

CONSTRUCTION NOTES:

- NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
- CONSULTANTS DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS CHECK WITH ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/ INSTALLATION OF ANY MECHANICAL, PLUMBING, AND ELECTRICAL WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEERS DRAWINGS SHALL BE BROUGHT TO THE DESIGNERS ATTENTION FOR IMMEDIATE CLARIFICATION.
- ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL (GYP.BD., LAMINATE, ETC.) UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE DRAWINGS.
- EXISTING DEMISING WALLS ARE TO REMAIN AND MUST REMAIN ONE HOUR RATED AS PER U465. G.C. TO REPAIR DEMISING WALLS AFTER DEMOLITION TO SATISFY FIRE RATINGS.
- ALL GYP.BD TO BE 5/8" TYPE 'X', UNLESS OTHERWISE NOTED.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
- THE GENERAL CONTRACTOR SHALL PAY ALL FEES, LICENSES, PERMITS, AND INSPECTIONS REQUIRED FOR PROPER EXECUTION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK.
- CUTTING AND PATCHING: WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT NEW CONSTRUCTION AND/OR INSTALLATION, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION/FINISH.
- ALL INTERIOR AND STOREFRONT CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF THE WORK.
- UNLESS NOTED OTHERWISE, THE SUBCONTRACTORS SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE WORK.
- THE SUBCONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS WILL BE AS SPECIFIED AND FREE OF DEFECTS.
- THE SUBCONTRACTORS SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN SUBSTANTIAL COMPLETION.
- ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE LANDLORD.
- APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY CODE.
- ALL BLOCKING INSIDE WALLS TO BE FIRE RETARDANT TREATED OR NON COMBUSTIBLE.
- ALL PIPING UNDER SLAB TO BE PROTECTED, INSULATED, AND/OR HEAT TAPED AS REQ'D. BY CODE.
- ONE HOUR FIRE RATED CONSTRUCTION MUST BE MAINTAINED AT ALL PARTY WALLS AND STOREFRONTS.

SCOPE OF WORK	
1	NEW DOORS PER PLAN.
2	NEW INTERIOR WALLS PER PLAN.
3	NEW GLASS WALL PER PLAN.
4	NEW SOFFITS PER REFLECTED CEILING PLAN.
5	NEW LIGHTING PER ELECTRICAL PLAN.
6	NEW ELECTRICAL PANEL PER PLAN.
7	NEW PLUMBING FIXTURES PER PLAN.
8	NEW CABINETS, APPLIANCES AND COUNTERTOPS IN KITCHEN.
9	NEW PLUMBING WORK PER PLUMBING PLAN.
10	NEW ELECTRICAL WORK PER ELEC. PLAN.
11	NEW SHOWROOM/DISPLAY/RETAIL FURNITURES PER PLAN.
12	NO MECHANICAL WORK EXISTING TO REMAIN.

NOTE: NEW EXTERIOR DOORS & WINDOWS ARE BY A SEPARATE COMPANY UNDER SEPARATE PERMIT.

WALL TYPES		
WT-1	UL 90S	EXISTING STRUCTURAL WALLS 2 HR FIRE RATED UL 90S PATCH OR REPAIR AS NECESSARY AT TENANT'S SIDE ONLY. REPAIR OR FIRECAULK AS NEEDED. SEE DETAIL @ SHEET A4.1
WT-2		NEW INTERIOR PARTITION, ONE LAYER 5/8" TYPE 'X' FIRE CODE G.W.B. AT EXPOSED SIDES OF 3/8" MTL. STUDS, 20 GA. @ 16" O.C. TO HDR ABOVE. GYP. BD. AND FIRE TAPE ALL WALLS TO STRUCTURE ABOVE. SEAL ALL PENETRATIONS. FINISH WALLS PER FINISH SCHEDULE BY OWNER. SEE DETAIL @ SHEET A4.1
WT-3		NOTE* PROVIDE SOUND ATTENUATION BATT INSULATION AT WALLS FOR NEW RESTROOMS
		EXISTING INTERIOR PARTITION TO REMAIN. PATCH OR REPAIR AS NECESSARY. FINISH PER FINISH SCHEDULE OR MATCH EXISTING.

NOTE: PROVIDE WATERPROOF MEMBRANE IN ALL AREAS PERIMETER WALLS WHERE WATER IS USED. DEMO PERIMETER TILE IF NECESSARY

VERTICAL EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS B	CLASS C

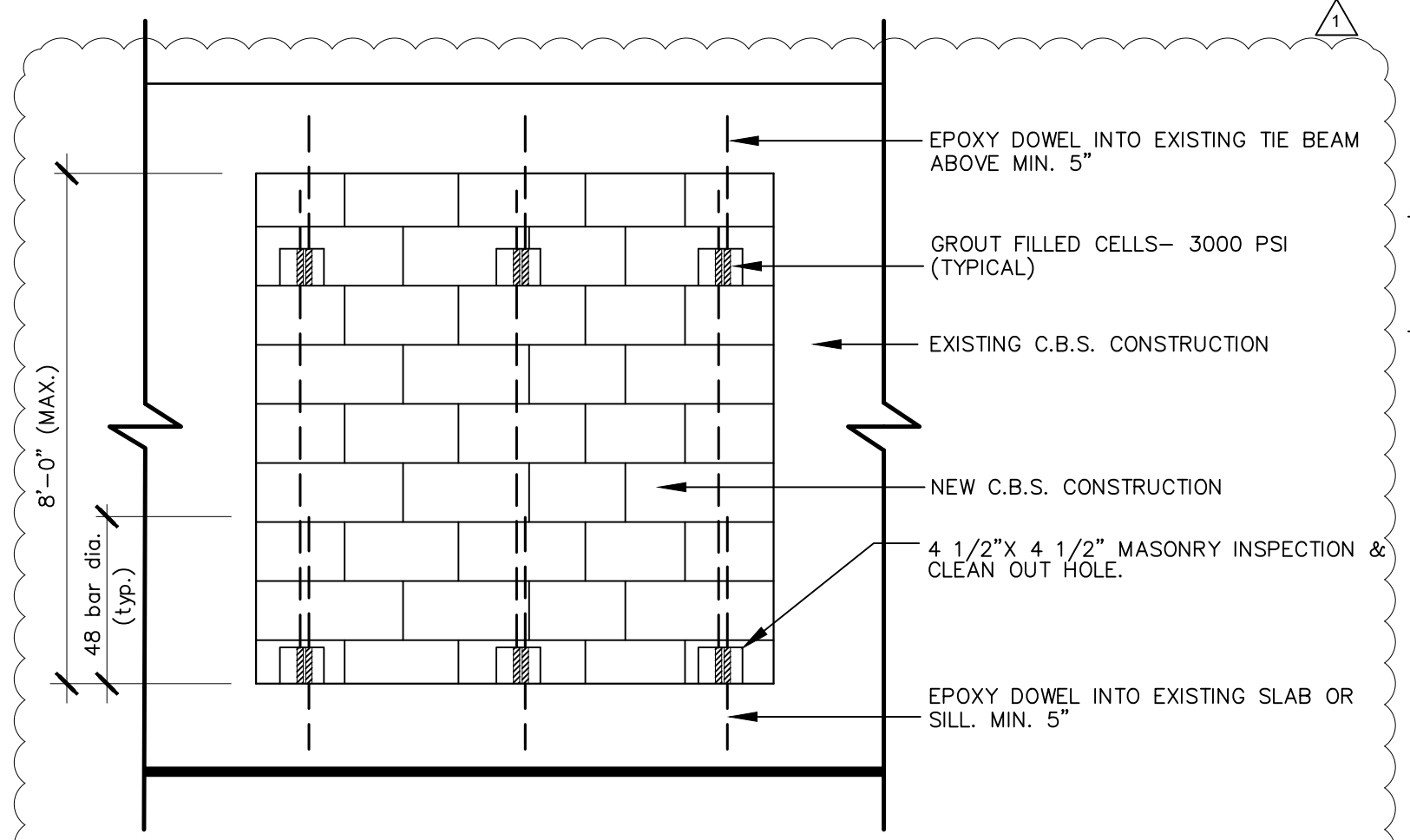
WINDOW SCHEDULE									
MARK	SIZE CODE	DESCRIPTION	DIMENSION (W x H)	FRAME		GLAZING			REMARKS
				MATERIAL	FINISH	THICK	U-VALUE	SHADE	
WT	---	EXISTING STOREFRONT WINDOW	---	---	---	---	---	---	EXISTING TO REMAIN

DOOR SCHEDULE									
NO.	SIZE			TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
	WIDTH	HGT.	THICK						
(A)	---	---	---	EXISTING DOOR	---	---	ADA THERSHOLD	---	EXISTING TO REMAIN
(B)	(2)2'-6"	7'-0"	1-3/8"	DOUBLE SWING DOOR	ALUM/TEMP GLASS	PAINTED	---	ALUM	HARDWARE GROUP 2
(C)	3'-0"	7'-0"	1-3/8"	NEW SC WOOD DOOR	WOOD	PAINTED	ADA THERSHOLD	WOOD	HARDWARE GROUP 2

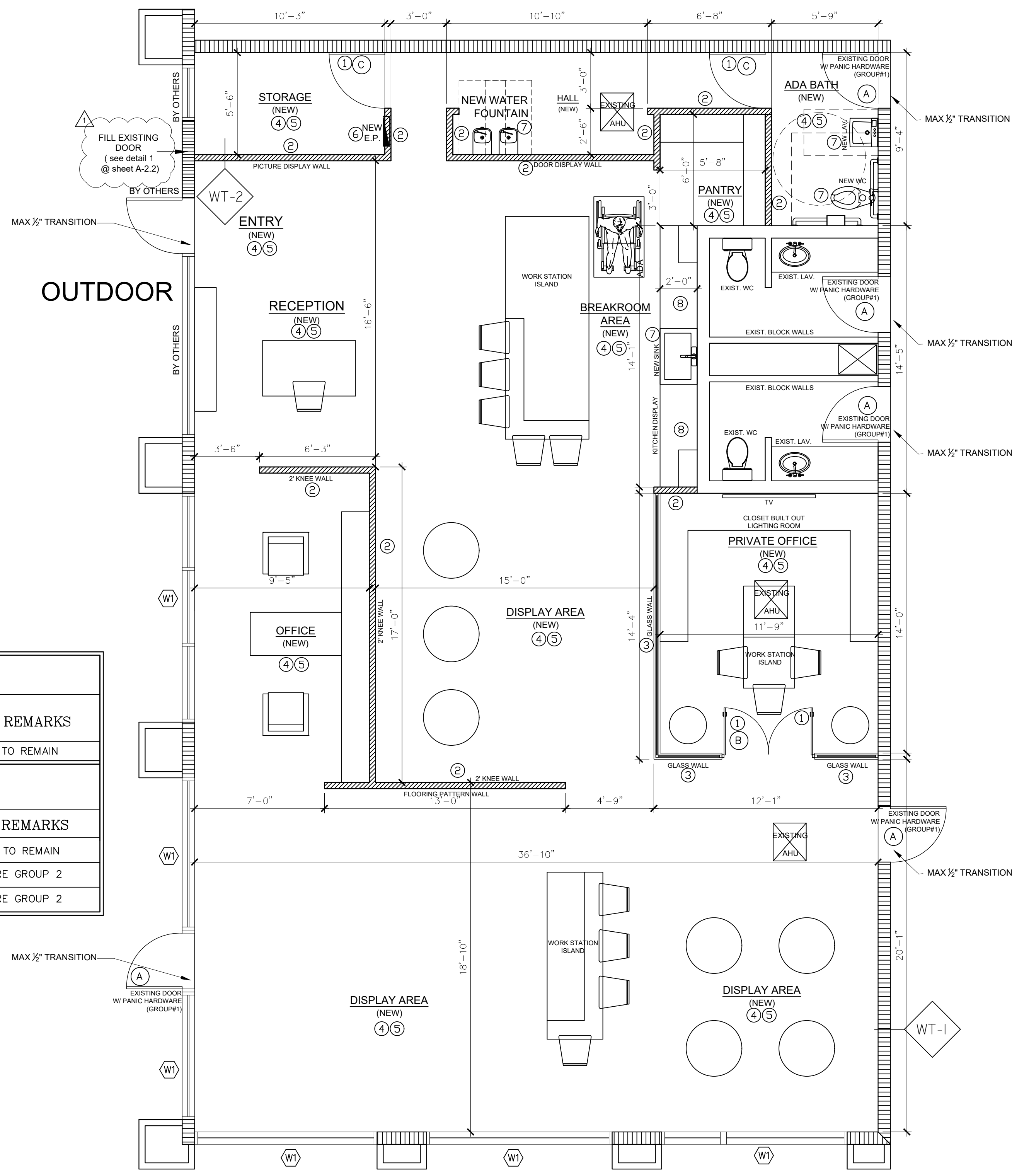
NOTE: ALL FLOOR TRANSITIONS AND THRESHOLDS SHALL BE NO GREATER THAN 1/2" STEP INSIDE THE UNIT AS PER FBCB 1010.1.5 & 7

NOTE: HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF 7' MIN AS PER FBCB 801.3.4

DOOR HARDWARE GROUP #1		DOOR HARDWARE GROUP #2	
LATCHSET ADVANTEX 10 SERIES OR EQUAL RIM TYPE PANIC DEVICE PROVIDE DBL. KEYED LOCK		LEVER TYPE HARDWARE	
CLOSER NORTON 1600 SERIES OR EQUAL - PUSH SIDE		CLOSER NORTON 1600 SERIES OR EQUAL - PUSH SIDE	
CONTRACTOR MUST VERIFY FINAL HARDWARE SELECTION WITH OWNER PRIOR TO INSTALLATION. ALL DOOR HARDWARE AND OPERATING MECHANISMS MUST MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER LOCAL AND STATE CODES.		CONTRACTOR MUST VERIFY FINAL HARDWARE SELECTION WITH OWNER PRIOR TO INSTALLATION. ALL DOOR HARDWARE AND OPERATING MECHANISMS MUST MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER LOCAL AND STATE CODES.	



1 TYP. C.B.S. INFILL DETAIL
NOT TO SCALE

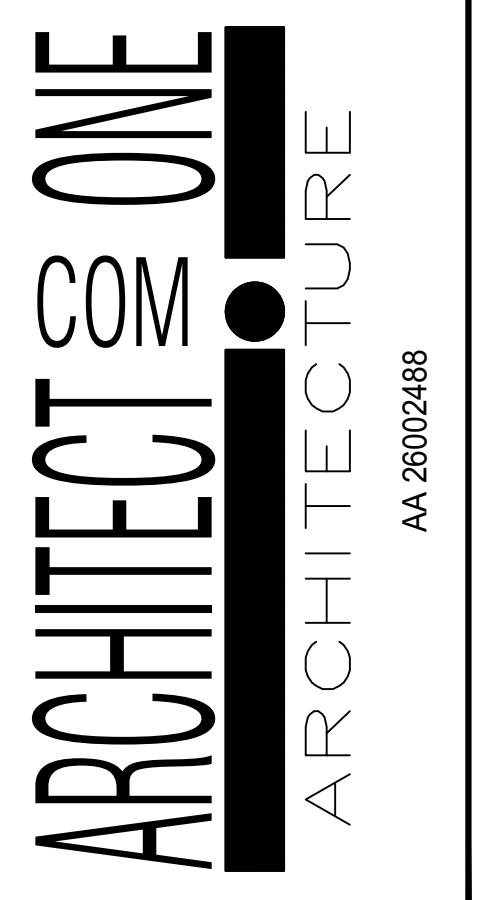


NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

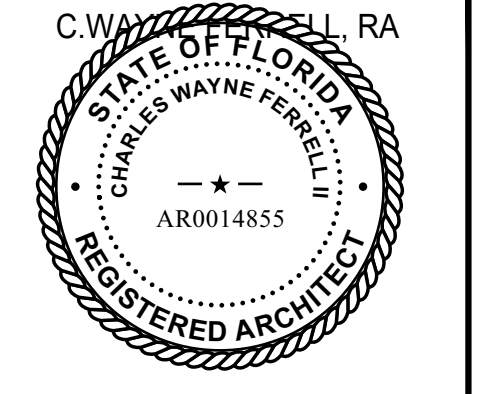
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REF.	DATE	BY
1	6-10-26	VF
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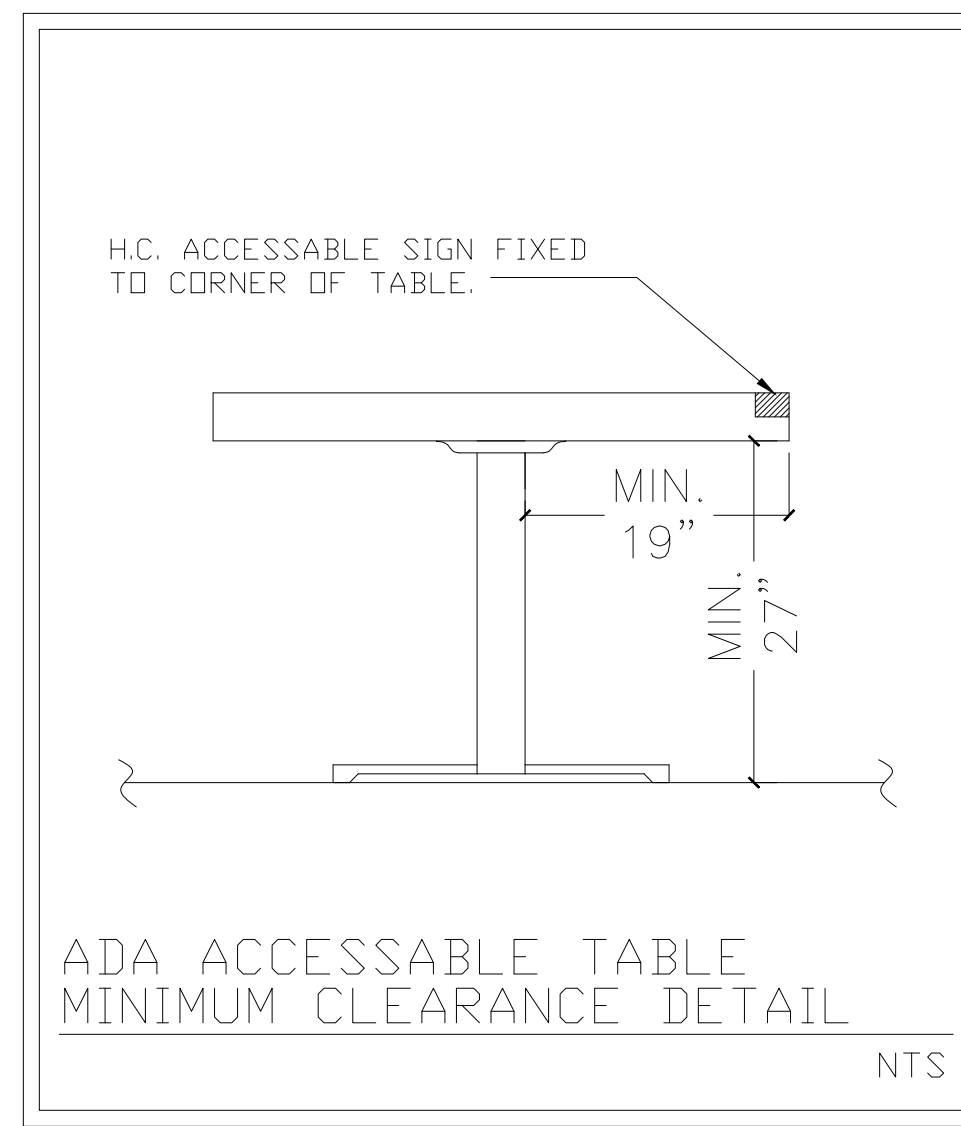
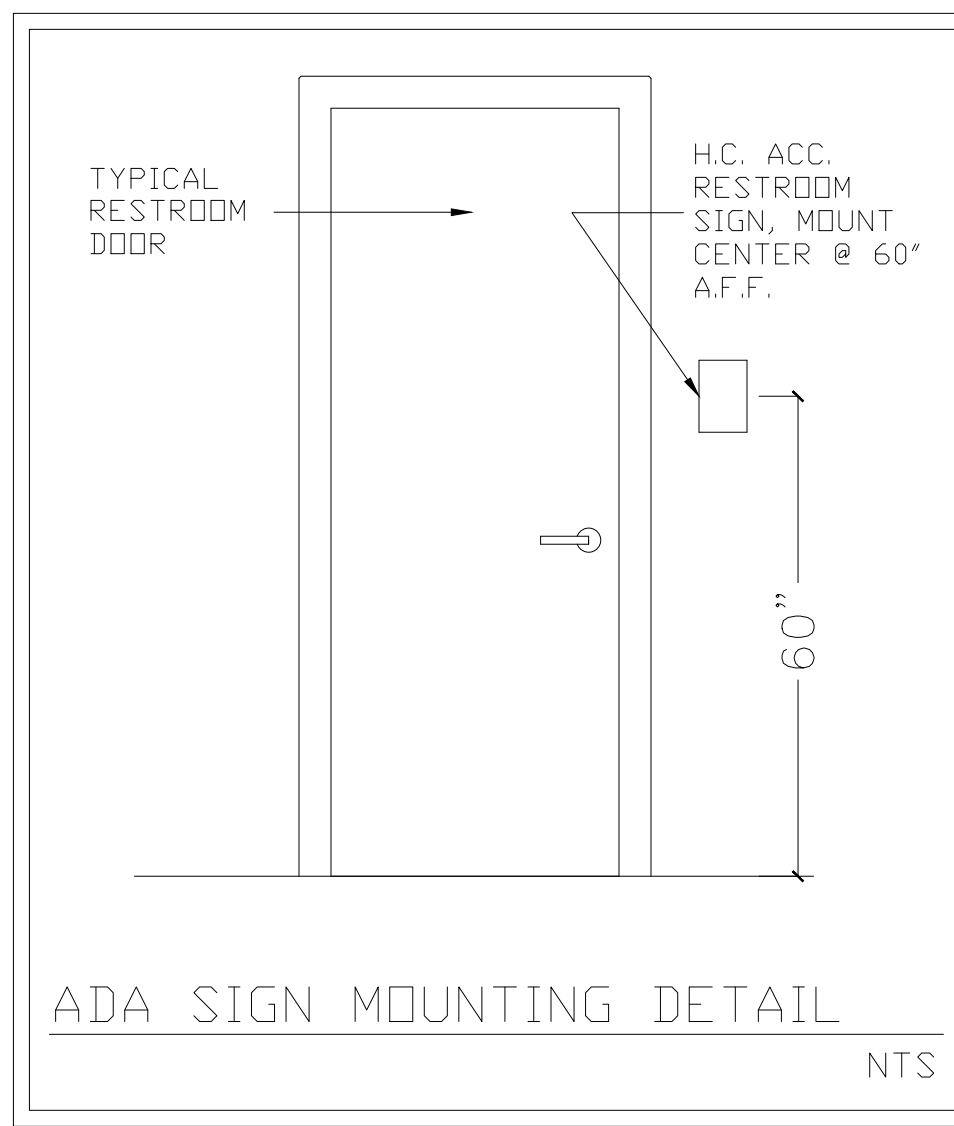
INTERIOR REMODEL
NEW DESIGN FLOOR & HOME
784 US HWY 1, SUITES #3,4&5
NORTH PALM BEACH, FL. 33408



AR 14,855

DESIGN	CWF
DESIGN DWG	DA
WORKING DWG	DA
BID REVIEW	O
PERMIT REVIEW	O
ISSUE DATE	04-21-2025
SCALE	AS NOTED
JOB NO.	20241125

SHEET
A-2.2

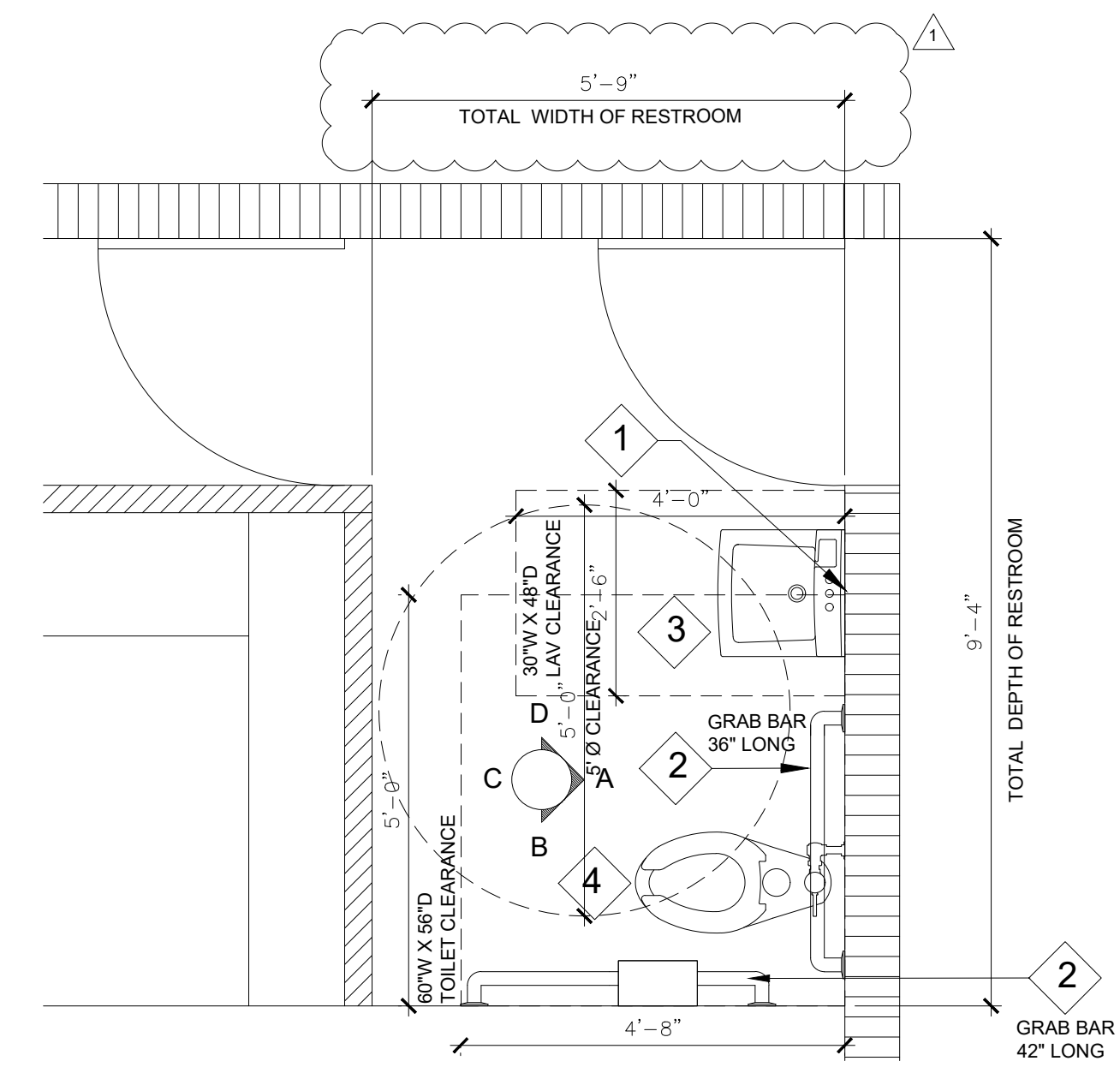


TOILET FIXTURE SPECIFICATIONS:

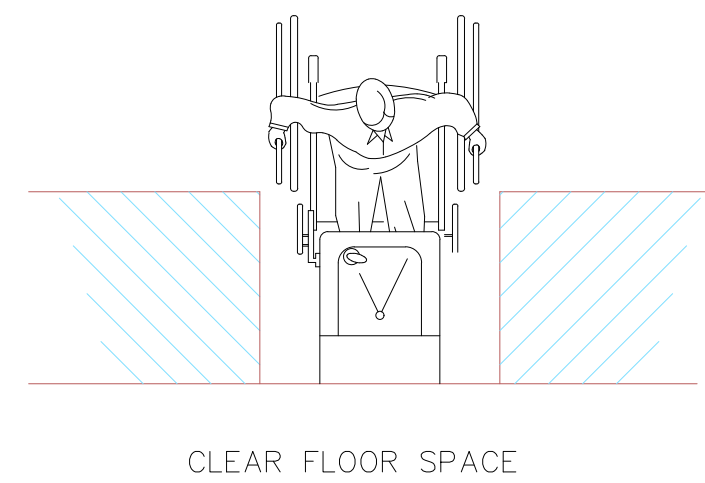
- 1 TILT MIRROR: 24" x 36" MIRROR. BOTTOM OF MIRROR SHALL NOT EXCEED 40" A.F.F.
- 2 GRAB BAR: GRAB BAR DIAMETER SHALL BE 1-1/2", SPACE BETWEEN WALL AND GRAB BAR SHALL BE 1-1/2" GRAB BAR BEHIND WATER CLOSET SHALL BE 36" AND 42" FOR SIDE GRAB BAR. GRAB BAR HT.: 33" A.F.F. (5806x36, B5806x42)
- 3 LAVATORY: HANDS FREE LAVATORY SHALL BE MOUNTED WITH RIM OR COUNTER SURFACE NO HIGHER THAN 34" A.F.F. PROVIDE 29" A.F.F. CLEARANCE TO BOTTOM OF APRON. FAUCET: HAND FREE SHALL COMPLY WITH 4.27.4. LEVER-OPERATED OR PUSH TYPE THE FORCE REQUIRED TO TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 lbf. EXPOSED PIPES: HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED. WATER CLOSET (HANDICAP ACCESSIBLE)
- 4 TOILET PAPER DISPENSER (B-265)
- 5 PAPER TOWEL HOLDER (B-35905)
- 6 SOAP DISPENSER HAND FREE TYPE
- 7 NOTE: CONTRACTOR IS TO SUBMIT SHOP DRAWINGS AND RECEIVE APPROVAL OF SUBMISSION PRIOR TO PLACING ORDERS

ANY EXTERIOR ADA PARKING AND PARKING ISLE CANNOT BE SLOPED MORE THAN 2% MAX

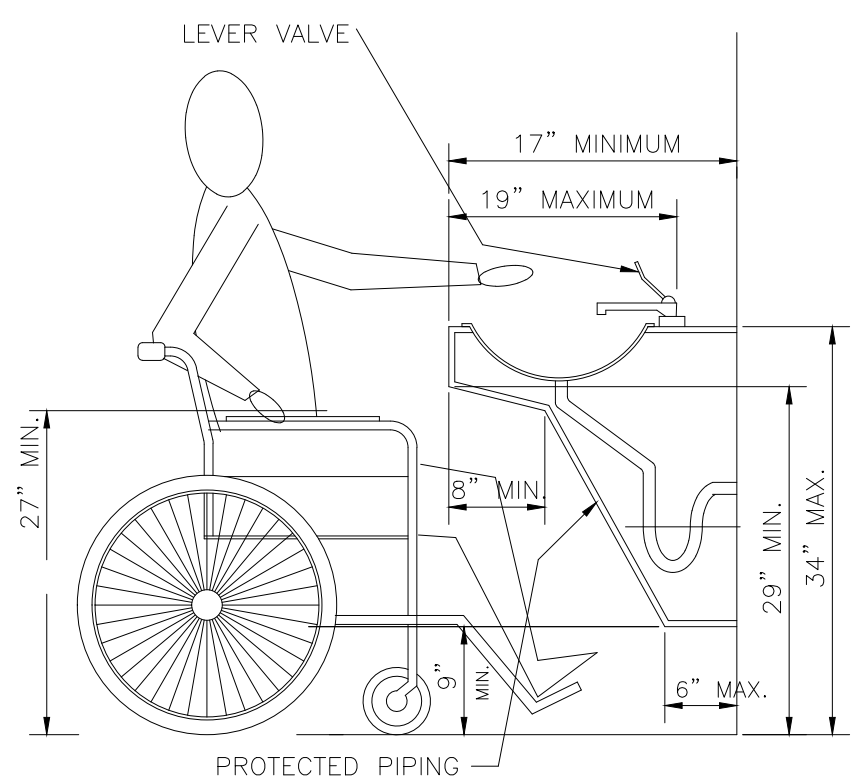
NOTE: ALL HAND SINKS, LAVATORIES, SOAP DISPENSER, TOILETS TO BE HAND FREE



1 HANDICAPPED RESTROOM TYPICAL PLAN SCALE: 1/2" = 1'-0"

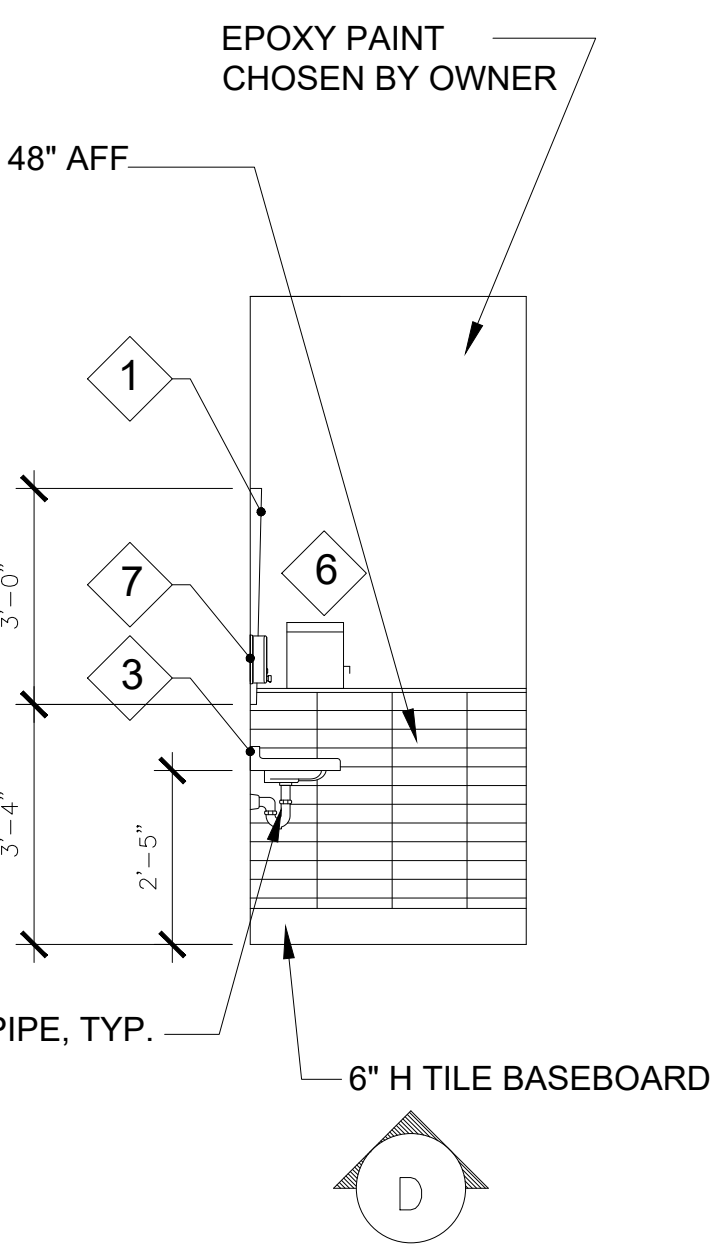
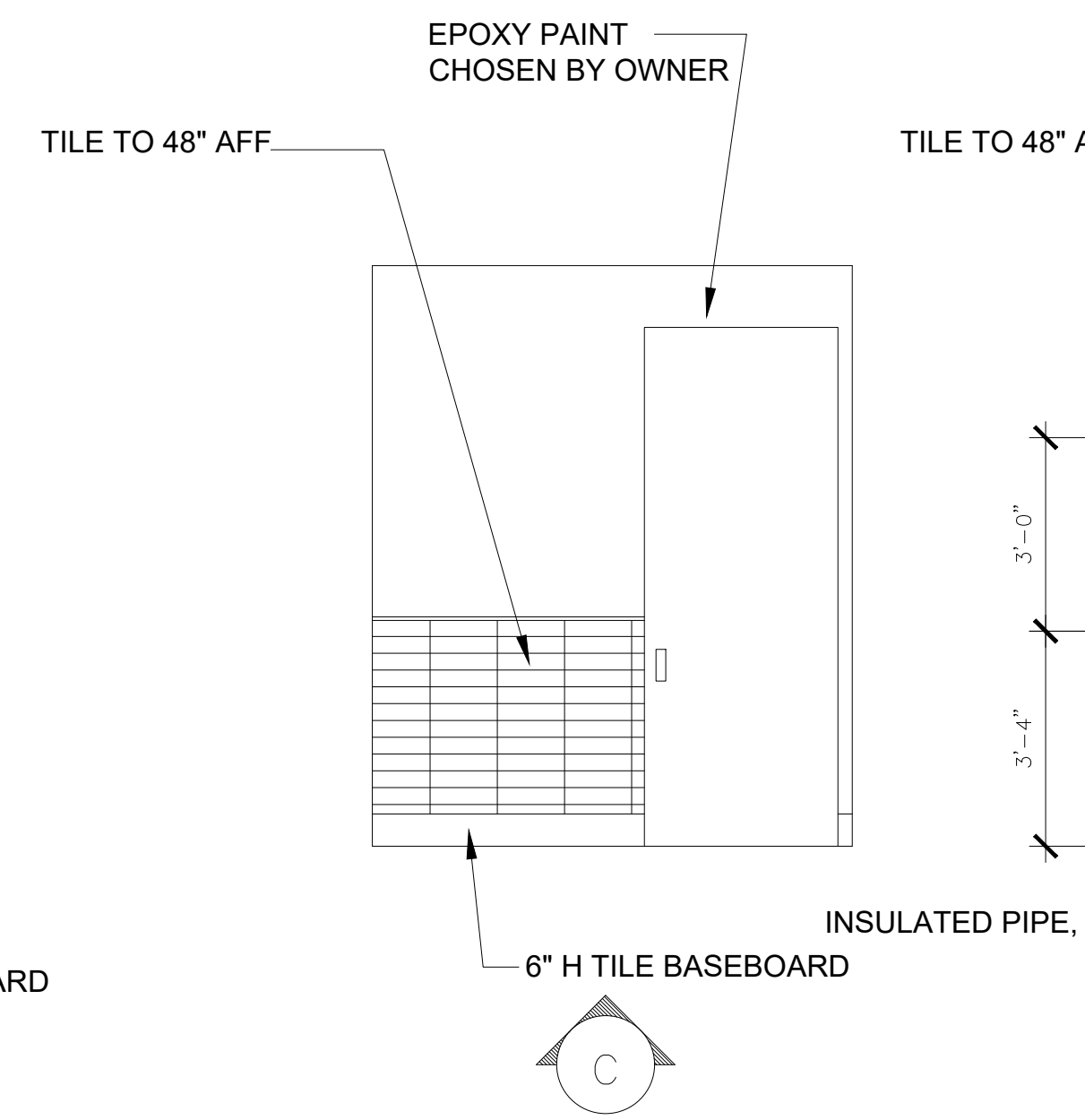
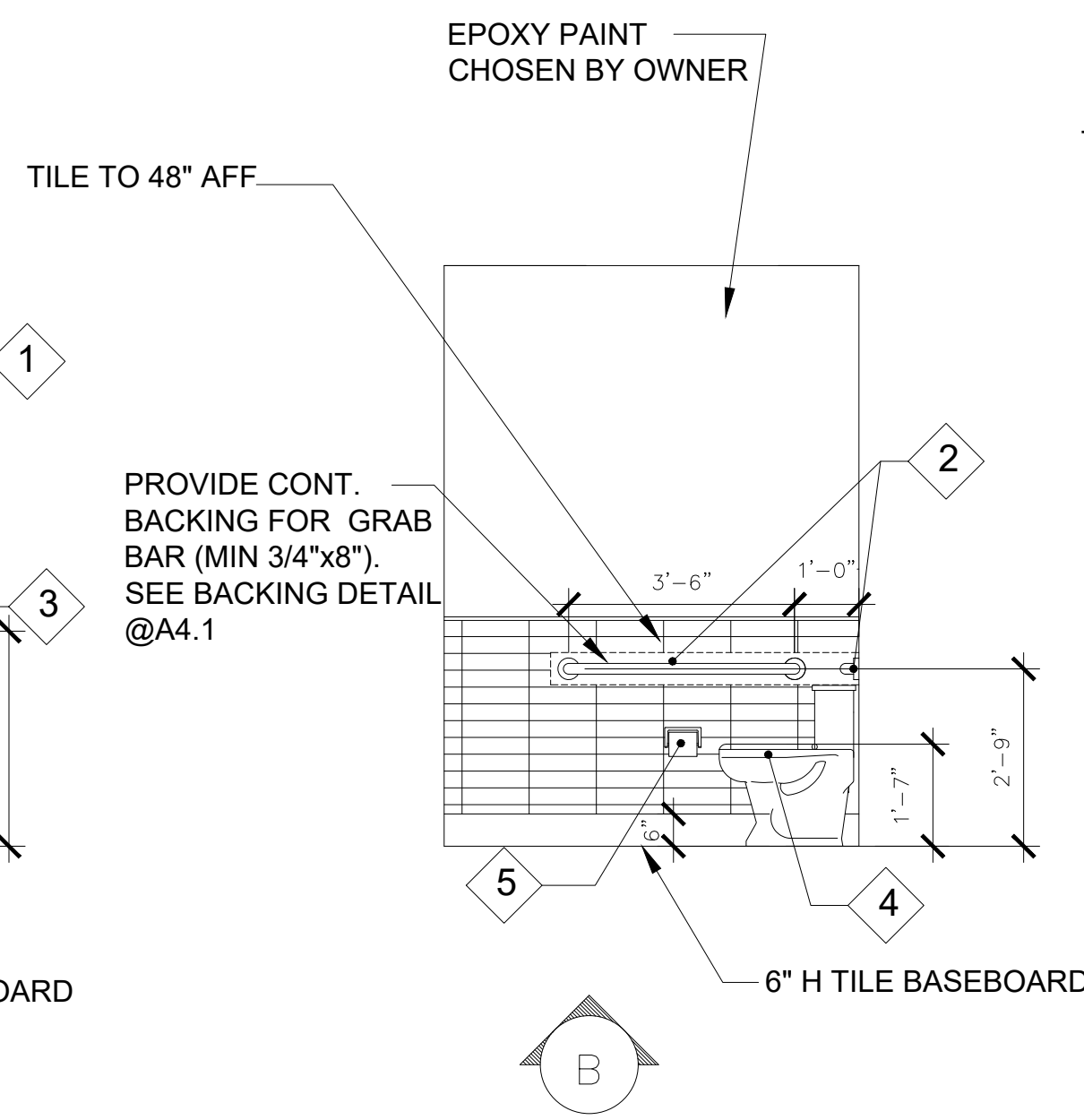
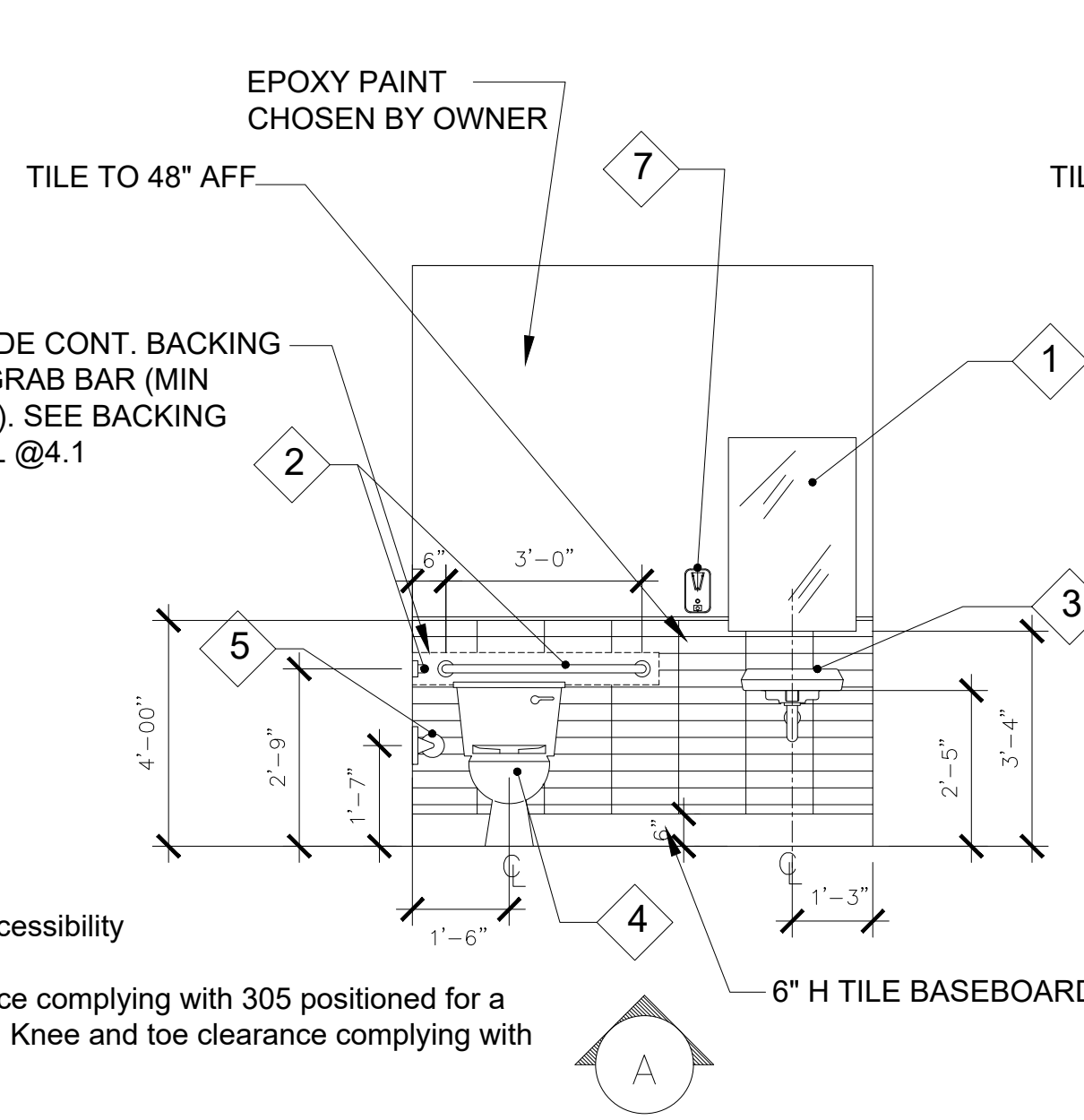
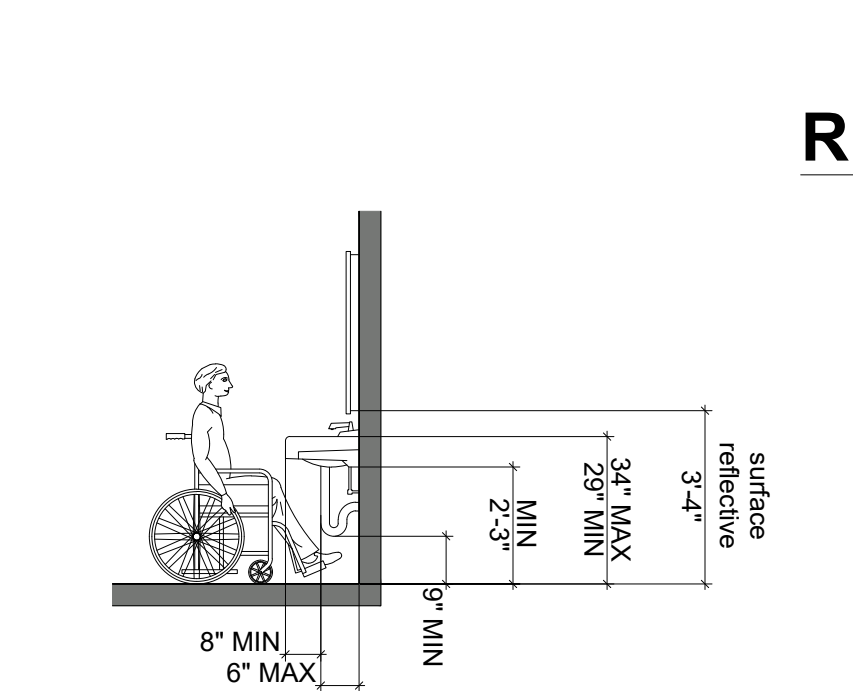


DRINKING FOUNTAIN ACCESSIBILITY DETAIL SCALE: NTS



hi lo water fountain notes
Install as per FBC 2023 8TH EDITION - Accessibility
602.2 Clear Floor Space.
Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.
602.4 Spout Height.
Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.
602.7 Drinking Fountains for Standing Persons.
Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

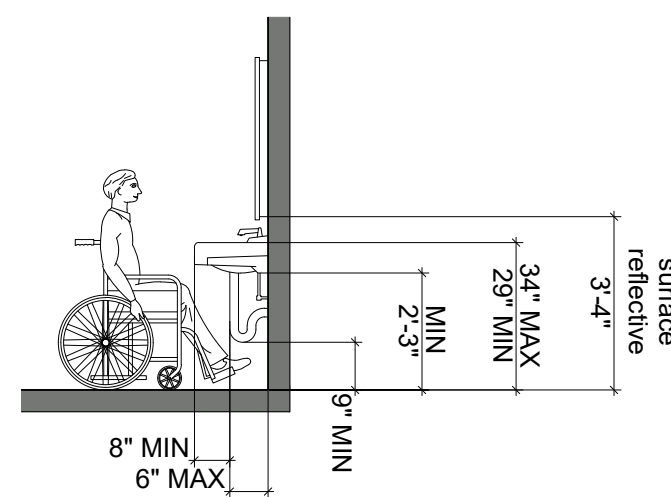
SINK ACCESSIBILITY DETAIL SCALE: NTS



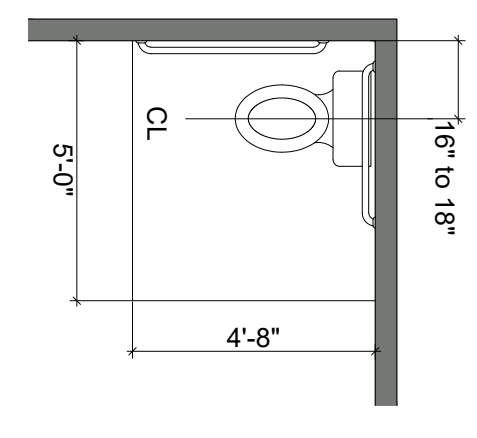
2 HANDICAPPED RESTROOM DETAILS SCALE: NTS

GENERAL ADA DETAILS

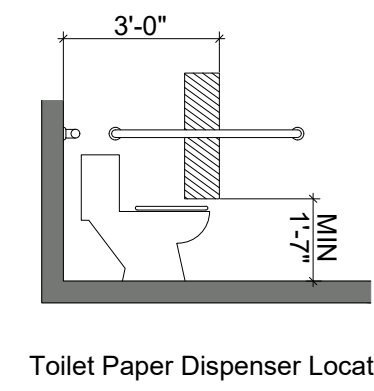
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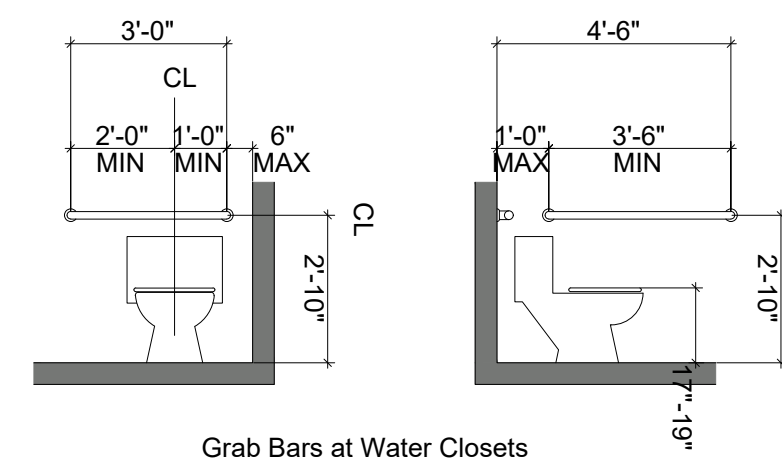
Clearances & Heights at Lavatory



Clear Floor Space and Water Closet Location

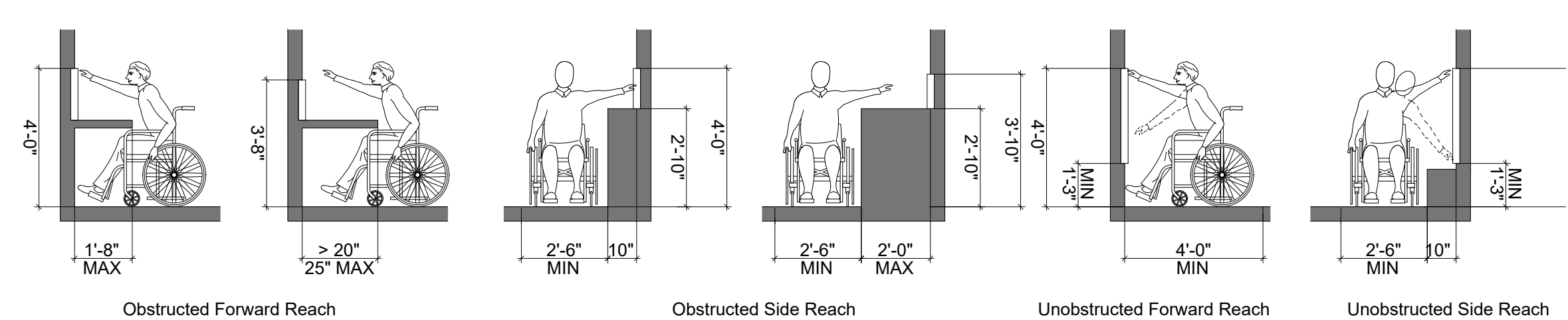


Toilet Paper Dispenser Location



Grab Bars at Water Closets

OPERATING MECHANISMS, CONTROLS & REACH RANGES



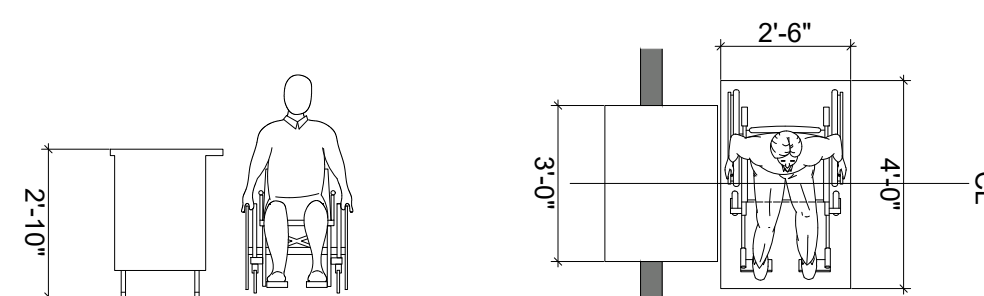
Obstructed Forward Reach

Obstructed Side Reach

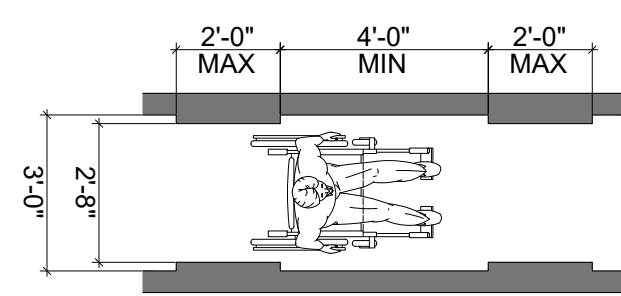
Unobstructed Forward Reach

Unobstructed Side Reach

CHECKOUT AISLES, TABLEWARE AREAS & FOOD SERVICE LINES

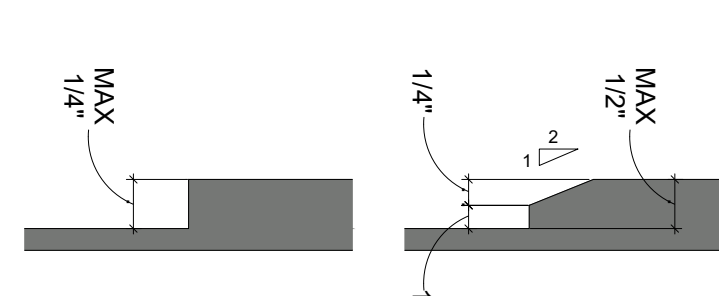


Parallel Approach at Checkout Counter



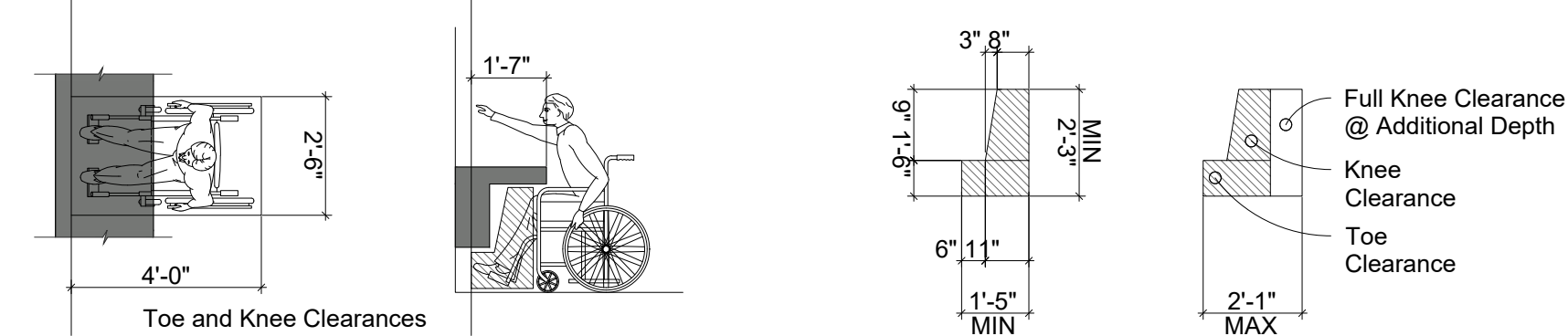
Clear Width of an Accessible Route

PATH OF TRAVEL



Changes in Level

SEATING AT TABLES



Toe and Knee Clearances

Full Knee Clearance @ Additional Depth
Knee Clearance
Toe Clearance

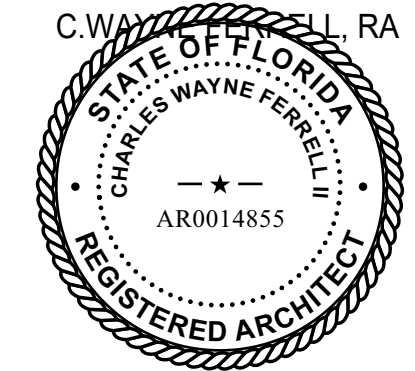
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ARCHITECT ONE
ARCHITECTURE

INTERIOR REMODEL
NEW DESIGN FLOOR & HOME
784 US HWY 1, SUITES #3,4&5
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AR 14,855

DESIGN	CWF
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SHEET
A-3.0

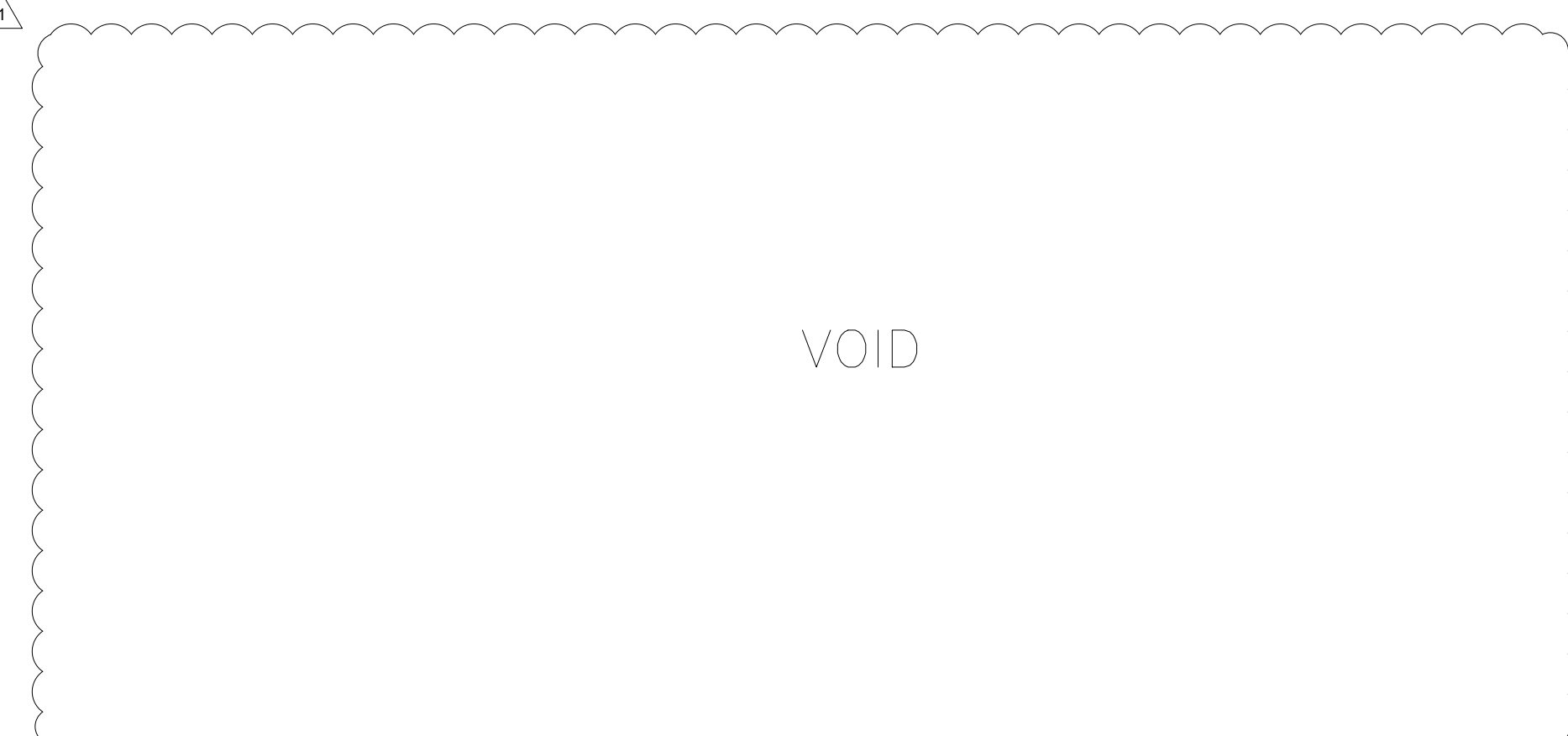
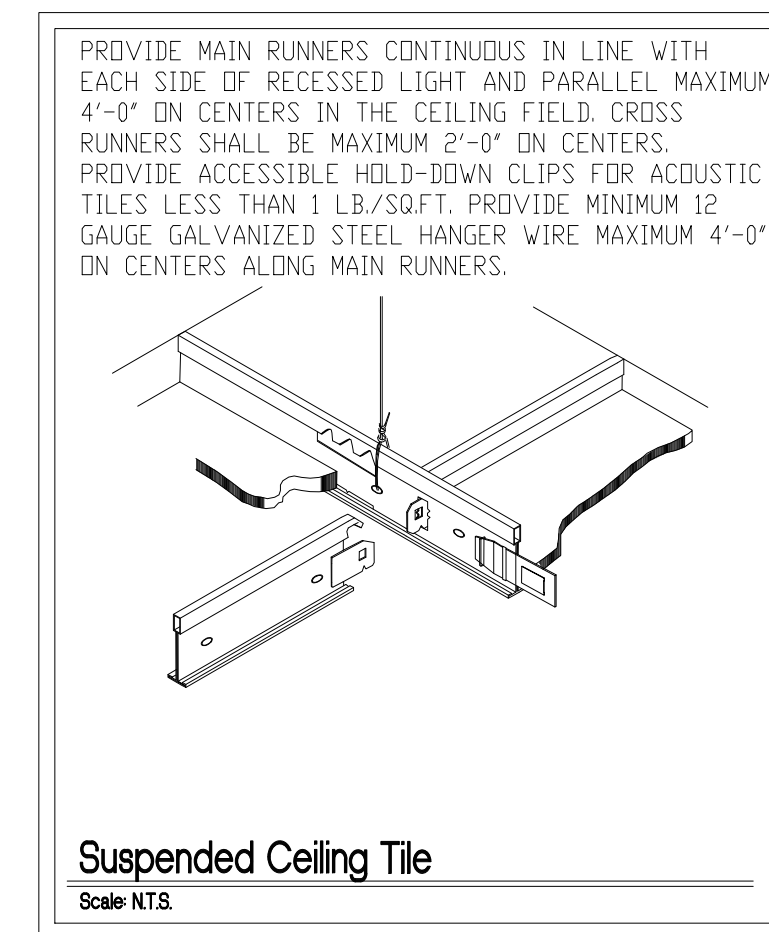
CEILING NOTES:

1. ALL LAMPS USED MUST INCLUDE A COVER AS PER HEALTH CODE. ALL FIXTURES TO BE U.L. APPROVED.
2. USE MOUNTING KITS FOR ALL RECESSED LIGHT FIXTURES AS REQUIRED.
3. COORDINATE WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR LOCATION OF AIR DIFFUSERS, SPRINKLER HEADS AND EMERGENCY LIGHTING, ETC. VERIFY ALL CONDITIONS IN FIELD AND NOTIFY THE DESIGNER AND/OR OWNER'S REPRESENTATIVE AT ONCE OF ANY DISCREPANCIES.
4. ALL LIGHT FIXTURES SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR INCLUDING EMERGENCY LIGHTS AND SIGN. IF NECESSARY
5. NO LIGHT TO BE VISIBLE UNDER RECESSED FIXTURE TRIM.
6. NIGHT LIGHTS TO BE INSTALLED ON SEPARATE CIRCUIT - SEE ELEC. PLAN.
7. IT IS THE FIRE SPRINKLER CONTRACTORS RESPONSIBILITY TO SUBMIT PLANS FOR LANDLORD REVIEW AND BUILDING DEPARTMENT PERMIT TO ACCOMPANY ARCHITECTURAL PLANS FOR MODIFICATION OF THE FIRE SPRINKLER SYSTEM AS REQ'D TO ACCOMMODATE THE TENANT SPACE. SPRINKLER CONTRACTOR SHALL CONTACT THE CITY FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8. G.C. MUST BRING NEUTRAL PIERS & MALL CEILINGS BACK TO LIKE NEW CONDITIONS AFTER CONSTRUCTION.
10. EXHAUST HOOD (IF ANY) SUPPLIED BY TENANT. INSTALLED BY G.C.
11. SMOKE/HEAT DETECTOR SPACING SHALL COMPLY WITH THE REQUIREMENTS OF THE N.F.P.A. 72-E. THE INSTALLATION CONTRACTOR SHALL SUBMIT A CEILING PLAN FOR LANDLORD REVIEW AND BUILDING DEPARTMENT PERMIT TO ACCOMPANY ARCHITECTURAL PLANS SHOWING THE LOCATION OF THE DETECTORS TO THE FIRE MARSHALL FOR APPROVAL BEFORE STARTING WORK.
12. REFER TO ELECTRIC AND MECHANICAL DRAWINGS FOR EXACT SPECS. OF ELECTRICAL AND MECHANICAL FIXTURES AND OTHER RELATED EQUIP.
13. SUPPORT WIRES FOR LAY-IN CEILING GRID MUST NOT BE CONNECTED TO LANDLORD'S MECHANICAL, ELECTRICAL, PLUMBING FIRE PROTECTION PIPING OR EQUIPMENT.

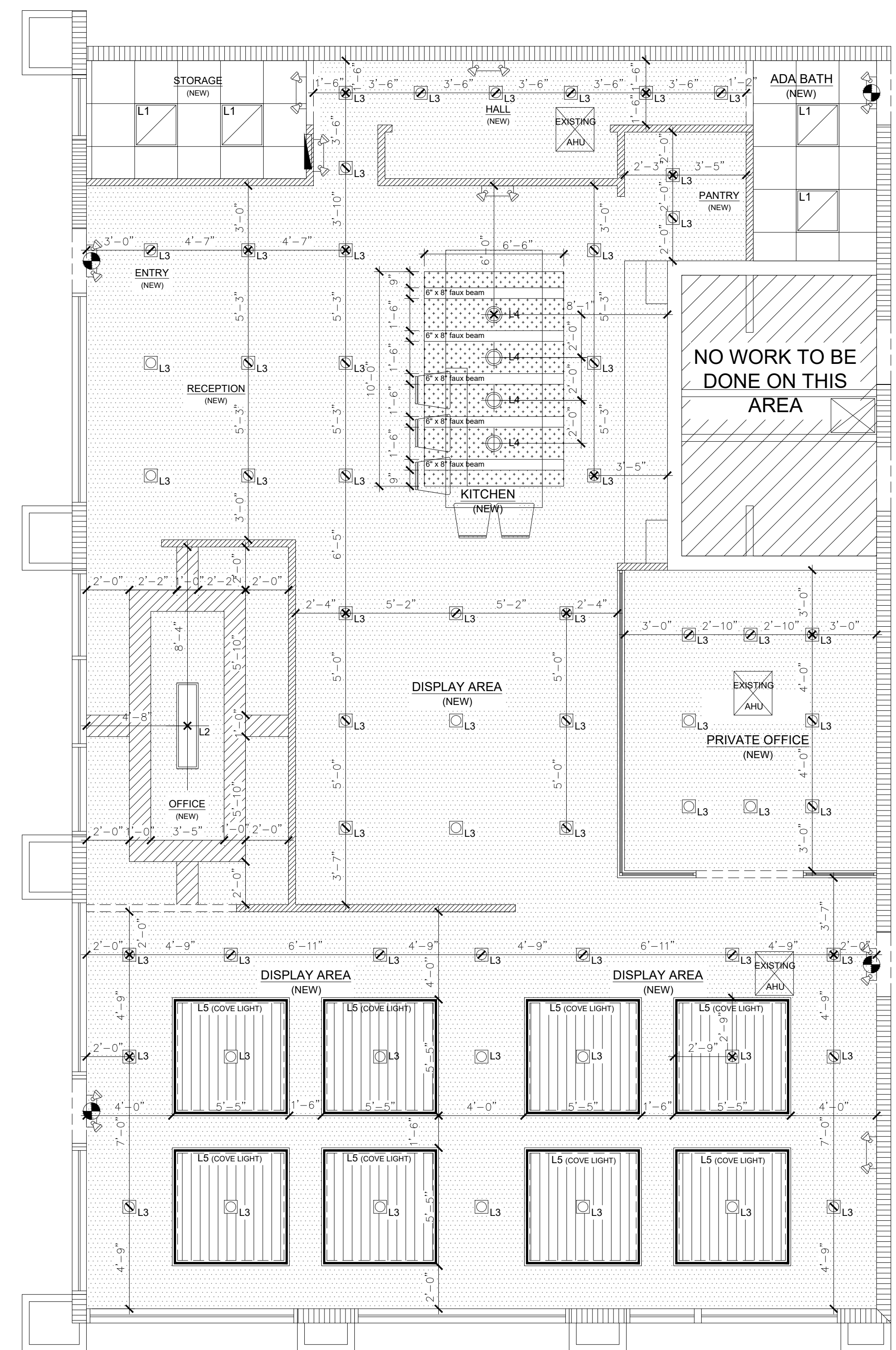
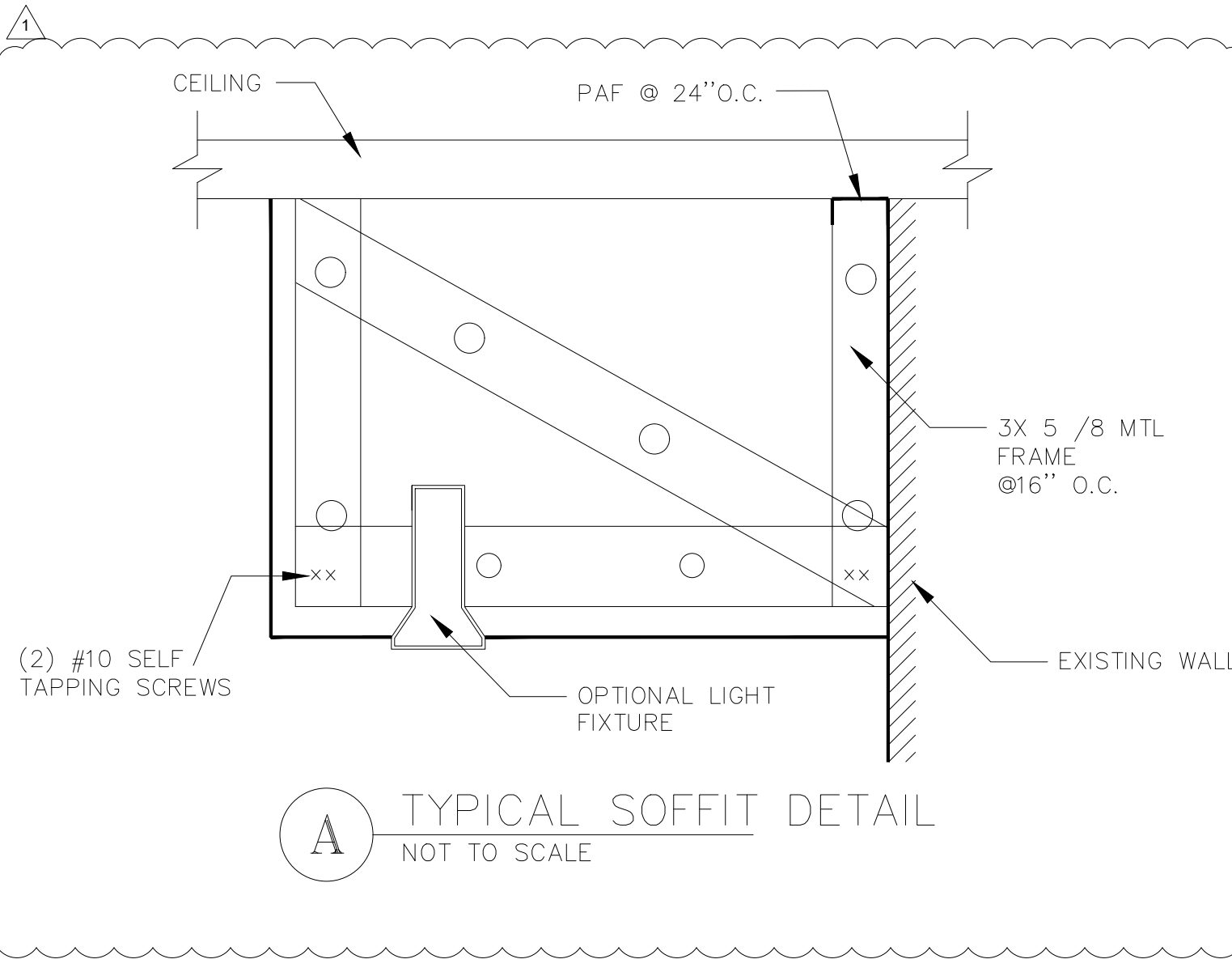
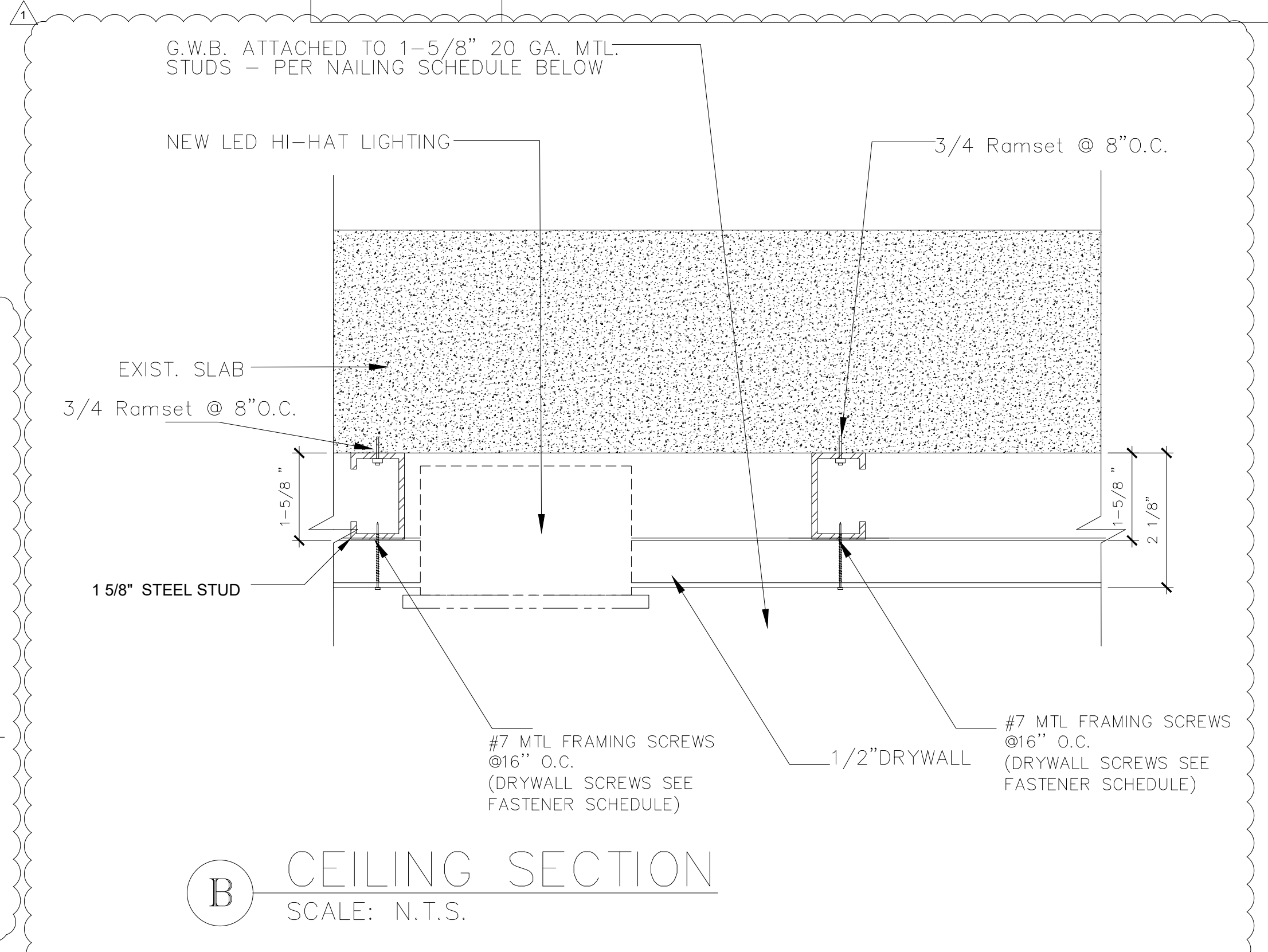
NOTE: HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF 7' MIN AS PER FBCB 801.3.4

CEILING LEGEND	
	FLAT GYPSUM BOARD CEILING SMOOTH FINISH HEIGHT: 8'-6" AFF PAINT COLOR CHOSEN BY OWNER LOCATION: PRIVATE OFFICE & RECEPTION
	2'X2' ACOUSTICAL USG CEILING 15/16" WHITE GRID AND VINYL ROCK TILES HEIGHT: 8'-6" AFF PAINT COLOR CHOSEN BY OWNER LOCATION: STORAGE & RESTROOM
	FLAT GYPSUM BOARD CEILING SMOOTH FINISH HEIGHT: 8'-0" AFF PAINT COLOR CHOSEN BY OWNER LOCATION: OFFICE
	FLAT GYPSUM BOARD CEILING SMOOTH FINISH HEIGHT: 9'-0" AFF PAINT COLOR CHOSEN BY OWNER LOCATION: DISPLAY AREA
	FLAT GYPSUM BOARD CEILING AT TRAY AREA (HIGHER CEILING) HEIGHT: 9'-6" AFF (VIF) PAINT COLOR CHOSEN BY OWNER LOCATION: KITCHEN

LIGHTING LEGEND	
	24"X24" RECESSED FLUORESCENT LED LIGHT FIXTURE CHOSEN BY OWNER
	LED CHANDELIER LIGHT FIXTURE CHOSEN BY OWNER
	6" RECESSED LED LIGHTING CHOSEN BY OWNER
	CHANDELIER OR BIG PENDANT CHOSEN BY OWNER
	LED STRIP COVE LIGHT FIXTURE CHOSEN BY OWNER



EMERGENCY LIGHTING SCHEDULE	
	COMBO LED EMERGENCY/EXIT SIGN W/ RED LETTERS. W/ 90 MINUTES MINIMUM EMERGENCY BATTERY
	SELF CONTAINED EMERGENCY LIGHT. WHITE THERMOPLASTIC HOUSING WITH TWO LED HEADS, W/ 90 MINUTES MINIMUM BATTERY



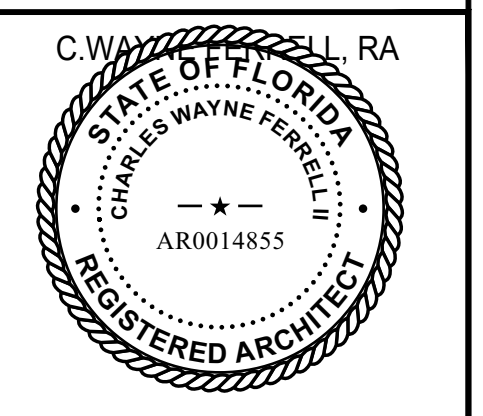
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ARCHITECT ONE
ARCHITECTURE
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INTERIOR REMODEL
NEW DESIGN FLOOR & HOME
784 US HWY 1, SUITES #3,4&5
NORTH PALM BEACH, FL. 33408



DESIGN	CWF
DESIGN DWG	DA
WORKING DWG	DA
BID REVIEW	o
PERMIT REVIEW	o
ISSUE DATE	04-21-2025
SCALE	AS NOTED
JOB NO.	20241125

SHEET
A-4.0

ELECTRICAL NOTES

1. All Electrical Work Shall Be In Full Compliance With The NATIONAL ELECTRIC CODE 2020, FLORIDA BUILDING CODE 2023 8TH EDITION WITH SUPPLEMENTS, And All Other Applicable Codes.
2. All Material Used In The Project Shall Be New And Shall Bear Underwriters' And Union Labels, Where Applicable.
3. DO NOT SCALE Electrical Drawings. Refer To Architectural Plans And Elevations For Approximate Locations Of All Appliances And Equipment, And Confirm With Owner Or Owner's Representative For Specific Lighting Locations.
4. In Sizes No. 8 AWG And Larger, Minimum Size Wire Shall Be No. 12 AWG, And Maximum Size Shall Be 600 MCM.
5. ALL RACEWAYS Installed Underground, In Concrete Slabs, And/Or Larger Than Two (2) Inches In Diameter Shall Be Galvanized Rigid Steel. PVC Pipe Schedule 40 Is Acceptable For Underground Installation Only If Approved By Local Authorities. Raceways Two (2) Inches And Smaller In Diameter Shall Be I.M.C. If Exposed To Weather, E.M.T. Elsewhere. Flexible Conduit Used Where Indicated Shall Be Metal For Indoor Locations, And Liquid-Tight For Outdoor Locations.
7. Outlets Shall Be Mounted Flush With Finished Surfaces. Two (2) Or More Light Switches Located Together Shall Be Installed In Gang-Type Boxes.
8. Junction Boxes Shall Be Galvanized Steel With Screw Or Hinged Covers For Indoor Locations And Weather-Proof Where Exposed To Weather. 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.
9. Electrical Contractor Shall Perform All Necessary Work For A Complete Electrical Installation And Working System, And Shall Provide All Necessary Instruments And Special Apparatus To Conduct Any Test That May Be Required To Insure The System Is Free Of Any Improper Grounds And Short circuits, And That All Feeders Are Properly Balanced.
10. Electrical Contractor Shall Install Air Conditioning Control System In Accordance With Control Wiring Diagram Furnished By Mechanical Contractor. Thermostat Locations Are Shown On Mechanical Drawings. Make Connections As Required By Control Wiring Diagram.
11. All Ground Connections To Be Done As Per 2017 Edition Of National Electrical Code.
12. Load Data is Based On Information Given To The Architect/Engineer At The Time Of Design. Verify All Equipment And Panel Sizes Before Ordering.
13. All Work Shall Be Coordinated With Other Trades To Avoid Interference With The Progress Of Construction
14. Disconnect Switches Shall Be H.P. Rated, Heavy Duty, Quick-Make, Quick-Break Enclosures As Required By Exposure. Motor Starters Shall Be Manual Or Magnetic With Overload Relays In Each Leg.
15. Panel boards Shall Be Dead Front Circuit Breaker Types With Copper Bus And As Scheduled On Drawings. Circuit Breakers Shall Have a Minimum Interrupting Rating Of 10,000 Amperes At 120 Volts And 15,000 Amperes At 277 Volts. All Panels Shall Have Snap Catch Doors With A Typewritten Panel Directory In Clear Plastic Inside.
16. Fuses Shall Be Dual Element, Combining Time-Delay With Current Limiting.
17. Corrections Of Any Defects Shall Be Completed Without Charge And Shall Include Replacements Or Repair Of Any Other Phase Of The Installations Which May Have Been Damaged.
18. Contractor Shall Pay For All Permits, Fees, Inspections And Testing, As Well As Obtain And Pay For All Required Insurance For The Protection Against Public Liability And Property Damage For The Full Duration Of The Work On The Project.
19. Contractor Shall Guarantee All Materials And Workmanship Free Of Defect For A Period Not Less Than One (1) Year From The Date Of Acceptance.
20. The Electrical Installation Shall Meet All Standards And Requirements Of The Local Power And Telephone Companies.
21. Contractor's Work Practices And Conditions Must Conform With The Occupational Safety And Health Act Of 1970.
22. Electrical Contractor Shall Provide Outlets To Match Equipment Plugs.
23. The Electrical Contractor Shall Visit The Site Before Submitting The Bid In Order That He/She May Become Aware Of All Existing Conditions. No Allowances Will Be Made For Any Existing Condition Which The Contractor Was Not Aware Of.
24. Smoke Detectors Shall Be Hard Wired (110 Volt Type) With Battery Back-up And And Connected To A Non-Switchable Kitchen Or Bathroom Circuit. Do Not Utilize The Load Side Of A Ground Fault Circuit Interrupter.
25. Contractor Shall Provide Temporary Power, Light, Outlets And Any Other Connections Needed For Other Trades Required To Complete The Project.
26. Selection Of All Lighting And Electrical Equipment Not Specified on Plans Is By Owner. Contractor to Assist Owner In Selection And Notify Architect Of Any Changes That Effect Load Requirements Or Design.
27. All Branch Circuits That Supply 125-volt, Single Phase, 15 and 20 Ampere New Outlets Installed In Dwelling Unit Bedrooms Shall Be Protected By An Arc-Fault Circuit Interrupter Listed To Provide Protection Of The Entire Branch Circuit.

NEW PANEL "A"

		200 A M.L.O.		1PH 3W		120/240V					
CKT. NO	LOAD SERVED	POLES	FUSE	WIRE	DEMAND	DEMAND	WIRE	FUSE	POLES	LOAD SERVED	CKT. NO
A1	WATER HEATER	2	60	6	9,000	10,000	6	60	2	AIR HANDLING UNIT	A2
A3											A4
A5	HALL LIGHTS / EMERGENCY LIGHTS	1	20	12	***	**	10	30	2	A/C CONDENSING UNIT	A6
A7	ADA BATH OUTLETS (GFCI)	1	20	12	1500						A8
A9	REFRIGERATOR	1	20	12	1500	1500	12	20	1	SMALL APPLIANCE	A10
A11	MICROWAVE	1	20	12	1500	***	12	20	1	HALL OUTLETS	A12
A13	ADA BATH LIGHTS	1	20	12	***	1200	12	20	1	DISPOSAL	A14
A15	PRIVATE OFFICE LIGHTS & OUTLETS	1	20	12	***	***	12	20	1	KITCHEN & PANTRY LIGHTS	A16
A17	STORAGE LIGHTS & OUTLETS	1	20	12	***	1500	12	20	1	KITCHEN & PANTRY OUTLETS (GFCI)	A18
A19	DISPLAY AREA LIGHTS & OUTLETS	1	20	12	***	1500	12	20	1	WATER FOUNTAIN (GFCI)	A20
A21	OFFICE LIGHTS & OUTLETS	1	20	12	***	1500	12	20	1	KITCHEN ISLAND OUTLETS (GFCI)	A22
A23	RECEPTION & ENTRY LIGHTS & OUTLETS	1	20	12	***					SPARE	A24
A25	SPARE									SPARE	A26
A27	SPARE									SPARE	A28
A29	SPARE									SPARE	A30

CIRCUIT ARRANGEMENT IS FOR LOAD CALCULATION ONLY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ARRANGE AS NECESSARY AND PER CODE.

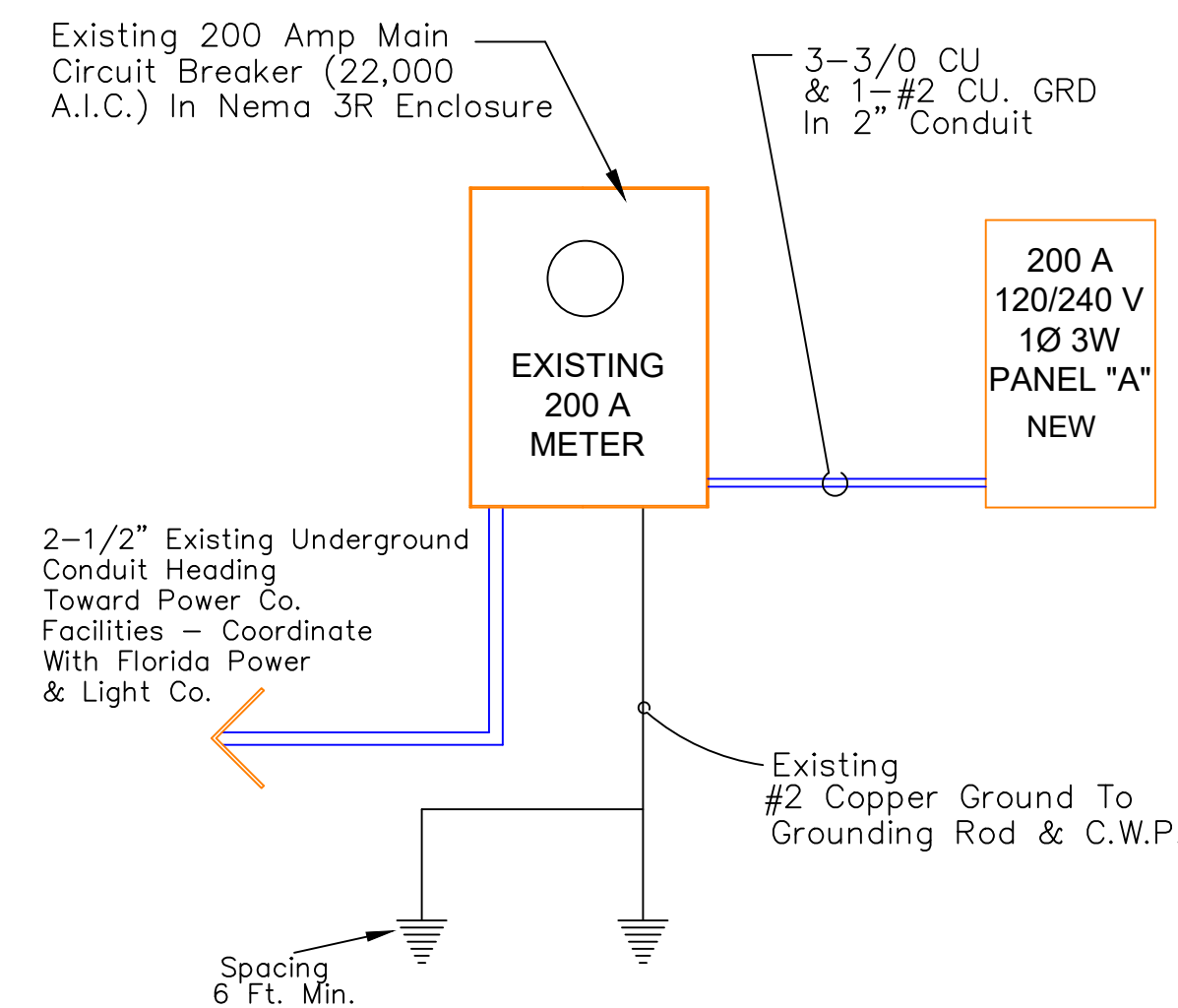
13,500 + 17,200 + 6,000 = 36,700 = TOTAL DEMAND @ 100%

DEMAND CALCULATIONS - PANEL A

Overall Demand @ 100%	36.7 KVA
- H.V.A.C. Load @ 100%	10.0 KVA
- First 10.0 KVA Of Other Load @ 100%	10.0 KVA
Remainder Of Load @ 100%	16.7 KVA
Remainder Of Load @ 40%	6.7 KVA
+ H.V.A.C. Load @ 65%	6.5 KVA
+ First 10.0 KVA Of Other Load @ 100%	10.0 KVA
Total	23.2 KVA
$23.2 \text{ KVA} \times 1000 / 240\text{V} = 96.67 \text{ AMPS}$	
200 AMPS - 96.67 AMPS = 103.33 AMP Reserve	

NOTE TO CONTRACTOR:

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM, AND TO COMPLETE ALL NECESSARY WORK PER ALL CURRENT CODES. ALL EQUIPMENT SHOWN, OR REFERRED TO, ON PLAN TO BE PLACED IN PROPER WORKING ORDER. DEMOLISH ALL ABANDONED ELECTRICAL CONDUCTORS AND CONDUITS TO SOURCE.



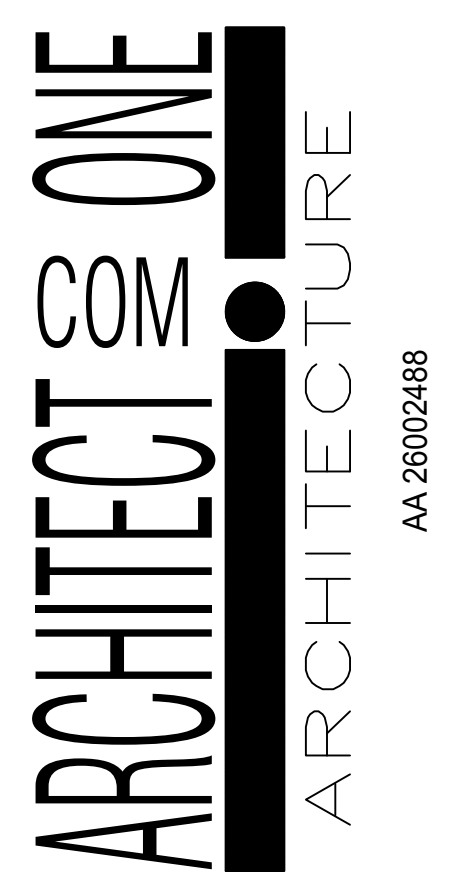
ELECTRIC RISER DIAGRAM

NOT TO SCALE

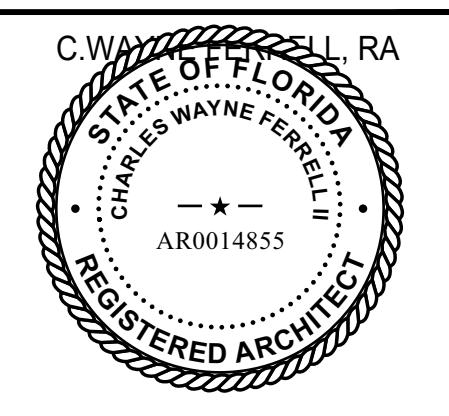
REVISIONS		
REF.	DATE	BY
△	8-10-25	VF
	CITY COMMENTS	

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INTERIOR REMODEL
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784 US HWY 1, SUITES #3,4&5
NORTH PALM BEACH, FL. 33408

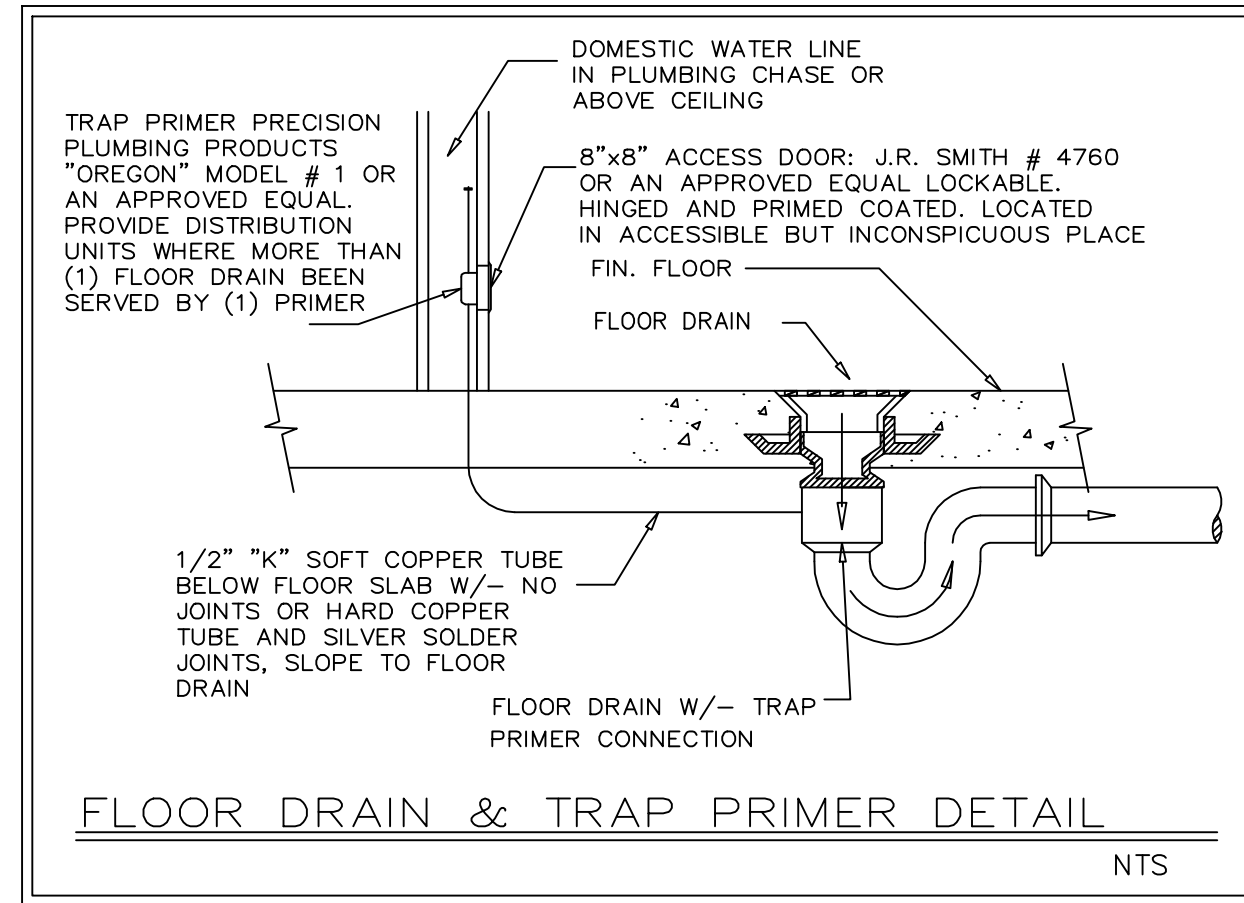


DESIGN	CWF
DESIGN DWG	DA
WORKING DWG	DA
BID REVIEW	o
PERMIT REVIEW	o
ISSUE DATE	04-21-2025
SCALE	AS NOTED
JOB NO.	20241125

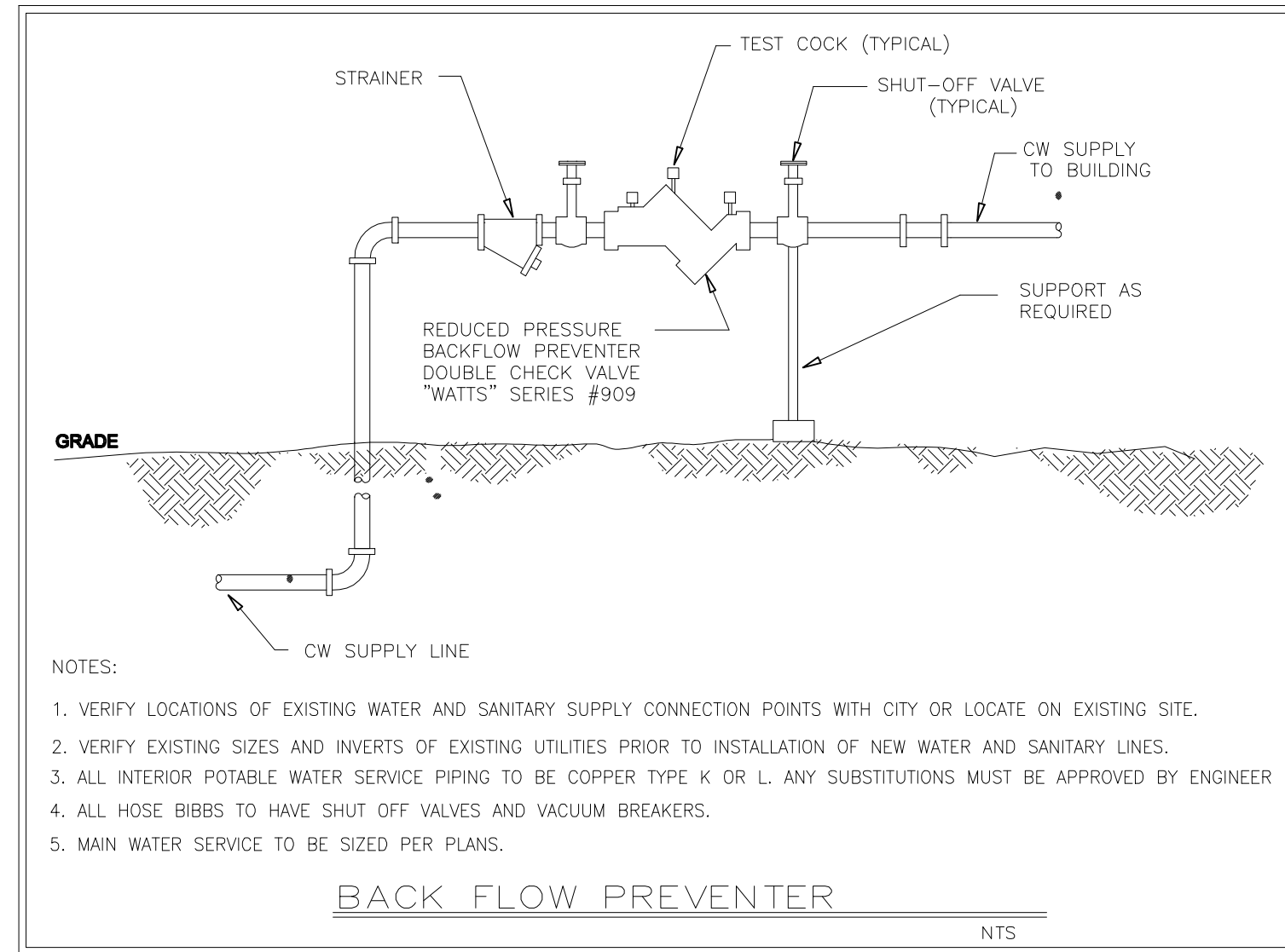
SHEET
E-1.0

GENERAL PLUMBING NOTES

- PLUMBING FIXTURES SHALL COMPLY WITH (F.B.C. 2023 PLUMBING TABLE 604.4)
- DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITIONS OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
- THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.
- ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES. ALL EXISTING PLUMBING SHOWN ON THE PLANS IS ESTIMATED AND MAY NOT BE IN THE SAME LOCATION AS SHOWN, CONTRACTOR MUST VERIFY EXISTING PLUMBING PRIOR TO COMMENCING WORK.
- PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.
- PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.
- PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.
- AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPERABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 3 FEET (914 MM) OR MORE ABOVE THE TOP OF SUCH OPENING. (F.B.C. 2023 PLUMBING 903.5)
- PROVIDE 1/2" COLD WATER TRAP PRIMER FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE, WHERE APPLICABLE.
- SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER (F.B.C. 2023 PLUMBING 606.2.3)
- A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK - CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK - CLOSING VALVE. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.
- NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140' TO DISCHARGE INTO SANITARY.
- THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER SUPPLY TO THE FARTHEST FIXTURE SHALL BE LESS THAN 50 FT.
- THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE. (F.B.C. 2023 PLUMBING 607.4)
- ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 30" IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 54 INCHES IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED. (F.B.C. 2023 PLUMBING 802.2)
- ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. (F.B.C. 2023 PLUMBING 608.3)
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION, DISINFECTED PRIOR TO UTILIZATION. (F.B.C. 2023 PLUMBING 610.1)
- THE WATER SUPPLY CONNECTION TO BEVERAGE DISPENSERS SHALL BE PROTECTED AGAINST BACKFLOW BY A BACKFLOW PREVENTER CONFORMING TO ASSE 1022 OR BY AN AIR GAP. THE PORTION OF THE BACKFLOW PREVENTER DEVICE DOWNSTREAM THEREFROM SHALL NOT BE AFFECTED BY CARBON DIOXIDE GAS. (F.B.C. 2023 PLUMBING 608.16.1)
- DISCHARGE FROM A COMMERCIAL DISHWASHING MACHINE SHALL BE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR IN ACCORDANCE WITH SECTION 802.2. (F.B.C. 2023 PLUMBING 802.1.7)
- HOT WATER AND DRAIN PIPES UNDER SINKS AND/OR LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- HOT WATER PIPES OF SIZE <math><1-1/2''</math> TO HAVE MINIMUM 1" INSULATION AND HOT WATER PIPES OF SIZE >math>>1-1/2''</math> TO HAVE 1.5" INSULATION AS PER FLORIDA CONSERVATION CODE 2020 TABLE C403.2.8.



NOTE:
EXISTING BUILDING SEWERS AND DRAINS SHALL CONNECT WITH NEW BUILDING SEWER AND DRAINAGE SYSTEMS ONLY WHERE FOUND BY EXAMINATION AND TEST TO CONFORM TO THE NEW SYSTEM IN QUALITY OF MATERIAL.



FBC 2023 PLUMBING TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS.

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PUBLIC	0.5 GPM AT 60 PSI
SINK FAUCET	2.2 GPM AT 60 PSI
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE

SANITARY SIZING CALCULATION TABLE 709.1

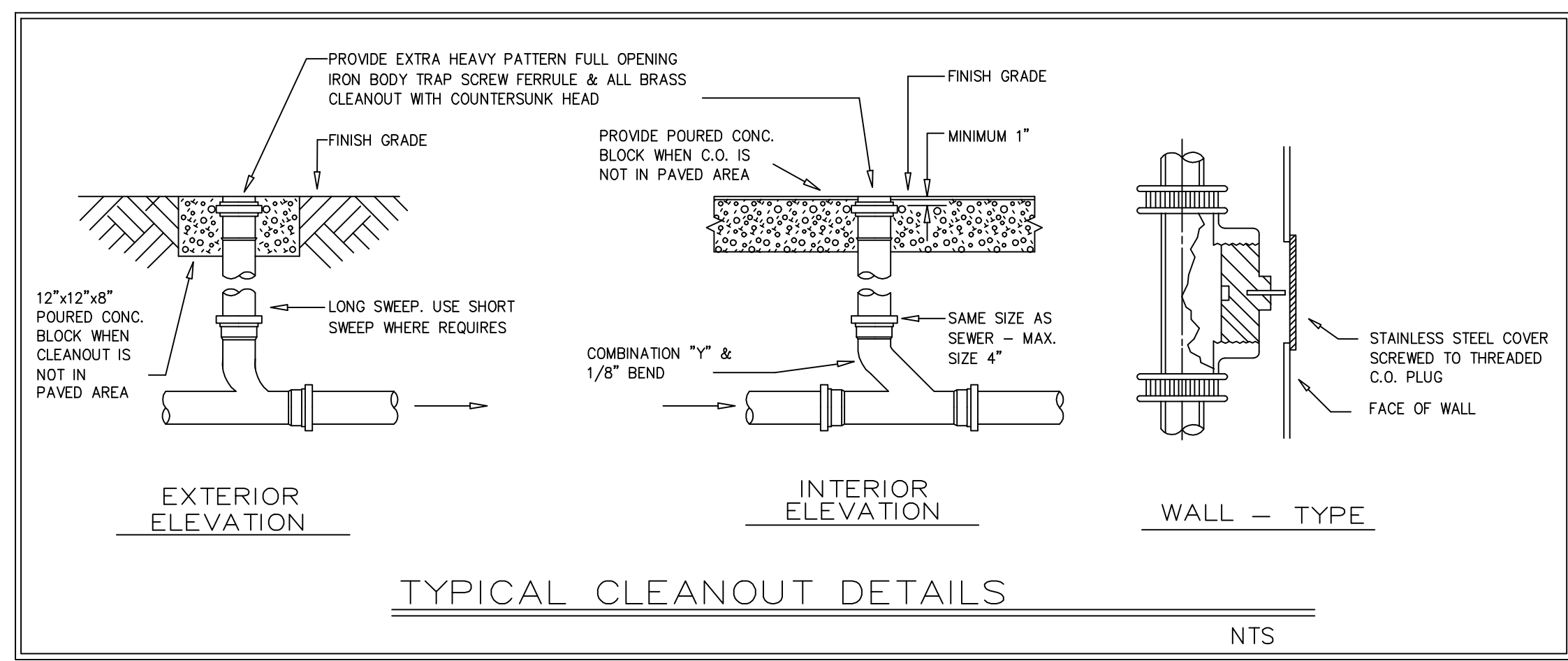
FIXTURE TYPE	NO.	F.U. EACH	TOTAL
WATER CLOSET	1	6	6
LAVATORY	2	1	2
SINK	1	2	2
TOTAL			10

WATER SIZING CALCULATION - FLUSH TANK WC TABLE E103.3 (2)

FIXTURE TYPE	NO.	LOAD VALUES IN WATER SUPPLY FIXTURE UNITS			TOTAL
		COLD WATER	HOT WATER	TOTAL	
WATER CLOSET	1	5.0	-	5.0	5.0
LAVATORY	2	1.5	1.5	2.0	4.0
SINK	1	1.5	1.5	2.0	2.0
TOTAL (F.B.C. TABLE 603.1) 1" MIN WATER PIPE DIAMETER REQUIRED					11.0

SANITARY BUILDING DRAIN PIPE = 4"

	MIN. SLOPE (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

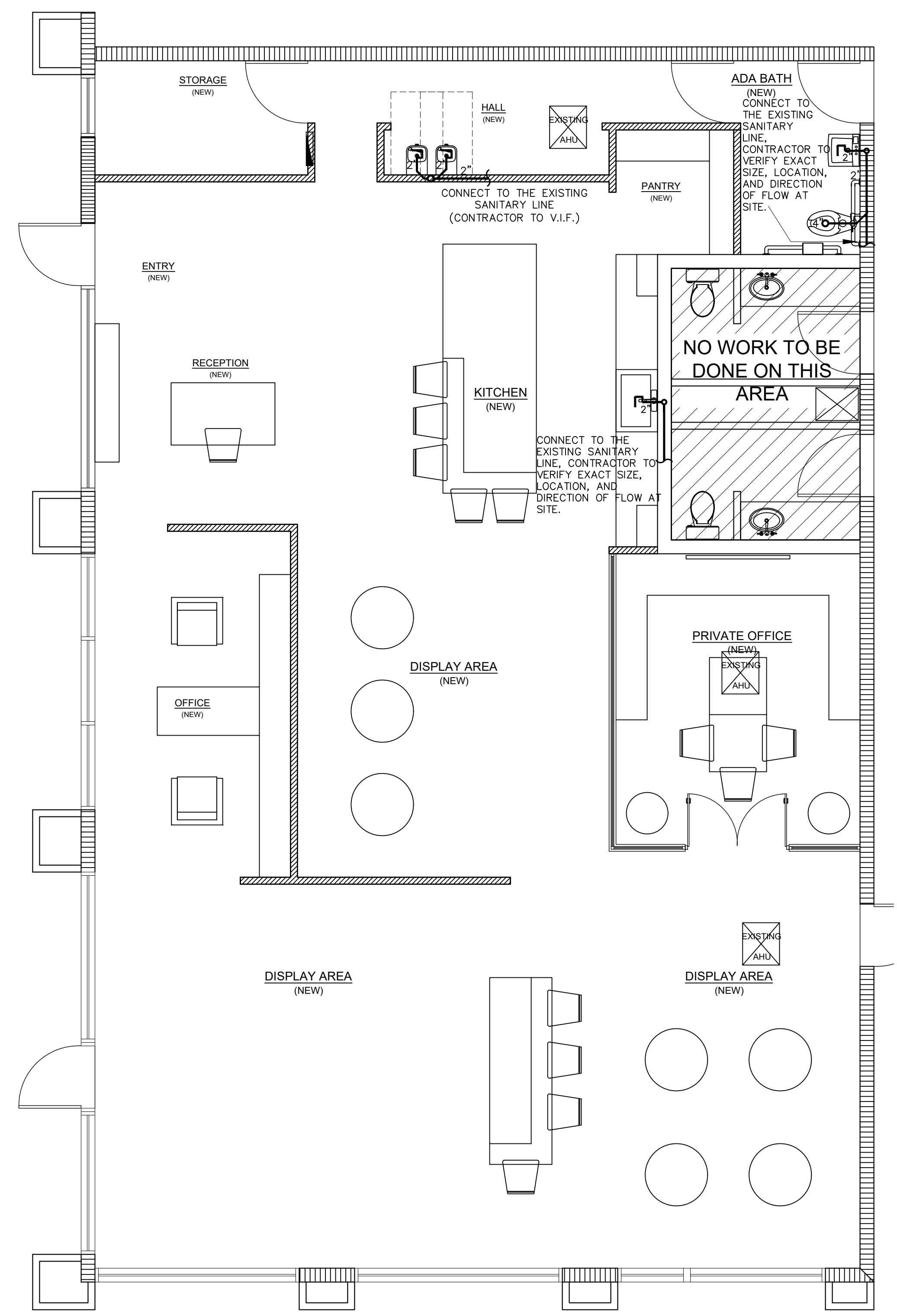


SLOPE OF HORIZ. DRAINAGE PIPES

SIZE (INCHES)	MINIMUM SLOPE (INCHES PER FT.)
2-1/2" OR LESS	1/4"
3" TO 6"	1/8"
8" OR LARGER	1/16"

NOTES:
CONFORMS WITH F.B.C.-PLUMBING TABLE 704.1

NOTE: WATER SYSTEM TO COMPLY WITH THE FLORIDA BUILDING CODE TABLE 603.1 (PLUMBING CODE)



NEW SANITARY PLAN
SCALE: 1/4" = 1'-0"
ONLY NEW WORK IS SHOWN



REVISIONS

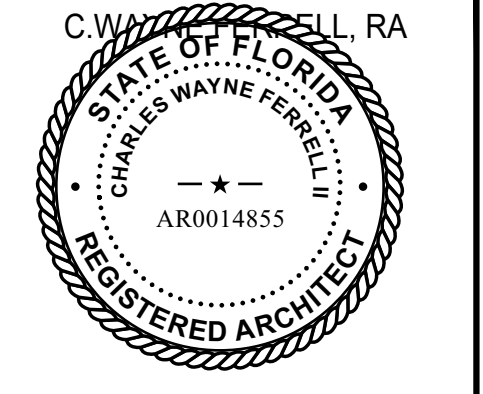
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△	8-19-25	VF
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INTERIOR REMODEL
NEW DESIGN FLOOR & HOME
784 US HWY 1, SUITES #3,4&5
NORTH PALM BEACH, FL. 33408



AR 14,855

DESIGN	CWF
DESIGN DWG	DA
WORKING DWG	DA
BID REVIEW	O
PERMIT REVIEW	O
ISSUE DATE	04-21-2025
SCALE	AS NOTED
JOB NO.	20241125

SHEET
P-1.0

REF.	DATE	BY
△	8-19-25	VF
	CITY COMMENTS	

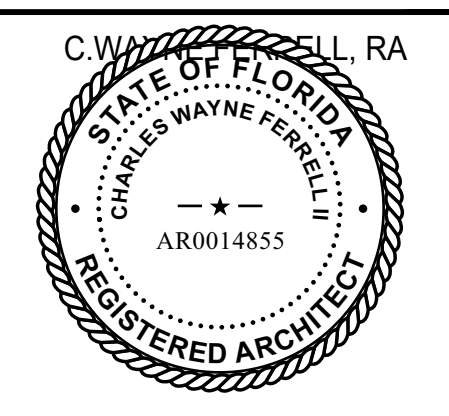
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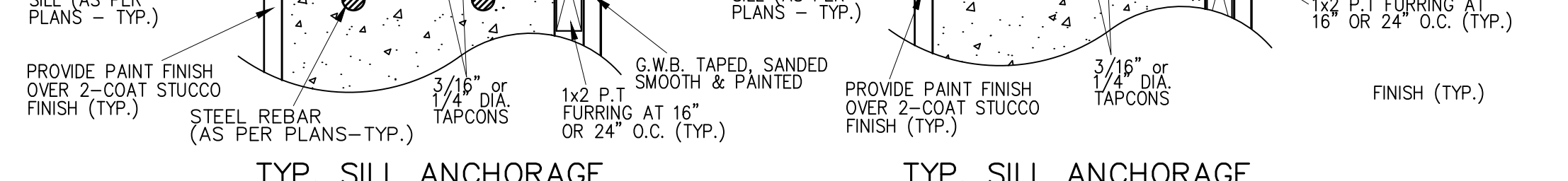
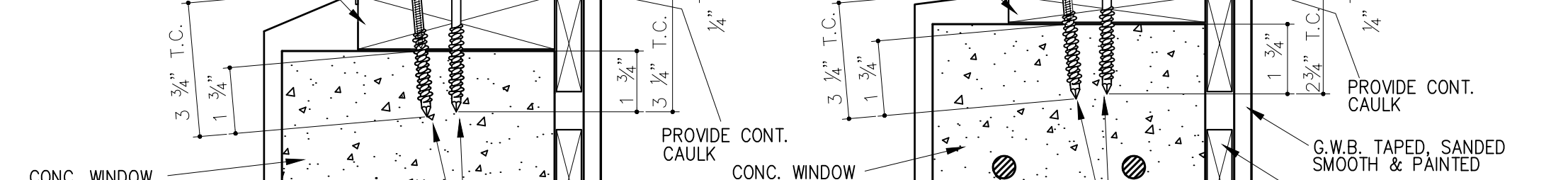
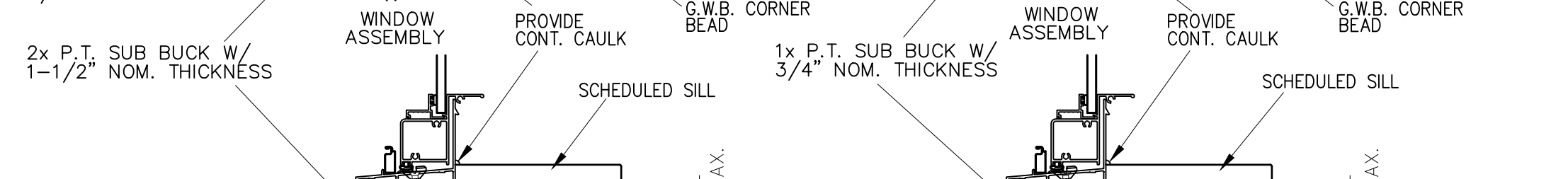
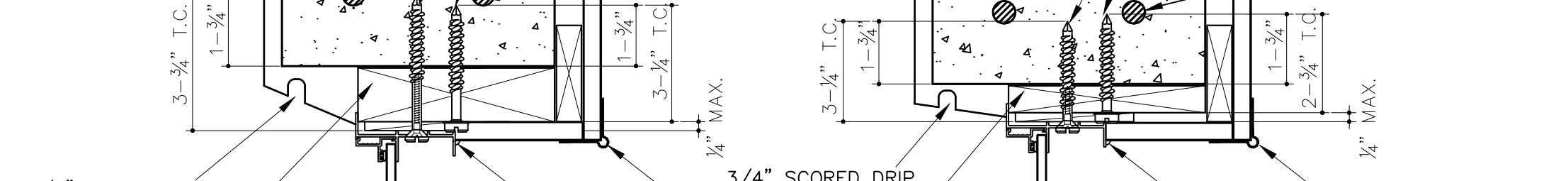
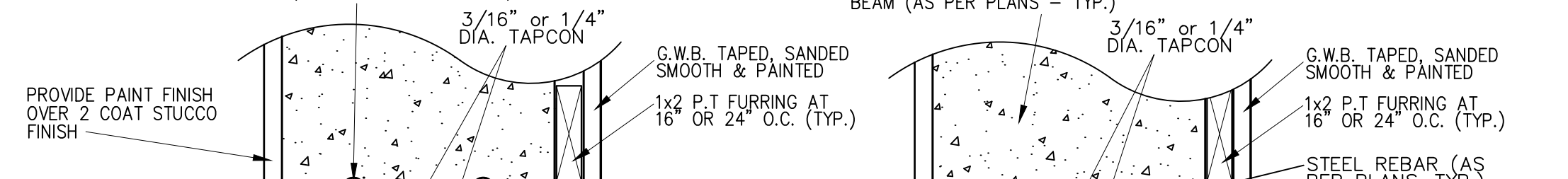
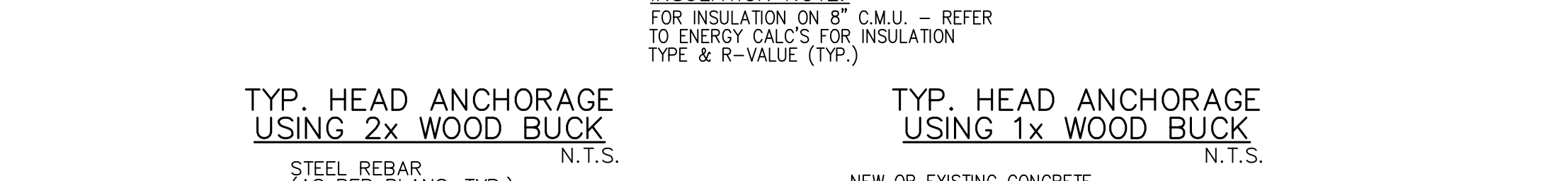
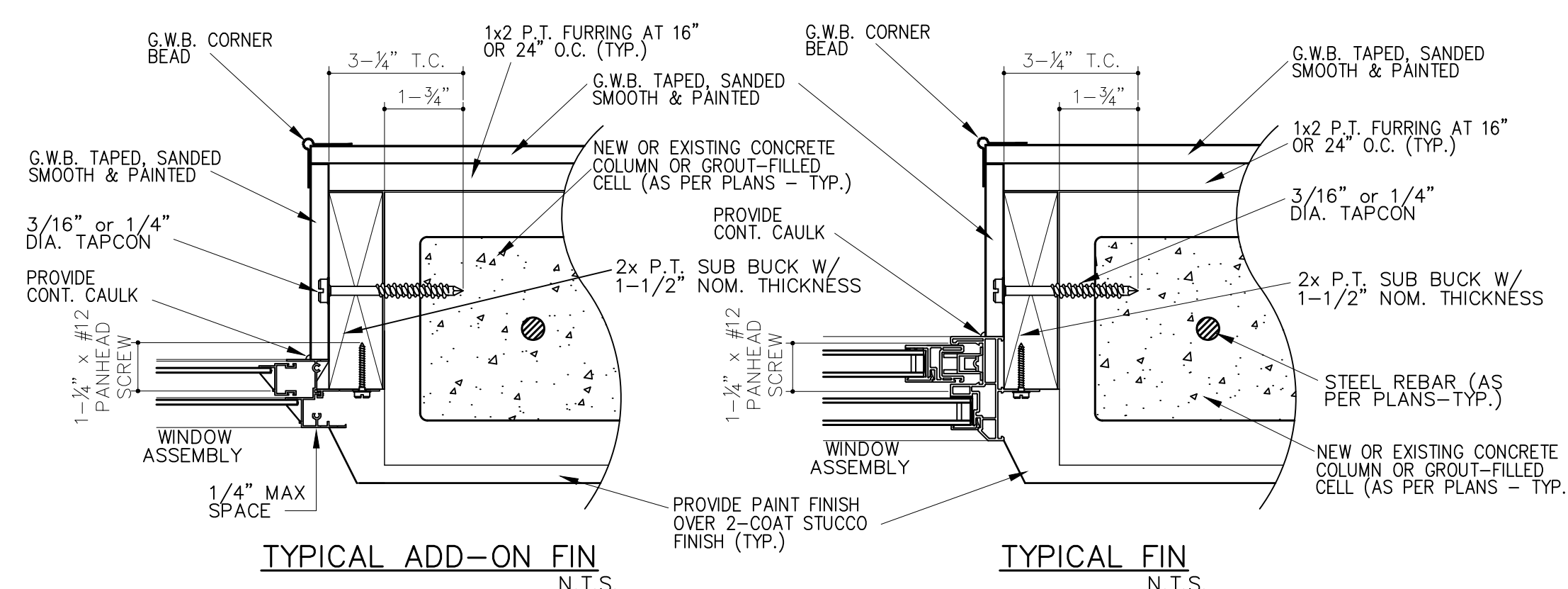
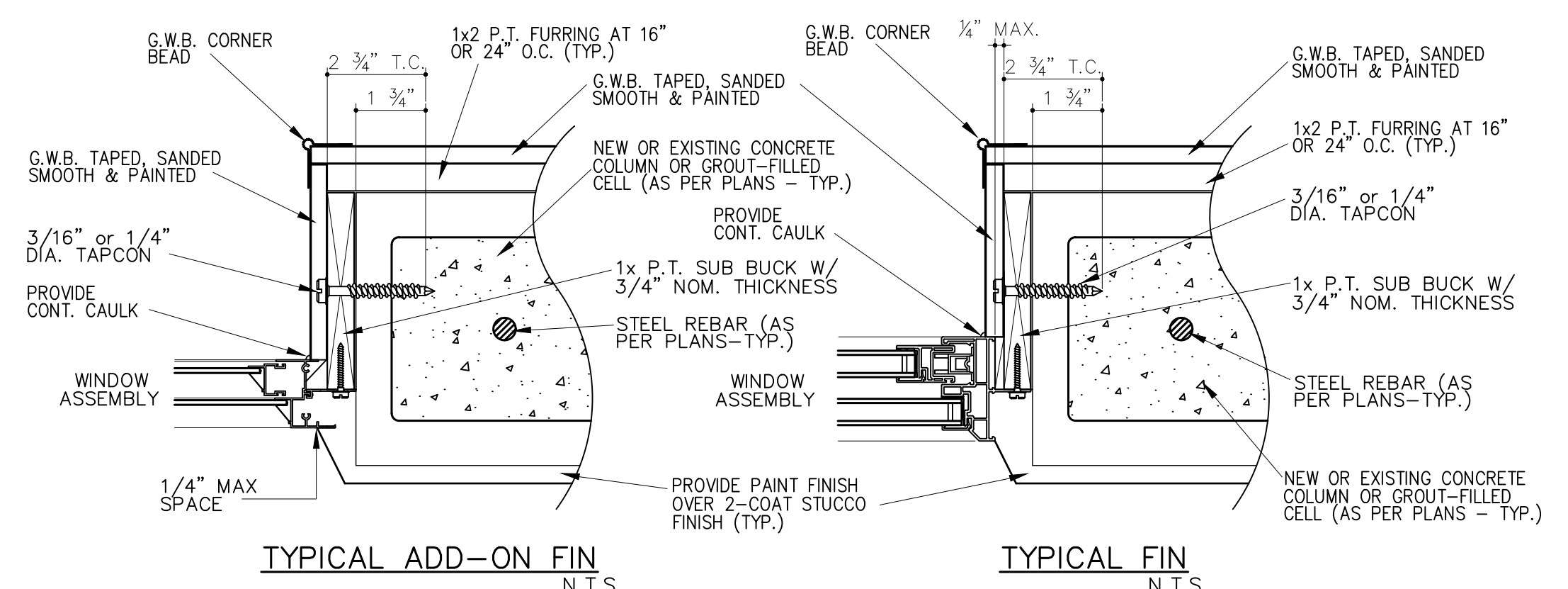
INTERIOR REMODEL
NEW DESIGN FLOOR & HOME
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NORTH PALM BEACH, FL. 33408



AR 14,855

DESIGN	CWF
DESIGN DWG	DA
WORKING DWG	DA
BID REVIEW	O
PERMIT REVIEW	O
ISSUE DATE	04-21-2025
SCALE	AS NOTED
JOB NO.	20241125

SHEET
A-50



3/16" DIAMETER CARBON STEEL TAPCON ALLOWABLE LOADS (LBS)

MIN 3192 P.S.I. CONCRETE			
EDGE DISTANCE		2-5/8"	
EMBEDMENT	TENSION	SHEAR	TENSION
1"	128	147	128
1-3/4"	354	160	354

1/4" DIAMETER 410 STAINLESS STEEL TAPCON ALLOWABLE LOADS (LBS)

MIN 3192 P.S.I. CONCRETE			
EDGE DISTANCE		2-1/2"	
EMBEDMENT	TENSION	SHEAR	TENSION
1"	166	148	166
1-3/4"	466	189	547

1/4" DIAMETER CARBON STEEL TAPCON ALLOWABLE LOADS (LBS)

MIN 3192 P.S.I. CONCRETE			
EDGE DISTANCE		2-1/2"	
EMBEDMENT	TENSION	SHEAR	TENSION
1"	209	115	212
1-3/4"	510	115	575

N.O.A. NOTE:
(3) COPIES OF MIAMI-DADE COUNTY PRODUCT CONTROL "NOTICE OF ACCEPTANCE (N.O.A.)" SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD FOR REVIEW AND APPROVAL.

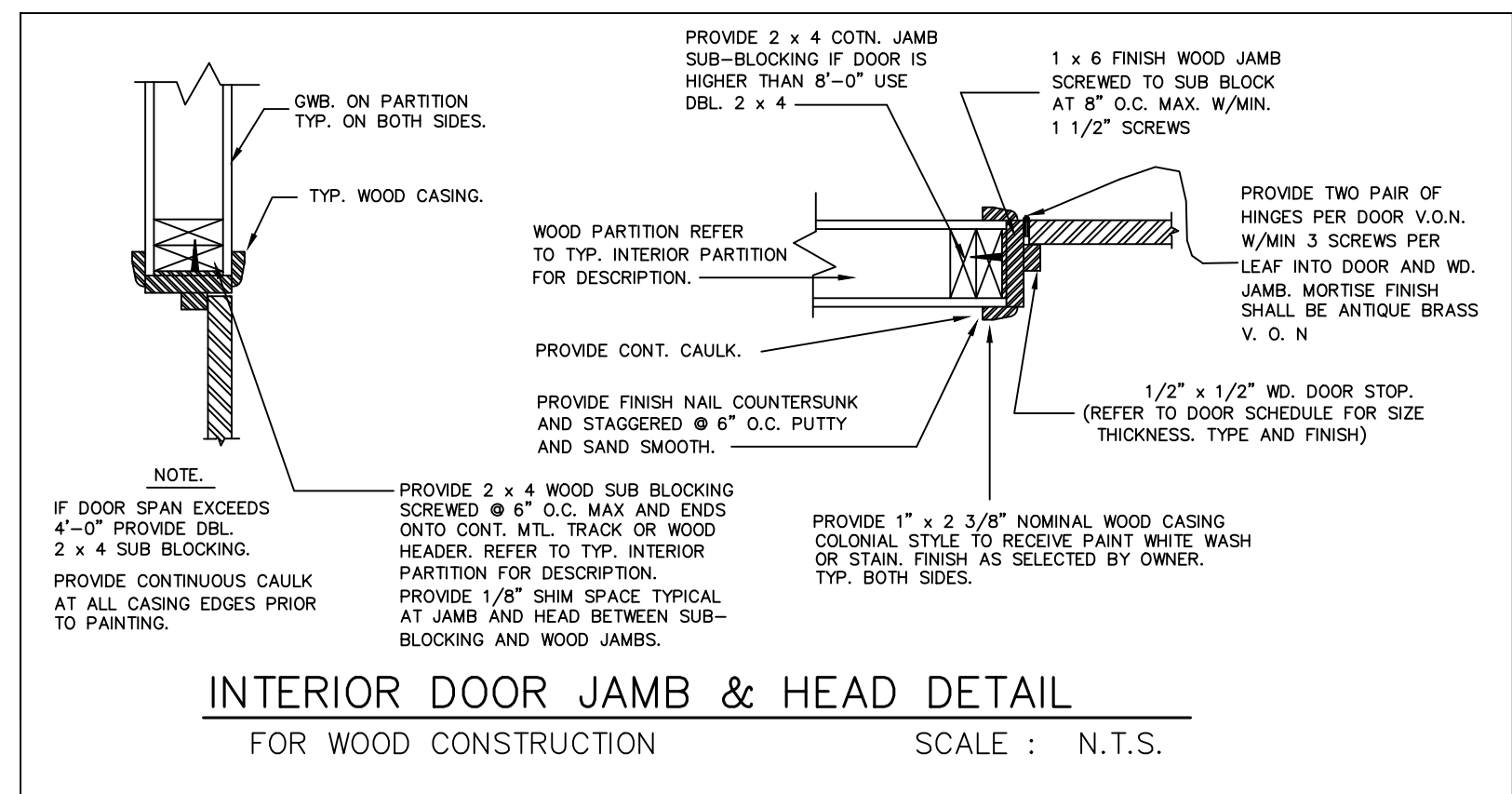
NOTE:
IF TOTAL NUMBERS OF FASTENERS LISTED ON THE FLOOR PLAN OR ELEVATION PAGE IS MORE THAN THE REQUIRED POINTS OF CONNECTIONS SHOWN HERE THEN DISTRIBUTE THE ADDITIONAL FASTENERS EVENLY SPACED AS SHOWN.

NOTE:
IF TOTAL NUMBER OF FASTENERS LISTED ON THE FLOOR PLAN OR ELEVATION PAGE IS LESS THAN THE MINIMUM REQUIRED POINTS OF CONNECTIONS SHOWN HERE THEN USE THE MINIMUM REQUIRED LAYOUT CONNECTION POINTS AS SHOWN.

SUBSTITUTION NOTE:
ANY SCREW ATTACHMENTS OTHER THAN TAPCONS REQUIRE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVALS TO BE SUBMITTED TO THE ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND/OR INSTALLING ANY WINDOWS.

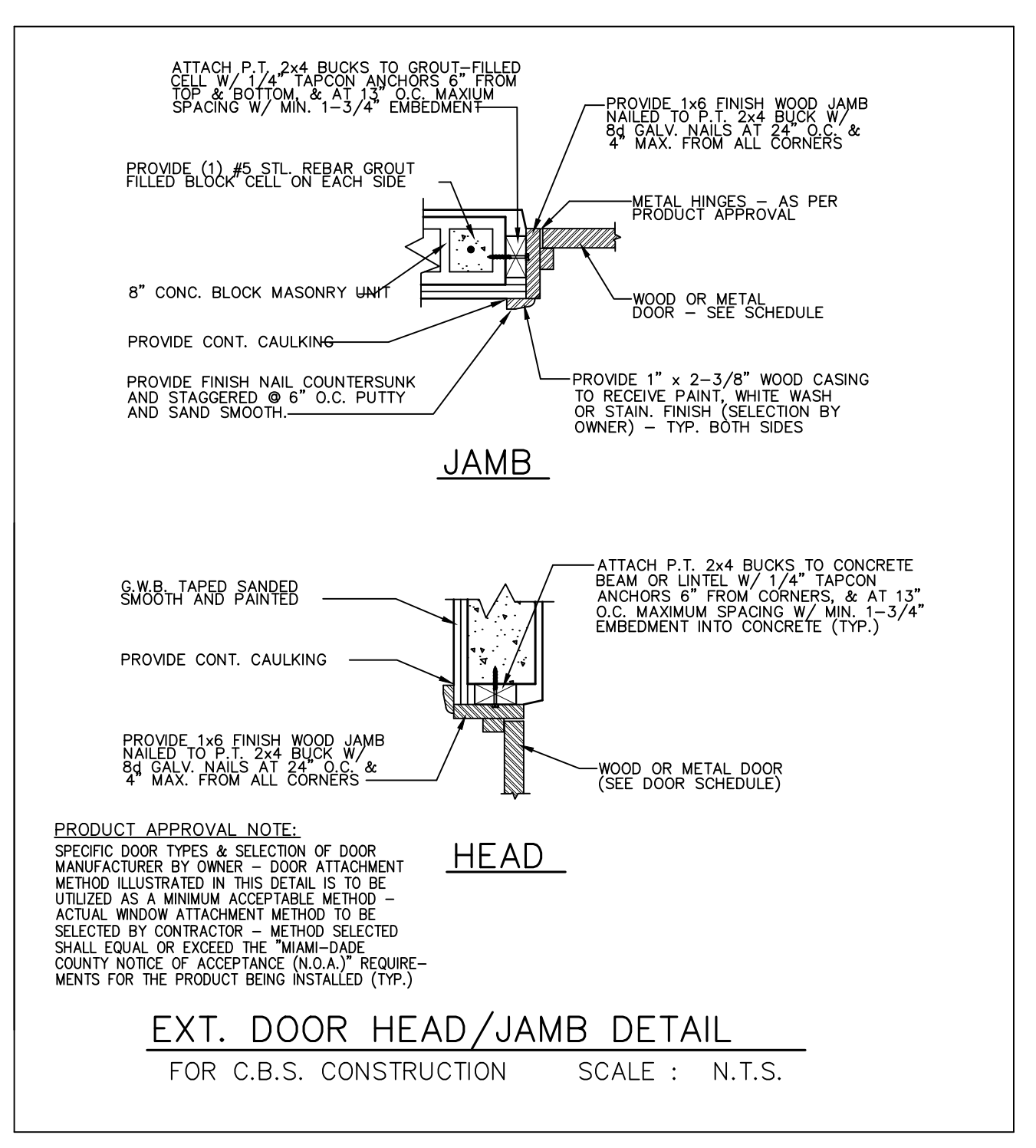
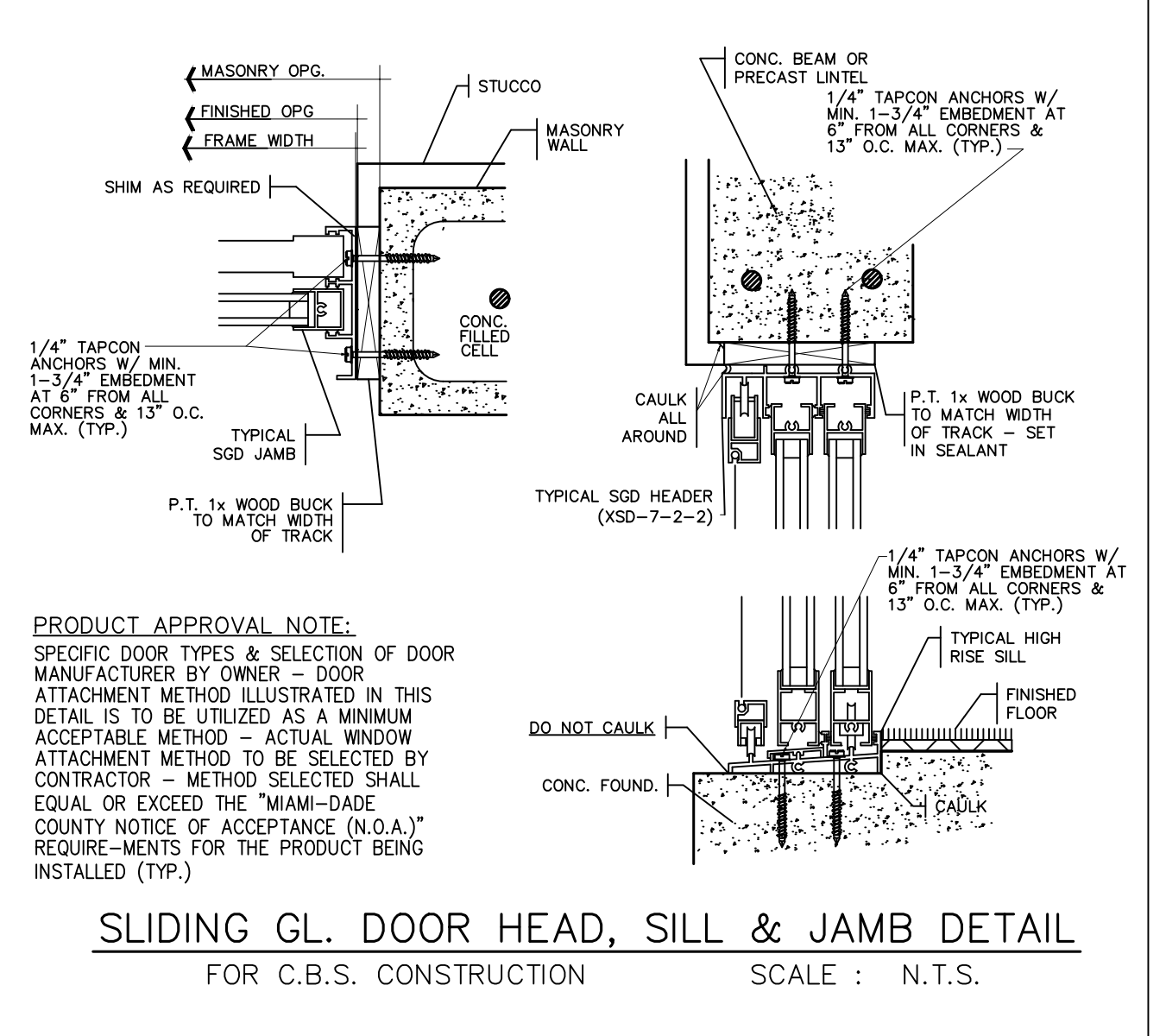
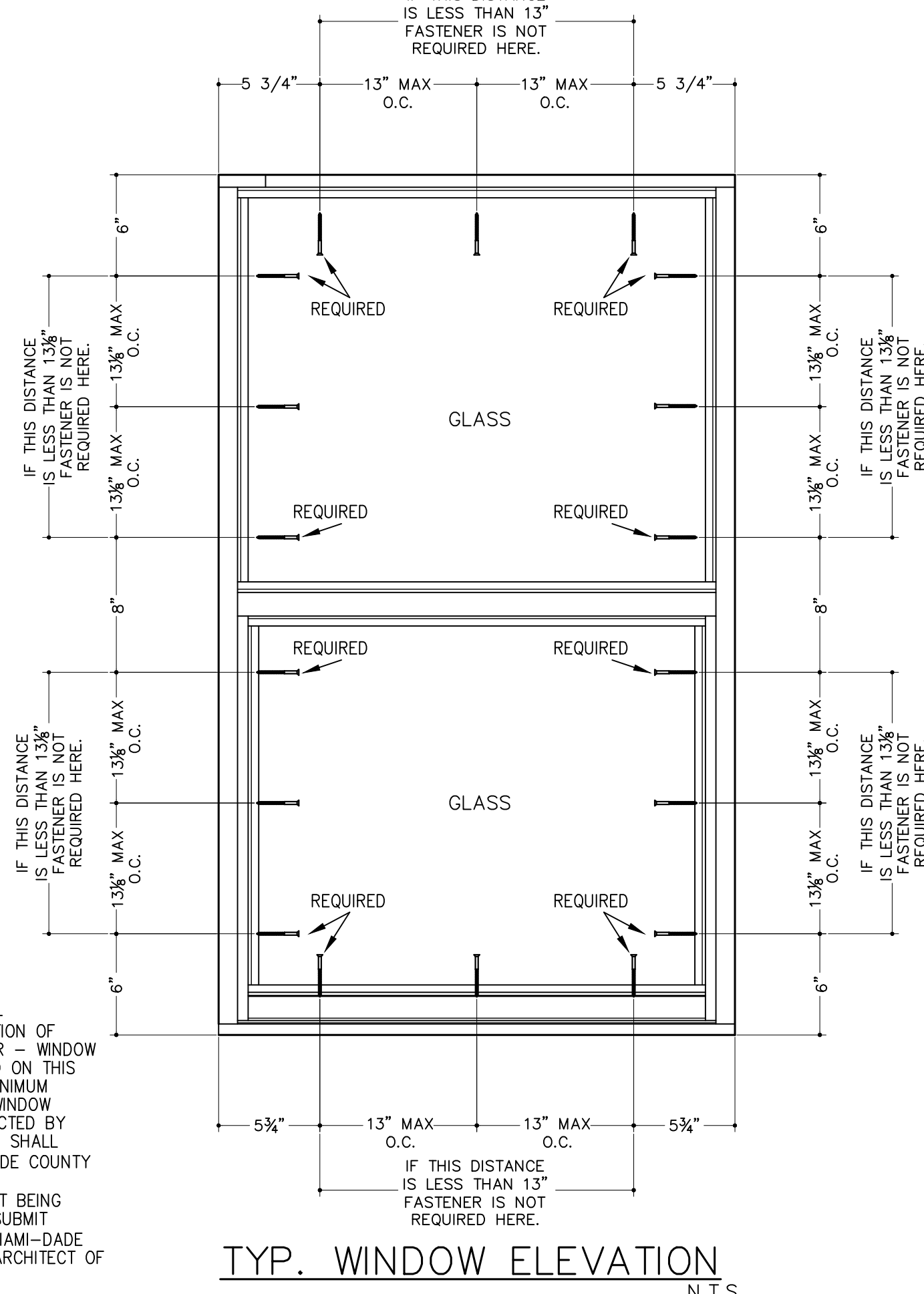
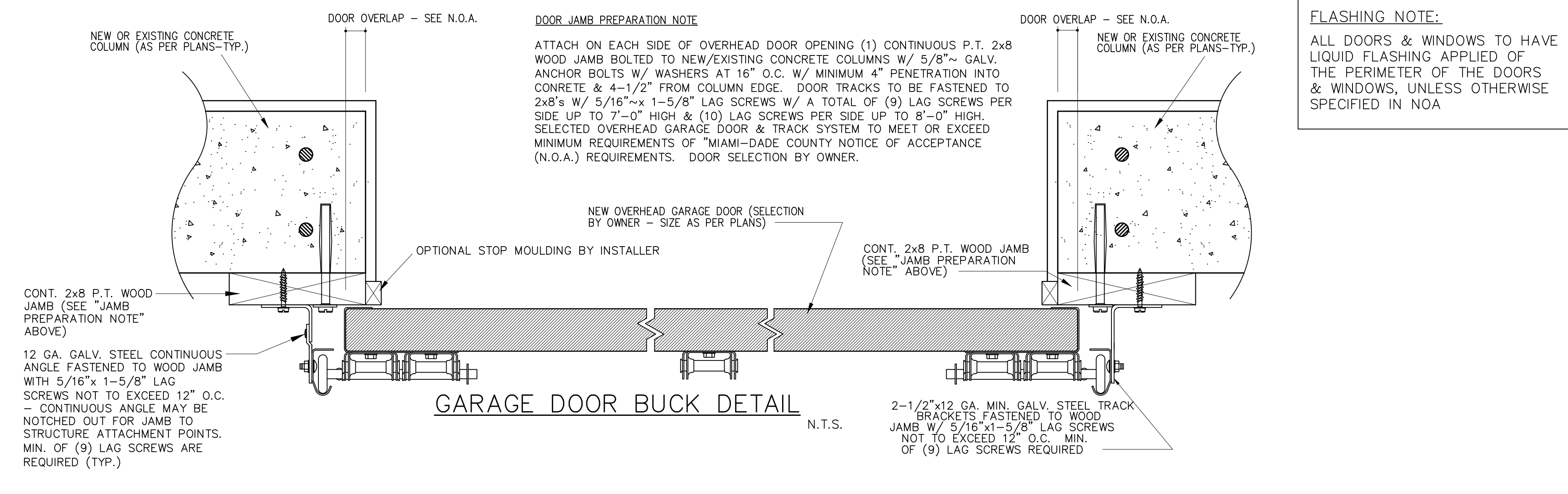
PRODUCT APPROVAL NOTE:
SPECIFIC WINDOW TYPES & SELECTION OF WINDOW MANUFACTURER BY OWNER - WINDOW ATTACHMENT METHOD ILLUSTRATED ON THIS SHEET IS TO BE UTILIZED AS A MINIMUM ACCEPTABLE METHOD - ACTUAL WINDOW ATTACHMENT METHOD TO BE SELECTED BY CONTRACTOR - METHOD SELECTED SHALL EQUAL OR EXCEED THE "MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (N.O.A.)" REQUIREMENTS FOR THE PRODUCT BEING INSTALLED - CONTRACTOR SHALL SUBMIT MINIMUM OF (2) COPIES OF THE MIAMI-DADE COUNTY PRODUCT APPROVAL TO ARCHITECT OF RECORD FOR APPROVAL.

- NOTE:**
ANY ATTACHMENTS OTHER THAN "TAPCON" TO C.M.U. SHALL MEET THE FOLLOWING REQUIREMENTS:
- A LETTER FROM THE PROFESSIONAL OF RECORD APPROVING ANY CHANGES ATTACHING WOOD DOOR JAMB TO WOOD SUB BUCK USING SCREWS OR OTHER METHODS OF ATTACHMENT SHALL BE REQUIRED.
 - ANY OTHER ATTACHMENTS OTHER THAN SHOWN SHALL EQUAL OR EXCEED METRO-DADE COUNTY "NOTICE OF ACCEPTANCE (N.O.A.)" REQUIREMENTS FOR THE PRODUCT BEING INSTALLED.
 - CHARGES FOR ADDITIONAL WORK PERFORMED SHALL BE NEGOTIATED AT THE PREVAILING RATE.



- 1/4" DIA. TAPCONS**
- FOR ALL 1/4" TAPCON PILOT HOLE DIAMETER SHALL BE 0.200 AND DRILLED 1/4" LONGER THAN THE NECESSARY EMBEDMENT.
 - ALLOWABLE LOADS ARE BASED ON ULTIMATE TEST LOADS DIVIDED BY 4.
 - RECOMMENDED CENTER TO CENTER DISTANCE OF 3" IS REQUIRED FOR 100% EFFICIENCY AND 1-1/2" FOR 50% EFFICIENCY.

- 3/16" DIA. TAPCONS**
- FOR 3/16" TAPCON PILOT HOLE DIAMETER SHALL BE 0.171" AND DRILLED 1/4" LONGER THAN THE NECESSARY EMBEDMENT.
 - ALLOWABLE LOADS ARE BASED ON THE ULTIMATE TEST LOAD DIVIDED BY 4.
 - RECOMMENDED CENTER TO CENTER DISTANCE OF 2-1/4" IS REQUIRED FOR 100% EFFICIENCY AND 1-1/8" FOR 50% EFFICIENCY.



FLASHING NOTE:
ALL DOORS & WINDOWS TO HAVE LIQUID FLASHING APPLIED OF THE PERIMETER OF THE DOORS & WINDOWS, UNLESS OTHERWISE SPECIFIED IN NOA