PROJECT LOCATION:

HARBOUR FINANCIAL CENTER. 2401 PGA BOULEVARD. BULDING D. SUITE 136.
PALM BEACH GARDENS. FLORIDA

GENERAL CONTRACTOR:

FISHER CONTRACTING CORP., 4440 PGA BOULEVARD, SUITE 403, PALM BEACH GARDENS, FLORIDA.
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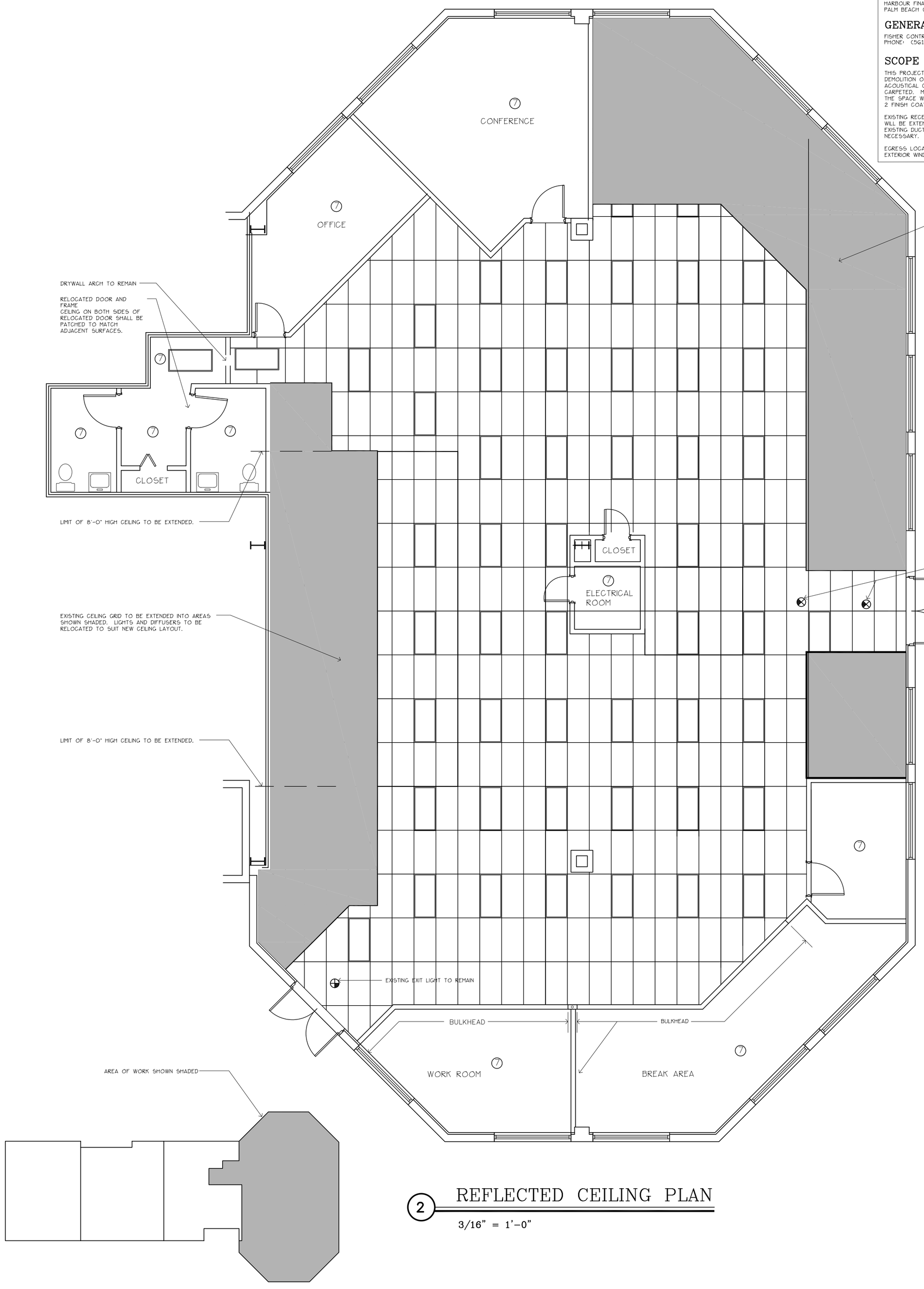
SCOPE OF WORK:

THIS PROJECT IS IN A VACANT RETAIL TENANT SPACE. WORK CONSISTS PRIMARILY OF THE DEMOLITION OF 8 OFFICES AND 1 RESTROOM, AND THE EXTENSION OF THE EXISTING SUSPENDED ACOUSTICAL CEILING INTO THE DEMOLISHED AREAS. THE EXISTING SPACE IS ALMOST ENTIRELY CARPETED. MOST OF THE CARPETING WILL BE REMOVED AND REPLACED WITH VINYL FLOORING. THE SPACE WILL BE REPAINTED WITH ALL DRYWALL, DOORS AND FRAMES RECEIVING 1 PRIME AND 2 FINISH COATS.

EXISTING RECEPTACLES ON PERIMETER WALLS WILL REMAIN. THE EXISTING FLUORESCENT LIGHTING WILL BE EXTENDED USING EXISTING FIXTURES. EXISTING AIR HANDLING UNITS WILL REMAIN. EXISTING DUCTWORK WILL REMAIN WITH MODIFICATIONS TO SUIT REVISED CEILING HEIGHTS WHERE NECESSARY.

EGRESS LOCATIONS, EXIT PATHS AND EXIT LIGHT LOCATIONS ARE EXISTING TO REMAIN. ALL EXTERIOR WINDOWS AND WALLS ARE EXISTING TO REMAIN WITH NO ALTERATIONS INTENDED.



2 REFLECTED CEILING PLAN

3/16" = 1'-0"

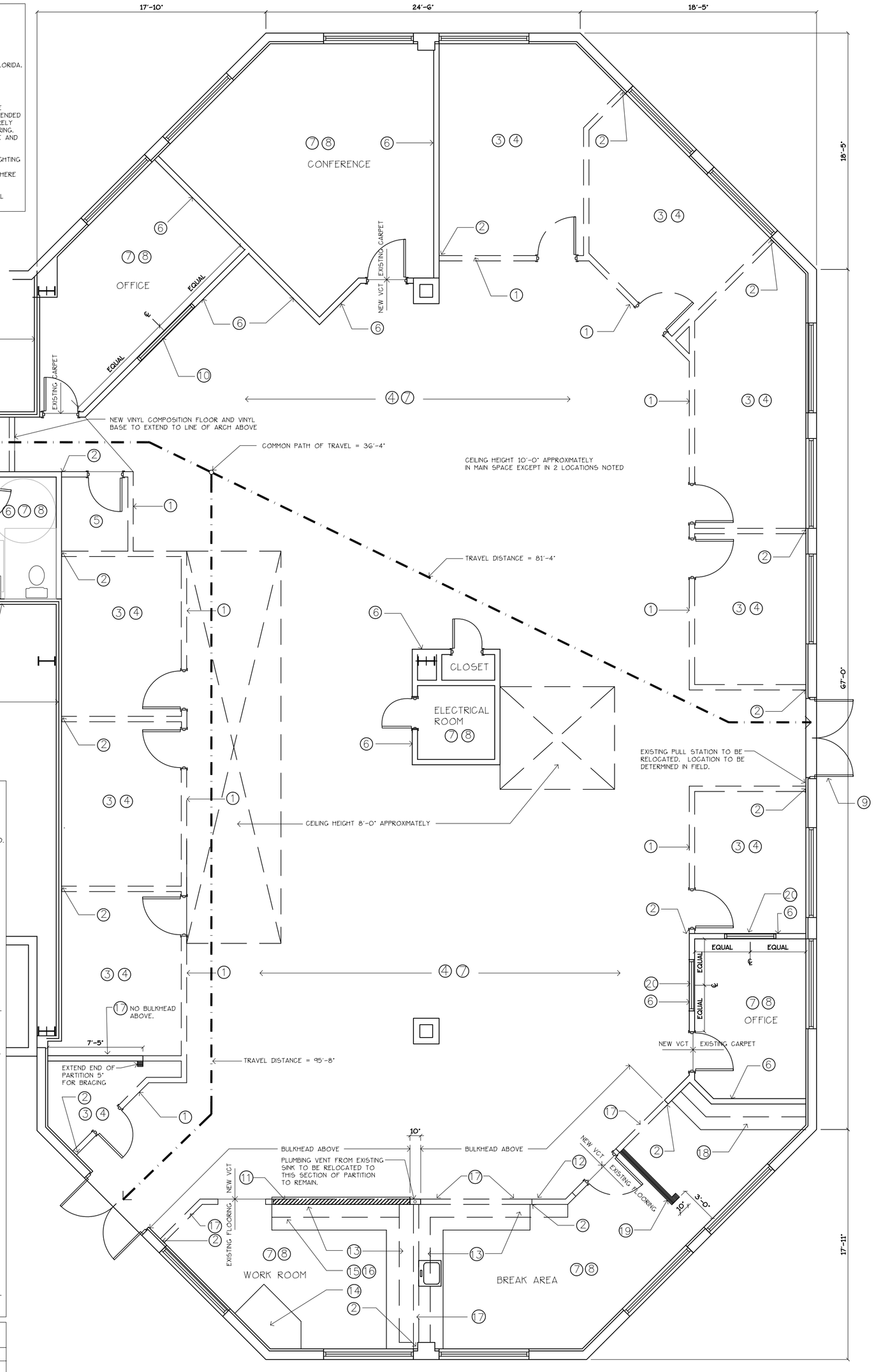
PLAN NOTES

1. EXISTING PARTITION, DOOR AND FRAME TO BE REMOVED. ALL HORNS, STROBES, THERMOSTATS, SWITCHES, FIRE EXTINGUISHERS AND OTHER DEVICES ON THESE PARTITIONS SHALL BE RELOCATED TO THE EXTERIOR WALLS.
2. DRYWALL TO BE REPAIRED WHERE PARTITION HAS BEEN REMOVED.
3. EXISTING CEILING, GRID, LIGHTING AND DIFFUSERS TO BE REMOVED. LIGHTING AND DIFFUSERS TO BE RELOCATED AS REQUIRED TO SUIT NEW EXTENDED CEILING GRID LAYOUT.
4. EXISTING CARPET AND BASE TO BE REMOVED. INSTALL NEW VINYL COMPOSITION TILE FLOORING AND VINYL BASE.
5. EXISTING RESTROOM TO BE REMOVED.
6. EXISTING PARTITION, DOOR AND FRAME TO REMAIN.
7. EXISTING CEILING, LIGHTING AND DIFFUSERS TO REMAIN.
8. EXISTING FLOORING AND BASE TO REMAIN.
9. THIS DOOR TO BE PERMANENTLY DEADBOLTED. OTHER DOOR TO REMAIN FULLY USABLE FOR EGRESS.
10. NEW 72" WIDE X 40" HIGH WINDOW - 1/4" GLASS IN HOLLOW METAL OR WOOD FRAME MOUNTED AT 36" ABOVE FINISH FLOOR. VERIFY LOCATION AND SIZE WITH TENANT PRIOR TO FABRICATION AND INSTALLATION.
11. EXISTING PARTITION TO BE REMOVED FROM COUNTER HEIGHT TO A BULKHEAD LINE AT APPROXIMATELY 10'-0" ABOVE FINISH FLOOR. BULKHEAD SHALL BE SECURELY FASTENED AND BRACED TO STRUCTURE ABOVE AND SHALL SERVE AS A STOP FOR THE LOWER ADJACENT CEILING WHICH IS TO REMAIN.
12. EXISTING PARTITION TO BE REMOVED FROM FLOOR TO A BULKHEAD LINE AT APPROXIMATELY 10'-0" ABOVE FINISH FLOOR. BULKHEAD SHALL BE SECURELY FASTENED AND BRACED TO STRUCTURE ABOVE AND SHALL SERVE AS A STOP FOR THE LOWER ADJACENT CEILING WHICH IS TO REMAIN.
13. EXISTING BASE CABINETS TO REMAIN. UPPER CABINETS TO BE REMOVED AND RELOCATED IN LOCATIONS SELECTED BY TENANT.
14. EXISTING BASE CABINET TO BE REMOVED AND RELOCATED.
15. EXISTING COUNTERTOP TO BE REWORKED TO EXTEND OVER TOP OF LOW WALL.
16. EXISTING ELECTRICAL RECEPTACLES ABOVE COUNTERTOP TO BE RELOCATED BELOW COUNTERTOP INSIDE EXISTING BASE CABINET.
17. EXISTING PARTITION TO BE REMOVED FROM 4'-0" ABOVE FINISH FLOOR TO BULKHEAD LINE. BULKHEAD TO BE OMITTED WHERE NOTED ON PLAN.
18. EXISTING BASE AND UPPER CABINETS TO REMAIN.
19. NEW 4'-0" HIGH PARTITION WITH END RETURN TO PROVIDE BRACING.
20. NEW 48" WIDE X 40" HIGH WINDOW - 1/4" GLASS IN HOLLOW METAL OR WOOD FRAME MOUNTED AT 36" ABOVE FINISH FLOOR. VERIFY LOCATION AND SIZE WITH TENANT PRIOR TO FABRICATION AND INSTALLATION.

LIFE SAFETY SUMMARY

ITEM	REQUIRED	PROVIDED	REMARKS
NUMBER OF EXITS	2	2	
EXIT DOOR WIDTH	32" MIN.	34"	
TRAVEL DISTANCE	250' MAX.	95'-8'	
COMMON PATH OF TRAVEL	100' MAX.	36'-4"	
DEAD END CORRIDOR	50' MAX.	0'	
EMERGENCY LIGHTING	YES	YES	
SPRINKLER SYSTEM	YES	YES	
FIRE ALARM SYSTEM	YES	YES	

EGRESS REQUIREMENT: 5,730 S.F. /30 = 191 OCCUPANTS
REQUIRED EGRESS WIDTH = 191 X .2 = 38.2 INCHES
EGRESS WIDTH PROVIDED = 3 DOORS X 34" = 102 INCHES



1 FLOOR PLAN

3/16" = 1'-0" 5,730 S.F.

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CERTIFICATE OF AUTHORIZATION #AA26000610
ALAN M. STRASSLER #7405

SEAL

RENOVATIONS TO THE HARBOUR FINANCIAL CENTER
2401 PGA BOULEVARD BUILDING D, SUITE 136
PALM BEACH GARDENS, FLORIDA
PLANS

3/16"=1'-0"

DATE: 2-18-10
DRAWN BY: AMS
PROJ. NO. 1004
REVISED: 2-24-10

SHEET:
3.1