

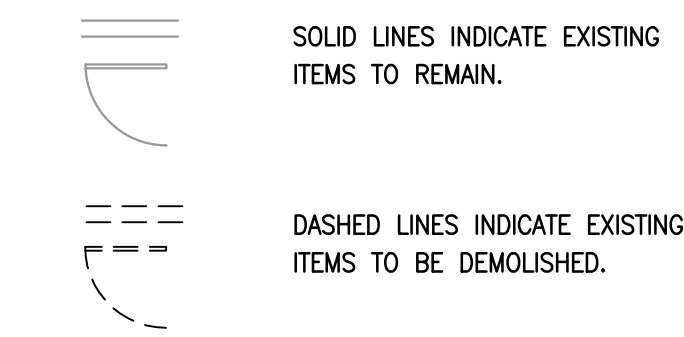
FIELD VERIFICATION OF EXISTING CONDITIONS REQUIRED

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND DETERMINE WHAT ITEMS SHALL BE REUSED AND WHAT MUST BE REPLACED. ALSO, ALL ITEMS SHOWN ON DRAWINGS AS EXISTING SHALL BE FIELD VERIFIED FOR CONDITION, PROPER SIZE, FUNCTIONALITY, LOCATION AND CODE COMPLIANCE. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO SUBMITTING A BID. THE BID SHALL INCLUDE ALL ITEMS REQUIRED FOR COMPLETE, PROPERLY FUNCTIONING BUILDING SYSTEMS.

KEYNOTES

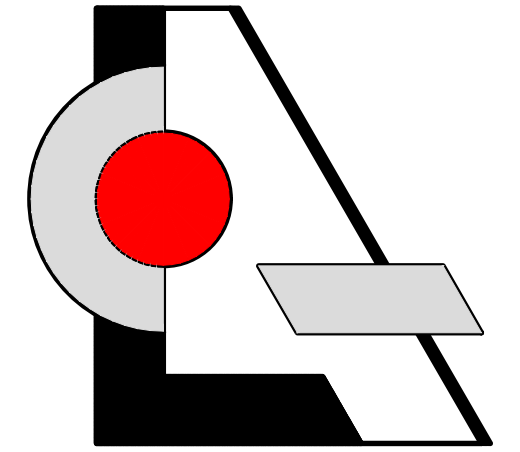
- ① EXISTING STRUCTURE TO REMAIN. PROTECT DURING DEMOLITION.
- ② EXISTING 1-HR PARTITION TO REMAIN
- ③ EXISTING DOOR TO REMAIN (45 MIN RATED IN CORRIDOR)
- ④ REMOVE EXISTING PARTITION
- ⑤ REMOVE EXISTING DOOR & FRAME
- ⑥ REMOVE EXISTING DUCTWORK & PENETRATIONS, CLOSE W/1-HR FIRE RATED CONSTRUCTION TO MATCH EXISTING
- ⑦ REMOVE EXISTING EQUIPMENT & DUCTWORK- TYPICAL IN PROJECT AREA

DEMOLITION LEGEND



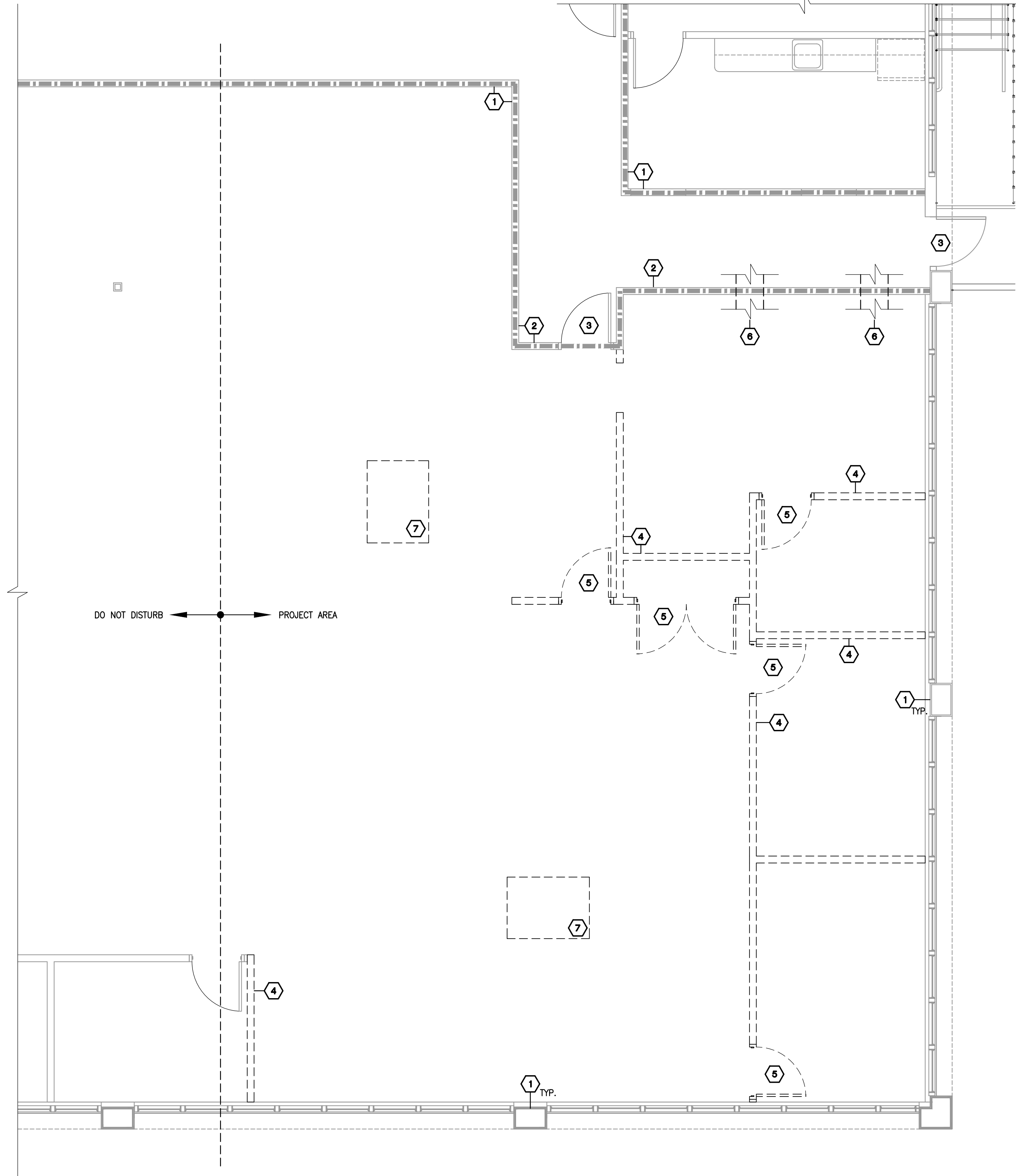
DEMOLITION NOTES

1. PROVIDE NOTICE TO, AND ACQUIRE ALL NECESSARY PERMITS FROM AGENCIES HAVING JURISDICTION OVER DEMOLITION.
2. REMOVE EXISTING DOORS AND FRAMES AS SHOWN.
3. REMOVE EXIST. SUSPENDED CEILING & LIGHTS. DO NOT REMOVE OR COMPROMISE DRYWALL CEILING ABOVE ACOUSTICAL.
4. DETACH FROM CEILING AND TEMPORARILY ATTACH TO EXISTING STRUCTURE. ALL EMERGENCY AND EXIT LIGHTS, SPEAKERS, SMOKE DETECTORS (IF ANY).
5. REMOVE ALL FLOOR & WALL FINISHES. NOTIFY ARCHITECT UPON COMPLETION FOR INSPECTION.
6. REMOVE EXIST. HVAC AND ALL DUCTWORK.
7. REMOVE ALL LOW VOLTAGE WIRING & EXISTING OUTLETS UNLESS INDICATED OTHERWISE ON ELECTRICAL PLAN. IF DEVICE IS INDICATED TO BE REMOVED ON WALL INDICATED TO EXISTING - PULL WIRES OUT & INSTALL BLANK PLATE
8. PRIOR TO DEMOLITION VERIFY THAT ALL APPROPRIATE UTILITIES HAVE BEEN DISCONNECTED AND MADE SAFE.
9. REMOVE ALL WIRING FROM DEMOLISHED WALLS (BACK TO PANEL).
10. DO NOT REMOVE OR OTHERWISE COMPROMISE 1-HR RATED ROOF STRUCTURE PROTECTION MEMBRANE
11. CONTROL AS MUCH AS PRACTICABLE THE SPREAD OF DUST AND DIRT. OBSERVE ENVIRONMENTAL PROTECTION REGULATIONS.
12. PROMPTLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
13. TRANSPORT MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OFF-SITE.
14. UPON COMPLETION OF DEMOLITION OPERATIONS, REMOVE ALL TOOLS AND EQUIPMENT AND DISPOSE OFF-SITE ALL REMAINING DEBRIS.
15. LEAVE ALL AREAS (INCLUDING EXTERIOR) NOT AFFECTED BY DEMOLITION, FREE OF DEBRIS.
16. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF DEMOLITION.
17. PATCH AND FIX ALL EXISTING DAMAGED FLOOR AND WALL SURFACES. PREPARE WALL AND FLOOR SURFACES TO RECEIVE NEW FINISHES.
18. COORDINATE WITH BUILDING OWNER/MANAGER ROUTES FOR WORKMEN, LOCATION OF DUMPSTERS, PARKING FOR WORKMEN, AND TIMES OF ANY UTILITY DISRUPTIONS.



LCA AA 003432
 Architecture, Inc.
 1975 Sansbury's Way
 Suite 108
 West Palm Beach, FL 33411
 Phone: (561) 493-4787
 Fax: (561) 493-4786

REVISIONS / DATE



**Interior Improvement for
 Advantone Florida, Inc.**
 855 SW 78th Ave. - Atrium "C" - Suite #202
 Plantation, Florida 33324

LESLAW A. CZACZYK AIA

AR 00015391
 PROJ. NO. 16180.well
 DESIGNED BY LAC
 DRAWN BY MSB
 DATE 07/25/16
 SCALE AS SHOWN

DEMO PLAN NOTES

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

PLAN LEGEND

	EXISTING CMU EXTERIOR WALL. SEE STRUCTURAL DRAWINGS.
	8", 12" OR 16" CMU EXTERIOR WALL. SEE STRUCTURAL DRAWINGS.
	EXISTING 1-HR FIRE RATED WALL
	1-HR FIRE RATED WALL
	EXISTING PARTITION
	NON-BEARING PARTITION W/SOUND INSULATION
	NON-BEARING PARTITION TO 4" ABOVE CEILING UNLESS OTHERWISE SPECIFIED IN PARTITION DETAIL
	KNEE WALL

	DENOTES DETAIL		DENOTES INTERIOR ELEVATIONS
	DENOTES WALL TYPE, SEE DETAIL SHEET		WINDOW MARK/NUMBER
	WALL SECTION/SHEET NUMBER		DOOR MARK/NUMBER
	BUILDING SECTION/SHEET NUMBER		WALL HUNG FIRE EXTINGUISHER
			SEMI RECESSED FIRE EXTINGUISHER CABINET

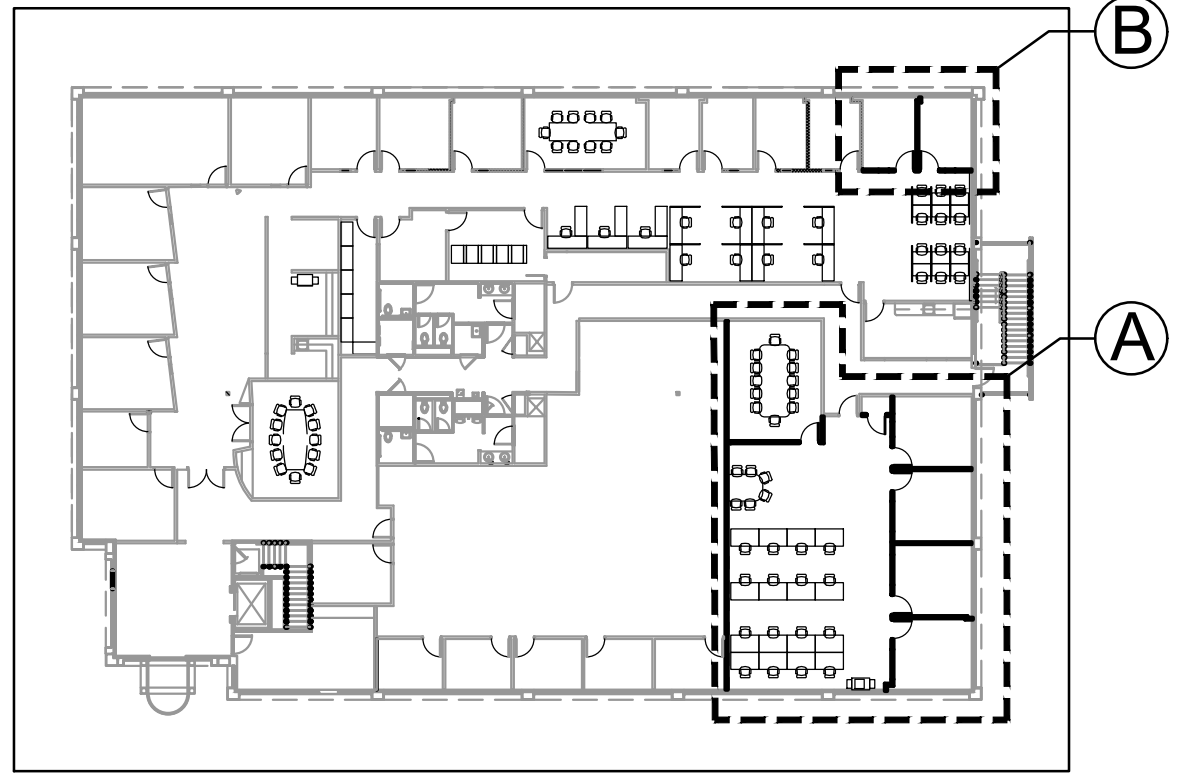
- PLAN NOTES**
- 1) ALL FURNITURE IS NOT IN CONTRACT. (N.I.C.) U.O.N.
 - 2) PROVIDE BUILDING STANDARD WINDOW BLINDS FOR ALL WINDOWS. CONSULT MANAGEMENT PRIOR TO BID.
 - 3) ALL SLABS CORING AND PENETRATION PROTECTIONS SHALL BE INCLUDED
 - 4) CONTRACTOR TO PREP FLOOR TO ACCEPT FINISH AND TO VISIT SITE TO DETERMINE FLOOR LEVELNESS PRIOR TO BID.
 - 5) ALL PLUMBING AND ELECTRICAL LINES ARE TO BE CONCEALED UNLESS OTHERWISE SPECIFIED.
 - 6) ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101 AND FBC.
 - 7) WALL THICKNESS ARE SHOWN AS NOMINAL. ALLOW FOR ACTUAL THICKNESS DURING LAYOUT. RESTROOM DIMENSIONS ARE MINIMUM CLEAR.

N.I.C. - NOT IN CONTRACT - ITEMS TO BE PURCHASED BY CLIENT. CONTRACTOR TO PREPARE SITE AND UTILITIES AS SHOWN. ALL BLOCKING/REINFORCING FOR N.I.C. ITEMS TO BE INCLUDED IN BID.

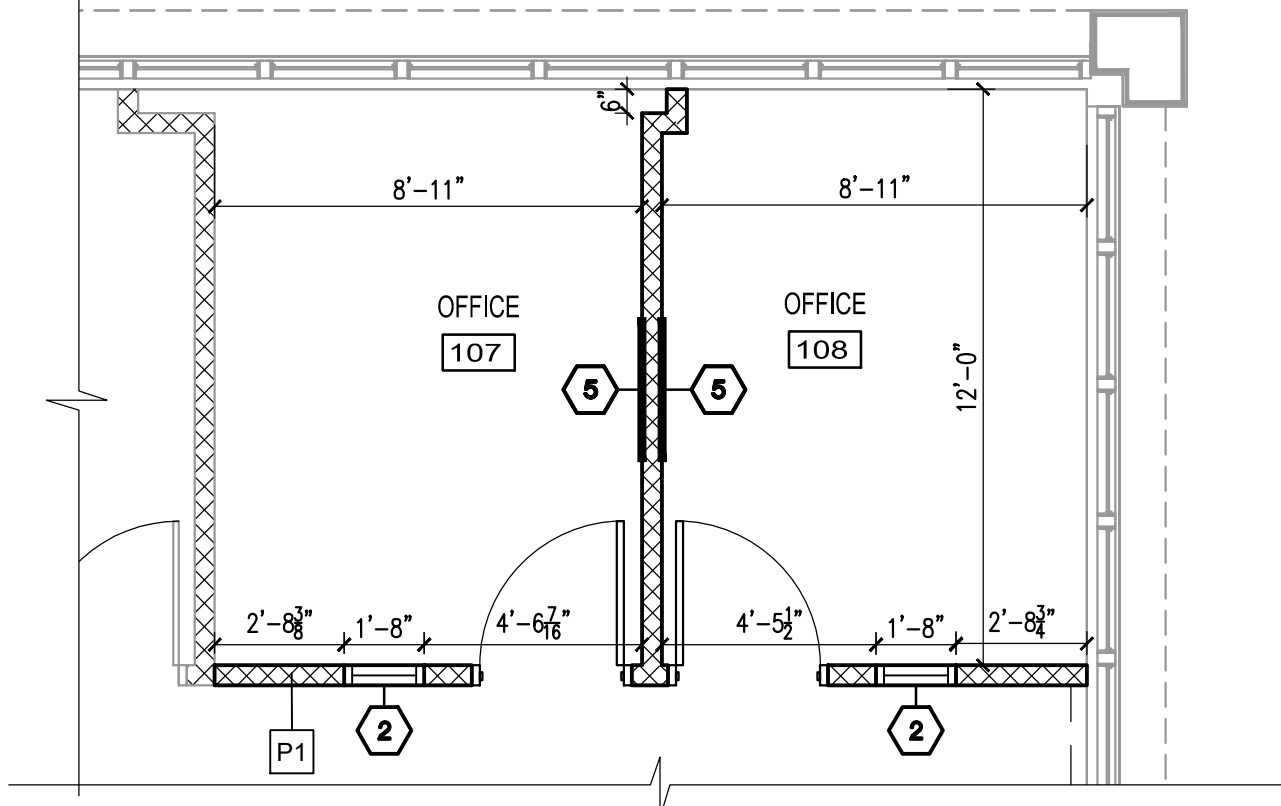
- PLAN KEYNOTES**
- 1) CATEGORY II TEMPERED GLASS 4'-0" WIDE SECTIONS IN HOLLOW METAL FRAME. SITE: FROM FLOOR TO 7'-2".
 - 2) CATEGORY II TEMPERED GLASS 4'-0" WIDE SECTIONS IN SMALL ALUMIN. FRAME TO MATCH EXISTING. SILL @ 12" AFF, TOP @ 7'-2".
 - 3) EXIST. 45 MIN. DOOR TO REMAIN. RERTOFIT W/ ACCESS CONTROL MAGNETIC LOCK TO MATCH EXISTING. ADD REQUEST TO EXIT DEVICE & ACCESS CONTROL READER.
 - 4) MODULAR FURNITURE PROVIDED BY CLIENT & INSTALLED BY CONTRACTOR.
 - 5) PROVIDE 3/4" FIRE RETARDANT BACKING FOR WALL MOUNTED TV. SIZE: MIN SPAN 4 STUDS HORIZONTALLY, HEIGHT 36", CENTER ON WALL @ 60" AFF.
 - 6) 3/8" CWB @ 3 3/8" GA STUDS - FURR OUT FOR NEW ELECTRICAL PANEL. MAKE SURE TO ORDER PANEL THAT FITS.
 - 7) 2"x 4'-0" W x 8'-0" H FIRE RETARDANT TREATED PHONE/DATA BOARD, PLWD PAINTED BLACK. SEE ELECTRICAL PLAN.

BRACING NOTE:
IF UNBRACED LENGTH OF WALL IS GREATER THAN 6'-0" USE DIAGONAL BRACING TO STRUCTURE ABOVE. PLACE BRACING IN MID SPAN OF WALL OR 6'-0" O.C. MAX.

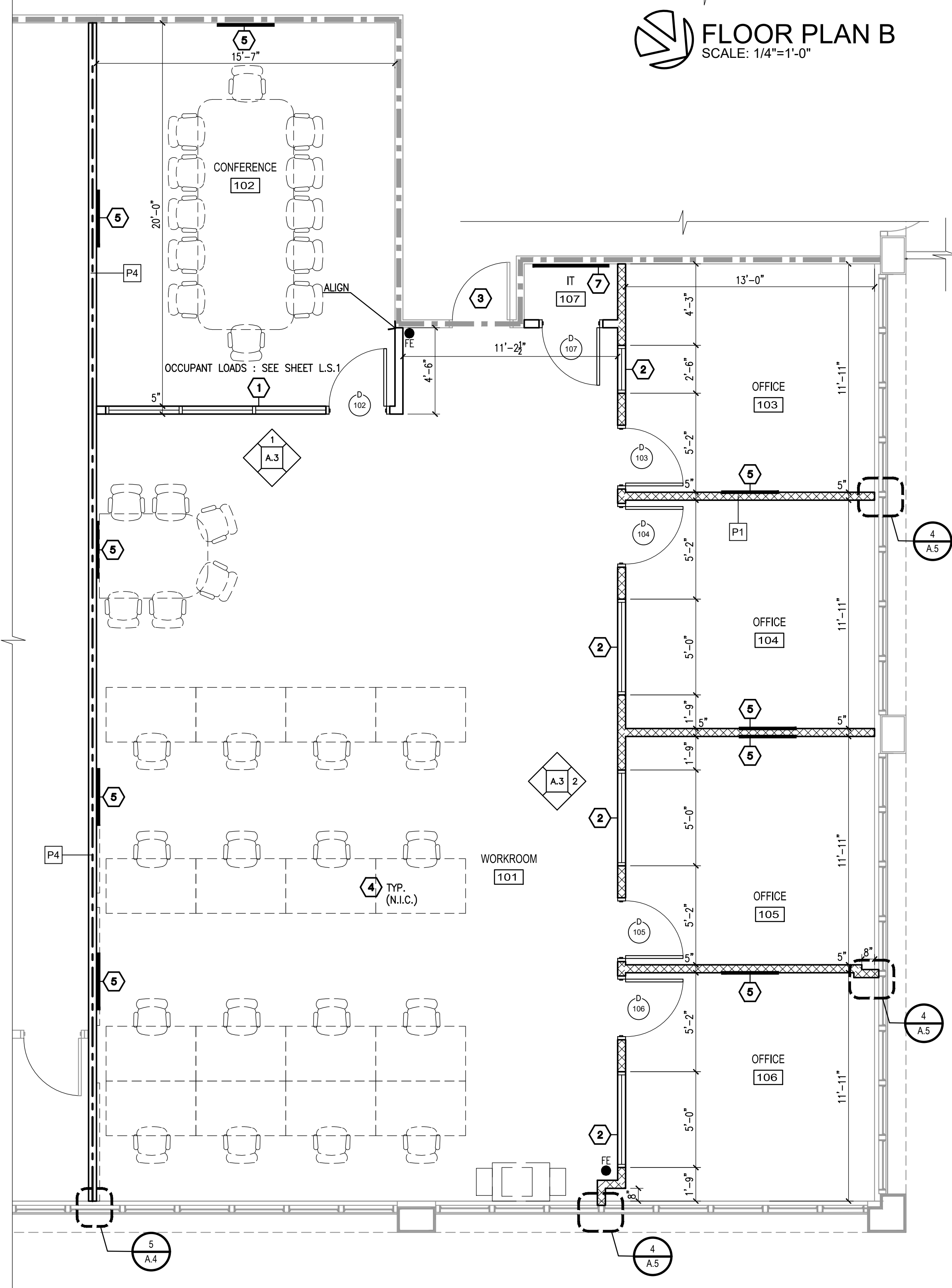
FRAMING FASTENERS
BOTTOM TRACK: 3/4" X .114" DIA. POWDER ACTUATED FASTENERS @ 24" O.C. MAX. TOP TRACK TO BRACES: 4-PRUDENTIAL 53716 PAN FRAMING SCREWS BRACES AND TOP TRACK TO STEEL JOIST: (2)#12 SELF-DRILLING SELF-TAPPING SCREWS.



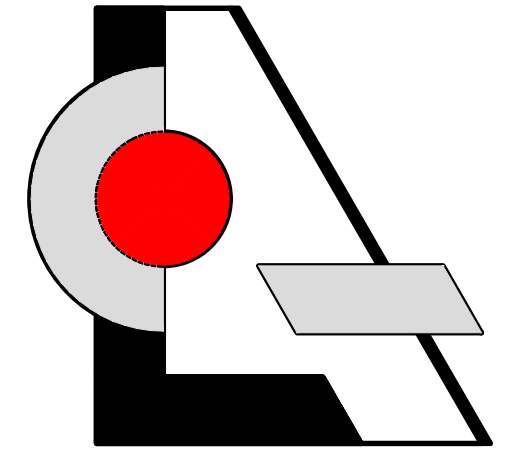
KEY PLAN
N.T.S.



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



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



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FLOOR PLAN NOTES

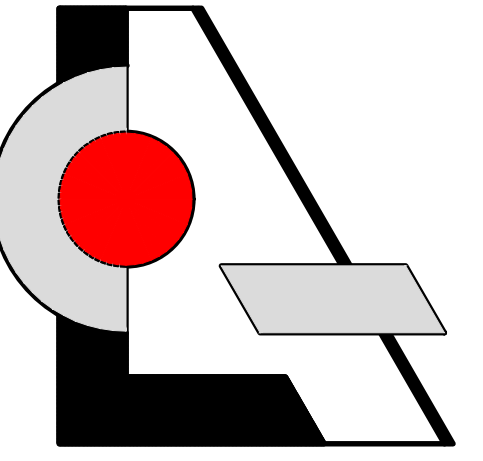
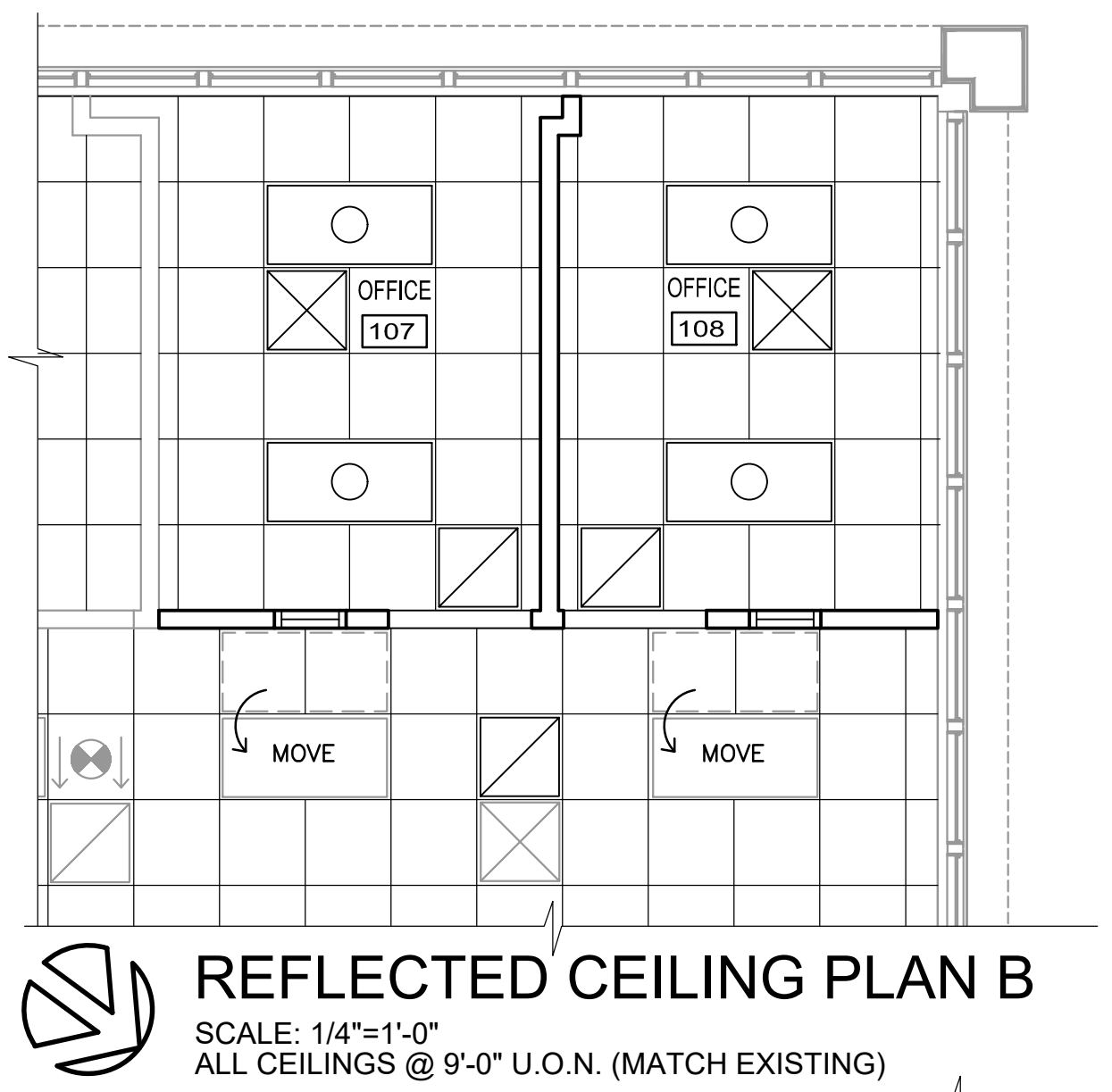
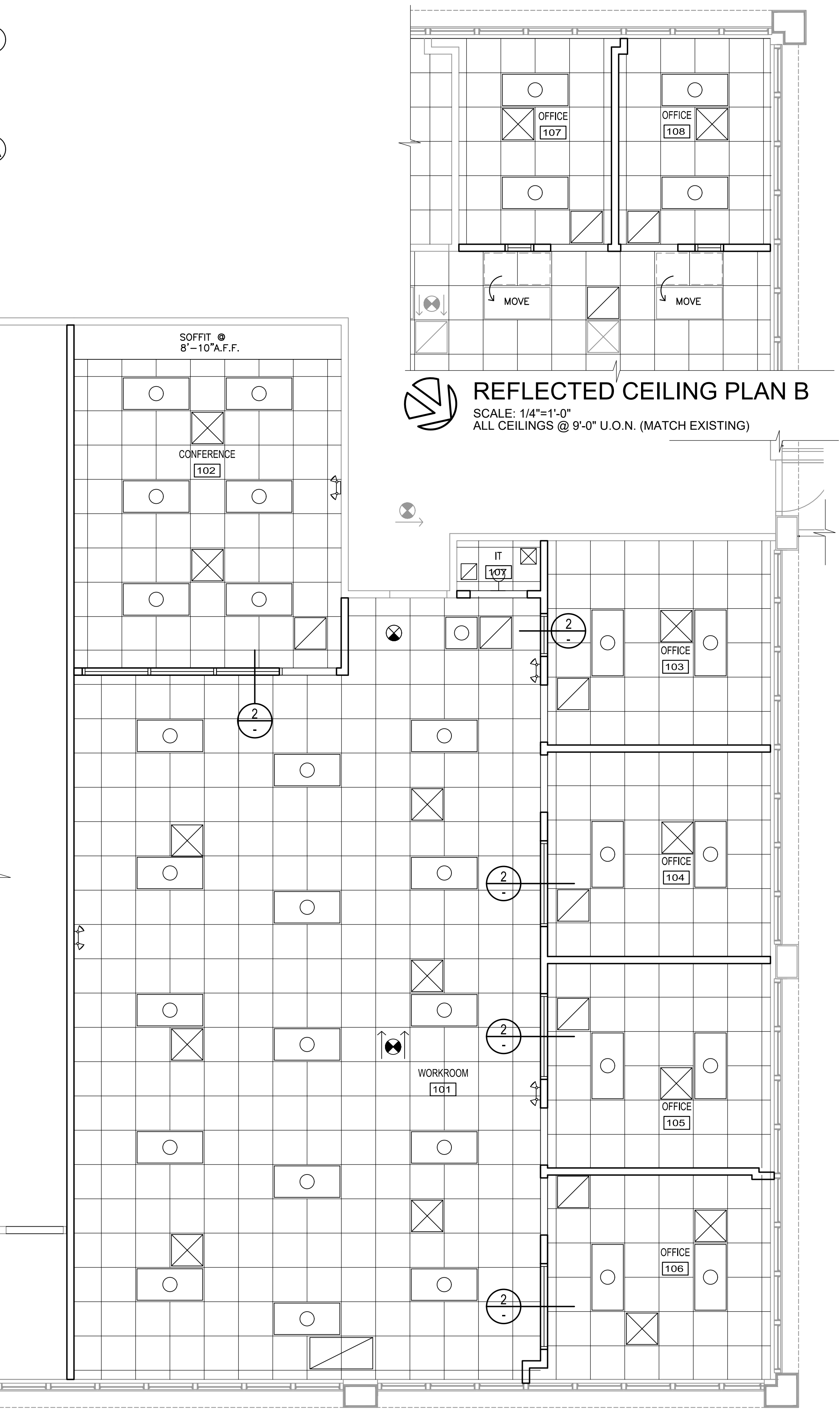
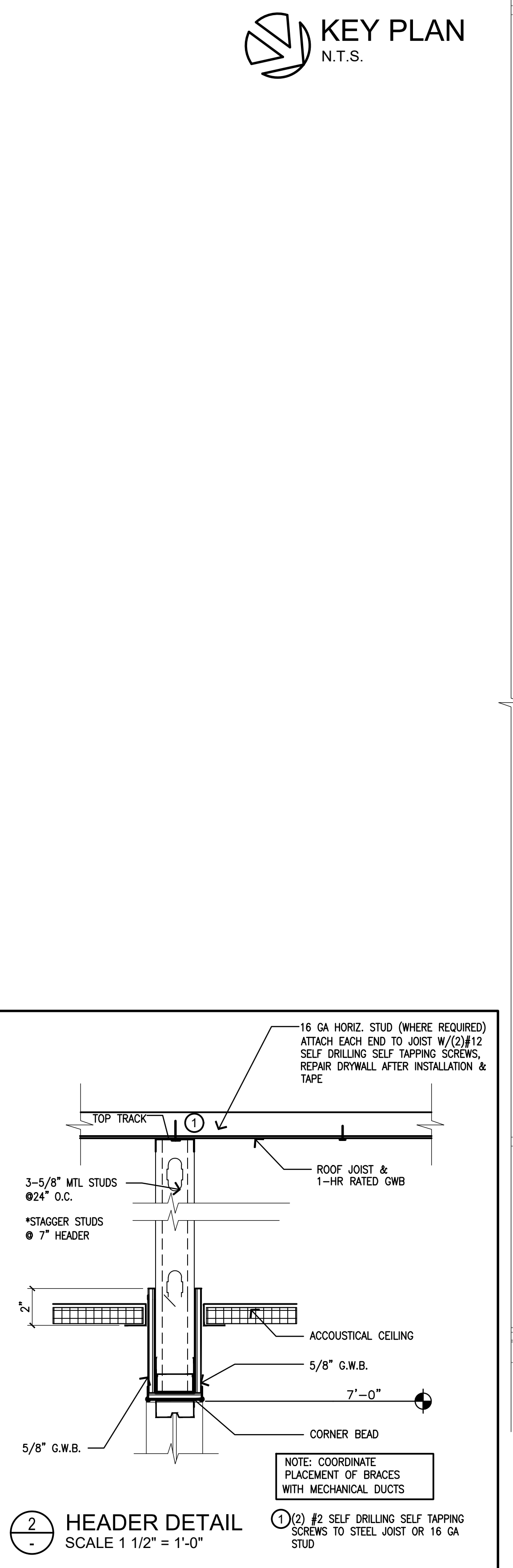
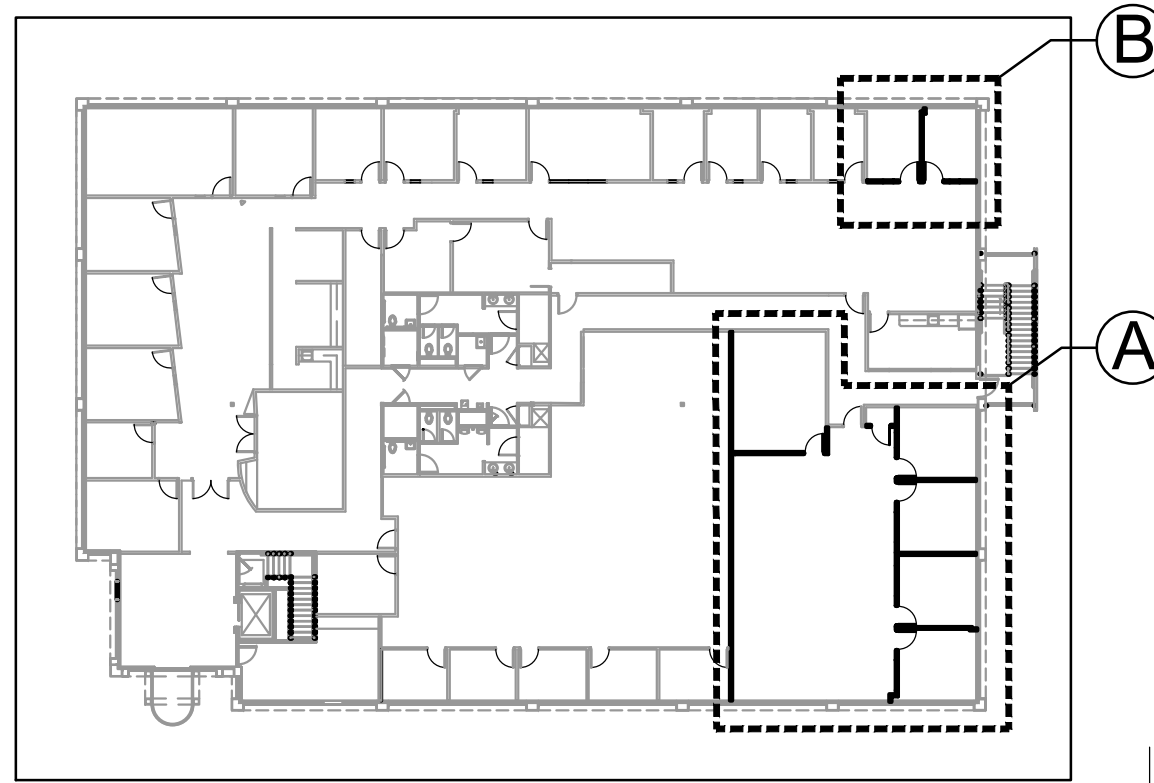
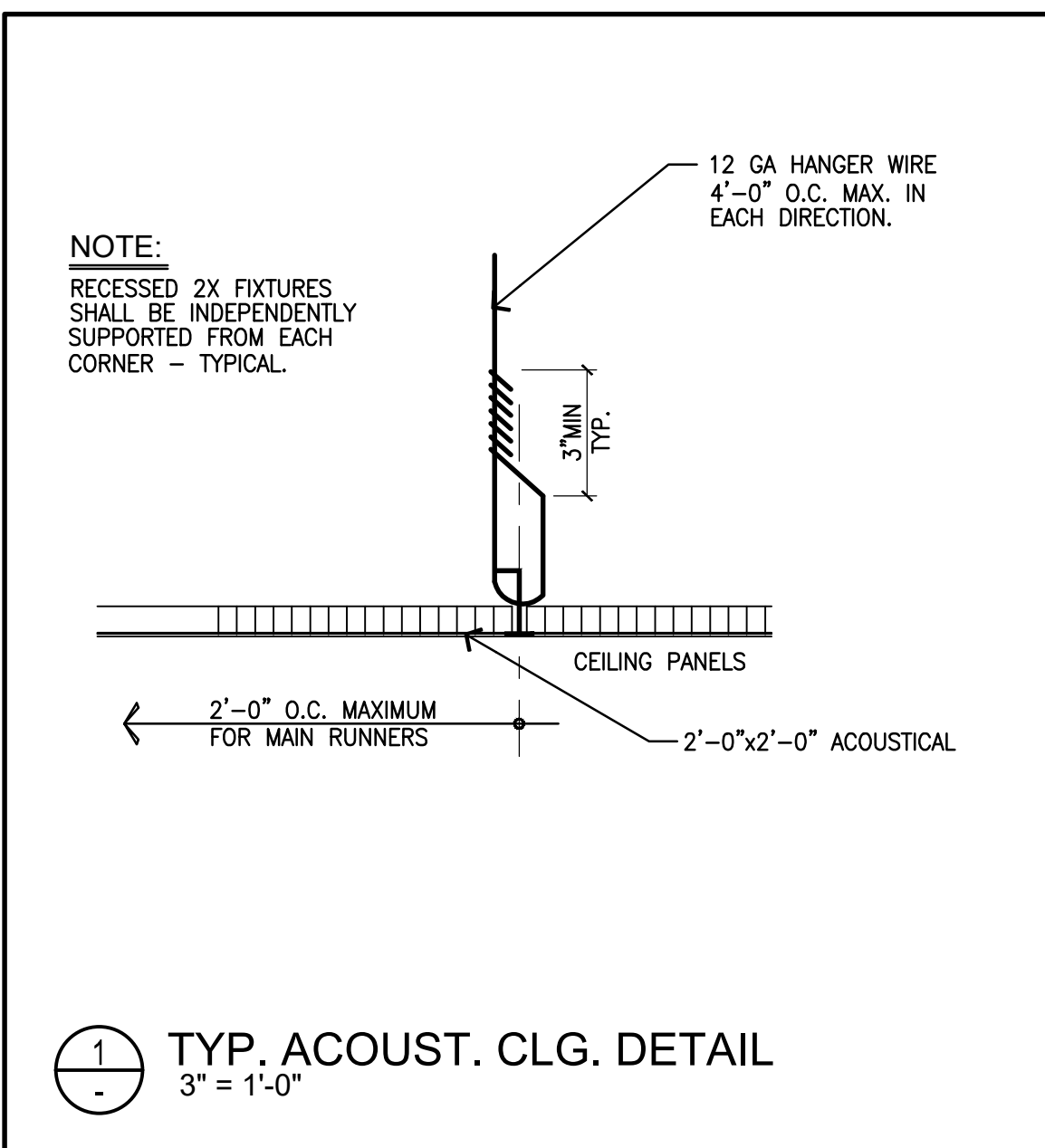
CEILING PLAN LEGEND	
	UNDER CABINET TASK LIGHTING / COVE LIGHTING
	2X4 FLUORESCENT FIXTURE
	2X4 FLUORESCENT FIXTURE WITH EMERG. BATTERY BACKUP
	2X2 FLUORESCENT FIXTURE
	HI-HAT FIXTURE
	WALL MOUNTED FIXTURE
	2'X2' AIR SUPPLY
	2'X2' AIR RETURN
	EXHAUST FAN OR REGISTER
	OTHER AIR SUPPLY
	OTHER AIR RETURN OR EXHAUST
	2'X4' ACOUSTICAL CEILING TILE AND GRID, TYP. U.O.N.
	2'X2' ACOUSTICAL CEILING TILE AND GRID, TYP. U.O.N.
	EXIT SIGN WITH EMERGENCY BACKUP
	WALL MOUNTED EMERGENCY BATTERY PACK

SEE ELECTRICAL DRAWINGS FOR LIGHT SPECIFICATIONS

- CEILING NOTES**
- PRIOR TO BID, CONTRACTOR SHALL CHECK AND VERIFY ALL CEILING HEIGHTS AND SLAB HEIGHTS FOR CLEARANCES AND INSTALLATION METHODS. HEIGHTS AND LOCATIONS OF ALL DUCTWORK, DIFFUSER UNITS, CONDUIT, JUNCTION BOXES, AND OTHER CEILING INSTALLATION TO BE COORDINATED PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS IN INTENT IN ACCOMPLISHING CEILING WORK PRIOR TO AWARDED CONTRACT OR SHALL BE ASSUMED THAT ALL NECESSARY WORK AND COSTS ARE INCLUDED.
 - CONTRACTOR SHALL REVIEW DUCTWORK RUNS AND HEIGHTS AND COORDINATE AND ACCOMMODATE DESIRED DESIGN CRITERIA.
 - SPEAKERS, EMERGENCY LIGHTS, AND DIFFUSERS TO BE LOCATED ON CENTERLINE OF CEILING TILE AND CENTERED OR EQUALLY SPACED BETWEEN SALES AREA LIGHT FIXTURES.
 - ALL SWITCHES OUTLETS & ALL PLATES ARE TO BE WHITE. SWITCHES SHALL BE "DECORA" STYLE.
 - CONTRACTOR SHALL CHECK AND VERIFY ALL CEILING PLENUM CONDITIONS FOR DUCTWORK, SPRINKLER, LIGHT FIXTURES, ETC. BEFORE PROCEEDING WITH WORK AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES
 - CEILINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS DIRECTIONS AND STANDARD BUILDING PRACTICES.
 - 6 1/4" CERTAPRO ACOUSTATHERM INSULATION (UNFACED) ABOVE ENTIRE CEILING. HOLD INSULATION FROM NON-IC RATED LIGHT FIXTURES 4" MIN. - THIS IS FOR ACOUSTICAL PERFORMANCE.

CEILING INSTALLATION SHALL COMPLY WITH FBC & ASTM

SEE ELECTRICAL DRAWINGS FOR FIXTURES SCHEDULE



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Architecture, Inc.
1975 Sansbury's Way
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**Interior Improvement for
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 855 SW 78th Ave. - Atrium "C" - Suite #202
 Plantation, Florida 33324

LESLAW A. CZACZYK AIA	
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REFLECTED CEILING PLAN NOTES

ROOM FINISH SCHEDULE										
Number	ROOM NAME	FLOOR	BASE		WALLS				CEILING	NOTES
			MATERIAL	FINISH	N	S	E	W	MATL	
101	WORKROOM	CPT	CPT	--	PAIN	PAIN	PAIN	PAIN	ACC-1	---
102	CONFERENCE	CPT	CPT	--	PAIN	PAIN	PAIN	PAIN	ACC-1	---
103	OFFICE	CPT	CPT	--	PAIN	PAIN	PAIN	PAIN	ACC-1	---
104	OFFICE	CPT	CPT	--	PAIN	PAIN	PAIN	PAIN	ACC-1	---
105	OFFICE	CPT	CPT	--	PAIN	PAIN	PAIN	PAIN	ACC-1	---
106	OFFICE	CPT	CPT	--	PAIN	PAIN	PAIN	PAIN	ACC-1	---

DOOR AND FRAME SCHEDULE												
MARK	STYLE	DOOR			MATERIAL	FINISH	FRAME		FIRE RATING LABEL	HARDW.		NOTES
		WD	HGT	THK			MATERIAL	FINISH		SET	KEY	
102	B1	3'-0"	7'-0"	1 3/4"	WOOD	PAIN	METAL	PAIN	NONE	OFFICE	NO	GLAZING
103	A1	3'-0"	7'-0"	1 3/4"	WOOD	PAIN	METAL	PAIN	NONE	OFFICE	YES	---
104	A1	3'-0"	7'-0"	1 3/4"	WOOD	PAIN	METAL	PAIN	NONE	OFFICE	YES	---
105	A1	3'-0"	7'-0"	1 3/4"	WOOD	PAIN	METAL	PAIN	NONE	OFFICE	YES	---
106	A1	3'-0"	7'-0"	1 3/4"	WOOD	PAIN	METAL	PAIN	NONE	OFFICE	YES	---

FINISH NOTES

ACC-1: 2'x2' SUSPENDED REGULAR ACOUSTICAL CEILING TILE, ARMSTRONG "3253 OPTIMA OPEN PLAN" WITH 15/16" GRID

CPT : CARPET PATCRAFT(SHAW) BROADLOOM - COLOR YOUR WORLD 10131 COLOR CHIPS 00522
ALTERNATE1 : CARPET PATCRAFT(SHAW) CARPET TILE-ECO SOLUTION Q-EXPERIENCE 10291 - 00550

PAINT : LATEX, PRIMER & 2 COATS, SHERWIN-WILLIAMS OR EQUAL COLOR TO MATCH EXISTING
WALLS: FLAT OR EGGSHELL
DOOR & TRIM: SEMI-GLOSS

WINDOW TREATMENTS 2" HORIZONTAL BLINDS BY TRENDS FAUXWOOD. COLOR: WHITE OR OFF-WHITE.

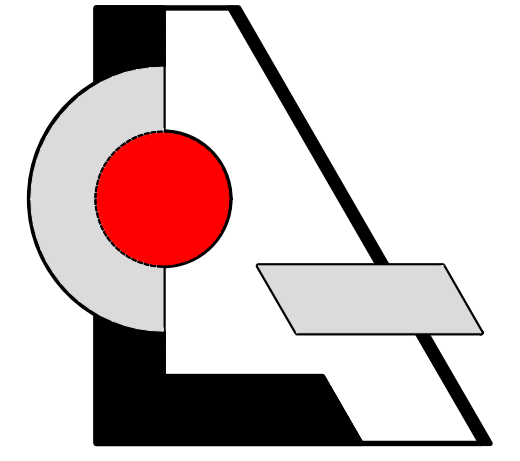
FINISH REQUIREMENTS

ALL WALL AND CEILING FINISHES IN PASSAGeways SHALL CONFORM TO CLASS B REQUIREMENTS OF FBC.
ALL WALL AND CEILING FINISHES IN ROOMS AND ENCLOSED SPACES SHALL CONFORM TO CLASS C REQUIREMENTS OF FBC.
ALL FLOOR FINISHES SHALL CONFORM TO CLASS II REQUIREMENTS OF FBC.

DOOR TYPES

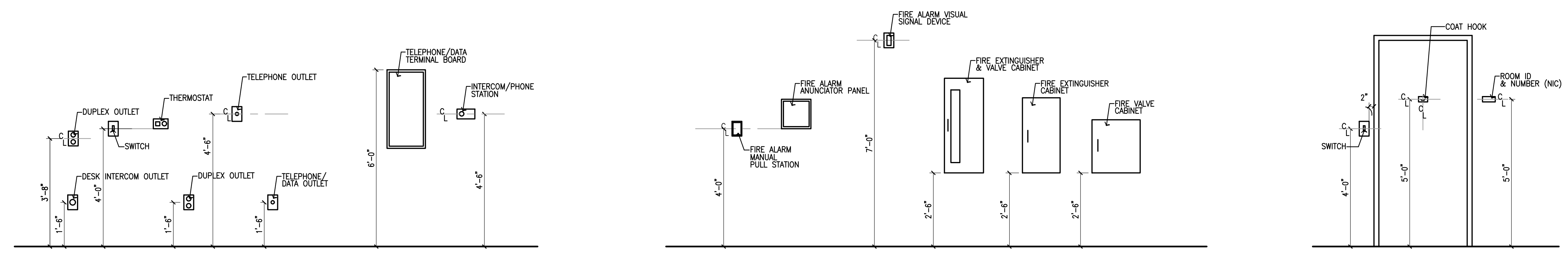
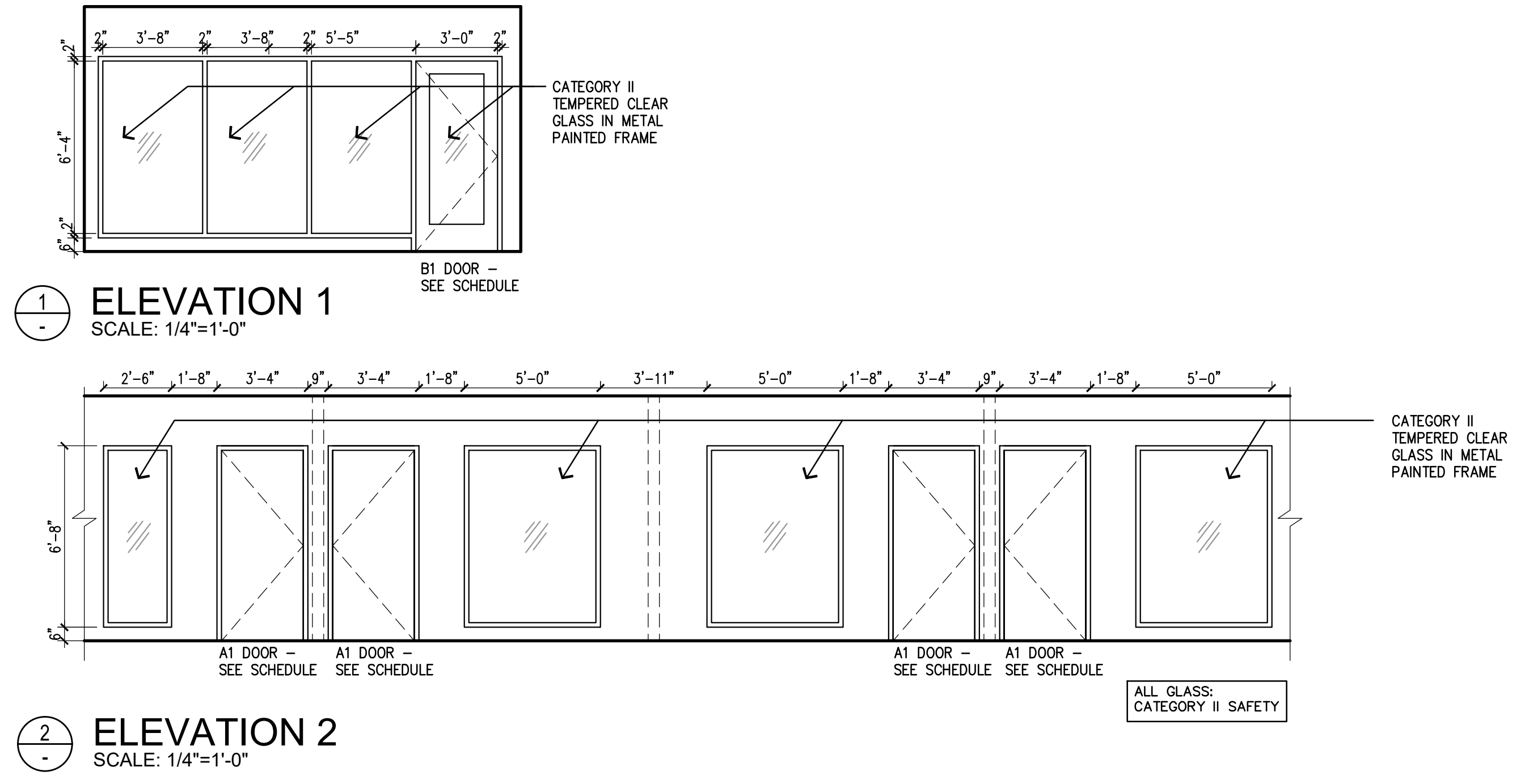
GENERAL DOOR NOTES

- ALL DOORS TO HAVE WALL MOUNTED OR FLOOR MOUNTED DOORSTOPS AS APPLICABLE.
- ALL METAL FRAME DOORS TO HAVE SILENCERS
- ALL DOOR HARDWARE TO COMPLY WITH NFPA 101 AND FBC, AND SHALL NOT REQUIRE KEY OPERATION IN DIRECTION OF EXIT.
- VERIFY KEYING SCHEDULE WITH CLIENT
- ALL DOOR HARDWARE SHALL BE ACCESSIBLE PER ADA AND FBC-ACCESSIBILITY.
- NO THRU-BOLTS FOR CLOSERS. DOORS TO BE ORDERED WITH SOLID STILE
- SUGGESTED HARDWARE: MATCH EXISTING
- CONTRACTOR SHALL OBTAIN FROM RESPECTIVE SUPPLIERS EXACT ROUGH OPENING SIZES FOR DOORS AND GLAZING AND ESTABLISH PROPER ROUGH OPENING SIZES.



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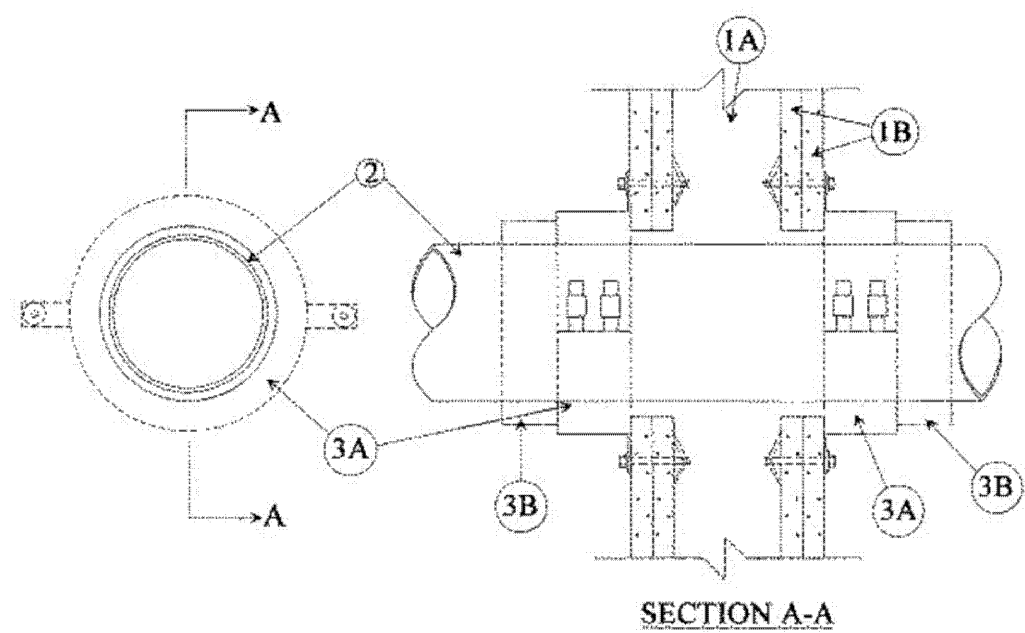
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**SCHEDULES
ELEVATIONS**

SYSTEM NO. W-L-2081

May 24, 1995
 F Ratings - 1 & 2 Hr (See Item 1B)
 T Rating - 1 Hr



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

B. Gypsum Board* - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 3 in. The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Nonmetallic Pipe - Nom 2 in. diam (or smaller) Schedule 40 flame retardant polypropylene (FRPP) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be centered within the firestop system. A nom annular space of 5/16 in. is required within the firestop system. Pipe to be rigidly supported on both sides of the wall assembly.

3. Firestop System - The firestop system shall consist of the following:

A. Firestop Device* - Galv steel collar lined with an intumescent material sized to fit specific diam of the nonmetallic pipe. Device to be installed in accordance with accompanying installation instructions. Device incorporates anchor tabs for securement to both surfaces of wall by means of 1/8 in. diam by 1-3/4 in. long steel toggle bolts in conjunction with 1/4 in. by 3/4 in. diam and 1/4 in. by 1-1/4 in. diam steel washers.
 EGS NELSON FIRESTOP - PCS Device

B. Pipe Covering* - Nom 1 in. thick by 7-1/2 in. long hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an oil service jacket wrapped around outer circumference of pipe on both surfaces of wall. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Pipe covering slid along pipe until it abuts the firestop device.

See Pipe and Equipment Covering - Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

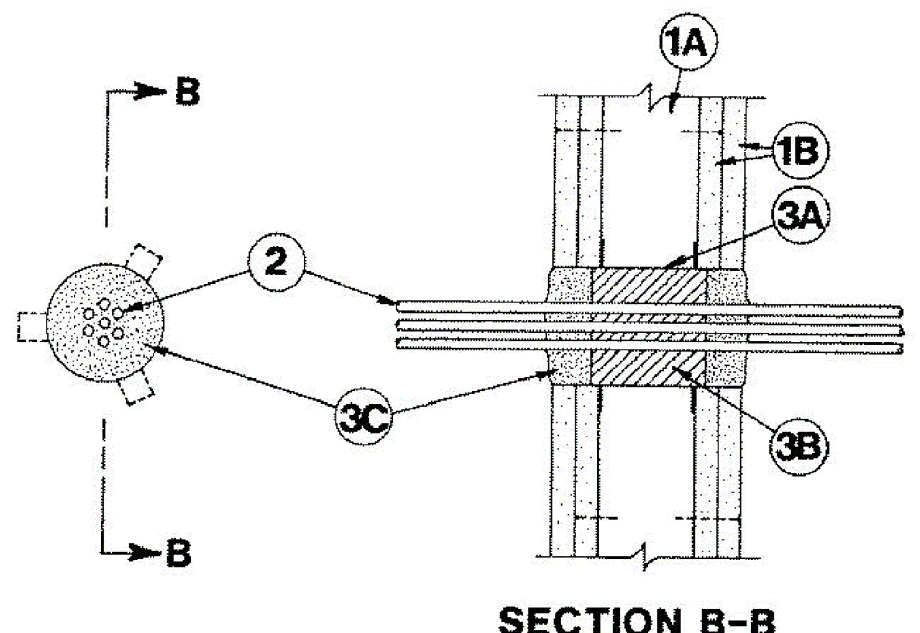
C. Steel Wire (Not Shown) - After installation of the pipe covering (Item 3B), min No. 18 AWG steel wire shall be wrapped around the outer circumference of the pipe covering once.

*Bearing the UL Classification Mark

1 UL DESIGN W-L-2081
 N.T.S.

SYSTEM NO. W-L-3004

January 26, 1994
 (Formerly System No. 188)
 F Rating - 2 Hr
 T Rating - 2 Hr



1. Wall Assembly - The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

B. Gypsum Board* - Two layers of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 3 in.

C. Cables - Seven, 2/C No. 20 AWG (or smaller) cables with polyethylene insulation and polyvinyl jacket. Min separation between cables shall be 1/8 in. The annular space between cables and periphery of opening shall be 3/8 in. Cables to be rigidly supported on both sides of wall assembly.

3. Firestop System - The firestop system shall consist of the following:

A. Metallic Sleeve - Nom 3 in. diam (or smaller) steel sleeve with nom 3/4 in. 3 in. long tabs to retain putty (Item C) in position. Sleeve fabricated from 0.016 in. thick galv sheet steel available from putty manufacturer. Length of steel sleeve to be equal to thickness of wall. Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the opening and releasing the coil to let it uncoil against the circular cutouts in the wall assembly. As an alternate the steel sleeve may be field fabricated from 0.016 in. thick galv sheet steel in accordance with instruction sheet supplied by putty manufacturer.

B. Packing Material - Min 3 in. thickness of min 6 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.

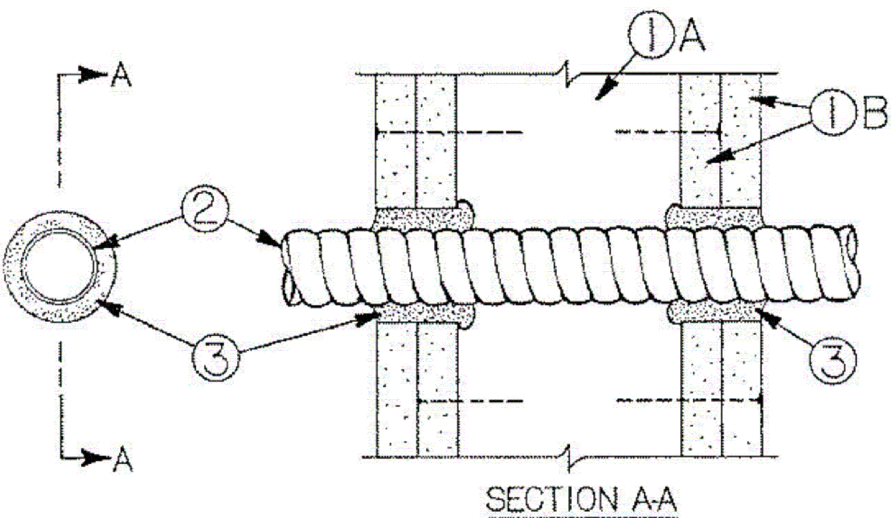
C. Fill, Void or Cavity Material* - Putty - Min 1 in. thickness of fill material applied within the annulus on both surfaces of wall. Putty to be forced into interstices of cable group to max extent possible. Additional fill material to be installed such that a min 1/8 in. crown is formed around the penetrating item.
 EGS NELSON FIRESTOP - Type FSP Putty

*Bearing the UL Classification Mark

2 UL DESIGN W-L-3004
 N.T.S.

SYSTEM NO. W-L-1077

December 15, 1998
 F Rating - 2 Hr
 T Rating - 0 Hr



1. Wall assembly - The fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.

B. Gypsum Board* - Two layers of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening cut in gypsum wallboard layers is 1-15/16 in.

C. Fasteners - When wood stud framing is employed, gypsum wallboard attached to studs with cement coated nails as specified in the individual Wall or Partition Design. When steel channel stud framing is employed, gypsum wallboard attached to studs with Type S self-drilling, self-tapping bugle-head steel screws as specified in the individual Wall or Partition Design.

Diam of circular through opening cut through both layers of gypsum wallboard on each side of wall assembly to be min 1/4 in. to max 1 1/16 in. larger than outside diam of flexible metal piping (Item 2) installed in through opening. Side edge of circular opening to be min 3 in. from nearest stud in wall cavity.

2. Through-Penetrating Product* - Flexible Metal Piping - Nom 1 in. diam (or smaller) steel Flexible Metal Piping. Max one flexible metal piping to be installed near center of circular opening in gypsum wallboard layers. Flexible metal piping to be rigidly supported on both sides of wall assembly. Plastic covering on piping shall be removed for a distance of 2 ft on both sides of wall assembly.

GASTIE, DIV OF TITFLEX

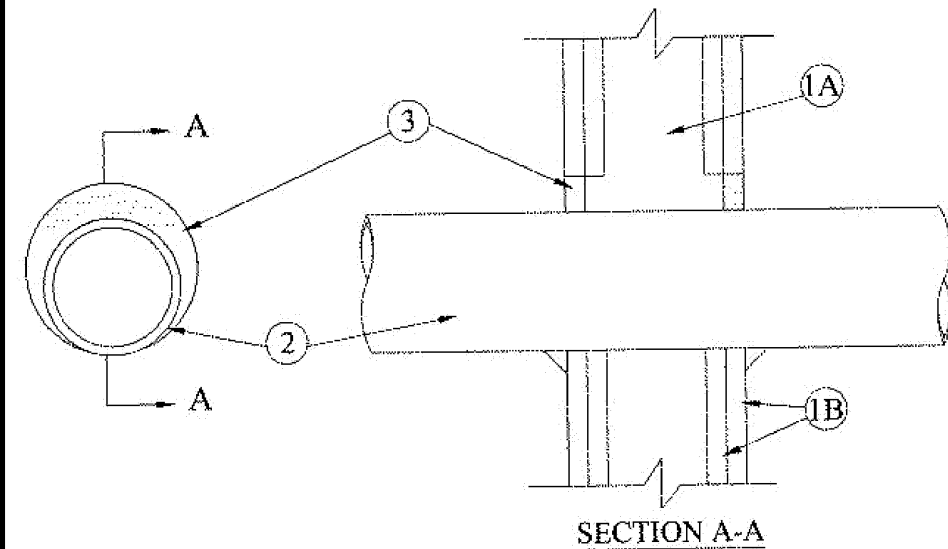
3. Fill, Void or Cavity Material* - Caulk - Caulk fill material forced into annular space around entire circumference of through penetrating product to completely fill nom 1-1/4 in. deep opening in gypsum wallboard layers on each side of the wall assembly.
 3M COMPANY - CP 25WB+

*Bearing the UL Classification Mark

3 UL DESIGN W-L-1077
 N.T.S.

SYSTEM NO. W-L-1054

December 04, 2002
 F Ratings - 1 and 2 Hr (See Items 1 and 3)
 T Rating - 0 Hr
 L Rating At Ambient - Less Than 1 CFM/Sq Ft
 L Rating At 400 F - 4 CFM/Sq Ft



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. wider and 4 to 6 in. higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four sides.

B. Gypsum Board* - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls. The F Rating of the firestop system is equal to the fire rating of the wall assembly.

2. Through-Penetrants - One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. Steel Pipe - Nom 30 in diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. Iron Pipe - Nom 30 in. diam (or smaller) cast or ductile iron pipe.

C. Conduit - Nom 4 in diam (or smaller) steel electrical metallic tubing or 6 in. diam steel conduit.

D. Copper Tubing - Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.

E. Copper Pipe - Nom 6 in. diam (or smaller) regular (or heavier) copper pipe.

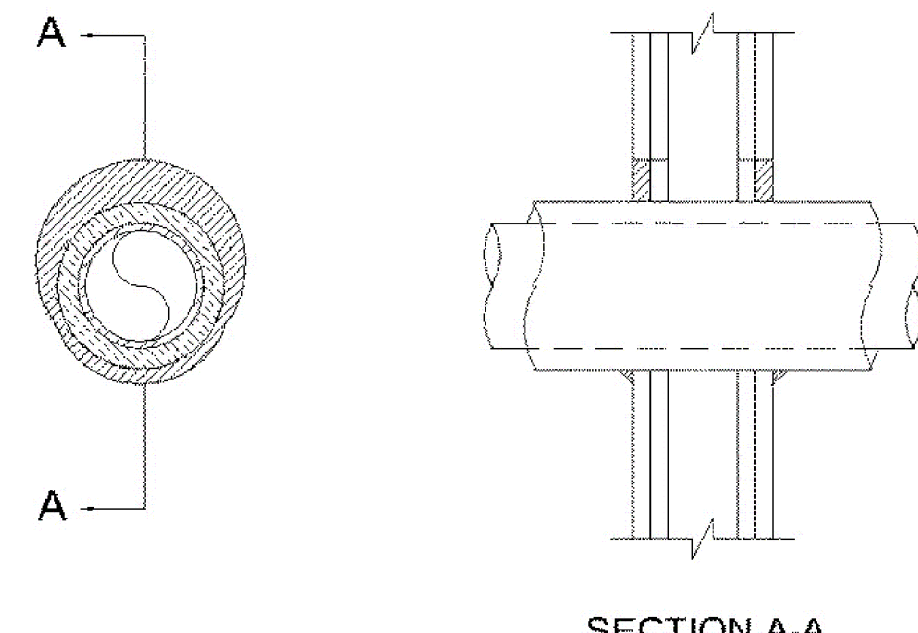
3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE Sealant

*Bearing the UL Classification Mark

4 UL DESIGN W-L-1054
 N.T.S.

SYSTEM NO. W-L-5028

February 08, 2006
 F Ratings - 1 and 2 Hr (See Item 1)
 T Ratings - 3/4 Hr
 L Rating at Ambient - Less Than 1 CFM/sq ft
 L Rating at 400 F - Less Than 1 CFM/sq ft



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

B. Gypsum Board* - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 7-1/2 in.

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Through Penetrants - One metallic pipe or tubing to be centered within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:

A. Steel Pipe - Nom 4 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.

B. Copper Tubing - Nom 2 in. diam (or smaller) Type L (or heavier) copper tubing.

C. Copper Pipe - Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe.

3. Tube Insulation - Plastics+ - Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. An annular space of min 0 in. (point contact) to max 1-1/2 in. is required within the firestop system.

See Plastics+ (QMF22) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-SVA may be used.

The hour T Rating of the firestop system is dependent on the hourly fire rating of the wall assembly in which it is installed, the size and type of through penetrant and the pipe covering thickness, as shown in the table below:

Wall Assembly Rating Hr	Type +	Through Penetrant Max. Diam. In.
1	A	4
1	A, B OR C	2
2	A	4
2	A, B OR C	2

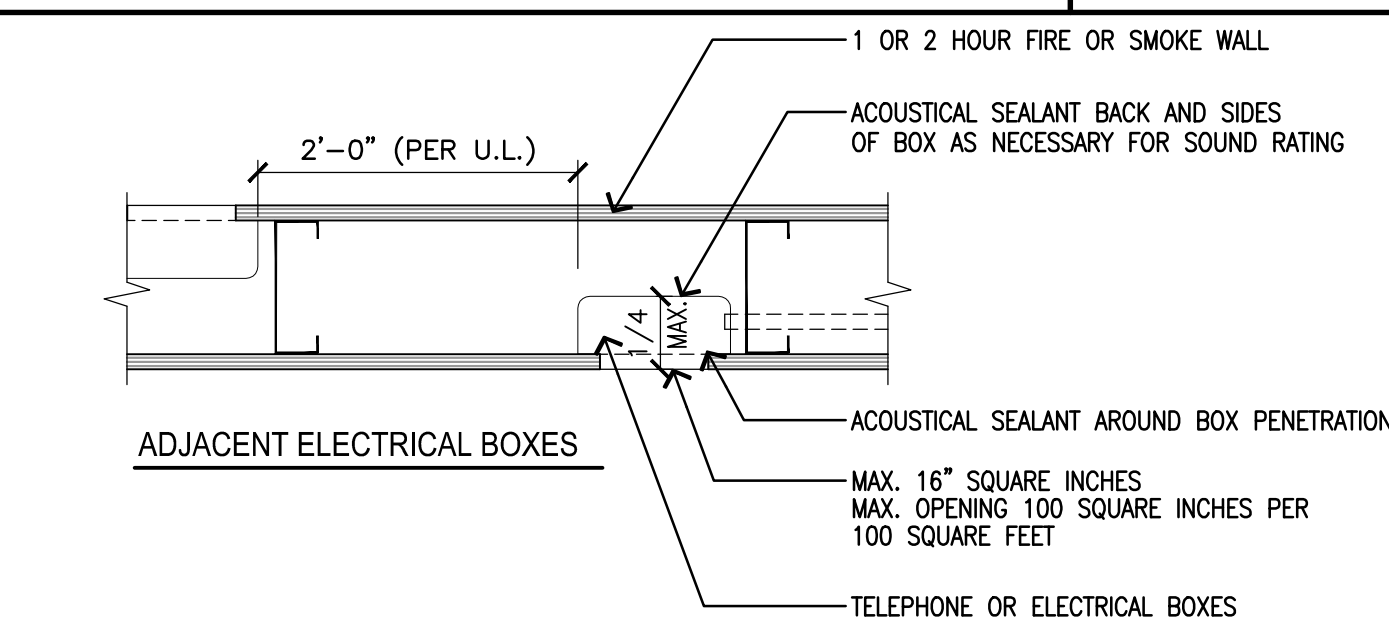
+Indicates penetrant type as itemized in Item 2.

4. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point contact location between pipe covering and gypsum wallboard, a min 1/2 in. diam bead of fill material shall be applied at the pipe covering/gypsum wallboard interface on both surfaces of wall.

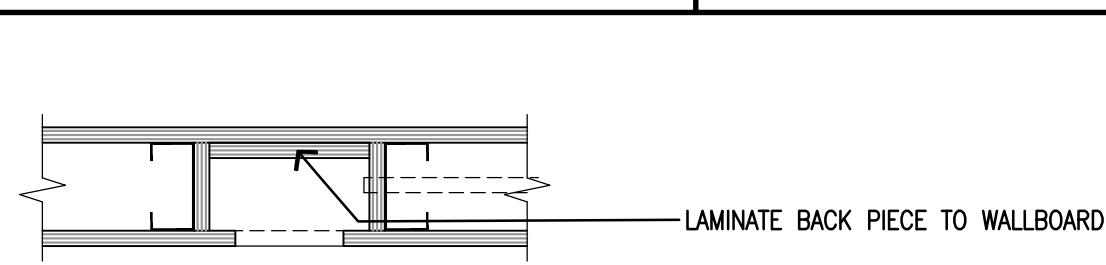
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE Sealant

*Bearing the UL Classification Mark

5 UL DESIGN W-L-5028
 N.T.S.



6 JUNCTION BOX STUD WALL
 N.T.S.

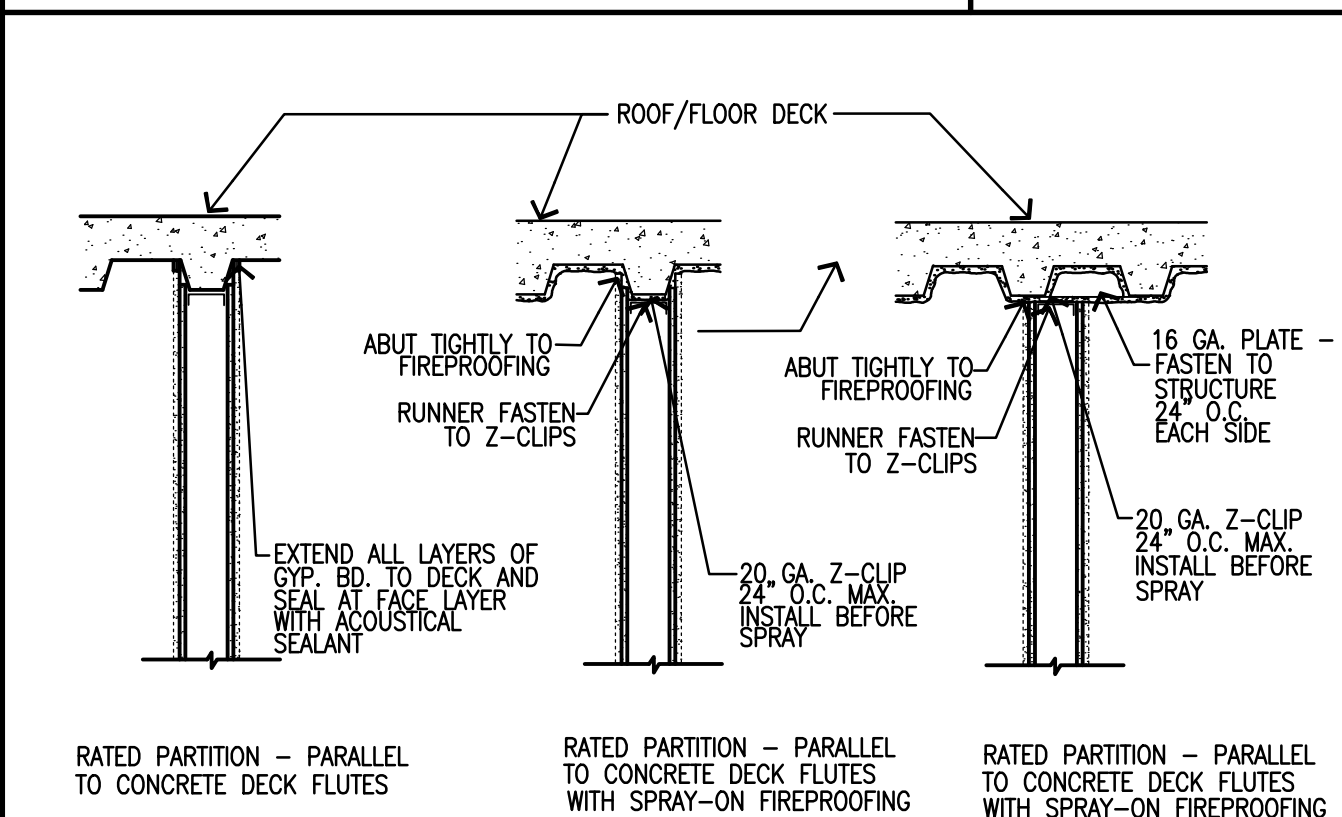


WHEN A METALLIC JUNCTION BOX FOR ELECTRICAL RECEPTACLES OR SWITCHES IS WITHIN A RATED WALL OF GYPSUM DRYWALL CONSTRUCTION AND AN OPENING IS PROVIDED FOR THE BOX IN THE SURFACE OF THAT WALL, THE AREA OF THE OPENING MAY NOT EXCEED 16 SQUARE INCHES, UNLESS THE JUNCTION BOX IS ENCLOSED BY A "5-SIDED BOX" (SEE APPROVED DETAILS).

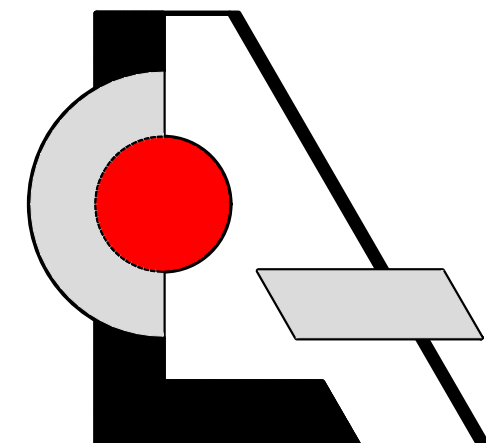
THE AGGREGATE AREA OF ALL SUCH JUNCTION BOXES IN A RATED WALL NOT ENCLOSED BY A "5-SIDED BOX" DESCRIBED ABOVE SHALL NOT EXCEED 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL AREA AS MEASURED FROM FLOOR TO STRUCTURAL DECK OR RATED MEMBRANE.

JUNCTION BOXES WITH OPENINGS ON OPPOSITE FACES OF RATED WALLS SHALL HAVE A HORIZONTAL SEPARATION OF 24 INCHES AS A MINIMUM, REGARDLESS OF BOX SIZE, UNLESS ENCLOSED BY "5-SIDED BOXES".

LOCATIONS OF STUDS DO NOT HAVE ANY BEARING ON THE ABOVE REQUIREMENTS, NOR DOES THE USE OF MINERAL WOOL FIRE SAFING ALTER THESE REQUIREMENTS.



7 TYP. RATED WALL TERMINATIONS
 N.T.S.



LCA AA 003432

Architecture, Inc.
 1975 Sansbury's Way
 Suite 108
 West Palm Beach, FL 33411

Phone: (561) 493-4787
 Fax: (561) 493-4786

REVISIONS / DATE

REVISIONS / DATE

Interior Improvement for
Advantone Florida, Inc.
 855 SW 78th Ave. - Atrium "C" - Suite #202
 Plantation, Florida 33324

LESLAW A. CZACZYK AIA

AR 00015391

PROJ. NO. 16180.well

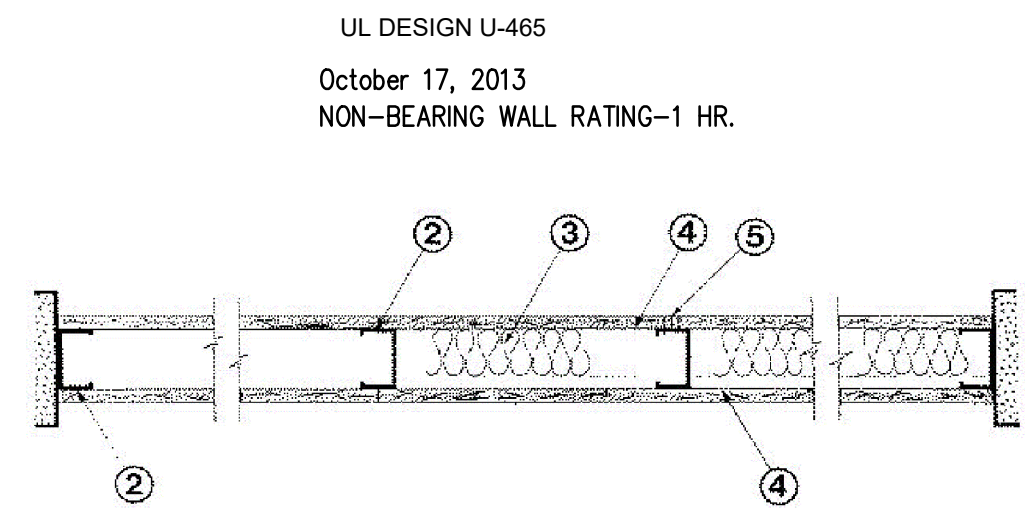
DESIGNED BY LAC

DRAWN BY MSB

DATE 07/25/16

SCALE AS SHOWN

FIRE PROTECTION DETAILS



- Floor and Ceiling Runners - (not shown) - Channel shaped runners, 3-5/8 in. wide (min), 1-1/4 in. legs, formed from min No. 25 MSG galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
- Steel Studs - Channel shaped, 3-5/8 in. wide (min), 1-1/4 in. legs, 3/8 in. folded back returns, formed from min No. 25 MSG galv steel spaced 24 in. OC max.
- Batts and Blankets* - (Optional) - Mineral wool or glass fiber batts partially or completely filling stud cavity. See Batts and Blankets (BZJZ) category for names of Classified companies.
- Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft³.
- U S GREENFIBER L L C - Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)
- Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
- NU-WOOL CO INC - Cellulose Insulation
- Gypsum Board* - 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to item 6 (resilient channels) or 6A (furring channels), wallboard is screw attached to furring channels with 1 in. long, Type S steel screws spaced 12 in. OC.
- AMERICAN GYPSUM CO - Types AG-C, AGX-1
- BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO - Type DBX-1.
- CANADIAN GYPSUM COMPANY - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
- CERTAINTED GYPSUM INC - Types 1, EGRG, ProRoc Type X, ProRoc Type C.
- CERTAINTED GYPSUM CANADA INC - ProRoc Type C, ProRoc Type X or ProRoc Type Abuse-Resistant.
- FEDERAL GYPSUM CO - PlasterRock
- GEORGIA-PACIFIC GYPSUM L L C - Types 5, 9, C, DAP, DD, DA, DGG, DS, GPF56.
- LAFARGE NORTH AMERICA INC - Types LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C, LGFC-C/A.
- NATIONAL GYPSUM CO - Types FSK, FSK-C, FSK-G, FSW-C, FSW-G, FSW, FSW-3, FSW-5, FSW-6.
- PABCO BUILDING PRODUCTS L L C, DBA
- PABCO GYPSUM - Type PG-C, PG-11 or PG-9.
- PANEL REY S A - Type PRX.
- SIAM GYPSUM INDUSTRY (SARABURI) CO LTD - Type EX-1
- TEMPLE-INLAND FOREST PRODUCTS CORP - Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, TG-C, GreenGlas Type X.
- UNITED STATES GYPSUM CO - Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
- USG MEXICO S A DE C V - Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
- 4A. Gypsum Board* - (As alternate to Item 4) - Nom 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed. Panels attached to steel studs and floor runner with 1 in. long Type S steel screws spaced 8 in. OC when applied horizontally, or 8 in. OC along vertical and bottom edges and

1
A3.2
UL DESIGN U-465
N.T.S.

when applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CANADIAN GYPSUM COMPANY - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

CERTAINTED GYPSUM INC - ProRoc Type X, ProRoc Type C.

CERTAINTED GYPSUM CANADA INC - ProRoc Type X, ProRoc Type C.

GEORGIA-PACIFIC GYPSUM L L C - Types DAP, DGG.

UNITED STATES GYPSUM CO - Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

USG MEXICO S A DE C V - Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4B. Gypsum Board* - (As an alternate to Items 4 or 4A) - Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4A with screw length increased to 1-1/4 in.

CANADIAN GYPSUM COMPANY - Types AR, IP-AR.

UNITED STATES GYPSUM CO - Types AR, IP-AR.

USG MEXICO S A DE C V - Types AR, IP-AR.

4C. Gypsum Board* - As an alternate to Items 4, 4A, and 4B - Nom. 5/8 in. thick gypsum panels, with square edges, applied horizontally. Gypsum panels fastened to framing with 1 in. long bugle head steel screws spaced a max 8 in. OC, with last 2 screws 3/4 in. and 4 in. from each edge of board. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs on interior walls need not be staggered.

TEMPLE-INLAND FOREST PRODUCTS CORP - GreenGlas Type X.

5. Joint Tape and Compound - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

6. Resilient Channel - (Optional-Not Shown) - 25 MSG galv steel resilient channels spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1/2 in. long type S-12 panhead steel screws.

6A. Steel Framing Members (Not Shown)* - As an alternate to Item 3, furring channels and resilient sound isolation clip as described below:

a. Furring Channels - Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.

b. Steel Framing Members* - Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with 1-5/8 in. wafer or hex head Type S steel screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC - Type RSIC-1.

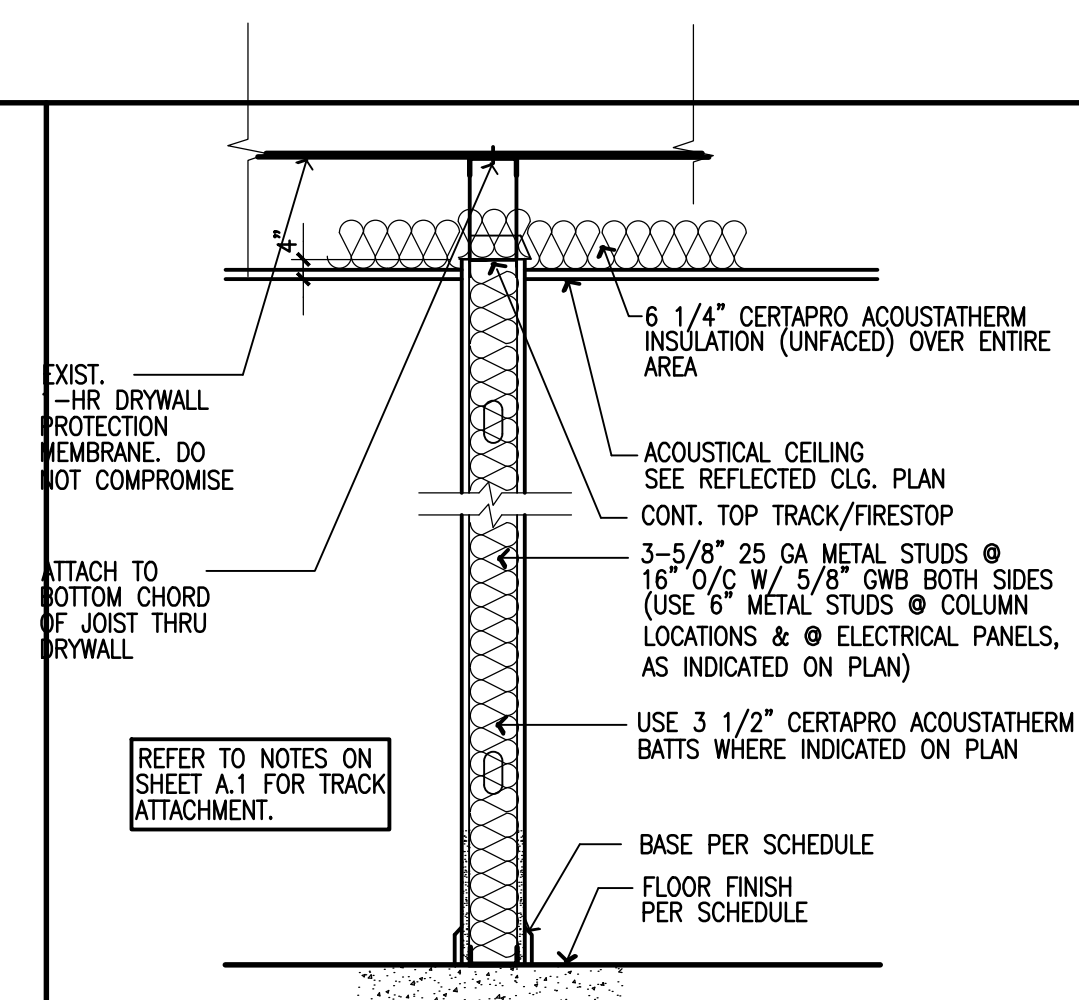
6B. Steel Framing Members* - Optional - Not Shown - Used as an alternate method to attach resilient channels (Item 6). Clips attached at each intersection of the resilient channel and the steel studs (Item 2). Resilient channels are friction fitted into clips, and then clips are secured to the wood stud with min. 1 in. long Type S-12 panhead steel screws through the center hole of the clip and the resilient channel flange.

KEENE BUILDING PRODUCTS CO INC - Type RC Assurance.

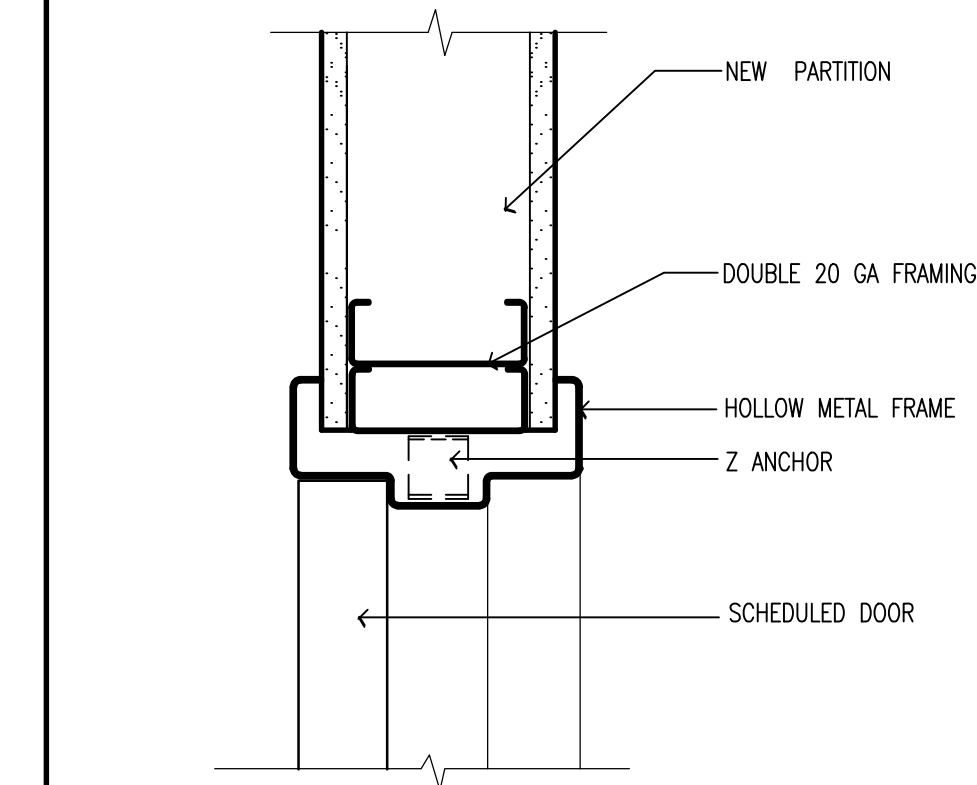
7. Wall and Partition Facings and Accessories* - (Optional, Not shown) - Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the steel framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

QUIET SOLUTION INC - Type QuietRock QR-510.

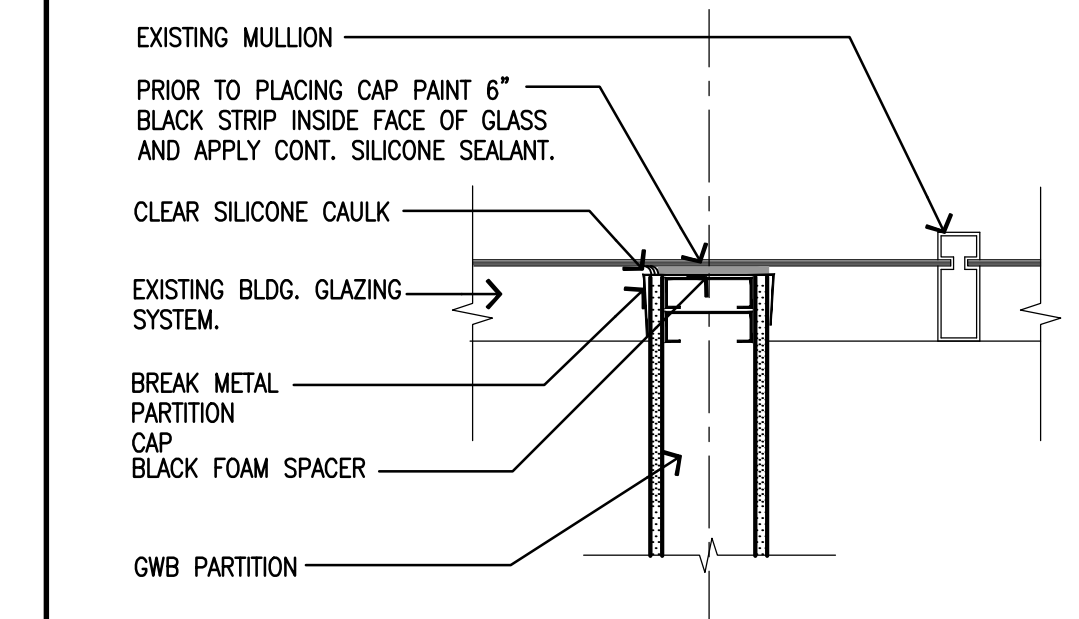
*Bearing the UL Classification Mark



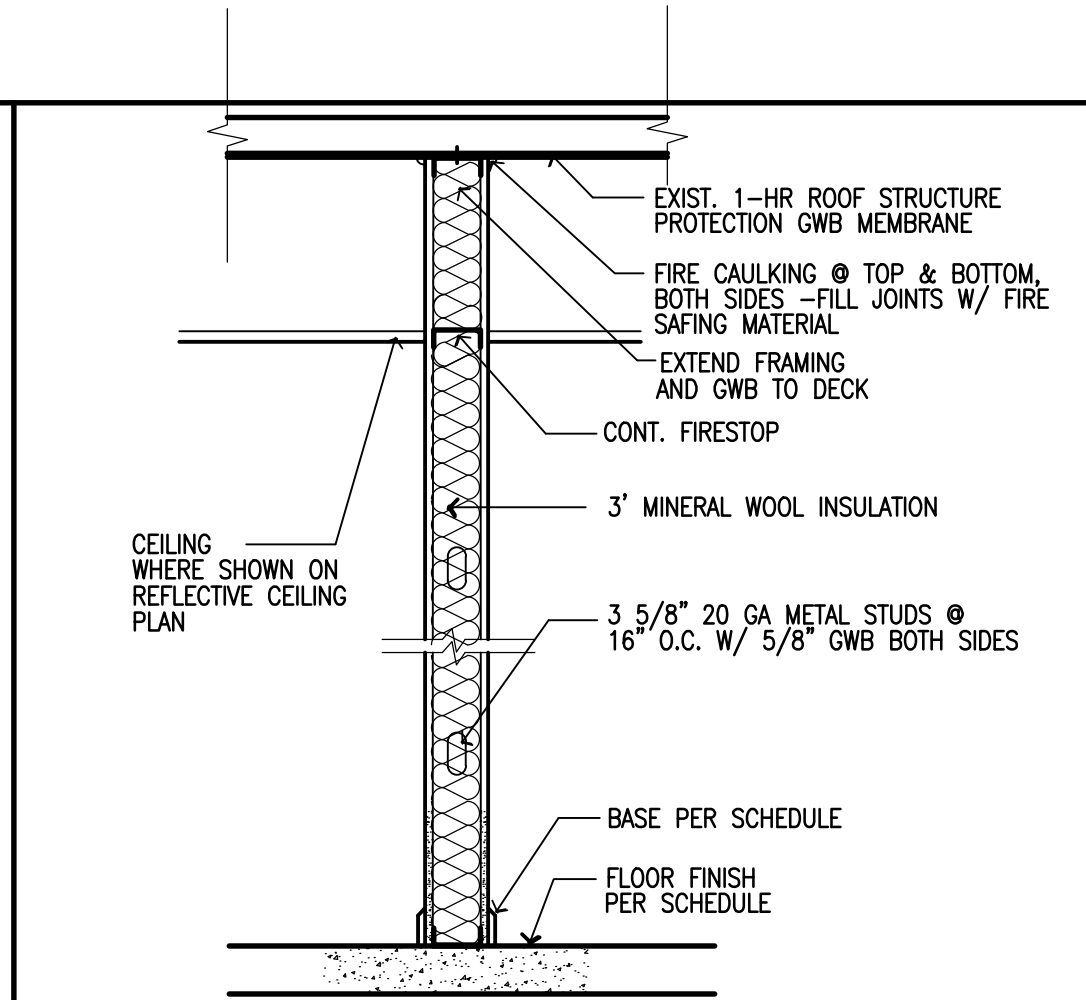
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-
P-1 PARTITION (TYP.)
N.T.S.



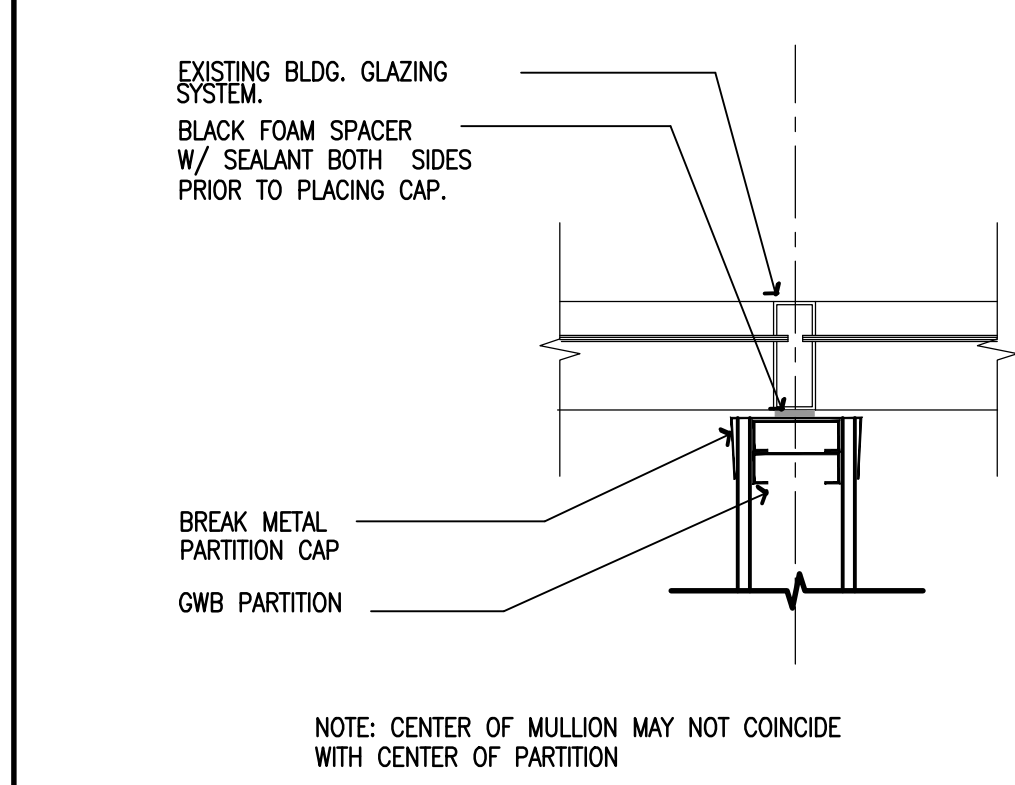
3
-
INTERIOR. METAL DOOR FRAME
N.T.S.



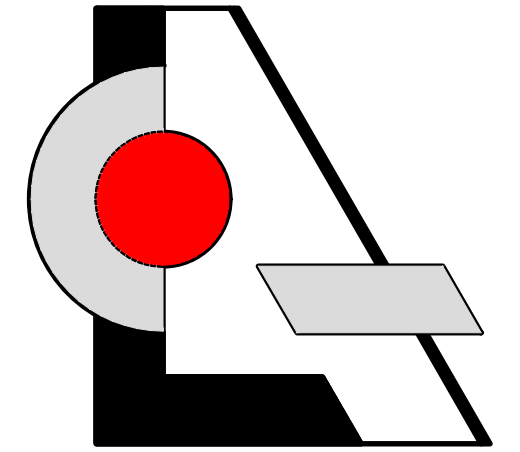
5
-
WALL TERMINATION AT GLASS
SCALE 1 1/2" = 1'-0"



2
-
P-4 PARTITION
N.T.S.
1 HR. UL#U465



4
-
WALL TERMINATION AT MULLION
SCALE N.T.S.



LCA AA 003432

Architecture, Inc.
1975 Sansbury's Way
Suite 108
West Palm Beach, FL 33411

Phone: (561) 493-4787
Fax: (561) 493-4786

REVISIONS / DATE

NO.	DATE	DESCRIPTION

Interior Improvement for
Advantone Florida, Inc.
855 SW 78th Ave. - Atrium "C" - Suite #202
Plantation, Florida 33324

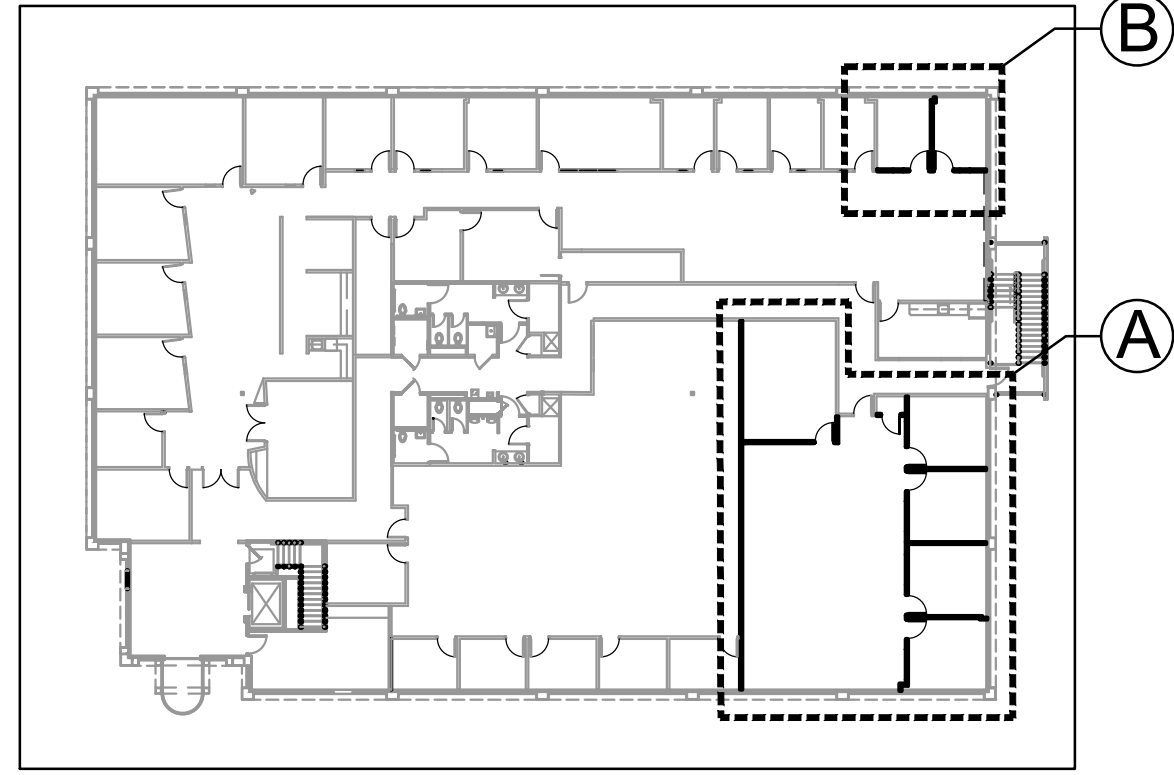
LES LAW A. CZACZYK AIA

AR 00015391

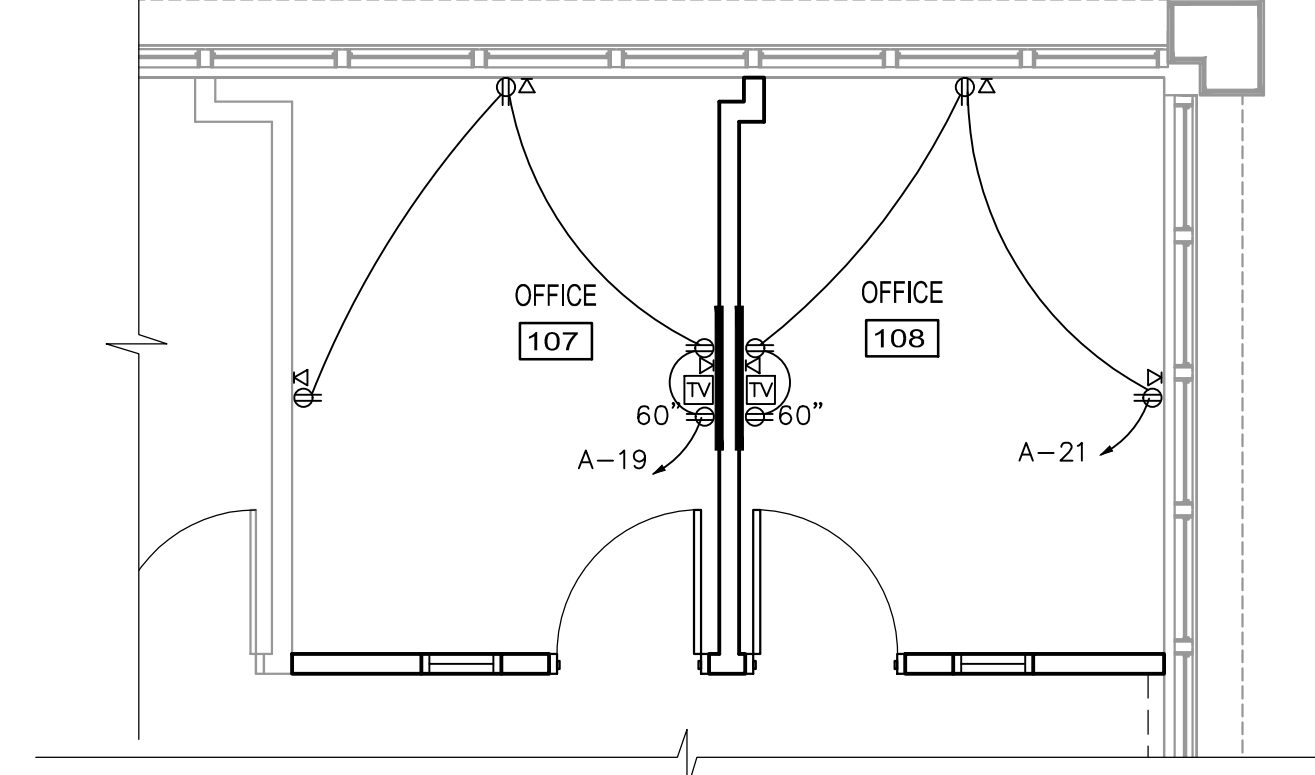
PROJ. NO. 16180.well
DESIGNED BY LAC
DRAWN BY MSB
DATE 07/25/16
SCALE AS SHOWN

TYP. DETAILS
FIRE RATED
PARTITION
& PENETR.
DETAILS
SHEET A.4

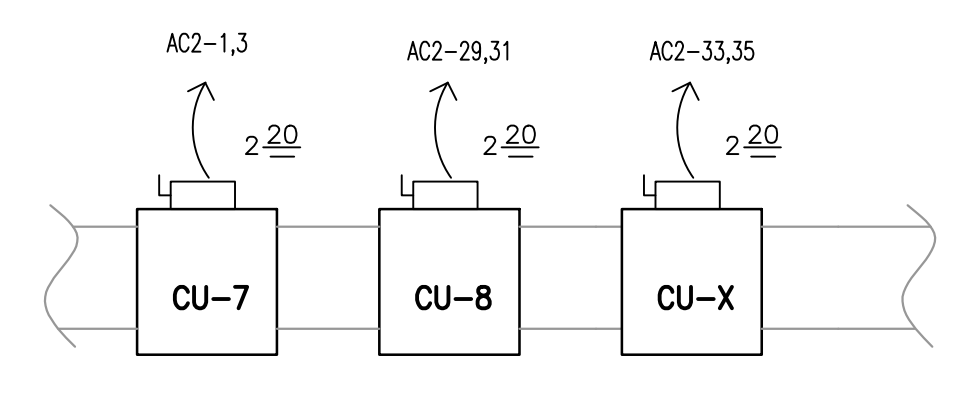
ELECTRICAL SPECIFICATIONS	
A: GENERAL PROVISIONS	
1. THE WORK SHALL CONSIST OF FURNISHING LABOR, EQUIPMENT, AND MATERIALS TO PROVIDE THE COMPLETE INTEGRATED AND PROPER FUNCTIONING SYSTEMS AS SHOWN ON THE DRAWINGS.	
2. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.	
3. ALL EQUIPMENT AND MATERIALS SHALL BE NEW OR EXISTING IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANSI, ILL. ETC.	
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO AS TO AVOID INTERFERENCES.	
5. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS. FIELD VERIFICATIONS OF DIMENSIONS IS DIRECTED.	
6. SECURE PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES.	
7. UPON COMPLETION OF THE WORK, FURNISH TO THE OWNER CERTIFICATES OF FINAL INSPECTIONS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.	
8. ALL WORKS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, FROM AUTHORITIES HAVING JURISDICTION.	
9. CIRCUITS ON THE PLANS ARE TO DETERMINE LOAD AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING TO SUIT JOB CONDITIONS, AND BALANCE THE CONNECTED LOAD.	
10. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON THESE PLANS. FIXTURES SHALL NOT BE SUPPORTED BY THE CEILING GRID BUT BY GUY WIRES FROM ABOVE.	
11. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND AMP RATING BEFORE CONNECTION TO CIRCUITS.	
12. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250 OF THE NEC. ALL RACEWAYS TO HAVE EQUIPMENT GROUND CONDUCTOR, AND WHEN CROSSING BUILDING EXPANSION JOINTS, EXPANSION FITTING WITH BONDING JUMPERS SHALL BE USED.	
B: RACEWAYS	
1. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS. ARMORED CABLE IS ALLOWED.	
2. MINIMUM CONDUIT SIZE SHALL BE 1/2" TRADE SIZE.	
3. USE FLEXIBLE CONDUIT FOR SHORT FINAL CONNECTIONS TO VIBRATION EQUIPMENT SUCH AS MOTORS AND TRANSFORMERS. LIQUID-TIGHT FLEXIBLE CONDUIT SHALL BE USED IN DAMP AND WET LOCATIONS.	
4. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO BUILDING LINES.	
5. DO NOT INSTALL CONDUITS LARGER THAN 1/3 THE SLAB THICKNESS IN CONCRETE SLABS.	
6. PROVIDE APPROVED FIRE STOPPING MATERIALS AT ALL PENETRATIONS THROUGH FIRE RATED FLOOR AND WALLS TO PREVENT THE PASSAGE OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER A FIRE, AS REQUIRED BY ARTICLE 300-21 OF THE N.E.C.	
7. PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH ARTICLE 300 OF THE N.E.C.	
8. PROVIDE EXPANSION FITTINGS IN CONDUIT RUNS CROSSING STRUCTURAL EXPANSION JOINTS.	
9. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF BREAKERS.	
C: CONDUCTORS	
1. ALL WIRING SHALL BE COPPER.	
2. CONDUCTORS SHALL BE RATED 600V. WITH TYPE THHN INSULATION.	
3. WIRES SIZES #10 AWG AND SMALLER SHALL BE SOLID CONDUCTOR WITH TYPE THHN INSULATION. WIRES SIZES STRANDED WITH TYPE THHN INSULATION. CONTRACTOR TO USE HIS BEST DISCRETION IN THE INSTALLATION. LOCAL CODES SUPERSEDE.	
4. MINIMUM CONDUCTOR SIZE SHALL BE #12. CONTROL WIRING MAY BE SMALLER.	
D: LIGHTING PANELS	
1. PROVIDE LIGHTING AND RECEPTACLE PANEL AS INDICATED ON THE PLANS AND AS SPECIFIED HEREIN. ALL PANELS SHALL BE DEAD FRONT, BOLT-ON CIRCUIT BREAKERS TYPE, PANELBOARDS AND SHALL BEAR THE U.L. LABEL AS WELL AS MEET ALL APPLICABLE NEMA REQUIREMENTS.	
2. UNLESS OTHERWISE NOTED, TOP OF PANELS SHALL BE MOUNTED AT 6" A.F.F. TO TOP.	
3. ALL PANELS SHALL HAVE TYPEWRITTEN CIRCUIT DIRECTORIES MOUNTED INSIDE OF DOOR.	
4. PANELS SHALL BE SUITABLE FOR THE SERVICE RATING AND THE A.L.C. RATING INDICATED ON THE PANELS SCHEDULES. LABEL AS WELL AS MEET ALL APPLICABLE NEMA REQUIREMENTS.	
5. ALL BREAKERS SHALL BE FULL SPACE, INDIVIDUAL FRAME TYPE. NO "PIGGY-BACK" OR TANDEM BREAKERS WILL BE PERMITTED.	
E: SAFETY SWITCHES	
1. ALL NEW SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE "HD", FUSIBLE OR NON-FUSIBLE WITH POLES, AMPERE AND SERVICE RATINGS AS INDICATED ON THE PLANS. LOGS SHALL BE U.L. LISTED FOR CU-AL.	
2. ENCLOSURES FOR SAFETY SWITCHES SHALL BE NEMA 1, EXCEPT FOR SWITCHES MARKED "WP" (WEATHERPROOF) SHALL BE NEMA 3R.	
F: FUSES	
1. ALL NEW FUSES SHALL HAVE A 200,000 AMP RMS SYMMETRICAL INTERRUPTING RATING UNLESS OTHERWISE NOTED. LOWER RATING MAY BE USED ONLY UPON POWER COMPANY ISSUING A LETTER WITH FAULT CURRENT ANALYSIS JUSTIFYING LOWER RATING. A COPY OF A LETTER MUST BE FORWARDED TO THE ARCHITECT OF RECORD.	
2. NEW FUSES RATED 0 TO 600 AMPS SHALL BE AS FOLLOWS: a) CIRCUIT BREAKER PANEL PROTECTION - U.L. CLASS RK-1, DUAL ELEMENT (BUSMANN "LOW PEAK" OR EQUAL) b) MOTOR CIRCUIT PROTECTION - U.L. CLASS RK-5, DUAL ELEMENT (BUSMANN "FUSETRON" OR EQUAL)	
3. NEW FUSES RATED 601 AMPS OR LARGER SHALL BE U.L. CLASS L TIME DELAY (BUSMANN "H-CAP" OR EQUAL).	
LEGEND	
	DUPLEX RECEPTACLE AT 18" A.F.F. U.O.N.
	DUPLEX RECEPTACLE SPLIT CIRCUIT OR AS INDICATED ON PLAN
	QUAD RECEPTACLE AT 18" A.F.F. U.O.N.
	240/208 RECEPTACLE 30 AMP OR LARGER
	240/208V RECEPTACLE 20 AMP
	SINGLE RECEPTACLE 20 AMP
	FLOOR FLUSH MOUNTED DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	BUZZER W/ TRANSFORMER
	FLOOR MOUNTED DATA/PHONE RECEPTACLE
	DATA/PHONE RECEPTACLE AT 18" AFF U.O.N.
	FAN MOTOR
	DISCONNECT SWITCH
	POINT OF SERVICE
	EMPTY CONDUIT FOR DATA
	DISCONNECT SWITCH
	IN CEILING WIRELESS ACCESS POINT
	GENERATOR RECEPTACLE
	TV LOCATION - J BOX & EMPTY 1" CONDUIT TO ABOVE CEILING
GENERAL NOTES	
1. DO NOT INSTALL POWER OR DATA BOXES BACK-TO-BACK ON RATED WALLS	
2. CONTRACTOR MUST OBTAIN APPROVAL OF ALL RECEPTACLES AND PHONE/DATA OUTLET LOCATIONS BEFORE ROUGH-IN	
3. NEW BREAKERS SHALL MATCH AIC RATINGS OF PANEL	



KEY PLAN
N.T.S.



POWER PLAN B
SCALE: 1/4"=1'-0"



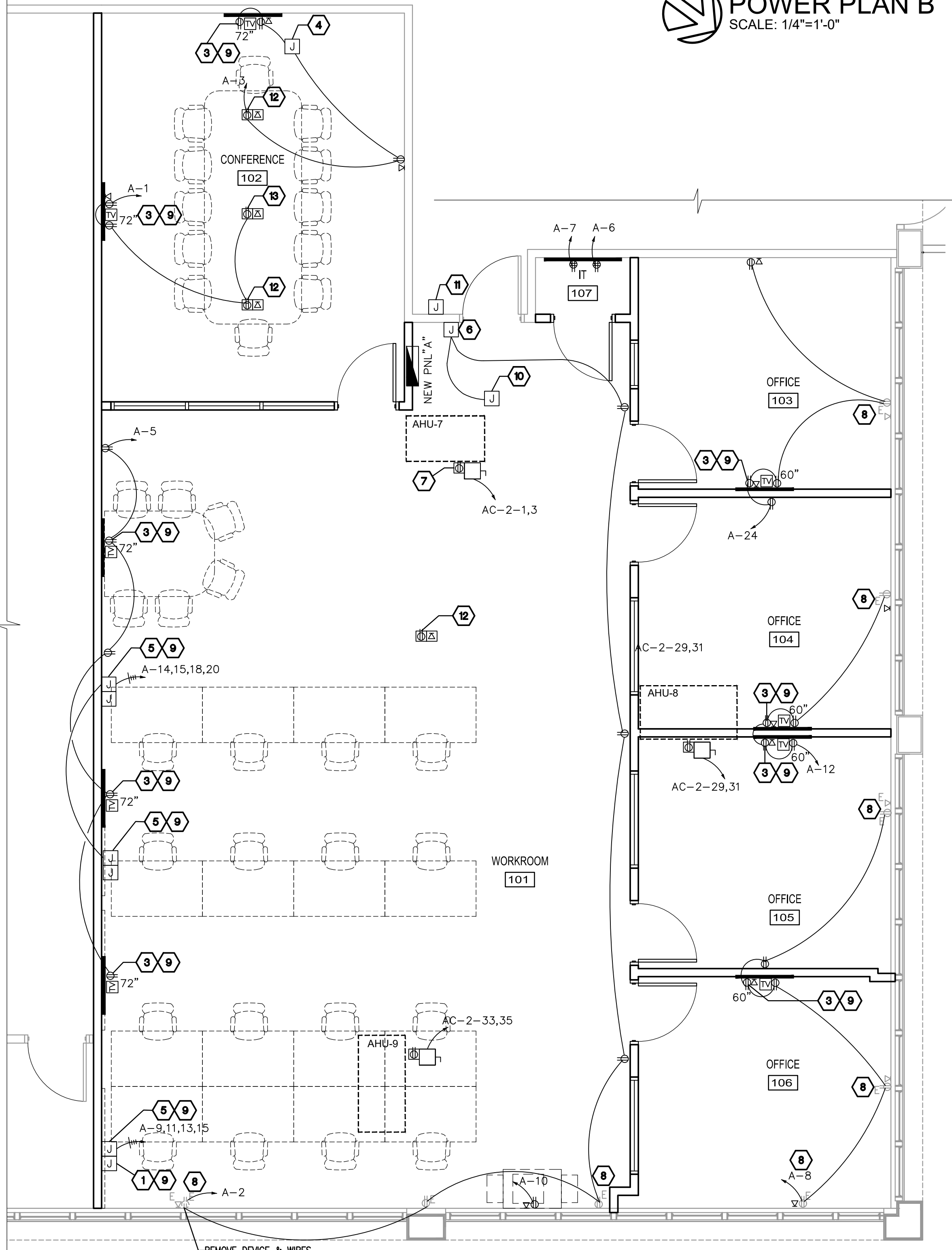
NOTE: EXISTING SERVICE RECEPTACLES ON HOUSE PANEL
CU ON EXISTING ROOF RACKS
NTS

PROVIDE EQUIPMENT GROUNDING CONDUCTORS PER NEC
PROVIDE PANEL CIRCUIT BREAKERS MATCHING PANEL A/C RATING
SEE SHEET T.1 FOR PROJECT CLOSE-OUT NOTES

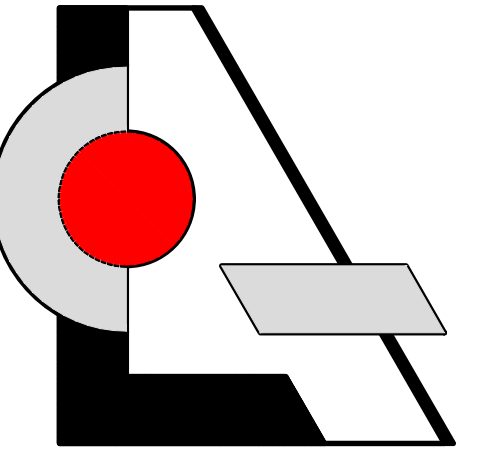
DESIGN VALUES:
SERVICE WIRES VOLTAGE DROP: 2%
BRANCH CIRCUITS VOLTAGE DROP: 3%

KEYNOTES

- 1 6X6 J-BOX FOR DATA W/ 1 1/2" CONDUIT TO ABOVE CLG W/PULL STRINGS. LOCATE 18" A.F.F. TO CENTER. (DATA FOR WORKSTATIONS)
- 2 NOT USED
- 3 CLOCK TYPE RECEPTACLE
- 4 ELECT. J-BOX ABOVE CLG. FOR MOTORIZED SCREEN, COORDINATE EXACT LOCATION WITH TENANT. VERIFY TYPE OF CONNECTION REQUIRED.
- 5 6X6 J-BOX FOR POWER W/ 1 1/2" CONDUIT TO ABOVE CLG W/PULL STRINGS. LOCATE 18" A.F.F. TO CENTER. (POWER FOR WORKSTATIONS)
- 6 J-BOX FOR MAGNETIC LOCK POWER (ABOVE CEILING)
- 7 RECEPTACLE FOR CONDENSATE PUMP
- 8 REWIRE EXISTING RECEPTACLE AS SHOWN. VERIFY LOCATION IN FIELD. IF NOT IN LOCATION SHOWN, INSTALL NEW RECEPTACLE
- 9 CONSULT EXACT POSITION WITH TENANT IN FIELD PRIOR TO INSTALL
- 10 REQUEST TO EXIT DEVICE AT CEILING
- 11 ACCESS CONTROL READ DEVICE @ 48" AFF
- 12 FLOOR POWER & DATA RECESSED J-BOX WITH 1-HR RATED ENCLOSURE. USE HUBBELL SYSTEM ONE FRP1, UL LISTED (UP TO 4HR), INTEGRAL POWER & MULTIMEDIA BOX. FOLLOW MANUF. SPECIFICATIONS FOR INSTALLATION. PROVIDE COVER PLATE. COORDINATE FINAL LOCATION WITH TENANT.
- 13 POWER & DATA J-BOXES ABOVE CEILING FOR PROJECTOR.



POWER PLAN A
SCALE: 1/4"=1'-0"



LCA AA 003432
Architecture, Inc.
1975 Sansbury's Way
Suite 108
West Palm Beach, FL 33411
Phone: (561) 493-4787
Fax: (561) 493-4786

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Interior Improvement for
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 855 SW 78th Ave. - Atrium "C" - Suite #202
 Plantation, Florida 33324

LESLAW A. CZACZYK AIA

AR 00015391
PROJ. NO. 16180.well
DESIGNED BY LAC
DRAWN BY MSB
DATE 07/25/16
SCALE AS SHOWN

POWER PLAN NOTES

ELECTRICAL SPECIFICATIONS

A: GENERAL PROVISIONS

1. THE WORK SHALL CONSIST OF FURNISHING LABOR, EQUIPMENT, AND MATERIALS TO PROVIDE THE COMPLETE INTEGRATED AND PROPER FUNCTIONING SYSTEMS AS SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.
3. ALL EQUIPMENT AND MATERIALS SHALL BE NEW OR EXISTING IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANSI, UL ETC...
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO AS TO AVOID INTERFERENCES.
5. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS. FIELD VERIFICATIONS OF DIMENSIONS IS DIRECTED.
6. SECURE PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES.
7. UPON COMPLETION OF THE WORK, FURNISH TO THE OWNER CERTIFICATES OF FINAL INSPECTIONS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.
8. ALL WORKS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
9. CIRCUITS ON THE PLANS ARE TO DETERMINE LOAD AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING TO SUIT JOB CONDITIONS, AND BALANCE THE CONNECTED LOAD.
10. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON THESE PLANS. FIXTURES SHALL NOT BE SUPPORTED BY THE CEILING GRID BUT BY GUY WIRES FROM ABOVE.
11. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND AMP RATING BEFORE CONNECTION TO CIRCUITS.
12. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250 OF THE NEC. ALL RACEWAYS TO HAVE EQUIPMENT GROUND CONDUCTOR, AND WHEN CROSSING BUILDING EXPANSION JOINTS, EXPANSION FITTING WITH BONDING JUMPERS SHALL BE USED.

B: RACEWAYS

1. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS. HOSPITAL GRADE ARMORED CABLE PROVIDING REDUNDANT GROUND IS ALLOWED.
2. MINIMUM CONDUIT SIZE SHALL BE 1/2" TRADE SIZE.
3. USE FLEXIBLE CONDUIT FOR SHORT FINAL CONNECTIONS TO VIBRATION EQUIPMENT SUCH AS MOTORS AND TRANSFORMERS. LIQUID-TIGHT FLEXIBLE CONDUIT SHALL BE USED IN DAMP AND WET LOCATIONS.
4. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO BUILDING LINES.
5. DO NOT INSTALL CONDUITS LARGER THAN 1/3 THE SLAB THICKNESS IN CONCRETE SLABS.
6. PROVIDE APPROVED FIRE STOPPING MATERIALS AT ALL PENETRATIONS THROUGH FIRE RATED FLOOR AND WALLS TO PREVENT THE PASSAGE OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER A FIRE, AS REQUIRED BY ARTICLE 300-21 OF THE N.E.C.
7. PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH ARTICLE 300 OF THE N.E.C.
8. PROVIDE EXPANSION FITTINGS IN CONDUIT RUNS CROSSING STRUCTURAL EXPANSION JOINTS.
9. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF BREAKERS.

C: CONDUCTORS

1. ALL WIRING SHALL BE COPPER.
2. CONDUCTORS SHALL BE RATED 600V. WITH TYPE THIN INSULATION.
3. WIRES SIZES #10 AWG AND SMALLER SHALL BE SOLID CONDUCTOR WITH TYPE THIN INSULATION. WIRES SIZES #8 AND LARGER SHALL BE STRANDED WITH TYPE THIN INSULATION. CONTRACTOR TO USE HIS BEST DISCRETION IN THE INSTALLATION, LOCAL CODES SUPERSEDE.
4. MINIMUM CONDUCTOR SIZE SHALL BE #12. CONTROL WIRING MAY BE SMALLER.

D: LIGHTING PANELS

1. PROVIDE LIGHTING AND RECEPTACLE PANEL AS INDICATED ON THE PLANS AND AS SPECIFIED HEREIN. ALL PANELS SHALL BE DEAD FRONT, BOLT-ON CIRCUIT BREAKERS TYPE, PANELBOARDS AND SHALL BEAR THE U.L. LABEL AS WELL AS MEET ALL APPLICABLE NEMA REQUIREMENTS.
2. UNLESS OTHERWISE NOTED, TOP OF PANELS SHALL BE MOUNTED AT 4" A.F.F. TO TOP.
3. ALL PANELS SHALL HAVE TYPEWRITTEN CIRCUIT DIRECTORIES MOUNTED INSIDE OF DOOR.
4. PANELS SHALL BE SUITABLE FOR THE SERVICE RATING AND THE A.I.C. RATING INDICATED ON THE PANELS SCHEDULES.
5. ALL BREAKERS SHALL BE FULL SPACE, INDIVIDUAL FRAME TYPE. NO "PIGGY-BACK" OR TANDEM BREAKERS WILL BE PERMITTED.

E: SAFETY SWITCHES

1. ALL NEW SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE "HD", FUSIBLE OR NON-FUSIBLE WITH POLES, AMPERE AND SERVICE RATINGS AS INDICATED ON THE PLANS. LUGS SHALL BE U.L. LISTED FOR CU-AL.
2. ENCLOSURES FOR SAFETY SWITCHES SHALL BE NEMA 1, EXCEPT FOR SWITCHES MARKED "WP" (WEATHERPROOF) SHALL BE NEMA 3R.

F: FUSES

1. ALL NEW FUSES SHALL HAVE A 200,000 AMP RMS SYMMETRICAL INTERRUPTING RATING UNLESS OTHERWISE NOTED. LOWER RATING MAY BE USED ONLY UPON POWER COMPANY ISSUING A LETTER WITH FAULT CURRENT ANALYSIS JUSTIFYING LOWER RATING. A COPY OF A LETTER MUST BE FORWARDED TO THE ARCHITECT OF RECORD.
2. NEW FUSES RATED 0 TO 600 AMPS SHALL BE AS FOLLOW:
 - a) CIRCUIT BREAKER PANEL PROTECTION - U.L. CLASS RK-1, DUAL ELEMENT (BUSSMANN "LOW PEAK" OR EQUAL)
 - b) MOTOR CIRCUIT PROTECTION - U.L. CLASS RK-5, DUAL ELEMENT (BUSSMANN "FUSETRON" OR EQUAL)
3. NEW FUSES RATED 601 AMPS OR LARGER SHALL BE U.L. CLASS L TIME DELAY (BUSSMANN "TI-CAP" OR EQUAL).

LEGEND

- 4FT SUSPENDED FLUORESCENT FIXTURE
- 4FT SUSPENDED FLUORESCENT FIXTURE WITH EMERG. BATTERY BACKUP
- 2X4 FLUORESCENT OR LED FIXTURE
- 2X4 FLUORESCENT OR LED FIXTURE WITH EMERG. BATTERY BACKUP
- 2X2 FLUORESCENT FIXTURE
- 2X2 FLUORESCENT FIXTURE WITH EMERG. BATTERY BACKUP
- HI-HAT FIXTURE
- WALL MOUNTED FIXTURE
- 2'X2' AIR SUPPLY
- 2'X2' AIR RETURN
- EXHAUST FAN OR REGISTER
- OTHER AIR SUPPLY
- OTHER AIR RETURN OR EXHAUST
- EXIT SIGN WITH EMERGENCY BACKUP
- FAN MOTOR
- SWITCH
- THREE WAY SWITCH
- THREE WAY DIMMER SWITCH
- DIMMER SWITCH
- TIMER SWITCH (30 MIN. MAX.)

GENERAL NOTES:

1. INCLUDE ALL ELECTRICAL AND MOUNTING ACCESSORIES, CONNECTORS, ETC.
2. ARCHITECT TO VERIFY TRIM FINISH
3. PROVIDE LIGHTING SUBMITTAL WITHIN 7 CALENDAR DAYS FROM CONTRACT DATE.
4. DIMENSIONS ARE NOMINAL. CONTRACTOR TO VERIFY EXACT SIZE PRIOR TO FABRICATION.
5. PROVIDE ALL LIGHTING FIXTURES AS SPECIFIED. SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE OWNER AND ARCHITECT.

OCCUPANCY SENSOR SCHEDULE

- OCCUPANCY SENSOR INTEGRATED W/SWITCH SET TO 30 MIN. MAX. SENSORSWITCH WSD PDT MULTI-TECHNOLOGY
- ACUITY CONTROLS SENSOR SWITCH CM PDT 10 R
- ACUITY CONTROLS SENSOR SWITCH CM PDT 10 R ADC (AUTODIMMER)
- ACUITY CONTROLS SENSOR SWITCH CM ADC (AUTODIMMER)

CONTRACTOR TO PROVIDE LOW VOLTAGE DIMMING SYSTEMS W/ POWER PACK CABLING & 0-10V DIMMERS - COMPLETE SYSTEM.

LIGHTING WATTAGE PER ROOM

RM NAME#	AREA (SQ.FT)	PROVIDED WATTS	MAX. ALLOW. WATTS/ WATTS PER SQ.FT
PARTITION OFFICE (101)	1,183	1074	1,301/1.1
CONFERENCE RM. (102)	312	414	343/1.1
OFFICE (103)	155	138	171/1.1
OFFICE (104)	155	138	171/1.1
OFFICE (105)	155	138	171/1.1
OFFICE (106)	155	138	171/1.1
OFFICE (107)	108	138	119/1.1
OFFICE (108)	106	138	117/1.1

ALL LIGHTING CIRCUITS CONTAINING EMERGENCY & EXIT LIGHTS SHALL HAVE BREAKER LOCKS

EMERGENCY LIGHTS & EXIST. SIGNS SHALL HAVE 90 MIN. BATTERY BACKUP.

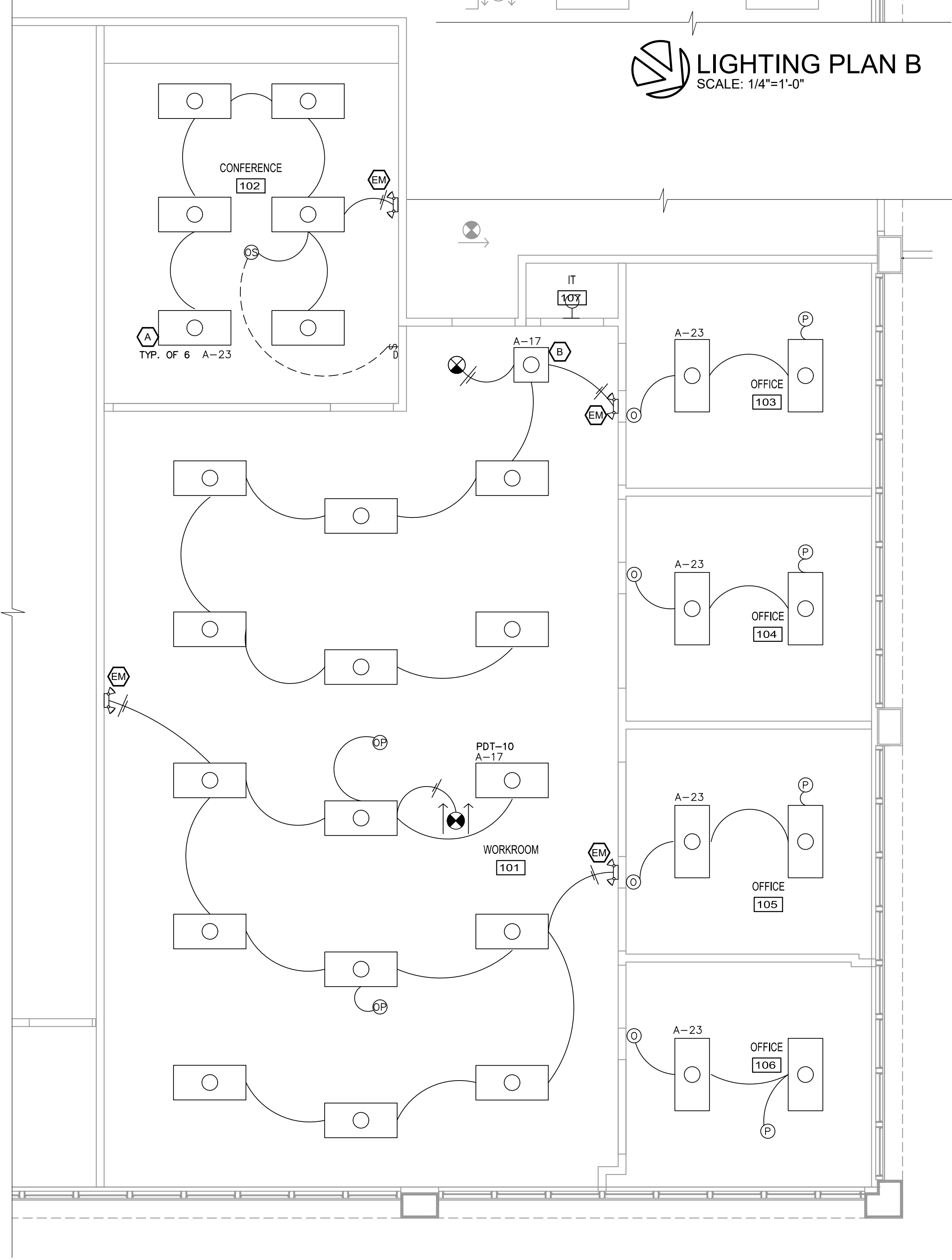
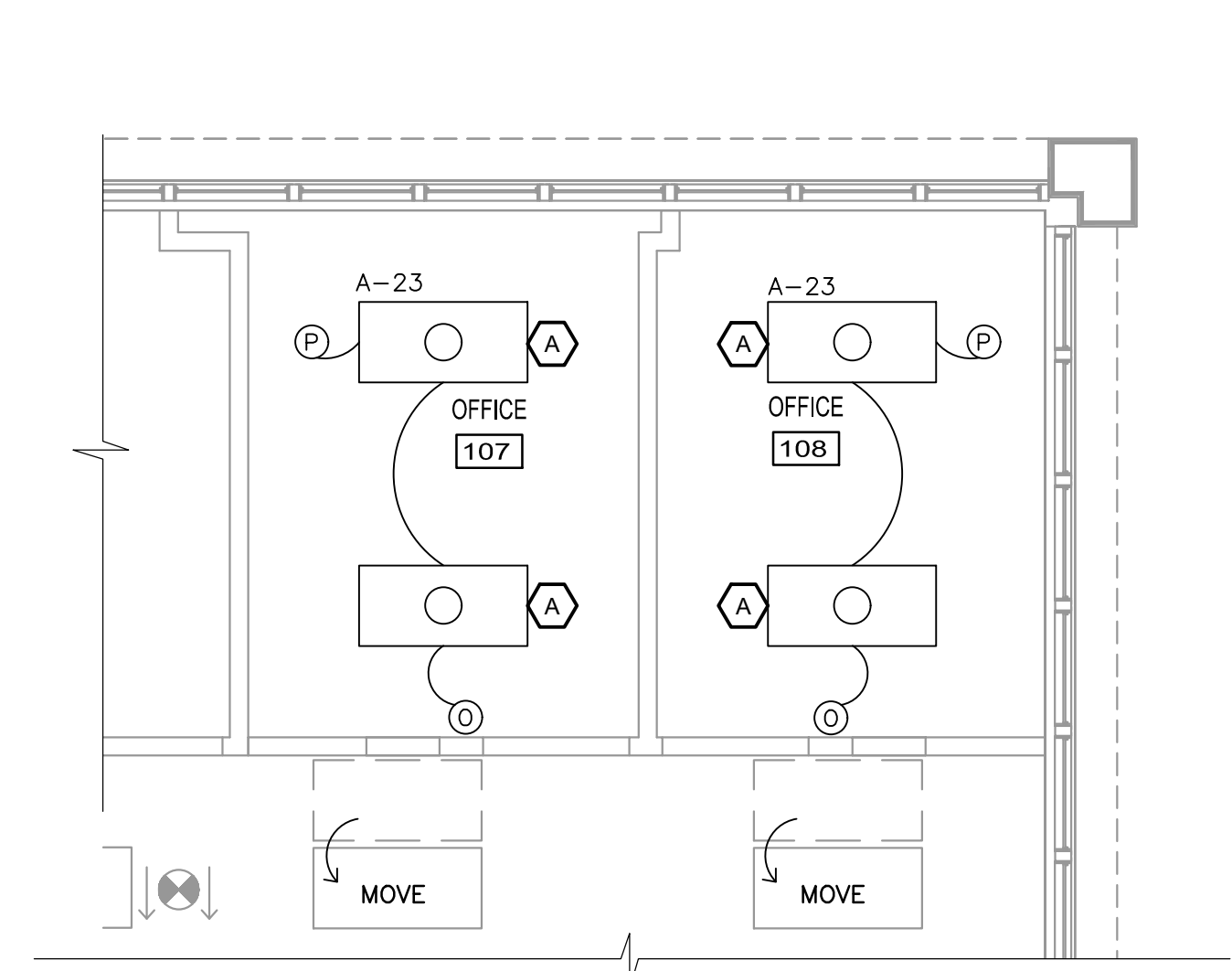
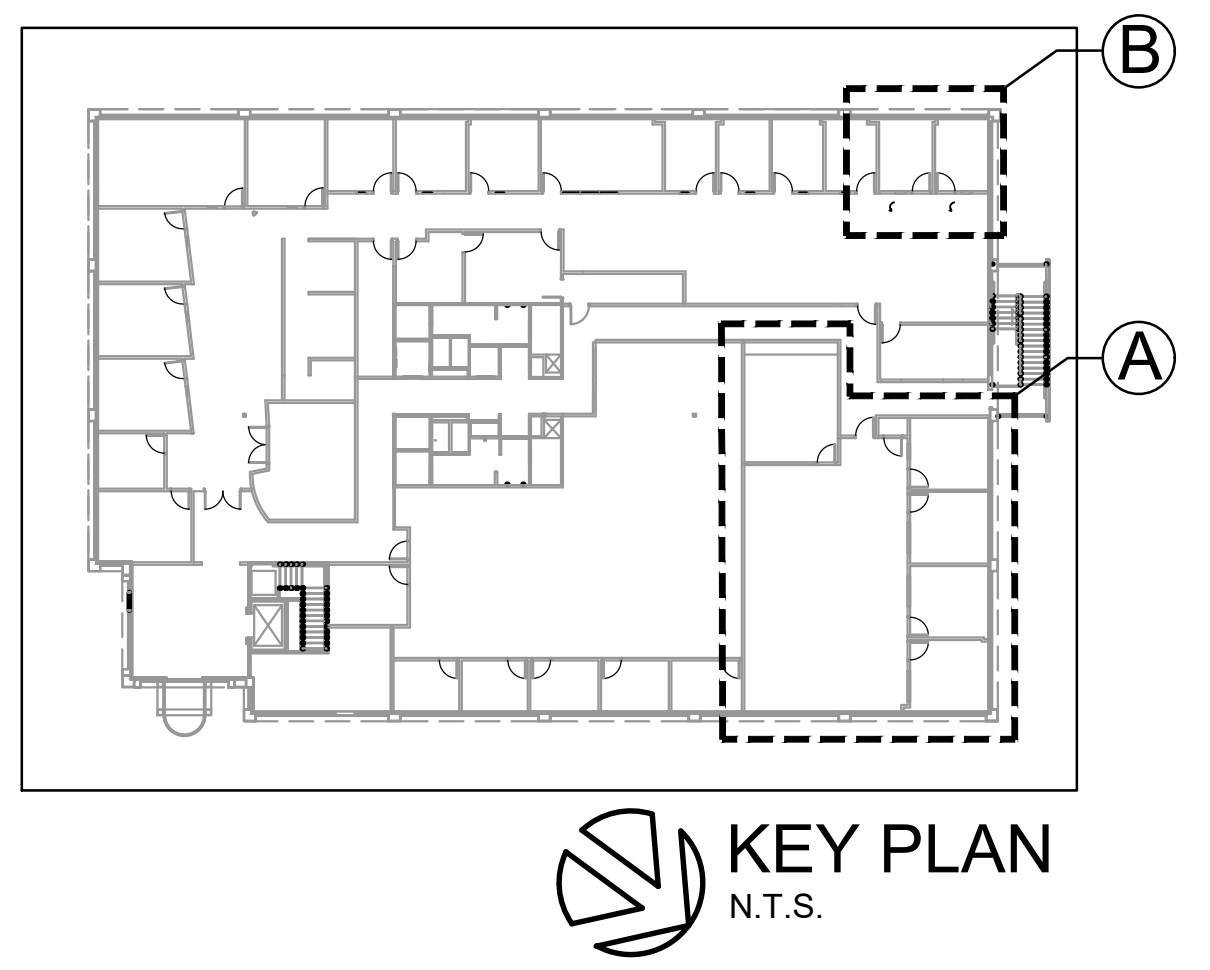
LOCATION OF ALL ELECTRICAL BOXES MUST BE CONFIRMED WITH CLIENT & ARCHITECT PRIOR TO WIRING. MOUNT BOXES & CALL FOR WALL-THRU - NO EXCEPTION.

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MOUNT	LAMP	VOLT	MANUFACTURER	CATALOG	REMARKS
	2X4 LAY IN LED	GRID	LED 69W	MVOLT	LITHONIA	2GTL4-70L-MVOLT EZ1-LP840	①
	2X2 LAY IN LED	GRID	LED 39	MVOLT	LITHONIA	2GTL2-40L-MVOLT EZ1-LP840	①
	EMERGENCY LIGHT	SURFACE	1.44W LED		LITHONIA	ELM2-1/2-EL	① ②
	EXIT LIGHT	SURFACE	3.8W LED		DUAL LITE	EDGR-1-R-EL	① ② SINGLE FACE
	EXIT LIGHT	SURFACE	3.8W LED		DUAL LITE	ELX-618-G-AL-2-CL	① ② DOUBLE FACE
	EMERGENCY LIGHTING	SURFACE	BY MFR.		MAXILUME	ELM-809-W	

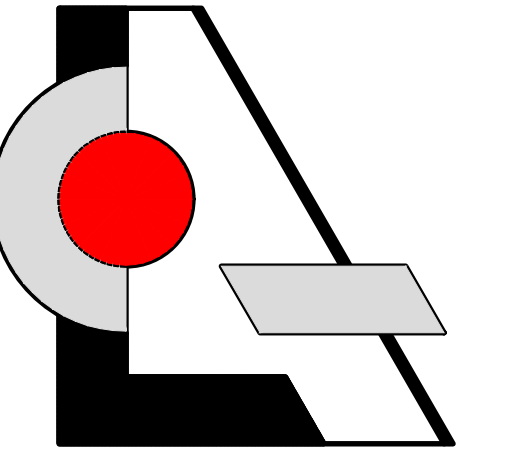
ALL LIGHT COLOR TEMPERATURE 4000K - 4100K * INDICATES GENERAL NOTE

① 90 MINUTE BACK-UP



NOTE: PROVIDE ALL REQUIRED LOW VOLTAGE DIMMERS, DIMMING CONTROL PACKS & WIRING REQUIRED TO OPERATE MANUAL & AUTOMATIC DIMMING SHOWN IN THIS PLAN

LIGHTING PLAN A
SCALE: 1/4"=1'-0"



LCA AA 003432
Architecture, Inc.
1975 Sansbury's Way
Suite 108
West Palm Beach, FL 33411
Phone: (561) 493-4787
Fax: (561) 493-4786

REVISIONS / DATE

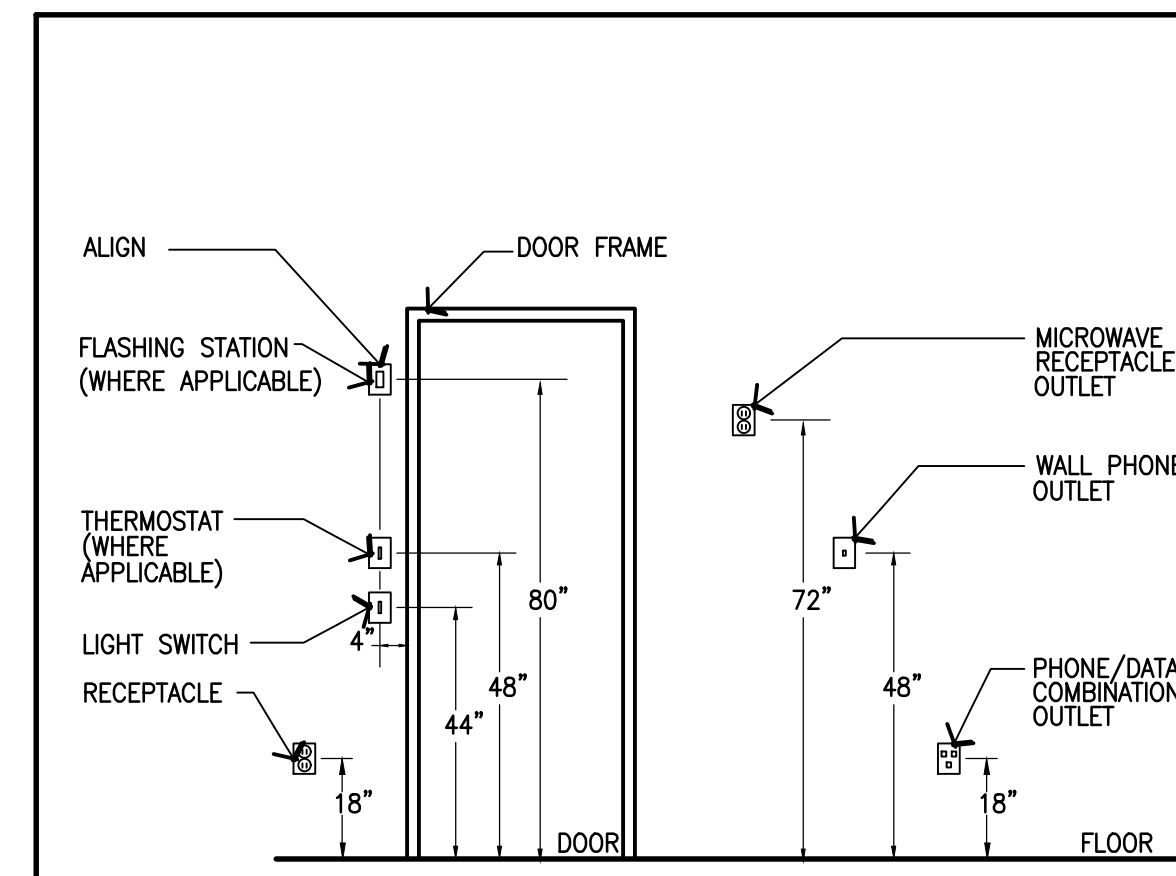
**Interior Improvement for
Advantone Florida, Inc.**
 855 SW 78th Ave. - Atrium "C" - Suite #202
 Plantation, Florida 33324

LES LAW A. CZACZYK AIA

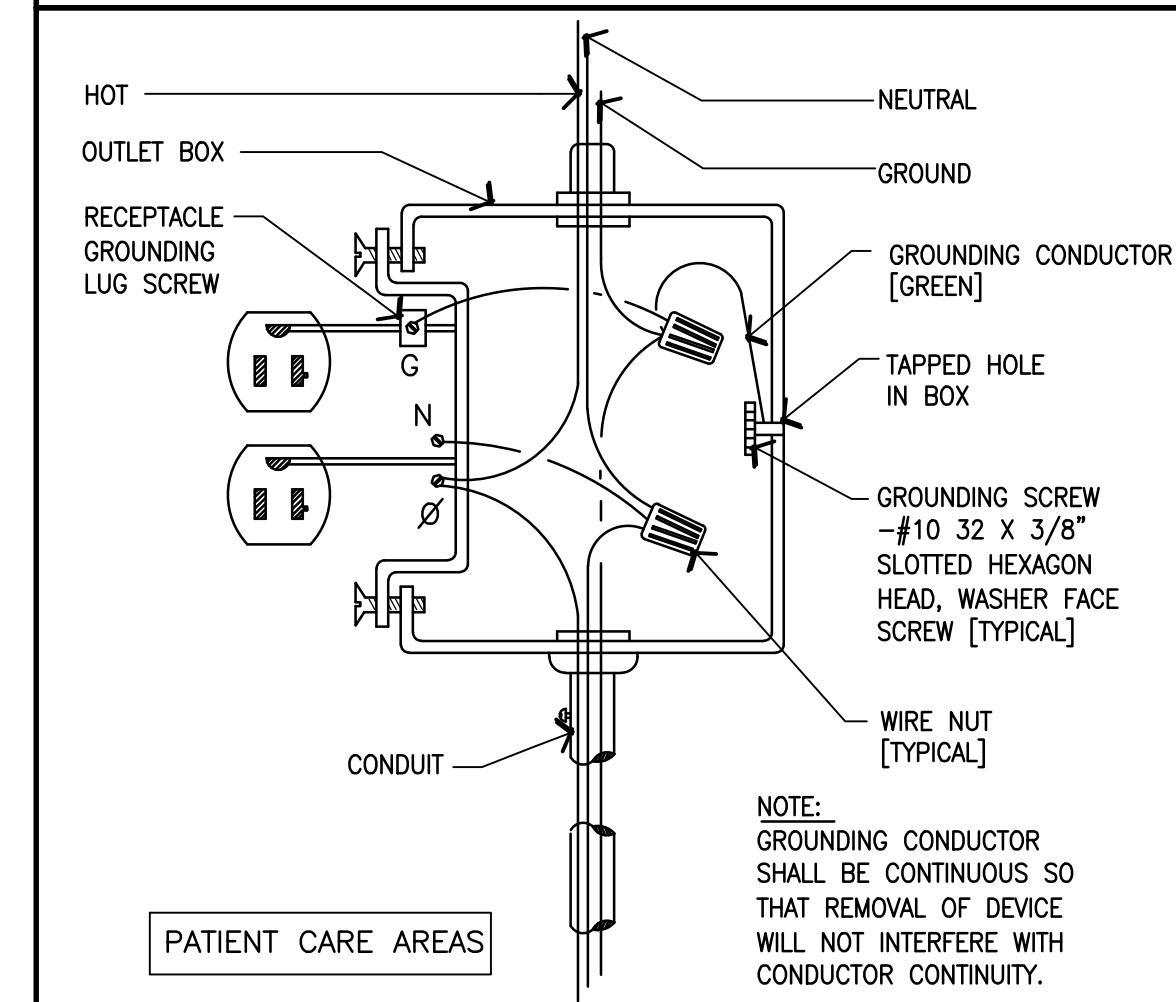
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PROJ. NO. 16180.well
DESIGNED BY LAC
DRAWN BY MSB
DATE 07/25/16
SCALE AS SHOWN

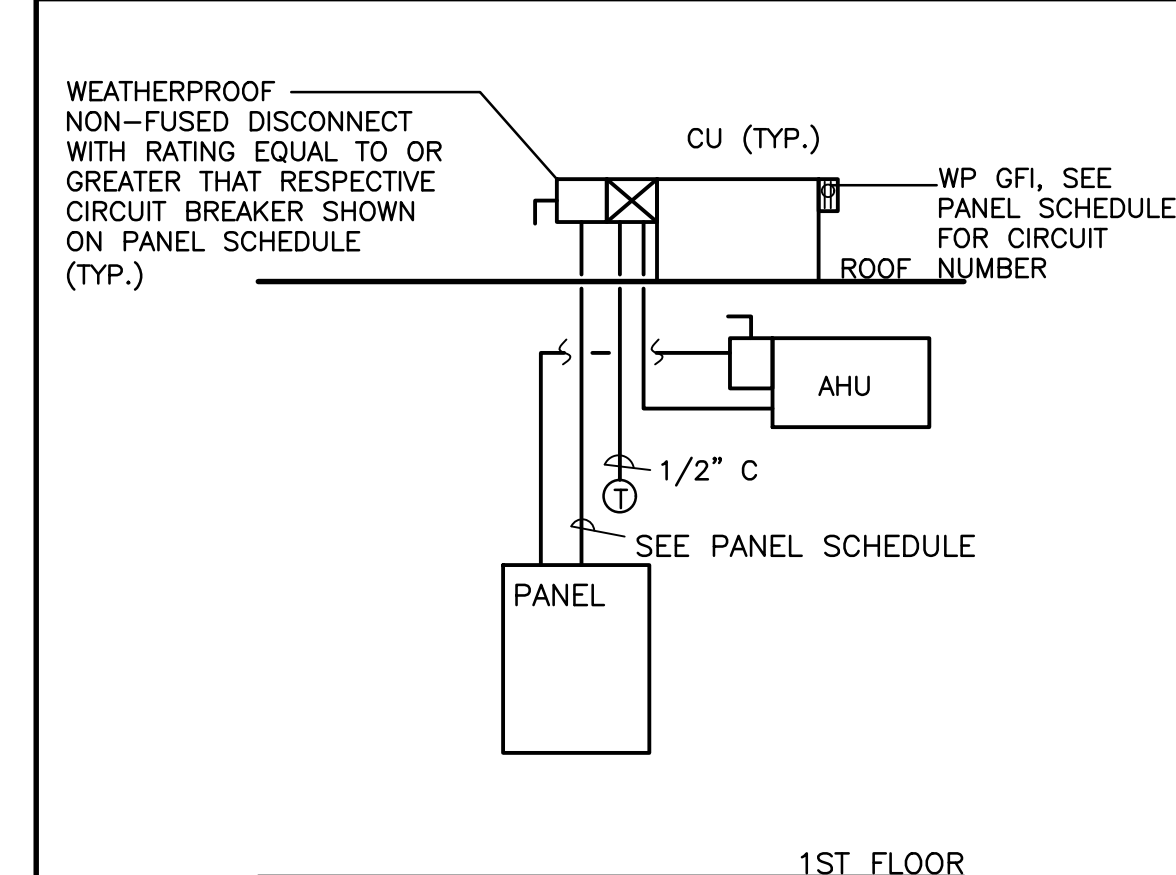
**LIGHTING PLAN
RISERS
NOTES**



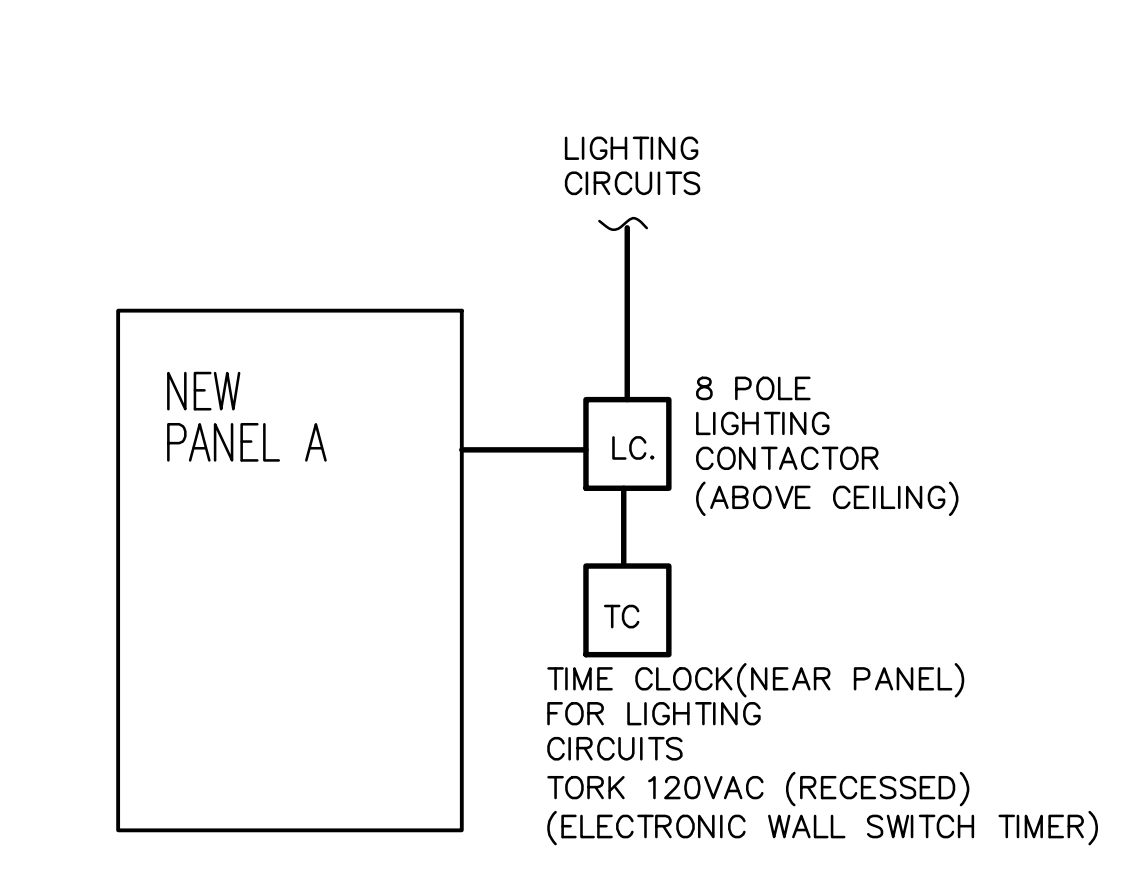
DEVICE INSTALLATION DIAGRAM
NOT TO SCALE



GROUNDING RECEPTACLE DIAGRAM
N.T.S.



CU POWER DIAGRAM
N.T.S.



ROUTE INTERIOR LIGHTING CIRCUITS VIA LIGHTING CONTACTOR

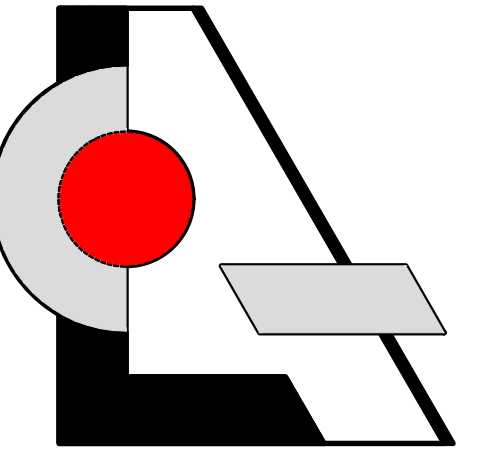
EXISTING PANEL "AC-2"														
RATED VOLTAGE: 120/208V, 3PH, 4W						LOCATION: SEE PLAN								
RATED AMPS: 400						MOUNTING: EXIST.								
MAIN: 200 MLO						FEEDER CONDUCTOR: EXIST. #3/0 CU								
BRANCH POLES: 42						FEEDER CONDUIT: EXIST.								
INTERRUPTING RATE:						MANUFACTURER CAT.#: EXIST.								
BUS KVA			DESCRIPTION	BRK TRP/PLS	WIRE/ COND. NO.	CKT NO.	WIRE/ COND.	BRK TRP/PLS	DESCRIPTION	BUS KVA				
A	B	C								A	B	C		
1.9			AHU-7	25/2	#10-3/4"	1	2	EXIST.	30/3	CU-1 (EXIST.)				
	1.9		AHU-2 (EXIST.)	30/2	EXIST.	5	6							
			AHU-3 (EXIST.)	35/2	EXIST.	9	10	EXIST.	30/3	CU-2 (EXIST.)	1.6			
			AHU-5 (EXIST.)	25/2	EXIST.	13	14	EXIST.	35/3	CU-3 (EXIST.)	1.4			
3.3			AHU-6 (EXIST.)	25/2	EXIST.	17	18							
	3.3		AHU-1 (EXIST.)	25/2	EXIST.	21	22	EXIST.	30/3	CU-5 (EXIST.)				
			SPACE			25	26	EXIST.	30/3	CU-6 (EXIST.)				
			SPACE			27	28							
1.9			AHU-8	25/2	#10-3/4"	29	30							
	1.9		AHU-8	25/2	#10-3/4"	31	32	#12-3/4"	20/2	CU-7				
			SPACE			33	34							
			SPACE			35	36	#12-3/4"	20/2	CU-8				
8.8			PANEL A	100/3	#3-1 1/4"	37	38	#12-3/4"	20/2	CU-9				
			SPACE			39	40	#12-3/4"	20/2	CU-9				
			SPACE			41	42							
19.2	19.2	18.8	TOTAL								3.0	3.0	3.0	
TOTAL BUS KVA			A: 22.2 KVA			TOTAL CONNECTED LOAD: 66.2 KVA = 183.9 AMPS			B: 22.2 KVA			TOTAL DEMAND LOAD (ADD 25% TO LIGHTING) : 26.7 KVA = 74.2 AMPS		
			C: 21.8 KVA			DEMAND LOAD (LIGHTS @ 125%): 66.8 KVA = 185.5 AMPS								

* NON-CONCURRENT LOADS - FAN ONLY

THIS PANEL IS FED FROM EXIST. MDP IN FIRST FLOOR ELECTRICAL ROOM AND PROTECTED WITH 200A BREAKER

CONTRACTOR SHALL COORDINATE ACTUAL A/C UNIT NUMBERING WITH LOCATIONS SHOWN ON PLAN.

NEW PANEL: "LOAD CENTER A"														
RATED VOLTAGE: 120/208V, 3PH, 4W						LOCATION: SEE PLAN								
RATED AMPS: 125						MOUNTING: RECESS								
MAIN: MLO (CU BUSS)						FEEDER CONDUCTORS: (4) #3 CU								
BRANCH POLES: 30						FEEDER CONDUIT: SIEMENS								
						MANUFACTURER CAT.#: 1 1/4"								
BUS KVA			DESCRIPTION	BRK TRP/PLS	WIRE/ COND. NO.	CKT NO.	WIRE/ COND.	BRK TRP/PLS	DESCRIPTION	BUS KVA				
A	B	C								A	B	C		
0.8			RECEPTACLES CONFERENCE ROOM	20/1	#12-1/2"	1	2	20/1	#12-1/2"	RECEPTACLES WORKROOM	1.3			
	0.8		RECEPTACLES CONFERENCE ROOM	20/1	#12-1/2"	3	4	20/1	#12-1/2"	RECEPTACLES OFFICE		1.3		
			RECEPTACLES WORKROOM	20/1	#12-1/2"	5	6	20/1	#12-1/2"	IT/DATA			0.4	
0.4			IT/DATA	20/1	#12-1/2"	7	8	20/1	#12-1/2"	RECEPTACLES OFFICE	1.1			
	1.5		MODULAR FURNITURE	20/1	#12-1/2"	9	10	20/1	#12-1/2"	COPIER		1.5		
			MODULAR FURNITURE	20/1	#12-1/2"	11	12	20/1	#12-1/2"	RECEPTACLES OFFICE			0.9	
1.5			MODULAR FURNITURE	20/1	#12-1/2"	13	14	20/1	#12-1/2"	MODULAR FURNITURE	1.5			
			MODULAR FURNITURE	20/1	#12-1/2"	15	16	20/1	#12-1/2"	MODULAR FURNITURE		1.5		
			LIGHTS WORKROOM	20/1	#12-1/2"	17	18	20/1	#12-1/2"	MODULAR FURNITURE			1.5	
0.7			OFFICE	20/1	#12-1/2"	19	20	20/1	#12-1/2"	MODULAR FURNITURE	1.5			
			OFFICE	20/1	#12-1/2"	21	22	20/1	#12-1/2"	SPACE				
			LIGHTS OFFICE & CONF. ROOM	20/1	#12-1/2"	23	24	20/1	#12-1/2"	RECEPTACLES OFFICE			0.9	
			SPACE	20/1	#12-1/2"	25	26			SPACE				
			SPACE			27	28			SPACE				
			SPACE			29	30			SPACE				
3.4	4.5	4.8	TOTAL								5.4	4.3	3.7	
TOTAL BUS KVA			A: 8.8 KVA			TOTAL CONNECTED LOAD: 26.1 KVA = 72.5 AMPS			B: 8.8 KVA			TOTAL DEMAND LOAD (ADD 25% TO LIGHTING) : 26.7 KVA = 74.2 AMPS		
			C: 8.5 KVA											



LCA AA 003432
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1975 Sansbury's Way
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 Plantation, Florida 33324

LESLAW A. CZACZYK AIA	
AR 00015391	
PROJ. NO.	16180.well
DESIGNED BY	LAC
DRAWN BY	MSB
DATE	07/25/16
SCALE	AS SHOWN

ELECTRICAL NOTES
RISERS
DIAGRAMS

DOOR REQUIREMENTS

ALL DOOR HARDWARE TO COMPLY WITH NFPA 101 AND FBC AND SHALL NOT REQUIRE KEY OPERATION IN DIRECTION OF EXIT. ALL LOCK SETS SHALL BE ACCESSIBLE PER ADA AND FBC-ACCESSIBILITY

FINISH REQUIREMENTS

ALL WALL AND CEILING FINISHES IN PASSAGEWAYS SHALL CONFORM TO CLASS B REQUIREMENTS OF FBC AND NFPA 101.

ALL WALL AND CEILING FINISHES IN ROOMS AND ENCLOSED SPACES SHALL CONFORM TO CLASS C REQUIREMENTS FBC. ALL FLOORS FINISHES SHALL CONFORM TO CLASS II REQUIREMENTS OF FBC AND NFPA 101.

PLAN LEGEND

- FE WALL HUNG FIRE EXTINGUISHER 10LB ABC
- FEC RECESSED FIRE EXTINGUISHER 10LB ABC
- ▬ 1 HR FIRE RATED PARTITION (GRAY LINES DENOTE EXISTING)

LIGHTING

- ⊙ EXIT SIGN
- ⊕ EMERGENCY LIGHTING FIXTURE WITH BATTERY PACK
- ▭ FIXTURE W/ EMERG. BATTERY BACKUP & RELAY
-

F/A SYMBOL LEGEND

- ⬆ H FIRE ALARM HORN WITH VISUAL STROBE LTG. ⌀ 80" AFF
- ⊙ SD FIRE ALARM AREA SMOKE DETECTOR, PHOTO ELECTRIC ⌀ CEILING
- ⬆ L FIRE ALARM STROBE ⌀ 80" AFF
- ⬆ H FIRE ALARM HORN ⌀ 80" AFF
- ⬆ PS MANUAL PULL STATION LOCATED ⌀ 48" AFF

DEVICES SHOWN ON PLAN REFLECT MINIMUM STANDARD. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTATION WITH FIRE ALARM CONTRACTOR PRIOR TOP SUBMITTING BID AND INCLUDE ALL REQUIRED DEVICES PER CODE AND REWORK EXISTING FIRE ALARM PANELS AND SUPPLY BOOSTERS IF REQUIRED. CONTRACTOR MUST VISIT SITE TO DETERMINE THESE ITEMS BEFORE BID.

CODE NOTES:

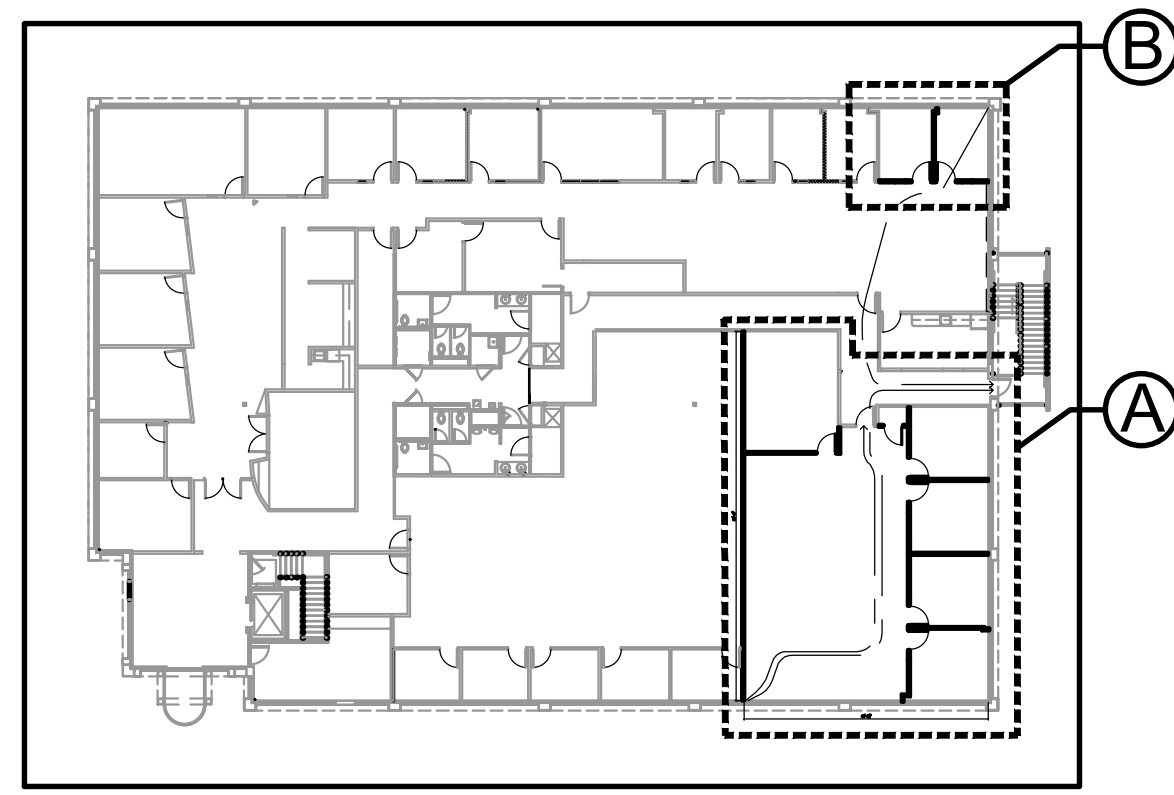
1. FIRE RATED PARTITIONS SHALL HAVE SIGN OR STENCIL PERMANENTLY POSTED ABOVE CEILING, COMPLYING WITH FBC THAT SHALL READ: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS."

REFER TO SHEET T.1 FOR GENERAL CODE NOTES

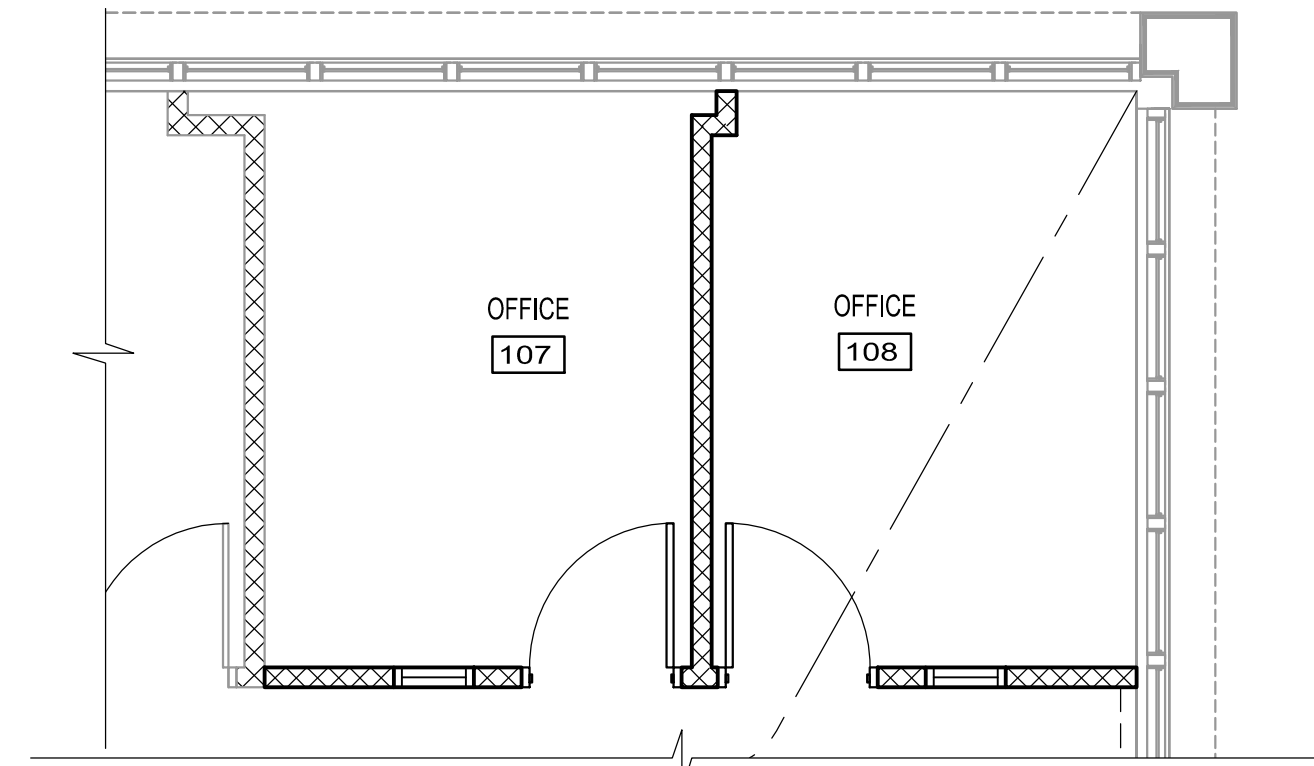
PROJECT DATA

REFER TO SHEET T.1

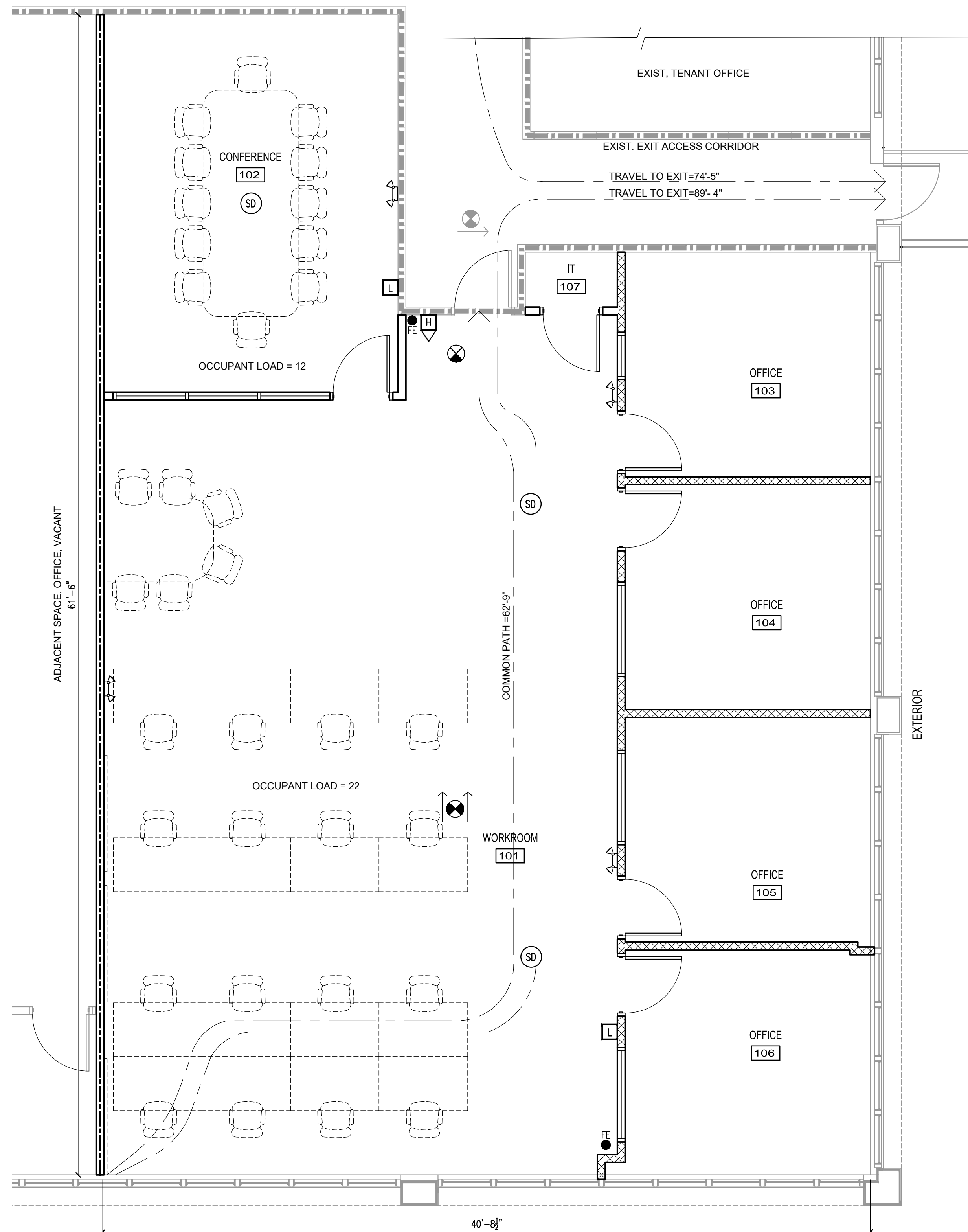
NOTE: PROVIDE 10LB ABC FIRE EXTINGUISHERS LOCATED EXACTLY PER PLAN AS MARKED. OPERATING MECHANISM OF THE FIRE EXTINGUISHER SHALL BE LOCATED NOT HIGHER THAN 48" ABOVE FINISHED FLOOR



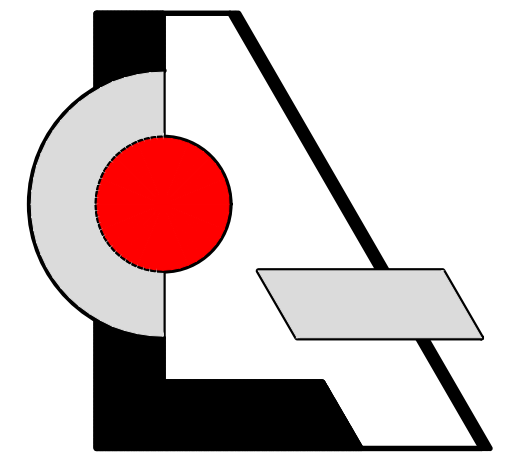
KEY PLAN
N.T.S.



LIFE SAFETY PLAN B
SCALE: 1/4"=1'-0"



LIFE SAFETY PLAN A
SCALE: 1/4"=1'-0"



LCA AA 003432
Architecture, Inc.
1975 Sansbury's Way
Suite 108
West Palm Beach, FL 33411
Phone: (561) 493-4787
Fax: (561) 493-4786

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**Interior Improvement for
Advantone Florida, Inc.**
855 SW 78th Ave. - Atrium "C" - Suite #202
Plantation, Florida 33324

LES LAW A. CZACZYK AIA

AR 00015391
PROJ. NO. 16180.well
DESIGNED BY LAC
DRAWN BY MSB
DATE 07/25/16
SCALE AS SHOWN

**LIFE SAFETY
PLAN
NOTES**

OUTDOOR AIR CALCULATION

BASED ON FBC MECHANICAL

UNIT NO.	SPACE USE	OCC.	CFM/OCC.	OCC. CFM	SPACE AREA	CFM/S.F.	AREA CFM	TOTAL CFM
AHU-7	CONFERENCE ROOM 102	12	5	60	312 S.F.	0.06	19	79
	OFFICE 103	1	5	5	155 S.F.	0.06	9	14
	WORKROOM	8	5	40	449 S.F.	0.06	3	43
	TOTAL O/A REQUIRED							136
	O/A PROVIDED							136
AHU-8	OFFICE 104	6	5	30	155 S.F.	0.06	9	39
	OFFICE 105	6	5	10	155 S.F.	0.06	9	19
	OFFICE 106	2	5	10	155 S.F.	0.06	9	19
	TOTAL O/A REQUIRED							77
	O/A PROVIDED							77
AHU-9	WORKROOM	14	5	70	718 S.F.	0.06	43	113
	TOTAL O/A REQUIRED							113
	O/A PROVIDED							113

AIR DISTRIBUTION DEVICE SCHEDULE

	MAKE	MODEL	SIZE	MATERIAL	FRAME TYPE	DAMPER	THROW	FINISH
A	TITUS	TDC-AA	24X24-NECK PER PLAN	ALUMINUM	LAY-IN		4-WAY	WHITE
RG-1	TITUS	3FL	24X24-NECK PER PLAN	ALUMINUM	LAY-IN			WHITE
RG-2	TITUS	3FL	24X48-NECK PER PLAN	ALUMINUM	LAY-IN			WHITE
RG-3	TITUS	3FL	12X12-NECK PER PLAN	ALUMINUM	LAY-IN			WHITE

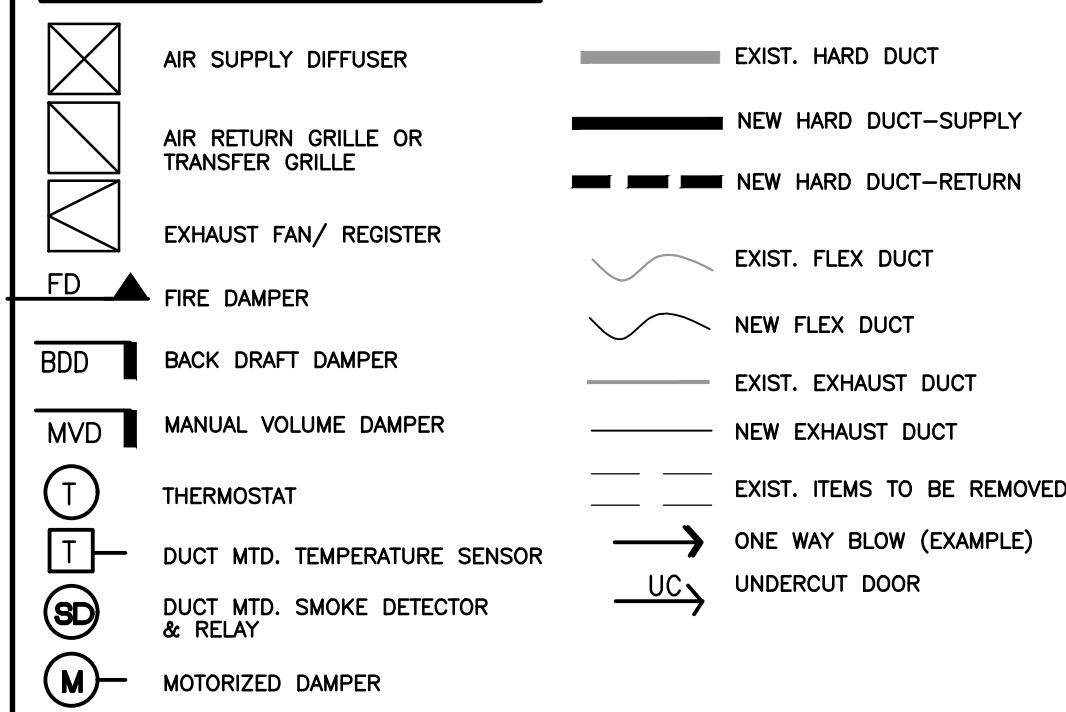
PROVIDE VOLUME DAMPERS FOR ALL BRANCH LINES
 PROVIDE SQUARE TO ROUND ADAPTERS WHERE REQUIRED FOR ROUND DUCT CONNECTION.
 PROVIDE FLEXIBLE DUCT SIZED TO MATCH 5/A GRILL NECK UNLESS NOTED OTHERWISE.
 PROVIDE PLENUM BOX ABOVE RETURN AIR GRILLES.

AC EQUIPMENT SCHEDULE

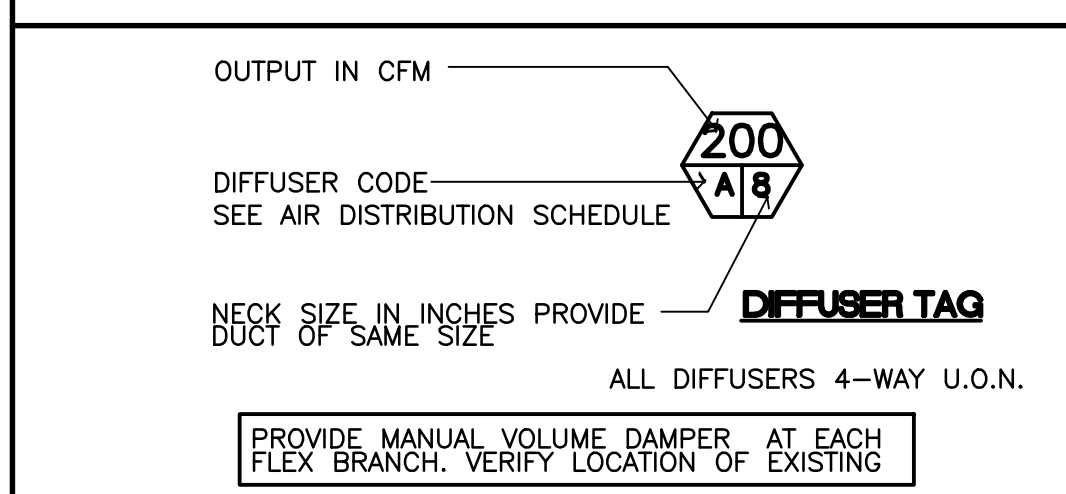
CONDENSING UNIT	CU NUMBER	CU-7, 8, 9
	NOMINAL TONNAGE	2
	MODEL	4TTR3024A1
	SEER	13.5
	CAPACITY TOTAL/SENS.	24,600 / 17,700
	STAGES	Single
AIR HANDLER	FLA-LRA	8.8A - 57.8A
	MCA/MOP	12A / 20A
	WEIGHT	197LBS
	AHU NUMBER	CU-7, 8, 9
	AHU-MODEL	TEM4A0B24S21
	O/A	SEE SCHEDULE
	REFRIGERANT	R-410A
	LOCATION	EXIST. ROOF RACK
	CFM NOMINAL	800
	FAN MOTOR HP - FLA	1 1/4 / 1.3
ELECTRIC HEATER	3.84	
DIMENSIONS H x W x D	45 1/8" X 18 1/2" X 21 1/8"	
MCA/MOP	22A / 25A	
WEIGHT	116 LBS	
REF LINES SIZES	3/4", 3/8"	

NOTES: MANUFACTURER TRANE

HVAC LEGEND



DIFFUSER LEGEND

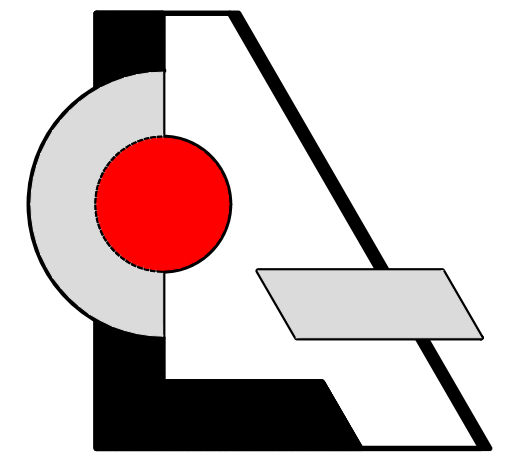
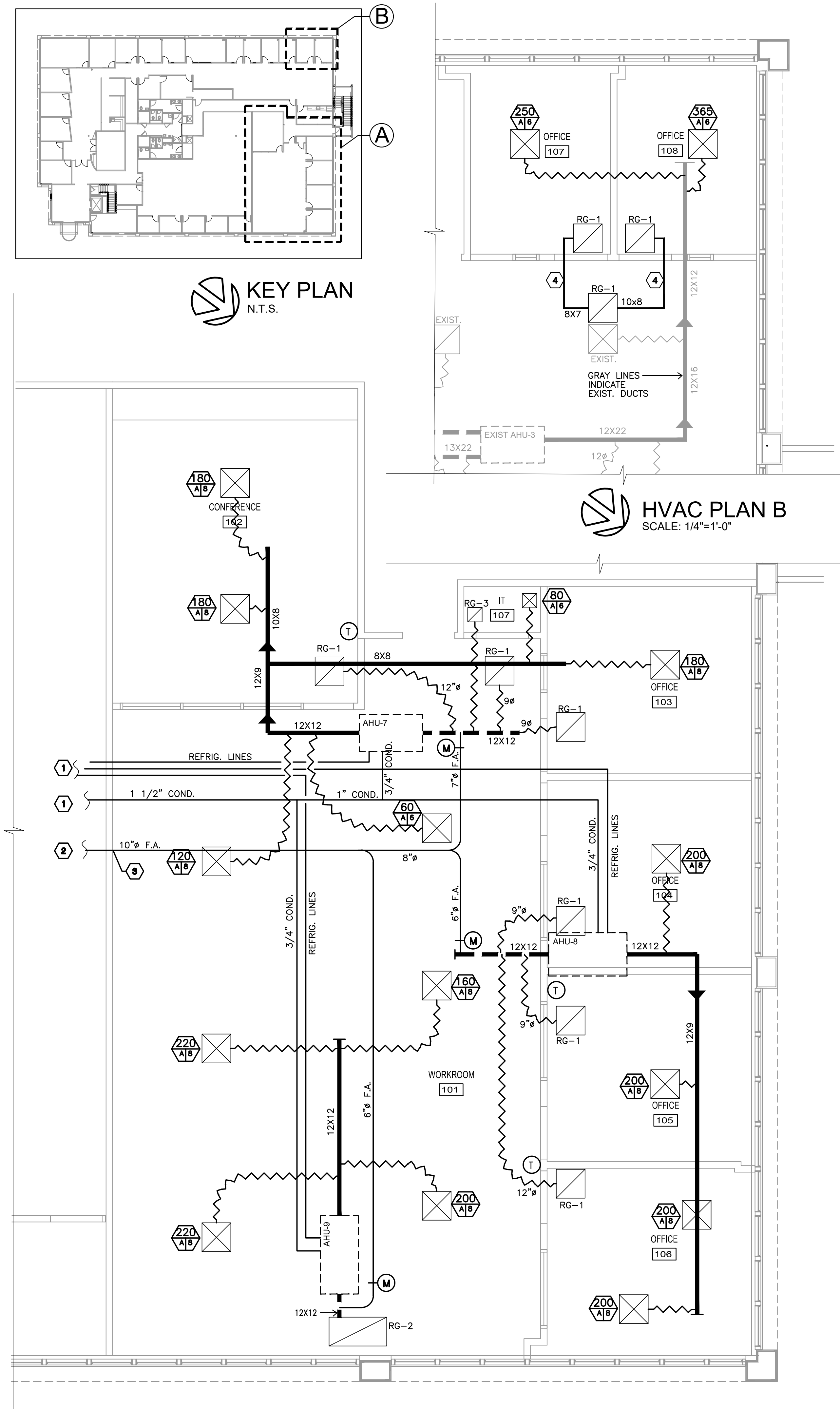


TYPICAL NOTES

- ALL SUPPLY & RETURN FLEX DUCTS SHALL BE LOOSELY COILED 360 DEGREES ABOVE CEILING FOR SOUND CONTROL. THIS APPLIES AT ENCLOSED OFFICES AND CONFERENCE ROOM.
- SUPPLY & INSTALL ALL NEW FILTERS.
- MUST INSTALL TURNING VANES ON ALL ELBOWS & TEES.
- IN ADDITION TO TEST AND BALANCE PROVIDE COMFORT BALANCE AFTER USER OCCUPIES SPACE FOR AT LEAST 2 WEEKS.
- TEST AND BALANCE SHALL BE BY INDEPENDENT LICENSED COMPANY.
- INSTALL CONDENSING UNITS ON EXIST. EOPT. ROOF RACK. SECURE TO RACK TO MEET CODE WIND LOAD REQUIREMENTS, SEE DETAIL.
- PROVIDE 2" DEEP TRAP WITH CLEANOUTS, RUN 3/4" SCH 40 PVC DRAIN LINES WITH 1" FOAM PLASTIC INSULATION TO EXIST. CONDENSATE RISER.
- REMOVE EXISTING A/C SPLIT SYSTEM(S) FROM THE SPACE AND ROOF RACKS. REMOVE AND DO NOT REUSE REFRIGERANT LINES, REMOVE DUCTWORK, AND OTHER EXISTING DEVICES, THIS SHALL BE COMPLETE NEW SYSTEM. REFER TO DEMOLITION PLAN.

KEY NOTES:

- ROUTE REFRIGERANT AND CONDENSATE LINES TO EXISTING BUILDING CHASE. FIELD VERIFY LOCATION NEAR RESTROOMS PRIOR TO BID. PROVIDE RAIN CAPS. REMOVE UNUSED REFRIGERANT AND CONDENSATE FIRST.
- ROUTE FRESH AIR TO EXISTING CHASE. FIELD VERIFY PRIOR TO BID. PROVIDE RAIN CAPS. EXISTING CHASE IS ON RESTROOM AREA.
- LESS THAN 100 SQ INCH, FIRE DAMPER NOT REQUIRED.
- RIGID JUMPER DUCT. INSTALL AS SHOWN TO CONTROL SOUND ("C" TURNS)



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DESIGNED BY LAC

DRAWN BY MSB

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SCALE AS SHOWN

HVAC PLANS
DETAILS

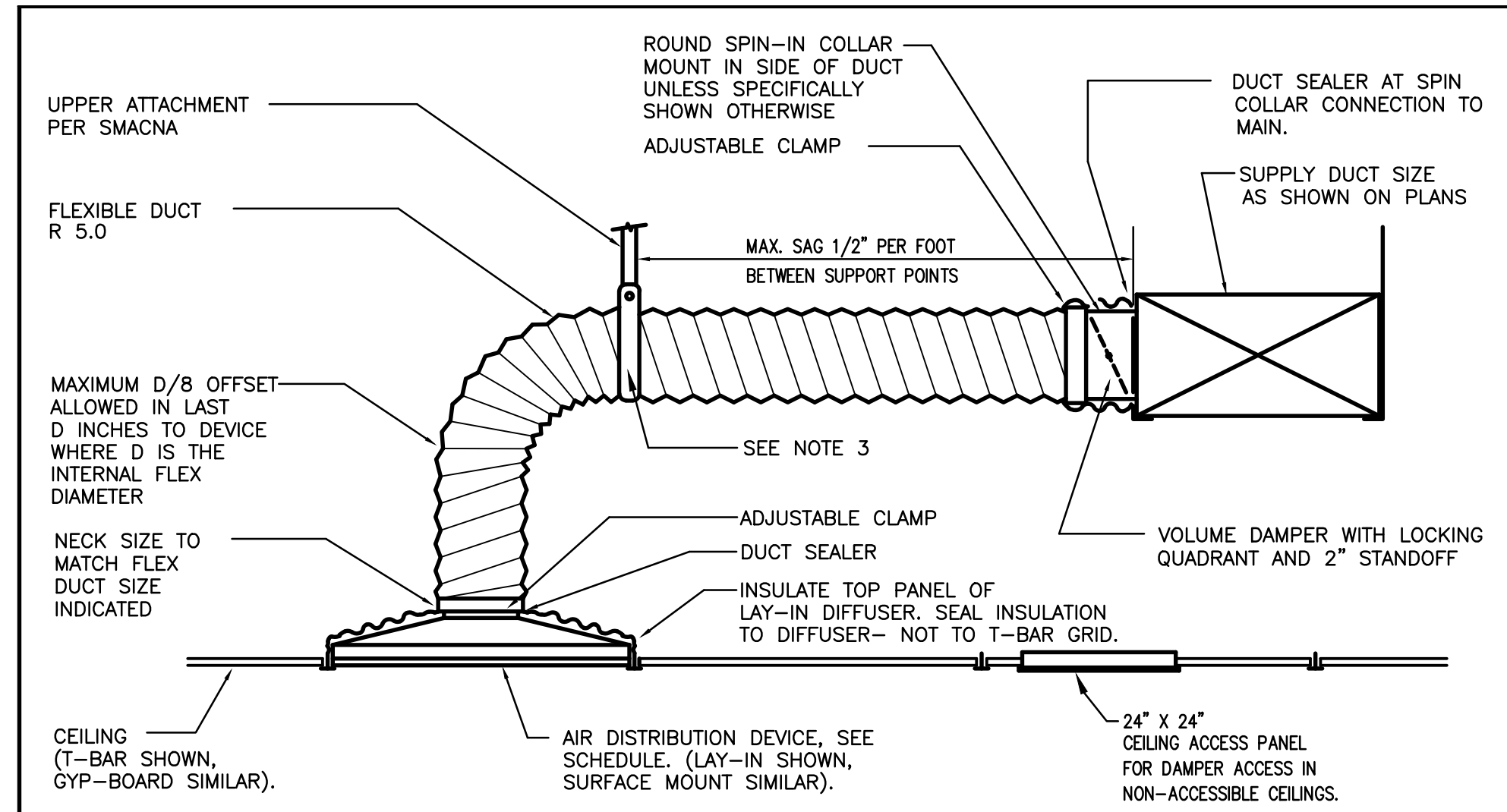
SHEET M.1

A/C CONTROL SEQUENCE

- A/C UNIT SHALL HAVE DIGITAL, PROGRAMMABLE THERMOSTAT LOCATED 4'-6" ABOVE FIN. FL. AS SHOWN ON THE DRAWINGS. THERMOSTAT SHALL HAVE THE FOLLOWING FEATURES:
7 DAY PROGRAMMING (ON-OFF, ETC.)
NIGHT SETBACK
HEATING & COOLING
ADJUSTABLE DEAD BAND
AUTOMATIC HEAT/COOL CHANGEOVER
MANUAL OVERRIDE (TEMPORARY UP TO 2 HOURS)
LOCKING KEYBOARD
DIGITAL TIME & TEMPERATURE DISPLAY
REMOTE TEMPERATURE SENSOR
AIR HANDLING UNIT FAN SHALL RUN CONTINUOUSLY WHENEVER SYSTEM IS PROGRAMMED TO RUN IN OCCUPIED MODE.
- AHU'S OUTDOOR AIR DAMPER SHALL BE INTERLOCKED WITH THERMOSTAT AND SHALL CLOSE WHEN AHU IS OFF OR IN THE UNOCCUPIED MODE.
- PROVIDE ALL NECESSARY CONTROLS TO ACCOMPLISH THE DESIRED CONTROL SEQUENCE, INCLUDING RELAYS, TRANSFORMERS, CIRCUITRY, ETC. COORDINATE WITH THE A/C UNIT MANUFACTURER. PROVIDE LINE VOLTAGE POWER SUPPLY FROM SPARE ON POWER PANEL IF NECESSARY FOR CONTROL SYSTEM OPERATION.
- ALL THERMOSTATS AND DUCT SENSORS SHALL BE FIELD LOCATED WITH THE OWNER'S REPRESENTATIVE. ALL COSTS ASSOCIATED WITH LOCATION OF THESE DEVICES SHALL BE INCLUDED IN THE BASE BID COST. THERE WILL BE NO EXTRA COST ALLOWED REGARDLESS OF FINAL THERMOSTAT LOCATIONS.

MECHANICAL GENERAL NOTES

- THIS WORK SHALL PROVIDE A COMPLETE AND OPERABLE MECHANICAL SYSTEM.
- THIS DRAWING IS DIAGRAMATIC. ALL OFFSETS AND FITTING REQUIREMENTS ARE NOT SHOWN. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL REQUIREMENTS TO PERFORM A COMPLETE AND FUNCTIONING HVAC SYSTEM.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER BY LICENSED CONTRACTORS.
- THE CONTRACTOR SHALL OBTAIN AT HIS EXPENSE ALL NECESSARY FEES PERMITS, AND TESTS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES. NO CONTRACTOR SHALL BID UNLESS FAMILIAR WITH THESE CODES.
- EQUIPMENT SHALL BEAR A U.L. OR OTHER RECOGNIZED LABEL, NAMEPLATES, WIRING DIAGRAMS, AND ENERGY RATINGS AS APPLICABLE.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND ACCESSORIES SO THAT IT IS READILY ACCESSIBLE FOR SERVICING, TESTING, BALANCING, AND REPLACEMENT.
- CORRECTION OF DEFECTS TO THIS WORK SHALL BE MADE PROMPTLY WITHOUT CHARGE TO THE OWNER. REPAIR AND REPLACEMENT FOR DAMAGE CAUSED BY THIS CONTRACTOR SHALL BE MADE PROMPTLY WITHOUT CHARGE TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE AGAINST DEFECTS IN ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM ACCEPTANCE WITH FOUR ADDITIONAL YEARS OF WARRANTY ON COMPRESSORS.
- THE CONTRACTOR SHALL PROVIDE THREE COPIES OF SUBMITTAL DATA, SHOP DRAWINGS, AND AT COMPLETION OF THE PROJECT TWO RED LINED PLANS SHOWING EXACT LOCATION AND SIZES OF ALL PROJECT ITEMS.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE REQUIREMENTS FOR A COMPLETE AND OPERABLE SYSTEM. HE SHALL INCLUDE ALL ITEMS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. HE SHALL INCLUDE ALL SUB-CONTRACTORS AS REQUIRED TO PERFORM FIRST CLASS AND CODE ACCEPTABLE (ELECTRICAL, TESTING AND BALANCING, INSULATION, CEILING) REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
- NOT USED
- PRIOR TO ACCEPTANCE BY THE OWNER THE SYSTEMS SHALL BE TESTED AND BALANCED BY A CERTIFIED T&B CONTRACTOR EXPERIENCED WITH THIS SYSTEM. THE CONTRACTOR SHALL CERTIFY THE TESTING AND BALANCING AND PROVIDE BALANCE TEST SHEETS.
- ALL OUTSIDE AIR DUCTWORK SHALL BE SHEETMETAL.
- AIR BALANCE TO BE PERFORMED BY THE AIR CONDITIONING CONTRACTOR TO THE OWNER'S COMFORT.
- ALL SUPPLY & RETURN DUCT WORK SHALL BE FIREBOARD INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS AND LOCAL BUILDING CODES.
- PROVIDE ALL CONTROLS, STARTERS, CONTROL WIRING, DISCONNECTS, AND OTHER ELECTRICAL EQUIPMENT AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. MECHANICAL CONTRACTOR IS TO COORDINATE WITH OTHER CONTRACTORS TO ENSURE THAT ALL ITEMS REQUIRED ARE INCLUDED IN BID.
- COORDINATE POWER & CONTROL WIRING WITH ELECTRICIAN.
- FLEXIBLE DUCT, WHERE SHOWN, SHALL BE U.L. CLASS 1. W/1" INSULATION WITH VAPOR BARRIER
- ALL GRILLES TO BE TITUS UNLESS OTHERWISE NOTED, SIZES AS SHOWN ON PLANS, ALUMINUM CONSTRUCTION.
- PLANS ARE DIAGRAMMATICALLY DRAWN, DO NOT SCALE FOR INSTALLATION.
- ALL EXHAUST AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
- ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
- ALL WORK OF THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS OF CONSTRUCTION.
- COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
- SUPPLY AND RETURN DUCTWORK IS FIBERGLASS DUCTBOARD, R-6.
- PROVIDE ELBOW TURNING VANES IN ALL DUCTS WHERE TURNS ARE GREATER THAN 45 DEGREES.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST FANS.
- SEE PLUMBING PLANS FOR CONDENSATE SPECIFICATIONS.
- THE HVAC CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, ON SITE, A DETAILED AS-BUILT PLAN SHOWING ACTUAL INSTALLATIONS. THE CONTRACTOR SHALL PROVIDE A NEATLY DRAWN COMPREHENSIVE AS-BUILT SET OF PLANS UPON COMPLETION, WHICH ARE SUITABLE FOR SUBMISSION TO THE BUILDING DEPARTMENT AND TO THE OWNER.



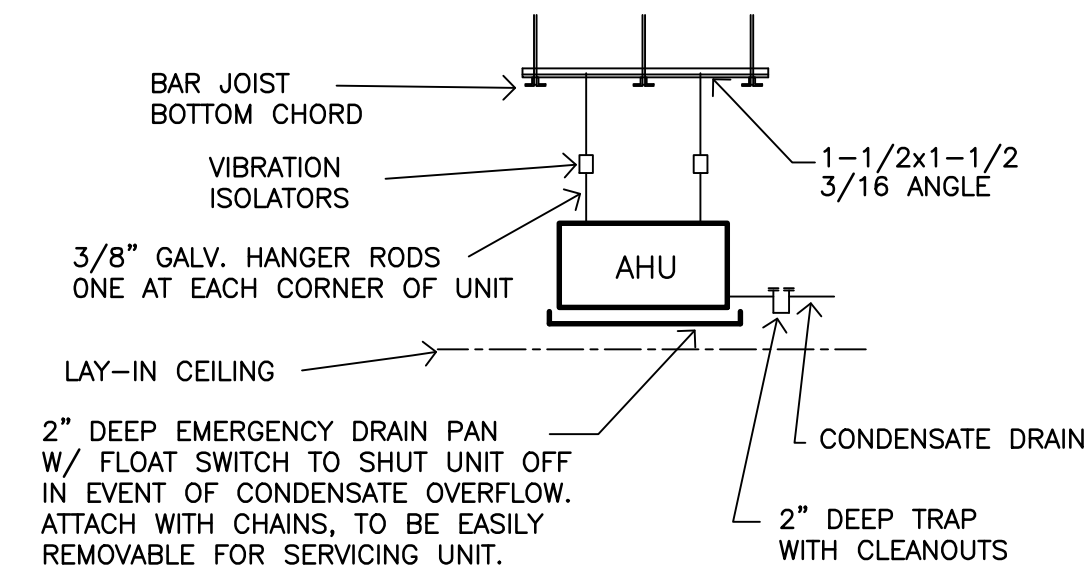
TYP. FLEXIBLE DUCT DETAIL
N.T.S.

FLEXIBLE DUCT NOTES

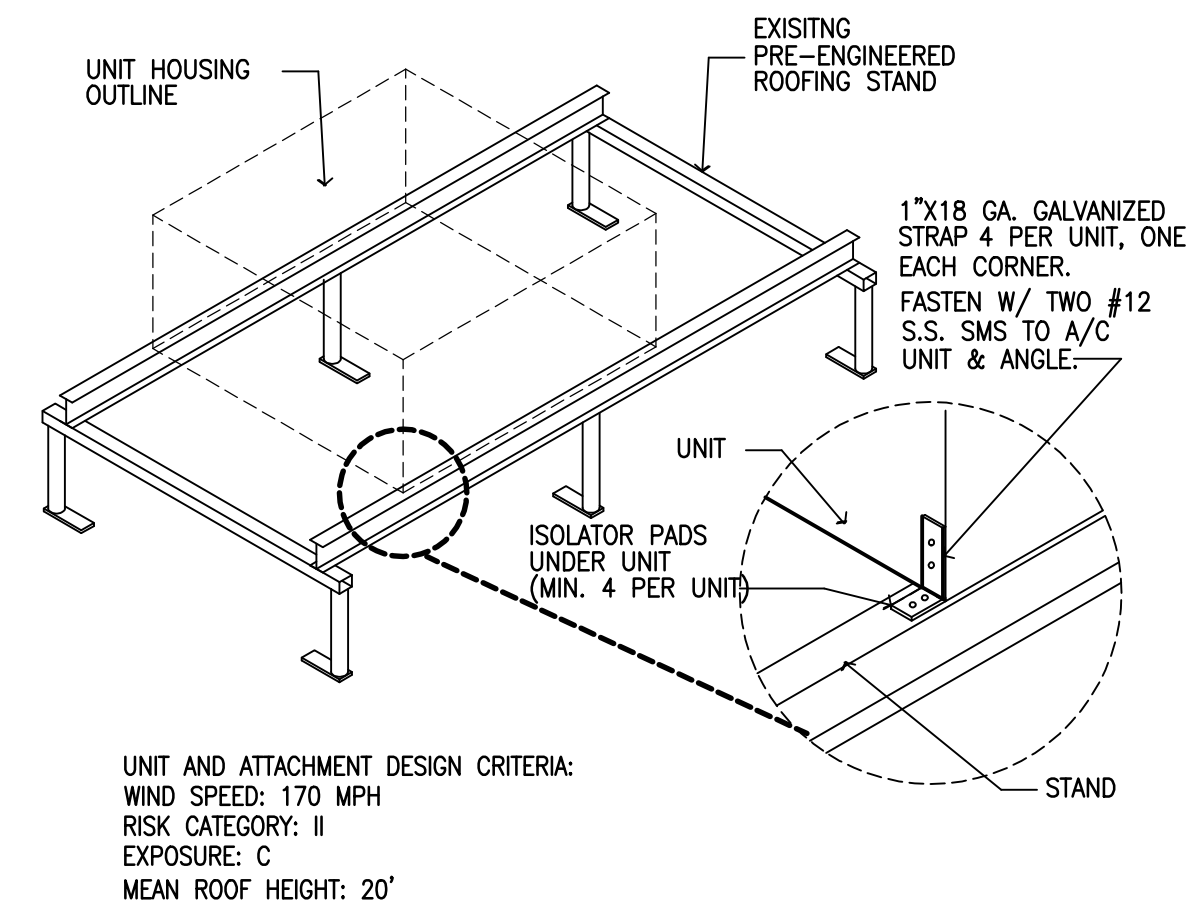
- FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER.
- EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC.
- MINIMUM 1 1/2" WIDE 22 GALVANIZED STRAP HANGER WITH HEMMED EDGES PER SMACNA, FIGURE 3-10
- FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED AND NOT COMPRESSED WITH ELBOW RADIUS NO LESS THAN R/D = 1.0.

Note for Exam Rooms and Dr. Office:

PROVIDE EXTRA SUPPLY AND RETURN FLEX AND COIL LOOSELY 360° BETWEEN TAKEOFF AND REGISTER

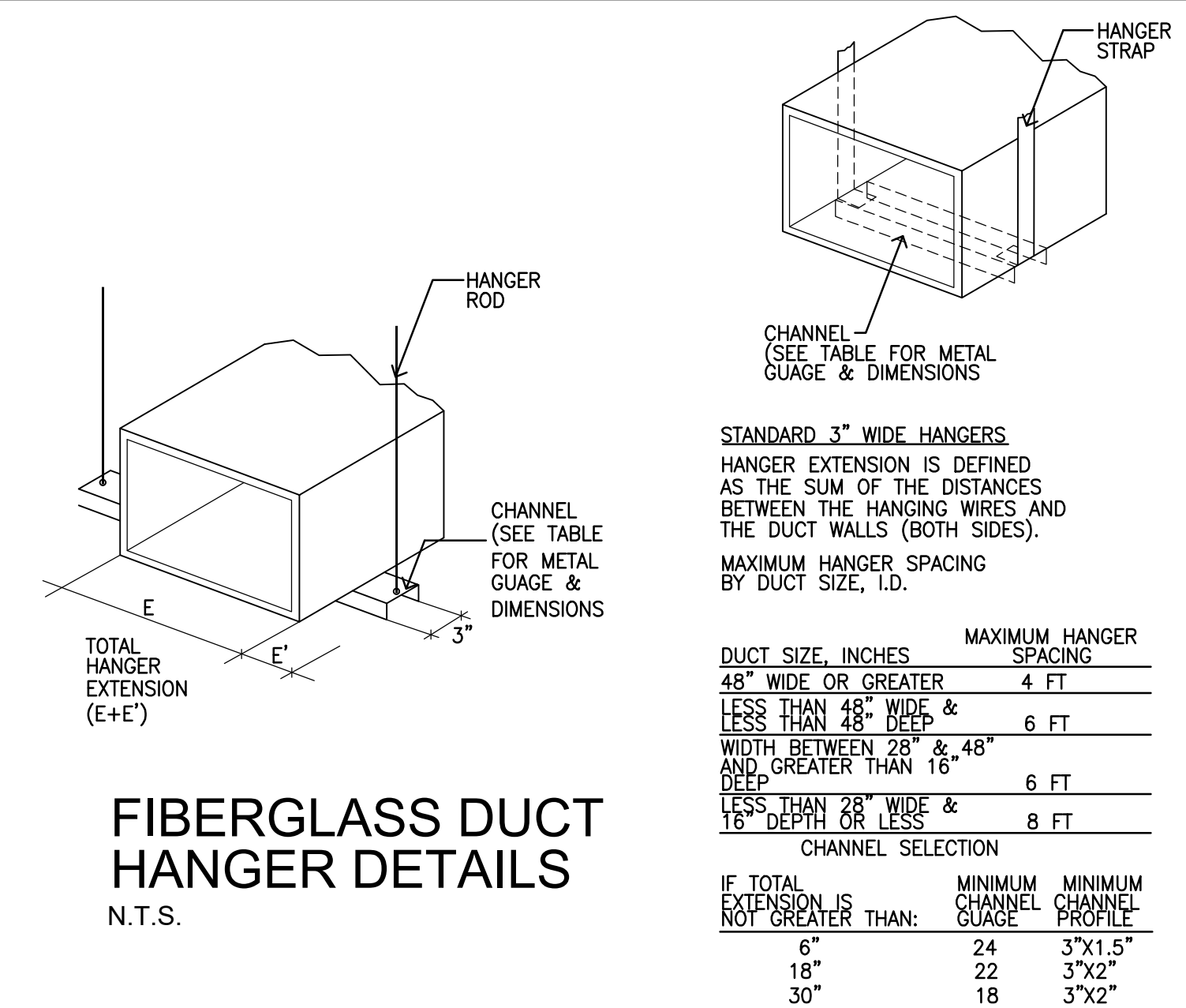


HORIZONTAL AHU INSTALLATION
N.T.S.

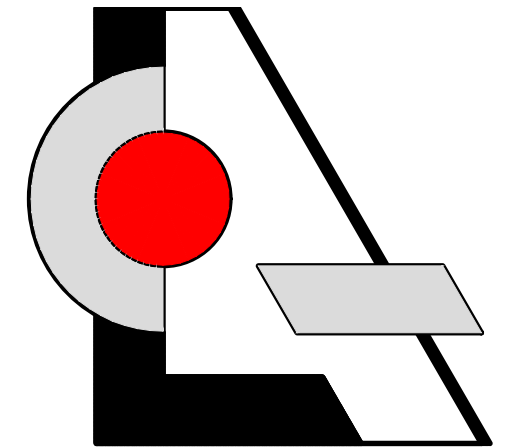


UNIT AND ATTACHMENT DESIGN CRITERIA:
WIND SPEED: 170 MPH
RISK CATEGORY: II
EXPOSURE: C
MEAN ROOF HEIGHT: 20'

CU MOUNTING DETAIL
N.T.S.



FIBERGLASS DUCT HANGER DETAILS
N.T.S.



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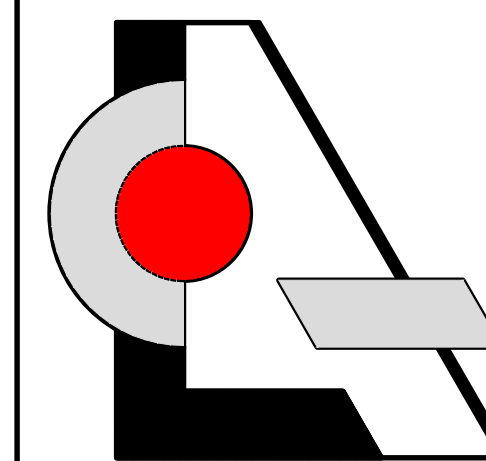
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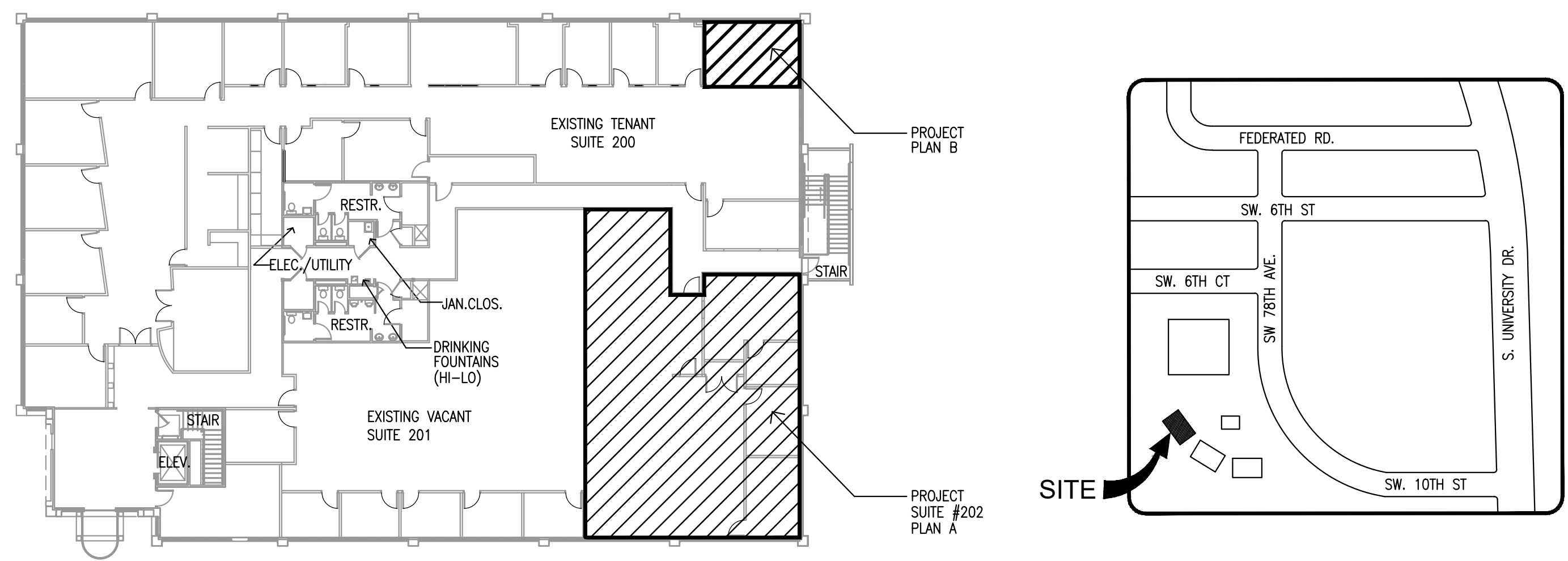
SCALE AS SHOWN

TITLE SHEET

SHEET T.1

Interior Improvement for Advantone Florida, Inc.

855 SW 78th Ave. - Atrium "C" Suite #202 Plantation, Florida 33324



KEY PLAN - SECOND FLOOR
N.T.S.

LOCATION MAP
N.T.S.

SPECIFICATIONS

GENERAL WORKMANSHIP
1) All manufacturer's recommended installation instructions and specifications are incorporated by reference for all materials installed. This includes U. S. Gypsum manuals for drywall, Armstrong specifications for the acoustical ceiling system, UL specifications for rated wall assemblies, Sherwin Williams specifications for paint, and HVAC, electrical and plumbing equipment manufacturer's specifications.
2) All materials, products, components and equipment shall be installed in a professional manner, and complying with applicable manufacturer's instructions and specifications. The construction, including all materials and labor, shall conform to all applicable city, county, and national building codes.

INTERIOR PARTITIONS
1) Unless otherwise specified on the Drawings, all new interior partitions shall be constructed with 20GA galv. metal studs placed @ 24" o.c. max. and 5/8" gypsum wall board. Demising partitions shall be constructed strictly per UL #U465
2) Existing fire rated separation walls (if any) may need to be modified and completed to meet UL and local building codes. All existing unsealed penetrations must be properly sealed with UL approved materials. All existing ductwork designated to remain and penetrating fire rated assemblies shall be supplied with fire dampers.
3) All existing walls within the construction areas that are to remain and that are presently covered with wall covering must be stripped and skim coated to provide a smooth, even, and level surface. After skim coating, walls must be reprimed and recovered with finish per client's finish schedule.
4) Existing walls, which are not demolished per plans (if any), must be refinished if they do not meet specifications of new walls. This requires at minimum:
a) Any holes to be patched
b) Any damaged gypsum board to be removed and replaced;
c) Any walls previously abutted by demolished walls shall be refinished by laminating with new layer of gypsum board from corner to corner, as required to obtain a smooth and straight finish without bulges or patch marks. Remove and replace drywall where feasible. Application of a one coat plaster system is an acceptable alternative to laminating or removing and replacing drywall.

ACOUSTICAL CEILINGS
Ceiling tile: Exact specifications per interior designer unless specified in finish schedule. Ceiling tile cuts must be clean, straight, and tiles shall fit snugly into grid. Tiles with visible gaps or frayed finished sides will not be accepted. All wall angles must be sealed where meeting drywall. All lights to be secured to ceiling grid with four screws. Grid to have hangers spaced 4'-0" in each direction. No partial tiles less than 12" in the smallest dimension allowed unless approved by architect.

FINISHES-GENERAL NOTES (REFER TO OWNERS FINISH SCHEDULE FOR EXACT SPECIFICATIONS)
1) Wall paint shall be water based satin latex, one primer coat and two finish coats, Sherwin Williams or approved equal. Color and placement per finish schedule and/or Owner's instructions.
2) Walls to receive WVC (if any) shall be primed with an oil base primer that makes paper strippable.
3) All point grade wood shall receive Sherwin Williams oil base enamel semi gloss paint (primer and two coats.)
4) Vinyl Base to be continuous (4' pieces not accepted.) No splices shorter than 4 ft.
5) All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work.
6) All interior walls shall receive gypsum board of thickness as specified on plans and details.
7) All toilet rooms (if any) shall receive 5/8" moisture resistant gypsum board on all walls.
8) All gypsum board walls shall receive finish per finish schedule or Owner's/Tenant instructions as applicable.
9) All gypsum board walls and ceilings shall be taped, troweled and polished.
10) All outside corners at partitions shall have corner beads or "L" beads as applicable.
11) Provide samples for all wood indicated to have transparent, or stain finish.
12) All doors shall be pre-finished PAINTED as specified on plans.
13) All doors, windows and rough openings shall be verified with manufacturer's specifications for proper installation.
14) Concrete slabs, new or patches to existing, shall be troweled smooth and level.
15) Provide floor preparation to receive new floor finish. This shall include flush patching and leveling at doorways perimeters and similar areas which might be obvious to the tenant.
16) Provide finishes per Interior Designer/ Tenant. Otherwise conform to building standards.
17) All wood in contact with concrete or masonry shall be pressure treated.
18) Contractor shall coordinate with cabinet sub-contractor and shall supply all necessary supports and blocking required, ready to receive cabinets and/or subsequent finishes.

GENERAL NOTES:

A) GENERAL RESPONSIBILITIES
1) Each contractor and subcontractor shall visit the site and examine exist. conditions to determine the extent of the work. It shall be the responsibility of each contractor to thoroughly examine and verify existing conditions and to make allowances for them prior to bidding.
2) General contractor and subcontractors shall review drawings prior to bidding and construction and report any discrepancies to the architect before submitting a bid.
3) General contractor shall verify all dimensions and report any discrepancies to the architect.
4) This project shall conform to the latest edition of the governing building code, and all other Federal, State, County, and local codes, ordinances, rules, and regulations in effect. All those codes and regulations shall take precedence over drawings.
5) Dimensions as indicated on the drawings shall take precedence over scaling of the drawings.
6) These drawings DO NOT show every minor detail of construction. The contractor shall furnish and install all items required for a complete, properly functioning building system, and shall fulfill all requirements for all equipment to be placed in proper working order. Contractor's bid shall include all items and work to assure compliance with most stringent requirements of governing building codes and regulations.
7) Each contractor and subcontractor shall be responsible for the safety and well-being of his employees and shall strictly follow all construction safety regulations, including OSHA.
8) All contractors and subcontractors shall be currently licensed in the State of Florida, County having jurisdiction, and local cities as required. Provide copies of licenses to Owner prior to commencement of work.
9) All contractors and subcontractors shall carry the minimum workman's compensation, liability, and automobile insurance required by the State of Florida and higher limits if required by the Owner. Provide insurance certificates to Owner before commencement of work.
10) Should the scope of work, for any reason not be fully indicated on the Drawings, the contractor shall immediately contact architect for clarifications.
11) The Work shall be limited to the scope indicated in the Drawings and specifications. If any additional work is performed without Owner's approval, it shall be at the sole expense of the Contractor.
12) Contractor shall pay for and obtain all permits and secure all certificates of inspections and certificates of occupancy that are required by governing jurisdiction.
13) Any deviation and/or substitution from the information and instructions provided herein shall be submitted to the architect for his approval prior to the performance of the work.
14) The Contractor shall coordinate all Tenant or Owner supplied items, and incorporate it into Contractor's work schedule. Verify scope of such items prior to bid submittal.

15) The Contractor shall include into bid and provide all temporary utilities required for the Work completion.
16) Each contractor shall protect its own work and work of other contractors. All conflicts to be resolved by the General Contractor. The general Contractor shall be responsible for full coordination of work of all trades. Any damages resulting from lack of coordination, lack of work protection shall be sole responsibility of the General Contractor, that includes all damages from weather, water, and dust.
17) The contractor shall expedite and schedule the delivery of long lead items to conform with the work schedule.
18) The Contractor shall warrant and guarantee all work, all component performance, and all materials for one year from the date shown on the certificate of occupancy.
B) SCHEDULES, ORGANIZATION AND COORDINATION
1) Contractor shall be responsible for scheduling and implementing all work so as not to disrupt or inconvenience adjacent property users.
C) CLEANING REQUIREMENT
1) The job site shall be maintained in a safe and neat condition at all times. Broom cleaning shall be performed as needed to avoid debris build up.
2) All building materials shall be stored in a safe and organized manner so as not to interfere with the work of other trades.
3) At project completion, the job site shall be fully cleaned and turned over to occupant ready for them to move in and begin operating without any additional work or cleaning. This requires all surfaces to be cleaned with appropriate cleaning solutions, vacuumed, and waxed/sealed as appropriate. All mirrors, windows, hardware, cabinetry, walls finished and fixtures shall be cleaned. All filters to be replaced.
D) ROOF PENETRATIONS
1) Any roof penetrations such as vents, chimneys equipment curbs and skylights required shall be flashed and sealed to be water tight. If roof is under warranty or bonded, the general contractor shall hire the warranting roofing or bonding company to perform all roof modification work.
E) CODE NOTES
1) Provide U.L. - rated fire extinguishers (min. rating of 10 LB. ABC) located within 75 ft. max. travel distance from any point in the tenant space. Obtain Fire Marshal approval of locations. At a minimum provide two extinguishers: one located near front exit in an obvious location and the second located near the rear or secondary exit in an obvious location. All extinguishers to have updated inspection labels.
2) All penetrations in fire rated assemblies shall be sealed with materials approved by governing agencies meeting UL (or equal) specifications including installation system. All ducts penetrating fire rated assemblies shall receive fire dampers.

3) All exit doors shall have hardware per N.F.P.A. standards. All exit door locks shall have thumb latches requiring less than an 180 degree turn. Entry locks shall not require key operation in direction of exit.
4) Adhere to building standards for work affecting common areas
5) All doors in rated walls to be U.L. labeled, both door and jamb, with U.L. closers.
6) Fire resistive standard for interior finishes shall be as required per NFPA 101. Documentation shall be provided to the Architect prior to final inspection.
7) All new walls, ceiling grids, lights, conduits, pipes, ducts and wires, whether new or existing, to be braced, strapped, and/or supported per code, and shall meet U.L., and manufacturer specifications.
8) All fixtures and hardware shall comply with ADA and FBC-Accessibility.
9) Testing for the presence of the hazardous materials shall be the Owners responsibility.
10) All glass in doors and within 4'-0" of doors shall be tempered.
F) SHOP DRAWINGS
1) Provide shop drawings for cabinetry and as noted in drawings.
G) CLOSE OUT REQUIREMENTS-CONTRACTOR SHALL PROVIDE FOLLOWING DOCUMENTATION IN COMPLIANCE WITH FBC CHAPTER 13
1) As-built drawings
2) O & M manuals, Installed Options Information and Equipment Rating Information
3) Training
4) Warranties
5) Excess materials
6) Name and Address of at least one Service Agency.

Electrical Power--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.

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.

VERIFICATION OF EXISTING CONDITIONS REQUIRED

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND DETERMINE WHAT ITEMS SHALL BE REUSED AND WHAT MUST BE REPLACED. ALSO, ALL ITEMS SHOWN ON DRAWINGS AS EXISTING SHALL BE FIELD VERIFIED FOR CONDITION, PROPER SIZE, FUNCTIONALITY, LOCATION AND CODE COMPLIANCE. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO SUBMITTING A BID. THE BID SHALL INCLUDE ALL ITEMS REQUIRED FOR COMPLETE, PROPERLY FUNCTIONING BUILDING SYSTEMS.
BEFORE CUTTING CONCRETE SLAB, CONTRACTOR SHALL VERIFY UNDER SLAB CONDITIONS WITH GROUND PENETRATING RADAR, TO AVOID IMPACTING UNDERGROUND BUILDING SERVICES AND STRUCTURES.

PROJECT DESCRIPTION

INTERIOR IMPROVEMENT FOR ADVANTONE FLORIDA - PARTITION AND OFFICE SPACE

PROJECT DATA

CODES
FLORIDA BUILDING CODE, 5th EDITION, 2014
FLORIDA BUILDING CODE-EXISTING, 5th EDITION, 2014
NATIONAL ELECTRICAL CODE 2011 (NFPA 70)
FLORIDA FIRE PREVENTION CODE, 5TH EDITION W/AMENDMENTS
LIFE SAFETY CODE, NFPA 101 - 2012
FIRE CODE, NFPA 1 - 2012
EXISTING BUILDING: TYPE IIA, TWO STORY, NOT SPRINKLED
OCCUPANCY
OCCUPANCY GROUP: B (NFPA 101 NEW BUSINESS PER CHAPTER 38)
OCCUPANT LOAD 22
OCCUPANT LOAD CALCULATED AT 100 SF
OCCUPANT LOAD OF INDIVIDUAL ROOM MAY BE GRATER AND SHOW AS SUCH ON SHEET LS.1
AREAS
TOTAL UNDER CONSTRUCTION (NET): 2,235 SF
HAZARD OF CONTENT : ORDINARY
ALTERATION LEVEL : 2

DRAWING LIST

T.1	TITLE SHEET
A.0	DEMOLITION PLAN
A.1	FLOOR PLAN, NOTES, SCHEDULES
A.2	REFLECTED CEILING PLAN, DETAILS
A.3	SCHEDULES, ELEVATIONS
A.4	DETAILS, FIRE RATED PARTITION & PENETR. DETAILS
A.4.1	FIRE PROTECTION DETAILS
LS.1	LIFE SAFETY PLAN, NOTES
M.1	HVAC PLAN, NOTES, SCHEDULES
M.2	HVAC NOTES, SCHEDULES, DETAILS
E.1	ELECTRICAL PLAN, NOTES, DIAGRAMS
E.2	LIGHTING PLAN, NOTES, DIAGRAMS, SCHEDULES
E.3	LIGHTING PLAN, NOTES, DIAGRAMS, SCHEDULES

SPRINKLER NOTES

NOT APPLICABLE

FIRE ALARM NOTES

1) Fire Alarm System shall be installed by an approved fire alarm contractor who must submit complete specifications, drawings and calculations signed and sealed by Florida registered professional Engineer. The system shall comply with NFPA and all applicable codes and ordinances in effect.
2) Contractor shall verify exist. building fire alarm system and its capacity to accommodate new devices BEFORE BID. Fire alarm system for this project shall be fully integrated with building fire alarm system and include all required modifications.