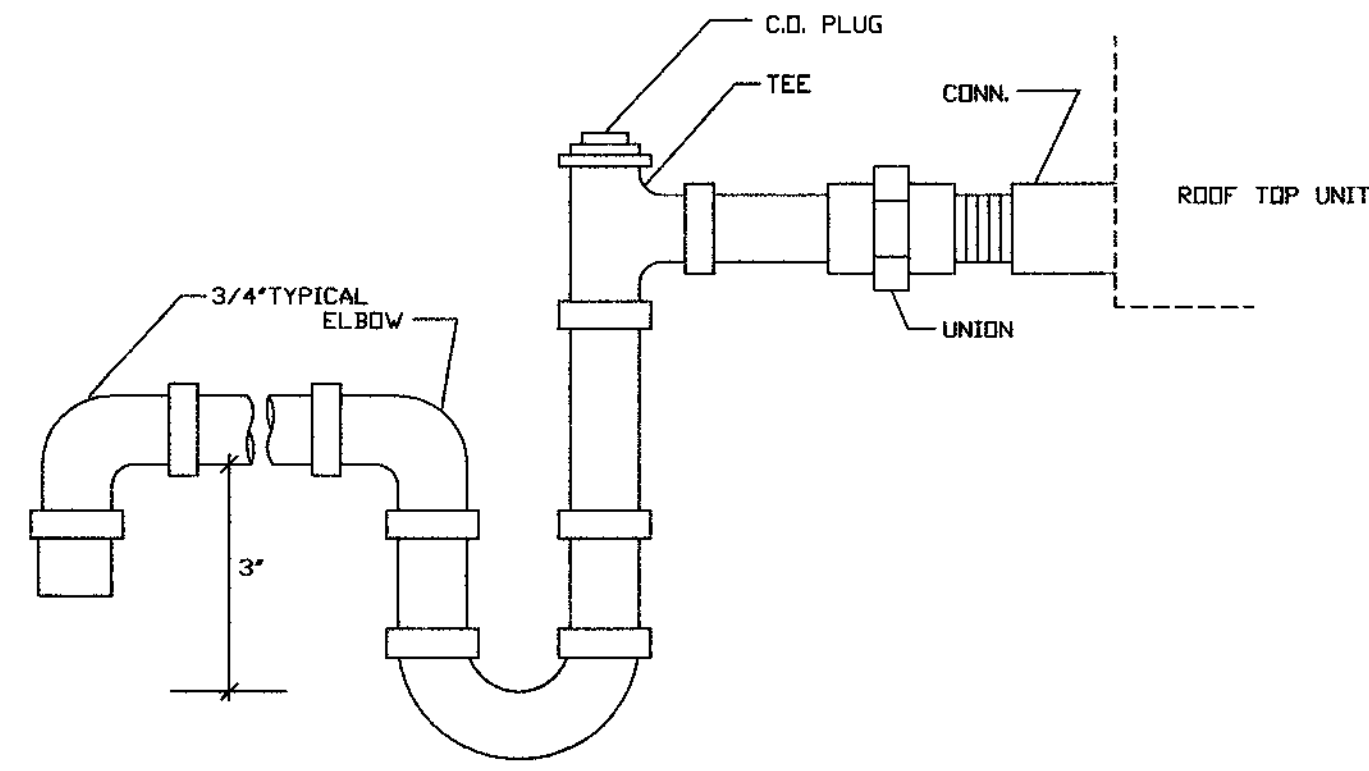
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW.
4. REQUIRED INSURANCE SHALL BE PROVIDED BY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

GENERAL MECHANICAL NOTE

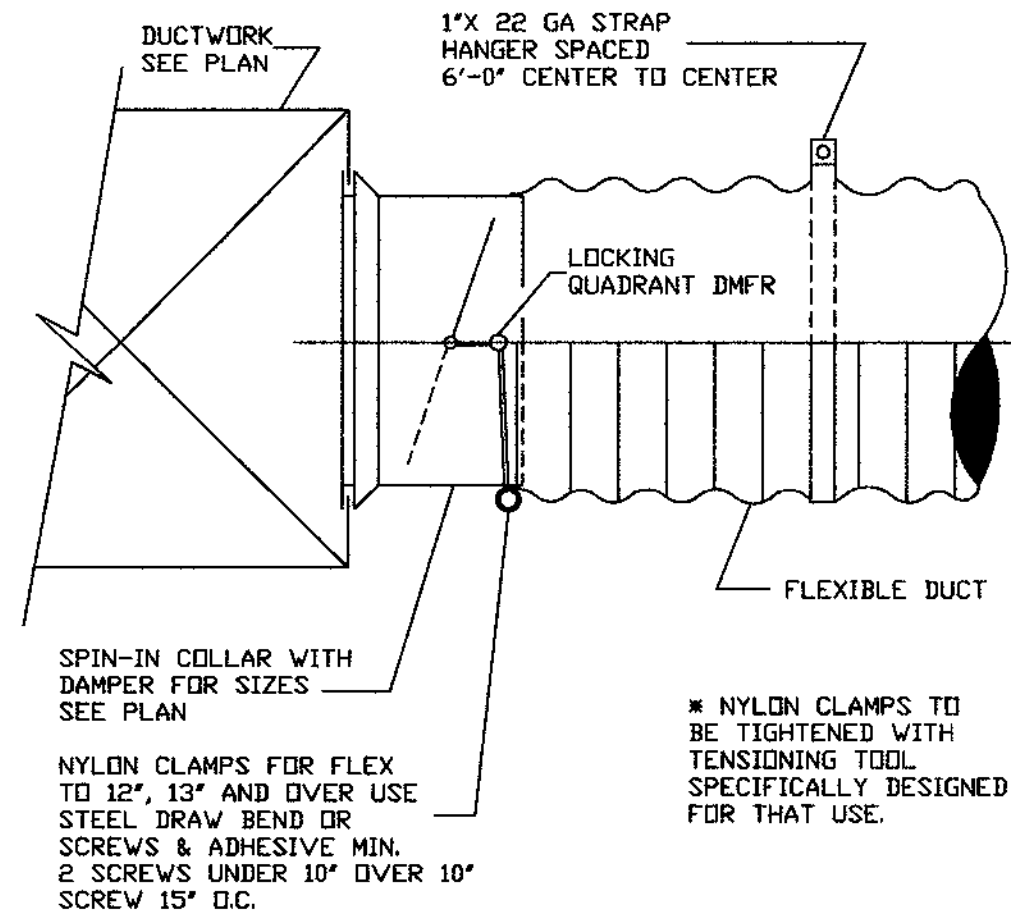
1. VISIT THE SITE BEFORE SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS OR THE SPECIFICATIONS.
2. SHOP DRAWINGS OR FULLY DESCRIPTIVE CATALOG DATA SHALL BE SUBMITTED BY THE CONTRACTOR FOR ALL KINDS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

GENERAL HVAC NOTES

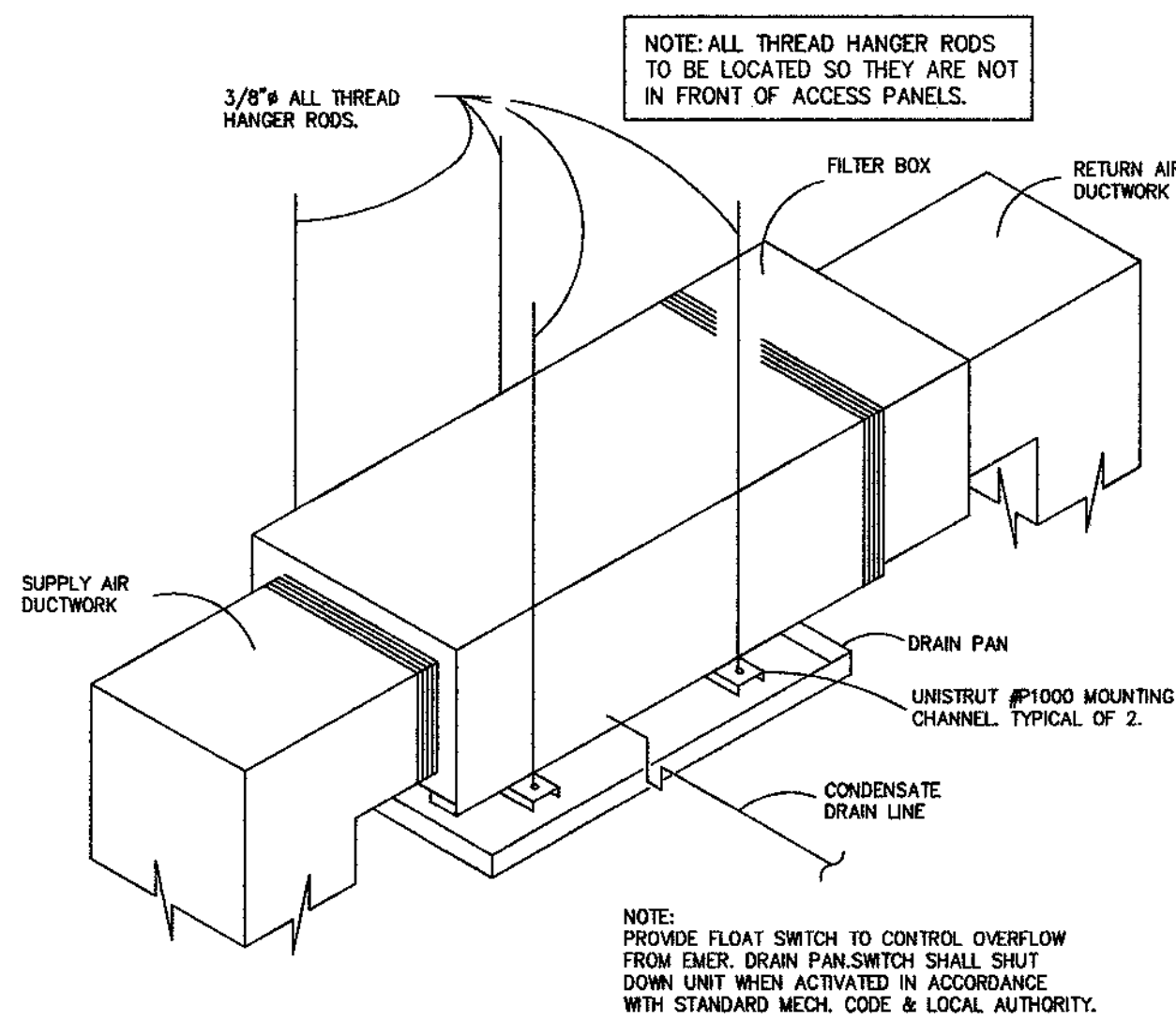
1. VISIT THE SITE PRIOR TO SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS.
2. PROVIDE ALL LABOR PERMITS, MATERIAL, TOOLS, SUPPLIES, EQUIPMENT TO INSTALL A COMPLETE AND OPERATING AIR CONDITIONING SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. PAY ALL COSTS OF PERMIT INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
4. CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE (5) COPIES OF MANUFACTURERS DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
5. ALL CONDITIONED AIR DUCTWORK SHALL BE FIBERGLASS, R=6.0 MIN. ALL EXHAUST & OUTSIDE AIR DUCTWORK SHALL BE GALVANIZED STEEL. ALL BENDS GREATER THAN 45 DEGREES SHALL HAVE TURNING VANES. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND ADJUST FOR FIELD CONDITIONS PRIOR TO CONSTRUCTING ANY DUCTWORK. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. INSTALL ALL DUCTWORK PER APPROPRIATE SMACNA STANDARD.
6. THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ARCHITECT. ANY BREAK-DOWN OCCURRING IN THE FIRST YEAR SHALL BE REPAIRED AT NO COST TO THE OWNER. A/C COMPRESSORS SHALL HAVE A 5 YEAR GUARANTEE.
7. PROVIDE & INSTALL ALL CONTACTORS, RELAYS, AND CONTROLS.
8. HVAC CONTRACTOR SHALL PROVIDE A TEST AND BALANCE REPORT FOR ALL MECHANICAL SYSTEMS AND SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLS, RETURN GRILLS, AND EXHAUST GRILLS AND THE LEAVING AND ENTERING AIR TEMPERATURE (T) FROM AT EACH EVAPORATOR COIL. INCLUDE ALL VOLTAGE AND AMPERAGE FOR EACH MOTOR. THE REPORT SHALL BE DONE BY AN INDEPENDANT T&B CONTRACTOR LICENSED BY THE STATE OF FLORIDA AND SUBMITTED TO THE ARCHITECT.
9. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE TITUS OR METALAIR.
10. ALL BRANCH TAKE OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. ALL ELBOWS AND TEES MUST BE FURNISHED WITH TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE OFFS.
11. PROVIDE NEW FILTERS FOR ALL AIR HANDLERS BEFORE STARTING THEM. REPLACE FILTERS PRIOR TO FINAL ACCEPTANCE BY OWNER.
12. FIRE DAMPERS SHALL BE STYLE B WITH THE BLADES OUT OF THE AIRSTREAM. DAMPERS FOR RECTANGULAR DUCTS SHALL BE EQUAL TO RUSKIN #D-IBD2 WITH 1 1/2 HOUR RATING & DAMPERS FOR ROUND DUCT SHALL BE EQUAL TO RUSKIN #D-IBD2-CR WITH 1 1/2 HOUR RATING.
13. ALL PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES INCLUDING FLOOR ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH STOP ASSEMBLY AND INSPECTED FOR COMPLIANCE PRIOR TO CLOSE IN. THE CONTRACTOR MUST VISIT THE SITE & REVIEW THE ARCHITECTURAL PLANS PRIOR TO BID TO LOCATE ALL NEW FIRE WALLS & ANY EXISTING MECHANICAL DUCTWORK, PIPING, ETC. THAT WILL REQUIRE NEW FIRE DAMPERS OR THROUGH STOPS. ALL COSTS SHALL BE INCLUDED IN THE BID.
14. THE DESIGN & INSTALLATION OF THE MECHANICAL SYSTEMS & ALL APPURTENANCES SHALL COMPLY STRICTLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING MECHANICAL CODE & THE LOCAL AMENDMENTS TO THE FLORIDA BUILDING MECHANICAL CODE.
15. PROVIDE A 10 FOOT MINIMUM CLEARANCE FROM ALL VENTS THROUGH ROOF (VTR) AND EXHAUST FANS TO OUTSIDE AIR INTAKES.
16. ALL STORAGE ROOMS, TOILETS, ETC. WILL HAVE UNDERCUT DOORS TO PROVIDE VENTILATION REQUIRED WHEN DOOR OR TRANSFER GRILLES ARE NOT SHOWN.
17. A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT. SHOP DRAWINGS WILL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS.
18. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
19. COORDINATE LOCATION OF AHU'S, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
20. MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, 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.
21. FAN DRIVES SHALL BE ADJUSTED TO DELIVER THE SPECIFIED CFM AGAINST THE ACTUAL STATIC PRESSURE OF THE INSTALLATION.
22. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND 140 M.P.H. WINDS.
23. ALL REFRIGERANT LINES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. MATERIAL SHALL BE TYPE "L" COPPER INSULATED WITH 3/4" ARMAFLEX. EXTERIOR ARMAFLEX SHALL BE COATED PER MANUFACTURERS RECOMMENDATIONS.
24. ALL UNITS SHALL BE PROVIDED W/ HONEYWELL ELECTRONIC PROGRAMMABLE THERMOSTATS.
25. ALL CONDENSATE DRAIN PIPING SHALL BE SCH 40 PVC WITH 1/2" THICK TYPE 'G' CELLULAR FOAM INSULATION, K=0.28 MINIMUM.



CONDENSATE PIPING DETAIL - NTS



DUCT TAKE-OFF DETAIL - NTS



HORIZONTAL AHU DETAIL NTS

MECHANICAL LEGEND

- 24X24 PERFORATED CEILING DIFFUSER.
- 24X24 PERFORATED RETURN/TRANSFER GRILLE.
- EXHAUST FAN
- MANUAL VOLUME CONTROL DAMPER.
- WALL MOUNTED THERMOSTAT.
- RIGID DUCTWORK.
- FLEXIBLE DUCTWORK.

FAN SCHEDULE

MARK	EF-1 &2	EF-3
MANUFACTURER	GREENHECK	GREENHECK
MODEL	SP-870	SP-8110
TYPE	CEILING	CEILING
SERVICE	TOILET	EQUIPMENT
CFM/S.P.	57/0.25	100/0.25
H.P.	FRACTIONAL	FRACTIONAL
RPM	675	950
VOLTAGE/PH.	120/1	120/1

AIR DEVICE SCHEDULE

MODEL NUMBERS BASED ON TITUS.		
MODEL	MATERIAL	DEVICE
PAS-AA	ALUMINUM	PERFORATED 24X24 SUPPLY DIFFUSER
PAR-AA	ALUMINUM	PERFORATED 24X24 RETURN GRILLE
TDC-AA	ALUMINUM	FIXED BLADE CEILING DIFFUSER
300-FL	ALUMINUM	DOUBLE DEFLECTION SIDEWALL GRILLE.

- NOTES:
 1. ACCEPTABLE ALTERNATE MANUFACTURER SHALL BE METALAIR.
 2. C.O.LDR SHALL BE WHITE.

GRAVITY VENTILATOR SCHEDULE

MARK	GRAVITY INTAKE VENTILATOR	GRAVITY EXHAUST VENTILATOR
MANUFACTURER	GREENHECK	GREENHECK
MODEL	GRSI-12	GRSR-8
TYPE	ROOF MOUNTED ON CURB	ROOF MOUNTED ON CURB
SERVICE	OUTSIDE AIR INTAKE	TOILET/EQUIP EXHAUST
CFM/S.P.	480 CFM/0.06	171 CFM/0.04
THROAT AREA	0.82 S.F.	0.37 S.F.
INTAKE AREA	2.52 S.F.	1.30 S.F.

NOTE: PROVIDE WITH MANUFACTURER'S 14' HIGH ROOF CURB

ROOF TOP UNIT SCHEDULE

MODEL NUMBERS BASED ON TRANE:	
SYSTEM	1 &2
TYPE	5.0 TON
MODEL NO.	4TCC3060A1
TOTAL COOLING (NET)	57330
SENSIBLE (NET)	40352
CFM	1750
HEAT - KW@208V	7.5
COMP.FLA	27.6
OD FAN FLA	1.4
ID FAN FLA	7.6
FUSE	60
SEER(EER)	13.0
WEIGHT	482
ELECTRICAL	208V-1φ
OUTSIDE AIR (CFM)	100

- NOTES:
 1) PROVIDE SINGLE POINT POWER SUPPLY FOR ALL RTU'S.
 2) CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO DETERMINE IF THERE ARE ANY EXISTING ROOF CURBS. IF EXISTING, THE CONTRACTOR SHALL PROVIDE CURB ADAPTORS AS REQUIRED FOR THE SPECIFIED UNIT.

AIR CONDITIONING SCHEDULE

MODEL NUMBERS BASED ON TRANE.		
SYSTEM	1	2
AHU	4TEH3F36	4TEH3F36
CFM	1200	1200
HP/FLA	0.5/4.1	0.5/4.1
HEAT KW @240V/208V	4.8/3.6	4.8/3.6
VDLTS-PH	240-208/1	240-208/1
FUSE 240V/208V	30/30	30/30
DIMENSIONS (HXWXD)	45"X22"X21"	45"X22"X21"
WEIGHT (LBS)	125	125
CONDENSING UNIT		
MODEL	4TTR5036	4TTR5030
VDLTS-PH	240-208/1	240-208/1
ID FAN FLA	1.1	1.1
COMP FLA	14.1	9.1
FUSE	30	20
DIMENSIONS (HXWXD)	37"X37"X34"	34"X37"X34"
WEIGHT (LBS)	193	201
REFRIGERANT	R-410	R-410

SYSTEM		
TOTAL BTUH (NET)	34800	28000
TOT. SENS. (NET)	25500	20700
TONS	3.0	2.5
SEER	15.0	15.0

OUTSIDE AIR CALCULATION

PER ASHRAE 62.1-2004

RTU #1
 COPY/OFFICE (5 PPL / 1000 SF) X 724 SF X 17 CFM/PPL = 62 CFM
 TOTAL REQUIRED 62 CFM
 TOTAL SUPPLIED 100 CFM

RTU #2
 CONFERENCE (12 PPL X 5 CFM/PPL) + (0.06 CFM/SF X 280 SF) = 77 CFM
 LOBBY (10 PPL / 1000 SF) X 342 SF X 11 CFM/PPL = 38 CFM
 BREAK RM (4 PPL X 5 CFM/PPL) + (0.06 CFM/SF X 189 SF) = 31 CFM
 TOTAL REQUIRED 146 CFM
 TOTAL SUPPLIED 150 CFM

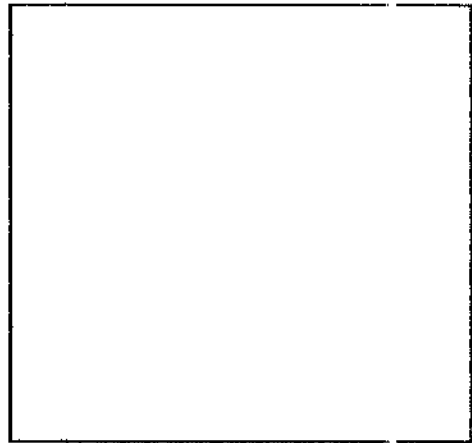
AHU #1
 OFFICE (5 PPL / 1000 SF) X 511 SF X 17 CFM/PPL = 44 CFM
 COMPUTER (4 PPL / 1000 SF) X 57 SF X 20 CFM/PPL = 5 CFM
 TOTAL REQUIRED 49 CFM
 TOTAL SUPPLIED 75 CFM

AHU #2
 WAREHOUSE (0.06 CFM/SF X 817 SF) = 49 CFM
 TOTAL REQUIRED 49 CFM
 TOTAL SUPPLIED 75 CFM

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	DESCRIPTION	TRIM	REMARKS
1	H. C. W. C.	A/S 2386.010	CADET-3 1.6 GPF	OPEN FRONT SEAT. ELONGATED BOWL. HANDICAP 16.5" HIGH.
2	H. C. LAVATORY	A/S 0321.026	DECLYN	A/S 1480.100 FAUCET WITH LEVER ADA HANDLE. PROVIDE WITH GRID DRAIN AND 0.5 GPM FLOW RESTRICTOR. PROVIDE ADA PROTECTION FOR EXPOSED HOT WATER & DRAIN PIPING.
3	SHOWER TRIM	A/S 2064.724	A/S R120-1675.500	INCLUDES PRESSURE BALANCING VALVE WITH LEVER HANDLE. HAND HELD SHOWER HEAD, SLIDE BAR, & WALL SUPPLY. PROVIDE GRID DRAIN.
4	DRINKING FOUNTAIN	HAYS 1001		STAINLESS STEEL FINISH. ADA COMPLIANT. PROVIDE WITH REMOTE CHILLER.
5	DOUBLE SS SINK	ELKAY LRAD-3319-6.5'D		ELKAY LK801 ARC TUBE FAUCET WITH LEVER ADA HANDLE & SIDE SPRAY. PROVIDE (2) LK-35 CLIP STRAINERS. PROVIDE ADA PROTECTION FOR EXPOSED HOT WATER & DRAIN PIPING.

NOTE: THE CONTRACTOR SHALL SUPPLY & INSTALL THE PRE-FAB SHOWER UNIT FOR P-3 TRIM. SEE ARCHITECTURAL DRAWINGS FOR SHOWER STALL SIZE & DETAILS.



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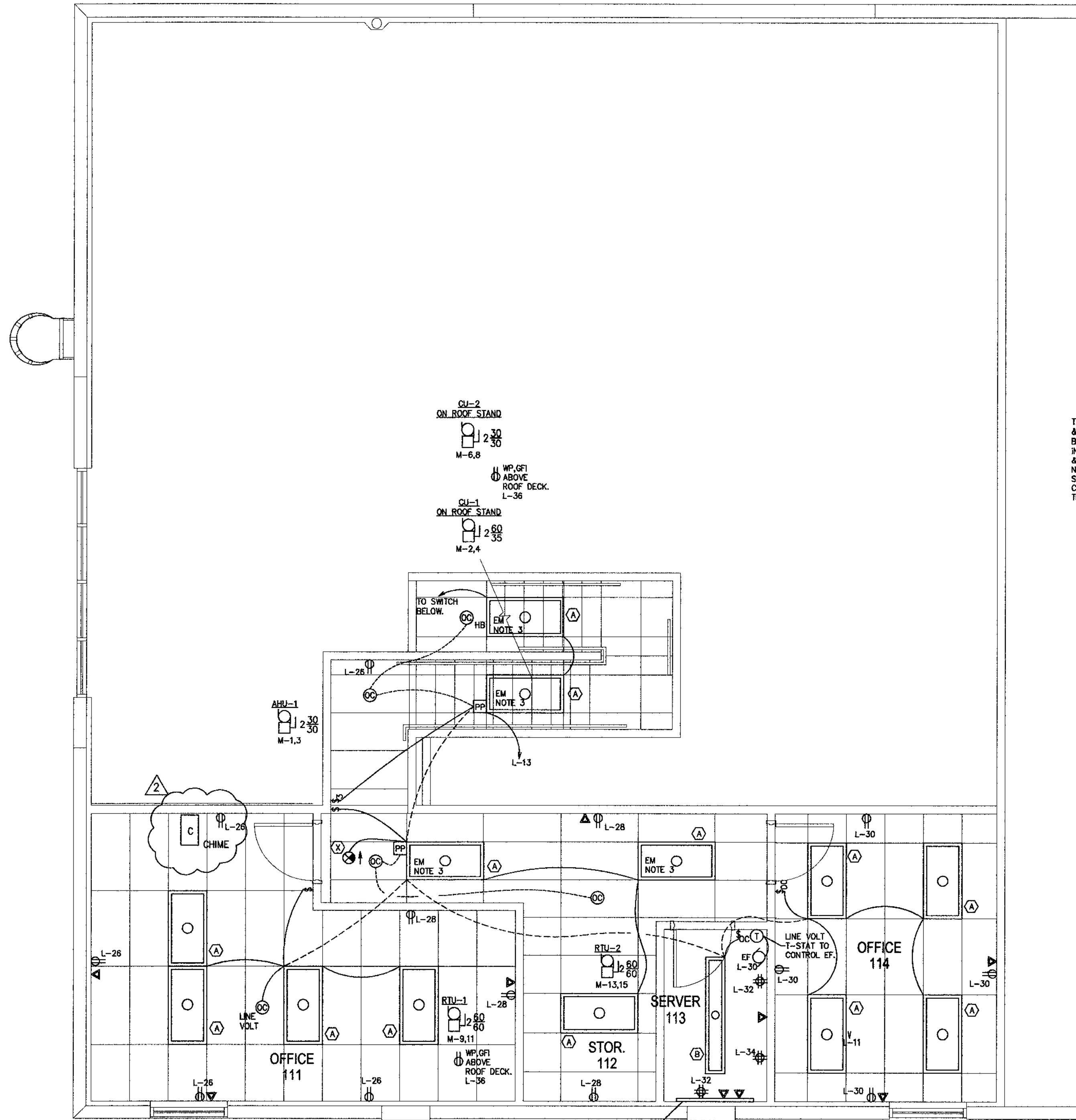
Tenant Improvement for
Foxwood Enterprises LLC
 10415 Riverside Drive
 Gardens Park of Commerce - Building 2
 Palm Beach Gardens, Florida

commission	29/43
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revision	cate
no.	02-02-10
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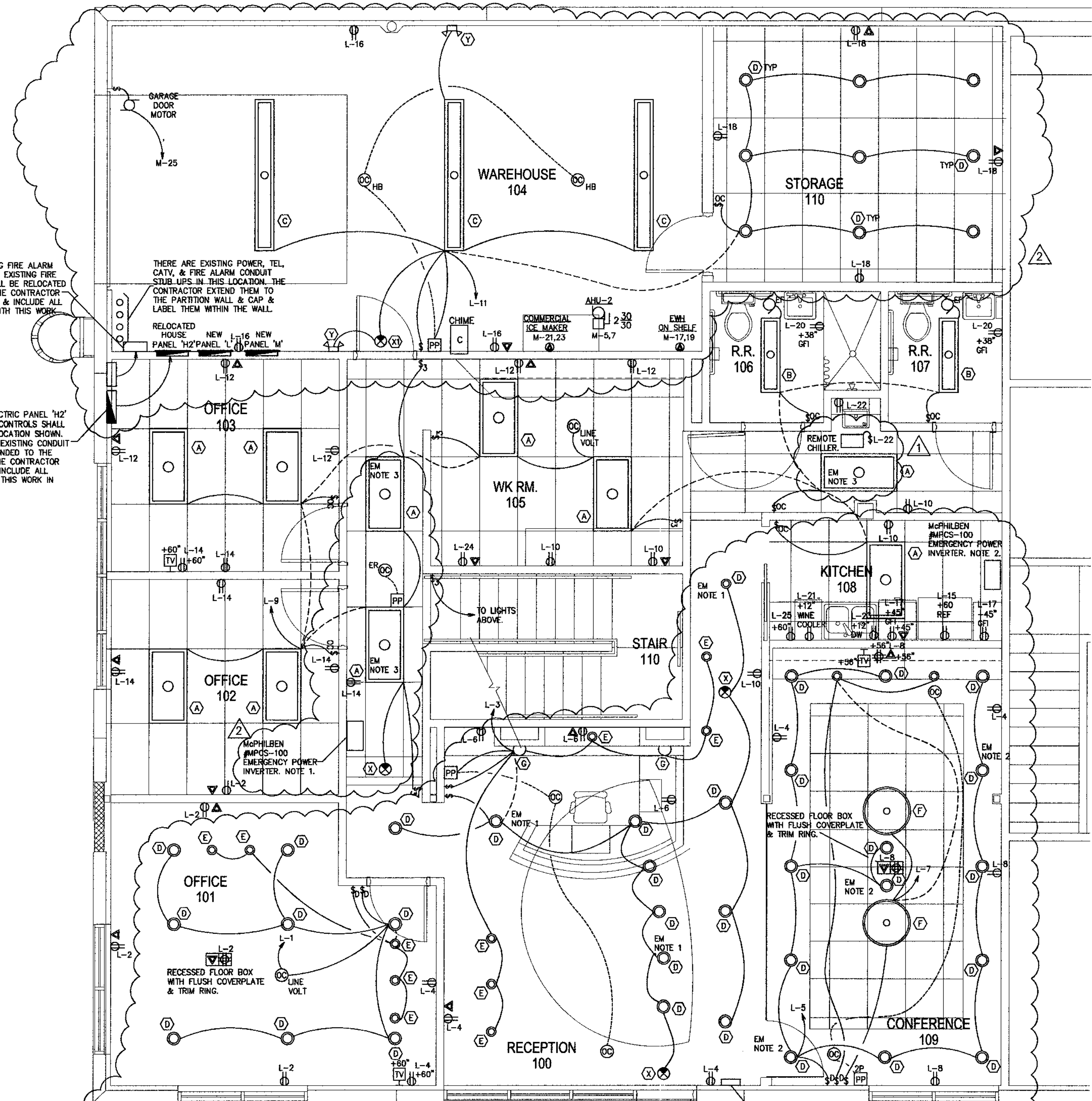


UPPER ELECTRICAL PLAN

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

THE EXISTING BUILDING FIRE ALARM PANEL & ALL OF THE EXISTING FIRE ALARM CIRCUITS SHALL BE RELOCATED TO THIS LOCATION. THE CONTRACTOR SHALL VISIT THE SITE & INCLUDE ALL COSTS ASSOCIATED WITH THIS WORK IN THE BID.

THE EXISTING HOUSE ELECTRIC PANEL '12' & ASSOCIATED LIGHTING CONTROLS SHALL BE RELOCATED TO THE LOCATION SHOWN. IN ADDITION ALL OF THE EXISTING CONDUIT & WIRING SHALL BE EXTENDED TO THE NEW PANEL LOCATION. THE CONTRACTOR SHALL VISIT THE SITE & INCLUDE ALL COSTS ASSOCIATED WITH THIS WORK IN THE BID.



LOWER ELECTRICAL PLAN

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

- SPECIFIC NOTES: THIS SHEET
1. THE NOTED INVERTER IS TO POWER THREE OF THE LED DOWNLIGHTS IN THE LOBBY AREA. THE NOTED LED DOWNLIGHTS SHALL BE SWITCHED AS SHOWN WHILE THE INVERTER WILL POWER THE LIGHTS DURING A POWER FAILURE. THE CONTRACTOR SHALL OBTAIN THE LOCAL SWITCHING WIRING DIAGRAM FROM THE MANUFACTURER & SWITCH THE LIGHTS AS SHOWN. THE INVERTER SHALL BE LOCATED ABOVE THE ACCESSIBLE CEILING.
 2. THE NOTED INVERTER IS TO POWER THREE OF THE LED DOWNLIGHTS IN THE CONFERENCE ROOM. THE NOTED LED DOWNLIGHTS SHALL BE SWITCHED AS SHOWN WHILE THE INVERTER WILL POWER THE LIGHTS DURING A POWER FAILURE. THE CONTRACTOR SHALL OBTAIN THE LOCAL SWITCHING WIRING DIAGRAM FROM THE MANUFACTURER & SWITCH THE LIGHTS AS SHOWN. THE INVERTER SHALL BE LOCATED ABOVE THE ACCESSIBLE CEILING.
 3. THE NOTED FLUORESCENT LIGHT SHALL BE PROVIDED WITH A 750 LUMEN MINIMUM EMERGENCY LIGHTING BALLAST. THE FIXTURE SHALL BE SWITCHED AS SHOWN WHILE POWER TO THE BALLAST SHALL COME FROM THE UNSWITCHED PORTION OF THE CIRCUIT.

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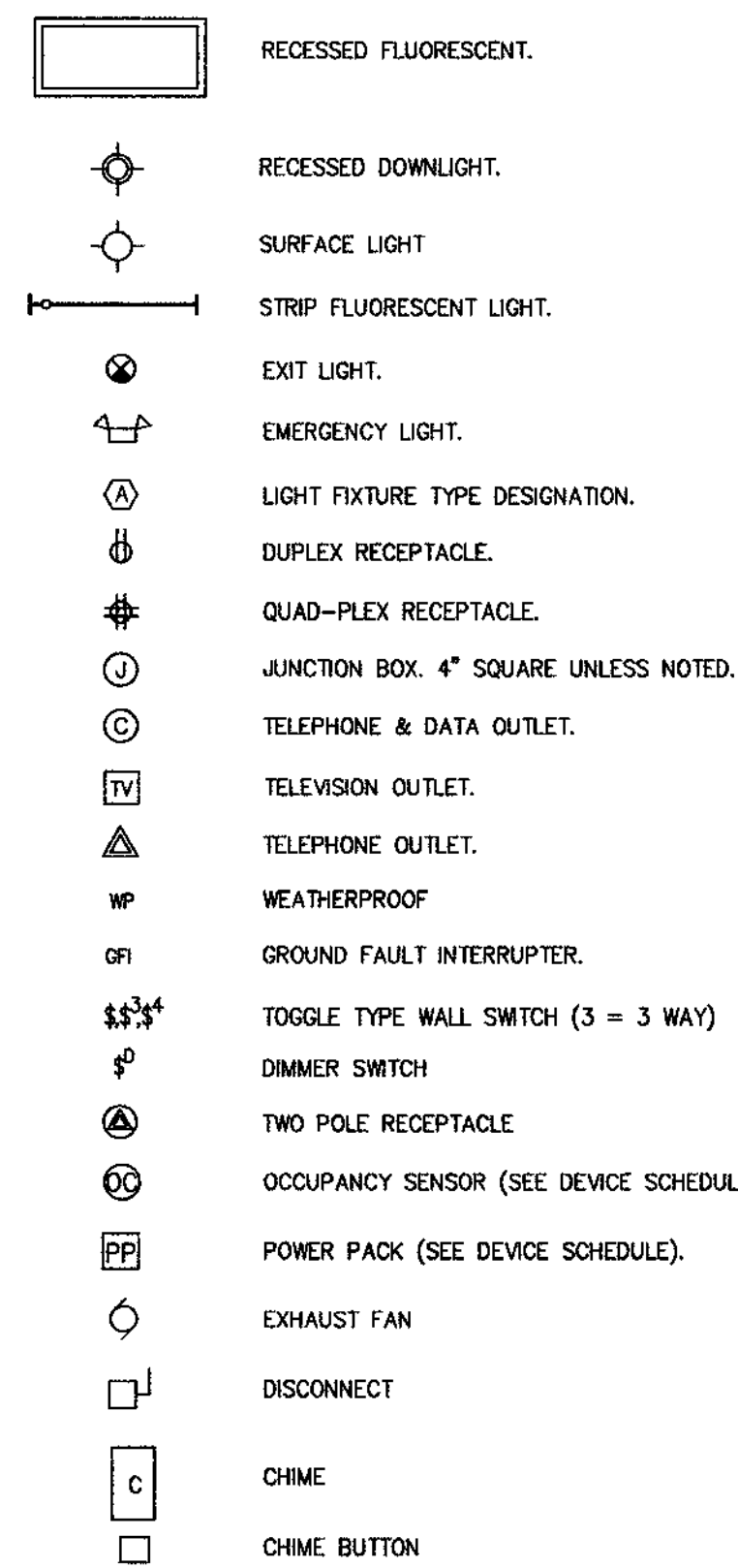
ELECTRICAL NOTES:

- 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
2005 NATIONAL FIRE PROTECTION ASSOCIATION - 70
- 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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND THE FLORIDA BUILDING CODE.
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
- MINIMUM WIRE SIZE SHALL BE #12 A.W.G. EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THHN INSULATION.
- 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.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE 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 THERE BY.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS OR FUSED SWITCHES AS INDICATED.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, DEVICES FOR ALL OUTLETS AS INDICATED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- ELECTRICAL CONTRACTOR SHALL LABEL EXTERIOR OF ALL PANELS AND PROVIDE COMPLETE TYPED DIRECTORIES.
- ALL ELECTRICAL AND TELEPHONE/DATA OUTLETS TO BE AT 16" AFF UNLESS NOTED OTHERWISE, VERTICALLY MOUNTED.
- ALL LIGHT SWITCHES TO BE AT 42" AFF.
- LAY IN LIGHT FIXTURES TO BE SUPPORTED AT ALL FOUR CORNERS AND SECURED TO STRUCTURE ABOVE.
- 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.
- PANELBOARDS: ALL CURRENT CARRYING BUSES SHALL BE COPPER. ALL GROUND BUS BARS SHALL BE COPPER. PANELBOARD ENCLOSURES SHALL BE FURNISHED WITHOUT PRE-PUNCHED CONCENTRIC HOLES. AIC RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
- DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, ENCLOSURES AS REQUIRED BY EXPOSURE.
- ALL SERVICE CONDUIT AND ALL EXPOSED EXTERIOR CONDUITS SHALL BE RIGID METAL. INTERIOR LIGHTING AND RECEPTACLE CONDUIT SHALL BE EMT OR TYPE MC CABLE. UNDERGROUND CONDUIT MAY BE SCH 40 PVC.
- ELECTRICAL OUTLETS SERVING EWC'S SHALL BE MOUNTED OUTSIDE OF THE CABINET.
- ANY EXPOSED LOW VOLTAGE WIRING IN WAREHOUSE AREAS SHALL BE IN CONDUIT IF LOCATED BELOW THE JOISTS.

SPECIFIC ELECTRICAL NOTES:

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

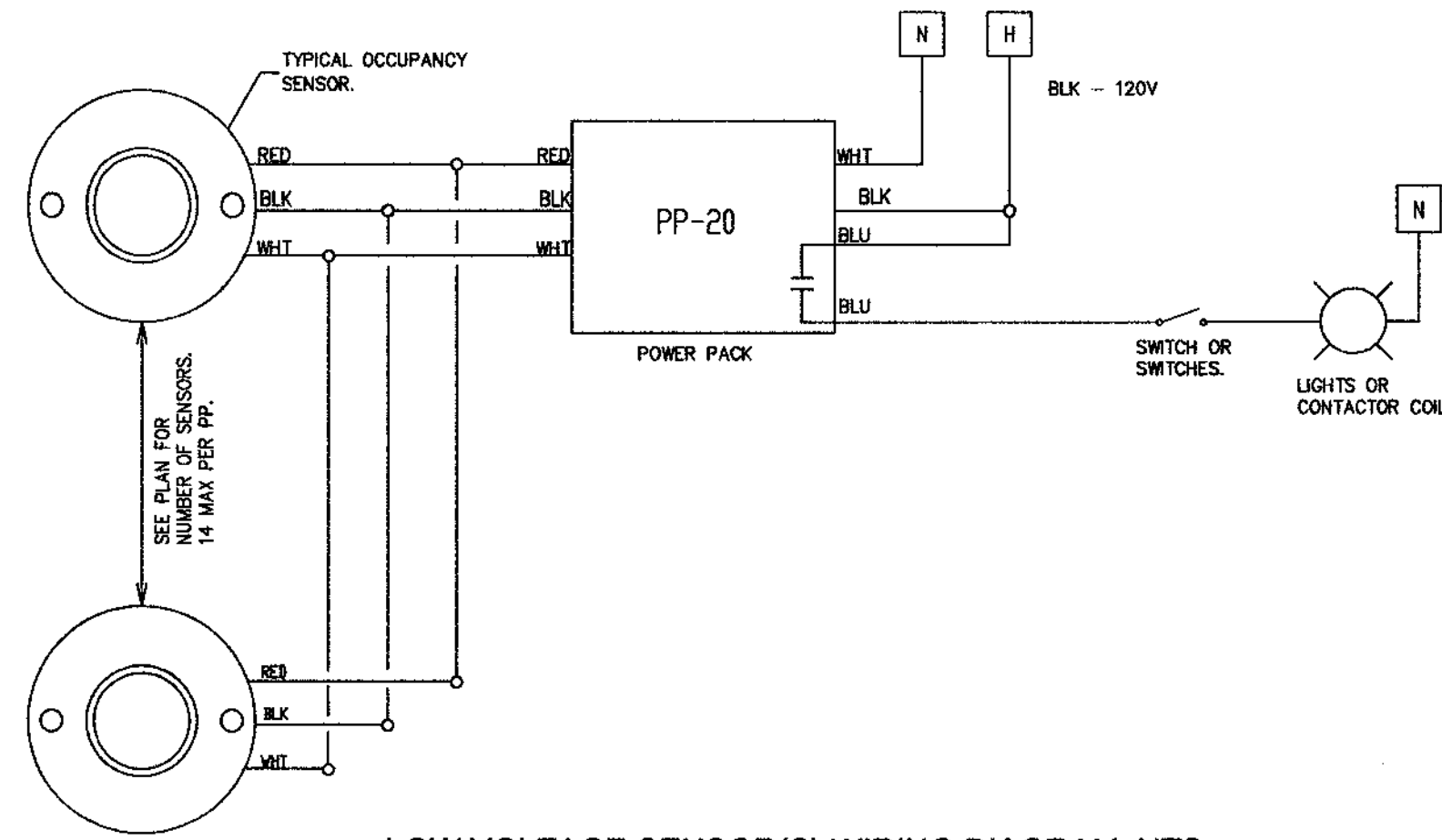
ELECTRICAL LEGEND:



OCCUPANCY SENSOR DEVICE SCHEDULE

SYMBOL	DESCRIPTION
⊗	MANUFACTURED BY SENSOR SWITCH.
⊗ _{OC}	WALL SWITCH W/OCCUPANCY SENSOR & BUILT IN POWER PACK SENSOR SWITCH #WSD-WHITE
⊗ _{CR}	LOW CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #OCM-9(WHITE).
⊗ _{PP}	EXTENDED RANGE CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #OCM-10 (WHITE).
⊗ _{LV}	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.
⊗ _{HB}	LINE VOLTAGE CEILING MOUNTED OCCUPANCY SENSOR SENSOR SWITCH #OCM (WHITE).
⊗ _{HB}	HIGH CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #OCM-6 (WHITE). MOUNT 6" BELOW JOIST.

SINGLE POWER PACK WITH OCCUPANCY SENSORS



LOW VOLTAGE SENSOR(S) WIRING DIAGRAM NTS

LIGHTING FIXTURE SCHEDULE

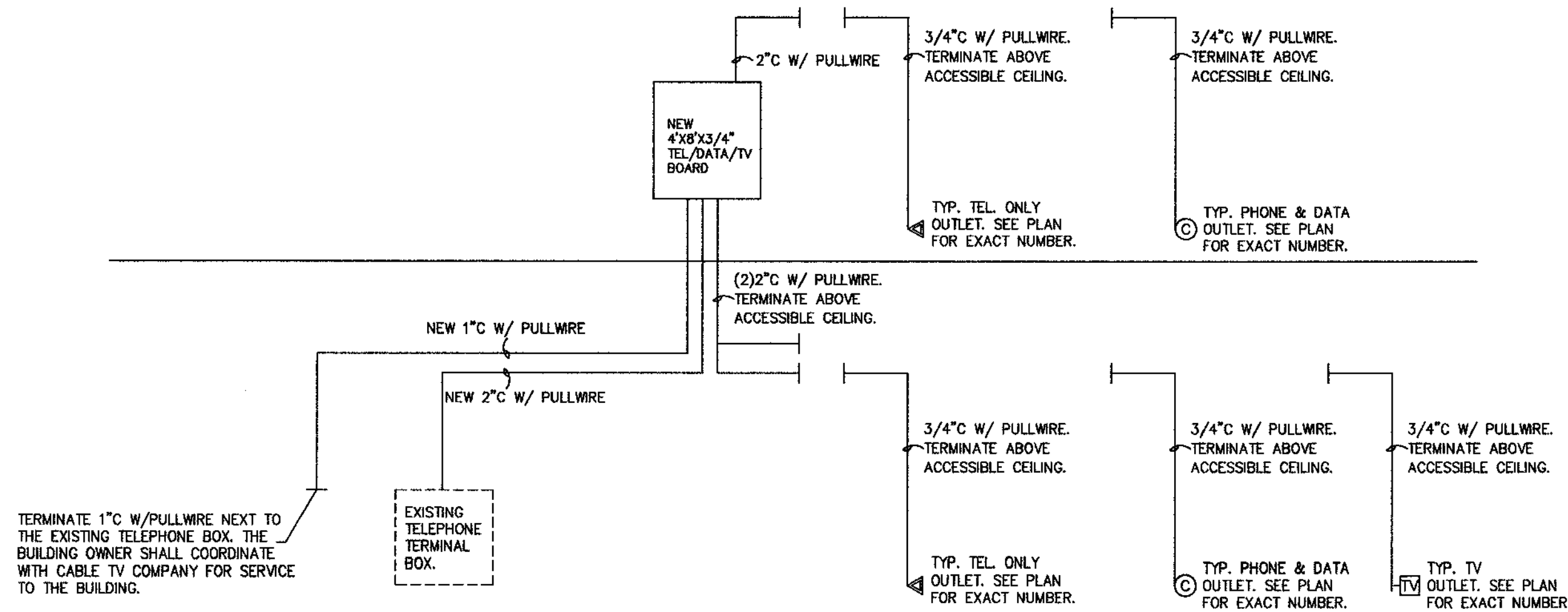
TYPE	MANUFACTURER CATALOG NO.	LAMPS	REMARKS
A	LITHONIA 2AVG-232-MDR-120-GEB10IS	(2)32W T8 35K	AVANTE SERIES 2X4 RECESSED DIRECT/INDIRECT.
B	DAYBRITE 0WN-2-232-120-1/2EB	(2)32W T8 35K	1X4 SURFACE MOUNT.
C	DAYBRITE 1FD232-PP-120-1/4-EB	(4)32W T8 35K	8 FT INDUSTRIAL FLUORESCENT. MOUNT LEVEL WITH BOTTOM OF JOIST.
D	OMEGA 0MLED10-3KMDCS-120-DIM	24W LED	6" RECESSED DOWNLIGHT WITH DIMMABLE LED ENGINE.
E	OMEGA 0MLED10-3KWVCS-120-DIM	24W LED	6" RECESSED WALLWASH DOWNLIGHT WITH DIMMABLE LED ENGINE.
F	CHANDELIER TO BE SELECTED BY TENANT & PURCHASE & INSTALLED BY CONTRACTOR. 78 WATTS MAXIMUM. PROVIDE \$750.00 ALLOWANCE IN BID.		
G	WALL SCOCNE SELECTED BY TENANT & PURCHASED & INSTALLED BY CONTRACTOR. 18 WATTS MAXIMUM. PROVIDE \$250.00 ALLOWANCE IN BID.		
X	BEHELLI 0L2-SA-LR-1-M-CR	INCLUDED	SINGLE FACE EDGE LIT EXIT, MIRROR FACE, RECESSED CEILING MOUNT.
X1	CHLORIDE E-R-B-1-120/6	INCLUDED	LED SINGLE FACE EXIT WITH BATTERY.
Y	CHLORIDE GM1	INCLUDED	WALL MOUNTED EMERGENCY LIGHT WITH BATTERY.

INTERIOR LIGHTING POWER CALCULATION

SPACE	AREA (SQFT)	LPD (W/SQFT)	ALLOWABLE (W)	DESIGN (W)
OFFICES	1080	1.1	1188	1080
CONFERENCE	280	1.3	364	540
LOBBY	342	1.3	444.6	444
WORK ROOM	155	1.1	170.5	128
BREAK ROOM	112	1.2	134.4	64
CORRIDORS	429	0.5	214.5	344
WAREHOUSE(FINE MATERIAL)	586	1.4	820.4	384
ELEC/MECH	57	1.5	85.5	64
STAIR	113	0.6	67.8	128
TOILETS	106	0.9	95.4	128
STORAGE	305	0.8	244	280
TOTAL	3565		3829.1	3584

THE DESIGN WATTAGE OF 3584 W IS LESS THAN THE ALLOWABLE WATTAGE OF 3829.1 W.

INTERIOR LIGHTING POWER CALCULATION AS REQUIRED PER FBC 13-415.B.5 & PERFORMED USING THE SPACE BY SPACE METHOD OUTLINED IN 13-415.B.1.



TELEPHONE RISER DIAGRAM - NTS

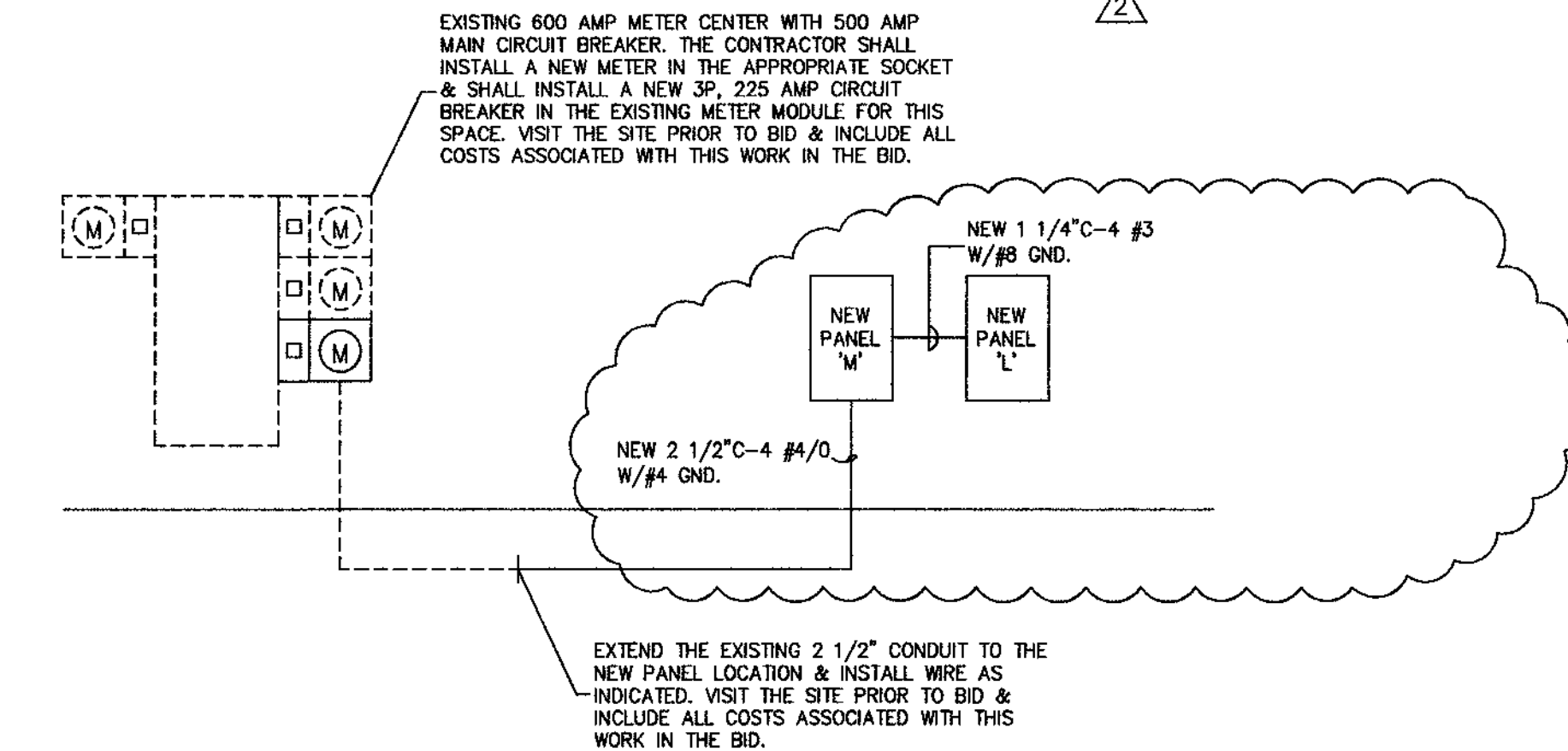
PANELBOARD SCHEDULE 'M'

120/208	VOLTS	3	PHASE	4	WIRE	225	AMP BUS	30	BRANCH POLES	X	FULL NEUTRAL			
FLUSH	MOUNTING	225		AMP MAIN LUGS		SHORT CIRCUIT I=		22,000		AMP-SYM-RMS				
COND. & WIRE	AMPS	LOAD			BKR	C	B	C	B	AMPS	COND. & WIRE			
1/2" #10	22	A	B	C	P	A	T	U	S	A	A	B	C	
		AHU-1			2	30	1	2	2	35	CU-1	16	3/4" #8	
	22	AHU-2			2	30	5	6	2	30	CU-2	14	1/2" #10	
1" #8	41	RTU-1			2	60	9	13			SPACE			
	41	RTU-2			2	60	13	14						
1/2" #10	18	EWH			2	30	17	18						
	12	ICE MAKER			2	30	21	22						
1/2" #12	8	OVERHEAD DOOR MOTOR			1	20	25	26	2	100	PANEL 'L'	71	1 1/4" #3	
		SPACE					27	28				72		
							29	30				68		
TOTAL AMPS		BUS A=		182		BUS B=		188		BUS C=		161		CONNECTED KVA=

* THE NOTED CIRCUIT IS NOT IN THE LOAD CALCULATION DUE TO NON-CONCURRENT LOADING.

LOAD CENTER SCHEDULE 'L'

120/208	VOLTS	3	PHASE	4	WIRE	225	AMP BUS	42	BRANCH POLES	X	FULL NEUTRAL			
FLUSH	MOUNTING	225		AMP MAIN LUGS		SHORT CIRCUIT I=		22,000		AMP-SYM-RMS				
COND. & WIRE	AMPS	LOAD			BKR	C	B	C	B	AMPS	COND. & WIRE			
1/2" #12	7	A	B	C	P	A	T	U	S	A	A	B	C	
	11	LIGHTING			1	20	1	2	1	20	RECEPTACLES	8	1/2" #12	
	10						3	4				9		
	4						5	6				6		
	9						7	8				6		
	8						9	10				8		
	6						11	12				8		
	6	REFRIGERATOR					13	14				8		
	5	APPLIANCE					15	16				5		
	5	EXTERIOR FOUNTAIN					17	19				5		
	7	WINE COOLER					19	20				5		
	8	DISH WASHER					21	22				5		
	6	APPLIANCE					23	24				10		
		SPACE					25	26				8		
							27	28				6		
							29	30				6		
							31	32				6		
							33	34				6		
							35	36				5		
							37	38				5		
							39	40				5		
							41	42				5		
TOTAL AMPS		BUS A=		71		BUS B=		72		BUS C=		68		CONNECTED KVA=



ELECTRICAL RISER DIAGRAM - NTS

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