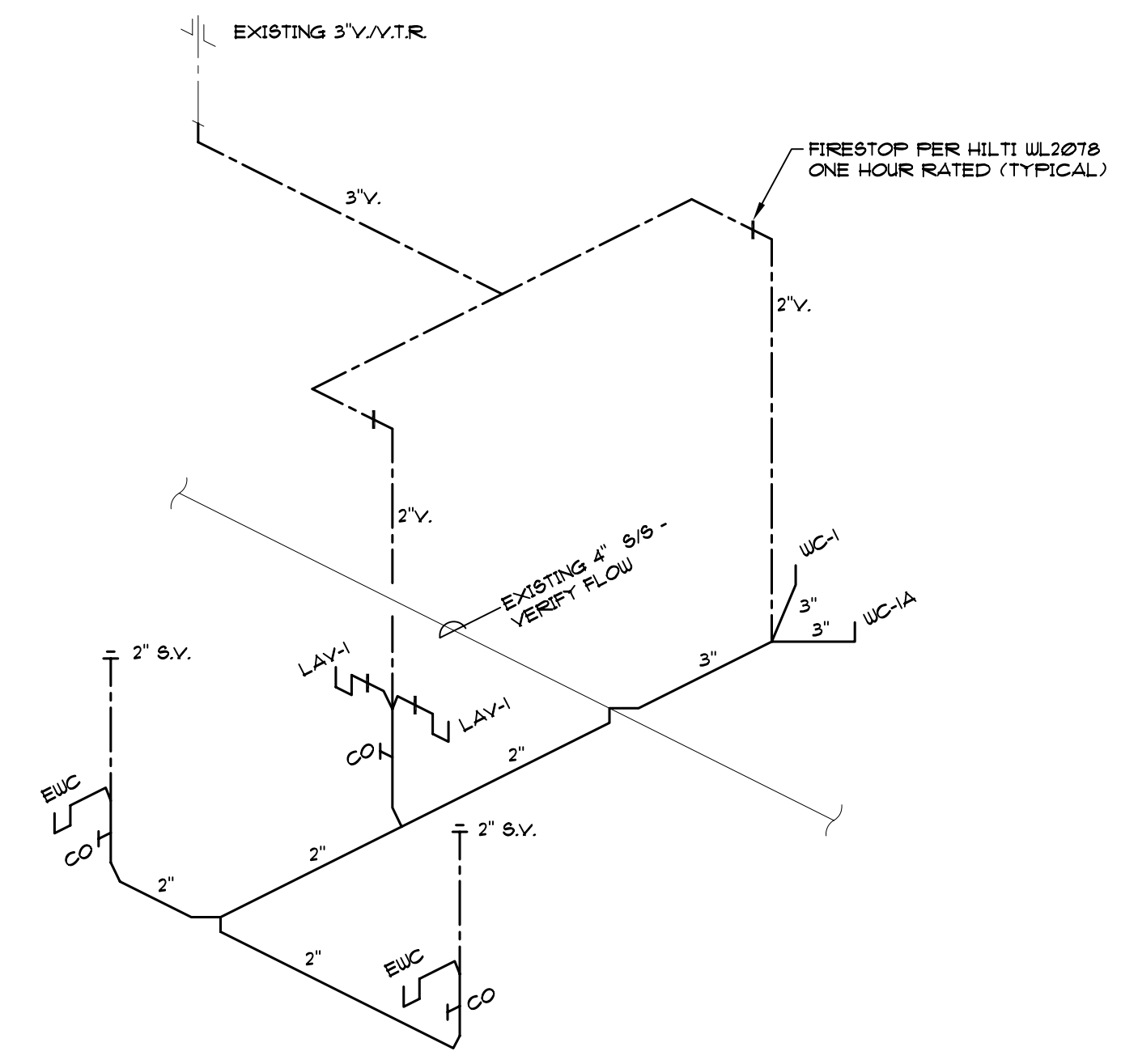
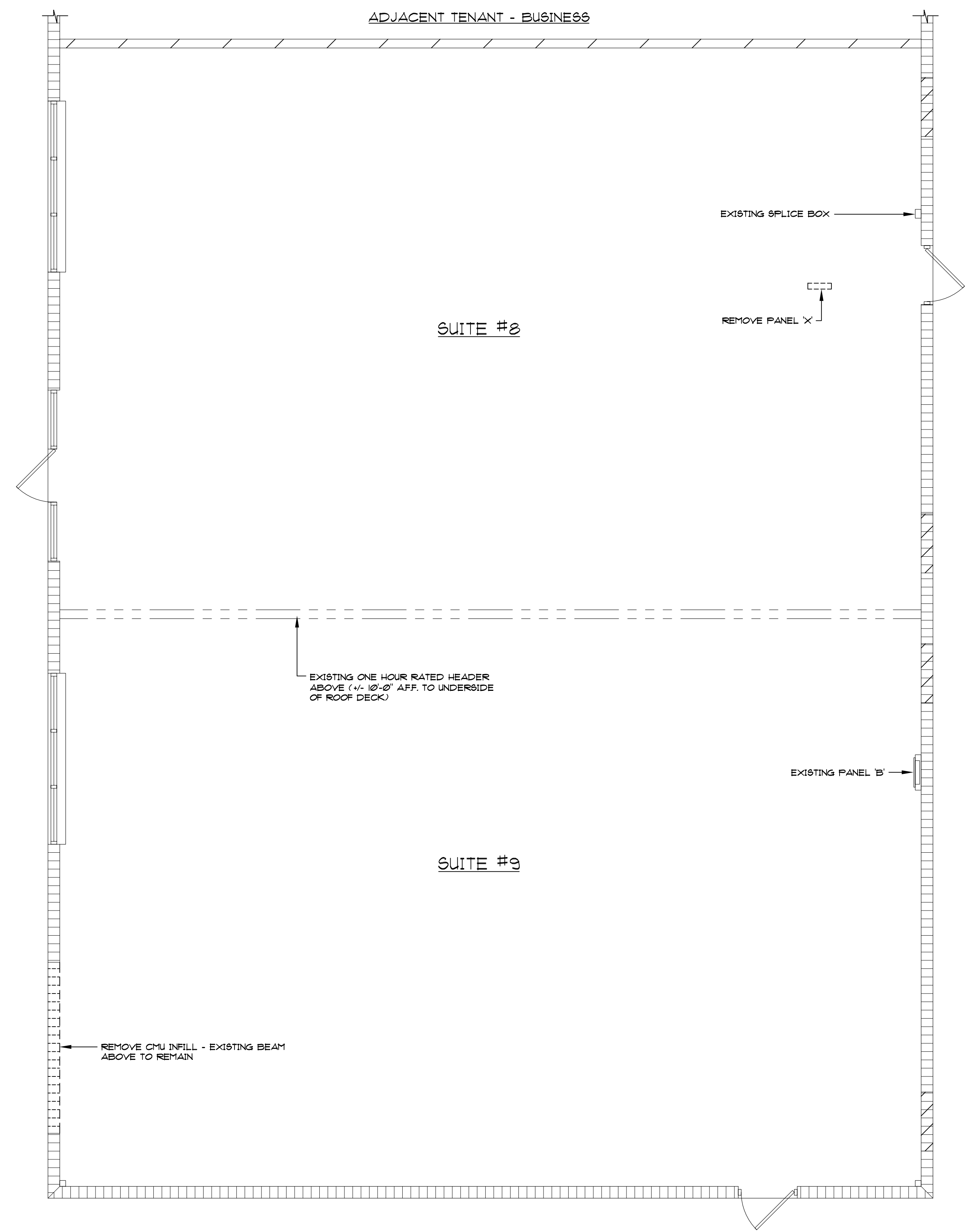


REVISIONS	BY

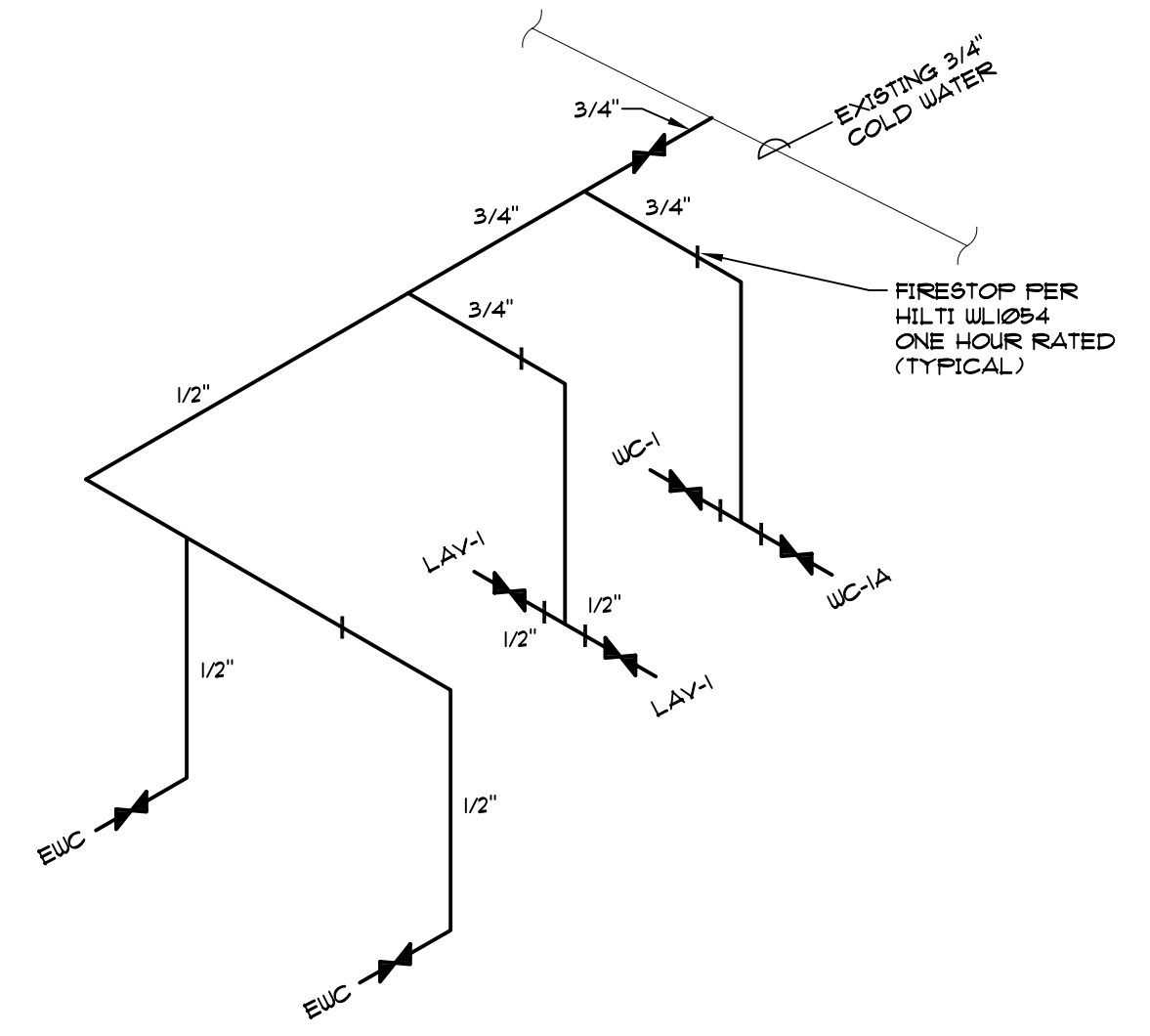
KUOPPALA & ASSOCIATES, P.A.
 ARCHITECTS
 LICENSE #AC-001880
 ROBERT E. KUOPPALA
 LICENSE #AC-001880
 925 SOUTH MILITARY TRAIL, SUITE D-10 (561) 662-1909-OFF.
 WEST PALM BEACH, FLORIDA 33415 (561) 662-1975-FAX.

INTERIOR IMPROVEMENTS:
THREE PALMS INVESTMENTS
 2001 TENTH AVENUE NORTH - SUITES 8 & 9
 LAKEWORTH, FLORIDA

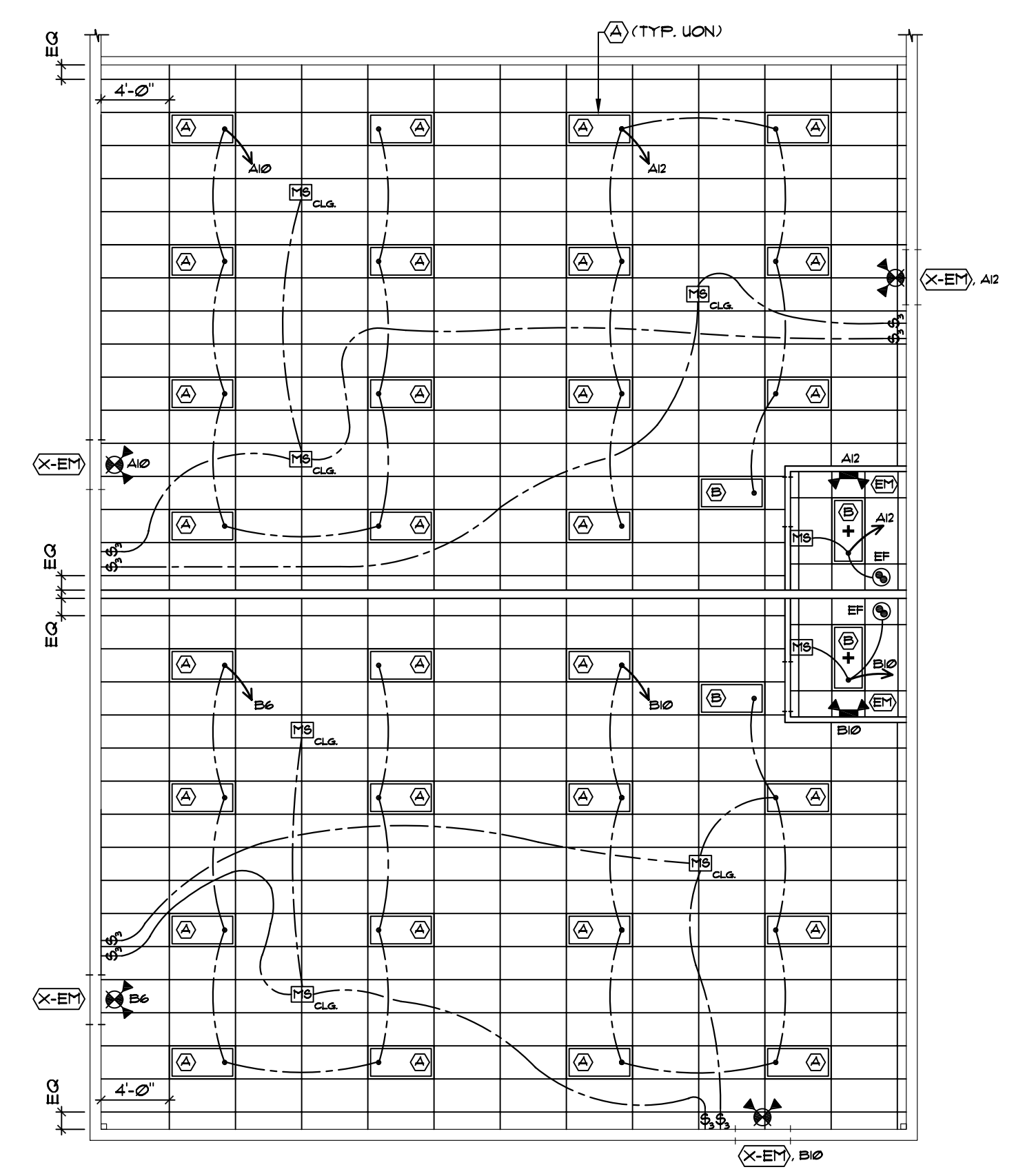
DRAWN	OUT
CHECKED	REV
DATE	SEPTEMBER 24, 2013
SCALE	AS NOTED
CONV. NO.	13-5-4
SHEET	1
OF	2



WASTE RISER DIAGRAM
 NO SCALE
LEGEND
 ——— EXISTING SANITARY SEWER
 - - - EXISTING VENT
 ——— NEW SANITARY SEWER
 - - - NEW VENT



WATER RISER DIAGRAM
 NO SCALE
LEGEND
 ——— EXISTING COLD WATER
 ——— NEW COLD WATER



REFLECTED CEILING/LIGHTING PLAN - REMODEL
 1/8" = 1'-0"
REFLECTED CEILING/LIGHTING NOTES:
 1.) No fire sprinklers at this project.
 2.) Area above ceiling is **NOT** a plenum.
 3.) Existing roof deck has insulation above air-conditioning ducts.
 4.) Air Conditioning/ventilation plans and specifications by others.
 5.) Acoustical tile ceiling shall be Armstrong #769 (Cortega) tiles in new 15/16" white Prelude 'XL' grid at 9'-11" A.F.F.
 6.) + denotes center of room and starting location of grid.
MOTION SENSOR CHART:
 MS (Wall) Sensor Switch WSD-PDT: 48" A.F.F. to center (line voltage) - white.
 MS #1 (CLG.) Sensor Switch CMR(B)-PDT-10 (Line Voltage)
NOTES:
 1.) Wall mounted units shall be at 48" A.F.F.

LIGHT FIXTURE SCHEDULE	
MARK	DESCRIPTION
A	Daybrite 2TG8-432-12-UNV-1/4 with 4 - F32 bulbs & T-8 ballast.
B	Daybrite 2TG8-232-12-UNV-1/2 with 2 - F32 bulbs and T-8 ballast.
X-EM	Lithonia H2M-S-R-120-NH with halogen bulbs (with 90 minute battery pack and bulbs - white). (2).
EM	LITHONIA ELM-SSB with 2 - 7.2W DS-N0806 bulbs (with 90 minute battery pack and bulbs - white.) (2)

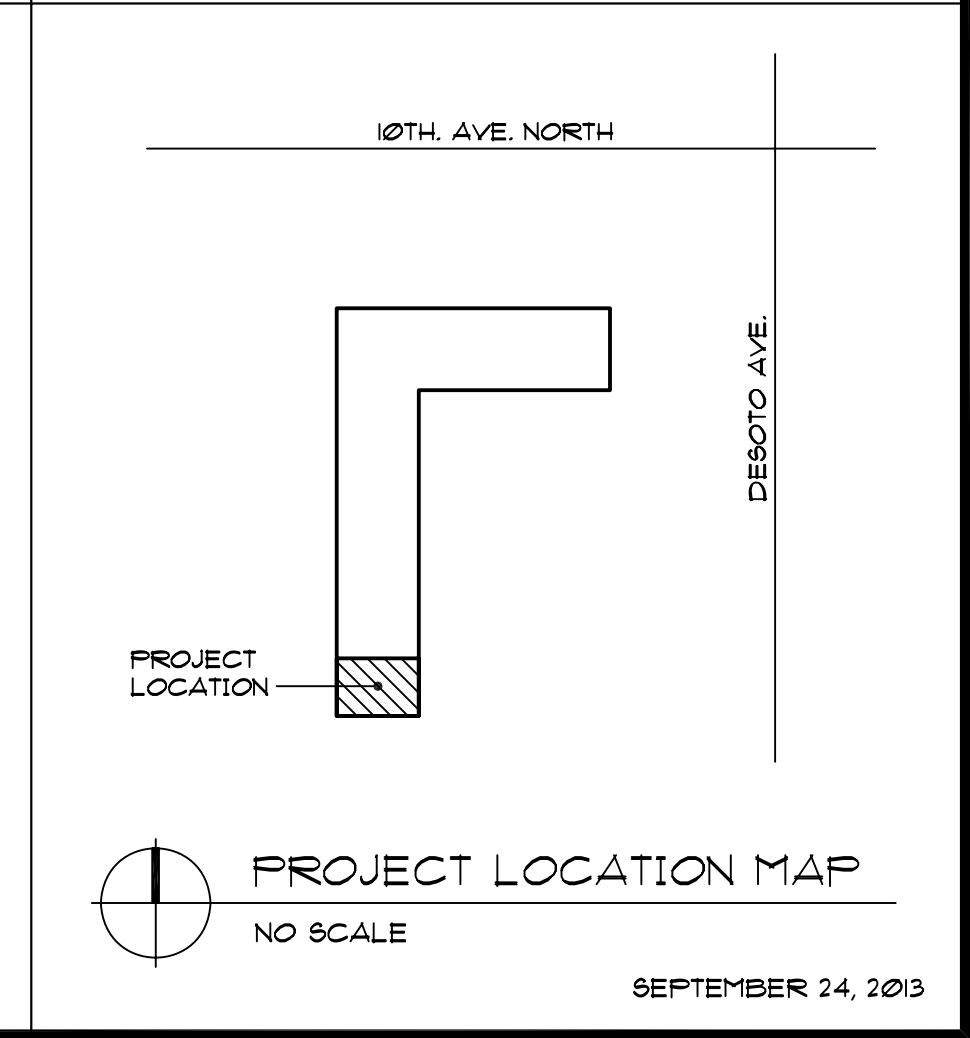
NOTES:
 1.) Units specified are performance specifications. Substitutions of equal quality are permitted.
 2.) Wire ahead of switches & to circuit serving room.

ENERGY CODE COMPLIANCE NOTE (2010 FBC):
DRAWINGS:
 Within 30 days after the date of system acceptance, record drawings of the actual installation shall be provided by the contractor to the building owner, including:
 1.) A single-line diagram of the building electrical distribution system, and
 2.) Floor plans indicating the location and area served for all distribution.
MANUALS:
 An operating manual and maintenance manual shall be provided by the contractor to the building owner. The manuals shall include, at a minimum, the following:
 1.) Submittal data stating equipment rating and selected options for each piece of equipment requiring maintenance.
 2.) Operation manuals and maintenance manuals for each piece of equipment requiring maintenance. Required routine maintenance actions shall be clearly identified.
 3.) Names and addresses of at least one qualified service agency.
VOLTAGE DROP:
 1.) Branch circuit conductors are sized for maximum 3% at design load.
 2.) Feeder conductors are sized for maximum 2% at design load.
LIGHTING:
 1.) General lighting levels conform to 2010 FBC Table 505.5.3.

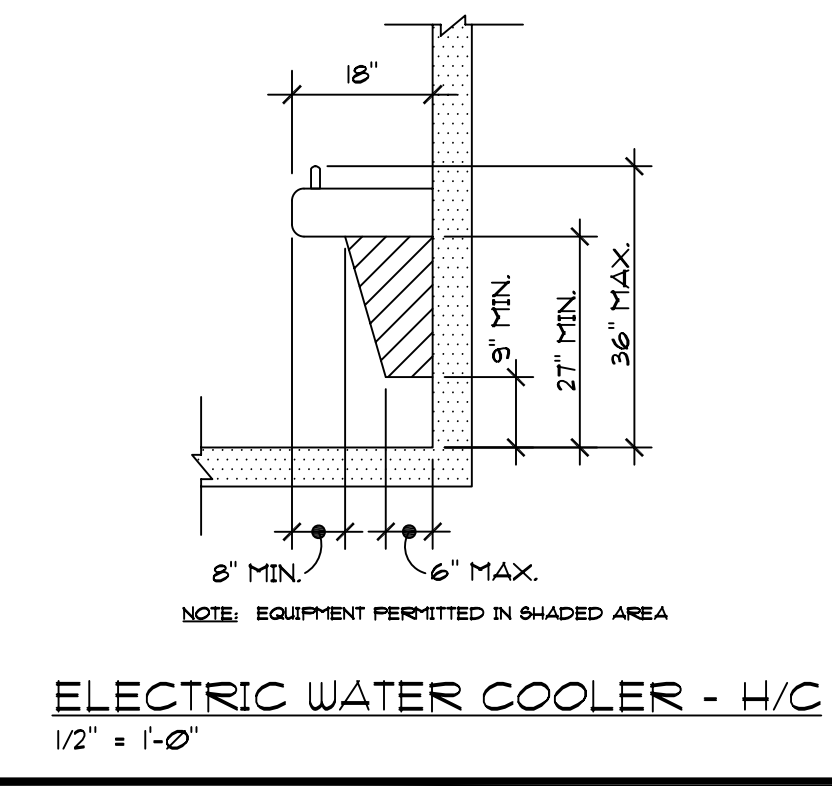
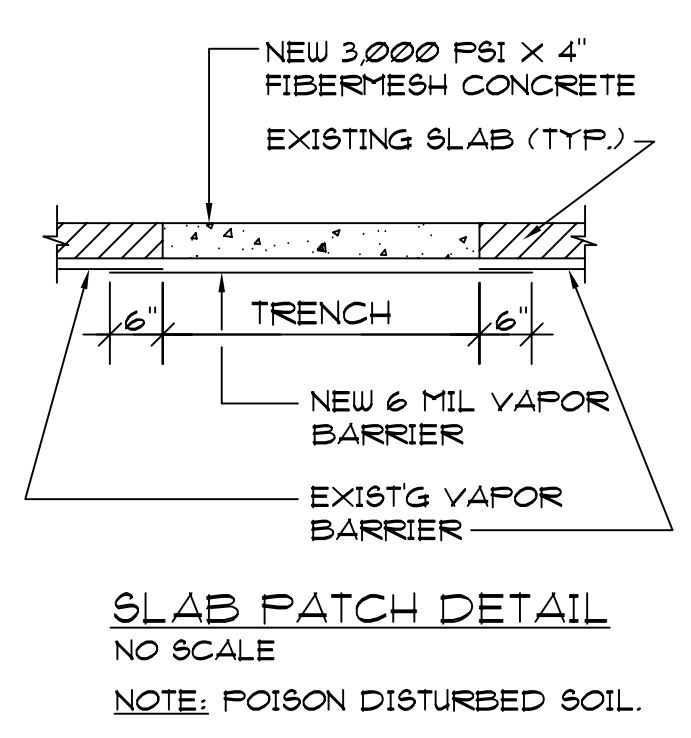
PLUMBING FIXTURE SCHEDULE					
MARK	DESCRIPTION	CONNECTION			NOTES
		C.W.	H.W.	Drain / Vent	
WC-1	A/S 4112.800 with Church open front seat and cover - H/C - trip right side	1/2"	-	3" 2"	White china, 1.6 GPF seat @ 17" - 19" A.F.F.
WC-1A	A/S 2386.014 with Church open front seat and cover - H/C - trip left side	1/2"	-	3" 2"	White china, 1.6 GPF seat @ 17" - 19" A.F.F.
Lav-1	A/S 0355.012 with 2385.400 faucet - H/C. Concealed wall arm and metal pop-up drain	1/2"	-	2" 1 1/2"	White China, deck @ 33 1/2" A.F.F. - (Note #11).
EWC	Elkay E204 with glass filler and cup dispenser one handed operation.	1/2"	-	2" 2"	Office at maximum 34" A.F.F. Unit is 18 1/2" deep - Note #10.

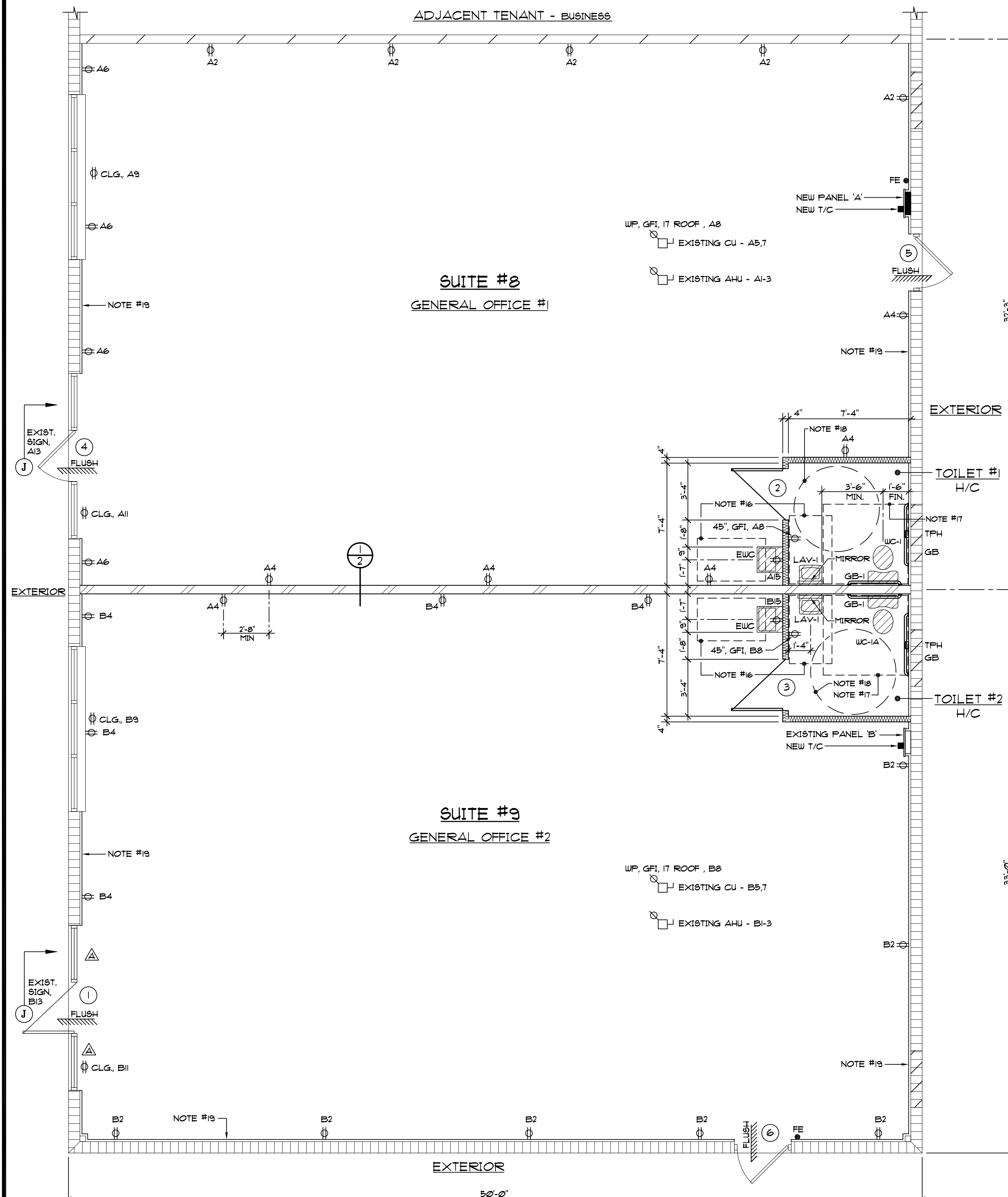
PLUMBING NOTES:
 1.) Furnish all accessories for a complete installation.
 2.) Equal substitutions are permitted.
 3.) Waste and vent piping shall be Schedule 40 PVC. Slope 3" @ and larger minimum 1/8"/ft. and 2" @ and smaller minimum 1/4"/ft.
 4.) Verify inverts in field prior to construction.
 5.) Exposed tail pieces and traps shall be PVC.
 6.) Connect new plumbing to existing cold water line (see water riser). All piping shall be copper and have valves at all fixtures.
 7.) Plumbing fixture count meets 2010 Florida Building Code - Plumbing Table 403.1.
 8.) No hot water at this project.
 9.) S.V. denotes Studor-Vent air admittance system.
 10.) E.W.C. with cup dispenser is installed as an "Alternate Method of Construction" per 2010 FBC 104.1.
 11.) Faucet shall be 2.0 G.P.M. maximum.
 12.) H/C denotes handicapped fixture.
 13.) Area above ceiling is **NOT** a return air plenum.

PROJECT DATA:
 CONSTRUCTION TYPE: TYPE 2B, UNSPRINKLED, UNPROTECTED
 FLOOR AREA = 1,612 S.F. AT SUITE #8
 = 1,650 S.F. AT SUITE #9
 OCCUPANCY = BUSINESS - ORDINARY HAZARD
 EXITS = ONE REQUIRED PER TABLE 1015.1
 MAXIMUM DEAD END = 20 FEET PER 1018.4
 MAXIMUM TRAVEL = 75 FEET PER 1014.3 (EXCEPTION #2)
 OCCUPANT LOAD = 17 PERSONS (1 PERSON / 100 S.F.) AT SUITES #8 & 9
CODE REFERENCES:
 2010 Florida Building Code - Plumbing
 2010 Florida Building Code - Mechanical
 2009 NFPA 101
 2008 NEC (NFPA 72)
 2009 Florida Fire Prevention Code
 2010 FLORIDA BUILDING CODE - LEVEL 2 ALTERATIONS



FLOOR PLAN/POWER PLAN - DEMOLITION
 1/4" = 1'-0"
NOTES:
 1.) Remove all plumbing not used and cap below slab.





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

- FLOOR PLAN NOTES:**
- All work shall conform to applicable national, state, and local codes.
 - Verify all dimensions and conditions in field prior to construction.
 - Address numbers shall be placed on suite door (minimum 6" high with 1" stroke and contrasting background).
 - * denotes taken from existing gypboard.
 - Patch all finishes to match existing.
 - Coordinate responsibilities, finishes, and colors with tenant/owner.
 - New fire extinguishers shall be 2A10BC on hook and shall be tagged by licensed F.E. company.
 - Firestop all partitions at ceiling with continuous metal track.
 - F.B.T. denotes "Items furnished by tenant and installed by contractor".
 - N.I.C. denotes "Items not in contract".
 - Gypboard shall be finished to level 4.
 - All firestops shall be U.L. or G.A. approved.
 - Toilet Rooms finishes shall comply with 2010 FBC, Section 1210 for surrounding material. Floor shall be Ceramic Tile or V.C.T. Base shall be 4" vinyl with covered bottom or Ceramic Tile. Paint walls with 1 coat primer & 2 coats latex flat paint.
 - Room finishes shall comply with 2010 FBC Table 803.5 and 2009 NFPA 101. Offices shall have bare concrete floors, no base and prime/painted walls.
 - Window blinds are N.I.C.
 - 30" wide X 48" deep H/C access.
 - 60" wide X 56" deep H/C access.
 - 5'-0" diameter H/C turn.
 - Furnish and install new 5/8" gypboard on existing furring from floor to 10'-0" A.F.F. Furnish and install R = 4.2 insulation on CMU walls from floor to underside of roof deck.

- POWER PLAN NOTES:**
- All electrical work shall comply with the 2010 Florida Building Code, 2008 National Electrical Code and all local Codes.
 - Provide written panel directory to indicate panel circuiting.
 - Verify all existing circuiting prior to construction.
 - Not Used.
 - Not Used.
 - Provide a guarantee against defective workmanship, materials and equipment for a period of one year from the date of final acceptance by the owner.
 - All power and control wiring shall be by the electrical sub-contractor. All wiring shall be in conduit.
 - Electrical sub-contractor shall be responsible for all applicable fees, taxes, and permits.
 - All wiring devices shall be U.L. listed.
 - All conduit shall be Schedule 80 PVC where exposed to physical damage as required by Code. EMT may be used indoors, where not subject to abuse.
 - All wire shall be copper #12 and smaller shall be solid THWN. #10 and larger shall be stranded THWN. Control wiring shall be #14 THHN.
 - No fire alarm at this project.
 - All circuit breakers shall be plug in type. Down stream circuit breakers shall be series rated with main breaker.
 - All work shall be concealed unless otherwise noted.
 - Low voltage wiring for data and phone shall be Not In Contract (Verify with owner).
 - All receptacles, switches, motion sensors and cover plates shall be white in color.

NEW PANEL BOARD SCHEDULE 'A'

BAR #	LOAD DESCRIPTION	POLE	TRIP #	#	TRIP POLE	LOAD DESCRIPTION	BAR #
44	EXIST. AHL	#6 3/4"	2	60	1	RECEPTACLES	#12 1/2
33	EXIST. CU	#6 3/4"	2	50	5	RECEPTACLES	#12 1/2
10	SHOW WINDOW	#12 1/2"	1	20	9	LIGHTS	#12 1/2
10	SHOW WINDOW	#12 1/2"	1	20	11	LIGHTS	#12 1/2
10	FASCIA SIGN THRU T/C	#12 1/2"	1	20	13	SPARE	#12 1/2
3	EWC	#12 1/2"	1	20	15	SPARE	#12 1/2
				17	18		
				19	20		
				21	22		
				23	24		
				25	26		
				27	28		
				29	30		
				31	32		
				33	34		
				35	36		
				37	38		
				39	40		
				41	42		

RATED VOLTAGE: 208/208 VERIFY 208/240 277/480 1 PHASE 3 WIRE POLES: 0 20 30 42

RATED AMPS: 100 150 200 225 400 MOUNT: SURFACE FLUSH

FULL NEUTRAL BUS GROUND BUS

BOLT-IN TYPE PLUG-IN TYPE FEED IS TO BE: BOTTOM TOP

MAIN LUG ONLY MAIN CIRCUIT BREAKER _____ AMPS

All breakers must be rated to interrupt a short circuit ISC of 10,000 amps symmetrical (Series Rated w/ Main)

EXISTING PANEL BOARD SCHEDULE 'B'

BAR #	LOAD DESCRIPTION	POLE	TRIP #	#	TRIP POLE	LOAD DESCRIPTION	BAR #
44	EXIST. AHL	#6 3/4"	2	60	1	RECEPTACLES	#12 1/2
33	EXIST. CU	#6 3/4"	2	50	5	RECEPTACLES	#12 1/2
10	SHOW WINDOW	#12 1/2"	1	20	9	LIGHTS	#12 1/2
10	SHOW WINDOW	#12 1/2"	1	20	11	LIGHTS	#12 1/2
10	FASCIA SIGN THRU T/C	#12 1/2"	1	20	13	SPARE	#12 1/2
6	EWC	#12 1/2"	1	20	15	SPARE	#12 1/2
				17	18		
				19	20		
				21	22		
				23	24		
				25	26		
				27	28		
				29	30		
				31	32		
				33	34		
				35	36		
				37	38		
				39	40		
				41	42		

RATED VOLTAGE: 208/208 VERIFY 208/240 277/480 1 PHASE 3 WIRE POLES: 0 20 30 42

RATED AMPS: 100 150 200 225 400 MOUNT: SURFACE FLUSH

FULL NEUTRAL BUS GROUND BUS

BOLT-IN TYPE PLUG-IN TYPE FEED IS TO BE: BOTTOM TOP

MAIN LUG ONLY MAIN CIRCUIT BREAKER _____ AMPS

All breakers must be rated to interrupt a short circuit ISC of 10,000 amps symmetrical (Series Rated w/ Main)

ELECTRICAL LOAD CALCULATIONS AT PANEL 'A':

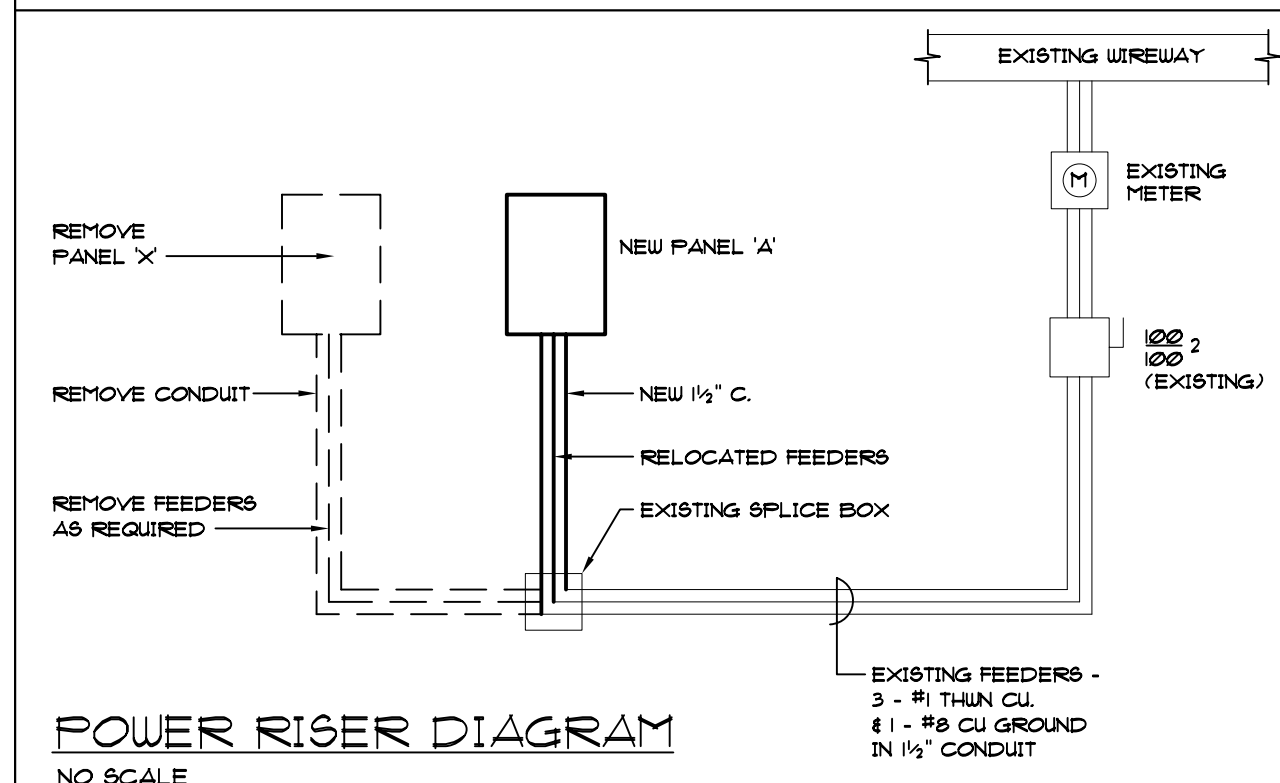
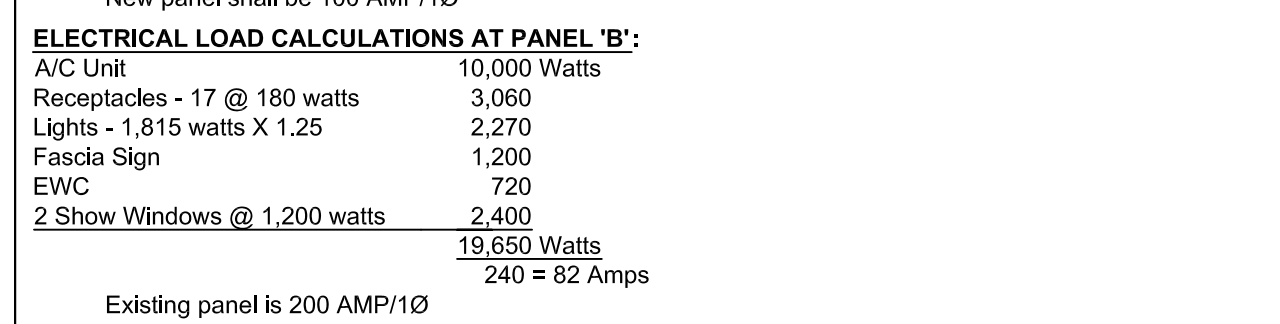
A/C Unit	10,000 Watts
Receptacles - 16 @ 180 watts	2,880
Lights - 1,775 watts X 1.25	2,220
Fascia Sign	1,200
EWC	720
2 Show Windows @ 1,200 watts	2,400
	19,420 Watts
	240 = 81 Amps

New panel shall be 100 AMP/10

ELECTRICAL LOAD CALCULATIONS AT PANEL 'B':

A/C Unit	10,000 Watts
Receptacles - 17 @ 180 watts	3,060
Lights - 1,815 watts X 1.25	2,270
Fascia Sign	1,200
EWC	720
2 Show Windows @ 1,200 watts	2,400
	19,650 Watts
	240 = 82 Amps

Existing panel is 200 AMP/10

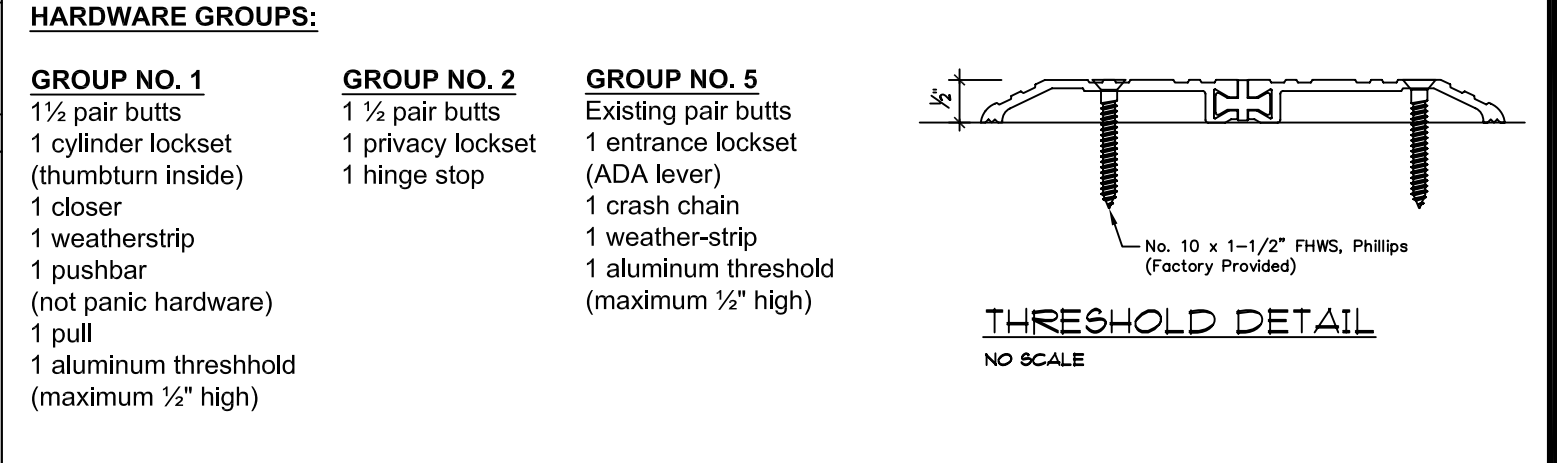


LEGEND - NOT ALL SYMBOLS APPLY TO THIS PROJECT

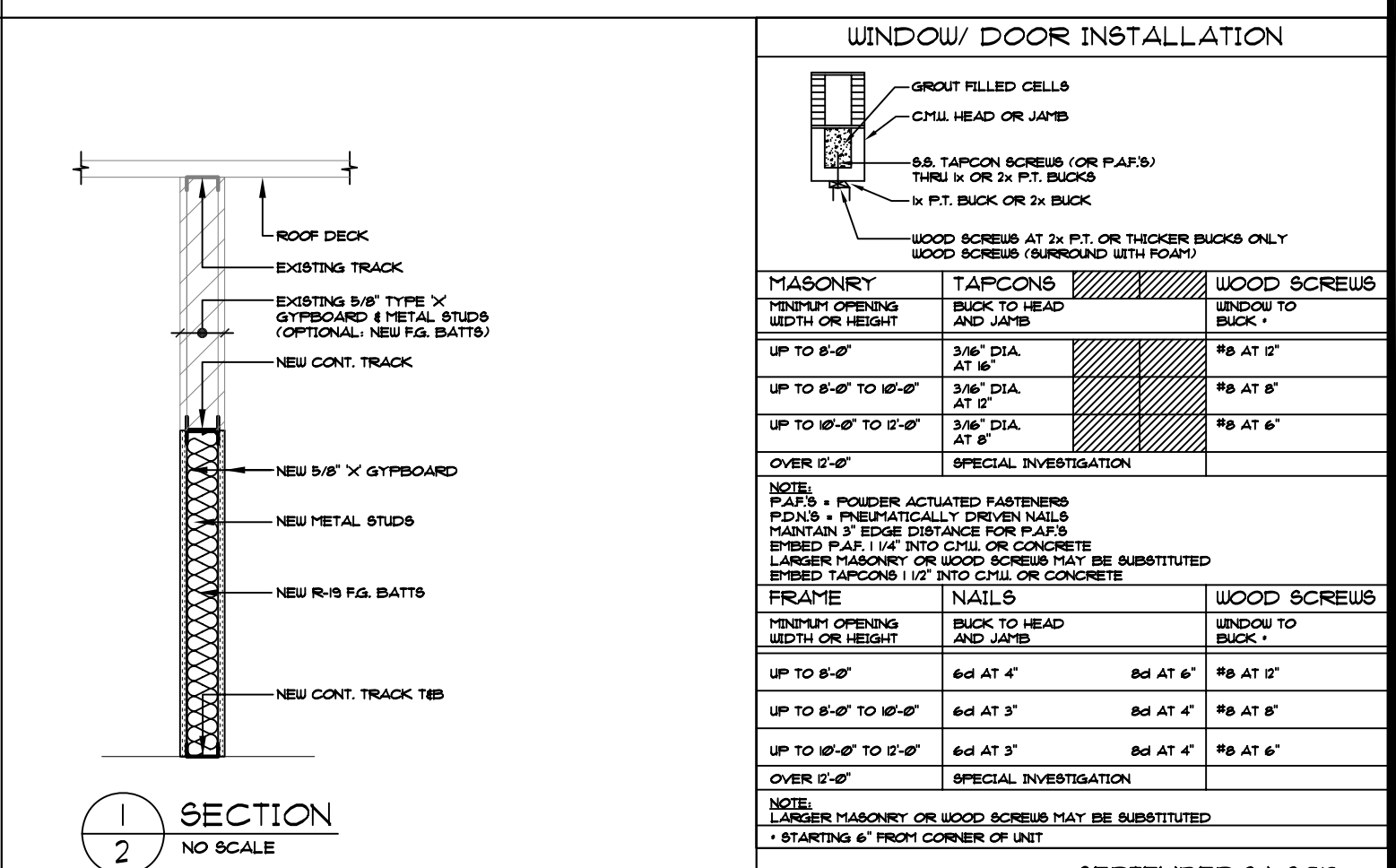
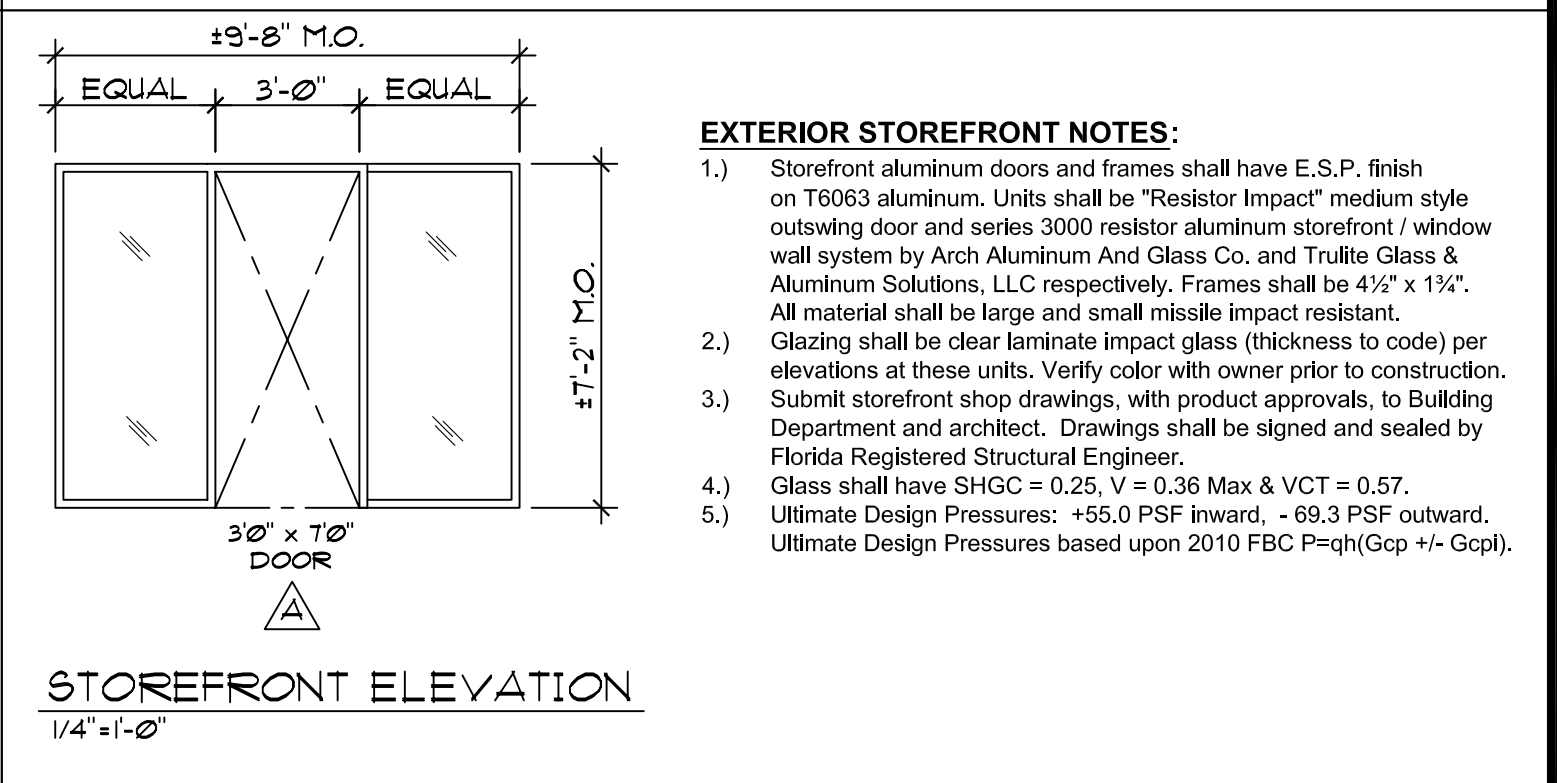
- EXISTING TO BE REMOVED
- NEW DOOR
- EXISTING DOOR
- EXISTING EXTERIOR WALL
- EXISTING EXTERIOR INFILL WALL (CMU)
- EXISTING ONE HOUR TENANT SEPARATION PARTITION - 1 LAYER 5/8" TYPE X GYPBOARD EACH SIDE 3 5/8" X 25 GAGE METAL STUDS AT 24" O.C. FROM FLOOR TO UNDERSIDE OF ROOF DECK WITH R-19 FG. BATTIS FULL HEIGHT ONE HOUR RATED PER G.A. UPI/08. (REPLACE 10'-0" OF TYPE X GYPBOARD AT SOUTH SIDE OF PARTITION)
- NEW ONE HOUR TENANT SEPARATION PARTITION - 1 LAYER 5/8" TYPE X GYPBOARD EACH SIDE 3 5/8" X 25 GAGE METAL STUDS AT 24" O.C. FROM FLOOR TO EXISTING HEADER AT 10'-0" AFF. WITH R-19 FG. BATTIS FULL HEIGHT ONE HOUR RATED PER G.A. UPI/08. (SEE DETAIL 1/2) - 11'-0" HIGH.
- NEW PARTITION - 1 LAYER 5/8" GYPBOARD EACH SIDE 3 5/8" X 25 GAGE METAL STUDS AT 24" FROM FLOOR TO 10'-0" AFF. WITH R-19 FG. BATTIS FULL HEIGHT.
- EXISTING 100V OUTLET
- EXISTING TELEPHONE OUTLET
- NEW 100 VOLT DUPLEX OUTLET - 18" AFF. U.O.N.
- NEW 100 VOLT QUADPLEX OUTLET - 18" AFF. U.O.N.
- NEW TELEPHONE/MODEM JUNCTION BOX AT 18" AFF. U.O.N. WITH 3/4" CONDUIT TO ABOVE CEILING AND PULL WIRE
- NEW NETWORK JUNCTION BOX AT 18" AFF. U.O.N. WITH 3/4" CONDUIT TO ABOVE CEILING AND PULL WIRE
- EXISTING SWITCH
- NEW SWITCH
- NEW DIMMER SWITCH
- NEW MOTION SENSOR
- EXISTING 220 VOLT OUTLET
- NEW 220 VOLT OUTLET
- EXISTING DISCONNECT
- NEW DISCONNECT (NEMA 3R AT EXTERIOR)
- EXISTING SUPPLY AIR GRILLE
- NEW SUPPLY AIR GRILLE
- EXISTING RETURN AIR GRILLE
- NEW RETURN AIR GRILLE
- EXISTING EXHAUST FAN
- NEW EXHAUST FAN GRILLE
- EXISTING THERMOSTAT
- RELOCATED THERMOSTAT
- EXISTING EXIT LIGHT
- NEW EXIT LIGHT
- EXISTING EMERGENCY LIGHT
- NEW EMERGENCY LIGHT
- EXISTING EXIT/EMERGENCY LIGHT
- NEW EXIT/EMERGENCY LIGHT
- 100 VOLT FLOOR OUTLET-EXISTING
- 100 VOLT FLOOR OUTLET-NEW
- FE - FIRE EXTINGUISHER - NEW
- HANDICAPPED PLUMBING FIXTURE

DOOR SCHEDULE

PK	SIZE	DOOR PANEL	FRAME	HDR	FIRE	GLASS	REMARKS
1	3 1/2' x 3'-0" x 7'-0"	ALUMINUM ANODIZED	ALUM. ANODIZED	GROUP 1	---	---	MATCH EXIST. STOREFRONT
2	3 1/2' x 3'-0" x 6'-8"	S.C. FL. WOOD PAINT	WOOD PAINT	2	---	---	---
3	3 1/2' x 3'-0" x 6'-8"	S.C. FL. WOOD PAINT	WOOD PAINT	2	---	---	---
4	EXIST. 3'-0" x 7'-0"	ALUM./GLASS	EXISTING ALUM. EXISTING	---	---	---	EXIST. STOREFRONT
5	EXIST. 3'-0" x 6'-8"	FLUSH H.M.	PAINT	EXIST. H.M.	PAINT	---	---
6	EXIST. 3'-0" x 6'-8"	FLUSH H.M.	PAINT	EXIST. H.M.	PAINT	---	---



- DOOR SCHEDULE NOTES:**
- New butts shall be 3 1/2" X 3 1/2" minimum at wood doors. Butts shall not be painted. Finish shall be #626.
 - New latches/locks shall be Schlage 'AL' Saturn Series or equal ADA approved levers. Finish shall be #626. Key doors at directed by tenant/owner.
 - Finish wood with 1 coat of primer and 2 coats of semi-gloss acrylic latex paint. Casing shall be 2 1/2" Colonial paint grade wood.
 - Ultimate Design Pressures for Door #1: +55.0 PSF inward, - 69.3 PSF outward. Ultimate Design Pressures based upon 2010 FBC P=gh(Gcp +/- Gcpl).



REVISIONS

NO.	DESCRIPTION

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
FLORIDA ARCHITECT #0403
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INTERIOR IMPROVEMENTS:
THREE PALMS INVESTMENTS
2001 TENTH AVENUE NORTH - SUITES 8 & 9
LAKEWORTH, FLORIDA

DRAWN: GUT
CHECKED: REK
DATE: SEPTEMBER 24, 2013
SCALE: AS NOTED
CONV. NO.: 13-54
SHEET: 2
OF 2 SHEETS