

ARCHITECTURAL SITE PLAN
1"=10'-0"

ABBREVIATIONS

@	ACT	AC	C.I.	ELEC.	HGT.	N.I.C.	S.B.	W.I.
ADJ	CER.	ADJ	EX. EXIST.	EXP.	HRDR.	NO.	SCH.	WD.
A.B.	ACOUSTICAL TILE	ADJUSTABLE	EXP.	EXPOSED or EXPANSION	H.C.	NOM.	SEC.	W.W.F.
A.C.	ANCHOR BOLT	AIR CONDITIONING	F.E.	FIRE EXTINGUISHER	H.M.	O.C.	S.C.	
ALUM.	ALUMINUM	ALTERNATE	F.F.	FINISHED FLOOR	H.V.A.C.	O.F.S.	S.V.B.	
ALT.	ALUMINUM	ALTERNATE	FIN.	FLOOR	INSUL.	O.W.	S.F.E.C.	
BD.	BOARD	DOWN	FLR.	FULL SIZE	INV.	P.C.	T.O.F.	
BLDG.	BUILDING	BENCH MARK	DET.	FOOT or FEET	LAM.	R.	T.O.P.	
BRG.	BRIDGING or BEARING	CENTER TO CENTER	DN.	FOOTING	MAT.	PLAS.	T.O.S.	
C/C	CENTER LINE	CABINET	DK.	GENERAL CONTRACTOR	M.C.	PT.	TYP.	
CAB.	CATCH BASIN	ELEVATION	D.S.	GLASS or GLAZING	M.H.	P.S.I.	THK.	
C.B.	CATCH BASIN	ELEVATION	D.W.	GLAZED PAINT	M.LDG.	R.A.	T4G	
			DWG.	G.P.T.	M.T. MET.	RM.	V.C.T.	
			E.C.	GYP.	MIN.	REQD.	V.C.B.	
			EL. ELEV.	H.B.	M.T.	REIN.	W/	

TENANT IMPROVEMENT FOR:
OCEANSIDE VETERINARY

836 South East Fifth Avenue
Delray Beach, Florida 33483

PROJECT DESCRIPTION:

INTERIOR REMODEL OF 1434 SQ. FT. EXISTING BUILDING

PROJECT INFORMATION:

OWNER: NICOLE G LLC
ADDRESS: 8270 TEXAS TRAIL
BOCA RATON FLORIDA, 33487
PARCEL CONTROL NUMBER: 12-43-46-21-09-001-0410
LEGAL DESCRIPTION: MODEL LAND CO SUB OF W 1/2 S 66 FT OF E 128.50 FT OF PT OF LT 10 LYG N OF # W OF # ADJ TO SE 9TH ST & US HWY 1 RWS BLK

TENANT INFORMATION:

TENANT: OCEANSIDE VETERINARY CENTER
ADDRESS: 836 SE 5TH AVENUE
DELRAY BEACH FLORIDA, 33483
PARCEL CONTROL NUMBER: 12-43-46-21-09-001-0410
LEGAL DESCRIPTION: MODEL LAND CO SUB OF W 1/2 S 66 FT OF E 128.50 FT OF PT OF LT 10 LYG N OF # W OF # ADJ TO SE 9TH ST & US HWY 1 RWS BLK

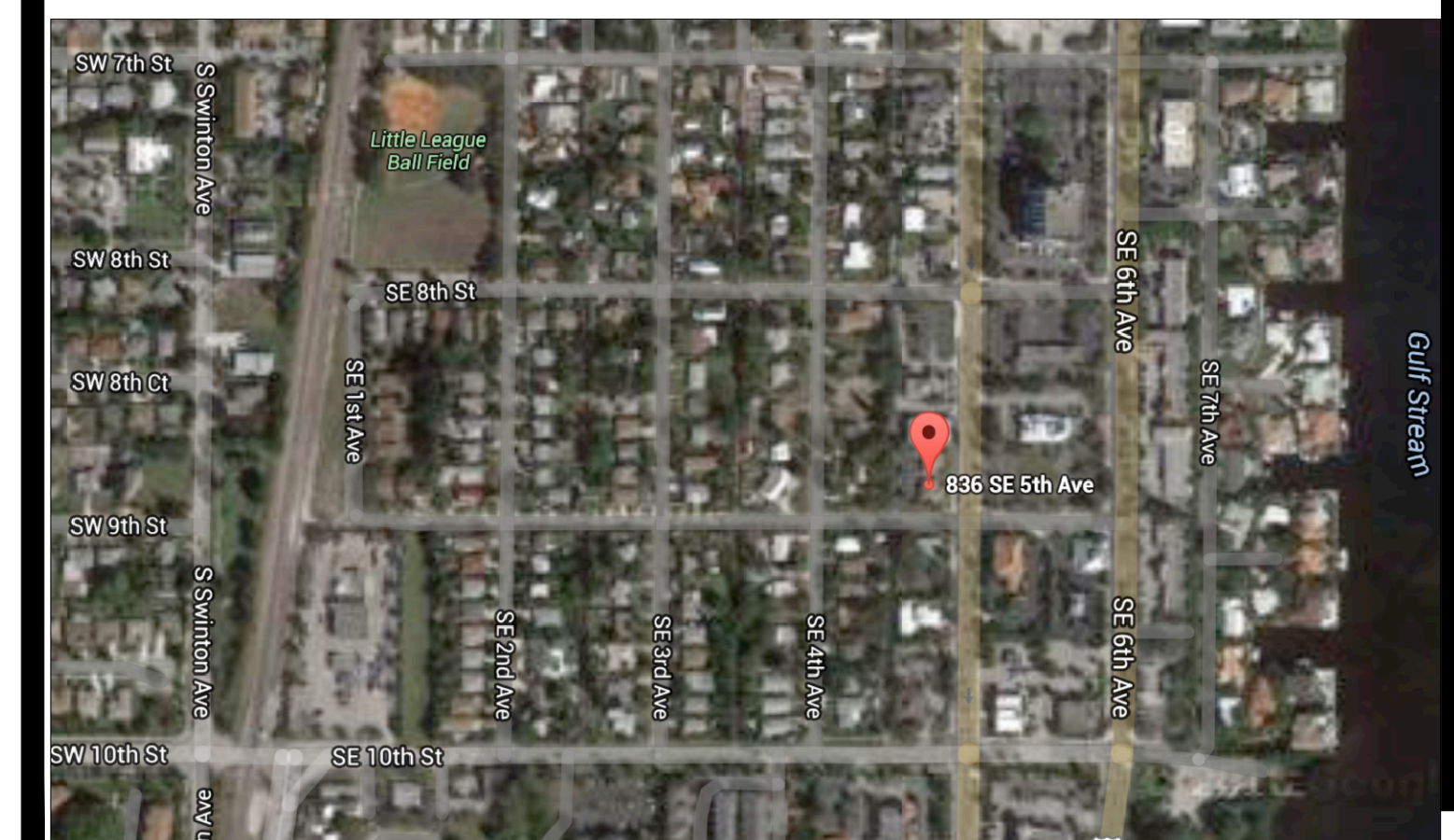
BUILDING CODE:

FLORIDA BUILDING CODE: FBC-2014, EXISTING BUILDING
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
NFPA 101, FLORIDA SPECIFIC 2012 EDITION
LIFE SAFETY CODE, 2012 EDITION
OCCUPANCY: CONDITIONAL USE FOR VETERINARY APPROVED BY THE CITY OF DELRAY BEACH

LIST OF DRAWINGS:

CS.1	COVER SHEET	PERMIT SET 07.11.16
LS.1	LIFE SAFETY PLAN	PERMIT SET 07.11.16
AB.1	AS BUILT PLAN	PERMIT SET 07.11.16
A1.1	FLOOR PLAN	PERMIT SET 07.11.16
A2.1	SCHEDULES & DETAILS	PERMIT SET 07.11.16
M.1	MECHANICAL PLAN	PERMIT SET 07.11.16
E.1	ELECTRICAL PLAN	PERMIT SET 07.11.16
E.2	ELECTRICAL SCHEDULE	PERMIT SET 07.11.16
P.1	PLUMBING PLAN	PERMIT SET 07.11.16

LOCATION MAP:



STEVE SIEBERT ARCHITECTURE

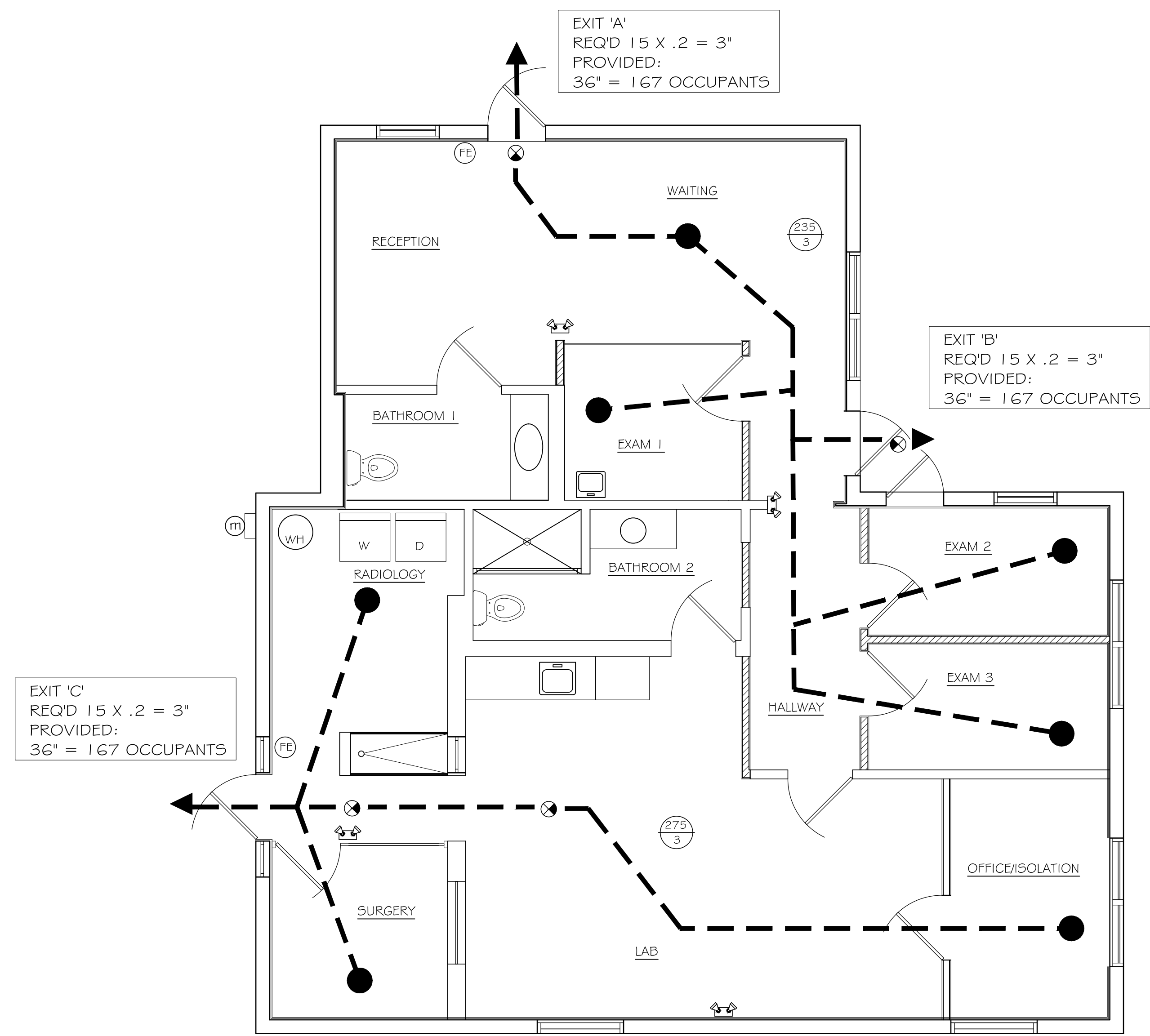
STEVE SIEBERT ARCHITECTURE
110 SE 4th Avenue, Suite 106
DELRAY BEACH, FL 33483
ph. 561.880.7894
steve@stevesiebert.com

TENANT IMPROVEMENT FOR:
Oceanside Veterinary Center
836 SE 5th Avenue
Delray Beach Florida, 33483

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE - UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO.: 16-093
DATE: 6.27.16
DRAWN BY: S.W.S.
CHECKED BY: B.K.
REVISIONS:

COVER SHEET
CS.1
SHEET NO.




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

LIFE SAFETY INFORMATION

BUILDING CODES: FBC-2014 EXISTING BUILDING
 FIRE CODES: FLORIDA FIRE PREVENTION CODE 5th ED.
 LIFE SAFETY CODE: NFPA 101, FLORIDA EDITION, 2012 ED.
 LIFE SAFETY CODE, 2012 ED.

GENERAL NOTES: EXISTING BUILDING IS 1,434 SF SINGLE STORY TYPE III-B MASONRY & WOOD STRUCTURE. THIS LEVEL-2 REMODEL IS A GROUP-B BUSINESS USE (UN-PROTECTED - NO SPRINKLER)

FBC 2014:

CHAPTER 9: FIRE PROTECTION SYSTEMS:
 SECTION 903 - SPRINKLER SYSTEM (NOT REQ'D, NOT PROVIDED)
 SECTION 907 - FIRE ALARM SYSTEM (NOT REQ'D, NOT PROVIDED)
 CHAPTER 10: MEANS OF EGRESS:
 CORRIDOR RATING: (NA - DIRECT EXIT FROM EACH SPACE)
 MEANS OF EGRESS: (1-500 = MINIMUM 2) 2-PROVIDED
 POSTING OF OCCUPANT LOAD: (NOT REQUIRED)

BUILDING INFORMATION

TOTAL AREA :	1,434 SQ.FT (GROSS)
OCCUPANCY CLASSIFICATION :	GROUP-B (ANIMAL HOSPITAL)
CONSTRUCTION TYPE :	TYPE: IIIB
AUTOMATIC SPRINKLER SYSTEM :	NOT REQUIRED OR PROVIDED
EXIT ACCESS TRAVEL DISTANCE :	MAX ALLOWED 200' MAX DISTANCE = 28'

OCCUPANCY LOAD CHART

TABLE 1004.1.2
 BUSINESS (100 GROSS) = 1434 / 100 (15 OCCUPANTS)







TABLE 1005 MEANS OF EGRESS

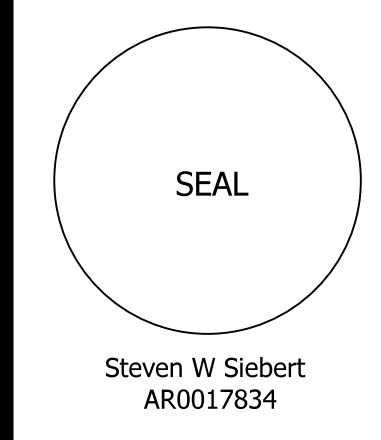
CHAPTER 4: FIXTURES FAUCETS AND FIXTURE FITTINGS

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY	WATER CLOSET		LAVATORIES		DRINKING FOUNTAIN	SLOP SINK
	MALE	FEMALE	MALE	FEMALE		
B OFFICE	1	35	1	PER 200	1	0
PROVIDED:	2		2		BUBBLER	0

LEGEND

-  EMERGENCY BATTERY WALL PACK W/ TWIN HEADS
-  INDICATES PATH OF EGRESS
-  EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
-  FIRE EXTINGUISHER (4-PROVIDED)
-  REMOTE HEAD
-  TOP = SF OF ROOM
BOTTOM = OCCUPANCY

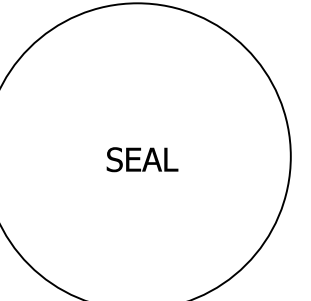


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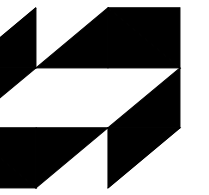
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 CHECKED BY: B.K.
 REVISIONS:



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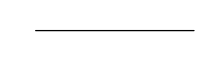
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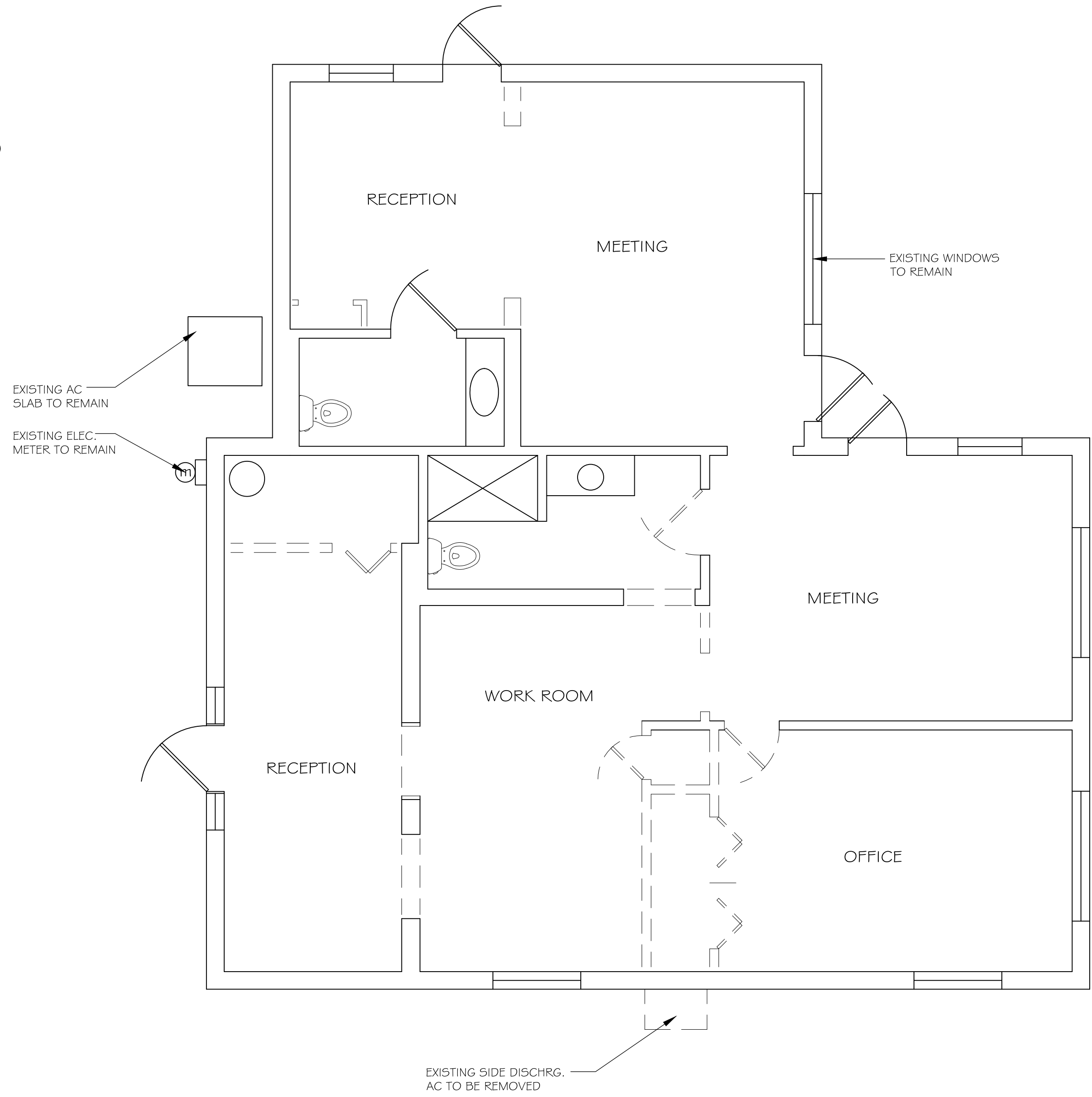
AS BUILT PLAN

AB.1

SHEET NO.

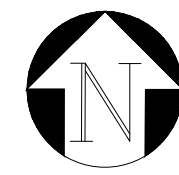
DEMOLITION LEGEND

-  EXISTING TO BE REMOVED
-  EXISTING TO REMAIN



DEMOLITION NOTES

1. DEMOLITION PLANS SHOW APPROXIMATE LAYOUT OF EXISTING BUILDING AND ARE NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK, PRIOR TO THE START OF CONSTRUCTION.
2. WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES (ELECTRICAL, PLUMBING, LOW-VOLTAGE, ETC) WITHIN DASHED (WALLS) SHALL ALSO BE REMOVED.
3. ELECTRICAL DEMOLITION (DISCONNECT) WORK SHALL BE PERFORMED BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT APPLICABLE CODES.
4. PLUMBING LINES; (SUPPLY & DRAIN) SHALL BE PROPERLY DISCONNECTED AND TEMPORARILY CAPPED TO BE EXTENDED AND RELOCATED ACCORDING TO THE FUTURE (SIGNED AND SEALED ENGINEERING DOCUMENTS)
5. EXISTING SPLIT-SYSTEM AIR-CONDITIONING SHALL REMAIN. THE PACKAGE UNIT ON THE SOUTH-SIDE OF THE BUILDING SHALL BE REMOVED. REMOVE ALL EXISTING DUCT WORK IN THE ATTIC. SEE NEW DUCT DESIGN ON M.1 SHEET.
6. ASBESTOS REPORT FOR DEMOLITION SHALL BE COMPLETED AND SUBMITTED BY THE G.C.



AS-BUILT/ DEMOLITION PLAN

1/4" = 1'-0"

SCOPE OF WORK -AND- OUTLINE SPECIFICATIONS:

01.0 GENERAL REQUIREMENTS:

THE FOLLOWING SCOPE OF WORK AND GUIDE SPECIFICATIONS ARE INTENDED FOR GENERAL INFORMATION AND TO SUPPLEMENT THE REQUIREMENTS SHOWN ON THE DRAWINGS. THESE SPECS ARE NOT A FULL COMPREHENSIVE CONSTRUCTION SPEC AND SHOULD NOT BE USED AS SUCH. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE ALL MATERIALS AND LABOR REQUIRED TO ACHIEVE THE INTENT OF THESE SPECIFICATIONS AND DRAWINGS (AND INCLUDE SUCH IN HIS INITIAL BID TO THE CLIENT)

1. SITE VISIT: PRIOR TO BIDDING OR SUBMITTING ANY PROPOSAL, THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. UPON SUBMITTING A BID, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS TO BE ENCOUNTERED.
2. THE SUCCESSFUL BIDDING CONTRACTOR SHALL SUBMIT THE BUILDING PERMIT APPLICATION, PLANS AND SPECIFICATIONS, NOTICE OF ACCEPTANCES, SUPPORTING SUBCONTRACTOR APPLICATIONS, AND ALL RELATED DOCUMENTATION TO THE COUNTY OF PALM BEACH FOR THE BUILDING PERMITTING AS THE 'QUALIFIER'.
3. THE CONTRACTOR SHALL ASSIST THE OWNER IN THE PREPARATION AND FILING OF A NOTICE OF COMMENCEMENT.
4. THE CONTRACTOR'S "REQUESTS FOR PAYMENT" SHALL INCLUDE RELEASES OF LIEN FROM ALL MATERIAL SUPPLIERS AND SUBCONTRACTORS FOR SUPPLIES AND WORK RELATING TO THE REQUEST FOR PAYMENT.
5. TEMPORARY POWER & WATER ARE AVAILABLE ON-SITE
6. THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY TOILET AND POTABLE DRINKING WATER ON-SITE FOR ALL CONSTRUCTION TRADESMAN (AT NO-TIME DURING CONSTRUCTION SHALL THE EXISTING FACILITIES BE USED BY CONSTRUCTION WORKERS)
7. WORKER'S COMPENSATION: STATE: STATUTORY, EMPLOYER'S LIABILITY: STATUTORY.
8. SAFETY AND OSHA COMPLIANCE IS THE RESPONSIBILITY OF THE GC
9. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMAN LIKE MANNER IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, THE FLORIDA BUILDING CODE, THE STATE ENERGY EFFICIENCY CODE, INDUSTRY STANDARDS, AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES AND RULES.

02.1 SITE WORK SCOPE:

THE PRIMARY SCOPE OF WORK IS INTERIOR - AS A REQUIREMENT FOR OCCUPANCY - THE PROPERTY OWNER MUST COMPLETE WORK FOR PARKING LOT LIGHTING AND ADD A BIKE RACK. (PLEASE COORDINATE FINAL OCCUPANCY WITH THE PROPERTY OWNER'S REQUIRED WORK)

02.3 INTERIOR DEMOLITION: SEE AS-BUILT & DEMO PLAN FOR NOTES

03.0 CONCRETE:

LIMITED TO THE RAISING OF THE FLOOR AND PLUMBING LINE CUTTING INDICATED ON THE DRAWINGS

1. CONCRETE SHALL BE 3,000 PSI STANDARD MIX CONCRETE WITH 6x6 - 10/10 WELDED WIRE FABRIC REINFORCING. - PROVIDE EXPANSION MATERIAL WHERE SLAB MEETS NEW MASONRY WALLS.
2. DOWEL ALL SLABS TO EXISTING ADJACENT CONCRETE WITH 1/2" LONG #4 BARS, DRILL & EMBED 3" INTO EXISTING (TO PREVENT SETTLEMENT) TYPICAL
3. DEFORMED STEEL BARS OF SIZES SHOWN ON THE STRUCTURAL DRAWINGS FOR ALL COLUMNS, BEAMS, AND REINFORCING.
4. FOUR-BACK FOR SLAB CUT(S) SHALL HAVE #4 DOWELS X 1/2" LONG AT 24" O.C. 3" IMBED INTO EXISTING SLAB, ON BOTH SIDES OF TRENCH.
5. BROWN FINISH EXTERIOR SLABS, TROWEL FINISH INTERIOR SLABS TO MATCH EXISTING ADJACENT WORK.
6. WHERE REQUIRED, TREAT THE GROUND WORK BELOW SLABS WITH TERMITTE TREATMENT AND RETAIN THE CERTIFICATE WITH THE PLANS.

04.0 MASONRY: (NO MASONRY IN SCOPE OF WORK)

05.0 METALS (NO-STRUCTURAL METALS REQUIRED)

06.0 WOOD & PLASTIC

06.4 WOOD & PLASTIC LAMINATE CASE WORK
ALL CABINETRY SHOWN ON THE PLANS SHALL BE CUSTOM BUILT COMMERCIAL GRADE, PLASTIC LAMINATE CASEWORK. CASEWORK OR OPEN SHELVING SHALL BE LOCATED IN LAB #06

1. CABINETS SHALL BE FLUSH OVERLAY STYLE, CONSTRUCTED IN ACCORDANCE WITH AWI GUIDELINES.
2. MATERIAL SHALL BE 3/4" LOW PRESSURE MELAMINE OVERLAY WITH 3MM PVC OR ABS EDGING.
3. DRAWER GUIDES - FULL EXTENSION AWI APPROVED
4. HINGES - CONCEALED EUROPEAN STYLE, 120 DEGREE, GRADE II
5. ADJUSTABLE SHELF SUPPORTS
6. PULLS - WIRE STYLE (2-SCREW)

SUBMIT A (1) MOCK CABINET: INCLUDING DRAWER, HINGED DOOR, ADJUSTABLE SHELF & PULLS WITH PROPOSED COMPONENTS. SUBMIT COLOR SAMPLES FOR OWNER & ARCHITECT SELECTION.

06.5 QUARTZ COUNTER TOPS

LABORATORY COUNTER TOP SHALL BE QUARTZ SELECTED BY THE OWNER.

06.6 FOLD-DOWN EXAM-TABLES

OWNER SHALL PROVIDE (3) FOLD-DOWN EXAM TABLES (MODEL # 101-2640-00 BY V551). G.C. SHALL PROVIDE BLOCKING IN THE PARTITIONS AS REQUIRED FOR MOUNTING, AND MOUNT THE OWNER SUPPLIED TABLES.

07.0 THERMAL & MOISTURE PROTECTION (NOT REQUIRED)

08.0 OPENINGS:

08.1 INTERIOR DOORS:

PROVIDE NEW SOLID CORE, PREFINISHED (STAIN-GRADE) BIRCH DOORS & C-TYPE HOLLOW METAL FRAMES FOR ALL INTERIOR DOORS. (SEE SCHEDULE) INSTALL 1/4" TEMPERED PLATE GLASS WHERE INDICATED

1. RECOMMENDED SOLID CORE SHALL BE: AGRIFIBER (GREEN MATERIAL). ALTERNATE - STANDARD PARTICLE CORE.
2. FACE VENEER - STAIN GRADE BIRCH (SUBMIT COLOR CHART AND DOOR SUBMITTAL TO ARCHITECT AND OWNER FOR SELECTIONS)
3. INSTALL DOORS WITH SKILLED, QUALIFIED, EXPERIENCED CRAFTSMAN. TRUE, LEVEL, SQUARE, WITH ALL HARDWARE AS SCHEDULED AND SPECIFIED.

1. DOOR HARDWARE TO BE BRUSHED NICKEL FINISH, SCHLAGE COMMERCIAL SERIES. ADA (APPROVED) LEVER SET(S), 1 1/2 PAIR HINGES, & 10" HIGH BRUSHED NICKEL KICK PLATE ON BOTH TOILET DOORS. (FOLLOW HARDWARE SCHEDULE ON THE DRAWINGS) NOTE: USE SCHLAGE KEY-PAD EXTERIOR LOCK AD-200 ELECTRONIC OR EQUAL.

08.3 INTERIOR GLASS PARTITIONS AND DOORS:

WHERE INDICATED ON DRAWINGS, PROVIDE ALUR-GLASS PARTITION SYSTEM(S):

EXAM ROOM #12 - SHALL BE FULL-HEIGHT SYSTEM (FLOOR TO CEILING) GLASS PARTITION WITH INNOVATIVE GLASS - PRIVACY GLASS (5 LG) 777-1100. 9/16" 1/4-TEMP 1/4" TEMP & CONTROLS AS SPECIFIED BY SUPPLIER.

SURGERY #05 - SHALL BE FULL-HEIGHT SYSTEM (FLOOR TO CEILING) AND - OPENING IN-FILL (SEE DRAWINGS) - GLASS PARTITION AND DOOR SHALL BE FRAMELESS GLASS & DOOR USE 7/16" TEMP GLASS AS PROVIDED BY ALUR.

09.0 FINISHES:

09.1 METAL STUD AND GYPSUM WALL BOARD:

1. INTERIOR METAL STUDS TO BE 3 5/8" 25GA STANDARD INTERIOR STUDS ASSEMBLED WITH TOP & BOTTOM CHANNELS, HORIZONTAL CHANNEL BRIDGING @ 60" AFF. W FASTENERS BY SAME MANUFACTURER.
2. ALL GIBS SHALL BE 5/8" STANDARD THICKNESS IN 12' LENGTHS AND INSTALLED IN ACCORDANCE WITH INDUSTRY-STANDARDS TO BE FINISHED LEVEL-4 READY FOR PAINT.
3. WOOD BLOCKING AT ALL DOOR FRAMES
4. STUD WORK SUBCONTRACTOR SHALL BE RESPONSIBLE TO ADD MISCELLANEOUS WOOD BLOCKING (2X OR 3/4" PLYWOOD) AT ALL LOCATIONS REQUIRING ADDITIONAL SUPPORT. AT A MINIMUM NOTE ALL OF THE FOLLOWING ON THE PLANS:
A CABINET WORK, AND COUNTER TOPS
B TOILET ROOM ACCESSORIES
D LAMINATED DESK TOPS
E DRINKING FOUNTAINS
F LAVATORIES & VANITIES
G SHELVING
H TV (MONITOR) MOUNTS
I OTHER AS DIRECTED BY THE OWNER AND/OR G.C.

09.2 PAINTING:

- ALL PAINT LISTED IN SPECIFICATIONS IS COMMERCIAL GRADE SHERWIN-WILLIAMS (NO SUBSTITUTIONS PERMITTED)
- A. INTERIOR WALLS (GYPSUM - IN ALL TOILET ROOMS)
PRIMER -Multi-Purpose Latex Primer (B51W450)
PAINT - Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel
 - B. INTERIOR WALLS (TYPICAL FLAT PAINTED GYPSUM BOARD)
PRIMER -Multi-Purpose Latex Primer (B51W450)
PAINT - Pro-Mar 200 0 VOC Latex Flat
 - C. INTERIOR STAINED WOOD (WHERE NOTED)
PRIMER -Multi-Purpose Latex Primer (B51W450)
PAINT -Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel
 - D. INTERIOR METAL FRAMES (PRIMED STEEL)
PRIMER -Pro-Cryl Universal Metal Primer (BGGW310)
PAINT - Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel
 - E. CEILING (PAINTED GYPSUM (TOILET ROOMS)
PRIMER -Multi-Purpose Latex Primer (B51W450)
PAINT -Pro-Mar 200 0 VOC Latex Flat

09.3 FLOOR TILE:

ALL ROOMS SHALL HAVE A PORCELAIN TILE FLOOR FINISH, TILE SHALL BE LONG-PLANK FLOOR TILE SELECTED BY THE OWNER.

1. TILE WORK SHALL BE COMPLETED BY AN EXPERIENCED APPROVED TILE INSTALLATION CONTRACTOR. ALL WORK SHALL BE THIN-SET, GROUTED AND SEALED ACCORDING TO THE MANUFACTURERS STANDARDS FOR INSTALLATION OVER CONCRETE.

09.7 NEW PAINTED WOOD BASE (TYPICAL THROUGH-OUT) SELECTED BY OWNER.

10.0 SPECIALTIES:

- 10.1 TOILET ACCESSORIES SHALL INCLUDE THE FOLLOWING: TOILET TISSUE DISPENSER, PAPER-TOWEL DISPENSER / WAIST COMBINATION UNIT, SOAP DISPENSER, SPECIMEN PASS-THROUGH AND MIRROR. MOUNT ALL ACCESSORIES IN ACCORDANCE WITH ADA-ACCESS GUIDELINES. PRODUCTS SHALL BE BOBRICK OR APPROVED EQUAL.

- 10.2 SIGNAGE - ADA WOMEN'S, ADA MEN'S, AND ADA UNISEX SIGNAGE SHALL BE INSTALLED IN REQUIRED LOCATIONS AT ALL PROPOSED TOILET ROOMS.

11.0 EQUIPMENT: (NO EQUIPMENT IN THIS SCOPE)

12.0 FURNISHINGS: (ARE NOT PART OF THIS SCOPE)

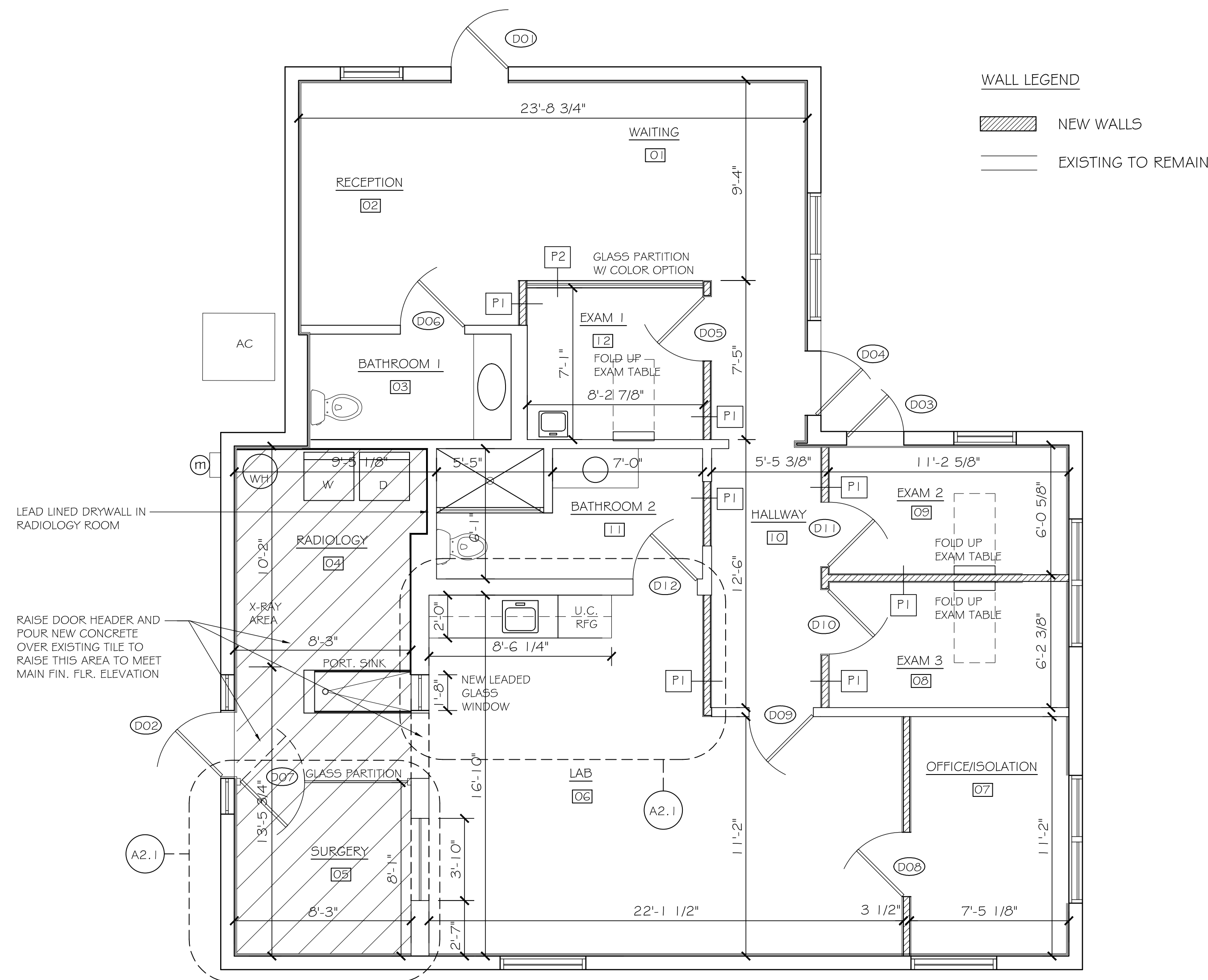
13.0 SPECIAL CONSTRUCTION:

14.0 CONVEYING SYSTEMS: (NOT REQUIRED)

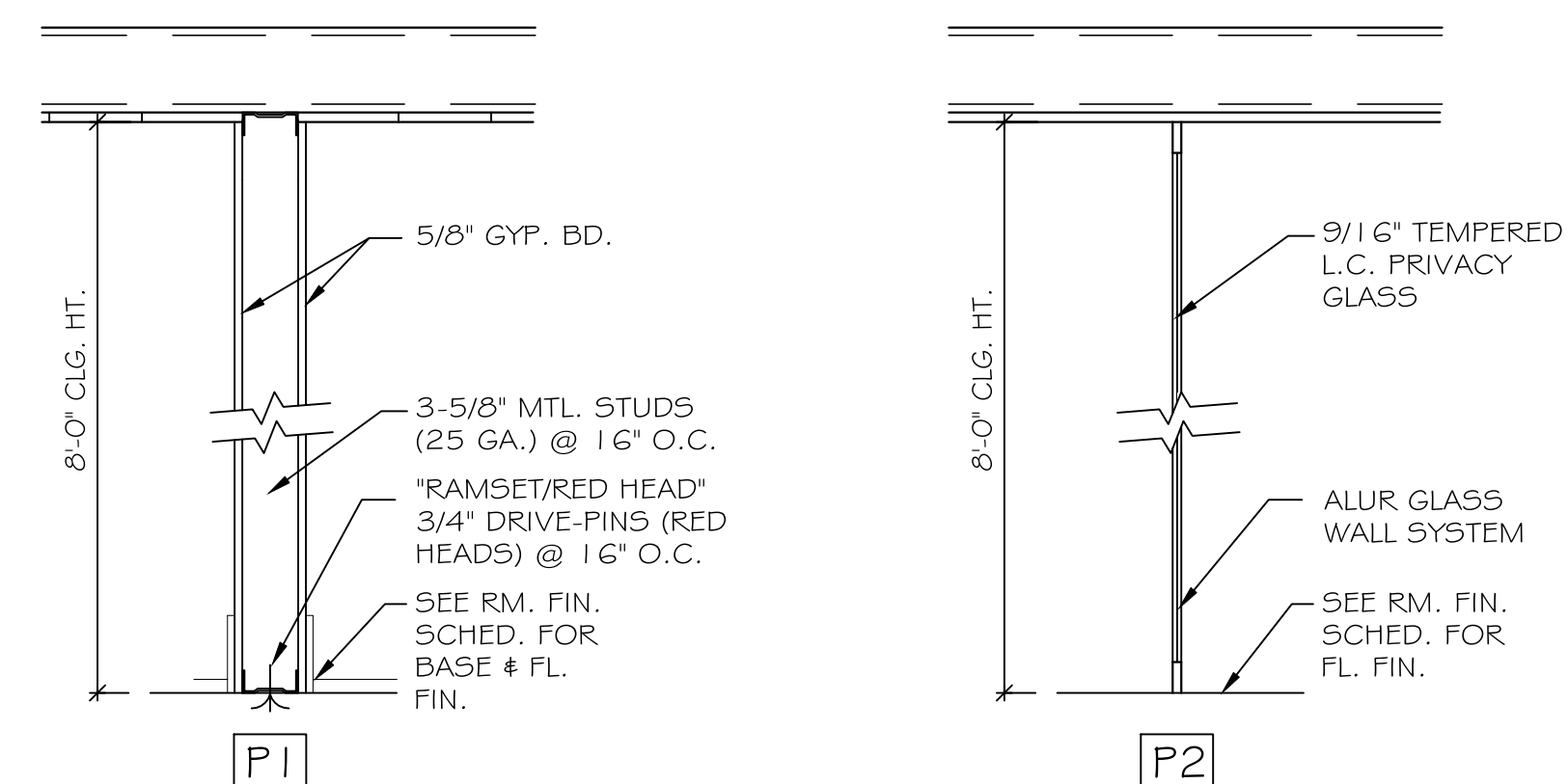
15.0 PLUMBING: (SEE PLUMBING DRAWINGS FOR SCOPE, SPECIFICATIONS, NOTES AND DETAILS)

16.0 ELECTRICAL: (SEE ELECTRICAL DRAWINGS FOR SCOPE, SPECIFICATIONS, NOTES AND DETAILS)

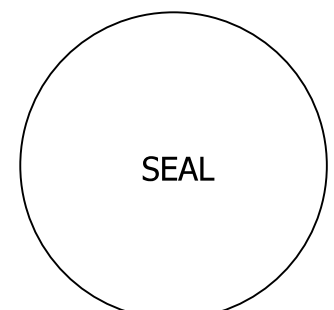
END-OF-SCOPE AND SPECIFICATIONS



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



PARTITION DETAILS
1" = 1'-0"



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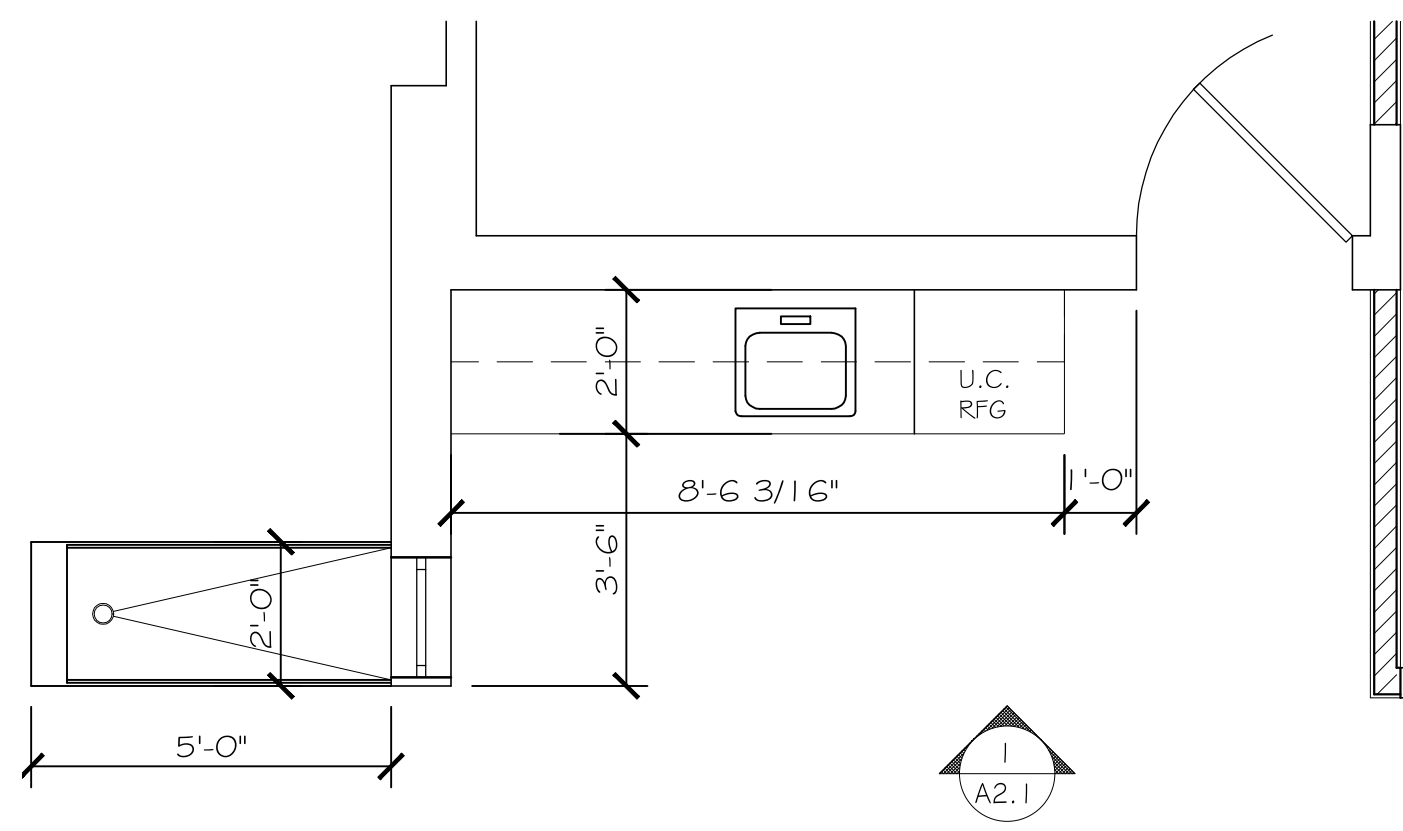
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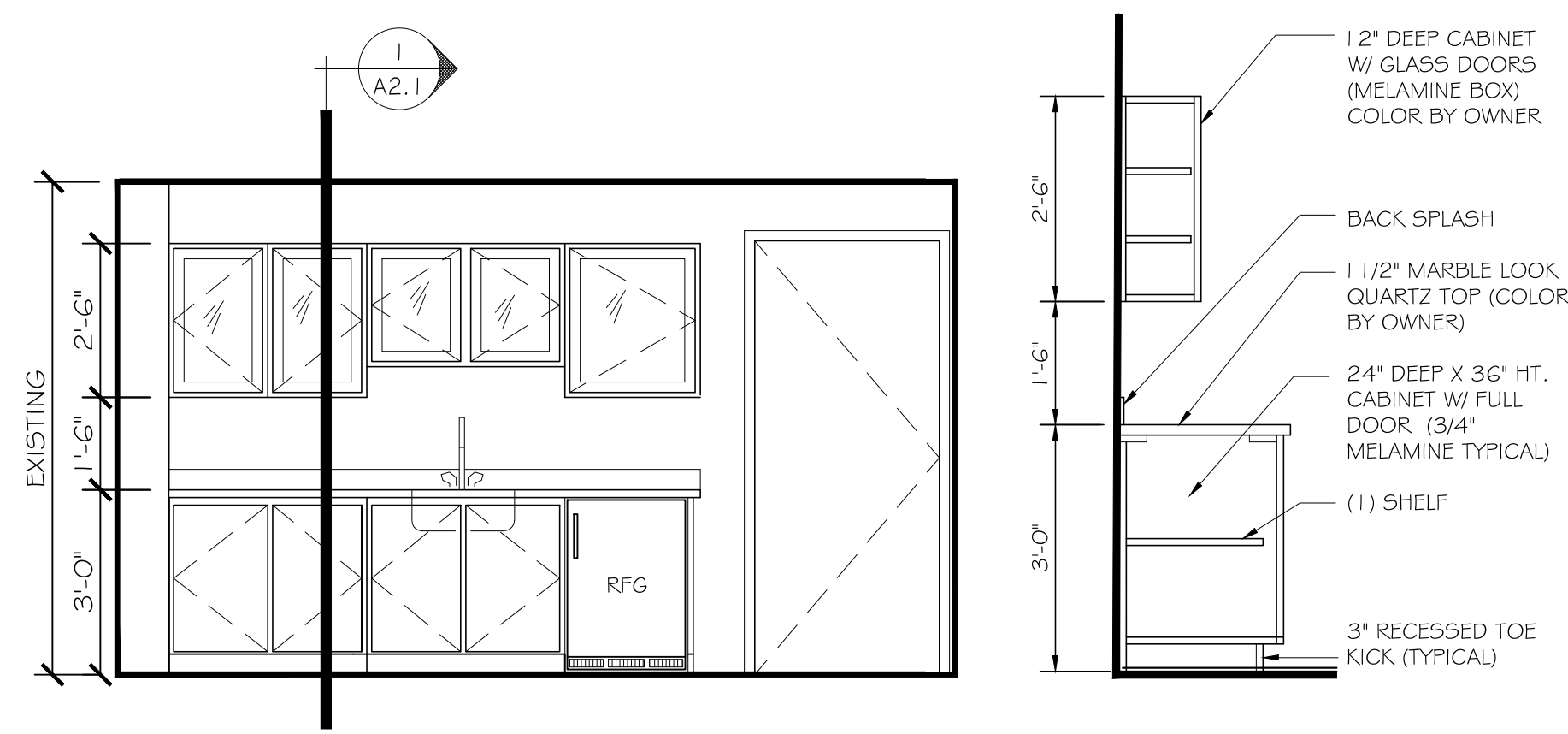
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FLOOR PLAN & SPECS

A1.1
SHEET NO.

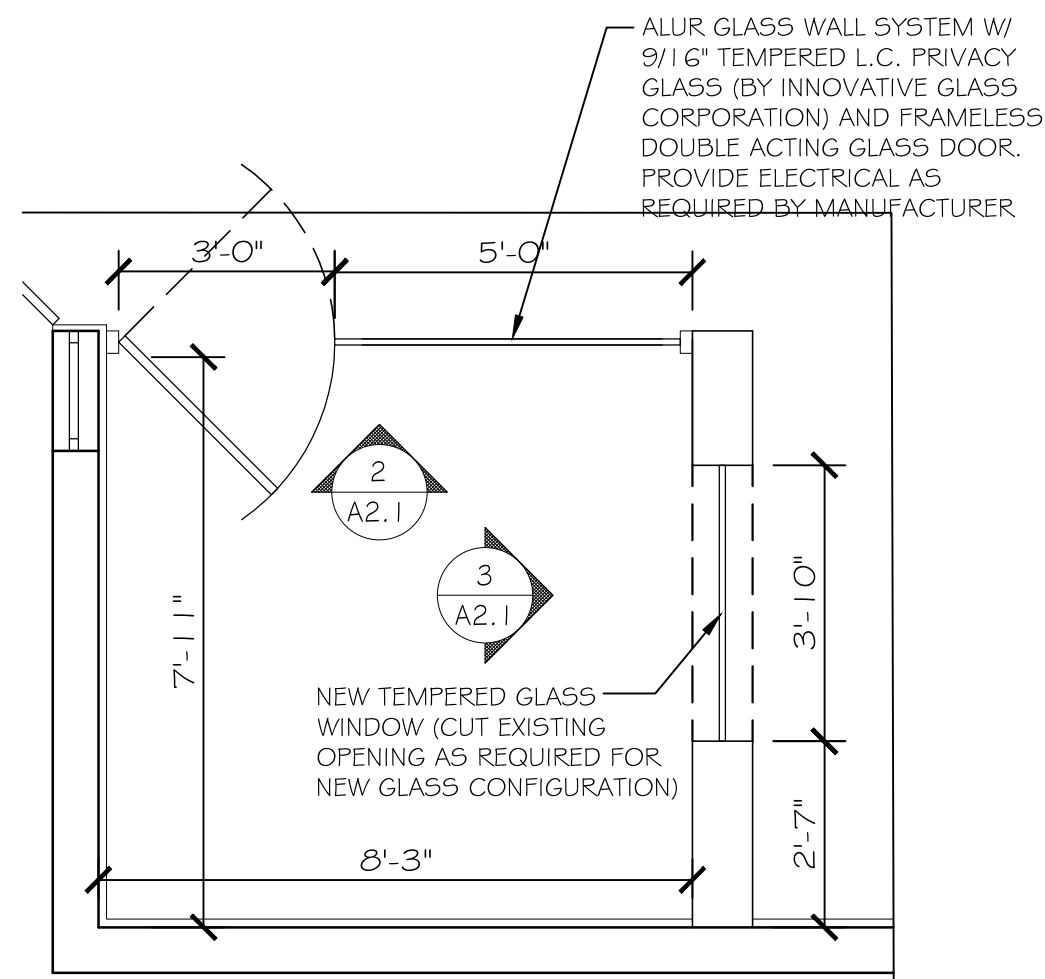


ENLARGED LAB PLAN
3/8" = 1'-0"

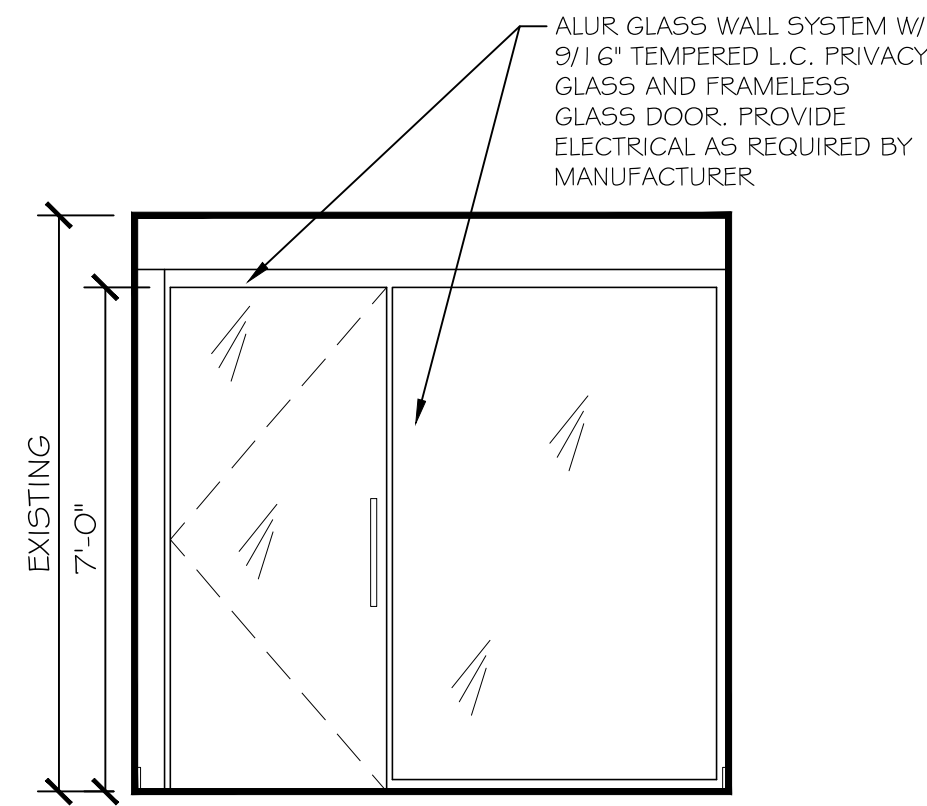


ELEVATION 1
3/8" = 1'-0"

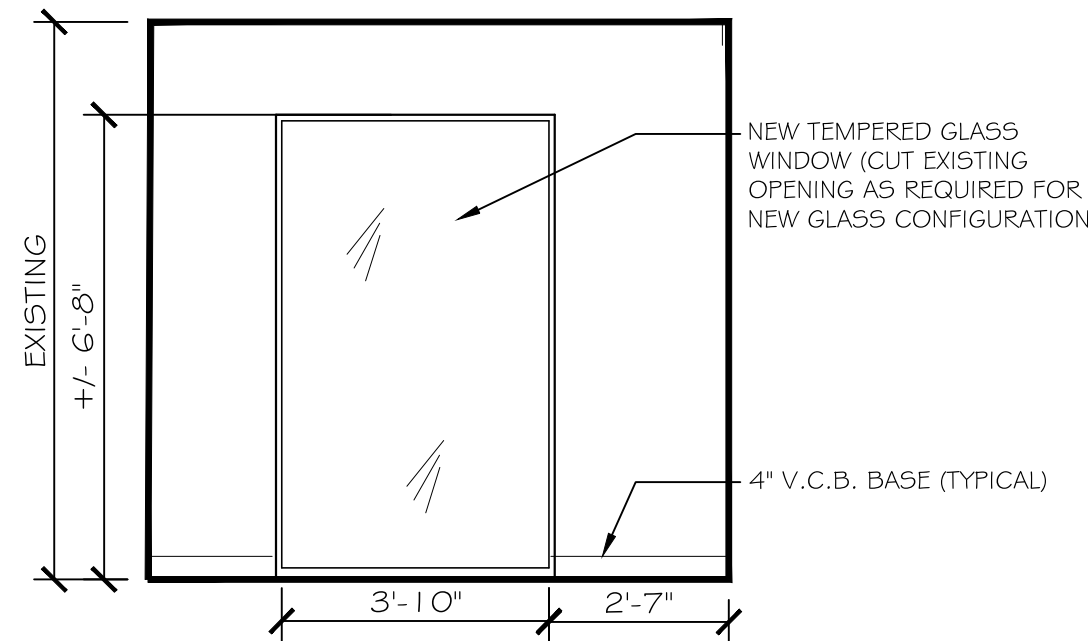
SECTION 1
1/2" = 1'-0"



ENLARGED SURGERY ROOM PLAN
3/8" = 1'-0"



ELEVATION 2
3/8" = 1'-0"

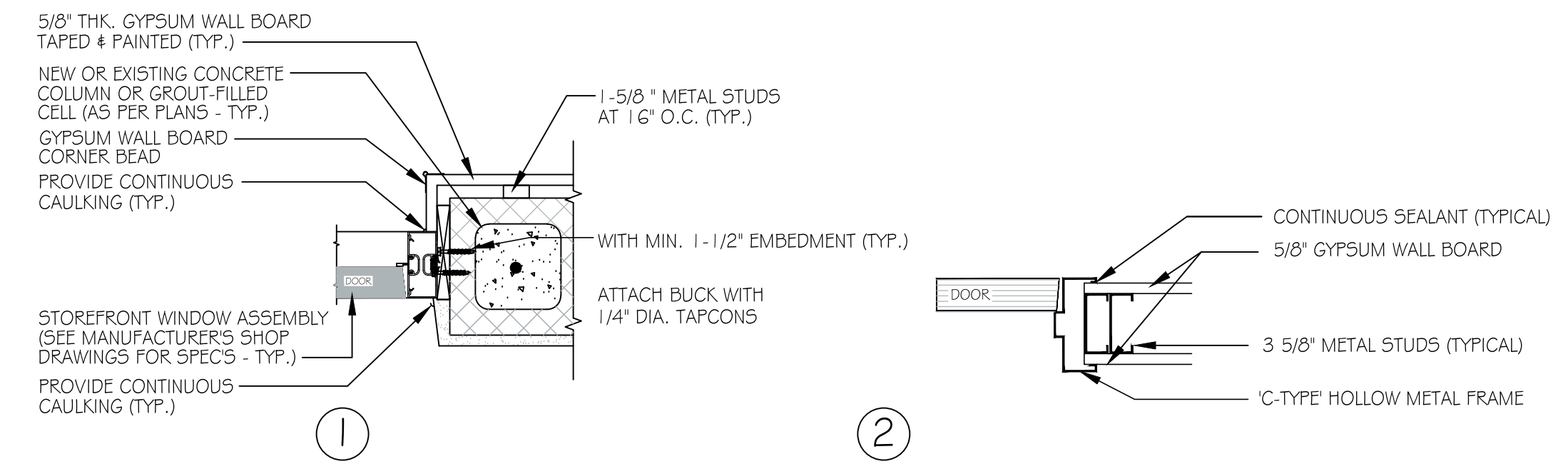


ELEVATION 3
3/8" = 1'-0"

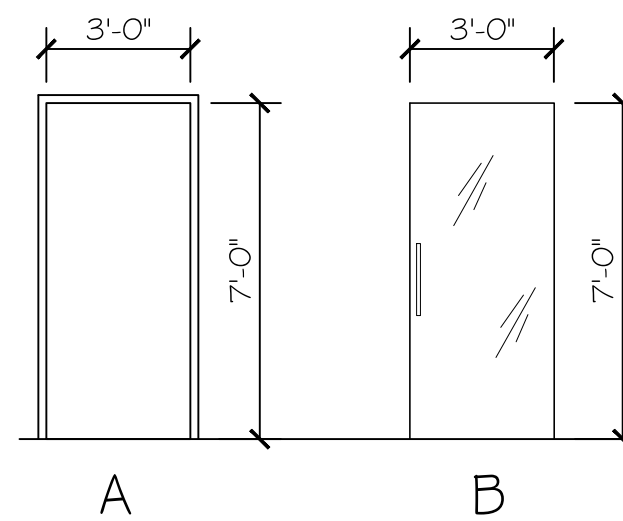
RM #	NAME	FLOOR	BASE	WALLS				CEILING	HEIGHT	COMMENTS
				NORTH	EAST	SOUTH	WEST			
01	WAITING	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	GLASS	PTD GWB	EX. WD.	EX	
02	RECEPTION	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
03	TOILET RM 1	TILE	TILE	PTD GWB	TILE/GWB	PTD GWB	TILE/GWB	EX. WD.	EX	WALL TILE 4" HIGH (WET WALL)
04	RADIOLOGY	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
05	SURGERY	PORCELAIN	4" WOOD	GLASS	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
06	LAB	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
07	OFFICE / ISOLATION	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
08	EXAM ROOM 3	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
09	EXAM ROOM 2	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
10	HALLWAY	PORCELAIN	4" WOOD	PTD GWB	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	
11	TOILET RM 2	TILE	TILE	TILE/GWB	PTD GWB	PTD GWB	TILE/GWB	EX. WD.	EX	WALL TILE 4" HIGH (WET WALL)
12	EXAM ROOM 1	PORCELAIN	4" WOOD	GLASS	PTD GWB	PTD GWB	PTD GWB	EX. WD.	EX	

NOTE: ALL FINISHES (EXISTING & NEW) MEET OR EXCEED NFPA 101 (FLAME-SPREAD RATING)
MATERIALS ARE NOT SPECIFIED ON THESE DRAWINGS - ALL INTERIOR MATERIALS & COLORS SHALL BE SELECTED BY THE OWNER

JAMB SECTIONS: (1/2" = 1'-0")



DOOR TYPES: (1/4" = 1'-0")



DOOR SCHEDULE

#	ROOM	SIZE W H	STYLE	APPROVED PRESSURES	REQUIRED PRESSURES	ZONE	PRODUCT APPROVAL	HRDWR GROUP	JAMB	COLOR	COMMENTS
DO1	RECEPTION	3'-0" 7'-0"	A	---	---	4	---	A	1		EXISTING EXTERIOR DOOR
DO2	RADIOLOGY	3'-0" 7'-0"	A	---	---	4	---	A	1		EXISTING EXTERIOR DOOR
DO3	EXAM ROOM 2	3'-0" 7'-0"	A	---	---	4	---	A	1		EXISTING EXTERIOR DOOR
DO4	HALLWAY	3'-0" 7'-0"	A	---	---	4	---	A	1		EXISTING EXTERIOR DOOR
DO5	EXAM ROOM 1	3'-0" 7'-0"	A	---	---	---	---	B	2		
DO6	BATHROOM 1	3'-0" 7'-0"	A	---	---	---	---	B	2		
DO7	SURGERY	3'-0" 7'-0"	B	---	---	---	---	MANU.	MANU.		FRAMELESS GLASS DOOR
DO8	OFFICE / ISOLATION ROOM	3'-0" 7'-0"	A	---	---	---	---	B	2		
DO9	LAB	3'-0" 7'-0"	A	---	---	---	---	B	2		
D10	EXAM ROOM 3	3'-0" 7'-0"	A	---	---	---	---	B	2		
D11	EXAM ROOM 2	3'-0" 7'-0"	A	---	---	---	---	B	2		
D12	BATHROOM 2	3'-0" 7'-0"	A	---	---	---	---	B	2		

HARDWARE GROUPS (NO-SCALE)

HDWR GRP "A":
(HDWR BY MANUF.)
1-1/2 PR BUTTS
KEYED LOCK
CLOSER
WEATHER STRIP

HDWR GRP "B":
1-1/2 PR BUTTS
LEVER - PRIVACY SET
CLOSER
WALL STOP
KICK PLATES

SEAL
Steven W Siebert
AR0017834

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE - UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO.: 16-093
DATE: 6.27.16
DRAWN BY: S.W.S.
CHECKED BY: B.K.
REVISIONS:

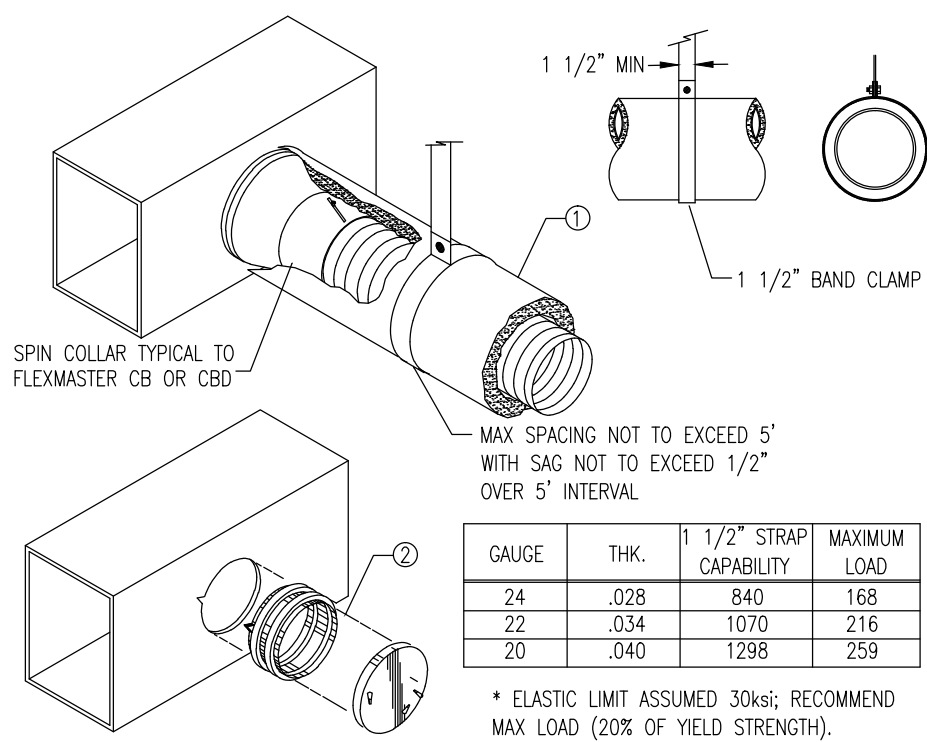
SCHEDULES & DETAILS

A2.1
SHEET NO.

H.V.A.C. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH FBC-2014, 2012 NFPA-101, 2012 NFPA-1, 2011 NFPA-70.
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
 - THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
 - DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING SYSTEM.
 - CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
 - INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
 - AIR FILTERS SHALL BE INSTALLED ON ALL RETURN AIR EQUIPMENT INLETS. PROVIDE AN EXTRA FILTER, INSTALL AT END OF CONSTRUCTION.
 - ALL REQUIRED INSURANCE MUST BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
 - PROVIDE MAIN CONDENSATE DRAIN AND AUXILIARY DRAIN PAN. AUXILIARY DRAIN PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN AS PER FMC 2014 SECTION 307.2.3 FOR ALL AIR CONDITIONING UNITS AND DRAIN TO EXTERIOR PERMEABLE SOIL OR AS SHOWN ON THE PLANS.
 - AIR CONDITIONING CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662). COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING IN UNCONDITIONED SPACES SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
 - MAINTAIN 4" MINIMUM CLEARANCE AROUND ALL AIR HANDLING UNITS.
 - THERMOSTAT MUST BE PROGRAMMABLE TO BE ABLE TO SET THE TEMPERATURE BACK (OR OFF) WHEN SPACE IS UNOCCUPIED OR AT OTHER TIMES AS NEEDED BY USER.
 - ALL MATERIAL EXPOSED WITHIN PLENUM MUST BE NON COMBUSTIBLE OR RATED 25/50 FLAME SPREAD.
 - ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
 - ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
 - DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
 - HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
 - AIR DISTRIBUTION ACCESSORIES SHALL BE AIR GUIDE, ANEMOSTAT, TITUS, OR APPROVED EQUAL. ALL SUPPLY A.C. DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES. BRANCH TAKEOFFS MUST BE PROPORTIONAL SPLITS.
 - THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
 - PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANEL TO ALL FIRE DAMPERS.
 - ELECTRIC STRIP HEATERS SHALL BE BLAST COIL TYPE WITH NICKEL CHROMIUM WIRE AND INSULATING BUSHINGS FACTORY MOUNTED AND WIRED INCLUDING ALL HEAT LIMITERS, HIGH LIMIT SWITCHES, AND CONTRACTORS IN ACCORDANCE WITH THE "NATIONAL ELECTRIC CODE".
 - EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIRS OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED OR IS NOT OPERATING PROPERLY.
 - ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS FOR SUBSTITUTIONS BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.
 - AIR DISTRIBUTION SYSTEM TESTING, ADJUSTING AND BALANCING. A WRITTEN BALANCE REPORT SHALL BE PROVIDED TO THE OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER FOR HVAC SYSTEMS SERVING ZONES WITH A TOTAL CONDITIONED AREA EXCEEDING 5000 SQUARE FEET. AIR DISTRIBUTION SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED BY AN ENGINEER LICENSED IN THIS STATE OR A COMPANY OR INDIVIDUAL HOLDING A CURRENT CERTIFICATION FROM A RECOGNIZED TESTING AND BALANCING AGENCY ORGANIZATION IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS.
 - BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 15 TONS OR LESS PER SYSTEM MAY BE TESTED AND BALANCED BY A MECHANICAL CONTRACTOR LICENSED TO DESIGN AND INSTALL SUCH SYSTEMS.
 - BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 65,000 BTU/H OR LESS PER SYSTEM ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
 AIR SYSTEM BALANCING SHALL COMPLY WITH FBC 2014 ENERGY CONSERVATION SECTION 503.2.9.1
 - AS PER FBC 2014 ENERGY CONSERVATION SECTION 503.2.9.3, AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR. THE MANUAL SHALL INCLUDE, AT LEAST, THE FOLLOWING:
 - EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.
 - EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
 - HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-DETERMINED SET POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
 - A COMPLETE WRITTEN NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
 - ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH FBC 2014 ENERGY CONSERVATION TABLE 503.2.8.
 - IF THERE ARE ANY CHANGES IN ENGINEER'S DRAWINGS, IN DESIGN OR IN EQUIPMENT, WITHOUT ENGINEER'S CONSENT, THE A.C. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITIES FOR THE PROJECT.
 - SMOKE DETECTORS ARE REQUIRED ON ALL PRIMARY AIR CONDITIONING SYSTEMS WHERE TOTAL AIR VOLUME EXCEEDS 2,000 C.F.M. (FBC-MECHANICAL 2014, SECTION 606.2.1) A DUCT ACCESS DOOR IS REQUIRED TO ACCESS THE DETECTOR. 606.4 CONTROLS OPERATION. UPON ACTIVATION, THE SMOKE DETECTORS SHALL SHUT DOWN THE AIR DISTRIBUTION SYSTEM. AIR DISTRIBUTION SYSTEMS THAT ARE PART OF A SMOKE CONTROL SYSTEM SHALL SWITCH TO THE SMOKE CONTROL MODE UPON ACTIVATION OF A DETECTOR.
 - 606.4.1 SUPERVISION. THE DUCT SMOKE DETECTORS SHALL BE CONNECTED TO A FIRE ALARM SYSTEM WHERE A FIRE ALARM SYSTEM IS REQUIRED BY THE FLORIDA FIRE PREVENTION CODE. THE ACTIVATION OF A DUCT SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
 - THE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION IS NOT REQUIRED WHERE THE DUCT SMOKE DETECTOR ACTIVATES THE BUILDING'S ALARM-INDICATING APPLIANCES.
 - IN OCCUPANCIES NOT REQUIRED TO BE EQUIPPED WITH A FIRE ALARM SYSTEM, ACTIVATION OF A SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SIGNAL IN AN APPROVED LOCATION. DUCT SMOKE DETECTOR TROUBLE CONDITIONS SHALL ACTIVATE A VISIBLE OR AUDIBLE SIGNAL IN AN APPROVED LOCATION AND SHALL BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE.
 - AS PER FBC 2014 ENERGY CONSERVATION SECTION 503.2.5.4 (SHUTOFF DAMPER CONTROLS) PROVIDE MOTORIZED DAMPERS FOR O/A INTAKE FOR AHU. CONNECT MOTORIZED DAMPER TO TIME CLOCK TO CLOSE OUTSIDE AIR INTAKE AUTOMATICALLY WHEN THE SPACE SERVED IS NOT IN USE (OFF BUSINESS HOURS).
 - GRAVITY HOODS, VENTS, AND VENTILATORS. ALL OUTDOOR AIR SUPPLY AND EXHAUST HOODS, VENTS, AND VENTILATORS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SPACES SERVED ARE NOT IN USE. EXCEPTION: VENTILATION SYSTEMS SERVING UNCONDITIONED SPACES.
 - MINIMUM DUCT INSULATION R-VALUES, HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBC 2014 ENERGY CONSERVATION TABLE 503.2.7.1
 - AS PER FBC-301.4 ALL APPLIANCES REGULATED BY THIS CODE SHALL BE LISTED AND LABELED UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH SECTIONS 301.4.1 THROUGH 301.4.4.
 - AS PER FMC-304.10 GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE AND ROOF HATCH OPENINGS ARE LOCATED WITHIN 10 FT. OF ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW.
 - AS PER 306.5.1 SLOPED ROOFS. WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30" ABOVE GRADE AT SUCH EDGE A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. THE GUARDS SHALL EXTEND NOT LESS THAN 42" ABOVE THE PLATFORM. SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21" DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE FBC.
 - ANY INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10FT. FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE.
 - ALL COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.
 - ROOF MOUNTED MECHANICAL UNITS SHALL BE MOUNTED ON CURBS RAISED A MINIMUM OF 8 INCHES (203 MM) ABOVE THE ROOF SURFACE, OR WHERE ROOFING MATERIALS EXTEND BENEATH THE UNIT, ON RAISED EQUIPMENT SUPPORTS PROVIDING A MINIMUM CLEARANCE HEIGHT IN ACCORDANCE WITH TABLE 1509.7. TABLE 1509.7 CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS.

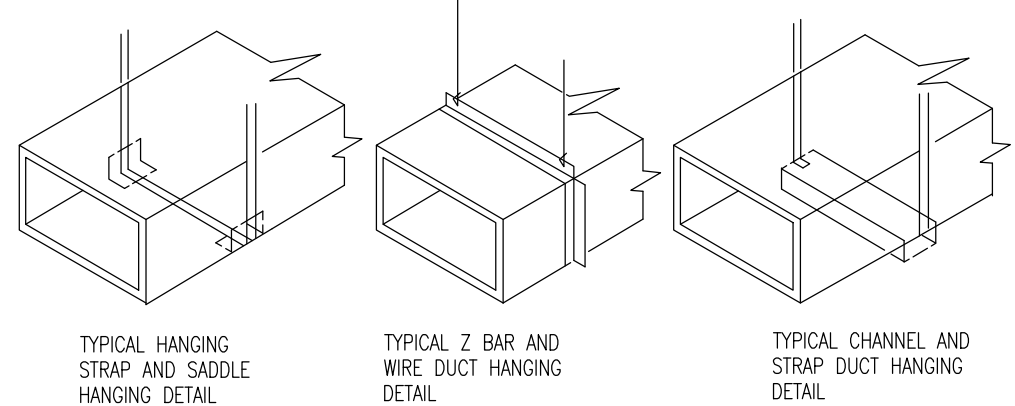
WIDTH OF MECHANICAL UNIT (INCHES)	SURFACES (INCHES)
< 24	24"
24 < 36	36"
36 < 48	48"
48 < 60	60"
> 60	72"
 - ROOF TOP A/C UNIT CURB SHALL BE MINIMUM 14 GAUGE (HURRICANE RATED CURB).
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.
 - ROOF PENETRATION FLASHING SHALL COMPLY WITH FBC 1514.2.5.



NOTES:
1. FLEX DUCT WITH EXTERNAL INSULATION AND VAPOR BARRIER JACKETING TYPICAL TO "FABRIFLEX".
2. "INSPECTOR SERIES" SPIN DOORS.

DUCT SUPPORT DETAIL (FOR FLEX DUCT)

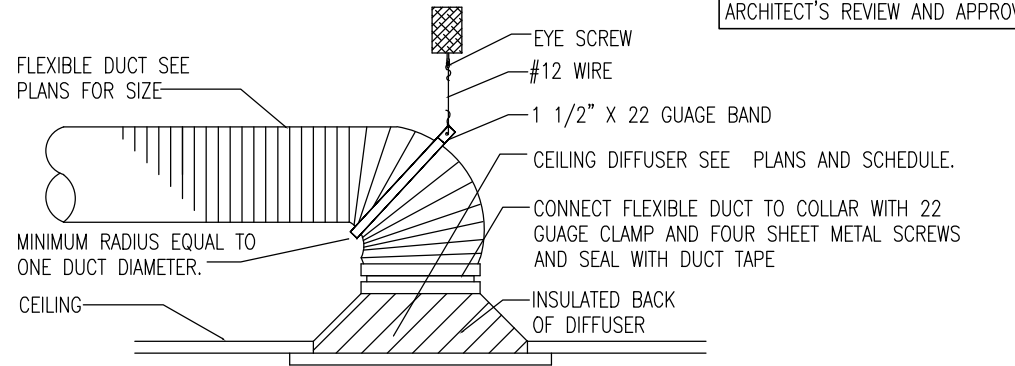
NTSC V1 061026



NOTES:
1. HANG DUCTS ACCORDING TO SMACNA STANDARDS
2. ALL STRAP SHALL BE A MINIMUM OF 1 1/2", 22 GA GALVANIZED STEEL, WITH A 6 FT MAXIMUM SPACING.

METHODS OF HANGING DUCTS

NTSC V1 061026



TYPICAL DIFFUSER DETAIL

NTSC V1 061026

Ventilation per Table 403.3

Ventilation Zone Name	AHU#1
1) Minimum O/A required at Supply Outlet Voz:	
a) People Outdoor Air Flow Rate	Rp = 5
Area Outdoor Air Flow Rate	Ra = 0.06
b) Zone Population	Pz = 12
c) Zone Net Occupiable Floor Area	Az = 1434
d) O/A required in Breathing Zone: Vbz = RpPz + RaAz	Vbz = 146
e) Zone Air Distribution Effectiveness	Ez = 1
f) Zone outdoor Air Flow Rate: Voz = Vbz/Ez	Voz = 146

SET O/A INTAKE FOR EXIST AHU#1: 200CFM

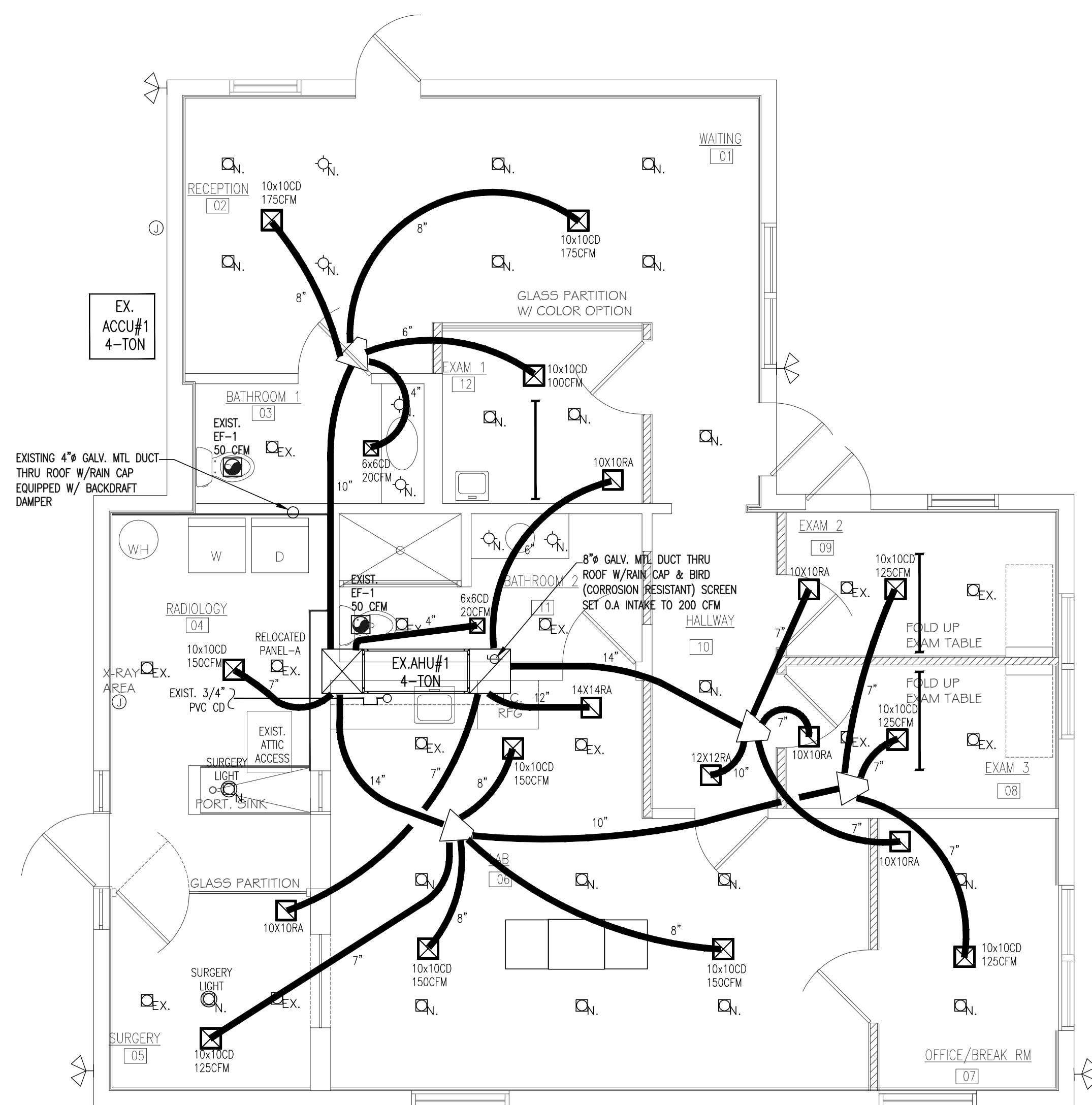
NOTES:
PER FBC 2014 (5th Edition) ENERGY CONSERVATION SECTION C402.4.5.2 (SHUTOFF DAMPER CONTROLS) PROVIDE MOTORIZED DAMPERS FOR O/A INTAKE FOR RTU'S. CONNECT MOTORIZED DAMPER TO TIME CLOCK TO CLOSE OUTSIDE AIR INTAKE AUTOMATICALLY WHEN THE SPACE SERVED IS NOT IN USE (OFF BUSINESS HOURS).

NOTE: THE PREVIOUS AND CURRENT SPACE OCCUPANCIES ARE SAME (OFFICES). ALSO, THE ENVELOPE COMPONENTS OF THE BLDG. AC SYSTEM, WATER HEATER, ARE EXISTING TO REMAIN, THEREFORE THE AC AND ENERGY CALCS ARE NOT PROVIDED.

SCOPE OF WORK:
- AC SYSTEM, BATHROOM EXHAUST AND DRYER VENT ARE EXISTING TO REMAIN
- INSTALL NEW DUCTWORK AND SUPPLY/RETURN AC GRILLS AS SHOWN ON THIS PLAN
- ADJUST OUTSIDE AIR CFM AS PER SHOWN CALCS.

MECHANICAL LEGEND

(S)	SMOKE DETECTOR
(T)	PROGRAMMABLE THERMOSTAT
(TST)	TESTER
(MVD)	MANUAL VOLUME DAMPER W/SCOOP
(FD)	FIRE DAMPER
(SAD)	SUPPLY AIR DIFFUSER
(RAD)	RETURN AIR DIFFUSER
(LWB)	SUPPLY FIBERGLASS DUCTBOARD R-6
(FD)	FLEX DUCT R-6
(EF)	EXHAUST FAN
(OA)	OUTSIDE AIR
(RTU)	ROOF TOP UNIT
(CFM)	CUBIC FEET PER MINUTE
(R)	DUCT SIZE REDUCED



MECHANICAL PLAN

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

TENANT IMPROVEMENT FOR:

Oceanside Veterinary Center
836 SE 5th Avenue
Delray Beach Florida, 33483

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE - UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO.: 16-093
DATE: 6.10.16
DRAWN BY: S.W.S.
CHECKED BY: B.K.
REVISIONS:

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M-1

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GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C. 2011) AND GOVERNING MUNICIPAL, STATE AND LOCAL CODES. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
4. CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
5. AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
6. WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
7. ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 600VOLTS THIN OR THIN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE, SIZED PER N.E.C. 250-122.
8. VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER & WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
9. ALL OUTDOOR DISCONNECTS AND ELECTRICAL PANELS TO BE NEMA-3R. ALL OUTDOOR DISCONNECTS AND ELECTRICAL PANELS IN A SALT SPRAY AREA TO BE NEMA-4X.
10. PANELS SHALL BE SQUARE 'D', GENERAL ELECTRIC OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED ON PANEL SCHEDULE. STENCIL PANEL DESIGNATION ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTER. CONNECTION TO MAIN BUS SHALL BE WITH BURNDY ANNULAR COMPRESSION LUGS. PANELS A/C RATING SHALL BE AS INDICATED ON PLANS.
11. PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, DISCONNECTS, TRANSFORMER, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME ON DRAWINGS.
12. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
13. LOAD DATA IS BASED ON INFORMATION GIVEN ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING AND BEFORE INSTALLATION.
14. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
15. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 15" A.F.F TO BOTTOM OF OUTLET UNLESS OTHERWISE NOTED. ALL LIGHT SWITCHES SHALL BE @ 48" AFF. TO TOP OF SWITCH.
16. TIME CLOCK FOR LIGHTING CONTROL TO BE AN ASTRONOMICAL TIME CLOCK.
17. THE CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY AND OBTAIN, IN WRITING, THE AVAILABLE FAULT CURRENT OF THE UTILITY TRANSFORMER. THE CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL EQUIPMENT HAS AN AMP INTERRUPTING CAPACITY (AIC) GREATER THAN THE AVAILABLE FAULT CURRENT AT ANY POINT IN THE ELECTRICAL DISTRIBUTION SYSTEM.
18. WIRING METHOD:
ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) OR MC CABLE & FLEXIBLE METAL CONDUIT (GREENFIELD) AS PER NEC 330-10, PROVIDED IT IS USED IN NON DESTRUCTIVE OR CORROSIVE SURROUNDINGS AS SPECIFIED IN NEC 2011 330-12. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL, RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE, SCHEDULE 40 PVC CONDUIT WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE. SHALL BE USED UNDERGROUND OR BELOW SLABS ON GRADE.
19. BRANCH-CIRCUIT WIRING, OTHER THAN 2-WIRE OR MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO LUMINAIRES CONNECTED TOGETHER, SHALL NOT BE PASSED THROUGH AN OUTLET BOX THAT IS AN INTEGRAL PART OF A LUMINAIRE UNLESS THE LUMINAIRE IS IDENTIFIED FOR THROUGH-WIRING.
LUMINAIRES SHALL NOT BE USED AS A RACEWAY FOR CIRCUIT CONDUCTORS UNLESS LISTED AND MARKED FOR USE AS A RACEWAY. PROVIDE J-BOXES AS REQUIRED.
20. SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILING, FLOORS, ETC., TO MAINTAIN EXISTING FIRE RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENTS PENETRATING FIRE RATED ENVELOPES, SPACES, ECT.
21. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE WIRING FOR HVAC SYSTEM: A/C EQUIPMENTS(S), SMOKE DETECTORS, THERMOSTATS, TEST STATIONS, MOTORIZED VOLUME DAMPERS, ETC. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING. ELECTRICAL CONTRACTOR TO THOROUGHLY REVIEW MECHANICAL PLANS AND PROVIDE POWER TO ANY MECHANICAL EQUIPMENT OR DEVICE THAT IS NOT SHOWN ON ELECTRICAL PLANS BUT IS SHOWN ON MECHANICAL PLANS.
22. INSTALL "GFCI" GROUND FAULT INTERRUPTER RECEPTACLES WITH WEATHERPROOF COVER WITHIN 25 FT OF HVAC EQUIPMENT, MOUNT RECEPTACLE ON UNISTRUT (UNLESS HVAC EQUIPMENT IS SPECIFIED WITH FACTORY INSTALLED CONVENIENT RECEPTACLE).
23. WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH FPL/FPL ENGINEERS ON THE SIZE OF THE FPL TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRICAL SERVICE SHOWN ON ELECTRIC PLANS. GC HAS TO INFORM THE OWNER ABOUT ANY EXTRA FPL CHARGES THAT MIGHT OCCUR IN ORDER TO PULL NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.
24. ELECTRICAL SERVICE EQUIPMENT MUST BE 3' ABOVE MSL, AND 8' ABOVE N.V.G.D. VERIFY AT SITE. ALL ELECTRICAL EQUIPMENTS SHALL BE INSTALLED ABOVE FLOOD LEVEL.
25. CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING SITE. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID, DUE TO THE FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST. CONTRACTOR TO REPLACE ANY EXISTING DEVICE OR COMPONENT THAT IS CALLED AS EXISTING IF IT IS NOT FULLY OPERATIONAL.
26. WIRING METHODS IN ALL PATIENT CARE AREAS TO BE IN COMPLIANCE WITH REDUNDANT GROUNDING REQUIREMENTS OF NEC 2011 SECTION 517.13.
27. ALL DIMMING MECHANISMS HAVE TO BE COMPATIBLE WITH FIXTURE DIMMING REQUIREMENTS. CONTRACTOR MUST VERIFY ALL DIMMING MECHANISM AND FIXTURE DIMMING REQUIREMENTS BEFORE ANY ORDERING, INSTALLING, OR WIRING OF ANY DIMMING MECHANISMS AND FIXTURES.
28. ALL OUTDOOR RECEPTACLES TO BE GFCI & WEATHER PROOF.

BRANCH CIRCUIT VOLTAGE DROP MAXIMUM 3% PER 2014 FBC ENERGY CONSERVATION CODE SECTION 405.7.3.2		
CIRCUIT LOAD IN AMPS	WIRE SIZE COPPER	MAXIMUM LENGTH IN FEET
5 AMPS OR LESS	#12 AWG	180
6 AMPS	#12 AWG	150
7 AMPS	#12 AWG	130
8 AMPS	#12 AWG	115
9 AMPS	#12 AWG	100
10 AMPS	#12 AWG	90
11 AMPS	#12 AWG	83
12 AMPS	#12 AWG	75
13 AMPS	#12 AWG	70
14 AMPS	#12 AWG	65
15 AMPS	#12 AWG	60
16 AMPS	#12 AWG	57
17 AMPS	#12 AWG	54
18 AMPS	#12 AWG	51
19 AMPS	#12 AWG	48
20 AMPS	#12 AWG	45

ELECTRICAL SYMBOL LEGEND

- RECEPTACLE DUPLEX 120V
- SWITCHED RECEPTACLE
- RECEPTACLE @ CEILING
- FLOOR RECEPTACLE
- QUAD RECEPTACLE
- 220V RECEPTACLE
- DISCONNECT SWITCH
- ELECTRICAL PANEL
- COMPUTER/PHONE JACK
- WP WEATHER PROOF
- WR WEATHER RESISTANT
- GFCI GROUND FAULT CURRENT INTERRUPTER
- JUNCTION BOX
- PROGRAMMABLE THERMOSTAT
- EX. EXISTING TO REMAIN

NOTE:
PER N.E.C. 2011 406.9
ALL NEW RECEPTACLES IN DAMP LOCATIONS INDICATED AS WEATHERPROOF ON PLAN (WP) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
ALL NEW RECEPTACLES IN WET LOCATIONS INDICATED AS WEATHER-RESISTANT ON PLAN (WR) SHALL HAVE AN ENCLOSURE THAT IS WEATHER-PROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE.

405.7.3 VOLTAGE DROP.
405.7.3.1 FEEDERS AND CUSTOMER OWNED SERVICE CONDUCTORS. FEEDER AND CUSTOMER OWNED SERVICE CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 2 PERCENT AT DESIGN LOAD.
405.7.3.2 BRANCH CIRCUITS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3 PERCENT AT DESIGN LOAD.

405.7.4 COMPLETION REQUIREMENTS.
405.7.4.1 DRAWINGS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING:
1. A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
2. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
405.7.4.2 MANUALS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
1. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
3. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
NOTE: ENFORCEMENT AGENCIES SHOULD ONLY CHECK TO BE SURE THAT THE CONSTRUCTION DOCUMENTS REQUIRE THIS INFORMATION TO BE TRANSMITTED TO THE OWNER AND SHOULD NOT EXPECT COPIES OF ANY OF THE MATERIALS.

405.5 TANDEN WIRING:
LUMINAIRES DESIGNED FOR USE WITH ONE OR THREE LINEAR FLUORESCENT LAMPS GREATER THAN 30 W EACH SHALL BE TANDEN WIRED WHEN TWO OR MORE LUMINAIRES ARE IN THE SAME SPACE AND ON THE SAME CONTROL DEVICE.
EXCEPTIONS:
1. RECESSED LUMINAIRES MORE THAN 10 FEET APART MEASURED CENTER TO CENTER.
2. SURFACE-MOUNTED OR PENDANT LUMINAIRES THAT ARE NOT CONTINUOUS.
3. LUMINAIRES USING THREE-LAMP HIGH-FREQUENCY ELECTRONIC OR THREE-LAMP ELECTROMAGNETIC BALLASTS.
4. RECESSED LUMINAIRES MORE THAN 10 FEET APART MEASURED CENTER TO CENTER.
5. SURFACE-MOUNTED OR PENDANT LUMINAIRES THAT ARE NOT CONTINUOUS.
6. LUMINAIRES USING THREE-LAMP HIGH-FREQUENCY ELECTRONIC OR THREE-LAMP ELECTROMAGNETIC BALLASTS.

FLORIDA BUILDING CODE 2014 ENERGY CONSERVATION: SECTION 405.2 LIGHTING CONTROLS

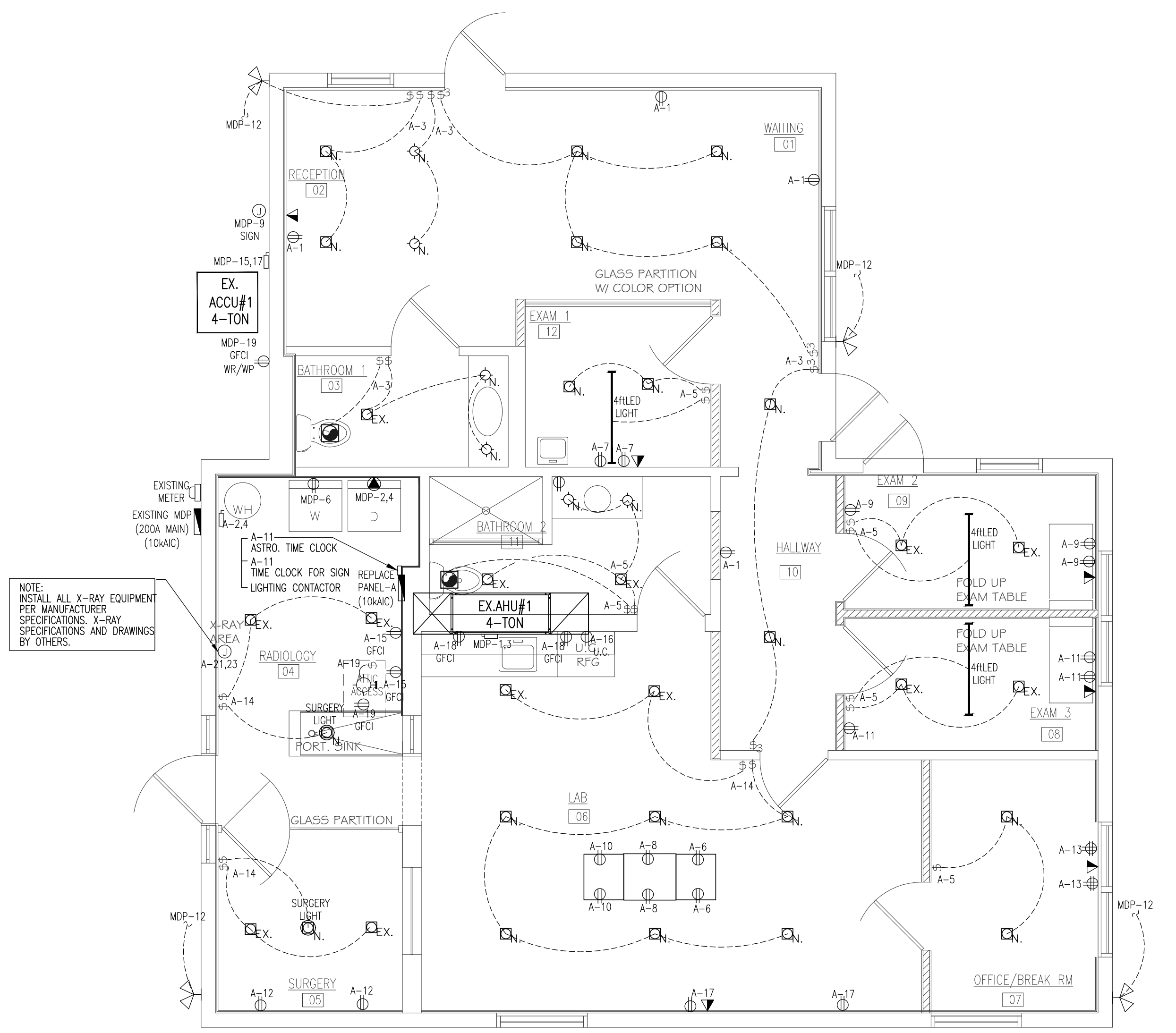
PROVIDE AN ASTRONOMICAL TIME CLOCK TO TURN OFF ALL LIGHTS DURING OFF BUSINESS HOURS AS INDICATED BELOW.
PROVIDE TIME CLOCK BYPASS SWITCHES AT LOCATIONS SHOWN ON THE PLAN. THE BYPASS SWITCHES MUST BE CAPABLE OF OVERRIDING TIME OF DAY SCHEDULED SHUT-OFF CONTROL FOR NO MORE THAN FOUR HOURS AND BE EQUIPPED WITH LED.
THE AUTOMATIC TIME SWITCH CONTROL DEVICE INSTALLED SHALL INCORPORATE AN AUTOMATIC HOLIDAY SCHEDULING FEATURE THAT TURNS OFF ALL LOADS FOR AT LEAST 24 HOURS, THEN RESUMES THE NORMALLY SCHEDULED OPERATION.
ALL EMERGENCY AND EXIT LIGHTS TO BE CONNECTED AHEAD OF ANY SWITCH OR TIME CLOCK.
(LIGHTING INTENDED FOR 24HR OPERATION IS EXEMPT FROM THE REQUIREMENTS OF THIS CODE.)
CIRCUITS ON ASTRONOMICAL TIME CLOCK:
A-3, A-5, A-14 (EXCEPT BATHS & STORAGE)

NOTE:
INTERIOR LIGHTING CONTROL SHALL COMPLY WITH FBC 2014 ENERGY CONSERVATION SECTION 405.2

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.

NOTE:
THE LIGHTING SPECIFICATIONS WERE SUPPLIED BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER/OWNER REP OR OWNER'S INTERIOR DESIGNER. VERIFY THAT THE SPECIFICATIONS ON THIS PLAN ARE WHAT THE OWNER ASKED FOR AND PROPERLY WIRE CONTROLS PER MANUFACTURER SPECIFICATIONS. ELECTRICAL CONTRACTOR TO CHECK MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR LIGHTS AND CONTROLS FOR LIGHTS PRIOR TO ORDERING AND ROUGH-IN.

NOTE: CONTRACTOR TO REFER TO CUT SHEETS AND SPECIFICATIONS FOR ALL ELECTRICAL EQUIPMENT REQUIREMENT PRIOR TO INSTALLATION.



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

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SEAL
DATE:

SEAL
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AR0017834

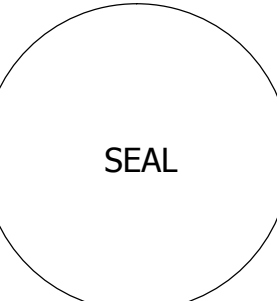
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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE - UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO.: 16-093
DATE: 6.10.16
DRAWN BY: S.W.S.
CHECKED BY: B.K.
REVISIONS:

E-1
SHEET NO.



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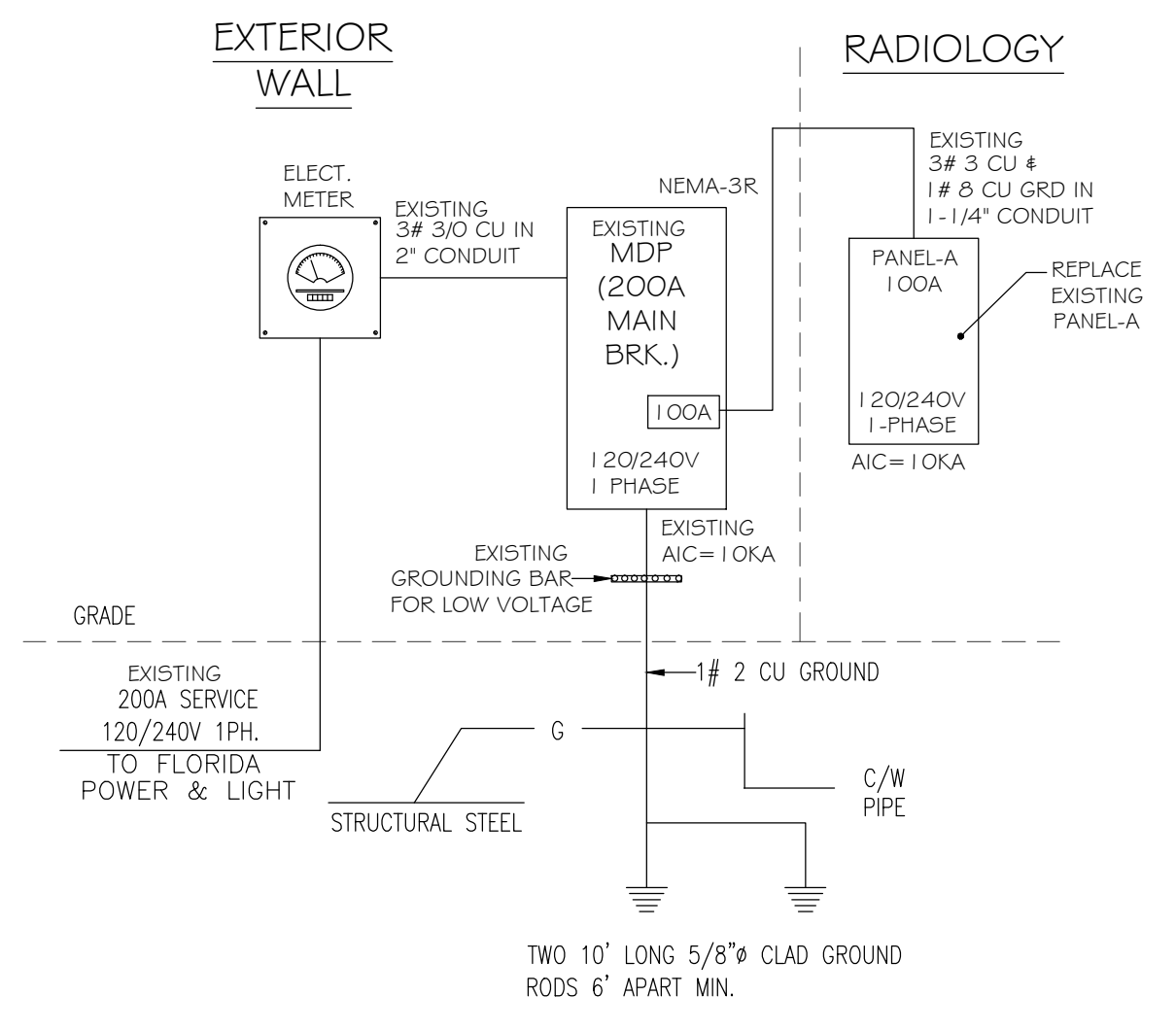
PROJECT NO.: 16-093
DATE: 6.10.16
DRAWN BY: S.W.S.
CHECKED BY: B.K.
REVISIONS:

E-2
SHEET NO.

SPECIFICATIONS		EXISTING		PANEL-MDP										MAINS		200A	
CAPACITY		200 AMPS		LOCATION										EXTERIOR WALL			
VOLTAGE:		120/240V, 1PH, 3WIRE		MOUNTING										SURFACE			
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC. No.	CIRC. No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS		
50	2	18000	EX	EX	EX	AIRJ	1	2	DRYER**	10	10	12"	5000	2	30		
20	2	2400	EX	EX	EX	SPRINKLER PUMP	5	6	WASHER	EX	EX	EX	1500	1	20		
20	2	1200	EX	EX	EX	12" SINK**	9	10	PORCH RECEPT	EX	EX	EX	720	1	20		
20	1	360	12"	12	12	TIME CLOCK**	11	12	FLOOD LIGHTS	EX	EX	EX	600	1	20		
20	1	720	EX	EX	EX	SOUTH WALL RECEPT	13	14	EAST WALL RECEPT	EX	EX	EX	720	1	20		
40	2	*	EX	EX	EX	ACCU	15	16	SUB PANEL-A	8	3	1-1/4"	10,200	2	100		
40	2	*	EX	EX	EX	OUTSIDE RECEPT	19	20	SPACE	8	3	1-1/4"	2	50			
80	2	12000	1-1/4"	2	6	NKAY***	21	22	SPACE								
80	2		1-1/4"	2	6	SPACE	23	24	SPACE								
						SPACE	25	26	SPACE								
						SPACE	27	28	SPACE								
						SPACE	29	30	SPACE								
						SPACE	31	32	SPACE								
						SPACE	33	34	SPACE								
						SPACE	35	36	SPACE								
						SPACE	37	38	SPACE								
						SPACE	39	40	SPACE								
						SPACE	41	42	SPACE								
SUBTOT.		27040	VA	TOTAL LOAD =				54,780				VA	SUBTOT.		27740	VA	

SPECIFICATIONS		SQUARE D QO OR EQUAL		PANEL-A										MAINS		M.E.O	
CAPACITY		100 AMPS		LOCATION										RADIOLOGY			
VOLTAGE:		120/240V, 1PH, 3WIRE		MOUNTING										SURFACE			
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC. No.	CIRC. No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS		
20	1	720	12"	12	12	RECEPTION RECEPT	1	2	WATER HEATER	10	10	12"	4500	2	25		
20	1	450	12"	12	12	RECEPTION LIGHTS	3	4	LAB TABLE RECEPT	12	12	12"	720	1	20		
20	1	650	12"	12	12	EXAM ROOM LIGHTS	5	6	LAB TABLE RECEPT	12	12	12"	720	1	20		
20	1	760	12"	12	12	EXAM#1 ROOM RECEPT	7	8	LAB TABLE RECEPT	12	12	12"	720	1	20		
20	1	760	12"	12	12	EXAM#2 ROOM RECEPT	9	10	LAB TABLE RECEPT	12	12	12"	720	1	20		
20	1	760	12"	12	12	EXAM#3 ROOM RECEPT	11	12	SYBERRY RECEPT	12	12	12"	900	1	20		
20	1	1440	12"	12	12	OFFICE BREAK ROOM RECEPT	13	14	LAB RADIOLOGY SURGERY LIGHT	12	12	12"	900	1	20		
20	1	760	12"	12	12	RADIOLOGY RECEPT	15	16	REFRIGERATOR	12	12	12"	1500	1	20		
20	1	1080	12"	12	12	LAB RECEPT	17	18	COUNTER RECEPT	12	12	12"	1500	1	20		
20	1	860	12"	12	12	RECEPT LIGHT ATTIC	19	20	SPACE								
						SPACE	21	22	SPACE								
						SPACE	23	24	SPACE								
						SPACE	25	26	SPACE								
						SPACE	27	28	SPACE								
						SPACE	29	30	SPACE								
SUBTOT.		7740	VA	TOTAL LOAD =				19,200				VA	SUBTOT.		11460	VA	

SPECIFICATIONS		EXISTING		PANEL-MDP										MAINS		200A	
CAPACITY		200 AMPS		LOCATION										EXTERIOR WALL			
VOLTAGE:		120/240V, 1PH, 3WIRE		MOUNTING										SURFACE			
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC. No.	CIRC. No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS		
50	2	18000	EX	EX	EX	AIRJ	1	2	DRYER**	10	10	12"	5000	2	30		
20	2	2400	EX	EX	EX	SPRINKLER PUMP	5	6	WASHER	EX	EX	EX	1500	1	20		
20	2	1200	EX	EX	EX	12" SINK**	9	10	PORCH RECEPT	EX	EX	EX	720	1	20		
20	1	360	12"	12	12	TIME CLOCK**	11	12	FLOOD LIGHTS	EX	EX	EX	600	1	20		
20	1	720	EX	EX	EX	SOUTH WALL RECEPT	13	14	EAST WALL RECEPT	EX	EX	EX	720	1	20		
40	2	*	EX	EX	EX	ACCU	15	16	SUB PANEL-A	8	3	1-1/4"	10,200	2	100		
40	2	*	EX	EX	EX	OUTSIDE RECEPT	19	20	SPACE	8	3	1-1/4"	2	50			
80	2	12000	1-1/4"	2	6	NKAY***	21	22	SPACE								
80	2		1-1/4"	2	6	SPACE	23	24	SPACE								
						SPACE	25	26	SPACE								
						SPACE	27	28	SPACE								
						SPACE	29	30	SPACE								
						SPACE	31	32	SPACE								
						SPACE	33	34	SPACE								
						SPACE	35	36	SPACE								
						SPACE	37	38	SPACE								
						SPACE	39	40	SPACE								
						SPACE	41	42	SPACE								
SUBTOT.		27040	VA	TOTAL LOAD =				54,780				VA	SUBTOT.		27740	VA	



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CERTIFICATE OF AUTHORIZATION #30734

DATE: _____

GENERAL PLUMBING NOTES

PLUMBING FIXTURES SHALL COMPLY WITH (F.B.C. 2014 PLUMBING TABLE 604.4)

DRAWINGS ARE DIAGNOMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.

ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITIONS OF THE NATIONAL STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.

ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.

ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES. ALL EXISTING PLUMBING SHOWN ON THE PLANS IS ESTIMATED AND MAY NOT BE IN THE SAME LOCATION AS SHOWN. CONTRACTOR MUST VERIFY EXISTING PLUMBING PRIOR TO COMMENCING WORK.

PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.

PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.

PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.

AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2 FEET ABOVE THE TOP OF SUCH OPENING. (F.B.C. 2014 PLUMBING 904.5)

PROVIDE BACKFLOW PREVENTER FOR COFFEE AND TEA BREWER, ICE WATER STATION, BAG IN BOX SYSTEM AND HOT FOOD UNIT.

THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE. (F.B.C. 2014 PLUMBING 607.4)

ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 2 FT IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 4 FT IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED.

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, DISINFECTED PRIOR TO UTILIZATION. (F.B.C. 2014 PLUMBING 610.1)

THE WATER SUPPLY CONNECTION TO CARBONATED BEVERAGE DISPENSERS SHALL BE PROTECTED AGAINST BACKFLOW BY A DOUBLE CHECK VALVE WITH AN INTERMEDIATE ATMOSPHERIC VENT CONFORMING TO ASSE 1022 OR BY AN AIR GAP. (F.B.C. 2010 PLUMBING 606.16.1)

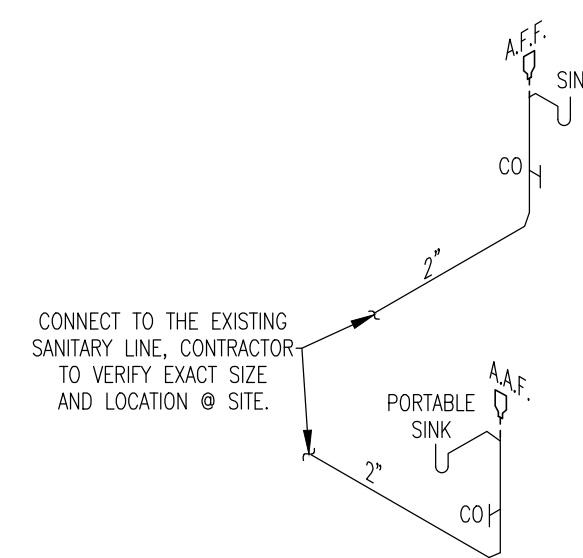
HOT WATER AND DRAIN PIPES UNDER SINKS AND/OR LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER (F.B.C. 2014 PLUMBING 606.2.3)

A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK - CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK - CLOSING VALVE. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.

HOT WATER PIPES OF SIZE <math><1-1/2''</math> TO HAVE MINIMUM 1" INSULATION AND HOT WATER PIPES OF SIZE >math>>1-1/2''</math> TO HAVE 1.5" INSULATION AS PER FLORIDA CONSERVATION CODE 2014 TABLE C403.2.8.

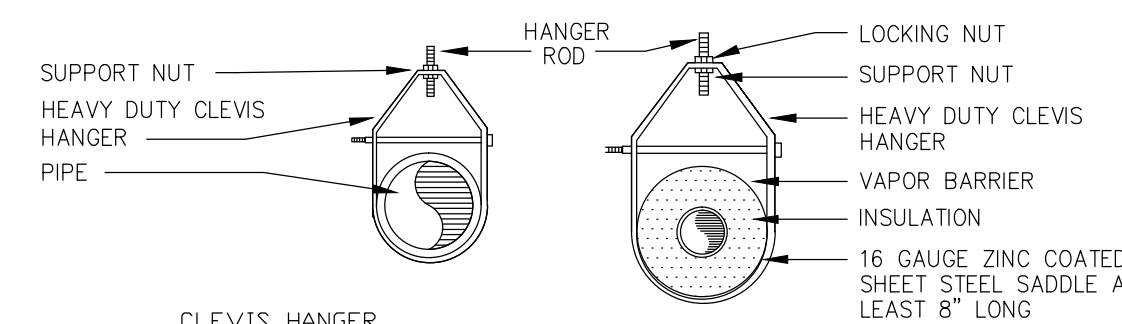
ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. (F.B.C. 2010 PLUMBING 608.3)



SANITARY ISOMETRIC

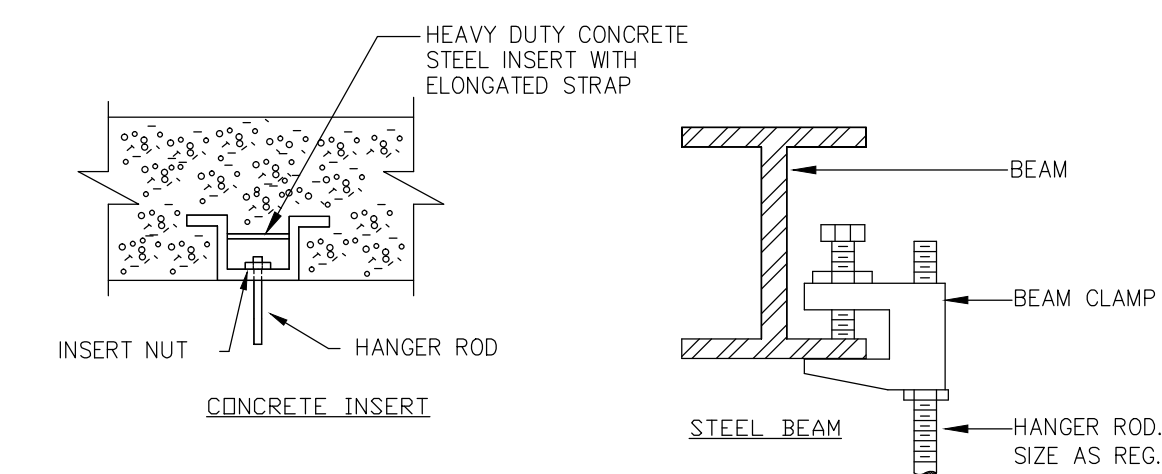
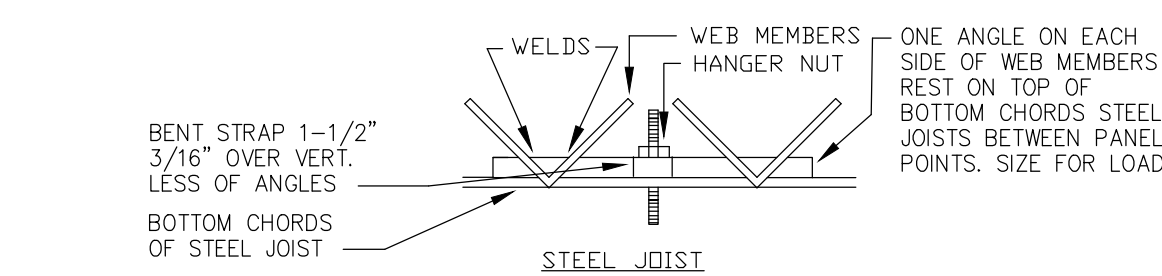
SCALE: N.T.S.

NOTE: HANGER SPACING SHALL CONFORM TO TABLE 308.5 (F.B.C. 2014 PLUMBING)



CLEVIS HANGER
SINGLE HORIZONTAL RUNS
NO VAPOR BARRIER INSULATION

CLEVIS HANGER
SINGLE HORIZONTAL RUNS
WITH VAPOR BARRIER INSULATION



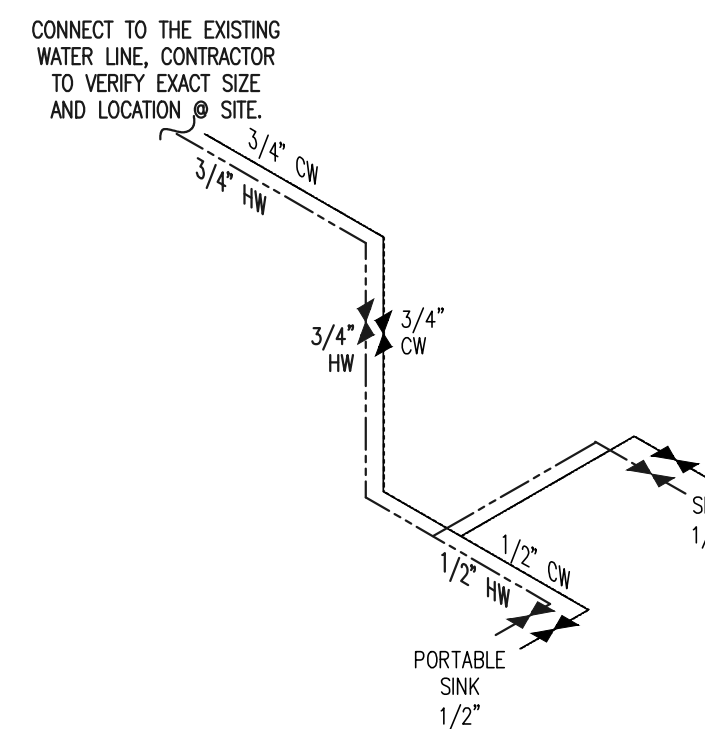
PIPE SUPPORT DETAIL
(FOR SANITARY & WATER PIPING)

NTS

MAX. DISTANCE OF FIXTURE TRAP FROM VENT TABLE 906.1 (F.B.C. 2014 PLUMBING)		
SIZE OF TRAP (inches)	SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1-1/4"	1/4"	5'
1-1/2"	1/4"	6'
2"	1/4"	8'
3"	1/8"	12'
4"	1/8"	16'

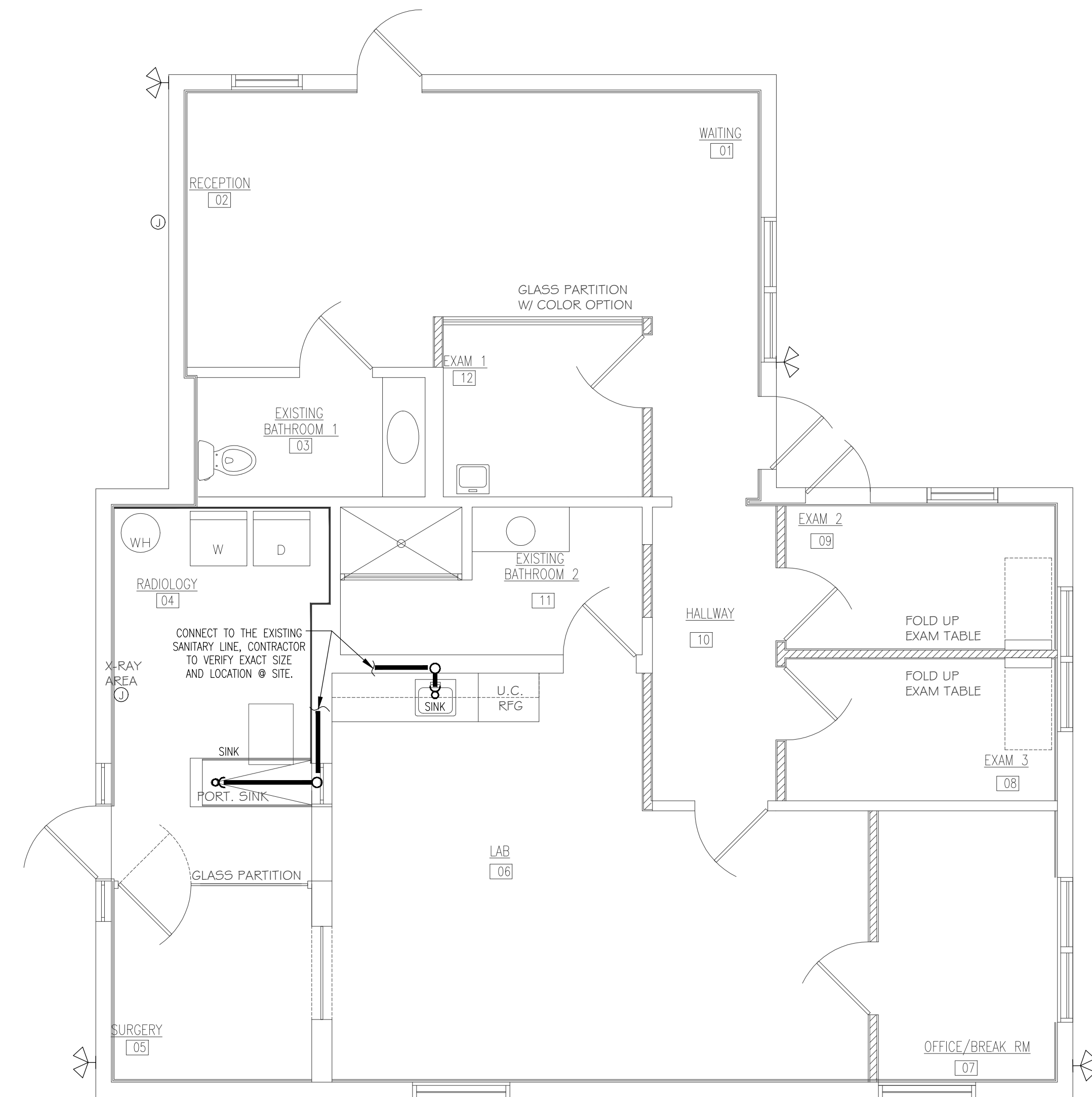
MIN. SLOPE (INCH PER FOOT)	
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

NOTE:
VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES. ALL EXISTING PLUMBING SHOWN ON THE PLANS IS ESTIMATED AND MAY NOT BE IN THE SAME LOCATION AS SHOWN, CONTRACTOR MUST VERIFY EXISTING PLUMBING PRIOR TO COMMENCING WORK.



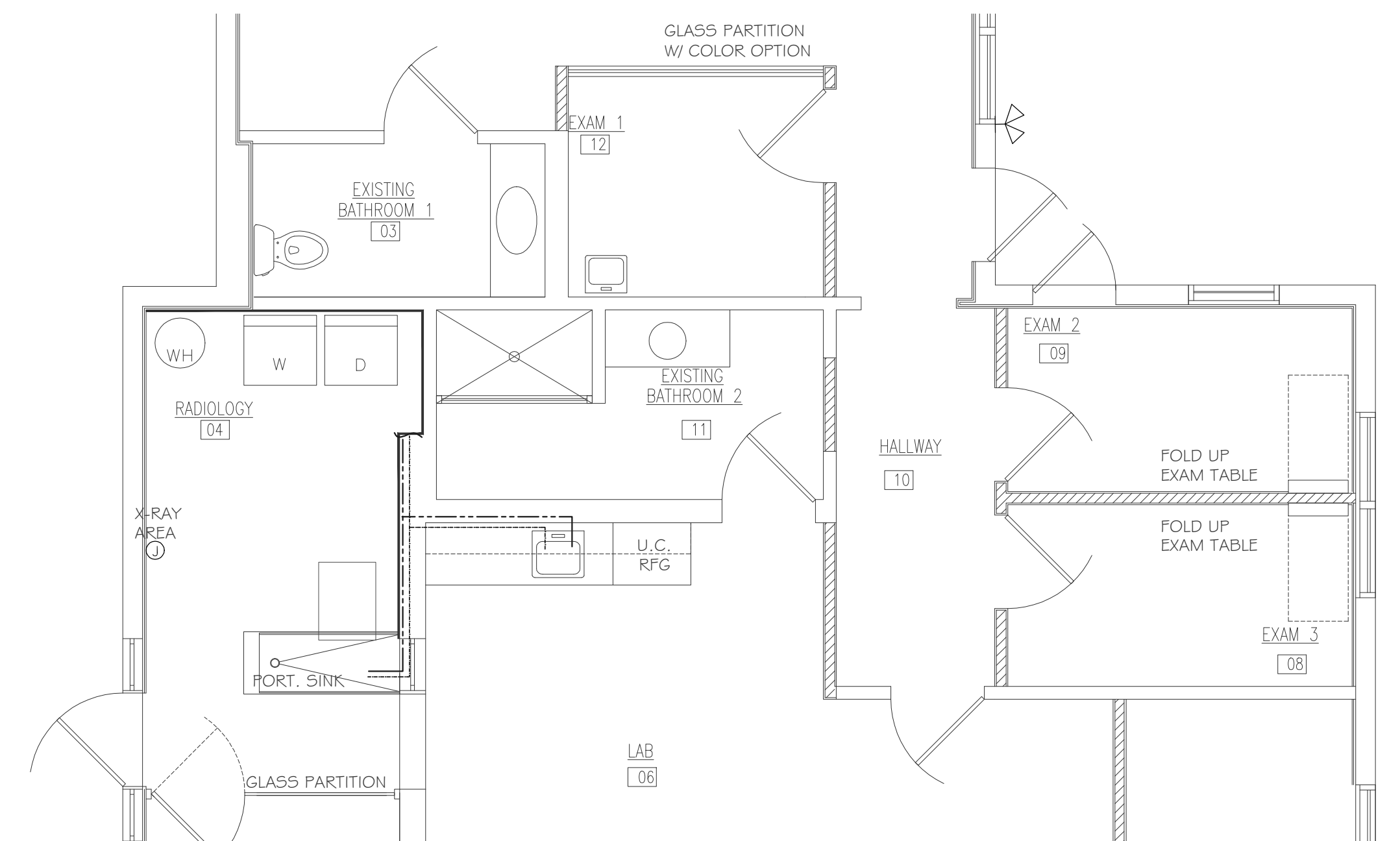
WATER ISOMETRIC

SCALE: N.T.S.



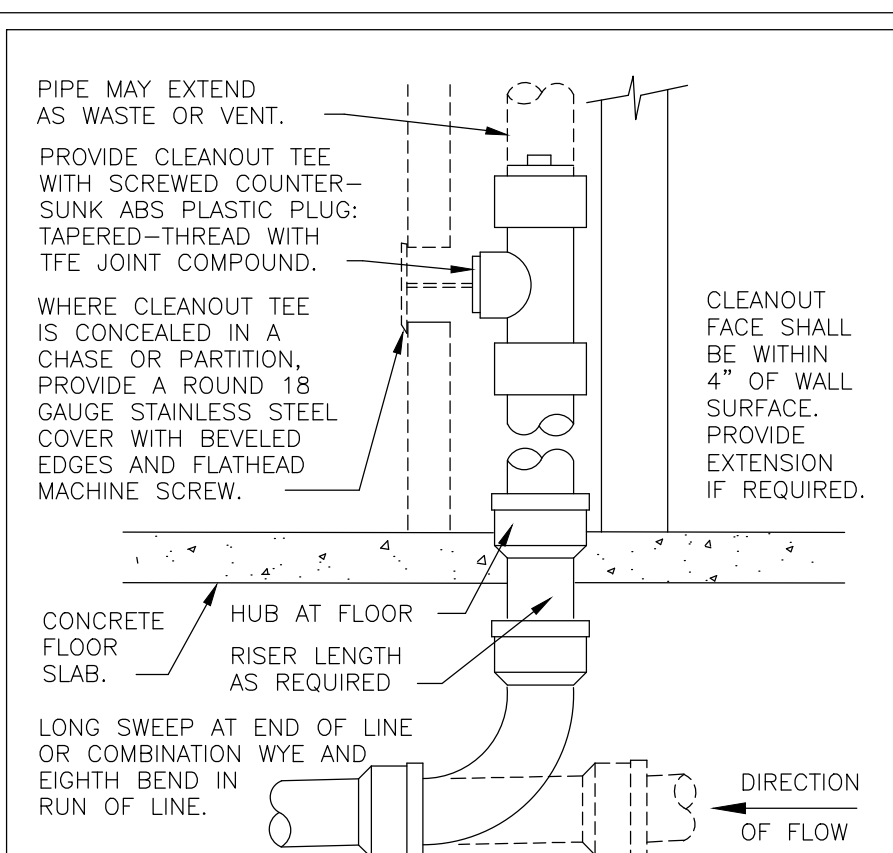
SANITARY PLAN

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



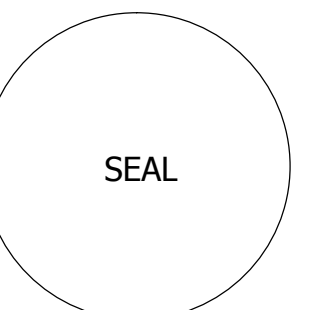
WATER PLAN

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



WALL CLEANOUT

NTS



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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE - UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO.: 16-093
DATE: 6.10.16
DRAWN BY: S.W.S.
CHECKED BY: B.K.
REVISIONS:

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FL P.E. #76217
CERTIFICATE OF AUTHORIZATION #30734

SEAL

DATE:

P-1

SHEET NO.