MIAMIBEACH

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

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

NEW CONSTRUCTION & ALTERATIONS AND REPAIRS

ARCHITECTURAL/ENGINEERING AFFIDAVIT FOR JOB VALUE AND TOTAL GROSS SQUARE FOOTAGE

Date: 1/2/08

Permit Number: B0800593

Project Description: New Handicap Ramp & ATM/Night Drop Room Relocated

Owner: Wachovia Bank

Architect and/or Engineering Firm: Elements Architects

Name of Architect or Engineer of Record: Lourdes Echemendia

Address of Architect / Engineering Firm: 1699 Coral Way, Suite 503, Miami, FL 33145

Contact Number: 305.858.5858

Part One: Architect / Engineer Affidavit:

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

Total Gross Floor Area of New Construction:
Total Gross Floor Area of Alteration / Repair:

- ☐ Single Family Homes, Duplexes, and Areas within Residential Condo unit.
- ☑ Multi-Family, Commercial, and Industrial — 997 Sq. Ft.

Total Estimated Construction Cost * for New Construction:

Total Estimated Construction Cost* for Alteration / Repair: $125,000

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

Lourdes Echemendia
Signature of Architect/Engineer

STATE OF FLORIDA COUNTY OF DADE

Sworn to and subscribed 2 day of January 2008 by: Lourdes Echemendia

[✓] Personally known to me: [ ] or Procured Identification

Type of Identification:

[ ] DID TAKE OATH [ ] DID NOT TAKE OATH

Signature of Notary Public

Robert J. Aquilino, Jr.
Commission # DD320120
Expires May 22 2008
Bonded Troy Fain Insurance Inc 800-385-7019

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

Part Two: Owner Affidavit:

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

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

Signature of Owner

STATE OF FLORIDA COUNTY OF DADE

Sworn to and subscribed 02 day of January 2008 by: Lourdes Echemendia

[✓] Personally known to me: [ ] or Procured Identification

Type of Identification: _____

[ ] DID TAKE OATH [ ] DID NOT TAKE OATH

Signature of Notary Public

Robert J. Aquilino, Jr.
Commission # DD320120
Expires May 22, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Part Three: Contractor Affidavit:

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

I certify that the total contract value, including all change orders and all permit revisions under PERMIT # B08 00 513 is $ 125,000 00.

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

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

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

Signature of Qualifier / Contractor

STATE OF FLORIDA COUNTY OF DADE

Sworn to and subscribed 1 day of Jan 2009, by: AFIF CHANDLER

[X] Personally known to me: [ ] or Procured Identification

Type of Identification: _____

[ ] DID TAKE OATH [ ] DID NOT TAKE OATH

Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA

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

CORNERSTONE ENGINEERING PARTNERSHIP
Structural Engineers
12924 S.W. 114 Court
Miami, Florida 33176
Phone (786) 236-4712
Fax (305) 255-1729
e-mail Timmonsdt@aol.com
CA#0000057-13
Douglas B. Timmons, P.E
FL PE #39259

• Client: ELEMENTS	Sheet: 1 of
• Project: WACHOVIA DADE PORTO	Date: 9/18/07
•	Engr: DT
•	
•	

LOADS

8" SLAB 100 PSF
L.L. 100 PSF

SIZE GIRDER

WEBBOT GIRDER S = 12'-0

$$w = [1.4(100) + 1.7(100)]5 + \underbrace{.2(1.4)}_{\text{WALL}} + \underbrace{1.5(.15)}_{\text{BEAM}}1.4 = 2.44 \text{ KLF}$$

$$M = \frac{2.44(12)^2}{10} = 35.1'\text{K} \qquad A_s = \frac{35.1}{4(15)} = .58 \text{ in}^2 \qquad 3\#6 = 1.32 \text{ in}^2$$

$$V_u = 6(2.44) = 14.6\text{K} \qquad V_c = \frac{18(15)2\sqrt{5000}}{1000} = 38.2\text{K} \quad \#3@8" \text{ OK}$$

USE 18" X 18"
W/ 3#6 TOP
& #3 STIRRUPS @ 8"

CK SLAB
S = 10'-0 $\qquad w_u = 1.4(100) + 1.7(100) = .31$ KLF

$$M_u = \frac{.31(10)^2}{10} = 3.1'\text{K} \qquad A_s = \frac{3.1}{4(15)} = .16 \text{ in}^2/\text{FT} \qquad \#3@12" \; .31 \text{ in}^2/\text{FT}$$

USE 8" SLAB W/ #3@12" EW
BOTT & #3 TOP AS SHOWN

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

CORNERSTONE ENGINEERING PARTNERSHIP
Structural Engineers
12924 S.W. 114 Court
Miami, Florida 33176
Phone (786) 236-4712
Fax (305) 256-1729
e-mail: Timmonsdt@aol.com
CA#00005743

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

• Client: ELEMENTS	Sheet: 2 of
• Project: 14 NEWOVIA AUTO PO	Date 9/18/07
•	Engr: DT
•	
•	

CK PILE

$\Delta = 7.5(9).2 + .15(1.5)^2(9) = 16.2K$ 15+01 OK

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

ELEMENTS

December 13, 2007

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

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

RESPONSE TO COMMENTS

Building Section Comments

Item 1
Attach an Architectural/Engineering Affidavit for job value and total gross square footage.

Response
Shall be provided.

Item 2
Classify scope and type of work according to Chapter 3 (FBC(E) 301.1)

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

Item 3
Define level of alteration. (FBC(E) 301.5)

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

Item 4
Remove unnecessary information from plans.

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

Item 5
Show and elevation at each surface.

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

Item 6
Provide a cross section showing handrail and/or guardrail compliance (FBC 1009.11; FBC 1618) Show a 1-1/2" dimension from top of bracket to bottom of rail.

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

Fire Section Comments
Item 1
Clearly define scope of work on the drawings. Show all of the existing/new systems, structures, devices, etc.

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

Fire Section Comments (Continued)

Item 2

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

Response

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

Item 3

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

Response

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

Item 4

Ramps shall be in accordance with NFPA 101 7.2.2.

Response

The ramp as shown complies with NFPA 101, 7.2.2.

Item 5

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

Response

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

ELEMENTS

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

Accessibility Section Comments
Item 1
Show ATM reachable ranges.

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

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

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

Sincerely,
Elements by,

Lourdes Fernandez Echemendia, R.A.
AR0014424
Project Architect

Cc: File

ARCHITECTURAL ENGINEERING INCORPORATED

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

December 12, 2007

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

12/12/07

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

Dear Ms. Echemendia:

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

A. Item: 00003 Electrical Section

Comment 1: Panel Schedules with all specifics.

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

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

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

Comment 3: Conductor size.

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

Comment 4: Fixture Schedule.

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

Please contact me if you have any questions.

ARCHITECTURAL ENGINEERING INCORPORATED

W. Ronald McIlveen, P.E.
Project Manager

WRM/dh

Attachment (1 page)

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

PLANS PROCESSING APPROVALS

11-30-2007

ACTIVITY NUMBER: B0800593

SITE ADDRESS: 1901 ALTON RD MBCH

LIST OF APPROVALS:

Item: 00001 Zoning Section
Item: 00002 Building Section
Item: 00070 Structural
Item: 00003 Electrical Section
11/30/2007 CAM Action: CO The following items must be shown on electrical plans:
1. Panels schedule with all specifics.
2. Circuit numbers and existing load on circuits as well as load to be added to circuits.
3. Conductor size.
4. Fixture schedule.
Item: 00005 Mechanical Section
Item: 00004 Plumbing Section
Item: 00007 Engineering Section
Item: 00009 Public Works Department
Item: 00006 Fire Section
Item: 00080 M. D. W. A. S. D
Item: 00023 Accessibility Section
Item: 00010 D.E.R.M. (Env Res Man)
Item: 00021 Dade County Impact fees?
Item: 00065 Elevator
Item: 00075 Valuation Verification
Item: 00016 Check Additional Approvals

WACHOVIA - ALTON ROAD BRANCH

1901 ALTON ROAD
MIAMI BEACH, FLORIDA

CONSULTANTS

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

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

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

WACHOVIA

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

ELEMENTS
ARCHITECTS · INTERIOR DESIGNERS
Tampa Office
The Edgewater Building
600 South Magnolia Avenue
Suite 150
Tampa, Florida 33606
Phone (813) 251-0565
Fax (813) 251-0567
Miami Office
1699 Coral Way suite 503
Miami, Florida 33145
Phone (305) 858-5858
Fax (305) 858-5850
ELEMENTS State License #AA0002341

SEPTEMBER 7, 2007
PROJECT NUMBER 07-080

DRAWINGS INDEX

COVER

ARCHITECTURAL

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

STRUCTURAL

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

MECHANICAL

M1.0	MECHANICAL - PARTIAL FLOOR PLAN

ELECTRICAL

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

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

B0800593

1/9/08 1:18

1/08/08

1/08/08

1/7/08

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

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

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

EM-01-09-2008

△ 12/13/07 - BUILDING DEPT COMMENTS

WACHOVIA - ALTON ROAD BRANCH

1901 ALTON ROAD
MIAMI BEACH, FLORIDA

CONSULTANTS

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

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

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

WACHOVIA

PROJECT DESCRIPTION:	EXTERIOR ADA RAMP AND MINOR INTERIOR REMODEL
BUILDING CODE:	FLORIDA BUILDING CODE 2004 EDITION
BUILDING TYPE:	TYPE IIIB
EXISTING SQUARE FOOTAGE:	6,085 SF
OCCUPANCY TYPE:	BUSINESS
OCCUPANCY LOAD:	1 PERSON/100 S.F. GROSS (6,085 S.F./100 S.F. = 61 PEOPLE)

DRAWINGS INDEX

COVER

ARCHITECTURAL

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

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S.1	GENERAL NOTES AND DRAWING INDEX
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MECHANICAL

M1.0	MECHANICAL - PARTIAL FLOOR PLAN

ELECTRICAL

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

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

ELEMENTS
ARCHITECTS · INTERIOR DESIGNERS

Tampa Office
The Edgewater Building
600 South Magnolia Avenue
Suite 150
Tampa, Florida 33606
Phone (813) 251-0565
Fax (813) 251-0567

Miami Office
1699 Coral Way suite 503
Miami, Florida 33145
Phone (305) 858-5858
Fax (305) 858-5850

ELEMENTS State License #AA0002341

SEPTEMBER 7, 2007
PROJECT NUMBER 07-080

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7086

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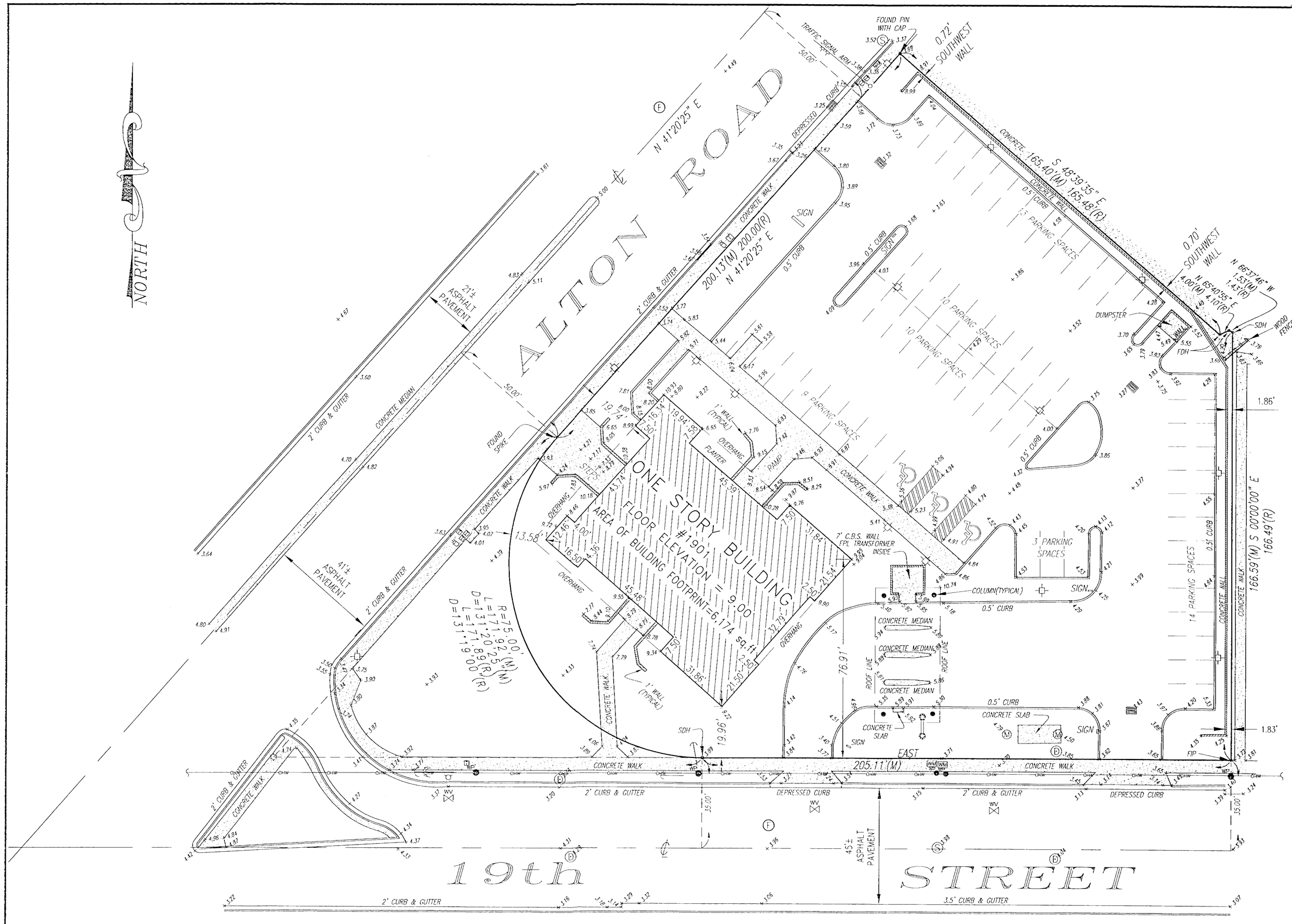
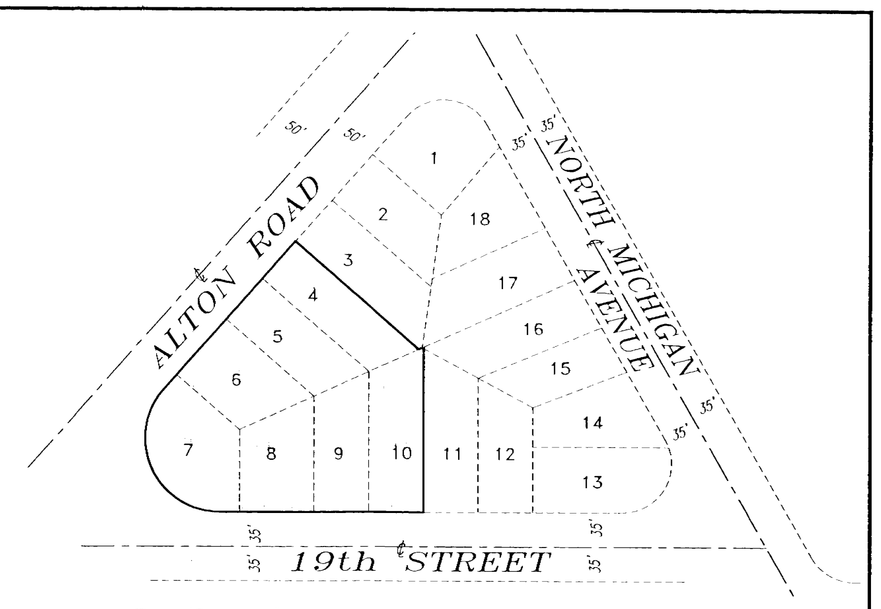
Permit Requirements: Proof of existing sidewalk/swale area conditions (pictures) and or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C. C.O., or the release of bonds.)

Approved Reviewed By: _____ Date: 11/30/07





LOCATION MAP

SCALE 1" = 100'

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF EAST ALONG THE CENTER LINE OF 19th STREET.
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) PROPERTY AS SHOWN HEREON CONTAINS 1.272±ACRES
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) ORDERED BY ELEMENTS ARCHITECTS
6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE BASE FLOOD 8 PER F.I.R.M. COMMUNITY PANEL NO.120651 0184 J, DATED 03-02-94
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
11) ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D., 1929.
12) BENCHMARKS:
   a) BRASS DISC ON CONCRETE SIDEWALK AT N.W. CORRETE OF BRIDGE 42'± SOUTH OF CENTER LINE DADE BOULEVARD & 90± WEST OF CENTER LINE OF ALTON ROAD. ELEVATION = 7.31
   b) BRASS DISC ON NORTH CORNER OF BRIDGE 25'± SOUTH OF CENTER LINE OF DADE BOULEVARD 65'± EAST OF CENTER LINE BAY ROAD. ELEVATION = 11.06

LEGEND:

- DENOTES WOOD POWER POLE
- DENOTES TRAFFIC SIGNAL BOX
- DENOTES METAL LIGHT POLE
- DENOTES LIGHT POLE
- DENOTES GUY WIRE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES DOUBLE DETECTOR CHECK VALVE
- SDH DENOTES SET DRILL HOLE
- FIP DENOTES FOUND IRON PIPE NO CAP

LEGEND:

- FDH FOUND DRILL HOLE
- DENOTES FPL MANHOLE
- DENOTES MANHOLE
- DENOTES CENTER LINE
- DENOTES TRAFFIC LIGHT POLE
- (M) DENOTES MEASURED
- (R) DENOTES RECORD
- R DENOTES RADIUS
- A DENOTES ARC LENGTH
- D DENOTES DELTA OF CURVE
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING ASPHALT

I HEREBY CERTIFY: That this "SKETCH OF SURVEY" of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Surveyors and Mappers pursuant to Chapter 51G17-6, Florida Administrative Code.

Schwebke-Shiskin & Associates, Inc.

By: _____
Mark Stuart Johnson, Sec'y & Treas.
Professional Land Surveyor #4775
State of Florida .

This is a "Boundary/Topographic Survey"

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

K:\345342\RESUBDIVISION OF BLK. 11-A ISLAND VIEW ADDITIONAL\dwg\LOT 4-10.dwg

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

SKETCH OF SURVEY/TOPOGRAPHIC

Lots 4 thru 10 " RESUBDIVISION OF BLOCK 11-A ISLAND VIEW ADDITION" according to the plat thereof, as recorded in Plat Book 40 at Page 12, of the Public Records of Dade County, Florida. Lying and being in Dade County, Florida. Section 34-T53S-R42E

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA • 33025 • TEL. NO.(954)435-7010 • FAX NO. (954)438-3288

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

Drawn By: E.A.C. Date: 07/27/06		Checked By: Date:
Order No.192781	FB:2184 PG.21 & SKETCH	Scale: 1" = 20'
File No. AJ-4484		Sheet No. 1 of 1 Sheet

GENERAL NOTES

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

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ABBREVIATIONS

ABV	ABOVE
AC	AIR CONDITIONING
ACOUS	ACOUSTICAL
ADD	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHU	AIR HANDLER UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ACT	ACOUSTICAL CEILING TILE
AUX	AUXILIARY
AV	AUDIO VISUAL
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BFF	BELOW FINISHED FLOOR
BM	BEAM
BO	BOTTOM OF
BSMT	BASEMENT
CEM	CEMENT
CER	CERAMIC
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT/CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER (PIPING)
D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMERG	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FC	FILE CABINET
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FF&E	FURNITURE, FINISHES AND EQUIPMENT
FHC	FIRE HOUSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOF	FACE OF FINISH
FR	FRAME
FT	FEET
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALLCOVERING
GA	GAUGE/GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GYPBD	GYPSUM WALLBOARD
H	HIGH/HEIGHT
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HYDR	HYDRAULIC
ID	INSIDE DIAMETER/DIMENSION
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDED/INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
JAN	JANITOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
L	LONG
LAB	LABORATORY
LAM	LAMINATE/LAMINATION
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LKR	LOCKER
LN	LINE
LT	LIGHT
MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MBL	MARBLE
MDF	MEDIUM DENSITY FIBERBOARD
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD	MODIFIED
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MLWK	MILLWORK
N	NORTH
NA	NORTH APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER/DIMENSION
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
PARTN	PARTITION
PC	PRECAST CONCRETE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PORT	PORCELAIN TILE
PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLI VINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
R	RISER/RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECOM	RECOMMENDED
RECPT	RECEPTACLE
REC	RECESSED
REF	REFERENCE
REFL	REFLECTED/REFLECTIVE/REFLECT
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED/REINFORCING
REL	RELOCATE
REQD	REQUIRED
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
S	SOUTH
SB	STONE BASE
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN/SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET/FOOT
SH	SPRINKLER HEAD
SHT	SHEET
SIM	SIMILAR
SOS	SOLID SURFACE
SP	STANDPIPE
SPEC	SPECIFICATION
SPKR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
ST	STONE TILE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
SYS	SYSTEM
TB	TILE BASE
T&G	TONGUE & GROOVE
TEL	TELEPHONE/TELECOM
TEMP	TEMPORARY
TER	TERRAZZO
THK	THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TMPD	TEMPERED
TO	TOP OF
TOSTL	TOP OF STEEL
TYP	TYPICAL
UNFN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UL	UNDERWRITER'S LABORATORIES
UTIL	UTILITY
UR	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W/	WITH
W	WIDE/WIDTH/WEST
WC	WATER CLOSET
WD	WOOD
WDB	WOOD BASE
WDS	WOOD STAIN
WDW	WINDOW
W/O	WITHOUT
WSCT	WAINSCOT
WT	WEIGHT
WW	WALL TO WALL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

SYMBOLS LEGEND

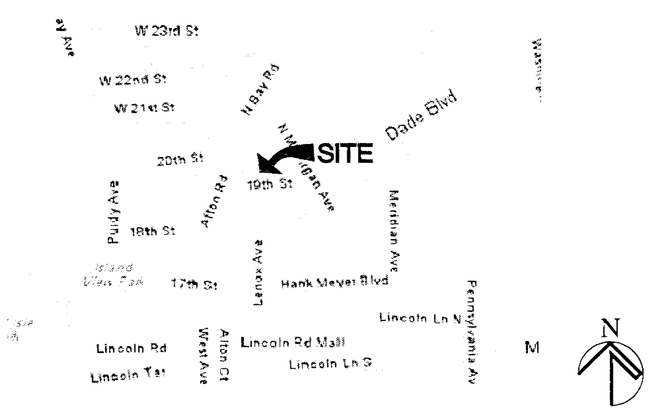
N	NORTH ARROW
1 DETAIL SCALE: 3" = 1'-0"	DETAIL NUMBER
WAITING 101 SQ FT	ROOM NUMBER
100A	DOOR NUMBER
W5	WINDOW NUMBER
2 3 A7.1 1 4	INTERIOR ELEVATION
1 A2.1	EXTERIOR ELEVATION
1 A3.1	SECTION MARK
5	PARTITION TYPE
1 A5.1	DETAIL INDICATION
1	REVISION MARK

DIMENSIONS PLAN LEGEND

℄	INDICATES DIMENSION TO CENTERLINE OF PARTITIONS OR COLUMN
	INDICATES DIMENSION TO FACE OF CONSTRUCTION

NOTE: VERIFY ALL EXISTING DIMENSIONS IN FIELD

VICINTY MAP



Notes:

Revisions:
1 12/13/07 - BUILDING DEPT COMMENTS

Seal:

12/13/07

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Architect License #AR0014424

Consultants:

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WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date 9/07/07

A0.0

07-080

Drawing Title/Scale/Drawn by LFE

GENERAL INFORMATION, VICINTY MAP AND SYMBOLS LEGEND

SCALE: AS NOTED

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FDTN	FOUNDATION
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FF&E	FURNITURE, FINISHES AND EQUIPMENT
FHC	FIRE HOUSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOF	FACE OF FINISH
FR	FRAME
FT	FEET
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALLCOVERING
GA	GAUGE/GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
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GYPBD	GYPSUM WALLBOARD
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HC	HOLLOW CORE
HCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
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IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDED/INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
JAN	JANITOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
L	LONG
LAB	LABORATORY
LAM	LAMINATE/LAMINATION
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LKR	LOCKER
LN	LINE
LT	LIGHT

MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MBL	MARBLE
MDF	MEDIUM DENSITY FIBERBOARD
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD	MODIFIED
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MLWK	MILLWORK
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OFF	OFFICE
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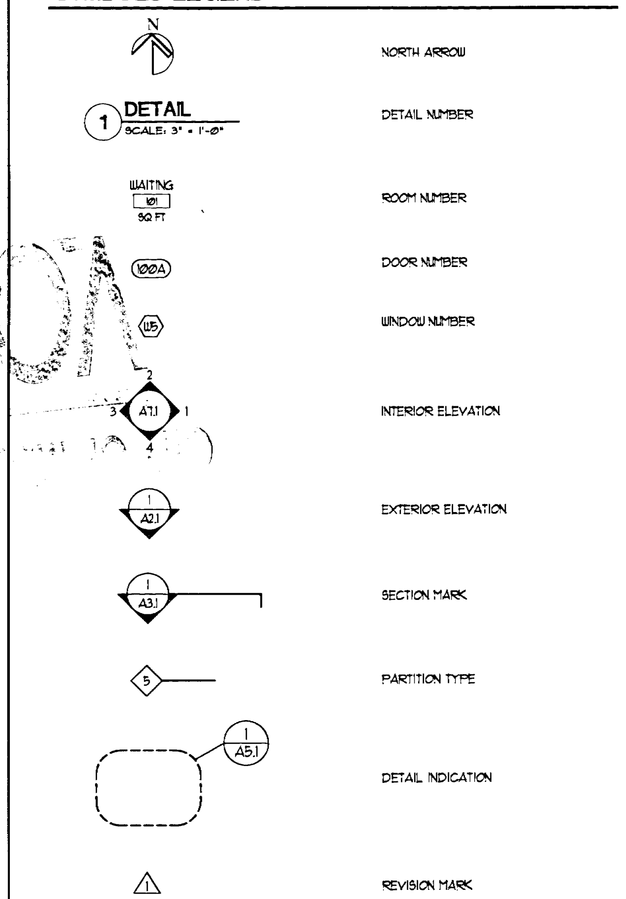
OPP	OPPOSITE
OVHD	OVERHEAD
PARTN	PARTITION
PC	PRECAST CONCRETE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PORCT	PORCELAIN TILE
PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLI VINYL CHLORIDE
R	RISER/RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECOM	RECOMMENDED
RECPT	RECEPTACLE
REC	RECESSED
REF	REFERENCE
REFL	REFLECTED/REFLECTIVE/REFLECT
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED/REINFORCING
REL	RELOCATE
REQD	REQUIRED
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
RTD	RATED

S	SOUTH
SB	STONE BASE
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN/SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET/FOOT
SH	SPRINKLER HEAD
SHT	SHEET
SIM	SIMILAR
SOS	SOLID SURFACE
SP	STANDPIPE
SPEC	SPECIFICATION
SPR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
ST	STONE TILE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
SYS	SYSTEM
TB	TILE BASE
T&G	TONGUE & GROOVE
TEL	TELEPHONE/TELECOM
TEMP	TEMPORARY
TER	TERRAZZO
THK	THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TMPD	TEMPERED
TO	TOP OF
TOSTL	TOP OF STEEL
TYP	TYPICAL
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UL	UNDERWRITER'S LABORATORIES
UTIL	UTILITY
UR	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WITH
W	WIDE/WIDTH/WEST
WC	WATER CLOSET
WD	WOOD
WDB	WOOD BASE
WDS	WOOD STAIN
WDW	WINDOW
WO	WITH-OUT
WSCT	WAINSCOT
WT	WEIGHT
WW	WALL TO WALL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

SYMBOLS LEGEND



NORTH ARROW

DETAIL NUMBER

ROOM NUMBER

DOOR NUMBER

WINDOW NUMBER

INTERIOR ELEVATION

EXTERIOR ELEVATION

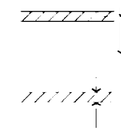
SECTION MARK

PARTITION TYPE

DETAIL INDICATION

REVISION MARK

DIMENSIONS PLAN LEGEND

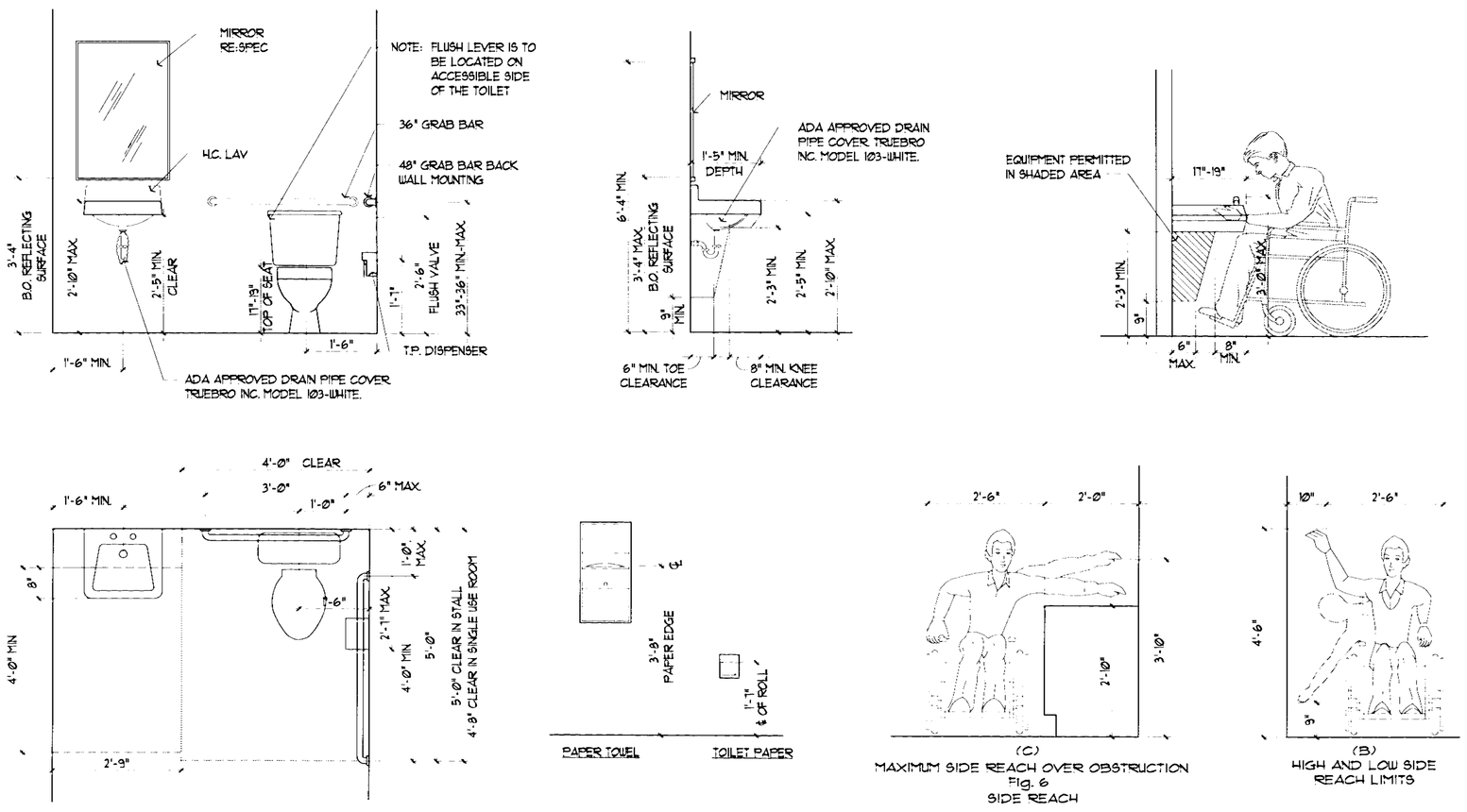


INDICATES DIMENSION TO CENTERLINE OF PARTITIONS OR COLUMN

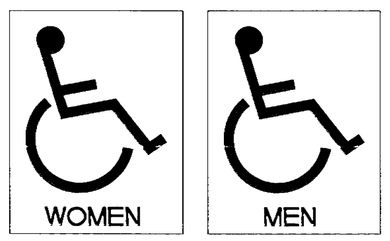
INDICATES DIMENSION TO FACE OF CONSTRUCTION

NOTE: VERIFY ALL EXISTING DIMENSIONS IN FIELD

A.D.A ADULT RESTROOM : FIXTURE AND ACCESSORY MOUNTING REQUIREMENTS



HANDICAP SIGNAGE INFORMATION



NOTES

1 LETTERS AND NUMERALS SHALL BE RAISED 1/32 IN, UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE, AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

2 RAISED CHARACTERS SHALL BE MIN. 5/8" HIGH, BUT NO HIGHER THAN 2".

3 LETTERS AND NUMERALS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

4 CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.

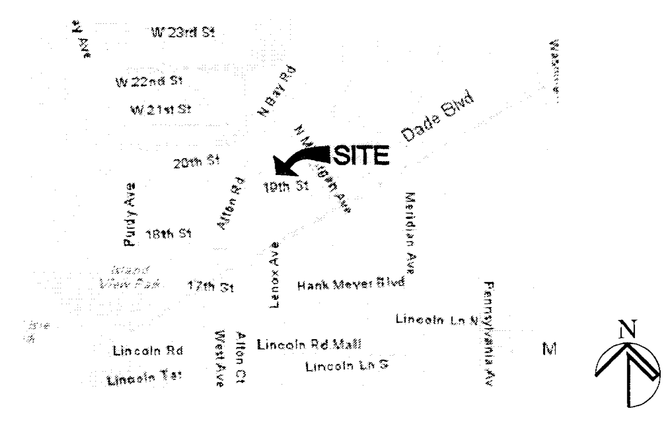
5 PICTOGRAM SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.

6 BORDER DIMENSION FOR PICTOGRAM SHALL BE 6" MIN.

7 WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE ADJACENT WALL OF THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF DOOR, SIGN SHALL BE PLACED ON NEAREST ADJACENT WALL.

8 MOUNTING WALL HEIGHT SHALL BE 60 IN. ABOVE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.

VICINTY MAP



Notes:

Revisions:

Seal:

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WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date 9/07/07

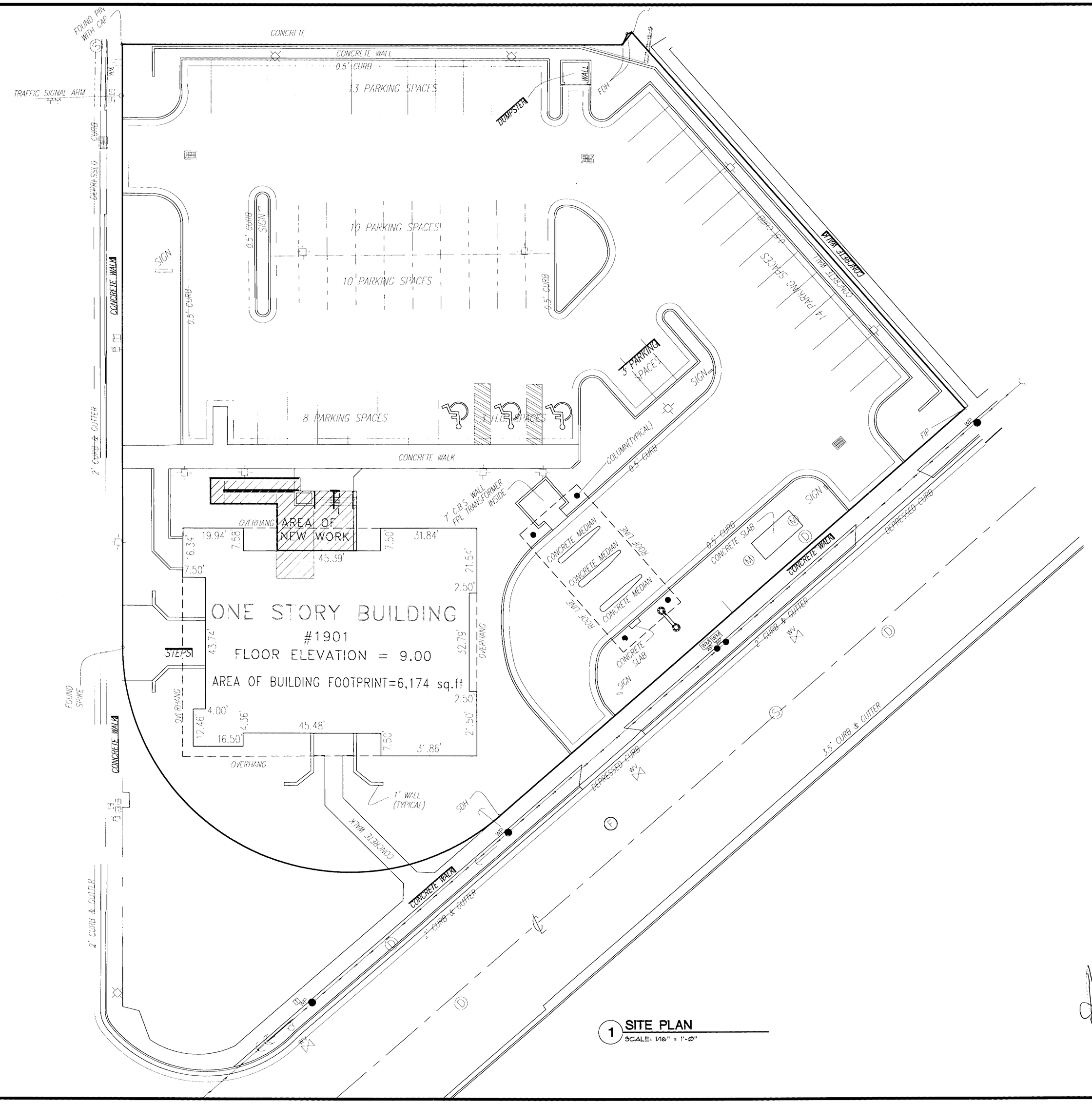
A0.0

07-080

Drawing Title/Scale/Drawn by LFE

GENERAL INFORMATION, VICINTY MAP AND SYMBOLS LEGEND

SCALE: AS NOTED



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

Notes:

Revisions:

Seal:

9/17/07

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Drawing No./Date 9/07/07

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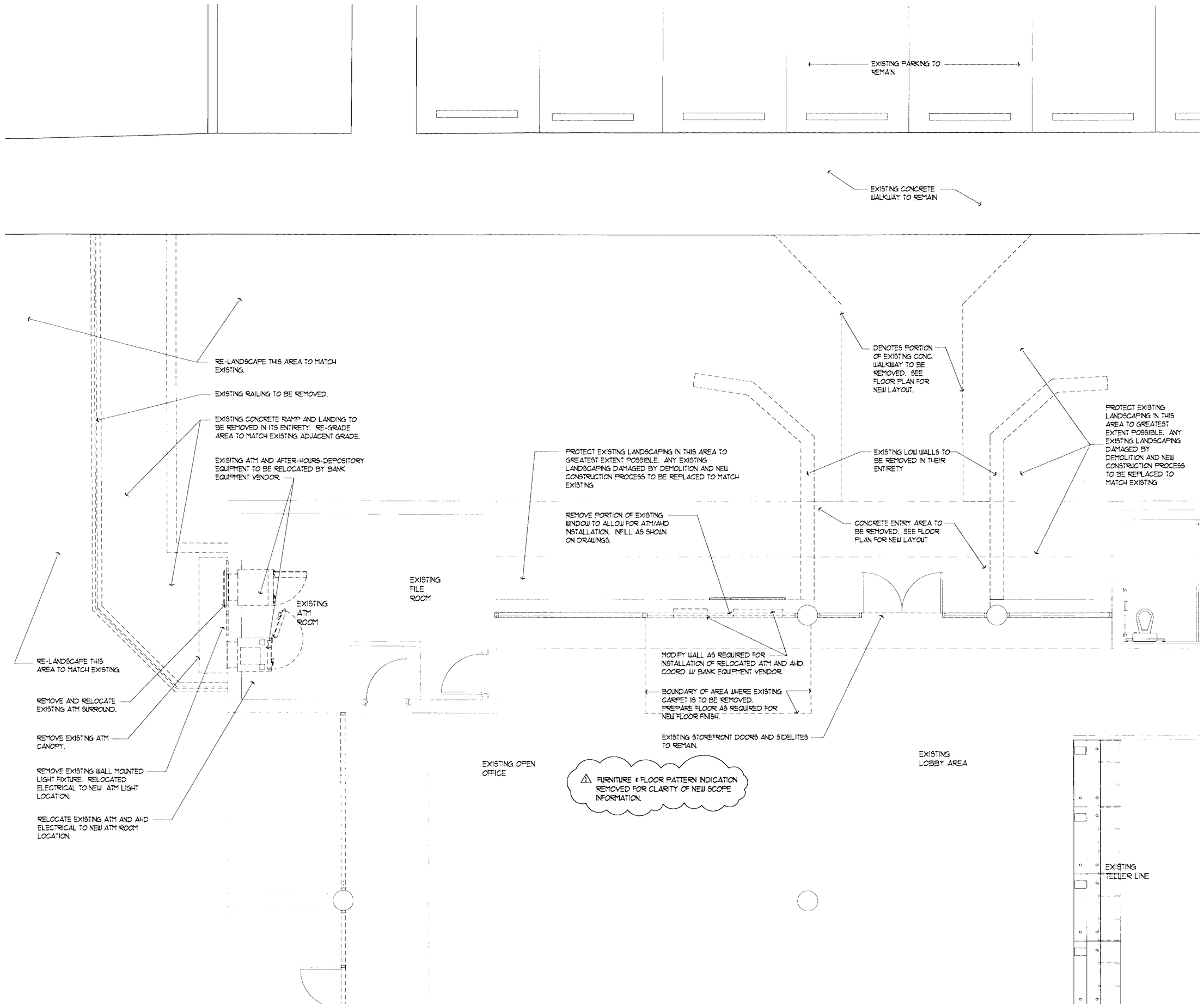
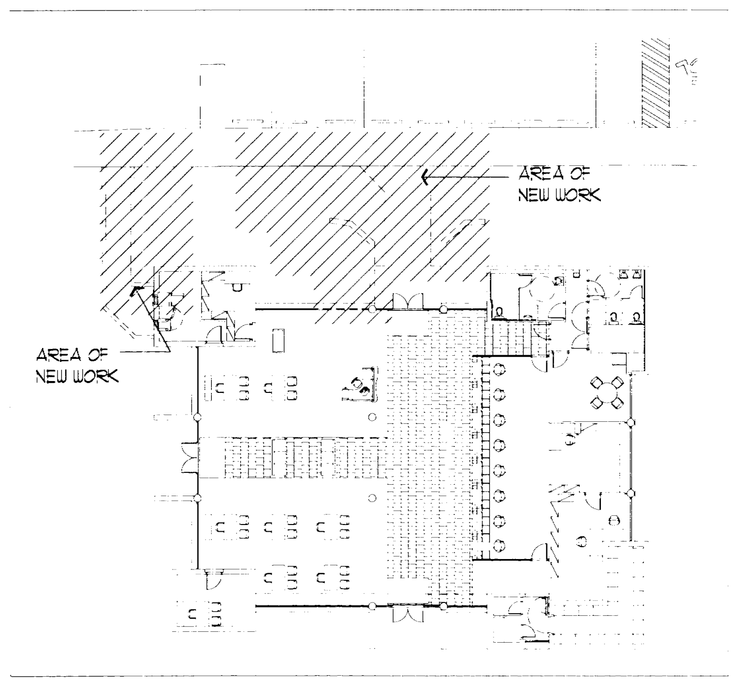
Drawing Title/Scale/Drawn by LFE
SITE PLAN

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



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



KEY PLAN
N.T.S.

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE EXISTING FINISHES THAT ARE DAMAGED BY DEMOLITION AND/OR UNSUITABLE FOR NEW FINISHES.
2. REMOVE EXISTING BASE AT ALL FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR FINISH ONLY.
3. REMOVE ALL EXISTING CARPETING AND UNDERLAYMENT WHERE NEW FLOOR FINISH IS INDICATED. CONTRACTOR SHALL REPAIR AND PREPARE EXISTING FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW FLOOR FINISH AT NO ADDITIONAL COAT.
4. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ITEMS OF NEW WORK WITH THE EXISTING BUILDING CONDITIONS. IF NECESSARY REMOVE AND RELOCATE ANY ITEMS THAT PREVENT THE PROPER INSTALLATION OF NEW WORK AS DESCRIBED BY THESE DOCUMENTS. ADVISE ARCHITECT OF ALL CONFLICTS PRIOR TO RELOCATION OF ANY ITEM.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING SURFACES INDICATED TO REMAIN. EXISTING ITEMS OR FINISHES THAT ARE DAMAGED ARE TO BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER. ALL EXISTING FINISHES DAMAGED BECAUSE OF DEMOLITION SHALL BE REPLACED TO MATCH EXISTING ITEM.
6. THE OWNER SHALL BE PROVIDED WITH FIRST RIGHT OF REFUSAL FOR ALL SALVAGEABLE MATERIALS SUCH AS BANK EQUIPMENT, DOORS AND HARDWARE, GLAZING, PLUMBING FIXTURES ETC.
7. THE REMOVAL OF ANY EXISTING MISCELLANEOUS BANKING EQUIPMENT NOT CALLED OUT IN THESE DOCUMENTS SHALL BE VERIFIED AND COORD. WITH OWNER.
8. PROJECT SITE IS TO BE LEFT BROOM CLEAN AT ALL TIMES.
9. GENERAL CONTRACTOR TO BE RESPONSIBLE TO COORDINATE THE PROPER REMOVAL OF ALL UNUSED, POWER, DATA, ELEC., AND ALL BANK EQUIPMENT BACK TO PANEL BOX. COORDINATE WITH ALL BANK EQUIPMENT VENDORS, DATA, ELEC. CONTRACTORS AND SECURITY VENDORS.
10. REMOVE ALL EXISTING ACOUSTICAL TILE CEILING & GRID, ASSOCIATED SUPPORTS ANY MISCELLANEOUS CEILING MOUNTED ITEMS WHERE NEW CEILINGS ARE SPECIFIED.
11. REMOVE ALL LIGHT FIXTURES IN CEILINGS TO BE DEMOLISHED. DISPOSE OF FIXTURES AND LIGHT TUBES OFF SITE AS REQUIRED.
12. COORDINATE THE REMOVAL OF ALL FURNISHINGS WITH VENDOR.

Notes:

Revisions:
1 12/13/07 - BUILDING DEPT COMMENTS

Seal:

12/13/07

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Drawing No./Date 8-17-07

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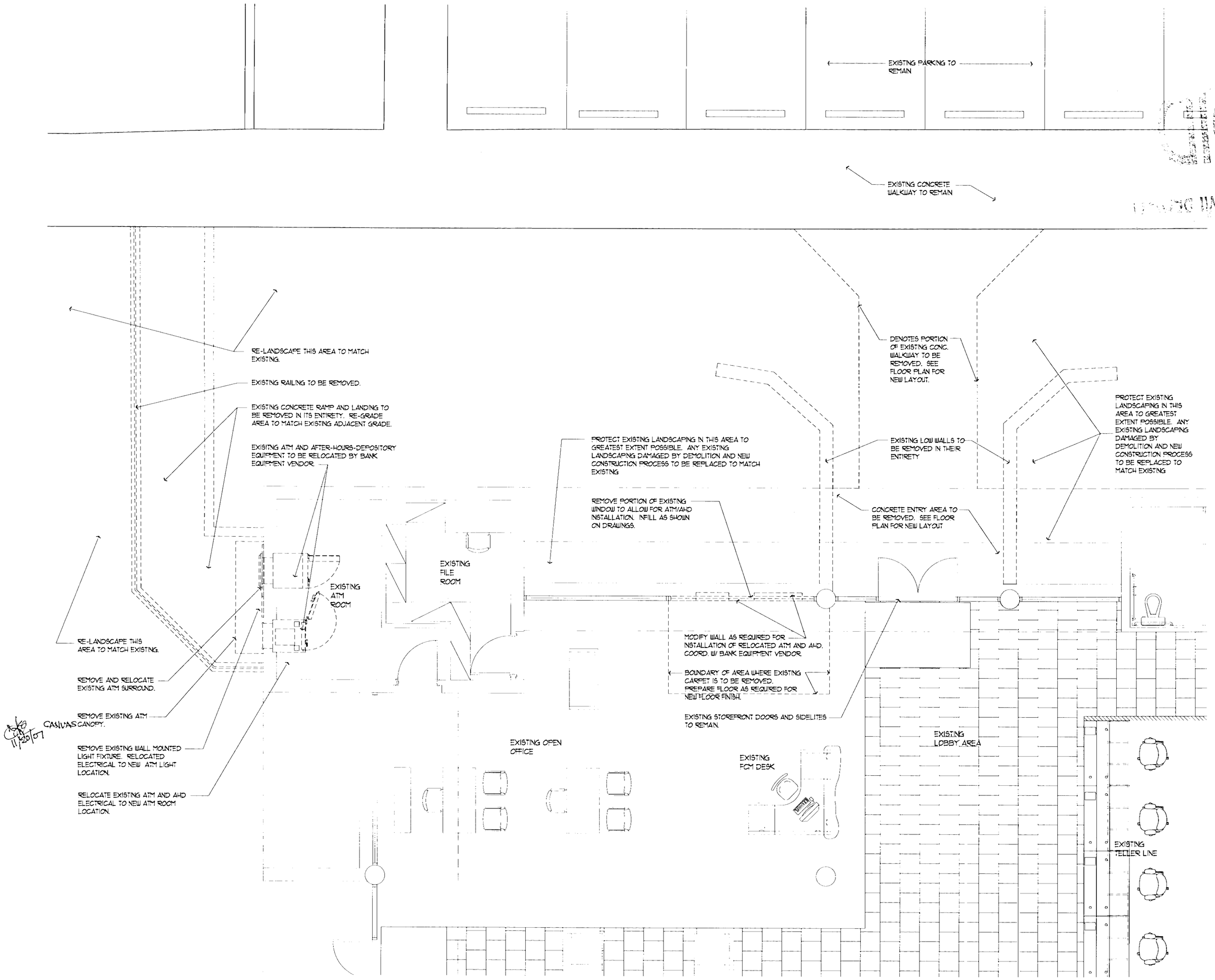
07-080

Drawing Title/Scale/Drawn by BDL
DEMOLITION PLAN

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



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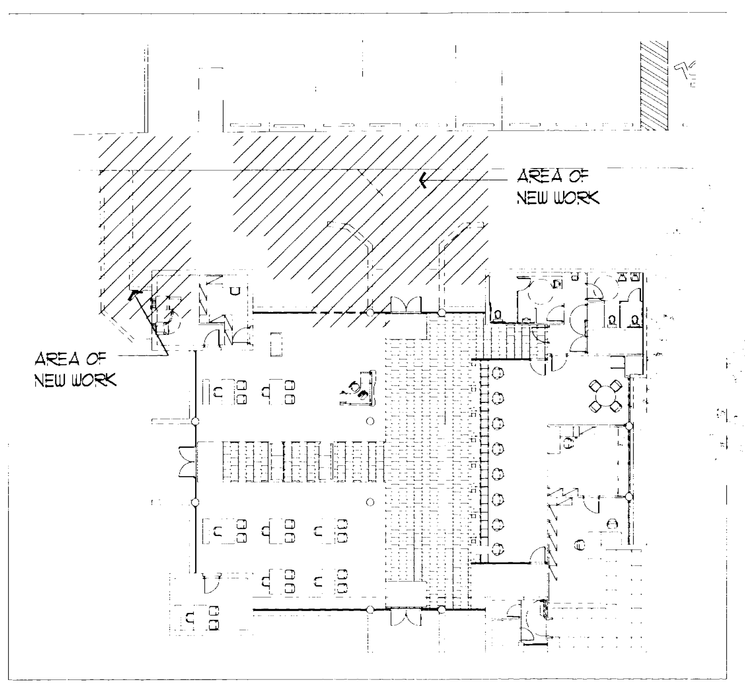

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Notes:

Revisions:

Seal:

9/7/07

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WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

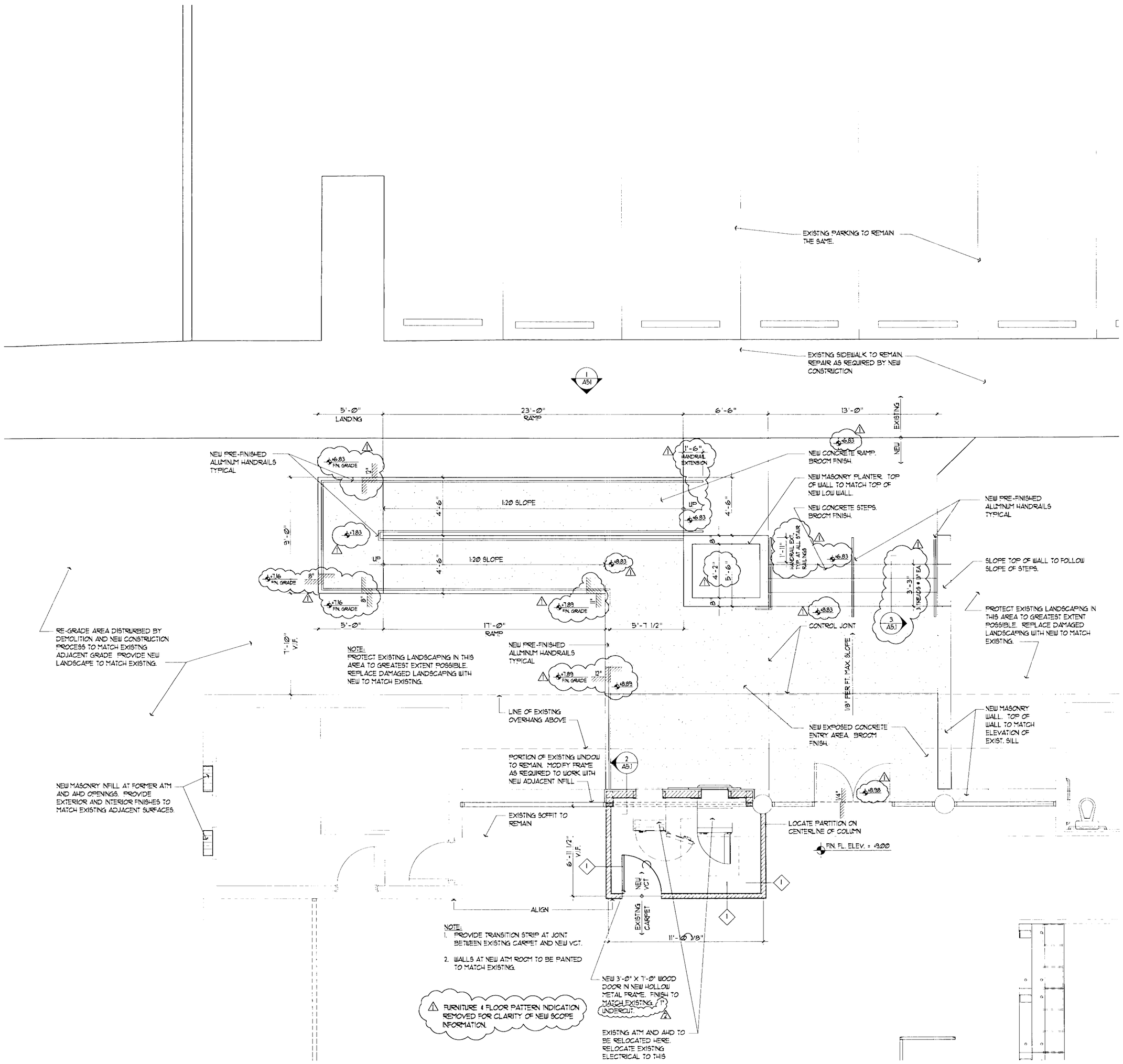
Drawing No./Date 8-17-07

A1.0

07-080

Drawing Title/Scale/Drawn by BDL
DEMOLITION PLAN

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



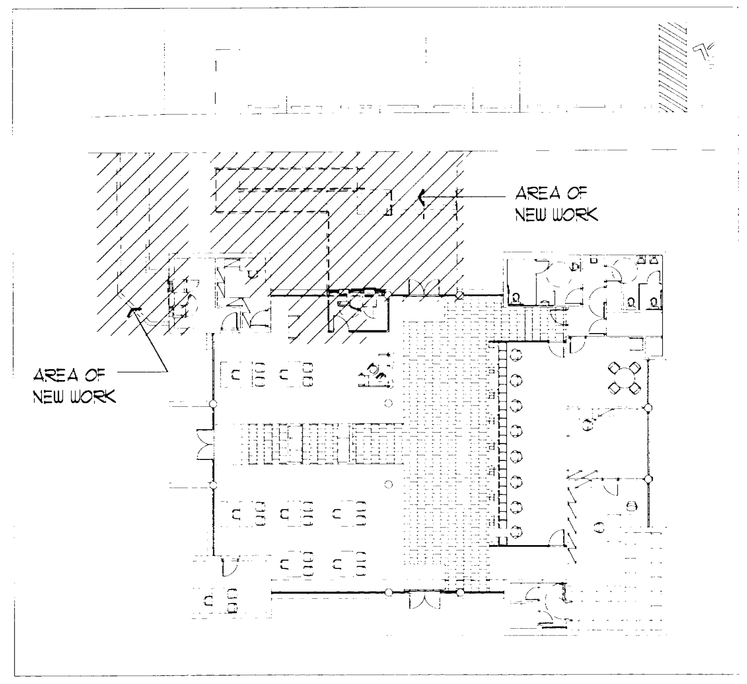
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	NEW METAL STUD WALLS (SEE WALL TYPE FOR ADDITIONAL INFORMATION)
	NEW CMU INFILL AT EXISTING OPENINGS

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT NEW CONSTRUCTION CONFORMS TO ALL APPLICABLE STATE AND MUNICIPAL CODES INCLUDING ALL STATE LAWS, LOCAL APPLICABLE REQUIREMENTS OF THE STANDARD BUILDING CODE, FLORIDA ACCESSIBILITY GUIDELINES AND THE AMERICANS WITH DISABILITIES ACT.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION. (TYPICAL).
4. PROVIDE WALL BRACING/BLOCKING AS NECESSARY FOR ALL WALL MOUNTED CABINETS, FIXTURES, EQUIPMENT, AND FURNITURE.
5. STAIR AND RAMP RAILINGS AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT OR A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT THE TOP OF SUCH BARRIERS AT ANY LOCATION ON THE SAFEGUARD, WHICHEVER CONDITION PRODUCES THE MAXIMUM STRESSES.



KEY PLAN
N.T.S.

Notes:

Revisions:
1 12/13/07 - BUILDING DEPT COMMENTS
2 12/13/07 - COORD. W/ MECH. DRWGS.

Seal:

12/13/07

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WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

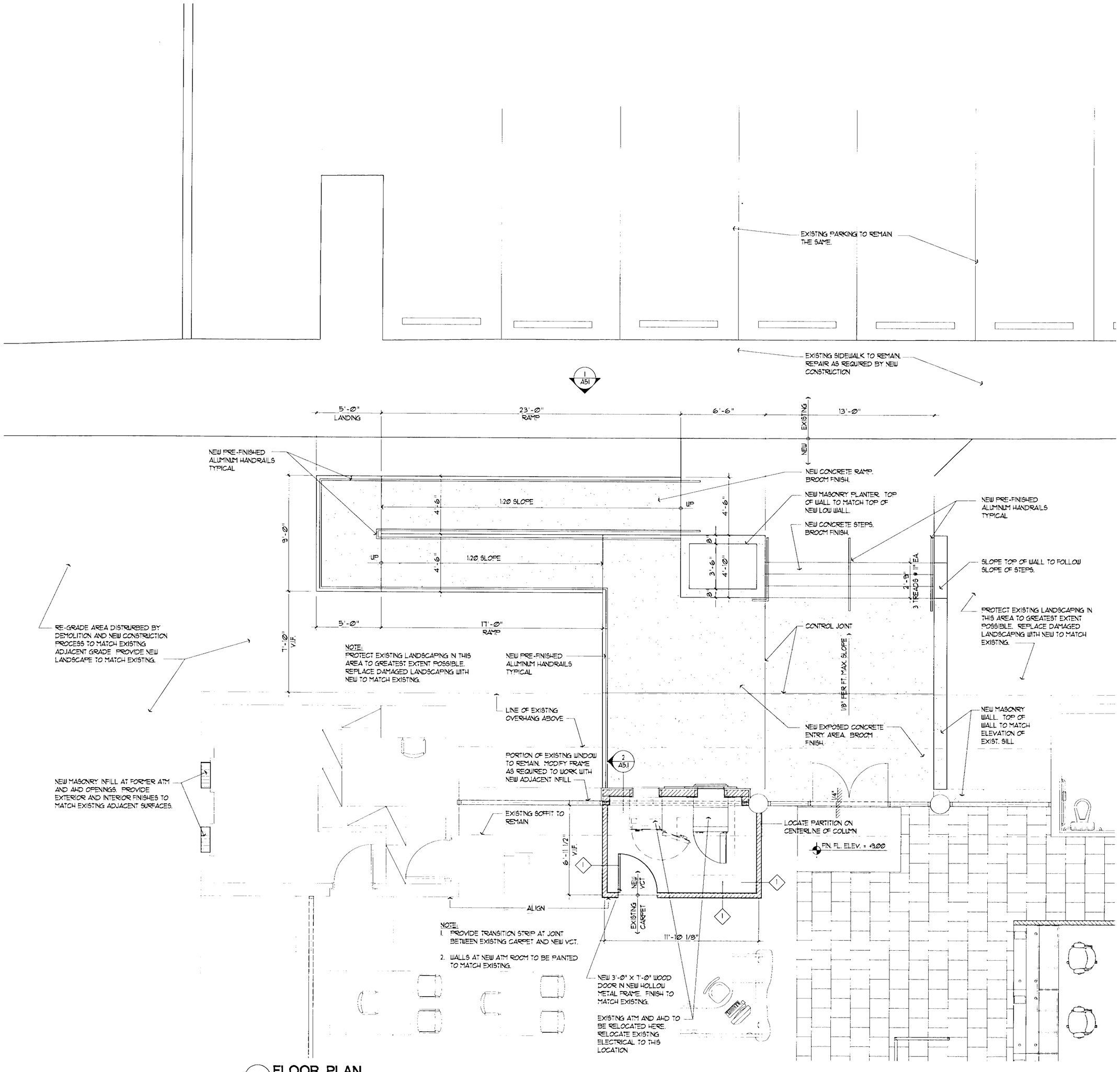
Drawing No./Date 9/27/07

A1.1

07-080

Drawing Title/Scale/Drawn by LFE
FLOOR PLAN

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



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

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SYMBOL	DESCRIPTION
	NEW METAL STUD WALLS (SEE WALL TYPE FOR ADDITIONAL INFORMATION)
	NEW CMU INFILL AT EXISTING OPENINGS

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3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION, (TYPICAL).
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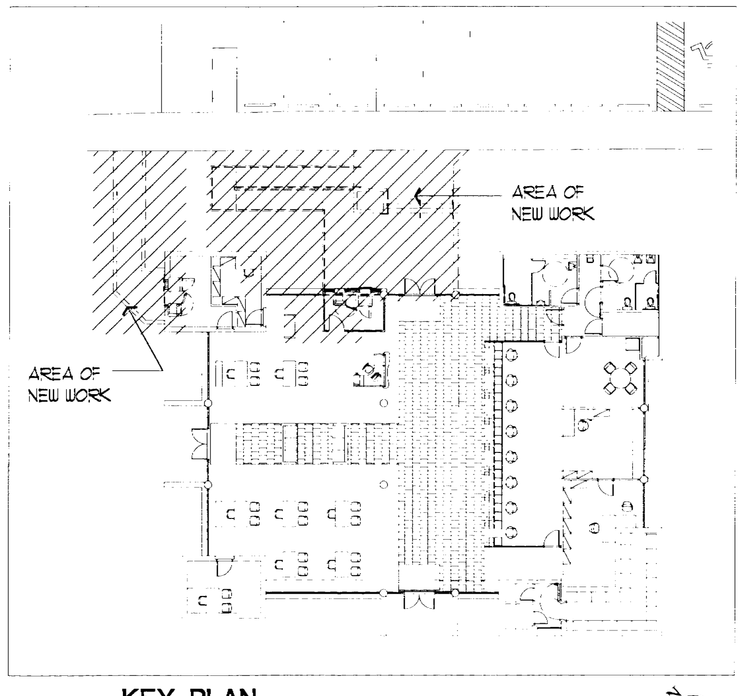

KEY PLAN
N.T.S.

Notes:

Revisions:

Seal:

9/27/07

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WACHOVIA

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1901 ALTON ROAD
MIAMI BEACH, FLORIDA

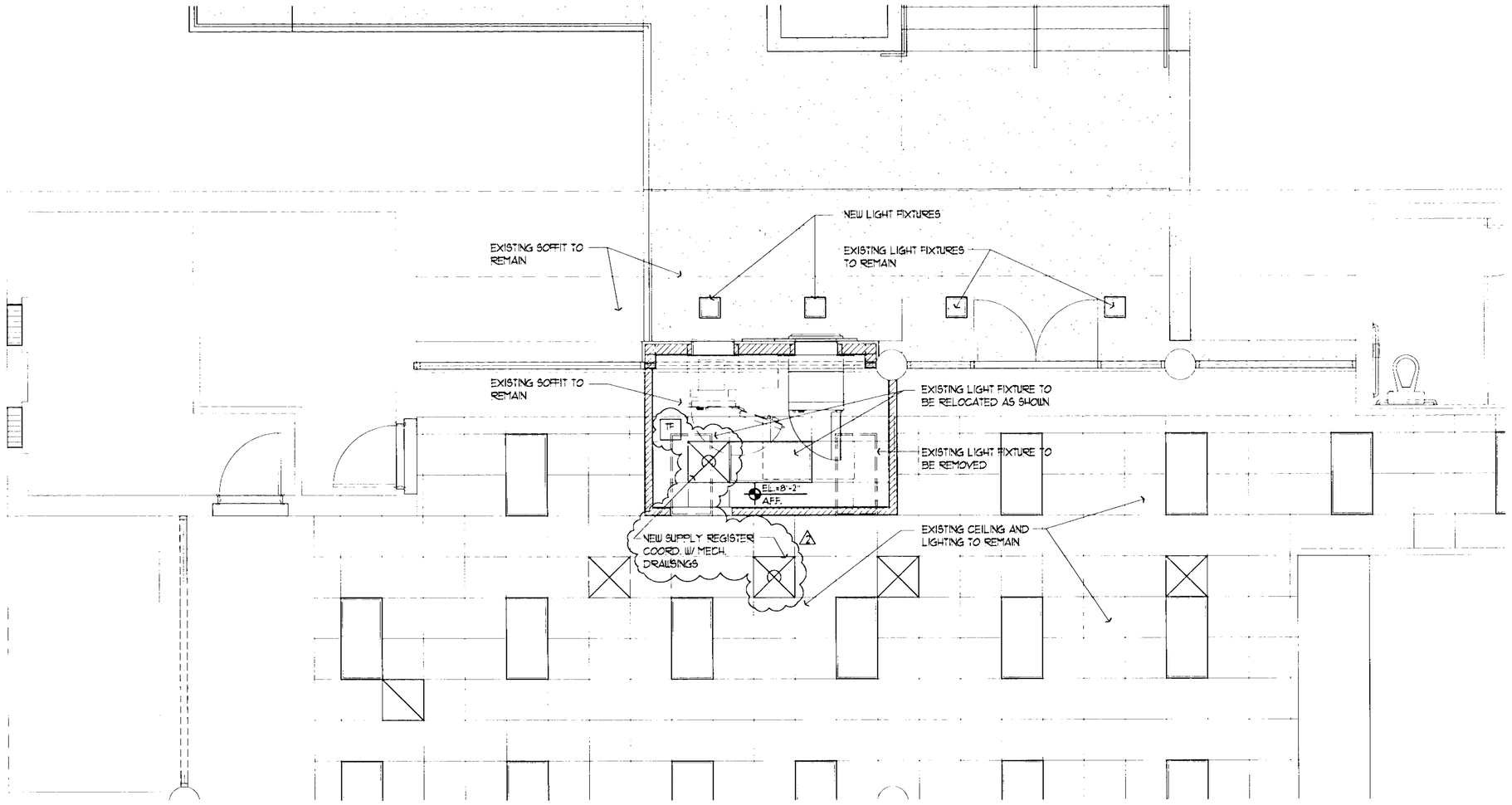
Drawing No./Date 9/27/07

A1.1 VOID

07-080

Drawing Title/Scale/Drawn by LFE
FLOOR PLAN

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



1 REFLECTED CEILING PLAN

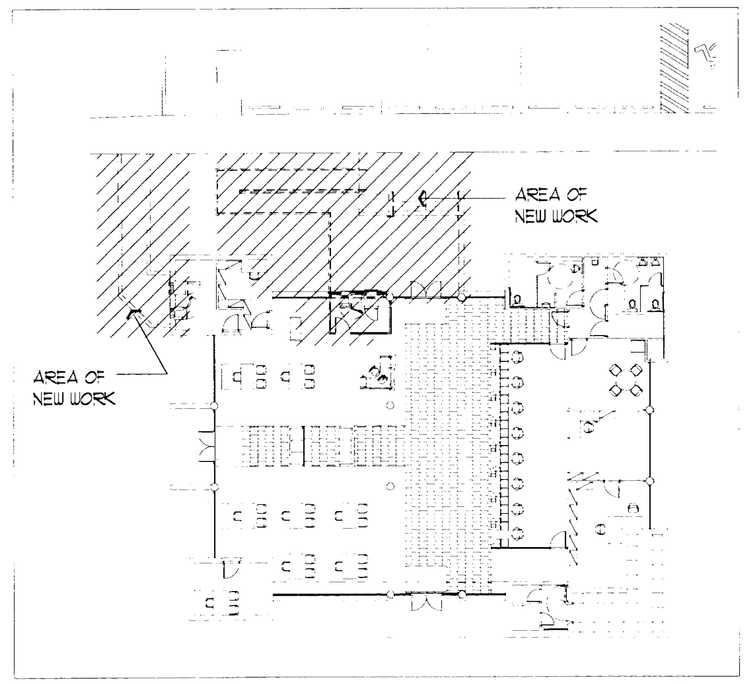
SCALE: 1/4" = 1'-0"

REFLECTED CEILING LEGEND

SYMBOL	DESCRIPTION	COMMENT
	NEW EXTERIOR RECESSED LIGHT FIXTURE COORD. W/ ELECTRICAL DRAWINGS	
	2 x4 CEILING MTD.-EXISTING	△1 UNUSED SYMBOLS WERE REMOVED FOR THE SAKE OF CLARITY.
	2'x2' CEILING GRID- EXISTING	
	A/C SUPPLY - EXISTING	
	A/C SUPPLY - NEW COORD. W/ MECHANICAL DRAWINGS	
	A/C RETURN - EXISTING	
TF	TRANSFER EXHAUST FAN - NEW	
EL +8'-2" AFF.	CEILING HEIGHT ABOVE FINISH FLOOR	

GENERAL NOTES:

1. COORDINATE WITH THE REQUIREMENTS OF THE MECHANICAL DRAWINGS.



KEY PLAN

N.T.S.

Notes:

Revisions:

△1 12/13/07 - BUILDING DEPT. COMMENTS
△2 12/13/07 - COORD. W/ MECH. DRWGS.

Seal:

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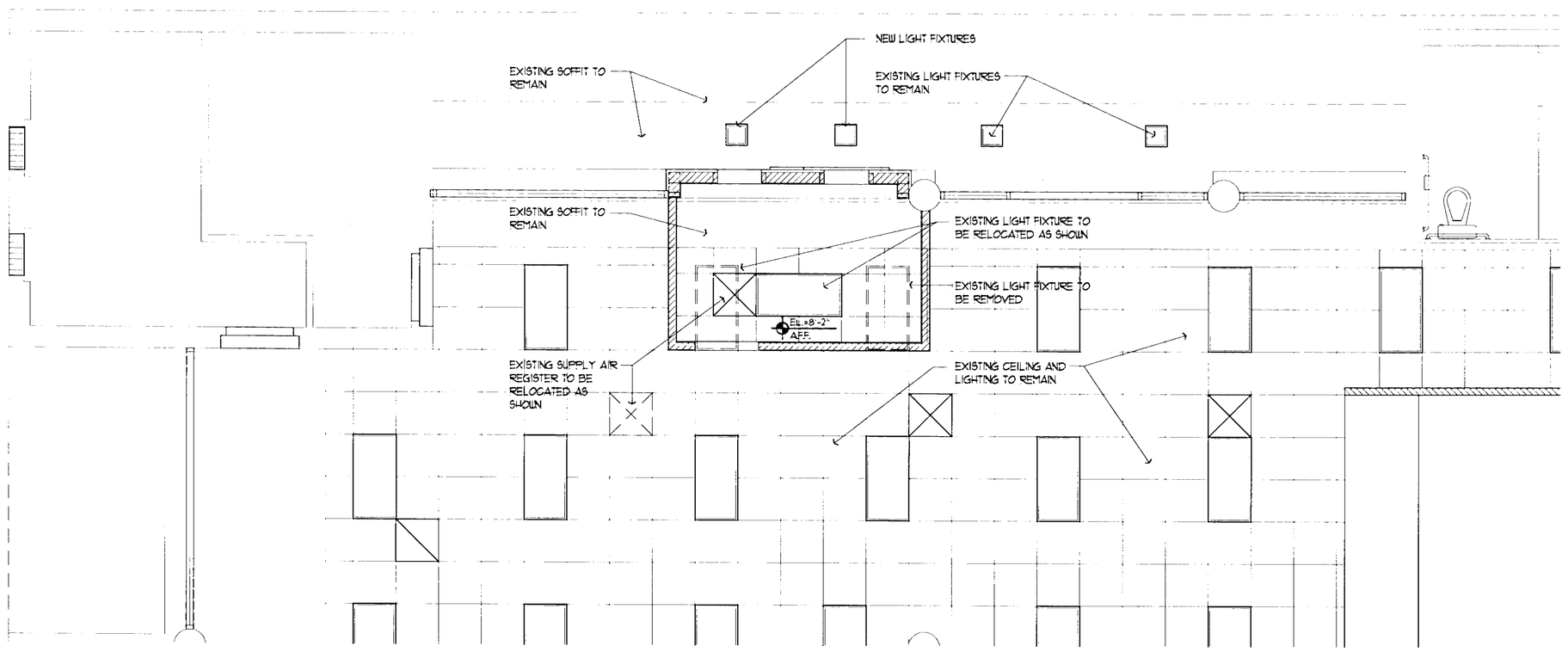
Drawing No./Date 9/27/07

A1.2

07-080

Drawing Title/Scale/Drawn by LFE
REFLECTED CEILING PLAN

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



1 REFLECTED CEILING PLAN

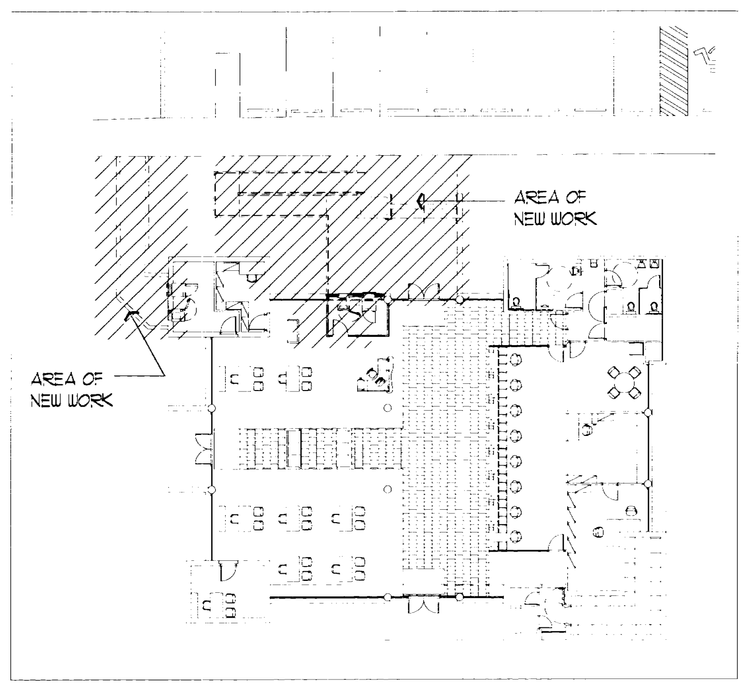
SCALE: 1/4" = 1'-0"

REFLECTED CEILING LEGEND

SYMBOL	DESCRIPTION	COMMENT
	WALL/ CEILING MOUNTED EXIT LIGHT FIXTURE, SHADING INDICATES FACE.	
	BATTERY POWERED EMERGENCY LIGHTING UNIT. RE: ELEC. FOR TYPE.	
	DOWNLIGHT (RECESSED/SURFACE) RE: ELEC. FOR TYPE.	
	RECESSED WIDE WALL WASHER. RE: ELEC. FOR TYPE.	
	1 x 4 CEILING MTD/(RECESSED/SURFACE) FLUORESCENT FIXTURE. RE: ELEC. FOR TYPE.	
	2 x 4 CEILING MTD.-EXISTING	
	2x4 CEILING MOUNTED (RECESSED/SURFACE) FLUORESCENT FIXTURE (EMERGENCY LIGHTING FIXTURE)	
	1x4 CEILING MOUNTED (RECESSED/SURFACE) FLUORESCENT FIXTURE (EMERGENCY LIGHTING FIXTURE)	
	1 x 4 CEILING MTD. (RECESSED/SURFACE) FLUORESCENT FIXTURE. RE: ELEC. FOR TYPE.	
	GYPSUM BOARD CEILING	
	STUCCO CEILINGS	
	EXPOSED STRUCTURE ABOVE	
	2'x2' CEILING GRID - EXISTING	
	A/C SUPPLY (24"x24" OR AS INDICATED)	
	RETURN A/C SUPPLY (24"x24" OR AS INDICATED)	
	EXHAUST FAN	
EL.+9'-0" AFF.	CEILING HEIGHT ABOVE FINISH FLOOR	

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER'S AUDIO VIDEO SUPPLIER.



KEY PLAN

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REFLECTED CEILING PLAN

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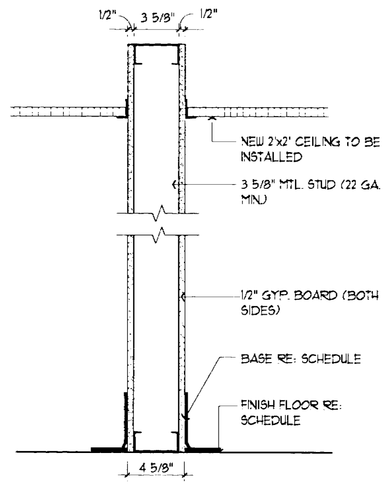
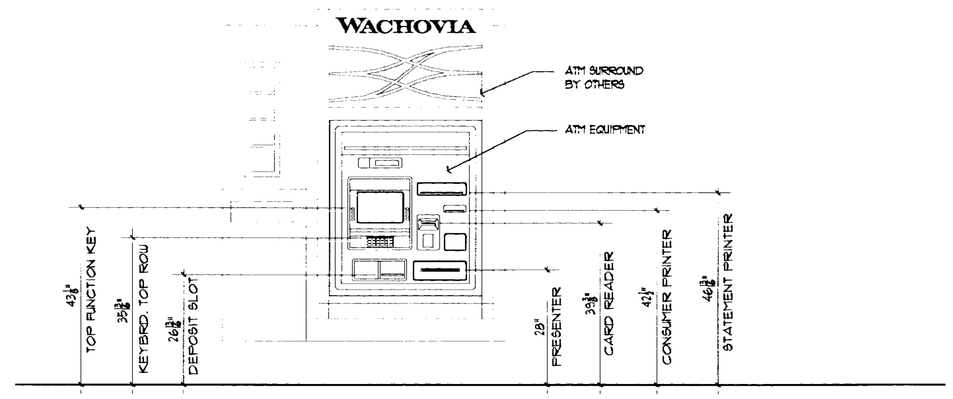


1 PARTITION TYPE

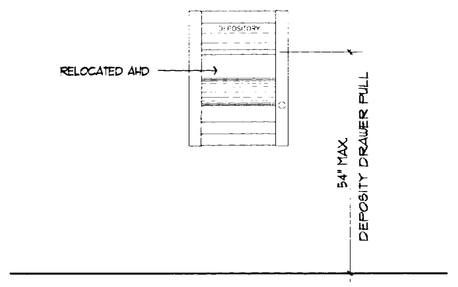
TYPICAL PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



ATM ELEVATION - VERTICAL DIMENSIONS

SCALE: 1/2" = 1'-0"



AHD ELEVATION - VERTICAL DIMENSIONS

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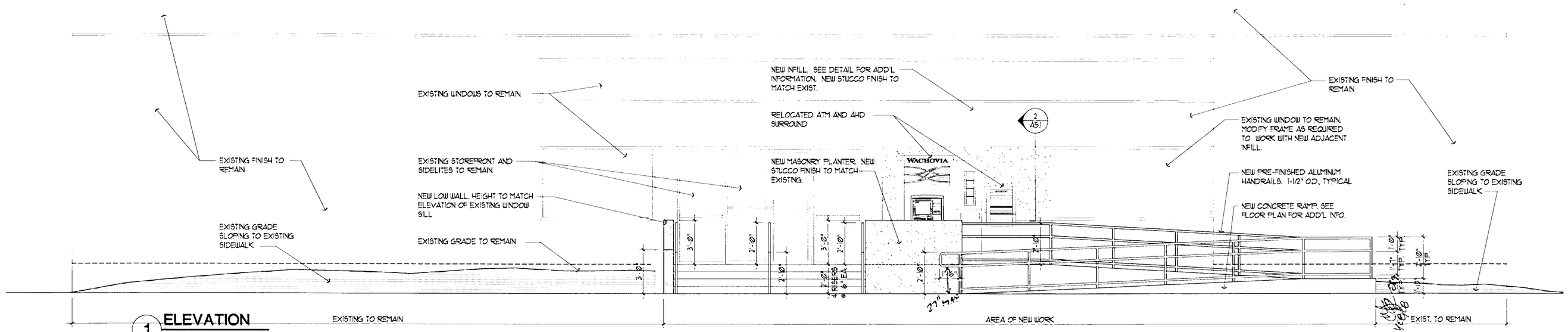

1 ELEVATION

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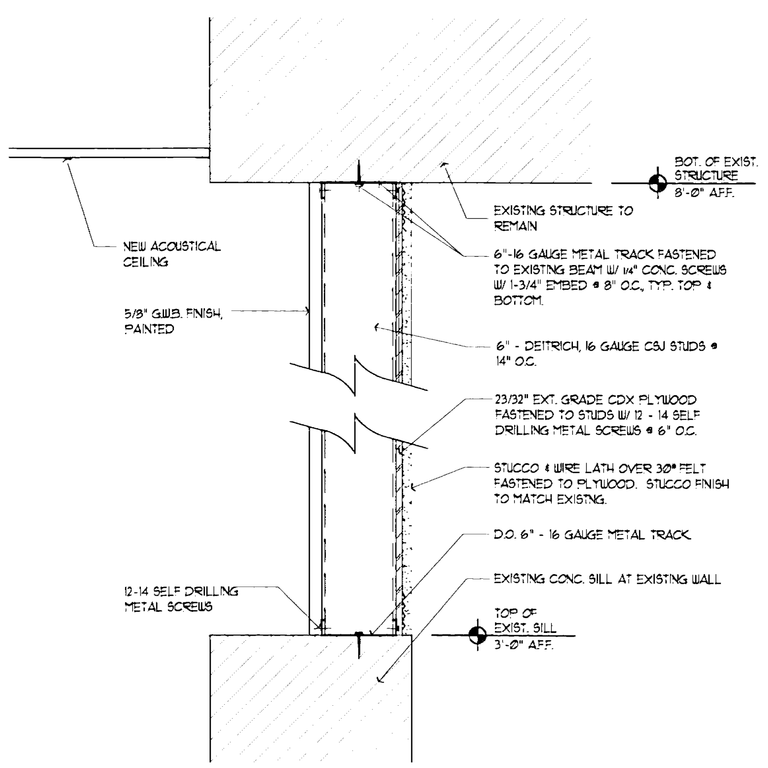
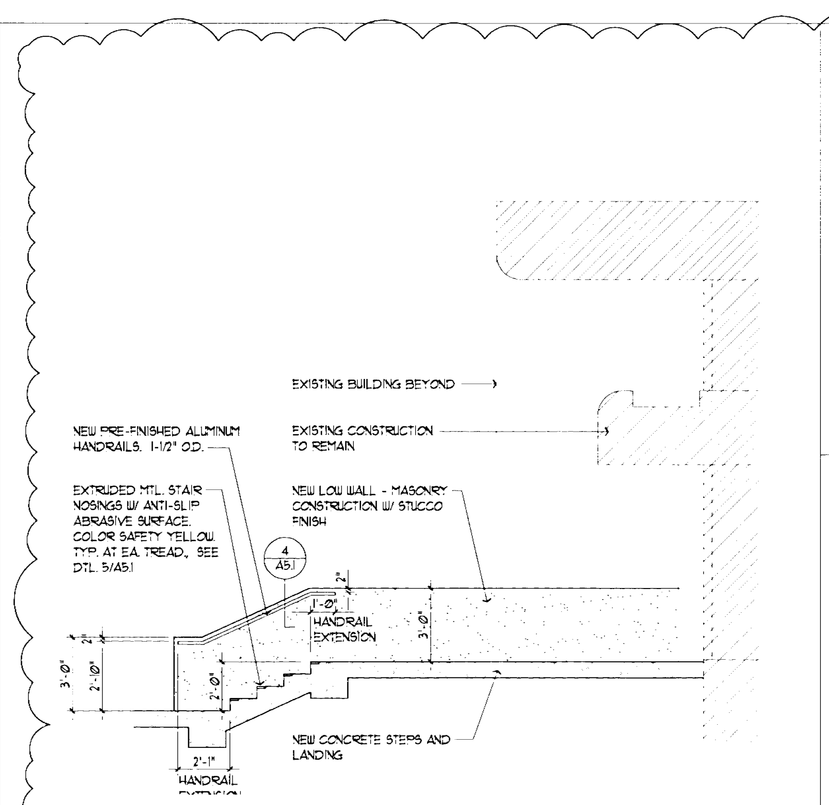


2 VERTICAL SECTION / DETAIL

SCALE: 1-1/2" = 1'-0"



3 VERTICAL SECTION / DETAIL

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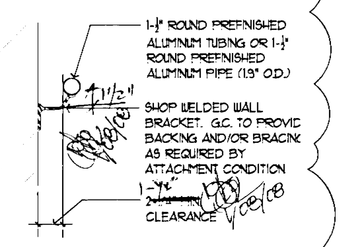
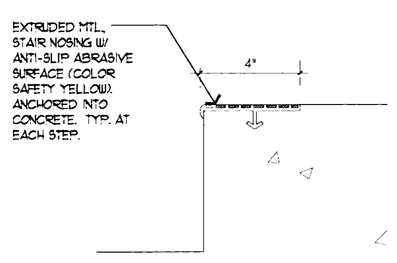


4 HANDRAIL DETAIL

SCALE: 1-1/2" = 1'-0"



5 NOSING DETAIL

SCALE: 3" = 1'-0"

Notes:

Revisions:

1 12/13/07 - BUILDING DEPT COMMENTS

Seal:

12/13/07

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WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date 8-17-07

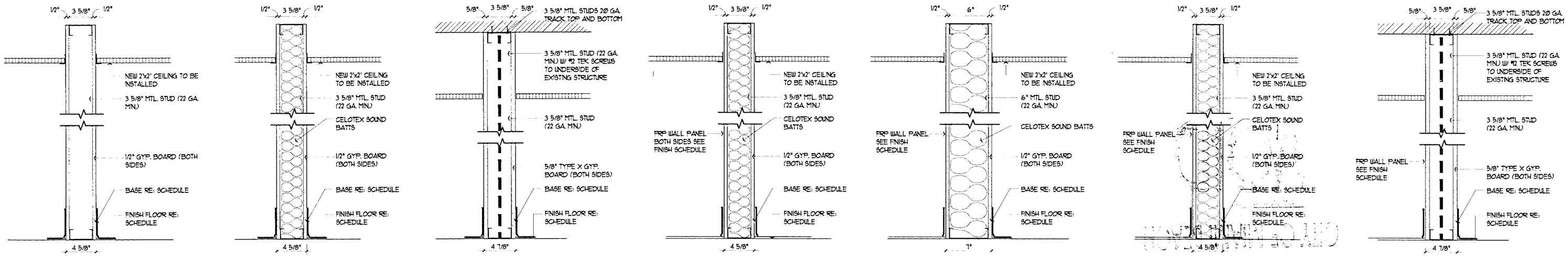
A5.1

07-080

Drawing Title/Scale/Drawn by LFE

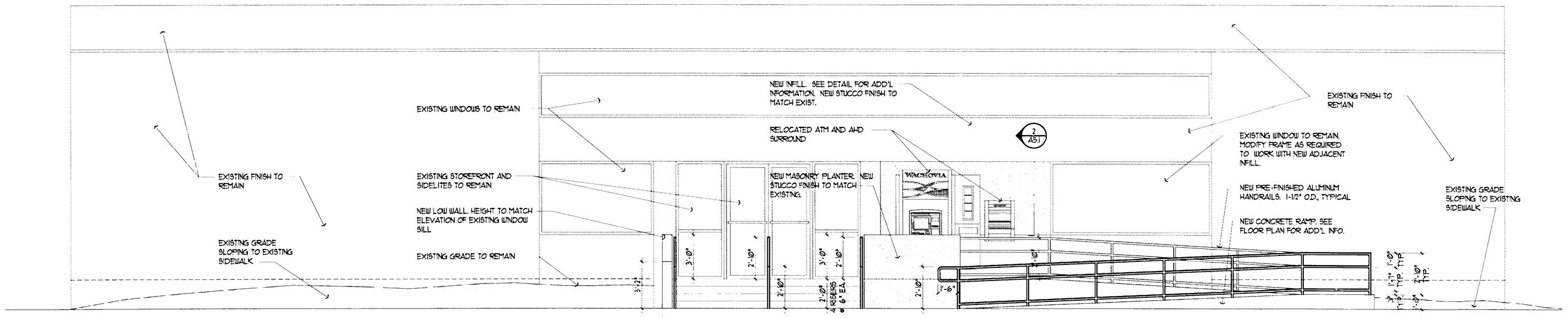
WALL PARTITION, ELEVATION AND DETAILS

SCALE: AS NOTED



1 TYPICAL PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



1 ELEVATION

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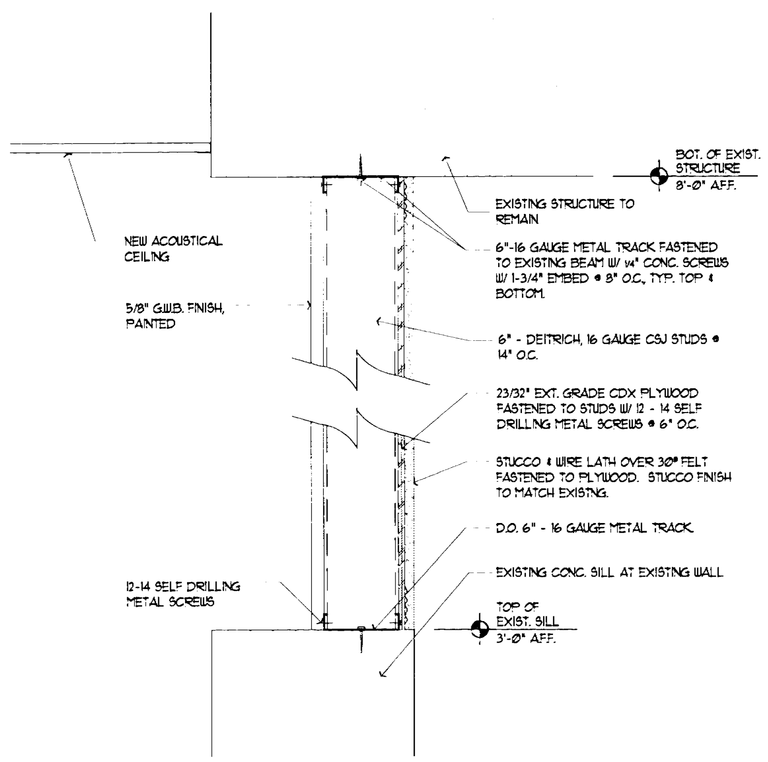

2 VERTICAL SECTION / DETAIL

SCALE: 1-1/2" = 1'-0"

Notes:

Revisions:

Seal:

9/17/07

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A5.1

07-080

Drawing Title/Scale/Drawn by LFE

WALL PARTITION, ELEVATION AND DETAILS

SCALE: AS NOTED

GENERAL NOTES

00200 BUILDING CODES:

2004 FLORIDA BUILDING CODE

00500 STRUCTURAL LOADING:

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

GRAVITY LOADING

		DEAD LOAD	UNIFORM LIVE LOAD
ROOFS	SLOPED	35 PSF	20 PSF
	FLAT	25 PSF	30 PSF

WIND LOAD AS PER ASCE 7-02. (WIND VELOCITY 146 MPH) EXP. C, I=1.0
GCP ± 0.18

01051 DRAWING DIMENSIONS AND COORDINATION

DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS. COORDINATE THE REQUIREMENTS OF ALL PROFESSIONALS. USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.

WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN THE IN-PLACE MATERIAL, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 3% BETWEEN FIELD MEASURED DIMENSIONS AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK.

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

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

01100 SCOPE OF SERVICE:

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

01400 STRUCTURAL FRAME INSPECTION:

OWNER TO EMPLOY A REGISTERED INSPECTOR TO PERFORM THE DUTIES REQUIRED BY THE STATE OF FLORIDA AND THE LOCAL BUILDING CODE. INSPECTOR SHALL PROVIDE A STATEMENT OF INSPECTION AS REQUIRED BY GOVERNING CODES, WHICH CERTIFIES THAT THE STRUCTURE AND ENVELOPE COMPONENTS ARE IN COMPLIANCE WITH THE APPROVED PERMIT DOCUMENTS.

02011 FOUNDATIONS:

FOUNDATION HAS BEEN DESIGNED USING 15 TON HELICAL PILES.

02110 – DEMOLITION

PROVIDE LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL DEMOLITION AND REMOVAL WORK SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK OF THE CONTRACT.

"TITLE OF PROPERTY": EXCEPT AS OTHERWISE SPECIFIED, OR INDICATED, ALL SALVAGE-ABLE MATERIAL AND EQUIPMENT TO BE DISCONNECTED AND REMOVED SHALL BECOME THE PROPERTY OF THE OWNER TO BE ASSIGNED AND DISPOSED OF BY THE CONTRACTOR AT THE OWNERS DIRECTION. CONTRACTOR SHALL SUBMIT TO OWNER REFERENCES AND EXPERIENCE OF TRADES FOR REVIEW AND APPROVAL.

THESE ITEMS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. EQUIPMENT, CONDUIT, LIGHT FIXTURES, TOILET FIXTURES AND FITTINGS WINDOWS/DOORS AND MECHANICAL ITEMS.

PROTECTION OF PERSONS AND PROPERTY: SHALL BE PROVIDED THROUGHOUT THE PROGRESS OF THE WORK. THE WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.

DISCONNECTION OF SERVICES: BEFORE STARTING THE WORK, ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED.

ALL UTILITY MAINS SHALL BE SEALED IN AN APPROVED MANNER. IF IT BECOMES NECESSARY TO INTERRUPT THE UTILITY SERVICE TO UTILITIES NOT PART OF THIS CONTRACT, PRIOR APPROVAL SHALL BE OBTAINED IN WRITING FROM THE OWNER.

CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ASBESTOS AND NOTIFY THE OWNER BEFORE PROCEEDING WITH DEMOLITION WORK.

SCOPE OF WORK

CONTRACTOR TO OBTAIN ALL NECESSARY BUILDING PERMITS.
DEMOLITION AND REMOVAL OF BUILDING AS INDICATED ON DRAWINGS.
CONTRACTOR TO REMOVE ALL PARTITIONS, WALLS, TRUSSES, ROOFING, ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURE AS INDICATED IN THE DRAWINGS.
CONTRACTOR SHALL REMOVE FOUNDATION AND ALL UTILITIES FROM THE BUILDING FOOTPRINT AND 5' BEYOND THE BUILDING.

THE ABOVE SCOPE OF WORK IS NOT EXHAUSTIVE. REFERENCE SHOULD BE MADE TO EXISTING SITE CONDITIONS TO VERIFY EXTENT OF REMOVALS TO COMPLETE THE PROJECT. SHOULD THERE BE A QUESTION AS TO THE REMOVAL OF ANY PORTION OF THE PROJECT, THE CONTRACTOR SHOULD REQUEST CLARIFICATION FROM THE ENGINEER AND OWNER.

EXECUTION

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

03100 FORMWORK:

CONTRACTOR SHALL DESIGN AND ERECT FORMWORK IN STRICT COMPLIANCE WITH ACI SP-4 6TH EDITION. SEE TYPICAL DETAILS FOR CAMBER REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL OPENINGS AS REQUIRED FOR OTHER TRADES. OPENINGS WHERE SHOWN ON THE STRUCTURAL DRAWINGS ARE TO IDENTIFY DESIGN INTENT ONLY. THE SPECIFIC DIMENSIONS AND LOCATIONS SHALL BE FURNISHED OR CONFIRMED BY THE TRADE REQUIRING THE OPENING. PROVIDE CHAMFERS AT ALL CORNERS IN CONCRETE MEMBERS EXPOSED TO VIEW. FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED ENOUGH STRENGTH TO SUPPORT ALL DEAD LOADS PLUS A MINIMUM OF 50 PSF OF ADDITIONAL CONSTRUCTION LOAD. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

03200 CONCRETE REINFORCEMENT:

WORK SHALL BE IN ACCORD WITH ACI 301-99, ACI 315-94, ACI 318-02, CRSI "MANUAL OF STANDARD PRACTICE" 1996, CRSI "PLACING REINFORCING BARS" 1981, WRI "MANUAL OF STANDARD PRACTICE", 1992. BARS SHALL CONFORM TO ASTM SPECIFICATION A615(S1), GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WELDED BAR MATS SHALL CONFORM TO ASTM A495. SEE TYPICAL DETAILS FOR SPLICE REQUIREMENTS. TOTAL STEEL AT LAP SPLICES SHALL NOT EXCEED 8%. THEREFORE, MEMBERS WITH REINFORCING RATIO NOT EXCEEDING 4% MAY HAVE ALL BARS LAPPED, 5.3% MAY HAVE 1/2 BARS LAPPED, AND 6.0% MAY HAVE 1/3 BARS LAPPED. ALL IN ACCORD WITH ACI 315-99. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 439-3R-83. WELDING SHALL BE IN ACCORD WITH AWS D1.4-98 AND PERFORMED ONLY UNDER DIRECT SUPERVISION OF OWNER'S REPRESENTATIVE.

CONCRETE COVER REQUIRED AS FOLLOWS:

CAST AGAINST AND EXPOSED TO EARTH	3"
FORMED, EXPOSED TO EARTH OR WEATHER	
#6 AND LARGER	2"
#5 AND SMALLER	1-1/2"
SLABS AND WALLS – NO WEATHER EXPOSURE	
2 HOUR FIRE RATING AND LESS	3/4"
3 HOUR FIRE RATING AND MORE	1"
JOISTS – NO WEATHER EXPOSURE	
1 HOUR FIRE RATING	3/4"
2 HOUR FIRE RATING	1"
3 HOUR FIRE RATING AND MORE	1-1/4"
COLUMNS AND BEAMS – TIES OR STIRRUPS	1-1/2"

F'C = 4000 PSI		TYPICAL LAP SPLICES			
BAR SIZE	COMP LAP	VERTICAL TENSION BARS	HORIZONTAL TENSION BARS	HOOKED BAR DEVELOPMENT SPECIAL	HOOKED BAR DEVELOPMENT GENERAL
#3	1'-0"	1'-2"	1'-4"	0'-6"	0'-6"
#4	1'-3"	1'-6"	1'-10"	0'-7"	0-'8"
#5	1'-7"	2'-0"	2'-3"	0'-8"	0'-10"
#6	1'-11"	2'-10"	2'-9"	0'-10"	1'-0"
#7	2'-3"	3'-10"	3'-5"	0'-11"	1'-2"
#8	2'-6"	5'-0"	4'-7"	1'-1"	1'-4"
#9	2'-10"	6'-4"	5'-9"	1'-2"	1'-6"
#10	3'-2"	8'-1"	7'-4"	1'-4"	1'-8"
#11	3'-6"	9'-11"	9'-0"	1'-6"	1'-10"

03300 CAST-IN-PLACE CONCRETE:

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

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

	MINIMUM COVER IN.
(a) CONCRETE EXPOSED TO EARTH OR WEATHER:	
WALL PANELS:	
#11 BAR AND SMALLER	3/4"
OTHER MEMBERS:	
#6 THROUGH #11 BARS	1-1/2"
#5 BAR, W31 OR D31 WIRE, & SMALLER	1-1/4"
(b) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
#11 BAR AND SMALLER	5/8"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT	1-1/2"
TIES, STIRRUPS, SPIRALS	3/8"

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

	MINIMUM COVER IN.
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
(b) CONCRETE EXPOSED TO EARTH OR WEATHER:	
WALLS, PANELS, SLABS, JOISTS	1"
OTHER MEMBERS	1-1/2"
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS	3/4"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT	1-1/2"
TIES, STIRRUPS, SPIRALS	1"

FOR BALCONIES EXPOSED TO WEATHER THE SURFACE SHALL BE PROTECTED WITH A SURFACE PENETRANT OF ALKYL – ALKYOXY SILANE CLASSIFICATION.
FOR BALCONY SLABS EXPOSED TO WEATHER, REINFORCING SHALL BE EPOXY COATED PER ASTM A775

03600 GROUT:

GROUTING IS CLASSIFIED AS "PRECISION GROUTING" FOR SUPPORT OF OPERATING MACHINE BASES, EQUIPMENT SUBJECT TO THERMAL MOVEMENT, AND BASE PLATES, BEARING PLATES, AND EXPANSION BEARINGS EXCEEDING 8" IN LEAST DIMENSION. ALL OTHER GROUTING MAY BE "ORDINARY GROUTING". METALLIC AGGREGATE GROUT MAY BE USED ONLY IN INTERIOR APPLICATIONS NOT EXPOSED TO VIEW IN FINISHED BUILDING AREAS. USE ORDINARY CEMENT GROUT ONLY WHERE SPECIFICALLY NOTED AS "CEMENT GROUT" ON DETAILS. USE NON-SHRINK GROUT FOR ALL OTHER LOCATIONS. PRECISION GROUT SHALL CONFORM TO CRD-C621-80 WHEN MIXED TO FLUID CONSISTENCY OF 22 TO 25 SECONDS (FLOW CONE METHOD, CRD-C611-80). REQUIRED 28 DAY MIN. STRENGTHS SHALL BE AS FOLLOWS:

CEMENT GROUT	1800 PSI
NON-SHRINK GROUT	5000 PSI
PRECISION GROUT	6500 PSI

03610 EPOXY AND EPOXY GROUT:

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

04220 CONCRETE MASONRY UNIT:

ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION", ACI-530/530.1-02 AND ALL APPLICABLE LOCAL BUILDING CODE PROVISIONS. ALL MASONRY WALLS TO BE CONSTRUCTED ENTIRELY OF UNITS CONFORMING TO ASTM C 90, AND REINFORCED WITH #9 GAGE LADDER TYPE HORIZONTAL MASONRY REINFORCING LOCATED AT 16" O.C. ALL MASONRY TO BE LAID IN TYPE "S" MORTAR (1800 PSI ON THE JOB) WITH FULL HEAD AND BED JOINTS. THE COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'c) TO BE NOT LESS THAN 1800 PSI. MASONRY PRISM TESTS PER ASTM E447 METHOD B SHALL BE PROVIDED 2 TESTS PER 4000 SQ FT OF EXTERIOR WALL. ALL MASONRY CONSTRUCTION TO BE EITHER BOUND BY TIE BEAM, TIE COLUMN MEMBERS AND TIED TO FRAME BY EXTENDING HORIZONTAL JOINT REINFORCING A MINIMUM OF 4" INTO CONCRETE TIE-COLUMN. PROVIDE 12 GAGE GALVANIZED DOVETAIL TRIANGULAR TIES (BY DUR-O-WALL OR EQUIVALENT) AT 16" O.C. WHERE CONCRETE FRAME IS PLACED PRIOR TO MASONRY, UNLESS NOTED OTHERWISE IN DRAWINGS.
PROVIDE DADE COUNTY APPROVED PRECAST LINTEL (AT INTERIOR WALLS ONLY) OR 8x12 CONCRETE BEAM WITH 2#5 TOP AND BOTTOM, #3@8" TIES AT ALL MASONRY OPENINGS 8'0" LONG OR SMALLER.
LAPS WITHIN REINFORCED MASONRY SHALL BE 48 BAR DIAMETERS AND STAGGERED.
MINIMUM SPLICE LENGTH IN MASONRY CONSTRUCTION:

#5 – 30"
#6 – 36"
#7 – 42"
#8 – 48"
#9 – 54"

CONTRACTOR SHALL COORDINATE PLACING OF DOWELS TO ACCOMODATE MODULE OF MASONRY UNITS. ALL VERTICAL CELLS AND BEAMS WITH REINFORCING SHALL BE FILLED WITH COARSE GROUT CONSISTING OF 3000 PSI CONCRETE WITH #8 COARSE AGGREGATE. USE HIGH-SLUMP (SUPERPLASTICIZED) WHERE HEIGHT OF LIFT EXCEEDS 4'. WHERE HEIGHT OF OPEN CELL EXCEEDS 4', USE HIGH-LIFT GROUTING TECHNIQUE WHICH REQUIRES A CLEAN-OUT OPENING AT THE BOTTOM OF ALL REINFORCED CELLS AND PLACING THE GROUT IN MAXIMUM 4' LIFTS WITH A 30 TO 60 MINUTE DELAY BETWEEN LIFTS. ALL EXTERIOR WALLS TO BE REINFORCED WITH #5@48" O.C. VERTICAL U.N.O. ON DRAWINGS.

INDEX OF STRUCTURAL DRAWINGS

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

Notes:

Revisions:

Seal:

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1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date

07-080

Drawing Title/Scale/Drawn by

SCALE: S-1

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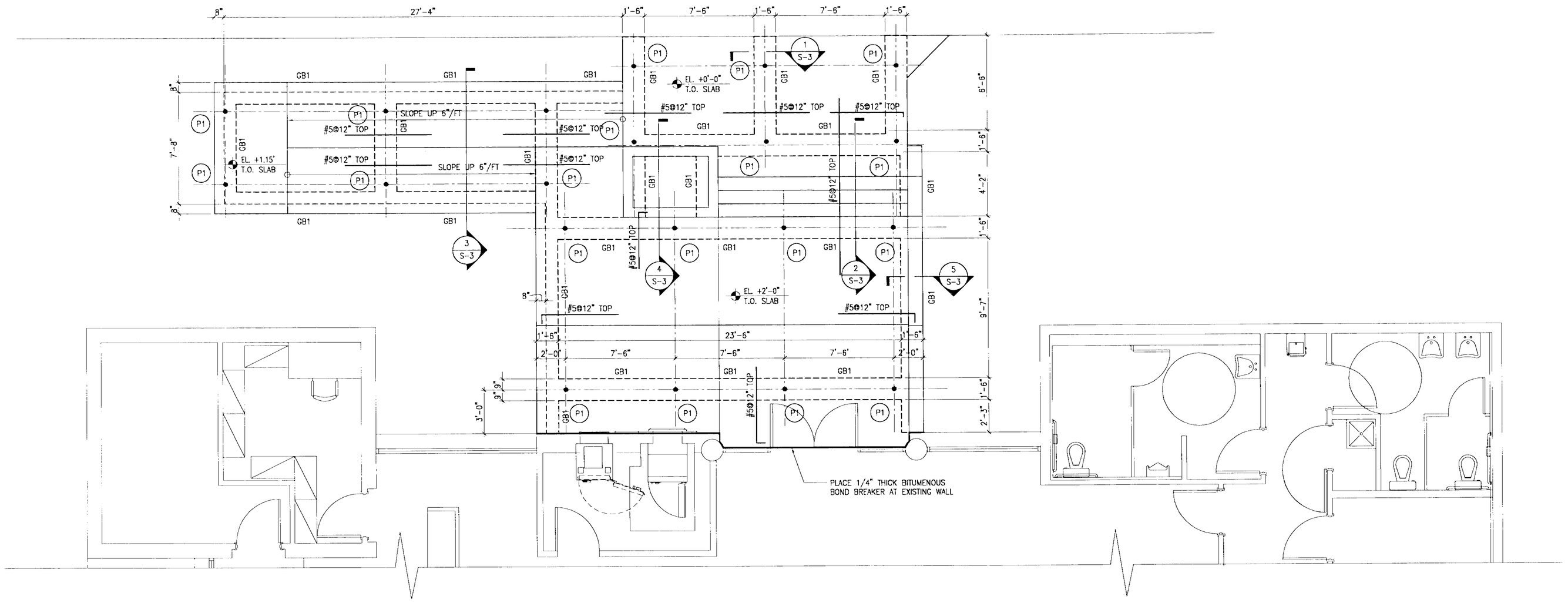

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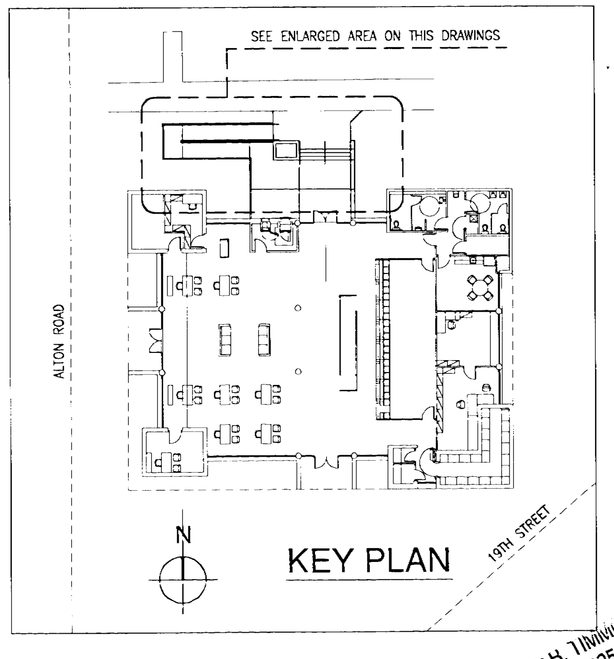
RAMP & STAIRS FOUNDATION PLAN

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

NOTES:

1- NEW PILES SHALL BE 10 TON. HELICAL PILES NOTED: (P1)

2- NEW SLAB SHALL BE 8" THICK OVER 8 MIL VAPOR BARRIER REINFORCED W/ #5@12" E.W. BOTTOM.



KEY PLAN

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WACHOVIA

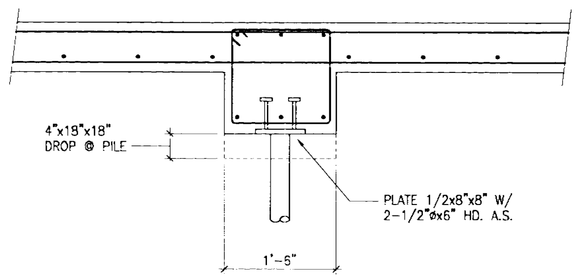
ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date

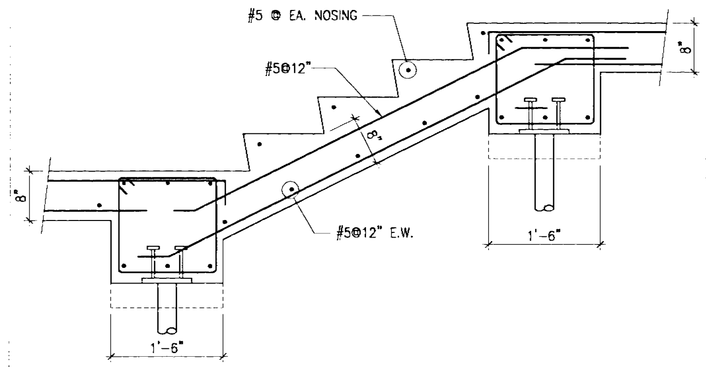
07-080

Drawing Title/Scale/Drawn by

SCALE: S-2



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



2 SECTION THRU STAIR
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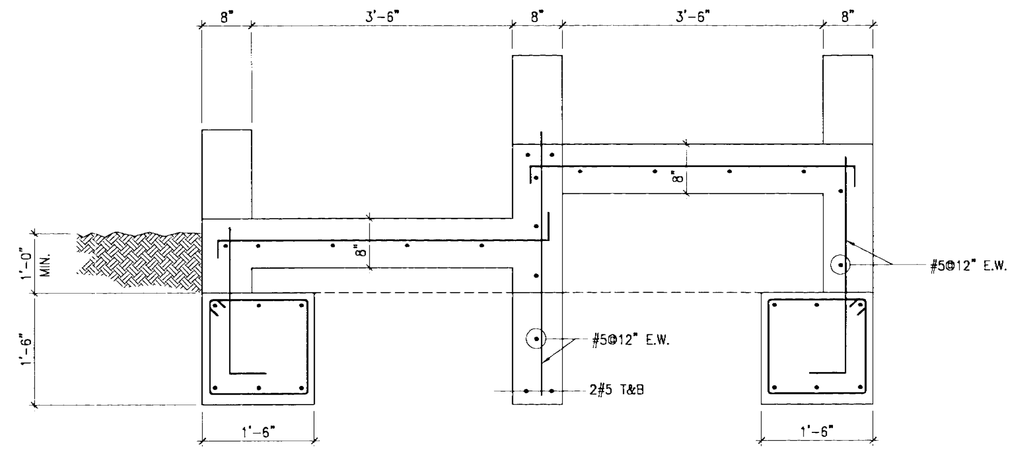
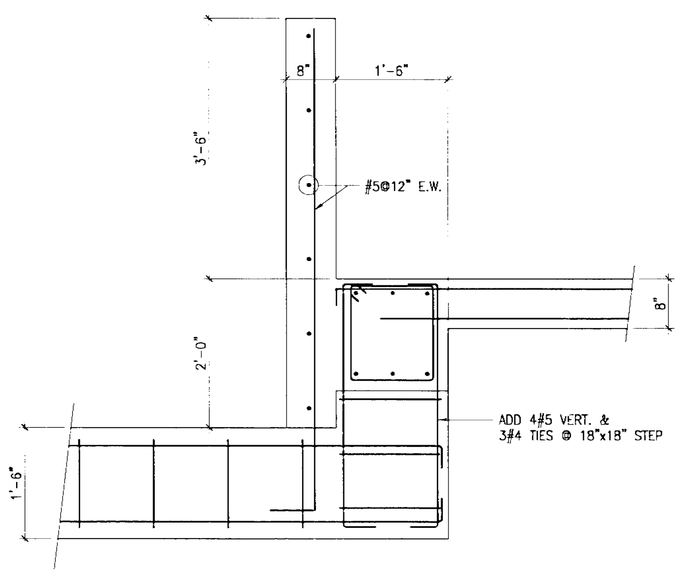
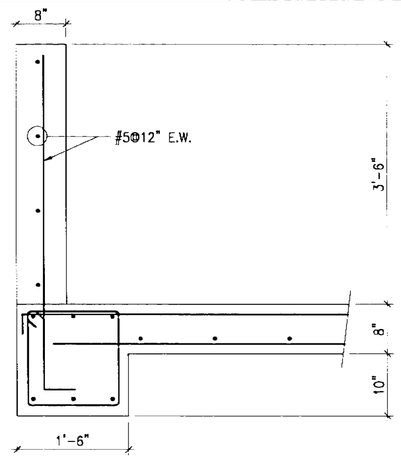


3 SECTION THRU NEW RAMP
SCALE: 3/4"=1'-0"



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



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

CONCRETE BEAM SCHEDULE

MARK	WIDTH (B)	HEIGHT (H)	REINFORCING			REMARKS
			TOP	BOTTOM	STIRRUPS	
GB1	18"	18"	3#6	3#6	#3@8" O.C.	

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

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SEP 18 2007

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ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date

07-080

Drawing Title/Scale/Drawn by

SCALE: S-3

MECHANICAL (HVAC) NOTES:

1 A. REGULATORY REQUIREMENTS: PROVIDE ALL WORK TO MEET OR EXCEED MINIMUM REGULATORY REQUIREMENTS INCLUDING:

FLORIDA BUILDING CODE: 2004 EDITION WITH 2006 SUPPLEMENT
FLORIDA FIRE PREVENTION CODE: 2004 EDITION

ADVISE THE ARCHITECT OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED IN ORDER TO MEET CODE, PRIOR TO WORK (ORDERING, ROUGHING OR INSTALLING).

B. COORDINATION: COORDINATE WITH OTHER WORK (INCLUDING ELECTRICAL, AND ARCHITECTURAL) FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSTALLATION REQUIREMENTS, PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE ARCHITECT OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR THE WORK TO BE PERFORMED.

C. EXISTING FIELD CONDITIONS: THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT USING AVAILABLE INFORMATION. THE CONTRACTOR IS TO ADVISE THE ARCHITECT IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN. ALSO ADVISE THE ARCHITECT IF CODE OR SAFETY CONFLICTS EXIST. THE CONTRACTOR IS REQUIRED TO INSPECT THE SITE (PRIOR TO BID) TO BECOME FAMILIAR WITH CONDITIONS AND INSTALLATION DETAILS THAT WILL AFFECT HIS WORK. CHANGES IN THE CONTRACT SUM AND CONTRACT TIME WILL NOT BE ALLOWED FOR FAILURE TO INVESTIGATE FIELD CONDITIONS. ALL WORK IS NEW, UNLESS NOTED OTHERWISE.

D. DEVICE LOCATIONS: REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF AIR OUTLETS, AIR INLETS, AND OTHER CEILING ITEMS (TO AVOID CONFLICTS). LOCATE ALL PIPING AND DUCTWORK IN FINISHED ROOMS OR SPACES WITHIN CONCEALED LOCATIONS (FURRED CHASES OR SUSPENDED CEILINGS, AS AVAILABLE). DO NOT LOCATE PIPING OR DUCTWORK ABOVE ELECTRICAL SWITCHBOARDS OR PANELBOARDS.

E. SIZES: WHEN A PIPE OR A DUCT SIZE IS NOT INDICATED, SIZE THAT PIPE OR DUCT USING THE LARGER ADJACENT UPSTREAM SIZE, UNLESS A SMALLER SIZE IS APPROVED BY THE ARCHITECT. PROVIDE 3/4 INCH MINIMUM PIPE SIZE, UNLESS SPECIFICALLY NOTED OTHERWISE. FOR SIZES NOT INDICATED ON PLANS, REFER TO EQUIPMENT DETAILS, FLOW DIAGRAMS, RISER DIAGRAMS, AND OTHER LOCATIONS IN THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) FOR INFORMATION.

F. BASIS OF DESIGN: THE MECHANICAL CONTRACT DOCUMENTS HAVE BEEN PREPARED USING THE FOLLOWING DATA IN THE CALCULATIONS (SIMPLIFIED FOR PRESENTATION HERE):

	INDOOR	OUTDOOR
SUMMER	75 DB/50% RH	91 DB/79 WB
WINTER	72 DB	40 DB

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

2 SCOPE OF WORK:

A. RE-USE EXISTING DUCT MAINS AND PROVIDE NEW CEILING AIR DEVICES AND ASSOCIATED BRANCH DUCTS AS SHOWN. THE EXISTING ROOFTOP AHU EQUIPMENT REMAINS (NO MODIFICATIONS), SINCE WORK CONSISTS ONLY OF AIR DEVICE AND BRANCH DUCTWORK.

B. T&B:

1) PROVIDE TESTING OF EACH AIR DEVICE IN AFFECTED AREAS BEFORE WORK BEGINS (FOR RECORD INFORMATION).
2) FORWARD THIS PRELIMINARY TEST DATA AND EXISTING DUCT MAIN SIZES TO ARCHITECT TO REVIEW.
3) INSTALL NEW DIFFUSERS AND DUCTWORK AND PROVIDE FINAL T&B.

C. MAKE NEW DUCTWORK CONNECTIONS TO EXISTING DUCT MAINS.

3 PROVIDE ALL NECESSARY FEES AND PERMITS. REVIEW OPERATION OF EACH SYSTEM WITH OWNER'S REPRESENTATIVE. PROVIDE ONE YEAR WARRANTY ON ENTIRE SYSTEM. PROVIDE RECORD DRAWING (CONTRACTOR FURNISHED PRINT). SUBMITTALS: SUBMIT PRODUCT DATA FOR EACH NEW MECHANICAL DEVICE AND TEST AND BALANCE REPORTS.

4 WORK IN EXISTING BUILDINGS:

A. DO NOT USE POWDER DRIVEN FASTENERS OF ANY TYPE.

B. SALVAGE: RETURN ALL EXISTING NON-REUSED DEVICES TO THE OWNER AS SALVAGE. REMOVE THESE DEVICES AS TRASH, IF SPECIFICALLY AND INDIVIDUALLY ADVISED BY OWNER, AS PART OF BASIC WORK.

C. CONTINUITY: MAINTAIN HVAC SERVICE TO OTHER AREAS REMAINING IN OPERATION DURING CONSTRUCTION. ADVISE THE OWNER OF ANY INTENDED INTERRUPTION IN SERVICE AT LEAST 24 HOURS BEFORE INTERRUPTION.

D. EXISTING ITEMS: EXISTING ITEMS WITHOUT WORK ARE SHOWN FOR CLARITY ONLY. NOTE THAT ADDITIONAL EXISTING ITEMS WITHOUT WORK MAY ALSO BE PRESENT.

5 ACCESS DOORS: PROVIDE 18 INCH X 18 INCH (MINIMUM) PAINTED, ALUMINUM ACCESS DOOR (WITH FULL HINGE AND KEY) FOR ACCESS TO VALVES, EQUIPMENT, AND ACCESSORIES IN PLASTER, DRYWALL, OR INACCESSIBLE CEILINGS OR IN WALLS. PROVIDE INSULATED ACCESS DOORS (DO NOT SUBSTITUTE PANELS) IN DUCTWORK FOR ACCESS TO DAMPERS AND OTHER OPERATING DEVICES (INCLUDING UPSTREAM OF ELECTRIC RESISTANCE DUCT HEATERS AND AT DUCT MOUNTED SMOKE DETECTORS). GROUP DEVICES AT ON LOCATION, AS AVAILABLE.

6 AIR DISTRIBUTION:

A. DUCTWORK:

1) TEST (BY FEEL OR TEMPERATURE CHANGE) EACH DUCTWORK SYSTEM FOR LEAKS BEFORE INSULATING. RESEAL, AS REQUIRED.
2) DUCT DIMENSIONS INDICATE AIR FLOW SIZES.
3) AT CONTRACTOR'S OPTION, EQUAL AREA DUCTWORK HAVING A MAXIMUM 4 TO 1 ASPECT RATIO MAY BE SUBSTITUTED FOR DUCT DIMENSIONS SHOWN.
4) FLEXIBLE DUCTWORK (USED TO CONNECT TO SUPPLY AIR OUTLETS: THERMAFLEX TYPE M-KE (OR AS APPROVED).
5) BRANCH DUCT CONNECTIONS (POSITIVE AND NEGATIVE PRESSURE): ON RECTANGULAR DUCTS, PROVIDE VOLUME EXTRACTORS OR 45 DEGREE ENTRIES; ON CIRCULAR DUCTS, PROVIDE CONICAL TAPS (WITH DAMPERS). PROVIDE THESE CONNECTIONS ON EACH BRANCH DUCT CONNECTION FOR EACH SYSTEM; DO NOT SUBSTITUTE "T" CONNECTIONS.
6) INSTALL DUCTWORK AND ACCESSORIES IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE.

7 - 10NOT USED.

11 ALL BRANCH TAKE-OFFS TO DIFFUSERS SHALL HAVE BALANCING DAMPERS.

12 - 13 NOT USED.

14 ALL NEW SA, RA, EA, MA, TA, AND OA DUCTWORK SHALL BE GALVANIZED STEEL WITH 2" FIBERGLASS DUCT WRAP AND VAPOR BARRIER, OR R=6 FLEX DUCT (THERMAFLEX MKE, OR AS APPROVED). USE ONLY METALLIC DUCTWORK FOR EXHAUST AIR (EA) DUCTS, PER THE FBC.

15 PROVIDE TWO (2) SETS OF NEW FILTERS FOR AIR HANDLING UNITS, INSTALL ONE SET INITIALLY AND ONE SET UPON COMPLETION OF CONSTRUCTION.

16 NOT USED.

17 ALL DUCT SIZES ARE ACTUAL SHEET METAL DIMENSIONS.

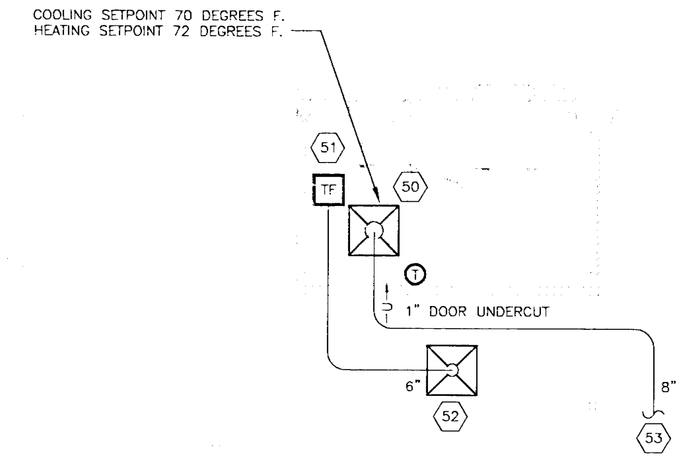
18 - 49 NOT USED.

(50) NEW CEILING DIFFUSER (AUTOMATIC TYPE): ACCUTHERM THERMAFUSER TF-HC, 24 X 24 FACE, 8" NECK, 125 CFM.

(51) NEW CEILING VENTILATING TRANSFER EXHAUST FAN (TF-1), WITH LINE VOLTAGE COOLING THERMOSTAT CONTROL (SET TO OPERATE AT 80 DEGREES AND WARMER). GREENHECK MODEL SP-A110, 100 CFM AT 0.125" SP, 49W AT 120/1/60. APPROVED EQUAL: COOK, CARNES, BRIEDERT.

(52) NEW CEILING DIFFUSER, 24 X 24 FACE, 6" NECK, WITHOUT BALANCING DAMPER. MATCH EXISTING DIFFUSER STYLE, TYPE AND APPEARANCE. LOCATE (ALIGN) DIFFUSER IN ROW OF THREE EXISTING DIFFUSERS AND LOCATE BETWEEN END TWO DIFFUSERS.

(53) CONNECT NEW 8" DUCT TO EXISTING 18" ROUND DUCT AND ADD BALANCING DAMPER IN NEW BRANCH. PRIOR TO WORK, PERFORM T&B FOR THE 3 EXISTING DIFFUSERS ALONG THE FRONT GLASS WALL. ADD NEW DUCT AND DIFFUSER AND RE-BALANCE SO THE EXITING AIRFLOW FROM THE THREE AIR OUTLETS IS MAINTAINED (ORIGINAL DESIGN WAS 675 CFM / 15" NECK FOR EACH OF THREE DIFFUSERS).



NORTH

MECHANICAL - PARTIAL FLOOR PLAN

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

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	POSITIVE PRESSURE DUCTWORK (SUPPLY AIR, RELIEF AIR)
	NEGATIVE PRESSURE DUCTWORK (RETURN AIR, EXHAUST AIR, OUTSIDE AIR INTAKE)
	NEW DUCT OR DEVICES
	FLEXIBLE DUCTWORK
T	THERMOSTAT (WALL MOUNTED AT 48" A.F.F.)
	AIR FLOW: POSITIVE PRESSURE; NEGATIVE PRESSURE
	BRANCH DUCT CONNECTION: WITH CONICAL CONNECTION AND DAMPER
A 12" 100	AIR OUTLET TYPE (A); 12" CONNECTION SIZE; AND 100 CFM INDICATED. BRANCH DUCT SIZE MATCHES CONNECTION SIZE, UNLESS NOTED OTHERWISE. THROW: 4 WAY, UNLESS NOTED OTHERWISE.
N	AIR INLET TYPE (AI-1); CONNECTION SIZE; AND MAXIMUM CFM INDICATED. BRANCH DUCT SIZE MATCHES CONNECTION SIZE, UNLESS NOTED OTHERWISE.
—U→	1" DOOR UNDERCUT- COORDINATE WITH ARCHITECTURAL WORK.
	POINT OF CONNECTION: NEW TO EXISTING
1	DRAWING NOTE: REFER TO NOTES ON EACH DRAWING

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
BTU	BRITISH THERMAL UNIT	LAT	LEAVING AIR TEMPERATURE
CFM	CUBIC FEET PER MINUTE	LDB	LEAVING DRY BULB
DB	DRY BULB	LWB	LEAVING WET BULB
ESP	EXTERNAL STATIC PRESSURE	MBH	THOUSAND BTU PER HOUR
TYP	TYPICAL	RA	RETURN AIR
WB	WET BULB	RH	RELATIVE HUMIDITY
SP	STATIC PRESSURE	SA	SUPPLY AIR

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Drawing No./Date 10/12/07

M-1.0

07-080/07141

Drawing Title/Scale/Drawn by WEE/WRM

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

GENERAL ELECTRICAL NOTES (ALL "E" DRAWINGS):

1 A. REGULATORY REQUIREMENTS: PROVIDE ALL WORK TO MEET OR EXCEED MINIMUM REGULATORY REQUIREMENTS INCLUDING:

FLORIDA BUILDING CODE: 2004 EDITION WITH 2006 SUPPLEMENT
FLORIDA FIRE PREVENTION CODE: 2004 EDITION

ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED IN ORDER TO MEET CODE, PRIOR TO WORK (ORDERING, ROUGHING, OR INSTALLATION).

B. COORDINATION: COORDINATE WITH OTHER WORK FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSTALLATION REQUIREMENTS, PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR THE WORK TO BE PERFORMED.

C. EXISTING FIELD CONDITIONS: THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT USING AVAILABLE INFORMATION. THE CONTRACTOR IS TO ADVISE THE PROJECT A/E IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN. ALSO ADVISE THE PROJECT A/E IF CODE OR SAFETY CONFLICTS EXIST. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE (PRIOR TO THE BID) TO BECOME FAMILIAR WITH CONDITIONS AND INSTALLATION DETAILS THAT WILL AFFECT HIS WORK. CHANGES IN THE CONTRACT SUM AND CONTRACT TIME WILL NOT BE ALLOWED FOR FAILURE TO INVESTIGATE FIELD CONDITIONS. ALL WORK IS NEW, UNLESS NOTED OTHERWISE.

D. DEVICE LOCATIONS: COORDINATE THE LOCATIONS OF EXISTING LIGHTING FIXTURES, AND OTHER CEILING ITEMS IN THE FIELD. ALSO COORDINATE LOCATIONS OF NEW DEVICES AND OTHER EXISTING WALL ITEMS IN THE FIELD. LOCATE ALL CONDUITS AND WIRING IN FINISHED ROOMS OR SPACES WITHIN CONCEALED LOCATIONS (FURRED CHASES OR SUSPENDED CEILINGS, AS AVAILABLE), UNLESS SPECIFICALLY NOTED OTHERWISE.

E. SIZES: WHEN A CONDUIT OR CONDUCTOR SIZE IS NOT INDICATED, SIZE THAT CONDUIT OR CONDUCTOR USING THE LARGER ADJACENT UPSTREAM SIZE (IN ACCORDANCE WITH THE NEC), UNLESS A SMALLER SIZE HAS BEEN APPROVED BY THE PROJECT A/E. PROVIDE 1/2 INCH MINIMUM CONDUIT SIZE, UNLESS SPECIFICALLY NOTED OTHERWISE. FOR SIZES NOT INDICATED ON PLANS, REFER TO RISER DIAGRAMS AND OTHER LOCATIONS IN THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) FOR INFORMATION.

2 THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY SUCH FEES, AS MAY BE NECESSARY FOR INSPECTIONS, TESTS, AND OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS WORK.

3 CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED PRIOR TO SUBMISSION OF BIDS. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER BEFORE BIDDING.

4 IT IS THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PRODUCE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL AND OTHER SERVICES AS MAY BE NECESSARY TO ACHIEVE THIS PRODUCT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS THAT WILL AFFECT THE WORK, PRIOR TO SUBMISSION OF HIS BID PRICE.

5 IF, DURING THE COURSE OF THE WORK, THE CONTRACTOR EXPERIENCES A PROBLEM WITH THE PERFORMANCE OF THE INSTALLATION RELATIVE TO THE PLANS AND SPECIFICATIONS, THE NATIONAL ELECTRICAL CODE, OTHER APPLICABLE CODES AND GOVERNING DOCUMENTS, THE CONTRACTOR SHALL BRING THE PROBLEM TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER FOR RESOLUTION PRIOR TO EXECUTION OF THE WORK.

6 ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL LISTED APPROVAL FOR ITS INSTALLED APPLICATION.

7 ALL MAJOR COMPONENTS OF THE ELECTRICAL SYSTEMS, SUCH AS SAFETY DISCONNECT SWITCHES AND PANELBOARDS, SHALL BE BY THE SAME MANUFACTURER AND SHALL BE ONE OF THE FOLLOWING: SQUARE "D" COMPANY, GENERAL ELECTRIC, OR CUTLER-HAMMER.

8 CIRCUIT BREAKERS USED FOR SWITCHING OF LIGHTING OR SIGN CIRCUITS SHALL BE APPROVED FOR SWITCHING DUTY AND SHALL BE MARKED "SWD" IN ACCORDANCE WITH N.E.C. ART. 240.83 (D).

9 PROVIDE "LOCKING" TYPE DEVICES ON ALL CIRCUIT BREAKERS CONNECTED TO EMERGENCY AND NIGHT LIGHTING, SIGNS, FIRE ALARM, SECURITY SYSTEMS, AFTER HOUR DEPOSIT AND AUTOMATIC TELLER MACHINES.

10 ALL SWITCHES, DUPLEX RECEPTACLES, AND TELEPHONE OUTLETS TO BE FLUSH MOUNTED, THROUGHOUT.

11 ALL SERVICE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.

12 ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATIONS OF HVAC EQUIPMENT.

13 SEE REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.

14 ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.

15 CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.

16 CONSULT ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, CEILINGS, ETC.

17 ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.

18 THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM.

19 ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FT. SHALL BE PROVIDED WITH A PULL WIRE OR FISH TAPE / CORD.

20 ALL BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL BE INCREASED TO THE NEXT LARGER SIZE WHERE THE LENGTH OF THE HOME RUN EXCEEDS 100 FT. ON 120/208V CIRCUITS.

21 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.

22 CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGE TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS.

23 CONTRACTOR SHALL VERIFY WIRE SIZES, C/B AND FUSE RATINGS FOR ALL HVAC EQUIPMENT, AND BRING TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER ANY DISCREPANCIES AFFECTING THE WORK PRIOR TO PROCEEDING.

24 HORSEPOWER RATINGS INDICATED ON DRAWING MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT AND / OR THE ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.

25 PROVIDE APPROVED "HACR" TYPE CIRCUIT BREAKERS FOR ALL HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT INDICATED FOR CONNECTION ON ELECTRICAL DRAWINGS.

26 ALL DEVICES AND COVER PLATES SHALL BE CONSTRUCTED OF MOLDED NYLON MATERIALS. COLOR OF DEVICES AND MATCHING COVER PLATES SHALL BE AS SELECTED BY THE ARCHITECT.

27 THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.

28 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE SERVICE REQUIREMENTS FOR POWER AND TELEPHONE UTILITIES.

29 PROVIDE A #10 NEUTRAL CONDUCTOR FOR ALL MULTIWIRE RECEPTACLE BRANCH CIRCUITS.

30 FOR ALL EQUIPMENT RATED 100 AMPS OR LESS, E.C. SHALL PROVIDE TERMINATIONS WHICH ARE LISTED FOR USE AT 75 DEGREES C OR PROVIDE WIRING SIZED USING THE 60 DEGREE C AMPACITY.

31 RECEPTACLES ON SEPARATE CIRCUITS SHALL BE RATED 20 AMP, 120 VOLT.

32 WIRE AND CABLE SHALL BE COPPER, TYPE THHN/THWN, MINIMUM #12 AWG.

33 PANELBOARD DIRECTORIES SHALL BE UPDATED TO REFLECT ALL WORK DONE AS PART OF THIS PROJECT.

34 ALL NEW BRANCH CIRCUITS SHALL BE EQUIPPED WITH A MINIMUM #12 AWG GREEN EQUIPMENT GROUND CONDUCTOR.

35 CONDUIT RUN UNDERGROUND SHALL BE PVC SCHEDULE 40. ALL BUILDING WIRING SHALL BE RUN IN METALLIC CONDUIT. INTERIOR CONDUIT SHALL BE EMT. EXTERIOR CONDUIT SHALL BE IMC OR RMC.

36 FOR IG RECEPTACLES, PROVIDE 2#12 GREEN GROUND WIRES IN BRANCH CIRCUIT BACK TO PANELBOARD.

37 – 49 NOT USED.

50 DISCONNECT EXISTING AHD AND ATM AT THIS LOCATION. EXTEND EXISTING POWER CIRCUITS TO NEW ATM AND AHD LOCATIONS (SEE NOTES 51 AND 52).

51 EXTEND NEW POWER FROM EXISTING ATM LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.

52 PROVIDE JUNCTION BOX 70" AFF FOR AHD POWER. CONNECT TO AHD USING FLEXIBLE METALLIC CONDUIT. EXTEND NEW POWER FROM EXISTING AHD LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.

53 PROVIDE CONNECTION (USE FLEXIBLE CONDUIT) FOR MECHANICAL FAN (WITH PLUG-IN MOTOR USED AS DISCONNECT). CONNECT TO LOCAL LIGHTING CIRCUIT AHEAD OF SWITCHING.

54 DISCONNECT AND REMOVE (TWO) 2 X 4 RECESSED FLUORESCENT LIGHTING FIXTURES THIS AREA. RELOCATE ONE LIGHTING FIXTURE TO NEW ATM / AHD ROOM AS INDICATED. CONNECT TO EXISTING LOCAL LIGHTING CIRCUIT (A-4) AHEAD OF SWITCHING. CLEAN AND RELAMP EXISTING FIXTURE BEING USED. 1

55 CONNECT TO CIRCUIT IN EXISTING PANEL A INDICATED. 1

56 CONNECT TO EXISTING 120 VAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 168 VA TO CIRCUIT A-20). CONNECT ATM LIGHTING TO EXISTING OUTDOOR LIGHTING CIRCUIT CONTROLLED BY PHOTOCELL ON, PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTACTOR CIRCUIT. 1

57 CONNECT TO EXISTING 120 VAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 150 VA TO CIRCUIT A-20). CONNECT STEP LIGHTING TO EXISTING OUTDOOR LIGHTING CIRCUIT CONTROLLED BY PHOTOCELL ON, PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTACTOR CIRCUIT. 1

58 – 99 NOT USED.

100 PROVIDE ATM TRANSACTION CAMERA. PROVIDE 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED 60" AFF ON THE RIGHT SIDE OF THE ATM VIEWED FROM THE REAR. PROVIDE 3/4" CONDUIT TO ABOVE CEILING. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.

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102 PROVIDE ATM SURVEILLANCE CAMERA. COORDINATE MOUNTING WITH EXISTING CONDITIONS. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING. RECONFIRM EXACT LOCATION PRIOR TO ROUGHING.

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LIGHTING FIXTURE SCHEDULE

SYMBOL	LAMPS QTY	LAMPS TYPE	FIXTURE DESC.	FIXTURE MTG.	FIXTURE VOLTS	FIXTURE VA	BASIS OF DESIGN MFG.	BASIS OF DESIGN MODEL	REMARKS
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NO SUBSTITUTIONS. SEE SPECIFICATION SECTIONS 26 51 00 (INTERIOR LIGHTING) AND 26 56 00 (EXTERIOR LIGHTING) FOR ADDITIONAL INFORMATION.

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ALL LIGHTING FIXTURES, PANELBOARDS, DISCONNECTS, CONTACTORS, AND SIMILAR EQUIPMENT SHALL BE PURCHASED THROUGH WACHOVIA NATIONAL SALES CONTRACT.
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ELECTRICAL SYMBOL LEGEND

- HOMERUN TO PANELBOARD. NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS.
- CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING.
- JUNCTION BOX FLUSH MOUNTED UNLESS INDICATED OTHERWISE.
- RECESSED FLUORESCENT OR HID STEP LIGHT FIXTURE.
- RECESSED FLUORESCENT LIGHTING FIXTURE. LETTER INDICATES TYPE.
- G1 RECESSED HID OR FLUORESCENT LIGHTING FIXTURE. LETTER INDICATES TYPE.
- $ SINGLE POLE SWITCH IN FLUSH OUTLET BOX, 48 INCHES ABOVE FINISHED FLOOR, UNLESS HEIGHT IS OTHERWISE NOTED ON PLAN.
- 125-VOLT, 15A, 3 WIRE DUPLEX RECEPTACLE IN FLUSH OUTLET BOX, 18 INCHES ABOVE FINISHED FLOOR. SEE GENERAL NOTE 31.
- 125-VOLT, 15A, 3 WIRE DOUBLE DUPLEX RECEPTACLE IN FLUSH OUTLET BOX, 18" ABOVE FINISHED FLOOR. SEE GENERAL NOTE 31.
- TELEPHONE/DATA OUTLET, 4" X 4" OUTLET BOX WITH A 1 GANG COVER WITH (1) 3/4" CONDUIT TO 6" ABOVE CEILING
- (M) CONNECTION TO FRACTIONAL HORSEPOWER ELECTRIC MOTOR.

Notes:

Revisions:
1 12-12-07 PERMIT COMMENTS

Seal:

12/12/07

Consultants:

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WACHOVIA

ALTON ROAD BRANCH
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MIAMI BEACH, FLORIDA

Drawing No/Date 10/12/07

E-0.1

07-080/07141

Drawing Title/Scale/Drawn by WEE

ELECTRICAL
LEGEND, SCHEDULE, NOTES

SCALE: NONE

GENERAL ELECTRICAL NOTES (ALL "E" DRAWINGS):

1 A. REGULATORY REQUIREMENTS: PROVIDE ALL WORK TO MEET OR EXCEED MINIMUM REGULATORY REQUIREMENTS INCLUDING:

FLORIDA BUILDING CODE: 2004 EDITION WITH 2006 SUPPLEMENT
FLORIDA FIRE PREVENTION CODE: 2004 EDITION

ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED IN ORDER TO MEET CODE, PRIOR TO WORK (ORDERING, ROUGHING, OR INSTALLATION).

B. COORDINATION: COORDINATE WITH OTHER WORK FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSTALLATION REQUIREMENTS, PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE PROJECT A/E OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR THE WORK TO BE PERFORMED.

C. EXISTING FIELD CONDITIONS: THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT USING AVAILABLE INFORMATION. THE CONTRACTOR IS TO ADVISE THE PROJECT A/E IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN. ALSO ADVISE THE PROJECT A/E IF CODE OR SAFETY CONFLICTS EXIST. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE (PRIOR TO THE BID) TO BECOME FAMILIAR WITH CONDITIONS AND INSTALLATION DETAILS THAT WILL AFFECT HIS WORK. CHANGES IN THE CONTRACT SUM AND CONTRACT TIME WILL NOT BE ALLOWED FOR FAILURE TO INVESTIGATE FIELD CONDITIONS. ALL WORK IS NEW, UNLESS NOTED OTHERWISE.

D. DEVICE LOCATIONS: COORDINATE THE LOCATIONS OF EXISTING LIGHTING FIXTURES, AND OTHER CEILING ITEMS IN THE FIELD. ALSO COORDINATE LOCATIONS OF NEW DEVICES AND OTHER EXISTING WALL ITEMS IN THE FIELD. LOCATE ALL CONDUITS AND WIRING IN FINISHED ROOMS OR SPACES WITHIN CONCEALED LOCATIONS (FURRED CHASES OR SUSPENDED CEILINGS, AS AVAILABLE), UNLESS SPECIFICALLY NOTED OTHERWISE.

E. SIZES: WHEN A CONDUIT OR CONDUCTOR SIZE IS NOT INDICATED, SIZE THAT CONDUIT OR CONDUCTOR USING THE LARGER ADJACENT UPSTREAM SIZE (IN ACCORDANCE WITH THE NEC), UNLESS A SMALLER SIZE HAS BEEN APPROVED BY THE PROJECT A/E. PROVIDE 1/2 INCH MINIMUM CONDUIT SIZE, UNLESS SPECIFICALLY NOTED OTHERWISE. FOR SIZES NOT INDICATED ON PLANS, REFER TO RISER DIAGRAMS AND OTHER LOCATIONS IN THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) FOR INFORMATION.

2 THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY SUCH FEES, AS MAY BE NECESSARY FOR INSPECTIONS, TESTS, AND OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS WORK.

3 CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED PRIOR TO SUBMISSION OF BIDS. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER BEFORE BIDDING.

4 IT IS THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PRODUCE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL AND OTHER SERVICES AS MAY BE NECESSARY TO ACHIEVE THIS PRODUCT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS THAT WILL AFFECT THE WORK, PRIOR TO SUBMISSION OF HIS BID PRICE.

5 IF, DURING THE COURSE OF THE WORK, THE CONTRACTOR EXPERIENCES A PROBLEM WITH THE PERFORMANCE OF THE INSTALLATION RELATIVE TO THE PLANS AND SPECIFICATIONS, THE NATIONAL ELECTRICAL CODE, OTHER APPLICABLE CODES AND GOVERNING DOCUMENTS, THE CONTRACTOR SHALL BRING THE PROBLEM TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER FOR RESOLUTION PRIOR TO EXECUTION OF THE WORK.

6 ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL LISTED APPROVAL FOR ITS INSTALLED APPLICATION.

7 ALL MAJOR COMPONENTS OF THE ELECTRICAL SYSTEMS, SUCH AS SAFETY DISCONNECT SWITCHES AND PANELBOARDS, SHALL BE BY THE SAME MANUFACTURER AND SHALL BE ONE OF THE FOLLOWING: SQUARE "D" COMPANY, GENERAL ELECTRIC, OR CUTLER-HAMMER.

8 CIRCUIT BREAKERS USED FOR SWITCHING OF LIGHTING OR SIGN CIRCUITS SHALL BE APPROVED FOR SWITCHING DUTY AND SHALL BE MARKED "SWD" IN ACCORDANCE WITH N.E.C. ART. 240.83 (D).

9 PROVIDE "LOCKING" TYPE DEVICES ON ALL CIRCUIT BREAKERS CONNECTED TO EMERGENCY AND NIGHT LIGHTING, SIGNS, FIRE ALARM, SECURITY SYSTEMS, AFTER HOUR DEPOSIT AND AUTOMATIC TELLER MACHINES.

10 ALL SWITCHES, DUPLEX RECEPTACLES, AND TELEPHONE OUTLETS TO BE FLUSH MOUNTED, THROUGHOUT.

11 ALL SERVICE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.

12 ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATIONS OF HVAC EQUIPMENT.

13 SEE REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.

14 ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.

15 CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.

16 CONSULT ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, CEILINGS, ETC.

17 ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.

18 THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM.

19 ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FT. SHALL BE PROVIDED WITH A PULL WIRE OR FISH TAPE / CORD.

20 ALL BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL BE INCREASED TO THE NEXT LARGER SIZE WHERE THE LENGTH OF THE HOME RUN EXCEEDS 100 FT. ON 120/208V CIRCUITS.

21 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.

22 CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGE TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS.

23 CONTRACTOR SHALL VERIFY WIRE SIZES, C/B AND FUSE RATINGS FOR ALL HVAC EQUIPMENT, AND BRING TO THE ATTENTION OF THE ARCHITECT AND / OR THE ENGINEER ANY DISCREPANCIES AFFECTING THE WORK PRIOR TO PROCEEDING.

24 HORSEPOWER RATINGS INDICATED ON DRAWING MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT AND / OR THE ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.

25 PROVIDE APPROVED "HACR" TYPE CIRCUIT BREAKERS FOR ALL HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT INDICATED FOR CONNECTION ON ELECTRICAL DRAWINGS.

26 ALL DEVICES AND COVER PLATES SHALL BE CONSTRUCTED OF MOLDED NYLON MATERIALS. COLOR OF DEVICES AND MATCHING COVER PLATES SHALL BE AS SELECTED BY THE ARCHITECT.

27 THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.

28 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE SERVICE REQUIREMENTS FOR POWER AND TELEPHONE UTILITIES.

29 PROVIDE A #10 NEUTRAL CONDUCTOR FOR ALL MULTIWIRE RECEPTACLE BRANCH CIRCUITS.

30 FOR ALL EQUIPMENT RATED 100 AMPS OR LESS, E.C. SHALL PROVIDE TERMINATIONS WHICH ARE LISTED FOR USE AT 75 DEGREES C OR PROVIDE WIRING SIZED USING THE 60 DEGREE C AMPACITY.

31 RECEPTACLES ON SEPARATE CIRCUITS SHALL BE RATED 20 AMP, 120 VOLT.

32 WIRE AND CABLE SHALL BE COPPER, TYPE THHN/THWN, MINIMUM #12 AWG.

33 PANELBOARD DIRECTORIES SHALL BE UPDATED TO REFLECT ALL WORK DONE AS PART OF THIS PROJECT.

34 ALL NEW BRANCH CIRCUITS SHALL BE EQUIPPED WITH A MINIMUM #12 AWG GREEN EQUIPMENT GROUND CONDUCTOR.

35 CONDUIT RUN UNDERGROUND SHALL BE PVC SCHEDULE 40. ALL BUILDING WIRING SHALL BE RUN IN METALLIC CONDUIT. INTERIOR CONDUIT SHALL BE EMT. EXTERIOR CONDUIT SHALL BE IMC OR RMC.

36 FOR IG RECEPTACLES, PROVIDE 2#12 GREEN GROUND WIRES IN BRANCH CIRCUIT BACK TO PANELBOARD.

37 – 49 NOT USED.

(50) DISCONNECT EXISTING AHD AND ATM AT THIS LOCATION. EXTEND EXISTING POWER CIRCUITS TO NEW ATM AND AHD LOCATIONS (SEE NOTES 51 AND 52).

(51) EXTEND NEW POWER FROM EXISTING ATM LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.

(52) PROVIDE JUNCTION BOX 70" AFF FOR AHD POWER. CONNECT TO AHD USING FLEXIBLE METALLIC CONDUIT. EXTEND NEW POWER FROM EXISTING AHD LOCATION TO THIS NEW LOCATION (USE EXISTING CIRCUIT). SEE NOTE 50 FOR EXISTING LOCATION.

(53) PROVIDE CONNECTION (USE FLEXIBLE CONDUIT) FOR MECHANICAL FAN (WITH PLUG-IN MOTOR USED AS DISCONNECT). CONNECT TO LOCAL LIGHTING CIRCUIT AHEAD OF SWITCHING.

(54) DISCONNECT AND REMOVE (TWO) 2 X 4 RECESSED FLUORESCENT LIGHTING FIXTURES THIS AREA. RELOCATE ONE LIGHTING FIXTURE TO NEW ATM / AHD ROOM AS INDICATED. CONNECT TO EXISTING LOCAL LIGHTING CIRCUIT AHEAD OF SWITCHING. CLEAN AND RELAMP EXISTING FIXTURE BEING USED.

(55) CONNECT TO EXISTING LOCAL RECEPTACLE CIRCUIT.

(56) CONNECT TO EXISTING 120 VAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 168 VA). CONNECT ATM LIGHTING TO EXISTING OUTDOOR LIGHTING CIRCUIT CONTROLLED BY PHOTOCELL ON, PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTACTOR CIRCUIT.

(57) CONNECT TO EXISTING 120 VAC OUTDOOR LIGHTING CIRCUIT (ADDITIONAL 150 VA). CONNECT STEP LIGHTING TO EXISTING OUTDOOR LIGHTING CIRCUIT CONTROLLED BY PHOTOCELL ON, PHOTOCELL OFF. COORDINATE EXISTING LIGHTING CONTACTOR CIRCUIT.

58 – 99 NOT USED.

(100) PROVIDE ATM TRANSACTION CAMERA. PROVIDE 4 X 4 BOX WITH SINGLE GANG PLASTER RING MOUNTED 60" AFF ON THE RIGHT SIDE OF THE ATM VIEWED FROM THE REAR. PROVIDE 3/4" CONDUIT TO ABOVE CEILING. CONNECT TO EXISTING SECURITY SYSTEM. COORDINATE WITH EXISTING SECURITY SYSTEM SUPPLIER PRIOR TO ORDERING.

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RECESSED FLUORESCENT OR HID STEP LIGHT FIXTURE.

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Notes:

Revisions:

Seal:

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ELEMENTS State License #AA0002341

WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date 10/12/07

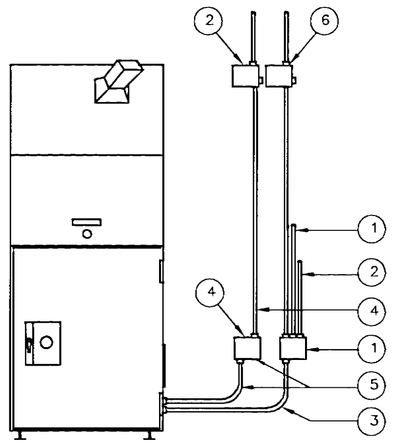
E-0.1

07-080/07141

Drawing Title/Scale/Drawn by WEE

ELECTRICAL
LEGEND, SCHEDULE, NOTES

SCALE: NONE



REAR VIEW

GENERAL NOTES:

1. JUNCTION BOXES MUST BE LOCATED WITHIN 6' 0" OF CONNECTING PLATE. (LENGTH OF ELECTRIC POWER CABLE PROVIDED WITH UNIT.) LOCATE TO SUIT BUILDING CONDITIONS.
2. BOXES CAN BE FLUSH MOUNTED WITH CONCEALED CONDUIT FOR NEW CONSTRUCTION OR BOXES CAN BE SURFACE MOUNTED WITH EXPOSED CONDUIT FOR EXISTING CONSTRUCTION.

KEY NOTES:

1. 1" METAL CONDUIT FROM ALARM CONTROL CABINET TO 4"X4"X2 1/8" DEEP JUNCTION BOX (ALL BY ELECTRICAL CONTRACTOR) INTERBOLD TO PROVIDE FLAT COVER WITH TAMPER SWITCH.
2. JUNCTION BOX FOR POWER TO ATM LOGO. PROVIDE FLEXIBLE CONNECTION TO SIGN.
3. E.C. TO RUN 3/4" LIQUID TIGHT FLEX METAL CONDUIT TO CONNECTING PLATE.
4. 3/4" METAL CONDUIT AND ONE UNSWITCHED ELECTRICAL CIRCUIT TO 4"X4"X 2 1/8" DP. JUNCTION BOX WITH TWO 20A DUPLEX RECEPTACLES WITHIN 6'-0" OF SIDE OR FRONT CONNECTING PLATE. BOTTOM CONNECTION MUST BE COMPENSATED ACCORDINGLY. (ALL BY ELECTRICAL CONTRACTOR).
5. THE UNIT IS SHIPPED WITH A SIX FOOT CORD AND A STANDARD PLUG.
6. 3/4" METAL CONDUIT FROM VIDEO CONTROL CABINET, JB-13, TO 4"X4"X 2 1/8" DEEP JUNCTION BOX WITH BLANK COVER. MOUNT J-BOX 60" AFF. IN ADDITION TO TYPE C CABLE, INSTALL "TEXT INSERTION" CABLE FURNISHED BY THE SECURITY VENDOR.

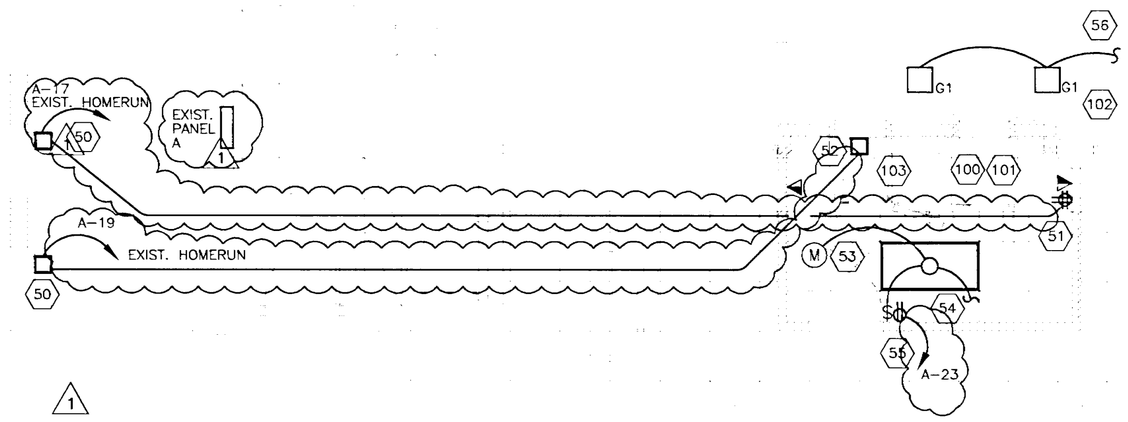
FOR INTERBOLD DESK TOP MODEMS (PRO. NO. 900-49-000-B AND C) AND OTHERS – NO CONDUIT REQUIRED FOR DATA LINE CABLE. MODEM MUST BE INSTALLED WITHIN 42'-0" CABLE RUN OF THE UNIT.

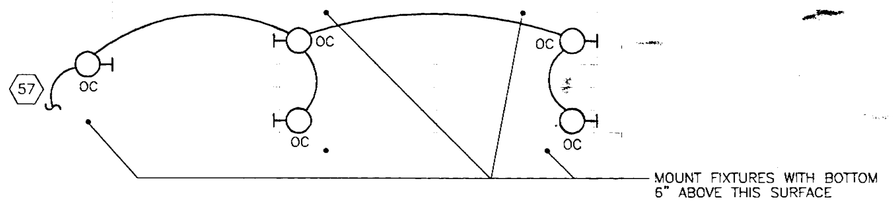
DATA CABLE MUST BE AT LEAST 2' FROM ANY A.C. POWER CABLE.

INTERBOLD DESK TOP MODEMS MUST BE WITHIN 6'-0 OF A STANDARD, SINGLE PHASE, THREE-WIRE OUTLET.

IF EQUIPPED WITH 100-457 IBM LOOP COMMUNICATIONS ADAPTER, ELECTRICAL CONTRACTOR TO PROVIDE CABLES LONG ENOUGH TO ENTER UNIT AND REACH TO ELECTRONICS SECTION MINIMUN 5'-0".

3 / E1.0 ATM ELEVATION
SCALE: NTS





NORTH

ELECTRICAL - PARTIAL FLOOR PLAN

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

PANEL SCHEDULE

PANEL: A LOCATION: EXISTING VOLTS: 208Y/120 PHASE: 3 WIRE: 4 HERTZ: 60
M.BREAKER: MLO MAIN AIC: --- BR.AIC: 22,000 ENCL:NEMA 1 MTG.: SURFACE

EXISTING 100 AMP PANEL, GROUND BAR

	DESCRIP. OF LOAD SERVED	BRANCH W	BRANCH C	BREAKER A	BREAKER P	VA/PHASE A	VA/PHASE B	VA/PHASE C	CKT NO.	CKT NO.	VA/PHASE A	VA/PHASE B	VA/PHASE C	BREAKER A	BREAKER P	BRANCH W	BRANCH C	DESCRIP. OF LOAD SERVED	
E	ROOM 103	E	E	20	1	900			1	2	1,400			20	1	E	E	ROOM 102	E
E	ROOM 103	E	E	20	1		1,000		3	4		400		20	1	12	*	ROOM 102	E
E	ROOM 102	E	E	20	1			1,000	5	6			1,200	20	1	E	E	ROOM 101	E
E	ROOM 102	E	E	20	1	1,000			7	8	1,000			20	1	E	E	ROOM 101	E
E	ROOM 102	E	E	20	1		640		9	10		800		20	1	E	E	ROOM 103	E
E	ROOM 103	E	E	20	1			660	11	12			720	20	1	E	E	ROOM 102	E
E	SIGN	E	E	20	1	800			13	14	800			20	1	E	E	SPARE	E
E	SIGN	E	E	20	1		800		15	16		200		20	1	E	E	EX FAN (EF-2)	E
E	ATM	12	*	20	1			500	17	18			1,200	20	1	E	E	NIGHT LIGHT	E
E	AHD	12	*	20	1	360			19	20	1,030			20	1	12	*	EXTERIOR	E
E	ROOM 102	E	E	20	1		720		21	22		1,200		20	1	E	E	EXTERIOR	
N	REC	12	*	20	1			180	23	24			300	20	1	E	E	SPRINKLER CONT.	E
E	SPARE			20	1				25	26	800			20	2	E	E	PARKING LTS.	E
E	SPARE			20	1				27	28		800		--	--	--	--	---	E
E	SPARE			20	1				29	30								SPACE	
	SPACE								31	32								SPACE	
	SPACE								33	34								SPACE	
	SPACE								35	36								SPACE	
	SPACE								37	38								SPACE	
	SPACE								39	40								SPACE	
	SPACE								41	42								SPACE	
	TOTAL VA/PHASE					3,060	3,160	2,340			5,030	3,400	3,420	TOTAL VA/PHASE					

NOTES:
1. AIC RATINGS ARE MINIMUM SYMMETRICAL AMOUNTS
2. * INDICATES: SIZED TO NEC
3. "E" INDICATES: EXISTING
4. "N" INDICATES: NEW
5. CONNECTED KVA = 20.410
6. DEMAND KVA = 20.410

Notes:

Revisions:
1 12-12-07 PERMIT COMMENTS

Seal:

Consultants:

ARCHITECTURAL ENGINEERING INCORPORATED
3442 EAST LAKE ROAD, PALM HARBOR, FL 34685
CONSULTING ENGINEERS: (727) 784-1472
CERTIFICATE OF AUTHORIZATION: FL 3886
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Miami, Florida 33145
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Fax (305) 858-5850
ELEMENTS State License #AA0003031

WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date 10/12/07

E-1.0

07-080/07141

Drawing Title/Scale/Drawn by KEE

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

B0800693

1901 ALTON RD.

OFFICE COPY.

rm 1/9/08

1/8/8

01/08/08

01/09/08

1/8/08

01/08/08

ENW 01/09/2008

01/09/08

rm 1/9/08

PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7028

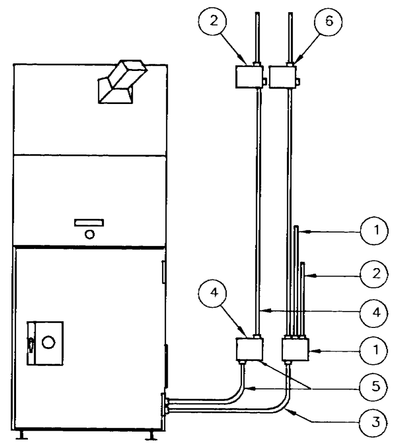
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

Permit Requirements: Proof of existing sidewalk swale area conditions (pictures) and or costing [illegible] (Public Works inspection [illegible] will be required prior to **final sign-off** on the C.O. [illegible] release of bonds.)

EXL — 01-09-2008

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



REAR VIEW

GENERAL NOTES:

1. JUNCTION BOXES MUST BE LOCATED WITHIN 6' 0" OF CONNECTING PLATE. (LENGTH OF ELECTRIC POWER CABLE PROVIDED WITH UNIT.) LOCATE TO SUIT BUILDING CONDITIONS.
2. BOXES CAN BE FLUSH MOUNTED WITH CONCEALED CONDUIT FOR NEW CONSTRUCTION OR BOXES CAN BE SURFACE MOUNTED WITH EXPOSED CONDUIT FOR EXISTING CONSTRUCTION.

KEY NOTES:

(1) 1" METAL CONDUIT FROM ALARM CONTROL CABINET TO 4"X4"X2 1/8" DEEP JUNCTION BOX (ALL BY ELECTRICAL CONTRACTOR) INTERBOLD TO PROVIDE FLAT COVER WITH TAMPER SWITCH.

(2) JUNCTION BOX FOR POWER TO ATM LOGO. PROVIDE FLEXIBLE CONNECTION TO SIGN.

(3) E.C. TO RUN 3/4" LIQUID TIGHT FLEX METAL CONDUIT TO CONNECTING PLATE.

(4) 3/4" METAL CONDUIT AND ONE UNSWITCHED ELECTRICAL CIRCUIT TO 4"X4"X 2 1/8" DP. JUNCTION BOX WITH TWO 20A DUPLEX RECEPTACLES WITHIN 5'-0" OF SIDE OR FRONT CONNECTING PLATE. BOTTOM CONNECTION MUST BE COMPENSATED ACCORDINGLY. (ALL BY ELECTRICAL CONTRACTOR).

(5) THE UNIT IS SHIPPED WITH A SIX FOOT CORD AND A STANDARD PLUG.

(6) 3/4" METAL CONDUIT FROM VIDEO CONTROL CABINET, JB-13, TO 4"X4"X 2 1/8" DEEP JUNCTION BOX WITH BLANK COVER. MOUNT J-BOX 60" AFF. IN ADDITION TO TYPE C CABLE. INSTALL "TEXT INSERTION" CABLE FURNISHED BY THE SECURITY VENDOR.

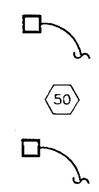
FOR INTERBOLD DESK TOP MODEMS (PRO. NO. 900-49-000-B AND C) AND OTHERS - NO CONDUIT REQUIRED FOR DATA LINE CABLE. MODEM MUST BE INSTALLED WITHIN 42"-0" CABLE RUN OF THE UNIT.

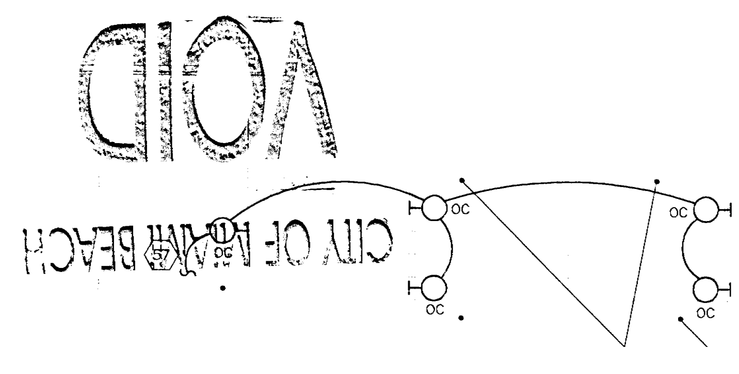
DATA CABLE MUST BE AT LEAST 2' FROM ANY A.C. POWER CABLE.

INTERBOLD DESK TOP MODEMS MUST BE WITHIN 6'-0 OF A STANDARD, SINGLE PHASE, THREE-WIRE OUTLET.

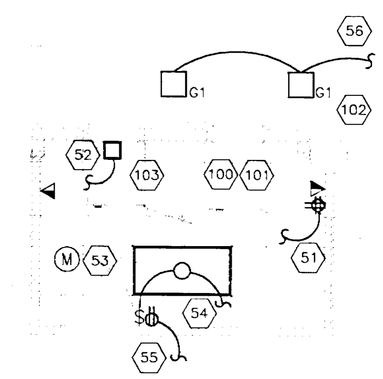
IF EQUIPPED WITH 100-457 IBM LOOP COMMUNICATIONS ADAPTER, ELECTRICAL CONTRACTOR TO PROVIDE CABLES LONG ENOUGH TO ENTER UNIT AND REACH TO ELECTRONICS SECTION MINIMUN 5'-0".

3 / E1.0 **ATM ELEVATION**
SCALE: NTS





MOUNT FIXTURES WITH BOTTOM 6" ABOVE THIS SURFACE



NORTH

ELECTRICAL - PARTIAL FLOOR PLAN

SCALE: 1/4" = 1' 0"

Notes:

Revisions:

Seal:

10/12/07

Consultants:

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Fax (305) 858-5850

ELEMENTS State License #AA0002341

WACHOVIA

ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH, FLORIDA

Drawing No./Date 10/12/07

E-1.0

07-080/07141

Drawing Title/Scale/Drawn by WEE

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

WACHOVIA
ALTON ROAD BRANCH
1901 ALTON ROAD
MIAMI BEACH
Folio # 02 3234 001 0030

PROCESS # B0800593

PERMITS PROCESSED
Complete Permit Service
ROBERT AQUILINO
CELLULAR
786-402-5060

P.O. Box 161978
Miami, FL 33116

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

11/20/07

11/30/07

Derm Number 2007-1109-1352-0777
Contact Name MR ROBERT AQUILINO
Contact Phone (786)402-5060
Folio 02-3234-001-0030
Project Name INTERIOR REMODELING
Date Received 11/09/2007
Reviewer Name MIGUEL DE ARMAS

Yelp

RATIONAL ANALYSIS CALCULATIONS
For
Building Department Comments

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

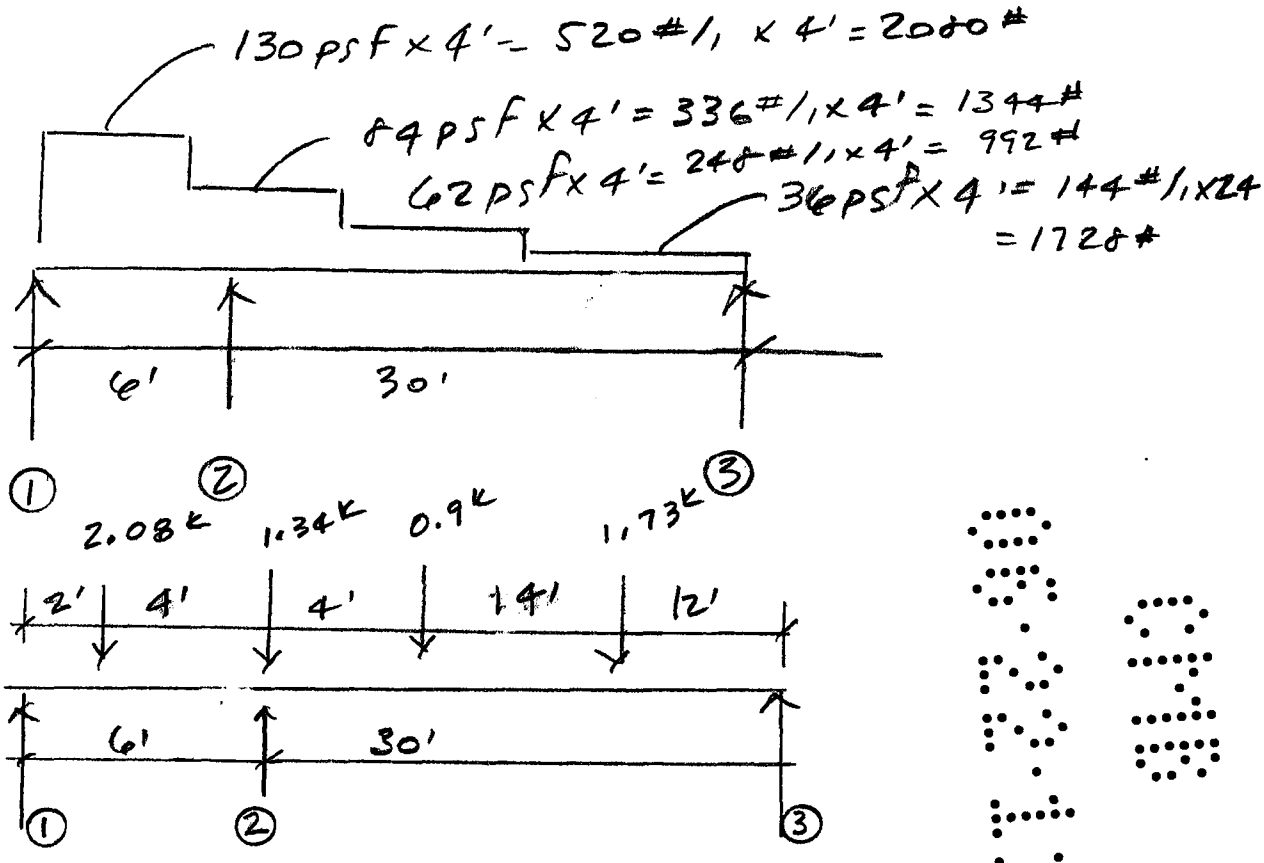
Date: 05-30-2011

PAGE #1 -3

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

5/30/11
PAGES 1-3

Alex Kondrat & Associates, Inc. Structural Engineers P.E. No. 58086, C.A. No.9717 Tel: (305) 387-5770 Fax: (305) 387-5769 Miami, Florida	JOB: WACHOVIA ALTON RD MIAMI BEACH SHEET NO. 1 OF 3 CALCULATED BY: AK DATE: 5/30/11 SCALE: NTS



REACTION ① = 2.08 k 4/6 = 1.39 k

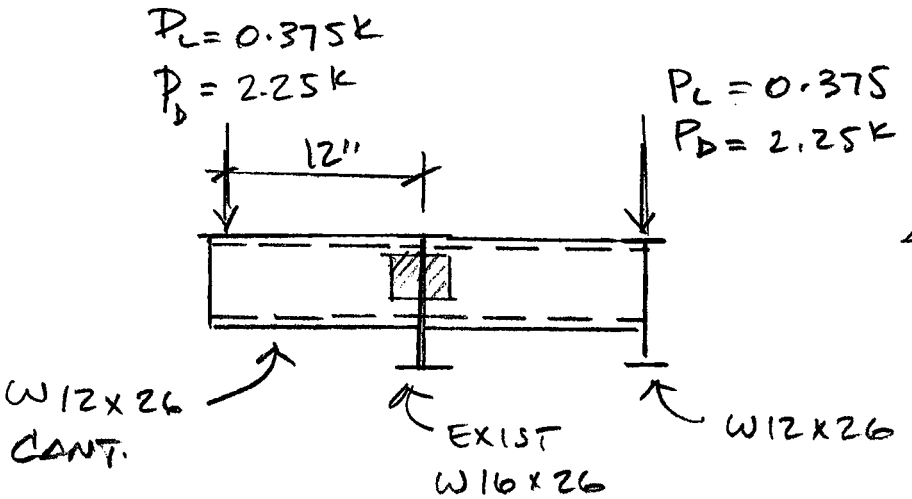
REACTION ② = 2.08 k (2/6) + 1.34 k + (1.73 k (12') + 0.9 k (28')/30')

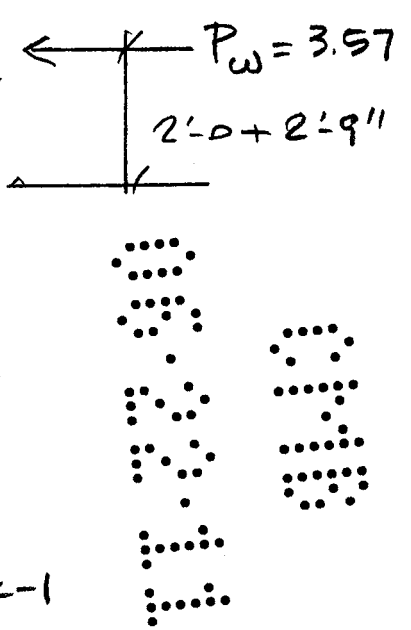
REACTION ② = 0.7 k + 1.34 k + 1.53 k = 3.57 k

REACTION ③ = 0.9 k (4') + 1.73 k (18')/30 = 1.16 k

5/30/11

Alex Kondrat & Associates, Inc. Structural Engineers P.E. No. 58086, C.A. No.9717 Tel: (305) 387-5770 Fax: (305) 387-5769 Miami, Florida	JOB: WACHOVIA ALTON RD MIAMI BEACH SHEET NO. 2 OF 3 CALCULATED BY: AK DATE: 5/30/11 SCALE: NTS





$M_W = 3.57^k(4.75^k) = 17^{k-1}$

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

$\Sigma M = 19.6^{k-1}$

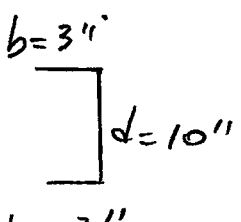
CHECK W12x26 FOR BENDING

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

CHECK CONNECTION (SHEAR + BENDING)

$$f = \sqrt{f_v^2 + f_b^2} \qquad f_v = \frac{P}{2Lt_e} = \frac{2.625^k}{(2)(10)(0.176)} = 373 psi$$

(x2)



$$f_b = \frac{M}{S} = \frac{19.6(12)}{(2)(bd + d^2/6)} = \frac{235^{k-11}}{(2)(3 \times 10 + \frac{10^2}{6})}$$

$= 2517 psi$

5/30/11

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Miami, Florida

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

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

$F_{all} = 0.3\,F_U = 0.3(70\text{ ksi})$ E70XX

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

5/30/11

RATIONAL ANALYSIS CALCULATIONS

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

Date: 03-07-2011

PAGE #1 -12

ALEX KONDRAT & ASSOCIATES, INC.
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MIAMI, FLORIDA 33186

PAGES 1-12
3/7/11

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

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

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

Pages 1-12
3/7/11

MECAWind Version 2.0.2.8 per ASCE 7-05

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

Date	: 3/9/2011	Project No.	: CA# 9717
Company Name	: Alex Kondrat & Associates, Inc	Designed By	: AK PE#58086
Address	: 13311 SW 103 ter	Description	: Bridge
City	: Miami	Customer Name	: Wachovia
State	: Florida	Proj Location	: Alton Road, miami beach

File Location: C:\Projects\BGA\wachovia alton rd\calcs\WACHOVIA BRIDGE.wnd

User Input Data:

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

Main Wind Force Resisting System(MWFRS)

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

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

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

Case A & Case B

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

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

2) Force Coefficients for solid signs with openings shall be multiplied by Rd

3) Case C only applies when Bs >= 2

Case C

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

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

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

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

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

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

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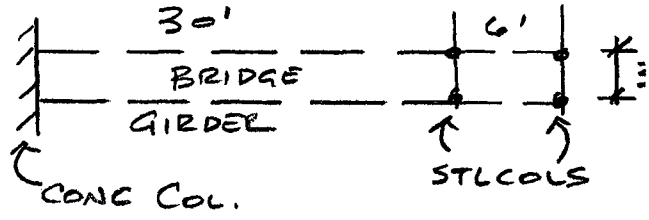
Miami, Florida

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

WACHOVIA ALTON ROAD

- DERIVE LOADS ON BRIDGE

GRAVITY = D.L - 15 psf
L.L - 30 psf



LOAD ON EA GIRDER

L = 30 psf x 3'-0/2 = 45 PLF, D - 15psf x 2 x 3'-0/2 = 45 PLF (TOP + BOTTOM OF GIRDER)

WIND - 65.6 psf x 3'-0/2 = 98.4 PLF 10psf x 2 x 4'-0 = 80 PLF (SIDES OF GIRDER)

Σ D = 125 PLF
Σ L = 45 PLF

LOAD @ CONC COLUMN

G_D = 125 PLF x 30'/2 = 1875 # G_L = 45 PLF x 30'/2 = 675 #

U = 98.4 PLF x 30'/2 = 1476 #

G_{D+L} = 2550 #

LOAD @ STEEL COL'S

G_D = 125 psf x (30 + 6)/2 = 2250 #, G_D = 125 x 6'/2 = 375 #

U = 98.4 x (36/2) = 1771 #, U = 98.4 x 6'/2 = 295 #

G_L = 45 PLF (36/2) = 810 #, G_L = 45 x 6/2 = 135 #

G_{D+L} = 3060 # G_{D+L} = 510 #

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

Title :
Dsgnr:
Project Desc.:
Project Notes :

Job # 4

Printed: 9 MAR 2011, 12:27AM

Steel Beam

File: C:\Projects\BGA\wachovia alton rd\calcs\wachovia alton.ec6
ENERCALC, INC. 1983-2011, Ver: 6.2.00, N:24267
Lic. # : KW-06006846 Licensee : ALEX KONDRAT & ASSOCIATES INC

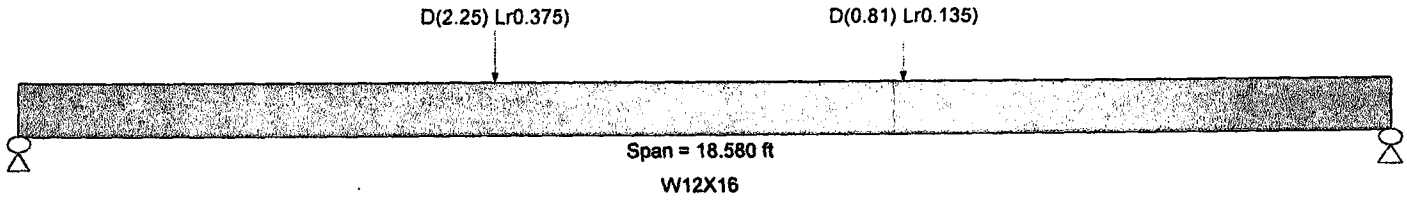
Description : W12X16

Material Properties

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

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

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



Applied Loads

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

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

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.385 : 1	Maximum Shear Stress Ratio =	0.058 : 1
Section used for this span	W12X16	Section used for this span	W12X16
Mu : Applied	13.897 k-ft	Vu : Applied	2.190 k
Mn / Omega : Allowable	36.108 k-ft	Vn/Omega : Allowable	68.016 k
Load Combination	+D+Lr+H	Load Combination	+D+Lr+H
Location of maximum on span	6.503ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward L+Lr+S Deflection	0.035 in	Ratio =	6362
Max Upward L+Lr+S Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	0.260 in	Ratio =	858
Max Upward Total Deflection	0.000 in	Ratio =	0 <360

Maximum Forces & Stresses for Load Combinations

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

Overall Maximum Deflections - Unfactored Loads

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

Vertical Reactions - Unfactored

Support notation : Far left is #1 Values in KIPS

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

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Job #

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Steel Beam

File: C:\Projects\BGA\wachovia alton rd\calcs\wachovia alton.ec6
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Lic. # : KW-06006846 Licensee : ALEX KONDRAT & ASSOCIATES INC

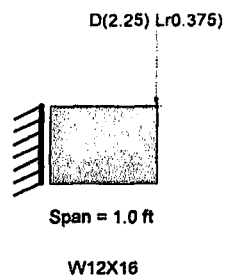
Description : W12X16 CANTILEVER

Material Properties

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

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

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



Applied Loads

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

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

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.073 : 1	Maximum Shear Stress Ratio =	0.069 : 1
Section used for this span	W12X16	Section used for this span	W12X16
Mu : Applied	2.633 k-ft	Vu : Applied	2.641 k
Mn / Omega : Allowable	36.108 k-ft	Vn/Omega : Allowable	38.016 k
Load Combination	+D+Lr+H	Load Combination	+D+Lr+H
Location of maximum on span	0.000ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward L+Lr+S Deflection	0.000 in	Ratio =	0 <360
Max Upward L+Lr+S Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	0.001 in	Ratio =	47482
Max Upward Total Deflection	0.000 in	Ratio =	0 <360

Maximum Forces & Stresses for Load Combinations

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

Overall Maximum Deflections - Unfactored Loads

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

Vertical Reactions - Unfactored

Support notation : Far left is #1 Values in KIPS

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

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SHEET NO.
CALCULATED BY:AK
DATE: 3/7/11
SCALE: NTS

LOADS ON EXIST W16x26 BEAM

EXIST ROOF L - 30psf x (11.33/2 + 2.5') = 245#/,
D - 15psf x (11.33/2 + 2.5') = 122#/,

FROM PREVIOUS CALCS

STEEL COLUMN LOADS
P_D - 2.25K, P_L - 0.375K
P_D - 0.81K, P_L - 0.135K
(SEE ENERCALC ANALYSIS)

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Steel Beam

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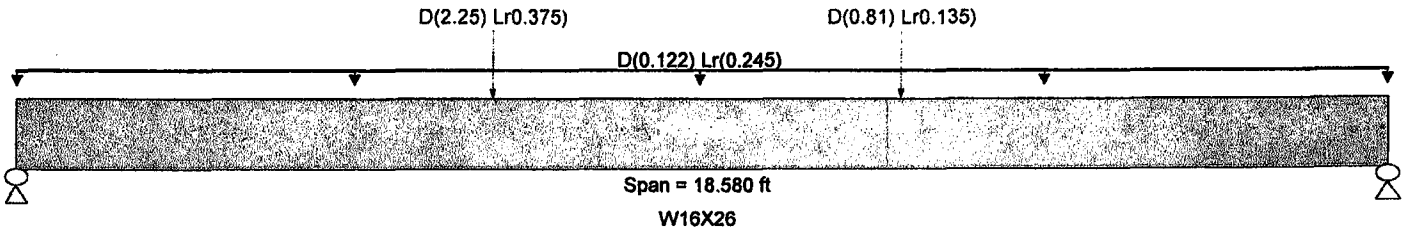
Description : W16x26 EXISTING

Material Properties

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

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

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



Applied Loads

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

Beam self weight calculated and added to loads
Load(s) for Span Number 1
Point Load : D = 2.250, Lr = 0.3750 k @ 6.50 ft
Point Load : D = 0.810, Lr = 0.1350 k @ 12.0 ft
Uniform Load : D = 0.1220, Lr = 0.2450 k/ft, Tributary Width = 1.0 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.366 : 1	Maximum Shear Stress Ratio =	0.101 : 1
Section used for this span	W16X26	Section used for this span	W16X26
Mu : Applied	29.038 k-ft	Vu : Applied	5.694 k
Mn / Omega : Allowable	79.401 k-ft	Vn/Omega : Allowable	56.520 k
Load Combination	+D+Lr+H	Load Combination	+D+Lr+H
Location of maximum on span	7.804ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward L+Lr+S Deflection	0.088 in	Ratio =	2538
Max Upward L+Lr+S Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	0.206 in	Ratio =	1084
Max Upward Total Deflection	0.000 in	Ratio =	0 <360

Maximum Forces & Stresses for Load Combinations

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

Overall Maximum Deflections - Unfactored Loads

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

Vertical Reactions - Unfactored

Support notation : Far left is #1 Values in KIPS

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

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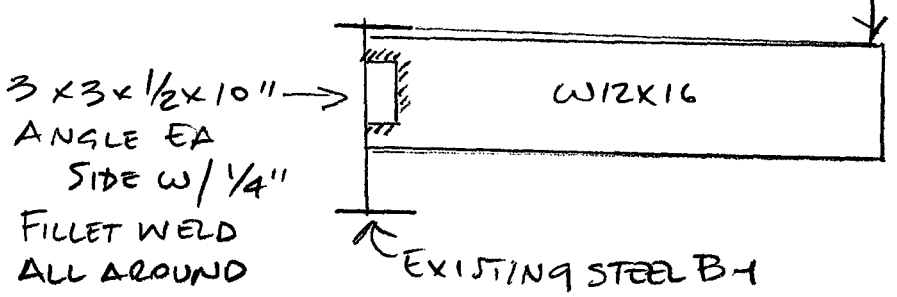
SHEET NO.
CALCULATED BY:AK
DATE: 3/7/11
SCALE: NTS

CHECK WELDED CONNECTION
@ W12X16 CANTILEVER

$P_D = 2.25^K$

$P_L = 0.375^K$



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

SHEAR STRESS $= f_v = \dfrac{P}{2Lt_e} = \dfrac{2.625^K}{(2)(10)(0.176)}$ ×2

$t_e = 0.707w$
$= 0.707(1/4)$
$= 0.176''$

$f_v = 373$ psi

BENDING STRESS

$f_b = \dfrac{M}{S}$ $\quad M = 2.625 \times 12'' = 31.5^K\text{-}''$

$S = bd + \dfrac{d^2}{6} = \left((3)(10) + \dfrac{(10)^2}{6}\right) \times 2$

$46.67 \times 2 = 93.3$

$93.3 \times 1/4'' = 23.3$ BASED ON UNITY

b = 3"
10" = d
b = 3"

$f_b = \dfrac{31.5}{23.3} = 1352$ psi

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

$R = 1402$ psi

$F_{ALLOWABLE} = 0.3 F_U = 0.3(70ksi)$
$F_A = 21$ ksi ≥ 1.4 ksi (OK)

70XX ELECTRODES

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SHEET NO.
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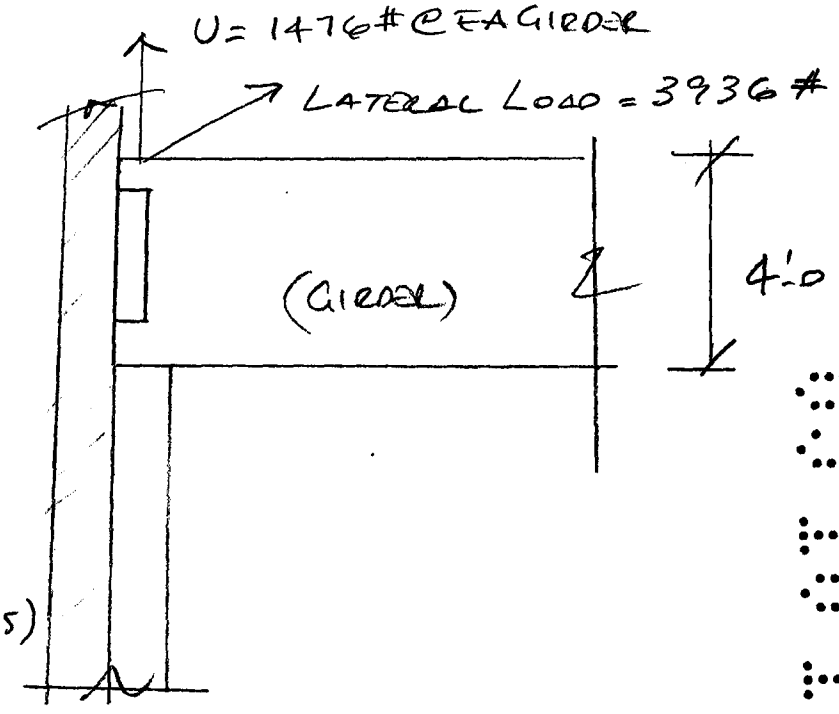
CHECK UPLIFT CONNECTION (STEEL GIRDER)

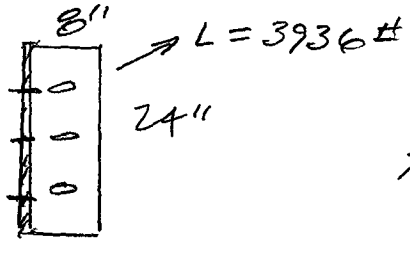


8 x 8 x 1/2" x 24"
W/(3) 3/4" ø POWER
WEDGE BOLT 5"
INTO 3000 psi
CONCRETE
NOA 05-0701.10
$V_{ALL} = 5400\#$
SPACING 12d = 12(0.75)
SPACING = 9"

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

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

CHECK ANGLE FOR BENDING



$M = 3936 \times 4'' = 15744\#\text{-}''$

$S = 8.36\,in^3$

$f_y = \frac{M}{S} = 1883\,psi \leq F_y = 36(0.75)$

$1883\,psi \leq 27\,ksi$ (ok)

Alex Kondrat & Associates, Inc. Structural Engineers P.E. No. 58086, C.A. No.9717 Tel: (305) 387-5770 Fax: (305) 387-5769 Miami, Florida	JOB: Wachovia Alton Road SHEET NO. CALCULATED BY:AK DATE: 3/7/11 SCALE: NTS

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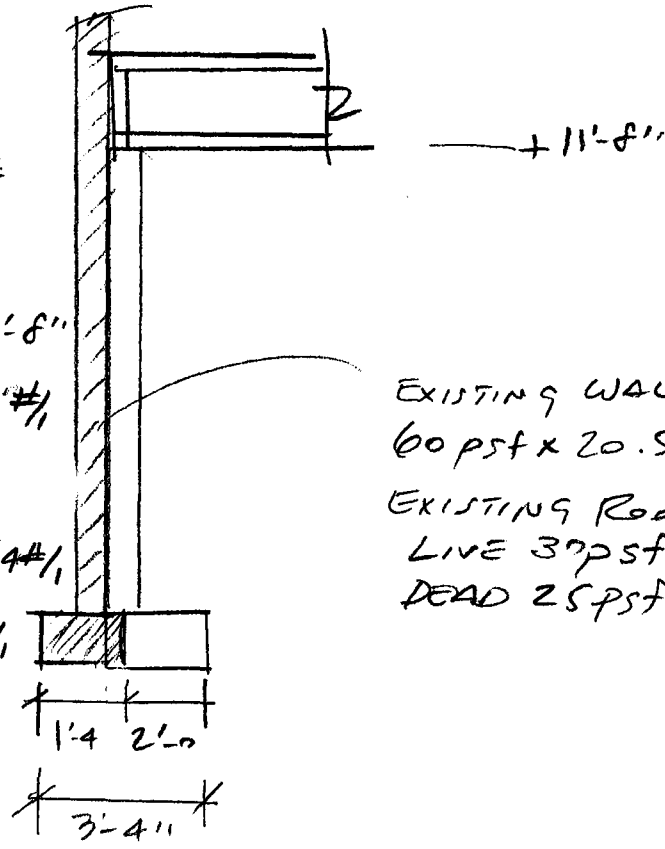
VERIFY LOAD ON NEW PAD FOOTING



LOAD FROM GIRDER

G = 1013# x 2 = 2026#

DEAD LOAD COL

P = 8 x 4'-6 x 150pcf x 11'-8"

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

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

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

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

$\Sigma L = 170$#/'

EXISTING WALL

60 psf x 20.5' = 1230#/'

EXISTING ROOF -

LIVE 30psf x 33'/2 = 495#/'

DEAD 25psf x 33'/2 = 413#/'

$\Sigma' D$ - 1643#/'

$\Sigma' L$ - 495#/'

TOTAL LOADING = D - 744 + 1643 = 2387#/'

L - 170 + 495 = 665#/'

(SEE ENVELOPE CALCULATION)

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Wall Footing

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

General Information

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

Material Properties

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

Analysis Settings

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

Soil Design Values

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

Increases based on footing Depth

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

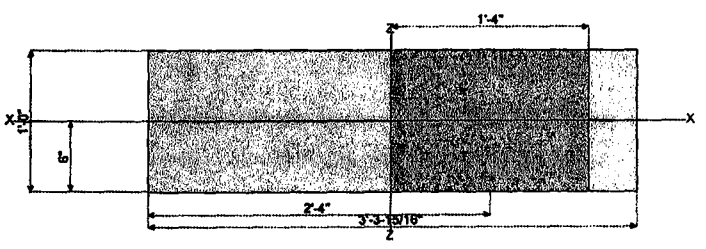
Increases based on footing Width

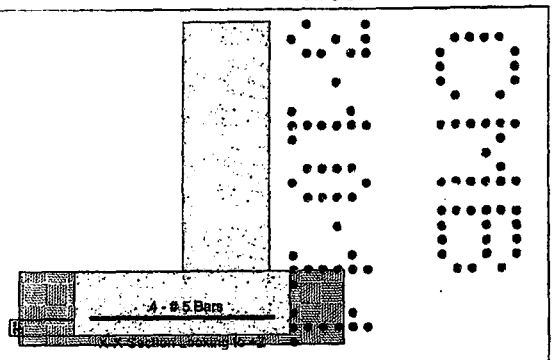
Allow. Pressure Increase per foot of width	=		ksf
when footing is wider than	=		ft

Dimensions

Footing Width	=	3.330 ft	Footing Thickness	=	12.0 in	Bars along X-X Axis	
Wall Thickness	=	16.0 in	Rebar Centerline to Edge of Concrete..			Bar spacing	= 12.00
Wall center offset			at Bottom of footing	=	3.0 in	Reinforcing Bar Size	= # 5
from center of footing	=	8 in					

Reinforcing





Applied Loads

		D	Lr	L	S	W	E	H	
P : Column Load	=	2.387		0.6650					k
OB : Overburden	=								ksf
V-x	=								k
M-zz	=								k-ft

Vx applied = in above top of footing

DESIGN SUMMARY

Design OK

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

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Wall Footing

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Lic. # : KW-06006846 Licensee : ALEX KONDRAT & ASSOCIATES INC

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

Detailed Results

Soil Bearing

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

Overturning Stability

Units : k-ft

Rotation Axis & Load Combination...	Overturning Moment	Resisting Moment	Stability Ratio	Status
Footing Has NO Overturning				

Sliding Stability

Force Application Axis Load Combination...	Sliding Force	Resisting Force	Sliding SafetyRatio	Status
Footing Has NO Sliding				

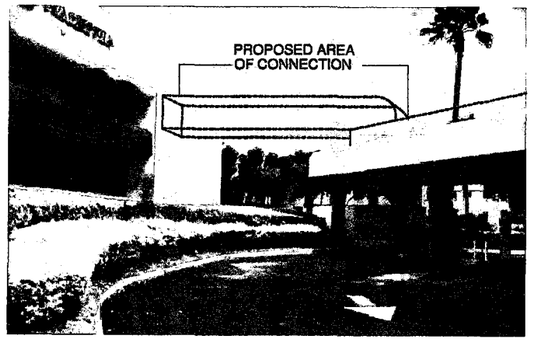
Footing Flexure

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

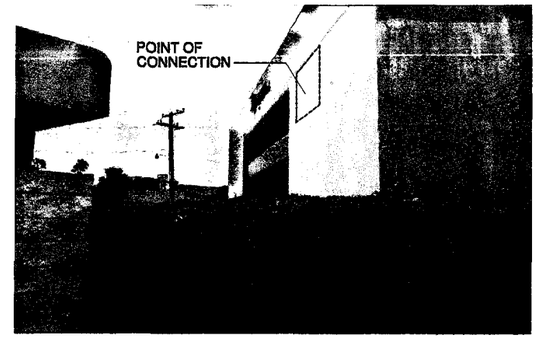
One Way Shear

Units : k

Load Combination...	Vu @ -X	Vu @ +X	Vu:Max	Phi Vn	Vu / Phi*Vn	Status
+1.40D	12.169 psi	0 psi	12.169 psi	82.158 psi	0.1481	OK
+1.20D+0.50Lr+1.60L+1.60H	13.189 psi	0 psi	13.189 psi	82.158 psi	0.1605	OK
+1.20D+1.60L+0.50S+1.60H	13.189 psi	0 psi	13.189 psi	82.158 psi	0.1605	OK
+1.20D+1.60Lr+0.50L	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50L+1.60S	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50Lr+0.50L+1.60W	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50L+0.50S+1.60W	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK
+1.20D+0.50L+0.20S+E	11.292 psi	0 psi	11.292 psi	82.158 psi	0.1374	OK



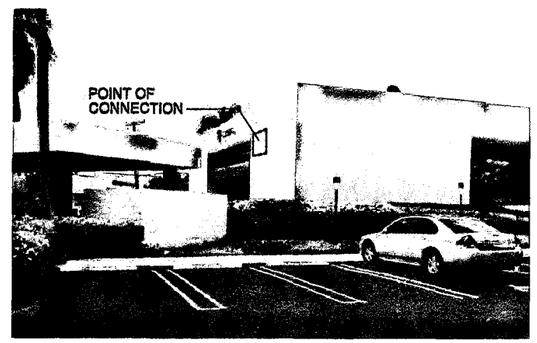
1 EXISTING SOUTH VIEW / PROPOSED CONNECTION



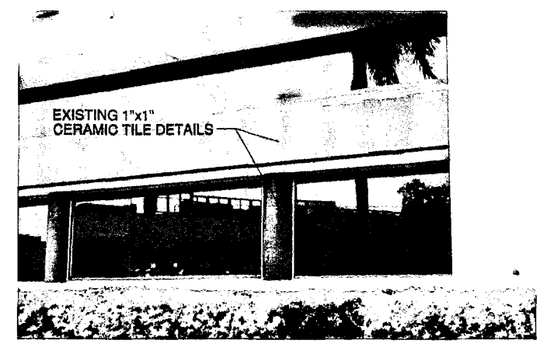
2 EXISTING NORTH VIEW

3 EXISTING SOUTH VIEW

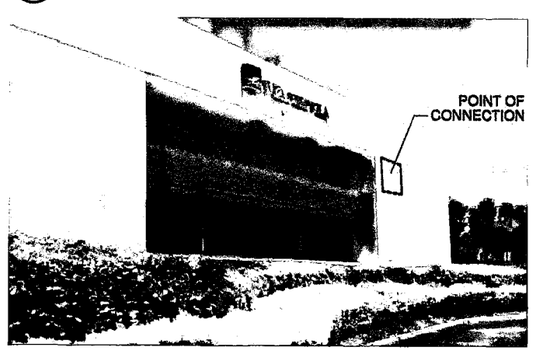
4 EXISTING WEST VIEW



5 EXISTING NORTH VIEW
VIEW FROM EXISTING PARKING AREA

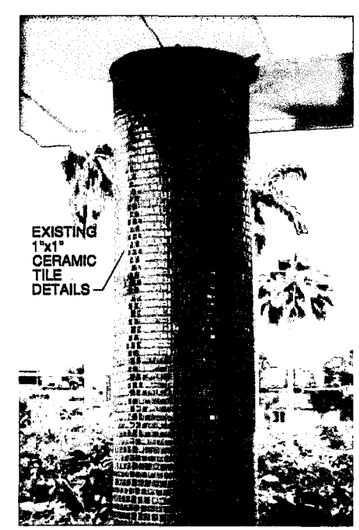


6 EXISTING EAST VIEW
OUTSIDE TELLERS AREA



7 EXISTING SOUTH VIEW

8 EXISTING TELLERS AREA INTERIOR VIEW



9 EXISTING COLUMN DETAIL

COLOR PHOTOGRAPHS OF EXISTING BUILDING / DRIVE-THRU CANOPY

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CONSULTANTS

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

03-09-11 B.D.C.
03-07-11 P.S.

MARK	DATE	DESCRIPTION
A.S.		AS-BUILT
P.I.P.		PERMIT AFTER PERMIT
B.D.C.		BUILDING DEPT. COMMENTS
C.O.		CONFIRMATION CHANGES
P.E.		PERMIT EXT.
P.D.		PLANNING DEVELOPMENT
P.H.		PUBLIC HEARING
S.P.R.		SITE PLAN REVIEW

PROJECT No. 2010EM557
DRAWN BY: A.V.
CHECKED BY: Angel Milanes

☐ LEOPOLDO BELLON, AIA (AR-0057737)
☐ ANGEL MILANES, AIA (AR-0015545)

SHEET TITLE
PHOTOS

A-5
SHEET OF

PNEUMATIC TUBES OVERHEAD CONNECTING BRIDGE
@ WACHOVIA DRIVE-THRU TELLER

1901 ALTON ROAD
MIAMI BEACH, FL.

NOTICE: In addition to the requirement of this permit there may be additional restrictions applicable to this property that may be found in the Public Records of Miami-Dade County, Florida, including but not limited to covenants, easements and restrictions.

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

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

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

Approved/Reviewed By: _____ Date: 04/28/11

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

INDEX OF DRAWINGS

ARCHITECTURE		STRUCTURE	
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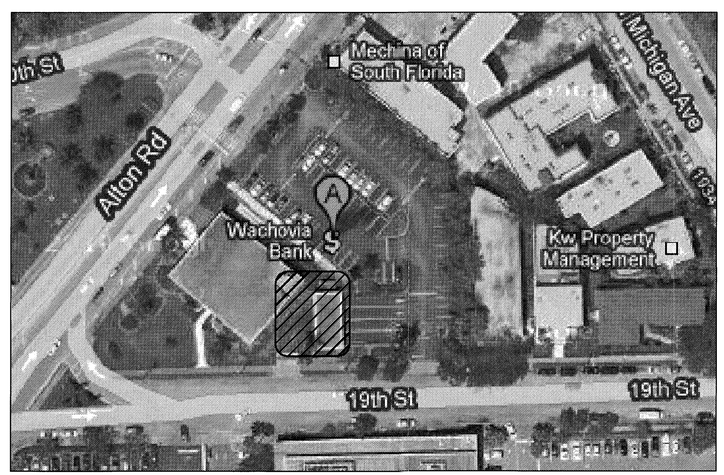
SP-1	EXISTING SITE PLAN	S-2	SECTIONS / DETAILS
A-1	ARCHITECTURAL GROUND FLOOR PLAN	S-3	SECTIONS / DETAILS
A-2	SECTIONS		
A-3	ELEVATIONS / DETAILS		
A-4	DETAILS		

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

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



2 LOCATION MAP
N.T.S.

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

BUILDING:	06/22/11
ZONING:	6-27-11
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	06/23/11
ELECTRICAL:	06/23/11 NA
MECHANICAL:	06/03/11
FIRE PREVENTION:	6/13/11
ENGINEERING:	03/18/11 06/07
PUBLIC WORKS:	04/25/11
STRUCTURAL:	06/22/11
ELEVATOR:	

PW-B. Durrall 4/3/11

MARK	DATE	DESCRIPTION
	06/22/11	
ASCT		REVISION AFTER PERMIT
B.D.P.		BUILDING DEPT. COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING
S.P.R.		SITE PLAN REVIEW

PROJECT No. 2010BM597

DRAWN BY: A.V.

CHECKED BY: Angel Milanes

SCOPE OF WORK:

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

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

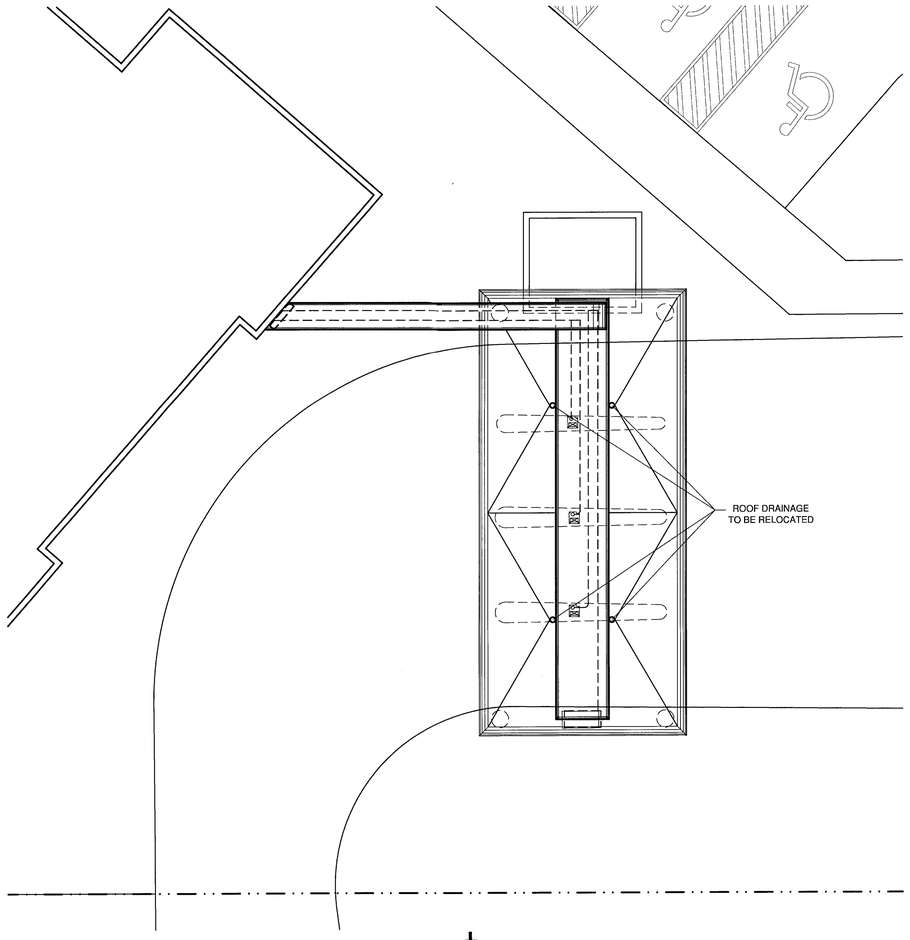
☐ LEOPOLDO BELLON, AIA (AR-008737)
☑ ANGEL MILANES, AIA (AR-0015845)

SHEET TITLE

COVER SHEET

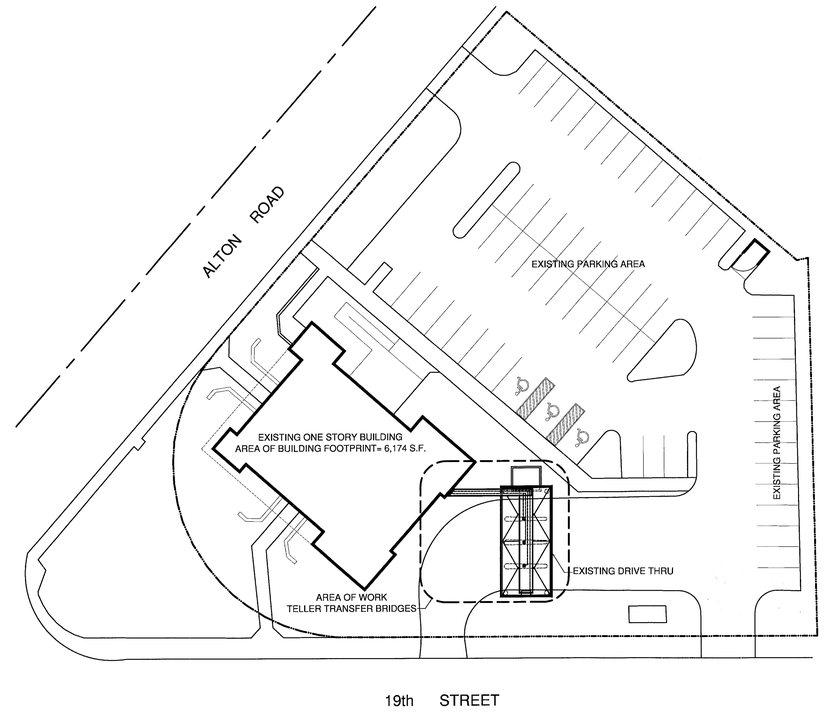
A-0

SHEET OF



1 TELLER TRANSFER BRIDGES

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



3 EXISTING SITE PLAN

SCALE: 1/32" = 1'-0"

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

3-7-11 R.S.

MARK	DATE	DESCRIPTION

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

PROJECT No. 2010BM597

DRAWN BY: A.V.

CHECKED BY: Angel Milanes

3-7-11

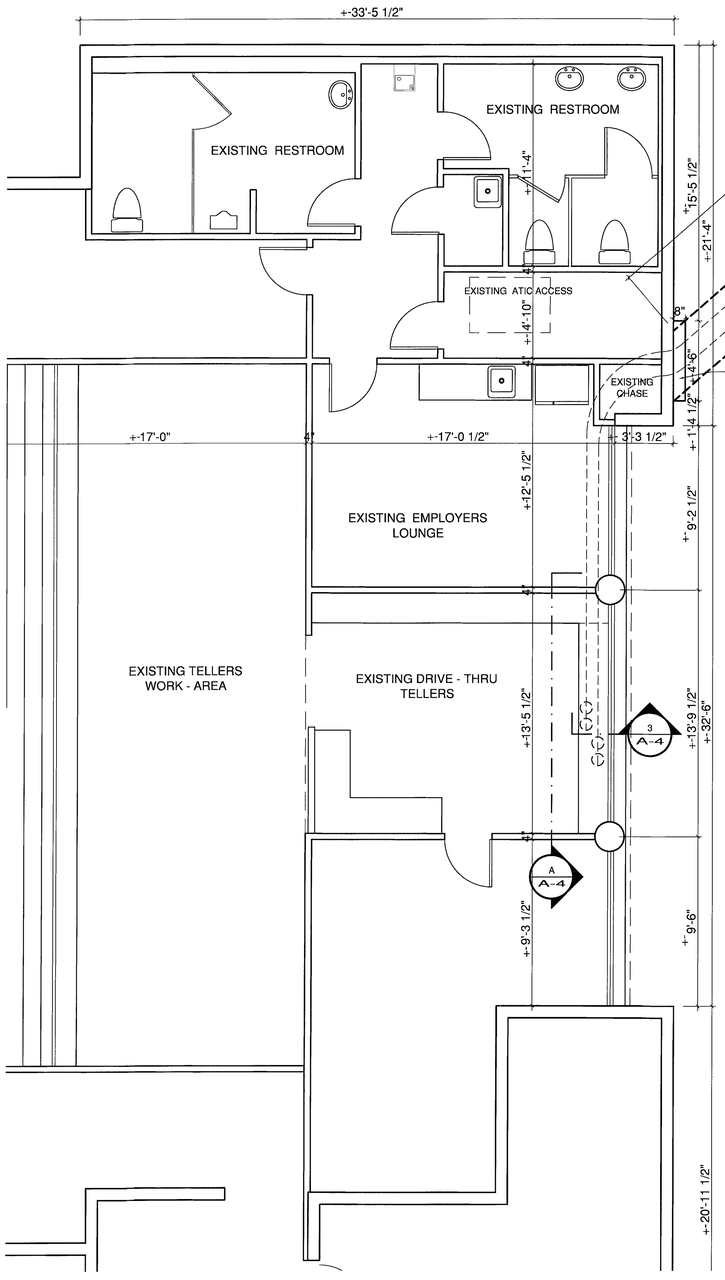
☐ LEOPOLDO BELLON, AIA (AR-0008737)
☑ ANGEL MILANES, AIA (AR-0015845)

SHEET TITLE

EXISTING SITE PLAN

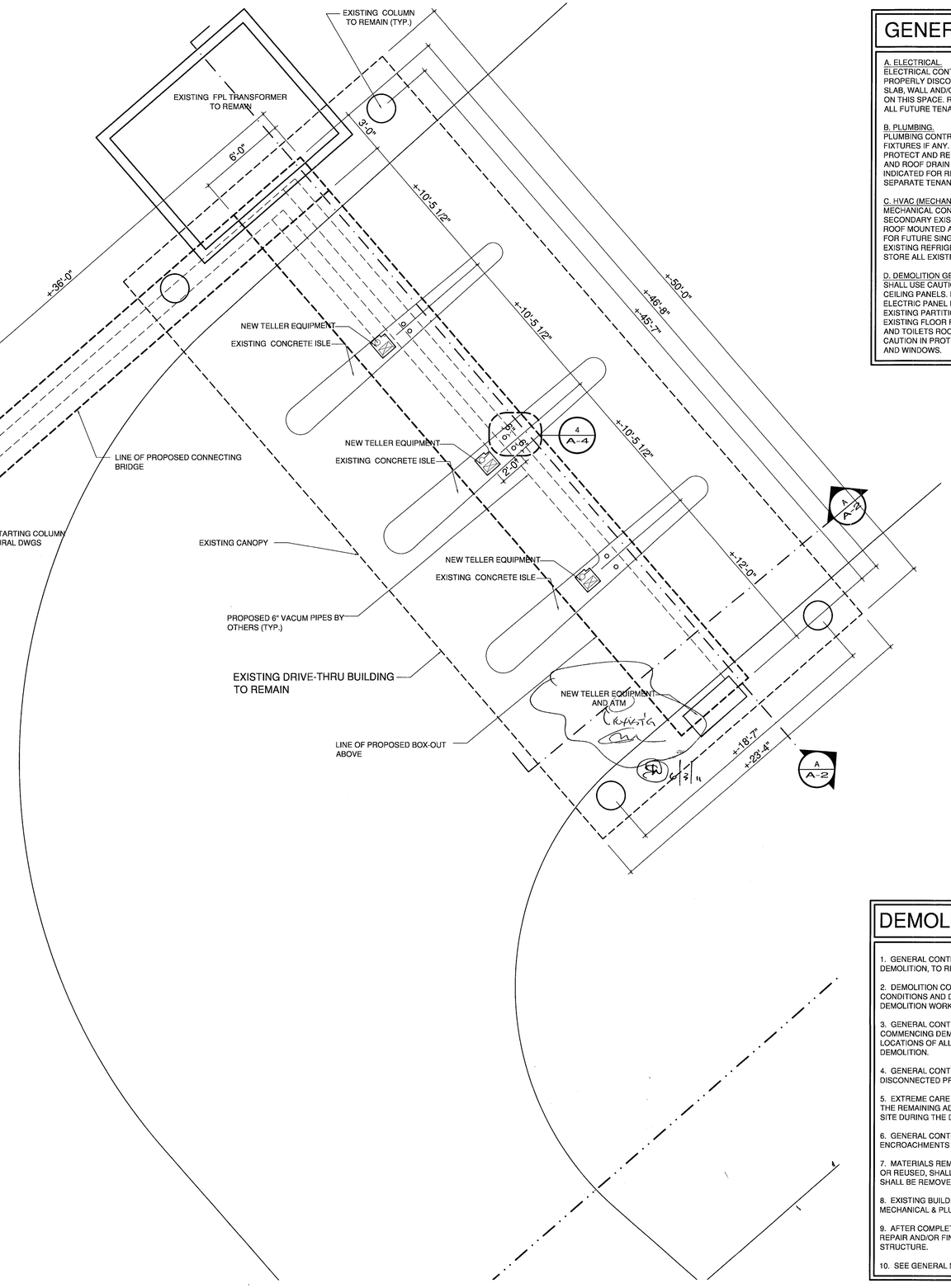
SP-1

SHEET OF



1 FLOOR PLAN

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



GENERAL NOTES

A. ELECTRICAL
ELECTRICAL CONTRACTOR TO VERIFY THAT UTILITIES TO BE REMOVED ARE PROPERLY DISCONNECTED PRIOR TO ANY DEMOLITION WORK. CAP OFF AT FLOOR SLAB, WALL AND/OR CEILING AND DISCONNECT ALL ELECTRIC SERVICE TO PANEL ON THIS SPACE. REMOVE ALL EXISTING CONDUITS AND/OR EXPOSED WIRING INSIDE ALL FUTURE TENANT SPACES

B. PLUMBING.
PLUMBING CONTRACTOR SHALL REMOVE ALL INDICATED PLUMBING PIPING AND FIXTURES IF ANY. PROTECT ALL OTHER EXISTING PLUMBING FIXTURES AND PIPING. PROTECT AND REROUTE (IF NECESSARY) ALL VENT PIPES, WATER SERVICE LINES AND ROOF DRAIN LINES CONNECTED TO OTHER LEVELS. PLUMBING FIXTURES INDICATED FOR REMOVAL SHALL BE SAFETY STORED FOR FUTURE RE-USED (UNDER SEPARATE TENANT IMPROVEMENT PERMIT)

C. HVAC (MECHANICAL)
MECHANICAL CONTRACTOR SHALL REMOVE ALL EXISTING A/C MAIN AND SECONDARY EXISTING DUCT WORK EXCEPT THOSE INDICATED IN CENTRAL AREA. ROOF MOUNTED AND CEILING MOUNTED A/C UNITS SHALL REMAIN AS INSTALLED FOR FUTURE SINGLE TENANT RE-USED (UNDER SEPARATE PERMIT). PROTECT ALL EXISTING REFRIGERANT LINES AND CONDESATE DRAIN LINES. REMOVE AND SAFETY STORE ALL EXISTING THERMOSTAT CONTROL DEVISES FOR FUTURE RE-USED

D. DEMOLITION GENERAL CONTRACTOR
SHALL USE CAUTION IN REMOVING ALL INDICATED WALLS, PARTITIONS, DOORS AND CEILING PANELS. DISCONNECT ALL ELECTRIC SERVICE TO THIS TENANT SPACE ELECTRIC PANEL PRIOR TO COMMENCING WORK. PROTECT FROM DAMAGE ALL EXISTING PARTITIONS, DOORS, WALLS AND WINDOWS INDICATED TO REMAIN. EXISTING FLOOR FINISH AT ELEVATOR LOBBY, CONNECTING COMMON HALLWAYS AND TOILETS ROOMS, SHALL BE PROTECTED FROM DAMAGE. USE EXTREME CAUTION IN PROTECTING ALL EXISTING GLASS AT PERIMETER STOREFRONT GLASS AND WINDOWS.

DEMOLITION NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION, TO REVEAL FULL SCOPE OF WORK.

2. DEMOLITION CONTRACTOR SHALL VISIT JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS. CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH ELECTRICAL AND MECHANICAL CONTRACTORS.

3. GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS PRIOR TO COMMENCING DEMOLITION WORK. GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO START OF PROPOSED DEMOLITION.

4. GENERAL CONTRACTOR TO MAKE SURE THAT ALL UTILITIES TO BE REMOVED DISCONNECTED PRIOR TO COMMENCEMENT OF PROPOSED DEMOLITION WORK.

5. EXTREME CARE MUST BE TAKEN TO NOT DISTURB THE STRUCTURAL INTEGRITY OF THE REMAINING ADJACENT STRUCTURE AND THE REMAINING PORTIONS OF THIS JOB SITE DURING THE DEMOLITION WORK.

6. GENERAL CONTRACTOR AND/OR DEMOLITION CONTRACTOR TO AVOID ENCROACHMENTS ONTO ADJACENT NEIGHBORS.

7. MATERIALS REMOVED UNDER THIS CONTRACT, WHICH ARE NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.

8. EXISTING BUILDING, FINISHES, EQUIPMENT, FURNITURE, AND ELECTRICAL, MECHANICAL & PLUMBING INSTALLATIONS TO REMAIN UNLESS OTHERWISE NOTED.

9. AFTER COMPLETION OF CONSTRUCTION, G.C. IS RESPONSIBLE FOR PATCHING, REPAIR AND/OR FINISH ANY ADJACENT OR AFFECTED AREAS OF EXISTING STRUCTURE.

10. SEE GENERAL NOTES.

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

3-7-11 P.S.

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

PROJECT No. 2010BM597

DRAWN BY: A.V.

CHECKED BY: Angel Milanes

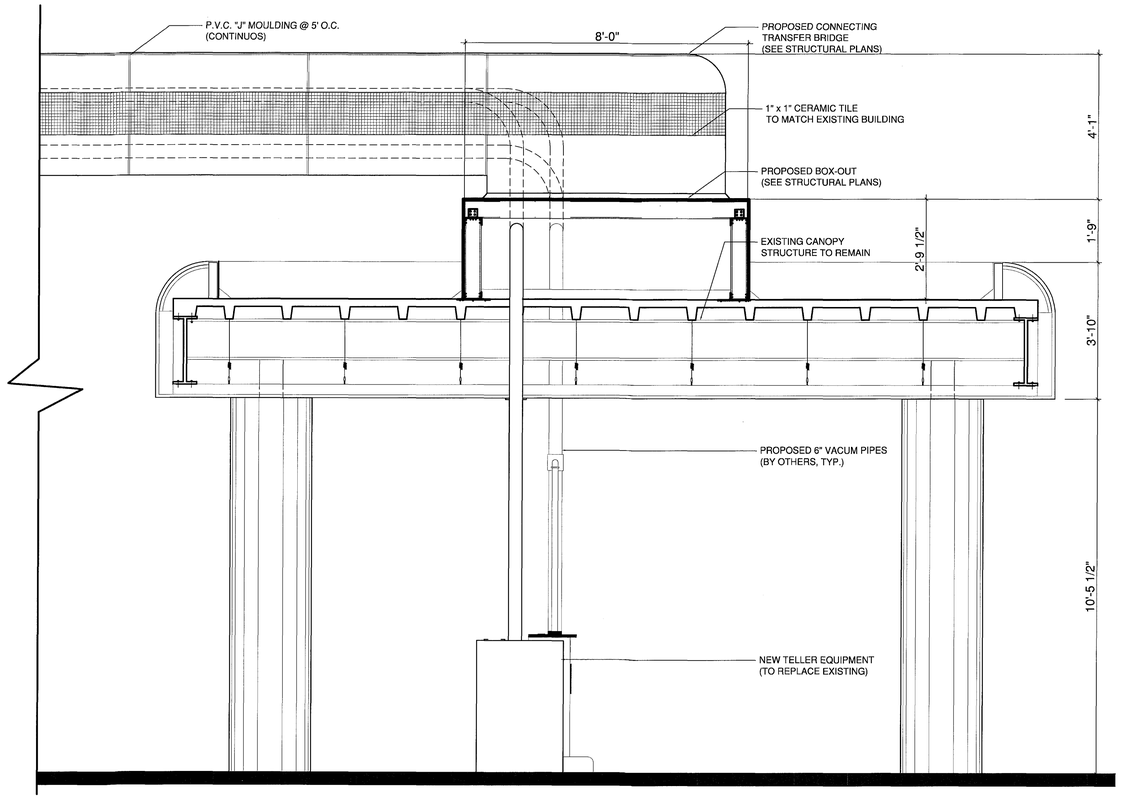
3-7-11

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

SHEET TITLE
FLOOR PLAN

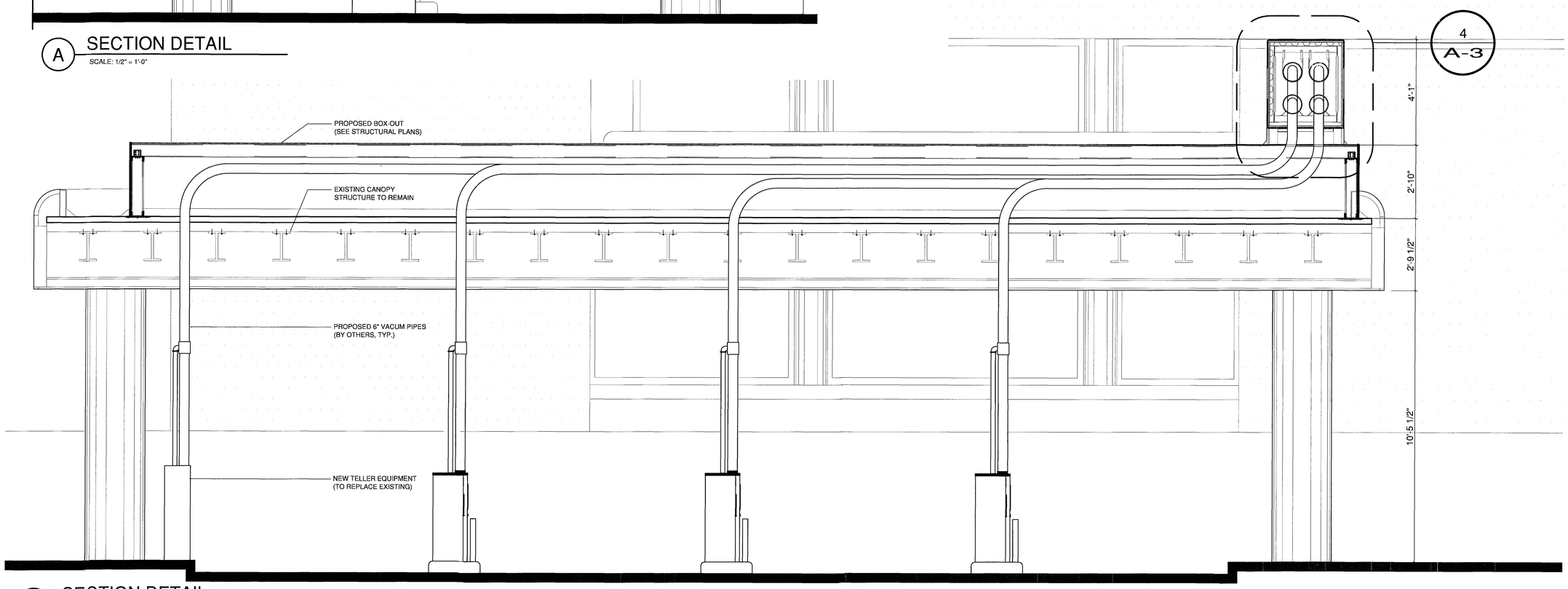
A-1

SHEET OF



A SECTION DETAIL

SCALE: 1/2" = 1'-0"



B SECTION DETAIL

SCALE: 1/2" = 1'-0"

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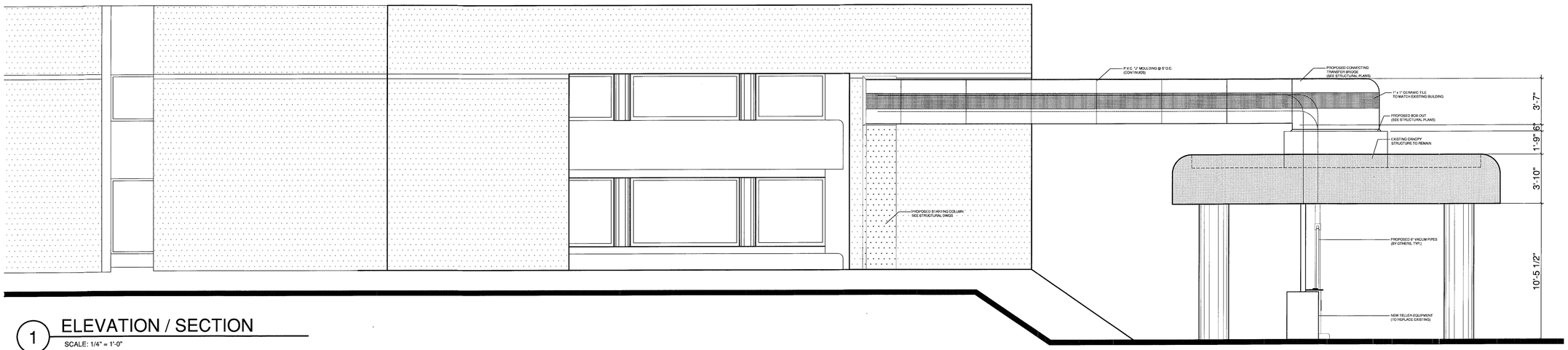
☑ ANGEL MILANES, AIA (AR-0015845)

SHEET TITLE

SECTIONS DETAILS

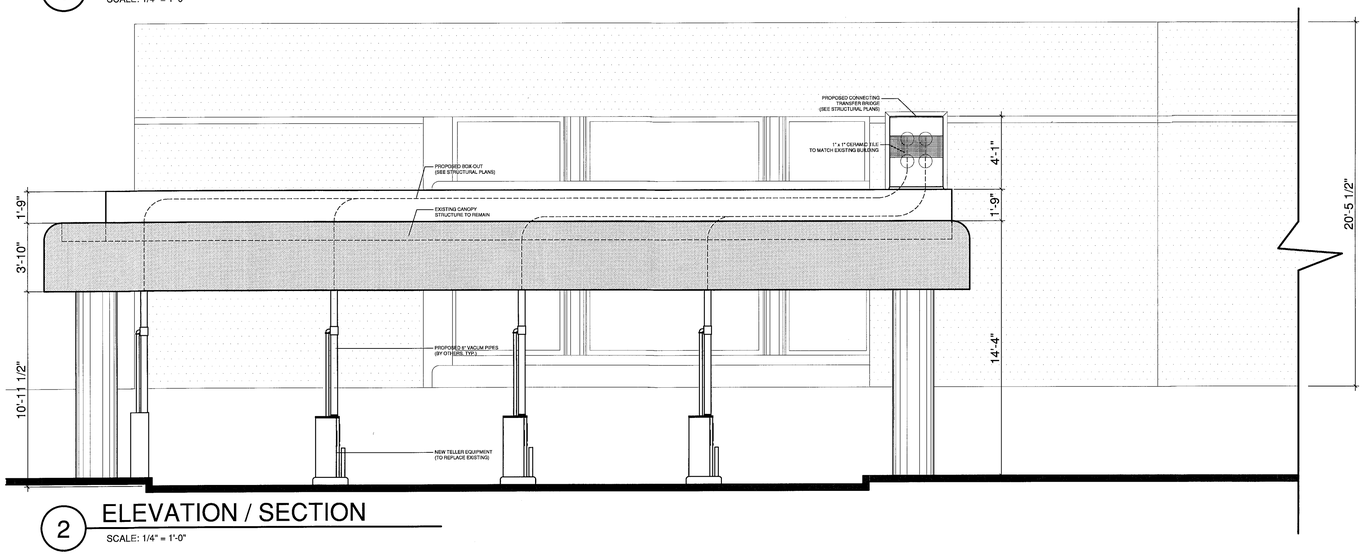
A-2

SHEET OF



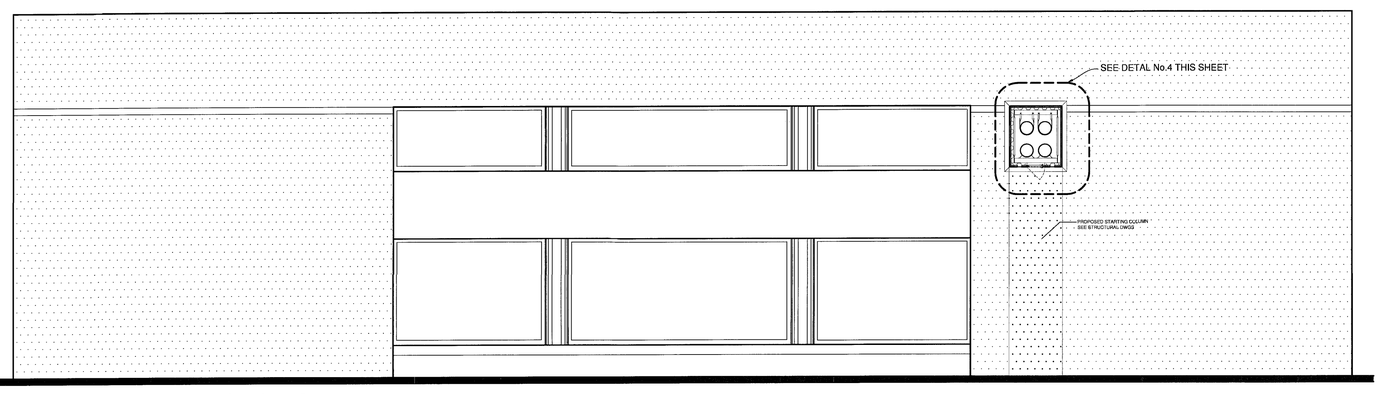
1 ELEVATION / SECTION

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



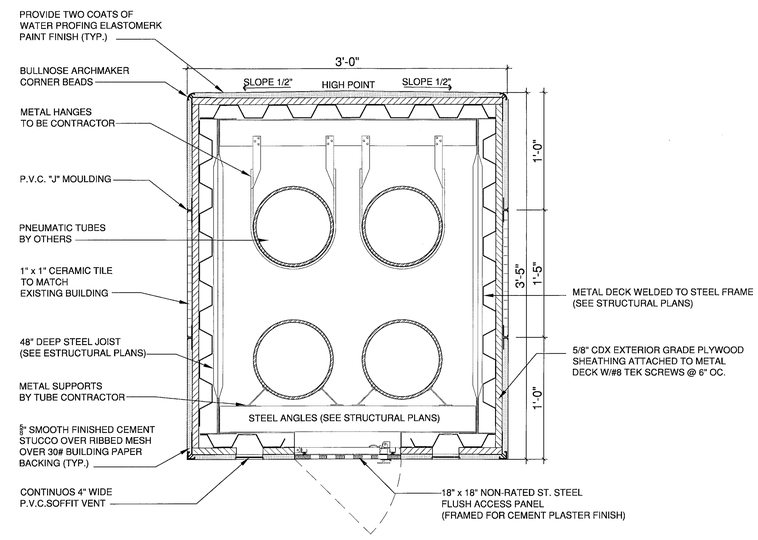
2 ELEVATION / SECTION

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



3 ELEVATION / SECTION

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



4 PROPOSED CONNECTING TRANSFER BRIDGE

SCALE: 1" = 1'-0"

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

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

3-7-11 P.S.

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A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT. COMMENTS
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S.P.R.		SITE PLAN REVIEW

PROJECT No. 2010BM597

DRAWN BY: A.V.

CHECKED BY: Angel Milanes

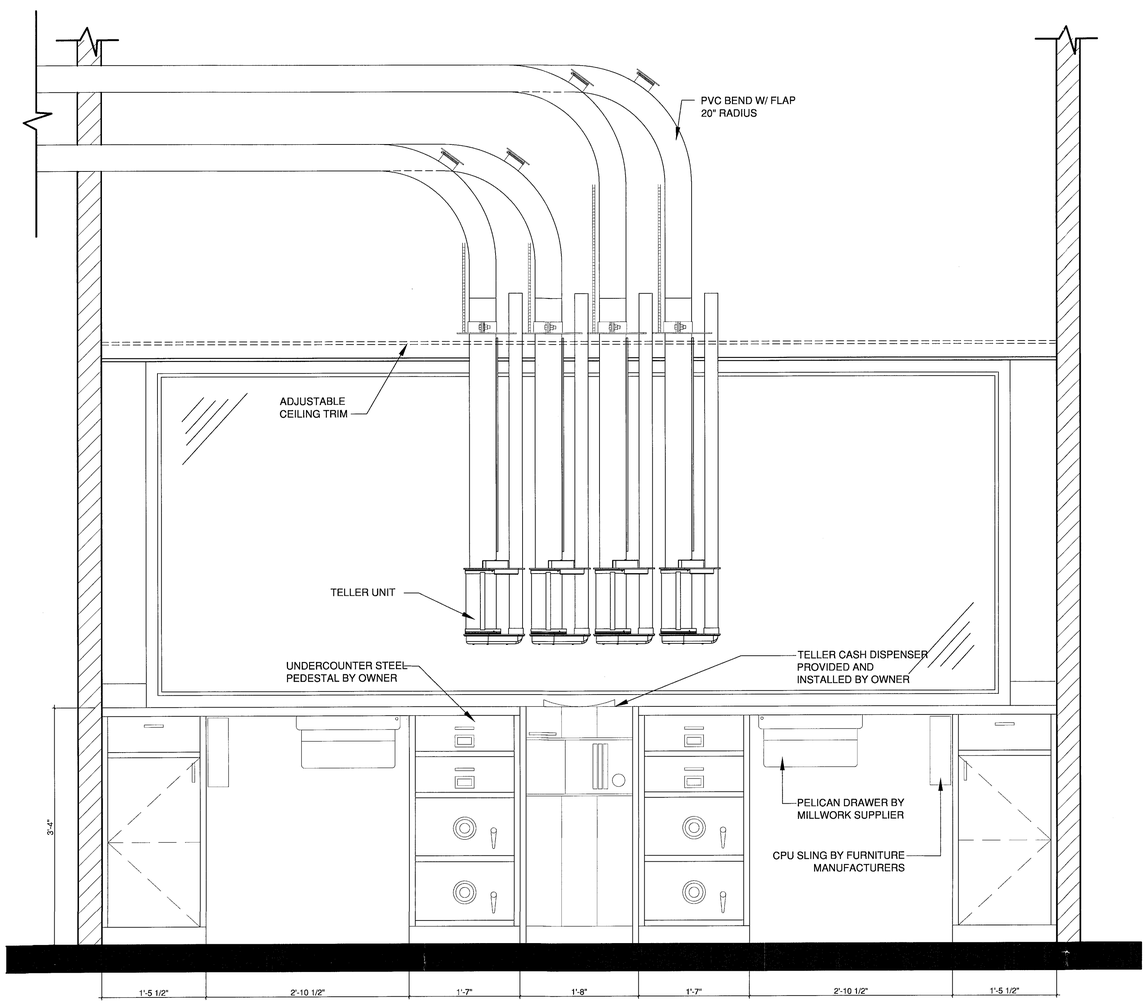
3-7-11

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

SHEET TITLE
DETAILS

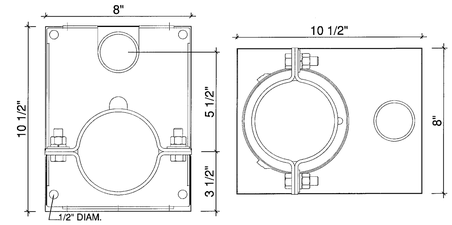
A-3

SHEET OF



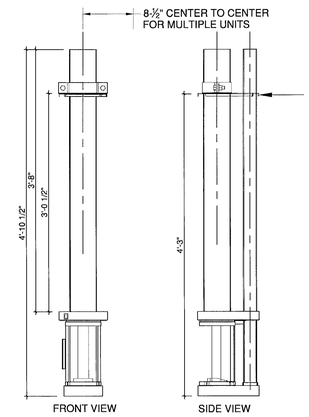
A INTERIOR ELEVATION DRIVE-UP TELLER WINDOW

SCALE: 1" = 1'-0"



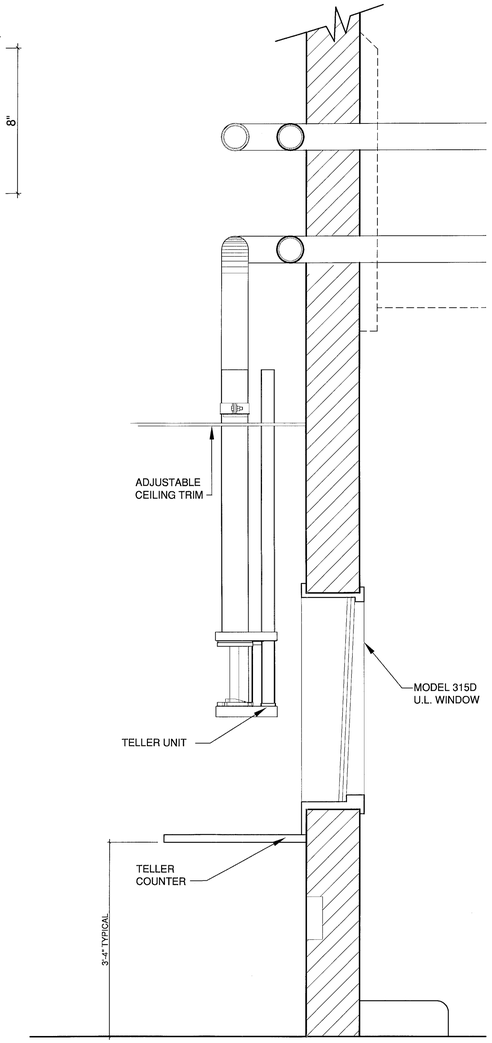
1 HANGER DETAIL

SCALE: 3" = 1'-0"



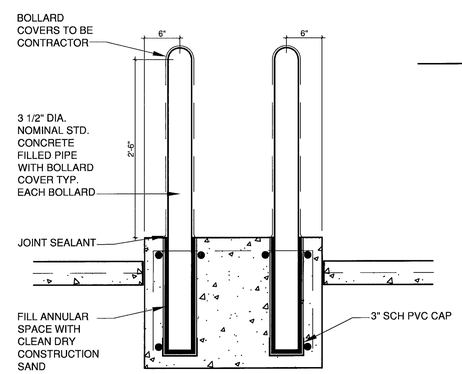
2 OVERHEAD TELLER STANDART DETAILS

SCALE: 1" = 1'-0"



3 INTERIOR TELLER SECTION DETAIL

SCALE: 1" = 1'-0"



4 BOLLARD DETAIL

SCALE: 1" = 1'-0"

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

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R.B. 3-7-11

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

PROJECT No. 2010BM597

DRAWN BY: A.V.

CHECKED BY: Angel Milanes

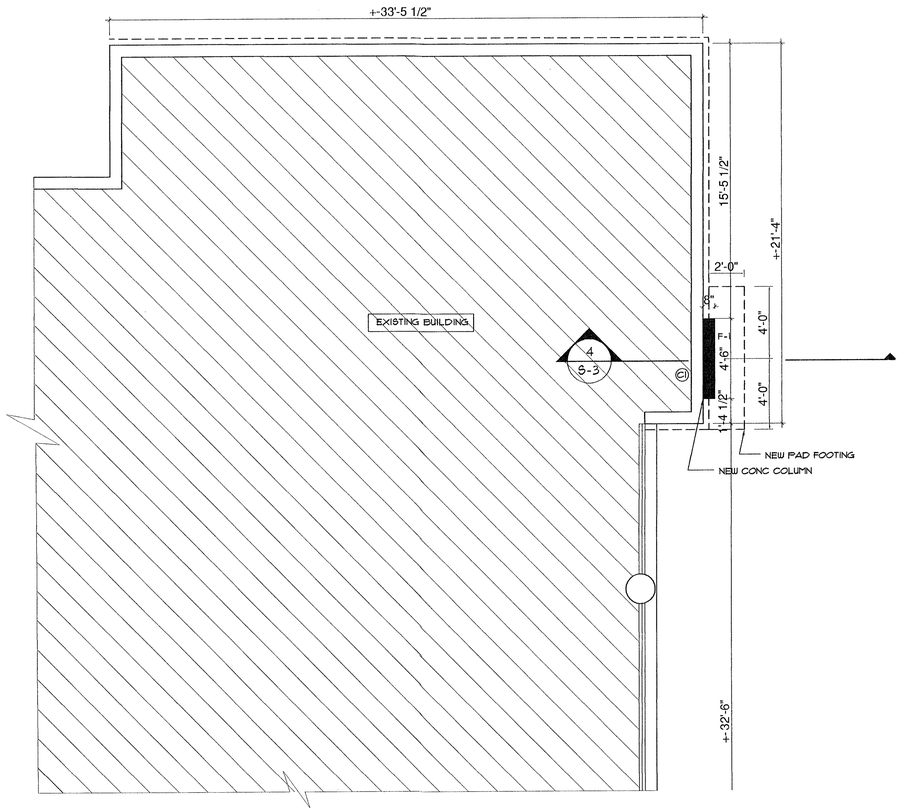
3-7-11

☐ LEOPOLDO BELLON, AIA (AR-0008737)
☑ ANGEL MILANES, AIA (AR-0015845)

SHEET TITLE
DETAILS

A-4

SHEET OF



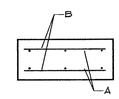
EXISTING BUILDING FOUNDATION PLAN

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

FOOTING SCHEDULE

MARK	FOOTING TYPE	WIDTH	LENGTH	DEPTH	REINFORCEMENT A	REINFORCEMENT B	REMARKS
F1	A	2'-0"	9'-0"	12"	(3) #5	#5 DOWELS @ 12" OC	CONCRETE FOOTING F'c=3000 PSI TOP & BOTTOM STEEL

FOOTING TYPES

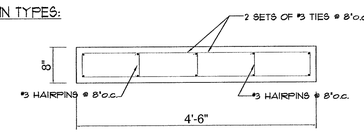


TYPE-A

COLUMN SCHEDULE

MARK	COLUMN TYPE	DIMENSIONS	REINFORCEMENT VERTICAL	REINFORCEMENT HORIZONTAL	REMARKS
C1	A	8" x 4'-6"	10-#6	#3 TIES @ 8"o.c.	CONCRETE COLUMN F'c=3000 PSI

COLUMN TYPES:



TYPE-A

GENERAL NOTES

1) A SPECIAL INSPECTION BY A FL. CERTIFIED ENGINEER OR SPECIAL INSPECTOR, WILL BE REQUIRED FOR REINFORCED STRUCTURAL STEEL CONNECTIONS & MASONRY.

2) THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTIONS.

3) CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.

4) ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.

5) IF CONFLICTS OCCUR IN OR BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, BETWEEN DOCUMENTS AND FIELD CONDITIONS OR OTHERWISE, IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND DIRECTION BEFORE PROCEEDING. COORDINATE ALL DIMENSIONS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.

6) THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION. PROVIDE APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT

REINFORCING STEEL NOTES

1) REINFORCING STEEL f_y = 60,000 P.S.I. f_s = 24,000 P.S.I. E_s = 29,000,000 P.S.I.
E_m = 1350,000 P.S.I. N = E_s/E_m = 21.48
2) REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. REINFORCING STEEL SHALL BE DETAILED AND FABRICATED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". HOOK ALL DISCONTINUOUS TOP REINFORCING.

REINFORCED MASONRY NOTES

1) PROVIDE CLEANOUT OPENING AT THE BOTTOM OF REINFORCED MASONRY CELLS THAT ARE BEING FILLED TO ENSURE THAT THE CELL IS FILLED. PROVIDE WEEP HOLES AT 1/3 AND 2/3 OF SPAN

2) ALL BLOCK MASONRY WALLS SHALL HAVE 9 GUAGE HORIZONTAL REINFORCEMENT " DUR-O-WALL LADDER TYPE SPACED 16" ON CENTER. USE PREFABRICATED CORNERS AND TEES BY "DUR-O-WALL AT CORNERS AND JUNCTIONS OF WALLS MASONRY UNITS SHALL BE 2 CELL HOLLOW UNITS CONFORMING TO A.S.T.M. C-90 WITH COMPRESSIVE STRENGTH OF F'c=1900 P.S.I. ON THE NET CROSS-SECTIONAL AREA AND SHALL BE LAID IN RUNNING BOND.

3) MORTAR SHALL COMPLY WITH A.S.T.M. 270
MORTAR TYPE S. F'm=1500 PSI

4) WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL TWO BLOCK CELLS WITH GROUT @ ANCHOR BOLT LOCATIONS

5) GROUT USED IN THE WORK SHALL CONFORM TO ASTM C476 WITH A SLUMP MIX OF 8" TO 11", PROVIDE CLEANOUT AND INSPECTION HOLES AT FILLED CELLS AT BOTTOM COURSE.
CONTRACTOR TO CONSOLIDATE GROUT LIFTS WITH 3/4" VIBRATOR

6) POUR GROUT IN LIFTS NOT TO EXCEED 4'

7) GROUT USED IN THE WORK SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI IN 28 DAYS.
GROUT SHALL COMPLY WITH A.S.T.M. C476.

DESIGN LOADS

WIND DESIGN PER ASCE 7-05
MEAN ROOF HEIGHT _____ ± 20'-2"
WIND DESIGN SPEED _____ 146 MPH
EXPOSURE CATEGORY _____ C

UPLIFT PRESSURES ZONES 1 AND 2 & 3
ZONE 1 _____ - 53.29 PSF
ZONE 2 _____ - 75.0 PSF
ZONE 3 _____ - 75.0 PSF

BRIDGE DESIGN LOADS:
DEAD LOAD:_____ 15 PSF
LIVE LOAD:_____ 30 PSF

SHOP DRAWINGS

PRIOR TO ANY FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. SHOP DRAWINGS ARE REQUIRED, BUT NOT LIMITED TO, FOR THE FOLLOWING:

1. STEEL JOIST
2. STRUCTURAL STEEL

STRUCTURAL DESIGN CRITERIA

1) THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FBC 2007 EDITION AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

APPLICABLE CODES:
A: FLORIDA BUILDING CODE 2007 EDITION.
B: A.C.I. 318-05 REINFORCED CONCRETE
C: REINFORCED MASONRY BY A.C.I. 530-05 AND
E: WIND ANALYSIS AND DESIGN PER A.S.C.E.7-05.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES:
   A. ALL WF, ANGLE, BASE PLATES, CONN. PLATES (UON)---ASTM A36 (F_y=36 KSI)
   B. STRUCTURAL TUBE----------ASTM A500 GRADE B (F_y=46 KSI)
   C. STEEL PIPE----------ASTM A53, GRADE B (FY=35 KSI)
2. GROUT FOR COLUMN BASE PLATES SHALL BE NON-METALLIC, NON SHRINK. GROUT SUCH AS MASTER FLOW 713, AS MANUFACTURED BY MASTER BUILDERS OR APPROVED EQUAL.
3. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70-XX ELECTRODES.

SOIL STATEMENT

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEOTECHNICAL ENGINEER TO VERIFY SOIL CONDITIONS ARE SAND & ROCK WITH A MIN. BEARING CAPACITY OF 2500 P.S.F. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK. THE ENGINEER SHALL SUPPLY A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED & FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

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

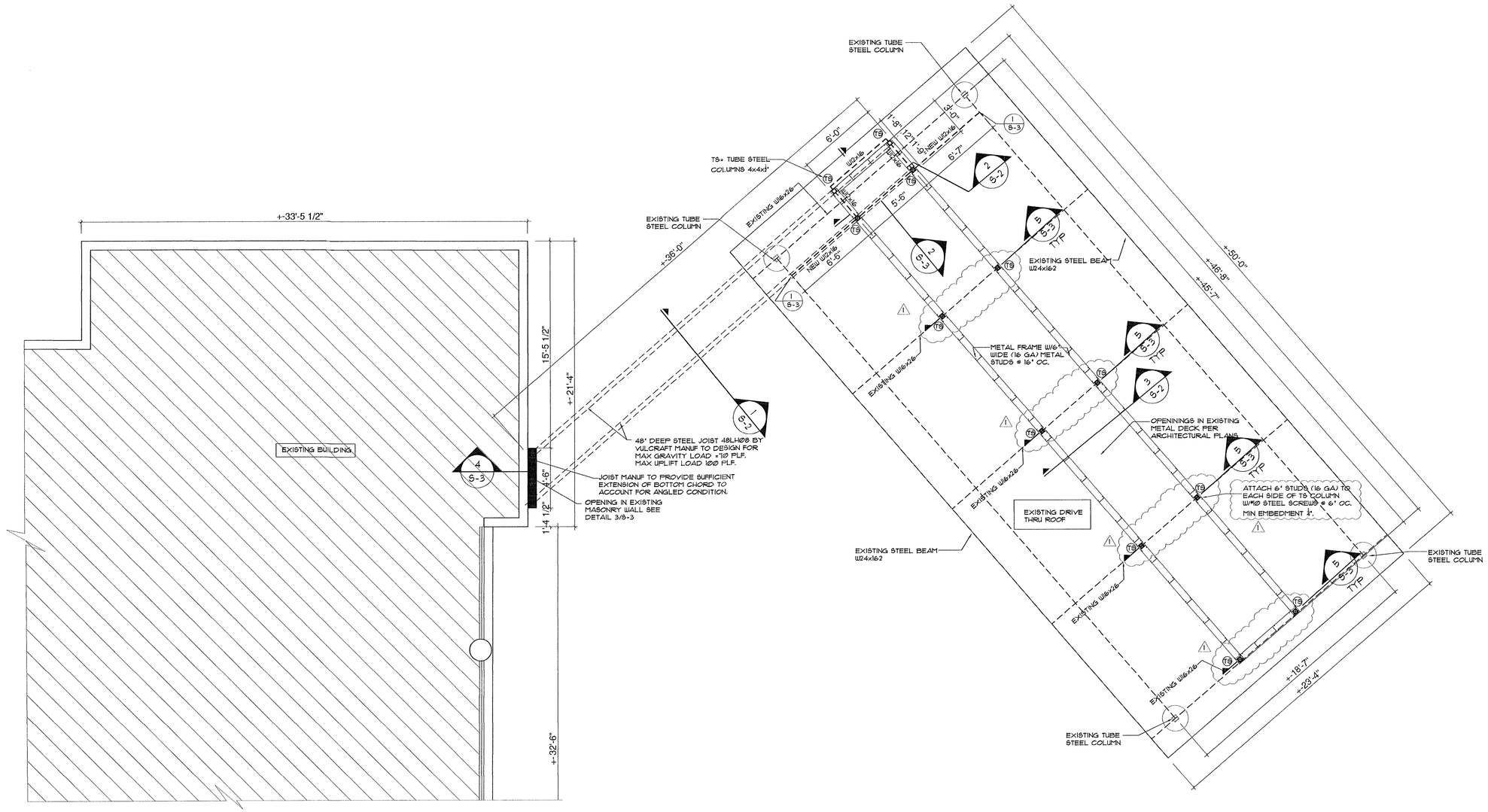
MARK	DATE	DESCRIPTION
A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT. COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING
S.P.R.		SITE PLAN REVIEW

PROJECT No.
DRAWN BY:
CHECKED BY:

SHEET TITLE
FOUNDATION PLAN

S-0

SHEET OF



DRIVE THRU ROOF PLAN

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

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TRANSFER BRIDGES FOR WACHOVIA ALTON ROAD BRANCH TELLER

AT 1901 ALTON ROAD MIAMI BEACH, FL

1 5-30-11 BLDG COMMENTS

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

PROJECT No.

DRAWN BY:

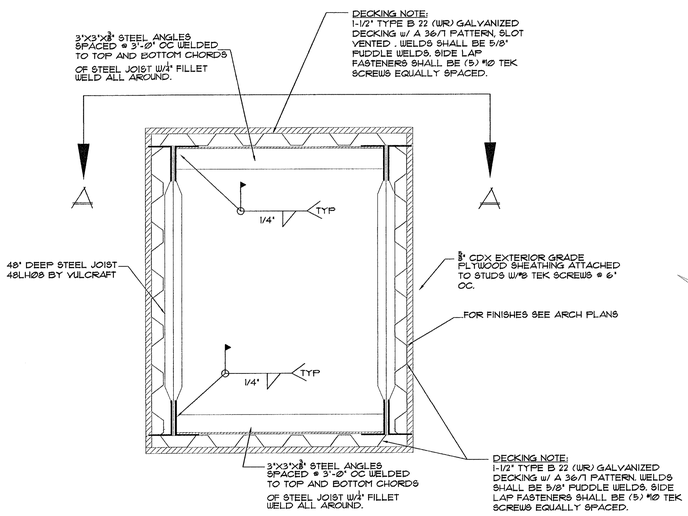
CHECKED BY:

SHEET TITLE

ROOF PLAN

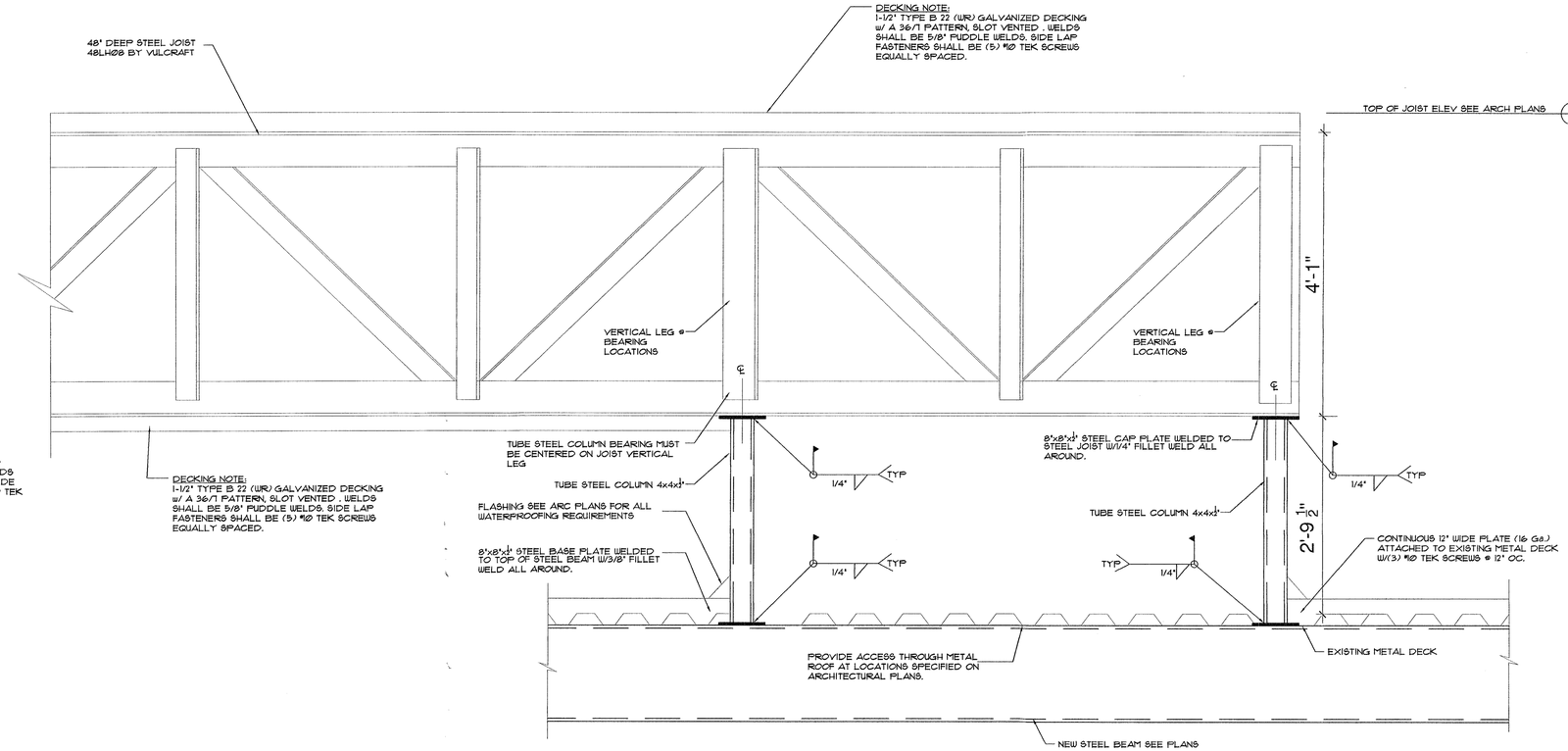
S-1

SHEET OF



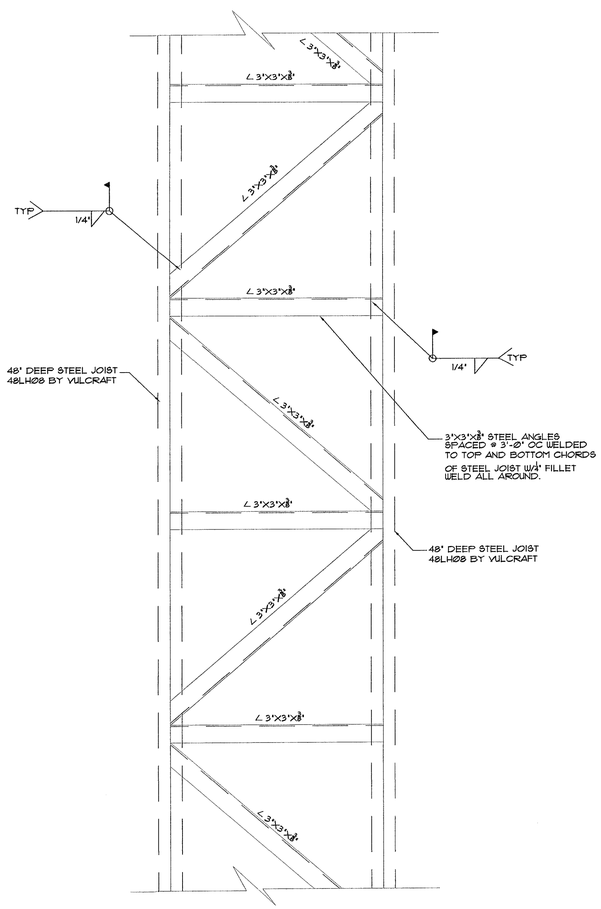
STEEL JOIST SECTION (1 / S-2)

SCALE: 1"=1'-0"

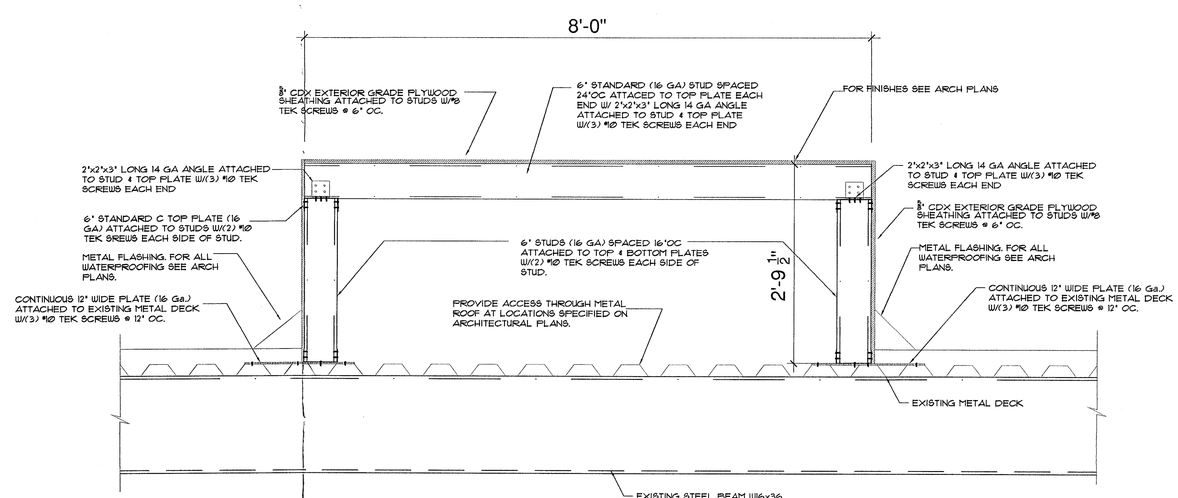


STEEL JOIST SECTION (2 / S-2)

SCALE: 1"=1'-0"



TOP & BOTTOM VIEW SECTION A-A



METAL FRAME SECTION (3 / S-2)

SCALE: 1"=1'-0"

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C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING
S.P.R.		SITE PLAN REVIEW

PROJECT No.

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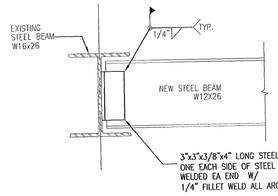
SHEET TITLE

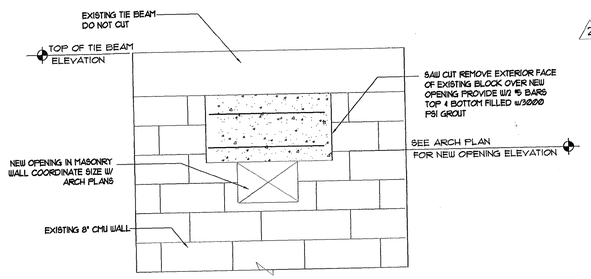
SECTIONS

S-2

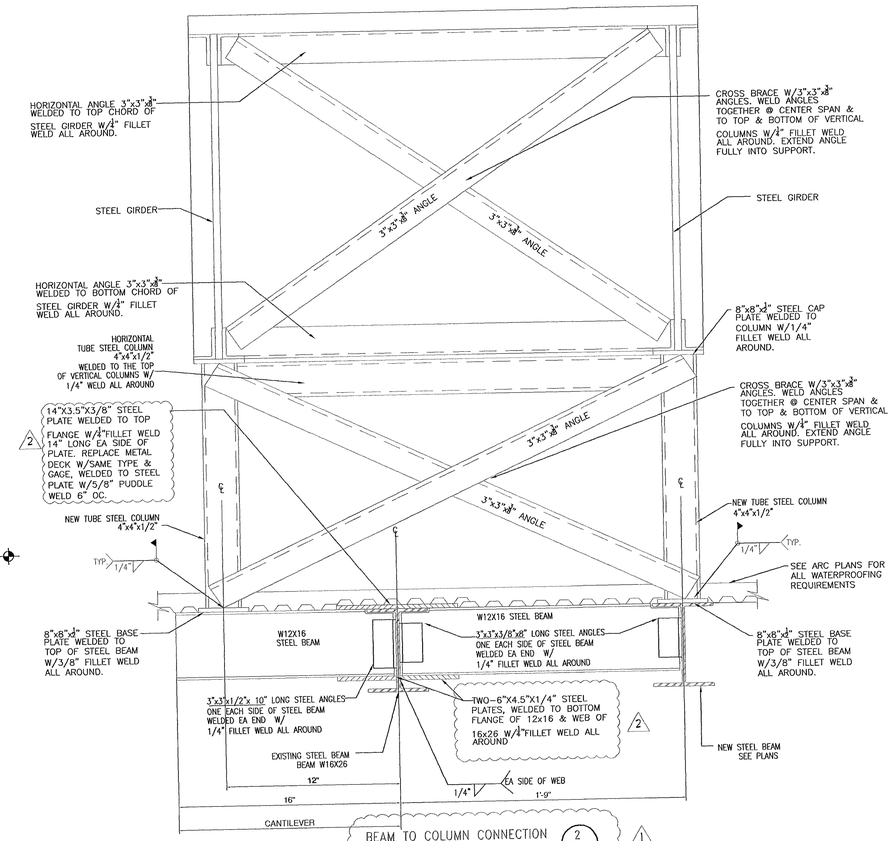
SHEET OF



BEAM TO BEAM TO COLUMN CONNECTION (1 / S-3)



MASONRY OPENING DETAIL (3 / S-3)



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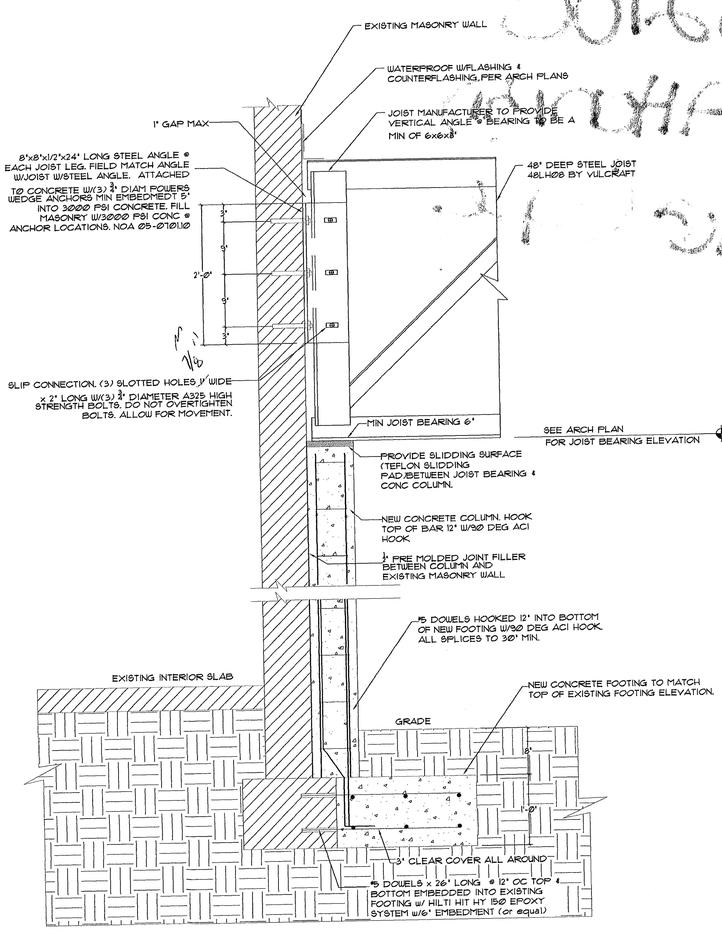
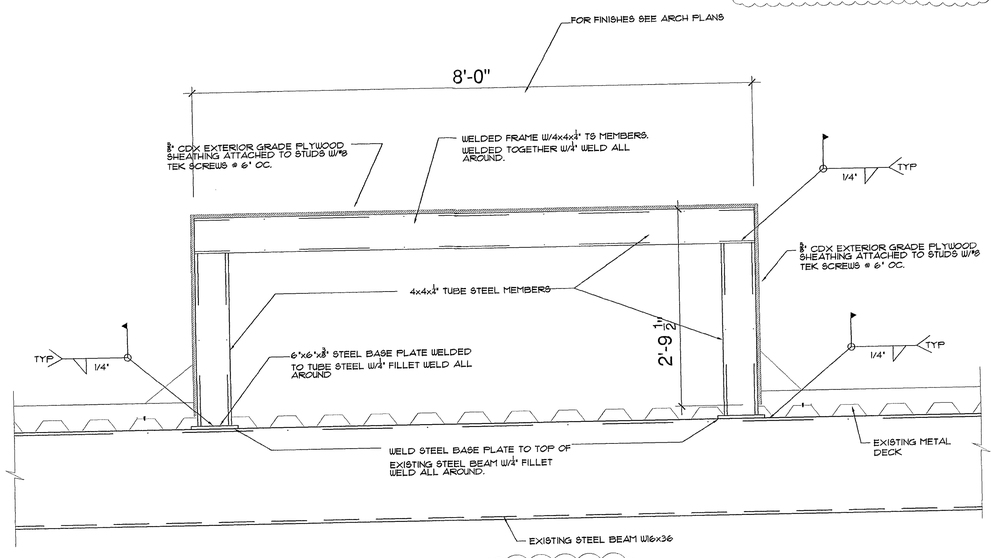


STEEL JOIST CONNECTION DETAIL (4 / S-3)
1" = 1'-0"



TUBE STEEL FRAME SECTION (5 / S-3)
SCALE: 1"=1'-0"

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1 5-30-11 BLDG COMMENTS
2 6-17-11 BLDG COMMENTS

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P.H.		PUBLIC HEARING
S.P.R.		SITE PLAN REVIEW

PROJECT No.
DRAWN BY:
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SHEET TITLE
SECTIONS

S-3
SHEET OF

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	6/22/11
ZONING:	6/22/11
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	06/22/11
ELECTRICAL:	6/22/11 NA
MECHANICAL:	6/22/11
FIRE PREVENTION:	06/22/11
ENGINEERING:	06/22/11
PUBLIC WORKS:	6/22/11
STRUCTURAL:	6/22/11
ELEVATOR:	