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

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

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

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

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

6. ACCIDENTAL RELEASE MEASURES

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

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

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

Other Information None known

7. HANDLING AND STORAGE

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

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

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Exposure Limits

Hazardous Components

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

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

Engineering Measures	Ensure adequate ventilation, especially in confined areas.
Personal Protective Equipment	
Eye/Face Protection	Safety glasses with side-shields.
Skin Protection	Protective gloves and impervious clothing.
Respiratory Protection	In case of insufficient ventilation wear suitable respiratory equipment.
Hygiene Measures	Avoid contact with skin, eyes and clothing. Remove and wash contaminated clothing before re-use. Wash thoroughly after handling.

9. PHYSICAL AND CHEMICAL PROPERTIES

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

10. STABILITY AND REACTIVITY

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

Possibility Of Hazardous Reactions None under normal conditions of use.

11. TOXICOLOGICAL INFORMATION

Acute Toxicity

Product
No information available

Component

Nepheline syenite
Sensitization: No sensitizing effects known.

Titanium dioxide
LD50 Oral: > 24000 mg/kg (Rat)
LD50 Dermal: > 10000 mg/m³ (Rabbit)
LC50 Inhalation (Dust): > 6.82 mg/L (Rat, 4 hr.)

Chronic Toxicity

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

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

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

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

12. ECOLOGICAL INFORMATION

Ecotoxicity Effects

Product
Acute Toxicity to Fish
No information available

12. ECOLOGICAL INFORMATION

Acute Toxicity to Aquatic Invertebrates
No information available

Acute Toxicity to Aquatic Plants
No information available

Component
Acute Toxicity to Fish

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

Acute Toxicity to Aquatic Invertebrates
No information available

Acute Toxicity to Aquatic Plants
No information available

13. DISPOSAL CONSIDERATIONS

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

14. TRANSPORT INFORMATION

DOT Not regulated

ICAO / IATA Not regulated

IMDG / IMO Not regulated

15. REGULATORY INFORMATION

International Inventories

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

Federal Regulations

SARA 311/312 hazardous categorization

Acute Health Hazard	No

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

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

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

Clean Air Act, Section 112 Hazardous Air Pollutants (HAPs) (see 40 CFR 61)
This product contains the following HAPs:

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

State Regulations

California Proposition 65

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

State Right-to-Know

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

Legend
X - Listed

16. OTHER INFORMATION

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

Prepared By

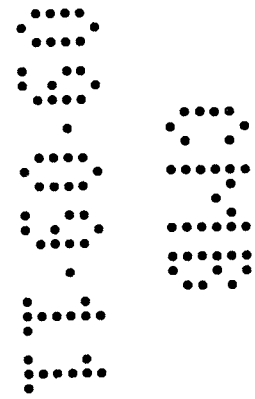
Product Stewardship Department
Benjamin Moore & Co.
360 Route 206 - P.O. Box 4000
Flanders, NJ 07836
866-690-1961

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

Disclaimer

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

End of MSDS



Benjamin Moore®
Paints

Material Safety Data Sheet

Revision Date: *25-Jan-2011* **Revision Number:** *2*

1. PRODUCT AND COMPANY IDENTIFICATION

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

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

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

2. COMPOSITION INFORMATION ON COMPONENTS

Hazardous Components

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

3. HAZARDS IDENTIFICATION

Emergency Overview

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

Appearance liquid **Odor** little or no odor

Potential Health Effects

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

Acute Effects

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

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

See Section 11 for additional Toxicological information.

Aggravated Medical Conditions None known

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

HMIS Legend
0 - Minimal Hazard
1 - Slight Hazard
2 - Moderate Hazard
3 - Serious Hazard
4 - Severe Hazard
* - Chronic Hazard
X - Consult your supervisor or S.O.P. for "Special" handling instructions.

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

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

4. FIRST AID MEASURES

General Advice No hazards which require special first aid measures.

Eye Contact Rinse thoroughly with plenty of water for at least 15 minutes and consult a physician.

Skin Contact Wash off immediately with soap and plenty of water removing all contaminated clothes and shoes.

Inhalation Move to fresh air. If symptoms persist, call a physician.

Ingestion Clean mouth with water and afterwards drink plenty of water. Consult a physician if necessary.

Notes To Physician Treat symptomatically

5. FIRE-FIGHTING MEASURES

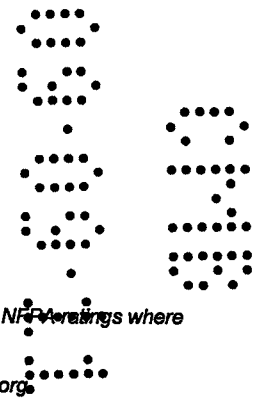
Suitable Extinguishing Media Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Protective Equipment And Precautions For Firefighters As in any fire, wear self-contained breathing apparatus pressure-demand, MSHA/NIOSH (approved or equivalent) and full protective gear.

Specific Hazards Arising From The Chemical Closed containers may rupture if exposed to fire or extreme heat.

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

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



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

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

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

6. ACCIDENTAL RELEASE MEASURES

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

7. HANDLING AND STORAGE

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

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Exposure Limits

Hazardous Components

Chemical Name	ACGIH	OSHA
Titanium dioxide	10 mg/m³ - TWA	15 mg/m³ - TWA total
Limestone	N/E	15 mg/m³ - TWA total 5 mg/m³ - TWA
Nepheline syenite	N/E	5 mg/m³ - TWA (nuisance dust)
Silica, amorphous	N/E	- (80)/(% SiO2) mg/m³ TWA 20 mppcf - TWA
Acetic acid ethenyl ester	10 ppm - TWA 15 ppm - STEL	N/E

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

Engineering Measures Ensure adequate ventilation, especially in confined areas.

Personal Protective Equipment

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

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

9. PHYSICAL AND CHEMICAL PROPERTIES

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

10. STABILITY AND REACTIVITY

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

11. TOXICOLOGICAL INFORMATION

Acute Toxicity

Product
No information available

Component

Titanium dioxide
LD50 Oral: > 24000 mg/kg (Rat)
LD50 Dermal: > 10000 mg/m³ (Rabbit)
LC50 Inhalation (Dust): > 6.82 mg/L (Rat, 4 hr.)

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

Nepheline syenite
Sensitization: No sensitizing effects known.

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

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

Chronic Toxicity

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

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

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

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

12. ECOLOGICAL INFORMATION

Ecotoxicity Effects

Product

Acute Toxicity to Fish
No information available

Acute Toxicity to Aquatic Invertebrates
No information available

Acute Toxicity to Aquatic Plants
No information available

Component

Acute Toxicity to Fish

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

Acute Toxicity to Aquatic Invertebrates
No information available

Acute Toxicity to Aquatic Plants
No information available

13. DISPOSAL CONSIDERATIONS

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

14. TRANSPORT INFORMATION

DOT Not regulated

ICAO / IATA Not regulated

IMDG / IMO Not regulated

15. REGULATORY INFORMATION

International Inventories

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

Federal Regulations

SARA 311/312 hazardous categorization

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

SARA 313

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

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

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

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

This product contains the following HAPs:

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

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

State Regulations

California Proposition 65

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

State Right-to-Know

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

Legend
X - Listed

16. OTHER INFORMATION

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

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

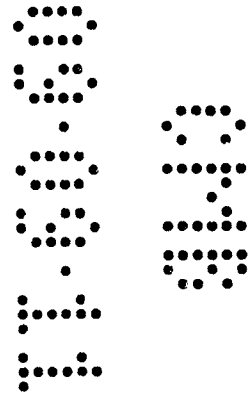
Issuing Date 23-May-2001

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

Disclaimer

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

End of MSDS



CHASE

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

B11039/5

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

BUILDING: 09/09/11
ZONING: 9/9/11
DRB/HPB:
CONCURRENCY:
PLUMBING: 09/09/11
ELECTRICAL: 9/9/11
MECHANICAL: 09/09/11
FIRE PREVENTION: 8/30/11
ENGINEERING: 09/09/11
PUBLIC WORKS: 09-09-2011
STRUCTURAL: 9/9/11
ELEVATOR:

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.)

Application Received By: [illegible] Date: 9-9-2011

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

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

F1 GENERAL NOTES

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

JURISDICTION
CITY OF **MIAMI**

REFERENCE CODES

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

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

TYPE OF CONSTRUCTION (CHAPTER 6):
SECTION - I B

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

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

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

EXITS PROVIDED = 2 TOTAL
EXITS REQUIRED = 2

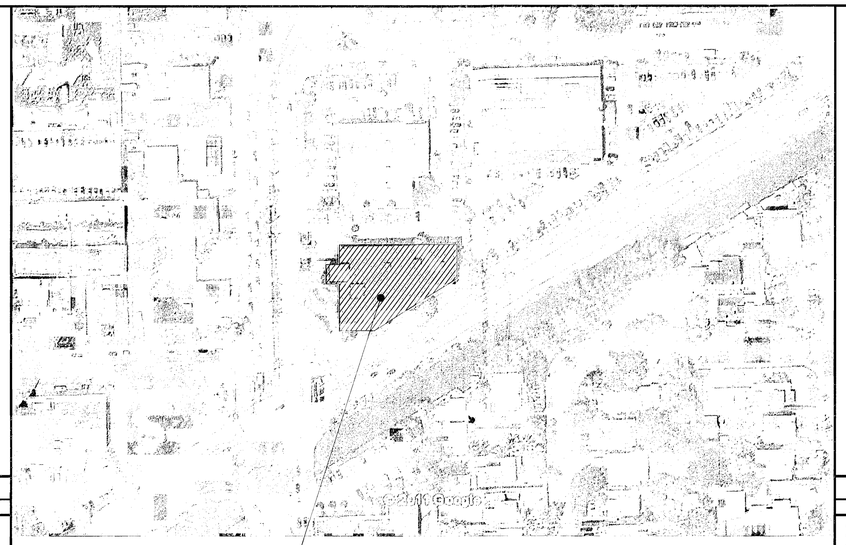
TABLE 1016.1 MAXIMUM TRAVEL DISTANCE 200'

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

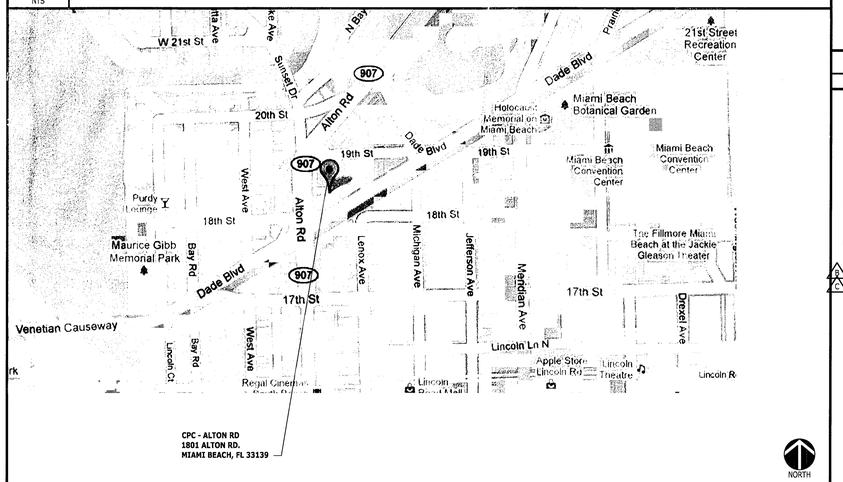
ACCESSIBILITY (CHAPTER 11):
THESE PLANS COMPLY WITH ALL OF THE PROVISIONS SET FORTH IN ADAAG AND TITLE 24

EXTERIOR SIGNAGE:
EXISTING TO REMAIN

A1 CODE NOTES



D5 KEY PLAN
NTS



A5 VICINITY MAP
NTS

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

ARCHITECT OF RECORD
DESIGN FORUM ARCHITECTS
7575 PARAGON RD.
DAYTON, OH 45459
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F11 PROJECT TEAM

- FIRE PROTECTION SPRINKLER SYSTEM NOT REQUIRED.
- BUILDINGS UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH FBC.
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS
- PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR
- GENERAL CONTRACTOR SHALL VERIFY, COORDINATE AND/OR INSTALL ANY SMOKE DETECTION AND/OR FIRE ALARM CONNECTORS AS REQUIRED PER LANDLORD AND JURISDICTION HAVING AUTHORITY.
- ANY REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHEREVER DUCT WORK PENETRATES FIRE-RATED WALL, U.O.N..
- ALL REQ. PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.
- DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS ~~THAN A MINIMUM OF 2A FOR EVERY 3,000 SQ FT IN ALL OFFICES OR WHERE ONE IS NOT~~ 75' TRAVEL DISTANCE FROM ANY POINT ON EACH FLOOR. (2)
- A FIRE ALARM SYSTEM SHALL BE INSTALLED. FIRE ALARM PERMIT TO BE PULLED BY THE SUBCONTRACTOR.
~~FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON PLAN, OR AS DIRECTED BY THE FIRE DEPT. AT LEAST ONE FIRE EXTINGUISHER WITH A MIN RATING OF 2A10BC SHALL BE PROVIDED WITH 75' MAX TRAVEL DISTANCE FOR EACH 6000 SF OR PORTION THEREOF ON EACH FLOOR.~~
- INSTALL APPROVED FIRE EXTINGUISHERS PER NATIONAL FIRE PROTECTION ASSOCIATION. FIRE EXTINGUISHERS TO BE APPROVED BY LOCAL FIRE DEPARTMENT. PROVIDE 5lb. FIRE EXTINGUISHER(S) (ONE FIRE EXTINGUISHER PER 75' FOR LOW HAZARD.)

D11 FIRE DEPARTMENT NOTES

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

LEVEL 2 SCOPE OF WORK: WORK IN THESE TENANT IMPROVEMENT DOCUMENTS INCLUDE:CONSTRUCTION OF INTERIOR NON LOAD BEARING PARTITIONS, DOORS, WALL, FLOOR AND CEILING FINISHES, ELECTRICAL AND MECHANICAL WORK. THIS SUBMISSION COMPLIES WITH PROVISIONS SET FORTH IN CHAPTER 6 AND 7 SET FORTH IN THE 2007 FLORIDA EXISTING BUILDING CODE

A11 PROJECT DESCRIPTION

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

A14 DRAWING INDEX

CHASE

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MIAMI BEACH, FL 33139

No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11
	ISSUED FOR PERMITTING	5.5.11
1	ADDENDUM A	6.6.11
2	ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11
3	ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11
4	ADDENDUM D - FIRE DEPARTMENT COMMENTS	08.29.11

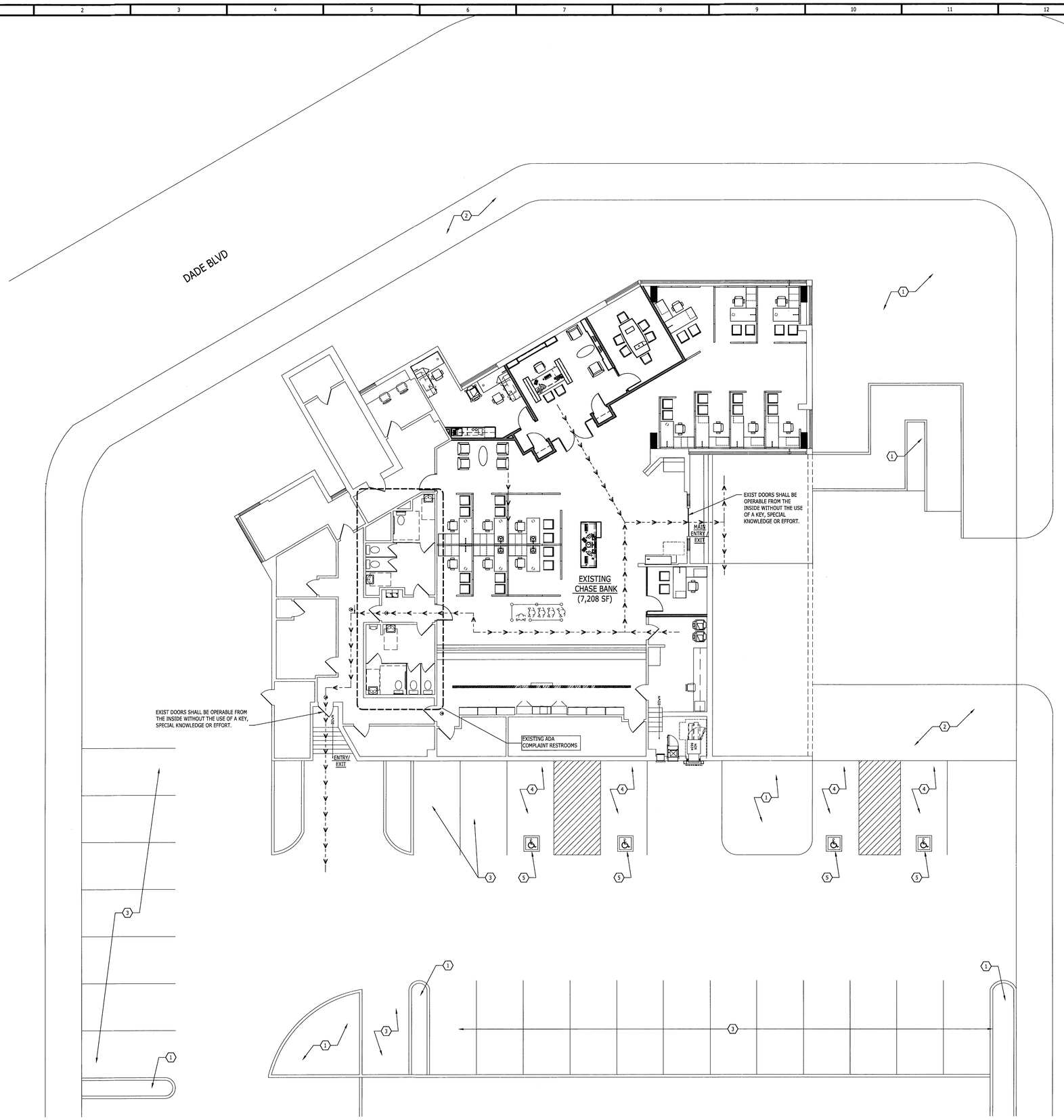
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Project No.	CHA7009
Scale	AS NOTED
Drawn	DF
Checked	JS/DR
Date	03.30.11
Drawing Title	COVER
Drawing No.	T1.0

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SHEET NOTES

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

GENERAL NOTES

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

LEGEND

ACCESSIBLE ROUTE OF TRAVEL

A1 SITE PLAN/ EGRESS PLAN
1/8" = 1'-0"

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No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

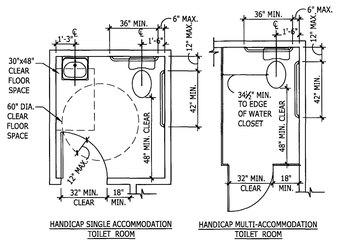
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Checked	JS/DR
Date	03.30.11
Drawing Title	SITE PLAN/ EGRESS PLAN
Drawing No.	A0.1

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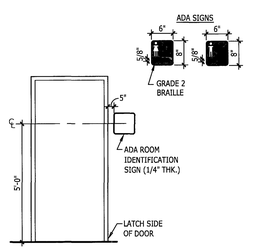


HANDICAP SINGLE ACCOMMODATION TOILET ROOM

PER SECTION 4.22 A.D.A.

HANDICAP MULTI-ACCOMMODATION TOILET ROOM

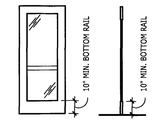
PER SECTION 4.17 A.D.A.

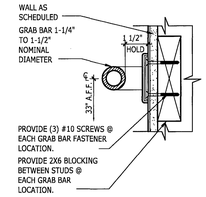


NOTES

1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE ON WALL ADJACENT DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM DOOR AND WALL IN COLOR AND CONTRAST.
3. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
4. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS. A.D.A. SIGNAGE ACCOMPANIED BY GRADE 2 BRAILLE.
5. REGULATORY SIGNS TO BE TYPICALLY ADA COMPLIANT TACTILE 3-D PLAQUES PER CODE REQUIREMENTS.
6. SIGNS TO BE A TYPICAL ONE PIECE INJECTION MOLDED FABRICATION WITH RAISED SECOND SURFACE GRAPHICS.
7. SIGN TO BE COLOR NO. 15030 IN FEDERAL STD. 595b WITH WHITE GRAPHICS.
8. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.
9. 3D TACTILE PLAQUES CAN BE OBTAINED FROM AMERICRAFT CORPORATION (SIGN LANGUAGE) 904 4TH STREET WEST PALMETTO, FL 34221 PH# 1-800-237-3984 FAX 1-813-723-2452

MOUNTING HEIGHTS	
DIMENSION	MOUNTING HEIGHT (INCHES)
TOILET CENTERING FROM WALL	18
TOILET SEAT HEIGHT / DIMENSION TO TOP OF SEAT	17-19
GRAB BAR HEIGHT (SIDE)	33
TOILET PAPER IN FRONT OF TOILET	12 MAX.
NAPKIN DISPOSAL IN FRONT OF TOILET	12 MAX.
DISPENSER OR MIRROR HEIGHT	40 MAX.
LAVATORY / SINK TOP HEIGHT	34 MAX.
LAVATORY / SINK KNEE CLEARANCE	29 MAX.
URINAL LIP HEIGHT	17 MAX.
URINAL FLUSH HANDLE HEIGHT	44 MAX.
DRINKING FOUNTAIN BUBBLER HEIGHT	36 MAX.
DRINKING FOUNTAIN KNEE CLEARANCE	27 MAX.
RAMP / STAIR HANDRAIL HEIGHT	34-38

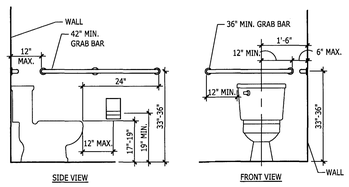




J1 ACCESSIBLE TOILET ROOM

1/4" = 1'-0"

MINIMUM ROOM LAYOUT

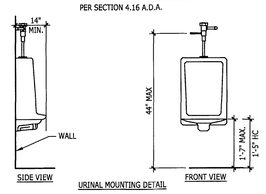


SIDE VIEW

FRONT VIEW

TOILET & ACCESSORY MOUNTING DETAIL

PER SECTION 4.16 A.D.A.



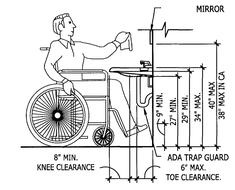
SIDE VIEW

URINAL MOUNTING DETAIL

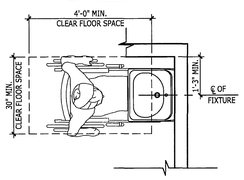
FRONT VIEW

J4 ACCESSIBLE RESTROOM SIGNAGE

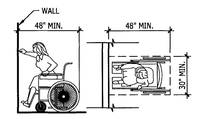
1/4" = 1'-0"



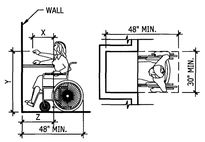
MOUNTING HEIGHTS



CLEAR FLOOR SPACE



HIGH FORWARD REACH LIMIT



X SHALL BE LESS THAN OR EQUAL TO 25 INCHES. Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20 INCHES, THEN Y SHALL BE 48" MAXIMUM. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

J8 MOUNTING HEIGHTS

NTS

H.C. CHECKSTANDS REQUIRED	
NUMBER OF REGULAR CHECK STANDS	NUMBER TO BE ACCESSIBLE
1 TO 4	1
5 TO 8	2
9 TO 15	3
OVER 15	3 PLUS 20% OF ADDITIONAL AISLES

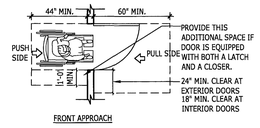
IN NEW CONSTRUCTION, CHECK STANDS, INCLUDING SERVICE COUNTERS REQUIRING A SURFACE FOR TRANSACTIONS, SHALL BE MADE ACCESSIBLE BY PROVIDING A 36" AISLE ON THE CUSTOMER SIDE OF THE CHECKSTAND. WHERE QUICK CHECK STANDS ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE. WHERE REGULAR CHECK STANDS ARE PROVIDED, THE NUMBER OF CHECKSTANDS THAT ARE ACCESSIBLE SHALL BE AS SHOWN IN TABLE ABOVE.

IN NEW AND EXISTING CONSTRUCTION, ACCESSIBLE CHECKSTANDS SHALL PROVIDE A CLEAR CHECKOUT ISLE WIDTH OF 36" WITH A MAXIMUM ADJOINING COUNTER HEIGHT NOT EXCEEDING 38" A.F.F. THE TOP OF THE COUNTER LIP SHALL NOT EXCEED 40" A.F.F. ACCESSIBLE CHECKSTANDS SHALL ALWAYS BE OPEN TO CUSTOMERS WITH DISABILITIES AND SHALL BE IDENTIFIED BY A SIGN CLEARLY VISIBLE TO THOSE IN WHEELCHAIRS. THE SIGN SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND AND SHALL STATE "THIS CHECKSTAND TO BE OPEN AT ALL TIMES FOR CUSTOMERS WITH DISABILITIES."

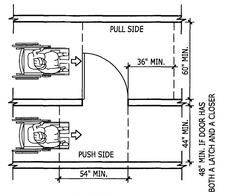
IN EXISTING BUILDINGS, AT LEAST ONE CHECKOUT ISLE SHALL BE ACCESSIBLE IN FACILITIES WITH LESS THAN 5,000 SQ. FT. OF SELLING SPACE. IN FACILITIES OF 5,000 SQ. FT. OR MORE OF SELLING SPACE, AT LEAST ONE OF EACH DESIGN OF CHECKOUT AISLE SHALL BE MADE ACCESSIBLE WHEN ALTERED UNTIL THE NUMBER OF ACCESSIBLE CHECKOUT AISLES OF EACH DESIGN EQUALS THE NUMBER REQUIRED IN NEW CONSTRUCTION.

J11 DOOR CONSTRUCTION

1/4" = 1'-0"



FRONT APPROACH

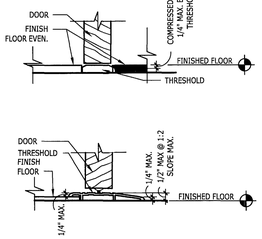


SIDE APPROACH

J14 TYPICAL GRAB BAR

3" = 1'-0"

MOUNTING DETAIL



E1 MOUNTING DETAILS

1/2" = 1'-0"

E4 LAVATORY

1/2" = 1'-0"

MOUNTING DETAILS

E6 LAVATORY

1/2" = 1'-0"

MOUNTING DETAILS

E8 CHECK STAND NOTES

NTS

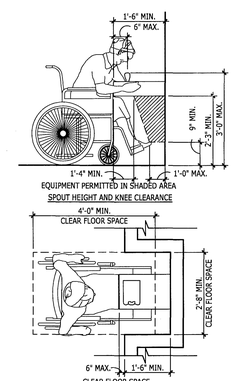
1. LAVATORY FIXTURES - A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES COMPLYING W/ SECTION 4.19.3 ADA. SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL NOT EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
2. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR/
3. TOILET TISSUE DISPENSER SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
4. URINALS - WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 49 INCHES IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH.
5. INTERIOR SURFACES - TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS WHICH EXTEND UPWARD ONTO THE WALLS AT LEAST 5 INCHES. WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT SIDE OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48 INCHES AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIAL USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

A8 TOILET ROOM NOTES

NTS

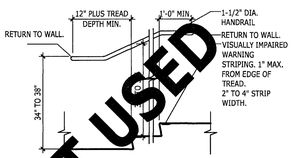
A11 WATER FOUNTAIN

1/2" = 1'-0"



A14 STAIR RAILING

1/2" = 1'-0"



NOTE: AT STAIR - UPPER APPROACH & THE LOWER TREAD TO HAVE CONTRASTING STRIP.
CONTRASTING STRIPS MUST BE CLEARLY CONTRASTING COLOR FROM ADJOINING SURFACES. THE STRIP MUST BE MADE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

NOT USED

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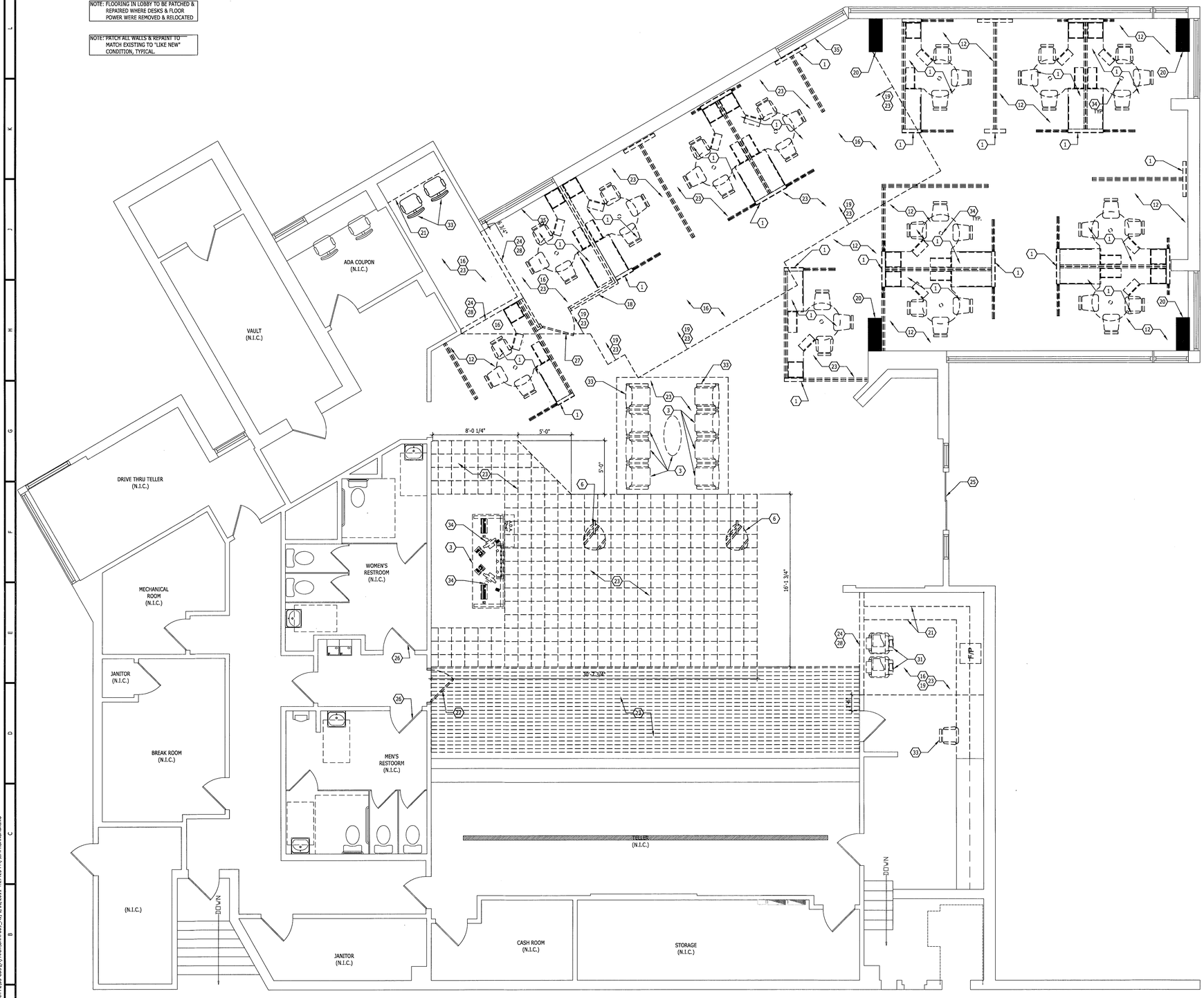
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NOTE: FLOORING IN LOBBY TO BE PATCHED & REPAIRED WHERE DESKS & FLOOR POWER WERE REMOVED & RELOCATED

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



SHEET SYMBOLS

- EXISTING PARTITION TO REMAIN
- EXISTING ITEM TO BE REMOVED
- PROPERTY LINE
- EXISTING DOORS TO REMAIN
- EXISTING DOORS TO BE REMOVED
- NOT IN CONTRACT
- ~~S1 STROBE LIGHT~~
- ~~T THERMOSTAT~~
- ~~ER EXISTING TO BE RELOCATED~~
- ~~48" X 12" RECESSED FLUORESCENT LIGHT FIXTURE~~
- ~~48" X 24" RECESSED FLUORESCENT LIGHT FIXTURE~~
- ~~RECESSED DOWNLIGHT~~

SHEET NOTES

1. EXISTING FURNITURE THROUGHOUT AREA OF WORK TO BE REMOVED. COORDINATE REUSE OF FURNITURE WITH CHASE.
2. ~~EXISTING GRANITE TO BE REMOVED.~~
3. RELOCATE EXISTING FURNITURE/GRAPHIC PER FURNITURE PLAN - SEE NEW WORK PLAN.
4. ~~PATCH AREA INDICATED AREA OF WORK.~~
5. ~~EXISTING FIRE STROBE LIGHT TO REMAIN.~~
6. EXISTING CHECK DESKS TO BE REMOVED.
7. ~~EXISTING FLOOR FINISH THROUGHOUT AREA OF WORK TO BE REMOVED, TYP.~~
8. ~~EXISTING WOOD PANELING TO BE REMOVED.~~
9. ~~REMOVE EXISTING ALUMINUM CLADDING AT COLUMN.~~
10. ~~EXISTING ITEMS ABOVE TO BE REMOVED.~~
11. ~~LINE INDICATES EXTENT OF WORK.~~
12. EXISTING FLOOR FINISH TO REMAIN UNLESS AFFECTED BY NEW WORK, TYP.
13. ~~EXTENT OF FLOOR FINISH REMOVAL TO ALIGN AT FULL TILES, TYP.~~
14. ~~EXISTING LIGHT FIXTURE TO BE RELOCATED. PATCH & REPAIR CEILING TO MATCH EXISTING.~~
15. ~~REMOVE EXISTING GRANITE.~~
16. COORDINATE EXTENT OF CEILING REMOVAL WITH REFLECTED CEILING PLAN, DWG. A-5.
17. ~~EXISTING GRANITE PLANTER TO BE REMOVED.~~
18. EXISTING INTERNAL GLAZING TO BE REMOVED.
19. EXISTING ACOUSTICAL CEILING TILES, GRIDS AND SUPPORTS. LIGHTS AND DIFFUSERS TO BE REMOVED AS SHOWN THROUGHOUT AREA OF WORK, TYP.
20. EXISTING COLUMN TO REMAIN. MAINTAIN FIRE RATING AS REQUIRED BY CODE.
21. EXISTING MILLWORK TO BE REMOVED.
22. ~~VAULT WALL TO BE REMOVED. PATCH AND REPAIR SLAB AS REQUIRED FOR FLAT LEVEL FINISH.~~
23. EXISTING FLOOR FINISHES TO BE REMOVED. SUB FLOOR TO BE PREPARED TO RECEIVE NEW FINISHES AS SCHEDULED. SEE NEW WORK PLAN A3 FOR EXTENT.
24. REMOVE EXISTING WALL COVERINGS AND WALL BASE. PREPARE AREA AS REQUIRED TO FACILITATE NEW WORK.
25. EXISTING STOREFRONT ENTRY DOOR TO REMAIN.
26. REMOVE DOOR LOCK SETS AND REPLACE WITH PUSH PLATE INTERIOR 12" PULLS.
27. EXISTING DOOR TO BE REMOVED.
28. GYP.BD. PARTITION TO BE REMOVED. PATCH AND REPAIR SLAB AS REQUIRED FOR FLAT LEVEL FINISH.
29. ~~REMOVE CERAMIC TILE FLOORING. REPAIR FOR NEW CARPET.~~
30. ~~PATCH WALL AND CEILING AS REQUIRED AT EQUIPMENT REMOVED.~~
31. BANK EQUIPMENT TO BE RELOCATED.
32. ~~EXISTING TELLER LINE FIXTURE TO BE REMOVED.~~
33. EXISTING FURNITURE TO BE REMOVED.
34. REMOVE/ RELOCATE EXISTING PENDANTS AT EXISTING WORK AREAS TO BE REMOVED/ RELOCATED. PATCH/ REPAIR EXISTING CEILING.
35. REMOVE DECORATIVE TRIM AT WINDOWS. SILL TO REMAIN. PATCH, REPAIR AND PAINT AS NEEDED.

GENERAL DEMOLITION NOTES

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

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No.	Revisions/Submissions	Date
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MAY 12 2011

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

Drawing Title

DEMOLITION PLAN

Drawing No. A1

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

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SHEET NOTES

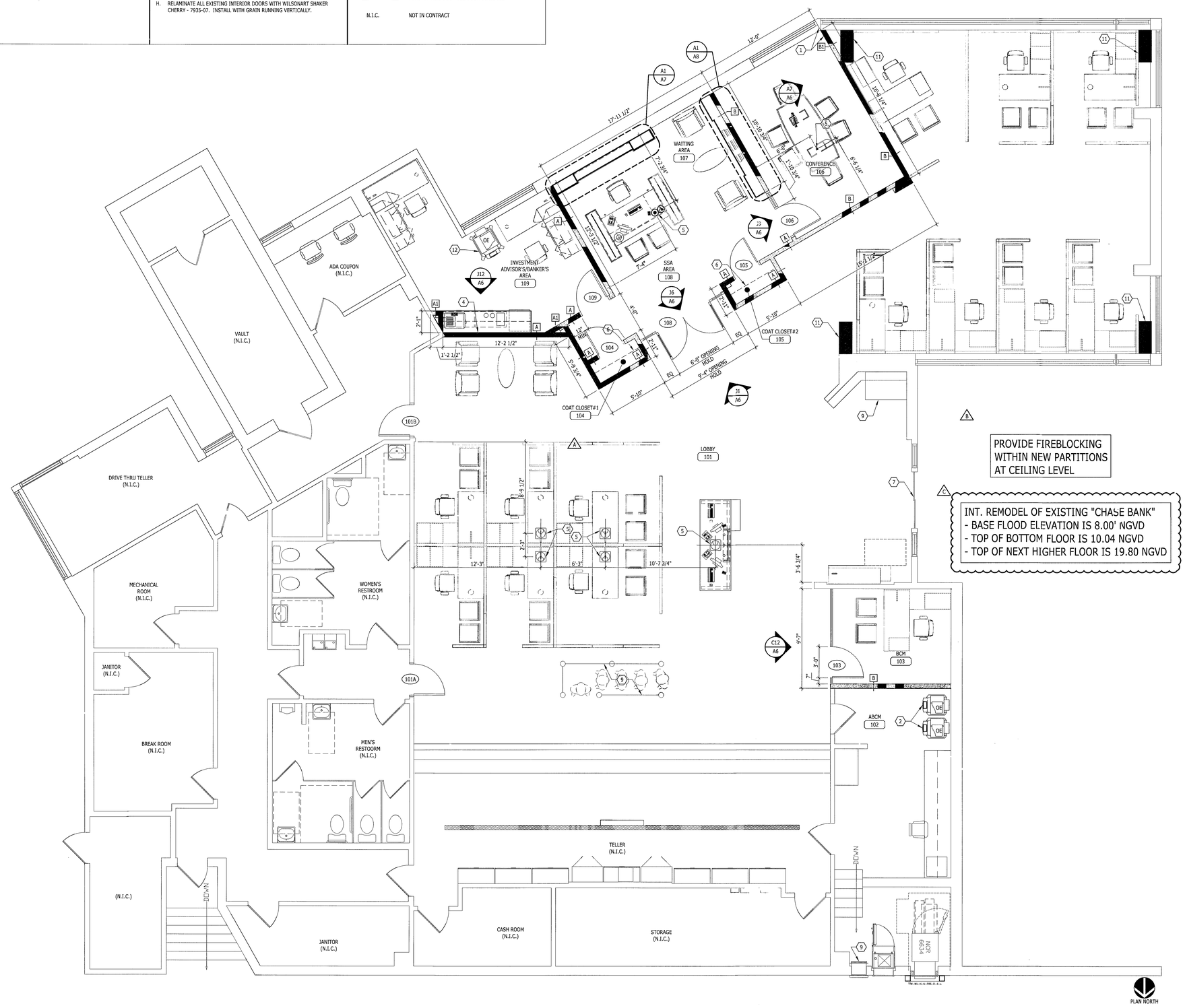
1. ALIGN FINISH FACES.
2. RELOCATED BANK EQUIPMENT BY OWNERS VENDOR.
3. ~~LOCATION OF NEW FIRE EXTINGUISHER CABINET.~~
4. PROVIDE FT BLOCKING IN WALL FOR ACCESSORY AND MILLWORK INSTALLATION.
5. FLOOR BOX. SEE ELECTRICAL DRAWING FOR ADDITIONAL INFORMATION.
6. PROVIDE SHELF & ROD, MIN DEPTH 2'-1".SEE F7/A6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

GENERAL NOTES

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

SHEET SYMBOLS

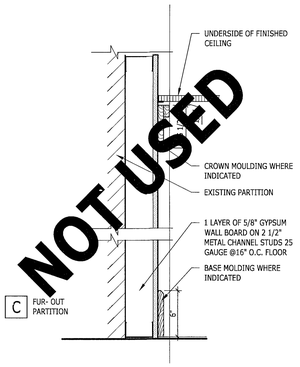
- A1 — WALL/PARTITION TYPE INDICATOR. SEE H1/ A2
- 100 — DOOR INDICATOR - SEE DOOR SCHEDULE. SHEET A9
- NEW PARTITION
- EXISTING TO REMAIN
- OE — OFFICE EQUIPMENT SUPPLIED & INSTALLED BY CHASE BANK
- BE — BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACT OR (NIC) - REQUIRED OPENING, ELEC. POWER AND CAULKING BY GENERAL CONTRACTOR.
- DENOTES NEW DOOR SEE DOOR SCHEDULE
- N.I.C. — NOT IN CONTRACT



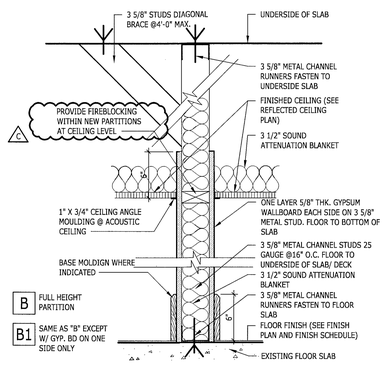
PROVIDE FIREBLOCKING WITHIN NEW PARTITIONS AT CEILING LEVEL

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

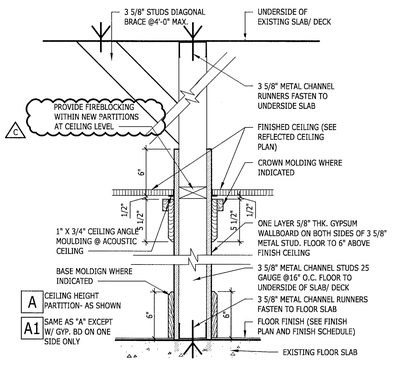
PARTITION TYPES - SEE SHEET A3 FOR BASE AND CROWN MOLDING LOCATIONS



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



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



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

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

CHASE

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No.	Revisions/Submissions	Date
1	ISSUED FOR BIDDING	04.25.11
2	ISSUED FOR PERMITTING	5.5.11
A	ADDENDUM A	6.6.11
B	ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11
C	ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11

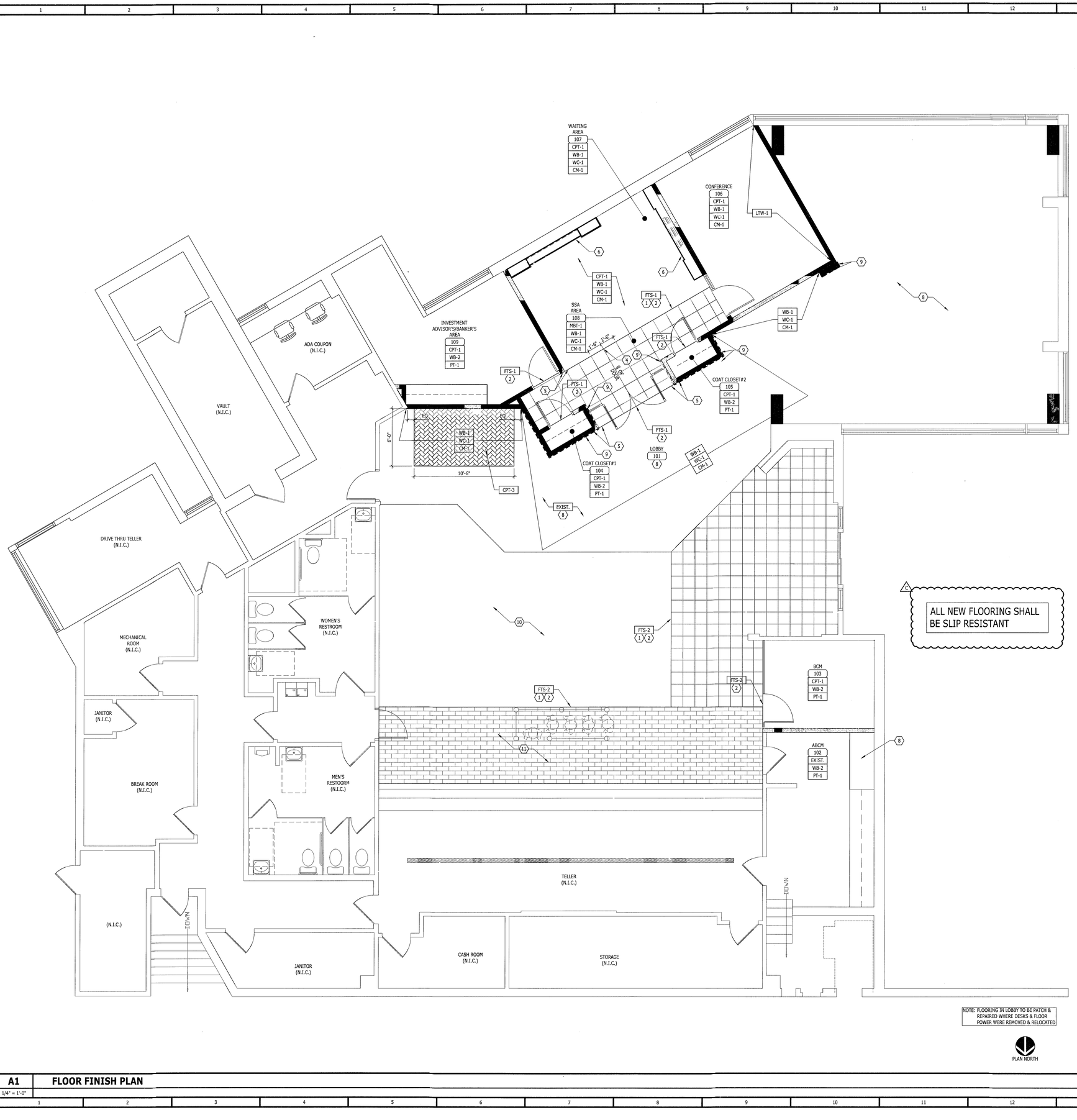
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Project No.	CHA7009
Scale	1/4" = 1'-0"
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Checked	JS/DR
Date	03.30.11
Drawing Title	FLOOR PLAN
Drawing No.	A2

M:\Chase Bank\CPC\Alton Rd - Miami Beach FLDS CDs\A\ Arch\CHA7009 A2_ 8/22/2011 5:46:51 PM JIMM SANSABRINO

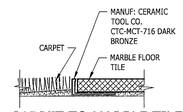


SHEET SYMBOLS

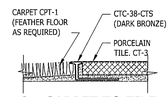
XXX-1	INDICATES FINISH NUMBER - SEE A13/A3
FTS-X	INDICATES TRANSITION NUMBER - SEE H13/A3

SHEET NOTES

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



1 - CARPET TO MARBLE TILE



2 - CARPET TO TILE

H13 TRANSITION

N.T.S. STRIP DETAILS

INTERIOR FINISH LEGEND (NOT ALL USED)

NOTES:

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

WC-1
APPLICATION: THROUGHOUT
VENDOR: DESIGNTEX
CONTACT: WAYNE BORSHINE
PHONE: 773-551-6413
SOURCE: GENERAL CONTRACTOR
NAME: KENTUCKY DERBY
STYLE: 5106-103
WIDTH: 54" WIDE
INSTALL: PER MANUFACTURER INSTRUCTIONS

WC-2
APPLICATION: COMFORT ZONE IN LOBBY
DESCRIPTION: TYPE II VINYL WALLCOVERING W/CUSTOM CHASE SILK SCREEN W/48" WIDE PATTERN REPEAT PRINTED W/WATER BASED INKS AND INSTALLED W/WATER BASED ADHESIVES
MANUFACTURER: LSI WALLCOVERING
PRODUCT: 'SECOND LOOK' RECYCLED WALLCOVERING
PRODUCT NO.: ASL-DLC31268
VENDOR: D.L. COUCH
CONTACT: KIM KOGER - 800 / 433. 0790 X1008
SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

PT-1
PAINT: INTERIOR WALL, DOOR & FRAME SURFACES
SOURCE: GENERAL CONTRACTOR
MANUFACTURER: BENJAMIN MOORE
PRODUCT: AURA WATERBORNE INTERIOR PAINT
COLOR: AC-5 SPRINGFIELD TAN
FINISH: SEMI GLOSS (METAL DOORS/ FRAMES)
EGG SHELL (WALLS)

LTW-1
APPLICATION: CLIENT MEETING ROOM WALL
VENDOR: EDELMAN LEATHER
CONTACT: JOHN EDELMAN
PHONE: 860-350-9600
SOURCE: GENERAL CONTRACTOR
COLOR: ANTIQUE NATURAL
STYLE #: FT07
PATTERN: PAVIMENTO
TILE SIZE: 4" X 8"

MBT-1
APPLICATION: ENTRY
SIZE: 18" X 18" X 1/2"
NAME: DARK EMPERADOR
FINISH: PULISH
GROUT: CUSTOM BUILDING PRODUCTS, #95 SABLE BROWN
GROUT JOINT: 1/8"
LEAD TIME: 2 WEEKS

CT-1
PORCELAIN TILE: LOBBY AREAS
MANUFACTURER: MARAZZI TILE, INC.
PRODUCT: SIERRA MADRE, GLAZED PORCELAIN TILE
COLOR: "SONORA"
SIZE: 18" x 18" x 3/8" TILES
GROUT: CUSTOM BUILDING PRODUCTS #101 QUARTZ POLYBLEND SANDED, WATER BASED. APPLY TILELAB SEALANT
GROUT JOINT: 1/8"
FURNISHED BY: G.C. (INCLUDING 10% ATTIC STOCK)
CONTACT: LOCAL MARAZZI TILE DEALER
PHONE: 972 / 232. 3801

CT-3
TILE PLANKS: IN FRONT OF TELLER LINE
MANUFACTURER: EMSER
INSTALL RUNNING PARALLEL TO TELLER LINE AT A MAXIMUM OF 8' DEEP
COLOR: 2 COLORS AVAILABLE COORD WITH CHASE PM:
A. CHERRY
B. PEAR
SIZE: TBD; COORD WITH CHASE PM
GROUT: TBD; COORD WITH CHASE PM
GROUT JOINT: TBD; COORD WITH CHASE PM
SOURCE: CREATIVE DESIGN FLOORING
FURNISHED BY: G.C. (INCLUDING 10% ATTIC STOCK)
CONTACT: JOHN GIRARD
PHONE: 480-443-3905

CPT-1
APPLICATION: WAIT AREA WALL , SS AREA , OFFICE AREA
VENDOR: INTERFACE
CONTACT: VICKI DEVUONO
PHONE: 312-755-2101
SOURCE: GENERAL CONTRACTOR
MANUFACTURER: BENTLEY
NAME: URBAN SCENE
COLOR: CHICAGO TRIBUNE 888855
STYLE#: BUS3406301
SIZE: BROAD LOOM
NO PAD: GLUE DIRECT

CPT-2
APPLICATION: ALL DESIGNATED PRIMARY CARPET AREAS.
VENDOR: INTERFACE
CONTACT: VICKI DEVUONO
PHONE: 312-755-2101
SOURCE: GENERAL CONTRACTOR
MANUFACTURER: BENTLEY
NAME: URBAN SCENE
COLOR: MONDO TIMES 888854
STYLE#: BUS340630R
SIZE: BROAD LOOM
NO PAD: GLUE DIRECT

CPT-3
CARPET: FLOATING COMFORT ZONE ONLY
MANUFACTURER: INTERFACEFLOR, LLC
PRODUCT: TO SCALE
PRODUCT NO.: 1465202500
COLOR: 7764 "CONTOUR"
SIZE: 50CM TILE
BACKING: GLASBAC
FURNISHED BY: G.C. (INCL. 10% ATTIC STOCK)
CONTACT: VICTORIA DEVUONO - 312 / 755. 2101
NOTE: INSTALL TILES IN SAME DIRECTION (PERPENDICULAR TO ENTRANCE DOORS WALL. DO NOT QUARTER TURN TILES)

FTS
FLOOR TRANSITION STRIP: AT DISSIMILAR MATERIAL TRANSITION AREAS, SEE DETAILS ON SHEET A1.2 FOR APPLICATIONS
MANUFACTURER: CERAMIC TOOL COMPANY
PRODUCT: CARPET OR EDGE TRIM PER DETAILS
PRODUCT NO.: SEE DETAILS
COLOR: SEE DETAILS
VENDOR: CERAMIC TOOL COMPANY
CONTACT: 800 / 236. 5230

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

WD-1
WOOD VENEER
COLOR AND FINISH TO MATCH CONTROL SAMPLE
SPECIES: AFRICAN SAPELE MAHOGANY

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

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

WB-2
MANUFACTURER: JOHNSONITE
DESCRIPTION: TIGHT LOCK RESILIENT WALL BASE
HEIGHT: 4-1/2" SLIM-LINE HEIGHT
MODEL: 69 STERLING SILVER

MOLDING

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

A1 FLOOR FINISH PLAN

1/4" = 1'-0"

A13 INTERIOR FINISH LEGEND

N.T.S.

CHASE

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MIAMI BEACH, FL 33139

No.	Revision/Submittal	Date
5	ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11
4	ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11
3	ADDENDUM A	6.6.11
2	ISSUED FOR PERMITTING	5.5.11
1	ISSUED FOR BIDDING	04.25.11

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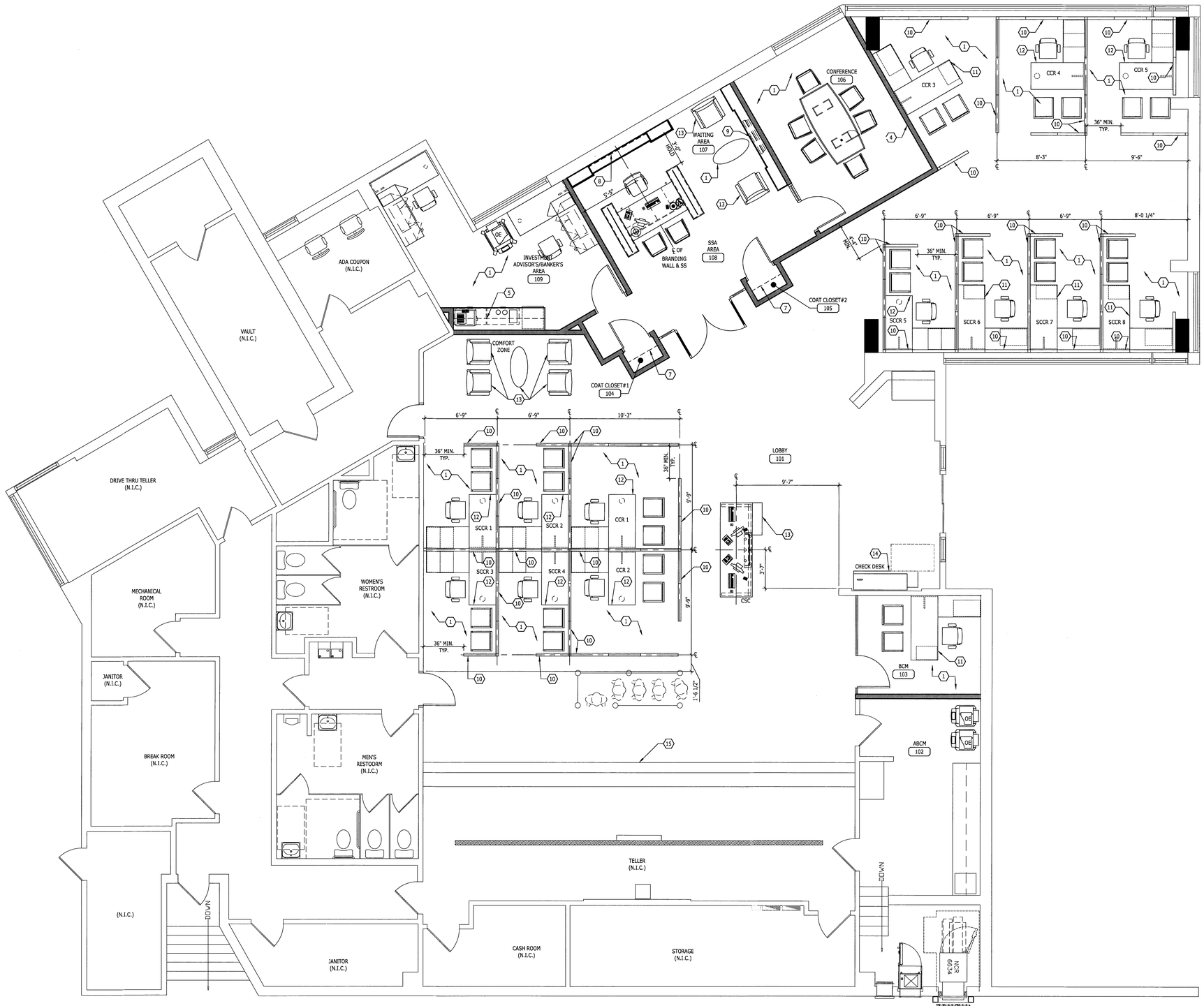
AUG 23 2011

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

Drawing Title: FINISH PLAN

Drawing No. A3

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SHEET NOTES

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

SHEET SYMBOLS

EXISTING WALL TO REMAIN

NEW WALL

GENERAL NOTES

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

A1 FURNITURE PLAN

1/4" = 1'-0"

CHASE

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1801 ALTON RD.
MIAMI BEACH, FL 33139

No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

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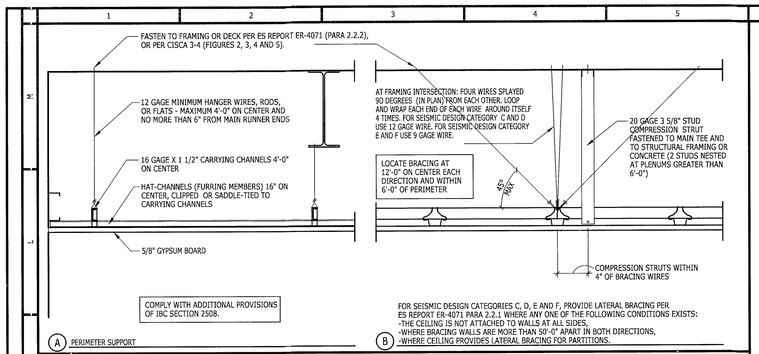
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Checked	JS/DR
Date	03.30.11

Drawing Title

FURNITURE PLAN

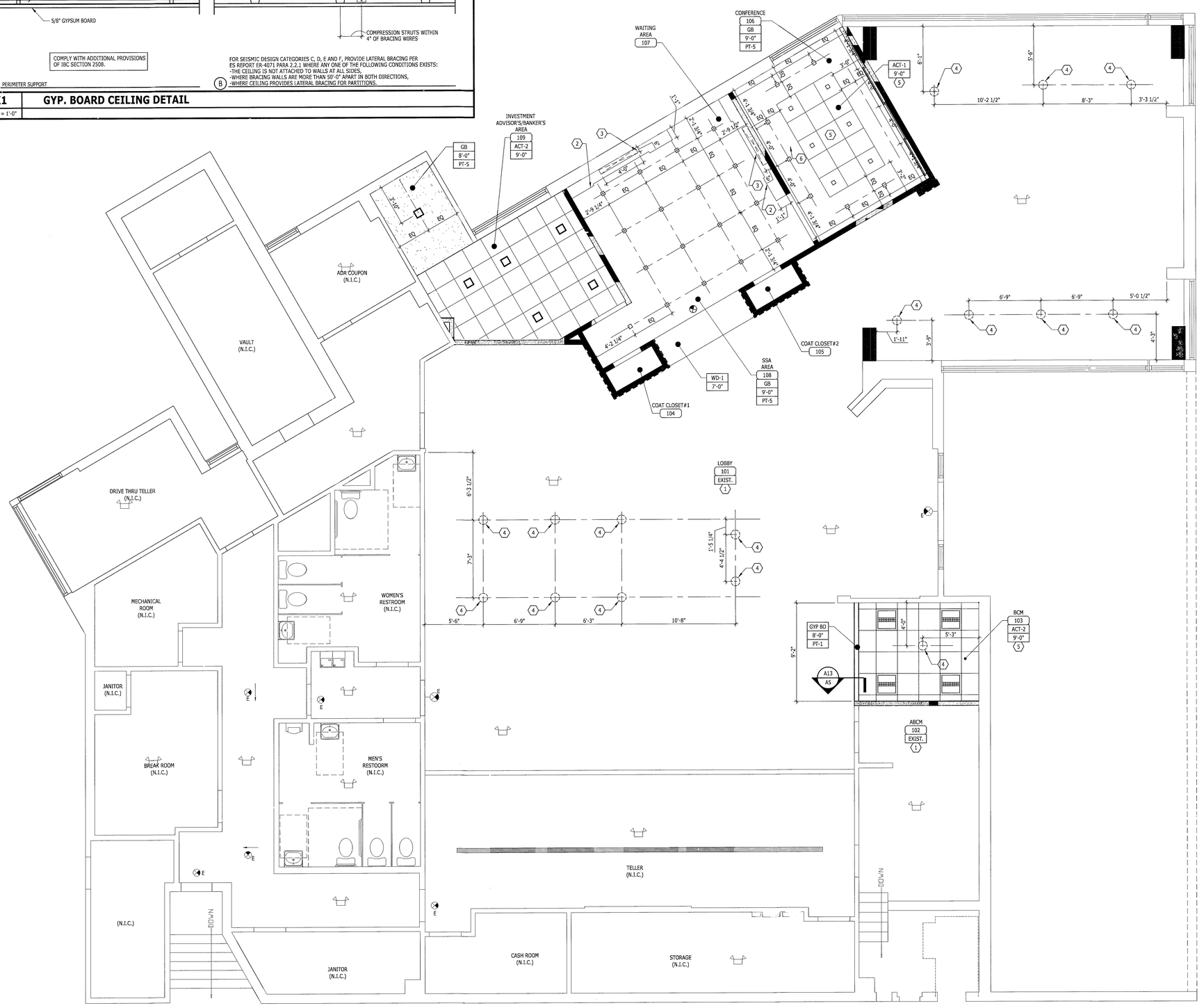
Drawing No. **A4**

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K1 GYP. BOARD CEILING DETAIL

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



A1 REFLECTED CEILING PLAN

1/4" = 1'-0"

SHEET NOTES

1. EXISTING LIGHTING AND CEILING.PATCH AND REPAIR AS NECESSARY TO ACHIEVE "AS-NEW" CONDITION.
2. OUTLINE OF MILLWORK BELOW.
3. VENTILATION CUT-OUT FOR LEATHER LCD WALL.
4. PENDANT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
5. CENTER FULL TILES IN GYP. BD. CEILING.
6. 2'-0" X 2'-0" ACCESS PANEL

GENERAL NOTES

A. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR BALANCE OF INFORMATION.
B. GYPSUM BOARD CEILING SHALL BE 5/8 GYPSUM BOARD ON 2 1/2" METAL STUDS AT 2'-0" O.C. HUNG TO UNDERSIDE OF STRUCTURE ABOVE AND ADEQUATELY BRACED
C. CONTRACTOR SHALL PROVIDE APPROPRIATE TRIM FOR LIGHT FIXTURES DIFFUSERS AND REGISTERS APPLICABLE TO CEILING FINISH MATERIAL.
D. COORDINATE LOCATION OF SECURITY CAMERA'S WITH OWNER'S REPRESENTATIVE.
~~E. ALL GYPSUM SOAMP CEILING SHALL BE PAINTED SHERWIN WILLIAMS PROMAR200 INTERIOR LATEX: SW 7087 CEILING BRIGHT WHITE, FLAT FINISH.~~
F. PATCH EXISTING CEILING AFFECTED BY NEW WORK. REPLACE DAMAGED ACOUSTICAL CEILING TILE AND THOSE AFFECTED BY NEW WORK.
G. RELAMP ALL BURNED OUT LAMPS.

LEGEND

CL-3 ← CEILING SYSTEM/FINISH
10'-6" ← CEILING HEIGHT
CEILING INDICATOR: SEE SCHEDULE FOR CEILING TILE, GRID, AND FINISH COLOR

- RECESSED WALL WASHER
- 2X2 RECESSED ALETA SERIES FLUORESCENT LUMINAIRE
- 2'X2' LAY-IN FLUORESCENT, REFER TO ELEC DWGS FOR ADDITIONAL INFO.
- 9"X9" RECESSED FLUORESCENT LUMINAIRE
- PENDENT LIGHT, REFER TO ELEC DWGS FOR ADDITIONAL INFO.
- 6" DIA COMPACT FLUORESCENT DOWN LIGHT, REFER TO ELEC DWGS FOR ADDITIONAL INFO.
- RECESSED DOWNLIGHT

ACT-1 COFFER CEILING SYSTEM
MANUFACTURER: ARMSTRONG
MODEL: METAPHORS
COLOR: WHITE
SIZE: 24" x 24" LINEAR WITH 18"x 18"x3/4" ULTIMA INFILL PANELS
GRID: BEVELED TEGULAR; SUPERAFINE 9/16" FY"OSED TEE
GRID FINISH: WHITE

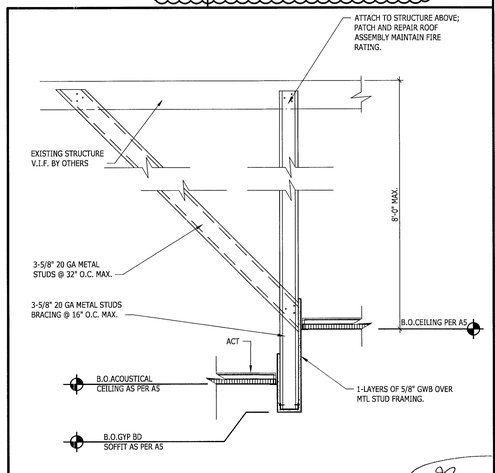
ACT-2 ACOUSTICAL CEILING: TEAM OFFICE AREA, WORK ROOM.
MANUFACTURER: ARMSTRONG
MODEL: ULTIMA OPEN PLAN BEVELED TEGULAR
COLOR: WHITE
SIZE: 24" x 24" x 3/4"
EDGE: BEVELED TEGULAR
GRID: INTERLUDE XL 9/16" EXPOSED TEE
GRID FINISH: WHITE

GB GYP. BD. CEILING / SOFFIT - PAINT AS SCHEDULED

PT-5 DRYWALL CEILING PAINT: SS, WAIT AREA, CORRIDORS, CLOSETS.
VENDOR: BENJAMIN MOORE
SOURCE: GENERAL CONTRACTOR
PRODUCT: AURA WATERBORNE INTERIOR PAINT . EGGSHELL FINISH 524
COLOR : NTRM READY MIXED COLORS (SUPER WHITE) LRV=89.5
FINISH: EGGSHELL

WD-1 WOOD VENEER
COLOR AND FINISH TO MATCH CONTROL SAMPLE
SPECIES: AFRICAN SAPELE MAHOGANY

- CEILING MOUNTED EXIT LIGHT FIXTURE
- WALL MOUNTED EXIT LIGHT FIXTURE
- RECESSED SQUARE DOWNLIGHT
  COMPACT FLUORISCENT DOWNLIGHT
  MANUF. : LIGHTOLIER
  SOURCE: LOEB ELECTRIC
  CONTACT: SAME
  MODEL NUMBER : 4X4132HU/ 4X4WHW
  W/ 1-F32T8X/ 835/ A-4PIN
  TRIPLE BIAX LAMP
- E EXISTING LIGHT FIXTURE
- EXISTING BUG EYE EMERGENCY LIGHT FIXTURE



A13 SECTION AT SOFFIT

1"=1'-0"

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No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11
	ISSUED FOR PERMITTING	5.5.11
	ADDENDUM A	6.6.11
	ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11
C	ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11

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Donald J. Rethman, Architect In Charge

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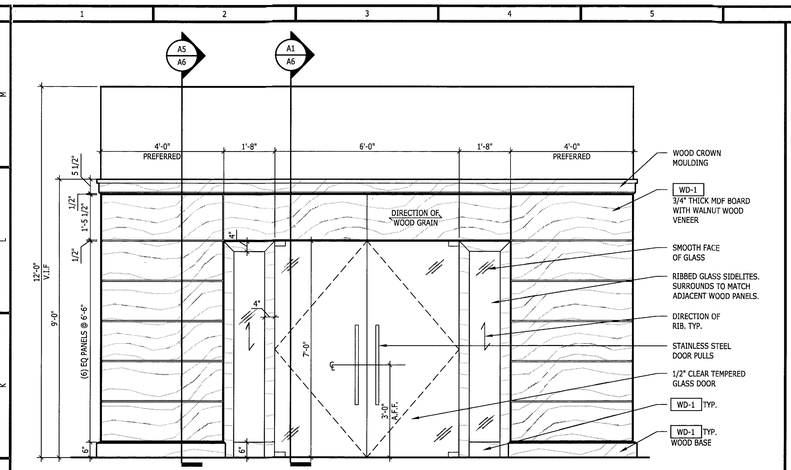
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Scale	1/4" = 1'-0"
Drawn	DF
Checked	JS/DR
Date	03.30.11

Drawing Title

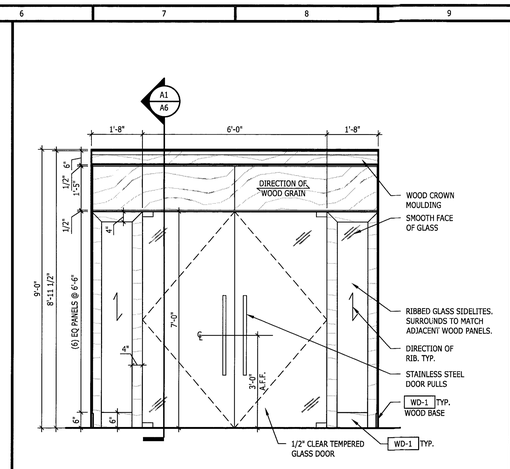
REFLECTED CEILING PLAN

Drawing No. **A5**

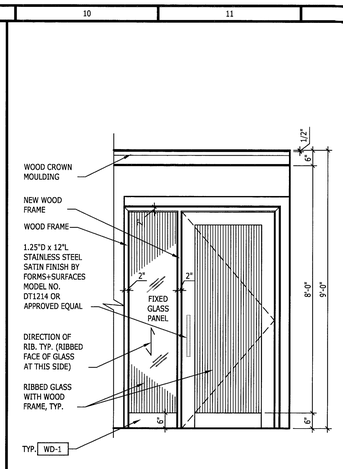
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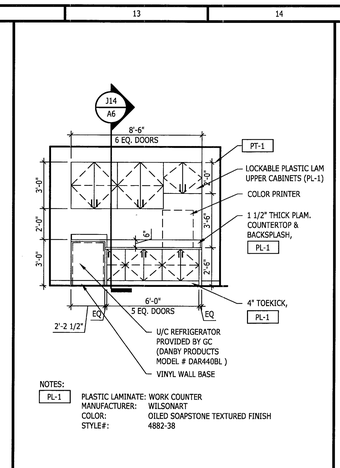
J1	ELEVATION
1/2" = 1'-0"	@ ENTRANCE (BRANCH SIDE)



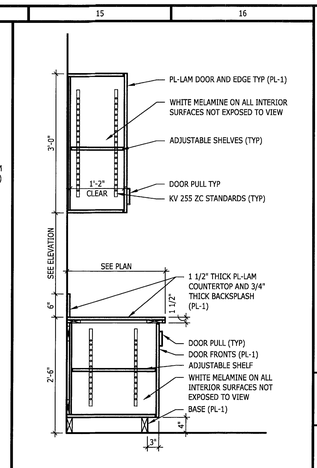
J6	ELEVATION
1/2" = 1'-0"	@ ENTRANCE (CPC SIDE)



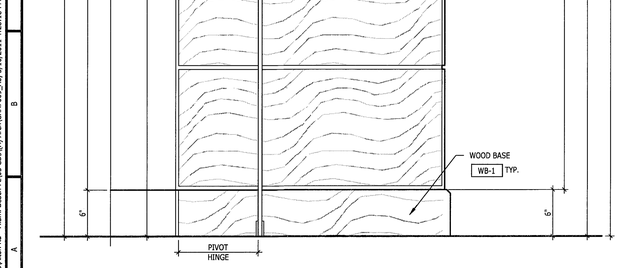
J9	ELEVATION @ CONFRENCE ROOM
1/2" = 1'-0"	



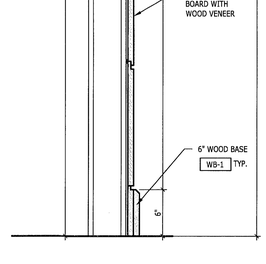
J12	ELEVATION @ WORK COUNTER
1/4" = 1'-0"	@ WORK ROOM



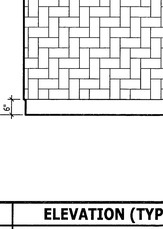
J14	SECTION @ WORK COUNTER
3/4" = 1'-0"	



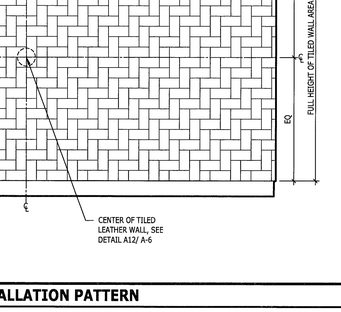
A1	SECTION
1 1/2" = 1'-0"	@ ENTRANCE



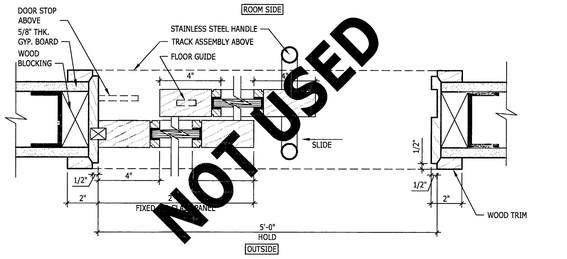
A5	SECTION
1 1/2" = 1'-0"	@ WOOD PANEL WALL



F7	ELEVATION @ COAT CLOSET
1/4" = 1'-0"	

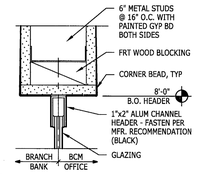


F9	TYP. COAT CLOSET DETAIL
3" = 1'-0"	DETAIL

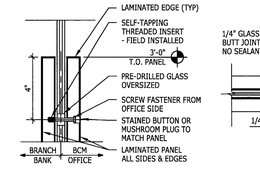


D7	DETAIL @ CONFRENCE ROOM
3" = 1'-0"	

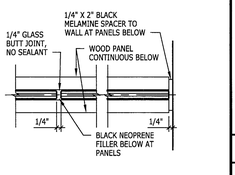
A7	ELEVATION (TYPICAL) INSTALLATION PATTERN
1/2" = 1'-0"	LEATHER TILED WALL



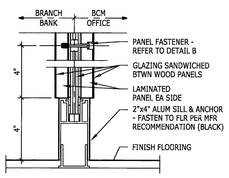
A GLAZING HEADER
SCALE: 3"= 1'-0"



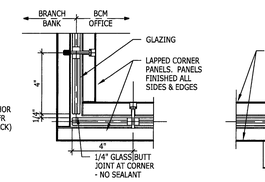
B WOOD PANELS - TOP EDGE
SCALE: 3"= 1'-0"



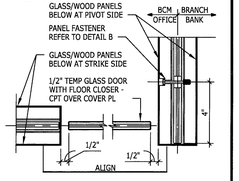
C GLAZING BUTT JOINT
SCALE: 3"= 1'-0"



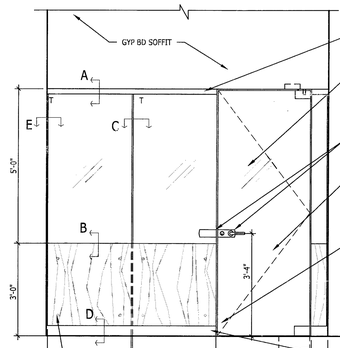
D GLAZING / WD PANELS - SILL
SCALE: 3"= 1'-0"



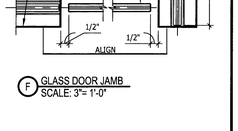
E GLASS / WD PANELS - CORNER
SCALE: 3"= 1'-0"



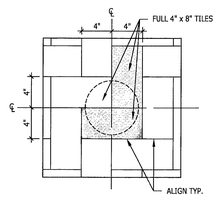
F GLASS DOOR JAMB
SCALE: 3"= 1'-0"



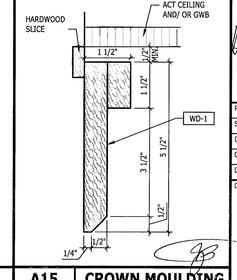
C12	BCM ROOM ELEVATION
1/2" = 1'-0"	



C15	BASE MOULDING
6" = 1'-0"	TYPICAL



A12	LEATHER TILES - START POINT PAVIMENTO PATTERN
1 1/2" = 1'-0"	



A15	CROWN MOULDING
6" = 1'-0"	TYPICAL

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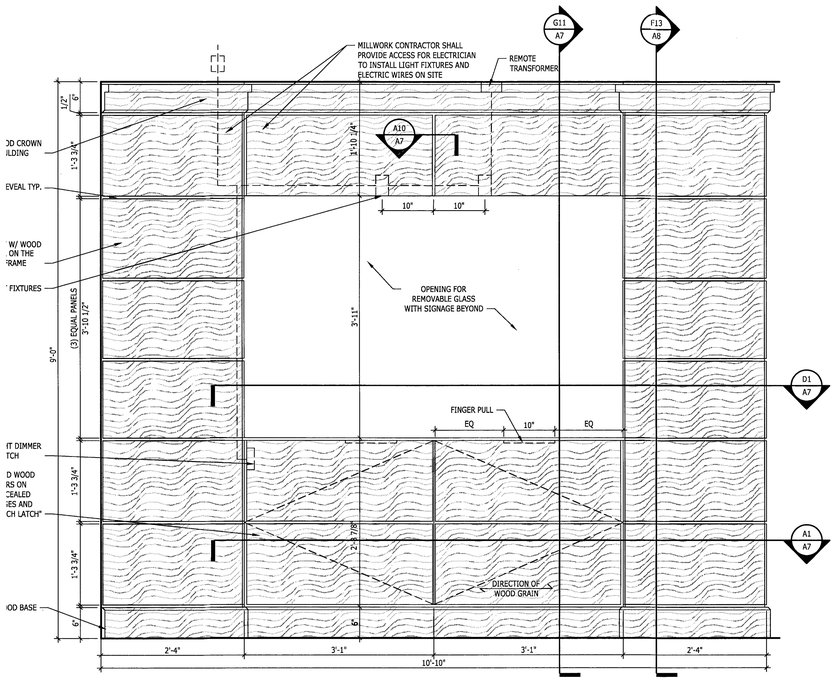
No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

MAY 12 2011

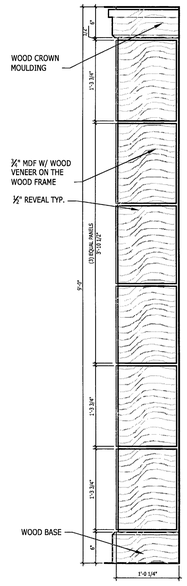
Project No.	CHA7009
Scale	AS NOTED
Drawn	DF
Checked	JS/DR
Date	03.30.11
Drawing Title	INTERIOR ELEVATIONS & DETAILS
Drawing No.	A6

GENERAL NOTES

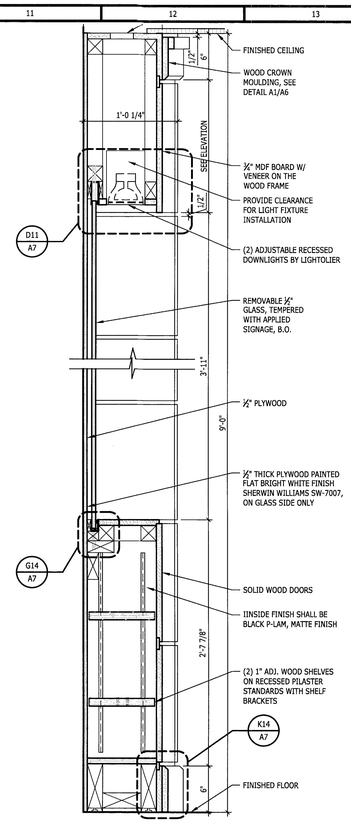
1. ALL WOOD FINISHES TO MATCH CHASE CONTROL SAMPLE
2. VERIFY ALL DIMENSIONS
3. UPON ASSEMBLY, ALLOW WIRE CHASE IN ANY RIBS THAT MAY OBSTRUCT PASSAGE OF WIRES/CABLES.



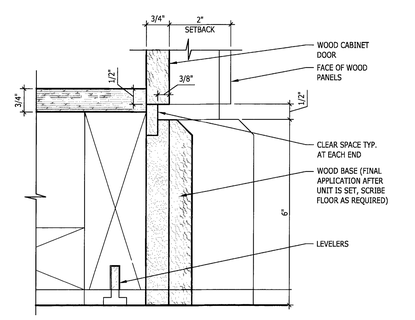
G1 FRONT ELEVATION — 1" = 1'-0" — BRANDING WALL



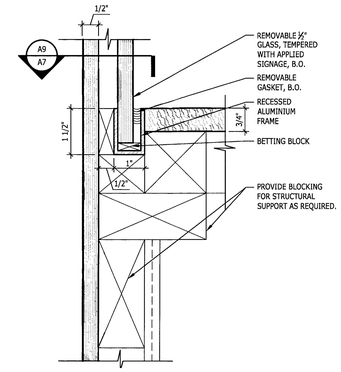
G8 SIDE ELEVATION — 1" = 1'-0" — BRANDING WALL



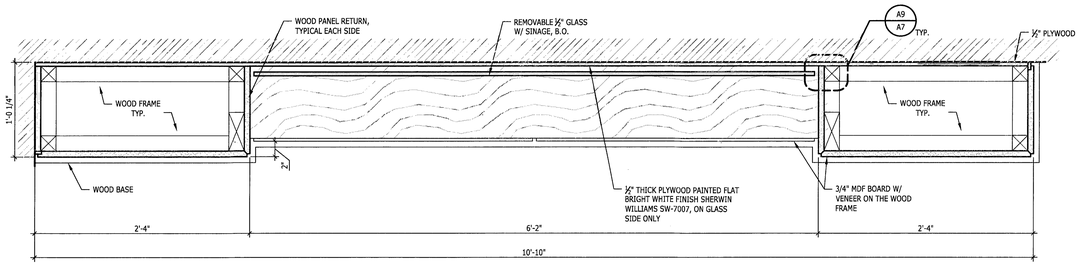
G11 SECTION — 1 1/2" = 1'-0" — BRANDING WALL



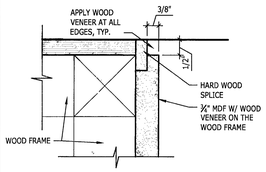
K14 BASE DETAIL — 6" = 1'-0" — BRANDING WALL



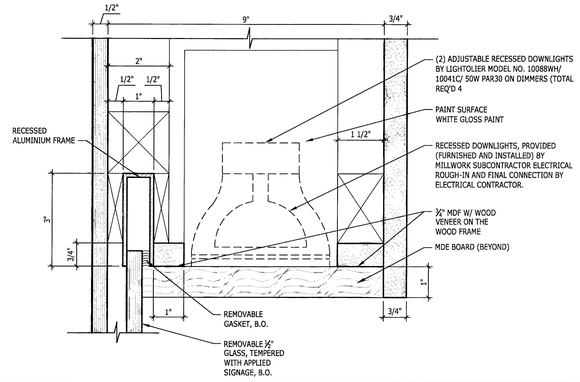
G14 DETAIL — 6" = 1'-0" — BRANDING WALL



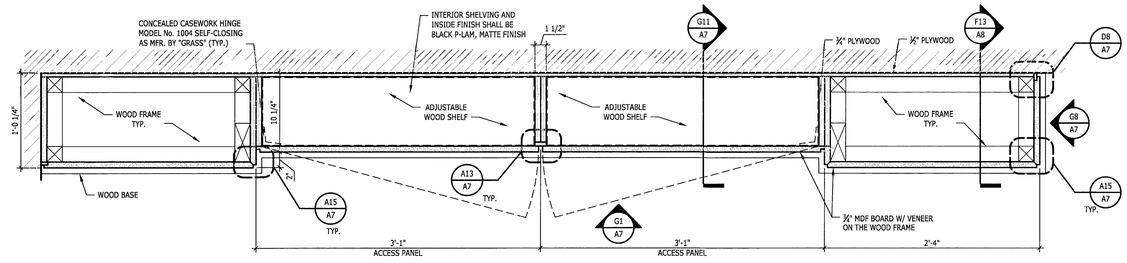
D1 PLAN SECTION — 1 1/2" = 1'-0" — BRANDING WALL



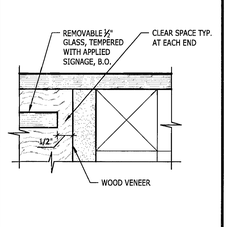
D9 DETAIL — 6" = 1'-0"



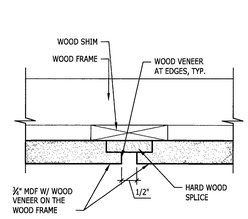
D11 INSET HEAD DETAIL — 6" = 1'-0" — BRANDING WALL



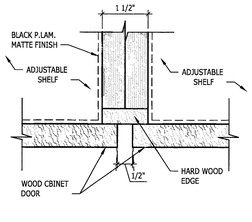
A1 PLAN SECTION — 1 1/2" = 1'-0" — BRANDING WALL



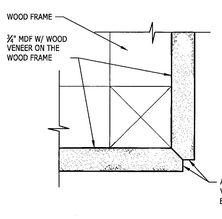
A9 DETAIL — 6" = 1'-0"



A10 DETAIL — 6" = 1'-0"



A13 DETAIL — 6" = 1'-0"



A15 DETAIL — 6" = 1'-0"

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No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

MAY 12 2011

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

Drawing Title

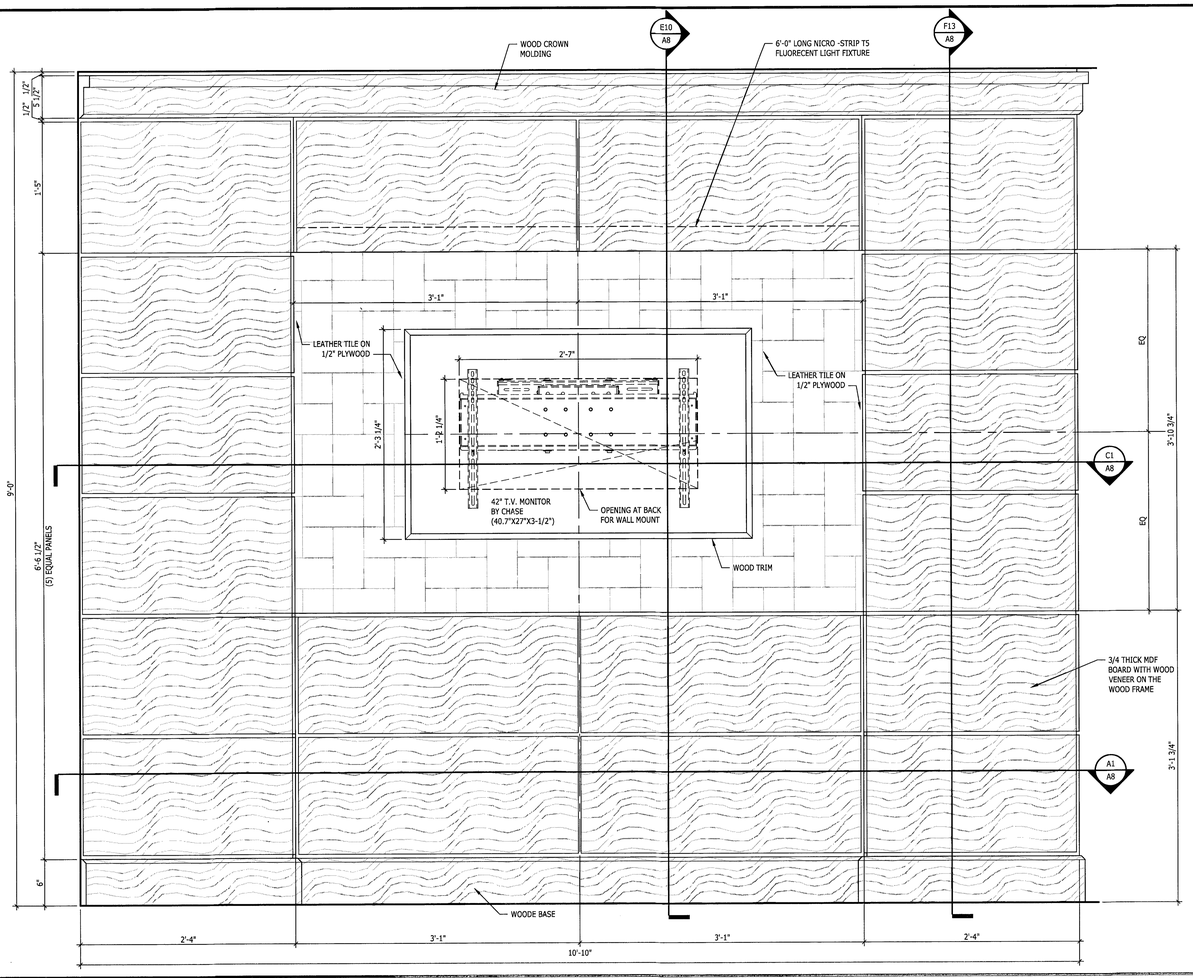
BRANDING WALL ELEV, SEC & DET

Drawing No. **A7**

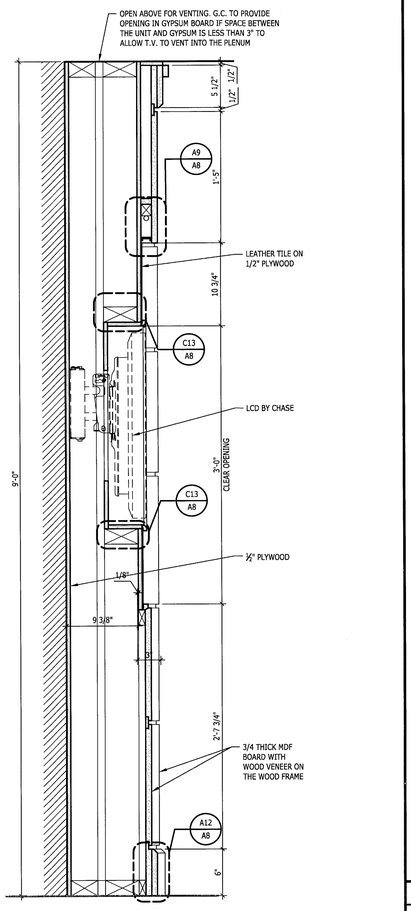
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GENERAL NOTES

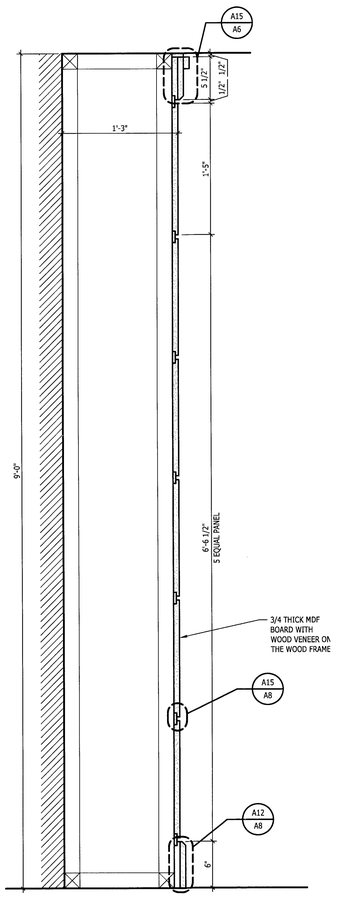
1. ALL WOOD FINISHES TO MATCH CHASE CONTROL SAMPLE.
2. VERIFY ALL DIMENSIONS.
3. LEATHER ON PANELS TO BE PROVIDED BY G.C., INSTALLED BY AUTHORIZED VENDOR ONLY.
4. UPON ASSEMBLY, ALLOW WIRE CHASE IN ANY RIBS THAT MAY OBSTRUCT PASSAGE OF WIRES/CABLES.



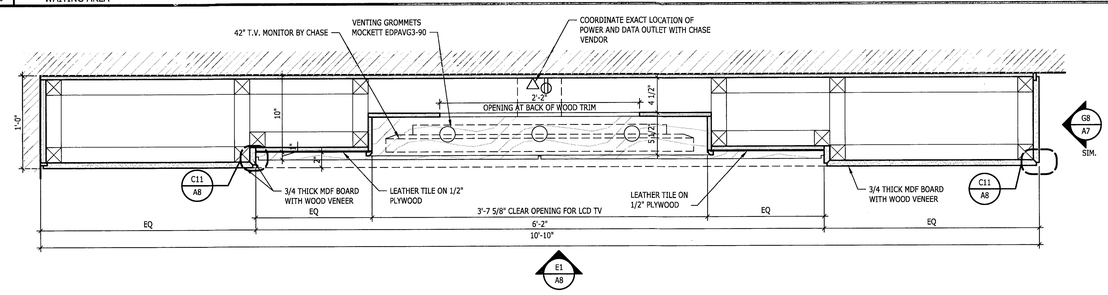
E1 1-1/2" = 1'-0" — FRONT ELEVATION — WAITING AREA



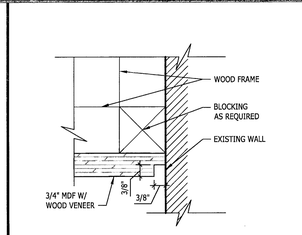
E10 1-1/2" = 1'-0" — SECTION — WAITING AREA



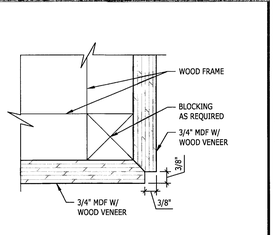
F13 1-1/2" = 1'-0" — SECTION AT WOOD PANEL WALL — WAITING AREA



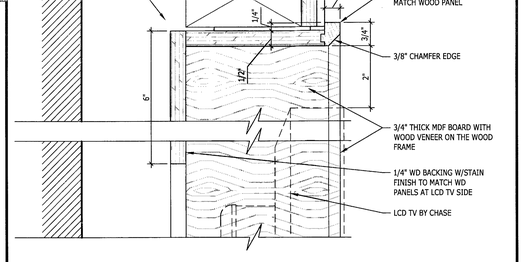
C1 1-1/2" = 1'-0" — PLAN SECTION — WAITING AREA



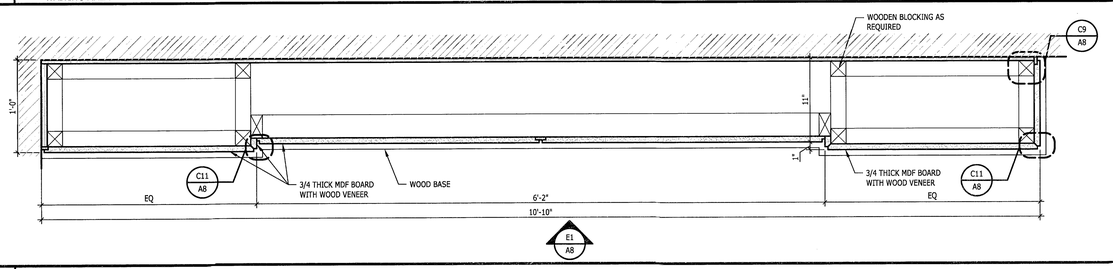
C9 6" = 1'-0" — TYPICAL END DETAIL



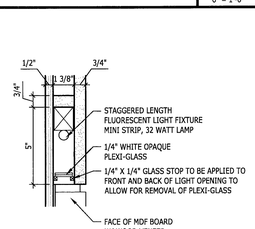
C11 6" = 1'-0" — TYPICAL WOOD PANEL — OUTSIDE CORNER DETAIL



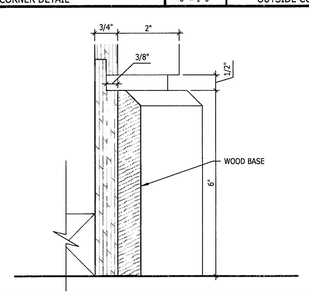
C13 6" = 1'-0" — TYPICAL WOOD PANEL — OUTSIDE CORNER DETAIL



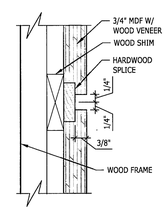
A1 1-1/2" = 1'-0" — PLAN SECTION — WAITING AREA



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



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



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

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No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

MAY 12 2011

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

Drawing Title: LEATHER/LCD WALL ELEV. SECTION AND DETAILS

Drawing No. A6

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DOOR SCHEDULE

WD - WOOD GL - GLASS

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

SET - 1
- STANDARD HARDWARE FOR SINGLE ACTING SWING GLASS DOOR OF BLUMCRAFT DOOR SERIES 675
2 - DORMA RTS - 88 OVERHEAD DOOR CLOSER X 626
4 - DOOR HANDLE: HAFELE STAINLESS STEEL STAIN FINISH. MODEL NO. - 903-00-608 MOUNTING ACCESSORY - MODEL NO. 909.03.900
2 - DOOR STOP ANGLE X 626

SET - 2
3 - HINGES FBB 4 1/2" X 4 1/2" X 626
1 - DOOR HANDLE: HAFELE STAINLESS STEEL STAIN FINISH. MODEL NO. - 903-00-403 MOUNTING ACCESSORY - MODEL NO. 909.03.910
1 - OVERHEAD ROLLER CATCH

SET - 3
1 - SLIDING DOOR ASSEMBLY; HAFELE: SUPER 250/ A - HAWA
2 - DOOR HANDLE: HAFELE STAINLESS STEEL STAIN FINISH. MODEL NO. - 903-00-403 MOUNTING ACCESSORY - MODEL NO. 909.03.910
1 - FLOOR GUIDE - 942.41.031

SET - 4
3 - STANLEY - 5055
1 - DOOR HANDLE: HAFELE STAINLESS STEEL STAIN FINISH. MODEL NO. - 903-00-403 MOUNTING ACCESSORY - MODEL NO. 909.03.910
1 - SCHLAGE MORTISE CYLINDER NO. 20-500 X 626 KEY OUTSIDE. THUMB TURN INSIDE
1 - WALL STOP

SET - 5

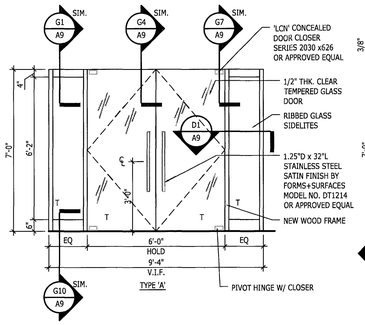
1	EA	TOP PIVOT (CENTER HUNG)	340	626 RIX
1	EA	TOP PATCH FITTING	7494-PK	626 RIX
1	EA	BOTTOM PATCH FITTING	7485-PK	626 RIX
1	EA	FLOOR CLOSER (CENTER HUNG)	428-SHO	626 RIX
1	EA	LATCHSET (GLASS MTD. LATCH W/ LOCK & THUMBTURN)	PTH311BS (W/ PTH302BS	626 CRL
1	EA	LATCH KEEPER (GLASS MTD)	PTH214BS	626 CRL

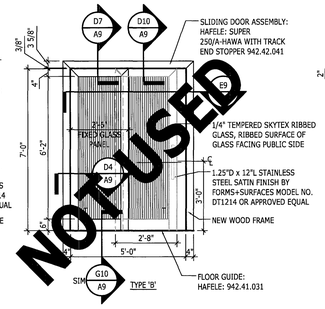
SET - 6

3	EA	HINGE 5BB1	4.5 X 4.5	652 IVE
		ALTERNATE:	BB1279 4.5 X 4.5	652 HAG
1	EA	PASSAGE LOCKSETND10S	8SP SPA	626 SCH
1	EA	SURFACE CLOSER	4011-3077	SP28 LCN
		ALTERNATE:	5100 REG	HAG
1	EA	WALL STOP	WS405ØCVX	630 IVE
1	EA	KICKPLATE (PUSH SIDE)	9400 X 34	630 IVE
		ALTERNATE:	1945 X 34	630 HAG
3	EA	SILENCER	SR64	GRY IVE
		ALTERNATE:	307D	GRY HAG

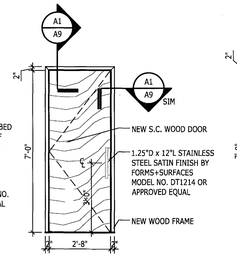
SET - 7

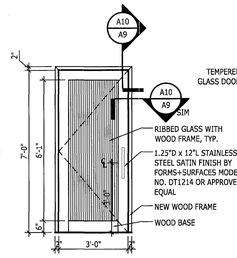
3	EA	HINGE 5BB1	4.5 X 4.5	652 IVE
		ALTERNATE:	BB1279 4.5 X 4.5	652 HAG
1	EA	ELECTRONIC LOCK	CO-100-CY-70-KP-SPA-626-PD W/ SCHLAGE STD. CYLINDER	SCHLAGE
		C123 KEYWAY		
1	EA	SURFACE CLOSER	4011-3077	SP28 LCN
		ALTERNATE:	5100 REG	HAG
1	EA	FLOOR STOP	FS13 (W/R14 riser as req'd)	630 IVE
1	EA	KICKPLATE (PUSH SIDE)	8400 X 34	630 IVE
		ALTERNATE:	1945 X 34	630 HAG
1	EA	DOOR SCOPE	DS2000 168 DEGREE	ALS DST
3	EA	SILENCER	SR64	GRY IVE
		ALTERNATE:	307D	GRY HAG

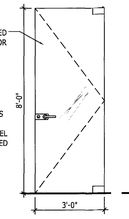


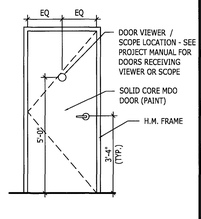


NOT USED



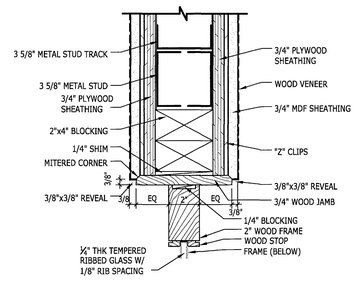






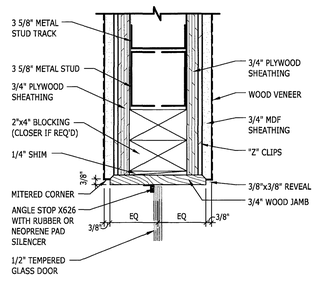
K1 DOOR SCHEDULE

NTS



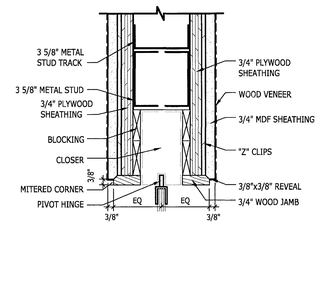
G1 HEAD DETAIL @ SIDELIGHT

3"=1'-0"



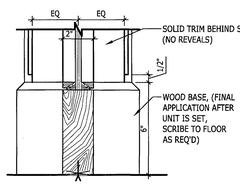
G4 HEAD DETAIL @ DOOR

3"=1'-0"



G7 JAMB DETAIL @ HINGE

3"=1'-0"



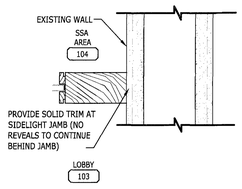
G10 SECTION @ SIDELIGHT BASE

3"=1'-0"

G13 NOTES

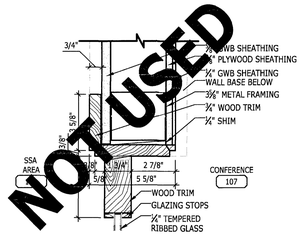
NTS

1. BEFORE ANY HARDWARE IS ORDERED OR PURCHASED. SUBMIT A COMPLETE SCHEDULE OF HARDWARE FOR ARCHITECT'S REVIEW AND APPROVAL. IF SUBSTITUTION IS MADE, A PRODUCT LITERATURE MUST ACCOMPANY SUBSTITUTED ITEMS.
2. THE CONTRACTOR MUST SAFEGUARD DELIVERY AND AVAILABILITY OF DOOR HARDWARE IN ORDER TO AVOID DELAY OF WORK COMPLETION.
3. COORDINATE WORK WITH OTHER TRADES SUPPLYING MATERIALS OR PERFORMING WORK IN CONTACT WITH, CONNECTING TO, UNDERLYING OR OVERLYING WITH THIS WORK.
4. HARDWARE SHALL CONFORM TO THE APPLICABLE CODES REQUIREMENTS OF THE AMERICAN INSURANCE ASSOCIATION AND THE NATIONAL BOARD OF FIRE UNDERWRITERS LABORATORIES, INC. AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
5. SEE FINISH PLAN AND DETAILS FOR WOOD AND PAINT FINISH DESCRIPTION ON DOORS.



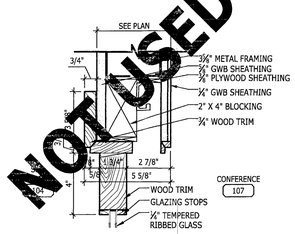
D1 JAMB DETAIL @ SSA AREA

3"=1'-0"



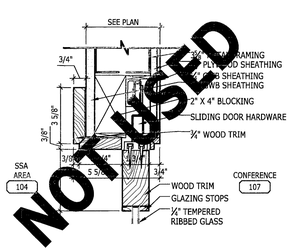
D4 JAMB DETAIL @ SIDELIGHT TO CONF. ROOM

3"=1'-0"



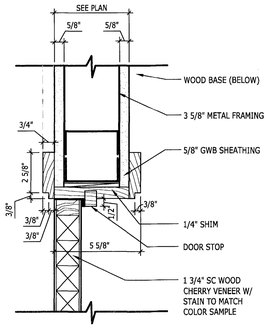
D7 HEAD DETAIL @ SIDELIGHT TO CONF. ROOM

3"=1'-0"



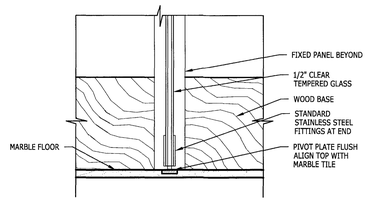
D10 HEAD DETAIL SLIDING DOOR @ CONF. ROOM

3"=1'-0"



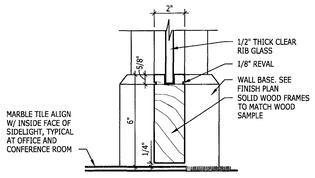
A1 HEAD DETAIL @ CLOSET

3"=1'-0"



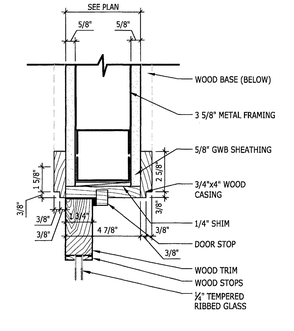
A4 SILL DETAIL @ ENTRY

3"=1'-0"



A7 SILL DETAIL @ CONF. ROOM

3"=1'-0"



A10 HEAD DETAIL @ DOOR TO BANKERS AREA

3"=1'-0"

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No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

MAY 12 2011

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

Drawing Title

DOOR SCHEDULE AND DETAILS

Drawing No. **A9**

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GENERAL NOTES:

1. REFER TO ARCHITECTURAL DRAWING FOR ADDITIONAL ELECTRICAL REQUIREMENTS.
2. CONTRACTOR SHALL VISIT THE JOB SITE,REVIEW ARCHITECTURAL DRAWINGS AND BE RESPONSIBLE FOR REVIEWING A FULL SET OF BID DOCUMENTS TO MAKE HIMSELF AWARE OF THE TOTAL JOB BEFORE SUBMITTING HIS PRICE.
3. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND INCLUDE IN BID THE PRICE OF ALL WORK REQUIRED TO ACCOMMODATE THE EXISTING INSTALLATION.
4. ALL WORK SHALL BE INSTALLED CONCEALED,LUNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
6. CONTRACTOR SHALL SUBMIT SAMPLES OF RECEPTACLES AND PLATES TO THE ARCHITECT FOR APPROVAL BEFORE MAKING HIS INSTALLATION.
7. LIGHTING FIXTURES IN ACCESSIBLE CEILINGS SHALL BE FURNISHED W3ITH FLEXIBLE CONDUIT CONNECTIONS TO SEPARATELY MOUNTED JUNCTION BOXES. ONE JUNCTION BOX SHALL SERVE A MAXIMUM OF FOUR (4) FIXTURES. MINIMUM LENGTH OF FLEXIBLE CONNECTION SHALL BE 5'-0".
8. WIRING IN AIR PLENUM HUG CEILING INSTALLED WITHOUT CONDUIT OR EMT SHALL BE TEFLON JACKETED AND PLENUM RATED.
9. DETERMINE THE EXACT LOCATION OF EQUIPMENT TO BE INSTALLED BY OTHER TRADES BEFORE STARTING CONDUIT WORK.
10. CONTRACTOR SHALL FINISH, INSTALL AND CONNECT ALL RACEWAYS AND WIRING FROM EQUIPMENT AND DEVICES TO THEIR SOURCE OF POWER.
11. CONTRACTOR SHALL, RELOCATE AND/OR MODIFY EXISTING ELECTRICAL WORK AS SHOWN AND AS REQUIRED TO SUIT THE NEW WORK.
12. CONTRACTOR SHALL, AFTER HIS WORK IS COMPLETED, TEST THE ELECTRICAL DISTRIBUTION SYSTEM FOR SHORT CIRCUITS, LOOSE WIRING , ETC, TO THE SATISFACTION OF THE OWNER. ALL COST FOR THIS TEST SHALL BE BORNE BY THE CONTRACTOR.
13. FOR WIRING IN METAL PARTITIONS WHERE EMT IS IMPRACTICAL. FLEXIBLE STEEL CONDUIT GALVANIZED, MINIMUM 3/4" SHALL BE USED.
14. FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL ELECTRICAL OUTLETS,SWITCHES AND LIGHTINGS FIXTURES SEE ARCHITECTURAL FLOOR PLANS, DETAILS AND ELEVATIONS.
15. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWING. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE ARCHITECTURAL DRAWINGS,UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTER LINE OF BOX):
   A. RECEPTACLES (WALL MOUNTED) - 18" AFF
   B. TELEPHONE/DATA OUTLETS - SAME AS RECEPTACLES
   C. WALL MOUNTED TELEPHONES - 54" AFF
   D. LIGHTING FIRE ALARM/SPEAKER AND STROBE UNITS- 80: AFF
   E. MANUAL FIRE ALARM STATIONS - 48" AFF TO THE OPERATING HANDLE
   F. FIRE ALARM HORN/ SPEAKER AND STORAGE UNITS - 80" AFF
   G. WALL MOUNTED MOTION DETECTORS -96" AFF
   H. PANEL BOARDS AND CABINETS - 78" TO TOP OF ENCLOSURE.
16. MINIMUM RACEWAY SIZE SHALL BE 3/4" AND SHALL BE RUN PARALLEL TO BUILDING STRUCTURAL LINES. RACEWAYS SHALL NOT BE RUN HORIZONTALLY BELOW 8'-0" IN PARTITIONS. ALL EMPTY RACEWAYS SHALL BE FURNISHED WITH A 200 LB. TEST NYLON DRAG LINE.
17. WHERE EQUIPMENT, LIGHTING FIXTURES AND WIRING DEVICES ARE SHOWN WITH CIRCUITS NUMBER ONLY, THE MINIMUM BRANCH CIRCUITING REQUIREMENTS SHALL BE AS FOLLOW U.O.N:
   A. LIGHTING FIXTURES -2# 12, 1#12 GRD, - 3/4"C
   B. RECEPTACLES - 2#12, 1#12 GRD.-3/4" C
   C. HOMERUNS TO PANEL BOARDS SHALL CONTAIN NO MORE THAN (3) CIRCUITS NEUTRAL CONDUCTORS FOR ALL LIGHTING AND OFFICE POWER. MULTICIRCUIT HOMERUNS SHALL BE SIZED ONE TRADE SIZE LARGER THAN PHASE CONDUCTORS, MINIMUM # 10 AWG (EXAMPLE: 3# 12, 1#10N, 1# 12GRD - 3/4"C).
   D. WHERE LIGHTING SWITCH INDICATIONS ARE NOT SHOWN, SWITCHES SHALL BE CONNECTED TO CONTROL ALL SWITCHED FIXTURES WITHIN THE CORRESPONDING SPACE.
18. WIRE SIZE SHALL BE INCREASED TO COMPENSATE FOR FOR VOLTAGE DROP AS FOLLOW:
   A. 120V CIRCUITS, 100-150 FEET # 10 AWG.
   B. 120V CIRCUITS, OVER 150 FEET # 8 AWG.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY LIGHT AND POWER TO ENSURE THE SAFETY OF PERSONNEL AND POWER REQUIREMENTS OF THE VARIOUS TRADES.

ELECTRICAL DEMOLITION NOTES:

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

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

ABBREVIATIONS:

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

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1
L1		(2) 24W 24W T5 HIGH OUTPUT	2x2 Aleta Series fluorescent luminaire, louver with elongated lens detail	ELECTRONIC	RECESSED	Lightolier #ALE22HO101U	55	120V 1P 2W	Install with lamps in uniform direction with respect to bank entrance
L1-EM		(2) 24W 24W T5 HIGH OUTPUT	2x2 Aleta Series fluorescent luminaire, louver with elongated lens detail w/ Emergency Ballast	ELECTRONIC	RECESSED	Lightolier #ALE22HO101U-EM	55	120V 1P 2W	Install with lamps in uniform direction with respect to bank entrance. 90 minute battery backup
L11		(1) CFL	4"x4" COMPACT FLUORESCENT SQUARE HIGH REFLECTANCE WHITE FINISH & FLANGE	ELECTRONIC	RECESSED	LIGHTOLIER #4X4126HU #4X4WHWHW 1 PLT26W83S4P	32	120V 1P 2W	
L11-EM		(1) CFL	4"x4" COMPACT FLUORESCENT SQUARE HIGH REFLECTANCE WHITE FINISH & FLANGE	EMERGENCY	RECESSED	LIGHTOLIER #4X4126HU #4X4WHWHW 1 PLT26W83S4P	26	120V 1P 2W	Provide 90min battery backup
L12		(2) 4-PIN TRIPLE BIAX	9"x9" SQUARE NON-IC HOUSING W/ PARABOLIC WHITE TRIM	ELECTRONIC	RECESSED	LIGHTOLIER #9X9242HU #9X9WHWHW (2) F32T8X/835/A	52	120V 1P 2W	
L12-EM		(2) 4-PIN TRIPLE BIAX	9"x9" SQUARE NON-IC HOUSING W/ PARABOLIC WHITE TRIM	ELECTRONIC	RECESSED	LIGHTOLIER #9X9242HU-EM #9X9WHWHW (2) F32T8X/835/A	52	120V 1P 2W	PROVIDE 90MIN BATTERY BACKUP
L13		(1) CFL	4"x4" COMPACT FLUORESCENT	ELECTRONIC	RECESSED	LIGHTOLIER #4X4126HU #4X4LW-WHWHW 1 PLT26W83S4P	26	120V 1P 2W	
L14		(1) T8	4' STAGGERED STRIP	ELECTRONIC	RECESSED	LIGHTOLIER #SS4S125HPFUNVHI 1 F25T8835	25	120V 1P 2W	
L20		(0) 6W Included	Single Face Exit Sign - Arrows as Shown, Universal Mount	EMERGENCY	UNIVERSAL	Match existing	15	120V 1P 2W	With 90 minute battery backup. Provide red or green letters as req'd by local codes

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

ORDER ALL LIGHTING THROUGH THE NATIONAL ACCOUNT VENDOR:

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

ELECTRICAL SYMBOL LIST

L11 CPC-5	LIGHTING FIXTURE: 'CPC-5' - DENOTES CIRCUIT NUMBER (TYPICAL) 'L-1' - DENOTES FIXTURE TYPE,TYPICAL FOR ALL FIXTURES IN THE AREA, UNLESS OTHERWISE NOTED
L11-EM CPC-5	HATCH DENOTES LIGHTING FIXTURE WITH EMERGENCY BATTERY PACK
	CEILING OUTLET BOX AND EXIT LIGHT WITH INTEGRAL BATTERY PACK - DIRECTIONAL ARROWS AS INDICATED. - SHADED AREA DENOTES FACE(S) UPON WHICH 'EXIT ' APPEARS
	CONDUIT RUN CONCEALED IN HUNG CEILING SPACE AND WALLS - TICK MARKS INDICATES NUMBER OF #12 AWG WIRES CONTAINED IN CONDUIT WHEN MORE THEN TWO.
#12 #12	CIRCUIT HOMERUN TO PANELBOARD - ARROWS DENOTE NUMBER OF CIRCUITS. DESIGNATION DENOTES PANEL BOARD AND NUMBERS.
HP-1 #1	POWER CIRCUIT HOMERUN- DESIGNATION DENOTES DISTRIBUTION PANEL.
	20A SPST TOGGLE SWITCH WITH STAINLESS STEEL PLATE 48" A.F.F. (TO TOP OF DEVICE)
OSZ	OCCUPANCY SENSOR FOR MULTILEVEL SWITCHING - WSD-PDT-2P-WH, 2-POLE, LINE VOLTAGE, DECORATOR WALL SENSOR SWITCH WITH MICROPHONIC AND PIR DUAL TECHNOLOGY. OCCUPANCY SENSOR SHALL AUTOMATICALLY TURN ON LOAD 1 (50% OF LUMINAIRES IN ROOM) WHEN INITIAL OCCUPANCY IS DETECTED WHILE HOLDING OFF LOAD 2 (REMAINING LIGHTS) UNTIL THE PUSH BUTTON IS PRESSED. MAXIMUM LOAD 800 WATTS PER SENSOR.
FLOOR	MULTI SERVICE FLOOR BOX. SEE KEYED NOTE ON FLOOR PLAN FOR DETAILS.
WALL	DUPLEX RECEPTACLE, 20AB 120V, 2P, 3W (GROUNDED) NEMA CONFI. 5-20R ON DEDICATED TO COMPUTERS 'PC' - DENOTES PERSONAL COMPUTER.
IG WALL	DUPLEX RECEPTACLE, 20AB 120V, 2P, 3W (GROUNDED) NEMA CONFI. 5-20R ON DEDICATED IG CIRCUIT. 'IG' - DENOTES ISOLATED GROUND
IG/R WALL	QUAD RECEPTACLE, 20A, 120V, 3W (GROUNDED) NEMA CONFI. 5-2-R ON DEDICATED IG CIRCUIT 'IG/R' - DENOTES ISOLATED GROUND AND NORMAL DUPLEX
WALL FLOOR	TELEPHONE OUTLET WITH 1" CONDUIT STUBBED 6" ABOVE ACCESSIBLE HUNG CEILING. FOR EACH OUTLET INDICATED (1) CAT. 6 CABLE TO TELEPHONE SYSTEM BY OTHERS. '#' - INDICATES QUANTITY OF TELE/DATA OUTLETS
WALL FLOOR	COMBINATION TELEPHONE/DATA OUTLET WITH 1" CONDUIT STUBBED 6" ABOVE ACCESSIBLE HUNG CEILING. (3) CAT 6 CABLES BY OTHERS
V/D P	WALL MOUNTED JUNCTION BOXES FOR FURNITURE CONNECTIONS. P - DENOTES POWER V/D - DENOTES VOICE/DATA SIGNAL WITH 1"C STUBBED BACK TO POWER PANEL AND TELE/DATA CLOSET.
30A 20A	FUSED SWITCH 30A - SWITCH RATING 20A - FUSE RATING
	2 SECTION WIREMOLD G4000 (MULTI-OUTLET ASSEMBLY) RECEPTACLES AT 6" ON CENTER AND DATA OUTLETS 12" ON CENTER
WALL	DATA OUTLET WITH 1" CONDUIT STUBBED BACK TO TELE/DATA CLOSET (1 CAT 6 CABLE BY OTHERS) '#' - INDICATES QUANTITY OF TELE/DATA OUTLETS
WALL FLOOR	QUADRUPLEX RECEPTACLE WITH 20A, 120V, 3W (GROUNDED) NEMA CCONFI. 5-20R
	RECESSED MOUNTED PANEL BOARD
	SURFACE MOUNTED PANEL BOARD
	WALL MOUNTED JUNCTION BOX
	RECESSED CEILING MOUNTED JUNCTION BOX
	COAX CABLE WITH 1" CONDUIT STUBBED BACK TO 6" AHC
M	SVGA CABLE WITH 1" CONDUIT STUBBED BACK TO 6" AHC
	DASHED LINE INDICATES DEMOLITION

DRAWING LIST:

E-1	ELECTRICAL - NOTES ABBREVIATIONS, SYMBOLS, DRAWING LIST, AND LIGHTING FIXTURE SCHEDULE
E-2	ELECTRICAL - POWER PLAN
E-2.1	ELECTRICAL - LIGHTING PLAN
E-3	ELECTRICAL - PANELS AND DIAGRAMS

A-1 ELECTRICAL NOTES ABBREVIATIONS
NTS

CHASE
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1801 ALTON RD.
MIAMI BEACH, FL 33139

No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

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TIMOTHY L. RABENBERG — REGISTERED PROFESSIONAL ENGINEER — STATE OF FLORIDA — 04.27.11

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

Drawing Title
ELECTRICAL NOTES, ABBREVIATIONS

Drawing No. **E1**

POWER GENERAL NOTES:

A. FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL POWER, TELEPHONE AND DATA OUTLETS SEE ARCHITECTURAL DRAWINGS.

B. CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED CONDUITS, WIRES, CABLE AND BOXES TO ENERGIZE EQUIPMENT INDICATED.

C. ALL BRANCH WIRING SHALL BE CONCEALED IN WALLS AND ABOVE HUNG CEILING.

D. CONTRACTOR SHALL COORDINATE ON SITE AND WITH THE ARCHITECT, THE EXACT LOCATION OF ALL FLOOR MOUNTED DEVICES REQUIRING CORE DRILLING PRIOR TO THE START OF ANY SUCH WORK.

E. CONTRACTOR SHALL MAINTAIN CONTINUITY IN ALL EXISTING CIRCUITRY TO REMAIN WHICH IS AFFECTED BY THE SCOPE OF WORK. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WIRES, CONDUIT AND JUNCTION BOXES REQUIRED TO KEEP CONTINUITY.

F. BRANCH CIRCUITS FOR COMPUTER RECEPTACLES (MAXIMUM OF 4 RECEPTACLES PER CIRCUIT) SHALL BE PROVIDED WITH SAME NEUTRAL AND GROUND WIRES. NEUTRAL AND GROUND WIRE SHALL NOT BE CONNECTED TO CONVENIENCE RECEPTACLE CIRCUIT. CONVENIENCE BRANCH CIRCUITS SHALL HAVE MAXIMUM OF 8 RECEPTACLES PER CIRCUIT.

G. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT AND WIRES REQUIRED TO RELOCATE EXISTING CONDUITS SERVING EXISTING POKE-THRU'S ON THE FLOOR SLAB. CONTRACTOR SHALL FIELD VERY QUANTITY OF EXISTING POKE-THRUS PRIOR TO SUBMITTING THIS BID.

H. CIRCUIT NUMBERS INDICATE ARE FOR IDENTIFICATION PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT CIRCUIT NUMBER IN THE FIELD. WHEN BRANCH CIRCUITS ARE INDICATED TO BE CONNECTED TO EXISTING PANEL BOARDS.

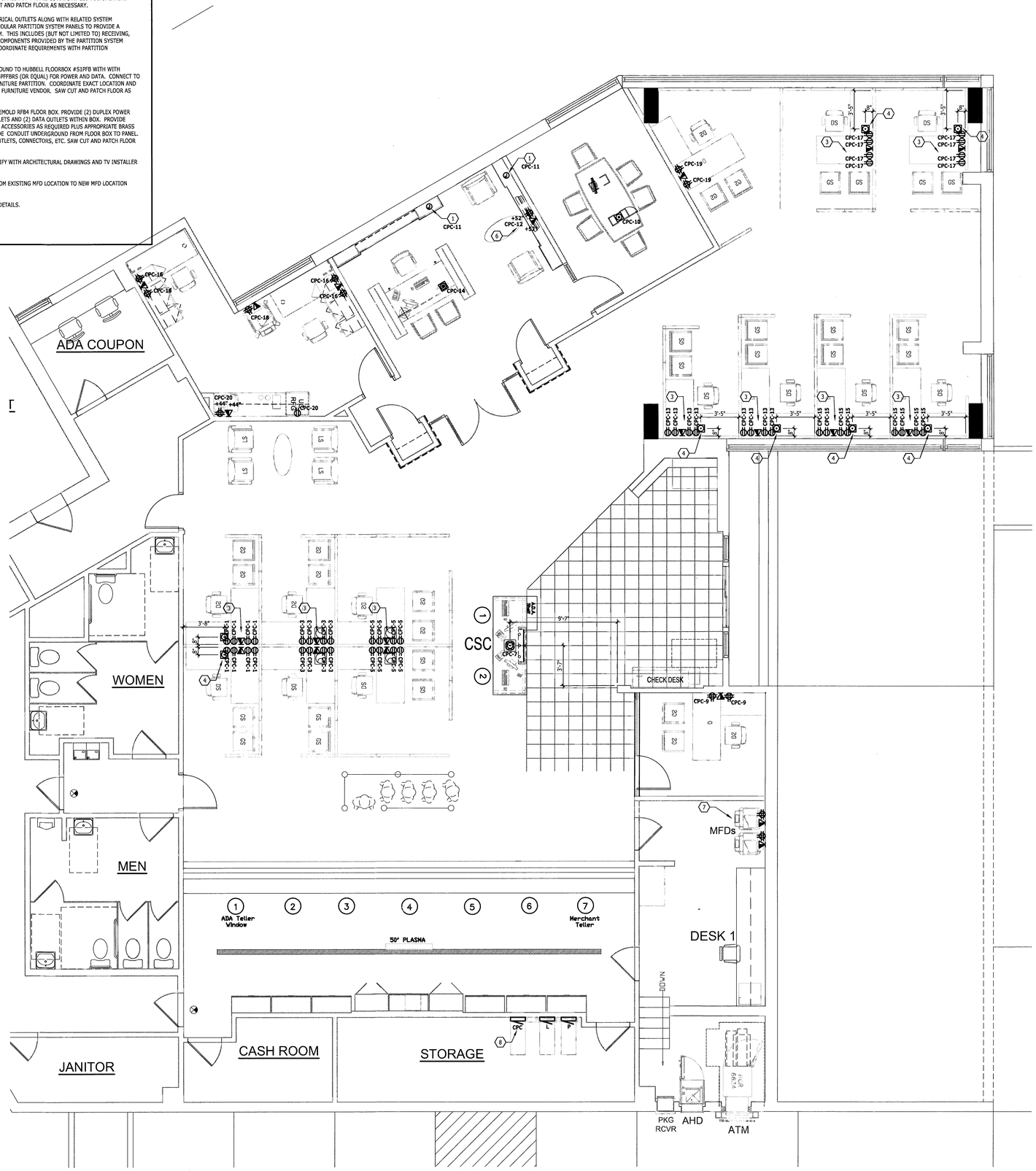
I. CONTRACTOR SHALL INTERCEPT AND EXTEND EXISTING CIRCUITS FEEDING RECEPTACLES BEING RELOCATED TO NEW LOCATIONS AS INDICATED.

J. ALL ABOVE CEILING WIRING IN THE AREA OF WORK WILL BE PROPERLY STRAPPED, INCLUDING LOW VOLTAGE AND SECURITY, TO THE SATISFACTION OF THE INSPECTOR

K. NO DEVICES TO BE LOCATED ON LEATHER WALLS

SHEET NOTES:

1. PROVIDE WIRING FOR LUMINAIRE AND LIGHT SWITCH WITHIN WALL MILLWORK. SEE SHEET A-7 FOR BRANDING WALL DETAILS. SEE SHEET A-8 FOR LEATHER WALL/LCD DETAILS.
2. CONNECT NEW DEVICES TO EXISTING 20A CIRCUITS ON PANEL B MADE AVAILABLE THROUGH DEMOLITION. LOAD SHALL NOT EXCEED 16 AMPS AT 120 VOLTS. EXTEND CONDUIT, WIRE, AND SAW CUT AND PATCH FLOOR AS NECESSARY.
3. INSTALL AND WIRE ALL ELECTRICAL OUTLETS ALONG WITH RELATED SYSTEM COMPONENTS WITHIN THE MODULAR PARTITION SYSTEM PANELS TO PROVIDE A COMPLETE OPERATING SYSTEM. THIS INCLUDES (BUT NOT LIMITED TO) RECEIVING, STORING, AND ASSEMBLING COMPONENTS PROVIDED BY THE PARTITION SYSTEM INSTALLING CONTRACTOR. COORDINATE REQUIREMENTS WITH PARTITION CONTRACTOR.
4. PROVIDE CONDUIT UNDERGROUND TO HUBBELL FLOORBOX #S1PFB WITH WITH FURNITURE FEED COVER #S1SPFFBRS (OR EQUAL) FOR POWER AND DATA. CONNECT TO HARD WIRED OUTLETS IN FURNITURE PARTITION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SYSTEM FURNITURE VENDOR. SAW CUT AND PATCH FLOOR AS REQUIRED.
5. PROVIDE MULTI-SERVICE WIREMOLD RFB4 FLOOR BOX. PROVIDE (2) DUPLEX POWER OUTLETS, (2)TELEPHONE OUTLETS AND (2) DATA OUTLETS WITHIN BOX. PROVIDE POWER AND COMMUNICATION ACCESSORIES AS REQUIRED PLUS APPROPRIATE BRASS FINISH COVER PLATE. PROVIDE CONDUIT UNDERGROUND FROM FLOOR BOX TO PANEL. PROVIDE ALL DEVICES, I.E. OUTLETS, CONNECTORS, ETC. SAW CUT AND PATCH FLOOR AS REQUIRED.
6. MOUNT DEVICES 52" AFF. VERIFY WITH ARCHITECTURAL DRAWINGS AND TV INSTALLER PRIOR TO ROUGH IN.
7. EXTEND POWER AND DATA FROM EXISTING MFD LOCATION TO NEW MFD LOCATION SHOWN ON PLAN.
8. NEW CPC PANEL, SEE E3 FOR DETAILS.



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TIMOTHY L. ROBERDING — REGISTERED ENGINEER — STATE OF OHIO

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

Drawing Title
ELECTRICAL POWER PLAN

Drawing No. **E2.1**

A-1 ELECTRICAL POWER PLAN
1/4" = 1'-0"

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LIGHTING GENERAL NOTES:

L1. FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES, SWITCHES AND JUNCTION BOXES SEE ARCHITECTURAL DRAWINGS.

L2. CIRCUIT NUMBERS INDICATED ARE FOR IDENTIFICATION PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT CIRCUIT NUMBER IN THE FIELD. WHEN BRANCH CIRCUITS ARE INDICATED TO BE CONNECTED TO EXISTING PANEL BOARDS.

L3. CONTRACTOR SHALL PROVIDE REQUIRED CIRCUIT, WIRE AND BOXES AS WELL AS CEILING OUTLETS AND WHIPS TO ENERGIZE LIGHTING FIXTURES AS SHOWN.

L4. ALL BRANCH CIRCUIT WIRING SHALL BE RUN CONCEALED IN WALLS AND ABOVE HUNG CEILING. U.O.N.

L5. CONTRACTOR SHALL MAINTAIN CONTINUITY IN ALL EXISTING CIRCUITRY TO REMAIN WHICH IS AFFECTED BY THE SCOPE OF WORK. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WIRES, CONDUIT AND JUNCTION BOXES REQUIRED TO KEEP CONTINUITY.

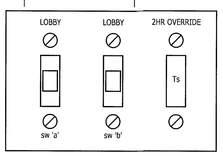
L6. ALL ABOVE CEILING WIRING IN THE AREA OF WORK WILL BE PROPERLY STRAPPED, INCLUDING LOW VOLTAGE AND SECURITY, TO THE SATISFACTION OF THE INSPECTOR

L7. NO DEVICES TO BE LOCATED ON LEATHER WALLS

SHEET NOTES:

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

SINGLE POLE, SINGLE THROW TOGGLE SWITCHES



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

K9 WALL SWITCH

NTS



A-1 ELECTRICAL LIGHTING PLAN

1/4" = 1'-0"

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MIAMI BEACH, FL 33139

No.	Revisions/Submissions	Date
	ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11
	ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11
	ADDENDUM A	6.6.11
	ISSUED FOR PERMITTING	5.5.11
	ISSUED FOR BIDDING	04.25.11

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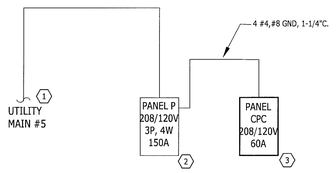
Drawing Title
ELECTRICAL LIGHTING PLAN

Drawing No. **E2.2**

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FAULT CURRENT SCHEDULE

DEVICE	FAULT	AIC RATING	L-N VOLTS	UTILITY			FED FROM				FEEDER					
				FAULT	X	R	DEVICE	FAULT	X	R	SIZE	X / 1000'	R / 1000'	LENGTH	X	R
P	10,000	10,000	120V	10,000	0.01177	0.002353					#1/0	0.044	0.12		0	0
CPC	7,648	10,000	120V	7,648	0.01251	0.009472	P	10,000	0.01177	0.002353	#6	0.051	0.49	14'-6"	0.0007	0.0071



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

RISER NOTES

1. EXISTING SERVICE TO REMAIN.
2. EXISTING PANEL 'P': PROVIDE NEW 60A, 2P BREAKER FOR NEW CPC PANEL. NEW BREAKER SHALL MATCH 10K AIC RATING OF EXISTING PANEL. (1)
3. PROVIDE NEW PANEL BOARD 'CPC'. SEE INSTALL LOCATION ON E-2.1. PANEL SHALL BE FULLY RATED.

GENERAL NOTES

A. ALL ENDS OF CONDUIT SYSTEM SHALL HAVE A BUSHING OR A CONNECTOR INSTALLED FOR THE PURPOSE OF PROVIDING PROTECTION OF CONDUCTORS.

B. ALL LOW VOLTAGE WIRING IN INACCESSIBLE AREAS SHALL BE INSTALLED IN METALLIC CONDUIT.

C. CONDUIT SYSTEMS INSTALLED ON THE ROOF SHALL BE SUPPORTED EVERY FIVE FEET.

D. ALL GREENFIELD SHALL CONTAIN A PROPERLY SIZED GREEN GROUND CONDUCTOR AND NOT EXCEED SIX FEET IN LENGTH.

E. FOR FUTURE EXPANSION, PROVIDE TWO EMPTY 3/ 4" CONDUIT FROM EACH PANEL, STUBBED INTO CEILING CAVITY AND TERMINATED INTO 1900 BOX WITH A BLANK COVER.

F. CONNECT ALL BRANCH CIRCUIT CONDUCTORS BY MEANS OF A SCREW TERMINAL.

G. THE CONTINUITY OF ANY BRANCH CIRCUIT CONDUCTOR, INCLUDING ANY IDENTIFIED GROUNDED CONDUCTOR, SHALL NOT DEPEND UPON DEVICE CONNECTIONS,SUCH AS LAMPHOLDERS, RECEPTACLES, ETC., WHERE THE REMOVAL OF SUCH DEVICES WOULD INTERRUPT CONTINUITY.

H. THE LOAD ON ANY SERVICE ENTRANCE CONDUCTOR, MAIN SERVICE DISCONNECT AND PANEL BOARDS SHALL NOT EXCEED 80 PERCENT OF ITS RATING.

I. DERATING OF NEUTRALS IS PROHIBITED.

J. USE OF AUXILIARY GUTTERS, WIREWAYS, TROUGHS, JUNCTION BOXES, OR RACEWAYS AS ENCLOSURES FOR SERVICE ENTRANCE OR TAPPING OF SERVICE ENTRANCE CONDUCTORS IS STRICTLY PROHIBITED.

K. PROVIDE METAL IDENTIFICATION TAGS WHERE THE GROUNDING CONDUCTOR IS CONNECTED TO THE GROUNDING ELECTRODE.

L. PROVIDE ALL WIRING INCLUDING LOW VOLTAGE TO DRIVE-UP LANE DESIGNATOR SIGNAGE. REFER TO MANUFACTURER'S WIRING DIAGRAMS.

M. CONDUITS THAT CONTAIN THE SERVICE GROUND CONDUCTORS FROM THE METER TO THE ELECTRICAL ROOM SHALL BE RUN UNDERGROUND OR SHALL NOT EXTEND EXPOSED MORE THAN FIVE FEET BEFORE TERMINATING INTO THE SERVICE DISCONNECT ENCLOSURE.

N. PROVIDE BUSSMAN IN-LINE, TYPE 'HEB-AA' FUSE HOLDER (OR EQUAL) FOR THE PARKING LOT LIGHTING. PROVIDE RUBBER COVER 'BOOT' OVER THE CRIMPED AREA OF THE FUSE HOLDER.

CPC

ROOM
MOUNTING RECESSED
FED FROM P

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

AIC 10,000 (1)
MAIN BKR None
LUGS STANDARD

CKT #	CIRCUIT DESCRIPTION	KVA LOAD A	KVA LOAD B	KVA LOAD C	CKT BKR	CKT BKR	KVA LOAD A	KVA LOAD B	KVA LOAD C	CIRCUIT DESCRIPTION	CKT #
1	RECEP CCR	1.44			20/1	20/1	0.638			LIGHTING	2
3	RECEP CCR		1.44		20/1	20/1		0.689		LIGHTING, EM LTS	4
5	RECEP CCR			1.44	20/1	20/1			0	SPARE	6
7	FLOOR BOX	0.36			20/1	20/1	0			SPARE	8
9	RECEP COPIER		2		20/1	20/1		0.36		FLOOR BOX	10
11	MILLWORK LIGHTS			0.36	20/1	20/1			0.18	TV	12
13	RECEP CCR	1.44			20/1	20/1	0.36			FLOOR BOX	14
15	RECEP CCR		1.44		20/1	20/1		1.44		RFCEP CCR	16
17	RECEP CCR			1.44	20/1	20/1			1	RECEP COPIER	18
19	RECEP CCR	0.72			20/1	20/1	1.36			RECEP PRINTER ROOM, MINI FRIDGE	20
21	SPARE		0		20/1	20/1		0		SPARE	22
23	SPARE			0	20/1	20/1			0	SPARE	24
							6.32	7.37	4.42	TOTAL CONNECTED KVA	
							52.7	61.4	36.8	TOTAL CONNECTED AMPS	

LOAD TYPE	CONN. KVA	DEMAND KVA		LOAD TYPE	CONN. KVA	DEMAND KVA	
LIGHTING	1.33	1.66	(125%)	CONTINUOUS	0	0	(125%)
LARGEST MOTOR	0	0	(125%)	HEATING	0	0	(100%)
OTHER MOTORS	0	0	(100%)	NONCONTINUOUS	14.2	14.2	(100%)
RECEPTACLES	2.62	2.62	(50%>10)	KITCHEN EQUIP	0	0	(N/A)
EXISTING	0	0	(125%)	NONCOIN/DIVERSE	0	0	(N/A)
Continuous	0	0	(0%)	TOTAL KVA:	18.1	18.4	

NOTES:

TOTAL BALANCED DEMAND AMPS: 51.2

E8 ELECTRICAL SERVICE RISER DIAGRAM & ELEVATION
NTS

A1 PANEL SCHEDULES
NTS

CHASE

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

No.	Revisions/Submissions	Date
1	ADDENDUM F - AIC RATING	9.1.11
	ADDENDUM E - BRANDING WALL REVISIONS	8.31.11
	ADDENDUM D - FIRE DEPARTMENT COMMENTS	08.26.11
2	ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11
3	ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11
	ADDENDUM A	6.6.11
	ISSUED FOR PERMITTING	5.5.11
	ISSUED FOR BIDDING	04.25.11

design-forum. engineering
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-44xJ
Timothy Roberding, PE License: 62070

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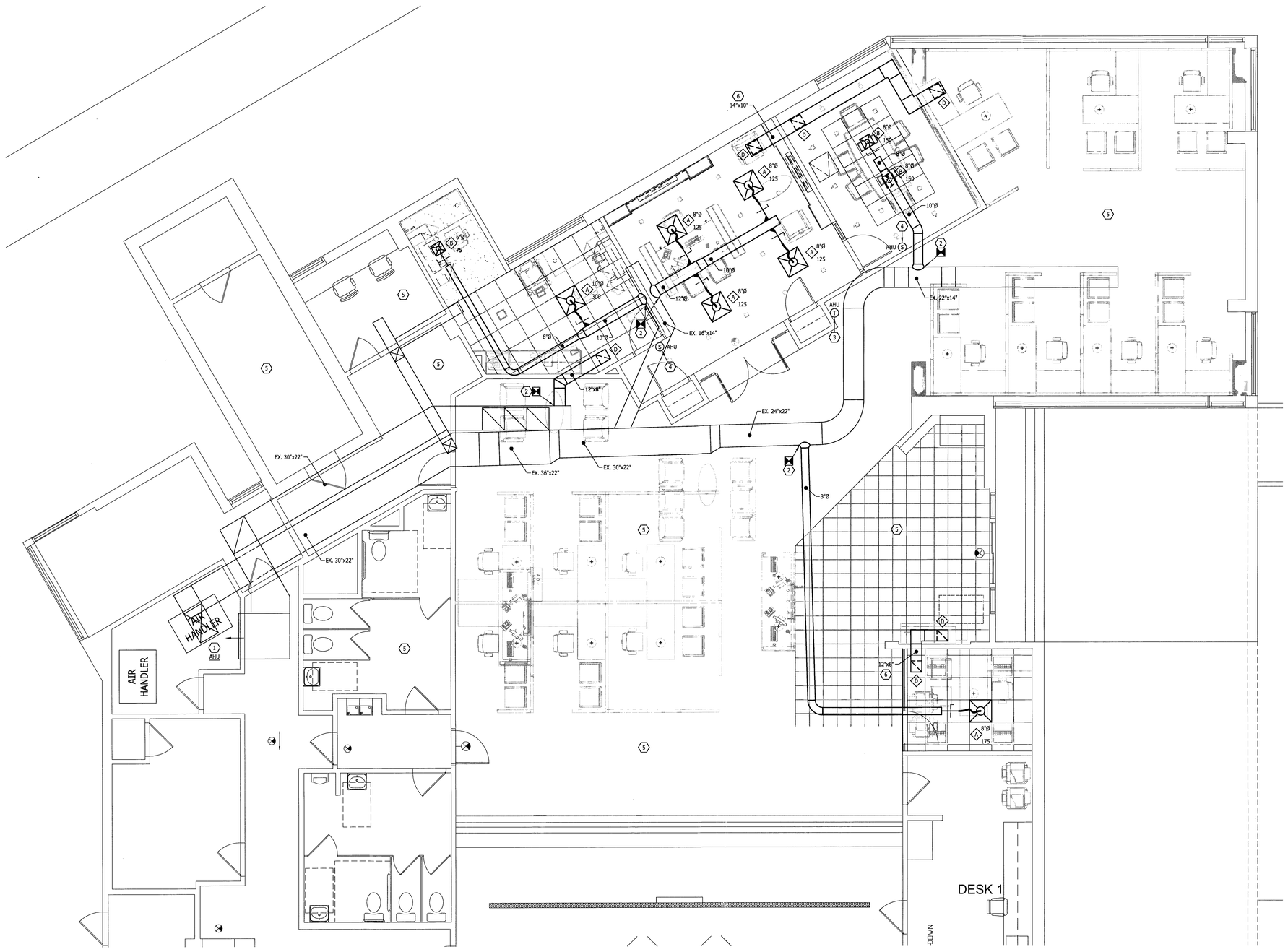
TIMOTHY L. ROBERDING CERTIFICATE 62070 STATE OF FLORIDA REGISTERED ENGINEER SEP 5 2011

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

Drawing Title
ELECTRICAL PANELS AND DIAGRAMS

Drawing No. **E3**

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SHEET NOTES

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

GENERAL NOTES

A. PROVIDE INSULATED FLEXIBLE DUCT CONNECTIONS TO DIFFUSERS. FLEX DUCT LENGTH NOT TO EXCEED 5 FT.

B. MODIFY THE SPRINKLER SYSTEM (WHERE EXISTING) TO ACCOMMODATE NEW FLOOR PLAN LAYOUT PER NFPA 13. REPLACE SPRINKLER HEADS AS REQUIRED. ALL HEADS IN THE SALES AREA ARE TO BE CONCEALED PENDANT TYPE. NON-SALES AREAS ARE TO BE PENDANT TYPE. CONTACT THE LANDLORD FOR ADDITIONAL REQUIREMENTS AND A LIST OF APPROVED FIRE PROTECTION CONTRACTORS.

C. VERIFY THE EXACT MOUNTING FRAME REQUIRED FOR EACH DIFFUSER.

D. PROVIDE ALL MANUAL BALANCE DAMPERS REQUIRED TO BALANCE THE ENTIRE SYSTEM.

E. ALL INTERIOR DUCT WORK SHALL BE INSULATED WITH A MINIMUM R-4.2 INSULATION AND ALL EXTERIOR DUCTWORK SHALL BE INSULATED WITH A MINIMUM R-8 INSULATION PER 2003 IECC CHAPTER 8.

F. CONTRACTOR TO VERIFY EXISTING STRUCTURAL CONDITIONS BEFORE FABRICATION OF DUCTWORK. KEEP DUCTWORK TIGHT TO STRUCTURE.

G. ALL DUCTWORK SHALL BE GALVANIZED SHEETMETAL PER SMACNA STANDARDS. NO DUCTBOARD PERMITTED.

H. DEMOLITION - REMOVE ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK, TAPS, PLUMBING FIXTURES, PIPING, SYSTEMS, ETC. NOT BEING REUSED; DO NOT JUST ABANDON.

I. EXISTING SMOKE EVACUATION SYSTEM TO REMAIN AS IS. THE CURRENT SCOPE OF WORK HAS NO IMPACT ON THE DESIGN OF THE SMOKE EVACUATION SYSTEM.

J. THE EXISTING SUPPLY TRUNK SHALL REMAIN.

K. REBALANCE ALL EXISTING AND NEW AIR DEVICES TO THE INDICATED CFM.

7/25/11

CHASE

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

No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	04.25.11

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7575 Purkson Road, Dayton, Ohio 45459 Telephone: (937) 439-4400
Timothy L. Raberding, PE

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TIMOTHY L. RABERDING PE — COMMERCIAL

Project No.	CHA7009
Scale	AS NOTED
Drawn	CAW
Checked	JS/DR
Date	03.30.11

Drawing Title

MECHANICAL FLOOR PLAN

Drawing No. **M1.0**

A-1 MECHANICAL FIRST FLOOR PLAN

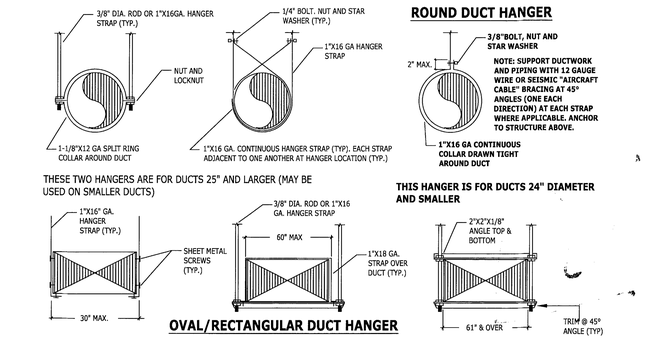
1/4" = 1'-0"

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GRILLE, REGISTER AND DIFFUSER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	SERVICE	MODULE (L" X W")	FACE SIZE (L" X W")	FRAME TYPE	FINISH	MOUNTING	N.C.	NOTES
A	TITUS	TMSA	SUPPLY DIFFUSER	24" X 24"	24" X 24"	SEE PLANS	OFF WHITE	CEILING	<35	A, B, C
B	TITUS	TMSA	SUPPLY DIFFUSER	12" X 12"	12" X 12"	SEE PLANS	OFF WHITE	CEILING	<35	A, B, C
C	TITUS	50F	RETURN/EXHAUST GRILLE	12" X 12"	12" X 12"	SEE PLANS	OFF WHITE	CEILING	<35	A, B

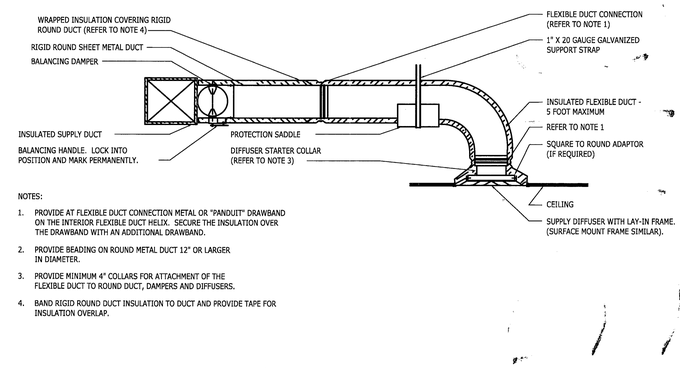
NOTES:
A. FRAME AND FACE BLADES SHALL HAVE BAKED ENAMEL OFF-WHITE FINISH.
B. COORDINATE EXACT FRAME MOUNTING TYPE WITH ARCHITECTURAL CEILING PLAN.
C. BRANCH DUCT SIZE SHALL BE SAME AS NECK SIZE UNLESS OTHERWISE NOTED.
D. REBALANCE TO CFM INDICATED ON PLAN.



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

J11 DUCT HANGING

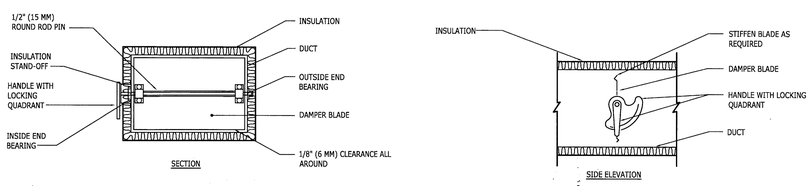
N.T.S.



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

E11 SUPPLY DIFFUSER

N.T.S.



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

A11 MANUAL BALANCE DAMPER

N.T.S.

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

No.	Revisions/Submissions	Date
	ISSUED FOR BIDDING	5.9.11
	ISSUED FOR PERMITTING	05.3.11

design-forum. engineering
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400
Timothy L. Rosenberg, PE

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

Drawing Title
MECHANICAL DETAILS

Drawing No. **M2.0**

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B1103915

1801 ALTON RD

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

DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
CORE REVIEWER (PRINT)
SIGNATURE
DATE 7/6/11

B1103915

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

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

SCHOOL
IMPACT FEE NOT REQUIRED
AUG 17 2011
Miami-Dade County
APPROVED

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

PLAN REVIEW NOTICE
Phone 305-673-7009 Fax 305-673-7009

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

Approved/Reviewed By: _____ Date: 09/08/11

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

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Phone 305-673-7009 Fax 305-673-7009

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Approved/Reviewed By: _____ Date: 9-9-2011

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architects

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

September 9, 2011

City of Miami Beach
Building Division

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

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

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

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

Attached is our revised cover sheet for this project.

Please accept this submittal as clarification to our previous responses.

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

Sincerely,

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

BREV111363

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
DRC/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

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:

CHASE

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

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

F1 GENERAL NOTES

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

JURISDICTION
CITY OF **MIAMI**

REFERENCE CODES

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

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

TYPE OF CONSTRUCTION (CHAPTER 6):
SECTION - I B

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

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

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

EXITS PROVIDED = 2 TOTAL
EXITS REQUIRED = 2

TABLE 1016.1 MAXIMUM TRAVEL DISTANCE 200'

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

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

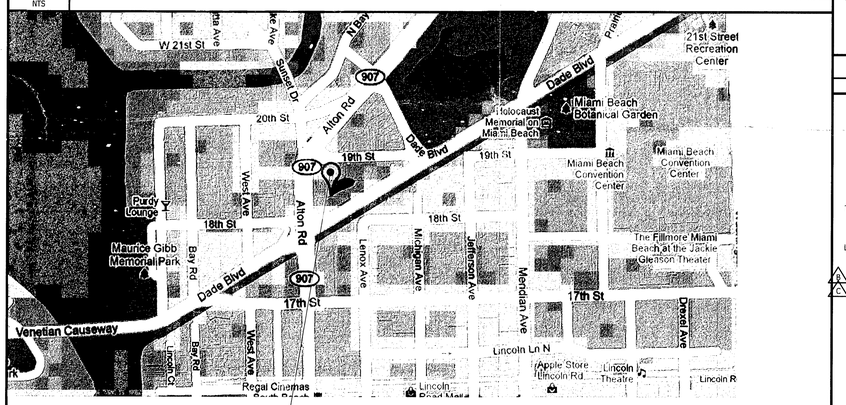
EXTERIOR SIGNAGE:
EXISTING TO REMAIN

A1 CODE NOTES



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

D5 KEY PLAN
NTS



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

NORTH

A5 VICINITY MAP
NTS

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

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

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

F11 PROJECT TEAM

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

D11 FIRE DEPARTMENT NOTES

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

LEVEL 2 SCOPE OF WORK: WORK IN THESE TENANT IMPROVEMENT DOCUMENTS INCLUDE: CONSTRUCTION OF INTERIOR NON LOAD BEARING PARTITIONS, DOORS, WALL, FLOOR AND CEILING FINISHES, ELECTRICAL AND MECHANICAL WORK. THIS SUBMISSION COMPLIES WITH PROVISIONS SET FORTH IN CHAPTER 6 AND 7 SET FORTH IN THE 2007 FLORIDA EXISTING BUILDING CODE B C

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, including but not limited to those required from other governmental entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for any restrictions from these plans which are contrary to, in conflict with, or in violation of Federal, State, and Local Laws, Rules, and Requirements.

A11 PROJECT DESCRIPTION

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

A14 DRAWING INDEX

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

No.	Revisions/Submissions	Date
	ADDENDUM F - A/C RATING	9.1.11
	ADDENDUM E - BRANDING WALL REVISIONS	8.31.11
	ADDENDUM D - FIRE DEPARTMENT COMMENTS	08.29.11
	ADDENDUM C - PLAN REVIEW RESPONSES	8.22.11
	ADDENDUM B - PLAN REVIEW RESPONSES	8.12.11
	ADDENDUM A	6.6.11
	ISSUED FOR PERMITTING	5.5.11
	ISSUED FOR BIDDING	04.25.11

design-forum. architects, inc.
AA0002492
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400
Donald J. Rethman, Architect In Charge License: AR 0017303

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No.	Revisions/Submissions	Date
A	ADDENDUM G - FIRE ALARM CLARIFICATION	9.9.11

MAR 2 1 2013
SEP 16 2011

Project No.	CHA7009
Scale	AS NOTED
Drawn	DF
Checked	JS/DR
Date	03.30.11
Drawing Title	COVER
Drawing No.	T1.0

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Brev111343/B1103915

1801 Alton Rd.

Office Copy

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

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

Permit Number: B1302250 **Date:** March 26, 2013

Job Address: 1801 Alton Road, Miami Beach, FL, 33139 **Folio No.:** 02-3233-012-0090

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

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

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

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

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

Part IV: Signature Required

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

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

by: _____

Signature of Owner

T. Richard Litton, Jr.
Vice President

STATE OF ~~FLORIDA~~ Virginia
COUNTY OF Norfolk

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

T. Richard Litton Jr.

[✓] Personally known [ ] Produced Identification - Type of Identification _____

_____
Signature of Notary Public

JESSICA RENEE EDMUNDS
NOTARY PUBLIC
REG # 7507591
COMMISSION EXPIRES 8/31/2015
COMMONWEALTH OF VIRGINIA

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

Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF Palm Beach

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

HERIBERTO CORREA

[ ] Personally known [ ] Produced Identification - Type of Identification

Notary Public State of Florida
Chris Reynolds
My Commission EE 161851
Expires 01/22/2016

Signature of Notary Public

Part V: Building Department Use Only

A	**Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.**	$	51,040 =
B	**Over Five Year Improvements**	$	440,884.23
C	**Total Improvements**	$	491,924.23 =
D	**Building Tax Assessed Value**	$	998,722 =
E	**Building Appraised Market Value**	$	
F	**Improvements Cost Ratio (C/E or C/D)**	%	49.3%

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

Check one box:

☐ **New Construction and Substantial Improvement** ☐ **Existing Building and Non Substantial Improvement**

Engineering Inspector Name

Engineering Inspector Signature and Date 04/17/13

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

Name

Signature and Date

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name CHASE BANK — Policy Number:

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

City MIAMI BEACH State FL ZIP Code 33139

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

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

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

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

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s) 0 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A8.b 0 sq in
- d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
- a) Square footage of attached garage 0 sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A9.b 0 sq in
- d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
MIAMI BEACH – 120651	MIAMI-DADE	FLORIDA

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

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

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

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

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ *Other/Source:* _____
Datum used for building elevations must be the same as that used for the BFE.

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

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

☒ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

PLACE SEAL HERE

Certifier's Name JASON H. PINNELL License Number 5734

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

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

Signature Date 1/25/13 Telephone (954)418-4940

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

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

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

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

Signature Date 4/25/13

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N/A ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☒ Unknown. The local official must certify this information in Section G.

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

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

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

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

Signature Date Telephone (954)418-4940

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

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

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

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

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

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

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

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



FRONT VIEW



FRONT VIEW

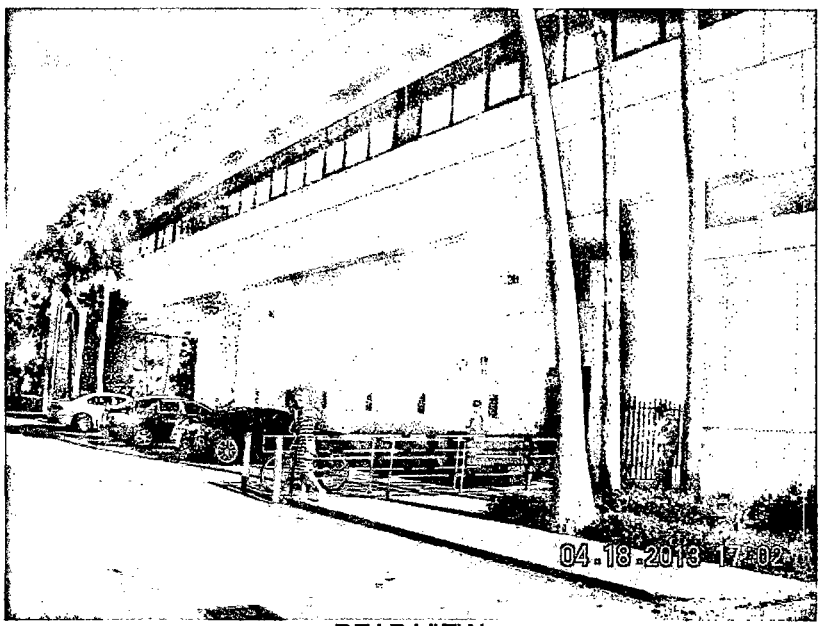
Building Photographs

Continuation Page

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

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

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



REAR VIEW



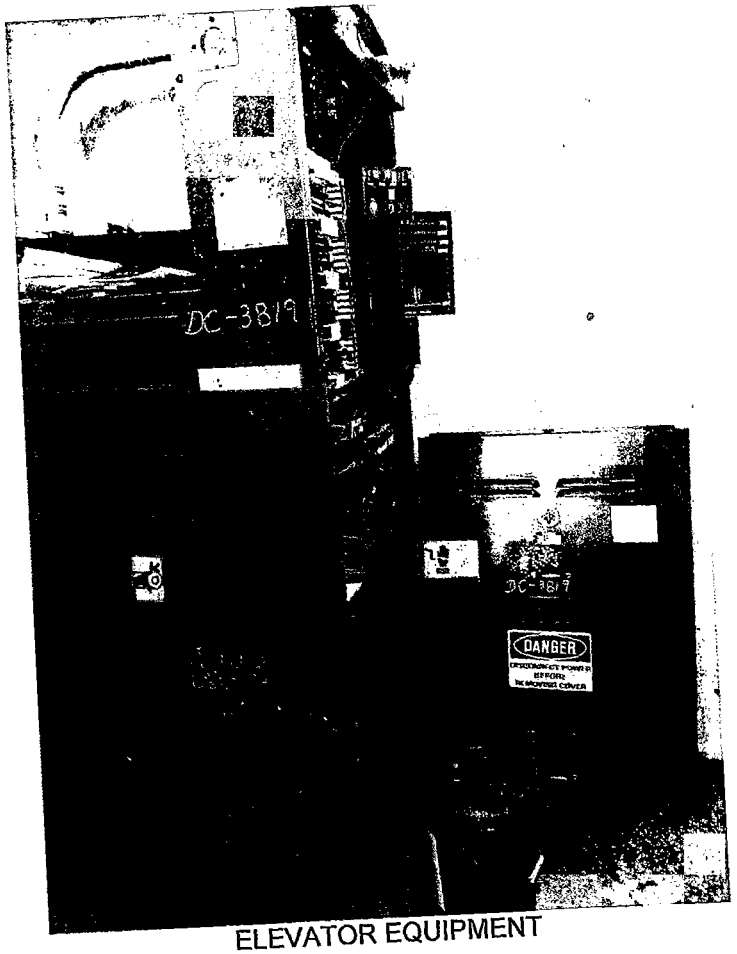
DRIVE-THRU VEIW



SIDE VIEW



SIDE VIEW



ELEVATOR EQUIPMENT

RER PLAN REVIEW

PLEASE PRINT

FOLIO NUMBER: 02-3233-012-0090

PROJECT NAME: Chase Bank

PROJECT ADDRESS: 1801 Alton Rd

CITY, STATE, ZIP: Miami Beach

ALLOCATION REQUIRED YES ☐ NO ☑

CONTACT NAME: Marie Bassette

CONTACT PHONE: 954-533-5299

EMAIL ADDRESS: marie@governmentprocess.com

(COMMENTS & FEES WILL BE EMAILED TO THIS ADDRESS)

SCOPE OF WORK: Fuel Alt

Delo

MUNICIPALITY PROCESS #: B[redacted]13022250

PLEASE CHECK ONE: **COMMERCIAL** ☑ **RESIDENTIAL** ☐

2023-0925-150743384.

MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

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

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

miamidade.gov

ARCHITECTS

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

LIC # AA-0003590

Narrative

DATE: April 22, 2013

BDG Project No: 12219 Alton Road

PROJECT: Chase Bank #11742
1801 Alton Road, Miami Beach, Fl

FROM: BDG Architects (CJ/KP)

MODIFICATION TO DRAWINGS

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

Sheet: Description:

ARCHITECTURAL

CS

1. Updated Cover Sheet to reflect issued drawings.

A2.1

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

A5.1

1. Removed fabric panels from Elevation 6.

END OF NARRATIVE

bdg
ARCHITECTS
100 South Ashley Drive, STE 100
Tampa, FL 33602-3813
Tele 813 323-9233
Fax 813 323-9238
LIC # AA-0003590

March 25, 2013

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

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

To Whom It May Concern:

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

Two (2) sets of the following items:

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

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

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

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

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

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

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

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

4. **Sheet A2.1: Fabric panel details: Provide documentation, testing results to verify compliance with FBC §803.5 and §803.6.**
   RESPONSE: Please refer to attached NFPA 260 Cover Fabric Test Report, as produced by The Govmark Organization, Inc., Farmingdale NY. FBC REQUIRES TESTING PER NFPA 286

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

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

7. **Plan 2/A1.2: Check desk FP09: Provide check writing desk accessible details to comply with FAC §904.3.3.** 28-34 HIGH
   RESPONSE: Please refer to attached revised sheet A5.1, detail 9, for accessibility assessment of existing check desk to be relocated.

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

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

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

03/25/2013

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

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

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

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

Sincerely,
BDG Architects

Jeffrey Mendenhall
FL LIC# AR0011215

Cc: File #12219

bdg
ARCHITECTS

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

LIC # AA-0003590

March 11, 2013

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

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

To Whom It May Concern:

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

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

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

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

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

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

Fire – Tom Armstrong (786) 402-4945

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

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

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

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

3. **State exact scope of work on the plans.**

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

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

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

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

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

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

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

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

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

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

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

03/11/2013

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

1. **Must assign contractor.**

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

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

Sincerely,
BDG Architects

Jeffrey Mendenhall
FL LIC# AR0011215

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

A1 Building Owner's Name

Policy Number

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

Company NAIC Number

City MIAMI BEACH State FL ZIP Code 33139

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Portion of Block 11 of Island View Subdivision, PB 6, PG 115, Miami-Dade County OR 14848 PG 0576 (Folio#02-3233-012-0090)

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

A5. Latitude/Longitude: Lat. 25.794032 Long. -80.141268 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

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

A7. Building Diagram Number 1A

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

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

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF MIAMI BEACH 120651	DADE	FLORIDA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12025C0184	J	01/20/1993	03/02/1994	AE	EL8

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

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

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

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2 Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized A-36 Vertical Datum 7.33

Conversion/Comments N/A

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

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

LOU BOUDREAU PLS #2451 LOUIS BOUDREAU CERTIFICATE No. 2451 08/10/2009 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Certifier's Name LOU BOUDREAU License Number PLS 2451

Title PROFESSIONAL LAND SURVEYOR Company Name BOCK & CLARK CORPORATION LB 7386

Address 8111 BLAIKIE COURT, SUITE B City SARASOTA State FL ZIP Code 34240

Signature _____ Date 08/10/2009 Telephone 1-800-787-8397

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

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

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

Comments C2.e. Benchmark Report retrieval dated 8/9/2009 from Miami Dade County Published Benchmarks; C-2 - (e) air conditioning unit not observed at ground level, assumed to be on rooftop;

Signature Date 08/10/2009

☐ Check here if attachments

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

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

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

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

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

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

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

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

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

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

Local Official's Name Title LOU BOUDREAU PLS #2451

Community Name Telephone

Signature Date

Comments

LOU BOUDREAU
08/10/2009
No. 2451
STATE OF

☐ Check here if attachments

FEMA Form 81-31, Mar 09 Replaces all previous editions

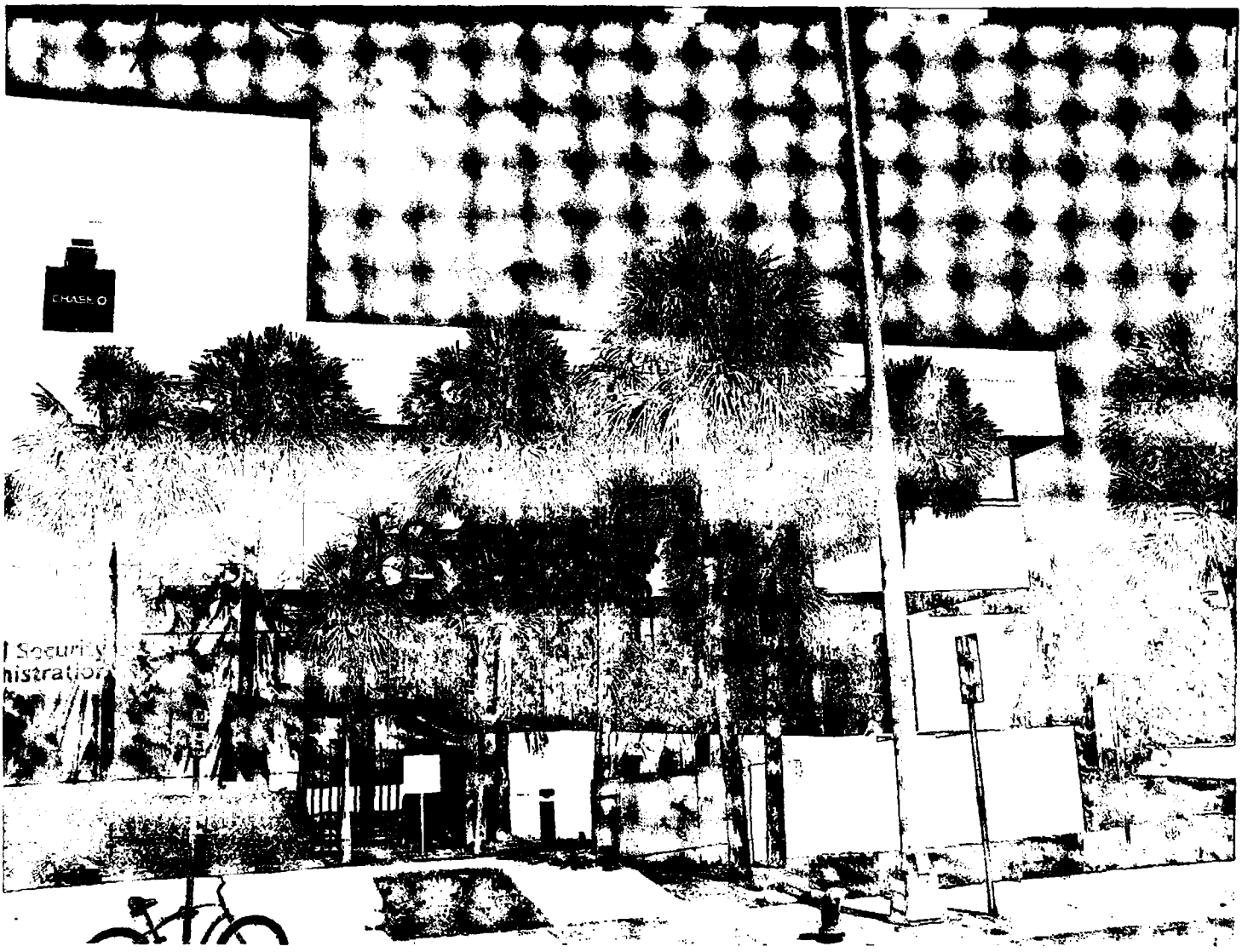
Building Photographs

See Instructions for Item A6.

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

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

DATE TAKEN: 08/10/2009
FRONT VIEW



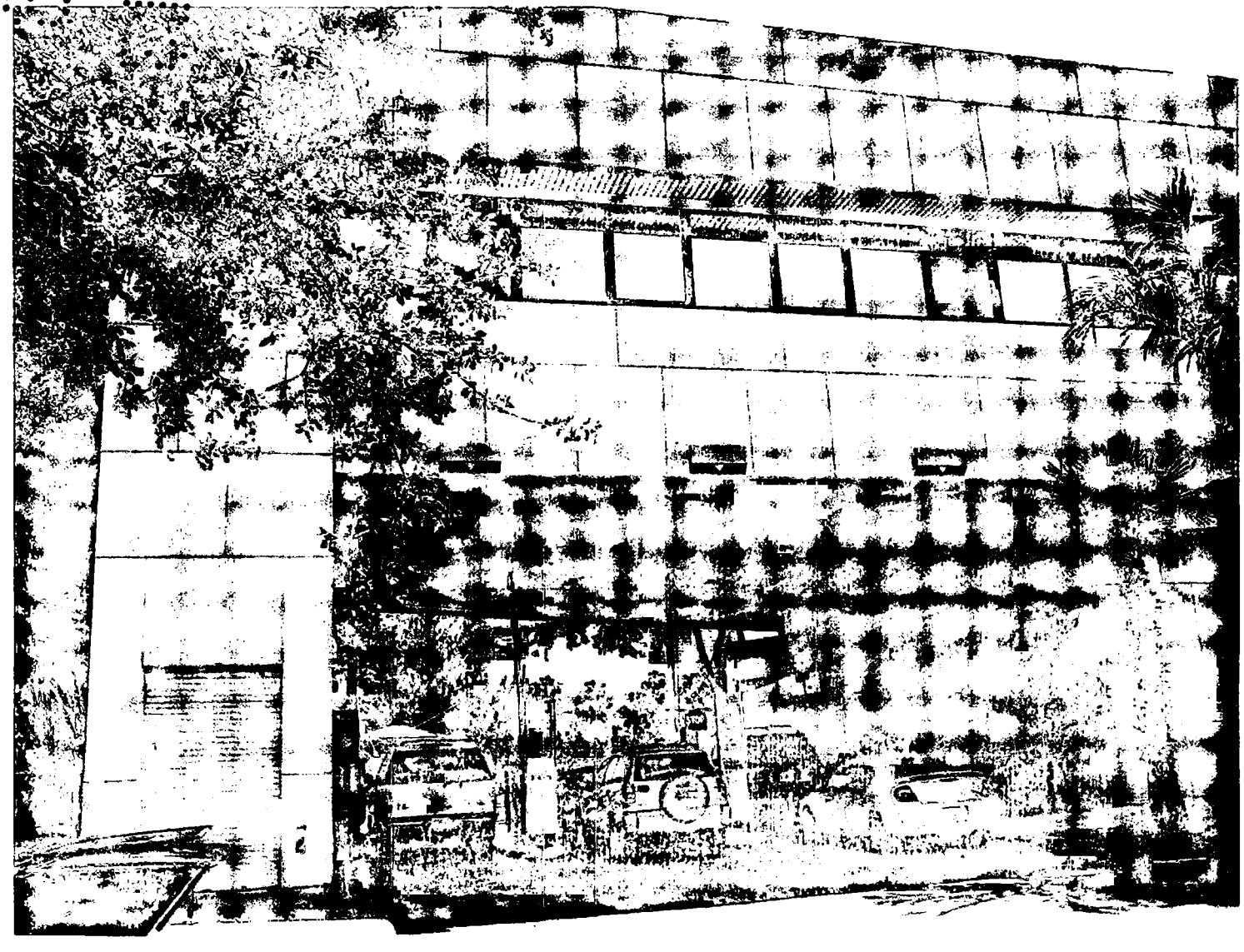
Building Photographs

Continuation Page

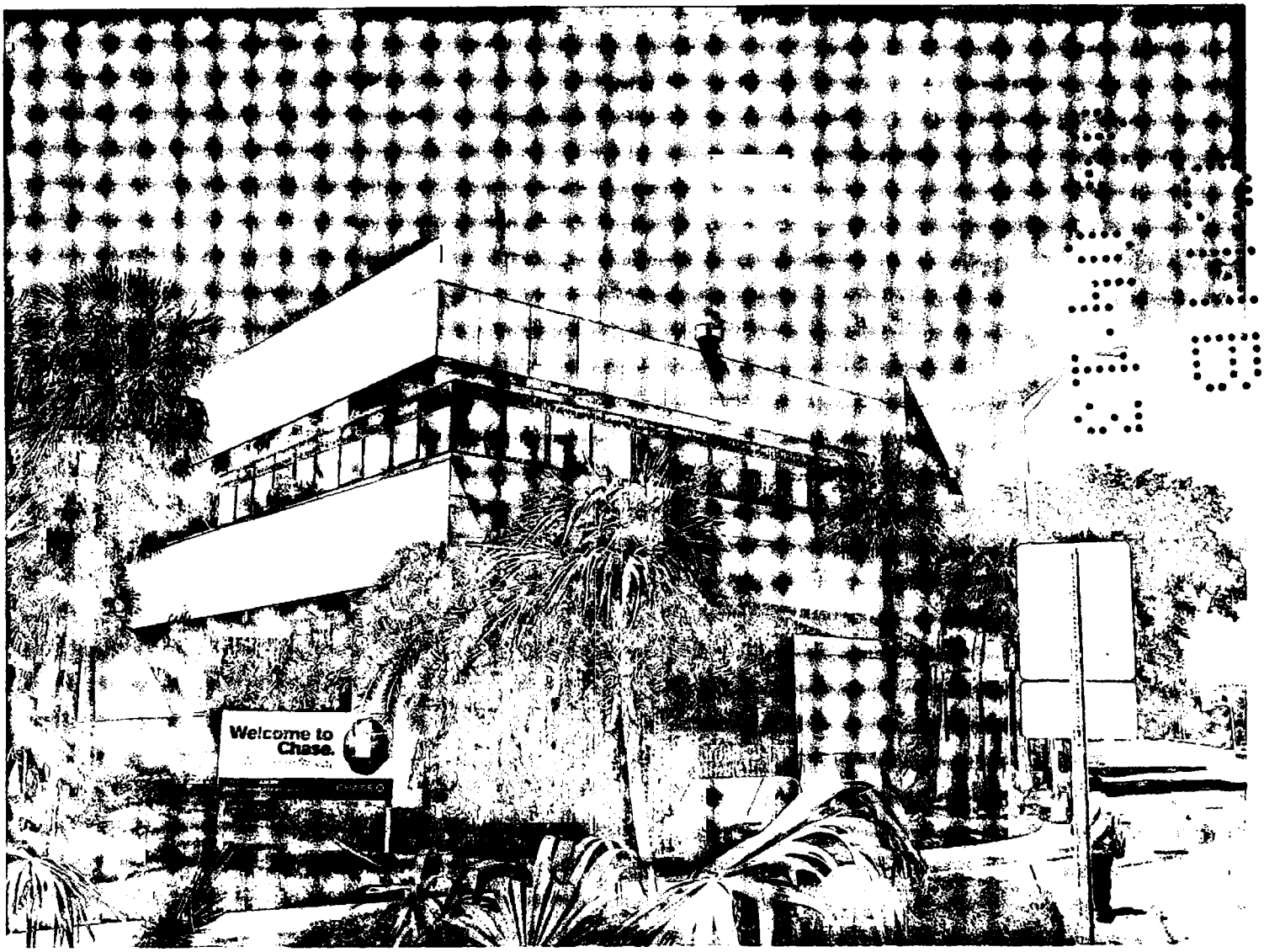
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD	For Insurance Company Use: Policy Number
City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number

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

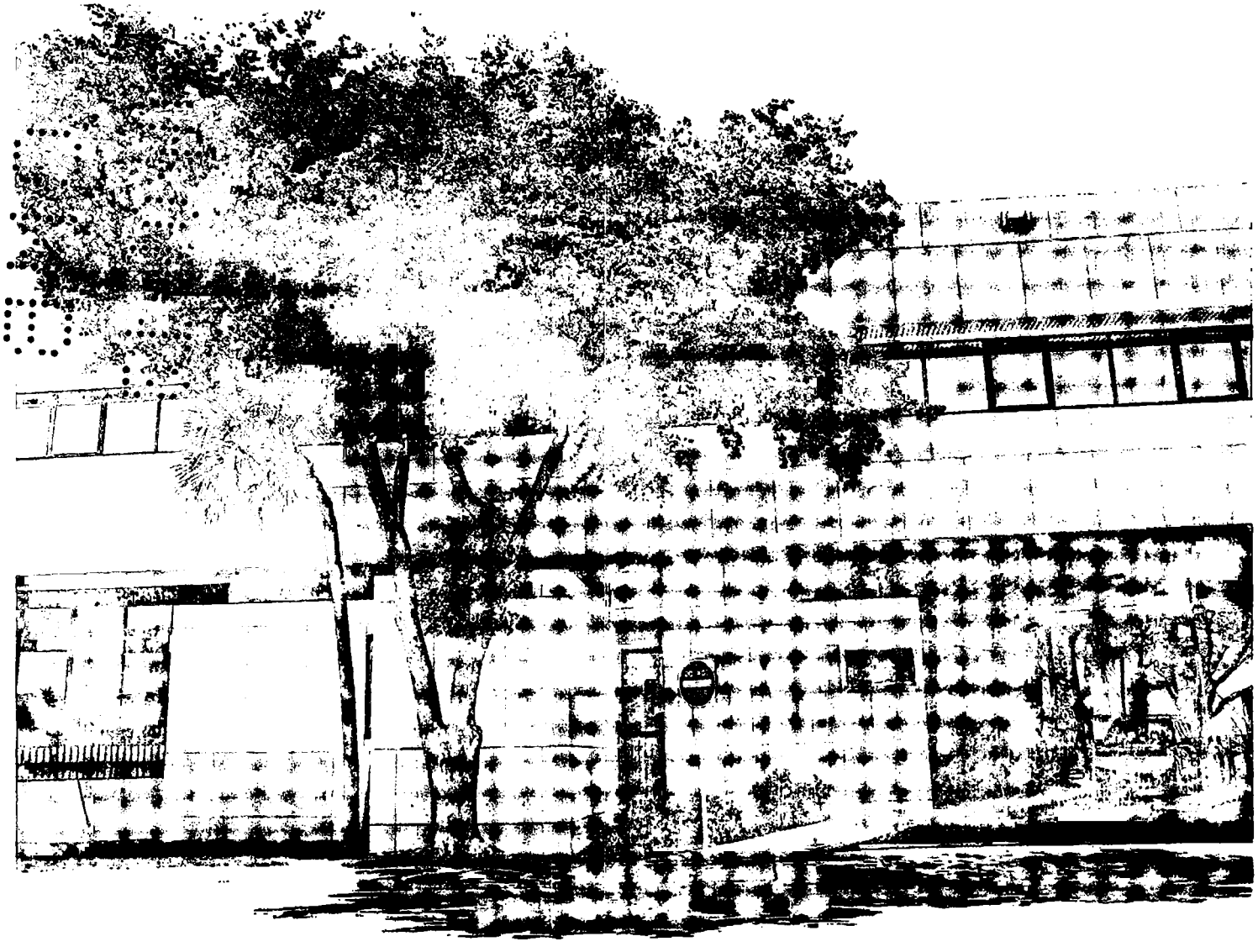
DATE TAKEN 08/10/2009
REAR VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



The Govmark Organization, Inc.

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

Received:03/26/2012	Completed:03/27/2012	Letter: Q	rb	P.O.#:	Test Report #: 2-91572-0-
Client's Identification	Luma. Content: 47% Polyester, 35% Olefin, 12% Post Industrial Recycled Poly, 6% Post Consumer Recycled Poly. Width: 56". Weight: 12.280 oz.				

Tested For: Teesha Prezeau
The Designtex Group
357 County Avenue
Secaucus, NJ 07036

Key Test: NFPA 260 Cover Fabric (BLDG) 135

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

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

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

SPECIMEN TEST COMPOSITE:

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

RESULTS:

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

ABBREVIATION WHICH MAY BE USED:

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

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

CLASSIFICATION SYSTEM:

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

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

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

[x] Class I rating; [ ] Class II rating

The Govmark Organization, Inc.

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

Received:03/26/2012	Completed:03/27/2012	Letter: Q	rb	P.O.#:	Test Report #: 2-91572-0-
Client's Identification	Luma. Content: 47% Polyester, 35% Olefin, 12% Post Industrial Recycled Poly, 6% Post Consumer Recycled Poly Width: 56". Weight: 12.280 oz.				

Tested For: **Teesha Prezeau**
The Designtex Group
357 County Avenue
Secaucus, NJ 07036

Key Test: NFPA 260 Cover Fabric (BLDG) 135

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

REMARKS: None.

CODE INFORMATION: In accordance with --

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

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

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

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

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

MAR 2 9 2012

AUTHORIZED SIGNATURE
THE GOVMARK ORGANIZATION, INC. /rb /gb

MS. PHYLLIS PETTIT

The results contained in this report relate only to item(s) tested. The test report shall not be reproduced, except in full, without written approval from The Govmark Organization, Inc.

ARCHITECTS

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

LIC # AA-0003590

March 25, 2013

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

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

To Whom It May Concern:

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

Two (2) sets of the following items:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

03/25/2013

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

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

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

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

Sincerely,
BDG Architects

Jeffrey Mendenhall
FL LIC# AR0011215

Cc: File #12219

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

	For Insurance Company Use:
A1 Building Owner's Name	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1801 ALTON ROAD City MIAMI BEACH State FL ZIP Code 33139	Company NAIC Number

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Portion of Block 11 of Island View Subdivision, PB 6, PG 115, Miami-Dade County OR 14848 PG 0576 (Folio#02-3233-012-0090)

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

A5. Latitude/Longitude: Lat. 25.794032 Long. -80.141268 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

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

A7. Building Diagram Number 1A

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

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

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF MIAMI BEACH 120651	DADE	FLORIDA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12025C0184	J	01/20/1993	03/02/1994	AE	EL8

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

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

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

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2 Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized A-36 Vertical Datum 7.33

Conversion/Comments N/A

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

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

LOU BOUDREAU PLS #2451 LOUIS E. BOUDREAU No. 2451 STATE OF FLORIDA REGISTERED LAND SURVEYOR 08/10/2009

Certifier's Name LOU BOUDREAU License Number PLS 2451

Title PROFESSIONAL LAND SURVEYOR Company Name BOCK & CLARK CORPORATION LB 7386

Address 8111 BLAIKIE COURT, SUITE B City SARASOTA State FL ZIP Code 34240

Signature _____ Date 08/10/2009 Telephone 1-800-787-8397

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

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

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

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

Signature Date 08/10/2009

☐ Check here if attachments

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

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

E1 Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

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

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

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

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

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

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

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

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

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

Local Official's Name Title LOU BOUDREAU PLS #2451

Community Name Telephone

Signature Date

Comments

LOU BOUDREAU
08/10/2009
No. 2-51
STATE OF

☐ Check here if attachments

Building Photographs

See Instructions for Item A6.

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

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

DATE TAKEN: 08/10/2009
FRONT VIEW



Building Photographs

Continuation Page

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

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

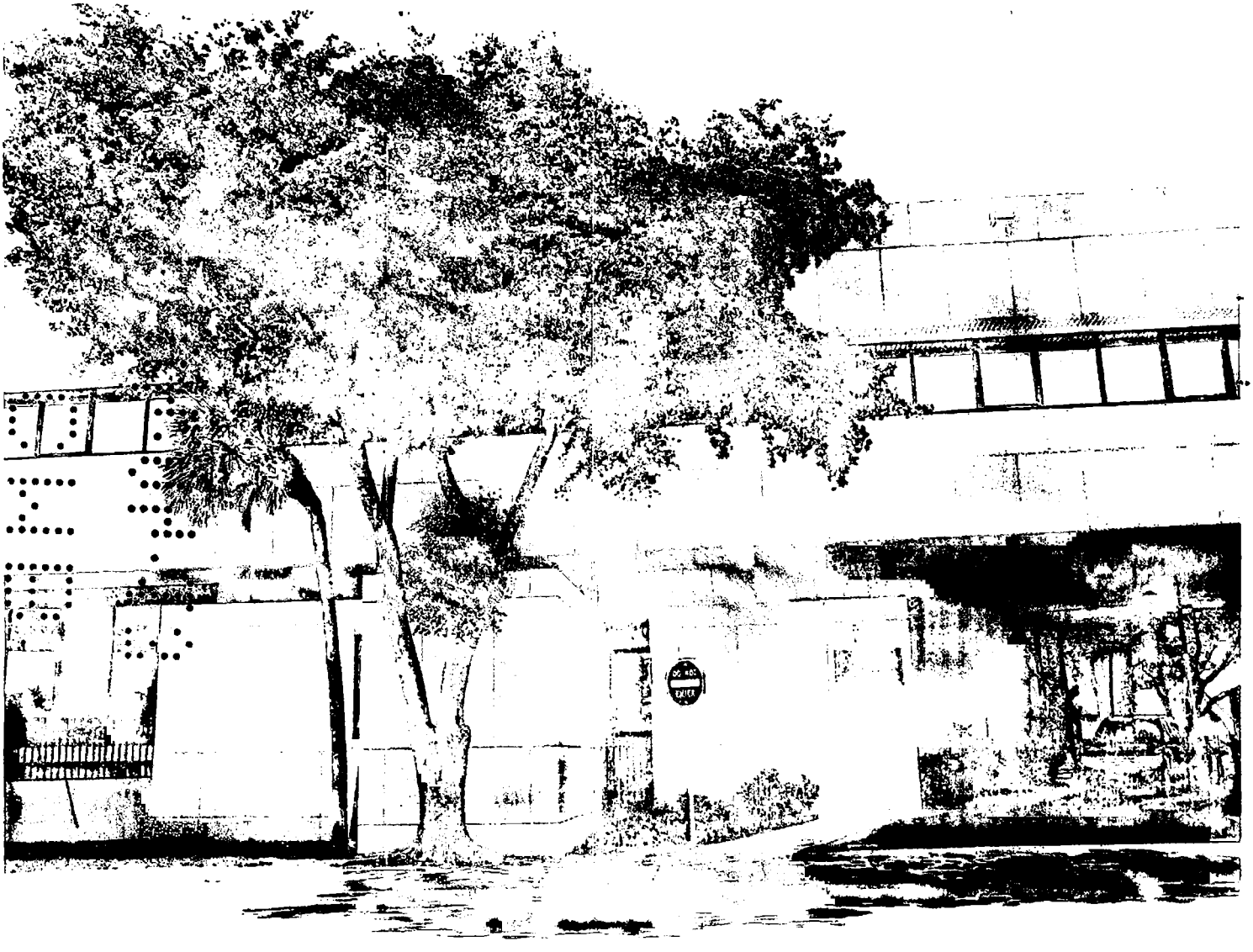
DATE TAKEN 08/10/2009
REAR VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



DATE TAKEN: 08/10/2009
SIDE VIEW



The Govmark Organization, Inc.

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

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

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

Tested For: Teesha Prezeau
The Designtex Group
357 County Avenue
Secaucus, NJ 07036

Key Test: NFPA 260 Cover Fabric (BLDG) 135

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

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

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

SPECIMEN TEST COMPOSITE:

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

RESULTS:

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

ABBREVIATION WHICH MAY BE USED:

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

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

CLASSIFICATION SYSTEM:

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

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

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

[x] Class I rating; [ ] Class II rating

The Govmark Organization, Inc.

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

Received:03/26/2012	Completed:03/27/2012	Letter: Q	rb	P.O.#:	Test Report #: 2-91572-0-
Client's Identification	Luma. Content: 47% Polyester, 35% Olefin, 12% Post Industrial Recycled Poly, 6% Post Consumer Recycled Poly. Width: 56". Weight: 12.280 oz.				

Tested For: **Teesha Prezeau**
The Designtex Group
357 County Avenue
Secaucus, NJ 07036

Key Test: NFPA 260 Cover Fabric (BLDG) 135

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

REMARKS: None.

CODE INFORMATION: In accordance with --

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

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

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

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

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

MAR 2 9 2012

AUTHORIZED SIGNATURE
THE GOVMARK ORGANIZATION, INC. /rb /gb

MS. PHYLLIS PETTIT

The results contained in this report relate only to item(s) tested. The test report shall not be reproduced, except in full, without written approval from The Govmark Organization, Inc.

ARCHITECTS

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

March 11, 2013

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

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

To Whom It May Concern:

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

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

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

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

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

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

Fire – Tom Armstrong (786) 402-4945

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

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

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

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

3. **State exact scope of work on the plans.**

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

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

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

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

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

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

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

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

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

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

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

03/11/2013

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

1. **Must assign contractor.**

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

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

Sincerely,
BDG Architects

Jeffrey Mendenhall
FL LIC# AR0011215

CODE INFORMATION

JURISDICTION: CITY OF MIAMI BEACH, FLORIDA

APPLICABLE CODES

- FLORIDA BUILDING CODE: BUILDING (2010 EDITION) W/2012 AMENDMENTS
- FLORIDA BUILDING CODE: EXISTING BUILDING (2010 EDITION)W/2012 AMENDMENTS
- FLORIDA BUILDING CODE: ACCESSABILITY (2010 EDITION)W/2012 AMENDMENTS
- FLORIDA BUILDING CODE: MECHANICAL (2010 EDITION)W/2012 AMENDMENTS
- FLORIDA BUILDING CODE: PLUMBING (2010 EDITION W/2012 AMENDMENTS)
- FLORIDA FIRE PREVENTION CODE: (2010 EDITION)

PROJECT DATA - PROJECT AREA

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

PROJECT DATA - EXISTING BUILDING

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

	REQ'D.		NEW AREA PROVIDED
EXITS AND EXIT ACCESS DOORWAYS			
EXITS	2		2
DOOR WIDTH	32" MIN.		102"
EXIT ACCESS TRAVEL DISTANCE (W/O SPRINKLERS)	200'-0"		91'
DEAD END CORRIDORS	20'-0"		N/A
COMMON PATH OF TRAVEL	75'-0"		29'
PLUMBING FIXTURES PROVIDED IN ADDITION TO BUILDING PUBLIC FACILITIES			
WATER CLOSETS - MEN/WOMEN	0	1/1	0
LAVATORIES - MEN/WOMEN	0	1/1	0
DRINKING FOUNTAIN	0	1 HI / LO	0

FLAME SPREAD DATA

CERAMIC TILE:

FBC REQUIRED MINIMUM:
CLASS II
PROVIDED:
CLASS II (EXISTING TO REMAIN)

SUSPENDED ACOUSTICAL CEILINGS:

FBC REQUIRED MINIMUM:
CLASS B
PROVIDED:
CLASS A (EXISTING TO REMAIN)

RESILIENT FLOORING:

FBC REQUIRED MINIMUM:
CLASS II
PROVIDED:
CLASS I (EXISTING TO REMAIN)

CARPET TILE:

FBC REQUIRED MINIMUM:
CLASS II
PROVIDED:
CLASS II (EXISTING TO REMAIN)

PAINTS AND COATING:

FBC REQUIRED MINIMUM:
CLASS C
PROVIDED:
CLASS A (EXISTING TO REMAIN)

OWNER & CONSULTANTS

OWNER

JP MORGAN CHASE BANK, N.A.
4900 MEMORIAL HIGHWAY
TAMPA, FLORIDA 33634
PHONE: 813-584-2341

ARCHITECT

BDG ARCHITECTS
100 ASHLEY DRIVE, SUITE 100
TAMPA, FLORIDA 33602
CONTACT: JEFF MENDENHALL, AIA
PHONE: 813-323-9233
FAX: 813-323-9238

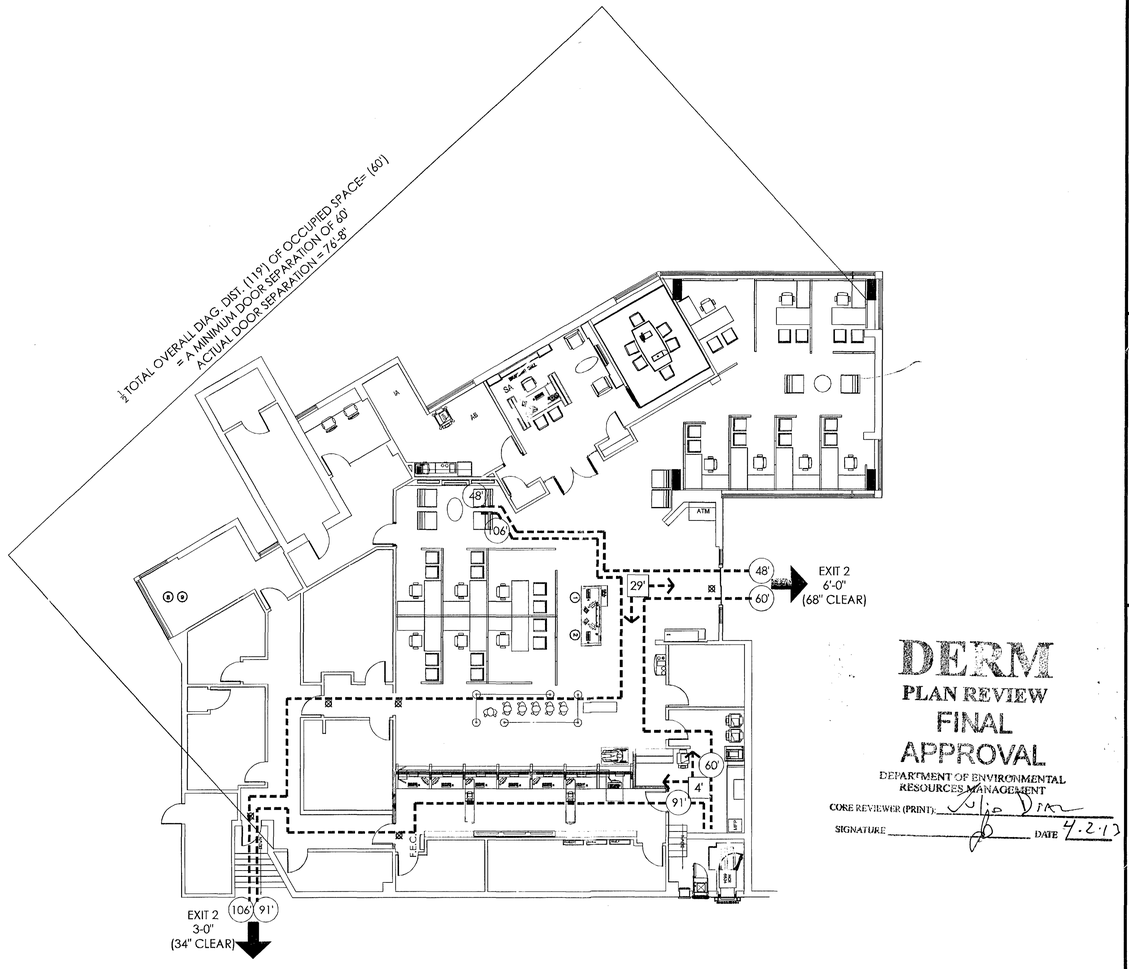
ELECTRICAL ENGINEER

HAROLD HART & ASSOCIATES
4201 W. GRAY STREET
TAMPA, FLORIDA 33609
CONTACT: KEN MILLER
PHONE: 813-287-2719
FAX: 813-287-5704

CHASE

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

Derm Number: 2013-0325-1507-4384
Contact Name: MARIE BASRETLE
Contact Phone: (954)533-5299
Folio: 02-3233-012-0090
Project Name: CHASE BANK
Date Received: 03/25/2013
Reviewer Name:



LIFE SAFETY PLAN

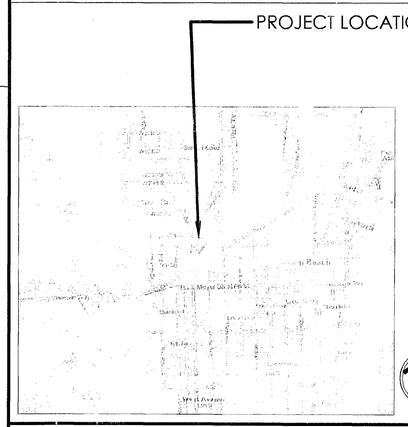
DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
CORE REVIEWER (PRINT): [illegible]
SIGNATURE: [illegible] DATE 4.2.13

SHEET INDEX

		DWGS ISSUED: PERMIT SET 01-18-2013
ARCHITECTURAL DRAWINGS		
A0.0	COVER SHEET	●
A0.1	GENERAL NOTES, CONSTRUCTION TYPES	●
A1.1	PARTIAL FLOOR PLANS, PARTIAL REFLECTED CEILING PLANS	●
A1.2	PARTIAL FLOOR PLANS, DOOR SCHEDULE	●
A2.1	SECTIONS,DETAILS	●
A5.1	ELEVATIONS, TELLER LINE SECTIONS	●
CONSULTANT DRAWINGS		
E101	ELECTRICAL FLOOR PLAN	●

NOTICE: In addition to the requirements 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 government entities such as water management's agencies, state agencies or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of results which are subject to compliance with all Federal, State, and City of Miami Beach Laws, Rules, and Regulations.

LOCATION MAP



LIFE SAFETY LEGEND

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

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

B1302250
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	04/24/13
ZONING:	4/7/13
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	02/07/13
ELECTRICAL:	02/05/13
MECHANICAL:	02/07/13
FIRE PREVENTION:	04/24/13
ENGINEERING:	04/29/13
PUBLIC WORKS:	
STRUCTURAL:	2/7/13
ELEVATOR:	

CHASE

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

ARCHITECT/ ENGINEER OF RECORD

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

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SEAL

1-17-13

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

ISSUE	DATE	DESCRIPTION

CHASE

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

CODE INFORMATION

JURISDICTION: CITY OF MIAMI BEACH, FLORIDA

APPLICABLE CODES

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

PROJECT DATA - PROJECT AREA

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

PROJECT DATA - EXISTING BUILDING

USE	RETAIL BANKING CENTER	
OCCUPANCY CLASSIFICATION	B - BUSINESS	
OCCUPANCY LOAD PER CLASSIFICATION:	1 OCCUPANT / 100 GROSS SF	
AREA	7,081 SF	
SF/100 GSF=	71 TOTAL OCCUPANTS	
CONSTRUCTION TYPE	TYPE III-B, UNSPRINKLERED	
NUMBER OF STORIES	2	
	ALLOWABLE/REQ'D	PROPOSED
BUILDING ELEMENT - FIRE RESISTANCE RATING		
STRUCTURAL FRAME	0	0
INCLUDING COLUMNS, GIRDERS, TRUSSES		
BEARING WALLS		
EXTERIOR	0	0
INTERIOR	0	0
NONBEARING WALLS AND PARTITIONS		
EXTERIOR	0	0
NONBEARING WALLS AND PARTITIONS		
INTERIOR	0	0

			NEW AREA
	REQ'D.		PROVIDED
EXITS AND EXIT ACCESS DOORWAYS			
EXITS	2		2
DOOR WIDTH	32" MIN.		102"
EXIT ACCESS TRAVEL DISTANCE (W/O SPRINKLERS)	200'-0"		91'
DEAD END CORRIDORS	20'-0"		N/A
COMMON PATH OF TRAVEL	75'-0"		29'
PLUMBING FIXTURES PROVIDED IN ADDITION TO BUILDING PUBLIC FACILITIES			
WATER CLOSETS - MEN/WOMEN	0	1/1	0
LAVATORIES - MEN/WOMEN	0	1/1	0
DRINKING FOUNTAIN	0	1 HI / LO	0

FLAME SPREAD DATA

CERAMIC TILE:

FBC REQUIRED MINIMUM:
CLASS II
PROVIDED:
CLASS II (EXISTING TO REMAIN)

SUSPENDED ACOUSTICAL CEILINGS:

FBC REQUIRED MINIMUM:
CLASS B
PROVIDED:
CLASS A (EXISTING TO REMAIN)

RESILIENT FLOORING:

FBC REQUIRED MINIMUM:
CLASS II
PROVIDED:
CLASS I (EXISTING TO REMAIN)

CARPET TILE:

FBC REQUIRED MINIMUM:
CLASS II
PROVIDED:
CLASS II (EXISTING TO REMAIN)

PAINTS AND COATING:

FBC REQUIRED MINIMUM:
CLASS B
PROVIDED:
CLASS A (EXISTING TO REMAIN)

NOTE: ALL NEW FINISHES SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE CHAPTER 10 AND TABLE A.10.2.2 (BUSINESS OCCUPANCY).

OWNER & CONSULTANTS

OWNER

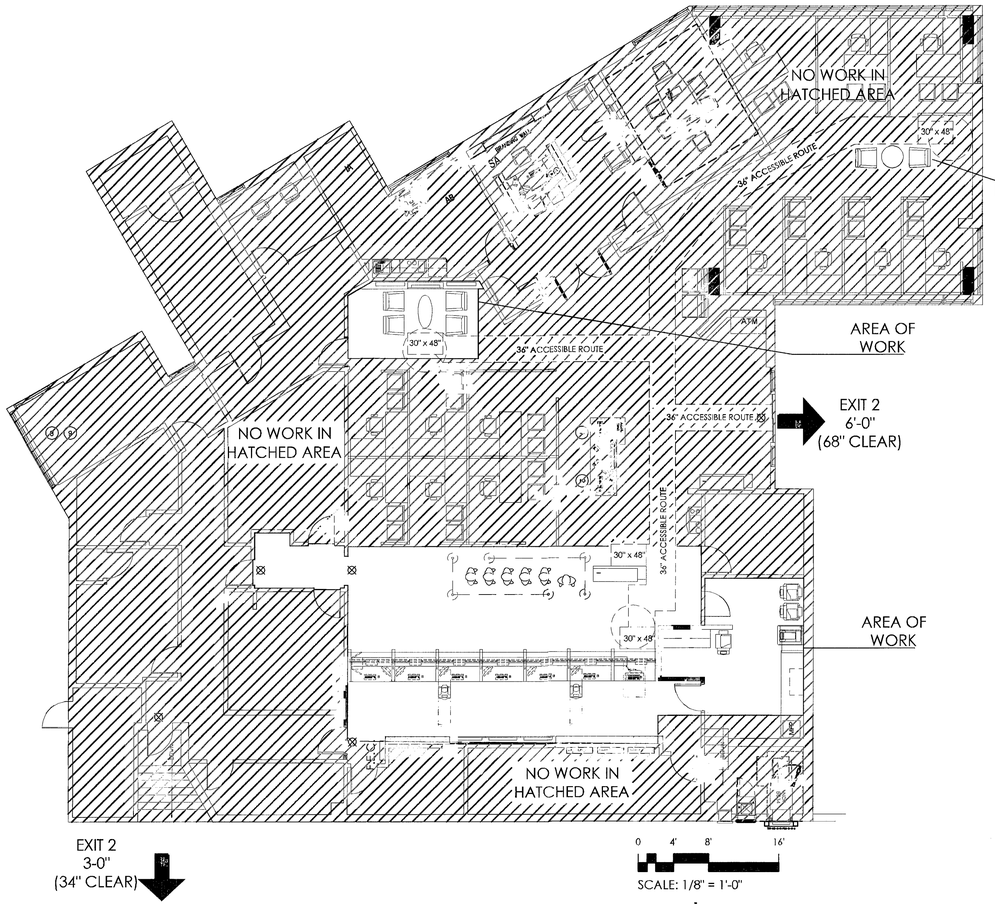
JP MORGAN CHASE BANK, N.A.
4900 MEMORIAL HIGHWAY
TAMPA, FLORIDA 33634
PHONE: 813-584-2341

ARCHITECT

BDG ARCHITECTS
100 ASHLEY DRIVE, SUITE 100
TAMPA, FLORIDA 33602
CONTACT: JEFF MENDENHALL, AIA
PHONE: 813-323-9233
FAX: 813-323-9238

ELECTRICAL ENGINEER

HAROLD HART & ASSOCIATES
4201 W. GRAY STREET
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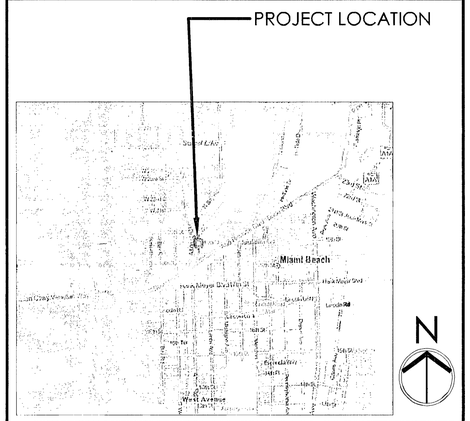


LIFE SAFETY PLAN

SHEET INDEX

		DWGS ISSUED					
		PERMIT SET 01-18-2013	1 PLAN REVIEW COMMENTS 03-11-2013	2 PLAN REVIEW COMMENTS 03-25-2013	3 PLAN REVIEW COMMENTS 04-22-2013		
ARCHITECTURAL DRAWINGS							
A0.0	COVER SHEET	●	●	●	●		
A0.1	GENERAL NOTES, CONSTRUCTION TYPES	●					
A1.1	PARTIAL FLOOR PLANS, PARTIAL REFLECTED CEILING PLANS	●	●				
A1.2	PARTIAL FLOOR PLANS, DOOR SCHEDULE	●		●			
A2.1	SECTIONS,DETAILS	●		●	●		
A5.1	ELEVATIONS, TELLER LINE SECTIONS	●		●	●		
CONSULTANT DRAWINGS							
E100	ELECTRICAL FLOOR PLAN	●	●				

LOCATION MAP



LIFE SAFETY LEGEND

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

SCOPE OF WORK:

1. REPLACE EXISTINGTELLER LINE WITH NEW. REPLACE ADJACENT FLOOR / CEILING / WALL FINISHES.

2. REPLACE (3) EXISTING DOORS WITH NEW DOORS IN THE SAME LOCATION.

3. CONSTRUCT NEW WALL AT END OF TELLER LINE.

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

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

CHASE

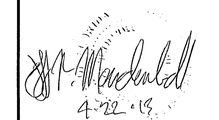
JPM Chase - Alton Road
CPC Interior Renovations
1801 Alton Road
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SEAL



Architect of Record:

Jeff R. Mendenhall, AIA
FL License # AR11215

ISSUE	DATE	DESCRIPTION
1	03-11-2013	PLAN REVIEW COMMENTS
2	03-25-2013	PLAN REVIEW COMMENTS
3	04-22-2013	PLAN REVIEW COMMENTS

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

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0.0

DEMOLITON NOTES

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

GENERAL NOTES

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

ABBREVIATIONS

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

SHEET SYMBOLS

- CONSTRUCTION TYPE (X)
- NAME / ROOM TAG (XXX)
- DOOR TAG (XXX)
- ELEVATION 0'-0" / ELEVATION DATUM TAG
- WINDOW TAG (X)
- KEYNOTE (K1)
- DETAIL TAG (X / AX.X)
- FINISH TAG (FINISH)
- ELEVATION TAG (X / AX.X)
- PLAN DETAIL TAG (X / AX.X)
- WALL SECTION TAG (X / AX.X)

INTERIOR FINISHES

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

PAINT

PT-0	MATCH EXISTING ADJACENT INTERIOR PAINT		
PT-1	INTERIOR WALL		
	MANUFACTURER	BENJAMIN MOORE	
	PRODUCT	AURA WATERBORNE INTERIOR PAINT	
	PRODUCT NUMBER	AC-5	
	COLOR	SPRINGFIELD TAN	
	FINISH	EGGSHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)	
	SOURCE	BENJAMIN MOORE	
PT-402	INTERIOR WALL	Teller back wall	
	MANUFACTURER	BENJAMIN MOORE	
	PRODUCT	AURA WATERBORNE INTERIOR PAINT	
	PRODUCT NUMBER	HC-77	
	COLOR	ALEXANDRIA BEIGE	
	FINISH	EGGSHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)	
	SOURCE	BENJAMIN MOORE	
PT-4	INTERIOR WALL	Soffit Over Teller line	
	MANUFACTURER	BENJAMIN MOORE	
	PRODUCT	AURA WATERBORNE INTERIOR PAINT	
	PRODUCT NUMBER	HC-811	
	COLOR	OLD GLORY (BLUE)	
	FINISH	EGGSHELL FINISH 524 (WALLS) SATIN FINISH 526 (DOORS & FRAMES)	
	SOURCE	BENJAMIN MOORE	

WALL BASE AND TRIM

WB-0	MATCH EXISTING ADJACENT WALL BASE	
WB-300	WOOD WALL BASE	Wood Base at Media Wall
	SPECIES	WALNUT
	COLOR	STAIN TO MATCH KNOLL "SMOKED WALNUT" V418 OR APPROVED EQUIVALENT MINWAX STAIN-COLOR 2718 EBONY
	PROFILE	4" H WITH 1/4" RABBET AT TOP EDGE
	SOURCE	GENERAL CONTRACTOR

CARPET

CPT-0	MATCH EXISTING ADJACENT CARPET	
CPT-1	CARPET	
	MANUFACTURER	INTERFACE
	PRODUCT	50 CM TILE: MEDITATIONS
	PRODUCT NUMBER	STYLE: 19Y5002500
	COLOR	076609 MOCHA
	BACKING	GLASBAC; INSTALL MONOLITHIC
	SOURCE	INTERFACE FLOR COMMERCIAL-JOE FOLEY 312-961-7046 joe.foley@interfaceflor.com
C2AR-1/CPT-5	FLOATING COMFORT ZONE AREA RUG	
	MANUFACTURER	INTERFACE FLOR
	PRODUCT	NEW GOTHAM
	PRODUCT NUMBER	8NH30
	COLOR	801827 - ITS ALWAYS BETTER TO BE BEHIND A POLICE CAR
	SIZE	SEE PLAN
	SOURCE	INTERFACE - JOE FOLEY - 312-961-7046 joe.foley@interfaceflor.com

TILE

T-311	BRANCH FIELD TILE	Teller Line Platform
	MANUFACTURER	EMSER
	PRODUCT	AUBERGE PORCELAIN TILE
	COLOR	MOCHA
	SIZE	12" X 24" X 3/8" - HONED FINISH INSTALLED RUNNING BOND PERPENDUCULAR TO TELLER LINE
	GROUT	COMMERCIAL BLDG. PROD. #380 HAYSTACK/ 3/16" JOINT
	SOURCE	EMSER - CHRISTINA MILLER chase@emser.com

CEILING FINISHES

ACT-0	MATCH EXISTING ADJACENT ACOUSTICAL CEILING TILE & GRID	
ACT-1	ACOUSTICAL CEILING & GRID	
	MANUFACTURER	ARMSTRONG
	PRODUCT	'ULTIMA' OPEN PLAN - FINE TEXTURE
	PRODUCT NUMBER	1942 HRC (80% RECYCLED CONTENT)
	COLOR	WHITE
	SIZE	24"x24"x3/4"
	EDGE	BEVELED TEGULAR
	GRID	INTERLUDE XL 9/16" EXPOSED TEE SYSTEM, COLOR: WHITE
	SOURCE	LOCAL CONTRACTOR

FABRIC PANELS

FP-300	FABRIC for PANELS	
	MANUFACTURER	DESIGN TEX
	PRODUCT	LUMA
	PRODUCT NUMBER	5160-101
	COLOR	ESPRESSO 5160-101
	SIZE	56" WIDE ROLL - INSTALL MEDIA/FOCAL WALL IN PINWHEEL PATTERN PER ELEVATION
	SOURCE	DESIGN TEX - PATRICK MCNULTY- 610-730-6896 pmcnulty@designtex.com

PLASTIC LAMINATE

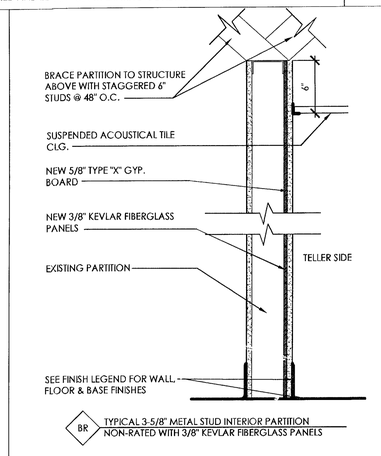
PL-0	MATCH EXISTING ADJACENT PLASTIC LAMINATE	
PL-1	PLASTIC LAMINATE	Horz. Surfaces at Tellerline
	MANUFACTURER	WILSONART
	PRODUCT NUMBER	4882-38
	COLOR	OILED SOAPSTONE - TEXTURED
	SOURCE	GENERAL CONTRACTOR
PL-2	PLASTIC LAMINATE	Vertical Surfaces at Tellerline
	MANUFACTURER	WILSONART
	PRODUCT NUMBER	7935-07
	COLOR	SHAKER CHERRY - TEXTURED
	SOURCE	GENERAL CONTRACTOR

WALL COVERING

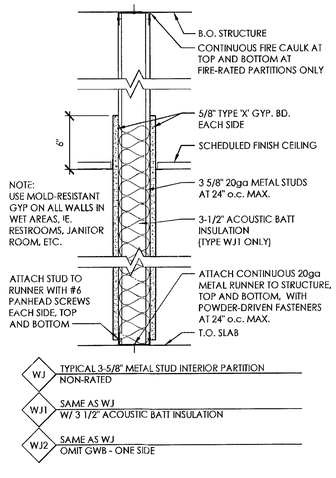
WC-2	WALLCOVERING	Wallcovering at Face of Soffit
	MANUFACTURER	DL COUCH
	PRODUCT	CUSTOM SILK SCREEN WALL COVERING (BLUE)
	PRODUCT NUMBER	ASL-DLC31950
	FINISH	TYPE 2 VINYL WALL COVERING. TEXTURE WITH WATER BASED INKS,UNCOATED
	SOURCE	DL COUCH - KIM KOGER - 800-433-0790x1008

FLOORING TRANSITIONS - ALUMINUM

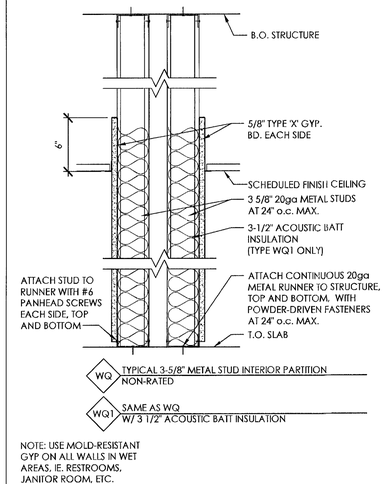
FTS-1	FLOOR TRANSITION	CARPET TO TILE
	MANUFACTURER	CERAMIC TOOL COMPANY
	PRODUCT	CTC 716 MCT DKB
	COLOR	DARK BRONZE
	SOURCE	CERAMIC TOOL COMPANY - 1-800-236-5230



FULL HT. MTL STUD WALL | SCALE 1 1/2" = 1'-0"



FULL HT. MTL STUD WALL | SCALE 1 1/2" = 1'-0"



FULL HT DOUBLE STUD WALL | SCALE 1 1/2" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MIAMI BEACH FIRE DEPARTMENT

CHASE

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

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SEAL

Jeff R. Mendenhall
1-17-13

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

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

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

SHEET TITLE

GENERAL

SHEET NUMBER

A0.1

DEMOLITION PLAN KEY NOTES

DXX

NOTE: NOT ALL NOTES MAY BE USED.

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

FLOOR PLAN KEY NOTES

FPXX

NOTE: NOT ALL NOTES MAY BE USED.

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

REFLECTED CEILING PLAN KEY NOTES

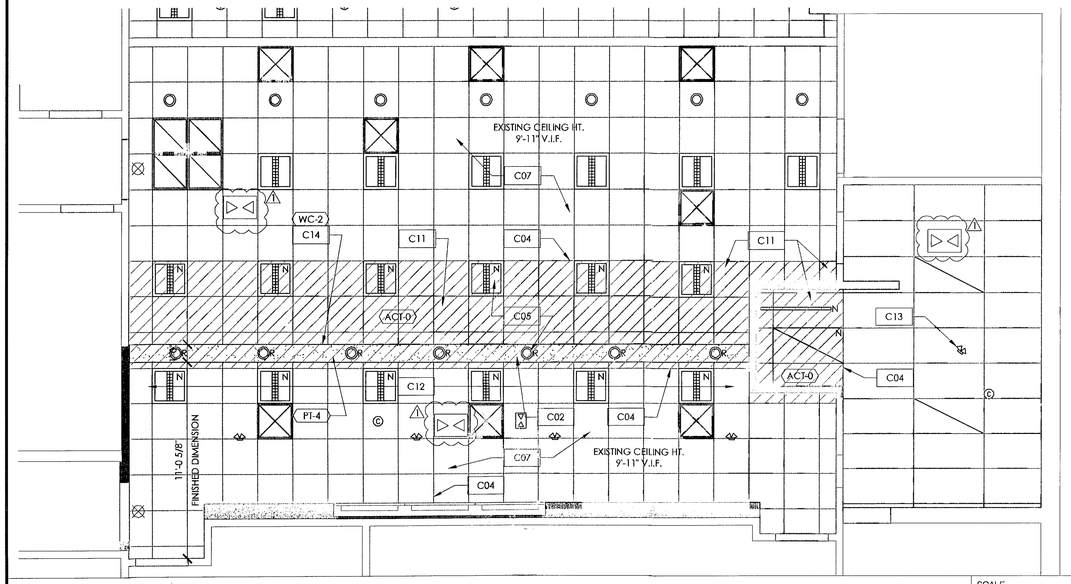
CXX

NOTE: NOT ALL NOTES MAY BE USED.

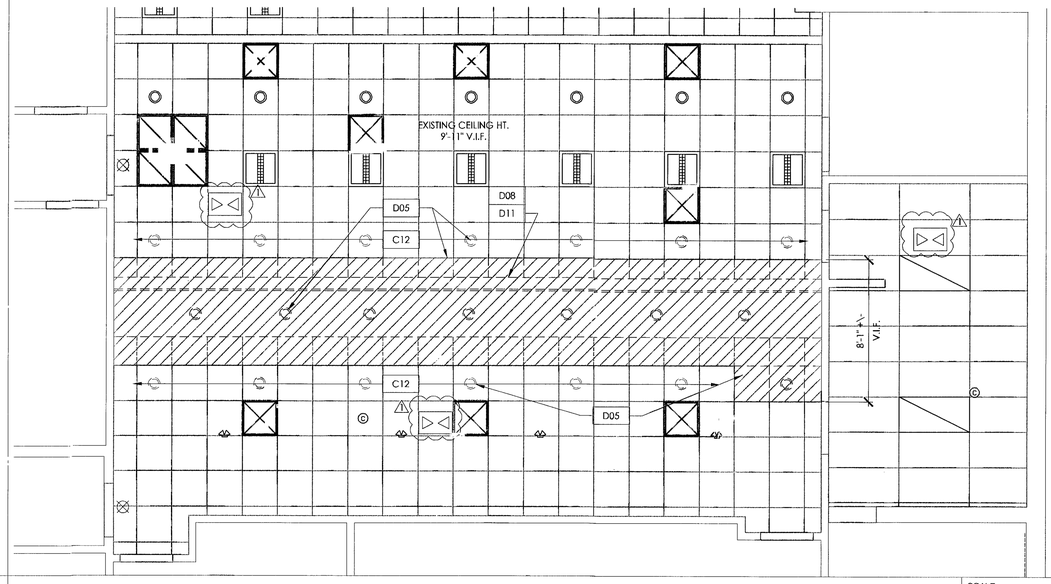
C01 ALIGN FINISH FACES.
C02 CONSTRUCT NEW SOFFIT - REFER TO SECTION 5/A5.1.
C03 NEW 2X2 ACOUSTIC CEILING TILE & GRID TO MATCH EXISTING.
C04 REWORK EXISTING ACOUSTIC CEILING TILE & GRID TO ACCOMMODATE NEW CONSTRUCTION.
C05 NEW OR RELOCATED LIGHT FIXTURE. PROVIDE POWER AND SWITCH.
C06 EXISTING SOFFIT TO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

RCP SYMBOL LEGEND

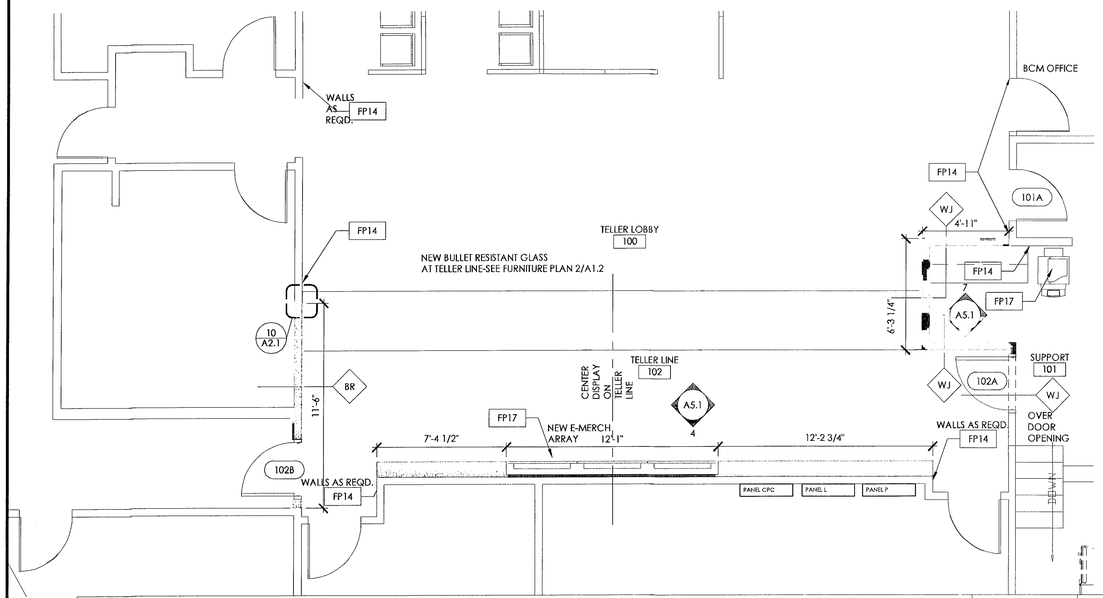
- NEW 2'x2' LAY-IN FLUORESCENT: REFER TO ELEC DWGS FOR ADDL INFO
- EXISTING 2'x2' LAY-IN FLUORESCENT
- NEW 2'x4' LAY-IN FLUORESCENT: REFER TO ELEC DWG. FOR ADDL INFO
- EXISTING 2'x4' LAY-IN FLUORESCENT: REFER TO ELEC DWG. FOR ADDL INFO
- EXISTING SECURITY CAMERA
- RELOCATED RECESSED CAN LIGHT: REFER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



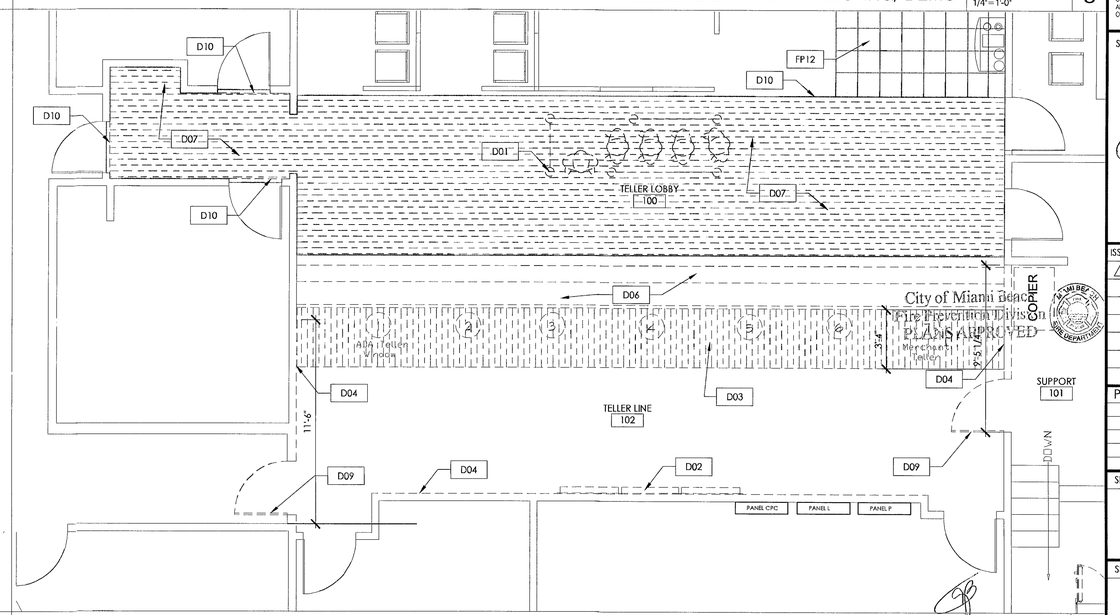
PARTIAL CEILING PLAN - NEW — SCALE 1/4"=1'-0" — 4



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



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



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

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SEAL

3/11/13

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

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

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

SHEET TITLE

FLOOR PLANS
REFLECTED CEILING PLANS

SHEET NUMBER

A1.1

DOOR SCHEDULE

DOOR NUMBER	DR. TYPE	DIMENSIONS WIDTH	HEIGHT	THICK.	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET NUMBER	REMARKS
101A	-	EXISTING	EXISTING	-	-	-	02	5
102A	A	3'-0"	7'-0"	1-3/4"	S.C.WD.	H.M.	01	
102B	B	3'-0"	7'-0"	1-3/4"	S.C.BR. WD.	BR.M.	01	6

AL = ALUMINUM
BR = BULLET RESISTANT
H.M.= HOLLOW METAL
S.C. = SOLID CORE
WD. = WOOD

HARDWARE NOTES:

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

HARDWARE SET 01

DOOR NUMBER: 102A, 102B

EACH TO HAVE:

3	EA	HINGE	5881 4.5 X 4.5 (881279 4.5 X 4.5)	652 IVE (HAG
1	EA	ELECTRONIC LOCK	SCHLAGE CO-100-CY-70-KP-SPA-626-PD W/ SCHLAGE STANDARD CYLINDER C123 KEYWAY	626 SCH
1	EA	SURFACE CLOSER	**4011/4041-3077 (5100 REG)	SP28 LCN(HAG)
1	EA	KICKPLATE (Push Side)	8400 8"X 2" LESS THAN DOOR WIDHT (1945)	630 IVE(HAG)
1	EA	DOOR SCOPE	DS2000 160 DEGREE	ALS DST
1	EA	FLOOR STOP	FS13 (w/R14 DOME STOP RISE AS REQD.)	626 IVE
3	EA	SILENCER	SR64 (307D)	GRY IVE(HAG)

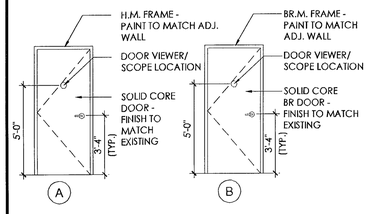
** MOUNT ON ROOM SIDE NOT VISIBLE TO CUSTOMERS

HARDWARE SET 02

DOOR NUMBER: 101A

EACH TO HAVE:

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



DEMOLITION PLAN KEY NOTES

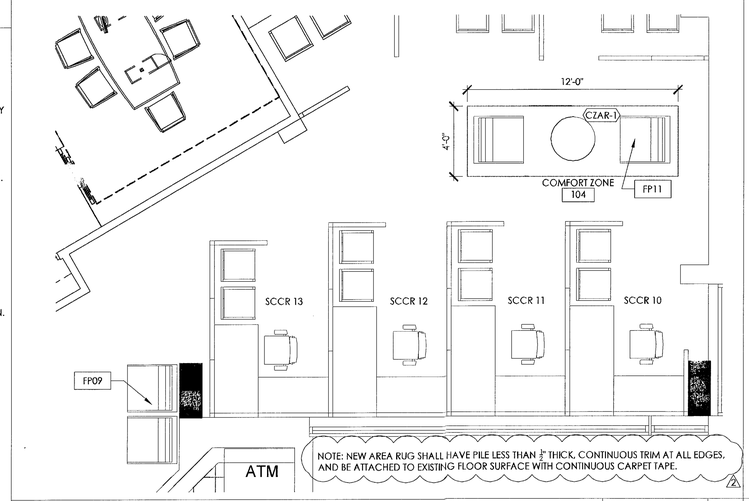
NOTE: NOT ALL NOTES MAY BE USED. DXX

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

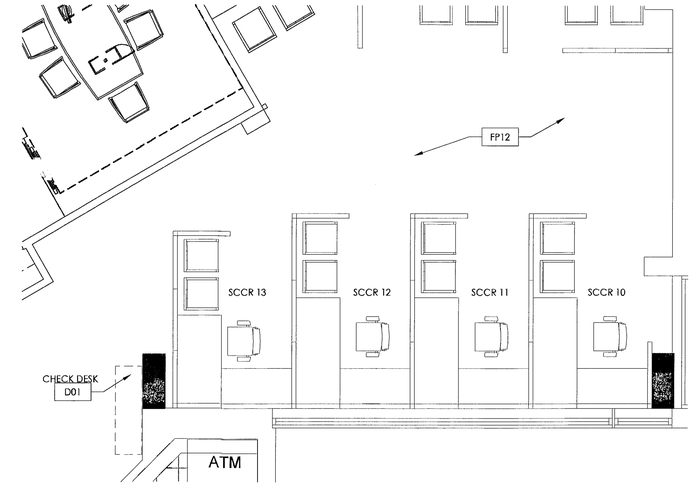
FLOOR PLAN KEY NOTES

NOTE: NOT ALL NOTES MAY BE USED. FPXX

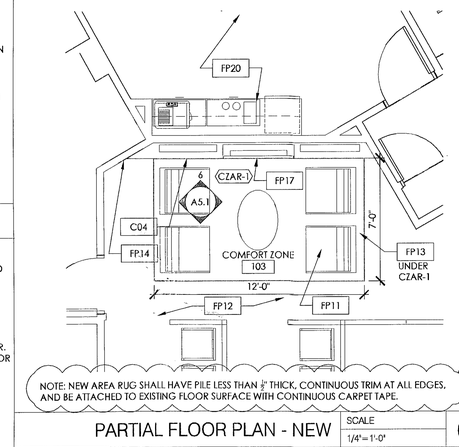
FP01 ALIGN FINISH FACES.
FP02 LINE OF SOFFIT ABOVE.
FP03 PROVIDE AND INSTALL NEW FLOOR MOUNTED ILLUMINATED WINDOW BOX SIGN.
FP04 RELAMINATE EXISTING COUNTER.
FP05 INSTALL NEW BASE CABINET TO ACCOMMODATE NEW INSTANT ISSUE MACHINE. INSTALL SECURITY CAMERA. COORDINATE WITH CHASE SECURITY COMPANY.
FP06 NEW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



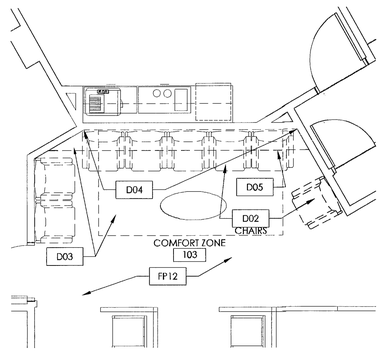
PARTIAL FLOOR PLAN - NEW | SCALE 1/4"=1'-0" | 8



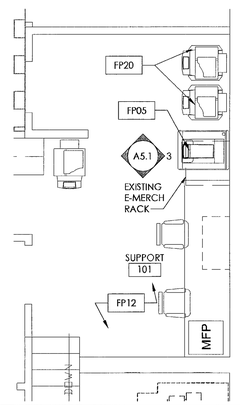
PARTIAL FLOOR PLAN - DEMO | SCALE 1/4"=1'-0" | 7



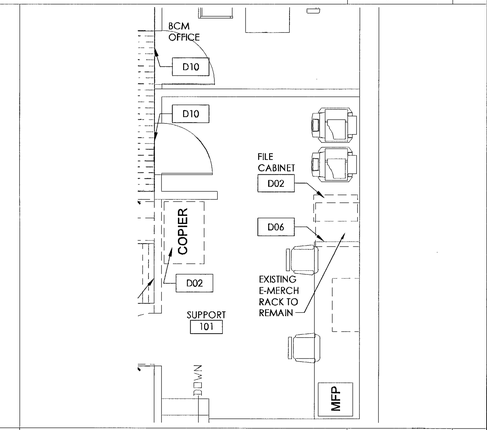
PARTIAL FLOOR PLAN - NEW | SCALE 1/4"=1'-0" | 6



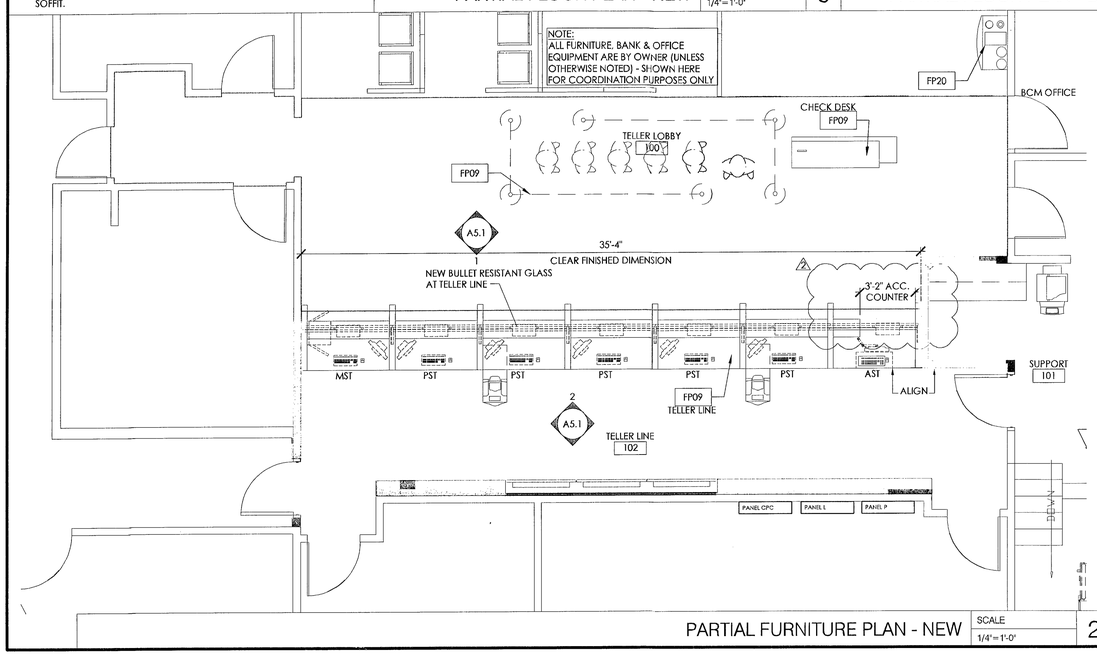
PARTIAL FLOOR PLAN - DEMO | SCALE 1/4"=1'-0" | 5



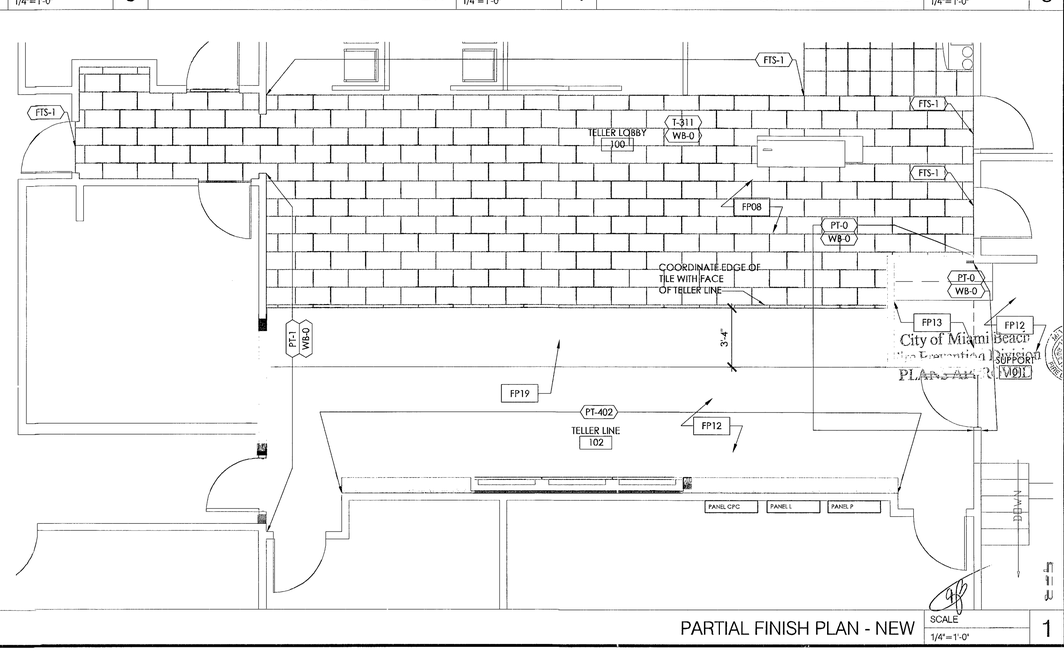
PARTIAL FLOOR PLAN - NEW | SCALE 1/4"=1'-0" | 4



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



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



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

City of Miami Beach
Planning Division

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SEAL

3-27-13

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FL License # AR11215

ISSUE	DATE	DESCRIPTION
2	03-25-2013	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

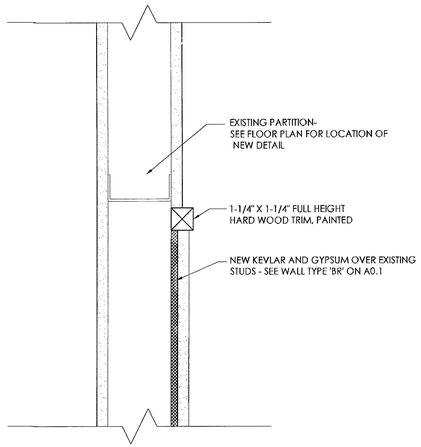
JOB #	12219
DATE:	01-18-2013
DRAWN BY:	KP
CHECKED BY:	JRM

SHEET TITLE

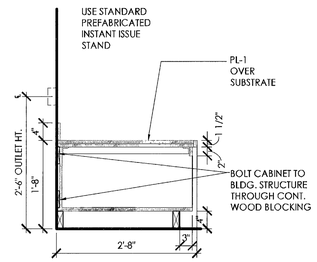
FLOOR PLANS & DOOR SCHEDULE

SHEET NUMBER

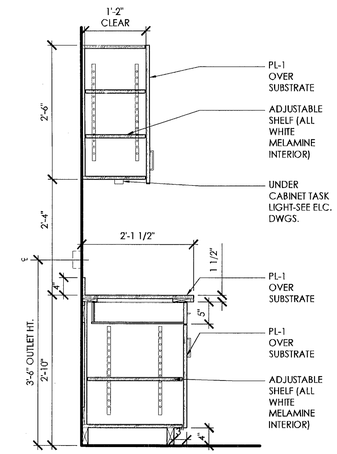
A1.2



DETAIL | SCALE | 10

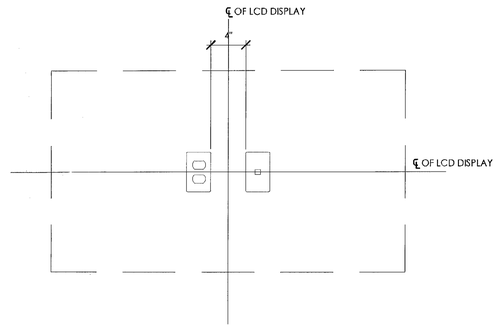


MILLWORK SECTION | SCALE 3/4"=1'-0" | 9

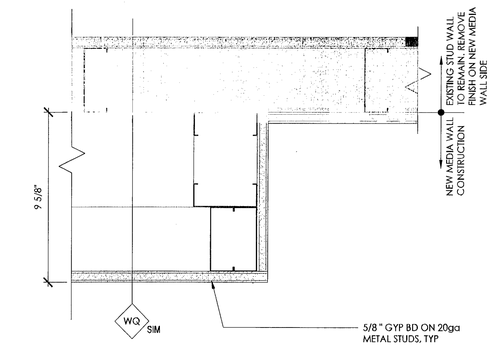


MILLWORK SECTION | SCALE 3/4"=1'-0" | 8

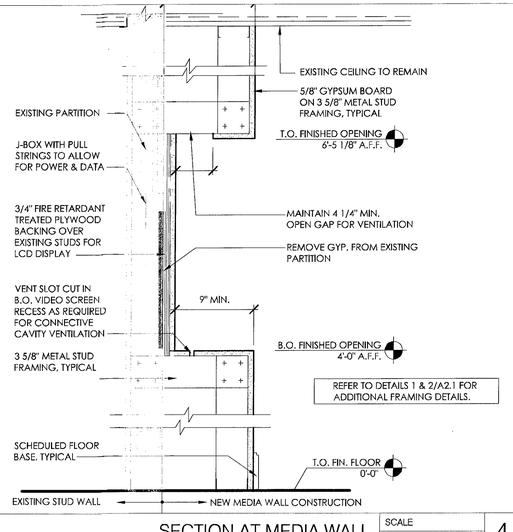
NOT USED | SCALE 6"=1'-0" | 7



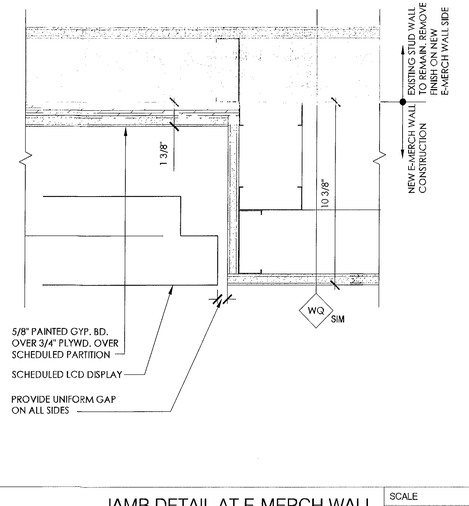
DETAIL AT LCD DISPLAY | SCALE 1-1/2"-1'-0" | 6



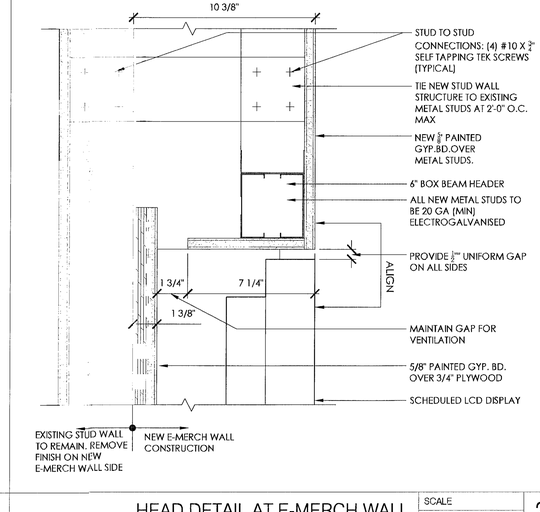
JAMB AT MEDIA WALL | SCALE 3"=1'-0" | 5



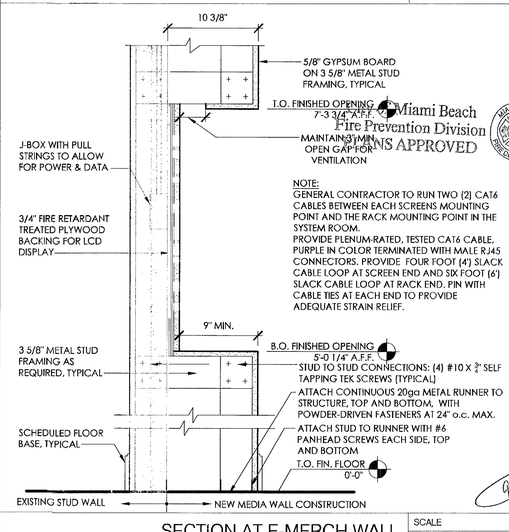
SECTION AT MEDIA WALL | SCALE 1-1/2" = 1'-0" | 4



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



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



Miami Beach Fire Prevention Division PLANS APPROVED

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

CHASE

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SEAL

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

ISSUE	DATE	DESCRIPTION
2	03-25-2013	PLAN REVIEW COMMENTS
3	04-22-2013	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

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

SHEET TITLE
SECTIONS & DETAILS

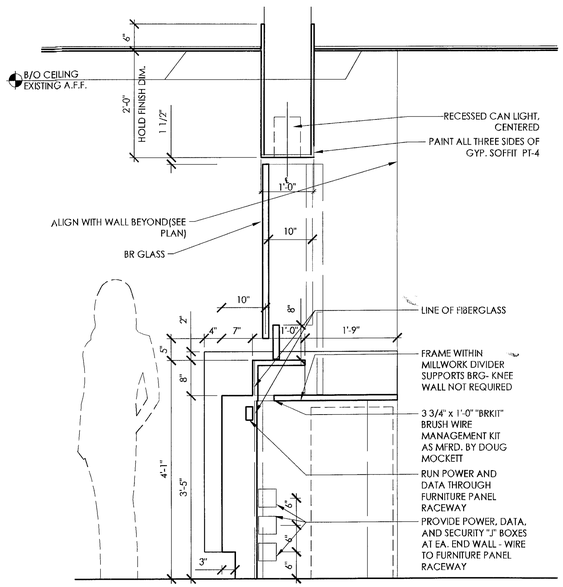
SHEET NUMBER
A2.1

GENERAL NOTES:

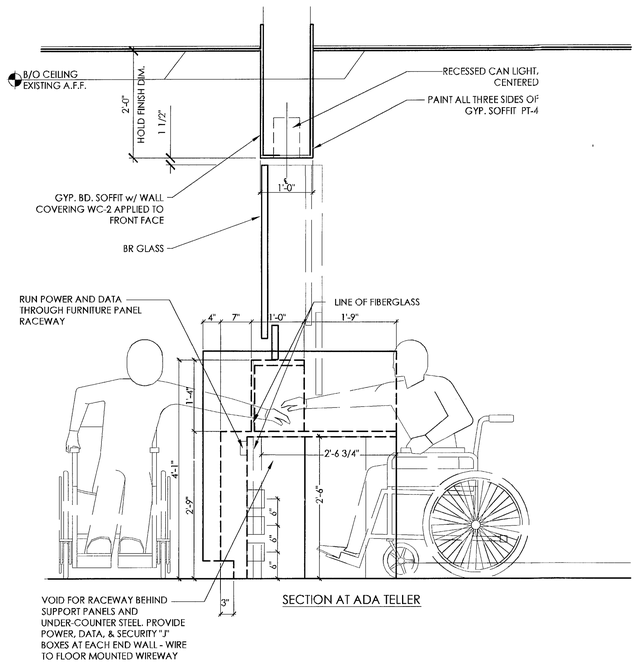
1. TELLER LINE ORDERED BY CHASE P.M., FURNISHED AND INSTALLED BY FURNITURE VENDOR.
2. UNDER-COUNTER STEEL ORDERED BY CHASE P.M., FURNISHED BY BANK EQUIP. VENDOR, AND INSTALLED BY FURNITURE VENDOR.
3. PRINTER AND PRINTER STAND ORDERED AND INSTALLED BY CHASE BRANCH PLANNING GROUP.

GENERAL POWER AND DATA NOTES:

1. PROVIDE (2) DATA AND (1) DUPLEX OUTLET AT EACH TELLER STATION.
2. PROVIDE (1) DATA AND (1) DEDICATED DUPLEX OUTLET AT EACH TELLER CASH DISPENSER (T.C.D.).
3. PROVIDE (1) DATA AND (1) DUPLEX OUTLET AT EACH PRINTER STAND.

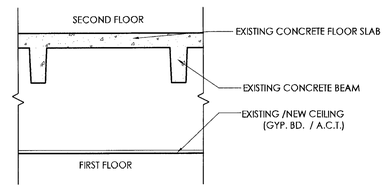


SECTION AT PST

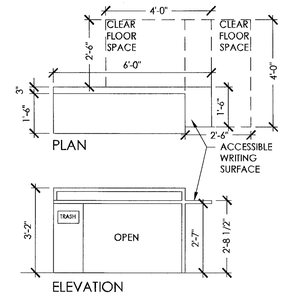


SECTION AT ADA TELLER

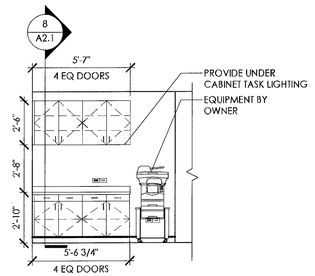
SECTIONS AT TELLER LINE | SCALE 3/4" = 1'-0" | 5



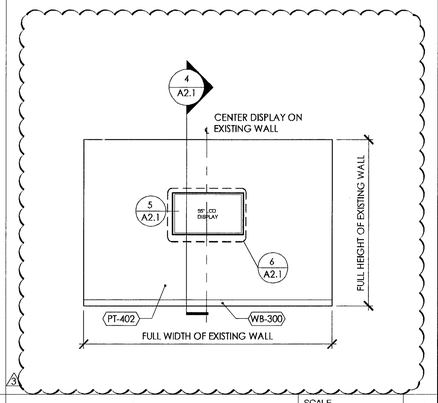
SCHEMATIC CEILING SECTION | SCALE 1/2"= 1'-0" | 8



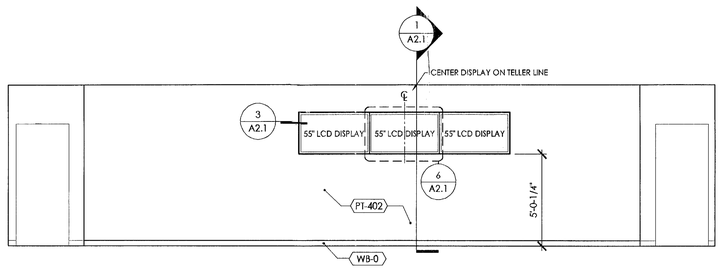
EXISTING CHECK DESK | SCALE 3/8"= 1'-0" | 9



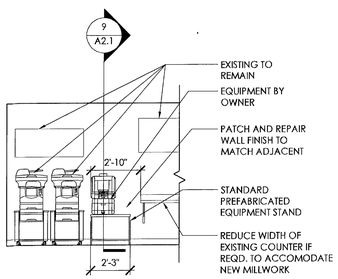
ELEVATION AT MFD | SCALE 1/4"= 1'-0" | 7



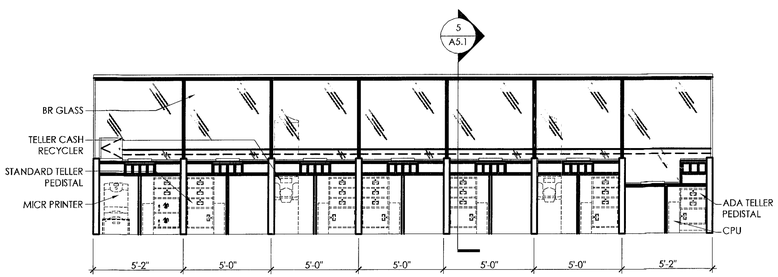
ELEVATION AT MEDIA WALL | SCALE 1/4"= 1'-0" | 6



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

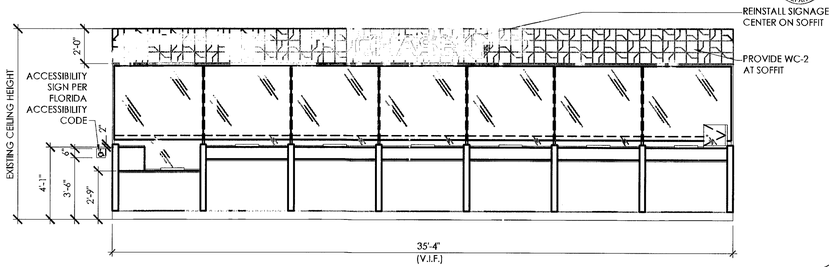


ELEVATION AT INSTANT ISSUE | SCALE 1/4" = 1'-0" | 3



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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



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

CHASE

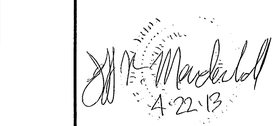
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SEAL



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

ISSUE	DATE	DESCRIPTION
2	03-25-2013	PLAN REVIEW COMMENTS
3	04-22-2013	PLAN REVIEW COMMENTS

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

SHEET TITLE

ELEVATIONS/ SECTIONS

SHEET NUMBER

A5.1

ELECTRICAL SPECIFICATIONS

1. MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE LATEST EDITION OF N.F.P.A., AND THE LATEST EDITIONS OF THE LOCAL CODES AND ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.
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4. ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE.
6. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
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10. ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3/4", GALVANIZED RIGID STEEL CONDUIT OR SCHEDULE 40 PVC. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALI AND RUST RESISTANT BITUMASTIC PAINT, KOPPER NO. 50, AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL ALSO BE USED WHEN CONDUIT IS EXPOSED TO EXTERIOR ENVIRONMENT SUCH AS EXTERIOR OF BUILDING OR WHERE IT IS EXPOSED AND SUBJECT TO DAMAGE, INSIDE OF BUILDING.
11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED (FLUSH) IN WALLS OR CEILINGS WHENEVER POSSIBLE.
12. ALL GENERAL PURPOSE SWITCHES AND RECEPTACLES SHALL MATCH EXISTNG TYPES. COLOR OF DEVICES AND PLATES INCLUDING PLATE MATERIALS SHALL MATCH EXISTING.
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16. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.
17. ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EMT, IMC, RIGID GALVANIZED CONDUIT OR SCHEDULE 40 P.V.C., ELECTRICAL NON-METALLIC TUBING, & FLEXIBLE METAL CONDUIT MAY BE USED FOR BRANCH CIRCUITING AS ALLOWED BY THE N.E.C. & AHJ. MAXIMUM NUMBER OF 120V CIRCUITS ALLOWED IN A COMMON CONDUIT SHALL BE SIX (6). THE CONTRACTOR SHALL STRICTLY CONFORM TO THE N.E.C. REQUIREMENTS OF DERATING FOR CONDUCTOR AMPACITY AND CONDUIT FILL. NO CONDUITS SHALL BE INSTALLED, EXPOSED ON ROOF.
18. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V SYSTEM	480V SYSTEM	PHASE SEQUENCE
NEUTRAL – WHITE	NEUTRAL – WHITE	ABC, TOP TO BOTTOM
PHASE A – BLACK	PHASE A – BROWN	LEFT TO RIGHT, FRONT
PHASE B – RED	PHASE B – ORANGE	TO BACK
PHASE C – BLUE	PHASE C – YELLOW	
GRD.CON – GREEN	GRD.CON – GREEN	

19. CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SLABS, ETC. PENETRATION SEALS SHALL BE PER U.L. ASSEMBLY STANDARDS.
20. THE OWNER RESERVES THE RIGHT TO REVISE THE DRAWING FROM TIME TO TIME TO INDICATE CHANGES IN THE WORK. WHEN REVISED DRAWINGS AND/OR ANY REVISIONS ARE ISSUED, THE CONTRACTOR SHALL EVALUATE THE CHANGES PROMPTLY. BEFORE INSTALLATION OF ANY ITEM OR PERFORMANCE THE WORK INDICATED BY THE REVISED DRAWINGS OR REVISIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING THAT THE REVISED DRAWINGS INVOLVE AN ADDITION OR DEDUCTION OF A SPECIFIC AMOUNT OF MONEY TO THE CONTRACT PRICE. THE CONTRACTOR SHALL NOT PROCEED WITH THE REVISED WORK WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER OF THE COST OF THE REVISED WORK.
21. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER/ARCHITECT/OWNER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER/ARCHITECT/OWNER WILL NOT BE COMPENSATED.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES PRIOR TO ROUGH-IN.
2. COORDINATE WITH OWNER'S VENDORS AND PROVIDE ALL SYSTEMS (SECURITY, FIRE ALARM, TELEPHONE/DATA ETC.) RACEWAYS AND J-BOXES INCLUDING DESIRED ROUTING PATHS AND TERMINUS LOCATIONS PRIOR TO START OF WORK. ALL LOW VOLTAGE CABLES, TERMINATIONS AND JACK INSTALLATION BY OTHERS.
3. ALL ITEMS NOT TO BE RE-USED SHALL BE TURNED OVER TO OWNER OR REMOVED FROM SITE AT OWNER'S SOLE OPTION.
4. ADDITIONAL WORK MAY BE REQUIRED TO FACILITATE THE SEQUENCING OF CONSTRUCTION OR THE WORK OF OTHER TRADES IN AREAS THAT WOULD OTHERWISE BE EXISTING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING AND INCLUDING ALL SUCH WORK WHETHER INDICATED ON THE DRAWINGS OR NOT.
5. IN CASES WHERE REMOVAL OF DEVICES WILL AFFECT DOWNSTREAM CIRCUITRY WHICH IS TO REMAIN, THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS REQUIRED TO ASSURE THAT REMAINING CIRCUITRY REMAINS OPERATIONAL.
6. EXISTING EMERGENCY LIGHT OR EXIT SIGN TO REMAIN. CONTRACTOR SHALL FIELD VERIFY THAT FIXTURE HAS MINIMUM 90 MINUTES BATTERY CAPACITY. PROVIDE NEW BATTERY IF/AS REQUIRED. 1

ELECTRICAL LEGEND

- A — FLUORESCENT LIGHT FIXTURE, LETTER INDICATES TYPE
- B — RECESSED LIGHT FIXTURE, LETTER INDICATES TYPE
- C — WALL BRACKET LIGHT FIXTURE, LETTER INDICATES TYPE
- D — PENDANT MOUNTED FIXTURE, LETTER INDICATES TYPE
- LIGHT FIXTURE ON EMERGENCY POWER OR WITH BATTERY PACK
- EXIT LIGHT (ARROW INDICATES DIRECTION, SHADING INDICATES FACE)
- BATTERY POWERED EMERGENCY LIGHT
- S — SINGLE POLE SWITCH, LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF UON
- S — OCCUPANCY SENSOR SWITCH, MOUNT 48" AFF UON
- OCCUPANCY SENSOR SWITCH, CEILING MOUNT
- SINGLE RECEPTACLE, 125V, 20A MOUNT 18" AFF UON
- DUPLEX RECEPTACLE, MOUNT 18" AFF UON
- DUPLEX RECEPTACLE, FLUSH CEILING MOUNT
- DUPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT UON
- QUADRAPLEX RECEPTACLE, MOUNT 18" AFF UON
- QUADRAPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT UON
- FLOOR MOUNTED DUPLEX RECEPTACLE
- J — JUNCTION BOX (FLUSH MOUNT IN FINISHED AREAS UON)
- LIGHTING OR POWER PANELBOARD
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING WITH 2 #12, 1 #12 EG CONDUCTORS IN 1/2" CONDUIT MIN UON
- CONDUIT CONCEALED BELOW FLOOR SLAB OR FINISHED GRADE WITH 2 #12, 1 #12 EG CONDUCTORS IN 3/4" CONDUIT MIN UON
- CONDUIT EXPOSED ON WALL OR CEILING WITH 2 #12, 1 #12 EG CONDUCTORS IN 1/2" CONDUIT MIN UON
- PHASE, NEUTRAL, ISOLATED GROUND CONDUCTORS
- LOW VOLTAGE WIRING
- CONDUIT STUB
- CONDUIT UP
- CONDUIT DOWN
- DATA OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING STUBBED INTO CEILING SPACE. MOUNT BOX 18" AFF UON
- REFER TO LIKE NUMBERED NOTES/EQUIPMENT DESIGNATIONS
- TELEPHONE WALL OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING. ROUTE CONDUIT CONTINUOUS TO FINAL TERMINATION POINT. MOUNT BOX 44" AFF UON
- COMBINATION TELEPHONE/DATA WALL OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING. ROUTE CONDUIT CONTINUOUS TO FINAL TERMINATION POINT. MOUNT BOX AT 18" AFF UON
- MANUAL FIRE ALARM PULL STATION 48" AFF
- SMOKE DETECTOR, PHOTOELECTRIC
- HEAT DETECTOR
- FIRE ALARM COMBINATION HORN/STROBE (75 CANDELLA UON) MOUNTED PER NFPA 72
- FIRE ALARM STROBE (75 CANDELA UON) MOUNTED PER NFPA 72

ABBREVIATIONS

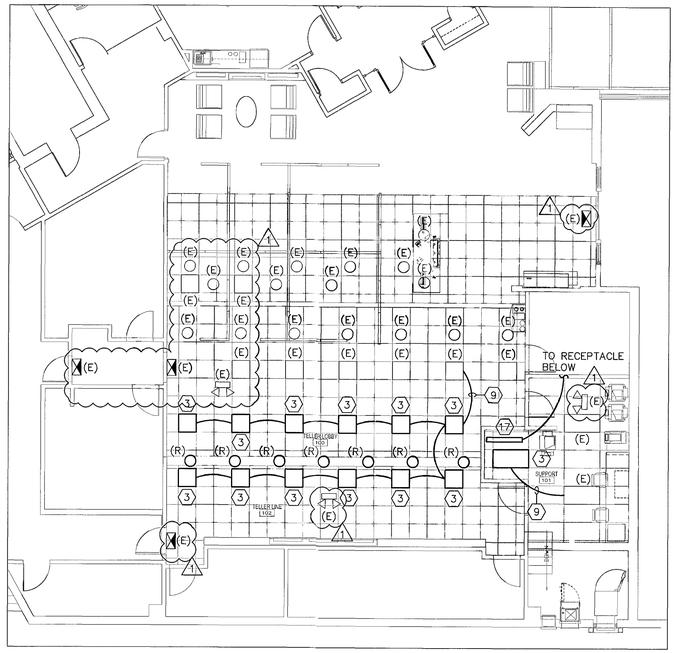
AFF	ABOVE FINISH FLOOR	JB	JUNCTION BOX
C	CONDUIT	(N)	NEW
CLG	CEILING MOUNTED	NEUT	NEUTRAL
DN	DOWN	NIC	NOT IN CONTRACT
EX-(E)	EXISTING	NL	NIGHT LIGHT
EC	ELECTRICAL CONTRACTOR	NTS	NOT TO SCALE
E/F-EF	EXHAUST FAN	PNL	PANEL
EG	EQUIPMENT GROUND	(R)	RELOCATED
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
IG	ISOLATED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

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

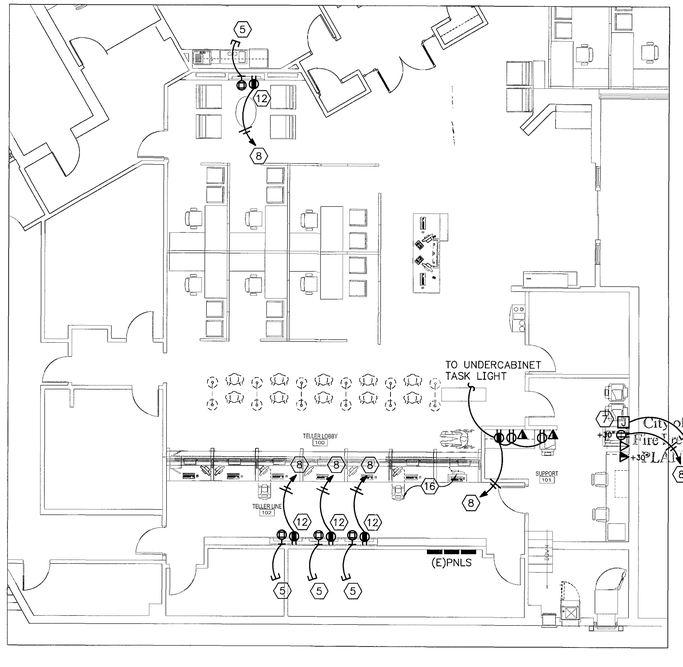
ELECTRICAL PLAN NOTES

=NOT USED

1. PROVIDE NEW WALL MOUNTED OCCUPANCY SENSOR AND CONNECT FIXTURE(S) AS SHOWN. WATT-STOPPER #DW100 OR EQUAL SET OFF TIME TO 30 MINUTES.
2. PROVIDE AND INSTALL NEW PENDANT LIGHT FIXTURE, BEGA LIGHTING #71651CM-SN61(BLUE) WITH 16W GU LAMP. CONNECT TO EXISTING NIGHT LIGHTING CIRCUIT CURRENTLY SERVING AREA SHOWN (OR SWITCH AS INDICATED). COORDINATE FINAL MOUNTING HEIGHT WITH OWNER'S REPRESENTATIVE.
3. PROVIDE AND INSTALL NEW LIGHT FIXTURE. FIXTURE SHALL MATCH EXISTING UNITS WITH RESPECT TO LAMP TYPE, WATTAGE, BALLAST AND LENS MATERIAL. CONNECT TO EXISTING LIGHTING CIRCUIT CURRENTLY SERVING AREA SHOWN OR ROUTE VIA LIGHT SWITCH AS INDICATED.
4. PROVIDE AND INSTALL NEW WALL WASH LIGHT FIXTURE, LIGHTOLIER #4X412HU-4X4LWWHW(WHITE), LOCATE TO ILLUMINATE WALL MOUNTED SIGNAGE. CONNECT TO EXISTING SWITCHED LIGHTING CIRCUIT.
5. ROUTE 3/4"C WITH PULL STRING TO DATA ROOM FOR INSTALLATION OF (2)CAT-6 CABLES. CABLES FURNISHED AND INSTALLED BY OTHERS.
6. EXISTING DEVICES TO BE REMOVED AND RE-INSTALLED IN NEW eMERCH WALL. EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED. COORDINATE EXACT LOCATIONS OF DEVICES WITH NEW MONITOR LOCATIONS PRIOR TO ROUGH-IN.
7. JUNCTION BOX WITH 3/4"C AND PULL STRING TO SECURITY PANEL FOR INSTANT ISSUE MACHINE. MOUNT BOX 30" AFF. SECURITY CABLES FURNISHED AND INSTALLED BY OTHERS.
8. ROUTE 1/2"C WITH 2 #12 CU, 1 #12 CU EG TO NEAREST 120/208 VOLT ELECTRICAL PANEL SERVING SPACE. CONNECT TO SPARE 20/1 CIRCUIT BREAKER. IF NO SPARE CIRCUIT BREAKER EXISTS, PROVIDE NEW. ALL NEW CIRCUIT BREAKERS SHALL BE OF THE SAME MANUFACTURER AND AIC RATINGS OF EXISTING UNITS.
9. EXTEND EXISTING CONDUIT AND CONDUCTORS AND CONNECT DEVICE/LIGHT FIXTURE/SIGN AS SHOWN.
10. UTILIZE EXISTING CIRCUIT(S) AND DEVICES PREVIOUSLY SERVING WORK STATION BEING REMOVED OR RECONFIGURED. EXTEND EXISTING CONDUIT (POWER AND DATA) AND CONDUCTORS AS REQUIRED. PROVIDE NEW MATERIALS INCLUDING DEVICE(S), J-BOX(ES) AND WALL PLATES AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. NEW TELEPHONE/DATA CABLES AND INSTALLATION BY OTHERS.
11. REWORK EXISTING DEVICES DUE TO INSTALLATION OF NEW PARTITION/WALL.
12. RECEPTACLE AND DATA JACK FOR MEDIA/eMERCH WALL. COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
13. PROVIDE FLUSH MOUNTED J-BOX FOR CONNECTION TO LED SIGN. CONNECT TO NEAREST TIME CLOCK CONTROLED SIGNAGE CIRCUIT. COORDINATE J-BOX LOCATION WITH SIGN INSTALLER PRIOR TO ROUGH-IN.
14. EXISTING EQUIPMENT TO BE RELOCATED. RE-USE EXISTING DEVICE(S) IN NEW LOCATION AND EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED.
15. PROVIDE FLUSH MOUNTED JUNCTION BOX IN FALSE COLUMN AT 8" AFF FOR CONNECTION VIA FLEXIBLE WHIP) TO OUTLETS LOCATED IN THE PARTITION. UTILIZE HARD WIRE OUTLETS LOCATED IN THE FURNITURE PARTITION. EC/ SPACL COORDINATE WITH PARTITION CONTRACTOR PRIOR TO ROUGH-IN.
16. THE EXISTING TELLER LINE WILL BE RELOCATED. DISCONNECT EXISTING POWER/DATA AS REQUIRED TO FACILITATE RELOCATION BY OTHERS. EXTEND EXISTING CONDUIT AND CONDUCTORS AND RECONNECT TELLER LINE. CONTRACTOR IS ADVISED THAT TELLER LINE WILL ALSO BE REDUCED IN LENGTH DUE TO NEW OFFICE PARTITION WALL. COORDINATE ALL REQUIRED WORK WITH OWNER'S REPRESENTATIVE PRIOR TO START OF DEMOLITION.
17. PROVIDE AND INSTALL UNDERCABINET TASK LIGHT WITH TOGGLE SWITCH. FIXTURE TYPE TO BE ALKCO #L2F4HO-120-AL-SW WITH 54W T5 LAMP.



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



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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

CHECKED Plans Examiner
APR 09 2013

PROJECT NO. 13010

Harold Hart & Associates, Inc.
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EB #0004221

CHASE

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SEAL

HAROLD H. HART JR. LICENSED NOTARY PUBLIC STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	DESCRIPTION
1	03/11/13	PLAN REVIEW COMMENTS

PROJECT INFORMATION BLOCK

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

SHEET TITLE

ELECTRICAL FLOOR PLAN

SHEET NUMBER

E100

ELECTRICAL SPECIFICATIONS

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15. A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.

16. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.

17. ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EMT, IMC, RIGID GALVANIZED CONDUIT OR SCHEDULE 40 P.V.C., ELECTRICAL NON-METALLIC TUBING, & FLEXIBLE METAL CONDUIT MAY BE USED FOR BRANCH CIRCUITING AS ALLOWED BY THE N.E.C. & AHJ. MAXIMUM NUMBER OF 120V CIRCUITS ALLOWED IN A COMMON CONDUIT SHALL BE SIX (6). THE CONTRACTOR SHALL STRICTLY CONFORM TO THE N.E.C. REQUIREMENTS OF DERATING FOR CONDUCTOR AMPACITY AND CONDUIT FILL. NO CONDUITS SHALL BE INSTALLED, EXPOSED ON ROOF.

18. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V SYSTEM	480V SYSTEM	PHASE SEQUENCE
NEUTRAL – WHITE	NEUTRAL – WHITE	ABC, TOP TO BOTTOM
PHASE A – BLACK	PHASE A – BROWN	LEFT TO RIGHT, FRONT
PHASE B – RED	PHASE B – ORANGE	TO BACK
PHASE C – BLUE	PHASE C – YELLOW	
GRD.CON – GREEN	GRD.CON – GREEN	

19. CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SLABS, ETC. PENETRATION SEALS SHALL BE PER U.L. ASSEMBLY STANDARDS.

20. THE OWNER RESERVES THE RIGHT TO REVISE THE DRAWING FROM TIME TO TIME TO INDICATE CHANGES IN THE WORK. WHEN REVISED DRAWINGS AND/OR ANY REVISIONS ARE ISSUED, THE CONTRACTOR SHALL EVALUATE THE CHANGES PROMPTLY. BEFORE INSTALLATION OF ANY ITEM OR PERFORMANCE THE WORK INDICATED BY THE REVISED DRAWINGS OR REVISIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING THAT THE REVISED DRAWINGS INVOLVE AN ADDITION OR DEDUCTION OF A SPECIFIC AMOUNT OF MONEY TO THE CONTRACT PRICE. THE CONTRACTOR SHALL NOT PROCEED WITH THE REVISED WORK WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER OF THE COST OF THE REVISED WORK.

21. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER/ARCHITECT/OWNER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER/ARCHITECT/OWNER WILL NOT BE COMPENSATED.

GENERAL NOTES

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

ELECTRICAL LEGEND

- A — FLUORESCENT LIGHT FIXTURE, LETTER INDICATES TYPE
- B — RECESSED LIGHT FIXTURE, LETTER INDICATES TYPE
- C — WALL BRACKET LIGHT FIXTURE, LETTER INDICATES TYPE
- D — PENDANT MOUNTED FIXTURE, LETTER INDICATES TYPE
- LIGHT FIXTURE ON EMERGENCY POWER OR WITH BATTERY PACK
- EXIT LIGHT (ARROW INDICATES DIRECTION, SHADING INDICATES FACE)
- BATTERY POWERED EMERGENCY LIGHT
- S — SINGLE POLE SWITCH, LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF UON
- S^O — OCCUPANCY SENSOR SWITCH, MOUNT 48" AFF UON
- OS — OCCUPANCY SENSOR SWITCH, CEILING MOUNT
- SINGLE RECEPTACLE, 125V, 20A MOUNT 18" AFF UON
- DUPLEX RECEPTACLE, MOUNT 18" AFF UON
- DUPLEX RECEPTACLE, FLUSH CEILING MOUNT
- DUPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT UON
- QUADRAPLEX RECEPTACLE, MOUNT 18" AFF UON
- QUADRAPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT UON
- FLOOR MOUNTED DUPLEX RECEPTACLE
- J — JUNCTION BOX (FLUSH MOUNT IN FINISHED AREAS UON)
- LIGHTING OR POWER PANELBOARD
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING WITH 2 #12, 1 #12 EG CONDUCTORS IN 1/2" CONDUIT MIN UON
- CONDUIT CONCEALED BELOW FLOOR SLAB OR FINISHED GRADE WITH 2 #12, 1 #12 EG CONDUCTORS IN 3/4" CONDUIT MIN UON
- CONDUIT EXPOSED ON WALL OR CEILING WITH 2 #12, 1 #12 EG CONDUCTORS IN 1/2" CONDUIT MIN UON
- PHASE, NEUTRAL, ISOLATED GROUND CONDUCTORS
- LOW VOLTAGE WIRING
- CONDUIT STUB
- CONDUIT UP
- CONDUIT DOWN
- DATA OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING STUBBED INTO CEILING SPACE. MOUNT BOX 18" AFF UON
- REFER TO LIKE NUMBERED NOTES/EQUIPMENT DESIGNATIONS
- TELEPHONE WALL OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING. ROUTE CONDUIT CONTINUOUS TO FINAL TERMINATION POINT. MOUNT BOX 44" AFF UON
- COMBINATION TELEPHONE/DATA WALL OUTLET, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL WIRE AND INSULATING BUSHING. ROUTE CONDUIT CONTINUOUS TO FINAL TERMINATION POINT. MOUNT BOX AT 18" AFF UON
- MANUAL FIRE ALARM PULL STATION 48" AFF
- SMOKE DETECTOR, PHOTOELECTRIC
- HEAT DETECTOR
- FIRE ALARM COMBINATION HORN/STROBE (75 CANDELLA UON) MOUNTED PER NFPA 72
- FIRE ALARM STROBE (75 CANDELA UON) MOUNTED PER NFPA 72

ABBREVIATIONS

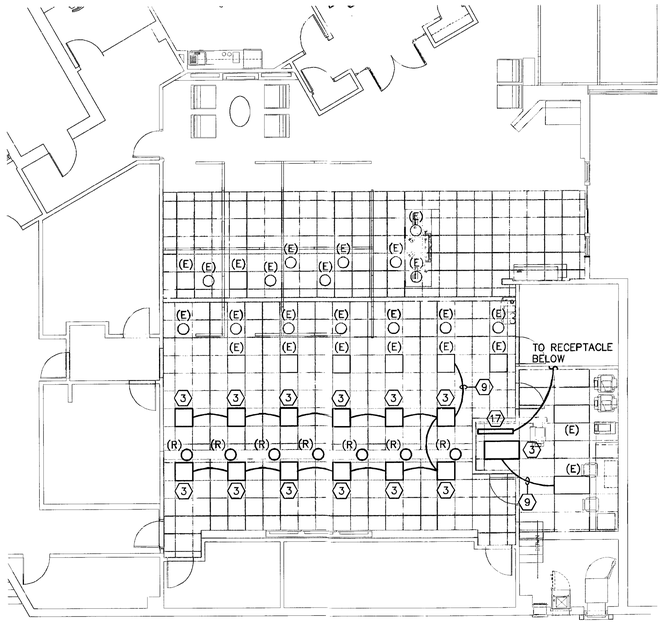
AFF	ABOVE FINISH FLOOR	JB	JUNCTION BOX
C	CONDUIT	(N)	NEW
CLG	CEILING MOUNTED	NEUT	NEUTRAL
DN	DOWN	NIC	NOT IN CONTRACT
EX-(E)	EXISTING	NL	NIGHT LIGHT
EC	ELECTRICAL CONTRACTOR	NTS	NOT TO SCALE
E/F-EF	EXHAUST FAN	PNL	PANEL
EG	EQUIPMENT GROUND	(R)	RELOCATED
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
IG	ISOLATED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

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

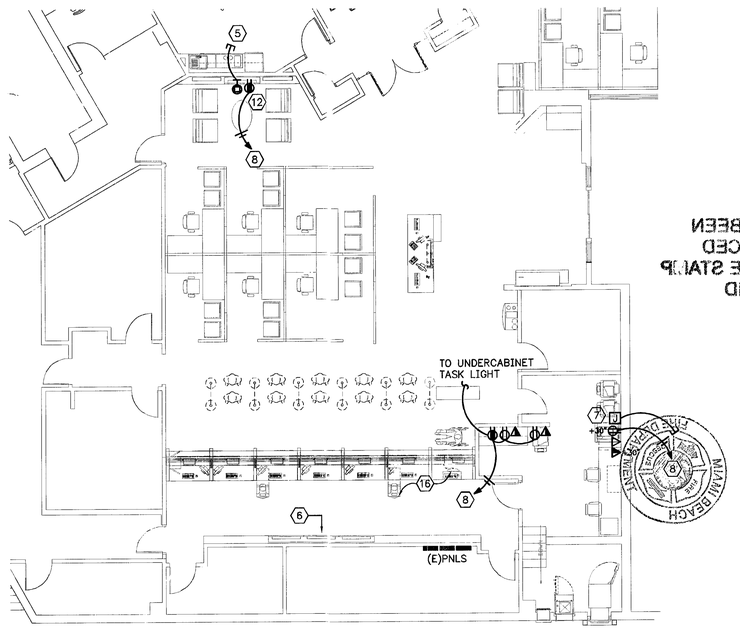
ELECTRICAL PLAN NOTES

=NOT USED

1. PROVIDE NEW WALL MOUNTED OCCUPANCY SENSOR AND CONNECT FIXTURE(S) AS SHOWN. WATT-STOPPER #DW100 OR EQUAL. SET OFF TIME TO 30 MINUTES.
2. PROVIDE AND INSTALL NEW PENDANT LIGHT FIXTURE, BESA LIGHTING #1151CN-SN61B(BLUE) WITH 13W CFL LAMP. CONNECT TO EXISTING NIGHT LIGHTING CIRCUIT CURRENTLY SERVING AREA SHOWN. (OR SWITCH AS INDICATED). COORDINATE FINAL MOUNTING HEIGHT WITH OWNER'S REPRESENTATIVE.
3. PROVIDE AND INSTALL NEW LIGHT FIXTURE. FIXTURE SHALL MATCH EXISTING UNITS WITH RESPECT TO LAMP TYPE, WATTAGE, BALLAST AND LENS MATERIAL. CONNECT TO EXISTING LIGHTING CIRCUIT CURRENTLY SERVING AREA SHOWN OR ROUTE VIA LIGHT SWITCH AS INDICATED.
4. PROVIDE AND INSTALL NEW WALL WASH LIGHT FIXTURE, LIGHTOLIER #4X4L12HU-4X4LWWHW(WHITE). LOCATE TO ILLUMINATE WALL MOUNTED SIGNAGE. CONNECT TO EXISTING SWITCHED LIGHTING CIRCUIT.
5. ROUTE 3/4"C WITH PULL STRING TO DATA ROOM FOR INSTALLATION OF (2)CAT-6 CABLES. CABLES FURNISHED AND INSTALLED BY OTHERS.
6. EXISTING DEVICES TO BE REMOVED AND RE-INSTALLED IN NEW eMERCH WALL. EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED. COORDINATE EXACT LOCATIONS OF DEVICES WITH NEW MONITOR LOCATIONS PRIOR TO ROUGH-IN.
7. JUNCTION BOX WITH 3/4"C AND PULL STRING TO SECURITY PANEL FOR INSTANT ISSUE MACHINE. MOUNT BOX 30" AFF. SECURITY CABLES FURNISHED AND INSTALLED BY OTHERS.
8. ROUTE 1/2"C WITH 2 #12 CU, 1 #12 CU EG TO NEAREST 120/208 VOLT ELECTRICAL PANEL SERVING SPACE. CONNECT TO SPARE 20/1 CIRCUIT BREAKER. IF NO SPARE CIRCUIT BREAKER EXISTS, PROVIDE NEW. ALL NEW CIRCUIT BREAKERS SHALL BE OF THE SAME MANUFACTURER AND AIC RATINGS OF EXISTING UNITS.
9. EXTEND EXISTING CONDUIT AND CONDUCTORS AND CONNECT DEVICE/LIGHT FIXTURE/SIGN AS SHOWN.
10. UTILIZE EXISTING CIRCUIT(S) AND DEVICES PREVIOUSLY SERVING WORK STATION BEING REMOVED OR RECONFIGURED. EXTEND EXISTING CONDUIT (POWER AND DATA) AND CONDUCTORS AS REQUIRED. PROVIDE NEW MATERIALS INCLUDING DEVICE(S), J-BOX(ES) AND WALL PLATES AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. NEW TELEPHONE/DATA CABLES AND INSTALLATION BY OTHERS.
11. REWORK EXISTING DEVICES DUE TO INSTALLATION OF NEW PARTITION/WALL.
12. RECEPTACLE AND DATA JACK FOR MEDIA/eMERCH WALL. COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
13. PROVIDE FLUSH MOUNTED J-BOX FOR CONNECTION TO LED SIGN. CONNECT TO NEAREST TIME CLOCK CONTROLLED SIGNAGE CIRCUIT. COORDINATE J-BOX LOCATION WITH SIGN INSTALLER PRIOR TO ROUGH-IN.
14. EXISTING EQUIPMENT TO BE RELOCATED. RE-USE EXISTING DEVICE(S) IN NEW LOCATION AND EXTEND EXISTING CONDUIT AND CONDUCTORS AS REQUIRED.
15. PROVIDE FLUSH MOUNTED JUNCTION BOX IN FALSE COLUMN AT 8" AFF FOR CONNECTION (VIA FLEXIBLE WHIP) TO OUTLETS LOCATED IN THE PARTITION. UTILIZE HARD WIRE OUTLETS LOCATED IN THE FURNITURE PARTITION. E.C. SHALL COORDINATE WITH PARTITION CONTRACTOR PRIOR TO ROUGH-IN.
16. THE EXISTING TELLER LINE WILL BE RELOCATED. DISCONNECT EXISTING POWER/DATA AS REQUIRED TO FACILITATE RELOCATION BY OTHERS. EXTEND EXISTING CONDUIT AND CONDUCTORS AND RECONNECT TELLER LINE. CONTRACTOR IS ADVISED THAT TELLER LINE WILL ALSO BE REDUCED IN LENGTH DUE TO NEW OFFICE PARTITION WALL. COORDINATE ALL REQUIRED WORK WITH OWNER'S REPRESENTATIVE PRIOR TO START OF DEMOLITION.
17. PROVIDE AND INSTALL UNDERCABINET TASK LIGHT WITH TOGGLE SWITCH. FIXTURE TYPE TO BE ALKCO #L2F4HO-120-AL-SW WITH 54W T5 LAMP.



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



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

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ISSUE	DATE	DESCRIPTION

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JOB #	12219
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SHEET TITLE

ELECTRICAL FLOOR PLAN

SHEET NUMBER

BACK

PROJECT NO. 13010

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DRB/HPB:
CONCURRENCY:
PLUMBING: 02/07/13
ELECTRICAL: X 4/04/13
MECHANICAL: 02/07/13 NO
FIRE PREVENTION: X Thomas 4/24/13 JThomas 4/04/13 4/24/13
ENGINEERING: X 04/29/13
PUBLIC WORKS:
STRUCTURAL: 2/7/13
ELEVATOR:

Derm Number: 2013-0325-1507-4384
Contact Name: MARIE BASRETLE
Contact Phone: (954) 533-5299
Folio: 02-3233-012-0090
Project Name: CHASE BANK
Date Received: 03/25/2013

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