

Sensitivity To Static Discharge No

Flash Point Data
 Flash Point (°F) Not applicable
 Flash Point (°C) Not applicable
 Flash Point Method Not applicable

Flammability Limits In Air
 Lower Explosion Limit Not applicable
 Upper Explosion Limit Not applicable

NFPA Health: 1 Flammability: 0 Instability: 0 Special: Not Applicable

NFPA Legend
 0 - Not Hazardous
 1 - Slightly
 2 - Moderate
 3 - High
 4 - Severe

The ratings assigned by Benjamin Moore & Co. are only suggested ratings, the contractor/employer has ultimate responsibilities for NFPA ratings where this system is used.

Additional information regarding the NFPA rating system is available from the National Fire Protection Agency (NFPA) at www.nfpa.org.



6. ACCIDENTAL RELEASE MEASURES

Personal Precautions Avoid contact with skin, eyes and clothing. Ensure adequate ventilation.

Environmental Precautions Prevent further leakage or spillage if safe to do so.

Methods For Clean-Up Soak up with inert absorbent material. Sweep up and shovel into suitable containers for disposal.

Other Information None known

7. HANDLING AND STORAGE

Handling Avoid contact with skin, eyes and clothing. Avoid breathing vapors, spray mists or sanding dust. In case of insufficient ventilation, wear suitable respiratory equipment.

Storage Keep container tightly closed. Keep out of the reach of children.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Exposure Limits

Hazardous Components

Chemical Name	ACGIH	OSHA
Nepheline syenite	N/E	5 mg/m ³ - TWA (nuisance dust)
Titanium dioxide	10 mg/m ³ - TWA	15 mg/m ³ - TWA total

Legend

ACGIH - American Conference of Governmental Industrial Hygienists Exposure Limits
 OSHA - Occupational Safety & Health Administration Exposure Limits
 N/E - Not Established

Engineering Measures Ensure adequate ventilation, especially in confined areas.

Personal Protective Equipment

Eye/Face Protection Safety glasses with side-shields.
Skin Protection Protective gloves and impervious clothing.
Respiratory Protection In case of insufficient ventilation wear suitable respiratory equipment.

Hygiene Measures Avoid contact with skin, eyes and clothing. Remove and wash contaminated clothing before re-use. Wash thoroughly after handling.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	liquid
Odor	little or no odor
Density (lbs/gal)	10.2 - 11.1
Specific Gravity	1.2 - 1.4
pH	Not available
Evaporation Rate	Not available
Vapor Pressure	Not available
Vapor Density	Not available
Wt. % Solids	40 - 50
Vol. % Solids	25 - 35
Wt. % Volatiles	50 - 60
Vol. % Volatiles	65 - 75
VOC Regulatory Limit (g/L)	< 100
Boiling Point (°F)	212
Boiling Point (°C)	100
Freezing Point (°F)	32
Freezing Point (°C)	0
Flash Point (°F)	Not applicable
Flash Point (°C)	Not applicable
Flash Point Method	Not applicable
Upper Explosion Limit	Not applicable
Lower Explosion Limit	Not applicable

10. STABILITY AND REACTIVITY

Chemical Stability	Stable under normal conditions.
Conditions To Avoid	Prevent from freezing
Incompatible Materials	No materials to be especially mentioned.
Hazardous Decomposition Products	None under normal use.

Possibility Of Hazardous Reactions

None under normal conditions of use.

11. TOXICOLOGICAL INFORMATION

Acute Toxicity

Product

No information available

Component

Nepheline syenite

Sensitization: No sensitizing effects known.

Titanium dioxide

LD50 Oral: > 24000 mg/kg (Rat)

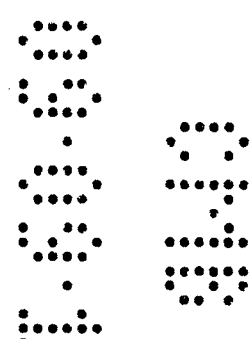
LD50 Dermal: > 10000 mg/m³ (Rabbit)

LC50 Inhalation (Dust): > 6.82 mg/L (Rat, 4 hr.)

Chronic Toxicity

Carcinogenicity

The information below indicates whether each agency has listed any ingredient as a carcinogen:



Chemical Name	ACGIH	IARC	NTP	OSHA Carcinogen
Titanium dioxide		2B - Possible Human Carcinogen		Listed

- Although IARC has classified titanium dioxide as possibly carcinogenic to humans (2B), their summary concludes: "No significant exposure to titanium dioxide is thought to occur during the use of products in which titanium dioxide is bound to other materials, such as paint."

Legend

ACGIH - American Conference of Governmental Industrial Hygienists
 IARC - International Agency for Research on Cancer
 NTP - National Toxicity Program
 OSHA - Occupational Safety & Health Administration

12. ECOLOGICAL INFORMATION

Ecotoxicity Effects

Product

Acute Toxicity to Fish

No information available

12. ECOLOGICAL INFORMATION

Acute Toxicity to Aquatic Invertebrates
No information available

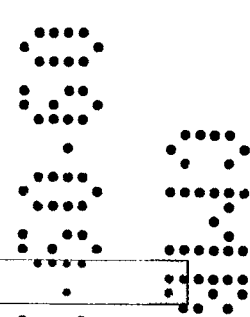
Acute Toxicity to Aquatic Plants
No information available

Component
Acute Toxicity to Fish

Titanium dioxide
LC50: >1000 mg/L (Fathead Minnow - 96 hr.)

Acute Toxicity to Aquatic Invertebrates
No information available

Acute Toxicity to Aquatic Plants
No information available



13. DISPOSAL CONSIDERATIONS

Waste Disposal Method Dispose of in accordance with federal, state, and local regulations. Dry, empty containers may be recycled in a can recycling program. Local requirements may vary, consult your sanitation department or state-designated environmental protection agency for more disposal options.

14. TRANSPORT INFORMATION

DOT Not regulated

ICAO / IATA Not regulated

IMDG / IMO Not regulated

15. REGULATORY INFORMATION

International Inventories

United States TSCA Yes - All components are listed or exempt.
Canada DSL Yes - All components are listed or exempt.

Federal Regulations

SARA 311/312 hazardous categorization
Acute Health Hazard No

Chronic Health Hazard	Yes
Fire Hazard	No
Sudden Release of Pressure Hazard	No
Reactive Hazard	No

SARA 313

Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372:

This product may contain trace amounts of (other) SARA reportable chemicals. Contact Benjamin Moore & Co. for further information.

Clean Air Act, Section 112 Hazardous Air Pollutants (HAPs) (see 40 CFR 61)

This product contains the following HAPs:

This product may contain trace amounts of (other) HAPs chemicals. Contact Benjamin Moore & Co. for further information.

State Regulations

California Proposition 65

This product may contain small amounts of materials known to the state of California to cause cancer or reproductive harm.

State Right-to-Know

Chemical Name	Massachusetts	New Jersey	Pennsylvania	Louisiana	Rhode Island
Titanium dioxide	X	X	X		X

Legend

X - Listed

16. OTHER INFORMATION

WARNING! If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

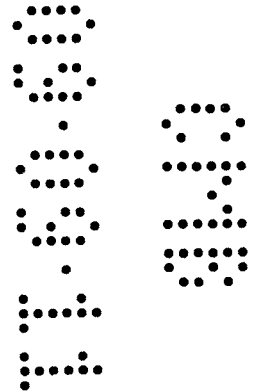
Prepared By Product Stewardship Department
 Benjamin Moore & Co.
 360 Route 206 - P.O. Box 4000
 Flanders, NJ 07836
 866-690-1961

Revision Date: 25-Jan-2011
Revision Summary: Not available

Disclaimer

The information contained herein is presented in good faith and believed to be accurate as of the effective date shown above. This information is furnished without warranty of any kind. Employers should use this information only as a supplement to other information gathered by them and must make independent determination of suitability and completeness of information from all sources to assure proper use of these materials and the safety and health of employees. Any use of this data and information must be determined by the user to be in accordance with applicable federal, provincial, and local laws and regulations.

End of MSDS





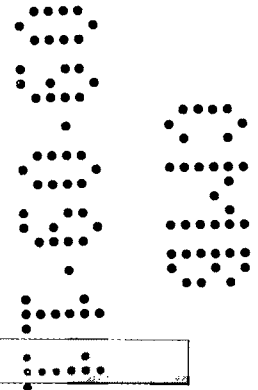
Material Safety Data Sheet

Revision Date: 25-Jan-2011

Revision Number: 2

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name ben INTERIOR ACRYLIC LATEX EGGSHELL
Product Code W626
Product Class WATER THINNED PAINT
Color All



Manufacturer Benjamin Moore & Co.
 101 Paragon Drive
 Montvale, NJ 07645
 Phone: 201-573-9600
 www.benjaminmoore.com

Emergency Telephone Number(s)
 CHEMTREC: 800-424-9300

2. COMPOSITION INFORMATION ON COMPONENTS

Hazardous Components

Chemical Name	CAS-No	Weight % (max)
Titanium dioxide	13463-67-7	25
Limestone	1317-65-3	20
Nepheline syenite	37244-96-5	10
Silica, amorphous	7631-86-9	5
Acetic acid ethenyl ester	108-05-4	0.5

3. HAZARDS IDENTIFICATION

Emergency Overview

Vapors may be irritating to eyes, nose, throat, and lungs. May cause skin irritation and/or dermatitis.

Appearance liquid

Odor little or no odor

Potential Health Effects

Principal Routes of Exposure Eye contact, skin contact and inhalation.

Acute Effects

Eyes May cause slight irritation.
Skin Substance may cause slight skin irritation.
Inhalation May cause irritation of respiratory tract.
Ingestion Ingestion may cause gastrointestinal irritation, nausea, vomiting and diarrhea.

Chronic Effects Repeated contact may cause allergic reactions in very susceptible persons.

See Section 11 for additional Toxicological information.

Aggravated Medical Conditions None known

HMIS Health: 1* Flammability: 0 Reactivity: 0 PPE: -

HMIS Legend

- 0 - Minimal Hazard
- 1 - Slight Hazard
- 2 - Moderate Hazard
- 3 - Serious Hazard
- 4 - Severe Hazard
- * - Chronic Hazard

X - Consult your supervisor or S.O.P. for "Special" handling instructions.

Note: The PPE rating has intentionally been left blank. Choose appropriate PPE that will protect employees from the hazards the material will present under the actual normal conditions of use.

Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. Although HMIS® ratings are not required on MSDSs under 29 CFR 1910.1200, Benjamin Moore & Co., has chosen to provide them. HMIS® ratings are to be used only in conjunction with a fully implemented HMIS® program by workers who have received appropriate HMIS® training. HMIS® is a registered trade and service mark of the NPCA. HMIS® materials may be purchased exclusively from J. J. Keller (800) 327-6868.

4. FIRST AID MEASURES

General Advice	No hazards which require special first aid measures.
Eye Contact	Rinse thoroughly with plenty of water for at least 15 minutes and consult a physician.
Skin Contact	Wash off immediately with soap and plenty of water removing all contaminated clothes and shoes.
Inhalation	Move to fresh air. If symptoms persist, call a physician.
Ingestion	Clean mouth with water and afterwards drink plenty of water. Consult a physician if necessary.
Notes To Physician	Treat symptomatically

5. FIRE-FIGHTING MEASURES

Suitable Extinguishing Media	Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.
Protective Equipment And Precautions For Firefighters	As in any fire, wear self-contained breathing apparatus pressure-demand, MSHA/NIOSH (approved or equivalent) and full protective gear.
Specific Hazards Arising From The Chemical	Closed containers may rupture if exposed to fire or extreme heat.

Sensitivity To Mechanical Impact	No
Sensitivity To Static Discharge	No
Flash Point Data	
Flash Point (°F)	Not applicable
Flash Point (°C)	Not applicable
Flash Point Method	Not applicable
Flammability Limits In Air	
Lower Explosion Limit	Not applicable
Upper Explosion Limit	Not applicable

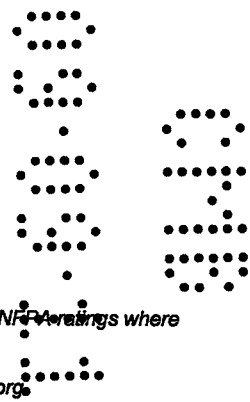
NFPA Health: 1 Flammability: 0 Instability: 0 Special: Not Applicable

NFPA Legend

- 0 - Not Hazardous
- 1 - Slightly
- 2 - Moderate
- 3 - High
- 4 - Severe

The ratings assigned by Benjamin Moore & Co. are only suggested ratings, the contractor/employer has ultimate responsibilities for NFPA ratings where this system is used.

Additional information regarding the NFPA rating system is available from the National Fire Protection Agency (NFPA) at www.nfpa.org



6. ACCIDENTAL RELEASE MEASURES

Personal Precautions	Avoid contact with skin, eyes and clothing. Ensure adequate ventilation.
Environmental Precautions	Prevent further leakage or spillage if safe to do so.
Methods For Clean-Up	Soak up with inert absorbent material. Sweep up and shovel into suitable containers for disposal.
Other Information	None known

7. HANDLING AND STORAGE

Handling	Avoid contact with skin, eyes and clothing. Avoid breathing vapors, spray mists or sanding dust. In case of insufficient ventilation, wear suitable respiratory equipment.
Storage	Keep container tightly closed. Keep out of the reach of children.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Exposure Limits

Hazardous Components

Chemical Name	ACGIH	OSHA
Titanium dioxide	10 mg/m ³ - TWA	15 mg/m ³ - TWA total
Limestone	N/E	15 mg/m ³ - TWA total 5 mg/m ³ - TWA
Nepheline syenite	N/E	5 mg/m ³ - TWA (nuisance dust)
Silica, amorphous	N/E	- (80)/(% SiO ₂) mg/m ³ TWA 20 mppcf - TWA
Acetic acid ethenyl ester	10 ppm - TWA 15 ppm - STEL	N/E

Legend

ACGIH - American Conference of Governmental Industrial Hygienists Exposure Limits

OSHA - Occupational Safety & Health Administration Exposure Limits

N/E - Not Established

Engineering Measures

Ensure adequate ventilation, especially in confined areas.

Personal Protective Equipment

Eye/Face Protection

Safety glasses with side-shields.

Skin Protection

Protective gloves and impervious clothing.

Respiratory Protection

In case of insufficient ventilation wear suitable respiratory equipment.

Hygiene Measures

Avoid contact with skin, eyes and clothing. Remove and wash contaminated clothing before re-use. Wash thoroughly after handling.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	liquid
Odor	little or no odor
Density (lbs/gal)	9.5 - 11.4
Specific Gravity	1.1 - 1.4
pH	Not available
Evaporation Rate	Not available
Vapor Pressure	Not available
Vapor Density	Not available
Wt. % Solids	40 - 60
Vol. % Solids	30 - 45
Wt. % Volatiles	40 - 60
Vol. % Volatiles	55 - 70
VOC Regulatory Limit (g/L)	< 50
Boiling Point (°F)	212
Boiling Point (°C)	100
Freezing Point (°F)	32
Freezing Point (°C)	0
Flash Point (°F)	Not applicable
Flash Point (°C)	Not applicable
Flash Point Method	Not applicable
Upper Explosion Limit	Not applicable
Lower Explosion Limit	Not applicable

10. STABILITY AND REACTIVITY

Chemical Stability	Stable under normal conditions.
Conditions To Avoid	Prevent from freezing
Incompatible Materials	No materials to be especially mentioned.
Hazardous Decomposition Products	None under normal use.
Possibility Of Hazardous Reactions	None under normal conditions of use.

11. TOXICOLOGICAL INFORMATION

Acute Toxicity

Product
No information available

Component

Titanium dioxide
 LD50 Oral: > 24000 mg/kg (Rat)
 LD50 Dermal: > 10000 mg/m² (Rabbit)
 LC50 Inhalation (Dust): > 6.82 mg/L (Rat, 4 hr.)

Limestone
 LD50 Oral: 6,450 mg/kg (Rat) vendor data
 Sensitization: No sensitizing effects known.

Nepheline syenite
 Sensitization: No sensitizing effects known.

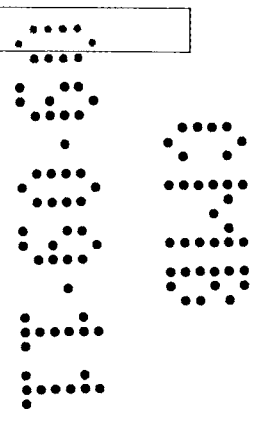
Silica, amorphous
 LD50 Oral: > 10000 mg/kg (Rat)
 LD50 Dermal: 2,000 mg/kg (Rabbit)
 LC50 Inhalation (Dust): > 2 mg/L

Acetic acid ethenyl ester
 LD50 Oral: 2900 mg/kg (Rat)
 LD50 Dermal: 2335 mg/kg (Rabbit)
 LC50 Inhalation (Vapor): 114000 mg/m³ (Rat, 4 hr.)

Chronic Toxicity

Carcinogenicity

The information below indicates whether each agency has listed any ingredient as a carcinogen:

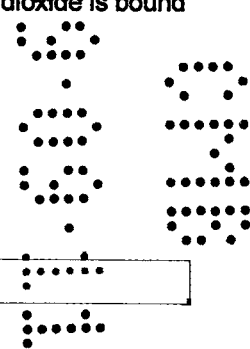


Chemical Name	ACGIH	IARC	NTP	OSHA Carcinogen
Titanium dioxide		2B - Possible Human Carcinogen		Listed
Acetic acid ethenyl ester	A3 - Confirmed Animal Carcinogen with Unknown Relevance to Humans	2B - Possible Human Carcinogen		Listed

- Although IARC has classified titanium dioxide as possibly carcinogenic to humans (2B), their summary concludes: "No significant exposure to titanium dioxide is thought to occur during the use of products in which titanium dioxide is bound to other materials, such as paint."

Legend

ACGIH - American Conference of Governmental Industrial Hygienists
 IARC - International Agency for Research on Cancer
 NTP - National Toxicity Program
 OSHA - Occupational Safety & Health Administration



12. ECOLOGICAL INFORMATION

Ecotoxicity Effects

Product

Acute Toxicity to Fish
 No information available

Acute Toxicity to Aquatic Invertebrates
 No information available

Acute Toxicity to Aquatic Plants
 No information available

Component

Acute Toxicity to Fish

Titanium dioxide
 LC50: >1000 mg/L (Fathead Minnow - 96 hr.)

Acute Toxicity to Aquatic Invertebrates
 No information available

Acute Toxicity to Aquatic Plants
 No information available

13. DISPOSAL CONSIDERATIONS

Waste Disposal Method Dispose of in accordance with federal, state, and local regulations. Dry, empty containers may be recycled in a can recycling program. Local requirements may vary, consult your sanitation department or state-designated environmental protection agency for more disposal options.

14. TRANSPORT INFORMATION

DOT Not regulated

ICAO / IATA Not regulated

IMDG / IMO Not regulated

15. REGULATORY INFORMATION

International Inventories

United States TSCA Yes - All components are listed or exempt.
 Canada DSL Yes - All components are listed or exempt.

Federal Regulations

SARA 311/312 hazardous categorization

Acute Health Hazard	No
Chronic Health Hazard	Yes
Fire Hazard	No
Sudden Release of Pressure Hazard	No
Reactive Hazard	No

SARA 313

Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372:

<u>Chemical Name</u>	<u>CAS-No</u>	<u>Weight % (max)</u>
Acetic acid ethenyl ester	108-05-4	0.5

This product may contain trace amounts of (other) SARA reportable chemicals. Contact Benjamin Moore & Co. for further information.

Clean Air Act, Section 112 Hazardous Air Pollutants (HAPs) (see 40 CFR 61)

This product contains the following HAPs:

Chemical Name Acetic acid ethenyl ester	CAS-No 108-05-4	Weight % (max) 0.5
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This product may contain trace amounts of (other) HAPs chemicals. Contact Benjamin Moore & Co. for further information.

State Regulations

California Proposition 65

This product may contain small amounts of materials known to the state of California to cause cancer or reproductive harm.

State Right-to-Know

Chemical Name	Massachusetts	New Jersey	Pennsylvania	Louisiana	Rhode Island
Titanium dioxide	X	X	X		X
Limestone	X	X	X		X
Silica, amorphous	X	X	X		X
Acetic acid ethenyl ester	X	X	X	X	X

Legend
X - Listed

16. OTHER INFORMATION

WARNING! If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Prepared By Product Stewardship Department
Benjamin Moore & Co.
360 Route 206 - P.O. Box 4000
Flanders, NJ 07836
866-690-1961

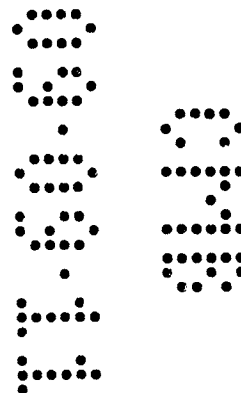
Issuing Date 23-May-2001

Revision Date: 25-Jan-2011
Revision Summary Not available

Disclaimer

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End of MSDS



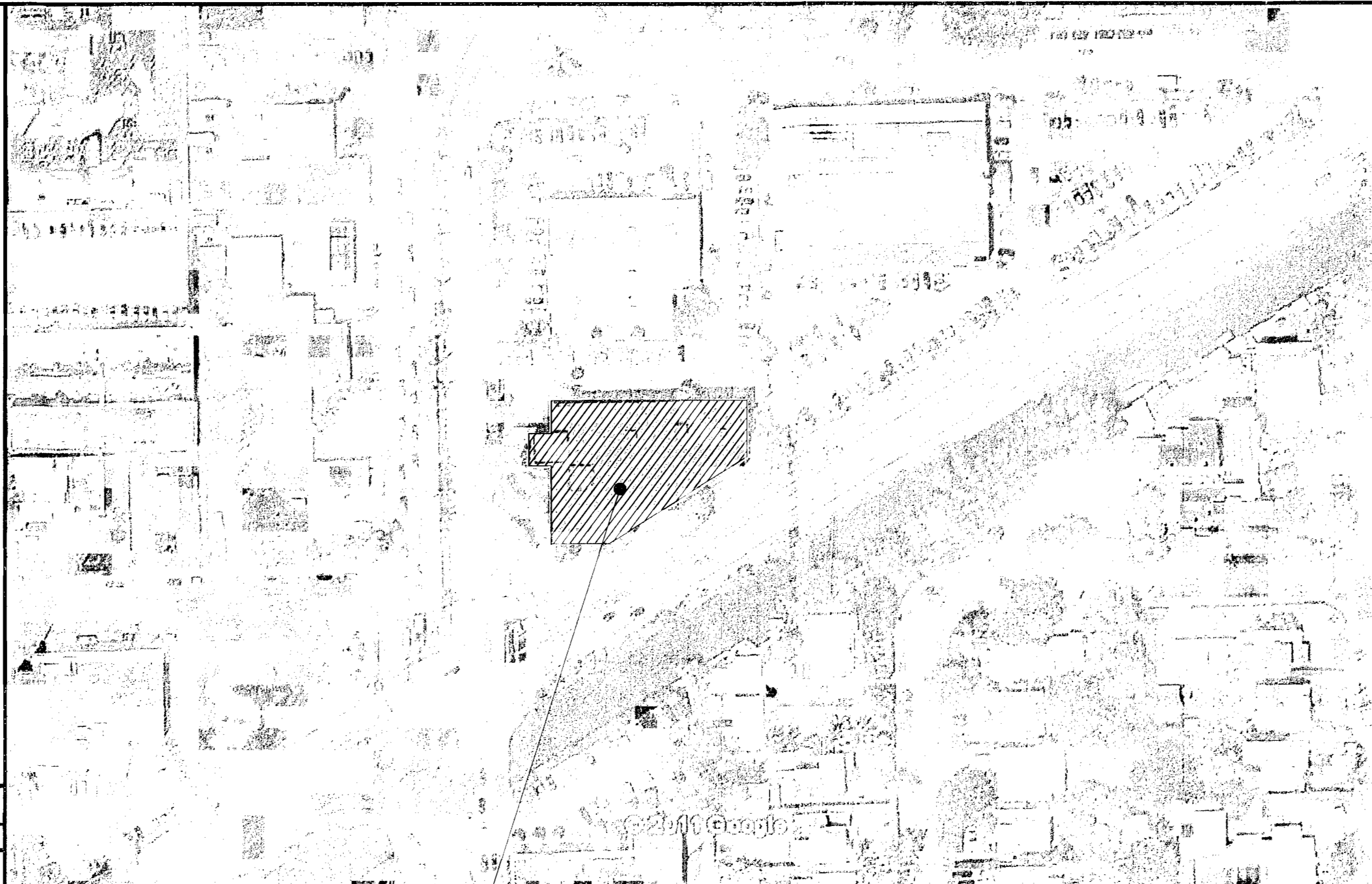
Public Works
PLAN REVIEW NOTICE
 Phone 305-673-7090 Fax 305-673-7028
 THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
 All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.
 Permit Requirements: Proof of existing sidewalk/curb 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 for the Permit By: *[Signature]* Date: 9-9-2011

48 HOURS PRIOR TO EXCAVATING CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES
 SANSIRE ONE-CALL 1-800-432-4770
 CITY OF MIAMI BEACH 305-673-7000

B110 3915
OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:
 BUILDING: *[Signature]*
 ZONING: *[Signature]*
 ORD/HPB: *[Signature]*
 CONCURRENCY: *[Signature]*
 PLUMBING: *[Signature]*
 ELECTRICAL: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE PROTECTION: *[Signature]*
 ENGINEERING: *[Signature]*
 PUBLIC WORKS: *[Signature]*
 STRUCTURAL: *[Signature]*
 ELEVATOR: *[Signature]*

CPC - ALTON RD
1801 ALTON RD.
MIAMI BEACH, FL 33139

- A. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
 B. GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
 C. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
 D. THE DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC. VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
 E. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
 F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 G. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES REQUIRED.
 H. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
 I. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
 J. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
 K. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES AND ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER AND LOCAL BUILDING DEPARTMENT.
 L. SIGNS, EXCEPT AS INDICATION ON CIVIL DRAWINGS AND ADA TOILET ROOM SIGNS, ARE PROVIDED BY OWNER'S SIGN CONTRACTOR.
 M. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
 N. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET-UP AND COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.



CLIENT (OWNER):
JP MORGAN CHASE
BANK, N.A.
 24085 EL TORO RD, 2ND FLOOR
 LAGUNA HILLS, CA 92653
 PHONE: (949) 458-7006
 FAX: (949) 272-4540
 CONTACT: SUSAN NOLAN
 EMAIL: susan.nolan@chase.com

ARCHITECT OF RECORD
DESIGN FORUM
ARCHITECTS
 7575 PARAGON RD.
 DAYTON, OH 45459
 PHONE: (937) 439-4400
 FAX: (937) 439-7247
 CONTACT: ANDY McLOUD
 EMAIL: andy.mcloud@interbrand.com

ENGINEERING FIRM
DESIGN FORUM
ENGINEERING
 7575 PARAGON RD.
 DAYTON, OH 45459
 PHONE: (937) 312-8876
 FAX: (937) 439-7247
 CONTACT: TIM RABERDING
 EMAIL: tim.raberding@interbrand.com

DWG. #	DRAWING TITLE
T1	ARCHITECTURE COVER
A0.1	SITE PLAN/ EGRESS PLAN
A0.2	ACCESSIBILITY DETAILS
A1	DEMOLITION PLAN
A2	FLOOR PLAN
A3	FINISH PLAN
A4	FURNITURE PLAN
A5	REFLECTED CEILING PLAN
A6	INTERIOR ELEVATIONS & DETAILS
A7	BRANDING WALL ELEVATIONS, SECTIONS & DETAILS
A8	LEATHER/LCD WALL ELEVATION, SECTION & DETAILS
A9	DOOR SCHEDULE AND DETAILS

DWG. #	DRAWING TITLE
M1	MECHANICAL PLAN
E1	ELECTRICAL NOTES, ABBREVIATIONS
E2.1	ELECTRICAL POWER PLAN
E2.2	ELECTRICAL LIGHTING PLAN
E3	ELECTRICAL PANELS AND DIAGRAMS

F1 GENERAL NOTES

F11 PROJECT TEAM

- FIRE PROTECTION SPRINKLER SYSTEM NOT REQUIRED.
- BUILDINGS UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH IBC.
- ADDRESSES SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS.
- PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
- GENERAL CONTRACTOR SHALL VERIFY, COORDINATE AND/OR INSTALL ANY SMOKE DETECTION AND/OR FIRE ALARM CONNECTORS AS REQUIRED PER LANDLORD AND JURISDICTION HAVING AUTHORITY.
- ANY REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHEREVER DUCT WORK PENETRATES FIRE-RATED WALL, U.O.N.
- ALL REQ. PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.
- DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A10BC.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED. FIRE ALARM PERMIT TO BE FILED BY THE SUBCONTRACTOR.
- FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON THIS PLAN OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT. ONE FIRE EXTINGUISHER WITH A MIN RATING OF 2A10BC SHALL BE PROVIDED WITH 75' MAX TRAVEL DISTANCE FOR EACH 6000 SF OR PORTION THEREOF ON EACH FLOOR.
- INSTALL APPROVED FIRE EXTINGUISHERS PER NATIONAL FIRE PROTECTION ASSOCIATION. FIRE EXTINGUISHERS TO BE APPROVED BY LOCAL FIRE DEPARTMENT. PROVIDE 5lb. FIRE EXTINGUISHER(S) (ONE FIRE EXTINGUISHER PER 75' FOR LOW HAZARD.)

D11 FIRE DEPARTMENT NOTES

THIS PROJECT CONSISTS OF THE REMODEL OF AN APPROXIMATE 808 SQ. FT. AREA OF AN EXISTING 7,208 SQ. FT. 'B'-USE (BANK). THE WORK IS ON THE FIRST FLOOR OF AN EXISTING 2 STORY BUILDING AS DESIGNATED ON THESE DRAWINGS.
 LEVEL 2 SCOPE OF WORK: WORK IN THESE TENANT IMPROVEMENT DOCUMENTS INCLUDE CONSTRUCTION OF INTERIOR NON LOAD BEARING PARTITIONS, DOORS, WALL, FLOOR AND CEILING FINISHES, ELECTRICAL AND MECHANICAL WORK.
 THIS SUBMISSION COMPLIES WITH PROVISIONS SET FORTH IN CHAPTER 6 AND 7 SET FORTH IN THE 2007 FLORIDA EXISTING BUILDING CODE

PROJECT LOCATION
 CPC - ALTON RD
 1801 ALTON RD.
 MIAMI BEACH, FL 33139
JURISDICTION
 CITY OF MIAMI
REFERENCE CODES
 BUILDING CODE: 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT
 RESIDENTIAL CODE: 2007 FLORIDA RESIDENTIAL CODE WITH 2009 SUPPLEMENT
 EXISTING BUILDING CODE: 2007 FLORIDA EXISTING BUILDING CODE WITH 2009 SUPPLEMENT
 PLUMBING CODE: 2007 FLORIDA PLUMBING CODE WITH 2009 SUPPLEMENT
 MECHANICAL CODE: 2007 FLORIDA MECHANICAL CODE WITH 2009 SUPPLEMENT
 TEST PROTOCOLS CODE: 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT
 FUEL GAS CODE: 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT
 ENERGY CODE: 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT

OCCUPANCY CLASSIFICATION (CHAPTER 3):
 SECTION 304 - GROUP B (BUSINESS)
TYPE OF CONSTRUCTION (CHAPTER 6):
 SECTION - 1B

NUMBER OF STORIES:
 2 STORIES, ENTIRE PROJECT ON GROUND FLOOR
FIRE PROTECTION SYSTEMS (CHAPTER 9):
 SECTION 903 - NON SPRINKLERED

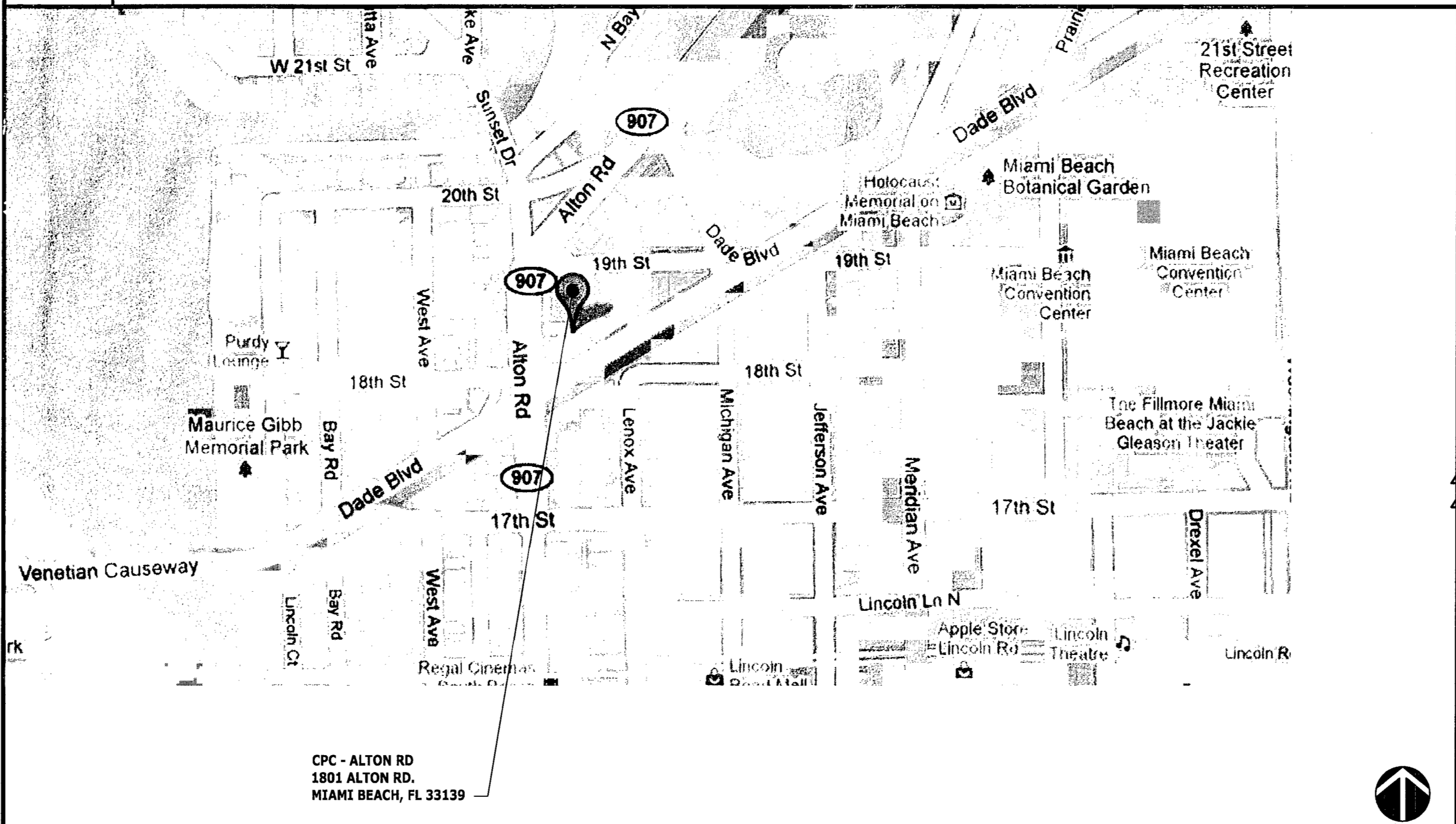
OCCUPANT LOAD (CHAPTER 10):
 SECTION 1004 OCCUPANT LOAD
 1ST FLOOR: 7,208 SF (808 SF AREA REMODELED ON THIS PERMIT)
 7,208 SQ FT/100 = 70
 TOTAL: 70 OCCUPANTS

EXITS PROVIDED = 2 TOTAL
 # EXITS REQUIRED = 2
 TABLE 1016.1 MAXIMUM TRAVEL DISTANCE 200'
 SECTION 1021.2 WIDTH OF EXIT PASSAGEWAY
 MINIMUM WIDTH = 44" (> 50 OCCUPANTS)
 144" PROVIDED

ACCESSIBILITY (CHAPTER 11):
 THESE PLANS COMPLY WITH ALL OF THE PROVISIONS SET FORTH IN ADAAG AND TITLE 24

EXTERIOR SIGNAGE:
 EXISTING TO REMAIN

D5 KEY PLAN



A5 VICINITY MAP

A1 CODE NOTES

A11 PROJECT DESCRIPTION

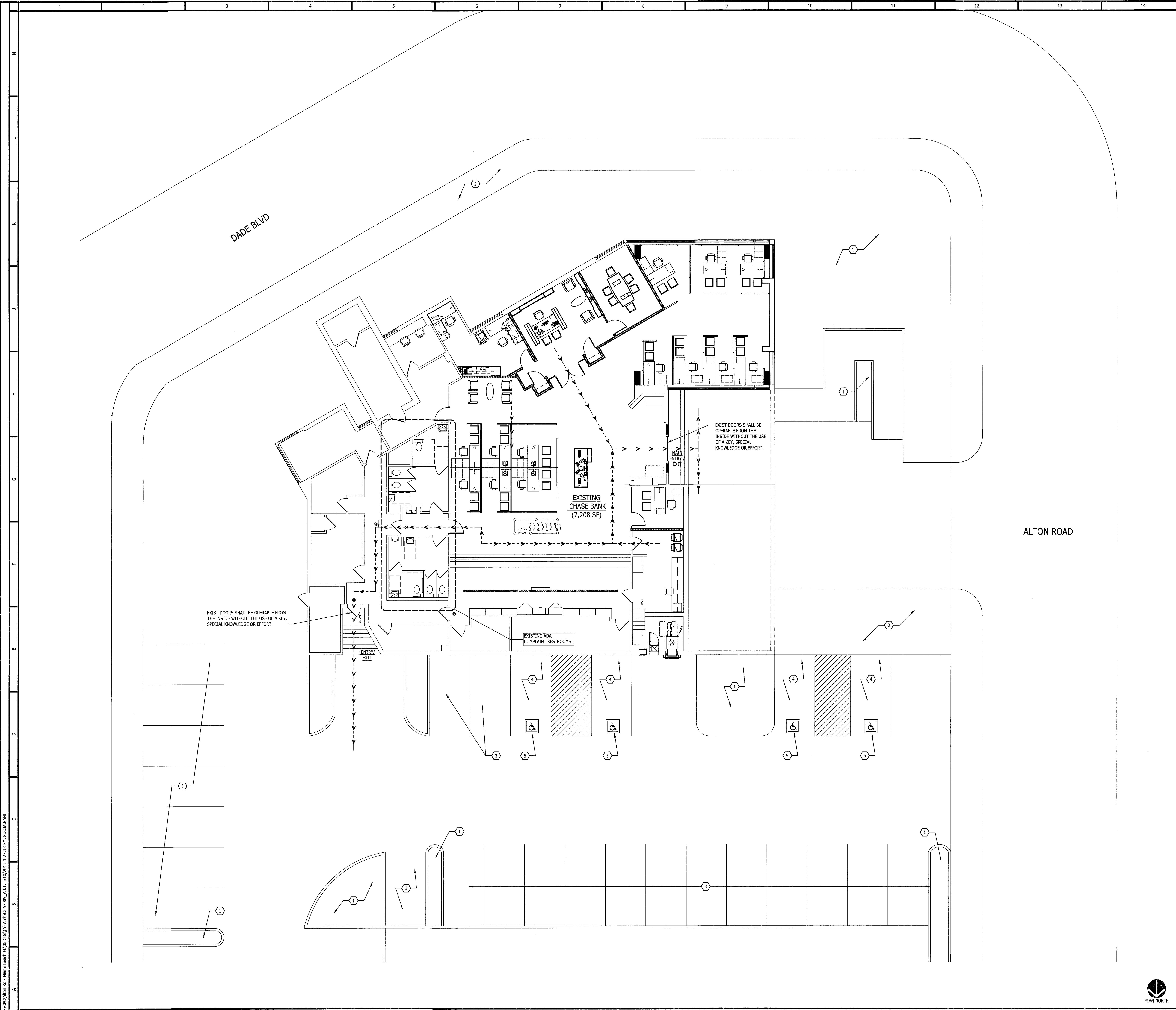
A14 DRAWING INDEX

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design-forum architects, inc.
 Donald James Rethman - License # AR0017303
 7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400
 Donald J. Rethman, Architect in Charge License: AR 0017303

Project No.	CHA7009
Scale	AS NOTED
Drawn	DF
Checked	JS/DR
Date	03.30.11
Drawing Title	

COVER
 Drawing No. **T1.0**



SHEET NOTES

1. EXISTING LANDSCAPING.
2. EXISTING SIDEWALK.
3. EXISTING PARKING SPACE AND STRIPING.
4. EXISTING ADA ACCESSIBLE PARKING SPACES, STRIPING.
5. EXISTING PAVEMENT SYMBOL.

GENERAL NOTES

- A. EXIST DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

LEGEND



CHASEO
 CPC - ALTON RD,
 1801 ALTON RD,
 MIAMI BEACH, FL 33139

design-form.
architects, inc.
 AA0002492
 Donald James Reihman - License # AR0017303
 7575 Peppers Ln, Suite 1024, Dayton, Ohio 45424-4400
 Donald J. Reihman, Architect in Charge License: AR 0017303

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MAY 12 2011

Project No. CHA7009
 Scale 1/8" = 1'-0"
 Drawn DF
 Checked JS/DR
 Date 03.30.11
 Drawing Title

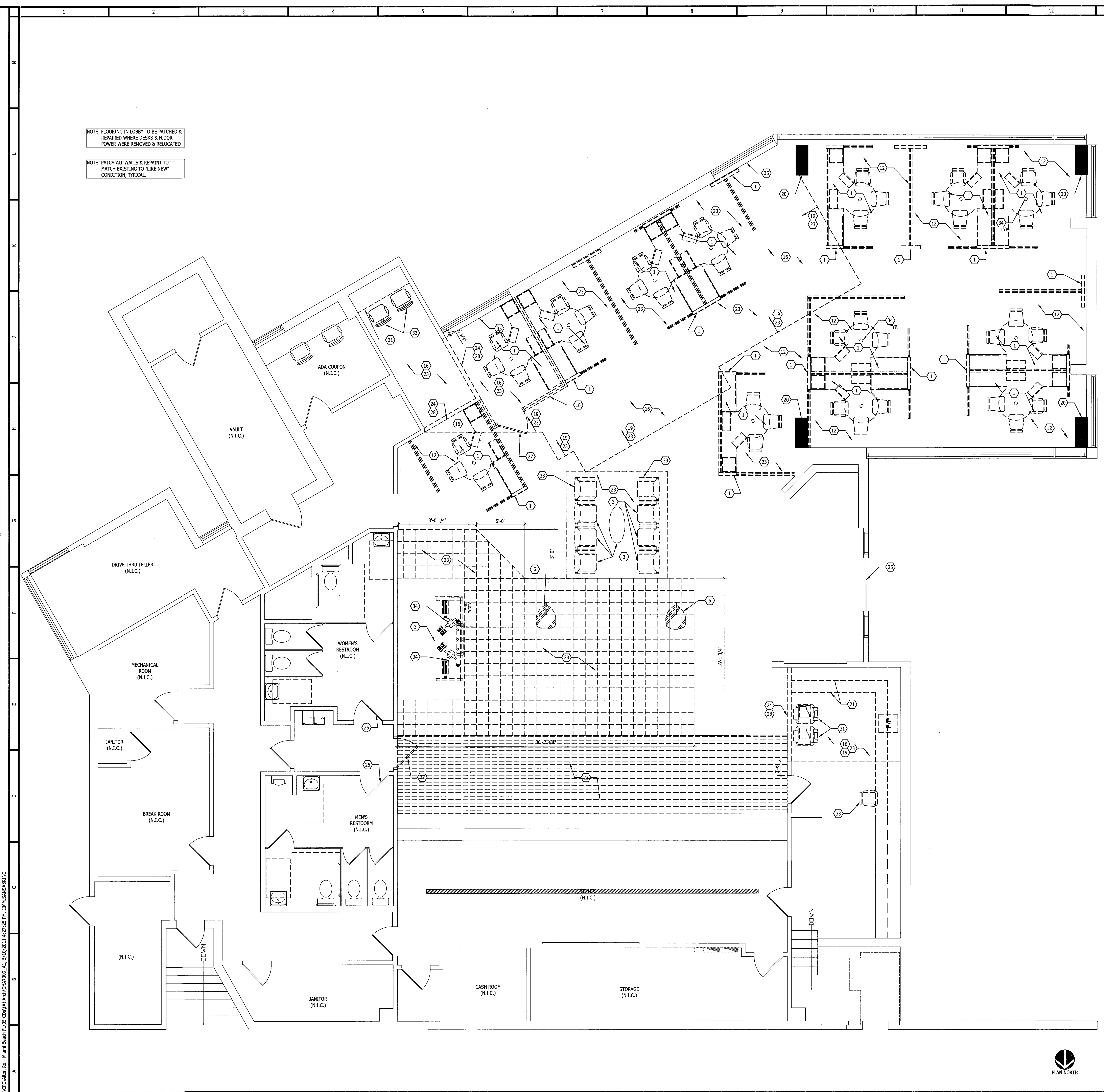
**SITE PLAN/
 EGRESS PLAN**

Drawing No. **A0.1**

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A1 SITE PLAN/ EGRESS PLAN

1/8" = 1'-0"



NOTE: FLOORING IN LOBBY TO BE PATCHED & REPAIRED WHERE DESKS & FLOOR POWER WERE REMOVED & RELOCATED.

NOTE: PATCH ALL WALLS & REPAIR TO MATCH EXISTING TO "LIKE NEW" CONDITION, TYPICAL.

SHEET SYMBOLS

- EXISTING PARTITION TO REMAIN
- EXISTING ITEM TO BE REMOVED
- PROPERTY LINE
- EXISTING DOORS TO REMAIN
- EXISTING DOORS TO BE REMOVED
- NOT IN CONTRACT
- STROBE LIGHT
- THERMOSTAT
- EXISTING TO BE RELOCATED
- 48" X 12" RECESSED FLUORESCENT LIGHT FIXTURE
- 48" X 24" RECESSED FLUORESCENT LIGHT FIXTURE
- RECESSED DOWNLIGHT

SHEET NOTES

1. EXISTING FURNITURE THROUGHOUT AREA OF WORK TO BE REMOVED. COORDINATE REUSE OF FURNITURE WITH CHASE.
2. EXISTING FLOOR FINISHES TO BE REMOVED. SUB FLOOR TO BE PREPARED TO RECEIVE NEW FINISHES AS SCHEDULED. SEE NEW WORK PLAN 43 FOR EXTENT.
3. RELOCATE EXISTING FURNITURE/GRAPHIC PER FURNITURE PLAN - SEE NEW WORK PLAN.
4. EXISTING CHECK DESKS TO BE REMOVED.
5. EXISTING FLOOR FINISH THROUGHOUT AREA OF WORK TO BE REMOVED.
6. EXISTING FLOOR FINISH TO REMAIN UNLESS AFFECTED BY NEW WORK, TYP.
7. EXISTING FLOOR FINISH REMOVAL TO ALLOW AT FULL TILE, TYP.
8. EXISTING LIGHT FIXTURES TO BE RELOCATED, PATCH & REPAIR.
9. EXISTING LIGHT FIXTURES TO BE RELOCATED, PATCH & REPAIR.
10. EXISTING LIGHT FIXTURES TO BE RELOCATED, PATCH & REPAIR.
11. EXISTING LIGHT FIXTURES TO BE RELOCATED, PATCH & REPAIR.
12. EXISTING FLOOR FINISH TO REMAIN UNLESS AFFECTED BY NEW WORK, TYP.
13. EXISTING FLOOR FINISH REMOVAL TO ALLOW AT FULL TILE, TYP.
14. EXISTING LIGHT FIXTURES TO BE RELOCATED, PATCH & REPAIR.
15. EXISTING LIGHT FIXTURES TO BE RELOCATED, PATCH & REPAIR.
16. COORDINATE EXTENT OF CEILING REMOVAL WITH REFLECTED CEILING PLAN, DWG. A-5.
17. EXISTING INTERNAL GLAZING TO BE REMOVED.
18. EXISTING ACoustICAL CEILING TILES, GRIDS AND SUPPORTS, LIGHTS AND DIFFUSERS TO BE REMOVED AS SHOWN THROUGHOUT AREA OF WORK, TYP.
19. EXISTING ACoustICAL CEILING TILES, GRIDS AND SUPPORTS, LIGHTS AND DIFFUSERS TO BE REMOVED AS SHOWN THROUGHOUT AREA OF WORK, TYP.
20. EXISTING COLUMN TO REMAIN. MAINTAIN FIRE RATING AS REQUIRED BY CODE.
21. EXISTING MILLWORK TO BE REMOVED.
22. EXISTING MILLWORK TO BE REMOVED.
23. EXISTING FLOOR FINISHES TO BE REMOVED. SUB FLOOR TO BE PREPARED TO RECEIVE NEW FINISHES AS SCHEDULED. SEE NEW WORK PLAN 43 FOR EXTENT.
24. REMOVE EXISTING WALL COVERINGS AND WALL BASE. PREPARE AREA AS REQUIRED TO FACILITATE NEW WORK.
25. EXISTING STOREFRONT ENTRY DOOR TO REMAIN.
26. REMOVE DOOR LOCK SETS AND REPLACE WITH PUSH PLATE INTERIOR 12" PULLS.
27. EXISTING DOOR TO BE REMOVED. PATCH AND REPAIR SLAB AS REQUIRED FOR FLAT LEVEL FINISH.
28. GYP. BD. PARTITION TO BE REMOVED. PATCH AND REPAIR SLAB AS REQUIRED FOR FLAT LEVEL FINISH.
29. EXISTING CEILING FINISHES TO REMAIN FOR NEW CARPET.
30. EXISTING CEILING FINISHES TO REMAIN FOR NEW CARPET.
31. BANK EQUIPMENT TO BE RELOCATED.
32. EXISTING CEILING FINISHES TO REMAIN FOR NEW CARPET.
33. EXISTING FURNITURE TO BE REMOVED.
34. REMOVE/ RELOCATE EXISTING PENDANTS AT EXISTING WORK AREAS TO BE REMOVED/ RELOCATED. PATCH/ REPAIR EXISTING CEILING.
35. REMOVE DECORATIVE TRIM AT WINDOWS. SILL TO REMAIN. PATCH, REPAIR AND PAINT AS NEEDED.

GENERAL DEMOLITION NOTES

- A. CHECK DRAWINGS PRIOR TO DEMOLITION WITH REGARD TO UTILIZING ANY EXISTING WIRING, LINES COMPONENTS ETC.
- B. NOTIFY ARCHITECTS IMMEDIATELY OF ANY DISCREPANCIES OR UNFORESEEN ITEMS NOT SHOWN ON DRAWINGS.
- C. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR, WHO SHALL REMOVE IT FROM THE SITE.
- D. G.C. SHALL NOT DEMOLISH ANY LOAD BEARING WALLS OR CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING SPACE. G.C. TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY STRUCTURAL CONCERNS DURING CONSTRUCTION.
- E. REMOVE ALL EXISTING INTERIOR PARTITIONS, DOORS AND DOOR FRAMES SCHEDULED FOR DEMOLITION. REMOVE ALL MILLWORK, EQUIPMENT, ETC. ATTACHED TO PARTITIONS SCHEDULED FOR DEMOLITION.
- F. REMOVE EXISTING ACoustICAL CEILING GRID AND TILES, LIGHT FIXTURES, AND GYPSUM WALLBOARD SOFFITS AS SCHEDULED FOR DEMOLITION AND AS REQUIRED BY PARTITION DEMOLITION AND NEW CONSTRUCTION WORK. MAINTAIN EXISTING CEILING WIRE HANGERS FOR FUTURE USE.
- G. REMOVE EXISTING ELECTRICAL DEVICES, OUTLETS, TELEPHONE AND DATA JACKS AND THERMOSTATS IN PARTITIONS SCHEDULED FOR DEMOLITION. MODIFY EXISTING WIRING AS REQUIRED BY NEW CONSTRUCTION OR, IF NOT REQUIRED, TERMINATE AND CAP OFF AT NEAREST PANEL OR SOURCE ABOVE CEILING.
- H. REMOVE ALL EXISTING PLUMBING FIXTURES, FITTINGS AND PIPING AS SCHEDULED FOR DEMOLITION AND AS REQUIRED BY PARTITION DEMOLITION AND NEW CONSTRUCTION. MODIFY EXISTING PIPING AS REQUIRED BY NEW CONSTRUCTION, OR IF NOT REQUIRED, TERMINATE AND CAP OFF AT WET STACK.
- I. REMOVE EXISTING FLOOR FINISHES SCHEDULED FOR REMOVAL AND AS REQUIRED BY PARTITION DEMOLITION AND NEW CONSTRUCTION.
- J. REMOVE ALL CONSTRUCTION DEBRIS FROM AREA. REPAIR ALL ADJACENT DAMAGED SURFACES, AS NECESSARY. PREPARE ALL DAMAGED SURFACES FOR FINISHES AS SCHEDULED OR REFINISH TO MATCH EXISTING FINISH. REPLACE DAMAGED CEILING TILES; REPAIR OR REPLACE DAMAGED CEILING GRID.
- K. PROVIDE A SMOOTH, NEAT, CONTINUOUS APPEARANCE WHERE DEMOLITION WORK MEETS ADJACENT EXISTING WORK. REMOVE EXISTING FINISHES AS REQUIRED TO PROVIDE NEAT, STRAIGHT SEAMS AND TRANSITIONS BETWEEN EXISTING AND MATCHING NEW FINISHES.
- L. ALL DEMOLITION WORK SHALL BE PERFORMED AFTER OFFICE HOURS AND WEEKENDS. UNLESS DIRECTED OTHERWISE.
- M. THE CONTRACTOR SHALL PROVIDE PROTECTION TO THE OWNER'S ADJACENT SPACES AND ANY ITEMS TO REMAIN FROM DUST, DAMAGE, AND/ OR SOILING.
- N. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE FOR REVIEW AND APPROVAL WITH THE OWNER'S REPRESENTATIVE.
- O. THE CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION. TEMPORARY POWER AND DATA CONNECTIONS AS NEEDED TO ADJACENT AREAS OF OPERATION WHILE SELECTIVE DEMOLITION AND CONSTRUCTION IS BEING PERFORMED.
- P. LOOSE FURNITURE, FILES AND BANK EQUIPMENT'S ONLY SHALL BE REMOVED BY OTHERS.
- Q. THE CONTRACTOR SHALL REMOVE NOTED CHECK DESK ITEMS, SIGNAGES, ELECTRONIC TICKER, SECURITY CAMERAS AND RETURN TO BANK.
- R. IF ITEMS ARE BOLTED, CONTRACTOR SHALL PATCH EXISTING FLOORING REMOVAL.
- S. EXISTING CEILING AND LIGHTING TO REMAIN EXCEPT AT AREA AFFECTED BY NEW WORK AND AS NOTED. THE CONTRACTOR SHALL REMOVE THE EXISTING CEILING IN THEIR ENTIRETY UNLESS INDICATED TO REMAIN ON CEILING PLAN. THE REMOVALS SHALL INCLUDE ACoustICAL PANELS AND SUSPENSION SYSTEM, GYPSUM BOARD AND SUPPORT CHANNELS. LIGHT FIXTURES AND ALL CEILING MOUNTED ITEMS, (UNLESS STRUCTURAL).
- T. REFER TO MECHANICAL/ ELECTRICAL ENGINEERING DRAWING FOR OTHER DEMOLITION INFORMATION.
- U. GENERAL CONTRACTOR TO VERIFY QUANTITY AND LAYOUT OF EXISTING LIGHTING FIXTURES: HVAC GRILLE, SPRINKLER HEADS, SMOKE DETECTORS, ALARMS, EXIT LIGHTS, ETC. AND ADJUST TO NEW CEILING ACCORDINGLY.
- V. WHERE EXISTING LIGHT FIXTURES ARE TO BE REMOVED AND RE-USED, CONTRACTOR SHALL CLEAN LENS AND INSTALL NEW LIGHT BULBS BEFORE RE-INSTALLATION.
- W. COORDINATE EXTENT OF CEILING REMOVAL WITH REFLECTED CEILING DRAWING.
- X. FOR REMOVAL, RE-USE OR RELOCATION OF EXISTING SECURITY CAMERAS. COORDINATE WITH CHASE BANK SECURITY DEPARTMENT.
- Y. THE REMOVAL OF TELEPHONE, DATA AND SECURITY CABLES AND EQUIPMENT SHALL BE BY OTHERS, COORDINATED BY THE GENERAL CONTRACTOR.
- Z. EXISTING WINDOW SHADES SHALL BE REMOVED DURING CONSTRUCTION AND SHALL BE REINSTALLED AFTER WORK COMPLETION OF THE AREA. PRIOR TO RE-INSTALLATION CLEAN SHADES AND REPLACE ANY DAMAGE PARTS.
- AA. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSION AND EXISTING CONDITIONS PRIOR TO START OF WORK.

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 1801 ALTON RD.
 MIAMI BEACH, FL 33139

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DEMOLITION PLAN

Drawing No. **A1**

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SHEET NOTES

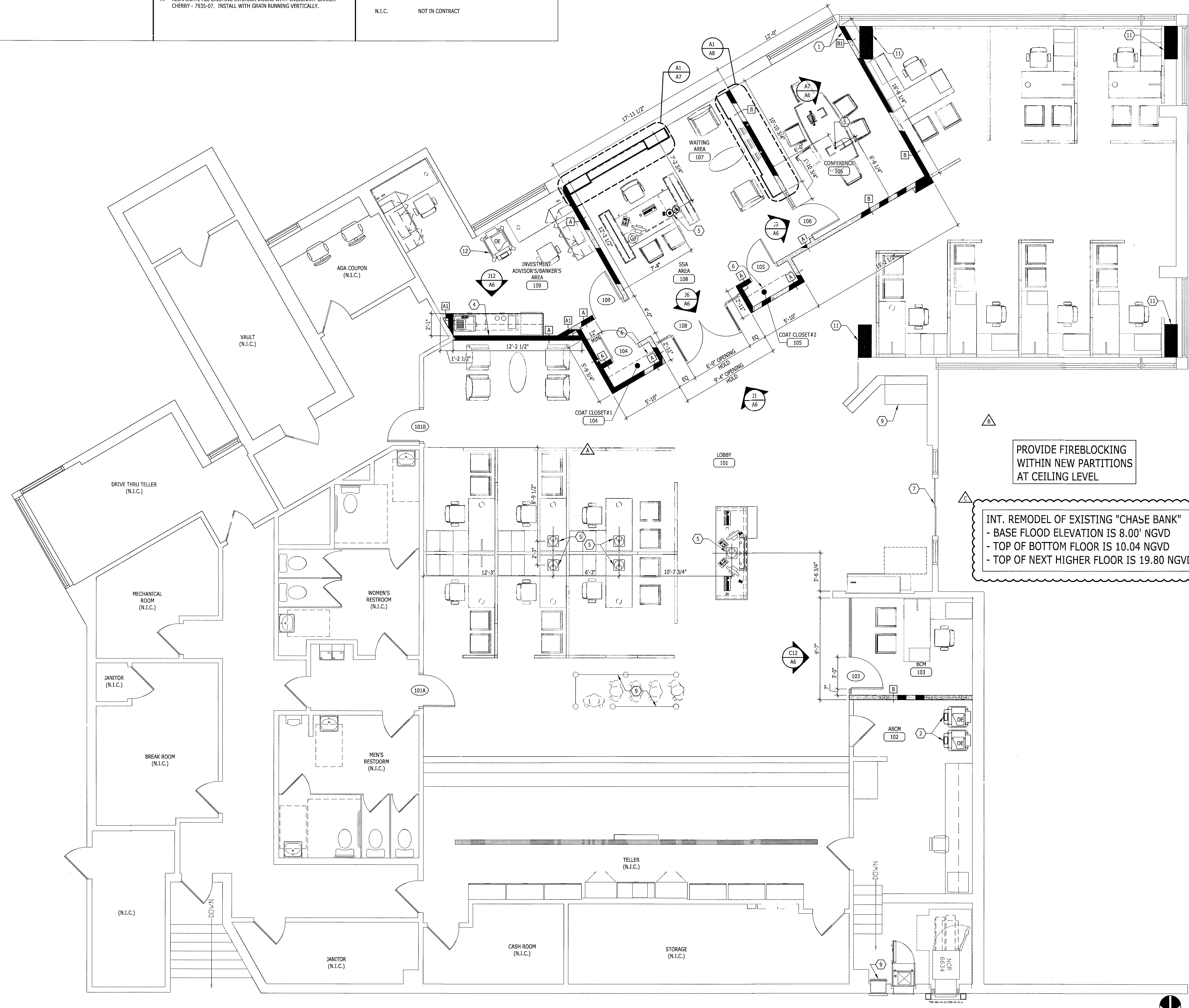
- ALIGN FINISH FACES.
- RELOCATED BANK EQUIPMENT BY OWNERS VENDOR.
- LOCATION OF HIGH WIRE EXISTING HIGH CABINET.
- PROVIDE FT BLOCKING IN WALL FOR ACCESSORY AND MILLWORK INSTALLATION.
- FLOOR BOX. SEE ELECTRICAL DRAWING FOR ADDITIONAL INFORMATION.
- PROVIDE SHELF & ROD, MIN DEPTH 2'-1" SEE F7/A6 & F9/A6.
- EXISTING STOREFRONT ENTRY DOOR TO REMAIN.
- EXISTING ELECTRIC PANELS TO REMAIN.
- EXISTING EQUIPMENT TO REMAIN.
- NEW ACCESSORIES TO BE INSTALLED.
- EXISTING COLUMN TO REMAIN. MAINTAIN FIRE RATINGS AS REQUIRED BY CODE.
- BANK EQUIPMENT BY OWNERS VENDOR.

GENERAL NOTES

- GYPSUM BOARD SHALL BE 5/8" THICK FIRE CODE TYPE "X" AS MFG. BY U.S. GYPSUM CO.
- METAL STUDS AND FURRING CHANNELS AS MANUFACTURED BY UNITED STATES GYPSUM COMPANY OR EQUAL SHALL BE SCREW TYPE 25 GAUGE ZINC COATED STEEL TO COMPLY WITH ASTM C 645. PROVIDE DIAGONAL MTL. STUDS BRACING ABOVE FINISHED CEILING @ 4'-0" O.C. MAX., INSTALLATION TO COMPLY WITH MANUFACTURERS REQUIREMENT.
- ALL WOOD SHALL BE FIRE RETARDANT. USE FIRE RETARDANT PAINT ON FIRE RESISTIVE PLYWOOD TO BE PAINTED.
- DIMENSIONS SHOWN ARE FROM FINISH TO FINISH, UNLESS NOTED OTHERWISE.
- AT ALL EXISTING INTERIOR WALLS TO RECEIVE WALL COVERING. PROVIDE A SMOOTH SKIM COAT OF PLASTER FOR PLUMBNESS AND ALIGNMENT WITH ADJOINING WALL.
- PATCH FILL ALL HOLES FROM ABANDONED FLOOR AND WALL DEVICES WITH NON-SHRINK GROUT.
- PATCH & REPAIR ALL EXISTING WALLS THAT ARE DISTURBED BY THE NEW WORK. TYP.
- RELANDMATE ALL EXISTING INTERIOR DOORS WITH WILSONART SHAKER CHERRY - 7935-07. INSTALL WITH GRAIN RUNNING VERTICALLY.

SHEET SYMBOLS

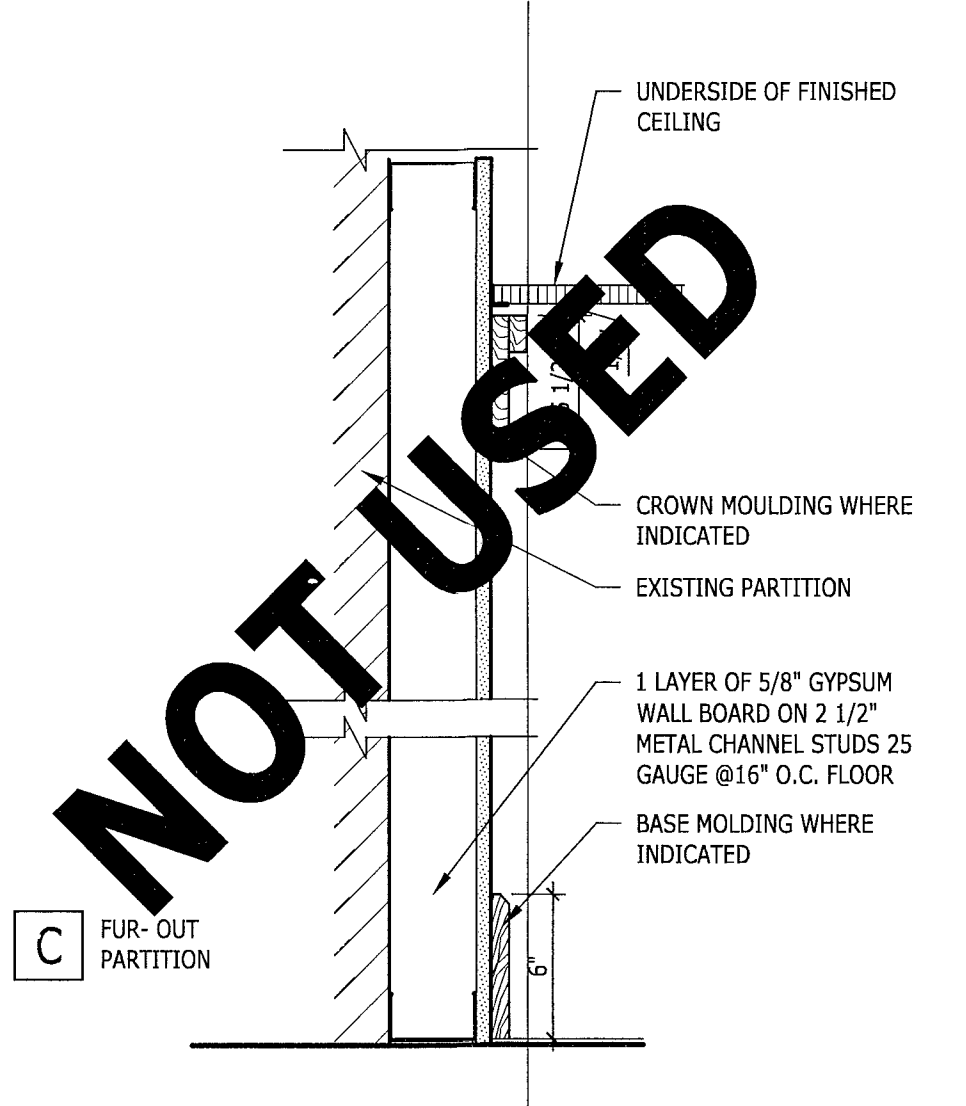
- WALL/PARTITION TYPE INDICATOR. SEE H1/ A2
- DOOR INDICATOR - SEE DOOR SCHEDULE. SHEET A9
- NEW PARTITION
- EXISTING TO REMAIN
- OFFICE EQUIPMENT SUPPLIED & INSTALLED BY CHASE BANK
- BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACT OR (NIC) - REQUIRED OPENING, ELEC. POWER AND CAULKING BY GENERAL CONTRACTOR.
- DENOTES NEW DOOR SEE DOOR SCHEDULE
- N.I.C. NOT IN CONTRACT



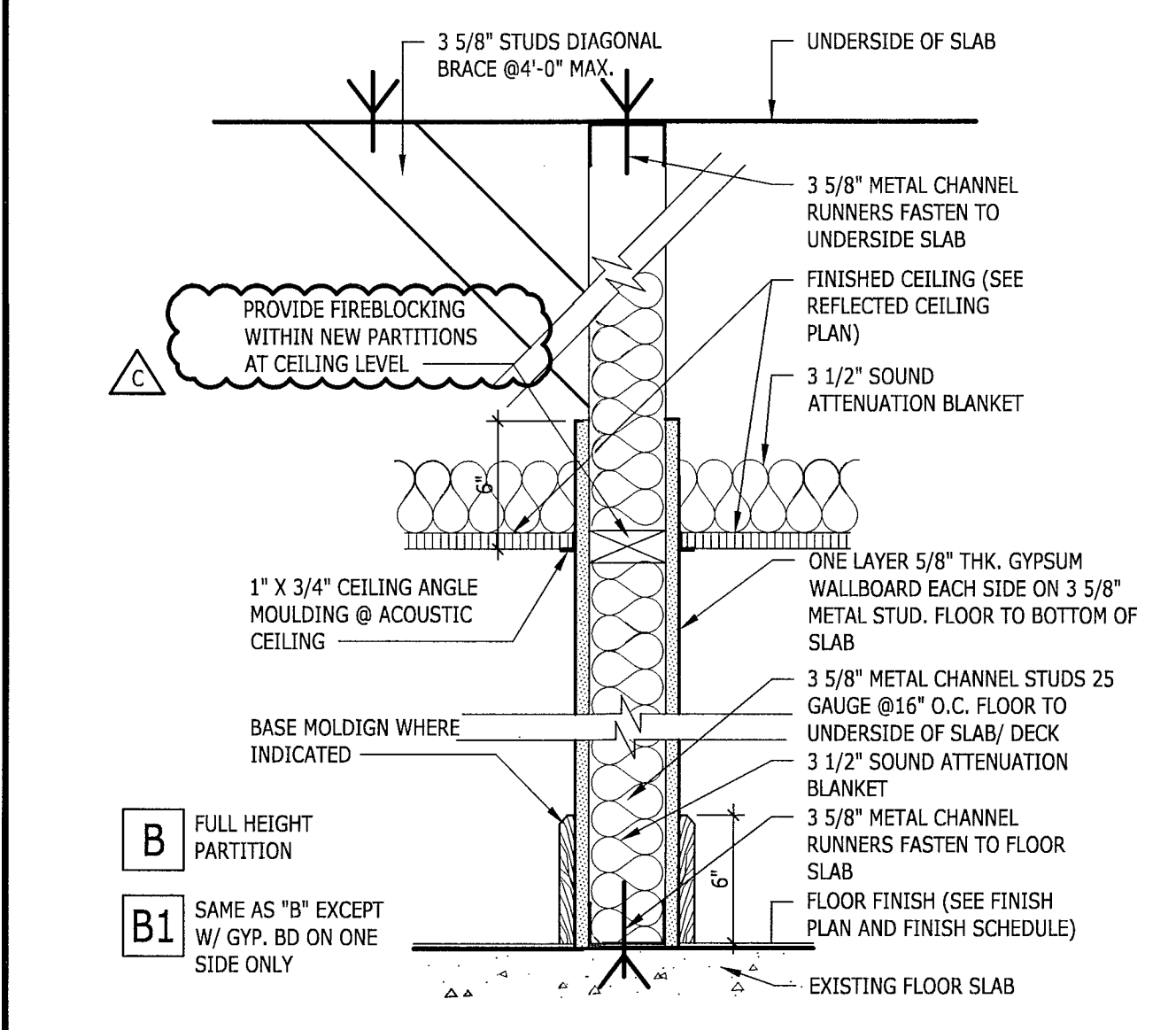
PROVIDE FIREBLOCKING WITHIN NEW PARTITIONS AT CEILING LEVEL

INT. REMODEL OF EXISTING "CHASE BANK"
 - BASE FLOOD ELEVATION IS 8.00' NGVD
 - TOP OF BOTTOM FLOOR IS 10.04' NGVD
 - TOP OF NEXT HIGHER FLOOR IS 19.80' NGVD

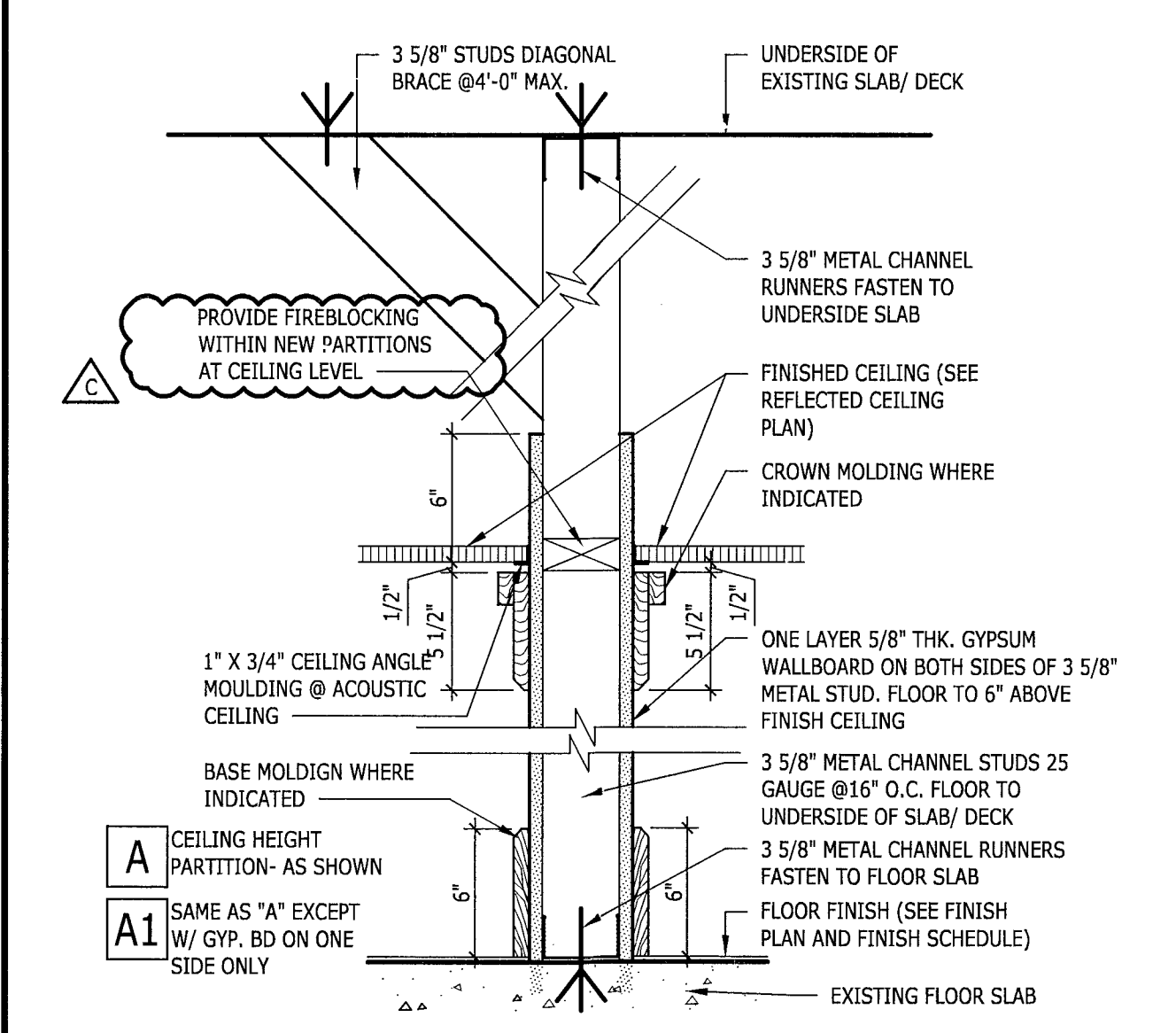
PARTITION TYPES - SEE SHEET A3 FOR BASE AND CROWN MOLDING LOCATIONS



G14 PARTITION TYPES
 1-1/2" = 1'-0"
 WALL DESIGNATIONS



D14 PARTITION TYPES
 1-1/2" = 1'-0"
 WALL DESIGNATIONS



A14 PARTITION TYPES
 1-1/2" = 1'-0"
 WALL DESIGNATIONS

CHASE
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NO.	REVISIONS	DATE
1	ISSUED FOR BIDDING	04.25.11
2	ISSUED FOR PERMITTING	05.11.11
3	ADDENDUM A	06.11.11
4	ADDENDUM B - PLAN REVIEW RESPONSES	08.12.11
5	ADDENDUM C - PLAN REVIEW RESPONSES	08.22.11

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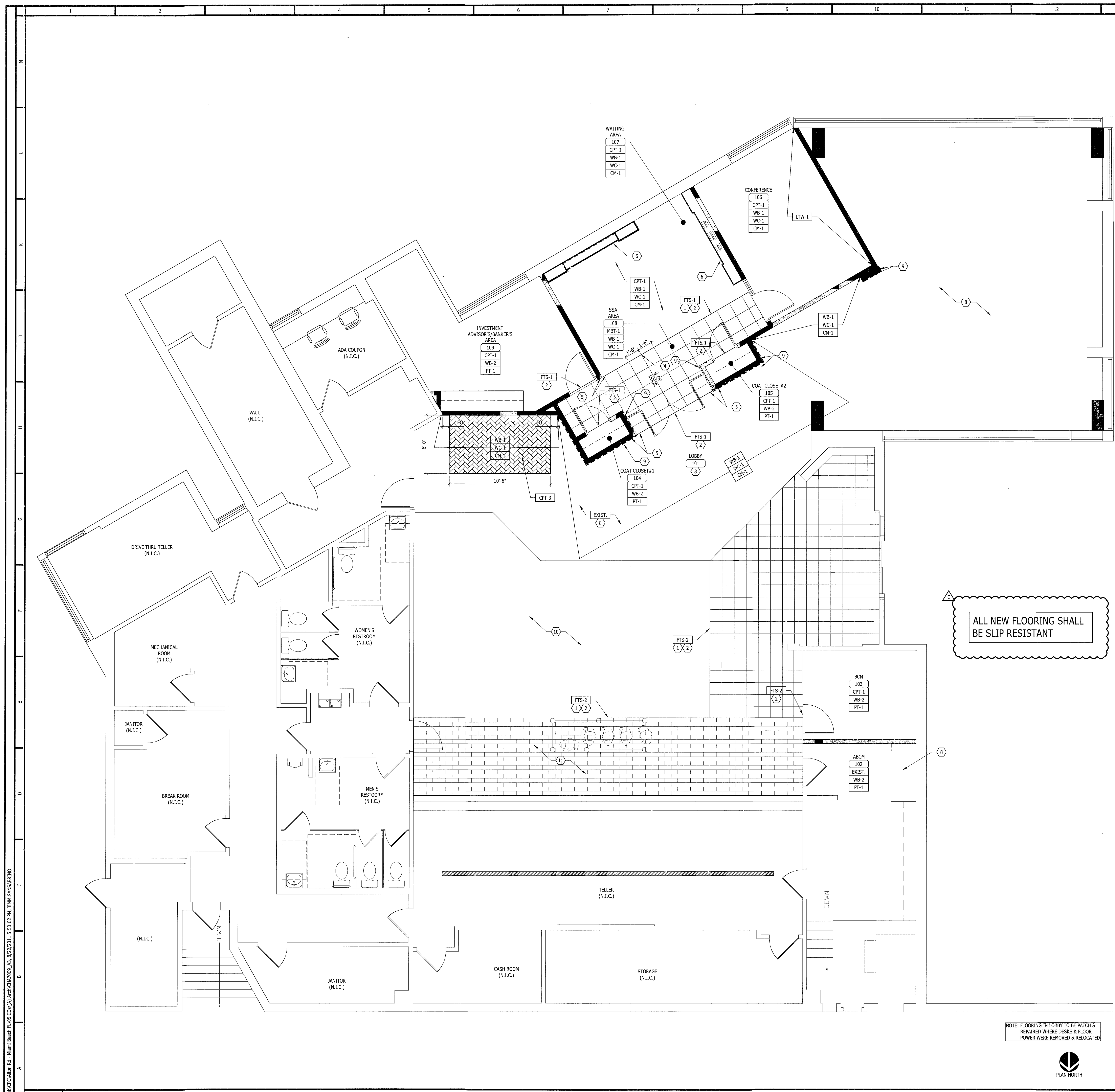
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Donald J. Reithman
 AUG 23 2011
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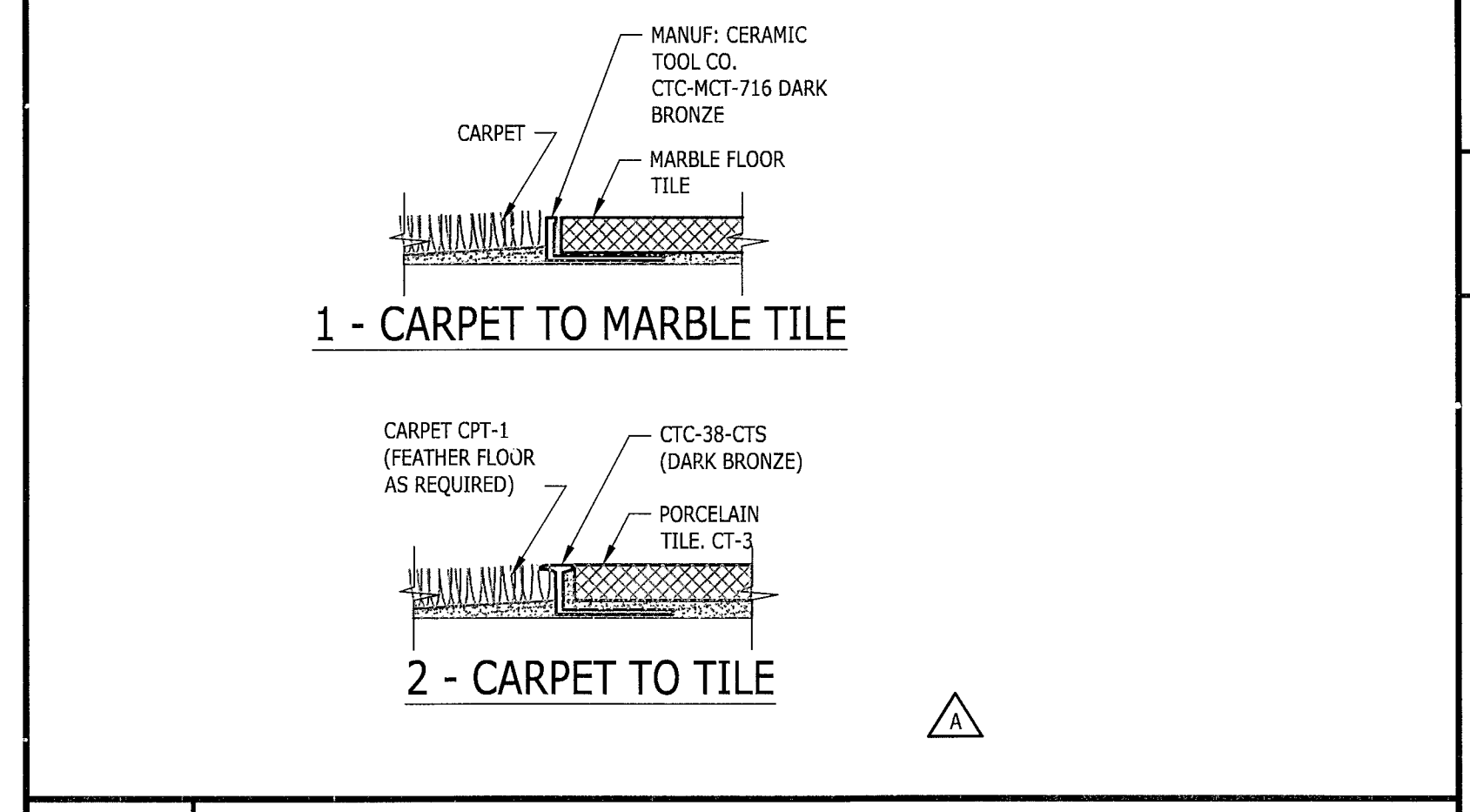
FLOOR PLAN

Drawing No. **A2**

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SHEET SYMBOLS		SHEET NOTES	
XXX-1	INDICATES FINISH NUMBER - SEE A13/A3	1.	TRANSITION TO BE PROVIDED AT EDGE OF EXISTING FULL TILE.
FTS-X	INDICATES TRANSITION NUMBER - SEE H13/A3	2.	FLUSH TRANSITION: PROVIDE LATEX BED AS REQUIRED. FEATHER MINIMUM 36" IN ALL DIRECTIONS.
		3.	DASHED LINE INDICATES WOOD PANEL OVER SCHEDULED WALL TYPE. SEE SHEET A6 FOR DETAILS & ELEVATIONS.
		4.	FULL TILE: TILE LAYOUT START POINT.
		5.	ALIGN FLOORING WITH PARTITION.
		6.	OUTLINE OF MILLWORK SEE SHEET A7 & A8 FOR ADDITIONAL INFORMATION.
		7.	PATCH TO MATCH EXISTING.
		8.	PATCH TO MATCH EXISTING FLOORING.
		9.	DASHED LINE INDICATES WOOD PANELING OVER SCHEDULED WALL. SEE SHEET A6 FOR DETAIL ELEVATIONS.
		10.	NEW FLOORING TO MATCH EXISTING.
		11.	CERAMIC WOOD TILE PER CHASE SPECIFICATION CT-3.



H13	TRANSITION
N.T.S.	STRIP DETAILS

INTERIOR FINISH LEGEND (NOT ALL USED)

NOTES:

- ALL FLOOR INSTALLATION MUST CONFORM TO MANUFACTURER'S REQUIREMENTS.
- ALL TOP OF CERAMIC TILE, WOOD FLOOR AND MARBLE TILE SHALL BE LEVELLED AND ALIGNED.
- ALL FLOOR SLAB SHALL BE LEVELLED PRIOR TO FLOOR FINISH APPLICATION. PROVIDE LEVELING CONCRETE TO ATTAIN A LEVEL FLOOR.
- TOUCH-UP WALL PAINT AFFECTED BY NEW WORK TO MATCH EXISTING. AT AREAS WHERE EXISTING ARTWORK WERE REMOVED, CONTRACTOR TO PATCH WALL AND PAINT TO MATCH EXISTING.
- OMIT WALL BASE (WB-2) AT ALUMINUM FRAMES, STAINED WOOD BASE, PLASTIC LAMINATE WALL AND FURNITURE SYSTEMS METAL BASE.
- WC-1 ON ALL WALLS, UNLESS OTHERWISE NOTED.
- ALL WALLS TO RECEIVE WB-1, UNLESS OTHERWISE NOTED.

WC-1	APPLICATION: THROUGHOUT VENDOR: DRYTEXT CONTACT: WAYNE BORSHINE PHONE: 773-551-6413 SOURCE: GENERAL CONTRACTOR NAME: KENTUCKY DERBY STYLE: S106-103 WIDTH: 54" WIDE INSTALL: PER MANUFACTURER INSTRUCTIONS	CPT-1	APPLICATION: WAIT AREA WALL, SSA AREA, OFFICE AREA INTERFACE VENDOR: VICKI DEVIJONO CONTACT: 312-755-2101 PHONE: 312-755-2101 SOURCE: GENERAL CONTRACTOR MANUFACTURER: BENTLEY NAME: URBAN SCENE COLOR: CHICAGO TRIBUNE 888855 STYLE#: BUS3406301 SIZE: BROAD LOOM NO PAD: GLUE DIRECT
WC-2	APPLICATION: COMFORT ZONE IN LOBBY DESCRIPTION: TYPE II VINYL WALLCOVERING W/CUSTOM CHASE SILK SCREEN W/48" WIDE PATTERN REPEAT PRINTED W/WATER BASED INKS AND INSTALLED W/WATER BASED ADHESIVES MANUFACTURER: LSI WALLCOVERING PRODUCT: SECOND LOOK RECYCLED WALLCOVERING PRODUCT NO.: ASL-DLC31268 VENDOR: D.L. COUCH CONTACT: KIM KOGER - 800 / 433. 0790 X1008 SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION	CPT-2	APPLICATION: ALL DESIGNATED PRIMARY CARPET AREAS. INTERFACE VENDOR: VICKI DEVIJONO CONTACT: 312-755-2101 PHONE: 312-755-2101 SOURCE: GENERAL CONTRACTOR MANUFACTURER: BENTLEY NAME: URBAN SCENE COLOR: MONDO TIMES 888854 STYLE#: BUS340630R SIZE: BROAD LOOM NO PAD: GLUE DIRECT
PT-1	PAINT: INTERIOR WALL, DOOR & FRAME SURFACES SOURCE: GENERAL CONTRACTOR MANUFACTURER: BENJAMIN MOORE PRODUCT: ALURA WATERBORNE INTERIOR PAINT COLOR: AC-S SPRINGFIELD TAN FINISH: SEMI GLOSS (METAL DOORS/ FRAMES) EGG SHELL (WALLS)	CPT-3	APPLICATION: FLOATING COMFORT ZONE ONLY INTERFACE VENDOR: INTERFACTOR, LLC PRODUCT: TO SCALE PRODUCT NO.: 145202500 COLOR: 7764 'CONTOUR' SIZE: 50CM TILE BACKING: GLASSBAC FURNISHED BY: G.C. (INCL. 10% ATTIC STOCK) CONTACT: VICTORIA DEVIJONO - 312 / 755. 2101 NOTE: INSTALL TILES IN SAME DIRECTION (PERPENDICULAR TO ENTRANCE DOORS WALL. DO NOT QUARTER TURN TILES)
LW-1	APPLICATION: CLIENT MEETING ROOM WALL VENDOR: EIDELMAN LEATHER CONTACT: JOHN EIDELMAN PHONE: 860-350-9000 SOURCE: GENERAL CONTRACTOR COLOR: ANTIQUE NATURAL STYLE #: FT07 PATTERN: PAVIMENTO TILE SIZE: 4" X 8"	FTS	FLOOR TRANSITION STRIP: AT DISSIMILAR MATERIAL TRANSITION AREAS. SEE DETAILS ON SHEET A1.2 FOR APPLICATIONS MANUFACTURER: CERAMIC TOOL COMPANY PRODUCT: CARPET OR EDGE TRIM PER DETAILS PRODUCT NO.: SEE DETAILS COLOR: SEE DETAILS VENDOR: CERAMIC TOOL COMPANY CONTACT: 800 / 236. 5230
MBT-1	APPLICATION: ENTRY SIZE: 18" X 18" X 1/2" NAME: DARK EMPERADOR FINISH: POLISH GROUT: CUSTOM BUILDING PRODUCTS, #95 SABLE LEAD TIME: 2 WEEKS	CPT-4	CARPET: TELLER LINE, ABCM & DRIVE-UP TELLER PRODUCT: SAME AS CARPET CPT-1 BUT APPLIED TO INTERFACES CUSHIONBAC PLUS (ANTI-FATIGUE CUSHION)
CT-1	APPLICATION: PORCELAIN TILE: LOBBY AREAS MANUFACTURER: MARAZZI TILE, INC. PRODUCT: SIERRA MADRE, GLAZED PORCELAIN TILE COLOR: 'SONORA' SIZE: 18" X 18" X 3/8" TILES GROUT: CUSTOM BUILDING PRODUCTS #101 QUARTZ POLYBLEND SABLE, WATER BASED. APPLY TILELAB SEALANT GROUT JOINT: 1/8" FURNISHED BY: G.C. (INCLUDING 10% ATTIC STOCK) CONTACT: LOCAL MARAZZI TILE DEALER PHONE: 972 / 232. 3801	WB-1	WOOD VENEER COLOR AND FINISH TO MATCH CONTROL SAMPLE SPECIES: AFRICAN SAPELE MAHOAGANY
CT-3	APPLICATION: TILE PLANKS: IN FRONT OF TELLER LINE MANUFACTURER: ENDS INSTALL: RUNNING PARALLEL TO TELLER LINE AT A MAXIMUM OF 8' DEEP COLOR: 2 COLORS AVAILABLE COORD WITH CHASE PM: A. CHERY B. PEAR SIZE: TBD; COORD WITH CHASE PM GROUT: TBD; COORD WITH CHASE PM GROUT JOINT: TBD; COORD WITH CHASE PM SOURCE: CREATIVE DESIGN FLOORING FURNISHED BY: G.C. (INCLUDING 10% ATTIC STOCK) CONTACT: JOHN GIRARD PHONE: 480-443-3905	WB-2	MANUFACTURER: JOHNSONITE DESCRIPTION: TIGHT LOCK RESILIENT WALL BASE HEIGHT: 4-1/2" SLIM-LINE HEIGHT MODEL: 69 STERLING SILVER

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8.22.11	8.12.11	6.6.11	5.5.11	04.25.11	DATE
ADDITIONAL PLAN REVIEW RESPONSES	ADDITIONAL PLAN REVIEW RESPONSES	ADDITIONAL PLAN REVIEW RESPONSES	ISSUED FOR PERMITTING	ISSUED FOR BIDDING	REVISIONS/COMMENTS

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AA0002492
Donald James Retman - License # AR00017503
7679 Ferguson Road, Dayton, Ohio 45424 Telephone: (937) 233-4400
Donald J. Retman, Architect, Inc. Chicago License: #1 0017503

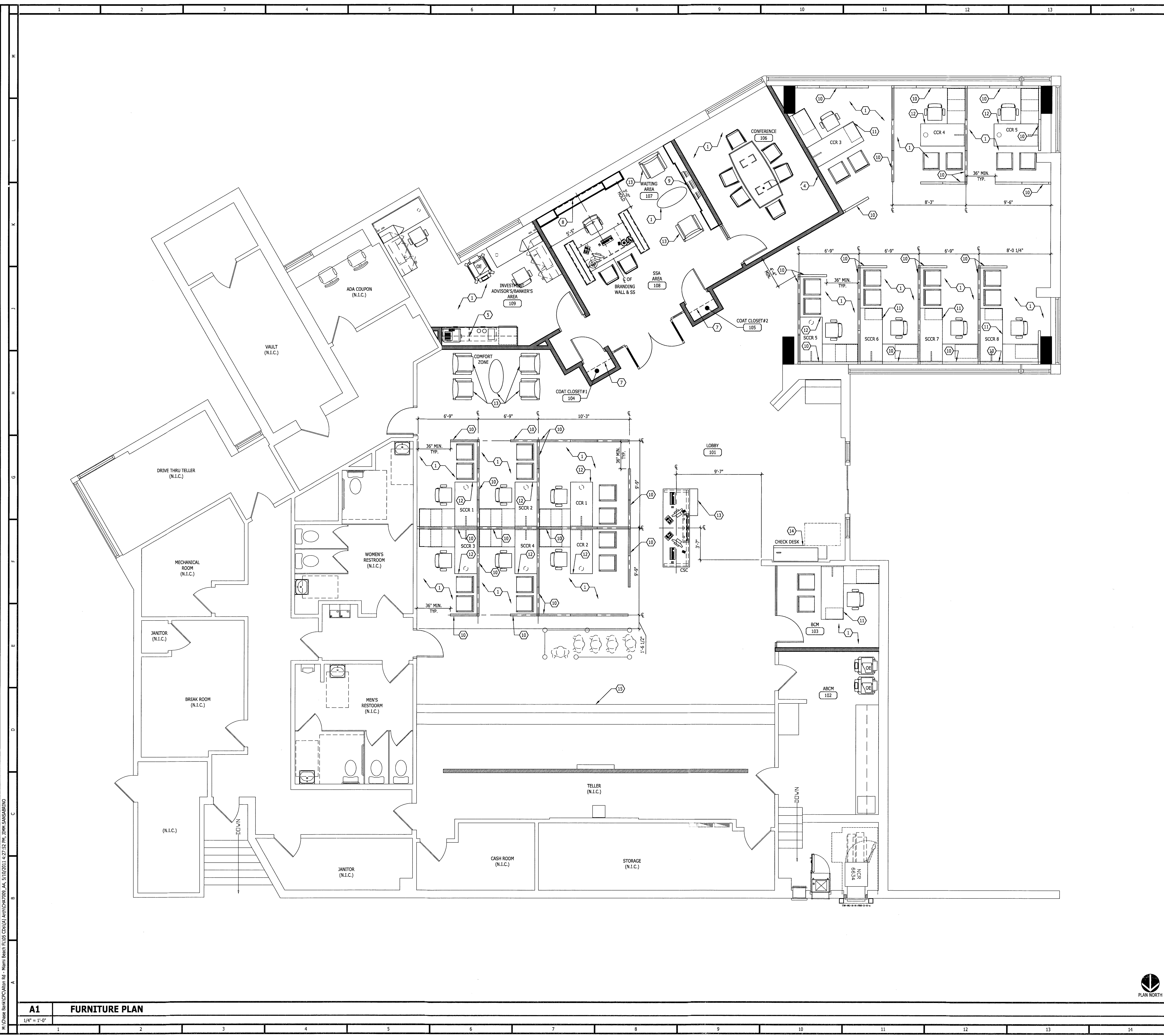
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FINISH PLAN

Project No. CHA7009
Scale 1/4" = 1'-0"
Drawn DF
Checked JS/DR
Date 03.30.11
Drawing Title

AUG 23 2011

Drawing No. **A3**



SHEET NOTES

1. FURNITURE THROUGHOUT AREA OF WORK TO BE PROVIDED BY CHASE, TYP.
2. LEATHER TILED WALL.
3. LEATHER TILED WALL.
4. LEATHER TILED WALL.
5. LUXE CABINETS W/ LOWER STORAGE CABINETS.
6. LUXE CABINETS W/ LOWER STORAGE CABINETS.
7. COAT CLOSET, BAR AND SHELF BY G.C.
8. BRANDING WALL. SEE MILLWORK DETAILS FOR MORE INFORMATION.
9. LCD TV, POWER, COAXIAL CABLE AND DATA REQUIREMENTS AND LOCATIONS WITH CHASE VENDOR.
10. FURNITURE PARTITIONS BY VENDOR AT 65" AFF, TYP.
11. 72"W X 30"H DESK BY CHASE.
12. 60"W X 30"H DESK BY CHASE.
13. RELOCATED FURNITURE.
14. CHECK DESK BY VENDOR. WRITING SURFACE @ 34" AFF, TYP.
15. RELAMINATE TELLER LINE VERTICAL SURFACES WITH WILSONART SHAKER CHERRY - 7935-07. INSTALL WITH GRAIN RUNNING VERTICALLY. HORIZONTAL SURFACES TO REMAIN AS-IS.

SHEET SYMBOLS

- EXISTING WALL TO REMAIN
- NEW WALL

GENERAL NOTES

- A. FURNITURE & BANKING FIXTURES ARE BY OWNER - SHOWN HERE FOR INFORMATION ONLY.
- B. RELAMINATE ALL EXISTING INTERIOR DOORS WITH WILSONART SHAKER CHERRY - 7935-07. INSTALL WITH GRAIN RUNNING VERTICALLY.

CHASE
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 7625 Pineapple Beach Dr., Dayton, Ohio 45424
 Donald J. Reithman, Architect, Inc. License # AR 0017303

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Project No. CHA7009
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 Drawn DF
 Checked JS/DR
 Date 03.30.11
 Drawing Title

FURNITURE PLAN

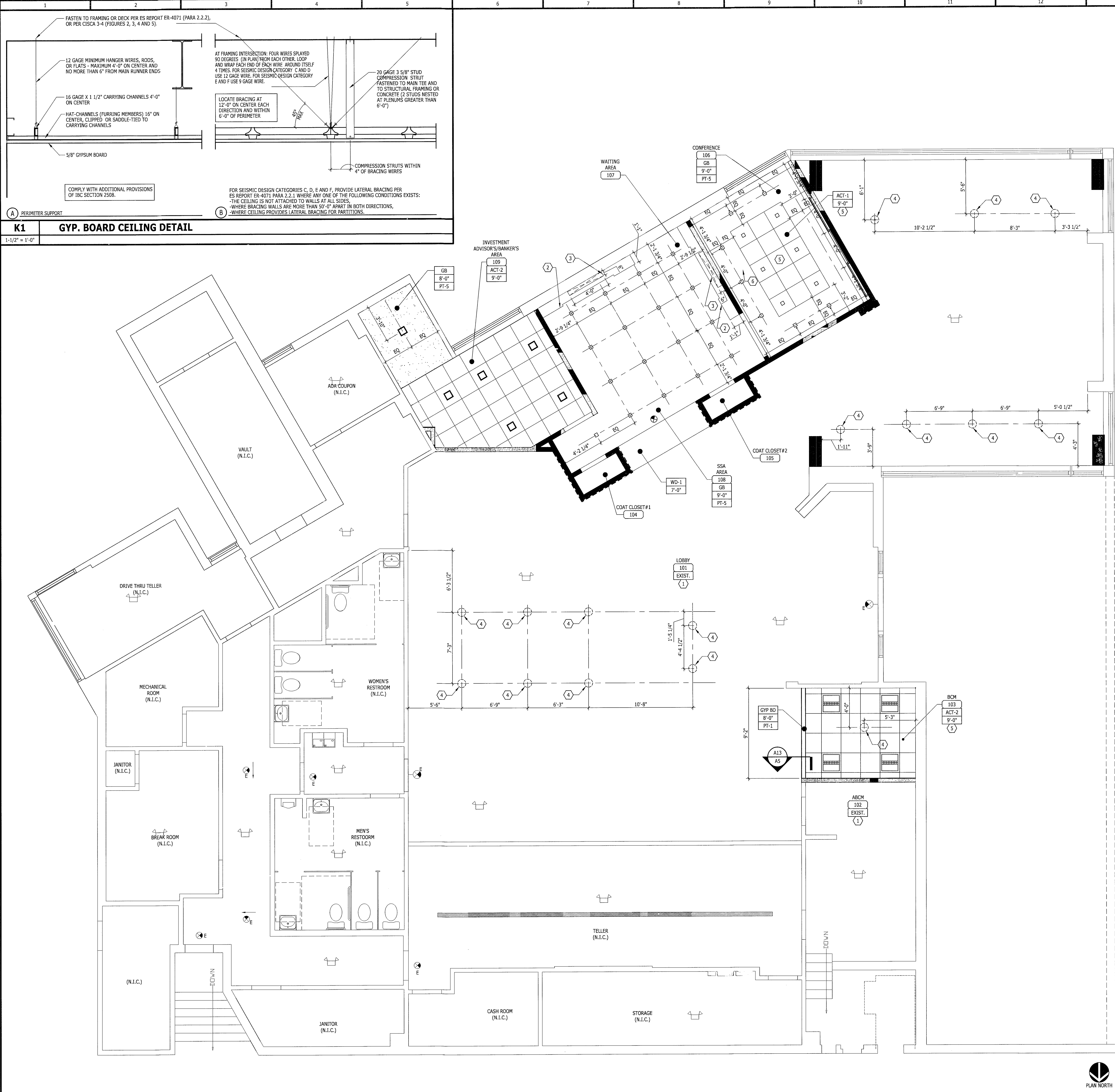
Drawing No. **A4**

A1 FURNITURE PLAN

1/4" = 1'-0"



H:\Chase_Bank\CPC\Alton_Rd - Miami Beach_EU05 (DWG) NorthCHAS09_A4_5/10/2011 4:27:52 PM JMM SANABRINO



K1 GYP. BOARD CEILING DETAIL
1/4" = 1'-0"

A1 REFLECTED CEILING PLAN
1/4" = 1'-0"

A13 SECTION AT SOFFIT
1" = 1'-0"

SHEET NOTES

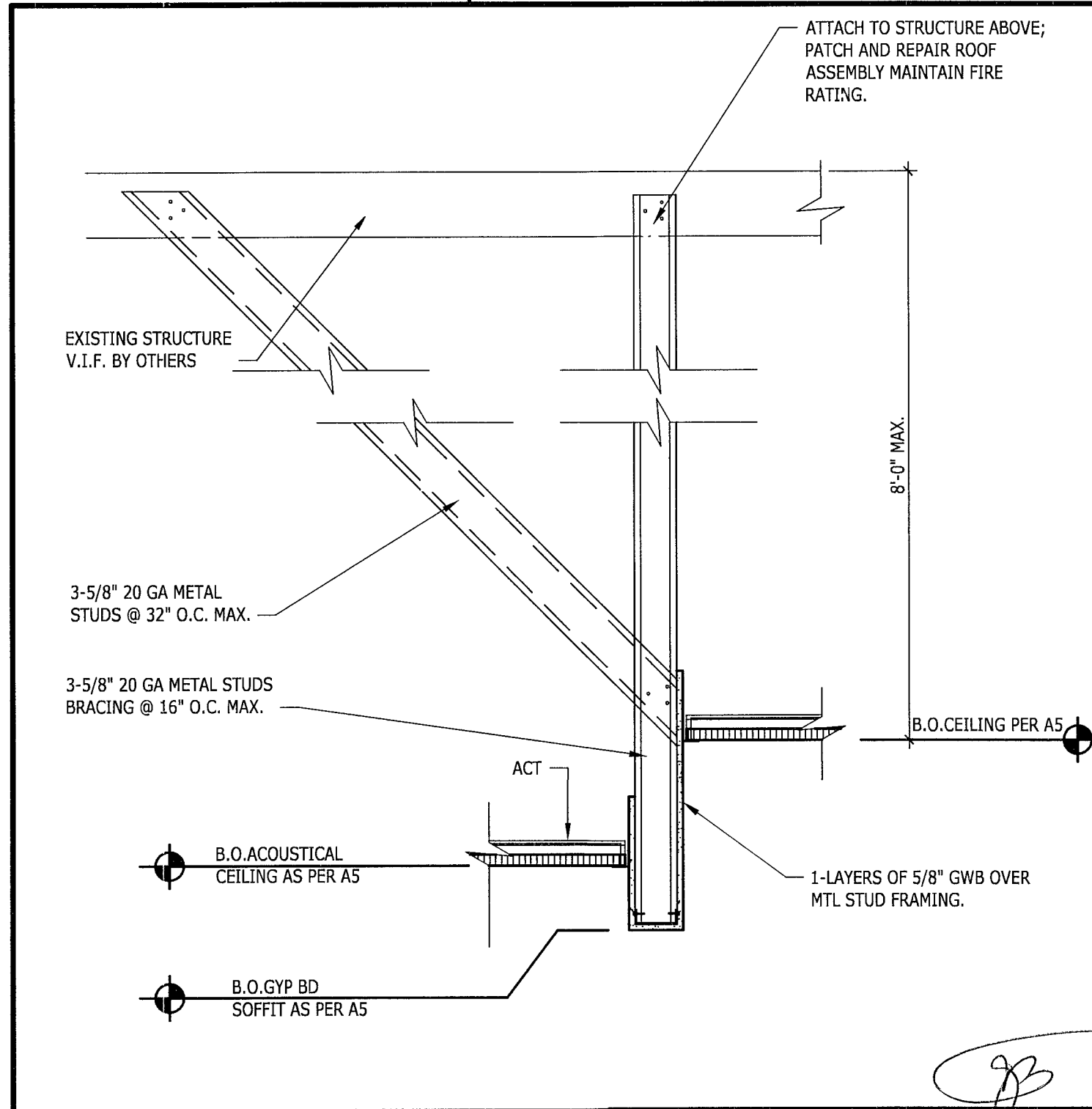
- EXISTING LIGHTING AND CEILING PATCH AND REPAIR AS NECESSARY TO ACHIEVE "AS-NEW" CONDITION.
- OUTLINE OF MILLWORK BELOW.
- VENTILATION CUT-OUT FOR LEATHER LCD WALL.
- PENDANT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- CENTER FLAT TILES IN GYP. BD. CEILING.
- 2'-0" X 2'-0" ACCESS PANEL.

GENERAL NOTES

- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR BALANCE OF INFORMATION.
- GYPSUM BOARD SHALL BE 5/8" GYPSUM BOARD ON 2 1/2" METAL STUDS AT 2'-0" O.C. HUNG TO UNDERSIDE OF STRUCTURE ABOVE AND ADEQUATELY BRACED.
- CONTRACTOR SHALL PROVIDE APPROPRIATE TRIM FOR LIGHT FIXTURES, DIFFUSERS AND REGISTERS APPLICABLE TO CEILING FINISH MATERIAL.
- COORDINATE LOCATION OF SECURITY CAMERA'S WITH OWNER'S REPRESENTATIVE.
- ALL EXPOSED GYP. BOARD SHALL BE PAINTED GHERWIN WALLMANS - PROGRAM 400 INTERIOR LATEX - SW 7009 CEILING BRIGHT WHITE - FLAT FINISH.
- PATCH EXISTING CEILING AFFECTED BY NEW WORK. REPLACE DAMAGED ACOUSTICAL CEILING TILE AND THOSE AFFECTED BY NEW WORK.
- RELAMP ALL BURNED OUT LAMPS.

LEGEND

- CL-3 ← CEILING SYSTEM/FINISH
- 10'-6" ← CEILING HEIGHT
- RECESSED WALL WASHER
- 2X2 RECESSED ALETA SERIES FLUORESCENT LUMINAIRE
- 2'X2' LAY-IN FLUORESCENT, REFER TO ELEC DWGS FOR ADDITIONAL INFO.
- 9'X9' RECESSED FLUORESCENT LUMINAIRE
- PENDANT LIGHT, REFER TO ELEC DWGS FOR ADDITIONAL INFO.
- 6" DIA COMPACT FLUORESCENT DOWN LIGHT, REFER TO ELEC DWGS FOR ADDITIONAL INFO.
- RECESSED DOWNLIGHT
- ACT-1 COFFER CEILING SYSTEM
MANUFACTURER: ARMSTRONG
MODEL: METAPHORS
COLOR: WHITE
SIZE: 24" x 24" LINEAR WITH 18" x 18" x 3/4" ULTIMA INFILL PANELS
GRID: BEVELED TEGULAR; SUPRINE 9/16" P"POSED TEE
GRID FINISH: WHITE
- ACT-2 ACOUSTICAL CEILING: TEAM OFFICE AREA, WORK ROOM.
MANUFACTURER: ARMSTRONG
MODEL: ULTIMA OPEN PLAN BEVELED TEGULAR
COLOR: WHITE
SIZE: 24" x 24" x 3/4"
EDGE: BEVELED TEGULAR
GRID: INTERLUDE AL 9/16" EXPOSED TEE
GRID FINISH: WHITE
- GB GYP. BD. CEILING / SOFFIT - PAINT AS SCHEDULED
- PT-5 DRYWALL CEILING PAINT: SS, WAIT AREA, CORRIDORS, CLOSETS.
VENDOR: BENJAMIN MOORE
SOURCE: GENERAL CONTRACTOR
PRODUCT: AURA WATERBORNE INTERIOR PAINT - EGGSHELL FINISH 524
COLOR: ITEM READY MIXED COLORS (SUPER WHITE) LRV=89.5
FINISH: EGGSHELL
- WD-1 WOOD VENEER
COLOR AND FINISH TO MATCH CONTROL SAMPLE
SPECIES: AFRICAN SAPELE MAHOGANY
- CEILING MOUNTED EXIT LIGHT FIXTURE
- WALL MOUNTED EXIT LIGHT FIXTURE
- RECESSED SQUARE DOWNLIGHT
COMPACT FLUORESCENT DOWNLIGHT
MANUF.: LIGHTOLIER
SOURCE: LGSB ELECTRIC
CONTACT: SAME
MODEL NUMBER: 4X4132HJ/ 4X4WHW
W/ 1-F32TB/ 835/ A-4PIN
TRIPLE BLAX LAMP
- EXISTING LIGHT FIXTURE
- EXISTING BUG EYE EMERGENCY LIGHT FIXTURE



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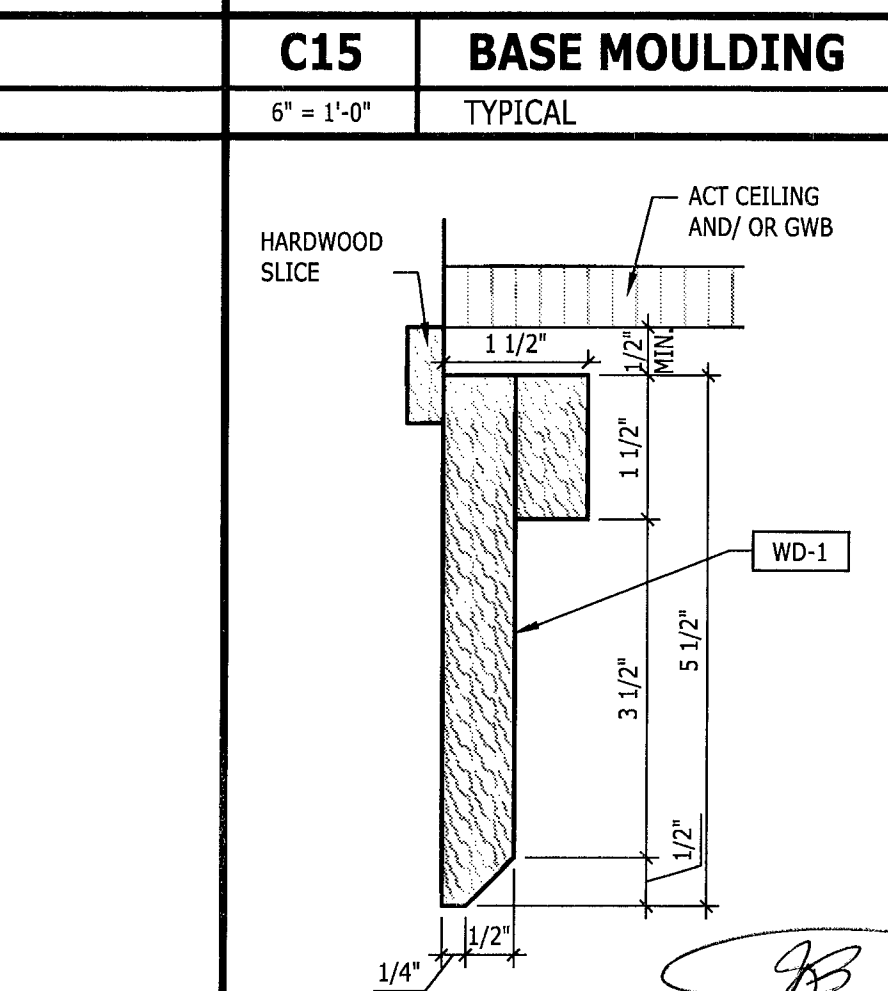
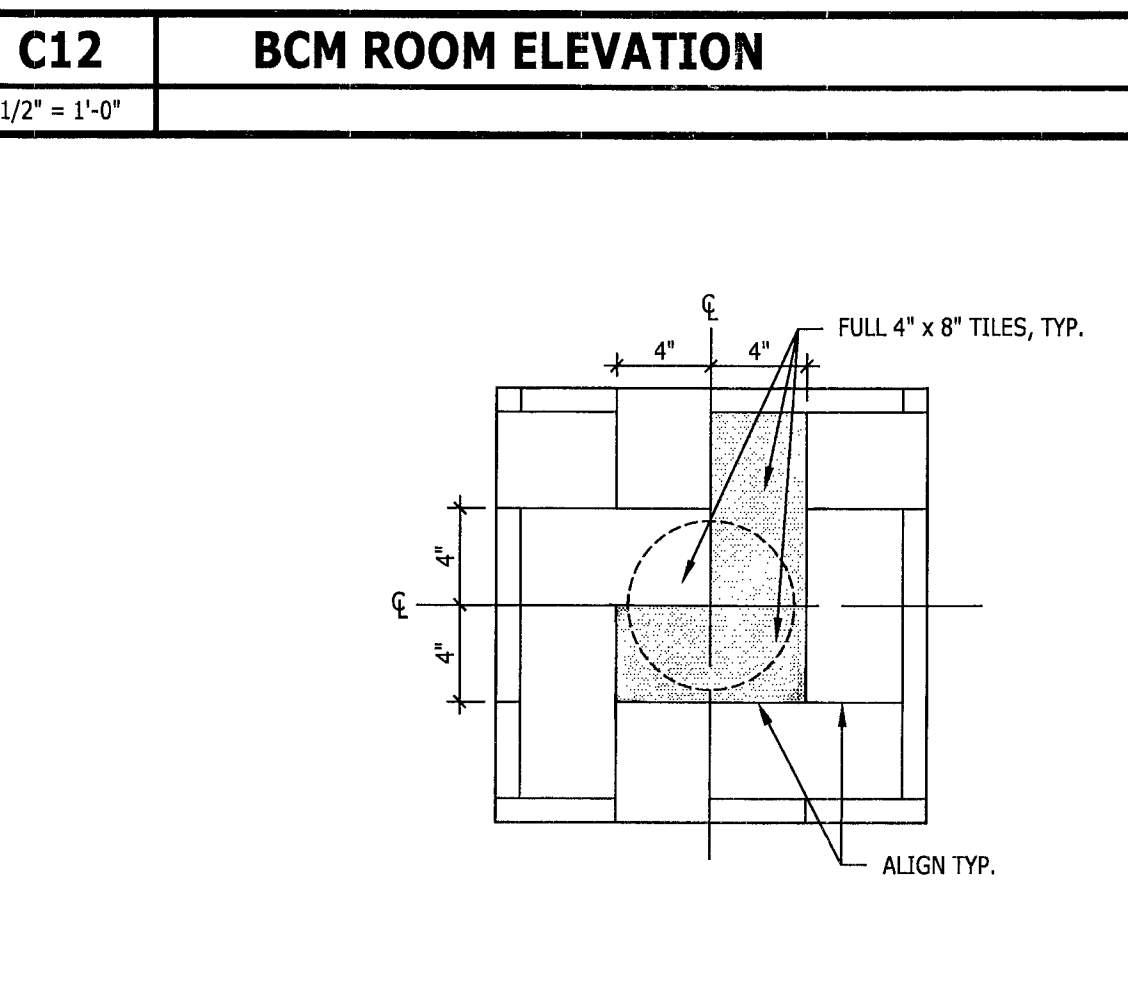
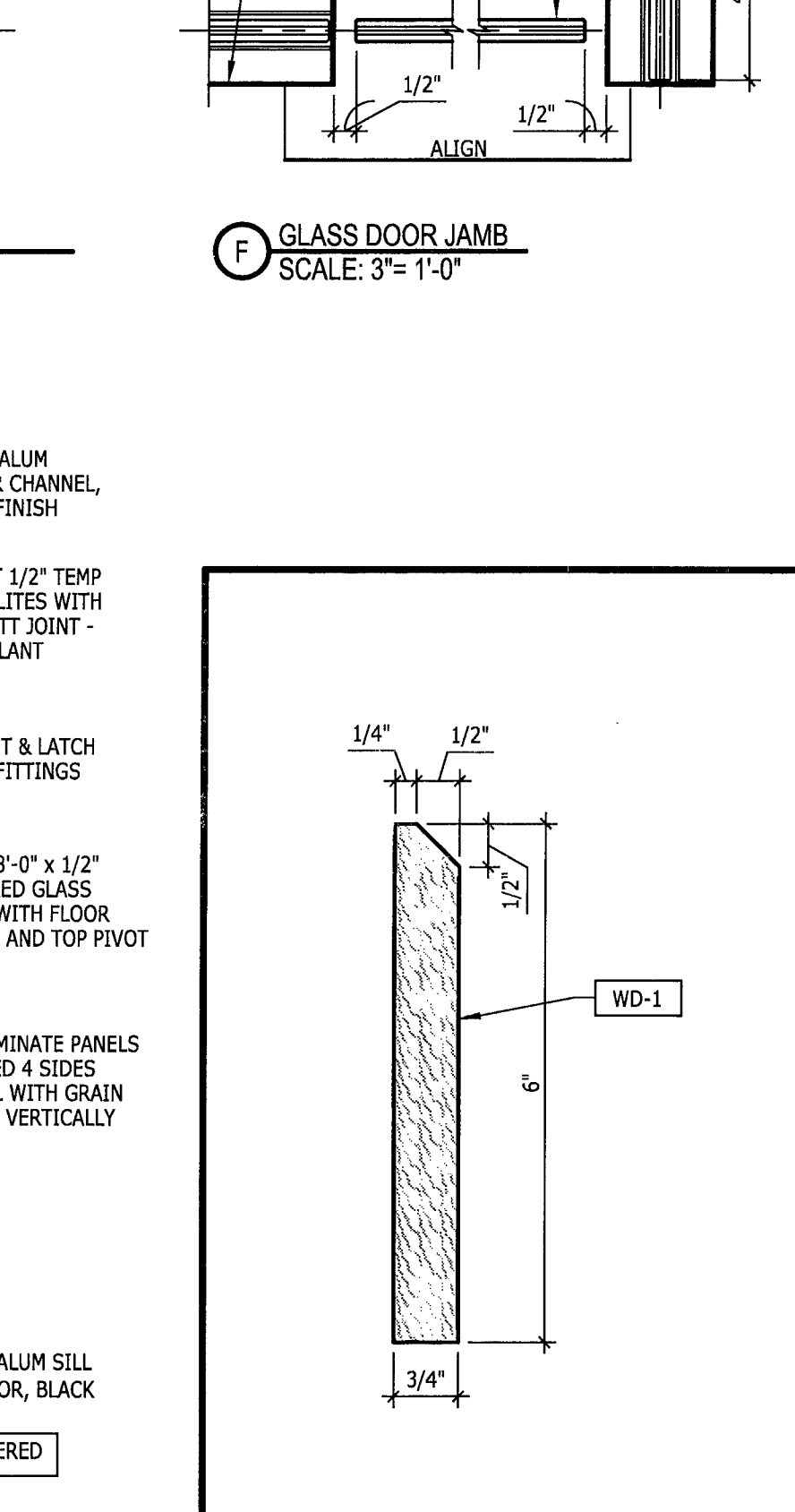
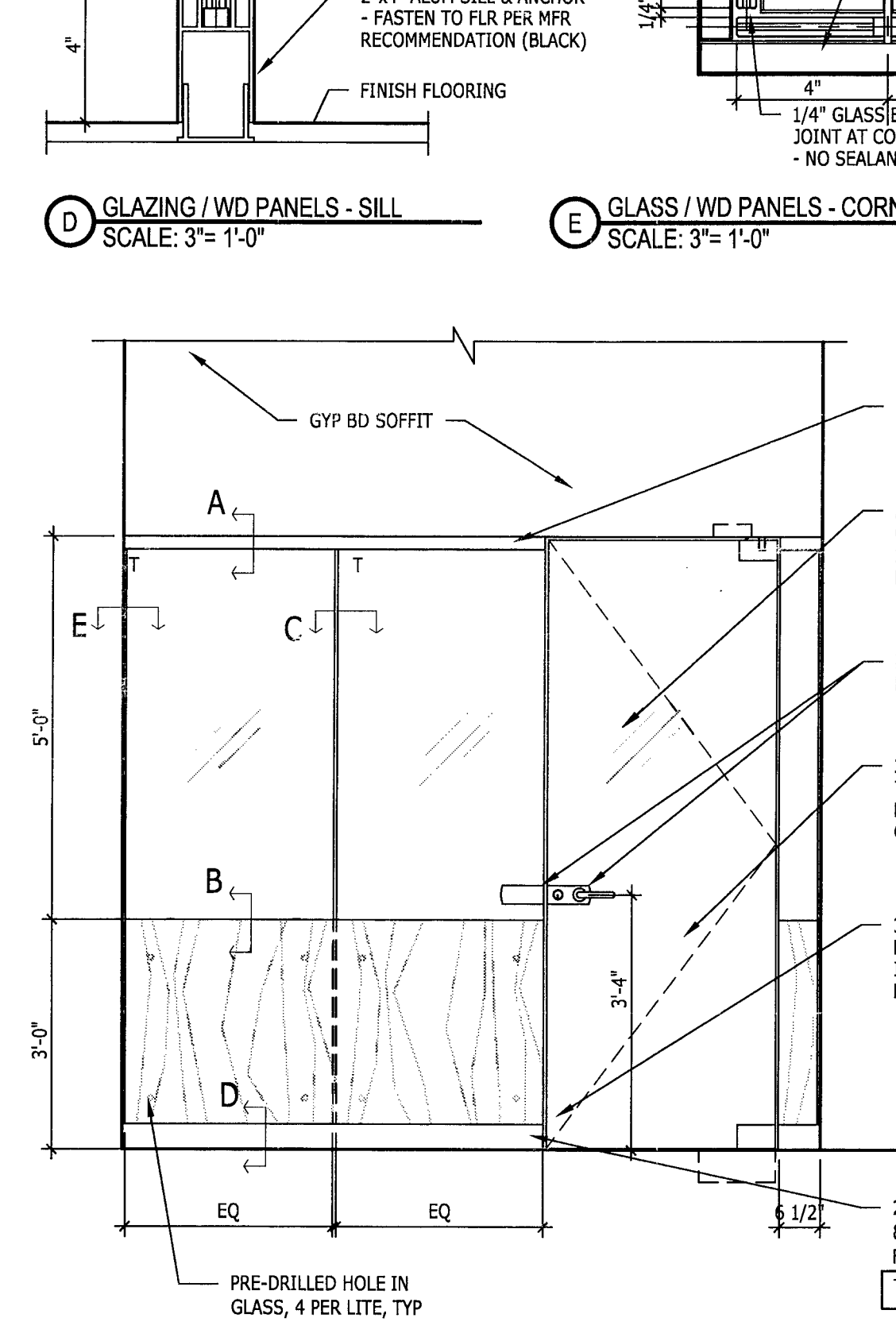
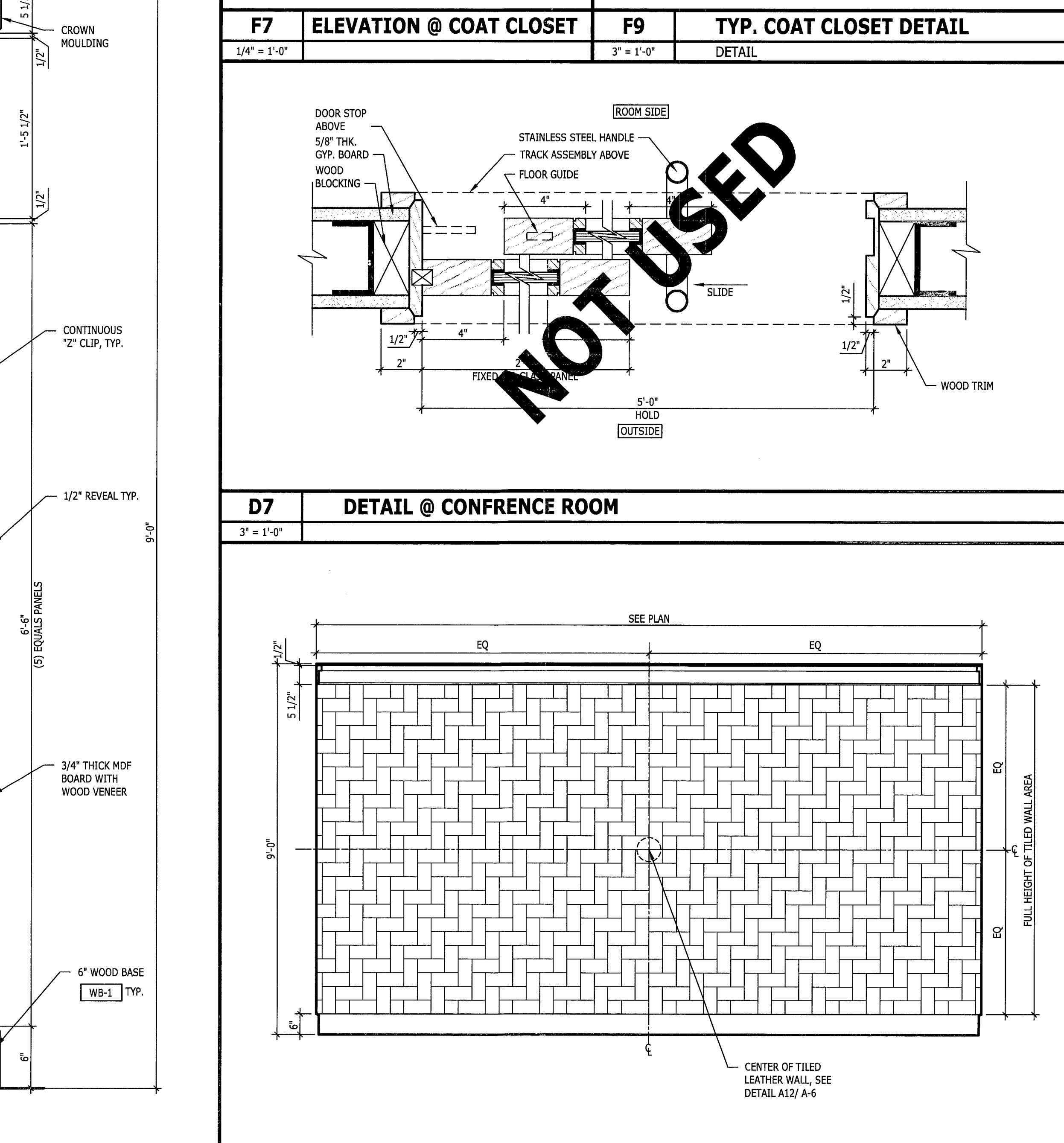
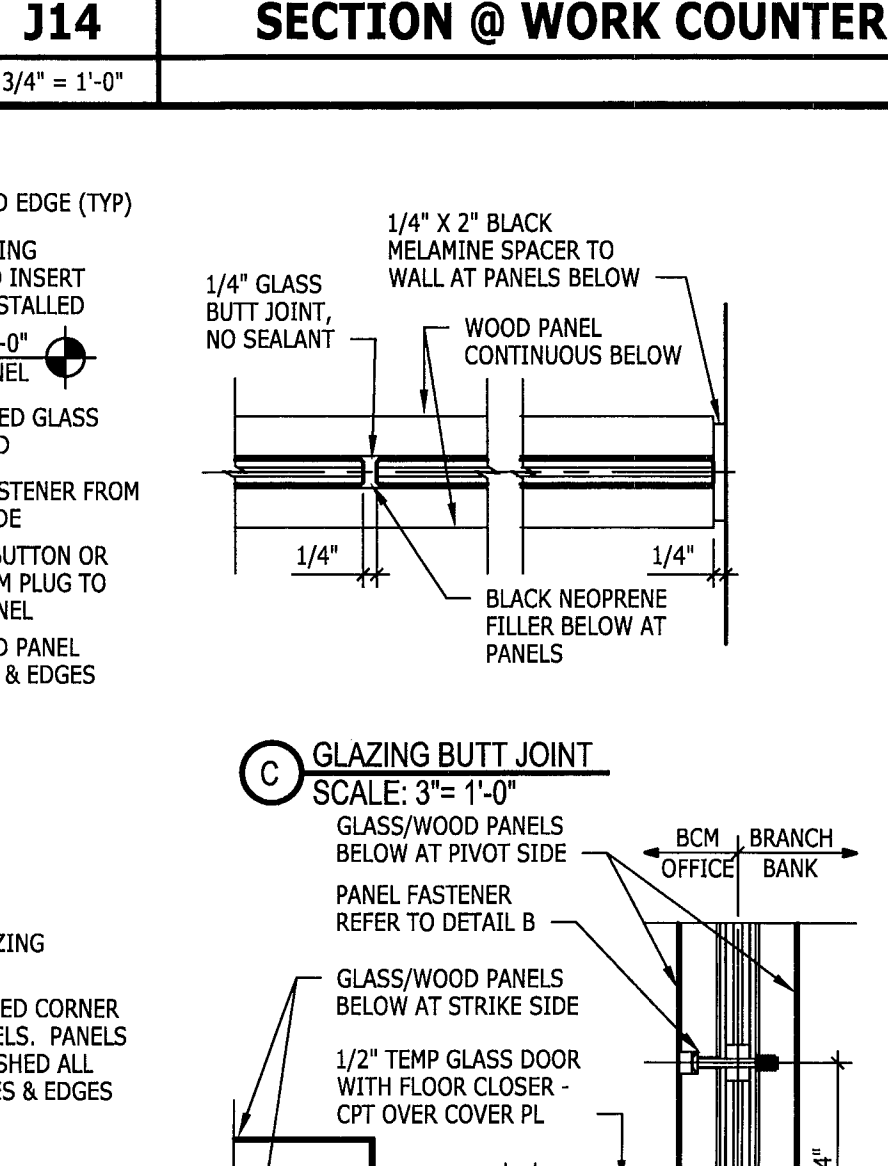
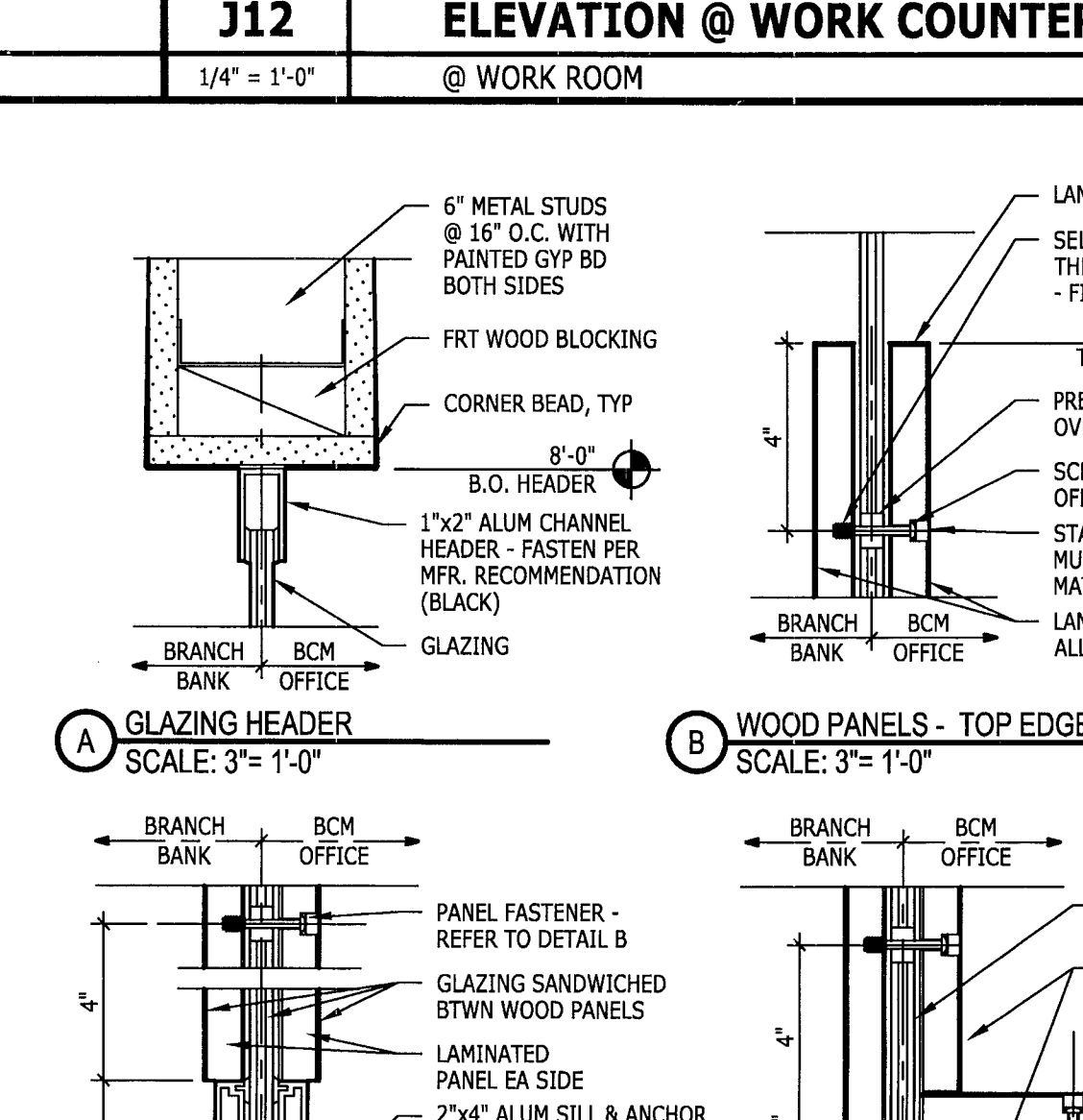
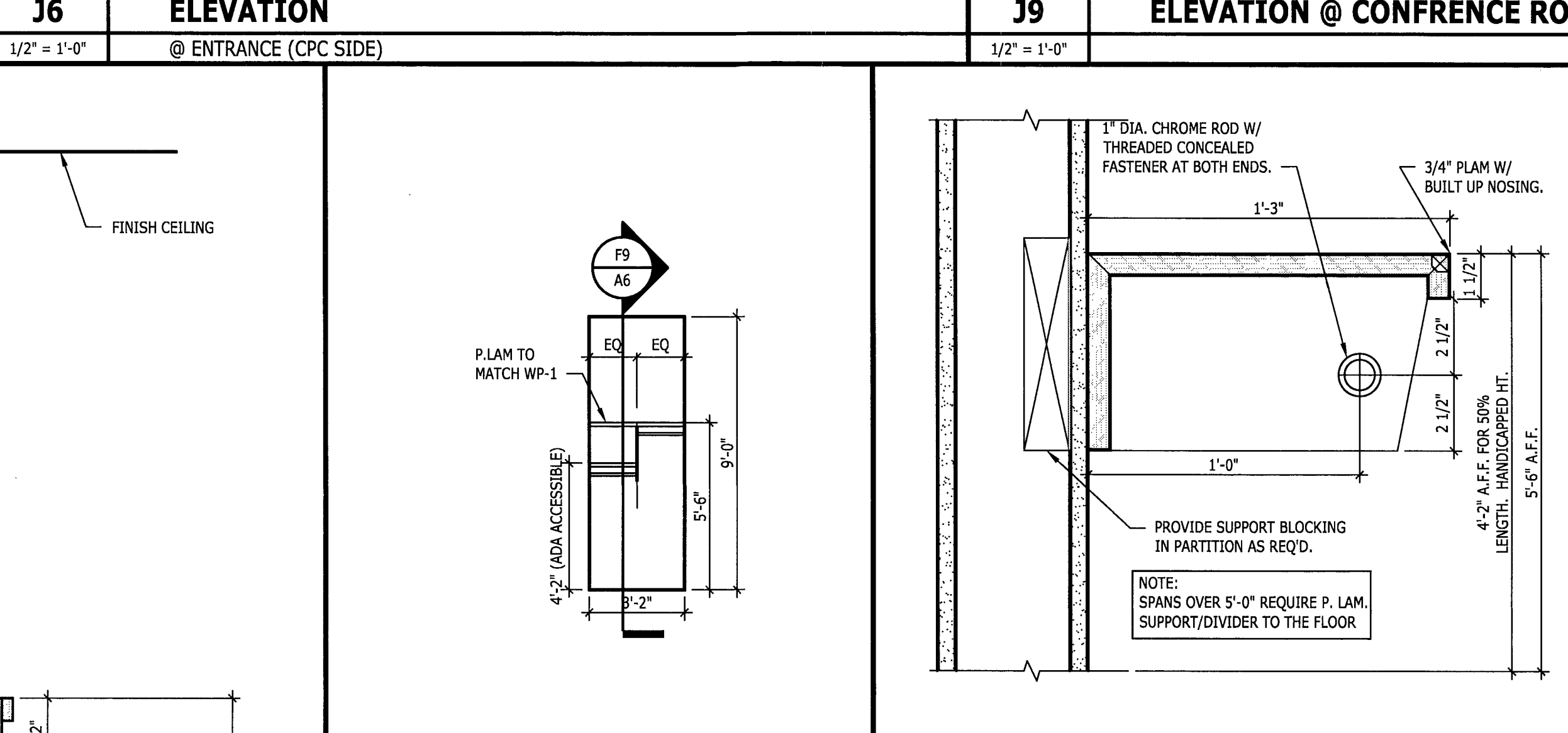
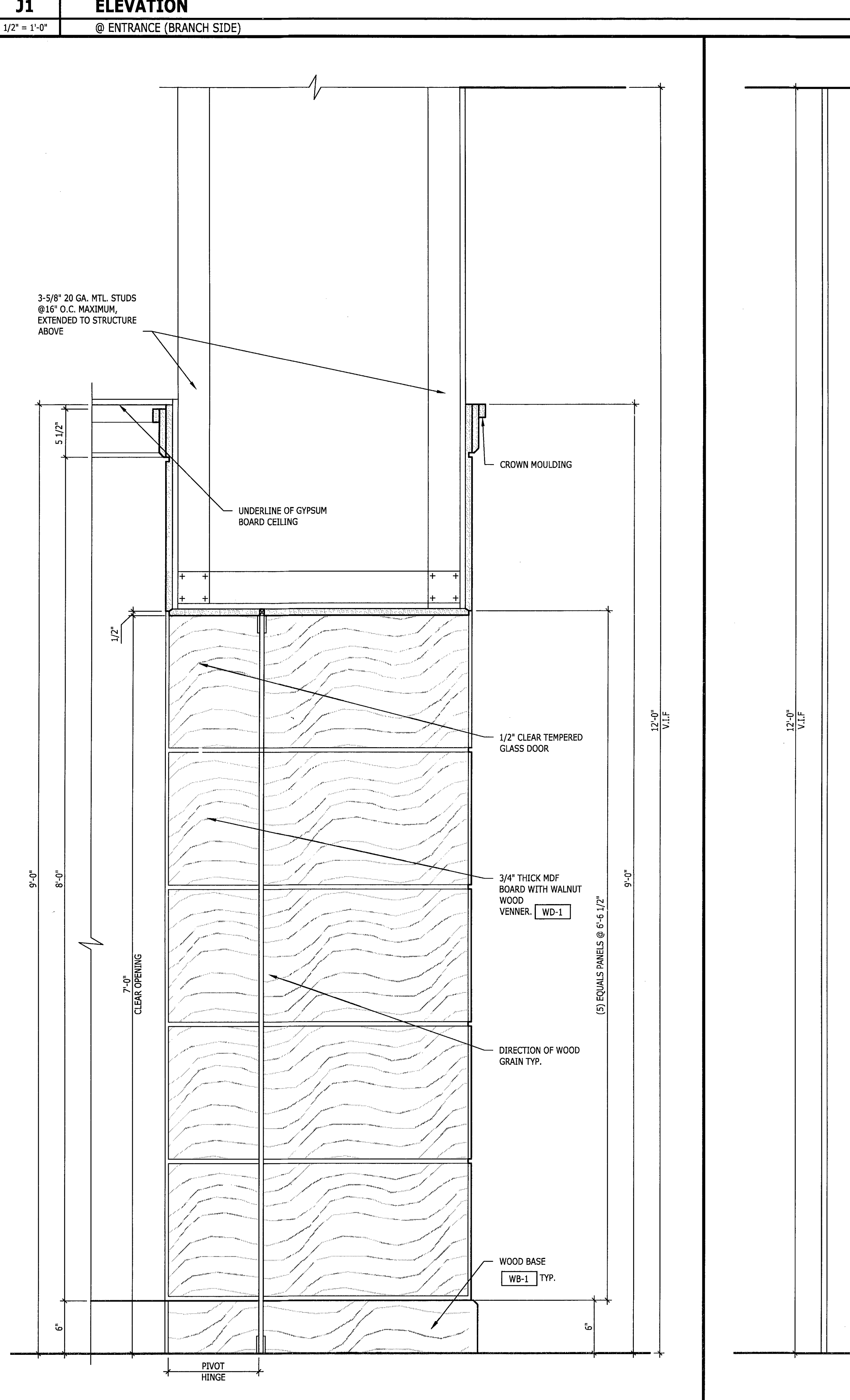
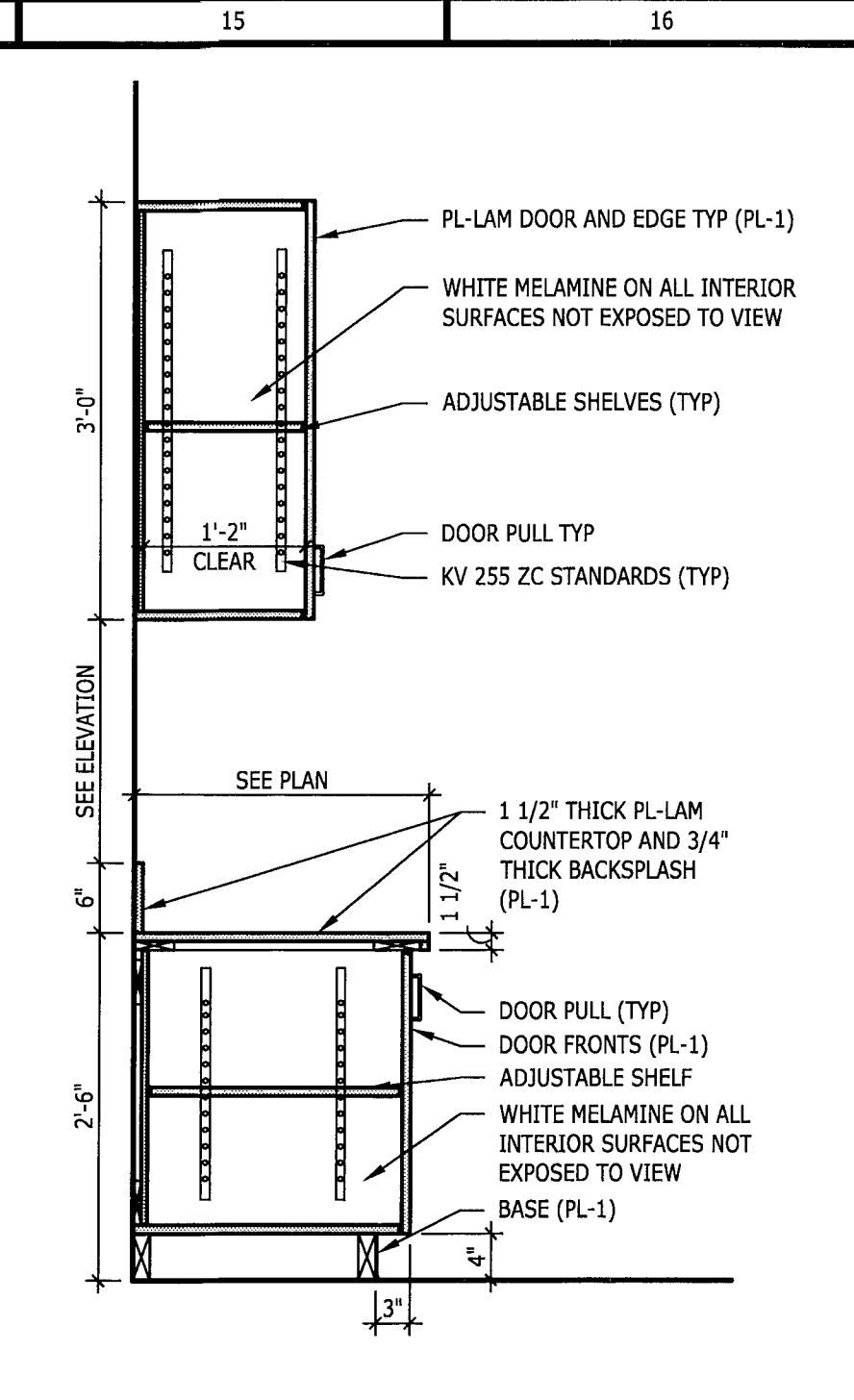
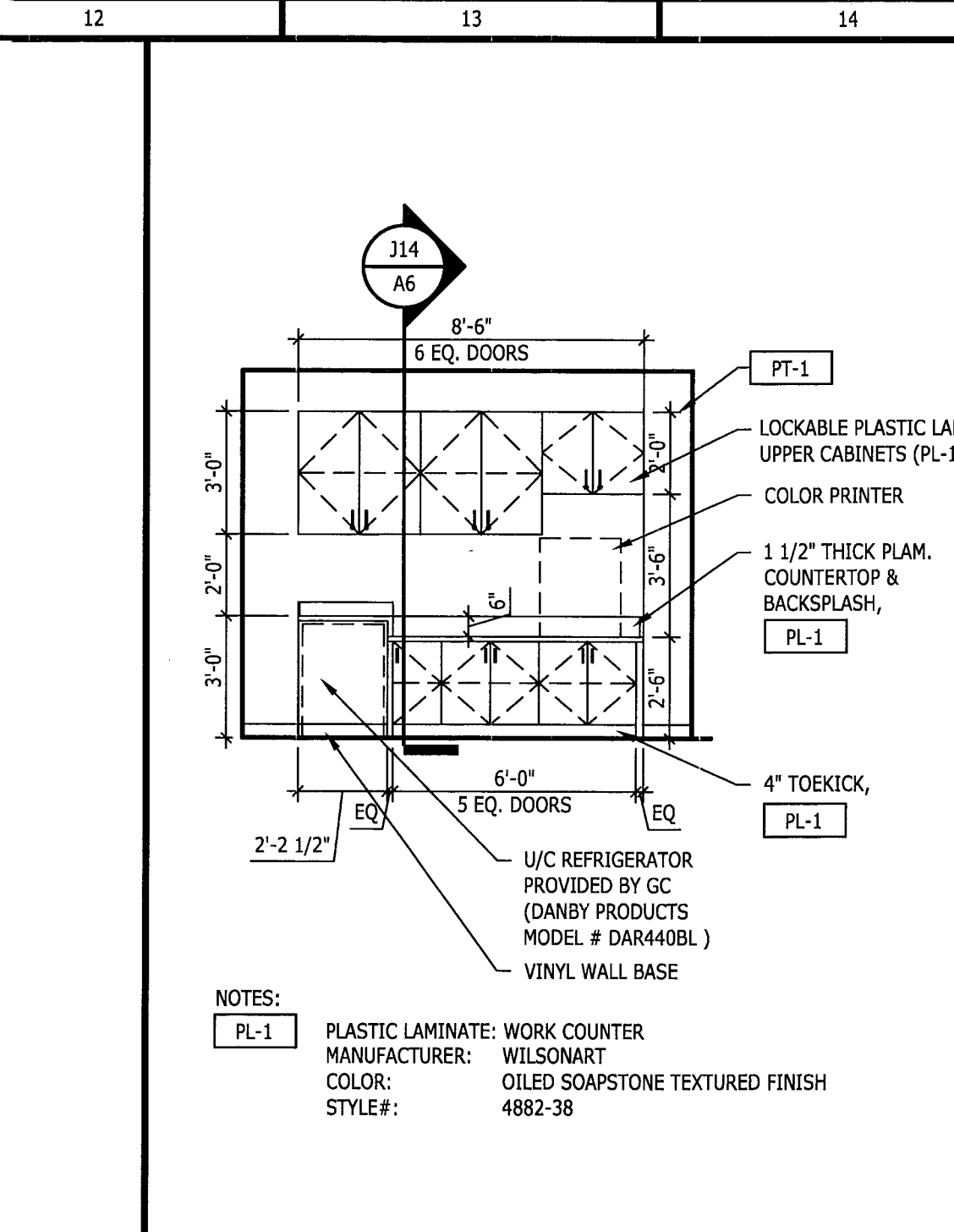
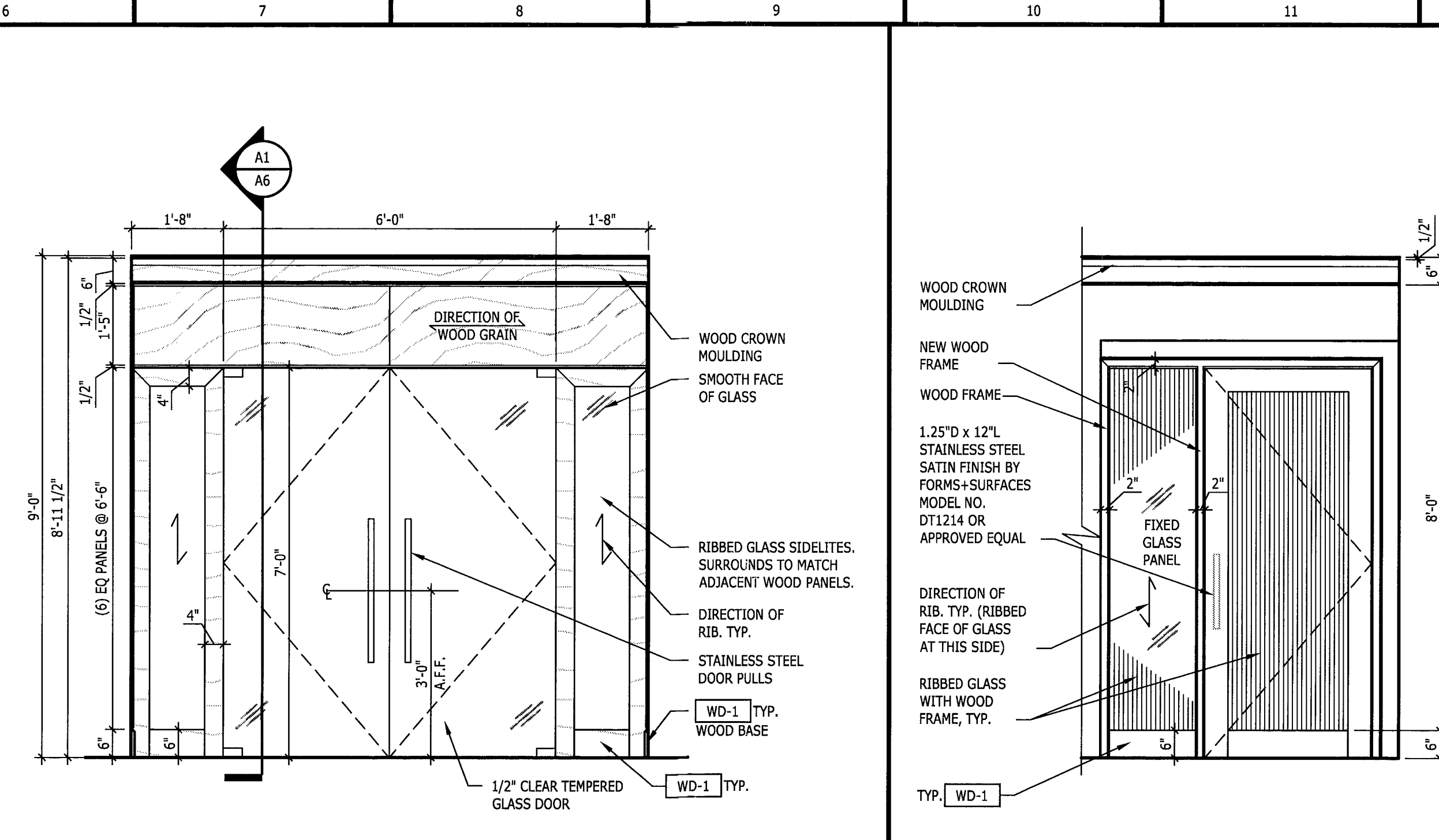
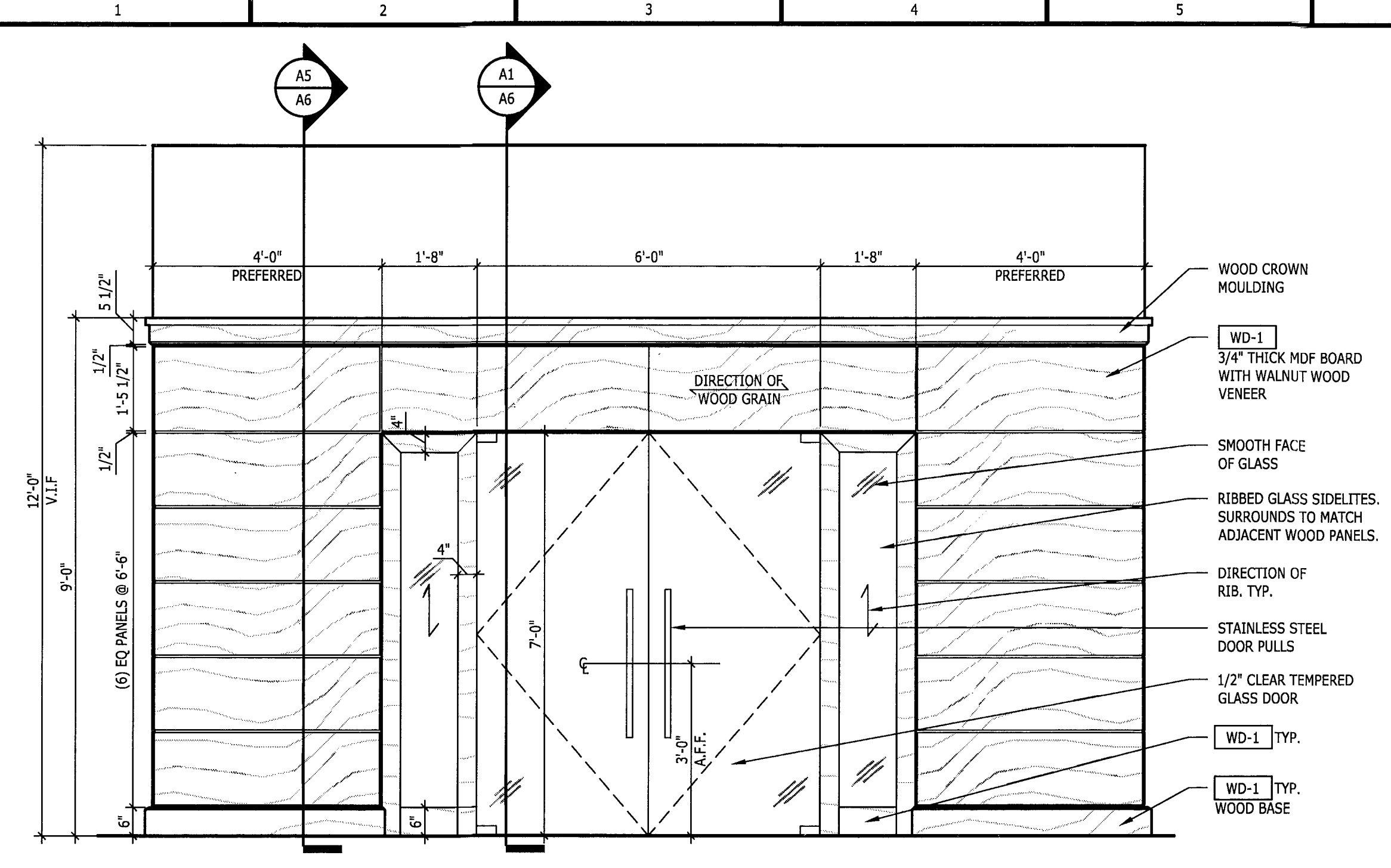
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1	ISSUED FOR BIDDING	04-25-11
2	ISSUED FOR PERMITTING	05-11-11
3	ADDED PERMITS	06-11-11
4	ADDED PERMITS	08-22-11

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Project No. CHA7009
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Drawn DF
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Drawing Title

REFLECTED CEILING PLAN

A5

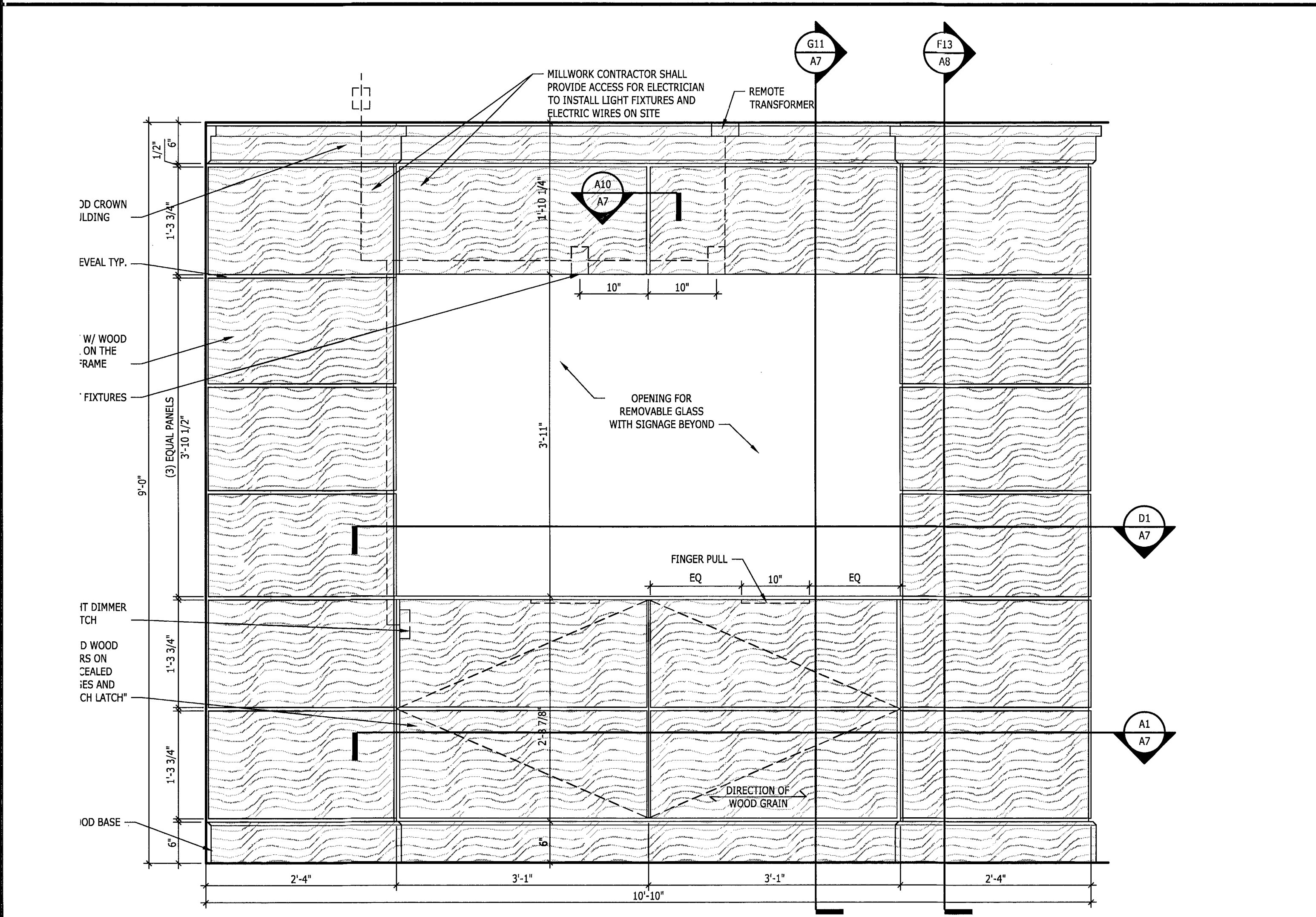


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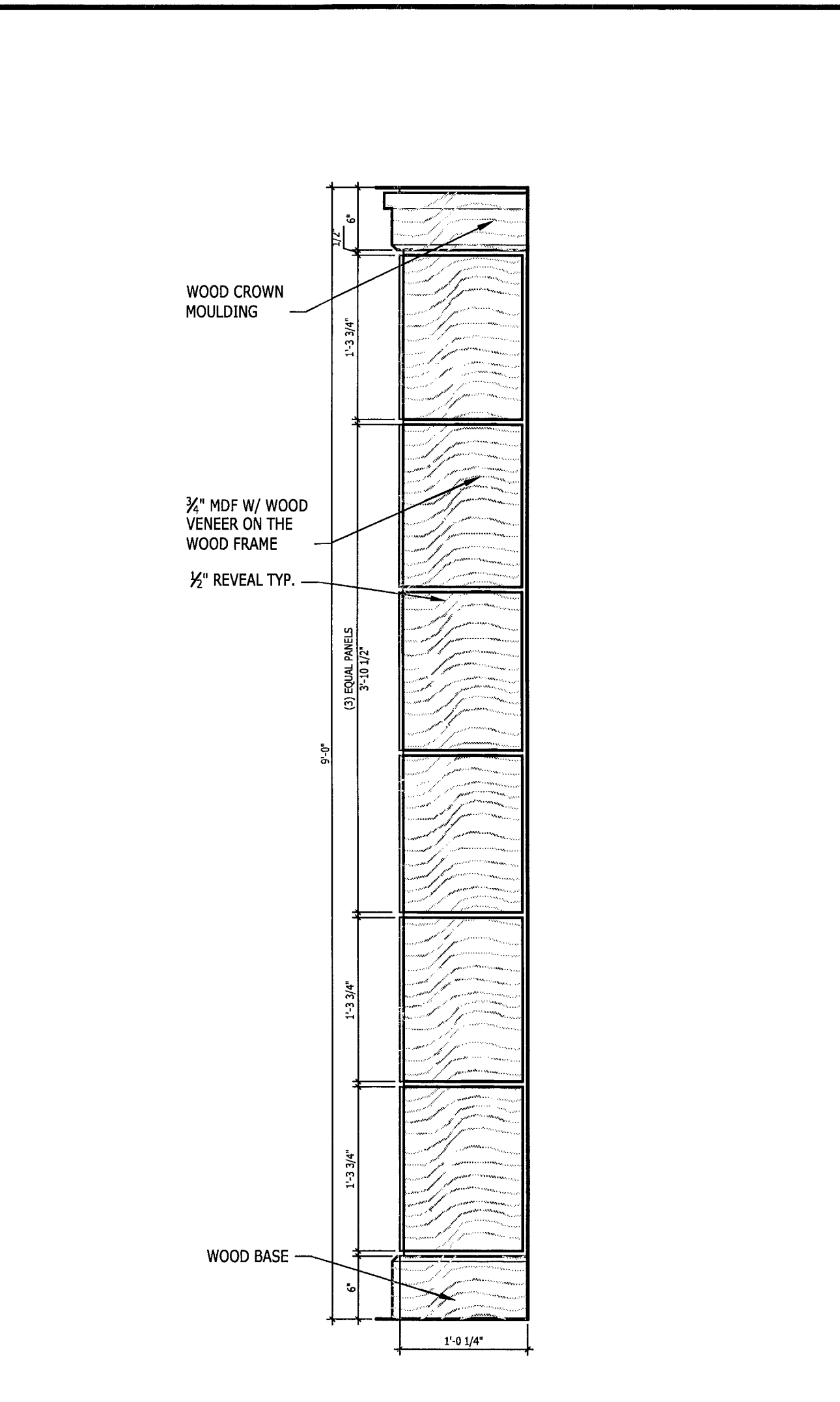
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GENERAL NOTES

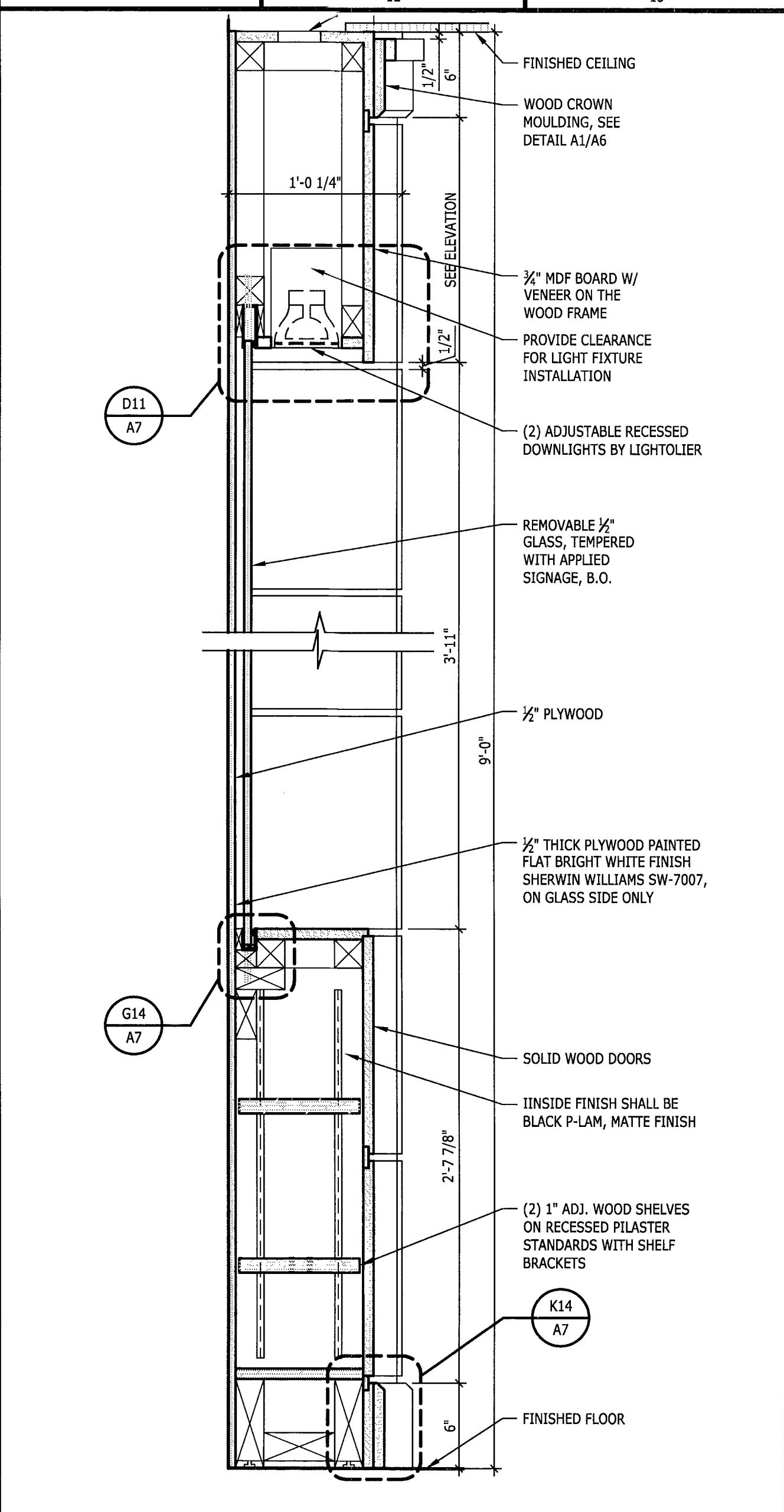
1. ALL WOOD FINISHES TO MATCH CHASE CONTROL SAMPLE
2. VERIFY ALL DIMENSIONS
3. UPON ASSEMBLY, ALLOW WIRE CHASE IN ANY RIBS THAT MAY OBSTRUCT PASSAGE OF WIRES/CABLES.



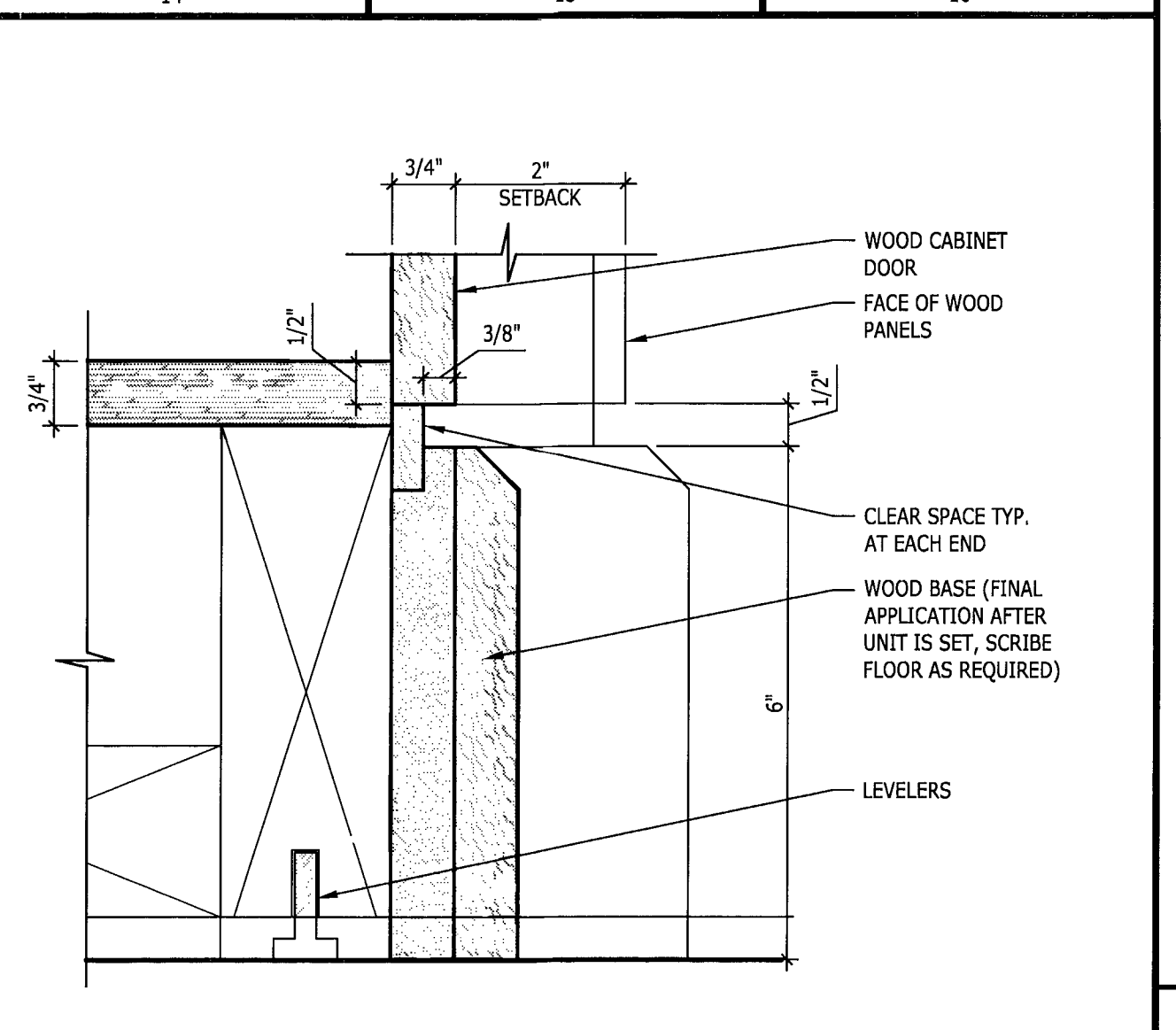
G1 FRONT ELEVATION
1" = 1'-0"
BRANDING WALL



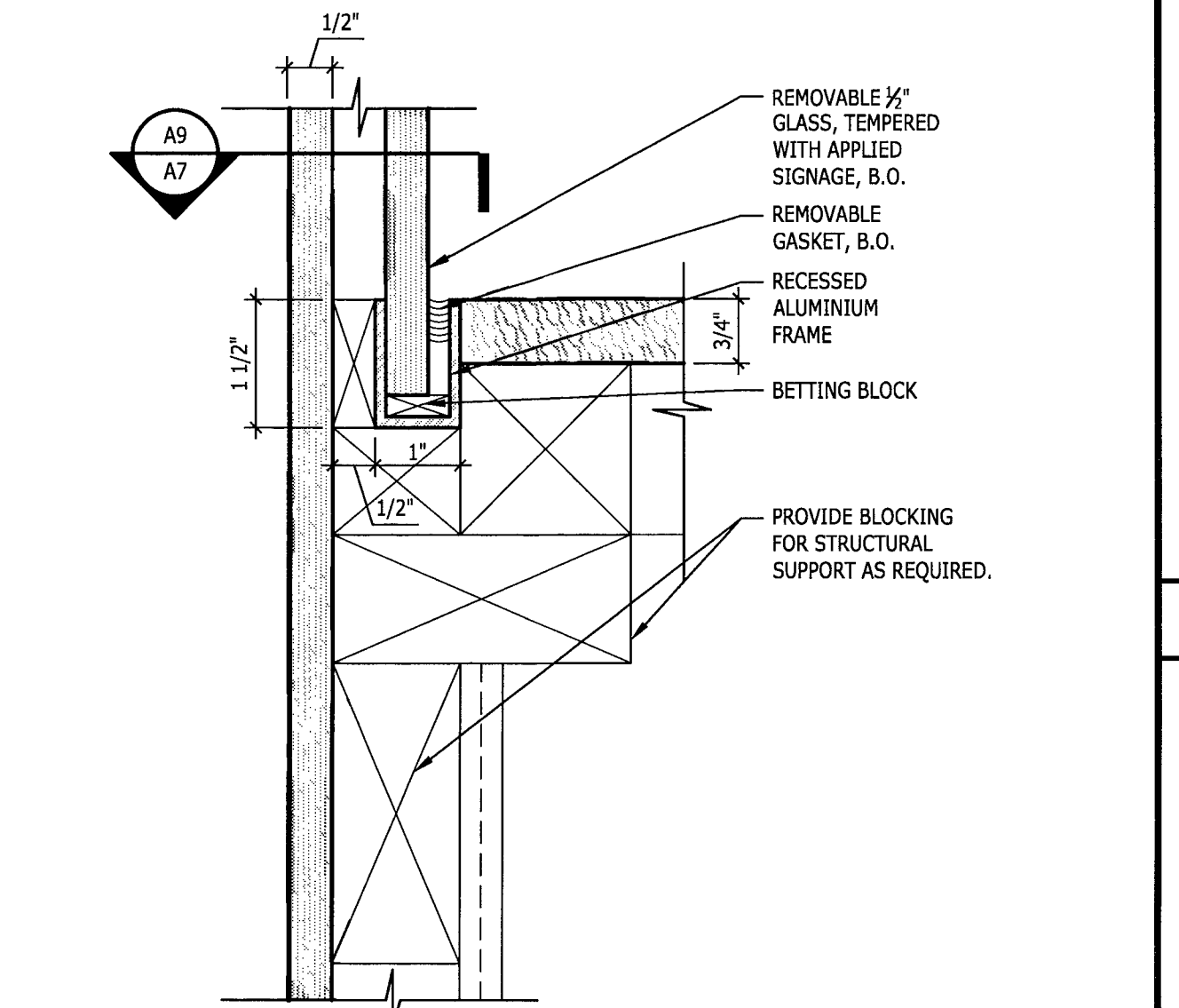
G8 SIDE ELEVATION
1" = 1'-0"
BRANDING WALL



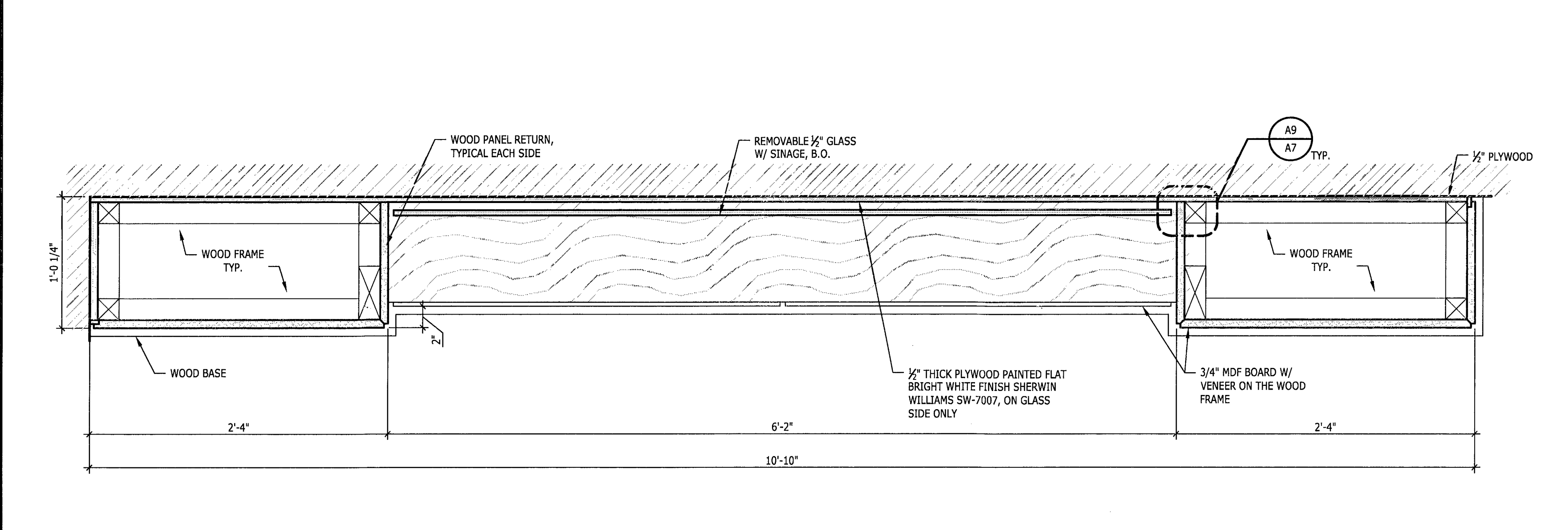
G11 SECTION
1 1/2" = 1'-0"
BRANDING WALL



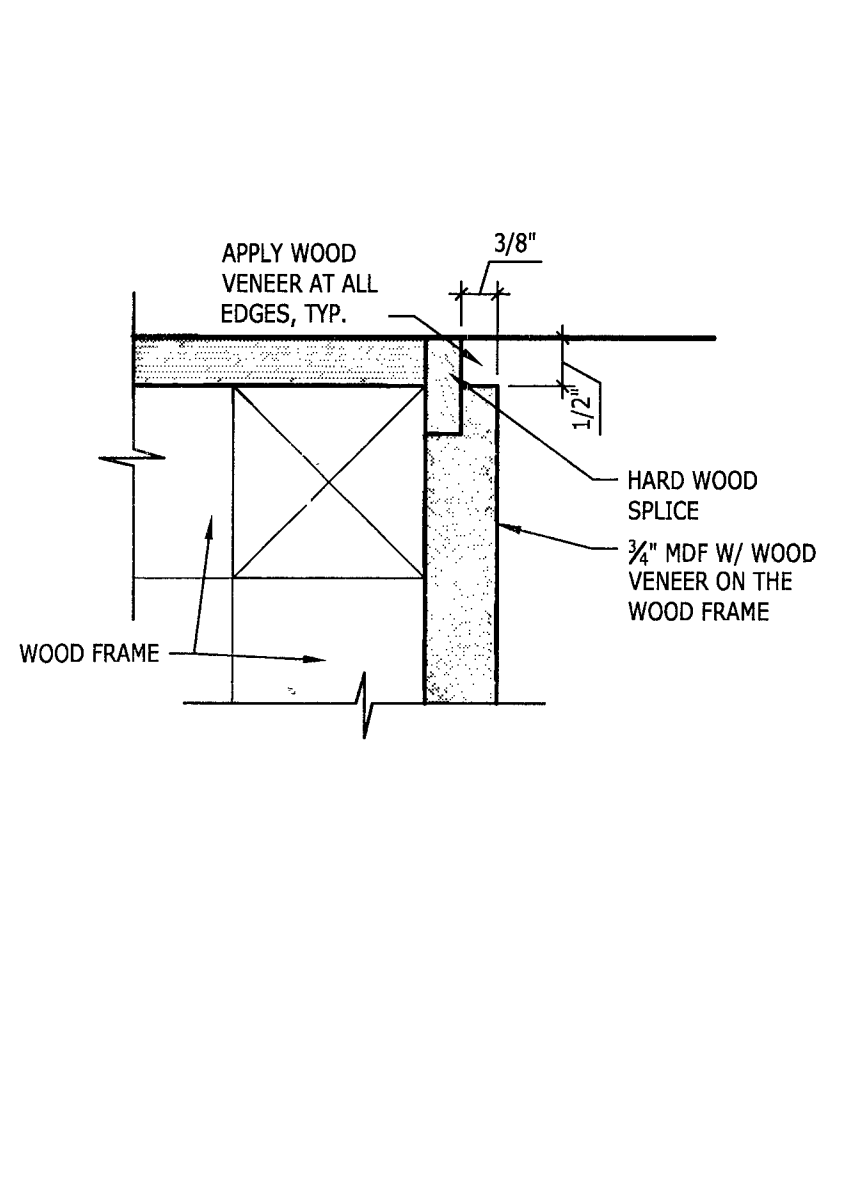
K14 BASE DETAIL
6" = 1'-0"
BRANDING WALL



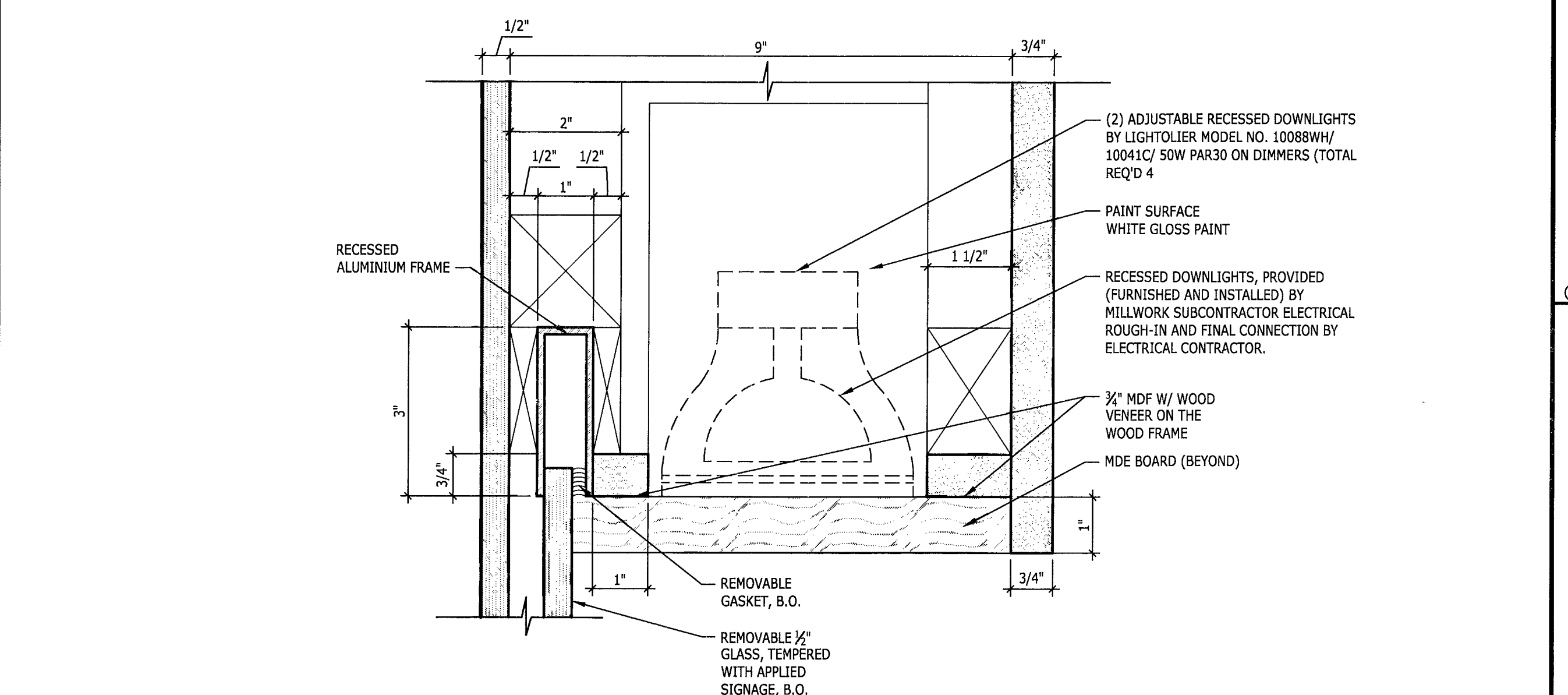
G14 DETAIL
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BRANDING WALL



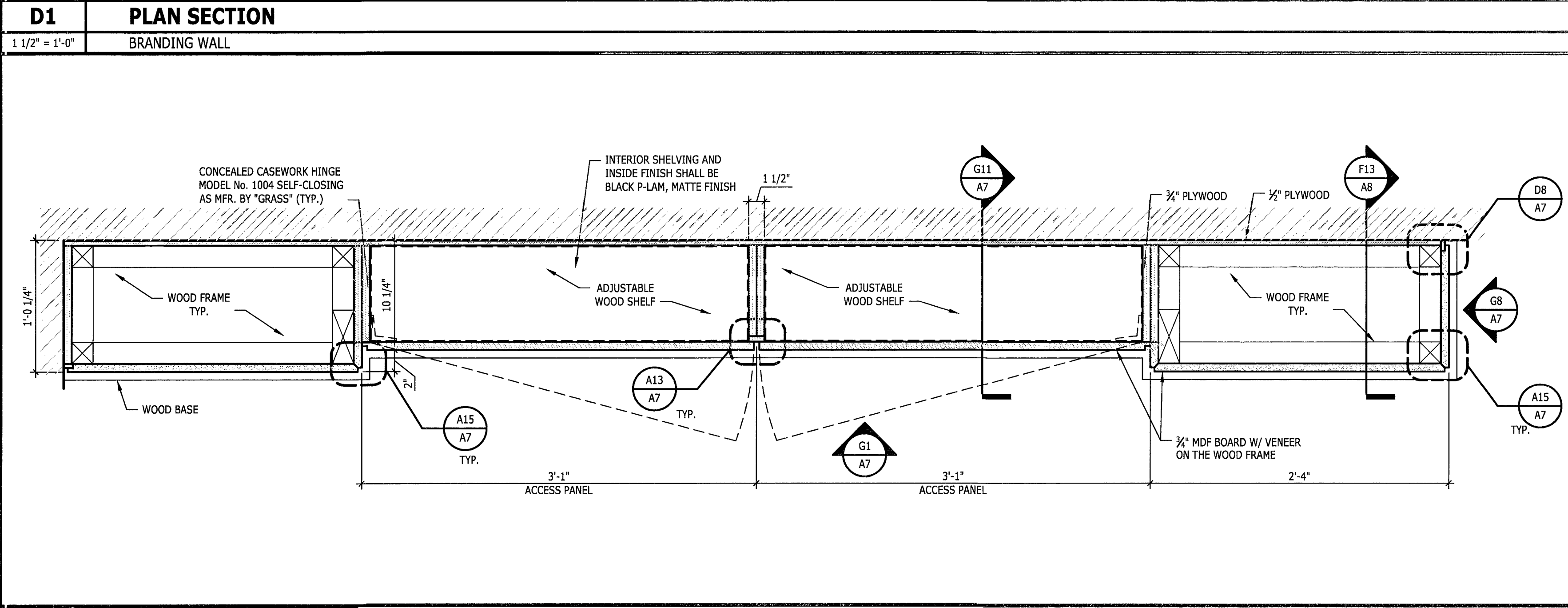
D1 PLAN SECTION
1 1/2" = 1'-0"
BRANDING WALL



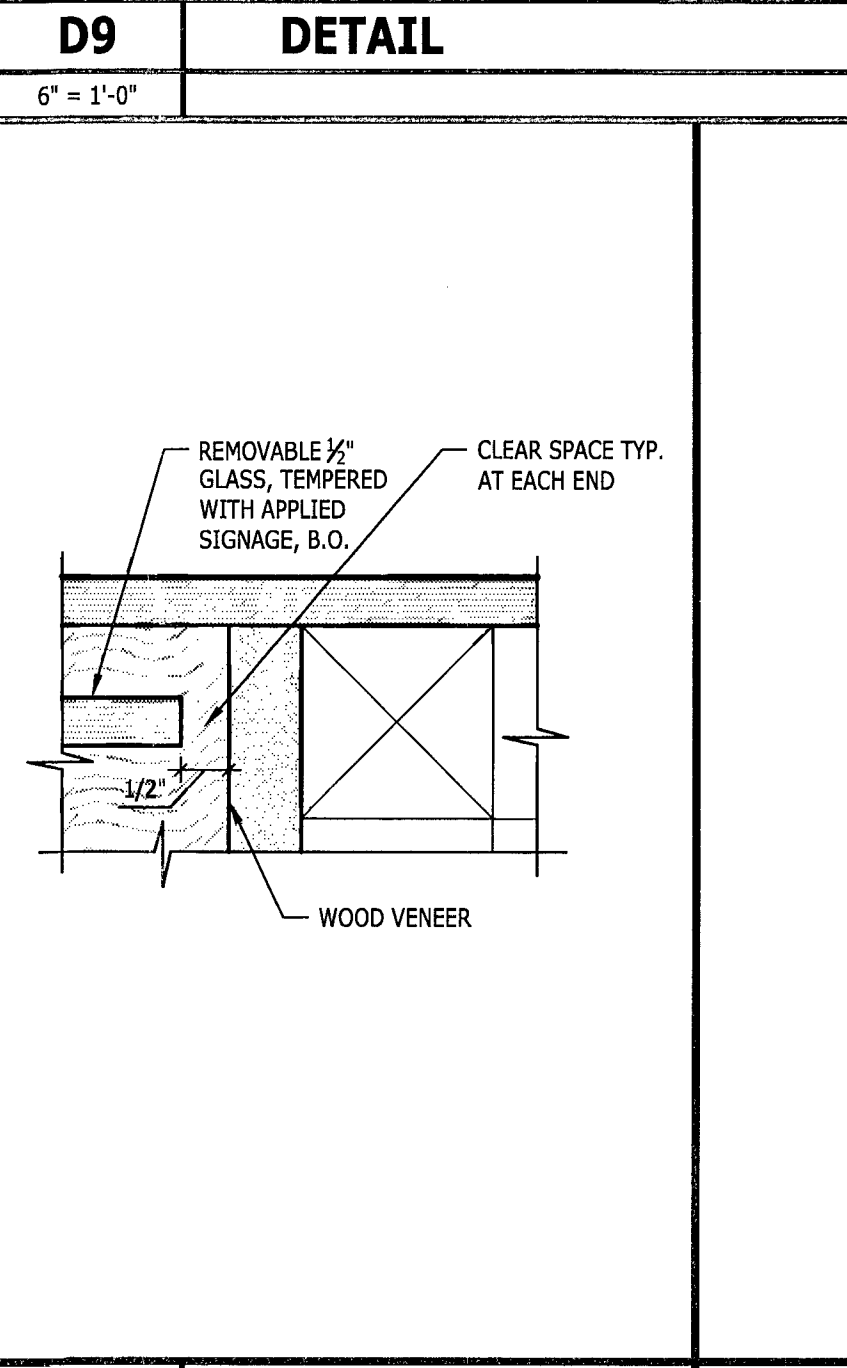
D9 DETAIL
6" = 1'-0"



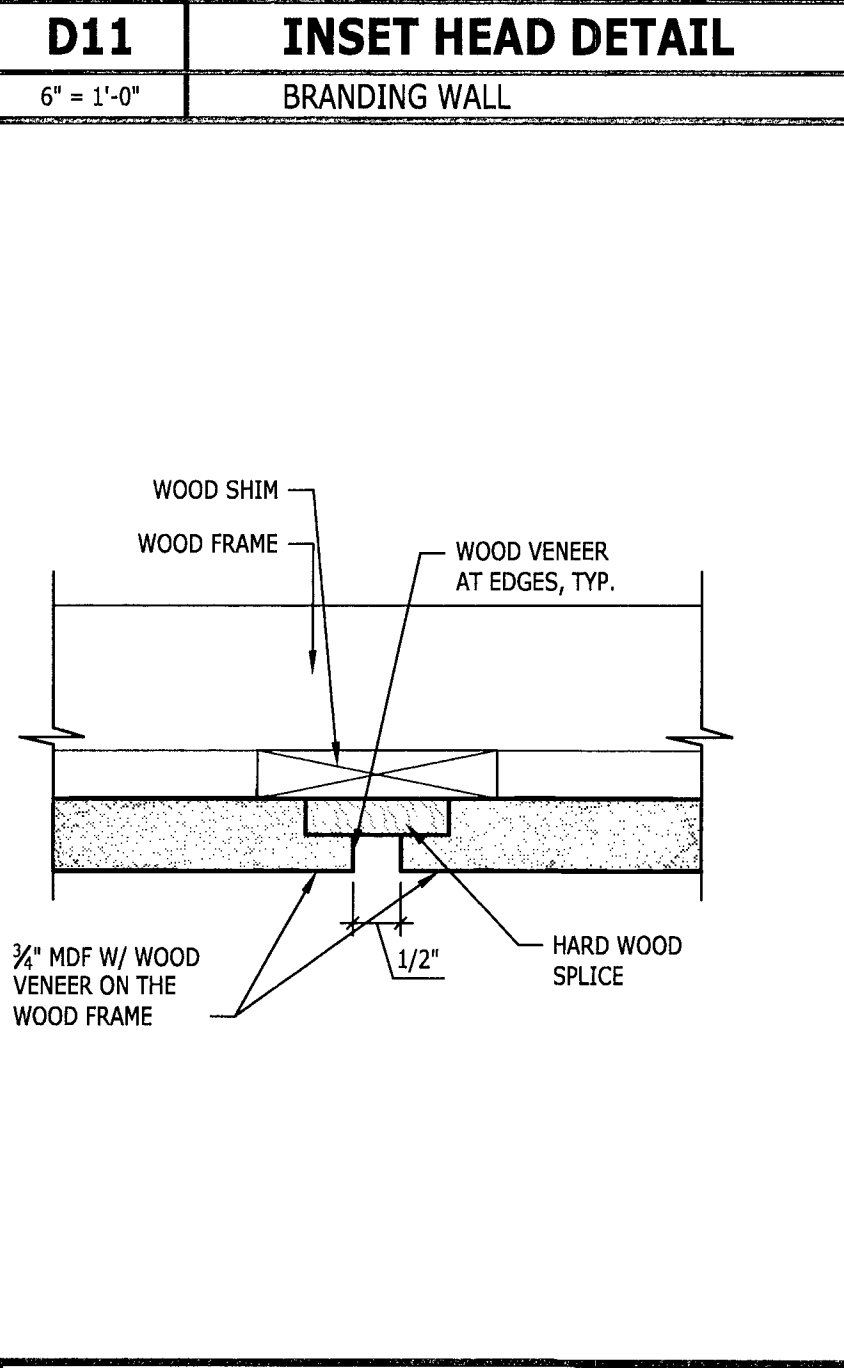
D11 INSET HEAD DETAIL
6" = 1'-0"
BRANDING WALL



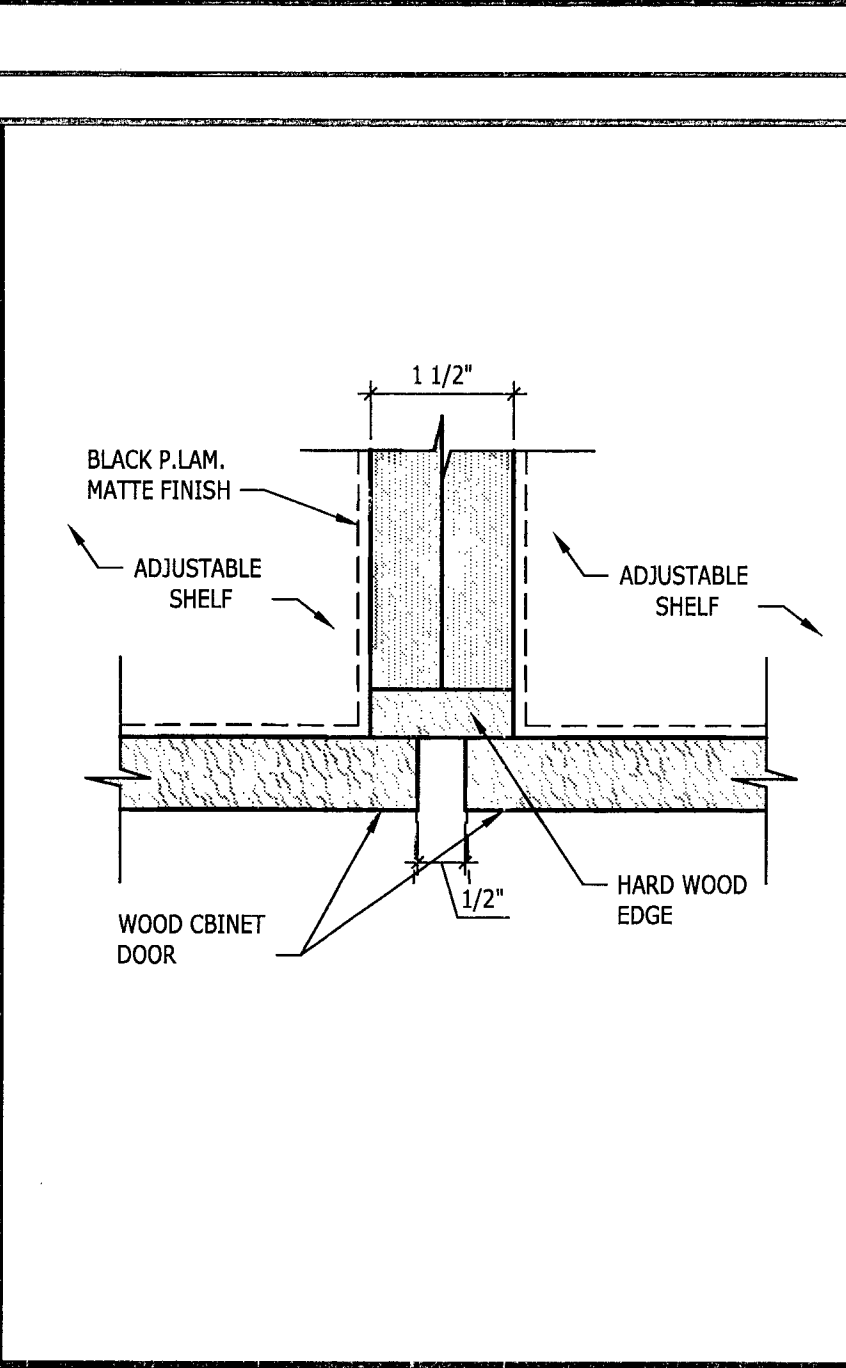
A1 PLAN SECTION
1 1/2" = 1'-0"
BRANDING WALL



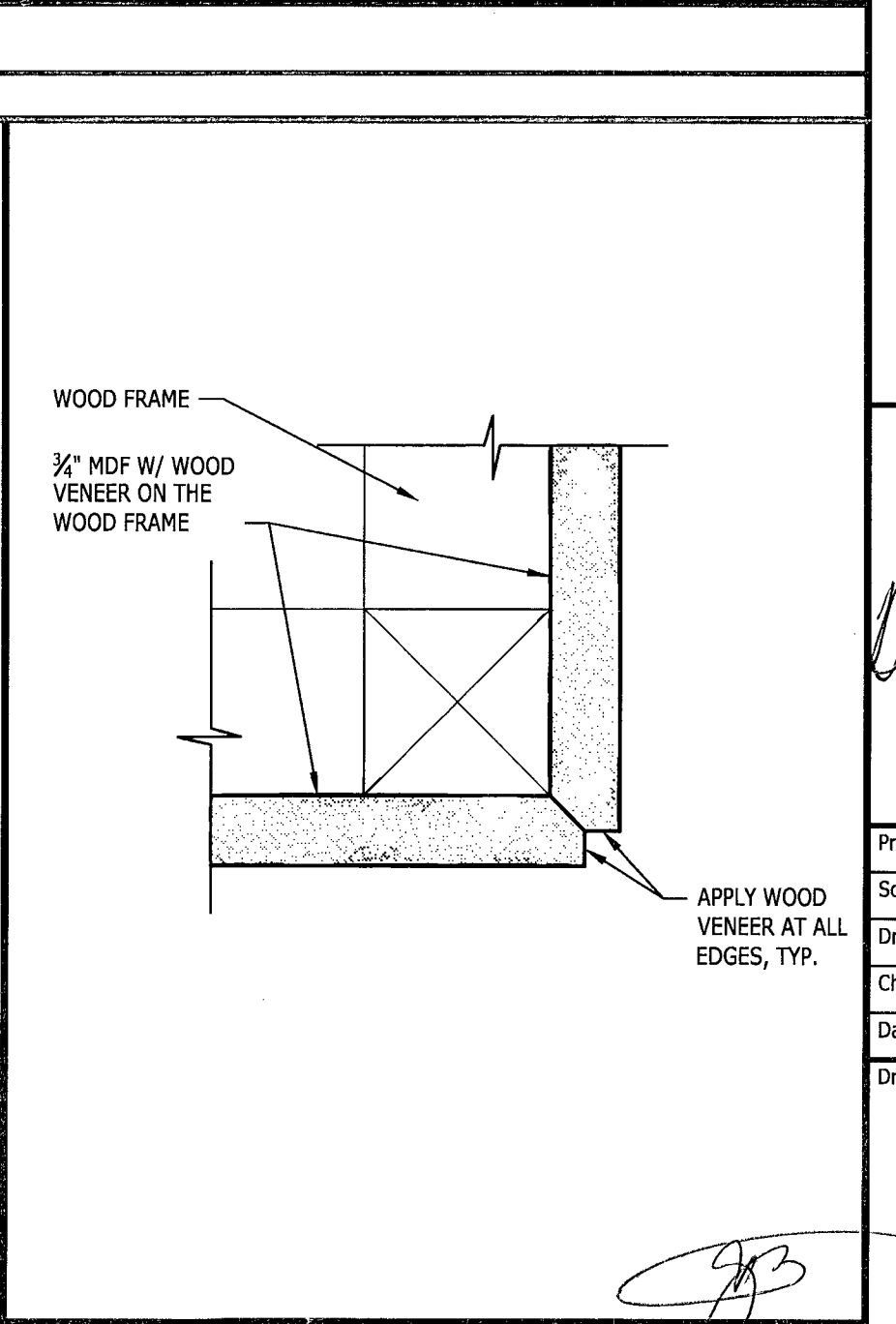
A9 DETAIL
6" = 1'-0"



A10 DETAIL
6" = 1'-0"



A13 DETAIL
6" = 1'-0"



A15 DETAIL
6" = 1'-0"

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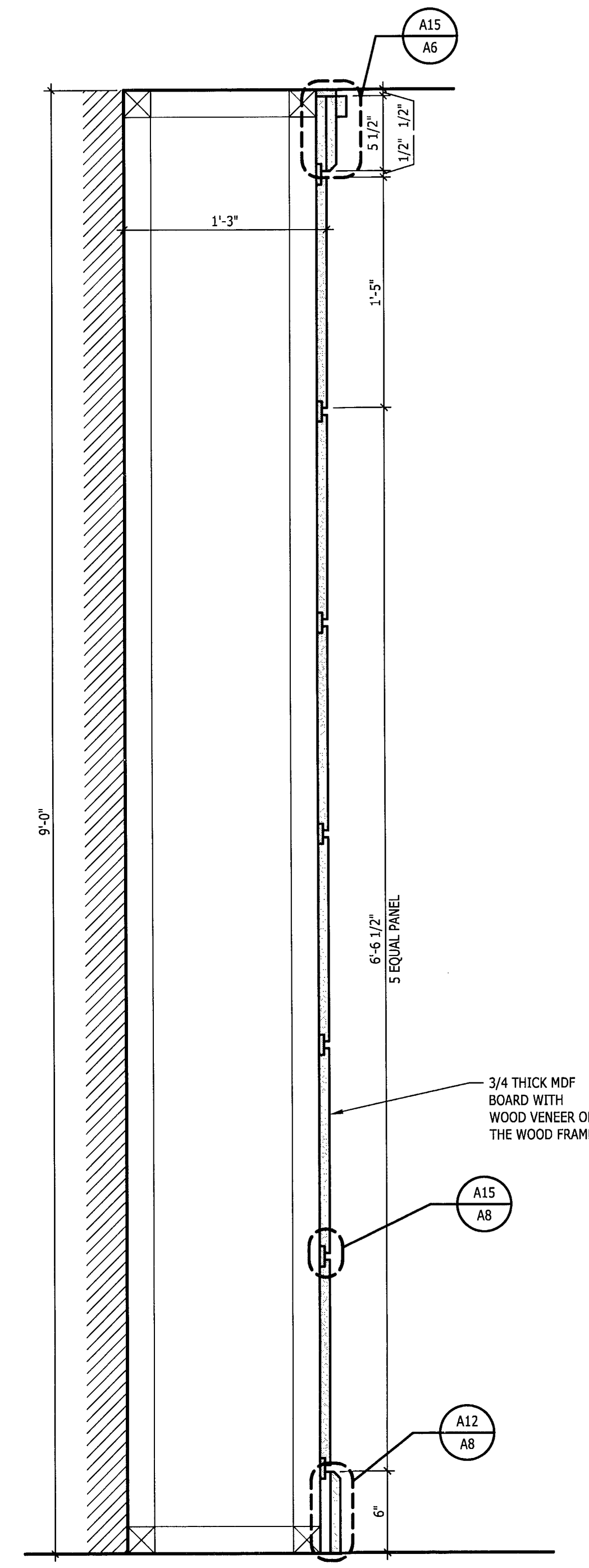
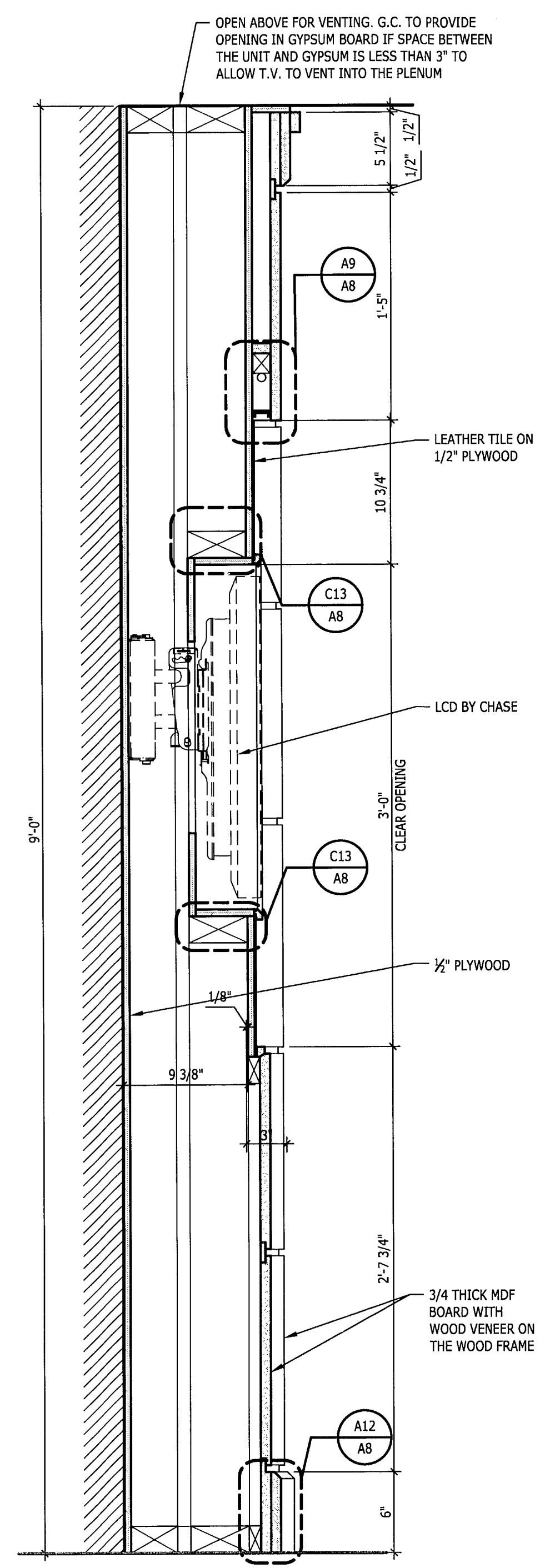
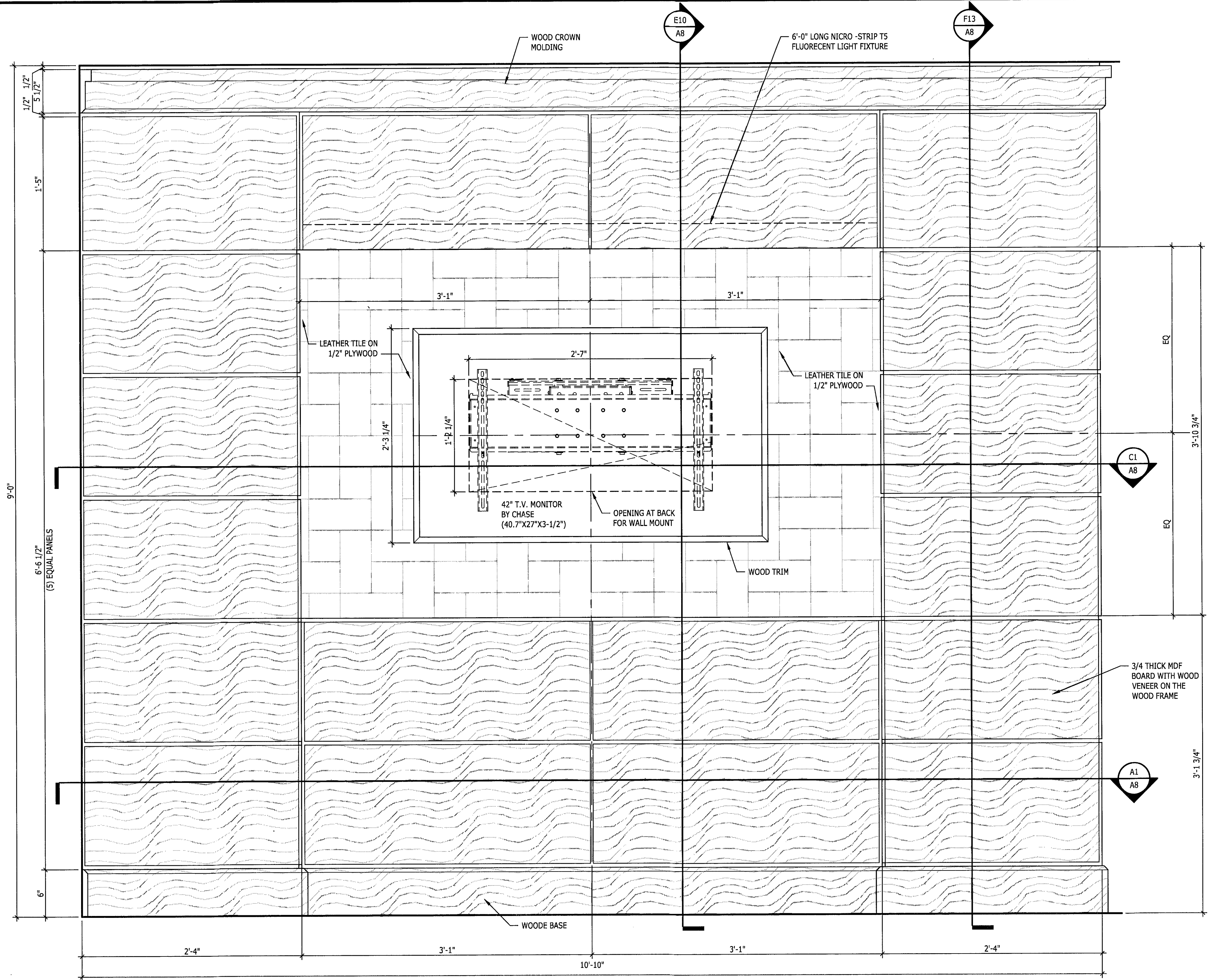
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Project No. CHA7009
Scale AS NOTED
Drawn DF
Checked JS/DR
Date 03.30.11
Drawing Title **BRANDING WALL ELEV, SEC & DET**
Drawing No. **A7**

GENERAL NOTES

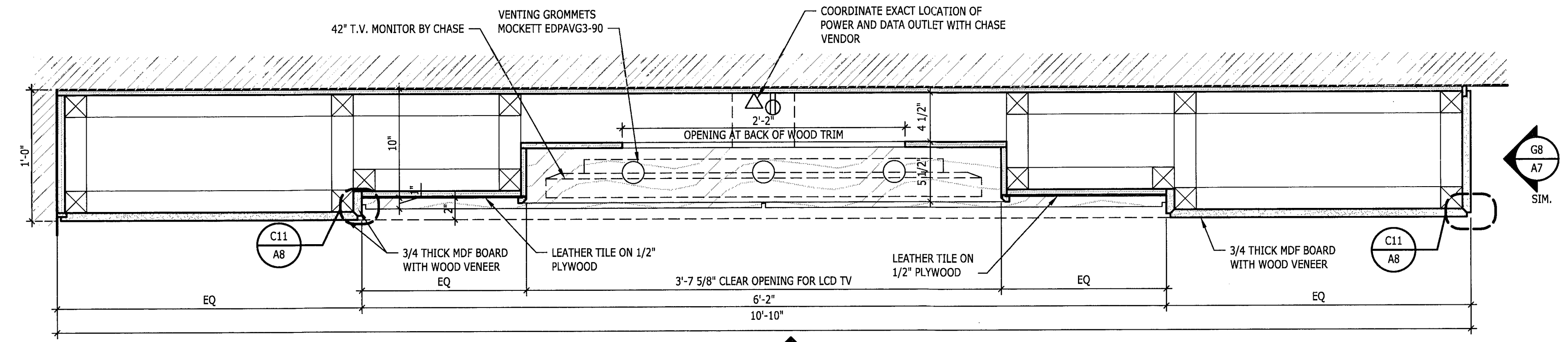
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2. VERIFY ALL DIMENSIONS.
3. LEATHER ON PANELS TO BE PROVIDED BY G.C., INSTALLED BY AUTHORIZED VENDOR ONLY.
4. UPON ASSEMBLY, ALLOW WIRE CHASE IN ANY RIBS THAT MAY OBSTRUCT PASSAGE OF WIRES/CABLES.



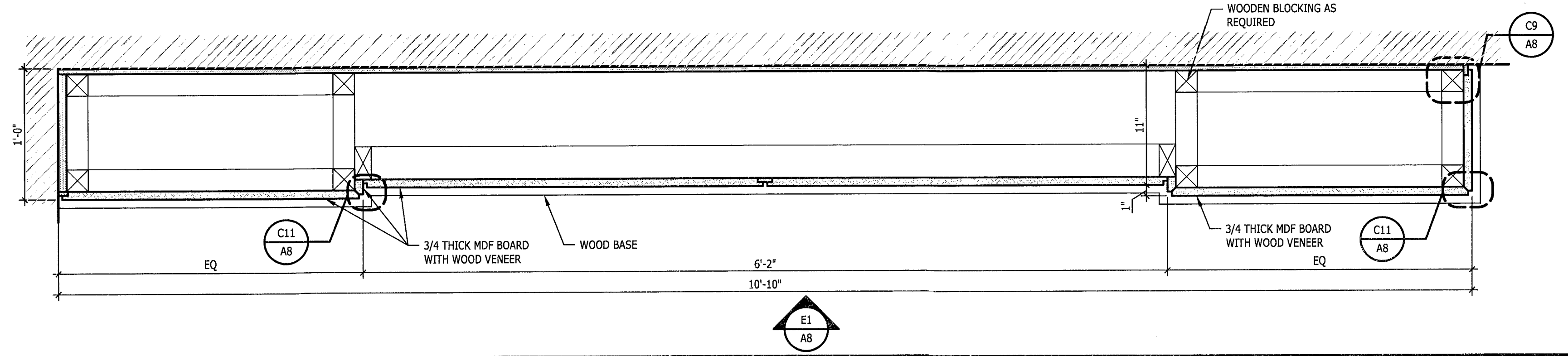
F13 SECTION AT WOOD PANEL WALL
1-1/2" = 1'-0" WAITING AREA

E1 FRONT ELEVATION
1-1/2" = 1'-0" WAITING AREA

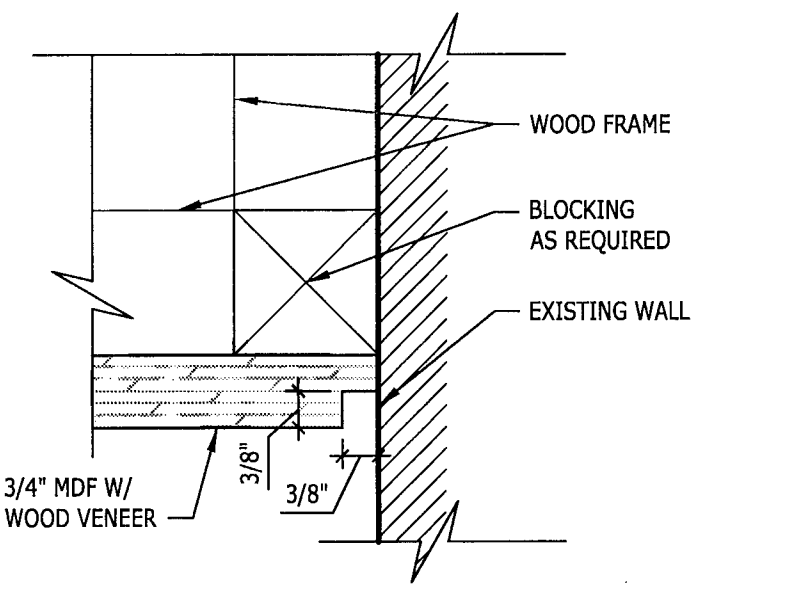
E10 SECTION
1-1/2" = 1'-0" WAITING AREA



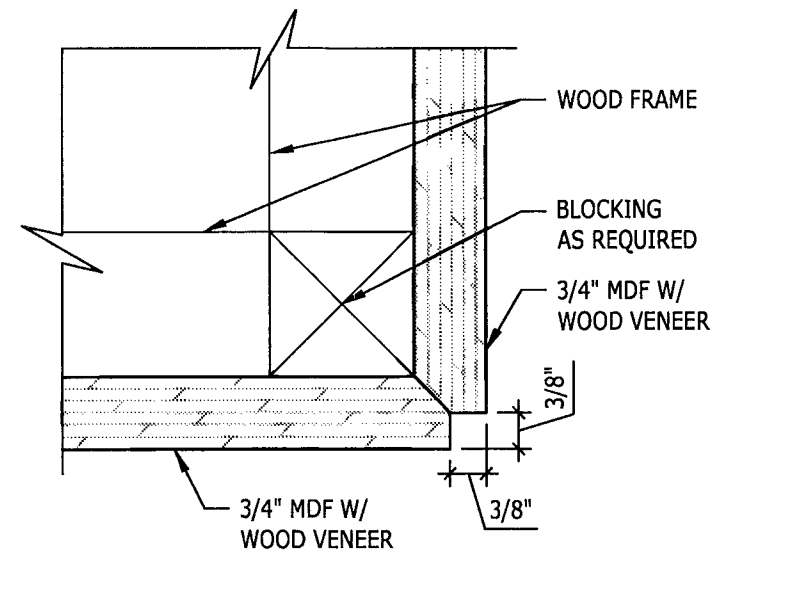
C1 PLAN SECTION
1-1/2" = 1'-0" WAITING AREA



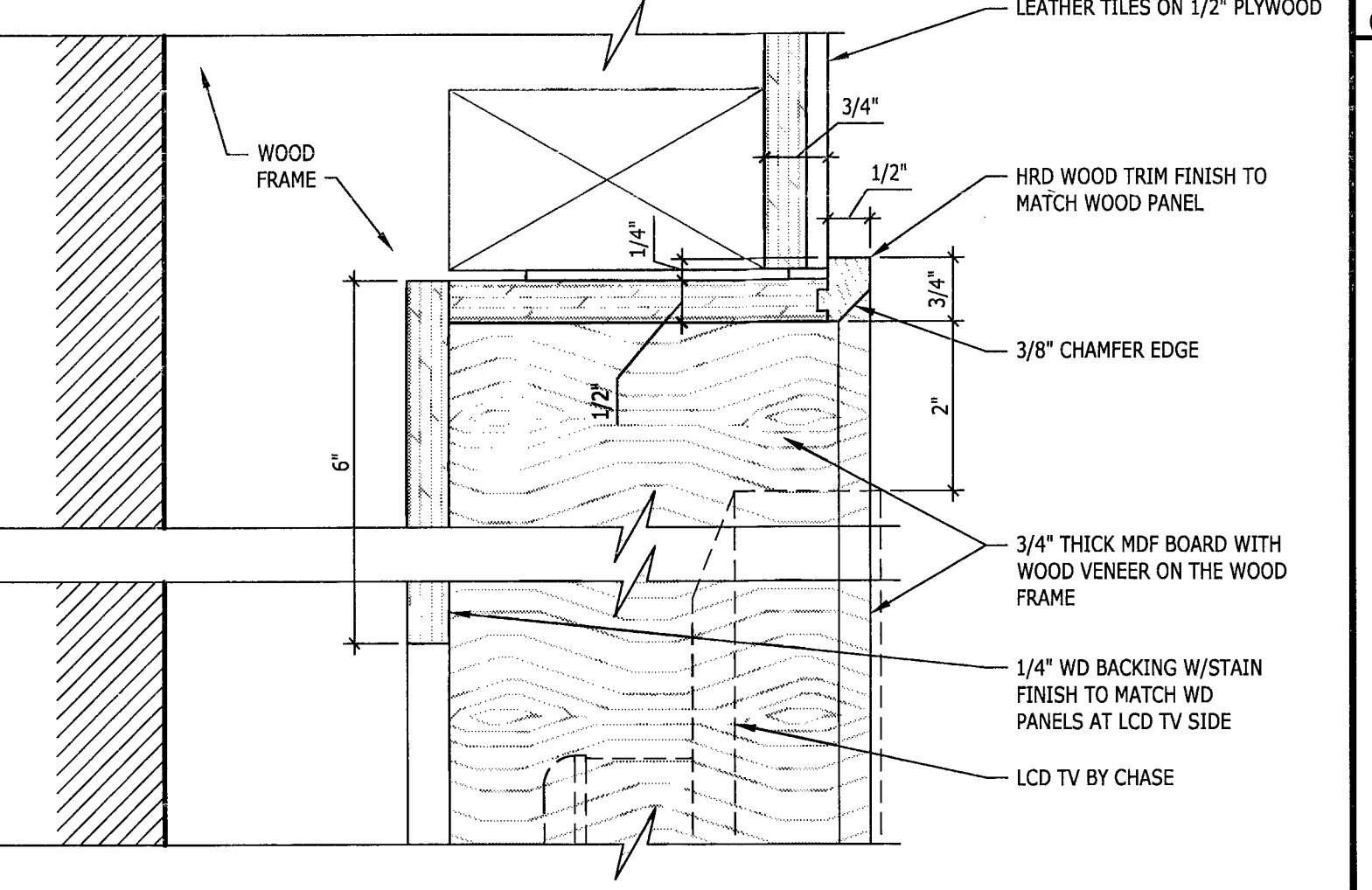
A1 PLAN SECTION
1-1/2" = 1'-0" WAITING AREA



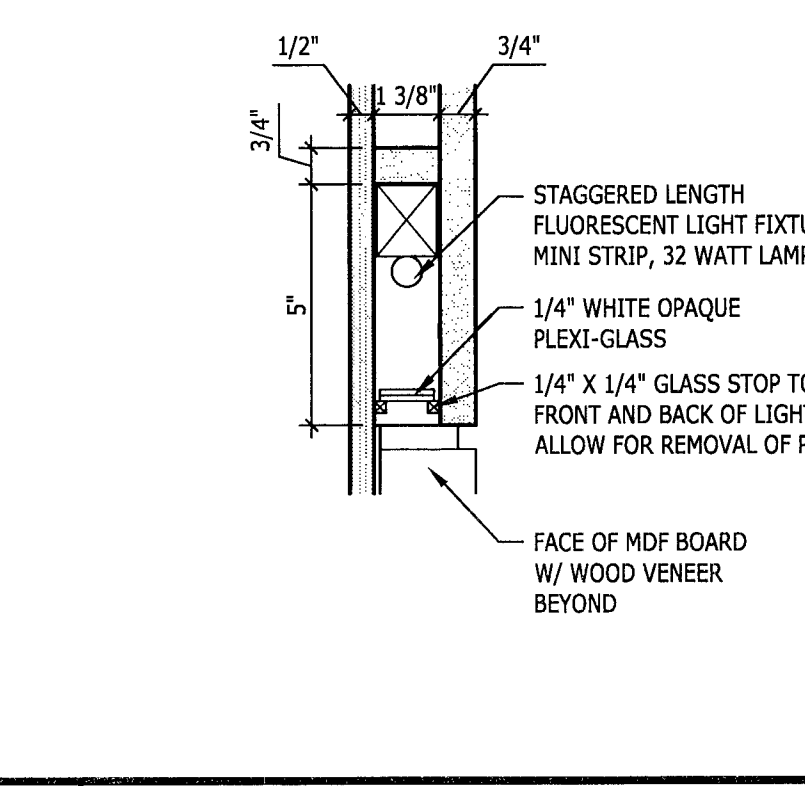
C9 TYPICAL END DETAIL
6" = 1'-0"



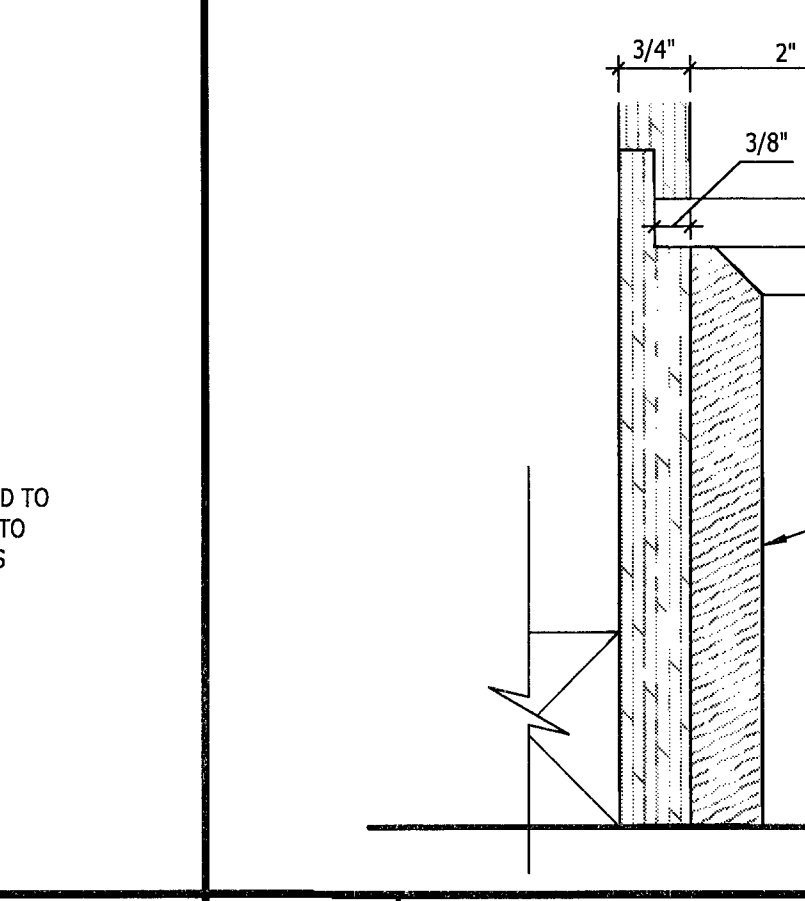
C11 TYPICAL WOOD PANEL
6" = 1'-0" OUTSIDE CORNER DETAIL



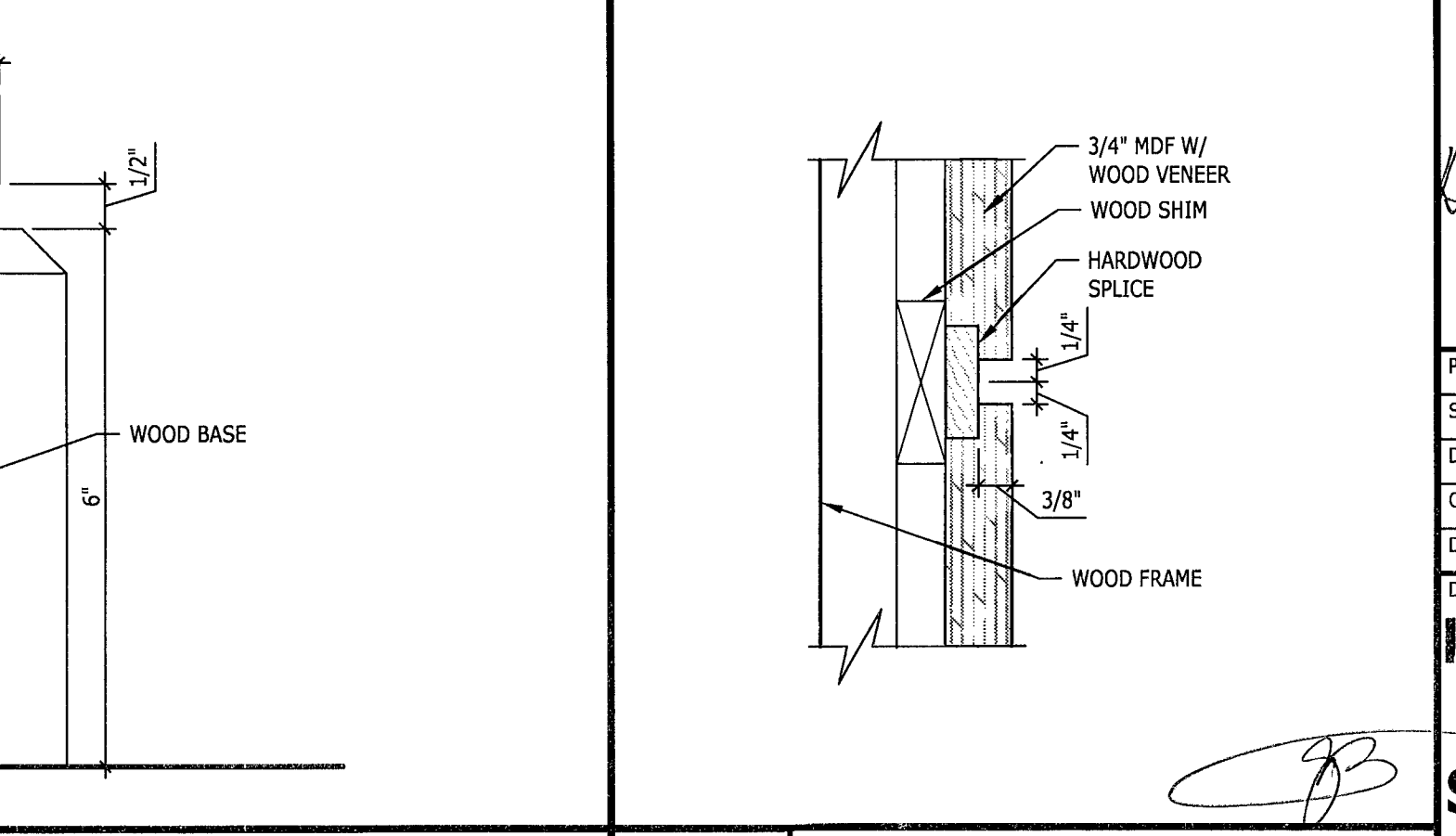
C13 TYPICAL WOOD PANEL
6" = 1'-0" OUTSIDE CORNER DETAIL



A9 LIGHT FIXTURE DETAIL
3" = 1'-0" WAITING AREA, FIXTURE HEAD



A12 BASE DETAIL
6" = 1'-0" WAITING AREA



A15 TYPICAL WOOD PANEL
6" = 1'-0" PANEL TO PANEL JOINT

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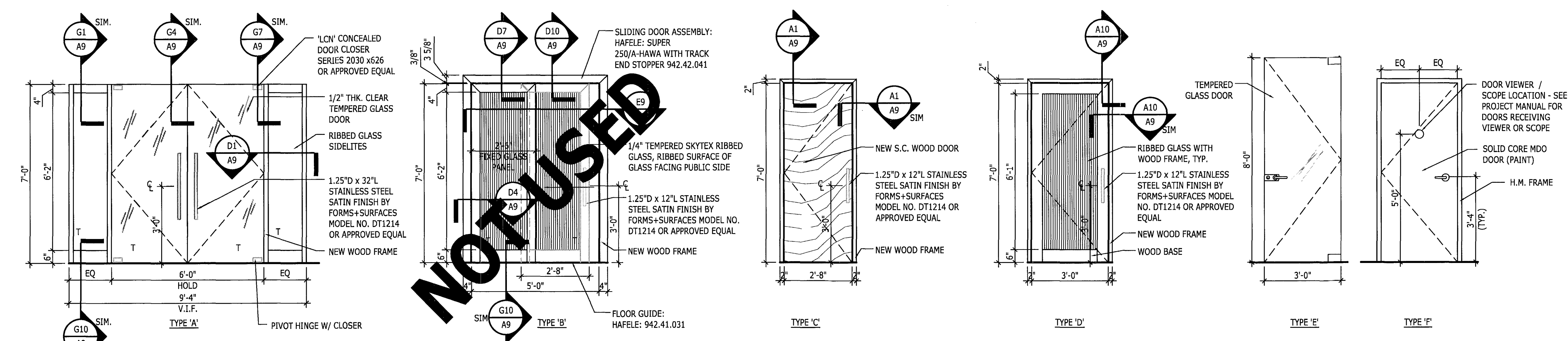
Project No. CHA7009
Scale 1/4" = 1'-0"
Drawn DF
Checked JS/DR
Date 03.30.11
Drawing Title LEATHER/LCD WALL ELEV. SECTION AND DETAILS
Drawing No. A8

DOOR SCHEDULE

WD - WOOD GL - GLASS

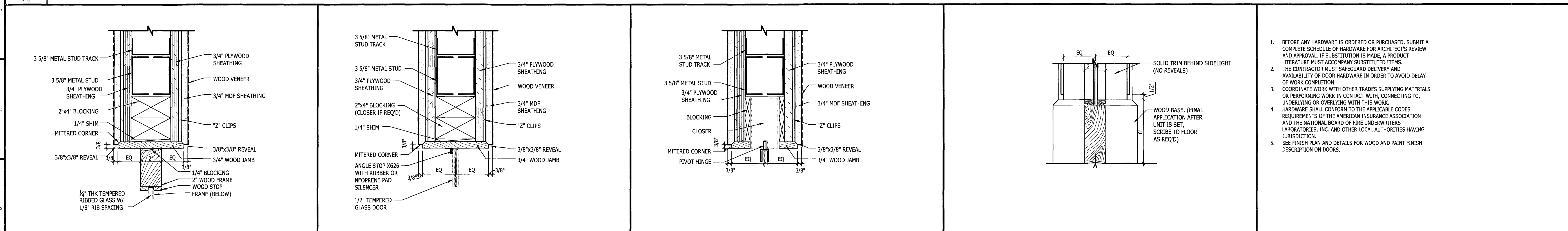
FLR.	DOOR NO.	THICKN.	WIDTH	HEIGHT	DOOR	FRAME	TYPE	HEAD	JAMB	SILL	HW SET	LABEL	REMARKS
	101A	1-3/4"	3'-0"	7'-0"	WD	WD	F	-	-	-	6		
	101B	1-3/4"	3'-0"	7'-0"	WD	WD	F	-	-	-	7		
	103	-	3'-0"	8'-0"	GL	-	E	-	-	-	5		
	104	2"	2'-8"	7'-0"	WD	C	A1/A9	A1/A9	A1/A9	-	2		
	105	2"	2'-8"	7'-0"	WD	C	A1/A9	A1/A9	A1/A9	-	2		
	106	2"	3'-0"	7'-0"	GL	WD	D	A10/A9	A10/A9	-	2		
	108	1/2"	2(3'-0")	7'-0"	GL	-	A	G4/A9	-	A4/A9	1		BLUMCRAFT DOOR SERIES 675 OR APPROVED EQUAL
	109	2"	3'-0"	7'-0"	WD	C	A1/A9	A1/A9	A1/A9	-	2		

SET	DESCRIPTION	QTY	UNIT	DESCRIPTION	QTY	UNIT	DESCRIPTION	QTY	UNIT
SET-1	STANDARD HARDWARE FOR SINGLE ACTING SWING GLASS DOOR OF BLUMCRAFT DOOR SERIES 675			HINGE 58B1	4.5 X 4.5	652	IVE		
SET-2	DOOR RTS - 88 OVERHEAD DOOR CLOSER X 626			ALTERNATE: 881279 4.5 X 4.5	652	HAG			
SET-3	DOOR HANDLE: HAFELE			PASSAGE LOCKSET/D105 SURFACE CLOSER	8SP SPA	626	SCF		
SET-4	DOOR HANDLE: HAFELE			ALTERNATE: 4011-3077	5100 REG	630	HAG		
SET-5	DOOR HANDLE: HAFELE			W/540555CX	8400 X 34	630	IVE		
SET-6	DOOR HANDLE: HAFELE			ALTERNATE: 1945 X 34	630	HAG			
SET-7	DOOR HANDLE: HAFELE			ALTERNATE: DS2000 168 DEGREE	ALS	DST			
SET-8	DOOR HANDLE: HAFELE			ALTERNATE: SR64	GRY	IVE			
SET-9	DOOR HANDLE: HAFELE			ALTERNATE: 307D	GRY	HAG			

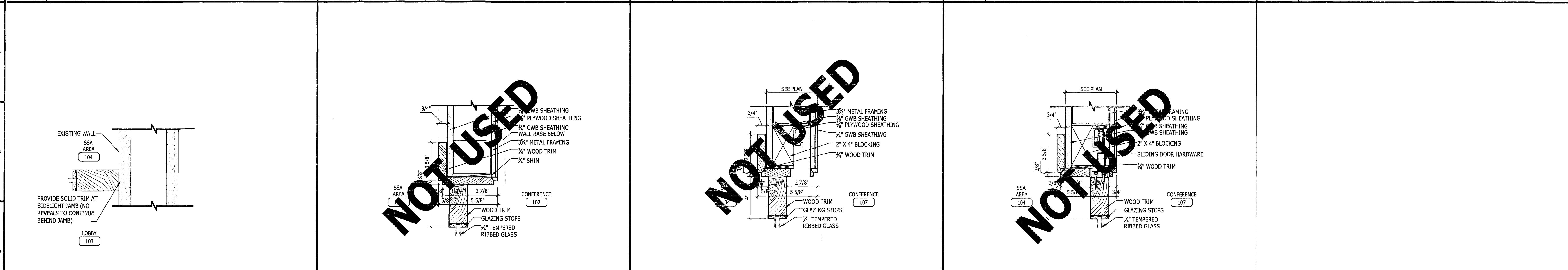


NOT USED

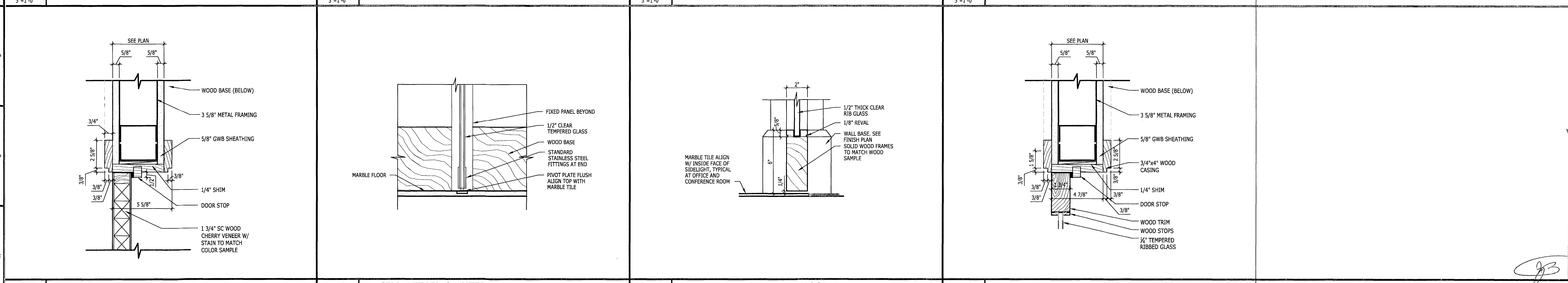
K1 DOOR SCHEDULE



G1 HEAD DETAIL @ SIDELIGHT **G4 HEAD DETAIL @ DOOR** **G7 JAMB DETAIL @ HINGE** **G10 SECTION @ SIDELIGHT BASE** **G13 NOTES**



D1 JAMB DETAIL @ SSA AREA **D4 JAMB DETAIL @ SIDELIGHT TO CONF. ROOM** **D7 HEAD DETAIL @ SIDELIGHT TO CONF. ROOM** **D10 HEAD DETAIL SLIDING DOOR @ CONF. ROOM**



A1 HEAD DETAIL @ CLOSET **A4 SILL DETAIL @ ENTRY** **A7 SILL DETAIL @ CONF. ROOM** **A10 HEAD DETAIL @ DOOR TO BANKERS AREA**

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MAY 12 2011
Project No: CHA7009
Scale: AS NOTED
Drawn: DF
Checked: JS/DR
Date: 03.30.11
Drawing Title: DOOR SCHEDULE AND DETAILS

DOOR SCHEDULE AND DETAILS
A9

GENERAL NOTES:

- 1. REFER TO ARCHITECTURAL DRAWING FOR ADDITIONAL ELECTRICAL REQUIREMENTS.
2. CONTRACTOR SHALL VISIT THE JOB SITE, REVIEW ARCHITECTURAL DRAWINGS AND BE RESPONSIBLE FOR REVIEWING A FULL SET OF BID DOCUMENTS TO MAKE HIMSELF AWARE OF THE TOTAL JOB BEFORE SUBMITTING HIS PRICE.
3. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND INCLUDE IN BID THE PRICE OF ALL WORK REQUIRED TO ACCOMMODATE THE EXISTING INSTALLATION.
4. ALL WORK SHALL BE INSTALLED CONCEALED, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
6. CONTRACTOR SHALL SUBMIT SAMPLES OF RECEPTACLES AND PLATES TO THE ARCHITECT FOR APPROVAL BEFORE MAKING HIS INSTALLATION.
7. LIGHTING FIXTURES IN ACCESSIBLE CEILINGS SHALL BE FURNISHED WITH FLEXIBLE CONDUIT CONNECTIONS TO SEPARATELY MOUNTED JUNCTION BOXES. ONE JUNCTION BOX SHALL SERVE A MAXIMUM OF FOUR (4) FIXTURES. MINIMUM LENGTH OF FLEXIBLE CONNECTION SHALL BE 5'-0".
8. WIRING IN AIR PLENUM HUG CEILING INSTALLED WITHOUT CONDUIT OR EMT SHALL BE TEFLOX JACKETED AND PLENUM RATED.
9. DETERMINE THE EXACT LOCATION OF EQUIPMENT TO BE INSTALLED BY OTHER TRADES BEFORE STARTING CONDUIT WORK.
10. CONTRACTOR SHALL FINISH, INSTALL AND CONNECT ALL RACEWAYS AND WIRING FROM EQUIPMENT AND DEVICES TO THEIR SOURCE OF POWER.
11. CONTRACTOR SHALL, RELOCATE AND/OR MODIFY EXISTING ELECTRICAL WORK AS SHOWN AND AS REQUIRED TO SUIT THE NEW WORK.
12. CONTRACTOR SHALL, AFTER HIS WORK IS COMPLETED, TEST THE ELECTRICAL DISTRIBUTION SYSTEM FOR SHORT CIRCUITS, LOOSE WIRING, ETC. TO THE SATISFACTION OF THE OWNER. ALL COST FOR THIS TEST SHALL BE BORNE BY THE CONTRACTOR.
13. FOR WIRING IN METAL PARTITIONS WHERE EMT IS IMPRACTICAL, FLEXIBLE STEEL CONDUIT GALVANIZED, MINIMUM 3/4" SHALL BE USED.
14. FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHTING FIXTURES SEE ARCHITECTURAL FLOOR PLANS, DETAILS AND ELEVATIONS.
15. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWING. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE ARCHITECTURAL DRAWINGS, UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTER LINE OF BOX):
A. RECEPTACLES (WALL MOUNTED) - 18" AFF
B. TELEPHONE/DATA OUTLETS - SAME AS RECEPTACLES
C. WALL MOUNTED TELEPHONES - 54" AFF
D. LIGHTING FIRE ALARM/SPEAKER AND STROBE UNITS - 80" AFF
E. MANUAL FIRE ALARM STATIONS - 48" AFF TO THE OPERATING HANDLE
F. FIRE ALARM HORN/ SPEAKER AND STORAGE UNITS - 80" AFF
G. WALL MOUNTED MOTION DETECTORS - 96" AFF
H. PANEL BOARDS AND CABINETS - 78" TO TOP OF ENCLOSURE.
16. MINIMUM RACEWAY SIZE SHALL BE 3/4" AND SHALL BE RUN PARALLEL TO BUILDING STRUCTURAL LINES. RACEWAYS SHALL NOT BE RUN HORIZONTALLY BELOW 8'-0" IN PARTITIONS. ALL EMPTY RACEWAYS SHALL BE FURNISHED WITH A 200 LB. TEST NYLON DRAG LINE.
17. WHERE EQUIPMENT, LIGHTING FIXTURES AND WIRING DEVICES ARE SHOWN WITH CIRCUITS NUMBER ONLY, THE MINIMUM BRANCH CIRCUITING REQUIREMENTS SHALL BE AS FOLLOWS:
A. LIGHTING FIXTURES - 2# 12, 1# 12 GRD, - 3/4" C
B. RECEPTACLES - 2# 12, 1# 12 GRD - 3/4" C
C. HOMERUNS TO PANEL BOARDS SHALL CONTAIN NO MORE THAN (3) CIRCUITS NEUTRAL CONDUCTORS FOR ALL LIGHTING AND OFFICE POWER. MULTICIRCUIT HOMERUNS SHALL BE SIZED ONE TRADE SIZE LARGER THAN PHASE CONDUCTORS, MINIMUM # 10 AWG (EXAMPLE: 2# 12, 1# 10N, 1# 12GRD - 3/4" C).
D. WHERE LIGHTING SWITCH INDICATIONS ARE NOT SHOWN, SWITCHES SHALL BE CONNECTED TO CONTROL ALL SWITCHED FIXTURES WITHIN THE CORRESPONDING SPACE.
18. WIRE SIZE SHALL BE INCREASED TO COMPENSATE FOR VOLTAGE DROP AS FOLLOWS:
A. 120V CIRCUITS, 100-150 FEET # 10 AWG.
B. 120V CIRCUITS, OVER 150 FEET # 8 AWG.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY LIGHT AND POWER TO ENSURE THE SAFETY OF PERSONNEL AND POWER REQUIREMENTS OF THE VARIOUS TRADES.

ELECTRICAL DEMOLITION NOTES:

- 1. THE CONTRACTOR SHALL VISIT THE PREMISES AND COMPARE SAME WITH A FULL SET OF BID DOCUMENTS AND SPECIFICATIONS AND SATISFY HIMSELF OF THE CONDITIONS EXISTING AT THE BUILDING BEFORE DELIVERY OF HIS PROPOSAL. NO ADDITIONAL ALLOWANCE WILL BE MADE TO THE CONTRACTORS DUE TO HIS NEGLIGENCE OR FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
2. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED. CONTRACTOR SHALL VISIT THE SITE, CAREFULLY EXAMINE EXISTING CONDITIONS AND SHALL PERFORM ALL DEMOLITION REQUIRED TO ACHIEVE ALL DEMOLITION WORK SHALL BE COORDINATED WITH THE ARCHITECT.
3. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
4. EQUIPMENT AND WIRING TO BE REMOVED SHALL BE DE-ENERGIZED PRIOR TO ANY DEMOLITION WORK.
5. DEMOLITION WORK SHALL INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED PRIOR TO REMOVING EQUIPMENT AND MATERIALS FROM PROJECT SITE, THE OWNERS MANAGER WILL INSPECT AND ADVISE WHICH ITEMS WILL BE RESTORED.
6. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL FROM THE PREMISES ALL DEBRIS RESULTING FROM REMOVAL OF ELECTRICAL WORK.
7. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING, REPAIRING AND FIREPROOFING ALL OPENINGS IN FLOORS OR WALLS AS REQUIRED AFTER REMOVAL OF ANY CONDUITS OR WIRE.
8. THIS CONTRACTOR SHALL MAINTAIN CONTINUITY OF SERVICE TO EXISTING BUILDING FIRE ALARM SYSTEM (COORDINATE WITH BUILDING MANAGER)
9. REMOVAL OF EXISTING EQUIPMENT SHALL BE COORDINATED WITH REMOVAL OF PARTITIONS.
10. DEMOLITION WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIAL CUTTINGS, EXTENSIONS, CONNECTIONS, REPAIRING, ADAPTING AND OTHERS WORK INCIDENTAL THERETO, TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED.
11. THIS CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY LIGHT AND POWER TO INSURE THE SAFETY OF PERSONNEL AND POWER REQUIREMENTS OF THE VARIOUS TRADES.
12. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED TO CORRESPOND IN MATERIALS, QUALITY SHAPE AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR.
13. CONTRACTOR IS TO DISCONNECT AND REMOVE ONLY WIRING AND RACEWAY SERVING FLOOR AREAS OF DEMOLITION. DO NOT REMOVE ANY BASE BUILDING HOMERUN CONDUITS.
14. PROVIDE ADDITIONAL SUPPORT FOR ALL EXISTING CONDUITS, LOW VOLTAGE CABLING AND DEVICES TO REMAIN WHICH ARE AFFECTED BY DEMOLITION OF EXISTING CEILING AND PARTITIONS.
15. ALL EXISTING UNUSED CONDUIT AND WIRING SHALL BE DROPPED TO THE FLOOR BY THE ELECTRICIAN FOR REMOVAL FROM THE BUILDING BY THE DEMOLITION OR GENERAL CONTRACTOR.

THE DATA AND TELEPHONE CABLING FOR THIS PROJECT SHALL BE FURNISHED BY OTHERS. CAMERA WIRING SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR. OTHER SECURITY WIRING SHALL BE INSTALLED BY OTHERS.

ABBREVIATIONS:

Table with 2 columns: A, AMP and AMPERE (S). Includes abbreviations for AC (AIR CONDITIONING UNIT), AFF (ABOVE FINISHED FLOOR), AHC (ABOVE HUNG CEILING), BMS (BUILDING MANAGEMENT SYSTEM), C (CONDUIT), CB (CIRCUIT BREAKER), CU (CONDENSER UNIT), CUH (CABINET UNIT HEATER), DISC (DISCONNECT), E (EXISTING), EBH (ELECTRIC BASEBOARD HEATER), EC (EMPTY CONDUIT), ELEC (ELECTRICAL), EF (EXHAUST FAN), EM/NL (EMERGENCY NIGHT LIGHT), EWC (ELECTRICAL WATER COOLER), EWH (ELECTRICAL WATER HEATER), FLA (FULL LOAD AMPERES), G, GRD (GROUND), GFI (GROUND FAULT INTERRUPTER), HP (HORSE POWER), IG (ISOLATED GROUND), KVA (KILO VOLT- AMPERE), LC (LIGHTING CONTRACTOR), LTG (LIGHTING), LP (LIGHTING PANEL), N.O. (NORMALLY OPEN), P (POLE(S)), PC (PHOTOCELL (OUTDOOR MOUNTED)), PP (POWER PANEL), RECP (RECEPTACLE), RGS (RIGID GALVANIZED STEEL), REL (RELOCATE), SF (SUPPLY FAN), SW (SWITCH), TC (TIME CLOCK), TE (TOILET EXHAUST FAN), TYP (TYPICAL), UH (UNIT HEATER), UON (UNLESS OTHERWISE NOTED), V (VOLT (S)), W (WATT (S)/WIRE), WP (WEATHERPROOF)

LUMINAIRE SCHEDULE

Table with columns: CALLOUT, SYMBOL, LAMP, DESCRIPTION, BALLAST, MOUNTING, MODEL, INPUT WATTS, VOLTS, NOTE 1. Lists various luminaire models like Lightolier #ALE22H010U, Lightolier #4X4126HU, and Lightolier #5545123HPFUNVH1.

- 1. SEE REFLECTED CEILING PLAN FOR ACTUAL LUMINAIRE LOCATIONS AND DIMENSIONS.
2. ALL FLUORESCENT LAMPS SHALL BE HIGH CRI, 3500K
3. ALL FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS SHALL INCLUDE THE DISCONNECTING MEANS AS REQUIRED BY 410.73(G) IN THE 2005 NEC; 410.130(G) IN THE 2008 NEC

ORDER ALL LIGHTING THROUGH THE NATIONAL ACCOUNT VENDOR:

Accuserv Lighting and Equipment
3865 Produce Road, Suite 208
Louisville, KY 40218
Toll Free (877) 707-7378
Fax: (502) 961-0357
Contact: Ashley Garner
E-Mail: a Garner@accuserv.com

ELECTRICAL SYMBOL LIST

Table listing electrical symbols and their descriptions, including lighting fixtures, hatches, ceiling outlets, conduits, homeruns, switches, receptacles, and data outlets.

DRAWING LIST:

Table with 2 columns: Drawing No. and Description. Lists drawings E-1 (ELECTRICAL - NOTES, ABBREVIATIONS, SYMBOLS, DRAWING LIST, AND LIGHTING FIXTURE SCHEDULE), E-2 (ELECTRICAL - POWER PLAN), and E-3 (ELECTRICAL - LIGHTING PLAN).

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Project No. CHA7009
Scale: NTS
Drawn: EMA
Checked: JS/DR
Date: 03.30.11

ELECTRICAL
NOTES,
ABBREVIATIONS

Drawing No. E1

A-1 ELECTRICAL NOTES ABBREVIATIONS

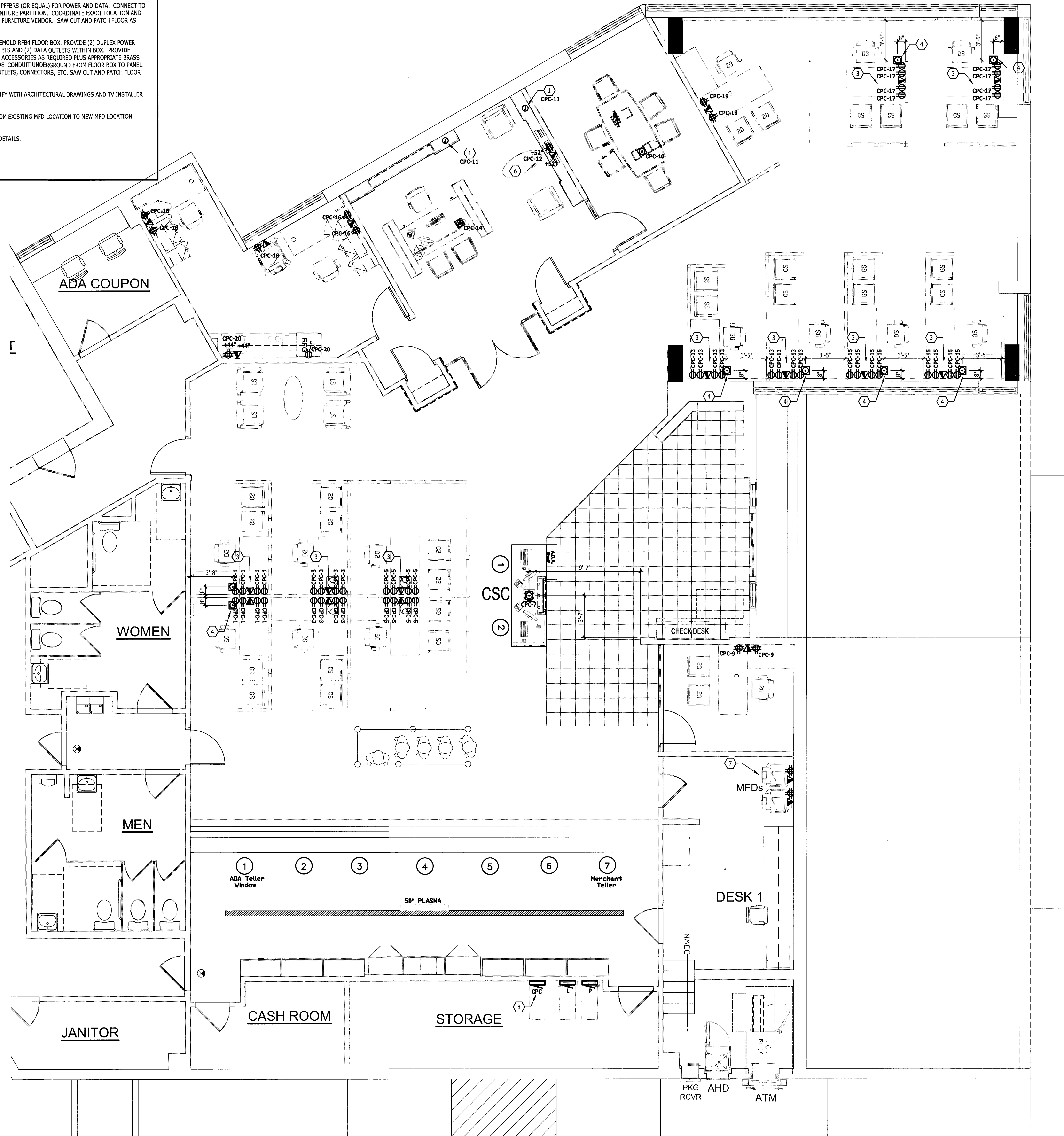
Table with 15 columns for drawing sheets 1 through 15, with sheet 1 marked 'NTS' and sheet 15 marked 'E1'.

POWER GENERAL NOTES:

- A. FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL POWER, TELEPHONE AND DATA OUTLETS SEE ARCHITECTURAL DRAWINGS.
- B. CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED CONDUITS, WIRES, CABLE AND BOXES TO ENERGIZE EQUIPMENT INDICATED.
- C. ALL BRANCH WIRING SHALL BE CONCEALED IN WALLS AND ABOVE HUNG CEILING.
- D. CONTRACTOR SHALL COORDINATE ON SITE WITH THE ARCHITECT, THE EXACT LOCATION OF ALL FLOOR MOUNTED DEVICES REQUIRING CORE DRILLING PRIOR TO THE START OF ANY SUCH WORK.
- E. CONTRACTOR SHALL MAINTAIN CONTINUITY IN ALL EXISTING CIRCUITRY TO REMAIN WHICH IS AFFECTED BY THE SCOPE OF WORK. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WIRES, CONDUIT AND JUNCTION BOXES REQUIRED TO KEEP CONTINUITY.
- F. BRANCH CIRCUITS FOR COMPUTER RECEPTACLES (MAXIMUM OF 4 RECEPTACLES PER CIRCUIT) SHALL BE PROVIDED WITH SAME NEUTRAL AND GROUND WIRES. NEUTRAL AND GROUND WIRE SHALL NOT BE CONNECTED TO CONVENIENCE RECEPTACLE CIRCUIT. CONVENIENCE BRANCH CIRCUITS SHALL HAVE MAXIMUM OF 8 RECEPTACLES PER CIRCUIT.
- G. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT AND WIRES REQUIRED TO RELOCATE EXISTING CONDUITS SERVING EXISTING POKE-THRU'S ON THE FLOOR SLAB. CONTRACTOR SHALL FIELD VERY QUANTITY OF EXISTING POKE-THRU'S PRIOR TO SUBMITTING THIS BID.
- H. CIRCUIT NUMBERS INDICATE ARE FOR IDENTIFICATION PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT CIRCUIT NUMBER IN THE FIELD. WHEN BRANCH CIRCUITS ARE INDICATED TO BE CONNECTED TO EXISTING PANEL BOARDS.
- I. CONTRACTOR SHALL INTERCEPT AND EXTEND EXISTING CIRCUITS FEEDING RECEPTACLES BEING RELOCATED TO NEW LOCATIONS AS INDICATED.
- J. ALL ABOVE CEILING WIRING IN THE AREA OF WORK WILL BE PROPERLY STRAPPED, INCLUDING LOW VOLTAGE AND SECURITY, TO THE SATISFACTION OF THE INSPECTOR.
- K. NO DEVICES TO BE LOCATED ON LEATHER WALLS.

SHEET NOTES:

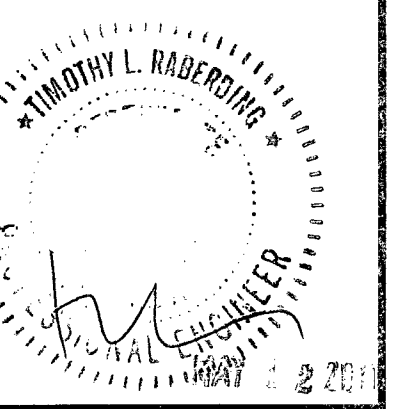
- 1. PROVIDE WIRING FOR LUMINAIRE AND LIGHT SWITCH WITHIN WALL MILLWORK. SEE SHEET A-7 FOR BRANDING WALL DETAILS. SEE SHEET A-8 FOR LEATHER WALL/LCD DETAILS.
- 2. CONNECT NEW DEVICES TO EXISTING 20A CIRCUITS ON PANEL B MADE AVAILABLE THROUGH DEMOLITION. LOAD SHALL NOT EXCEED 16 AMPS AT 120 VOLTS. EXTEND CONDUIT, WIRE, AND SAW CUT AND PATCH FLOOR AS NECESSARY.
- 3. INSTALL AND WIRE ALL ELECTRICAL OUTLETS ALONG WITH RELATED SYSTEM COMPONENTS WITHIN THE MODULAR PARTITION SYSTEM PANELS TO PROVIDE A COMPLETE OPERATING SYSTEM. THIS INCLUDES (BUT NOT LIMITED TO) RECEIVING, STORING, AND ASSEMBLING COMPONENTS PROVIDED BY THE PARTITION SYSTEM INSTALLING CONTRACTOR. COORDINATE REQUIREMENTS WITH PARTITION CONTRACTOR.
- 4. PROVIDE CONDUIT UNDERGROUND TO HUBBELL FLOORBOX #S1PFB WITH WITH FURNITURE FEED COVER #S1SPFFB8 (OR EQUAL) FOR POWER AND DATA. CONNECT TO HARD WIRED OUTLETS IN FURNITURE PARTITION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SYSTEM FURNITURE VENDOR. SAW CUT AND PATCH FLOOR AS REQUIRED.
- 5. PROVIDE MULTI-SERVICE WIREMOLD RFB4 FLOOR BOX. PROVIDE (2) DUPLEX POWER OUTLETS, (2) TELEPHONE OUTLETS AND (2) DATA OUTLETS WITHIN BOX. PROVIDE POWER AND COMMUNICATION ACCESSORIES AS REQUIRED PLUS APPROPRIATE BRASS FINISH COVER PLATE. PROVIDE CONDUIT UNDERGROUND FROM FLOOR BOX TO PANEL. PROVIDE ALL DEVICES, I.E. OUTLETS, CONNECTORS, ETC. SAW CUT AND PATCH FLOOR AS REQUIRED.
- 6. MOUNT DEVICES 52" AFF. VERIFY WITH ARCHITECTURAL DRAWINGS AND TV INSTALLER PRIOR TO ROUGH IN.
- 7. EXTEND POWER AND DATA FROM EXISTING MFD LOCATION TO NEW MFD LOCATION SHOWN ON PLAN.
- 8. NEW CPC PANEL, SEE E3 FOR DETAILS.



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 Drawn EMA
 Checked JS/DR
 Date 03.30.11

ELECTRICAL POWER PLAN

Drawing No. **E2.1**

A-1 ELECTRICAL POWER PLAN

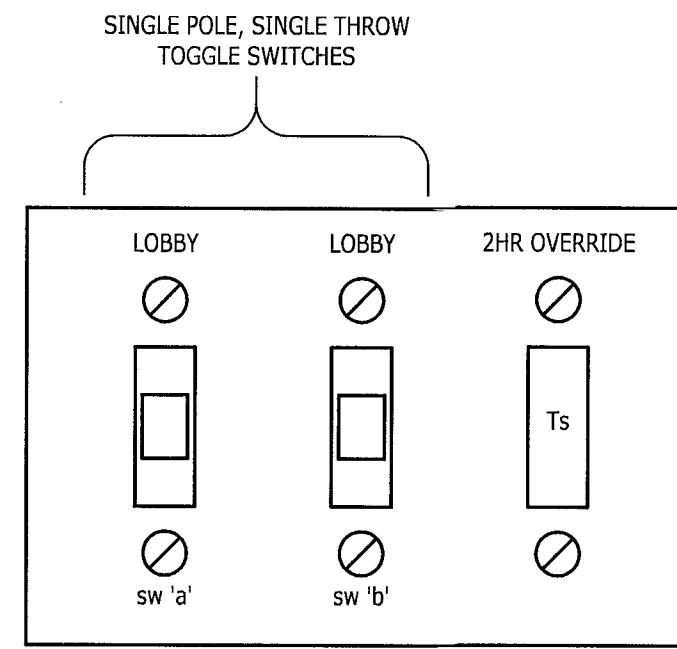
1/4" = 1'-0"

LIGHTING GENERAL NOTES:

- L1. FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES, SWITCHES AND JUNCTION BOXES SEE ARCHITECTURAL DRAWINGS.
- L2. CIRCUIT NUMBERS INDICATED ARE FOR IDENTIFICATION PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT CIRCUIT NUMBER IN THE FIELD. WHEN BRANCH CIRCUITS ARE INDICATED TO BE CONNECTED TO EXISTING PANEL BOARDS.
- L3. CONTRACTOR SHALL PROVIDE REQUIRED CIRCUIT, WIRE AND BOXES AS WELL AS CEILING OUTLETS AND WHIPS TO ENERGIZE LIGHTING FIXTURES AS SHOWN.
- L4. ALL BRANCH CIRCUIT WIRING SHALL BE RUN CONCEALED IN WALLS AND ABOVE HUNG CEILING. U.O.N.
- L5. CONTRACTOR SHALL MAINTAIN CONTINUITY IN ALL EXISTING CIRCUITRY TO REMAIN WHICH IS AFFECTED BY THE SCOPE OF WORK. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WIRES, CONDUIT AND JUNCTION BOXES REQUIRED TO KEEP CONTINUITY.
- L6. ALL ABOVE CEILING WIRING IN THE AREA OF WORK WILL BE PROPERLY STRAPPED, INCLUDING LOW VOLTAGE AND SECURITY, TO THE SATISFACTION OF THE INSPECTOR.
- L7. NO DEVICES TO BE LOCATED ON LEATHER WALLS.

SHEET NOTES:

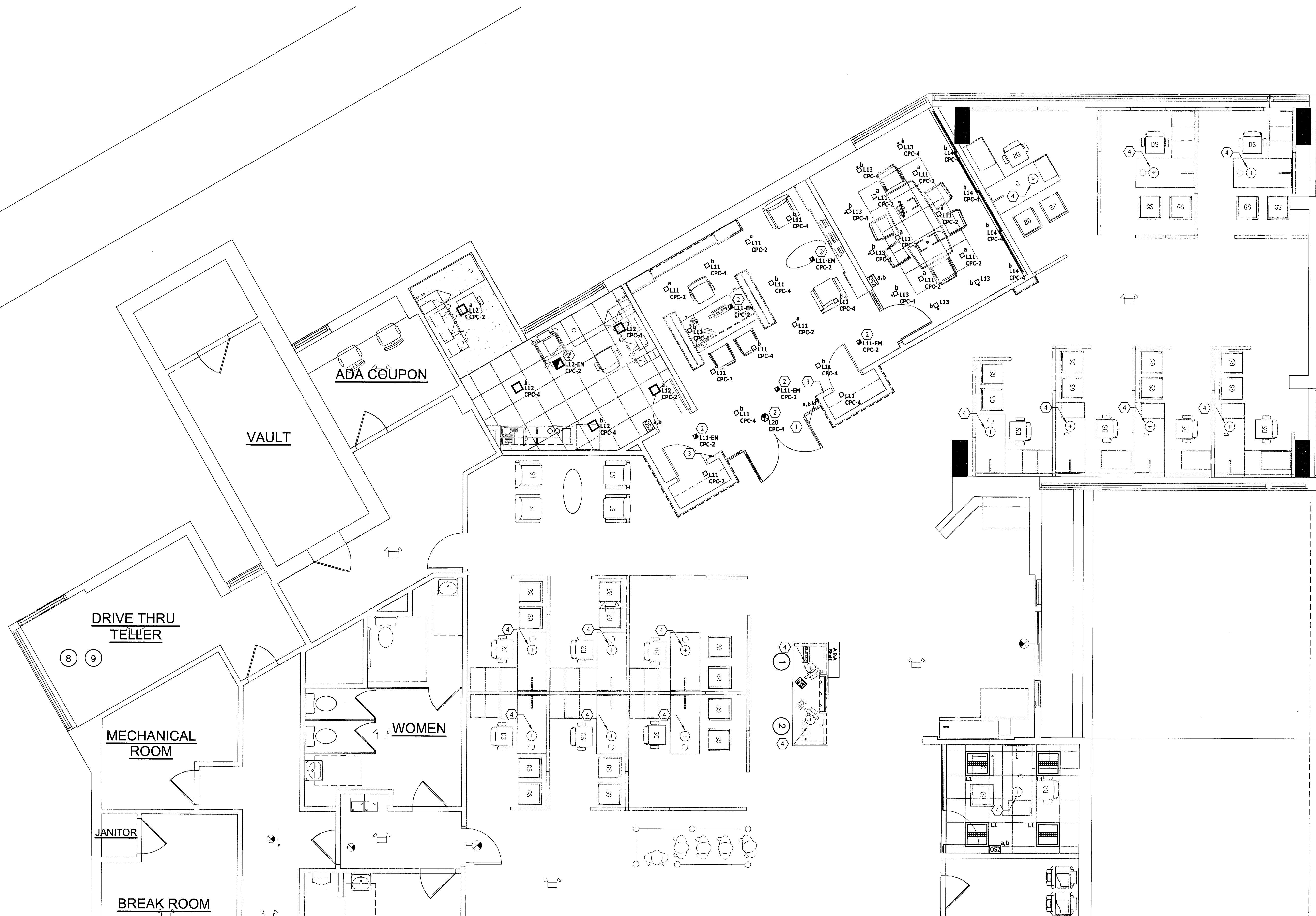
- 1. PROVIDE MAIN SWITCH BANK FOR MULTI-LEVEL SWITCHING OF SSA AREA LIGHTS AND OVERRIDE SWITCH (MAXIMUM 2-HOURS) FOR MANUAL OVERRIDE OF AUTOMATIC SHUT-OFF TIMER. SEE MAIN SWITCH BANK DETAIL THIS SHEET. UTILIZE EXISTING LIGHTING CONTROL DEVICES TO FOR AUTOMATIC CONTROL LIGHTS.
- 2. CONNECT LUMINAIRE AHEAD OF ALL SWITCHING FOR 24/7 OPERATION.
- 3. PROVIDE DOOR JAMB SWITCH FOR LIGHT IN CLOSET.
- 4. RELOCATE EXISTING PENDANT LIGHTS TO NEW LOCATIONS SHOWN. EXTEND CONDUIT AND WIRE TO NEW LOCATION. MAINTAIN EXISTING CONTROL.



NOTE: ATTACH LAMICOID NAMEPLATE WITH AREA CONTROLLED ABOVE EACH SWITCH. NAMEPLATE TO BE WHITE WITH INNER BLACK LAYER TO SHOW BLACK LETTERS WHEN ENGRAVED.

K9 WALL SWITCH

NTS



A-1 ELECTRICAL LIGHTING PLAN

1/4" = 1'-0"

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8.22.11	ADDENDUM C - PLAN REVIEW RESPONSES
8.12.11	ADDENDUM B - PLAN REVIEW RESPONSES
6.6.11	ADDENDUM A
5.5.11	ISSUED FOR PERMITTING
04.25.11	ISSUED FOR BIDDING
	Revised/Submitted

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Project No.	CHA7009
Scale	AS NOTED
Drawn	EMA
Checked	JS/DR
Date	03.30.11
Drawing Title	ELECTRICAL LIGHTING PLAN

Drawing No. **E2.2**

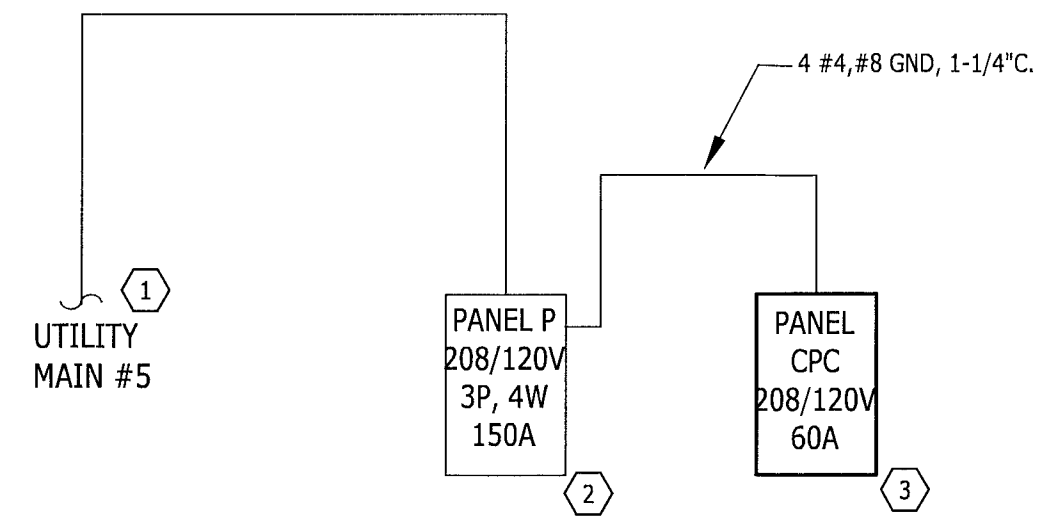
FAULT CURRENT SCHEDULE

DEVICE	FAULT	AIC RATING	L-N VOLTS	UTILITY			FED FROM			FEEDER								
				FAULT	X	R	DEVICE	FAULT	X	R	SIZE	X / 1000'	R / 1000'	LENGTH	X	R		
P	10,000	10,000	120V	10,000	0.01177	0.002353												
CPC	7,648	10,000	120V	7,648	0.01251	0.009472	P	10,000	0.01177	0.002353	#6	0.051	0.49	14'-6"	0.0007	0.0071		

- NOTES:**
- CONTRACTOR SHALL PROVIDE COMPLIANCE WITH NEC 110.26 "SPACES ABOUT ELECTRICAL EQUIPMENT"
 - CONTRACTOR SHALL PROVIDE COMPLIANCE WITH NEC 408.4 "CIRCUIT DIRECTORY OR CIRCUIT IDENTIFICATION"
 - CONTRACTOR SHALL CONFIRM PROPERLY SIZED GROUNDING ELECTRODE CONDUCTORS AND CONNECTIONS TO ALL GROUNDING ELECTRODES PRESENT AT THE STRUCTURE IN ACCORDANCE WITH ARTICLE 250.50 AND 250.52. THIS INCLUDES: METAL UNDERGROUND WATER PIPE, METAL FRAME OF BUILDING, CONCRETE ENCASED ELECTRODE, GROUND RODS, ALL OTHER LISTED ELECTRODES.
 - PROVIDE ARC FLASH WARNING LABELS PER NEC 110.16.
 - EXISTING ITEMS ON THIS DIAGRAM ARE SHOWN AS "LIGHT" OR "SHADE"
 - ALL CONDUCTORS SHALL BE TYPE THHN, SOLID COPPER, UNLESS OTHERWISE NOTED.
 - ALL FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS PER NEC 240.60B.
 - ALL EQUIPMENT SHALL BE FULLY RATED.
 - EQUIPMENT SHALL BE LISTED BY A CITY OF LOS ANGELES RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.

RISER NOTES

- EXISTING SERVICE TO REMAIN.
- EXISTING PANEL TO PROVIDE NEW 60A 2P BREAKER FOR NEW PANEL. NEW BREAKER SHALL MATCH 10K AIC RATING OF EXISTING PANEL.
- PROVIDE NEW PANEL BOARD "CPC". SEE INSTALL. LOCATION ON E-2.1. PANEL SHALL BE FULLY RATED.



E8 ELECTRICAL SERVICE RISER DIAGRAM & ELEVATION

NTS

CPC

ROOM MOUNTING RECESSED
FED FROM P

VOLTS 208Y/120V 3P 4W
BUS AMPS 60
NEUTRAL 100%

AIC 10,000
LUGS STANDARD

CKT #	CIRCUIT DESCRIPTION	KVA LOAD			CKT BKR	CIRCUIT DESCRIPTION	CKT #		
		A	B	C					
1	RECEP CCR	1.44			20/1	0.638	LIGHTING	2	
3	RECEP CCR		1.44		20/1	0.689	LIGHTING, EM LITS	4	
5	RECEP CCR			1.44	20/1	0	SPARE	5	
7	FLOOR BOX	0.36			20/1	0	SPARE	8	
9	RECEP COPIER		2		20/1	0.36	FLOOR BOX	10	
11	MILLWORK LIGHTS			0.36	20/1	0.18	TV	12	
13	RECEP CCR	1.44			20/1	0.36	FLOOR BOX	14	
15	RECEP CCR		1.44		20/1	1.44	RECEP CCR	16	
17	RECEP CCR			1.44	20/1	1	RECEP COPIER	18	
19	RECEP CCR	0.72			20/1	1.36	RECEP PRINTER ROOM, MINI FRIDGE	20	
21	SPARE		0		20/1	0	SPARE	22	
23	SPARE		0		20/1	0	SPARE	24	
						6.32	7.37	4.42	TOTAL CONNECTED KVA
						52.7	61.4	36.8	TOTAL CONNECTED AMPS

LOAD TYPE	CONN. KVA	DEMAND KVA	LOAD TYPE	CONN. KVA	DEMAND KVA
LIGHTING	1.33	1.66 (125%)	CONTINUOUS	0	0 (125%)
LARGEST MOTOR	0	0 (125%)	HEATING	0	0 (100%)
OTHER MOTORS	0	0 (100%)	NONCONTINUOUS	14.2	14.2 (100%)
RECEPTACLES	2.62	2.62 (50%-100)	KITCHEN EQUIP	0	0 (N/A)
EXISTING	0	0 (125%)	NONCOIN/DIVERSE	0	0 (N/A)
Continuous	0	0 (0%)			
		TOTAL KVA:		18.1	18.4
		TOTAL BALANCED DEMAND AMPS:		51.2	

NOTES:

A1 PANEL SCHEDULES

NTS

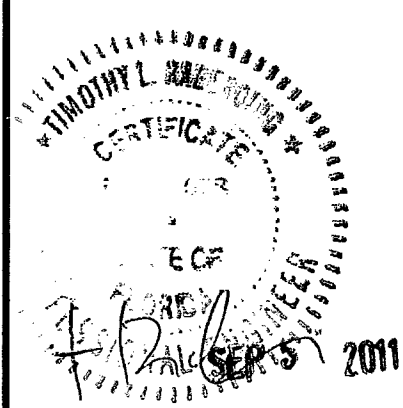
CHASEO
CPC - ALTON RD.
1801 ALTON RD.
MIAMI BEACH, FL 33139

DATE	DESCRIPTION
9.11.11	ADDENDUM F - AIC RATING
8.31.11	ADDENDUM E - BRANDING WALL REVISIONS
8.29.11	ADDENDUM D - FIRE DEPARTMENT COMMENTS
8.23.11	ADDENDUM C - SAN REVIEW RESPONSES
8.21.11	ADDENDUM B - PLAN REVIEW RESPONSES
8.11.11	ADDENDUM A
5.5.11	ISSUED FOR PERMITTING
04.25.11	ISSUED FOR BIDDING

design-forum
engineering

2576 Paragon Road, Dublin, Ohio 43017 Telephone: (614) 459-4411
17000 Columbus Pike, Columbus, OH 43240 Telephone: (614) 891-7000

© 2011 DESIGN FORUM ARCHITECTS



Project No. CHA7009
Scale AS NOTED
Drawn EMA
Checked JS/DR
Date 03.30.11
Drawing Title
ELECTRICAL PANELS AND DIAGRAMS

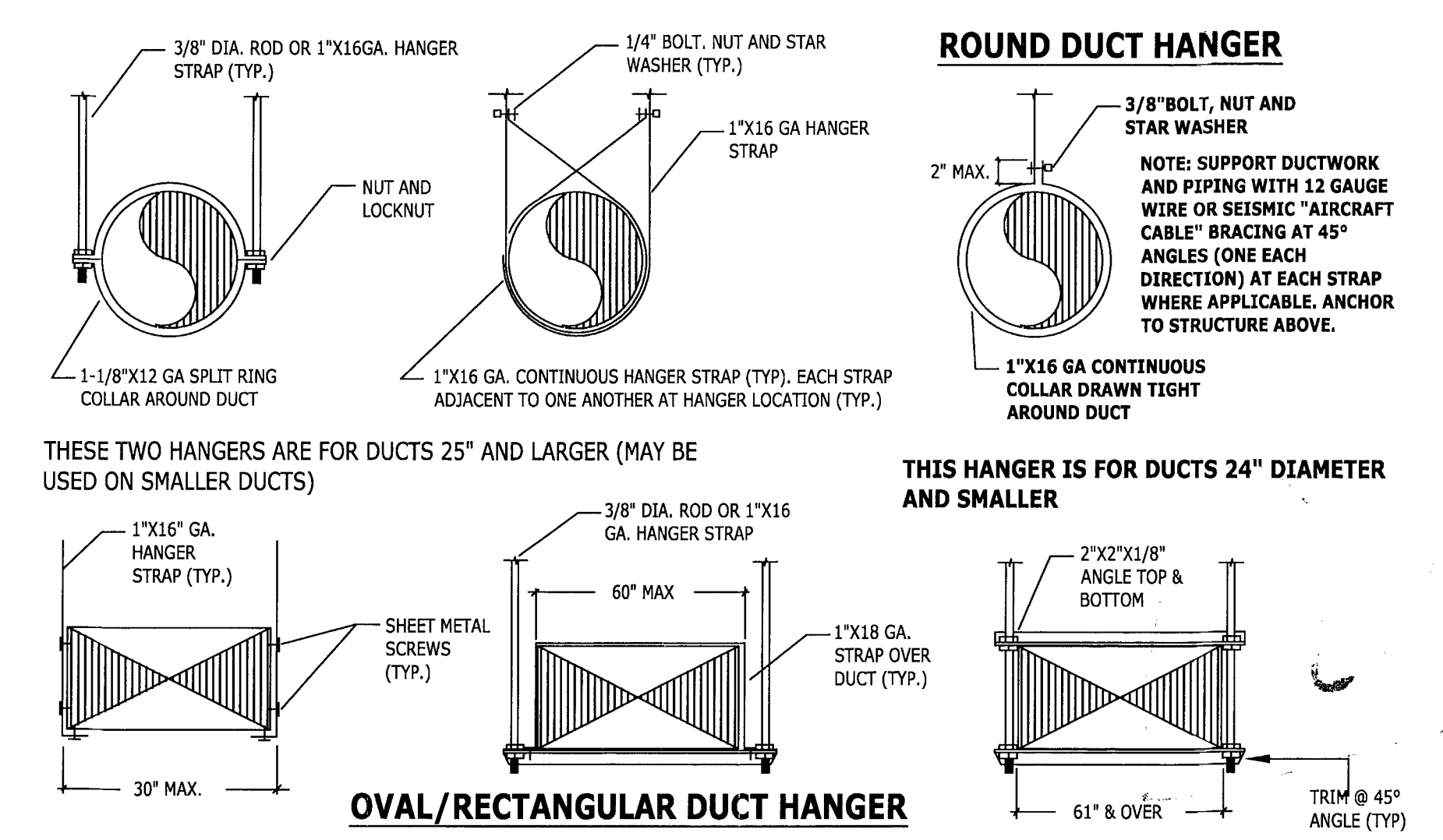
Drawing No. **E3**

CONFIDENTIAL

Handwritten notes and signatures on the left side of the page, including a large signature and various scribbles.

SYMBOL	MANUFACTURER	MODEL	SERVICE	MODULE (L" X W")	FACE SIZE (L" X W")	FRAME TYPE	FINISH	MOUNTING	N.C.	NOTES
◇	TITUS	TMSA	SUPPLY DIFFUSER	24" X 24"	24" X 24"	SEE PLANS	OFF WHITE	CEILING	<35	A, B, C
◇	TITUS	TMSA	SUPPLY DIFFUSER	12" X 12"	12" X 12"	SEE PLANS	OFF WHITE	CEILING	<35	A, B, C
◇	TITUS	SOF	RETURN/EXHAUST GRILLE	12" X 12"	12" X 12"	SEE PLANS	OFF WHITE	CEILING	<35	A, B

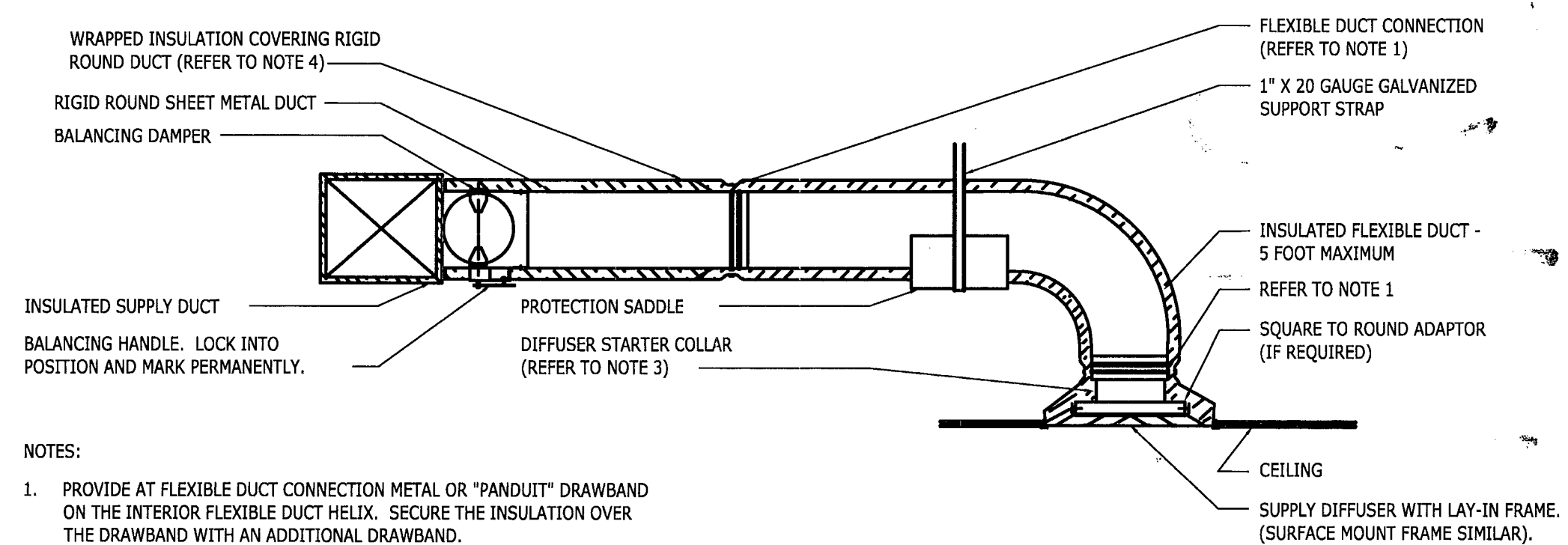
NOTES:
 A. FRAME AND FACE BLADES SHALL HAVE BAKED ENAMEL OFF-WHITE FINISH.
 B. COORDINATE EXACT FRAME MOUNTING TYPE WITH ARCHITECTURAL CEILING PLAN.
 C. BRANCH DUCT SIZE SHALL BE SAME AS NECK SIZE UNLESS OTHERWISE NOTED.
 D. REBALANCE TO CFM INDICATED ON PLAN.



NOTES:
 1. REFER TO SPECIFICATIONS FOR HANGER SPACINGS AND UMC 604.2.2 AND 604.2.3.
 2. ATTACHMENTS TO OVERHEAD STRUCTURE SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS AND WEIGHT LIMITATIONS. ALL ATTACHMENT METHODS TO STRUCTURE SHALL BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.

J11 DUCT HANGING

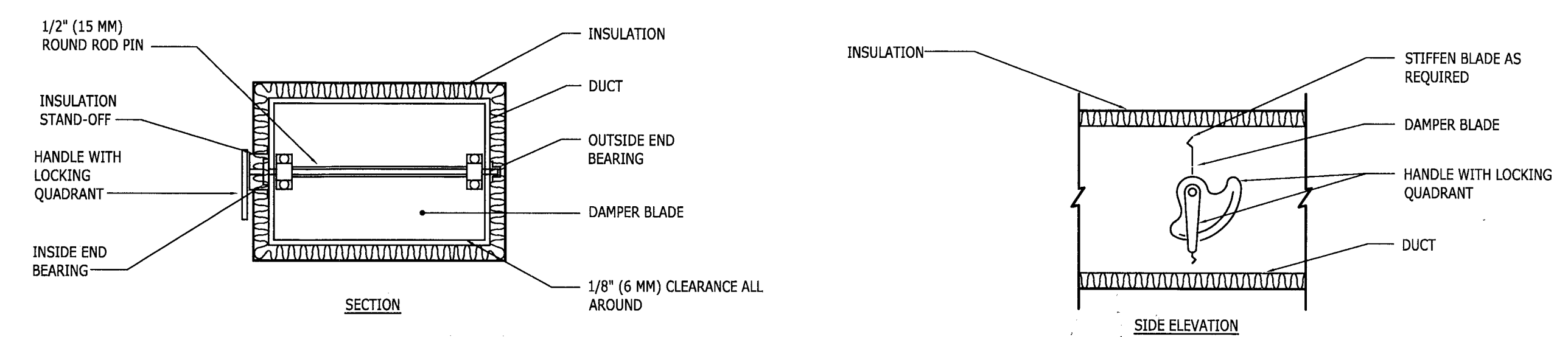
N.T.S.



NOTES:
 1. PROVIDE AT FLEXIBLE DUCT CONNECTION METAL OR "PAN-DUCT" DRAWBAND ON THE INTERIOR FLEXIBLE DUCT HELIX. SECURE THE INSULATION OVER THE DRAWBAND WITH AN ADDITIONAL DRAWBAND.
 2. PROVIDE BEADING ON ROUND METAL DUCT 12" OR LARGER IN DIAMETER.
 3. PROVIDE MINIMUM 4" COLLARS FOR ATTACHMENT OF THE FLEXIBLE DUCT TO ROUND DUCT, DAMPERS AND DIFFUSERS.
 4. BAND RIGID ROUND DUCT INSULATION TO DUCT AND PROVIDE TAPE FOR INSULATION OVERLAP.

E11 SUPPLY DIFFUSER

N.T.S.



NOTES:
 1. DETAIL SHOWS SINGLE BLADE DAMPER. DAMPER INSTALLATION SHALL BE SIMILAR FOR MULTI-BLADE DAMPERS & ROUND DAMPERS.

A11 MANUAL BALANCE DAMPER

N.T.S.

CHASEO
 CPC - CORAL GABLES
 355 ALHAMBRA CIRCLE
 CORAL GABLES, FL 33134

design-form.
 engineering
 7975 Papan Road, Dayton, Ohio 45469 Telephone: (937) 439-4400
 7975 Papan Road, Dayton, Ohio 45469 Telephone: (937) 439-4400
 7975 Papan Road, Dayton, Ohio 45469 Telephone: (937) 439-4400



Project No. CHA7012
 Scale AS NOTED
 Drawn CAW
 Checked JS/DR
 Date 05.3.11
 Drawing Title

MECHANICAL DETAILS

Drawing No. **M2.0**

M2011007160

B1103915

DEPM
FINAL PLAN REVIEW APPROVAL
1801 N. 17TH RD
OFFICE COPY

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

PLANNING DEPARTMENT
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/swale area 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: [Signature] Date: 09/01/11

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

- BUILDING: [Signature]
- ZONING: [Signature]
- DRB/HPB: [Signature]
- CONCURRENCY: [Signature]
- PLUMBING: [Signature]
- ELECTRICAL: [Signature]
- MECHANICAL: [Signature]
- FIRE PREVENTION: [Signature]
- ENGINEERING: [Signature]
- PUBLIC WORKS: [Signature]
- STRUCTURAL: [Signature]
- ELEVATOR: [Signature]

APPROVED FOR PERMIT BY THE FOLLOWING:
[Signature]
PLANNING DEPARTMENT
CITY OF MIAMI BEACH

PLANNING DEPARTMENT
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
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Permit Requirements: Proof of existing sidewalk/swale area conditions
(pictures) and/or posting of sidewalk/swale area 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: [Signature] Date: 09-9-2011

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

Design Forum
Corporate Headquarters
7575 Paragon Road.
Dayton, OH 45459
Phone: 937-439-4400
Fax: 937-439-4340
Los Angeles Office
Phone: 949-4501-1101

September 9, 2011

**City of Miami Beach
Building Division**

The following are the clarifications to the Plan Review Responses sent August 23, 2011. Revisions or clarifications have been identified with this written response.

Re:	PC #:	B1103915
	Commercial Plan Review Dated:	8.17.11
	Project Name:	Chase – CPC Alton
	Address:	1801 Alton Road
	Occupancy:	B

It was stated in our response to questions regarding existence of fire alarm system that a fire alarm exists at this location.

In fact a fire alarm does not exist and is not required per code at this location.

Attached is our revised cover sheet for this project.

Please accept this submittal as clarification to our previous responses.

Should you have any questions concerning any of the responses above please call me at 937-312-8929 to discuss.

Sincerely,



Don Rethman, AIA
Senior Vice President Architecture
Design Forum Architects
CC: File



CPC - ALTON RD
1801 ALTON RD.
MIAMI BEACH, FL 33139

BREV 11313
 OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

PUBLIC WORKS
 PLAN REVIEW NOTICE
 Phone 305-673-7090 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/curb area conditions (interior) 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: *B. Small* Date: *9/20/11*

BUILDING: *[Signature]*
 ZONING: *[Signature]*
 CONFORMANCE: *[Signature]*
 PLUMBING: *[Signature]*
 ELECTRICAL: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE PREVENTION: *[Signature]*
 ENGINEERING: *[Signature]*
 PUBLIC WORKS: *[Signature]*
 ARCHITECTURAL: *[Signature]*
 LEGAL: *[Signature]*

CHASE
 CPC - ALTON RD.
 1801 ALTON RD.
 MIAMI BEACH, FL 33139

- A. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
- C. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- D. THE DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC. VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- E. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
- G. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES REQUIRED.
- H. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
- I. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
- J. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- K. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES AND ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER AND LOCAL BUILDING DEPARTMENT.
- L. SIGNS EXCEPT AS INDICATED ON CIVIL DRAWINGS AND ADA TOILET ROOM SIGNS ARE PROVIDED BY OWNER'S SIGN CONTRACTOR.
- M. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
- N. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET-UP AND COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.



CLIENT (OWNER):
JP MORGAN CHASE BANK, N.A.
 24085 EL TORO RD, 2ND FLOOR
 LAGUNA HILLS, CA 92653
 PHONE: (949) 458-7006
 FAX: (949) 272-4540
 CONTACT: SUSAN NOLAN
 EMAIL: susan.nolan@chase.com

ARCHITECT OF RECORD
DESIGN FORUM ARCHITECTS
 7575 PARAGON RD.
 DAYTON, OH 45459
 PHONE: (937) 439-4400
 FAX: (937) 439-7247
 CONTACT: ANDY MCLOUD
 EMAIL: andy.mcloud@interbrand.com

ENGINEERING FIRM
DESIGN FORUM ENGINEERING
 7575 PARAGON RD.
 DAYTON, OH 45459
 PHONE: (937) 312-8876
 FAX: (937) 439-7247
 CONTACT: TIM RABERDING
 EMAIL: tim.raberding@interbrand.com

DWG. #	DRAWING TITLE
T1	ARCHITECTURE COVER
A0.1	SITE PLAN/ EGRESS PLAN
A0.2	ACCESSIBILITY DETAILS
A1	DEMOLITION PLAN
A2	FLOOR PLAN
A3	FINISH PLAN
A4	FURNITURE PLAN
A5	REFLECTED CEILING PLAN
A6	INTERIOR ELEVATIONS & DETAILS
A7	BRANDING WALL ELEVATIONS, SECTIONS & DETAILS
A8	LEATHERY LCD WALL ELEVATION, SECTION & DETAILS
A9	DOOR SCHEDULE AND DETAILS
ENGINEERING	
M1	MECHANICAL PLAN
E1	ELECTRICAL NOTES, ABBREVIATIONS
E2.1	ELECTRICAL POWER PLAN
E2.2	ELECTRICAL LIGHTING PLAN
E3	ELECTRICAL PANELS AND DIAGRAMS

F1 GENERAL NOTES

PROJECT LOCATION
 CPC - ALTON RD
 1801 ALTON RD.
 MIAMI BEACH, FL 33139

JURISDICTION
 CITY OF MIAMI

REFERENCE CODES

BUILDING CODE:	2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT
RESIDENTIAL CODE:	2007 FLORIDA RESIDENTIAL CODE WITH 2009 SUPPLEMENT
EXISTING BUILDING CODE:	2007 FLORIDA EXISTING BUILDING CODE WITH 2009 SUPPLEMENT
PLUMBING CODE:	2007 FLORIDA PLUMBING CODE WITH 2009 SUPPLEMENT
MECHANICAL CODE:	2007 FLORIDA MECHANICAL CODE WITH 2009 SUPPLEMENT
TEST PROTOCOLS CODE:	2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT
FIRE GAS CODE:	2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT
ENERGY CODE:	2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT

OCCUPANCY CLASSIFICATION (CHAPTER 3):
 SECTION 304 - GROUP B (BUSINESS)

TYPE OF CONSTRUCTION (CHAPTER 6):
 SECTION 1-1

NUMBER OF STORIES:
 2 STORIES, ENTIRE PROJECT ON GROUND FLOOR

FIRE PROTECTION SYSTEMS (CHAPTER 9):
 SECTION 903 - NON SPRINKLERED

OCCUPANT LOAD (CHAPTER 10):
 SECTION 1004 OCCUPANT LOAD
 1ST FLOOR: 7,208 SF (888 SF AREA REMODELED ON THIS PERMIT)
 TOTAL: 70 OCCUPANTS

EXITS PROVIDED = 2 TOTAL
 # EXITS REQUIRED = 2

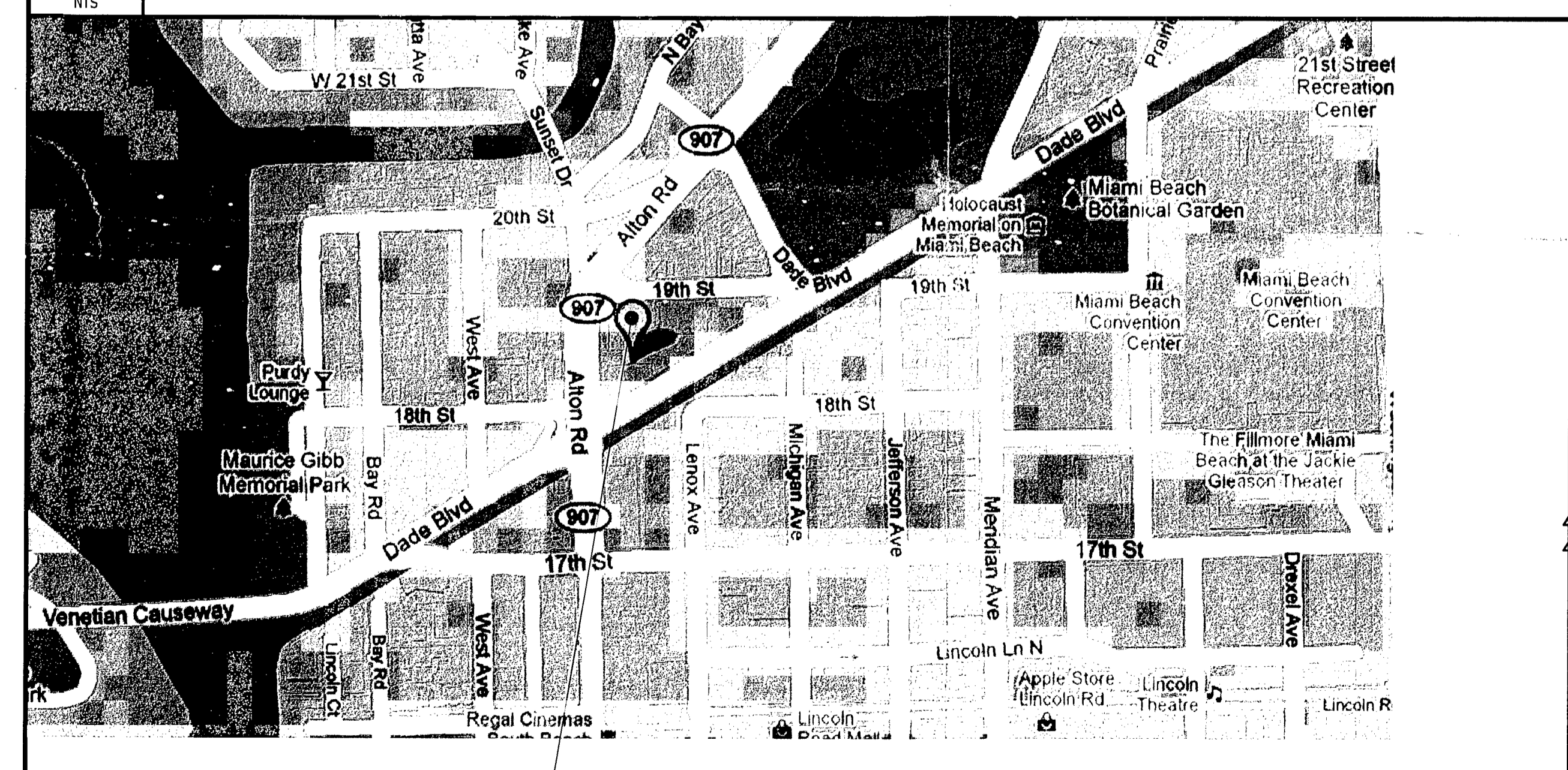
TABLE 1016.1 MAXIMUM TRAVEL DISTANCE 200'

SECTION 1021.2 WIDTH OF EXIT PASSAGEWAY
 MINIMUM WIDTH = 44" (> 50 OCCUPANTS)
 144" PROVIDED

ACCESSIBILITY (CHAPTER 11):
 THESE PLANS COMPLY WITH ALL OF THE PROVISIONS SET FORTH IN ADAAG AND TITLE 24

EXTERIOR SIGNAGE:
 EXISTING TO REMAIN

D5 KEY PLAN



F11 PROJECT TEAM

- FIRE PROTECTION SPRINKLER SYSTEM AND FIRE ALARM SYSTEM NOT REQUIRED.
- OCCUPANCY SIGNAGE SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS
- PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR
- GENERAL CONTRACTOR SHALL VERIFY, COORDINATE AND/OR INSTALL ANY SMOKE DETECTION AND/OR FIRE ALARM CONNECTORS AS REQUIRED PER LANDLORD AND JURISDICTION HAVING AUTHORITY.
- ANY REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHEREVER DUCT WORK PENETRATES FIRE-RATED WALL, U.O.N.
- ALL REQ. PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.
- DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A:10BC FOR EACH FLOOR.
- FIRE EXTINGUISHERS SHALL BE PROVIDED WITH 7.5" MAX TRAVEL DISTANCE FOR EACH 6000 SF OF PORTION THEREOF ON EACH FLOOR.
- INSTALL APPROVED FIRE EXTINGUISHERS PER NATIONAL FIRE PROTECTION ASSOCIATION. FIRE EXTINGUISHERS TO BE APPROVED BY LOCAL FIRE DEPARTMENT. PROVIDE 5B, FIRE EXTINGUISHER(S) (ONE FIRE EXTINGUISHER PER 75' FOR LOW HAZARD.)

D11 FIRE DEPARTMENT NOTES

THIS PROJECT CONSISTS OF THE REMODEL OF AN APPROXIMATE 808 SQ. FT. AREA OF AN EXISTING 7,208 SQ. FT. 'B'-USE (BANK). THE WORK IS ON THE FIRST FLOOR OF AN EXISTING 2 STORY BUILDING AS DESIGNATED ON THESE DRAWINGS.

LEVEL 2 SCOPE OF WORK: WORK IN THESE TENANT IMPROVEMENT DOCUMENTS INCLUDE CONSTRUCTION OF INTERIOR NON LOAD BEARING PARTITIONS, DOORS, WALL, FLOOR AND CEILING FINISHES, ELECTRICAL AND MECHANICAL WORK.

THIS SUBMISSION COMPLIES WITH PROVISIONS SET FORTH IN CHAPTER 6 AND 7 SET FORTH IN THE 2007 FLORIDA EXISTING BUILDING CODE.

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. It is the responsibility of the applicant to verify all restrictions from other government entities, including but not limited to, city, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for any claims from these entities which are a part of the permit process. The City of Miami Beach, State and Local Laws, Rules, and Regulations.

A1 CODE NOTES

A5 VICINITY MAP

A11 PROJECT DESCRIPTION

A14 DRAWING INDEX

design-form architects, inc.
 AA0002482
 7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400
 Donald J. Reihman, Architect in Charge License: AR 0017203

© 2011 DESIGN FORUM ARCHITECTS

9/20/11

SEP 16 2011

Project No: CHA7009
 Scale: AS NOTED
 Drawn: DF
 Checked: JS/DR
 Date: 03.30.11
 Drawing Title

COVER

Drawing No. **T1.0**



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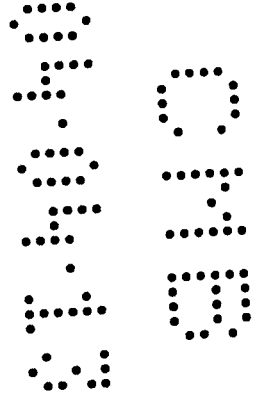
Brev 111343 / B1103915
1861 Altou rd.
Office copy



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, FL, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857



Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit (To be submitted for the main/master permits or the stand alone permits)

Permit Number: B1302250 Date: March 26, 2013
Job Address: 1801 Alton Road, Miami Beach, FL, 33139 Folio No.: 02-3233-012-0090

The construction cost should include the work under the main Permit and all associated permits.

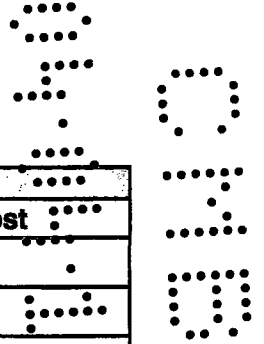
Part I: FEMA 50% Related Construction Cost		
Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost): <i>Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light , Not Built-Ins Appliances and Furniture.</i>		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	\$5,920.00	\$0
Building & Structural Elements	N/A	\$0
Roofing	N/A	\$0
Doors & Windows	\$2,550.00	\$0
Railing	N/A	\$0
Interior Finish, Floor Covering, Painting	\$12,120.00	\$0
Cabinets and Furniture-Built-Ins	\$7,200.00	\$0
Appliances-Built-Ins	N/A	\$0
Other Building related Items	\$14,500.00	\$0
Electrical Including Fixtures	\$8,750.00	\$0
Elevator	N/A	\$0
Mechanical-HVAC-equipments	N/A	\$0
Plumbing Including Fixtures	N/A	\$0
Overhead and Profit	N/A	\$0
Sub Total Construction Cost	\$ 51,040.00	\$ 0
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$ 51,040.00	



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857



Part II: Non Related FEMA 50% Construction Cost		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Swimming Pools	N/A	\$0
Fences, Pavers, Sidewalks, Site Improvements	N/A	\$0
Yard Light	N/A	\$0
Other and detached: garages, storage and cabanas	N/A	\$0
Sub Total Cost	\$ N/A	\$ 0
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$ N/A	

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)	
Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	\$ 51,040.00
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	\$ 0.00
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	\$ 51,040.00

Part IV: Signature Required

If the Improvements cost will increase at any point during the proposed construction, It is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

Miami Financial Associates, LLC, by: Miami Managing Co., LLC its manager
by: _____

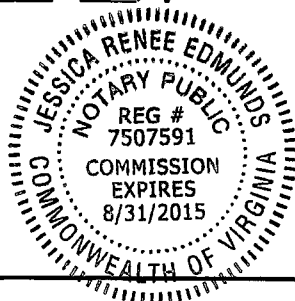
Signature of Owner **T. Richard Litton, Jr.**
Vice President

STATE OF FLORIDA ~~FLORIDA~~
COUNTY OF Virginia Norfolk

Sworn to and Subscribed before me this 26th day of March 2013, by:
T. Richard Litton, Jr.

Personally known Produced Identification - Type of
Identification _____

Jessica Renee Edmunds
Signature of Notary Public

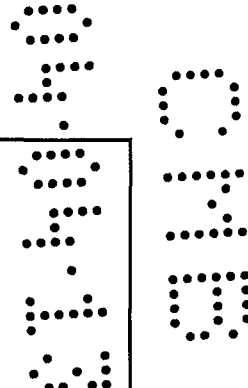




MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857



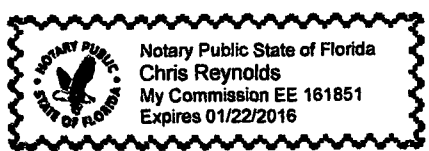
[Signature]
Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and Subscribed before me this 28th day of MARCH 2013, by:

HERIBERTO CANEA

Personally known Produced Identification - Type of Identification



[Signature]
Signature of Notary Public

Part V: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$	51,040 =
B	Over Five Year Improvements	\$	440,884 ²³
C	Total Improvements	\$	491,924 ²³
D	Building Tax Assessed Value	\$	998,722 =
E	Building Appraised Market Value	\$	
F	Improvements Cost Ratio (C/E or C/D)	%	49.3%

If Improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box: Existing Building and Non Substantial Improvement
 New Construction and Substantial Improvement Existing Building and Non Substantial Improvement

[Signature]
Engineering Inspector Name

[Signature] 04/17/13
Engineering Inspector Signature and Date

Note: Over \$1,000,000.00 Improvements Cost requires Chief Governmental Compliance Division Approval, over \$50,000,000.00 Improvements Cost requires Building Director Approval.

Name

Signature and Date

*Building Dept
Apply with FEMA
regulations*

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name **CHASE BANK**

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1801 ALTON ROAD

City **MIAMI BEACH** State **FL** ZIP Code **33139**

FOR INSURANCE COMPANY USE

Policy Number:
 Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
TAX PARCEL #02-3233-012-0090

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **NON-RESIDENTIAL**

A5. Latitude/Longitude: Lat. **25°47'38.8"N** Long. **80°08'27.4"W** Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **1A**

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) **0** sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **0**

c) Total net area of flood openings in A8.b **0** sq in

d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

a) Square footage of attached garage **0** sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **0**

c) Total net area of flood openings in A9.b **0** sq in

d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
MIAMI BEACH - 120651

B2. County Name
MIAMI-DADE

B3. State
FLORIDA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation (Zone AO, use base flood depth)
12086C0317	L	09/11/09	REV. 09/11/09	AE	8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **M-D.C.E.D. B.M. A-36** Vertical Datum: **NGVD**

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.04	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	10.34	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	6.38	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.7	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	10.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

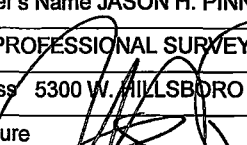
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

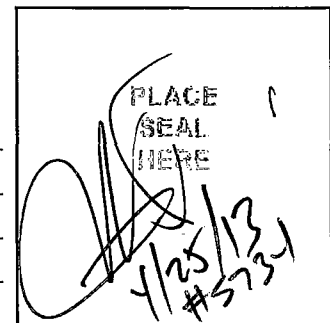
Check here if attachments.

Certifier's Name **JASON H. PINNELL** License Number **5734**

Title **PROFESSIONAL SURVEYOR & MAPPER** Company Name **PINNELL SURVEY, INC.**

Address **5300 W. HILLSBORO BLVD., 215-A** City **COCONUT CREEK** State **FL** ZIP Code **33073**

Signature  Date **4/25/13** Telephone **(954)418-4940**

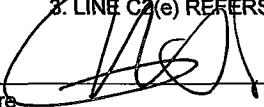


IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	Policy Number:
City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments 1. LINE C2(a) REPRESENTS ATM ROOM
2. 2ND FLOOR ELEVATION = 23.04'
3. LINE C2(e) REFERS TO ELEVATOR EQUIPMENT

Signature  Date 4/25/13

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N/A feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name PINNELL SURVEY, INC. / JASON H. PINNELL, P.S.M. #5734

Address 5300 W. HILLSBORO BLVD., 215-A City COCONUT CREEK State FL ZIP Code 33073

Signature _____ Date _____ Telephone (954)418-4940

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1801 ALTON ROAD

Policy Number:

City MIAMI BEACH

State FL

ZIP Code 33139

Company NAIC Number:

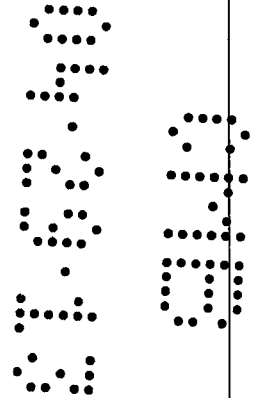
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT VIEW



FRONT VIEW



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1801 ALTON ROAD

Policy Number:

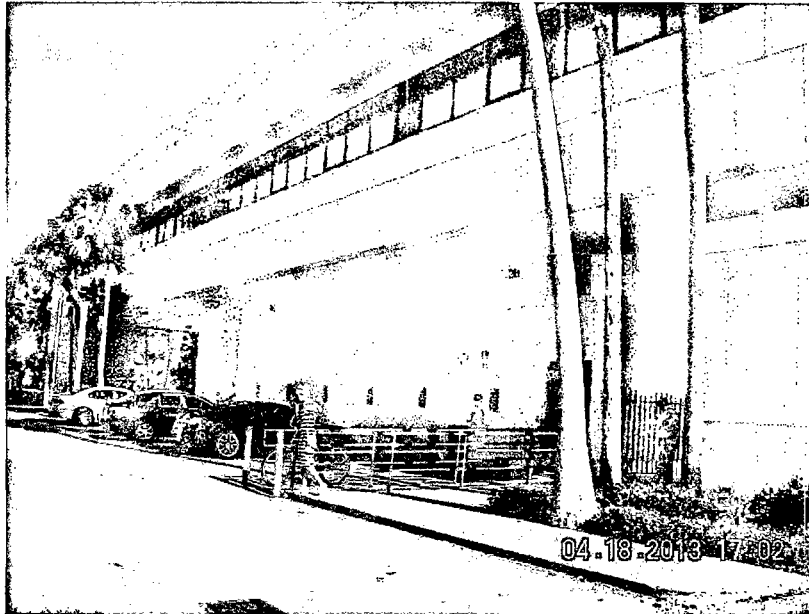
City MIAMI BEACH

State FL

ZIP Code 33139

Company NAIC Number:

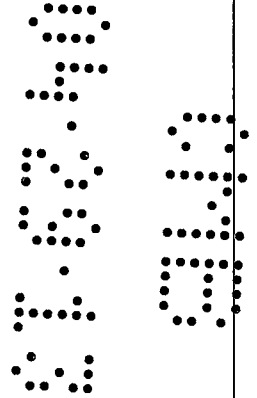
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

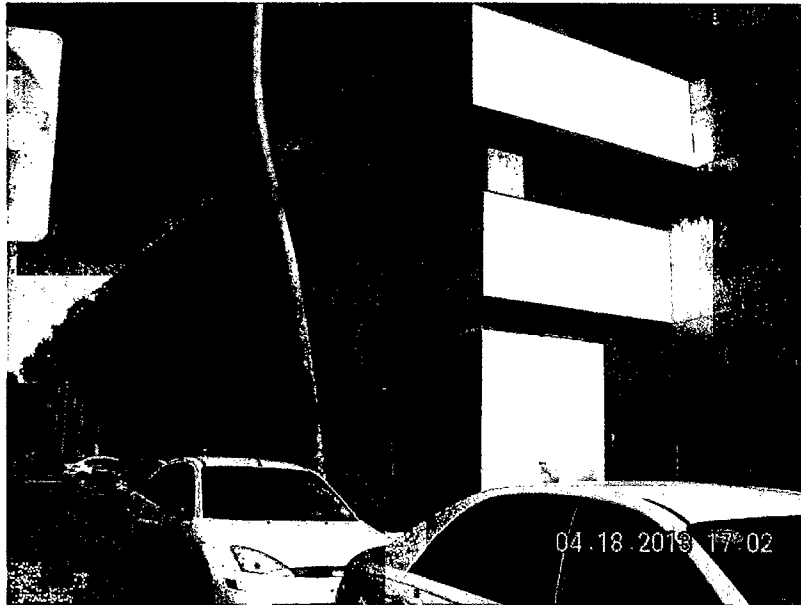


REAR VIEW



DRIVE-THRU VIEW



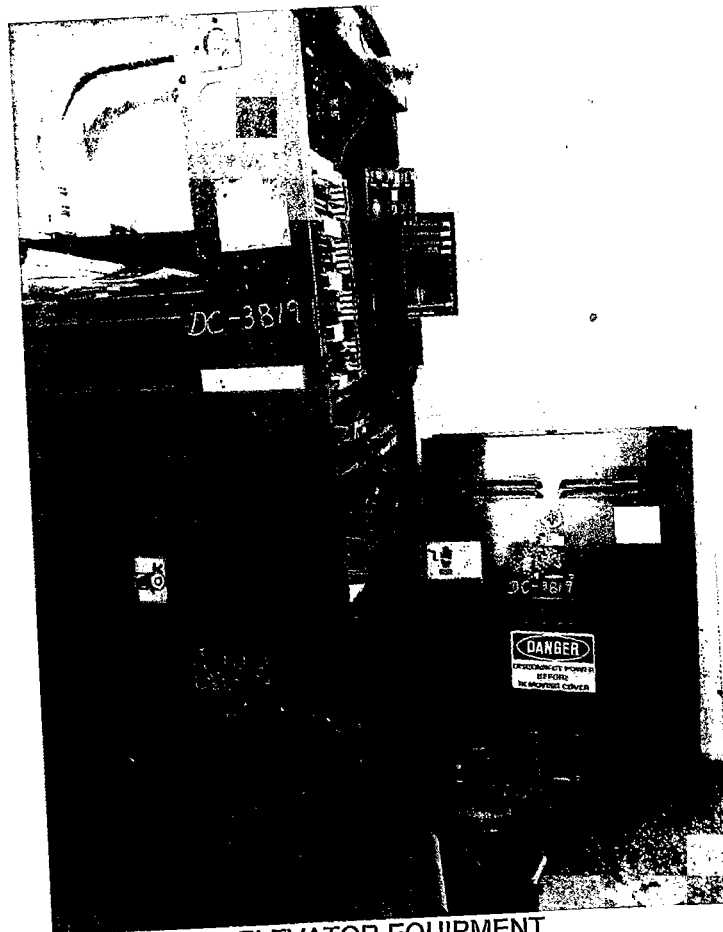


SIDE VIEW



SIDE VIEW

250



ELEVATOR EQUIPMENT

9
2
3

RER PLAN REVIEW

PLEASE PRINT

FOLIO NUMBER: 02-3233-012-0090

PROJECT NAME: Chase Bank

PROJECT ADDRESS: 1801 Alton Rd

CITY, STATE, ZIP: Miami Beach

ALLOCATION REQUIRED YES NO

CONTACT NAME: Marie Bassette

CONTACT PHONE: 954-533-5299

EMAIL ADDRESS: marie@governmentprocess.com

(COMMENTS & FEES WILL BE EMAILED TO THIS ADDRESS)

SCOPE OF WORK: rate Alt

Delio

MUNICIPALITY PROCESS #: B~~3~~1302250

PLEASE CHECK ONE: COMMERCIAL RESIDENTIAL

203 Mrs 15074384.



Carlos Alvarez, Mayor

Water & Sewer
P. O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

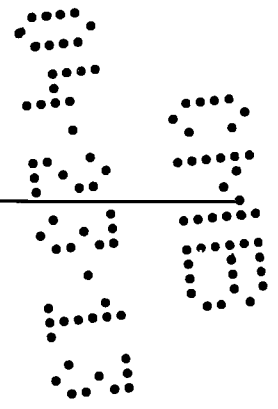
- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
 - Aviation
 - Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
 - Community Relations
 - Consumer Services
- Corrections & Rehabilitation
 - Cultural Affairs
 - Elections
- Emergency Management
 - Employee Relations
 - Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
 - Fair Employment Practices
 - Finance
 - Fire Rescue
- General Services Administration
- Government Information Center
 - Historic Preservation
 - Homeless Trust
 - Housing Agency
 - Housing Finance Authority
 - Human Services
- Independent Review Panel
- International Trade Consortium
 - Juvenile Services
 - Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
 - Park and Recreation
 - Planning and Zoning
 - Police
- Procurement Management
 - Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
 - Seaport
- Solid Waste Management
- Strategic Business Management
 - Team Metro
 - Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer**



100 South Ashley Street
Tampa, FL 33602-3313
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

Narrative

DATE: April 22, 2013
BDG Project No: 12219 Alton Road
PROJECT: Chase Bank #11742
1801 Alton Road, Miami Beach, FL
FROM: BDG Architects (CJ/KP)



MODIFICATION TO DRAWINGS

(Revision 3, PLAN REVIEW COMMENTS, dated 04-22-2013)

Sheet: Description:

ARCHITECTURAL

CS

1. Updated Cover Sheet to reflect issued drawings.

A2.1

1. Removed fabric panels from Detail 4 and Detail 5.
2. Removed fabric panel Details #7.

A5.1

1. Removed fabric panels from Elevation 6.

END OF NARRATIVE



100 South Ashley Drive, STE 100
Tampa, FL 33602-3843
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

March 25, 2013

City of Miami Beach
Building Department
ATTN: Permit Intake
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Chase Bank – Alton Road
Building Permit Re-Submittal #2
BDG Project #12219
Building Permit #**B1302250**

To Whom It May Concern:

In response to the current City of Miami Beach building review comments, the following items are enclosed for your review and approval of the above referenced project:

Two (2) sets of the following items:

- *Plan Sheets: A0.0, A1.2, A2.1, A5.1*
- *NFPA 260 Cover Fabric Test Report for 'Luma' Polyester / Olefin Fabric (2 pages)*

The following are responses to said building review comments. Below are the City of Miami Beach comments in **bold** followed by BDG Architects responses in *italic*:

Building / Accessibility – Michael Schaad (305) 673-7610 ext. 6016

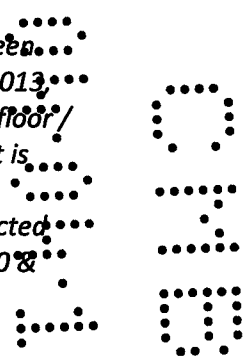
- 1. Sheet A0.0: Code information: Applicable codes: Show on plans code in effect in compliance with FBC §107.2.1: 2010 Florida Building Code, Existing Building. There are no valid 2012 amendments to the Florida building code.**

RESPONSE: *Applicable Code section has been corrected. Please refer to attached revised sheet A0.0.* ✓

- 2. **Sheet A0.0: Provide number of stories of building. Clarify if floor ceiling assembly over work area is a fire rated separation for occupancy above. If so, on plans provide a cross section and a UL detail (or equal) for the fire rated floor-ceiling assembly in compliance with FBC chapter 7.**



RESPONSE: The existing building has two stories. As per telephone discussion between Mr. Schaad (City of Miami Beach) and Caleb Janus (BDG Architects) on March 25, 2013, on-site investigations have been made, which indicate that the construction of the floor/ceiling assembly is poured concrete slab on poured concrete beams. As discussed, it is not possible to determine the exact nature of the materials and thickness of the structure. However, the existing floor / ceiling assembly is not being altered or affected in any way by the proposed renovation. Please refer to attached revised sheets A0.0 & A5.1 detail 8, for a schematic section of the existing condition as requested.



- 3. **Sheet A2.1 and A5.1: Sections: Provide all framing construction details for review.**

RESPONSE: Please refer to wall types on sheet A0.1 and attached revised details on sheet A2.1 for requested information.

*STUD SPACING?
PROVIDE STUD SPACING*



- 4. **Sheet A2.1: Fabric panel details: Provide documentation, testing results to verify compliance with FBC §803.5 and §803.6.**

RESPONSE: Please refer to attached NFPA 260 Cover Fabric Test Report, as produced by The Govmark Organization, Inc., Farmingdale NY.

FBC REQUIRES TESTING PER NFPA 286

- 5. **Sheet A0.0: Show accessible route to comply with FAC §206.**

RESPONSE: Please refer to attached revised sheet A0.0 for accessible route.



- 6. **Sheet A1.2: Comfort zones: Provide 36" accessible furniture clearance and provide carpet requirements to comply with FAC §302.2.**

RESPONSE: Please refer to attached revised sheets A0.0 & A1.2 for accessible clearance and carpet requirements.



- 7. **Plan 2/A1.2: Check desk FP09: Provide check writing desk accessible details to comply with FAC §904.3.3.**

RESPONSE: Please refer to attached revised sheet A5.1, detail 9, for accessibility assessment of existing check desk to be relocated.

28-34 HIGH



- 8. **Elevation 1/A5.1: Provide accessibility sign to comply with FAC §216.**

RESPONSE: Please refer to attached revised sheet A5.1, detail 1, for requested detail.



- 9. **Elevation 1/A5.1: Provide length of accessible teller counter, 36" minimum, to comply with FAC §904.4.**

RESPONSE: Please refer to attached revised sheet A1.2, detail 2 for requested information.



- 10. **Section 5/A5.1: Provide bottom of counter knee clearance dimension, 27" minimum, per FAC §306.3.**

RESPONSE: Please refer to attached revised sheet A5.1, detail 5, for requested information.



11. Section 5/A5.1: Provide 25" maximum reach dimension, suggest reduce 1'-9" dimension to 1'-1" to comply with FAC §308.2.

As per telephone discussion between Mr. Schaad (City of Miami Beach) and Caleb Janus (BDG Architects) on March 25, 2013: The public accessible counter at the new teller line is parallel approach per FAC 904.4.1. The employee side, while not technically required to be accessible (per FAC 203.9), is designed to comply with FAC 904.4.2 (forward approach).

As discussed, the bullet-resistant teller line is a pre-manufactured item, and cannot be modified. However, the configuration of the bullet-resistant glass includes a pass-through for transactions. The maximum required reach on the public side (side reach) is 24" into the pass-through. The maximum required reach on the employee side (forward reach) is 25". As the total depth of the transaction counter is 44", the public and employee reaches overlap by approximately 5" within the pass-through.

Please contact me if you have any questions or need any additional information.

Sincerely,
BDG Architects



Jeffrey Mendenhall
FL LIC# AR0011215

Cc: File #12219

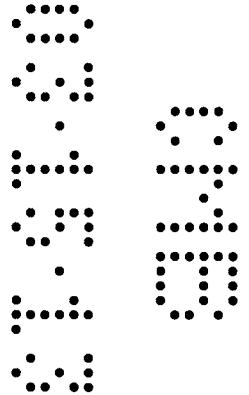


100 South Ashley Drive
Tampa, FL 33602-3313
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

March 11, 2013

City of Miami Beach
Building Department
ATTN: Permit Intake
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Chase Bank – Alton Road
Building Permit Re-Submittal
BDG Project #12219
Building Permit #B1302250



To Whom It May Concern:

In response to the current building review comments, the following items are enclosed for your review and approval of the above referenced project:

- *Two (2) sets of Plan Sheets: A0.0, A1.1, E100*

The following are responses to said building review comments. Below are your comments in **bold** followed by our responses in *italics*.

Electrical– Eric Merced (305) 673-7610 ext. 6344

- 1. Must provide original signature on plans as per FS 471.**

RESPONSE: Copies of the E100 sheet with original signature are attached.

Fire – Tom Armstrong (786) 402-4945

- 1. Sheet A0.0: Provide scale to verify compliance with the ffpc 2010 table A7.6 for business.**

RESPONSE: Please refer to attached revised sheet A0.0 (Cover Sheet) with Life Safety Plan shown at scale.

2. Show/label all streets, alleys to clarify where all exits lead.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

3. State exact scope of work on the plans.

RESPONSE: Please refer to attached revised sheet A0.0 (Cover Sheet) for scope of work.

4. Provide info on doors, hardware, break-away etc to verify compliance with the ffpc 2010 chap 7.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

5. Plans show steps, provide detailed drawing for these stairs along with its handrail and guardrail (floor elevation greater than 30") to verify compliance with the ffpc 2010 chap 7.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

6. State on plans all interior finishes shall comply with the ffpc chap 10 & table a.10.2.2 for business.

RESPONSE: Please refer to attached revised sheet A0.0 (Cover Sheet) with the requested note added to the "Flame Spread Data" section.

7. Clarify floor elevation across exit doors, shall be level on both sides with 1/2" max across the threshold.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

8. Label all areas sheet e100: 1. show location of emergency lights and exit signs, clarify if these items have battery backup rated for 90 min note once the architect/engineer answers the comments additional comments may follow.

RESPONSE: Please refer to the attached revised sheets A1.1 (reflected ceiling plan) and E100 for locations of emergency lights within the area of work. Areas have been labeled on sheet E100.

03/11/2013

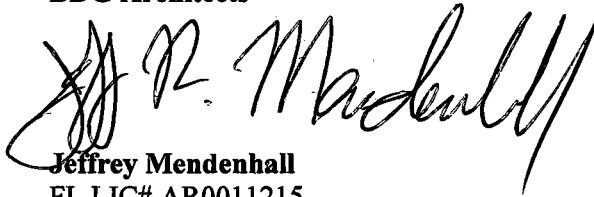
Permit Intake – Crist Lakeshia (305) 673-7610 ext.6193

1. Must assign contractor.

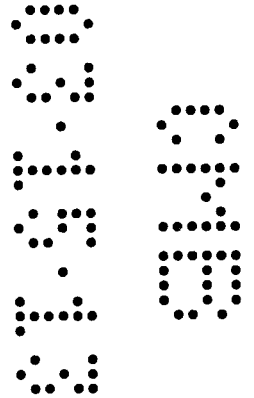
RESPONSE: Contractor information will be provided prior to issuance of permit.

Please contact me if you have any questions or need any additional information.

Sincerely,
BDG Architects



Jeffrey Mendenhall
FL LIC# AR0011215



ELEVATION CERTIFICATE

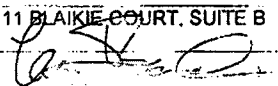
OMB No. 1660-0008
Expires March 31, 2012

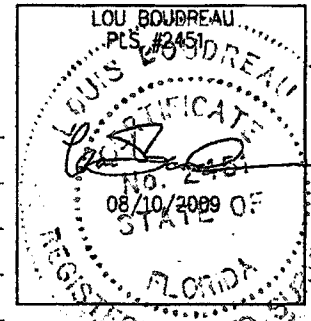
Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Portion of Block 11 of Island View Subdivision, PB 6, PG 115, Miami-Dade County OR 14848 PG 0576 (Folio#02-3233-012-0090)		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>25.794032</u> Long. <u>-80.141268</u>	Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft	A9. For a building with an attached garage:	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>	a) Square footage of attached garage <u>N/A</u> sq ft	
c) Total net area of flood openings in A8.b <u>N/A</u> sq in	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	c) Total net area of flood openings in A9.b <u>N/A</u> sq in	
	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF MIAMI BEACH 120651		B2. County Name DADE		B3. State FLORIDA	
B4. Map/Panel Number 12025C0184	B5. Suffix J	B6. FIRM Index Date 01/20/1993	B7. FIRM Panel Effective/Revised Date 03/02/1994	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) EL8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE. Benchmark Utilized <u>A-36</u> Vertical Datum <u>7.33</u> Conversion/Comments <u>N/A</u>	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>10.04</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>19.80</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>9.73</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>10.03</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>9.47</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name <u>LOU BOUDREAU</u>	License Number <u>PLS 2451</u>
Title <u>PROFESSIONAL LAND SURVEYOR</u>	Company Name <u>BOCK & CLARK CORPORATION LB 7386</u>
Address <u>8111 BLAIKIE COURT, SUITE B</u>	City <u>SARASOTA</u> State <u>FL</u> ZIP Code <u>34240</u>
Signature 	Date <u>08/10/2009</u> Telephone <u>1-800-787-8397</u>



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	Policy Number
City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C-2 Benchmark Report retrieval dated 8/9/2009 from Miami Dade County Published Benchmarks: C-2 - (e) air conditioning unit not observed at ground level, assumed to be on rooftop;

Signature _____ Date 08/10/2009 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

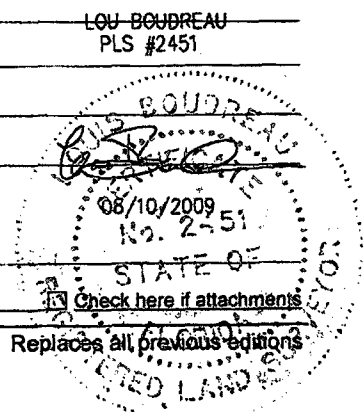
G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____ LOU BOUDREAU
PLS #2451

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____



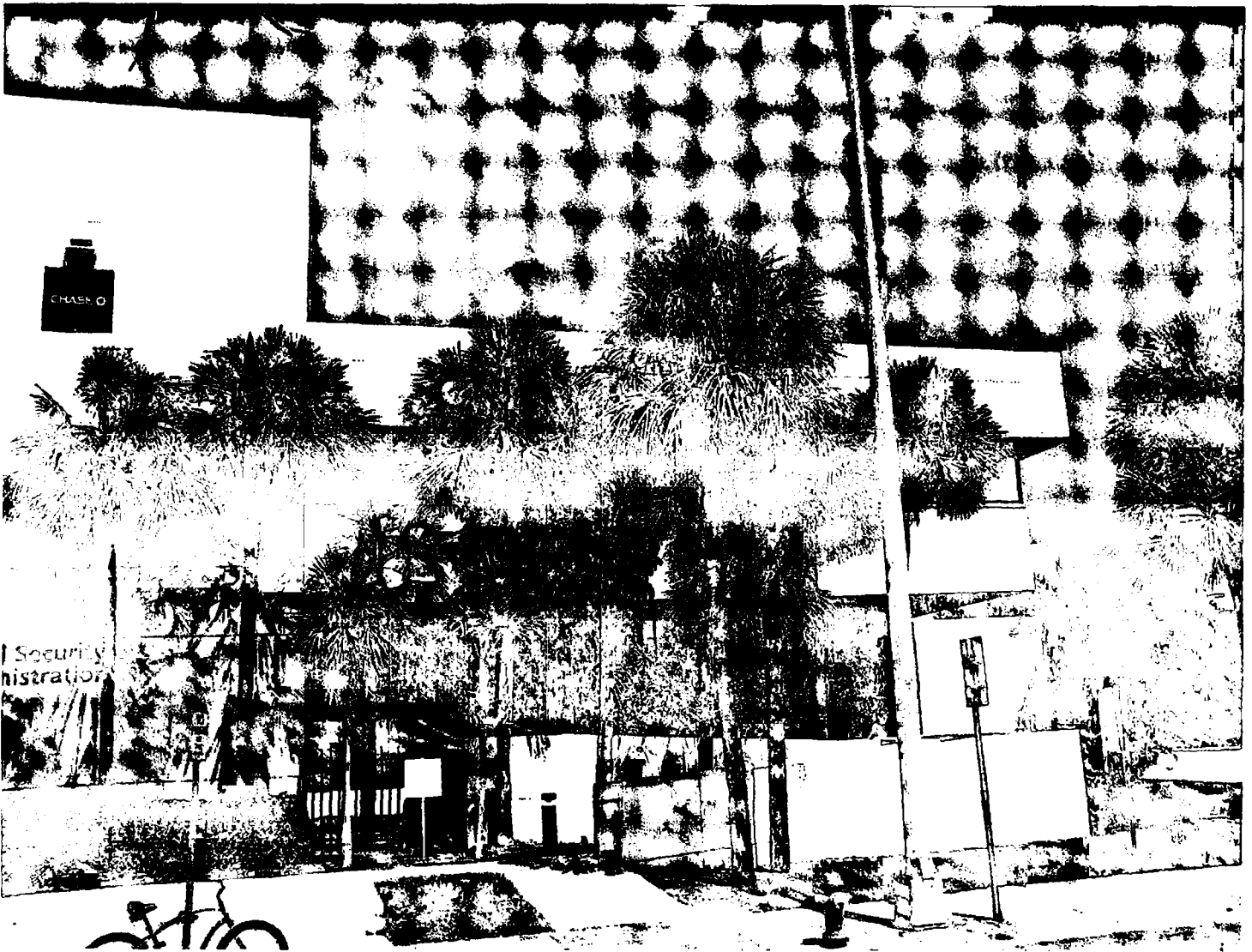
[Handwritten signature]

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	For Insurance Company Use: Policy Number
City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.	

DATE TAKEN: 08/10/2009
FRONT VIEW



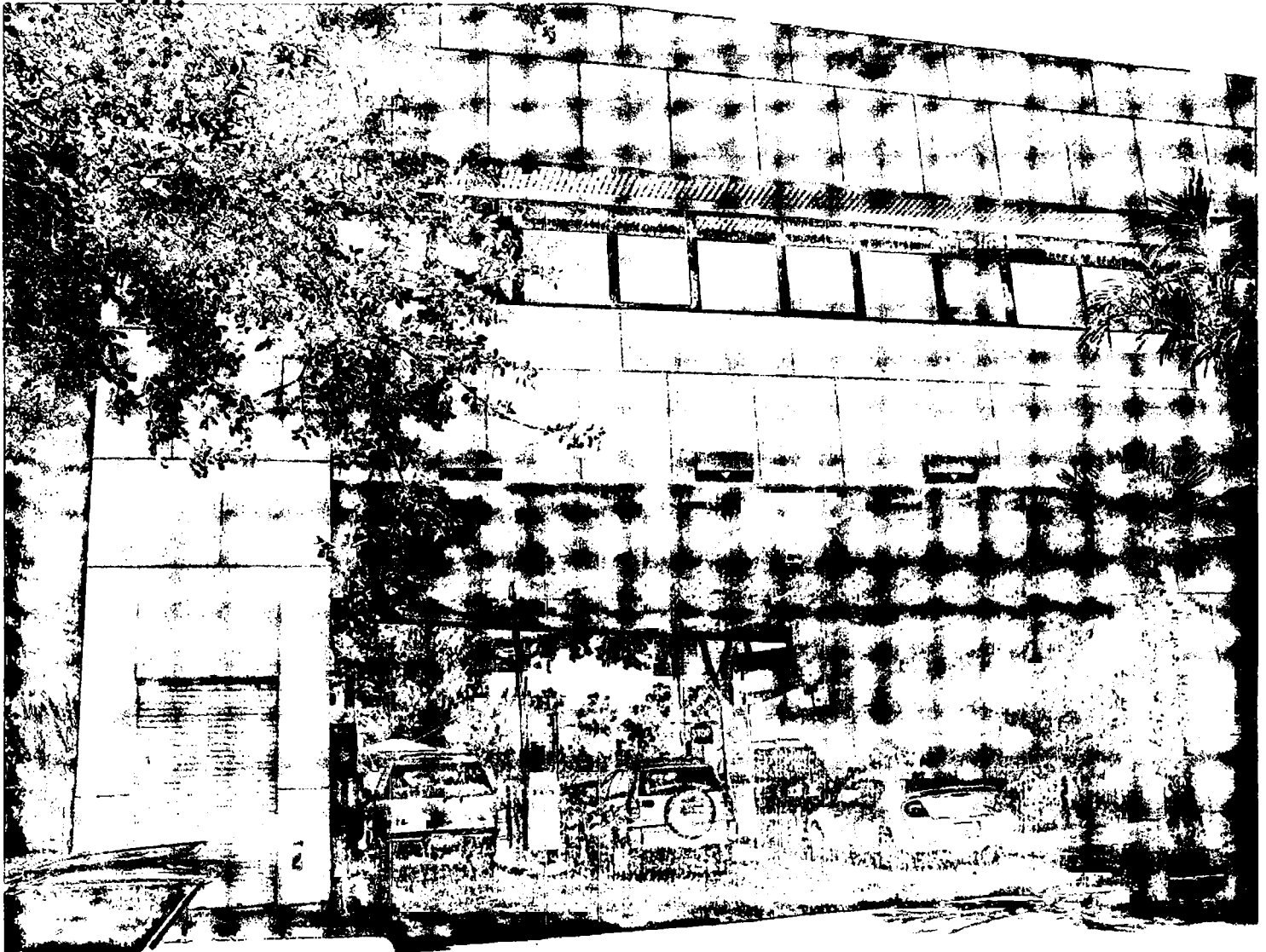
Building Photographs

Continuation Page

Building Street Address (including Apt, Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	For Insurance Company Use: Policy Number
City MIAMI BEACH, State FL ZIP Code 33139	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	

DATE TAKEN: 08/10/2009

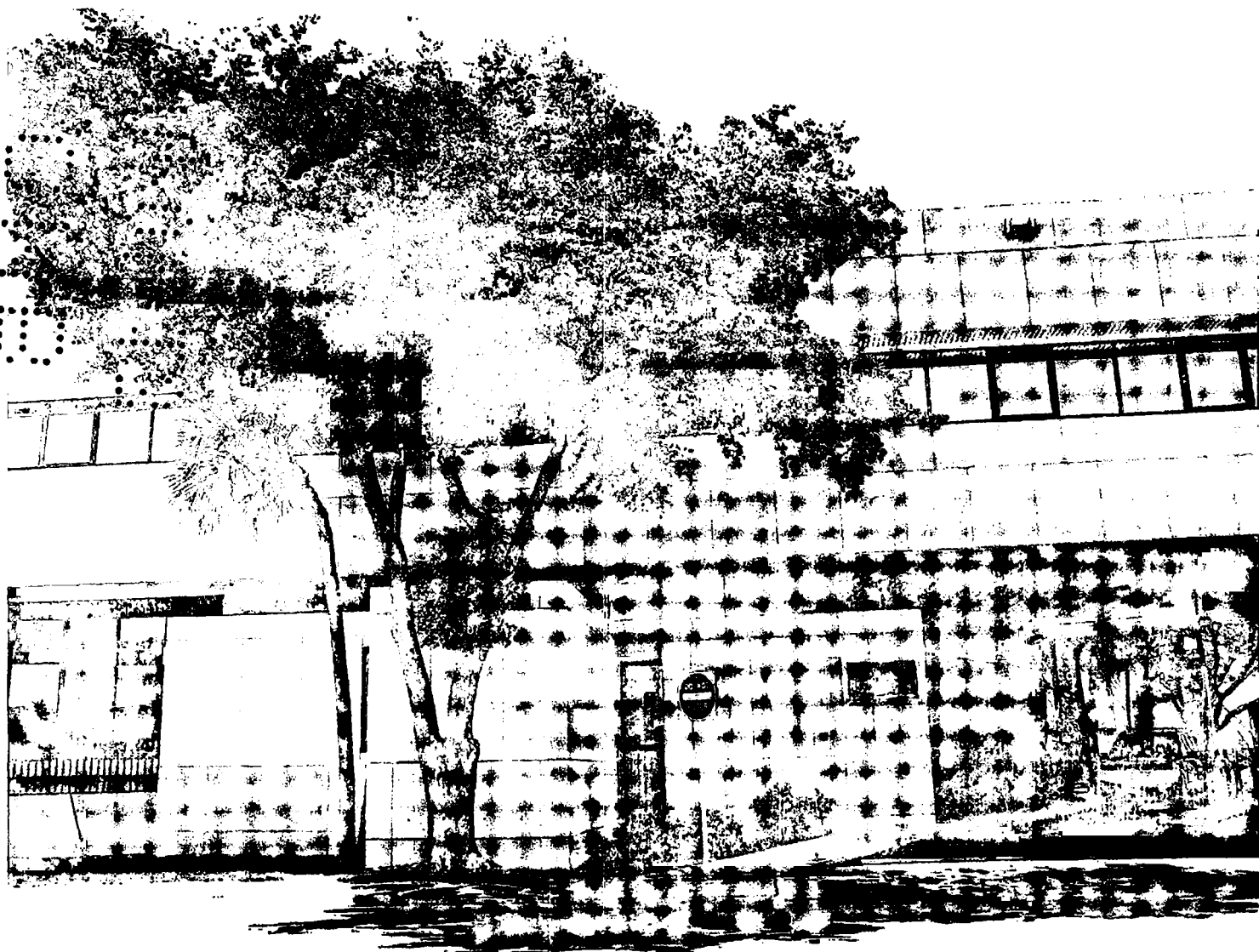
REAR VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



Received: 03/26/2012 | Completed: 03/27/2012 | Letter: Q | rb | P.O.#: | Test Report #: 2-91572-0-

Client's Identification: Luma. Content: 47% Polyester, 35% Olefin, 12% Post Industrial Recycled Poly, 6% Post Consumer Recycled Poly.
Width: 56". Weight: 12.280 oz.

Tested For: **Teesha Prezeau** Key Test: NFPA 260 Cover Fabric (BLD) 135
The Designtex Group
357 County Avenue
Secaucus, NJ 07036
Tel: 1-(201)-917-7738 Ext:
Fax: 1-(201)-917-7764

Category: NFPA 260 Fabric LE 2009; R 6/09; V 6/09 PC: 4H dl/jd
NFPA 101 LE 2009; R 6/09; V 6/09
IFC LE 2009; R 6/09; V 6/09

TEST PERFORMED: NFPA 260 Standard Methods of Tests and Classification System for Cigarette Ignition Resistance of Components of Upholstered Furniture; Cover Fabric Test

SPECIMEN TEST COMPOSITE:
Candidate cover fabric (see "Client's Identification")
Standard filling material: Non FR polyurethane foam, density 20 kg/m³ to 25 kg/m³

RESULTS:

Specimen #	TEST		RETEST (If Required)	
	Ignition (yes/no/SE)	Char Length On Vertical Panel (mm)	Ignition (yes/no/SE)	Char Length On Vertical Panel (mm)
1	No	6		
2	No	7		
3	No	7		

ABBREVIATION WHICH MAY BE USED:
SE: Indicates that the cigarette self extinguished prior to burning its entire length. When this occurs, a "retest" of that specimen is performed.
EC: Escalating combustion. Specimen extinguished by technician. No char length measurement taken.

CLASSIFICATION SYSTEM:
Class I - For each specimen: No obvious ignition; maximum char length 45 mm (1.75"). (Indicates propensity to resist cigarette ignition in conjunction with standard foam filling material.)
Class II - For any specimen: Obvious ignition; or char length exceeding 45 mm (1.75"). (Indicates inability to resist cigarette ignition in conjunction with standard foam filling material.)

CONCLUSION: Based on the above Results and Classification System, the item tested is assigned a:
[x] Class I rating; [] Class II rating



Received:03/26/2012 Completed:03/27/2012 Letter: Q rb P.O.#: Test Report #: 2-91572-0-

Client's Identification Luma. Content: 47% Polyester, 35% Olefin, 12% Post Industrial Recycled Poly, 6% Post Consumer Recycled Poly
Width: 56". Weight: 12.280 oz.

Tested For: Teesha Prezeau Key Test: NFPA 260 Cover Fabric (BLDG) 135
The Designtex Group Tel: 1-(201)-917-7738 Ext:
357 County Avenue Fax: 1-(201)-917-7764
Secaucus, NJ 07036

REMARKS: None.

CODE INFORMATION: In accordance with --

- (1) The 2009 Edition of the NFPA Life Safety Code 101, paragraph 10.3.2.1(1); and
- (2) The 2009 Edition of the International Fire Code, paragraph 805.1.1.1, 805.2.1.1, 805.3.1.1, and 805.4.1.1

Upholstered furniture components shall be Class I when tested in accordance with NFPA 260, when used in:

- Detention or correctional occupancy
- Health care occupancy
- Residential board & care occupancy
- College and university dormitories

COMMENTARY: The cigarette ignition source used in this test conforms to the physical parameters set forth in the test standard. The actual propensity of the cigarette (that is currently manufactured) to cause ignition of materials under test might be different than the cigarette that was manufactured at the inception of the test standard.

CERTIFICATION: I certify that the above results were obtained after testing specimens in accordance with the procedures and equipment specified by NFPA 260.



AUTHORIZED SIGNATURE
THE GOVMARK ORGANIZATION, INC. /rb

MAR 29 2012

/gb

MS. PHYLLIS PETTIT

(Page 2 of 2)

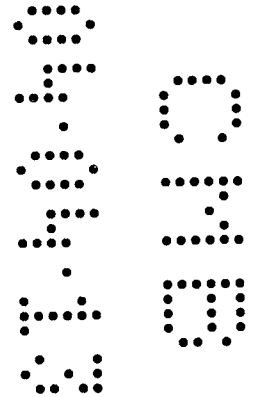


100 South Ashley Drive, STE 100
Tampa, FL 33602-3313
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

March 25, 2013

City of Miami Beach
Building Department
ATTN: Permit Intake
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Chase Bank – Alton Road
Building Permit Re-Submittal #2
BDG Project #12219
Building Permit #B1302250



To Whom It May Concern:

In response to the current City of Miami Beach building review comments, the following items are enclosed for your review and approval of the above referenced project:

Two (2) sets of the following items:

- *Plan Sheets: A0.0, A1.2, A2.1, A5.1*
- *NFPA 260 Cover Fabric Test Report for 'Luma' Polyester / Olefin Fabric (2 pages)*

The following are responses to said building review comments. Below are the City of Miami Beach comments in **bold** followed by BDG Architects responses in *italic*:

Building / Accessibility – Michael Schaad (305) 673-7610 ext. 6016

1. **Sheet A0.0: Code information: Applicable codes: Show on plans code in effect in compliance with FBC §107.2.1: 2010 Florida Building Code, Existing Building. There are no valid 2012 amendments to the Florida building code.**

RESPONSE: *Applicable Code section has been corrected. Please refer to attached revised sheet A0.0.*

- 2. Sheet A0.0: Provide number of stories of building. Clarify if floor ceiling assembly over work area is a fire rated separation for occupancy above. If so, on plans provide a cross section and a UL detail (or equal) for the fire rated floor-ceiling assembly in compliance with FBC chapter 7.**

RESPONSE: The existing building has two stories. As per telephone discussion between Mr. Schaad (City of Miami Beach) and Caleb Janus (BDG Architects) on March 25, 2013, on-site investigations have been made, which indicate that the construction of the floor / ceiling assembly is poured concrete slab on poured concrete beams. As discussed, it is not possible to determine the exact nature of the materials and thickness of the structure. However, the existing floor / ceiling assembly is not being altered or affected in any way by the proposed renovation. Please refer to attached revised sheets A0.0 & A5.1 detail 8, for a schematic section of the existing condition as requested.

- 3. Sheet A2.1 and A5.1: Sections: Provide all framing construction details for review.**
RESPONSE: Please refer to wall types on sheet A0.1 and attached revised details on sheet A2.1 for requested information.

- 4. Sheet A2.1: Fabric panel details: Provide documentation, testing results to verify compliance with FBC §803.5 and §803.6.**
RESPONSE: Please refer to attached NFPA 260 Cover Fabric Test Report, as produced by The Govmark Organization, Inc., Farmingdale NY.

- 5. Sheet A0.0: Show accessible route to comply with FAC §206.**
RESPONSE: Please refer to attached revised sheet A0.0 for accessible route.

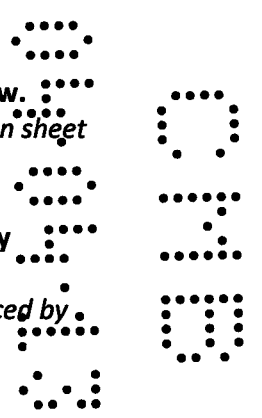
- 6. Sheet A1.2: Comfort zones: Provide 36" accessible furniture clearance and provide carpet requirements to comply with FAC §302.2.**
RESPONSE: Please refer to attached revised sheets A0.0 & A1.2 for accessible clearance and carpet requirements.

- 7. Plan 2/A1.2: Check desk FP09: Provide check writing desk accessible details to comply with FAC §904.3.3.**
RESPONSE: Please refer to attached revised sheet A5.1, detail 9, for accessibility assessment of existing check desk to be relocated.

- 8. Elevation 1/A5.1: Provide accessibility sign to comply with FAC §216.**
RESPONSE: Please refer to attached revised sheet A5.1, detail 1, for requested detail.

- 9. Elevation 1/A5.1: Provide length of accessible teller counter, 36" minimum, to comply with FAC §904.4.**
RESPONSE: Please refer to attached revised sheet A1.2, detail 2 for requested information.

- 10. Section 5/A5.1: Provide bottom of counter knee clearance dimension, 27" minimum, per FAC §306.3.**
RESPONSE: Please refer to attached revised sheet A5.1, detail 5, for requested information.



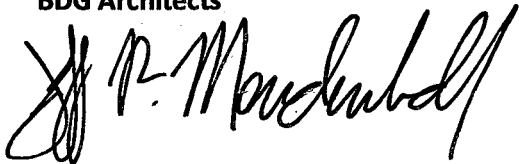
11. Section 5/A5.1: Provide 25" maximum reach dimension, suggest reduce 1'-9" dimension to 1'-1" to comply with FAC §308.2.

As per telephone discussion between Mr. Schaad (City of Miami Beach) and Caleb Janus (BDG Architects) on March 25, 2013: The public accessible counter at the new teller line is parallel approach per FAC 904.4.1. The employee side, while not technically required to be accessible (per FAC 203.9), is designed to comply with FAC 904.4.2 (forward approach).

As discussed, the bullet-resistant teller line is a pre-manufactured item, and cannot be modified. However, the configuration of the bullet-resistant glass includes a pass-through for transactions. The maximum required reach on the public side (side reach) is 24" into the pass-through. The maximum required reach on the employee side (forward reach) is 25". As the total depth of the transaction counter is 44", the public and employee reaches overlap by approximately 5" within the pass-through.

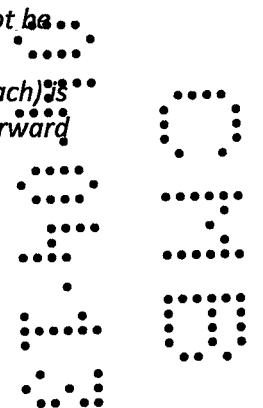
Please contact me if you have any questions or need any additional information.

Sincerely,
BDG Architects



Jeffrey Mendenhall
FL LIC# AR0011215

Cc: File #12219



ELEVATION CERTIFICATE

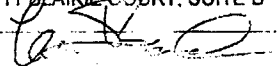
OMB No. 1660-0008
Expires March 31, 2012

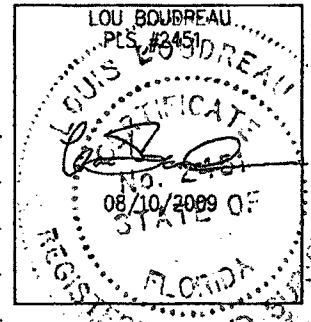
Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD		Company NAIC Number
City MIAMI BEACH State FL ZIP Code 33139		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Portion of Block 11 of Island View Subdivision, PB 6, PG 115, Miami-Dade County OR 14848 PG 0576 (Folio#02-3233-012-0090)		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. 25.794032 Long. -80.141268		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>N/A</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF MIAMI BEACH 120651		B2. County Name DADE		B3. State FLORIDA	
B4. Map/Panel Number 12025C0184	B5. Suffix J	B6. FIRM Index Date 01/20/1993	B7. FIRM Panel Effective/Revised Date 03/02/1994	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) EL8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE. Benchmark Utilized <u>A-36</u> Vertical Datum <u>7.33</u> Conversion/Comments <u>N/A</u>	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>10.04</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>19.80</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>9.73</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>10.03</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>9.47</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name <u>LOU BOUDREAU</u>	License Number <u>PLS 2451</u>
Title <u>PROFESSIONAL LAND SURVEYOR</u>	Company Name <u>BOCK & CLARK CORPORATION LB 7386</u>
Address <u>8111 BLAIKIE COURT, SUITE B</u>	City <u>SARASOTA</u> State <u>FL</u> ZIP Code <u>34240</u>
Signature 	Date <u>08/10/2009</u> Telephone <u>1-800-787-8397</u>



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	Policy Number
City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C 2 - Benchmark Report retrieval dated 8/9/2009 from Miami Dade County Published Benchmarks: C-2 - (e) air conditioning unit not observed at ground level, assumed to be on rooftop;

Signature _____ Date 08/10/2009 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1 Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2 For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3 Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4 Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5 Zone AO only. If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

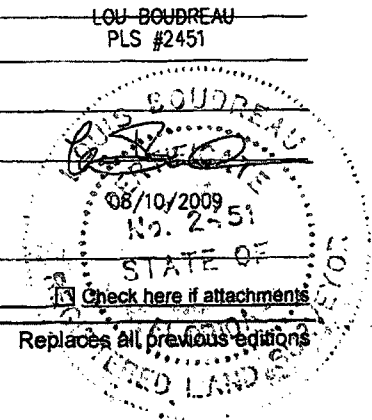
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1 The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2 A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3 The following information (Items G4-G9) is provided for community floodplain management purposes.

G4 Permit Number _____	G5 Date Permit Issued _____	G6 Date Certificate Of Compliance/Occupancy Issued _____
------------------------	-----------------------------	--

- G7 This permit has been issued for: New Construction Substantial Improvement
- G8 Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9 BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10 Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____ LOU BOUDREAU
 Community Name _____ Telephone _____ PLS #2451
 Signature _____ Date _____
 Comments _____



Check here if attachments

Building Photographs

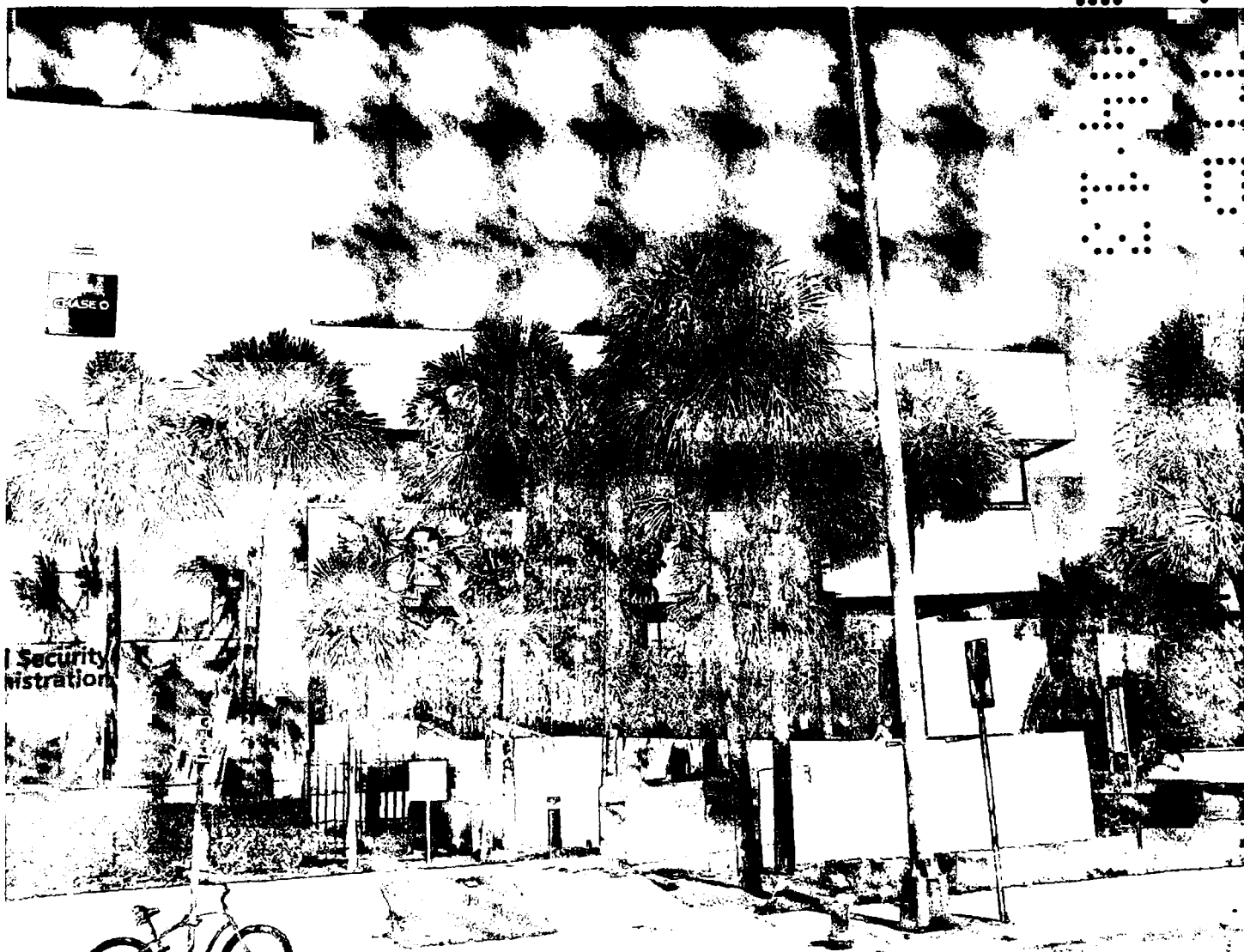
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	For Insurance Company Use: Policy Number
City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.

DATE TAKEN: 08/10/2009

FRONT VIEW



Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	For Insurance Company Use: Policy Number
City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

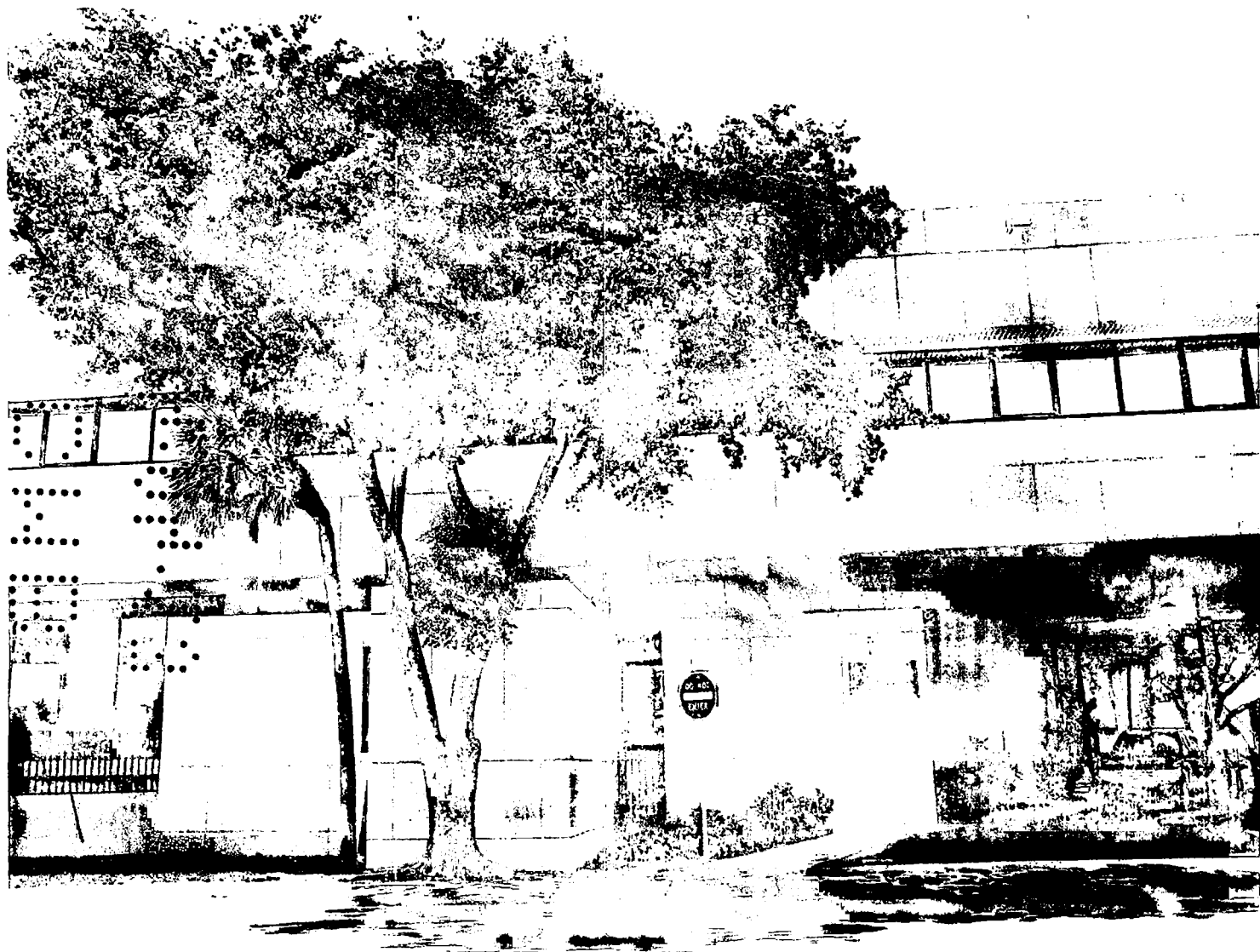
DATE TAKEN 08/10/2009
REAR VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



Received: 03/26/2012 Completed: 03/27/2012 Letter: Q rb P.O.#: Test Report #: 2-91572-0-

Client's Identification Luma. Content: 47% Polyester, 35% Olefin, 12% Post Industrial Recycled Poly, 6% Post Consumer Recycled Poly.
Width: 56". Weight: 12.280 oz.

Tested For: **Teesha Prezeau** Key Test: NFPA 260 Cover Fabric (BLDG) 135
The Designtex Group
357 County Avenue Tel: 1-(201)-917-7738 Ext:
Secaucus, NJ 07036 Fax: 1-(201)-917-7764

Category: NFPA 260 Fabric LE 2009; R 6/09; V 6/09 PC: 4H dl/jd
NFPA 101 LE 2009; R 6/09; V 6/09
IFC LE 2009; R 6/09; V 6/09

TEST PERFORMED: NFPA 260 Standard Methods of Tests and Classification System for Cigarette Ignition
Resistance of Components of Upholstered Furniture;
Cover Fabric Test

SPECIMEN TEST COMPOSITE:

Candidate cover fabric (see "Client's Identification")
Standard filling material: Non FR polyurethane foam, density 20 kg/m³ to 25 kg/m³

RESULTS:

Specimen #	TEST		RETEST (If Required)	
	Ignition (yes/no/SE)	Char Length On Vertical Panel (mm)	Ignition (yes/no/SE)	Char Length On Vertical Panel (mm)
1	No	6		
2	No	7		
3	No	7		

ABBREVIATION WHICH MAY BE USED:

SE: Indicates that the cigarette self extinguished prior to burning its entire length. When this occurs, a "retest" of that specimen is performed.

EC: Escalating combustion. Specimen extinguished by technician. No char length measurement taken.

CLASSIFICATION SYSTEM:

Class I - For each specimen: No obvious ignition; maximum char length 45 mm (1.75").
(Indicates propensity to resist cigarette ignition in conjunction with standard foam filling material.)

Class II - For any specimen: Obvious ignition; or char length exceeding 45 mm (1.75").
(Indicates inability to resist cigarette ignition in conjunction with standard foam filling material.)

CONCLUSION: Based on the above Results and Classification System, the item tested is assigned a:

Class I rating; Class II rating



Received: 03/26/2012	Completed: 03/27/2012	Letter: Q	rb	P.O.#:	Test Report #:	2-91572-0-
Client's Identification	Luma. Content: 47% Polyester, 35% Olefin, 12% Post Industrial Recycled Poly, 6% Post Consumer Recycled Poly. Width: 56". Weight: 12.280 oz.					
Tested For: Teesha Prezeau	The Designtex Group 357 County Avenue Secaucus, NJ 07036				Key Test: NFPA 260 Cover Fabric (BLDG)	135
				Tel: 1-(201)-917-7738	Ext:	
				Fax: 1-(201)-917-7764		

REMARKS: None.

CODE INFORMATION: In accordance with --

- (1) The 2009 Edition of the NFPA Life Safety Code 101, paragraph 10.3.2.1(1); and
- (2) The 2009 Edition of the International Fire Code, paragraph 805.1.1.1, 805.2.1.1, 805.3.1.1, and 805.4.1.1

Upholstered furniture components shall be Class I when tested in accordance with NFPA 260, when used in:

- Detention or correctional occupancy
- Health care occupancy
- Residential board & care occupancy
- College and university dormitories

COMMENTARY: The cigarette ignition source used in this test conforms to the physical parameters set forth in the test standard. The actual propensity of the cigarette (that is currently manufactured) to cause ignition of materials under test might be different than the cigarette that was manufactured at the inception of the test standard.

CERTIFICATION: I certify that the above results were obtained after testing specimens in accordance with the procedures and equipment specified by NFPA 260.



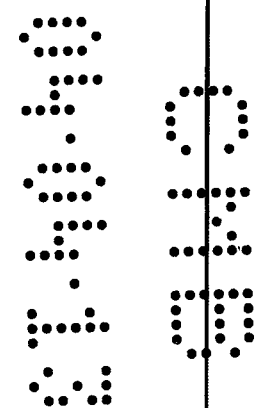
AUTHORIZED SIGNATURE
THE GOVMARK ORGANIZATION, INC. /rb

MAR 29 2012

/gb

MS. PHYLLIS PETTIT

(Page 2 of 2)





100 South Ashley Drive
Tampa, FL 33602-3313
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

March 11, 2013

City of Miami Beach
Building Department
ATTN: Permit Intake
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Chase Bank – Alton Road
Building Permit Re-Submittal
BDG Project #12219
Building Permit #B1302250

To Whom It May Concern:

In response to the current building review comments, the following items are enclosed for your review and approval of the above referenced project:

- *Two (2) sets of Plan Sheets: A0.0, A1.1, E100*

The following are responses to said building review comments. Below are your comments in **bold** followed by our responses in *italics*.

Electrical– Eric Merced (305) 673-7610 ext. 6344

1. **Must provide original signature on plans as per FS 471.**

RESPONSE: Copies of the E100 sheet with original signature are attached.

Fire – Tom Armstrong (786) 402-4945

1. **Sheet A0.0: Provide scale to verify compliance with the ffpc 2010 table A7.6 for business.**

RESPONSE: Please refer to attached revised sheet A0.0 (Cover Sheet) with Life Safety Plan shown at scale.

2. Show/label all streets, alleys to clarify where all exits lead.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

3. State exact scope of work on the plans.

RESPONSE: Please refer to attached revised sheet A0.0 (Cover Sheet) for scope of work.

4. Provide info on doors, hardware, break-away etc to verify compliance with the ffpc 2010 chap 7.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

5. Plans show steps, provide detailed drawing for these stairs along with its handrail and guardrail (floor elevation greater than 30") to verify compliance with the ffpc 2010 chap 7.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

6. State on plans all interior finishes shall comply with the ffpc chap 10 & table a.10.2.2 for business.

RESPONSE: Please refer to attached revised sheet A0.0 (Cover Sheet) with the requested note added to the "Flame Spread Data" section.

7. Clarify floor elevation across exit doors, shall be level on both sides with 1/2" max across the threshold.

RESPONSE: Per email correspondence between Mr. Armstrong and Caleb Janus (BDG Architects) dated March 1, 2013: as the scope of work does not affect the existing means of egress, Mr. Armstrong has agreed to waive this comment.

8. Label all areas sheet e100: 1. show location of emergency lights and exit signs, clarify if these items have battery backup rated for 90 min note once the architect/engineer answers the comments additional comments may follow.

RESPONSE: Please refer to the attached revised sheets A1.1 (reflected ceiling plan) and E100 for locations of emergency lights within the area of work. Areas have been labeled on sheet E100.

03/11/2013

Permit Intake – Crist Lakeshia (305) 673-7610 ext.6193

1. Must assign contractor.

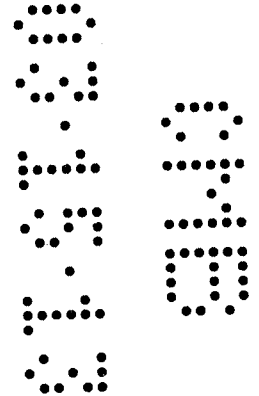
RESPONSE: Contractor information will be provided prior to issuance of permit.

Please contact me if you have any questions or need any additional information.

Sincerely,
BDG Architects



Jeffrey Mendenhall
FL LIC# AR0011215



CODE INFORMATION

- JURISDICTION: CITY OF MIAMI BEACH, FLORIDA
- APPLICABLE CODES**
- FLORIDA BUILDING CODE: BUILDING (2010 EDITION) W/2012 AMENDMENTS
 - FLORIDA BUILDING CODE: EXISTING BUILDING (2010 EDITION) W/2012 AMENDMENTS
 - FLORIDA BUILDING CODE: ACCESSIBILITY (2010 EDITION) W/2012 AMENDMENTS
 - FLORIDA BUILDING CODE: MECHANICAL (2010 EDITION) W/2012 AMENDMENTS
 - FLORIDA BUILDING CODE: PLUMBING (2010 EDITION) W/2012 AMENDMENTS
 - FLORIDA FIRE PREVENTION CODE: (2010 EDITION)

PROJECT DATA - PROJECT AREA

USE	RETAIL BANKING CENTER
ALTERATION LEVEL:	LEVEL 2
AREA OF WORK: MAIN BANKING AREA	726 SF

PROJECT DATA - EXISTING BUILDING

USE	RETAIL BANKING CENTER
OCCUPANCY CLASSIFICATION	B - BUSINESS
OCCUPANCY LOAD PER CLASSIFICATION:	1 OCCUPANT / 100 GROSS SF
AREA	7,081 SF
SF/100 GSF=	71 TOTAL OCCUPANTS
CONSTRUCTION TYPE	TYPE III-B, UNSPRINKLERED
	ALLOWABLE/REQ'D PROPOSED
BUILDING ELEMENT - FIRE RESISTANCE RATING	
STRUCTURAL FRAME	0 0
INCLUDING COLUMNS, GIRDERS, TRUSSES	
BEARING WALLS	
EXTERIOR	0 0
INTERIOR	0 0
NONBEARING WALLS AND PARTITIONS	
EXTERIOR	0 0
NONBEARING WALLS AND PARTITIONS	
INTERIOR	0 0

	REQ'D.	NEW AREA PROVIDED
EXITS AND EXIT ACCESS DOORWAYS		
EXITS	2	2
DOOR WIDTH	32" MIN.	102"
EXIT ACCESS TRAVEL DISTANCE (W/O SPRINKLERS)	200'-0"	91'
DEAD END CORRIDORS	20'-0"	N/A
COMMON PATH OF TRAVEL	75'-0"	29'

PLUMBING FIXTURES PROVIDED IN ADDITION TO BUILDING PUBLIC FACILITIES			
WATER CLOSETS - MEN/WOMEN	0	1/1	0
LAVATORIES - MEN/WOMEN	0	1/1	0
DRINKING FOUNTAIN	0	1 HI / LO	0

FLAME SPREAD DATA

CERAMIC TILE:	CARPET TILE:
FBC REQUIRED MINIMUM: CLASS II	FBC REQUIRED MINIMUM: CLASS II
PROVIDED: CLASS II (EXISTING TO REMAIN)	PROVIDED: CLASS II (EXISTING TO REMAIN)
SUSPENDED ACOUSTICAL CEILINGS:	PAINTS AND COATING:
FBC REQUIRED MINIMUM: CLASS B	FBC REQUIRED MINIMUM: CLASS II
PROVIDED: CLASS A (EXISTING TO REMAIN)	PROVIDED: CLASS A (EXISTING TO REMAIN)
RESILIENT FLOORING:	
FBC REQUIRED MINIMUM: CLASS II	
PROVIDED: CLASS I (EXISTING TO REMAIN)	

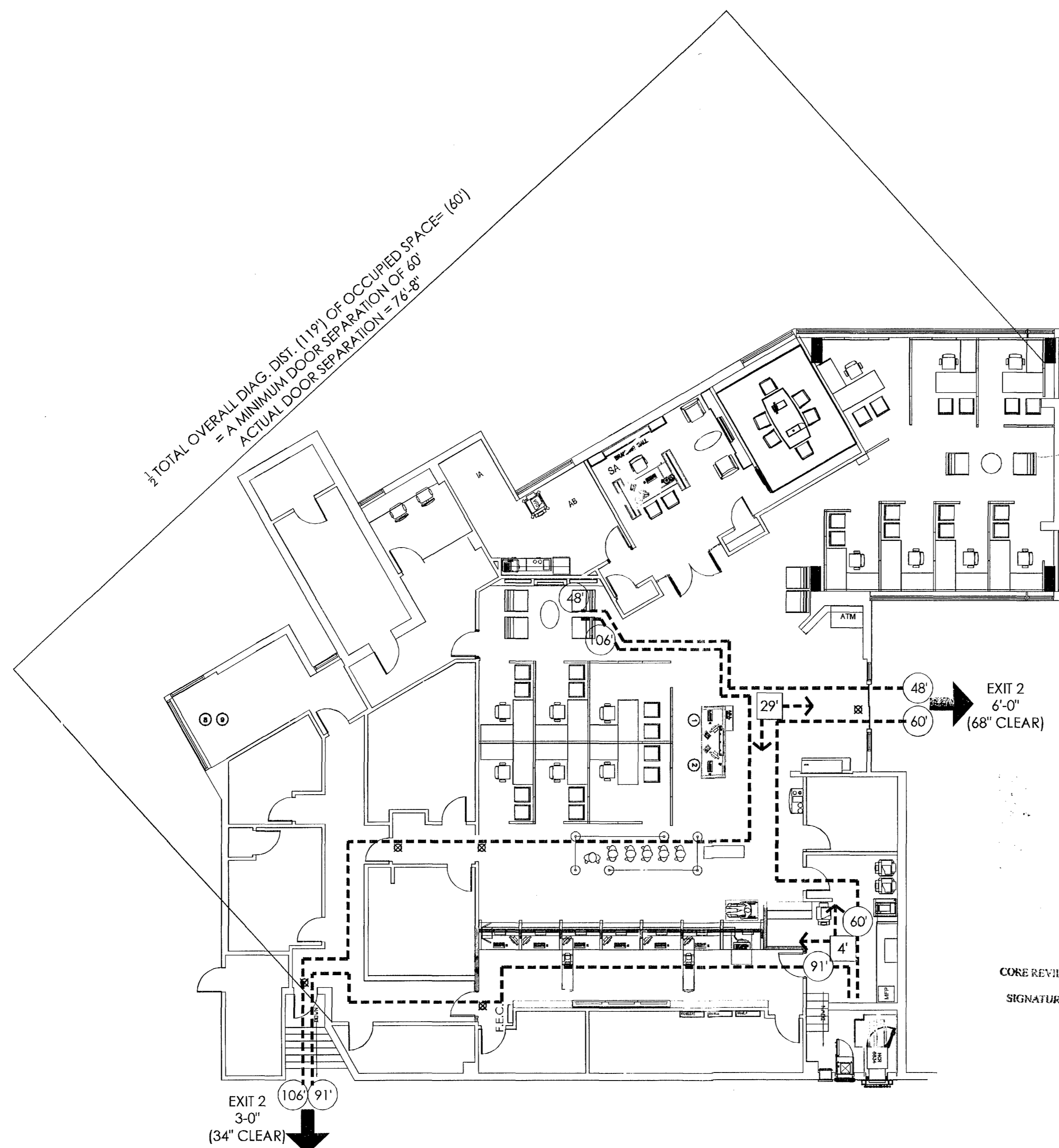
OWNER & CONSULTANTS

OWNER	ELECTRICAL ENGINEER
J.P. MORGAN CHASE BANK, N.A. 4900 MEMORIAL HIGHWAY TAMPA, FLORIDA 33634 PHONE: 813-584-2341	HAROLD HART & ASSOCIATES 4201 W. GRAY STREET TAMPA, FLORIDA 33609 CONTACT: KEN MILLER PHONE: 813-287-2719 FAX: 813-287-5704
ARCHITECT	
BDG ARCHITECTS 100 ASHLEY DRIVE, SUITE 100 TAMPA, FLORIDA 33602 CONTACT: JEFF MENDENHALL, AIA PHONE: 813-323-9233 FAX: 813-323-9238	



**JPM CHASE - Alton Road
CPC Interior Renovations
1801 Alton Road
Miami Beach, Florida**

Dem Number: 2013-0325-1507-4384
Contact Name: MARIE BASRETELE
Contact Phone: (954) 532-5299
Folio: 02-3233-012-0090
Project Name: CHASE BANK
Date Received: 03/25/2013
Designer Name:

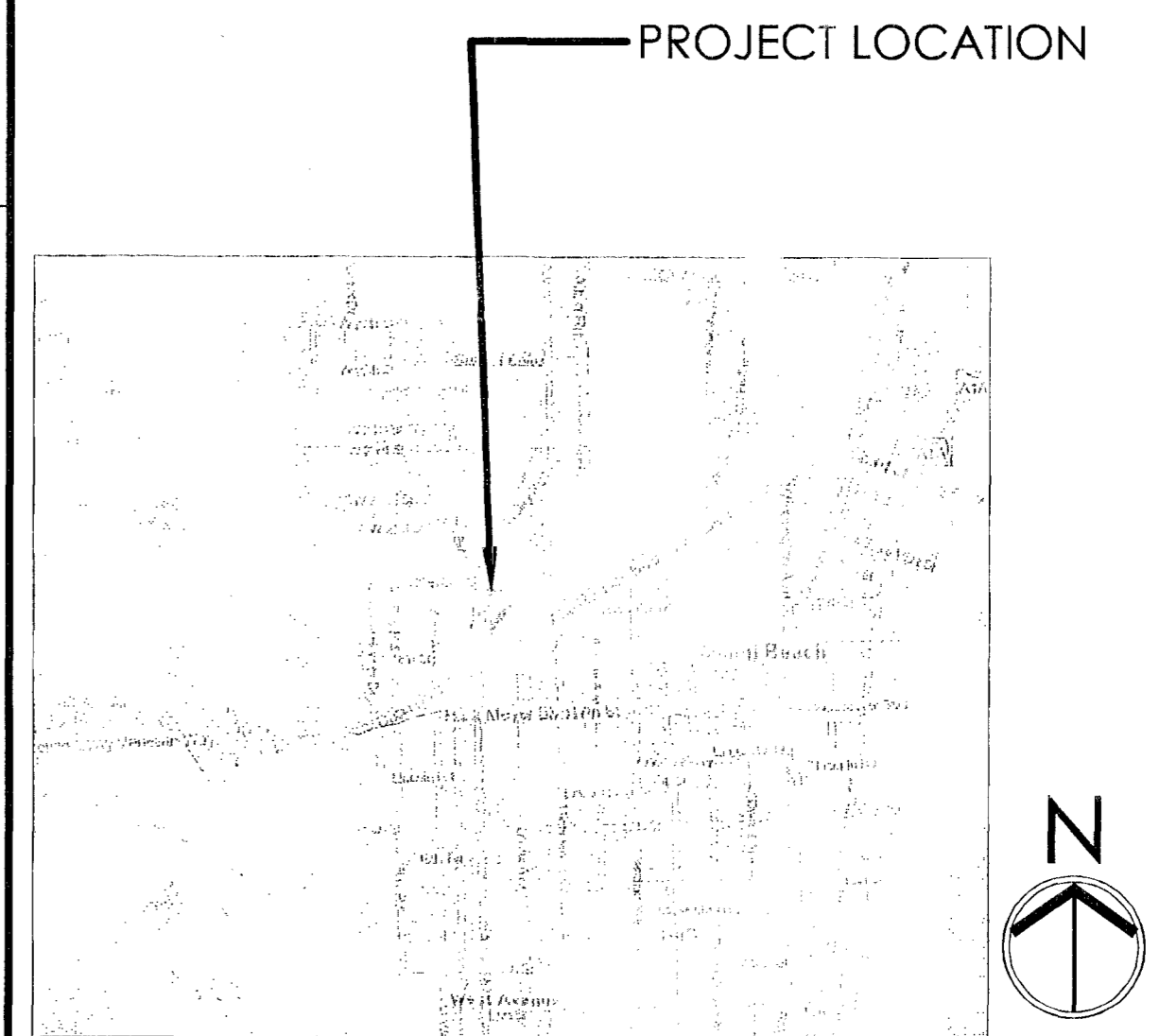


**DERM
PLAN REVIEW
FINAL
APPROVAL**
DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT
CORE REVIEWER (PRINT): *[Signature]*
SIGNATURE: *[Signature]* DATE: 4.2.13

SHEET INDEX

ARCHITECTURAL DRAWINGS		DWGS ISSUED	
A0.0	COVER SHEET		
A0.1	GENERAL NOTES, CONSTRUCTION TYPES		
A1.1	PARTIAL FLOOR PLANS, PARTIAL REFLECTED CEILING PLANS		
A1.2	PARTIAL FLOOR PLANS, DOOR SCHEDULE		
A2.1	SECTIONS, DETAILS		
A5.1	ELEVATIONS, TELLER LINE SECTIONS		
CONSULTANT DRAWINGS			
E101	ELECTRICAL FLOOR PLAN		

LOCATION MAP



LIFE SAFETY LEGEND

- EMERGENCY EXIT
- EXIT SIGN
- TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- F.E. SURFACE MOUNTED FIRE EXTINGUISHER CABINET

**THIS SHEET HAS BEEN
REVISED/REPLACED
ORIGINAL SIGNATURE STAMP
REMAINS VALID**

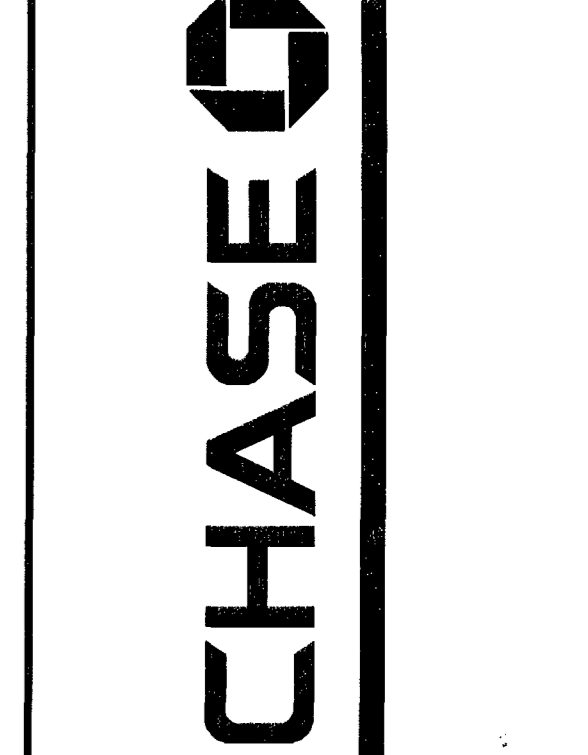
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

- BUILDING: *[Signature]*
- ZONING: *[Signature]*
- DRB/HPD: *[Signature]*
- CONCURRENCY: *[Signature]*
- PLUMBING: *[Signature]*
- ELECTRICAL: *[Signature]*
- MECHANICAL: *[Signature]*
- FIRE PREVENTION: *[Signature]*
- ENGINEERING: *[Signature]*
- PUBLIC WORKS: *[Signature]*
- STRUCTURAL: *[Signature]*
- ELEVATOR: *[Signature]*



**JPM Chase - Alton Road
CPC Interior Renovations
1801 Alton Road
Miami Beach, Florida**

ARCHITECT/ENGINEER OF RECORD

bdg
ARCHITECTS
100 South Ashley Drive,
Suite 100
Tampa, Florida 33602
LIC # : AA-0003590

P: 813 - 323 - 9233
F: 813 - 323 - 9238
W: www.bdgllp.com

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SEAL

[Signature]
1.17.13
Architect of Record:
Jeff R. Mendenhall, AIA
FL License # AR11215

ISSUE	DATE	DESCRIPTION

LIFE SAFETY PLAN

DEMOLITION NOTES

- A HAZARDOUS MATERIALS INSPECTION BY PROPERLY QUALIFIED AND CERTIFIED PERSONNEL IS REQUIRED PRIOR TO DEMOLITION. HAZARDOUS MATERIALS ARE TO BE REMOVED IN ACCORDANCE WITH E.P.A. AND COUNTY REQUIREMENTS.
- SPECIAL CARE SHALL BE TAKEN IN THE REMOVAL OF ANY PORTIONS OF WORK CLOSE TO, ABOVE, OR ADJACENT TO EXISTING STRUCTURES WHICH ARE SCHEDULED OR INTENDED TO REMAIN IN PLACE.
- TEMPORARY BARRICADES AND OTHER SAFETY MEASURES SHALL BE ERCTED AROUND HAZARDOUS AREAS ALL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES.
- DURING NON-WORKING HOURS, BARRICADES, CLOSURES, AND OTHER MEASURES WILL BE USED TO SECURE THE AREA.
- ALL UNUSABLE CONSTRUCTION MATERIALS AND DEBRIS FROM DEMOLITION WORK SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES AND DISPOSED OF PER LOCAL CODE REQUIREMENTS.
- PROVISIONS FOR RECONNECTION OF OR CAPPING AND PLUGGING OF ANY ELECTRICAL, PIPING, OR UTILITY WORK SHALL BE COORDINATED IN FIELD WITH MECHANICAL / ELECTRICAL OR PLUMBING ENGINEER AND WITH OWNER'S REPRESENTATIVE.
- ALL RECONNECTIONS SHALL BE MADE IN A MANNER WHICH WILL LEAVE THE WORK SAFELY AND PROPERLY FUNCTIONING OR DISCONNECTED AS REQUIRED IN A PROPER STRUCTURAL CONDITION AND REPAIRED CONDITION AND WITH A WORKMANLIKE AND AESTHETICALLY PLEASING APPEARANCE WHERE VISIBLE.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE BUILDING OCCUPANTS POSSESSIONS ARE NOT DAMAGED, AND IF SO, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY WALL PENETRATIONS SHALL BE SEALED IN A MANNER THAT WILL NOT BE VISIBLY DETECTABLE AFTER THE AREA IS PAINTED. CONSTRUCTION THAT IS DAMAGED BEYOND PATCHING SHALL BE REPLACED. GENERAL CONTRACTOR AND / OR CONSTRUCTION MANAGER SHALL PROVIDE A WRITTEN PLAN FOR PROTECTION OF EXISTING STRUCTURES AND EQUIPMENT TO REMAIN IN PLACE. WRITTEN PLAN SHALL BE PROVIDED TO THE OWNER NOT LESS THAN 10 BUSINESS DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE AFFECTED AREA.
- ALL WASTE SHALL BE TAKEN OFF SITE AT THE END OF EACH WORK DAY BY THE CONTRACTOR. ANY WASTE HOLDING AREAS OR CONTAINERS SHALL BE SECURED (LOCKED) SO THAT UNAUTHORIZED PEOPLE CANNOT BE ACCIDENTALLY EXPOSED TO THESE PRODUCTS OR WASTE. THE CONTRACTOR SHALL ENSURE THAT EACH WORK SITE IS MAINTAINED IN A SAFE AND CLEAN MANNER, AND THAT NO DEBRIS IS ALLOWED TO REMAIN AT THE WORK SITE UPON COMPLETION OR AT THE END OF A WORK SHIFT PRIOR TO THE RETURN OF THE BUILDING OCCUPANTS. ANY STAGING OR WORK SITE MEETING AREA (INSIDE OR OUTSIDE THE BUILDING) SHALL BE KEPT CLEAN OF DEBRIS AND CIGARETTE BUTTS. CONTRACTOR'S PERSONNEL ARE NOT ALLOWED TO SMOKE ANYWHERE INSIDE THESE BUILDINGS. THE CONTRACTOR'S PERSONNEL SHALL BE RESTRICTED TO PRE-DESIGNATED ROUTES FROM THE WORK SITE TO THE OUTDOORS. UNDER NO CONDITIONS WILL THE CONTRACTOR'S EMPLOYEES BE ALLOWED OUTSIDE THIS ROUTE OR IN ANY OTHER PORTION OF THIS BUILDING, WITHOUT PRIOR APPROVAL FROM THE BUILDING OWNER. ANY PERSON WHO IS FOUND OUTSIDE THE WORK AREA OR DESIGNATED ROUTE MAY BE REMOVED IMMEDIATELY AND PERMANENTLY FROM THE PROJECT. THE BUILDING OWNER RETAINS THE RIGHT TO IMMEDIATELY DISMISS ANY WORKER, INCLUDING THE SUPERVISOR, FROM THIS PROJECT AT ANY TIME, AND CAN ALSO DO SO WITHOUT HAVING TO SHOW CAUSE. THE CONTRACTOR WILL BE ASSIGNED A SITE FOR BREAKS AND LUNCH, AND ONLY THAT SITE WILL BE USED FOR THOSE PURPOSES.
- THE CONTRACTOR'S EMPLOYEES SHALL NOT DISCUSS WITH VISITORS OR STAFF MEMBERS, ANY ASPECTS, FINDINGS, OR PROCEDURES INVOLVED WITH THIS PROJECT. IF THE CONTRACTOR RECEIVES ANY INQUIRIES, THOSE PEOPLE SHALL BE COURTEOUSLY DIRECTED TO THE BUILDING OWNERS REPRESENTATIVE FOR THAT PROJECT.
- ALL SUPPLEMENTAL ELECTRICAL EQUIPMENT SHALL BE PLUGGED INTO EXTENSION CORDS THAT HAVE GROUND FAULT CIRCUIT INTERRUPTER BOXES, WHICH SHALL BE SUPPLIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL INSURE THAT ALL OSHA AND EPA REQUIREMENTS THAT ARE APPLICABLE TO THIS TYPE OF PROJECT ARE FOLLOWED FULLY, AND THE CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR ANY DAMAGES, ILLNESS, OR INJURIES THAT ARISE OUT OF, FROM, OR CAN BE RELATED TO THIS PROJECT.
- THE CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, ILLNESS, OR INJURIES THAT ARISE OUT OF, FROM, OR CAN BE RELATED TO THE CONTRACTOR'S ACTIVITIES ON THIS PROJECT.
- ANY EXISTING MECHANICAL OR ELECTRICAL DEVICES, OR EQUIPMENT AFFECTED BY ANY RENOVATION AND NOT CALLED FOR TO BE REMOVED OR DISCONNECTED, SHALL BE RESTORED AND LEFT IN FULL OPERATING CONDITION.

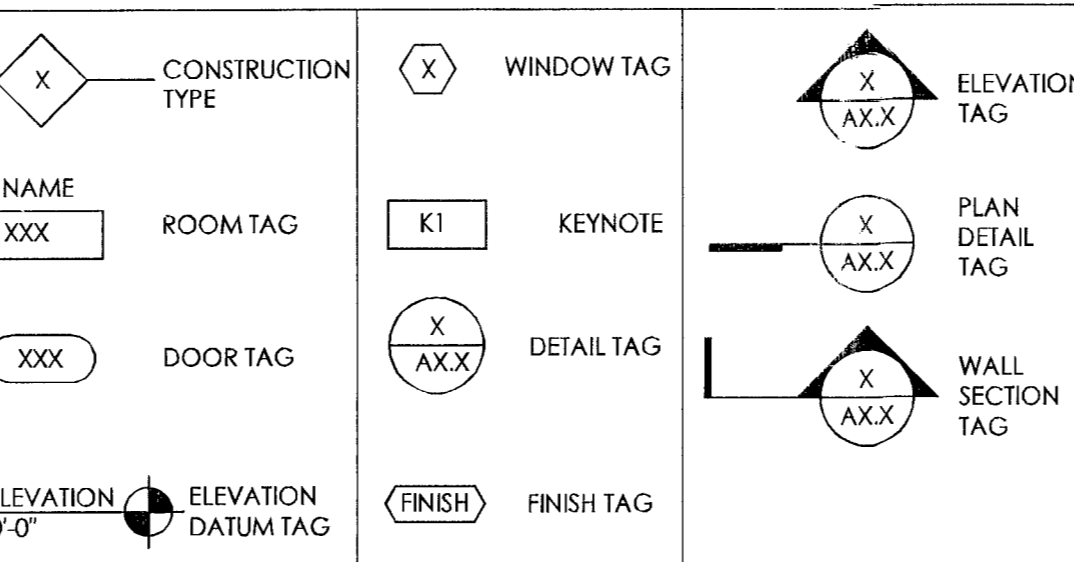
GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH CHASE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
- ALL MECHANICAL / ELECTRICAL & PLUMBING DESIGNS & CONSTRUCTION / PERMIT DRAWINGS ARE TO BE PROVIDED BY GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
- UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS GIVEN ON THE CONSTRUCTION DOCUMENTS AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.
- WRAP AND FINISH END OF WALLS W/ GWB, CORNER BEADS, TAPE, SAND & PAINT AS SCHEDULED.
- AT ALL INFILL WALLS, MATCH EXISTING ADJACENT FINISH UNLESS NOTED OTHERWISE.
- ALL EXISTING WALLS TO BE REPAIRED TO "AS-NEW" CONDITION AND MATCH EXISTING ADJACENT FINISH UNLESS NOTED OTHERWISE.
- THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
- ALL DOORS TO LOCATED 4" FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE. PROVIDE 18" CLEAR AT LATCH ON PULL SIDE OF DOORS, 12" CLEAR AT LATCH ON PUSH.
- PROVIDE BLOCKING AND BACKING AT 2'-0" AFF AND 8'-0" AFF IN EXISTING WALLS AND NEW PARTITIONS FOR ALL CASEWORK AND ACCESSORIES. COORDINATE WITH FIXTURE SHOP DRAWINGS. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER DEVICES REQUIRED.
- SECURITY CAMERAS TO BE LOCATED BY CHASE.
- GENERAL CONTRACTOR SHALL TEST, ADJUST, AND BALANCE SUPPLY AIR, RETURN AIR, EXHAUST AIR, AND VERIFY TEMPERATURE CONTROL SYSTEM OPERATION FOR SYSTEM SERVING REMODELED AREA. SUBMIT TESTING, ADJUSTING, AND BALANCING REPORT BEARING THE SEAL AND SIGNATURE OF THE TEST AND BALANCE ENGINEER TO THE OWNER.
- WHERE WALLS / SOFFITS OR PORTIONS THEREOF ARE NOTED TO BE PAINTED, CONTRACTOR SHALL PAINT ENTIRE WALL TO PROVIDE A UNIFORM FINISH.

ABBREVIATIONS

AC	AIR CONDITIONING	MAS	MASONRY
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
AHJ	AIR HANDLING UNIT	MECH	MECHANICAL
AL	ALUMINUM	MFR / MFR	MANUFACTURER
ASPH	ASPHALT	MIN	MINIMUM
AT	ALUMINUM THRESHOLD	MO	MASONRY OPENING
BD	BOARD	MR	MIRROR/MOISTURE RESISTANT
BLKT	BLANKET	MT	MARBLE THRESHOLD
C	CONTROL JOINT	MTL	METAL
CLG	CEILING	NA	NOT APPLICABLE
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CPT	CARPET	OPP	OPPOSITE
CT	CERAMIC TILE	PLYWD	PLYWOOD
C/L	CENTER LINE	PREFAB	PREFABRICATED
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
DF	DRINKING FOUNTAIN	PT	PAINT / PRESSURE TREATED
DIA	DIAMETER	QT	QUARRY TILE
DN	DOWN	R	RISER/RADIUS
DS	DOWN SPOUT	REBAR	REINFORCING BAR
EA	EACH	REF	REFERENCE
EJ	EXPANSION JOINT	REINF	REINFORCE
ELEC	ELECTRICAL	REQ'D	REQUIRED
ELEV / EL	ELEVATION	RO	ROUGH OPENING
EQ	EQUAL	SB	SPLASHBLOCK
EXIST	EXISTING	SHLVS	SHELVES
FD	FLOOR DRAIN	SIM	SIMILAR
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATION
FF	FINISH FLOOR	SS	STAINLESS STEEL
FR	FIRE RATED	STL	STEEL
FRP	FIBERGLASS REINFORCED POLYESTERS/POLYMER	STOR	STORAGE
FRT	FIRE RETARDANT TREATED	SUSP	SUSPENDED
F.V.	FIELD VERIFY	T	TREAD
GALV	GALVANIZED	TELE	TELEPHONE
GYPBD	GYP/SIM BOARD	TPD	TOILET PAPER DISPENSER
HC	HANDICAPPED	TPY	TYPICAL
HDW	HARDWARE	UNO	UNLESS NOTED OTHERWISE
HDP	HIGH DENSITY POLYURETHANE	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VF	VERIFY IN FIELD
HVAC	HEATING, AIR COND. & VENT INFORMATION	VIF	VINYL THRESHOLD
INFO	INSULATION	WC	WATER CLOSET
INSUL	LAY-IN ACOUSTICAL CEILING	WD	WOOD
LAC		WP	WATERPROOF
		WWF	WELDED WIRE FABRIC
		W/	WITH

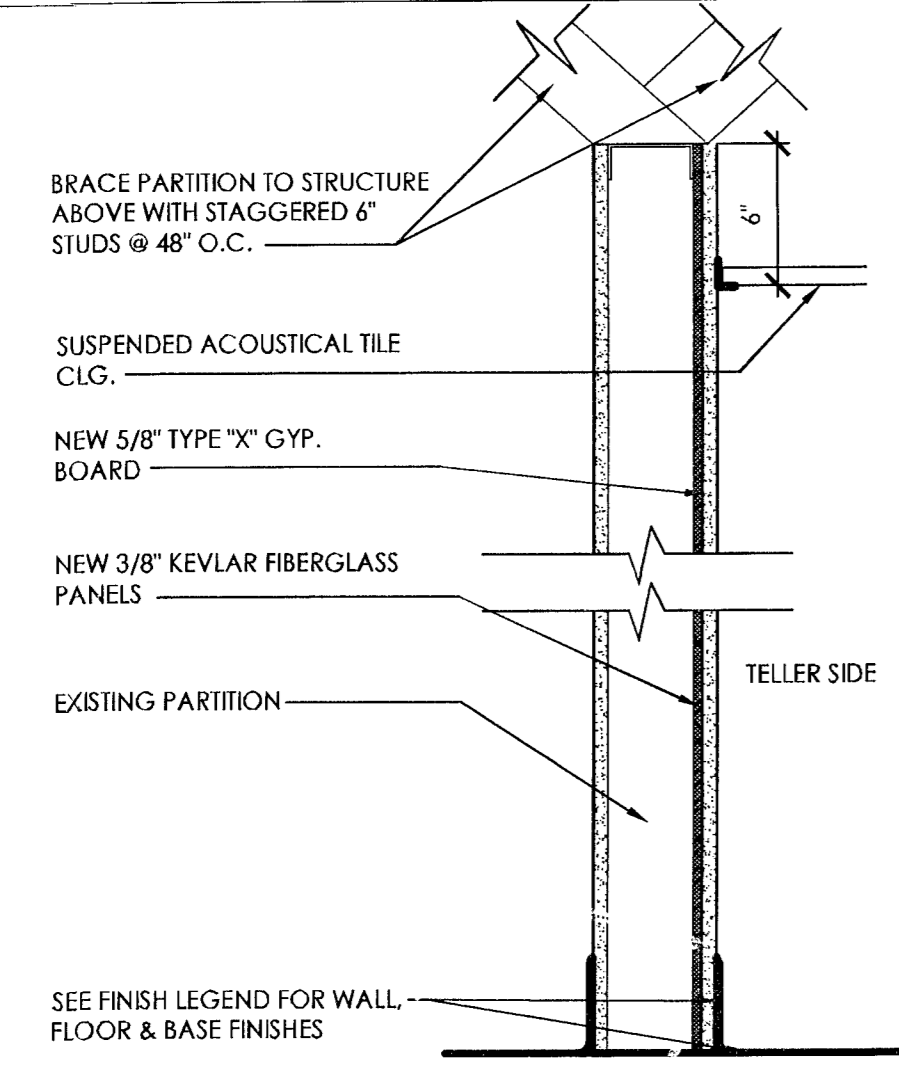
SHEET SYMBOLS



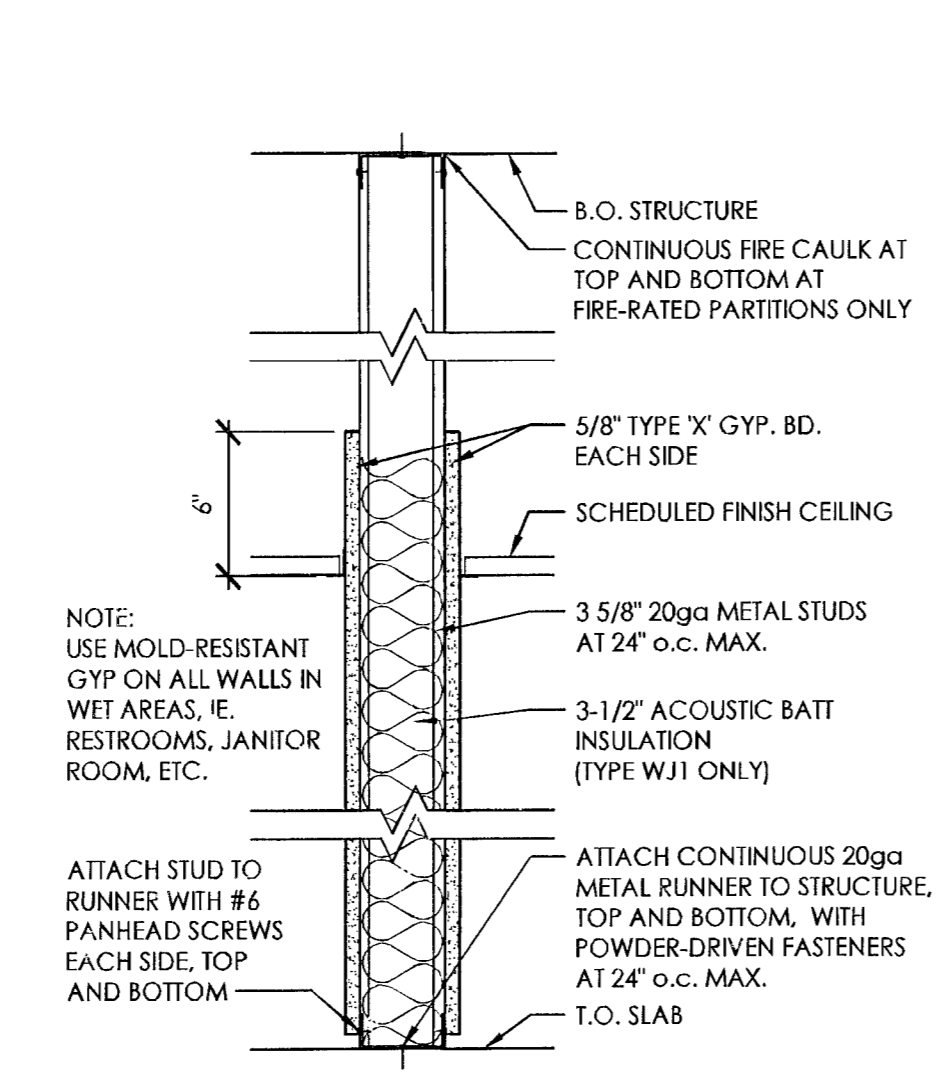
INTERIOR FINISHES

REFER TO ORIGINAL CONSTRUCTION DOCUMENTS AS PROVIDED BY CHASE PROJECT MANAGER FOR EXISTING FINISHES.

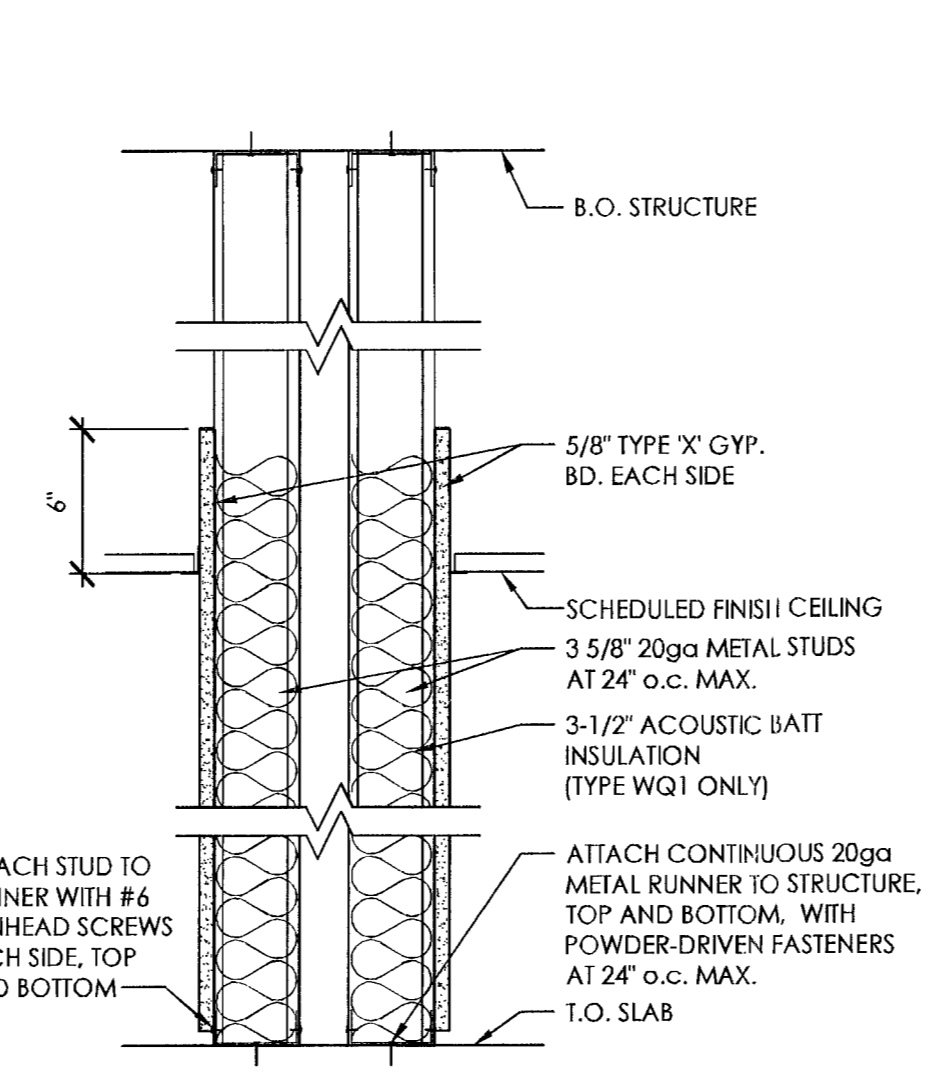
PAINT		CEILING FINISHES	
PT-0	MATCH EXISTING ADJACENT INTERIOR PAINT	ACT-0	MATCH EXISTING ADJACENT ACOUSTICAL CEILING TILE & GRID
PT-1	INTERIOR WALL	ACT-1	ACOUSTICAL CEILING & GRID
	MANUFACTURER: BENJAMIN MOORE		MANUFACTURER: ARMSTRONG
	PRODUCT: AURA WATERBORNE INTERIOR PAINT		PRODUCT: 'ULTIMA' OPEN PLAN - FINE TEXTURE
	PRODUCT NUMBER: AC-5		PRODUCT NUMBER: 1942 HRC (80% RECYCLED CONTENT)
	COLOR: SPRINGFIELD TAN		COLOR: WHITE
	FINISH: EGGSHHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)		SIZE: 24"x24"x3/4"
	SOURCE: BENJAMIN MOORE		EDGE: BEVELED TEGULAR
PT-402	INTERIOR WALL		GRID: INTERLUDE XL 9/16" EXPOSED TEE SYSTEM, COLOR: WHITE
	MANUFACTURER: BENJAMIN MOORE		SOURCE: LOCAL CONTRACTOR
	PRODUCT: AURA WATERBORNE INTERIOR PAINT	FABRIC PANELS	
	PRODUCT NUMBER: HC-77	FP-300	FABRIC for PANELS
	COLOR: ALEXANDRIA BEIGE		MANUFACTURER: DESIGN TEX
	FINISH: EGGSHHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)		PRODUCT: LUMA
	SOURCE: BENJAMIN MOORE		PRODUCT NUMBER: 5160-101
PT-4	INTERIOR WALL		COLOR: ESPRESSO 5160-101
	MANUFACTURER: BENJAMIN MOORE		SIZE: 54" WIDE ROLL - INSTALL MEDIA/FOCAL WALL IN PINWHEEL PATTERN PER ELEVATION
	PRODUCT: AURA WATERBORNE INTERIOR PAINT		SOURCE: DESIGN TEX - PATRICK MCNULTY - 610-730-6896 pmcnulty@designtex.com
	PRODUCT NUMBER: HC-811	PLASTIC LAMINATE	
	COLOR: OLD GLORY (BLUE)	PL-0	MATCH EXISTING ADJACENT PLASTIC LAMINATE
	FINISH: EGGSHHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)	PL-1	PLASTIC LAMINATE
	SOURCE: BENJAMIN MOORE		MANUFACTURER: Wilsonart
			PRODUCT NUMBER: 4882-38
			COLOR: OILED SOAPSTONE - TEXTURED
			SOURCE: GENERAL CONTRACTOR
		PL-2	PLASTIC LAMINATE
			Vertical Surfaces at Tellerline
			MANUFACTURER: WILSONART
			PRODUCT NUMBER: 7935-07
			COLOR: SHAKER CHERRY - TEXTURED
			SOURCE: GENERAL CONTRACTOR
WALL BASE AND TRIM			
WB-0	MATCH EXISTING ADJACENT WALL BASE		
WB-300	WOOD WALL BASE		Wood Base at Media Wall
	SPECIES: WALNUT		
	COLOR: STAIN TO MATCH KNOLL 'SMOKED WALNUT' V418 OR APPROVED EQUIVALENT MINWAX STAIN-COLOR 2718 EBONY		
	PROFILE: 4" H WITH 1/4" RABBIT AT TOP EDGE		
	SOURCE: GENERAL CONTRACTOR		
CARPET			
CPT-0	MATCH EXISTING ADJACENT CARPET	WALL COVERING	
CPT-1	CARPET	WC-2	WALLCOVERING
	MANUFACTURER: INTERFACE		Walkcovering at Face of Soffit
	PRODUCT: 50 CM TILE: MEDITATIONS		MANUFACTURER: DL COUCH
	PRODUCT NUMBER: STYLE: 19Y5002500		PRODUCT: CUSTOM SILK SCREEN WALL COVERING (BLUE)
	COLOR: 076609 MOCHA		PRODUCT NUMBER: ASL-DLC31950
	BACKING: GLASBAC; INSTALL MONOLITHIC		FINISH: TYPE 2 VINYL WALL COVERING, TEXTURE WITH WATER BASED INKS, UNCOATED
	SOURCE: INTERFACE FLOOR COMMERCIAL-JOE FOLEY 312-961-7046 joe.foley@interfaceflor.com		SOURCE: DL COUCH - KIM KOGER - 800-433-0790x1008
CZAR-1/CPT-5	FLOATING COMFORT ZONE AREA RUG	FLOORING TRANSITIONS - ALUMINUM	
	MANUFACTURER: INTERFACE FLOR	FIS-1	FLOOR TRANSITION
	PRODUCT: NEW GOTHAM		CARPET TO TILE
	PRODUCT NUMBER: 8NH30		MANUFACTURER: CERAMIC TOOL COMPANY
	COLOR: 801827 - ITS ALWAYS BETTER TO BE BEHIND A POLICE CAR		PRODUCT: CIC 716 MCT DKB
	SIZE: SEE PLAN		COLOR: DARK BRONZE
	SOURCE: INTERFACE - JOE FOLEY - 312-961-7046 joe.foley@interfaceflor.com		SOURCE: CERAMIC TOOL COMPANY - 1-800-236-5230
TILE			
T-311	BRANCH FIELD TILE		Teller Line Platform
	MANUFACTURER: EMSER		
	PRODUCT: AUBERGE PORCELAIN TILE		
	COLOR: MOCHA		
	SIZE: 12" X 24" X 3/8" - HONED FINISH INSTALLED RUNNING BOND PERPENDICULAR TO TELLER LINE		
	GROUT: COMMERCIAL BLDG. PROD. #380 HAYSTACK/ 3/16" JOINT		
	SOURCE: EMSEER - CHRISTINA MILLER chase@emser.com		



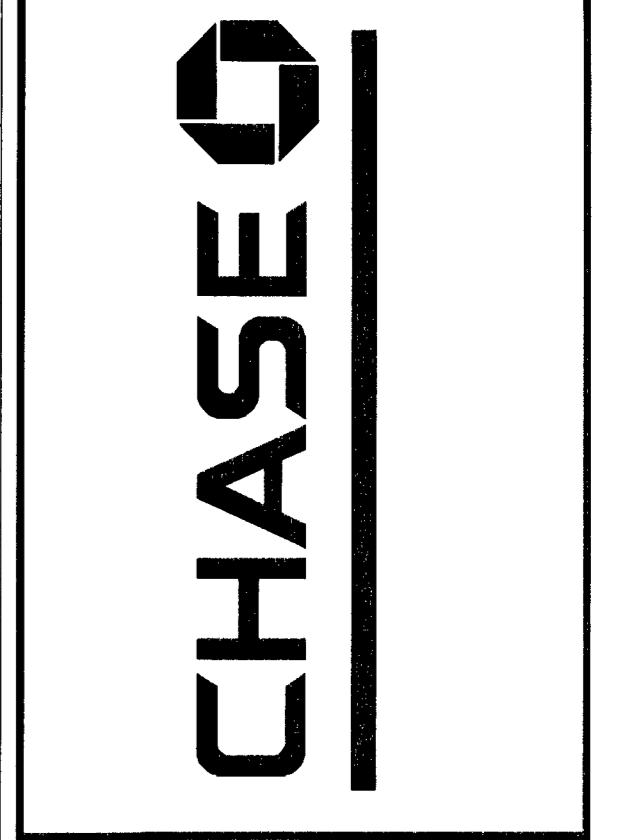
BR TYPICAL 3-5/8\"/>



W1 TYPICAL 3-5/8\"/>



WQ TYPICAL 3-5/8\"/>



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SEAL

Architect of Record:
 Jeff R. Mendenhall, AIA
 FL License # AR11215

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	12219
DATE:	01-18-2013
DRAWN BY:	KP
CHECKED BY:	JRM

SHEET TITLE

GENERAL

SHEET NUMBER

A0.1

DEMOLITION PLAN KEY NOTES NOTE: NOT ALL NOTES MAY BE USED. **DXX**

D01 REMOVE, PROTECT, AND STORE EXISTING EQUIPMENT / FURNITURE TO BE REUSED / RELOCATED ON SITE.
 D02 REMOVE AND PROTECT EXISTING EQUIPMENT / FURNITURE TO BE RETURNED TO OWNER.
 D03 REMOVE, PROTECT, AND STORE EXISTING FLOORING TO BE REUSED / RELOCATED ON SITE OR RETURNED TO OWNER.
 D04 REMOVE PORTION OF EXISTING WALL AS REQUIRED FOR NEW WORK.
 D05 REMOVE PORTION OF EXISTING CEILING AS REQUIRED FOR NEW WORK.
 D06 REMOVE PORTION OF EXISTING FLOORING AS REQUIRED FOR NEW WORK.
 D07 REMOVE EXISTING FLOOR FINISH IN A CLEAN LINE AT AREA SHOWN.
 D08 REMOVE BLUE BRANDING WALL FINISH FROM SOFFIT.
 D09 REMOVE DOOR AND FRAME ASSEMBLY.
 D10 REMOVE EXISTING FLOOR TRANSITION STRIP.
 D11 REMOVE AND PROTECT EXISTING SIGNAGE TO BE REINSTALLED ON NEW SOFFIT.

FLOOR PLAN KEY NOTES NOTE: NOT ALL NOTES MAY BE USED. **FPXX**

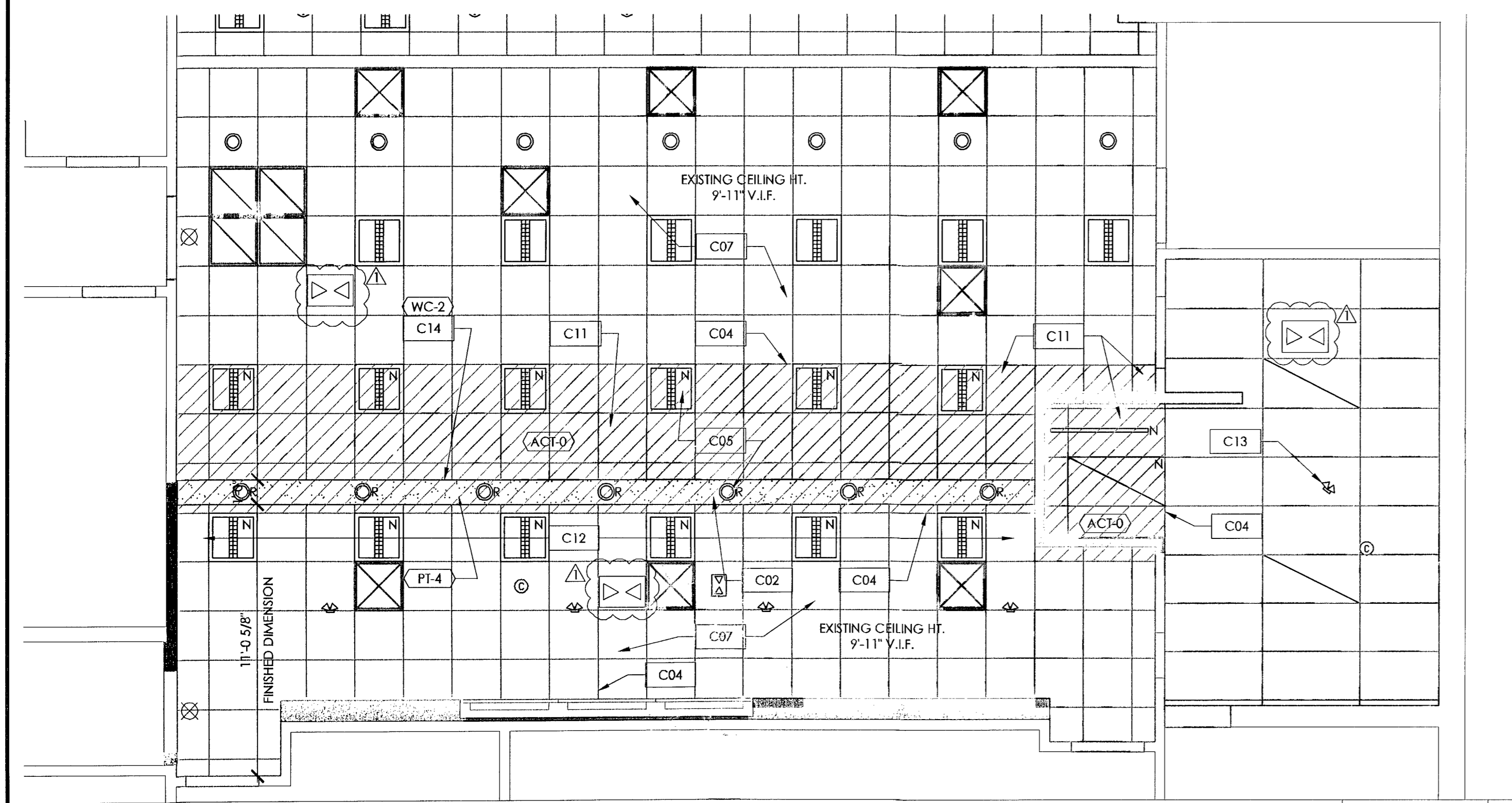
FP01 ALIGN FINISH FACES.
 FP02 LINE OF SOFFIT ABOVE.
 FP03 PROVIDE AND INSTALL NEW FLOOR MOUNTED ILLUMINATED WINDOW BOX SIGN.
 FP04 RELAMINATE EXISTING COUNTER.
 FP05 INSTALL NEW BASE CABINET TO ACCOMMODATE NEW INSTANT ISSUE MACHINE. INSTALL SECURITY CAMERA. COORDINATE WITH CHASE SECURITY COMPANY.
 FP06 NEW GLASS / LAMINATE / STUD WALL (REFER TO DETAILS).
 FP07 REPLACE EXISTING FLOORING WITH NEW CARPET (TYPE AS NOTED).
 FP08 REPLACE EXISTING FLOORING WITH NEW TILE (TYPE AS NOTED).
 FP09 NEW OR REUSED FURNITURE BY OTHERS.
 FP10 NEW GLASS PARTITION AND WOOD FRAME ASSEMBLY TO MATCH EXISTING.
 FP11 NEW MESA LOUNGE CHAIRS ON AREA RUG.
 FP12 EXISTING FLOORING TO REMAIN.
 FP13 NEW CARPET TO MATCH EXISTING.
 FP14 PATCH AND REPAIR FINISHES TO MATCH EXISTING ADJACENT FINISHES.
 FP15 NEW P-LAM / WOOD VENEER WRAP WITH SIGNAGE AT ELEVATOR.
 FP16 NEW WALL MOUNTED SIGNAGE BY OWNER.
 FP17 NEW OR RE USED EQUIPMENT BY OWNER.
 FP18 NEW SIGNAGE BY OWNER.
 FP19 REINSTALL EXISTING CARPET TIGHT TO NEW LINE OF TILE.
 FP20 EXISTING TO REMAIN.
 FP21 NEW MANUAL MECO SHADES AT WINDOWS.
 FP22 ALIGN CENTERLINE OF NEW PARTITION WITH CENTERLINE OF EXIST. MULLION.
 FP23 3" STEEL TUBE POST. REFER TO DETAIL.
 FP24 NEW P-LAM COUNTER.

REFLECTED CEILING PLAN KEY NOTES NOTE: NOT ALL NOTES MAY BE USED. **CXX**

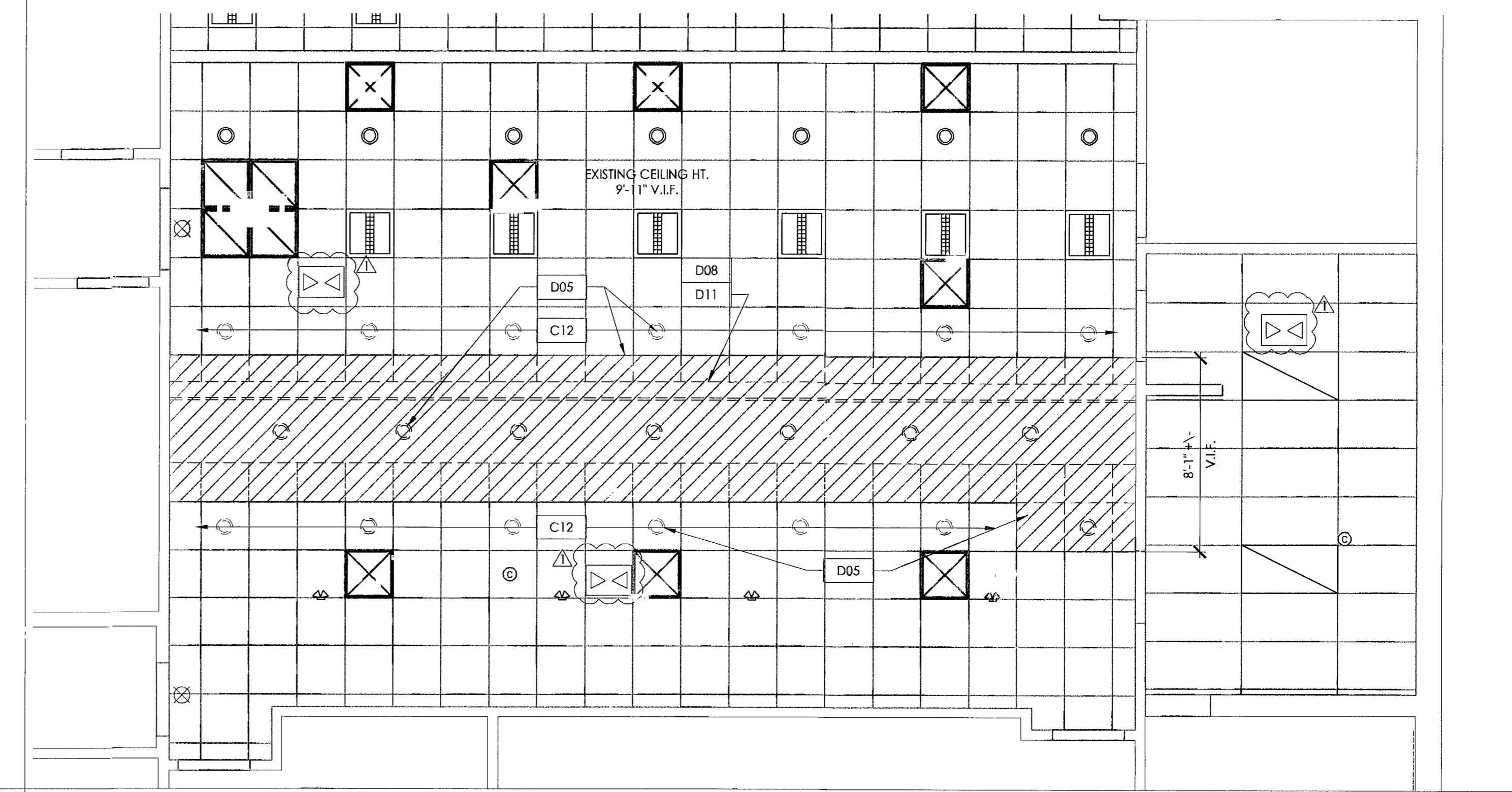
C01 ALIGN FINISH FACES.
 C02 CONSTRUCT NEW SOFFIT - REFER TO SECTION 5/A5.1.
 C03 NEW 2X2 ACOUSTIC CEILING TILE & GRID TO MATCH EXISTING.
 C04 REWORK EXISTING ACOUSTIC CEILING TILE & GRID TO ACCOMMODATE NEW CONSTRUCTION.
 C05 NEW OR RELOCATED LIGHT FIXTURE. PROVIDE POWER AND SWITCH.
 C06 EXISTING SOFFIT TO REMAIN.
 C07 EXISTING CEILING, GRID, FIXTURES & DIFFUSERS TO REMAIN.
 C08 WALL BELOW.
 C09 RELOCATE FIXTURE TO ALIGN WITH NEW LOCATION OF GRID.
 C10 ALIGN MONITOR RECESS WITH CHANGE IN CEILING PLANE.
 C11 NEW CEILING GRID, ACOUSTICAL TILE TO MATCH EXISTING AND NEW FIXTURES THIS AREA.
 C12 EXISTING GRID AND CEILING TILE TO REMAIN.
 C13 NEW SECURITY CAMERA ABOVE INSTANT ISSUE MACHINE.
 C14 REINSTALL SIGNAGE-SEE ELEV. 1/A5.1.

RCP SYMBOL LEGEND

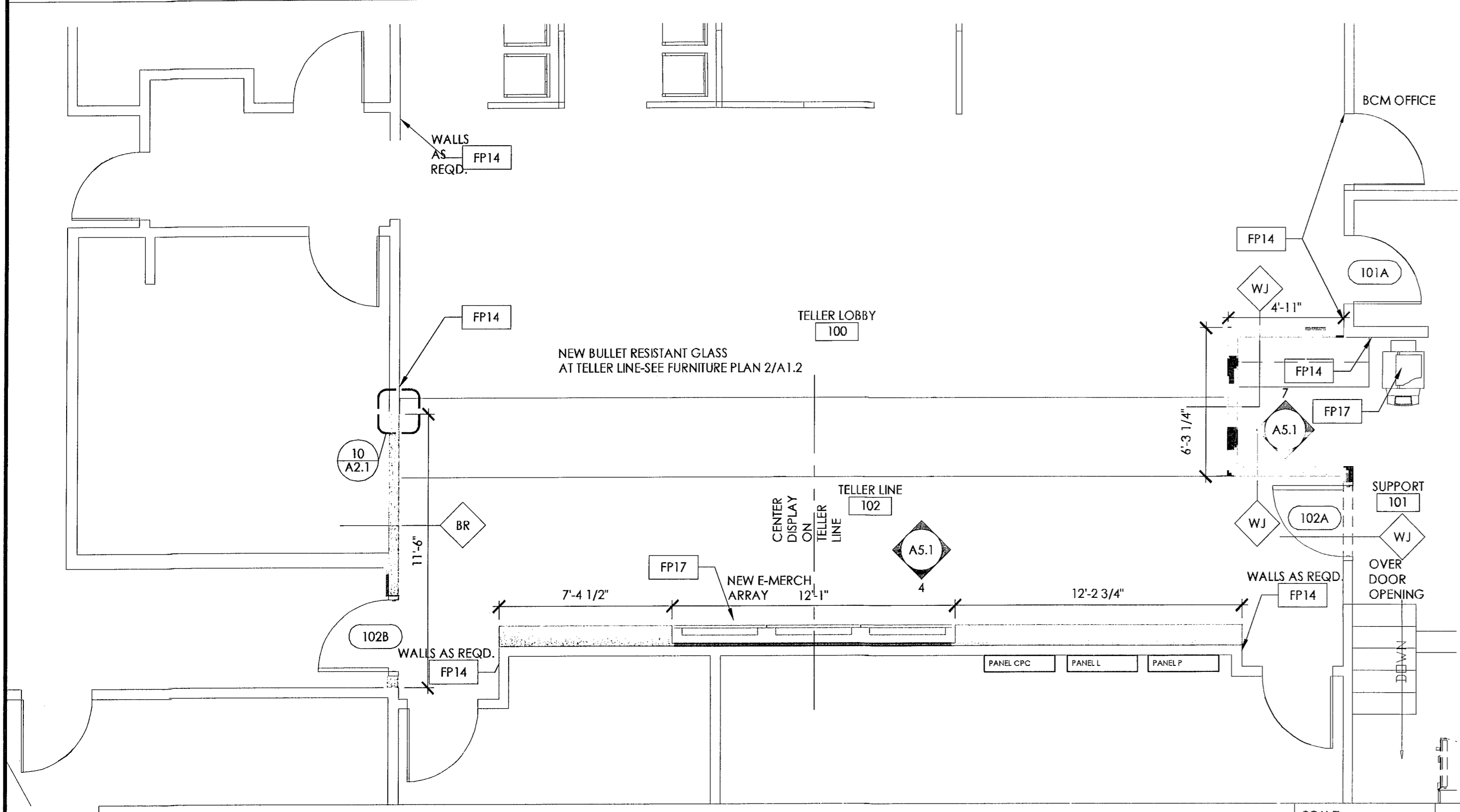
NEW 2x2' LAY-IN FLUORESCENT: REFER TO ELEC DWGS FOR ADDL INFO
 EXISTING 2x2' LAY-IN FLUORESCENT
 NEW 2x4' LAY-IN FLUORESCENT: REFER TO ELEC DWG. FOR ADDL INFO
 EXISTING 2x4' LAY-IN FLUORESCENT: REFER TO ELEC DWG. FOR ADDL INFO
 EXISTING SECURITY CAMERA
 RELOCATED RECESSED CAN LIGHT: REFER TO ELEC DWGS FOR ADDL INFO
 EXISTING RECESSED CAN LIGHT
 EXISTING LIGHTED EXIT SIGN
 NEW UNDER-CABINET TASK LIGHT: REFER TO ELEC DWGS FOR ADDL INFO
 EXISTING EMERGENCY LIGHTING
 EXISTING DEVICE TO REMAIN
 EXISTING SUPPLY AIR DIFFUSER
 EXISTING RETURN AIR GRILL



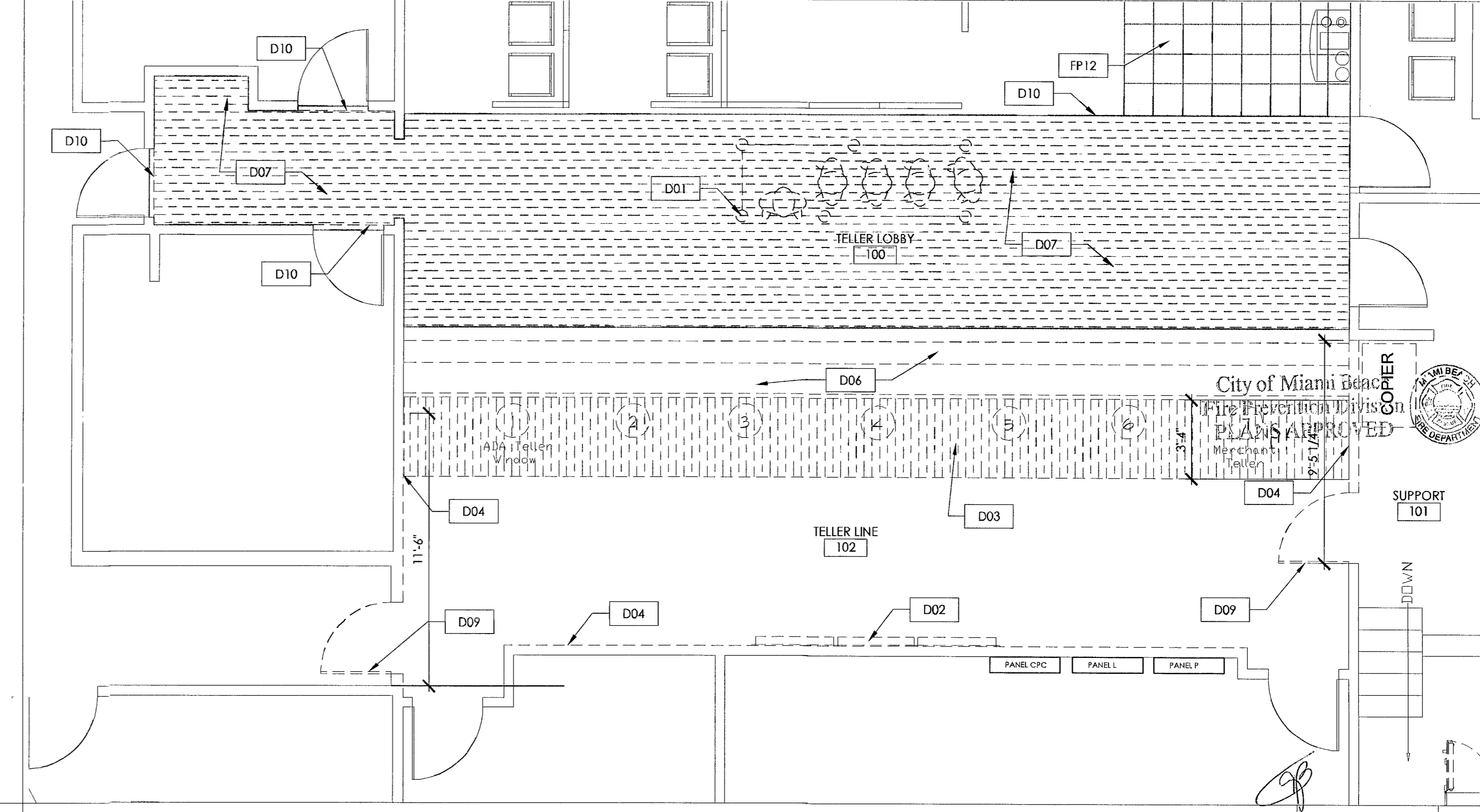
PARTIAL CEILING PLAN - NEW SCALE 1/4"=1'-0" 4



PARTIAL CEILING PLAN - EXISTING/ DEMO SCALE 1/4"=1'-0" 3



PARTIAL FLOOR PLAN - NEW SCALE 1/4"=1'-0" 2



PARTIAL FLOOR PLAN - EXISTING/ DEMO SCALE 1/4"=1'-0" 1



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SEAL

 Architect of Record:
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 FL License # AR11215

ISSUE	DATE	DESCRIPTION
▲	03-11-2013	PLAN REVIEW COMMENTS

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

PROJECT INFORMATION BLOCK

JOB #	12219
DATE	01-18-2013
DRAWN BY	EP
CHECKED BY	JRM

SHEET TITLE
**FLOOR PLANS
 REFLECTED CEILING
 PLANS**

SHEET NUMBER
A1.1

DOOR SCHEDULE								
DOOR NUMBER	DOOR TYPE	DIMENSIONS			DOOR MATERIAL		REMARKS	
		WIDTH	HEIGHT	THICK.	AL = ALUMINUM BR = BULLET RESISTANT H.M. = HOLLOW METAL S.C. = SOLID CORE WD. = WOOD	FRAME MATERIAL H.M. = HOLLOW METAL BR = BULLET RESISTANT WD. = WOOD		
101A	-	EXISTING	EXISTING	-	-	-	02	5
102A	A	3'-0"	7'-0"	1-3/4"	S.C.WD.	H.M.	01	6
102B	B	3'-0"	7'-0"	1-3/4"	S.C.BR.WD.	BR.M.	01	6

HARDWARE NOTES:
 1. PERMANENT CORE KEYING BY G.C., COORDINATE WITH OWNER.
 2. MOUNT CLOSER ON FULL SIDE.
 3. ALL DOOR HARDWARE TO MEET ADA ACCESSIBILITY GUIDELINES.
 4. G.C. TO VERIFY & MATCH EXISTING HARDWARE.
 5. ADD DOOR LOCK ONLY.
 6. DOOR AND FRAME SUPPLIED BY OWNERS VENDOR-INSTALLED BY G.C.

HARDWARE SET 01

DOOR NUMBER: 102A, 102B
 EACH TO HAVE:

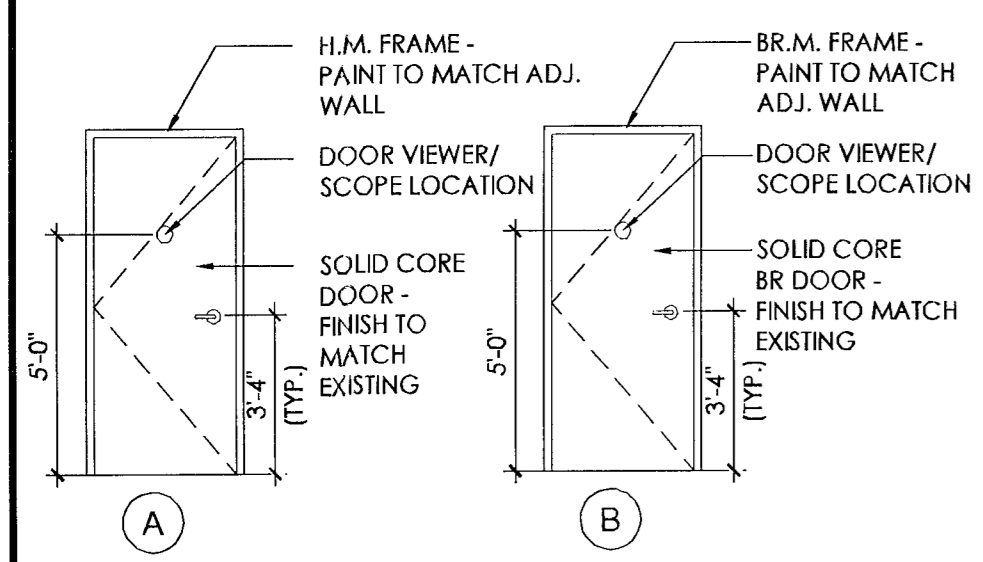
3 EA HINGE	5881 4.5 X 4.5 (B11279 4.5 X 4.5)	652 IVE (HAG)
1 EA ELECTRONIC LOCK	SCHLAGE CO-100-CY-70-KP-SPA-626-PD W/ SCHLAGE STANDARD CYLINDER C123 KEYWAY	626 SCH
1 EA SURFACE CLOSER	**4011/4041-3077 (5100 REG)	SP288 LCN(HAG)
1 EA KICKPLATE (Push Side)	8400 8'X 2" LESS THAN DOOR WIDTH (1'945)	630 IVE(HAG)
1 EA DOOR SCOPE	DS2000 168 DEGREE	ALS DST
1 EA FLOOR STOP	FS13 (W/R1 4 DOME STOP RISE AS REQD.)	626 IVE
3 EA SILENCER	SR64 (307D)	GRY IVE(HAG)

** MOUNT ON ROOM SIDE NOT VISIBLE TO CUSTOMERS

HARDWARE SET 02

DOOR NUMBER: 101A
 EACH TO HAVE:

1 EA ELECTRONIC LOCK	SCHLAGE CO-100-CY-70-KP-SPA-626-PD W/ SCHLAGE STANDARD CYLINDER C123 KEYWAY	626 SCH
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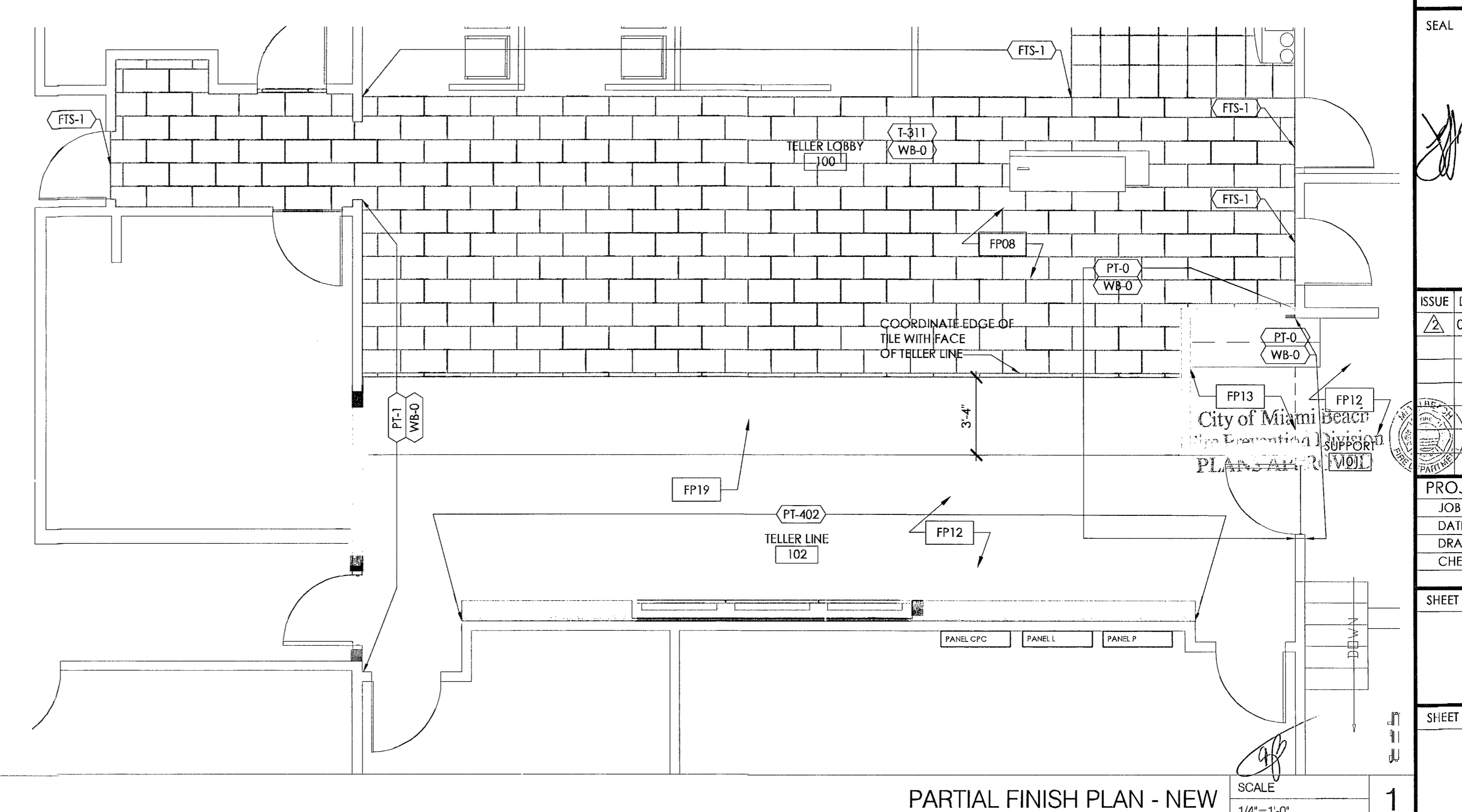
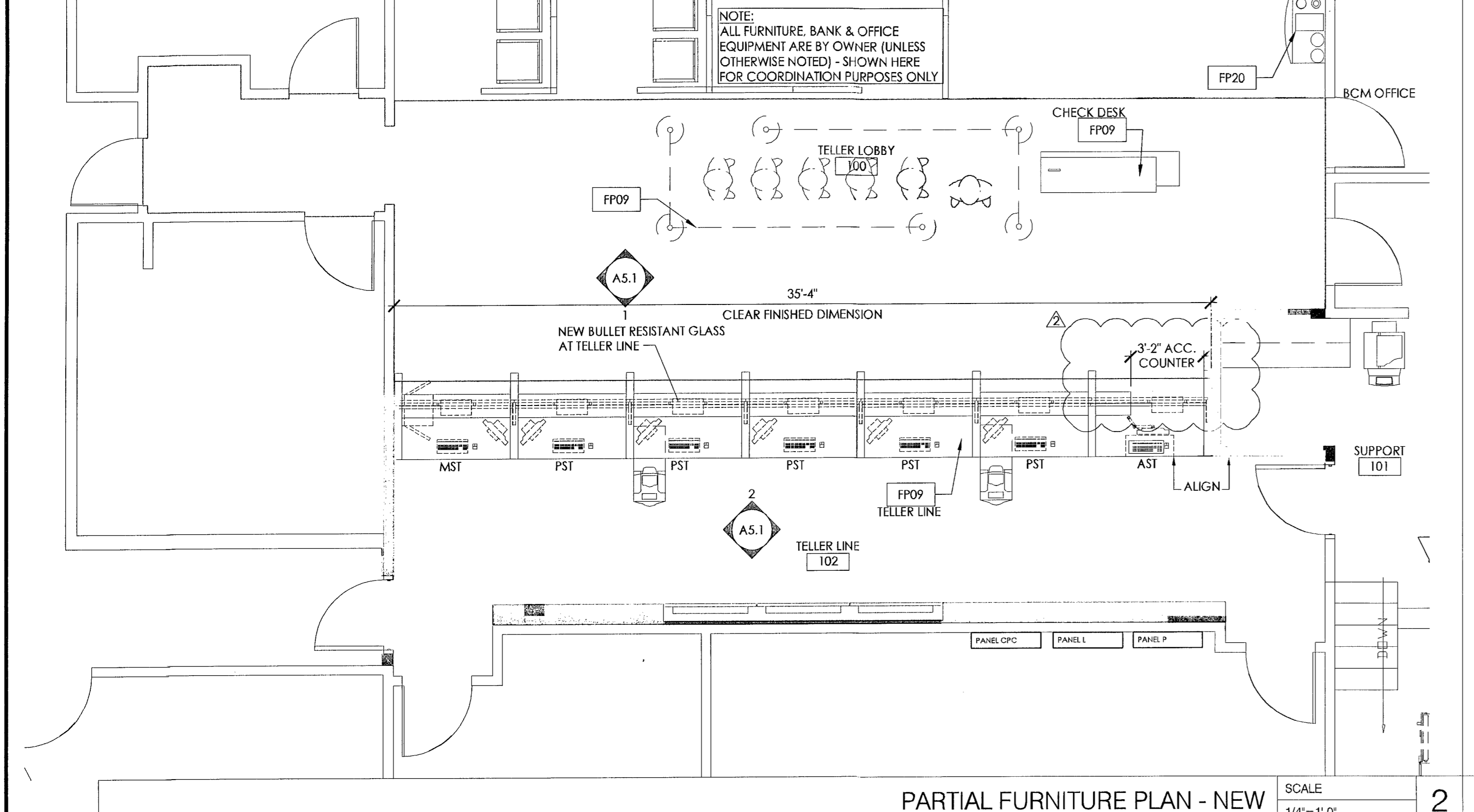
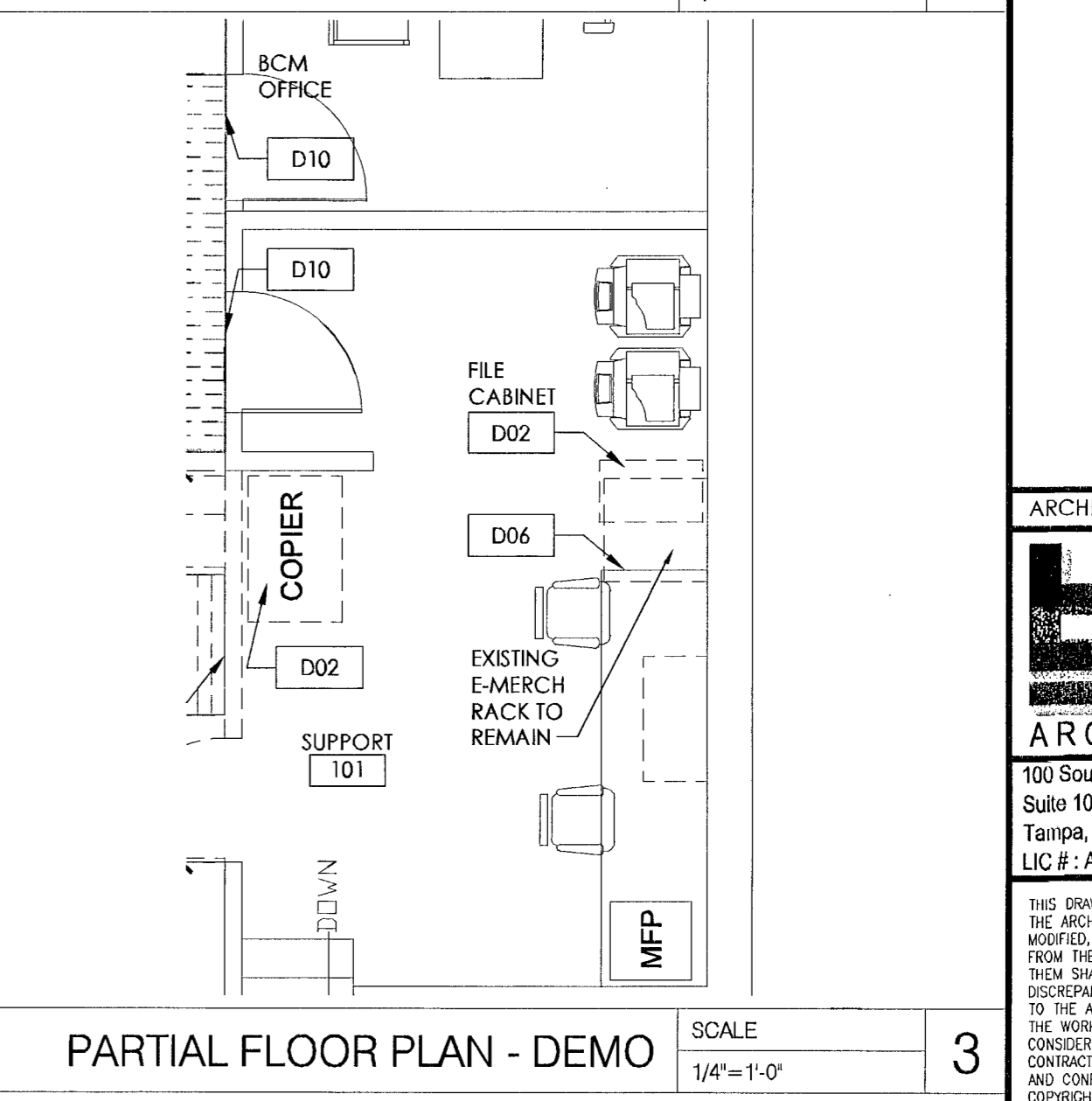
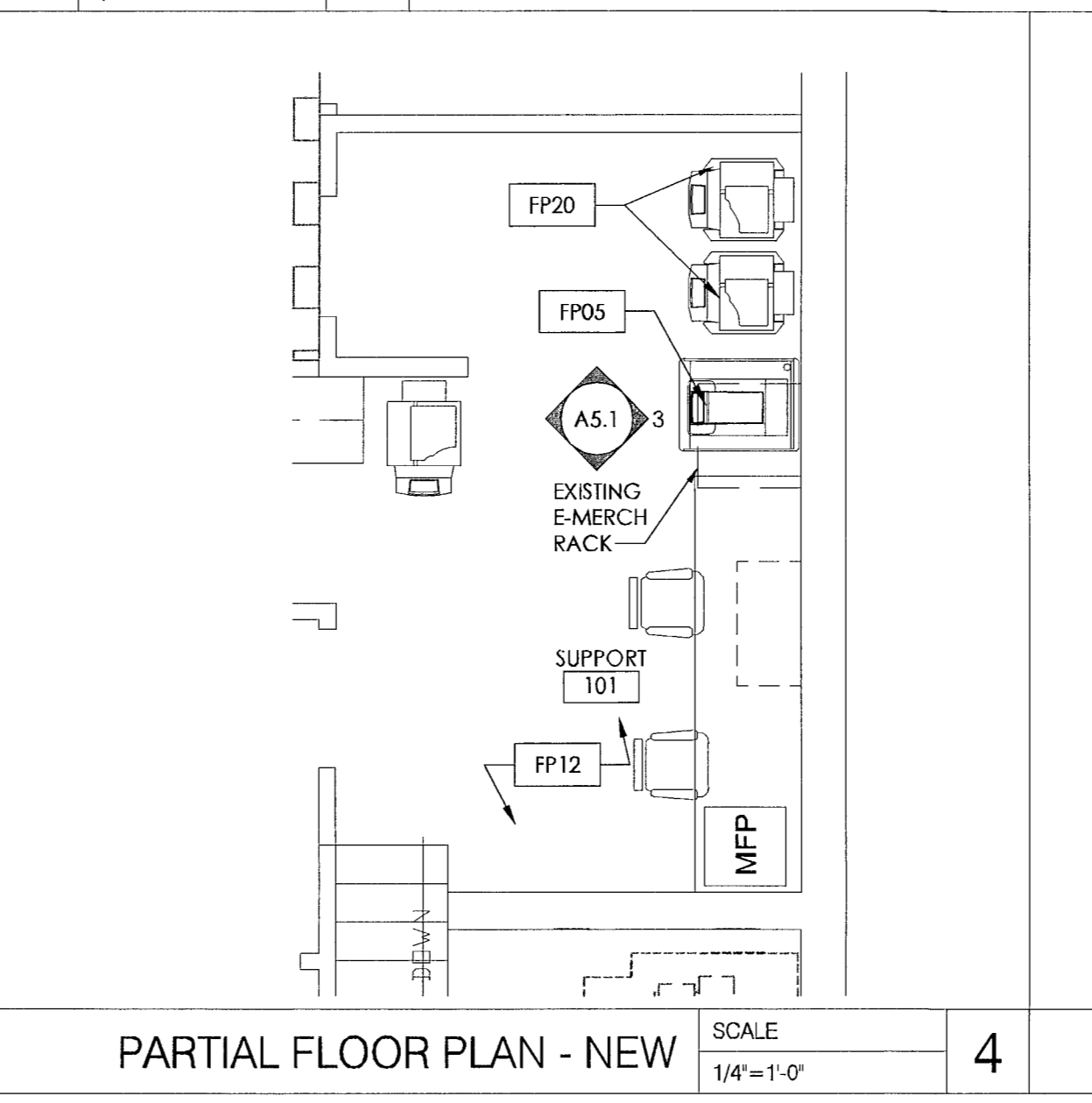
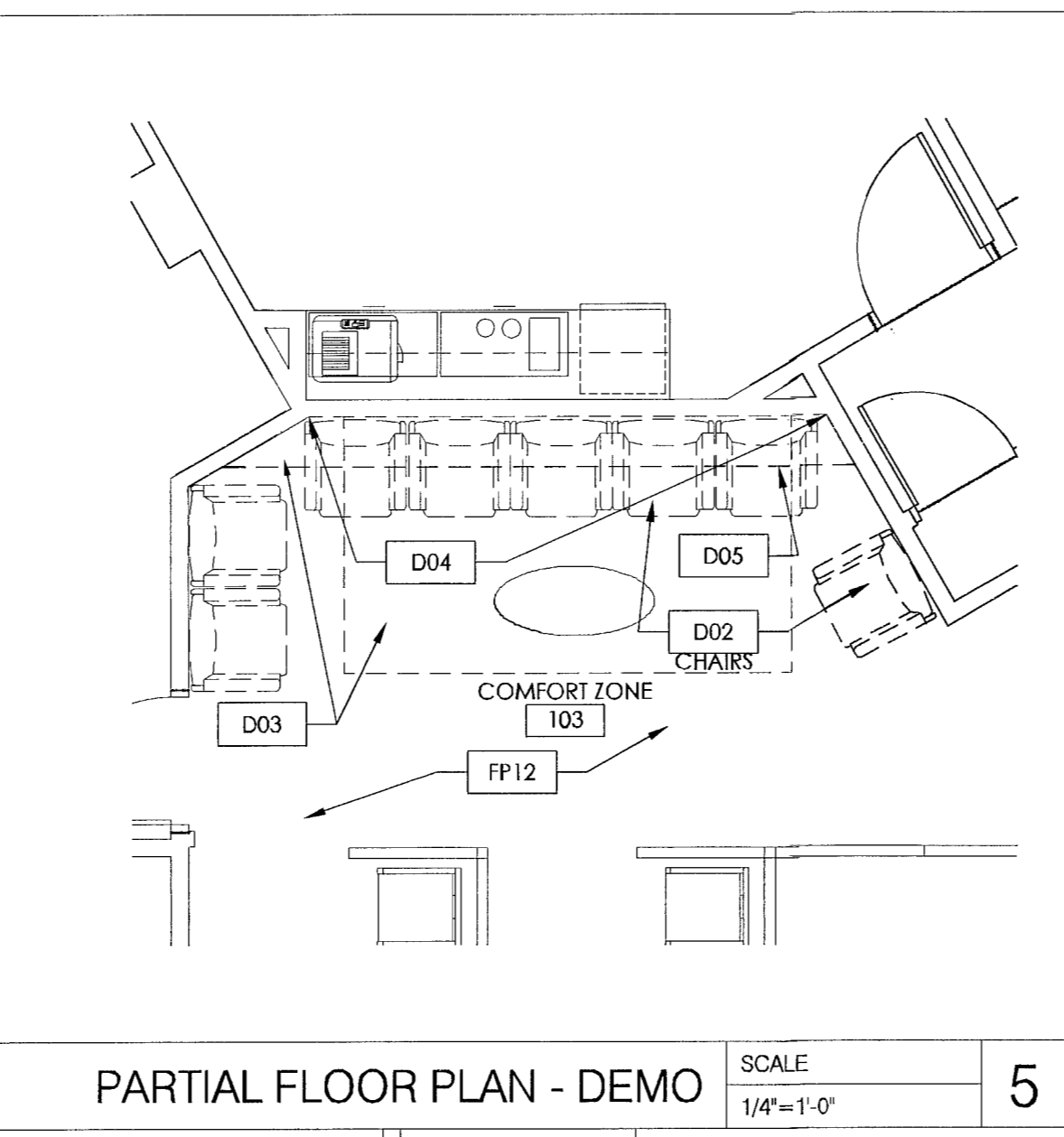
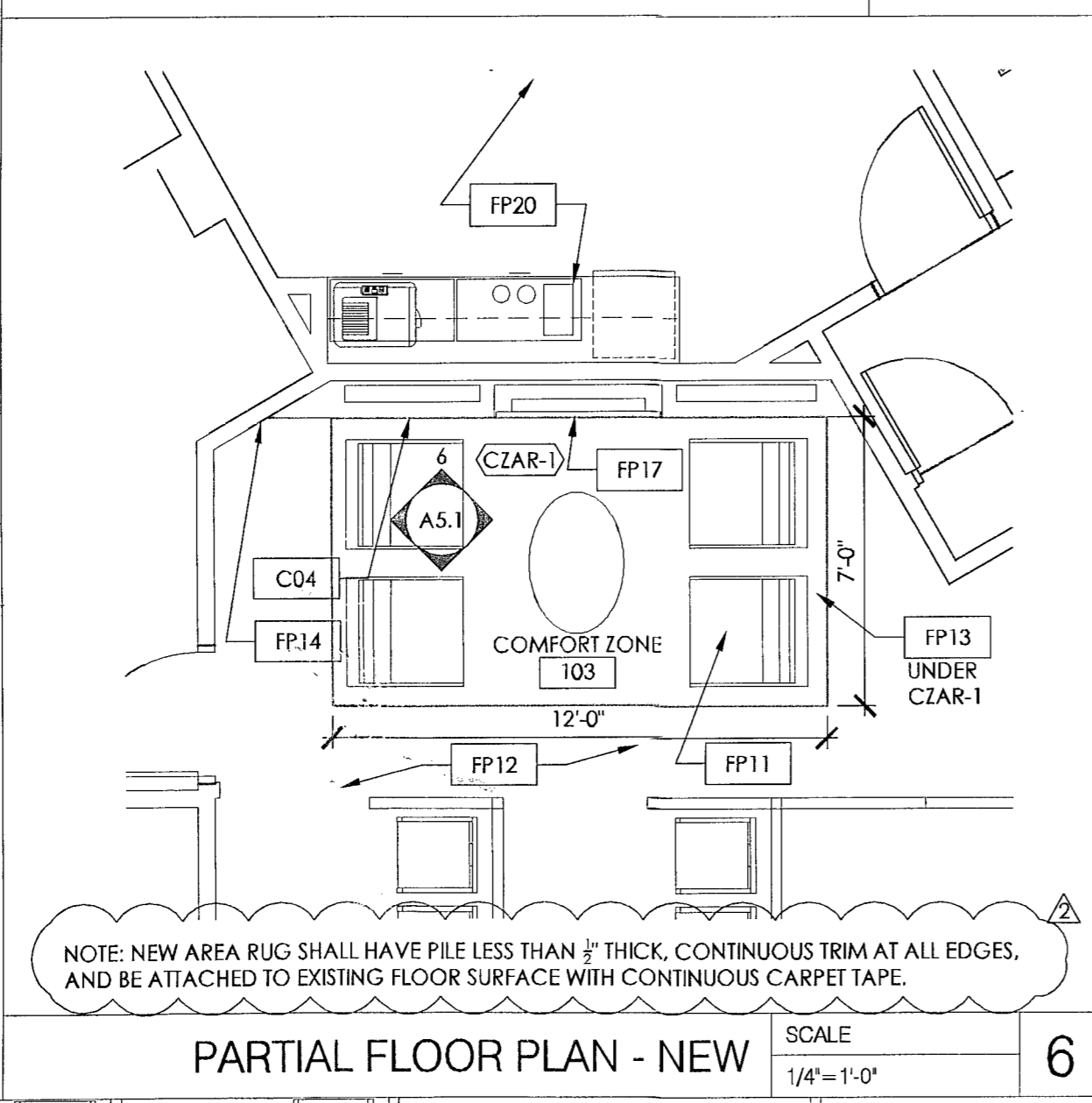
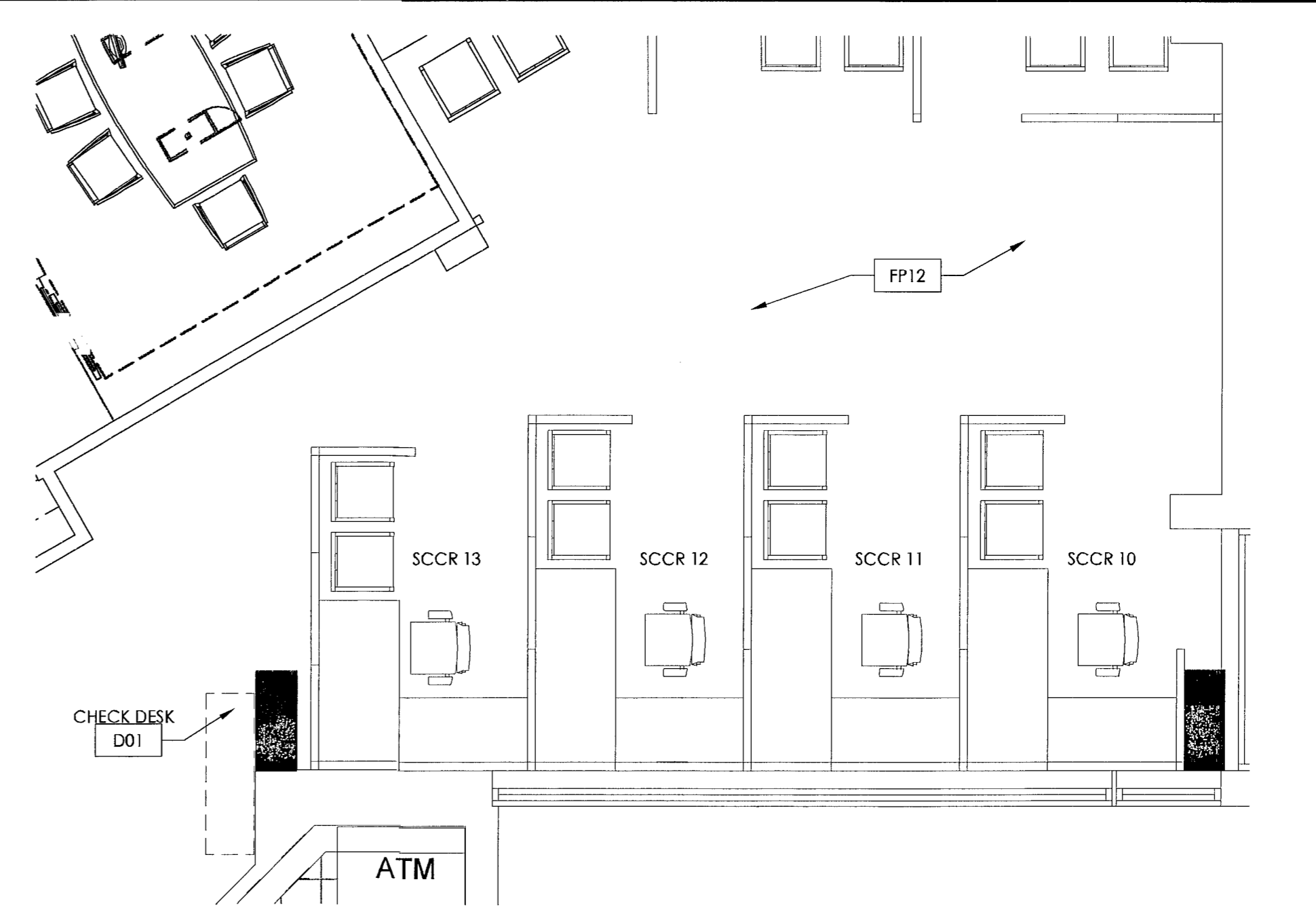
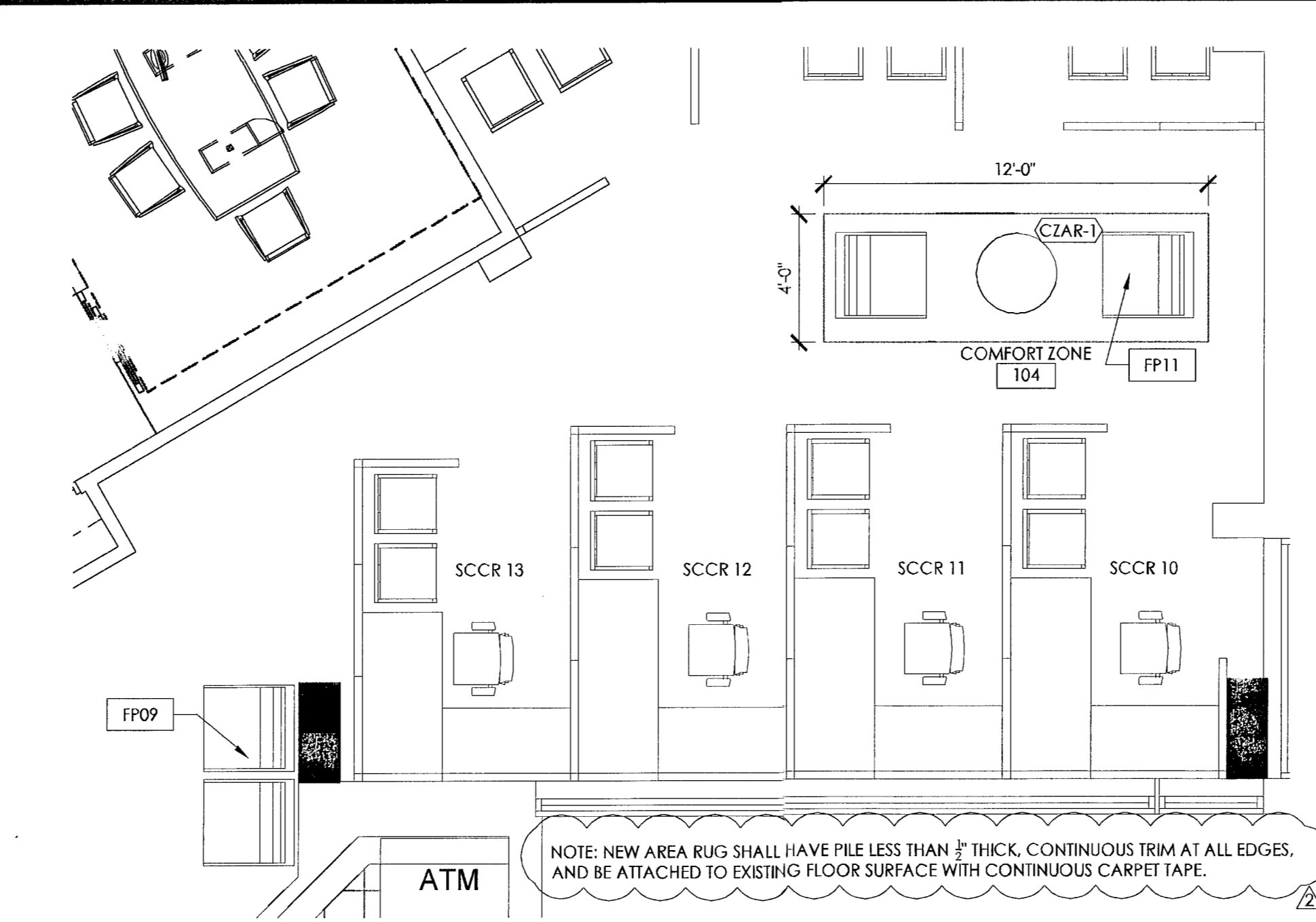


DEMOLITION PLAN KEY NOTES NOTE: NOT ALL NOTES MAY BE USED. **DXX**

D01 REMOVE, PROTECT, AND STORE EXISTING EQUIPMENT / FURNITURE TO BE REUSED / RELOCATED ON SITE.
D02 REMOVE AND PROTECT EXISTING EQUIPMENT / FURNITURE TO BE RETURNED TO OWNER.
D03 REMOVE, PROTECT, AND STORE EXISTING FLOORING TO BE REUSED / RELOCATED ON SITE OR RETURNED TO OWNER.
D04 REMOVE PORTION OF EXISTING WALL AS REQUIRED FOR NEW WORK.
D05 REMOVE PORTION OF EXISTING CEILING AS REQUIRED FOR NEW WORK.
 REMOVE CEILING TILE TO NEXT FULL TILE. PROTECT AND STORE EXISTING LIGHTS, DIFFUSERS, CAMERAS, ETC. TO BE REUSED OR RETURNED TO OWNER.
D06 REMOVE PORTION OF EXISTING FURNITURE OR CASEWORK AS REQUIRED FOR NEW WORK.
D07 REMOVE EXISTING FLOOR FINISH IN A CLEAN LINE AT AREA SHOWN.
D08 REMOVE BLUE BRANDING WALL FINISH FROM SOFFIT.
D09 REMOVE DOOR AND FRAME ASSEMBLY.
D10 REMOVE EXISTING FLOOR TRANSITION STRIP.
D11 REMOVE AND PROTECT EXISTING SIGNAGE TO BE REINSTALLED ON NEW SOFFIT.

FLOOR PLAN KEY NOTES NOTE: NOT ALL NOTES MAY BE USED. **FPXX**

FP01 ALIGN FINISH FACES.
FP02 LINE OF SOFFIT ABOVE.
FP03 PROVIDE AND INSTALL NEW FLOOR MOUNTED ILLUMINATED WINDOW BOX SIGN.
FP04 RELAMINATE EXISTING COUNTER.
FP05 INSTALL NEW BASE CABINET TO ACCOMMODATE NEW INSTANT ISSUE MACHINE. INSTALL SECURITY CAMERA. COORDINATE WITH CHASE SECURITY COMPANY.
FP06 NEW GLASS / LAMINATE / STUD WALL (REFER TO DETAILS).
FP07 REPLACE EXISTING FLOORING WITH NEW CARPET (TYPE AS NOTED).
FP08 REPLACE EXISTING FLOORING WITH NEW TILE (TYPE AS NOTED).
FP09 NEW OR REUSED FURNITURE BY OTHERS.
FP10 NEW GLASS PARTITION AND WOOD FRAME ASSEMBLY TO MATCH EXISTING.
FP11 NEW MESA LOUNGE CHAIRS ON AREA RUG.
FP12 EXISTING FLOORING TO REMAIN.
FP13 NEW CARPET TO MATCH EXISTING.
FP14 PATCH AND REPAIR FINISHES TO MATCH EXISTING ADJACENT FINISHES.
FP15 NEW P-LAM / WOOD VENEER WRAP WITH SIGNAGE AT ELEVATOR.
FP16 NEW WALL MOUNTED SIGNAGE BY OWNER.
FP17 NEW OR RE USED EQUIPMENT BY OWNER.
FP18 NEW SIGNAGE BY OWNER.
FP19 REINSTALL EXISTING CARPET TIGHT TO NEW LINE OF TILE.
FP20 EXISTING TO REMAIN.
FP21 NEW MANUAL METCHO SHADES AT WINDOWS.
FP22 ALIGN CENTERLINE OF NEW PARTITION WITH CENTERLINE OF EXIST. MULLION.
FP23 3" STEEL TUBE POST. REFER TO DETAIL.
FP24 NEW P-LAM COUNTER.



CHASE

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 CPC Interior Renovations
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 Miami Beach, Florida

ARCHITECT/ ENGINEER OF RECORD

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 ARCHITECTS

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SEAL

Jeff R. Mendenhall
 3-27-13
 Architect of Record.
 Jeff R. Mendenhall, AIA
 FL License # AR11215

ISSUE	DATE	DESCRIPTION
Δ	03-25-2013	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB # 12219
 DATE: 01-18-2013
 DRAWN BY: KP
 CHECKED BY: JRM

SHEET TITLE
FLOOR PLANS & DOOR SCHEDULE

SHEET NUMBER
A1.2

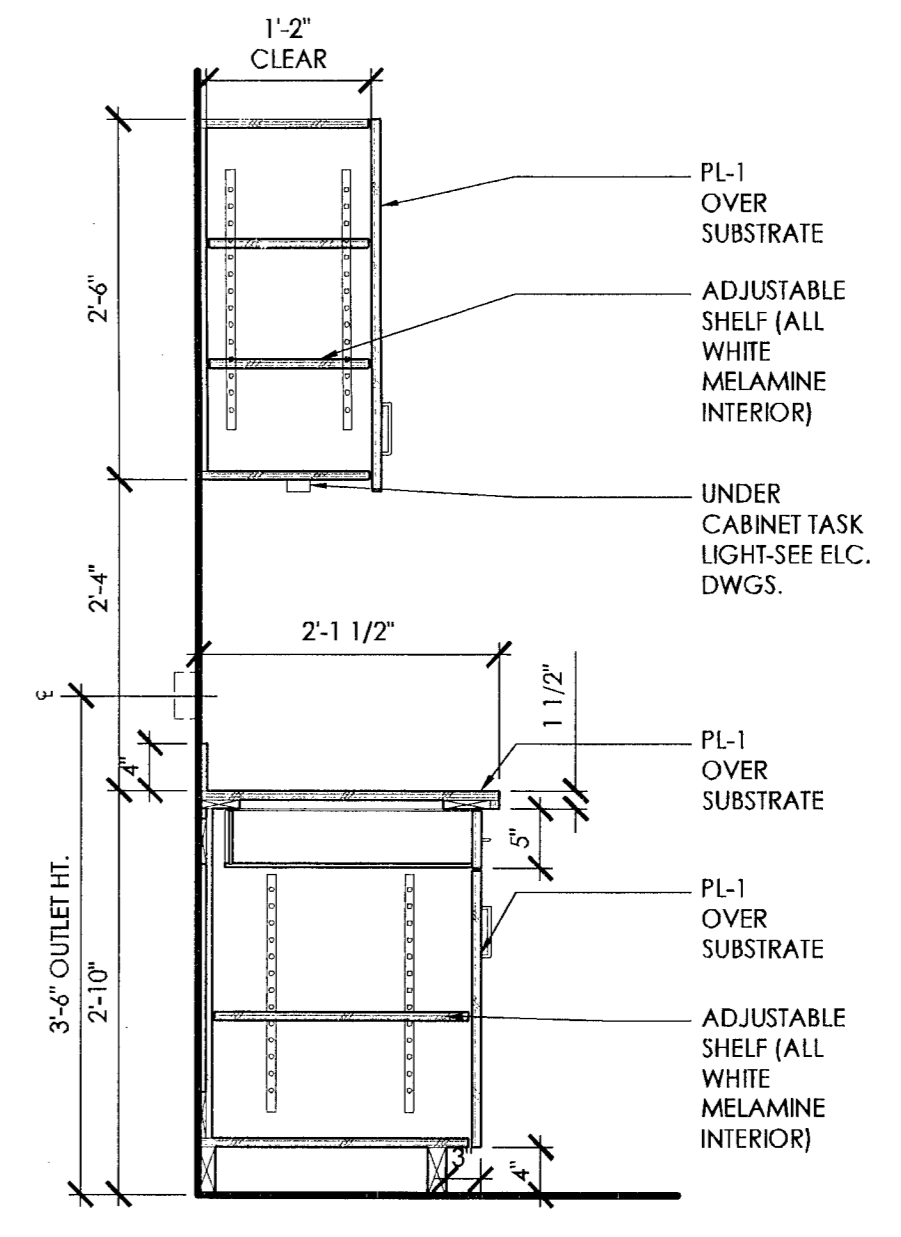
ISSUE	DATE	DESCRIPTION
△	03-25-2013	PLAN REVIEW COMMENTS
△	04-22-2013	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

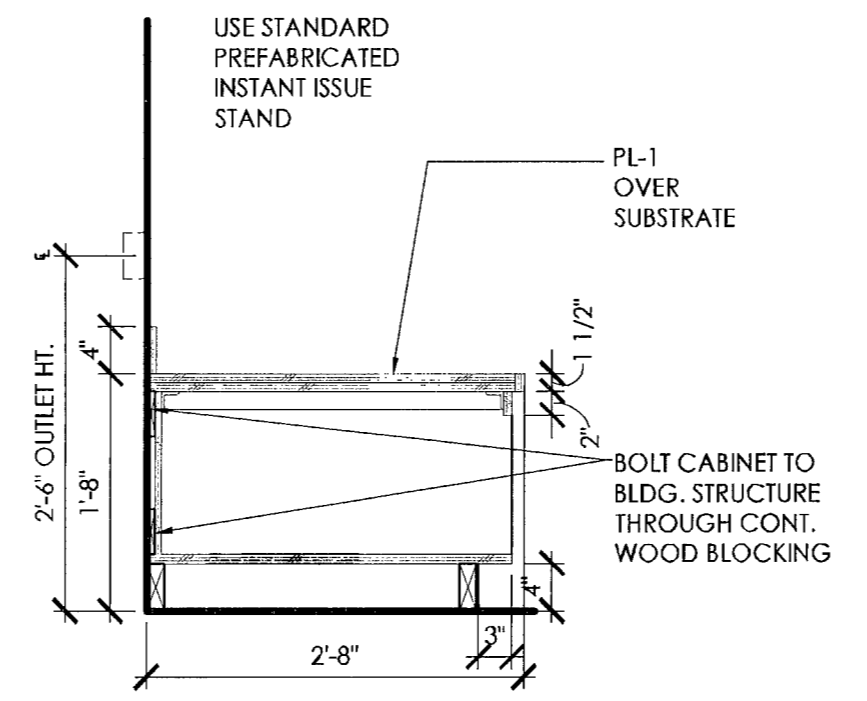
JOB #	12219
DATE	01-18-2013
DRAWN BY:	KP
CHECKED BY:	JRM

SECTIONS & DETAILS

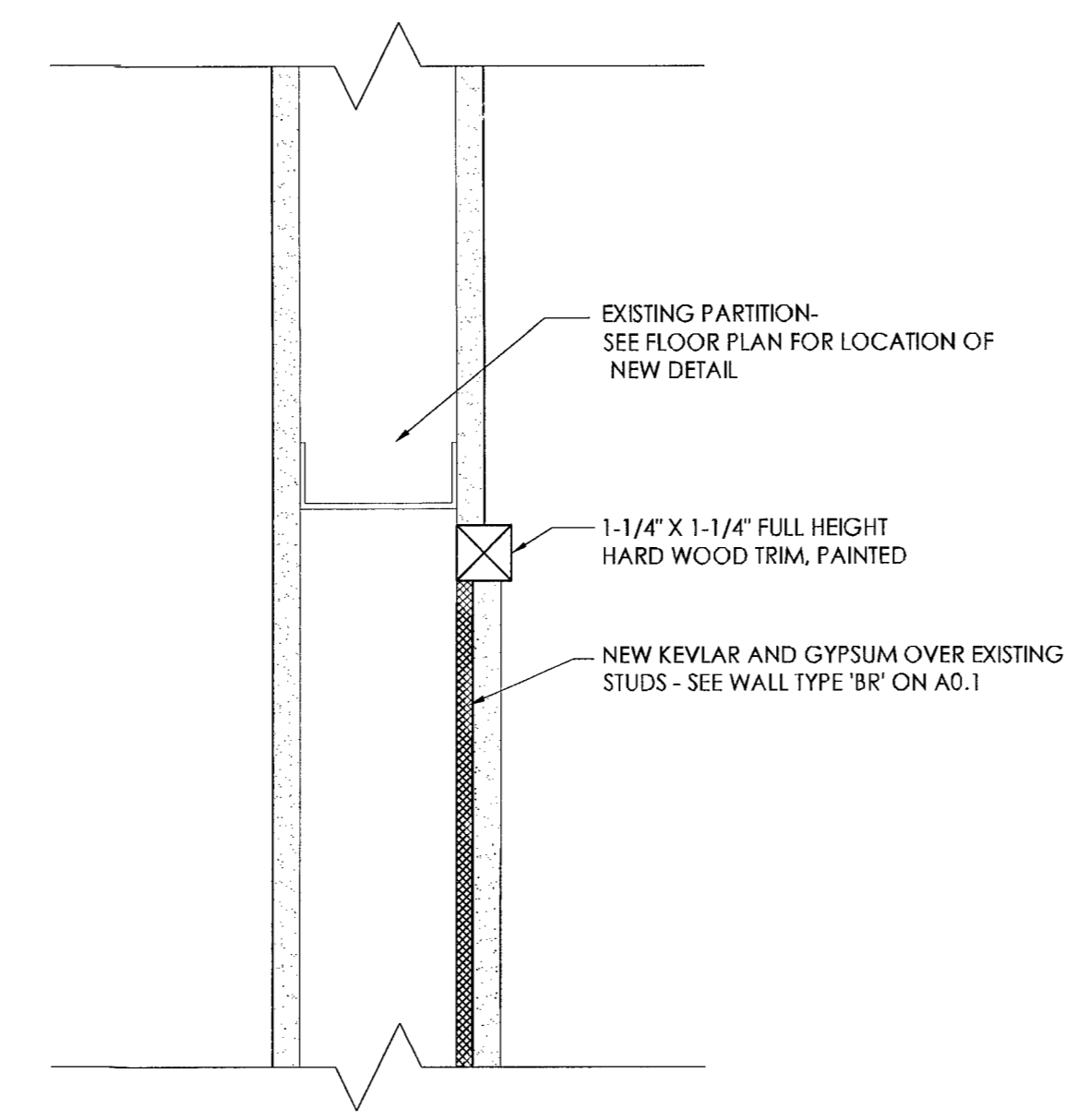
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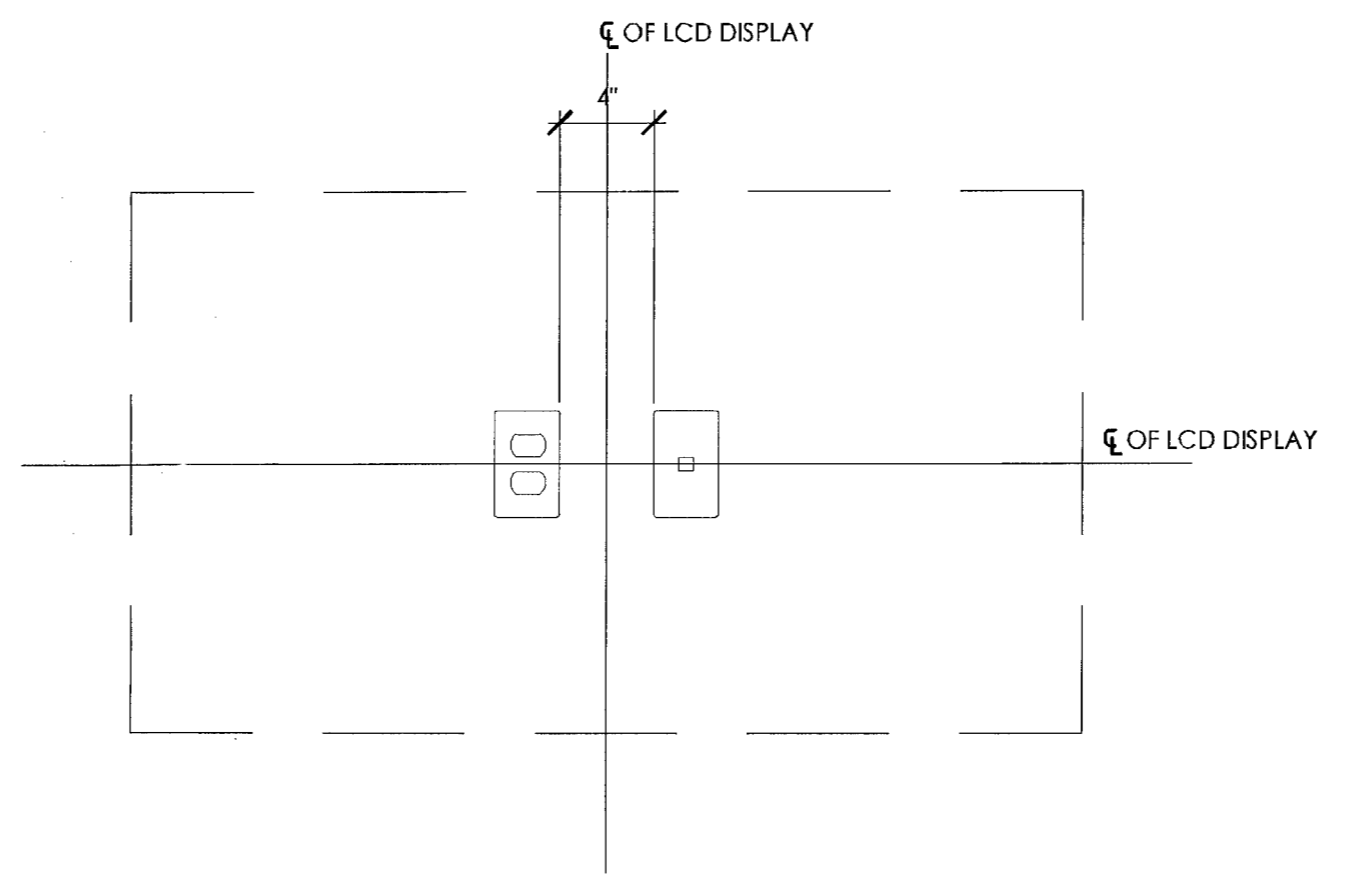
MILLWORK SECTION SCALE 3/4" = 1'-0" 8



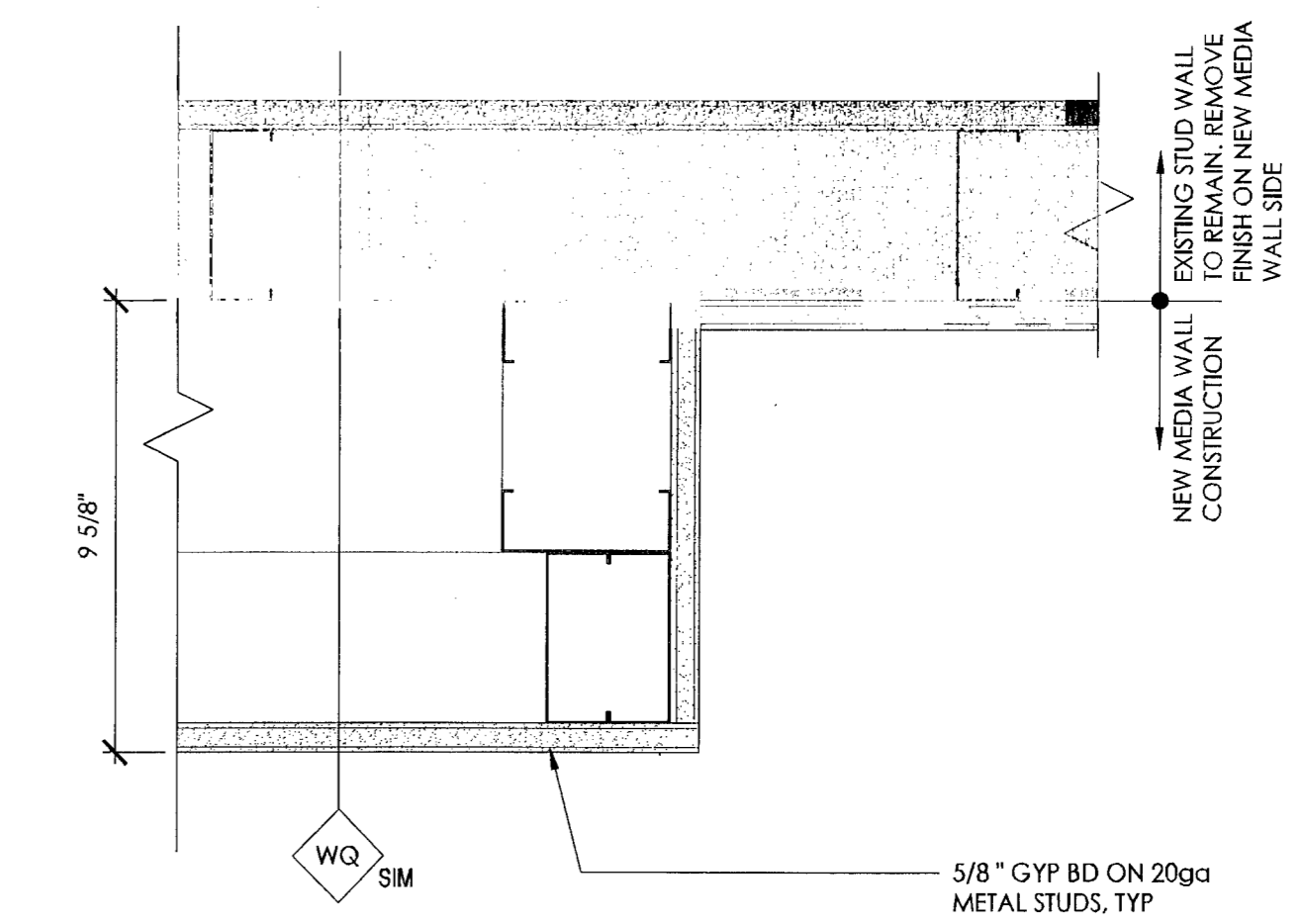
MILLWORK SECTION SCALE 3/4" = 1'-0" 9



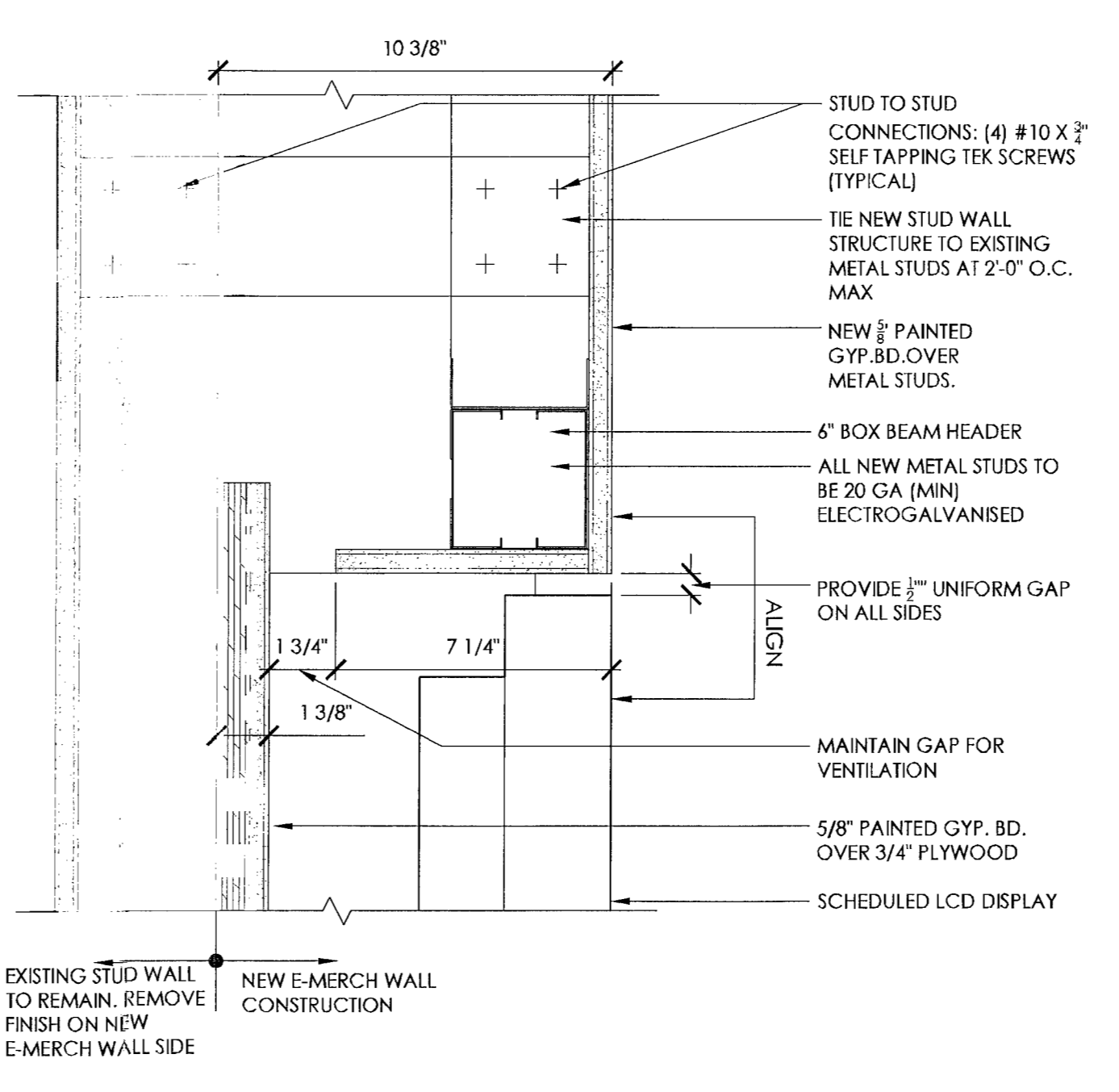
DETAIL SCALE 10



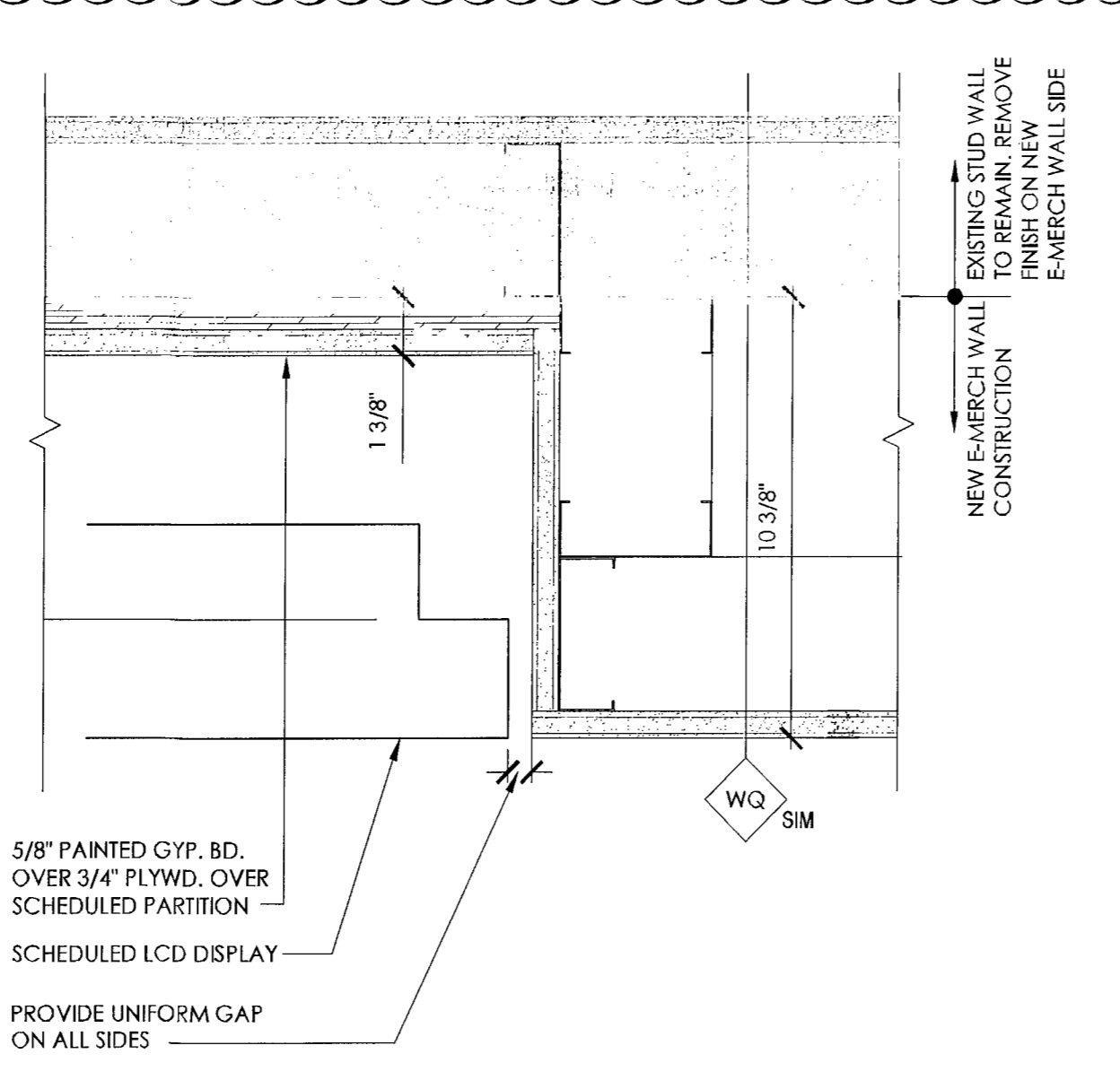
DETAIL AT LCD DISPLAY SCALE 1-1/2" = 1'-0" 6



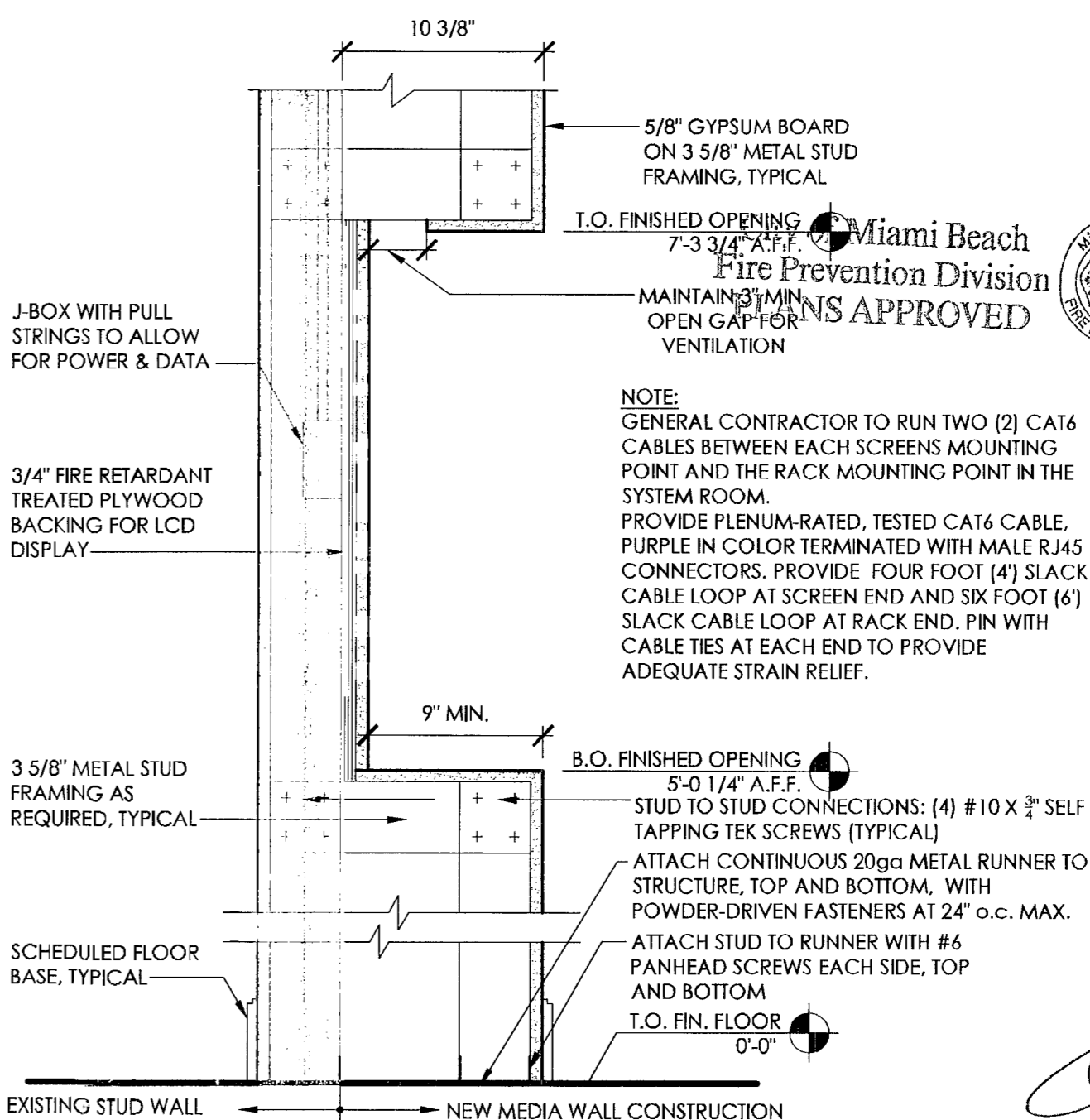
JAMB AT MEDIA WALL SCALE 3" = 1'-0" 5



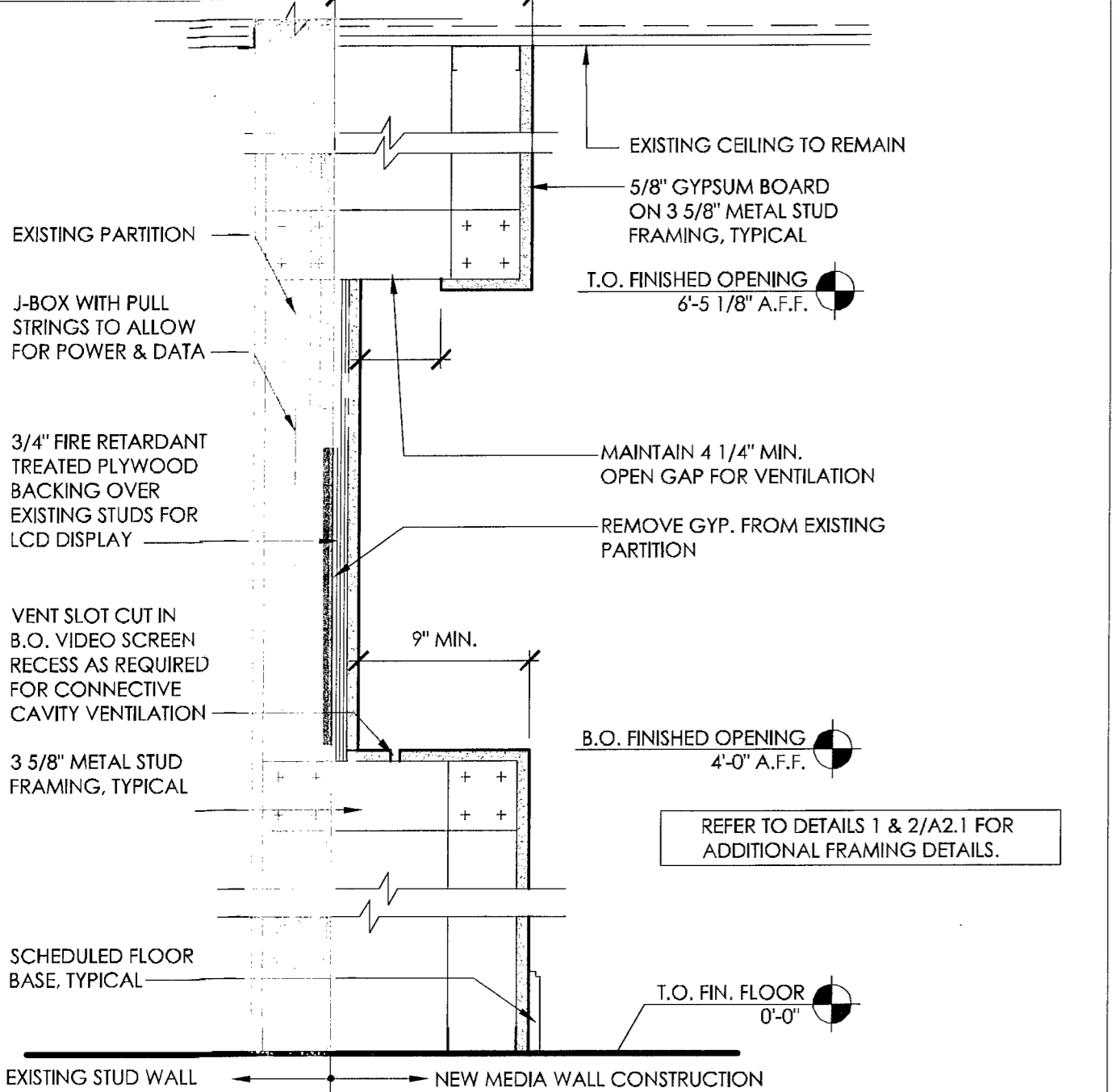
HEAD DETAIL AT E-MERCH WALL SCALE 3" = 1'-0" 2



JAMB DETAIL AT E-MERCH WALL SCALE 3" = 1'-0" 3



SECTION AT E-MERCH WALL SCALE 1-1/2" = 1'-0" 1



SECTION AT MEDIA WALL SCALE 1-1/2" = 1'-0" 4

NOT USED SCALE 6" = 1'-0"

ISSUE	DATE	DESCRIPTION
Δ	03-25-2013	PLAN REVIEW COMMENTS
Δ	04-22-2013	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

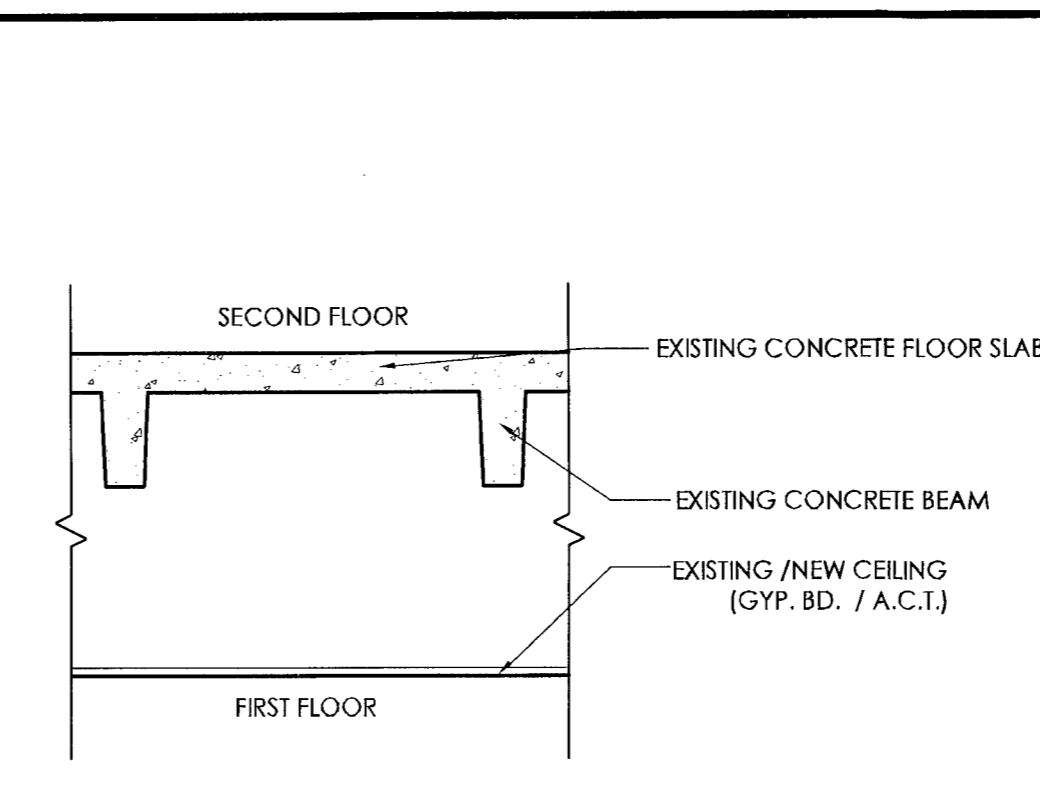
JOB #	12219
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DRAWN BY:	KP
CHECKED BY:	JRM

SHEET TITLE

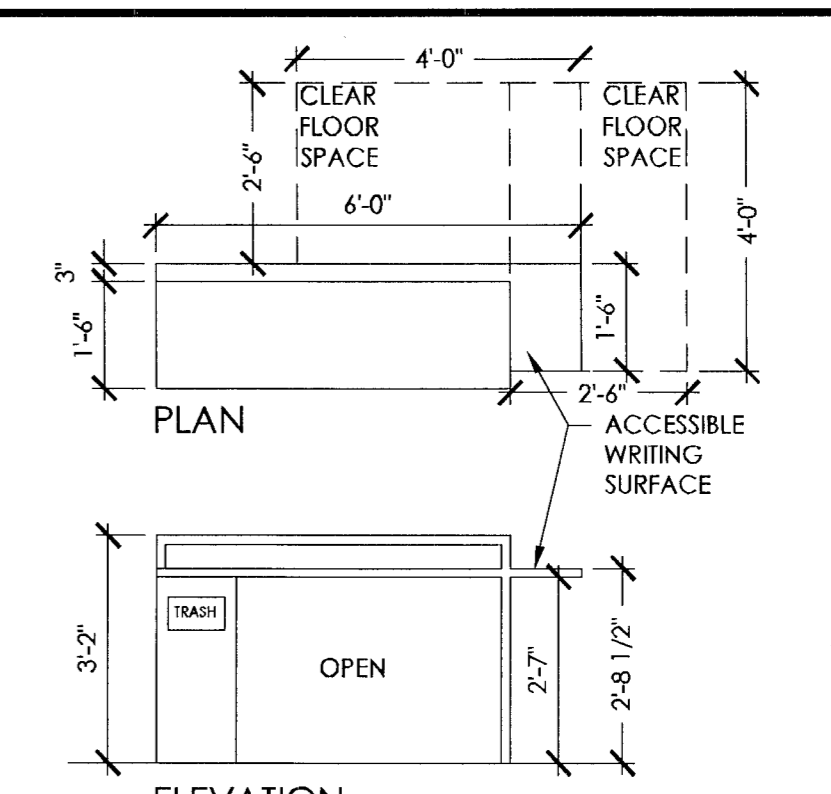
ELEVATIONS/
SECTIONS

SHEET NUMBER

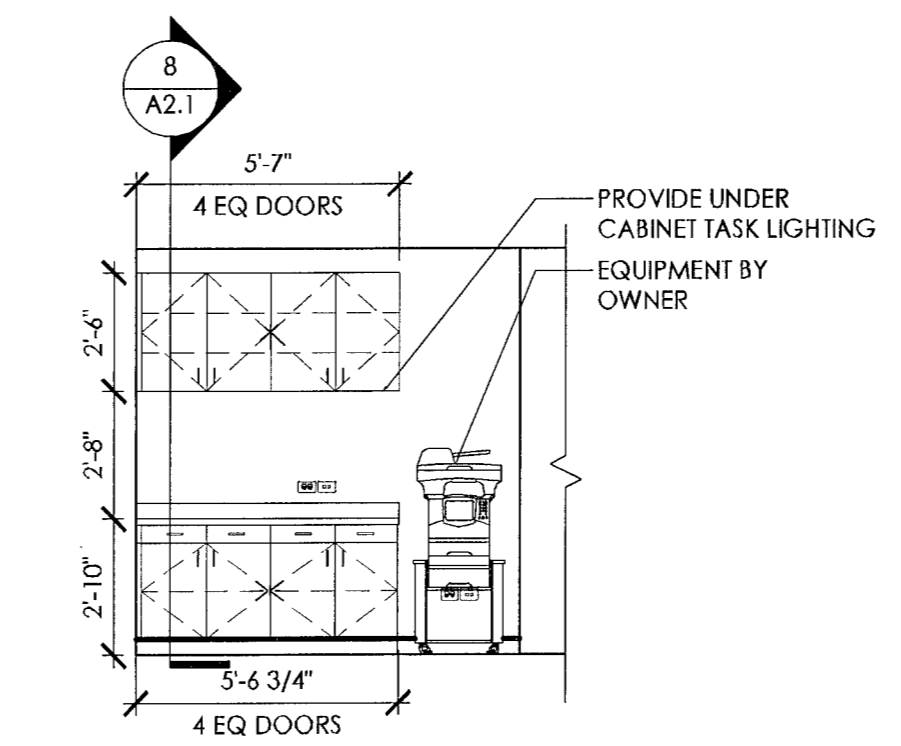
A5.1



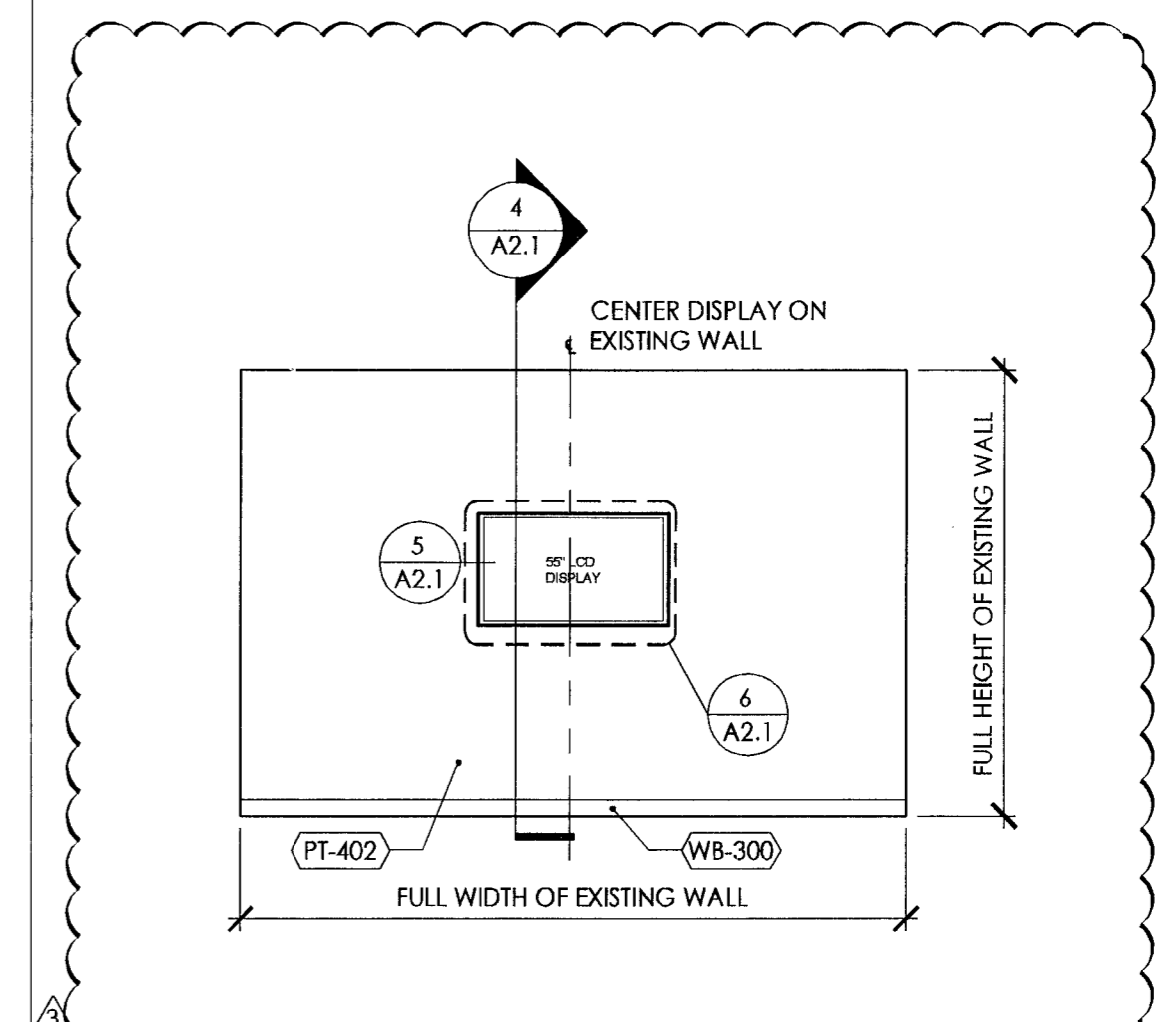
SCHEMATIC CEILING SECTION SCALE 1/2" = 1'-0" 8



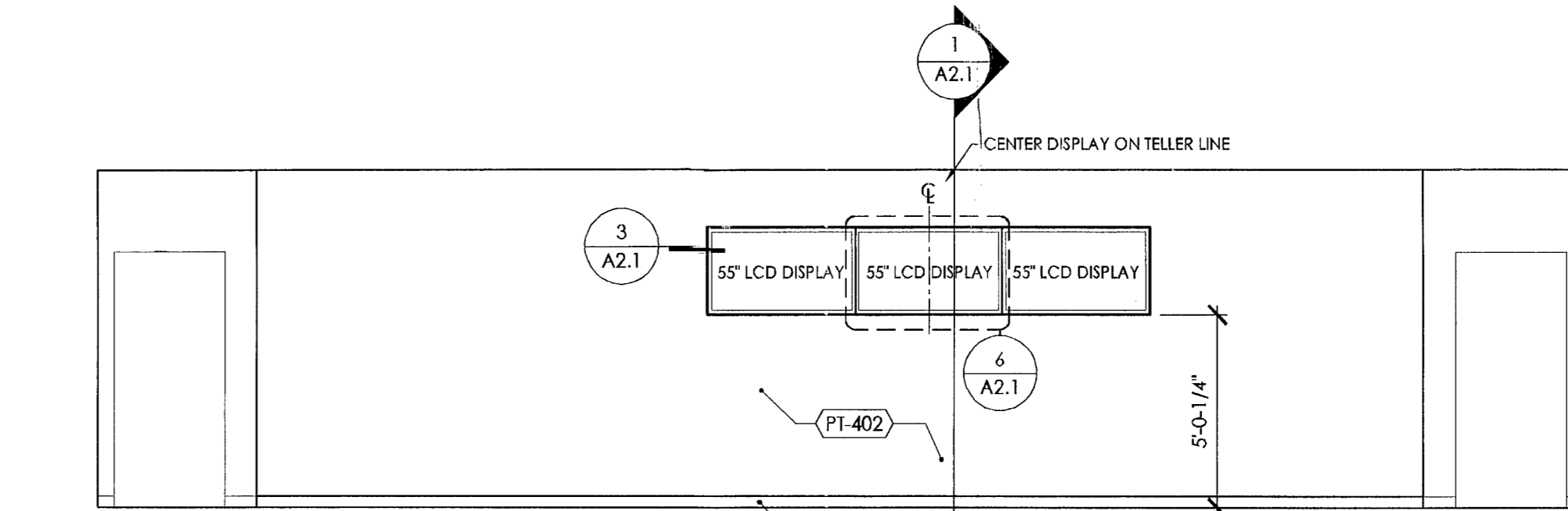
EXISTING CHECK DESK SCALE 3/8" = 1'-0" 9



ELEVATION AT MFD SCALE 1/4" = 1'-0" 7

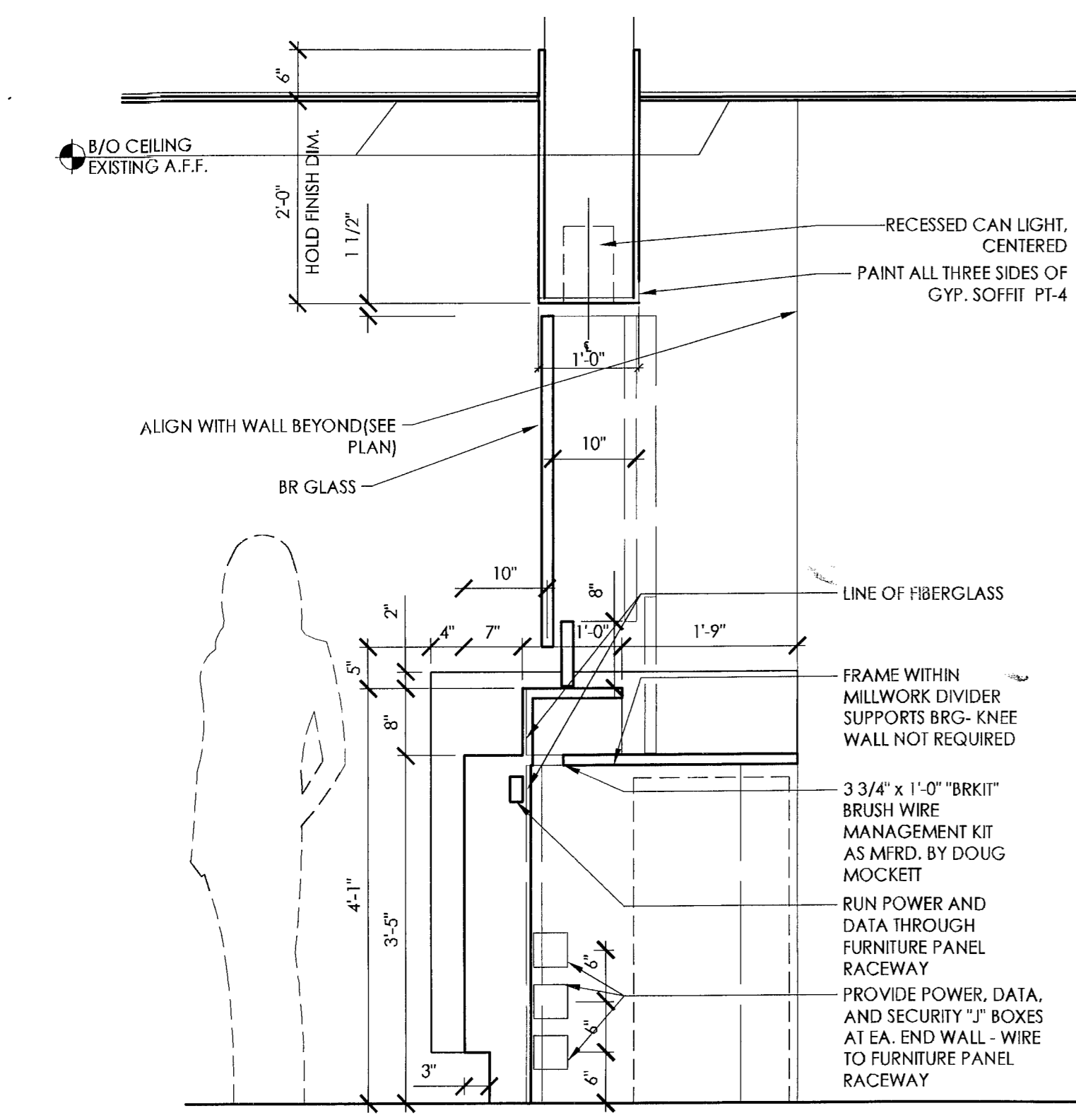


ELEVATION AT MEDIA WALL SCALE 1/4" = 1'-0" 6

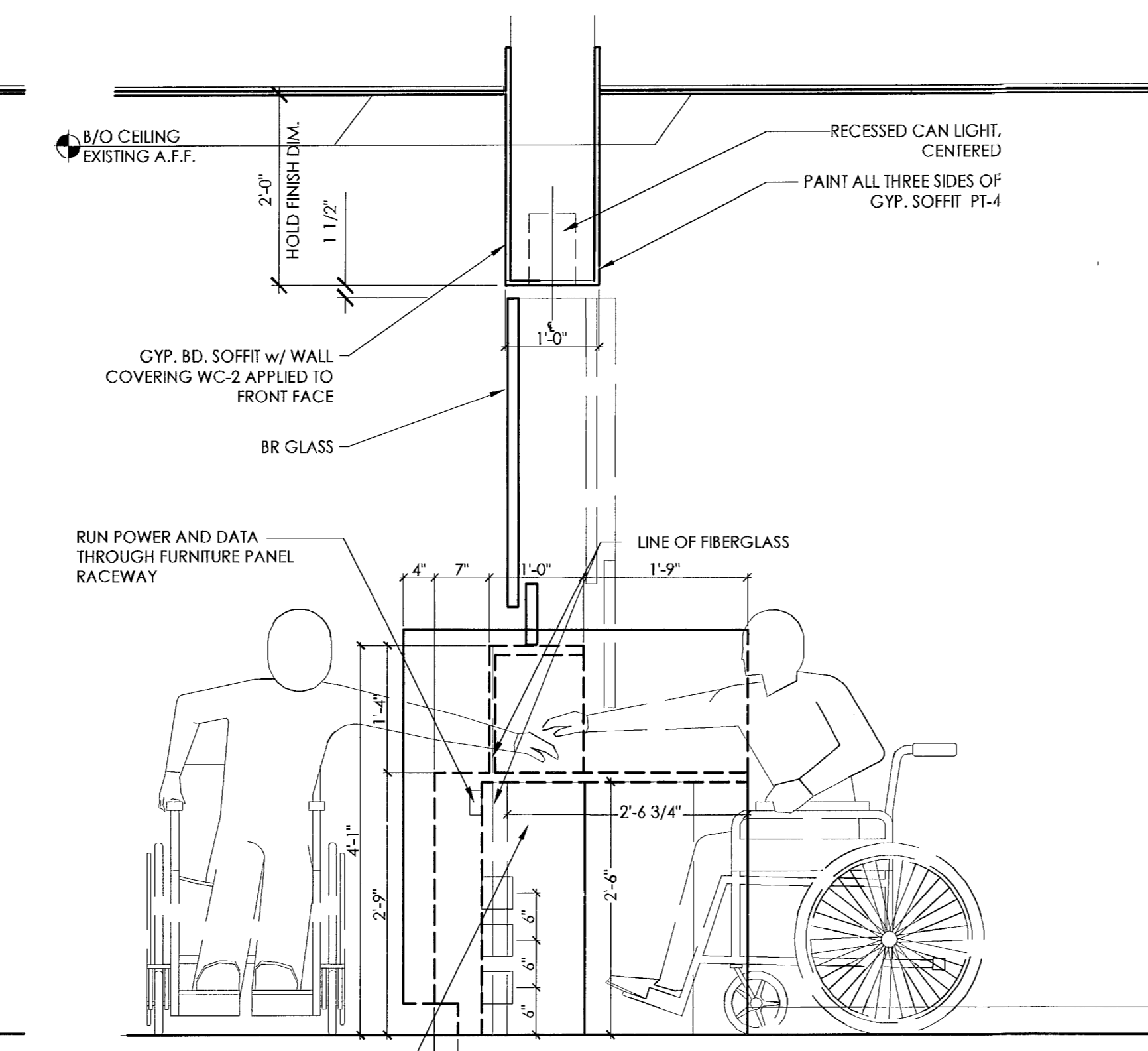


ELEVATION AT E-MERCH WALL SCALE 1/4" = 1'-0" 4

- GENERAL NOTES:
- TELLER LINE ORDERED BY CHASE P.M., FURNISHED AND INSTALLED BY FURNITURE VENDOR.
 - UNDER-COUNTER STEEL ORDERED BY CHASE P.M., FURNISHED BY BANK EQUIP. VENDOR, AND INSTALLED BY FURNITURE VENDOR.
 - PRINTER AND PRINTER STAND ORDERED AND INSTALLED BY CHASE BRANCH PLANNING GROUP.
- GENERAL POWER AND DATA NOTES:
- PROVIDE (2) DATA AND (1) DUPLEX OUTLET AT EACH TELLER STATION.
 - PROVIDE (1) DATA AND (1) DEDICATED DUPLEX OUTLET AT EACH TELLER CASH DISPENSER (I.C.D.).
 - PROVIDE (1) DATA AND (1) DUPLEX OUTLET AT EACH PRINTER STAND.

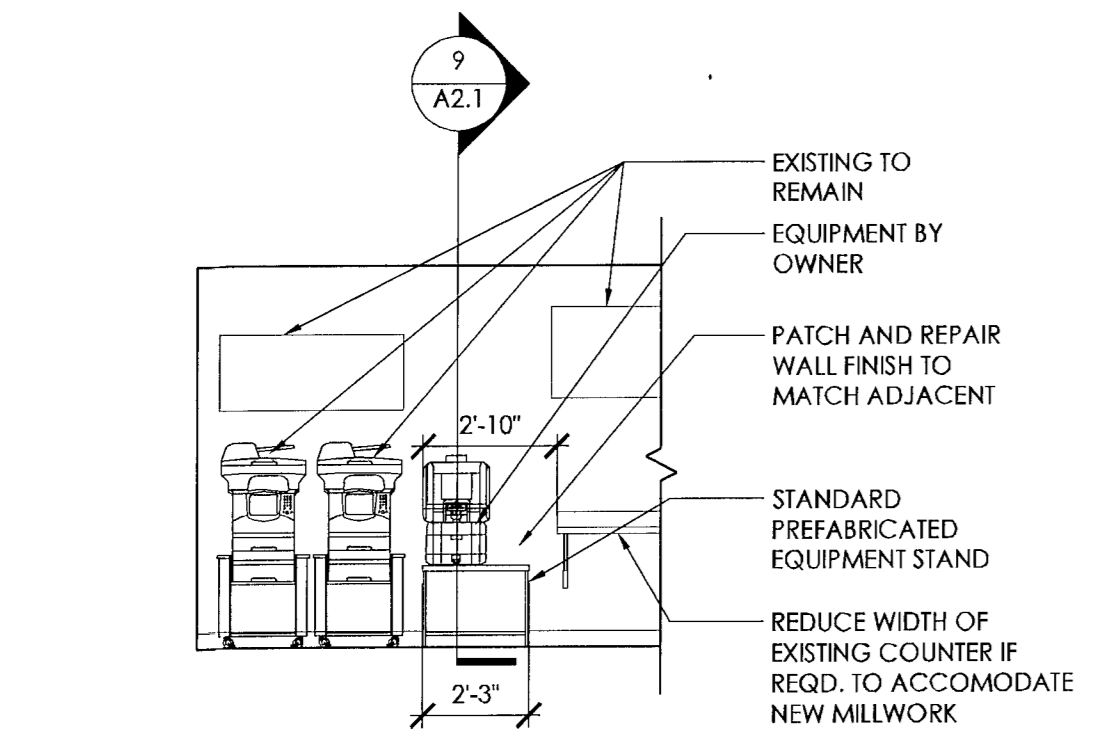


SECTION AT PST

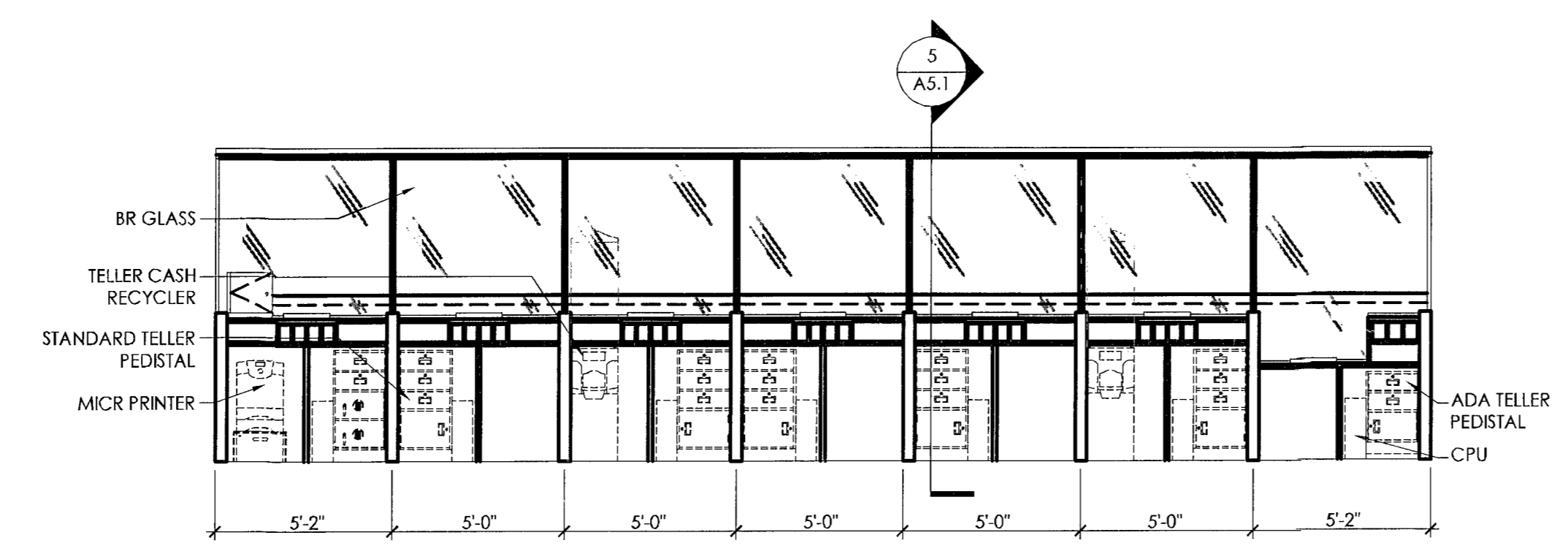


SECTION AT ADA TELLER

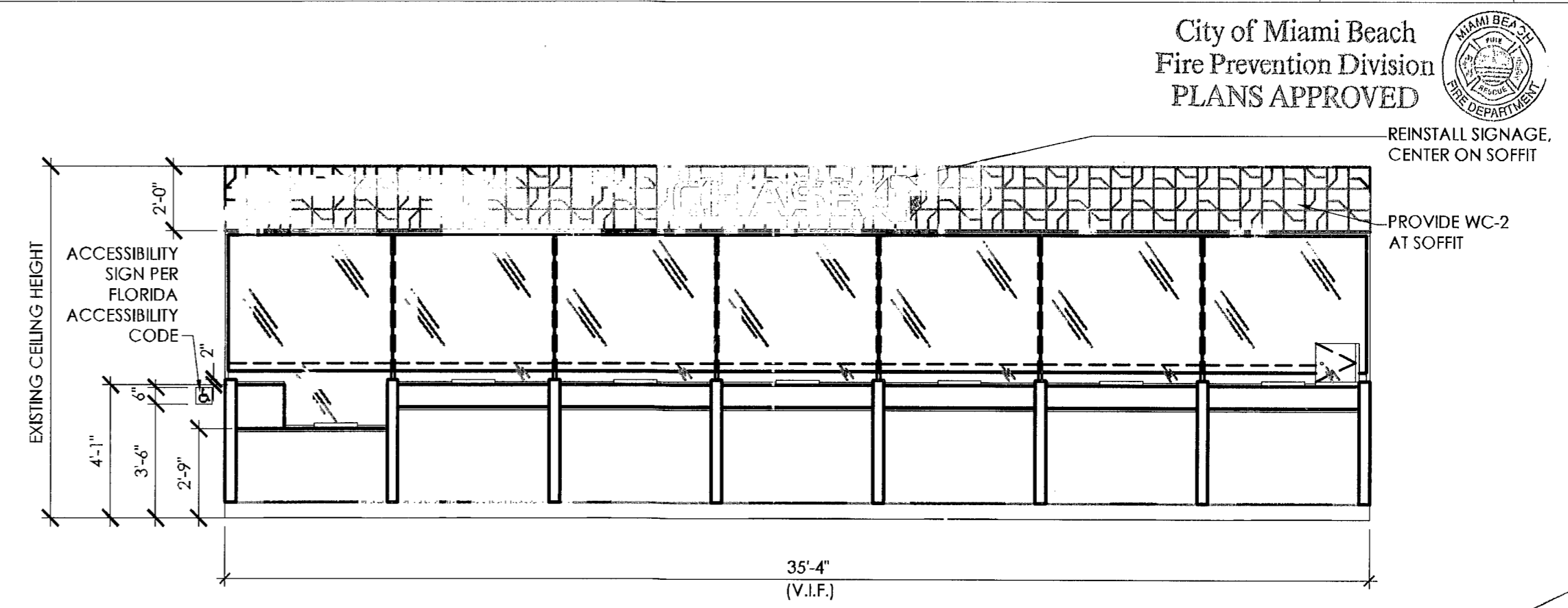
SECTIONS AT TELLER LINE SCALE 3/4" = 1'-0" 5



ELEVATION AT INSTANT ISSUE SCALE 1/4" = 1'-0" 3



ELEVATION AT BACK OF TELLER LINE SCALE 1/4" = 1'-0" 2



ELEVATION AT FRONT OF TELLER LINE SCALE 1/4" = 1'-0" 1

ELECTRICAL SPECIFICATIONS

- MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE LATEST EDITION OF N.F.P.A., AND THE LATEST EDITIONS OF THE LOCAL CODES AND ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.
- BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUB CONTRACT.
- ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE.
- CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- ALL REQUIRED INSURANCE TO BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR TO PAY FOR ALL PERMITS, FEES INSPECTIONS AND TESTINGS.
- ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE SHALL BE #12 AWG. EXCLUDING CONTROL WIRING. ALL CONDUCTORS SHALL BE COPPER WITH THW/THHN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; ALL THOSE #8 AND LARGER TO BE STRANDED.
- ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3/4", GALVANIZED RIGID STEEL CONDUIT OR SCHEDULE 40 PVC. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALI AND RUST RESISTANT BITUMASTIC PAINT, COPPER NO. 50, AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL ALSO BE USED WHEN CONDUIT IS EXPOSED TO EXTERIOR ENVIRONMENT SUCH AS EXTERIOR OF BUILDING OR WHERE IT IS EXPOSED AND SUBJECT TO DAMAGE, INSIDE OF BUILDING.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED (FLUSH) IN WALLS OR CEILING WHENEVER POSSIBLE.
- ALL GENERAL PURPOSE SWITCHES AND RECEPTACLES SHALL MATCH EXISTING TYPES. COLOR OF DEVICES AND PLATES INCLUDING PLATE MATERIALS SHALL MATCH EXISTING.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES AND COMPONENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- A SEPARATE, GREEN TYPE THW COPPER GROUND CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDED RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE ENCLOSING STEEL OUTLET BOX. DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND.
- A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED TO AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.
- CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.
- ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EMT, IMC, RIGID GALVANIZED CONDUIT OR SCHEDULE 40 P.V.C., ELECTRICAL NON-METALLIC TUBING, & FLEXIBLE METAL CONDUIT MAY BE USED FOR BRANCH CIRCUITING AS ALLOWED BY THE N.E.C. & AHJ. MAXIMUM NUMBER OF 120V CIRCUITS ALLOWED IN A COMMON CONDUIT SHALL BE SIX (6). THE CONTRACTOR SHALL STRICTLY CONFORM TO THE N.E.C. REQUIREMENTS OF DERATING FOR CONDUCTOR AMPACITY AND CONDUIT FILL. NO CONDUITS SHALL BE INSTALLED, EXPOSED ON ROOF.
- CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

200V SYSTEM	480V SYSTEM	PHASE SEQUENCE
NEUTRAL - WHITE	NEUTRAL - WHITE	ABC, TOP TO BOTTOM
PHASE A - BLACK	PHASE A - BROWN	LEFT TO RIGHT, FRONT
PHASE B - RED	PHASE B - ORANGE	TO BACK
PHASE C - BLUE	PHASE C - YELLOW	
GRD.CON - GREEN	GRD.CON - GREEN	
- CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SLABS, ETC. PENETRATION SEALS SHALL BE PER U.L. ASSEMBLY STANDARDS.
- THE OWNER RESERVES THE RIGHT TO REVISE THE DRAWING FROM TIME TO TIME TO INDICATE CHANGES IN THE WORK. WHEN REVISED DRAWINGS AND/OR ANY REVISIONS ARE ISSUED, THE CONTRACTOR SHALL EVALUATE THE CHANGES PROMPTLY. BEFORE INSTALLATION OF ANY ITEM OR PERFORMANCE OF THE WORK INDICATED BY THE REVISED DRAWINGS OR REVISIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING THAT THE REVISED DRAWINGS INVOLVE AN ADDITION OR DEDUCTION OF A SPECIFIC AMOUNT OF MONEY TO THE CONTRACT PRICE. THE CONTRACTOR SHALL NOT PROCEED WITH THE REVISED WORK WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER OF THE COST OF THE REVISED WORK.
- IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER/ARCHITECT/OWNER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER/ARCHITECT/OWNER WILL NOT BE COMPENSATED.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES PRIOR TO ROUGH-IN.
- COORDINATE WITH OWNER'S VENDORS AND PROVIDE ALL SYSTEMS (SECURITY, FIRE ALARM, TELEPHONE/DATA ETC.) RACEWAYS AND J-BOXES INCLUDING DESIRED ROUTING PATHS AND TERMINUS LOCATIONS PRIOR TO START OF WORK. ALL LOW VOLTAGE CABLES, TERMINATIONS AND JACK INSTALLATION BY OTHERS.
- ALL ITEMS NOT TO BE RE-USED SHALL BE TURNED OVER TO OWNER OR REMOVED FROM SITE AT OWNER'S SOLE OPTION.
- ADDITIONAL WORK MAY BE REQUIRED TO FACILITATE THE SEQUENCING OF CONSTRUCTION OR THE WORK OF OTHER TRADES IN AREAS THAT WOULD OTHERWISE BE EXISTING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING AND INCLUDING ALL SUCH WORK WHETHER INDICATED ON THE DRAWINGS OR NOT.
- IN CASES WHERE REMOVAL OF DEVICES WILL AFFECT DOWNSTREAM CIRCUITRY WHICH IS TO REMAIN, THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS REQUIRED TO ASSURE THAT REMAINING CIRCUITRY REMAINS OPERATIONAL.
- EXISTING EMERGENCY LIGHT OR EXIT SIGN TO REMAIN. CONTRACTOR SHALL FIELD VERIFY THAT FIXTURE HAS MINIMUM 90 MINUTES BATTERY CAPACITY. PROVIDE NEW BATTERY IF/AS REQUIRED.

ELECTRICAL LEGEND

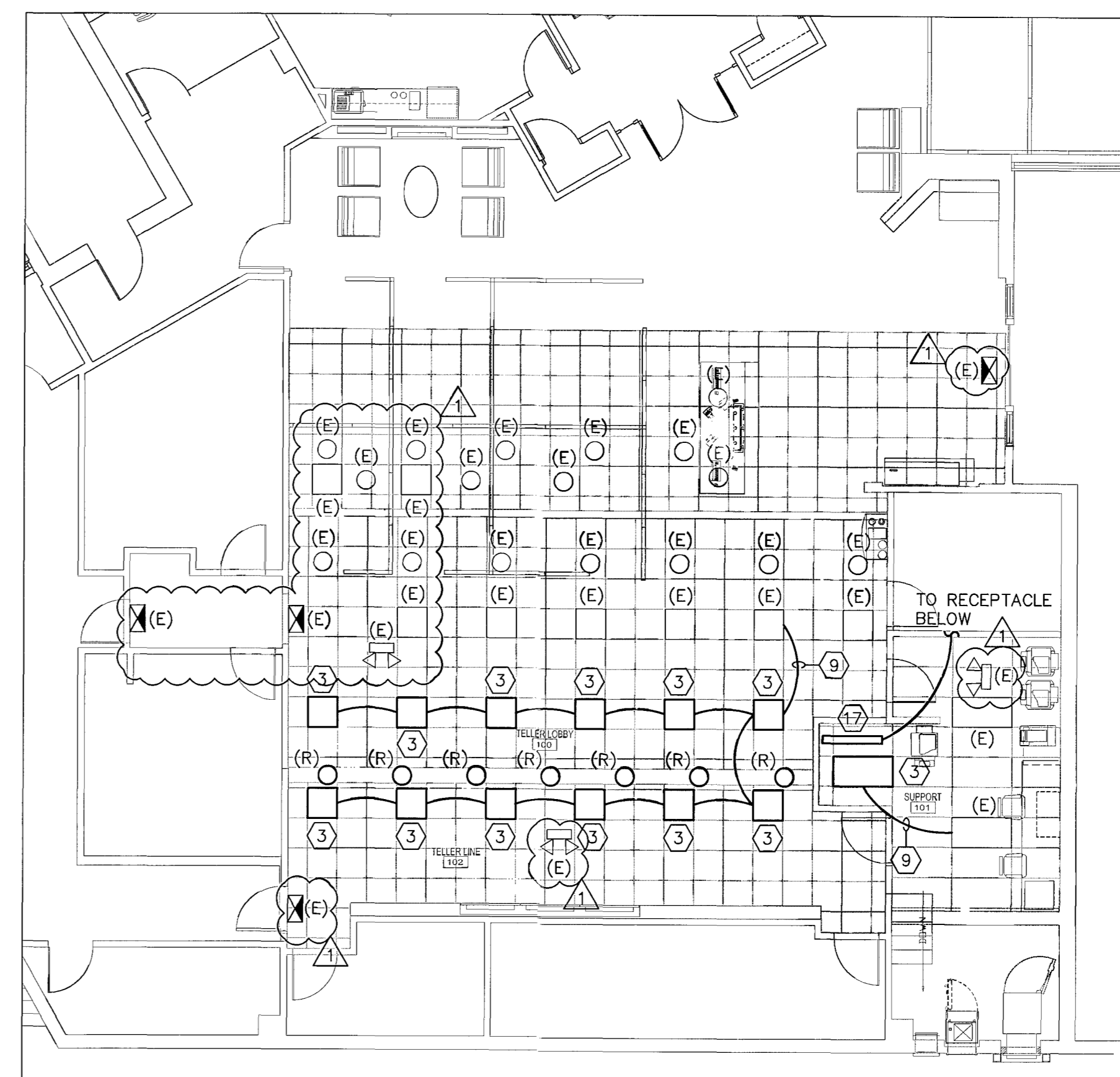
<ul style="list-style-type: none"> ⬡ FLUORESCENT LIGHT FIXTURE, LETTER INDICATES TYPE ⊖ RECESSED LIGHT FIXTURE, LETTER INDICATES TYPE ⊙ WALL BRACKET LIGHT FIXTURE, LETTER INDICATES TYPE ⊙ PENDANT MOUNTED FIXTURE, LETTER INDICATES TYPE ⊙ LIGHT FIXTURE ON EMERGENCY POWER OR WITH BATTERY PACK ⊙ EXIT LIGHT (ARROW INDICATES DIRECTION, SHADING INDICATES FACE) ⊙ BATTERY POWERED EMERGENCY LIGHT ⊙ SINGLE POLE SWITCH, LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF UON ⊙ OCCUPANCY SENSOR SWITCH, MOUNT 48" AFF UON ⊙ OCCUPANCY SENSOR SWITCH, CEILING MOUNT ⊙ SINGLE RECEPTACLE, 125V, 20A MOUNT 18" AFF UON ⊙ DUPLEX RECEPTACLE, MOUNT 18" AFF UON ⊙ DUPLEX RECEPTACLE, FLUSH CEILING MOUNT ⊙ DUPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT UON ⊙ QUADRUPLEX RECEPTACLE, MOUNT 18" AFF UON ⊙ QUADRUPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT UON ⊙ FLOOR MOUNTED DUPLEX RECEPTACLE ⊙ JUNCTION BOX (FLUSH MOUNT IN FINISHED AREAS UON) ⊙ LIGHTING OR POWER PANELBOARD — CONDUIT CONCEALED IN WALL OR ABOVE CEILING WITH 2 #12, 1 #12 EG CONDUCTORS IN 1/2" CONDUIT MIN UON — CONDUIT CONCEALED BELOW FLOOR SLAB OR FINISHED GRADE WITH 2 #12, 1 #12 EG CONDUCTORS IN 3/4" CONDUIT MIN UON — CONDUIT EXPOSED ON WALL OR CEILING WITH 2 #12, 1 #12 EG CONDUCTORS IN 1/2" CONDUIT MIN UON — PHASE, NEUTRAL, ISOLATED GROUND CONDUCTORS — LOW VOLTAGE WIRING — CONDUIT STUB 	<ul style="list-style-type: none"> — CONDUIT UP — CONDUIT DOWN ⊙ DATA OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING STUBBED INTO CEILING SPACE. MOUNT BOX 18" AFF UON ⊙ REFER TO LIKE NUMBERED NOTES/EQUIPMENT DESIGNATIONS ⊙ TELEPHONE WALL OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING. ROUTE CONDUIT CONTINUOUS TO FINAL TERMINATION POINT. MOUNT BOX 44" AFF UON ⊙ COMBINATION TELEPHONE/DATA WALL OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING. ROUTE CONDUIT CONTINUOUS TO FINAL TERMINATION POINT. MOUNT BOX AT 18" AFF UON ⊙ MANUAL FIRE ALARM PULL STATION 48" AFF ⊙ SMOKE DETECTOR, PHOTOELECTRIC ⊙ HEAT DETECTOR ⊙ FIRE ALARM COMBINATION HORN/STROBE (75 CANDELLA UON) MOUNTED PER NFPA 72 ⊙ FIRE ALARM STROBE (75 CANDELLA UON) MOUNTED PER NFPA 72
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ABBREVIATIONS			
AFF	ABOVE FINISH FLOOR	JB	JUNCTION BOX
C	CONDUIT	(N)	NEW
CLG	CEILING MOUNTED	NEUT	NEUTRAL
DN	DOWN	NIC	NOT IN CONTRACT
EX-(E)	EXISTING	NL	NIGHT LIGHT
EC	ELECTRICAL CONTRACTOR	NTS	NOT TO SCALE
E/F-EF	EXHAUST FAN	PNL	PANEL
EG	EQUIPMENT GROUND	(R)	RELOCATED
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
IG	ISOLATED GROUND	UON	UNLESS OTHERWISE NOTED

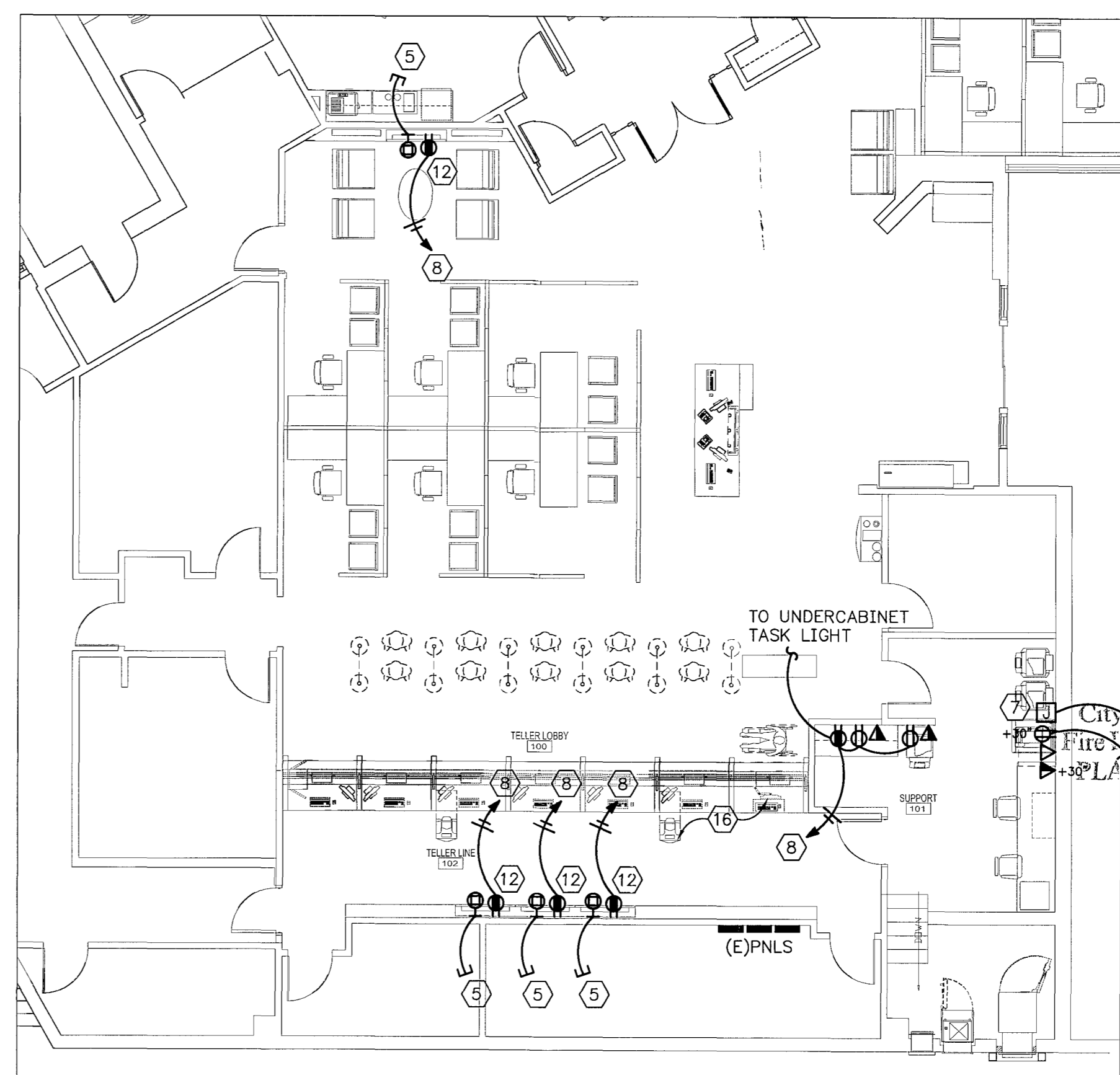
LEGEND NOTES:
 1. MOUNTING HEIGHTS SHOWN ARE MAXIMUM/MINIMUM HANDICAPPED ACCESSIBILITY STANDARDS. DO NOT ALTER WITHOUT WRITTEN AUTHORIZATION
 2. ALL MOUNTING HEIGHTS ARE TO CENTERLINE UON.
 3. ALL SYMBOLS MAY NOT BE USED

ELECTRICAL PLAN NOTES

- PROVIDE NEW WALL MOUNTED OCCUPANCY SENSOR AND CONNECT EXISTING(S) AS SHOWN. WHTY-STOPPER #0100 OR EQUAL. SET OFF TIME TO 30 MINUTES.
- PROVIDE AND INSTALL NEW PENDANT LIGHT FIXTURE, BESA LIGHTING #11811CM-SING1(BLUE) WITH 18W CFL LAMP. CONNECT TO EXISTING NIGHT LIGHTING CIRCUIT CURRENTLY SERVING AREA SHOWN (OR SWITCH AS INDICATED). COORDINATE FINAL MOUNTING HEIGHT WITH OWNER'S REPRESENTATIVE.
- PROVIDE AND INSTALL NEW LIGHT FIXTURE. FIXTURE SHALL MATCH EXISTING UNITS WITH RESPECT TO LAMP TYPE, WATTAGE, BALLAST AND LENS MATERIAL. CONNECT TO EXISTING LIGHTING CIRCUIT CURRENTLY SERVING AREA SHOWN OR ROUTE VIA LIGHT SWITCH AS INDICATED.
- PROVIDE AND INSTALL NEW WALL WASH LIGHT FIXTURE, LIGHTOLIER #454122HU-4X4(WH/WH) LOCATE TO ILLUMINATE WALL MOUNTED SIGNAGE. CONNECT TO EXISTING SWITCHED LIGHTING CIRCUIT.
- ROUTE 3/4" C WITH PULL STRING TO DATA ROOM FOR INSTALLATION OF (2)CAT-6 CABLES. CABLES FURNISHED AND INSTALLED BY OTHERS.
- EXISTING DEVICES TO BE REMOVED AND RE-INSTALLED IN NEW EMERCH WALL. EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED. COORDINATE EXACT LOCATIONS OF DEVICES WITH NEW MONITOR LOCATIONS PRIOR TO ROUGH-IN.
- JUNCTION BOX WITH 3/4" C AND PULL STRING TO SECURITY PANEL FOR INSTANT ISSUE MACHINE. MOUNT BOX 30" AFF. SECURITY CABLES FURNISHED AND INSTALLED BY OTHERS.
- ROUTE 1/2" C WITH 2 #12 CU, 1 #12 CU EG TO NEAREST 120/208 VOLT ELECTRICAL PANEL SERVING SPACE. CONNECT TO SPARE 20/1 CIRCUIT BREAKER. IF NO SPARE CIRCUIT BREAKER EXISTS, PROVIDE NEW. ALL NEW CIRCUIT BREAKERS SHALL BE OF THE SAME MANUFACTURER AND AIC RATINGS OF EXISTING UNITS.
- EXTEND EXISTING CONDUIT AND CONDUCTORS AND CONNECT DEVICE/LIGHT FIXTURE/SIGN AS SHOWN.
- UTILIZE EXISTING CIRCUIT(S) AND DEVICES PREVIOUSLY SERVING WORK STATION BEING REMOVED OR RECONFIGURED. EXTEND EXISTING CONDUIT (POWER AND DATA) AND CONDUCTORS AS REQUIRED. PROVIDE NEW MATERIALS INCLUDING DEVICES, J-BOXES AND WALL PLATES AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. NEW TELEPHONE/DATA CABLES AND INSTALLATION BY OTHERS.
- REWORK EXISTING DEVICES DUE TO INSTALLATION OF NEW PARTITION/WALL.
- RECEPTACLE AND DATA JACK FOR MEDIA/EMERCH WALL. COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
- PROVIDE FLUSH MOUNTED J-BOX FOR CONNECTION TO LED SIGN. CONNECT TO NEAREST TIME CLOCK CONTROLLED SIGNAGE CIRCUIT. COORDINATE J-BOX LOCATION WITH SIGN INSTALLER PRIOR TO ROUGH-IN.
- EXISTING EQUIPMENT TO BE RELOCATED. RE-USE EXISTING DEVICES IN NEW LOCATION AND EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED.
- PROVIDE FLUSH MOUNTED JUNCTION BOX IN FALSE COLUMN AT 8" AFF FOR CONNECTION (VIA FLEXIBLE WHTY) TO OUTLETS LOCATED IN THE PARTITION. UTILIZE HARD WIRE OUTLETS LOCATED IN THE FURNITURE PARTITION. EC SHALL COORDINATE WITH PARTITION CONTRACTOR PRIOR TO ROUGH-IN.
- THE EXISTING TELLER LINE WILL BE RELOCATED. DISCONNECT EXISTING POWER/DATA AS REQUIRED TO FACILITATE RELOCATION BY OTHERS. EXTEND EXISTING CONDUIT AND CONDUCTORS AND RECONNECT TELLER LINE. CONTRACTOR IS ADVISED THAT TELLER LINE WILL ALSO BE REDUCED IN LENGTH DUE TO NEW OFFICE PARTITION WALL. COORDINATE ALL REQUIRED WORK WITH OWNER'S REPRESENTATIVE PRIOR TO START OF DEMOLITION.
- PROVIDE AND INSTALL UNDERCABINET TASK LIGHT WITH TOGGLE SWITCH. FIXTURE TYPE TO BE ALKCO #2FAH0-120-AL-SW WITH 54W T5 LAMP.



FLOOR PLAN - LIGHTING
SCALE: 1/8"=1'-0"



FLOOR PLAN - POWER/SYSTEMS
SCALE: 1/8"=1'-0"



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SEAL

ISSUE	DATE	DESCRIPTION
△	03/11/13	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB # 12119
 DATE: 01-18-2013
 DRAWN BY: IH
 CHECKED BY: KM

ELECTRICAL FLOOR PLAN

SHEET NUMBER

E100

PROJECT NO. 13010

Hart & Associates, Inc.
 CONSULTING ENGINEERS
 4201 West Gray Street - Tampa, Florida 33609
 Telephone: (813) 287-2719 Fax: (813) 287-5704
 EE #0004221

Checked Plans Examined
 APR 09 2013

ELECTRICAL SPECIFICATIONS

- MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE LATEST EDITION OF N.F.P.A., AND THE LATEST EDITIONS OF THE LOCAL CODES AND ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.
- BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUB CONTRACT.
- ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE.
- CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- ALL REQUIRED INSURANCE TO BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR TO PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTINGS.
- ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE SHALL BE #12 AWG EXCLUDING CONTROL WIRING. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; ALL THOSE #8 AND LARGER TO BE STRANDED.
- ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3/4", GALVANIZED RIGID STEEL CONDUIT OR SCHEDULE 40 PVC. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALI AND RUST RESISTANT BITUMASTIC PAINT, KOPPER NO. 50, AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL ALSO BE USED WHEN CONDUIT IS EXPOSED TO EXTERIOR ENVIRONMENT SUCH AS EXTERIOR OF BUILDING OR WHERE IT IS EXPOSED AND SUBJECT TO DAMAGE, INSIDE OF BUILDING.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED (FLUSH) IN WALLS OR CEILINGS WHENEVER POSSIBLE.
- ALL GENERAL PURPOSE SWITCHES AND RECEPTACLES SHALL MATCH EXISTING TYPES. COLOR OF DEVICES AND PLATES INCLUDING PLATE MATERIALS SHALL MATCH EXISTING.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES AND COMPONENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- A SEPARATE, GREEN TYPE THW COPPER GROUND CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDED RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE ENCLOSING STEEL OUTLET BOX. DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND.
- A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.
- CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.
- ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EMT, IMC, RIGID GALVANIZED CONDUIT OR SCHEDULE 40 P.V.C., ELECTRICAL NON-METALLIC TUBING, & FLEXIBLE METAL CONDUIT MAY BE USED FOR BRANCH CIRCUITING AS ALLOWED BY THE N.E.C. & AHJ. MAXIMUM NUMBER OF 120V CIRCUITS ALLOWED IN A COMMON CONDUIT SHALL BE SIX (6). THE CONTRACTOR SHALL STRICTLY CONFORM TO THE N.E.C. REQUIREMENTS OF DERATING FOR CONDUCTOR AMPACITY AND CONDUIT FILL. NO CONDUITS SHALL BE INSTALLED, EXPOSED ON ROOF.
- CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V SYSTEM	480V SYSTEM	PHASE SEQUENCE
NEUTRAL - WHITE	NEUTRAL - WHITE	ABC, TOP TO BOTTOM
PHASE A - BLACK	PHASE A - BROWN	LEFT TO RIGHT, FRONT
PHASE B - RED	PHASE B - ORANGE	TO BACK
PHASE C - BLUE	PHASE C - YELLOW	
GRD.CON - GREEN	GRD.CON - GREEN	
- CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SLABS, ETC. PENETRATION SEALS SHALL BE PER U.L. ASSEMBLY STANDARDS.
- THE OWNER RESERVES THE RIGHT TO REVISE THE DRAWING FROM TIME TO TIME TO INDICATE CHANGES IN THE WORK. WHEN REVISED DRAWINGS AND/OR ANY REVISIONS ARE ISSUED, THE CONTRACTOR SHALL EVALUATE THE CHANGES PROMPTLY. BEFORE INSTALLATION OF ANY ITEM OR PERFORMANCE OF THE WORK INDICATED BY THE REVISED DRAWINGS OR REVISIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING THAT THE REVISED DRAWINGS INVOLVE AN ADDITION OR DEDUCTION OF A SPECIFIC AMOUNT OF MONEY TO THE CONTRACT PRICE. THE CONTRACTOR SHALL NOT PROCEED WITH THE REVISED WORK WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER OF THE COST OF THE REVISED WORK.
- IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER/ARCHITECT/OWNER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER/ARCHITECT/OWNER WILL NOT BE COMPENSATED.

GENERAL NOTES

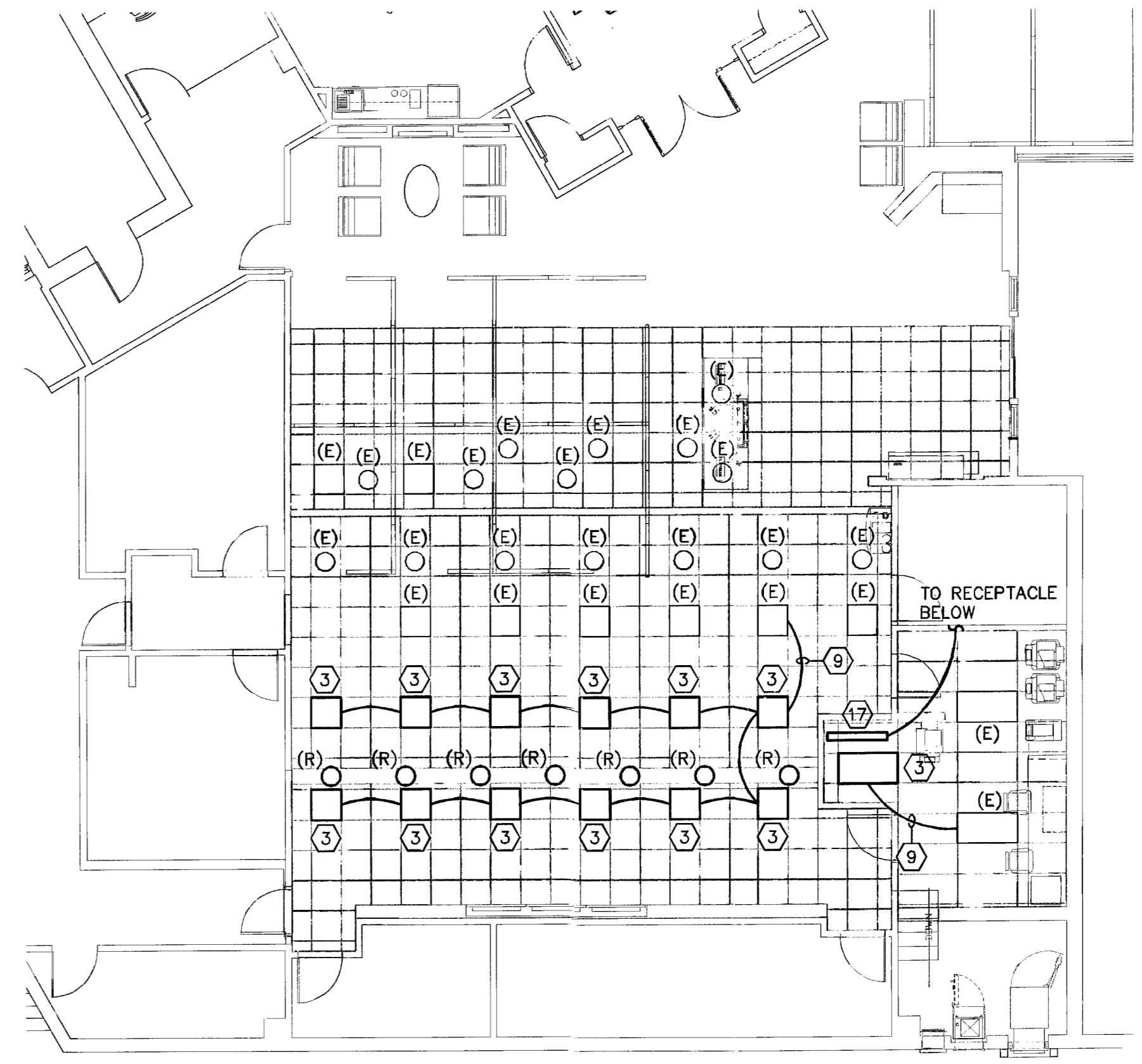
- CONTRACTOR SHALL VERIFY LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES PRIOR TO ROUGH-IN.
- COORDINATE WITH OWNER'S VENDORS AND PROVIDE ALL SYSTEMS (SECURITY, FIRE ALARM, TELEPHONE/DATA ETC.) RACEWAYS AND J-BOXES INCLUDING DESIRED ROUTING PATHS AND TERMINUS LOCATIONS PRIOR TO START OF WORK. ALL LOW VOLTAGE CABLES, TERMINATIONS AND JACK INSTALLATION BY OTHERS.
- ALL ITEMS NOT TO BE RE-USED SHALL BE TURNED OVER TO OWNER OR REMOVED FROM SITE AT OWNER'S SOLE OPTION.
- ADDITIONAL WORK MAY BE REQUIRED TO FACILITATE THE SEQUENCING OF CONSTRUCTION OR THE WORK OF OTHER TRADES IN AREAS THAT WOULD OTHERWISE BE EXISTING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING AND INCLUDING ALL SUCH WORK WHETHER INDICATED ON THE DRAWINGS OR NOT.
- IN CASES WHERE REMOVAL OF DEVICES WILL AFFECT DOWNSTREAM CIRCUITRY WHICH IS TO REMAIN, THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS REQUIRED TO ASSURE THAT REMAINING CIRCUITRY REMAINS OPERATIONAL.

ELECTRICAL LEGEND

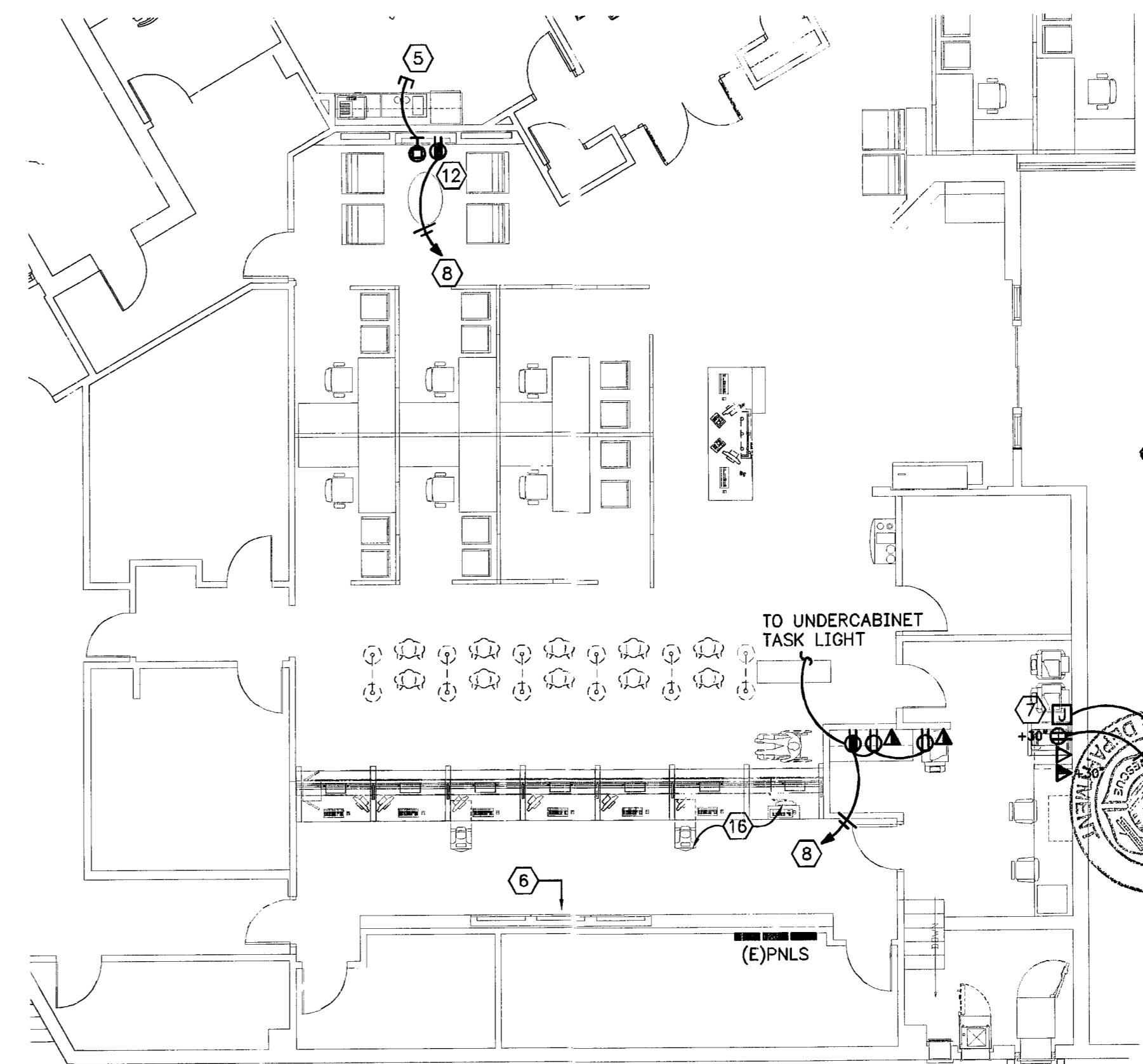
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- REWORK EXISTING DEVICES DUE TO INSTALLATION OF NEW PARTITION/WALL.
- RECEPTACLE AND DATA JACK FOR MEDIA/EMERCH WALL. COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
- PROVIDE FLUSH MOUNTED J-BOX FOR CONNECTION TO LED SIGN. CONNECT TO NEAREST FIVE (5) CONTROL STAKEUP CIRCUIT. COORDINATE J-BOX LOCATION WITH SIGN INSTALLER PRIOR TO ROUGH-IN.
- EXISTING EQUIPMENT TO BE RELOCATED. RE-USE EXISTING DEVICES IN NEW LOCATION AND EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED.
- PROVIDE FLUSH MOUNTED JUNCTION BOX IN FALSE COLUMN AT 8" AFF FOR CONNECTION (VIA FLEXIBLE WHIP) TO OUTLETS LOCATED IN THE PARTITION. UTILIZE HARD WIRE OUTLETS LOCATED IN THE FURNITURE PARTITION. E.C. SHALL COORDINATE WITH PARTITION CONTRACTOR PRIOR TO ROUGH-IN.
- THE EXISTING TELLER LINE WILL BE RELOCATED. DISCONNECT EXISTING POWER/DATA AS REQUIRED TO FACILITATE RELOCATION BY OTHERS. EXTEND EXISTING CONDUIT AND CONDUCTORS AND RECONNECT TELLER LINE. CONTRACTOR IS ADVISED THAT TELLER LINE WILL ALSO BE REDUCED IN LENGTH DUE TO NEW OFFICE PARTITION WALL. COORDINATE ALL REQUIRED WORK WITH OWNER'S REPRESENTATIVE PRIOR TO START OF DEMOLITION.
- PROVIDE AND INSTALL UNDERCABINET TASK LIGHT WITH TOGGLE SWITCH. FIXTURE TYPE TO BE ALKCOO #L2F4HO-120-AL-SW WITH 54W 15 LAMP.



FLOOR PLAN - LIGHTING
SCALE: 1/8"=1'-0"



FLOOR PLAN - POWER/SYSTEMS
SCALE: 1/8"=1'-0"



JPM Chase - Alton Road
CPC Interior Renovations
1801 Alton Road
Miami Beach, Florida

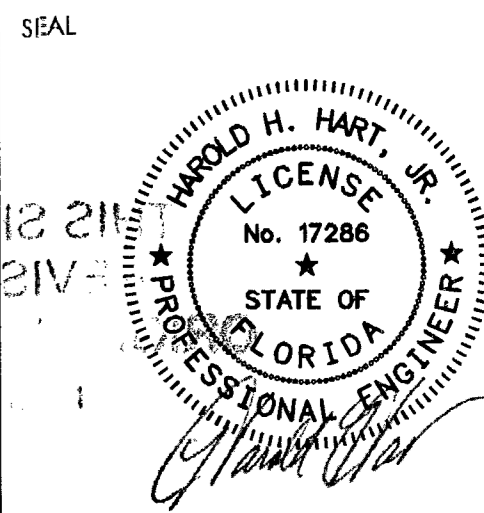
ARCHITECT/ENGINEER OF RECORD



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1/17/13

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # 12219
DATE 01-18-2013
DRAWN BY: JH
CHECKED BY: KM

SHEET TITLE
ELECTRICAL FLOOR PLAN

SHEET NUMBER
BACK

PROJECT NO. 13010
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