POWER LEGEND

SYMBOL	DESCRIPTION
	SIMPLEX OUTLET (20A, +48"O.C. FROM A.F.F, U.N.D)
	DUPLEX RECEPT. (15A, +18"O.C. FROM A.F.F, U.N.D)
	DUPLEX RECEPTACLE INSTALLED ABOVE COUNTER (20A, +6"O.C., ABOVE COUNTER, U.N.D)
	QUAD RECEPT. (15A, +18"O.C. FROM A.F.F, U.N.D)
	FLOOR MTD. DUPLEX W/ PHONE/DATA (20A, U.N.D) IN SEPERATE RACEWAYS
	SWITCH DUPLEX (15A, +18"O.C. FROM A.F.F, U.N.D)
	240 V, RECEPT. (50A, +18"O.C. FROM A.F.F, U.N.D)
	SPECIAL PURPOSE RECEPT. (30A,+18"O.C. A.F.F, U.N.D)
PD	TYPICAL DATA AND POWER DROP IN SEPARATE RACEWAYS. PROVIDE WHIPS TO MODULAR FURNITURE, CONTAINING: • POWER • DATA WIRING • PHONE WIRING.
	PLUG MOLD: INTERMATIC–ELECTRASOURCE: 20A,125V,2500W, 3–#12,FLAT COPPER WIRE
J	JUNCTION BOX (4X4" GALVANIZED STEEL, 18",U.N.D)
D	DATA/PHONE JUNCTION BOX (4X4" GALVANIZED STEEL, 18",U.N.D)
#	DATA/TELEPHONE OUTLET (+18"O.C. A.F.F, U.N.D) HATCH AREA INDICATES PHONE #= INDICATES AMOUNT OF DATA/PHONE (I.E. BLANK= 1 DATA +1 PHONE, 2= 2 DATA + 2 PHONES, ETC.) — SEE LOW VOLTAGE DETAIL
TV	TV, CABLE BOX, SATELLITE BOX CONNECTION OUTLET
	HP RATED DISCONNECT (+60"O.C. A.F.F, U.N.D) NEMA 3R FOR EXTERIOR AND NEMA 1 FOR INTERIOR.
	PANELBOARD (+60" A.F.F O.C OF PNL, U.N.D)
	ELECTRICAL METER (+60" A.F.F O.C OF MTR, U.N.D)
	PHASE, NEUTRAL, ISOLATED GND. — INDICATES CIRCUIT LINE; INDICATES HOMERUN LINE; CIRCUIT NUMBER
3 45A 60A	FUSE SIZE, FRAME SIZE, NUMBER OF POLES — WIRE IN FREE AIR SUPPORTED TO BLDG. STRUCTURE

NOTES

1. NOT ALL SYMBOLS MAY APPEAR ON PLANS
2. IF THERE IS NO DESIGNATION NEXT TO FIXTURE, THEN ASSUME IT IS A NEW FIXTURE. IF NOT EXISTING, LOCATE IT AS SHOWN ON PLANS

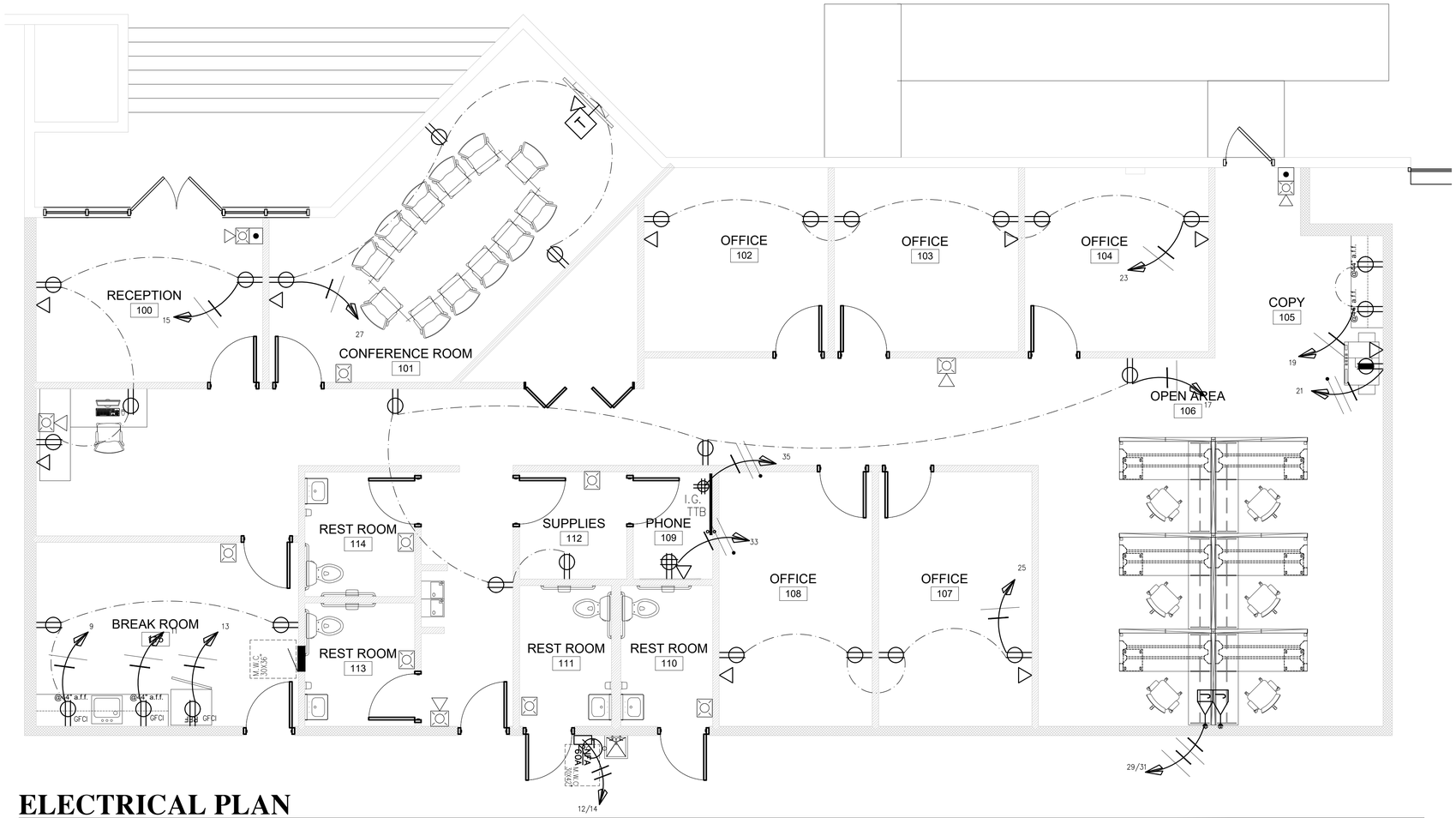
DESIGNATION / DESCRIPTION

+84"	DENOTES HEIGHT ABOVE FINISHED FLOOR	TR	TAMPER RESISTANT
AFCI	ARC FAULT CIRCUIT INTERRUPT	UND	UNLESS NOTED DIFFERENTLY
GFCI	GROUND FAULT CIRCUIT INTERRUPT	N/L	NIGHT LIGHT
WP	WEATHER PROOF ENCLOSURE	T/S	TIME SWITCH
IG	ISOLATED GROUND	PC	PHOTO CELL
N	NEW FIXTURE	LC	LIGHTING CONTACTOR
R	RELOCATED FIXTURE	MWC	MINIMUM WORK CLEARANCE
E	INDICATES AN EXISTING FIXTURE TO REMAIN	OCP	OVER CURRENT PROTECTION
T/L	TWIST LOCK	OC	ON CENTER
		EN	EXISTING LOCATION WITH NEW DEVICE

FIRE ALARM LEGEND

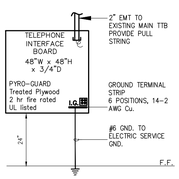
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	DUCT SMOKE DETECTOR
	DUAL ACTION MANUAL PULL STATION (+48" A.F.F.)
	STROBE LIGHT– 75 cd–(synchronized with existing typ.) CEILING MOUNTED.
	STROBE LIGHT–75 cd–(synchronized with existing typ.) 80"A.F.F. TO CENTER OF DEVICE.
	TEMPORAL HORN/STROBE–85 db,–75cd–synchronized. 80"A.F.F. TO CENTER OF DEVICE.

1. FIRE ALARM DEVICES ARE NOTED ON THE ELECTRICAL PLANS FOR ELECTRICAL ROUGHING ONLY.
2. CONTRACTOR SHALL SUBMIT FOR PERMITTING: SHOP DRAWINGS, FIRE ALARM RISER, BATTERY CALC'S & CUT SHEETS OF ALL EQUIPMENT.
3. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION FOR FIRE ALARM SYSTEM INSTALLED AND SHALL PROVIDE A COPY TO THE OWNER AND THE FIRE RESCUE DEPARTMENT.

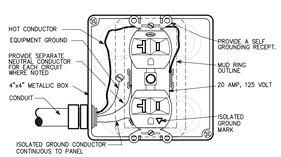


ELECTRICAL PLAN

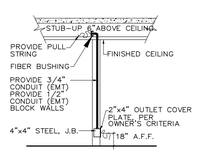
SCALE: 1/4" = 1'–0"



1 / E-1 TELEPHONE INTERFACE DETAIL N.T.S



2 / E-1 ISOLATED GRND RECEPTACLE DETAIL
ONLY FOR RECEPTACLES MARKED I.G. N.T.S.



3 / E-1 LOW VOLTAGE OUTLET DETAIL N.T.S.

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE PROPERTY OF "ESTENOZ ENGINEERING INC." AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ESTENOZ ENGINEERING INC.

I, CARLOS A. ESTENOZ, P.E.#48815, CERTIFY THAT I CURRENTLY HOLD AN ACTIVE LICENSE IN THE STATE OF FLORIDA AND AM COMPETENT THROUGH EDUCATION OR EXPERIENCE TO PROVIDE ENGINEERING SERVICES IN THE ELECTRICAL DISCIPLINE, CONTAINED IN THIS PLAN. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AS DEFINED IN CHAPTER 61G15–18.001 F.A.C. MOREOVER I CERTIFY THAT THE COMPANY OFFERING THE ENGINEERING SERVICES, "ESTENOZ ENGINEERING INC", HOLDS AN ACTIVE CERTIFICATE OF AUTHORIZATION #28576 TO PROVIDE THE ENGINEERING SERVICE.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CARLOS A. ESTENOZ, P.E. USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CARLOS A. ESTENOZ, P.E.
PROFESSIONAL ENGINEER No.48815
STATE OF FLORIDA

DATE:

CERTIFICATE OF AUTHORIZATION No. 28576 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — CARLOS A. ESTENOZ — No. 48815 — STATE OF FLORIDA

ESTENOZ ENGINEERING INC.
Consulting engineer
10433 nw 3rd place,
Coral Springs FL 33071
T: 954.224.1415
email: ee2@att.net

PROJECT No.: 25036.00

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO CONSULTING, INC.
Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

Proposed interior improvements for:

Spec Space

9950 NW 89th Ave
Medley, Fl.

Client:
Longpoint
13218 W. Broward Blvd.
Plantation, Fl. 33325

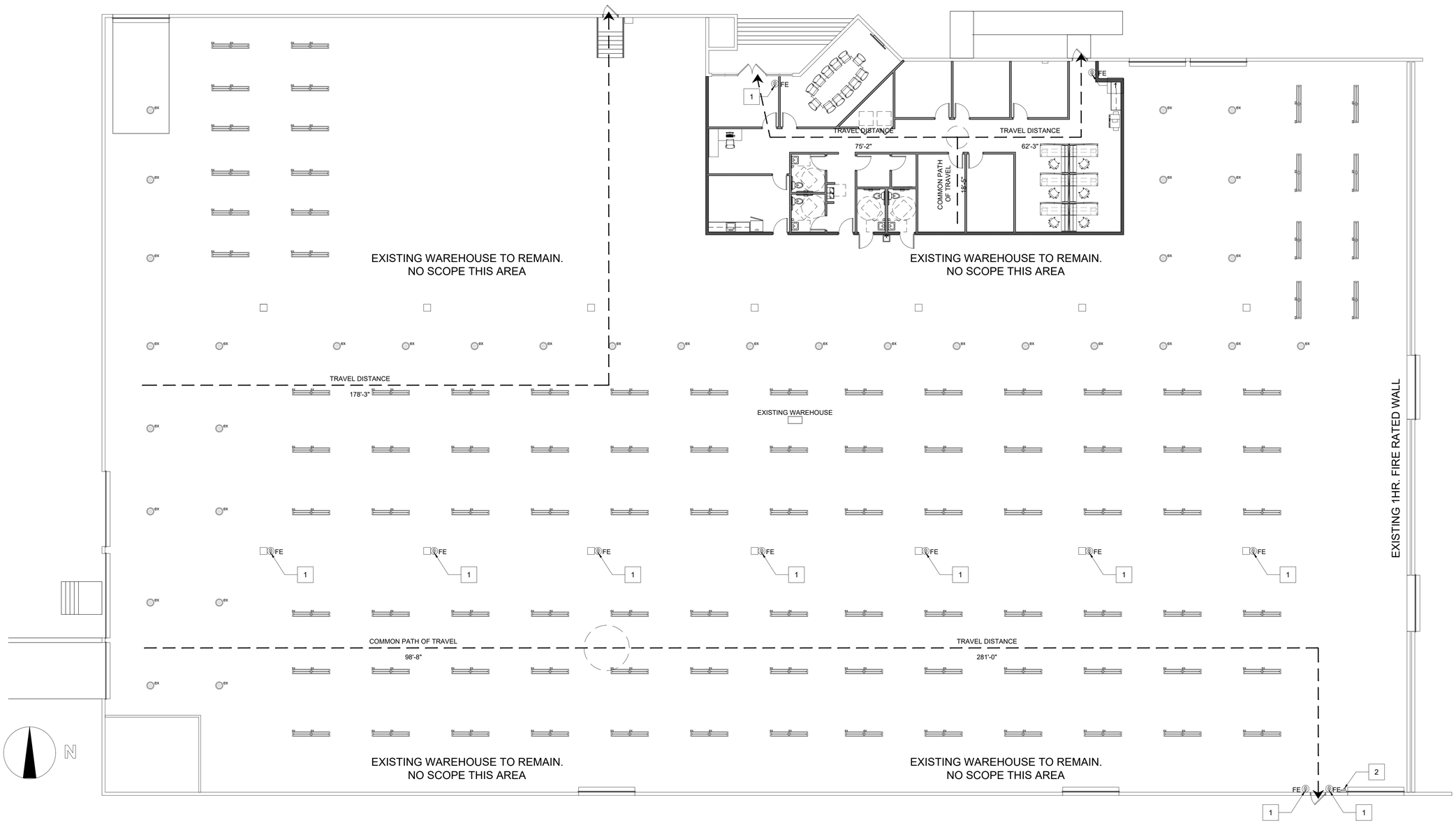
M.E.P.ENGINEERING

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	
Checked by	

Power Plan — E–1



GENERAL PLAN NOTES

FIRE EXTINGUISHER NOTES

1. PROVIDE PORTABLE FIRE EXTINGUISHER(S) WITH A MINIMUM UL RATING OF 2A-10B:C, 5 LB CAPACITY IN ALL AREAS. (NFPA 101 9.7.4.1 & 39.3.5 AND NFPA 10) EVERY 2,500 SQ. FT. OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FT. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FT. ABOVE THE FLOOR AND THE BOTTOM OF EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES FROM THE FLOOR. EXTINGUISHER(S) CONTAINING SODIUM BICARBONATE OR POTASSIUM BICARBONATE DRY CHEMICAL AND MONO AMMONIUM PHOSPHATE POWDER DRY CHEMICAL SOLUTIONS ARE CONSIDERED SUITABLE.

2. FURNITURE SHOWN FOR REPRESENTATION PURPOSES ONLY.

LIFE SAFETY PLAN NOTES

NOTE 1: FIRE EXTINGUISHER.

NOTE 2: EXISTING FIRE HOSE.

SYMBOL	DESCRIPTION
X	DENOTES PATH OF EGRESS AND TRAVEL DISTANCE
FE	FIRE EXTINGUISHER
	EXIT SIGN
	FIRE HOSE

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

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Product Development
Consulting
Space Planning

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T: 561.827.6250
jaoconsultinginc@gmail.com

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11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

Electrical:
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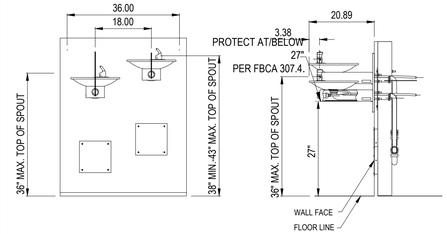
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

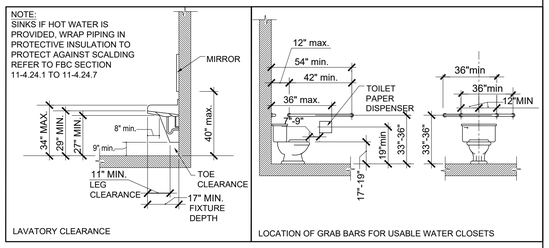
Project number	25014.10
Date	1 April 2025
Drawn by	JAO
Checked by	ANS-JAO

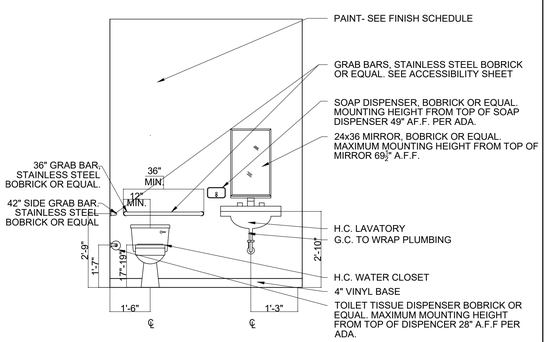
Life Safety Plan | A-002



12 DRINKING FOUNTAIN DETAILS

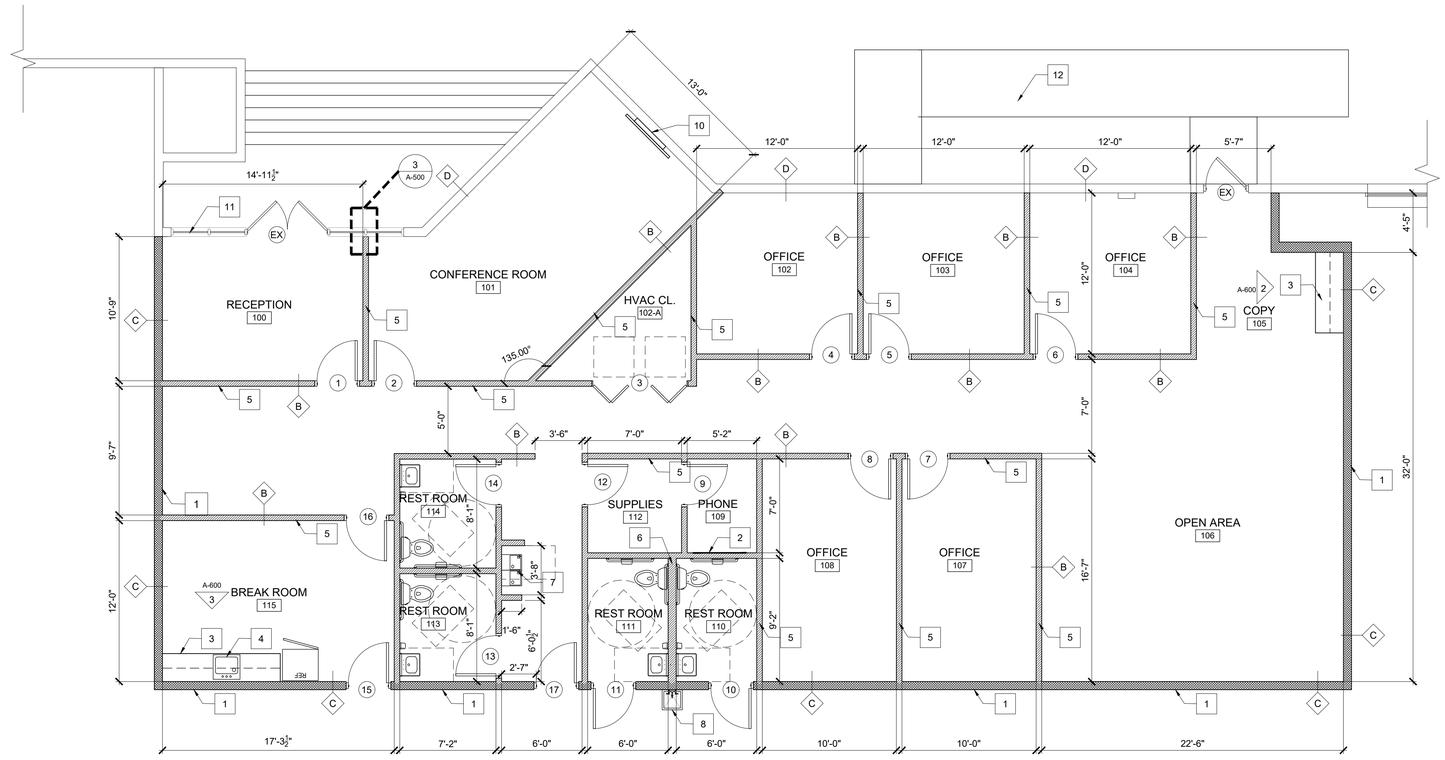
NO SCALE





8 BATHROOM ELEVATION

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



7 FLOOR PLAN

SCALE: 3/16" = 1'-0"

GENERAL PLAN NOTES

NOTE 1: PER FBC 717.5: COMBUSTIBLES SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION. ANY WOOD OR WOOD BACKING TO BE FIRE-RETARDANT TYPE

NOTE 2: DIMENSIONS SHALL BE FIGURED, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.

NOTE 3: PER FBC 708.2: INSULATING MATERIALS, WHEN CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING ON NOT MORE THAN 450

NOTE 4: THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLIMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK.

NOTE 5: DOUBLE STUDS ARE REQUIRED AT BOTH JAMBS OF DOORS AND HEADERS.

4 GENERAL NOTES

NO SCALE

NOTE 6: LEVEL 4 FINISH MINIMUM ACCEPTABLE.

NOTE 7: INSTALL CORNER BEADS IN ALL CORNERS, SPACKLE AND MAKE FLUSH WITH ADJACENT SURFACES.

NOTE 8: DO NOT SECURE MECHANICALLY NEW WALLS TO DUCTWORK, MULLIONS, PIPING OR CONDUIT.

NOTE 9: ALL R.F.I.'S MUST BE IN WRITTEN FORM. G.C. TO COPY ARCHITECT, LANDLORD, & TENANT.

NOTE 10: G.C. MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION.

NOTE 11: DIMENSIONS SHALL BE FIGURED. DO NOT SCALE DRAWINGS. IN THE EVENT OF ANY DISCREPANCIES, G.C. MUST NOTIFY ARCHITECT IMMEDIATELY.

3 GENERAL NOTES

NO SCALE

FLOOR PLAN NOTES

NOTE 1: NEW PARTITION TO BE 12'-0" HIGH. SEE WALL TYPE FOR MORE INFORMATION SHEET A-500.

NOTE 2: G.C. TO PROVIDE (1) 4'X8'X¾" F.R. PLYWOOD ATTACHED TO WALL. G.C. TO COORDINATE WITH TENANT FOR EXACT LOCATION. PAINT TO MATCH WALLS.

NOTE 3: NEW BASE, UPPER CABINETS AND COUNTER. SEE FINISH PLAN AND DETAILS FOR MORE INFORMATION.

NOTE 4: NEW SINK. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.

NOTE 5: NEW PARTITION 6" ABOVE CEILING. (TYP.) SEE WALL TYPE FOR MORE INFORMATION SHEET A-500.

NOTE 6: G.C. TO USE 6" METAL STUD, THIS PARTITION.

NOTE 7: NEW HI-LO DRINKING FOUNTAIN.

NOTE 8: NEW MOP SINK. INSTALL FRP UP TO 4'-0" A.F.F. AND 2'-0" BOTH SIDES OF SINK.

NOTE 9: G.C. TO PROVIDE BLOCKING AT GRAB BAR LOCATIONS.

NOTE 10: G.C. TO PROVIDE F.R. BLOCKING TO MOUNT TV'S. VERIFY EXACT LOCATION WITH TENANT.

NOTE 11: EXISTING STOREFRONT AND DOORS TO REMAIN.

NOTE 12: EXISTING ADA RAMP AND RAILINGS TO REMAIN.

2 FLOOR PLAN NOTES

NO SCALE

1 KEY NOTE INDICATOR

AREA NOT IN CONTRACT (N.I.C.).

EXISTING CONSTRUCTION TO REMAIN.

NEW CONSTRUCTION.

EX EXISTING DOOR AND FRAME TO REMAIN

NEW DOOR AND FRAME

B WALL TYPE INDICATOR

1 LEGEND

NO SCALE

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO Consulting, Inc.
Product Development Consulting Space Planning

Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

Proposed interior improvements for:

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Medley, Fl.

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Plantation, Fl. 33325

M.E.P.ENGINEERING

Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

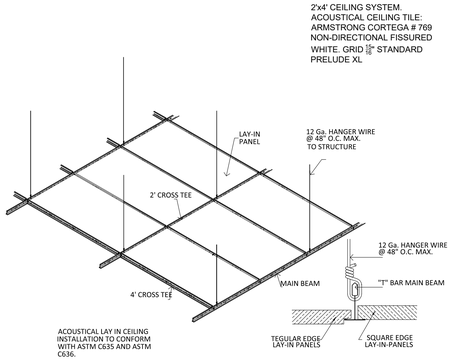
Project number	25014.10
Date	1 April 2025
Drawn by	JAO
Checked by	ANS-JAO

Enlarged Floor Plan

A-101

12 NOT USED

SCALE: N.T.S



8 SUSPENDED CEILING DETAIL

NO SCALE

7 REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

4 GENERAL NOTES

NO SCALE

GENERAL PLAN NOTES

1. AVERAGE FINISHED CEILING HEIGHT TO BE AT 10'-0" A.F.F. - UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN.
2. THIS BUILDING HAS A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.
3. FIRE SPRINKLER CONTRACTOR TO PROVIDE FIRE SPRINKLER PLANS, SHOP DRAWINGS AND HYDRAULIC CALCULATIONS.
4. RELOCATE FIRE SPRINKLERS AS NEEDED PER NEW FIRE-SPRINKLER PLANS.
5. COORDINATE SPRINKLER HEAD LOCATIONS AND ALL FIRE SPRINKLER WORK WITH FIRE SPRINKLER SHOP DRAWINGS AND HYDRAULIC CALCULATIONS. SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO BE DONE BY FIRE SPRINKLER SUB-CONTRACTOR AND SUBMITTED TO THE CITY/ COUNTY FOR APPROVAL. REPORT ANY CONFLICTS AND/OR DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND/OR FIRE SPRINKLER ENGINEER.
6. ALL FIRE SPRINKLER HEADS TO BE FLUSH MOUNTED WITH CEILING AND LOCATED ON CENTER OF CEILING TILE WHERE POSSIBLE (COORDINATE IN FIELD).
7. COORDINATE WITH P.M.E. DRAWINGS AND COORDINATE FINAL HVAC GRILLE LOCATIONS ON MECHANICAL DRAWINGS WITH THIS REFLECTED CEILING PLAN. REPORT ANY CONFLICTS AND/OR DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND/OR MECHANICAL ENGINEER.

2 GENERAL NOTES

NO SCALE

8. COORDINATE FINAL APPROVED EXIT SIGN AND EMERGENCY LIGHT LOCATIONS WITH ELECTRICAL DRAWINGS. REPORT ANY CONFLICTS AND/OR DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND/OR ELECTRICAL ENGINEER.
9. SEE ROOM FINISH SCHEDULE AND FINISH SPECIFICATIONS FOR CEILING TILE INFORMATION (WHEN APPLICABLE).
10. ALL LIGHT FIXTURES TO BE LOCATED ON CENTER OF CEILING TILE WHERE POSSIBLE (COORDINATE IN FIELD).

2 REFLECTED CEILING PLAN NOTES

NO SCALE

REFLECTED CEILING PLAN NOTES

NOTE 1: NEW CEILING GRID AND TILE, LIGHT FIXTURES AT 10'-0" A.F.F.

NOTE 2: EXISTING WAREHOUSE LIGHTING TO REMAIN.

1 LEGEND

NO SCALE

1 — KEY NOTE INDICATOR

2'x4' CEILING SYSTEM. ACOUSTICAL CEILING TILE: ARMSTRONG CORTEGA # 769 NON-DIRECTIONAL FISSURED WHITE. GRID 15/16" STANDARD PRELUDE XL

ASA Architecture Interiors Planning

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8211 W. Broward Blvd. Suite 400
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Coral Springs, FL. 33071
Ph:954.224.1415
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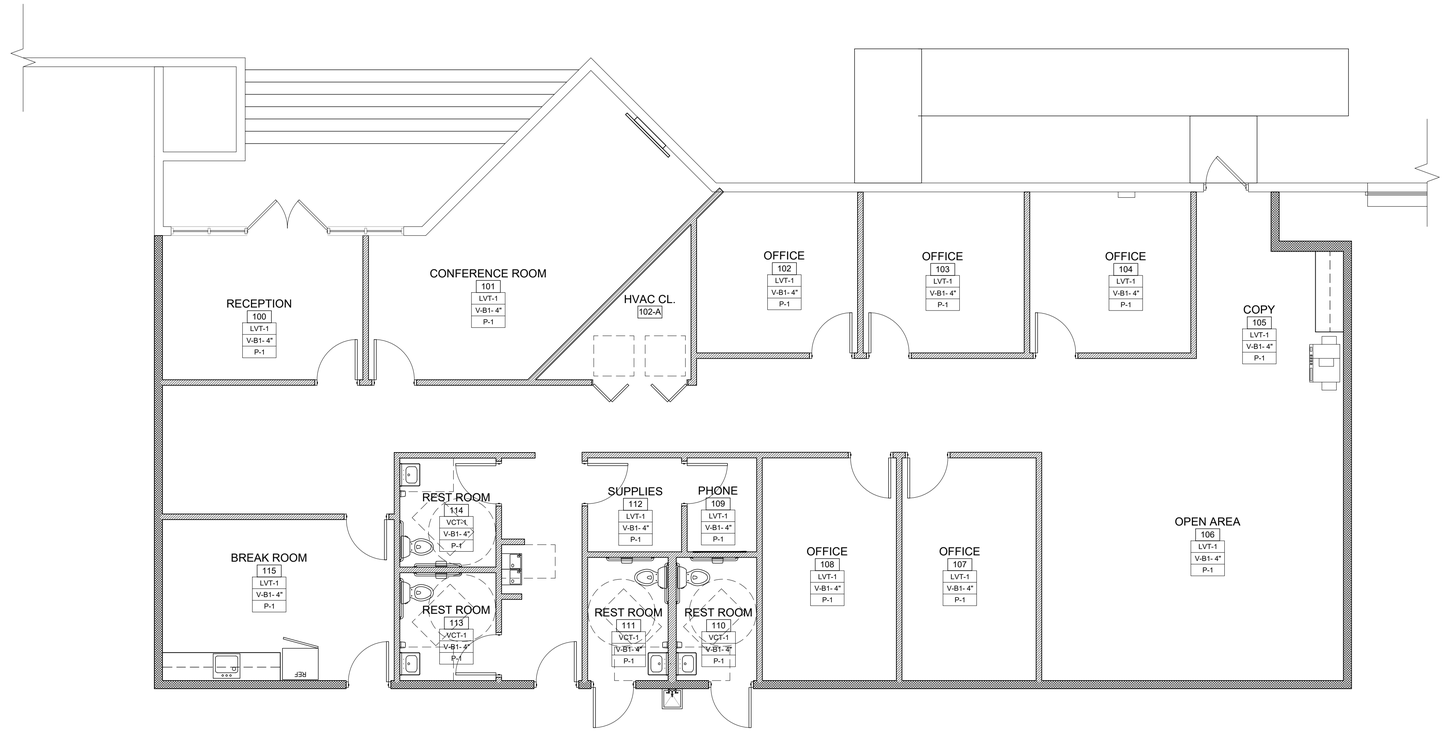
No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	JAO
Checked by	ANS-JAO

Reflected Ceiling Plan — A-102



8 NOT USED

NO SCALE

7 FINISH PLAN

SCALE: 3/16" = 1'-0"

GENERAL PLAN NOTES

NOTE 1: ALL FINISHES SHALL MEET THE REQUIREMENTS OF NFPA 101/ASTM-E662 AND ASTM-E84.

NOTE 2: INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A OR CLASS B.

NOTE 3: INTERIOR FINISHES IN EXIT ENCLOSURE TO BE CLASS A OR CLASS B.

NOTE 4: PREPARE ALL GYPSUM BOARD AREA OFFICE AREA WALLS AS REQUIRED TO PROVIDE A SMOOTH LEVEL 4 FINISH SURFACE. G.C. TO PRIME WALLS AS REQUIRED PRIOR TO FINISH PAINTING. 2 COATS EGG SHELL FINISH.

NOTE 5: ALL TRANSITIONS BETWEEN MATERIALS SHALL BE SMOOTH.

NOTE 6: USE REDUCER STRIP AT ALL TRANSITIONS BETWEEN CARPET AND VCT, SCHLUTER OR EQUAL.

NOTE 6: G.C. TO PROVIDE 3% OVERAGE FOR CARPET TILE.

4 GENERAL NOTES

NO SCALE

3 NOT USED

SCALE: N.T.S.

FINISH PLAN NOTES

NOTE 1: ALL FINISHES SELECTED BY LANDLORD.

2 FINISH PLAN NOTES

NO SCALE

1 KEY NOTE INDICATOR

CPT-1 — FLOOR FINISH
CPT-B1 — BASE FINISH
P-1 — PAINT FINISH

TRANSITION BETWEEN FINISHES

1 LEGEND

NO SCALE

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Date	1 April 2025
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Checked by	ANS-JAO

Finish Plan

A-103

DOOR SCHEDULE

DOOR NUMBER	TYPE	LOCATION	DOOR SIZE: EX(2) 3'-0"X8'-0" X1-3/4" STOREFRONT	DOOR SIZE: (1) 3'-0"X8'-0" X1-3/4"	DOOR SIZE: (2) 3'-6"X8'-0" X1-3/4"	MATERIAL: SOLID CORE WOOD	MATERIAL: SOLID CORE BI-FOLD W/ LOUVER	MATERIAL: SOLID CORE WOOD W/ FULL LITE	DR. FINISH: STAIN	DR. FINISH: PAINT	DR. FINISH:	DR. FINISH:	LABEL	MISC.	MISC.	FRAME: HOLLOW METAL	FRAME: HOLLOW METAL WITH SIDELITE	FRAME: TRACK	FR. FINISH: PAINT	FR. FINISH:	LOCKSETS: DUMMY SET	LOCKSETS: EXISTING	LOCKSETS: PASSAGE SET	LOCKSETS: OFFICE SET	LOCKSETS: BATHROOM SET	MISC.: KNOB	MISC.: ELECTRIC STRIKE	MISC.: CLOSER	
EX	-	RECEPTION/COPY	X																			X							
1	B	100 - RECEPTION		X		X		X	X							X			X				X						
2	B	101 - CONFERENCE ROOM		X		X		X	X							X			X					X					
3	C	102A - HVAC CLOSET			X		X		X									X								X			
4	A	102 -OFFICE		X		X			X							X			X					X					
5	A	103 -OFFICE		X		X			X							X			X					X					
6	A	104 -OFFICE		X		X			X							X			X					X					
7	A	107 -OFFICE		X		X			X							X			X					X					
8	A	108 -OFFICE		X		X			X							X			X					X					
9	A	109 - PHONE		X		X			X							X			X					X					
10	A	110 - REST ROOM		X		X			X							X			X						X				
11	A	111 - REST ROOM		X		X			X							X			X						X				
12	A	112 - SUPPLIES		X		X			X							X			X						X				
13	A	113 - REST ROOM		X		X			X							X			X						X				
14	A	114 - REST ROOM		X		X			X							X			X						X				
15	A	115 - BREAK ROOM		X		X			X							X			X						X				
16	A	115 - BREAK ROOM		X		X			X							X			X						X				
17	A	WAREHOUSE TO OFFICE		X		X			X							X			X						X				

HARDWARE SCHEDULE

DOORS TO COMPLY WITH ANSI/NWMA, ISI AND AWI SPECIFICATIONS.
HOLLOW METAL FRAME, SEMI GLOSS PAINT. SOLID CORE, BIRCH, STAIN GRADE PRE-FINISHED WOOD DOORS. STAIN TO MATCH SPEC SPACE FINISH. PROVIDE SAMPLE FOR TENANT/ARCHITECT APPROVAL. MACHINE DOORS FOR SPECIFIED HARDWARE AND SEAL CUT SURFACES AFTER FITTING AND MACHINING.

G.C TO CAULK JOINTS AT DOOR FRAME WHERE EVER LVT IS INSTALLED.

8 DOOR AND HARDWARE SCHEDULE

NO SCALE

TAG	MANUFACTURER	PRODUCT	COLOR	REF.	FINISH	GENERAL NOTES
PT-1	SHERWIN WILLIAMS	PAINT	SNOWBOUND	SW 7004	EGG SHELL	GENERAL FINISH ALL AREAS.
PT-2	SHERWIN WILLIAMS	PAINT	SNOWBOUND	SW 7004	SEMI-GLOSS	OIL BASED ENAMEL FOR DOOR FRAMES.
FRP-1	-	FRP	WHITE	-	-	4' WAINSCOT AT MOP SINK LOCATION

A WALL

N.T.S

TAG	MANUFACTURER	PRODUCT	COLOR	REF.	FINISH	GENERAL NOTES
LVT-1	MOHAWK	LUXURY COMPOSITION TILE	STORMY NIGHTS 5999	VIVID STEP	-	GENERAL FINISH ALL AREAS.
VCT-1	ARMSTRONG	VINYL COMPOSITION TILE	51904-IMPERIAL STERLING	IMPERIAL TEXTURE STD. EXCELON	-	REST ROOMS

B FLOOR

N.T.S

TAG	MANUFACTURER	PRODUCT	COLOR	REF.	FINISH	GENERAL NOTES
V-B1	JOHNSONITE	VINYL BASE	SLATE	S042V	-	GENERAL BASE ALL AREAS. 4" WHERE CARPET IS INSTALLED. 6" ELSEWHERE.

C WALL BASE

N.T.S

TAG	MANUFACTURER	PRODUCT	COLOR	REF.	FINISH	GENERAL NOTES
PLAM-1	WILSONART	PLASTIC LAMINATE	NORTH SEA	D90-60	MATTE FINISH	GENERAL FINISH VERTICAL SURFACES.
PLAM-2	WILSONART	PLASTIC LAMINATE	LINEN	D427-60	MATTE FINISH	GENERAL FINISH HORIZONTAL SURFACES.

D MILLWORK

N.T.S

TAG	MANUFACTURER	PRODUCT	COLOR	REF.	FINISH	GENERAL NOTES
-	T.B.D.	WOOD DOOR STAIN	T.B.D.	-	SATIN	GENERAL DOOR STAIN.

E MISCELLANEOUS

N.T.S

6 FINISH SCHEDULES

N.T.S

FINISH HARDWARE:
LOCKSET: SCHLAGE D SERIES: SATIN STAINLESS FINISH. US630
PASSAGE SET: BRUSHED CHROME LEVER HANDLE PASSAGE SET
HINGES: 2 PR BALL BEARING BUTT HINGES, FINISH BRUSHED CHROME
CLOSER: SURFACE MOUNT. PROVIDE ADJUSTABLE DELAYED ACTION. FINISH TO BE BRUSHED ALUMINUM. MATCH SHELL STANDARD
FLUSH BOLTS: GLYNN JOHNSON MODEL FB6W W/ DUST PROOF STRIKE
SILENCERS: GLYNN-JOHNSON MODEL GJ-64
DOOR STOPS: FLOOR MOUNTED.

NOTES:
1. ALL 8'-0" DOORS TO RECEIVE 1-1/2 PAIRS OF BUTT HINGES AND 3 SILENCERS PER LEAF. DOOR HARDWARE SHALL BE BUILDING STANDARD HARDWARE. COORDINATE WITH TENANT TO CONFIRM FINAL SELECTIONS AND LOCATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING EGRESS EXIT DOORS HAVE APPROPRIATE PANIC HARDWARE TO MEET STRICTEST ZONING REGULATIONS.
3. ALL HARDWARE MUST COMPLY WITH ADA CODE REQUIREMENTS.
4. CONTRACTOR TO COORDINATE EXACT DOOR HARDWARE AND HARDWARE STYLE AND FINISH WITH LANDLORD PRIOR TO PURCHASING AND INSTALLING.
5. DOOR HARDWARE TO COMPLY WITH 404.2.7 AND 309.4 FBCA

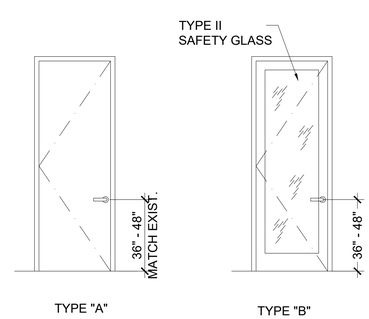
4 HARDWARE NOTES

NO SCALE

VINYL TRANSITION STRIPS AT CHANGE OF FLOORING MATERIALS.

3 THRESHOLDS AND TRANSITIONS

NO SCALE



2 DOOR TYPES

SCALE: NONE

1. ALL DOORS MUST COMPLY WITH NFPA 101, 5-2.1.5.
2. DOORS TO COMPLY WITH ANSI/NWMA, ISI AND AWI SPECIFICATIONS. DOOR FRAMES: HOLLOW METAL TO BE PAINTED WITH PRIMER AS REQUIRED AND TWO (2) COATS OF OIL BASED SEMI-GLOSS ENAMEL.
3. DOORS: SOLID CORE. STAIN GRADE WOOD DOORS. MACHINE DOORS FOR SPECIFIED HARDWARE AND SEAL CUT SURFACES AFTER FITTING AND MACHINING.
   DOOR STAIN: STAIN TO MATCH SPEC SPACE COLOR SATIN POLYURETHANE FINISH. PROVIDE SAMPLE FOR TENANT/ARCHITECT APPROVAL.
4. SUITE ENTRANCE KEYS: CONTRACTOR TO SUPPLY (5) FIVE KEYS, UNLESS SPECIFIED OTHERWISE, TO LANDLORD TO BE KEYED ON LANDLORD'S MASTER.
5. GENERAL CONTRACTOR TO CAULK JOINTS AT DOOR FRAME WHERE VCT IS INSTALLED.
6. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
7. PROVIDE MINIMUM 24" CLEAR WIDTH AT STRIKE SIDE OF MAIN ENTRANCE DOORS AND MINIMUM 18" AT INTERIOR DOORS.
8. DOOR HARDWARE SHALL BE LEVER OR PUSH TYPE, MOUNTED 30"-40" ABOVE FINISH FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
9. THRESHOLD SHALL BE 1/2" MAXIMUM ABOVE THE FINISH FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2, IF MORE THAN 1/4".
10. ALL DOORS MUST RECEIVE APPROPRIATE FLOOR OR WALL STOP AS REQUIRED BY LANDLORD.
11. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.

1 DOOR GENERAL NOTES

SCALE: NONE

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO CONSULTING, INC.
PRODUCT DEVELOPMENT CONSULTING SPACE PLANNING

Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

Proposed interior improvements for:

Spec Space

9950 NW 89th Ave
Medley, Fl.

Client:
Longpoint
13218 W. Broward Blvd.
Plantation, Fl. 33325

M.E.P.ENGINEERING

Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	JAO
Checked by	ANS-JAO

Door & Finish Schedules

A-400

1. TOP & BOTTOM TRACK SIZE AND GAUGE TO BE THE EQUIVALENT OF THE STUD.

2. ATTACH ALL BOTTOM TRACKS TO FLOOR W/ MIN. $\frac{3}{4}$" LONG POWER DRIVEN FASTENERS (HILTI: X-CF 20 THP/.22 COMBO $\frac{3}{4}$"*) @ 24" O.C. MAX.

3. ATTACH TOP TRACK TO UNDERSIDE OF DECK W/ MIN. $\frac{7}{8}$" LONG POWER DRIVEN FASTENERS (HILTI: ZF-22 P8T/.22 COMBO $\frac{7}{8}$"*) @ 24" O.C. MAX.

4. ATTACH TOP TRACK TO CEILING RUNNER W/ #8X " HEX WASHER HEAD SCREWS (HILTI: S-MD 8-18X3/4 HWH #2*) @ 24" O.C. MAX.

5. ATTACH ALL STUDS TO TOP AND BOTTOM TRACKS W/ (2) - #7 X $\frac{7}{16}$" PAN HEAD SCREWS. (HILTI: 7 X 7/16 PPH S FRAMER*)

6. ATTACH ALL BRACING TO TOP TRACK W/ (3) -#7 X $\frac{7}{16}$" PAN HEAD SCREWS. (HILTI: 7 X 7/16 PPH S FRAMER*)

7. VERTICAL OR HORIZONTAL BRACING, BRACING SIZE AND GAUGE TO BE THE EQUIVALENT OF THE SCHEDULED PARTITION IT IS SUPPORTING. MAX. SPACING IS 4'-0" O.C. OR AS NEEDED TO SUPPORT THE PARTITION.

8. ATTACH ALL BRACING TO UNDERSIDE OF DECK W/ MIN. $\frac{7}{8}$" LONG POWER DRIVEN FASTENERS (HILTI: ZF-22 P8T/.22 COMBO $\frac{7}{8}$"*) @ 24" O.C. MAX.

9. FIRE RATED PARTITIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION MUST BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. SUGGESTED WORDING" FIRE AND SMOKE BARRIER- PROTECT ALL OPENINGS". F.B.C 712.5.

10. G.C. TO FIRE CAULK ALL PENETRATIONS AND JOINTS

(* INDICATES HILTI FASTENERS OR EQUIVALENT)

C — INDICATES PARTITION TYPE

12 PARTITION KEY NOTES

SCALE: NONE

1. USE GYPSUM BOARD 5/8" THICK AT ALL PARTITIONS TYPICAL EXCEPT NOTE # 2.

2. USE MOISTURE RESISTANT (MR) GYPSUM BOARD BACKER BEHIND ALL CERAMIC WALL TILE, FRP PANELS, AND CERAMIC MOSAIC TILES, TYPE "X" FIRECODE (BATHROOMS, JANITOR'S CLOSETS) .

3. PROVIDE DEEP STUD TRACK AT TOP OF ALL PARTITION TYPES 'C', 'E', OR WHERE BUILDING DEFLECTION MAY AFFECT PARTITIONS.

4. PROVIDE DOUBLE 20 GAUGE STUDS AT ALL DOOR FRAME, WINDOWS, AND LOUVERS FOR SUPPORT.

5. METAL STUDS DENOTE STANDARD 20 GAUGE STUD WORK.

6. L.M.F. - DENOTES HEAVIER 18 GA. LIGHT GAUGE METAL FRAMING.

7. ALL MATERIALS USED IN EXTERIOR CONSTRUCTION TO BE CERTIFIED NON-COMBUSTIBLE AND LABEL CLASS "A" BY U.L. INCLUDING BLOCKING.

8. PROVIDE SOLID P.T. OR FIRE RATED BLOCKING AT CABINETRY BOTH BASE AND WALL HUNG UNITS, AT TOILET ACCESSORIES, AT HANDRAILS, AT COUNTERS, DOOR STOPS AND MAGNETIC HOLDERS, CHALKBOARDS AND TACK BOARDS, ADJUSTABLE STANDARDS, SHELVING, CLOTHES HOOKS, CURTAIN TRACKS, BLINDS, ELECTRICAL PANELS, DISPLAY CASES, AND ETC.

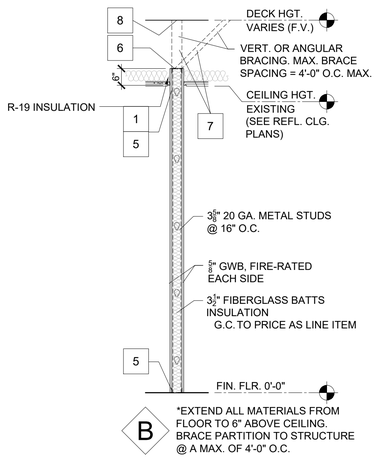
9. USE 22 GA. MTL. STUDS WHEN WALLS ARE SUPPORTING ATTACHED OBJECT (S) WEIGHT AND OR SHELVING. WHEN USING STEEL STUDS WHEN SUPPORTING WALL HUNG PLUMBING FIXTURES THEY MUST BE DOUBLED OR NO LESS THAT 20 GAUGE. F.B.C 2517.51

10. SEE FINISH SCHEDULE FOR ALL SCHEDULED FINISHES.

11. PARTITIONS TO WITHSTAND A LOAD OF 5 P.S.I. APPLIED PERPENDICULAR TO PARTITION, WITH A MAXIMUM DEFLECTION NOT EXCEEDING L/240 OF THE SPAN OF THE PARTITION.

8 GENERAL PARTITION NOTES

SCALE: NONE

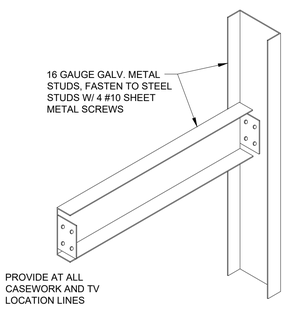


6 TYPICAL PARTITION

SCALE: N.T.S.

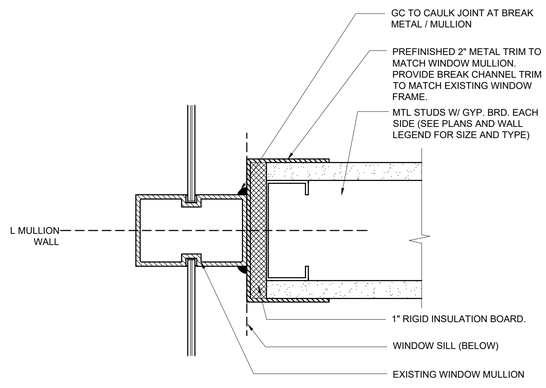
5 NOT USED

SCALE: N.T.S.



4 CABINET ANCHORAGE

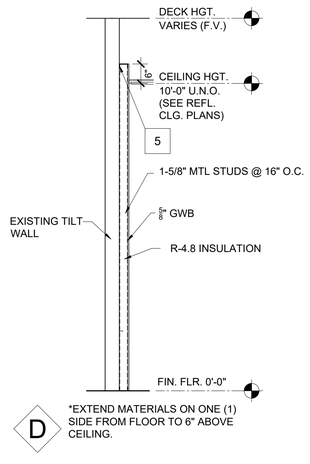
N.T.S.



NOTE:
CONTRACTOR SHALL INSTALL THIS ASSEMBLY IN ACCORDANCE W/ THE GYPSUM ASSOCIATION STANDARDS AND SHALL PROVIDE FOR A LATERAL LIVE OF 5 LBS. PER S.F. AND DEFLECTION OF L/240.

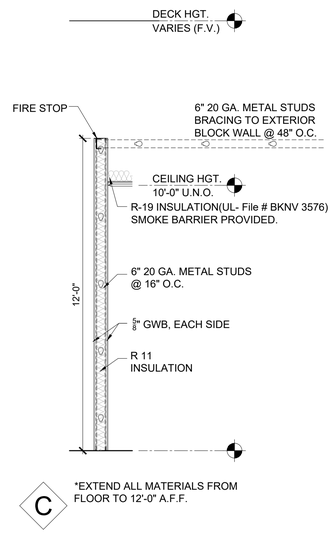
3 PARTITION AT MULLION

SCALE: N.T.S.



2 FUR OUT AT EXISTING TILT WALL

N.T.S.



1 PARTITION BETWEEN OFFICE/WAREHOUSE

N.T.S.

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO Consulting, Inc.
Product Development Consulting Space Planning

Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

Proposed interior improvements for:

Spec Space

9950 NW 89th Ave
Medley, Fl.

Client:
Longpoint
13218 W. Broward Blvd.
Plantation, Fl. 33325

M.E.P.ENGINEERING

Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

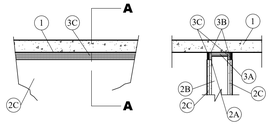
No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	JAO
Checked by	ANS-JAO

Wall Types

A-500

System No. HW-S-0004
Assembly Ratings --- 1 & 2 Hr (See Items 2, 3B & 3C)
Joint Width --- 1 in. Max



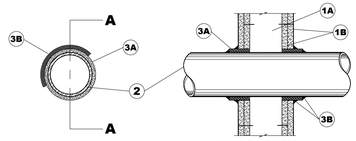
SECTION A-A

1.Floor Assembly- Min. 4-1 /2 in. thick steel reinforced lightweight or normal weight (100- 150 pcf) structural concrete.
2. Wall Assembly- The 1or 2 hr fire-rated gypsum wallboard/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400-Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Steel Floor And Ceiling Runners- Floor and ceiling runners of wall assembly shall consist of min 5 /8 in. wide by 3 in. deep corrosion protected min. 25 MSG steel channels. Floor runner secured with steel fasteners spaced max 24 in. O.C. The ceiling runner is installed within the u-shaped deflection plate (item 3A) with a nom 1 in. gap is maintained between the top of the ceiling runner and the top of the deflection plate.
B. Studs- Min 3-5 /8 in. wide by 1-1 /4 in. deep corrosion protected min 25 MSG steel channels. Steel stud spacing not to exceed 24 in. O.C.
C. Wallboard, Gypsum*- 5 /8 in. thick, 4 ft wide with square or tapered edges. Wallboard sheets installed vertically on both sides of stud framing with joints centered over studs. A max 1 in. gap is maintained between the top of the wallboard and the bottom of the concrete floor. The gypsum wallboard type, thickness, number of layers and fastener types shall be as specified in the individual U400-Series Design in the UL Fire Resistance Directory.
3. Joint System- Max separation between bottom of floor and top of wall is 1 in. The joint system consists of a deflection plate, packing material and caulk, as follows:
A. Deflection Plate-- A nom 4 in. wide by 3 in. deep, min 24 gauge steel u-shaped channel. The deflection plate is attached to the concrete floor with masonry anchors at a max 24 in. O.C. The steel ceiling runner (item 2A) is installed within the deflection plate to maintain a nom 1 in. gap between the top of the ceiling runner and the top of the deflection plate. The ceiling runner is not fastened to the deflection plate.
B. Packing Material*- The following packing materials are used:
Mineral Wool-- A 1 in. thickness by 4 in. wide section of min 4 pcf density mineral wool batt insulation is fitted into the 1 in. gap within the deflection plate between the top of the ceiling runner and the deflection plate.
Polyethylene Backer Rod (2 hr rated system only) -- A nom 1-1 /4 in. diam polyethylene backer rod friction-fitted into the gap between the top of the gypsum wallboard and the bottom of the concrete deck on both sides of the wall and recessed from each surface of the wall to accomodate the required thickness of fill material.
C. Fill, Void or Cavity Material*-- A min 5 /8 in. thickness of fill material for 1 hr rated systems and a min 1 /2 in. thickness of fill material for 2 hr rated systems installed on each side of the wall between the top of the wallboard and bottom of the concrete floor.
Minnesota Mining and Manufacturing Co.- CP-25 WB+
*Bearing the UL Classification Marking

3M Fire Protection Products — This material was extracted by 3M Fire Protection Products from the 1999 edition of the UL Fire Resistance Directory.

12 3M SYSTEM No. HW-S-0004
NO SCALE | STATIC HEAD OF WALL DETAIL

System No. W-L-2003
(Formerly System No. 148)
F Ratings --- 1 and 2 Hr (See Item 3)
T Ratings --- 1 and 2 Hr (See Item 3)
L Rating At Ambient --- 7 CFM/sq. ft. (See Item 3B)
L Rating At 400 F --- less than 1 CFM/sq. ft. (See Item 3B)

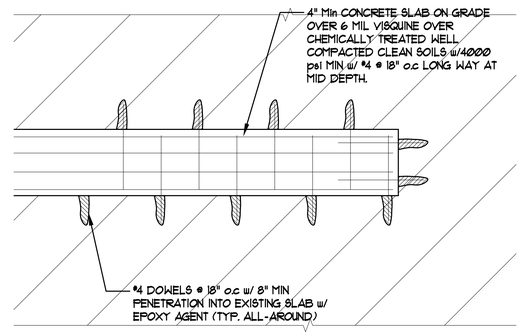


SECTION A-A

1. Wall Assembly--The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs---Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom. 2 by 4 in. lumber spaced 16 in. OC with nom. 2 by 4 in. lumber end plates and cross braces. Steel studs to be min. 3-5/8 in. wide by 1-3/8 in. deep channels spaced max. 24 in. OC.
B. Wallboard, Gypsum*-- 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max. diam of opening is 3-1/8 in.
2. Through Penetrants-- One nonmetallic pipe or conduit to be centered in the through opening. The annular space between pipe or conduit and perjthery of opening shall be a min 1/4 in. and max 3/8 in. Pipe or conduit to be rigidly supported on both sides of the floor ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
A. Polyvinyl Chloride (PVC) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
B. Rigid Nonmetallic Conduit++ -- Nom 4 in. diam (or smaller) (Schedule 40 or 80) PVC conduit installed in accordance with Article 347 of the National Electric Code (NFPA No. 70).
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe -- Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
D. Cellular Core Polyvinyl Chloride (ccPVC) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
E. Acrylonitrile Butadiene Styrene (ABS) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
F. Cellular Core Acrylonitrile Butadiene Styrene (ccABS) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. Firestop System -- Installed symmetrically on both sides of wall assembly. The hourly F and T Ratings for the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed. The details of the firestop system shall be as follows.
A. Fill, Void or Cavity Material*—Wrap Strip --- Nom 1/4 in. thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 2 in. wide strips. Nom 2 in. wide strip tightly wrapped around nonmetallic pipe (foil side out) with seam butted. Wrap strip layer securely bound with steel wire or aluminum foil tape and slid into annular space approx 1-1/4 in. such that approx 3/4 in. of the wrap strip protrudes from the wall surface.
Minnesota Mining & Mfg. Co. -- FS-195+
B. Fill, Void or Cavity Material*—Caulk or Putty --- Min 5/8 in. thickness of caulk or putty applied into annular space between wrap strip and perjthery of opening. A nom 1/4 in. diam bead of caulk or putty to be applied to the wrap strip/wall interface and to the exposed edge of the wrap strip layers appox 3/4 in. from the wall surface.
Minnesota Mining & Mfg. Co. -- CP 25WB+ Caulk or MPS-2+ Putty.
(Note: L Ratings apply only when Type CP-25 WB+ caulk is used.)
C. Foil Tape -- (not shown) -- Nom 4 in. wide, 3 mil thick aluminum tape wrapped around pipe prior to the installation of the wrap strip (Item 3A). Min of one wrap, flush with both sides of wall and proceeding outward. Tape is not required fro pipes shown in Items 2A, 2B and 2C.
*Bearing the UL Classification Marking

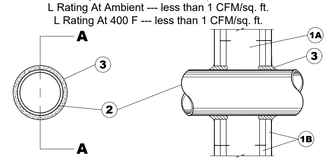
3M Fire Protection Products — This material was extracted by 3M Fire Protection Products from the 1999 edition of the UL Fire Resistance Directory.

11 3M SYSTEM No. W-L-2003
NO SCALE | NON-METALLIC PIPES



7 SLAB REPAIR DETAIL
SCALE: N.T.S.

System No. W-L-1001
(Formerly System No. 147)
F Ratings --- 1, 2, 3 and 4 Hr (See Items 2 and 3)
T Ratings --- 0, 1, 2, 3 and 4 Hr (See Item 3)
L Rating At Ambient --- less than 1 CFM/sq. ft.
L Rating At 400 F --- less than 1 CFM/sq. ft.



SECTION A-A

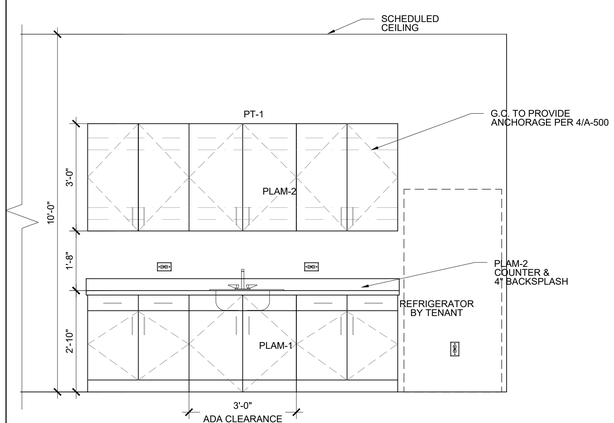
1. Wall Assembly--The 1, 2, 3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the same manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs---Wall framing may consist of either wood studs (max. 2 hr fire rated assemblies) or steel channel studs. Wood studs to consist of nom. 2 by 4 in. lumber spaced 16 in. OC with nom. 2 by 4 in. lumber end plates and cross braces. Steel studs to be min. 3-5/8 in. wide by 1-3/8 in. deep channels spaced max. 24 in. OC.
B. Wallboard, Gypsum*--Nom ½ or 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max. diam of opening is 13-1/2 in.
2. Pipe or Conduit--Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe, nom 12 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) Class 50 (or heavier) ductile iron pressure pipe, nom 6 in. diam (or smaller) steel conduit, nom 4 in. diam (or smaller) steel electrical metallic tubing, nom 6 in. diam (or smaller) Type L or (or heavier) copper tubing or nom 1 in. diam (or smaller) flexible steel conduit. When copper pipe is used, max F Rating of firestop system (Item 3) is 2 h. Steel pipes or conduits larger than nom 4 in. diam may only be used in walls constructed using steel channel studs. A max of one pipe or conduit is permitted in the firestop system. Pipe or conduit to be installed near center of stud cavity width and to be rigidly supported to both sides of wall assembly.
3. Fill, Void or Cavity Material*---Caulk--- Caulk fill material installed to completely fill annular space between pipe or conduit and gypsum wallboard and with a min ¼ in. diam bead of caulk applied to perimeter of pipe or conduit at its egress from the wall. Caulk installed symmetrically on both sides of wall assembly. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and hourly fire rating of the wall assembly in which it is installed, as tabulated below:

Max Pipe or Conduit Diam, In	Annular Space, In	F Rating, Hr	T Rating, Hr
1	0 to 3/16	1 or 2	0+,1 or 2
1	¼ to ½	3 or 4	3 or 4
4	0 to ¼	1 or 2	0
4	0 to 1-1/2#	1 or 2	0
6	¼ to ½	3 or 4	0
12	3/16 to 3/8	1 or 2	0

+When copper pipe is used, T Rating is 0 h.
#0 to 1-1/2 in. annular space applies only when Type CP-25 WB+ caulk is used and only when the min thickness of the gypsum wallboard is 5/8 in. for 1 hr rated walls and 1-1/4 in. for 2 hr rated walls.
Minnesota Mining & Mfg. Co.--CP 25WB+.
*Bearing the UL Classification Marking

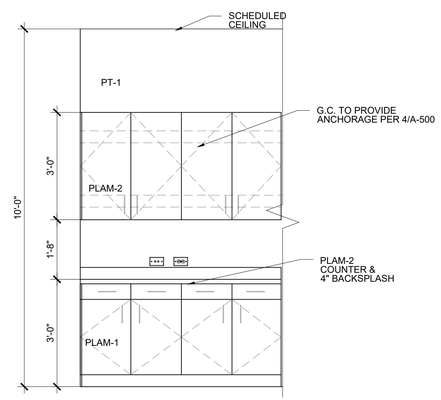
3M Fire Protection Products — This material was extracted by 3M Fire Protection Products

4 3M SYSTEM No. W-L-1001
NO SCALE | METALLIC PIPES

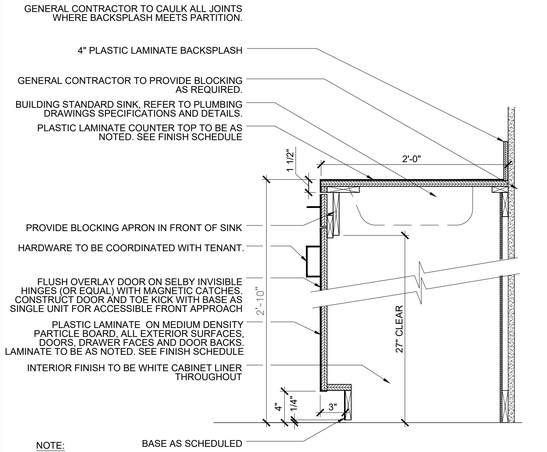


G.C. TO FIELD VERIFY AND SUBMIT SHOP DRAWINGS FOR OWNER/ARCHITECT APPROVAL

3 BREAK ROOM ELEVATION
SCALE : 1/2"=1'-0"

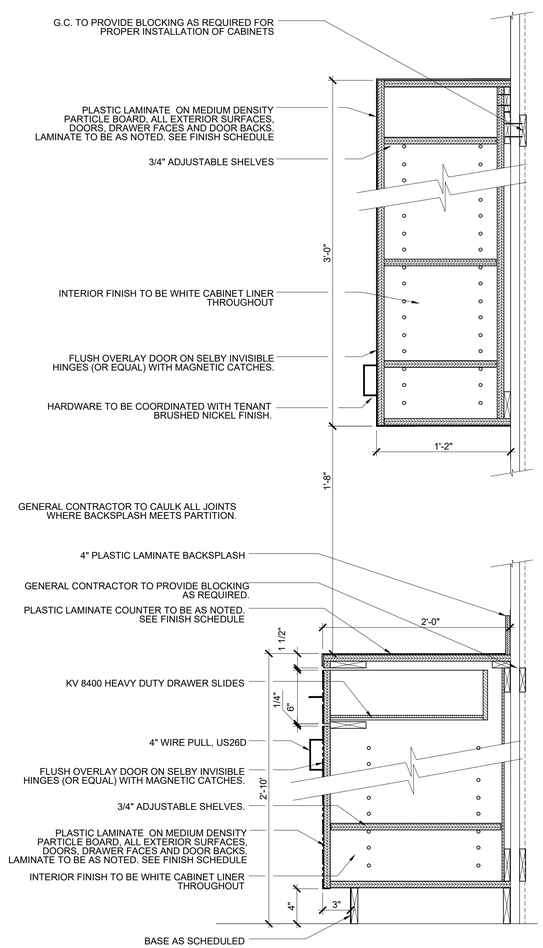


2 COPY ROOM ELEVATION
SCALE : 1/2"=1'-0"



NOTE:
1. IN SINKS WHERE HOT WATER IS PROVIDED, GENERAL CONTRACTOR MUST WRAP PIPING IN PROTECTIVE INSULATION.

9 BASE CABINET WITH SINK
SCALE: N.T.S.



1 TYPICAL LOWER AND UPPER CABINET SECTION
SCALE: N.T.S.

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO CONSULTING, INC.
PRODUCT MANAGEMENT CONSULTING SPACE PLANNING
Juan A. Olaya
T: 561.827.6250
jaoconsultingino@gmail.com

Proposed interior improvements for:

Spec Space

9950 NW 89th Ave
Medley, Fl.

Client:
Longpoint
13218 W. Broward Blvd.
Plantation, Fl. 33325

M.E.P.ENGINEERING

Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	JAO
Checked by	ANS-JAO

Details | A-600

LIGHT FIXTURE LEGEND

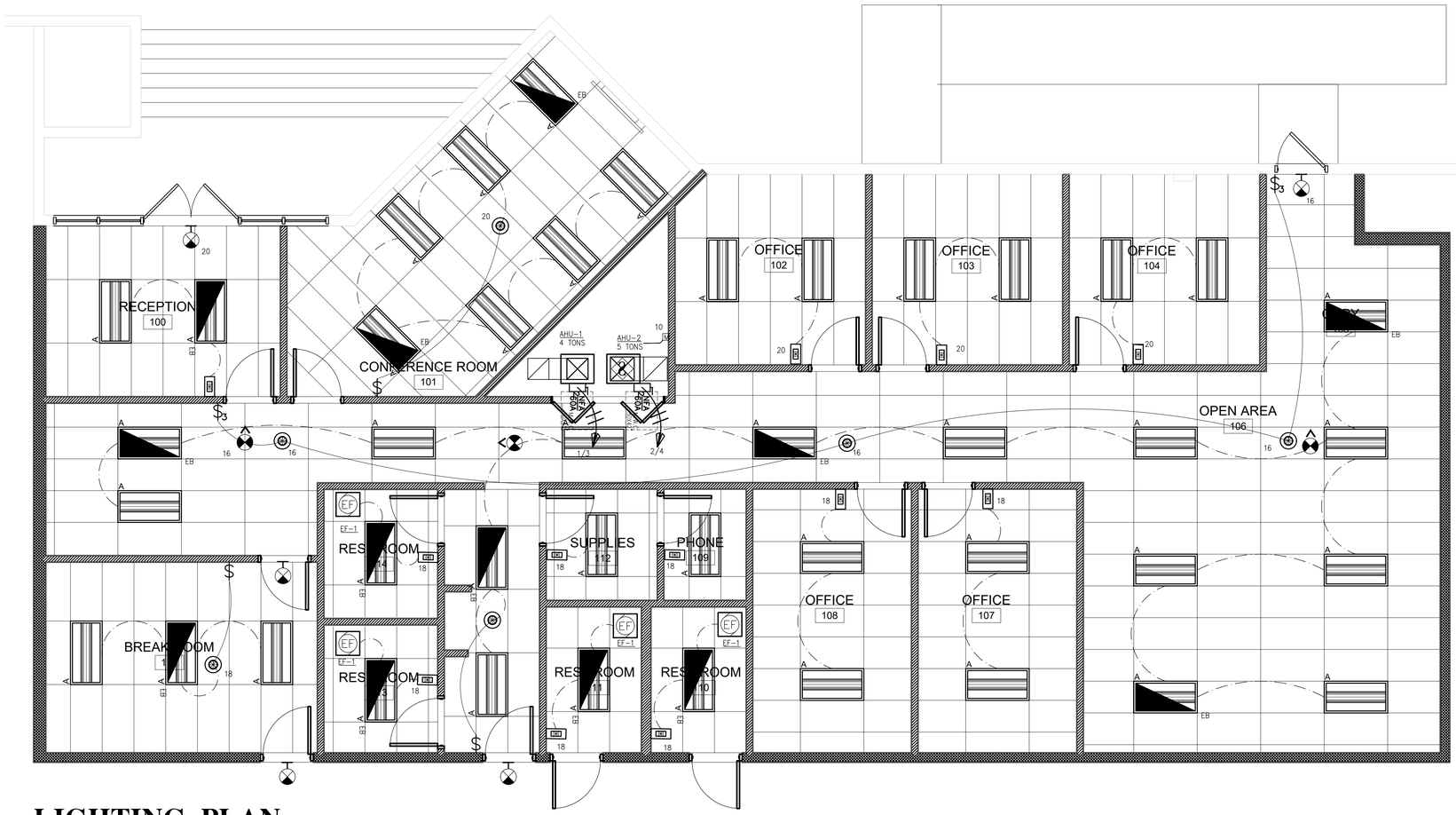
SYMBOL	DESCRIPTION
	ENVISION LED RHB3C 3P90 CTRI BL 10 UNV
	ENVISION LED RHB3C 3P90 CTRI BL 10 UNV 30W HV OFO BL
	CEILING MTD. EXIT SIGN W/ BATTERY BACK UP AND WITH SELF DIAGNOSTICS. LITHONIA MDL#LQM S W 3R 120/277 EL N SD OR EQUAL
$	LIGHT SWITCH (+48" A.F.F. TO TOP. U.N.D)
$3	3 WAY LIGHT SWITCH (+48" A.F.F. TO TOP. U.N.D)
$D	DIMMER SWITCH (+48" A.F.F. TO TOP. U.N.D)
T	WALL MOUNTED DIGITAL PROGRAMMABLE TIMER HUBBELL TD300 WITH (2) HOURS OVERRIDE TIME
	MULTI-TECHNOLOGY OCCUPANCY SENSOR WALL SWITCH LEVITON MDL#OSSMT-MDW, 1200VA@120V, 400SQ.FT. MINOR MOVEMENT COVERAGE, COMMERCIAL GRADE
	MULTI-TECHNOLOGY CEILING MOUNT OCCUPANCY SENSOR LEVITON MDL#OSC20 MOW, 360 Degree, 2000 SQ.FT. COVERAGE POWER PACK FOR OCCUPANCY SENSOR LEVITON MDL#OSP20-0D0
O	SPST MOMENTARY OVERRIDE PUSH BUTTON
EF	EXHAUST FAN (SEE MECHANICAL PLANS FOR SPECS)
	CEILING MTD. DUPLEX

NOTES

1. NOT ALL SYMBOLS MAY APPEAR ON PLANS.
2. IF THERE IS NO DESIGNATION NEXT TO FIXTURE, THEN ASSUME IT IS A NEW FIXTURE. IF NOT EXISTING, LOCATE IT AS SHOWN ON PLANS.
3. PROVIDE A DISCONNECTING MEANS FOR ALL DOUBLE ENDED FLUORESCENT LAMPS WITH BALLAST AS PER NEC410.73(G).

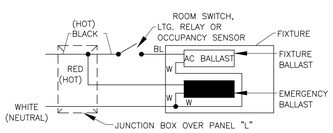
DESIGNATION / DESCRIPTION

+84"	DENOTES HEIGHT ABOVE FINISHED FLOOR	UND	UNLESS NOTED DIFFERENTLY
AFCI	ARC FAULT CIRCUIT INTERRUPT	N/L	NIGHT LIGHT
GFCI	GROUND FAULT CIRCUIT INTERRUPT	T/S	TIME SWITCH
WP	WEATHER PROOF ENCLOSURE	PC	PHOTO CELL
IG	ISOLATED GROUND	LC	LIGHTING CONTACTOR
N	NEW FIXTURE	MWC	MINIMUM WORK CLEARANCE
R	RELOCATED FIXTURE	OCP	OVER CURRENT PROTECTION
E	INDICATES AN EXISTING FIXTURE TO REMAIN	OC	ON CENTER
T/L	TWIST LOCK	EN	EXISTING LOCATION WITH NEW DEVICE

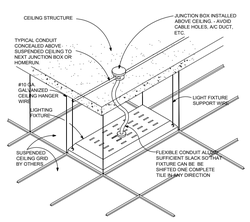


LIGHTING PLAN

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

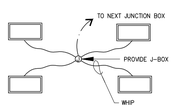


1 EMERGENCY FIXTURES WIRING DETAIL E-2 N.T.S.



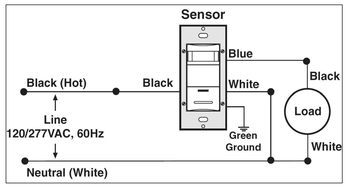
2 LIGHT FIXTURE GRID MOUNTING DETAIL E-2 N.T.S.

NOTES:
1. PROVIDE #12 GREEN GROUND WIRE IN FLEXIBLE CONDUIT WITH BRANCH CIRCUIT WIRING AND BOND TO OUTLET BOX AND FIXTURE HOUSING.
2. SECURELY FASTEN FIXTURE TO CEILING STRUCTURE ABOVE WITH TWO (2) FIXTURE SUPPORT WIRES PER FIXTURE.



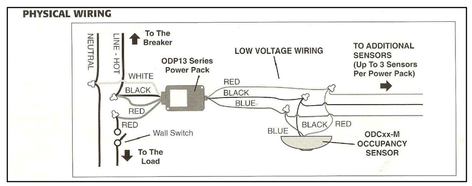
3 LIGHT FIXTURE WIRING DIAGRAM DETAIL E-2

LIGHT FIXTURES SHALL NOT BE USED AS A RACEWAY. N.T.S.



4 WALL MOUNTED OCCUPANCY SENSOR WIRING DIAGRAM E-2

REFER TO MANUFACTURER SPECS FOR MORE DETAIL INFORMATION. N.T.S.



5 OCCUPANCY SENSOR WIRING DIAGRAM E-2

REFER TO MANUFACTURER SPECS FOR MORE DETAIL INFORMATION. N.T.S.

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE PROPERTY OF "ESTENOZ ENGINEERING INC." AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ESTENOZ ENGINEERING INC.

I, CARLOS A. ESTENOZ, P.E.#48815, CERTIFY THAT I CURRENTLY HOLD AN ACTIVE LICENSE IN THE STATE OF FLORIDA AND AM COMPETENT THROUGH EDUCATION OR EXPERIENCE TO PROVIDE ENGINEERING SERVICES IN THE ELECTRICAL DISCIPLINE CONTAINED IN THIS PLAN. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AS DEFINED IN CHAPTER 61G15-18.001 F.A.C. MOREOVER I CERTIFY THAT THE COMPANY OFFERING THE ENGINEERING SERVICES, "ESTENOZ ENGINEERING INC", HOLDS AN ACTIVE CERTIFICATE OF AUTHORIZATION #28576 TO PROVIDE THE ENGINEERING SERVICE.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CARLOS A. ESTENOZ, P.E. USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CARLOS A. ESTENOZ, P.E.
PROFESSIONAL ENGINEER No.48815
STATE OF FLORIDA

DATE:

CARLOS A. ESTENOZ No.48815 STATE OF FLORIDA PROFESSIONAL ENGINEER

ESTENOZ ENGINEERING INC.
Consulting engineer
10433 nw 3rd place,
Coral Springs FL 33071
T: 954.224.1415
email: ee2@att.net

PROJECT No.: 25036.00

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

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Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	
Checked by	

Lighting Plan E-2

ELECTRICAL SPECIFICATIONS

1. MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE NEC–2020, FBC–2023, FFPC 8TH EDITION, NFPA 72–2019, LOCAL CODES, ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C.. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.

2. TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE DRAWINGS REPRESENT AN ACCURATE PRESENTATION OF EXISTING CONDITIONS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND IMMEDIATELY NOTIFY ENGINEER WITH ANY DISCREPANCY.
BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.

3. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST–CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER MUST BE A CONDITION OF THE SUB CONTRACT.

4. ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE.

6. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

7. ALL REQUIRED INSURANCE TO BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

8. CONTRACTOR TO PAY FOR ALL PERMITS, FEES INSPECTIONS AND TESTINGS.

9. ELECTRICAL INSTALLATION TO MEET ALL STANDARD REQUIREMENTS OF LOCAL POWER AND TELEPHONE COMPANIES. ELECTRICAL CONTRACTOR SHALL CONTACT LOCAL POWER AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.

10. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. ALL CONDUCTORS SHALL BE COPPER WITH THWN/THHN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; ALL THOSE #8 AND LARGER TO BE STRANDED.

11. ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3/4", GALVANIZED RIGID STEEL CONDUIT OR SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALI AND RUST RESISTANT BITUMASTIC PAINT, COPPER No.50, AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL ALSO BE USED WHERE CONDUIT IT IS SUBJECT TO DAMAGE.

12. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED (FLUSH) IN WALLS OR CEILINGS WHENEVER POSSIBLE.

13. DISCONNECT SWITCHES SHALL BE H.P. RATED, GENERAL DUTY, QUICK–MAKE, QUICK–BREAK TYPE. ENCLOSURES SHALL BE AS REQUIRED BY N.E.C. AND LOCATION (WEATHERPROOF, EXPLOSION PROOF, ETC.). ENGRAVED LAMINATED PLASTIC IDENTIFICATION PLATES SHALL BE FURNISHED AND INSTALLED ON ALL DISCONNECT SWITCHES, CONTACTORS AND STARTERS.

14. ALL FUSES FOR SAFETY SWITCHES SHALL BE DUAL ELEMENT, CARTRIDGE TYPE. FUSES SHALL BE THOSE MANUFACTURED BY EITHER BUSSMAN OR LITTLEFUSE. THE CONTRACTOR SHALL FURNISH TO THE OWNER ONE SPARE FUSE FOR EACH SIZE AND TYPE OF FUSE INSTALLED. FUSES 600 AMPS OR LESS SHALL BE CLASS RK1, TYPICAL UNLESS OTHERWISE NOTED. FUSES OVER 600 AMPS SHALL BE CLASS L.

15. ALL GENERAL PURPOSE SWITCHES AND RECEPTACLES SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. CATALOG NUMBERS LISTED ARE DECORA STYLE LEVITON: HOWEVER, COMPARABLE DEVICES BY PASS & SEYMOUR, BRYANT, OR ARROW HART WILL BE ACCEPTED. COLOR OF DEVICES AND PLATES SHALL BE WHITE UNLESS DICTATED OTHERWISE BY ARCHITECT/OWNER.

16. 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 NECESSARY DEVICES AND COMPONENTS FOR EQUIPMENT BE PLACED IN PROPER WORKING ORDER.

17. A SEPARATE, GREEN TYPE THWN COPPER GROUND CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDED RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE ENCLOSING STEEL OUTLET BOX. DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND. A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250–122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.

18. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT NAMEPLATE RATINGS BEFORE ORDERING.

19. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.

20. FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING SYSTEM AS SHOWN ON PLANS. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FROM CU TO AHU, TERMINATION SHALL BE PERFORMED BY MECHANICAL CONTRACTOR.

21. ALL FLUORESCENT LIGHT FIXTURES SHALL HAVE IN LINE FUSING AND ENERGY SAVING BALLASTS. PROVIDE A DISCONNECTING MEANS FOR ALL DOUBLE ENDED FLUORESCENT LAMPS WITH BALLAST.

22. ALL SWITCHGEAR, PANELS, STARTERS, CONTACTORS ETC., SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER, THE SYSTEM DESIGN IS BASED ON SQUARE "D"; HOWEVER, COMPARABLE EQUIPMENT OTHER MANUFACTUERS WILL BE ACCEPTABLE. TANDEM AND HALF–SPACE CIRCUIT BREAKERS SHALL NOT BE USED.

23. PROVIDE IDENTIFICATION FOR ALL PANELS, CABINETS, ENCLOSURES, DISCONNECTS & TRANSFORMERS USING ENGRAVED NAMEPLATES, WHITE LETTERING ON A BLACK BACKGROUND. NAMEPLATES SHALL IDENTIFY PANEL DESIGNATION (NAME,) VOLTAGE, PHASE & WIRE CONFIGURATION. PROVIDE TYPEWRITTEN DIRECTORIES UNDER PLASTIC COVER FOR ALL PANEL BRANCH CIRCUITS, CLEARLY INDICATING AREA AND TYPE OF LOAD SERVED BY EACH BRANCH CKT PROTECTIVE DEVICE, INCLUDING SPARES. HAND PRINTED WILL NOT BE ACCEPTED.

24. ENGRAVED, LAMINATED PLASTIC IDENTIFICATION PLATES SHALL BE FURNISHED AND INSTALLED ON ALL PANELS AND SWITCHGEAR. PLATES SHALL BE AFFIXED TO FRONT OF PANELS, INDICATING PANEL NAME, VOLTAGE AND AMPERAGE.

25. ALL UNDERGROUND PVC CONDUIT RUNS SHALL HAVE RIGID STEEL ELBOWS AND RIGID STEEL SECTIONS AT SLAB PENETRATIONS WHERE SUBJECT TO POSSIBLE DAMAGE. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALI AND RUST–RESISTANT BITUMASTIC PAINT, COPPER No.50, AND THREADS SHALL BE COATED WITH ZINC CHROMATE.

26. THE ELECTRICAL CONTRACTOR SHALL MEET AND COORDINATE WITH THE LOCAL POWER COMPANY AT THE SITE PRIOR TO CONSTRUCTION. AT THAT TIME, THE CONTRACTOR SHALL COORDINATE ALL RELATED WORK WITH THE UTILITY COMPANY'S RESPONSIBILITIES TO MEET THE OWNER'S SCHEDULE.

27. ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EMT, IMC, MC, RIGID GALVANIZED CONDUIT OR SCHEDULE 40 P.V.C. THERE SHALL BE NO TYPE "NM" AND ELECTRICAL NON–METALLIC TUBING USED FOR BRANCH CIRCUITING. MAXIMUM NUMBER OF 120V CIRCUITS ALLOWED IN A COMMON CONDUIT SHALL BE SIX (6). "MC" TYPE CABLE SHALL NOT BE USED AS HOME RUNS. THE CONTRACTOR SHALL STRICTLY CONFORM TO THE N.E.C. REQUIREMENTS OF DERATING FOR CONDUCTOR AMPACITY AND CONDUIT FILL.

28. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V SYSTEM	240V (HIGH LEG) SYSTEM	480V SYSTEM	PHASE SEQUENCE
NEUTRAL – WHITE	NEUTRAL – WHITE	NEUTRAL – WHITE/STRIPE	ABC, TOP TO BOTTOM
PHASE A – BLACK	PHASE A – BLACK	PHASE A – BROWN	LEFT TO RIGHT,
PHASE B – RED	PHASE B – ORANGE	PHASE B – PURPLE	FRONT TO BACK
PHASE C – BLUE	PHASE C – BLUE	PHASE C – YELLOW	
GRD.CON – GREEN	GRD.CON – GREEN	GRD.CON – GREEN	

29. CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SLABS, ETC. PENETRATION SEALS SHALL BE PER U.L. ASSEMBLY.

30. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ELECTRICAL ENGINEER.

31. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS, WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER, CONTRACTOR WILL NOT BE COMPENSATED.

32. ALL PANEL BOARDS, SWITCHBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKETS, ETC SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ARC FLASH HAZARD IN COMPLIANCE WITH NEC 110.16. THE MARKING SHALL BE LOCATED CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE OF THE EQUIPMENT.

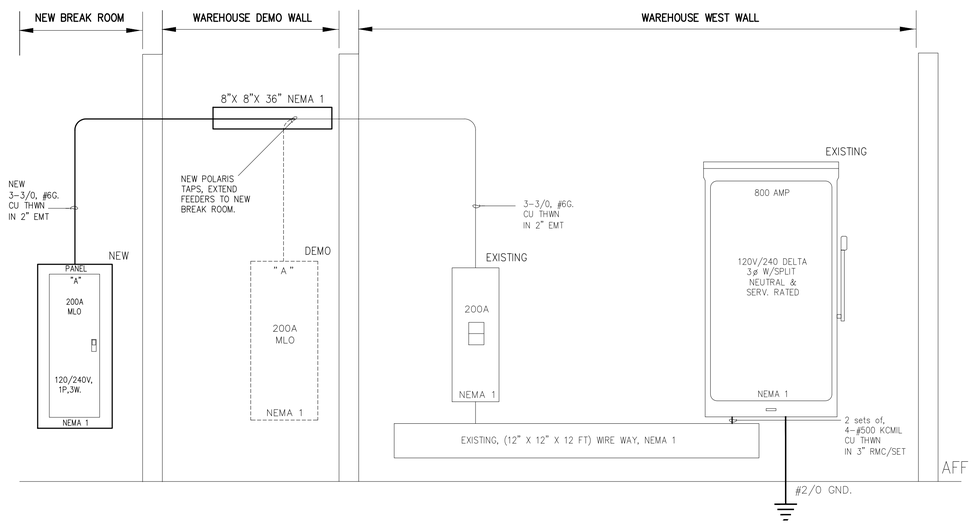
33. LOW VOLTAGE WIRES INSTALLED IN RETURN AIR PLENUMS SHALL BE UL LISTED PLENUM RATED.

PANEL SCHEDULE A — NEW

Rated Voltage:	120/240V	1PH,3W	Manufacture:	SIEMENS	Mounting: FLUSH
Rated Amps: (Cu bus)	200A	SPACES: 40	Location:	BREAK ROOM	Type: NEMA 1
Main:	MLO		Project No:	25036.00	A.I.C.: 22K

	CIRCUIT DESIGNATION	O.C.P.	AWG	MAX. DIST.(ft)	VOLT DROP	RCPT	LGT/HEAT (KVA)	MOTOR (KVA)	PH	RCPT	LGT/HEAT (KVA)	MOTOR (KVA)	MAX. DIST.(ft)	VOLT DROP	AWG	O.C.P.	CIRCUIT DESIGNATION	
1	AHU-1	60/2	6	174	3%			5.76	1			5.76	174	3%	6	60/2	AHU-2	2
3	(7.5KW HEAT STRIP)							5.76	2			5.76					(7.5KW HEAT STRIP)	4
5	CU-1	50/2	8		3%				1					3%	8	50/2	CU-2	6
7	(NON-CONCURRENT LOAD)								2								(NON-CONCURRENT LOAD)	8
9	SMALL APPLIANCE	20/1	12	88	3%	1.50			1			0.20	658	3%	12	20/1	MOTORIZED DAMPER	10
11	SMALL APPLIANCE	20/1	12	88	3%	1.50			2	2.50			173	3%	10	30/2	EWH	12
13	REFER	20/1	12	219	3%			0.60	1	2.50								14
15	RECEPTION	20/1	12	183	3%	0.72			2		1.20		110	3%	12	20/1	LIGHTING	16
17	CORRIDOR	20/1	12	146	3%	0.90			1		1.20		110	3%	12	20/1	LIGHTING	18
19	COPY AREA	20/1	12	366	3%	0.36			2		1.20		110	3%	12	20/1	LIGHTING	20
21	PRINTER	20/1	12	110	3%	1.20			1							20/1	SPARE	22
23	OFFICES	20/1	12	120	3%	1.10			2							20/1	SPARE	24
25	OFFICES	20/1	12	183	3%	0.72			1							20/1	SPARE	26
27	CONFERENCE ROOM	20/1	12	183	3%	0.72			2									28
29	WORK STATIONS	20/2	12	239	3%	1.10			1									30
31						1.10			2									32
33	SERVER	20/1	12	219	3%	0.60			1									34
35	TTB	20/1	12	366	3%	0.36			2									36
37																		38
39																		40
	SUBTOTAL CONNECTED LOAD:					11.9	0.0	12.1		5.0	3.6	11.7			: SUBTOTAL CONNECTED LOAD			

CONNECTED LOAD LINE 1:	34.8	CONTINUOUS & LARGEST MOTOR @ 25%:	0.9	note 1	verify max. O.C.P.D. with nameplate
CONNECTED LOAD LINE 2:	9.5	CONNECTED MOTOR LOADS @ 100%:	23.8	note 2	lockable circuit breaker
		CONNECTED LIGHTING LOAD @100%:	3.6	note 3	non-concurrent load
TOTAL CONNECTED LOAD:	44.3			note 4	G.F.C.I. type circuit breaker
RECEPT. CONNECTED LOAD:	16.9	RECEPEPTACLE COMPUTED LOAD:	13.4	note 5	photo cell controlled
		TOTAL COMPUTED LOAD:	**42 KVA**	note 6	time switch controlled
			174 AMPS	note 7	mechanically held lighting contactor



PROPOSED ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE PROPERTY OF "ESTENOZ ENGINEERING INC." AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ESTENOZ ENGINEERING INC.

I, CARLOS A. ESTENOZ, P.E.#48815, CERTIFY THAT I CURRENTLY HOLD AN ACTIVE LICENSE IN THE STATE OF FLORIDA AND AM COMPETENT THROUGH EDUCATION OR EXPERIENCE TO PROVIDE ENGINEERING SERVICES IN THE ELECTRICAL DISCIPLINE CONTAINED IN THIS PLAN. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AS DEFINED IN CHAPTER 61G15–18.001 F.A.C. MOREOVER I CERTIFY THAT THE COMPANY OFFERING THE ENGINEERING SERVICES, "ESTENOZ ENGINEERING INC. HOLDS AN ACTIVE CERTIFICATE OF AUTHORIZATION #28576 TO PROVIDE THE ENGINEERING SERVICE.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CARLOS A. ESTENOZ, P.E. USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CARLOS A. ESTENOZ, P.E.
PROFESSIONAL ENGINEER No.48815
STATE OF FLORIDA

CARLOS A. ESTENOZ CERTIFICATE No.48815 STATE OF FLORIDA PROFESSIONAL ENGINEER

ESTENOZ ENGINEERING INC.
Consulting engineer
10433 nw 3rd place,
Coral Springs Fl. 33071
T: 954.224.1415
email:ee2pe@att.net

DATE:

PROJECT No.: 25036.00

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO CONSULTING, INC.
PROJECT MANAGEMENT CONSTRUCTION SPACE PLANNING

Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

Proposed interior improvements for:

Spec Space

9950 NW 89th Ave
Medley, Fl.

Client:
Longpoint
13218 W. Broward Blvd.
Plantation, Fl. 33325

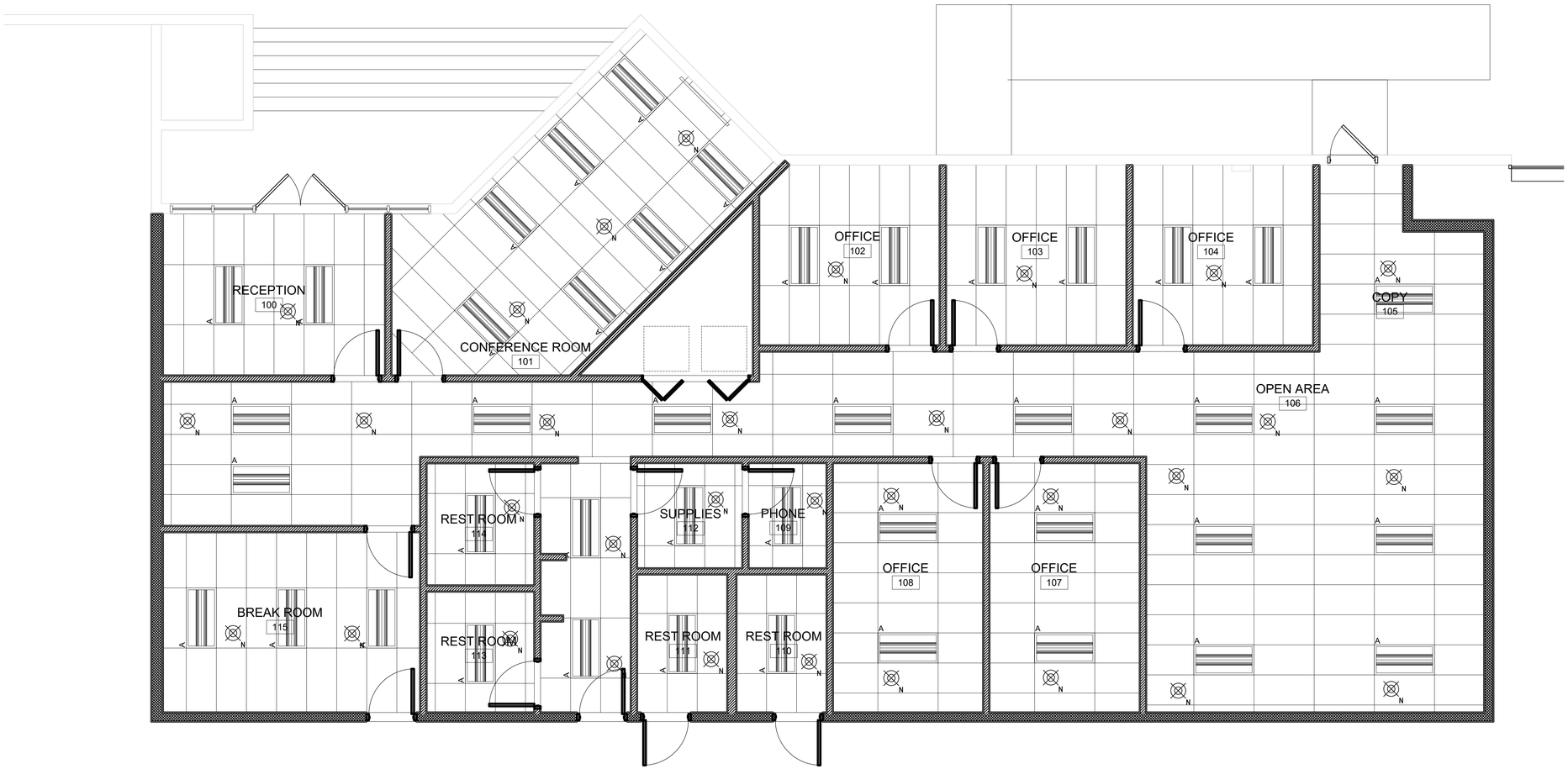
M.E.P.ENGINEERING

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	
Checked by	

Electrical Plan — E–3



FIRE PROTECTION PLAN

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

33 RECESSED HEADS
LIGHT HAZARD OCCUPANCY
0.1 GPM/SQFT.
PROVIDE SHOP DRAWINGS

FIRE SPRINKLER SPECIFICATIONS

1. THE DRAWINGS ARE DIAGRAMMATIC AND REQUIRE COORDINATION WITH ARCHITECTURAL, AIR CONDITIONING AND ELECTRICAL PLANS.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE ENGINEER'S REVIEW, FOR ALL SPECIFIED MATERIALS AND EQUIPMENT PRIOR TO ORDERING OR INSTALLATION.
3. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND INSTALLED SPRINKLER SYSTEMS FOR A PERIOD OF ONE YEAR FROM DATE OF "CERTIFICATE OF OCCUPANCY".
4. THIS BUILDING IS DESIGNED PER NFPA 13.
5. ABOVE GROUND SPRINKLER PIPING SHALL BE:
   - SCHEDULE 40 FOR PIPE 1" THRU 2" DIA. W/ THREADED FITTINGS
   - SCHEDULE 10 FOR PIPE 2 1/2" DIA. AND LARGER W/ GROOVED FITTINGS.
6. DESIGN DENSITY, HEAD TEMPERATURE AND SPACE CLASSIFICATION SHALL BE AS NOTED ON THE PLANS.
7. ALL VALVES SHALL BE UL FM LISTED VALVES WITH TAMPER SWITCHES OS&Y CAST IRON BODY.
8. SPRINKLER PIPING SHALL BE PRESSURE TESTED AT 200 PSIG. FOR 2 HOURS.

SPRINKLER LEGEND

SYM.	NAME	FINISH	TEMP	K	NPT	ORIFICE	MFG.	MODEL #	ESCH.
⊗	RECESSED	CHROME	155	5.6	1/2"	1/2"	TYCO	FRB	WHITE

⊗N NEW CONCEALED SPRINKLER HEAD

-------EXISTING SPRINKLER LINE

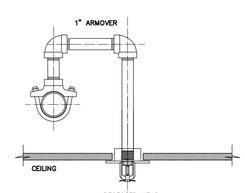
———NEW SPRINKLER LINE

NOTE:

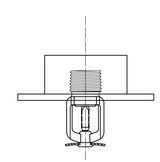
MAXIMUM PIPE HANGER SPACING

PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"
THREADED LT. WALL STEEL	N/A	12'	12'	12'	12'	12'	N/A	N/A	N/A
STEEL PIPING	N/A	12'	12'	12'	12'	12'	12'	12'	12'

NOTE:



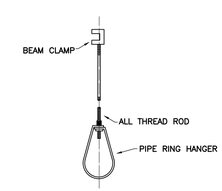
ARMOVERS GREATER THAN 24" IN LENGTH SHALL BE SUPPORTED BY A HANGER.



"TYCO"
TY-FRB RECESSED PENDENT WHITE

SPRINKLER HEAD DETAILS:

NOT TO SCALE



PIPE HANGER

NOT TO SCALE

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I, RICHARD G. CORBETT, P.E.#75516, CERTIFY THAT I CURRENTLY HOLD AN ACTIVE LICENSE IN THE STATE OF FLORIDA AND AM COMPETENT THROUGH EDUCATION OR EXPERIENCE TO PROVIDE ENGINEERING SERVICES CONTAINED IN THIS PLAN. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AS DEFINED IN CHAPTER 61G15-18.001 F.A.C.

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RICHARD G. CORBETT P.E.
PROFESSIONAL ENGINEER No.75516
STATE OF FLORIDA

DATE

RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
T: 954.695.2364
email: corbettpe@gmail.com

RICHARD G. CORBETT CERTIFICATE No.75516 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT No.: 25036.00

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M.E.P.ENGINEERING

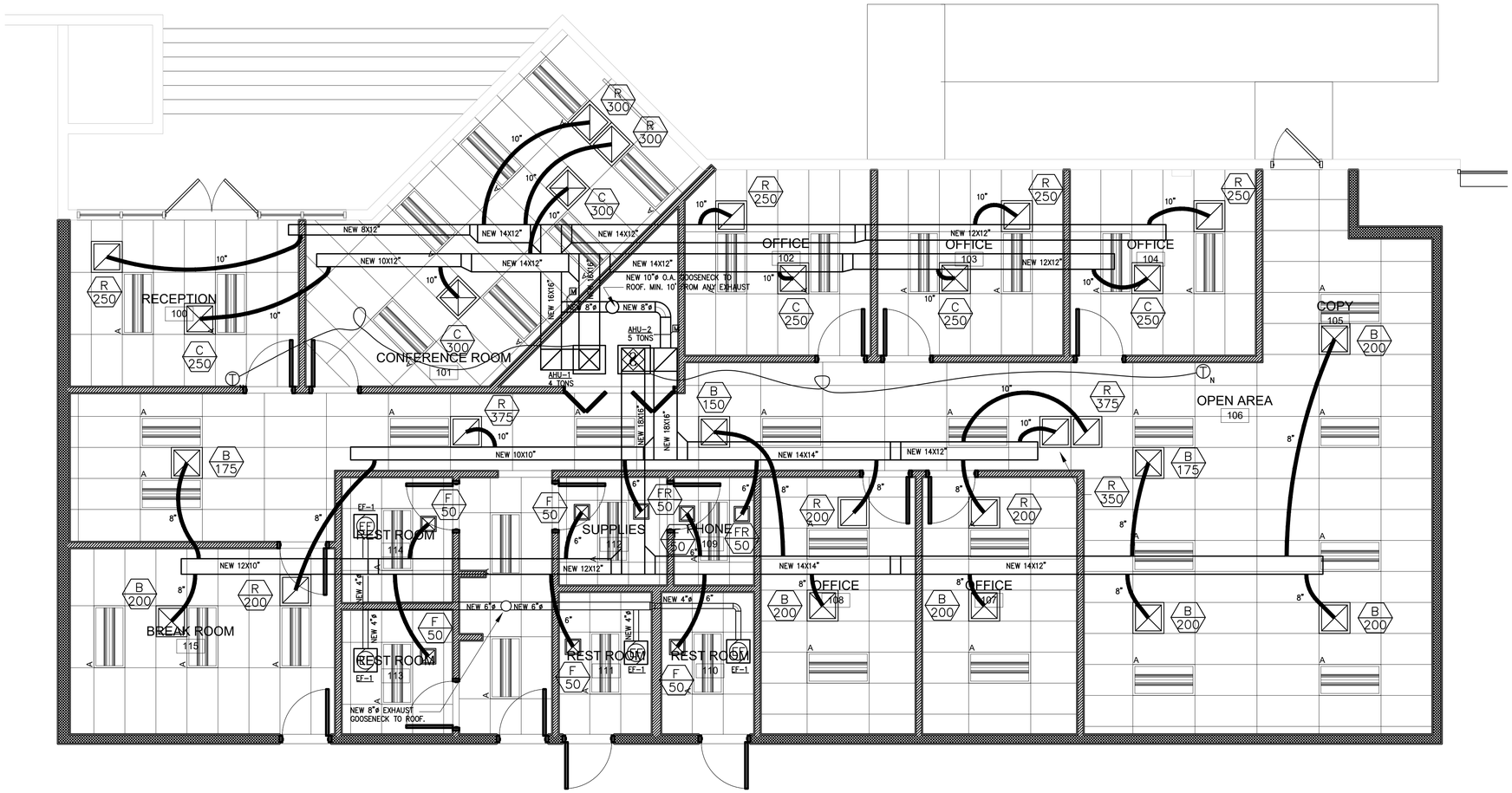
Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	
Checked by	

Fire Protection Plan

FP-1



MECHANICAL PLAN

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

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE PROPERTY OF RICHARD G. CORBETT P.E. AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF RICHARD G. CORBETT P.E.

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RICHARD G. CORBETT, P.E.
PROFESSIONAL ENGINEER No.75516
STATE OF FLORIDA

DATE:

RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
T: 954.695.2364
email: corbettpe@gmail.com

PROJECT No.: 25036.00

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
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Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

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M.E.P.ENGINEERING

Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	
Checked by	

Mechanical Plan | M-1

AIR CONDITIONING SPECIFICATIONS:

1. GENERAL:

A. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE PROJECT SITE PRIOR TO SUBMITTING BID. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

B. THESE DRAWINGS ARE DIAGRAMMATIC AND REQUIRE CLOSE COORDINATION WITH EXISTING STRUCTURE, LIGHTS, CONDUITS, PLUMBING AND CEILING SYSTEM. THE CEILING SPACE IS EXTREMELY TIGHT AND WILL REQUIRE CAREFUL ADVANCE PLANING BEFORE DUCT INSTALLATION. THE CONTRACTORS PRICE FOR THIS PROJECT SHALL INCLUDE A SITE VISIT TO FIELD VERIFY, ALL COORDINATION, DUCT TRANSITIONS AND FIELD ROUTING AS REQUIRED FOR A COMPLETE OPERATING AND TESTED SYSTEM.

C. SUBMIT MANUFACTURERS DATA AND SHOP DRAWINGS ON ALL EQUIPMENT, MATERIALS AND DUCT SYSTEM LAYOUT FOR REVIEW BY THE ENGINEER PRIOR TO ORDERING, FABRICATION, OR INSTALLATION. PRIOR TO ORDERING ANY EQUIPMENT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EQUIPMENT VOLTAGE SPECIFIED IS AVAILABLE.

D. ALL MOTORS STARTERS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR TO BE WIRED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

E. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES:

1. THE FLORIDA BUILDING CODE 8TH EDITION (2023)
2. NFPA-90A AIR CONDITIONING AND VENTILATION
3. SMACNA, LOW VELOCITY DUCT CONSTRUCTION
4. NFPA 101, LIFE SAFETY CODE

2. MATERIALS:

A. A/C SUPPLY AND RETURN MAINS SHALL BE 1-1/2" THICK R-6 FIBERGLASS DUCTBOARD BY JOHNS MANVILLE OR EQUAL.
PROVIDE MANUAL VOLUME DAMPERS AT ALL BRANCH TAKE-OFFS.
PROVIDE TURNING VANES AT ALL ELBOWS. FLEXIBLE DUCTS MAY BE USED FOR DIFFUSER CONNECTIONS AS SHOWN ON THE PLANS. SUBMIT SHOP DRAWINGS.

B. ALL CEILING DIFFUSERS SHALL HAVE OPPOSED BLADE DAMPERS.

C. OUTSIDE AIR AND EXHAUST DUCTS SHALL BE AIR LEAK SEALED GALVANIZED SHEET METAL.

3. TEST AND BALANCE:

A. AN INDEPENDENT TEST AND BALANCE COMPANY SHALL BALANCE THE SYSTEM TO DESIGN VALUES ON THE DRAWINGS TO WITHIN PLUS 10% OR MINUS 5%. PROVIDE WRITTEN REPORT TO DOCUMENT AIR SYSTEM PERFORMANCE, MOTOR SPEED, AMPS, SUPPLY AND EXHAUST FAN CFM VALUES AND AIR CONDITIONING PERFORMANCE FOR ENGINEER REVIEW PRIOR TO PROJECT COMPLETION.

4. CONTRACTOR'S WARRANTY:

A. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY FOR ALL EQUIPMENT AND SYSTEMS FROM DATE OF FINAL ACCEPTANCE BY THE OWNER, (CERTIFICATE OF OCCUPANCY).

HVAC LEGEND:

	THERMOSTAT
	EXHAUST FAN
	REMOTE BULB SENSOR
	DUCT SMOKE DETECTOR
	TRANSITION
	TURNING VANE
	45° BRANCH DUCT TAKE-OFF
	FIRE DAMPER
M.V.D.	MANUAL VOLUME DAMPER
	RETURN REGISTER
	SUPPLY DIFFUSER
	RETURN AIR GRILLE
	SUPPLY REGISTER
	AIR FLOW DIRECTION
	ROOF MTD. EXH. FAN
	DUCT TURN DOWN
	DUCT TURN UP
	FLEXIBLE DUCT
E	EXISTING TO REMAIN
R	EXISTING RELOCATED
	EXISTING TO BE REMOVED
N	NEW DIFFUSER
E	EXISTINGT RETURN TO REMAIN
R	EXISTING RELOCATED
	REMOVE EXISTING RETURN
N	NEW RETURN GRILLE

NOTES:

FAN SCHEDULE:

MARK	EF-1				
USE	TOILET				
CFM	50				
S.P. IN WATER	0.25				
RPM	900				
DRIVE	DIRECT				
HP/WATTS	54 W				
VOLTS	115/1/60				
MANUF.	GREENHECK				
MODEL NO.	SP-B80				
NOTES	3,5,16,17				

NOTE: MODEL NUMBERS SHOWN ARE "OR EQUAL", SUBMIT SHOP DRAWINGS FOR ALTERNATES.

1. PROVIDE MOTOR STARTER
2. PROVIDE PREFABRICATED ROOF CURB
3. PROVIDE BACKDRAFT DAMPER
4. PROVIDE GRAVITY SHUTTERS
5. PROVIDE BUG SCREEN
6. PROVIDE WALL CAP
7. PROVIDE SPEED CONTROLLER
8. PROVIDE VIBRATION ISOLATORS
9. PROVIDE BELT GUARD
10. PROVIDE WEATHER PROOF ENCLOSURE
11. PROVIDE EXPLOSION PROOF FAN
12. CONTINUOUS RUNNING
13. THERMOSTAT CONTROLLED
14. INTERLOCK WITH A/C SYSTEM
15. EMERGENCY WALL PANIC SWITCH
16. PROVIDE ROOFTOP GOOSENECK
17. CONTROLLED BY WALL SWITCH
18. INTERLOCK SUPPLY AND EXHAUST FANS

SPLIT D/X SCHEDULE:

AIR HANDLER UNIT:	AHU-1	AHU-2		
AREA	SEE PLAN	SEE PLAN		
BTUH TOTAL	50,400	60,100		
BTUH SENSIBLE	38,300	46,000		
ENTERING DB/WB	80/67	80/67		
SUPPLY CFM	1600	2000		
OUTSIDE AIR CFM	171	133		
HEAT KW	7.5	7.5		
FAN H.P.	3/4	3/4		
MCA	52.1	52.1		
MOCP	60	60		
VOLTAGE	208/1/60	208/1/60		
CONDENSING UNIT:	CU-1	CU-2		
MCA	29.1	31.1		
MOCP	50	50		
VOLTAGE	208/1/60	208/1/60		
SEER2	15.5	16		
REFRIGERANT	R-454B	R-410A		
SUCTION IN. OD	7/8	1-1/8		
LIQUID IN. OD	3/8	3/8		
MODEL NO. INSIDE	FJ5ANXD60	FJ5ANXD60		
MODEL NO. OUTSIDE	24SCA548-3	24SCA560-3		
MANUFACTURER	CARRIER	CARRIER		

OUTSIDE DESIGN: 91°F DB, 79°F WB, WINTER 46°F DB

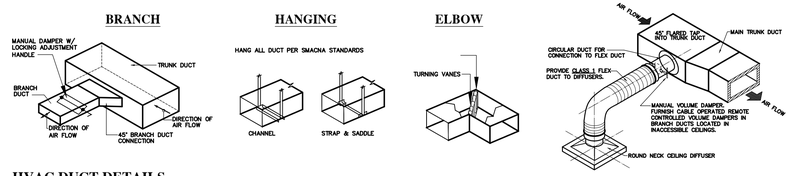
NOTES:

AIR DISTRIBUTION SCHEDULE:

(A / 100) — MARK / CFM

MARK	MAKE	MODEL	CFM/ NECK SIZE	DAMPER	REMARKS
A B C D E	NAILOR	ARNS 24x24 LAY IN SUPPLY	60-100 CFM 06"ø NECK 105-200 CFM 08"ø 205-350 CFM 10"ø 355-550 CFM 12"ø 555-800 CFM 14"ø	OBD	SEE NOTE
F	NAILOR	ARNS 12x12 LAY IN RETURN	50 CFM 06"ø NECK		SEE NOTE
R	NAILOR	5145H 24x24 RETURN	SEE PLAN FOR NECK SIZE		SEE NOTE
FR	NAILOR	5145H 12x12 RETURN	SEE PLAN FOR NECK SIZE		SEE NOTE

NOTES:
1. ALL AIR DISTRIBUTION DEVICES SHALL BE OF ALUMINUM CONSTRUCTION.
2. FINISH FOR ALL AIR DISTRIBUTION DEVICES SHALL BE AS SELECTED BY ARCHITECT/OWNER
3. COORDINATE ALL AIR DISTRIBUTION DEVICES LOCATION WITH REFLECTED CEILING PLANS.
4. REFER TO CONTRACT DRAWINGS AND SPECIFICATIONS FOR OTHER ACCESSORIES AND/OR REQUIREMENTS.

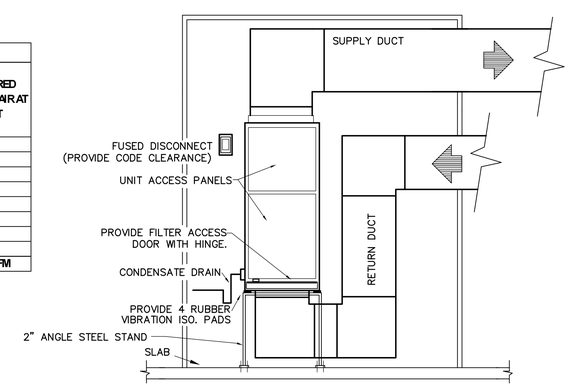


HVAC DUCT DETAILS — NOT TO SCALE

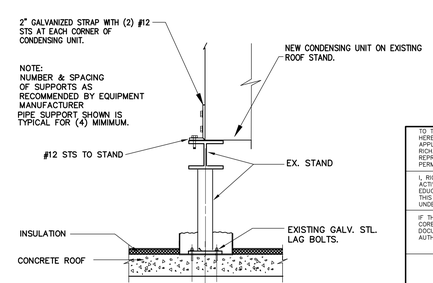
SPIN COLLAR DETAIL: — NOT TO SCALE

FMC 2023 VENTILATION RATE PROCEDURE CALCULATIONS										
UNIT	ROOM NAME	ZONE TYPE	AREA (SQ. FT.)	OCCUPANT DENSITY PEOPLE PER 1000 SQ. FT.	OCCUPANT OUTDOOR AIRFLOW RATE (CFM/PER)	AREA OUTDOOR AIRFLOW RATE (CFM/SQ. FT.)	OCCUPANT QUANTITY	BREATHING ZONE OUTDOOR AIRFLOW RATE (CFM)	TABLE 6-2 ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)	REQUIRED OUTSIDE AIR AT UNIT
AHU-1	RECEPTION 100	Reception Area	159	30	5	0.06	4.770	33	1.0	-
	CONFERENCE ROOM 101	Conference Room	327	50	5	0.06	16.350	101	1.0	-
	OFFICE 102	Office Space	142	5	5	0.06	0.710	12	1.0	-
	OFFICE 103	Office Space	144	5	5	0.06	0.720	12	1.0	-
	OFFICE 104	Office Space	144	5	5	0.06	0.720	12	1.0	-
AHU-1										171 CFM

FMC 2023 VENTILATION RATE PROCEDURE CALCULATIONS										
UNIT	ROOM NAME	ZONE TYPE	AREA (SQ. FT.)	OCCUPANT DENSITY PEOPLE PER 1000 SQ. FT.	OCCUPANT OUTDOOR AIRFLOW RATE (CFM/PER)	AREA OUTDOOR AIRFLOW RATE (CFM/SQ. FT.)	OCCUPANT QUANTITY	BREATHING ZONE OUTDOOR AIRFLOW RATE (CFM)	TABLE 6-2 ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)	REQUIRED OUTSIDE AIR AT UNIT
AHU-2	COPY 105	Copy Room	112	4	5	0.06	0.448	9	1.0	-
	OPEN AREA 106	Corridor	997	0	0	0.06	0.000	60	1.0	-
	OFFICE 107	Office Space	166	5	5	0.06	0.830	14	1.0	-
	OFFICE 108	Office Space	166	5	5	0.06	0.830	14	1.0	-
	PHONE 109	Telephone	36	60	5	0.06	2.160	13	1.0	-
	SUPPLIES 112	Storage Room	49	0	0	0.12	0.000	6	1.0	-
	BREAK ROOM 115	Break Area	205	5	5	0.06	1.025	17	1.0	-
AHU-2										133 CFM



AIR CONDITIONING UNIT DETAIL: — NOT TO SCALE



COND. UNIT SUPPORT DETAIL: — NOT TO SCALE

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RICHARD G. CORBETT P.E.
PROFESSIONAL ENGINEER No.75516
STATE OF FLORIDA

DATE:

RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
T: 954.695.2364
email: corbettpe@gmail.com

RICHARD G. CORBETT — CERTIFICATE OF AUTHORIZATION No. 75516 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PROJECT No.: 25036.00

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO CONSULTING, INC.
Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

Proposed interior improvements for:

Spec Space

9950 NW 89th Ave
Medley, Fl.

Client:
Longpoint
13218 W. Broward Blvd.
Plantation, Fl. 33325

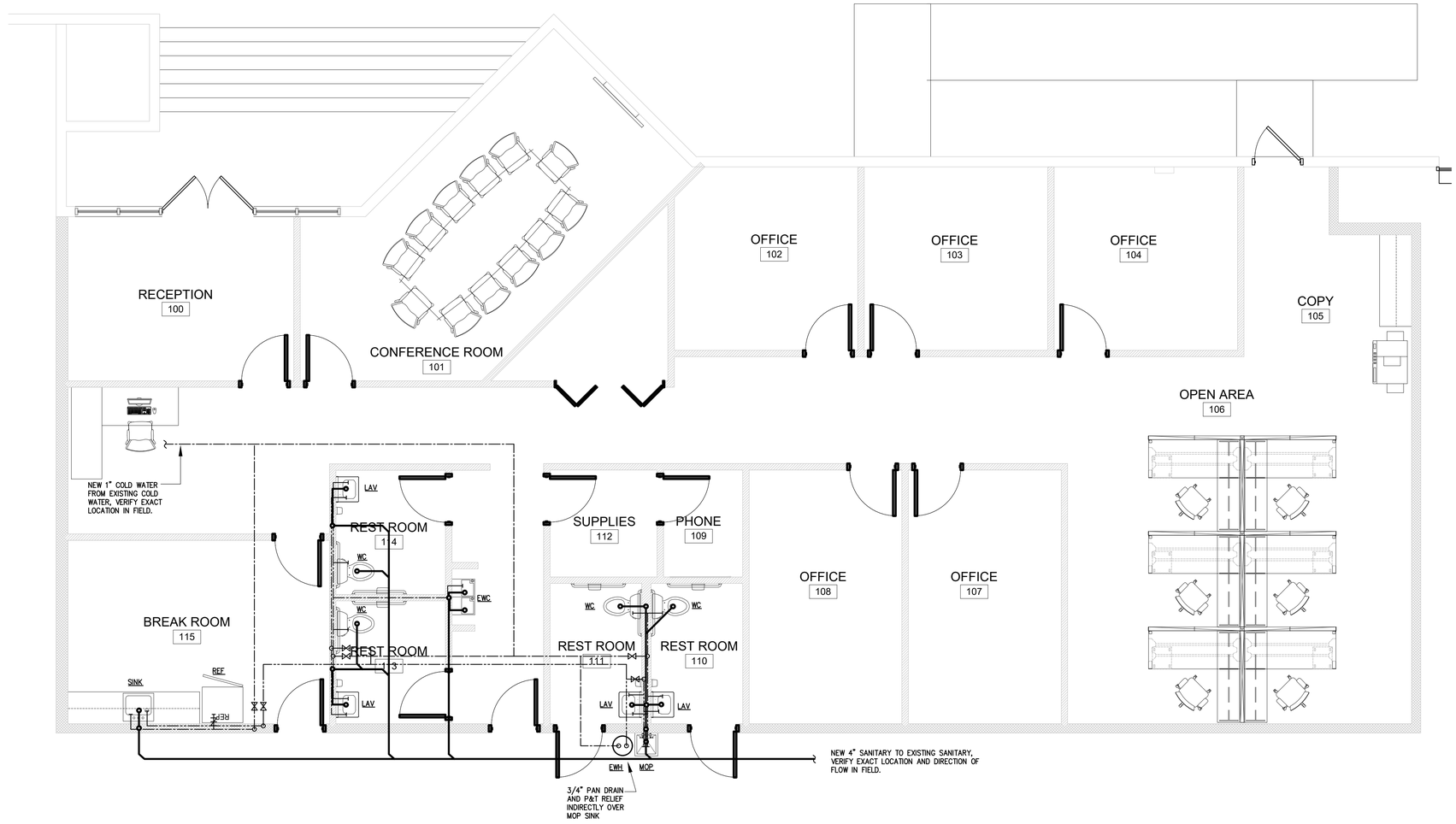
M.E.P.ENGINEERING

Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

No.	Description	Date

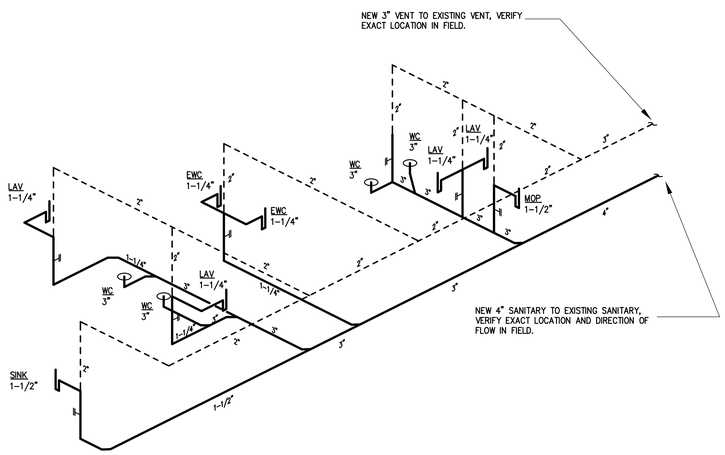
Project number	25014.10
Date	1 April 2025
Drawn by	
Checked by	

Mechanical Details — M-2



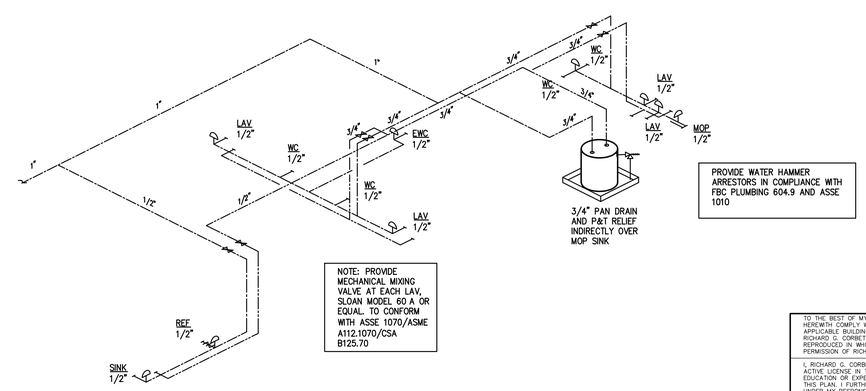
PLUMBING PLAN

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



SANITARY ISOMETRICS

SCALE: NTS



DOMESTIC ISOMETRICS

SCALE: NTS

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STATE OF FLORIDA

DATE:

RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
T: 954.695.2364
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Checked by	

Plumbing Plan

P-1

PLUMBING SPECIFICATIONS:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 8TH EDITION (2023)
2. PRIOR TO ORDERING, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT TO ENGINEER OF RECORD FOR APPROVAL.
3. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK IS FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP, AND FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE AT NO EXPENSE TO THE OWNER
3. MATERIALS SHALL BE AS FOLLOWS:

   A. DOMESTIC WATER PIPING – TYPE 'L' COPPER WITH LEAD FREE SOLDER
   B. SANITARY WASTE PIPING – SCH. 40 PVC
   C. CONDENSATE DRAINAGE PIPING – TYPE 'L' COPPER IN 1" ARMAFLEX
   D. VALVES – BRONZE NOBCO OR EQUAL AND RATED AT 125 PSI
   E. HANGERS – COPPER SHALL BE SUPPORTED EVERY 8'-0" HOR.
   – CAST IRON SHALL BE SUPPORTED EVERY 5'-0" HOR. AND AT THE BASE OF EACH STORY LESS THAN 15' HIGH.

   F. NOT USED
   G. NOT USED
   H. ALL PLUMBING FIXTURES SHALL BE WATER SAVER PER CODE. FPC TABLE 604.4. TYPE, COLOR AND TRIM TO BE SELECTED BY OWNER.
   I. NOT USED

   J. HOT WATER SHALL BE INSULATED IN 1" FIBERGLASS ENCASED IN CANVAS JACKET.

4. PERFORM FOLLOWING TESTS:
   A. WATER PIPING SHALL BE SUBJECTED TO 100 PSI HYDROSTATIC PRESSURE FOR A PERIOD OF TIME SUFFICENT TO EXAMINE THE WHOLE SYSTEM BUT NOT LESS THAN 24 HOURS.
   B. DRAINAGE PIPING – THE ENDS OF THE PIPING SHALL BE PLUGGED AND THE SYSTEM FILLED WITH 10 FOOT HEAD OF WATER. WATER SHALL STAND UNTIL INSPECTION IS MADE AND WATER LEVEL REMAINS CONSTANT.
   C. CORRECT DEFECTS DISCLOSED BY ABOVE TEST.
   D. CONCTRACTOR SHALL PROVIDE ENGINEER A CERTIFIED LETTER THAT THE PLUMBING SYSTEM HAS PASSED ALL TESTS.
5. STERILIZE WATER LINES WITH A MIXTURE OF 2 LBS OF CHLORINATED LIME TO EACH 1000 GALLONS OF WATER. RETAIN THE MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
6. COMPLETE SYSTEM: FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF INSTALLATION.
7. FURNISH REQUIRED FLASHING TO ROOFING CONTRACTOR FOR PIPES PENETRATING THE ROOF
8. PROVIDE EXCAVATION AND BACKFILL COMPACTION REQUIRED FOR PLUMBING UNDERGROUND WORK. ALL PIPING BELOW GRADE SHALL BE COORDINATED WITH STRUCTURAL ELEMENTS PRIOR TO ROUTING.
9. PDI ARRESTORS SHALL BE ONLY APPROVED MEANS OF CONTROLLING WATER HAMMER.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	GATE VALVE
	P&T RELIEF VALVE
	GATE VALVE IN RISER
	PIPE TURNS DOWN
	PIPE TURNS UP
	UNION
	HOSE BIBB
A	PDI WATER HAMMER ARRESTOR LETTER DENOTES PDI SIZE.
	WALL CLEAN OUT
M	WATER METER
	FLOOR CLEAN OUT
	COLD WATER PIPING
	HOT WATER PIPING
	SANITARY WASTE PIPING
	VENT PIPING
	CONDENSATE DRAIN PIPE
PAN	PAN DRAIN PIPE
P&T	P&T RELIEF PIPE

FIXTURE SCHEDULE

MARK	DESCRIPTION	COLD	HOT	DRAIN
WCO	WALL CLEANOUT. PROVIDE ROUND CHROME ACCESS PLATE IN FINISHED AREAS.			
SINK	SINGLE COMPARTMENT SINK AND FAUCET PER OWNERS CRITERIA.	1/2"	1/2"	1 1/2"
EWC	ADA COMPLIANT COMBINATION HIGH/LOW ELECTRIC WATER COOLER. 110/1/60 MAKE AND MODEL TO BE SELECTED BY OWNER.	1/2"		
MOP	24X24" MOP SINK W/ MOP HANGERS AND HOSE ACCESSORIES. PROVIDE WALL MOUNTED SERVICE SINK FAUCET W/ HOSE THREAD AND VACUUM BREAKER.	1/2"	1/2"	2"
LAV	ADA APPROVED, 20X18", WALL HUNG, VITREOUS CHINA, LAVATORY W/ CONCEALED ARM SUPPORTS. 0.5 GPM, ADA APPROVED, LEVER TYPE FAUCET WITH PERFORATED STRAINER AND NO POP UP ASSEMBLY. PROVIDE TRU BRO PROTECTIVE SHIELD FOR EXPOSED DRAINAGE AND HOT WATER PIPING.	1/2"	1/2"	1 1/4"
WC	ADA COMPLIANT, FLOOR MOUNTED, FLUSH TANK TYPE, VITREOUS CHINA, ELONGATED BOWL, SIPHON JET ACTION, 1.6 GPF ADA APPROVED WATER CLOSET. MOUNTED WITH RIM AT 17" A.F.F. OPEN FRONT SEAT WITHOUT COVER.	1/2"		3"
EWH	30 GALLON ELECTRIC STORAGE TYPE WATER HEATER LOCHINVAR # LSJ030KK 2 SIMULTANEOUS 4500W ELEMENTS AT 208V/1ø/60Hz SET AT 110°F PROVIDE HEAT TRAP/INLET NIPPLES, 0.97 EFFICIENT	3/4"	3/4"	

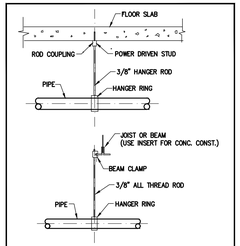
MAX. DISTANCE OF FIXTURE TRAP FROM VENT

SIZE OF TRAP	SIZE OF FIXTURE DRAIN	SLOPE	DISTANCE FROM TRAP
1 1/4"	1 1/4"	1/4"	3 1/2'
1 1/4"	1 1/2"	1/4"	5'
1 1/2"	1 1/2"	1/4"	5'
1 1/2"	2"	1/4"	8'
2"	2"	1/4"	6'
3"	3"	1/8"	10'

HANGER SPACING

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING	MAXIMUM VERTICAL SPACING
CAST IRON	5' (A)	15'
COPPER PIPE	12'	10'
COPPER TUBING 1 1/4"ø AND LESS	6'	10'
COPPER TUBING 1 1/2"ø AND OVER	10'	10'
PVC PIPE	4'	10' (B)
STEEL PIPE	12'	15'

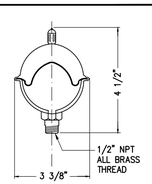
A – SPACING SHALL BE 10' IF 10' LENGTHS ARE INSTALLED
B – MID STORY GUIDE FOR 2"ø AND LARGER



PIPE SUPPORT DETAIL NOT TO SCALE

SPECIFICATIONS:
PRECHARGE PRESSURE = 22 PSIG.
TOTAL VOLUME = 10 CUBIC INCHES
MAXIMUM WORKING PRESSURE = 125 PSIG.
MAXIMUM SHOCK PRESSURE = 200 PSIG
MAXIMUM OPERATING TEMPERATURE = 200 DEG F.
MAXIMUM FLOW RATE = 10 FPS.

NOTES:
1. THIS UNIT IS A COMPLETELY SEALED AND DOES NOT REQUIRE AN ACCESS PANEL.
2. THIS A TYPICAL UNIT DETAIL. FOR SPECIFIC SIZE SEE ISOMETRICS.



TYPICAL WATER HAMMER ARRESTOR
NOT TO SCALE

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STATE OF FLORIDA

DATE:

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CERTIFICATE No.75516
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
T: 954.695.2364
email:corbettpe@gmail.com

PROJECT No.: 25036.00

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Drawn by	
Checked by	

Plumbing Details

P-2

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Spec Space

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Medley, Fl.

7 April 2025

Issued for Review

DRAWING INDEX

GENERAL

A-000	TITLE SHEET
A-001	GENERAL NOTES, CODE SUMMARY, ABBREVIATIONS & SYMBOLS
A-002	LIFE SAFETY PLAN

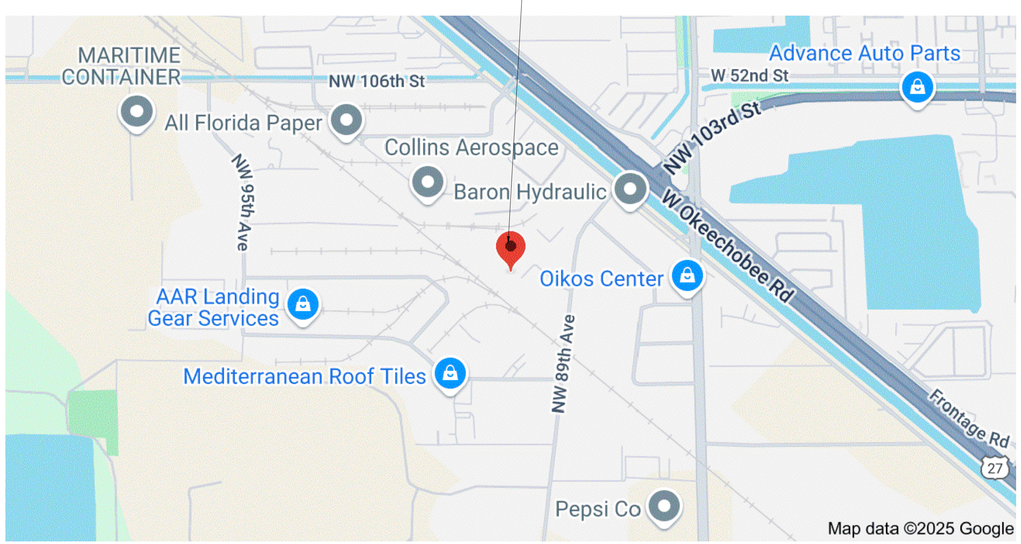
ARCHITECTURAL

A-101	FLOOR PLAN
A-102	REFLECTED CEILING PLAN
A-103	FINISH PLAN
A-400	SCHEDULES
A-500	WALL TYPES
A-600	DETAILS

M.E.P. ENGINEERING

M-1	MECHANICAL OFFICE PLAN
M-2	MECHANICAL DETAILS
E-1	ELECTRICAL OFFICE PLAN
E-2	ELECTRICAL LIGHTING PLAN
E-3	ELECTRICAL PANEL SCHEDULE AND RISER
P-1	PLUMBING PLAN
P-2	PLUMBING DETAILS, SPECS AND SCHEDULES

KEY MAP



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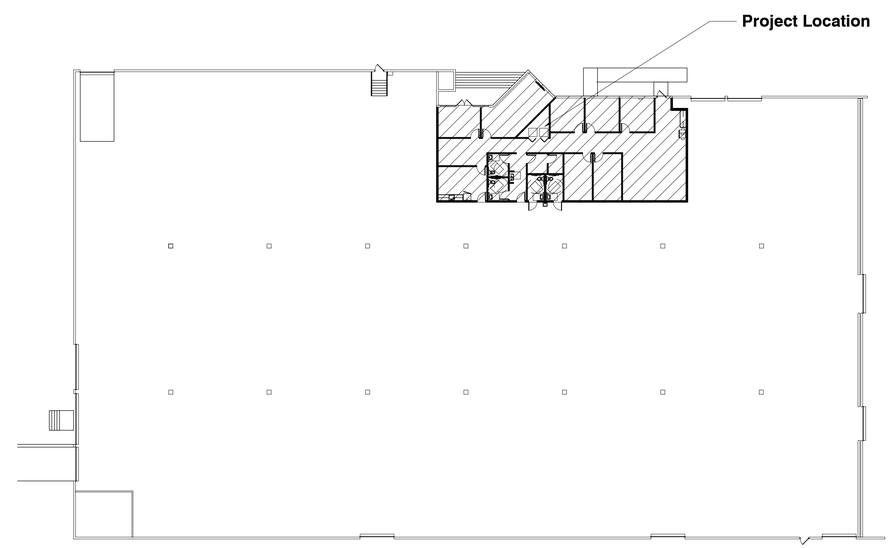
AREA MAP

KEY PLAN



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Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

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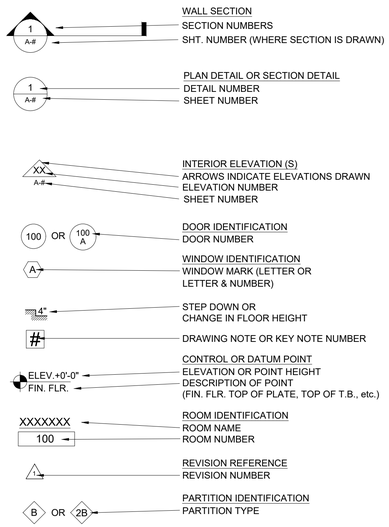
Checked by	ANS-JAO

Title Sheet | A-000



6 SYMBOLS

SCALE: N.T.S

1. PROPOSED NEW 3,337 S.F. OF OFFICE TENANT BUILD OUT, SPEC SPACE IN AN EXISTING 45,184 SQ.FT. APPROX. WAREHOUSE. .

2. EXISTING FIRE RATED WAREHOUSE DEMISING WALL.

3. INTERIOR COMPLETE DEMOLITION OF EXISTING OFFICE COMPONENT, UNDER SEPARATE PERMIT.

4. LIFE SAFETY SYSTEMS TO REMAIN ACTIVE DURING CONSTRUCTION.

5 SCOPE OF WORK

SCALE: N.T.S

1. THE CONTRACTOR WILL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.

2. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY SUCH DISCREPANCIES PRIOR OR TO COMMENCING ANY WORK.

3. CONTRACTOR WILL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HE MAY DISCOVER PRIOR OR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTION OF ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF ARCHITECT.

4. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE OBTAINING OF AND PAYING FOR
ALL PERMITS, FEES, INSPECTIONS AND TESTINGS.

5. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS **DO NOT SCALE DRAWINGS.**

6. ALL PLAN DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE OF GYPSUM WALLBOARD, PLYWOOD OR EXISTING CONCRETE MASONRY UNITS.

7. ALL CONSTRUCTION WILL COMPLY WITH APPLICABLE CODES, BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTOR SHALL PAY ALL PERMIT COSTS.

8. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK WILL CONFORM TO STATE AND LOCAL REQUIREMENTS.(IF APPLICABLE)

9. FOLLOW ALL LPT CONSTRUCTION GUIDELINES INCLUDING TEMPORARY BARRIERS, TRASH REMOVAL, SCREENING, CLEANUP, NOISE WORK HOURS, ETC. THAT MAY BE APPLICABLE. PAY ALL ASSOCIATED COSTS.

10. DO NOT OBSTRUCT STREETS, SIDEWALKS, PARKING LOTS OR RIGHTS-OF-WAY WITHOUT FIRST OBTAINING PERMITS.

11. CONTRACTOR WILL CLEAN WORK ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS. AT PROJECT COMPLETION CLEAN SITE TO OBTAIN NECESSARY FINAL INSPECTIONS PRIOR TO TURNOVER. REMOVE CONSTRUCTION DUST, RESIDUE AND DEBRIS FROM SITE.

12. ALL WORK WILL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY OF WORKMANSHIP. ALL MATERIALS WILL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS WILL CONFORM TO THE APPROPRIATE NATIONAL TRADE PUBLICATIONS.

13. THE CONTRACTOR WILL BE RESPONSIBLE FOR JOB SAFETY AND WILL TAKE ALL NECESSARY PRECAUTIONS TO SECURE SAFETY OF THE WORKERS AND OCCUPANTS AT ALL TIMES.

14. CONTRACTOR WILL LOCATE ALL MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND PROTECT THEM FROM DAMAGE. THE CONTRACTOR WILL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF OTHER UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.

15. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND WILL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE YEAR OR AS OTHERWISE SPECIFIED FOR A COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

16. THE CONTRACTOR WILL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.

17. MILLWORK CONTRACTOR WILL OBTAIN AND VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE JOBSITE AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS ASSURING PRECISION FITTING AND PROPER ASSEMBLY OF HIS/HER PRODUCTS.

18. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL WILL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED AS PER APPLICABLE CODE.

19. CONTRACTOR WILL VERIFY LOCATIONS OF ALL DATA RECEPTACLES, TELEPHONE OUTLETS, SECURITY AND ALARM, COMPUTER OUTLETS AND LIGHT SWITCH LOCATIONS.

4 GENERAL NOTES

SCALE: N.T.S

ACOUSTICAL CEILING TILE	ACT
AIR CONDITIONING	A/C
AIR HANDLING UNIT	AHU
ALTERNATE	ALT
ALUMINUM	AL
ANCHOR BOLT	A.B.
ANGLE	ANG. OR
AVERAGE	AVG.
BEAM	BM
BLOCKING	BLK'G
BOARD	BD or BRD
BOTTOM	BOT
BUILDING	BLDG
CABINET	CAB
CEILING	CLG
CEILING JOIST	CLG JST
CEMENT	CEM
CENTER LINE	℄
CERAMIC TILE	CER. TL. OR C.T.
CHAMFER	CHAM
CHANNEL	CH. (OR) [
CLEAR	CLR
COLUMN	COL
COMPOSITION	COMPO.
COMPRESSION	COMP.
CONCRETE BLOCK	CONC. BLK.
CONCRETE MASONRY UNIT	CMU
CONTINUOUS	CONT.
COLD WATER	CW
CULTURED MARBLE	CULT MAR
DETAIL	DTL. OR DET.
DIAMETER	DIA.
DOUBLE	DBL.
DOUBLE PLATE	DBL. PL.
DOOR	DR
DOWNSPOUT	D.S.
DRAWER	DWR.
EACH	EA
ELEVATION	ELEV or EL
EQUAL	EQ.
EXHAUST	EXH.
EXPANSION JOINT	EXP JT
EXTERIOR	EXT.
ETCETERA	ETC.
FACE OF MASONRY	F.O.M
FACE OF STUD	F.O.S
FACE OF WALL	F.O.W.
FINISH	FIN.
FINISH FLOOR	F.F. OR FIN. FLR.
FINISH GRADE	F.G. OR FIN. GR.
FLASHING	FLSH'G
FLORIDA BUILDING CODE	FBC
FLOOR DRAIN	F.D.
FLOOR	FLR.
FLOURESCENT	FLOUR
FOOTING	FTG
FOOD SERVICE CONTRACTOR	FSC
GALVANIZED	GALV
GRADE	GRD. OR GR.
GYPSUM BOARD	GYP. BD.
GYPSUM WALLBOARD	GWB
HEADER	HDR
HEIGHT	HT OR HGT
HOSE BIBB	HB
HOLLOW CORE	H.C.
INFORMATION	INFO
INSULATION	INSUL
INTERIOR	INT.
LOUVER	LOUV
LUMINOUS	LUM
LAVATORY	LAV
MACHINE BOLT	M.B
MANUFACTURER	MFGR
MATERIAL	MATL
MAXIMUM	MAX.
MECHANICAL	MECH.
METAL	MTL
MINIMUM	MIN
MISCELLANEOUS	MISC.
NOT IN CONTRACT	N.I.C
NOT TO SCALE	N.T.S
OPPOSITE	OPP
ON CENTER	O.C.
OUTSIDE AIR	O.A.
OVERHEAD	O.H.
PAIR	PR
PENNY	d
PLATE	PL OR P
PLYWOOD	PLY WD
PROPERTY LINE	P
POUNDS PER SQUARE INCH	PSI
PRESSURE TREATED	P.T.
RADIUS	RAD.
REFRIGERATOR	REF
RAFTER	RAF
REQUIRED	REQ. OR REQ'D
REVISION	REV
RISER	R
ROOF DRAIN	R.D.
ROOM	RM
ROUGH SAWN	R.S.
ROUGH OPENING	R.O.
SELECT STRUCTURAL	SELECT STRUCT
SOLID CORE	S.C.
SIMILAR	SIM
SLIDING GLASS DOOR	SL GL DR
SLOPING CEILING	SLP CLG
SPLASH	SPL
SHEATHING	SHTG
SYNTHETIC MARBLE	SYN MARB
TEMPERED GLASS	TEMP GL
TIE BEAM	T.B.
TOP OF BEAM	T.O.B
TOP OF CURB	T.O.C.
TOP OF PLATE	T.O.P
TOP OF STEEL	T.O.S.
TREAD	T
TYPICAL	TYP.
TONQUE & GROOVE	T&G
UNLESS NOTED OTHERWISE	U.N.O
VENT THRU ROOF	V.T.R
VENT TO OUTSIDE AIR	V.T.O.A
VERTICAL	VERT
VINYL COMPOSITION TILE	V.C.T
WATER CLOSET	W.C.
WATERPROOFING	W.P.
WELDED WIRE FABRIC	W.W.F.
WELDED WIRE MESH	W.W.M.
WINDOW	WDW
WITH	W/
WITHOUT	W/O
WOOD	WD
WROUGHT IRON	W.I.

3 ABBREVIATIONS

NO SCALE

PLUMBING FIXTURE COUNT

BUSINESS OCCUPANT LOAD 22

W.C. REQUIRED: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

W.C. PROVIDED: 2

LAV REQUIRED: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

LAV PROVIDED: 2

WAREHOUSE OCCUPANT LOAD 137

W.C. REQUIRED: 1 PER 100

W.C. PROVIDED: 2

LAV REQUIRED: 1 PER 100

LAV PROVIDED: 2

DRINKING FOUNTAINS PROVIDED: 1 HIGH LOW

SERVICE SINK PROVIDED: 1

2 PLUMBING FIXTURE COUNT

NO SCALE

BUILDING CODES: April 2025

FLORIDA CODE-BUILDING, EIGHTH EDITION (2023)
FLORIDA CODE-BUILDING, CHAPTER 1 - EIGHTH EDITION (2023)
FLORIDA CODE-EXISTING BUILDING, EIGHTH EDITION (2022)
FLORIDA CODE-PLUMBING, EIGHTH EDITION (2023)
FLORIDA CODE-FUEL GAS, EIGHTH EDITION (2023)
FLORIDA CODE-MECHANICAL, EIGHTH EDITION (2023)
NATIONAL ELECTRIC CODE, EIGHTH EDITION (2023)
FLORIDA ACCESSIBILITY CODE - EIGHTH EDITION (2023)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)

SCOPE OF WORK TYPE ALTERATION LEVEL 2 LEVEL OF REHABILITATION:	EX. 2023 F.B.C. CHAPTER 5 PER N.F.P.A 101-43.2.2.1.3 MODIFICATION
2023 FBC BUILDING TYPE: EXT. LOAD BEARING WALLS:	TYPE II - B(SPRINKLERED) NON COMBUSTIBLE CONSTRUCTION
HEIGHT OF BUILDING:	ONE STORY
TOTAL OFFICE AREA:	3,337 s.f.
OFFICE:	3,337 S.F./150 S.F. P.P = 22 PEOPLE
CONFERENCE ROOM	327 S.F./15 S.F.P.P.= 21 PEOPLE ONE EXIT REQUIRED
OCCUPANT LOAD WAREHOUSE:	41,827 S.F./500 S.F.P.P=84 PEOPLE TOTAL
TRAVEL DISTANCE BUSINESS:	300 FEET
COMMON PATH BUSINESS:	100 FEET
TRAVEL DISTANCE STORAGE S-2:	400 FEET
COMMON PATH STORAGE:	100 FEET
HAZARD CLASSIFICATION:	ORDINARY HAZARD
OCCUPANCY CLASSIFICATION:	MIXED USE BUSINESS "B" & "S-2" STORAGE

BUILDING HAS FIRE SPRINKLERS
BUILDING HAS FIRE ALARM

1 CODE SUMMARY

NO SCALE

ASA Architecture Interiors Planning
Andy Share & Associates, Inc.

Architect of record:
Andy Share & Associates, Inc.
8211 W. Broward Blvd. Suite 400
Plantation, Fl. 33324
www.arcitekt.com
AA 26003045

Architectural Registrations:
Florida: 15967
New York: 17165

Signed: _____

Date: _____

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JAO Consulting, Inc.
Product Development
Consulting
Space Planning

Juan A. Olaya
T: 561.827.6250
jaoconsultinginc@gmail.com

Proposed interior improvements for:

Spec Space

9950 NW 89th Ave
Medley, Fl.

Client:
Longpoint
13218 W. Broward Blvd.
Plantation, Fl. 33325

M.E.P.ENGINEERING

Mechanical/Plumbing:
RICHARD G. CORBETT P.E.
11806 Highland Place
Coral Springs FL. 33071
Ph:954.695.2364
corbettpe@gmail.com

Electrical:
ESTENOZ ENGINEERING Inc.
10433 NW 3rd. PLACE
Coral Springs, FL. 33071
Ph:954.224.1415
Carlos Estenoz: carlos@ee2pe.com

No.	Description	Date

Project number	25014.10
Date	1 April 2025
Drawn by	JAO
Checked by	ANS-JAO

General Notes
Code Summary

A-001