



MIAMI BEACH

BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Phone: (305) 673-7610
Fax: (305) 673-7857

NEW CONSTRUCTION & ALTERATIONS AND REPAIRS
ARCHITECTURAL/ENGINEERING AFFIDAVIT FOR JOB VALUE AND TOTAL GROSS SQUARE FOOTAGE

Date: 1/2/08
Permit Number: B0800593
Project Description: NEW HANDICAP LAMINATE ATM/NIGHT PROGR. ROOM
Owner: Wachovia Bank
Architect and/or Engineering Firm: Elements Architects
Name of Architect or Engineer of Record: Lourdes Echemendia
Address of Architect / Engineering Firm: 1699 Coral Way, Suite 503, Miami, FL 33145
Contact Number: 305.858.5858

Part One: Architect / Engineer Affidavit:

Lourdes Echemendia for
Elements Architects as the Architect / Engineer of Record for the project covered under the permit listed above, certify the following:

Total Gross Floor Area of New Construction: _____

Total Gross Floor Area of Alteration / Repair: _____

☐ Single Family Homes, Duplexes, and Areas within Residential Condo unit.

☒ Multi-Family, Commercial, and Industrial

997 Sq. Ft.

Total Estimated Construction Cost * for New Construction: _____

Total Estimated Construction Cost* for Alteration / Repair: _____

\$125,000

Definitions:

Total Gross Floor Area: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building or portion thereof not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Lourdes Echemendia
Signature of Architect/Engineer

STATE OF FLORIDA

COUNTY OF DADE

Sworn to and subscribed 2 day of JANUARY

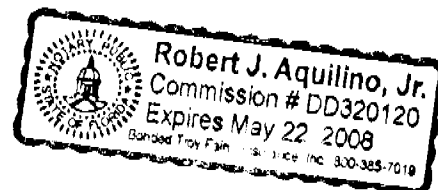
2008 by: Lourdes Echemendia

[x] Personally known to me; [] or Procured Identification

Type of Identification: _____

[] DID TAKE OATH [] DID NOT TAKE OATH

[Signature]
Signature of Notary Public

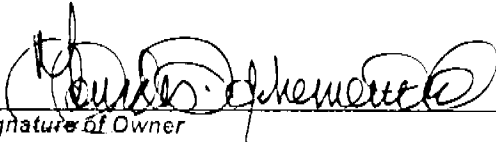


**Note: It is the intention of the City of Miami Beach to use the Architect's Estimate of Construction Cost as a "Good Faith" estimate for the purpose of calculating the initial permit fee. The City agrees to hold the Architect and/or Owner harmless from any liability, professional or otherwise due to any difference in the Architect's estimate of construction cost and the final construction cost as submitted by the Owner and/or Contractor at the time of Completion. The Owner will be responsible to pay the City of Miami Beach any difference between the permit fee based on the construction cost and/or square footage submitted with the original permit application and the permit fee based on the final construction cost including general conditions and/or square footage as certified by the Owner, Architect and Contractor on the most current "AIA Document G702" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department.*

Part Two: Owner Affidavit:

I, Lourdes Echemendia, am the Owner of the property undergoing an improvement as described in the permit above. I understand that at the time the Contractor submits the application for a Certificate of Occupancy (CO) or Certificate of Completion (CC), I will be required to submit to the City of Miami Beach Building Department proof of final payment. Proof of Final Payment is considered to be the most current "AIA Document G702" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department.

I understand that as the Owner of said property and improvement, I am responsible to pay the City of Miami Beach any difference between the permit fee based on the construction cost and/or square footage submitted with the original permit application and the permit fee based on the final construction cost including general conditions and/or final square footage as certified by the Owner, Architect and Contractor on the most current "AIA Document G702" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department.


Signature of Owner

STATE OF FLORIDA

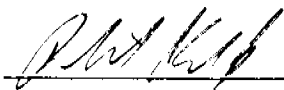
COUNTY OF DADE

Sworn to and subscribed 12 day of January
2008 by: Lourdes Echemendia

☒ Personally known to me: ☐ or Procured Identification

Type of Identification: _____

☐ DID TAKE OATH ☐ DID NOT TAKE OATH



Signature of Notary Public



Part Three: Contractor Affidavit:

I AFIP CHANDLER am the Qualifier / General Contractor under contract with WACHOVIA BANK Owner of the property undergoing an improvement as described in the permit above.

I certify that the total contract value, including all change orders and all permit revisions under PERMIT # BOB 00 513 is \$ 125,000.00.

I understand that at the time AFIP CHANDLER (Qualifier / Contractor) submits the application for a Certificate of Occupancy (CO) or Certificate of Completion (CC), I will be required to submit to the City of Miami Beach Building Department proof of final payment. Proof of Final Payment is considered to be the most current "AIA Document G702" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department.

At that time, the Owner is responsible to pay the City of Miami Beach any difference between the permit fee based on the construction cost and/ or square footage submitted with the original permit application and the permit fee based on the final construction cost including general conditions and/or final square footage as certified by the Owner, Architect and Contractor on the most current "AIA Document G702" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department.

The City of Miami Beach reserves the right to request G706 Contractor's Affidavit of Debts and Claims after the issuance of CO.


Signature of Qualifier / Contractor

STATE OF FLORIDA

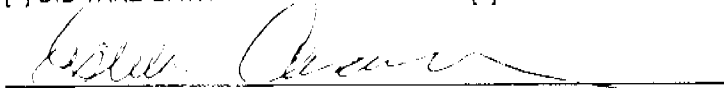
COUNTY OF DADE

Sworn to and subscribed 2 day of June
2008, by: AFIP Chandler

☒ Personally known to me: ☐ or Procured Identification

Type of Identification: _____

☐ DID TAKE OATH ☐ DID NOT TAKE OATH


Signature of Notary Public



ESTELA CASANOVA
MY COMMISSION # DD 595434
EXPIRES September 18 2010
Bonded Thru Budget Notary Services



Structural Engineers
12924 S.W. 114 Court
Miami, Florida 33176
Phone (786) 236-4712
Fax (305) 255-1729
e-mail Timmonsdt@aol.com
CA#00005743

Douglas B. Timmons, P.E.
FL PE #39259

Client: ELEMENTS

Sheet: 1 of

Project: WATERWAY ALUM. POND

Date: 9/18/07

Engr: DT

LOADS

3" SLAB 100 PSF
L.L. 100 PSF

SIZE GIR

VERT CRG S=12'-0"

$$W = [1.4(100) + 1.7(100)]S + \overset{W_{dead}}{.2(14)} + \overset{P_{min}}{1.5(15)}1.4 = 2.44 \text{ klf}$$

$$M = \frac{2.44(12)^2}{10} = 35.1 \text{ k} \quad \Delta_o = \frac{35.1}{4(15)} = .58 \text{ in}^2 \quad 3\#6 = 1.32 \text{ in}^2$$

$$V_{WR} = 6(2.44) = 14.6 \text{ k} \quad V_C = \frac{18(15)2\sqrt{F_{con}}}{1000} = 38.2 \text{ k} \quad \#3 @ 8" \text{ OK}$$

USE 18" X 18"
W/ 3\#6 TOP
4\#3 @ 8" BS

CR SLAB

S=10'-0"

$$W_W = 1.4(100) + 1.7(100) = .31 \text{ klf}$$

$$M_W = \frac{.31(10)^2}{10} = 3.1 \text{ k} \quad \Delta_o = \frac{3.1}{4(15)} = .16 \text{ in}^2/\text{ft} \quad \#3 @ 8" = .31 \text{ in}^2/\text{ft}$$

DOUGLAS B. TIMMONS
FL P.E. # 39259

SEP 18 2007

USE 8" SLAB W/ REIN' ED
PART 4\# TOP AND 2\# @ 12"

CORNERSTONE ENGINEERING PARTNERSHIP



Structural Engineers
12924 S.W. 114 Court
Miami, Florida 33176
Phone (786) 236-4712
Fax (305) 253-1729
e-mail: Timmonsdt@aol.com
CA#00005743

Douglas B. Timmons, P.E.
FL PE #39259

• Client: ELEMENTS

Sheet: 2 of

• Project: HAENOVA ARAPO

Date 9/12/01

•

Engr: DT

•

•

CK FILE

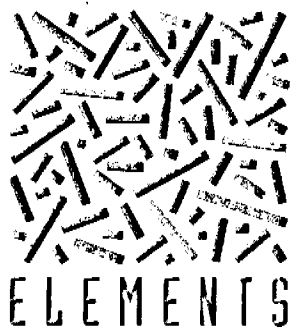
$$\Delta = 7.5(9) \cdot 2 + .15(1.5)^2(9) = 16.2K$$

IS TOU OK

DOUGLAS B. TIMMONS

FL P.E. # 39259

SEP 18 2007



ARCHITECT • ENGINEER • INTERIOR DESIGNER

December 13, 2007

City of Miami Beach
Building Department
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Wachovia – Alton Road
1901 Alton Road, Miami Beach, Florida
Permit # B0800593

RESPONSE TO COMMENTS

Building Section Comments

Item 1

Attach an Architectural/Engineering Affidavit for job value and total gross square footage.

Response

Shall be provided.

Item 2

Classify scope and type of work according to Chapter 3 (FBC(E) 301.1)

Response

The information has been noted on the Cover Sheet. See the Revised Cover Sheet.

Item 3

Define level of alteration. (FBC(E) 301.5)

Response

The information has been noted on the Cover Sheet. See the revised Cover Sheet.

Item 4
Remove unnecessary information from plans.

We have clarified the drawings to the greatest extent possible. Information that was included as standard reference has been removed. Refer to revised drawing Sheets A0.0, A1.0, A1.1, A1.2 and A5.1.

Elevation marks have been placed on the Floor Plan. Refer to revised Sheet A1.0 for the information requested.

Refer to new detail 4/A5.1 on Revised Sheet A5.1. This detail as shown satisfies the requirements of both FBC Chapter 11 requirements and those of the FFPC/NFPA 101 Section 7.2.2.4.4.5. Note also that General Note 5 has been added on Sheet A1.1 for compliance w/ FBC 1618.4.6.

The Cover Sheet has been modified to include a clearer Description of the Work. The Classification of the Work per FBC(E)301 has also be noted on the Cover Sheet. The graphic representation with the associated notes along with the applicable legend information serves to indicate existing and new systems.

ELEMENTS

ARCHITECTS • INTERIORS • DESIGN

City of Miami Beach,
Wachovia – Alton Road
Response to Building Dept. Cmts.
Page 3 of 4

Fire Section Comments (Continued)

Item 2

The plans must indicate the applicable codes with editions used in design (2004 Florida Fire Prevention and NFPA 101 Life Safety Code, 2003 Edition).

Response

The revised Cover Sheet has been modified to reference the codes as requested in Item 2.

Item 3

Guards and handrails on both sides shall be provided for ramps. Provide guards and handrail details for ramps.

Response

In accordance with FBC Section 1012.1 and NFPA 7.1.8 guards are required when the open sides exceed 30 inches above the floor or grade below. Please refer to Revised Sheet A1.1 for the applicable grade elevations. The landings and portions of the ramp are, at their maximum, 12" above the grade. Therefore handrails have been provided as opposed to guards.

Item 4

Ramps shall be in accordance with NFPA 101 7.2.2.

Response

The ramp as shown complies with NFPA 101, 7.2.2.

Item 5

Provide handrails with their proper extensions along with 3 steps or less need to be 13" min tread with their nosing striped.

Response

Refer to Revised Sheet A5.1 and new details 3/A5.1 and 5/A5.1. Section 3/A5.1 indicates the required extensions at the handrails. Section 5/A5.1 calls for stair nosings with an anti-slip abrasive texture and color safety yellow. Refer to Revised Sheet A1.1 for the revised tread dimensions. Treads have been modified to be 13".

ELEMENTS

ARCHITECTS - INTERIORS DESIGNERS

City of Miami Beach,
Wachovia – Alton Road
Response to Building Dept. Cmts.
Page 4 of 4

Accessibility Section Comments

Item 1

Show ATM reachable ranges.

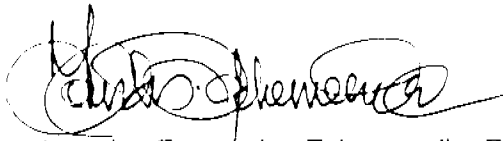
Response

Refer to revised Sheet A5.1 for the elevation of both the ATM and AHD equipment with the applicable heights.

Electrical Review Comments are addressed in the attached letter from the project Engineer.

We hope that you will find these responses to be satisfactory and should you have any questions please do not hesitate to contact us.

Sincerely,
Elements by,



Lourdes Fernandez Echemendia, R.A.
AR0014424
Project Architect

Cc: File

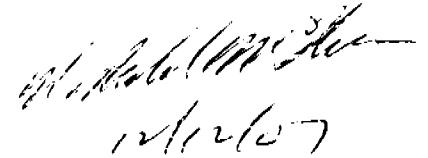


ARCHITECTURAL ENGINEERING INCORPORATED

3442 EAST LAKE ROAD, SUITE 320, PALM HARBOR, FLORIDA 34685-2406
VOICE 727/784-1472 FAX 727/789-1470 E-Mail: AEI@aol.com

December 12, 2007

Ms. Lourdes Echemendia
ELEMENTS ARCHITECTS, INC.
1699 S.W. Coral Way
Suite 503
Miami, FL 33145



12/12/07

Re: Wachovia – Alton Road, Miami, FL
EA Project No.: 07-080
AEI Project No.: 07141

Dear Ms. Echemendia:

This letter responds to Electrical comments from the City of Miami Beach Building Department, dated 11/30/07 (see attached).

A. Item: 00003 Electrical Section

Comment 1: Panel Schedules with all specifics.

Response: The Panel Schedule for existing Panel "A" has been added to the drawings with new and existing loads shown. See Drawing E1.0, dated Revision 1, 12/12/07.

Comment 2: Circuit numbers and existing load on circuits as well as load to be added to circuits.

Response: The circuit numbers and loads have been added to the drawings. See revised notes on Drawing E0.1, dated Revision 1, 12/12/07. See Revised Floor Plan on Drawing E1.0, dated Revision 1, 12/12/07.

Comment 3: Conductor size.

Response: The new conductor sizes have been indicated on Panel "A". See Drawing E1.0, dated Revision 1, 12/12/07.

Ms. Lourdes Echemendia
Wachovia – Alton Road, Miami, FL
December 12, 2007
Page 2 of 2

Comment 4: Fixture Schedule.

Response: The Lighting Fixture Schedule is shown on Drawing E0.1,
dated Revision 1, 12/12/07.

Please contact me if you have any questions.

ARCHITECTURAL ENGINEERING INCORPORATED

W. Ronald McIlveen, P.E.
Project Manager

WRM/dh

Attachment (1 page)

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT****PLANS PROCESSING APPROVALS**

11-30-2007

ACTIVITY NUMBER: B0800593**SITE ADDRESS:** 1901 ALTON RD MBCH

LIST OF APPROVALS:

Item: 00001 Zoning Section

Item: 00002 Building Section

Item: 00070 Structural

Item: 00003 Electrical Section

11/30/2007 CAM Action: CO The following items must be shown on electrical plans:

1. Panels schedule with all specifics.

2. Circuit numbers and existing load on circuits as well as load to be added to circuits.

3. Conductor size.

4. Fixture schedule.

Item: 00005 Mechanical Section

Item: 00004 Plumbing Section

Item: 00007 Engineering Section

Item: 00009 Public Works Department

Item: 00006 Fire Section

Item: 00080 M. D. W. A. S. D

Item: 00023 Accessibility Section

Item: 00010 D.E.R.M. (Env Res Man)

Item: 00021 Dade County Impact fees?

Item: 00065 Elevator

Item: 00075 Valuation Verification

Item: 00016 Check Additional Approvals

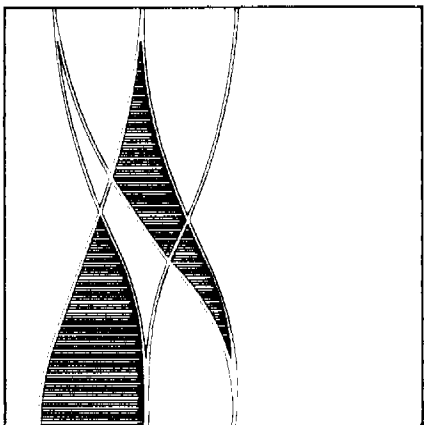
WACHOVIA - ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

CONSULTANTS

ARCHITECTURE:
ELEMENTS ARCHITECTS AND INTERIOR DESIGNERS
1699 CORAL WAY, SUITE 503
MIAMI, FLORIDA 33145
PHONE: 305-858-5858
FAX: 305-858-5850

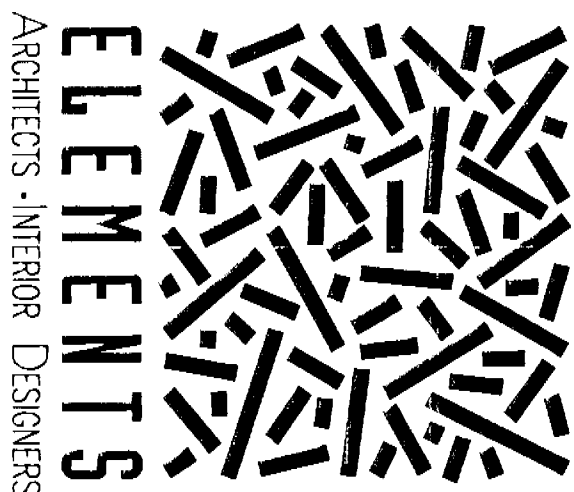
STRUCTURAL:
CORNERSTONE ENGINEERING PARTNERSHIP INC.
12924 SW 114TH COURT
MIAMI, FLORIDA 33176
PHONE: 786-236-4712
FAX: 305-255-1729

MECHANICAL/ELECTRICAL:
ARCHITECTURAL ENGINEERING, INC.
3442 EAST LAKE ROAD
PALM HARBOR, FLORIDA 34685
PHONE: 727-784-1472
FAX: 727-789-1470



WACHOVIA

DESCRIPTION OF WORK:	Construction of New Exterior ADA Ramp; Relocation of ATM & AHD Equipment; Minor Interior Remodel to Create a New ATM Room.
BUILDING CODES:	FLORIDA BUILDING CODE, 2004 EDITION 2004 FLORIDA FIRE PREVENTION CODE NFPA 101, LIFE SAFETY CODE, 2003 EDITION
BUILDING TYPE:	TYPE IIIB
CLASSIFICATION OF WORK:	ALTERATION - LEVEL 2
OCCUPANCY TYPE:	BUSINESS
OVERALL EXISTING BUILDING SQUARE FOOTAGE:	6,085 SF
OCCUPANT LOAD:	1 PERSON/100 S.F. GROSS (6,085 SF/100 SF = 61 PEOPLE)



ARCHITECTS - INTERIOR DESIGNERS
ELEMENTS
Tampa Office
The Edgewater Building
600 South Washington Avenue
Suite 150
Tampa, Florida 33605
Phone (813) 251-0567
Fax (813) 251-0567
Miami Office
1699 Coral Way, Suite 503
Miami, Florida 33145
Phone (305) 558-5858
Fax (305) 558-5850

ELEMENTS State License #AAC002341

SEPTEMBER 7, 2007
PROJECT NUMBER 07-080

DRAWINGS INDEX

COVER

ARCHITECTURAL

- A0.0 GENERAL INFORMATION, VICINITY MAP
- A0.1 AND SYMBOL LEGEND
- A0.1 SITE PLAN
- A1.0 DEMOLITION FLOOR PLAN
- A1.1 FLOOR PLAN
- A1.2 REFLECTED CEILING PLAN
- A5.1 WALL PARTITION AND DETAILS

STRUCTURAL

- S.1 GENERAL NOTES AND DRAWING INDEX
- S.2 FLOOR PLAN
- S.3 SECTIONS

MECHANICAL

- M1.0 MECHANICAL - PARTIAL FLOOR PLAN

ELECTRICAL

- EO.1 ELECTRICAL - LEGEND, SCHEDULES, NOTES
- E1.0 ELECTRICAL - PARTIAL FLOOR PLAN

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

B0800593

1/2/08
1/15/08

1/2/08
1/15/08
1/15/08

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUBMERSE ONE-CALL 1-800-432-4270
CITY OF MIAMI BEACH 305-603-7000

PLAN REVIEWING
PHONE 305-673-7080 FAX 305-673-7080
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
ORDINANCE ENFORCEMENT PERMITS ONLY.
ALL OTHERS ARE SUBJECT TO THE CITY OF MIAMI BEACH
PERMITS, REQUIRE A SEPARATE PERMIT FOR EACH
TO BE OBTAINED FROM THE CITY OF MIAMI BEACH.

12/3/07 - BUILDING DEPT COM

12-01-2008

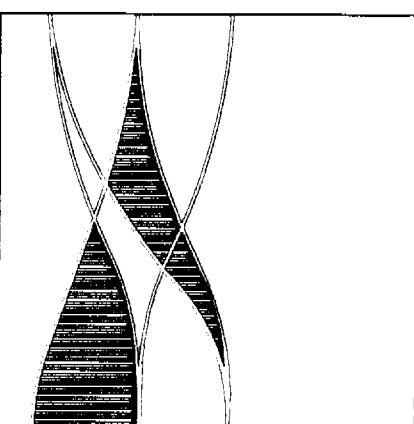
PROJECT DESCRIPTION:

A0.0 GENERAL INFORMATION, VICINITY MAP
 AND SYMBOL LEGEND
 A0.1 SITE PLAN
 A1.0 DEMOLITION FLOOR PLAN
 A1.1 FLOOR PLAN
 A1.2 REFLECTED CEILING PLAN
 A5.1 WALL PARTITION AND DETAILS

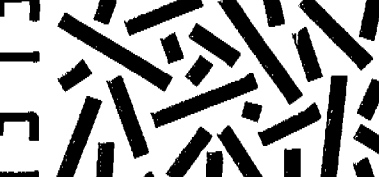
BUILDING CODE:	FLORIDA BUILDING CODE 2004 EDITION
BUILDING TYPE:	TYPE IIIB
EXISTING SQUARE FOOTAGE:	6,085 SF
OCCUPANCY TYPE:	BUSINESS

BUSINESS
1 PERSON/100 S.F. GROSS (6,085
S.F./100 S.F. = 61 PEOPLE)

ELECTRICAL
EO.1
EI.0
ELECTRICAL - LEGEND, SCHEDULES, NOTES
ELECTRICAL - PARTIAL FLOOR PLAN



WACHOVIA



ELEMENTS

ARCHITECTS • INTERIOR DESIGNERS

Tampa Office
 10000 Bruce B. Downs Blvd., Suite 100
 600 South Westshore Avenue
 Suite 150
 Tampa, Florida 33607
 Tel. (813) 251-0507
 Fax (813) 251-0507

Miami Office
 1599 Coral Way, Suite 503
 Miami, Florida 33145
 Tel. (305) 365-5950
 Fax (305) 365-5950

ELEMENTS State License #AA0000234

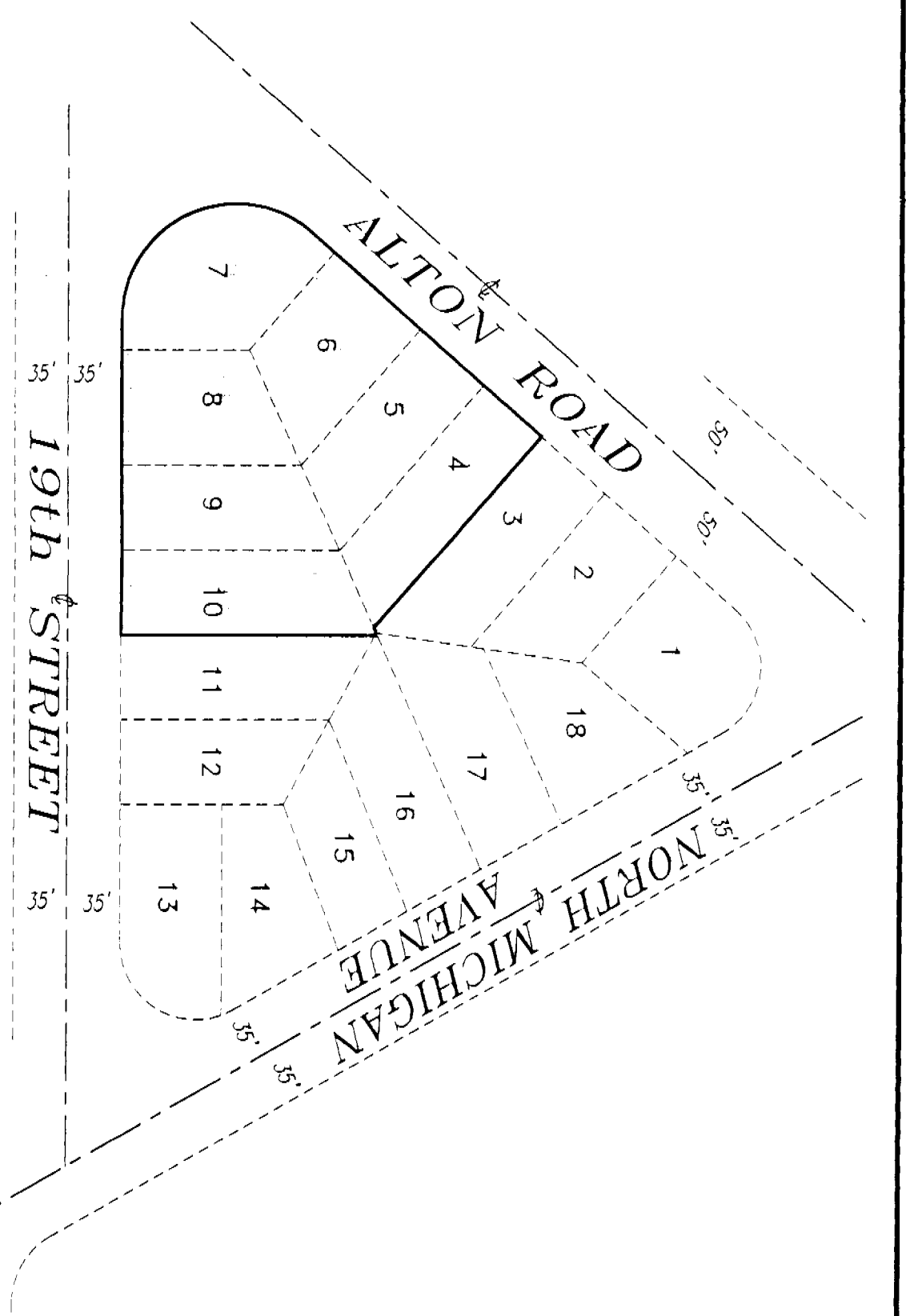
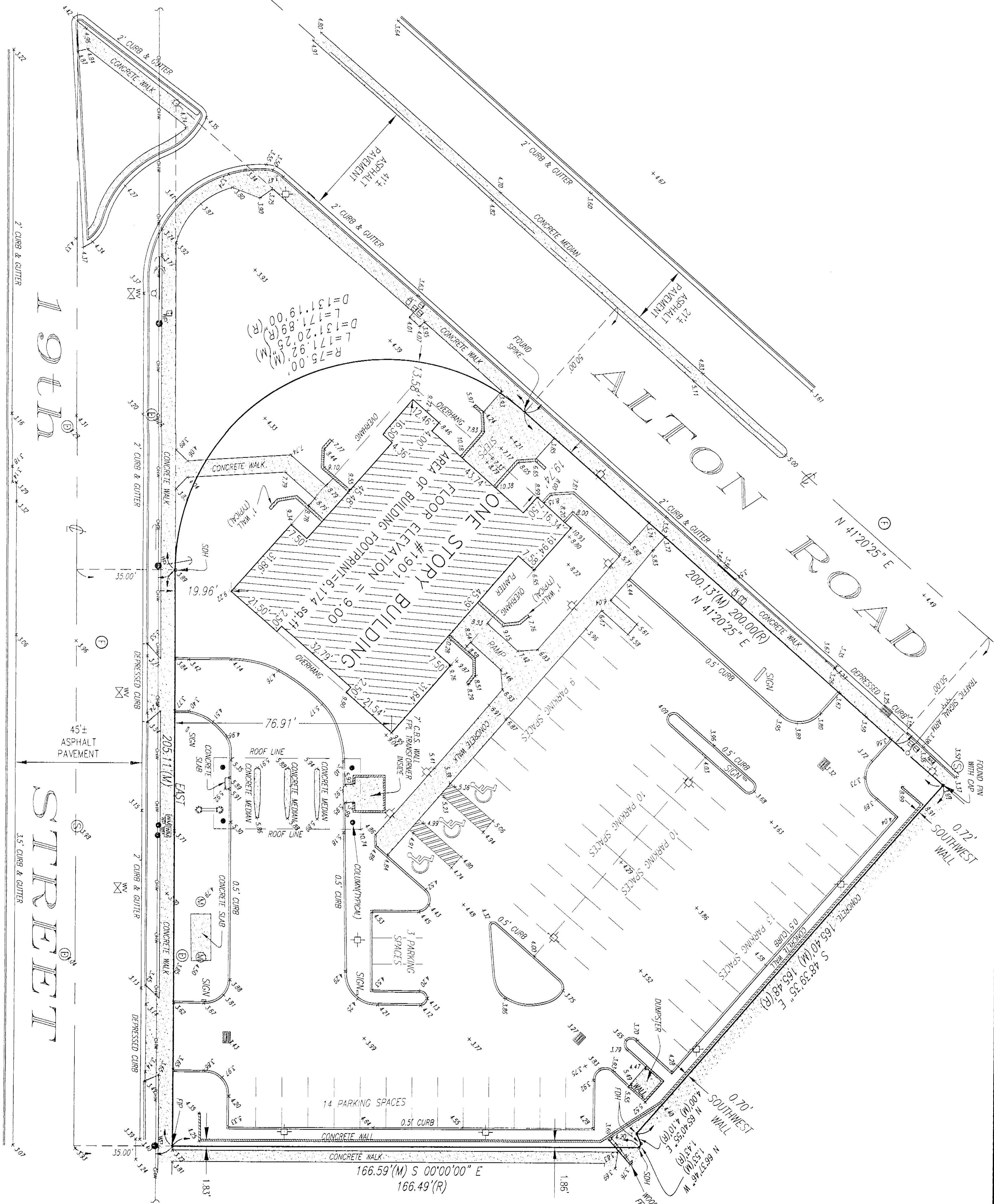
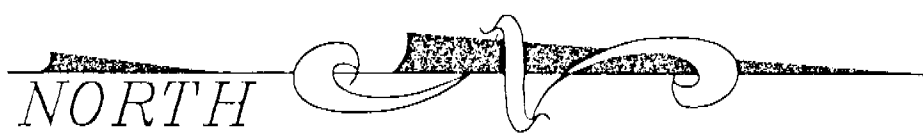
SEPTEMBER 7, 2007
PROJECT NUMBER 07-080

4d HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SERVICE ONE CALL 1-800-442-2770
CITY OF MIAMI BEACH 305-673-7082

PLAY REVIEW RIGHTS
PLAY REVIEW BOARD
 Phone 306-673-7080 Fax 306-673-7188
**THIS PLAY REVIEW CONSTITUTES APPROVAL FOR
 OBTAINING BUILDING PERMITS ONLY.**
 All construction and/or use of equipment in the right-of-way and/or
 statements, requires a separate Public Works Department permit application
 to start of construction.

Permit Requirements: Proof of existing sidewalk/walk area condition (pictures) and/or posting of sidewalk/roadway bonds (Public Works inspection of the right-of-way will be required before bond sign-off on the C.C. C.O. or the release of bonds).

Approved/Reviewed By:  Date: 11-30-11



LOCATION MAP

SCALE 1" = 100'

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF EAST ALONG THE CENTER LINE OF 19th STREET.
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) PROPERTY AS SHOWN HEREON CONTAINS 1.272+ACRES AND/OR FOUNDATIONS.
- 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 5) ORDERED BY ELEMENTS ARCHITECTS
- 6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE BASE FLOOD 8 FEET FLOOD, COMMUNITY PANEL NO.120657 0184 J, DATED 03-02-94
- 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORDED AND MEASURED UNLESS OTHERWISE STATED.
- 10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
- 11) ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM, NAD 83, 1929.
- 12) BENCHMARKS:
 - a) BRASS DISC ON CONCRETE SIDEWALK AT NW CORNER OF BRIDGE 42+ SOUTH OF CENTER LINE DADE BOULEVARD & 90+ WEST OF CENTER LINE OF ALTON ROAD. ELEVATION = 7.31
 - b) BRASS DISC ON NORTH CORNER OF BRIDGE 29+ SOUTH OF CENTER LINE OF DADE BOULEVARD 63+ EAST OF CENTER LINE BAY ROAD. ELEVATION = 11.06

LEGEND:

- WOOD POWER POLE
- TRAFFIC SIGNAL BOX
- METAL LIGHT POLE
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- HYDRANT
- CATCH BASIN
- STONE DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- DOUBLE DEFLECTOR CHECK VALVE
- SET DRILL HOLE
- FOUND RAIL HOLE
- EXISTING MANHOLE
- EXISTING LIGHT POLE
- MEASURED
- RECORD
- RAILS
- ARC LENGTH
- DELTA OF CURVE
- EXISTING CONCRETE
- EXISTING ASPHALT

LEGEND:

- FOUND DRILL HOLE
- EXISTING MANHOLE
- EXISTING LIGHT POLE
- MEASURED
- RECORD
- RAILS
- ARC LENGTH
- DELTA OF CURVE
- EXISTING CONCRETE
- EXISTING ASPHALT

I HEREBY CERTIFY: That this "SKETCH OF SURVEY" of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Surveyors and Mapmakers pursuant to Chapter 61G17-6, Florida Administrative Code.

Schubel & Shiskin & Associates, Inc.

Mark Steven Johnson, Sec'y & Treas.
Professional Land Surveyor #4175
State of Florida

REVISIONS		
Date	Remarks	By
10-15-07	UP DATED PARKING AREA	L.E.G.

SKETCH OF SURVEY/TOPOGRAPHIC
Lots 4 thru 10 " RESUBDIVISION OF BLOCK 11-A ISLAND VIEW ADDITION"
according to the plat thereof, as recorded in Plat Book 40 at Page 12,
of the Public Records of Dade County, Florida. Lying and being in
Dade County, Florida.

Schubel & Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (L#487)
3240 CORPORATE WAY MIRAMAR, FLORIDA • 33025 • TEL. NO. (954) 435-7010 • FAX NO. (954) 438-3288

By: _____ State of Florida
Registered Land Surveyor No. _____
Registered Engineer No. _____ State of Florida

Drawn By: E.A.C. Date: 07/27/06
Order No. 192701
PC-21 & SKETCH
Scale: 1" = 20'
Checked By: _____ Date: _____
File No. AJ-4484
Sheet No. 1 of 1 Sheet

THE CONTRACTOR SHALL BE FAMILIAR WITH THE TERMS AND CONDITIONS OF THE CONTRACT.

- 1 THE CONTRACTOR SHALL BE FAMILIAR WITH THE TERMS AND CONDITIONS OF THE CONTRACT.
- 2 NO SUBSTITUTION OF MATERIALS OR EQUIPMENT IS PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND TEST CERTIFICATIONS FOR ALL MATERIALS AND EQUIPMENT AS OUTLINED IN THE SPECIFICATIONS.
- 3 THE GENERAL CONTRACTOR SHALL NOT BE RESPONSIBLE AND INDIVIDUALLY EXEMPTED IN REGARDS WITH ALL THE DETAILS OF THE WORK AND WORKING CONDITIONS, EXCEPT ALL DRAWINGS IN THE FIELD, AND ADVISE THE ARCHITECT OF ANY DISCREPANCY BEFORE COMMENCING THE WORK.
- 4 ALL DRAWINGS SHOWN ON THE DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION OF ANY ADDITIONAL LATEL PROPOSED FIELD "ELEMENTS" WHICH HAVE BEEN OBTAINED.
- 5 THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES REQUIRED FOR ALL WORK IN THIS CONTRACT.
- 6 COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE MECHANICAL AND ELECTRICAL DOCUMENTS.
- 7 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND OVERSEE THE PROPER AND NEAT INSTALLATION OF ALL NEW WORK BY HIS SUBCONTRACTORS AND VENDORS.
- 8 NO CLAIM FOR EXTRA COMPENSATION SHALL BE CONSIDERED DUE TO FAILURE OF THE CONTRACTOR TO PROPERLY COORDINATE THE WORK OF ALL SUBCONTRACTORS AND DETERMINE THE SCOPE OF HIS WORK IN RELATION TO OTHER CONTRACTORS AND TRADES.
- 9 ALL ITEMS OF EXISTING WORK WHICH ARE TO BE OBTAIN AND ARE DAMAGED OR REMOVED BECAUSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING EXACTLY IN KIND AND FINISHES. SUCH REPAIRS SHALL BE REQUIRED TO BE MADE TO MATCH EXISTING WORK.
- 10 ANY DAMAGE TO SUBSTRUCTURE, PERMITS AND PUBLIC ROADS, UTILITIES, CONCRETE, METALS, FENCES, LAMINAE, TREES, SHADERS, POLES, ETC. SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING EXACTLY IN KIND AND FINISHES. SUCH REPAIRS SHALL BE REQUIRED TO MATCH EXISTING WORK.
- 11 DEBRIS AND WASTE MATERIAL GENERATED BY THE CONSTRUCTION AND WHICH IS NOT TO BE REUSED, SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR DAILY. THE OWNER HAS THE RIGHT TO OBTAIN A SCHEDULEABLE MATERIALS.
- 12 STORAGE OF MATERIALS OR EQUIPMENT FOR THE WORK SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
- 13 CONTRACTOR SHALL ADJUST ALL INTERIOR AND EXTERIOR DOORS THAT HAVE CLOSED, E.A. FROM AN OPEN POSITION OF 2 DEGREES, TO THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3/4 OPEN LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 35 LBS/DOOR. EXTERIOR DOORS CAN BE REPAIRED OR REPLACED WITH A DOOR OF EQUAL OR GREATER STRENGTH. EXTERIOR DOORS TO OPEN AT LEAST 90 DEGREES. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GUARANTEE TO BE RESPONSIBLE TO REPLACE THE DOOR OR OTHER. CONTRACTOR TO PROVIDE A GUARANTEE TO THE ARCHITECT STAINING THIS WORK WAS ACCOMPLISHED BY A COMPANY IN THE BUSINESS OF HARDWARE INSTALLATION.
- 14 WALL MOUNTED FIRE EXTINGUISHERS TO BE 3-6" HIGH AT 6'0" HIGH.
- 15 THIS DRAWING PACKAGE IS BASED ON DOCUMENTS, SPECIFICATIONS AND RELATED INFORMATION PROVIDED BY THE OWNER OR OWNERS AGENTS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY OR INCONSISTENCY IN THE BLUE PRINTS, AS-BUILT'S DRAWINGS, CLOUD FILLS PROVIDED BY OTHER TRADES.
- 16 THE CONTRACTOR SHALL NOT INTERFERE WITH OTHER PARTS OF THE BUILDING NOT IN CONTRACT.
- 17 ALL WORK SHALL BE UNOBTAINED SATISFACTION. MATERIALS AND WORKMANSHIP FOR ALL WORK PERIOD OF 90 (NINETY) DAYS FROM THE DATE OF FINAL PAYMENT BY THE OWNER FOR ALL WORK UNDER THE CONTRACT, OR FOR THE PERIOD OF IMMEDIATE CUSTOMER, OR SCHEDULED FOR THE TRADE, GUEST OR PRODUCT, UNLESS OTHERWISE INDICATED.
- 18 THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDINGS, AS-BUILT'S DRAWINGS, CLOUD FILLS PROVIDED BY OTHER TRADES.
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- 91 THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDINGS, AS-BUILT'S DRAWINGS,

ABV ABOVE

ABV	ABOVE	FA	FIRE ALARM	MA	MACHINE	5	SOUTH
ACOB	AIR CONDITIONING	FC	FIRE CABINET	MAINT	MAINTENANCE	5A	STONE BASE
AC	ACROSTICAL	PC	FLOOR DEAN	MAI	MATERIAL	5B	SOLID CORE
AD	ADJUSTABLE	PD	FIRE DEPARTMENT CONNECTION	MAX	MAXIMUM	5C	SOLID CORE
ADP	ADJUSTABLE PUMP	PDN	FIRE DEPARTMENT CONNECTION	MAX	MAXIMUM	5D	SOLID CORE
AE	ABOVE FINISH FLOOR	FE	FIRE EXTINGUISHER	ME	MEDIUM DENSITY FIBREBOARD	5E	SOLID CORE
AE6	ABOVE FINISH FLOOR	FE6	FIRE EXTINGUISHER	ME6	MEDIUM DENSITY FIBREBOARD	5F	SOLID CORE
AU	AIR HANDLER UNIT	PAC	FIRE HOSE CABINET	MEH	MECHANICAL	5G	SOLID CORE
AU1	AIR HANDLER UNIT	PAC1	FIRE HOSE CABINET	MEH1	MECHANICAL	5H	SOLID CORE
ALH	ALUMINUM	FL	FLOOR	MEH	MECHANICAL	5I	SOLID CORE
ALH1	ALUMINUM	FL1	FLOOR	MEH1	MECHANICAL	5J	SOLID CORE
ALH2	ALUMINUM	FL2	FLOOR	MEH2	MECHANICAL	5K	SOLID CORE
ALH3	ALUMINUM	FL3	FLOOR	MEH3	MECHANICAL	5L	SOLID CORE
ALH4	ALUMINUM	FL4	FLOOR	MEH4	MECHANICAL	5M	SOLID CORE
ALH5	ALUMINUM	FL5	FLOOR	MEH5	MECHANICAL	5N	SOLID CORE
ALH6	ALUMINUM	FL6	FLOOR	MEH6	MECHANICAL	5O	SOLID CORE
ALH7	ALUMINUM	FL7	FLOOR	MEH7	MECHANICAL	5P	SOLID CORE
ALH8	ALUMINUM	FL8	FLOOR	MEH8	MECHANICAL	5Q	SOLID CORE
ALH9	ALUMINUM	FL9	FLOOR	MEH9	MECHANICAL	5R	SOLID CORE
ALH10	ALUMINUM	FL10	FLOOR	MEH10	MECHANICAL	5S	SOLID CORE
ALH11	ALUMINUM	FL11	FLOOR	MEH11	MECHANICAL	5T	SOLID CORE
ALH12	ALUMINUM	FL12	FLOOR	MEH12	MECHANICAL	5U	SOLID CORE
ALH13	ALUMINUM	FL13	FLOOR	MEH13	MECHANICAL	5V	SOLID CORE
ALH14	ALUMINUM	FL14	FLOOR	MEH14	MECHANICAL	5W	SOLID CORE
ALH15	ALUMINUM	FL15	FLOOR	MEH15	MECHANICAL	5X	SOLID CORE
ALH16	ALUMINUM	FL16	FLOOR	MEH16	MECHANICAL	5Y	SOLID CORE
ALH17	ALUMINUM	FL17	FLOOR	MEH17	MECHANICAL	5Z	SOLID CORE
ALH18	ALUMINUM	FL18	FLOOR	MEH18	MECHANICAL	5AA	SOLID CORE
ALH19	ALUMINUM	FL19	FLOOR	MEH19	MECHANICAL	5AB	SOLID CORE
ALH20	ALUMINUM	FL20	FLOOR	MEH20	MECHANICAL	5AC	SOLID CORE
ALH21	ALUMINUM	FL21	FLOOR	MEH21	MECHANICAL	5AD	SOLID CORE
ALH22	ALUMINUM	FL22	FLOOR	MEH22	MECHANICAL	5AE	SOLID CORE
ALH23	ALUMINUM	FL23	FLOOR	MEH23	MECHANICAL	5AF	SOLID CORE
ALH24	ALUMINUM	FL24	FLOOR	MEH24	MECHANICAL	5AG	SOLID CORE
ALH25	ALUMINUM	FL25	FLOOR	MEH25	MECHANICAL	5AH	SOLID CORE
ALH26	ALUMINUM	FL26	FLOOR	MEH26	MECHANICAL	5AI	SOLID CORE
ALH27	ALUMINUM	FL27	FLOOR	MEH27	MECHANICAL	5AJ	SOLID CORE
ALH28	ALUMINUM	FL28	FLOOR	MEH28	MECHANICAL	5AK	SOLID CORE
ALH29	ALUMINUM	FL29	FLOOR	MEH29	MECHANICAL	5AL	SOLID CORE
ALH30	ALUMINUM	FL30	FLOOR	MEH30	MECHANICAL	5AM	SOLID CORE
ALH31	ALUMINUM	FL31	FLOOR	MEH31	MECHANICAL	5AN	SOLID CORE
ALH32	ALUMINUM	FL32	FLOOR	MEH32	MECHANICAL	5AO	SOLID CORE
ALH33	ALUMINUM	FL33	FLOOR	MEH33	MECHANICAL	5AP	SOLID CORE
ALH34	ALUMINUM	FL34	FLOOR	MEH34	MECHANICAL	5AQ	SOLID CORE
ALH35	ALUMINUM	FL35	FLOOR	MEH35	MECHANICAL	5AR	SOLID CORE
ALH36	ALUMINUM	FL36	FLOOR	MEH36	MECHANICAL	5AS	SOLID CORE
ALH37	ALUMINUM	FL37	FLOOR	MEH37	MECHANICAL	5AT	SOLID CORE
ALH38	ALUMINUM	FL38	FLOOR	MEH38	MECHANICAL	5AU	SOLID CORE
ALH39	ALUMINUM	FL39	FLOOR	MEH39	MECHANICAL	5AV	SOLID CORE
ALH40	ALUMINUM	FL40	FLOOR	MEH40	MECHANICAL	5AW	SOLID CORE
ALH41	ALUMINUM	FL41	FLOOR	MEH41	MECHANICAL	5AX	SOLID CORE
ALH42	ALUMINUM	FL42	FLOOR	MEH42	MECHANICAL	5AY	SOLID CORE
ALH43	ALUMINUM	FL43	FLOOR	MEH43	MECHANICAL	5AZ	SOLID CORE
ALH44	ALUMINUM	FL44	FLOOR	MEH44	MECHANICAL	5BA	SOLID CORE
ALH45	ALUMINUM	FL45	FLOOR	MEH45	MECHANICAL	5BB	SOLID CORE
ALH46	ALUMINUM	FL46	FLOOR	MEH46	MECHANICAL	5BC	SOLID CORE
ALH47	ALUMINUM	FL47	FLOOR	MEH47	MECHANICAL	5BD	SOLID CORE
ALH48	ALUMINUM	FL48	FLOOR	MEH48	MECHANICAL	5BE	SOLID CORE
ALH49	ALUMINUM	FL49	FLOOR	MEH49	MECHANICAL	5BF	SOLID CORE
ALH50	ALUMINUM	FL50	FLOOR	MEH50	MECHANICAL	5BG	SOLID CORE
ALH51	ALUMINUM	FL51	FLOOR	MEH51	MECHANICAL	5BH	SOLID CORE
ALH52	ALUMINUM	FL52	FLOOR	MEH52	MECHANICAL	5BI	SOLID CORE
ALH53	ALUMINUM	FL53	FLOOR	MEH53	MECHANICAL	5BJ	SOLID CORE
ALH54	ALUMINUM	FL54	FLOOR	MEH54	MECHANICAL	5BK	SOLID CORE
ALH55	ALUMINUM	FL55	FLOOR	MEH55	MECHANICAL	5BL	SOLID CORE
ALH56	ALUMINUM	FL56	FLOOR	MEH56	MECHANICAL	5BM	SOLID CORE
ALH57	ALUMINUM	FL57	FLOOR	MEH57	MECHANICAL	5BN	SOLID CORE
ALH58	ALUMINUM	FL58	FLOOR	MEH58	MECHANICAL	5BO	SOLID CORE
ALH59	ALUMINUM	FL59	FLOOR	MEH59	MECHANICAL	5BP	SOLID CORE
ALH60	ALUMINUM	FL60	FLOOR	MEH60	MECHANICAL	5BQ	SOLID CORE
ALH61	ALUMINUM	FL61	FLOOR	MEH61	MECHANICAL	5BR	SOLID CORE
ALH62	ALUMINUM	FL62	FLOOR	MEH62	MECHANICAL	5BS	SOLID CORE
ALH63	ALUMINUM	FL63	FLOOR	MEH63	MECHANICAL	5BT	SOLID CORE
ALH64	ALUMINUM	FL64	FLOOR	MEH64	MECHANICAL	5BU	SOLID CORE
ALH65	ALUMINUM	FL65	FLOOR	MEH65	MECHANICAL	5BV	SOLID CORE
ALH66	ALUMINUM	FL66	FLOOR	MEH66	MECHANICAL	5BW	SOLID CORE
ALH67	ALUMINUM	FL67	FLOOR	MEH67	MECHANICAL	5BX	SOLID CORE
ALH68	ALUMINUM	FL68	FLOOR	MEH68	MECHANICAL	5BY	SOLID CORE
ALH69	ALUMINUM	FL69	FLOOR	MEH69	MECHANICAL	5BZ	SOLID CORE
ALH70	ALUMINUM	FL70	FLOOR	MEH70	MECHANICAL	5CA	SOLID CORE
ALH71	ALUMINUM	FL71	FLOOR	MEH71	MECHANICAL	5CB	SOLID CORE
ALH72	ALUMINUM	FL72	FLOOR	MEH72	MECHANICAL	5CC	SOLID CORE
ALH73	ALUMINUM	FL73	FLOOR	MEH73	MECHANICAL	5CD	SOLID CORE
ALH74	ALUMINUM	FL74	FLOOR	MEH74	MECHANICAL	5CE	SOLID CORE
ALH75	ALUMINUM	FL75	FLOOR	MEH75	MECHANICAL	5CD	SOLID CORE
ALH76	ALUMINUM	FL76	FLOOR	MEH76	MECHANICAL	5CE	SOLID CORE
ALH77	ALUMINUM	FL77	FLOOR	MEH77	MECHANICAL	5CD	SOLID CORE
ALH78	ALUMINUM	FL78	FLOOR	MEH78	MECHANICAL	5CE	SOLID CORE
ALH79	ALUMINUM	FL79	FLOOR	MEH79	MECHANICAL	5CD	SOLID CORE
ALH80	ALUMINUM	FL80	FLOOR	MEH80	MECHANICAL	5CE	SOLID CORE
ALH81	ALUMINUM	FL81	FLOOR	MEH81	MECHANICAL	5CD	SOLID CORE
ALH82	ALUMINUM	FL82	FLOOR	MEH82	MECHANICAL	5CE	SOLID CORE
ALH83	ALUMINUM	FL83	FLOOR	MEH83	MECHANICAL	5CD	SOLID CORE
ALH84	ALUMINUM	FL84	FLOOR	MEH84	MECHANICAL	5CE	SOLID CORE
ALH85	ALUMINUM	FL85	FLOOR	MEH85	MECHANICAL	5CD	SOLID CORE
ALH86	ALUMINUM	FL86	FLOOR	MEH86	MECHANICAL	5CE	SOLID CORE
ALH87	ALUMINUM	FL87	FLOOR	MEH87	MECHANICAL	5CD	SOLID CORE
ALH88	ALUMINUM	FL88	FLOOR	MEH88	MECHANICAL	5CE	SOLID CORE
ALH89	ALUMINUM	FL89	FLOOR	MEH89	MECHANICAL	5CD	SOLID CORE
ALH90	ALUMINUM	FL90	FLOOR	MEH90	MECHANICAL	5CE	SOLID CORE
ALH91	ALUMINUM	FL91	FLOOR	MEH91	MECHANICAL	5CD	SOLID CORE
ALH92	ALUMINUM	FL92	FLOOR	MEH92	MECHANICAL	5CE	SOLID CORE
ALH93	ALUMINUM	FL93	FLOOR	MEH93	MECHANICAL	5CD	SOLID CORE
ALH94	ALUMINUM	FL94	FLOOR	MEH94	MECHANICAL	5CE	SOLID CORE
ALH95	ALUMINUM	FL95	FLOOR	MEH95	MECHANICAL	5CD	SOLID CORE
ALH96	ALUMINUM	FL96	FLOOR	MEH96	MECHANICAL	5CE	SOLID CORE
ALH97	ALUMINUM	FL97	FLOOR	MEH97	MECHANICAL	5CD	SOLID CORE
ALH98	ALUMINUM	FL98	FLOOR	MEH98	MECHANICAL	5CE	SOLID CORE
ALH99	ALUMINUM	FL99	FLOOR	MEH99	MECHANICAL	5CD	SOLID CORE
ALH100	ALUMINUM	FL100	FLOOR	MEH100	MECHANICAL	5CE	SOLID CORE
ALH101	ALUMINUM	FL101	FLOOR	MEH101	MECHANICAL	5CD	SOLID CORE
ALH102	ALUMINUM	FL102	FLOOR	MEH102	MECHANICAL	5CE	SOLID CORE
ALH103	ALUMINUM	FL103	FLOOR	MEH103	MECHANICAL	5CD	SOLID CORE
ALH104	ALUMINUM	FL104	FLOOR	MEH104	MECHANICAL	5CE	SOLID CORE
ALH105	ALUMINUM	FL105	FLOOR	MEH105	MECHANICAL	5CD	SOLID CORE
ALH106	ALUMINUM	FL106	FLOOR	MEH106	MECHANICAL	5CE	SOLID CORE
ALH107	ALUMINUM	FL107	FLOOR	MEH107	MECHANICAL	5CD	SOLID CORE
ALH108	ALUMINUM	FL108	FLOOR	MEH108	MECHANICAL	5CE	SOLID CORE
ALH109	ALUMINUM	FL109	FLOOR	MEH109	MECHANICAL	5CD	SOLID CORE
ALH110	ALUMINUM	FL110	FLOOR	MEH110	MECHANICAL	5CE	SOLID CORE
ALH111	ALUMINUM	FL111	FLOOR	MEH111	MECHANICAL	5CD	SOLID CORE
ALH112	ALUMINUM	FL112	FLOOR	MEH112	MECHANICAL	5CE	SOLID CORE
ALH113	ALUMINUM	FL113	FLOOR	MEH113	MECHANICAL	5CD	SOLID CORE
ALH114	ALUMINUM	FL114	FLOOR	MEH114	MECHANICAL	5CE	SOLID CORE
ALH115	ALUMINUM	FL115	FLOOR	MEH115	MECHANICAL	5CD	SOLID CORE
ALH116	ALUMINUM	FL116	FLOOR	MEH116	MECHANICAL	5CE	SOLID CORE
ALH117	ALUMINUM	FL117	FLOOR	MEH117	MECHANICAL	5CD	SOLID CORE
ALH118	ALUMINUM	FL118	FLOOR	MEH118	MECHANICAL	5CE	SOLID CORE
ALH119	ALUMINUM	FL119	FLOOR	MEH119	MECHANICAL	5CD	SOLID CORE
ALH120	ALUMINUM	FL120	FLOOR	MEH120	MECHANICAL	5CE	SOLID CORE
ALH121	ALUMINUM	FL121	FLOOR	MEH121	MECHANICAL	5CD	SOLID CORE
ALH122	ALUMINUM	FL122	FLOOR	MEH122	MECHANICAL	5CE	SOLID CORE
ALH123	ALUMINUM	FL123	FLOOR	MEH123	MECHANICAL	5CD	SOLID CORE
ALH124	ALUMINUM	FL124	FLOOR	MEH124	MECHANICAL	5CE	SOLID CORE
ALH125	ALUMINUM	FL125	FLOOR	MEH125	MECHANICAL	5CD	SOLID CORE
ALH126	ALUMINUM	FL126	FLOOR	MEH126	MECHANICAL	5CE	SOLID CORE
ALH127	ALUMINUM	FL127	FLOOR	MEH127	MECHANICAL	5CD	SOLID CORE
ALH128	ALUMINUM	FL128	FLOOR	MEH128	MECHANICAL	5CE	SOLID CORE
ALH129	ALUMINUM	FL129	FLOOR	MEH129	MECHANICAL	5CD	SOLID CORE
ALH130	ALUMINUM	FL130	FLOOR	MEH130	MECHANICAL	5CE	SOLID CORE
ALH131	ALUMINUM	FL131	FLOOR	MEH131	MECHANICAL	5CD	SOLID CORE
ALH132	ALUMINUM	FL132	FLOOR	MEH132	MECHANICAL	5CE	SOLID CORE
ALH133	ALUMINUM	FL133	FLOOR	MEH133	MECHANICAL	5CD	SOLID CORE
ALH134	ALUMINUM	FL134	FLOOR	MEH134	MECHANICAL	5CE	SOLID CORE
ALH135	ALUMINUM	FL135	FLOOR	MEH135	MECHANICAL	5CD	SOLID CORE
ALH136	ALUMINUM	FL136	FLOOR	MEH136	MECHANICAL	5CE	SOLID CORE
ALH137	ALUMINUM	FL137	FLOOR	MEH137	MECHANICAL	5CD	SOLID CORE
ALH138	ALUMINUM	FL138	FLOOR	MEH138	MECHANICAL	5CE	SOLID CORE
ALH139	ALUMINUM	FL139	FLOOR	MEH139	MECHANICAL	5CD	SOLID CORE
ALH140	ALUMINUM	FL140	FLOOR	MEH140	MECHANICAL	5CE	SOLID CORE
ALH141	ALUMINUM	FL141	FLOOR	MEH141	MECHANICAL	5CD	SOLID CORE
ALH142	ALUMINUM	FL142	FLOOR	MEH142	MECHANICAL	5CE	SOLID CORE
ALH143	ALUMINUM	FL143	FLOOR	MEH143	MECHANICAL	5CD	SOLID CORE
ALH144	ALUMINUM	FL144	FLOOR	MEH144	MECHANICAL	5CE	SOLID CORE
ALH145	ALUMINUM	FL145	FLOOR	MEH145	MECHANICAL	5CD	SOLID CORE
ALH146	ALUMINUM	FL146	FLOOR	MEH146	MECHANICAL	5CE	SOLID CORE
ALH147	ALUMINUM	FL147	FLOOR	MEH147	MECHANICAL	5CD	SOLID CORE
ALH148	ALUMINUM	FL148	FLOOR	MEH148	MECHANICAL	5CE	SOLID CORE
ALH149	ALUMINUM	FL149	FLOOR	MEH149	MECHANICAL	5CD	SOLID CORE
ALH150	ALUMINUM	FL150	FLOOR	MEH150	MECHANICAL	5CE	SOLID CORE
ALH151	ALUMINUM	FL151	FLOOR	MEH151	MECHANICAL	5CD	SOLID CORE
ALH152	ALUMINUM	FL152	FLOOR	MEH152	MECHANICAL	5CE	SOLID CORE
ALH153	ALUMINUM	FL153	FLOOR	MEH153	MECHANICAL	5CD	SOLID CORE
ALH154	ALUMINUM	FL154	FLOOR	MEH154	MECHANICAL	5CE	SOLID CORE
ALH155	ALUMINUM	FL155	FLOOR	MEH155	MECHANICAL	5CD	SOLID CORE
ALH156	ALUMINUM	FL156	FLOOR	MEH156	MECHANICAL	5CE	SOLID CORE
ALH157	ALUMINUM	FL157	FLOOR	MEH157	MECHANICAL	5CD	SOLID CORE
ALH158	ALUMINUM	FL158	FLOOR	MEH158	MECHANICAL	5CE	SOLID CORE
ALH159	ALUMINUM	FL159	FLOOR	MEH159	MECHANICAL	5CD	SOLID CORE
ALH160	ALUMINUM	FL160	FLOOR	MEH160	MECHANICAL	5CE	SOLID CORE
ALH161	ALUMINUM	FL161	FLOOR	MEH161	MECHANICAL	5CD	SOLID CORE
ALH162	ALUMINUM	FL162	FLOOR	MEH162	MECHANICAL	5CE	SOLID CORE
ALH163	ALUMINUM	FL163	FLOOR	MEH163	MECHANICAL	5CD	SOLID CORE
ALH164	ALUMINUM	FL164	FLOOR	MEH164	MECHANICAL	5CE	SOLID CORE
ALH165	ALUMINUM	FL165	FLOOR	MEH165	MECHANICAL	5CD	SOLID CORE
ALH166	ALUMINUM	FL166	FLOOR	MEH166	MECHANICAL	5CE	SOLID CORE
ALH167	ALUMINUM	FL167	FLOOR	MEH167	MECHANICAL	5CD	SOLID CORE
ALH168	ALUMINUM	FL168	FLOOR	MEH168	MECHANICAL	5CE	SOLID CORE
ALH169	ALUMINUM	FL169	FLOOR	MEH169	MECHANICAL	5CD	SOLID CORE
ALH170	ALUMINUM	FL170	FLOOR	MEH170	MECHANICAL	5CE	SOLID CORE
ALH171	ALUMINUM	FL171	FLOOR	MEH171	MECHANICAL	5CD	SOLID CORE
ALH172	ALUMINUM	FL172	FLOOR	MEH172	MECHANICAL	5CE	SOLID CORE
ALH173	ALUMINUM	FL173</					

$$\bigotimes_{i=1}^n z_i$$


1

DETAIL

SCALE: 3" = 1'-0"

WALLING

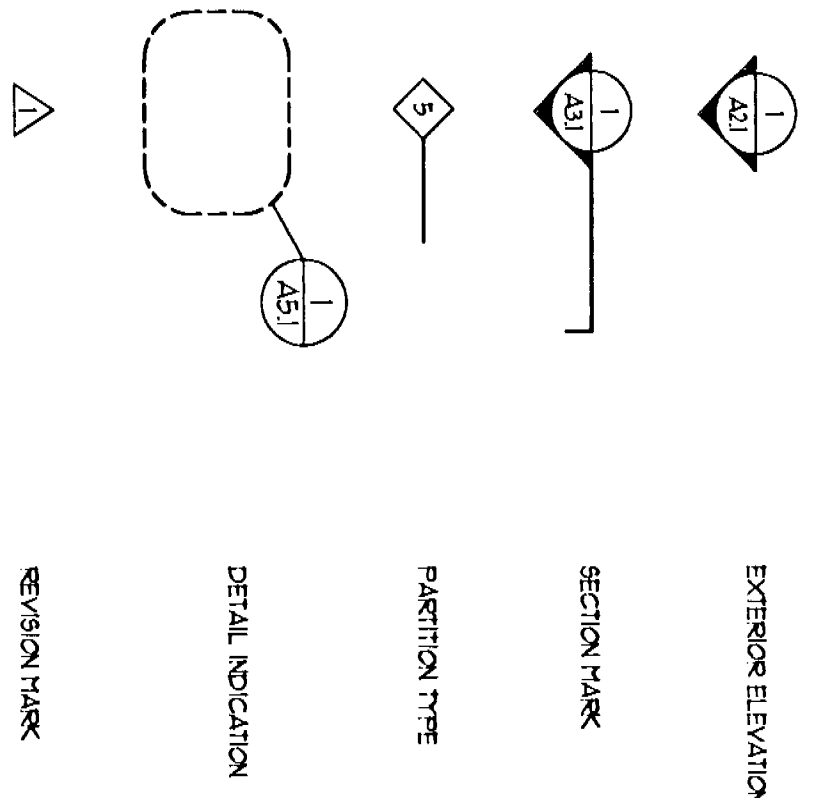
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50 FT

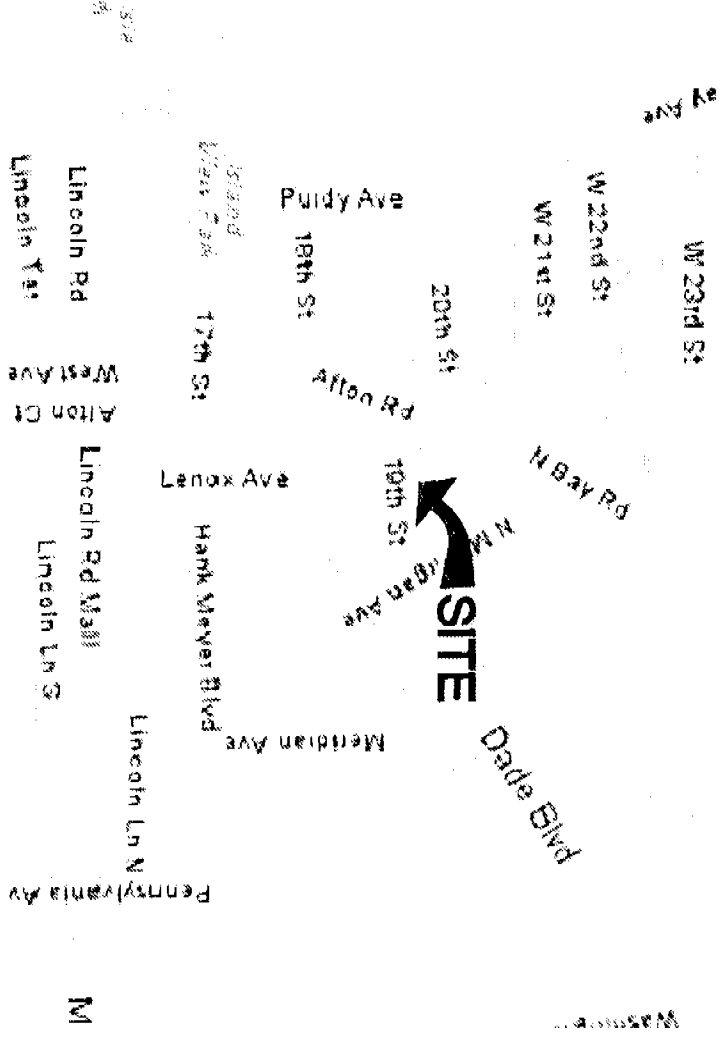
DOOR NUMBER

DOOR NUMBER

1



NOTE: VERIFY ALL EXISTING DIMENSIONS IN FIELD



Notes:

Revisions:
 12/19/01 - BUILDING DEPT. COMMENTS

Lourdes Fernandez Echemenda
Architect License #AR0014424

Consultants:

12/13/07

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**ALTON ROAD BRANCH;
1901 ALTON ROAD
MIAMI BEACH, FLORIDA**

Drawing No./Date 9/07

Drawing No./Date 9/27/01

Drawing No./Date 9/27/01

A.O.O

07-080

Drawing Title/Scale/Drawn by LEE

GENERAL INFORMATION, VICIN

SCALE: AS NOTED

1 THE CONTRACTOR SHALL BE FAMILIAR WITH THE TERMS AND CONDITIONS OF THE CONTRACT.

2 NO SUBSTITUTION OF MATERIALS OR EQUIPMENT IS PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND TEST CERTIFICATIONS FOR ALL MATERIALS AND EQUIPMENT AS OUTLINED IN THE SPECIFICATIONS.

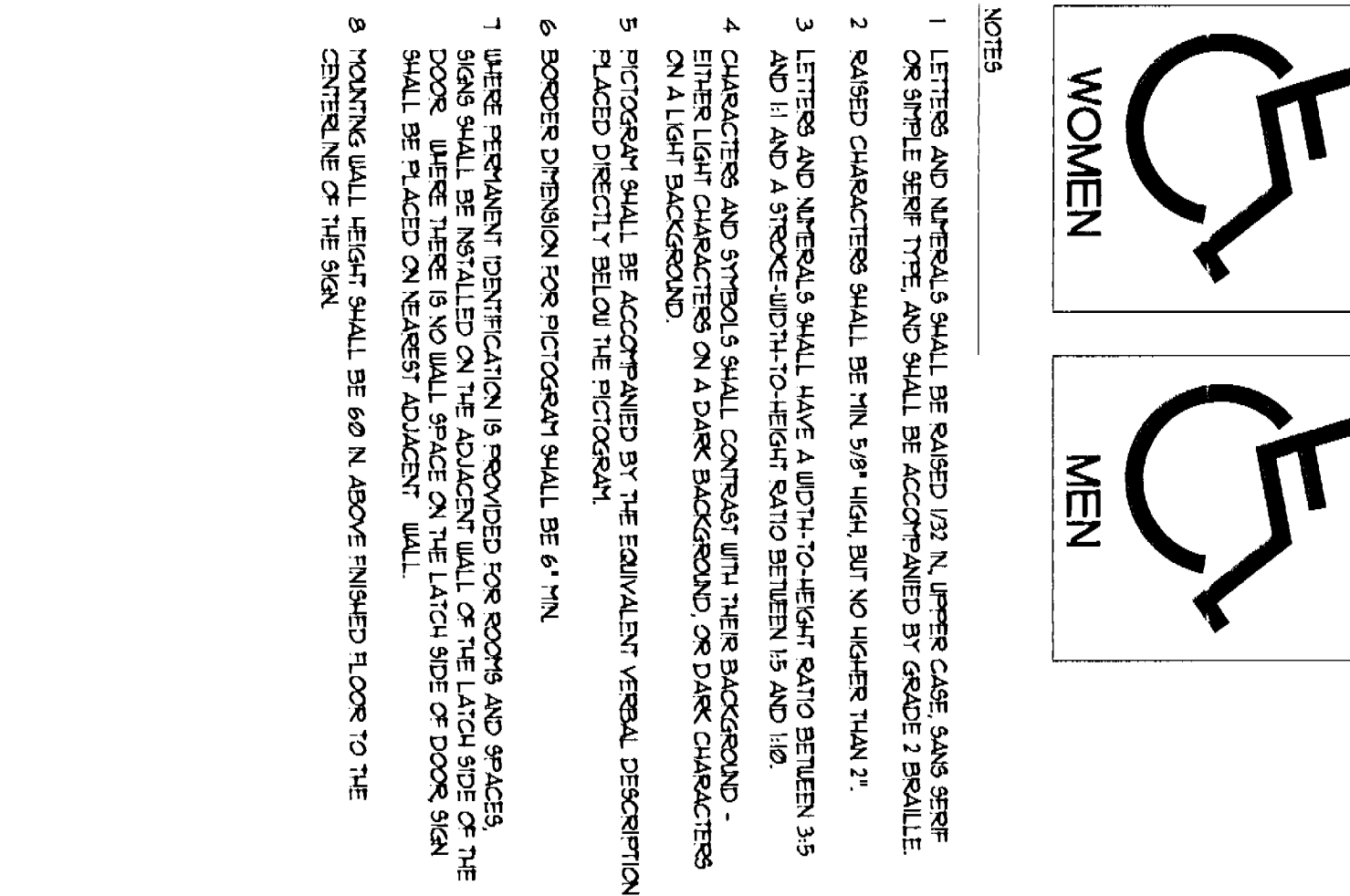
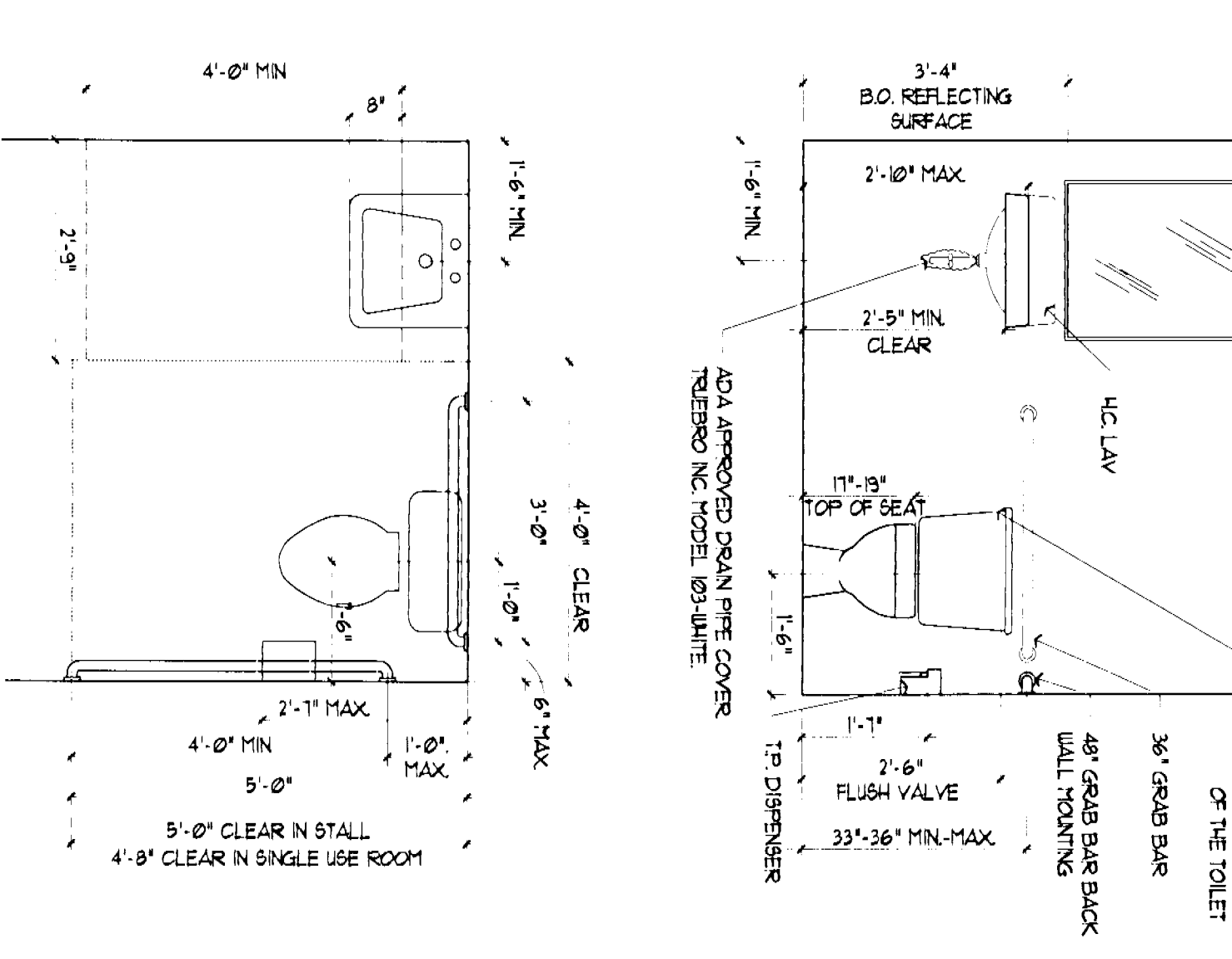
- 3 THE GENERAL CONTRACTOR SHALL VERIFY THE DIMENSIONS AND TOLERANCES EXISTING IN THE FIELD AND ADVISE THE ARCHITECT OF ANY DISCREPANCY BEFORE COMMENCING THE WORK.
- 4 ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE ASSURED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT COVER MATERIALS OR START FABRICATION OF ANY ASSEMBLY UNTIL PROPER FIELD VERIFICATION HAS BEEN OBTAINED.
- 5 THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES REQUIRED FOR ALL WORK IN THIS CONTRACT.
- 6 COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE MECHANICAL AND ELECTRICAL DRAWINGS.
- 7 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND OVERSEE THE PROPER AND NEAT INSTALLATION OF ALL NEW WORK BY HIS SUBCONTRACTORS AND VENDORS.
- 8 NO CLAIM FOR EXTRA COMPENSATION SHALL BE CONSIDERED DUE TO FAILURE OF THE CONTRACTOR OR HIS SUB-CONTRACTOR TO CONSULT THE CONTRACT DOCUMENTS AND DETERMINE THE SCOPE OF HIS WORK IN RELATION TO OTHER CONTRACTORS AND TRADES.
- 9 ALL TYPES OF DRIVING NAILS OR DRIVING NAILS AND EXTERIOR EXPOSED BECAUSE OF WORK DONE UNDER HIS CONTRACT INCLUDING INTERIOR AND EXTERIOR FINISHES AND PAINTING/PAINTS SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING ADJACENT WORK.
- 10 ANY DAMAGE TO BUILDINGS, FURNITURE AND PUBLIC GOODS, FITTINGS, CONCRETE AREAS, ETC., CAUSED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- 11 DEBRIS AND WASTE MATERIAL GENERATED BY THE CONSTRUCTION AND WHICH IS NOT TO BE REUSED, SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR DAILY. THE OWNER HAS THE RIGHT TO RETAIN ALL VALUABLE MATERIALS.
- 12 STORAGE OF MATERIALS OR EQUIPMENT FOR THE WORK SHALL BE AT THE CONTRACTORS RISK AND EXPENSE.
- 13 DOOR HAS A CLOSER THAT THE SLEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM A OPEN POSITION TO DECREASE, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A FULLY OPEN POSITION REGARDLESS TO THE LEADING EDGE OF THE DOOR. THE HINGING OF THE DOOR SHALL BE ADJUSTED TO THE LEADING EDGE OF THE DOOR. EXTERIOR DOORS CAN BE EITHER IN FULLY OPEN POSITION OR IN A POSITION NOT TO EXCEED 5 DEGREES. THE DOOR SHALL BE ADJUSTED TO REMAIN IN A POSITION NOT TO EXCEED 5 DEGREES. THE CONTRACTOR IS RESPONSIBLE TO REFUSE THE WORK OR CLOSER. CONTRACTOR TO PROVIDE A CERTIFICATE TO THE ARCHITECT STATING THIS WORK WAS ACCOMPLISHED BY A COMPANY IN THE BUSINESS OF HARDWARE INSTALLATION.
- 14 WALL PLANTED FIVE EXHIBITORS TO BE 3, 6" MAX. H. AT BOTTOM.
- 15 THIS PLUMBING PACKAGE IS BASED ON DOCUMENTS, SPECIFICATIONS AND RELATED INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE PLUMBING SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSITION OF THE PLUMBING SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSITION OF THE PLUMBING SYSTEMS.
- 16 THE CONTRACTOR SHALL NOT INTERFERE WITH OTHER PARTS OF THE BUILDING NOT IN CONTRACT.
- 17 ALL WORK SHALL BE ASSURED SATISFACTORY. MATERIALS AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT BY THE OWNER FOR ALL WORK UNDER THE CONTRACT, OR FOR THE PERIOD OF OWNER'S CUSTOMER, OR AS SPECIFIED FOR THE TRADE, ORIGIN OR PRODUCT, UNLESS OTHERWISE INDICATED.
- 18 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THESE DRAWINGS AS SHOWN ON THE SHEETS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONDITION OF THE EXISTING BUILDING SHELL, OR SOUNDNESS OF THE EXISTING BUILDING SYSTEMS, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE.

ABOVE	FA	FIRE ALARM
AC	FD	FILE CABINET
ACCS	FC	FLOOR DRAIN
ADD	FE	FIRE DEPARTMENT CONNECTION
ADJUSTABLE	FDN	FOUNDATION

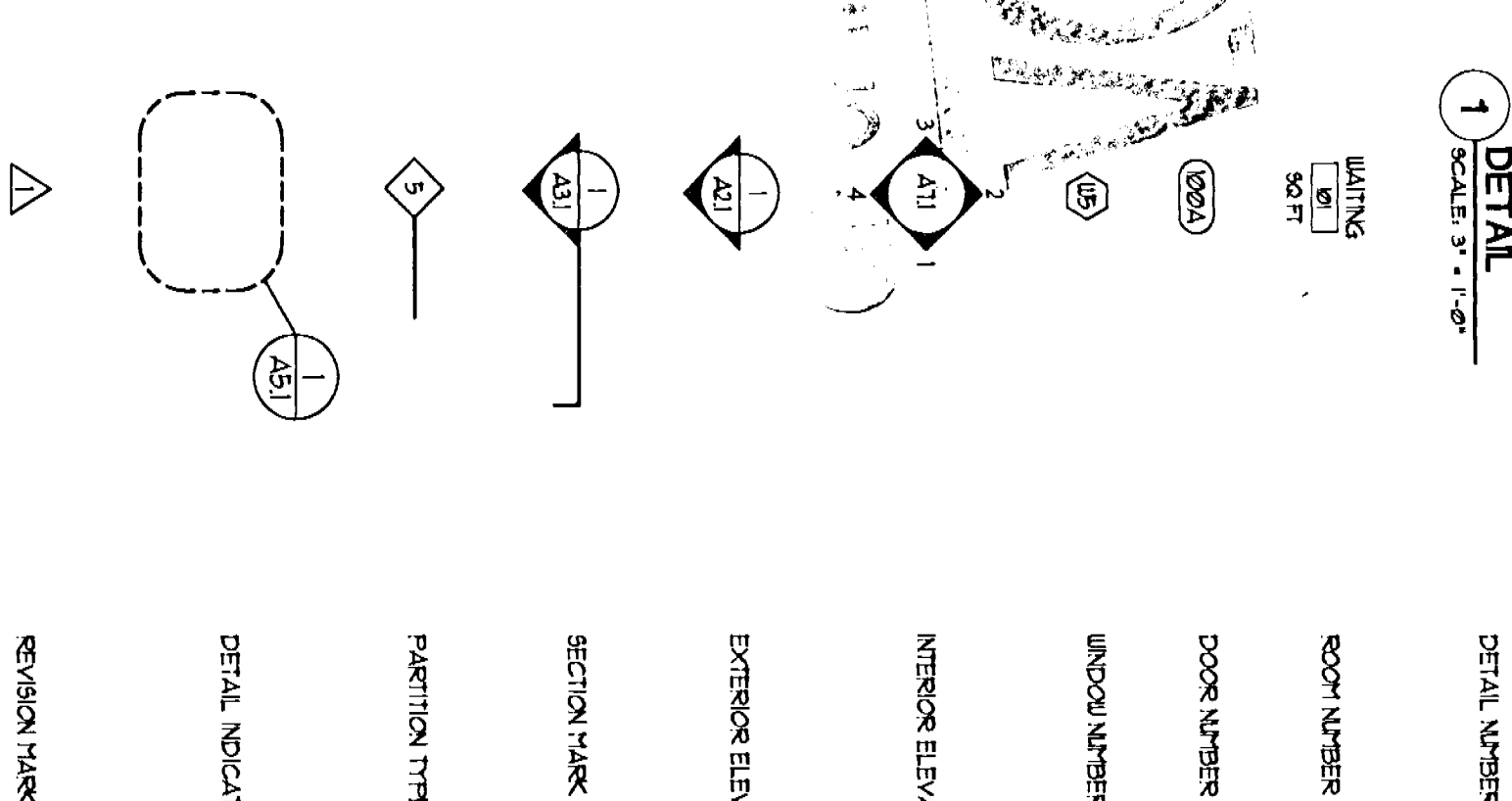
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**MIRROR
RESPEC**

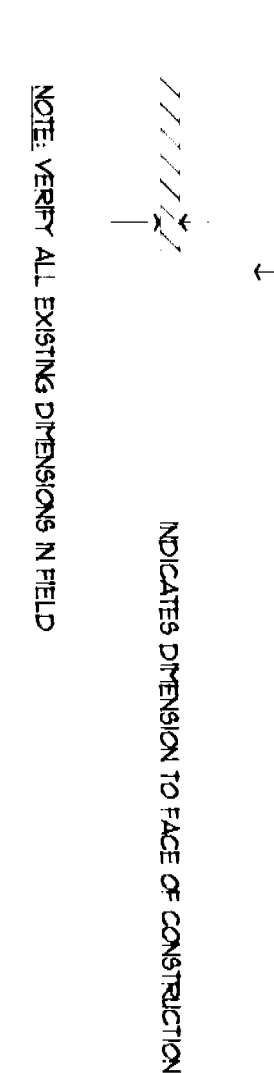
NOTE: FLUSH LEVER IS TO
BE LOCATED ON
ACCESSIBLE SIDE



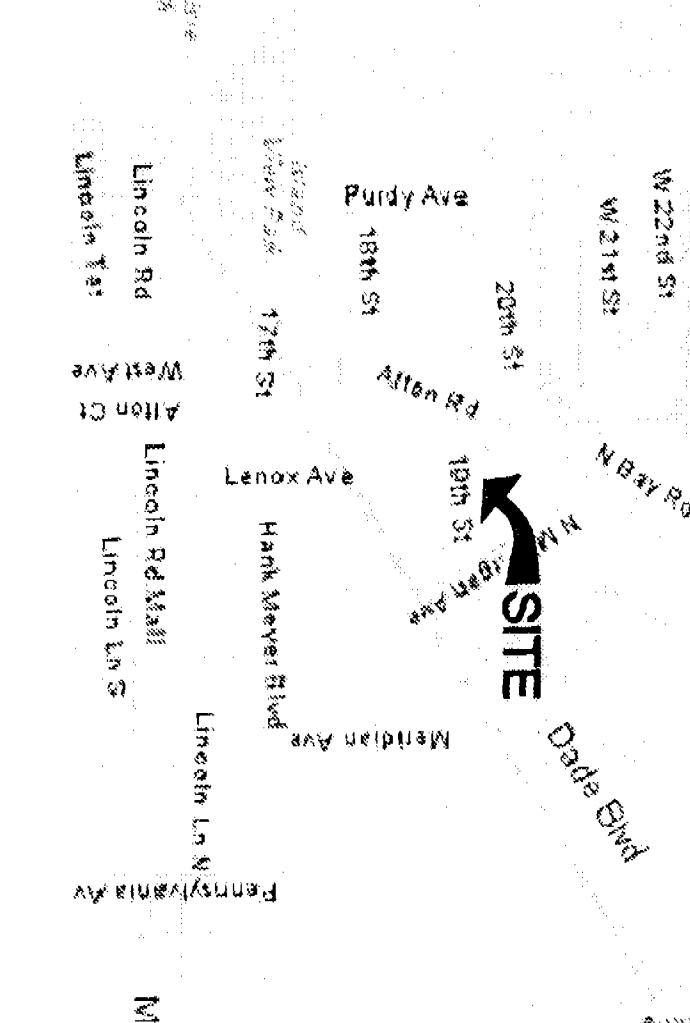
NOT A BOOK



INDICATES DIMENSION TO CENTRAL LINE OF PARTITIONS OR COLUMN



W234 S.



[illegible]

Lourdes Fernandez Echemendia
Architect License #AP0014424

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WACHOVIA

ALTON ROAD BRANCH
1801 ALTON ROAD
MIAMI BEACH, FLORIDA

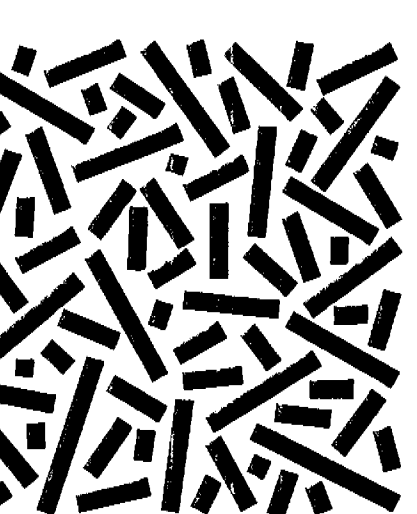
Drawing Title/Scale/Drawn by LEE
GENERAL INFORMATION, VICINITY
MAP AND SYMBOLS LEGEND
SCALE: AS NOTED

Revisions:

Seat

9/1/07

Lourdes Fernandez Echmendia
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Consultants:



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WACHOVIA

ALTON ROAD BRANCH
1801 ALTON ROAD
MIAMI BEACH, FLORIDA

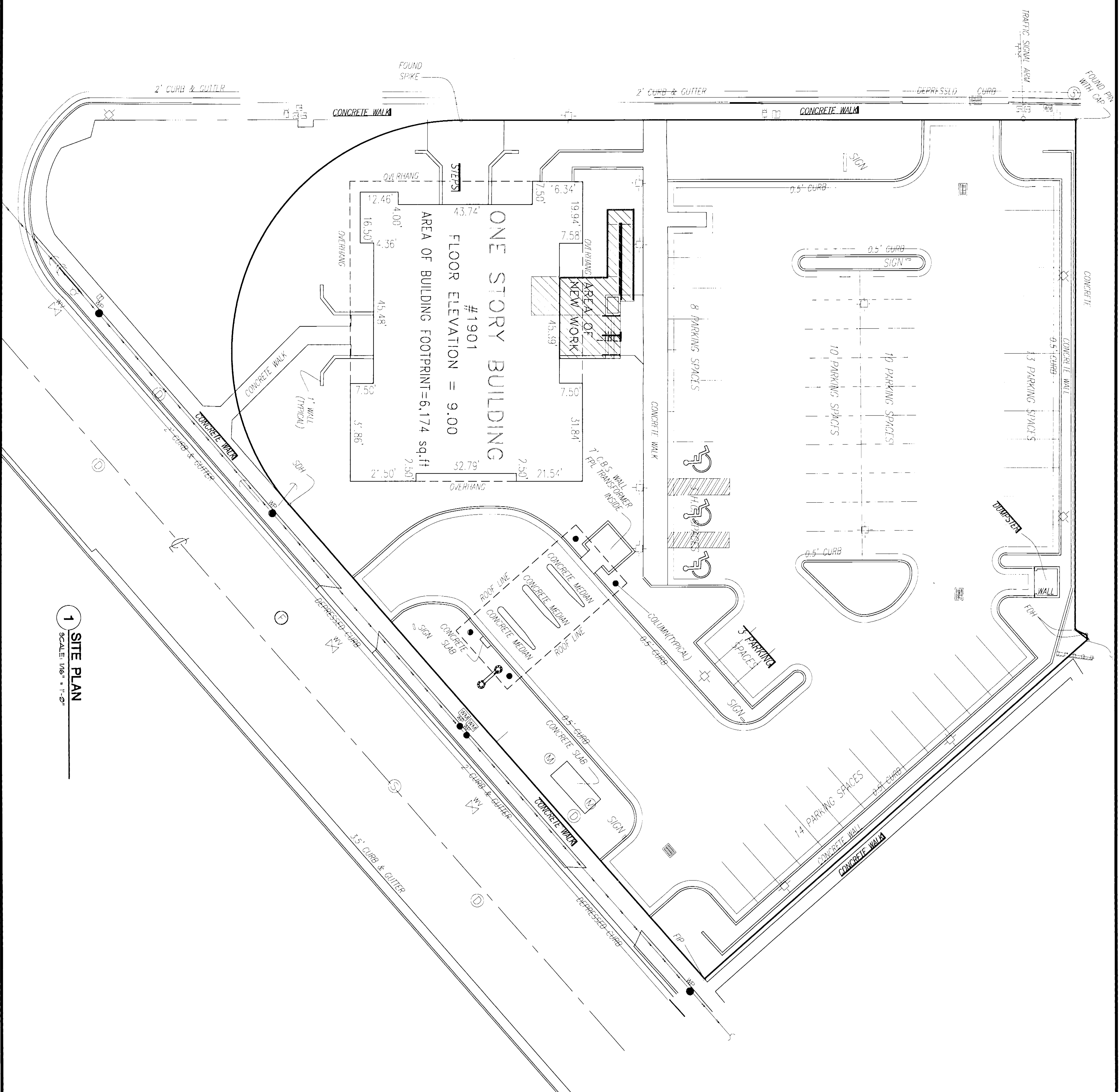
Drawing No./Date 9/07/07

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07-080

SITE PLAN

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



1 SITE PLAN

Revisions:

1/13/07 - BUILDING DEPT COMMENT

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE EXISTING FINISHES THAT ARE DAMAGED BY DESTRUCTION AND/OR INSULATION FOR NEW FINISHES.
2. REMOVE EXISTING BASE AT ALL FLOOR LEVELS SCHEDULED TO RECEIVE NEW FLOOR FINISH ONLY.
3. REMOVE ALL EXISTING CASING AND INTERIOR PARTS WHERE NEW DOOR FINISH IS NOTIFIED. CONTRACTOR SHALL REPAIR AND REFINISH EXISTING FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW FLOOR FINISH AT NO ADDITIONAL COST.
4. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ITEMS OF NEW CURT WITH THE EXISTING BUILDING CONDITIONS. IF NECESSARY, REMOVE AND DISPOSED BY THEIR CONTRACTOR. ADVISE ARCHITECT OF ALL CONFLICTS PRIOR TO RELOCATION OF ANY ITEM.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING SURFACES DURING REMOVAL TO REMAIN. EXISTING ITEMS OR FINISHES THAT ARE DAMAGED ARE TO BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER. ALL EXISTING FINISHES DAMAGED BECAUSE OF DESTRUCTION SHALL BE REPLACED TO MATCH EXISTING ITEM.
6. THE OWNER SHALL BE PROVIDED WITH FIRST RIGHT OF REMOVAL FOR ALL EXISTING SURFACES AND MATERIALS SUCH AS BASE EQUIPMENT, DOORS AND HARDWARE, GLASS, PLUMBING FIXTURES ETC.
7. THE REMOVAL OF ANY EXISTING MISCELLANEOUS FINISHED EQUIPMENT NOT CALLED OUT IN THESE DOCUMENTS SHALL BE PERFORMED AND COMED WITH OWNER.
8. PROJECT SITE IS TO BE LEFT BROOK CLEAN AT ALL TIMES.
9. GENERAL CONTRACTOR IS TO BE RESPONSIBLE TO COORDINATE THE PROPER REMOVAL OF ALL INTERIOR POWER DATA, ELEC. AND ALL BANK EQUIPMENT BACK TO OWNER. BOX COORDINATE WITH ALL BANK EQUIPMENT VENDORS DATA ELEC. CONTRACTORS AND SECURITY VENDORS.
10. BEFORE ALL FINISHING ACTIVITIES, THE OWNER AND LEASED ASSOCIATED SUPPORTS ANY MATERIALS BEING DEMOLISHED AND TOOKEN. IT IS OWNER AND LEASED ARE SCHEDULED.
11. REMOVE ALL LIGHT FIXTURES BELONGING TO BE DEMOLISHED. DISPOSE OF FIXTURES AND LEAVE THEM OF SITE AS REQUIRED.
12. COORDINATE THE REMOVAL OF ALL WORKING WITH A VENDOR.

Quinn Delmonico
12/13/07

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MIAMI BEACH, FLORIDA

Drawing No/Date 8-17-07

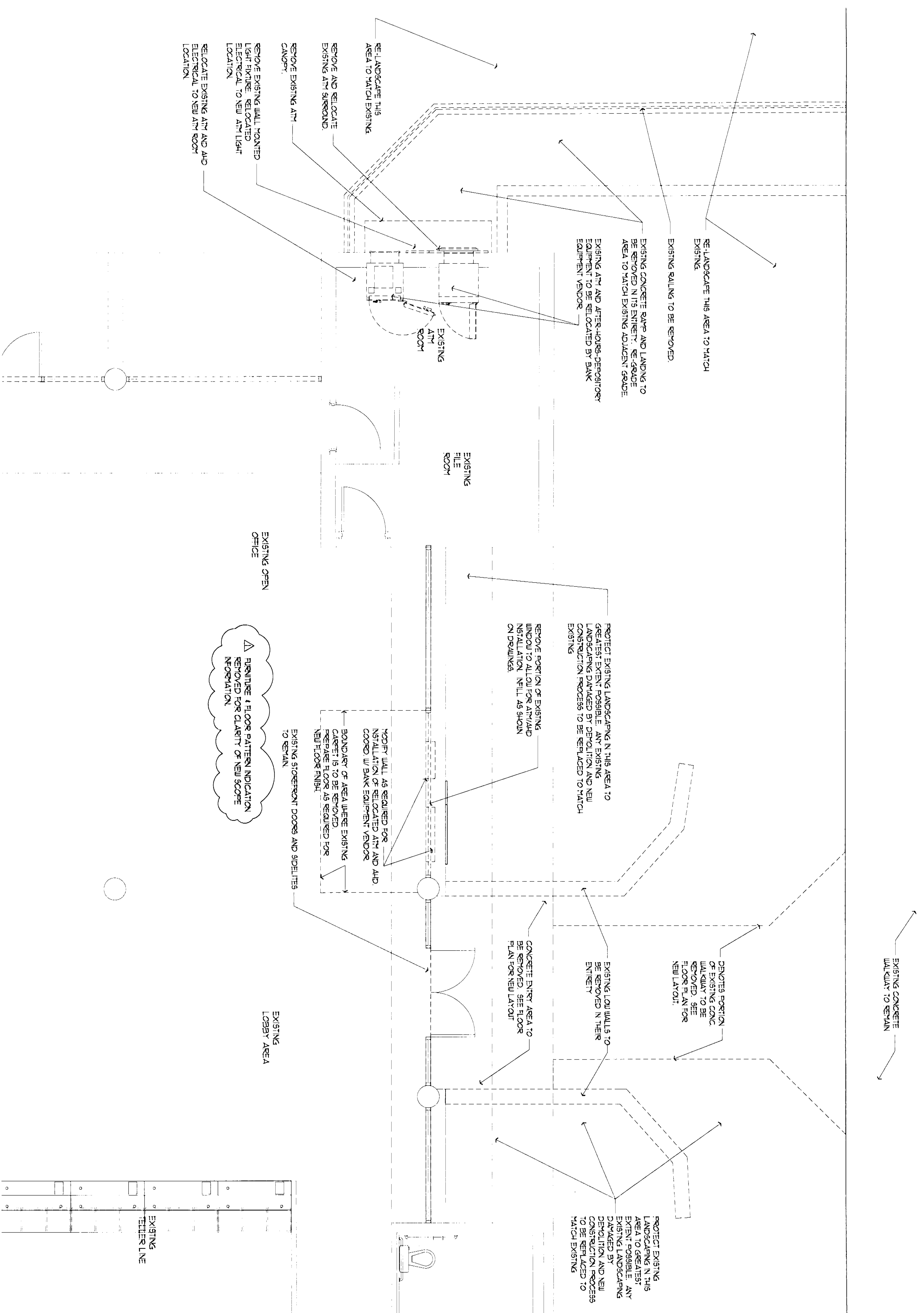
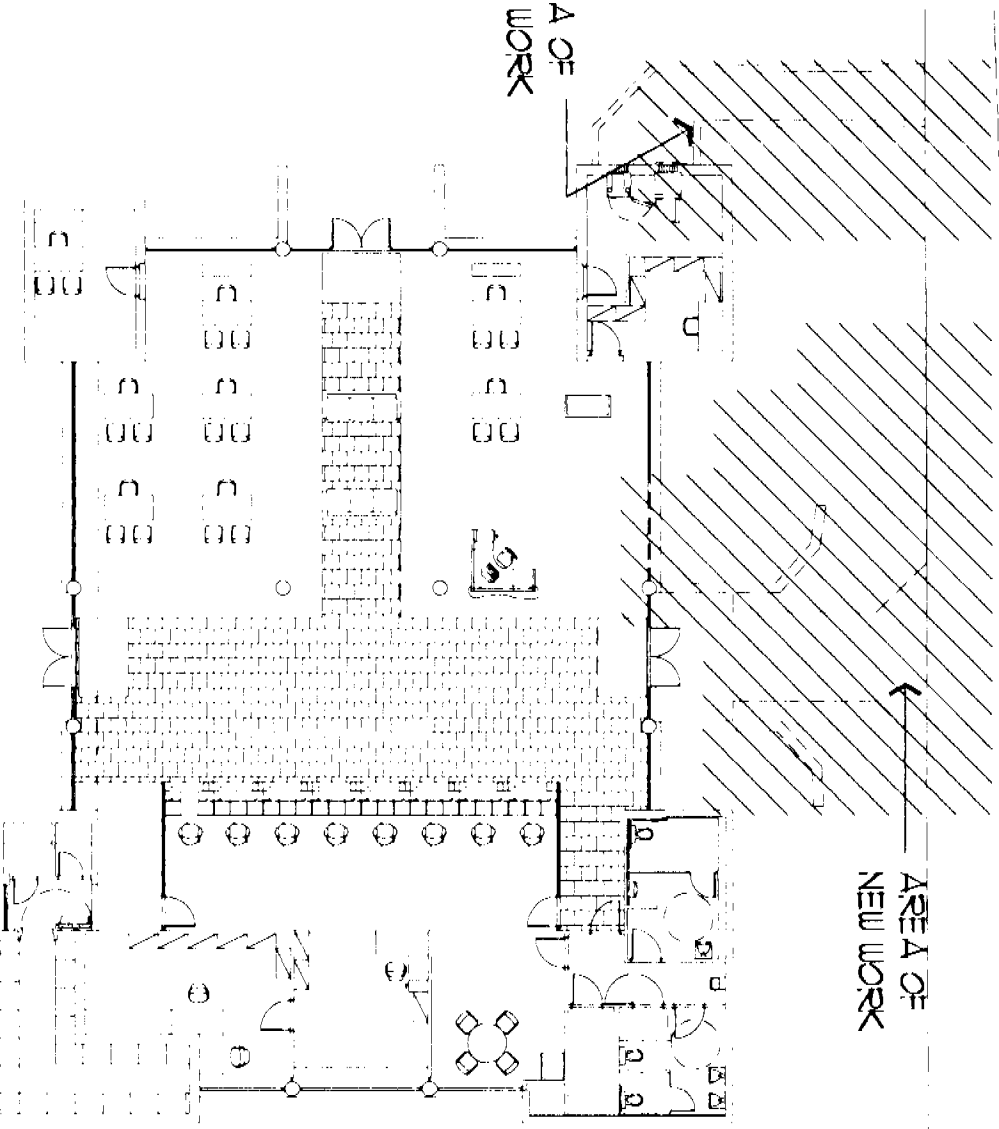
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DEMOLITION PLAN

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



$$|SCA| = 1/4 = 1/2$$

NOTES

Notes:

Revisions:

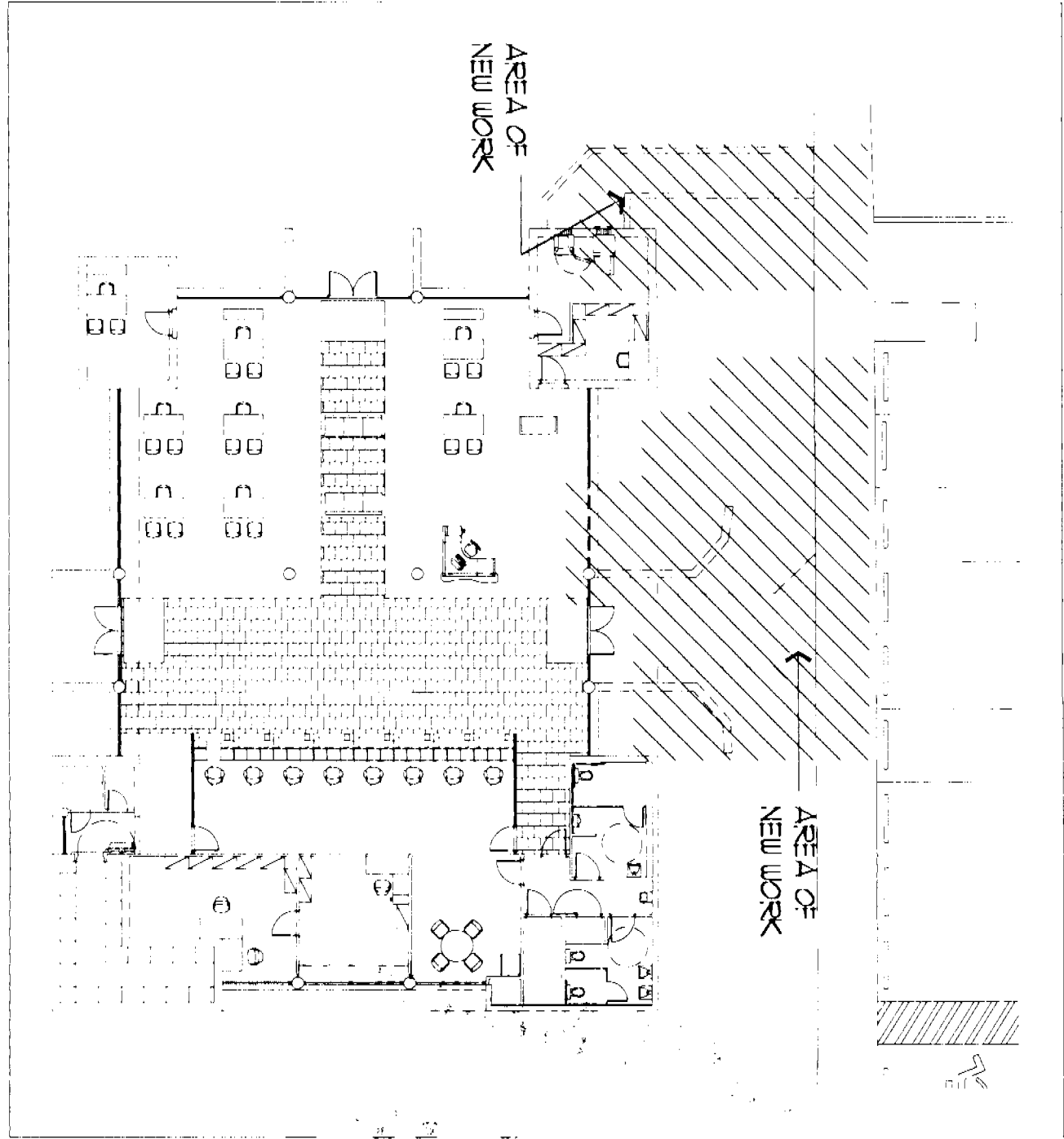
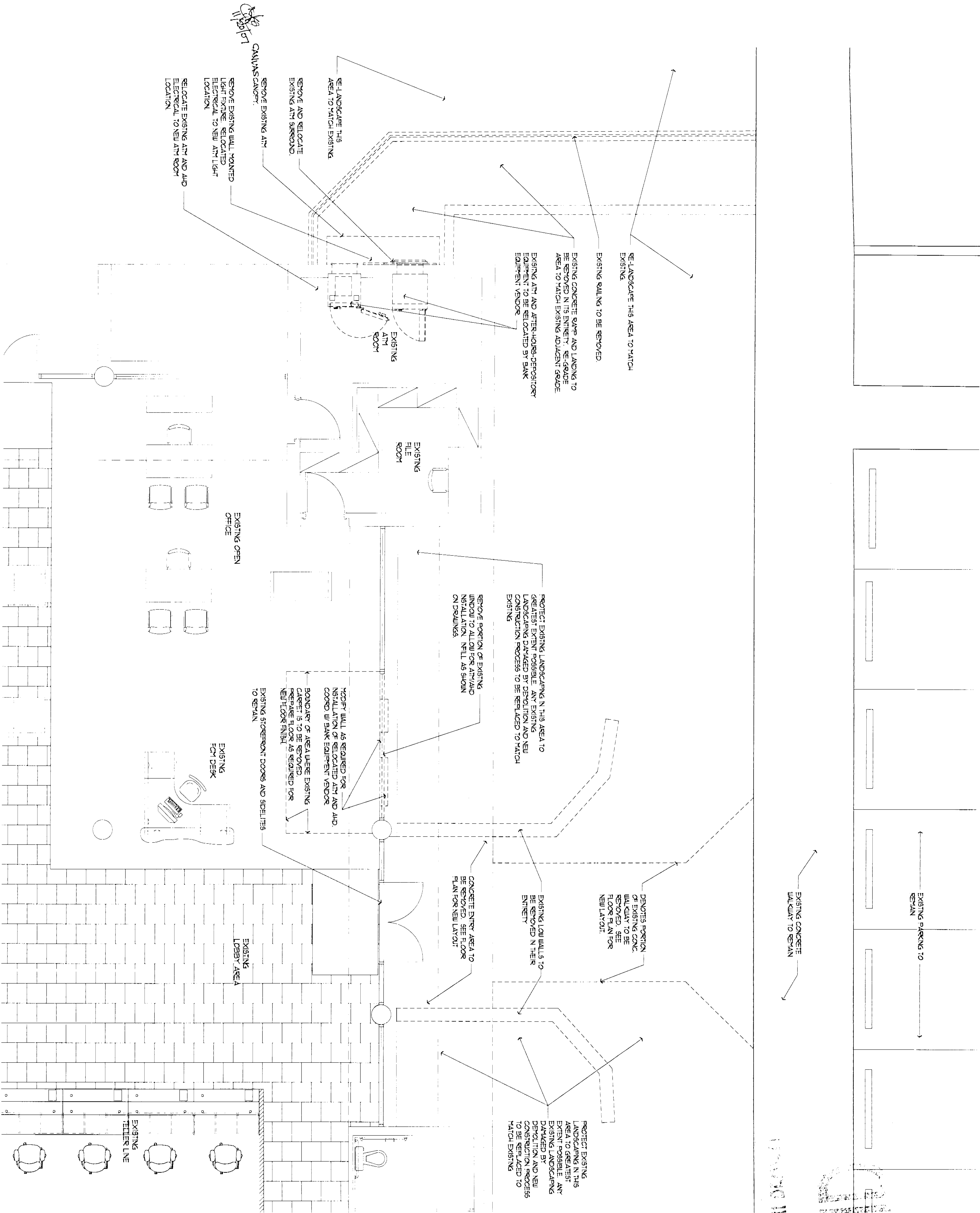
Seal:

Louise Ferrante, Esq.
Architect License #A0004424
Consultant:

[Signature]
9/17/07

DEMOLITION NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE EXISTING FINISHES THAT ARE DAMAGED BY DEMOLITION AND/OR UNAVAILABLE FOR RE-INSTALLATION.
- REMOVE EXISTING BASE AT ALL FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR FINISHES.
- REMOVE ALL EXISTING CARPETING AND UNDERLAYMENT WHERE NEW FLOOR FINISH IS INDICATED. CONTRACTOR SHALL REPAIR AND PREPARE EXISTING FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW FLOOR FINISH AT NO ADDITIONAL COST.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ITEMS OF NEW WORK WITH THE EXISTING BUILDING CONDITIONS. IT IS NECESSARY TO REMOVE AND RELOCATE ANY ITEMS TO PREVENT THE EXISTING INSTALLATION FROM BEING DAMAGED BY THE NEW WORK. ADVISE ARCHITECT OF ALL CONFLICTS PRIOR TO RELOCATION OF ANY ITEM.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING FINISHES INDICATED TO REMAIN. EXISTING ITEMS OR FINISHES THAT ARE DAMAGED ARE TO BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER. ALL EXISTING FINISHES DAMAGED BECAUSE OF DEMOLITION SHALL BE REPLACED TO MATCH EXISTING ITEM.
- THE OWNER SHALL BE PROVIDED WITH FIRST RIGHT OF REPAIR FOR ALL SALVAGEABLE MATERIALS SUCH AS BANK EQUIPMENT, DOORS AND HARDWARE, GLAZING, FLUING FIXTURES ETC.
- THE REMOVAL OF ANY EXISTING MISCELLANEOUS BANKING EQUIPMENT NOT CALLED OUT IN THESE DOCUMENTS SHALL BE VERIFIED AND COORD. WITH OWNER.
- PROTECT SITE 9 TO BE LEFT BROUGHT CLEAN AT ALL TIMES.
- GENERAL CONTRACTOR TO BE RESPONSIBLE TO COORDINATE THE PROPER REMOVAL OF ALL USED POWER DATA ELEC. AND ALL BANK EQUIPMENT BACK TO PANEL BOX COORDINATE WITH ALL BANK EQUIPMENT VENDORS, DATA ELEC. CONTRACTORS AND SECURITY VENDORS.
- REMOVE OF ALL EXISTING ACoustICAL TIE CEILING LEAD. ASSOCIATED SUPPORTS ANY MISCELLANEOUS CEILING MOUNTED ITEMS WHERE NEW CEILING ARE SPECIFIED.
- REMOVE ALL LIGHT FIXTURES IN CEILING TO BE DEMOLISHED. DISPOSE OF FIXTURES AND LIGHT TUBES OFF SITE AS REQUIRED.
- COORDINATE THE REMOVAL OF ALL FINISHES WITH INDOOR.



1 DEMOLITION PLAN

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

KEY PLAN

N.T.S.

WACHOVIA

ALTON ROAD BRANCH
801 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No. 080 9-17-07

A1.0

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Drawn By: BDL
DEMOLITION PLAN

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

ELEMENTS SHIRLEY LORRINE #A0002341

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Notes:

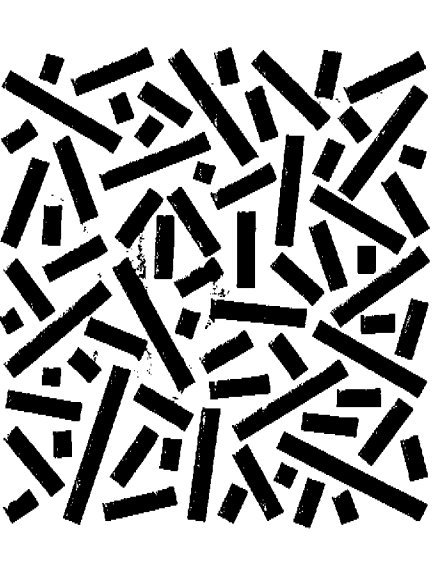
Revisions:

Seal:

WALL TYPE LEGEND	
SYMBOL	DESCRIPTION
	NEW MASONRY STUD WALLS (SEE WALL TYPE FOR ADDITIONAL INFORMATION)
	NEW CMU WALL AT EXISTING OPENINGS
GENERAL NOTES:	
1. DO NOT SCALE DIMENSIONS. DIMENSIONS GOVERN OVER SMALL SCALE.	
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT NEW CONSTRUCTION CONFORMS TO ALL APPLICABLE STATE AND NATIONAL CODES INCLUDING ALL STATE LAWS, LOCAL APPLICABLE REQUIREMENTS OF THE STANFORD BUILDING CODE, FLORIDA ACCESSIBILITY GUIDELINES, AND THE AMERICANS WITH DISABILITIES ACT.	
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION (TYPICAL).	
4. PROVIDE WALL BRACKETS, JOINTS, AS NECESSARY FOR ALL WALL JOINTS. CABINETS, TROUBLESHOOTING, AND SERVICE.	

Handwritten signature
4/17/07

Louise Fernandez, Esq.
Architect License #A0000423
CONSULTANTS:

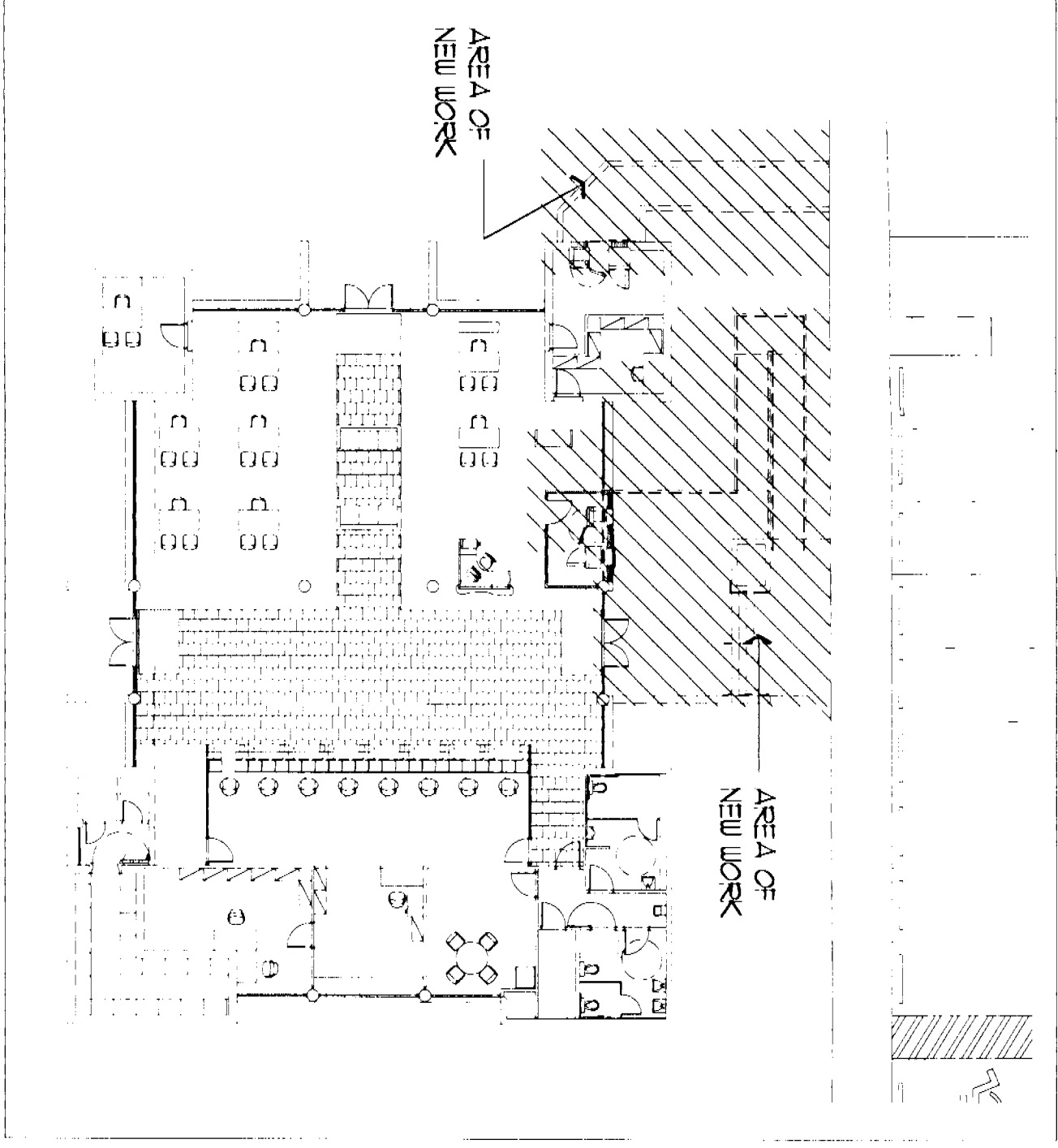


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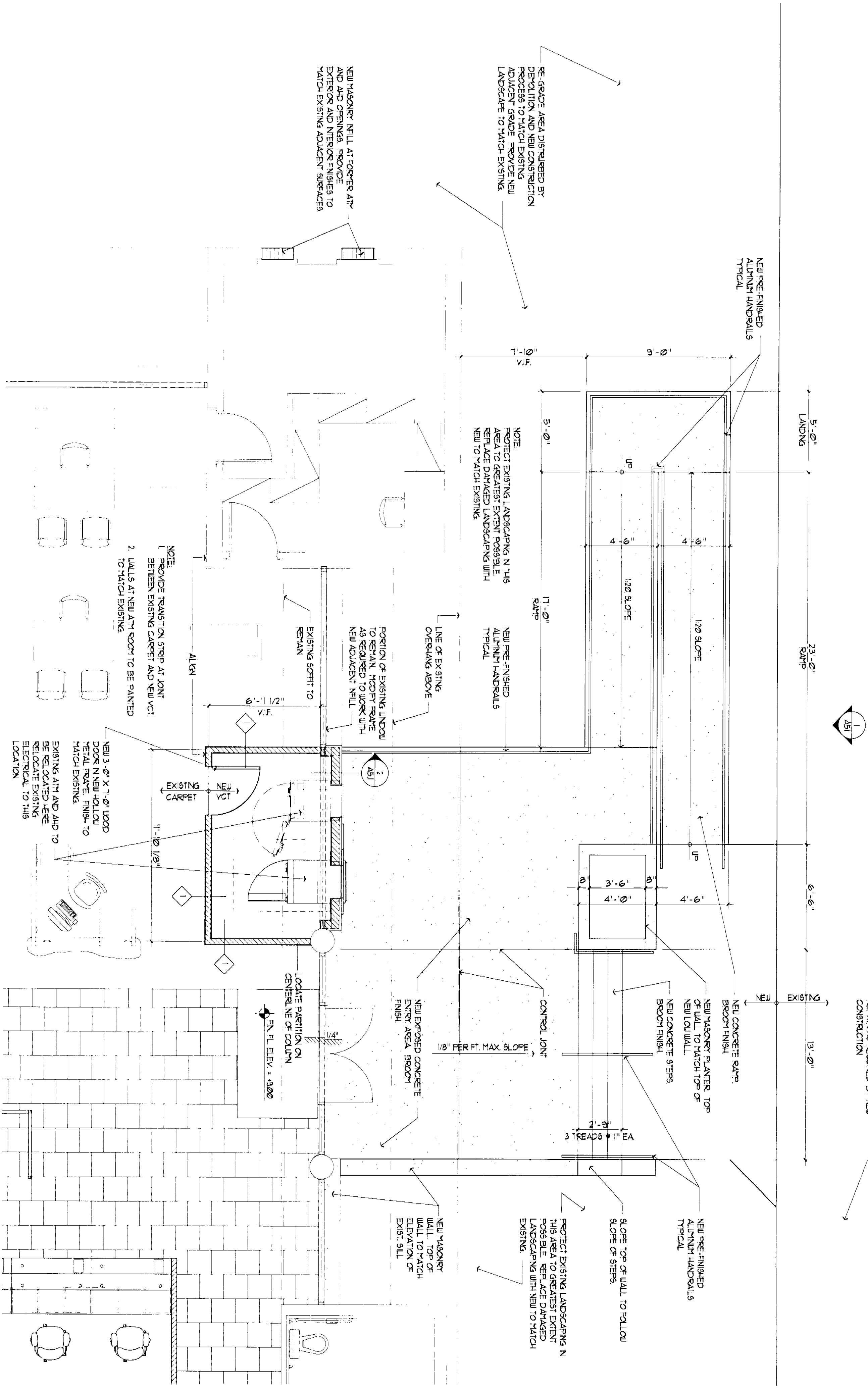
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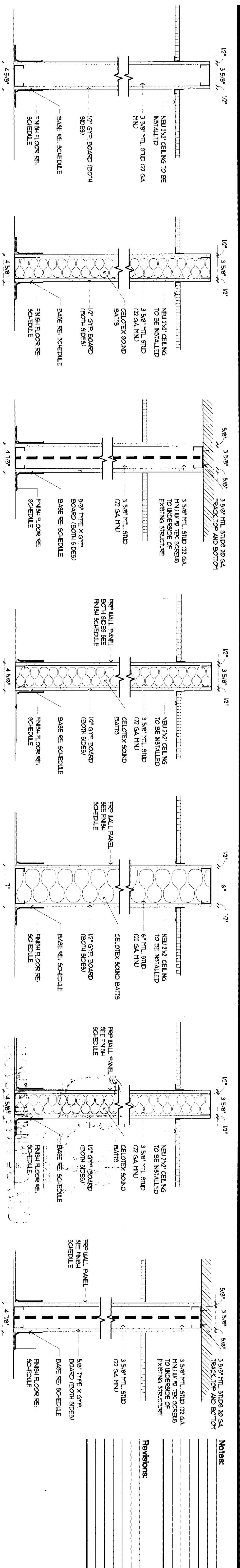
ALTON ROAD BRANCH
1801 ALTON ROAD
MIAMI BEACH, FLORIDA
Drawing No. DMS 3/07/07
A14
Drawing Title/Scale/Drawn by LFE
FLOOR PLAN
SCALE: 1/4" = 1'-0"



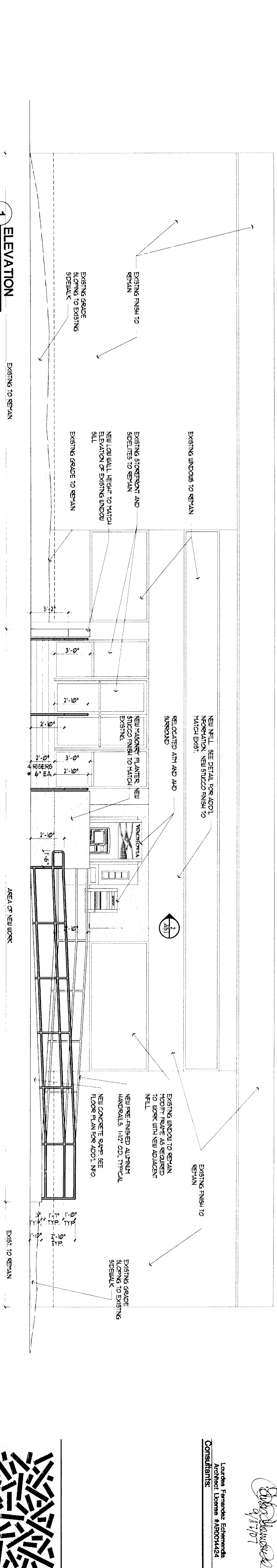
KEY PLAN
N.T.S.

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

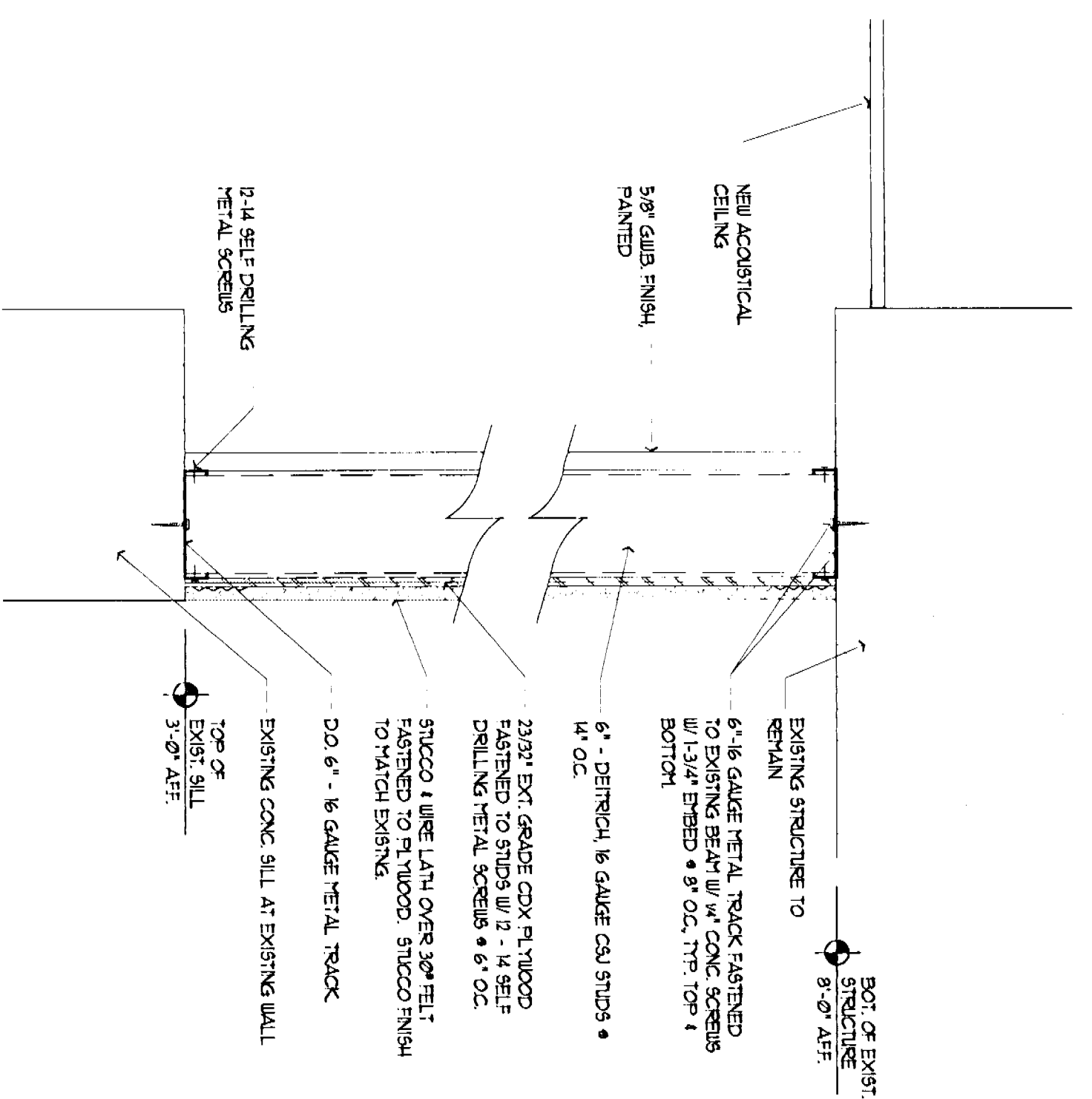




1 PARTITION TYPE
2 PARTITION TYPE
3 PARTITION TYPE 1 HOUR RATED UL#465
4 PARTITION TYPE
5 PARTITION TYPE
6 PARTITION TYPE
7 PARTITION TYPE 1 HOUR RATED UL#465



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



2 VERTICAL SECTION / DETAIL
SCALE 1/2" = 1'-0"

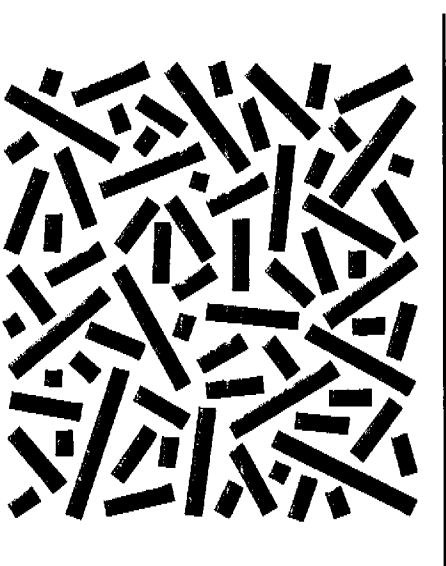
Notes:

Revisions:

S-1	GENERAL NOTES & DRAWINGS INDEX
S-2	FLOOR PLAN
S-3	SECTIONS

Scale:

Prepared: **Forrest**
Architect: **Forrest**
Consultant: **Forrest**



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WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date

07-080

Drawing Title/Scale/Drawn by

SCALE: **S-1**

GENERAL NOTES

SCOPE OF WORK

CONTRACTOR TO OBTAIN ALL NECESSARY BUILDING PERMITS.
DEMOLITION AND REMOVAL OF BUILDING AS INDICATED ON DRAWINGS.
CONTRACTOR TO REMOVE ALL PARTITIONS, WALLS, TRUSSES, ROOFING, ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURE AS INDICATED IN THE DRAWINGS.
CONTRACTOR SHALL REMOVE FOUNDATION AND ALL UTILITIES FROM THE BUILDING FOOTPRINT AND 5' BEYOND THE BUILDING.
THE ABOVE SCOPE OF WORK IS NOT EXHAUSTIVE. REFERENCE SHOULD BE MADE TO EXISTING SITE CONDITIONS TO VERIFY EXTENT OF REMOVALS TO COMPLETE THE PROJECT. SHOULD THERE BE A QUESTION AS TO THE REMOVAL OF ANY PORTION OF THE PROJECT, THE CONTRACTOR SHOULD REQUEST CLARIFICATION FROM THE ENGINEER AND OWNER.

DEMOLITION

ALL DEMOLITION SHALL BE CARRIED OUT WITH MINIMUM DAMAGE TO ADJOINING WORK. HOLES OR OTHER DAMAGE LEFT BY THE CONTRACTOR IN EXISTING BUILDING SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT SURFACE. ASSIGN REMOVAL AND CUTTING WORK TO TRADES EXPERIENCED IN THE PARTICULAR WORK TO AVOID UNNECESSARY DAMAGE DUE TO UNSKILLED WORKMANSHIP.
REMOVE ALL DEBRIS AND MATERIAL RESULTING FROM DEMOLITION FROM THE SITE AT THE END OF EACH WORKING DAY.
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING WORKING, PLUMBING, TUBING AND EQUIPMENT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE TO EXISTING STRUCTURE CAUSED BY HIS OPERATIONS. ALL DEMOLITION WORK SHALL BE UNDER TAKEN IN ACCORDANCE WITH THE REQUIREMENTS DEMOLITION WORK SHALL BE COORDINATED WITH BUILDING MANAGEMENT.

01100 FORMWORK:

CONTRACTOR SHALL DESIGN AND ERECT FORMWORK IN STRICT COMPLIANCE WITH ACI 308-4-8TH EDITION. SET TYPICAL DETAILS FOR CONCRETE REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL OPENINGS AS REQUIRED FOR OTHER TRADES. OPENINGS WHERE SHOWN ON THE STRUCTURAL DRAWINGS ARE TO IDENTIFY DESIGN INTENT ONLY. THE SPECIFIC DIMENSIONS AND LOCATIONS SHALL BE FURNISHED OR CONFIRMED BY THE TRADE REQUIRING THE OPENING. PROVIDE CHAMFERS AT ALL CORNERS IN CONCRETE MEMBERS EXPOSED TO VIEW. FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED ENOUGH STRENGTH TO SUPPORT ALL DEAD LOADS PLUS A MINIMUM OF 50 PSF OF ADDITIONAL CONSTRUCTION LOAD. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

02300 CONCRETE REINFORCEMENT:

WORK SHALL BE IN ACCORD WITH ACI 301-99, ACI 315-94, ACI 318-02, CRSI "MANUAL OF STANDARD PRACTICE" 1996, CRSI "PLACING REINFORCING BARS" 1981, WRI "MANUAL OF STANDARD PRACTICE" 1992. BARS SHALL CONFORM TO ASTM SPECIFICATION A615(51). GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WELDED BAR WAYS SHALL CONFORM TO ASTM A495. SEE TYPICAL DETAILS FOR SPICE REQUIREMENTS. TOTAL STEEL AT LAP SPICES SHALL NOT EXCEED 6X. REINFORCING MEMBERS WITH REINFORCING BARS NOT EXCEEDING 6X MAY HAVE 1/3 BARS LAPPED. ALL IN ACCORD WITH ACI 315-99. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 409-28-83. WELDING SHALL BE IN ACCORD WITH AWS D1.4-98 AND PERFORMED ONLY UNDER DIRECT SUPERVISION OF OWNER'S REPRESENTATIVE.
CONCRETE COVER REQUIRED AS FOLLOWS:
CAST AGAINST AND EXPOSED TO EARTH _____ 3"
FORMED, EXPOSED TO EARTH OR WEATHER _____ 2"
#5 AND SMALLER _____ 1-1/2"
SLABS AND WALLS - NO WEATHER EXPOSURE _____ 3/4"
2 HOUR FIRE RATING AND MORE _____ 1"
JOISTS - NO WEATHER EXPOSURE _____ 3/4"
1 HOUR FIRE RATING _____ 1"
2 HOUR FIRE RATING AND MORE _____ 1-1/4"
3 HOUR FIRE RATING _____ 1-1/2"
COLUMNS AND BEAMS - TIES OR STIRRUPS _____ 1-1/2"

FC = 4000 PSI		TYPICAL LAP SPLICES		HOKED BAR
BAR SIZE	COMP LAP	TENSION BARS	TENSION BARS	GENERAL DEVELOPMENT
#3	1'-0"	1'-2"	1'-4"	0'-6"
#4	1'-3"	1'-6"	1'-10"	0'-7"
#5	1'-7"	2'-0"	2'-3"	0'-8"
#6	1'-11"	2'-10"	2'-9"	0'-10"
#7	2'-3"	3'-10"	3'-5"	0'-11"
#8	2'-6"	5'-0"	4'-7"	1'-1"
#9	2'-10"	6'-4"	5'-9"	1'-2"
#10	3'-2"	8'-1"	7'-4"	1'-4"
#11	3'-6"	9'-11"	9'-0"	1'-6"

03300 CAST-IN-PLACE CONCRETE:

TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301-99. ALL CONCRETE EXPOSED TO SALTWATER AND/OR SALTWATER SPRAY IN COASTAL CONSTRUCTION SHALL HAVE MAXIMUM WATER/CEMENT RATIO OF 0.40. ALL REINFORCED CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
ALL STRUCTURAL ELEMENTS F'C = 5000 PSI UNO.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN PRECAST CONCRETE:

(a)	CONCRETE EXPOSED TO EARTH OR WEATHER:	MINIMUM COVER IN:
WALL PANELS:		
OTHER MEMBERS:	#11 BAR AND SMALLER _____ 3/4"	
#6 THROUGH #11 BARS	#6 THROUGH #11 BARS _____ 1-1/2"	
#12 THROUGH #18 BARS	#12 THROUGH #18 BARS _____ 1-1/4"	
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:		
SLABS, WALLS, JOISTS:	#11 BAR AND SMALLER _____ 5/8"	
BEAMS, COLUMNS:	PRIMARY REINFORCEMENT _____ 1-1/2"	
TIES, STIRRUPS, SPIRALS	_____ 3/8"	

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR PRESTRESSED AND NON PRESTRESSED REINFORCEMENT:

(a)	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER:	3"
(b)	CONCRETE EXPOSED TO EARTH OR WEATHER:	
	WALLS, PANELS, SLABS, JOISTS	1"
	OTHER MEMBERS	1-1/2"
(c)	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
	SLABS, WALLS, JOISTS	3/4"
	BEAMS, COLUMNS:	
	PRIMARY REINFORCEMENT	1-1/2"
	TIES, STIRRUPS, SPIRALS	1"
FOR BALCONIES EXPOSED TO WEATHER THE SURFACE SHALL BE PROTECTED WITH A SURFACE PENETRANT OF ALKYL - ALKOXY SILANE CLASSIFICATION.		
FOR BALCONY SLABS EXPOSED TO WEATHER, REINFORCING SHALL BE EPOXY COATED PER ASTM A775		

03600 GROUT:

03600 GROUT:

GROUTING IS CLASSIFIED AS "PRECISION GROUTING" FOR SUPPORT OF OPERATING MACHINE BASES, EQUIPMENT SUBJECT TO THERMAL MOVEMENT, AND BASE PLATES, BEARING PLATES, AND EXPANSION BEARINGS EXCEEDING 8" IN LEAST DIMENSION. ALL OTHER GROUTING MAY BE "ORDINARY GROUTING". METALLIC AGGREGATE GROUT MAY BE USED ONLY IN INTERIOR APPLICATIONS NOT EXPOSED TO VIEW IN FINISHED BUILDING AREAS. USE ORDINARY CEMENT GROUT ONLY WHERE SPECIFICALLY NOTED AS "CEMENT GROUT" ON DETAILS. USE NON-SHRINK GROUT FOR ALL OTHER LOCATIONS. PRECISION GROUT SHALL CONFORM TO CRSI METHOD, CRSI-6611-80, WHEN MIXED TO FLUID CONSISTENCY OF 22 TO 25 SECONDS (FLOW CONE METHOD, CRSI-6611-80). REQUIRED 28 DAY MIN. STRENGTHS SHALL BE AS FOLLOWS:
CEMENT GROUT _____ 1800 PSI
NON-SHRINK GROUT _____ 5000 PSI
PRECISION GROUT _____ 6500 PSI

03610 EPOXY AND EPOXY GROUT:

GROUTING OF REINFORCING OR EXPANSION ANCHORS SHALL BE COMPLETED USING MASTER BUILDERS "BRIQUET MFG" MULTI-PURPOSE EPOXY GROUT OR APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED ON DRAWINGS. REPAIRS OF CONCRETE CRACKS AND SPALLING SHALL BE MADE WITH MASTER BUILDERS MASTERPATCH 90 OR APPROVED EQUIVALENT.

04220 CONCRETE MASONRY UNIT:

ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "SPECIFICATION FOR CONCRETE MASONRY UNITS" AND "CONCRETE MASONRY CONSTRUCTION" LOCAL BUILDING CODE PROVISIONS. ALL MASONRY WALLS TO BE CONSTRUCTED ENTIRELY OF UNITS CONFORMING TO ASTM C 90, AND REINFORCED WITH #9 GAGE LADDER TYPE HORIZONTAL MASONRY REINFORCING LOCATED AT 16" O.C. ALL MASONRY TO BE LAID IN TYPE "S" MORTAR (1800 PSI ON THE JOBS) WITH FULL HEAD AND BED JOINTS. THE COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'c) TO BE NOT LESS THAN 1800 PSI. MASONRY PRISM TESTS PER ASTM E447 METHOD B SHALL BE PROVIDED 2 TESTS PER 4000 SQ FT OF EXTERIOR WALL. ALL MASONRY CONSTRUCTION TO BE EITHER BOUND BY THE BEAM, THE COLUMN MEMBERS AND TIED TO FRAME BY EXTENDING HORIZONTAL JOINT REINFORCING A MINIMUM OF 4" INTO CONCRETE (EQUIVALENT) AT 16" O.C. WHERE CONCRETE FRAME IS PLACED PRIOR TO MASONRY. ALL MASONRY TO BE BOUND TO CONCRETE FRAME BY EXTENDING HORIZONTAL JOINT REINFORCING A MINIMUM OF 4" INTO CONCRETE (EQUIVALENT) AT 16" O.C. WHERE CONCRETE FRAME IS PLACED PRIOR TO MASONRY. PROVIDE DOOR COUNTY APPROVED PRECAST LINTEL (AT INTERIOR WALLS ONLY) OR B412 CONCRETE BEAM WITH 2#5 TOP AND BOTTOM, #3@8" TIES AT ALL MASONRY OPENINGS 8"O" LONG OR SMALLER. LAPS WITHIN REINFORCED MASONRY SHALL BE 48 BAR DIAMETERS AND STAGGERED. MINIMUM SPICE LENGTH IN MASONRY CONSTRUCTION:
#5 - 30"
#6 - 36"
#7 - 42"
#8 - 48"
#9 - 54"

CONTRACTOR SHALL COORDINATE PLACING OF DOWELS TO ACCOMMODATE REINFORCING. REINFORCING SHALL BE TIED WITH CONCRETE GROUT CONSISTING OF 3000 PSI CONCRETE WITH #8 COARSE AGGREGATE. USE HIGH-SLUMP (SUPERPLASTICIZED) WHERE HEIGHT OF LIFT EXCEEDS 4'. WHERE HEIGHT OF OPEN CELL EXCEEDS 4', USE HIGH-LIFT GROUTING TECHNIQUE WHICH REQUIRES A CLEAN-OUT OPENING AT THE BOTTOM OF ALL REINFORCED CELLS AND PLACING THE GROUT IN MAXIMUM 4' LIFTS WITH A 30 TO 60 MINUTE DELAY BETWEEN LIFTS. ALL EXTERIOR WALLS TO BE REINFORCED WITH #5@8" O.C. VERTICAL UNO. ON DRAWINGS.

INDEX OF STRUCTURAL DRAWINGS

S-1	GENERAL NOTES & DRAWINGS INDEX
S-2	FLOOR PLAN
S-3	SECTIONS

02000 BUILDING CODES:

2004 FLORIDA BUILDING CODE

05000 STRUCTURAL LOADING:

THE STRUCTURE HAS BEEN DESIGNED IN ACCORD WITH THE BUILDING CODE AND/OR MORE RESTRICTIVE REQUIREMENTS FOR LOADS AS GIVEN BELOW UNLESS SPECIFIC AREAS OF THE DRAWING SPECIFICALLY CALL FOR DIFFERENT LOADING CRITERIA. REFER TO DRAWINGS FOR LOAD SCHEDULE.
GRAVITY LOADING
DEAD LOAD
LIVE LOAD
UNIFORM

ROOTS
SLOPED _____ 35 PSF
FLAT _____ 25 PSF
WIND LOAD AS PER ASCE 7-02 (WIND VELOCITY 145 MPH) EXP. C, I=1.0
GSP ± 0.18

01051 DRAWING DIMENSIONS AND COORDINATION

DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS. COORDINATE THE REQUIREMENTS OF ALL PROFESSIONALS. USE INFORMATION FROM APPROVED DRAWINGS TO DETERMINE DIMENSIONS. DIMENSIONS SHOWN ON DRAWINGS SHALL BE USED UNLESS OTHERWISE NOTED. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.

WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, MATERIAL ADJONS, A PRELIMINARY PLACED MATERIAL WITH A MORE RESTRICTIVE DIMENSION SHALL BE USED. MATERIAL SHALL BE USED TO COMPLETE SHOP DRAWINGS AND MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 1/8" BETWEEN FIELD MEASURED DIMENSIONS AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK.

WHERE A LINE OF STRUCTURE OPENING LOCATION OR DIMENSION IS CRITICAL AND BASED ON THE REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR, THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS, ARCHITECTURAL PRECAST SYSTEMS, AND ALL MECHANICAL AND ELECTRICAL OPENINGS.

THE ENGINEER WILL CLOUD OR OTHERWISE INDICATE REVISIONS TO THESE DOCUMENTS ONLY AFTER THEY HAVE BEEN ISSUED FOR CONSTRUCTION OR FINAL PRICING. CHANGES PRIOR TO THAT DATE WILL NOT BE CLOUDED. CHANGES AND/OR REVISIONS AFTER THE CONSTRUCTION OR FINAL PRICING ISSUE WILL BE CLOUDED IN AN ATTEMPT TO BRING TO THE CONTRACTOR'S ATTENTION ANY MAJOR ITEMS, HOWEVER, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PRICING AND CONSTRUCTION OF ALL REQUIREMENTS OF THESE DOCUMENTS, INCLUDING REVISIONS FLAGGED OR UN-FLAGGED) WITH ALL OF HIS SUPPLIERS AND SUBCONTRACTORS.

01100 SCOPE OF SERVICE:

THE STRUCTURAL ENGINEER OF RECORD HAS DESIGNED AND IS RESPONSIBLE FOR ONLY THE SPECIFIC STRUCTURAL COMPONENTS SHOWN IN THIS SET OF STRUCTURAL CONSTRUCTION DOCUMENTS. IF A SPECIALTY ENGINEER, AS DEFINED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, IS REQUIRED, HIS SERVICES MUST COMPLY WITH THE SCOPE OF SERVICES AS OUTLINED IN THE PROJECT CONSTRUCTION DOCUMENTS.

01400 STRUCTURAL FRAME INSPECTION:

OWNER TO EMPLOY A REGISTERED INSPECTOR TO PERFORM THE DUTIES REQUIRED BY THE STATE OF FLORIDA AND THE LOCAL BUILDING CODE. INSPECTOR SHALL PROVIDE A STATEMENT OF INSPECTION AS REQUIRED BY THE BUILDING CODE. THE STATEMENT OF INSPECTION SHALL BE REVIEWED BY THE CONTRACTOR AND IN COMPLIANCE WITH THE APPROVED PERMIT DOCUMENTS.

02011 FOUNDATIONS:

FOUNDATION HAS BEEN DESIGNED USING 15 TON HELICAL PILES.

02110 - DEMOLITION

PROVIDE LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL DEMOLITION AND REMOVAL WORK SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK OF THE CONTRACT. "TITLE OF PROPERTY", EXCEPT AS OTHERWISE SPECIFIED, OR INDICATED, ALL SALVAGE-ABLE MATERIAL AND EQUIPMENT TO BE DISCONNECTED AND REMOVED SHALL BECOME THE PROPERTY OF THE OWNER TO BE ASSIGNED AND DISPOSED OF BY THE CONTRACTOR AT THE OWNER'S DIRECTION. CONTRACTOR SHALL SUBMIT TO OWNER REFERENCES AND EXPERIENCE OF TRADES FOR REVIEW AND APPROVAL.
THESE ITEMS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
1. EQUIPMENT, CONDUIT, LIGHT FIXTURES, FLOOR FIXTURES AND FITTINGS
PROTECTION OF PERSONS AND PROPERTY. SHALL BE PROVIDED THROUGHOUT THE PROGRESS OF THE WORK. THE WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.
DISCONNECTION OF SERVICES. BEFORE STARTING THE WORK, ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED.
ALL UTILITY MAINS SHALL BE SEALED IN AN APPROVED MANNER. IF IT BECOMES NECESSARY TO INTERRUPT THE UTILITY SERVICE TO UTILITIES NOT PART OF THIS CONTRACT, PRIOR APPROVAL SHALL BE OBTAINED IN WRITING FROM THE OWNER. CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ASBESTOS AND NOTIFY THE OWNER BEFORE PROCEEDING WITH DEMOLITION WORK.

Notes:

Revisions:

Seal:

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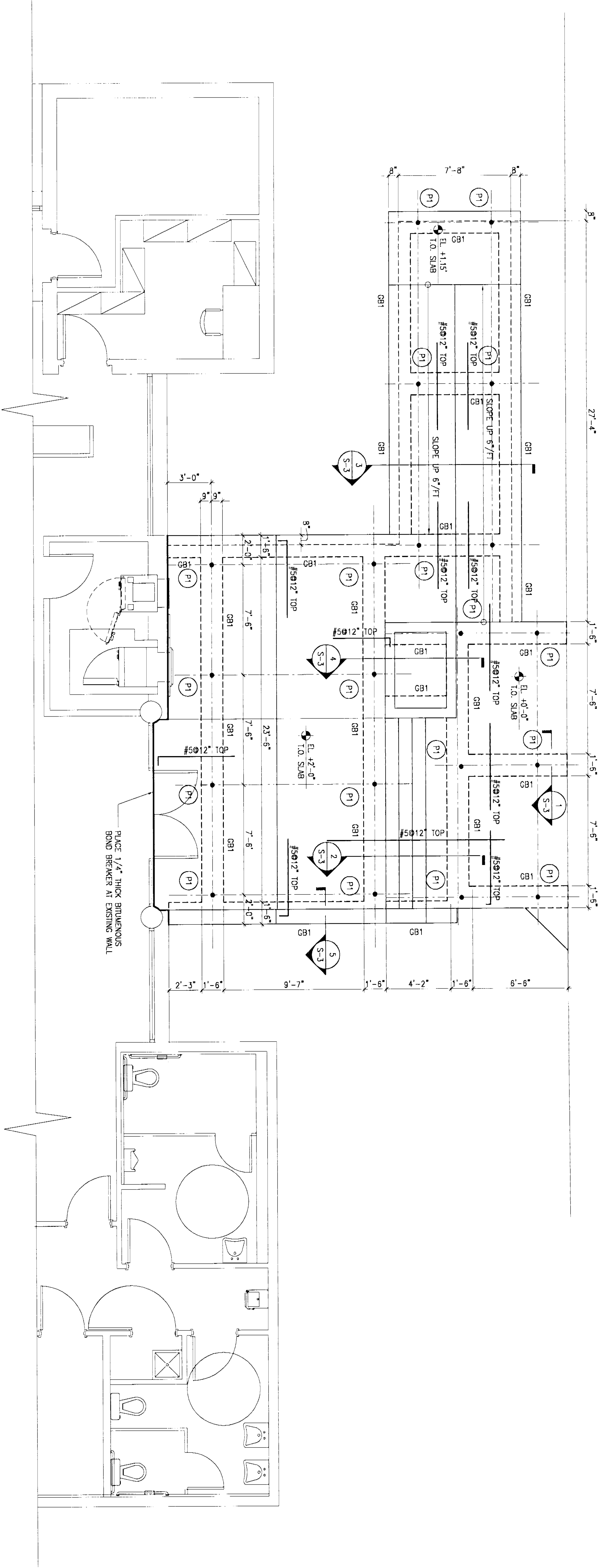
ELEMENTS State License #A44002341
WACHOVIA

ALTON ROAD BRANCH
1801 ALTON ROAD
MIAMI BEACH, FLORIDA
Drawing No. 040

21-0320
Drawing Title/Scale/Drawn by

SCALE: S-2

Consulting Engineer/Professional Engineer
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SEP 14 2010
Drawing No. 040



Notes

Revisions:

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WACHOVIA

**ALTON ROAD BRANCH
1801 ALTON ROAD
MIAMI BEACH, FLORIDA**

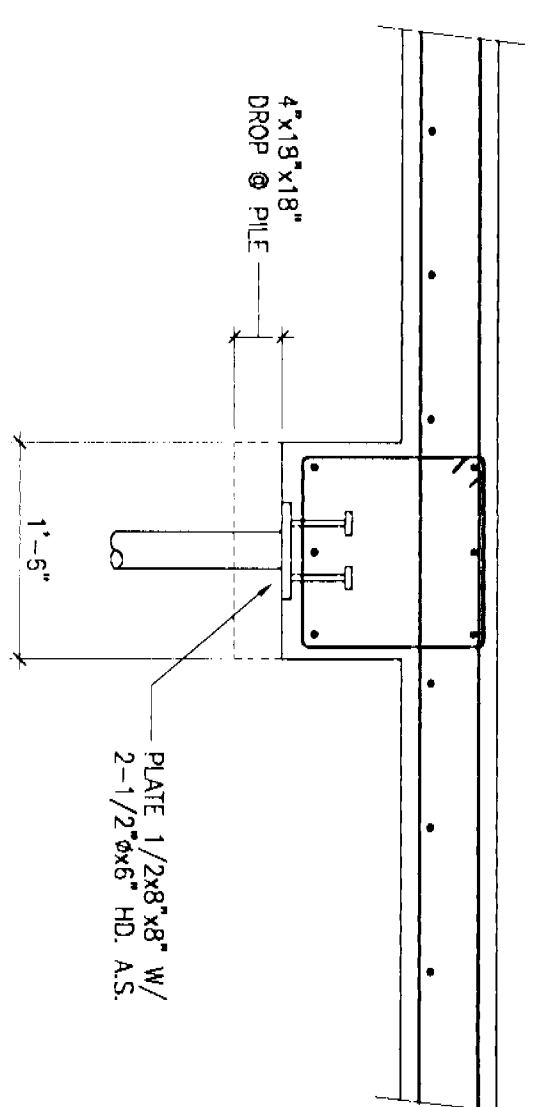
07-080

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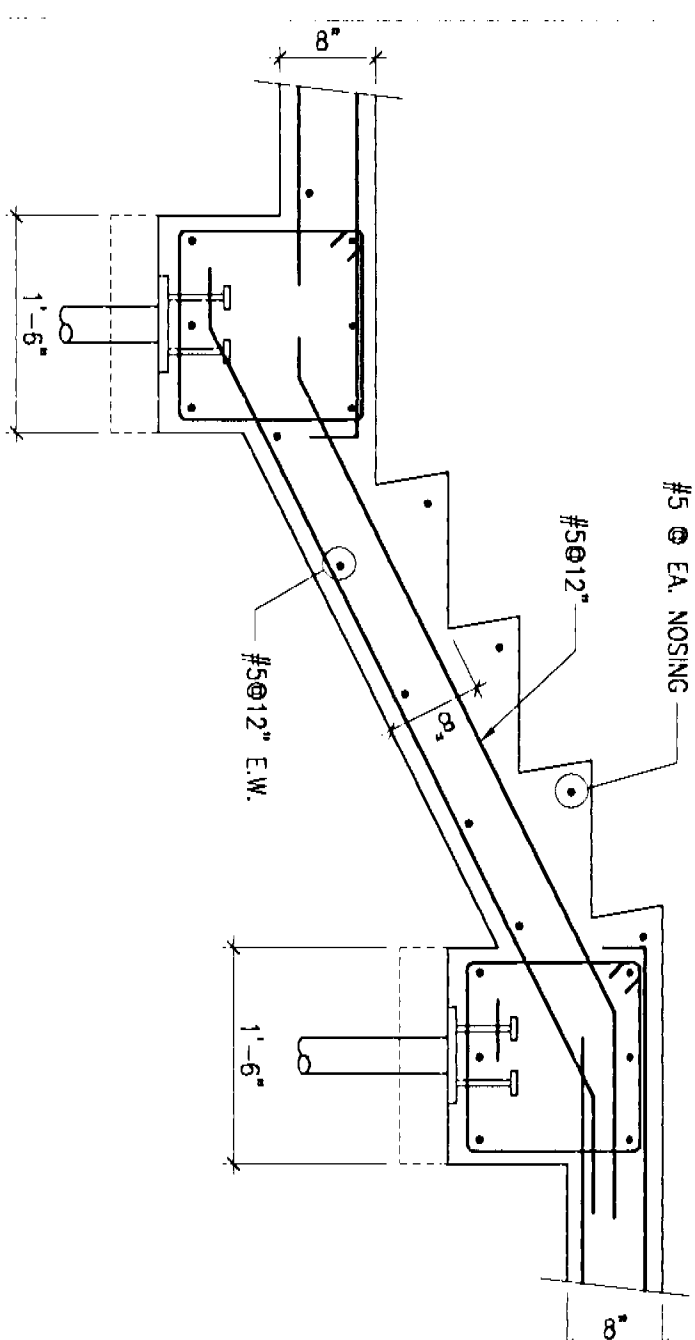
SCALE: S-3

DOUGLAS B. TIMMONS
FL P.E. # 39259
SEP 18 2007

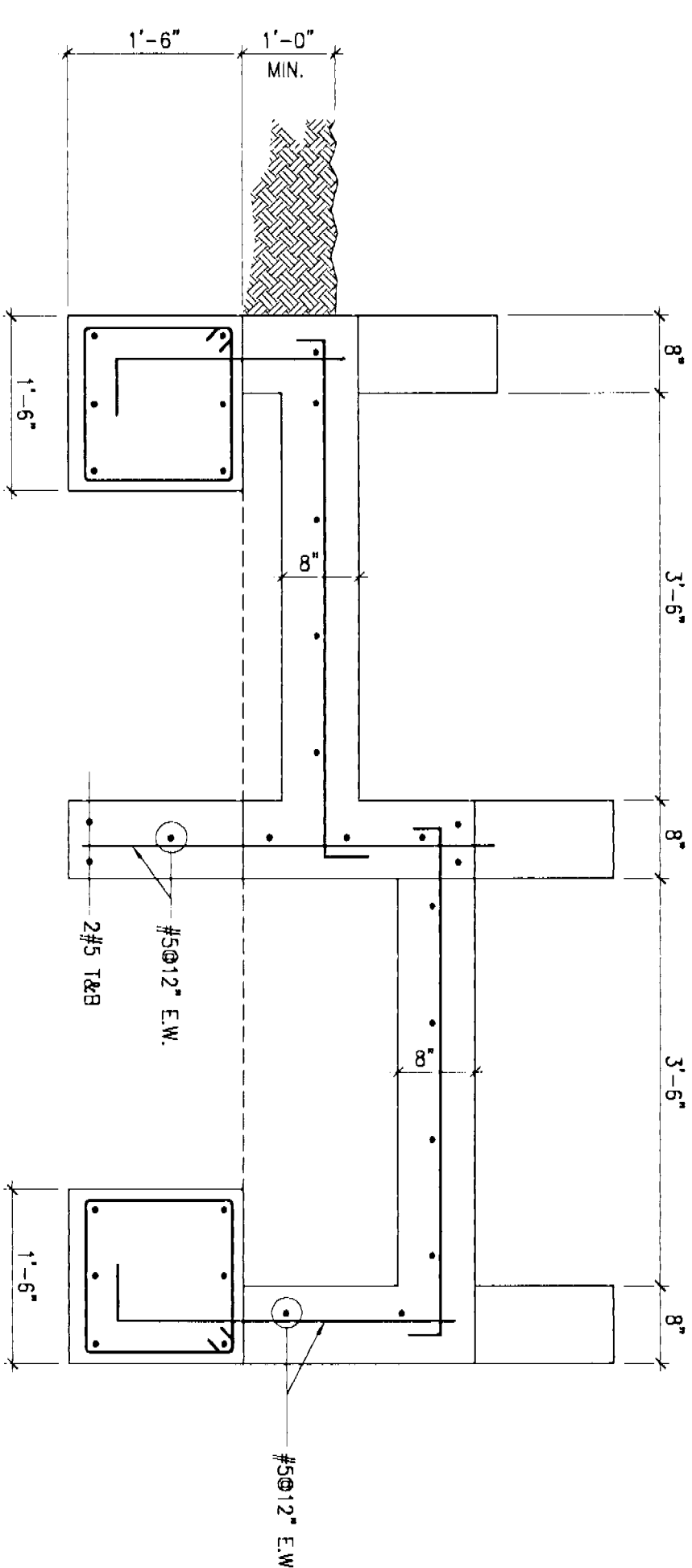
Seal:



1 SECTION THRU NEW SLAB
SCALE: 3/4" = 1'-0"



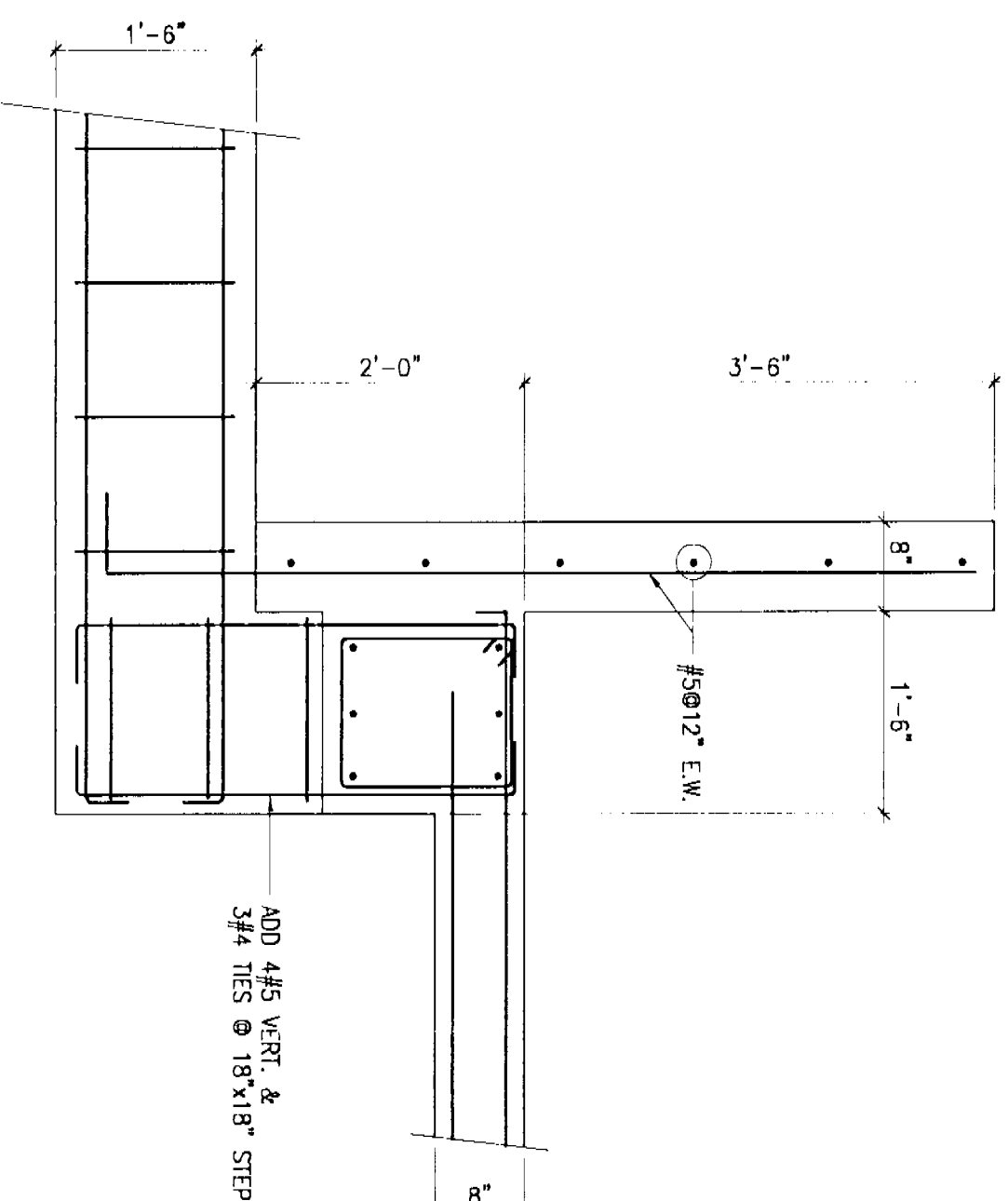
2 SECTION THRU STAIR
SCALE: 3/4" = 1'-0"



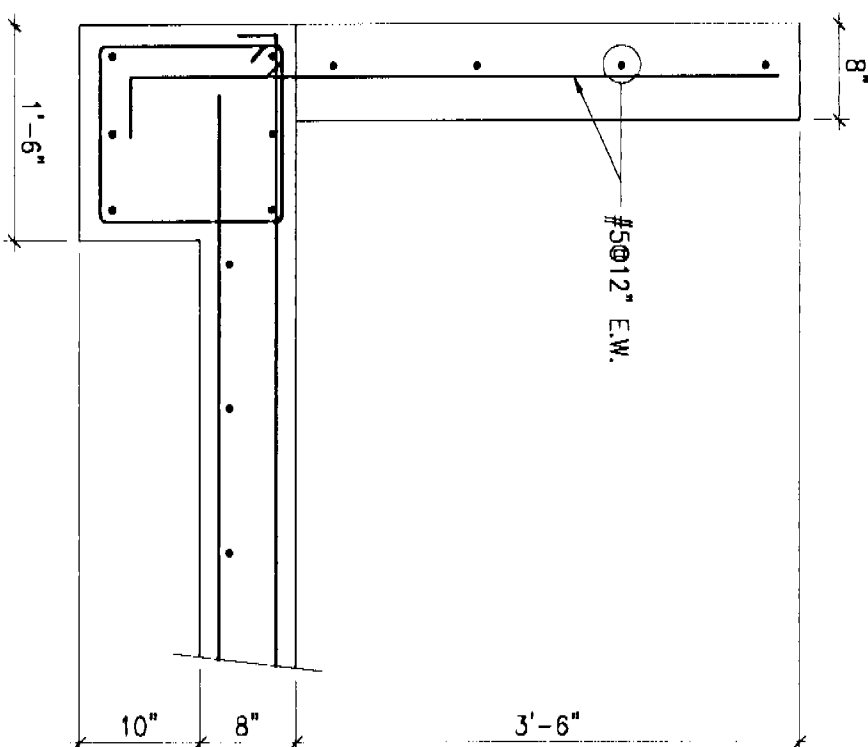
3 SECTION THRU NEW RAMPS
SCALE: 3/4"=1'-0"

CONCRETE BEAM SCHEDULE					
MARK	WIDTH (B)	HEIGHT (H)	REINFORCING		REMARKS
			TOP	BOTTOM	
G31	18"	18"	3#6	3#6	#3@8" O.C.

CONCRETE BEAM SCHEDULE



4 SECTION @ STEP IN GRADE BEAM
SCALE: 3/4"=1'-0"



5 SECTION @ NEW WALL
SCALE: 3/4" = 1'-0"

[illegible]

6 CONCRETE BEAM SCHEDULE
SCALE: 3/4"=1'-0"

Drawing Title/Scale/Drawn by

SCALE: S-3

CORNERSTONE ENGINEERING PARTNERSHIP



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E-mail: timmoos@ad.com
C.A. # 00003763

Daughter R. Timmons, P.E.
FL PE #00299

6. PRIOR TO ROUGHING OR ORDERING, VERIFY ADEQUATE CLEARANCES FOR DUCTWORK, OTHER WORK, ELECTRICAL CONDUITS AND LIGHTING.

2 SCOPE OF WORK:

- B. T&B

- C. MAKE NEW DUCTWORK CONNECTIONS TO EXISTING DUCT MAINS.

4 WORK IN EXISTING BUILDINGS

- NOTE THAT ADDITIONAL EXISTING ITEMS WITHOUT WORK MAY ALSO BE PRESENT.

6 AIR DISTRIBUTION:

- 7 - 10: NOT USED

- | | | | |
|----|---|----|----------|
| 12 | - | 13 | NOT USED |
|----|---|----|----------|

- DESIGN WAS 675 CFM / 15" NECK FOR EACH OF THREE DIFFUSERS),

- DIFUSERS.**

- APPROVED EQUAL: COOK, CARNES, BRIEDERT

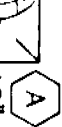
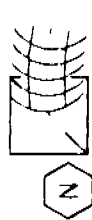
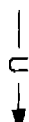
- 24 FACE, 8" NECK, 125 CFM

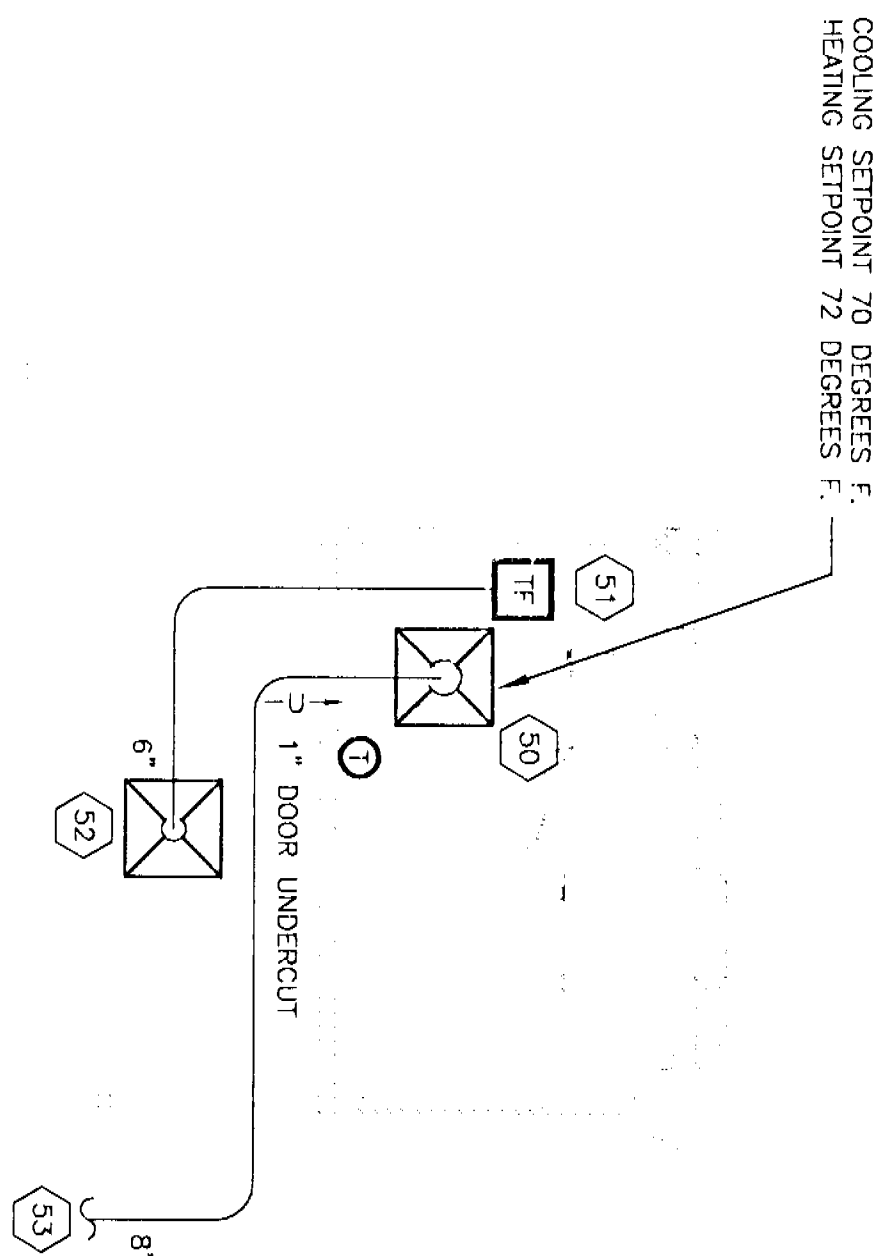
- 17 ALL DUCT

- 15 PROVIDE T

- 14 ALL NEW SA, RA, EA, MA, TA, AND OA DUCTWORK SHALL BE GALVANIZED STEEL WITH

0.4/5.29

MECHANICAL LEGEND			
SYMBOL	DESCRIPTION		
	POSITIVE PRESSURE DUCTWORK (SUPPLY AIR, RELIEF AIR)		
	NEGATIVE PRESSURE DUCTWORK (RETURN AIR, EXHAUST AIR, OUTSIDE AIR INTAKE)		
	NEW DUCT OR DEVICES		
	FLEXIBLE DUCTWORK		
	THERMOSTAT (WALL MOUNTED AT 48" A.F.F.)		
	AIR FLOW: POSITIVE PRESSURE; NEGATIVE PRESSURE		
	BRANCH DUCT CONNECTION: WITH CONICAL CONNECTION AND DAMPER		
	AIR OUTLET TYPE (A): 12" CONNECTION SIZE, AND 100 CFM UNLESS NOTED OTHERWISE. THROW: 4 WAY, UNLESS NOTED OTHERWISE.		
	UNLESS NOTED OTHERWISE, 12" CONNECTION SIZE, AND 100 CFM UNLESS NOTED OTHERWISE. THROW: 4 WAY, UNLESS NOTED OTHERWISE.		
	AIR INLET TYPE (A-1): CONNECTION SIZE, AND MAXIMUM CFM UNLESS NOTED OTHERWISE. BRANCH DUCT SIZE MATCHES CONNECTION SIZE.		
	1" DOOR UNDERCUT—COORDINATE WITH ARCHITECTURAL WORK.		
	POINT OF CONNECTION: NEW TO EXISTING		
	DRAWING NOTE: REFER TO NOTES ON EACH DRAWING		
ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
BTU	BRITISH THERMAL UNIT	LAT	LEAVING AIR TEMPERATURE
CFM	CUBIC FEET PER MINUTE	LTB	LEAVING TUB TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE	WMB	WATERSIDE MEAN BULB
TYP	TYPICAL	WBH	WATERSIDE BULB HUMIDITY
WB	WET BULB	RA	RETURN AIR
SP	STATIC PRESSURE	RH	RELATIVE HUMIDITY
		SRP	SUPPLY AIR



Abstract

金

M. RONALD MCILVEEN FL PE 30270

ARCHITECTS • INTERIOR DESIGNERS

ELEMENTS



ELEMENTS State License #AAC0002341

WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date

10/12/07

M-1.0

07-080/0714

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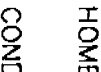
MECHANICAL

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

GENERAL ELECTRICAL NOTES (ALL "E" DRAWINGS):

- 1 A. REGULATORY REQUIREMENTS: PROVIDE ALL WORK TO MEET OR EXCEED MINIMUM REGULATORY REQUIREMENTS INCLUDING:
FLORIDA BUILDING CODE: 2004 EDITION WITH 2006 SUPPLEMENT
FLORIDA FIRE PREVENTION CODE: 2004 EDITION
ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED IN ORDER TO MEET CODE, PRIOR TO WORK (ORDERING, ROUGHING, OR INSTALLATION).
- B. COORDINATION: COORDINATE WITH OTHER WORK FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSTALLATION REQUIREMENTS, PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR THE WORK TO BE PERFORMED.
- C. EXISTING FIELD CONDITIONS: THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT USING AVAILABLE INFORMATION. THE CONTRACTOR IS TO ADVISE THE PROJECT A/E IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN. ALSO ADVISE THE PROJECT A/E IF CODE OR SAFETY CONFLICTS EXIST. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE (PRIOR TO THE BID), TO BE AWARE OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR THE WORK TO BE PERFORMED. CHANGES IN THE CONTRACT SHALL AND CONTRACT TIME WILL NOT BE ALLOWED FOR FAILURE TO INVESTIGATE FIELD CONDITIONS. ALL WORK IS NEW UNLESS NOTED OTHERWISE.
- D. DENCE LOCATIONS: COORDINATE THE LOCATIONS OF EXISTING LIGHTING FIXTURES, AND OTHER EXISTING WALL ITEMS IN THE FIELD. LOCATE ALL CONDUITS AND WIRING IN FINISHED ROOMS OR SPACES WITHIN CONCEALED LOCATIONS (FURRED CHASES OR SUSPENDED CEILINGS, AS AVAILABLE), UNLESS SPECIFICALLY NOTED OTHERWISE.
- E. SIZES: WHEN A CONDUIT OR CONDUCTOR SIZE IS NOT INDICATED, SIZE THAT CONDUIT OR CONDUCTOR MANUFACTURER'S LISTED SIZE, OR THE NEXT LARGER SIZE (WHICH MEETS THE MINIMUM CONDUIT SIZE, UNLESS SPECIFICALLY NOTED OTHERWISE). FOR SIZES NOT INDICATED ON PLANS, REFER TO RISER DIAGRAMS AND OTHER LOCATIONS IN THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) FOR INFORMATION.
- 2 THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY SUCH FEES AS MAY BE NECESSARY FOR INSPECTIONS, TESTS, AND OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS WORK.
- 3 CONTRACTOR SHALL VISIT THE SITE AND DRAWING CONDITIONS OF THE PREMISES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED PRIOR TO SUBMISSION OF BID. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER BEFORE BIDDING.
- 4 IF THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PROVIDE A COMPLETE SET OF INFORMATION FOR THE CONTRACTOR TO CONSTRUCT THE PROJECT IS NOT CLEAR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING THE PROBLEM TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS THAT WILL AFFECT THE WORK, PRIOR TO SUBMISSION OF HIS BID PRICE.
- 5 IF, DURING THE COURSE OF THE WORK, THE CONTRACTOR EXPERIENCES A PROBLEM WITH THE PERFORMANCE OF THE INSTALLATION RELATIVE TO THE PLANS AND SPECIFICATIONS, THE NATIONAL ELECTRICAL CODE, OTHER APPLICABLE CODES AND GOVERNING DOCUMENTS, THE CONTRACTOR SHALL BRING THE PROBLEM TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER FOR RESOLUTION PRIOR TO EXECUTION OF THE WORK.
- 6 ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL LISTED APPROVAL FOR ITS INSTALLED APPLICATION.
- 7 ALL WIRING COMPONENTS OF THE ELECTRICAL SYSTEMS, SUCH AS SAFETY DISCONNECT SWITCHES AND PANELBOARDS, SHALL BE BY THE SAME MANUFACTURER AND SHALL BE ONE OF THE FOLLOWING: SQUARE "D" COMPANY, GENERAL ELECTRIC, OR CUTLER-HAMMER.
- 8 CIRCUIT BREAKERS USED FOR SWITCHING OF LIGHTING OR SIGN CIRCUITS SHALL BE APPROVED FOR SWITCHING DUTY AND SHALL BE MARKED "SWD" IN ACCORDANCE WITH N.E.C. ART. 240.83 (1).
- 9 PROVIDE "LOCKING" TYPE DEVICES ON ALL CIRCUIT BREAKERS CONNECTED TO EMERGENCY AND NIGHT LIGHTING, SIGNS, FIRE ALARM, SECURITY SYSTEMS, AFTER HOUR DEPOSIT AND AUTOMATIC TELLER MACHINES.
- 10 ALL SWITCHES, DUPLEX RECEPTACLES, AND TELEPHONE OUTLETS TO BE FLUSH MOUNTED, THROUGHOUT.
- 11 ALL SERVICE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.
- 12 ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATIONS OF HVAC EQUIPMENT.
- 13 SEE REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.
- 14 ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.
- 15 CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.
- 16 CONSULT ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, CEILINGS, ETC.
- 17 ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.
- 18 THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS. ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM.
- 19 ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FT. SHALL BE PROVIDED WITH A PULL WIRE OR FISH TAPE / CORD.
- 20 ALL BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL BE INCREASED TO THE NEXT LARGER SIZE WHERE THE LENGTH OF THE HOME RUN EXCEEDS 100 FT. ON 120/208V CIRCUITS.
- 21 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.
- 22 CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGE TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS.
- 23 CONTRACTOR SHALL VERIFY WIRE SIZES, C/B AND FUSE RATINGS FOR ALL HVAC EQUIPMENT. AND BRING TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER ANY DISCREPANCIES AFFECTING THE WORK PRIOR TO PROCEEDING.
- 24 HORSEPOWER RATINGS INDICATED ON DRAWING MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. CONTRACTOR SHALL VERIFY EQUIPMENT RATINGS AND DISCREPANCIES SHALL NOTIFY ARCHITECT AND / OR THE ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.
- 25 PROVIDE APPROVED "HACR" TYPE CIRCUIT BREAKERS FOR ALL HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT INDICATED FOR CONNECTION ON ELECTRICAL DRAWINGS.
- 26 ALL DEVICES AND COVER PLATES SHALL BE CONSTRUCTED OF UNPAINTED MATERIALS. COLOR OF DEVICES AND WATCHING COVER PLATES SHALL BE AS SELECTED BY THE ARCHITECT.
- 27 THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.
- 28 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE SERVICE REQUIREMENTS FOR POWER AND TELEPHONE UTILITIES.

ELECTRICAL SYMBOL LEGEND

	HOWEVER TO PANELBOARD. NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS.
	CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING.
	JUNCTION BOX FLUSH MOUNTED UNLESS INDICATED OTHERWISE.
	RECESSED FLUORESCENT OR HID STEP LIGHT FIXTURE.
	RECESSED FLUORESCENT LIGHTING FIXTURE. LETTER INDICATES TYPE.
	RECESSED HID OR FLUORESCENT LIGHTING FIXTURE. LETTER INDICATES TYPE.
	SINGLE POLE SWITCH IN FLUSH OUTLET BOX. 48 INCHES ABOVE FINISHED FLOOR, UNLESS HEIGHT IS OTHERWISE NOTED ON PLAN.
	125-VOLT, 15A, 3 WIRE DOUBLE DUPLEX RECEPTACLE IN FLUSH OUTLET BOX, 18" ABOVE FINISHED FLOOR. SEE GENERAL NOTE 31.
	TELEPHONE/DATA OUTLET, 4" x 4" OUTLET BOX WITH A 1 GANG COVER WITH (1) 3/4" CONDUIT TO 6" ABOVE CEILING.
	CONNECTION TO FRACTIONAL HORSEPOWER ELECTRIC MOTOR.

- 29 PROVIDE A #10 NEUTRAL CONDUCTOR FOR ALL MULTIWIRE RECEPTACLE BRANCH CIRCUITS.
- 30 FOR ALL EQUIPMENT RATED 100 AMPS OR LESS, E.C. SHALL PROVIDE TERMINATIONS WHICH ARE LISTED FOR USE AT 75 DEGREES C OR PROVIDE WIRING SIZED USING THE 60 DEGREE C AMPACITY.
- 31 RECEPTACLES ON SEPARATE CIRCUITS SHALL BE RATED 20 AMP, 120 VOLT.
- 32 WIRE AND CABLE SHALL BE COPPER, TYPE THHN/THWN, MINIMUM #12 AWG.
- 33 PANELBOARD DIRECTORIES SHALL BE UPDATED TO REFLECT ALL WORK DONE AS PART OF THIS PROJECT.
- 34 ALL NEW BRANCH CIRCUITS SHALL BE EQUIPPED WITH A MINIMUM #12 AWG GREEN EQUIPMENT GROUND CONDUCTOR.
- 35 CONDUIT RUN UNDERGROUND SHALL BE PVC SCHEDULE 40. ALL BUILDING WIRING SHALL BE RUN IN METALLIC CONDUIT. INTERIOR CONDUIT SHALL BE EMT. EXTERIOR CONDUIT SHALL BE IMC OR RMC.
- 36 FOR IC RECEPTACLES, PROVIDE 2#12 GREEN GROUND WIRES IN BRANCH CIRCUIT BACK TO PANELBOARD.
- 37 - 49 NOT USED.
- 50 DISCONNECT EXISTING AND AND ATM AT THIS LOCATION. EXTEND EXISTING POWER CIRCUITS TO NEW ATM AND NEW LOCATIONS (SEE NOTES 51 AND 52).
- 51 EXTEND NEW POWER FROM EXISTING ATM LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.
- 52 PROVIDE JUNCTION BOX 70" AFF FOR AND POWER. CONNECT TO AND USING FLEXIBLE METALLIC CONDUIT. EXTEND NEW POWER FROM EXISTING AND LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.
- 53 PROVIDE CONNECTION (USE FLEXIBLE CONDUIT) FOR MECHANICAL FAN (WITH PLUG-IN MOTOR USED AS DISCONNECT). CONNECT TO LOCAL LIGHTING CIRCUIT AHEAD OF SWITCHING.
- 54 DISCONNECT AND REMOVE (TWO) 2 X 4 RECESSED FLUORESCENT LIGHTING FIXTURES THIS AREA. RELOCATE ONE LIGHTING FIXTURE TO NEW ATM / AND ROOM AS INDICATED. CONNECT TO EXISTING LOCAL LIGHTING CIRCUIT (A-4) HEAD OF SWITCHING. CLEAN AND RELAMP EXISTING FIXTURE BEING USED.
- 55 CONNECT TO CIRCUIT IN EXISTING PANEL A INDICATED
- 56 CONNECT TO EXISTING 120 VAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 168 VA TO CIRCUIT A-20) CONNECT ATM LIGHTING TO EXISTING OUTDOOR LIGHTING CONTRACTOR CIRCUIT. PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTRACTOR CIRCUIT.
- 57 CONNECT TO EXISTING 120 VAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 150 VA TO CIRCUIT A-20) CONNECT STEP LIGHTING TO EXISTING OUTDOOR LIGHTING CONTRACTOR CIRCUIT. PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTRACTOR CIRCUIT.
- 58 - 59 NOT USED.
- 60 PROVIDE ATM TRANSACTION CAMERA. PROVIDE 4 X 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED 60" AFF ON THE RIGHT SIDE OF THE ATM VIEWED FROM THE REAR. PROVIDE 3/4" SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.
- 61 PROVIDE ATM MACHINE ALARM. PROVIDE 4 X 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED 12" AFF ON THE RIGHT SIDE OF THE ATM VIEWED FROM THE REAR. PROVIDE 3/4" CONDUIT TO SYSTEM SUPPLIER PRIOR TO ORDERING. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.
- 62 PROVIDE ATM SURVEILLANCE CAMERA. COORDINATE MOUNTING WITH EXISTING CONDITIONS. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING. RECONFIRM EXIST LOCATION PRIOR TO ROUGHING.
- 63 PROVIDE AND ALARM. PROVIDE 4 X 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED FLUSH WITH WALL CENTERED OVER NIGHT DEPOSITORY CHEST AT 79" AFF. PROVIDE 3/4" CONDUIT TO ABOVE CEILING. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.

SYMBOL	QTY	LAMP TYPE	DESC.	MTG.	FIXTURE VOLTS	VA	LIGHTING FUTURE SCHEDULE		REMARKS
							BASIS OF DESIGN	MODEL	
G1	2	42W TT	ELECTRONIC RECESSED	120	84		SPEC-ANP1137X 42TTR	RECESSED COMPACT FLUORESCENT DOWNLIGHT.	
							OPEN FIXTURE	MOUNTED IN OUTDOOR SOFFIT.	
OC	2	15TT	ELECTRONIC RECESSED	120	30		LITHONIA 4452-A-2/15TT-120-LV-LP1-DOB	RECESSED STEP LIGHT, UL LISTED, WET LOCATION, RATED FOR MOUNTING IN CONCRETE. MOUNT WITH BOTTOM OF FIXTURE 6" ABOVE INDICATED GRADE.	
NO SUBSTITUTIONS. SEE SPECIFICATION SECTIONS 25 51 00 (INTERIOR LIGHTING) AND 25 56 00 (EXTERIOR LIGHTING) FOR ADDITIONAL INFORMATION.									
NATIONAL SALES CONTRACT									
ALL LIGHTING FIXTURES, PANELBOARDS, DISCONNECTS, CONTACTORS, AND SIMILAR EQUIPMENT SHALL BE PURCHASED THROUGH WACHOVA NATIONAL SALES CONTRACT.									
CONTACT ERIC SWANN (704-587-4025/ERIC.SWANN@GCOM) OR DEBBIE CALDWELL (704-587-4021/DEBBIE.CALDWELL@GCOM) AT GE SUPPLY IN CHARLOTTE, NC FOR PRICING.									

NO SUBSTITUTIONS. SEE SPECIFICATION SECTIONS 26 51 00 (INTERIOR LIGHTING) AND 26 56 00 (EXTERIOR LIGHTING) FOR ADDITIONAL INFORMATION.

NATIONAL SALES CONTRACT
ALL LIGHTING FIXTURES, PANELBOARDS, DISCONNECTS, CONTRACTORS, AND SIMILAR EQUIPMENT SHALL BE PURCHASED THROUGH WACHOVIA NATIONAL SALES CONTRACT
CONTACT ERIC SWANN (704-587-4025/ERIC.SWANN@WACHOVIA.COM) OR DEBBIE CALDWELL (704-587-4021/DEBBIE.CALDWELL@WACHOVIA.COM) AT GE SUPPLY IN CHARLOTTE, NC FOR PRICING.

Notes:

Revisions:
12-12-07 PERMIT COMMENTS

Scale:

1/2" = 1'-0"

Consultants:

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WACHOVIA
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MIAMI BEACH, FLORIDA

ALTON ROAD BRANCH
1801 ALTON ROAD
MIAMI BEACH, FLORIDA

E-01
10/12/07

Drawn: T. S. S. / T. S. S. by M.E.E.
LEGEND, SCHEDULE, NOTES
SCALE: NONE

GENERAL ELECTRICAL NOTES (ALL "E" DRAWINGS):

1. A. REGULATORY REQUIREMENTS: PROVIDE ALL WORK TO MEET OR EXCEED MINIMUM REGULATORY REQUIREMENTS INCLUDING:
FLORIDA BUILDING CODE, 2004 EDITION WITH 2006 SUPPLEMENT
FLORIDA FIRE PREVENTION CODE, 2004 EDITION
- ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED IN ORDER TO MEET CODE, PRIOR TO WORK (ORDERING, ROUGHING, OR INSTALLATION).
- B. COORDINATION: COORDINATE WITH OTHER WORK FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSTALLATION REQUIREMENTS. PRIOR TO COMMENCING CONSTRUCTION, ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR THE WORK TO BE PERFORMED.
- C. EXISTING FIELD CONDITIONS: THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT USING AVAILABLE INFORMATION. THE CONTRACTOR IS TO ADVISE THE PROJECT A/E IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN. ALSO ADVISE THE PROJECT A/E IF CODE OR SAFETY CONFLICTS EXIST. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE (PRIOR TO THE BID) TO BECOME FAMILIAR WITH CONDITIONS AND INSTALLATION DETAILS THAT WILL AFFECT HIS WORK. CHANGES IN THE CONTRACT SUM AND CONTRACT TIME WILL NOT BE ALLOWED FOR FAILURE TO INVESTIGATE FIELD CONDITIONS. ALL WORK IS NEW, UNLESS NOTED OTHERWISE.
- D. DEVICE LOCATIONS: COORDINATE THE LOCATIONS OF EXISTING LIGHTING FIXTURES, AND OTHER CEILING ITEMS IN THE FIELD. ALSO COORDINATE LOCATIONS OF NEW DEVICES AND OTHER EXISTING WALL ITEMS IN THE FIELD. LOCATE ALL CONDUITS AND WIRING IN FINISHED CEILINGS, AS AVAILABLE, UNLESS SPECIFICALLY NOTED OTHERWISE.
- E. SIZES: WHEN A CONDUIT OR CONDUCTOR SIZE IS NOT INDICATED, SIZE THAT CONDUIT OR CONDUCTOR USING THE LARGER ADJACENT UPSTREAM SIZE (IN ACCORDANCE WITH THE NEC), UNLESS A SMALLER SIZE HAS BEEN APPROVED BY THE PROJECT A/E. PROVIDE 1/2" INCH MINIMUM CONDUIT SIZE, UNLESS SPECIFICALLY NOTED OTHERWISE. FOR SIZES NOT INDICATED, CONDUITS SHALL BE SIZED TO FIT THE FIELD LOCATIONS IN THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) FOR INFORMATION.
2. THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY SUCH FEES, AS MAY BE NECESSARY FOR INSPECTIONS, TESTS, AND OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS WORK.
3. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED PRIOR TO SUBMISSION OF BIDS. ANY DIFFICULTIES IN COMPARING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER BEFORE BIDDING.
4. IT IS THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PRODUCE A COMPLETE MATERIAL AND OTHER SERVICES AS MAY BE NECESSARY TO ACHIEVE THIS PRODUCT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS THAT WILL AFFECT THE WORK, PRIOR TO SUBMISSION OF HIS BID PRICE.
5. F. DURING THE COURSE OF THE WORK, THE CONTRACTOR EXPERIENCES A PROBLEM WITH THE FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR THE ELECTRICAL CODE. OTHER APPLICABLE CODES AND GOVERNING DOCUMENTS SHALL BRING THE PROBLEM TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER FOR RESOLUTION PRIOR TO EXECUTION OF THE WORK.
6. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL, LISTED APPROVAL FOR ITS INSTALLED APPLICATION.
7. ALL MAJOR COMPONENTS OF THE ELECTRICAL SYSTEMS, SUCH AS SAFETY DISCONNECT SWITCHES AND PANELBOARDS, SHALL BE BY THE SAME MANUFACTURER AND SHALL BE ONE OF THE FOLLOWING: SQUARE "D" COMPANY, GENERAL ELECTRIC, OR CUTLER-HAMMER.
8. CIRCUIT BREAKERS USED FOR SWITCHING OF LIGHTING OR SIGN CIRCUITS SHALL BE APPROVED FOR SWITCHING DUTY AND SHALL BE MARKED "SWO" IN ACCORDANCE WITH N.E.C. ART. 240.83 (D).
9. PROVIDE "LOCKING" TYPE DEVICES ON ALL CIRCUIT BREAKERS CONNECTED TO EMERGENCY AND NIGHT LIGHTING, SIGNS, FIRE ALARM, SECURITY SYSTEMS, AFTER HOUR DEPOSIT AND AUTOMATIC TELLER MACHINES.
10. ALL SWITCHES, DUPLEX RECEPTACLES, AND TELEPHONE OUTLETS TO BE FLUSH MOUNTED, THROUGHOUT.
11. ALL SERVICE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.
12. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATIONS OF HVAC EQUIPMENT.
13. SEE REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.
14. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.
15. CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.
16. CONSULT ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, CEILINGS, ETC.
17. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.
18. THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS. ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM.
19. ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FT. SHALL BE PROVIDED WITH A PULL WIRE OR FISH TAPE / CONDU.
20. ALL BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL BE INCREASED TO THE NEXT LARGER SIZE WHERE THE LENGTH OF THE HOME RUN EXCEEDS 100 FT. ON 120/208V CIRCUITS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.
22. CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGE TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSES, THE CONTRACTOR SHALL PROVIDE THE CORRECTLY SIZED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS.
23. CONTRACTOR SHALL VERIFY WIRE SIZES, C/B AND FUSE RATINGS FOR ALL HVAC EQUIPMENT. AND BRING TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER ANY DISCREPANCIES AFFECTING THE WORK PRIOR TO PROCEEDING.
24. HORSEPOWER RATINGS INDICATED ON DRAWING MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT AND / OR THE ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.
25. PROVIDE APPROVED "MAG" TYPE CIRCUIT BREAKERS FOR ALL HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT INDICATED FOR CONNECTION ON ELECTRICAL DRAWINGS.
26. ALL DEVICES AND COVER PLATES SHALL BE CONSTRUCTED OF VOIDED NYLON MATERIALS. COLOR OF DEVICES AND WATCHING COVER PLATES SHALL BE AS SELECTED BY THE ARCHITECT.
27. THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.
28. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE SERVICE REQUIREMENTS FOR POWER AND TELEPHONE UTILITIES.

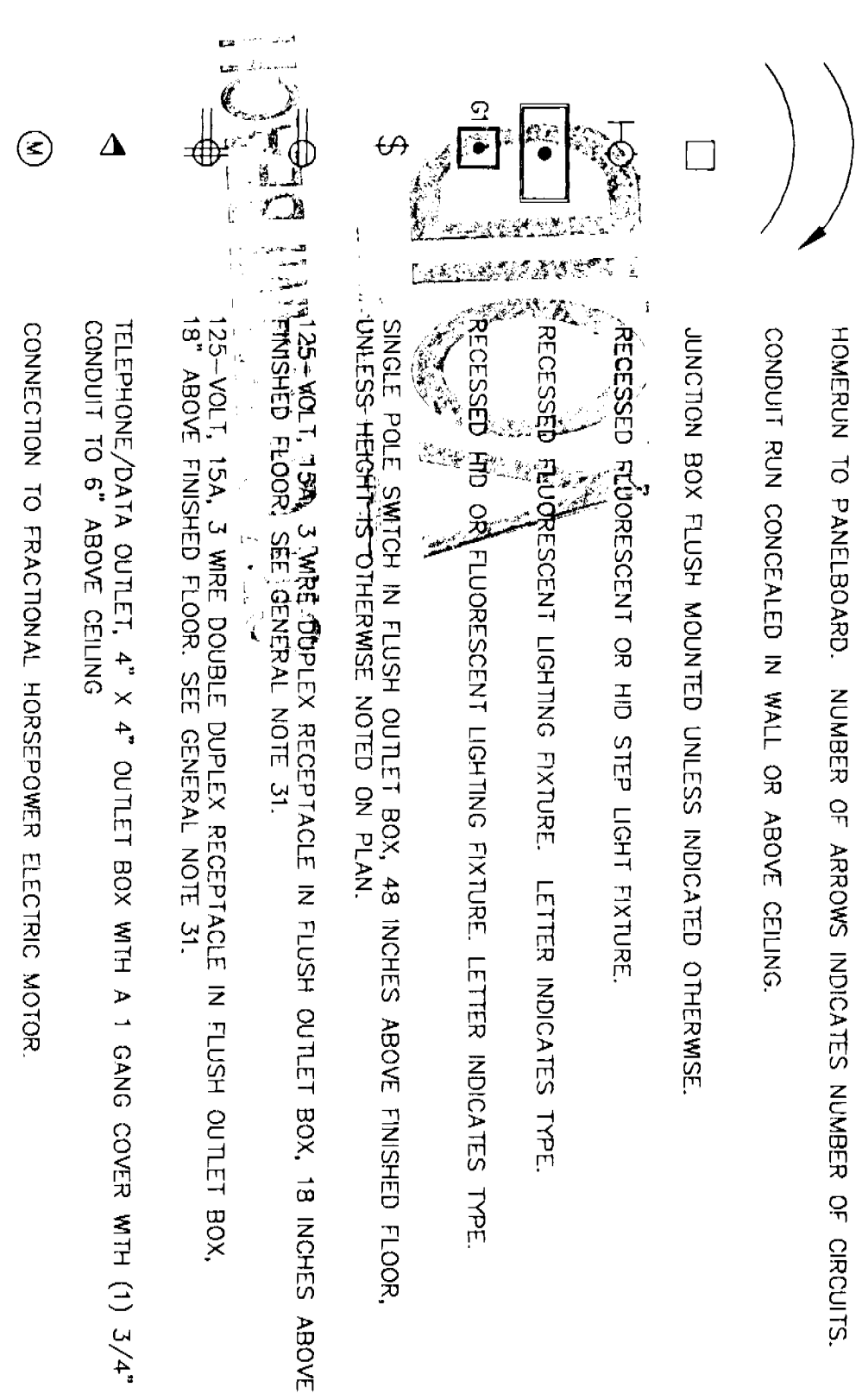
29. PROVIDE A #10 NEUTRAL CONDUCTOR FOR ALL MULTIWIRE RECEPTACLE BRANCH CIRCUITS.
30. FOR ALL EQUIPMENT RATED 100 AMPS OR LESS, E.C. SHALL PROVIDE TERMINATIONS WHICH ARE LISTED FOR USE AT 75 DEGREES C OR PROVIDE WIRING SIZED USING THE 60 DEGREE C AMPACITY.
31. RECEPTACLES ON SEPARATE CIRCUITS SHALL BE RATED 20 AMP, 120 VOLT.
32. WIRE AND CABLE SHALL BE COPPER, TYPE THHN/THWN, MINIMUM #12 AWG.
33. PANELBOARD DIRECTORIES SHALL BE UPDATED TO REFLECT ALL WORK DONE AS PART OF THIS PROJECT.
34. ALL NEW BRANCH CIRCUITS SHALL BE EQUIPPED WITH A MINIMUM #12 AWG GREEN EQUIPMENT GROUND CONDUCTOR.
35. CONDUIT RUN UNDERGROUND SHALL BE PVC SCHEDULE 40. ALL BUILDING WIRING SHALL BE RUN IN METALLIC CONDUIT. INTERIOR CONDUIT SHALL BE EXH. EXTERIOR CONDUIT SHALL BE IMC OR RMC.
36. FOR IG RECEPTACLES, PROVIDE 2#12 GREEN GROUND WIRES IN BRANCH CIRCUIT BACK TO PANELBOARD.
37. - 49. NOT USED.
50. DISCONNECT EXISTING AHD AND AIN AT THIS LOCATION. EXTEND EXISTING POWER CIRCUITS TO NEW AIN AND AHD LOCATIONS (SEE NOTES 51 AND 52).
51. EXTEND NEW POWER FROM EXISTING AIN LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.
52. PROVIDE JUNCTION BOX 70" AFF FROM AHD POWER. CONNECT TO AND USING FLEXIBLE METALLIC CONDUIT. EXTEND NEW POWER FROM EXISTING AHD LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.
53. PROVIDE CONNECTION (USE FLEXIBLE CONDUIT) FOR MECHANICAL FAN (WITH PLUG-IN MOTOR USED AS DISCONNECT). CONNECT TO LOCAL LIGHTING CIRCUIT AHEAD OF SWITCHING.
54. DISCONNECT AND REMOVE (TWO) 2 X 4 RECESSED FLUORESCENT LIGHTING FIXTURES THIS AREA. RELOCATE ONE LIGHTING FIXTURE TO NEW AIN / AHD ROOM AS INDICATED. CONNECT TO EXISTING LOCAL LIGHTING CIRCUIT AHEAD OF SWITCHING. CLEAN AND RELAMP EXISTING FIXTURE BEING USED.
55. CONNECT TO EXISTING LOCAL RECEPTACLE CIRCUIT.
56. CONNECT TO EXISTING 120 WAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 168 VA). CONNECT AIN LIGHTING TO EXISTING OUTDOOR LIGHTING CIRCUIT CONTROLLED BY PHOTOCELL ON PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTRACTOR CIRCUIT.
57. CONNECT TO EXISTING 120 WAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 150 VA). CONNECT STEP LIGHTING TO EXISTING OUTDOOR LIGHTING CIRCUIT CONTROLLED BY PHOTOCELL ON PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTRACTOR CIRCUIT.
58. - 99. NOT USED.
100. PROVIDE AIN TRANSACTION CAMERA. PROVIDE 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED 60" AFF ON THE RIGHT SIDE OF THE AIN VIEWED FROM THE REAR. PROVIDE 3/4" CONDUIT TO ABOVE CEILING. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.
101. PROVIDE AIN MACHINE ALARM. PROVIDE 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED 12" AFF ON THE RIGHT SIDE OF THE AIN VIEWED FROM THE REAR. PROVIDE 3/4" CONDUIT TO ABOVE CEILING. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.
102. PROVIDE AIN SURVEILLANCE CAMERA. COORDINATE MOUNTING WITH EXISTING CONDITIONS. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING. RECONFIRM EXACT LOCATION PRIOR TO ROUGHING.
103. PROVIDE AIN ALARM. PROVIDE 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED FLUSH WITH WALL, CENTERED OVER NIGHT DEPOSITORY CHEST AT 70" AFF. PROVIDE 3/4" CONDUIT TO ABOVE CEILING. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.

SYMBOL	QTY	TYPE	DESC.	MTG.	FIXTURE	VOLTS	VA	LIGHTING FUTURE SCHEDULE		REMARKS
								WEG.	MODEL	
G1	2	42W TT	ELECTRONIC RECESSED	120	84			SPEC-	AMP1137X-42RT	RECESSED COMPACT FLUORESCENT DOWNLIGHT.
OC	2	131T	ELECTRONIC RECESSED	120	30			120-LLV-LP-D08	4452-A-2/131T- RECESSED STEP LIGHT. U.L. LISTED. MNT LOCATION RATED FOR MOUNTING IN CONCRETE. MOUNT WITH BOTTOM OF FIXTURE 6" ABOVE INDICATED GRADE.	

NO SUBSTITUTIONS. SEE SPECIFICATION SECTIONS 26 51 00 (INTERIOR LIGHTING) AND 26 56 00 (EXTERIOR LIGHTING) FOR ADDITIONAL INFORMATION.

NATIONAL SALES CONTRACT
ALL LIGHTING FIXTURES, PANELBOARDS, DISCONNECTS, CONTACTORS, AND SIMILAR EQUIPMENT SHALL BE PURCHASED THROUGH WACHOVIA NATIONAL SALES CONTRACT.
CONTACT ERIC SWANN (704-587-4025/ERIC.SWANN@GE.COM) OR DEBBIE CALDWELL (704-587-4021/DEBBIE.CALDWELL@GE.COM) AT GE SUPPLY IN CHARLOTTE, NC FOR PRICING.

ELECTRICAL SYMBOL LEGEND



Notes:

Revisions:

Scale:

Handwritten signature and date: 11/12/10

Consultants:

WACHOVIA
ARCHITECTURAL ENGINEERING INCORPORATED
3445 EAST LAKE BOULEVARD
CONSTRUCTION ENGINEERS
CONTRACT OF ADMINISTRATION
PLANTATION, FL 33465
(727) 794-1472
FL 33584
W. RONALD WOLFEIN P.E. 30270

ELEMENTS
ARCHITECTS - INTERIOR DESIGNERS
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Fax (813) 251-0886
M: (813) 251-0886
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1680 Grand Way Suite 503
Miami, Florida 33145
Phone (305) 858-5898
Fax (305) 858-5890

WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA
Drawing Number: 01/2107

E-01

01-080107141

Drawing Title/Scale/Drawn by: WEE
ELECTRICAL
LEGEND, SCHEDULE, NOTES
SCALE: NONE

Actor Road Baruch
1901 Actor Road

MIAMI BEACH
Furn # 02 3234 0010030

Process # 30800543

Complete Permit Service
ROBERT AQUILINO
CELLULAR
706-409-5060

14865 S.W. 164 Terr.
Miami, FL 33187

14865 S.W. 164 Terr.
Miami, FL 33187

[illegible]

1. **Pro**
 2. **Con**
 3. **Pro**
 4. **Con**
 5. **Pro**
 6. **Con**
 7. **Pro**
 8. **Con**
 9. **Pro**
 10. **Con**
 11. **Pro**
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 95. **Pro**
 96. **Con**
 97. **Pro**
 98. **Con**
 99. **Pro**
 100. **Con**

11/30/01

Year



Derm Number 2007-1109-1352-0777
 Contact Name HP ROBERT AQUILINO
 Contact Phone (785)402-5058
 Folio 82-3234-001-0030
 Project Name INTERIOR REMODELING
 Date Received 11/09/2007
 Reviewer Name MIGUEL DE ARANAS

RATIONAL ANALYSIS CALCULATIONS
For
Building Department Comments

Project:
Transfer Bridges for
Wachovia, 1901 Alton Road
Miami Beach, Florida

Date: 05-30-2011

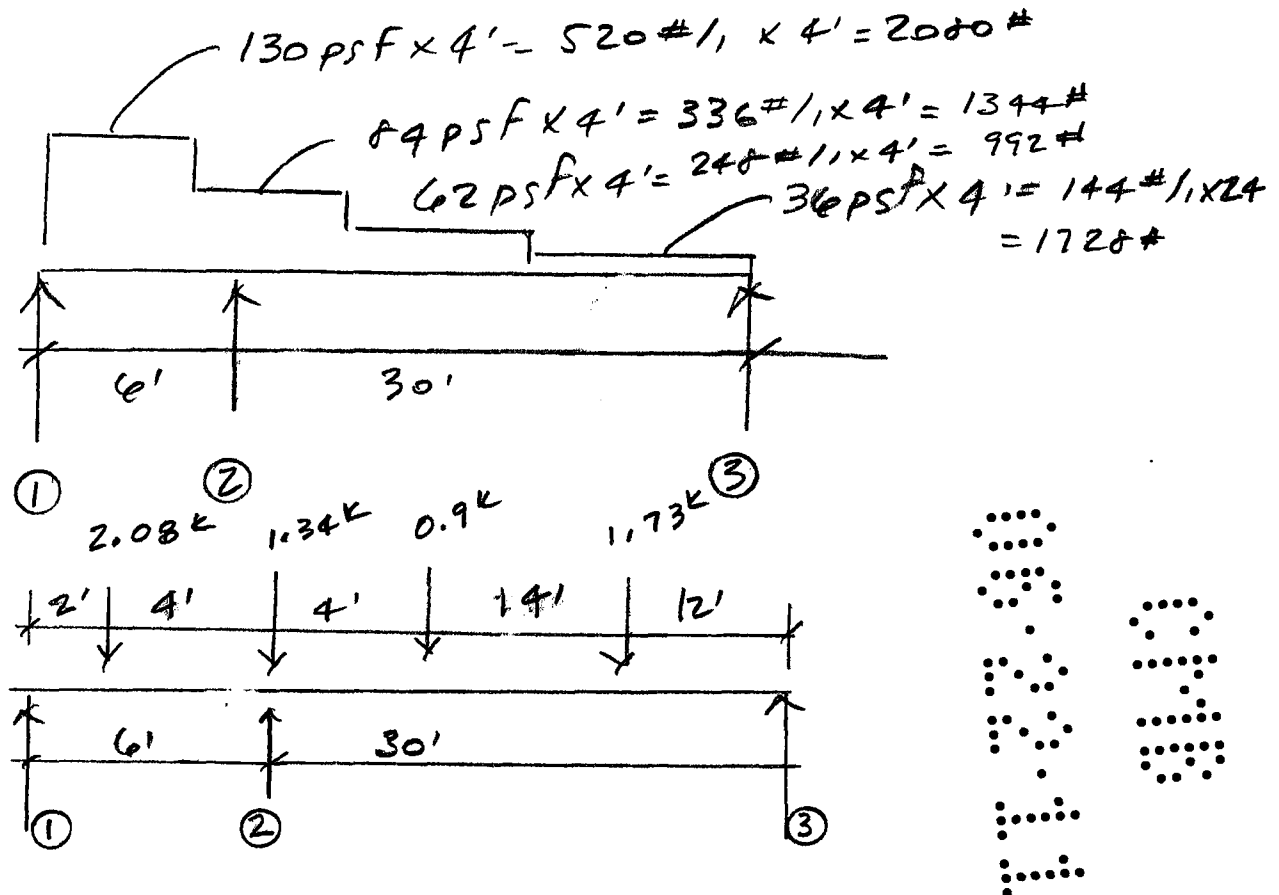
PAGE #1 -3

ALEX KONDRAT & ASSOCIATES, INC.
ALEX KONDRAT P.E. # 58086
C.A. # 00009717
13311 SW 103 TER
MIAMI, FLORIDA 33186

Handwritten:
5/30/11
PAGES 1-3

Alex Kondrat & Associates, Inc.
 Structural Engineers
 P.E. No. 58086, C.A. No. 9717
 Tel: (305) 387-5770 Fax: (305) 387-5769
 Miami, Florida

JOB: WACHOVIA ALTON RD
 SHEET NO. MIAMI BEACH
 CALCULATED BY: AK
 DATE: 5/30/11 1 OF 3
 SCALE: NTS



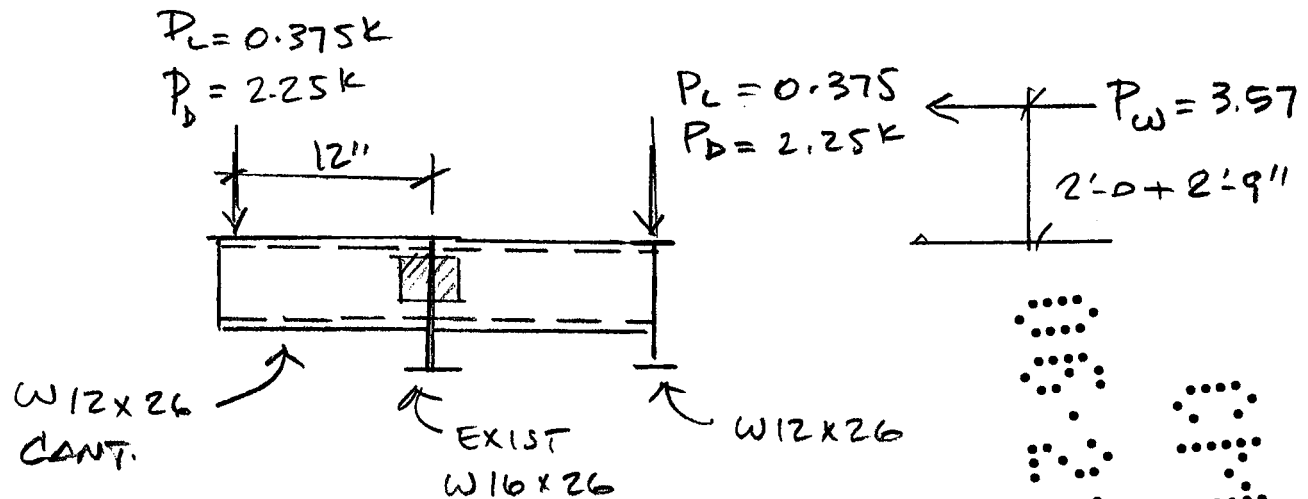
$$\text{REACTION } ① = 2.08 \text{ k} \times \frac{4}{6} = \underline{1.39 \text{ k}}$$

$$\text{REACTION } ② = 2.08 \text{ k} \left(\frac{2}{6} \right) + 1.34 \text{ k} + \left(1.73 \text{ k} (12') + 0.9 \text{ k} (28') \right) / 30'$$

$$\text{REACTION } ② = 0.7 \text{ k} + 1.34 \text{ k} + 1.53 \text{ k} = \underline{3.57 \text{ k}}$$

$$\text{REACTION } ③ = 0.9 \text{ k} (4') + 1.73 \text{ k} (18') / 30 = \underline{1.16 \text{ k}}$$

5/30/11



$$M_w = 3.57K(4.75') = 17K-1$$

$$M_{D+L} = (2.25 + 0.375)(1'-0) = 2.625K-1$$

$$\Sigma M = 19.6K-1$$

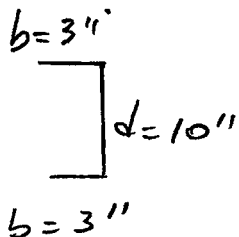
CHECK W12x26 FOR BENDING

$$f_b = \frac{M}{S} = \frac{19.6K-1 \times 12''}{33.4in^3} = 7Ksi \geq F_b = 0.6(36Ksi) = 21.6Ksi \quad (OK)$$

CHECK CONNECTION (SHEAR + BENDING)

$$f = \sqrt{f_v^2 + f_b^2} \quad f_v = \frac{P}{2Lte} = \frac{2.625K}{(2 \times 10 \times 0.176) \times 2} = 373psi$$

$$f_b = \frac{M}{S} = \frac{19.6(12)}{(2)(bd + \frac{d^2}{6})} = \frac{235K-1}{(2)(3 \times 10 + \frac{10^2}{6})} = 2517psi$$



5/30/11

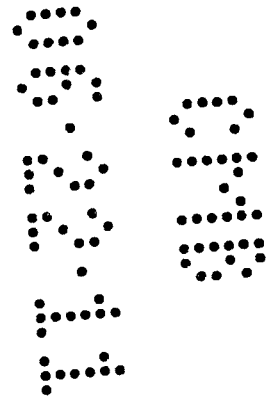
Alex Kondrat & Associates, Inc.
Structural Engineers
P.E. No. 58086, C.A. No. 9717
Tel: (305) 387-5770 Fax: (305) 387-5769
Miami, Florida

JOB: WACHOVIA ALTON RD
SHEET NO. MIAMI BEACH
CALCULATED BY: AK
DATE: 5/30/11 3 OF 3
SCALE: NTS

$$RESULTANT = \sqrt{2517^2 + 373^2} = 2545 \text{ PSI}$$

$$F_{all} = 0.3 F_u = 0.3(70 \text{ KSI}) = 21 \text{ KSI}$$

$$F_{all} = 21 \text{ KSI} \geq 2.5 \text{ KSI} \quad (\text{OK})$$



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5/30/11

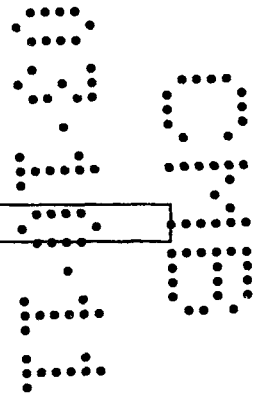
RATIONAL ANALYSIS CALCULATIONS

Project:
Transfer Bridges for
Wachovia, 1901 Alton Road
Miami Beach, Florida

Date: 03-07-2011

PAGE #1 -12

ALEX KONDRAT & ASSOCIATES, INC.
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PAGES 1-12
3/7/11

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Project:
Transfer Bridges for
Wachovia, 1901 Alton Road
Miami Beach, Florida

DESCRIPTION

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• Steel Girder reactions (Gravity & Uplift).....	3
• Design of Steel Beams (AISC-05).....	4-7
• Design of Steel Connections (welded & bolted).....	8-9
• Design of concrete pad footing.....	10-12

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MIAMI, FLORIDA 33186

1
PAGES 1-12
3/7/11

MECAWind Version 2.0.2.8 per ASCE 7-05

Developed by MECA Enterprises, Inc. Copyright 2011 www.mecaenterprises.com

Date : 3/9/2011 Project No. : CA# 9717
 Company Name : Alex Kondrat & Associates, Inc Designed By : AK PE#58086
 Address : 13311 SW 103 ter Description : Bridge
 City : Miami Customer Name : Wachovia
 State : Florida Proj Location : Alton Road, miami beach
 File Location: C:\Projects\BGA\wachovia alton rd\calcs\WACHOVIA BRIDGE.wnd

User Input Data:

Basic Wind Speed(V)	= 146.00 mph	Structure Type	= Other
Structural Category	= II	Exposure Category	= C
Natural Frequency	= N/A	Flexible Structure	= No
Importance Factor	= 1.00	Kd Directional Factor	= 0.85
Alpha	= 9.50	Zg	= 900.00 ft
At	= 0.11	Bt	= 1.00
Am	= 0.15	Bm	= 0.65
Cc	= 0.20	l	= 500.00 ft
Epsilon	= 0.20	Zmin	= 15.00 ft
B - Horizontal Dim.	= 36.00 ft	Ht- Grade to Top of Sign	= 20.20 ft
W - Sign Depth	= 3.00 ft	S - Vertical Sign Dim.	= 4.00 ft
Bs- Ratio of B / S	= 9.00	Sh- Ratio of S / Ht	= 0.20
E - Solidity Ratio	= 100.00 %		

Main Wind Force Resisting System(MWFRS)

Elev ft	Kz	Kzt	qz psf	W_Pres_Cf (1.84) psf
20.20	0.90	1.00	41.920	65.56
20.00	0.90	1.00	41.833	65.43
10.00	0.85	1.00	39.374	61.58

Note: W_Pres_Cf is Wind Pressure based on Cf(Force Coefficient)

Figure 6-20: Wind Loads for Solid Signs & Freestanding Walls

Case A & Case B

Cf - Force Coefficient	= 1.84
Rd - Reduction Factor $(1-(1-E)^{1.5})$	= 1.00
Kz	= 0.90
Kzt	= 1.00
Qz	= 41.920 psf
Wind Pressure at Elevation 20.2 ft	= 65.564 psf

Notes: 1) Signs with openings comprising < 30% of gross area are considered solid signs

2) Force Coefficients for solid signs with openings shall be multiplied by Rd
 3) Case C only applies when Bs >= 2

Case C

Distance from leading edge ft	Cf Force Coeff.	Kz	Kzt	Qh psf	Wind_Pressure @ Distance psf
From 0 to 4.0	3.65	0.90	1.00	41.92	130.06
From 4.0 to 8.0	2.35	0.90	1.00	41.92	83.74
From 8.0 to 12.0	1.75	0.90	1.00	41.92	62.36
From 12.0 to 36.0	1.00	0.90	1.00	41.92	35.63

RdC - Reduction Factor for Case C ($1.8 - S / Ht$) = 1.00
 Note: When $S / Ht > 0.8$ then Cf must be multiplied by RdC.

Low Rise Bldg Provisions per Fig. 6-10: MWFRS Transverse Direction

Building Surface	GCpf	+GCpi	-GCpi	qh psf	Min P psf	Max P psf
1	0.4	0.18	-0.18	41.92	9.22	24.31
2	-0.69	0.18	-0.18	41.92	-36.47	-21.38
3	-0.37	0.18	-0.18	41.92	-23.06	-7.96
4	-0.29	0.18	-0.18	41.92	-19.70	-4.61
5	-0.45	0.18	-0.18	41.92	-26.41	-11.32
6	-0.45	0.18	-0.18	41.92	-26.41	-11.32
1E	0.61	0.18	-0.18	41.92	18.03	33.12
2E	-1.07	0.18	-0.18	41.92	-52.40	-37.31
3E	-0.53	0.18	-0.18	41.92	-29.76	-14.67
4E	-0.43	0.18	-0.18	41.92	-25.57	-10.48
1T	*	*	*	*	2.31	6.08
2T	*	*	*	*	-9.12	-5.34
3T	*	*	*	*	-5.76	-1.99
4T	*	*	*	*	-4.93	-1.15

Low Rise Bldg Provisions per Fig. 6-10: MWFRS Longitudinal Direction

Building Surface	GCpf	+GCpi	-GCpi	qh psf	Min P psf	Max P psf
1	0.4	0.18	-0.18	41.92	9.22	24.31
2	-0.69	0.18	-0.18	41.92	-36.47	-21.38
3	-0.37	0.18	-0.18	41.92	-23.06	-7.96
4	-0.29	0.18	-0.18	41.92	-19.70	-4.61
5	-0.45	0.18	-0.18	41.92	-26.41	-11.32
6	-0.45	0.18	-0.18	41.92	-26.41	-11.32
1E	0.61	0.18	-0.18	41.92	18.03	33.12
2E	-1.07	0.18	-0.18	41.92	-52.40	-37.31
3E	-0.53	0.18	-0.18	41.92	-29.76	-14.67
4E	-0.43	0.18	-0.18	41.92	-25.57	-10.48
1T	*	*	*	*	2.31	6.08
2T	*	*	*	*	-9.12	-5.34
3T	*	*	*	*	-5.76	-1.99
4T	*	*	*	*	-4.93	-1.15

WACHOVIA ALTON ROAD

- DERIVE LOADS ON BRIDGE

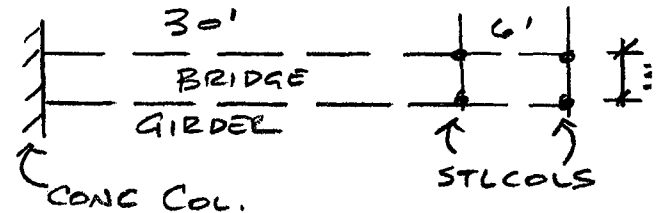
$$\text{GRAVITY} = \text{D.L.} - 15 \text{ psf}$$

$$\text{L.L.} - 30 \text{ psf}$$

LOAD ON EA GIRDER

$$L = 30 \text{ psf} \times 30' / 2 = 45 \text{ PLF}, D = 15 \text{ psf} \times 2 \times 30' / 2 = 45 \text{ PLF}$$

$$\text{WIND} = 65.6 \text{ psf} \times 30' / 2 = 98.4 \text{ PLF}$$



LOAD @ CONC COLUMN

$$Q_D = 125 \text{ PLF} \times 30' / 2 = 1875 \#$$

$$Q_L = 45 \text{ PLF} \times 30' / 2 = 675 \#$$

$$U = 98.4 \text{ PLF} \times 30' / 2 = 1476 \#$$

$$Q_{D+L} = 2550 \#$$

LOAD @ STEEL COL'S

$$Q_D = 125 \text{ psf} \times (30 + 6) / 2 = 2250 \#, \quad Q_D = 125 \times 6' / 2 = 375 \#$$

$$U = 98.4 \times (36 / 2) = 1771 \#, \quad U = 98.4 \times 6' / 2 = 295 \#$$

$$Q_L = 45 \text{ PLF} (36 / 2) = 810 \#, \quad Q_L = 45 \times 6 / 2 = 135 \#$$

$$Q_{D+L} = 3060 \#$$

$$Q_{D+L} = 510 \#$$

Alex Kondrat & Assoc., Inc.
13311 SW 103 ter
Miami, FL 33186
PE 58086, CA 9717

Title :
Dsgnr:
Project Desc.:

Project Notes :

Job #

Printed: 9 MAR 2011, 12:27AM

Steel Beam

File: C:\Projects\BGA\wachovia altm rd\calcswachovia altm.ec6
ENERCALC, INC. 1983-2011, Ver: 8.2.00, N: 24267

Lic. #: KW-06006846

Licensee: ALEX KONDRAT & ASSOCIATES INC

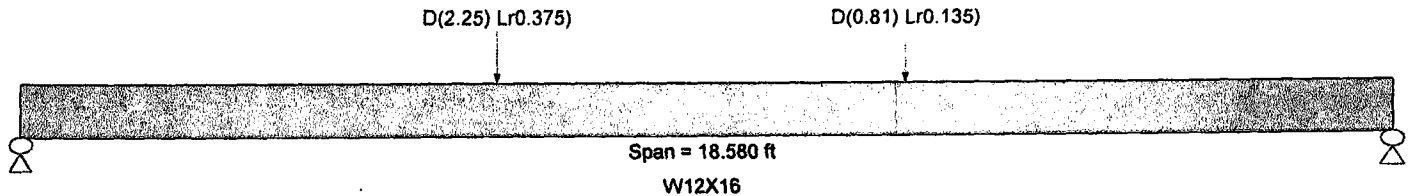
Description: W12X16

Material Properties

Calculations per AISC 360-05, IBC 2009, CBC 2010, ASCE 7-05

Analysis Method: Allowable Stress Design
Beam Bracing: Beam is Fully Braced against lateral-torsion buckling
Bending Axis: Major Axis Bending
Load Combination 2006 IBC & ASCE 7-05

Fy: Steel Yield: 36.0 ksi
E: Modulus: 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Load(s) for Span Number 1
Point Load: D = 2.250, Lr = 0.3750 k @ 6.50 ft
Point Load: D = 0.810, Lr = 0.1350 k @ 12.0 ft

DESIGN SUMMARY

Maximum Bending Stress Ratio =	0.385 : 1	Maximum Shear Stress Ratio =	0.058 : 1
Section used for this span	W12X16	Section used for this span	W12X16
Mu : Applied	13.897 k-ft	Vu : Applied	2.190 k
Mn / Omega : Allowable	36.108 k-ft	Vn/Omega : Allowable	68.016 k
Load Combination	+D+Lr+H	Load Combination	+D+Lr+H
Location of maximum on span	6.503ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1
Maximum Deflection			
Max Downward L+Lr+S Deflection	0.035 in	Ratio =	6362
Max Upward L+Lr+S Deflection	0.000 in	Ratio =	0 < 360
Max Downward Total Deflection	0.260 in	Ratio =	858
Max Upward Total Deflection	0.000 in	Ratio =	0 < 360

Design OK

Maximum Forces & Stresses for Load Combinations

Load Combination	Segment Length	Span #	Max Stress Ratios		Summary of Moment Values							Summary of Shear Values		
			M	V	Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Va Max	Vnx	Vnx/Omega
Overall MAXimum Envelope														
Dsgn. L = 18.58 ft		1	0.385	0.058	13.90		13.90	60.30	36.11	1.00	1.00	2.19	57.02	38.02
+D														
Dsgn. L = 18.58 ft		1	0.332	0.050	12.00		12.00	60.30	36.11	1.00	1.00	1.90	57.02	38.02
+D+Lr+H														
Dsgn. L = 18.58 ft		1	0.385	0.058	13.90		13.90	60.30	36.11	1.00	1.00	2.19	57.02	38.02
+D+0.750Lr+0.750L+H														
Dsgn. L = 18.58 ft		1	0.372	0.056	13.42		13.42	60.30	36.11	1.00	1.00	2.12	57.02	38.02
+D+0.750Lr+0.750L+0.750W+H														
Dsgn. L = 18.58 ft		1	0.372	0.056	13.42		13.42	60.30	36.11	1.00	1.00	2.12	57.02	38.02
+D+0.750Lr+0.750L+0.5250E+H														
Dsgn. L = 18.58 ft		1	0.372	0.056	13.42		13.42	60.30	36.11	1.00	1.00	2.12	57.02	38.02

Overall Maximum Deflections - Unfactored Loads

Load Combination	Span	Max. "Δ" Defl	Location in Span	Load Combination	Max. "Δ" Defl	Location in Span
D+Lr	1	0.2598	9.011		0.0000	0.000

Vertical Reactions - Unfactored

Support notation: Far left is #1

Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	2.190	1.678
D Only	1.899	1.459
Lr Only	0.292	0.218
D+Lr	2.190	1.678

Alex Kondrat & Assoc., Inc.
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PE 58086, CA 9717

Title :
Dsgnr:
Project Desc.:

Project Notes :

Job #

5

Printed: 9 MAR 2011, 12:29AM

Steel Beam

File: C:\Projects\BGA\wachovia alton rd\calcswachovia alton.ssb
ENERCALC, INC. 1983-2011, Ver. 6.2.00, 1/24/07

Lic. #: KW-06006846

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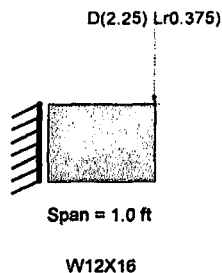
Description: W12X16 CANTILEVER

Material Properties

Analysis Method: Allowable Stress Design
Beam Bracing: Beam is Fully Braced against lateral-torsion buckling
Bending Axis: Major Axis Bending
Load Combination 2006 IBC & ASCE 7-05

Calculations per AISC 360-05, IBC 2009, CBC 2010, ASCE 7-05

Fy: Steel Yield: 36.0 ksi
E: Modulus: 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Load(s) for Span Number 1
Point Load: D = 2.250, Lr = 0.3750 k @ 1.0 ft

DESIGN SUMMARY

Maximum Bending Stress Ratio =
Section used for this span
Mu: Applied
Mn / Omega: Allowable
Load Combination
Location of maximum on span
Span # where maximum occurs

0.073: 1
W12X16
2.633 k-ft
36.108 k-ft
+D+Lr+H
0.000ft
Span # 1

Maximum Shear Stress Ratio =
Section used for this span
Vu: Applied
Vn/Omega: Allowable
Load Combination
Location of maximum on span
Span # where maximum occurs

Maximum Deflection
Max Downward L+Lr+S Deflection
Max Upward L+Lr+S Deflection
Max Downward Total Deflection
Max Upward Total Deflection

0.000 in Ratio = 0 < 360
0.000 in Ratio = 0 < 360
0.001 in Ratio = 47482
0.000 in Ratio = 0 < 360

Design OK
0.069: 1
W12X16
2.641 k
38.016 k
+D+Lr+H
0.000 ft
Span # 1

Maximum Forces & Stresses for Load Combinations

Load Combination	Segment Length	Span #	Max Stress Ratios		Summary of Moment Values							Summary of Shear Values		
			M	V	Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Va Max	Vnx	Vnx/Omega
Overall MAXimum Envelope														
Dsgn. L = 1.00 ft		1	0.073	0.069		-2.63	2.63	60.30	36.11	1.00	1.00	2.64	57.02	38.02
+D														
Dsgn. L = 1.00 ft		1	0.063	0.060		-2.26	2.26	60.30	36.11	1.00	1.00	2.27	57.02	38.02
+D+Lr+H														
Dsgn. L = 1.00 ft		1	0.073	0.069		-2.63	2.63	60.30	36.11	1.00	1.00	2.64	57.02	38.02
+D+0.750Lr+0.750L+H														
Dsgn. L = 1.00 ft		1	0.070	0.067		-2.54	2.54	60.30	36.11	1.00	1.00	2.55	57.02	38.02
+D+0.750Lr+0.750L+0.750W+H														
Dsgn. L = 1.00 ft		1	0.070	0.067		-2.54	2.54	60.30	36.11	1.00	1.00	2.55	57.02	38.02
+D+0.750Lr+0.750L+0.5250E+H														
Dsgn. L = 1.00 ft		1	0.070	0.067		-2.54	2.54	60.30	36.11	1.00	1.00	2.55	57.02	38.02

Overall Maximum Deflections - Unfactored Loads

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
D+Lr	1	0.0005	1.000		0.0000	0.000

Vertical Reactions - Unfactored

Support notation: Far left is #1

Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	2.641	
D Only	2.266	
Lr Only	0.375	
D+Lr	2.641	

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Structural Engineers
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Miami, Florida

JOB: Wachovia Alton Road
SHEET NO.
CALCULATED BY: AK
DATE: 3/7/11
SCALE: NTS

6

LOADS ON EXIST W16x26 BEAM

$$\begin{aligned}\text{EXIST ROOF L} &- 30 \text{ psf} \times (11.33/2 + 2.5') = 245 \#/\text{ft} \\ \text{D} &- 15 \text{ psf} \times (11.33/2 + 2.5') = 122 \#/\text{ft}\end{aligned}$$

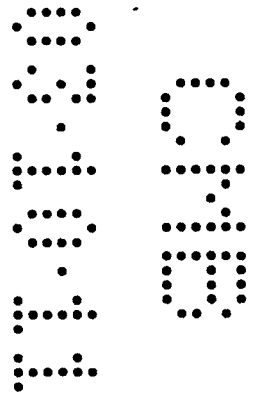
FROM PREVIOUS CALCS

STEEL COLUMN LOADS

$$P_D - 2.25 \text{ K}, P_L - 0.375 \text{ K}$$

$$P_D - 0.81 \text{ K}, P_L - 0.135 \text{ K}$$

(SEE OVERALL ANALYSIS)



Alex Kondrat & Assoc., Inc.
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Printed: 9 MAR 2011, 12:28AM

Steel Beam

File: C:\Projects\BGA\wachovia\allan rd\allan rd\wachovia\allan.ec6
ENERCALC, INC. 1993-2011, Ver: 6.2.00, N:24267

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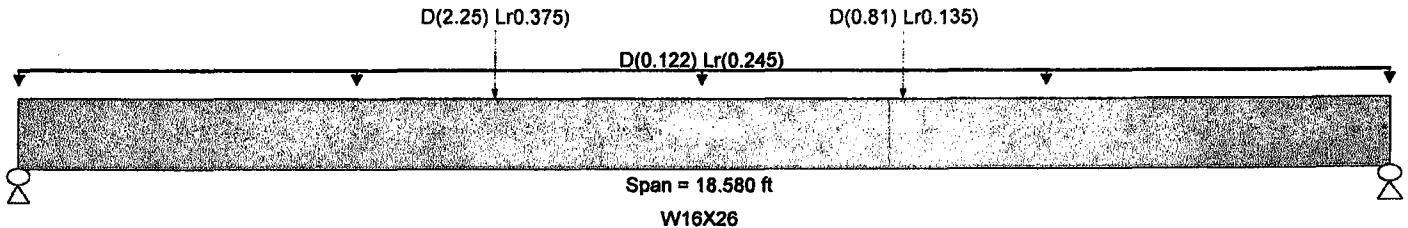
Description: W16x26 EXISTING

Material Properties

Analysis Method: Allowable Stress Design
Beam Bracing: Beam is Fully Braced against lateral-torsion buckling
Bending Axis: Major Axis Bending
Load Combination 2006 IBC & ASCE 7-05

Calculations per AISC 360-05, IBC 2009, CBC 2010, ASCE 7-05

Fy: Steel Yield: 36.0 ksi
E: Modulus: 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads

Load(s) for Span Number 1

Point Load: D = 2.250, Lr = 0.3750 k @ 6.50 ft

Point Load: D = 0.810, Lr = 0.1350 k @ 12.0 ft

Uniform Load: D = 0.1220, Lr = 0.2450 k/ft, Tributary Width = 1.0 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =

0.366 : 1

Maximum Shear Stress Ratio =

Section used for this span

W16X26

Section used for this span

Mu: Applied

29.038 k-ft

Vu: Applied

Mn / Omega: Allowable

79.401 k-ft

Vn / Omega: Allowable

Load Combination

+D+Lr+H

Load Combination

Location of maximum on span

7.804 ft

Location of maximum on span

Span # where maximum occurs

Span # 1

Span # where maximum occurs

Maximum Deflection

Max Downward L+Lr+S Deflection

0.088 in Ratio = 2538

Max Upward L+Lr+S Deflection

0.000 in Ratio = 0 < 360

Max Downward Total Deflection

0.206 in Ratio = 1084

Max Upward Total Deflection

0.000 in Ratio = 0 < 360

Maximum Forces & Stresses for Load Combinations

Load Combination	Segment Length	Span #	Max Stress Ratios		Summary of Moment Values							Summary of Shear Values		
			M	V	Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Va Max	Vnx	Vnx/Omega
Overall MAXimum Envelope	Dsgn. L = 18.58 ft	1	0.366	0.101	29.04		29.04	132.60	79.40	1.00	1.00	5.69	84.78	56.52
+D	Dsgn. L = 18.58 ft	1	0.216	0.055	17.19		17.19	132.60	79.40	1.00	1.00	3.13	84.78	56.52
+D+Lr+H	Dsgn. L = 18.58 ft	1	0.366	0.101	29.04		29.04	132.60	79.40	1.00	1.00	5.69	84.78	56.52
+D+0.750Lr+0.750L+H	Dsgn. L = 18.58 ft	1	0.328	0.089	26.02		26.02	132.60	79.40	1.00	1.00	5.05	84.78	56.52
+D+0.750Lr+0.750L+0.750W+H	Dsgn. L = 18.58 ft	1	0.328	0.089	26.02		26.02	132.60	79.40	1.00	1.00	5.05	84.78	56.52
+D+0.750Lr+0.750L+0.5250E+H	Dsgn. L = 18.58 ft	1	0.328	0.089	26.02		26.02	132.60	79.40	1.00	1.00	5.05	84.78	56.52

Overall Maximum Deflections - Unfactored Loads

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
D+Lr	1	0.2056	9.197		0.0000	0.000

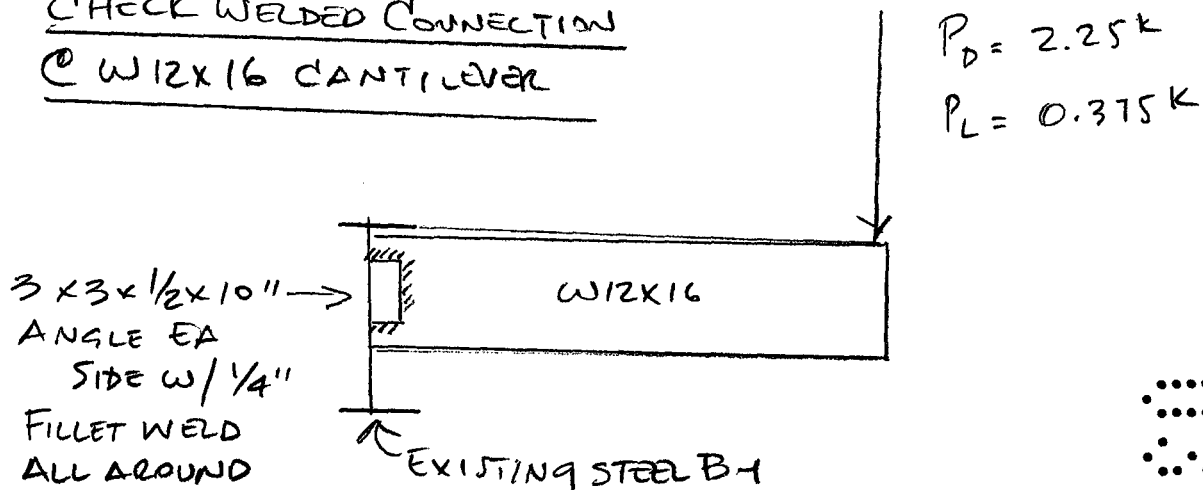
Vertical Reactions - Unfactored

Support notation: Far left is #1

Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	5.694	5.181
D Only	3.126	2.687
Lr Only	2.568	2.494
D+Lr	5.694	5.181

CHECK WELDED CONNECTION
@ W12X16 CANTILEVER



CHECK SHEAR + BENDING $f = \sqrt{f_v^2 + f_b^2}$

SHEAR STRESS $f_v = \frac{P}{2L t_e} = \frac{2.625K}{(2)(10)(0.176)} = 373 \text{ psi}$

$t_e = 0.707w = 0.707(1/4) = 0.176 \text{ inch}$

BENDING STRESS $f_b = \frac{M}{S}$ $M = 2.625 \times 12 \text{ inch} = 31.5 \text{ K-inch}$

$b = 3 \text{ inch}$ $d = 10 \text{ inch}$

$S = bd + \frac{d^2}{6} = (3)(10) + \frac{(10)^2}{6} = 23.3$

$f_b = \frac{31.5}{23.3} = 1352 \text{ psi}$

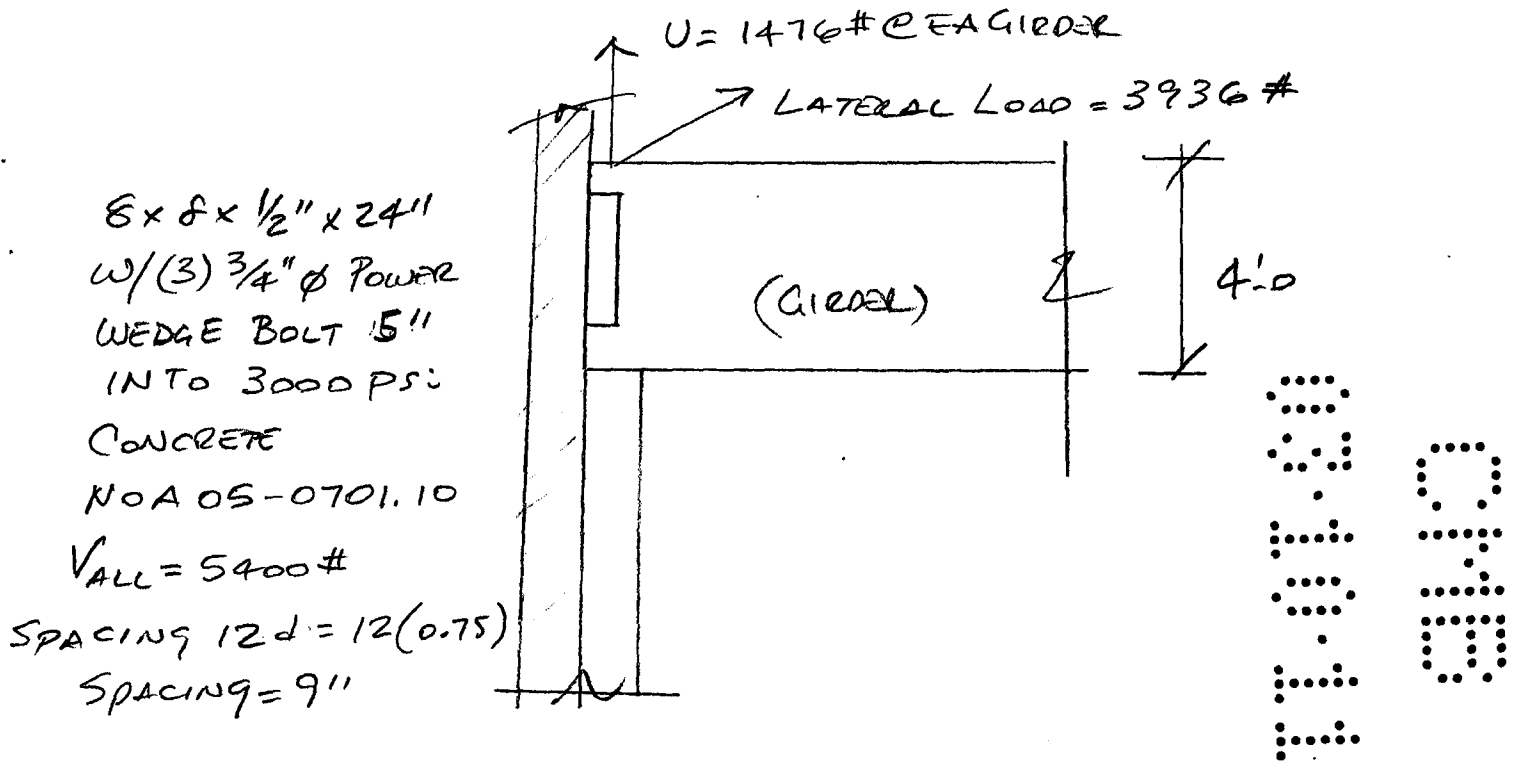
RESULTANT $= \sqrt{373^2 + 1352^2}$ BASED ON UNITY

$R = 1402 \text{ psi}$

$F_{\text{ALLOWABLE}} = 0.3 F_u = 0.3(70 \text{ ksi})$

$F_A = 21 \text{ ksi} \geq 1.4 \text{ ksi (OK)}$

CHECK UPLIFT CONNECTION (STEEL GIRDER)



$$U = 65.6 \text{ psf} \times 3'-0/2 \times 30'-0/2 = 1476 \# \leq 5400 \# (\text{OK})$$

$$L = 65.6 \text{ psf} \times 4'-0 \times 30'-0/2 = 3936 \# \leq 5400 \# (\text{OK})$$

CHECK ANGLE FOR BENDING

8" $L = 3936 \#$ $M = 3936 \times 4" = 15744 \#-in$
 $S = 8.36 in^3$
 $f_y = \frac{M}{S} = 1883 \text{ psi} \leq F_y = 36(0.75)$
 $1883 \text{ psi} \leq 27 \text{ ksi} (\text{OK})$

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 Miami, Florida

JOB: Wachovia Alton Road
 SHEET NO.
 CALCULATED BY: AK
 DATE: 3/7/11
 SCALE: NTS

10

VERIFY LOAD ON NEW PAD FOOTING

LOAD FROM GIRDER

$$G = 1013 \# \times 2 = 2026 \#$$

DEAD LOAD COL

$$P = 8 \times 4'-6 \times 150 \text{ pcf} \times 11'-8"$$

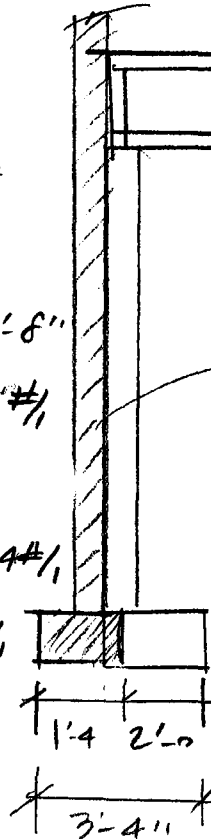
$$P = 5278 \# / 8'-0" = 660 \# /$$

$$\Sigma D = (.33)(2026) / 8'-0" = 84 \# /$$

$$\Sigma D = 660 + 84 = 744 \# /$$

$$\Sigma L = (0.67)(2026) = \frac{1357}{8'-0"}$$

$$\Sigma L = 170 \# /$$



EXISTING WALL

$$60 \text{ pcf} \times 20.5' = 1230 \# /$$

EXISTING ROOF-

$$\text{LIVE } 30 \text{ psf} \times 83' / 2 = 495 \# /$$

$$\text{DEAD } 25 \text{ psf} \times 83' / 2 = 413 \# /$$

$$\Sigma D = 1643 \# /$$

$$\Sigma L = 495 \# /$$

$$\text{TOTAL LOADINGS} = D - 744 + 1643 = 2387 \# /$$

$$L - 170 + 495 = 665 \# /$$

(SEE OVERALL CALCULATION)

Alex Kondrat & Assoc., Inc.
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PE 58086, CA 9717

Title :
Dsgnr:
Project Desc.:
Project Notes :

Job #

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Printed: 9 MAR 2011, 12:29AM

Wall Footing

File: C:\Projects\BGA\wachovia aillon rd\calcul\wachovia aillon.ecs
ENERCALC, INC. 1983-2011 Ver. 6.2.00, N:24257

Lic. #: KW-06006846

Licensee: ALEX KONDRAT & ASSOCIATES INC

Description: 2'-0"X8'-0" pad

General Information

Calculations per ACI 318-08, IBC 2009, CBC 2010, ASCE 7-05

Material Properties

fc : Concrete 28 day strength	=	3.0 ksi
fy : Rebar Yield	=	60.0 ksi
Ec : Concrete Elastic Modulus	=	3,122.0 ksi
Concrete Density	=	145.0 pcf
φ Values Flexure	=	0.90
Shear	=	0.750

Analysis Settings

Min Steel % Bending Reinf.	=	0.00140
Min Allow % Temp Reinf.	=	0.00180
Min. Overturning Safety Factor	=	1.50 : 1
Min. Sliding Safety Factor	=	1.50 : 1
AutoCalc Footing Weight as DL	:	Yes

Soil Design Values

Allowable Soil Bearing	=	2.50 ksf
Increase Bearing By Footing Weight	=	No
Soil Passive Resistance (for Sliding)	=	250.0 pcf
Soil/Concrete Friction Coeff.	=	0.30

Increases based on footing Depth

Reference Depth below Surface	=	ft
Allow. Pressure Increase per foot of depth when base footing is below	=	ksf ft

Increases based on footing Width

Allow. Pressure Increase per foot of width when footing is wider than	=	ksf ft
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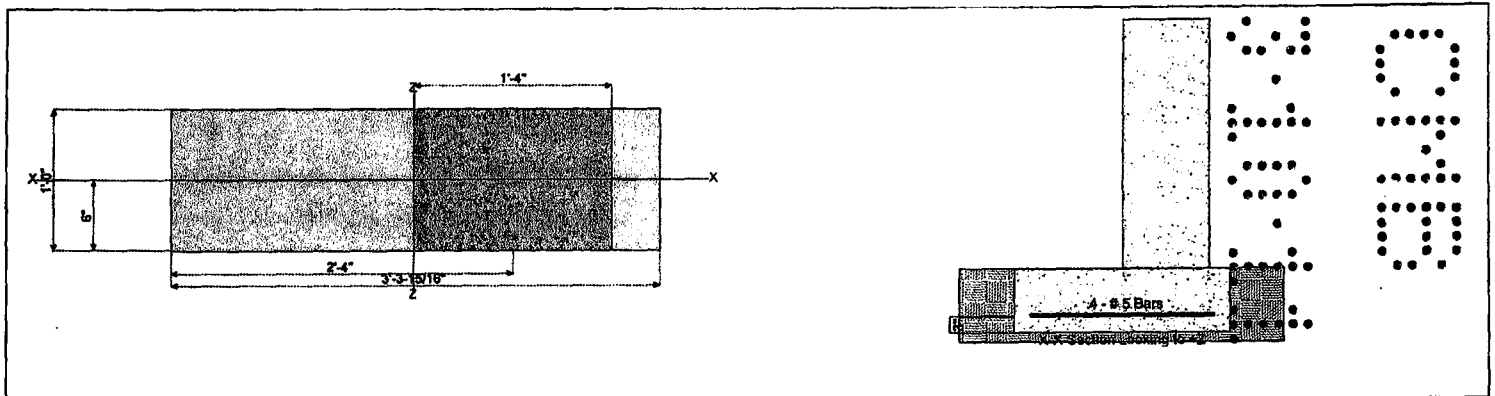
Dimensions

Footing Width	=	3.330 ft
Wall Thickness	=	16.0 in
Wall center offset from center of footing	=	8 in

Footing Thickness	=	12.0 in
Rebar Centerline to Edge of Concrete.. at Bottom of footing	=	3.0 in

Reinforcing

Bars along X-X Axis	=	12.00
Bar spacing	=	# 5
Reinforcing Bar Size	=	# 5



Applied Loads

	D	Lr	L	S	W	E	H
P : Column Load	=	2.387	0.6650				k
OB : Overburden	=						ksf
V-x	=						k
M-zz	=						k-ft
Vx applied	=						In above top of footing

DESIGN SUMMARY

Design OK

	Min. Ratio	Item	Applied	Capacity	Governing Load Combination
PASS	0.8594	Soil Bearing	2.148 ksf	2.50 ksf	+D+L+H
PASS	n/a	Overturning - Z-Z	0.0 k-ft	0.0 k-ft	No Overturning
PASS	n/a	Sliding - X-X	0.0 k	0.0 k	No Sliding
PASS	n/a	Uplift	0.0 k	0.0 k	No Uplift
PASS	0.01288	Z Flexure (+X)	0.1562 k-ft	12.131 k-ft	+1.20D+0.50Lr+1.60L+
PASS	0.06922	Z Flexure (-X)	0.8397 k-ft	12.131 k-ft	+1.40D
PASS	n/a	1-way Shear (+X)	0.0 psi	82.158 psi	n/a
PASS	0.1605	1-way Shear (-X)	13.189 psi	82.158 psi	+1.20D+0.50Lr+1.60L+

Alex Kondrat & Assoc, Inc.
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Miami, FL 33186
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Title :
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Project Desc.:
Project Notes :

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12

Printed: 9 MAR 2011, 12:29AM

Wall Footing

File: C:\Projects\BGA\wachovia elton rd\calc\wachovia elton.ec6
ENERCALC, INC. 1983-2011, Ver. 6.2.00, N-24267

Lic. #: KW-06006846

Licensee: ALEX KONDRAAT & ASSOCIATES INC

Description: 2'-0"x8'-0" pad

Detailed Results

Soil Bearing

Rotation Axis & Load Combination...	Gross Allowable	Xecc	Zecc	+Z	Actual Soil Bearing Stress	-X	Actual / Allowable Ratio
Z-Z, +D	2.50 ksf	6.654 in			0.01226 ksf	1.711 ksf	0.685
Z-Z, +D+L+H	2.50 ksf	6.907 in			0.0 ksf	2.148 ksf	0.859
Z-Z, +D+0.750Lr+0.750L+H	2.50 ksf	6.853 in			0.0 ksf	2.039 ksf	0.816
Z-Z, +D+0.750L+0.750S+H	2.50 ksf	6.853 in			0.0 ksf	2.039 ksf	0.816
Z-Z, +D+0.750Lr+0.750L+0.750W+H	2.50 ksf	6.853 in			0.0 ksf	2.039 ksf	0.816
Z-Z, +D+0.750L+0.750S+0.750W+H	2.50 ksf	6.853 in			0.0 ksf	2.039 ksf	0.816
Z-Z, +D+0.750Lr+0.750L+0.5250E+H	2.50 ksf	6.853 in			0.0 ksf	2.039 ksf	0.816
Z-Z, +D+0.750L+0.750S+0.5250E+H	2.50 ksf	6.853 in			0.0 ksf	2.039 ksf	0.816

Units : k-ft

Overturning Stability

Rotation Axis & Load Combination...	Overturning Moment	Resisting Moment	Stability Ratio	Status
-------------------------------------	--------------------	------------------	-----------------	--------

Footing Has NO Overturning

Sliding Stability

Force Application Axis

Load Combination...	Sliding Force	Resisting Force	Sliding Safety Ratio	Status
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Footing Has NO Sliding

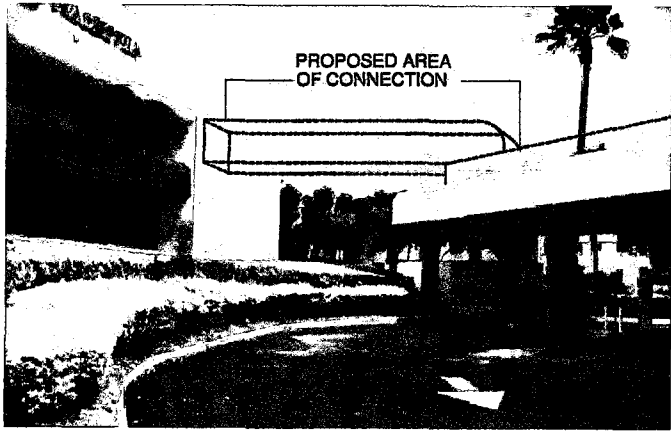
Footing Flexure

Flexure Axis & Load Combination	Mu k-ft	Which Side ?	Tension @ Bot. or Top ?	As Req'd in^2	Gvrn. As in^2	Actual As in^2	Phi*Min k-ft	Status
Z-Z, +1.40D	0.8397	-X	Bottom	0.0276	Calc'd Bending	0	12.131	OK
Z-Z, +1.40D	0.1389	+X	Bottom	0.0046	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50Lr+1.60L+1.60H	0.8089	-X	Bottom	0.0266	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50Lr+1.60L+1.60H	0.1562	+X	Bottom	0.0051	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+1.60L+0.50S+1.60H	0.8089	-X	Bottom	0.0266	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+1.60L+0.50S+1.60H	0.1562	+X	Bottom	0.0051	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+1.60Lr+0.50L	0.7473	-X	Bottom	0.0246	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+1.60Lr+0.50L	0.1306	+X	Bottom	0.0043	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50L+1.60S	0.7473	-X	Bottom	0.0246	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50L+1.60S	0.1306	+X	Bottom	0.0043	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50Lr+0.50L+1.60W	0.7473	-X	Bottom	0.0246	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50Lr+0.50L+1.60W	0.1306	+X	Bottom	0.0043	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50L+0.50S+1.60W	0.7473	-X	Bottom	0.0246	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50L+0.50S+1.60W	0.1306	+X	Bottom	0.0043	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50L+0.20S+E	0.7473	-X	Bottom	0.0246	Calc'd Bending	0	12.131	OK
Z-Z, +1.20D+0.50L+0.20S+E	0.1306	+X	Bottom	0.0043	Calc'd Bending	0	12.131	OK

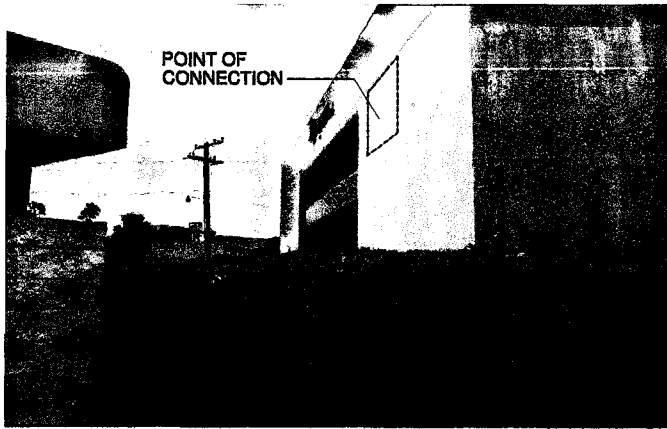
Units : k

Load Combination...	Vu @ -X	Vu @ +X	Vu:Max	Phi Vn	Vu / Phi*Vn	Status
---------------------	---------	---------	--------	--------	-------------	--------

+1.40D	12.169 psi	0 psi	12.169 psi	82.158 psi	0.1481	OK
+1.20D+0.50Lr+1.60L+1.60H	13.189 psi	0 psi	13.189 psi	82.158 psi	0.1605	OK
+1.20D+1.60L+0.50S+1.60H	13.189 psi	0 psi	13.189 psi	82.158 psi	0.1605	OK
+1.20D+1.60Lr+0.50L	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50L+1.60S	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50Lr+0.50L+1.60W	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50L+0.50S+1.60W	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50L+0.20S+E	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK



1 EXISTING SOUTH VIEW / PROPOSED CONNECTION



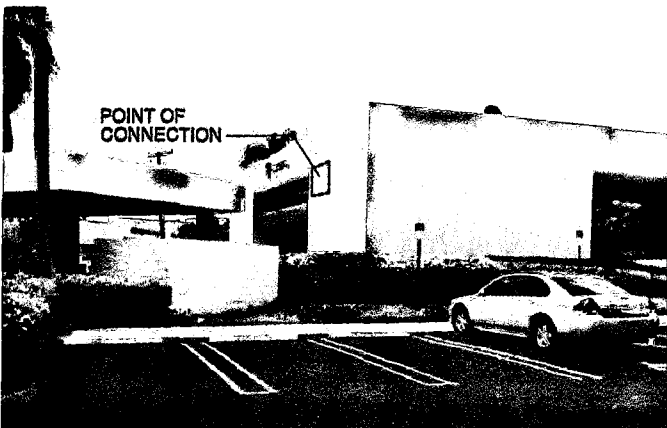
2 EXISTING NORTH VIEW



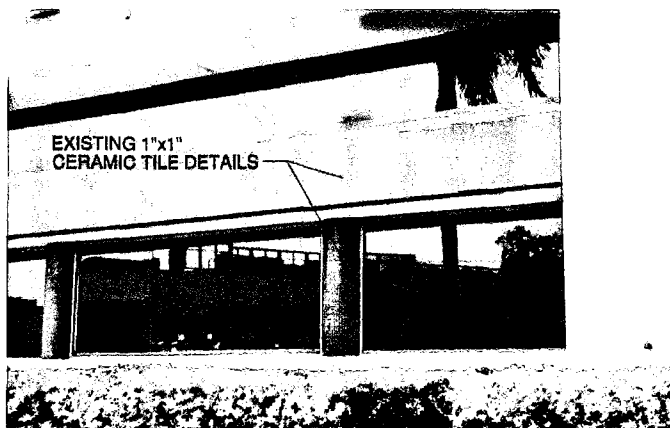
3 EXISTING SOUTH VIEW



4 EXISTING WEST VIEW



5 EXISTING NORTH VIEW
VIEW FROM EXISTING PARKING AREA



6 EXISTING EAST VIEW
OUTSIDE TELLERS AREA



7 EXISTING SOUTH VIEW



8 EXISTING TELLERS AREA INTERIOR VIEW



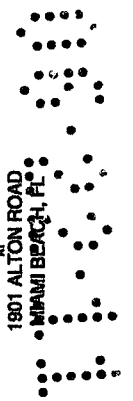
9 EXISTING COLUMN DETAIL

COLOR PHOTOGRAPHS OF EXISTING BUILDING / DRIVE-THRU CANOPY

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CONSULTANTS

CONNECTING BRIDGE
WACHOVIA DRIVE-THRU TELLERS
AT
1801 ALTON ROAD
MIAMI BEACH, FL



05-09-11 B.D.C.		
03-07-11 P.S.		
MARK	DATE	DESCRIPTION
A.S.	AS-BUILT	
P.S.	REVISION AFTER PERMIT	
S.D.	BUILDING DEPT. COMMENTS	
C.S.	COORDINATION CHANGES	
P.S.	PERMIT SET	
D.S.	DESIGN DEVELOPMENT	
P.S.	PUBLIC HEARING	
S.D.	SITE PLAN REVIEW	
PROJECT No. 2010CMS57		
DRAWN BY: A.V.		
CHECKED BY: Angel Milanés		

LEOPOLDO BELLÓN, AIA (AR-005737)
ANGEL MILANÉS, AIA (AR-015645)

SHEET TITLE
PHOTOS

A-5
SHEET OF

PNEUMATIC TUBES OVERHEAD
CONNECTING BRIDGE
@ WACHOVIA DRIVE-THRU TELLER

1901 ALTON ROAD
MIAMI BEACH, FL.

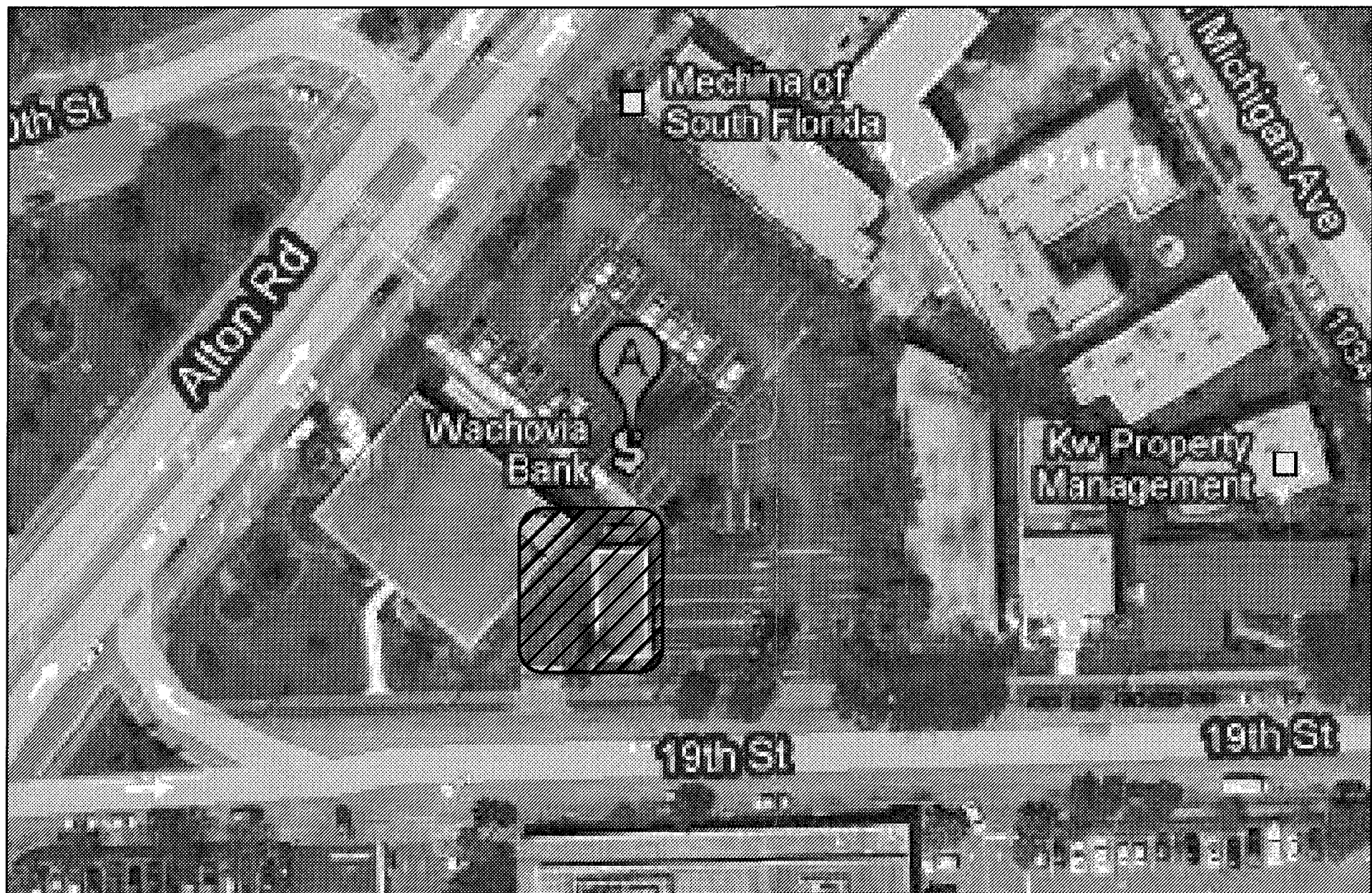
INDEX OF DRAWINGS	
ARCHITECTURE	STRUCTURE
A-0 COVER SHEET	S-1 ROOF PLAN
SP-1 EXISTING SITE PLAN	S-2 SECTIONS / DETAILS
A-1 ARCHITECTURAL GROUND FLOOR PLAN	S-3 SECTIONS / DETAILS
A-2 SECTIONS	
A-3 ELEVATIONS / DETAILS	
A-4 DETAILS	

ARCHITECTS

BELLON MILANES ARCHITECTS
12485 S.W. 137 Avenue, Suite 103
MIAMI, FL. 33186
PH. (305) 278-7776
FAX. (305) 278-7473

STRUCTURE

ALEX KONDRAT & ASSOCIATES, Inc.
12900 SW 128 STREET SUITE 104
MIAMI, FL. 33186
PH. (305) 387-5770
FAX. (305) 387-5769



2 LOCATION MAP
N.T.S.

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or
easements requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions
(pictures) and/or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.C. / C.O., or the release of bonds.)

Approved/Reviewed By: _____ Date: 09/23/11

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ZONING: _____
DRB/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ELEVATOR: _____

PROJECT No. 2010BM597
DRAWN BY: A.V.
CHECKED BY: Angel Milanes

SCOPE OF WORK:

1. OVERALL SCOPE OF WORK IS TO REPLACE EXISTING
DRIVE-THRU TELLERS-RELATED EQUIPMENT AND
UNDERGROUND PNEUMATIC (VACUUM) LINES WITH OVERHEAD
SYSTEM.
*REMOVE/REPLACE EXISTING EQUIPMENT.
*REMOVE/ABANDON EXISTING UNDERGROUND LINES.
*BUILD CONNECTING/OVERHEAD STRUCTURE (BRIDGE) FROM
OVER EXISTING CANOPY TO EXISTING TELLERS MAIN BUILDING.

2. PNEUMATIC/VACUUM AND POWER LINES CONTRACTOR (360
SECURITY SOLUTIONS) TO PREPARE SHOP DRAWINGS FOR CITY
AND ARCHITECTS APPROVAL/PERMITTING.

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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

CONNECTING BRIDGE
WACHOVIA DRIVE-THRU TELLERS
AT
1901 ALTON ROAD
MIAMI BEACH, FL

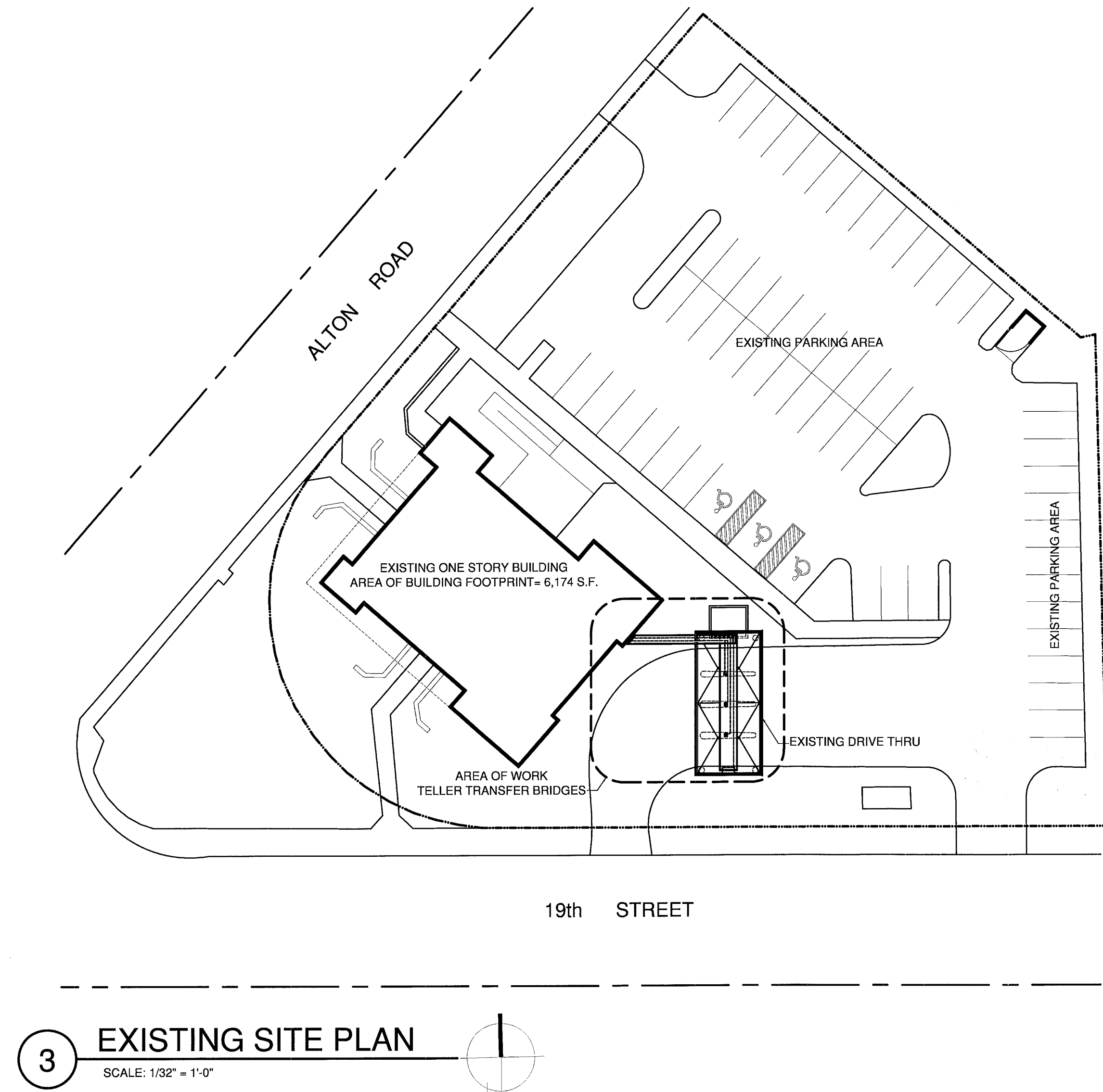
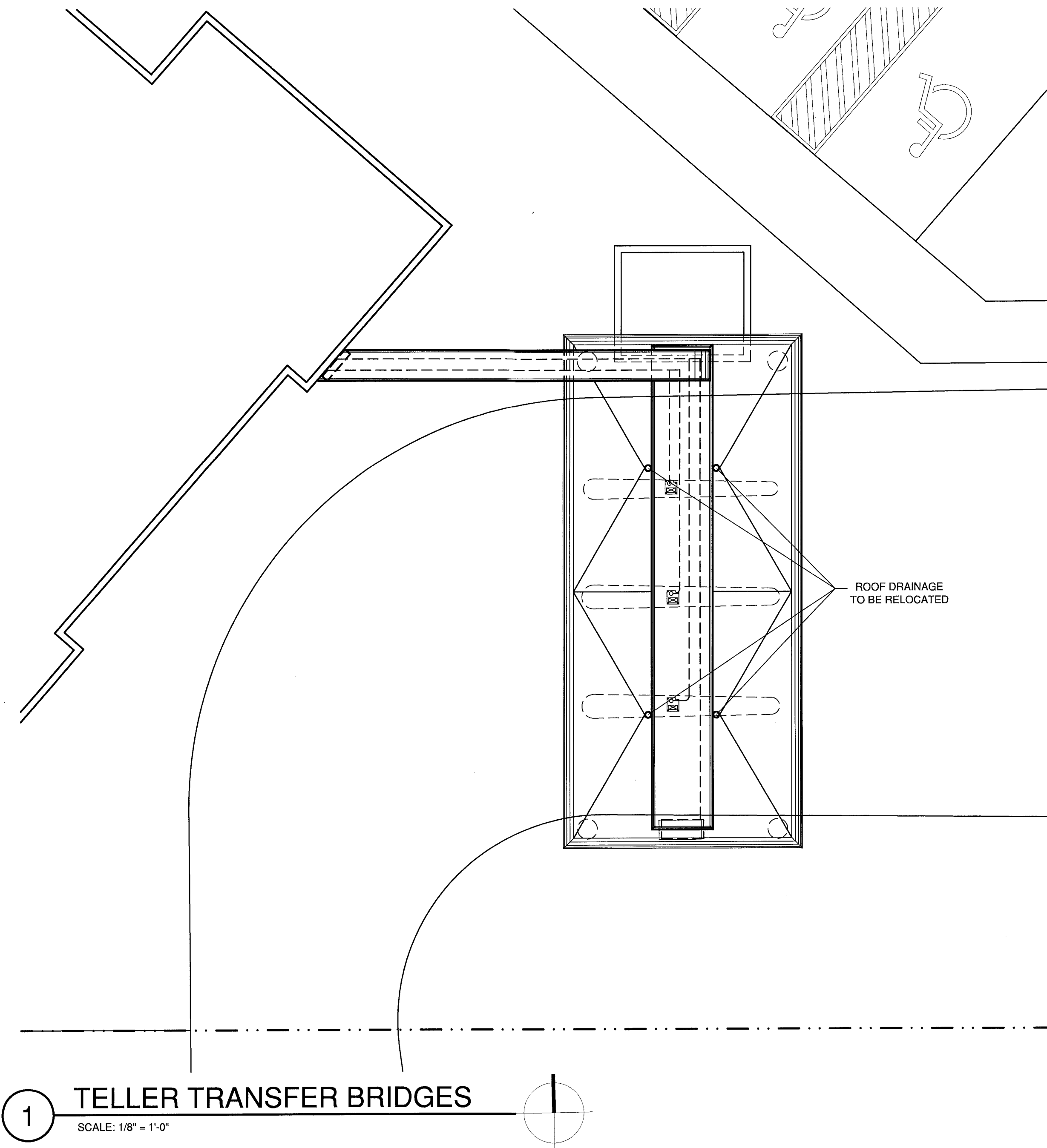
LEOPOLDO BELLON, AIA (AR-008737)
ANGEL MILANES, AIA (AR-0015845)

SHEET TITLE

COVER SHEET

A-0

SHEET OF



CONNECTING BRIDGE
WACHOVIA DRIVE-THRU TELLERS
AT
1901 ALTON ROAD
MIAMI BEACH, FL

3-7-11 R.S.

MARK	DATE	DESCRIPTION
A.B.	AS-BUILT	
R.A.P.	REVISION AFTER PERMIT	
B.D.C.	BUILDING DEPT. COMMENTS	
C.C.	COORDINATION CHANGES	
P.S.	PERMIT SET	
D.D.	DESIGN DEVELOPMENT	
P.H.	PUBLIC HEARING	
S.P.R.	SITE PLAN REVIEW	

PROJECT No. 2010BM597
DRAWN BY: A.V.
CHECKED BY: Angel Milanés

LEOPOLDO BELLON, AIA (AR-008737)
EN-ANGEL MILANES, AIA (AR-0015845)

SHEET TITLE
EXISTING SITE PLAN

SP-1

SHEET OF

GENERAL NOTES

- A. ELECTRICAL**
ELECTRICAL CONTRACTOR TO VERIFY THAT UTILITIES TO BE REMOVED ARE PROPERLY DISCONNECTED PRIOR TO ANY DEMOLITION WORK. CAP OFF AT FLOOR SLAB, WALL AND/OR CEILING AND DISCONNECT ALL ELECTRIC SERVICE TO PANEL ON THIS SPACE. REMOVE ALL EXISTING CONDUITS AND/OR EXPOSED WIRING INSIDE ALL FUTURE TENANT SPACES
- B. PLUMBING**
PLUMBING CONTRACTOR SHALL REMOVE ALL INDICATED PLUMBING PIPING AND FIXTURES IF ANY. PROTECT ALL OTHER EXISTING PLUMBING FIXTURES AND PIPING. PROTECT AND REROUTE (IF NECESSARY) ALL VENT PIPES, WATER SERVICE LINES AND ROOF DRAIN LINES CONNECTED TO OTHER LEVELS. PLUMBING FIXTURES INDICATED FOR REMOVAL SHALL BE SAFETY STORED FOR FUTURE RE-USED (UNDER SEPARATE TENANT IMPROVEMENT PERMIT)
- C. HVAC (MECHANICAL)**
MECHANICAL CONTRACTOR SHALL REMOVE ALL EXISTING A/C MAIN AND SECONDARY EXISTING DUCT WORK EXCEPT THOSE INDICATED IN CENTRAL AREA. ROOF MOUNTED AND CEILING MOUNTED A/C UNITS SHALL REMAIN AS INSTALLED FOR FUTURE SINGLE TENANT RE-USED (UNDER SEPARATE PERMIT). PROTECT ALL EXISTING REFRIGERANT LINES AND CONDENSATE DRAIN LINES. REMOVE AND SAFETY STORE ALL EXISTING THERMOSTAT CONTROL DEVICES FOR FUTURE RE-USED
- D. DEMOLITION GENERAL CONTRACTOR**
SHALL USE CAUTION IN REMOVING ALL INDICATED WALLS, PARTITIONS, DOORS AND CEILING PANELS. DISCONNECT ALL ELECTRIC SERVICE TO THIS TENANT SPACE. ELECTRIC PANEL PRIOR TO COMMENCING WORK. PROTECT FROM DAMAGE ALL EXISTING PARTITIONS, DOORS, WALLS AND WINDOWS INDICATED TO REMAIN. EXISTING FLOOR FINISH AT ELEVATOR LOBBY, CONNECTING COMMON HALLWAYS AND TOILETS ROOMS, SHALL BE PROTECTED FROM DAMAGE. USE EXTREME CAUTION IN PROTECTING ALL EXISTING GLASS AT PERIMETER STOREFRONT GLASS AND WINDOWS.

CONNECTING BRIDGE
WACHOVIA DRIVE-THRU TELLERS
AT
1901 ALTON ROAD
MIAMI BEACH, FL

DEMOLITION NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION, TO REVEAL FULL SCOPE OF WORK.
- DEMOLITION CONTRACTOR SHALL VISIT JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS. CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH ELECTRICAL AND MECHANICAL CONTRACTORS.
- GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS PRIOR TO COMMENCING DEMOLITION WORK. GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO START OF PROPOSED DEMOLITION.
- GENERAL CONTRACTOR TO MAKE SURE THAT ALL UTILITIES TO BE REMOVED DISCONNECTED PRIOR TO COMMENCEMENT OF PROPOSED DEMOLITION WORK.
- EXTREME CARE MUST BE TAKEN TO NOT DISTURB THE STRUCTURAL INTEGRITY OF THE REMAINING ADJACENT STRUCTURE AND THE REMAINING PORTIONS OF THIS JOB SITE DURING THE DEMOLITION WORK.
- GENERAL CONTRACTOR AND/OR DEMOLITION CONTRACTOR TO AVOID ENCROACHMENTS ONTO ADJACENT NEIGHBORS.
- MATERIALS REMOVED UNDER THIS CONTRACT, WHICH ARE NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
- EXISTING BUILDING, FINISHES, EQUIPMENT, FURNITURE, AND ELECTRICAL, MECHANICAL & PLUMBING INSTALLATIONS TO REMAIN UNLESS OTHERWISE NOTED.
- AFTER COMPLETION OF CONSTRUCTION, G.C. IS RESPONSIBLE FOR PATCHING, REPAIR AND/OR FINISH ANY ADJACENT OR AFFECTED AREAS OF EXISTING STRUCTURE.
- SEE GENERAL NOTES.

3-7-11 P.S.

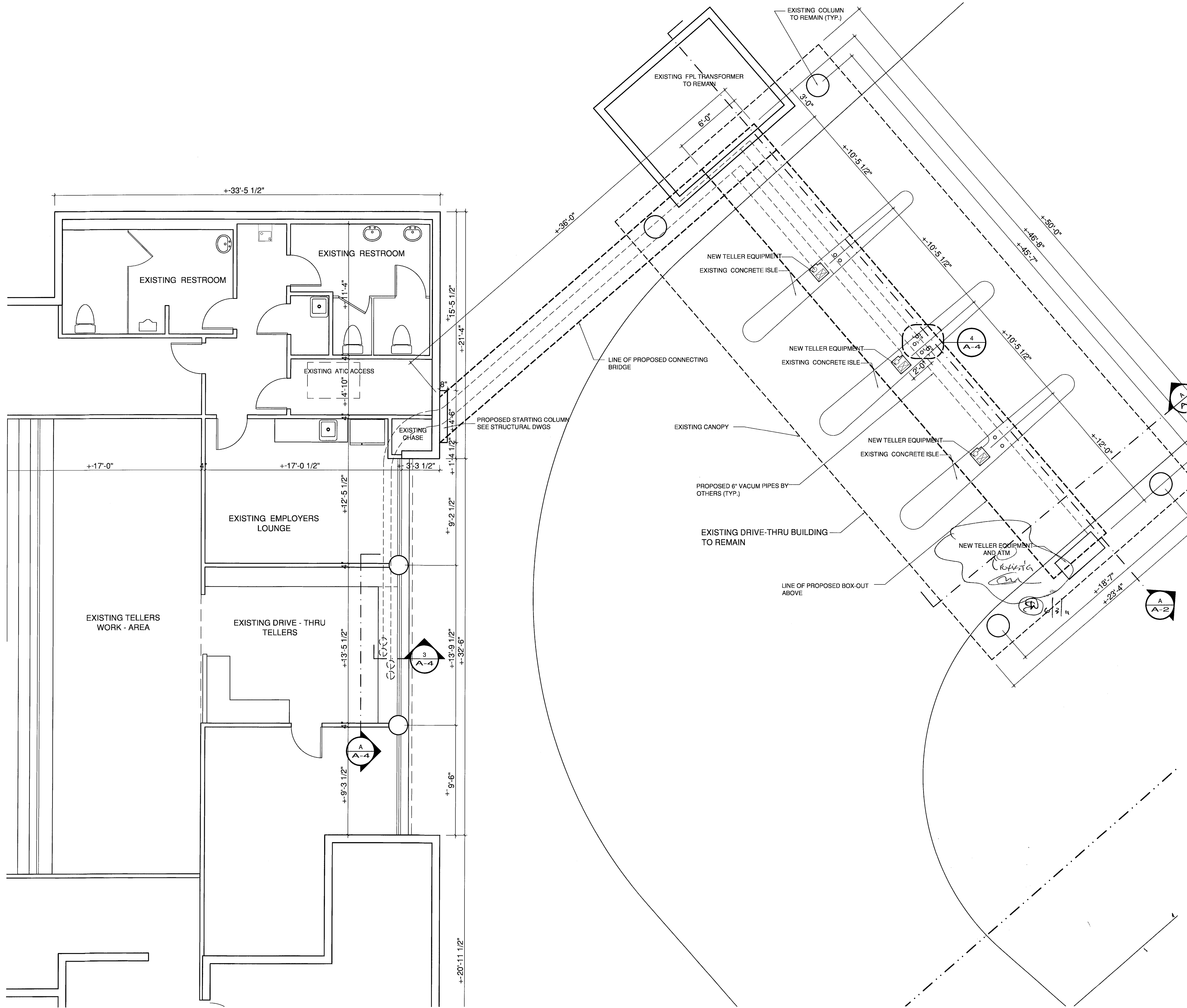
MARK	DATE	DESCRIPTION
A.B.	AS-BUILT	
R.A.P.	REVISION AFTER PERMIT	
B.D.C.	BUILDING DEPT. COMMENTS	
C.C.	COORDINATION CHANGES	
P.S.	PERMIT SET	
D.D.	DESIGN DEVELOPMENT	
P.H.	PUBLIC HEARING	
S.F.A.	SITE PLAN REVIEW	

PROJECT No. 2010BM597
DRAWN BY: A.V.
CHECKED BY: Angel Milanés

Angel Milanés
3-7-11

☐ LEOPOLDO BELLON, AIA (AR-008737)
☒ ANGEL MILANES, AIA (AR-0015845)

SHEET TITLE
FLOOR PLAN
A-1
SHEET OF



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

CONNECTING BRIDGE
WACHOVIA DRIVE-THRU TELLERS
AT
1901 ALTON ROAD
MIAMI BEACH, FL

MARK	DATE	DESCRIPTION
A.B.	AS-BUILT	
B.A.P.	REVISION AFTER PERMIT	
B.O.C.	BUILDING DEPT. COMMENTS	
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P.H.	PUBLIC HEARING	
S.P.R.	SITE PLAN REVIEW	

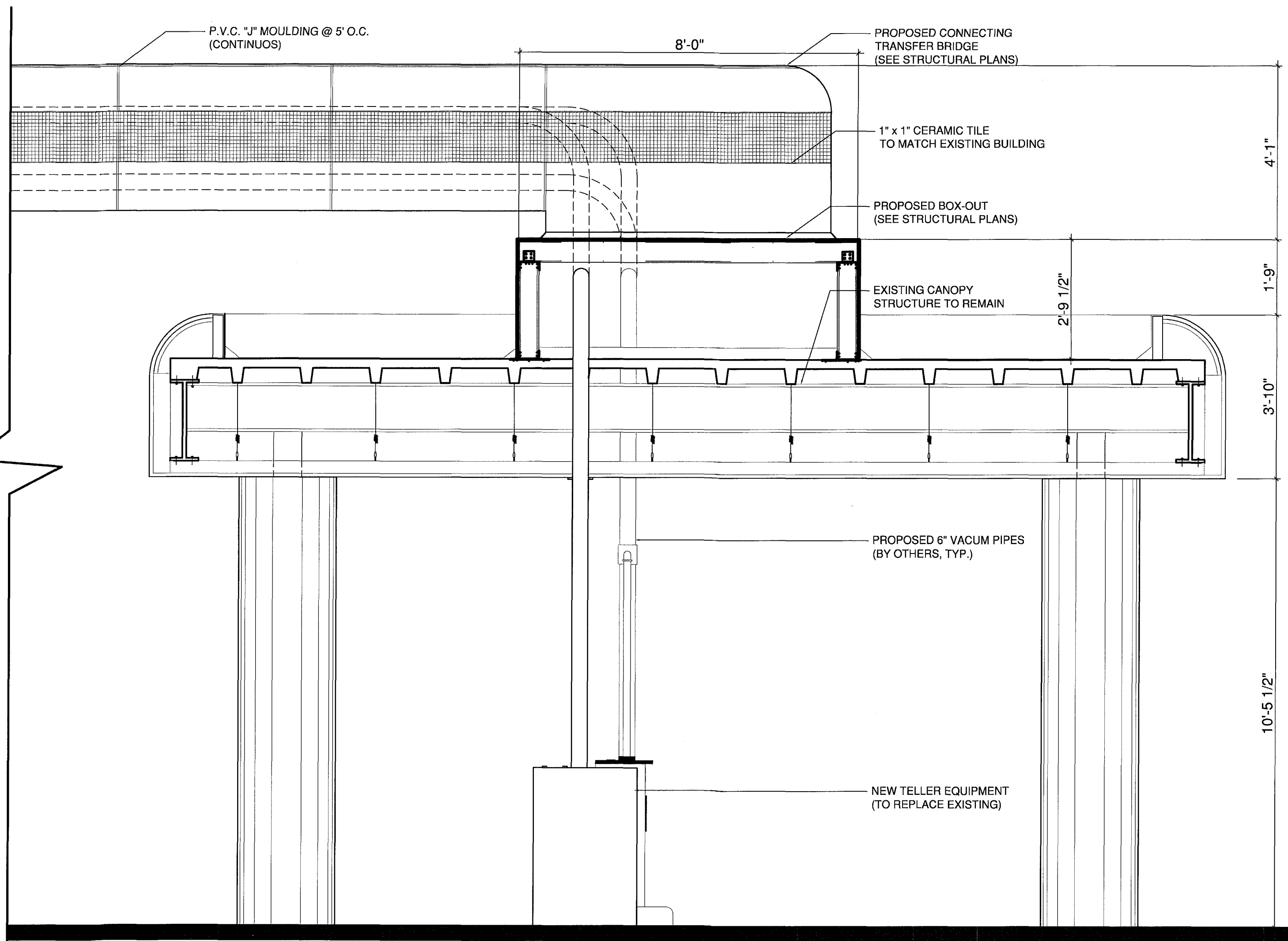
PROJECT No. 2010BM597
DRAWN BY: A.V.
CHECKED BY: Angel Milanés

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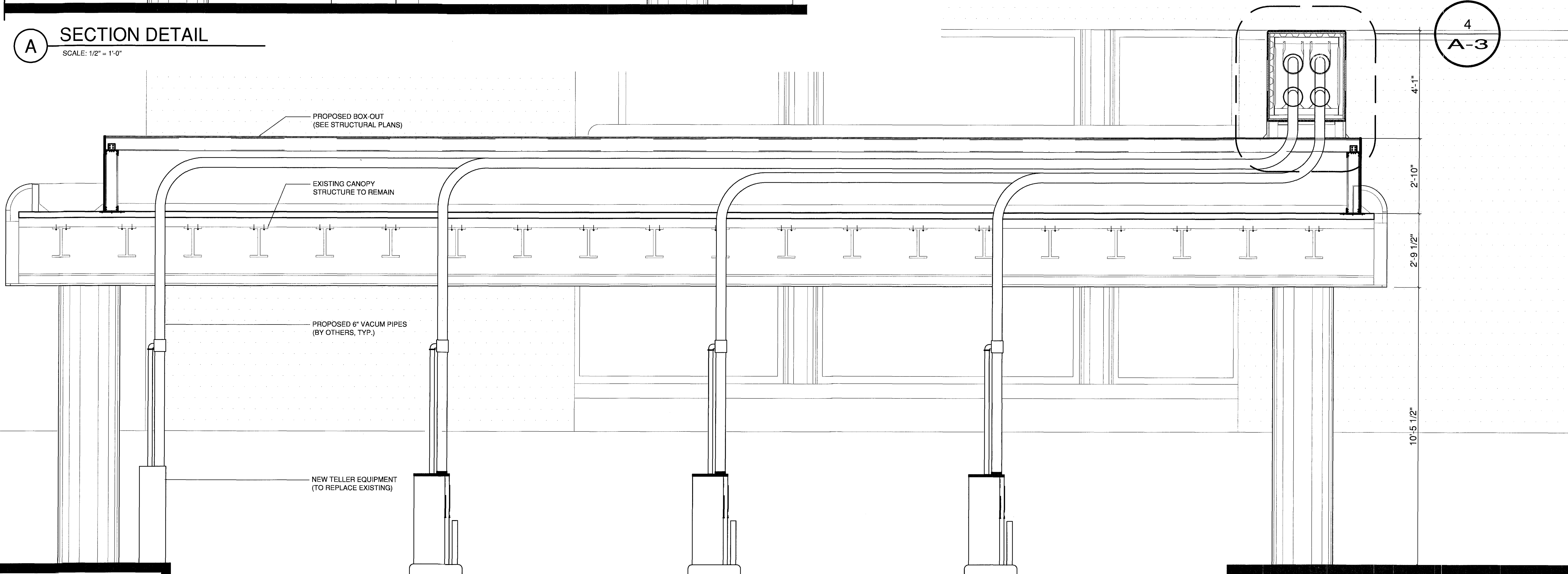
SHEET TITLE
SECTIONS DETAILS

A-2

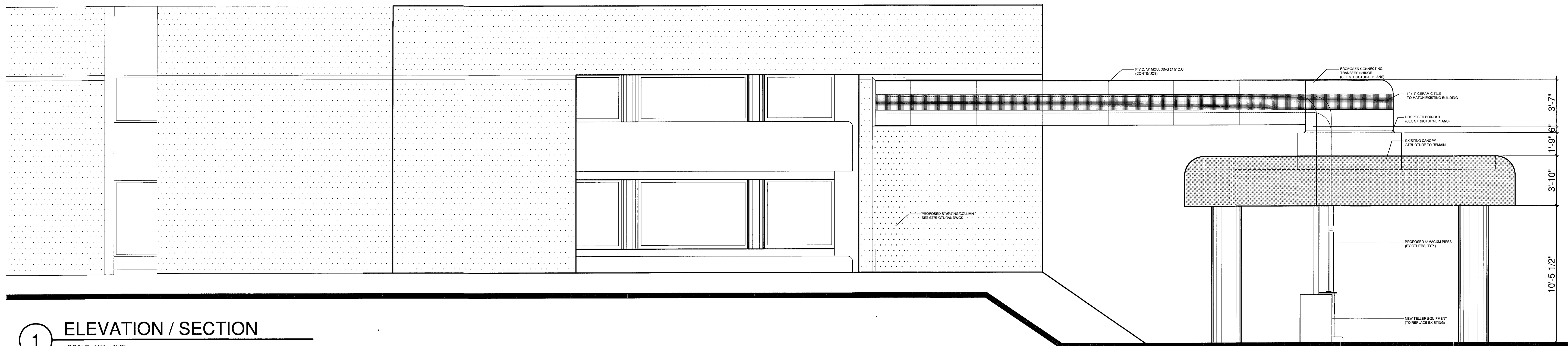
SHEET OF



A SECTION DETAIL
SCALE: 1/2" = 1'-0"

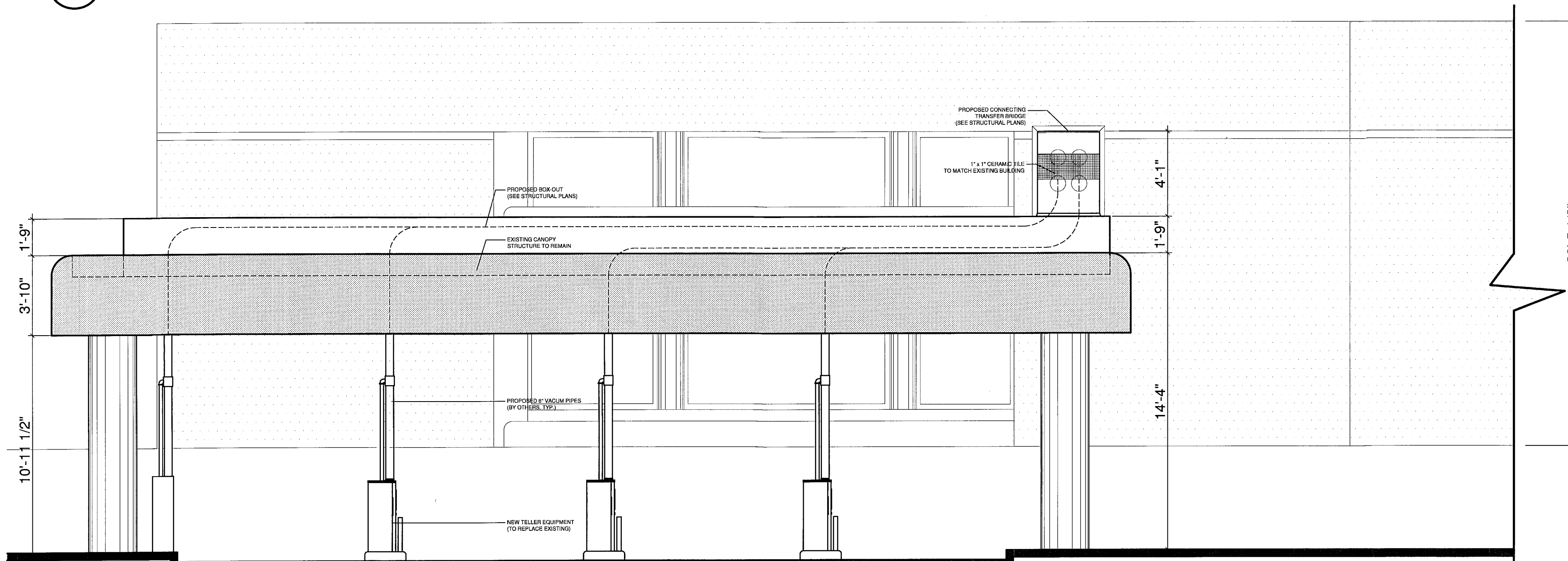


B SECTION DETAIL
SCALE: 1/2" = 1'-0"



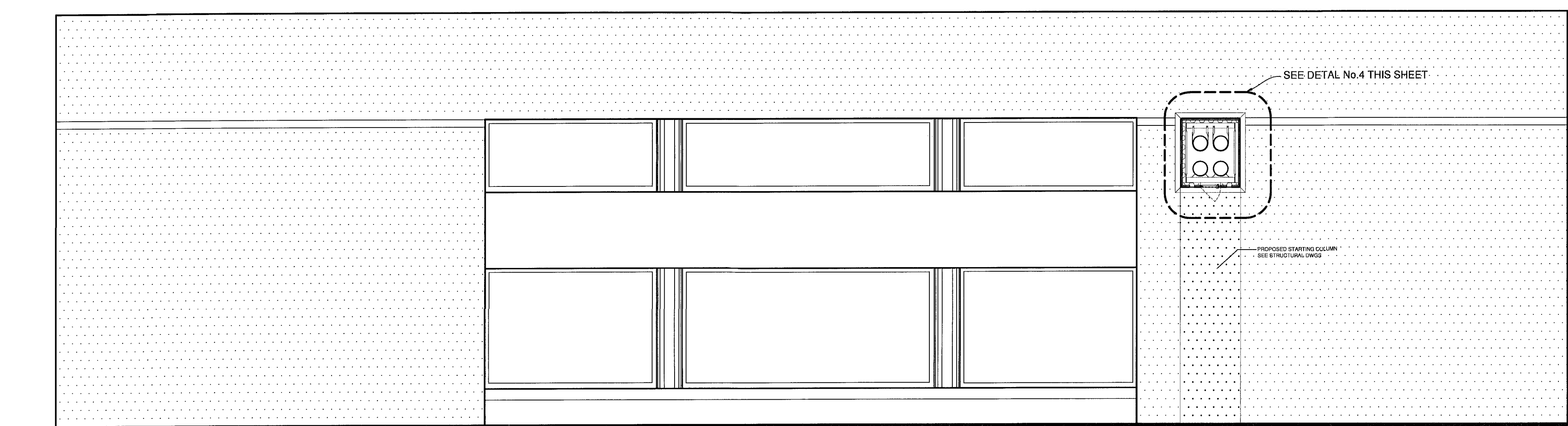
1 ELEVATION / SECTION

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



2 ELEVATION / SECTION

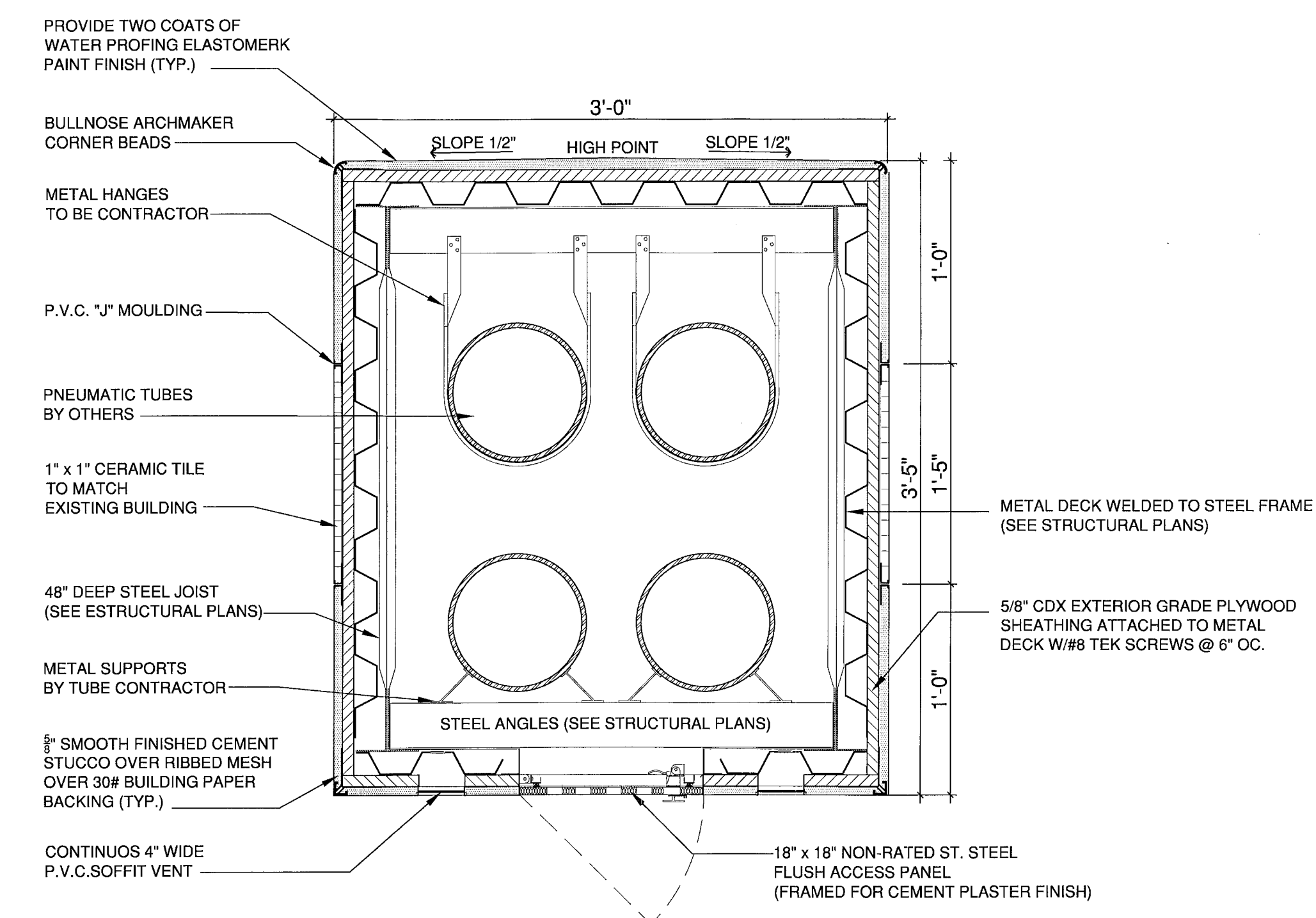
SCALE: 1/4" = 1'-0"



3 ELEVATION / SECTION

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

NOTE:
GENERAL CONTRACTOR, MANUFACTURERS AND SUBS MUST FIELD
VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS



4 PROPOSED CONNECTING TRANSFER BRIDGE

SCALE: 1" = 1'-0"

11-7-11 P.S.

MARK	DATE	DESCRIPTION
A.B.	AS-BUILT	
R.A.P.	REVISION AFTER PERMIT	
B.O.C.	BUILDING DEPT. COMMENTS	
C.C.	COORDINATION CHANGES	
P.S.	PERMIT SET	
D.D.	DESIGN DEVELOPMENT	
P.H.	PUBLIC HEARING	
S.P.R.	SITE PLAN REVIEW	

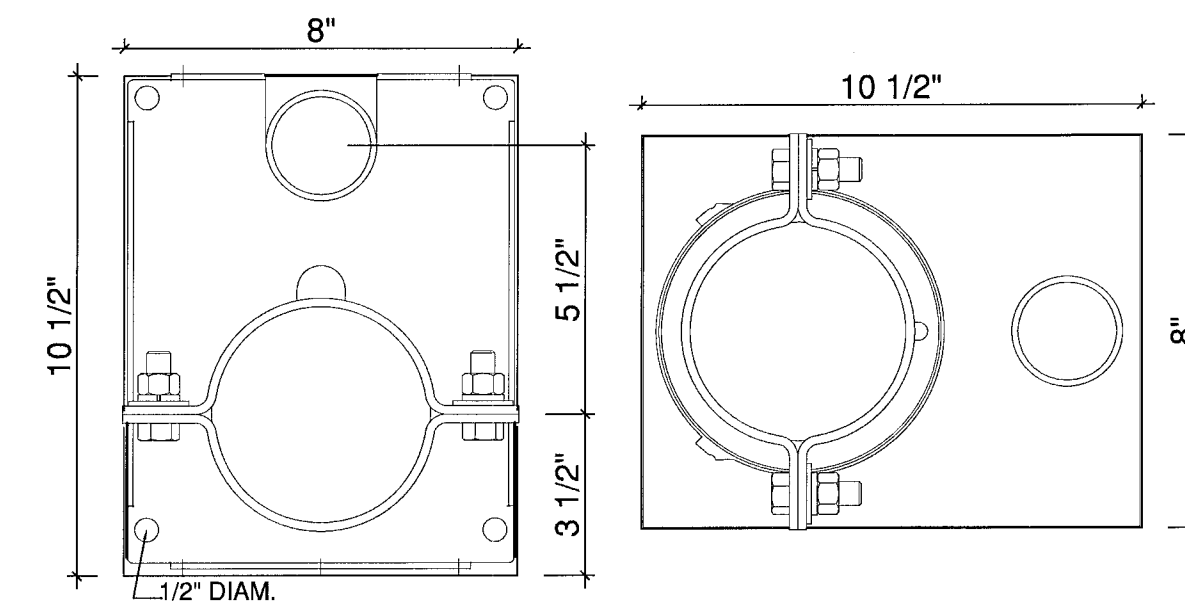
PROJECT No. 2010BM597
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LEGEND
□ LEOPOLDO BELLÓN, AIA (AR-008737)
□ ANGEL MILANÉS, AIA (AR-0015845)

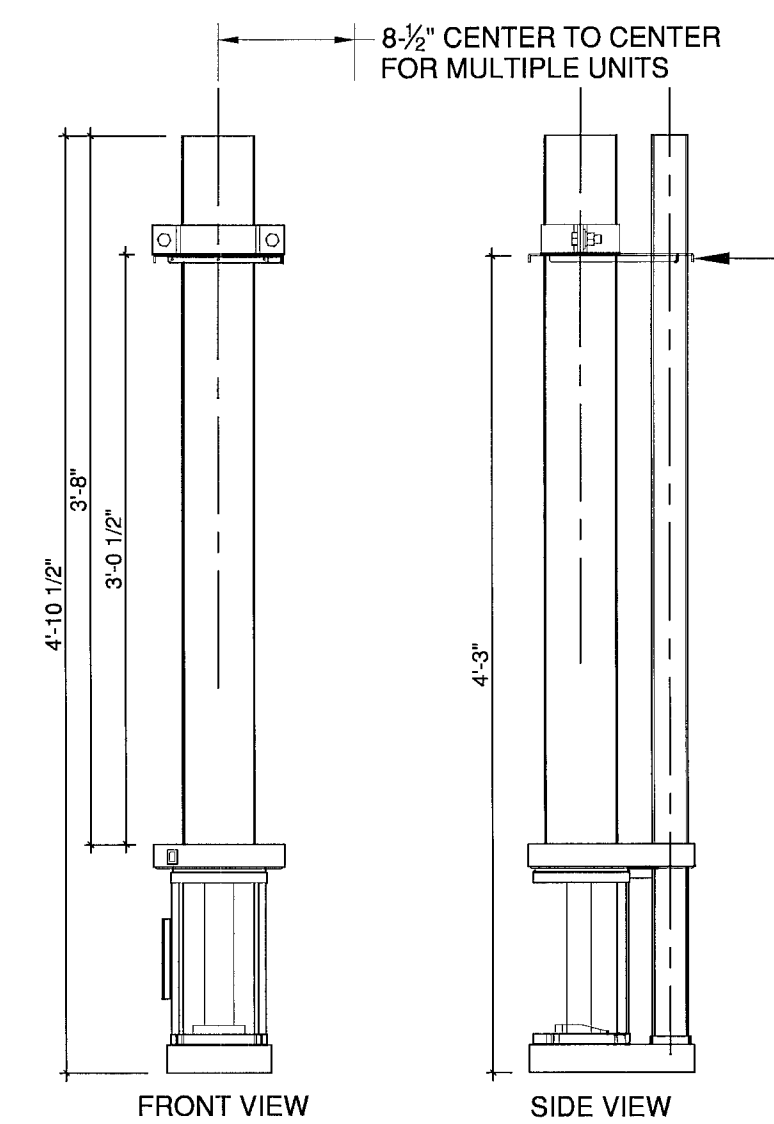
SHEET TITLE
DETAILS

A-3

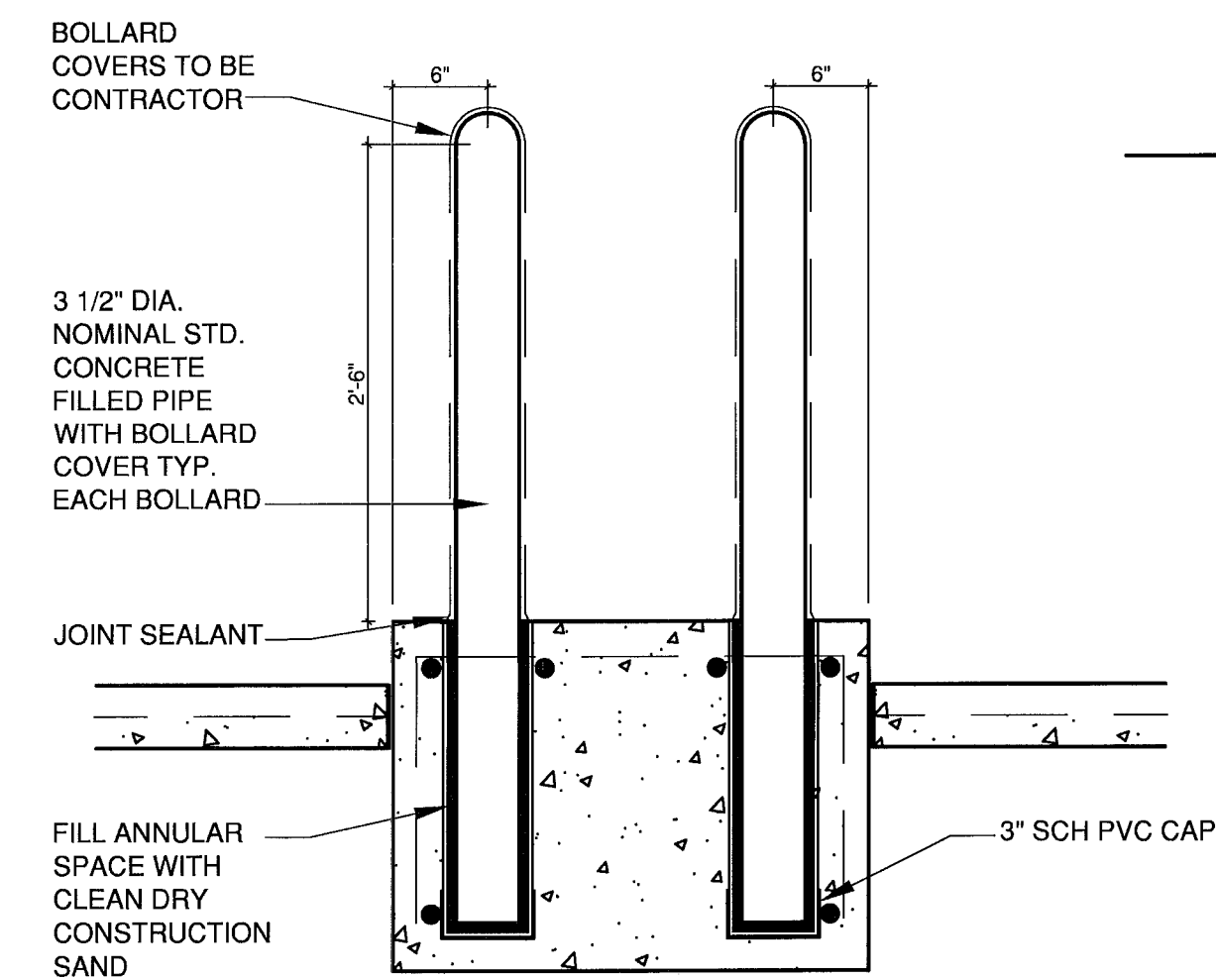
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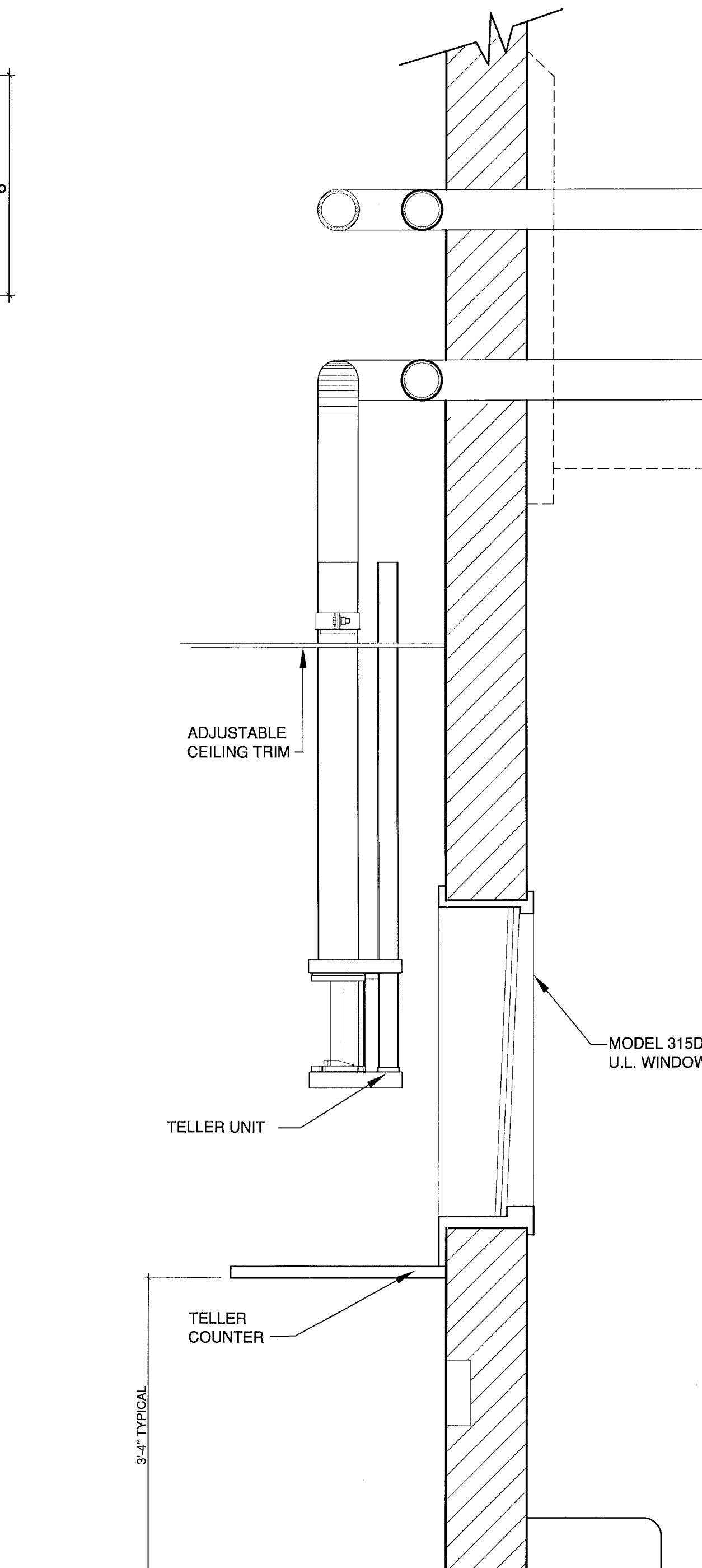
1 HANGER DETAIL
SCALE: 3" = 1'-0"



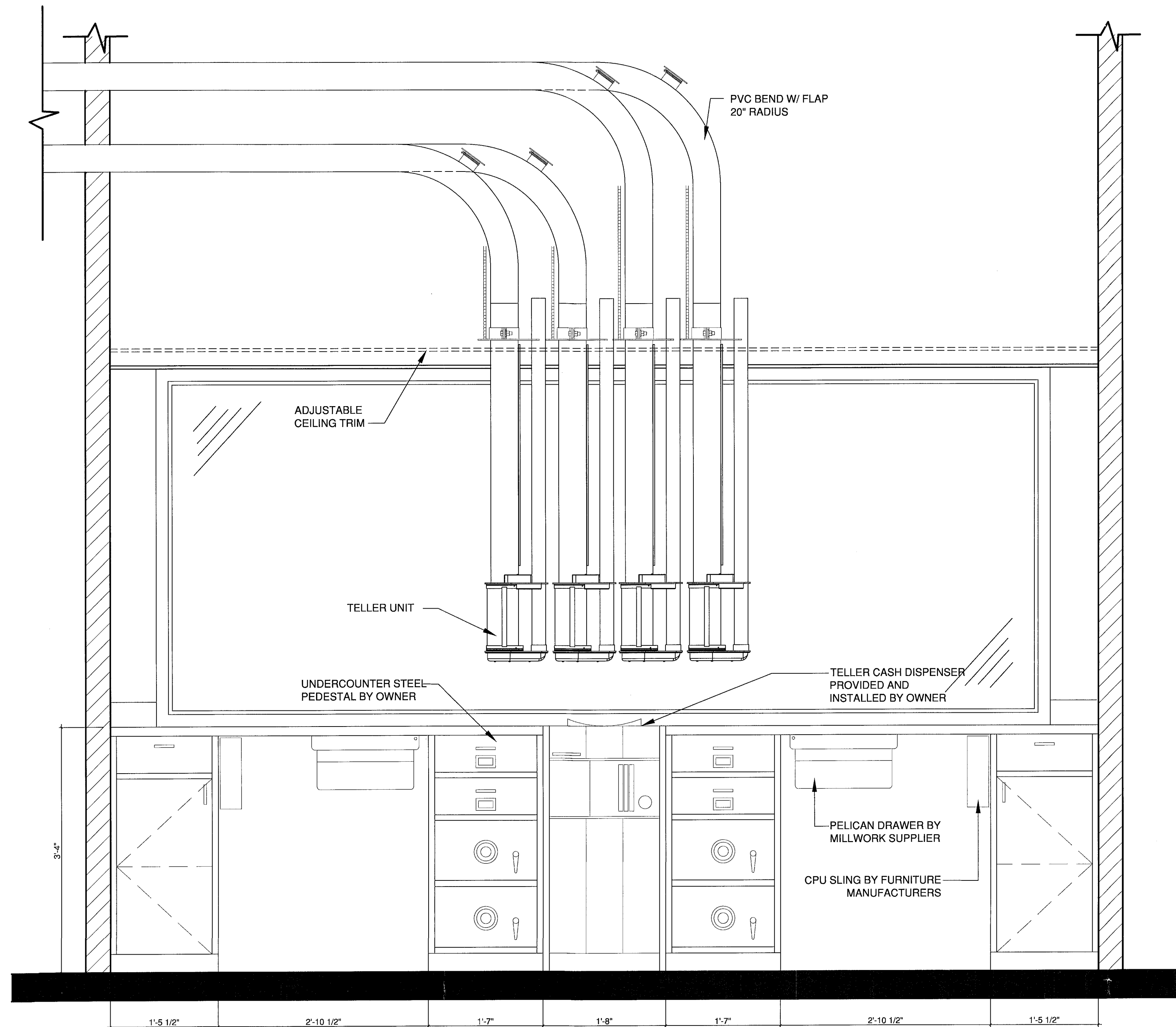
2 OVERHEAD TELLER STANDART DETAILS
SCALE: 1" = 1'-0"



4 BOLLARD DETAIL
SCALE: 1" = 1'-0"

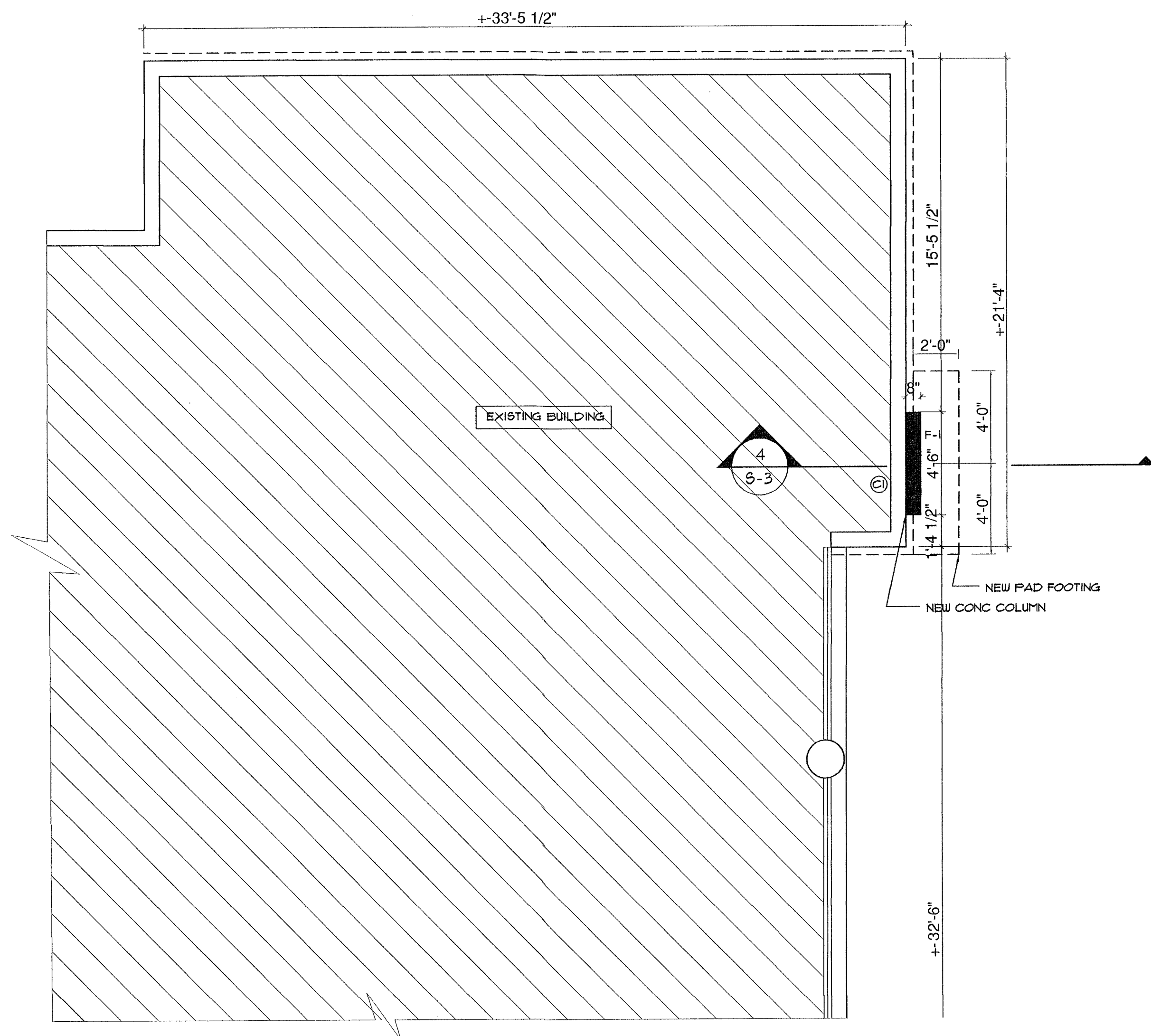


3 INTERIOR TELLER SECTION DETAIL
SCALE: 1" = 1'-0"



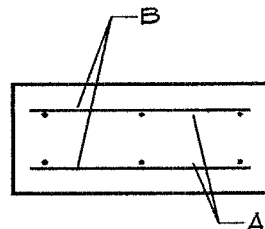
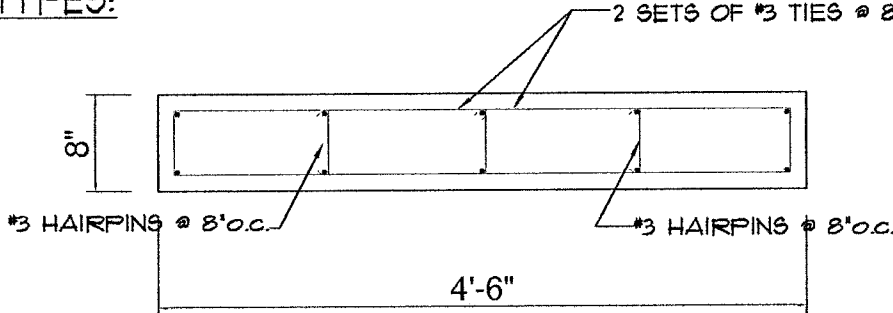
A INTERIOR ELEVATION DRIVE-UP TELLER WINDOW
SCALE: 1" = 1'-0"

NOTE:
GENERAL CONTRACTOR, MANUFACTURERS AND SUBS MUST FIELD
VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS



EXISTING BUILDING FOUNDATION PLAN

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

FOOTING SCHEDULE								REMARKS	
MARK	FOOTING TYPE	WIDTH	LENGTH	DEPTH	REINFORCEMENT				
					A	B			
F1	A	2'-0"	8'-0"	12"	(3) #5	#5 DOUELS @ 12" OC	CONCRETE FOOTING F'C=3000 PSI TOP & BOTTOM STEEL		
FOOTING TYPES									
									
TYPE-A									
COLUMN SCHEDULE									
MARK	COLUMN TYPE	DIMENSIONS		REINFORCEMENT		REMARKS			
				VERTICAL	HORIZONTAL				
C1	A	8' x 4'-6"	10-#6	#3 TIES @ 8' O.C.	CONCRETE COLUMN F'C=3000 PSI				
COLUMN TYPES:									
									
TYPE-A									

GENERAL NOTES	REINFORCED MASONRY NOTES	SHOP DRAWINGS	SOIL STATEMENT
1) A SPECIAL INSPECTION BY A P.E. CERTIFIED ENGINEER OR SPECIAL INSPECTOR WILL BE REQUIRED FOR REINFORCED STRUCTURAL STEEL CONNECTIONS & MASONRY. 2) THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTIONS. 3) CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION. 4) ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD. 5) IF CONFLICTS OCCUR IN OR BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, BETWEEN DOCUMENTS AND FIELD CONDITIONS OR OTHERWISE, IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND DIRECTION BEFORE PROCEEDING. COORDINATE ALL DIMENSIONS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. 6) THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION PROVIDE APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT	1) PROVIDE CLEANOUT OPENING AT THE BOTTOM OF REINFORCED MASONRY CELLS THAT ARE BEING FILLED TO ENSURE THAT THE CELL IS FILLED. PROVIDE DEEP HOLES AT 1/3 AND 2/3 OF SPAN. 2) ALL BLOCK MASONRY WALLS SHALL HAVE 3 GAUGE HORIZONTAL REINFORCEMENT 1" DUR-O-WALL LADDER TYPE SPACED 16" ON CENTER. USE PREFABRICATED CORNERS AND TEES BY DUR-O-WALL AT CORNERS AND JUNCTIONS OF WALLS. MASONRY UNITS SHALL BE 2 CELL HOLLOW UNITS CONFORMING TO ASTM C-90 WITH COMPRESSIVE STRENGTH OF Fc=1800 P.S.I. ON THE NET CROSS-SECTIONAL AREA AND SHALL BE LAID IN RUNNING BOND. 3) MORTAR SHALL COMPLY WITH ASTM 210 MORTAR TYPE S. F'm=1500 PSI. 4) WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL TWO BLOCK CELLS WITH GROUT @ ANCHOR BOLT LOCATIONS. 5) GROUT USED IN THE WORK SHALL CONFORM TO ASTM C416 WITH A SLUMP MIX OF 8" TO 11", PROVIDE CLEANOUT AND INSPECTION HOLES AT FILLED CELLS AT BOTTOM COURSE. CONTRACTOR TO CONSOLIDATE GROUT LIFTS WITH 3/4" VIBRATOR. 6) POUR GROUT IN LIFTS NOT TO EXCEED 4' 7) GROUT USED IN THE WORK SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI IN 28 DAYS. GROUT SHALL COMPLY WITH ASTM C416.	PRIOR TO ANY FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT. 1. STEEL JOIST 2. STRUCTURAL STEEL	THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEOTECHNICAL ENGINEER TO VERIFY SOIL CONDITIONS ARE SAND & ROCK WITH A MIN. BEARING CAPACITY OF 2500 PSF. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK. THE ENGINEER SHALL SUPPLY A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED & FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.
REINFORCING STEEL NOTES	DESIGN LOADS	STRUCTURAL DESIGN CRITERIA	
1) REINFORCING STEEL Fy = 60,000 P.S.I. Fc = 24,000 P.S.I. Es = 29,000,000 P.S.I. Em = 1350,000 P.S.I. N = EX/EN = 2149 2) REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. REINFORCING STEEL SHALL BE DETAILED AND FABRICATED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". HOOK ALL DISCONTINUOUS TOP REINFORCING.	WIND DESIGN PER ASCE 7-05 MEAN ROOF HEIGHT: 3.20'-2" WIND DESIGN SPEED: 146 MPH EXPOSURE CATEGORY: C BRIDGE DESIGN LOADS: DEAD LOAD: 15 PSF LIVE LOAD: 30 PSF UPLIFT PRESSURES ZONES 1 AND 2 & 3 ZONE 1: 5329 PSF ZONE 2: 75.0 PSF ZONE 3: 75.0 PSF	1) THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FBC 2001 EDITION AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT. APPLICABLE CODES: A. FLORIDA BUILDING CODE 2001 EDITION B. ACI 308-05 REINFORCED CONCRETE C. REINFORCED MASONRY BY ACI 530-05 AND E. WIND ANALYSIS AND DESIGN PER ASCE 7-05.	
		STRUCTURAL STEEL	
		1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES: A. ALL WFL, ANGLE, BASE PLATES, CONN. PLATES (WFL)---ASTM A36 (Fy=36 KSI) B. STRUCTURAL TUBE-----ASTM A500, GRADE B (Fy=46 KSI) C. STEEL PIPE-----ASTM A53, GRADE B (Fy=35 KSI) 2. GROUT FOR COLUMN BASE PLATES SHALL BE NON-METALLIC NON-SHRINK GROUT SUCH AS MASTER FLO-TOP, AS MANUFACTURED BY MASTER BUILDERS OR APPROVED EQUAL. 3. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70-XX ELECTRODES.	

Alex Kondrat & Associates, Inc.
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13311 SW 103 Ter
Miami, Florida 33186
Ph. (305) 387-5770 Fax. (305) 387-5769



TRANSFER BRIDGES
FOR
WACHOVIA ALTON ROAD
BRANCH TELLER
AT
1901 ALTON ROAD
MIAMI BEACH, FL



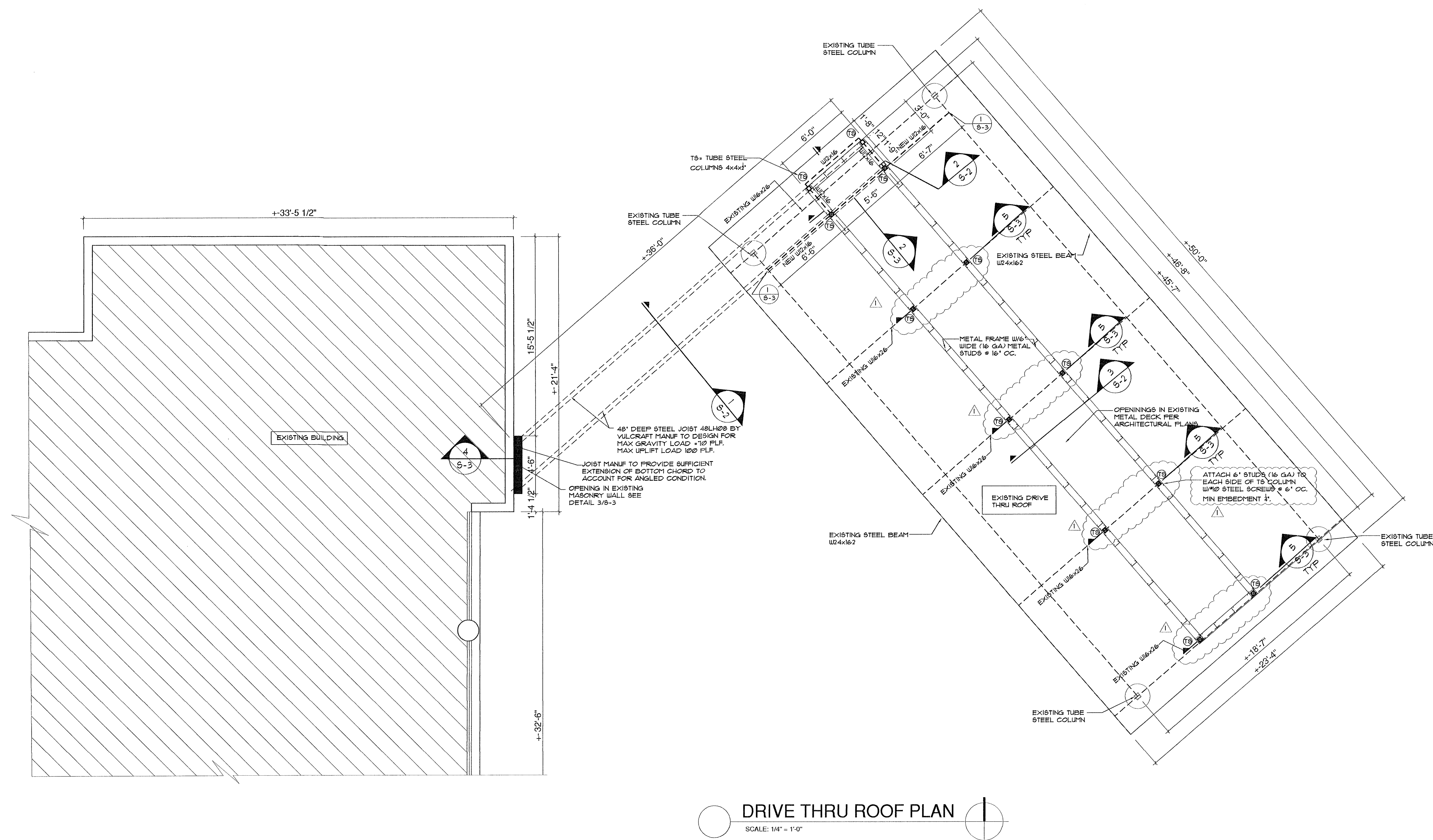
MARK	DATE	DESCRIPTION
A.B.	AS-BUILT	
R.A.P.	REVISION AFTER PERMIT	
S.B.C.	BUILDING DEPT. COMMENTS	
C.C.	COORDINATION CHANGES	
P.S.	PERMIT SET	
D.A.	DESIGN DEVELOPMENT	
P.H.	PUBLIC HEARING	
S.P.R.	SITE PLAN REVIEW	

PROJECT No.
DRAWN BY:
CHECKED BY:

SHEET TITLE
FOUNDATION PLAN

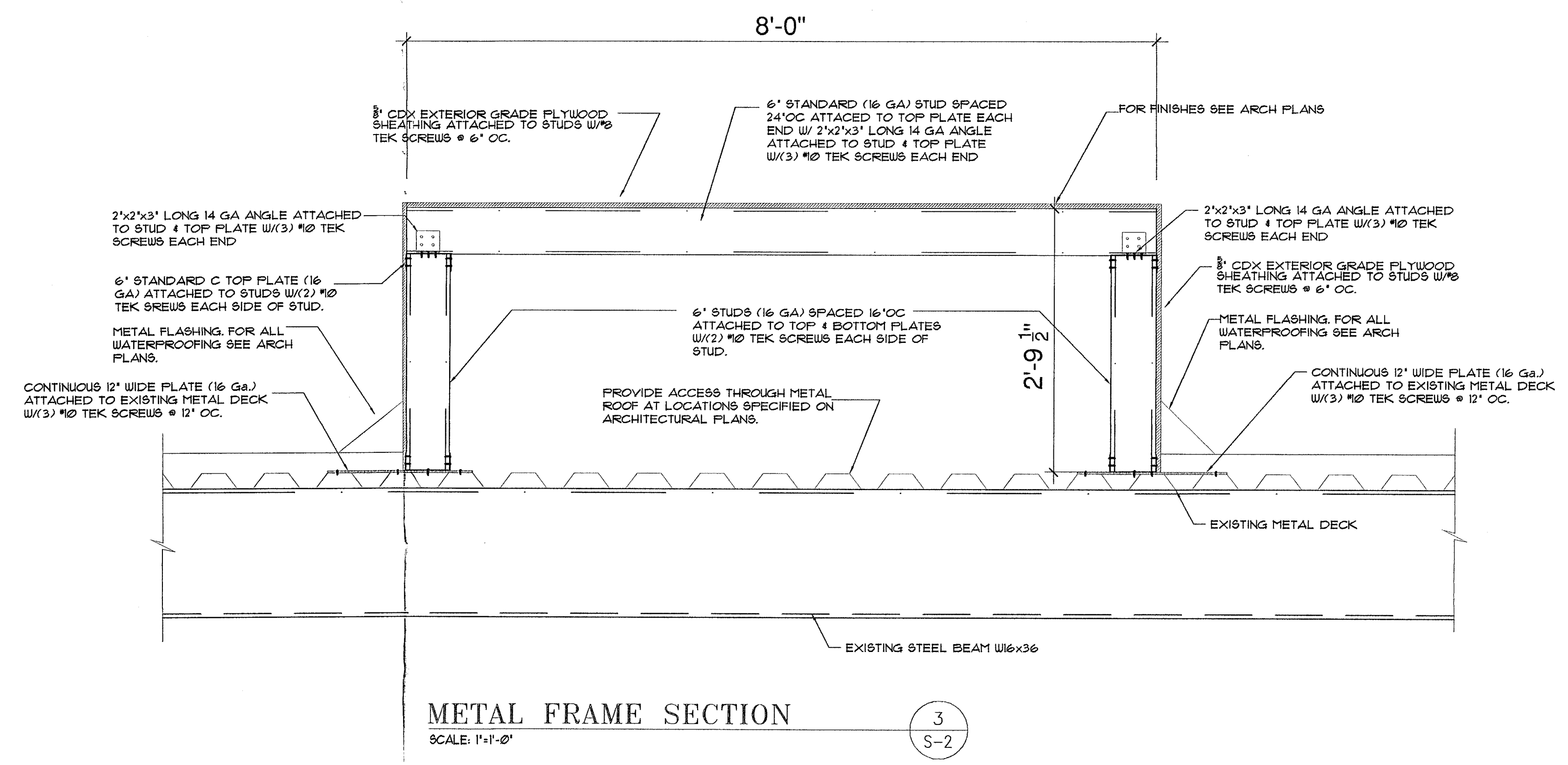
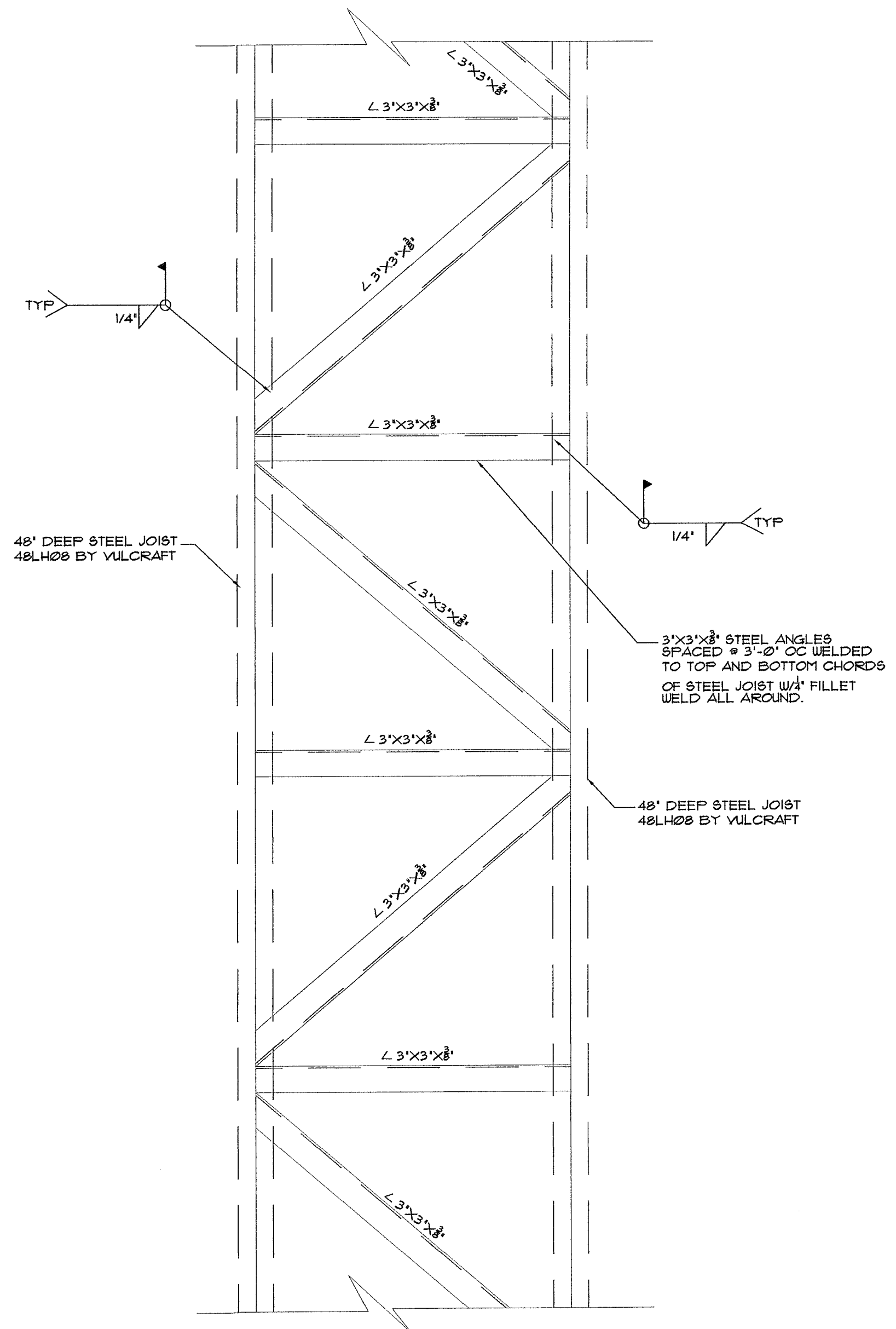
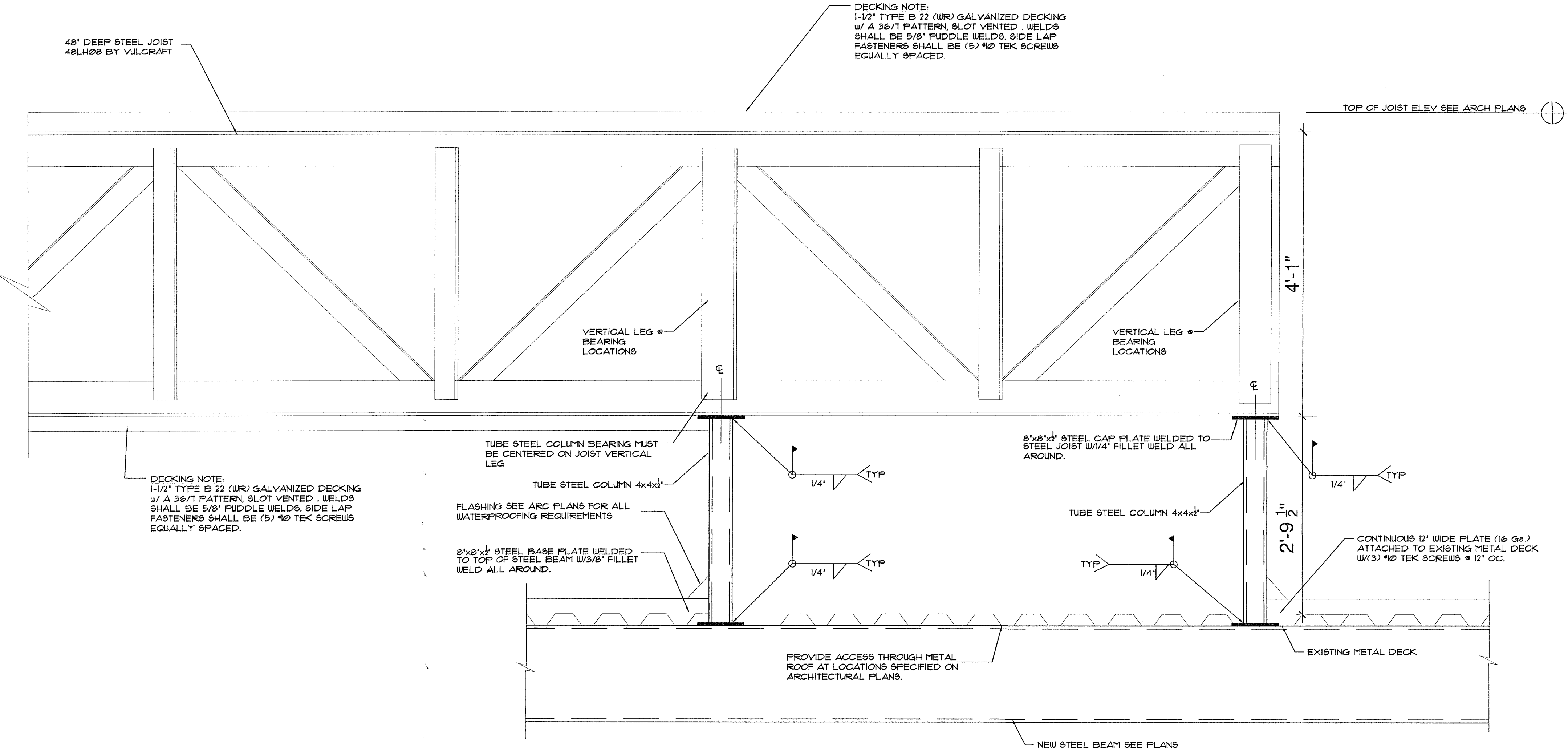
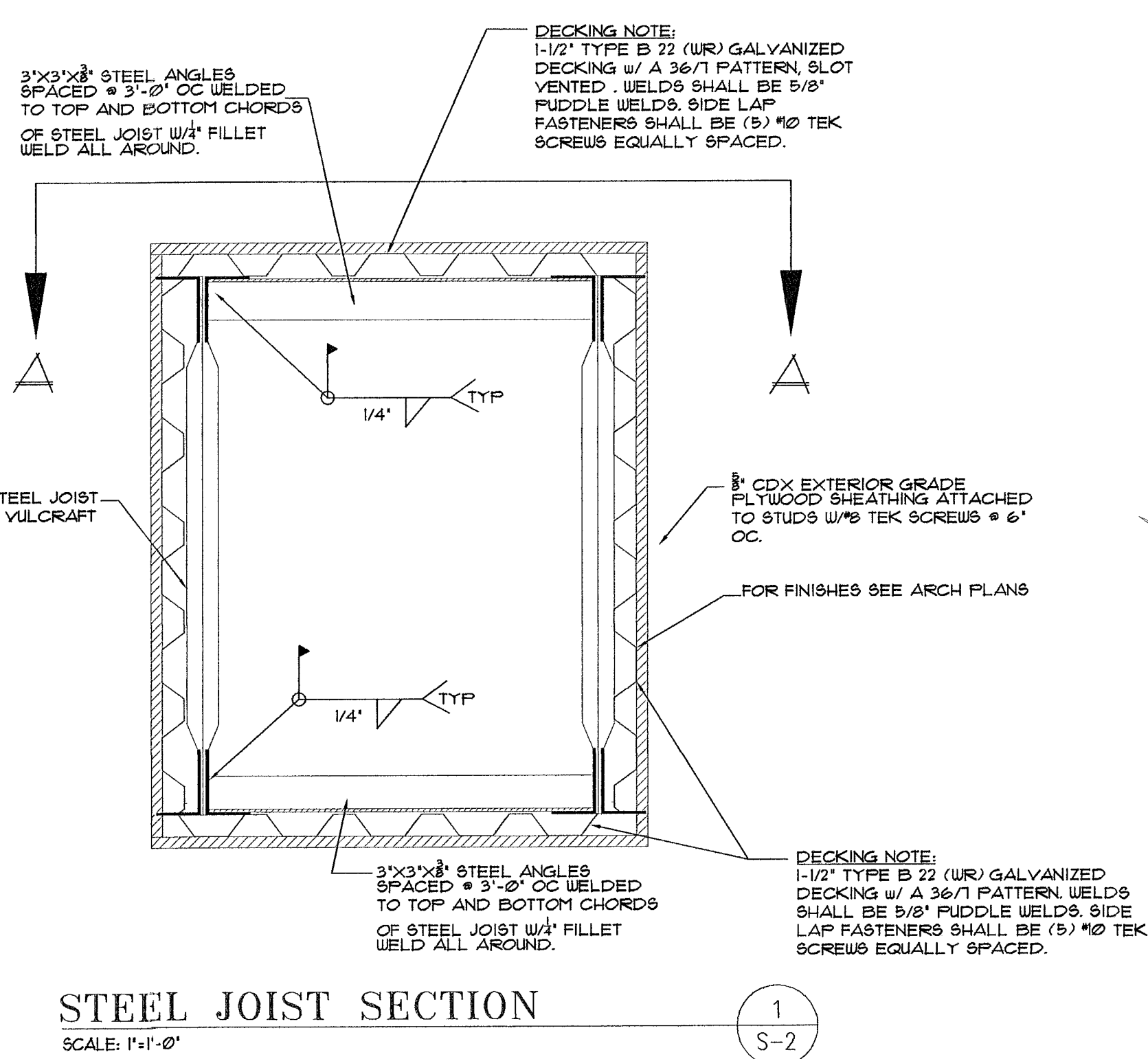
S-0

SHEET OF



Alex Kondrat & Associates, Inc.
Alex Kondrat - P.E. #58086
13311 SW 103 Ter
Miami, Florida 33186
Ph. (305) 387-5770 Fax. (305) 387-5769

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D.D.	DESIGN DEVELOPMENT	
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PROJECT No.		
DRAWN BY:		
CHECKED BY:		

SHEET TITLE

SECTIONS

S-3

SHEET OF



B1102100
1901 Atlantic
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OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	<u>1/16/22/11</u>
ZONING:	<u>26/22/11</u>
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	<u>1/16/22/11</u>
ELECTRICAL:	<u>26/22/11 NA</u>
MECHANICAL:	<u>1/16/22/11</u>
FIRE PREVENTION:	<u>1/16/22/11</u>
ENGINEERING:	<u>1/16/22/11</u>
PUBLIC WORKS:	<u>1/16/22/11</u>
STRUCTURAL:	<u>1/16/22/11</u>
ELEVATOR:	