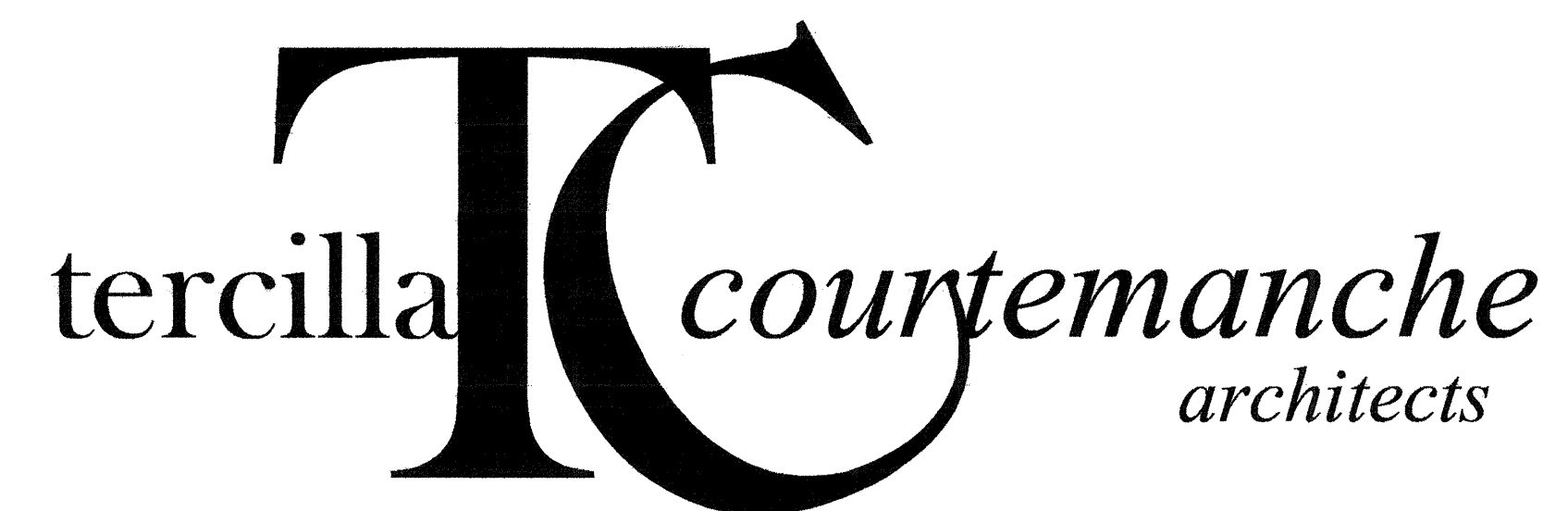


Tenant Improvement for:
Building B, Bay 12
SOUTHERN PARK OF COMMERCE
Palm Beach County, Florida



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
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West Palm Beach, Florida 33411
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CHANE, INC.

2705 Park Street
Lake Worth, Florida 33460
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SHEET INDEX

ARCHITECTURAL

COVER SHEET

A1.1 FLOOR PLAN, MEZZANINE PLAN, REFLECTED CEILING PLANS & SCHEDULES

A2.1 DETAILS & WALL TYPES

MECHANICAL / ELECTRICAL / PLUMBING

M1.1 HVAC PLANS, PLUMBING PLANS & DETAILS

M2.1 MECHANICAL NOTES, SCHEDULES & DETAILS

E1.1 LIGHTING & POWER PLANS

E2.1 ELECTRICAL NOTES, SCHEDULES & DETAILS

FINISH SCHEDULE							
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLING. HGT.	REMARKS
100	RECEPTION	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
101	OFFICE	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
102	RESTROOM	VCT	4" VINYL	GWB/ PAINTED	GWB	8'-0" A.F.F.	
103	WAREHOUSE	CONCRETE	4" VINYL	CONCRETE	EXPOSED STRUCTURE	-	PROVIDE BASE AT GWB PARTITIONS TAPE & MUD GWB ONLY
104	MEZZANINE	CONCRETE	4" VINYL	CONCRETE	EXPOSED STRUCTURE	-	PROVIDE BASE AT GWB PARTITIONS TAPE & MUD GWB ONLY
105	OFFICE	CARPET	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	8'-0" A.F.F.	

FINISH SCHEDULE NOTES:

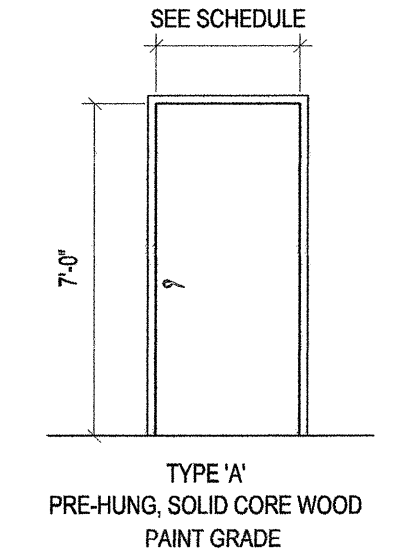
- ALL FLOORING FINISHES SELECTED BY TENANT AND INSTALLED BY CONTRACTOR.
- CONFIRM ALL FINISH MATERIALS WITH TENANT PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WALLCOVERINGS, FLOORING, WALL BASE, CABINETS, ETC.
- PAIN TO BE APPLIED AS FOLLOWS: ONE (1) COAT OF PRIMER AND TWO (2) COATS OF FINISH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

DOOR SCHEDULE						
OPENING NUMBER	DOOR		FRAME		HWDR	REMARKS
	SIZE	MATL.	TYPE	MATL.		
E	EXISTING DOOR	-	-	-	-	
1	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	
2	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	PROVIDE WEATHER STRIPPING @ THRESHOLD
3	3'-0" x 7'-0"	WOOD	A	WD.	PRIVACY SET	PROVIDE WEATHER STRIPPING @ THRESHOLD
4	3'-0" x 7'-0"	WOOD	A	WD.	PASSAGE SET	PROVIDE WEATHER STRIPPING @ THRESHOLD

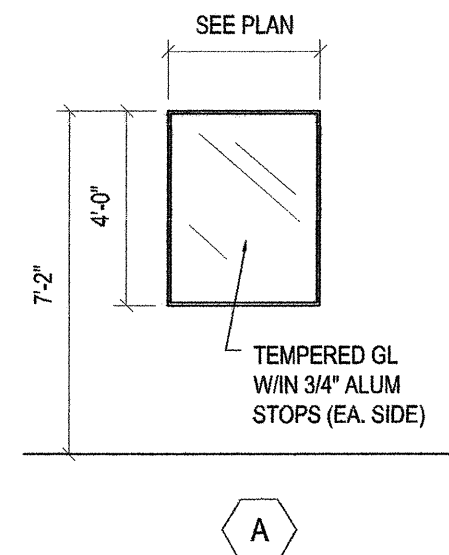
DOOR HARDWARE SETS:

DOOR HARDWARE TO BE LEVER ACTION SCHLAGE "AL" SERIES, JUPITER, 626 FINISH.

CONTRACTOR TO VERIFY ALL DOOR HARDWARE REQUIREMENT W/ TENANT PRIOR TO INSTALLATION



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



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

BUILDING CODE INFORMATION	
BASED ON FLORIDA BUILDING CODE 2007	
BUILDING TYPE:	TYPE II B CONSTRUCTION, SPRINKLERED
OCCUPANCY:	GROUP F-1, FACTORY INDUSTRIAL
AREA CALCULATIONS:	
OFFICE AREA:	858 S.F.
WAREHOUSE AREA:	1,097 S.F.
MEZZANINE AREA:	335 S.F.
TOTAL TENANT AREA =	1,788 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	250 Feet

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 ARCHITECTS 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 MARSHALL PRIOR TO CONSTRUCTION.

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

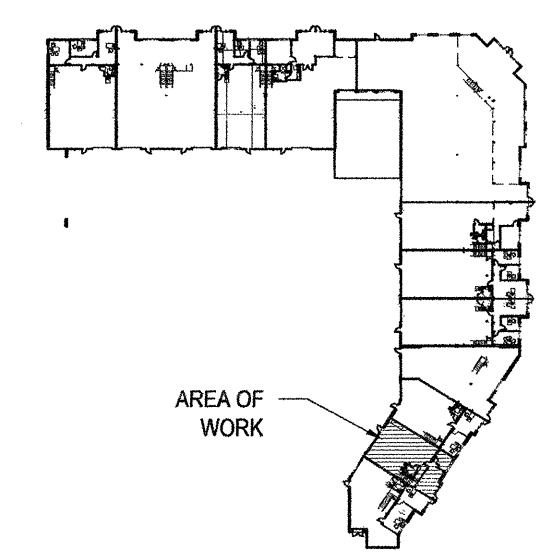
ALL ROOF PENETRATIONS & RELATED ROOF WORK SHALL BE BY LATTIE ROOFING & SHEET METAL COMPANY.

FIRE SPRINKLER RELOCATION TO BE INCLUDED IN BID.

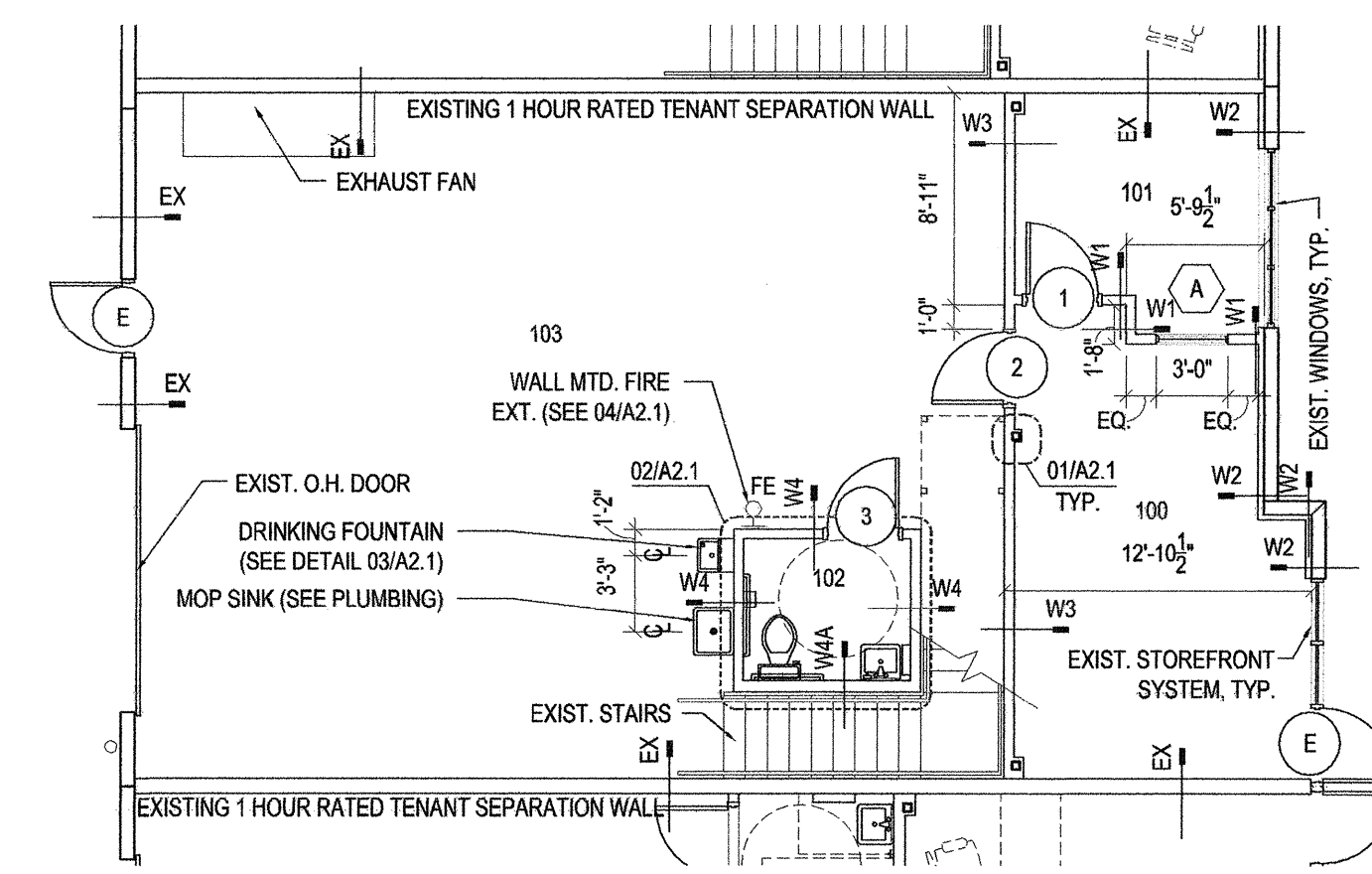
NOTE:
GC SHALL VERIFY THAT ROOF EQUIPMENT SELECTION DOES NOT EXCEED PARAPET HEIGHT. NOTIFY ARCHITECT PRIOR TO UNIT PURCHASE OF ANY CONDITION WHERE THIS CANNOT BE MET.

CEILING LEGEND	
	2x4 ARMSTRONG FINE FISSURED SQUARE LAY-IN CEILING #1729 W/ 15/16" PRELUDE XL EXPOSED TEE GRID.
	GYPSUM BOARD CEILING/ SOFFIT
	2x4 FLUORESCENT FIXTURE WITH PRISMATIC LENS
	4' FLUORESCENT FIXTURE
	8' FLUORESCENT FIXTURE
	8' WALL MOUNTED FLUORESCENT FIXTURE
	EXIT SIGN
	EMERGENCY FIXTURE

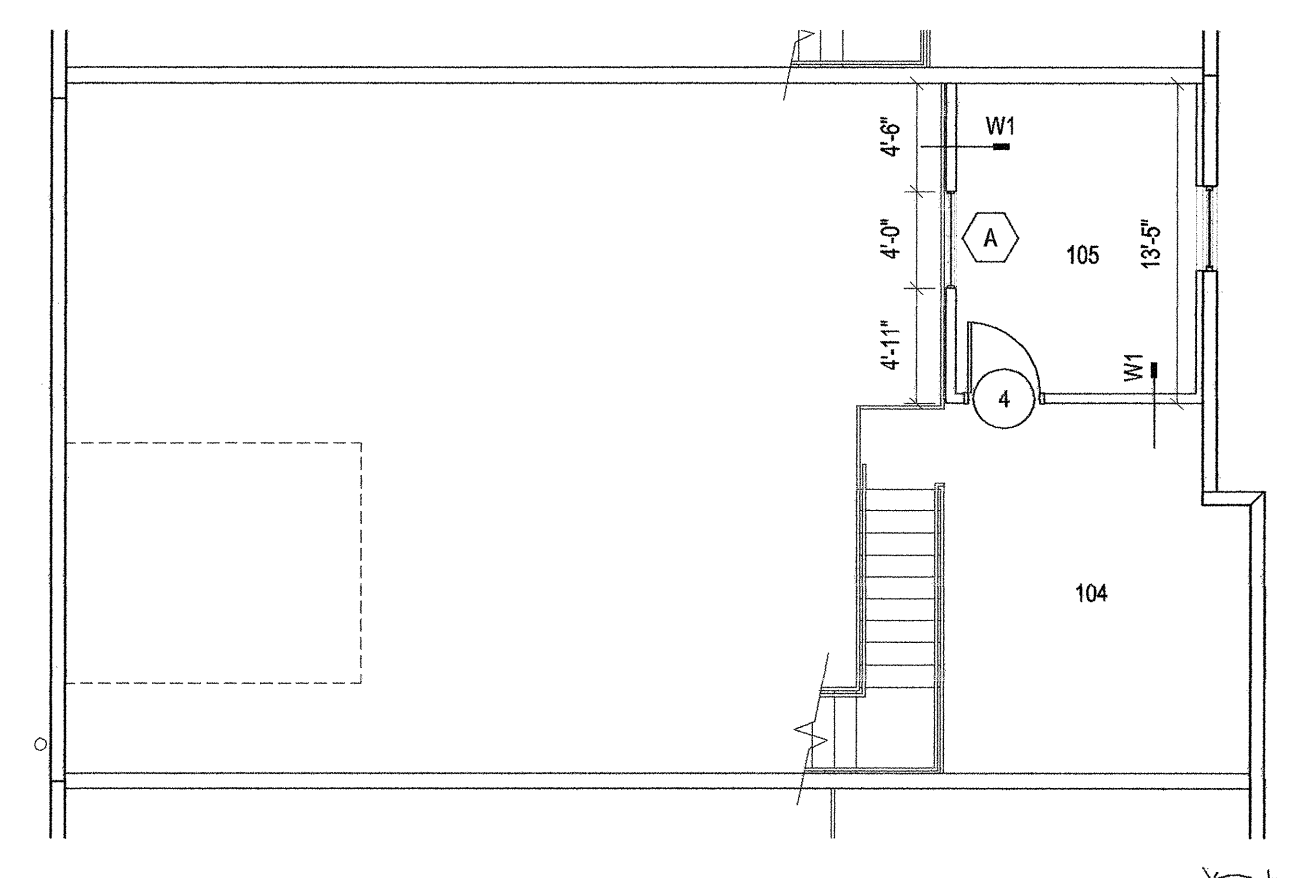
NOTES:
REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES & SCHEDULE



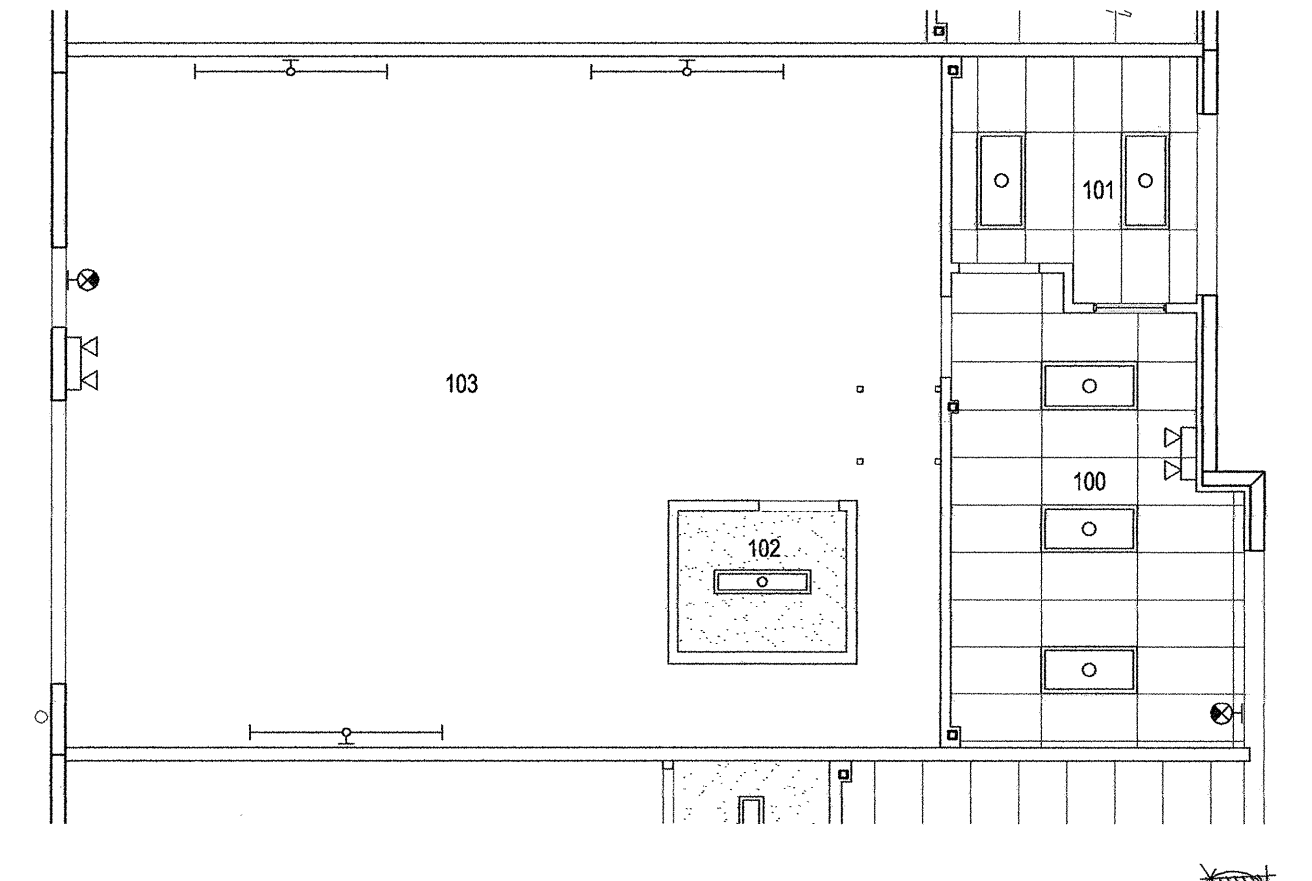
KEY PLAN
SCALE: N.T.S.



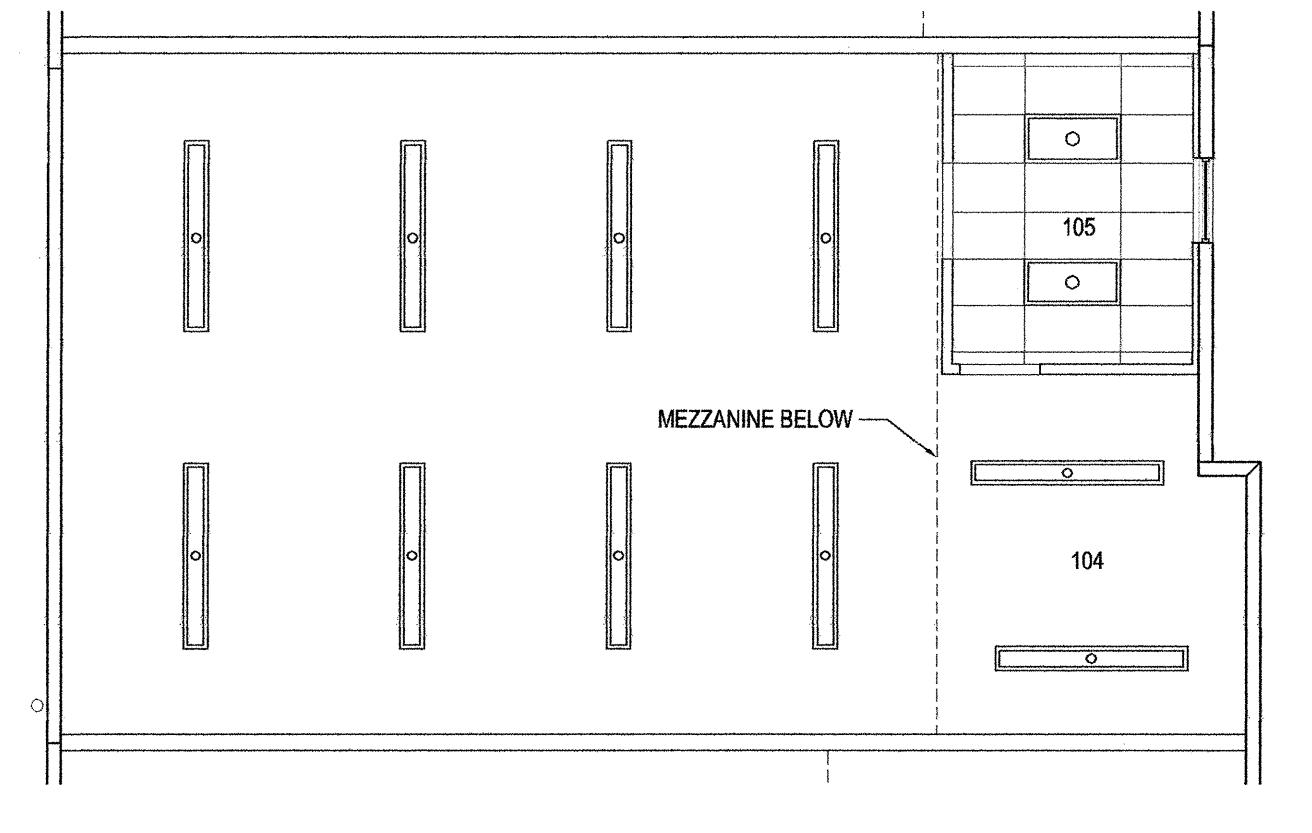
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



CEILING PLAN
SCALE: 1/8" = 1'-0"



WAREHOUSE CEILING PLAN
SCALE: 1/8" = 1'-0"

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Tenant Improvement for:
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date: 6-3-09

revision date

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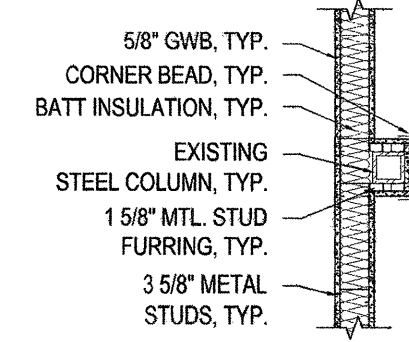
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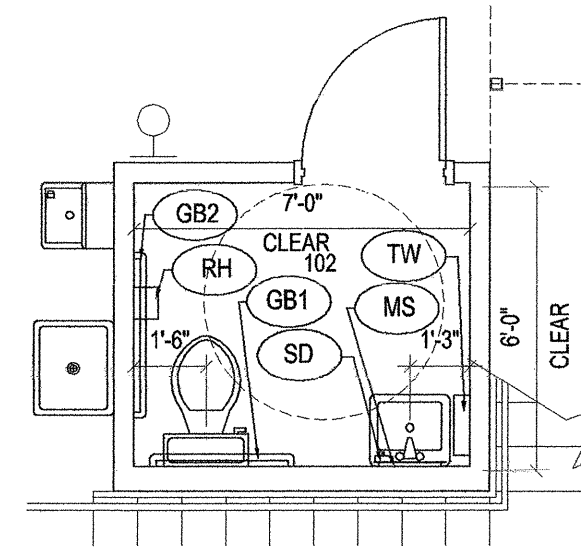
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René Tercilla AIA, REFP

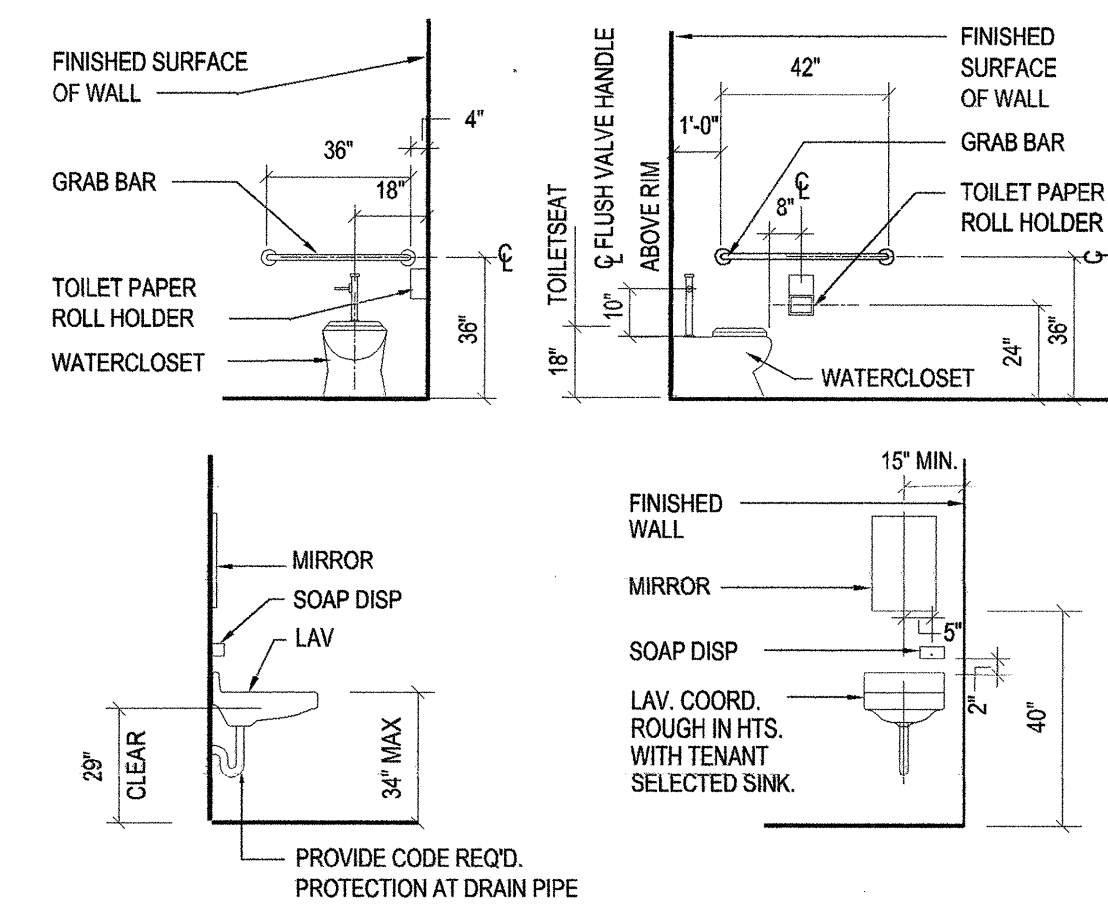


01 COLUMN DETAIL
SCALE: 1/2"=1'-0"



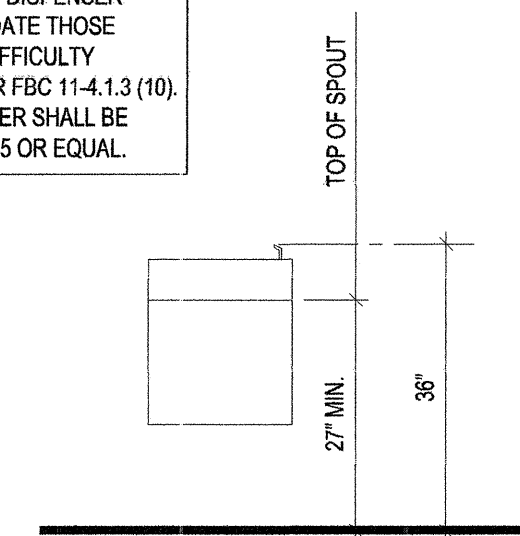
02 ENLARGED RESTROOM
SCALE: 1/4"=1'-0"

RESTROOM ACCESSORIES	
GB1	36" STAINLESS STEEL GRAB BAR (BOBRICK B-8806x36 OR EQUAL)
GB2	42" STAINLESS STEEL GRAB BAR (BOBRICK B-8806x42 OR EQUAL)
MS	18"x30" FRAMED MIRROR (BOBRICK B-165 1830 OR EQUAL)
TW	SURFACE MOUNTED PAPER TOWEL DISPENSER (BOBRICK B-262 OR EQUAL)
SD	SURFACE MOUNTED SOAP DISPENSER (BOBRICK B-2111 OR EQUAL)
RH	TOILET TISSUE DISPENSER (BOBRICK B-78857 OR EQUAL)

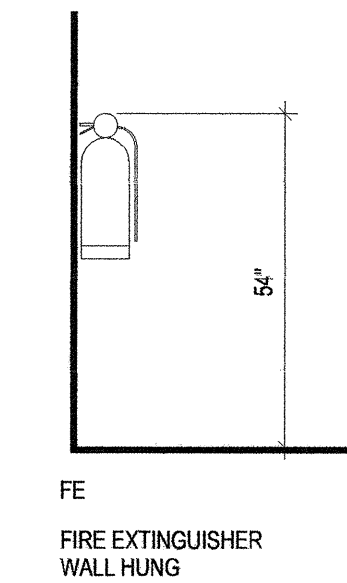


TYP. MTG. HEIGHTS
SCALE: N.T.S.

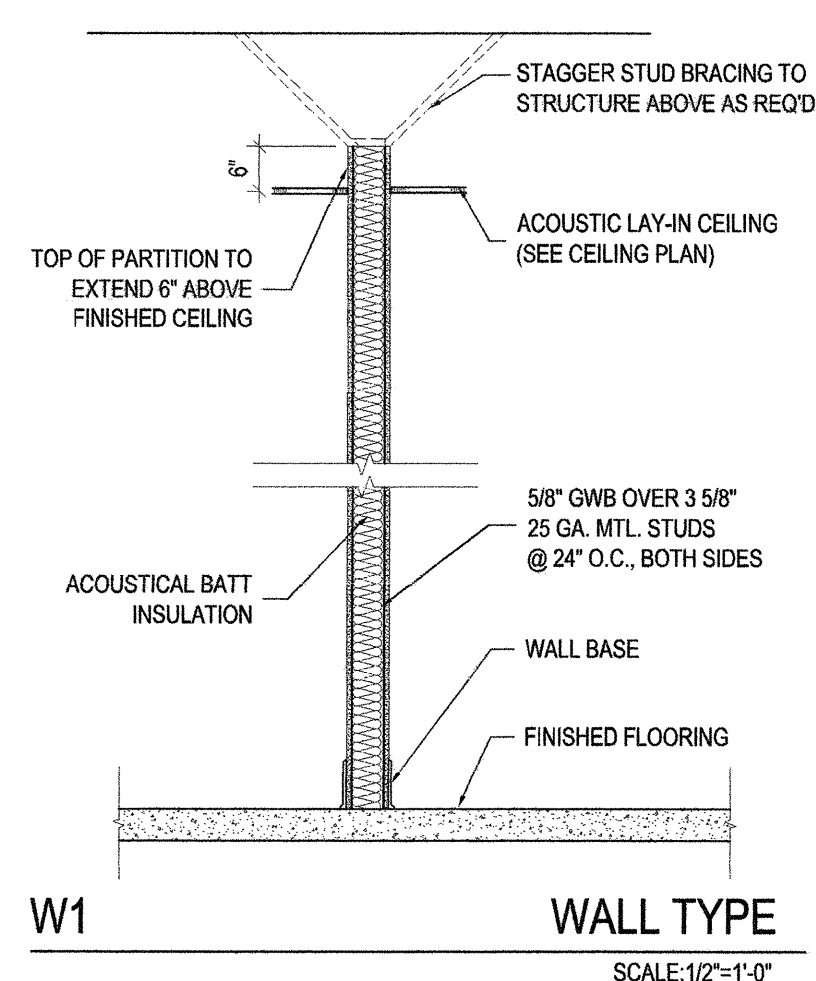
NOTE:
ACCESSIBLE DRINKING FOUNTAIN SHALL BE MOUNTED PER FBC 11-4.15. PROVIDE CUP DISPENSER TO ACCOMMODATE THOSE WHO HAVE DIFFICULTY BENDING, PER FBC 11-4.1.3 (10). CUP DISPENSER SHALL BE BOBRICK B-235 OR EQUAL.



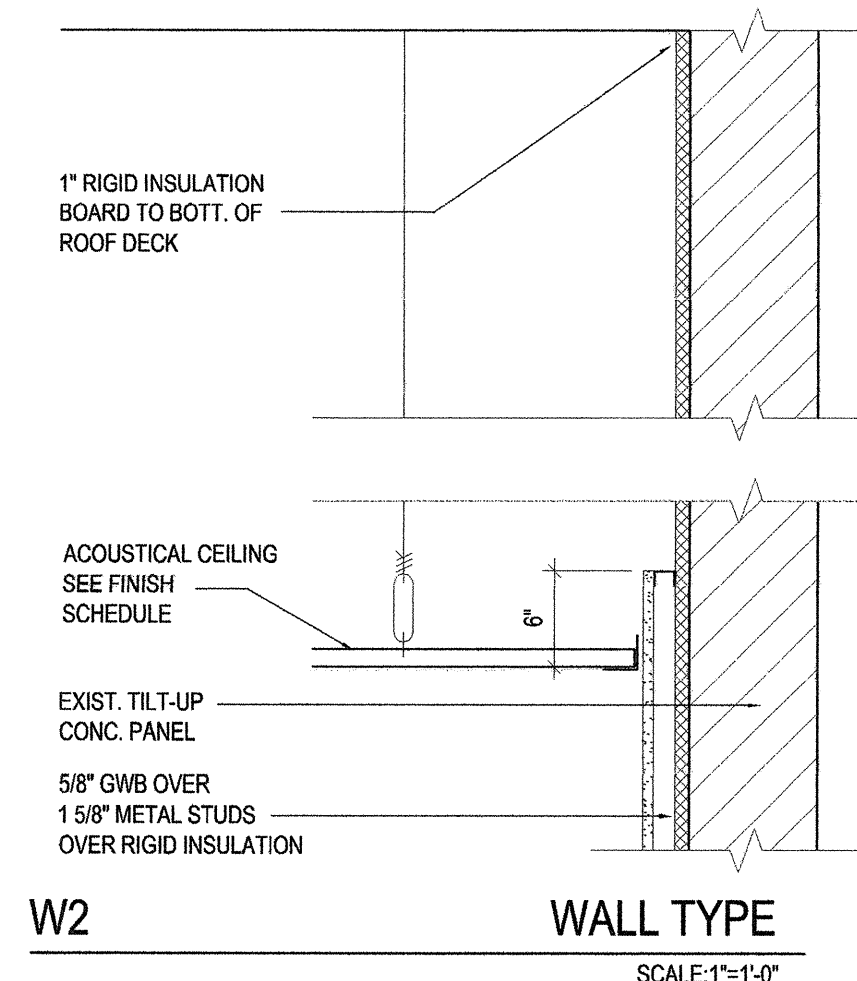
03 DRINK. FOUNTAIN DETAIL
SCALE: 1 1/2"=1'-0"



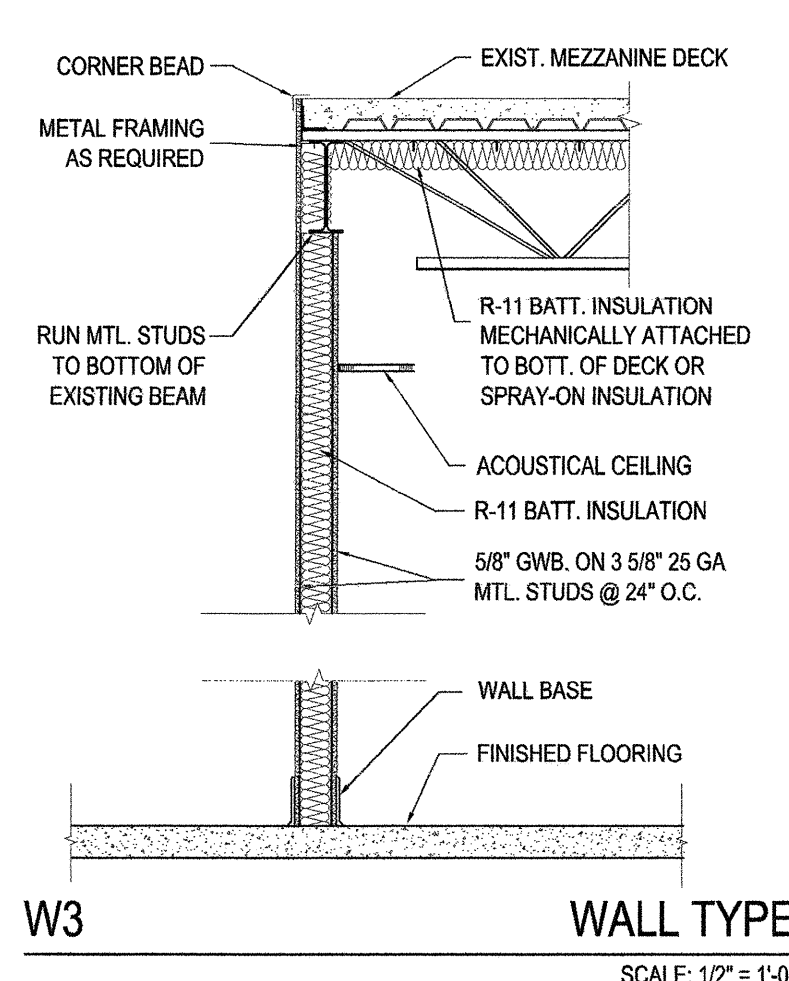
04 FIRE EXTINGUISHER DETAIL
SCALE: 1 1/2"=1'-0"



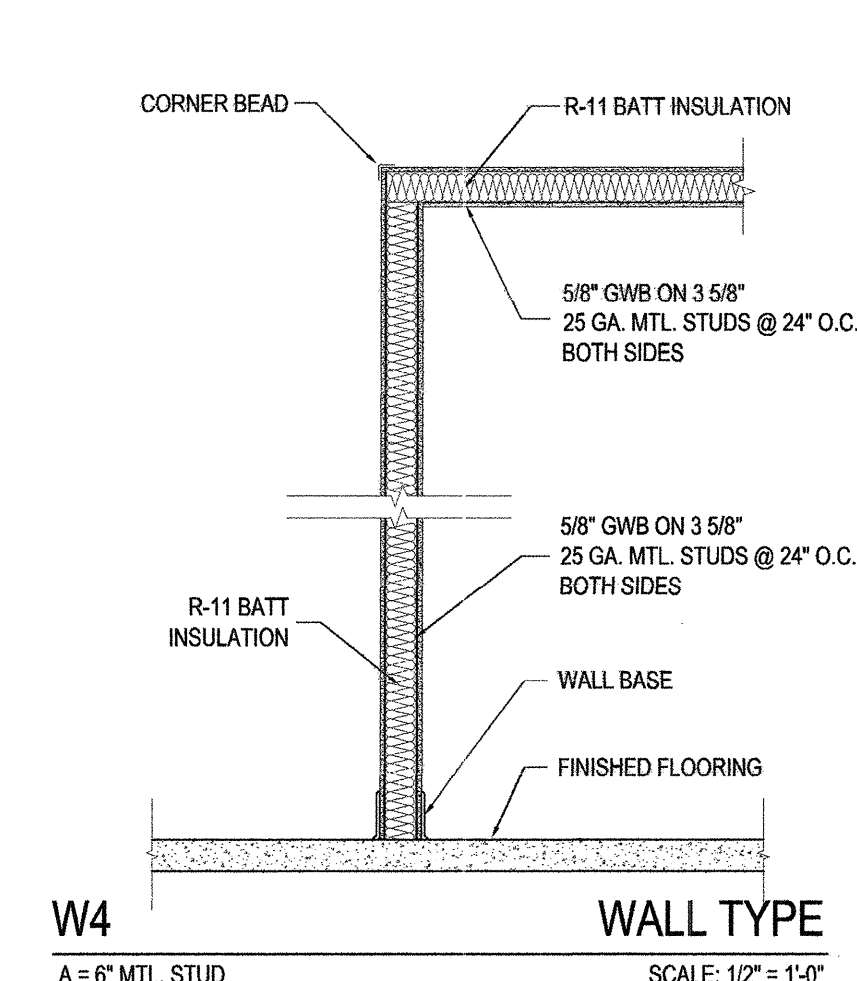
W1 WALL TYPE
SCALE: 1/2"=1'-0"



W2 WALL TYPE
SCALE: 1/4"=1'-0"



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



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

WALL TYPE NOTES:
- FOR ALL FIRE RATED WALLS PROVIDE STENCILING ABOVE CEILING STATING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
- REFER TO FLOOR PLAN FOR LOCATIONS OF RATED WALL ASSEMBLIES; CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NOTED RATINGS.
- WALL BOARD AND SURFACE FINISH MATERIAL SHALL EXTEND A MINIMUM OF 6" ABOVE NEAREST ADJACENT CEILING, UNLESS NOTED OTHERWISE.
- PROVIDE SOUND BATT INSULATION AT ALL RESTROOM PARTITIONS, TYPICAL.
- PROVIDE 1/2" PLYWOOD BACKING AT ALL PARTITIONS TO RECEIVE WALL MOUNTED EQUIPMENT. VERIFY LOCATIONS WITH TENANT.
- 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. W-L-1176
SYSTEM NO. C-AJ-1014 SYSTEM NO. W-L-2154
SYSTEM NO. W-L-1054 SYSTEM NO. W-L-2148
ALTERNATE PENETRATION PROTECTION SYSTEMS MUST BE TEST CERTIFIED AND SUBMITTED FOR REVIEW.

Tenant Improvement for:
Building B, Bay 12
Southern Park of Commerce
Palm Beach County, FL

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date: 6-3-09
revision date

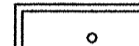
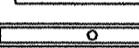
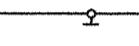

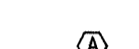
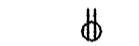
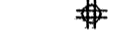
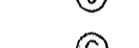
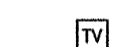

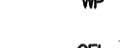
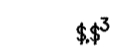


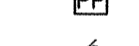


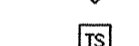
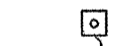
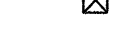




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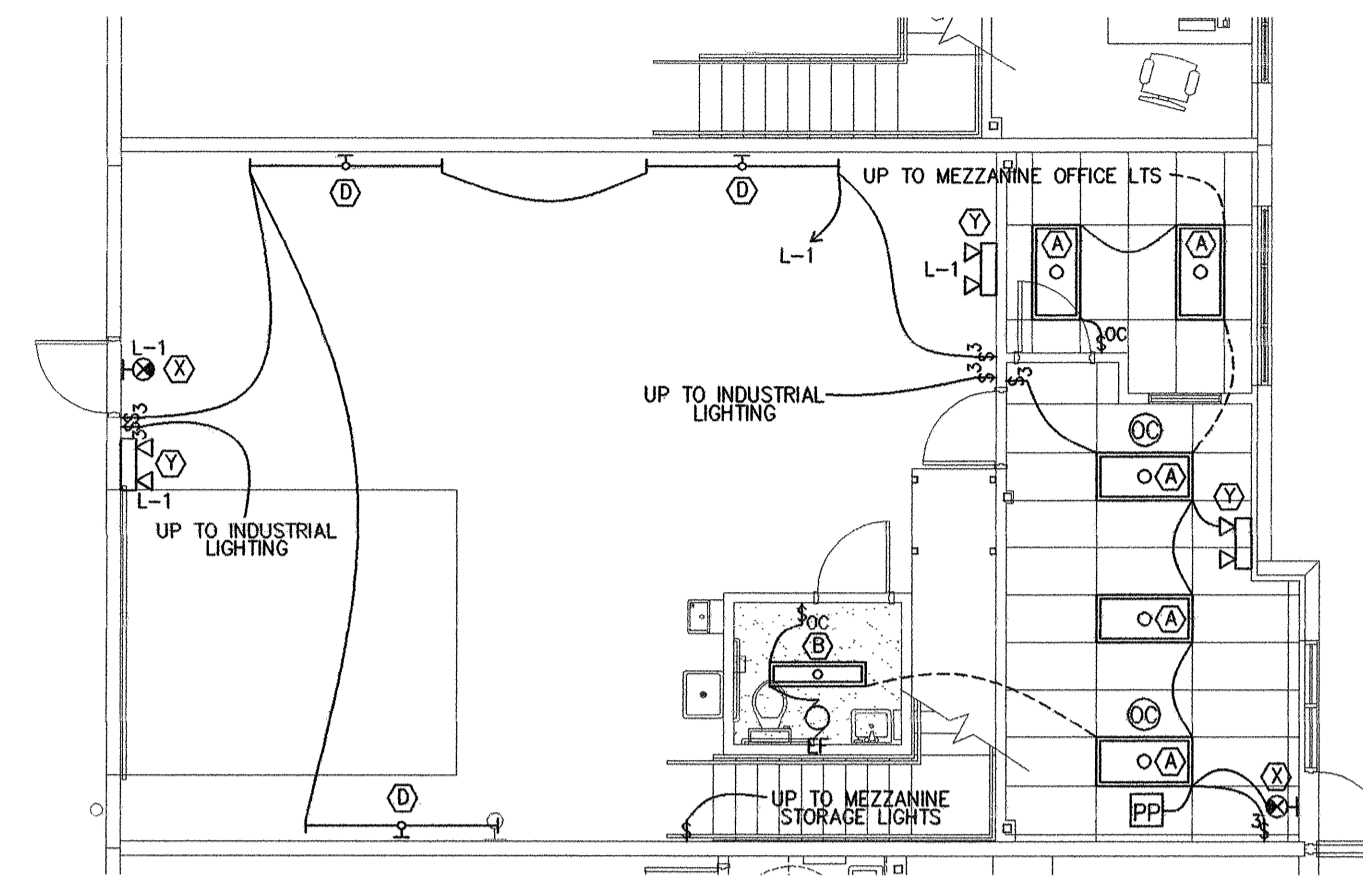
tercilla **courtemanche** architects
AA 0003414
2047 visa parkway, suite 100
west palm beach, florida 33411 plr: 561.478.4457 fx: 561.478.4102

ELECTRICAL LEGEND:

-  RECESSED FLUORESCENT.
-  8 FT STEM-MOUNTED FLUORESCENT.
-  FLUORESCENT STRIP LIGHT.
-  EXIT LIGHT.
-  EMERGENCY LIGHT.
-  LIGHT FIXTURE TYPE DESIGNATION.
-  DUPLEX RECEPTACLE.
-  QUAD-PLEX RECEPTACLE.
-  JUNCTION BOX, 4" SQUARE UNLESS NOTED.
-  DATA OUTLET.
-  TELEVISION OUTLET.
-  TELEPHONE OUTLET.
-  WEATHERPROOF.
-  GROUND FAULT INTERRUPTER.
-  TOGGLE TYPE WALL SWITCH (3 - 3 WAY)
-  TWO POLE RECEPTACLE.
-  OCCUPANCY SENSOR (SEE DEVICE SCHEDULE).
-  POWER PACK (SEE DEVICE SCHEDULE).
-  EXHAUST FAN.
-  DISCONNECT.
-  DUCT SMOKE DETECTOR.
-  TEST/RESET STATION.
-  ON/OFF PUSHBUTTON SWITCH.
-  CONTROL BOX FOR EXHAUST CHAMBER SWITCH.

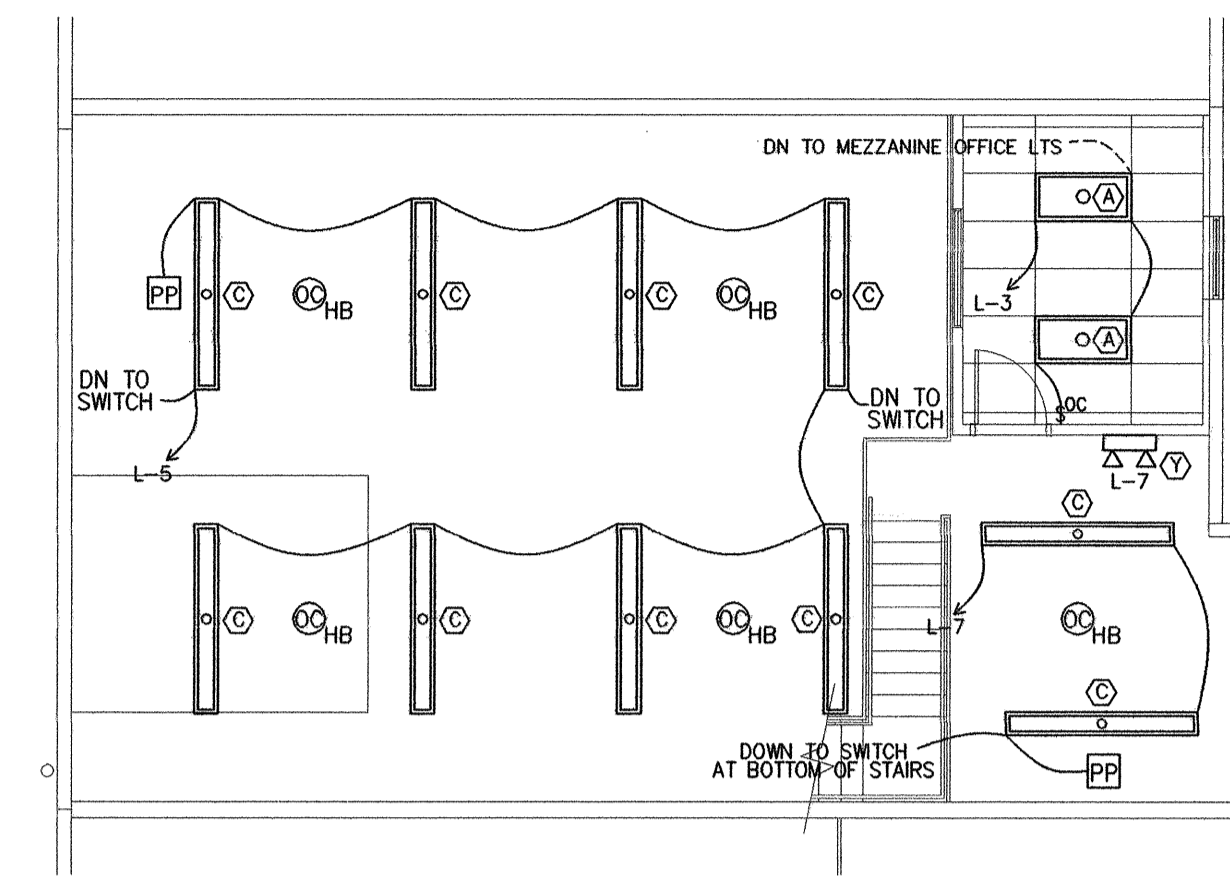
SPECIFIC NOTES: POWER PLANS

- 1) THE NOTED DUCT SMOKE DETECTOR SHALL SHUT DOWN THE SUPPLY FAN UPON ACTIVATION VIA A FAN SHUT-DOWN RELAY. THE DETECTOR SHALL OPERATE ON 120 VOLTS. THE DETECTOR SHALL BE SUPPLIED & WIRED BY THE ELECTRICAL CONTRACTOR AND INSTALLED IN THE DUCTWORK BY THE MECHANICAL CONTRACTOR. THE SYSTEM SHALL INCORPORATE THE SUPERVISORY REQUIREMENT OF FMC 606.4.1, EXCEPTION 2.
- 2) PROVIDE A TEST/RESET STATION ABOVE THE THERMOSTAT.
- 3) THE RECEPTACLE FOR THE EWC SHALL BE OUTSIDE OF THE CABINET.
- 4) THE NOTED OUTLET SHALL BE SUSPENDED FROM A SECURE JUNCTION BOX @ 78" A.F.F. CONTRACTOR SHALL PROVIDE ALL REQUIRED CABLES & RECEPTACLES. VERIFY EXACT MOUNTING HEIGHT WITH TENANT PRIOR TO BEGINNING WORK.
- 5) PROVIDE AS AN ALTERNATE TO THE BID A COST TO INSTALL THE NOTED 220V CIRCUIT AND DEVICE. THESE CIRCUITS AND DEVICES SHALL NOT BE INCLUDED IN THE BASE BID, BUT INCLUDED AS AN ALTERNATE TO THE BASE BID.



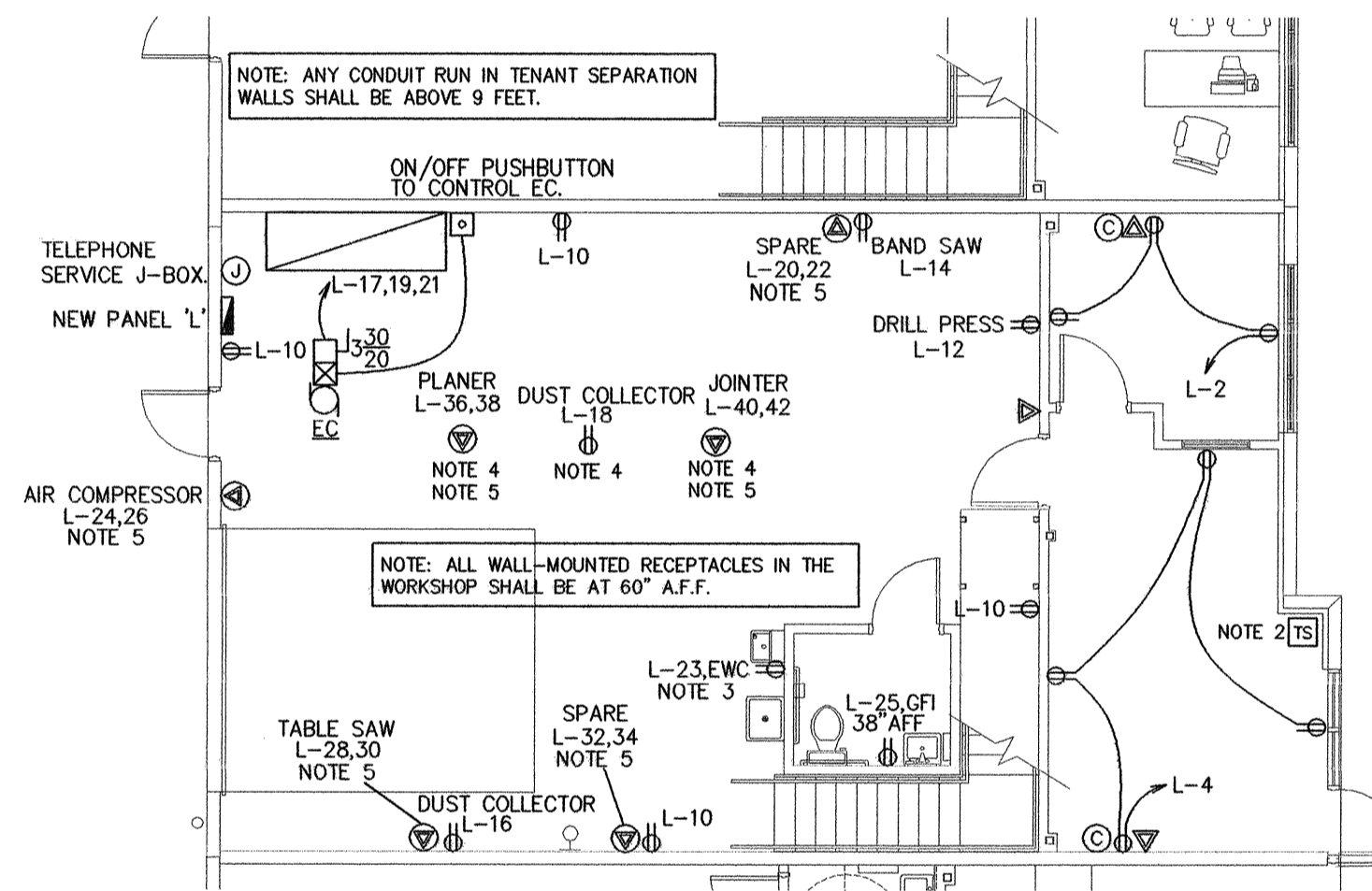
LOWER LIGHTING PLAN

SCALE: 1/8"=1'-0"



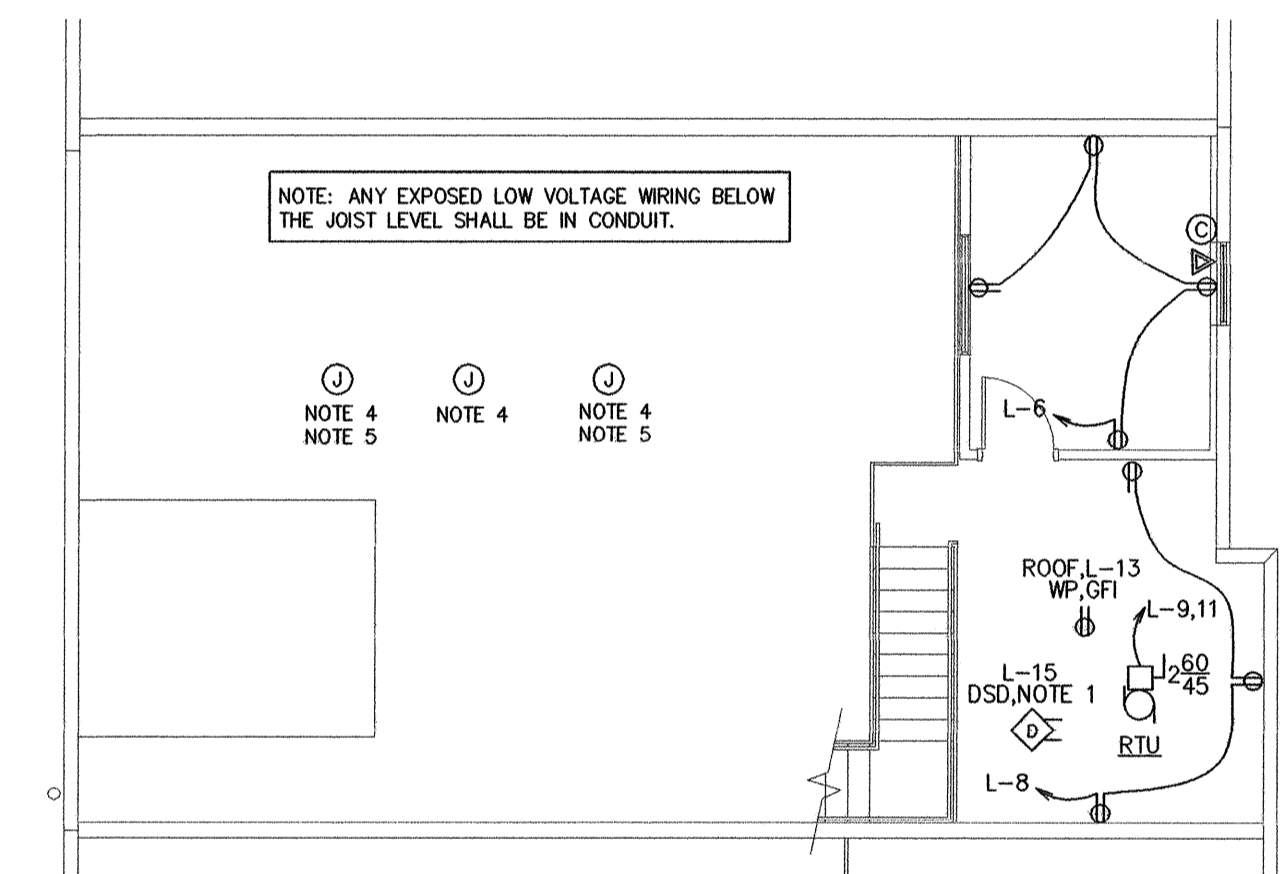
UPPER LIGHTING PLAN

SCALE: 1/8"=1'-0"



LOWER POWER PLAN

SCALE: 1/8"=1'-0"



UPPER POWER PLAN

SCALE: 1/8"=1'-0"

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