GENERAL NOTES

1. THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND COMPLETION AS INDICATED ON THE CONTRACT DOCUMENTS.

2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

3. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.

4. ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE CONTRACTOR AND SUB-CONTRACTOR PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

5. WHEN TWO OR MORE REQUIREMENTS OR STANDARDS ARE SPECIFIED ESTABLISHING DIFFERENT OR CONFLICTING LEVELS OF QUALITY, THE MOST STRINGENT REQUIREMENT IS INTENDED AND WILL BE ENFORCED.

6. CONTRACTOR SHALL MAKE NO CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY ADDENDUM FROM THE ARCHITECT.

7. CONTRACTOR SHALL MEET WITH THE BUILDING OWNER OR MANAGER PRIOR TO THE BID IN ORDER TO OBTAIN A COPY OF THE BUILDING STANDARD GUIDELINES AND TO DISCUSS THE BUILDING MANAGEMENTS REQUIREMENTS FOR PROTECTION OF PUBLIC SPACES, DAILY CLEANING, CONSTRUCTION, STAGING, MATERIAL DELIVERIES, LOCATION OF CONSTRUCTION DUMPSTERS, PARKING, ETC. THE COST TO MEET THESE REQUIREMENTS SHALL BE INCLUDED IN BID.

8. REPLIES TO ALL REQUESTS FOR CLARIFICATION WILL BE ISSUED TO ALL PRIME BIDDERS, AS ADDENDA TO THECONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS), AND WILL BECOME PART OF THE CONTRACT. ORAL CLARIFICATION WILL NOT INCLUDED AS PART OF THE CONTRACT DOCUMENTS.

9. ALL WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.

10. CONTRACT FOR CONSTRUCTION SHALL BE AIA DOCUMENT A101, STANDARD FORM FOR AGREEMENT BETWEEN OWNER AND CONTRACTOR, STIPULATED SUM - 1997 EDITION AND SHALL INCORPORATE THE 1997 EDITION OF DOCUMENT A201, GENERAL CONDITIONS. UNLESS OTHERWISE AGREED UPON BY THE OWNER AND THE GENERAL CONTRACTOR.

11. GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO COMMENCING WORK.

12. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE AND OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE WORK AS INDICATED ON THE CONTRACT DOCUMENTS.

13. GENERAL CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO PERMIT FEES AND ALL SUBCONTRACTOR PERMIT FEES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE CONTRACTOR, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.

15. ALL WORK DETAILED IN THESE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL SUBCONTRACT AND/OR ASSIGN PORTIONS OF THE WORK TO THE MOST QUALIFIED TRADE. FAILURE BY ANY SUBCONTRACTOR TO INCLUDE CERTAIN WORK REQUIRED SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY AS PART OF THE CONTRACT FOR CONSTRUCTION TO PROVIDE A COMPLETE JOB.

16. CONTRACTOR IS TO COORDINATE AND ORGANIZE THE CONSTRUCTION PROCESS AND COMPLETE SAME IN A MANNER WHICH LEAST IMPACTS THE ADJOINING COMMON AREAS. IN ORDER TO MINIMIZE INCONVENIENCE TO THE EXISTING TENANTS.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO EMPLOY THOSE CONTROL MEASURES NECESSARY TO ENSURE THAT THE BUILDING COMMONS AREAS AS WELL AS EXISTING TENANT SPACES ARE NOT IMPACTED BY AIRBORNE CONTAMINANTS CAUSED BY THE CONSTRUCTION OF THE TENANT SPACE. THE METHODS EMPLOYED SHALL COMPLY WITH THE INDOOR AIR QUALITY (IAQ) GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION 1ST EDITION, PUBLISHED BY SMACNA. QUALITY CONTROL METHODS USED TO MONITOR AIR QUALITY, I.E. TESTING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

18. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT DATE TO THE ARCHITECT FOR REVIEW AND COMMENTS. SHOP DRAWINGS SHALL BE PRESENTED IN A CLEAN AND THOROUGH MANNER AND SHALL BE OF SUFFICIENT DETAIL AND SCALE TO INDICATE COMPLIANCE WITH THE CONTRACT DOCUMENTS, MANUFACTURER AND TRADE STANDARDS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, AT THE TIME OF SUBMISSION, OF ANY DEVIATIONS IN THE SUBMITTALS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS OR OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS. ACCEPTANCE OF A SUBMITTAL DOES NOT WAIVE OR ALTER THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTALS SHALL BE PROPERLY REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT. INCOMPLETE, UNREVIEWED OR UNCERTIFIED (WHEN REQUIRED) SHOP DRAWINGS WILL BE RETURNED TO THE GENERAL CONTRACTOR WITHOUT THE ARCHITECTS REVIEW OR ACCEPTANCE. THE GENERAL CONTRACTOR SHALL SUBMIT A SHOP DRAWING SCHEDULE INDICATING THE CRITICAL DATES FOR SHOP DRAWINGS SUBMISSION AND DATES THAT REVIEWED SHOP DRAWINGS AND PRODUCT DATA WILL BE NEEDED. ALLOW SUFFICIENT TIME IN THE SCHEDULE FOR ARCHITECT REVIEW AND POSSIBLE RESUBMITTALS IF REQUIRED.

19. THE RETURN OF SHOP DRAWINGS TO THE GENERAL CONTRACTOR, WITH OR WITHOUT COMMENT, DOES NOT RELIEVE THE GENERAL CONTRACTOR AND THEIR SUB CONTRACTORS OF THE RESPONSIBILITY TO CONSTRUCT THE BUILDING PER THE PLANS AND SPECIFICATIONS, EVEN THOUGH THE SHOP DRAWINGS MAY INCORRECTLY DEVIATE FROM THE CONSTRUCTION DOCUMENTS. IN ADDITION, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS CONTAINED IN THE SHOP DRAWINGS. OSSIP, THEIR CONSULTANTS OR THE OWNER ARE NOT RESPONSIBLE FOR ANY CORRECTIVE CONSTRUCTION RESULTING FROM SHOP DRAWINGS THAT DEVIATE FROM THE CONTRACT DOCUMENTS.

20. GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF ALL CONTRACT DOCUMENTS AT JOB SITE FOR ARCHITECT'S USE.

21. UPON COMPLETION OF THE WORK SPECIFIED THE CONTRACT DOCUMENTS THE GENERAL CONTRACTOR SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED. UPON COMPLETION OF THE WORK ITEMS IDENTIFIED IN THE PUNCH LIST THE ARCHITECT WILL VISIT THE SITE TO REVIEW THE STATUS OF THE WORK. IF THE ARCHITECT DEEMS THE WORK SUBSTANTIALLY COMPLETE THE ARCHITECT WILL DEVELOP A PUNCH LIST OF MINOR WORK ITEMS TO ACCOMPANY THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

22. CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL GUARANTIES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE.

23. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXCEPT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS.

24. ALL NEW CONSTRUCTION MUST MEET FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS.

25. MATERIAL OR SYSTEMS SHALL BE INSTALLED ACCORDING TO EXACT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

26. ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES. NO USED MATERIALS WILL BE ALLOWED, EXCEPT AS NOTED HEREIN. COORDINATE WITH ARCHITECT AND OWNER/REPRESENTATIVE IN ADVANCE.

27. DELIVERY AND STORAGE OF ALL MATERIAL SHALL BE ACCEPTABLE TO MANUFACTURER'S PRODUCT, REVIEW BY THE ARCHITECT AND SHALL PROVIDE COMPLETE PROTECTION OF PRODUCT.

28. GENERAL CONTRACTOR SHALL COORDINATE DIRECTLY WITH OWNER/TENANT ALL WORK BY "OWNER" OR "TENANT" AS INDICATED ON PLANS AND ANY ATTACHED SPECIFICATIONS.

29. GENERAL CONTRACTOR SHALL VERIFY FINAL SELECTION OF ALL FINISHES WITH ARCHITECT AND OWNER/TENANT. SUBMIT SAMPLES FOR REVIEW.

30. TEMPORARY FIRE EXTINGUISHERS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND LOCATED AS REQUIRED BY CODE DURING CONSTRUCTION.

31. CONCRETE SLABS SHALL BE LEVELED AND PREPARED TO RECEIVE FLOOR FINISH PER FINISH SCHEDULE.

32. WHEREVER DISSIMILAR METALS CONTACT EACH OTHER, AND ARE SEPARATED FURTHER ON THE BELOW SCALE THAN BY A SINGLE INTERMEDIATE METAL, THE CONTACTING SURFACES SHALL BE INSULATED FROM EACH OTHER BY A BITUMINOUS COATING, 15# ASPHALT SATURATED FELT OR OTHER ARCHITECT APPROVED MEANS. METALS ARRANGED IN ORDER OF GALVANIC ACTIVITY: ALUMINUM, ZINC, GALVANIZED IRON, TIN ON STEEL, LEAD (HARD), STAINLESS STEEL, COPPER, MONEL.

33. GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETRY, SHELVING, TOILET ACCESSORIES, PLUMBING/LIGHTING FIXTURES, ETC.

34. ALL WOOD FRAMING AND BLOCKING LOCATED WITHIN CONCEALED SPACES, SUCH AS PARTITIONS ABOVE CEILINGS, ETC., SHALL BE FIRE RETARDANT.

35. ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM "GYPSUM CONSTRUCTION HANDBOOK".

36. ALL GYPSUM BOARD SHALL RECEIVE A LEVEL 4 AT PAINT LOCATIONS AND LEVEL 5 AT WALL COVERING LOCATIONS.

37. GENERAL CONTRACTOR AND THE APPROPRIATE SUBCONTRACTORS SHALL COORDINATE THE LOCATION OF OUTLETS, SWITCHES, THERMOSTATS, ETC. WITH THE FURNITURE LAYOUT AND WITH CONSIDERATION GIVEN TO THE PLACEMENT OF ART, PICTURES, PLAQUES, ETC. THIS SHALL BE REVIEWED WITH THE ARCHITECT AND TENANT.

38. THE EXISTING FIRE PROTECTION SYSTEM SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT PRIOR TO SHUTTING DOWN ANY FIRE PROTECTION SYSTEM AND NOTIFY AGAIN WHEN THE SYSTEM IS RETURNED TO NORMAL OPERATION.

39. ALL REQUIRED EXITS SHALL BE MAINTAINED DURING CONSTRUCTION.

40. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES.

41. GENERAL CONTRACTOR SHALL PROVIDE INTERIOR AND EXTERIOR CODE COMPLIANT SIGNAGE.

42. ALL CONSTRUCTION ACTIVITY REGULATED BY THIS CODE SHALL BE PERFORMED IN MANNER SO AS NOT TO ADVERSELY IMPACT THE CONDITION OF ADJACENT PROPERTY, UNLESS SUCH ACTIVITY IS PERMITTED TO AFFECT SAID PROPERTY PURSUANT TO A CONSENT BY THE APPLICABLE PROPERTY OWNER, UNDER TERMS & CONDITIONS AGREEABLE TO THE APPLICABLE PROPERTY OWNER.

43. IT SHALL BE UNLAWFUL FOR ANY PERSON TO ALLOW CONSTRUCTION RELATED MATERIALS EQUIPMENT AND DEBRIS TO REMAIN LOOSE OR OTHERWISE UNSECURED AT A CONSTRUCTION SITE FROM 24 HRS. AFTER A HURRICANE WATCH HAS BEEN ISSUED UNTIL THE HURRICANE WATCH OR WARNING HAS BEEN LIFTED. ALL SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS SHALL BE EITHER REMOVED FROM THE CONSTRUCTION SITE OR SECURED IN SUCH A MANNER AS TO MINIMIZE THE DANGER OF SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS CAUSING DAMAGE TO PERSONS OR PROPERTY FROM HIGH WINDS. ANY PERSONS WHO FAILS TO COMPLY TO REMOVE OR SECURE THE CONSTRUCTION MATERIALS EQUIPMENT AND DEBRIS WITHIN 24 HRS AFTER A HURRICANE WATCH HAS BEEN ISSUED SHALL BE SUBJECT TO A FINE NOT TO EXCEED $500.00. IN ADDITION TO THE ABOVE, A LICENSED CONTRACTOR WHO VIOLATES THIS SECTION SHALL BE SUBJECT TO DISCIPLINE PURSUANT TO SECTION 113 OF THIS CHAPTER.

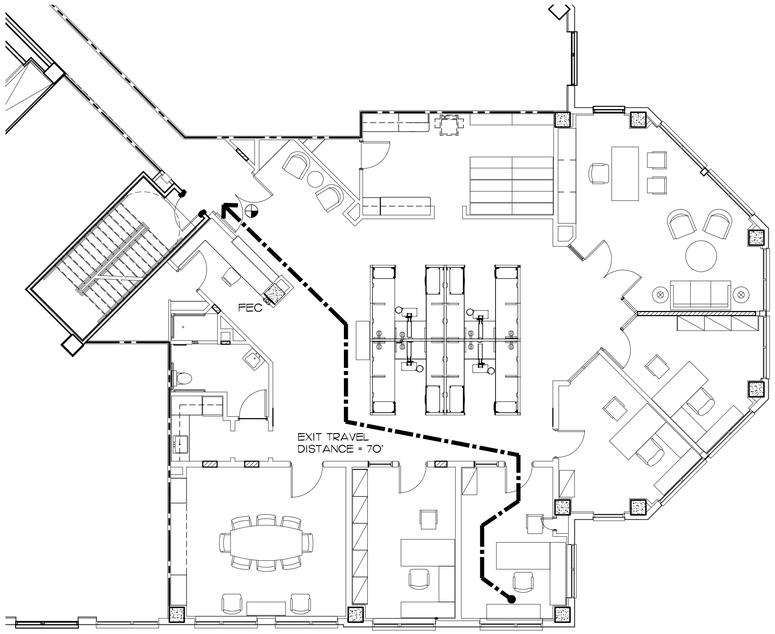
44. STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 241.

45. THE SCOPE OF WORK SHALL NOT HINDER OR INTERFERE WITH EMERGENCY RESPONSE ACCESS TO THE PROPERTY/DEVELOPMENT OR VICINITY THEREOF (INCLUDING STREETS, ALLEYS, FIRE LANES).

Tenant Improvements for:

PALM EQUITY LLC

SUITE #320
ONE NORTH CLEMATIS STREET
WEST PALM BEACH, FLORIDA



1 LIFE SAFETY PLAN
SCALE: 3/32"=1'-0"

LIFE SAFETY LEGEND

- EXIT TRAVEL DISTANCE
- EXIT LIGHT
- FEC (01) EXISTING FIRE EXTINGUISHER CABINET

SCOPE OF WORK

MODIFICATION TO EXISTING 3,250 S.F. THIRD FLOOR TENANT SPACE AT ONE NORTH CLEMATIS STREET WHICH INCLUDE THE FOLLOWING:

-PARTIAL REMOVAL OF INTERIOR WALLS AND CONSTRUCTION OF NEW WALLS.

-PARTIAL CEILING AND LIGHT DEMOLITION AND CONSTRUCTION OF NEW CEILING AND LIGHTING

-REWORK OF HVAC DIFFUSERS AND RETURN AIR GRILLES

-INSTALLATION OF NEW FINISHES AS SHOWN ON FINISH SCHEDULE.

INDEX OF DRAWINGS

CVR COVER SHEET

ARCHITECTURAL
D-1 DEMOLITION PLAN
D-2 DEMOLITION INTERIOR ELEVATIONS
A-1.0 FLOOR PLAN
A-1.1 REFLECTED CEILING PLAN
A-1.2 FINISH FLOOR PLAN
A-2.0 INTERIOR ELEVATIONS
A-3.0 DETAILS

MECHANICAL
M0-1 MECHANICAL PLAN
M2-1 MECHANICAL DATA, DETAILS AND SPECIFICATIONS

PLUMBING
P2-1 PLUMBING PLAN

ELECTRICAL
E0-1 ELECTRICAL NOTES
E2-1 LIGHTING PLAN
E3-1 POWER PLAN
E5-1 ELECTRICAL PANEL, RISERS AND SPECIFICATIONS

CODE RESEARCH

-2007 FLORIDA BUILDING CODE / WITH 2009 AMENDMENTS
-NFPA 101, LIFE SAFETY CODE 2006 EDITION
-NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, 2007 EDITION
-2002 NFPA-72 2002 EDITION - NATIONAL FIRE CODE
-2006 NFPA-1 FIRE CODE

CLASSIFICATION OF WORK:
2007 FLORIDA EXISTING BUILDING CODE W/ 2009 AMENDMENTS
SECTION 404 - ALTERATION - LEVEL II

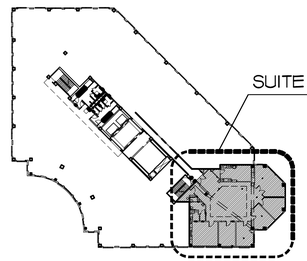
OCCUPANCY:
CLASSIFICATION (TYPE) GROUP B (BUSINESS)
OCCUPANT LOAD - 1 PER 100
TOTAL OCCUPANCY LOAD - 3,250 S.F. = 33 PERSONS.

CONSTRUCTION TYPE
TYPE IB FULLY SPRINKLERED

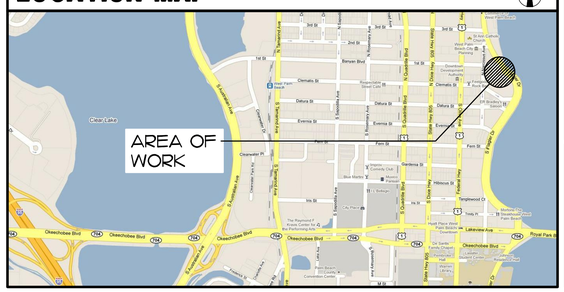
NOTES:

-NOC SHALL BE FILED WITH CLERK OF COURT. IF WORK DESCRIBED IN THE NOC IS NOT ACTUALLY COMMENCED IN 90 DAYS, SUCH NOTICE IS NULL AND VOID. POST THE NOC ON THE CONSTRUCTION SITE BEFORE FINAL INSPECTION!
-ALL REQUIRED EXITS SHALL BE MAINTAINED DURING CONSTRUCTION
-ACCESS DOOR CONTROL DEVICES SHALL NOT IMPEDE EGRESS EXIT PATH UNDER NORMAL EMERGENCY CONDITIONS.
-LOW VOLTAGE PLANS SHALL BE SUBMITTED AS A SEPARATE PERMIT.

KEY PLAN



LOCATION MAP



GLIDDEN • SPINA & PARTNERS
ARCHITECTURE • INTERIOR DESIGN, INC.
PHONE: 561.684.6844 • FAX: 561.684.5594 • E-MAIL: info@gsp-architects.com
1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
FL License: #AA26001602
Keith M. Spina #AR13419 Benjamin John Glidden, III #AR6536

TENANT IMPROVEMENTS FOR:
PALM EQUITY
SUITE #320
ONE NORTH CLEMATIS STREET
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CVR

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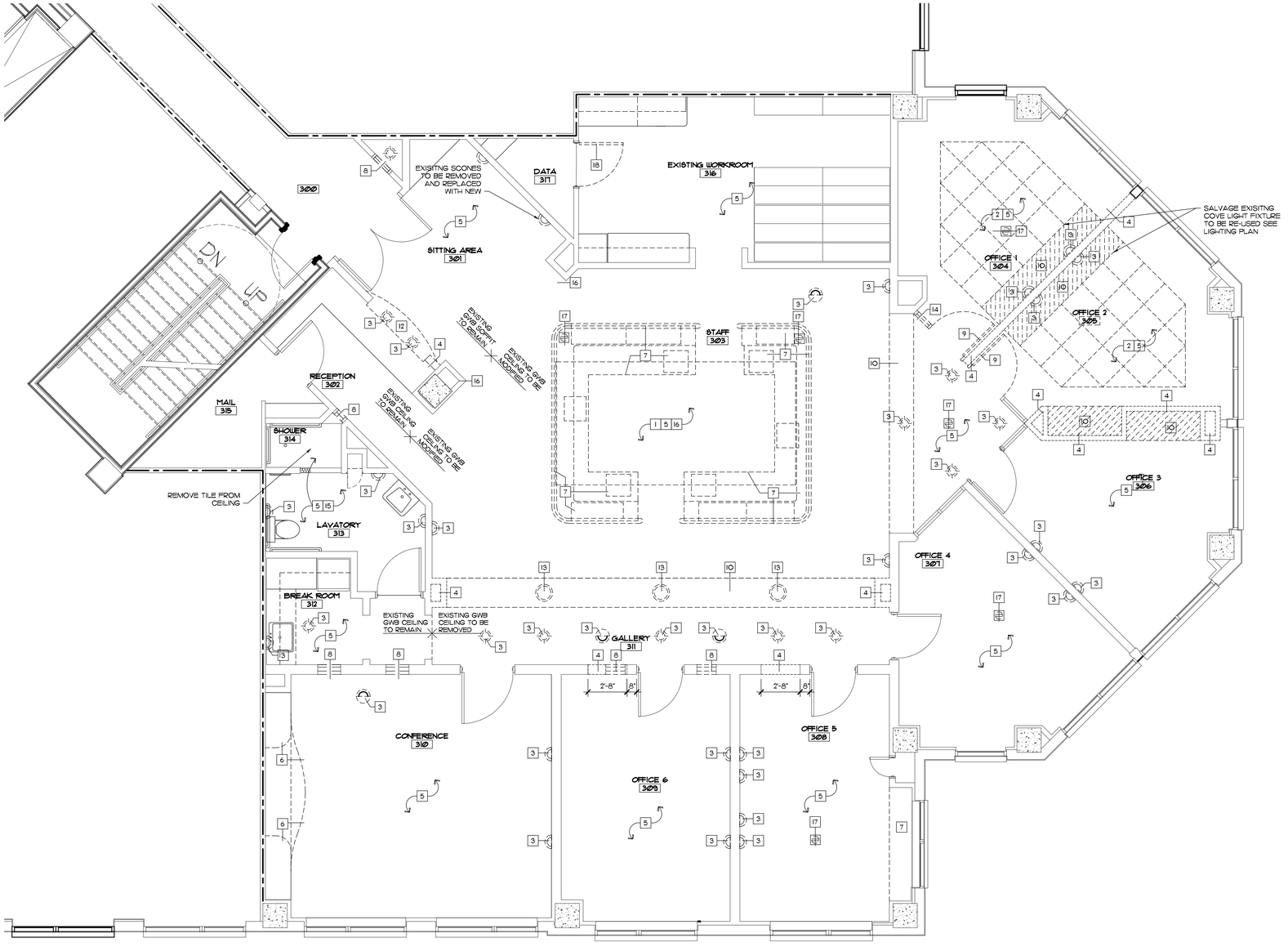

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ANY AND ALL DISCREPANCIES IN THE PROPOSED DEMOLITION PLAN PRIOR TO EXECUTION OF THE ITEMS IN QUESTION.
2. DEMOLITION SHALL INCLUDE:
   - A. REMOVAL OF EXISTING WALLS, DOORS AND FRAMES AS SHOWN ON PLAN.
   - B. REMOVAL OF EXISTING CEILINGS AND CEILING FIXTURES SHOWN ON PLAN.
   - C. REMOVAL OF EXISTING FLOOR FINISHES IN AREAS OF REMOVED WALLS AND AS NOTED
   - D. REMOVAL OF ALL ELECTRICAL WIRING AND DEVICES AT ALL REMOVED WALLS AND CEILINGS. ALL WIRING, DEVICES, CONDUIT AND EQUIPMENT TO BE ABANDONED SHALL BE REMOVED. SEE PROPOSED ELECTRICAL DRAWINGS FOR LOCATIONS OF OUTLETS TO REMAIN. REMOVE RECEPTACLE AND COVER PLATE AT EXISTING LOCATIONS TO PROVIDE NEW.
3. CONTRACTOR SHALL REMOVE AND STOCKPILE REMOVED MATERIALS AS DIRECTED BY OWNER, FOR BUILDING OWNER'S FUTURE USE.
4. ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISH.
5. GENERAL CONTRACTOR MAY NEED ADDITIONAL DIMENSIONS TO COMPLETE DEMOLITION ACCURATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS NOT INCLUDED IN THIS WORK.
7. ALL WORK SHALL BE COORDINATED AND APPROVED BY BLDG. MGMT. PRIOR TO COMMENCEMENT.
8. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT FOR ANY DEMOLITION WORK THAT NEEDS TO BE PERFORMED 'AFTER-HOURS'

DEMOLITION KEY NOTES

1. REMOVE EXISTING GYPSUM BOARD CEILING, LIGHTING FIXTURES AND ALL RELATED ACCESSORIES.
2. REMOVE EXISTING ACOUSTICAL CEILING TILES, GRID, LIGHTING FIXTURES AND ALL RELATED ACCESSORIES.
3. REMOVE EXISTING LIGHT FIXTURE, WALL SCONCE AND ALL RELATED ACCESSORIES.PATCH AND REPAIR WALL
4. REMOVE EXISTING METAL STUD PARTITION AS DESIGNATED ON WALL LEGEND. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BASE AND TRIM, METAL STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
5. REMOVE ALL EXISTING FLOOR FINISH AND BASE.
6. REMOVE EXISTING ARCH SOFFIT AND SQUARE OFF
7. REMOVE EXISTING MILLWORK AND ALL RELATED ACCESSORIES
8. REMOVE EXISTING PORT HOLE WINDOW
9. REMOVE EXISTING DOOR, FRAME, AND ALL RELATED ACCESSORIES. SALVAGE DOORS FOR POSSIBLE REUSE. TAKE CARE TO REUSE EXISTING POLYVISION SWITCHABLE PRIVACY GLASS
10. REMOVE EXISTING SOFFIT/HEADER
11. EXISTING SOFFIT/HEADER TO REMAIN
12. REMOVE EXISTING TRANSACTION TOP - SEE D-2 FOR DEMO INT. ELEVATIONS
13. REMOVE EXISTING DECORATIVE COLUMN
14. REMOVE EXISTING INTERIOR WINDOWS
15. REMOVE ALL BATH-ROOM ACCESSORIES-STROCK PILE FOR REUSE
16. REMOVE EXISTING DECORATIVE CEILING "SKYLIGHT" AND ALL RELATED LIGHT FIXTURES, LINEAR DIFUSERS AND ACCESSORIES.
17. REMOVE FLOOR BOX, CIRCUITING AND PATCH FLOOR AS NEEDED
18. REMOVE EXISTING DOOR TO BE REPLACED WITH FULL LOUVER DOOR, FRAME TO REMAIN

GENERAL NOTE: ALL EXISTING DECORATIVE WOOOD,TRIM,LIGHT FIXTURES AND ACCESSORIES THAT ARE TO BE REMOVED ARE TO BE STOCKED PILED FOR TENANTS FUTURE USE.

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING PARTITION WALL TO REMAIN
- EXISTING ONE HOUR FIRE RATED PARTITION WALL TO REMAIN

DEMOLITION PLAN

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

0 X' X' X' X'

N W E S

GLIDDEN • SPINA & PARTNERS
ARCHITECTURE • INTERIOR DESIGN, INC.
1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
PHONE: 561.684.6844 • FAX: 561.684.5594 • E-MAIL: info@gsp-architects.com
FL License: #AA26001602
Keith M. Spina #AR13419 Benjamin John Glidden, III #AR0536

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date: 05/05/11
drawn by: BJ/JOE
checked by: KAS

D-1

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1 RECEPTION - DEMO
SCALE: 3/8" = 1'-0"

2 SITTING AREA - DEMO
SCALE: 3/8" = 1'-0"

3 STAFF - DEMO
SCALE: 3/8" = 1'-0"

4 CONFERENCE - DEMO
SCALE: 3/8" = 1'-0"

DEMOLITION INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

0 X' X' X' X'

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PHONE : 561.684.6844 • FAX : 561.684.5594 • E-MAIL : info@gsp-architects.com
1401 FORUM WAY, SUITE 100 . WEST PALM BEACH, FLORIDA 33401
FL License: #AA26001602
Keith M. Spina #AR13419 Benjamin John Glidden, III #AR6536

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checked by: **KAS**

D-2

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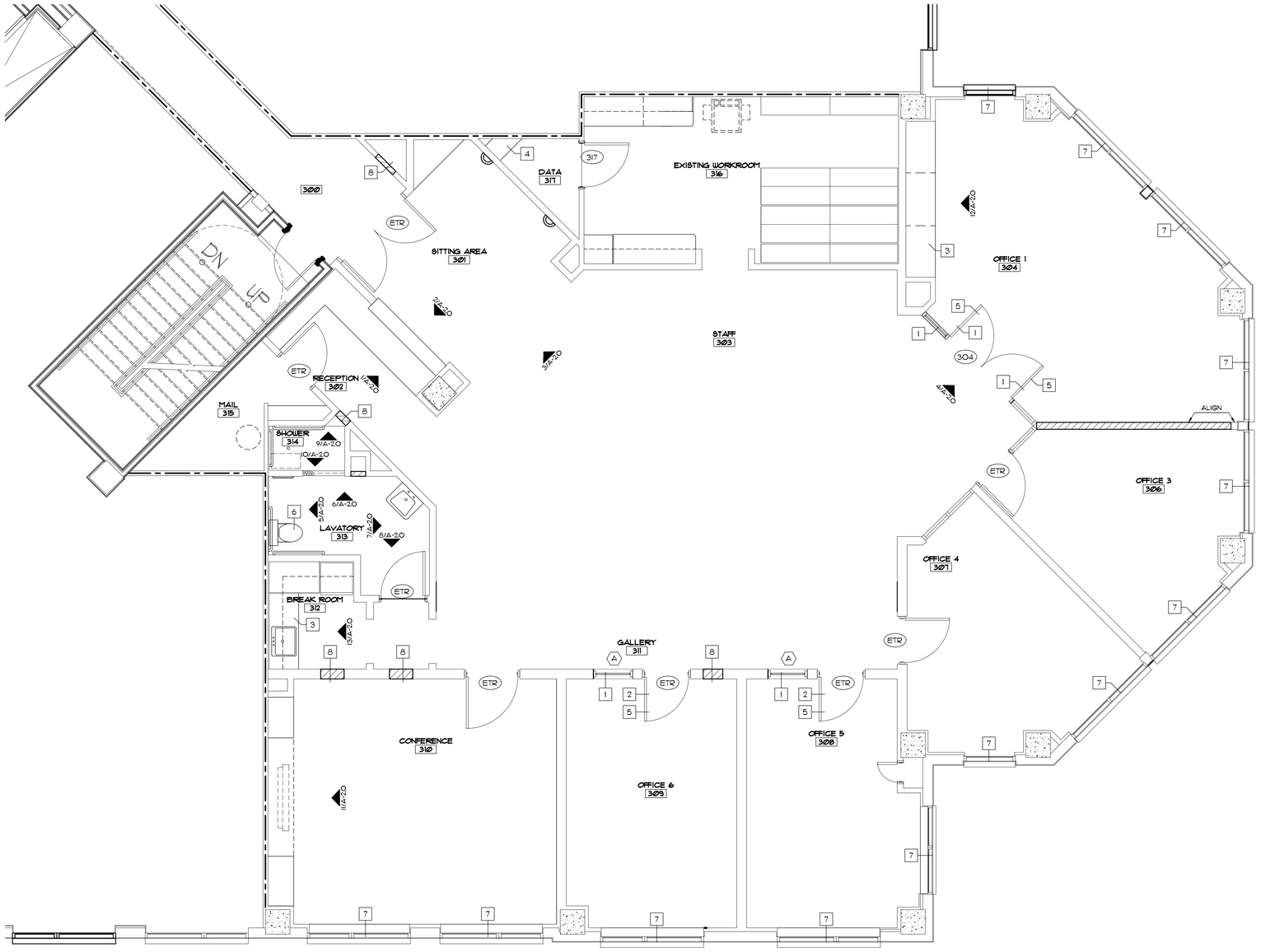


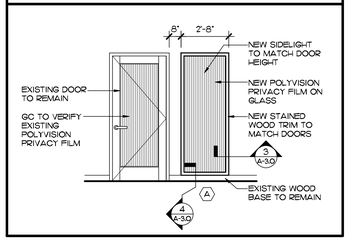
KEY NOTES

1. ADD POLYVISION SWITCHABLE PRIVACY FILM TO NEW WINDOWS AND DOORS. GC TO COORDINATE WITH MANUFACTURE TEL! 972-238-7045- GC TO PROVIDE SEPERATE LINE ITEM
2. GC TO ORDER SWING DOOR POLYVISION SWITCHABLE PRIVACY GLAZING PACKAGE-GC TO PROVIDE SEPERATE LINE ITEM
3. NEW BUILT-IN CABINET - SEE INTERIOR ELEVATION ON SHEET A-2.0
4. INSTALL (2) NEW SHELVES - ONE AT 6" A.F.F. AND ONE AT 60" A.F.F.- MATCH EXISTING SHELF IN SHAPE AND STAIN
5. PROVIDE NEW FLOOR STOP TO MATCH EXISTING
6. PROVIDE NEW FLUSH VALVE FLOOR MOUNTED TOILET - SEE PLUMBING PLANS FOR DETAILS AND SPECIFICATION
7. PROVIDE NEW SOLAR SHADES - TYPICAL AT EVERY EXTERIOR WINDOW
8. INFILL EXISTING PORT HOLE

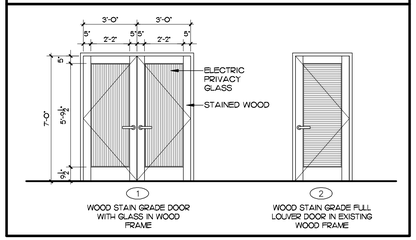
WALL LEGEND

- EXISTING PARTITION WALL TO REMAIN
- EXISTING ONE HOUR FIRE RATED PARTITION WALL TO REMAIN
- NEW PARTITION WALL - SEE I/A-3.0
- (100) DOOR NUMBER - SEE DOOR SCHEDULE

WINDOW TYPE



DOOR TYPE



DOOR SCHEDULE

DOOR NO.	DOOR TYPES	DOOR WIDTH	DOOR HGT	DOOR THK	DOOR MATL	DOOR FINISH	FRAME MATL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	HDWR SET	REMARKS
ETR												EXISTING TO REMAIN
304	1	PR 3'-0"	7'-0"	1 3/4"	WOOD/GLASS	STAINED	WOOD	STAINED	2/A-3.0	2/A-3.0	A	
317	2	3'-0"	7'-0"	1 3/4"	WD LOUVER	STAINED	WOOD	STAINED	2/A-3.0	2/A-3.0	B	

NOTES:
1. ALL DOOR HARDWARE SHALL MATCH EXISTING
2. NEW DOOR TO RECEIVE POLYVISION PRIVACY FILM AT GLASS TO BE OPERATED ELECTRONICALLY BY SWITCH LOCATED AT DESK.
3. PROVIDE FLOOR STOPS TO MATCH EXISTING AT ALL INTERIOR DOORS

HARDWARE SETS:

(A) PASSAGE LATCH
4 HINGES
SINGLE DUMMY TRIM ON INSIDE

(B) PASSAGE LATCH
4 HINGES

FLOOR PLAN

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

0 X' X' X' X'

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FL License: #AA26001602
Keith M. Spina #AR13419 Benjamin John Glidden, III #AR0536

TENANT IMPROVEMENTS FOR: PALM EQUITY

SUITE #320
ONE NORTH CLEMATIS STREET
WEST PALM BEACH, FL

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file name: PE-3 FP.DWG

revisions:

project no: 10256
date: 05/05/11
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checked by: KAS

A-1.0

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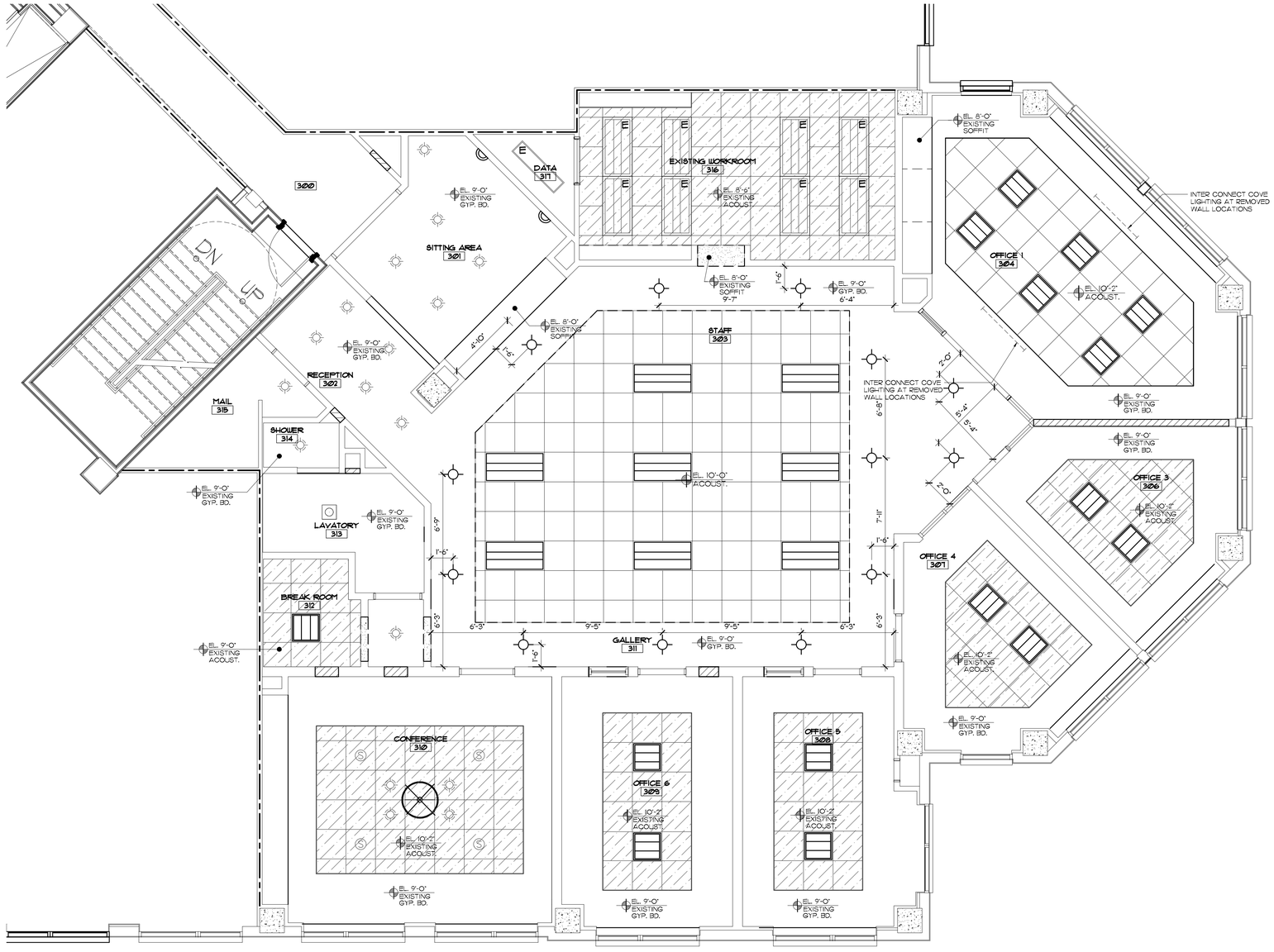

WALL LEGEND

- EXISTING PARTITION WALL TO REMAIN
- EXISTING ONE HOUR FIRE RATED PARTITION WALL TO REMAIN
- NEW PARTITION WALL - SEE 1/A-3.0

CEILING LEGEND

- NEW 2'X2' ACOUSTICAL LAY-IN CEILING TILE - TO MATCH EXISTING
- E — EXISTING 1'X4' FLUORESCENT LIGHT FIXTURE TO REMAIN
- E — **EXISTING 2'X4' FLUORESCENT LIGHT FIXTURE TO REMAIN**
- EXISTING WALL WASHER LIGHT FIXTURE TO REMAIN
- EXISTING CAN LIGHT FIXTURE TO REMAIN
- NEW CAN LIGHT FIXTURE TO MATCH EXISTING
- EXISTING WALL SCONCE LOCATION TO BE REPLACED WITH NEW
- NEW 2'X2' FLUORESCENT LIGHT FIXTURE
- NEW 2'X4' FLUORESCENT LIGHT FIXTURE
- N — NEW PENDANT LIGHT FIXTURE
- HATCH INDICATES EXISTING ACOUSTICAL CEILING IN ROOM TO REMAIN - MODIFY CEILING AS NECESSARY TO RECEIVE NEW LIGHT FIXTURES.
- E — EXISTING EMERGENCY EXIT LIGHT TO REMAIN
- S — EXISTING SPEAKERS TO REMAIN
- CEILING HEIGHT

REFLECTED CEILING PLAN

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

0 X' X' X' X'

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Keith M. Spina #AR13419 Benjamin John Glidden, III #AR0536

CONSTRUCTION DOCUMENTS FOR:

TENANT IMPROVEMENTS FOR:
PALM EQUITY
SUITE #320
ONE NORTH CLEMATIS STREET
WEST PALM BEACH, FL

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checked by: KAS

A-1.1

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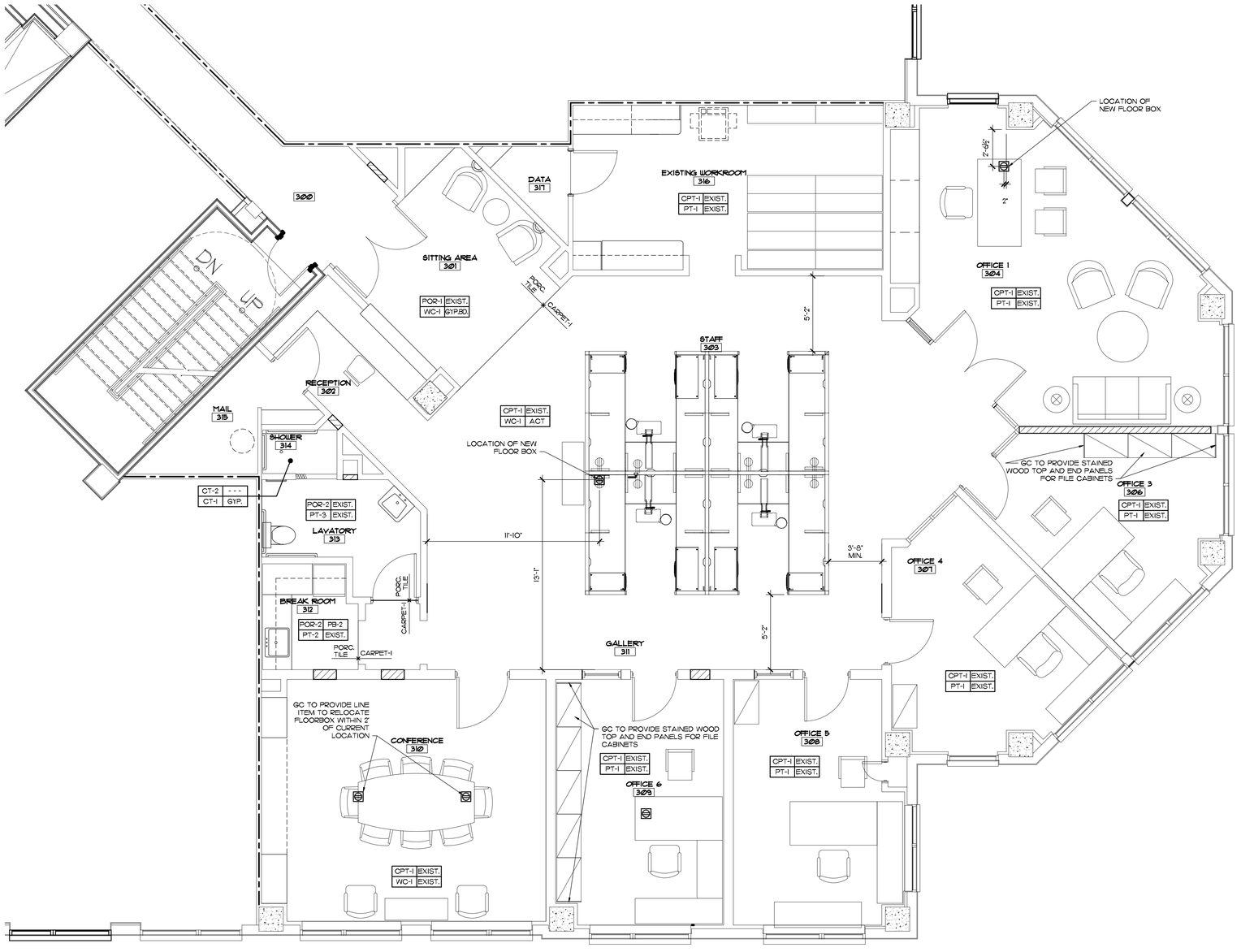


FINISH SPECIFICATIONS

GENERAL NOTE:
GLIDDEN SPINA AND PARTNERS SHALL QUALIFY GENERAL CONTRACTORS AND SUBCONTRACTORS FOR WALLCOVERING, CARPET AND TILE FINISHES.

FLOOR
- CONTRACTOR SHALL REMOVE EXISTING FLOOR COVERING, AND PREPARE CONCRETE SLAB TO ACCEPT FLOOR FINISHES AS PER FINISH SCHEDULE. AT MATERIAL TRANSITIONS, CONTRACTOR TO PROVIDE LEVELING TO EXTEND 2' TO CREATE GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN ½".
- FINISH TO BE WITHIN ¼" IN 10' UNLESS OTHERWISE APPROVED IN NON-CIRCULATION AREAS.
- PROVIDE SLAB FLASHING AT TRANSITION BETWEEN STONE / TILE AND CARPET WITH 1/8" PER FOOT MAXIMUM SLOPE
- CARPET TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR

CARPET
- CARPET SHALL BE INSTALLED WITH ATTACHED TREAD MOR PAD
- CONTRACTOR SHALL PROVIDE TRANSITION STRIPS AS MANUFACTURED BY SCHLUTER AT TILE/CARPET TRANSITIONS, FINISH BRUSHED CHROME
- CONTRACTOR SHALL TOUCH-UP WOOD BASE, DOORS, AND CASING AFTER CARPET IS INSTALLED
- AT MATERIAL TRANSITIONS, SUBCONTRACTOR TO PROVIDE LEVELING TO EXTEND 6' TO CREATE A GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN ½"
- SUBCONTRACTOR SHALL PROVIDE SEAMING DIAGRAM TO DESIGNER FOR APPROVAL, CARPET SHALL BE TREATED WITH A STAIN GUARD, AS REQUIRED.
  CARPET 1 - (CPT 1) INGELOW, STYLE #MC039, "ATALAYA", COLOR #633 GEOLDI ANTBIRD , PATTERN REPEAT: 1'W X 1.25'L, 12' WIDE GOODS, CONSTRUCTION: WOVEN

PORCELAIN TILE
- PT-1: ATLAS CONCORDE- "STYLE", COLOR: CREMA MARFIL FINISH: MATT, SIZE: 24"X24" METHOD OF INSTALLATION: INSTALL USING A "CREDIT CARD" JOINT • GROUT- LATICRETE "SPECTRALOCK PRO", COLOR: #65 ALMOND
- PT-2: DALTILE- "VALAIS", COLOR: LATTE #VL50, FINISH: UNPOLISHED, SIZE: 12"X12"- PRODUCT BEING PHASED OUT...MUST ORDER ASAP!!!!
- GROUT- LATICRETE "SPECTRALOCK PRO", COLOR: #39 MUSHROOM

NOTE: FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT

CERAMIC TILE (AT SHOWER FLOOR)
- CT-1: CERAMIC TILE, SIZE: 2" X 2", COLOR: #0335 ALMOND
- GROUT- LATICRETE "SPECTRALOCK PRO", COLOR: #65 ALMOND

BASE
- ALL WOOD SHALL BE FINISHED BY A QUALITY AWI WORKSHOP.
- ALL MILLWORK SHALL BE FACTORY FINISH
- FINISH SAMPLE SHALL BE SUBMITTED TO INTERIOR DESIGNER FOR APPROVAL PRIOR TO FABRICATION.
- BASE/ TRIM SHALL BE TOUCHED UP AFTER CARPET IS INSTALLED

WOOD BASE
- STAINED GRADE WOOD TO MATCH EXISTING SPECIES & STAIN

PORCELAIN TILE BASE
- PB-2: PORCELAIN TILE- DALTILE "VALAIS", COLOR: LATTE #VL50, BULLNOSE BASE, SIZE: 3"X12", FINISH: UNPOLISHED
- GROUT- LATICRETE "SPECTRALOCK PRO", COLOR: #39 MUSHROOM

WALL
- GYPSUM BOARD- SMOOTH SLICK FINISH (LEVEL 4, SMOOTH TEXTURE) READY TO RECEIVE PAINT OR SMOOTH FINISH READY TO RECEIVE WALLPAPER
- NEW WALL FINISH TO LEVEL TO MATCH EXISTING WALL
- GEN. CONTR. SHALL PRIME WITH FLAT OIL BASED PRIMER ON GYPSUM BOARD TO RECEIVE WALLCOVERING TO PROVIDE FULL COVERAGE TO PROHIBIT "TELEGRAPHING" OF TAPE JOINTS THROUGH THE WALLCOVERING.

PAINT
- 2 COATS OF PAINT- SEE SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS PROVIDE WALL SAMPLE FOR DESIGNER APPROVAL
  PAINT #1- (PT-1) SHERWIN WILLIAMS #SW6140 MODERATE WHITE FINISH: WASHABLE FLAT

WALLCOVERING
- WALLCOVERING TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
  WALLCOVERING #1- (WC-1) MAHARAM "PRAIRIE" #389413, COLOR: #005 SESAME, WIDTH: 36" TEXTILE
  WALLCOVERING #2- (WC-2) MDC WALLCOVERING "INTERVAL CAFÉ" #ENV152OIN4147, 54"W VINYL

CERAMIC TILE
- CT-2: CERAMIC FIELD WALL TILE (AT SHOWER WALLS & WET WALLS)- DALTILE #6565, COLOR: MATTE ALMOND, SIZE: 4 ¼" X 4 ¼", GROUT: LATICRETE "SPECTRALOCK PRO", COLOR: #65 ALMOND
- CT-3: CERAMIC ACCENT WALL TILE (AT SHOWER)- DALTILE #6561, COLOR: URBAN PUTTY, SIZE: 4 ¼" X 4 ¼", GROUT: LATICRETE "SPECTRALOCK PRO", COLOR: #65 ALMOND

CEILING
- ALL BULKHEADS OR SOFFITS SHALL BE PAINTED
- CONTRACTOR TO LAYOUT CEILING GRID AS SHOWN ON PLAN
- TEGULAR EDGES IN ANY VISIBLE AREAS CONTAINING LINEAR AIR BARS, LIGHTS AND SOFFITS SHALL BE FACTORY PAINTED.

PAINT
- 2 COATS OF PROMAR 200 LATEX FLAT WALL PAINT ON ALL GYPSUM BOARD CEILINGS AS NOTED ON PLAN, COLOR: CEILING WHITE

ACOUSTICAL CEILING
- TILE #1- "ULTIMA" #1912, 2X2 BEVELED TEGULAR EDGE- WHITE W/ 9/16" SUPRAFINE XL GRID, COLOR: WHITE. DURABRITE, HUMIGARD PLUS, BIOBLOCK, NRC .70 15 YR. WARRANTY.

LAMINATE
- COUNTERTOPS- EXISTING TO REMAIN AND MODIFIED TO MATCH EXISTING
- CABINETS- EXISTING TO REMAIN AND MODIFIED TO MATCH EXISTING

WOOD
- STAIN GRADE WOOD SHALL MATCH EXISTING SPECIES & STAIN
- CASING- STAIN GRADE WOOD SHALL MATCH EXISTING SPECIES & STAIN
- CHAIRRAIL- STAIN GRADE WOOD SHALL MATCH EXISTING SPECIES & STAIN
- CROWN MOULDING- STAIN GRADE WOOD SHALL MATCH EXISTING SPECIES & STAIN

WINDOW TREATMENT
- WINDOW TREATMENTS- REMOVE EXISTING AND REPLACE WITH NEW SOLAR SHADES: PHIFER "SHEERWEAVE" #2360, WITH VALANCE, COLOR: P13 OYSTER/BEIGE, 10% OPEN FACTOR

APPLIANCES
- CONTRACTOR TO PROVIDE ARCHITECT WITH CUT SHEETS FOR APPLIANCE APPROVAL
- DISHWASHER- WHIRLPOOL-18" ADA -DU018DWT-COLOR:WHITE

COVER PLATES
- COLOR: TO MATCH EXISTING

FINISH TAG LEGEND

**** REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION - CONTACT ARCHITECT IF CONFLICT ARISES

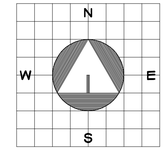
WALL LEGEND

- EXISTING PARTITION WALL TO REMAIN
- EXISTING ONE HOUR FIRE RATED PARTITION WALL TO REMAIN
- NEW PARTITION WALL - SEE 1/A-3.0

FURNITURE PLAN

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

0 X' X' X' X'



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file name: **PE-3 FP-FURN-A-1.2.DWG**

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project no: 10256
date: 05/05/11
drawn by: BJ/JOE
checked by: KAS

A-1.2

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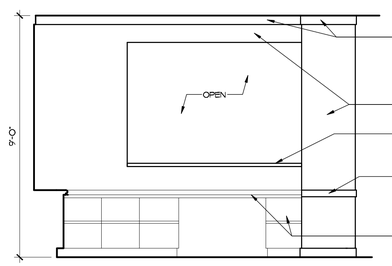

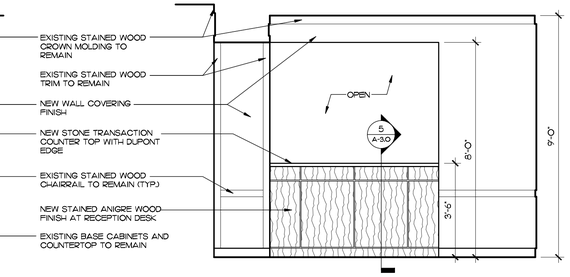

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2 SITTING AREA
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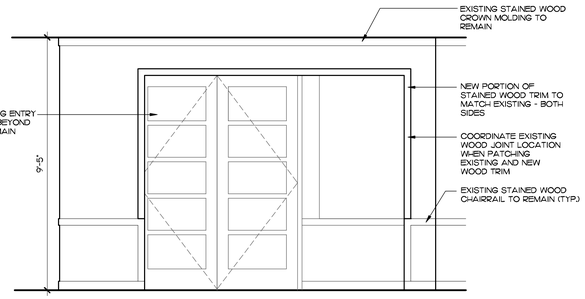

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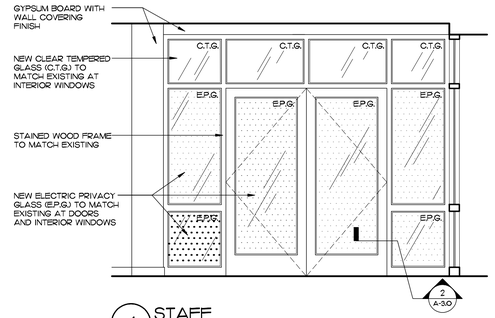

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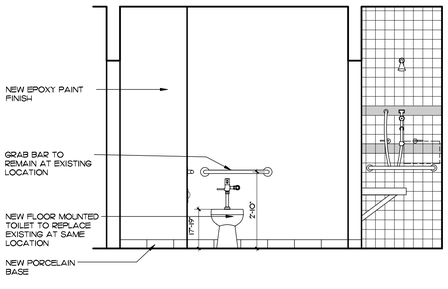

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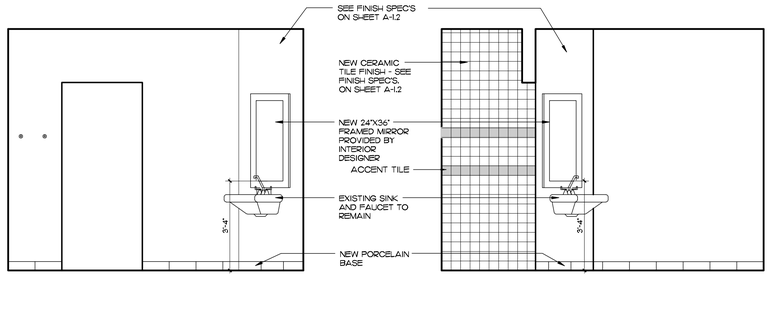

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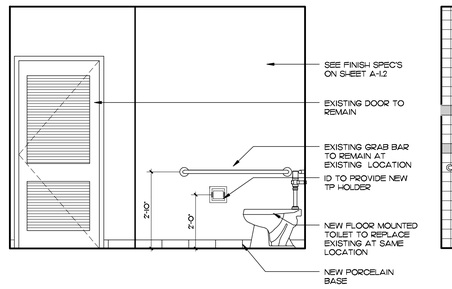

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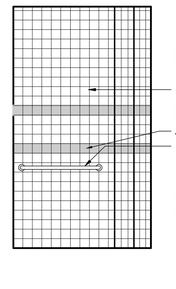
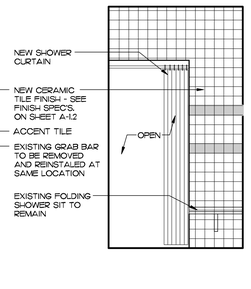
SCALE: 3/8" = 1'-0"

8 LAVATORY
SCALE: 3/8" = 1'-0"



9 SHOWER
SCALE: 3/8" = 1'-0"



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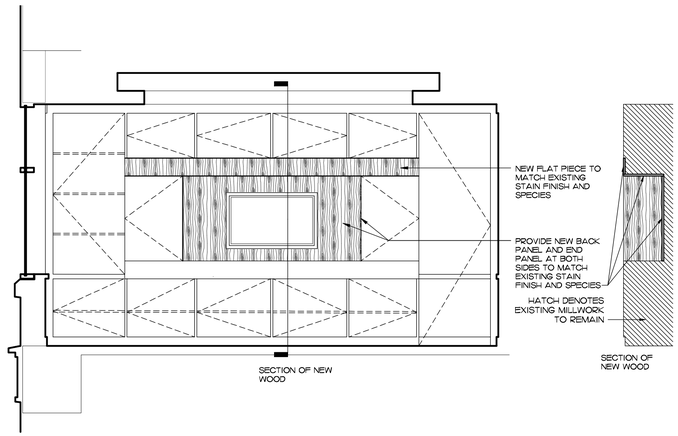

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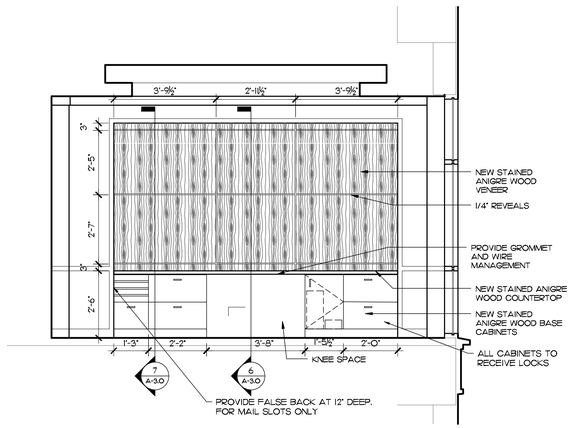
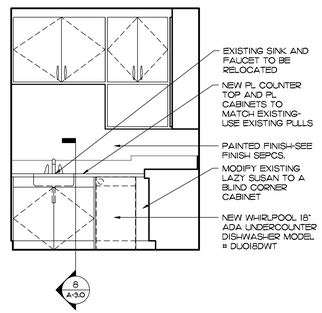


12 OFFICE 1
SCALE: 3/8" = 1'-0"



13 BREAKROOM 312
SCALE: 3/8" = 1'-0"

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

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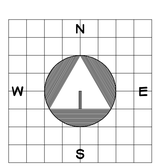

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checked by: KAS

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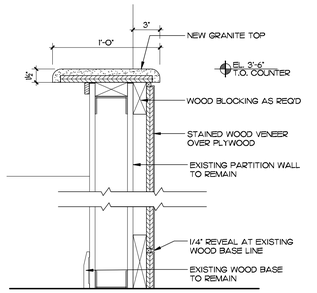
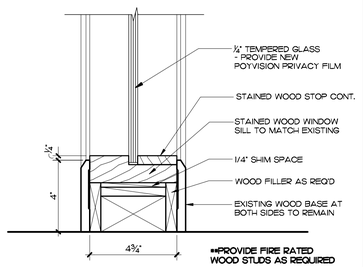
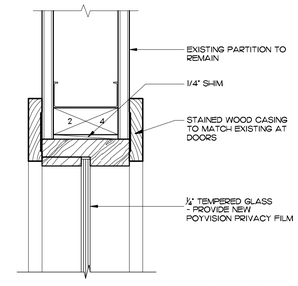


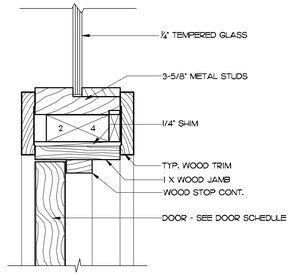
SECTION AT
5 RECEPTION DESK
SCALE: 1-1/2"-1'-0"



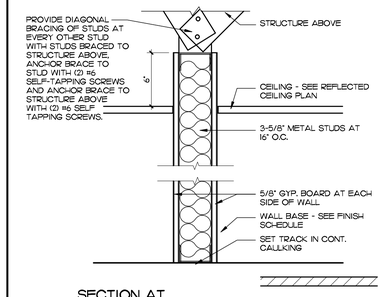
DETAIL AT
4 INT. WINDOW SILL
SCALE: 3"-1"-0"



DETAIL AT
3 INT. WINDOW HEADER/ JAMB
SCALE: 3"-1"-0"



DETAIL AT
2 INT. DOOR HEAD/JAMB
SCALE: 3"-1"-0"



SECTION AT
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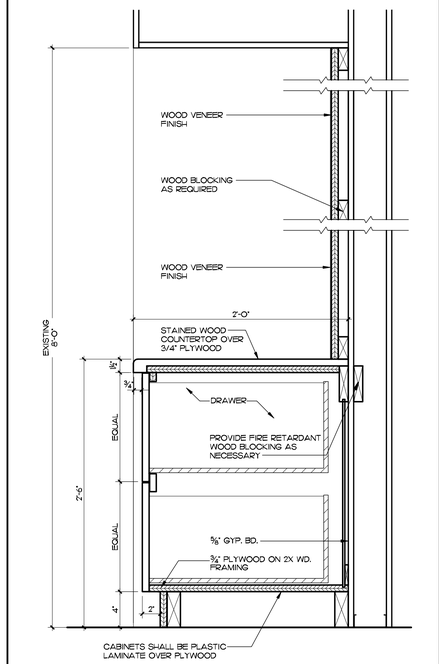
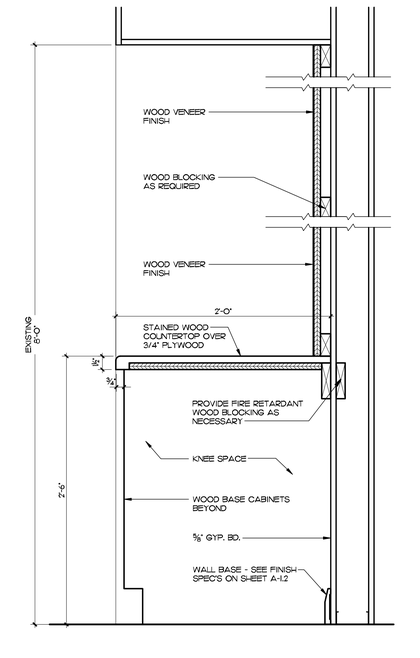
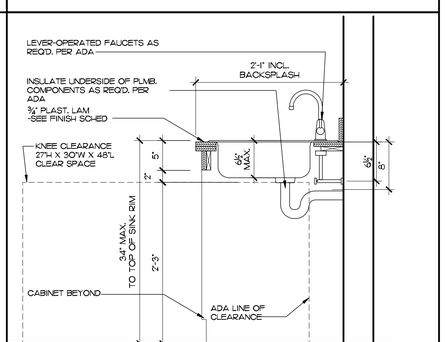
SCALE: 1-1/2"-1'-0"



TYPICAL
7 BUILT-IN DETAIL
SCALE: 1-1/2"-1'-0"



TYPICAL
6 BUILT-IN DETAIL
SCALE: 1-1/2"-1'-0"



SECTION AT
8 TYPICAL COUNTER AND SINK
SCALE: 1"-1'-0"

GLIDDEN • SPINA & PARTNERS
ARCHITECTURE • INTERIOR DESIGN, INC.
PHONE: 561.684.6844 • FAX: 561.684.5594 • E-MAIL: info@gsp-architects.com
1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
FL License: #AA26001602
Keith M. Spina #AR13419
Benjamin John Glidden, III #AR0536

CONSULTANTS FOR:

TENANT IMPROVEMENTS FOR:
PALM EQUITY
SUITE #320
ONE NORTH CLEMATIS STREET
WEST PALM BEACH, FL

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A-3.0

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MECHANICAL NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE FLORIDA BUILDING CODE 2007 AND ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES AND THE LATEST ADDITION OF THE FOLLOWING PUBLICATIONS; SMACNA–85, 92, 95; ASHRAE 15–01, 34–01, 62–04; NFPA 70–02, 72–02, 90A–02, 90B–02, 91–99, 96–01; ANSI Z10.1–98, Z10.3–98, Z21.8–94, Z21.83–98.
2. THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
3. THE CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WORK WITH OTHER TRADES.
4. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH "AS–BUILT" DRAWINGS.
5. CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE [5] COPIES OF MANUFACTURER'S DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
6. ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED AT INDUSTRY STANDARD QUALITY LEVEL BY CERTIFIED PROFESSIONALS. ALL EQUIPMENT SHALL BE UL OR ETL LISTED. ALL INSTALLATIONS SHALL COMPLY WITH FMC 2007, CH. 3, GENERAL REGULATIONS. BUILDINGS LOCATED WITHIN 3,000 FT FROM THE OCEAN SHALL UTILIZE NON–FERROUS MATERIALS FOR ALL OUTDOOR EXPOSED SUPPORTS, STANDS, FASTENERS, ETC.
7. DUCTWORK:
   A. ALL AIR CONDITIONING DUCT WORK SHALL BE OF 1–1/2" (R–6) HEAVY DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON VAPOR BARRIER
   B. ALL FLEX DUCT SHALL BE RATED CLASS I, UL–181 LISTED WITH METALLIZED INNER AND OUTER FOIL LINERS, MIN. R–6 WITH A MAX. TOTAL LENGTH NOT TO EXCEED 15 FT. FLEXIBLE DUCTWORK ELBOW SUPPORTS AT EACH DIFFUSER, GRILLE, AND REGISTER EQUAL TO "FLEXFLOW ELBOW" AS MANUFACTURED BY "THERMAFLEX".
   C. ALL EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS. ALL OUTSIDE AIR DUCT SHALL BE INSULATED WITH EXTERNAL BLANKET INSULATION R–6 MIN. ALL METAL EXHAUST, MAKE–UP OR OTHERWISE DUCTS INSTALLED IN LOCATIONS WHERE DEWPOINT CONDITIONS CAN OCCUR INSIDE THE DUCT SHALL BE EXTERNALLY INSULATED WITH R–6 MIN.
   THE CONTRACTOR SHALL PROVIDE ALL SHEETMETAL DUCTWORK, HANGERS, AUX. SUPPORT STEEL, ETC.
   ALL METAL DUCTS SHALL BE FABRICATED IN ACCORDANCE WITH LATEST EDITION OF S.M.A.C.N.A.
   SPECIAL NOTE:
   SMACNA DUCT PRESSURE CLASSES BASED ON OPERATING PRESSURE ARE: 1/2", 1", 2", 3", 4", 6", AND 10". EACH DUCT SYSTEM SHALL BE CONSTRUCTED FOR THE SPECIFIC DUCT PRESSURE CLASS SHOWN ON PLANS.
   WHERE NO PRESSURE CLASS IS SPECIFIED FOR CONSTANT VOLUME SYSTEMS, 1" W.G. PRESSURE CLASS IS THE BASIS OF COMPLIANCE WITH THE SMACNA STANDARDS REGARDLESS OF VELOCITY. WHERE NO PRESSURE CLASS IS SPECIFIED FOR VARIABLE VOLUME SYSTEMS, 2" W.G. PRESSURE CLASS IS THE BASIS OF COMPLIANCE WITH THE SMACNA STANDARDS FOR DUCTWORK UPSTREAM OF VAV BOXES.
   ALL DUCTWORK SHALL BE SEALED TO SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" FOR ITS PRESSURE CLASS SEALING METHODS.
9. OUTSIDE AIR INTAKES SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL NOT LARGER THAN 1/2" MESH. O/A INTAKES SHALL NOT BE TAKEN FROM A LOCATION CLOSER THAN 10 FT. FROM ANY CHIMNEY, VENT OUTLET OR SANITARY SEWER VENT OUTLET, UNLESS SUCH VENT IS NOT LESS THAN 24 INCHES ABOVE THE OUTSIDE AIR VENT.
   OUTSIDE AIR INTAKE VENTS LOCATED ON ROOFS WILL BE PROPERLY MARKED WITH A UNIVERSAL MARKING "INTAKE", PERMANENTLY ATTACHED PER FMC 2007, SEC. 401.5.1
10. DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
11. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE AS SPECIFIED OR EQUAL TO TITUS OR METALAIRE. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS AS INDICATED ON PLANS. PROVIDE BALANCING DAMPERS FOR ALL SUPPLY AND RETURN DIFFUSERS AND REGISTERS TO ENSURE COMPLAINCE WITH FMC 2007, PAR. 601.4 AND PAR. 603.15 FOR BALANCED AIR FLOW.
12. TEMPERATURE CONTROLS/THERMOSTAT:
   A. SHALL BE COMBINATION COOLING/HEATING, WITH SYSTEM "COOL–AUTO–HEAT–OFF" AND FAN "ON–AUTO" SELECTOR SWITCHES. PROVIDE PROGRAMMABLE TYPE AS RECOMMENDED BY MANUFACTURER, HONEYWELL OR EQUAL. PROVIDE TAMPER PROOF COVERS.
13. THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION. INSTALL THERMOSTAT 48" TO 54" A.F.F. PER A.D.A REQUIREMENTS WHERE APPLICABLE. MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR ALL REQUIREMENTS FOR JUNCTION BOXES, CONDUITS, CONTROL WIRING, POWER, ETC. AND DEFINE RESPONSIBILITIES AND SCOPE OF WORK FOR EACH TRADE PRIOR TO ANY PURCHASING OR INSTALLATION.
   WHENEVER THERE ARE MORE THAN ONE SENSOR OR THERMOSTAT, SIDE BY SIDE, THEY SHALL BE GANGED TOGETHER WITHIN THE SAME COVER PLATE WHEREVER POSSIBLE. CONTRACTOR SHALL COORDINATE THIS ISSUE WITH ARCHITECT/OWNER PRIOR TO INSTALLATION AND SHALL BRING ANY DISCREPANCY TO THE ENGINEER'S ATTENTION.
14. REFRIGERANT LINES SHALL BE COPPER, TYPE "L" HARD DRAWN WITH WROUGHT COPPER BRAZING–JOINT TYPE FITTINGS, USE BRAZING MATERIALS FOR HIGH PRESSURE PIPING PER AWS A5.8: BCuP SERIES COPPER–PHOSPHORUS ALLOY OR BAg1 SILVER ALLOY. REFRIGERANT LINES SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATIONS. SOFT COPPER TYPE "M" SHALL BE ALLOWED FOR RISER PIPING INSIDE CHASE TO LIMIT NUMBER OF JOINTS. COORDINATE WITH ENGINEER FOR PRIOR APPROVAL. ALL EXPOSED INSULATION SHALL BE PROTECTED WITH UV RESISTANT PAINT OR ALUMIN. SHIELD.
15. ARMAFLEX INSULATION SHALL BE USED FOR SUCTION LINES (1/2" FOR ABOVE 40° F AND 1" FOR BELOW 40° F) PER FLORIDA ENERGY CODE TABLE 4–11 FOR PIPING INSULATION. FILTER/DRYER AND SIGHT GLASS SHALL BE PROVIDED AT LIQUID LINES.
16. ALL BRANCH TAKE–OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. PROVIDE RADIUS ELBOWS WHERE FEASIBLE, SQUARE ELBOWS AND TEE'S SHALL BE FURNISHED W/SINGLE FOIL TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE–OFFS. PROVIDE REMOTE, CABLE OPERATED VOLUME DAMPERS IN INACCESIBLE AND HARD CEILING AREAS, "YOUNG REGULATOR" OR EQUAL.
17. PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING EQUIPMENT BEFORE START–UP, REPLACE PRIOR TO FINAL ACCEPTANCE BY OWNER.
18. PROVIDE SMOKE DETECTORS WITH SERVICE ACCESS DOORS IN ALL SUPPLY AIR DUCTS FOR FANS AND AHU'S SERVING A COMMON PLENUM OF 2000 CFM OR ABOVE. FOR SMOKE DETECTORS NOT VISIBLE, IN CONCEALED SPACES, PROVIDE REMOTE ANNUNCIATION/TEST STATION AS REQUIRED BY AUTHORITY HAVING JURISDICTION, COORDINATE PRIOR TO INSTALLATION. DETECTORS SHALL BE BY ONE MANUFACTURER, COORDINATE VOLTAGE ETC. WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING. UPON DETECTION, SMOKE DETECTORS SHUT DOWN ASSOCIATED AIR MOVING EQUIPMENT AND ALL AIR MOVING EQUIPMENT SERVING THAT COMMON PLENUM.
19. PROVIDE TYPE "B" DYNAMIC FIRE DAMPERS WITH SERVICE ACCESS DOORS IN ALL DUCTS AND OPENINGS PENETRATING FIRE RATED WALLS, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS, TENANT SEPARATION, PARTITIONS, FLOOR OR ROOF SLABS AND AT OUTSIDE AIR INTAKES AS REQUIRED. PROVIDE RADIATION DAMPERS IN RATED CEILINGS FOR ALL CEILING OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY. PROVIDE LOW–LEAKAGE CLASS DAMPERS FOR ALL SITUATIONS WHERE THE AIRFLOW CFM HAS TO BE CONTROLLED. VERIFY AND REPLACE AS REQUIRED FOR EXISTING SYSTEMS.
20. HVAC CONTRACTOR SHALL PROVIDE A T & B REPORT PER F.B.C. 2007, CH. 13, 410.1.ABCD.4 (THE T & B REPORT SHALL BE INDEPENDENT FOR SYSTEMS OVER 15 TONS) FOR ALL MECHANICAL EQUIPMENT, AIR DEVICES, DAMPERS, AHU'S AND FANS. THE TEST AND BALANCE REPORT SHALL BE IN ACCORDANCE WITH THE AIR BALANCE COUNCIL STANDARDS AND SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLES, RETURN GRILLES AND EXHAUST GRILLES AND THE LEAVING AND ENTERING AIR TEMPERATURE (T) FROM SUPPLY GRILLES AND EVAPORATORS.
   FOR (EXISTING) SMOKE EVACUATION SYSTEMS HVAC CONTRACTOR SHALL PROVIDE A T & B REPORT PRIOR TO ANY NEW WORK, VERIFYING THAT THE SMOKE EVACUATION SYSTEM PERFORMS PER ORIGINAL DESIGN DOCUMENTS AND IS COMPLIANT WITH LOCAL CODE REQUIREMENTS.
21. RUN INSULATED FIRE RATED CONDENSATE DRAINS AS REQUIRED.
22. ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50.
23. MECHANICAL EQUIPMENT ON ROOF OR ELEVATED STRUCTURES SHALL COMPLY WITH FBC 2007 PAR. 306.5 IF INSTALLED HIGHER THAN 16 FEET A.F.F. MECHANICAL EQUIPMENT INSTALLED IN ATTICS SHALL MEET THE REQUIREMENTS OF FBC 2007 PAR. 306.3 IF THE EQUIPMENT CAN NOT BE SERVICED/REMOVED THROUGH REQUIRED OPENING. MECHANICAL EQUIPMENT SHALL BE PROTECTED WITH MECHANICAL BARRIERS IF EXPOSED TO MECH. DAMAGE. ALL EQUIPMENT SHALL BE INSTALLED ON 6" CONCRETE PAD AT GRADE LEVEL .
   SPECIAL NOTE:
   ALL WIND LOAD AND OTHER COMPLIANCE CALCULATIONS AND/OR INSTALLATION DETAILS FOR ROOF MOUNTED EQUIPMENT AS REQUIRED BY FBC 2007, SEC. 1509, 1522 AND CHAPTER 16, SHALL BE PROVIDED BY STRUCTURAL ENGINEER/ARCHITECT.
24. PROVIDE A MIN. OF 36" CLEARANCE IN FRONT OF ALL 120–208 VOLT PANELS AND MIN. 42" CLEARANCE IN FRONT OF ANY 240–480 VOLT PANEL. PROVIDE ADEQUATE SIDE CLEARANCE PER NEC.
25. MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CHANGES IN DUCTWORK SIZE AND ROUTE WILL BE REQUIRED TO AVOID STRUCTURAL, PLUMBING, FIRE SPRINKLER AND ARCHITECTURAL BUILDING FEATURES. DUCTWORK CHANGES MAY BE MADE BY CONTRACTOR USING EQUIVALENT SIZED DUCT. CONTACT ENGINEER IF DUCT AREA WILL NOT FIT.
26. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT, IN ORDER TO PROVIDE A FULLY INTEGRATED MECHANICAL AND CONTROLS SYSTEMS WITH THE EXISTING ONES. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND PLANS, OR ADDITIONAL CLARIFICATION REQ'D SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO FINAL BIDDING AND WORK.
27. NO COMBUSTIBLE MATERIALS ARE ALLOWED IN RETURN AIR PLENUMS OR ABOVE CEILINGS USED AS RETURN AIR PLENUM. IF SPACE WITH RETURN AIR PLENUM HAS ANY DECK TO DECK PARTITIONS, AIR TRANSFER DUCTS MUST BE INSTALLED. WHEN CPVC PIPING IS USED FOR FIRE SPRINKLER SYSTEMS, THE R/A GRILLES LAYOUT SHALL BE (FIELD) COORDINATED WITH SUCH PIPING SO THAT NO PORTION OF THE GRILLES WILL BE DIRECTLY BELOW THE CPVC PIPING.
28. CONDENSATE DRAIN PIPING TO BE AS SPECIFIED PER PLUMBING PLANS, IF NOT SPECIFIED TO BE TYPE "L" COPPER OR PVC WHERE ALLOWED BY CODE WITH 1/2" ARMAFLEX INSULATION. PROVIDE APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH TO AUTOMATICALLY SHUT DOWN THE AIR COND. UNIT, AS A SECONDARY DRAIN SYSTEM TO COMPLY WITH FMC 2007, SEC. 307 SUPPLY CONDENSATE PUMP WHERE NECESSARY AS IMPOSED BY FIELD CONDITIONS OR INSTALLATION CHANGES AND PIPE TO CONDENSATE DRAIN PER PLUMBING PLANS.
29. MANUFACTURER'S WARRANTY: CONTRACTOR SHALL PROVIDE WARRANTY FOR A PERIOD OF (1) ONE YEAR AFTER BUILDING C.O. FOR ALL MECHANICAL SYSTEMS, DUCTWORK, CONTROLS ACCESSORIES AND ALL OTHER EQUIPMENT, PARTS AND LABOR UNDER THESE DRAWINGS AND AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE WARRANTY FOR COMPRESSORS FOR (5) FIVE YEARS. ANY REPAIRS REQUIRING SYSTEM SHUTDOWN WILL BE DONE DURING NON–OPERATIONAL PERIODS OR AS AGREED WITH OWNER.

FAN SCHEDULE

SELECTION DATA					FAN DATA			MOTOR DATA				GENERAL DATA				
TAG	SERVICE AREA	MANUF.(*)	MODEL	CONFIG.	CFM	ESP ("WG)	SONES	HP	RPM	DRIVE	VOLTAGE	WEIGHT (LBS)	DIMENSIONS L"xW"xH"	OPENING L"xW"	CONTROL	ACCESSORIES
EF–1	BATHROOM	PANASONIC	FV–20VQ	CEILING	190	0.25	0.6	31 WATT	673	DIRECT	120/1/60	–	–	•	LIGHT INTERLOCK	1–5
F–1	IT ROOM	PANASONIC	FV–20VQ	CEILING	190	0.25	0.6	31 WATT	673	DIRECT	120/1/60	–	–	•	TSTAT	1–5

(*) APPROVED EQUAL MANUFACTURER: COOK, TWIN–CITY, ACME, PENN

ACCESSORIES NOTES:
1. PROVIDE GRILLE COLOR PER ARCH. SPECS
2. PROVIDE BACK DRAFT DAMPER
3. PROVIDE FACTORY MOUNTED DISCONNECT SWITCH AND INTEGRAL THERMAL OVERLOAD PROTECTION, COORDINATE WITH ELECTRICAL CONTRACTOR PRIOR TO ANY PURCHASING.
4. LOCATE BACK DRAFT DAMPER AT DISCHARGE
5. SUPPORT FROM STRUCTURE COMPLETE WITH VIBRATION ISOLATORS

GENERAL FAN NOTES:

a. MOTOR STARTERS, DISCONNECTS (IF NOT FACTORY PROVIDED) AND ALL EQUIPMENT NORMAL POWER AND EMERGENCY POWER WIRING BY ELEC. CONTRACTOR
b. ALL CONTINUOUS–DUTY MOTORS SHALL BE PROVIDED WITH OVERLOAD PROTECTION ACCORDING TO NATIONAL ELECTRICAL CODE PAR. 430–32.
c. FIELD ADJUST OPENINGS WITH STRUCTURE.
d. ALL OUTDOOR EQUIPMENT SHALL COMPLY WITH LOCAL ZONING NOISE ORDINANCE OR NOT EXCEED A NOISE LEVEL OF 65dB AS MEASURED RADIALLY 30 FT. FROM THE EQUIPMENT IN ALL DIRECTIONS.
e. COORDINATE WITH ELECTRICAL CONTRACTOR BEFORE BIDDING OR ORDERING ANY EQUIPMENT.
f. SEE PROJECT PLANS AND SPECIFICATIONS FOR OTHER FIELD SUPPLIED ITEMS AND ADDITIONAL INFORMATION.
g. ALL FANS ON ROOF SHALL BE PAINTED AS PER ARCHITECTURAL SPECS.

MECHANICAL SHEET INDEX

SHEET#	DESCRIPTION
M0.1	MECHANICAL NOTES, LEGEND & INDEX
M2.1	MECHANICAL FLOOR PLAN

MECHANICAL LEGEND

- SUPPLY AIR CEILING DIFFUSER
- RETURN AIR CEILING GRILLE
- WALL LOUVER / WALL DIFFUSER.
- LINEAR DIFFUSER
- MANUAL VOLUME CONTROL DAMPER
- MD — MOTORIZED DAMPER
- FD — FIRE DAMPER
- REDUCER OR INCREASER
- FLEX DUCT
- EXISTING FLEX DUCT
- EXISTING DUCTWORK
- UP — SUPPLY & OUTSIDE AIR SECTION (UP)
- DN — SUPPLY & OUTSIDE AIR SECTION (DN)
- UP — RETURN OR EXHAUST DUCT SECTION (UP)
- DN — RETURN OR EXHAUST DUCT SECTION (DN)
- ROUND UP
- SHOE TAP DAMPER
- ROOFTOP UNIT
- SOLENOID VALVE.
- RE — RELOCATE
- CEILING OR INLINE EXHAUST FAN
- STANDARD SINGLE DUCT VVT BOX (3'0" SERVICE CLEARANCE)
- T — THERMOSTAT
- H — HUMIDISTAT
- R — REFRIGERANT SENSOR
- SP — STATIC PRESSURE SENSOR
- DD — DUCT SMOKE DETECTOR
- AP — ACCESS PANEL
- AD — ACCESS DOOR
- VCD — VOLUME CONTROL DAMPER
- MOD — MANUALLY OPERATED DAMPER
- TAG / CFM — SUPPLY AIR DIFFUSER OR GRILLE DESIGNATION
- TAG / CFM — RETURN/EXHAUST AIR DIFFUSER OR GRILLE DESIGNATION
- VARIABLE FREQ. DRIVE CONTROL PANEL
- SUPPLY AIR
- RETURN AIR
- U/C — DOOR UNDER CUT
- TAG - # — EQUIPMENT TAG
  - OARTU– OUTSIDE AIR ROOF TOP UNIT
  - RTU– ROOF TOP UNIT
  - VAV– VARIABLE VOLUME BOX
  - EF – EXHAUST FAN

NOT ALL SYMBOLS MAY APPLY TO THESE PLANS

HVAC ABBREVIATION LEGEND

AC	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
BDD	BACK DRAFT DAMPER
CD	CONDENSATE DRAIN
COP	COEFFICIENT OF PERFORMANCE
DB	DRY BULB
DIA.	DIAMETER
E	EXISTING TO REMAIN
EER	ENERGY EFFICIENCY RATIO
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
F	FILTER
FD	FIRE DAMPER
FLA	FULL LOAD AMPS.
FMS	FLOW MEASURING STATION
IPLV	INTEGRATED PART–LOAD VALUE.
MCA	MINIMUM CIRCUIT AMPS (FOR WIRE SIZING)
MOD	MANUALLY OPERATED DAMPER
MOCP	MAXIMUM OVERCURRENT PROTECTION DEVICE AMPS
NC	NOISE CRITERIA
O/A	OUTSIDE AIR
OBD	OPOSITE BLADE DAMPER
PD	PRESSURE DROP.
R	EXISTING TO BE RELOCATED
R/A	RETURN AIR
RLA	RATED LOAD AMPS.
SEER	STANDARD ENERGY EFFICIENCY RATIO
TSP	TOTAL STATIC PRESSURE
VD	VOLUME CONTROL DAMPER
VFD	VARIABLE FRECUENCY DRIVE
WB	WET BULB

NOTE: NOT ALL SYMBOLS MAY APPLY TO THESE PLAN.

NOTE: EXISTING AIR CONDITIONED BUILDING, ENERGY CALCULATIONS NOT REQUIRED PER FLORIDA ENERGY CODE 101.5.1.

ISSUED FOR PERMIT 04-08-11

KAMM CONSULTING PROJECT #: 2011-0276
PROJECT MANAGER: DUANE MILLER

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
Certificate of Authorization #6139

PRINCIPAL
Bradly L Brown Florida License #58232

04-08-11
date
signed

MECHANICAL NOTES

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

O X' X' X' X'

N W E S

GLIDDEN • SPINA & PARTNERS
ARCHITECTURE • INTERIOR DESIGN, INC
1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
PHONE: 561.684.5944 • FAX: 561.684.5594 • E-MAIL: info@gsp-architects.com
FL License #AA26001602
Benjamin John Glidden, III #AR12419
Keith M. Spina #AR12419

TENANT IMPROVEMENTS FOR:
PALM EQUITY
XXX
ONE NORTH CLEMATIS STREET
WEST PALM BEACH, FL

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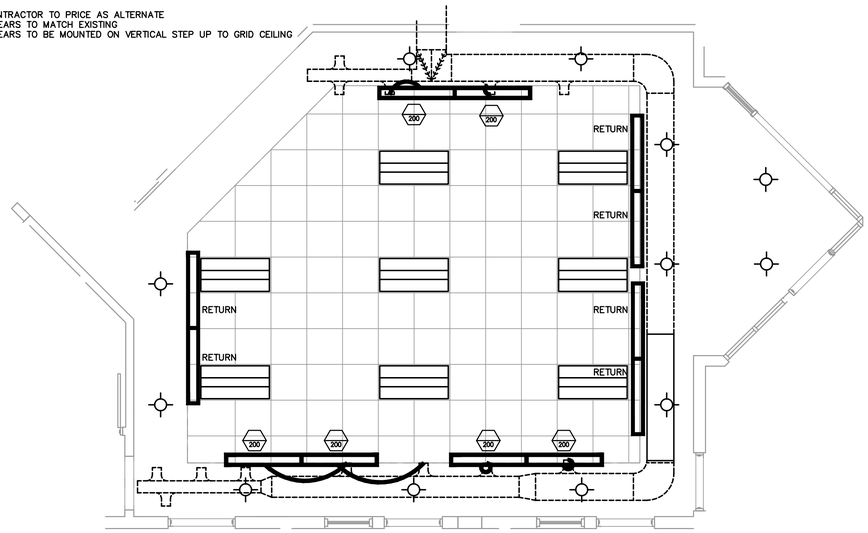
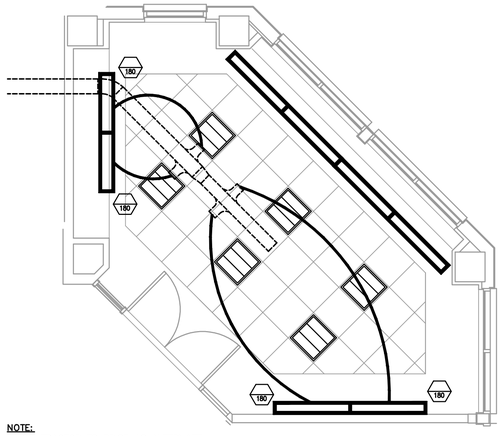
M0.1

NOTE:
- CONTRACTOR TO PRICE AS ALTERNATE
- LINEARS TO MATCH EXISTING
- LINEARS TO BE MOUNTED ON VERTICAL STEP UP TO GRID CEILING



ALTERNATE LINEAR LAYOUT



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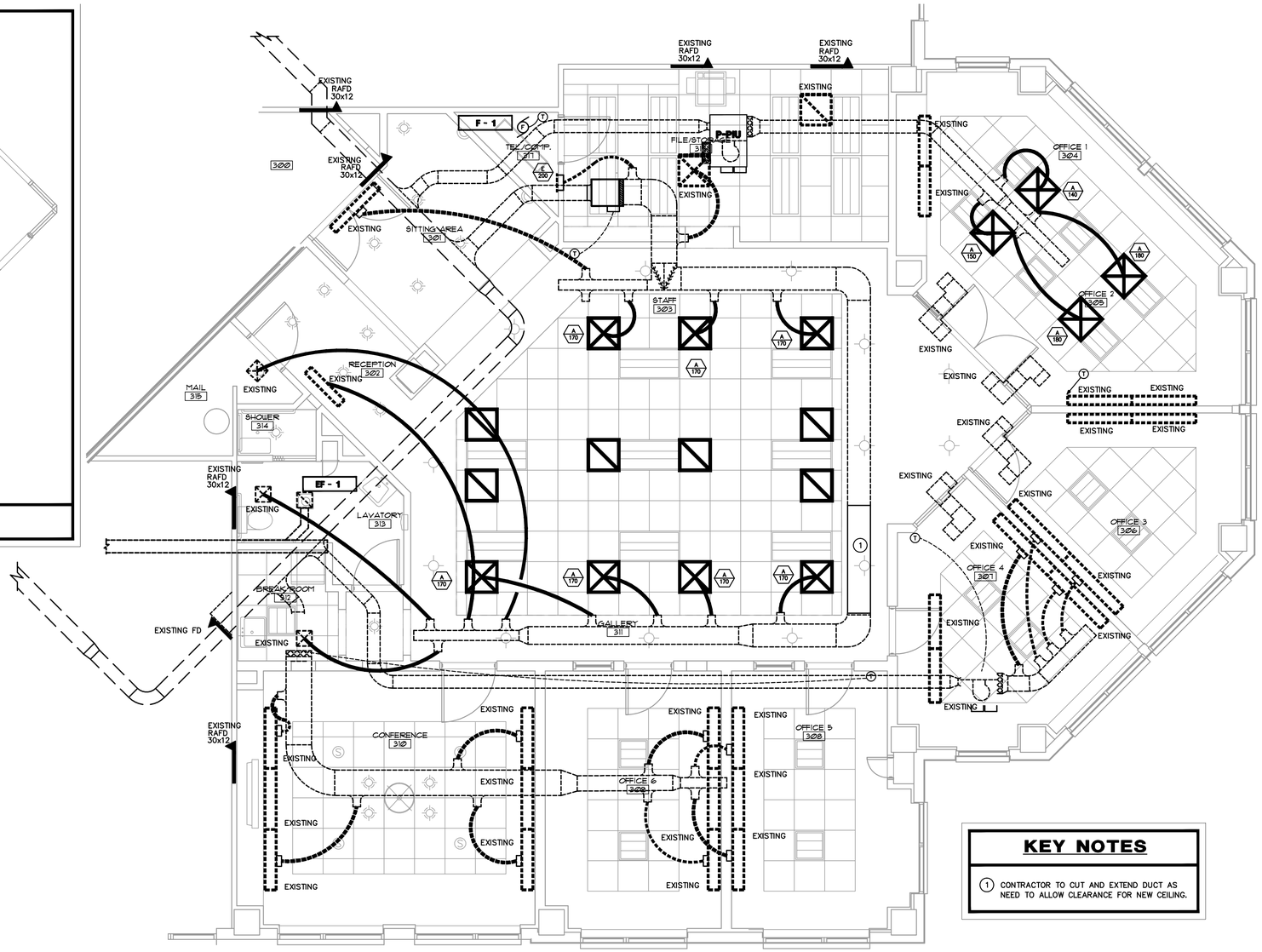
ALTERNATE LINEAR LAYOUT



KEY NOTES

(1) CONTRACTOR TO CUT AND EXTEND DUCT AS NEED TO ALLOW CLEARANCE FOR NEW CEILING.

MECHANICAL PLAN

1/4"=1'-0"

GLIDDEN • SPINA & PARTNERS
ARCHITECTURE • INTERIOR DESIGN, INC
PHONE: 561.684.5944 • FAX: 561.684.5594 • E-MAIL: info@gsp-architects.com
1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
FL License #AA26001602
Benjamin John Glidden, III #AR0256
Keith M. Spina #AR15419

TENANT IMPROVEMENTS FOR:
PALM EQUITY
XXX
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WEST PALM BEACH, FL

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KAMM CONSULTING PROJECT #: 2011-0276
PROJECT MANAGER: DUANE MILLAR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
Certification of Authorization #6189
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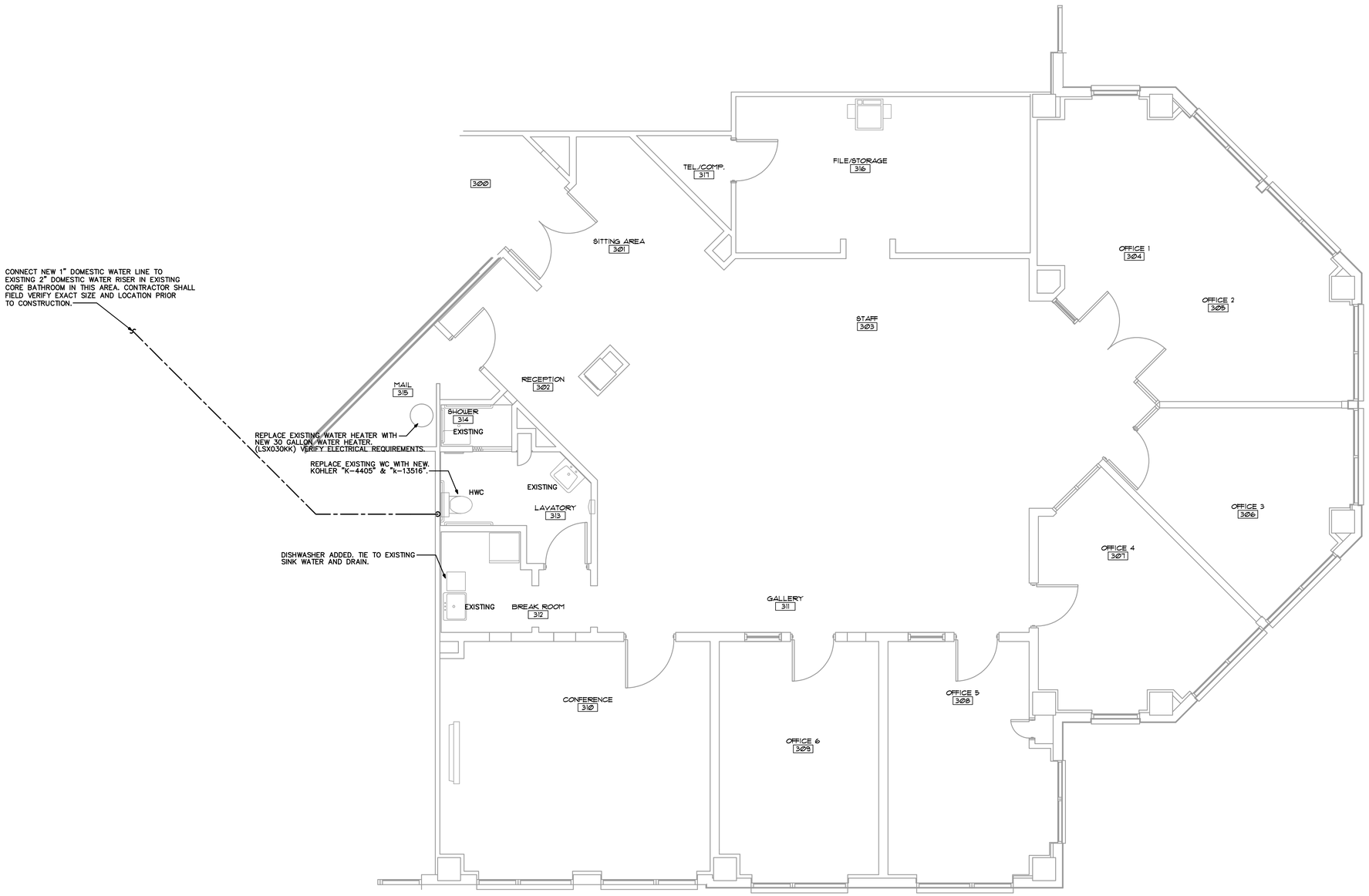
signed

SCALE: 1/4" = 1'-0"
0 1' 2' 3' 4' 5'

N W E S



PLUMBING PLAN

1/4"=1'-0"

PLUMBING SHEET INDEX

SHEET#	DESCRIPTION
P2.1	PLUMBING PLAN

PLUMBING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH FBC 2007, APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS 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. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
5. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS, PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
7. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
8. 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.
9. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
10. WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE TYPE "L" COPPER. COORDINATE WITH LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS. PROVIDE ALTERNATE FOR CPVC PIPING EQUAL TO BFGOODRICH "FLOWGUARD GOLD" FOR WATER KNOWN OR DETERMINED TO HAVE ACIDIC CHARACTERISTICS. CONTRACTOR SHALL PERFORM A WATER TEST TO DETERMINE WATER CHEMISTRY PRIOR TO ANY WORK OR PIPING INSTALLATION AND SHALL SUBMIT TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL.
11. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC, WHERE CODE ALLOWS. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
12. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
13. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS FOR ALL (GROUP) PLUMBING FIXTURES, SIZED AND LOCATED PER MANUF.'S INSTALLATION INSTRUCTIONS AND WH-PDI 201.
14. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
15. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PADS OR MATERIAL.
16. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.
17. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTORS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
19. PROVIDE COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS FINISH TO MATCH FIXTURE TRIM.
20. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
21. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
22. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
23. ALL CONDENSATE DRAIN PIPING SHALL BE TYPE "L" COPPER WITH ARMAFLEX INSULATION PER TABLE 4-11 F.B.C. 2007 WHERE USED IN A RETURN AIR PLENUM. PVC PIPING WITH ARMAFLEX INSULATION MAY BE USED IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF PIPING.
24. CONDENSATE LINES SHALL NOT DRAIN ON THE ROOFING SYSTEM OR ANY OF ITS COMPONENTS AND CONDENSATE LINES NEED NOT COMPLY WITH MIN. CLEARANCE REQUIREMENTS PER FBC 2007, PAR. 1522.3.5
25. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
26. PROVIDE TRAP PRIMER FOR ALL FLOOR DRAINS, FLOOR SINKS, AND HUB DRAINS SHOWN ON PLANS. IF SPECIFICATION IS NOT PROVIDED, SUPPLY PRECISION PLUMBING PRODUCTS MODEL #PR-500. INSTALL PER MANUFACTURES RECOMMENDATIONS.
27. WATER PIPING INSULATION SHALL BE ARMAFLEX OR EQUAL INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOR ALL HOT WATER PIPING. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING ALL COLD WATER PIPING SHALL BE INSULATED WITH ARMAFLEX INSULATION, THICKNESS AS PER TABLE 4-11 OF FLORIDA ENERGY CODE.
28. STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
29. ALL HORIZONTAL RAINWATER PIPING THE RECEIVES CONDENSATE DISCHARGE FROM AIR CONDITIONING EQUIPMENT SHALL BE INSULATED WITH 1" THK. ARMAFLEX.
30. PLUMBING PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, FIRE SPRINKLER, STRUCTURAL AND CIVIL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. PIPING MODIFICATIONS SUCH AS OFFSETS, BENDS, TRANSITIONS, AND SIZES SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CHANGES IN PIPE SIZES AND ROUTING SHALL BE REQUIRED BY THE CONTRACTOR TO AVOID CONFLICTS AND TO ADAPT TO EXISTING FIELD CONDITIONS PROVIDED THAT INSTALLATION MEETS ALL APPLICABLE CODES.
31. SUPPLY TRAP PRIMER FOR ALL FLOOR DRAINS, FLOOR SINKS, HUB DRAINS, ETC. SHOWN ON PLANS.

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-	

KAMM CONSULTING PROJECT #: 2011-0276
PROJECT MANAGER: DUANE MILLER

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
Certificate of Authorization #6189

PRINCIPAL
Bradly L Brown Florida License #58232

06-03-11
date

signed

PLUMBING PLAN

SCALE 1/4" = 1'-0"

0 X' X' X' X'

N W E S

GLIDDEN • SPINA & PARTNERS
ARCHITECTURE • INTERIOR DESIGN, INC
GS&P
PHONE: 561.684.6844 • FAX: 561.684.5594 • E-MAIL: info@gsp-architects.com
1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
FL License #AA26001662
Kristin M. Spina #AR15419
Benjamin John Glidden, III #AR2636

CONSULTANTS FOR:

TENANT IMPROVEMENT
PALM EQUITY
XXX
ONE NORTH CLEMATIS STREET
WEST PALM BEACH, FL

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checked by: KAS

P2.1

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	LAMPS NO.	LAMPS TYPE	LAMPS WATT	BALLAST TYPE	MOUNTING	REMARKS
✧	A	DOWNLIGHT. TO MATCH EXISTING. CONTRACTOR TO COORDINATE THE REUSE OF EXISTING FIXTURES (+/- 9 FIXTURES)	–	– –	–	– –	CEILING RECESSED	1 2
▭	B	RECESSED INDIRECT 2X4 LAY-IN FIXTURE. DAYBRITE "ARO50" SERIES.	2	T8 3500k	32	HIGH FREQ. ELECTRONICS	CEILING RECESSED	1 2
▭	C	RECESSED INDIRECT 2X2 LAY-IN FIXTURE. DAYBRITE "ARO50" SERIES.	2	T8 3500k	32	HIGH FREQ. ELECTRONICS	CEILING RECESSED	1 2
◗	D	WALL SCONE. ARCHITECTURAL LIGHTING "ILEX" "HRS" (COORDINATE WITH ID)	1	FL –	26	HIGH FREQ. ELECTRONICS	WALL MOUNTED	
⊗	E	CONFERENCE ROOM PENDANT. ARCHITECTURAL LIGHTING "ILEX" "HRP24" (COORDINATE WITH ID)	4	FL –	26	HIGH FREQ. ELECTRONICS	CEILING SURFACE	1

NOTES:

1. VERIFY CEILING TYPES PRIOR TO ORDERING FIXTURES.
2. PROVIDE ALL FLUORESCENT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLAST'S WITH A BUILT-IN MEANS TO DISCONNECT THE BALLAST FROM THE SOURCE OF SUPPLY.

GENEREAL NOTE:
NO SUBSTITUTIONS TO THE LIGHT FIXTURE SCHEDULE CONTAINED IN THESE DOCUMENTS WILL BE CONSIDERED WITHOUT PRIOR REVIEW AND/OR APPROVAL BY THE ARCHITECT AND ELECTRICAL ENGINEER.

ELECTRICAL SPECIFICATIONS

PART 1 – GENERAL

A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
   1. NATIONAL ELECTRICAL CODE (NFPA–70)
   2. CODE FOR SAFETY TO LIFE (NFPA_101)
   3. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA–72)
   4. UNDERWRITERS' LABORATORIES (UL)
   5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
   6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
   7. FEDERAL SPECIFICATION (FED. SPEC.)
   8. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
   9. FLORIDA BUILDING CODE. 2007 EDITION
   10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
   11. CITY OF WEST PALM BEACH BUILDING CODE. (AMMENDMENTS TO FLORIDA BUILDING CODE 2007)
   12. ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
I. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
J. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 – PRODUCTS

A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER WITH "THHN–THWN" INSULATION UNLESS OTHERWISE NOTED.
B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT–DIPPED GALVANIZED.
C. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
D. RIGID NONMETALIC CONDUIT SHALL BE SCHEDULE 40 PVC.
E. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
F. PANELBOARDS:
   1. CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
   2. ALL CIRCUIT BREAKERS SHALL BE BOLT ON. PLUG–IN BREAKERS ARE NOT ACCEPTABLE.
   3. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD"
   4. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
   5. A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
   6. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
   7. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE–WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK–MAKE, QUICK–BREAK. ENCLOSURES SHALL BE NEMA–1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONSOR AS OTHERWISE NOTED.
H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE.
I. WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 – EXECUTION

A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
   1. 208/120 VOLTS, 3 PHASE, 4–WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE. GROUNDED (NEUTRAL) CONDUCTOR; WHITE. GROUNDING CONDUCTORS SHALL BE GREEN.
   2. 480/277 VOLT, 3–PHASE, 4–WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS; GREY. GROUNDING CONDUCTORS SHALL BE GREEN.
   3. BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
B. WIRING METHODS
   1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
   2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
   3. TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.
H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IECE.
I. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
K. ALL LAY–IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.
L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
N. CONDUCTORS FOR BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED ON PANEL SCHEDULES TO PREVENT VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST DEVICE. LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR 80% OF BREAKER SIZE, WHICHEVER IS GREATER. CONTACT ENGINEER OF RECORD FOR ALL RUNS IN EXCESS OF 100 FT. FOR DETERMINATION OF WIRE SIZE. FOR BID PURPOSES, INCREASE WIRE BY ONE (1) WIRE SIZE FOR RUNS 100 FT. TO 200 FT. AND TWO (2) WIRE SIZES FOR RUNS OVER 200 FT.
O. FEEDER CONDUCTORS SHALL BE INCREASED FROM SIZES INDICATED ON RISER DIAGRAM TO PREVENT VOLTAGE DROP EXCEEDING 2% LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR 80% OF BREAKER SIZE, WHICHEVER IS GREATER.
P. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
Q. ANY CONFLICTS AND DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
R. PER NEC 210.8(B)(3) ALL 15– AND 20–AMPERE, 125–VOLT RECEPTACLES IN NONDWELLING–TO BE GFCI PROTECTED.

ELECTRICAL SHEET INDEX

E0.1	ELECTRICAL NOTES, LEGEND & INDEX
E2.1	LIGHTING PLAN
E3.1	POWER PLAN
E5.1	ELECTRICAL RISER DIAGRAM

ELECTRICAL LEGEND

▽	TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▼	DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER, SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
TV	TELEVISION OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
GFI	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED ABOVE COUNTER SEE ARCHITECTUAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5–20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R), CEILING MOUNTED.
P	SPECIAL–PURPOSE RECEPTACLE
J	JUNCTION BOX
J_D	SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
$J_{T/D}$	DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
	TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 25DTP–4D W/IVORY FINISH.
	SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR.
EF	EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
$	SINGLE POLE, 20 AMP, SWITCH. MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$3	3–WAY, 20 AMP, SWITCH. MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$D	SINGLE POLE, 20 AMP, SWITCH WITH DIMMER. MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$M	MOTOR RATED SWITCH
$MD	MOTION DETECTOR SWITCH, OSW–DT–0601–MV–X, COOPER CONTROLS.
$	TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
⊠	FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
A B C	FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
A B C	FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING
⏚	GROUNDING ELECTRODE & CONDUCTOR SYSTEM
T	TRANSFORMER
	ELECTRICAL PANELBOARD
	TELEPHONE WOOD BACKBOARD
WP	WEATHERPROOF
T/C	TIME CLOCK
RE	RELOCATED
E	EXISTING TO REMAIN
A.F.F.	ABOVE FINISH FLOOR
⊙	CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY COOPER CONTROLS.
$⊙_{LV}$	CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY COOPER CONTROLS.

ISSUED FOR PERMIT 04-08-11

KAMM CONSULTING PROJECT #: 2011-0276
PROJECT MANAGER: DUANE MILLER

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
Certificate of Authorization #6139

PRINCIPAL
Bradly L Brown Florida License #58232

04-08-11
date
signed

ELECTRICAL NOTES

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

N W E S

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ARCHITECTURE • INTERIOR DESIGN, INC
1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
PHONE: 561.684.5594 • FAX: 561.684.6844 • E-MAIL: info@gsp-architects.com
FL License #AA26001662
Benjamin John Glidden, III #AR12419
Keith M. Spina #AR12419

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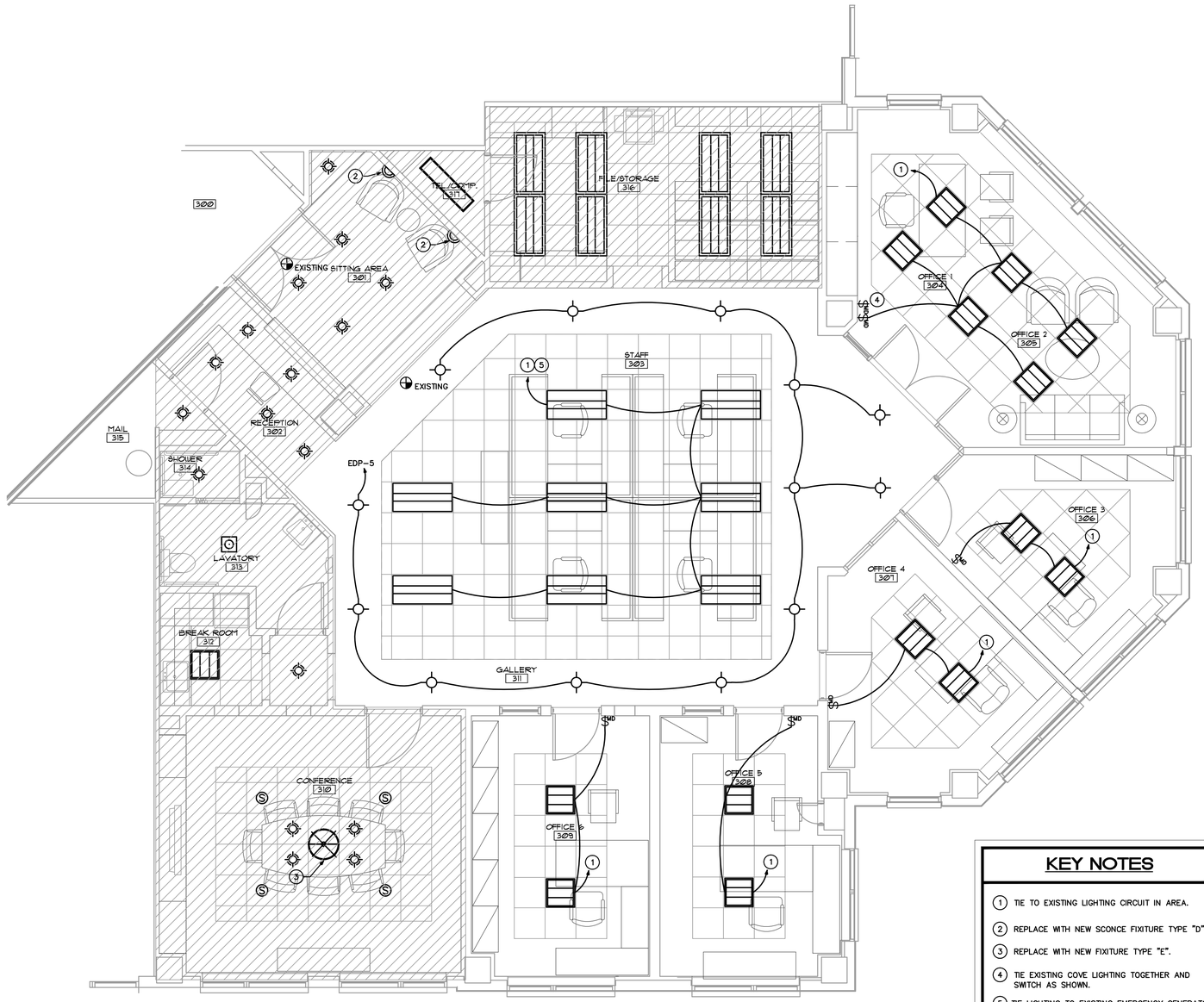

KEY NOTES

1. TIE TO EXISTING LIGHTING CIRCUIT IN AREA.
2. REPLACE WITH NEW SCONCE FIXITURE TYPE "D".
3. REPLACE WITH NEW FIXITURE TYPE "E".
4. TIE EXISTING COVE LIGHTING TOGETHER AND SWITCH AS SHOWN.
5. TIE LIGHTING TO EXISTING EMERGENCY GENERATOR LIGHTING CIRCUIT AS SHOWN.

LIGHTING PLAN

1/4"=1'-0"

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1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
FL License #AA26001602
Kristin M. Spina #AR15419 Benjamin John Glidden, III #AR15256

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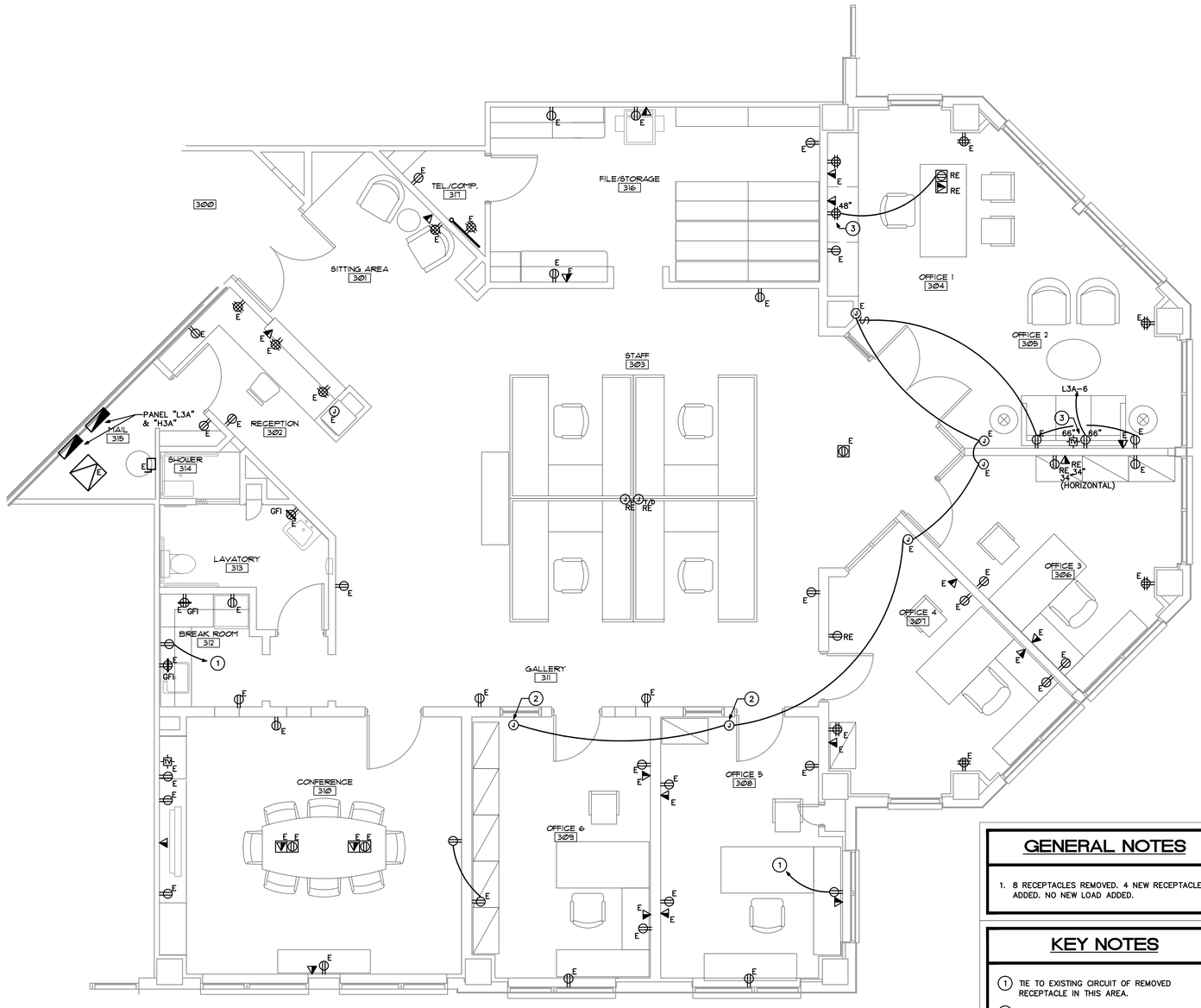
KAMM CONSULTING PROJECT #: 2011-0276
PROJECT MANAGER: DIANE MILLAR
KAMM Consulting
1498 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
Certificate of Authorization #6119
PRINCIPAL
Bradly L Brown Florida License #58232

04-05-11
date
signed

LIGHTING PLAN

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

N W E S



GENERAL NOTES

1. 8 RECEPTACLES REMOVED. 4 NEW RECEPTACLES ADDED. NO NEW LOAD ADDED.

KEY NOTES

1. TIE TO EXISTING CIRCUIT OF REMOVED RECEPTACLE IN THIS AREA.
2. PROVIDE JUNCTION BOX FOR AUTOMATIC GLASS. COORDINATE EXACT CONTROL, AND ELECTRICAL WIRING WITH OWNER/MANUFACTURER. TIE TO EXIST AUTOMATIC GLASS CIRCUIT.
3. PROVIDE RECESSED CABLE AND POWER OUTLET FOR SLIM MOUNT TV.

POWER PLAN

1/4"=1'-0"

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1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
FL License #AA26001602
Benjamin John Glidden, III #AR15419
Keith M. Spina #AR15419

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KAMM CONSULTING PROJECT #: 2011-0276
PROJECT MANAGER: DUANE MILLAR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
mail@kammconsulting.com
Certificate of Authorization #6189
PRINCIPAL
Brady L Brown Florida License #58232

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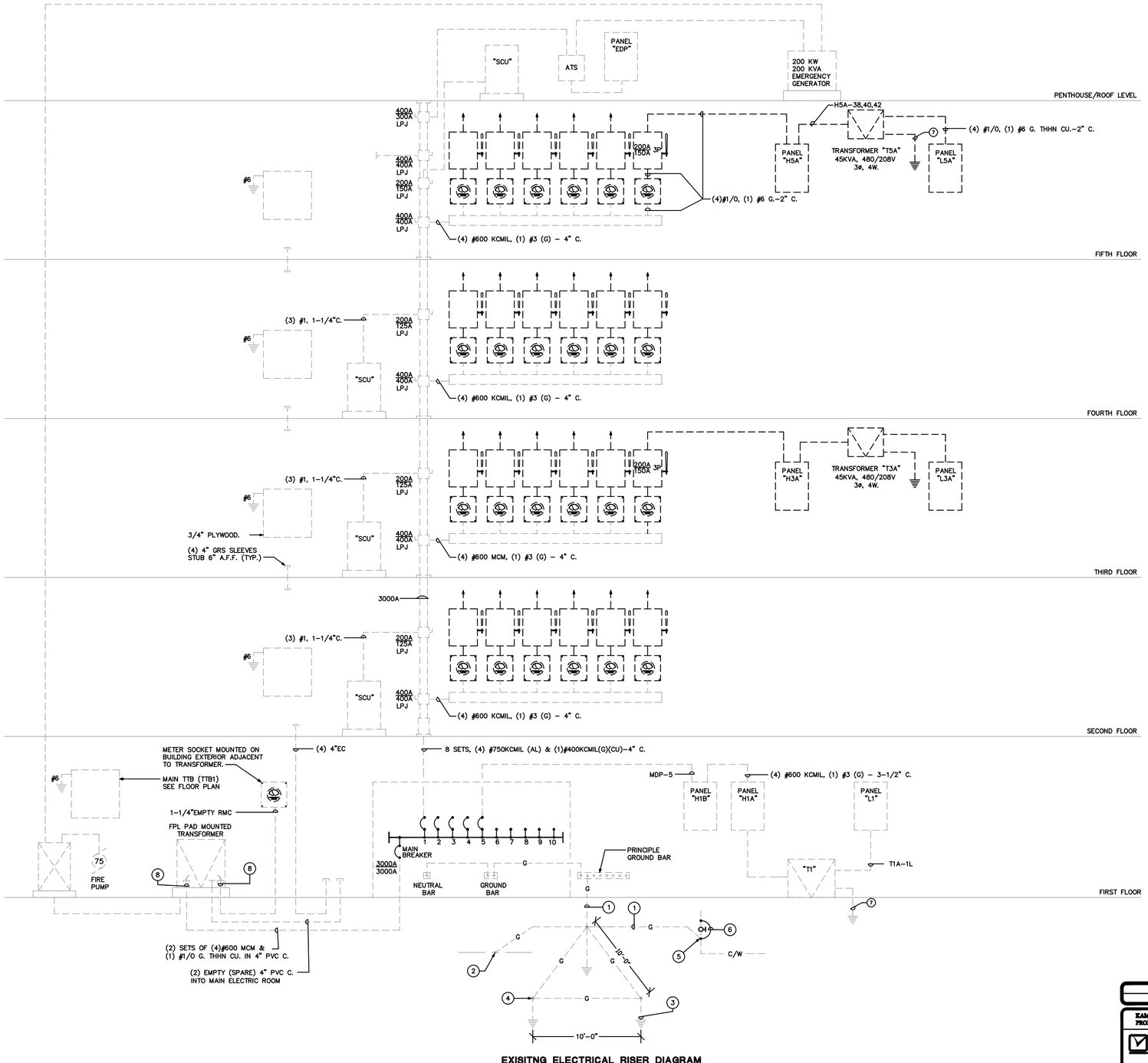
POWER PLAN

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

0 X' X' X' X'

N W E S



EXISITNG ELECTRICAL RISER DIAGRAM
NOT TO SCALE

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ARCHITECTURE • INTERIOR DESIGN, INC.
GS&P
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1401 FORUM WAY, SUITE 100 • WEST PALM BEACH, FLORIDA 33401
FL License #AA26001602
Benjamin John Glidden, III #AR12419
Kristin M. Spina #AR15419

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KAMM CONSULTING PROJECT #: 2011-0276
PROJECT MANAGER: DUANE MILLAR

KAMM Consulting
1400 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
email: dmillar@kammconsulting.com
Certificate of Authorization #5189

PRINCIPAL
Bradly L Brown Florida License #58232

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

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