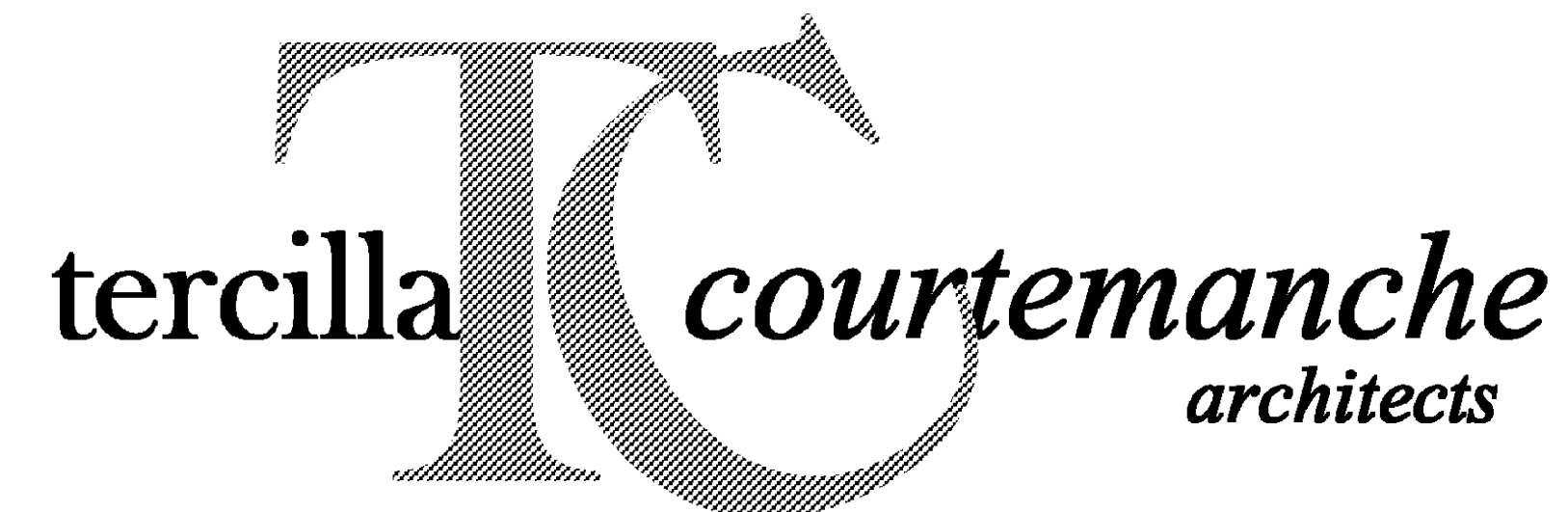


Tenant Improvement for:  
**Building B, Bay 11**  
**SOUTHERN PARK OF COMMERCE**  
Palm Beach County, Florida



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.

November 12, 2007

ARCHITECT:

**TERCILLA COURTEMANCHE**  
architects, inc.

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Tel. 561-478-4457, Fax 561-478-4102

MECHANICAL / ELECTRICAL / PLUMBING:  
**CHANE, INC.**

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

SHEET INDEX

ARCHITECTURAL

COVER SHEET

A-1 FLOOR PLAN, MEZZANINE PLAN, CEILING PLANS & SCHEDULES  
A-2 DETAILS & WALL TYPES

MECHANICAL / ELECTRICAL/ PLUMBING

ME1 POWER, LIGHTING, MECHANICAL PLAN, DETAILS AND LEGENDS  
ME2 NOTES, SCHEDULES, DETAILS & RISER DIAGRAMS

FINISH SCHEDULE							
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HGT.	REMARKS
100	RECEPTION	VCT	4" VINYL	GWB/ PAINTED	LAY-IN ACOUSTIC	9'-0" A.F.F.	
101	RESTROOM	VCT	4" VINYL	GWB/ PAINTED	GWB	9'-0" A.F.F.	
102	WAREHOUSE	-	4" VINYL	CONC./ PAINTED	-	-	
103	MEZZANINE	-	4" VINYL	CONC./ PAINTED	-	-	

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.
- 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.
- VCT TO BE ARMSTRONG STANDARD EXCELON W/ 4" BURKE MERCER VINYL BASE.
- PROVIDE 1/2" YD. MATERIAL ALLOWANCE FOR CARPET.

DOOR SCHEDULE						
OPENING NUMBER	DOOR	FRAME			HDWR	REMARKS
		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.	PRIVACY SET	

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

### GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL AND APPLICABLE CODES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE BUILDING STANDARDS AND LOCAL JURISDICTIONS.

ALL FINISH MATERIALS, HARDWARE, ETC. SHALL MATCH THE BUILDING STANDARDS UNLESS NOTED OTHERWISE. IF THE CONTRACTOR HAS DIFFICULTY MATCHING BUILDING STANDARDS HE SHALL OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO SUBSTITUTING ANY ITEMS.

PROPER CARE AND PROTECTION SHALL BE PROVIDED FOR ALL AREAS ADJACENT TO CONSTRUCTION AND ANY DAMAGE THAT MAY OCCUR TO THESE AREAS AS A RESULT OF THIS CONSTRUCTION SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION.

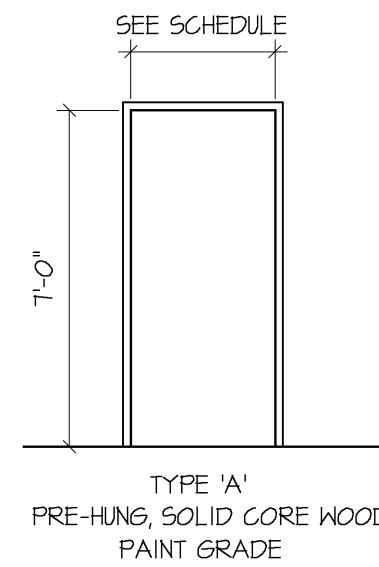
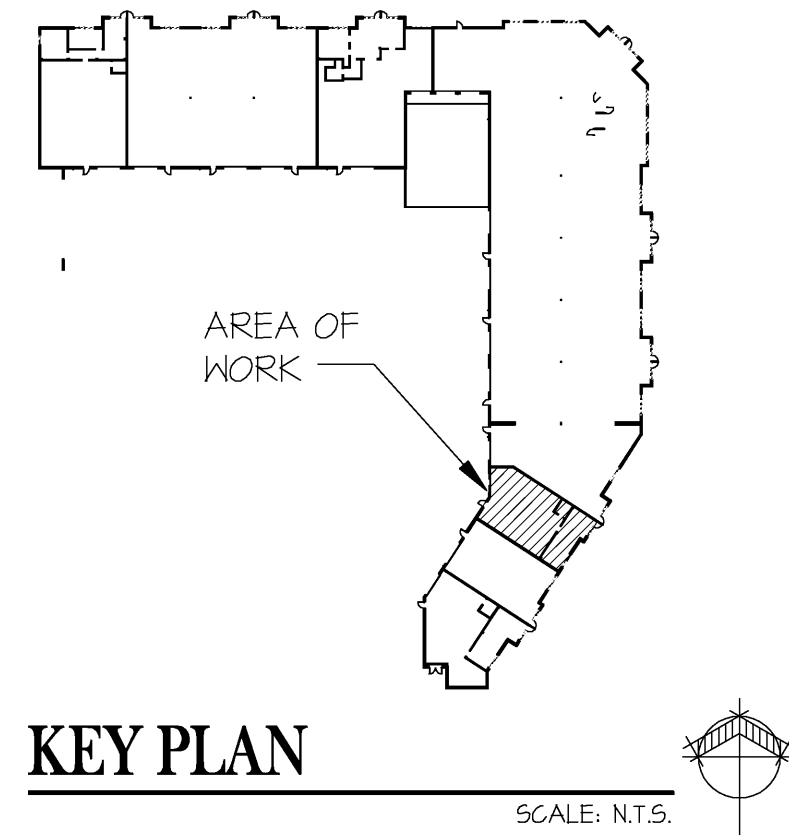
ANY WORK THAT MUST BE PERFORMED IN OTHER TENANT SPACES IN RELATION TO THIS CONSTRUCTION SHALL BE PERFORMED IN A MANNER SO AS NOT TO DISRUPT THE OWNER. ALL WALLS, SLABS, CEILINGS, ETC. DISTURBED IN OTHER SPACES SHALL BE RESTORED TO ORIGINAL CONDITION ONCE WORK IS COMPLETE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH THE NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

EXISTING FIRE RATINGS SHALL BE MAINTAINED AT SLAB PENETRATIONS, RATED WALLS, RATED CEILING ASSEMBLIES AND FIRE COMPARTMENT ZONES.

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

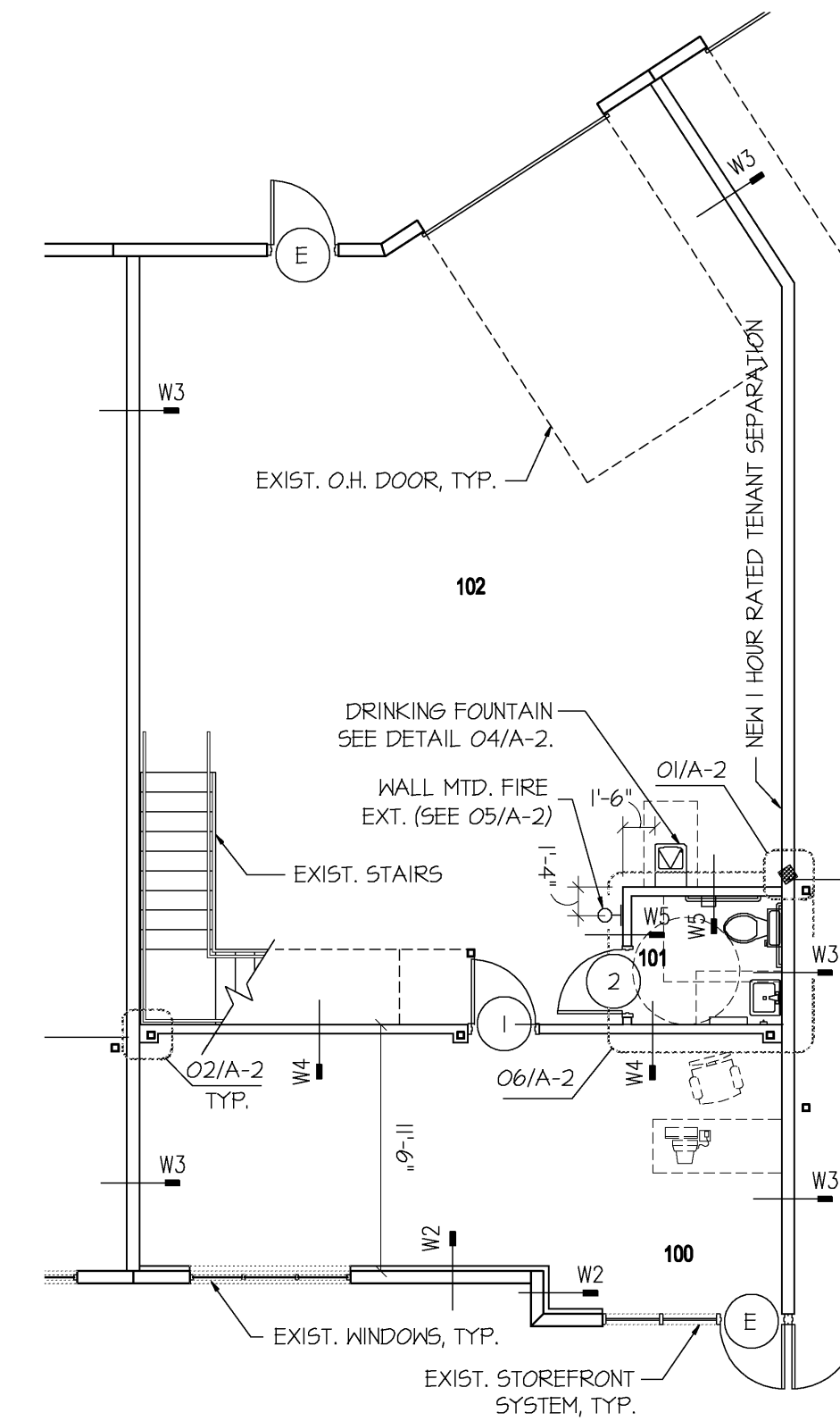
FIRE EXTINGUISHERS SHALL BE PLACED AT INTERVALS NOT EXCEEDING A TRAVEL DISTANCE OF 75'.



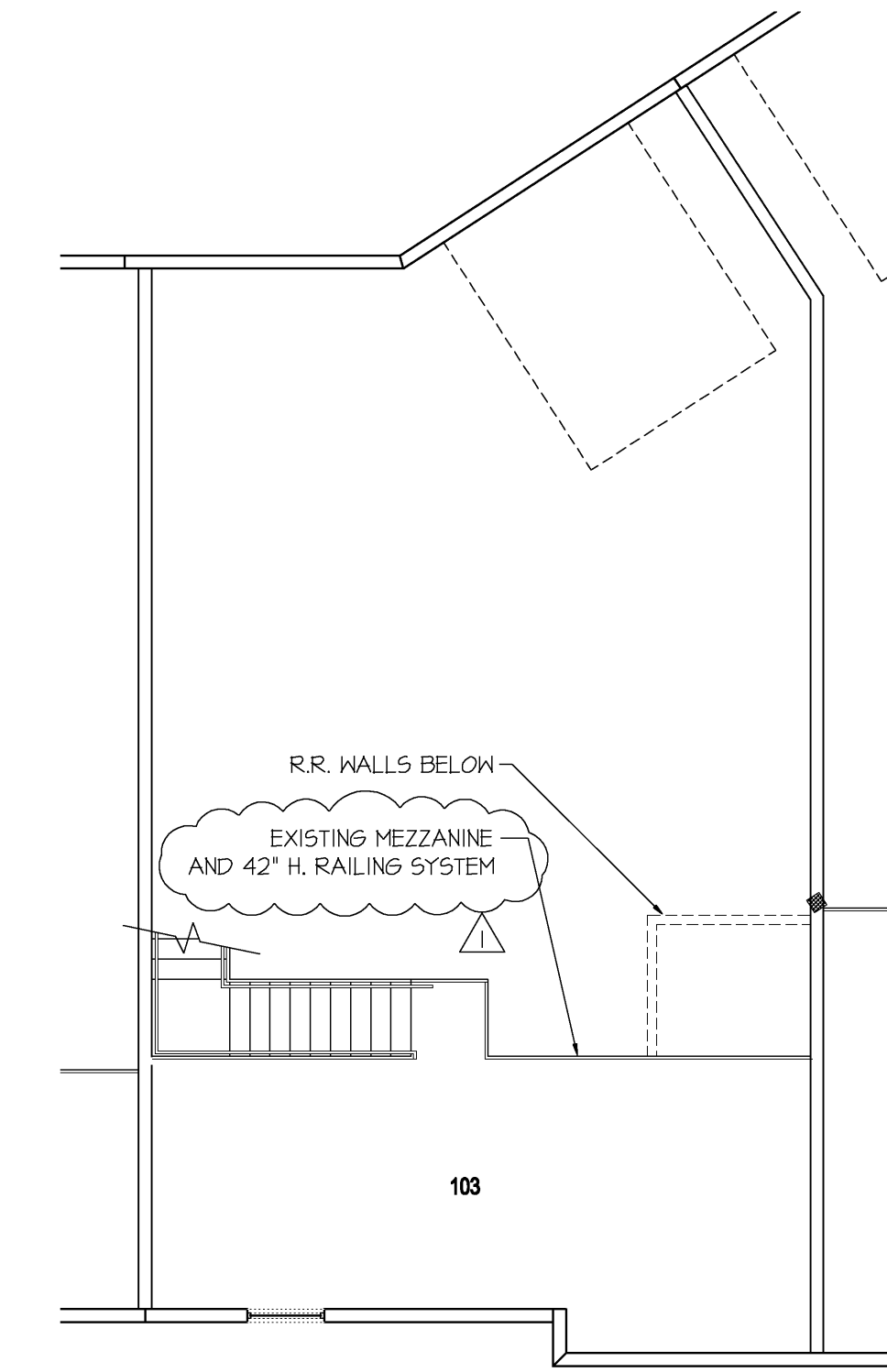
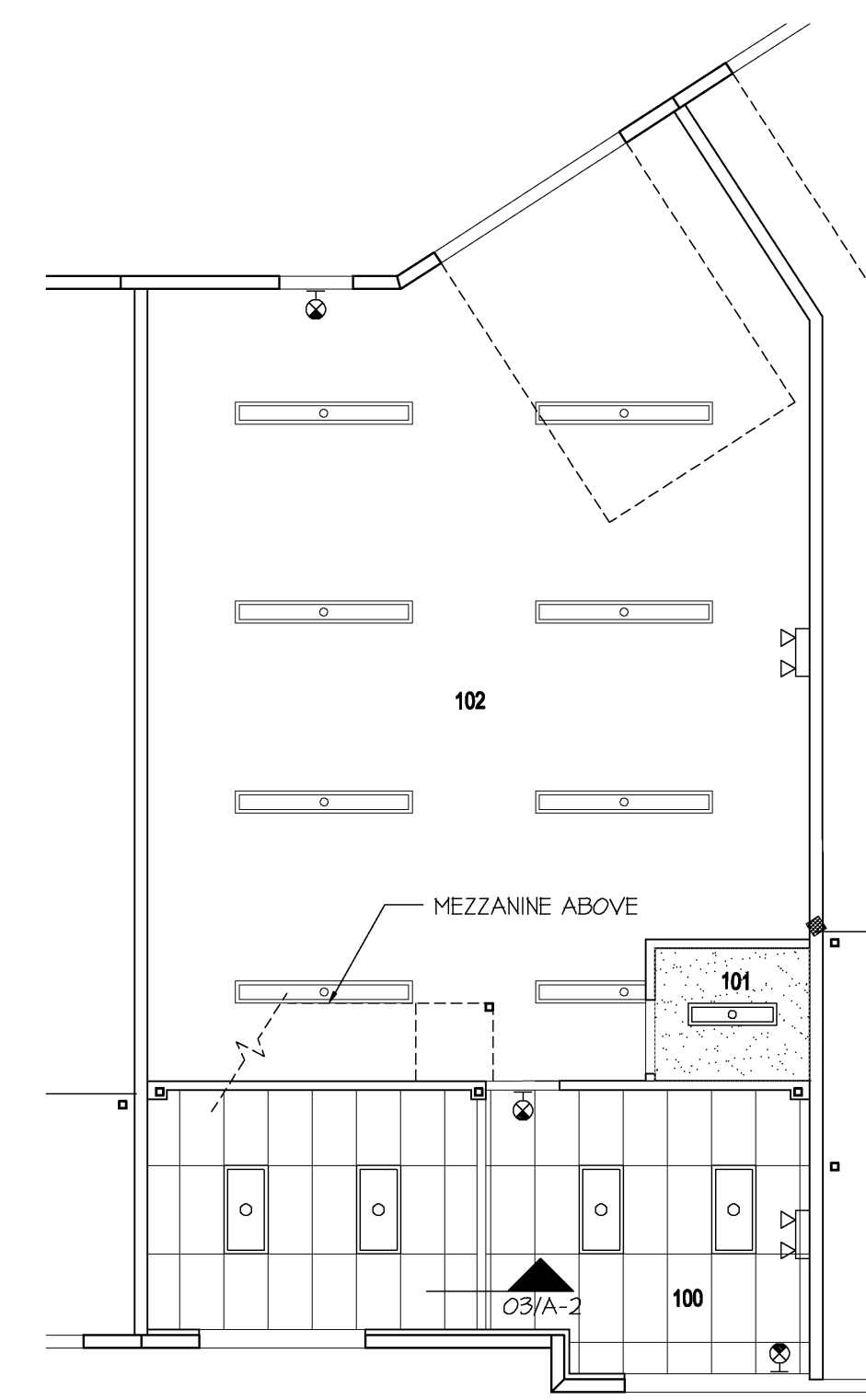
BUILDING CODE INFORMATION	
BASED ON FLORIDA BUILDING CODE 2004/2006 REV.	
BUILDING TYPE	TYPE II B CONSTRUCTION, SPRINKLERED
OCCUPANCY:	GROUP F-1, FACTORY INDUSTRIAL
TOTAL TENANT AREA =	1,966 S.F.
TOTAL OFFICE AREA =	380 S.F.
TOTAL WAREHOUSE AREA =	1,188 S.F.
TOTAL MEZZANINE AREA =	390 S.F.
LIFE SAFETY 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

CEILING LEGEND	
	2x4' ARMSTRONG FINE FISSURED SQUARE LAY-IN #1124 W/ OR EQUAL LAY-IN CEILING W/ 15/16" PRELUDE XL EXPOSED TEE GRID.
	GYPSUM BOARD CEILING/ SOFFIT
	2x4' FLUORESCENT FIXTURE WITH PRISMATIC LENS
	1x8' FLUORESCENT FIXTURE
	1x4' FLUORESCENT FIXTURE
	WALL MTD. EXIT SIGN
	EMERGENCY LIGHTS

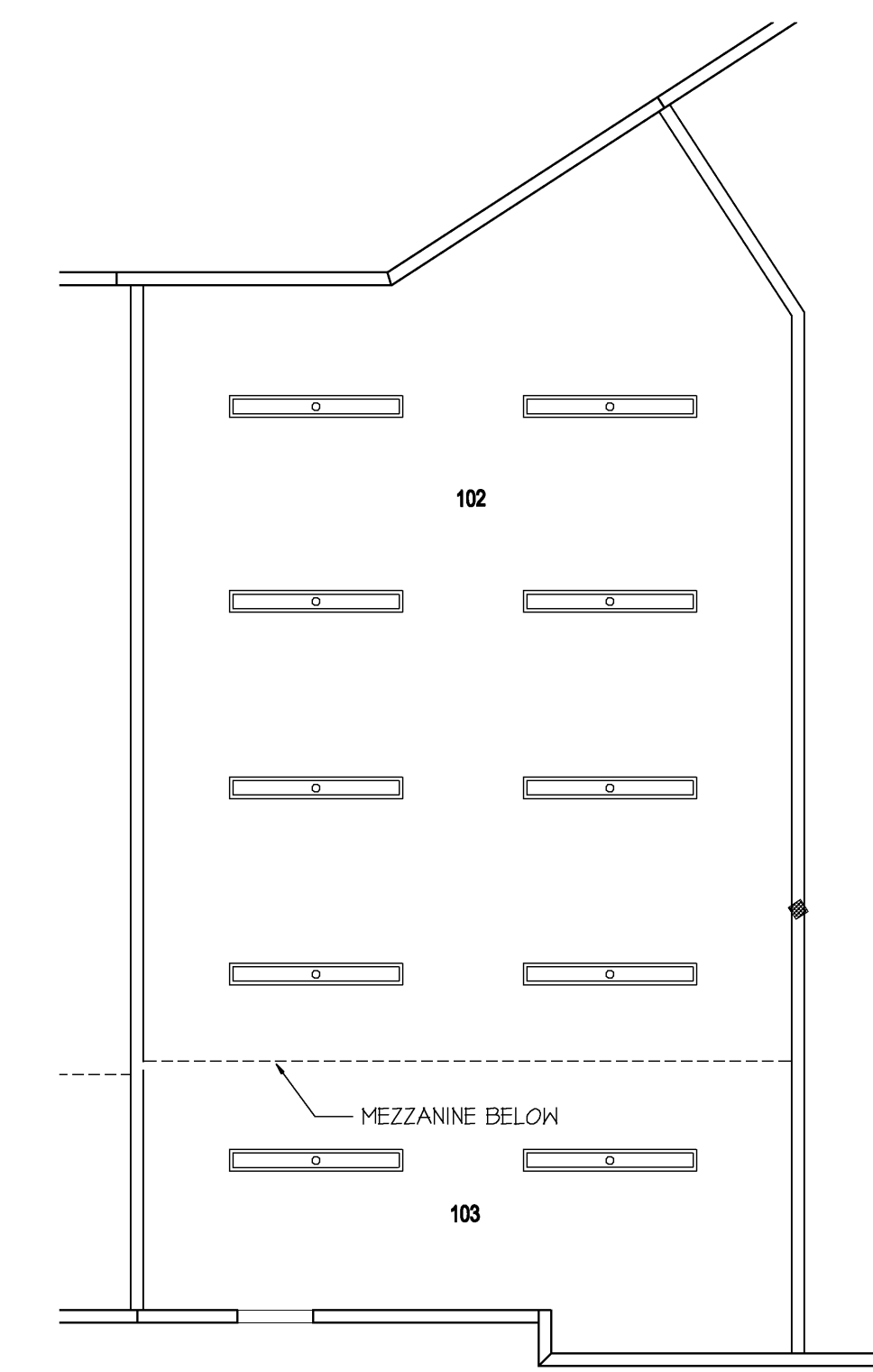
NOTE:  
REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES & SCHEDULE



### FLOOR PLAN



### MEZZANINE PLAN



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**Courjemanche**  
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Tenant Improvement for:  
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Palm Beach County, FL

commission 27027.02

date: 11-12-07

revision date

no. 1 1-3-08

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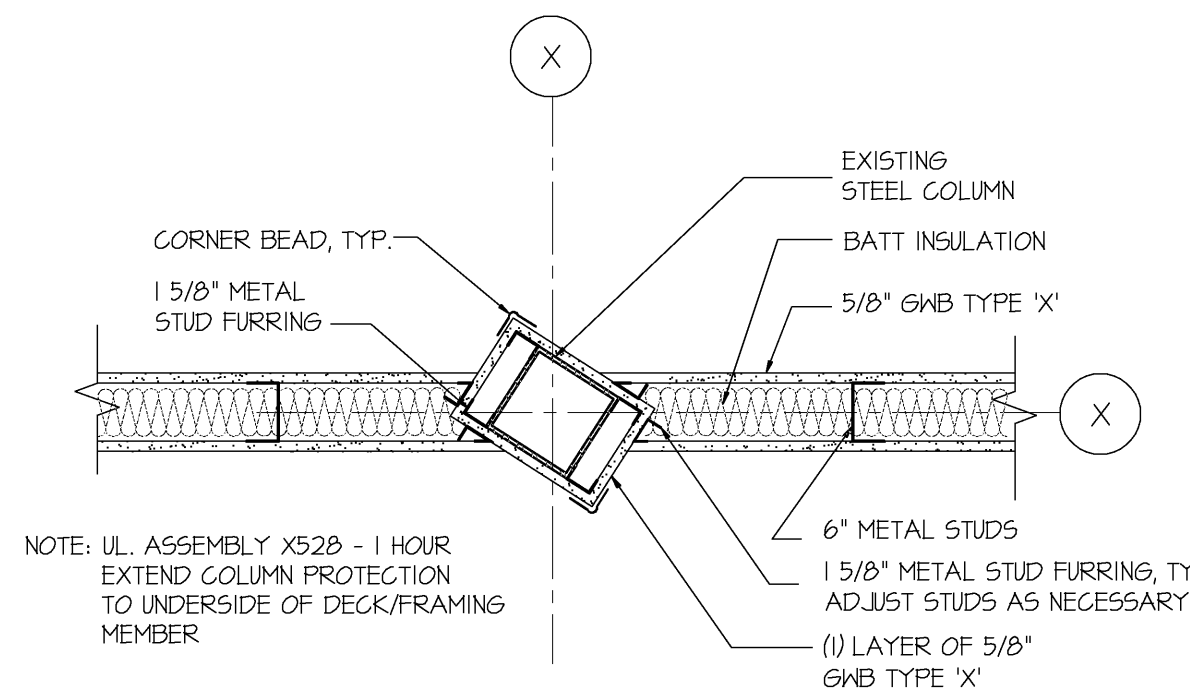
10

drawing

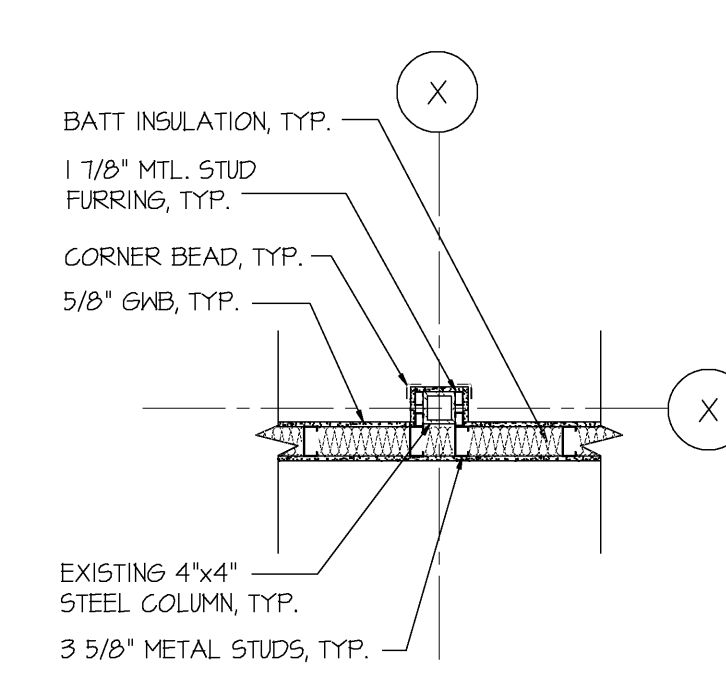
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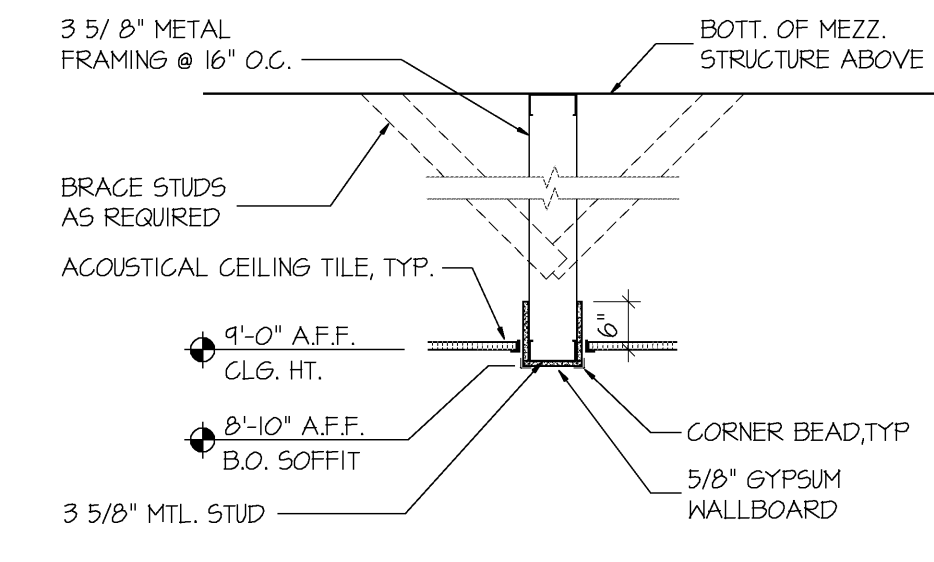
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**01 COLUMN DETAIL**  
SCALE: 1/2"=1'-0"

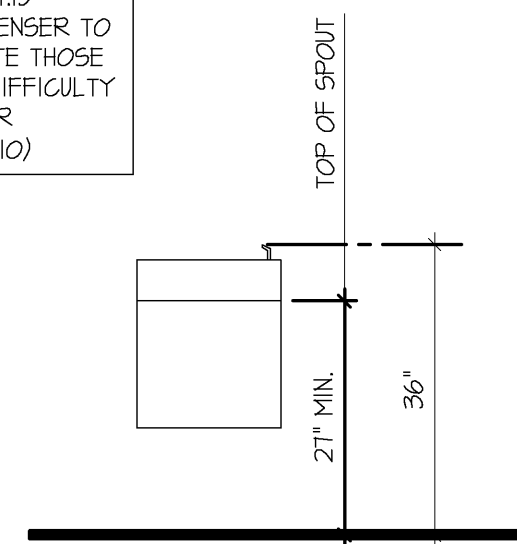


**02 COLUMN DETAIL**  
SCALE: 1/2"=1'-0"

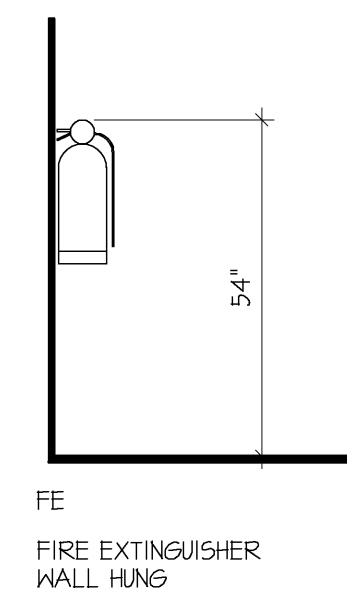


**03 CEILING DETAIL**  
SCALE: 1/2"=1'-0"

NOTE:  
ACCESSIBLE DRINKING  
FOUNTAIN SHALL  
BE MOUNTED  
PER FBC 11-4.15  
W/ CUP DISPENSER TO  
ACCOMMODATE THOSE  
WHO HAVE DIFFICULTY  
BENDING, PER  
FBC 11-4.13 (10)



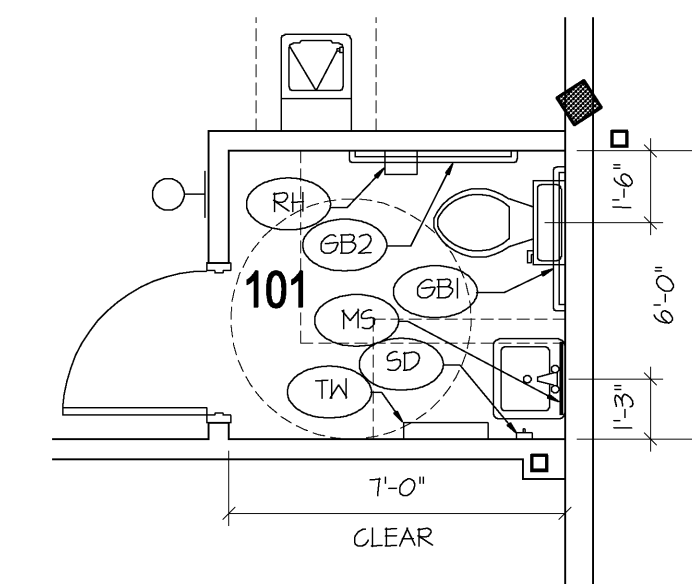
**04 DRINK. FOUNTAIN DETAIL**  
SCALE: 1 1/2"=1'-0"



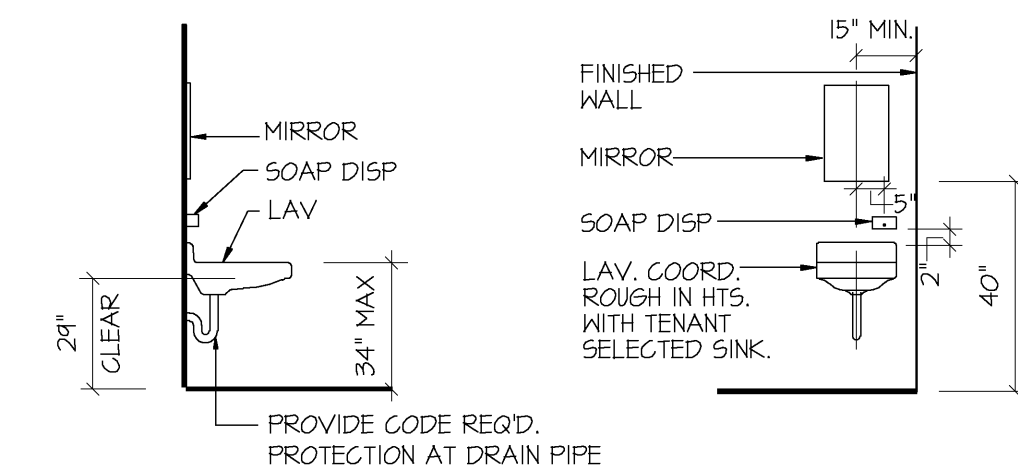
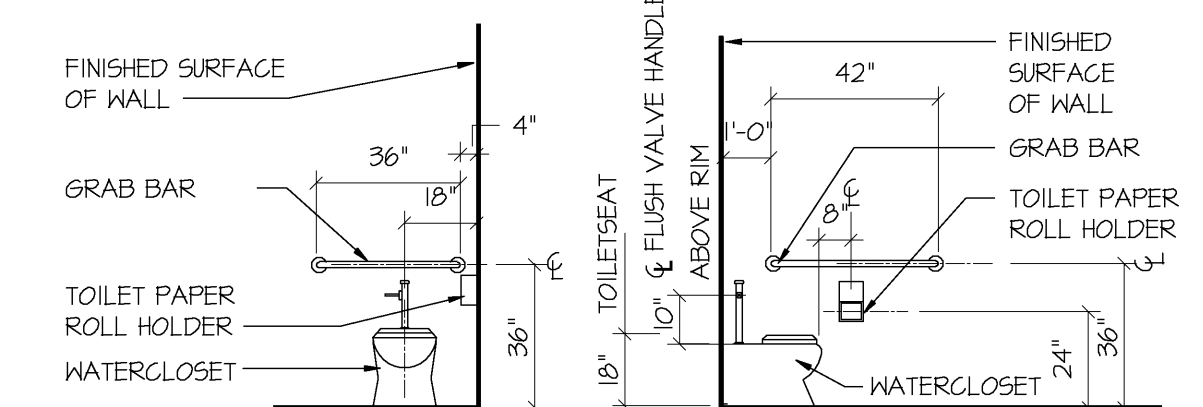
**05 FIRE EXTINGUISHER DETAIL**  
SCALE: 1 1/2"=1'-0"

**RESTROOM ACCESSORIES**

- (GB1) 36" STAINLESS STEEL GRAB BAR
- (GB2) 42" STAINLESS STEEL GRAB BAR
- (MS) 20"x30" STEEL MIRROR
- (TW) SURFACE MOUNTED PAPER TOWEL DISPENSER
- (SD) WALL MOUNTED LIQUID SOAP DISPENSER
- (RH) TOILET PAPER DISPENSER



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

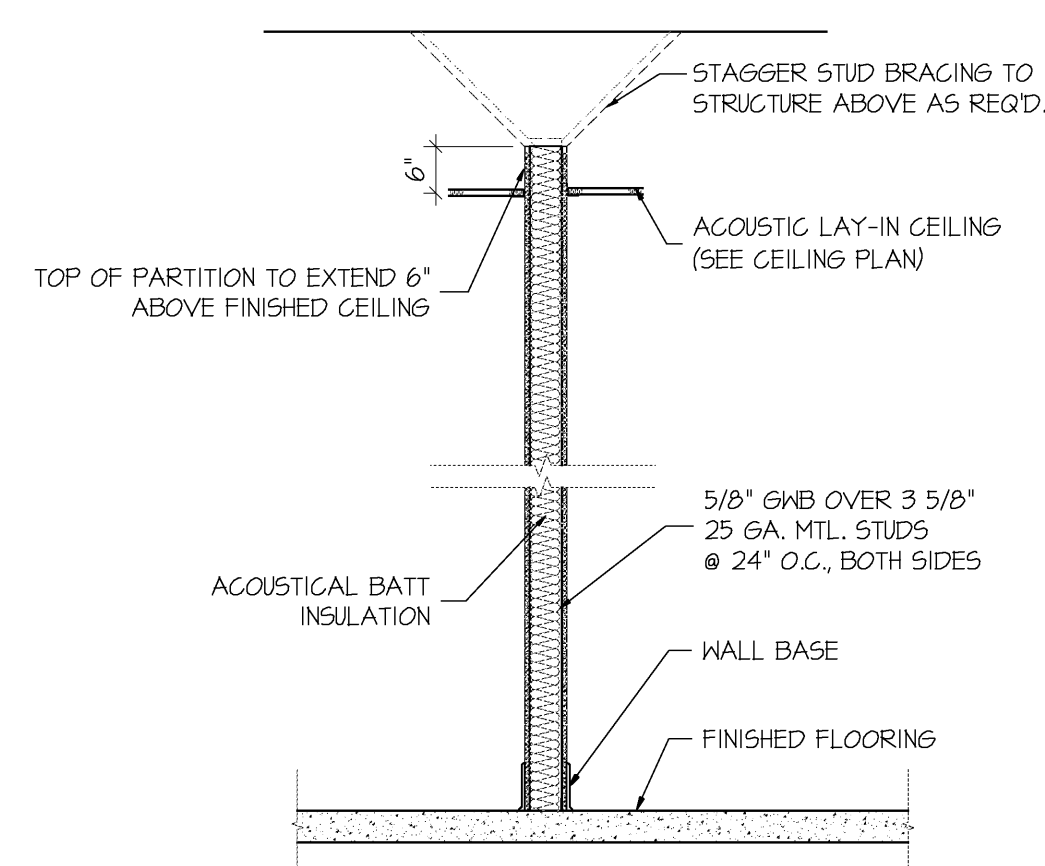


**TYP. MTG. HEIGHTS**  
SCALE: N.T.S.

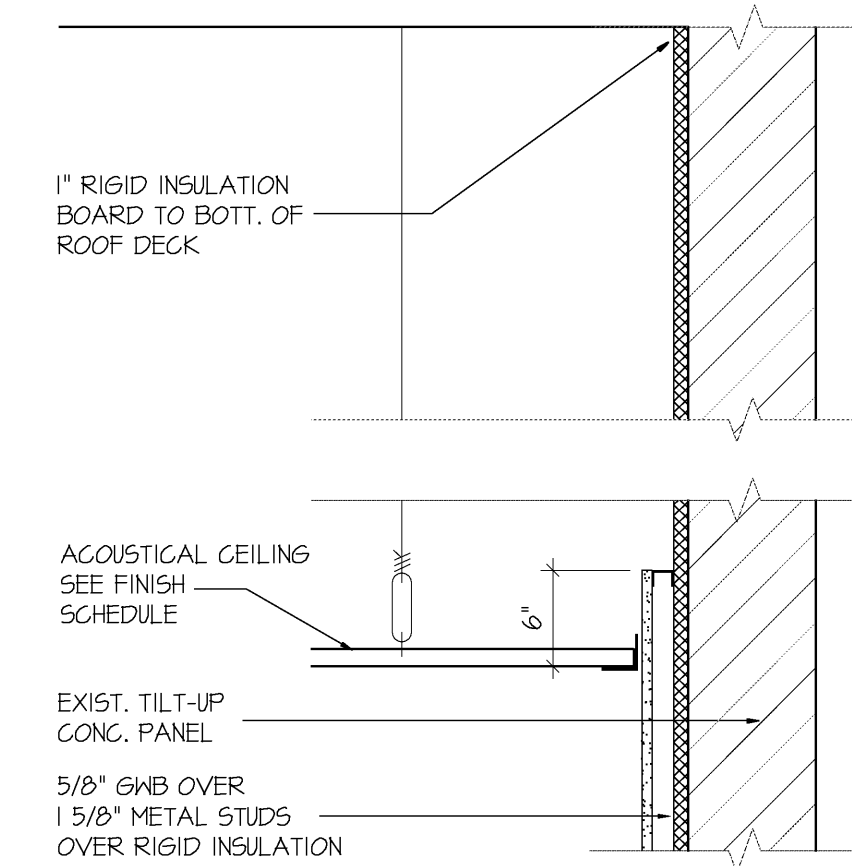
**WALL TYPE NOTES:**

- 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-221B SYSTEM NO. W-L-1116  
SYSTEM NO. C-AJ-1014 SYSTEM NO. W-L-2154  
SYSTEM NO. W-L-1054 SYSTEM NO. W-L-2148

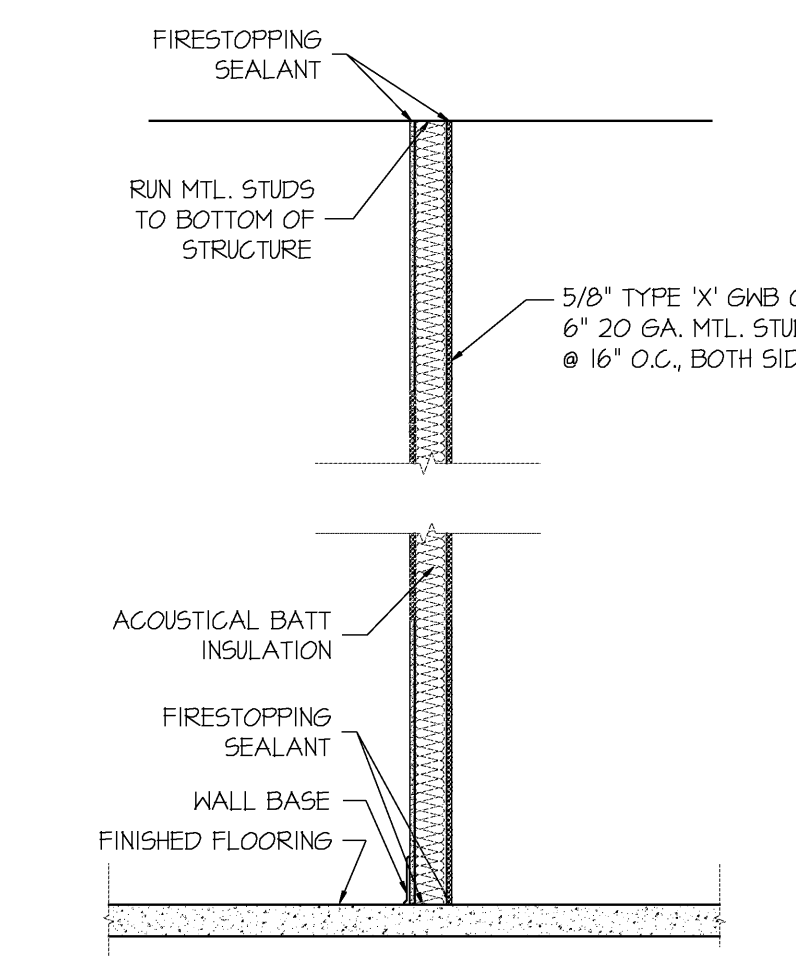
ALTERNATE PENETRATION PROTECTION SYSTEMS MUST BE TEST CERTIFIED AND SUBMITTED FOR REVIEW.



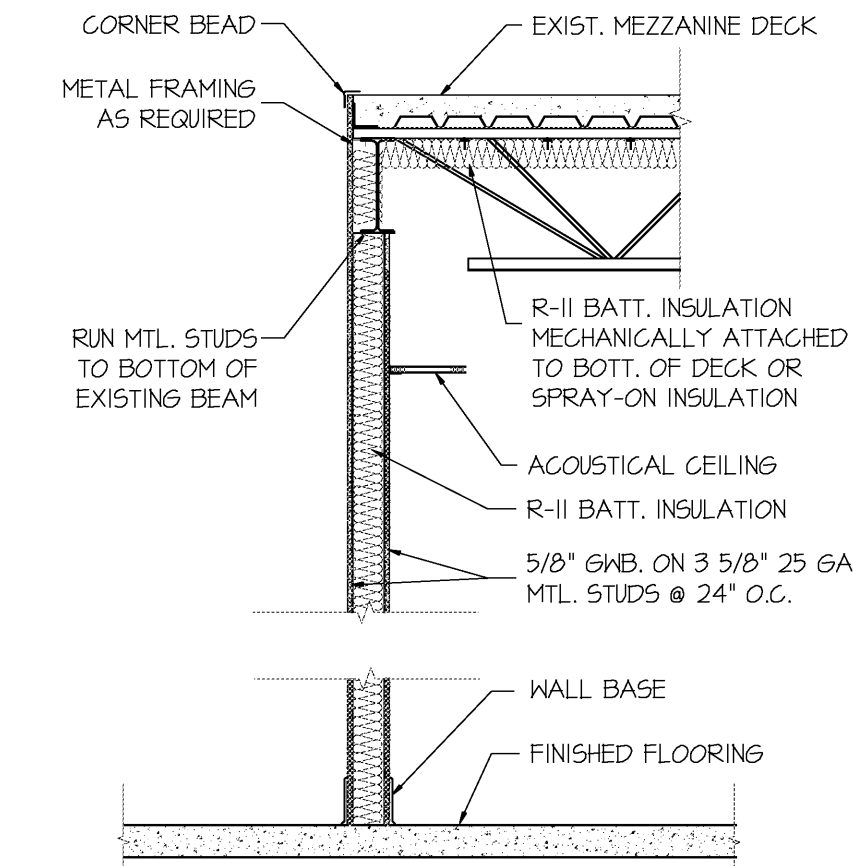
**W1 WALL TYPE**  
SCALE: 1/2"=1'-0"



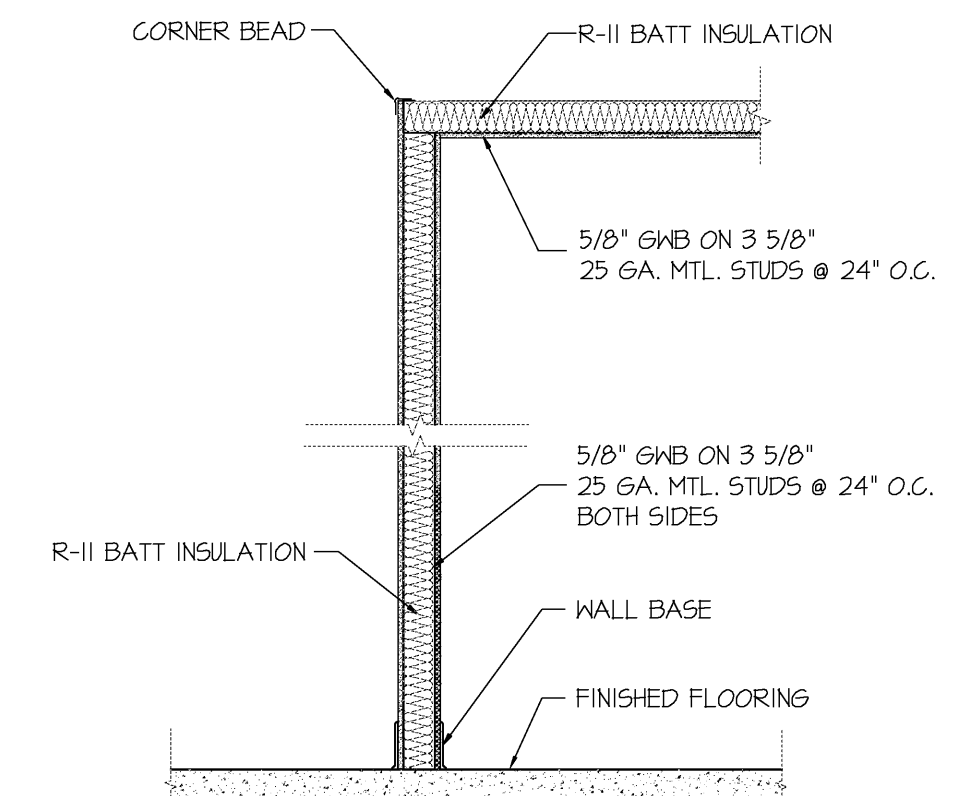
**W2 WALL TYPE**  
SCALE: 1"=1'-0"



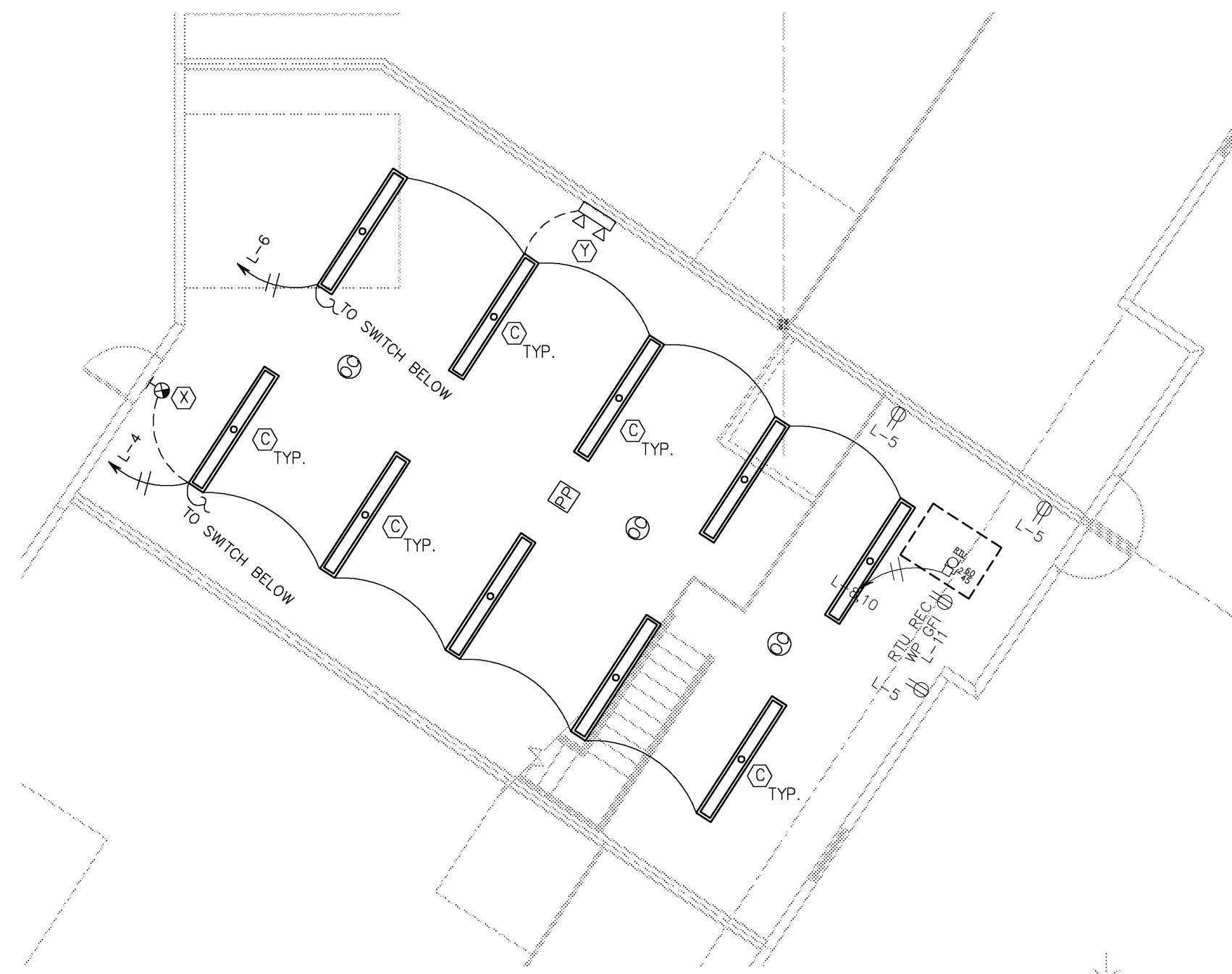
**W3 WALL TYPE**  
UL DESIGN NO. U465 SCALE: 1/2"=1'-0"



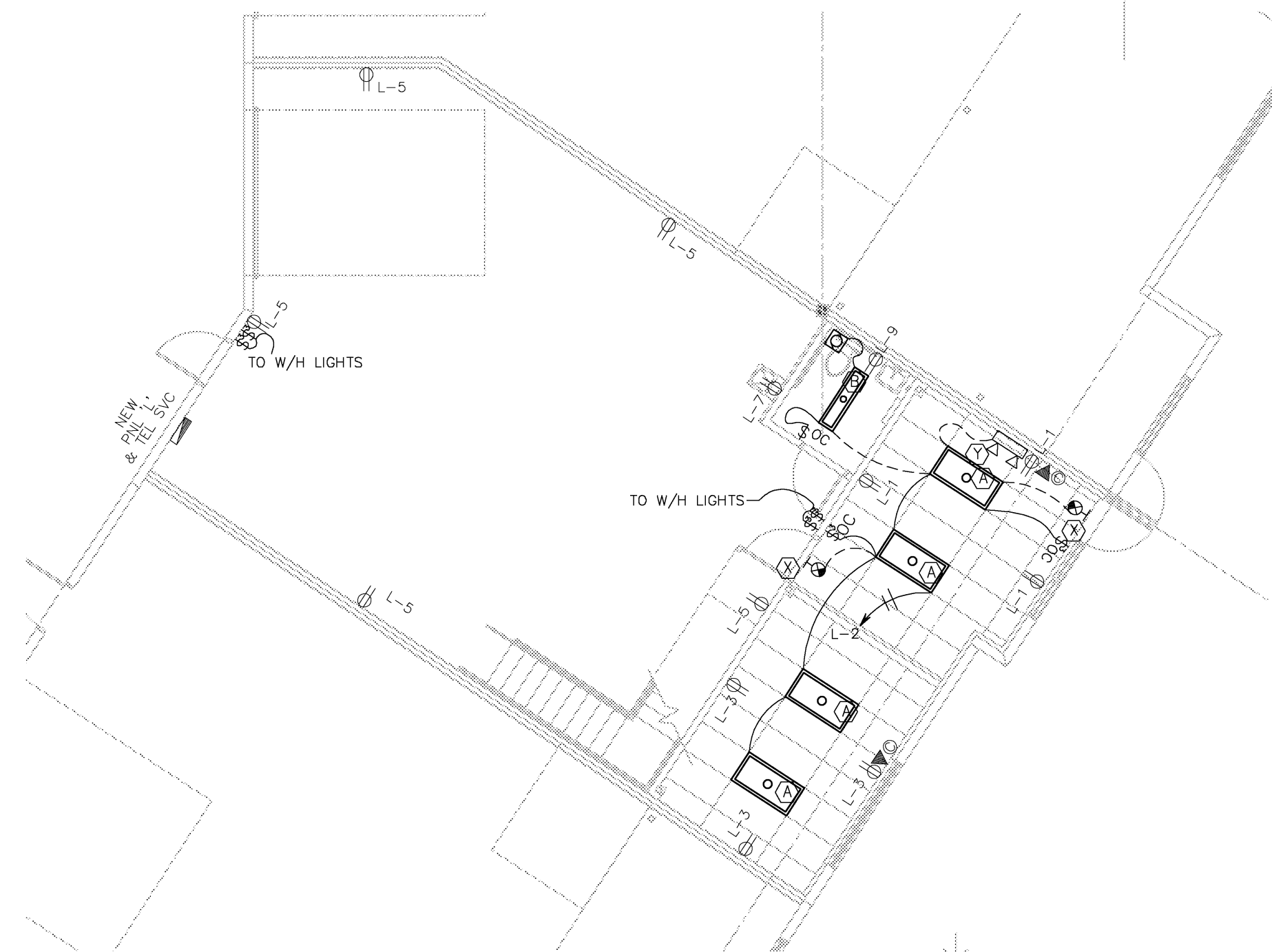
**W4 WALL TYPE**  
SCALE: 1/2"=1'-0"



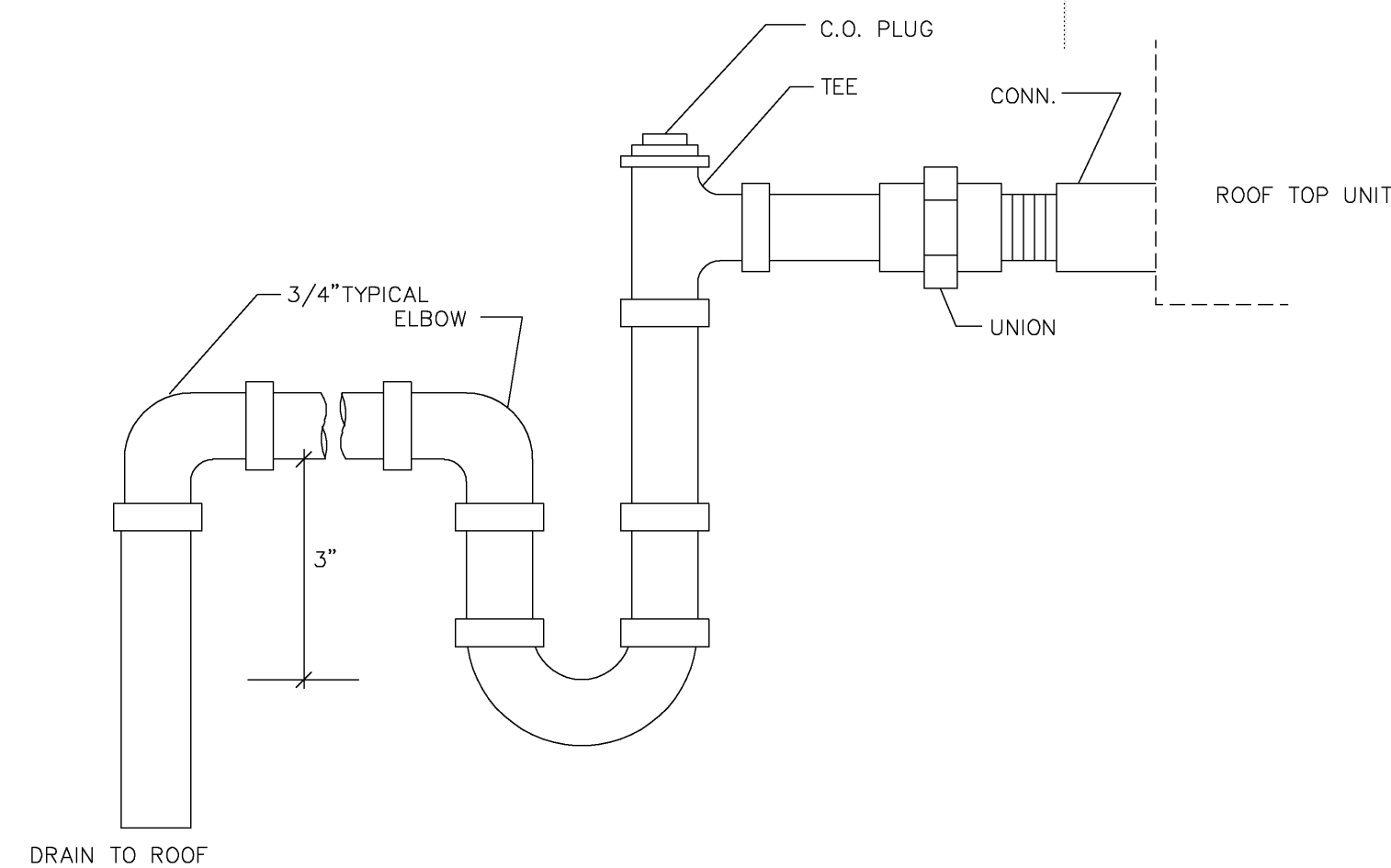
**W5 WALL TYPE**  
SCALE: 1/2"=1'-0"



**WH POWER + UPPER LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"



**ELECTRIC FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

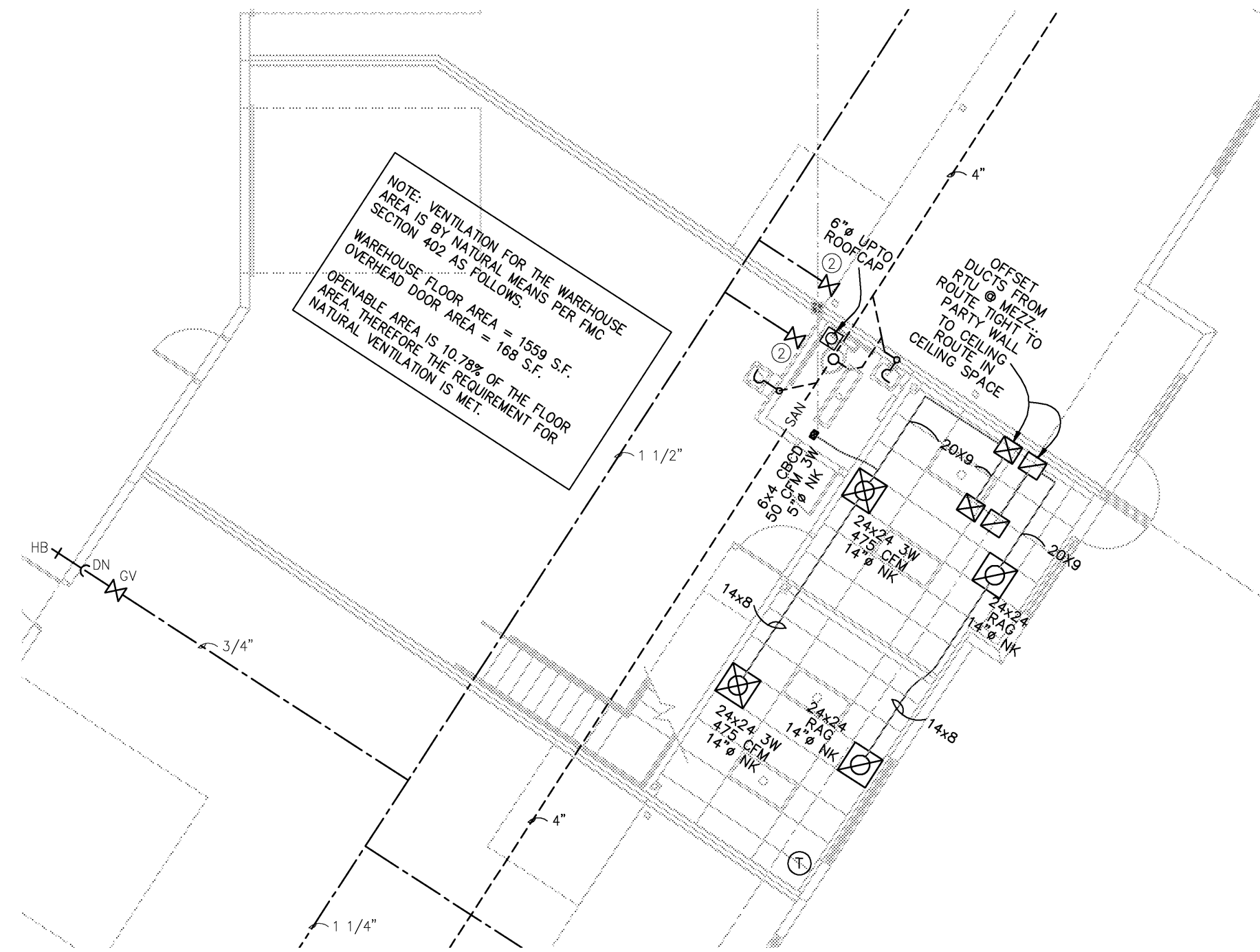


**CONDENSATE PIPING DETAIL** NTS

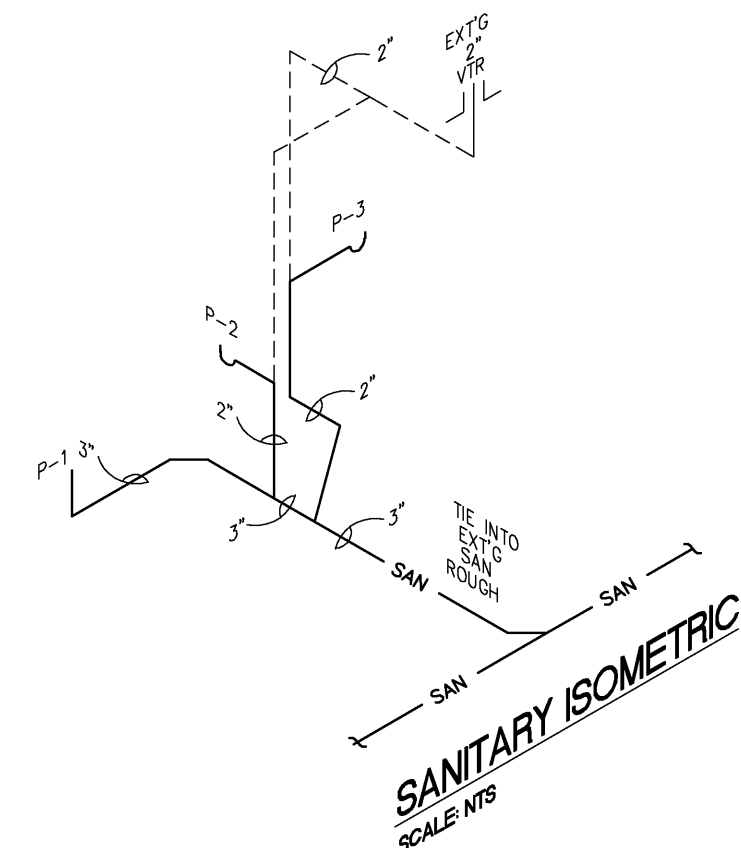
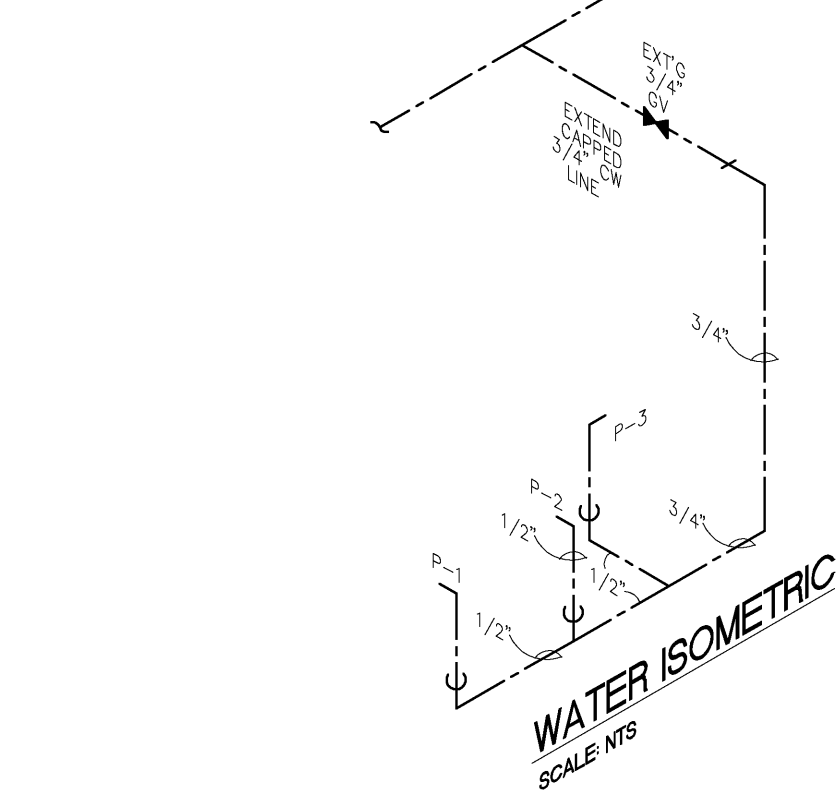
ROOF TOP NUMBER BAY 11  
 TYPE 2.5 TON  
 MODEL NO. 4TC3C0301000A  
 TOTAL COOLING 28000  
 SENSIBLE 21000  
 CFM 1000  
 ELEC. HEAT-KW 7.50/10.00  
 COMP.FLA 14.7  
 OD FAN FLA 1.1  
 ID FAN FLA 2.0  
 FUSE 45/60  
 SEER 13.0  
 WEIGHT 349  
 ELECTRICAL 208-230 1PH  
 W/OUTSIDE AIR DAMPER  
 PROVIDE ROOF CURB ADAPTER TO ALLOW NEW RTU  
 TO MOUNT ON EXISTING BAYCOURBOSTA.

**OUTDOOR AIR SUPPLY CALCULATION**

ASHRAE 62.1-2004 TABLE 6.1  
 RECEPT/DFFICE: 4 PPL X 5 CFM/PPL+0.06 CFM/SF X 360 SF = 41.6 CFM  
 CFM REQUIRED = 80.0 CFM  
 CFM SUPPLIED = 80.0 CFM  
 DVERHEAD DDDR AREA/WAREHOUSE AREA X 100= 168/1559 X100 = 10.78% > 4.0%



**MECHANICAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



PANEL BOARD 'L'												BAY 11					
120/208 VOLTS			3 PHASE			4 WIRE			100 AMP BUS			42 BRANCH POLES			X FULL NEUTRAL		
SURFACE MOUNTING						100 AMP MAIN LUGS						SHORT CIRCUIT I= 22,000 AMP-SYM-FMS					
COND. & WIRE	AMPS			LEAD	BKR	C	B	C	BKR	LEAD	AMPS			COND. & WIRE			
	A	B	C								A	B	C				
1/2" #12	9			RECEPTACLES	1	20	1	2	1	20	OFFICE LIGHTING	9		1/2" #12			
	8										WAREHOUSE LIGHTING	6		1/2" #10			
1/2" #10				WAREHOUSE							ROOFTOP UNIT	34		3/4" #8			
1/2" #12	6			RECEPTACLE EWC													
	3			RESTROOM													
				ROOF MEZZANINE							SPACE						
				SPACE													
TOTAL AMPS			BUS A= 58			BUS B= 51			BUS C= 19			CONNECTED KVA=					

**ELECTRICAL LEGEND:**

- RECESSED FLUORESCENT.
- 8'STEM MOUNTED FLUORESCENT
- WALL MOUNTED EMERGENCY
- EXIT LIGHT.
- LIGHT FIXTURE TYPE DESIGNATION.
- DUPLEX RECEPTACLE.
- QUAD-PLEX RECEPTACLE.
- JUNCTION BOX. 4" SQUARE UNLESS NOTED.
- TELEPHONE OUTLET.
- WEATHERPROOF
- GROUND FAULT INTERRUPTER.
- TOGGLE TYPE WALL SWITCH.
- 3-WAY WALL SWITCH.
- TWO POLE RECEPTACLE

**OCCUPANCY SENSOR DEVICE SCHEDULE**

- WALL SWITCH W/OCCUPANCY SENSOR & POWER PACK SENSOR SWITCH #WSD-VERIFY COLOR.
- WALL OR CORNER MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #WV-16.
- CEILING MOUNTED OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #CM-9/CM-RPX.
- HIGH BAY OCCUPANCY SENSOR TO CONTROL THE POWER PACK. SENSOR SWITCH #CM-6.
- 20 AMP POWER PACK THAT IS CONTROLLED BY THE OCCUPANCY SENSOR(S). LOCATE ABOVE ACCESSIBLE CEILING. WIRE AHEAD OF ANY LOCAL SWITCHING. SENSOR SWITCH #PP-20.

**SPECIFIC ELECTRICAL NOTES:**

1. 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. A SINGLE LINE DIAGRAM OF THE BUILDING ELECTRICAL SYSTEM.
  - B. FLOOR PLANS INDICATING THE LOCATION & THE AREA SERVED FOR ALL DISTRIBUTION.
2. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER W/AN OPERATING MANUAL & A MAINTENANCE MANUAL. THE MANUALS SHALL INCLUDE THE FOLLOWING.
  - A. SUBMITTAL DATA STATING EQUIPMENT RATINGS & SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
  - B. OPERATION MANUALS & MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
  - C. NAMES & ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
3. PER CHAPTER 13, SECTION 4131.ABC.1 THE VOLTAGE DROP FOR THE SERVICE CONDUCTORS DOES NOT EXCEED 3% & THE VOLTAGE DROP FOR THE BRANCH CIRCUIT CONDUCTORS DOES NOT EXCEED 3%.

**LIGHTING POWER CALCULATION**

SPACE TYPE	SQUARE FEET	LPD(W/SF)	ALLOWABLE WATTS	DESIGN WATTS
WAREHOUSE/TOILET	1607	0.8	1285.6	1024.0
OFFICES	378	1.0	378.0	384.0
<b>TOTALS</b>	<b>1985</b>		<b>1663.6</b>	<b>1408.0</b>

NOTE: DESIGN WATTAGE OF 1408.0 IS LESS THAN THE ALLOWABLE WATTAGE OF 1663.6

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commission 27097.02

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revision date

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drawing

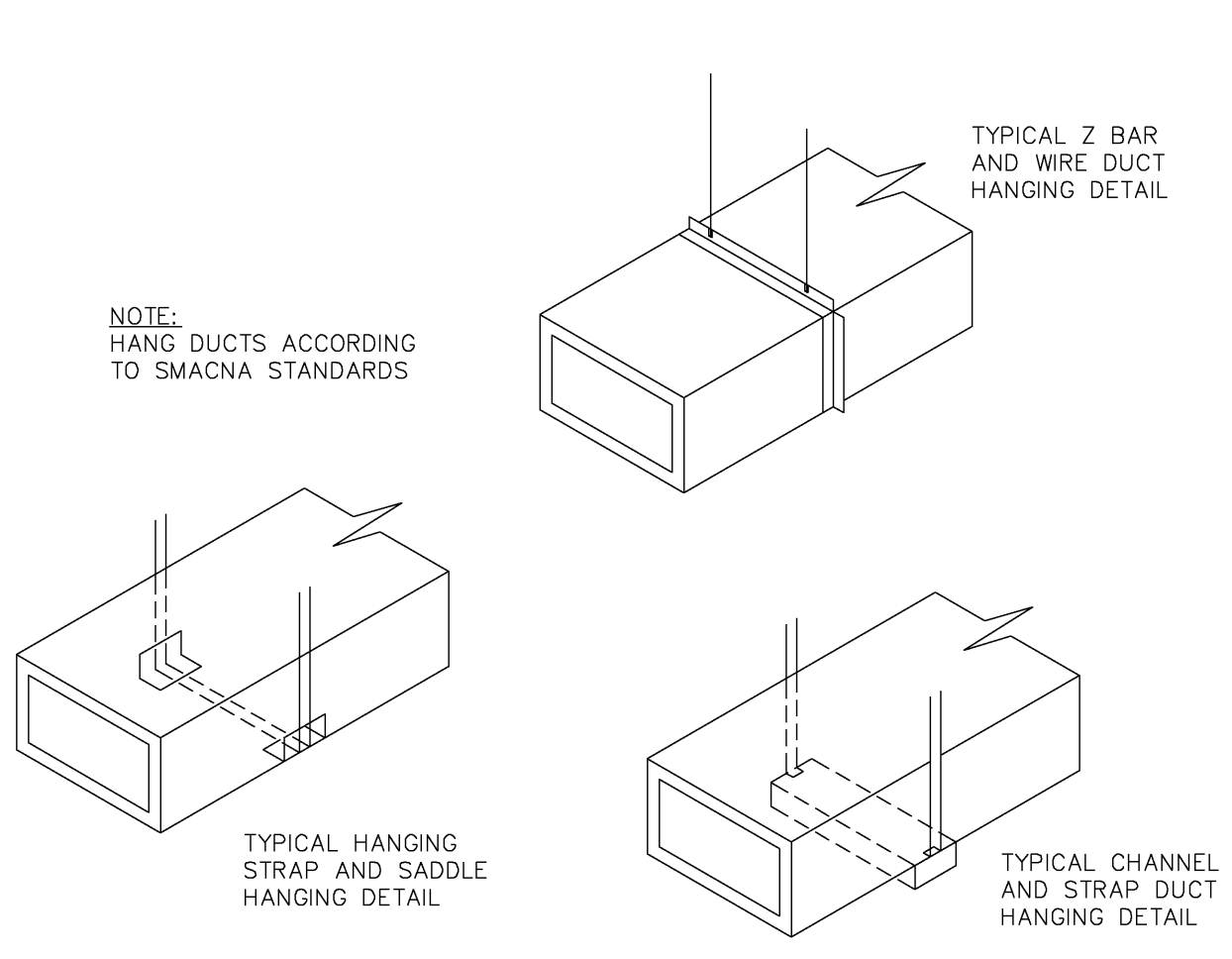
**ME1**

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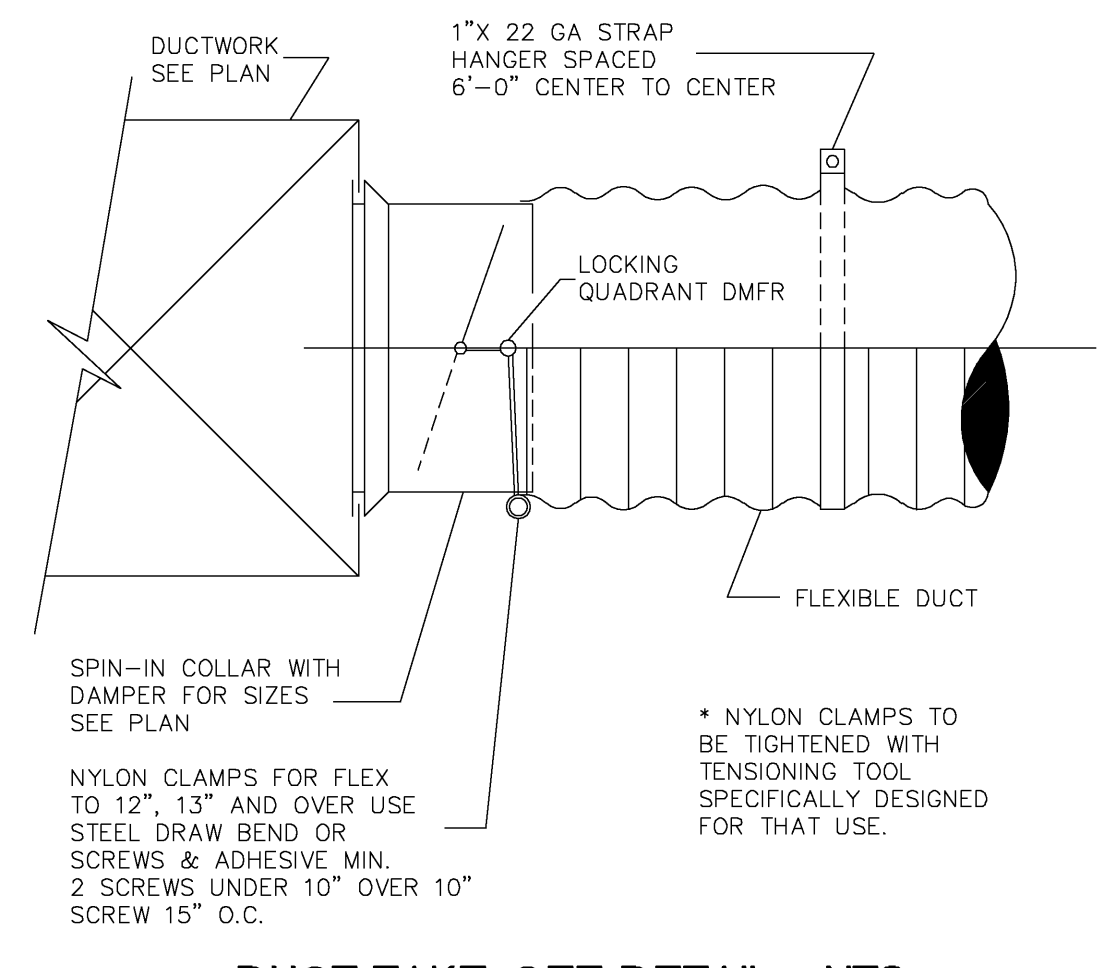
CHANE, INC.  
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 2705 PARK STREET  
 LAKE WORTH, FL 33460  
 E-MAIL CHANEINC@AOL.COM  
 TEL 561-586-4003 FAX 561-586-5688  
 CERTIFICATE OF AUTHORIZATION #2559  
 ARNOLD I. CHANE, PE #10024  
 DAVID R. JONES, PE #41042  
 HOWARD L. CHANE, PE #22467

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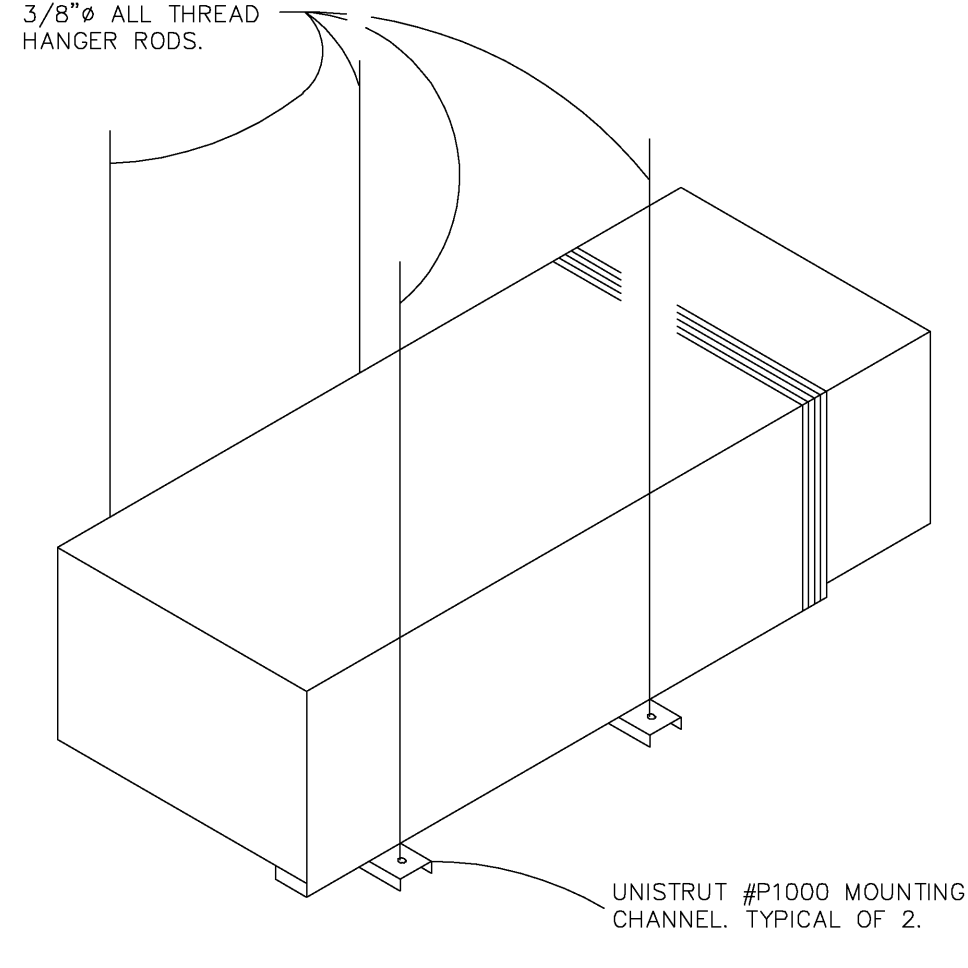
SEAL



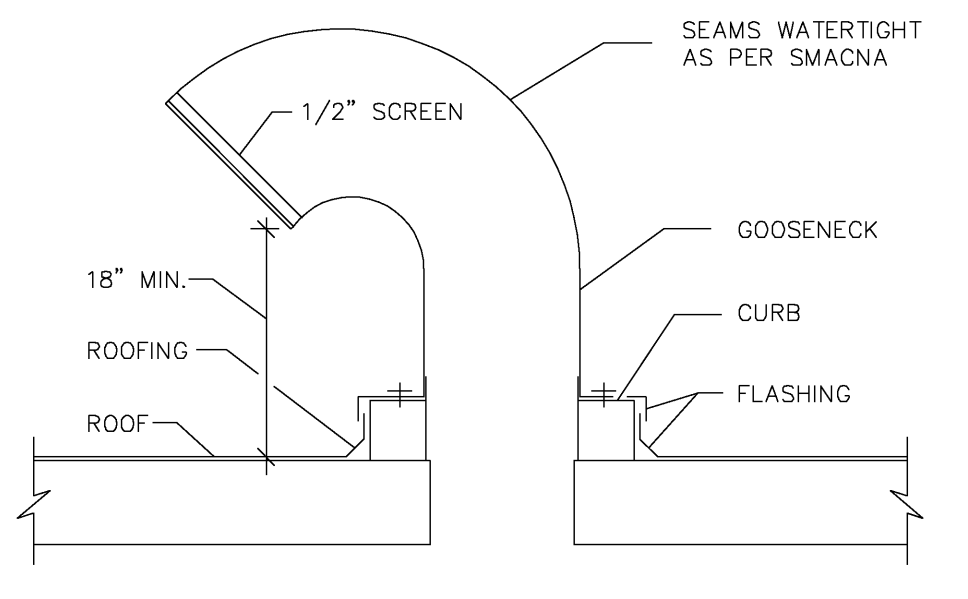
**METHODS OF HANGING DUCTS**



**DUCT TAKE-OFF DETAILS**



**ERV DETAIL**



**6\"/>**

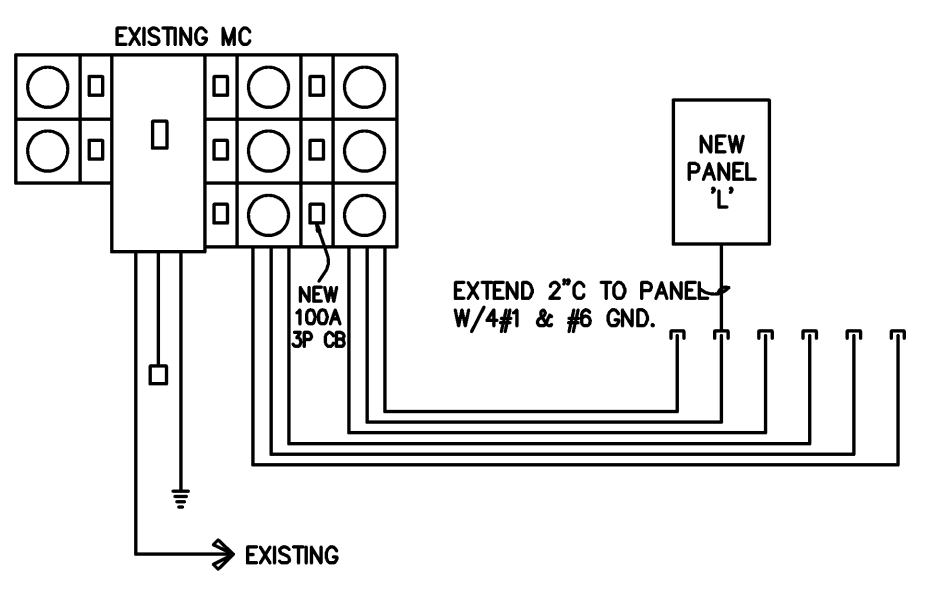
**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	CATALOG NO.	LAMPS	REMARKS
A	DAYBRITE	2TG-332-01-1/3EB-120	(3)F32 TB	2X4 RECESSED TROFFER.
B	DAYBRITE	SNW232-120-1/2EB	(2)F32 TB	1X4 RECESSED TROFFER.
C	DAYBRITE	TCAN/CS-4-32wTB-1/4	(4)32W TB	W/STEM MOUNTING HANGING ATTACHMENTS
X	CHLORIDE	E-R-8-1-120/8	INCLUDED	LED SINGLE FACE EXIT W/BATTERY.
Y	CHLORIDE	GM1	INCLUDED	WALL MOUNTED EMERGENCY LIGHT W/BATTERY.

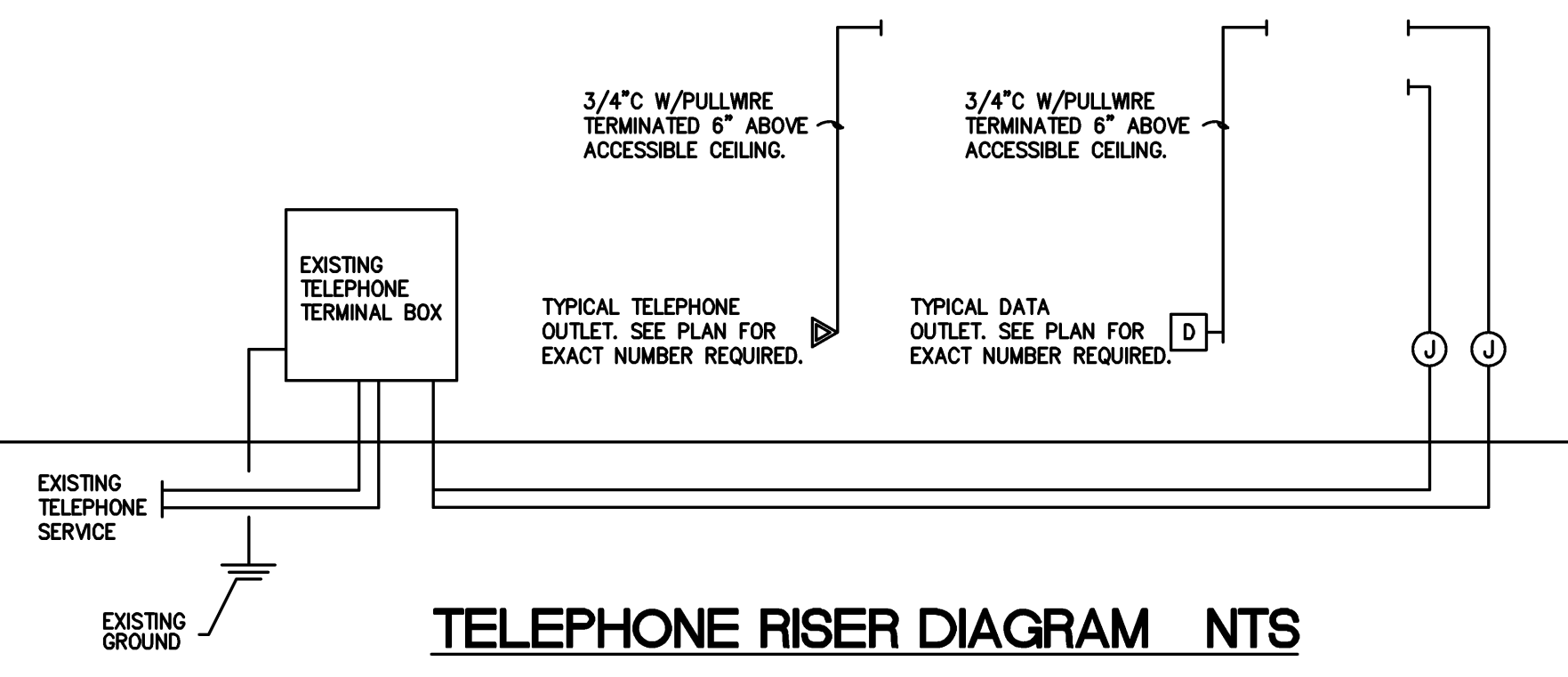
**ELECTRICAL NOTES**

- 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 TO BE TAKEN.
- 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 AS MODIFIED BY THE PALM BEACH COUNTY AMENDMENTS.
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNERS 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 FOR 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.
- REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
- 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.
- CONTRACTOR SHALL CONFIRM WITH PPL ANY AND ALL REQUIREMENTS SUCH AS: LVLS SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWN TIME FOR OWNERS CONFIRMATION, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- ALL SERVICE CONDUIT AND ALL EXPOSED EXTERIOR CONDUITS SHALL BE RIGID METAL. INTERIOR LIGHTING AND RECEPTACLE CONDUIT MAY BE EMT EXCEPT AREAS WITHIN 6'-0" OF THE FLOOR.

**ELECTRICAL RISER DIAGRAM**



**TELEPHONE RISER DIAGRAM**



**PLUMBING NOTES**

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIALS SHALL BE NEW.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- 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.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING AND EQUIPMENT.
- 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.
- VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
- DOMESTIC WATER PIPE SHALL BE TYPE "L" COPPER WITH NO LEAD SOLDER.
- SOIL, WASTE, VENT, & STORM PIPING SHALL BE CAST IRON OR SCH 40 PVC IF CODE PERMITS.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES.
- 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.
- 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.
- PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEAN OUT PLUG OR ACCESS PANEL FOR ALL WALL CLEAN OUT.
- ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
- ALL CONDENSATE DRAIN PIPING SHALL BE SCH 40 PVC WITH 1/2" THICK TYPE "G" CELLULAR FOAM INSULATION, K=0.28 MINIMUM.
- 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.
- PROVIDE 1" (R=4.0 MIN.) INSULATION FOR ALL HOT WATER LINES.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUTOFF.
- THE DESIGN & INSTALLATION OF THE PLUMBING SYSTEM & ALL APPURTENANCES SHALL COMPLY STRICTLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING PLUMBING CODE & THE LOCAL AMENDMENTS TO THE FLORIDA BUILDING PLUMBING CODE.

**GENERAL MECHANICAL NOTE**

- VISIT THE SITE BEFORE SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS OR THE SPECIFICATIONS.
  - SHOP DRAWINGS OR FULLY DESCRIPTIVE CATALOG DATA SHALL BE SUBMITTED BY THE CONTRACTOR FOR ALL KINDS OF MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SUFFICIENT NUMBER OF COPIES OF ALL SUCH SHOP DRAWINGS OR CATALOG DATA TO PROVIDE HIM WITH AS MANY REVIEWED COPIES AS HE MAY NEED, PLUS TWO (2) COPIES FOR RETENTION BY THE ARCHITECTS AND ENGINEERS.
  - CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
  - ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THAN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE FOAM (I.E. CHASE-FOAM CTC PR-855 BY CHASE TECHNOLOGY CORP.).
  - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- GENERAL HVAC NOTES**
- VISIT THE SITE PRIOR TO SUBMITTING A BID. DETERMINE THE CHARACTERISTICS OF EXISTING FACILITIES WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS.
  - PROVIDE ALL LABOR PERMITS, MATERIAL, TOOLS, SUPPLIES, EQUIPMENT TO INSTALL A COMPLETE AND OPERATING AIR CONDITIONING SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES.
  - PAY ALL COSTS OF PERMIT INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
  - CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE (5) COPIES OF MANUFACTURERS DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
  - ALL CONDITIONED AIR DUCTWORK SHALL BE FIBREGLASS, R=6.0 MIN. EXHAUST & OUTSIDE AIR DUCTWORK SHALL BE GALVANIZED STEEL. BENDS GREATER THAN 45 DEGREES SHALL HAVE TURNING VANES. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND ADJUST FOR FIELD CONDITIONS PRIOR TO CONSTRUCTING ANY DUCTWORK. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. INSTALL ALL DUCTWORK PER APPROPRIATE SMACNA STANDARD.
  - THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM 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.
  - PROVIDE & INSTALL ALL CONTACTORS, RELAYS, AND CONTROLS.
  - 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 (F) FROM EACH EVAPORATOR COIL. INCLUDE ALL VOLTAGE AND AMPERAGE FOR EACH MOTOR. THE REPORT SHALL BE DONE BY AN INDEPENDENT TAB CONTRACTOR LICENSED BY THE STATE OF FLORIDA AND SUBMITTED TO THE ARCHITECT.
  - ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE TITUS OR METALAIR.
  - ALL BRANCH TAKE OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. ALL ELBOWS AND TEES MUST BE FURNISHED W/ TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE OFFS.
  - PROVIDE NEW FILTERS FOR ALL RTU'S BEFORE STARTING THEM. REPLACE FILTERS PRIOR TO FINAL ACCEPTANCE BY OWNER.
  - FIRE DAMPERS SHALL BE STYLE B WITH THE BLADES OUT OF THE AIRSTREAM. DAMPERS FOR RECTANGULAR DUCTS SHALL BE EQUAL TO RUSKIN #B-102 WITH 1 1/2 HOUR RATING & DAMPERS FOR ROUND DUCT SHALL BE EQUAL TO RUSKIN #B-102-CR WITH 1 1/2 HOUR RATING.

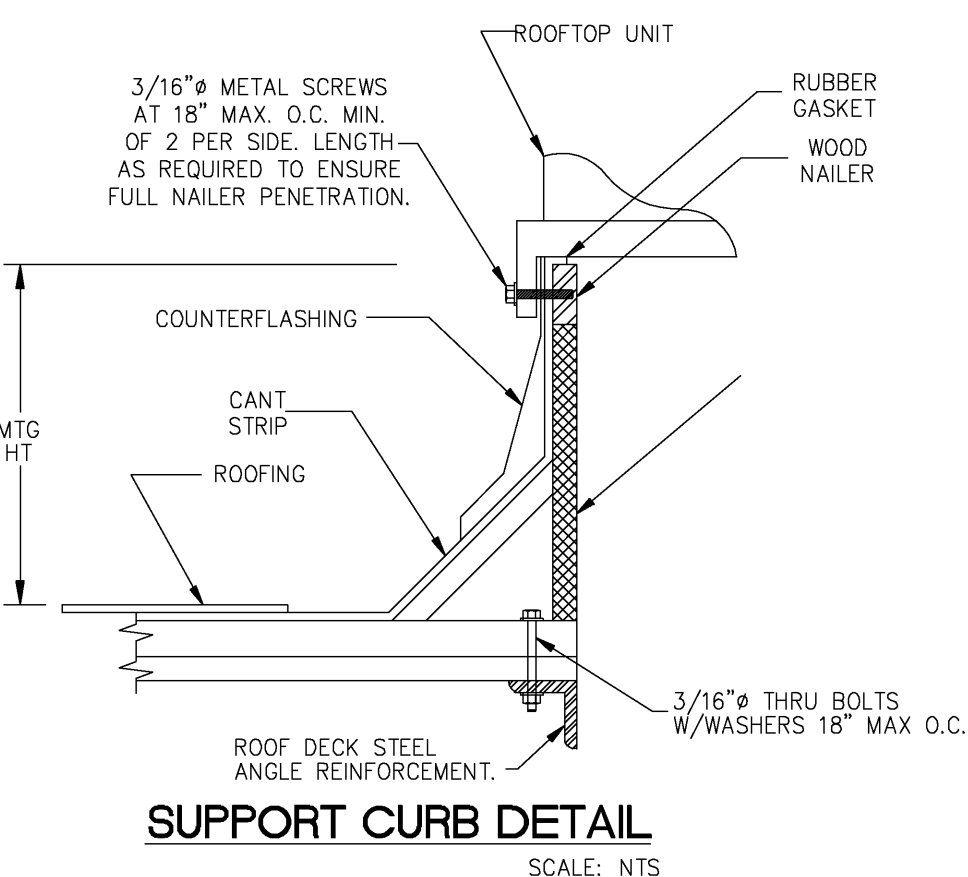
**OUTDOOR AIR SUPPLY CALCULATION**

SYSTEM #1			
RECEPTION OFFICE:	2 PPL X 15 CFM/PPL	=	30 CFM
CONFERENCE:	2 PPL X 15 CFM/PPL	=	30 CFM
CFM REQUIRED:	2 PPL X 20 CFM/PPL	=	40 CFM
CFM SUPPLIED:		=	100 CFM

**FAN SCHEDULE**

MARK	MANUFACTURER	EF-1 GREENHECK
MODEL	SP-B70	CEILING TOILET
SERVICE	CFM/S.P.	57/0.25
H.P.	RPM	675
VOLTAGE/PH.		120/1

NOTES:  
1. ACCEPTABLE ALTERNATE MANUFACTURERS SHALL BE PENN, CARNES.



**SUPPORT CURB DETAIL**

**PLUMBING FIXTURE SCHEDULE**

MARK	FIXTURE	DESCRIPTION	TRIM	REMARKS
1	H.C.W.C.	A/S 2216.170 CABET 1.60PF	OPEN FRONT SEAT ELONGATED BOWL.	HANDICAP 17" HIGH
2	LAVATORY	A/S 0124.024 COMRADE	A/S 5402.172H FAUCET W/WRIST HANDLES AND GRID DRAIN AND 0.5 GPM FLOW RESTRICTOR	WALL MTD
3	EWC	DASIS PBAC	W/ PAPER CUP HOLDER	



Tenant Improvement for:  
**Building B, BAY 11**  
Southern Park of Commerce  
Palm Beach County, FL

commission 27027.02

date: 11-12-07

revision date

- no.
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drawing **ME2**

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