

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
Prospective Doctors Suite
 9960 Central Park Boulevard, Suite 375
 Boca Raton, FL 33428

LESLAW A. CZACZYK AIA

AR 00015391

PROJ. NO. 16209

DESIGNED BY LAC

DRAWN BY AAA

DATE 10/14/16

SCALE AS SHOWN

FLOOR PLAN
NOTES
SCHEDULES

ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	NOTES
				N	S	E	W	MATL	
101	WAITING		VWP	WOOD	PAINT	PAINT	PAINT	ACC-1	---
102	LAB		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
103	RESTR.		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
104	EXAM		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
105	EXAM		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
106	OFFICE		CPT	CPT	PAINT	PAINT	PAINT	ACC-1	---
107	EXAM		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
108	EXAM		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
109	BREAK RM.		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
110	IT		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
111	STOR.		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
112	MGR.		CPT	CPT	PAINT	PAINT	PAINT	ACC-1	---
113	RECEPTION		CPT	CPT	PAINT	PAINT	PAINT	ACC-1	---
114	NURSE STAT.		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
115	CLOS.		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---
116	HALL		VWP	VINYL	PAINT	PAINT	PAINT	ACC-1	---

FINISH NOTES EXACT SPECIFICATIONS BY OWNER

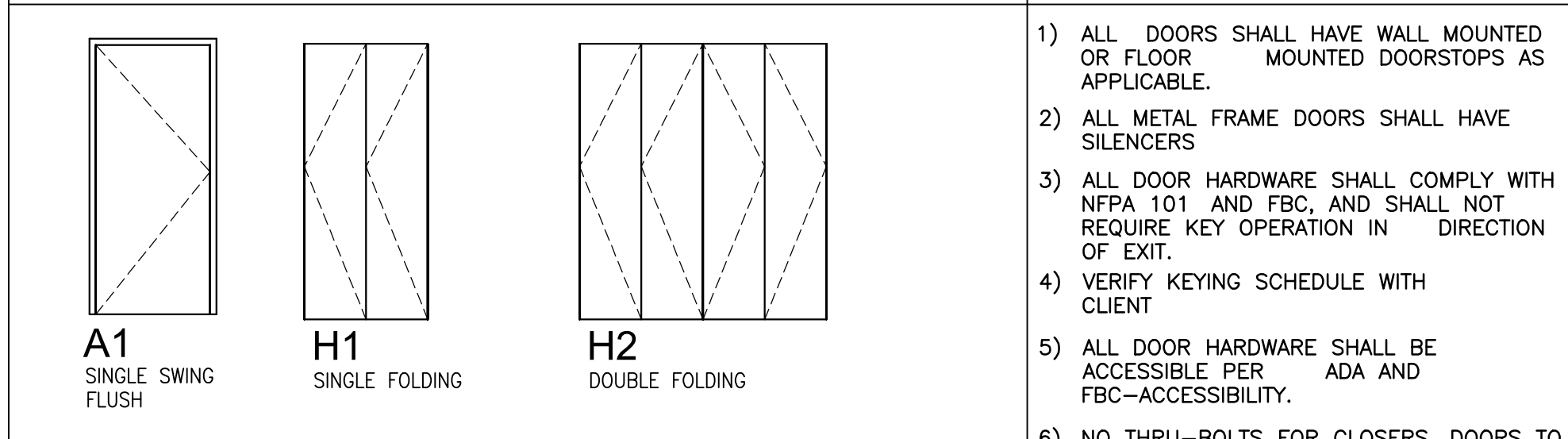
ACC-1: 2'X2' SUSPENDED TEGULAR ACCOUSTICAL CEILING TILE, ARMSTRONG "CORTEGA" WITH 15/16" GRID
 VWP: VINYL WOOD PLANK. SHAW DECOWOOD EXACT COLOR T.B.D.
 CPT: CARPET SHAW
 VINYL: 4" VINYL BASE. JOHNSONITE. USE 6" BASE IN RESTROOM
 VINYL SHEET: SHAW EXACT COLOR T.B.D.
 LAMINATE: WILSONART
 PAINT: LATEX, PRIMER & 2 COATS, SHERWIN-WILLIAMS DURATION HOME USE 2-PART EPOXY FOR RESTROOM

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 AND FRAME SCHEDULE

MARK	Style	SIZE			MATL	GLAZING	LOUVER		FRAME	FIRE RATING LABEL	HARDWARE SET NO	Key	NOTES
		WD	HGT	THK			WD	HGT					
101	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
103	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
104	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
105	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
106	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
107	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
108	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
109	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
110	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
111	H2	6'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	TRACK	---	---	---	---
112	A1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	HOLLOW MTL	---	---	---	---
115	H1	3'-0"	7'-0"	1 3/4"	WOOD STAIN	---	0	0'	TRACK	---	---	---	---

DOOR TYPES ALL DIMENSIONS ARE NOMINAL CONTRACTOR SHALL COORDINATE ROUGH OPENINGS

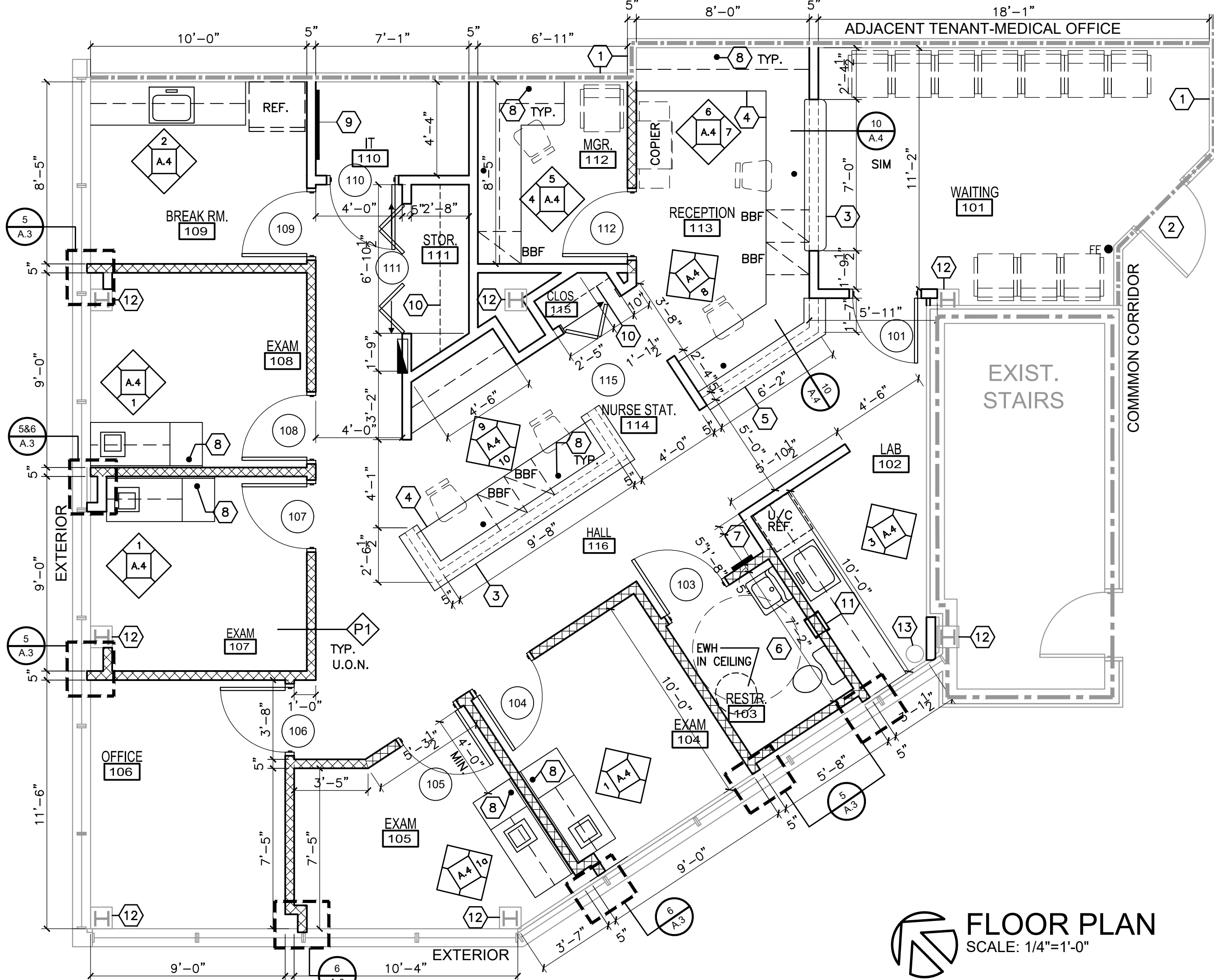


DOOR SCHEDULE NOTES:

NOTE A: PER BUILDING STANDARD, CLOSER
 NOTE B: SPRING LOADED, DOUBLE ACTING HINGES. NO LATCH.
 NOTE C: ADA THRESHOLD, WEATHERSTRIPPING & CLOSER. IMPACT GLASS LIGHT TINT.
 NOTE D: CLOSER.
 NOTE E: RIGHT LEAF ACTIVE, LEFT LEAF FLUSH BOLTS.
 NOTE F: CATEGORY II SAFETY GLASS W/ SOLYX FILM SELECTED BY OWNER.

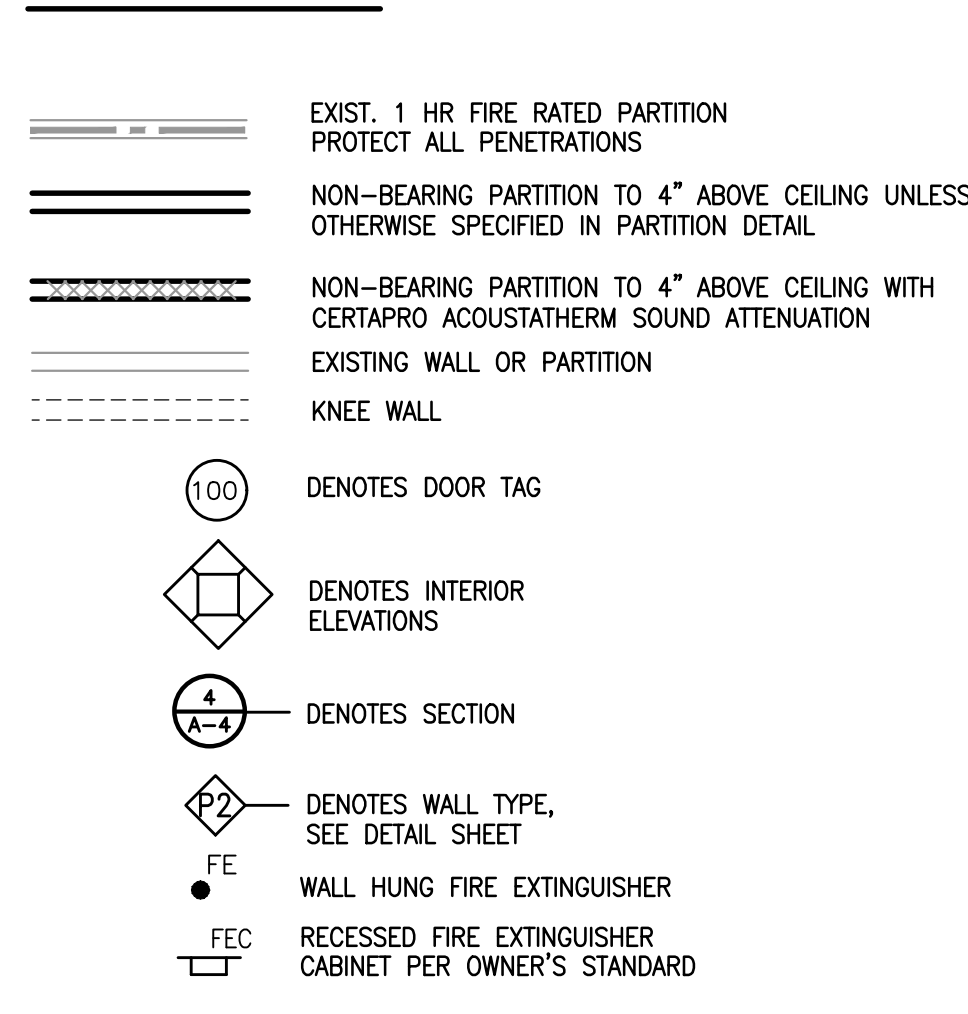
GENERAL DOOR NOTES

- ALL DOORS SHALL HAVE WALL MOUNTED OR FLOOR MOUNTED DOORSTOPS AS APPLICABLE.
- ALL METAL FRAME DOORS SHALL HAVE SILENCERS
- ALL DOOR HARDWARE SHALL 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: SCHLAGE "AL" SERIES, VERIFY STYLE WITH CLIENT PRIOR TO ORDERING.
- CONTRACTOR TO RE-USE EXIST. DOORS WHERE FEASIBLE. EXIST. DOORS MUST BE SANDED & PAINTED. WOOD FRAMES TO HAVE TRADITIONAL CASING.
- 7'-0" TALL DOORS SHALL HAVE 3 HINGES.
8'-0" TALL DOORS SHALL HAVE 4 HINGES.
- DOORS SHALL COMPLY WITH FBC OPENING FORCE.
- ALL DIMENSIONS ARE NOMINAL. CONTRACTOR SHALL COORDINATE SIZE OF ROUGH OPENINGS. CONTRACTOR SHALL OBTAIN FROM RESPECTIVE SUPPLIERS EXACT ROUGH OPENING SIZES FOR DOORS AND GLAZING AND ESTABLISH PROPER ROUGH OPENING SIZES.
- ALL FIRE RATED DOORS SHALL HAVE CLOSERS & FIRE RATED HARDWARE.



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

PLAN LEGEND



PLAN NOTES

- ALL FURNITURE IS NOT IN CONTRACT. (N.I.C.) U.O.N.
- PROVIDE BUILDING STANDARD BLINDS: TRENDS FAUX WOOD SNOW WHITE #200, SMOOTH. ALL WINDOWS.
- ALL SLABS CORING AND PENETRATION PROTECTIONS SHALL BE INCLUDED
- CONTRACTOR TO PREP FLOOR TO ACCEPT FINISH AND TO VISIT SITE TO DETERMINE FLOOR LEVELNESS PRIOR TO BID.
- ALL PLUMBING AND ELECTRICAL LINES ARE TO BE CONCEALED UNLESS OTHERWISE SPECIFIED.
- ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101 AND FBC.
- WALL THICKNESS ARE SHOWN AS NOMINAL. ALLOW FOR ACTUAL THICKNESS DURING LAYOUT. RESTROOM DIMENSIONS ARE MINIMUM CLEAR.
- PROVIDE S.S. SURFACE MOUNTED BRADLEY PAPER TOWEL DISPENSER NEXT TO EACH SINK.
- ALL CLOSET SHELVING TO BE MADE OF WHITE MELAMINE. (1) 24" DEEP SHELF @ 24" A.F.F. (WHERE SPACE PERMITS) AND (4) 16" DEEP SHELVES 14" O.C. VERTICALLY, UNLESS OTHERWISE REQUESTED BY CLIENT.
- ALL WALL HUNG LAVATORIES SHALL HAVE CHAIR CARRIERS.
- COMMON AREA PROVIDES RESTROOMS AND DRINKING WATER COOLER.

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.

KEYNOTES

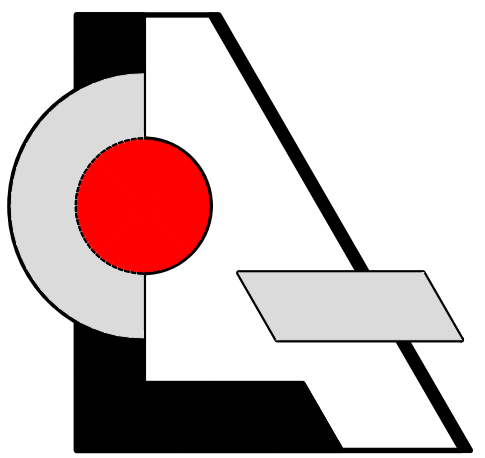
- EXIST. 1 HR FIRE RATED PARTITION, WALL PROTECT ALL PENETRATIONS
- EXIST. DOOR TO REMAIN. RE-KEY LOCK IF REQUIRED.
- 12"W LAMINATED COUNTER @ 42"A.F.F.
- LAMINATED COUNTER @ 30"A.F.F.
- 12"W LAMINATED COUNTER @ 36" A.F.F.
- SEE SHEET A.2 FOR RESTROOM ACCESSORY MOUNTING DATA.
- ACCESSIBLE RESTROOM SIGN COMPLYING WITH FBC CENTER AT 60" AFF.
- WIRE GROMMET TYP.
- PHONE BOARD-SEE ELECTRICAL
- CLOSET SHELVING. SEE PLAN NOTES
- SPECIMEN PASS THROUGH BOBRICK B-505
- EXIST. WET/STRUCTURAL COLUMN. DO NOT DISTURB.
- EXIST. FIRE SPRINKLER PIPE TO REMAIN.

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 TO STEEL JOIST: (2)#12 SELF-DRILLING SELF-TAPPING SCREWS.



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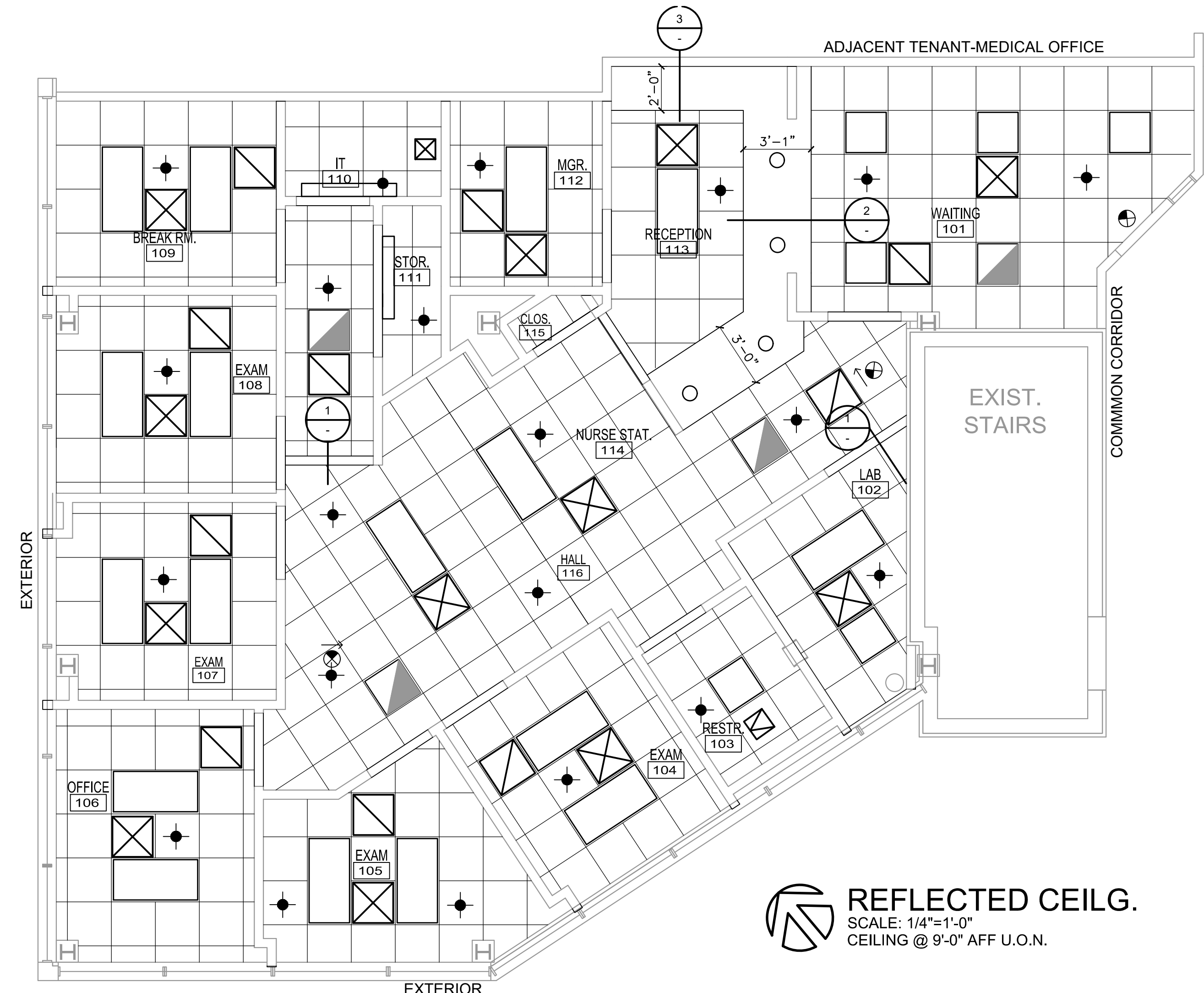
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**REFLECTED
CEILING PLAN
DETAILS**

SHEET **A.2**



REFLECTED CEILING.
SCALE: 1/4"=1'-0"
CEILING @ 9'-0" AFF U.O.N.

CEILING NOTES

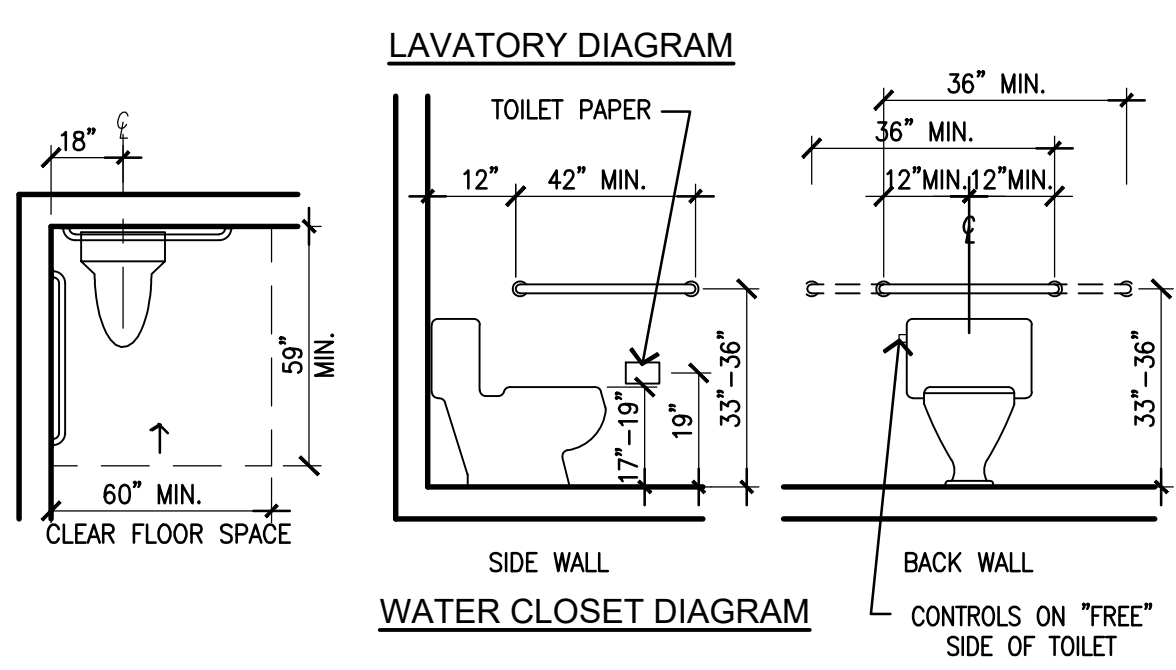
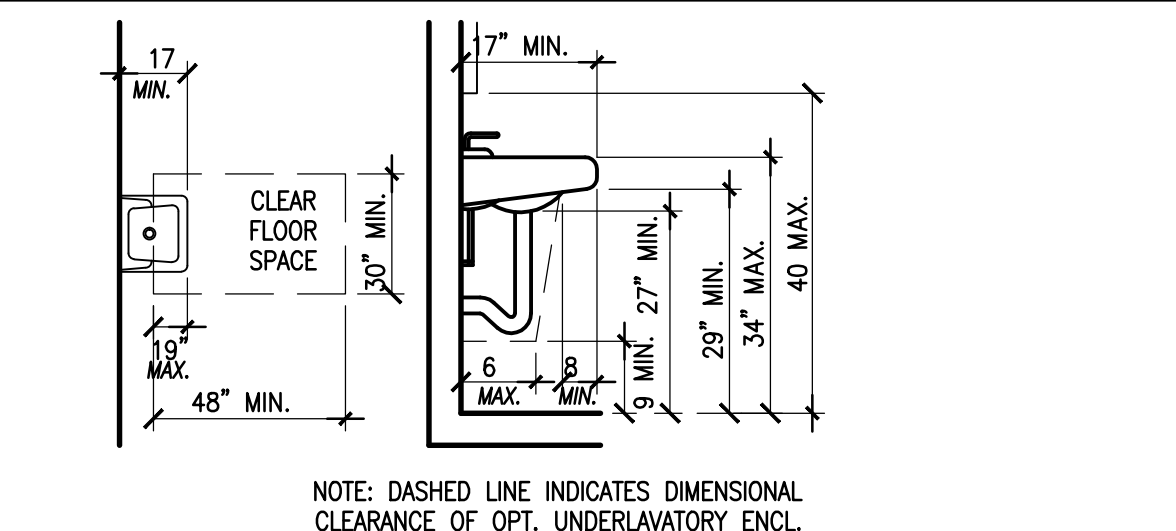
- PRIOR TO BID, CONTRACTOR SHALL CHECK AND VERIFY ALL CEILING HEIGHTS AND SLAB HEIGHTS FOR CLEARANCES AND INSTALLATION METHODS. HEIGHTS AND LOCATIONS OF ALL DUCTWORK, DIFFUSER UNITS, CONDUIT, JUNCTION BOXES, AND OTHER CEILING INSTALLATION TO BE COORDINATED PRIOR TO INSTALLATION.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS IN INTENT IN ACCOMPLISHING CEILING WORK PRIOR TO AWARDING 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.
- WALL SCONCES SHALL COMPLY WITH ADA & FBC-ACCESSIBILITY AND SHALL BE TO BE MOUNTED @ 72" A.F.F. U.N.O.

RESTROOM ACCESSORY SCHEDULE

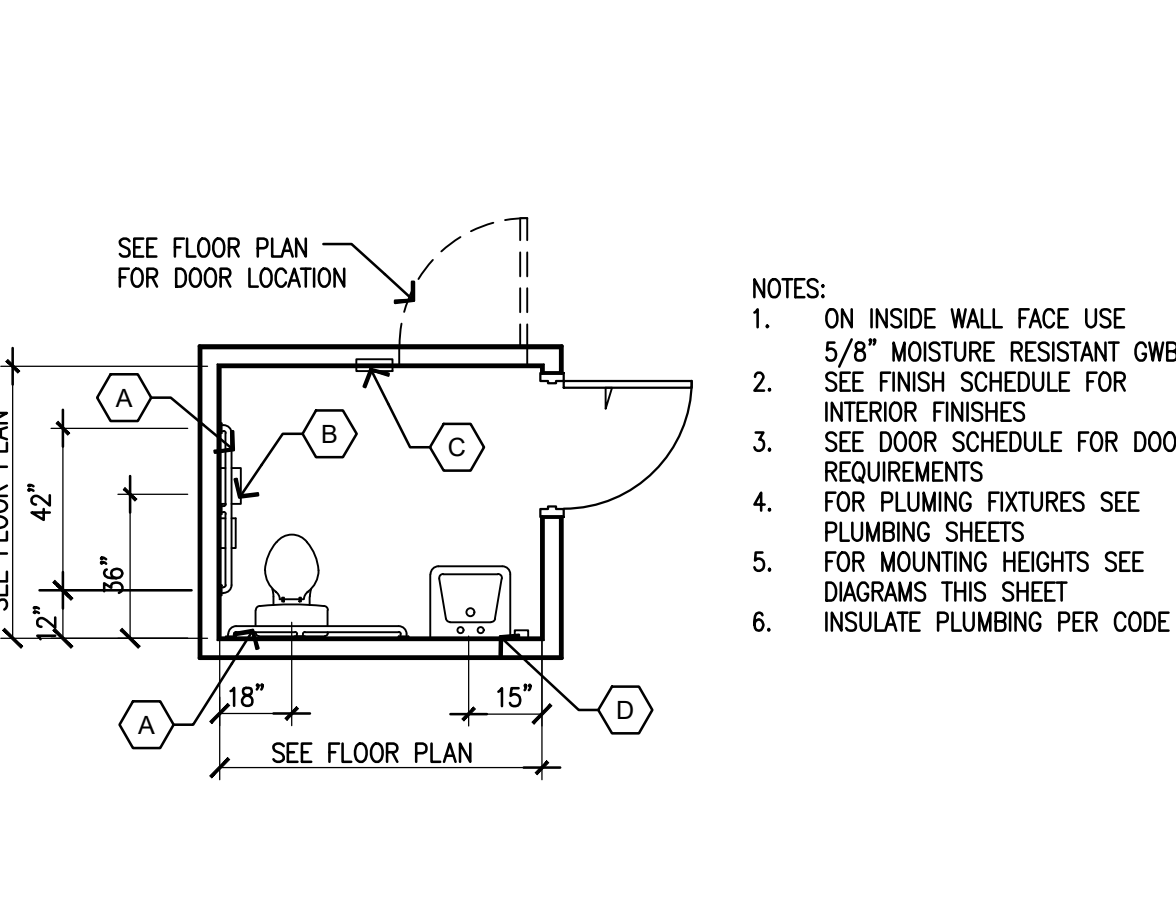
DESCRIPTION	MANUFACTURER & #	REMARKS
A GRAB BARS	BOBRICK B-5806 36/42	FINISHED GRIP & POLISHED ENDS
B TOILET PAPER DISPENSER	BOBRICK B-2740	SURF. MTD. DBL. ROLL SATIN FIN.
C PAPER TOWEL DISPENSER	BOBRICK B-35903	RECESSED MULTI-FOLD
D MIRROR		GLASS MIRROR 30" W X 48" H

PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
CONTRACTOR TO SUBMIT SPEC SHEET FOR REVIEW BY TENANT PRIOR PURCHASE TYPICAL.
PROVIDE SIGNAGE AT DOORS TO COMPLY W/ ALL A.D.A. REQUIREMENTS.
ALL INSTALLATIONS MUST COMPLY WITH STATE OF FL. HANDICAPPED ACCESSIBILITY CODE FOR BLDG. CONSTRUCTION & AMERICANS W/ DISABILITY ACT. PROVIDE SIGNAGE AT DOORS TO COMPLY W. ALL A.D.A. REQUIREMENTS.

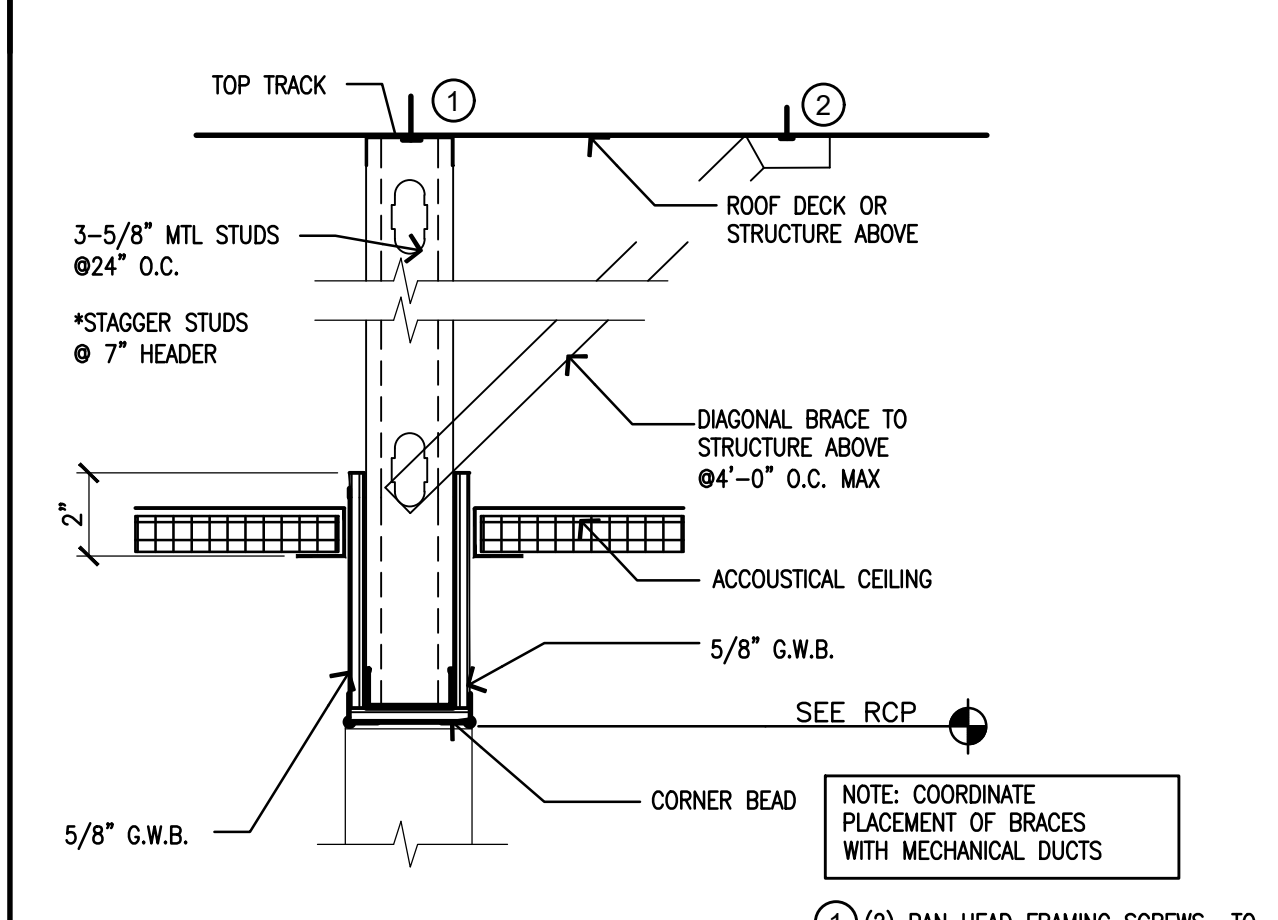
CEILING INSTALLATION SHALL COMPLY WITH FBC & ASTM.
SPRINKLER NOTE: CONTRACTOR SHALL ADJUST/ ADD SPRINKLER HEADS AS REQUIRED TO OBTAIN PROPER COVERAGE. SPRINKLER HEADS SHALL BE RECESSED AND SHALL CONFORM TO BUILDING STANDARD.



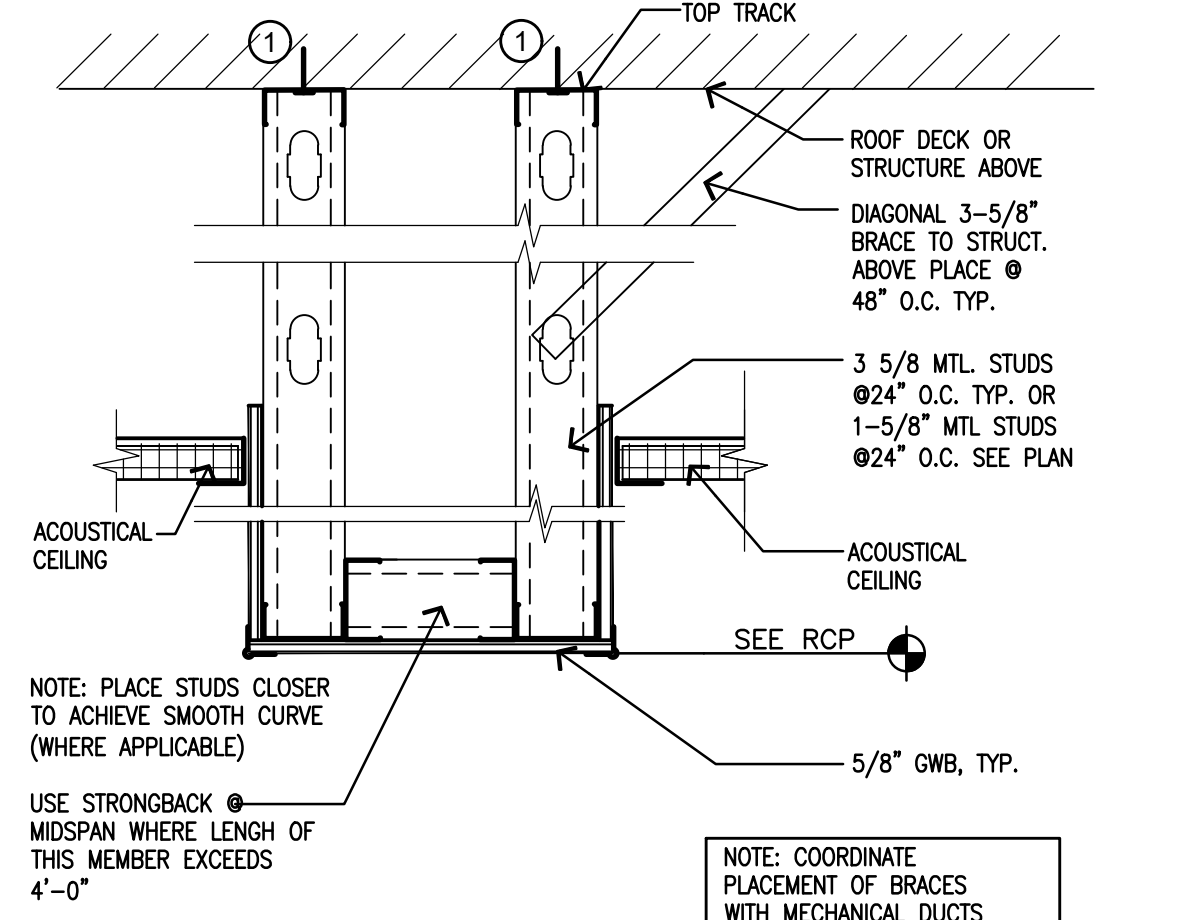
6 TYP. SPECIALTY MOUNTING DIAG.
SCALE: N.T.S.



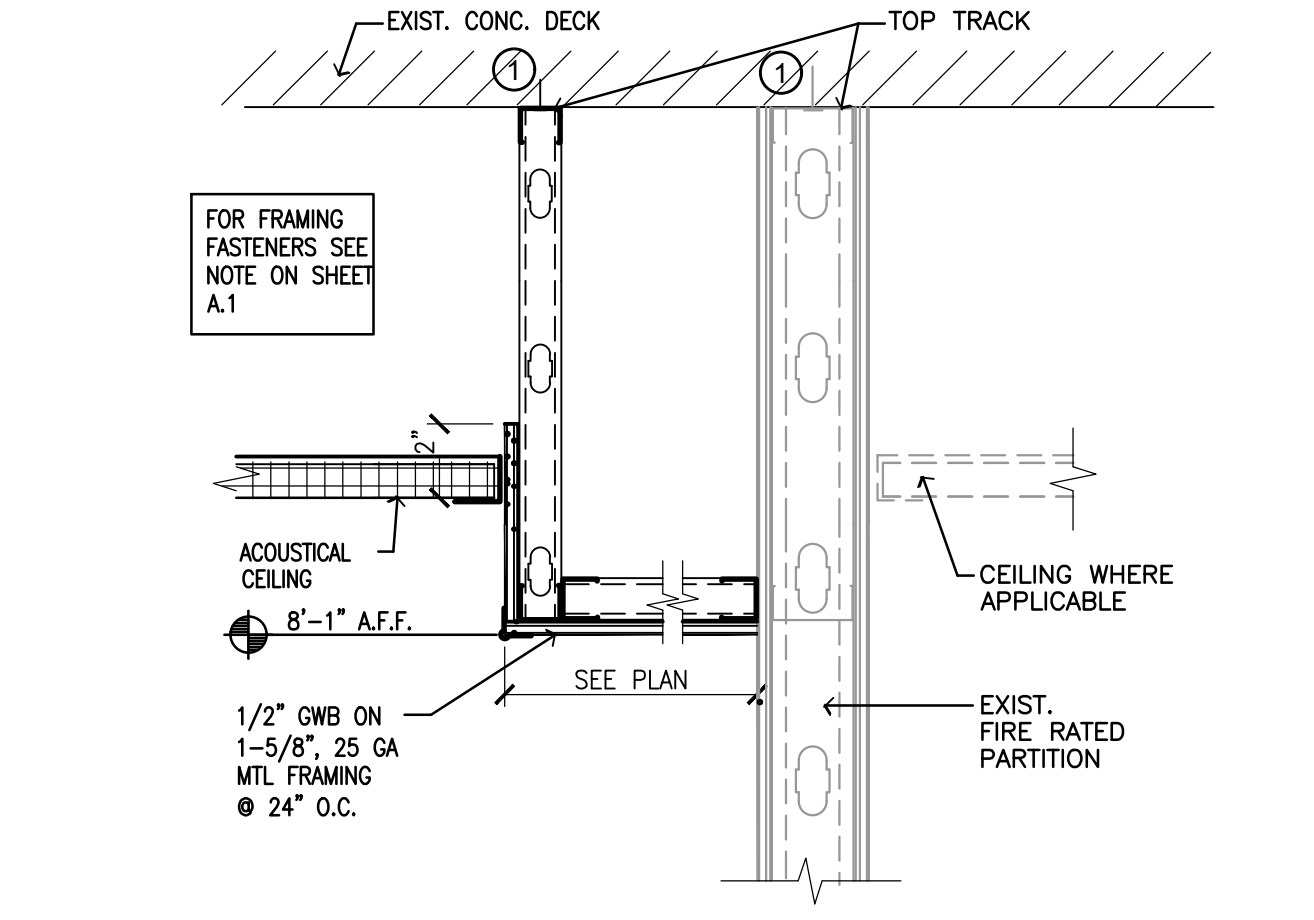
5 TYP. RESTROOM DIAGRAM
SCALE: 1/4"=1'-0"



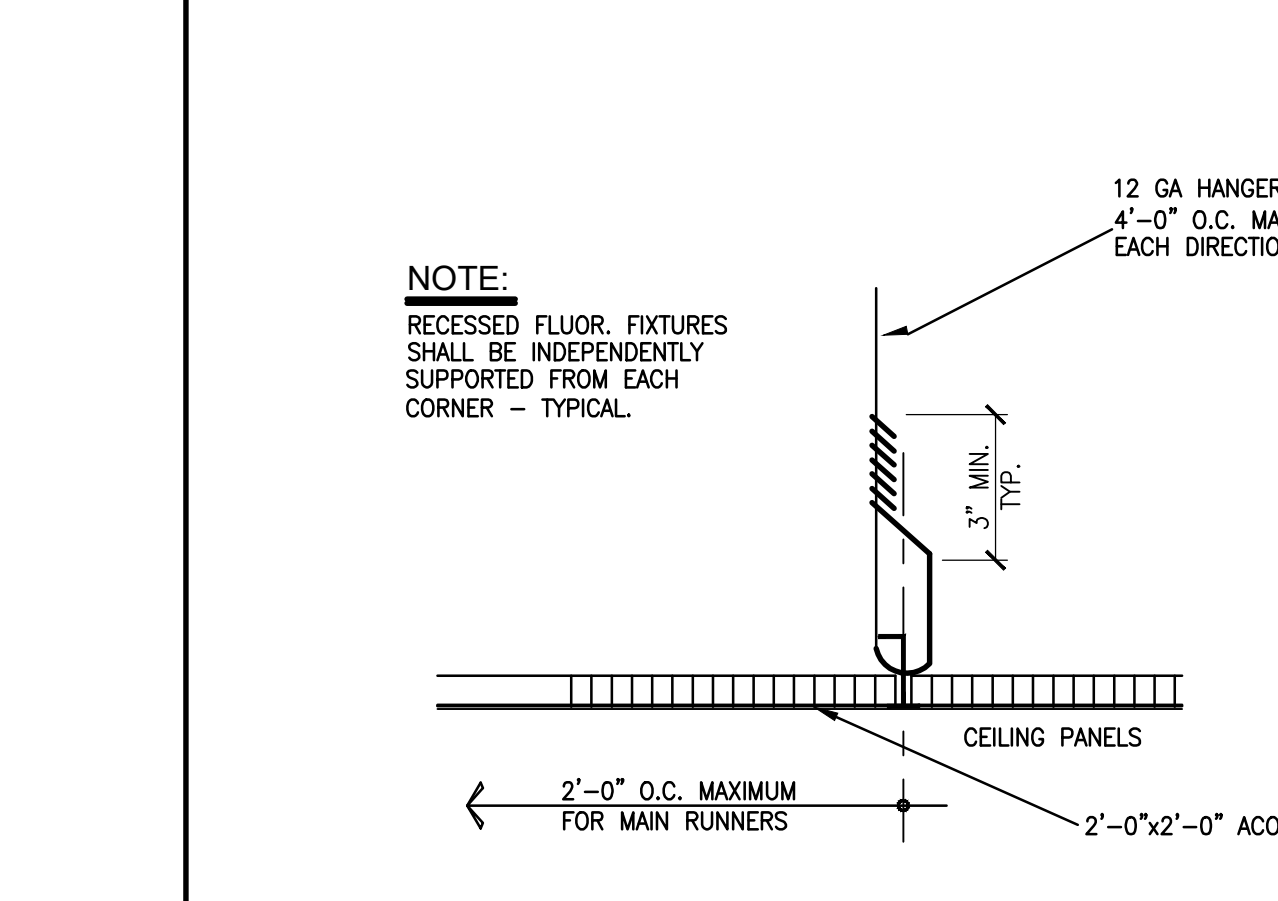
1 HEADER DETAIL
SCALE 1 1/2" = 1'-0"



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



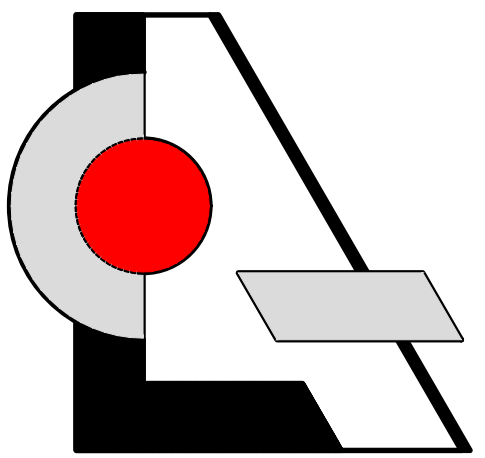
3 SOFFIT DETAIL
SCALE 1 1/2" = 1'-0"



4 TYP. ACOUSTICAL PANEL CEILING DETAIL
3" = 1'-0"

CEILING PLAN LEGEND

- 2X4 FLUORESCENT FIXTURE
- 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
- 2'X2' ACOUSTICAL CEILING TILE AND GRID, TYP. U.O.N.
- ⊗ EXIT SIGN WITH EMERGENCY BACKUP
- ⊗ WALL MOUNTED EMERGENCY BATTERY PACK
- ⊗ SPRINKLER HEAD
- SEE ELECTRICAL DRAWINGS FOR LIGHT SPECIFICATIONS



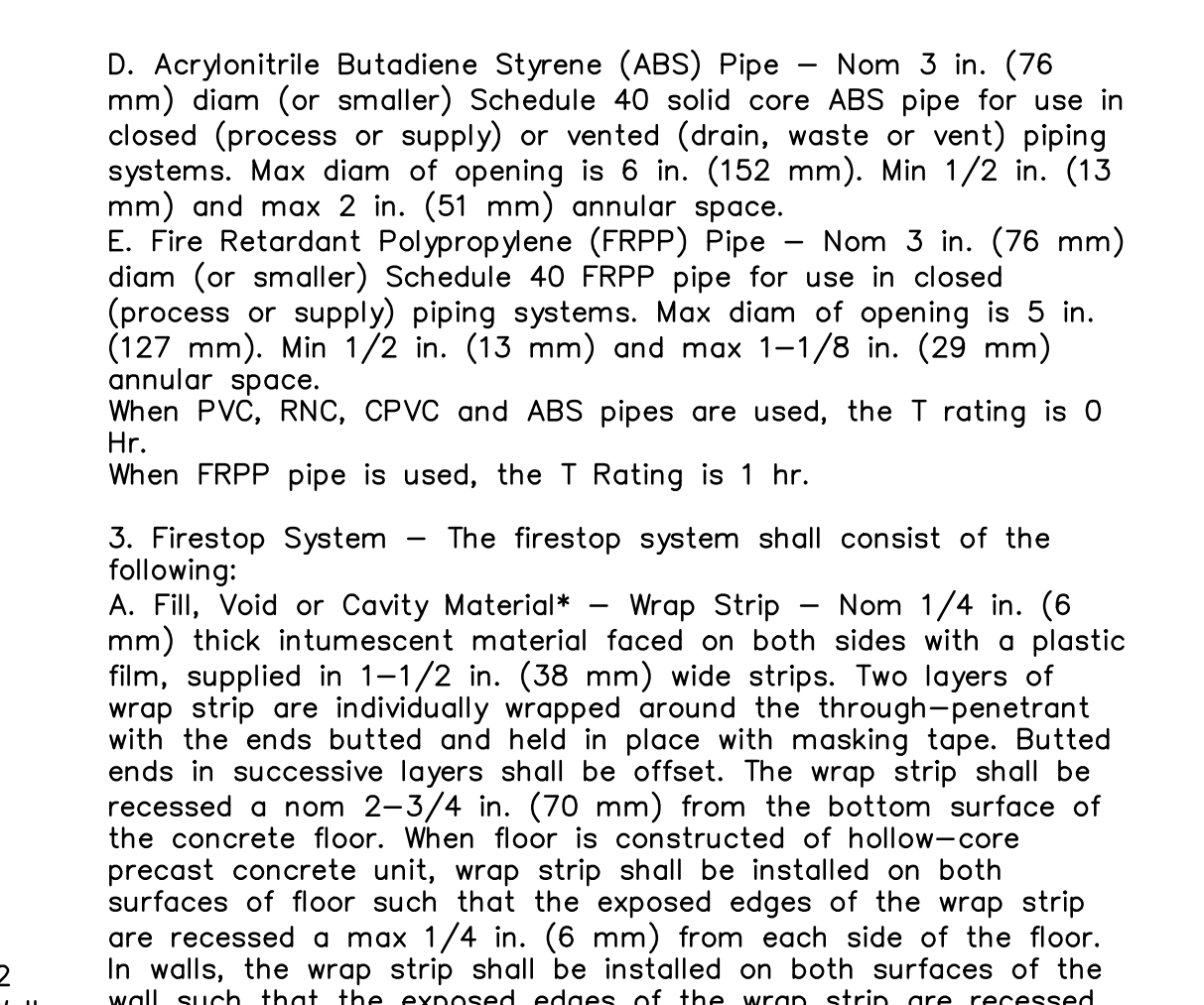
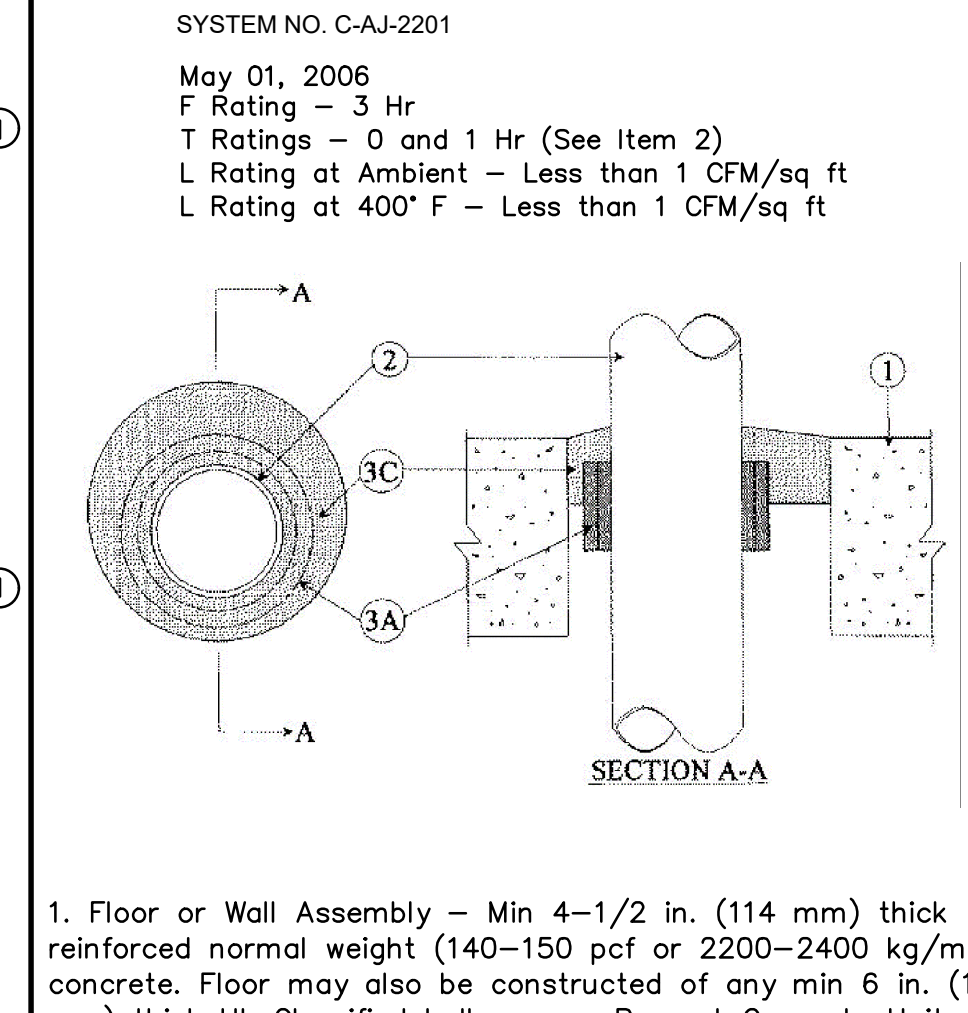
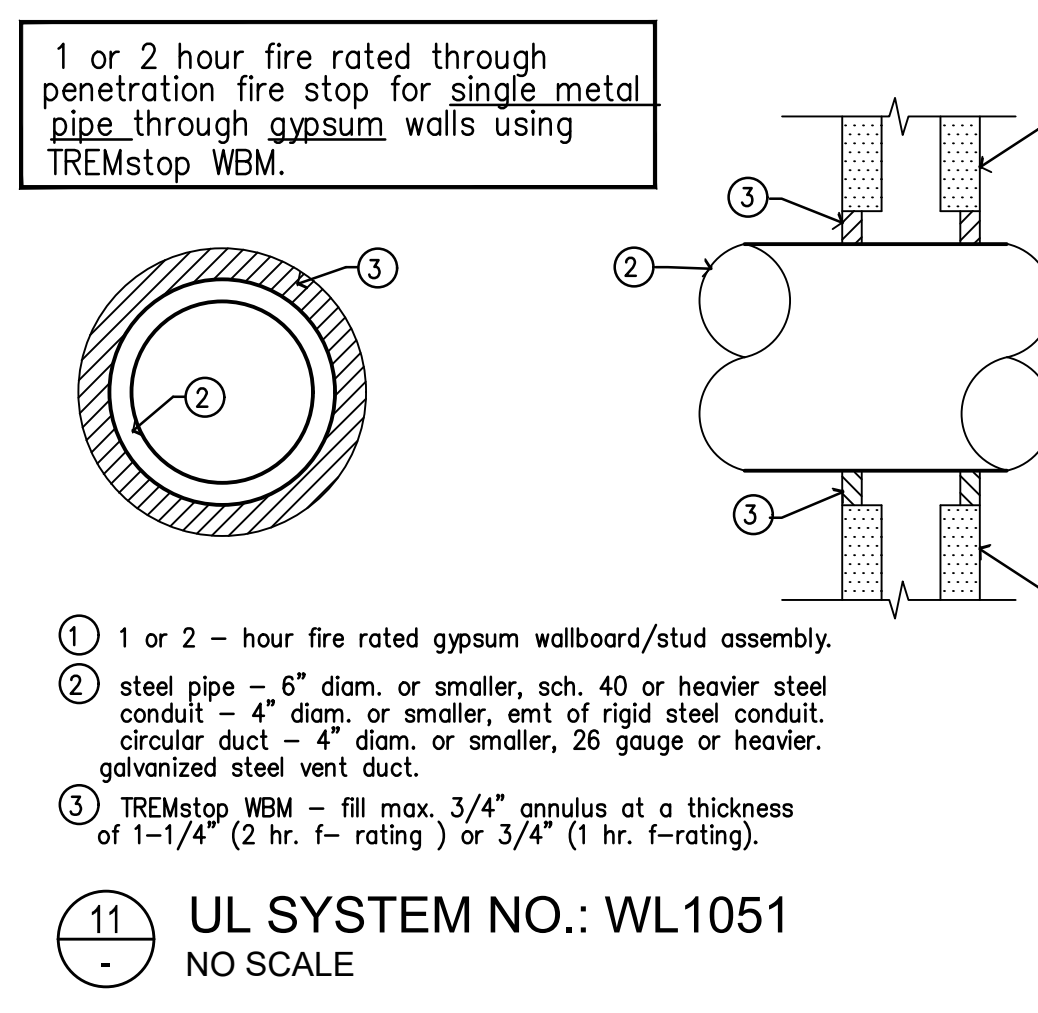
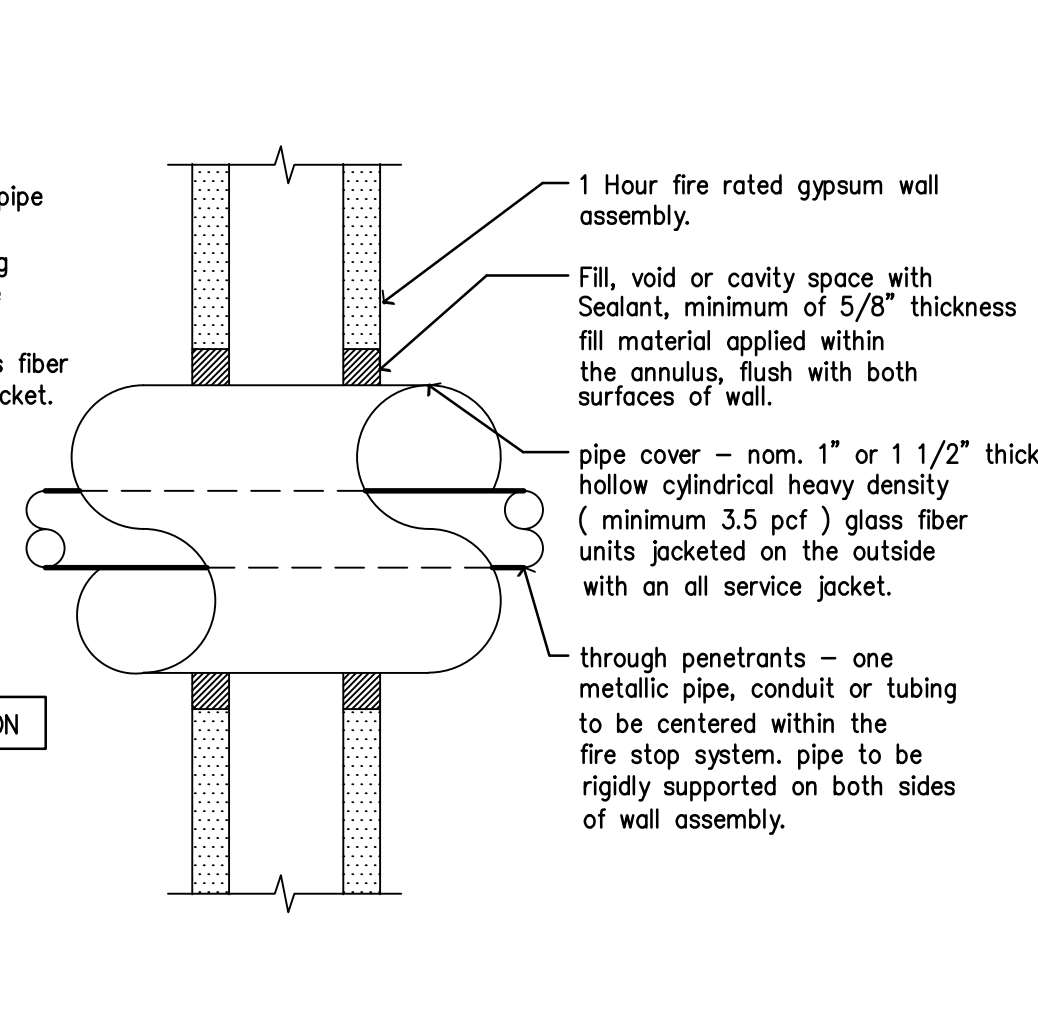
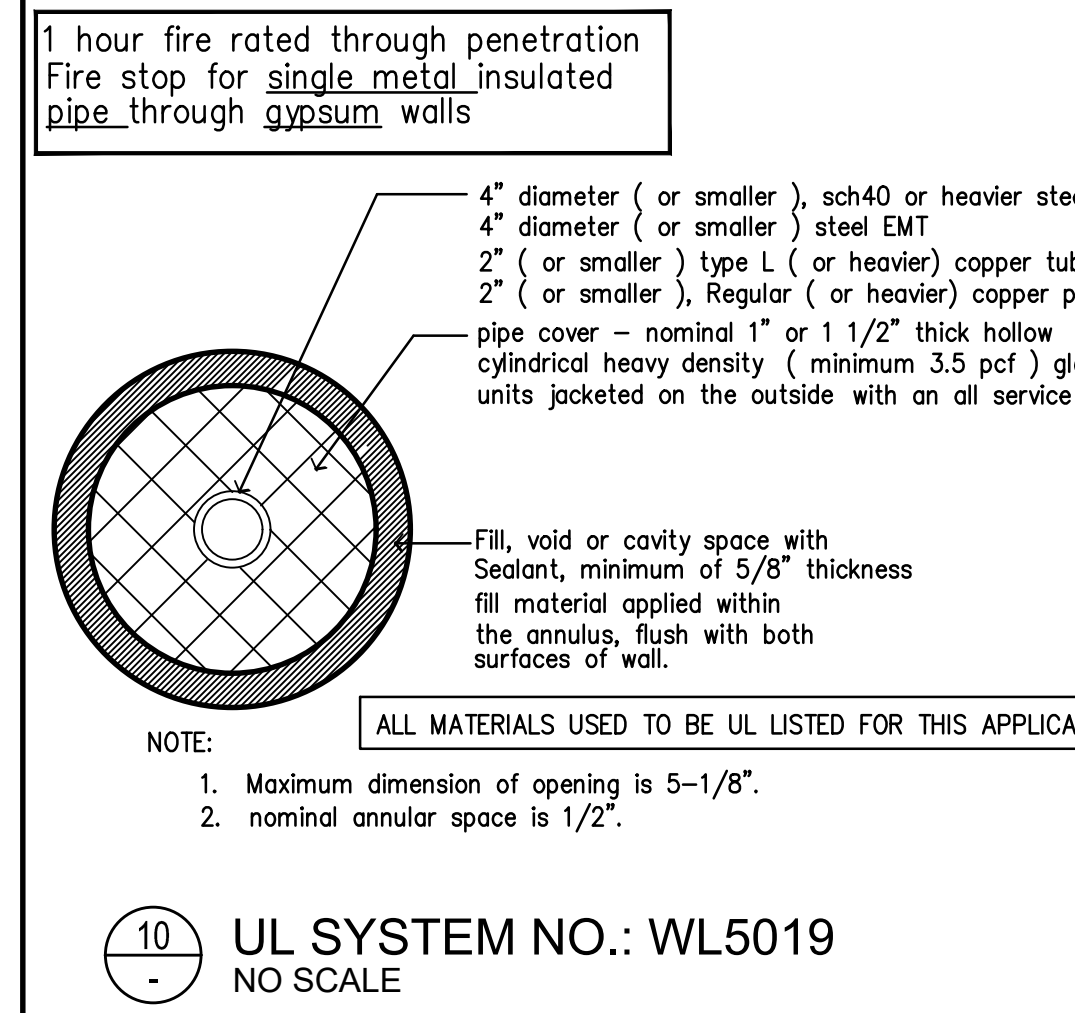
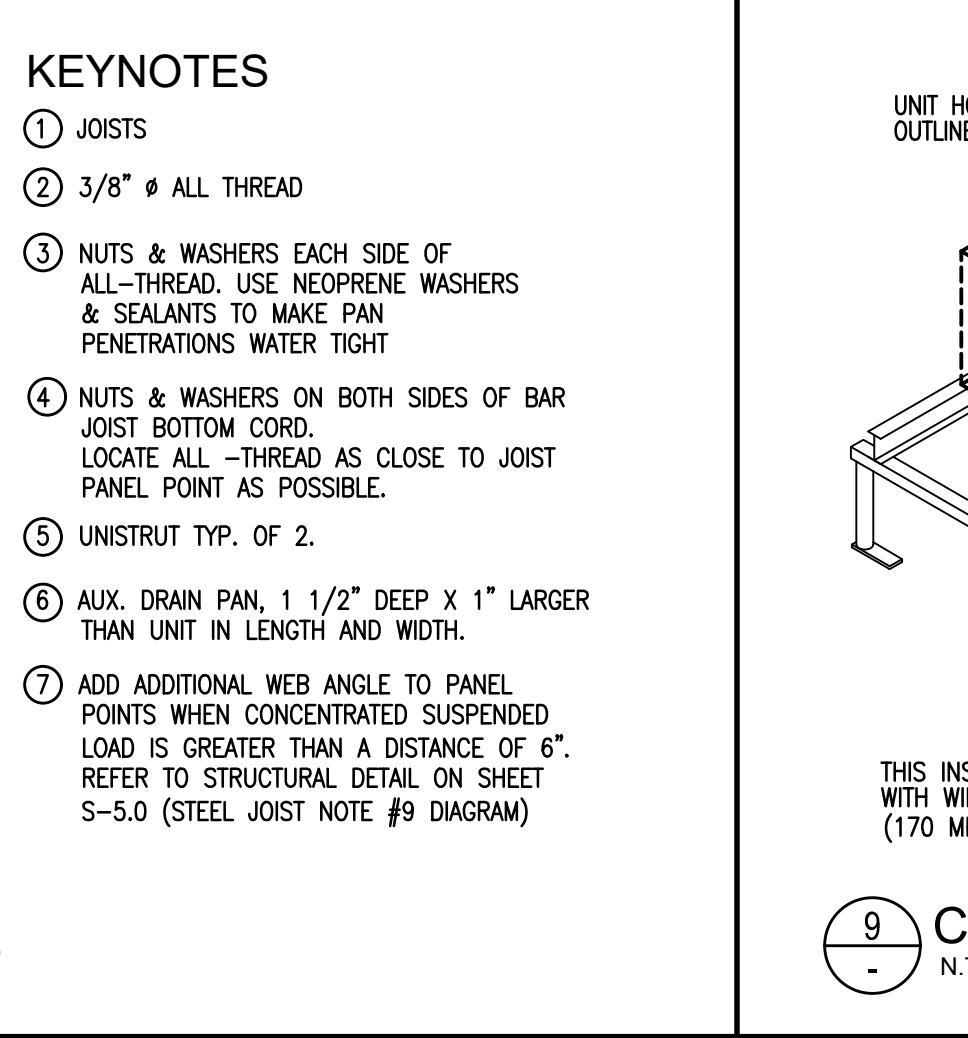
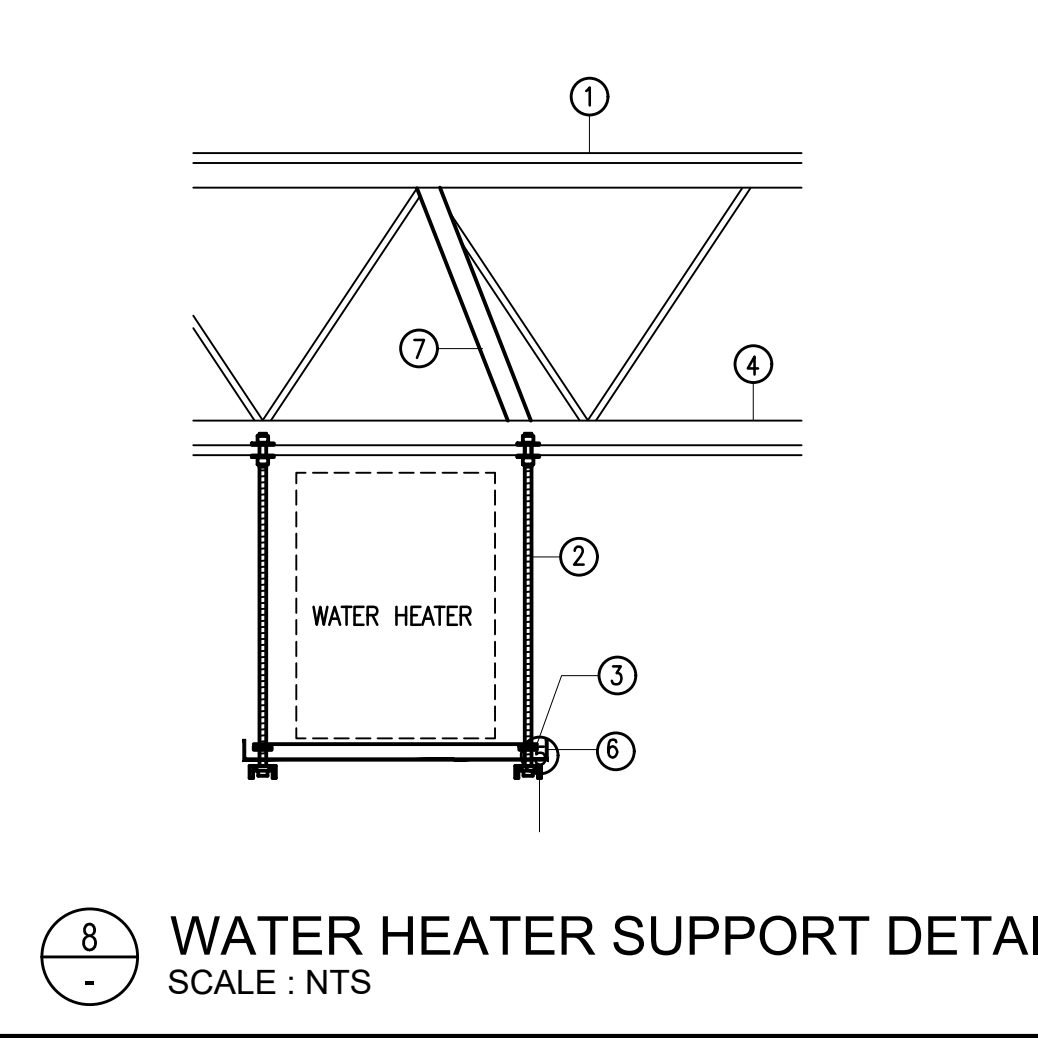
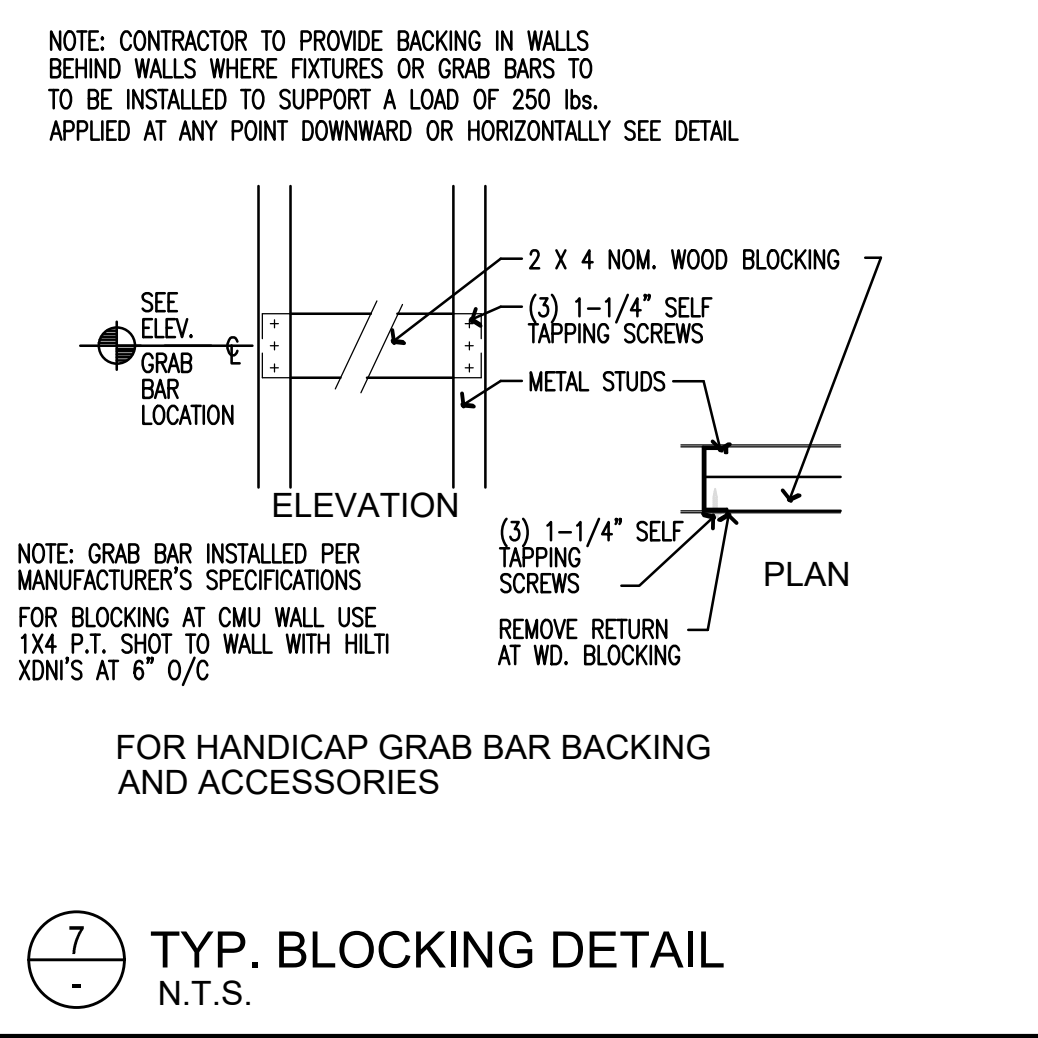
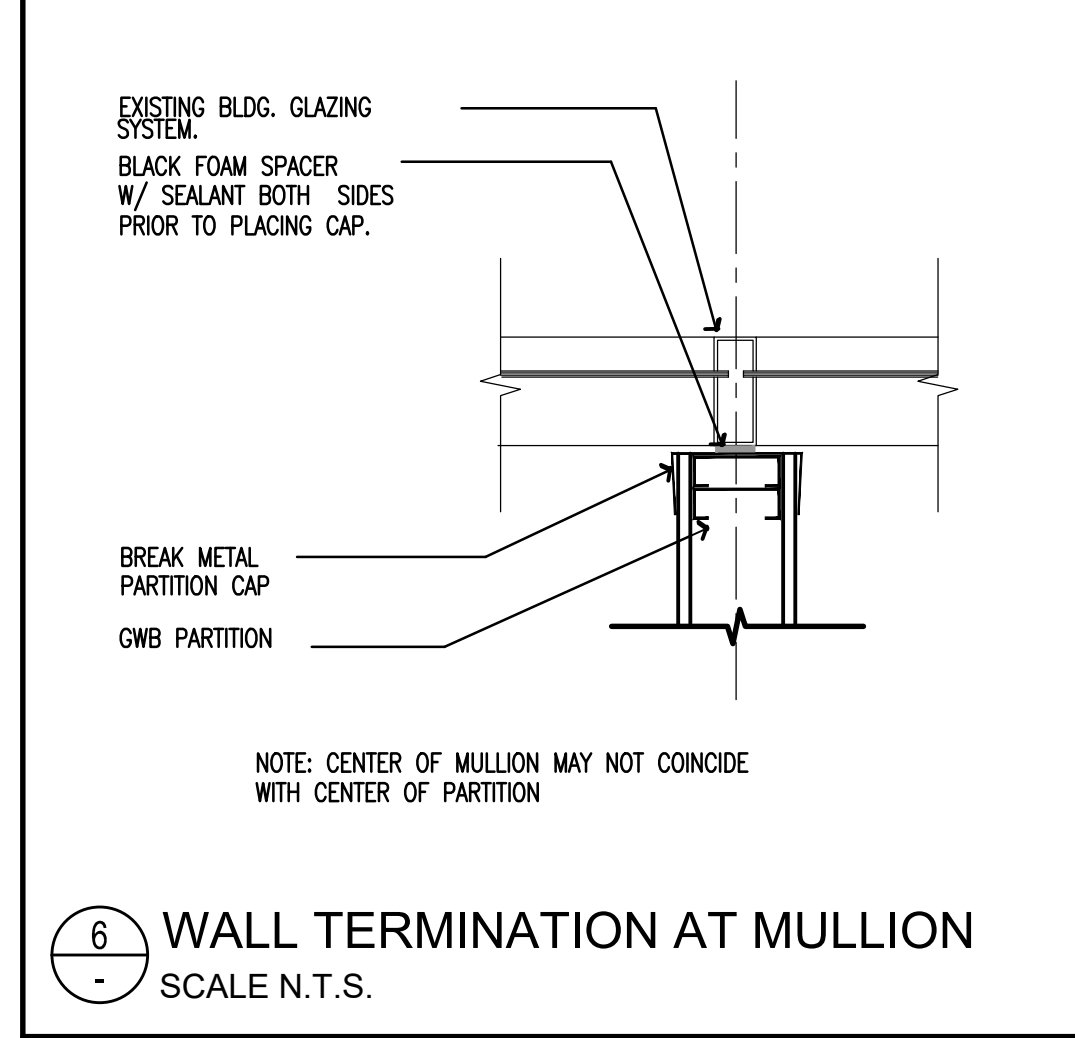
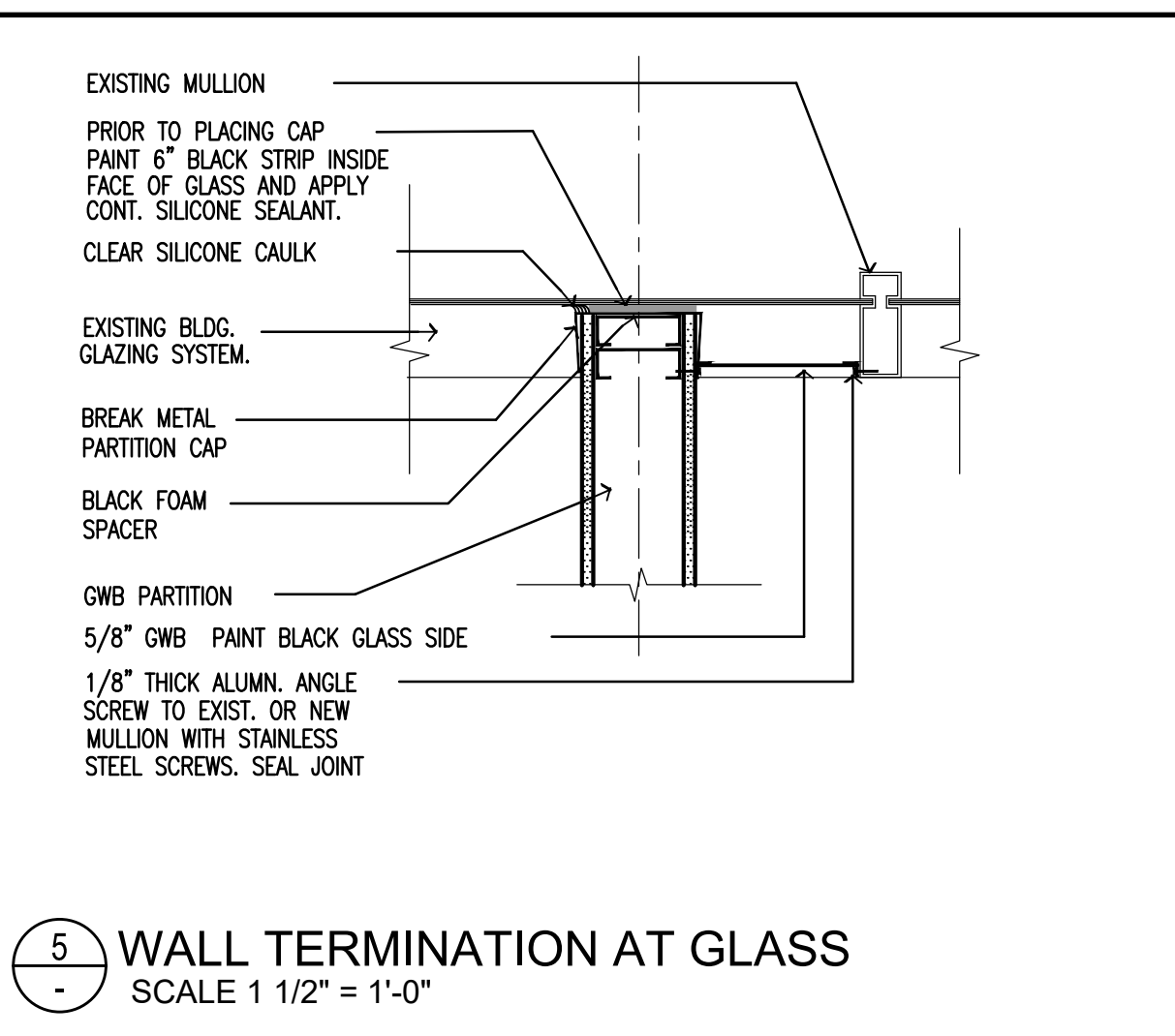
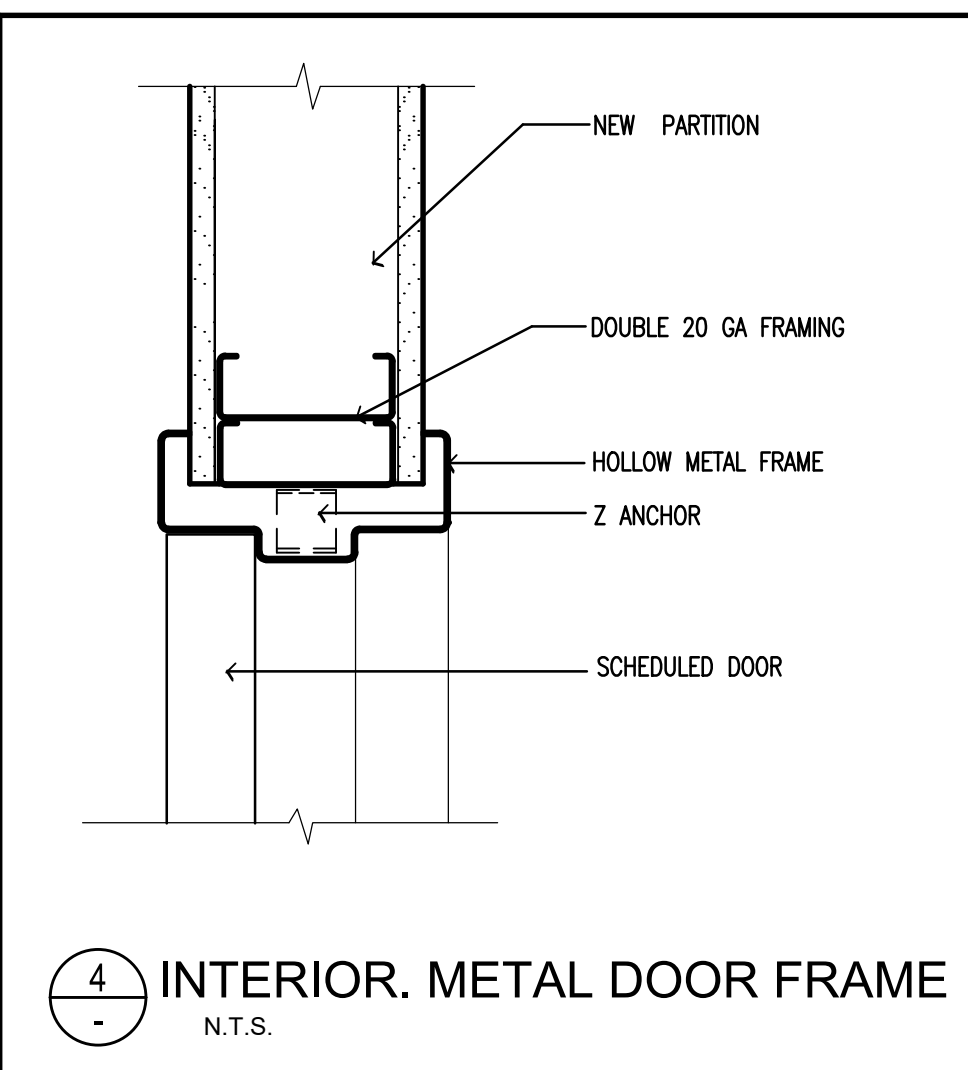
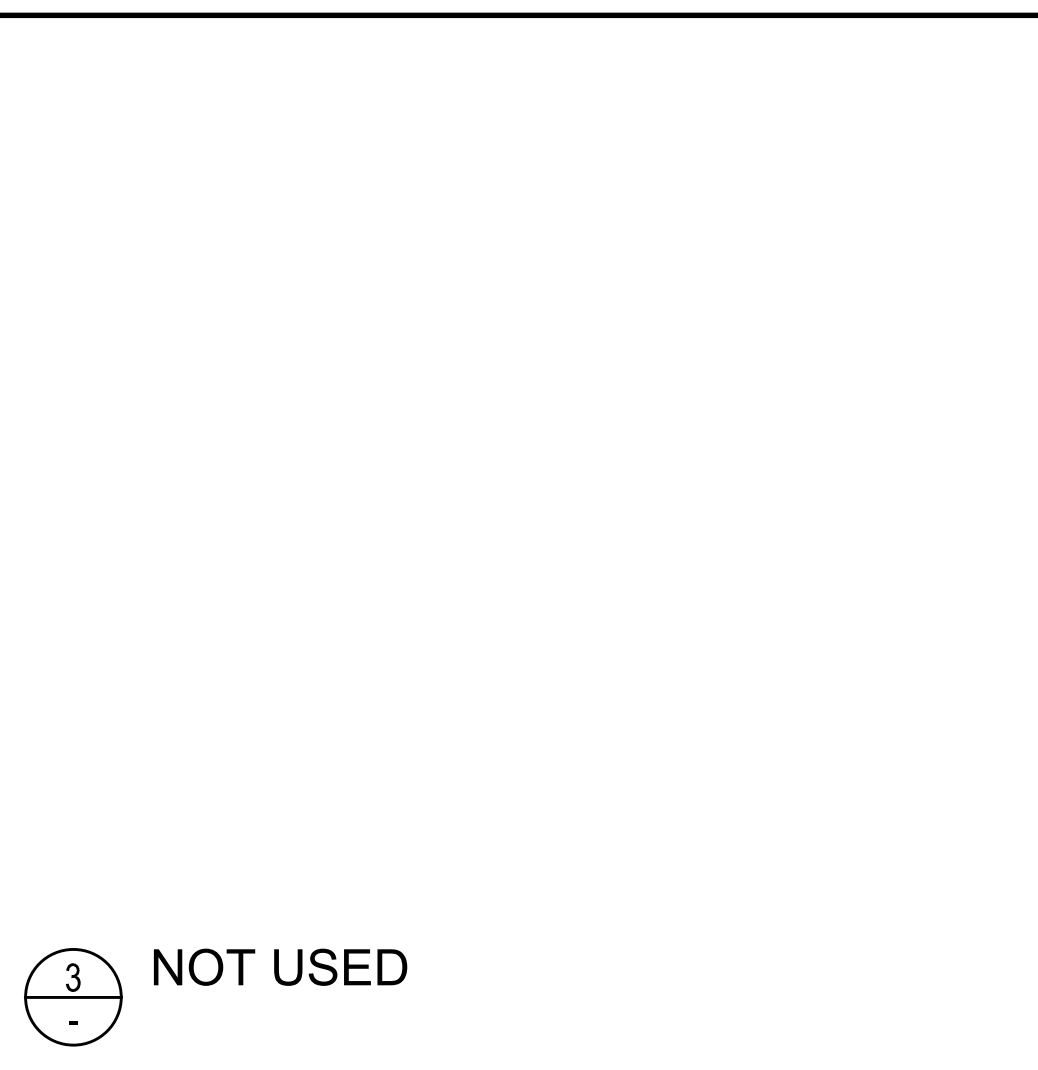
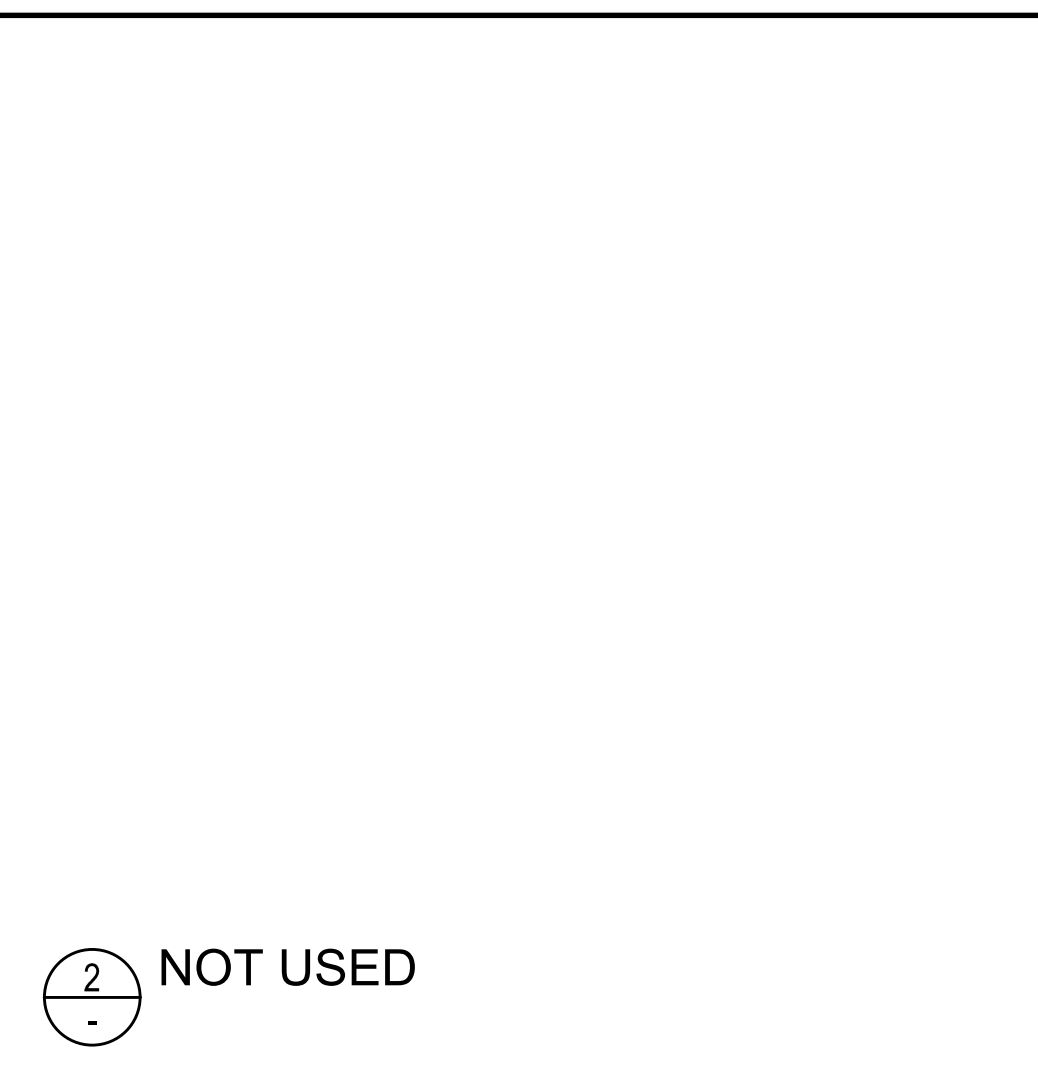
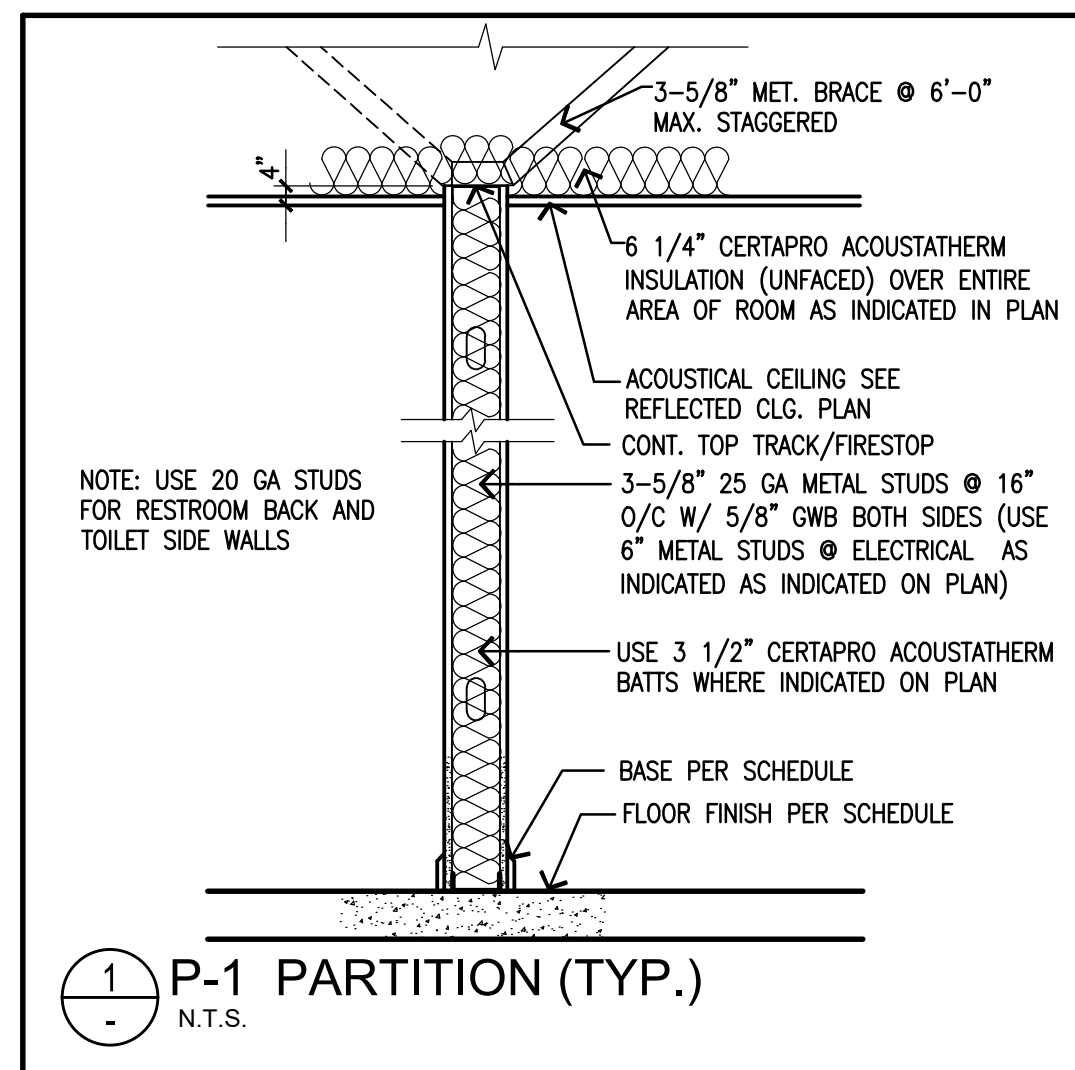
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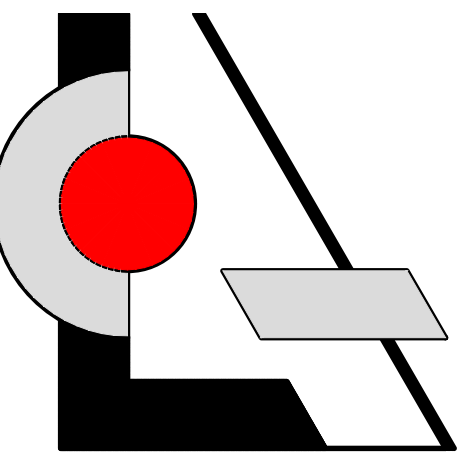


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DETAILS

SHEET A.3

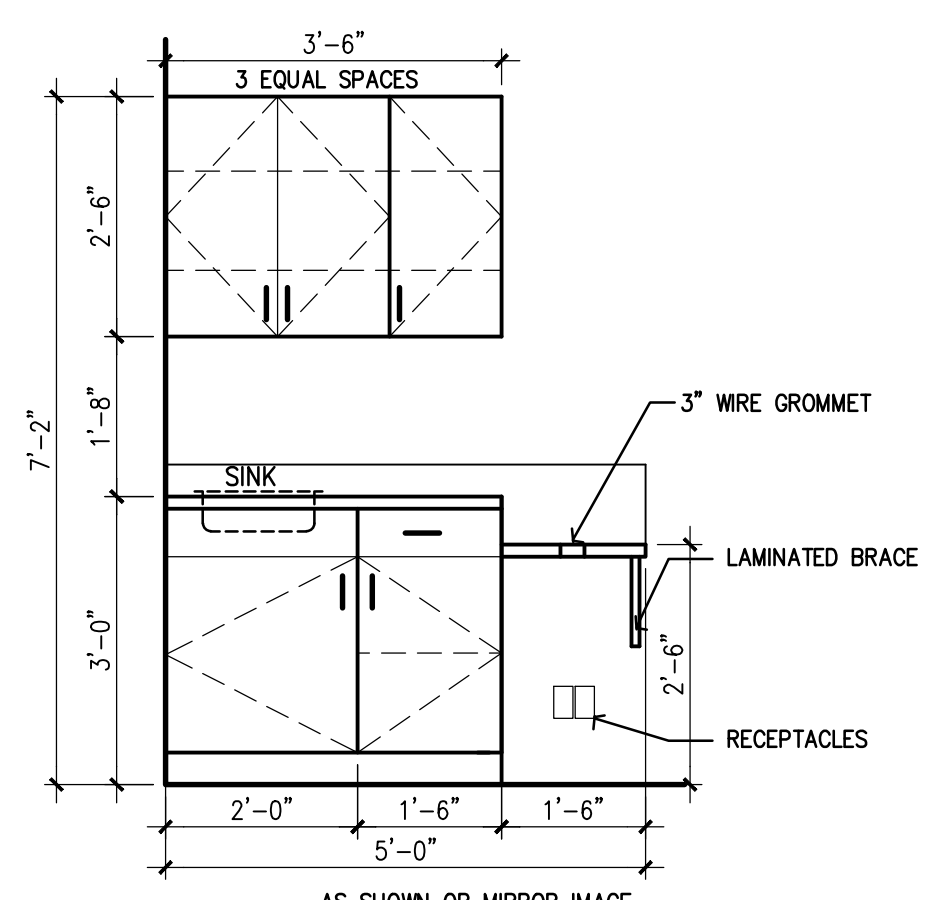


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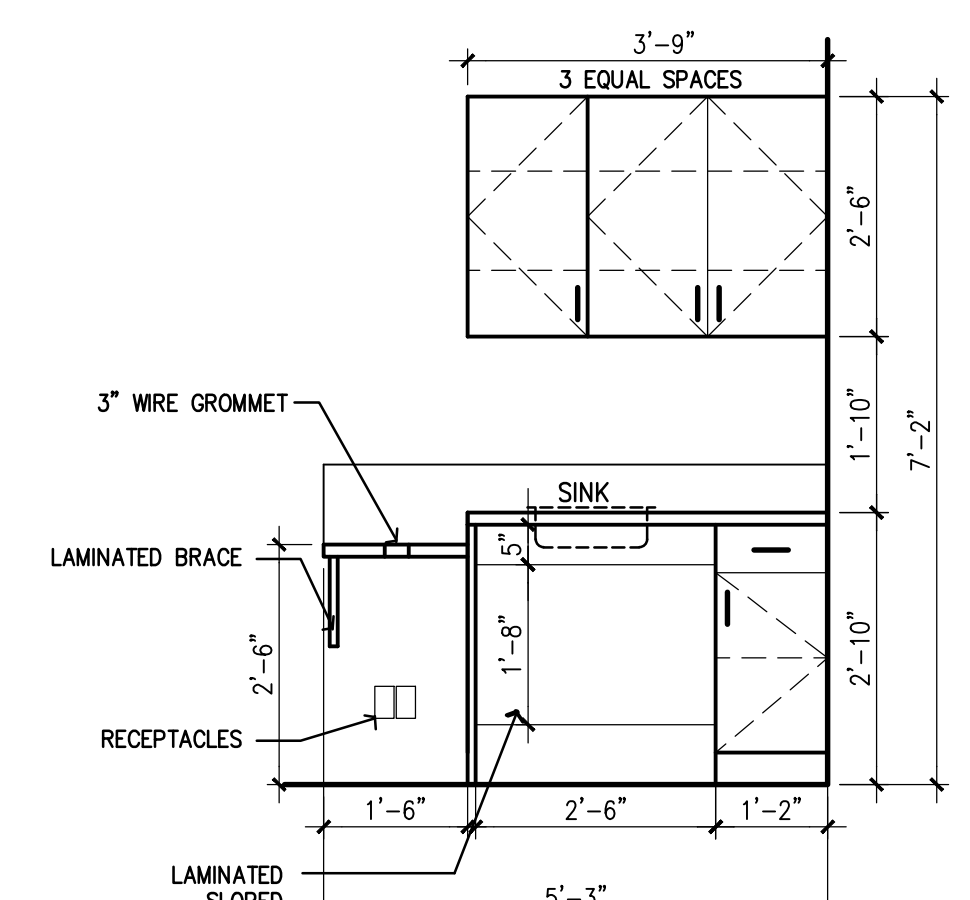
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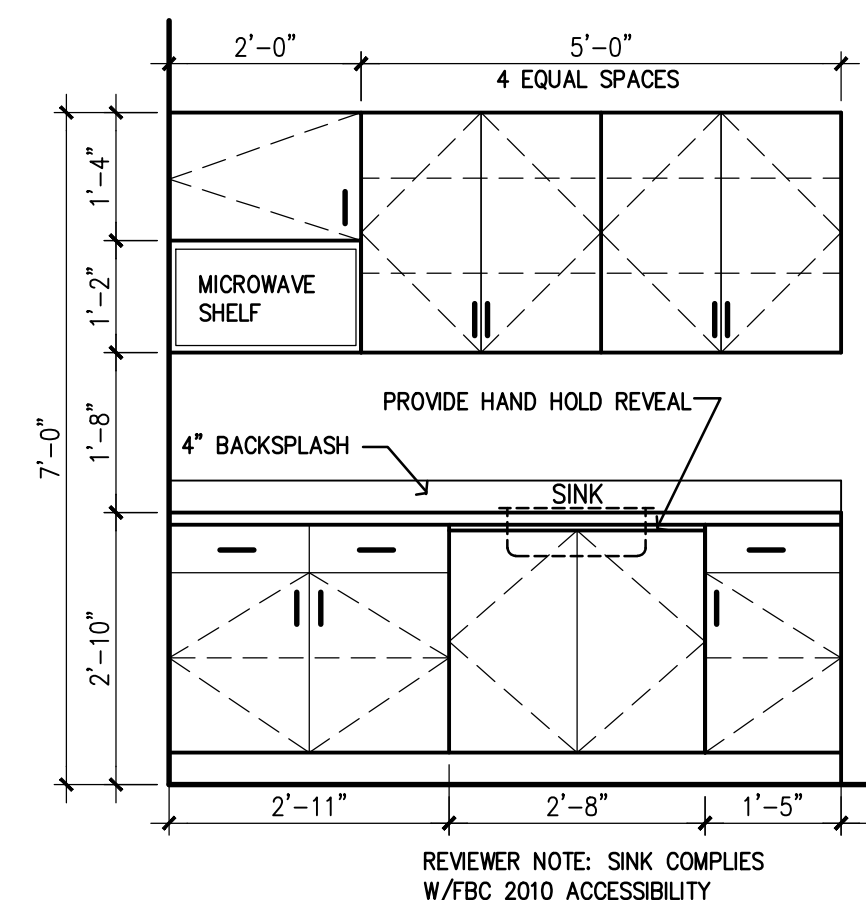
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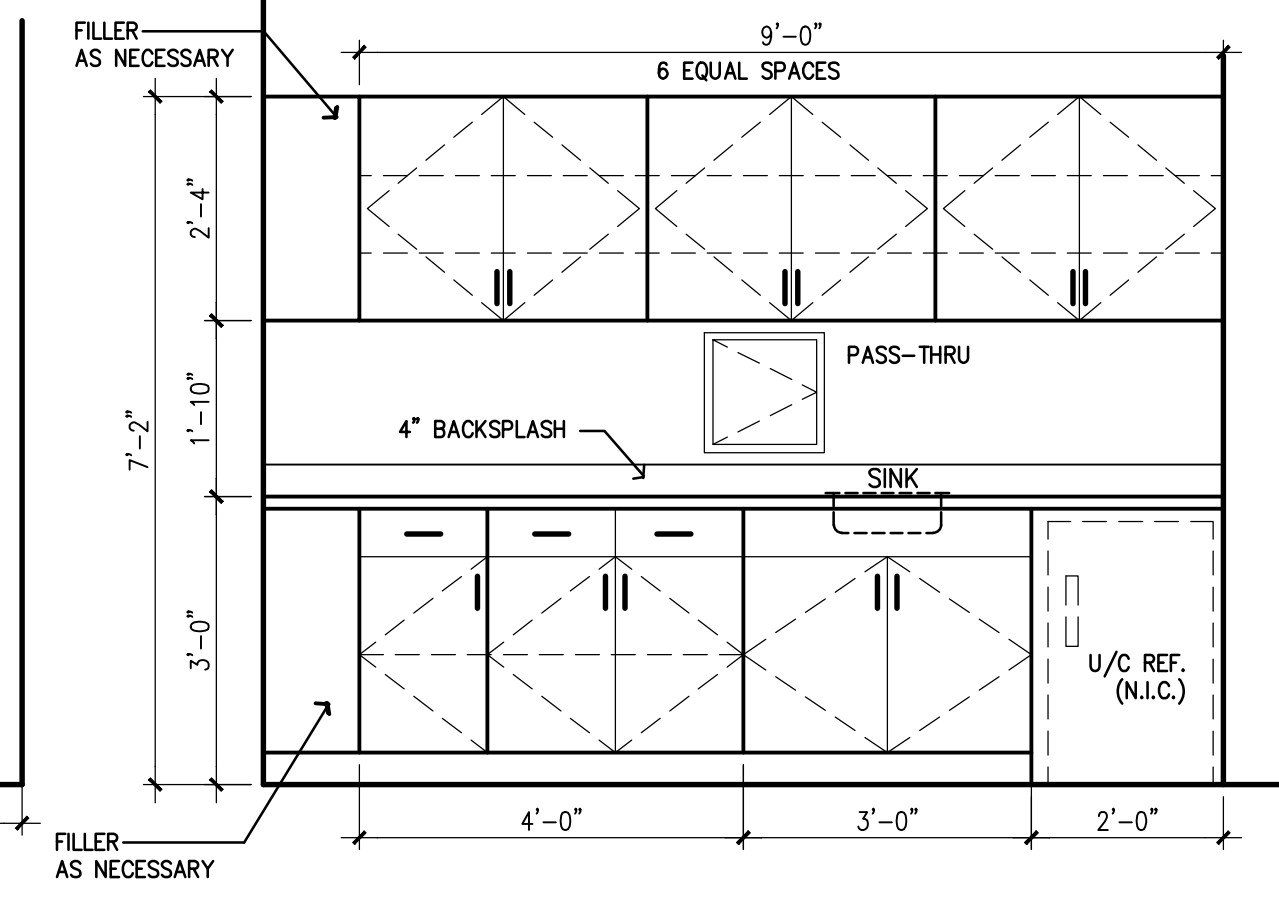
1 EXAM ROOM, TYP.
1/2"=1'-0"



1a EXAM ROOM #105
1/2"=1'-0"



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



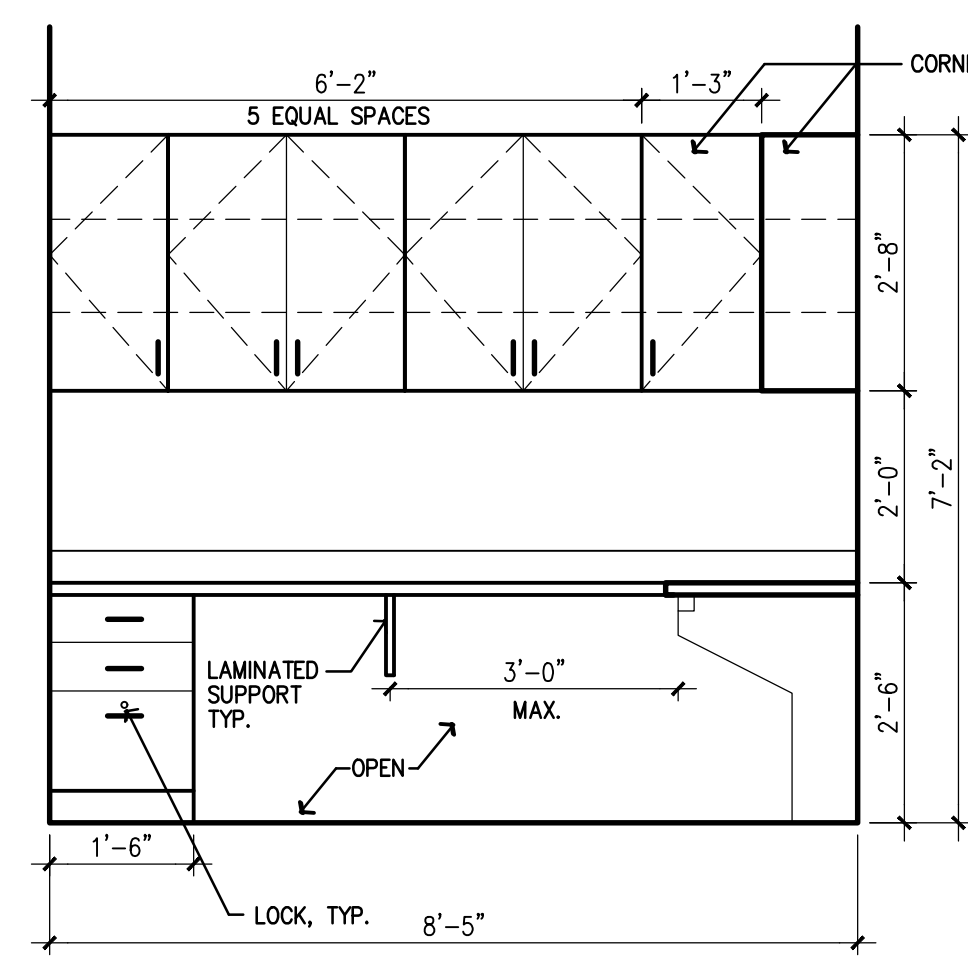
3 LAB
1/2"=1'-0"

NOTES:

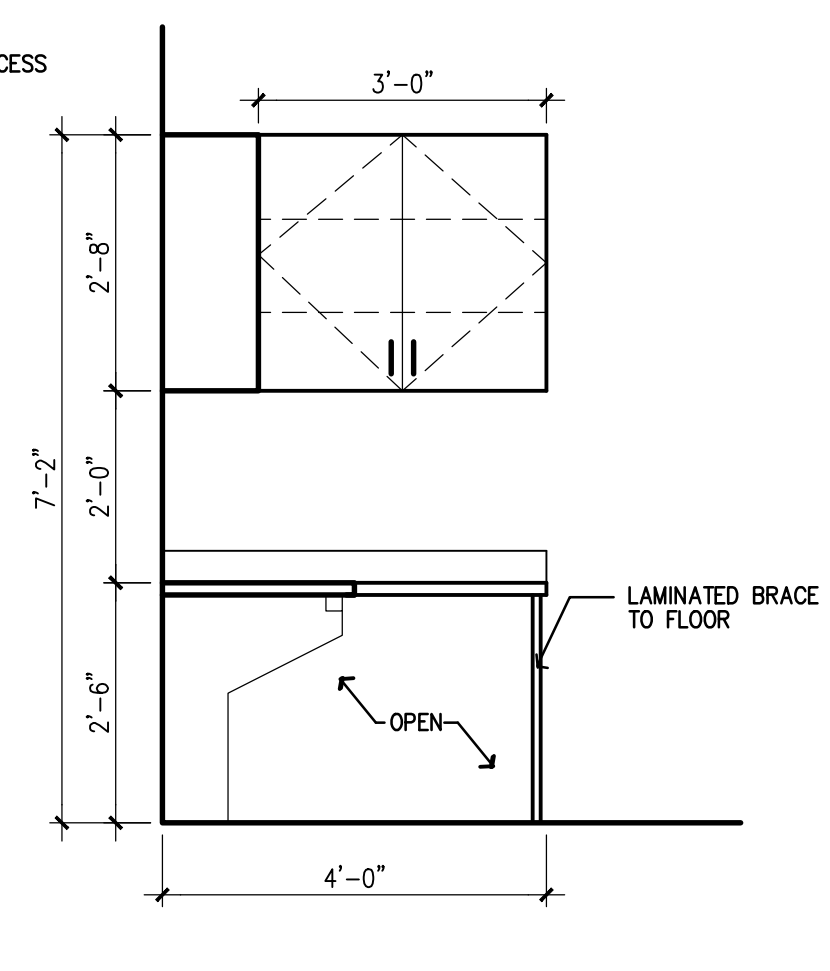
- ALL EXTERIOR SURFACES TO BE FINISHED W/ HIGH PRESSURE LAMINATE LAMINATE AT TOP OF COUNTERTOPS SHALL BE 1/4" THICK ALL INTERIOR CABINET SURFACES TO BE WHITE MELAMINE U.O.N.
- PRIOR TO ORDERING AND FABRICATION OF ALL CASEWORK, BUT AFTER ALL WALLS ARE CONSTRUCTED, CABINET CONTRACTOR SHALL VERIFY ALL CRITICAL CLEARANCES.
- ALL CABINET DIMENSIONS ARE NOMINAL. CABINET CONTRACTOR IS RESPONSIBLE FOR ACTUAL DIMENSIONS, TOLERANCES AND NECESSARY CLEARANCES.
- PROVIDE IN-WALL BLOCKING AS REQUIRED
- ALL EXPOSED COUNTERTOP CORNERS MUST HAVE 2" RADIUS AND 1 1/2" OVERHANG.
- FILE DRAWERS TO BE BUILT TO ACCOMMODATE PEDAFLEX FILES
- PROVIDE SUPPORT BRACKETS @ 3'-0" MAX. INTERVALS.

NOTE:
PRIOR TO ORDERING CASEWORK CONTRACTOR SHALL VERIFY ALL OWNER SUPPLIED EQUIPMENT FOR SIZES AND PROPER FIT.

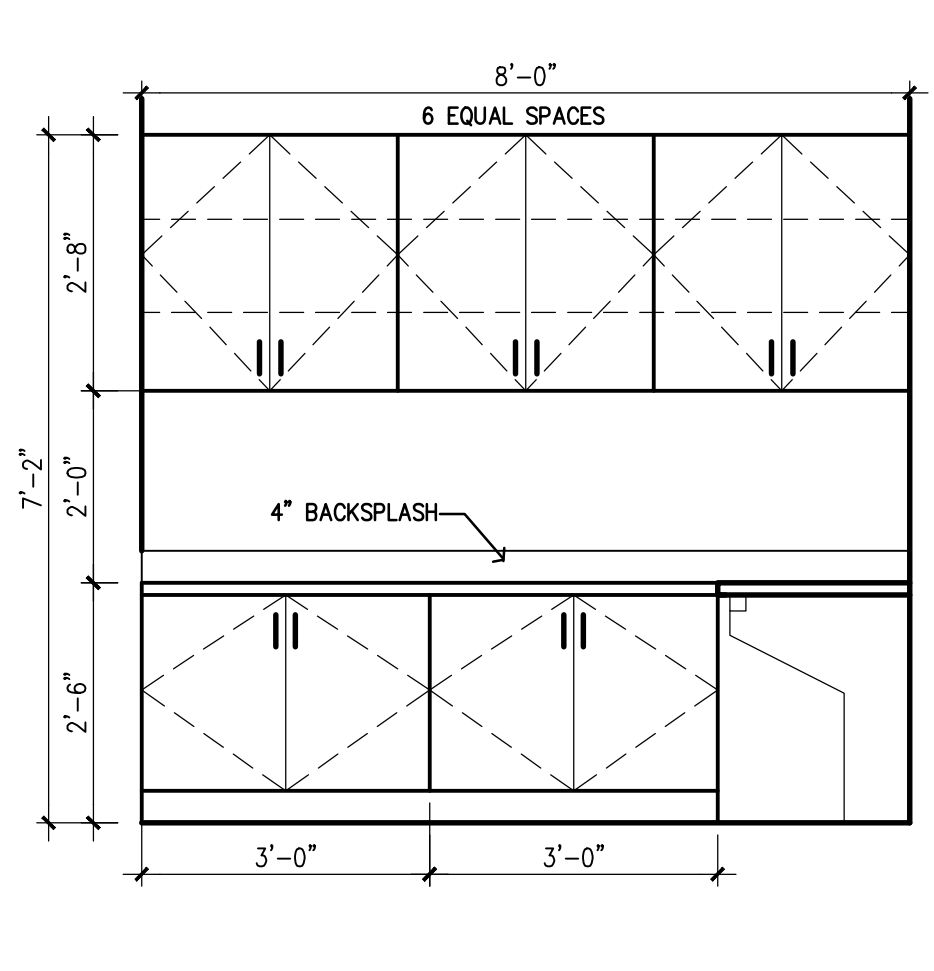
NOTE:
SUBMIT SHOP DRAWINGS FOR CLIENT'S APPROVAL.



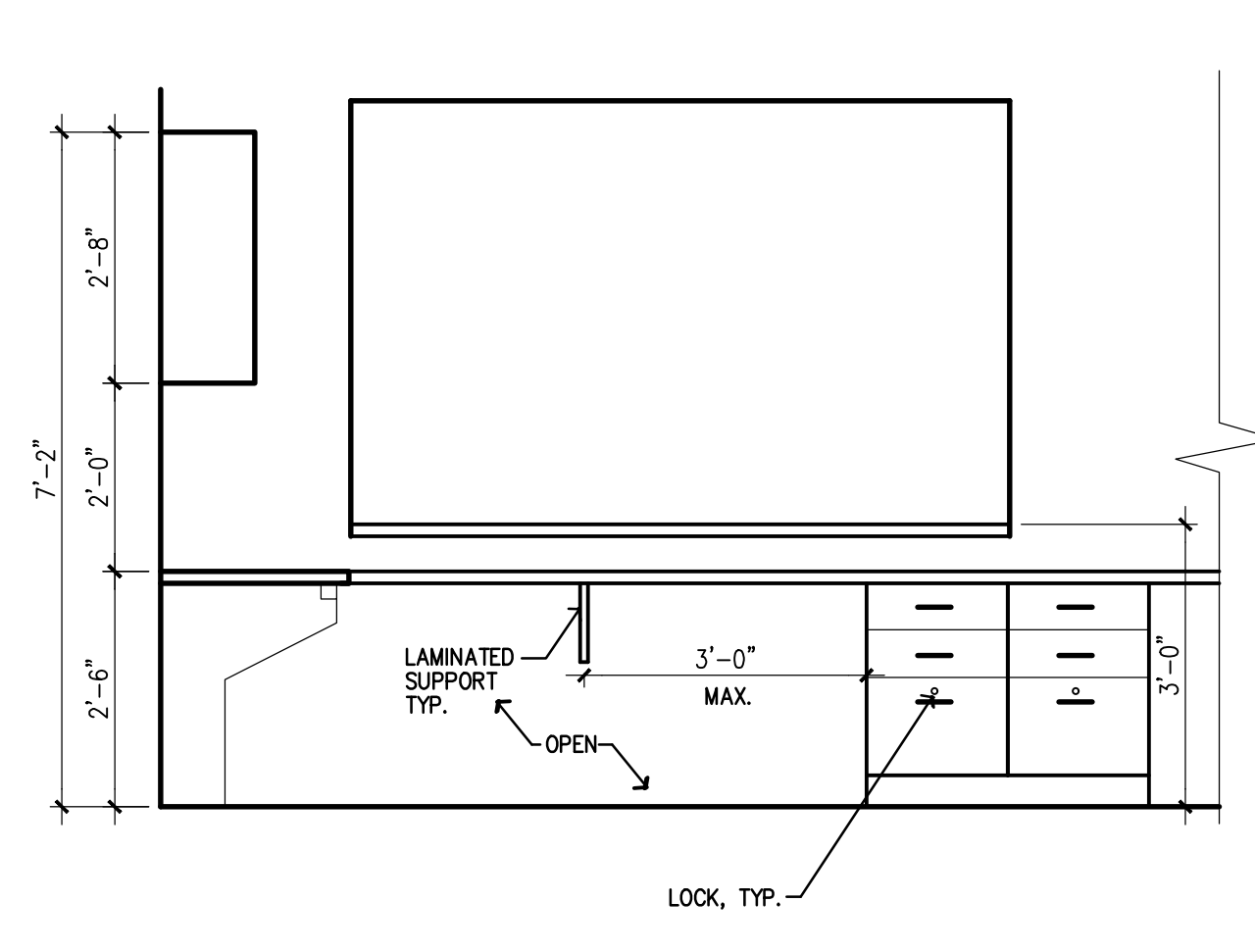
4 MANAG.
1/2"=1'-0"



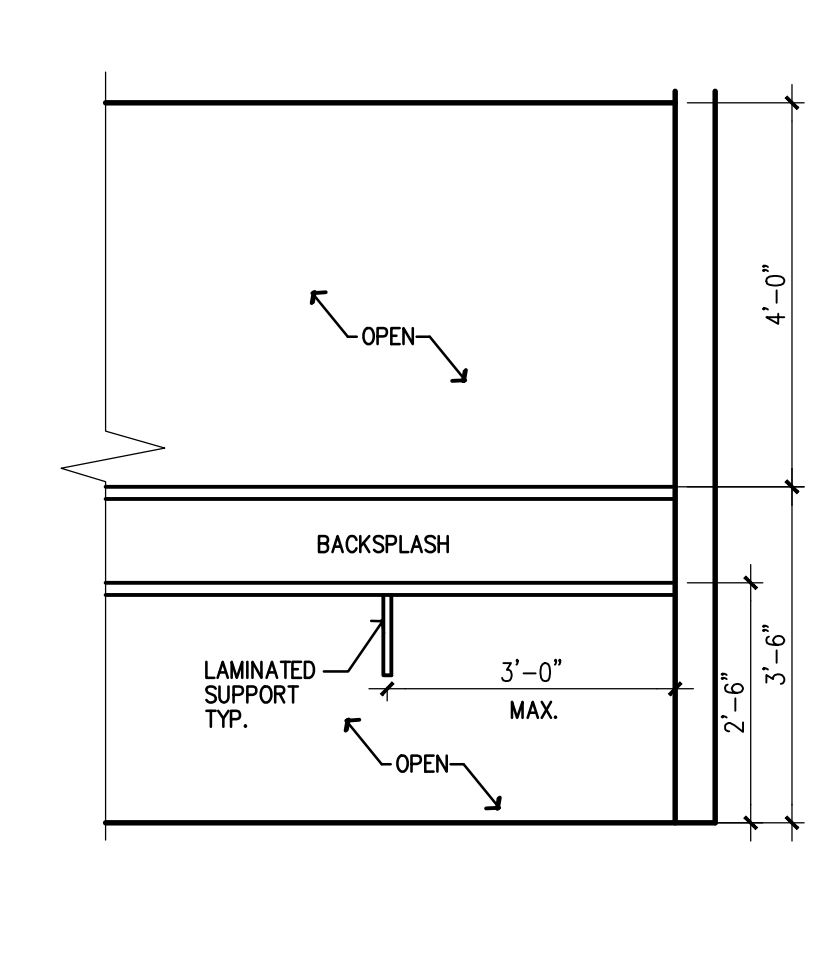
5 MANAG.
1/2"=1'-0"



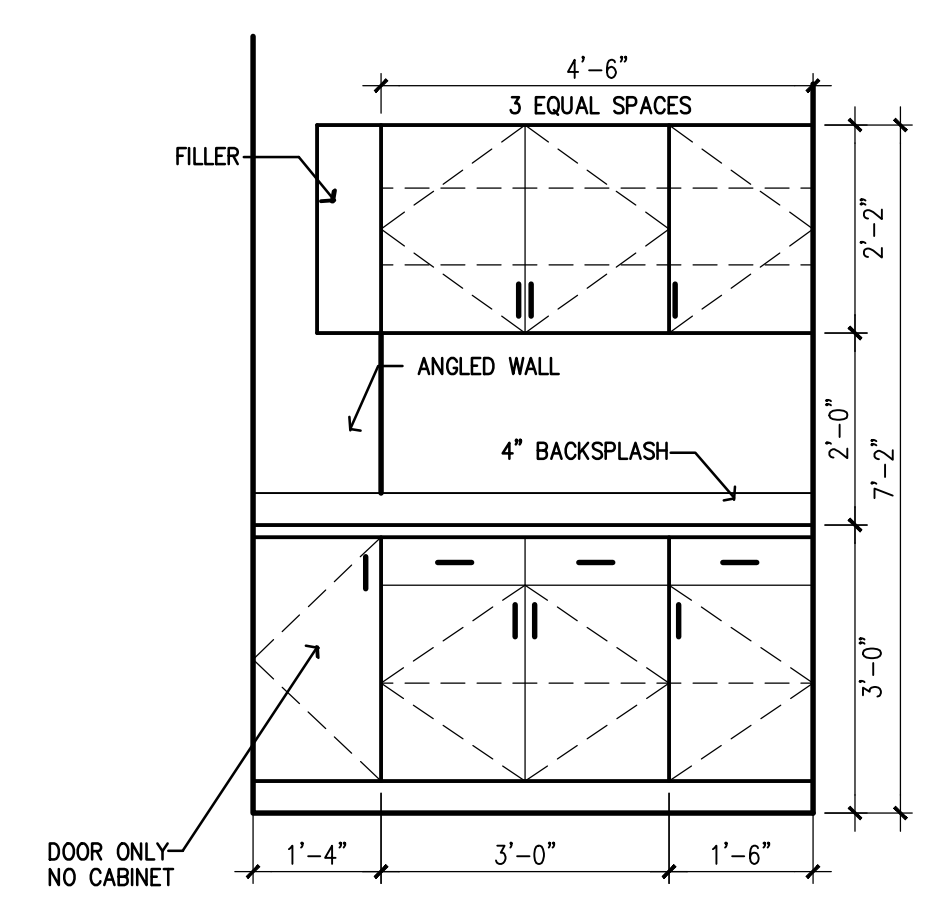
6 RECEPTION
1/2"=1'-0"



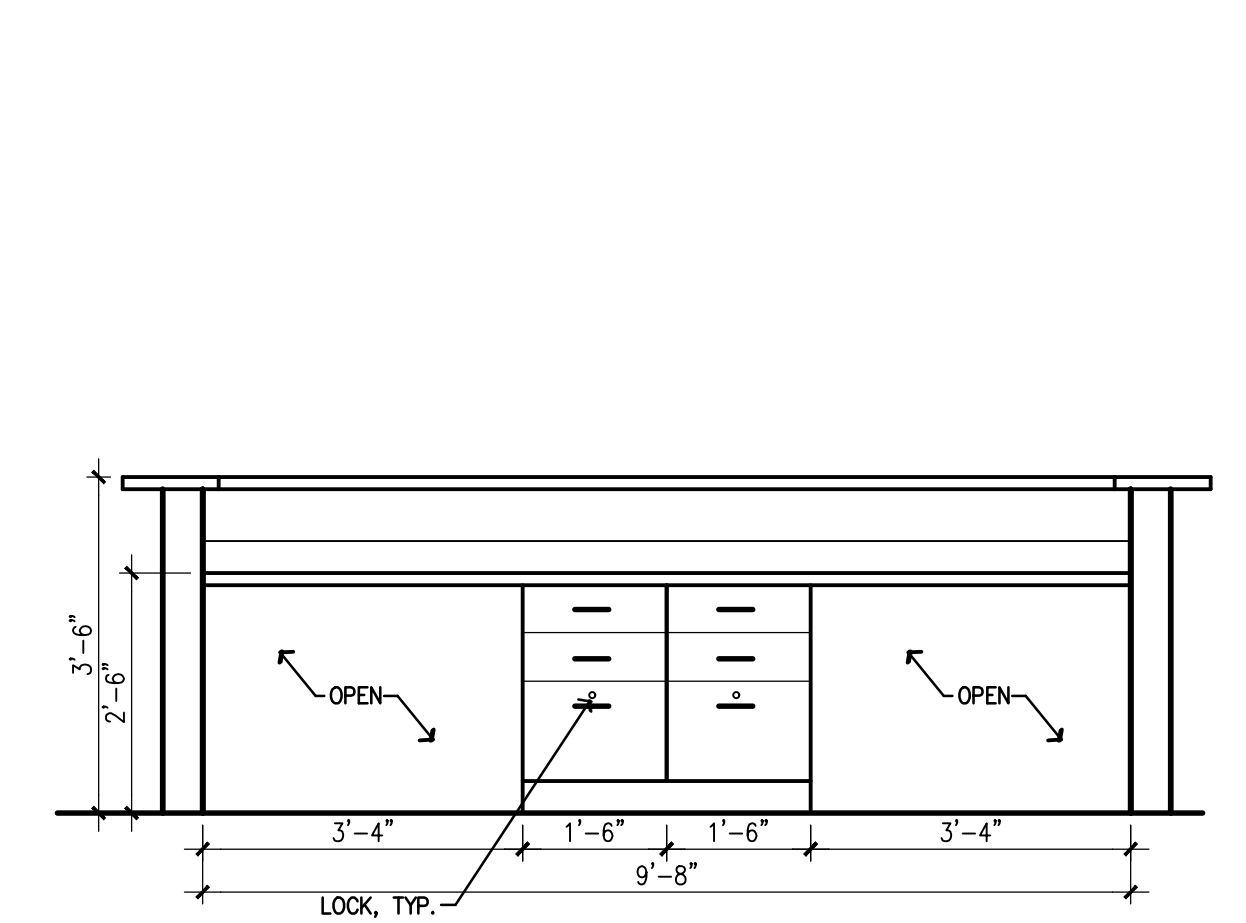
7 RECEPTION
1/2"=1'-0"



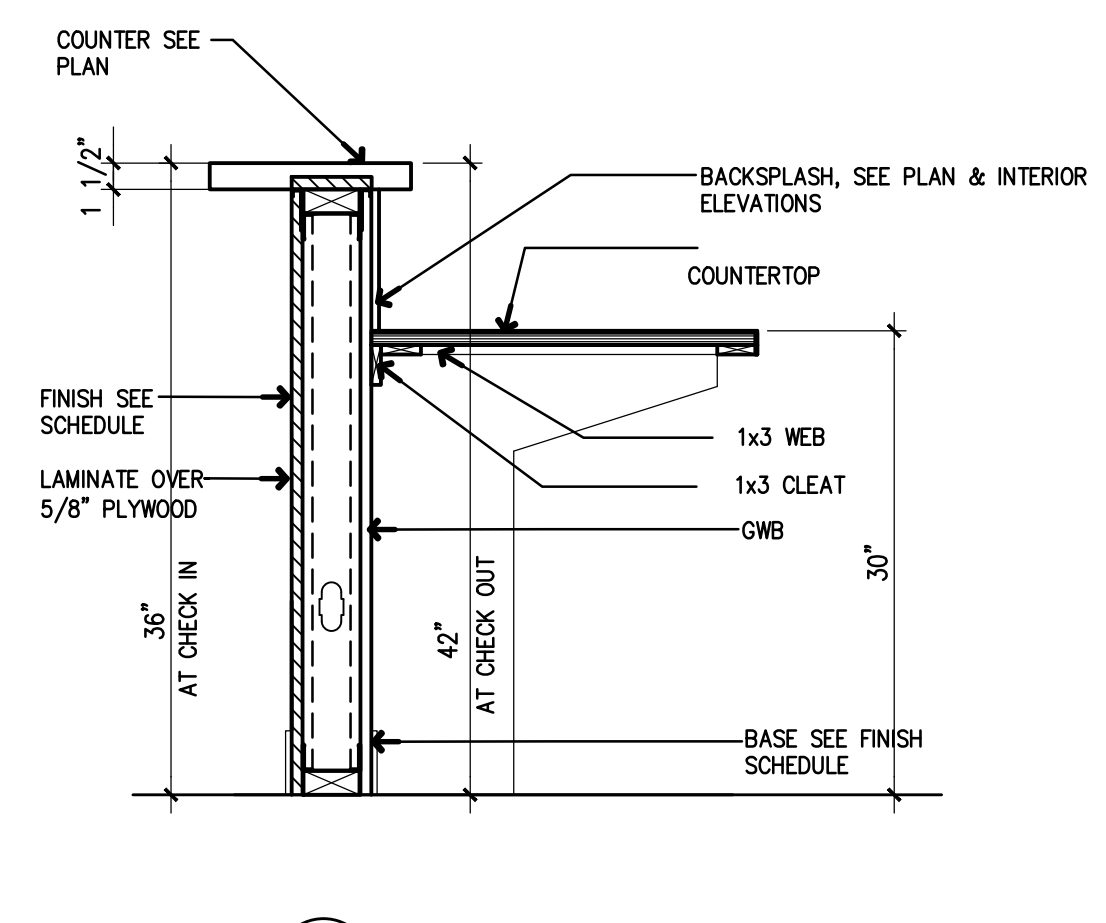
8 RECEPTION
1/2"=1'-0"



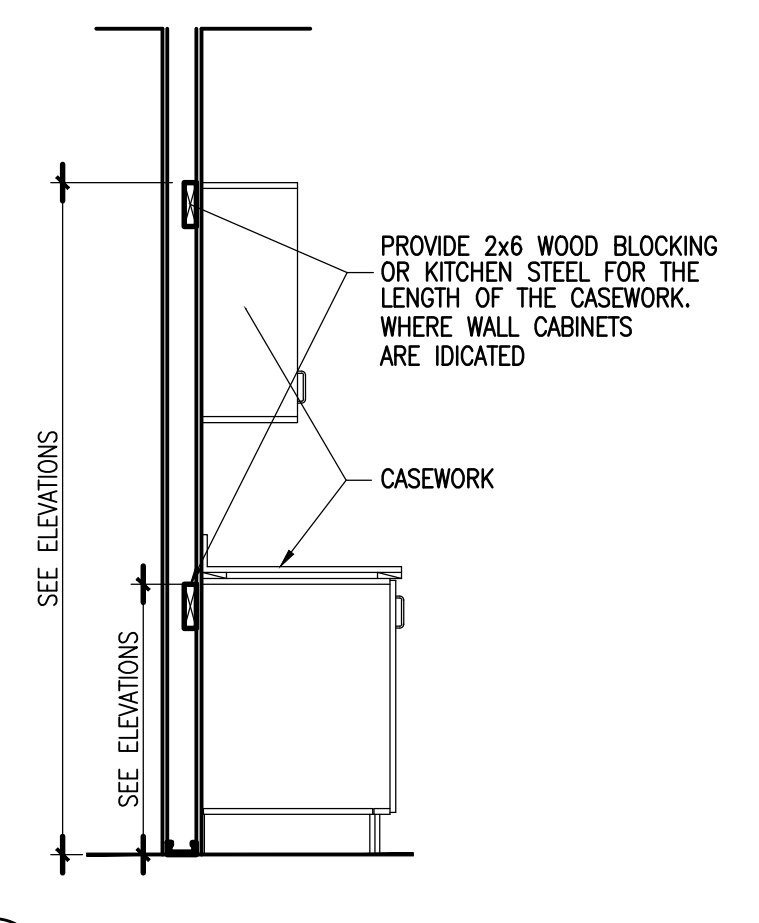
9 NURSE STATION
1/2"=1'-0"



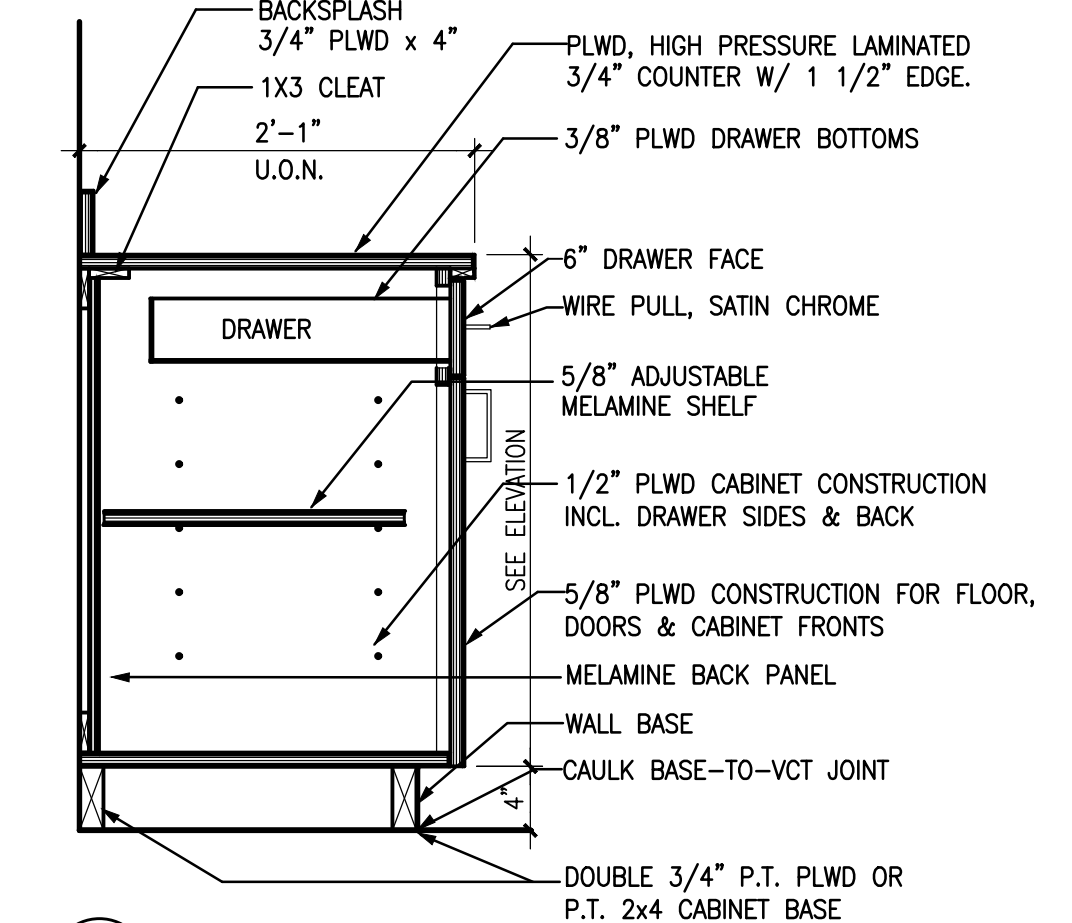
10 NURSE STATION
1/2"=1'-0"



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



12 TYP. MILLWORK BLOCKING
1/2"=1'-0"



13 TYPICAL CABINET
1"=1'-0"

**Interior Improvement for
Prospective Doctors Suite**
 9960 Central Park Boulevard, Suite 375
 Boca Raton, FL 33428

LESLAW A. CZACZYK AIA
AR 00015391

PROJ. NO. 16209
DESIGNED BY LAC
DRAWN BY AAA
DATE 10/14/16
SCALE AS SHOWN

CABINETRY ELEVATIONS

PANEL "A"												
RATED VOLTAGE: 120/208V, 3PH, 4W						LOCATION: SEE PLAN						
RATED AMPS: 125 AMPS						MOUNTING: RECESS						
MAIN: MLO (CU BUSS)						FEEDER CONDUCTORS: 4#1 THHN CU						
BRANCH POLES: 42						FEEDER CONDUIT: 1 1/2"						
INTERRUPTING RATE: 10 K A.I.C.						MANUFACTURER CAT.#: SQUARE-D NQDD						
BUS	KVA	DESCRIPTION		BRK TRP/PLS	WIRE/ COND.	CKT NO.	WIRE/ COND.	BRK TRP/PLS	DESCRIPTION	BUS	KVA	
A	B	C								A	B	C
3.3	3.3		AHU-1	40/2	#8-1"	1	#10-1"	45/2	CU-1			
	2.1		AHU-2	25/2	#10-1"	5	#10-1"	30/2	CU-2			
2.1	2.3		EWB	30/2	#10-3/4"	9	#12-1/2"	20/1	RECEPT. RM. #101, #112, #113		0.9	
	2.3		DATA I.C.	20/1	#12-1/2"	13			COPIER		0.6	1.5
	0.8		MICROWAVE			15			RECEPT. RM. #112		0.6	
	1.5		REF.-BREAK			17			SMALL EQPT.-NURSE		1.2	1.2
1.2			SMALL APPLIANCE-BREAK			19			U/C REF.-LAB		1.2	
	0.9		RECEPT. RM. #107, #108			21			SMALL EQPT.-LAB		1.2	
	0.7		RECEPT. RM. #109, #114, #116			23			RECEPT. RM. #102, #103, #114, #116		0.7	
	0.7		RECEPT. RM. #106			25			LIGHTING		0.9	
	0.9		RECEPT. RM. #105, #107			27			RECIRC. PUMP		0.3	
	0.9		RECEPT. RM. #104, #105			29			SPACE			
			SPACE			31			LIGHTING		0.8	
						33			SPACE			
						35						
						37						
						39						
						41						
						42						
7.7	8.2	7.5	TOTAL						TOTAL	3.5	3.0	3.4
TOTAL BUS KVA			A: 11.2 KVA			TOTAL CONNECTED LOAD: 33.3 KVA = 92.5 AMPS			B: 11.2 KVA			
			C: 10.9 KVA									
* NON-CONCURRENT LOADS			DEMAND LOAD: (ADD 25% TO LIGHTING) = 33.7 KVA = 93.6 AMPS									

POWER PLAN NOTES

- DO NOT INSTALL POWER OR DATA BOXES BACK-TO-BACK
- CONTRACTOR MUST OBTAIN APPROVAL OF ALL RECEPTACLES AND PHONE/DATA OUTLET LOCATIONS BEFORE ROUGH-IN
- ALL RECEPTACLES ON OPPOSITE SIDES OF RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY NOT LESS THAN 24"
- ALL RECEPTACLES, CONDUITS, SWITCHES AND WIRING IN PATIENT CARE AREAS SHALL COMPLY WITH NEC (REDUNDANT GROUND)
- ALL EMERGENCY LIGHTS AND EXIT SIGNS SHALL BE WIRED AHEAD OF SWITCHES.
- WALL RECEPTACLES, PLATES & SWITCHES TO BE IVORY. CEILING RECEPTACLES TO BE WHITE.

DRAWING KEYNOTES

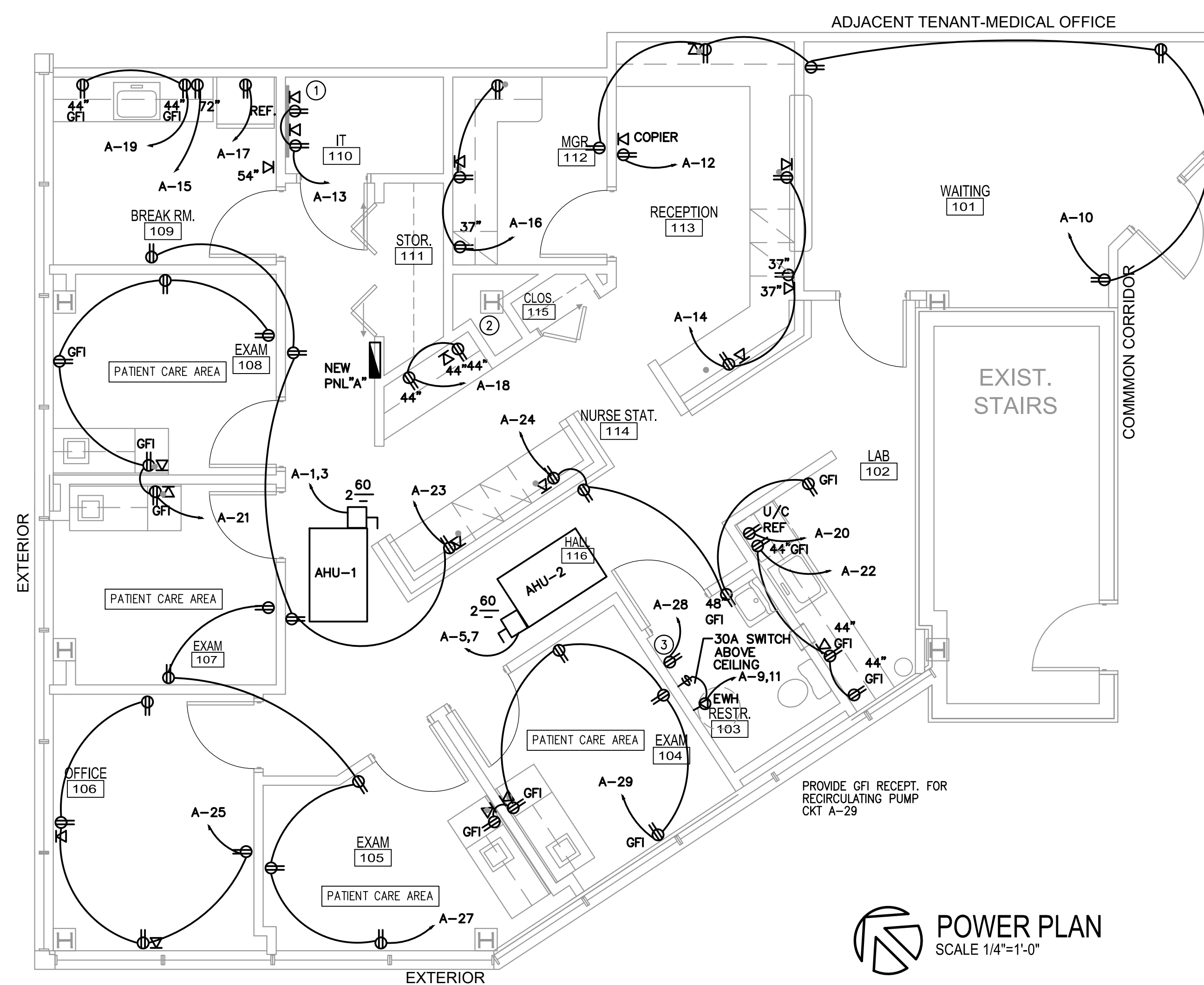
- PROVIDE 3/4" PLYWOOD BACKBOARD, VERIFY LOCATION, 3 FT. WIDE, 6 FT. HIGH, PAINT FLAT BLACK.
- RUN POWER AND 3/4" CONDUIT FOR CONTROLS UP TO CONDENSING UNIT ON ROOF THROUGH DEDICATED SPACE AT WET COLUMN. OFFSET IN CEILING SPACE AS REQUIRED TO REACH EXISTING ROOF OPENINGS. (TYPICAL A/C UNIT)
- RECIRCULATING HW PUMP ABOVE CEILING SPACE

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%

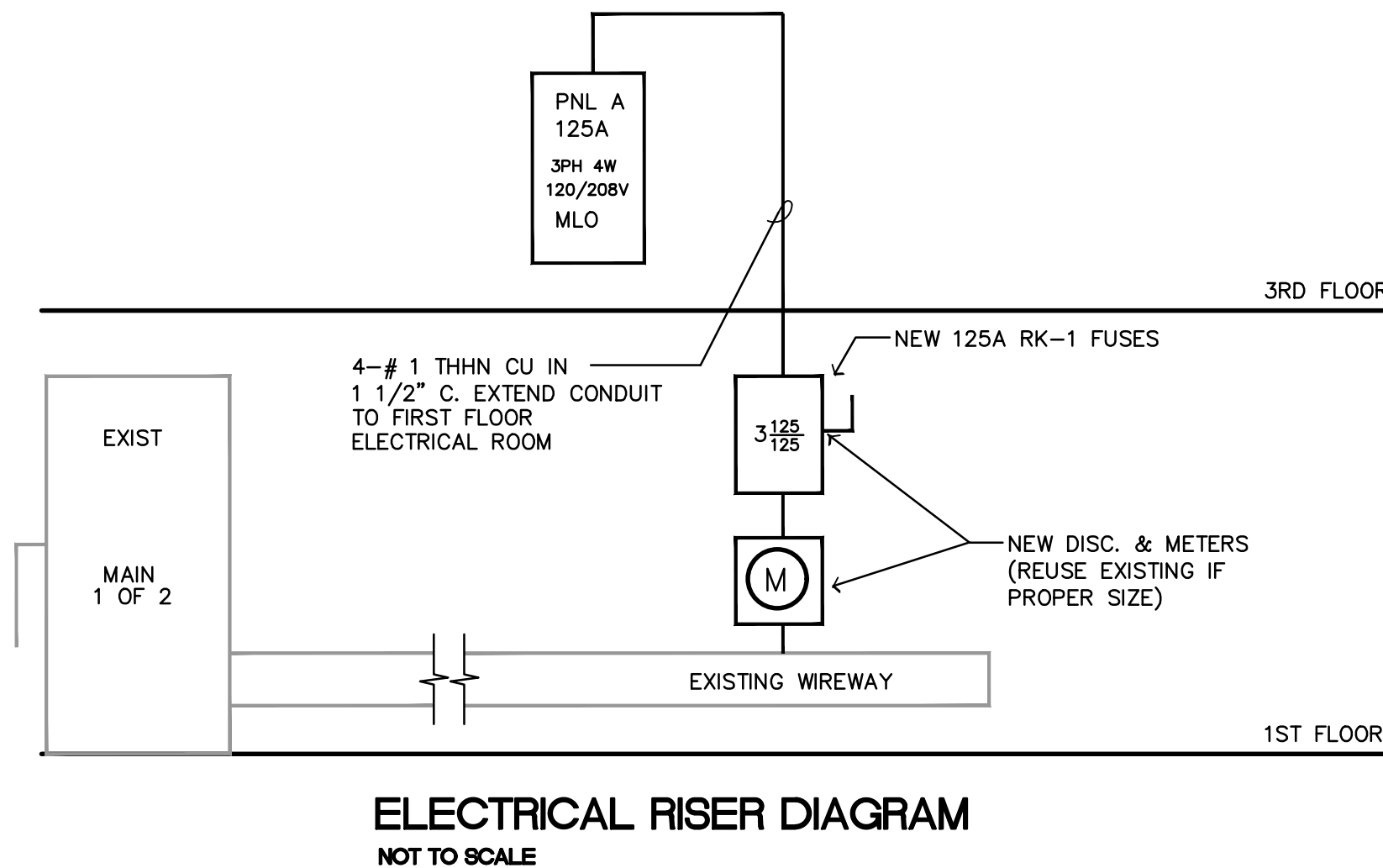
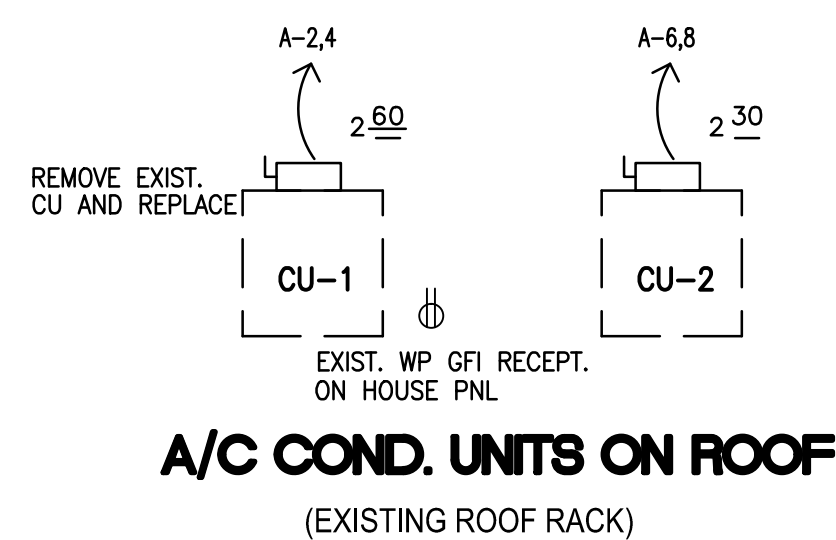
POWER PLAN LEGEND

- DUPLEX RECEPTACLE AT 18" A.F.F. U.O.N.
- SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- DATA/PHONE RECEPTACLE AT 18" AFF U.O.N. (EMPTY)
- FAN MOTOR
- DISCONNECT SWITCH



NOTE: EXISTING DEVICES TO BE RECIRCULATED AS SHOWN

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



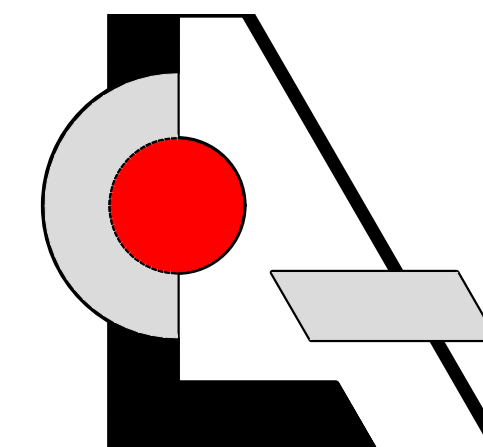
NOTE: SCOPE OF WORK SHALL INCLUDE REMOVAL OF EXISTING INDOOR & OUTDOOR EQUIPMENT SERVICING THIS SPACE

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

EMERGENCY LIGHTS & EXIT 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.

ALL RECEPTACLES IN PATIENT CARE AREAS SHALL BE HOSPITAL GRADE. ALL WIRING IN PATIENT CARE AREAS INCLUDING WIRING OF EQUIPMENT SHALL COMPLY WITH NEC (INSULATED REDUNDANT GROUND & GROUNDING RACEWAY)



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REVISIONS / DATE

NO.	DESCRIPTION	DATE

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SCALE AS SHOWN

POWER PLAN NOTES

LIGHTING PLAN LEGEND

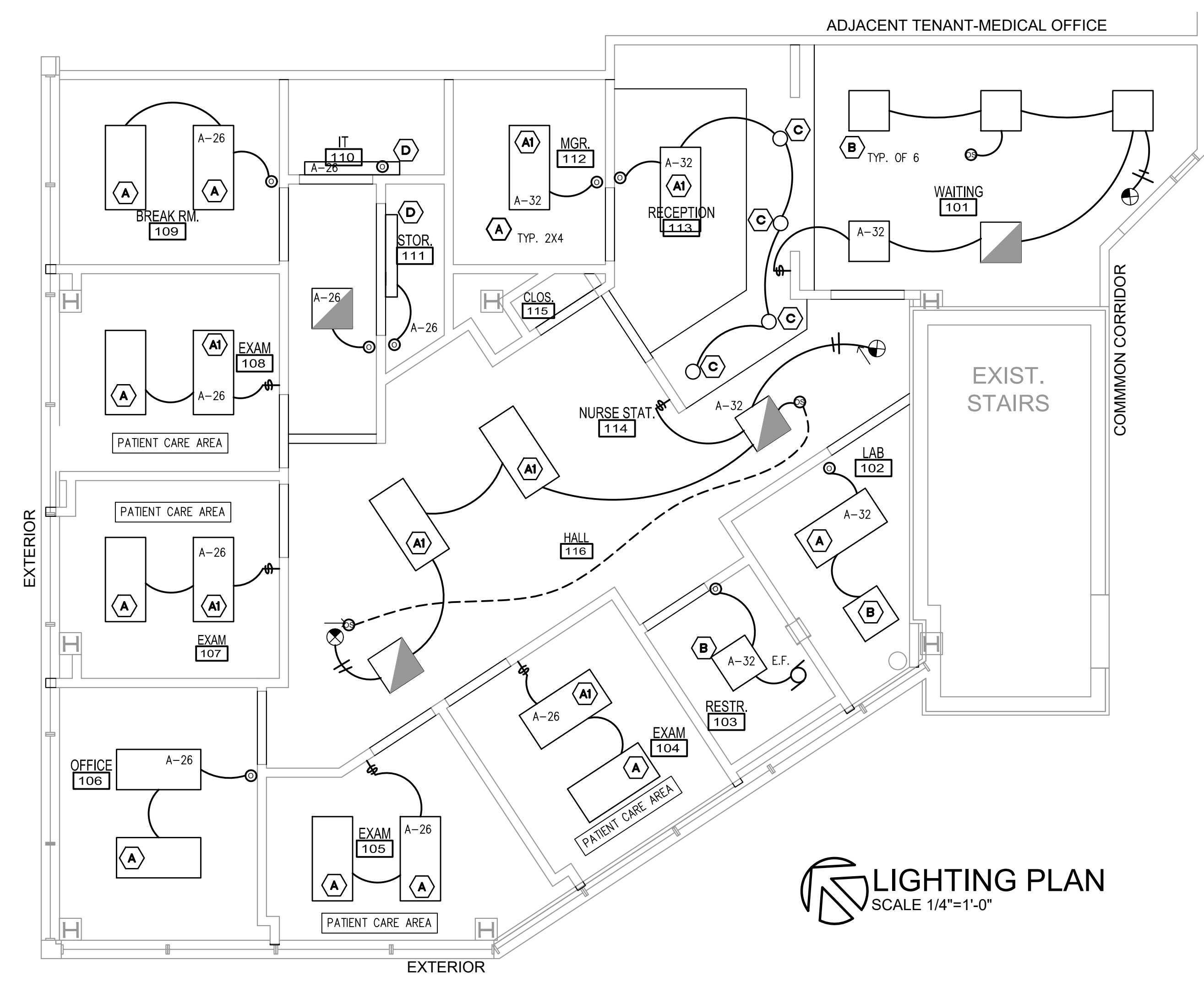
	2x4 DROP-IN FLUORESCENT FIXTURE
	2x2 DROP-IN FLUORESCENT FIXTURE
	HI-HAT
	EXIT SIGN W/ EMERG. OPER.
	EMERGENCY BATTERY PACK
	FIXTURE W/ EMERG. BATTERY BACKUP & RELAY
	EXHAUST FAN

- ### LIGHTING PLAN NOTES
- ALL EMERGENCY & EXIT LIGHTS SHALL BE WIRED AHEAD OF SWITCHES AND OCCUPANCY SENSORS.
 - INSTALL LIGHTING CONTACTORS WHERE REQUIRED.
 - MOUNTING & DIRECTIONAL ARROWS FOR EXIT SIGNS - AS REQUIRED

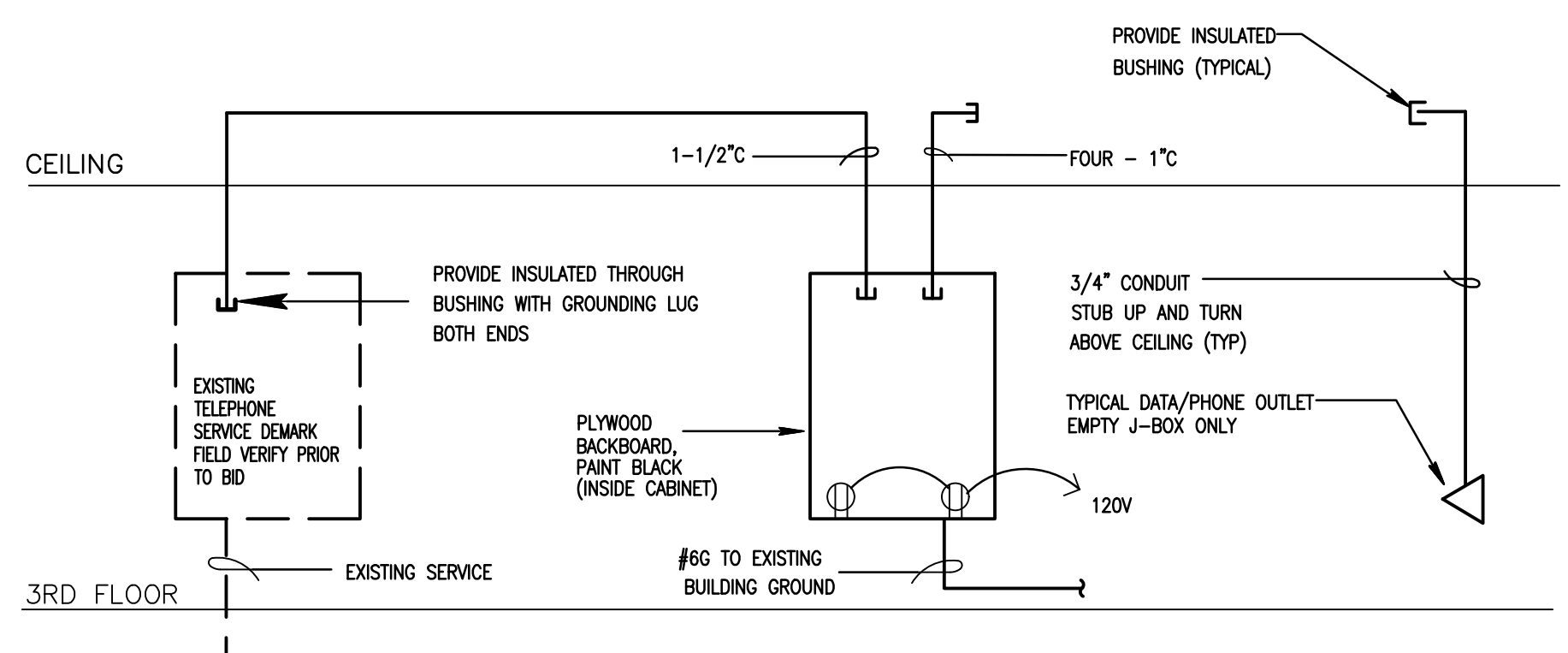
ALL RECEPTACLES IN PATIENT CARE AREAS SHALL BE HOSPITAL GRADE. ALL WIRING IN PATIENT CARE AREAS INCLUDING WIRING OF EQUIPMENT SHALL COMPLY WITH NEC (INSULATED REDUNDANT GROUND & GROUNDING RACEWAY)

- ### OCCUPANCY SENSOR SCHEDULE
- OCCUPANCY SENSOR INTEGRATED W/SWITCH SET TO 30 MIN. MAX. SENSOR SWITCH WSD PDT MULTI-TECHNOLOGY
 - OCCUPANCY SENSOR TO CONTROL ALL LIGHTS IN THE ROOM (UNLESS OTHERWISE INDICATED) SET TO 30 MIN. MAX. SENSOR SWITCH CM PDT 9 MULTI-TECHNOLOGY USE SENSOR SWITCH CM PDT 10 FOR EXTENDED RANGE. PDT 10 NOTED ON PLAN

- ### ELECTRICAL SPECIFICATIONS
- A) GENERAL PROVISIONS**
- THE WORK SHALL CONSIST OF FURNISHING LABOR, EQUIPMENT, AND MATERIALS TO PROVIDE THE COMPLETE INTEGRATED AND PROPER FUNCTIONING SYSTEMS AS SHOWN ON THE DRAWINGS.
 - ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATING AND ORDINANCES.
 - ALL EQUIPMENT AND MATERIALS SHALL BE NEW OR EXISTING IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANSI, UL, ETC.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO AS TO AVOID INTERFERENCES.
 - THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS. FIELD VERIFICATIONS OF DIMENSIONS IS DIRECTED.
 - SECURE PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES.
 - UPON COMPLETION OF THE WORK, FURNISH TO THE OWNER CERTIFICATES OF FINAL INSPECTIONS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.
 - ALL WORKS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
 - 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 JOB THROUGH.
 - 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.
 - CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND AMP RATING BEFORE CONNECTION TO CIRCUITS.
 - 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**
- ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS. HOSPITAL GRADE ARMORED CABLE PROVIDING CONTINUE GROUND IS ALLOWED. ALL WIRING FOR LIGHTING AND POWER IN PATIENT CARE AREAS SHALL HAVE REDUNDANT GROUND PER NEC
 - MINIMUM CONDUIT SIZE SHALL BE 1/2" TRADE SIZE.
 - USE FLEXIBLE CONDUIT FOR CONNECTIONS TO VIBRATION EQUIPMENT SUCH AS MOTORS AND TRANSFORMERS. LIQUID-TIGHT FLEXIBLE CONDUIT SHALL BE USED IN DAMP AND WET LOCATIONS.
 - EXPOSED CONDUIT SHALL BE RUN PARALLEL TO BUILDING LINES.
 - DO NOT INSTALL CONDUITS LARGER THAN 1/3 THE SLAB THICKNESS IN CONCRETE SLABS.
 - 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 NEC.
 - PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH ARTICLE 300 OF THE NEC.
 - PROVIDE EXPANSION FITTINGS IN CONDUIT RUNS CROSSING STRUCTURAL EXPANSION JOINTS.
 - PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF BREAKERS.
- C) CONDUCTORS**
- ALL WIRING SHALL BE COPPER.
 - CONDUCTORS SHALL BE RATED 600V. WITH TYPE THHN INSULATION.
 - WIRES SIZES #10 AWG AND SMALLER SHALL BE SOLID CONDUCTOR WITH TYPE THHN INSULATION. WIRES SIZES #8 AND LARGER SHALL BE STRANDED WITH TYPE THHN INSULATION. CONTRACTOR TO USE HIS BEST DISCRETION IN THE INSTALLATION. LOCAL CODES SUPERSEDE.
 - MINIMUM CONDUCTOR SIZE SHALL BE #12. CONTROL WIRING MAY BE SMALLER.
- D) LIGHTING PANELS**
- PROVIDE LIGHTING AND RECEPTACLE PANEL AS INDICATED ON THE PLANS AND AS SPECIFIED HEREIN. ALL PANELS SHALL BE DEAD FRONT, CIRCUIT BREAKERS TYPE, LOAD CENTER DESIGN AND SHALL BEAR THE UL LABEL AS WELL AS MEET ALL APPLICABLE AREA REQUIREMENTS.
 - UNLESS OTHERWISE NOTED, TOP OF PANELS SHALL BE MOUNTED AT 6' AFF. TO TOP.
 - ALL PANELS SHALL HAVE TYPEWRITTEN CIRCUIT DIRECTORIES MOUNTED INSIDE OF DOOR.
 - PANELS SHALL BE SUITABLE FOR THE SERVICE RATING AND THE A.I.C. RATING INDICATED ON THE PANELS SCHEDULES.
 - ALL BREAKERS SHALL BE FULL SPACE, INDIVIDUAL FRAME TYPE, NO "PIGGY-BACK" OR TANDEM BREAKERS WILL BE PERMITTED.
- E) SAFETY SWITCHES**
- ALL NEW SAFETY SWITCHES SHALL BE STANDARD DUTY TYPE "HD", FUSIBLE OR NON-FUSIBLE WITH POLES, AMPERE AND SERVICE RATINGS AS INDICATED ON THE PLANS. LUGS SHALL BE UL LISTED FOR CU-AL.
 - ENCLOSURES FOR SAFETY SWITCHES SHALL BE NEMA 1, EXCEPT FOR SWITCHES MARKED "WP" (WEATHERPROOF) SHALL BE NEMA 3R.
- F) FUSES**
- 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.
 - NEW FUSES RATED 0 TO 600 AMPS SHALL BE AS FOLLOWS:
 - a) CIRCUIT BREAKER PANEL PROTECTION - UL CLASS RK-1, DUAL ELEMENT (BUSSMANN "LDV PEAK" OR EQUAL)
 - b) MOTOR CIRCUIT PROTECTION - UL CLASS RK-5, DUAL ELEMENT (BUSSMANN "FUSETRON" OR EQUAL)
 - NEW FUSES RATED 601 AMPS OR LARGER SHALL BE UL CLASS L TIME DELAY (BUSSMANN "HI-CAP" OR EQUAL).

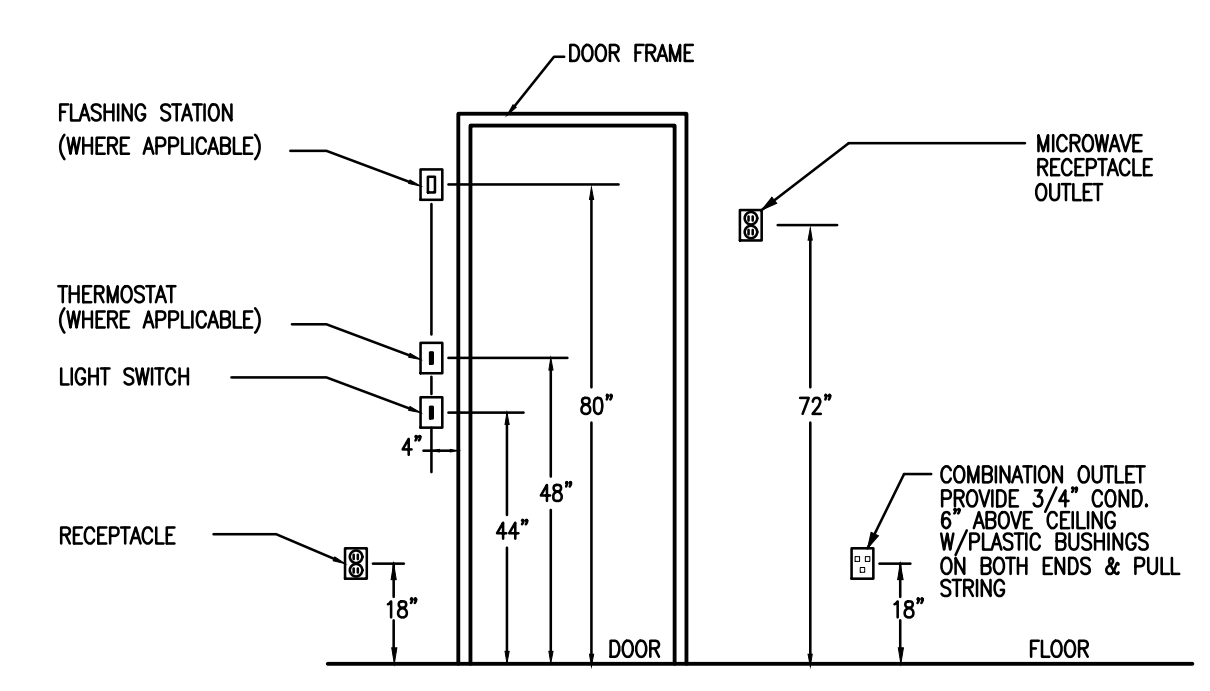


LIGHTING PLAN
SCALE 1/4"=1'-0"

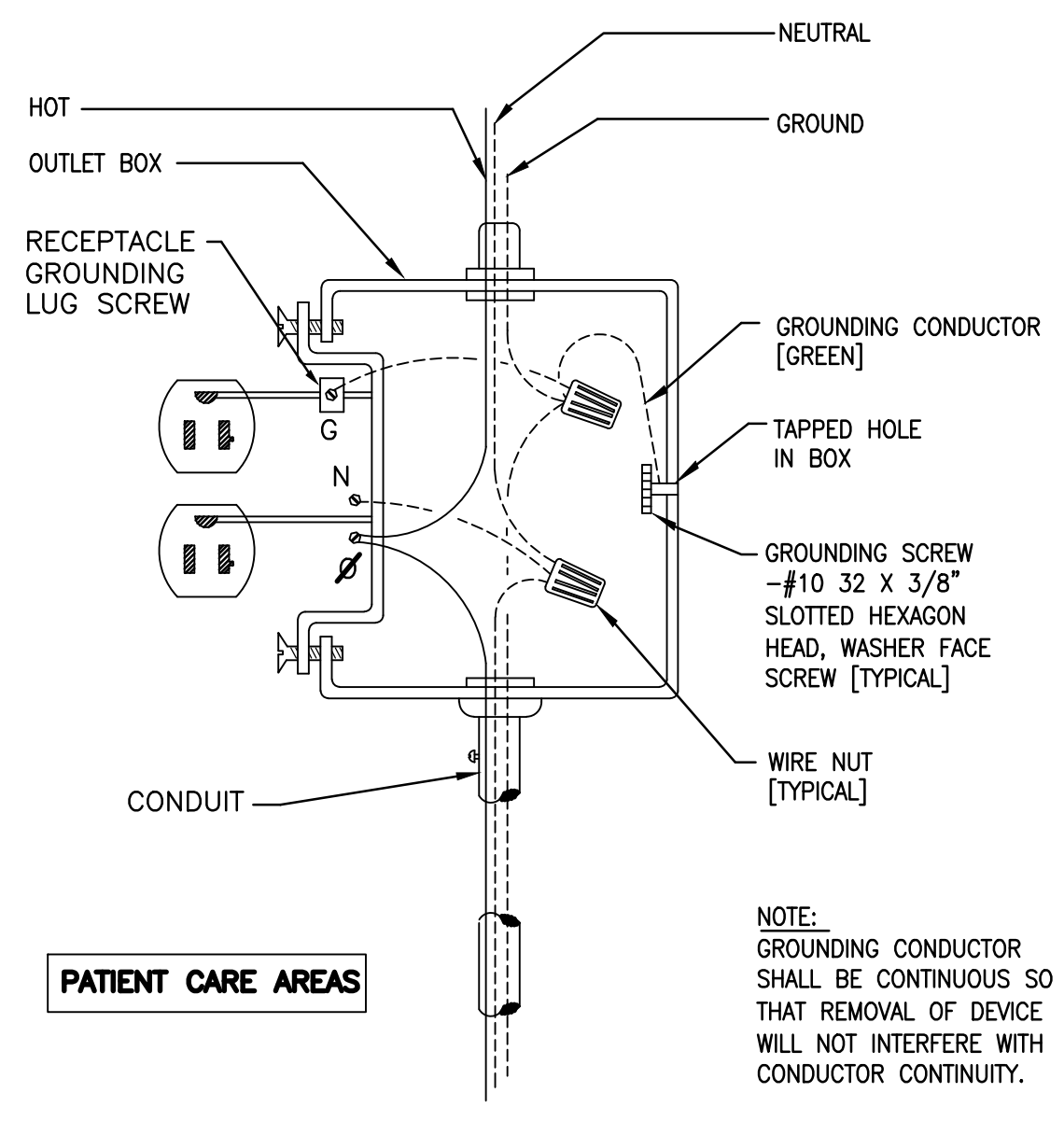


- NOTES**
- TELEPHONE AND DATA WIRING SHALL BE UL LISTED FOR USE ON ENVIRONMENTAL AIR SPACES IN CONFORMANCE WITH NEC ARTICLE 300-22(C) - UNDER SEPARATE PERMIT
 - COORDINATE WORK WITH TELEPHONE CONTRACTOR/SUPPLIER.
 - BACKBOARD LENGTH PER PHONE CONTRACTOR

TELEPHONE/DATA RISER DIAGRAM
NOT TO SCALE



DEVICE INSTALLATION DIAGRAM
NOT TO SCALE



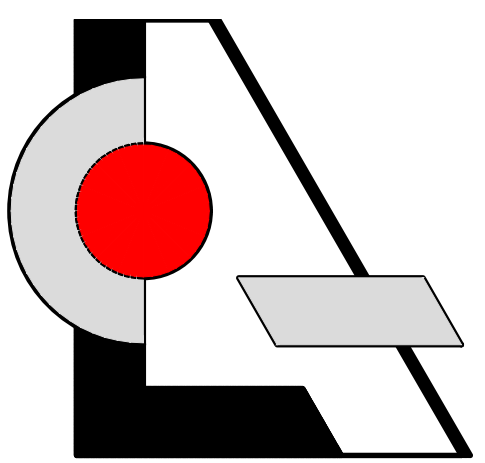
NOTE:
GROUNDING CONDUCTOR SHALL BE CONTINUOUS SO THAT REMOVAL OF DEVICE WILL NOT INTERFERE WITH CONDUCTOR CONTINUITY.

GROUND RECEPTACLE DIAGRAM
N.T.S.

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MOUNT	LAMP	VOLT	MANUFACTURER	CATALOG	REMARKS
A	2X4 LAY IN LED	GRID	LED 46.2W	MVOLT	LITHONIA	2FSL4-48L-MVOLT E21-LP840	
A1	2X4 LAY IN LED	GRID	LED 52.4W	MVOLT	LITHONIA	2FSL4-60L-MVOLT E21-LP840	
B	2X2 LAY IN LED	GRID	LED 34.7W	MVOLT	LITHONIA	2FSL2-33L-MVOLT E21-LP840	
C	4" HI-HAT	RECESSED	LED 20W	120	ELITE/MAXILUME	HH4-LED-1200L-DIM10-120 MD-40K-85+4510-CL-WH-FR	
D	UTILITY	SURFACE	LED 17.5W	MVOLT	LITHONIA	WL2-18L-E21-LP840 NESPDT7	
	EMERGENCY LIGHT	SURFACE	1.44W LED		LITHONIA	ELM2-1/2-EL	②
	EXIT LIGHT	SURFACE	3.8W LED		DUAL LITE	EDGR-1-R-EL	① ② GREEN

- PROVIDE SINGLE OR DUAL FACE, WALL OR CEILING MOUNT, AS SHOWN ON PLANS. CONNECT FIXTURES TO UNSWITCHED HOT LEG OF CIRCUIT.
- PROVIDE BATTERY/INVERTER BACKUP FOR 90 MINUTES IN ACCORDANCE WITH NFPA REQUIREMENTS. CONNECT FIXTURES TO UNSWITCHED HOT LEG OF CIRCUIT, PROVIDE MULTI-TAP BALLAST. ELECTRICAL CONTRACTOR SHALL ORDER FIXTURES WITHIN 5 DAYS OF BEING AWARDED PROJECT PROGRAM START BALLASTS SHALL BE ORDERED FOR ALL FIXTURES ON OCCUPANCY SENSORS ALL COLOR TEMPERATURES TO BE IN 41K RANGE



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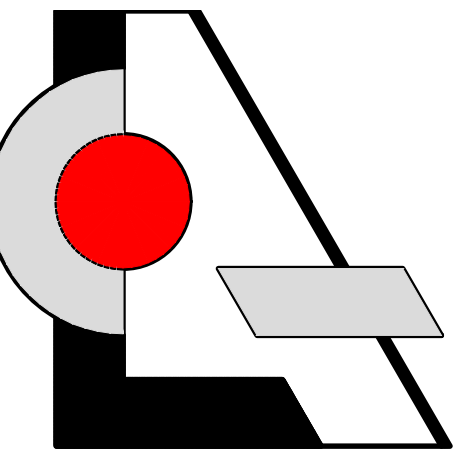
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LIGHTING PLAN



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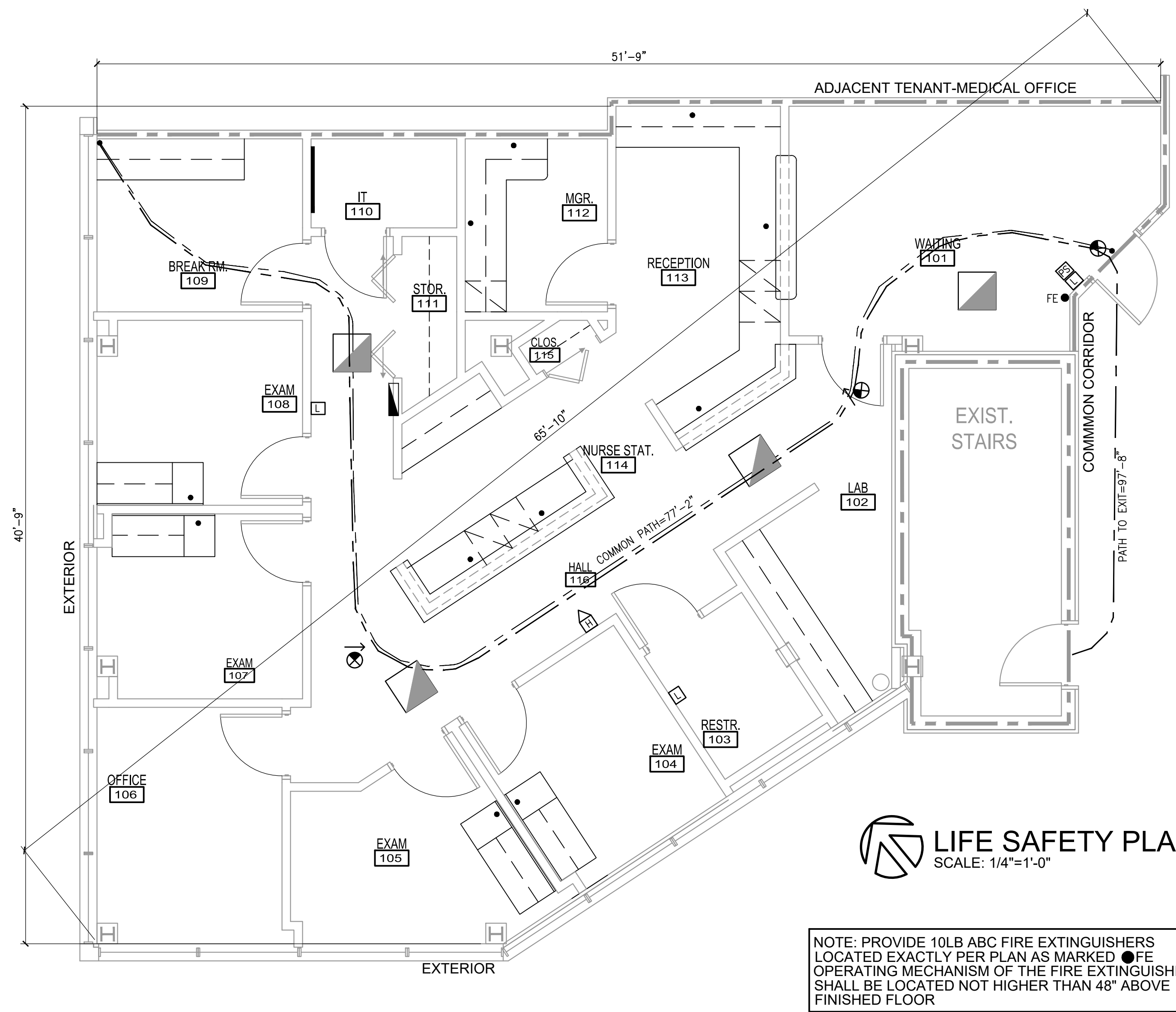
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LIFE SAFETY PLAN
SCALE: 1/4"=1'-0"

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

OCCUPANT LOAD
1,584 SF/100 = 16 OCC.

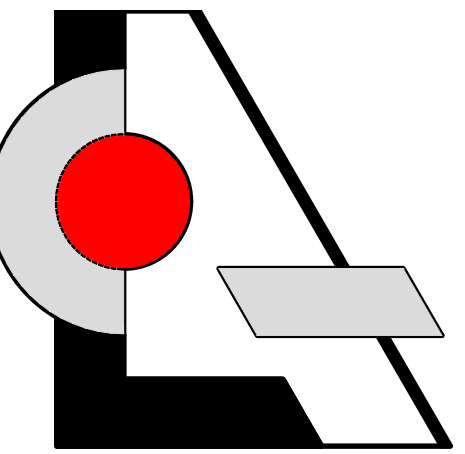
<p>PLAN LEGEND</p> <p>● FE WALL HUNG FIRE EXTINGUISHER 10LB ABC</p> <p>--- EXIST. 1 HR FIRE RATED PARTITION</p> <p>LIGHTING</p> <p>⊙ EXIT SIGN</p> <p>⊞ FIXTURE W/ EMERG. BATTERY BACKUP & RELAY</p> <p>⊞ WALL MOUNTED EMERGENCY BATTERY PACK</p> <p>F/A SYMBOL LEGEND</p> <p>⊞ FIRE ALARM HORN WITH VISUAL STROBE LTG.</p> <p>⊞ FIRE ALARM STROBE</p>	<p>DOOR REQUIREMENTS</p> <p>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</p>
	<p>FINISH REQUIREMENTS</p> <p>ALL WALL AND CEILING FINISHES IN PASSAGEWAYS SHALL CONFORM TO CLASS B REQUIREMENTS OF FBC AND NFPA 101.</p> <p>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.</p>
	<p>CODE NOTES:</p> <p>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."</p> <p>REFER TO SHEET T.1 FOR GENERAL CODE NOTES</p>
<p>PROJECT DATA</p> <p>REFER TO SHEET T.1</p>	

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LIFE SAFETY PLAN, NOTES



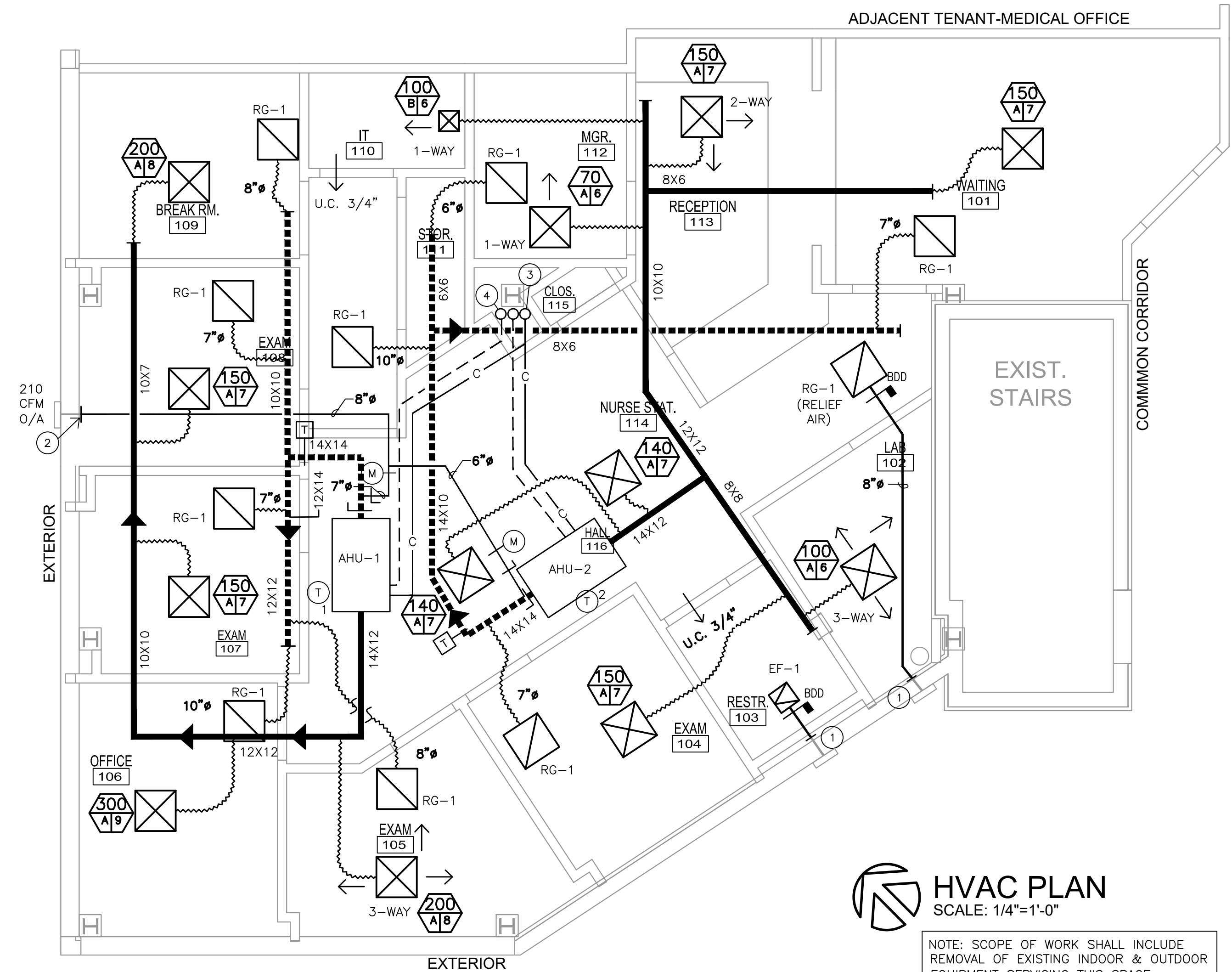
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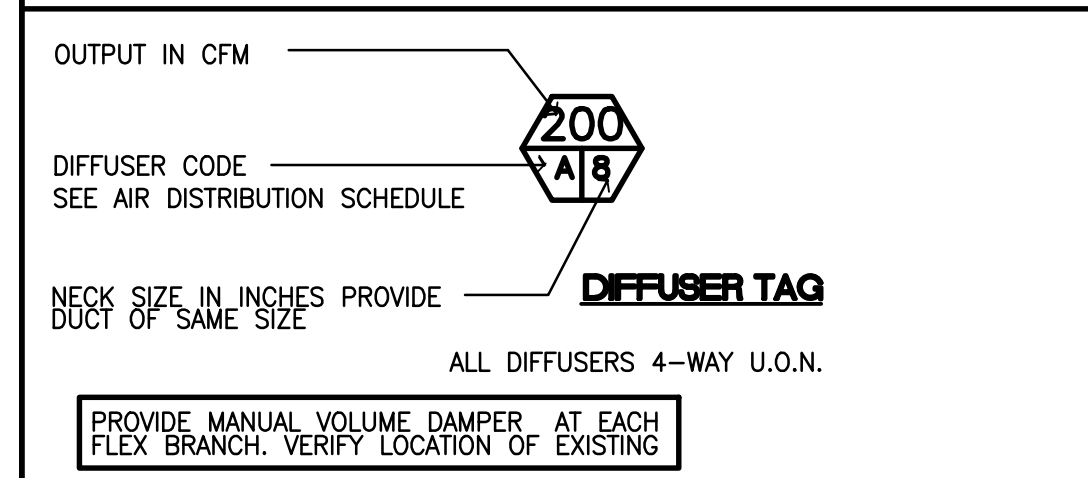
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HVAC PLAN
SCALE: 1/4"=1'-0"

NOTE: SCOPE OF WORK SHALL INCLUDE REMOVAL OF EXISTING INDOOR & OUTDOOR EQUIPMENT SERVING THIS SPACE

DIFFUSER LEGEND



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.
- DO NOT USE SERIES OF 45 DEGREE TURNS TO REPLACE A SINGLE 90 DEGREE TURN.
- 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 WITH EXTERIOR BLANKET TYPE R-6 INSULATION.
- AIR BALANCE TO BE PERFORMED BY THE AIR CONDITIONING CONTRACTOR TO THE OWNER'S COMFORT.
- ALL DUCT WORK SHALL BE BUILT AND 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.
- 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.
- 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 IS TO 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.

EXHAUST FAN/ROOF VENT DATA

FAN #	EF-1
QUANTITY	SEE PLAN
MANUFACTURER	GREENHECK
MODEL	SP-B70
CFM	50
E.S.P. IN. WG.	0.25
RPM	675
ELECTRIC V/ø/HZ	120/1/60
BACKDRAFT DAMPER	YES
INTEGRAL DISCONNECT METHOD	YES
BIRDSCREEN	-
ROOF CURB	-

TYPICAL NOTES

- THERMOFON NOT ALLOWED, USE GALV. METAL DUCT FOR EXHAUST.
- SUPPLY & INSTALL ALL NEW FILTERS.
- MUST INSTALL TURNING VANES ON ALL ELBOWS & TEES.
- 2 PIECE ELBOWS WILL NOT BE ACCEPTABLE.
- IN ADDITION TO TEST AND BALANCE PROVIDE COMFORT BALANCE AFTER USER OCCUPIES SPACE FOR AT LEAST 2 WEEKS
- EXHAUST FAN OPERATION SHALL BE INTERLOCKED WITH AHU OPERATION.
- TEST AND BALANCE SHALL BE BY INDEPENDENT LICENSED COMPANY
- INSTALL CONDENSING UNITS ON EXIST. EQPT. ROOF RACK. SECURE TO RACK TO MEET CODE WIND LOAD REQUIREMENTS.
- PROVIDE 2" DEEP TRAP WITH CLEANOUTS, RUN 3/4" SCH 40 PVC DRAIN LINES WITH 1" FOAM PLASTIC INSULATION TO EXIST. CONDENSATE RISER.

AIR CONDITIONING CONTROL SEQUENCE

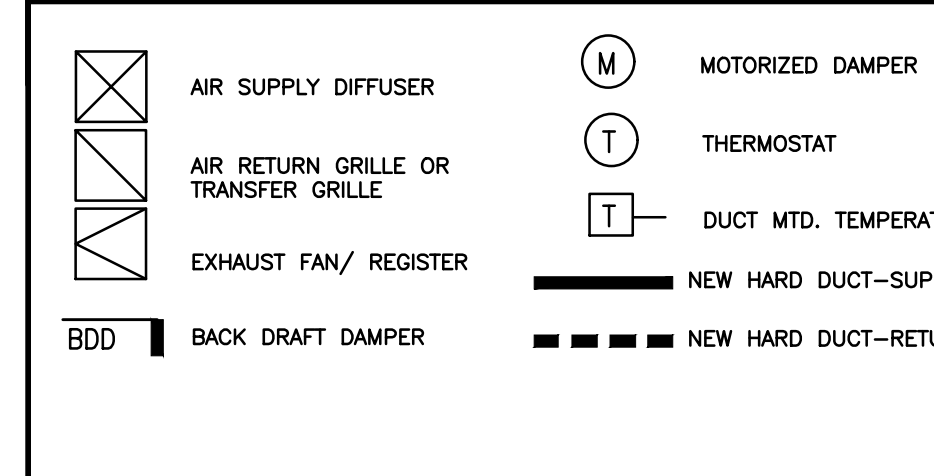
- A/C UNITS SHALL HAVE DIGITAL, PROGRAMMABLE THERMOSTAT LOCATED 4"-6" ABOVE FIN. FL. AS SHOWN ON THE DRAWINGS.THERMOSTAT SHALL HAVE THE FOLLOWING FEATURES.
7 DAY PROGRAMMING (ON-OFF, ETC.)
NIGHT SETBACK
HEATING & COOLING
ADJUSTABLE DEAD BAND
AUTOMATIC HEAT/COOL CHANGEOVER
MANUAL OVERRIDE (TEMPORARY UP 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.

AIR DISTRIBUTION SCHEDULE

	MAKE	MODEL	SIZE	MATERIAL	FRAME TYPE	DAMPER	THROW	FINISH
A	TITUS	TDC-AA	24X24-NECK PER PLAN	ALUMINUM	LAY-IN	NO	PER PLAN	WHITE
B	TITUS	TDC-AA	6X6- NECK PER PLAN	ALUMINUM	FLAT FRAME	NO	PER PLAN	WHITE
RG-1	TITUS	3FL	24X24-NECK PER PLAN	ALUMINUM	LAY-IN	NO		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 S/A GRILL NECK UNLESS NOTED OTHERWISE.
PROVIDE PLENUM BOX ABOVE RETURN AIR GRILLES.

HVAC LEGEND



PLAN NOTES

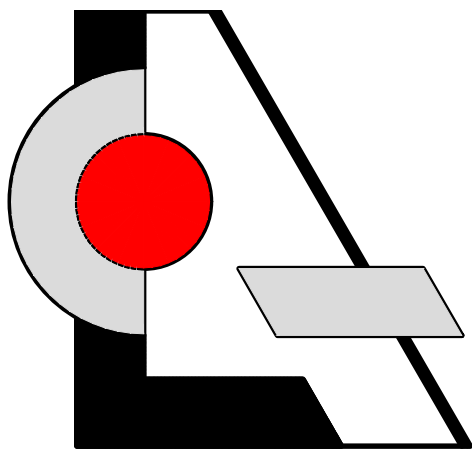
- CONNECT TO EXIST. DUCT STUBBED THRU EXTERIOR WALL
- CONNECT TO EXIST. DUCT STUBBED THRU WALL
- CONNECT TO EXIST. CONDENSATE DRAIN RISER
- RUN NEW REFRIGERANT LINES TO ROOF THRU CHASE. INSTALL COND. UNITS ON EXIST. ROOFTOP EQUIPMENT STANDS. SECURE TO MEET CODE WIND LOAD.

LESLAW A. CZACZYK AIA

AR 00015391

PROJ. NO.	16209
DESIGNED BY	LAC
DRAWN BY	AAA
DATE	10/14/16
SCALE	AS SHOWN

HVAC PLANS NOTES



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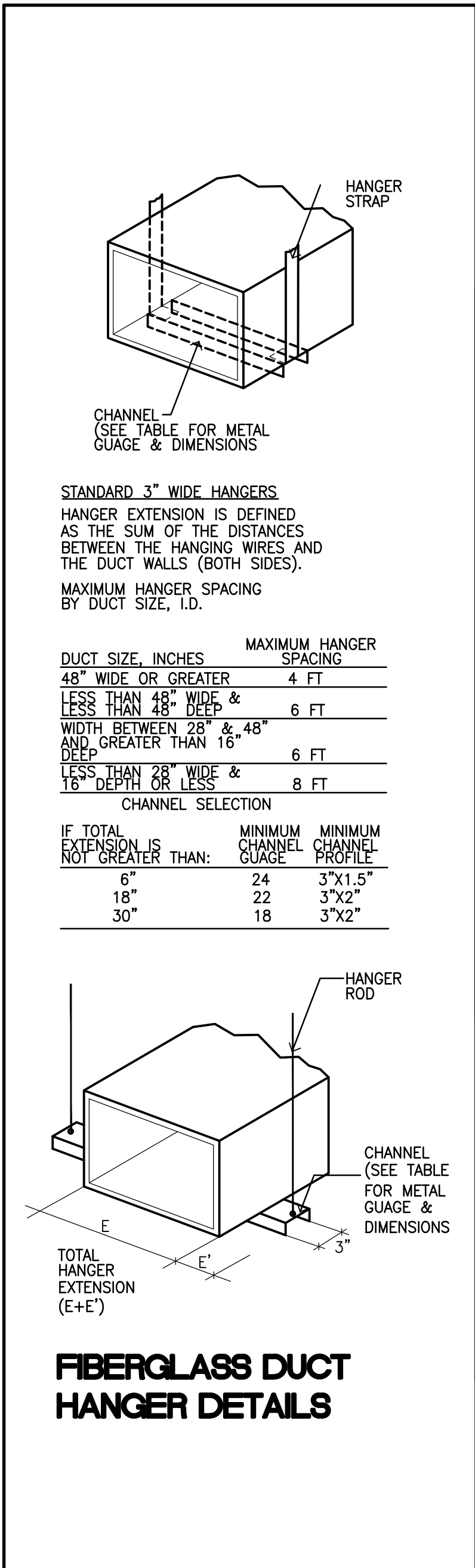
REVISIONS / DATE

AIR CONDITIONING EQUIPMENT SCHEDULE:

UNIT NUMBER	AC-1	AC-2
TOTAL CAPACITY (BTUH)	27,000	27,000
SENSIBLE CAPACITY (BTUH)	21,900	21,900
SUPPLY AIR (CFM)	1000	1000
OUTDOOR AIR (CFM)	75	135
AIR ENT. EVAP. COIL (*Fdb/*Fwb)	75/63	75/63
CONDENSING AIR TEMP (*Fdb)	92'	92'
EXT. S.P. (IN. W.G.)	0.5	0.5
FAN MOTOR (HP)	1/3	1/3
COND UNIT ELECT. SER. (VOLT/PH.)	208/1	208/1
AHU ELECT. SER. (VOLT/PH.)	208/1	208/1
REFRIGERANT LINE SIZE		
SUCTION (IN. O.D.)	7/8"	7/8"
LIQUID (IN. O.D.)	1/2"	1/2"
SEER MIN.	14.0	14.0
ELECTRIC HEAT (KW @ 208V)	3.6	3.6
MANUFACTURER (OR EQUAL)	TRANE	TRANE
CONDENSING UNIT MODEL	4TTB3030G1	4TTB3030G1
AIR HANDLING UNIT MODEL	GAF2AOA30S21	GAF2AOA30S21

OUTDOOR AIR CALCULATION
BASED ON 2010 FLORIDA MECHANICAL CODE, TABLE 403.3

UNIT NO.	SPACE USE	OCC.	CFM/OCC.	OCC. CFM	SPACE AREA	CFM/S.F.	AREA CFM	TOTAL CFM
AC-1	EXAM 105	2	5	10	94 S.F.	0.06	6	16
	OFFICE 106	1	5	5	104 S.F.	0.06	6	11
	EXAM 107	2	5	10	90 S.F.	0.06	6	16
	EXAM 108	2	5	10	90 S.F.	0.06	6	16
	BREAK 109	2	5	10	85 S.F.	0.06	5	15
	TOTAL O/A REQUIRED							74
O/A PROVIDED							75	
AC-2	WAITING 101	6	5	30	184 S.F.	0.06	11	41
	LAB 102	1	5	5	63 S.F.	0.06	4	9
	EXAM 104	2	5	10	90 S.F.	0.06	6	16
	RECEPTION 113	2	5	10	114 S.F.	0.06	7	17
	MGR 112	1	5	5	60 S.F.	0.06	4	9
	NURSE 114	3	5	15	460 S.F.	0.06	27	42
	TOTAL O/A REQUIRED							134
	O/A PROVIDED							135

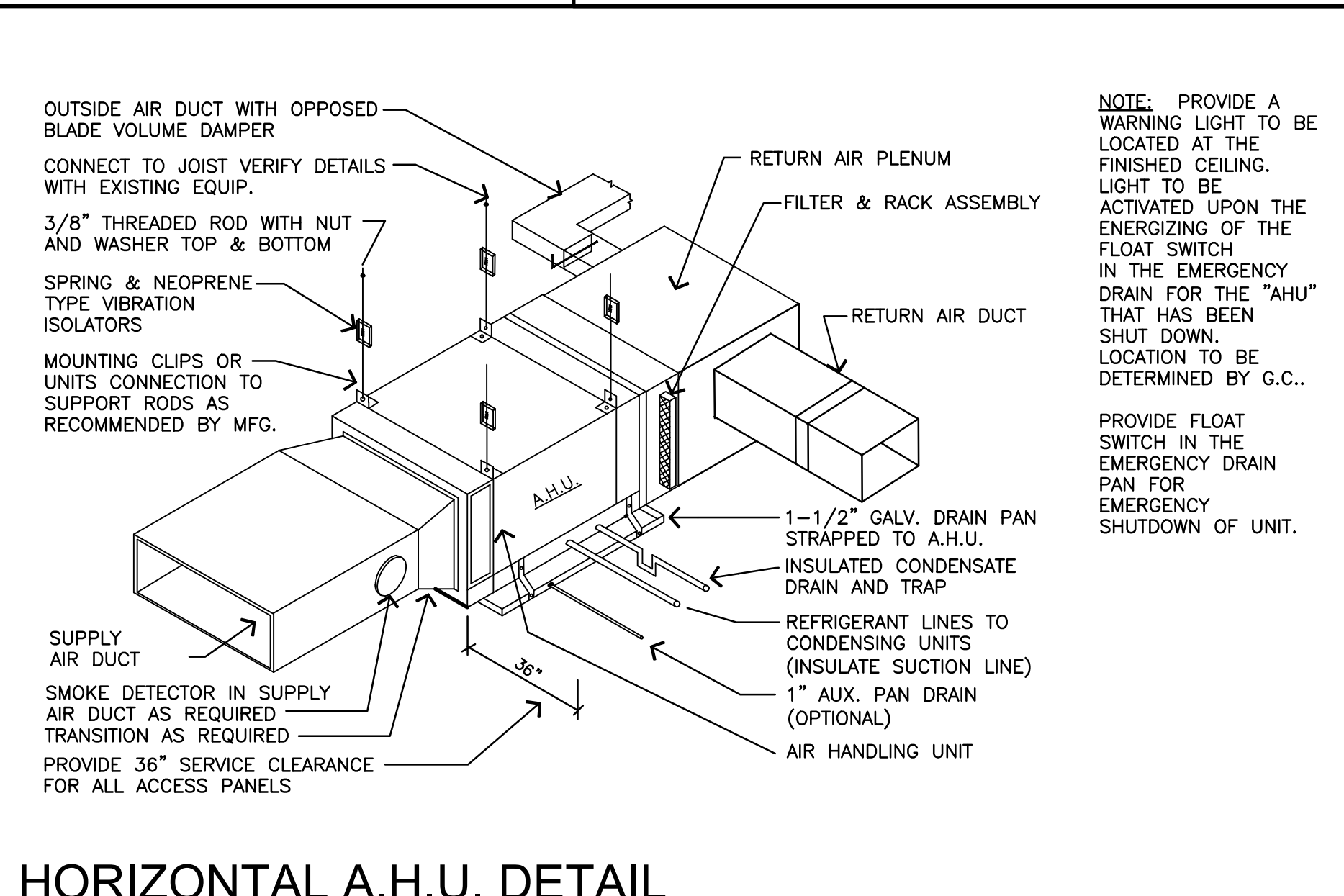


STANDARD 3" WIDE HANGERS
HANGER EXTENSION IS DEFINED AS THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT WALLS (BOTH SIDES).
MAXIMUM HANGER SPACING BY DUCT SIZE, I.D.

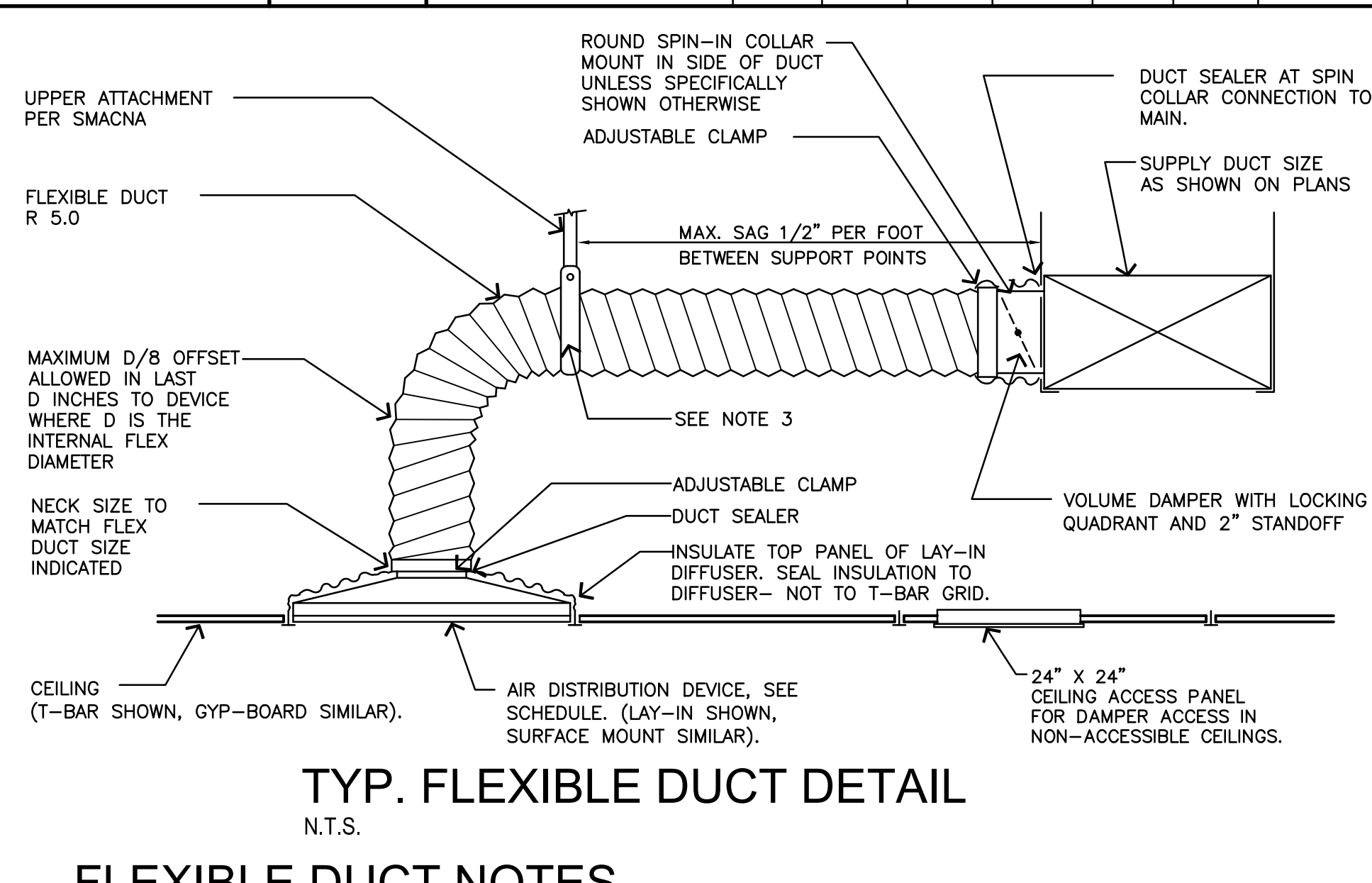
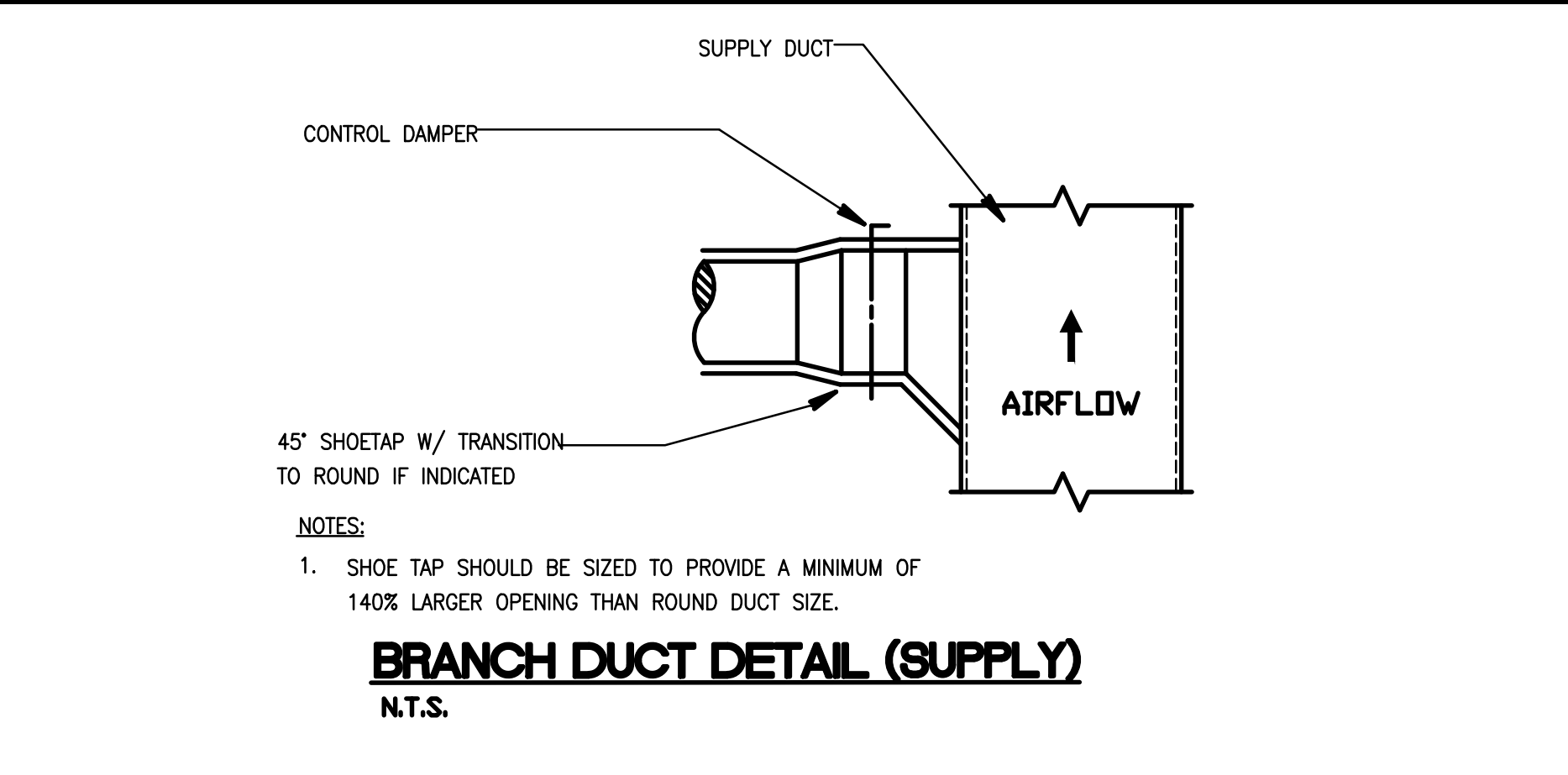
DUCT SIZE, INCHES	MAXIMUM HANGER SPACING
48" WIDE OR GREATER	4 FT
LESS THAN 48" WIDE & LESS THAN 48" DEEP	6 FT
WIDTH BETWEEN 28" & 48" AND GREATER THAN 16" DEEP	6 FT
LESS THAN 28" WIDE & 16" DEEP OR LESS	8 FT

CHANNEL SELECTION

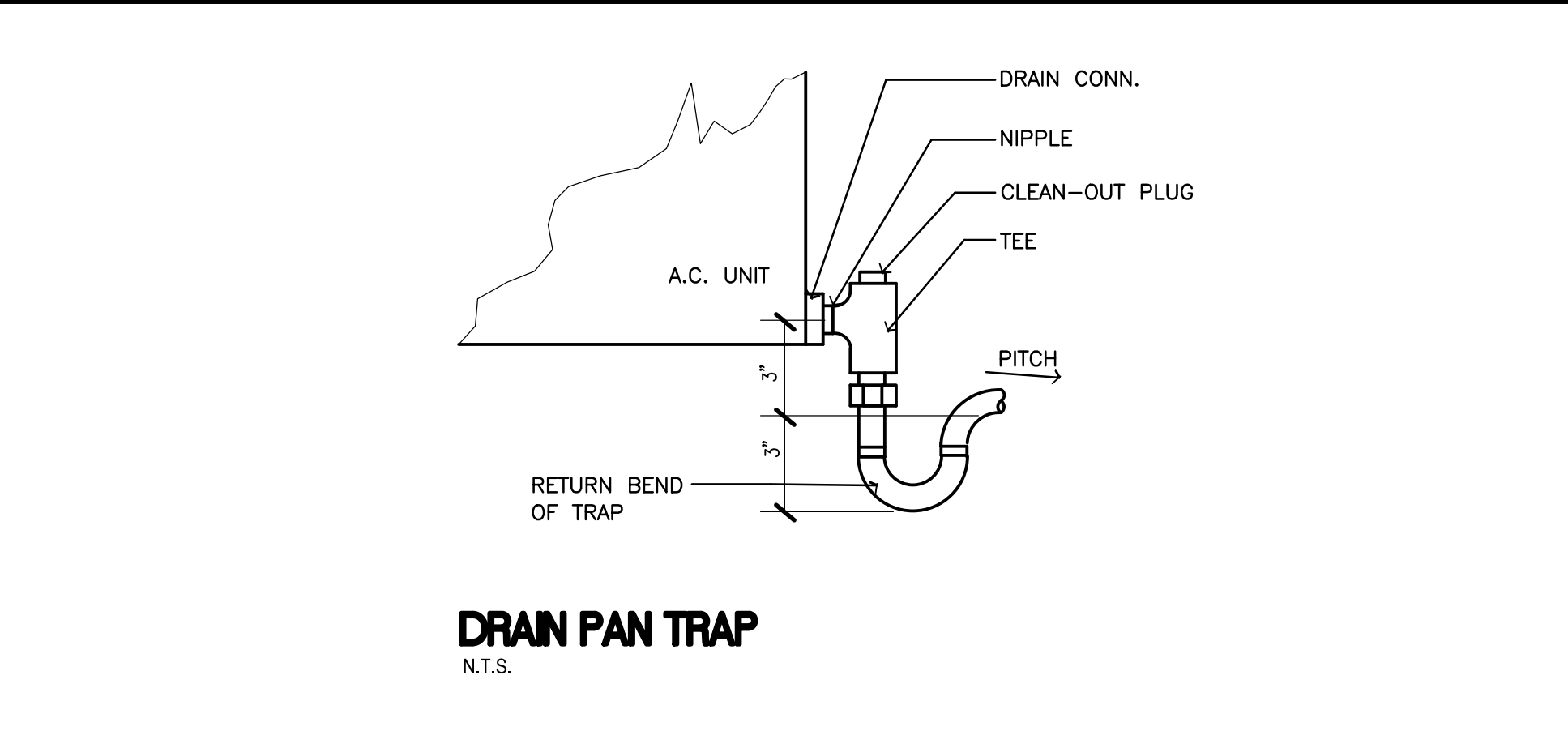
IF TOTAL EXTENSION IS NOT GREATER THAN:	MINIMUM CHANNEL GAUGE	MINIMUM CHANNEL PROFILE
6"	24	3"x1.5"
18"	22	3"x2"
30"	18	3"x2"



- NOTE: PROVIDE PROPER VIBRATION ISOLATORS AS PER ISOLATION MANUFACTURER'S RECOMMENDATIONS. PROVIDE FILTER RACK UNDER SPLIT AIR THROUGH LOUVERED DOOR UNLESS OTHERWISE NOTED.
- INSULATE REFRIGERANT SUCTION LINE WITH 3/4" FIRE RETARDANT ARMAFLEX
 - INSTALL CHEMICAL DRYER, MOISTURE INDICATOR AND STRAINER IN REFRIGERANT LIQUID LINES.
 - REUSE BUILT-IN DISCONNECT WITH ALL AIR HANDLING UNITS.
 - INSTALL FLOAT SWITCH.



- 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



**Interior Improvement for
Prospective Doctors Suite**
 9960 Central Park Boulevard, Suite 375
 Boca Raton, FL 33428

LESLAW A. CZACZYK AIA

AR 00015391

PROJ. NO. 16209
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**HVAC
DETAILS
SCHEDULES**

PLUMBING FIXTURE SCHEDULE

NAME	FIXTURE	MODEL #	ACCESSORIES
WC-1	WATER CLOSET (H.C. TANK)	TOTO CS744SL DRAKE ELONGATED (1.6 G.P.F.)	SC534 OPEN FRONT SEAT, SUPPLY PIPE, ANGLE STOP & 2 BOLT CAPS. FLUSH CONTROLS SHALL COMPLY WITH FBC 2014-ACCESSIBILITY
LV-1	WALL HUNG LAVATORY	AMERICAN STANDARD MURRO #0955.000 (SINGLE HOLE) W/0059.020 SHROUD	WATTS 1070 LAWSAFE THERMOSTATIC FAUCET (REVIEWER'S NOTE: CONFORMS TO ASSE 1070) WITH POP-UP DRAIN, MCGUIRE ANGLE STOPS & OFFSET "D" TRAP. J.R. SMITH 0700 CONCEALED ARMS WITH 0800 WALL SUPPORT PLATE.
SK-1	SMALL SINK	ELKAY BCR-15-2	SPEAKMAN COMMANDER FAUCET SC-3084-LD, FLEXIBLE SUPPLY PIPES, ADJUSTABLE CHROME PLATED TRAP, AND MCGUIRE ANGLE STOPS.
SK-2	BREAK	ELKAY LRAD 2521 3-HOLE 6" DEEP	SPEAKMAN COMMANDER FAUCET SC-5724-SW WITH SWIVEL SPOUT OFFSET CHROME PLATED TRAP, WITH DRAIN INSULATING KIT, AND MCGUIRE ANGLE STOPS.
EW	EYE WASH		EYEWASH STATION--FAUCET MTD. GUARDIAN EQPT. "EYESAFE" MODEL G 1100 OR EQUAL WHERE NOTED ON PLAN

ALL EXPOSED HOT WATER & DRAIN PIPES SHALL BE INSULATED. NO SHARP OR ABRASIVE SURFACES ALLOWED PER FBC-ACCESSIBILITY. FAUCETS SHALL COMPLY WITH FBC-ACCESSIBILITY

FIXTURE	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK VALVE)	1/2"	3"	1.6 GPF
LAVATORY	1/2"	1 1/4"	.5 GPM
SINK	1/2"	1 1/2"	2.0 GPM

KEY NOTES:

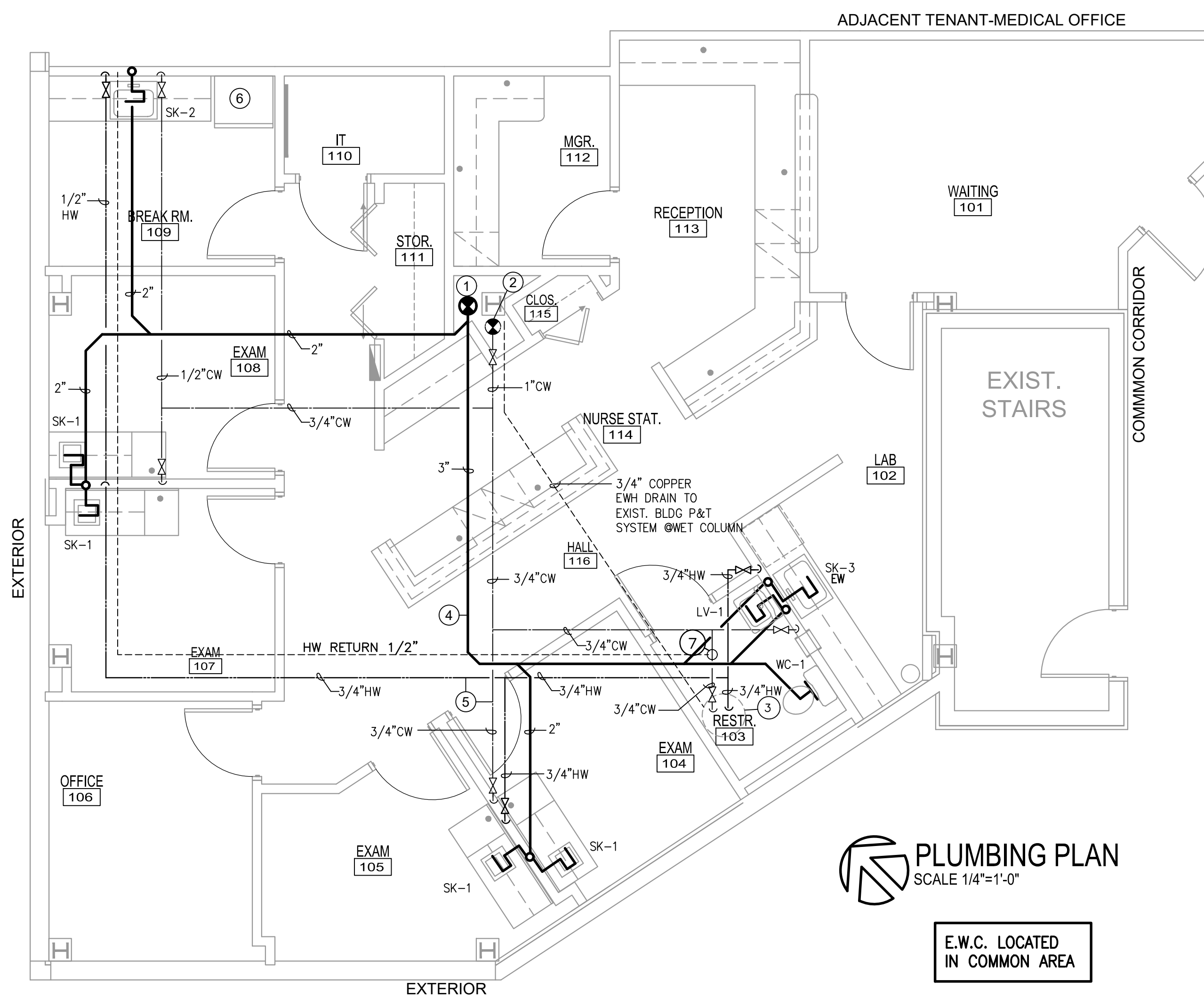
- CONNECT NEW SANITARY PIPE INTO EXISTING SANITARY SYSTEM AT WET COLUMN.
- CONNECT NEW CW PIPE INTO EXISTING CW SERVICE AT WET COLUMN.
- 20 GALLON GLASS LINED ELECTRIC WATER HEATER, AO SMITH DEL-20 4.5 KW, 208 V, 1Ø PROVIDE DRAIN PAN, P&T VALVE, EXPANSION TANK AND THERMAL EXPANSION RELIEF VALVE.
- PIPING RUNS UNDER FLOOR SLAB.
- PIPING RUNS THROUGH JOISTS ABOVE CEILING.
- PROVIDE 1/4" COPPER WATER SUPPLY FOR REFRIGERATOR ICE MAKER.
- RECIRCULATING PUMP

PLUMBING SYMBOLS

+ ABBREVIATIONS

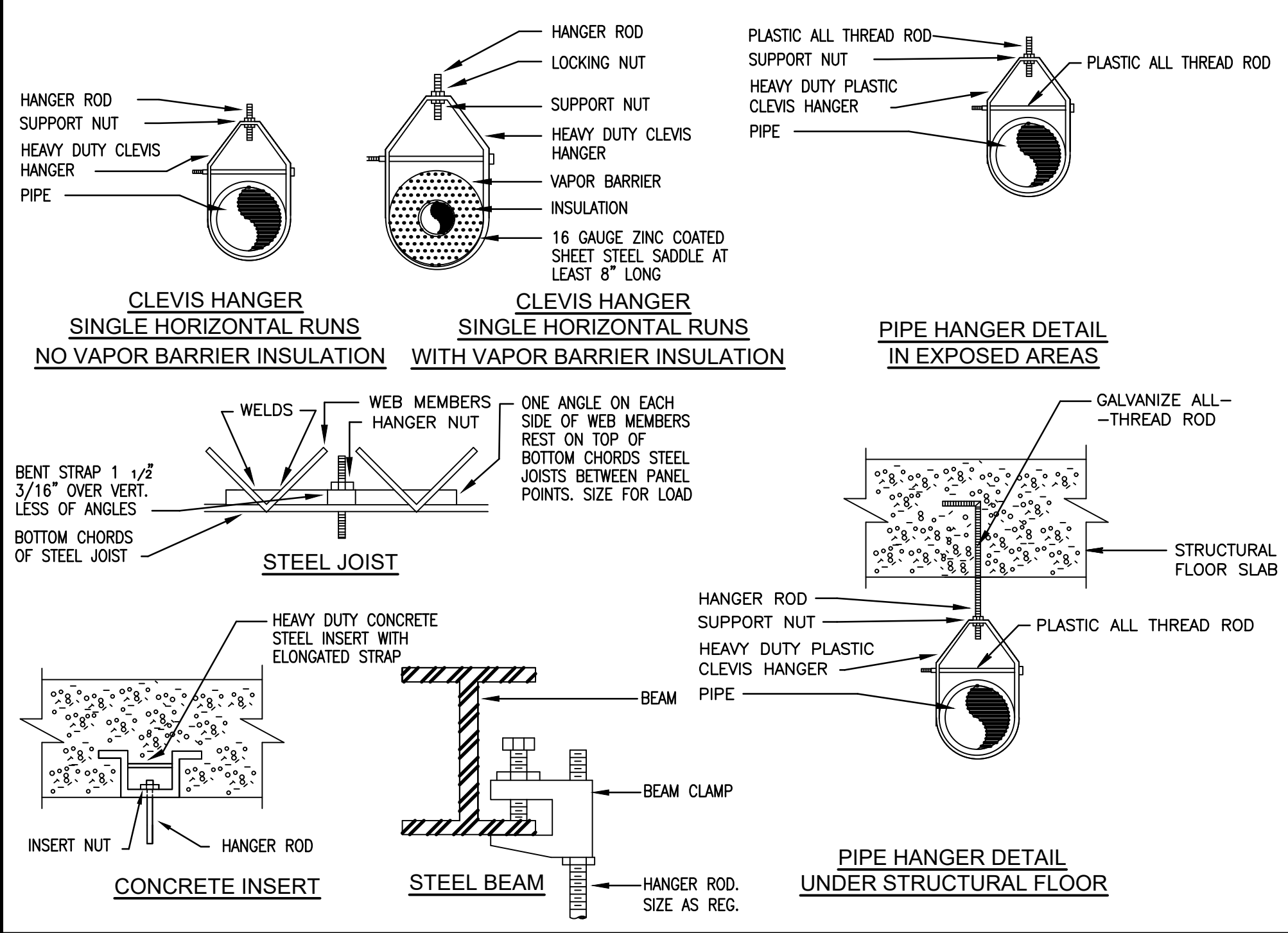
--- ---	HOT WATER PIPE	HW
--- ---	COLD WATER PIPE	CW
--- ---	HOT WATER RECIRCULATING	HWR
--- ---	CHECK VALVE	CV
--- ---	BALL VALVE (SHUT-OFF VALVE)	SOV
--- ---	STORM DRAINAGE PIPE	SD
--- ---	SANITARY LINE	SAN
--- ---	CONDENSATE LINE	CD
--- ---	VENT LINE	
--- ---	PRESSURE RELIEF	P&T
--- ---	DRAIN PAN	DP
+	HOSE BIBB W/ VACUUM BREAKER & SHUT-OFF VALVE	HB
+	WATER HAMMER ARRESTOR	WHA
+	WATER CLOSET	WC
+	VENT THRU ROOF	VTR
+	LAVATORY	LAV
+	JANITOR'S SINK	JS
+	FLOOR SINK	FS
+	FLOOR DRAIN	FD
+	URINAL	UR
+	SHOWER	SH
+	ELECTRIC WATER COOLER	EWC
+	DRINKING FOUNTAIN	DF
+	ELECTRIC WATER HEATER	EWH
+	DISHWASHER	DW
+	KITCHEN SINK	KS
+	WASHING MACHINE	WM
+	ABOVE FINISH FLOOR	AFF
+	BELOW FINISH FLOOR	BFF
+	FLOOR CLEANOUT	FCO
+	CLEANOUT TO GRADE	CTG
+	WALL CLEANOUT	WCO
+	ROOF DRAIN	RD
+	FIXTURE UNITS	FU
+	RAIN WATER LEADER	RWL
+	HUB DRAIN	HD
+	MOP SINK	MS
+	FUNNEL FLOOR DRAIN	FFD
+	SINK	SK

NOTE: NOT ALL SYMBOLS & ABBREVIATIONS APPLY



PLUMBING PLAN
SCALE 1/4"=1'-0"

E.W.C. LOCATED IN COMMON AREA



INSTALL PER PDI STANDARDS AND MANUFACTURER'S INSTRUCTIONS

IF HORIZONTAL BRANCH IS LESS THAN 20' LONG, PROVIDE ONE WHA AT END OF LINE. IF BRANCH IS GREATER THAN 20' LONG, PROVIDE ANOTHER WHA IN MIDDLE, EACH SIZED FOR HALF THE FIXTURE UNITS

SINGLE FIXTURE			MULTIPLE FIXTURES		
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD	FIXTURE UNIT TABULATION		
			FIXTURE	COLD	HOT
A	1/2"	1-11	VALVE WATER CLOSET	6	--
B	3/4"	12-32	TANK WATER CLOSET	5	--
C	1"	33-60	URINAL	5	--
D	1-1/4"	61-113	LAVATORY/SINK	1.5	1.5
E	1-1/2"	114-154	JANITOR'S SINK	3	3
F	2"	154-330	SHOWER/BATHTUB	2	2

PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF.

ALTERNATES: PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN THE HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE TABLES ABOVE.

INSTALL ALTERNATES IN AN ACCESSIBLE LOCATION OR WITH ACCESS PANEL

WATER HAMMER ARRESTORS
NT8.

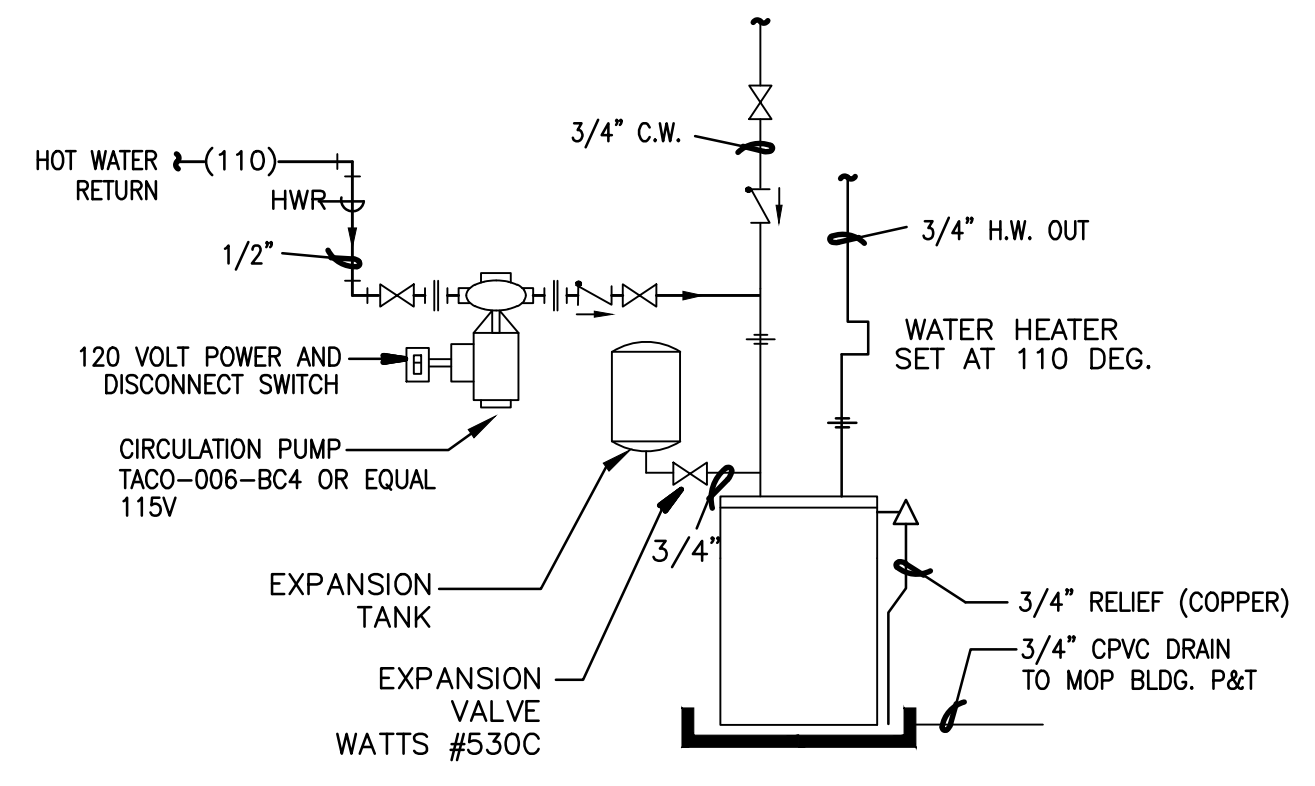
NOTE: ALL TRAPS TO BE 1/2" U.O.N. MIN. SLOPE OF DRAINAGE PIPING SHALL BE 1/4" PER 1 FT.

PLUMBING FIXTURES SHALL COMPLY WITH FBC PLUMBING AND ACCESSIBILITY

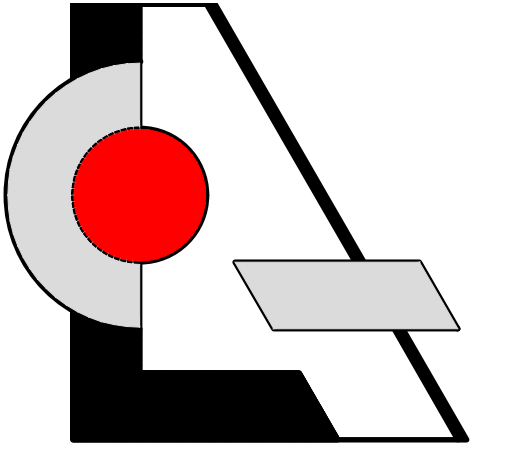
NOTE: CONTRACTOR TO COORDINATE ALL HEIGHTS AND EXACT LOCATIONS OF ALL UTILITIES WITH TENANT'S EQUIPMENT SUPPLIER

PROVIDE BALL TYPE SHUT-OFF VALVES FOR FIXTURE SUPPLY LINES. PLACE VALVES ABOVE CEILING BEFORE LINES ENTER PARTITION CAVITY. SIZE SHALL MATCH PIPE SIZE.

PRIOR TO BID, CONTRACTOR SHALL INVESTIGATE FIELD CONDITIONS, INVERTS, EXISTING SEWER + WASTE LOCATIONS AND ADJUST BID IN ACCORDANCE WITH FIELD FINDINGS



EWH AND REC. PUMP DIAGRAM
NT8



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REVISIONS / DATE

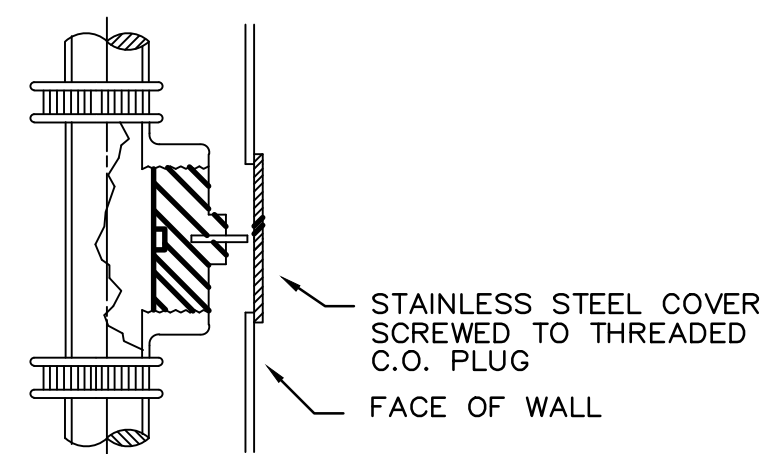
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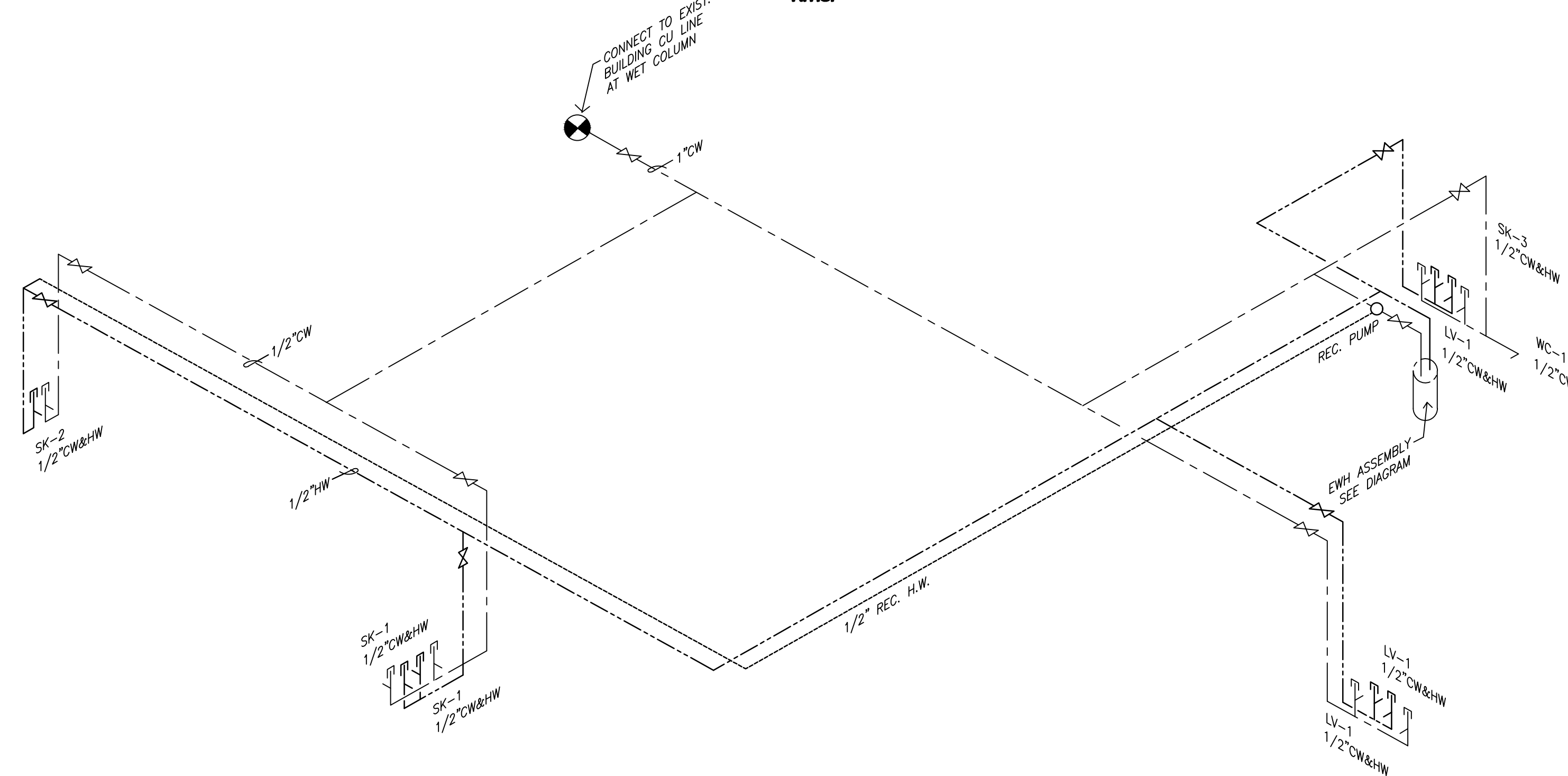
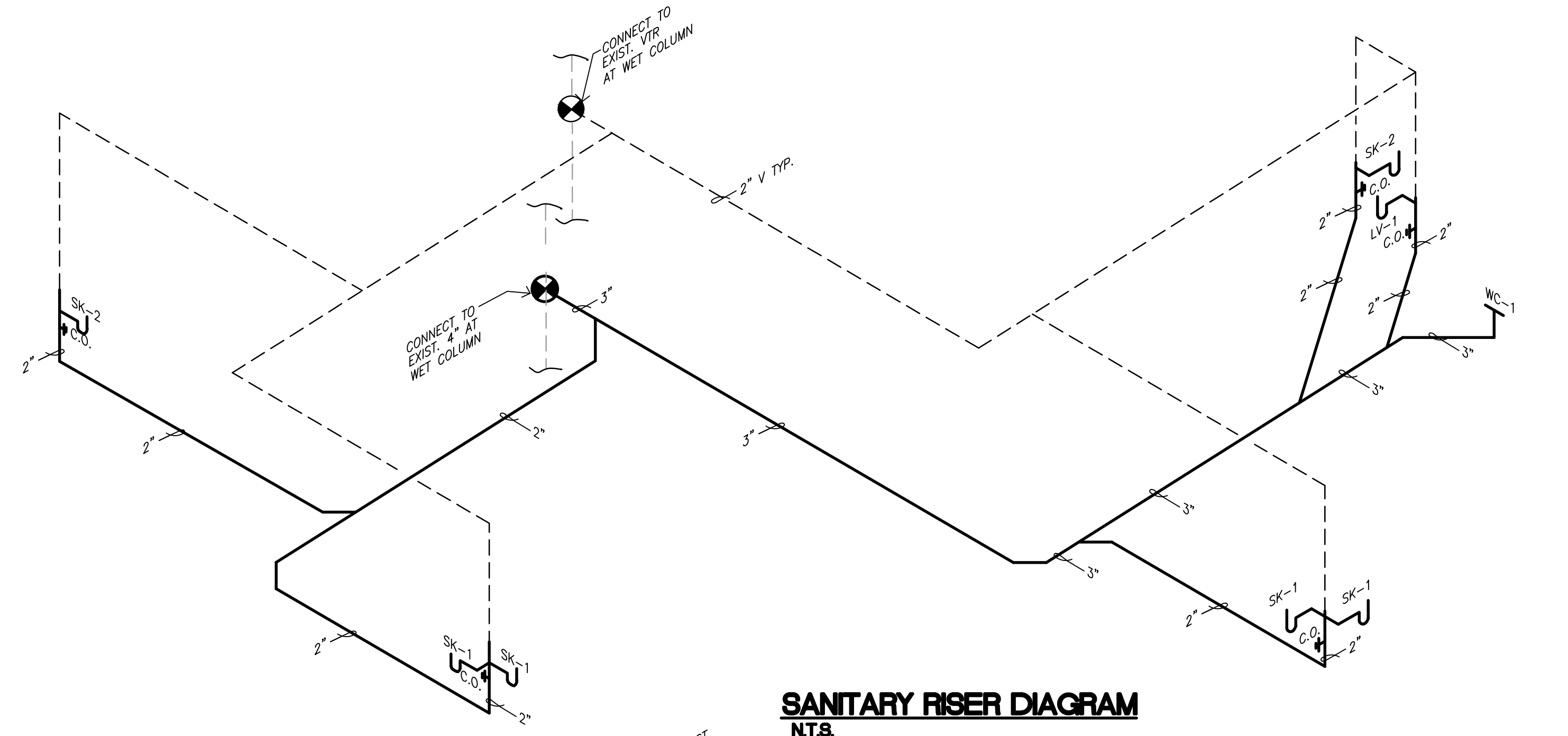
PLUMBING PLAN

PLUMBING GENERAL NOTES:

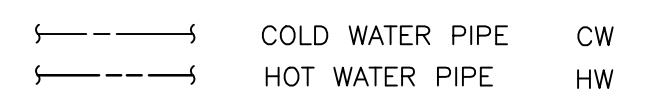
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIAL SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
5. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
6. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
7. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION & TESTS.
8. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
10. VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
11. WATER PIPING SHALL BE TYPE "L" COPPER FOR 2" & UNDER & TYPE "K" COPPER FOR 2-1/2" AND ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER.
12. SOIL, WASTE, VENT AND STORM DRAIN PIPING SHALL BE SCHED. 40 PVC.
13. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE SCHED. 40 PVC. INSULATE ALL CONDENSATE PIPING EXCEPT UNDERGROUND AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
14. INSULATION:
 - 14A. HOT WATER & HOT WATER RETURN PIPING:
 - 1 1/2" TO 1" USE 1" PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET.
 - 1 1/4" TO 2" USE 1 1/2" PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET.
 - 2 1/2" TO 6" USE 2" PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET.
 - 14B. INSULATE PER A.D.A. ALL EXPOSED HANDICAP LAVATORIES DRAIN PIPING AND HOT & COLD STOP AND SUPPLIES. COVERS SHALL BE SOFT, REMOVABLE AND UPC APPROVED. MANUFACTURE: PLUMBEREX HANDY-SHIELD OR PRO-SERIES.
 - 14C. INSULATION IN ANY FIRE RATED WALL ASSEMBLY SHALL BE PREFORMED FIBERGLASS PIPE INSULATION.
 15. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 16. FURNISH AND INSTALL SIOUX CHIEF #660SB WATER HAMMER ARRESTOR AT ALL WASHING MACHINES, BATH TUBS & SHOWERS IN ALL RESIDENTIAL UNITS. WHERE TUB SHOWER HEAD EXCEEDS 6 FEET FROM TUB VALVE OR WHERE TUB FILL SPOUT IS MORE THAN 6 FEET FROM TUB VALVE A SIOUX CHIEF #695-01 SHALL BE INSTALLED WITHIN 12" ON THE SUPPLY SIDE OF THE VALVE. PROVIDE A SIOUX CHIEF HYDRA-RESTER AT EACH GROUP OF FIXTURES IN COMMERCIAL BUILDINGS.
 17. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
 18. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD. (HAIR FELT LINING).
 19. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE & WALL/FLOOR SLEEVES WITH U.L. APPROVED FIRE/SMOKE/WATER SEALANT.
 20. CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
 21. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM THE NEAREST PLUMBING FIXTURE OR PROVIDE SIOUX CHIEF #695 TRAP PRIMER.
 22. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTERS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING & MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
 23. PROVIDE CHROME PLATED COMBINATION COVER PLATE & CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS ZURN ZS-1469 SERIES C.O. OR APPROVED ACCESS PANEL.
 24. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
 25. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.; WATER STUBBED THRU FOR ELECTRICAL GROUND & SPRINKLER HEAD AND PIPE WITH CONTROL VALVE AS APPROVED BY LOCAL BUILDING AND FIRE DEPARTMENTS.
 26. ALL HOSE BIBBS SHALL BE CHROME PLATED 3/4" SOLID FLANGE THREADED HOSE & LOOSE KEY W/VACUUM BREAKER - WATTS 8A, MOUNTED 26" ABOVE GRADE WALL HYDRANTS TO BE ZURN Z-1350-5 OR FINISH FLOOR UNLESS OTHERWISE NOTED.
 27. INTERIOR FLOOR CLEANOUTS SHALL BE ZURN ZN1400.
 28. ALL PLUMBING FIXTURES SHALL MEET STATE AND LOCAL CODES.
 29. THE HVAC CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, ON SITE, A DETAILED AS-BUILT PLAN SHOWING ACTUAL INSTALLATIONS. THE CONTRACTOR IS TO 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.



WALL TYPE CLEANOUT
NT8.

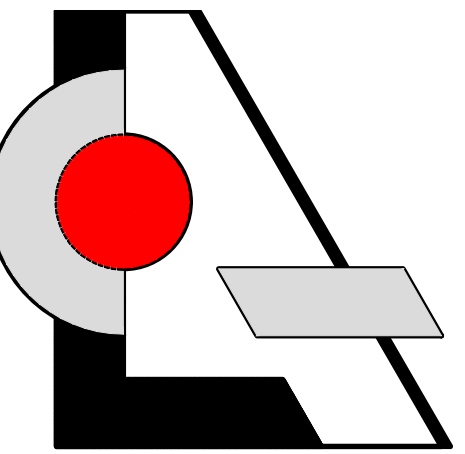


**PLUMBING SYMBOLS
& ABBREVIATIONS**



**PROVIDE HAMMER ARRESTORS ON ALL
QUICK CLOSING WATER VALVES**

**NOTE: ALL WATER LINES ARE 3/4" U.O.N.
MATERIAL: HARD DRAWN SEAMLESS
COPPER**



LCA AA 003432
Architecture, Inc.

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West Palm Beach, FL 33411

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

REVISIONS / DATE

REVISIONS / DATE

**Interior Improvement for
Prospective Doctors Suite**
9960 Central Park Boulevard, Suite 375
Boca Raton, FL 33428

LESLAW A. CZACZYK AIA

AR 00015391

PROJ. NO. 16209

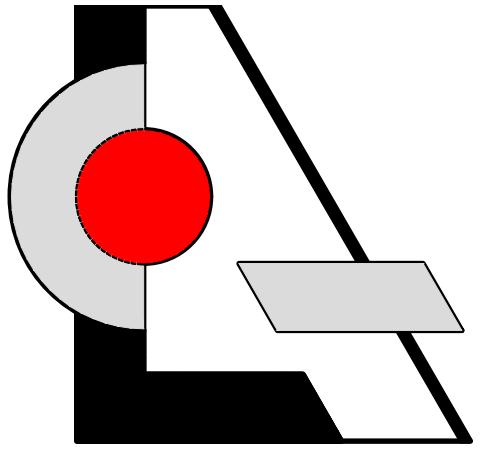
DESIGNED BY LAC

DRAWN BY AAA

DATE 10/14/16

SCALE AS SHOWN

**DIAGRAMS
NOTES**



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TITLE SHEET

SHEET **T.1**

Interior Improvement for Prospective Doctors Suite

9960 Central Park Boulevard, Suite 375 Boca Raton, FL 33428

SPECIFICATIONS

GENERAL WORKMANSHIP

- 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 manufacturers' specifications.
- All materials, products, components and equipment shall be installed in a professional manner, and complying with applicable manufacturers' instructions and specifications. The construction, including all materials and labor, shall conform to all applicable city, county, and national building codes.

INTERIOR PARTITIONS

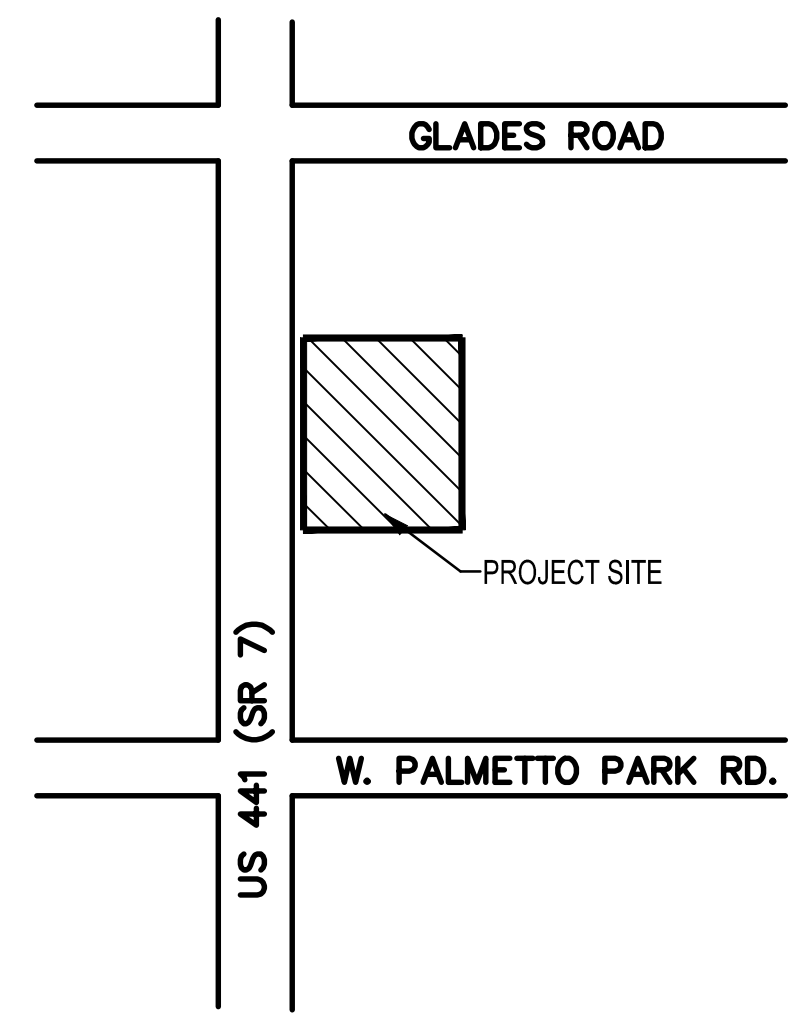
- Unless otherwise specified on the Drawings, all new interior partitions shall be constructed with 20GA galv. metal studs placed @ 24" o.c. max. and 5/8" gypsum wall board. Demising partitions shall be constructed strictly per UL #U465
- Existing fire rated separation walls (if any) may need to be modified 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.
- 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 primed and recovered with finish per client's finish schedule.
- 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:
 - Any holes to be patched
 - Any damaged gypsum board to be removed and replaced.
 - Any walls previously abuted 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

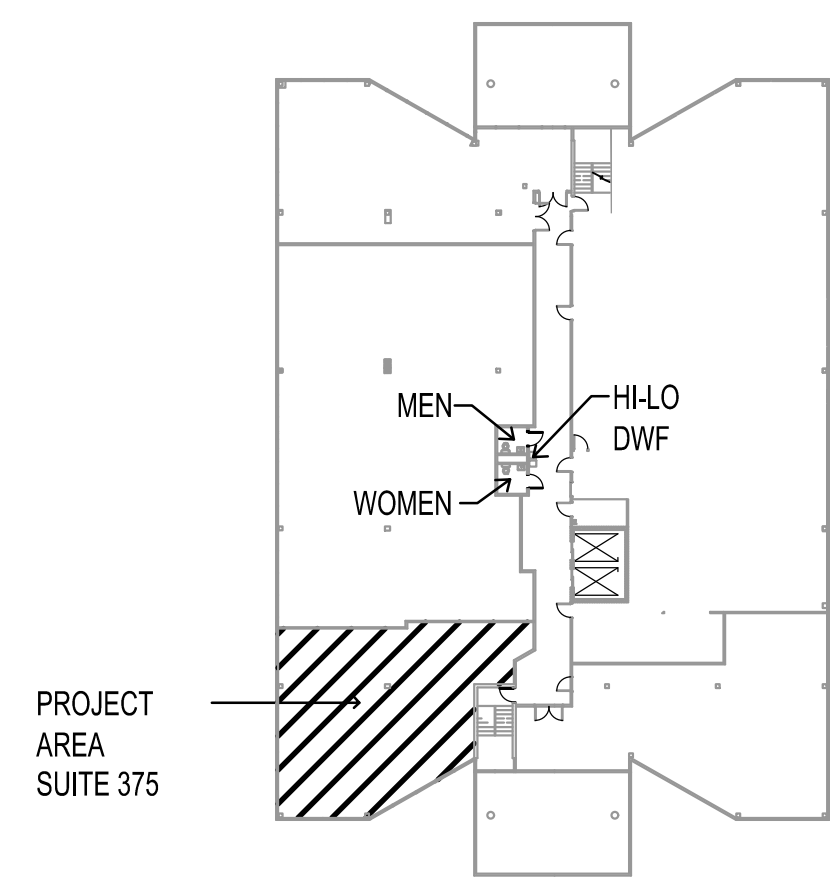
Ceiling tile: Exact specifications per interior designer unless specified in finish schedule. Ceiling tile cuts must be clean, straight, and tiles shall fit snugly into grid. Tiles with visible gaps or frayed finished sides will not be accepted. All angles must be sealed where meeting drywall. All lights 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)

- 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.
- Walls to receive VWC (if any) shall be primed with an oil base primer that makes paper strippable.
- All paint grade wood shall receive Sherwin Williams oil base enamel semi gloss paint (primer and two coats.)
- Vinyl Base to be continuous (4' pieces not accepted.) No splices shorter than 4 ft.
- All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work.
- All interior walls shall receive gypsum board of thickness as specified on plans and details.
- All toilet rooms (if any) shall receive 5/8" moisture resistant gypsum board on all walls.
- All gypsum board walls shall receive finish per finish schedule or Owner's/Tenant instructions as applicable.
- All gypsum board walls and ceilings shall be taped, troweled and polished.
- All outside corners at partitions shall have corner beads or "L" beads as applicable.
- Provide samples for all wood indicated to have transparent, or stain finish.
- All doors shall be pre-finished STAINED as specified on plans.
- All doors, windows and rough openings shall be verified with manufacturer's specifications for proper installation.
- Concrete slabs, new or patches to existing, shall be troweled smooth and level.
- 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.
- Provide finishes per Interior Designer/ Tenant. Otherwise conform to building standards.
- All wood in contact with concrete or masonry shall be pressure treated.
- Contractor shall coordinate with cabinet sub-contractor and shall supply all necessary supports and blocking required, ready to receive cabinets and/or subsequent finishes.



LOCATION MAP
N.T.S.



KEY PLAN - 3RD FLOOR
N.T.S.

GENERAL NOTES:

A) GENERAL RESPONSIBILITIES

- 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.
- General contractor and subcontractors shall review drawings prior to bidding and construction and report any discrepancies to the architect before submitting a bid.
- General contractor shall verify all dimensions and report any discrepancies to the architect.
- 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.
- Dimensions as indicated on the drawings shall take precedence over scaling of the drawings.
- 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.
- 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.
- 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.
- 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.
- Should the scope of work, for any reason not be fully indicated on the Drawings, the contractor shall immediately contact architect for clarifications.
- 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.
- Contractor shall pay for and obtain all permits and secure all certificates of inspections and certificates of occupancy that are required by governing jurisdiction.
- 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.
- 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.

- The Contractor shall include into bid and provide all temporary utilities required for the Work completion.
 - Each contractor shall protect its own work and work of other contractors. All conflict 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.
 - The contractor shall expedite and schedule the delivery of long lead items to conform with the work schedule.
 - 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**
- Contractor shall be responsible for scheduling and implementing all work so as not to disrupt or inconvenience adjacent property users.
- C) CLEANING REQUIREMENT**
- 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.
 - All building materials shall be stored in a safe and organized manner so as not to interfere with the work of other trades.
 - 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**
- 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**
- 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.
 - 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.

- 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.
 - Adhere to building standards for work affecting common areas
 - All doors in rated walls to be U.L. labeled, both door and jamb, with U.L. closers.
 - Fire resistive standard for interior finishes shall be as required per NFPA 101. Documentation shall be provided to the Architect prior to final inspection.
 - 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.
 - All fixtures and hardware shall comply with ADA and FBC-Accessibility.
 - Testing for the presence of the hazardous materials shall be the Owners responsibility.
 - All glass in doors and within 4'-0" of doors shall be tempered.
- F) SHOP DRAWINGS**
- 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**
- As-built drawings
 - O & M manuals, Installed Options Information and Equipment Rating Information
 - Training
 - Warranties
 - Excess materials
 - 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.

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 IIB, FOUR STORY, SPRINKLED

OCCUPANCY
OCCUPANCY GROUP: B (NFPA 101 NEW BUSINESS PER CHAPTER 38)
OCCUPANCY COUNT: 15

AREAS
TOTAL (gross under construction): 1,584 SQ. FT.

ALTERATION LEVEL: 2

DRAWING LIST

T.1	TITLE SHEET
A.1	FLOOR PLAN, NOTES, SCHEDULES
A.2	REFLECTED CEILING PLAN, DETAILS, NOTES
A.3	DETAILS
A.4	CABINERY ELEVATIONS, DETAILS
LS.1	LIFE SAFETY PLAN, NOTES
M.1	MECHANICAL PLAN, NOTES
M.2	MECHANICAL DETAILS, SCHEDULES
E.1	POWER PLAN, NOTES, SCHEDULES
E.2	LIGHTING PLAN, SCHEDULE, NOTES, DIAGRAMS
P.1	PLUMBING PLAN, DETAILS, SCHEDULES
P.2	PLUMBING DIAGRAMS, NOTES

SPRINKLER NOTES

- Fire Sprinkler System shall be installed by an approved automatic fire sprinkler contractor who must submit complete specifications, drawings and calculations signed and sealed by Florida registered professional Engineer. The system shall comply with NFPA sections 13,14,20 and all applicable codes and ordinances in effect.
- Sprinkler head style shall be concealed and match existing building standard.

FIRE ALARM NOTES

- 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.
- Contractor shall verify exist. building fire alarm system and its capacity to accommodate new devices BEFORE BID. Contractor shall install new power booster and include in bid. Fire alarm system for this project shall be fully integrated with building fire alarm system and include all required modifications.