birse design inc + architecture + interior design + planning

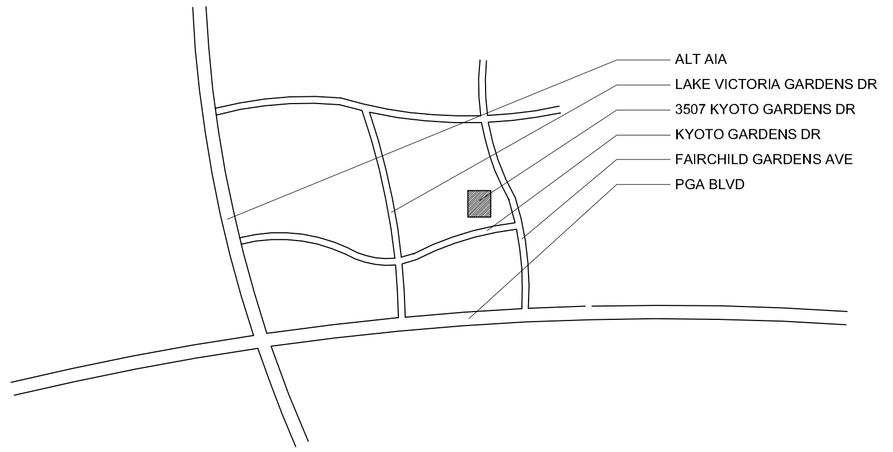
5300 woodland lakes drive
palm beach gardens, fl 33418

phone 561-249-4001
fax 772-409-8684
AA26001615

MECHANICAL ENGINEER / ELECTRICAL / PLUMBING

Gilman & Associates
MECHANICAL & ELECTRICAL ENGINEERS

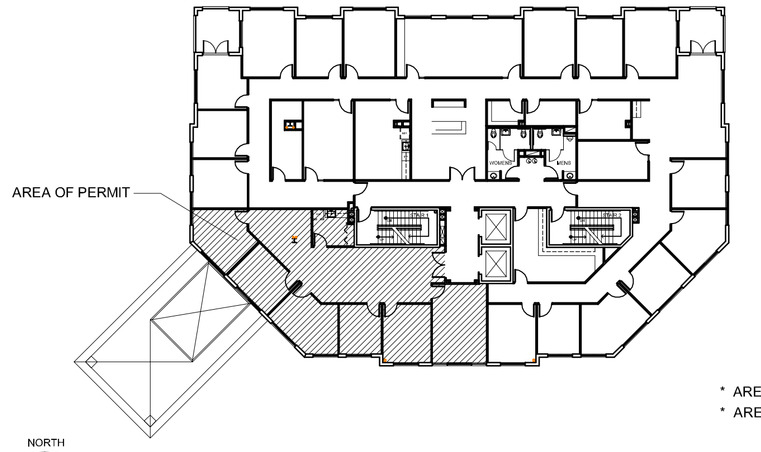
129 N. FEDERAL HWY.
SUITE 211
LAKE WORTH, FL 33460
(561) 582-0210
P.E. 37933



1 LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS:

T	TITLE SHEET
ARCHITECTURAL SHEETS	
A-1	FLOOR PLANS
A-2	DETAILS
MECHANICAL/ELECTRICAL/PLUMBING SHEETS	
M-1	MECHANICAL
P-1	PLUMBING
E-1	ELECTRICAL PLAN
E-2	PANEL SCHEDULE



* AREA FOR THIS PERMIT IS HATCHED
* AREA FOR THIS PERMIT = 1,778 SF

2 KEY MAP (2ND FLOOR)
NOT TO SCALE

REFERENCE STANDARDS:

THIS PROJECT IS DESIGNED IN ACCORDANCE WI THE FOLLOWING CODES:

1. THE FLORIDA BUILDING CODE (FBC), 2007 EDITION WITH 2009 SUPPLEMENTS (BUILDING, MECHANICAL, PLUMBING, FUEL GAS, EXISTING BUILDING).
2. NATIONAL ELECTRIC CODE (NEC), 2008 EDITION.
3. FLORIDA FIRE PREVENTION CODE, 2007 EDITION.
4. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE, 2006 EDITION.
5. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1, UNIFORM FIRE CODE, 2006 EDITION.

GENERAL NOTES:

1. THE CONTRACTOR SHALL AS A PART OF THIS CONTRACT FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, TRANSPORTATION, AND INSURANCE NECESSARY TO PROPERLY EXECUTE AND COMPLETE THE WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR IN THE WORK OF ALL TRADES SHALL PROTECT ALL EXISTING BUILDING AND PROPERTY FROM DAMAGE CAUSED BY THE ACTIVITIES OF THE CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR SHALL REPAIR AND RESTORE THE JOB SITE AND SURROUNDING AREAS TO IT'S ORIGINAL CONDITION. OWNER TO VERIFY SATISFACTION.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES,INCONSISTENCIES OR OMISSIONS BEFORE PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL MAKE NO CHANGES TO THE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
5. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST CODES AND ORDINANCES.
6. THESE CONSTRUCTION DOCUMENTS ARE DIAGRAMATIC AND ARE TO CONVEY DESIGN INTENT. IT IS NOT THE INTENT OF THESE CONSTRUCTION DRAWINGS TO SHOW ALL DETAILS OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE TI VERIFY DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
7. EACH CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE APPROPRIATE TRADES.
8. ALL INDICATED UTILITY AND STUB-IN LOCATIONS ARE FOR REFERENCE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED ON THE JOB SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ENGINEERING AND THE ARCHITECTURAL DRAWINGS FOR THE ACTUAL PLACEMENT OF THE WORK RELATIVE TO FIELD CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING INSTALLATION REQUIREMENTS FOR ALL BUILT-IN APPLIANCES, FIXTURES, AND EQUIPMENT. VERIFY EXACT ROUGH-IN DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ROUGH-IN FRAME.
11. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMMISIONS IN CONSTRUCTION SHALL BE BORNE BY THE RESPECTIVE CONTRACTOR.
10. DETAILS ON THE STRUCTURAL DRAWINGS (IF PROVIDED) ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE STRUCTURAL DRAWINGS. CONTRACTOR.
12. CONTRACTOR TO BE RESPONSIBLE FOR CHECKING STRUCTURAL CALCULATIONS FOR SPECIFIC REQUIREMENTS OF STRUCTURAL CONNECTIONS. SUBMIT STEEL TRUSS CALCULATIONS AND SHOP DRAWINGS OF ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL FABRICATION BEFORE COMMENCING FABRICATION.
13. BIRSE DESIGN, INC. SHALL IN NO WAY BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. (THESE ARE SOLELY THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
14. EACH CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS ASSOCIATED WITH WORK IN PLACE DURING CONSTRUCTION.
15. PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
16. SPRINKLER SYSTEM: INSTALL FULL BUILDING SPRINKLER SYSTEM IN COMPLIANCE WITH THE REQUIREMENTS OF NFPA 13. SHOP DRAWINGS MUST BE APPROVED BEFORE INSTALLATIONS. PROVIDE OWNER WITH 2 COPIES OF PERMIT SETS.
17. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL CURRENT APPLICABLE BUILDING CODES AND ENFORCEMENT AGENCIES, FIRE MARSHALL, OR ANY OTHER BUILDING CODE ENFORCEMENT OFFICER AT NO EXTRA COST TO THE OWNER. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPHANCIES PRIOR TO SUBMITTING A BID FOR THE PROJECT.
18. BASE BID SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

A. ALL PERMITS AND FEES FOR ALL
   1. BUILDING AND TRADE PERMITS.
   2. ALL ACCESSORY AND SITE IMPROIVEMENT PERMITS.
B. ALL FILL REQUIRED TO MEET MINIMUM FINISHED FLOOR SLAB ELEVATION AND COMPACTION.
C. WATER METER HOOK-UP AND METER DEPOSITS. - OWNER RESPONSIBILITY
D. HOOK-UP AND FEES FOR UNDERGROUND SERVICE FROM FPL LOCAL PHONE & CABLE T.V. - OWNER RESPONSIBILITY
E. SOIL, CONCRETE AND ANY OTHER NECESSARY TESTING.
F. ENGINEERING STAKE OUTS AND SURVEYS INCLUDING FINAL TIE - IN SURVEY.
G. CLEARING, GRUB, AND SITE PREPARATION, INCLUDING GRADING.
H. ALL BIDDERS AND THEIR SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA.
I. THE OWNER RESERVES THE RIGHT TO REJECT ANY BIDS.
J. THE G.C. SHALL PROVIDE AN ESTIMATE OF TIME FOR COMPLETION.
K. THE GENERAL CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE FOR WORKMANS' COMPENSATION AND ANY OTHER INSURANCES REQUIRED BY THE OWNER FOR ALL EMPLOYEES EITHER DIRECTLY EMPLOYED BY THE GENERAL CONTRACTOR OR BY HIS SUBCONTRACTORS.
L. THE CONTRACTOR SHALL CLEARLY LIST ANY WORK NOT INCLUDED IN HIS BID.
M. PROVIDE FIRE DEPARTMENT KNOX BOX ADJACENT TO FRONT DOOR OF BLDG.
N. CONTRACTOR TO PROVIDE AS BUILT DRAWINGS. PROVIDE TWO COPIES OF PERMIT SET TO OWNER

SYMBOL INDEX:

- ADMIN. / 108 — ROOM NAME / ROOM NUMBER
- A — DOOR MARK/NUMBER
- 1 — WINDOW MARK/NUMBER
- 1 / 11/A-2 — WALL SECTION/SHEET NUMBER
- A / A/A-6 — BUILDING SECTION/SHEET NUMBER
- 5 / 11/A-2 — ELEVATION TARGET/SHEET NUMBER
- 1 / 11/A-2 — DETAIL NUMBER/SHEET NUMBER
- 8'-6" — CEILING HEIGHT
- F.E. — FIRE EXTINGUISHER
- 2'x4' FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT DOWN FIXTURE

PROJECT DATA:

* PROJECT ADDRESS: GARDENS POINTE
3507 KYOTO GARDENS DR #210
PALM BEACH GARDENS, FL 33410

* EXISTING BUILDING IS TYPE I "A"
* EXISTING BUILDING IS A 4 STORY BUILDING
* EXISTING BUILDING CLASSIFICATION IS GROUP "B"
* LEVEL 2 ALTERATION PER "EXISTING BUILDING CODE 2007"
* 2ND FLOOR IS A MULTI TENANT FLOOR

* SUITES #210 = 1,778 SF
* TOTAL NEW SUITE = 1,778 SF/100 = 18 OCCUPANTS
* DESIGN OCCUPANT LOAD = 18 OCCUPANTS

PROJECT NOTES:

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Bd

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ALLEN S BIRSE
AR94279

SPEC SUITE #210

GARDENS POINTE
3507 KYOTO GARDENS DR
PALM BEACH GARDENS, FL 33410

PROJECT NUMBER GP11

REVISIONS
1 05/04/11 OWNER
2
3
4
5

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DRAWN BY ASB

CD

05/12/11

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