

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
 Your Eye Specialists**
 550 Heritage Dr. Suite 105
 Jupiter, FL 33458

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 REMOVE WALL, TYP. WHERE SHOWN WITH DASHED LINES.
- 2 REMOVE EXISTING DOOR, FRAME AND HEADER, TYP. WHERE SHOWN WITH DASHED LINES.
- 3 REMOVE PLUMBING FIXTURES AND CONNECTIONS. CAP-OFF BELOW FINISHED SURFACE. DO NOT CAP-OFF MAIN PLUMBING LINES.
- 4 REMOVE AND SALVAGE EXISTING ELECTRICAL PANEL.
- 5 EXIST. STRUCTURAL/WET COLUMN. DO NOT DISTURB.
- 6 REMOVE EXIST. MILLWORK, TYP. WHERE SHOWN WITH DASHED LINES.

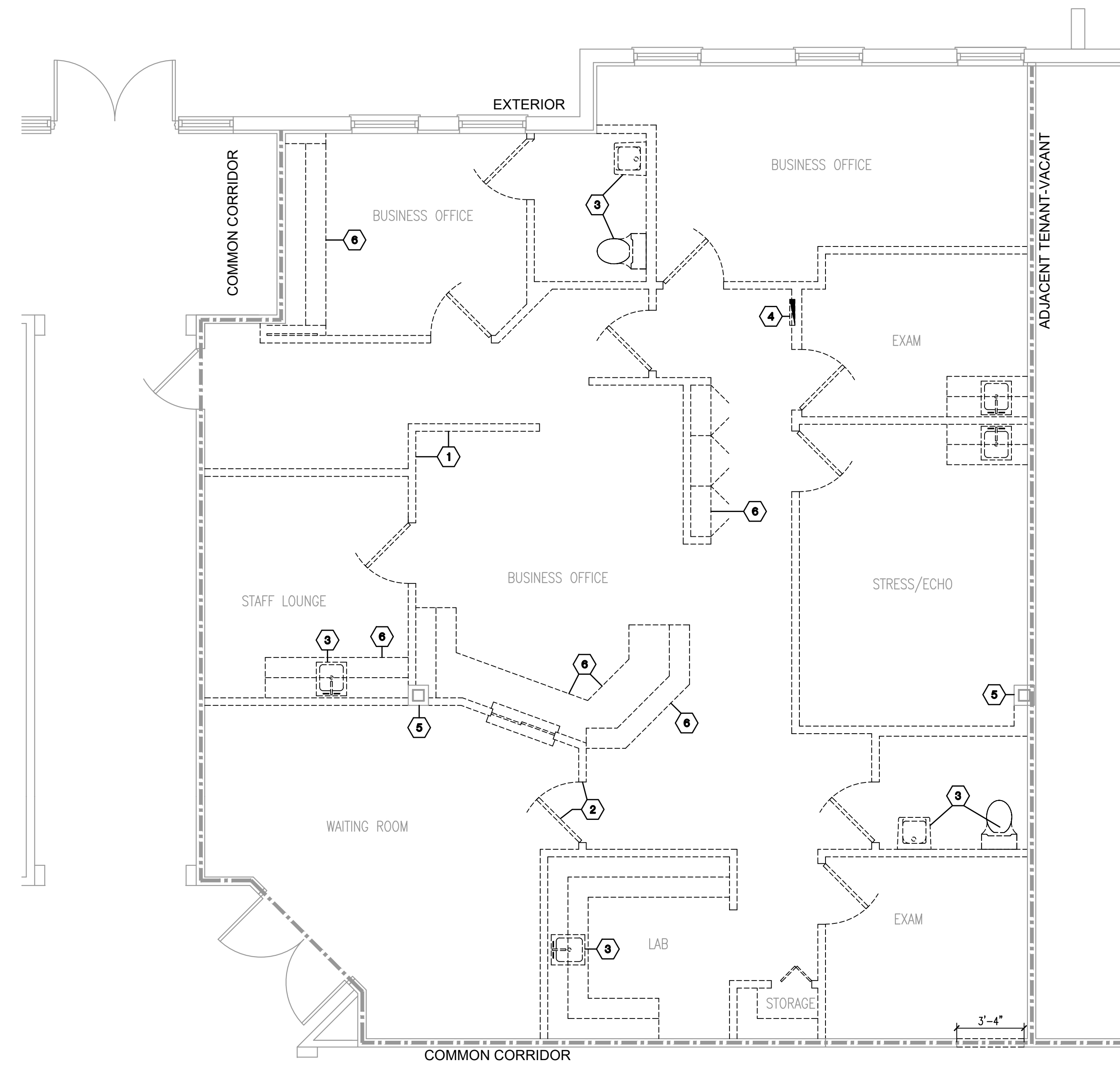
DEMOLITION LEGEND

SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

DASHED LINES INDICATE EXISTING ITEMS TO BE DEMOLISHED.

DEMOLITION NOTES

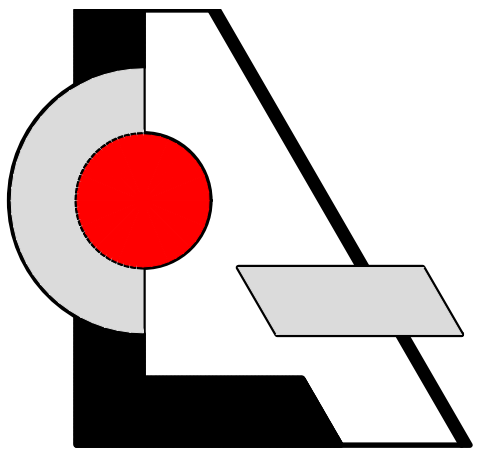
1. PROVIDE NOTICE TO, AND ACQUIRE ALL NECESSARY PERMITS FROM AGENCIES HAVING JURISDICTION OVER DEMOLITION.
2. REMOVE EXISTING DOORS AND FRAMES AS SHOWN.
3. REMOVE AND SALVAGE EXIST. ELECTRICAL PANEL.
4. DETACH FROM CEILING AND TEMPORARILY ATTACH TO EXISTING STRUCTURE ALL EMERGENCY AND EXIT LIGHTS, SPEAKERS, SMOKE DETECTORS (IF ANY).
5. REMOVE ALL FLOOR & WALL FINISHES AND ALL CEILINGS. NOTIFY ARCHITECT UPON COMPLETION FOR INSPECTION.
6. EXIST. HVAC AND HARD DUCT TO REMAIN. REMOVE EXIST. FLEX, DIFFUSERS & GRILLES.
7. REMOVE ALL PLUMBING AND ELECTRICAL SERVICES FROM FLOOR.
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. REMOVE AND CAP PLUMBING FIXTURES AND LINES PER PLAN. ELIMINATE AND CAP-OFF DEAD ENDS. SEE PLUMBING PLAN.
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.



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

LESLAW A. CZACZYK AIA	
AR 00015391	
PROJ. NO.	16176
DESIGNED BY	LAC
DRAWN BY	LAC
DATE	11/30/16
SCALE	AS SHOWN

DEMOLITION PLAN NOTES



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

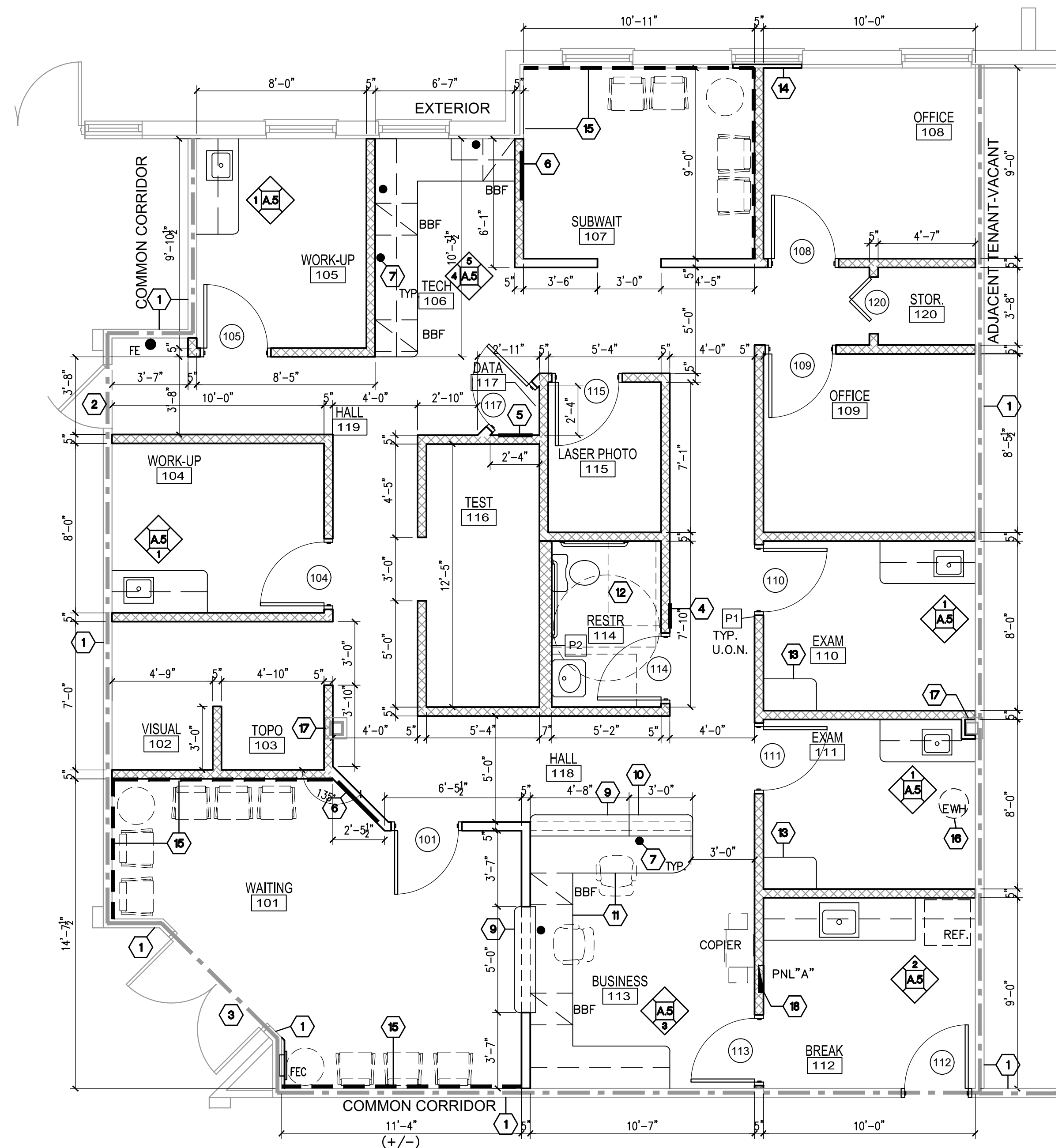
PLAN NOTES

- 1) ALL FURNITURE IS NOT IN CONTRACT. (N.I.C.) U.O.N.
- 2) PROVIDE 2" WIDE BUILDING STANDARD WINDOW BLINDS FOR ALL WINDOWS, COLOR: WHITE.
- 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.
- 8) PROVIDE S.S. SURFACE MOUNTED BRADLEY PAPER TOWEL DISPENSER NEXT TO EACH SINK.
- 9) 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.
- 10) ALL WALL HUNG LAVATORIES SHALL HAVE CHAIR CARRIERS.
- 11) ALL BOX-BOX-FILE (BBF) CABINETS SHALL HAVE LOCKING BOTTOM DRAWER.

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

- EXIST. 1 HR FIRE RATED PARTITION, WALL. PROTECT ALL PENETRATIONS.
- EXIST. DOOR TO REMAIN.
- EXIST. ACCESSIBLE SUITE ENTRY DOORS.
- ACCESSIBLE RESTROOM SIGN COMPLYING WITH FBC. CENTER AT 60" AFF.
- PHONE BOARD-SEE ELECTRICAL
- 3/4" 24" X 24" BACKING BOARD FOR WALL MTD TV. CONSULT CLIENT FOR EXACT LOCATION. CONTRACTOR TO INSTALL TENANT'S WALL BRACKET.
- WIRE GROMMET, TYP.
- GRANITE COUNTER @ 42"
- GRANITE COUNTER @ 36"
- LAMINATED COUNTER @ 30"
- SEE SHEET A.3 FOR RESTROOM ACCESSORY MOUNTING DATA
- 30"W X 18"D LAMINATED COMPUTER DESK @ 30" A.F.F. PROVIDE BRACING.
- 1 5/8" 25 GA MTL STUDS @12" O.C. & 1/2" GWB. PAINT GWB FACING WINDOW BLACK. BRACE STUDS TO WALL & BOTTOM & TOP OF WINDOW @12" O.C. ABOVE & BELOW
- CHAIR RAIL-EXACT HEIGHT BY TENANT.
- EWH IN CEILING SPACE. SEE PLUMBING DRAWINGS.
- EXIST. STRUCTURAL/WET COLUMN. REPAIR DRYWALL WHERE NECESSARY.
- CONTRACTOR SHALL VERIFY THICKNESS OF EXIST. PANEL & ADJUST STUD DEPTH ACCORDINGLY.



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

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 1 1/4" 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.

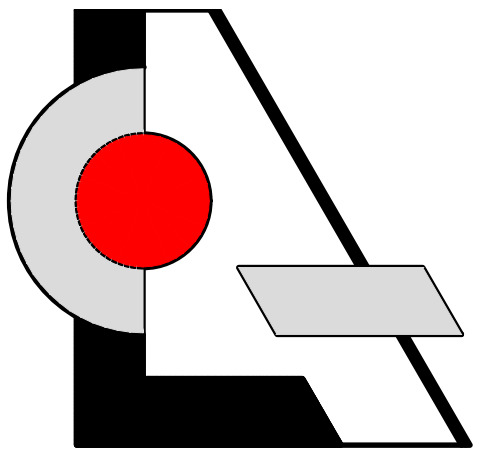
CONTRACTOR SHALL EXAMINE PROVIDED EQUIPMENT SPECIFICATIONS AGAINST PROVIDED PLANS AND ISSUE REQUESTS FOR CLARIFICATION PRIOR TO BID. IF NO REQUEST IS ISSUED & RESPONDED TO FOR A GIVEN ITEM EQUIPMENT SPECIFICATION WILL GOVERN THESE PLANS.

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FLOOR PLAN NOTES



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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
- SPRINKLER HEAD
- ▨ 6 1/4" CERTAPRO ACOUSTATHERM INSULATION (UNFACED) ABOVE ENTIRE CEILING. HOLD INSULATION FROM NON-IC RATED LIGHT FIXTURES 4" MIN.

SEE ELECTRICAL DRAWINGS FOR LIGHT SPECIFICATIONS

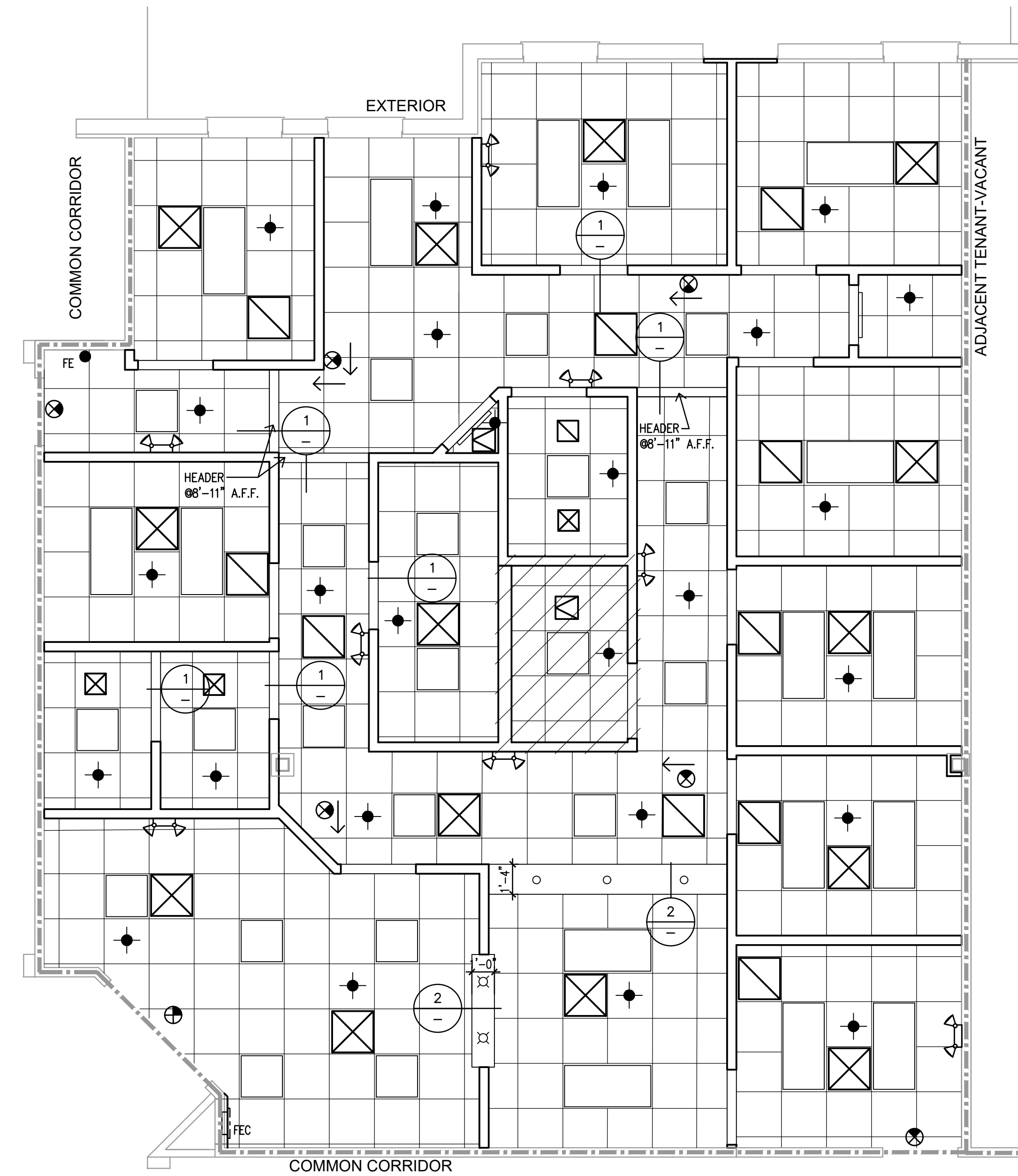
CEILING NOTES

- 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 CLEARANCES OF 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.

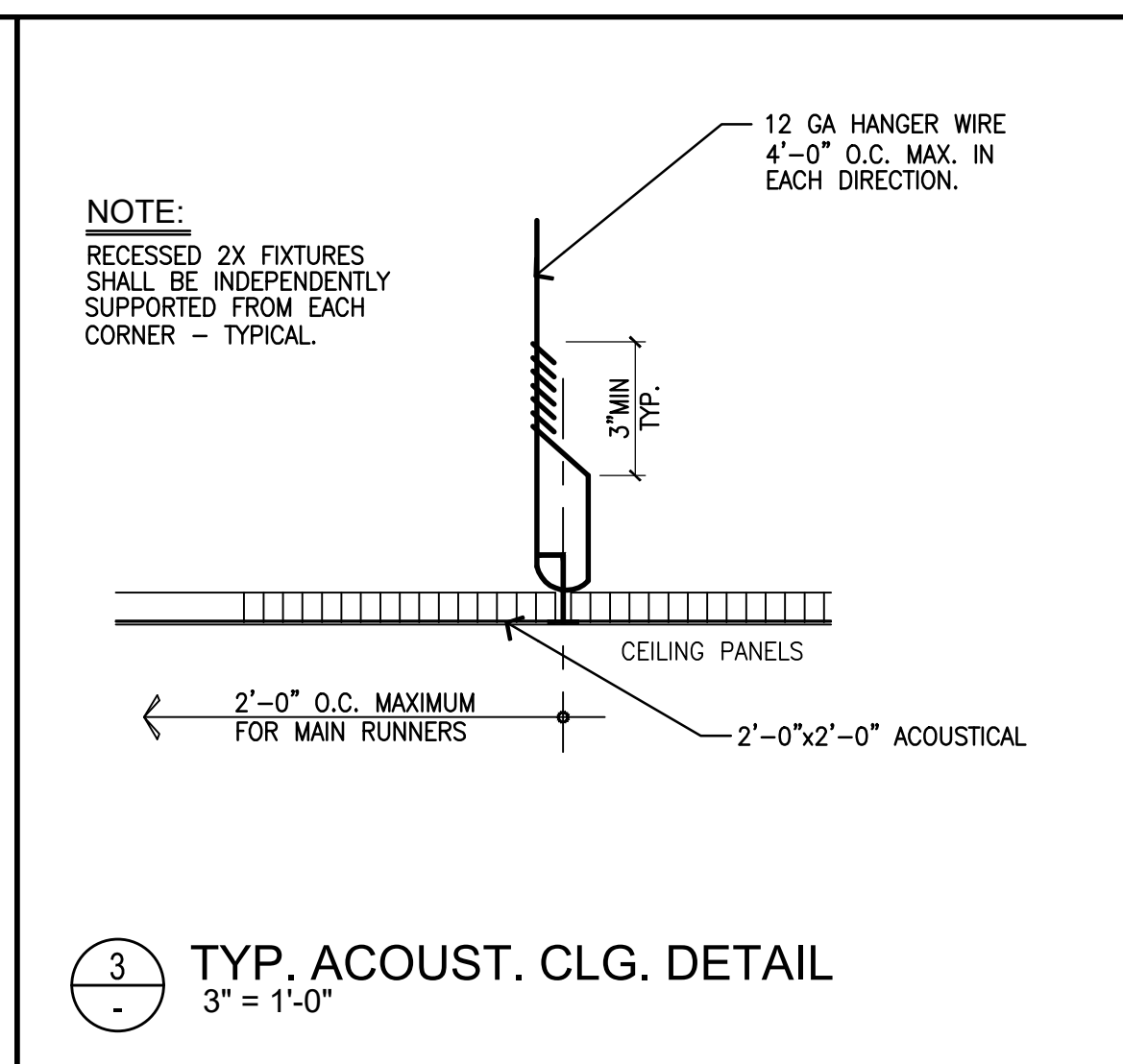
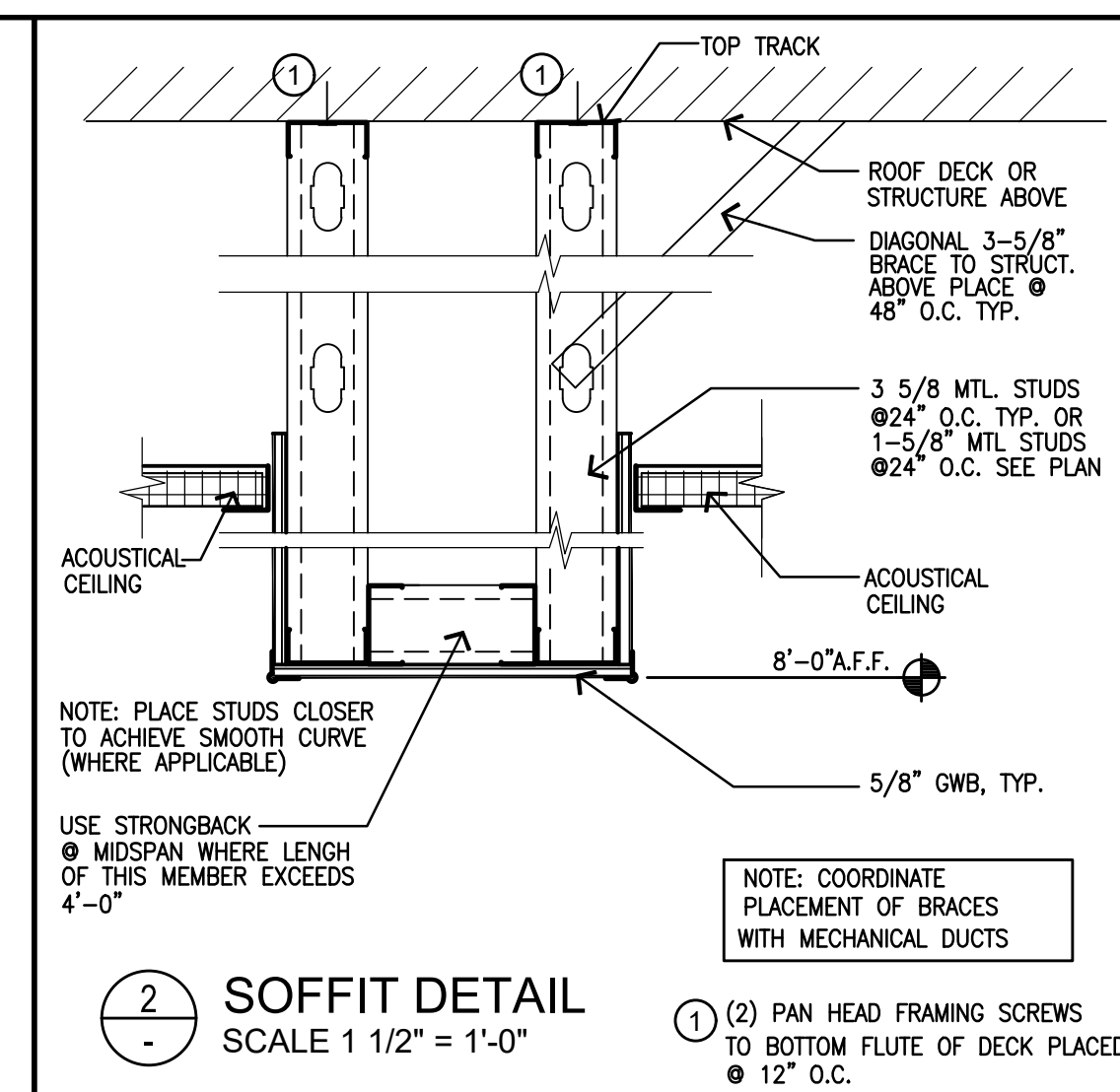
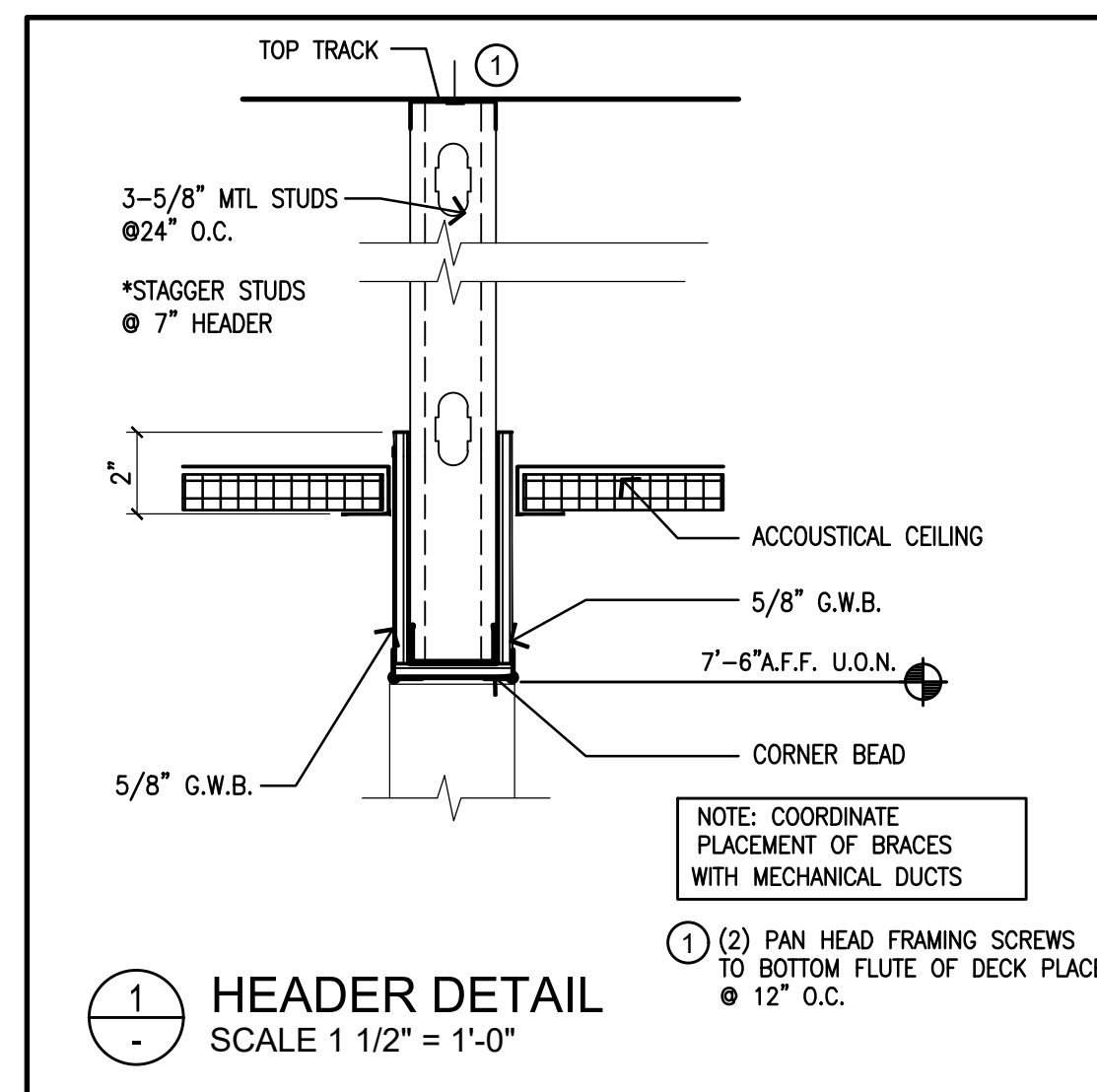
CEILING INSTALLATION SHALL COMPLY WITH FBC & ASTM

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.

SEE ELECTRICAL DRAWINGS FOR FIXTURES SCHEDULE



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



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**REFLECTED
 CEILING PLAN
 NOTES
 DETAILS**

ROOM FINISH SCHEDULE										
Number	ROOM NAME	FLOOR	BASE		WALLS			CEILING		NOTES
			MATERIAL	N	S	E	W	MATL		
101	WAITING	WVP	VINYL	PAINT #2	PAINT #1	PAINT #2	PAINT #1	ACC-1	---	
102	VISUAL	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #2	ACC-1	---	
103	TOPD	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
104	WORK-UP	WVP	VINYL	PAINT #1	PAINT #2	PAINT #1	PAINT #1	ACC-1	---	
105	WORK-UP	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #2	ACC-1	---	
106	TECH	WVP	VINYL	PAINT #2	PAINT #1	PAINT #1	PAINT #2	ACC-1	---	
107	SUBWAIT	WVP	VINYL	PAINT #2	PAINT #1	PAINT #1	PAINT #2	ACC-1	---	
108	OFFICE	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
109	OFFICE	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
110	EXAM	WVP	VINYL	PAINT #2	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
111	EXAM	WVP	VINYL	PAINT #2	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
112	BREAK	WVP	VINYL	PAINT #1	PAINT #2	PAINT #1	PAINT #1	ACC-1	---	
113	BUSINESS	WVP	VINYL	PAINT #1	PAINT #2	PAINT #1	PAINT #1	ACC-1	---	
114	RESTR	WVP	PT	PAINT #3	PAINT #3	PAINT #3	PT/PAIN #3	ACC-1	---	
115	LASER PHOTO	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
116	TEST	WVP	VINYL	PAINT #1	PAINT #1	PAINT #2	PAINT #1	ACC-1	---	
117	DATA	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
118	HALL	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
119	HALL	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	
120	STOR.	WVP	VINYL	PAINT #1	PAINT #1	PAINT #1	PAINT #1	ACC-1	---	

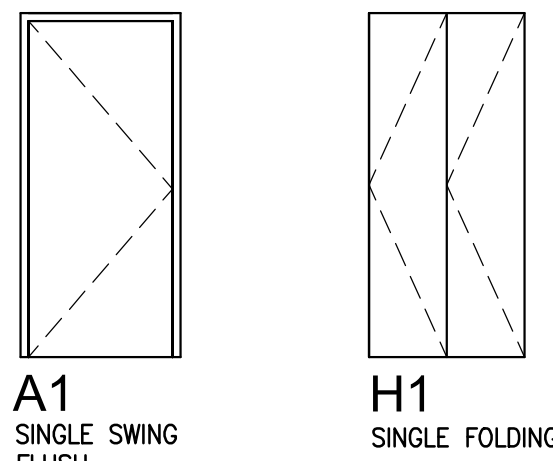
FINISH NOTES		PROVIDE SAMPLES FOR APPROVAL
ACC-1:	ACOUSTICAL CEILING: 2X2 TEGULAR ARMSTRONG "DUNE" AND 15/16" GRID OR EQUAL.	
WVP :	VINYL WOOD PLANK - SHAW HARD SURFACE, UNCOMMON GROUND COLLECTION, 02150 DRIFTWOOD, SIZE 6" X 36"	
VINYL:	4" VINYL WALL BASE. JOHNSONITE TRADITIONAL WALLBASE COLOR: #20 CHARCOAL	
VINYL #2:	6" VINYL WALL BASE. JOHNSONITE MILLWORK WALLBASE STYLE: REVEAL COLOR: #20 CHARCOAL (PROVIDE AS ALTERNATE FOR WAITING #101 ONLY)	
PT:	PORCELAIN TILE: DALITILE "FABRIQUE" FLOORS: 12X24 COLOR: NOIR LINEN P689 GROUT: LATICRETE #45 RAVEN WET WALL TO 5'-0": 12X24 COLOR: BLANC LINEN P686 (GROUT: LATICRETE #44 BRIGHT WHITE) WITH LISTELLO: DALITILE "STONE RADIANCE" 5/8" RANDOM SWATCH COLOR: SA51 WHISPER BLEND USE 6x24 ABOVE LISTELLO AND AS BASE. SEE ELEVATION ON A.5	
LAMINATE :	COUNTERTOPS - WILSONART SKYLINE WALNUT 7964K-38 FINE VELVET TEXTURE BASE & UPPERS - WILSONART STANDARD LAMINATE LINEN #D427-01 GLOSS FINISH	
PAINT :	PAINT - LATEX, PRIMER & 2 COATS, SHERWIN-WILLIAMS-COLOR #1 SW 7028 INCREDIBLE WHITE, SATIN -COLOR #2 SW 6255 MORNING FOG, SATIN -COLOR #3 SW 7008 ALABASTER, SATIN -ALL GWB SOFFITS TO BE PAINTED SHERWIN WILLIAMS SW7005 PURE WHITE, U.N.O. -INTERIOR SUITE DOOR FRAMES PAINTED TO MATCH VINYL BASE	
GRANITE :	DALITILE, KEYGRANITE - BLUE PEARL	
CHAIR RAIL:	2 5/8" PAINT GRADE WOOD MOLDING, WM390. HEIGHT TO BE COORDINATED WITH FURNITURE COLOR #2 SW 6255 MORNING FOG SEMI GLOSS	
BLINDS :	VINYL BLINDS - BUILDING STANDARD 2" HORIZONTAL BLINDS COLOR: 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 FLOORS FINISHES SHALL CONFORM TO CLASS II REQUIREMENTS OF FBC.

DOOR AND FRAME SCHEDULE												
MARK	STYLE	DOOR SIZE			MATERIAL	FINISH	FRAME		FIRE RATING LABEL	HARDW.		NOTES
		WD	HGT	THK			MATERIAL	FINISH		SET	KEY	
101	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PASSAGE	NO	---
104	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PASSAGE	NO	---
105	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PASSAGE	NO	---
108	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	OFFICE	YES	---
109	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	OFFICE	YES	---
110	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PASSAGE	NO	---
111	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PASSAGE	NO	---
112	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	20 MIN.	ENTRY, DEADBOLT	YES	NOTE A
113	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PASSAGE	NO	---
114	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PRIVACY	NO	CLOSER
115	A1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	PASSAGE	NO	---
117	A1	2'-8"	7'-0"	1 3/4"	WOOD	STAIN	METAL	PAINT	NONE	CLOSET	YES	---
120	H1	2'-8"	7'-0"	1 3/4"	WOOD	STAIN	TRACK	---	NONE	PULLS	NO	---

DOOR TYPES



GENERAL DOOR NOTES

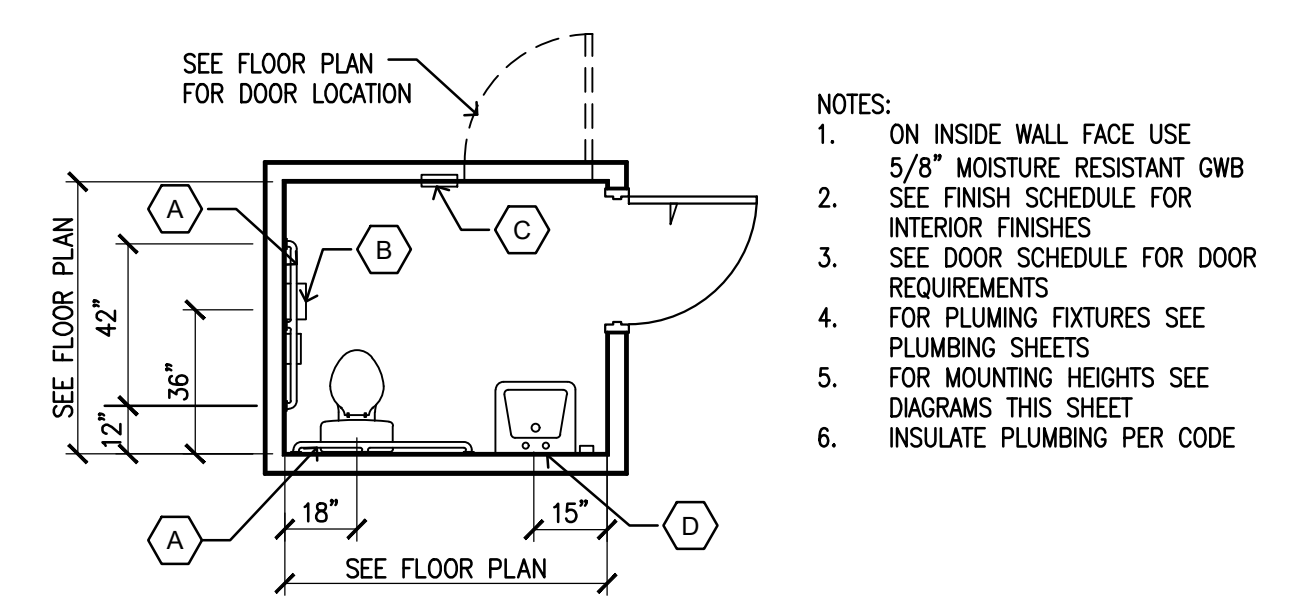
- ALL DOORS TO HAVE WALL MOUNTED OR FLOOR MOUNTED DOORSTOP AS APPLICABLE.
- ALL METAL FRAME DOORS TO HAVE SILENCERS
- ALL DOOR HARDWARE TO COMPLY WITH NFPA 101 AND FBC, AND SHALL NOT REQUIRE KEY OPERATION IN DIRECTION OF EXIT.
- VERIFY KEYING SCHEDULE WITH CLIENT
- ALL DOOR HARDWARE SHALL BE ACCESSIBLE PER ADA AND FBC-ACCESSIBILITY.
- NO THRU-BOLTS FOR CLOSERS. DOORS TO BE ORDERED WITH SOLID STILE
- SUGGESTED HARDWARE: SCHLAGE "AL" SERIES, VERIFY STYLE WITH TENANT 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" H DOORS SHALL HAVE 4 HINGES.
- DOORS SHALL COMPLY WITH FBC OPENING FORCE.
- ALL DIMENSIONS ARE NOMINAL. CONTRACTOR SHALL COORDINATE SIZE OF ROUGH OPENINGS.
- ALL EXTERIOR DOOR & STOREFRONT SYSTEMS TO BE IMPACT RESISTANT U.N.O.
- ALL FIRE RATED DOORS SHALL HAVE CLOSERS & FIRE RATED HARDWARE. DOOR CLOSERS AT RESTROOMS AND DOOR FROM WAITING TO BACK OFFICE.
- CONTRACTOR SHALL OBTAIN FROM RESPECTIVE SUPPLIERS EXACT ROUGH OPENING SIZES FOR DOORS AND GLAZING AND ESTABLISH PROPER ROUGH OPENING SIZES.
- DOORS BY MARSHFIELD. NEW CORRIDOR DOOR TO MATCH EXIST. NEW SUITE DOORS: ROTARY WHITE BIRCH WITH CLEAR FINISH (NO STAIN)

DOOR SCHEDULE NOTES:

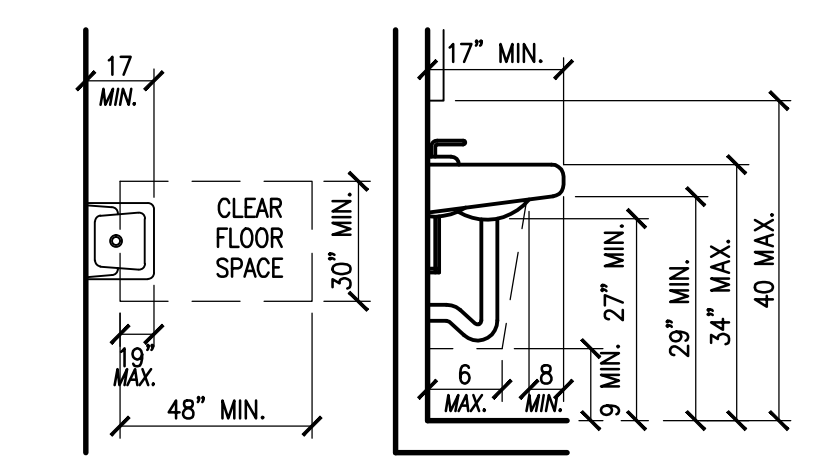
NOTE A: STRICTLY PER BUILDING STANDARD DOOR, FRAME, HARDWARE & CLOSER.

RESTROOM ACCESSORY SCHEDULE			
	DESCRIPTION	MANUFACTURER & #	REMARKS
A	GRAB BARS	BOBRICK B-5806 36/42	PEENED GRIP & POLISHED ENDS
B	TOILET PAPER DISPENSER	BOBRICK B-2740	SURF. MTD. DBL. ROLL SATIN FM.
C	PAPER TOWEL DISPENSER	BOBRICK B-35903	RECESSED MULTI-FOLD VERIFY LOCATION WITH OWNER
D	MIRROR		GLASS MIRROR 30" W X 48" H

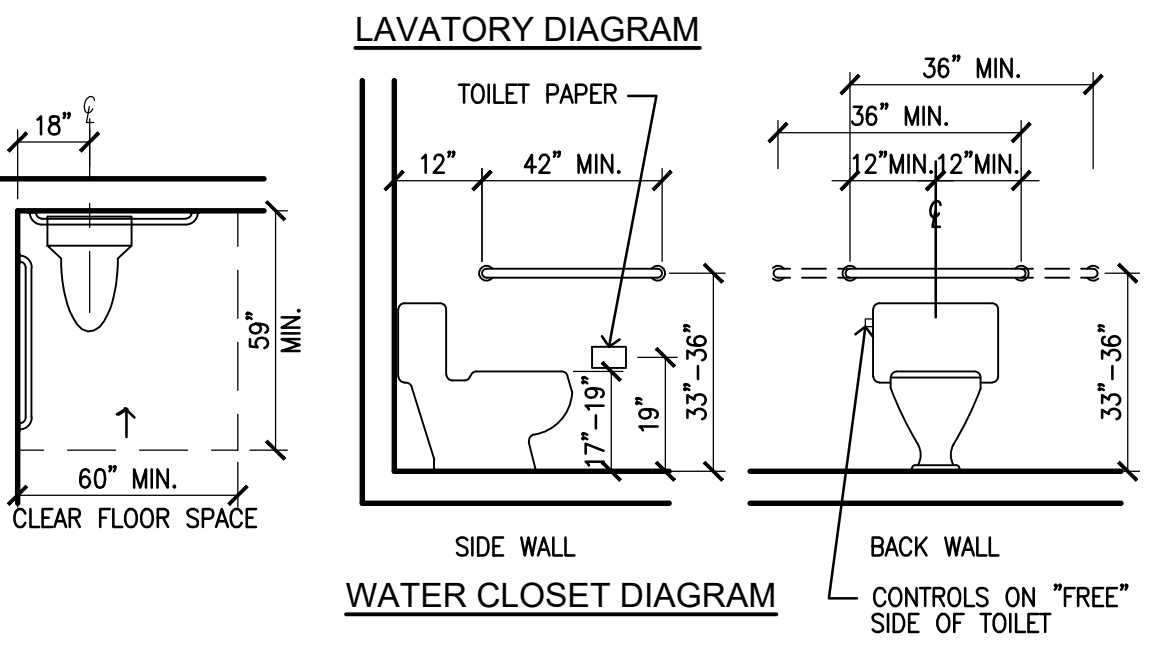
PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
CONTRACTOR TO SUBMIT SPEC SHEET FOR REVIEW BY OWNER PRIOR PURCHASE, TYPICAL.
PROVIDE SIGNAGE AT DOORS TO COMPLY W/ ALL A.D.A. REQUIREMENTS.
ALL INSTALLATIONS MUST COMPLY WITH STATE OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION & ADA. PROVIDE SIGNAGE AT DOORS TO COMPLY W. ALL ADA REQUIREMENTS.



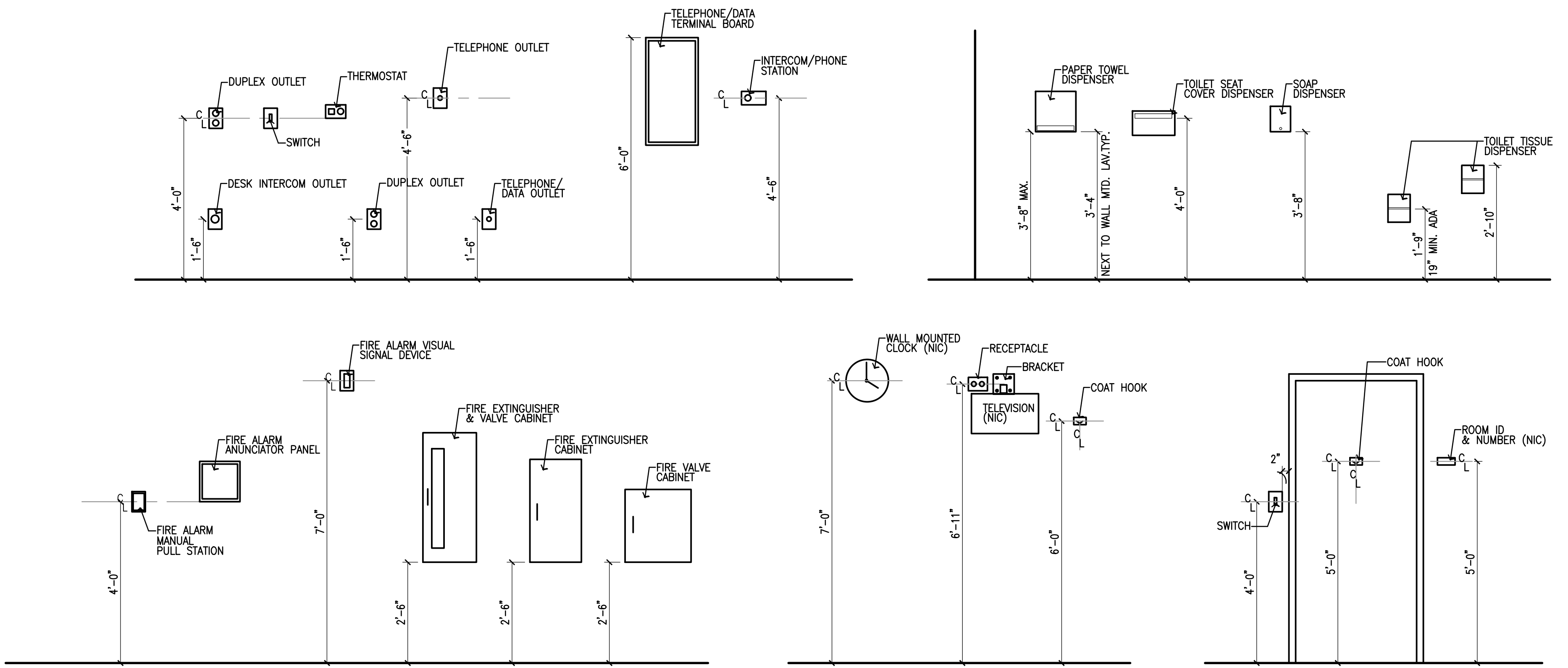
TYP. RESTROOM DIAGRAM SCALE: 1/4"=1'-0"



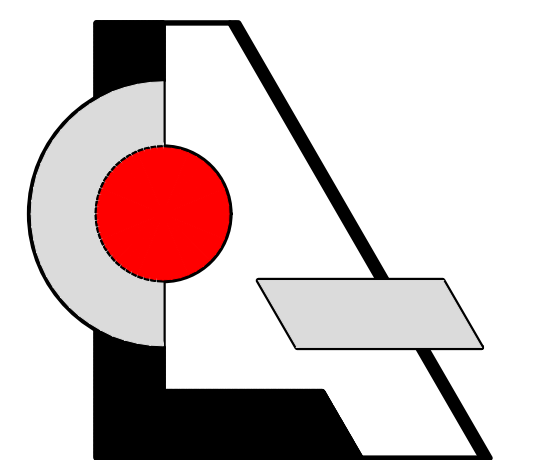
NOTE: DASHED LINE INDICATES DIMENSIONAL CLEARANCE OF OPT. UNDERLAVATORY ENCL.



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



TYP. MOUNTING DIAGRAMS 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

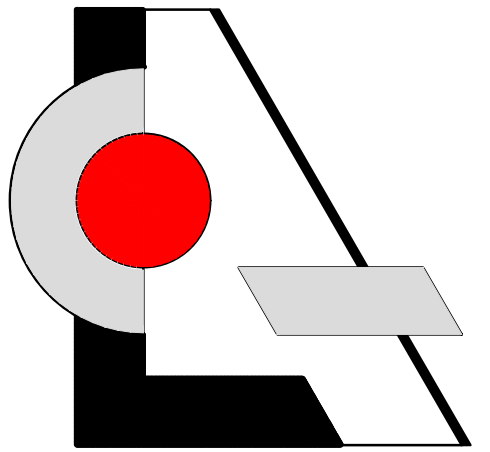
REVISIONS / DATE

Interior Improvement for
Your Eye Specialists
550 Heritage Dr., Suite 105
Jupiter, FL 33458

LESLEW A. CZACZYK AIA
AR 00015391

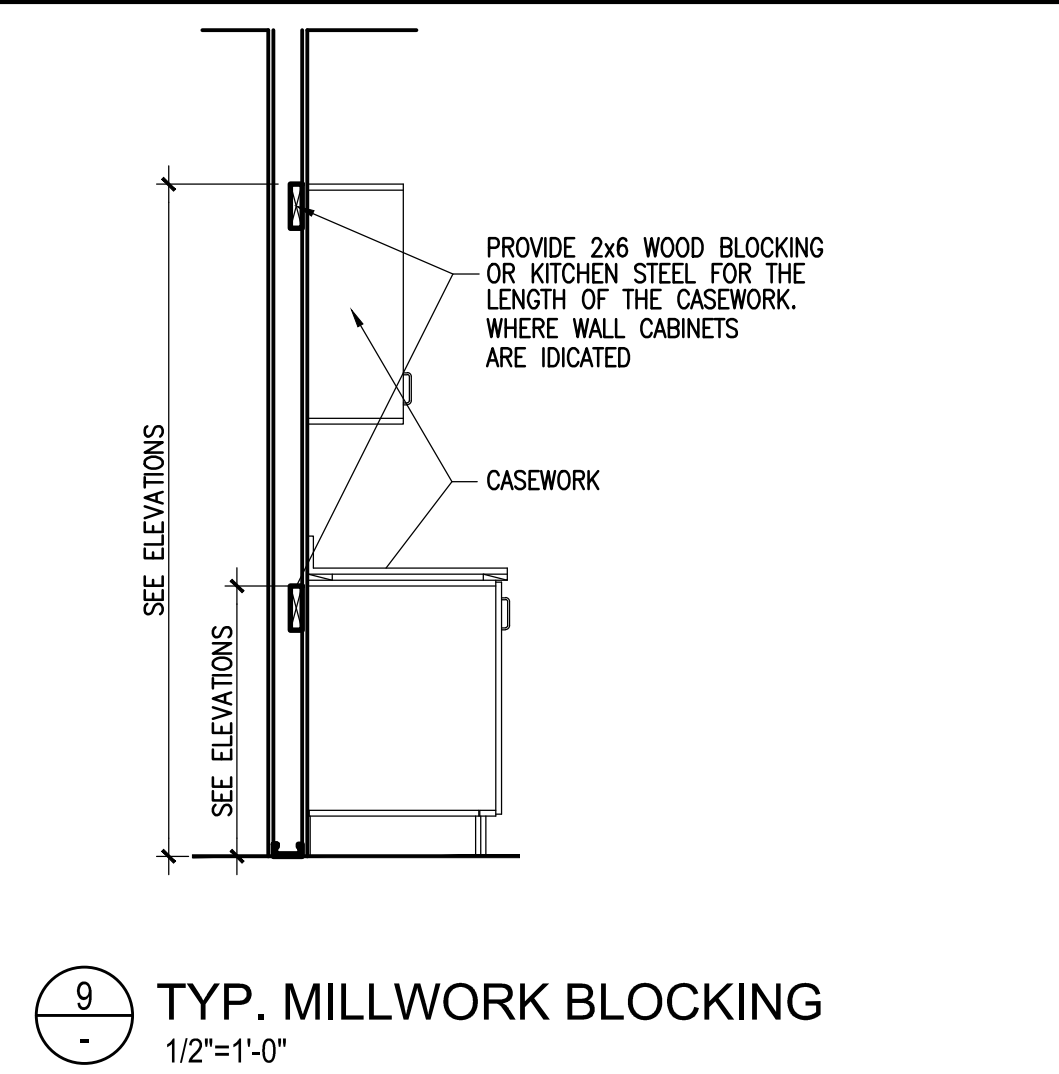
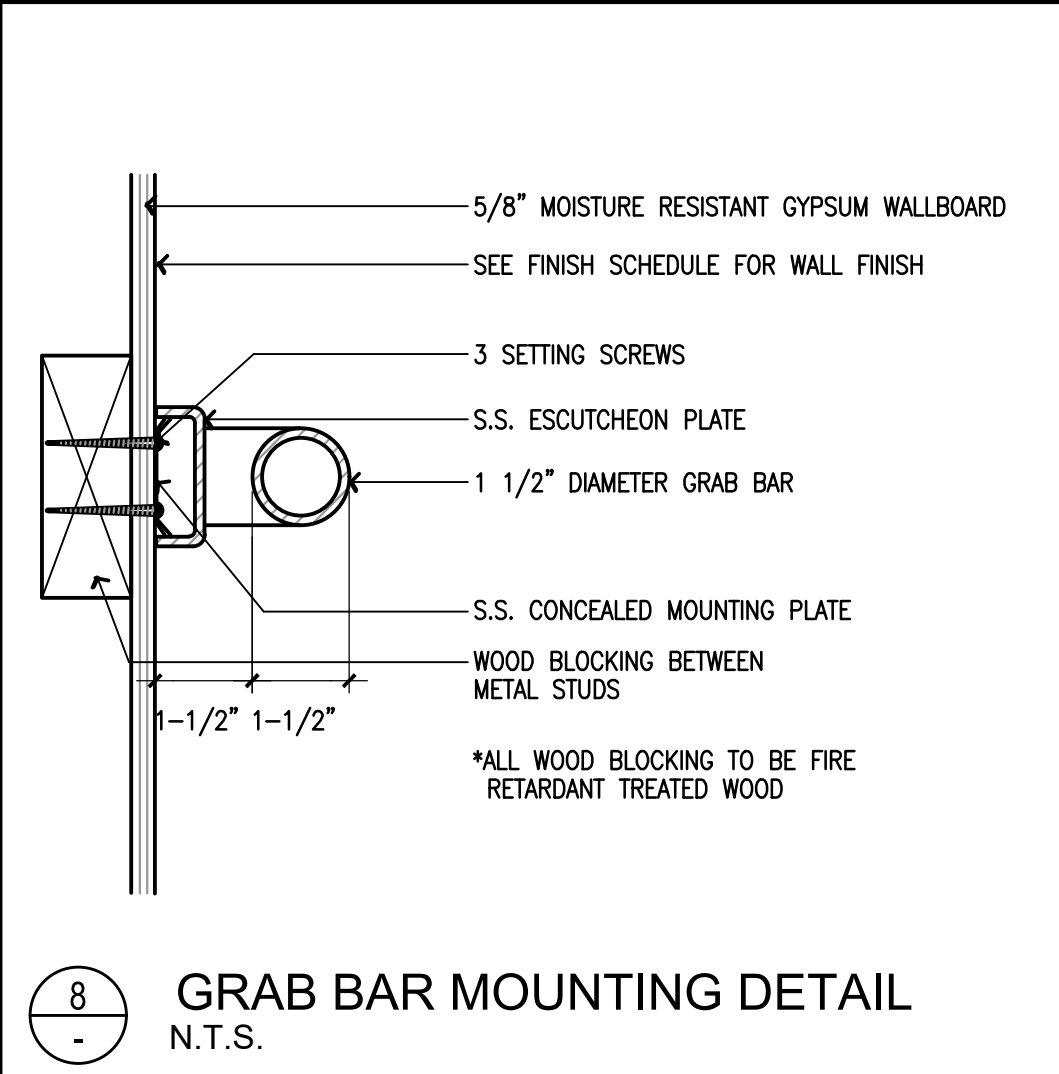
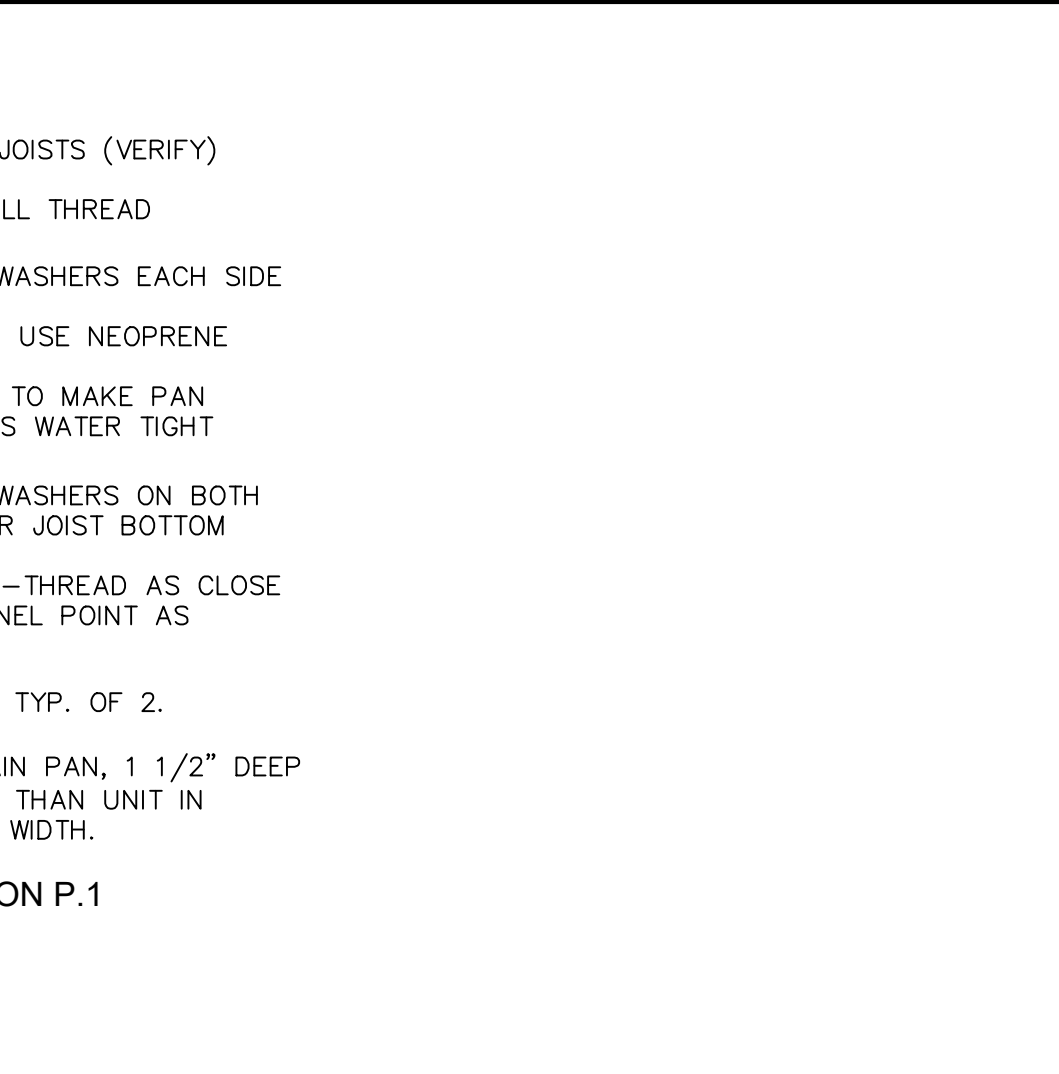
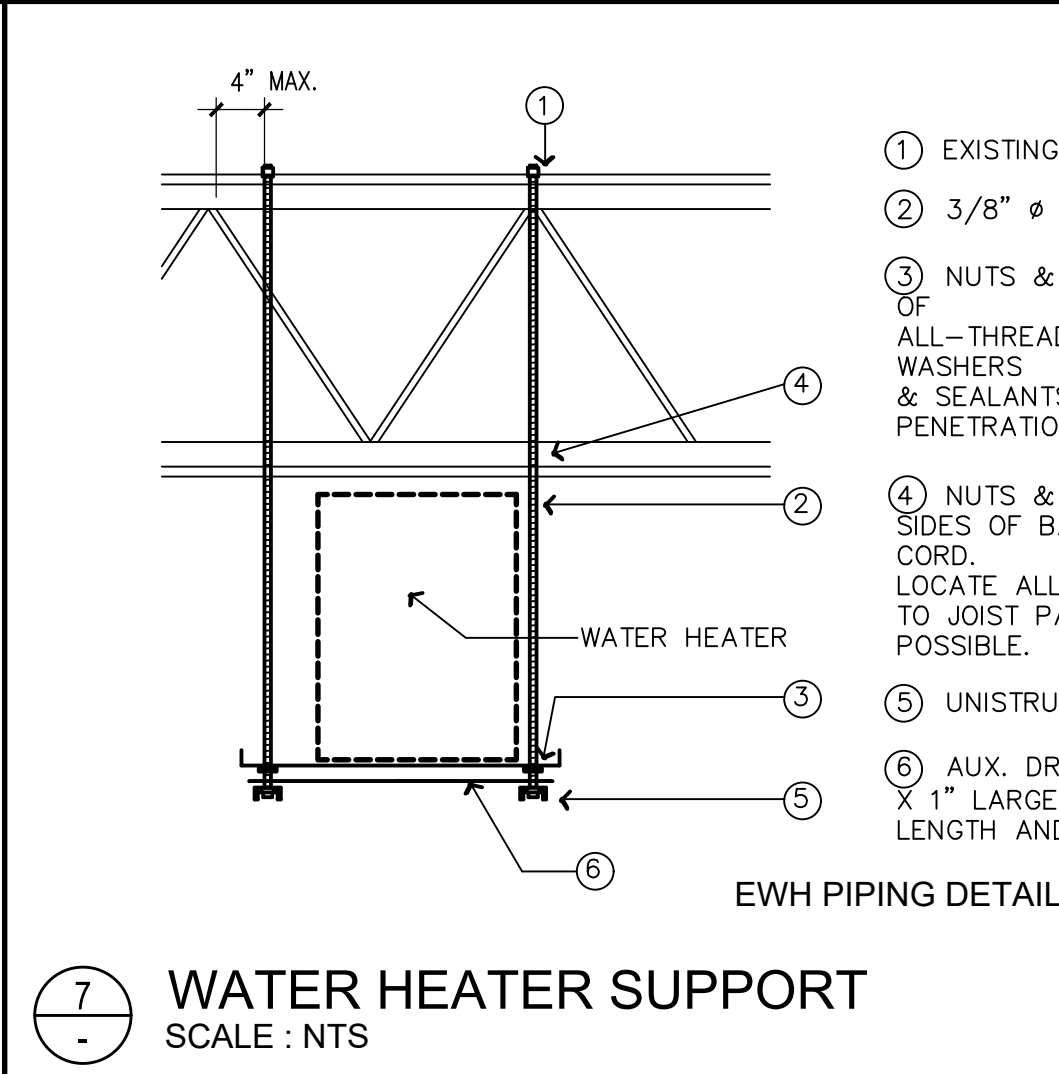
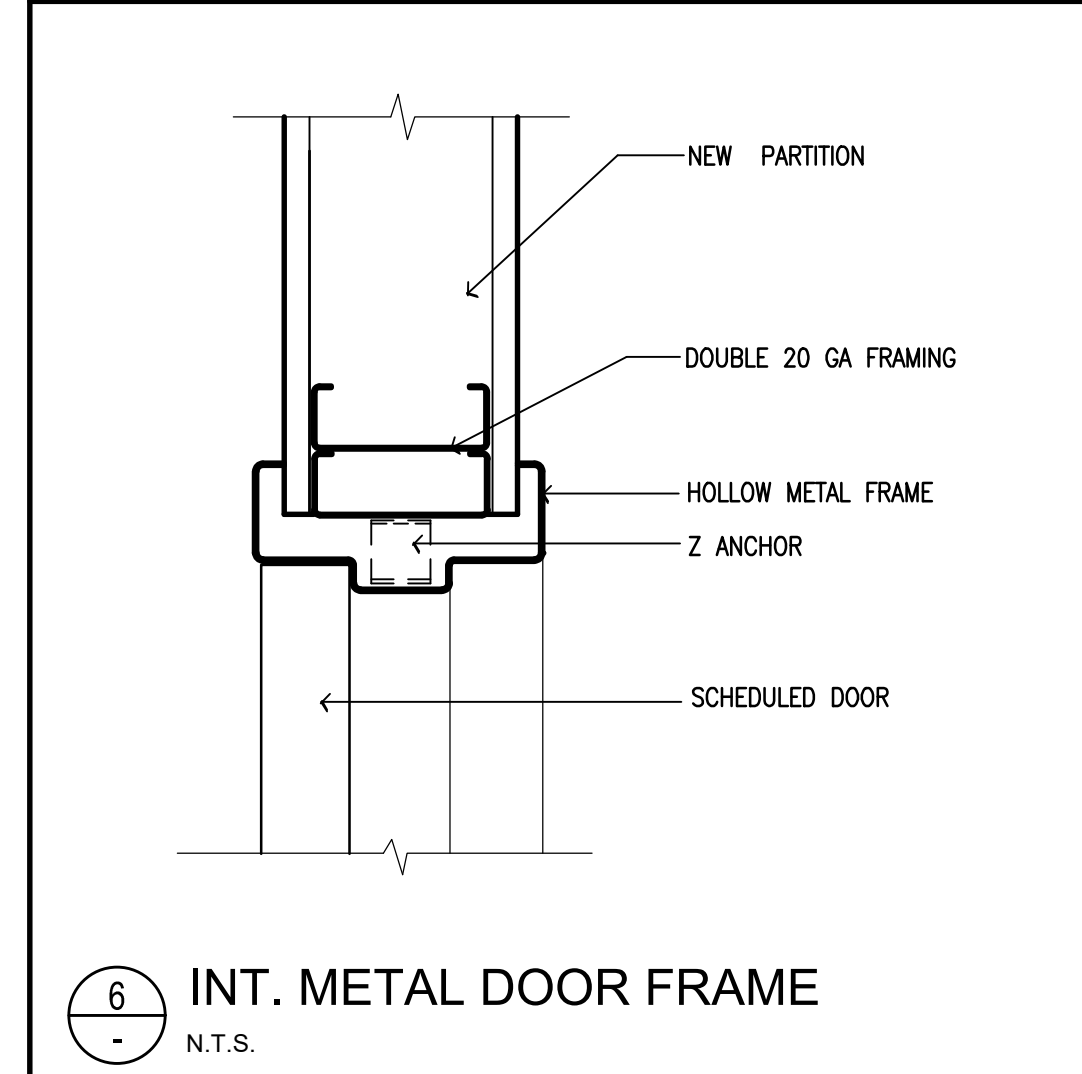
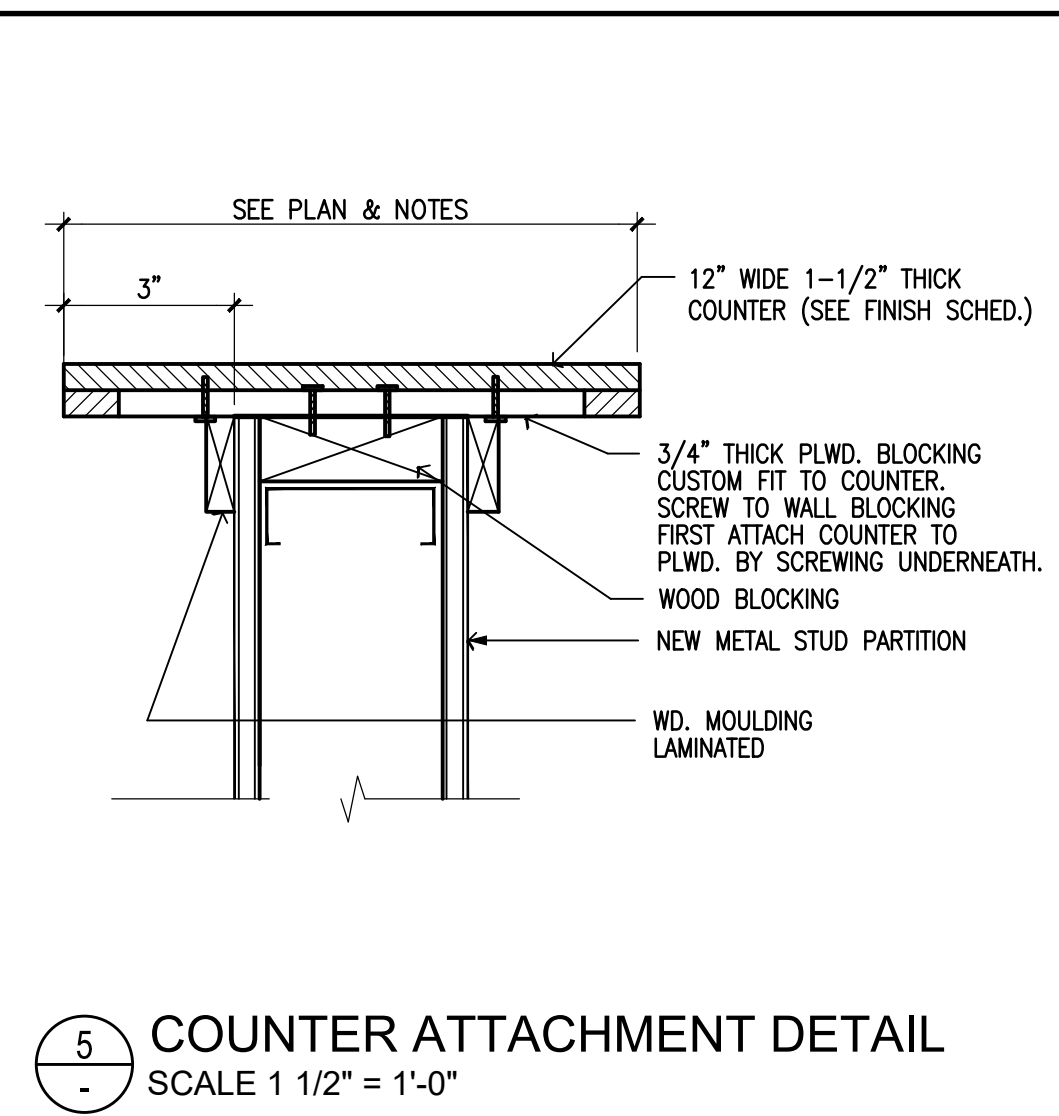
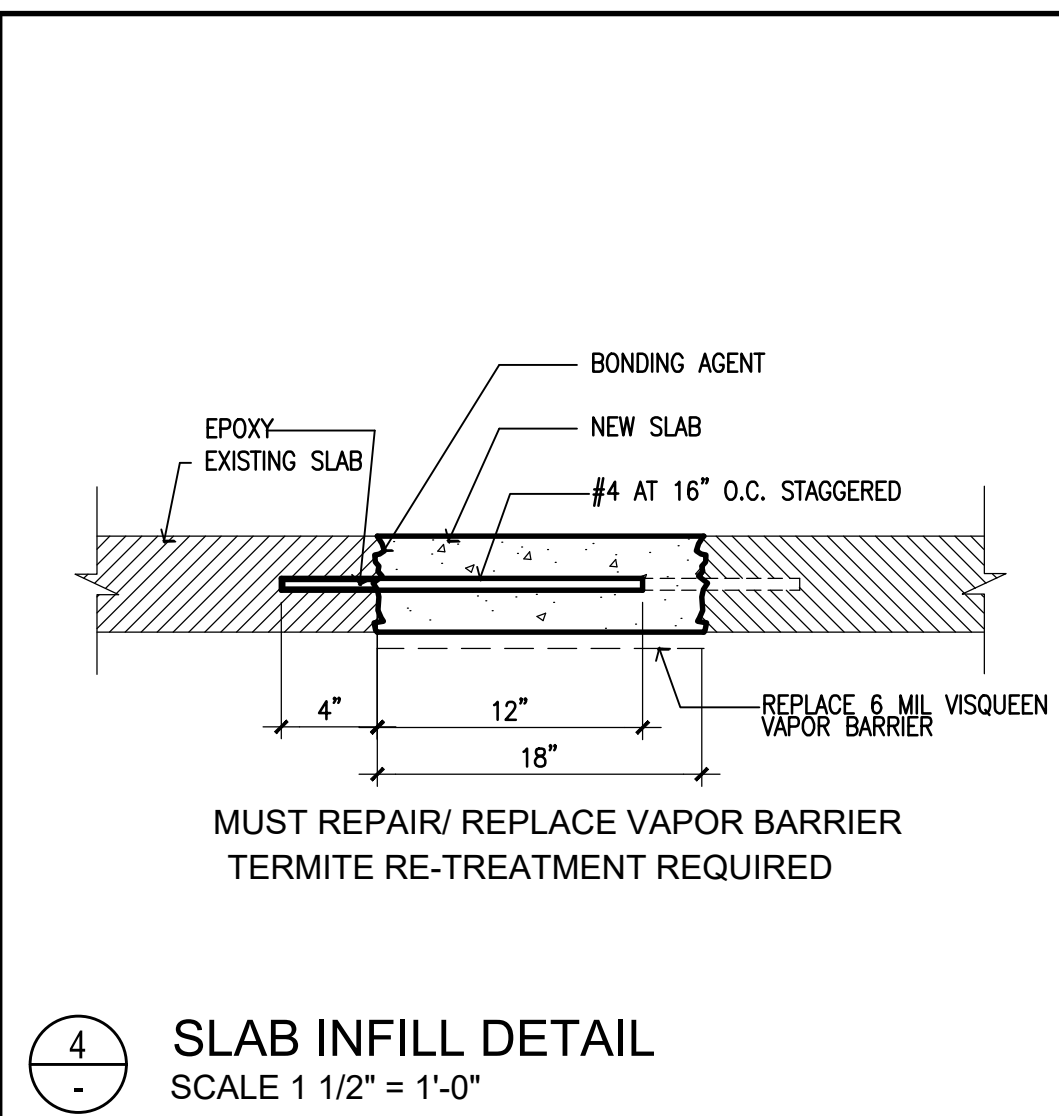
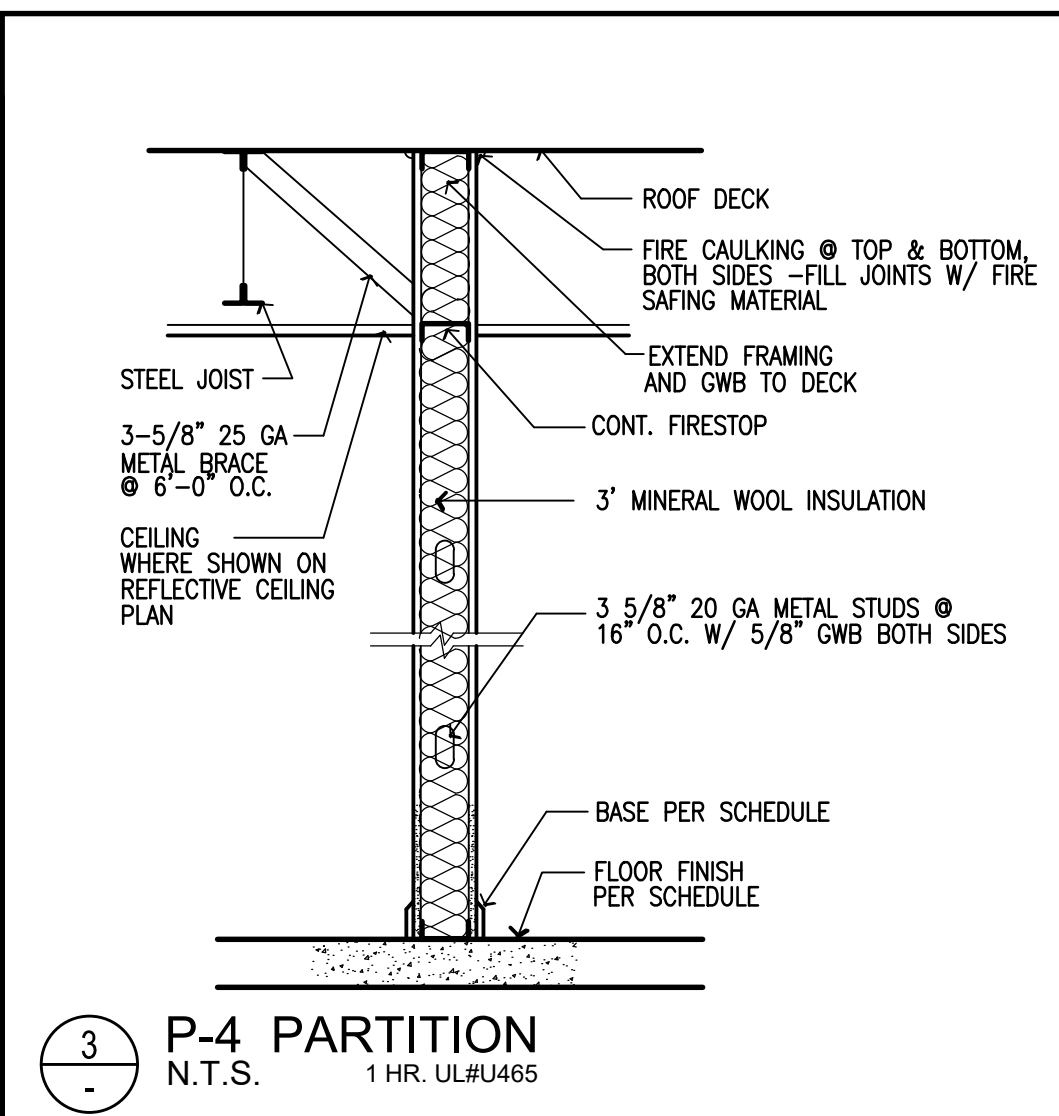
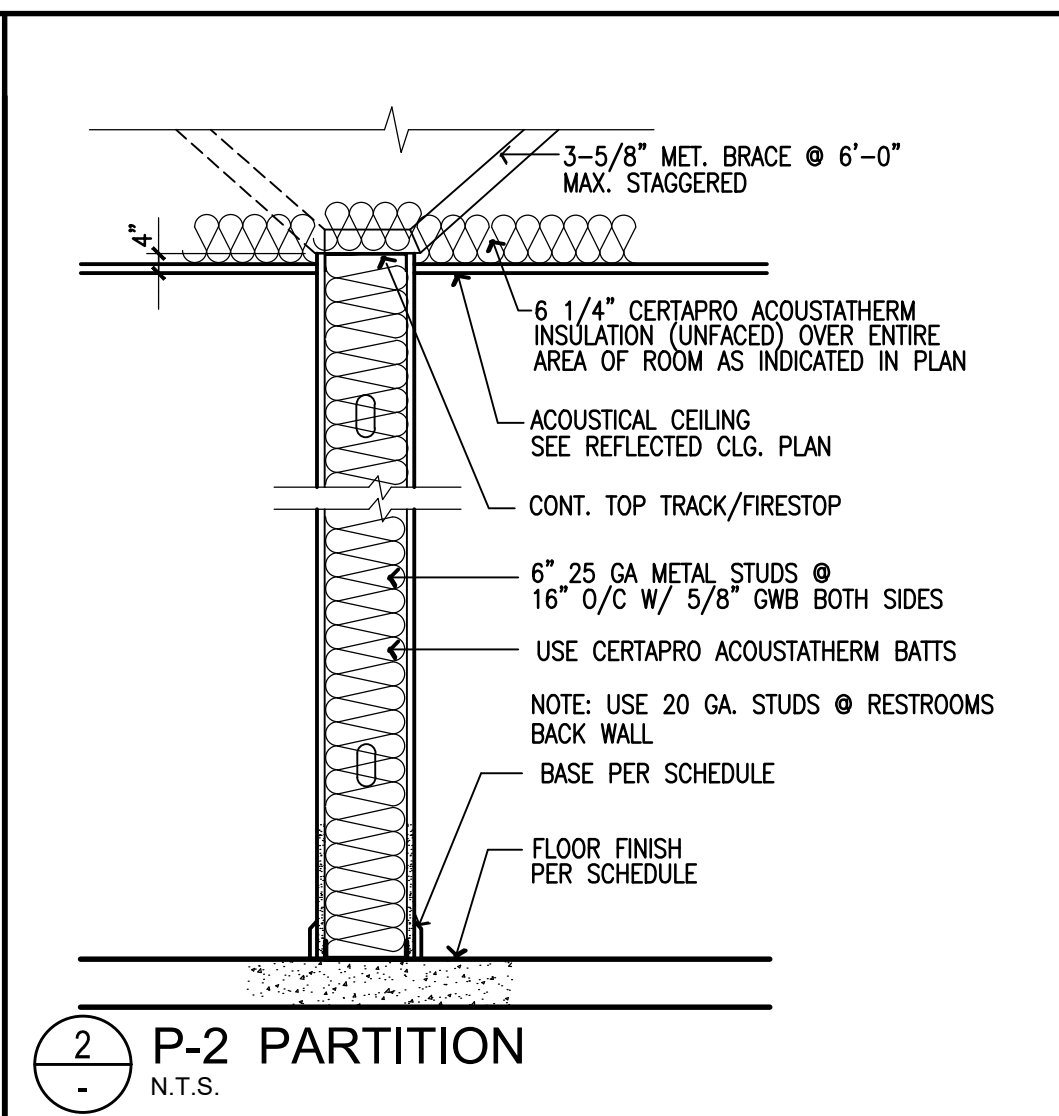
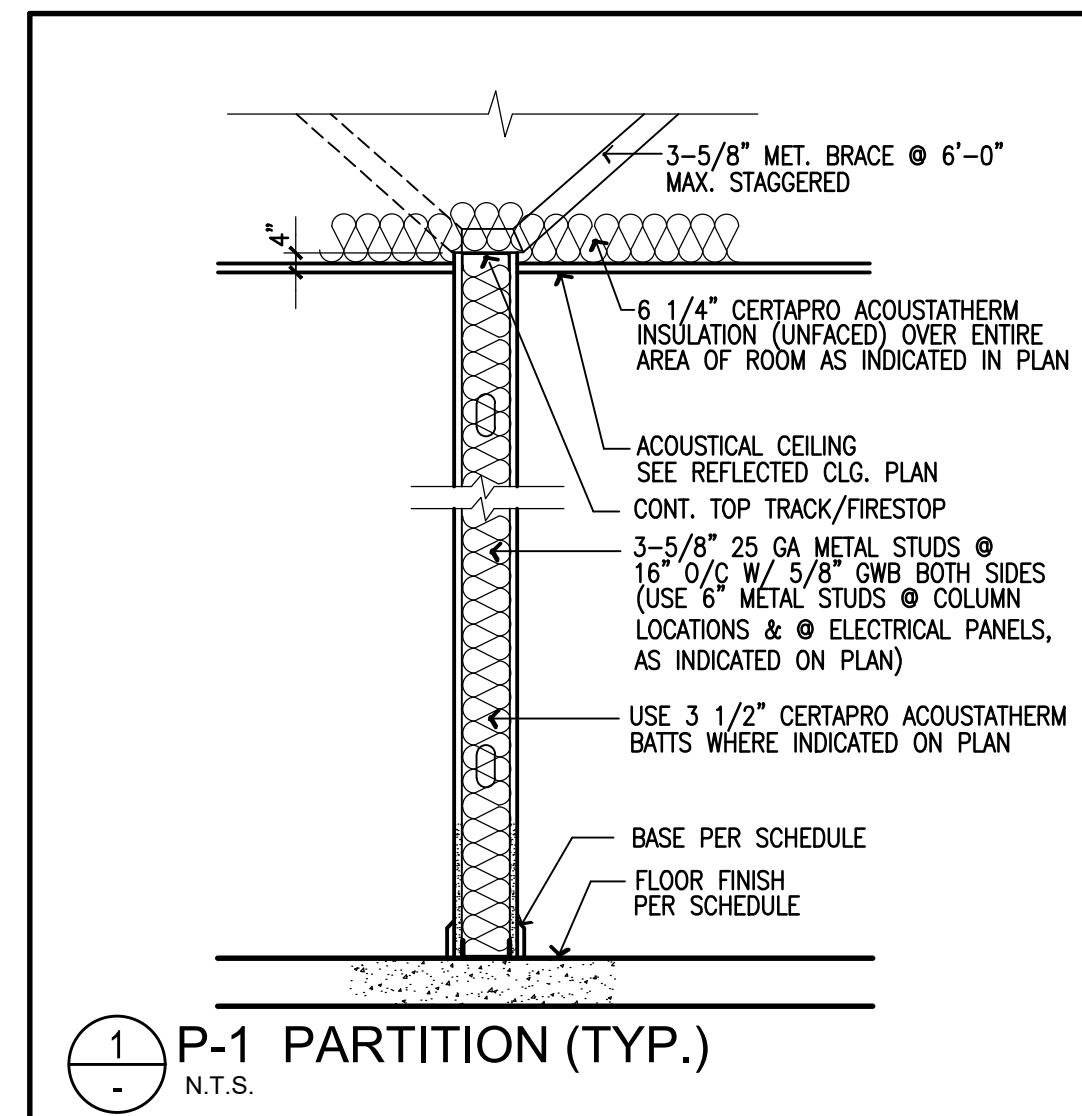
PROJ. NO. 16176
DESIGNED BY LAC
DRAWN BY LAC
DATE 11/30/16
SCALE AS SHOWN

SCHEDULES ELEVATIONS



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



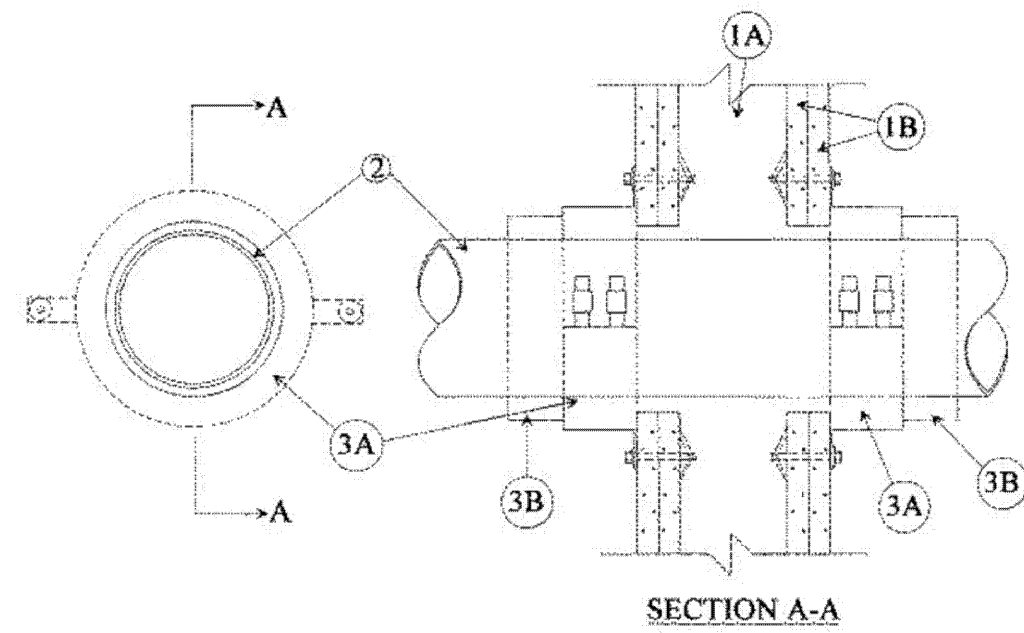
**Interior Improvement for
 Your Eye Specialists**
 550 Heritage Dr. Suite 105
 Jupiter, FL 33458

LESLAW A. CZACZYK AIA	
AR 00015391	
PROJ. NO.	16176
DESIGNED BY	LAC
DRAWN BY	LAC
DATE	11/30/16
SCALE	AS SHOWN

**TYPICAL
 DETAILS**

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 described 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 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 all 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.

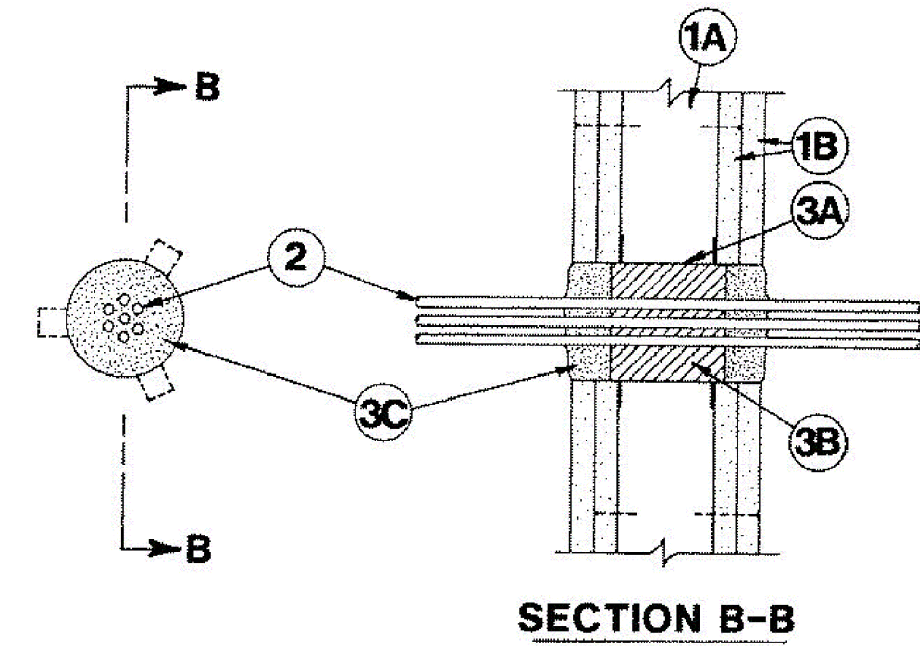
C. Steel Wire (Not Shown) - After installation of the pipe covering (Item 3B), min No. 18 AWG steel wire shall be wrapped around the outer circumference of the pipe covering once.

*Bearing the UL Classification Mark

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

SYSTEM NO. W-L-3004

January 26, 1994
 F Ratings - 1 and 2 Hr (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.

2. 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.

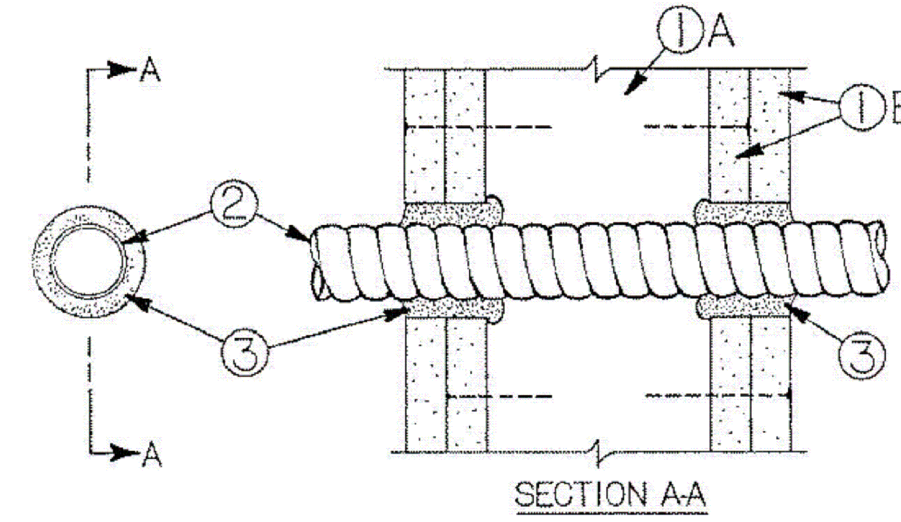
C. Fill, Void or Cavity Material* - Putty - Min 1 in. thickness of fill material applied within the annulus on both surfaces of wall. Putty to be forced into interstices of cable group to max extent possible. Additional fill material to be installed such that a min 1/8 in. crown is formed around the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

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.

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+

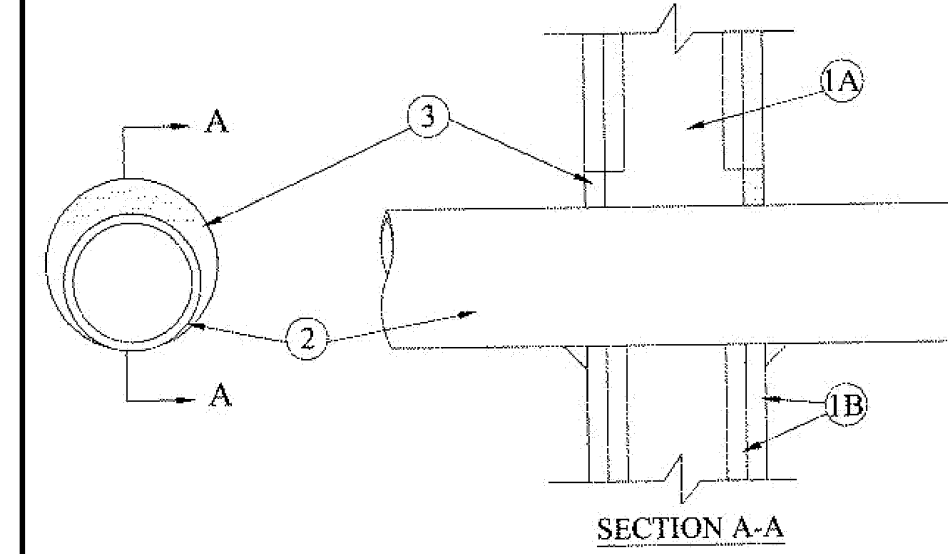
*Bearing the UL Classification Mark

*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.

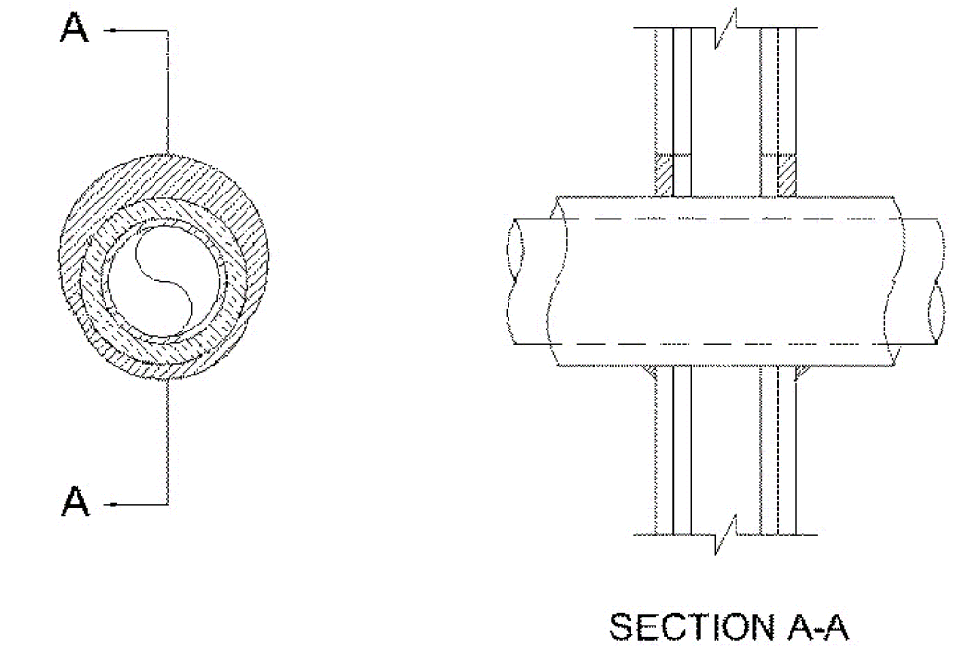
3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on 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+ (QM22) 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 94-5VA 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:

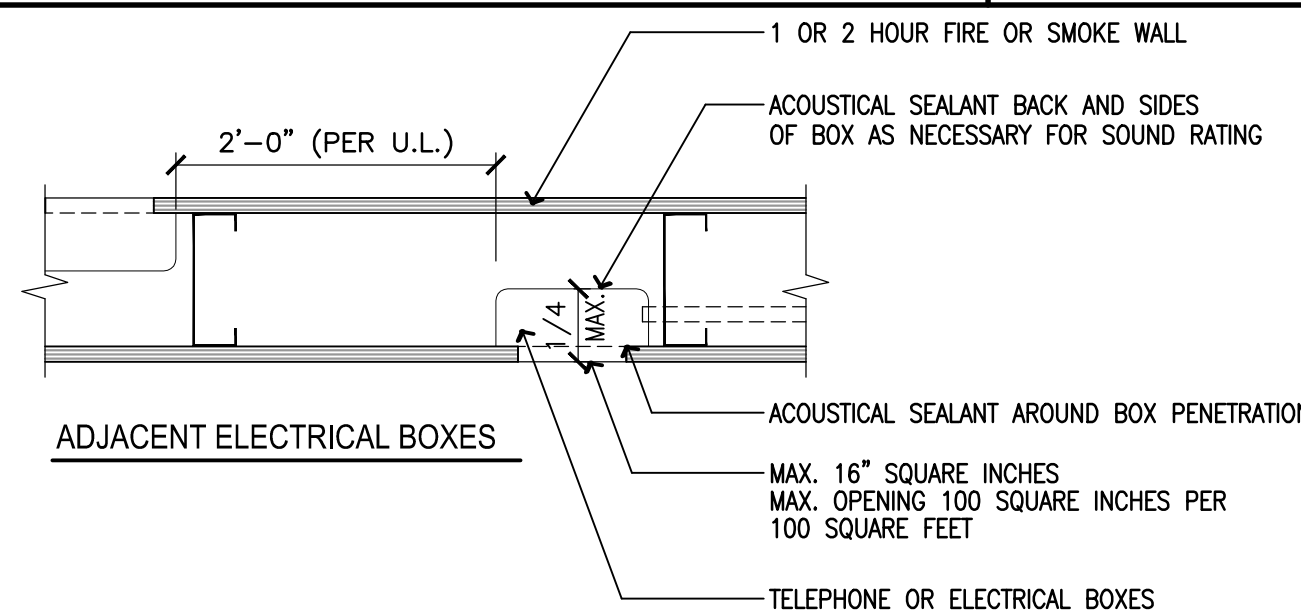
Wall Assembly Rating Hr	Type +	Through Penetrant Max. Diam. In.
1	A	4
1	A, B OR C	2
2	A	4
2	A, B OR C	2

+Indicates penetrant type as itemized in Item 2.

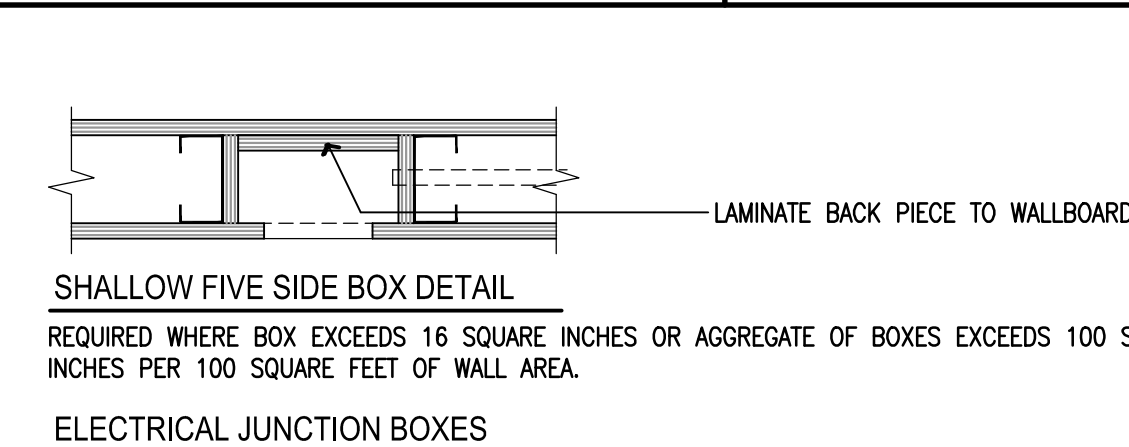
4. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point contact location between pipe covering and gypsum wallboard, a min 1/2 in. diam bead of fill material shall be applied at the pipe covering/gypsum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



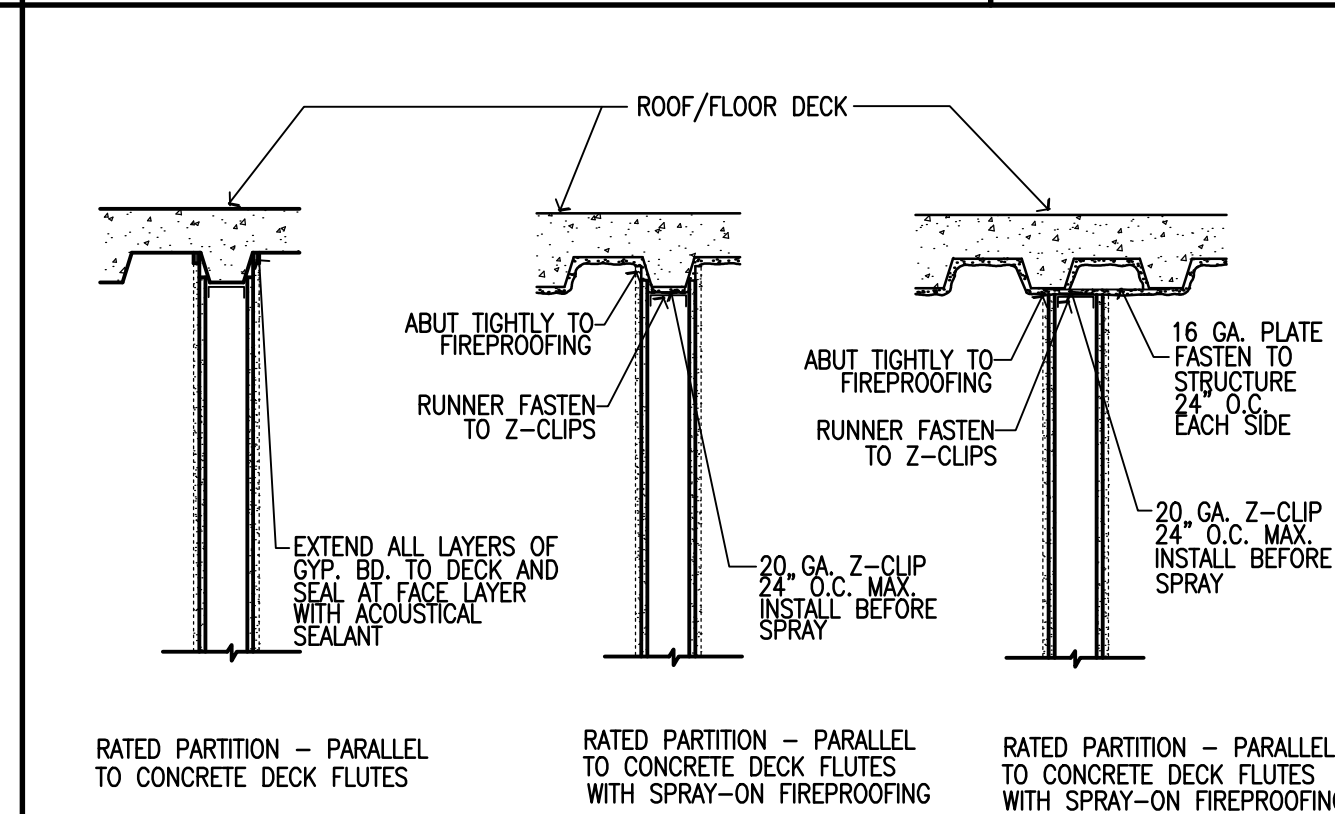
SHALLOW FIVE SIDE BOX DETAIL
 REQUIRED WHERE BOX EXCEEDS 16 SQUARE INCHES OR AGGREGATE OF BOXES EXCEEDS 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA.

ELECTRICAL JUNCTION BOXES
 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).

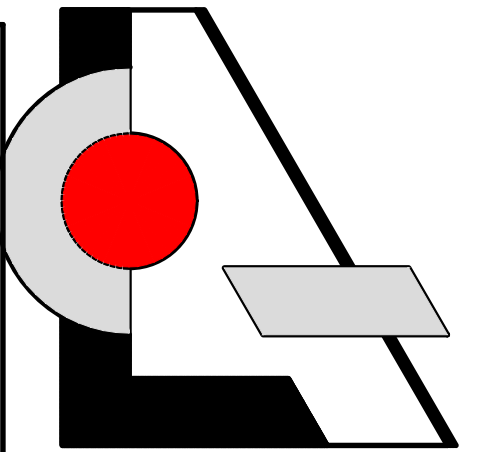
THE AGGREGATE AREA OF ALL SUCH JUNCTION BOXES IN A RATED WALL NOT ENCLOSED BY A "5-SIDED BOX" DESCRIBED ABOVE SHALL NOT EXCEED 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL AREA AS MEASURED FROM FLOOR TO STRUCTURAL DECK OR RATED MEMBRANE.

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.



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REVISIONS / DATE

Interior Improvement for
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LESLEW A. CZACZYK AIA

AR 00015391

PROJ. NO. 16176

DESIGNED BY LAC

DRAWN BY LAC

DATE 11/30/16

SCALE AS SHOWN

FIRE PROTECTION DETAILS

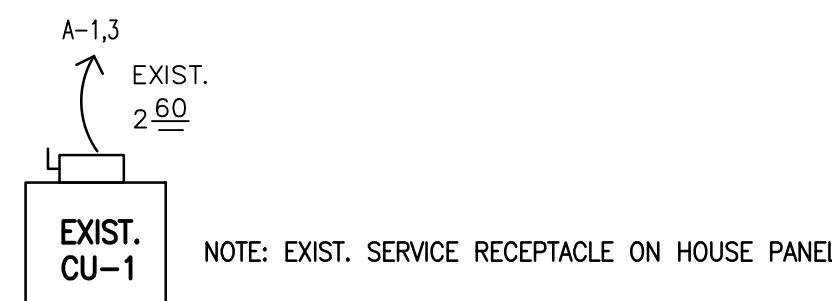
SHEET A4.1

EXIST. RELOCATED PNL "A"

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
—	—	—	EXIST. CU-1	40/2	#8-3/4"	1	#8-3/4"	30/3	EXIST. AHU-1	2.4	—	—
1.5	—	—	EMH	20/2	#12-3/4"	5	—	—	CONDENSATE PUMP	—	—	2.4
0.3	—	—	RECIRCULATING PUMP	20/1	#12-1/2"	9	—	—	REFRIG.-BREAK	1.5	—	—
—	0.6	—	RECEPT. RM#113	—	—	11	—	—	SMALL APPLANCE-BREAK	—	1.2	—
1.5	—	—	COPIER	—	—	13	—	—	MICROWAVE	1.0	—	—
0.9	—	—	RECEPT. RM#101, 114, 118	—	—	15	—	—	RECEPT.-EXAM #112, 113	0.6	—	—
—	0.6	—	RECEPT.-TESTING ROOMS	—	—	17	—	—	CHAIRS-BREAK	—	0.6	—
0.6	—	—	RECEPT.-TESTING ROOMS	—	—	19	—	—	CHAIRS-EXAM ROOMS	1.0	—	—
0.7	—	—	RECEPT.-TEST & WORK-UP	—	—	21	—	—	RECEPT.-EXAM #110	0.6	—	—
0.7	1.0	—	CHRS-WORK-UP ROOMS	—	—	23	—	—	RECEPT.-OFFICE, HALL	0.7	—	—
0.7	—	—	RECEPT.-WORK-UP	—	—	25	—	—	RECEPT.-OFFICE, SUB-WAITING	0.7	—	—
0.6	—	—	RECEPT.-TECH	—	—	27	—	—	SPACE	—	—	—
—	0.4	—	RECEPT.-TECH	—	—	29	—	—	LIGHTING	—	0.8	—
—	—	—	SPACE	—	—	31	—	—	SPACE	—	—	—
0.4	—	—	DATA	20/1	#12-1/2"	33	#12-1/2"	20/1	LIGHTING	0.8	—	—
—	—	—	SPACE	—	—	35	—	—	SPACE	—	—	—
—	—	—	SPACE	—	—	37	—	—	SPACE	—	—	—
—	—	—	SPACE	—	—	39	—	—	SPACE	—	—	—
—	—	—	SPACE	—	—	41	—	—	SPACE	—	—	—
4.3	2.9	4.1	TOTAL	—	—	41	—	—	TOTAL	5.4	6.6	5.7

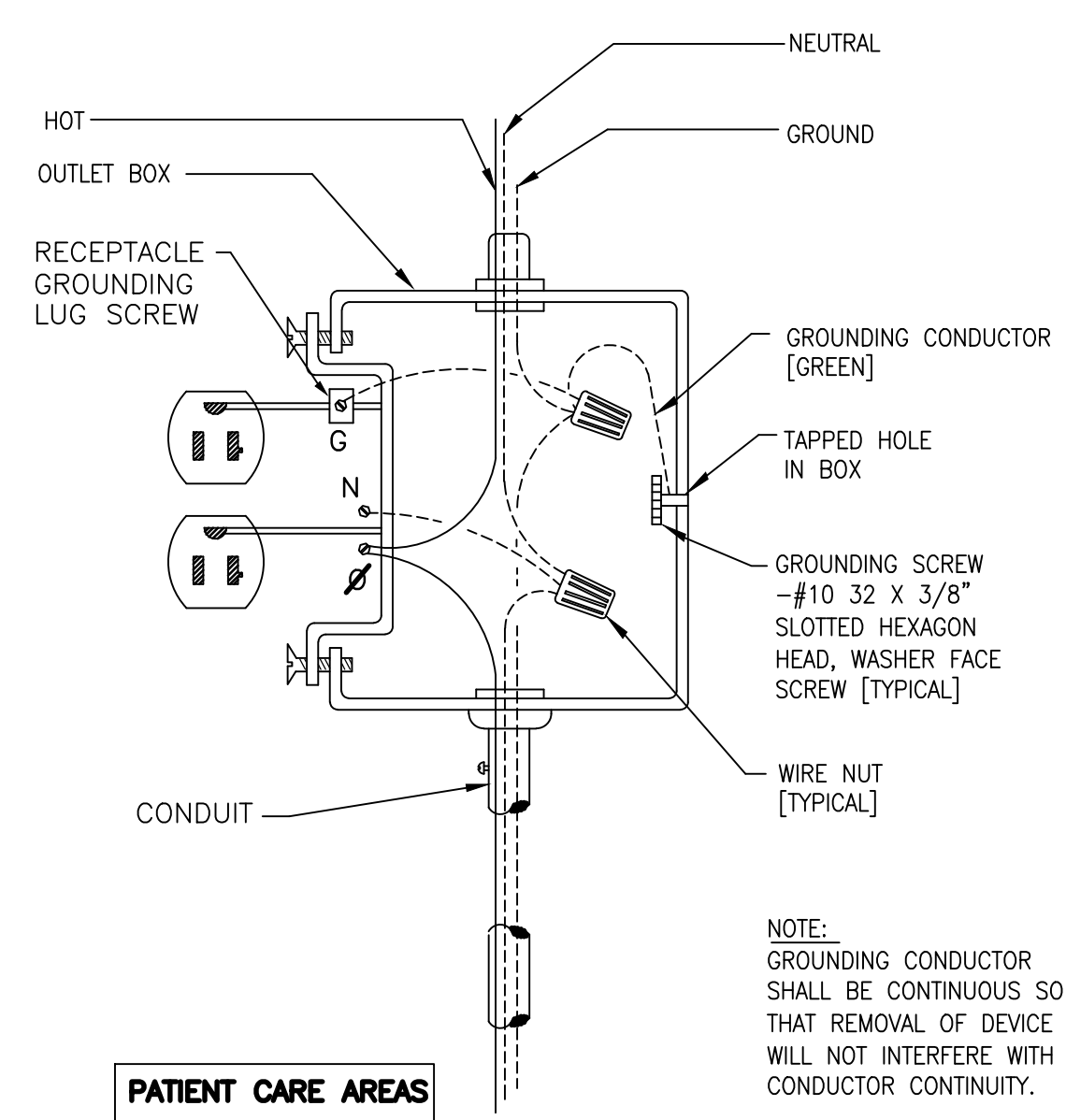
TOTAL BUS KVA: A: 9.7 kVA, B: 9.5 kVA, C: 9.8 kVA
 TOTAL CONNECTED LOAD: 29.0 kVA = 80.6 AMPS
 TOTAL DEMAND LOAD (ADD 25% TO LIGHTING): 29.4 kVA = 81.7 AMPS

* NON-CONCURRENT LESSER LOAD



ROOF MOUNTED EQUIPMENT-EXIST.

N.T.S.



GROUNDING RECEPTACLE DIAGRAM
N.T.S.

LEGEND

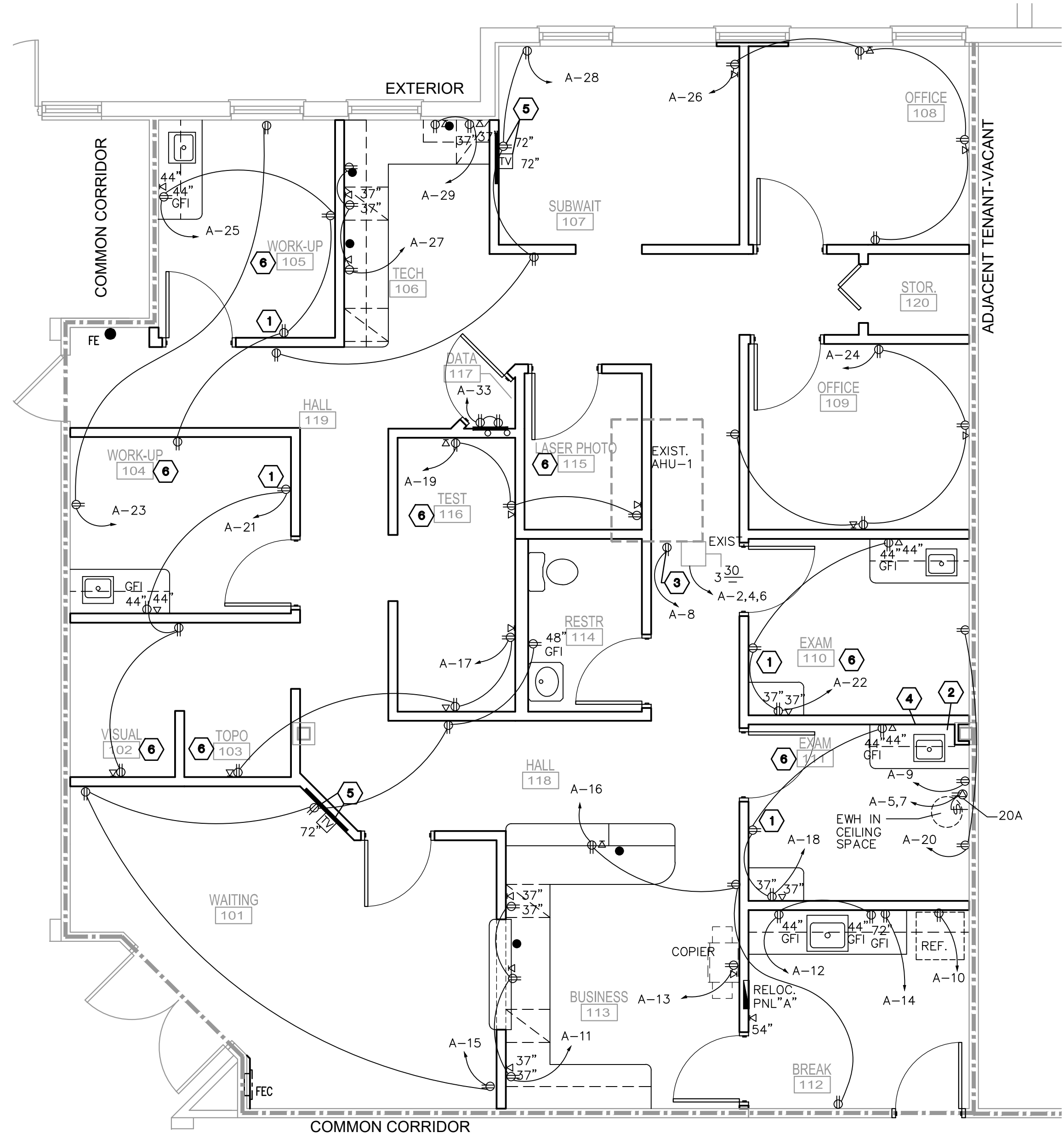
	DUPLEX RECEPTACLE AT 18" A.F.F. U.O.N.
	DUPLEX RECEPTACLE SPLIT CIRCUIT OR AS INDICATED ON PLAN
	QUAD RECEPTACLE AT 18" A.F.F. U.O.N.
	240/208 RECEPTACLE 30 AMP OR LARGER
	240/208V RECEPTACLE 20 AMP
	SINGLE RECEPTACLE 20 AMP
	FLOOR FLUSH MOUNTED DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	BUZZER W/ TRANSFORMER
	FLOOR MOUNTED DATA/PHONE RECEPTACLE
	DATA/PHONE RECEPTACLE AT 18" A.F.F. 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 (POWER & DATA)

GENERAL NOTES

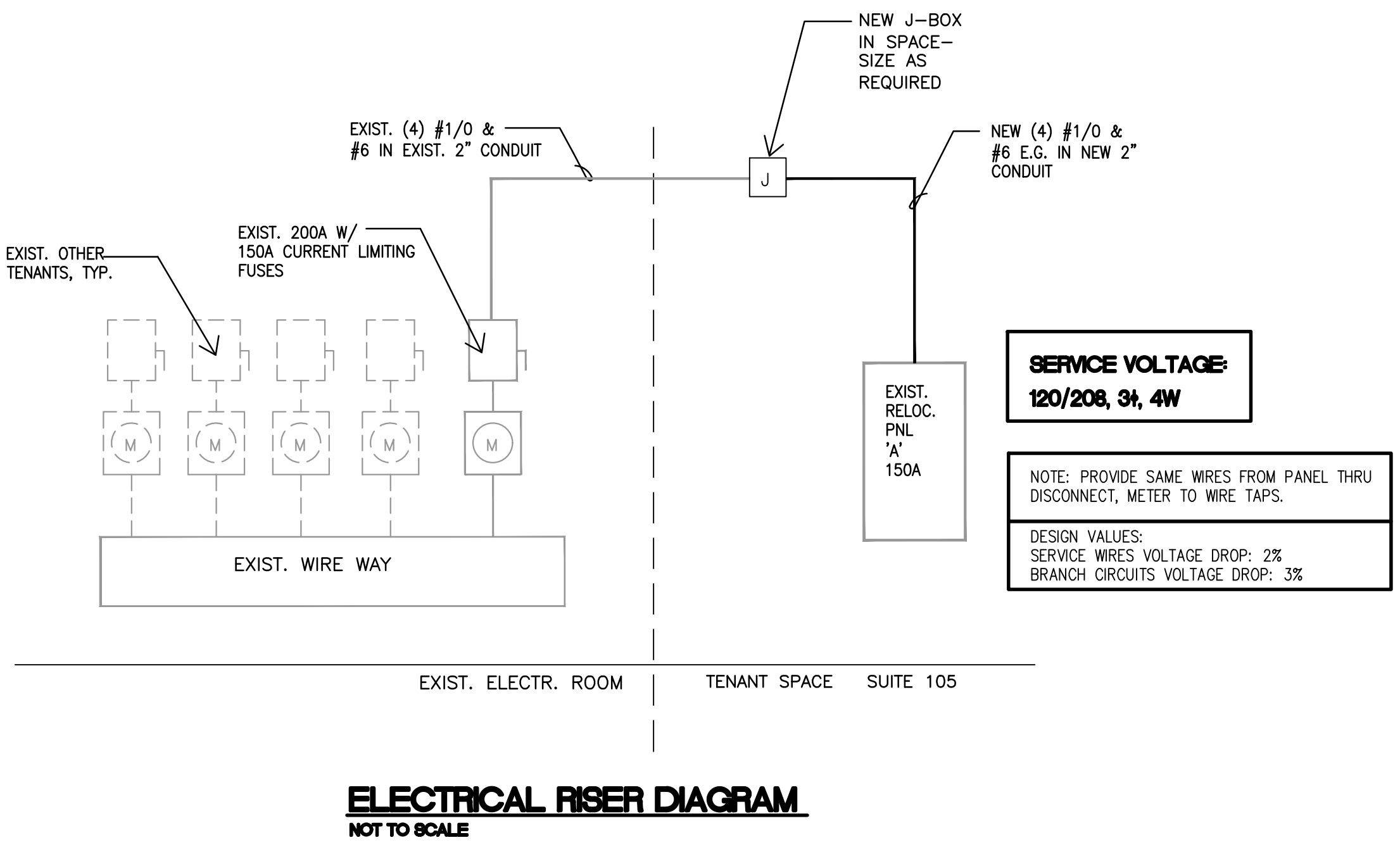
- DO NOT INSTALL POWER OR DATA BOXES BACK-TO-BACK ON RATED WALLS
- CONTRACTOR MUST OBTAIN APPROVAL OF ALL RECEPTACLES AND PHONE/DATA OUTLET LOCATIONS BEFORE ROUGH-IN
- NEW BREAKERS SHALL MATCH AIC RATINGS OF PANEL

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 REGULATIONS 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 FROM AUTHORITIES HAVING JURISDICTION.
 - 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.
 - 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 REDUNDANT GROUND IS ALLOWED.
 - MINIMUM CONDUIT SIZE SHALL BE 1/2" TRADE SIZE.
 - 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.
 - 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 N.E.C.
 - PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH ARTICLE 300 OF THE N.E.C.
 - 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 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 200T-ON CIRCUIT BREAKERS TYPE, PANELBOARDS AND SHALL BEAR THE U.L. LABEL AS WELL AS MEET ALL APPLICABLE NEMA REQUIREMENTS.
 - UNLESS OTHERWISE NOTED, TOP OF PANELS SHALL BE MOUNTED AT 6" A.F.F. TO TOP.
 - ALL PANELS SHALL HAVE TYPED 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. LABEL AS WELL AS MEET ALL APPLICABLE NEMA REQUIREMENTS.
 - 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 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.
 - 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 800 AMPS SHALL BE AS FOLLOW:
 - CIRCUIT BREAKER PANEL PROTECTION - U.L. CLASS RK-1, DUAL ELEMENT (BUSMANN "LOW PEAK" OR EQUAL)
 - MOTOR CIRCUIT PROTECTION - U.L. CLASS RK-5, DUAL ELEMENT (BUSMANN "FUSETRON" OR EQUAL)
 - NEW FUSES RATED 601 AMPS OR LARGER SHALL BE U.L. CLASS L TIME DELAY (BUSMANN "HI-CAP" OR EQUAL).

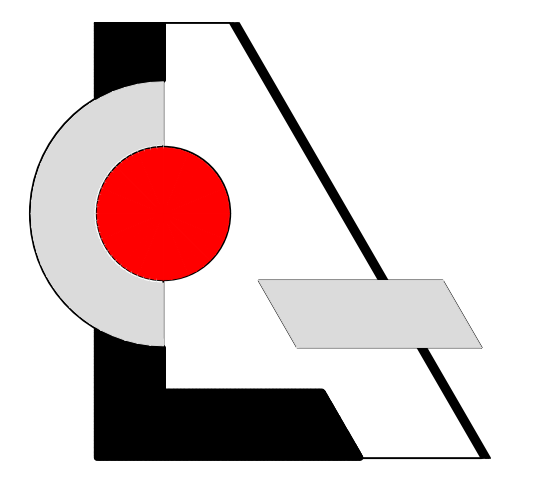


POWER PLAN
SCALE: 1/4"=1'-0"



ELECTRICAL RISER DIAGRAM
NOT TO SCALE

- ### KEYNOTES
- EXACT POSITION (HEIGHT, LOCATION) TO BE CONSULTED WITH TENANT IN FIELD.
 - HEAVY DUTY 2 POLE 20A SWITCH FOR WATER HEATER (ABOVE CEILING)
 - EXIST. RECEPTACLE FOR CONDENSATE PUMP. IF NOT EXISTING, PROVIDE.
 - RECEPTACLE FOR RECIRCULATING PUMP (ABOVE CEILING)
 - USE CLOCK TYPE RECEPTACLE.
 - PATIENT CARE AREA.
- ALL RECEPTACLES, SWITCHES AND WIRING 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)
- 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%



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REVISIONS / DATE

Interior Improvement for
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550 Heritage Dr., Suite 105
Jupiter, FL 33458

LESLEW A. CZACZYK AIA
AR 00015391
PROJ. NO. 16176

DESIGNED BY LAC
DRAWN BY LAC
DATE 11/30/16
SCALE AS SHOWN
POWER PLAN
NOTES
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 (NOTE: EX. DENOTES EXISTING)

● FE WALL HUNG FIRE EXTINGUISHER 10LB ABC
 ■ FEC RECESSED FIRE EXTINGUISHER 10LB ABC
 = 1 HR FIRE RATED PARTITION
 - - - EXIST. 1 HR FIRE RATED PARTITION

LIGHTING

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

F/A SYMBOL LEGEND

⚠ HS FIRE ALARM HORN WITH VISUAL STROBE LTG. ⌀ 80" AFF
 Ⓢ SD FIRE ALARM AREA SMOKE DETECTOR, PHOTO ELECTRIC ⌀ CEILING
 L FIRE ALARM STROBE
 H FIRE ALARM HORN
 PS PULL STATION

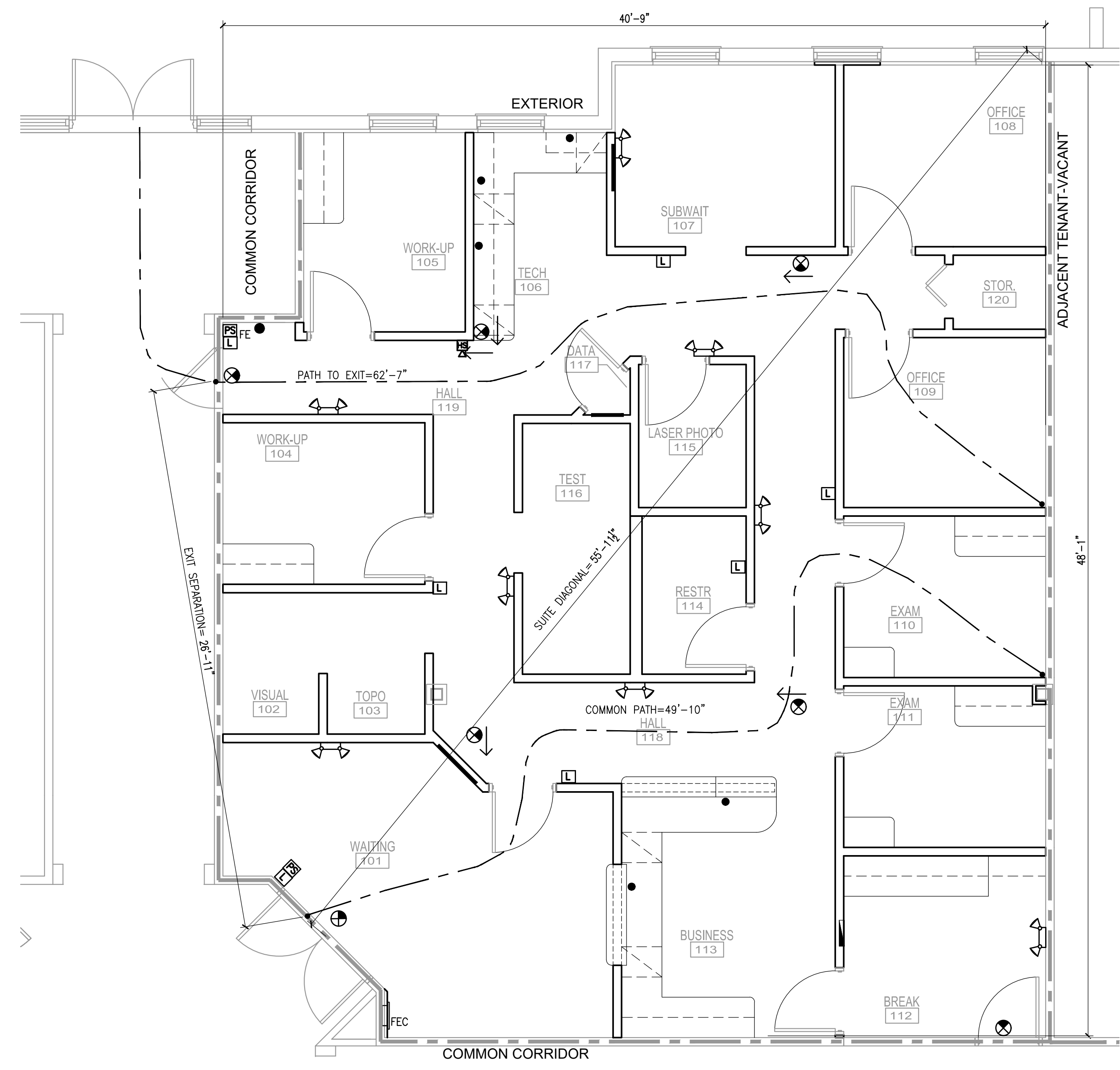
DEVICES SHOWN ON PLAN REFLECT MINIMUM STANDARD. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTATION WITH FIRE ALARM CONTRACTOR PRIOR TO SUBMITTING BID AND INCLUDE ALL REQUIRED DEVICES PER CODE AND REWORK EXISTING FIRE ALARM PANELS AND SUPPLY BOOSTERS IF REQUIRED. CONTRACTOR MUST VISIT SITE TO DETERMINE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

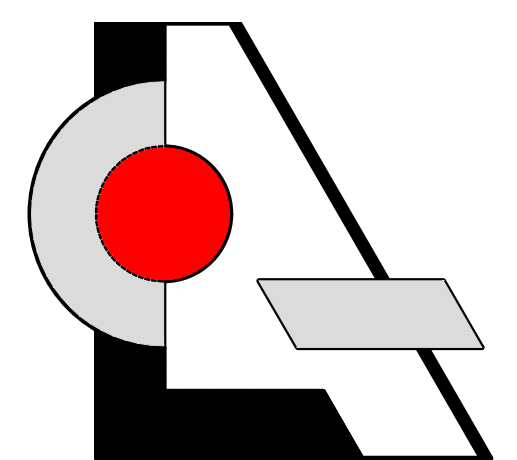
REFER TO SHEET T.1 FOR GENERAL CODE NOTES & PROJECT DATA

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



OCCUPANT LOAD
 1,840 SF/100 = 18 OCC.

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



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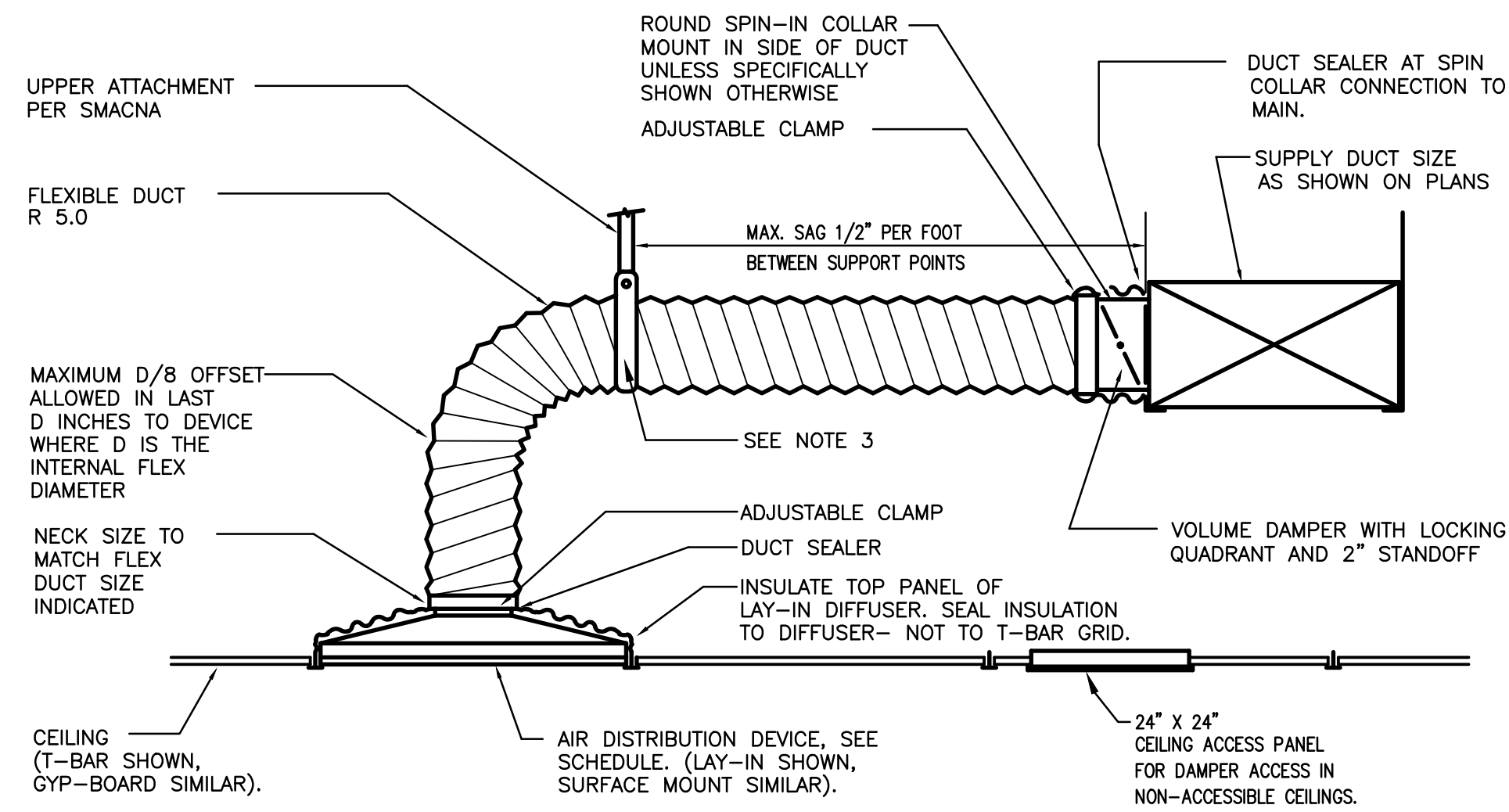
LIFE SAFETY PLAN NOTES

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.

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.



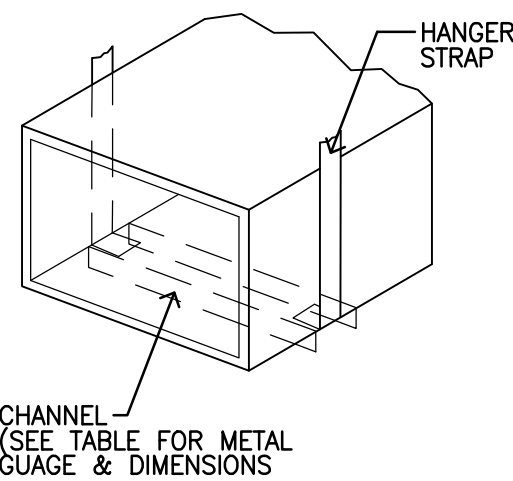
TYP. FLEXIBLE DUCT DETAIL
N.T.S.

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 and Work-up rooms and All Offices:

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

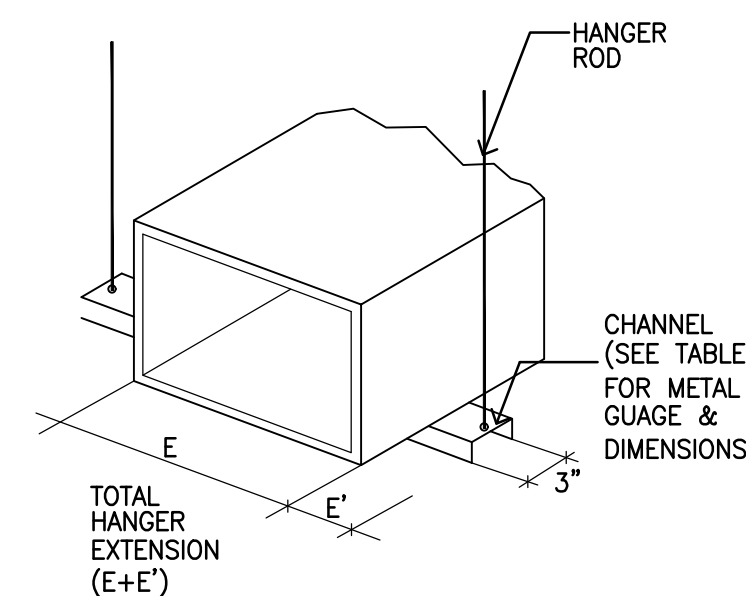


STANDARD 3" WIDE HANGERS
HANGER EXTENSION IS DEFINED AS THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT WALLS (BOTH SIDES).

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

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"



FIBERGLASS DUCT HANGER DETAILS

N.T.S.

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
AC-1	WAITING 101	8	5	40	215 S.F.	0.06	13	53
	TOPO 102, VISUAL 103	2	5	10	67 S.F.	0.06	4	14
	WORK-UP 104, 105	4	5	20	159 S.F.	0.06	9	29
	TECH 106	1	5	5	59 S.F.	0.06	3	8
	SUB-WAIT 107	4	5	20	98 S.F.	0.06	6	26
	OFFICES 108, 109	2	5	10	174 S.F.	0.06	10	20
	EXAMS 110, 111	4	5	20	160 S.F.	0.06	9	29
	BREAK 112	3	5	15	90 S.F.	0.06	5	20
	BUSINESS 113	2	5	10	133 S.F.	0.06	8	18
	HALLWAYS 118, 119	-	-	-	338 S.F.	0.06	20	20
	TOTAL O/A REQUIRED							237
	O/A PROVIDED							237

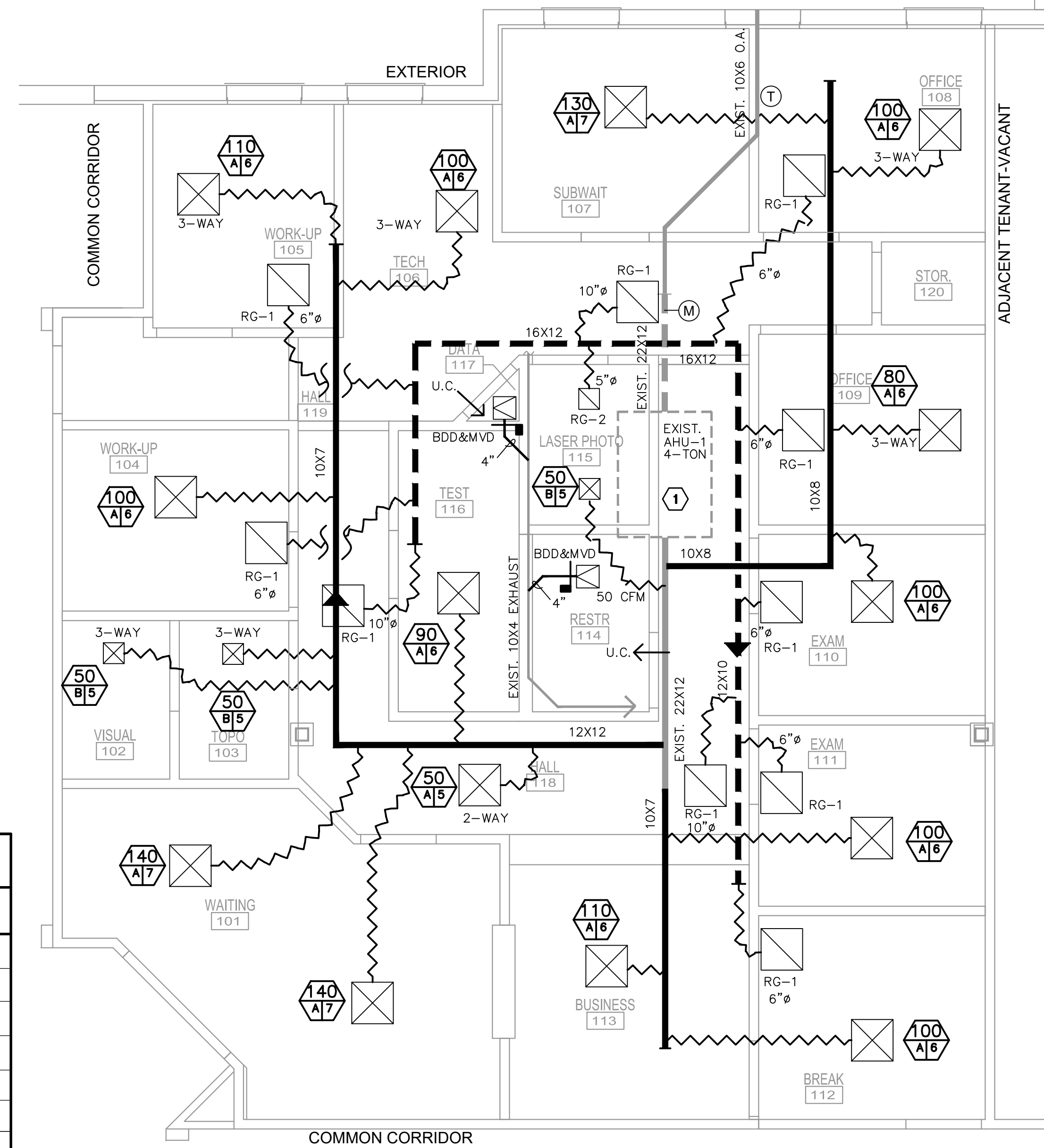
TYPICAL NOTES

- THERMOFIN 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 DISTRIBUTION DEVICE SCHEDULE

	MAKE	MODEL	SIZE	MATERIAL	FRAME TYPE	DAMPER	THROW	FINISH
A	TITUS	TDC-AA	24X24-NECK PER PLAN	ALUMINUM	LAY-IN		PER PLAN	WHITE
B	TITUS	TDC-AA	6X6- NECK PER PLAN	ALUMINUM	FLAT FRAME		PER PLAN	WHITE
RG-1	TITUS	3FL	24X24-NECK PER PLAN	ALUMINUM	LAY-IN			WHITE
RG-2	TITUS	3FL	12X12-NECK PER PLAN	ALUMINUM	FLAT FRAME			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.



KEY NOTES:

- EXIST. 4-TON AHU-1. PROVIDE OUTSIDE AIR AS SHOWN IN TABLE. ALL REFRIGERANT & CONDENSATE LINES ARE EXISTING.



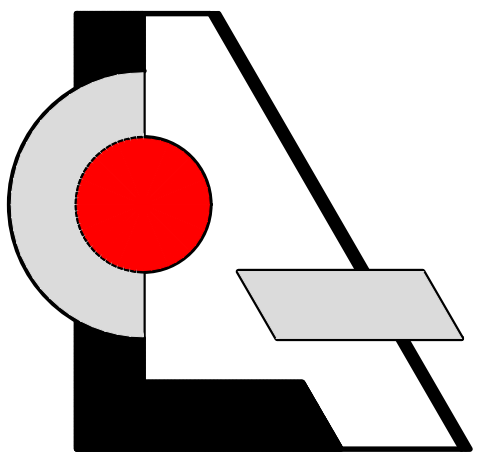
HVAC PLAN
SCALE: 1/4"=1'-0"

HVAC LEGEND

	AIR SUPPLY DIFFUSER		EXIST. HARD DUCT
	AIR RETURN GRILLE OR TRANSFER GRILLE		NEW HARD DUCT-SUPPLY
	EXHAUST FAN/ REGISTER		NEW HARD DUCT-RETURN
	FIRE DAMPER		EXIST. FLEX DUCT
	BACK DRAFT DAMPER		NEW FLEX DUCT
	MANUAL VOLUME DAMPER		EXIST. EXHAUST DUCT
	THERMOSTAT		NEW EXHAUST DUCT
	DUCT MTD. TEMPERATURE SENSOR		EXIST. ITEMS TO BE REMOVED
	DUCT MTD. SMOKE DETECTOR & RELAY		ONE WAY BLOW (EXAMPLE)
	MOTORIZED DAMPER		UNDERCUT DOOR

DIFFUSER LEGEND

OUTPUT IN CFM		DIFFUSER TAG
DIFFUSER CODE - SEE AIR DISTRIBUTION SCHEDULE		DIFFUSER TAG
NECK SIZE IN INCHES PROVIDE DUCT OF SAME SIZE		DIFFUSER TAG
PROVIDE MANUAL VOLUME DAMPER AT EACH FLEX BRANCH. VERIFY LOCATION OF EXISTING		DIFFUSER TAG
ALL DIFFUSERS 4-WAY U.O.N.		



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HVAC
PLAN
DETAILS

PLUMBING GENERAL NOTES:

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIAL SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
- ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION & TESTS.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
- 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.
- SOIL, WASTE, VENT AND STORM DRAIN PIPING SHALL BE SCHED. 40 PVC.
- 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.
- INSULATION:
 - HOT WATER & HOT WATER RETURN PIPING:
 - 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.
 - 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.
 - INSULATION IN ANY FIRE RATED WALL ASSEMBLY SHALL BE PREFORMED FIBERGLASS PIPE INSULATION.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- 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.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD. (HAIR FELT LINING).
- 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.
- 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.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM THE NEAREST PLUMBING FIXTURE OR PROVIDE SIOUX CHIEF #695 TRAP PRIMER.
- 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.
- 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.
- NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
- 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.
- 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.
- INTERIOR FLOOR CLEANOUTS SHALL BE ZURN ZN1400.
- ALL PLUMBING FIXTURES SHALL MEET STATE AND LOCAL CODES.
- 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.

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
---	FLOOR SINK	FS
---	FLOOR DRAIN	FD
---	ELECTRIC WATER COOLER	EWC
---	DRINKING FOUNTAIN	DF
---	ELECTRIC WATER HEATER	EW
---	ABOVE FINISH FLOOR	AFF
---	BELOW FINISH FLOOR	BFF
---	FLOOR CLEANOUT	FCO
---	CLEANOUT TO GRADE	CTG
---	WALL CLEANOUT	WCO
---	MOP SINK	MS
---	SINK	SK

NOTE: NOT ALL SYMBOLS & ABBREVIATIONS APPLY

PLUMBING FIXTURE SCHEDULE

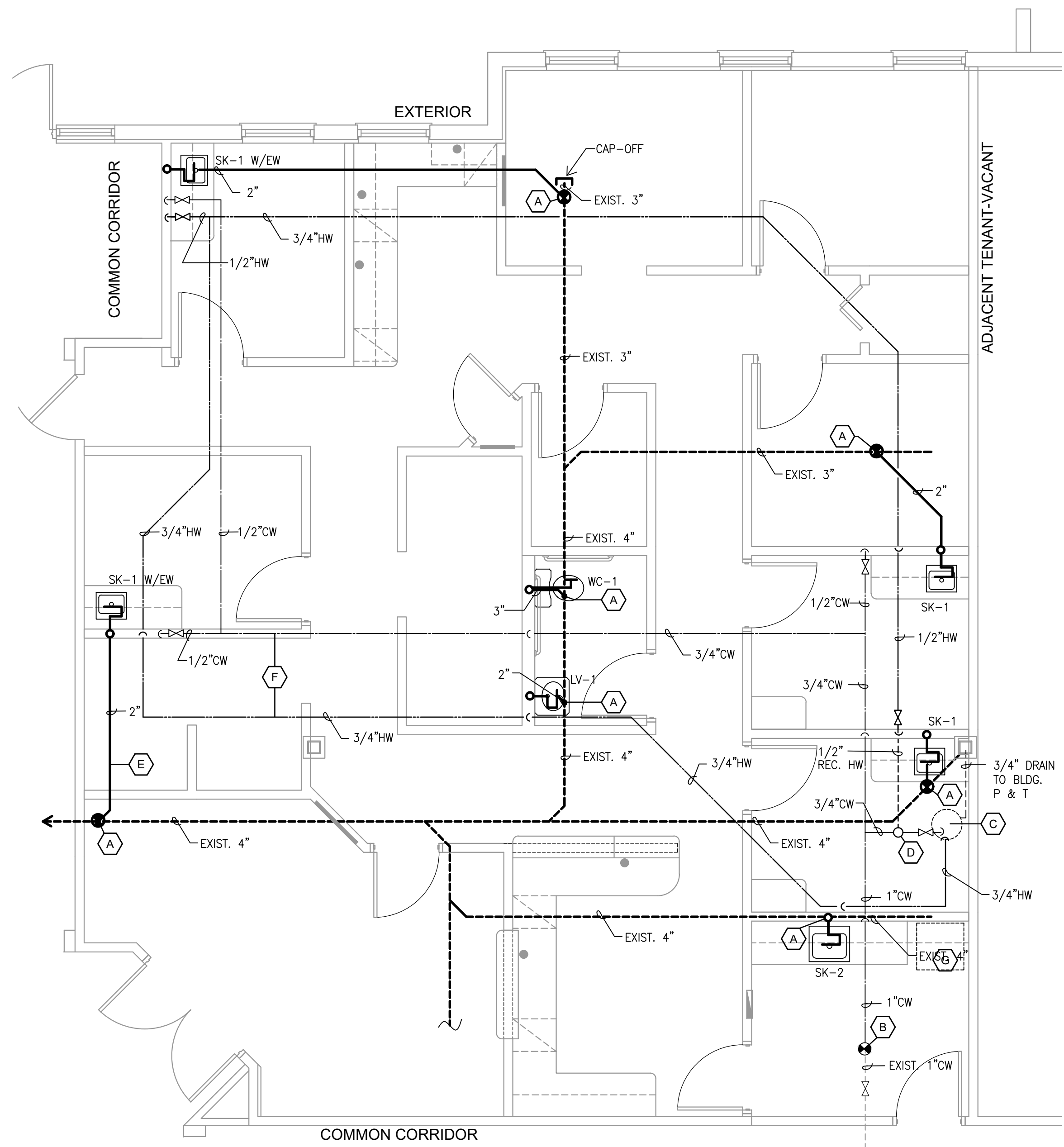
NAME	FIXTURE	MODEL #	ACCESSORIES
WC-1	WATER CLOSET (H.C. TANK)	TOTO CS1744SL DRAKE ELONGATED (1.6 G.P.F.)	SC534 OPEN FRONT SEAT, SUPPLY PIPE, ANGLE STOP & 2 BOLT CAPS. FLUSH CONTROLS SHALL COMPLY WITH FBC 2014-ACCESSIBILITY
LV-1	WALL HUNG LAVATORY	AMERICAN STANDARD MURRO #0955.000 (SINGLE HOLE) W/0059.020 SHROUD	WATTS 1070 LAVSAFE THERMOSTATIC FAUCET (REVIEWER'S NOTE: CONFORMS TO ASSE 1070) WITH POP-UP DRAIN, MCGUIRE ANGLE STOPS & OFFSET "P" 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

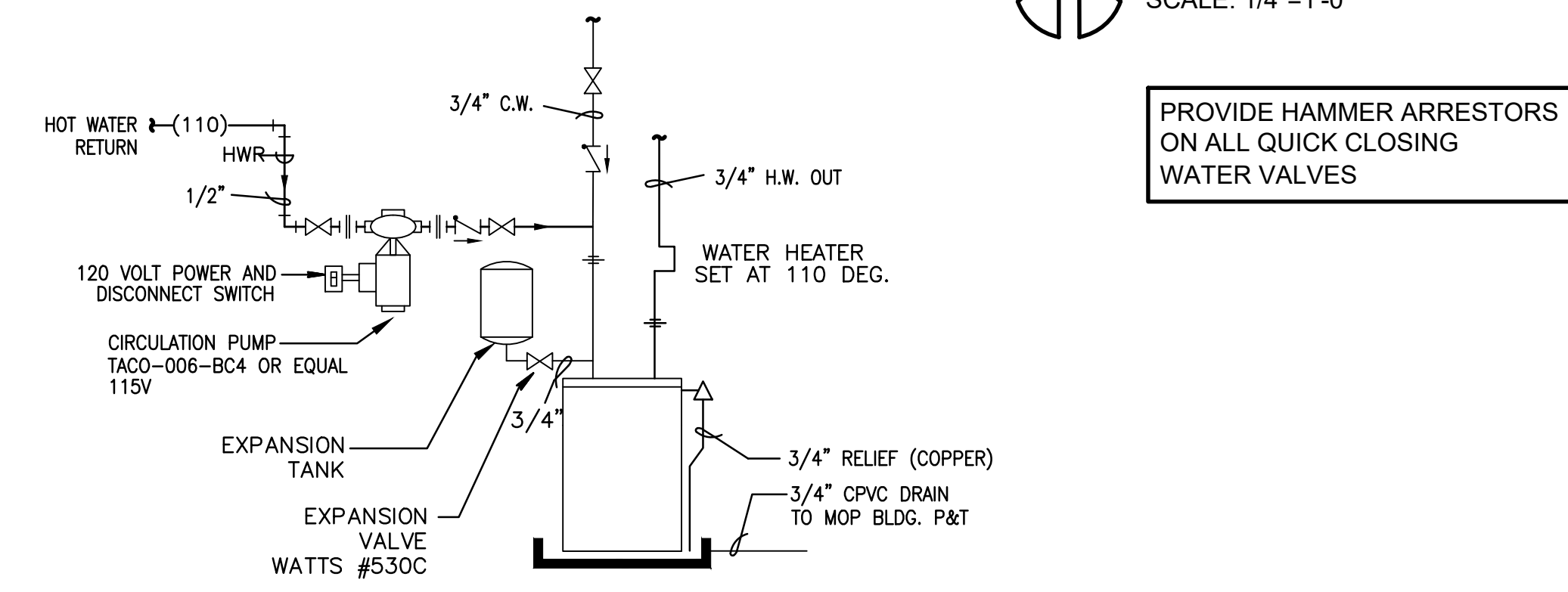
KEY NOTES:

- CONNECT NEW SANITARY PIPE INTO EXISTING SANITARY SYSTEM. FIELD VERIFY EXACT LOCATION
- CONNECT NEW CW PIPE INTO EXISTING 1" CW SERVICE. FIELD VERIFY EXACT LOCATION
- 20 GALLON GLASS LINED ELECTRIC WATER HEATER, AO SMITH DEL-20 3.0 KW, 208 V, 1Ø PROVIDE DRAIN PAN, P&T VALVE, EXPANSION TANK AND THERMAL EXPANSION RELIEF VALVE.
- RE-CIRCULATING PUMP.
- PIPING RUNS UNDER FLOOR SLAB.
- PIPING RUNS THROUGH JOISTS ABOVE CEILING.
- PROVIDE 1/4" COPPER WATER SUPPLY FOR REFRIGERATOR ICE MAKER.

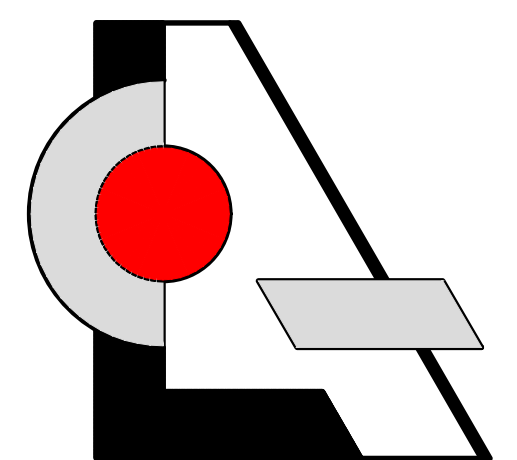


WATER/SEWER PLAN

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



EWH AND REC. PUMP DIAGRAM
NTS



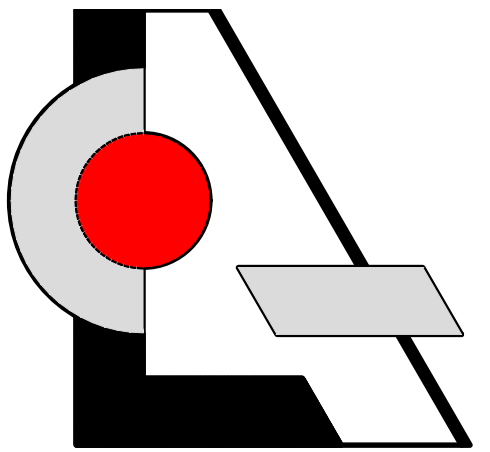
LCA AA 003432
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Phone: (561) 493-4787
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REVISIONS / DATE

Interior Improvement for
Your Eye Specialists
 550 Heritage Dr. Suite 105
 Jupiter, FL 33458

LESLEW A. CZACZYK AIA	
AR 00015391	
PROJ. NO.	16176
DESIGNED BY	LAC
DRAWN BY	LAC
DATE	11/30/16
SCALE	AS SHOWN

PLUMBING PLAN NOTES DIAGRAMS



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HOT OR COLD WATER SUPPLY

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

INSTALL PER PDI STANDARDS AND MANUFACTURER'S INSTRUCTIONS

PDI SIZE "A"

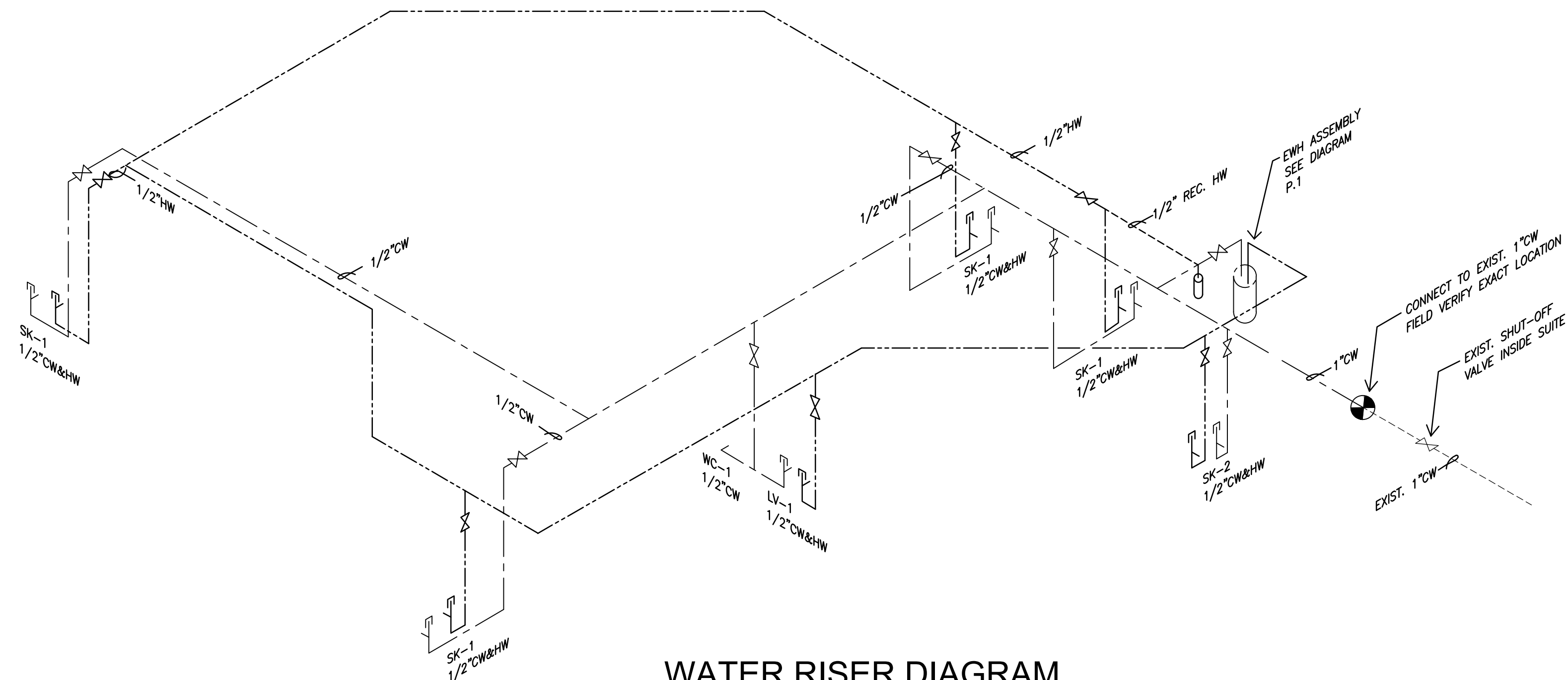
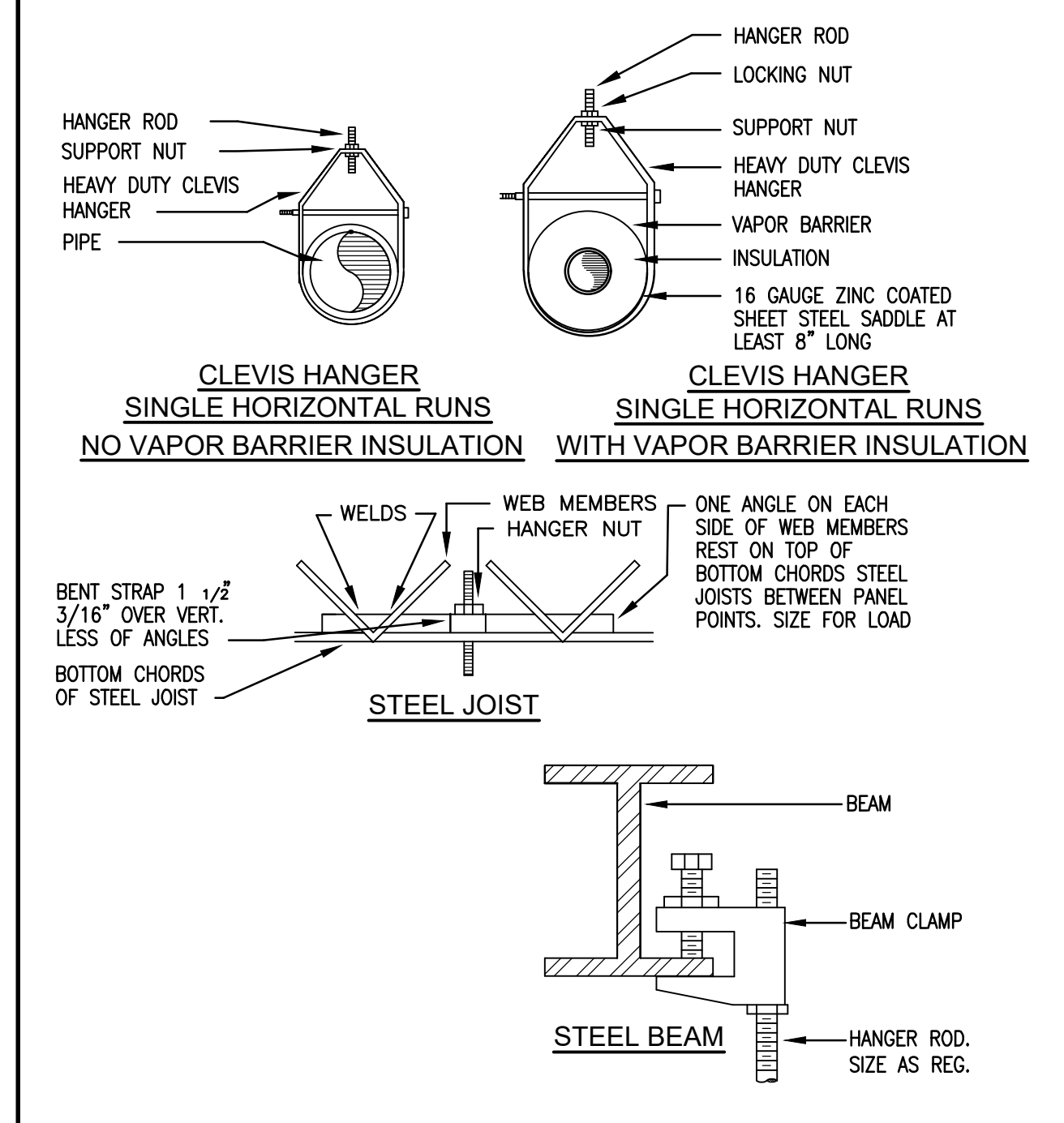
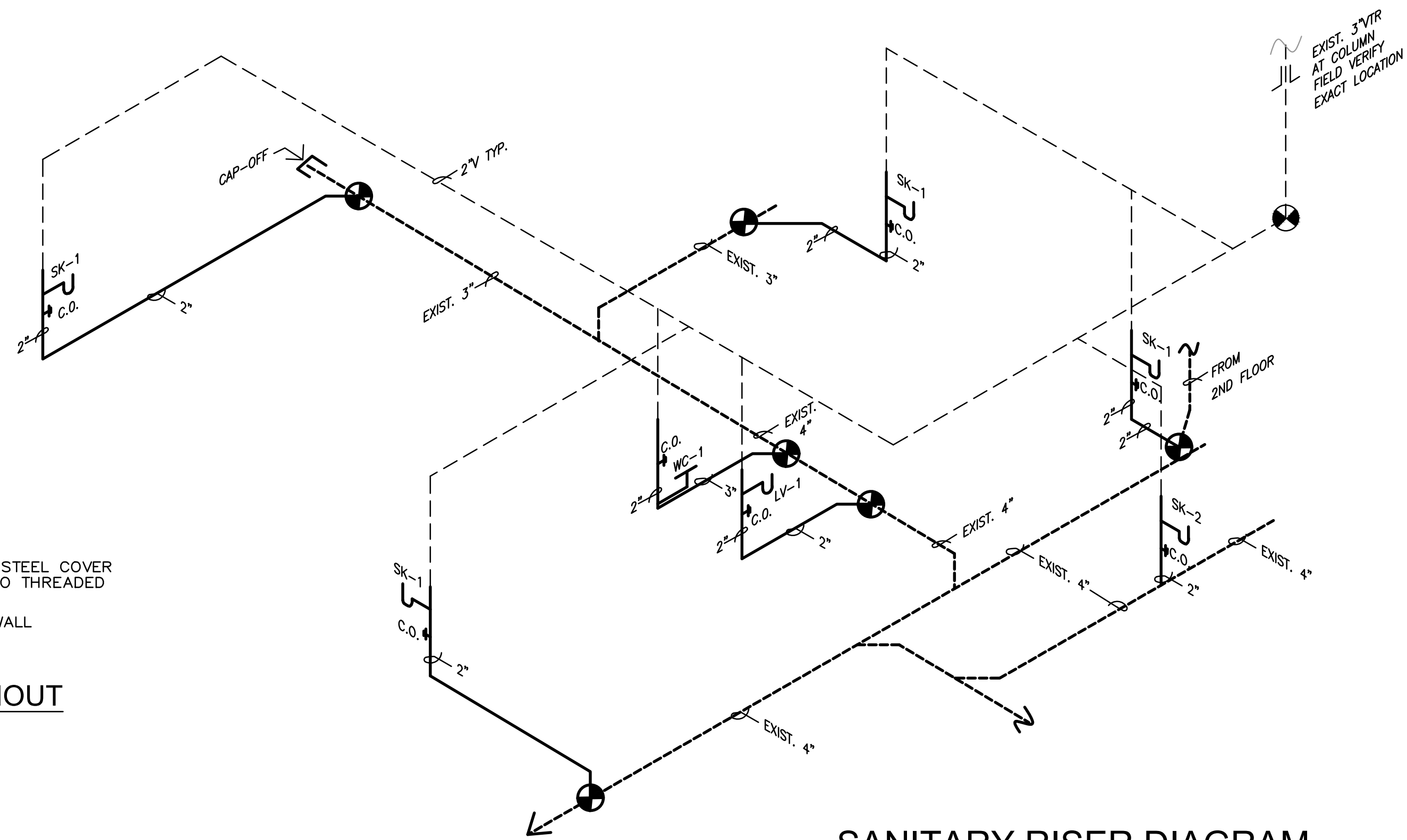
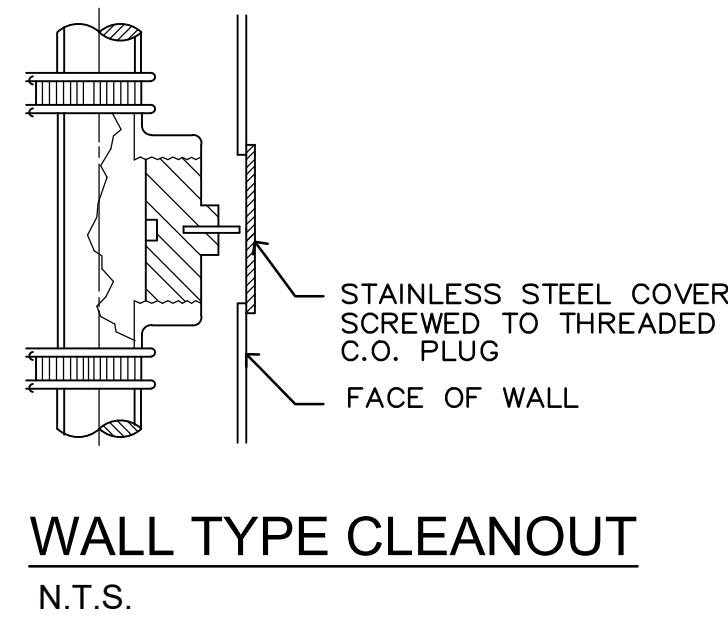
SINGLE FIXTURE			MULTIPLE FIXTURES		
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD	FIXTURE UNIT TABULATION		
A	1/2	1-11	FIXTURE	COLD	HOT
B	3/4	12-32	VALVE WATER CLOSET	6	---
C	1	33-60	TANK WATER CLOSET	5	---
D	1-1/4	61-113	URINAL	5	---
E	1-1/2	114-154	LAVATORY/SINK	1.5	1.5
F	2	154-330	JANITOR'S SINK	3	3
			SHOWER/BATHTUB	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 ARRESTERS
 N.T.S.



PLUMBING SYMBOLS & ABBREVIATIONS

---	COLD WATER PIPE	CW
- - -	HOT WATER PIPE	HW

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

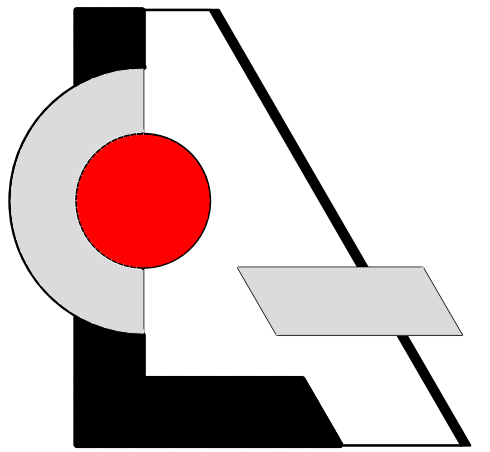
NOTE: PER FBC WATER HAMMER: "A" WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED.

Interior Improvement for
 Your Eye Specialists
 550 Heritage Dr., Suite 105
 Jupiter, FL 33458

LESLAW A. CZACZYK AIA

AR 00015391

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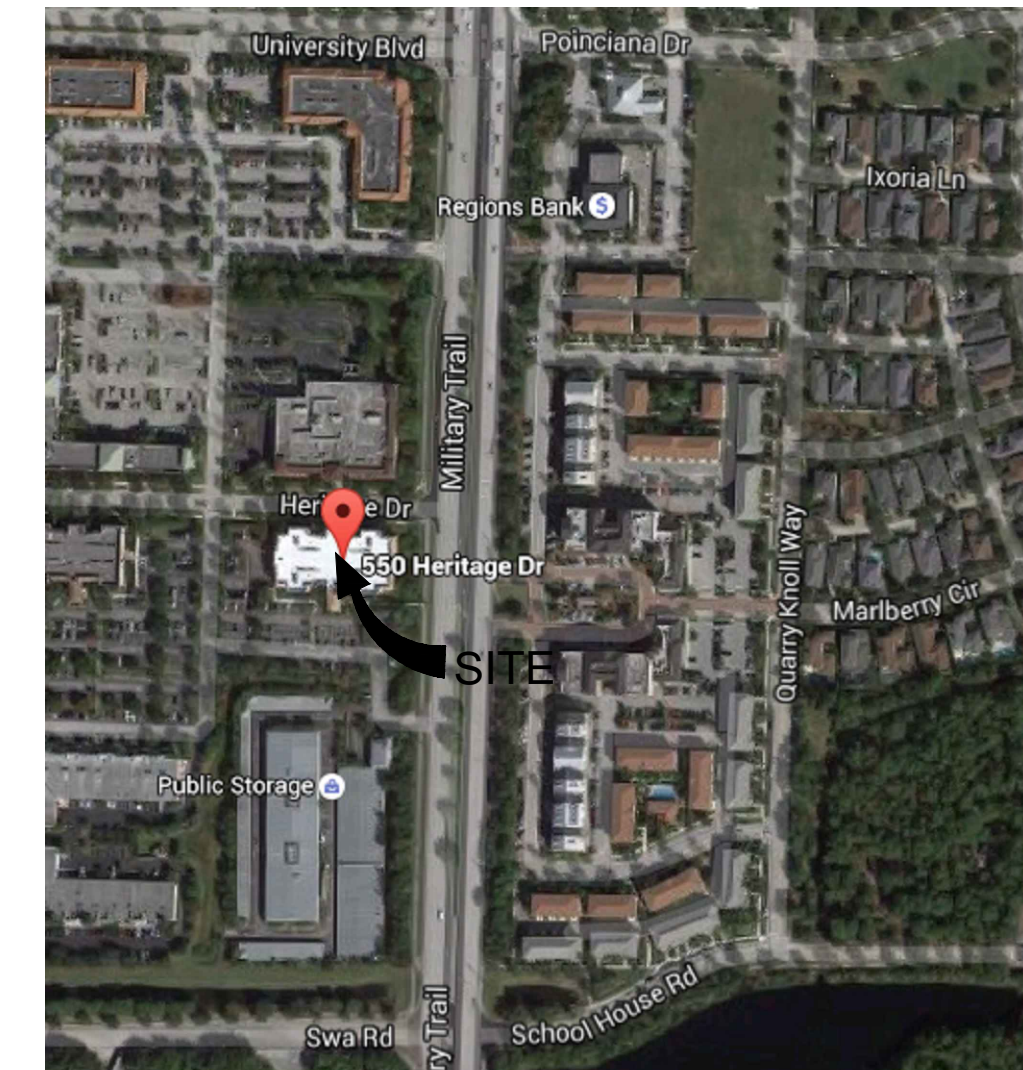


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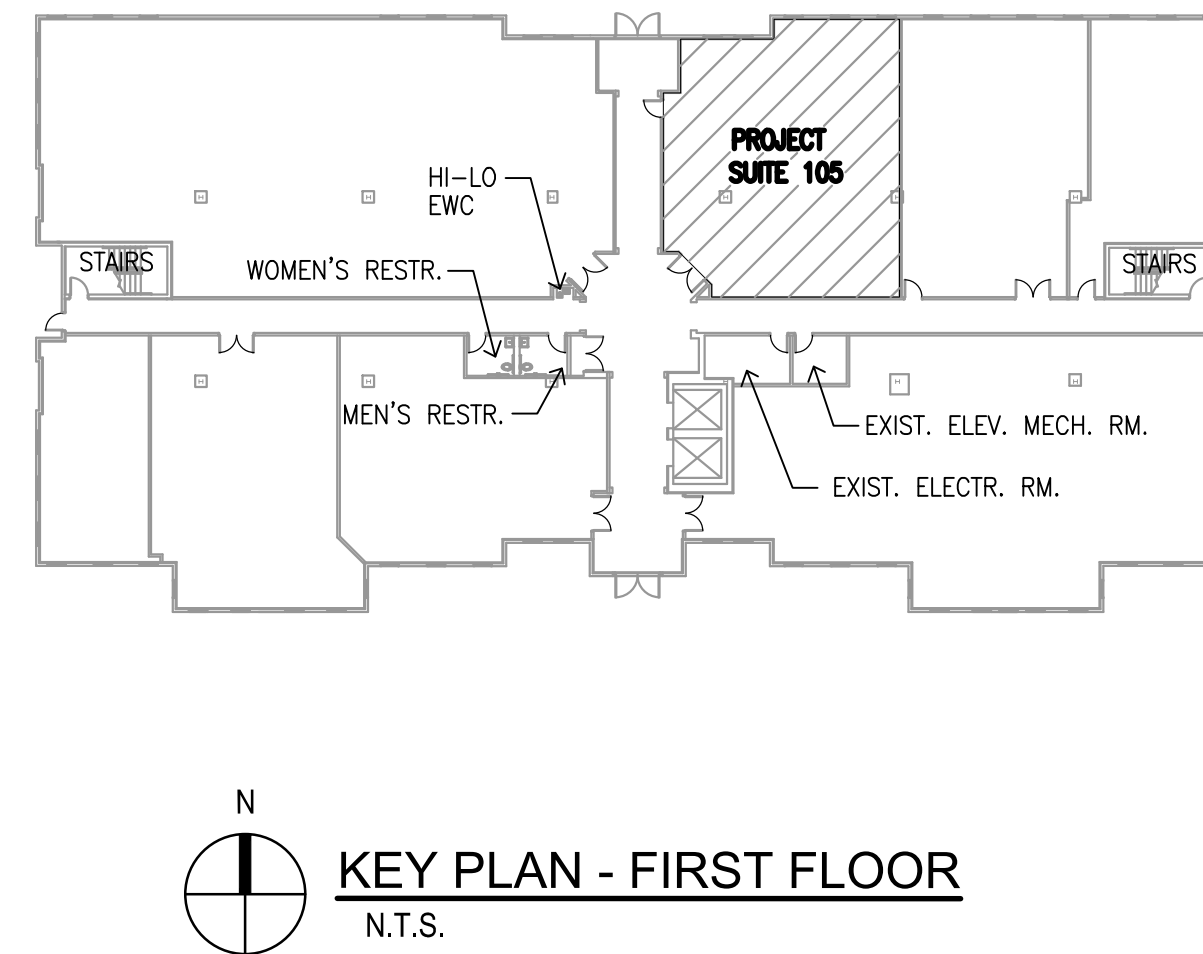
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LOCATION MAP
N.T.S.



KEY PLAN - FIRST FLOOR
N.T.S.

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 reprimed 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 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)

- 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 stripplable.
- 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.

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.

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 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.

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

- 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:

- A single-line diagram of the building electrical distribution system and
- 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:

- Submittal data stating equipment rating and selected options for each piece of equipment requiring maintenance.
- Operation manuals and maintenance manuals for each piece of equipment requiring maintenance. Required routine maintenance actions shall be clearly identified.
- 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 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, TWO STORY
 SPRINKLED

OCCUPANCY

OCCUPANCY GROUP: B
 OCCUPANCY COUNT: 18

AREAS

SUITE UNDER CONSTRUCTION (NET): 1,840 SQ. FT.

DRAWING LIST

T.1	TITLE SHEET
A.0	DEMOLITION PLAN, NOTES
A.1	FLOOR PLAN, NOTES
A.2	REFLECTED CEILING PLAN, NOTES, DETAILS
A.3	SCHEDULES, MOUNTING DIAGRAMS
A.4	TYPICAL DETAILS
A.4.1	FIRE PROTECTION DETAILS
A.5	CABINETS ELEVATIONS
LS.1	LIFE SAFETY PLAN, NOTES
M.1	HVAC PLAN, DETAILS
E.1	POWER PLAN, NOTES, DIAGRAMS
E.2	LIGHTING PLAN, RISERS, NOTES
P.1	PLUMBING PLAN, NOTES, DIAGRAMS
P.2	PLUMBING NOTES, DIAGRAMS, DETAILS

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

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.

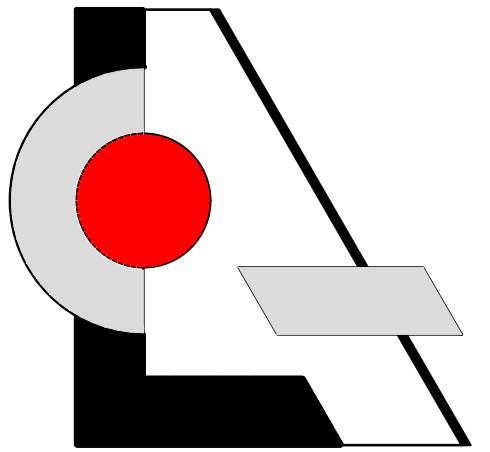
2) Contractor shall verify exist. building fire alarm system and its capacity to accommodate new devices BEFORE BID. Contractor shall install new power booster and include in bid. Fire alarm system for this project shall be fully integrated with building fire alarm system and include all required modifications.

Interior Improvement for
 Your Eye Specialists
 550 Heritage Dr. Suite 105
 Jupiter, FL 33458

LESLEW A. CZACZYK AIA
 AR 00015391

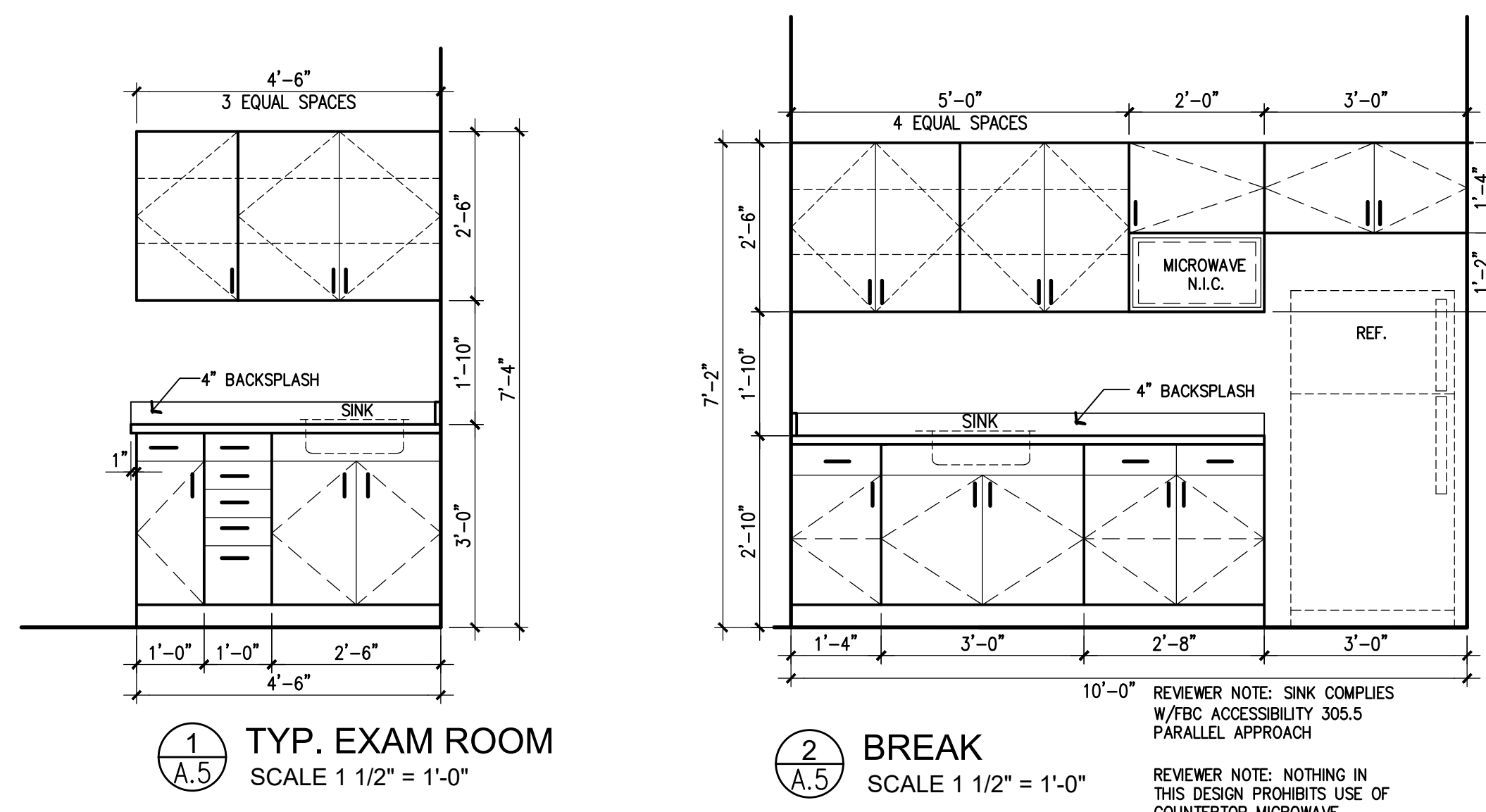
PROJ. NO. 16176
 DESIGNED BY LAC
 DRAWN BY LAC
 DATE 11/30/16
 SCALE AS SHOWN

TITLE SHEET



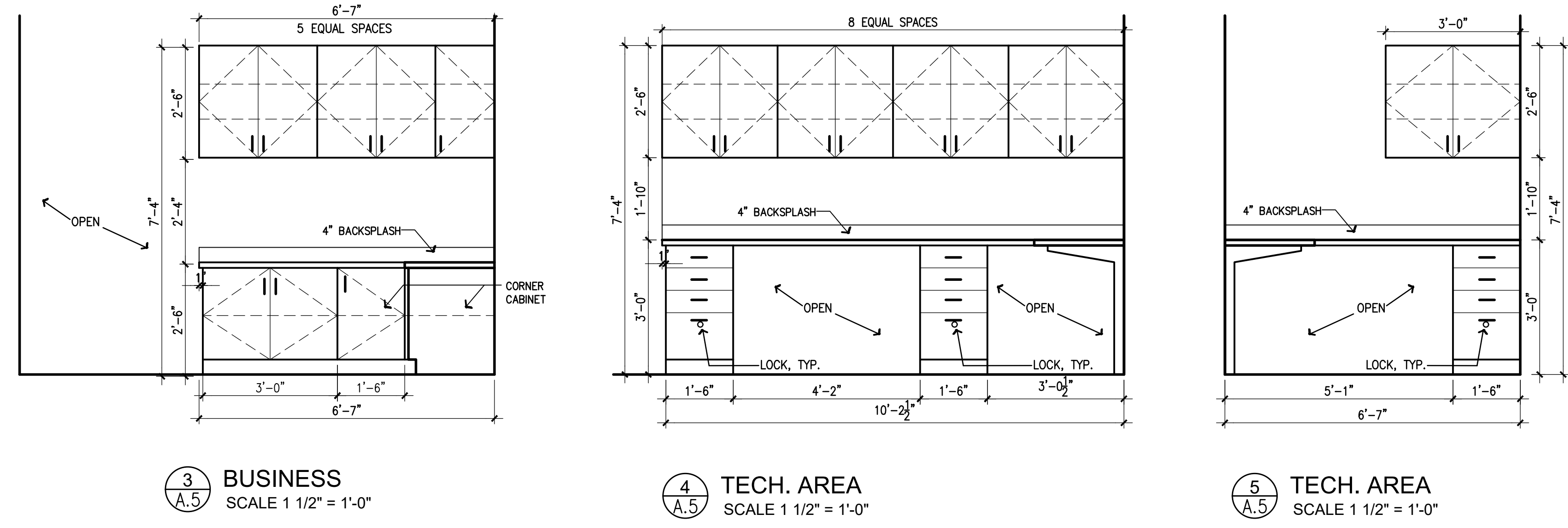
LCA AA 003432
 Architecture, Inc.
 1975 Sansbury's Way
 Suite 108
 West Palm Beach, FL 33411
 Phone: (561) 493-4787
 Fax: (561) 493-4786

REVISIONS / DATE

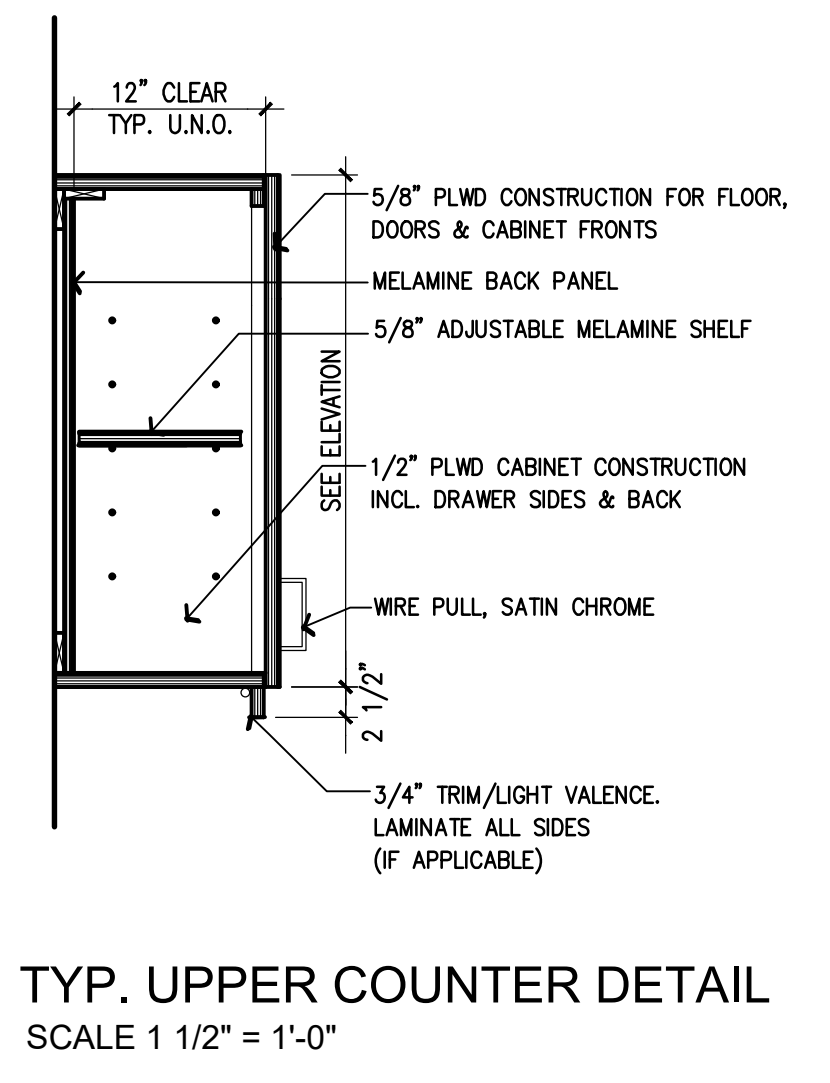
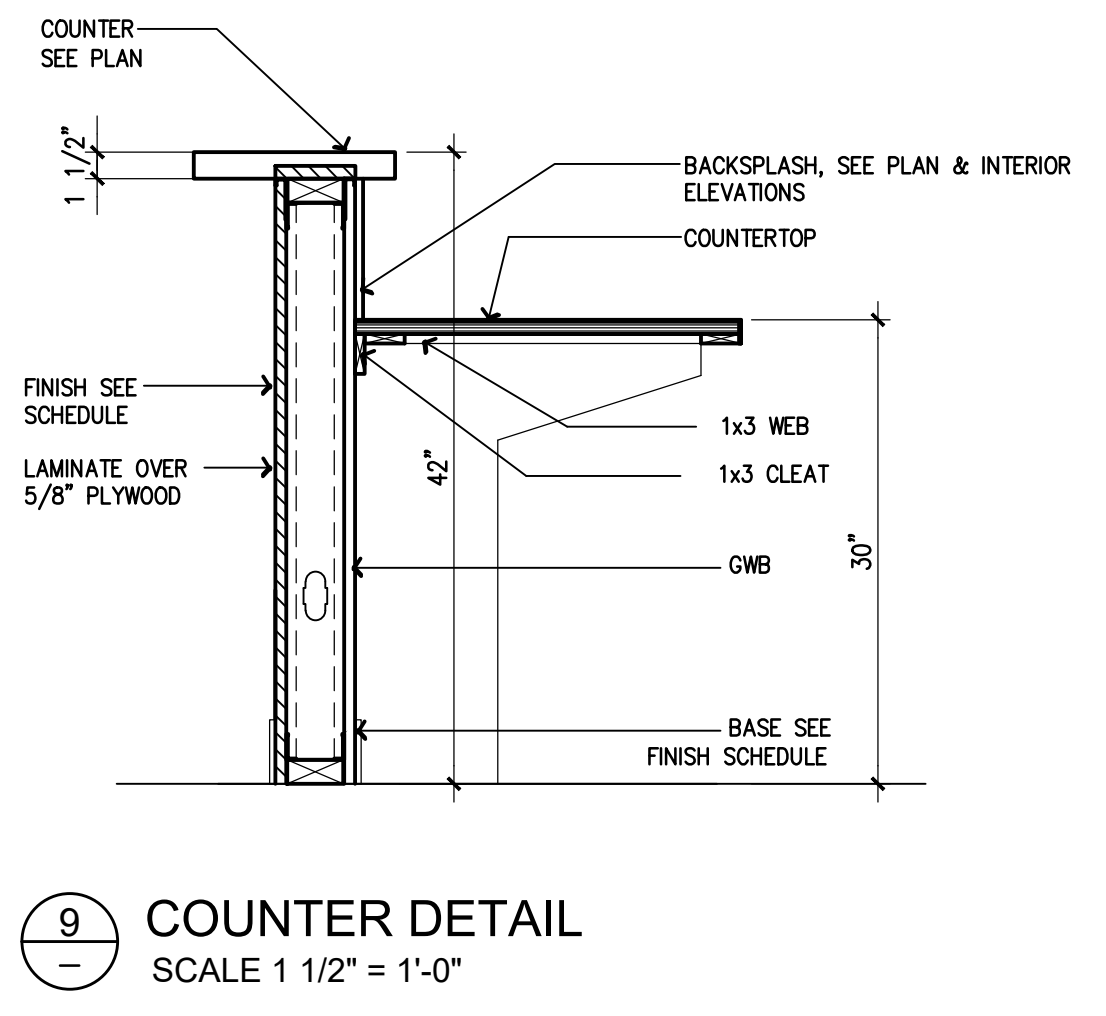
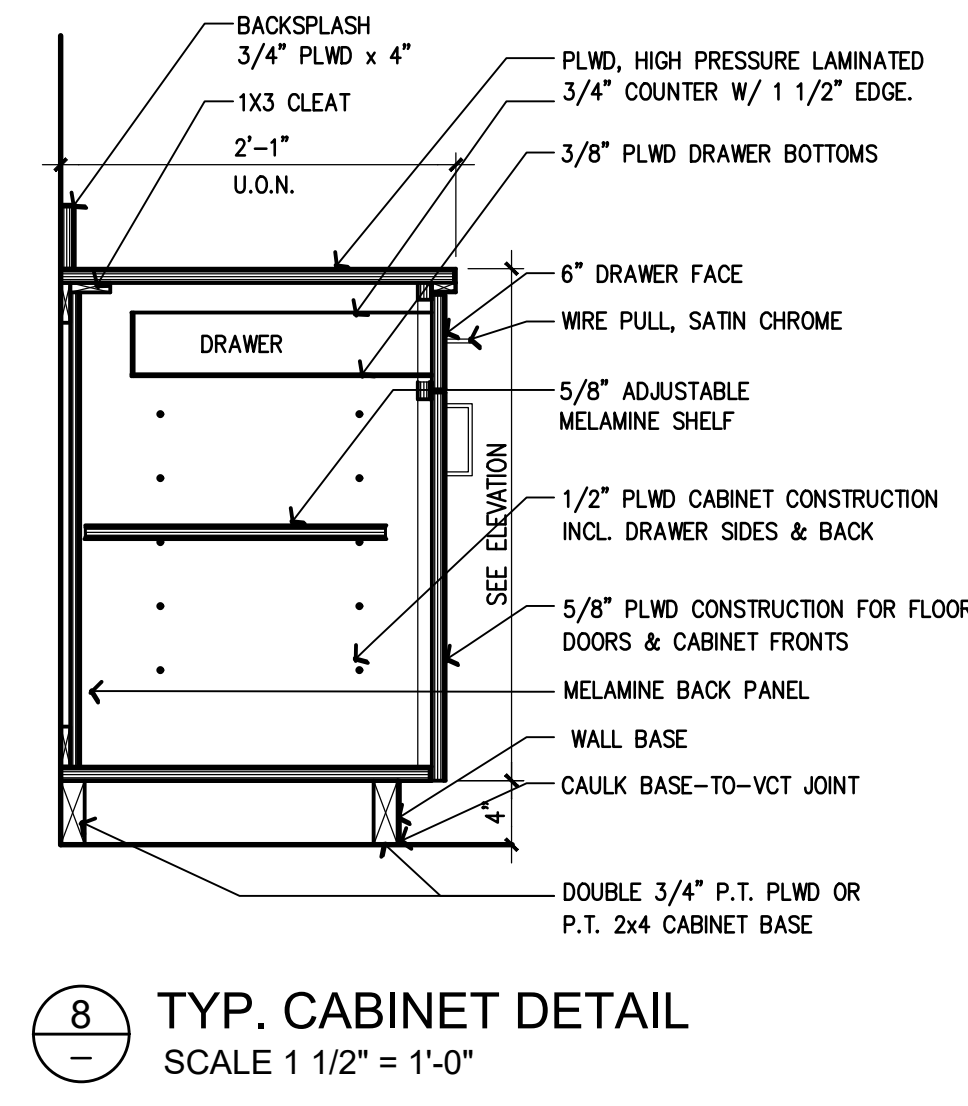
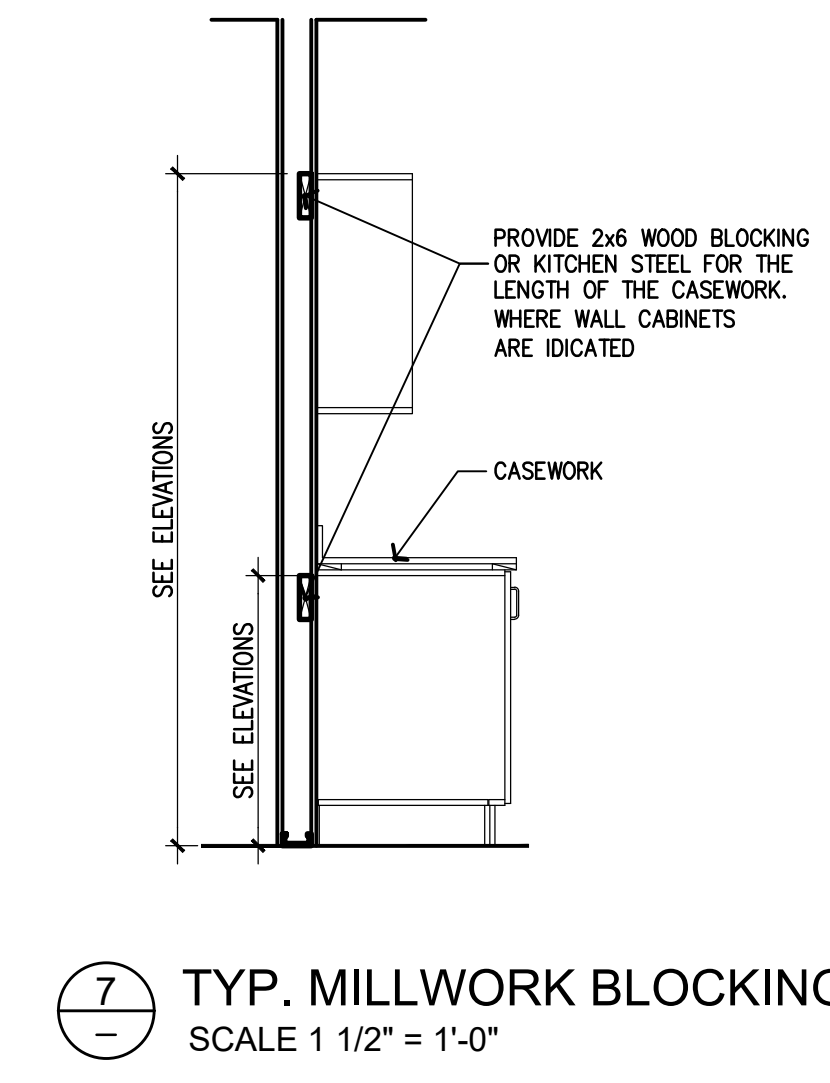


NOTE:
 PRIOR TO ORDERING CASEWORK
 CONTRACTOR SHALL VERIFY ALL
 OWNER SUPPLIED EQUIPMENT FOR
 SIZES AND PROPER FIT.

NOTES:
 1. ALL EXTERIOR SURFACES TO BE
 FINISHED W/ HIGH PRESSURE LAMINATE
 LAMINATE AT TOP OF COUNTERS
 SHALL BE 1/16" THICK.
 ALL INTERIOR CABINET SURFACES
 TO BE WHITE MELAMINE U.O.N.
 2. PRIOR TO ORDERING AND
 FABRICATION OF ALL CASEWORK,
 BUT AFTER ALL WALLS ARE
 CONSTRUCTED, CABINET CONTRACTOR
 SHALL VERIFY ALL CRITICAL
 CLEARANCES.
 3. ALL CABINET DIMENSIONS ARE
 NOMINAL. CABINET CONTRACTOR
 IS RESPONSIBLE FOR ACTUAL
 DIMENSIONS, TOLERANCES AND
 NECESSARY CLEARANCES.
 4. PROVIDE IN-WALL BLOCKING
 AS REQUIRED.
 5. ALL EXPOSED COUNTERTOP
 CORNERS MUST HAVE 3" RADIUS
 AND 1 1/2" OVERHANG.
 6. FILE DRAWERS TO BE BUILT
 TO ACCOMMODATE PEDAFLEX FILES



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