

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

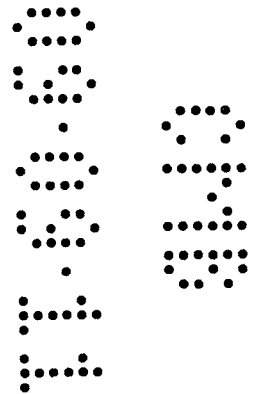
Product Stewardship Department
Benjamin Moore & Co.
360 Route 206 - P.O. Box 4000
Flanders, NJ 07836
866-690-1961

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/m³ (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
Canada DSL

Yes - All components are listed or exempt.
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

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

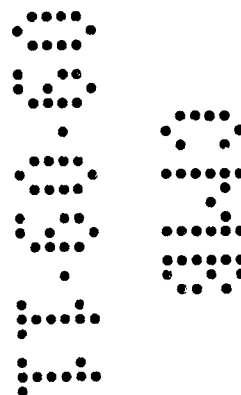
Issuing Date 23-May-2001

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

Disclaimer

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End of MSDS





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

1110 3915
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: [Signature]
ZONING: [Signature]
ORD/HPB: [Signature]
CONCURRENCY:
PLUMBING: [Signature]
ELECTRIC: [Signature]
MECHANICAL: [Signature]
FIRE PROTECTION: [Signature]
ENGINEERING: [Signature]
PUBLIC WORKS: [Signature]
STRUCTURAL: [Signature]
ELEVATOR: [Signature]

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/scale 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.T.C.O., or the release of bonds.)
Approved By: [Signature] Date: 9-9-2011

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

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 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.

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
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 - 1 B

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

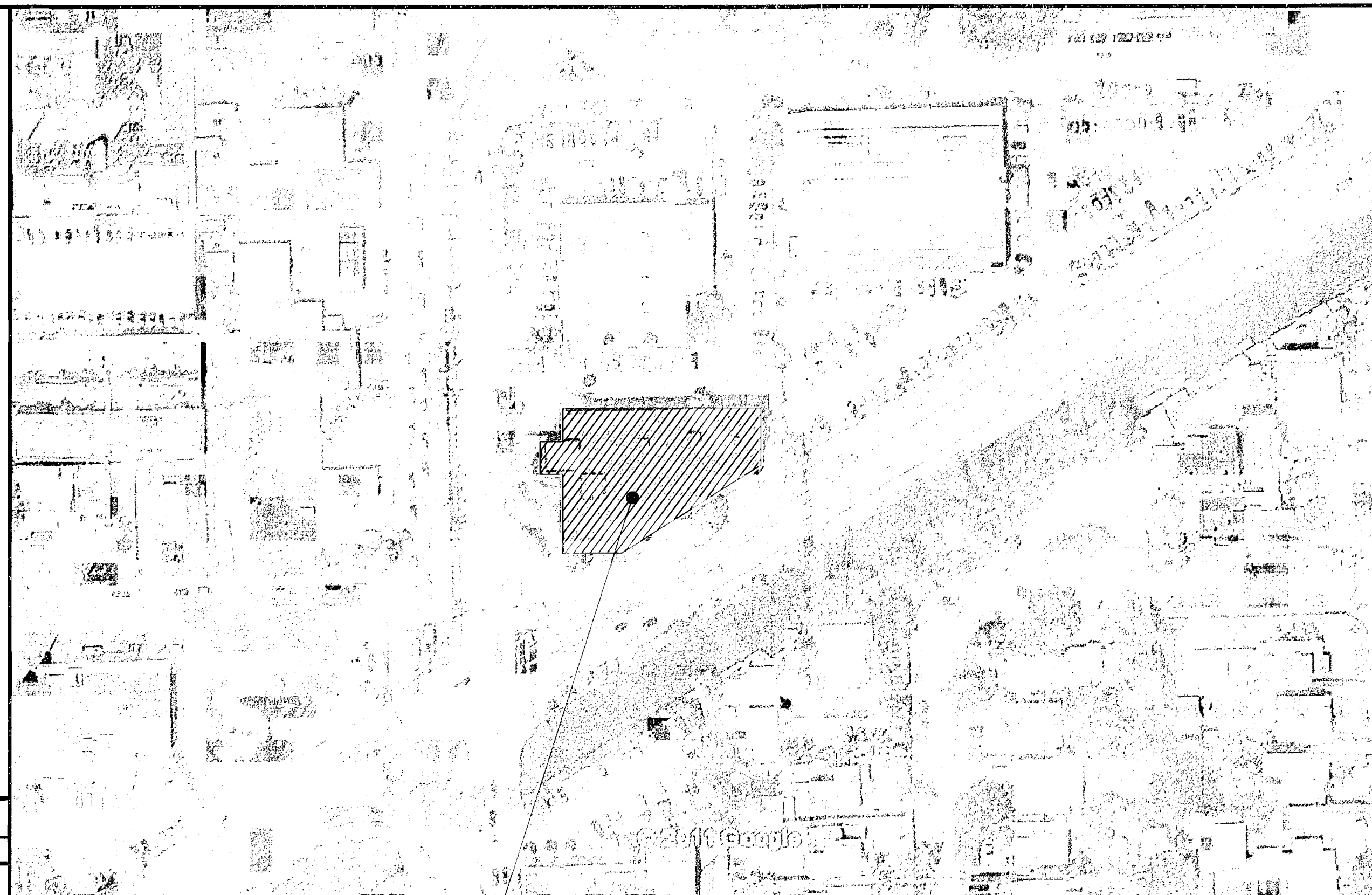
TABLE 1016.1 MAXIMUM TRAVEL DISTANCE 200'

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

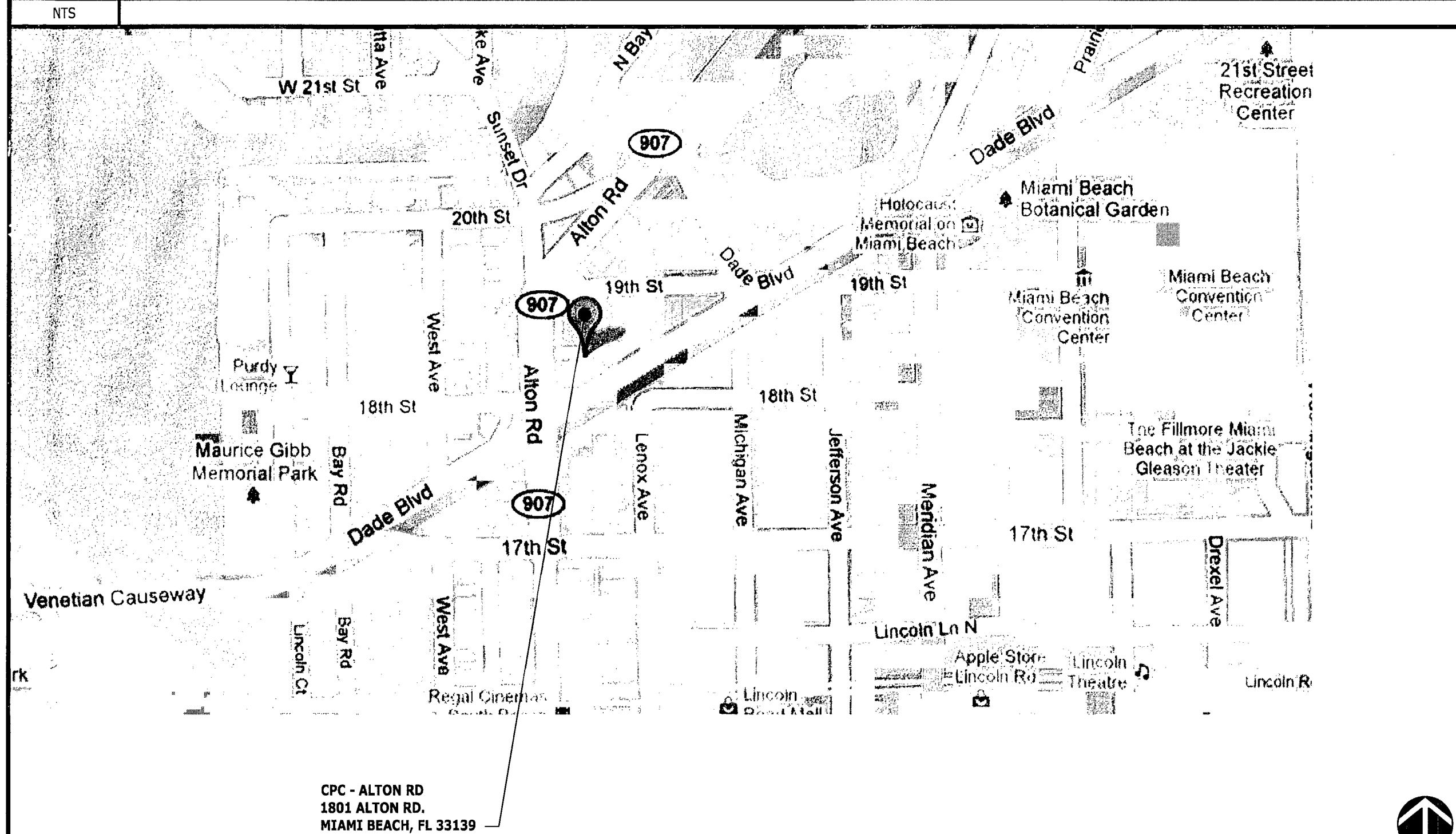
EXTERIOR SIGNAGE:
EXISTING TO REMAIN

A1 CODE NOTES



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

D5 KEY PLAN



A5 VICINITY MAP

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 DIAGRAM

F11 PROJECT TEAM

- FIRE PROTECTION SPRINKLER SYSTEM NOT REQUIRED.
- BUILDINGS UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH FBC.
- 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 2A:10BC.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED. FIRE ALARM PERMIT TO BE FILLED 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 2A:10BC 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

A11 PROJECT DESCRIPTION

A14 DRAWING INDEX

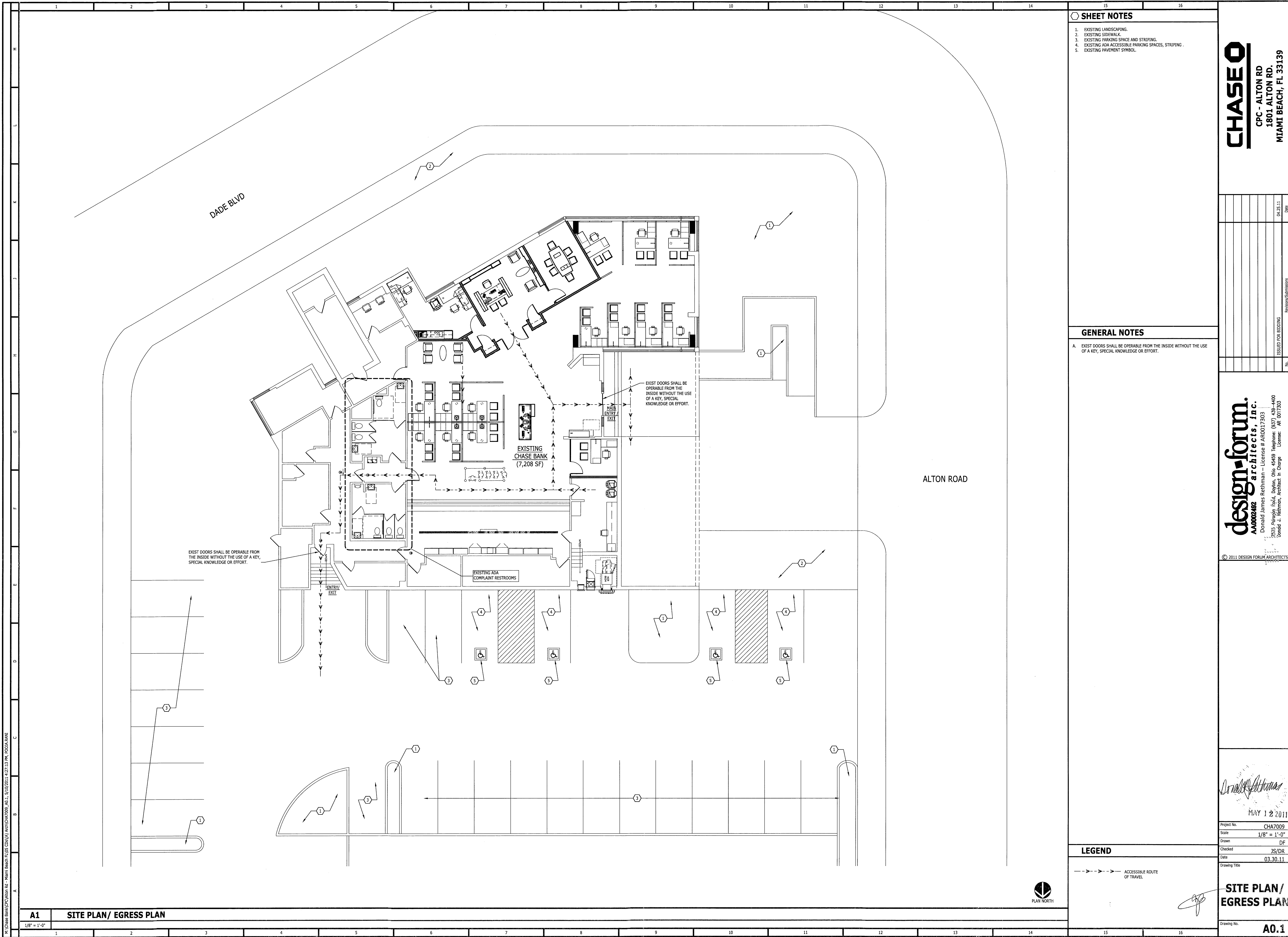
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COVER

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

- > ACCESSIBLE ROUTE OF TRAVEL

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**SITE PLAN/
EGRESS PLAN**

Drawing No. **A0.1**

SHEET NOTES

1. ALIGN FINISH FACES.
2. RELOCATED BANK EQUIPMENT BY OWNERS VENDOR.
3. LOCATION OF HIGH-WIRE EXTERIOR LIGHTING.
4. PROVIDE FT BLOCKING IN WALL FOR ACCESSORY AND MILLWORK INSTALLATION.
5. FLOOR BOX. SEE ELECTRICAL DRAWING FOR ADDITIONAL INFORMATION.
6. PROVIDE SHELF & ROD, MIN DEPTH 2'-1" SEE F7/A6 & F9/A6.
7. EXISTING STOREFRONT ENTRY DOOR TO REMAIN.
8. EXISTING ELECTRICAL PANEL TO REMAIN.
9. EXISTING EQUIPMENT TO REMAIN.
10. NEW ACCESSIBLE ENTRY.
11. EXISTING COLUMN TO REMAIN. MAINTAIN FIRE RATING AS REQUIRED BY CODE.
12. BANK EQUIPMENT BY OWNER'S VENDOR.

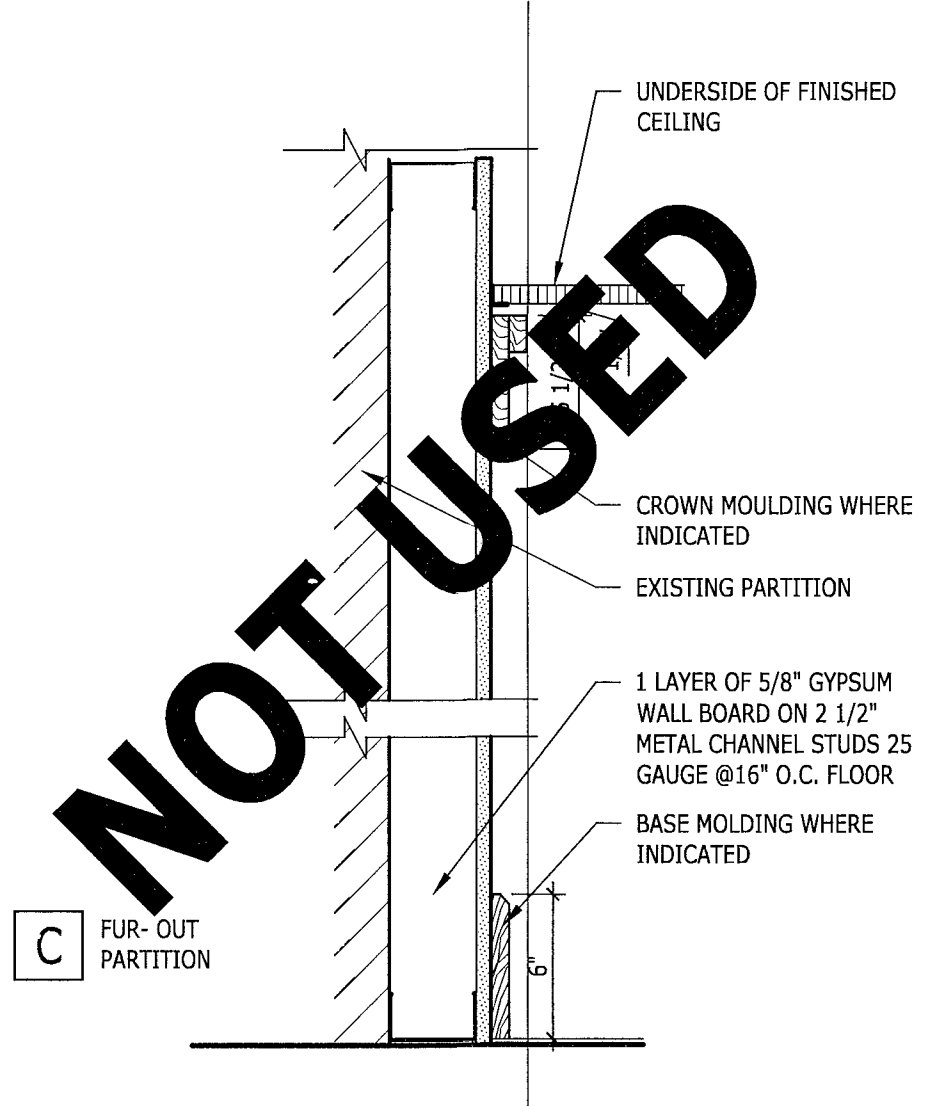
GENERAL NOTES

- A. GYPSUM BOARD SHALL BE 5/8" THICK FIRE CODE TYPE "X" AS MFG. BY U.S. GYPSUM CO.
- B. 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.
- C. ALL WOOD SHALL BE FIRE RETARDANT. USE FIRE RETARDANT PAINT ON FIRE RESISTIVE PLYWOOD TO BE PAINTED.
- D. DIMENSIONS SHOWN ARE FROM FINISH TO FINISH, UNLESS NOTED OTHERWISE.
- E. AT ALL EXISTING INTERIOR WALLS TO RECEIVE WALL COVERING, PROVIDE A SMOOTH SWIM COAT OF PLASTER FOR PLUMBNESS AND ALIGNMENT WITH ADJOINING WALL.
- F. PATCH & REPAIR ALL HOLES FROM ABANDONED FLOOR AND WALL DEVICES WITH NON-SHRINK GROUT.
- G. PATCH & REPAIR ALL EXISTING WALLS THAT ARE DISTURBED BY THE NEW WORK. TYP.
- H. RELOCATE ALL EXISTING INTERIOR DOORS WITH WILSONART SHAKER CHERRY - 7935-07. INSTALL WITH GRAIN RUNNING VERTICALLY.

SHEET SYMBOLS

- A1 WALL/PARTITION TYPE INDICATOR. SEE H1/ A2
- 100 DOOR INDICATOR - SEE DOOR SCHEDULE. SHEET A9
- NEW PARTITION
- EXISTING TO REMAIN
- OE OFFICE EQUIPMENT SUPPLIED & INSTALLED BY CHASE BANK
- BE 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

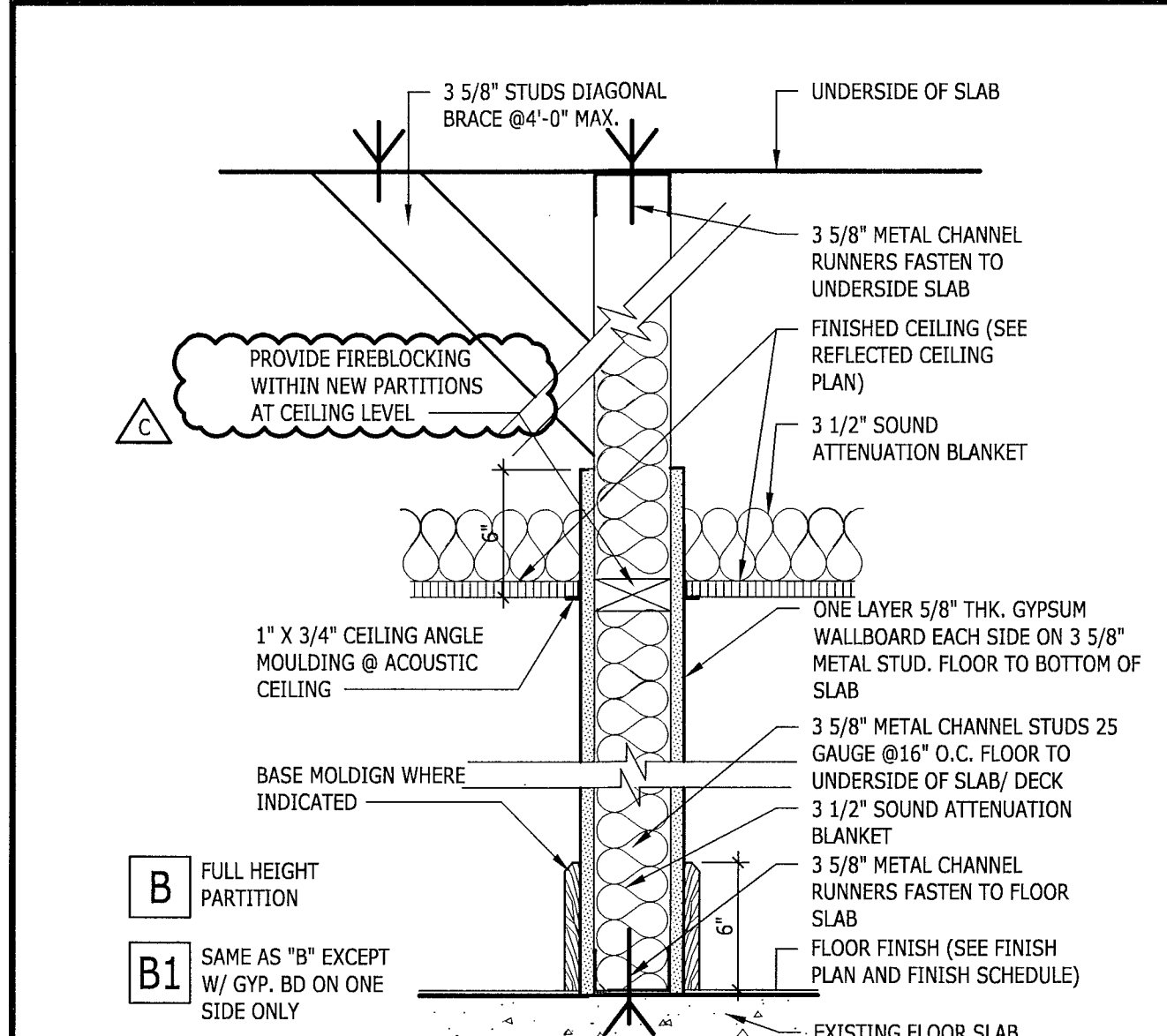
PARTITION TYPES - SEE SHEET
A3 FOR BASE AND CROWN
MOLDING LOCATIONS



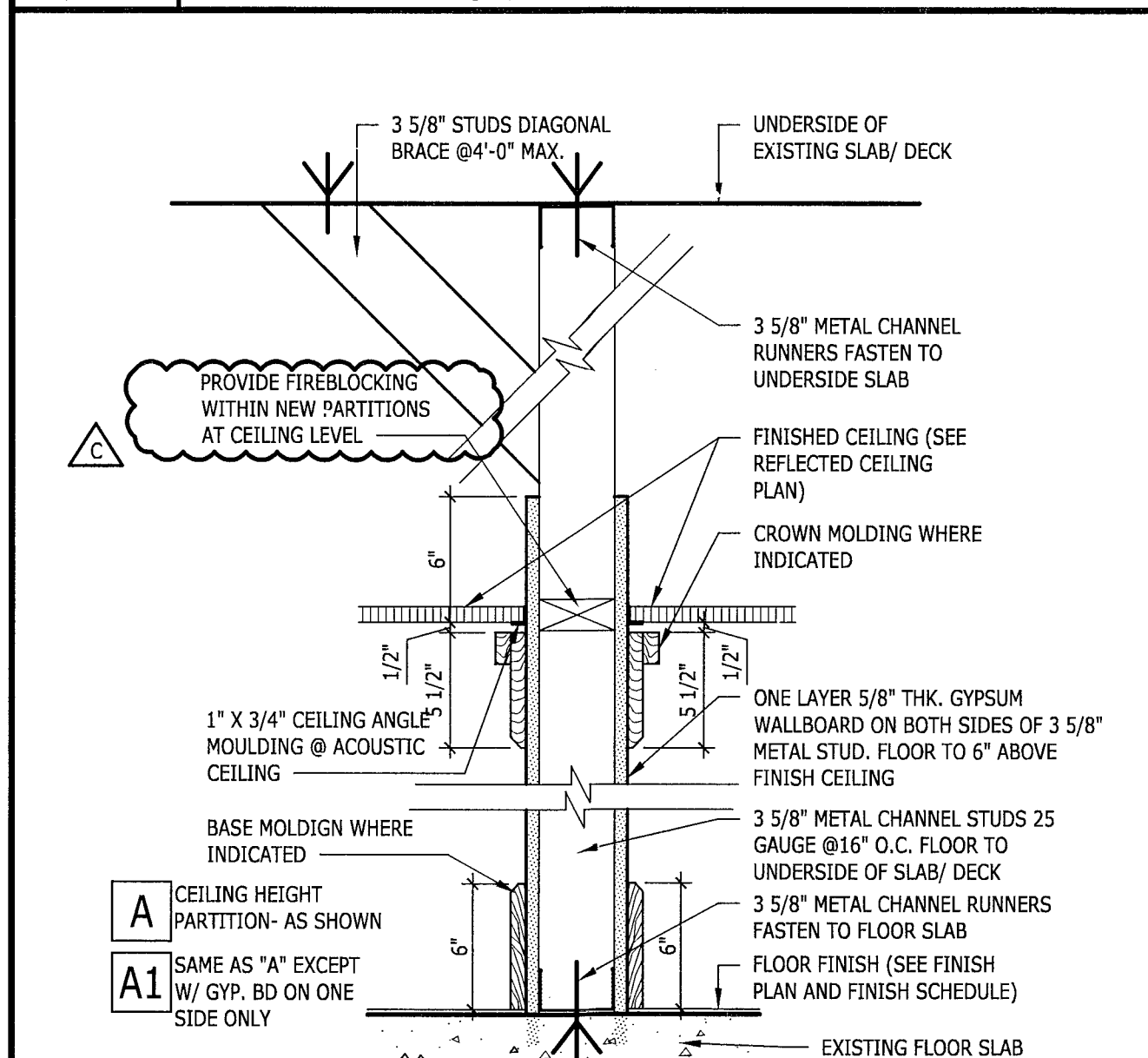
PROVIDE FIREBLOCKING
WITHIN NEW PARTITIONS
AT CEILING LEVEL

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

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



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



A1 FLOOR PLAN
1/4" = 1'-0"

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

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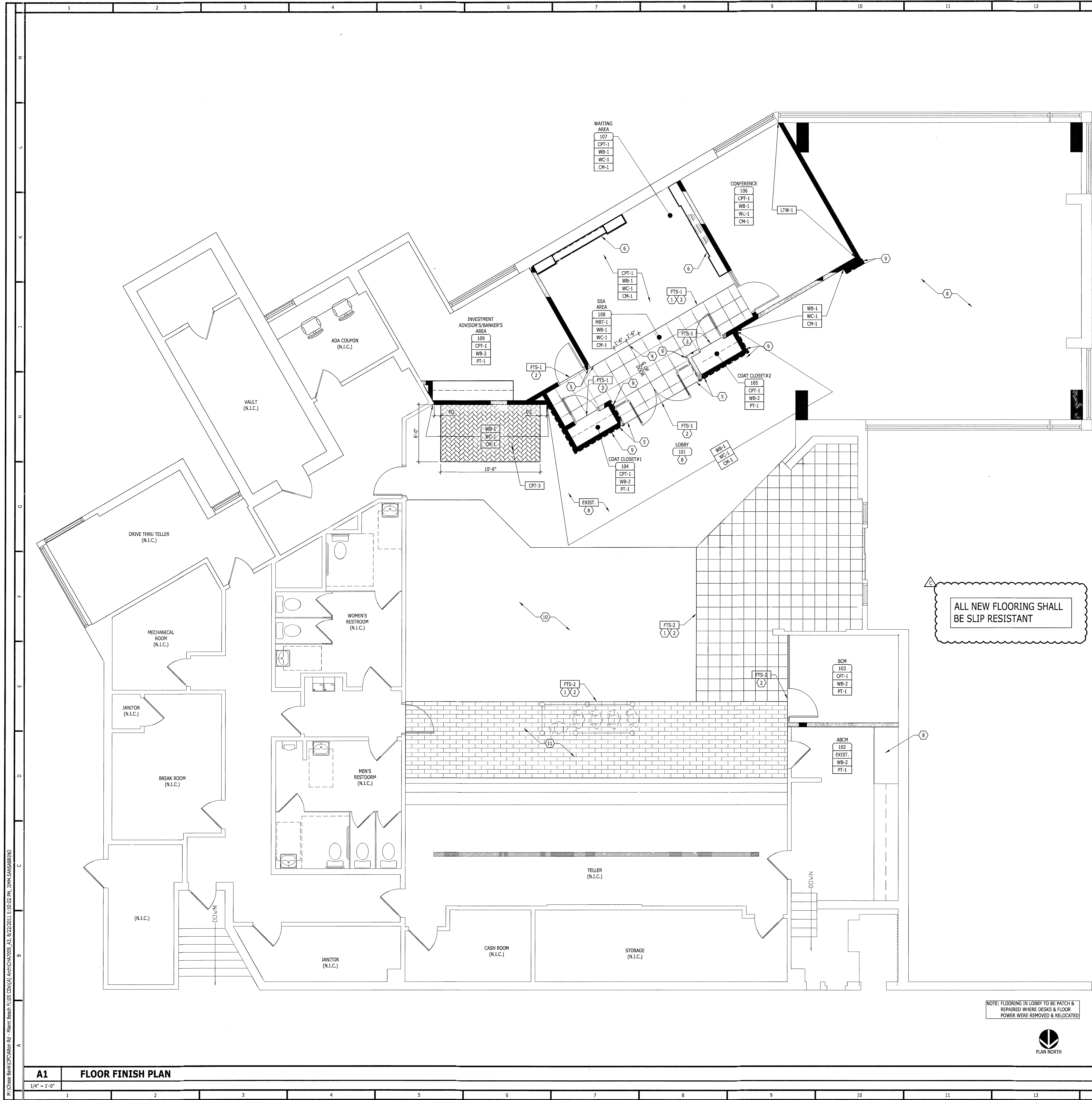
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FLOOR PLAN

Drawing No. A2

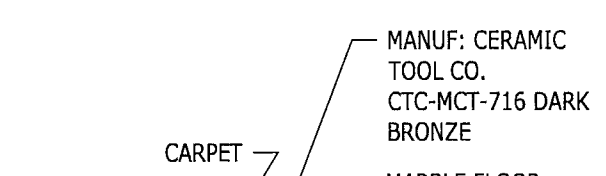


SHEET SYMBOLS

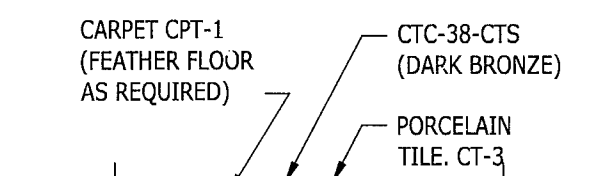
- XXX-1 INDICATES FINISH NUMBER - SEE A13/A3
- FTS-X INDICATES TRANSITION NUMBER - SEE H13/A3

SHEET NOTES

- TRANSITION TO BE PROVIDED AT EDGE OF EXISTING FULL TILE.
- FLUSH TRANSITION: PROVIDE LATEX BED AS REQUIRED. FEATHER MINIMUM 36" IN ALL DIRECTIONS.
- DASHED LINE INDICATES WOOD PANEL OVER SCHEDULED WALL TYPE. SEE SHEET A6 FOR DETAILS & ELEVATIONS.
- FULL TILE: TILE LAYOUT START POINT.
- ALIGN FLOORING WITH PARTITION.
- OUTLINE OF MILLWORK SEE SHEET A7 & A8 FOR ADDITIONAL INFORMATION.
- PATCH CORNER/JOINTS.
- PATCH TO MATCH EXISTING FLOORING.
- DASHED LINE INDICATES WOOD PANELING OVER SCHEDULED WALL. SEE SHEET A6 FOR DETAIL ELEVATIONS.
- NEW FLOORING TO MATCH EXISTING.
- CERAMIC WOOD TILE PER CHASE SPECIFICATION CT-3.



1 - CARPET TO MARBLE TILE



2 - CARPET TO TILE

H13 TRANSITION 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 LEVELED AND ALIGNED.
- ALL FLOOR SLAB SHALL BE LEVELED 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: INTERFLEX
CONTACT: WAYNE BORSCHINE
PHONE: 773-551-6413
SOURCE: GENERAL CONTRACTOR
NAME: KENTUCKY DERBY
STYLE: 5106-103
WIDTH: 54" WIDE
INSTALL: PER MANUFACTURER INSTRUCTIONS

CPT-1 APPLICATION: WAIT AREA WALL, SS AREA, OFFICE AREA
VENDOR: INTERFLEX
CONTACT: VICKI DEVUONO
PHONE: 312-755-2101
SOURCE: GENERAL CONTRACTOR
NAME: BENTLEY
URBAN SCENE
COLOR: CHICAGO TRIBUNE 88855
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-DLC3128B
VENDOR: D.L. COUGH
CONTACT: KIM KOGER - 800 / 433. 0790 X1008
SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

CPT-2 APPLICATION: ALL DESIGNATED PRIMARY CARPET AREAS.
VENDOR: INTERFLEX
CONTACT: VICKI DEVUONO
PHONE: 312-755-2101
SOURCE: GENERAL CONTRACTOR
NAME: BENTLEY
URBAN SCENE
COLOR: MONDO TIMES 88854
STYLE#: BUS340630R
SIZE: BROAD LOOM
NO PAD: GLUE DIRECT

PT-1 PAINT:
SOURCE: GENERAL CONTRACTOR
MANUFACTURER: BENJAMIN MOORE
PRODUCT: AURA WATERBORNE INTERIOR PAINT
COLOR: AC-S SPRINGFIELD TAN
FINISH: SEMI GLOSS (METAL DOORS/ FRAMES)
EGG SHELL (WALLS)

CPT-3 CARPET: FLOATING COMFORT ZONE ONLY
MANUFACTURER: INTERFLEX, LLC
TO SCALE
PRODUCT NO.: 146202050
COLOR: 7764 "CONTOUR"
SIZE: 50CM TILE
BACKING: GLASSBAC
FURNISHED BY: G.C. (INCL. 10% ATTIC STOCK)
CONTACT: VICTORIA DEVUONO - 312 / 755. 2101
NOTE: INSTALL TILES IN SAME DIRECTION (PERPENDICULAR TO ENTRANCE DOORS WALL. DO NOT QUARTER TURN TILES)

LTW-1 APPLICATION: CLIENT MEETING ROOM WALL
VENDOR: EDELMAN LEATHER
CONTACT: JOHN EDELMAN
PHONE: 800-350-9000
SOURCE: GENERAL CONTRACTOR
COLOR: ANTIQUE NATURAL
STYLE #: F107
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
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
BROWN
LEAD TIME: 2 WEEKS

CPT-4 CARPET: TELLER LINE, ABCM & DRIVE-UP TELLER
PRODUCT: SAME AS CARPET CPT-1 BUT APPLIED TO INTERFLEX'S CUSHIONBAC PLUS (ANTI-FATIGUE CUSHION)

CT-1 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 POLYURETHANE SAND, 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

CM-1 6" HIGH WOOD CROWN MOLDING
COLOR AND FINISH TO MATCH CONTROL SAMPLE
SPECIES: AFRICAN SAPELE MAHOAGANY

WB-1 6" HIGH WOOD BASE
COLOR AND FINISH TO MATCH CONTROL SAMPLE
SPECIES: AFRICAN SAPELE MAHOAGANY

CT-3 TILE PLANKS: IN FRONT OF TELLER LINE
MANUFACTURER: EMSEER
PRODUCT: SIERRA MADRE, GLAZED PORCELAIN TILE
COLOR: "SONORA"
SIZE: 18" X 18" X 3/8" TILES
GROUT: CUSTOM BUILDING PRODUCTS #101 QUARTZ POLYURETHANE SAND, 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-2 MANUFACTURER: JOHNSONITE
TIGHT LOCK
RESILIENT WALL BASE
HEIGHT: 4-1/2" SLIM-LINE HEIGHT
MODEL: 69 STERLING SILVER

MD-1 QUARTER ROUND TRIM MOLDING PAINTED CHASE TAN (PT-1) USE TO PROVIDE FINISHED EDGE BETWEEN PT-1 & WC-2

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



PLAN NORTH

A1 FLOOR FINISH PLAN

1/4" = 1'-0"

A13 INTERIOR FINISH LEGEND

N.T.S.

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NO.	REVISION/DESCRIPTION	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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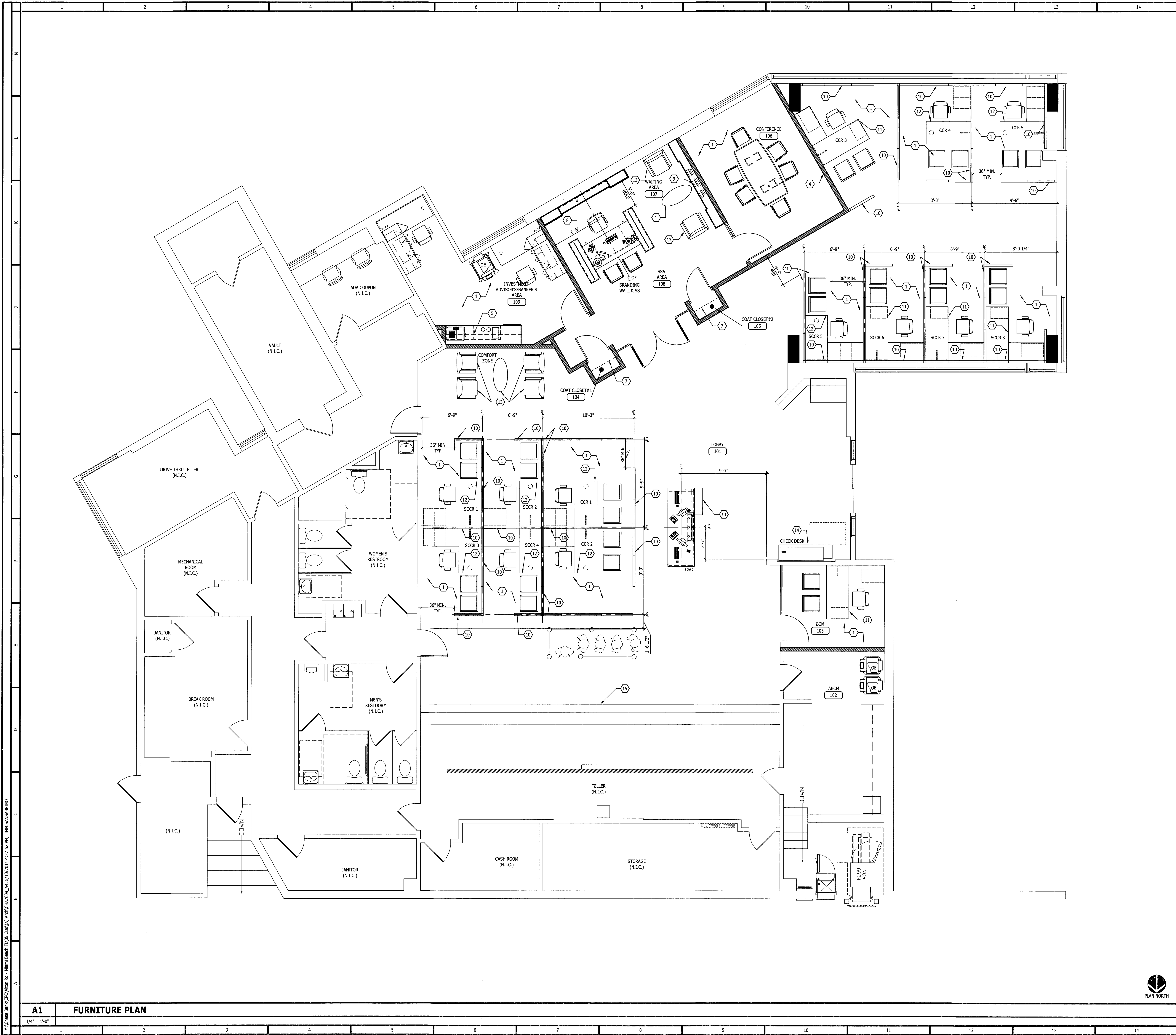
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FINISH PLAN

Drawing No. A3



- SHEET NOTES**
- FURNITURE THROUGHOUT AREA OF WORK TO BE PROVIDED BY CHASE, TYP.
 - LEATHER TILED WALL.
 - UPPER CABINETS W/ LOWER STORAGE CABINETS.
 - UPPER CABINETS W/ LOWER STORAGE CABINETS.
 - COAT CLOSET. BAR AND SHELF BY G.C.
 - BRANDING WALL. SEE MILLWORK DETAILS FOR MORE INFORMATION.
 - LCD TV, POWER, COAXIAL CABLE AND DATA REQUIREMENTS AND LOCATIONS WITH CHASE VENDOR.
 - 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.

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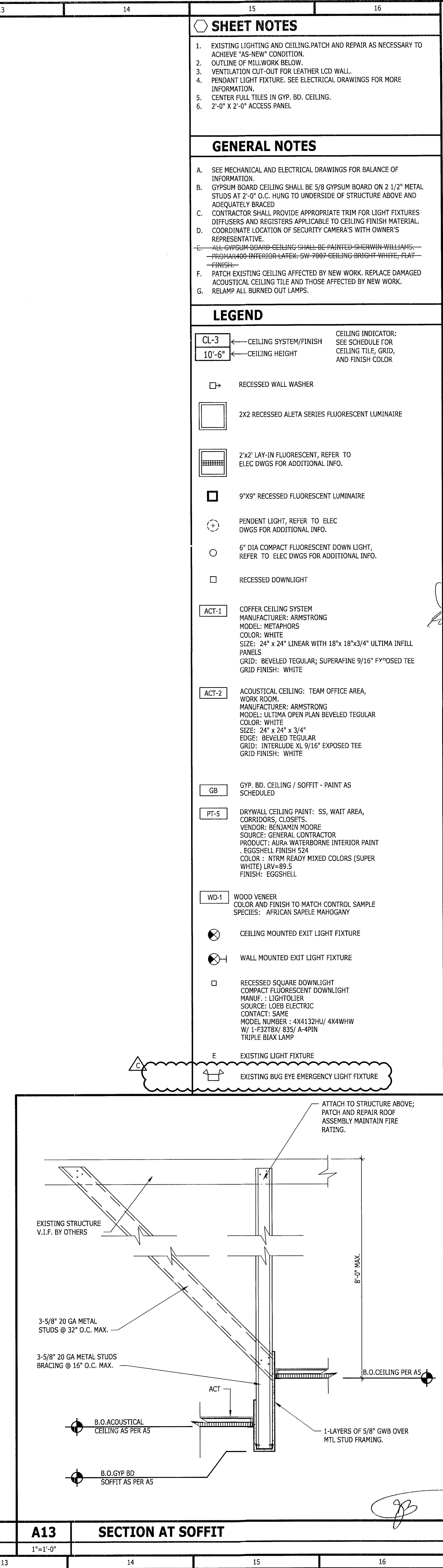
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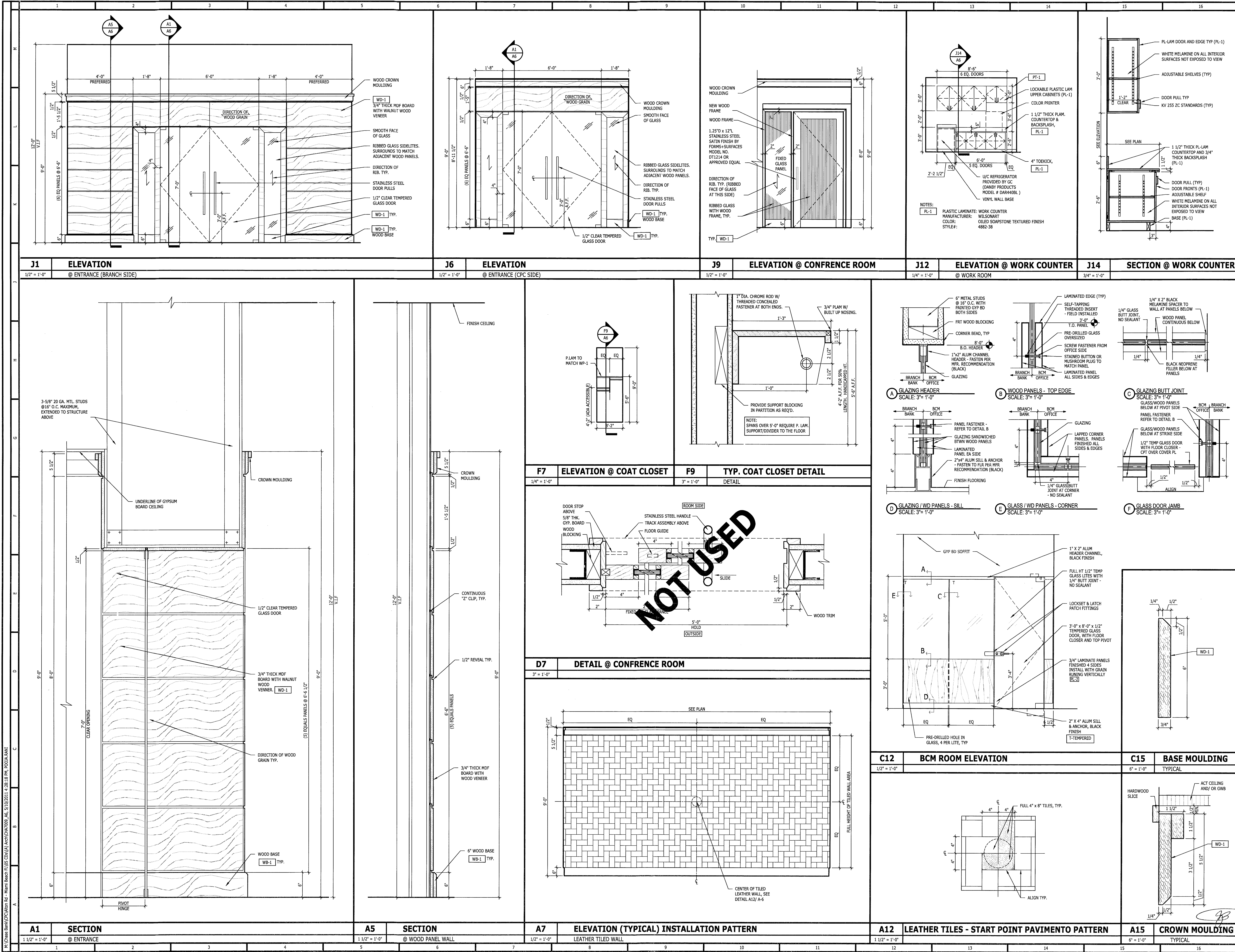
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FURNITURE PLAN

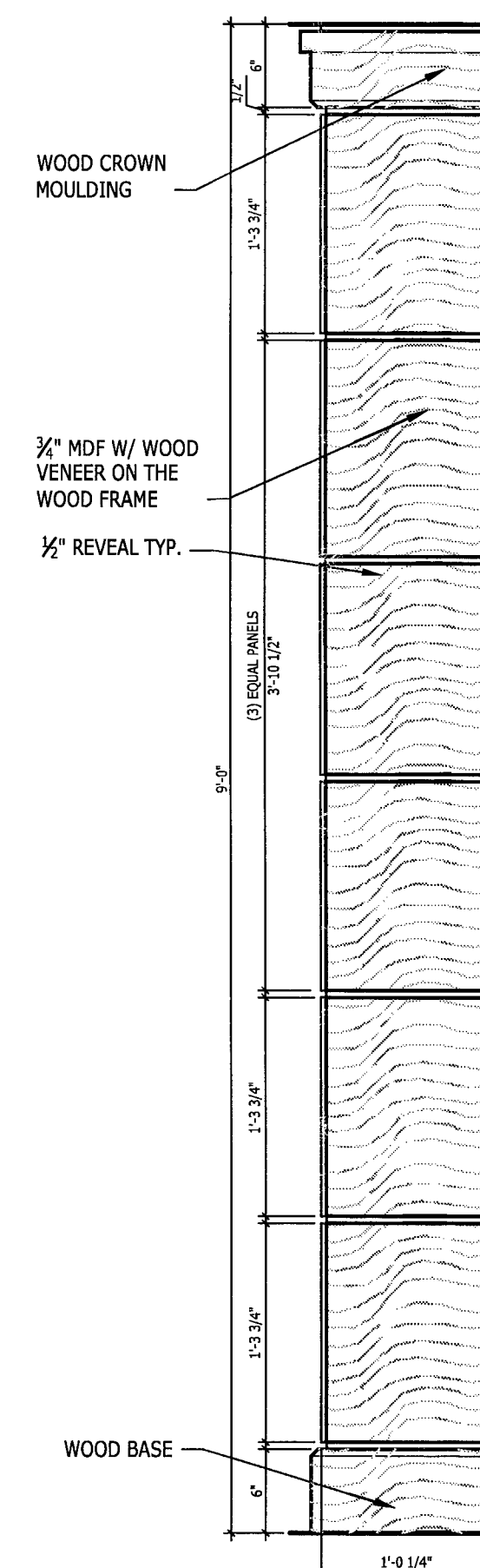
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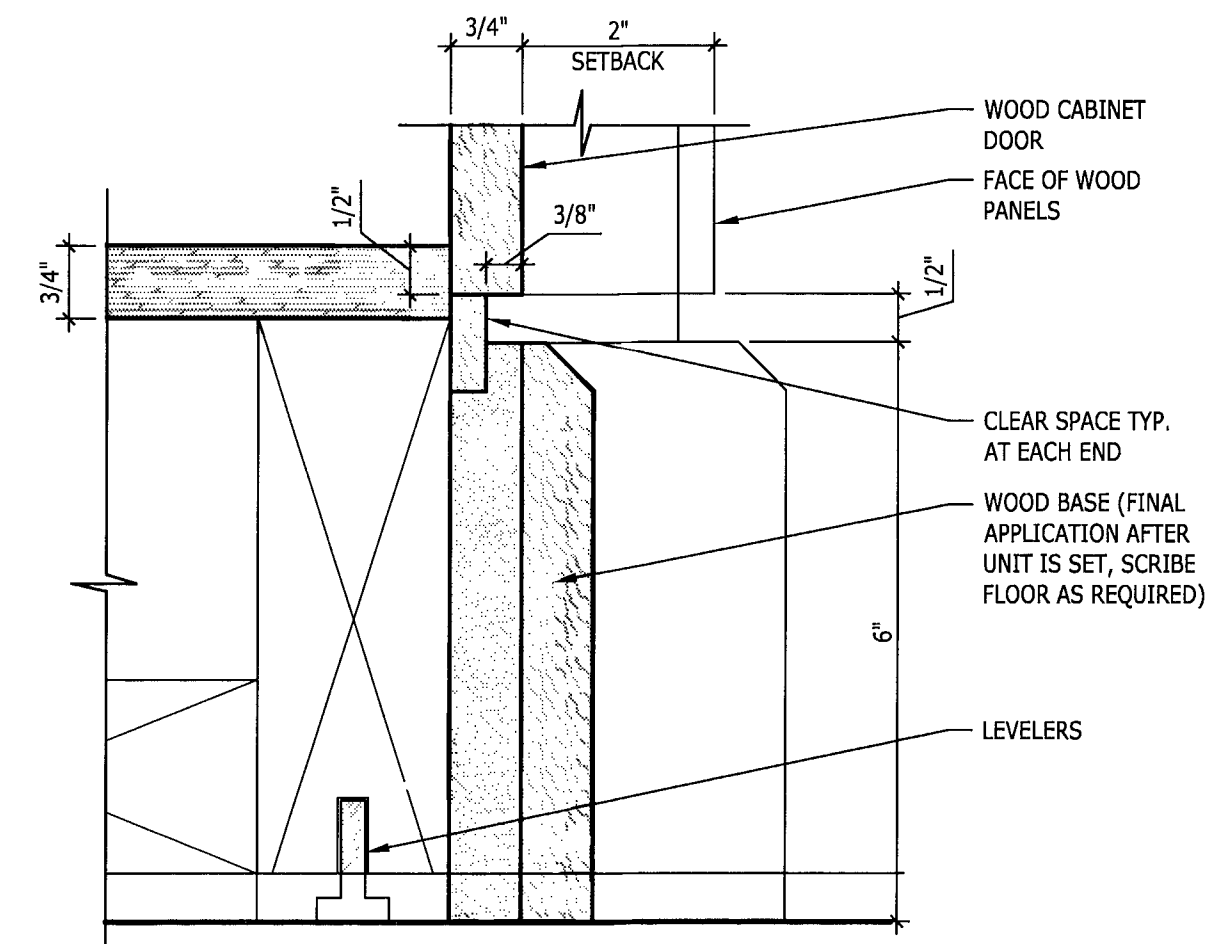
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ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11		
ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11		
ADDENDUM A	6.6.11		
ISSUED FOR PERMITTING	5.5.11		
ISSUED FOR BIDDING	04.25.11		
DATE			



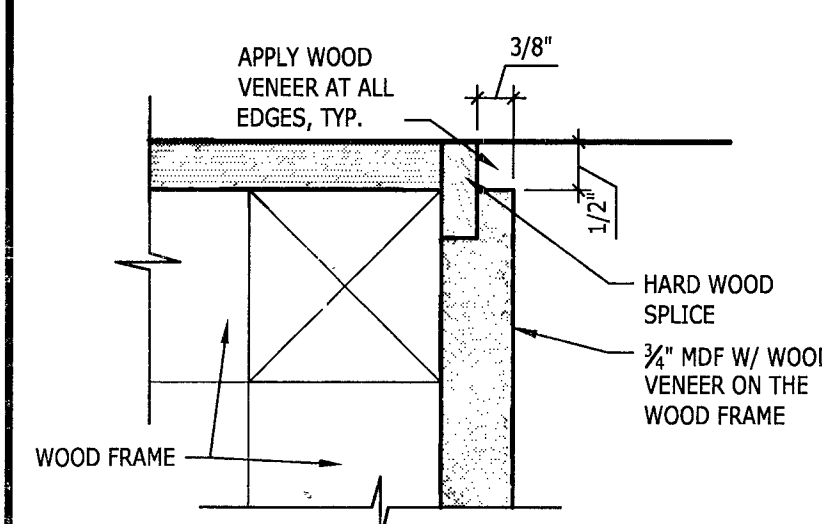
1. ALL WOOD FINISHES TO MATCH CHASE CONTROL SAMPLE
2. VERIFY ALL DIMENSIONS
3. UPON ASSEMBLY, ALLOW WIRE CHASE IN ANY RIBS THAT MAY OBSTRUCT PASSAGE OF WIRES/CABLES



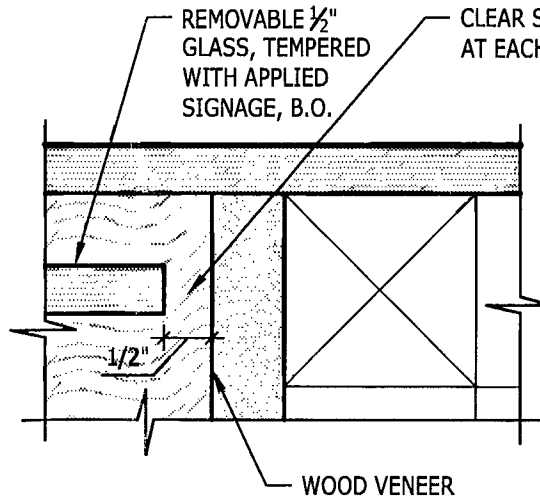
G8	SIDE ELEVATION
1" = 1'-0"	BRANDING WALL



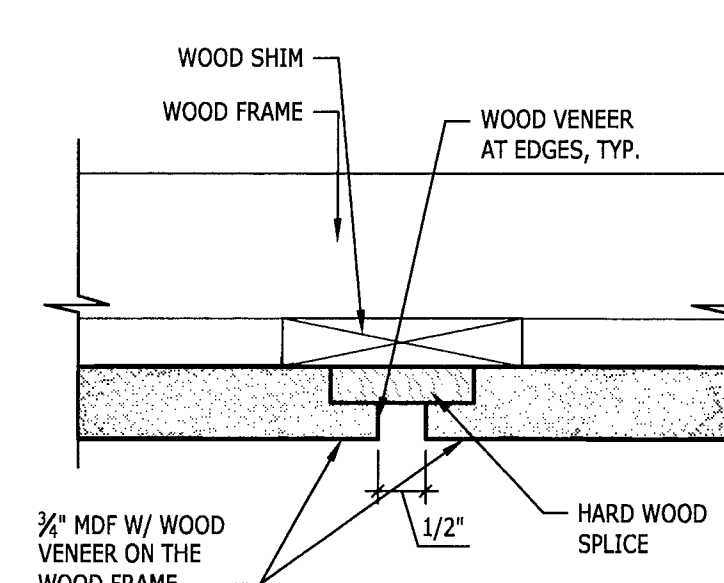
G14	DETAIL
6" = 1'-0"	BRANDING WALL



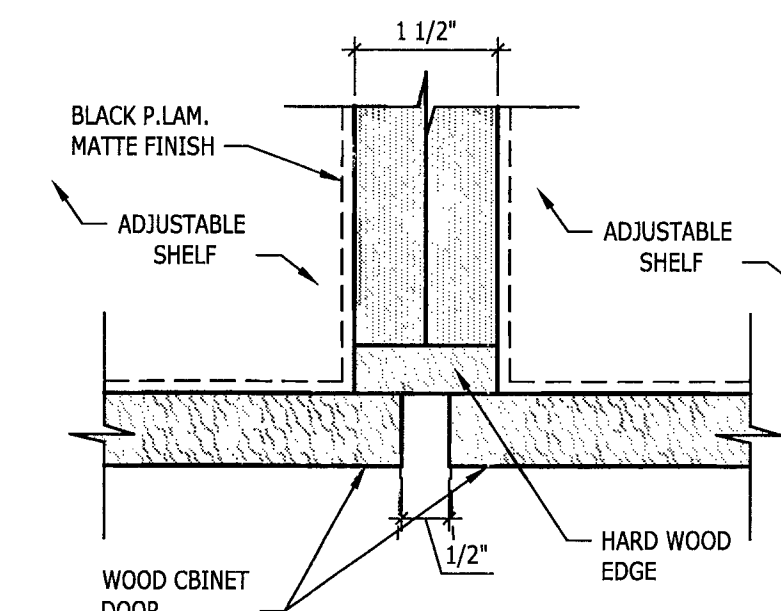
D9	DETAIL
6" = 1'-0"	



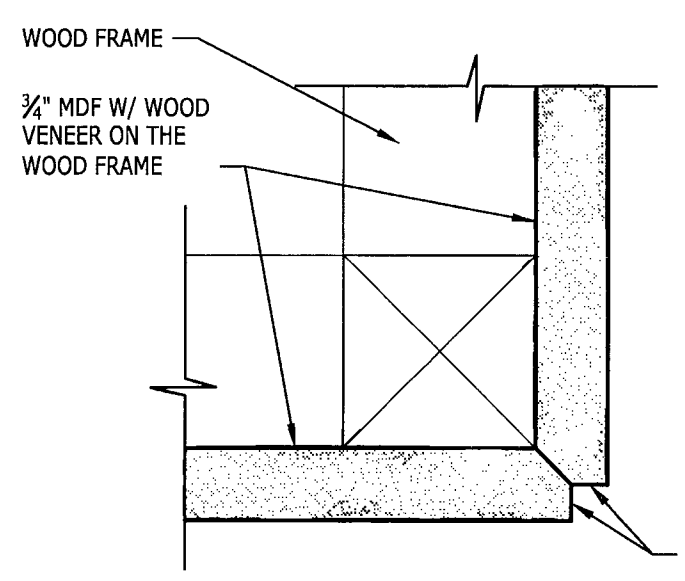
A9	DETAIL
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A10	DETAIL
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A13	DETAIL
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A15	DETAIL
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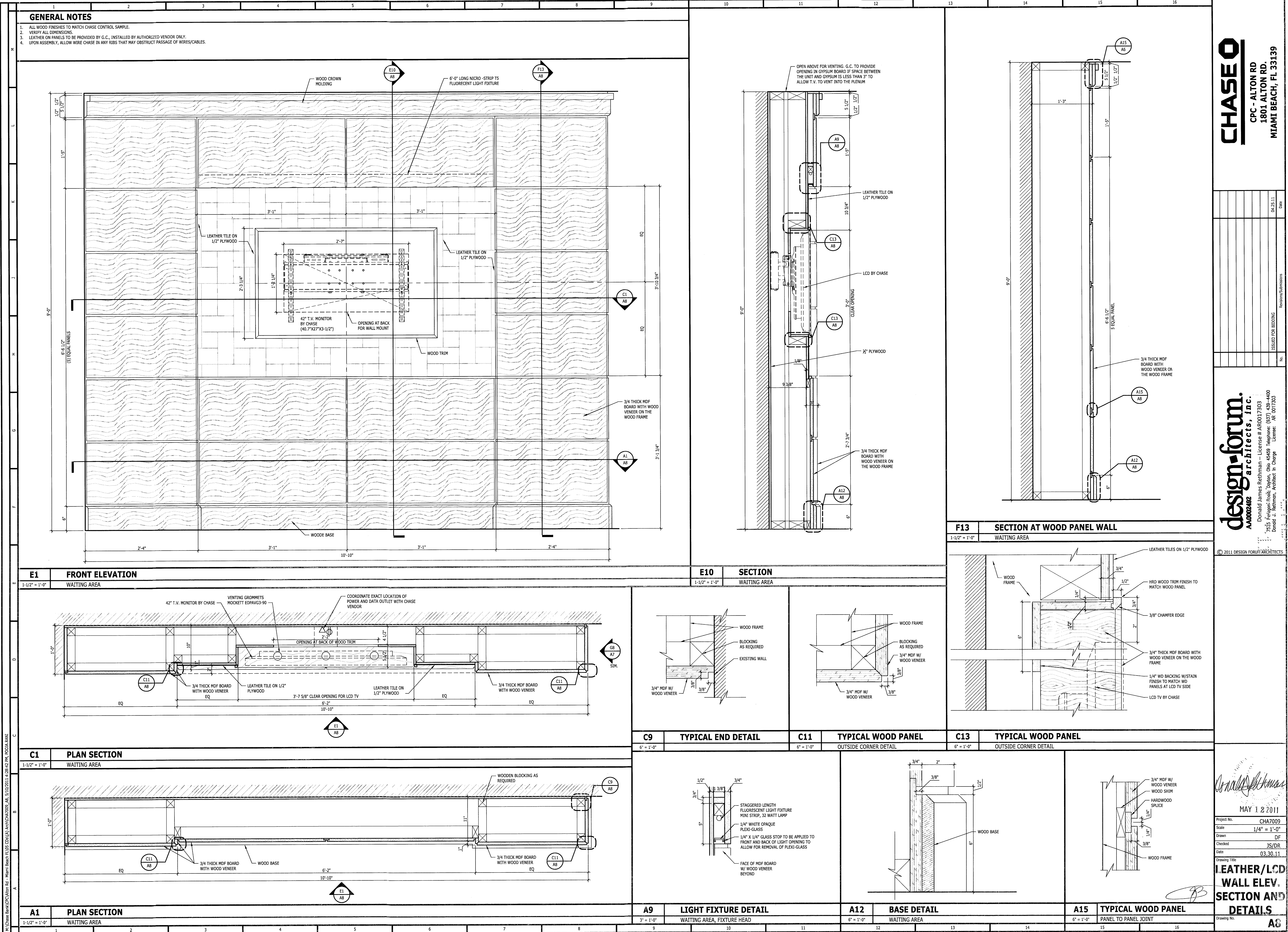
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**BRANDING
WALL ELEV,
SEC & DET**

Drawing No. **A7**



SET - 1		SET - 4		SET - 6	
1	STANDARD HARDWARE FOR SINGLE ACTING SWING GLASS DOOR OR BLUMCRANK DOOR SERIES 675	3	STANLEY - SOSS	3	EA HINGE 58B1 ALTERNATE:
2	DOORMA KITS - 88 OVERHEAD DOOR CLOSURE X 626	1	DOOR HANDLE: HAFELE	1	EA PASSAGE LOCKSET/DOOR SURFACE CLOSER
4	DOOR HANDLE: HAFELE	1	STAINLESS STEEL STAIN FINISH, MODEL NO. 903-00-403	1	EA ALTERNATE:
1	STAINLESS STEEL, STAIN FINISH, MODEL NO. 903-00-608	1	MOUNTING ACCESSORY - MODEL NO. 903-03-910	1	EA WALL STOP
2	MOUNTING ACCESSORY - MODEL NO. 903-03-910	1	SCHLAGE MORTISE CYLINDER NO. 20-500 X 626	1	EA KICKPLATE (PUSH SIDE)
2	DOOR STOP ANGLE X 626	1	KEY OUTSIDE. THUMB TURN INSIDE	1	EA ALTERNATE:
		1	WALL STOP	3	EA SILENCER
					EA ALTERNATE:
SET - 2		SET - 5		SET - 7	
3	HINGES F88 4 1/2" X 4 1/2" X 626	1	EA TOP PIVOT (CENTER HUNG)	340	626 RIX
1	DOOR HANDLE: HAFELE	1	EA TOP PATCH FITTING	7445-PK	626 RIX
1	STAINLESS STEEL STAIN FINISH, MODEL NO. 903-00-403	1	EA BOTTOM PATCH FITTING	7445-PK	626 RIX
1	MOUNTING ACCESSORY - MODEL NO. 903-03-910	1	EA FLOOR CLOSER	428-SW	626 RIX
1	OVERHEAD ROLLER CHALET	1	(CENTER HUNG)	PH3118S (W/ PH13082S)	626 RIX
SET - 3		1	EA LATCHSET	626 CRL	EA
1	SLIDING DOOR ASSEMBLY; HAFELE: SUPER 2500 A - HAWAII	1	(GLASS MTD. LATCH W/ LOCK & THUMSTURIN)		EA C123 KEYWAY SURFACE CLOSER
2	DOOR HANDLE: HAFELE	1	EA LATCH KEEPER (GLASS MTD)	PH2148S	626 CRL
1	STAINLESS STEEL STAIN FINISH, MODEL NO. 903-00-403				EA FLOOR STOP
1	MOUNTING ACCESSORY - MODEL NO. 903-03-910	1	EA	EA KICKPLATE (PUSH SIDE)	EA ALTERNATE:
1	FLOOR GUIDE - 9042.1.031			1	EA ALTERNATE:
				1	EA DOOR SCOPE
				1	EA SILENCER
					EA ALTERNATE:



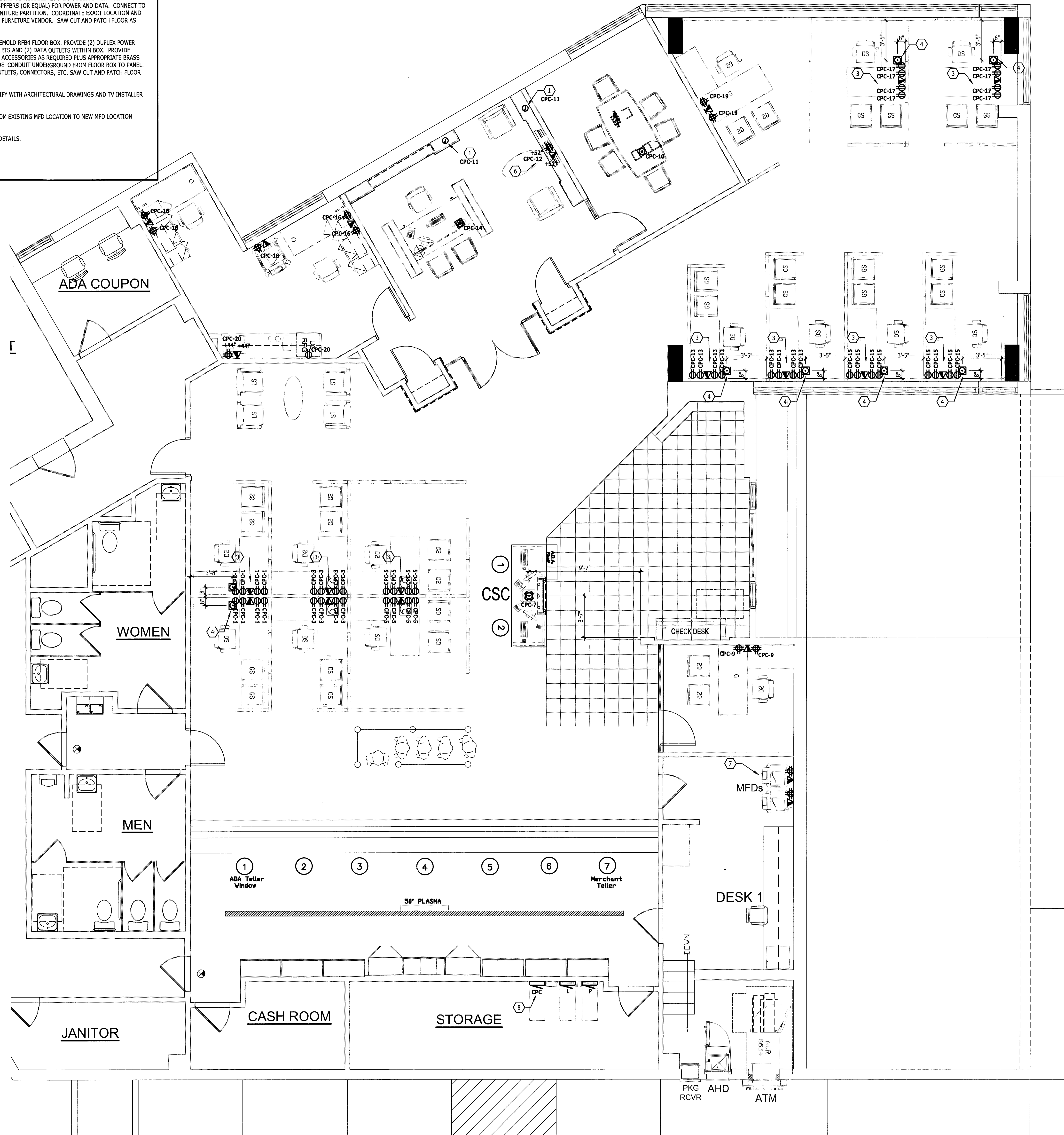
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Drawing No. **AQ**

SHEET 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 INSTALLED.
- C. ALL BRANCH WIRING SHALL BE CONCEALED IN WALLS AND ABOVE HUNG CEILING.
- D. CONTRACTOR SHALL COORDINATE ON SITE AND 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 DICTATED 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 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 CONNECTED ON LEATHER WALLS

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 AND DETAIL.
2. CONNECT NEW DEVICES TO EXISTING 20A CIRCUITS ON PANEL B MADE AVAILABLE THROUGH DEMOLITION. LOAD SHALL NOT EXCEED 16 AMPS AT 120V. EXTEND CONDUIT 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 #31P18 WITH FURNITURE FEED COVER (SP#F883) (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 RP84 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 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.



A-1	ELECTRICAL POWER PLAN
------------	------------------------------

$$1/4'' = 1' \cdot 0''$$

CHASE

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

design • forum.
engineering

design • forum.
engineering

775 S. Paragon Road • Dayton, Ohio 45459 Telephone: (937) 439-4400
Timothy L. Roberding, PE

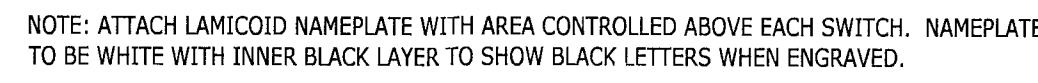
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Project No.	CHA7009
File	AS NOTED
Drawn	EMA
Checked	JS/DR
Date	03.30.11

ELECTRICAL POWER PLAN

E2 1



NTS

NTS

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

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.


$$1/4^n = 1^1 - 0^n$$
$$1/4^n = 1^1 - 0^n$$
Drawing No. **E2.2**

McChase Bank/CPC/Alton Rd. - Miami Beach FL 33139 E3 9/6/2011 1:21:42 PM EPC-AJEU

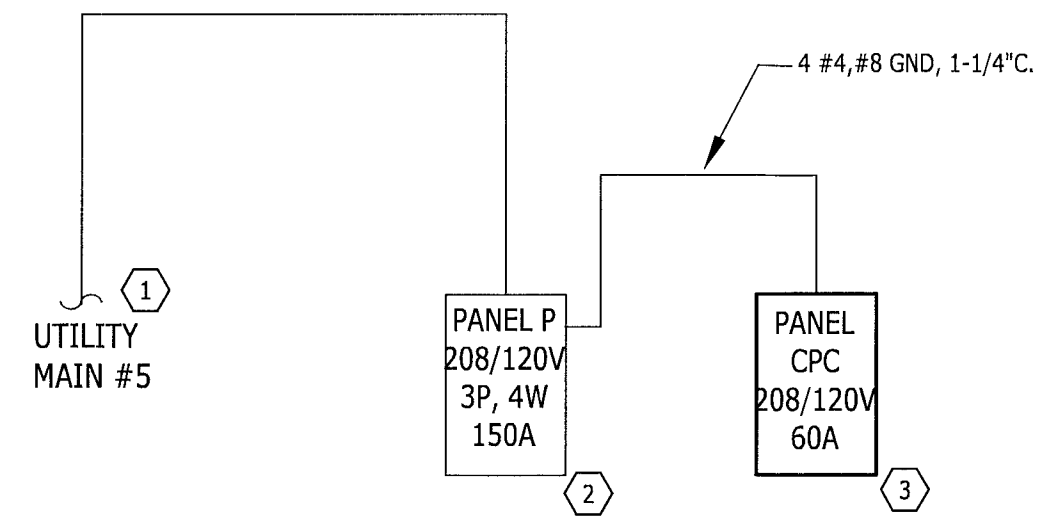
FAULT CURRENT SCHEDULE

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					#1/0	0.044	0.12		0	0
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

F

E8 ELECTRICAL SERVICE RISER DIAGRAM & ELEVATION

NTS



- 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 "SHADED"
 - ALL CONDUCTORS SHALL BE TYPE TTHN, 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.

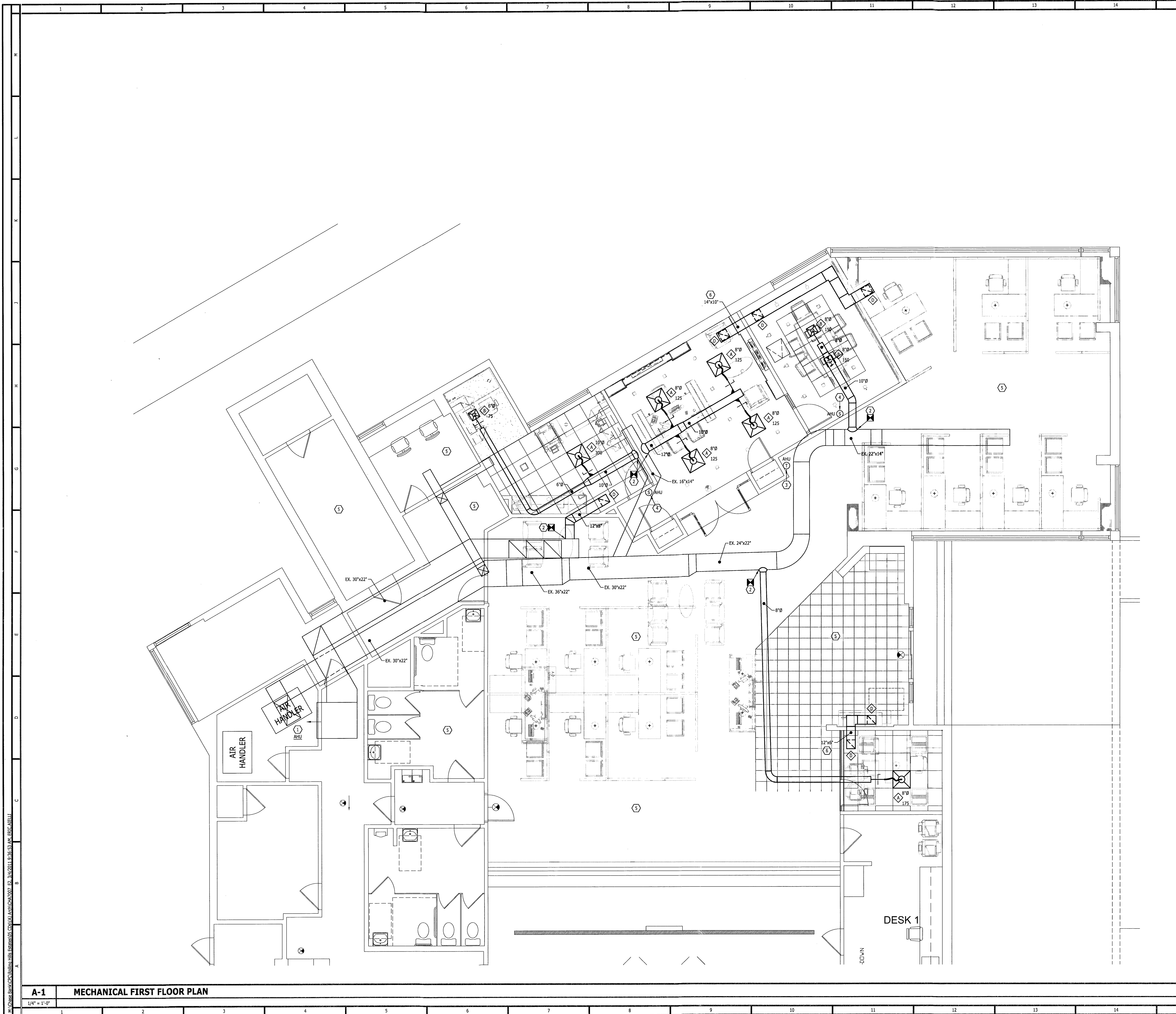
RISER NOTES

- EXISTING SERVICE TO REMAIN.
- EXISTING PANEL TO PROVIDE NEW 100A 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.

GENERAL NOTES

- ALL ENDS OF CONDUIT SYSTEM SHALL HAVE A BUSHING OR A CONNECTOR INSTALLED FOR THE PURPOSE OF PROVIDING PROTECTION OF CONDUCTORS.
- ALL LOW VOLTAGE WIRING IN INACCESSIBLE AREAS SHALL BE INSTALLED IN METALLIC CONDUIT.
- CONDUIT SYSTEMS INSTALLED ON THE ROOF SHALL BE SUPPORTED EVERY FIVE FEET.
- ALL GREENFIELD SHALL CONTAIN A PROPERLY SIZED GREEN GROUND CONDUCTOR AND NOT EXCEED SIX FEET IN LENGTH.
- FOR FUTURE EXPANSION, PROVIDE TWO EMPTY 3/4" CONDUIT FROM EACH PANEL, STUBBED INTO CEILING CAVITY AND TERMINATED INTO 1900 BOX WITH A BLANK COVER.
- CONNECT ALL BRANCH CIRCUIT CONDUCTORS BY MEANS OF A SCREW TERMINAL.
- THE CONTINUITY OF ANY BRANCH CIRCUIT CONDUCTOR, INCLUDING ANY IDENTIFIED GROUNDED CONDUCTOR, SHALL NOT DEPEND UPON DEVICE CONNECTIONS, SUCH AS LAMP HOLDERS, RECEPTACLES, ETC., WHERE THE REMOVAL OF SUCH DEVICES WOULD INTERRUPT CONTINUITY.
- THE LOAD ON ANY SERVICE ENTRANCE CONDUCTOR, MAIN SERVICE DISCONNECT AND PANEL BOARDS SHALL NOT EXCEED 80 PERCENT OF ITS RATING.
- DERATING OF NEUTRALS IS PROHIBITED.
- USE OF AUXILIARY GUTTERS, WIREWAYS, TROUGHS, JUNCTION BOXES, OR RACEWAYS AS ENCLOSURES FOR SERVICE ENTRANCE OR TAPPING OF SERVICE ENTRANCE CONDUCTORS IS STRICTLY PROHIBITED.
- PROVIDE METAL IDENTIFICATION TAGS WHERE THE GROUNDING CONDUCTOR IS CONNECTED TO THE GROUNDING ELECTRODE.
- PROVIDE ALL WIRING INCLUDING LOW VOLTAGE TO DRIVE-UP LANE DESIGNATOR SIGNAGE. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
- CONDUITS THAT CONTAIN THE SERVICE GROUND CONDUCTORS FROM THE METER TO THE ELECTRICAL ROOM SHALL BE RUN UNDERGROUND OR SHALL NOT EXTEND EXPOSED MORE THAN FIVE FEET BEFORE TERMINATING INTO THE SERVICE DISCONNECT ENCLOSURE.
- PROVIDE BUSSMAN IN-LINE, TYPE "HBB-AA" FUSE HOLDER (OR EQUAL) FOR THE PARKING LOT LIGHTING. PROVIDE RUBBER COVER "BOOT" OVER THE CRIMPED AREA OF THE FUSE HOLDER.

CPC											
ROOM MOUNTING RECESSED		VOLTS 208Y/120V 3P 4W		BUS AMPS 60		NEUTRAL 100%		AIC 10,000		LUGS STANDARD	
FED FROM P											
CKT #	CIRCUIT DESCRIPTION	KVA LOAD			CKT BKR	KVA LOAD			CIRCUIT DESCRIPTION	CKT #	
		A	B	C		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 LTS	4	
5	RECEP CCR			1.44	20/1			0	SPARE	6	
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	(125%)			
LARGEST MOTOR		0	0	(125%)	HEATING		0	(100%)			
OTHER MOTORS		0	0	(100%)	NONCONTINUOUS		14.2	14.2	(100%)		
RECEPTACLES		2.62	2.62	(50%+10)	KITCHEN EQUIP		0	(N/A)			
EXISTING		0	0	(125%)	NONCON/DIVERSE		0	(N/A)			
Continuous		0	0	(0%)	TOTAL KVA:		18.1	18.4			
NOTES:		TOTAL BALANCED DEMAND AMPS: 51.2									



- SHEET NOTES**
- EXISTING DX SPLIT SYSTEM AIR HANDLING UNIT TO BE REUSED. PROVIDE ROUTINE MAINTENANCE INCLUDING CLEANING, LUBRICATION, BELT AND FILTER CHANGES. RECHARGE REFRIGERANT AND CLEAN BLOWER COIL AS REQUIRED.
 - CONNECT NEW DUCTWORK/AIR DEVICE TO EXISTING SUPPLY MAIN AS SHOWN.
 - PROVIDE NEW 7 DAY PROGRAMMABLE AVERAGING THERMOSTAT WITH A MINIMUM OF 2 ADDITIONAL INPUTS. MOUNT AT 48" AFF.
 - PROVIDE NEW AVERAGING TEMPERATURE SENSOR. MOUNT AT 48" AFF.

- GENERAL NOTES**
- PROVIDE INSULATED FLEXIBLE DUCT CONNECTIONS TO DIFFUSERS. FLEX DUCT LENGTH NOT TO EXCEED 5 FT.
 - MODIFY THE SPRINKLER SYSTEM (WHERE EXISTING) TO ACCOMMODATE NEW FLOOR PLAN LAYOUT PER NFPA 13. REPLACE SPRINKLER HEADS AS REQUIRED. ALL HEADS IN THE SALES AREA ARE TO BE CONCEALED PENDANT TYPE. NON-SALES AREAS ARE TO BE PENDANT TYPE. CONTACT THE LANDLORD FOR ADDITIONAL REQUIREMENTS AND A LIST OF APPROVED FIRE PROTECTION CONTRACTORS.
 - VERIFY THE EXACT MOUNTING FRAME REQUIRED FOR EACH DIFFUSER.
 - PROVIDE ALL MANUAL BALANCE DAMPERS REQUIRED TO BALANCE THE ENTIRE SYSTEM.
 - ALL INTERIOR DUCT WORK SHALL BE INSULATED WITH A MINIMUM R-4.2 INSULATION AND ALL EXTERIOR DUCTWORK SHALL BE INSULATED WITH A MINIMUM R-8 INSULATION PER 2003 IECC CHAPTER 8.
 - CONTRACTOR TO VERIFY EXISTING STRUCTURAL CONDITIONS BEFORE FABRICATION OF DUCTWORK. KEEP DUCTWORK TIGHT TO STRUCTURE.
 - ALL DUCTWORK SHALL BE GALVANIZED SHEETMETAL PER SMACNA STANDARDS. NO DUCTBOARD PERMITTED.
 - DEMOLITION - REMOVE ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK, TAPS, PLUMBING FIXTURES, PIPING, SYSTEMS, ETC. NOT BEING REUSED; DO NOT JUST ABANDON.
 - EXISTING SMOKE EVACUATION SYSTEM TO REMAIN AS IS. THE CURRENT SCOPE OF WORK HAS NO IMPACT ON THE DESIGN OF THE SMOKE EVACUATION SYSTEM.
 - THE EXISTING SUPPLY TRUNK SHALL REMAIN.
 - REBALANCE ALL EXISTING AND NEW AIR DEVICES TO THE INDICATED CFM.

7/25/11

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

ISSUED FOR BIDDING
04.23.11
Date

Revised Submittals

design forum
engineering

7257 Pines Road, Dayton, Ohio 45424
Telephone: (937) 439-4400
Timothy L. Raberding, PE

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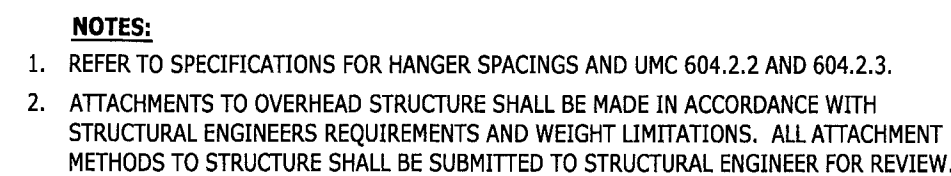
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Scale AS NOTED
Drawn CAW
Checked JS/DR
Date 03.30.11
Drawing Title

**MECHANICAL
FLOOR PLAN**

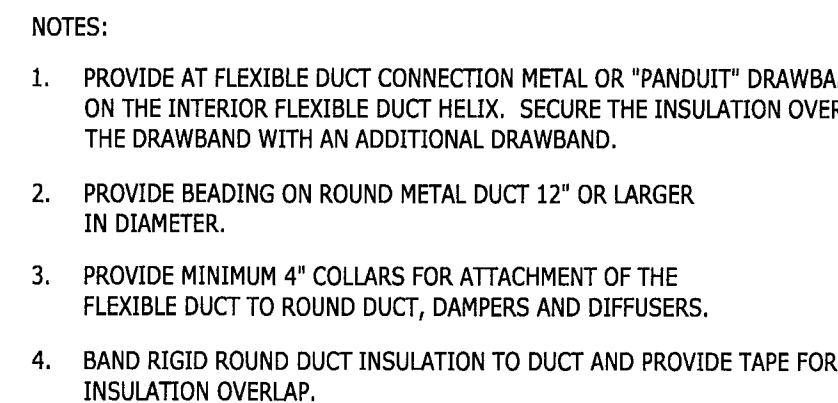
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NOTES:

- 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.



N.T.S.



N.T.S.



N.T.S.

M2011007160

B1103915

DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT
DATE 7/14/11

B1103915
B1103915 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
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/waste area conditions
(pictures) and/or posting of sidewalk/waste 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: 09/09/11

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

BUILDING: [Signature] 8/1/11
ZONING: [Signature] 7/26/11
DRB/HPB: [Signature] 7/26/11
CONCURRENCY: [Signature] 8/1/11
PLUMBING: [Signature] 8/1/11
ELECTRICAL: [Signature] 8/1/11
MECHANICAL: [Signature] 8/1/11
FIRE PREVENTION: [Signature] 8/1/11
ENGINEERING: [Signature] 8/1/11
PUBLIC WORKS: [Signature] 8/1/11
STRUCTURAL: [Signature] 8/1/11
ELEVATOR: [Signature] 8/1/11

APPROVED
CITY OF MIAMI BEACH
DEBRA MENDEZ
954-579-7929

48 HOURS PRIOR TO EXCAVATING
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PLANNING
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(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: 09-09-2011

PERMIT-PRO'S, INC.
DEBRA MENDEZ
954-579-7929

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

Brev 111343 / B1103915

1801 Altou rd.

Office Copy

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013
11-35-60



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	



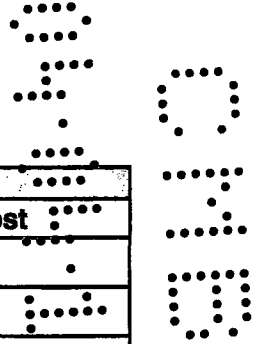
MIAMI BEACH

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
COUNTY OF Norfolk

Sworn to and Subscribed before me this 26th day of March 2013, by:

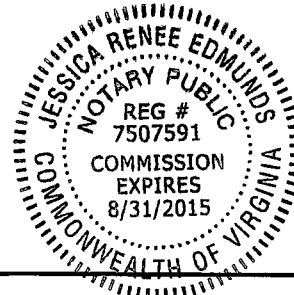
T. Richard Litton, Jr.

☒ Personally known ☐ Produced Identification - Type of

Identification

[Signature]

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

3030

[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

NOTARY PUBLIC
STATE OF FLORIDA
Chris Reynolds
My Commission EE 161851
Expires 01/22/2016

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:

☒ 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 not apply North of 15th St 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

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

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

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
12086C0317

B5. Suffix
L

B6. FIRM Index Date
09/11/09

B7. FIRM Panel
Effective/Revised Date
REV. 09/11/09

B8. Flood
Zone(s)
AE

B9. Base Flood Elevation (BFE) or Zone
AO, use base flood depth)
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 ☒ feet ☐ meters
b) Top of the next higher floor 10.34 ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) N/A ☒ feet ☐ meters
d) Attached garage (top of slab) N/A ☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 6.38 ☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG) 5.7 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 10.0 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A ☒ feet ☐ 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
☐ Check here if attachments. licensed land surveyor? ☒ Yes ☐ No

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

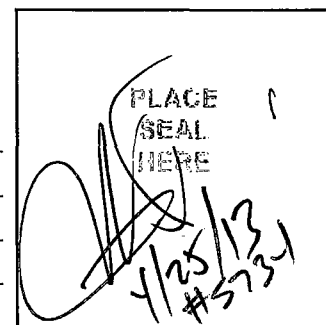
ZIP Code 33073

Signature

Date

4/25/13

Telephone (954)418-4940

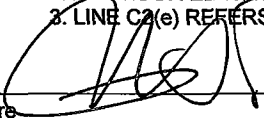


IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD		Policy Number:	
City MIAMI BEACH	State FL	ZIP Code 33139	Company NAIC Number:

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

3
2
1
0

Building Photographs

Continuation Page

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

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

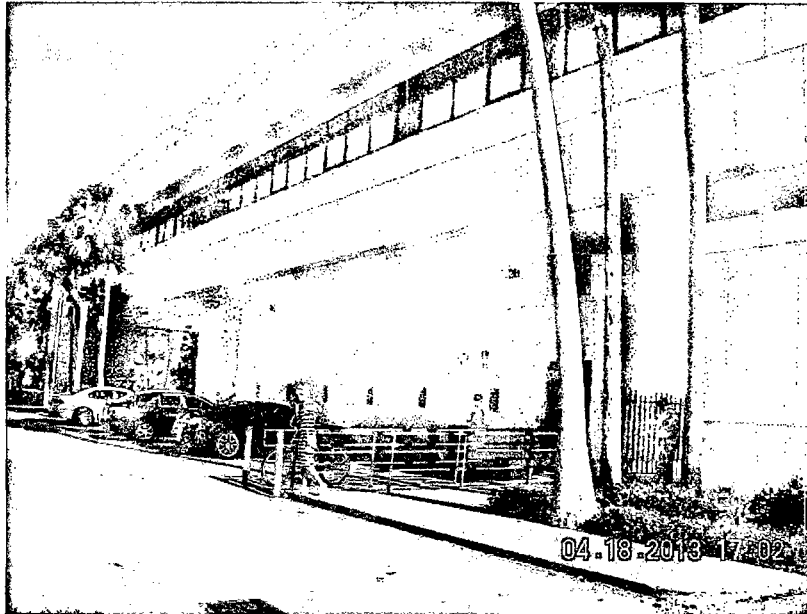
ZIP Code 33139

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

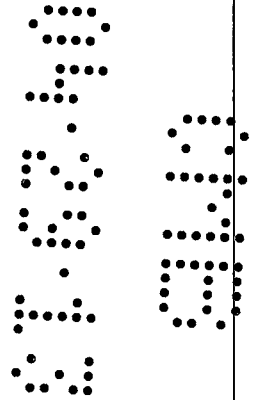
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative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



REAR VIEW



DRIVE-THRU VIEW



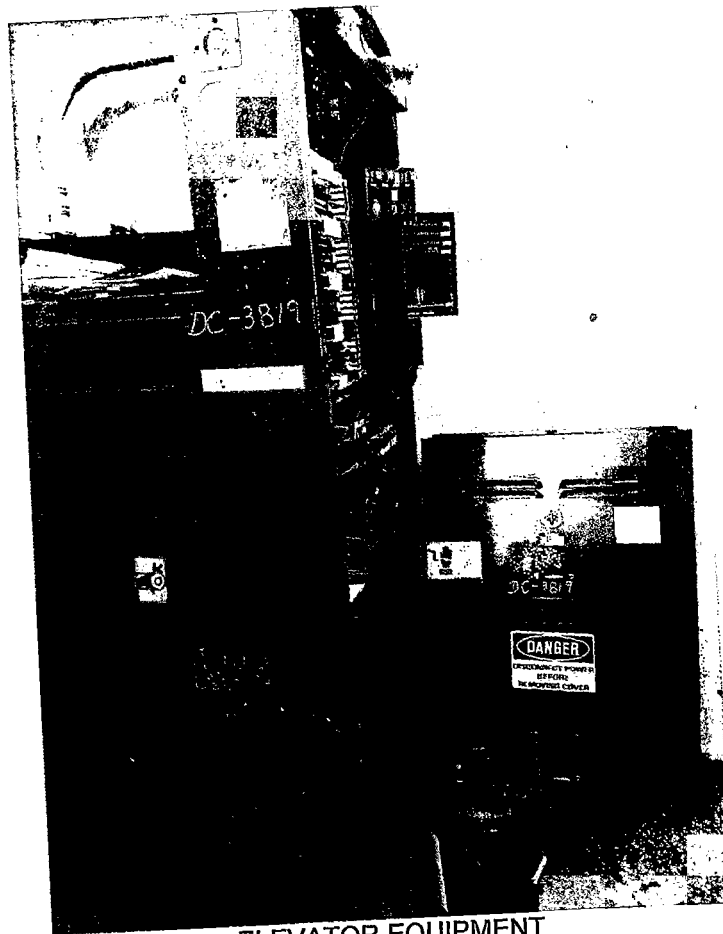


SIDE VIEW



SIDE VIEW

2013
04.18.2013



ELEVATOR EQUIPMENT

2020

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: Inte Alt

MUNICIPALITY PROCESS #: 1302250

PLEASE CHECK ONE: COMMERCIAL ☒ RESIDENTIAL ☐

Delio
2023 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.

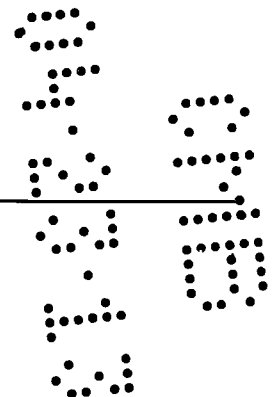
A2.1

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 33602-3813
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.**

28-34 HIGH

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

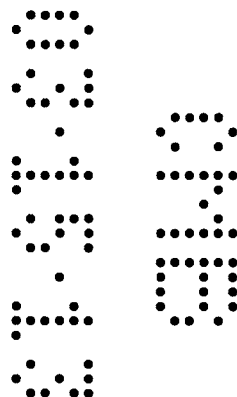


100 South Ashley Drive
Tampa, FL 33602-3313
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

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

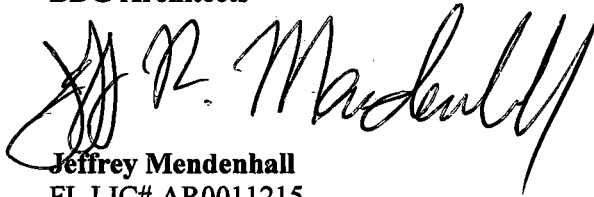
Permit Intake – Crist Lakeshia (305) 673-7610 ext.6193

1. Must assign contractor.

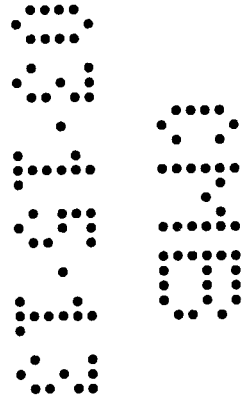
RESPONSE: Contractor information will be provided prior to issuance of permit.

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

A1 Building Owner's Name	For Insurance Company Use:
A2. 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

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.) NON-RESIDENTIAL

A5. Latitude/Longitude: Lat. 25.794032 Long. -80.141268

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) N/A sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A8.b N/A sq in
d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☐ 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.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

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. Use the same datum as the BFE.
Benchmark Utilized A-36 Vertical Datum 7.33
Conversion/Comments N/A

Check the measurement used.

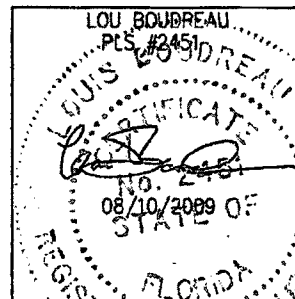
- | | | | |
|--|--------------|--|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>10.04</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>19.80</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | ☐ feet | ☐ meters (Puerto Rico only) |
| d) Attached garage (top of slab) | <u>N/A</u> | ☐ feet | ☐ meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>N/A</u> | ☐ feet | ☐ meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>9.73</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>10.03</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>9.47</u> | ☒ feet | ☐ 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.

☐ 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

Certifier's Name LOU BOUDREAU License Number PLS 2451
Title PROFESSIONAL LAND SURVEYOR Company Name BOCK & CLARK CORPORATION LB 7386
Address 8111 BLAIRIE COURT, SUITE B City SARASOTA State FL ZIP Code 34240
Signature [Signature] Date 08/10/2009 Telephone 1-800-787-8397



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
-------------------	------------------------	---

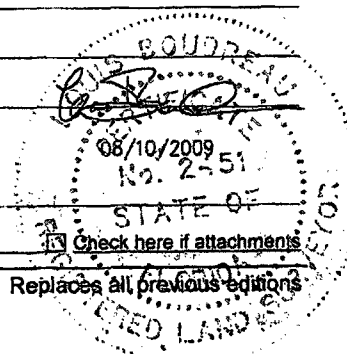
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

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		



☐ 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 Name 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



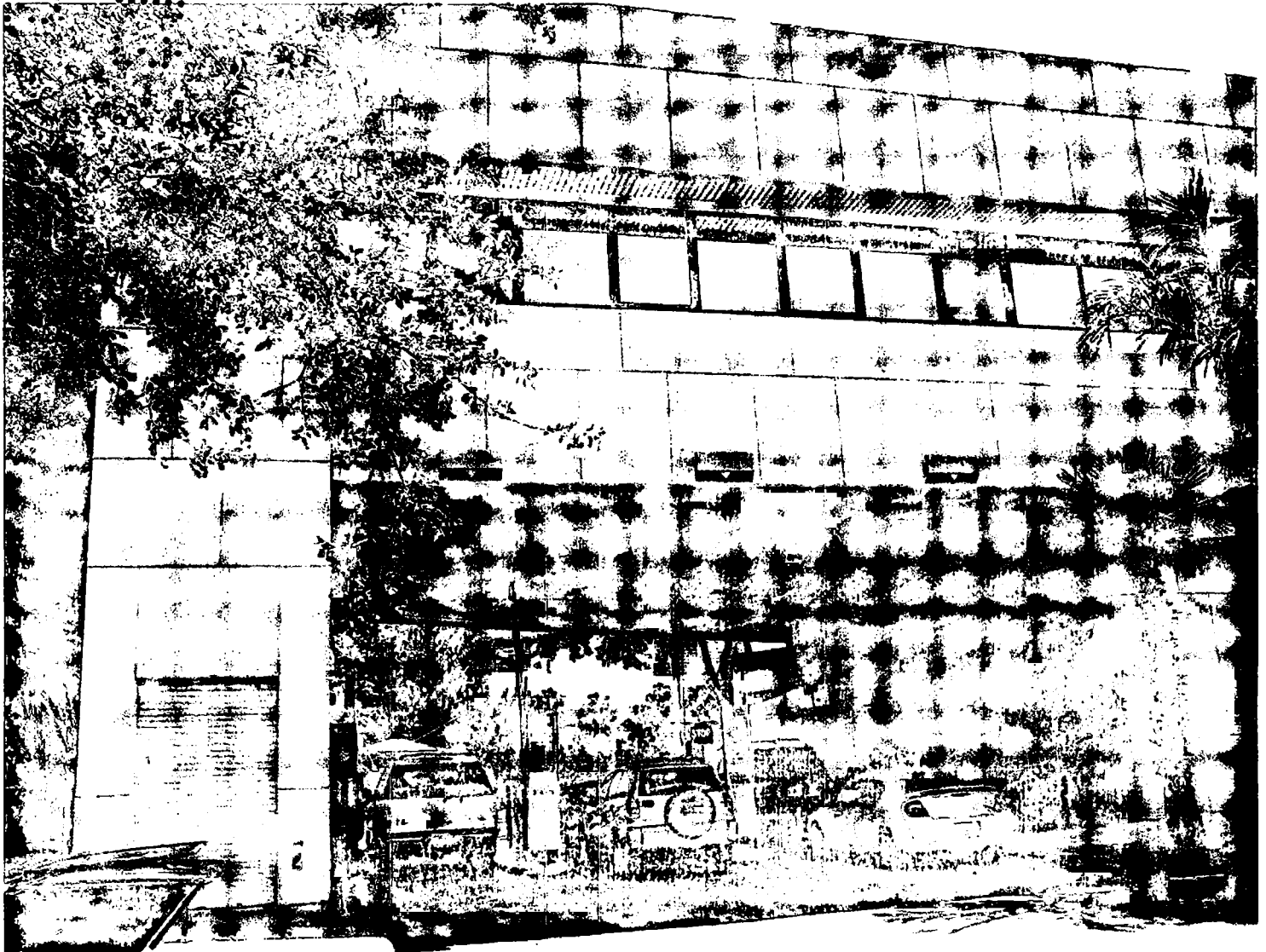
Building Photographs

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:
City MIAMI BEACH, State FL ZIP Code 33139	Policy Number
	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

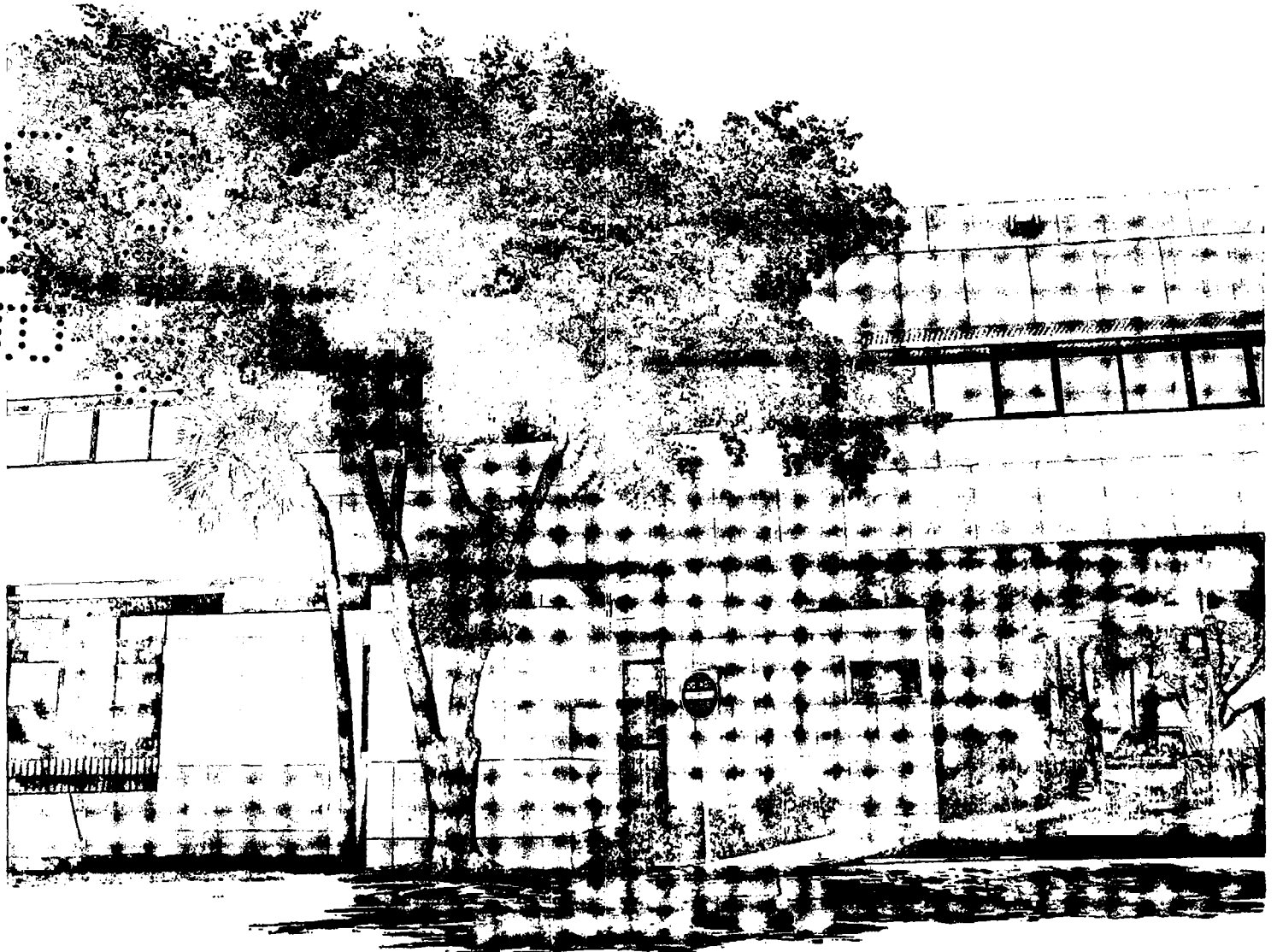
REAR VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW





The
Govmark
Organization, Inc.

96-D Allen Boulevard
Farmingdale, New York 11735-5626 USA
Tel. +1 (631) 293-8944 Fax +1 (631) 293-8956
e-mail: info@govmark.com

Page 1

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

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



The
Govmark
Organization, Inc.

96-D Allen Boulevard
Farmingdale, New York 11735-5626 USA
Tel. +1 (631) 293-8944 Fax +1 (631) 293-8956
e-mail: info@govmark.com

Page 2

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) 133 Tel: 1-(201)-917-7738 Fax: 1-(201)-917-7764 Ext:			

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)

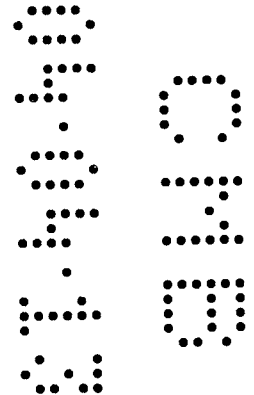


100 South Ashley Drive, STE 100
Tampa, FL 33602-3313
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

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.

03/25/2013

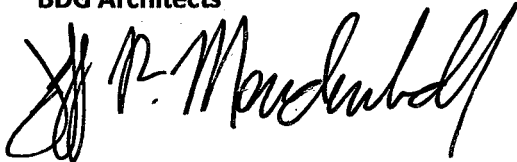
11. Section 5/A5.1: Provide 25" maximum reach dimension, suggest reduce 1'-9" dimension to 1'-1" to comply with FAC §308.2.

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.

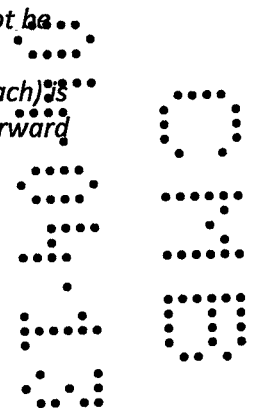
Please contact me if you have any questions or need any additional information.

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

A1. Building Owner's Name	For Insurance Company Use:
A2. 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

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.) NON-RESIDENTIAL
A5. Latitude/Longitude: Lat. 25.794032 Long. -80.141268 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) N/A sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A8.b N/A sq in
d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ 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.

- ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

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. Use the same datum as the BFE.

Benchmark Utilized A-36 Vertical Datum 7.33

Conversion/Comments N/A

Check the measurement used.

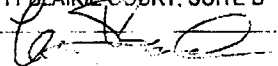
- | | | | |
|--|--------------|--|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>10.04</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>19.80</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | ☐ feet | ☐ meters (Puerto Rico only) |
| d) Attached garage (top of slab) | <u>N/A</u> | ☐ feet | ☐ meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>N/A</u> | ☐ feet | ☐ meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>9.73</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>10.03</u> | ☒ feet | ☐ meters (Puerto Rico only) |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>9.47</u> | ☒ feet | ☐ meters (Puerto Rico only) |

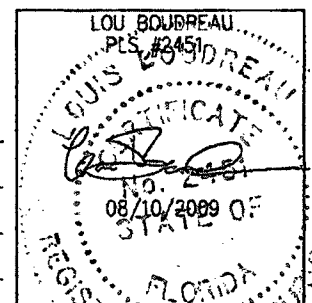
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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.

☐ 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

Certifier's Name LOU BOUDREAU	License Number PLS 2451
Title PROFESSIONAL LAND SURVEYOR	Company Name BOCK & CLARK CORPORATION LB 7386
Address 8111 BLAIR COURT, SUITE B	City SARASOTA State FL ZIP Code 34240
Signature 	Date 08/10/2009 Telephone 1-800-787-8397



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

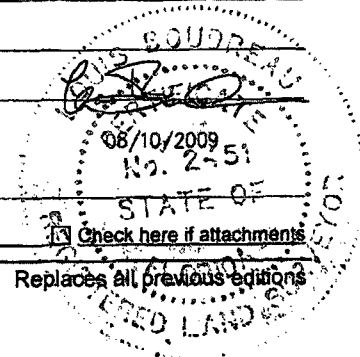
Telephone

Signature

Date

Comments

☒ 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:
City MIAMI BEACH State FL ZIP Code 33139	Policy Number
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."	

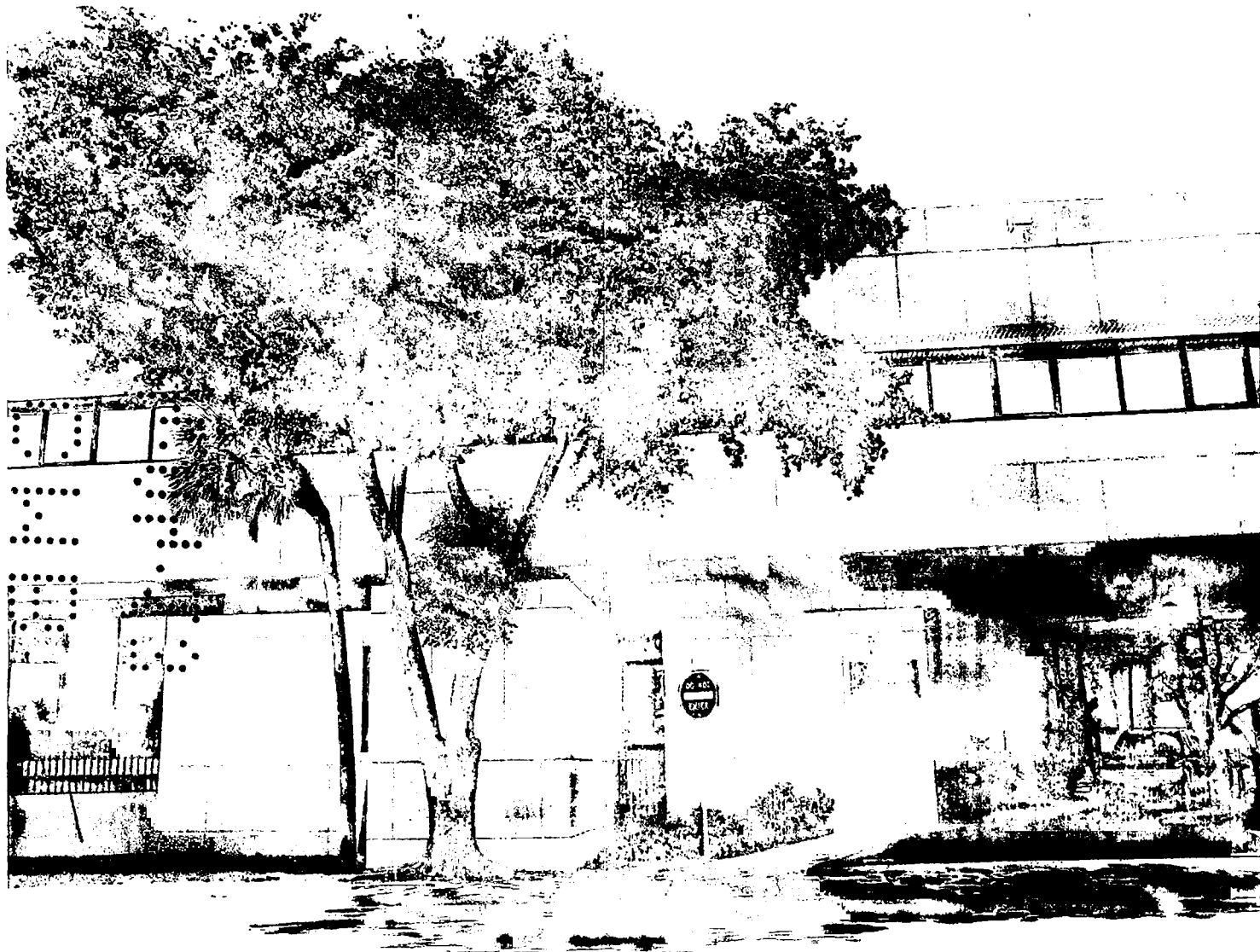
DATE TAKEN 08/10/2009
REAR VIEW



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**
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

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 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 --

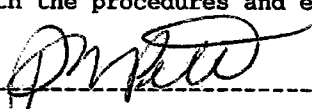
- (1) The 2009 Edition of the NFPA Life Safety Code 101, paragraph 10.3.2.1(1); and
- (2) The 2009 Edition of the International Fire Code, paragraph 805.1.1.1, 805.2.1.1, 805.3.1.1, and 805.4.1.1

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

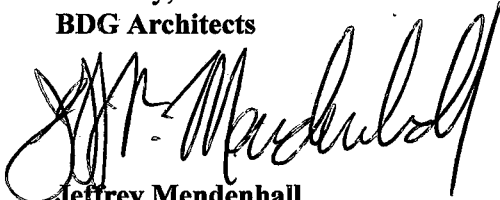
Permit Intake – Crist Lakeshia (305) 673-7610 ext.6193

1. Must assign contractor.

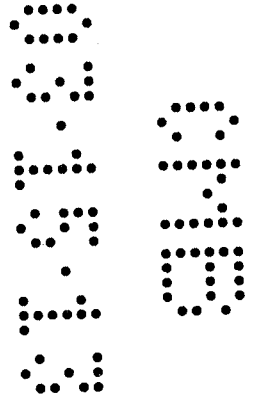
RESPONSE: Contractor information will be provided prior to issuance of permit.

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)
- FLORIDA BUILDING CODE: EXISTING BUILDING (2010 EDITION)
- FLORIDA BUILDING CODE: ACCESSIBILITY (2010 EDITION)
- FLORIDA BUILDING CODE: MECHANICAL (2010 EDITION)
- FLORIDA BUILDING CODE: PLUMBING (2010 EDITION)
- FLORIDA FIRE PREVENTION CODE: (2010 EDITION)

PROJECT DATA - PROJECT AREA

USE	RETAIL BANKING CENTER
ALTERATION LEVEL:	LEVEL 2
AREA OF WORK: MAIN BANKING AREA	1235 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
NUMBER OF STORIES	2
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

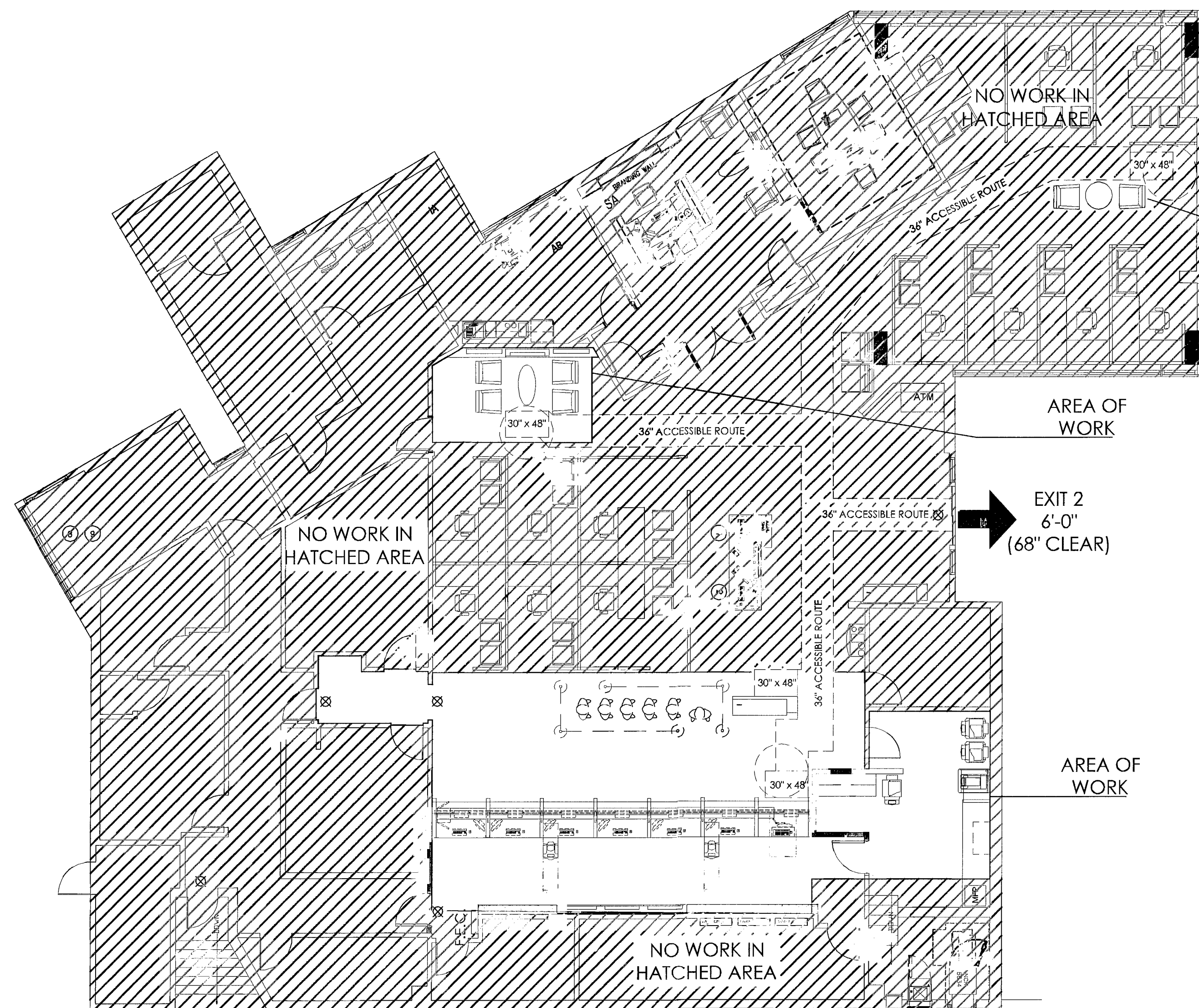
FLAME SPREAD DATA

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 B
PROVIDED: CLASS A (EXISTING TO REMAIN)	PROVIDED: CLASS A (EXISTING TO REMAIN)
RESILIENT FLOORING:	NOTE: ALL NEW FINISHES SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE CHAPTER 10 AND TABLE A.10.2.2 (BUSINESS OCCUPANCY).
FBC REQUIRED MINIMUM: CLASS II	
PROVIDED: CLASS I (EXISTING TO REMAIN)	

OWNER & CONSULTANTS

OWNER	ELECTRICAL ENGINEER
JP 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	

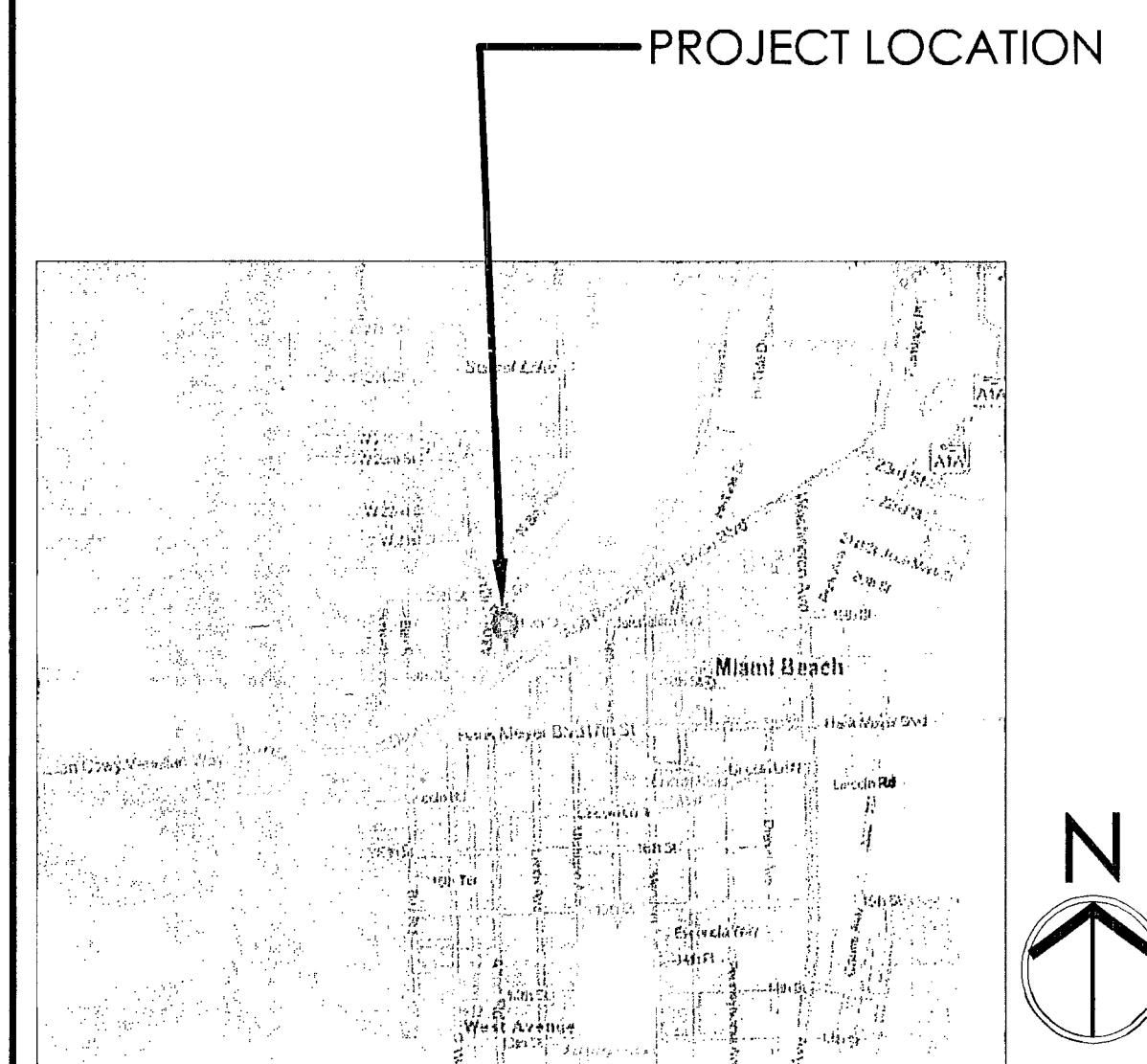
CHASE

JPM CHASE - Alton Road
CPC Interior Renovations
1801 Alton Road
Miami Beach, FloridaEXIT 2
3'-0"
(34" CLEAR)0 4' 8' 16'
SCALE: 1/8" = 1'-0"AREA OF
WORK
FURNITURE
ONLYAREA OF
WORKEXIT 2
6'-0"
(68" CLEAR)AREA OF
WORK

SHEET INDEX

		DWGS ISSUED			
		PERMIT SET 01-18-2013	PLAN REVIEW COMMENTS 03-11-2013	PLAN REVIEW COMMENTS 03-25-2013	PLAN REVIEW COMMENTS 04-22-2013
ARCHITECTURAL DRAWINGS					
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					
E100	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

SCOPE OF WORK:

- REPLACE EXISTING TELLER LINE WITH NEW. REPLACE ADJACENT FLOOR / CEILING / WALL FINISHES.
- REPLACE (3) EXISTING DOORS WITH NEW PLANS APPROVED BY THE CITY OF MIAMI BEACH FIRE PREVENTION DIVISION IN THE SAME LOCATION.
- CONSTRUCT NEW WALL AT END OF TELLER LINE.

- REPLACE FINISHES AND FURNITURE AT EXISTING SEATING AREA ("COMFORT ZONE").

NO OTHER WORK IS PROPOSED. EXISTING EGRESS PATH SHALL BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES.

CHASE

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

ARCHITECT/ENGINEER OF RECORD

bdg
ARCHITECTS100 South Ashley Drive,
Suite 100
Tampa, Florida 33602
LIC # : AA-0003590
P: 813 - 323 - 9233
F: 813 - 323 - 9238
W: www.bdgllp.com

SEAL

Jeff R. Mendenhall
4-22-13

Architect of Record:

Jeff R. Mendenhall, AIA
FL License # AR11215

ISSUE	DATE	DESCRIPTION
Δ	03-11-2013	PLAN REVIEW COMMENTS
Δ	03-25-2013	PLAN REVIEW COMMENTS
Δ	04-22-2013	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

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

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0.0

LIFE SAFETY PLAN

DEMOLITON NOTES

1. A HAZARDOUS MATERIALS INSPECTION BY PROPERLY QUALIFIED AND CERTIFIED PERSONNEL IS REQUIRED PRIOR TO DEMOLITION. HAZARDOUS MATERIALS ARE TO BE REMOVED IN ACCORDANCE W/ E.P.A. AND COUNTY REQUIREMENTS.
2. 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.
3. TEMPORARY BARRICADES AND OTHER SAFETY MEASURES SHALL BE ERECTED AROUND HAZARDOUS AREAS ALL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES.
4. DURING NON-WORKING HOURS, BARRICADES, CLOSURES, AND OTHER MEASURES WILL BE USED TO SECURE THE AREA.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL SUPPLEMENTAL ELECTRICAL EQUIPMENT SHALL BE PLUGGED INTO EXTENSION CORDS THAT HAVE GROUND FAULT CIRCUIT INTERRUPTER BOXES, WHICH SHALL BE SUPPLIED BY THE CONTRACTOR.
12. 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.
13. 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.
14. 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.

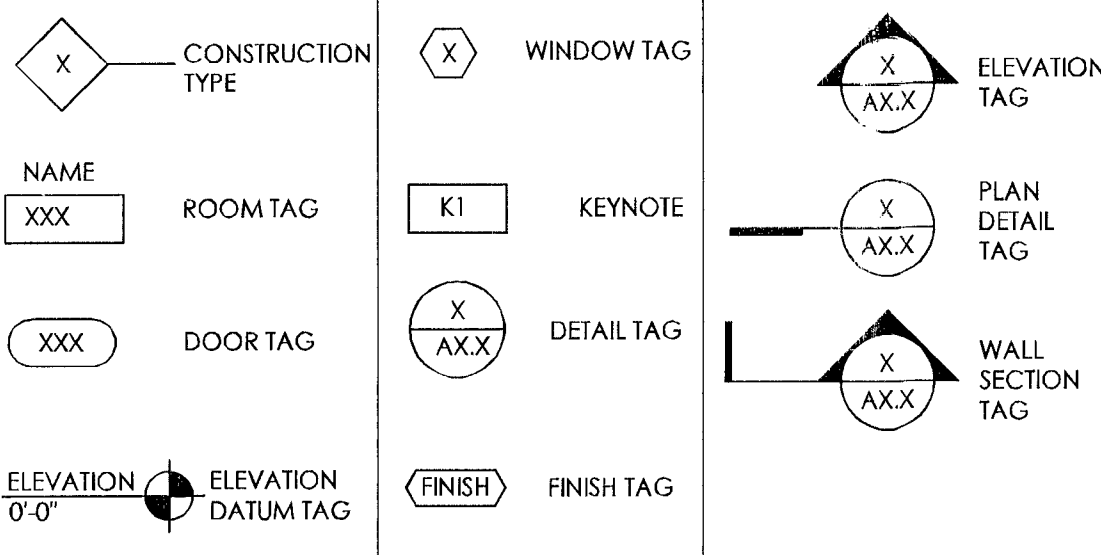
GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. ALL MECHANICAL / ELECTRICAL & PLUMBING DESIGNS & CONSTRUCTION / PERMIT DRAWINGS ARE TO BE PROVIDED BY GENERAL CONTRACTOR.
5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
6. 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.
7. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
8. 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.
9. WRAP AND FINISH END OF WALLS W/ GWB, CORNER BEADS, TAPE, SAND & PAINT AS SCHEDULED.
10. AT ALL INFILL WALLS, MATCH EXISTING ADJACENT FINISH UNLESS NOTED OTHERWISE.
11. ALL EXISTING WALLS TO BE REPAIRED TO "AS-NEW" CONDITION AND MATCH EXISTING ADJACENT FINISH UNLESS NOTED OTHERWISE.
12. 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.
13. 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.
14. 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 FUTURE SHOP DRAWINGS. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER DEVICES REQUIRED.
15. SECURITY CAMERAS TO BE LOCATED BY CHASE.
16. 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.
17. WHERE WALLS / SOFFITS OR PORTIONS THEREOF ARE NOTED TO BE PAINTED, CONTRACTOR SHALL PAINT ENTIRE WALL TO PROVIDE A UNIFORM FINISH.

ABBREVIATIONS

AC AFF AHU AL ASPH AT BD BLKT C CLG CMU COL CONC CONT CPT CT C/L DBL DF DIA DIM DN DS EA EJ ELEC ELEV / EL EQ EXIST FD FE FF FR FRP FRT F.V. GALV GYRBD HC HDW HDP HM HVAC INFO INSUL LAC	AIR CONDITIONING ABOVE FINISH FLOOR AIR HANDLING UNIT ALUMINUM ASPHALT ALUMINUM THRESHOLD BOARD BLANKET CONTROL JOINT CEILING CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS CARPET CERAMIC TILE CENTER LINE DOUBLE DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOWN SPOUT EACH ELECTRICAL ELEVATION EQUAL EXISTING FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FIRE RATED FIBERGLASS REINFORCED POLYESTERS/POLYMER FIRE RETARDANT TREATED FIELD VERIFY GALVANIZED GYPSUM BOARD HANDICAPPED HARDWARE HIGH DENSITY POLYURETHANE HOLLOW METAL HEATING, AIR COND. & VENT INFORMATION INSULATION LAY-IN ACOUSTICAL CEILING	MAS MAX MECH MFRG / MFR MIN MO MR MT MTL NA NIC NOM NTS OC OPP PLYWD PREFAB PSF PT QT R REBAR REF REINF REQ'D RO SB SHLVS SIM SPEC SS STL STOR SUSP T TELE TPD TYP UNO VCT VET VF VF WC WD WP WWF W/ TREAD TELEPHONE TOILET PAPER DISPENSER TYPICAL UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VINYL THRESHOLD WATER CLOSET WOOD WATERPROOF WELDED WIRE FABRIC WITH
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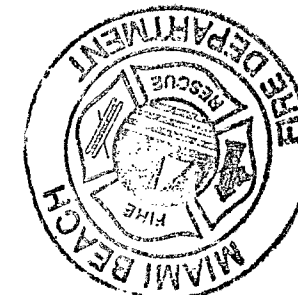
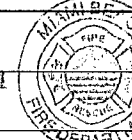
SHEET SYMBOLS



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	EGGSHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)		SIZE	24"x24"x3/4"
	SOURCE	BENJAMIN MOORE		EDGE	BEVELED TEGULAR
PT-402	INTERIOR WALL Teller back 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	EGGSHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)		PRODUCT	LUMA
	SOURCE	BENJAMIN MOORE		PRODUCT NUMBER	5160-101
PT-4	INTERIOR WALL Soffit Over Teller line			COLOR	ESPRESSO 5160-101
	MANUFACTURER	BENJAMIN MOORE		SIZE	56" 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	EGGSHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)	PL-1	PLASTIC LAMINATE Horiz. Surfaces at Tellerline	
	SOURCE	BENJAMIN MOORE		MANUFACTURER	WILSONART
WALL BASE AND TRIM				PRODUCT NUMBER	4882-38
WB-0	MATCH EXISTING ADJACENT WALL BASE			COLOR	OILED SOAPSTONE - TEXTURED
WB-300	WOOD WALL BASE	Wood Base at Media Wall		SOURCE	GENERAL CONTRACTOR
	SPECIES	WALNUT	PL-2	PLASTIC LAMINATE Vertical Surfaces at Tellerline	
	COLOR	STAIN TO MATCH KNOX 'SMOKED WALNUT' V418 OR APPROVED EQUIVALENT MINWAX STAIN-COLOR 2718 EBONY		MANUFACTURER	WILSONART
	PROFILE	4" H WITH 1/4" RABBIT AT TOP EDGE		PRODUCT NUMBER	7935-07
	SOURCE	GENERAL CONTRACTOR		COLOR	SHAKER CHERRY - TEXTURED
CARPET				SOURCE	GENERAL CONTRACTOR
CPT-0	MATCH EXISTING ADJACENT CARPET		WALL COVERING		
CPT-1	CARPET		WC-2	WALLCOVERING Wallcovering at Face of Soffit	
	MANUFACTURER	INTERFACE		MANUFACTURER	DL COUCH
	PRODUCT	50 CM TILE: MEDITATIONS		PRODUCT	CUSTOM SILK SCREEN WALL COVERING (BLUE)
	PRODUCT NUMBER	STYLE: 19Y5002500		PRODUCT NUMBER	ASL-DLC31950
	COLOR	076609 MOCHA		FINISH	TYPE 2 VINYL WALL COVERING, TEXTURE WITH WATER BASED INKS, UNCOATED
	BACKING	GLASBAC; INSTALL MONOLITHIC		SOURCE	DL COUCH - KIM KOGER - 800-433-0790x1008
	SOURCE	INTERFACE FLOOR COMMERCIAL-JOE FOLEY 312-961-7046 joe.foley@interfacedor.com	FLOORING TRANSITIONS - ALUMINUM		
CZAR-1/CPT-5	FLOATING COMFORT ZONE AREA RUG		FIS-1	FLOOR TRANSITION CARPET TO TILE	
	MANUFACTURER	INTERFACE FLOR		MANUFACTURER	CERAMIC TOOL COMPANY
	PRODUCT	NEW GOIHAM		PRODUCT	CIC 716 MCT DKB
	PRODUCT NUMBER	8NH30		COLOR	DARK BRONZE
	COLOR	801827 - ITS ALWAYS BETTER TO BE BEHIND A POLICE CAR		SOURCE	CERAMIC TOOL COMPANY - 1-800-236-5230
	SIZE	SEE PLAN			
	SOURCE	INTERFACE - JOE FOLEY - 312-961-7046 joe.foley@interfacedor.com			
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	EMSER - CHRISTINA MILLER chase@emser.com			

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

SEAL

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

ISSUE DATE DESCRIPTION

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 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 REINSTATE EXISTING CARPET TIGHT TO NEW LINE OF TILE.
FP20 EXISTING TO REMAIN.
FP21 NEW MANUAL MECHO 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 2'X2' 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 2'X2' LAY-IN FLUORESCENT:
REFER TO ELEC DWGS FOR ADDL INFO

EXISTING 2'X2' LAY-IN FLUORESCENT

NEW 2'X4' LAY-IN FLUORESCENT:
REFER TO ELEC DWG. FOR ADDL INFO

EXISTING 2'X4' 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

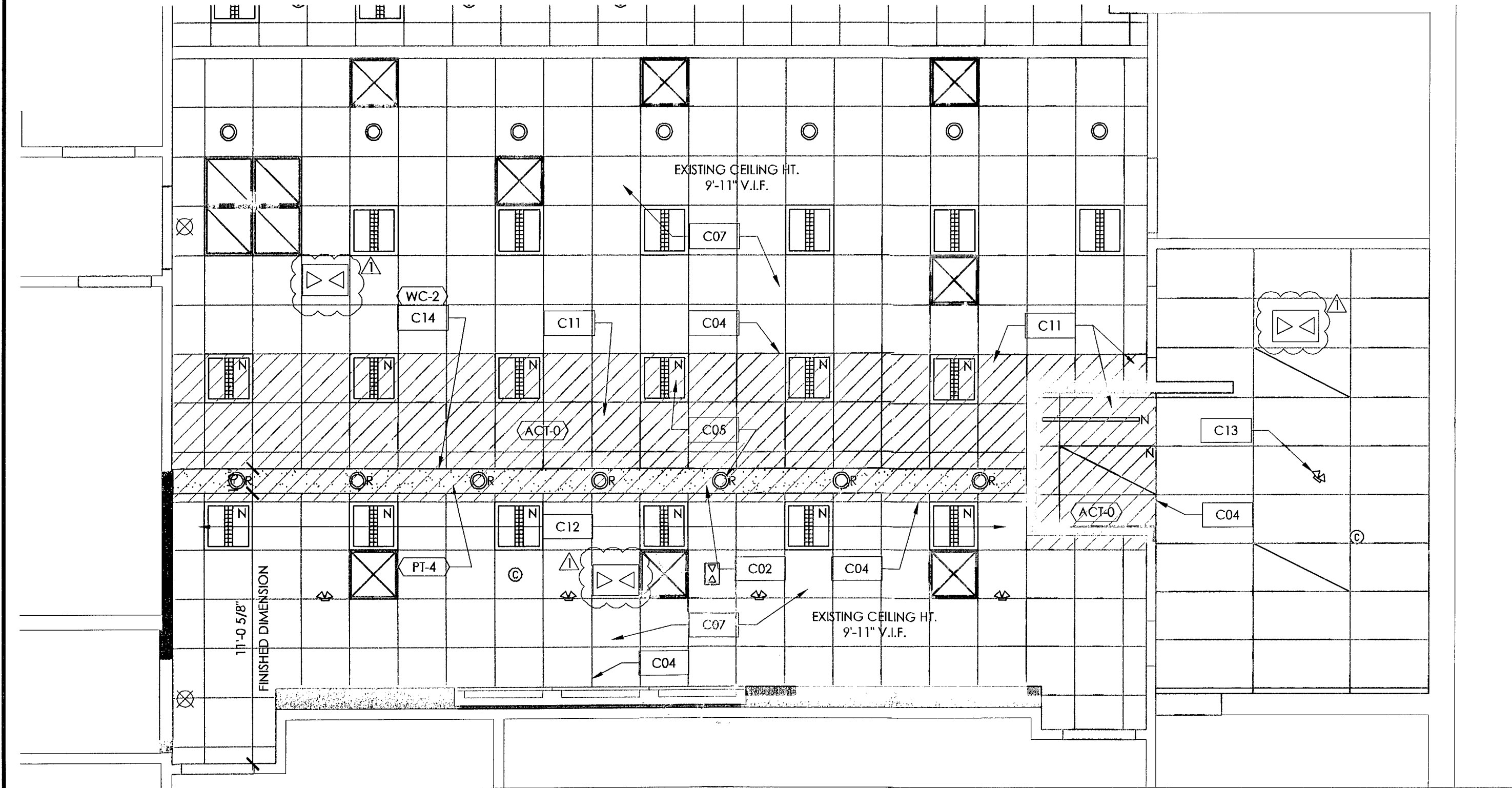
NEW UNDER-CABINET TASK LIGHT:
REFER TO ELEC DWGS FOR ADDL INFO

EXISTING EMERGENCY LIGHTING

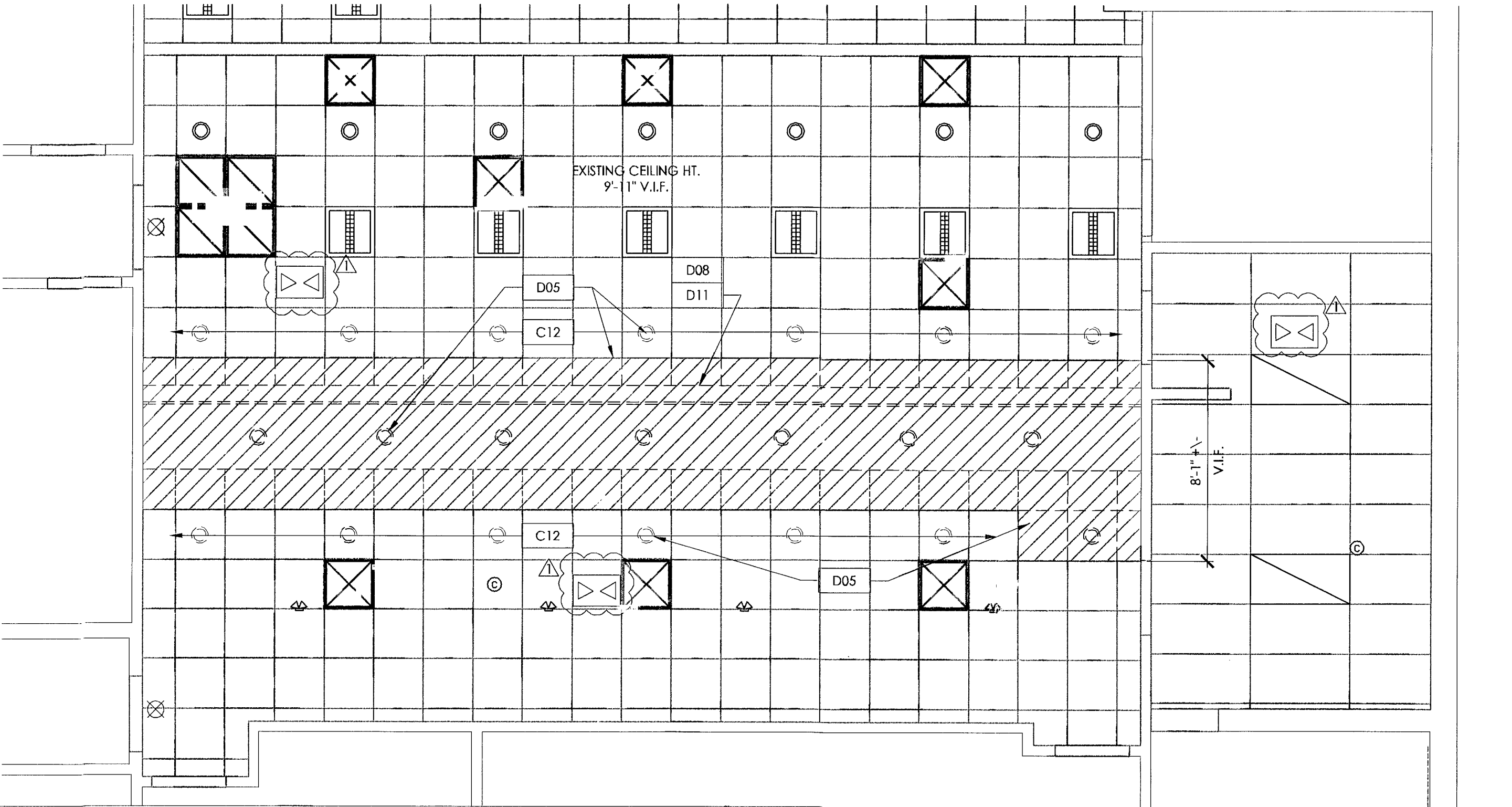
EXISTING DEVICE TO REMAIN

EXISTING SUPPLY AIR DIFFUSER

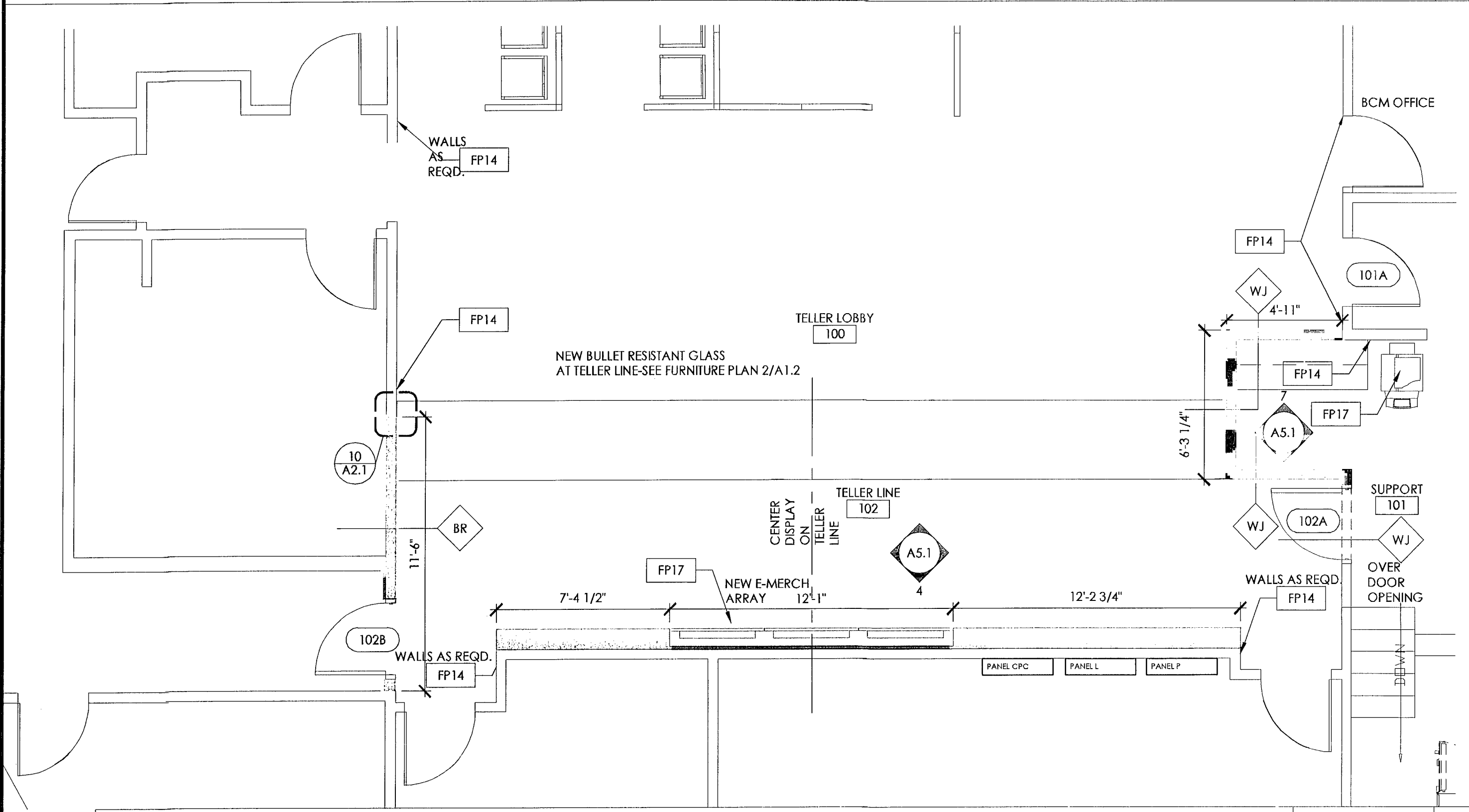
EXISTING RETURN AIR GRILL



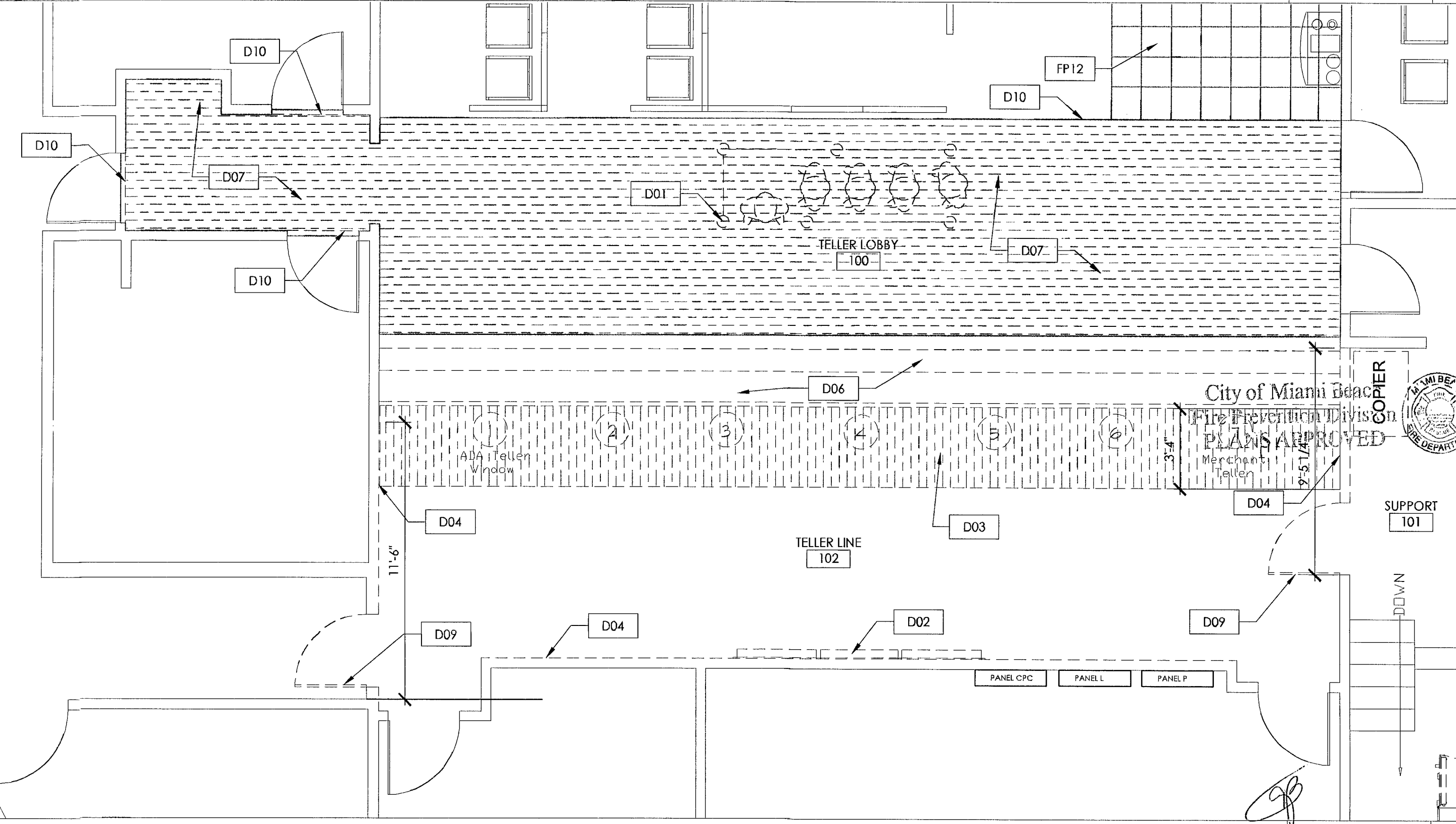
PARTIAL CEILING PLAN - NEW SCALE 1/4"=1'-0" 4



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

CHASE

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CPC Interior Renovations
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SEAL
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3.11.13
Architect of Record:
Jeff R. Mendenhall, AIA
FL License # AR11215

ISSUE	DATE	DESCRIPTION
1	03-11-2013	PLAN REVIEW COMMENTS

City of Miami Beach
Fire Prevention Division
PLANS APPROVED
9.5.13

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

SHEET TITLE
**FLOOR PLANS
REFLECTED CEILING
PLANS**

SHEET NUMBER

A1.1

DOOR SCHEDULE									
DOOR NUMBER	DR. TYPE	DIMENSIONS			DOOR MATERIAL			FRAME	REMARKS
101A	EXISTING	EXISTING	EXISTING	EXISTING	AL. = ALUMINUM BR = BULLET RESISTANT H.M. = HOLLOW METAL S.C. = SOLID CORE WD. = WOOD	BR.M.	01	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 SET 01

DOOR NUMBER: 102A, 102B

EACH TO HAVE:

3 EA HINGE	5881 4.5 X 4.5 (881279 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/A041-3077 (5100 REG)	SP28 LCN(HAG)
1 EA KICKPLATE (Push Side)	8400 8"X 2" LESS THAN DOOR WIDTH (1945)	630 IVE(HAG)
1 EA DOOR SCOPE	DS2000 168 DEGREE	ALS DST
1 EA FLOOR STOP	FS13 (W/R 4 DOME STOP RISE AS REQ'D.)	626 IVE
3 EA SILENCER	SR64 (307D)	GRY IVE(HAG)

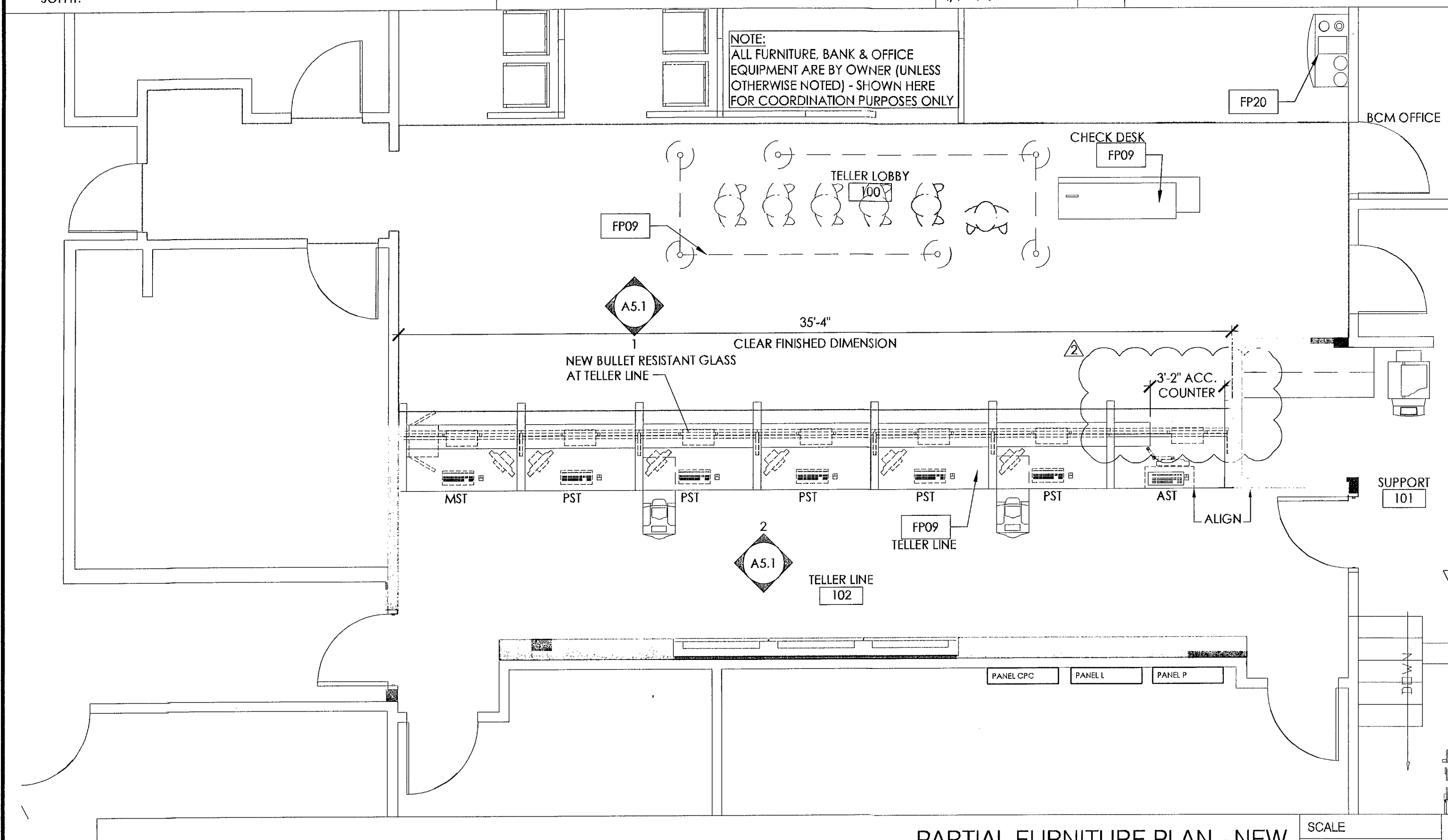
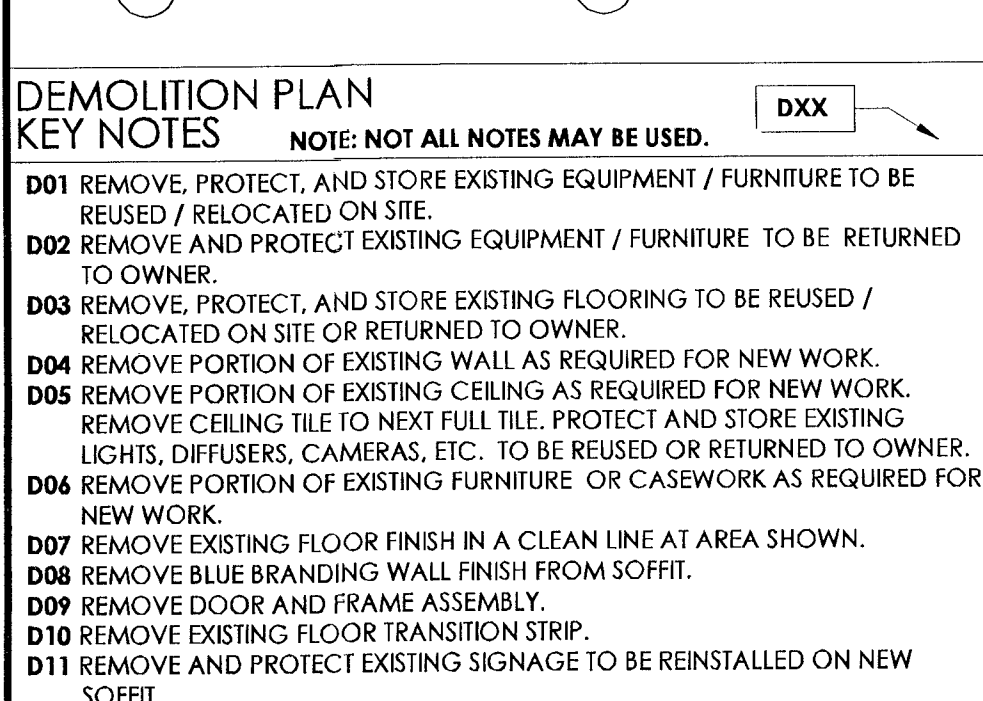
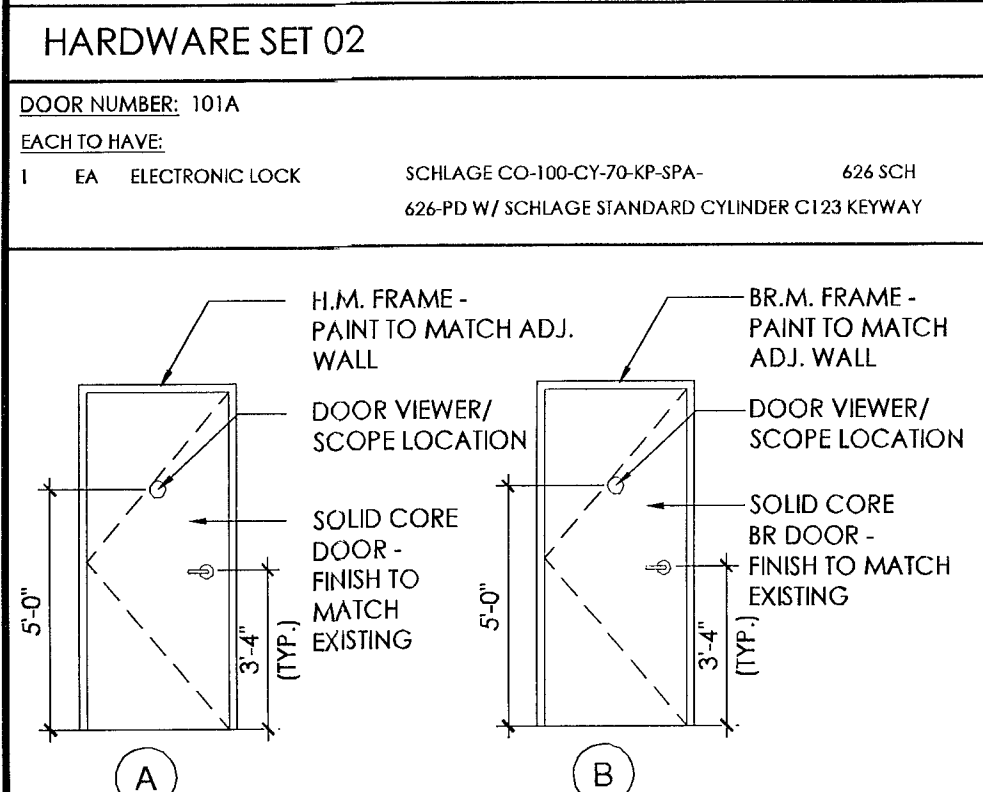
** MOUNT ON ROOM SIDE NOT VISIBLE TO CUSTOMERS

HARDWARE SET 02

DOOR NUMBER: 101A

EACH TO HAVE:

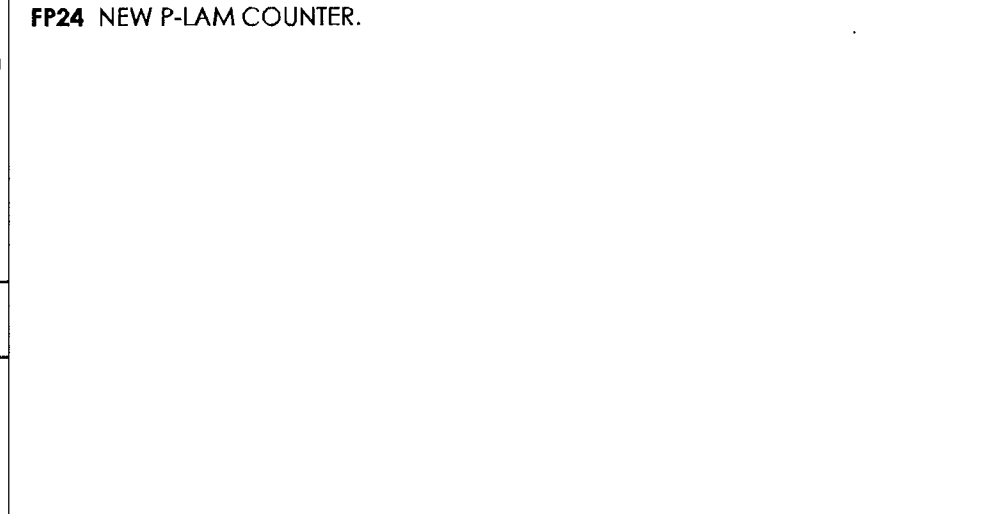
1 EA ELECTRONIC LOCK	SCHLAGE CO-100-CY-70-KP-SPA-626 PD W/ SCHLAGE STANDARD CYLINDER C123 KEYWAY	626 SCH
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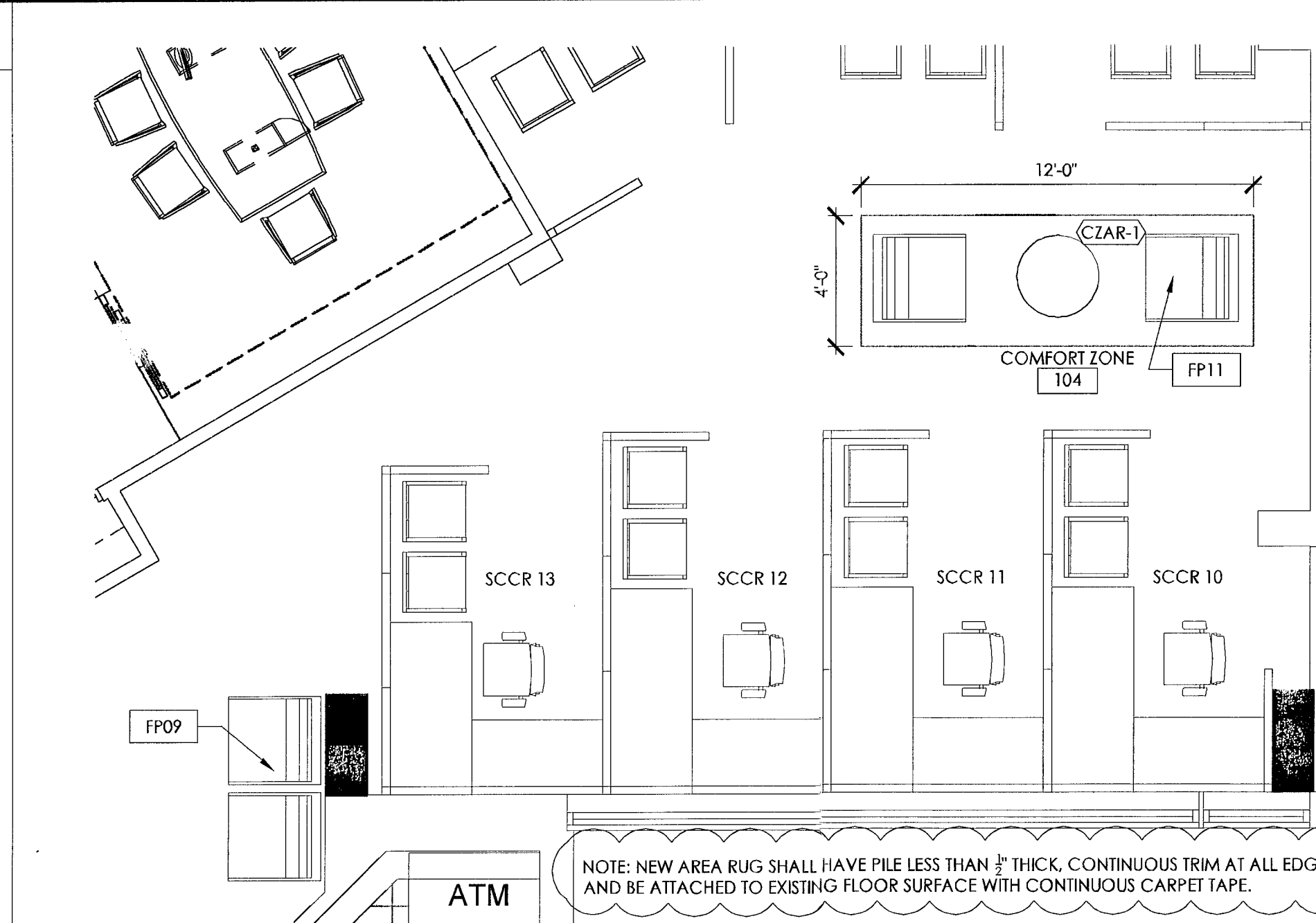
PARTIAL FURNITURE PLAN - NEW SCALE 1/4"=1'-0" 2

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

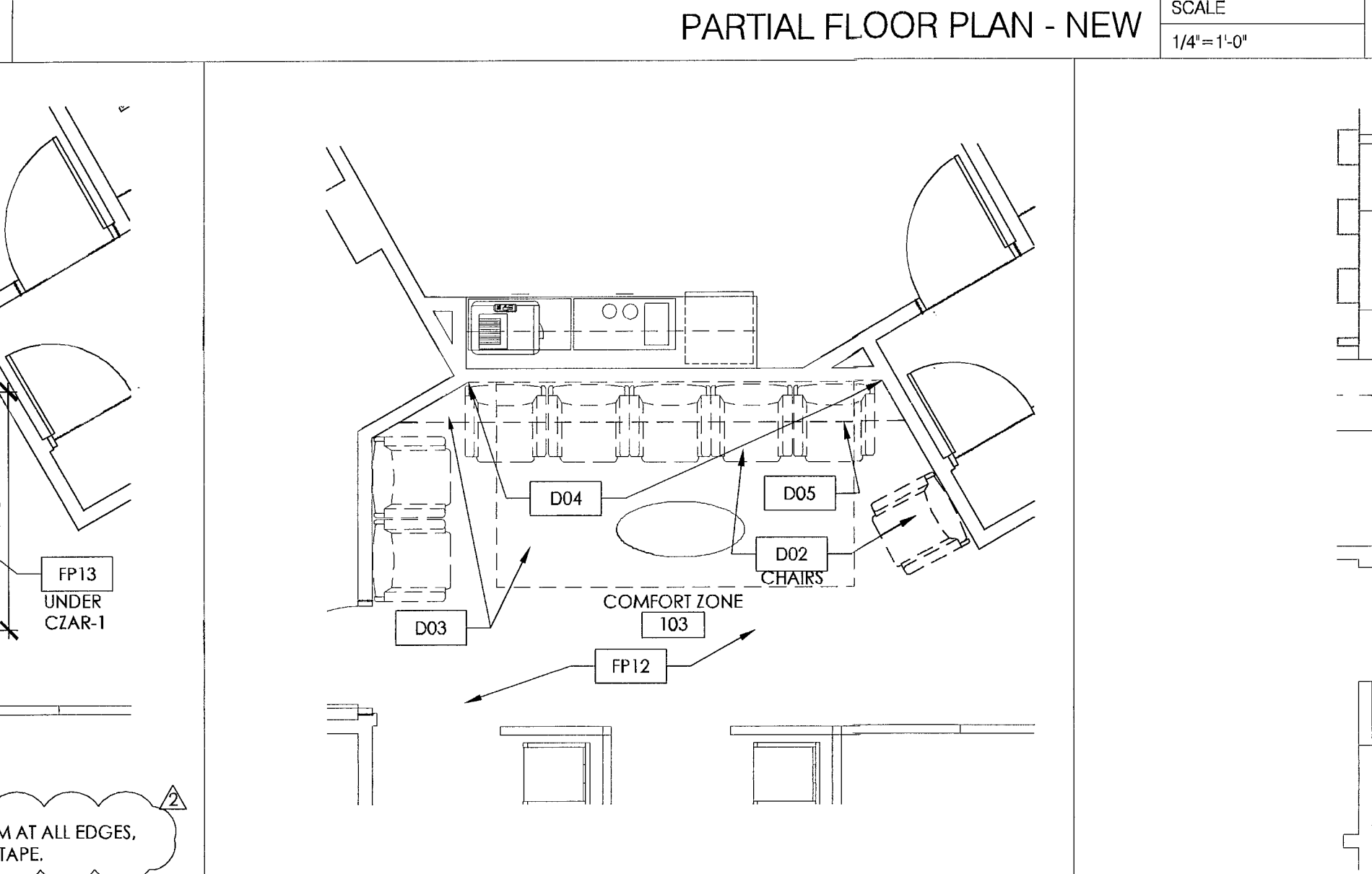
FP01 ALIGN FINISH FACES.
FP02 LINE OF SOFFIT ABOVE.
FP03 PROVIDE AND INSTALL NEW FLOOR MOUNTED ILLUMINATED WINDOW BOX SIGN.
FP04 RELAMINATE EXISTING COUNTER.
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FP18 NEW SIGNAGE BY OWNER.
FP19 REINSTALL EXISTING CARPET TIGHT TO NEW LINE OF TILE.
FP20 EXISTING TO REMAIN.
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FP22 ALIGN CENTERLINE OF NEW PARTITION WITH CENTERLINE OF EXIST. MULLION.
FP23 3" STEEL TUBE POST. REFER TO DETAIL.
FP24 NEW P-LAM COUNTER.



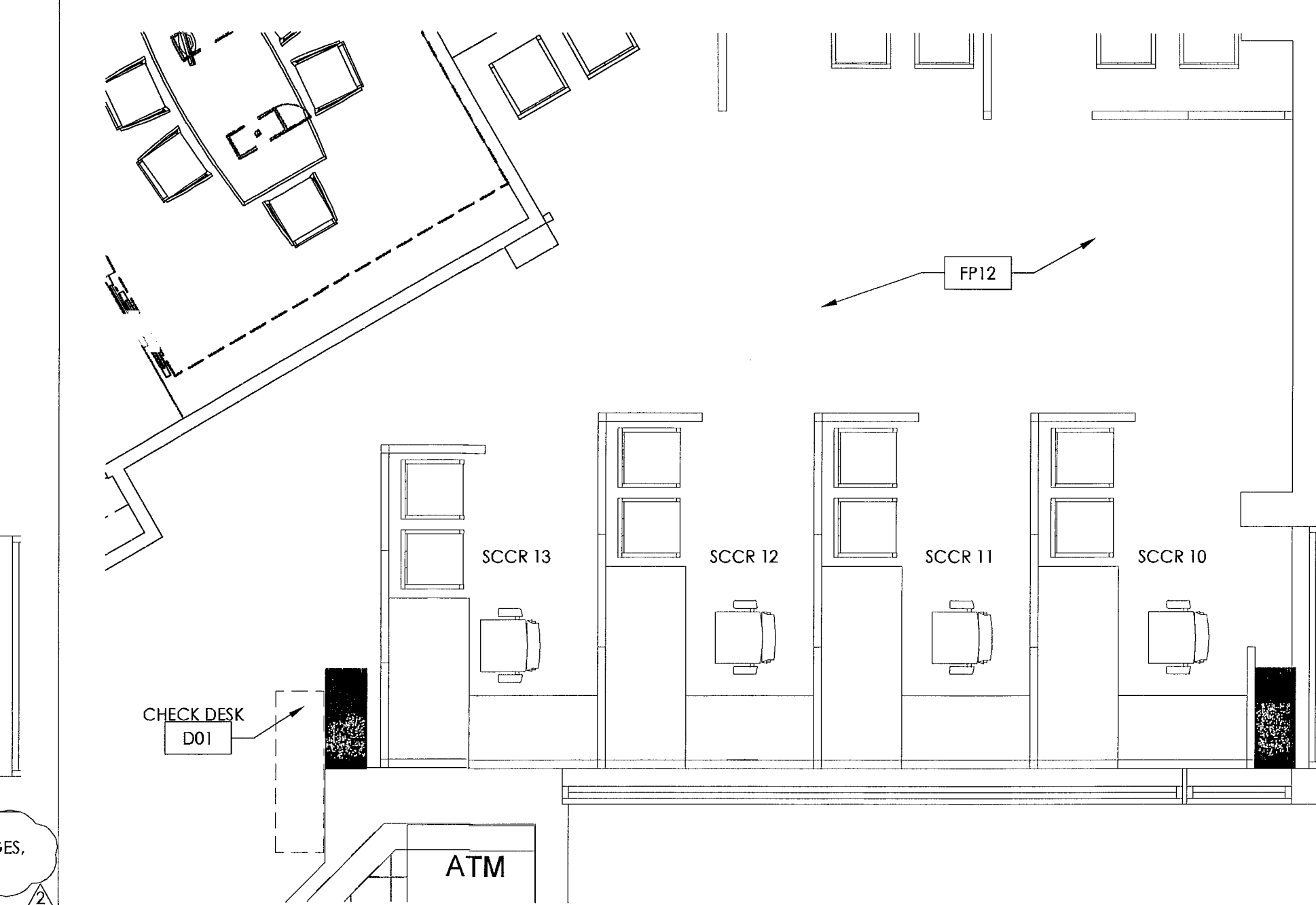
PARTIAL FLOOR PLAN - NEW SCALE 1/4"=1'-0" 8



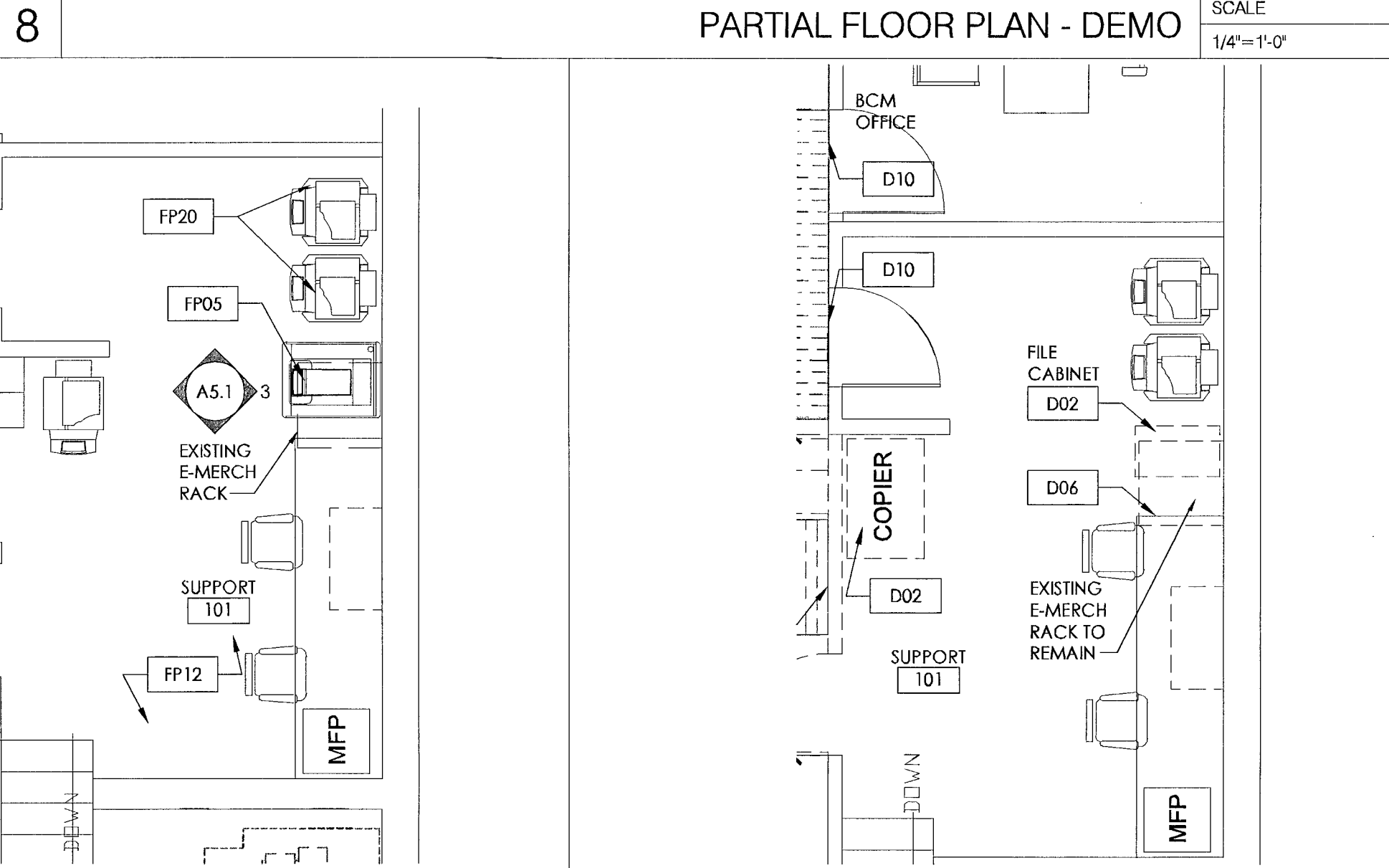
PARTIAL FLOOR PLAN - DEMO SCALE 1/4"=1'-0" 7



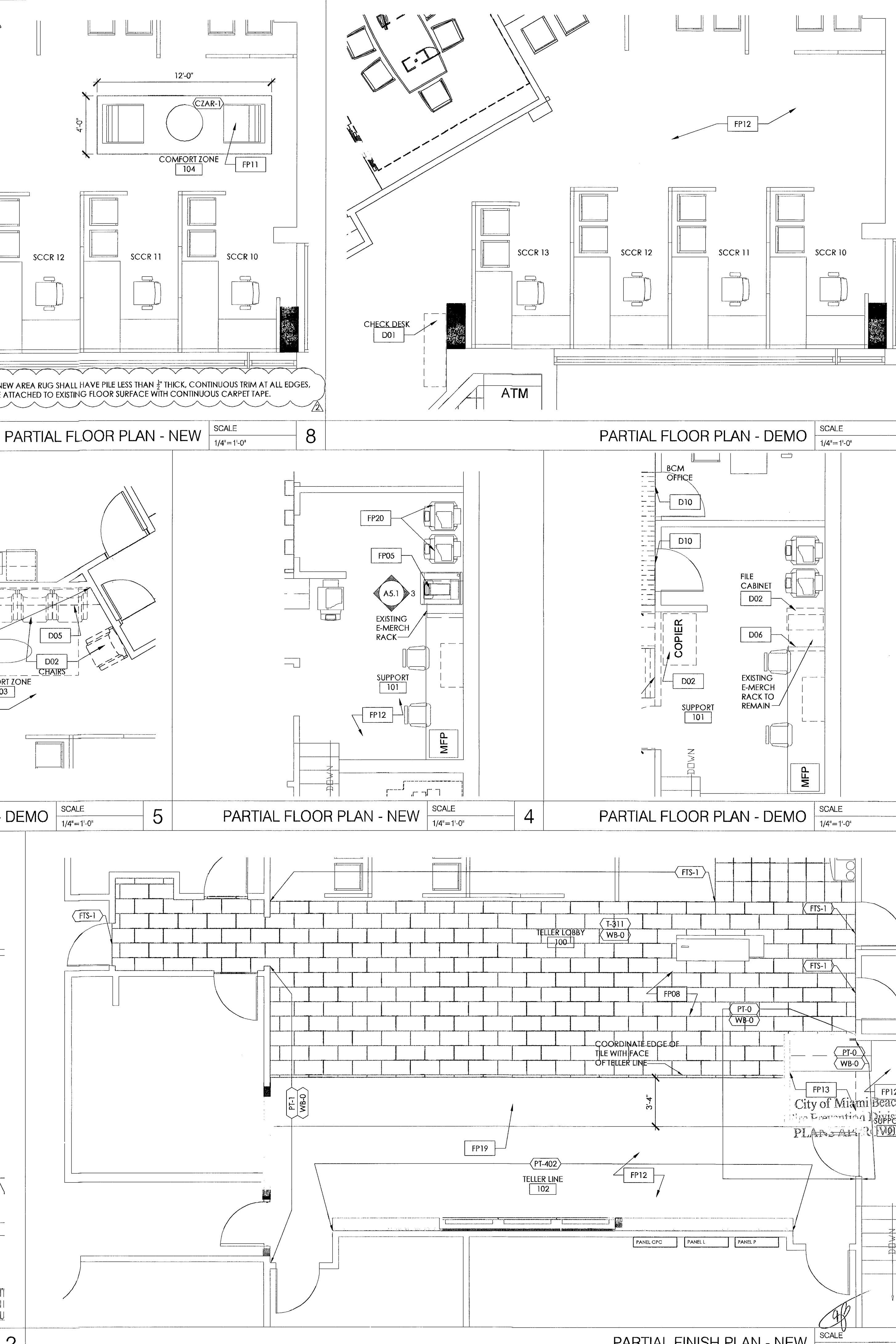
PARTIAL FLOOR PLAN - DEMO SCALE 1/4"=1'-0" 5



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



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



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

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SEAL

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

PROJECT INFORMATION BLOCK

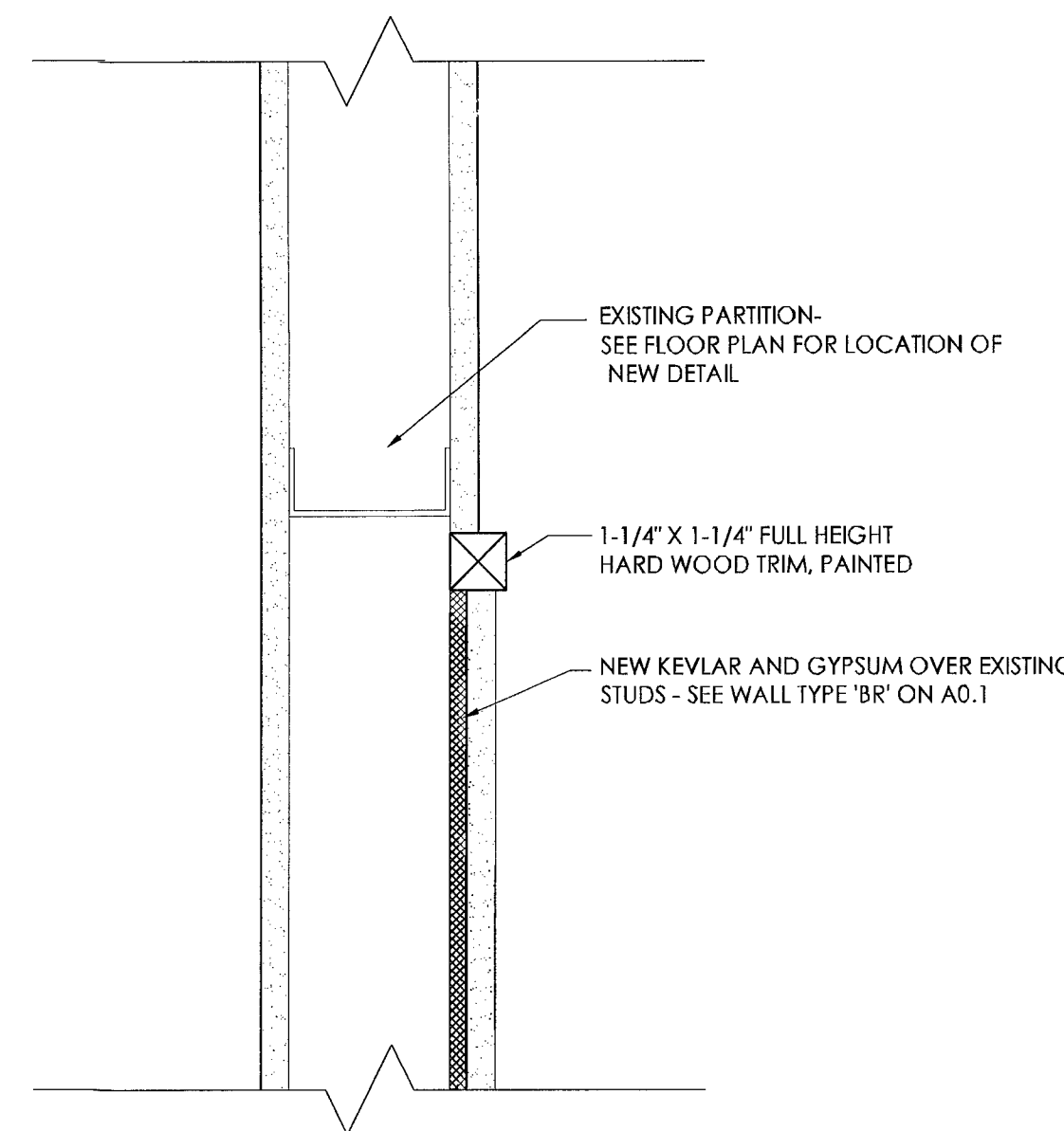
JOB #	12219
DATE:	01-18-2013
DRAWN BY:	KP
CHECKED BY:	JRM

SHEET TITLE

FLOOR PLANS & DOOR SCHEDULE

SHEET NUMBER

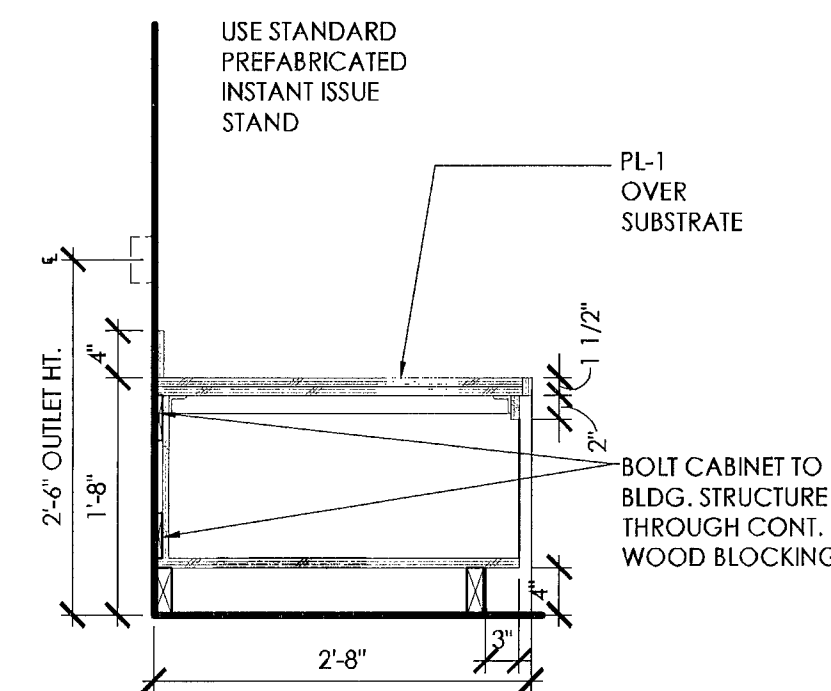
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DETAIL

SCALE

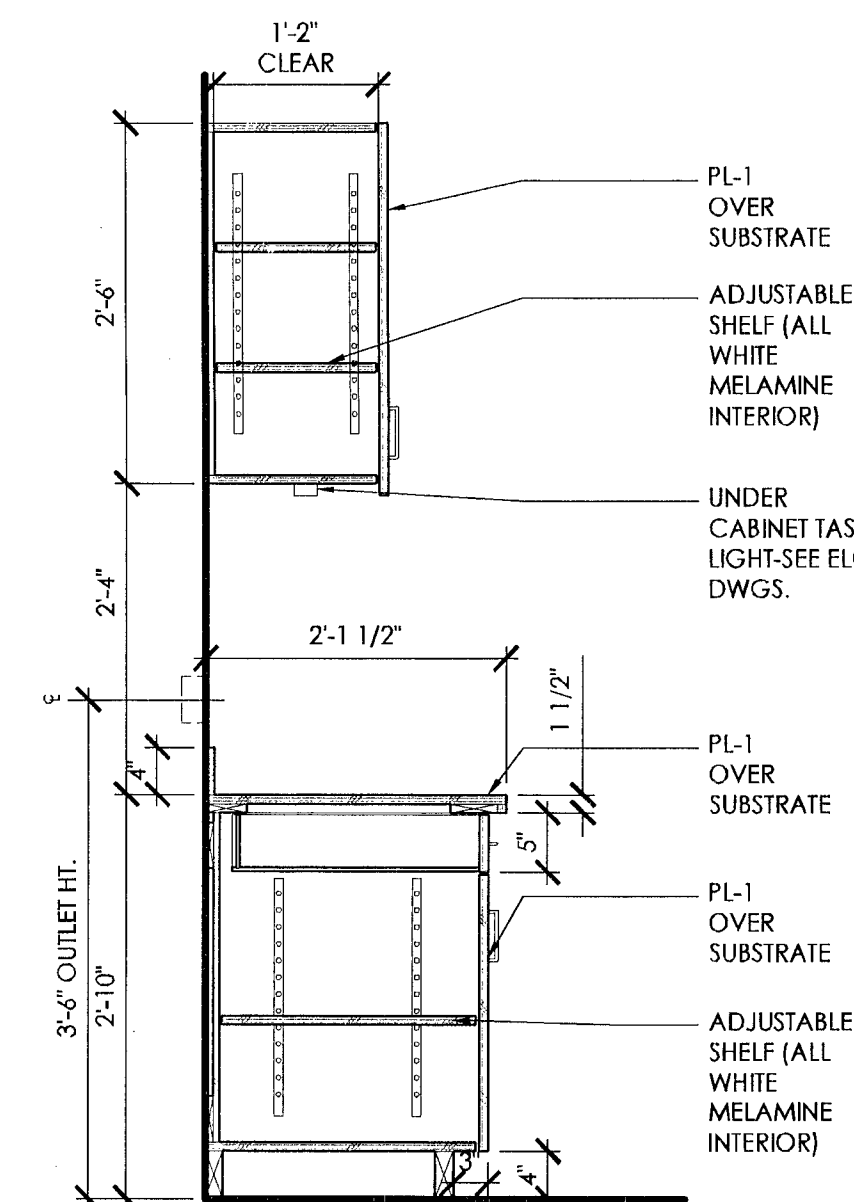
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MILLWORK SECTION

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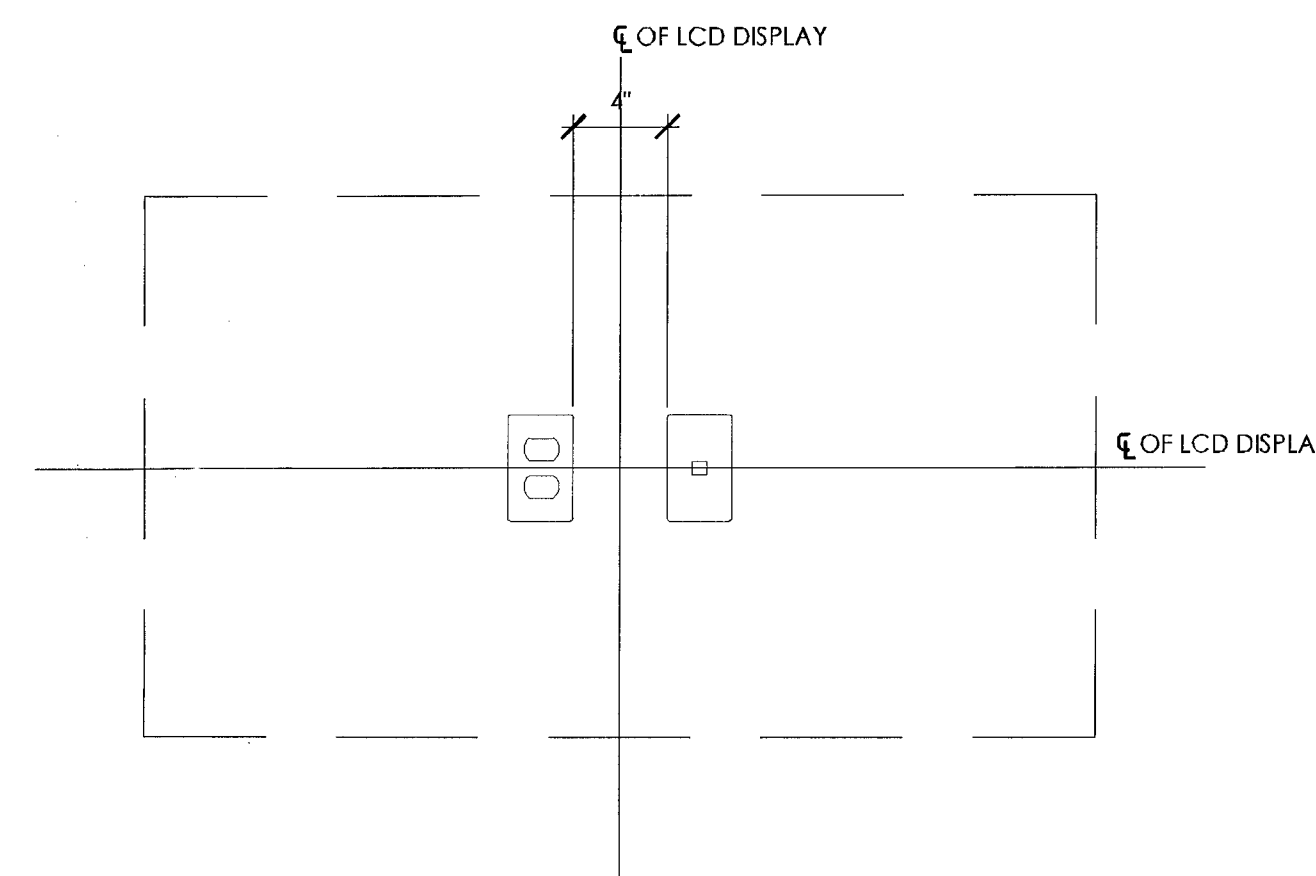
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MILLWORK SECTION

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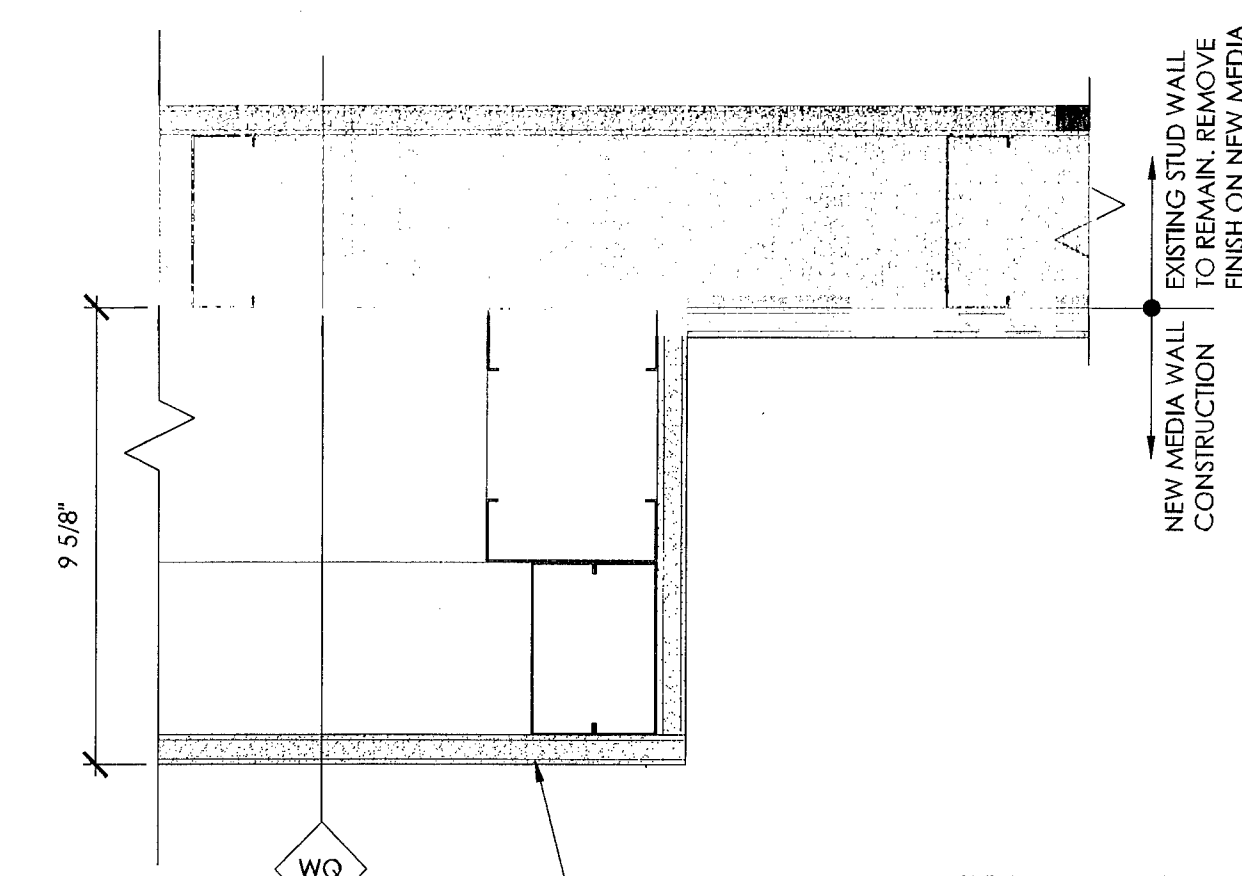
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DETAIL AT LCD DISPLAY

SCALE

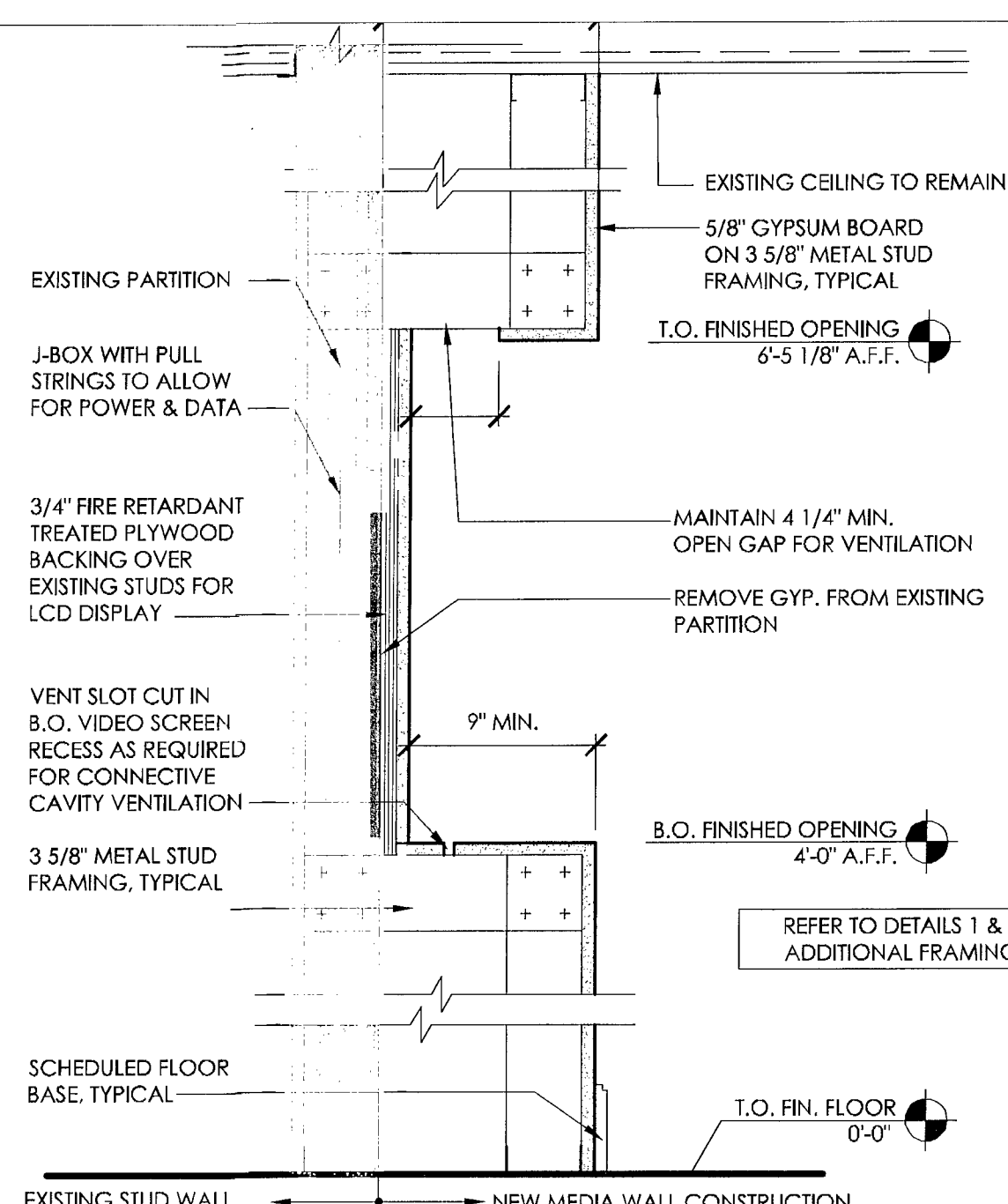
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JAMB AT MEDIA WALL

SCALE

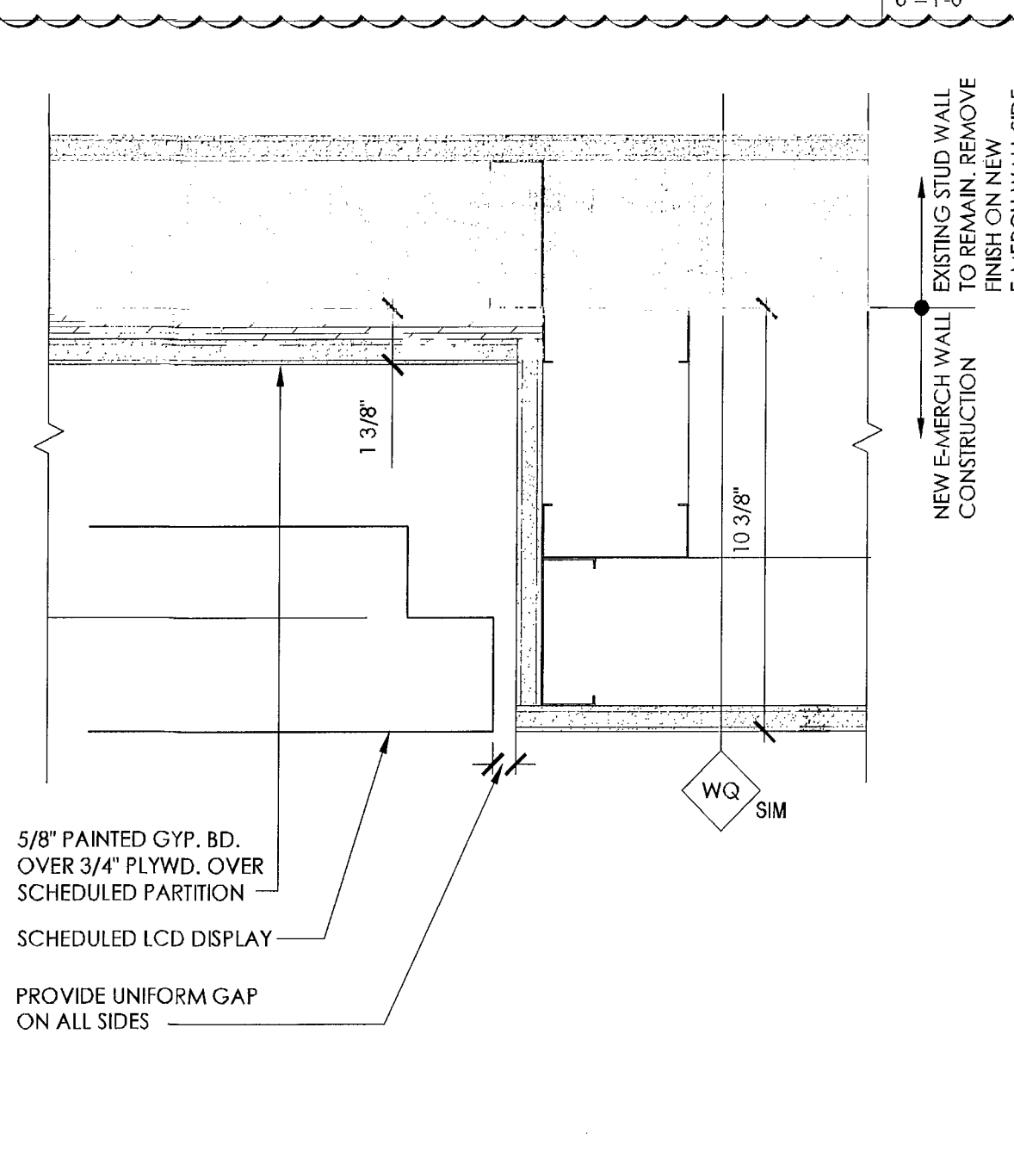
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SECTION AT MEDIA WALL

SCALE

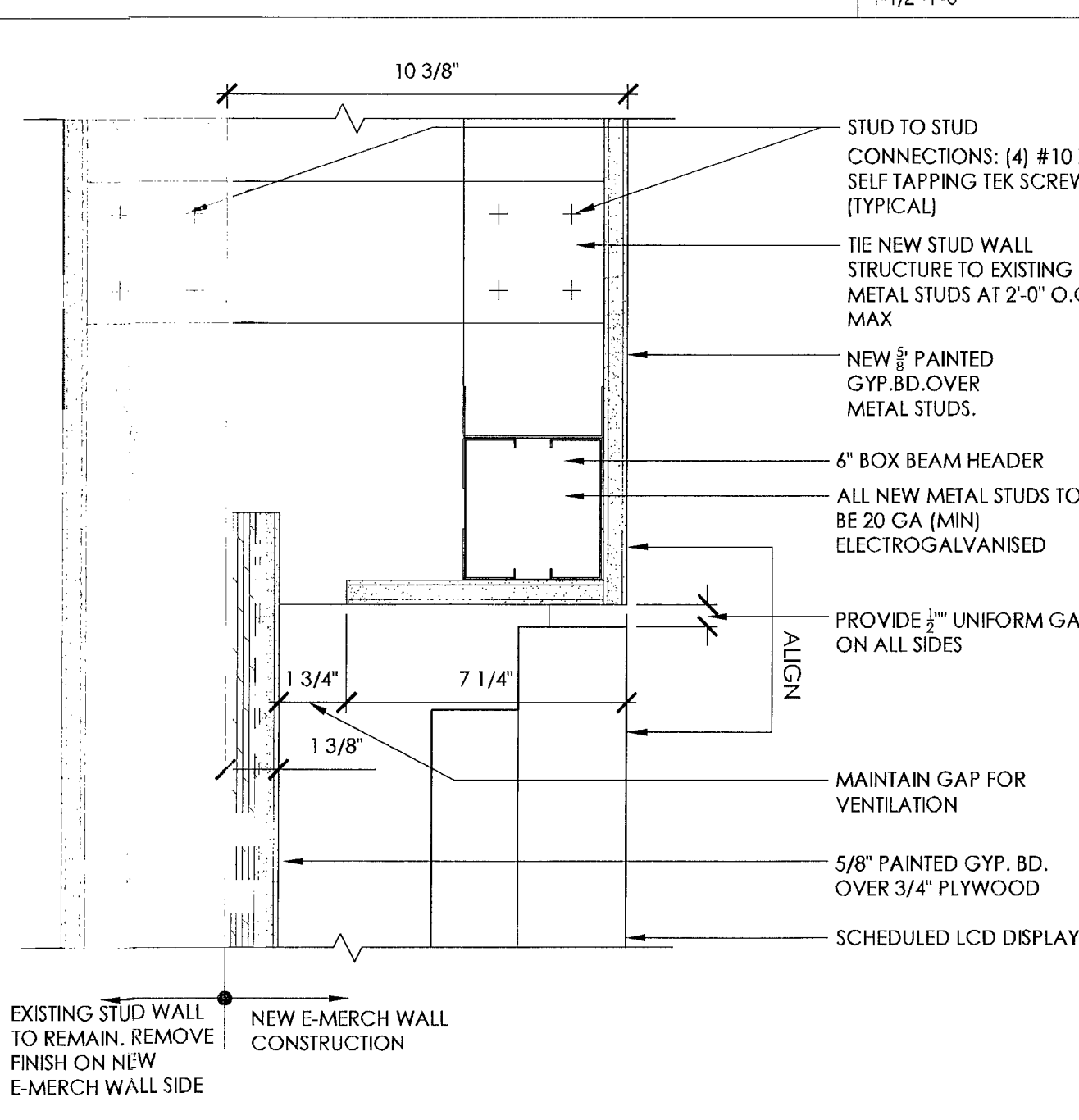
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JAMB DETAIL AT E-MERCH WALL

SCALE

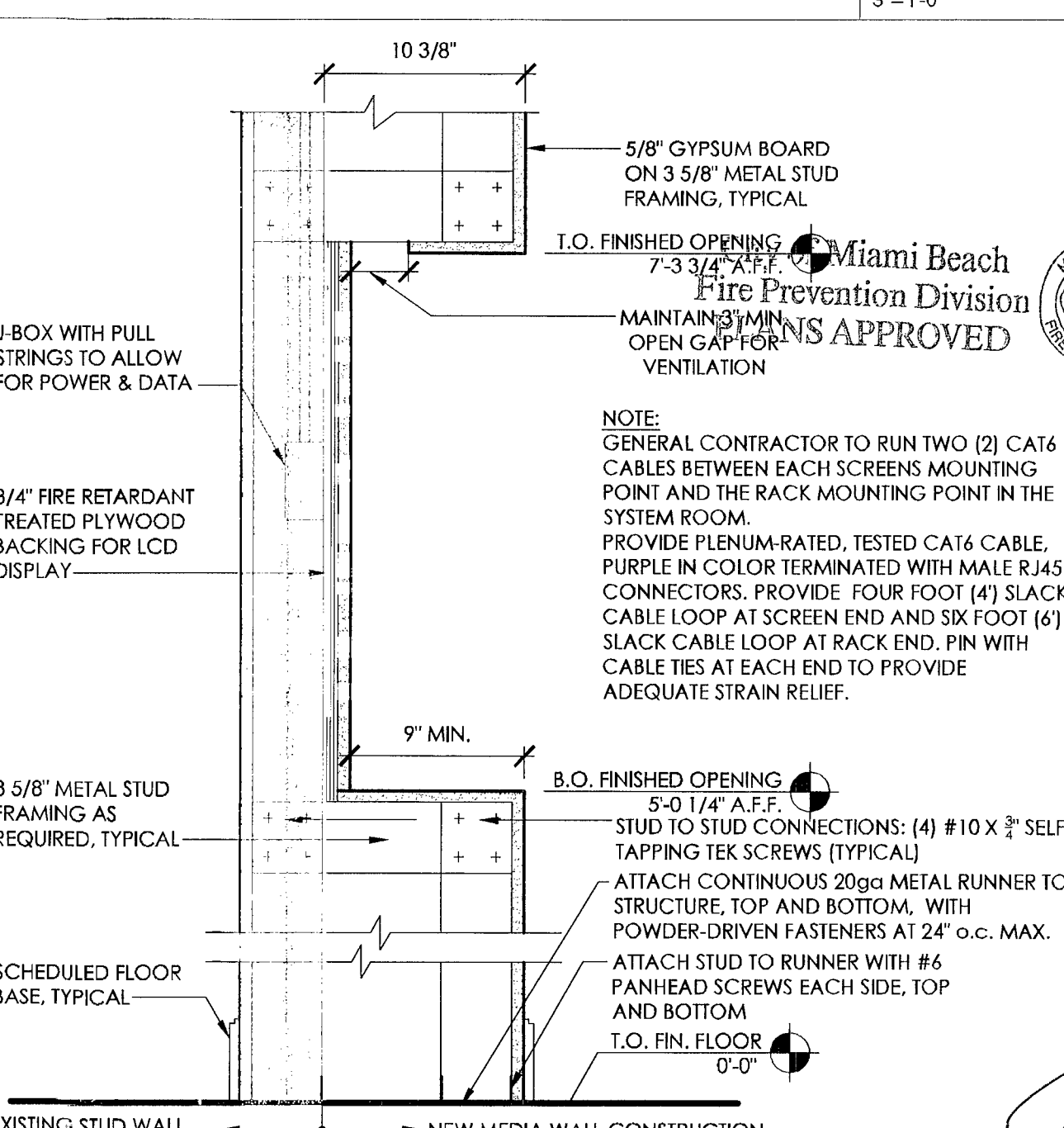
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HEAD DETAIL AT E-MERCH WALL

SCALE

2

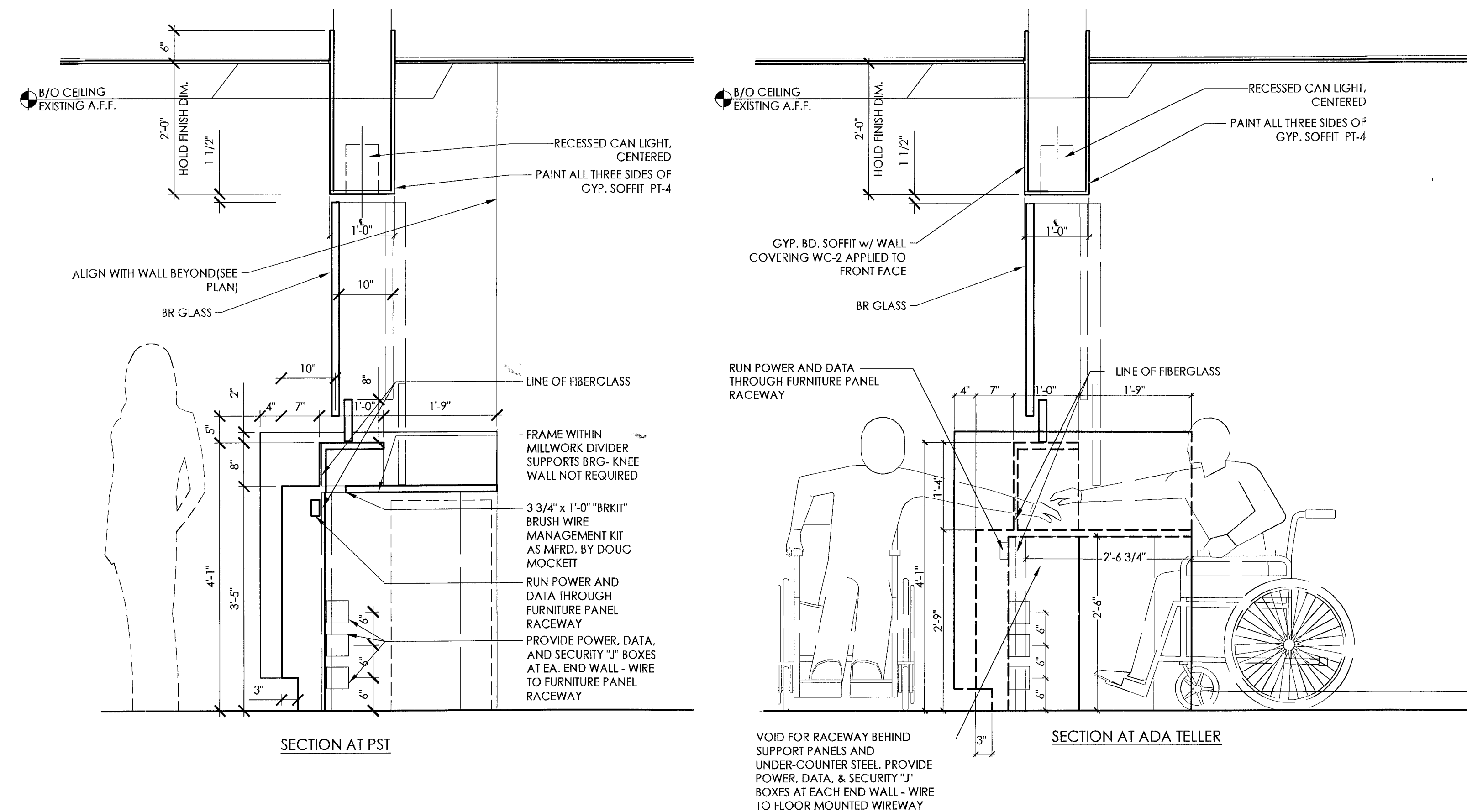


SECTION AT E-MERCH WALL

SCALE

1

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



SCHEMATIC CEILING SECTION

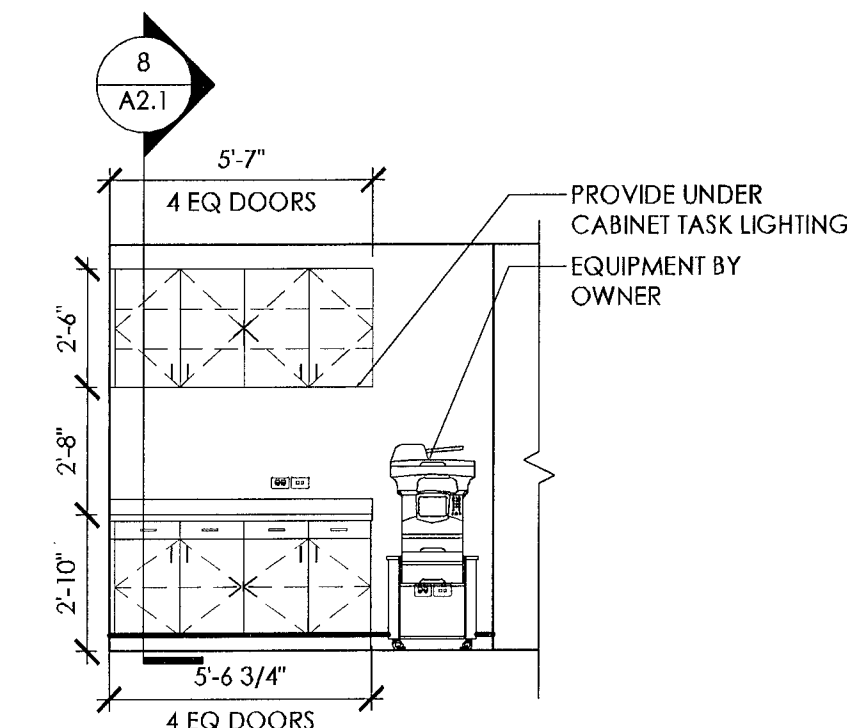
SCALE
1/2"=1'-0"

8

EXISTING CHECK DESK

SCALE
3/8"=1'-0"

9

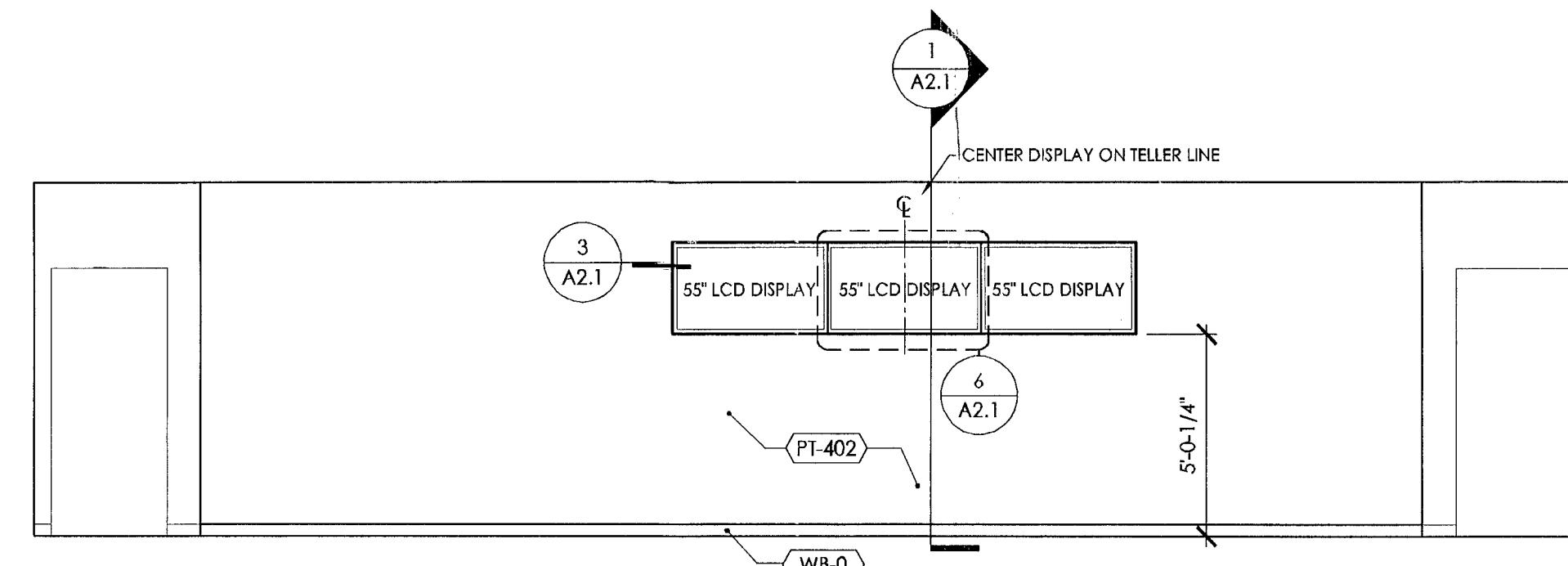


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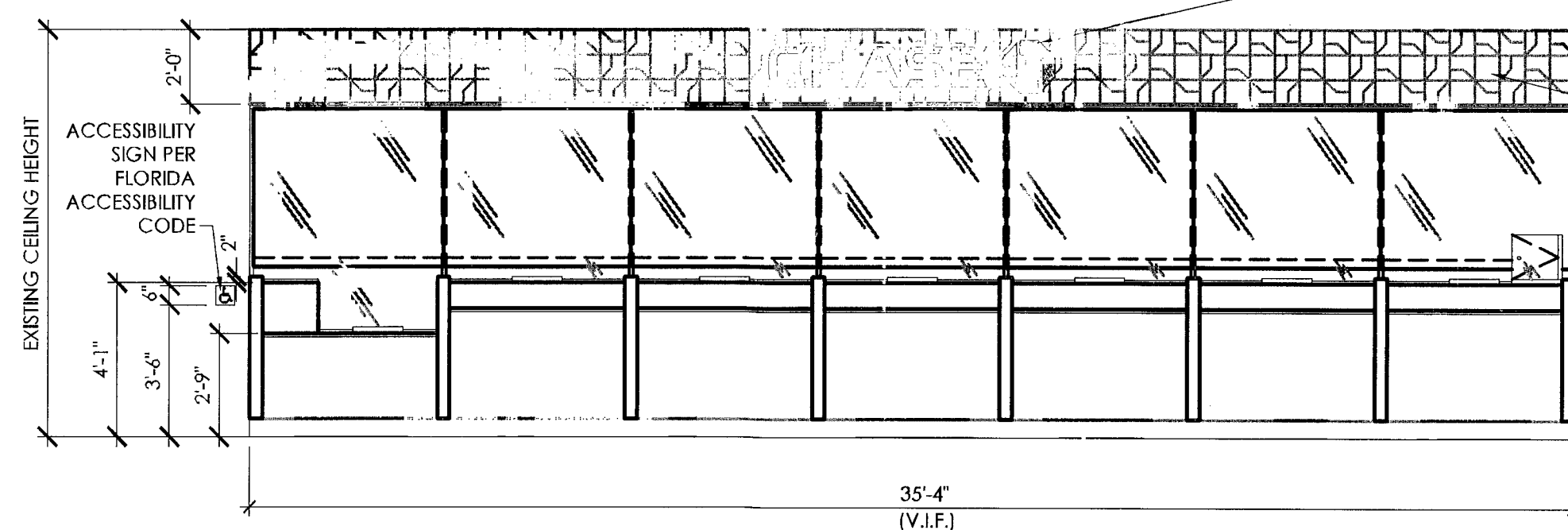
ELEVATION AT MEDIA WALL

SCALE
1/4"=1'-0"

6



4



1

ELEVATION AT BACK OF TELLER LINE

SCALE
1/4"=1'-0"

2

ELEVATION AT FRONT OF TELLER LINE

SCALE
1/4"=1'-0"

1

CHASE

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

ARCHITECT/ENGINEER OF RECORD

bdg
ARCHITECTS

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SEAL

Jeff R. Mendenhall
4-22-13

Architect of Record:

Jeff R. Mendenhall, AIA
FL License # AR11215

ISSUE	DATE	DESCRIPTION
1	03-25-2013	PLAN REVIEW COMMENTS
2	04-22-2013	PLAN REVIEW COMMENTS

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

SHEET TITLE

ELEVATIONS/
SECTIONS

SHEET NUMBER

A5.1

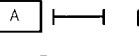
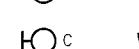
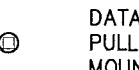
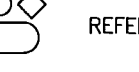
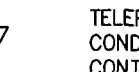
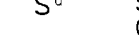
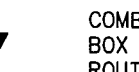
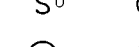
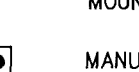
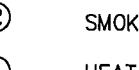
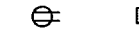
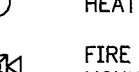
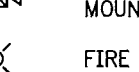
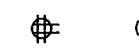
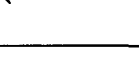
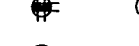
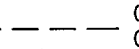
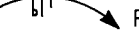
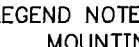
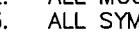
ELECTRICAL SPECIFICATIONS

- MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE LATEST EDITION OF N.E.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 THWN/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, 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:
200V SYSTEM
NEUTRAL - WHITE
PHASE A - BLACK
PHASE B - RED
PHASE C - BLUE
GRD.CON - GREEN
480V SYSTEM
NEUTRAL - WHITE
PHASE A - BROWN
PHASE B - ORANGE
PHASE C - YELLOW
GRD.CON - GREEN
PHASE SEQUENCE
ABC, TOP TO BOTTOM
LEFT TO RIGHT, FRONT
TO BACK
- 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 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 REDUCTION OF A SPECIFIC AMOUNT OF WORK 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 IN 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

	FLUORESCENT LIGHT FIXTURE, LETTER INDICATES TYPE		CONDUIT UP
	RECESSED LIGHT FIXTURE, LETTER INDICATES TYPE		CONDUIT DOWN
	WALL BRACKET LIGHT FIXTURE, LETTER INDICATES TYPE		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
	PENDANT MOUNTED FIXTURE, LETTER INDICATES TYPE		REFER TO LIKE NUMBERED NOTES/EQUIPMENT DESIGNATIONS
	LIGHT FIXTURE ON EMERGENCY POWER OR WITH BATTERY PACK		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
	LIGHT FIXTURE (ARROW INDICATES DIRECTION, SHADING INDICATES FACE)		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
	BATTERY POWERED EMERGENCY LIGHT		MANUAL FIRE ALARM PULL STATION 48" AFF
	SINGLE POLE SWITCH, LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF UON		SMOKE DETECTOR, PHOTOELECTRIC
	OCCUPANCY SENSOR SWITCH, MOUNT 48" AFF UON		HEAT DETECTOR
	OCCUPANCY SENSOR SWITCH, CEILING MOUNT		FIRE ALARM COMBINATION HORN/STROBE (75 CANDELLA UON) MOUNTED PER NFPA 72
	SINGLE RECEPTACLE, 125V, 20A MOUNT 18" AFF UON		FIRE ALARM STROBE (75 CANDELLA UON) MOUNTED PER NFPA 72
	DUPLEX RECEPTACLE, MOUNT 18" AFF UON		
	DUPLEX RECEPTACLE, FLUSH CEILING MOUNT		
	DUPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT UON		
	QUADRAPLEX RECEPTACLE, MOUNT 18" AFF UON		
	QUADRAPLEX 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		

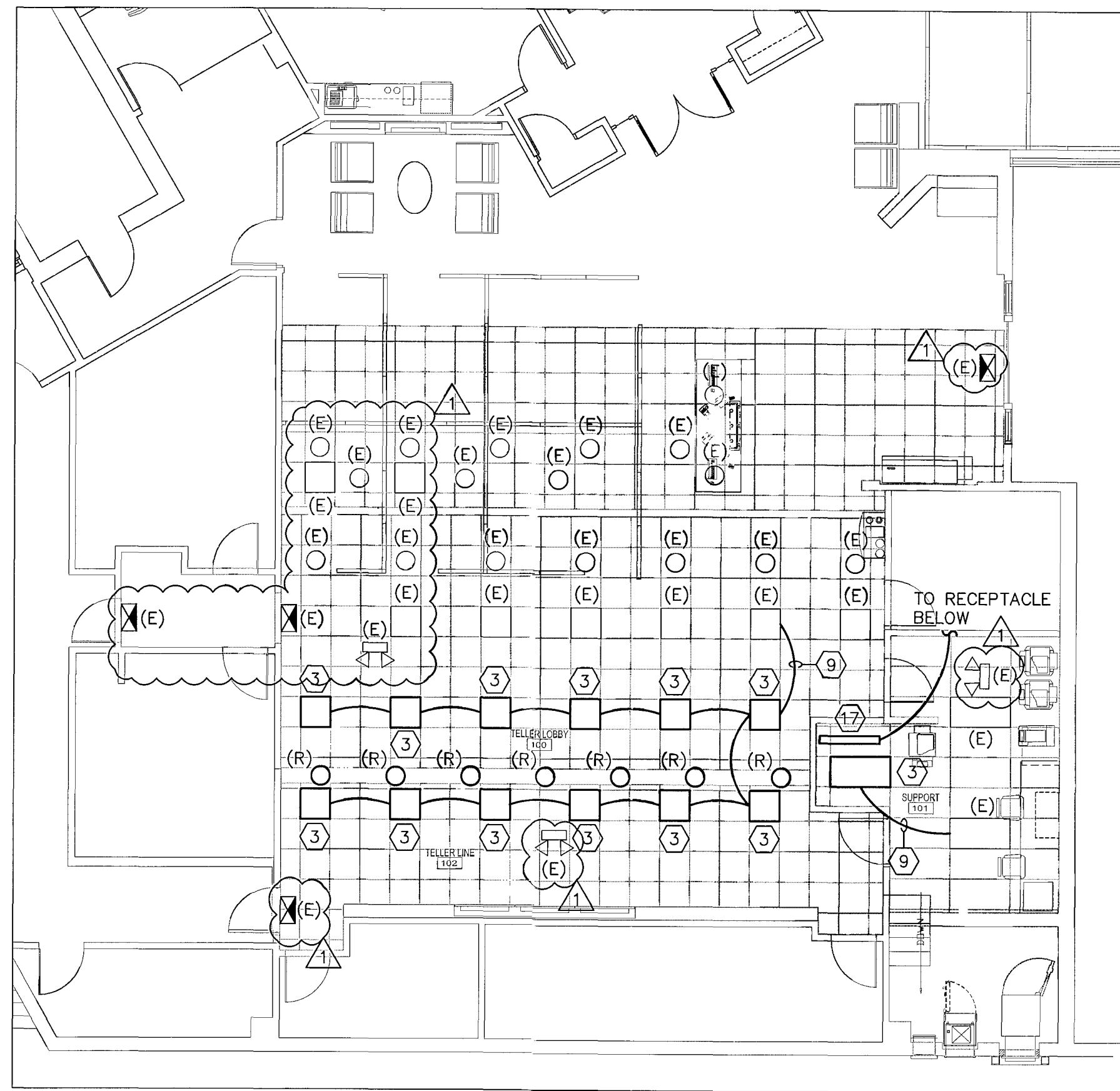
ABBREVIATIONS			
AFF	ABOVE FINISH FLOOR	JB	JUNCTION BOX
C	CONDUIT	(N)	NEW
CLG	CEILING MOUNTED	NEUT	NEUTRAL
DN	DOWN	NIC	NOT IN CONTRACT
EX-(E)	EXISTING	NL	NIGHT LIGHT
EC	ELECTRICAL CONTRACTOR	NTS	NOT TO SCALE
E/F-EF	EXHAUST FAN	PNL	PANEL
EG	EQUIPMENT GROUND	(R)	RELOCATED
GFI	GROUND FAULT INTERRUPTER	TYP	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

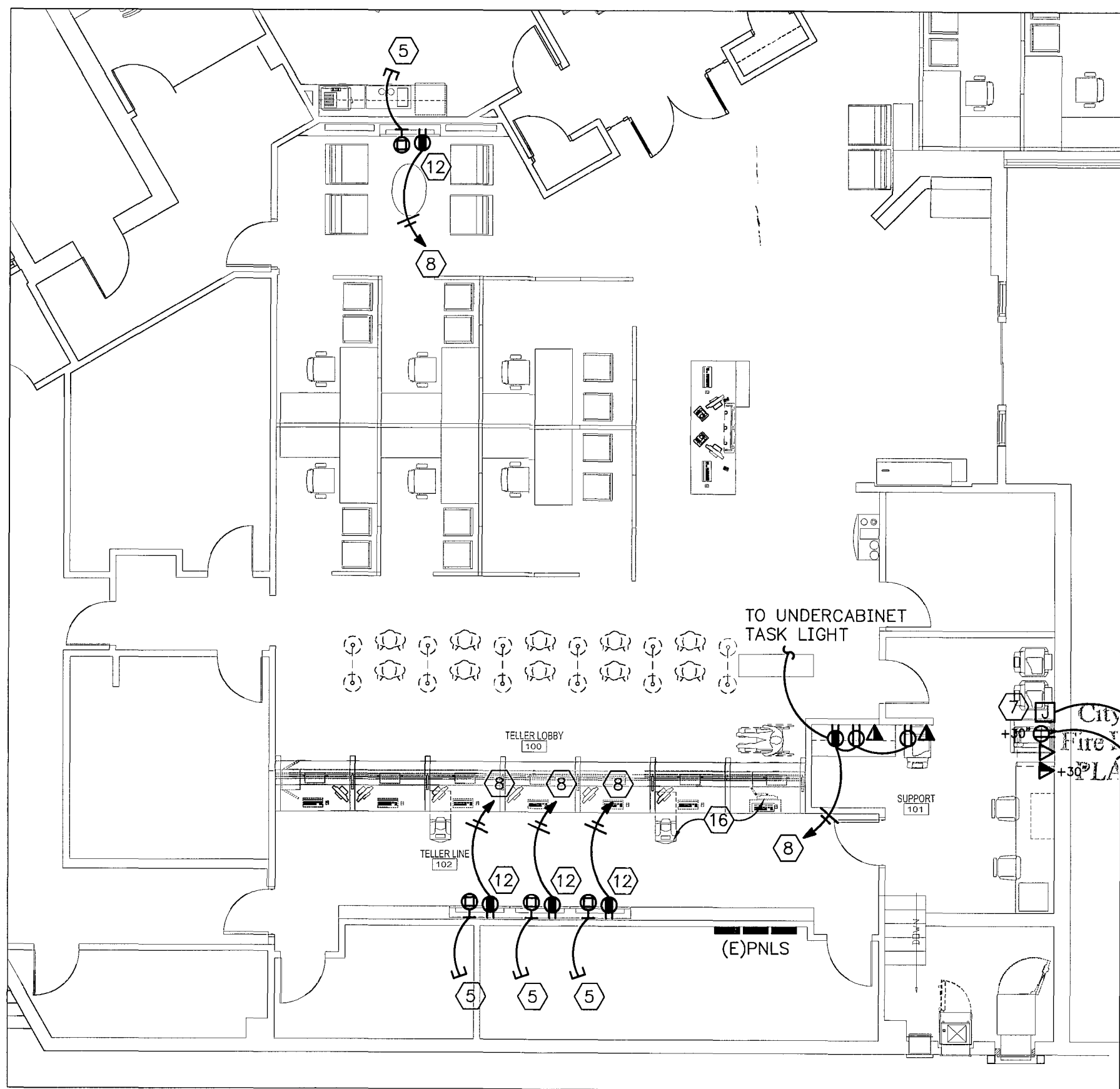
=NOT USED

- PROVIDE NEW WALL MOUNTED OCCUPANCY SENSOR AND CONNECT EXISTING(S) AS SHOWN. WATT-STOPPER #0000 OR EQUAL. SET OFF TIME TO 30 MINUTES.
- PROVIDE AND INSTALL NEW PENDANT LIGHT FIXTURE, BESA LIGHTING #1181CM-BN618(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 #4X122HU-4X4(WH) (WHITE). 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 MERCH 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(S), J-BOX(ES) 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/MERCH 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(S) 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 WIRE) 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 ALKCO #2FAHO-120-AL-SW WITH 54W T5 LAMP.



FLOOR PLAN - LIGHTING

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



FLOOR PLAN - POWER/SYSTEMS

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

CHASE

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

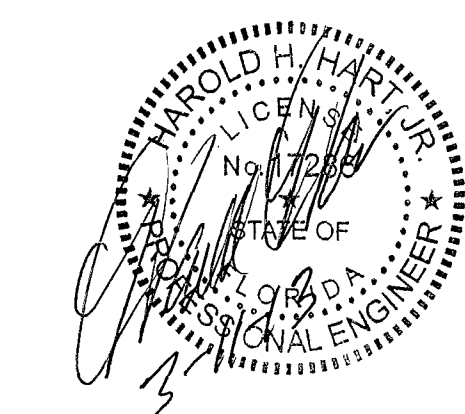
ARCHITECT/ENGINEER OF RECORD

bdg
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SEAL



ISSUE DATE DESCRIPTION

03/11/13 PLAN REVIEW COMMENTS

1. MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRIC CODE, THE LATEST EDITION OF N.E.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.
2. BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
3. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUB CONTRACT.
4. ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE.
6. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
7. ALL REQUIRED INSURANCE TO BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
8. CONTRACTOR TO PAY FOR ALL PERMITS, FEES INSPECTIONS AND TESTINGS.
9. 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 THIN/THIN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; ALL THOSE #8 AND LARGER TO BE STRANDED.
10. 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.
11. 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.
12. ALL GENERAL PURPOSE SWITCHES AND RECEPTACLES SHALL MATCH EXISTING TYPES. COLOR OF DEVICES AND PLATES INCLUDING PLATE MATERIALS SHALL MATCH EXISTING.
13. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT, 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.
14. A SEPARATE, GREEN TYPE THW COPPER GROUND CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDING RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE ENCLOSING STEEL OUTLET BOX. DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND.
15. 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.
16. 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.
17. 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. & A.M.I. 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.
18. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

20RY 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	
19. 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.
20. 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.
21. 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.

1. CONTRACTOR SHALL VERIFY LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES PRIOR TO ROUGH-IN.
2. 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.
3. ALL ITEMS NOT TO BE RE-USED SHALL BE TURNED OVER TO OWNER OR REMOVED FROM SITE AT OWNER'S SOLE OPTION.
4. ADDITIONAL WORK MAY BE REQUIRED TO FACILITATE THE SEQUENCING OF CONSTRUCTION OR THE WORK OF OTHER TRADES IN THAT WOULD'S OTHERWISE BE EXISTING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING AND INCLUDING ALL SUCH WORK WHETHER INDICATED ON THE DRAWINGS OR NOT.
5. 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.

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 QUADRAPLEX RECEPTACLE, MOUNT 18" AFF UON QUADRAPLEX 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 GROUNDING CONDUCTORS LOW VOLTAGE WIRING CONDUIT STUB	→ 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																																								
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	ABBREVIATIONS <table border="1"> <thead> <tr> <th>ACF</th> <th>ABOVE FINISH FLOOR</th> <th>JB</th> <th>JUNCTION BOX</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>CONDUIT</td> <td>(N)</td> <td>NEW</td> </tr> <tr> <td>CLG</td> <td>CEILING MOUNTED</td> <td>NEUT</td> <td>NEUTRAL</td> </tr> <tr> <td>DN</td> <td>DOWN</td> <td>NIC</td> <td>NOT IN CONTRACT</td> </tr> <tr> <td>EX-(E)</td> <td>EXISTING</td> <td>NL</td> <td>NIGHT LIGHT</td> </tr> <tr> <td>EC</td> <td>ELECTRICAL CONTRACTOR</td> <td>NTS</td> <td>NOT TO SCALE</td> </tr> <tr> <td>E/F-EF</td> <td>EXHAUST FAN</td> <td>PNL</td> <td>PANEL</td> </tr> <tr> <td>EG</td> <td>EQUIPMENT GROUND</td> <td>(R)</td> <td>RELOCATED</td> </tr> <tr> <td>GFI</td> <td>GROUND FAULT INTERRUPTER</td> <td>TYP</td> <td>TYPICAL</td> </tr> <tr> <td>IG</td> <td>ISOLATED GROUND</td> <td>UON</td> <td>UNLESS OTHERWISE NOTED</td> </tr> </tbody> </table>	ACF	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
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1. PROVIDE NEW WALL MOUNTED OCCUPANCY SENSOR AND CONNECT FIXTURE(S) AS SHOWN, WATT-STOPPER PROVIDED OR EQUAL SET TIME TO 30 MINUTES
2. PROVIDE AND INSTALL NEW PENDANT LIGHT FIXTURE, BESA LIGHTING 18151010M-SINGLE(BLUE) WITH NEW CFL LAMP, CONNECT TO EXISTING NIGHT LIGHTING CIRCUIT, EXISTING EXPOSING AREA SHOWN, OR SWITCH AS AVAILABLE, COORDINATE FINAL MOUNTING HEIGHT WITH OWNER'S REPRESENTATIVE
3. 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.
4. PROVIDE AND INSTALL NEW WALL WASH LIGHT FIXTURE, LIGHTOLIER 4X1422HU-4X42WH(WHITE) LOCATE TO ILLUMINATE WALL MOUNTED SIGNAGE, CONNECT TO EXISTING SWITCHED LIGHTING CIRCUIT
5. ROUTE 3/4" C WITH PULL STRING TO DATA ROOM FOR INSTALLATION OF (2)CAT-6 CABLES, CABLES FURNISHED AND INSTALLED BY OTHERS.
6. 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.
7. 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.
8. 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.
9. EXTEND EXISTING CONDUIT AND CONDUCTORS AND CONNECT DEVICE/LIGHT FIXTURE/SIGN AS SHOWN.
10. 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 DEVICE(S), J-BOX(ES) AND WALL PLATES AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION, NEW TELEPHONE/DATA CABLES AND INSTALLATION BY OTHERS.
11. REWORK EXISTING DEVICES DUE TO INSTALLATION OF NEW PARTITION WALL.
12. RECEPTACLE AND DATA JACK FOR MEDIA/EMERCH WALL, COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
13. 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.
14. EXISTING EQUIPMENT TO BE RELOCATED, RE-USE EXISTING DEVICES IN NEW LOCATION AND EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED
15. PROVIDE FLUSH MOUNTED JUNCTION BOX IN FALSE COLUMN AT 8" AFF FOR CONNECTION (W/IF FEASIBLE W/IF) TO OUTLETS LOCATED IN PARTITION, UTILIZE DATA WIRE OUTLETS LOCATED IN THE FURNITURE PARTITION, IF SHALL COORDINATE WITH PARTITION CONTRACTOR PRIOR TO ROUGH-IN.
16. 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.
17. PROVIDE AND INSTALL UNDERCABINET TASK LIGHT WITH TOGGLE SWITCH FIXTURE TYPE TO BE ALKOCA #L2F440-120-AL-SW WITH 54W 35.16MP

[illegible]

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A circular professional engineer seal for Harold H. Hart, Jr. The outer ring contains the text "HAROLD H. HART, JR." at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, "No. 17286" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars. A signature is written across the bottom of the seal.

[illegible]

JOB #	122
DATE:	01-18-20
DRAWN BY:	
CHECKED BY:	K

ELECTRICAL FLOOR PLAN

BACK

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

B1302250

OFFICE CO. 1

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING:

X 04/24/13

ZONING:

X 2/7/13

DRB/FP:

X 02/07/13

CONCURRENCE:

X 02/07/13

ELECTRICAL:

X 02/07/13

FIRE PREVENTION:

X 02/07/13

ENGINEERING:

X 02/07/13

PUBLIC WORKS:

X 02/07/13

STRUCTURAL:

X 02/07/13

ELEVATOR:

X 02/07/13

B1302250
1801 ALTON RD
OFFICE CO. 1

B1302250
1801 Alton Rd.

Derm Number: 2013-0325-1507-4384
Contact Name: MARIE BASSETTE
Contact Phone: 305-455-5299
Project Name: CHASE BANK
Date Received: 03/25/2013

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