13

1 sewer conn. 3-20-80

ain, 3 rgh, 5 set floor drain, 12 rgh, 11 set lavatory,
, 11 cst water closet, 3 heater, new installation

vice 3-21-80

s, 100 light outlets, 60 receptacles, 1200 service size
, 75 ton air cond, 1-10 kva transformers, 5 special pu
act. HP fans

ransformer
lets & 60 recept
ets, 20 recept, 4 appliance outlets, 45 fixtur
, 15 kw heater

7003

Owner Date Started
Lot 172 L. Block 11 Subdivision Island View Sub.
Contractor [illegible] CONSTRUCTION CO.
Architect Assoc
Zoning Regulations: C-1 Use Area
Building Size Front 110' Depth 165'
Certificate of Occupancy No. LETTER OF APPROVAL
Type of Construction Group G, Div 3, Type 5 Foundation Reinforced

PLUMBING Contractor Sewer Connection Date

Temporary Water Closet

Water Closets	Swimming Pool Traps	Down Spouts
Lavatories	Steam or Hot Water Boilers	Walls
Bath Tubs	ROUGH APPROVAL	
Showers	FINAL APPROVAL	
Urinals		
Sinks	GAS Contractor	Date
Dish Washing Machine	Gas Ranges	Gas Fryolators
Laundry Trays	Gas Water Heaters	Gas Pressing Machine
Laundry Washing Machines	Gas Space Heaters	Gas Vents for Stove
Drinking Fountains	Gas Refrigerators	
Floor Drains	Gas Steam Plate	
Grease Traps	Gas Broiler	GAS Rough APPROVAL
Safe Wastes		GAS FINAL APPROVAL
AIR CONDITIONING Contractor		
SEPTIC TANK Contractor		
OIL BURNER Contractor		
SPRINKLER Contractor		

ELECTRICAL Contractor Haynes Electric Inc. Date 1-23-81 Permit #76805

	Switches	Ranges	Temporary Service
OUTLETS	Lights 12	Irons	Neon Transformers
	Receptacles 1	Refrigerators	Sign Outlets
		Fans	Motor Outage
		Motors	Centers of Distribution
HEATERS	Water	Appliances	Service
	Space		Violations
FIXTURES	13	Electrical Contractor	Date

FINAL APPROVAL By Date

ALTERATIONS OR REPAIRS

Building Permits:

#17429-Si.lar Construction-Temporary Pre Fa. ...ng ... brick office and temporary portable ...

17770 Williams ...ving Co. TEL... Parking lot, ... addition ...

#18149 - ... Shop 3 Dade Savin... additions not ...

#04816 ... Air Conditioning, 5 ... units ...
#19206 ... Shop/erect ... 1-12-8

#PB0-5292--Miami Elevator Co. ... (7/81)

#21331 ... (7/81) ...

#21514 ... (7/81) ...
#22629 - Electrician - ... - 4.
#22629 - Electrician - ... - 34.
#22629 - Electrician - ... - H.M. - 14.

#21756 ... dia... D & D
#22603 ... Fo... are : 5'
#22597 ... ...
#23681 ... clos ... T. 25 ... air cond ...
Roof area 6sq. ft, JR, 3 fa... spil units to exist ...
Area the entire roofing is 2.

#26156 12/31/81 J.H. Montgomery Roof - furnish labor and mats. ... new ... roofing ...

26247 11/20/24 Aida Bao ... ... room $2,000.
#3007087 12/17/84 Southern Atlantic ... 1-2 ton air cond central
#3001391 9/18/84 Aida Bao Garciga - ... partitions 2nd fl. $50,000.
#3007166 4/16/85 R. Palacios & Co - 1½ ton air ... central tel rm
#27166 7/18/85 J.H. Montgomery Roof - reroof 4 sqs $381.

Plumbing Permits:

T203

#2[illegible] ... Plumbing ... water heater & ... pans. 1-21-80

#[illegible] Gullets plumb - 3 rgh, 3 san drinking fountain, 5 rgh, 5 san floor drain, 12 rgh, 12 lav lavatory, 1 rgh, 1 set mens stall, 3 rgh, 3 set urinal, 11 rgh, 11 set water closet, 2 washer, new installation, 2 floor drains, 1-750 gallon tank, 8 roof inlet

#[illegible] ... Gupp Plumb - 1 rgh, 1 set sink svs.

Electrical ... mits:

... Electric ...
1/14/80 - Wilson - Kinnic Elect Con. - ... 100 light outlets, 60 recepts ... 1200 ampere ... 40 amps
#[illegible] ... Kinnic Elect Co. - ... 75 ton air ... 1-10 kva tra ... special purpose
... water heater, 1 motor-01 hp, 1 ... 50 hp ...
... outlets commercial, 292 fixtures, 1 comp, 4 spare, HP fan
#[illegible] ... Elect Comp - 100 light outlets
#[illegible] ... Kinnic Electric - pay phone
#[illegible] ... Acrilex Sign Co - 1 sign tubes, 1 sign transformer
#[illegible] ... Elect - 20 switch, 70 light outlets & 60 recep's
#[illegible] 12/27/83 Wilson Elect - 5 switch, 45 light outlets, 20 recepts, 4 appliance outlets, 45 fixtures, ... panel
1 heater
#[illegible] 12/5/84 Wilson Elect - 2 motor, 0-1 hp, 2 duct, 15 kw heater

1003

Owner [redacted] Kings & Rose Assn

Lot [redacted] Block 11 **Subdivision** Island View

General Contractor [redacted]

Architect [redacted] Sklar & Assoc

Zoning Regulations: **Use** **Area** C-1

Building Site: **Front** 101 **Depth** 163

Certificate of Occupancy No. 4944 4/25/82 TEMPORARY

Type of Construction III, Protected **Foundation** conc piling

PLUMBING Contractor

Water Closets
Lavatories
Bath Tubs
Showers
Urinals
Sinks
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes
AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL

GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

GAS Rough APPROVAL
GAS FINAL APPROVAL

ELECTRICAL Contractor

OUTLETS Switches, Lights, Receptacles
HEATERS Water, Space
FIXTURES

Ranges, Irons, Refrigerators, Fans, Motors, Appliances

Electrical Contractor

Date

Temporary Service
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions
Service
Violations

Date

FINAL APPROVAL By Date

ALTERATIONS OR REPAIRS

2803

1003

Owner [redacted]

Lot [redacted] Block [redacted] Subdivision [redacted]

General Contractor [redacted]

Architect [redacted]

Zoning Regulations: Use Area

Building Site: Front Depth

Certificate of Occupancy No.

Type of Construction

Address

Engineer

Lot Size

Height

Stories

Use

Foundation

Roof

Date

Permit No.

Sewer Connection Date

Temporary Water Closet

Water Closets
Lavatories
Bath Tubs
Showers
Urinals
Sinks
Dish Washing Machines
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL

GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

Gas Clothes
Gas Printing Machines
Gas Tools for Sharp

GAS Rough APPROVAL
GAS FINAL APPROVAL

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor Haynes Electric Inc Date 1-21-82 Permit #76885

OUTLETS Switches, Lights 12, Receptacles 1
HEATERS Water, Space
FIXTURES 13

Ranges, Irons, Refrigerators, Fans, Motors, Appliances

Electrical Contractor

Date

Temporary Service
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions
Service
Violations

Date

FINAL APPROVAL By Date

ALTERATIONS OR REPAIRS

7003

Owner Dade Savings & Loan Assoc

Lot 10 11 12 Block 11 Subdivision Inland View

General Contractor Sac Construction Co

Architect Isaac Sklar & Assoc

Zoning Regulations: Use Area C-4

Building Size: Front 110' Depth 163'

Certificate of Occupancy No. 4944 4735/8221 TEMPORARY

Type of Construction III, Protected Group C Div 2 Foundation conc piling

Permit No. 49098 Cost $ 1,500,000

Address 1807 Alton Road Miami Beach

Bond No.

Engineer Zarraga-Donnell Assoc.

Lot Size 47,166.08 sq.ft.

Height 40'-0" Stories 2

Use

Roof built-up over concrete deck Date 7/30/81

PLUMBING Contractor

Sewer Connection Date

Temporary Water Closet

Water Closets	Swimming Pool Traps	Down Spouts
Lavatories	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL	
Showers	FINAL APPROVAL	
Urinals		
Sinks	GAS Contractor	Date
Dish Washing Machine	Gas Ranges	Gas Fryators
Laundry Trays	Gas Water Heaters	Gas Pressing Machine
Laundry Washing Machines	Gas Space Heaters	Gas Vents for Stove
Drinking Fountains	Gas Refrigerators	
Floor Drains	Gas Steam Tables	
Grease Traps	Gas Broilers	GAS Rough APPROVAL
Safe Wastes		GAS FINAL APPROVAL
AIR CONDITIONING Contractor		
SEPTIC TANK Contractor		
OIL BURNER Contractor		
SPRINKLER Contractor		

#12804

ELECTRICAL Contractor Date

OUTLETS	Switches	Ranges	Temporary Service
	Lights	Irons	Neon Transformers
	Receptacles	Refrigerators	Sign Outlets
		Fans	Meter Change
		Motors	Centers of Distributions
HEATERS	Water	Appliances	Service
	Space		Violations
FIXTURES		Electrical Contractor	Date

FINAL APPROVAL By Date

ALTERATIONS OR REPAIRS

7003

7003

Owner State

Lot 10 11 12 Block 11 Subdivision Inland View Sub.

General Contractor CLAP CONSTRUCTION CO.

Architect Isaac Sklar Assoc

Zoning Regulations: C-4 Use Area

Building Size: Front 110' Depth 163'

Certificate of Occupancy No. LETTER OF APPROVAL Use

Type of Construction Group C, Div 2, Type 3 Foundation concrete piling Roof built-up over concrete deck Date 9/30/81

PLUMBING Contractor

Sewer Connection Date

Temporary Water Closet

Water Closets	Swimming Pool Traps	Down Spouts
Lavatories	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL	
Showers	FINAL APPROVAL	
Urinals		
Sinks	GAS Contractor	
Dish Washing Machine	Gas Ranges	Gas Fryators
Laundry Trays	Gas Water Heaters	Gas Pressing Machine
Laundry Washing Machines	Gas Space Heaters	Gas Vents for Stove
Drinking Fountains	Gas Refrigerators	
Floor Drains	Gas Steam Tables	
Grease Traps	Gas Broilers	GAS Rough APPROVAL
Safe Wastes		GAS FINAL APPROVAL
AIR CONDITIONING Contractor		
SEPTIC TANK Contractor		
OIL BURNER Contractor		
SPRINKLER Contractor		

Permit No. 49098 - 10/14/81 Cost $ 1,500,000

Address 1807 Alton Road two story concrete building and parking garage

Road No.

Engineer Zarraga-Donnell Assoc bank & office 1 level bank, second area offices

Lot Size 47,166.08 sq ft

Height 40'-0" Stories 2

Use

ELECTRICAL Contractor Haynes Electric Inc Date 1-23-81 Permit #76863

OUTLETS	Switches	Ranges	Temporary Service
	Lights 1	Irons	Neon Transformers
	Receptacles 1	Refrigerators	Sign Outlets
		Fans	Meter Change
		Motors	Centers of Distributions
HEATERS	Water	Appliances	Service
	Space		Violations
FIXTURES	10	Electical Contractor	Date

FINAL APPROVAL By Date

ALTERATIONS OR REPAIRS

Owner [illegible]

Lot 20-1-R-2 / 2-2-50-11 Block 11 Subdivision [illegible]

General Contractor [illegible]

Architect Isaac Fkler & Assc.

Zoning Regulations: Use Area C-Y

Building Size: Front [illegible] Depth [illegible]

Certificate of Occupancy No.

Type of Construction XII, Protecte Foundation [illegible]

PLUMBING Contractor

Permit [illegible] Cost [illegible]

Engineer [illegible]

Lot Size 47,166 [illegible]

Height 440.10 Stories 1

Use

Roof [illegible]

Date [illegible]

Sewer Connection Date

Temporary Water Closet

Water Closets	Swimming Pool Traps	Down Spouts
Lavatories	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL	
Showers	FINAL APPROVAL	
Urinals		
Sinks	GAS Contractor	
Dish Washing Machine	Gas Ranges	Gas Fryolators
Laundry Trays	Gas Water Heaters	Gas Pressing Machine
Laundry Washing Machines	Gas Space Heaters	Gas Vents for Stove
Drinking Fountains	Gas Refrigerators	
Floor Drains	Gas Steam Tables	
Grease Traps	Gas Broilers	GAS Rough APPROVAL
Safe Wastes		GAS FINAL APPROVAL

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor Date

OUTLETS	Switches	Ranges	Temporary Service	FINAL APPROVAL
	Lights	Irons	Neon Transformers	
	Receptacles	Refrigerators	Sign Outlets	
		Fans	Meter Change	
		Motors	Centers of Distributions	
HEATERS	Water	Appliances	Service	By
	Space		Violations	
FIXTURES		Electrical Contractor	Date	Date

ALTERATIONS OR REPAIRS

#2204

7003

Owner [illegible]

Lot [illegible] Block [illegible] Subdivision Island View Sub.

General Contractor [illegible]

Architect [illegible]

Zoning Regulations: Use Area

Building Size: Front Depth

Certificate of Occupancy No.

Type of Construction Group C, Div 2 (Ty[illegible] Roof concrete deck

PLUMBING Contractor

Permit [illegible] Cost [illegible]

Address [illegible]

Bond No.

Engineer Larraga-Donnell Assoc.

Lot Size 47,166.28 sq ft

Height 40'-0"

Stories 1

Date [illegible]

Sewer Connection Date

Temporary Water Closet

Water Closets	Swimming Pool Traps	Down Spouts
Lavatories	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL	
Showers	FINAL APPROVAL	
Urinals		
Sinks	GAS Contractor	
Dish Washing Machine	Gas Ranges	Gas Fryolators
Laundry Trays	Gas Water Heaters	Gas Pressing Machine
Laundry Washing Machines	Gas Space Heaters	Gas Vents for Stove
Drinking Fountains	Gas Refrigerators	
Floor Drains	Gas Steam Tables	
Grease Traps	Gas Broilers	GAS Rough APPROVAL
Safe Wastes		GAS FINAL APPROVAL

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor Bayside Electric Inc. Date Permit #7688

OUTLETS	Switches	Ranges	Temporary Service	FINAL APPROVAL
	Lights 12	Irons	Neon Transformers	
	Receptacles 13	Refrigerators	Sign Outlets	
		Fans	Meter Change	
		Motors	Centers of Distributions	
HEATERS	Water	Appliances	Service	By
	Space		Violations	
FIXTURES	13	Electrical Contractor	Date	Date

ALTERATIONS OR REPAIRS

2003

Owner
Lot Block 12 Subdivision
General Contractor
Architect
Zoning Regulations: Use Area
Building Site: Front Depth
Certificate of Occupancy No.
Type of Construction Foundation Roof
PLUMBING Contractor Sewer Connection

Temporary Water Closet

Water Closets
Lavatories
Bath Tubs
Showers
Urinals
Sinks
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes
AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL
GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers
GAS Rough APPROVAL
GAS FINAL APPROVAL

Down Spouts
Walk
Date
Temporary Service
Neon Transformers
Sign Outlets
Meter Change
Centers of Distribution
Service
Violations

ELECTRICAL Contractor

OUTLETS	Switches	Ranges	
	Lights	Irons	
	Receptacles	Refrigerators	
		Fans	
		Motors	
HEATERS	Water	Appliances	
	Space		
FIXTURES			

Electrical Contractor Date

FINAL APPROVAL By Date

ALTERATIONS OR REPAIRS

#2003

2003

Permit No.
Address
Bond No.
Engineer
Zoning regulations: Use Area
Building Site: Front Depth Lot Size
Certificate of Occupancy No. Height Use Styles
Type of Construction Foundation Roof Dist.
PLUMBING Contractor Sewer Connection Date

Temporary Water Closet

Water Closets
Lavatories
Bath Tubs
Showers
Urinals
Sinks
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes
AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL
GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers
GAS Rough APPROVAL
GAS FINAL APPROVAL

Down Spouts
Walk
Gas Washers
Gas Drinking Fountains
Gas Hot Plate Stoves

ELECTRICAL Contractor Date

OUTLETS	Switches	Ranges	Temporary Service
	Lights	Irons	Neon Transformers
	Receptacles	Refrigerators	Sign Outlets
		Fans	Meter Change
		Motors	Centers of Distribution
HEATERS	Water	Appliances	Service
	Space		Violations
FIXTURES		Electrical Contractor	Date

FINAL APPROVAL By Date

ALTERATIONS OR REPAIRS

PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	STREET_DIR	STREET_NAME	PARCEL_NO
BCC13163	BCCOMP	COMPLETE	07-Jun-13	11-Jun-13		APPROVED	CC for Interior renovations to existing Chase bank	1801		ALTON RD	32330120090
BCC12010	BCCOMP	COMPLETE	18-Oct-11	01-Nov-11		APPROVED	CC for minor interior remodel of existing chase bank.	1801		ALTON RD	32330120090
BCC10113	BCCOMP	COMPLETE	07-Apr-10	20-May-10		APPROVED	CC for minor interior renovation of an existing bank " Chase"	1801		ALTON RD	32330120090
BCC0000185	BCCOMP		22-May-00	24-May-00		APPROVED	C.C. FOR 2nd FL OFFICE REMODELING.	1801		ALTON RD	32330120090
BCC0000070	BCCOMP		19-Jan-00	21-Jan-00	21-Mar-00	FINALED	T.C.C. FOR OFFICE REMODELING.	1801		ALTON RD	32330120090
BCU1500091	BCU	PRIMARY	27-Oct-14	12-Nov-14		APPROVED	1801 ALTON RD - UNDERUTILIZED PARKING LOT	1801		ALTON RD	32330120090
BCU1600427	BCU	ADDITION	26-Feb-16	09-Mar-16		APPROVED	ADDITIONAL STORAGE AT 1801 ALTON RD (RL-10007572) FOR 27 RESTAURANT LOCATED AT 2727 INDIAN CREEK DR.	1801		ALTON RD	32330120090
BE022036	BELEC	SALARM	02-Jul-02	03-Jul-02	04-Feb-03	FINAL	SECURITY ALARM SYSTEM	1801		ALTON RD	32330120090
BE982083	BELEC	OTH	02-Sep-98	03-Sep-98	02-Mar-99	CLOSED	SIGN:"WASHINGTON MUTUAL"WITH LOGO	1801		ALTON RD	32330120090
BE992445	BELEC		31-Aug-99	31-Aug-99	08-Apr-05	CLOSED	electrical demolition only	1801		ALTON RD	32330120090
BE132119	BELEC	LOWVOLT	01-May-13	01-May-13	19-Nov-13	FINAL	B1302250/Low Voltage/Installing Cat 6 cabling for computers.	1801		ALTON RD	32330120090
BE113034	BELEC	LOWVOLT	13-Sep-11	13-Sep-11	05-Apr-12	FINAL	B1103615//LOW VOLTAGE /INSTALL 24 DEVICES 12 CABLE & RELOCATE 12 EXISTING CABLE	1801		ALTON RD	32330120090
BE081821	BELEC	ALTRMDL	06-May-08	06-May-08	02-Nov-08	CLOSED	RENEW BE000623/FIRE ALARM SYSTEM	1801		ALTON RD	32330120090
BE143273	BELEC	LOWVOLT	20-Aug-14	13-Jan-15	12-Jul-15	FINAL	Installation of conduit and wiring for new 3.5 ton split air conditioning system.	1801		ALTON RD	32330120090
BE152924	BELEC	LOWVOLT	23-Jul-15			VOID	Installing (4) cat 6 cables for computer use (data).	1801		ALTON RD	32330120090
BE000623	BELEC		11-Jan-00	11-Jan-00	20-Nov-00	CLOSED	FIRE ALARM SYSTEM	1801		ALTON RD	32330120090
BE021354	BELEC	ALTRMDL	08-Apr-02	12-Apr-02	19-Mar-03	FINAL	OUTLETS PANEL SERVICEW/H FAN,REFRI SPECIAL OUTLET LIGHT FIXTURES	1801		ALTON RD	32330120090
BE000580	BELEC		05-Jan-00	05-Jan-00	20-Nov-00	FINAL	SECURITY ALARM SYSTEM (2ND FL)	1801		ALTON RD	32330120090
BE101126	BELEC	SIGNAGE	18-Feb-10			VOID	Rplc exst ATM surround w/ nw ATM surround sign	1801		ALTON RD	32330120090
BE021304	BELEC	LOWVOLT	01-Apr-02	01-Apr-02	08-Jun-03	FINAL	outlets (phone,cctv,data,voice	1801		ALTON RD	32330120090
BE151770	BELEC	ALTRMDL	19-Mar-15	15-May-15	11-Nov-15	FINAL	ADDION OF NW 120V/20A CIRCUITS & DECORATIVE LIGHTING.	1801		ALTON RD	32330120090
BE133400	BELEC	LOWVOLT	09-Sep-13			VOID	Burglar alarm work, zone expansion of 16 zones one device	1801		ALTON RD	32330120090
BE100451	BELEC	ALTRMDL	16-Nov-09			VOID		1801		ALTON RD	32330120090
BE110907	BELEC	SIGNAGE	18-Jan-11	18-Jan-11	17-Jul-11	FINAL	Rnw BE101905/Rmv old Washington Mutual Sign & rpcl w/ Chase (2) S7 SF	1801		ALTON RD	32330120090
BE110310	BELEC	SIGNAGE	04-Nov-10	16-Nov-11	21-Feb-14	FINAL	NEW JOB DESCRIPTION////INSTALL NEW NON ELECTRICAL MONUMENT SIGN (located at NE corner of parking lot)	1801		ALTON RD	32330120090
BE990521	BELEC	NEW	22-Dec-98	22-Dec-98	20-Jun-99	CLOSED	CHANGE OF COPY ON SIGN TO:WASHINGTON MTL	1801		ALTON RD	32330120090
BE941139	BELEC	ALT	25-May-94	25-May-94	06-Dec-94	FINAL	NEW OUTLETS	1801		ALTON RD	32330120090
BE000279	BELEC		18-Nov-99	29-Nov-99	20-Nov-00	FINAL	SERVICE,OUTLETS,LIGHT FIXTURES	1801		ALTON RD	32330120090
BE101905	BELEC	SIGNAGE	20-May-10	09-Jun-10	06-Dec-10	CLOSED	Rnw B0903751/Rmv old Washington Mutual Sign & rpcl w/ Chase (2) S7 SF	1801		ALTON RD	32330120090
BE910556	BELEC	ALT	11-Feb-91	11-Feb-91	25-Jan-93	CLOSED	NEW OUTLETS, (COM)	1801		ALTON RD	32330120090
BE001929	BELEC		10-Aug-00	11-Aug-00	23-Jul-02	FINAL	REPLACE PNEUMATIC SYSTEM	1801		ALTON RD	32330120090
BE132125	BELEC	LOWVOLT	02-May-13	02-May-13	19-Nov-13	FINAL	B1302250/Move 9 cameras and added one camera.	1801		ALTON RD	32330120090
BE920508	BELEC	OTH	03-Feb-92	03-Feb-92	25-Jan-93	CLOSED	OUTLETS	1801		ALTON RD	32330120090
BE113073	BELEC	LOWVOLT	19-Sep-11	19-Sep-11	05-Apr-12	FINAL	B1103915/empty conduits for data and thermostat	1801		ALTON RD	32330120090
BE140680	BELEC	COMEQUIP	10-Dec-13			VOID	Manufactured and install one non illuminated cabinet to be installed on top of existing "Social security" cabinet	1801		ALTON RD	32330120090
BEL10289	BELEV	ELEV	27-Sep-90	30-Nov-90		APPROVED	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BL950289	BELEV	ELEV	01-Oct-15	20-Jan-16	30-Sep-16	PAID	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL40289	BELEV	ELEV	01-Oct-93	26-Apr-94	30-Sep-94	APPROVED	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL30289	BELEV	ELEV	01-Oct-92	30-Mar-93	30-Sep-93	APPROVED	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL20289	BELEV	ELEV	01-Oct-91		30-Sep-92	PENDING	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL50289	BELEV	ELEV	01-Oct-94	08-Nov-94	30-Sep-95	VOID	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BM141780	BMECH	A/C	20-Aug-14	05-Dec-14	03-Jun-15	FINAL	Install a 3.5 ton split system for the 1st floor executive banking space.	1801		ALTON RD	32330120090
BM020867	BMECH	A/C	28-Jun-02	28-Jun-02	12-Mar-03	FINAL	REPL 1 MINI DUCTLESS SPLIT AND DTWK AND GRILLS	1801		ALTON RD	32330120090
BM070878	BMECH	ELEVNEW	20-Apr-07	20-Apr-07	31-Oct-07	FINAL	CYLINDER REPLACEMENT D-3819	1801		ALTON RD	32330120090
BM080419	BMECH	A/C	16-Jan-08	16-Jan-08	08-Oct-08	FINAL	RENEW #BM040144/repl (2) 12.5ton RTU's	1801		ALTON RD	32330120090
BM070922	BMECH	ELEVRPR	01-May-07	01-May-07	31-Oct-07	FINAL	REPLACE OIL LINE D-3819	1801		ALTON RD	32330120090
BM040144	BMECH	A/C	30-Oct-03	30-Oct-03	27-Apr-04	CLOSED	repl (2) 12.5ton RTU's	1801		ALTON RD	32330120090
BM080195	BMECH	A/C	09-Nov-07	09-Nov-07	08-Oct-08	FINAL	Rmv & Rplc bldg cooling twr (chiller)	1801		ALTON RD	32330120090
BM960227	BMECH	ALT	15-Dec-95	15-Dec-95	10-Sep-96	FINAL	REPL 12.5T PKG UNIT	1801		ALTON RD	32330120090
BM980966	BMECH	OTH	07-Aug-98	10-Aug-98	06-Feb-99	CLOSED	RPLC.13T PACKAGE & 60 T. CHILLER/COMM	1801		ALTON RD	32330120090
BM100216	BMECH	A/C	23-Nov-09	23-Nov-09	04-Oct-10	FINAL	REARRAGE EXISTING GRILL.	1801		ALTON RD	32330120090
BM000282	BMECH		28-Dec-99	28-Dec-99	20-Nov-00	FINAL	RELOCATE DTWK	1801		ALTON RD	32330120090
BMS0002283	BMISC		09-May-00	09-May-00		CLOSED	EXTENSION FEE FOR B0000029	1801		ALTON RD	32330120090
BMS0701489	BMISC	REVISE	05-Feb-07	23-Aug-07	19-Feb-08	APPROVED	Rvsn/B0701537/from hardie board to gold bond exst soffit board	1801		ALTON RD	32330120090
BMS0303713	BMISC		08-Aug-03	08-Aug-03		FINAL	1 MICROFILM	1801		ALTON RD	32330120090
BMS1000950	BMISC	REVISE	04-Jan-10	25-Mar-10	21-Sep-10	FINAL	Rvsn/B0902923/Deleting store front & wall from plasma relocating retoringrill	1801		ALTON RD	32330120090
BMS0203391	BMISC		14-Aug-02	14-Aug-02		CLOSED	1 SUPRA BOX	1801		ALTON RD	32330120090

BMS1002312	BMISC	DOC HIST	25-May-10			CLOSED	CD AND 8 MF COPIES	1801		ALTON RD	32330120090
BMS1000856	BMISC	REVISE	18-Dec-09			CLOSED	B0903751 RVSN TO CHANGE THE DETAIL.	1801		ALTON RD	32330120090
BMS0902722	BMISC	ELEVATOR	23-Jun-09	23-Jun-09	20-Dec-09	CLOSED	1 SUPRA BOX	1801		ALTON RD	32330120090
BMS1102134	BMISC	DOC HIST	08-Jun-11			CLOSED	CD	1801		ALTON RD	32330120090
BMS1001831	BMISC	DOC HIST	07-Apr-10			CLOSED	CD	1801		ALTON RD	32330120090
BMS0300540	BMISC		13-Nov-02	13-Nov-02		FINAL	Rvsn/B0200287/ELEC & PLUM ONLY	1801		ALTON RD	32330120090
BMS1502306	BMISC	DOC HIST	18-Jun-15			CLOSED	2 mf copies	1801		ALTON RD	32330120090
BMS1001120	BMISC	DOC HIST	22-Jan-10			CLOSED	8 copies	1801		ALTON RD	32330120090
BMS41153	BMISC	OTH	23-May-94	23-May-94		CLOSED	LOST BUILDING CARD #BS941918	1801		ALTON RD	32330120090
BMS0000558	BMISC		02-Dec-99	08-Dec-99		FINAL	REVISION TO PERMIT #B0000029	1801		ALTON RD	32330120090
BMS41131	BMISC	OTH	18-May-94	19-May-94		CLOSED	LOST PLANS PERMIT #BS941918	1801		ALTON RD	32330120090
BMS00002	BMISC	OTH	01-Oct-98	07-Dec-99	04-Jun-00	FINAL	BOND FOR PERMIT #B9900008	1801		ALTON RD	32330120090
BP000261	BPLUM		01-Dec-99	01-Dec-99	20-Nov-00	FINAL	NEW BATHROOM-Interior remodeling	1801		ALTON RD	32330120090
BP010021	BPLUM		06-Oct-00	18-Oct-00	16-Apr-01	CLOSED	REPLACE SEWER MAIN	1801		ALTON RD	32330120090
BP020937	BPLUM	RGH_SETS	25-Apr-02	25-Apr-02	08-Jun-03	FINAL	one w/h 26/r 10 sets	1801		ALTON RD	32330120090
BP020972	BPLUM	PORTABLE	03-May-02	03-May-02	30-Oct-02	FINAL	T/TOILET	1801		ALTON RD	32330120090
BREV120485	BREV	SIGNAGE	30-Jan-12	30-Jan-12		FINAL	Revision/ BE110310/ Revise permit to use existing foundation remove old monument & install new	1801		ALTON RD	32330120090
BREV111343	BREV	ALTRMD	23-Sep-11	30-Sep-11		FINAL	Rvsn/B1103915/Chng of cover sheet arch page chnged that fire alarm sys is not installed.	1801		ALTON RD	32330120090
B0701537	BSBUILD	ALTRMD	15-Dec-06	28-Dec-06	21-Jul-07	FINAL	REMOVE DAMAGED METAL SOFFIT & FRAMING AND INSTALL NEW./RNW EXP. PERMIT #B0701537 & RPLC W/PERMIT #B0706114	1801		ALTON RD	32330120090
B9904467	BSBUILD		20-Aug-99	31-Aug-99	27-Feb-00	CLOSED	PARTIAL DEMOLITION (NON-STRUCTURAL)	1801		ALTON RD	32330120090
B0104290	BSBUILD		14-Aug-01	14-Aug-01	10-Feb-02	CLOSED	EXT PAINTING.	1801		ALTON RD	32330120090
B9703058	BSBUILD	ALT	28-Jul-97	28-Jul-97	02-Feb-98	CLOSED	REPLACE CONCRETE WALKWAY	1801		ALTON RD	32330120090
BS920232	BSBUILD	OTH	30-Oct-91	30-Oct-91	27-Apr-92	CLOSED	EXTERIOR PRESSURE CLEAN ONLY	1801		ALTON RD	32330120090
B0104140	BSBUILD		02-Aug-01	10-Aug-01	06-Feb-02	CLOSED	ERECT PLST LTR SGN ON WALL "WASHINGTON MUTUAL"37.92SF	1801		ALTON RD	32330120090
B9803015	BSBUILD	OTH	08-Jul-98	08-Jul-98	04-Jan-99	CLOSED	PAINT EXTERIOR OF BUILDING	1801		ALTON RD	32330120090
B9803230	BSBUILD	OTH	23-Jul-98		22-Oct-98	VOID	INSTALL NEW STAND FOR 70 TON CHILLER/COM	1801		ALTON RD	32330120090
B9803320	BSBUILD	OTH	03-Aug-98	05-Aug-98	02-Mar-99	CLOSED	INSTALL SINGS/CHANGE OF COPY.	1801		ALTON RD	32330120090
B0706114	BSBUILD	ALTRMD	08-Aug-07	08-Aug-07	04-Feb-08	CLOSED	RNW EXP. PERMIT #B0701537 & RPLC W/PERMIT #B0706114 /REMOVE DAMAGED METAL SOFFIT & FRAMING AND INSTALL NEW.	1801		ALTON RD	32330120090
B1100471	BSBUILD	PAINT	03-Nov-10	08-Dec-10	06-Jun-11	FINAL	Exterior Painting of previously painted stucco and masonary walls and ceiling surfaces.	1801		ALTON RD	32330120090
BS911618	BSBUILD	ALT	07-Jun-91	20-Jun-91	17-Dec-91	CLOSED	3 SIGNS "GREAT WESTERN BANK"-VRNC 2172	1801		ALTON RD	32330120090
B1401294	BSBUILD	SIGNAGE	12-Dec-13			VOID	"CHASE" Manufactured and install one non illuminated cabinet to be installed on top of existing "Social security" cabinet	1801		ALTON RD	32330120090
B9900008	BSBUILD	OTH	01-Oct-98	01-Oct-98	01-Sep-99	FINAL	RE-ROOF MODIFIED TO MODIFIED	1801		ALTON RD	32330120090
B0000027	BSBUILD		04-Oct-99			VOID	Interior remodeling	1801		ALTON RD	32330120090
B1505792	BSBUILD	SIGNAGE	06-Aug-15			VOID	Remove existing face on non-illuminated sign and replace with new one reading Chase and Social Security Administration.	1801		ALTON RD	32330120090
B9900934	BSBUILD	OTH	15-Dec-98	21-Dec-98	20-Jun-99	CLOSED	CHANGE OF COPY ON SIGN TO:WASHINGTON MTL	1801		ALTON RD	32330120090
B0304290	BSBUILD	ALTRMDL	30-Jul-03	27-Aug-03	14-Mar-04	FINAL	SEALCOAT AND RESTRIPE PARKING LOT	1801		ALTON RD	32330120090
BS932306	BSBUILD	OTH	13-May-93	13-May-93	09-Nov-93	CLOSED	EXT PAINT-GREAT WESTERN BK-COLORS APPVD	1801		ALTON RD	32330120090
BS933182	BSBUILD	OTH	28-Jul-93	29-Jul-93	25-Jan-94	CLOSED	DEMOLISH FOUNTAIN	1801		ALTON RD	32330120090
BS941918	BSBUILD	ALT	22-Apr-94	22-Apr-94	06-Dec-94	FINAL	INSTALL A T M KIOSK	1801		ALTON RD	32330120090
B0803235	BSBUILD	PAVING	13-May-08	15-Oct-08	20-May-09	FINAL	ASPHALT OVERLAY PAVING LOT + RE STRIPE	1801		ALTON RD	32330120090
B0003378	BSBUILD		02-Jun-00			VOID	INT RMDLING 2ND FLOOR BATHROOM	1801		ALTON RD	32330120090
BE132123	BSUBELEC	LOWVOLT	01-May-13	01-May-13	17-Nov-13	FINAL	B1302250///Burglar alarm. remove and reinstall burglar alarm devices for remodel---1new device and connect 1 ATM	1801		ALTON RD	32330120090
BE132150	BSUBELEC	ALTRMDL	06-May-13	06-May-13	19-Nov-13	FINAL	B1302250/ Interior renovation- Remove 28 high hats, install 14 2x2 flourescents, rewire teller line. The engineering section approved with the following conditions: If at any time during the construction of the project, the value of the improvements exceeds 50% of the value of the structure. Owner, Contractor and Architect of Record agree to stop work immediately and implement design changes as required to comply with requirements outlined by 2010 FBC, FEMA and NFIP (44 CFR 60.3, CMB Chapter 54 FLOODS). Until a revised plan is submitted to the City and approved, no work may continue on the project.	1801		ALTON RD	32330120090
BE100486	BSUBELEC	ALTRMDL	20-Nov-09	20-Nov-09	19-May-10	FINAL	B0902923/Empty conduit permits	1801		ALTON RD	32330120090
BE100452	BSUBELEC	ALTRMDL	16-Nov-09	16-Nov-09	15-May-10	FINAL	B0902923/ Elec. scope of tenant Rmdl.	1801		ALTON RD	32330120090
BE132268	BSUBELEC	LOWVOLT	14-May-13	15-May-13	19-Nov-13	FINAL	B1302250/Empty conduit	1801		ALTON RD	32330120090
BE113031	BSUBELEC	ALTRMDL	13-Sep-11	13-Sep-11	05-Apr-12	FINAL	B1103915 // Interior remodelation 30 lights 25 receptacles.	1801		ALTON RD	32330120090
BM111492	BSUBMECH	A/C	21-Sep-11	21-Sep-11	05-Apr-12	FINAL	B1103915/80 linear feet ductwork with '9 supply & 4 returns	1801		ALTON RD	32330120090
B0904515	BUILD	SIGNAGE	03-Sep-09			VOID	REPLACE EXISTING FACED IN MONUMENT SIGN WITH NEW CHASE FACES.	1801		ALTON RD	32330120090
B0200287	BUILD	ALTRMDL	22-Oct-01	22-Mar-02	08-Jun-03	FINAL	Int Alt of exst bank/entrance - partition/bthrm - fixtures/office - walls	1801		ALTON RD	32330120090
B0903751	BUILD	SIGNAGE	07-Jul-09	12-Nov-09	11-May-10	CLOSED	REMOVE OLD WASHINGTON MUTUAL SIGNAGE AND REPLACE WITH NEW CHASE SIGNAGE. PROPOSED 2 S7 SF WALL SIGNS.	1801		ALTON RD	32330120090

B1302250	BUILD	ALTRMD	07-Feb-13	29-Apr-13	01-Dec-13	FINAL	Interior renovations including light demolition/removal, installation of drywall, re-work of ceiling tiles and flooring, installation of teller windows including appurtenances. The engineering section approved with the following conditions: If at any time during the construction of the project, the value of the improvements exceeds 50% of the value of the structure. Owner, Contractor and Architect of Record agree to stop work immediately and implement design changes as required to comply with requirements outlined by 2010 FBC, FEMA and NFIP (44 CFR 60.3, CMB Chapter 54 FLOODS). Until a revised plan is submitted to the City and approved, no work may continue on the project.	1801		ALTON RD	32330120090
B0902923	BUILD	ALTRMD	07-May-09	05-Nov-09	04-Oct-10	FINAL	Minor interior alteration only of an existing bank rebrand to a Chase bank.	1801		ALTON RD	32330120090
B9100043	BUILD	ALT	08-Nov-90	09-Nov-90	25-Jan-93	CLOSED	REMODELING 2ND FLOOR	1801		ALTON RD	32330120090
B0000029	BUILD		04-Oct-99	01-Nov-99	28-Sep-00	FINAL	Interior remodeling	1801		ALTON RD	32330120090
B1103915	BUILD	ALTRMD	28-Jun-11	09-Sep-11	05-Apr-12	FINAL	minor interior remodel of existing chase bank. work to include new finishes, partitions, lighting and ductwork	1801		ALTON RD	32330120090
B1104033	BUILD	LNDSCP	06-Jul-11			CLOSED	landscape upgrade	1801		ALTON RD	32330120090
BV15000588	BVIO	STRUCT	10-Mar-15	10-Mar-15	18-Mar-15	CLOSED	NOTICE OF VIOLATION ISSUED. Floor cracks appear at first floor access corridor which represents a hazard to the public. Need to submit a report signed and sealed by structural engineer to evaluate the structure together with methods of repairs.	1801		ALTON RD	32330120090
BV02000288	BVIO	BVIO	01-Nov-01	01-Nov-01	04-Apr-02	CLOSED	ELEVATOR VIOLATIONS	1801		ALTON RD	32330120090
BS901778	SBUIL	OTH	20-Jul-90	05-Oct-90	25-Jan-93	CLOSED	1 ELCT WALL SIGN,1 PYLON SIGN/SEE COMM	1801		ALTON RD	32330120090
BS901989	SBUIL	OTH	27-Aug-90	29-Aug-90	25-Jan-93	CLOSED	RRPL AUTOMATIC TELLER MACHINE	1801		ALTON RD	32330120090

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GENERAL NOTES

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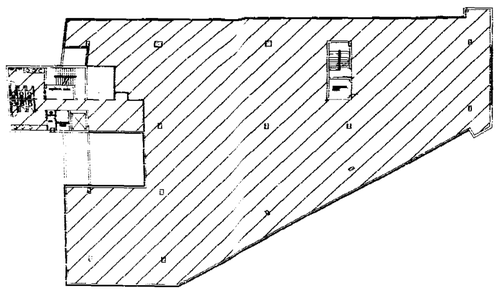
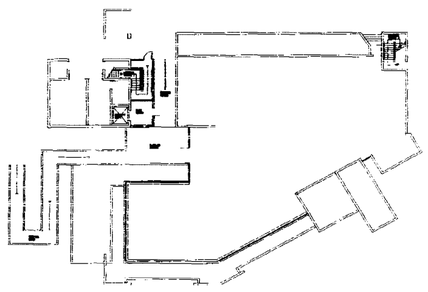
SCOPE OF WORK

EXIT STAIR 1 EXIT STAIR 2



1 A-0 KEY PLAN SECOND FLOOR
SCALE: N.T.S

EXIT STAIR 1 EXIT STAIR 2



1 A-0 KEY PLAN GROUND FLOOR
SCALE: N.T.S

WASHINGTON MUTUAL
for
Social Security Administration
1801 ALTON ROAD, 2nd FLOOR
MIAMI BEACH, FLORIDA 33139

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

INDEX

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A-2	REFLECTED CEILING PLAN
A-3	POWER/ PHONE DATA PLAN
A-4	SECTIONS, DETAILS & SCHEDULES
A-5	PARTITION TYPES & ELEVATIONS
A-6	GENERAL SPECIFICATIONS
A-7	GENERAL SPECIFICATIONS

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Miami Beach, Florida 33139
TEL 305 535 9909 FAX 305 604 0093
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2M-2	GENERAL PLUMBING AND HVAC NOTES, SCHEDULES & DETAILS
2E-1	LIGHTING & FIRE ALARM PLAN
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2E-3	GENERAL NOTES, SCHEDULES, LEGEND & DETAILS
S-1	STRUCTURAL SECTIONS & DETAILS FOR FIRE RATED STAIR ENCLOSURE

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GENERAL NOTES

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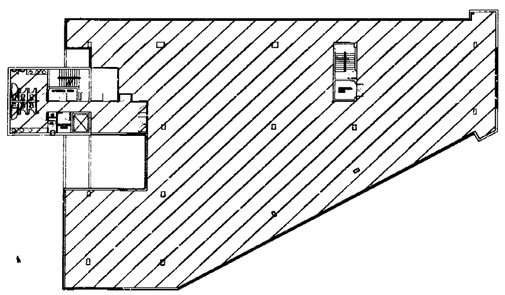
SCOPE OF WORK



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1 / A-0 KEY PLAN
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ACCESSIBILITY
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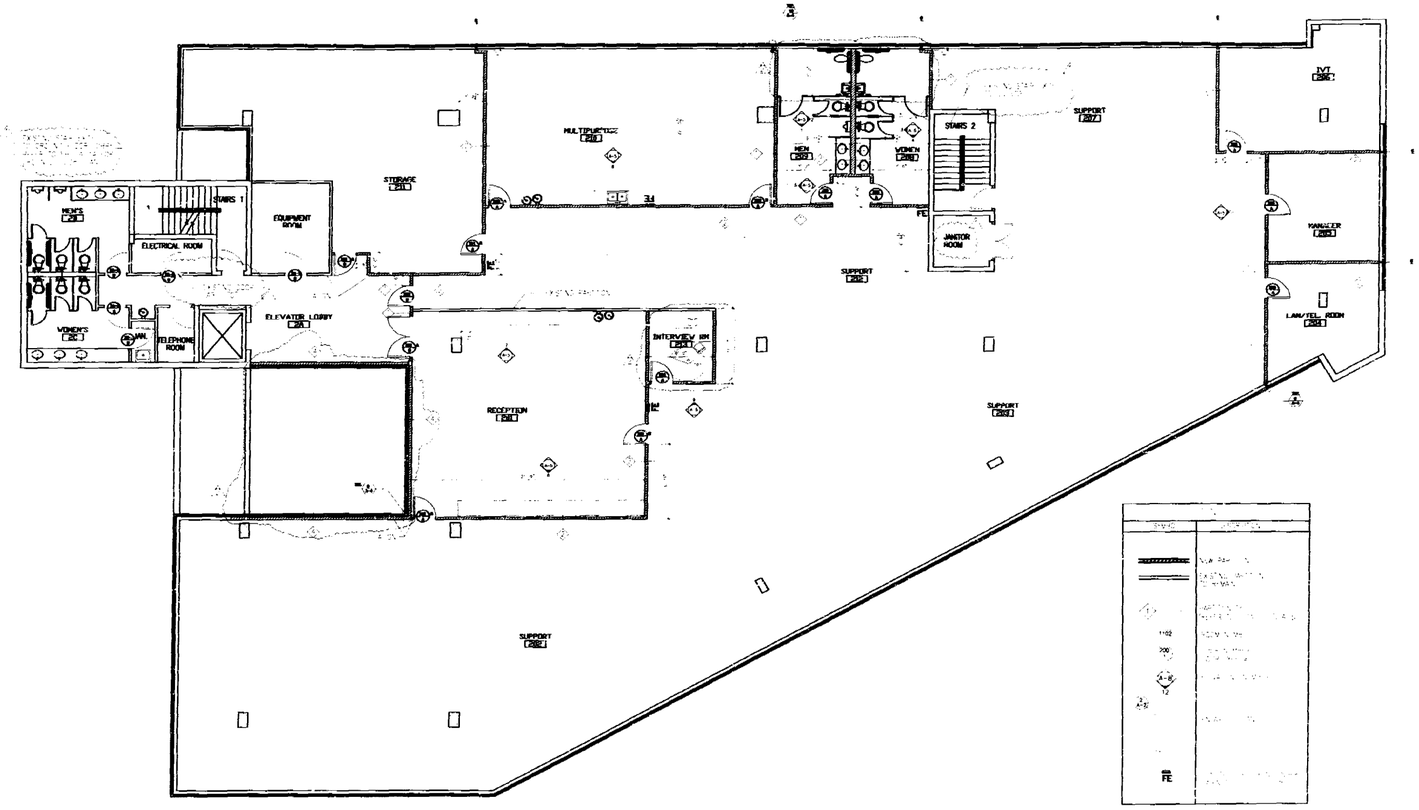

CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

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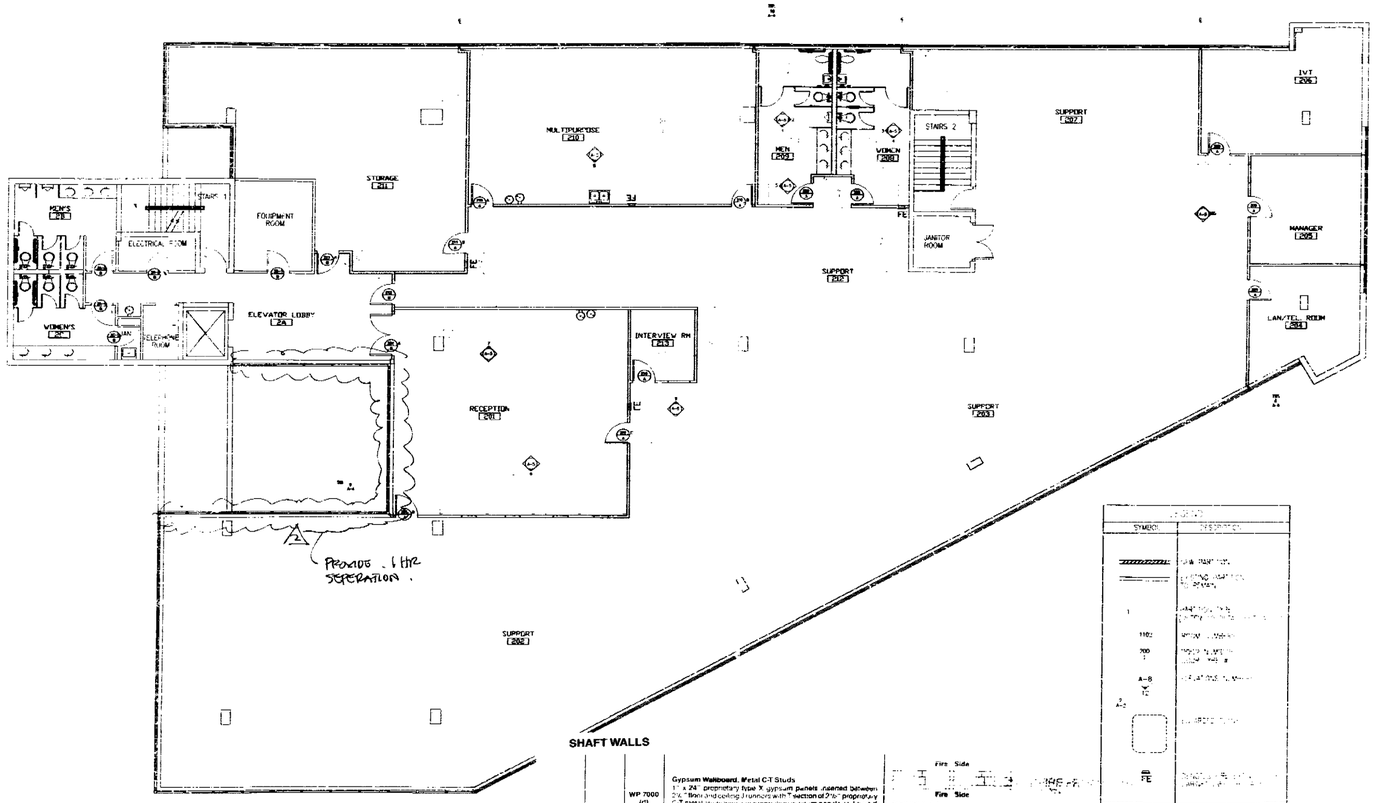
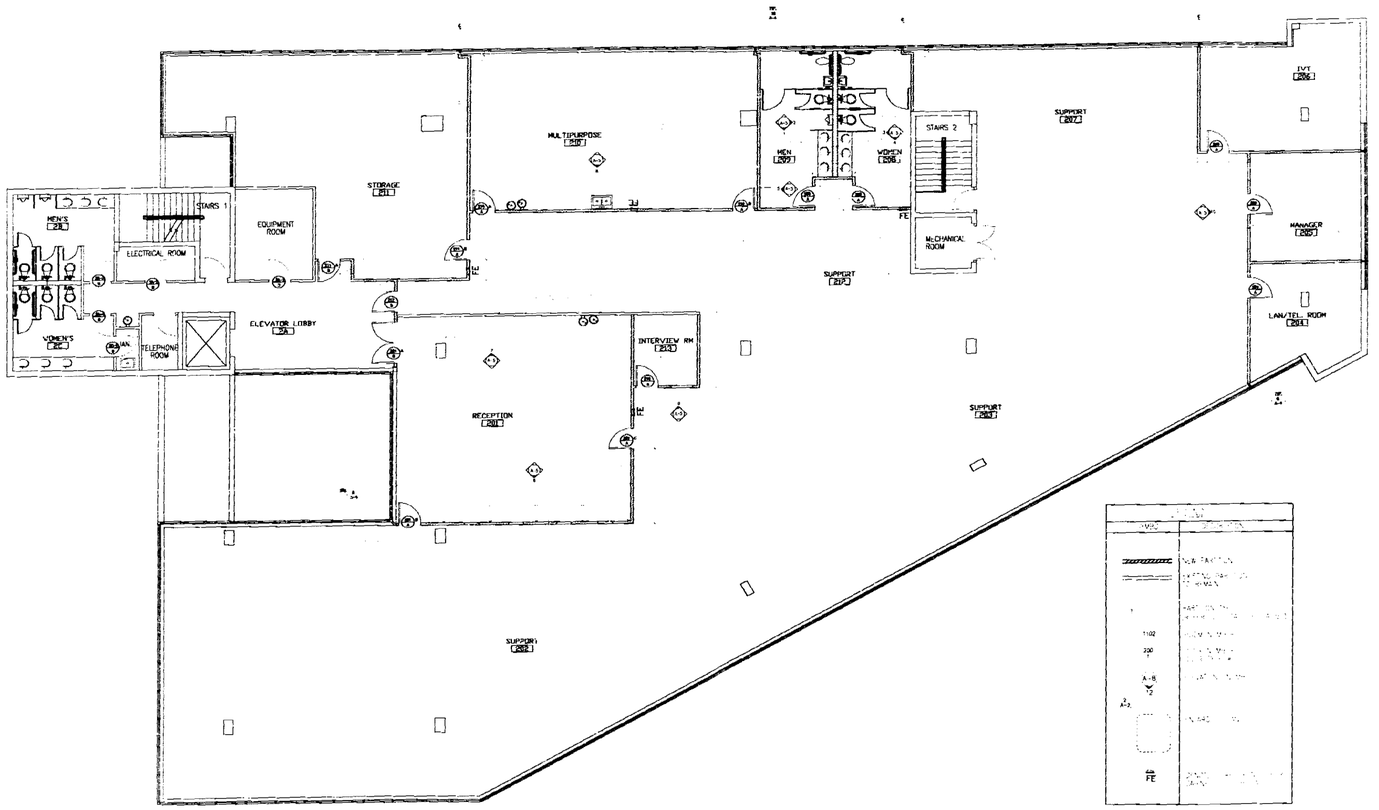


CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

SHAFT WALLS

1 HR	35 to 39	WP 7000 (C)	**Gypsum Wallboard, Metal C-T Studs** 1" x 24" proprietary type X gypsum panels inserted between 2¾" floor and ceiling runners with 1" return at 2½" proprietary C-T metal studs between proprietary gypsum panels. 1" type X gypsum wallboard applied vertically to the C side of C-T studs with 1" Type G drywall screws @ 8" o.c. and edges and 12" o.c. at intermediate field. NLB1	Fire Side Fire Side Thickness 3½" Limiting Height Refer to mfr. Approx. Weight 7psf Fire Test GLF 1 7 71 Sound Test Estimated
		WP 7008 (I)	**Gypsum Wallboard, Metal C-H Studs** 1" x 24" proprietary type X gypsum panels inserted between 2½" floor and ceiling runners with 2" proprietary channel C-H studs between. One layer — proprietary type X gypsum wallboard screwed to both sides of studs with proprietary type G drywall screws spaced 12" o.c. and fastened STC rating based on 1 layer of 5/8" gypsum board each side. NLB1	Fire Side Fire Side Thickness 3½" Limiting Height Refer to mfr. Approx. Weight 8psf Fire Test GLF 4-2-75 Sound Test Estimated
	40 to 44	WP 7009 (I, W)	**Gypsum Board, Slotted Metal Studs** 24" proprietary type X gypsum panels inserted between floor and ceiling runners with 2½" proprietary metal studs with 1" return at 2½" proprietary type X gypsum wallboard applied vertically to both sides of studs with 1" Type S drywall screws spaced 12" o.c. and fastened with 1" Type G drywall screws spaced 8" o.c. at edges and 12" o.c. at intermediate field. NLB1	Fire Side Fire Side Thickness 5" Limiting Height Refer to mfr. Approx. Weight 9psf Fire Test GLF 4-2-75 Sound Test Estimated Wall STC rating 50

SYMBOL	DESCRIPTION
	GYP. BOARD
	EXISTING MASONRY WALL
1	
110	
100	
A-6	



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

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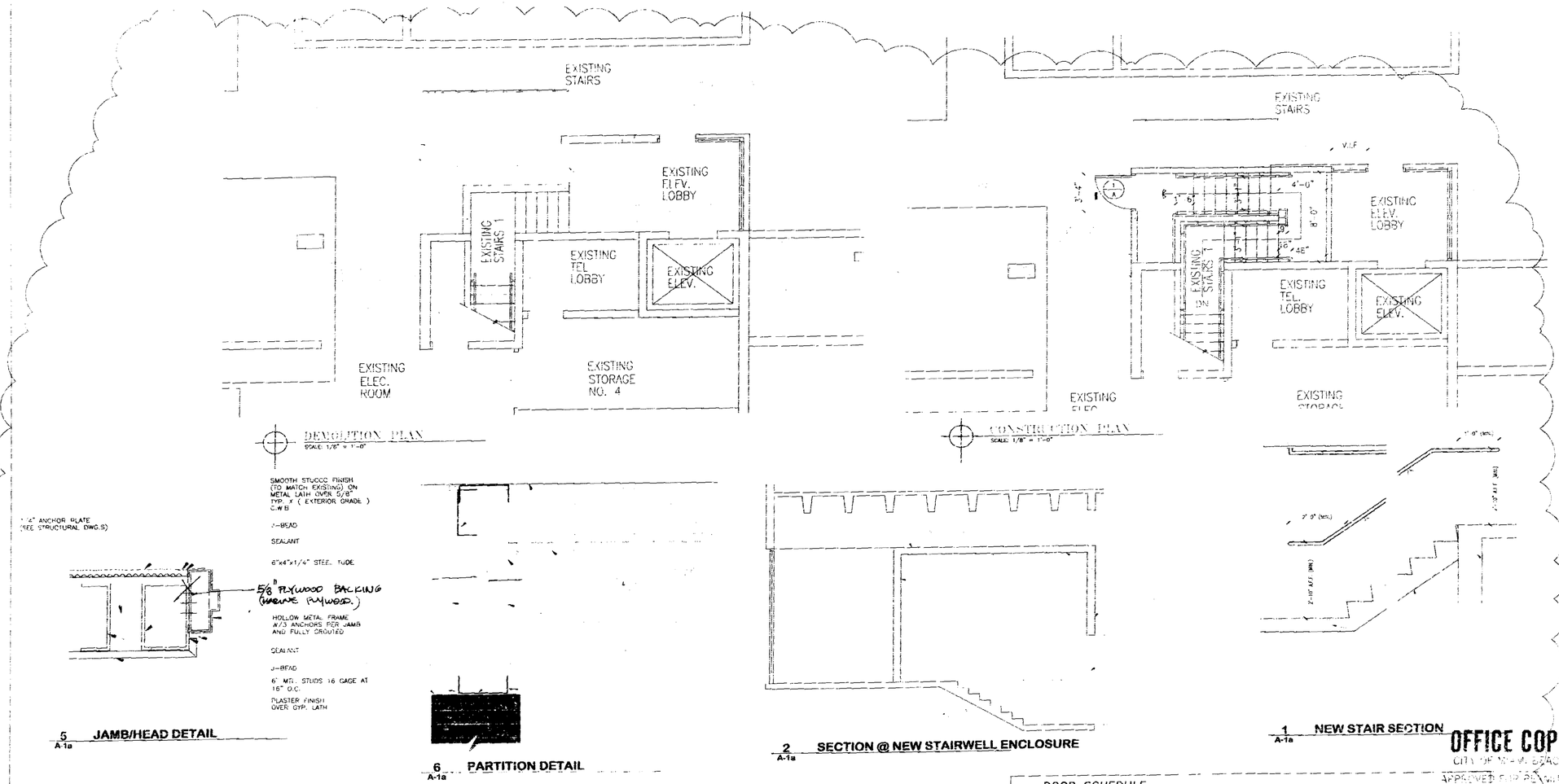


SMOOTH STUCCO FINISH (TO MATCH EXISTING) ON METAL LATH OVER 5/8" TYP. X (EXTERIOR GRADE) C.M.U.

J-BEAD

SEALANT

6"x4"x1/4" STEEL TUBE

HOLLOW METAL FRAME W/3 ANCHORS PER JAMB AND FULLY GROUTED

SEALANT

J-BEAD

6" MTL. STUDS 16 GAGE AT 16" O.C.

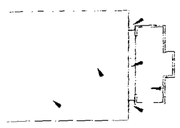
PLASTER FINISH OVER GYP. LATH

5 JAMB/HEAD DETAIL A-1a

6 PARTITION DETAIL A-1a

2 SECTION @ NEW STAIRWELL ENCLOSURE A-1a

1 NEW STAIR SECTION A-1a



SEALANT

F.R. WOOD SHIM AS REQUIRED

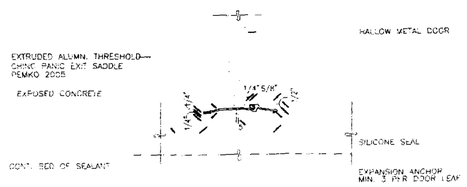
HOLLOW METAL FRAME FILLED W/ GROUT

SEALANT

MASONRY ANCHOR 3 PER JAMB

STUDS 8" CONC. BLK. WALL

4 JAMB DETAIL A-1a



3 THERSHOLD DETAIL A-1a

DOOR SCHEDULE

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING

10/29/99

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REVISIONS

Washington Mutual for
Social Security Administration
1601 Alton Road, 2nd Floor
Miami Beach, Florida 33139

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A 10/21/99 PER AHBD

insight design
2100 Ponce de Leon Blvd., Suite 225
Miami Beach, Florida (305) 445-0900
ARCHITECTURE • INTERIORS
AR0011502 • IB0003884

9926-01
9-4-99
A-1a

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Miami Beach, Florida 33139

Washington Mutual for:

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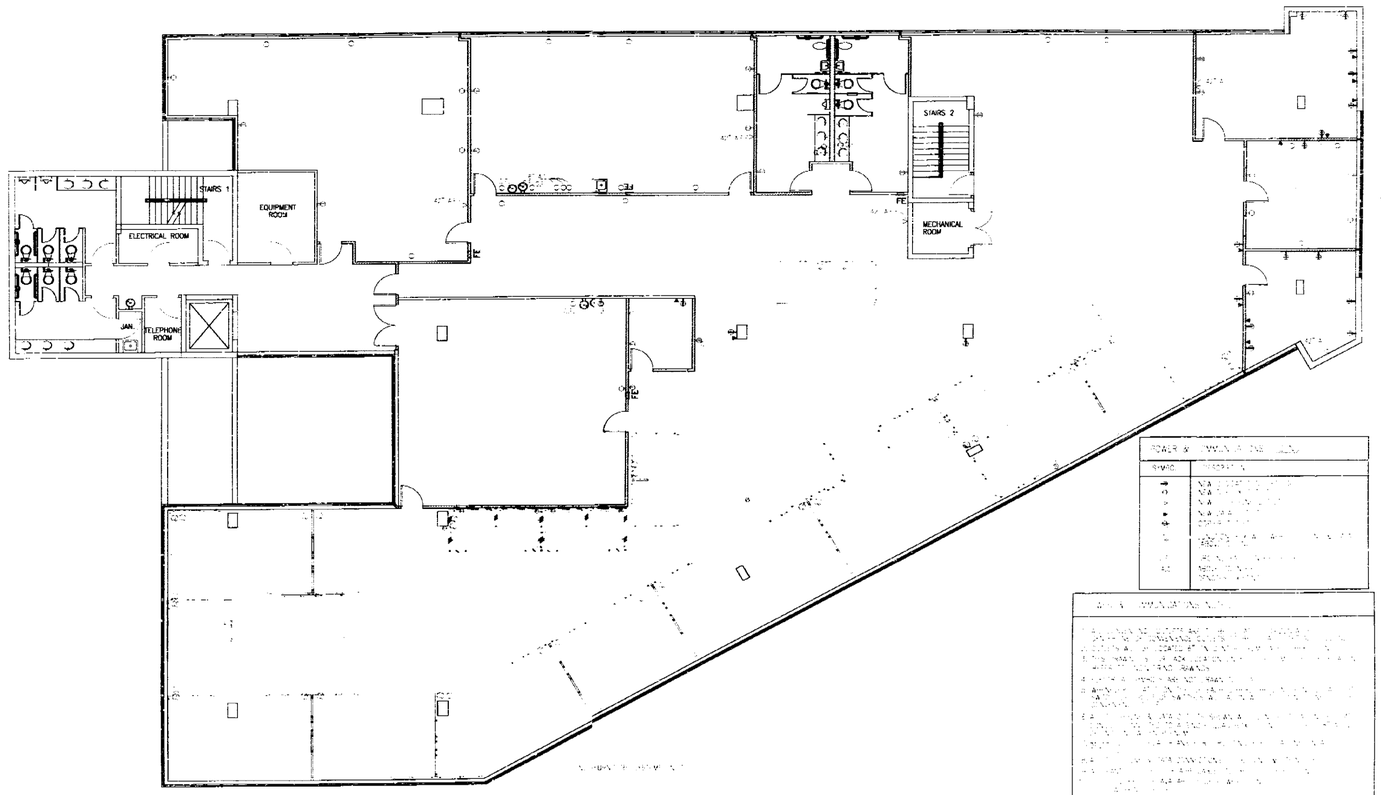
AR0014302 • I200003954

A-2



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

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FOR PERMIT BY
FOLLOWING:

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Miami Beach, Florida 33139

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insight design
1200 Washington Avenue South, 225
National Register Historic District
ARCHITECTURE & INTERIORS
AR0014350 © 100003984

9926-01
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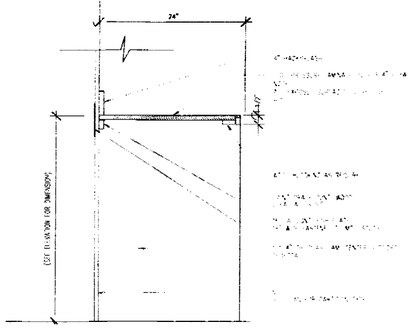
A-3

A-3



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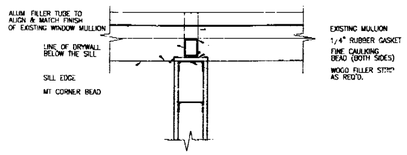

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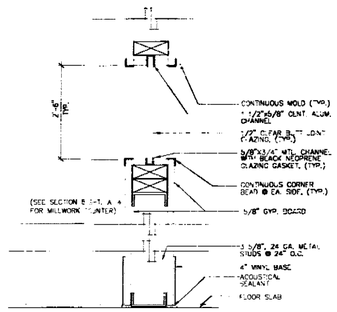

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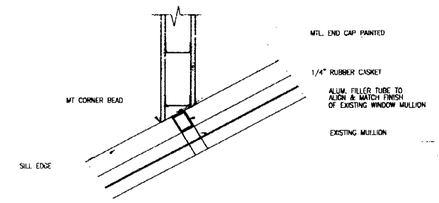

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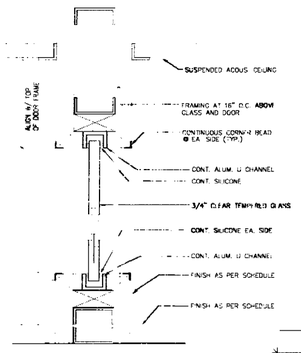

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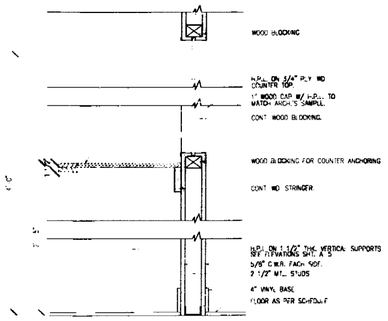

8 SECTION
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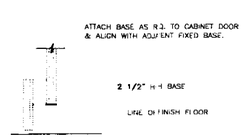

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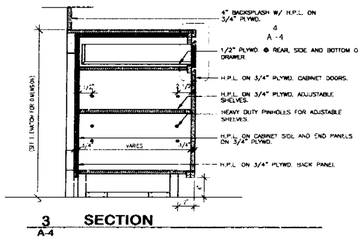

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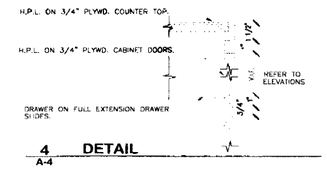
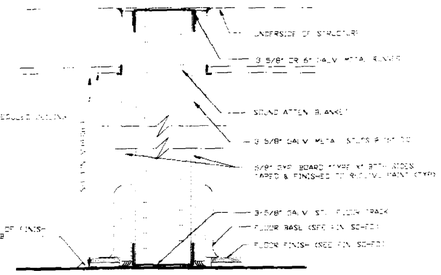


4 DETAIL
A-4

DOOR SCHEDULE

| | | |



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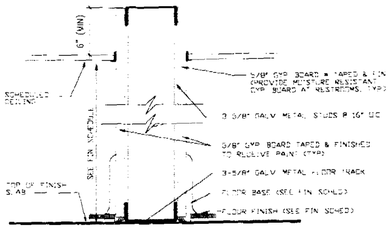

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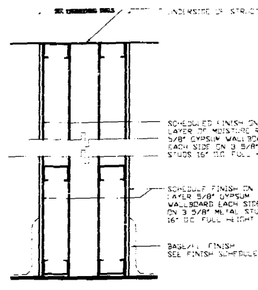

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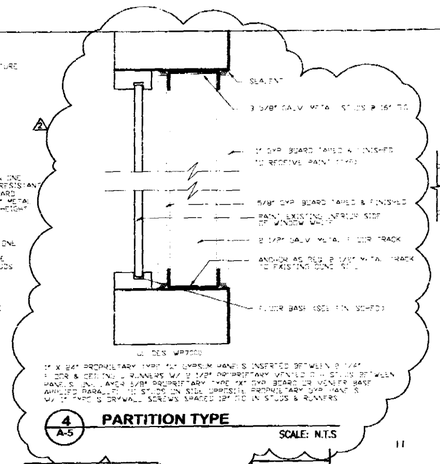

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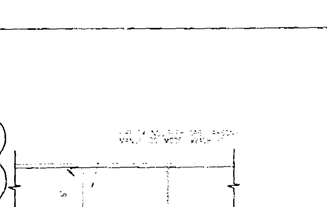
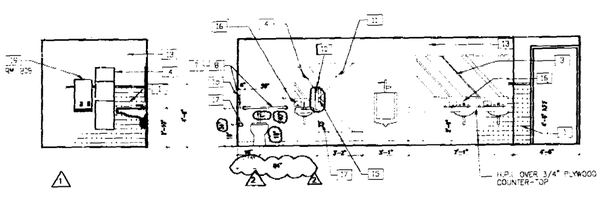
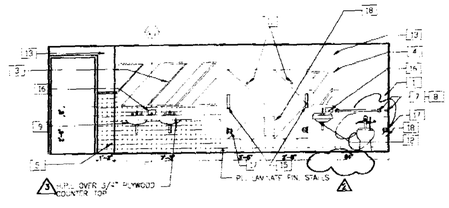
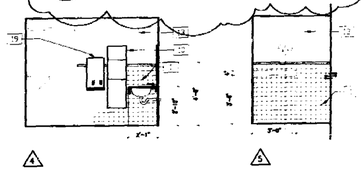
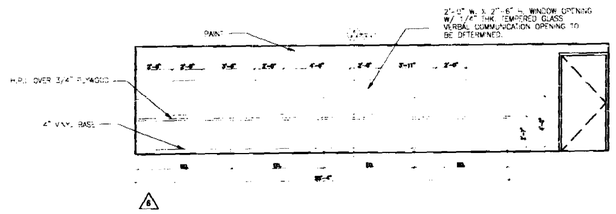


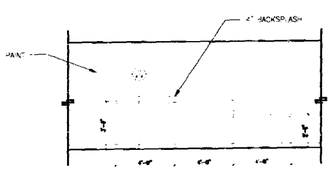
A A-5 **FIRE EXTINGUISHER CABINET**

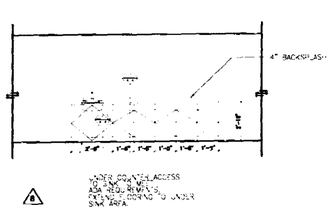


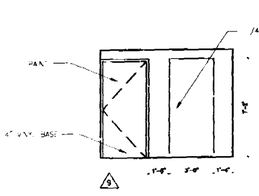


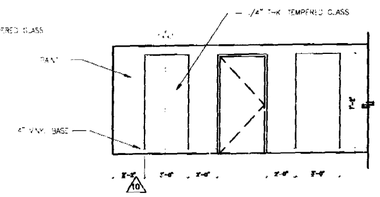






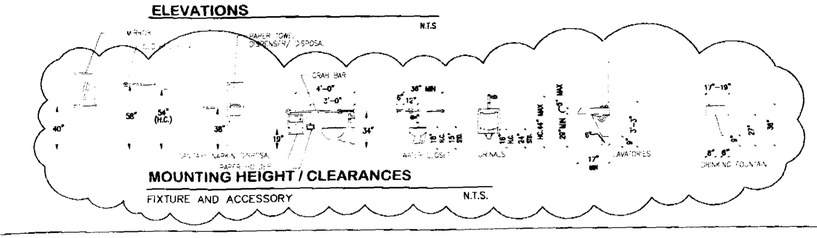






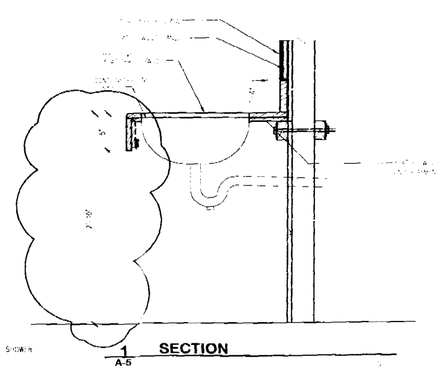
ELEVATIONS

N.T.S



MOUNTING HEIGHT / CLEARANCES

FIXTURE AND ACCESSORY N.T.S.



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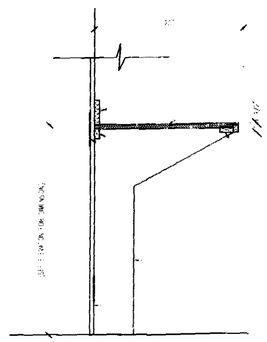

2 A-5 **SECTION**

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Social Security Administration
1801 Alton Road, 2nd Floor
Miami Beach, Florida 33139

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10-26-99

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1741 Washington Avenue, Suite 2A
Miami Beach, Florida 305.535.0909
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AR0014602 • ID0003984

9926-01
9-3-99

A-5

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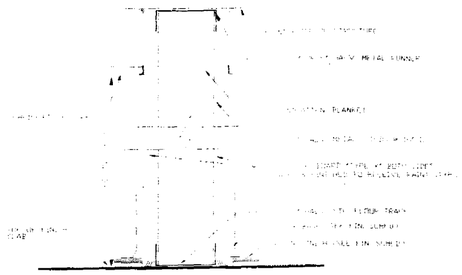

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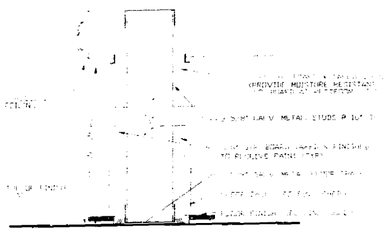

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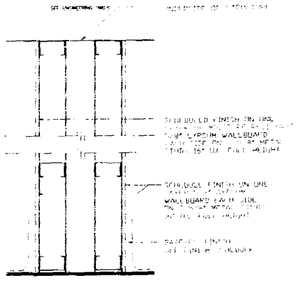
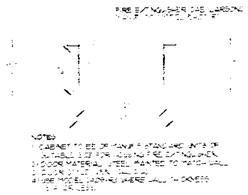
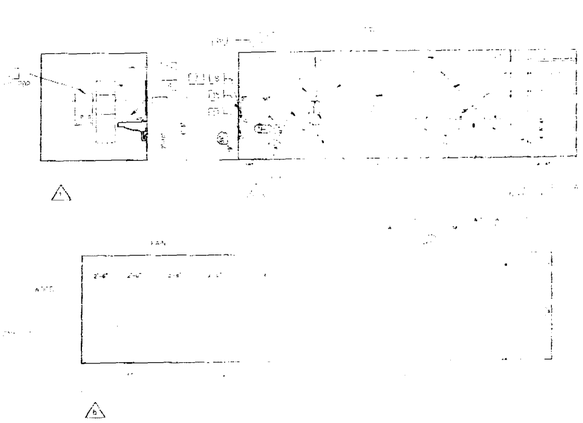


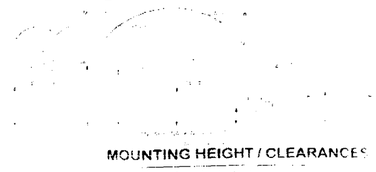
3 / A-5 PARTITION TYPE



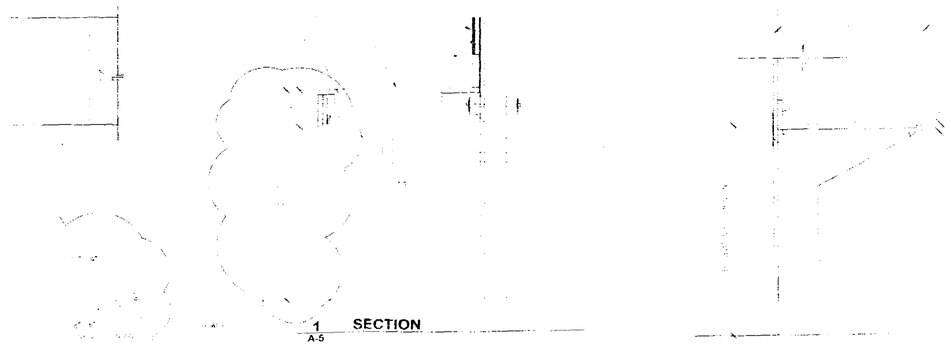
A / A-5 FIRE EXTINGUISHER CABINET



ELEVATIONS



MOUNTING HEIGHT / CLEARANCES



1 / A-5 SECTION

2 / A-5 SECTION

INTERIOR ELEVATIONS LEGEND

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9926-01
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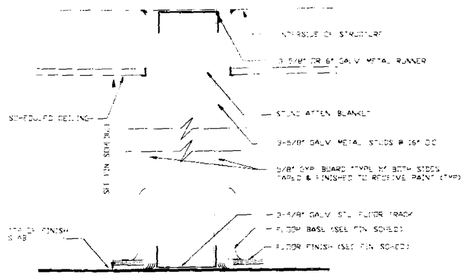

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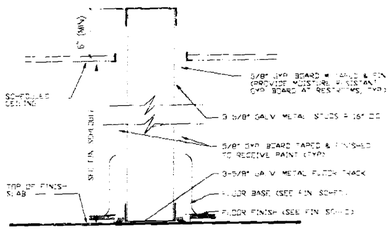

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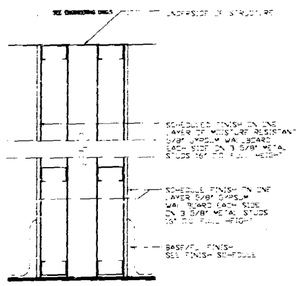

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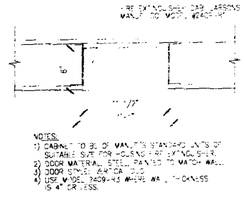

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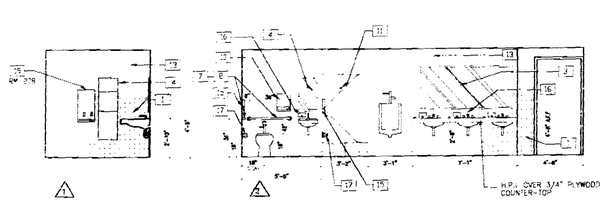

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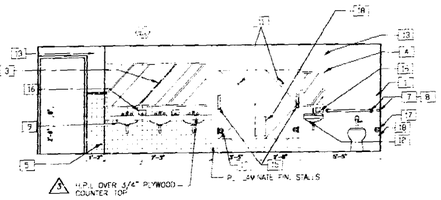

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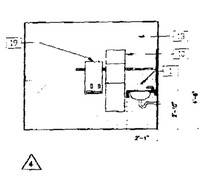

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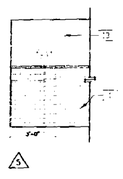

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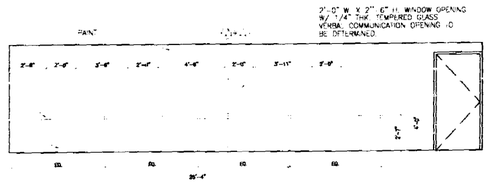

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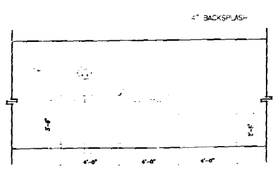

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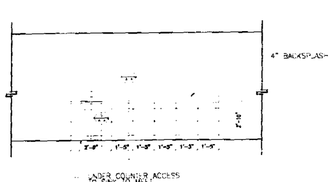

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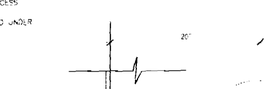

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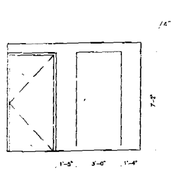

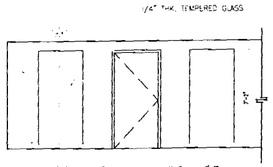

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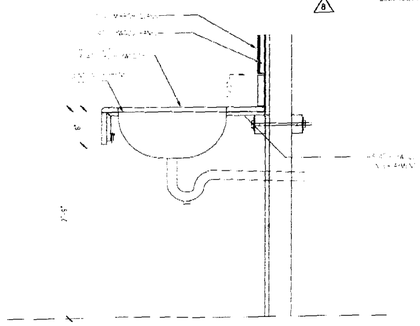
ELEVATIONS

N.T.S



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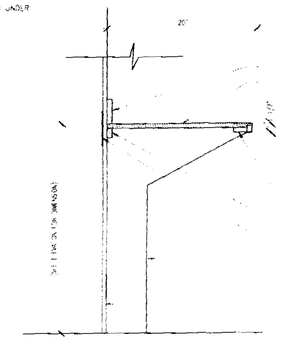

2 A-5 **SECTION**

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4. SUBMITTALS

SHOP DRAWINGS

A. SUBMIT SHOP DRAWINGS SHOWING DETAIL CONSTRUCTION FOR ALL ARCHITECTURAL WOODWORK, MOUNTING DIMENSIONED PLANS, ELEVATIONS, CROSS SECTIONS, AND LARGE SCALE DETAILS OF CONSTRUCTION, TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INDICATE MATERIALS AND WOOD SPECIES

B. ELEVATIONS DRAWN AT SCALE OF MIN. 1/2" = 1'-0"

C. DETAILS DRAWN AT SCALE OF MIN. 1/2" = 1'-0"

D. SUBMIT THREE (3) SAMPLES OF EACH ARCHITECTURAL WOODWORK FINISH INDICATED ON THE DRAWINGS SHOWING RANGE OF COLOR AND PLASTIC LAMINATE AND OTHER FINISH AVAILABILITY ON THE DRAWINGS TO ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.

E. SUBMIT CERTIFICATION OF FIRE RETARDING TREATMENT OF WOOD STATING NAME OF FIRE RETARDING MATERIALS USED, AND COMPLIANCE WITH APPLICABLE SPECIFICATIONS AND CODES FOR LUMBER AND DOOR FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF FIRE RETARDING MATERIAL MFR. SUPPLIED FOR THIS PURPOSE.

5. PROTECTION

PROTECT ALL ARCHITECTURAL WOODWORK ITEMS DURING TRANSIT, DELIVERY, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING AND DETERIORATION. THE WOODWORK CONTRACTOR AND SEVERAL CONTRACTOR SHALL BE JOINTLY RESPONSIBLE TO MAINTAIN THE WOODWORK UNTIL DELIVERED AND ACCEPTED. PAINTING, MF. WORK AND SIMILAR OPERATIONS WHICH WOULD DAMAGE FINISH WORK HAVE BEEN COMPLETED.

6. MFR. THE CONTRACT DOCUMENTS IN HAND, CONTRACTOR AND WOODWORK SUBCONTRACTOR SHALL EXAMINE THE PRODUCT SITE SUPERVISORY IN ADVANCE OF DEMOLITION AND / OR CONSTRUCTION TO ENSURE HIS / HER SATISFACTION AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, RELEVANT CONDITIONS MAY INCLUDE / UNDERLYING FACILITIES, LOCATION AND SIZE OF SERVICE ENTRANCES, AND THE LIKE.

7. WOODWORK CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS AND SHALL NOT PROCEED WITH THE PORTION OF WORK IN QUESTION UNTIL THE DISCREPANCIES ARE RESOLVED TO THE ARCHITECTS SATISFACTION.

8. MATERIALS

A. SOLID LUMBER STOCK

GENERAL

1. COMPLY WITH AW 100, PLAIN SAWN, SAS, AND WORK TO SHARPS INDICATED UNLESS OTHERWISE INDICATED.
2. EXPOSED = TRANSPARENT FINISH GRADE 1

B. PLYWOOD

1. COMPLY WITH AW 200, VENEER CORE.
2. FACE VENEER
   A. SOFTWOOD: DOUGLAS FIR.
3. CUT: PLAIN SLICED, SMOOTH.

C. PARTICLEBOARD

1. COMPLY WITH AW 200, CS236, MAT FORMED.
2. GRADE: M-2 (EXPOSURE 1) M-3
3. FINISH:
   A. PAINT OR VARNISH ALL SURFACES AND EDGES NOT COVERED WITH PLASTIC LAMINATE
   B. AT CUTOUT MADE FOR PARTICLEBOARD COUNTERTOPS, SEAL ALL EDGES TO PREVENT WATER DAMAGE OR SWELLING OF MATERIAL

D. HARDBOARD

1. COMPLY WITH AW 200, GRADE 1, TEMPERED SMOOTH, TWO SIDES FOR BOTH SIDE EXPOSURE, SMOOTH ONE SIDE FOR ONE SIDE EXPOSURE.
2. 1/4 IN. THICK TEMPERED OR JUST AS SUBSTITUTE FOR 1/4 IN. PLYWOOD WHEN SURFACES ARE PAINTED.

E. PLASTIC LAMINATED

1. COUNTERTOPS BACK AND END SPLASHES, CASEWORK EXTERIOR, CASEWORK DRAWER AND DOOR EXTERIOR: NEMA LD-3-1, GP, 0.062 IN. THICK.
2. WALL PANELING, CASEWORK INTERIORS: NEMA LD-3-1, VE, 0.030 IN. THICK
3. BACKER SHEETS - CASE INTERIORS AND SHELF BOTTOMS: NEMA LD-3-1, 0.020 IN. THICK
4. MANUFACTURER: NEVAMAR CORP., WILSON ART CORP., FORMICA CORP.

F. FASTENERS

1. WOOD SCREWS: ANSI B18.6.1, TYPE, SIZE, AND MATERIAL AS REQUIRED FOR CONDITION OF USE.
2. BOLTS AND NUTS: ANSI B18.2.1 AND ASTM A307, TYPE, SIZE, AND MATERIAL AS REQUIRED.

ADHESIVES: MELAMINE, PHENOL-RESIN, OR RESORCINOL-RESIN TO AW STANDARDS AND MANUFACTURER'S RECOMMENDATIONS SUITED FOR PURPOSE.

9. FABRICATION

A. STANDING AND RUNNING TRIM AND RAILS

GENERAL

1. QUALITY STANDARD: AW SECTION 300.
2. ROUT OR GROOVE BACKS OF FLAT TRIM MEMBERS, KERF BACKS OF STRAIGHT WIDE FLAT MEMBERS, EXCEPT FOR MEMBERS WITH ENDS EXPOSED IN FINISHED WORK.
3. ASSEMBLE CASINGS IN ONE PIECE EXCEPT WHERE LIMITATIONS OF ACCESS TO PLACE OF INSTALLATION REQUIRE FIELD ASSEMBLY.

B. ARCHITECTURAL CABINETS - ARMOUR CLAD

1. QUALITY STANDARD: AW SECTION 400 AND DIVISION 400B.
2. LAMINATE CLAD CABINETS
   A. GRADE: CUSTOM.
   B. TOP OF CABINET CONSTRUCTION: FLUSH OVERLAY.
   C. LAMINATE CLADDING: HIGH PRESSURE DECORATIVE LAMINATE COMPLYING WITH NEMA LD-3-1.
   D. COLORS, PATTERNS AND TEXTURES AS SELECTED BY ARCHITECT FROM LAMINATE MANUFACTURER'S STANDARD PRODUCTS.

CABINET HARDWARE AND ACCESSORY MATERIALS

HARDWARE FINISHES

1. COMPLY WITH BHMA STANDARDS FOR FINISHES INDICATED BY BHMA CODE NUMBERS.
2. 626 SATIN CHROMIUM PLATED BRASS OR BRONZE BASE
3. 652 SATIN CHROMIUM PLATED STEEL BASE.
4. 630 SATIN STAINLESS STEEL
5. CONCEALED HARDWARE: PROVIDE MANUFACTURER'S STANDARD FINISH COMPLYING WITH PRODUCT CLASS REQUIREMENTS OF ANSI / BHMA A156.9

HINGES

1. NO. 7 CLOSED SURFACE MOUNTS ADJUSTABLE, SPRING HINGE, STEEL
2. THROUGH SHOP MODEL 2007

DRAWER SLIDES

1. TYPE: EXTENSION, SIDE MOUNT, HEAVY DUTY, SELF CLOSING
2. CAPACITY: 75 LB
3. MANUFACTURER: HARDWARE CO. MODEL 324

ALL FINE SHELF HARDWARE

1. ADJUSTMENT: IN 1/2" INCREMENTS OR LESS, OVERLAPPING WHERE CONTACT MAY BE SEEN, NOT VISIBLE WHEN DOOR OPEN.
2. SHELF SUPPORTS: ANSI / BHMA A156.9, TYPE 1, MODEL 256 USTA
3. SHELF RESTRAINT: ANSI / BHMA A156.9, TYPE 2, MODEL 256 AC
4. BRACKET: AW MODEL 858, NICKEL AS REQUIRED
5. PIN: 5 JUNIOR, BRASS, UNKNOWN MODEL 3540

C. AW WINDOW STANDARD

1. AS IN AW SECTION 900
2. WINDOW AND WINDOW FRAMES: TRANSPARENT FINISH
   A. GRADE: PREMIUM
   B. WOOD SPECIES: AS INDICATED ON DRAWINGS
   C. WOOD SPECIES VARIATIONS: ALLOWED FOR SAPWOOD
   D. TYPE OF TRANSPARENT FINISH: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD WOODWORK FINISHES
   E. CLEAR FINISH: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD WOODWORK FINISHES

E. PANELWORK

FLUSH PANELING - WOOD VENEER: AW 500A, PREMIUM GRADE, VENEER CORE

1. THICKNESS: 3/4 IN.
2. FACE VENEER: 1/32 IN.
3. VENEER MATCHING: ROOM MATCH.
4. PANEL FACE ASSEMBLY: FLUSH.
5. FLITCH SELECTION: PROVIDE SAMPLE FOR APPROVAL.
6. FINISH: OPEN PORE, SATIN LACQUER, MFR. OR AS SELECTED.

F. FASTENERS AND ANCHORS

SCREWS

1. SELECT MATERIAL, TYPE, SIZE, AND FINISH REQUIRED FOR EACH USE.
2. COMPLY WITH FS FF-S-111 FOR APPLICABLE REQUIREMENTS.
3. FOR METAL FRAMING SUPPORTS, PROVIDE SCREWS AS RECOMMENDED BY METAL - FRAMING MANUFACTURER.

NAILS

1. SELECT MATERIAL, TYPE, SIZE, AND FINISH REQUIRED FOR EACH USE.
2. COMPLY WITH FS FF-N-105 FOR APPLICABLE REQUIREMENTS.
3. PROVIDE STAINLESS STEEL FOR ALUMINUM NAILS.

ANCHORS

1. SELECT MATERIAL, TYPE, SIZE, AND FINISH REQUIRED BY EACH SUBSTRATE FOR SECURE ANCHORAGE.
2. PROVIDE NON FERROUS METAL OR HOT-DIP GALVANIZED ANCHORS AND INSERTS FOR EXTERIOR INSTALLATIONS AND ELSEWHERE AS REQUIRED FOR CORROSION RESISTANCE.
3. PROVIDE TOOTHED STEEL OR LEAD EXPANSION BOLT DEVICES FOR DRILLED-IN-PLACE ANCHORS.
4. FURNISH INSERTS AND ANCHORS, AS REQUIRED, TO BE SET INTO CONCRETE OR MASONRY WORK FOR SUBSEQUENT WOODWORK ANCHORAGE.

10. PREPARATION

EXAMINE SUBSTRATES AND ADJOINING CONSTRUCTION, AND CONDITIONS UNDER WHICH WORK WILL BE INSTALLED.

DO NOT PROCEED WITH WORK UNTIL CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK HAVE BEEN CORRECTED.

11. INSTALLATION

A. GENERAL

1. VERIFY DIMENSIONS BEFORE PROCEEDING AND OBTAIN MEASUREMENTS AT SITE FOR WORK REQUIRED TO BE ACCURATELY FITTED TO OTHER CONSTRUCTION.
2. COORDINATE WORK WITH OTHER TRADES AFFECTED BY THIS INSTALLATION.
3. GIVE PARTICULAR ATTENTION TO WORK OF SUPPORTING AND ATTACHMENT ITEMS SO AS NOT TO DELAY PROGRESS.
4. BACK PRIME LUMBER FOR PAINTED FINISH EXPOSED ON EXTERIOR, OR IN MOISTURE OR HUMIDITY LOCATIONS ON INTERIOR, TO REQUIREMENTS OF SECTION 09900, PAINTING.
5. DISCARD MATERIAL WHICH IS UNSOUND, WARPED, BOWED, TWISTED IMPROPERLY TREATED, TOO SMALL TO FABRICATE WORK WITH MINIMUM JOINTS, OR OF DEFECTIVE FABRICATION WITH RESPECT TO SURFACE, SIZE OR PATTERN.
6. SCRIBE AND CUT WORK TO FIT ADJOINING WORK AND REFINISH CUT SURFACES.

B. PANELING

1. ANCHOR SO SUBSTRATE WITH CONCEALED ALUMINUM HANGER CLIPS AND SCREWS OR BACK UP STRIPS, SPLINED - CONNECTION STRIPS, AND SIMILAR TRIM AND FRAMING.
2. DO NOT FACE NAIL.

C. STANDING AND RUNNING TRIM

1. INSTALL WITH MINIMUM JOINTS USING FULL-LENGTH PIECES.
2. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS.
3. COPE AT INSIDE CORNERS AND MITER AT OUTSIDE CORNERS.
4. USE SCARF JOINTS FOR END-TO-END JOINTS.
5. SECURE TO GROUNDS, STRIPPING, AND BLOCKING WITH CONCEALED AND BLIND NAILS USING FINE FINISHING NAILS.

D. CASEWORK

1. FIT ALL WITHOUT DISTORTION FOR PROPER OPENING AND ACCURATE ALIGNMENT OF DOORS AND DRAWERS.
2. ADJUST HARDWARE TO CENTER DOORS AND DRAWERS.
3. ANCHOR TOPS TO BASE UNITS AND OTHER SUPPORT SYSTEMS

12. ADJUSTING AND CLEANING

A. ADJUSTMENTS

1. REPAIR DAMAGED WORK OR REPLACE WITH NEW TO ELIMINATE DEFECTS
2. ADJUST JOINERY FOR UNIFORM APPEARANCE
3. CLEAN, LUBRICATE, AND ADJUST HARDWARE

B. CLEANING

1. CLEAN ALL SURFACES.
2. PROVIDE PROTECTION AND MAINTAIN INSTALLED CONDITION UNTIL SUBSTANTIAL COMPLETION.

13. CABINET HARDWARE AND RELATED ACCESSORIES, WHETHER INDICATED ON DRAWINGS OR NOT SHALL BE INDICATED ON MILL WORK DETAILS.

10. JUST PRIOR TO OWNER ACCEPTANCE, REMOVE PROTECTIVE COVERING, TOUCH UP AS REQUIRED, WIPE CLEAN, ADJUST AND LUBRICATE HARDWARE, CHECK FOR PROPER OPERATION OF ALL ITEMS, AND COORDINATE THIS WITH THE GENERAL CONTRACTOR.

11. WOOD SUBSTRATE SHALL BE 3/4" PLYWOOD WITH VENEER APPLIED FINISH VENEER SHALL BE QUARTERSAWN FOR STILE AND RAIL APPLICATIONS. WHERE VENEER FOR PANEL INSETS SHALL BE HOUR SLICED. TRIM MOULDING SHALL BE APPLIED OVER JOINTS OF VENEER SO THAT MINIMAL JOINTS ARE VISIBLE.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION (07210)

1. GENERAL

   A) WHERE ORIGINAL BUILDING INSULATION IS DISTURBED RESTORE TO ORIGINAL CONDITION

   B) WHERE ORIGINAL BUILDING INSULATION IS DAMAGED REPLACE WITH IDENTICAL MATERIALS

   C) WHERE ORIGINAL BUILDING INSULATION DOES NOT EXIST IN A REQUIRED LOCATION, INSTALL IDENTICAL MATERIALS AND NOTIFY OWNER

JOINT SEALANTS AND CAULKING (07900)

1. GENERAL

   A) PROVIDE SEALANT AND CAULKING MATERIALS AS INDICATED OR REQUIRED.

   B) PROVIDE ONLY MATERIALS WHICH ARE SUITABLE FOR THE INTENDED APPLICATION.

   C) COLOR

      PROVIDE CAULK OR SEALANT TO MATCH COLOR OF ADJACENT SURFACE

DIVISION 8: DOORS AND WINDOWS

STEEL FRAMES (08100)

1. GENERAL

   PROVIDE NEW AND / OR REFINISHED BUILDING STANDARD HM FRAMES IN ALL OPENINGS UNLESS OTHERWISE INDICATED OR DIRECTED

WOOD DOORS (08210)

1. GENERAL

   PROVIDE WOOD DOORS AS INDICATED ON DRAWINGS. SUBMIT THE FOLLOWING IN ACCORDANCE TO DIV. 0 SECTION 06400

   SUBMITTALS (FOR NON-BUILDING STANDARD DOORS)

   1. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA AND SPECIFICATIONS
   2. SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING DOOR LOCATIONS, THICKNESS, SIZES, TYPE, GRADE, FACE VENEERS, FIRE RATING, CORES, OPENINGS, FRAMES, LOUVER OPENINGS, KICK RAILS, UNDERCUTS, FINISHES, NUMBER, AND HANDED LOCATIONS.
   3. SAMPLE FOR TRANSPARENT FINISHED DOORS, SUBMIT PROPERLY IDENTIFIED SAMPLES OF SELECTED VENEERS WITH SPECIFIED FINISHES.

2. PRODUCTS

   BUILDING STANDARD TENANT WOOD DOORS.

   ENTRY DOORS: SOLID CORE "AT CABLE" BUILDING STANDARD MAHOGANY WOOD VENEER DOORS (FULL PARTITION HEIGHT, 3' WIDE) SET IN METAL FRAMES (SEE LISTED) TENANT TO HAVE A MAXIMUM OF TWO (2) ENTRY DOORS. PULL DOORSET WITH 6/8 LPC LEVER HANDLE USX (POLISHED BRASS). HINGES USX (POLISHED BRASS). NORMA 1563 CLOSER (AT FINISH). 1 DOOR STOPS USX (POLISHED BRASS). (POLISHED BRASS).

   INTERIOR DOORS: SOLID CORE MAHOGANY WOOD VENEER DOORS (FULL PARTITION HEIGHT, 3' WIDE) SET IN METAL FRAME. PULL LATCH SET (PROFIT WITH 6/6 LPC LEVER HANDLE USX (POLISHED BRASS). HINGES USX (POLISHED BRASS). 1 DOOR STOPS USX

3. EXECUTION

   INSTALL DOORS PLUMB AND LEVEL.

   CHECK DOOR OPERATION AND REMOVE ANY BINDING SAGGING OR OTHER IMPROPER OPERATION.

   FINISH DOORS AS SPECIFIED OR INDICATED ON DRAWINGS.

SAFETY GLASS DOORS (08385)

1. GENERAL

   A. PROVIDE GLASS DOORS AS INDICATED ON DRAWINGS.

   B. SUBMITTALS (FOR NON-BUILDING STANDARD DOORS).

      1. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA AND SPECIFICATIONS
      2. SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING DOOR LOCATIONS, SIZES, THICKNESS, CUSTOM DETAIL / SURFACE TREATMENT, AND BUMPER AND PULL OR HANDLE LOCATIONS (CUTOUTS) AND HARDWARE (INCLUDING INTEGRATION WITH SECURITY HARDWARE, IE FAIL SAFE, IF APPLICABLE).
      3. SAMPLES: SUBMIT PROPERLY IDENTIFIED SAMPLES OF SURFACE TREATMENT OR OTHER SPECIAL CONDITIONS.

2. PRODUCTS

   A) ENTRY DOORS: 1/2" THICK, CLEAR, FULLY TEMPERED SAFETY GLASS DOOR SIZE PER DOOR SCHEDULE, WITH CONTINUOUS RAIL BOTTOM AND TOP) WITH BOTTOM PIVOT AND BOTTOM PATCH LOCK (-102. CLOSER MAY BE INSTALLED IN EITHER THE FLOOR OR OVERHEAD (PER MANUFACTURER'S RECOMMENDATION). ALL VISIBLE HARDWARE AND RAILS TO BE IN A POLISHED BRASS FINISH

3. LIGHTS AND PROVIDE HOLES AND CUTOUTS TO RECEIVE HARDWARE BEFORE TEMPERING GLASS. DO NOT ALLOW CUTTING, DRILLING, SANDBLASTING, OR ANY OTHER ALTERATIONS TO THE GLASS AFTER TEMPERING

FINISH HARDWARE (08710)

1. GENERAL

   A) PROVIDE ALL FINISH HARDWARE AS INDICATED OR REQUIRED.

   B) BASIC ARCHITECTURAL FINISH HARDWARE LOCKSETS, CLOSERS, ETC. FOR DOORS TO BE PER BUILDING STANDARD UNLESS OTHERWISE NOTED IN DOOR HARDWARE SCHEDULE.

2. INSTALLATION

   A) INSTALL DOOR PULLS AND LEVEL, SECURING ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. COMPLETE INSTALLATION WITH SPECIFIED HARDWARE, AND COORDINATE WITH TENANT SECURITY VENDOR

   B. DOORS TO BE LUBRICATED AND ADJUSTED TO PROVIDE EASY OPERATION

   C) CLEAN ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.

3. SUBMITTALS

   A) PROVIDE COMPLETE SUBMITTAL OF ALL HARDWARE FOR ARCHITECTS REVIEW AND ACCEPTANCE PRIOR TO ORDERING PRODUCT.

GLAZING (08850)

1. PRODUCTS TEMPERED GLASS VISION PANELS AS INDICATED ON ARCHITECTURAL DRAWINGS.

2. SUBMITTALS

   A) SUBMIT FOLLOWING IN ACCORDANCE WITH DIVISION 1 SECTION 01340.

   B) SHOP DRAWING INDICATE COMPONENT DETAILS, MATERIALS, FINISHES, DIMENSIONS, HARDWARE AND FITTINGS, AND METHOD OF ANCHORAGE, PER ARCHITECTURAL DRAWINGS.

   C) SAMPLES: 12 INCH SQUARE OF EACH TYPE AND COLOR OF GLASS SPECIFIED ON PROJECT

DIVISION 9: FINISHES

GYPSUM WALLBOARD SYSTEMS (09250)

1. THE OTHER CONTRACT DOCUMENTS CONTAINMENT THIS REQUIREMENTS OF THIS SECTION.

2. SUBMITTALS

   A) SUBMIT PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTION.

   B) WHERE FIRE RATED PARTITIONS AND CEILINGS ARE INDICATED, SUBMIT MANUFACTURER'S UL DESIGN FOR EACH TYPE OF CONSTRUCTION

3. ENVIRONMENTAL CONDITIONS: PROCEED WITH INSTALLATION OF GYPSUM BOARD MATERIALS ONLY WHEN BUILDING IS WEATHER TIGHT, WARM AND HUMIDITY CONTROLLED AREAS REQUIRING GYPSUM BOARD MATERIALS BE KEPT AT NOT LESS THAN 50 DEGREES F FOR 48 HOURS BEFORE, DURING AND SUBSEQUENT TO INSTALLATION AND PROVIDE ADEQUATE VENTILATION.

4. QUALITY ASSURANCE

   A) COMPLY WITH APPLICABLE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES AND ANSI A97.1-88 AND GTM-88.

   B) COMPLY WITH FIRE-RESISTANCE RATINGS AS REQUIRED BY GOVERNING AUTHORITIES AND TESTS MATERIALS MUST BE LISTED BY UNDERWRITERS LABORATORIES OR TESTED IN ACCORD WITH ASTM E119 OR

   C) THE VARIOUS TYPES OF COMPONENTS OF GYPSUM BOARD SHAFT WALL CONSTRUCTION SHALL BE BY ONE MANUFACTURER

PRODUCTS

1. MANUFACTURERS

   A) GEORGIA PACIFIC (BESTWALL)
   B) NATIONAL GYPSUM COMPANY
   C) UNITED STATES GYPSUM COMPANY
   D) DIETRICH INDUSTRIES.
   E) DALE INDUSTRIES INC
   F) THE CELOTEX CORP.
   G) OR APPROVED EQUAL

2. STEEL FRAMING MEMBERS

   A) METAL STUDS ASTM C645-98, 20 AND 25 GAUGE SCREW TYPE, ROLL-FORMED GALVANIZED STEEL

   B) FLOOR AND CEILING RUNNERS: GALVANIZED STEEL, WIDTH AS REQUIRED TO MATCH STUDS. CEILING RUNNERS SHALL BE LONG LEG TYPE, 1" FLANGE DEPTH MINIMUM. PROVIDE FLOOR RUNNERS OF SAME THICKNESS AND WIDTH AS INDICATED GAUGE OF RUNNERS SHALL BE THE SAME AS THE STUDS.

   C) FURRING: MINIMUM 25 GAUGE GALVANIZED STEEL.

   D) HORIZONTAL STIFFENERS: 16 GAUGE COLD-ROLLED CHANNELS, GALVANIZED, 3/4" WIDE FLANGES.

   E) CHANNEL TIE WIRE: 16 GAUGE GALVANIZED SOFT ANNEALED WIRE.

3. GYPSUM BOARD ACCESSORIES

   A) DOMINION BEADS "DUR-A-BEAD NO. 101" MANUFACTURED BY UNITED STATES GYPSUM, HEAVY DUTY, HOT-DIPPED GALVANIZED STEEL, 1 INCH X 1 INCH, OR APPROVED EQUAL.

   B) CASING BEADS: "NO 200 SERIES" MANUFACTURED BY UNITED STATES GYPSUM, ROLL FORMED ELECTRO GALVANIZED STEEL, OR APPROVED EQUAL

   C) CHANNEL REVEALS, NO DESIGNATION MANUFACTURED BY UNITED STATE GYPSUM, WITH TAPE PROTECTED 1/4 INCH WIDE, 7/16 INCH DEEP OPENING OR APPROVED EQUAL.

4. GYPSUM BOARD, 48 INCHES WIDE, THICKNESS AS INDICATED, LENGTHS AS LONG AS PRACTICABLE TO MINIMIZE JOINTS, IN ACCORDANCE WITH ASTM C36

   85 (1988) AND THE FOLLOWING.

   A) REGULAR GYPSUM BOARD: PAPER FACED SURFACE SUITABLE TO RECEIVE DECORATIVE FINISH WITH ENDS EDGES TAPERED

   B) FIRE-RATED GYPSUM BOARD, SPECIALLY FORMULATED MINERAL CORE AND TREATED PAPER FACE WITH ENDS EDGES TAPERED, TYPE X

   C) WATER-RESISTANT GYPSUM BOARD: MULTI-LAYERED CHEMICALLY TREATED FACE AND BACK PAPER AND ANTIMICROBIAL COMPOSITION CORE IN ACCORDANCE WITH ASTM C630-95 WITH LONG EDGES TAPERED

5. FASTENERS

   A) GYPSUM BOARD SCREWS: NO 6 SELF-DRILLING, CROSS SLOT COUNTERSUNK BUGLE HEAD, ZINC PLATED, NOT LESS THAN 5/8 INCH LONG FOR SINGLE GYPSUM BOARD LAYER APPLIED TO METAL STUDS AND METAL FURRING AND NOT LESS THAN 7/8 INCH LONG FOR DOUBLE LAYER GYPSUM BOARD APPLIED TO METAL STUDS. PROVIDE 1 1/4" SCREWS FOR GYPSUM BOARD APPLIED TO WOOD FURRING OR BLOCKING

   B) RUNNER AND METAL FURRING FASTENERS: ZINC PLATED HARDENED STEEL STUB NAILS

   C) STUD AND JOIST FRAME SCREWS: NO 6 SELF DRILLING CROSS SLOT PAN HEAD, ZINC PLATED 5/8 INCH THICK 2 INCH LONG AS REQUIRED

6. JOINT TREATMENT MATERIALS: TAPE AND JOINT COMPOUND FOR EMBEDDING AND FILLING APPLICATION AND FINISHING IN ACCORDANCE WITH ASTM C475 AS READY MIXED

7. SOUND ATTENUATION BLANKETS: IN ACCORDANCE WITH ASTM C665 TYPE I, CLASS A THICKNESS AS INDICATED "THERMAFIBER BY U.S. GYPSUM COMPANY, TRADE PRODUCTS BY OTHER MANUFACTURERS INCLUDE: MINERAL WOOL BLANKETS BY MATT, BY NATIONAL GYPSUM CO. "FIBERGLASS" BLANKETS BY OWENS-CORNING FIBERGLASS CORP.

8. BLIND ACOUSTICAL SEALER: APPLY TWO COATS BY 2 INCH "FIRECOAT" BY CGC SM BRAND.

9. ACOUSTICAL SEALANT: ACRYLIC EMULSION TYPE LATEX GYPSUM SEALANT OR ACCEPTED EQUIVALENT.

10. FOAM TAPE: SOFT VINYL FOAM TAPE, 1/8 INCH THICK BY WHITE COLOR, 1 INCH WIDE BY 1/2 INCH LONG, "LARSEN'S TUFFSEAL" MANUFACTURED BY W. R. MEADOWS AND SUPPLY COMPANY IN AUSTIN OR EQUIVALENT BY RUSAFIX CORP.

EXECUTION

1. GENERAL: INSTALL GYPSUM BOARD SYSTEMS IN ACCORD WITH MANUFACTURER'S PUBLISHED INSTALLATION DIRECTION AS AS SPECIFIED HEREIN.

2. INSTALLATION OF STEEL FRAMING FOR GYPSUM BOARD PARTITIONS

   A) INSTALLATION IN DOOR AND OTHER OPENINGS AS INDICATED, DO NOT CUT AT JOINTS

   B) INSTALL STEEL FRAMING MEMBERS AS SHOWN ON DRAWINGS, PLUMB, TRUE TO LINE, AND SECURELY WITH PROPER ANCHORS

   C) TERMINATE PARTITIONS AT HEIGHTS INDICATED ON THE DRAWINGS.

      WHERE PARTITIONS TERMINATE AT UNDERSIDE OF STRUCTURAL SLAB.

      2. SECURE CEILING RUNNERS TO CONCRETE STRUCTURE WITH HARDENED STEEL NAILS OR POWER DRIVEN FASTENERS AT 24 INCHES O.C.

      3. WHERE PARTITIONS TERMINATE AT SUSPENDED ACOUSTICAL CEILING, ATTACH CEILING RUNNERS TO SUPPORTING CONSTRUCTION AT MAXIMUM INTERVALS OF 24 INCHES O.C. AND SPLICE WITH 8 INCH LONG SPLICE PLATES. SECURE STUDS TO CEILING RUNNER AND WEB TO FLOOR RUNNER WITH SCREWS OR CRIMPING. ALIGN STUDS WITH PARTITION FRAMING BELOW. DO NOT SECURE STUDS TO CEILING RUNNER. PROVIDE FOR DEFLECTION OF STRUCTURE ABOVE.

Alexander Power 9/16/02

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3) PROVIDE ADDITIONAL STUDS TO SUPPORT INSUL CORNERS & PARTITION INTERSECTIONS AND CORNERS, AND TO SUPPORT OUTSIDE CORNERS, TERMINATIONS OF PARTITIONS AND PARTITIONS OVER DOORS. PROVIDE NOT LESS THAN 3 STUDS AT PARTITION INTERNAL CORNERS AND INTERSECTIONS

4) PROVIDE 20 GAUGE METAL STUDS AT DOOR JAMBS AND AT PARTITIONS SUPPORTING HEAVY LOADS SUCH AS SHELVING, WALL CABINETS, AND PLUMBING FIXTURES. PROVIDE STUDS OF GAUGE INDICATED, AT OTHER LOCATIONS EXCEPT WHERE PARTITIONS EXCEED 10 FEET IN HEIGHT, MINIMUM CASE STUD DEPTH AND GAUGE SHALL BE AS U.S. GYPSUM SYSTEM FLOOR SA-903 TABLE 1 REQUIREMENTS. PROVIDE 20 GAUGE METAL STUDS BEHIND SOUND ENCLOSURE COVERS

5) COORDINATE FRAME OPENING WITH HOLLOW METAL FRAMES. PROVIDE 20 GAUGE METAL STUDS ON EACH SIDE OF DOOR FRAME OPENING EXTENDED TO OVERHEAD STRUCTURE FRAMING ACROSS TOP OF DOOR FRAMES SHALL BE MADE OF STANDARD FLOOR AND CEILING RUNNER WITH FLANGES CUT AND BENT 90 DEGREES AT EACH END. INSTALL SHORT LENGTHS OF STUDS VERTICALLY AT 16 INCH O.C. ABOVE DOOR FRAMES, WITH EACH FLANGE OF EACH STUD SECURED TO TOP AND BOTTOM RUNNERS. DIAGONAL STUD BRACINGS STUD FRAMES OVER OPENINGS OVER 4 FEET WIDE. FIT DIAGONAL STUD BRACES BETWEEN TOP AND BOTTOM RUNNERS AND SECURE EACH FLANGE AT EACH END TO RUNNERS

6) PROVIDE HOLES, CUT OUTS, AND NOTCHES IN FRAMING MEMBERS FOR PROPER INSTALLATION OF ELECTRICAL AND MECHANICAL ITEMS. PROVIDE STUD FRAMING FASTENER PARTITIONS AS REQUIRED FOR SUPPORT OF ELECTRICAL BOXES, TELEPHONE BOXES, SHELVES, AND OTHER ATTACHED OR RECESSED EQUIPMENT. PROVIDE STUD AND CEILING RUNNER REINFORCING OR ADDITIONAL STUDS AS REQUIRED TO PROVIDE STRAIGHT, PLUMB, AND SAFE PARTITIONS. INSTALL WORK MANNERS WHERE STUDS ARE CUT FOR PIPES, CONDUIT, AND OTHER WORK. REINFORCE PARTITIONS AS ACCORD WITH MANUFACTURER'S DIRECTIONS AND DETAILS

7) WHERE CHASE WALLS ARE INDICATED THICKER THAN NORMAL, STUD DEPTH PROVIDE TWO ROWS OF METAL STUDS STUDS TO BE SPACED 16 INCHES O.C. TO PROVIDE CHASE WALL WIDTH DESIRED OR AS REQUIRED TO ACCOMMODATE PIPES AND HOUSING ACCESSORIES INDICATED. BRACE EACH ROW OF STUDS TOGETHER WITH HORIZONTAL METAL STUD SECTIONS SPACED 4 FEET O.C. MAXIMUM, ATTACHED TO EACH VERTICAL STUD FROM METAL STUD FURRED PLASTERED AS REQUIRED TO CONCEAL DUCTS, PIPES, AND CONDUITS IN FINISHED AREAS.

8) MAXIMUM ALLOWABLE PARTITION DEFLECTION: 1/240 WITH A HORIZONTAL LOAD OF 5 POUNDS PER SQ. FT. OF PARTITION SURFACE.

3. INSTALLATION OF STEEL FRAMING FOR FIXED FURRED WALLS

A) INSTALL "J" SHAPED FURRING CHANNELS VERTICALLY ON WALLS AT 16 INCHES O.C. MAXIMUM. INSTALL HORIZONTAL FURRING AT FLOOR, TOP AND ABOVE AND BELOW OPENINGS. SHIM FURRING PLUMB AND IN ALIGNMENT WITH ADJACENT WALLS. AT INSULATED EXTERIOR WALLS EXTEND FURRING UP TO OVERHEAD SLAB. SECURE FURRING WITH HARDENED STUD NAILS AT 16" O.C. ON ALTERNATE FLANGES. COORDINATE FURRING INSTALLATION WITH INSTALLATION OF WALL INSULATION.

B) INSTALL SCREW STUD FURRING CHANNELS VERTICALLY WHERE INDICATED AT 16 INCHES O.C., MAXIMUM, AS SPECIFIED HEREIN ABOVE FOR STEEL STUD FRAMING. PROVIDE FLOOR AND CEILING RUNNERS.

C) WHERE TOP RUNNER IS NOT ATTACHED TO OVERHEAD SLAB, PROVIDE SUITABLE ADJUSTABLE CLIPS TO SECURE TOP RUNNERS TO WALLS AND COLUMNS AT NOT OVER 4 FEET O.C.

4. INSTALLATION OF GYPSUM BOARD.

A) GENERAL: CUT AND FIT GYPSUM BOARD BY SCORING AND BREAKING, OR BY SAWING, WORKING FROM FACE SIDE. SMOOTH CUT EDGES AND ENDS OF GYPSUM BOARD TO ACHIEVE NEAT JOINING WHERE GYPSUM BOARD MEETS PROJECTING SURFACES. SCRIBE AND CUT, REMOVE CRACKED, BROKEN, OR OTHERWISE DAMAGED BOARDS AND REPLACE WITH NEW MATERIALS.

B) WALLS AND COLUMNS: APPLY GYPSUM BOARD WITH LONG DIMENSION PARALLEL TO METAL STUD FRAMING MEMBERS OR METAL FURRING CHANNELS, EXCEPT FOR COLUMN LOGS. LAYOUT GYPSUM BOARD ENDS AND EDGES TO OCCUR OVER STUDS OR CHANNELS. HORIZONTAL AND VERTICAL JOINTS SHALL CONSIST OF MAXIMUM PRACTICAL LENGTH TO MINIMIZE JOINT. JOINTS TO BE NEATLY FITTED AND STAGGERED ON OPPOSITE SIDES OF STUDS. CUT GYPSUM BOARD TO FIT TOP TO PENETRATIONS AND ABUTTING ITEMS. ALLOW 1/4 INCH CLEAR SPACE AT FLOOR TO PREVENT WICKING. REDUCE WICKING GAP TO 1/8 INCH AT FIRE AND SOUND RATED PARTITIONS. EXTEND GYPSUM BOARD UPWARD TO STRUCTURAL OVERHEAD AT PARTITION INSULATED WALLS TO ENTIRE CAVITY. CONFIRM INSULATION BOARD. AT INSULATED WALLS AND STANDARD PARTITIONS, GYPSUM BOARD MAY BE STOPPED 8 INCHES ABOVE LEVEL OF SUSPENDED CEILING. EXCEPT AT FIRE RATED AND SOUND RATED PARTITIONS AND WHERE INDICATED, COVER GYPSUM BOARD END JOINTS AT MASONRY WALLS WITH METAL TRIM STRIP AGAINST A CONTINUOUS HEAD OF CAULKING

C) FIRE RATED CONSTRUCTION: WHERE FIRE RATED CONSTRUCTION IS INDICATED, IT SHALL BE IN ACCORD WITH APPROVED MANUFACTURER'S U.L. OR F.M. FIRE RATED INSTALLATION DIRECTIONS.

D) ACCESSORIES AND TRIM: INSTALL ACCESSORIES AND TRIM AS FOLLOWS:

1. CORNER BREADS: INSTALL SPECIFIED CORNER BEADS FROM FLOOR TO CEILING LINE ON ALL EXTERNAL GYPSUM BOARD SURFACES.

2. CASING BEADS: WHERE GYPSUM BOARD IS INDICATED TO BE ABUTTED AGAINST METAL DOOR FRAMES, NOTCH KEY FRAMES, CASING BEADS WILL NOT BE REQUIRED. INSTALL SPECIFIED CASING BEADS IN ALL OTHER LOCATIONS WHERE GYPSUM BOARD ABUTS ANOTHER MATERIAL AND IS EXPOSED GYPSUM BOARD EDGES

3. CONTROL JOINTS: INSTALL CONTROL JOINTS IN ALL PARTITIONS, CEILINGS, AND SOFFITS, SPACED NOT MORE THAN 30 FEET O.C. LOCATE CONTROL JOINTS IN PARTITIONS AT INTERNAL CORNERS OR AT DOOR FRAME EDGES, EXTENDING FROM TOP OF DOOR FRAME TO TOP OF PARTITION, WHERE NO DOOR OCCURS. ALL CONTROL JOINTS ARE REQUIRED ON BOTH SIDES OF PARTITION. PROVIDE A MATCHING CONTROL JOINT ON GYPSUM BOARD SIDE OF PARTITION WHERE A SPACE HAS A GYPSUM BOARD CEILING AND PARTITION REQUIRES A CONTROL JOINT, EXTEND PARTITION CONTROL JOINT THROUGH CEILING A SIMILAR LOCATION. AFTER REMOVAL OF TAPE ON CONTROL JOINTS, CONTROL JOINTS WITH CAULKING AS ARCHITECT DIRECTS

4. FASTEN ABOVE ACCESSORIES AND TRIM WITH STAPLES OR DRIVING IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS. CUT END JOINTS SQUARE AND ALIGN FOR TIGHT MITER

5. FLANGES OF CORNER BEADS AND CONTROL JOINTS SHALL BE COATED WITH JOINT COMPOUND AS FOR JOINT TREATMENT

6. WHERE SOUND RATED PARTITIONS ARE INDICATED, SOUND AND SEAL BEHIND CONTROL JOINTS AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER

GYPSUM BOARD ATTACHMENT: SHEET FASTENERS NOT LESS THAN 3/8 INCH NOR MORE THAN 7/8 INCH FROM EDGES AND ENDS OF GYPSUM BOARD WHICH HAS NAILS AND OF ADHESIVE HOLD THE GYPSUM BOARD FIRM CONTACT WITH SUPPORTING SURFACE. PROVIDE FROM THE CENTRAL PORTION OF THE GYPSUM BOARD TO THE EDGES AND ENDS OF THE PANEL SURFACES ARE SHOWN BY FASTENER ATTACHMENT. DRIVE SCREWS AS WELL AS ADHESIVE. SPACE FASTENERS NOT MORE THAN 12 INCHES FROM THE FULL PARTITION

A. DRIVE SCREWS WITH A MINIMUM OF 1" PENETRATION INTO METAL STUDS TO PROVIDE SCREW HEAD ADEQUATE TO JUST BE FLUSH GYPSUM BOARD SURFACE WITHOUT BREAKING SURFACE PAPER OR STRIPPING OF FRAMING MEMBER AT THAT POINT.

B. SPACING OF FASTENERS:
- MAXIMUM ACCEPTABLE TO MANUFACTURER MAXIMUM
- MAXIMUM ACCEPTABLE TO MANUFACTURER MAXIMUM
- MAXIMUM ACCEPTABLE TO MANUFACTURER MAXIMUM

5. JOINT AND FASTENER TREATMENT: MIX AND USE JOINT FINISHING MATERIALS IN ACCORD WITH MANUFACTURER'S PUBLISHED DIRECTIONS. ALLOW A MINIMUM DRYING TIME OF 24 HOURS BETWEEN COATS, SAND AS NECESSARY AFTER EACH APPLICATION WITHOUT SCUFFING PAPER SURFACE OF GYPSUM BOARD

C. REINFORCE WALL AND CEILING ANGLES AND INSIDE VERTICAL CORNER ANGLES WITH TAPE FOLDED TO CONFORM TO THE ADJOINING SURFACES AND TO FORM A STRAIGHT, TRUE ANGLE.

D. EMBEDMENT COAT: APPLY A THIN, UNIFORM LAYER OF JOINT COMPOUND (EMBEDDING TYPE) APPROXIMATELY 3 INCHES WIDE OVER THE JOINT TO BE REINFORCED. CENTER TAPE OVER THE JOINT AND SET INTO THE COMPOUND, LEAVING SUFFICIENT COMPOUND UNDER THE TAPE TO PROVIDE PROPER BOND. APPLY A SKIM COAT OF COMPOUND IMMEDIATELY AFTER EMBEDDING TAPE.

E. FILL COAT: AFTER DRYING, APPLY FILL COAT OVER EMBEDDING COAT BY EVENLY SPREADING COMPOUND OVER AND SLIGHTLY BEYOND THE TAPERED EDGE AREA OF THE GYPSUM BOARD, FEATHER AT THE EDGES.

F. TOPPING: COVER FILL COAT WITH TOPPING COMPOUND. SPREAD EVENLY OVER AND SLIGHTLY BEYOND THE EDGE OF THE PRECEDING COAT. FEATHER TO A SMOOTH, UNIFORM FINISH.

G. FASTENER CONCEALMENT: TREAT FASTENER DIMPLES AND HOLES AS SCHEDULED FOR JOINT TREATMENT.

H. CONCEAL FLANGES OF CORNER BEADS, CASING BEADS, TRIM MOLDINGS, AND CONTROL JOINTS BY A MINIMUM OF TWO COATS OF COMPOUND APPLIED IN ACCORD WITH MANUFACTURER'S PUBLISHED DIRECTIONS.

I. JOINTS AT PENETRATIONS, WHERE PIPES, CONDUITS, DUCTS, ELECTRICAL DEVICES AND OTHER ITEMS PENETRATE GYPSUM BOARD, CAULK AS DESCRIBED IN THE SEALANTS SECTION

RESILIENT FLOORING AND BASE (09650)

SUBMITTALS

1. SUBMIT (BOUND) PRODUCT DATA INCLUDING MATERIAL SPECIFICATION, PRINTED INSTALLATION INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS

2. SUBMIT ONE FULL TILE OF EACH TILE SPECIFIED AND ONE 12" LENGTH OF EACH BASE SPECIFIED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

RESILIENT FLOORING:

1. PROVIDE RESILIENT FLOORING OF COLOR & MANUFACTURER AS INDICATED ON FINISH PLAN OR SCHEDULE.

2. ENSURE SUBSTRATE SURFACES ARE SMOOTH AND FLAT WITH A MAXIMUM VARIATION OF 1/8" IN 10 FEET. REMOVE SUBSTRATE RIDGES AND BUMPS. FILL LOW SPOTS, CROSS JOINTS, AND DEFECTS WITH LATEX/CEMENT SUBFLOOR FILLER

3. CONTRACTOR SHALL PROMOTE ALL PREPARATORY WORK TO FLOOR SUBSTRATE TO RECEIVE TILE MANUFACTURER, COLOR, AND SIZE AS SHOWN ON FINISH PLAN OR SCHEDULE.

4. TILES SHALL BE INSTALLED WITH GRINNING PATTERN (IF ANY) IN ONE DIRECTION AS APPROVED BY ARCHITECT USING A WATER-RESISTANT ADHESIVE RECOMMENDED BY THE TILE MANUFACTURER

5. CLEAN, SEAL AND WAX FLOOR SURFACES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR INITIAL INSTALLATION.

RESILIENT BASE:

1. PROVIDE RUBBER RESILIENT BASE WITH MANUFACTURER, HEIGHT AND COLOR AS INDICATED ON FINISH PLAN OR SCHEDULE, WITH PREFORMED INSIDE AND OUTSIDE CORNER UNITS. USE ROLL GOODS ONLY.

2. PROPERLY PREPARE SURFACES FOR INSTALLATION PER MANUFACTURER'S LATEST PRINTED INSTRUCTIONS.

3. PROVIDE STRAIGHT FINISH BASE AT CARPET CONDITIONS AND COVE BASE AT RESILIENT FLOOR CONDITIONS. WHERE COVER BASE IN SPECIFIED, PROVIDE SVIV STANDARD FOR BASE

4. CLEAN ALL BASE PRIOR TO OWNER OCCUPANCY.

CARPETING (09680)

WORK INCLUDES

1. CARPET FOR DIRECT-GLUE INSTALLATION. (SEE FINISH SCHEDULE).

2. EDGE STRIPS WHERE CARPETING TERMINATES AT OTHER FLOORING FINISHES:

A. RUBBER REDUCER, AT CARPET TO MET. SUBMIT FULL RANGE OF COLORS TO ARCHITECT FOR APPROVAL

SUBMITTALS

1. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340

2. SHOP DRAWINGS/SEAMING DIAGRAMS:

A. CLEARLY INDICATE METHOD OF JOINING SEAMS FOR EACH TYPE OF CARPET SPECIFIED, TYPE OF ADHESIVE TO BE USED, METHOD OF INTEGRATING EDGE STRIPS WITH CARPET, AND INSTALLATION PROCEDURES.

B. SEAMING: SUBMIT COMPLETE LAYOUT PLANS INCLUDING LOCATIONS OF SEAMS, DENTIFY RE-USED PORTIONS (IF ANY).

C. INDICATE LOCATION OF ANY PROPOSED DYE LOT VARIABLE

3. SAMPLES:

A. SUBMIT ONE 2 FOOT X 4 FOOT SAMPLE OF EACH CARPET TYPE AND EACH COLOR REQUIRED AND ONE 2 FOOT X 2 FOOT SAMPLE OF EACH TYPE UNDERLAYMENT. PROVIDE EACH SAMPLE WITH THREE SEAMS, ONE DIAGONALLY FROM CORNER TO CORNER, ONE AT MID-POINT FROM SIDE TO SIDE AND ONE AT THIRD POINT FROM TOP TO BOTTOM.

B. SUBMIT A PLOT (UNMARKED) SAMPLE PRIOR TO MANUFACTURING OF EACH TYPE AND / OR COLOR OF CARPET AND FINISHED (BACKED) CARPET SAMPLE PRIOR TO SHIPMENT WITH ENOUGH TIME ALLOWED FOR ANY NECESSARY ADJUSTMENTS. ADDITIONAL 2-FOOT SQUARE SAMPLES MAY BE REQUIRED

C. SUBMIT 12-INCH LONG SAMPLES OF EACH TYPE AND COLOR OR RESILIENT AND METAL EDGE STRIPPING.

4. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL LITERATURE FOR EACH TYPE OF CARPET MATERIAL AND ACCESSORY ITEM REQUIRED

5. CERTIFICATION:

A. SUBMIT MANUFACTURER'S CERTIFICATION STATING THAT EACH TYPE OF CARPET PRODUCT COMPLIES WITH ORDINANCE REQUIREMENTS.

B. LOT MILL REGISTER NUMBERS FOR EACH TYPE OF CARPET FURNISHED.

C. SUBMIT LETTER STATING ACCEPTABILITY OF INSTALLER.

D. DO NOT USE MORE THAN ONE DYE LOT OF EACH TYPE CARPET ON JOB

6. MAINTENANCE DATA: INCLUDE 3 COPIES OF CARPET MANUFACTURER'S DETAILED MAINTENANCE RECOMMENDATIONS FOR THE CARE, CLEANING AND REPAIR OF CARPETS INSTALLED, IN ACCORDANCE WITH SECTION 01700

DELIVERY, STORAGE AND HANDLING

1. PROTECT PRODUCTS FROM DAMAGE

2. DELIVER CARPET AND MATERIALS IN ORIGINAL MILL PROTECTIVE WRAPPING WITH MILL LABELS ATTACHED

3. STORE PRODUCTS IN AREA OF APPLICATION, MAINTAIN ROOM TEMPERATURE AT MINIMUM 65 DEGREES FOR 48 HOURS PRIOR TO INSTALLATION

SITE CONDITIONS

1. DO NOT COMMENCE CARPET INSTALLATION UNTIL PAINTING AND FINISHING WORK IS COMPLETE AND CEILING AND OTHER OVERHEAD WORK HAS BEEN TESTED, APPROVED AND COMPLETED.

2. INSTALL CARPETING AFTER LIGHTING SYSTEM IS OPERATIONAL THROUGHOUT DESIGNATED CARPETED AREAS.

WARRANTY

1. PROVIDE WARRANTY, IN ACCORDANCE WITH SECTION 01700, SIGNED BY THE MANUFACTURER, INSTALLER AND CONTRACTOR TO PROVIDE FOR PROMPTLY MAKING GOOD OR REPLACING AT NO COST, DEFECTIVE MATERIALS OR WORKMANSHIP WITHIN THE FOLLOWING PERIODS:

2. PROVIDE A COPY OF MANUFACTURER'S STANDARD WARRANTY FOR REVIEW PRIOR TO AWARD OF CONTRACT FOR THIS WORK.

MATERIALS

1. BROADLOOM CARPET: PROVIDE CARPET OF COLOR AND MANUFACTURER AS SCHEDULED ON THE DRAWINGS. NO SUBSTITUTIONS.

2. CARPET EDGE GUARD, NON-METALLIC: PROVIDE EXTRUDED OR MOLDED HEAVY-DUTY VINYL OR RUBBER CARPET EDGE GUARD OF SIZE AND PROFILE INDICATED ON DRAWINGS AND WITH MINIMUM 2 INCH WIDE ANCHORAGE FLANGE, COLOR(S) SELECTED BY ARCHITECT FROM STANDARD COLORS AVAILABLE WITHIN THE INDUSTRY.

3. ADHESIVE, WATER-RESISTANT, NON-STAINING, TYPE AS RECOMMENDED BY CARPET AND PAD MANUFACTURER, TO SUIT APPLICATIONS AND TRAFFIC LOAD

4. SEAMING CEMENT FOR DIRECT-GLUE APPLICATIONS: SEAM SEALER AS RECOMMENDED BY CARPET MANUFACTURERS FOR BUTTERING CUT EDGES AT SEAMS TO FORM SECURE SEAMS AND PREVENT PILE LOSS AT SEAMS.

5. MISCELLANEOUS MATERIALS: AS RECOMMENDED BY MANUFACTURERS OF CARPET, PAD AND OTHER CARPETING PRODUCTS, AND SELECTED BY INSTALLER TO MEET APPLICATION AND TRAFFIC LOAD.

PRODUCTION LOTS

1. PROVIDE SUFFICIENT MATERIAL OF EACH TYPE OF CARPET PRODUCT TO PREVENT MINGLING OF MATERIAL FROM DIFFERENT LOTS IN ANY ONE ROOM, SPACE OR FLOOR AREA

EXTRA STOCK

1. PROVIDE SUFFICIENT QUANTITY OF EACH TYPE OF BROADLOOM CARPET TO ENSURE COMPLETE INSTALLATION AND EXTRA STOCK

A. PRODUCE AS EXTRA STOCK AT LEAST 5% PERCENT OVERRUN ON CALCULATED YARDAGE, INCLUDING WASTE AND REMAINDER STOCK.

2. WRAP AND DELIVER TO OWNER ALL UNUSED CARPET GREATER THAT 2 FEET SQUARE AND/OR MORE THAN 12 INCHES WIDE

B. STORE IN PROTECTIVE COVERING AND TAG WITH PROJECT NAME, LOCATION, MILL NUMBER AND PRODUCTION LOT IDENTITY.

EXAMINATION

1. EXAMINE SUBSTRATES AND SITE CONDITIONS

2. EXAMINE AND ENSURE SLAB PREPARATION WORK

PREPARATION

1. CLEAN FLOORS OF REMAINING FOREIGN MATTER. APPLY SEALER IF REQUIRED TO PREVENT DUSTING.

2. TREAT CONCRETE FLOORS AS REQUIRED TO OBTAIN NEUTRALITY RELATIVE TO ADDITIVE AND ALKALINITY.

3. PROTECT OTHER WORK FROM DAMAGE RESULTING FROM CARPET INSTALLATION.

GENERAL CARPET INSTALLATION REQUIREMENTS

1. INSTALL CARPET IN ACCORDANCE WITH CRI-104. LAYOUT CARPET AS DIRECTED BY THE APPROVED SEAMING DIAGRAM.

2. DO NOT INSTALL SEAMS OCCURRING PERPENDICULAR TO OPENINGS CLOSER THAT 12 INCHES TO EDGE (JAMB) OF OPENING.

3. INSTALL SEAMS OCCURRING PARALLEL TO OPENINGS AT THE CENTERLINE OF DOORS AND AT THE CENTERLINE OF THE OPENING (BOTH WAYS) NO DOORS OCCUR.

4. COMPLETE SEAMING AS LAYOUT PROGRESSES AND BEFORE STRETCHING. HAND SEW SEAMS AS REQUIRED.

5. BEFORE CUTTING, COMPLETELY UNROLL CARPET AND INSPECT FOR CONSISTENT COLOR AND PATTERN MATCH BETWEEN EACH ROLL FROM EACH PRODUCTION LOT.

6. MAINTAIN PATTERN ALIGNMENT WHERE SEAMS OCCUR IN PATTERNED CARPET.

7. INSTALL CARPET IN FULL-ROLL WIDTH. WHERE LESSER WIDTHS OCCUR, DO NOT INSTALL STRIPS NARROWER THAN 12 INCHES.

8. MAKE REQUIRED CUTS STRAIGHT AND TRUE. JOIN AND SEAL SEAMS WITH SEAM SEALER, USING METHODS RECOMMENDED BY CARPET MANUFACTURER. INSTALL SEAMS STRAIGHT, WITHOUT OVERLAPS, PEAKS AND GAPS.

9. LAY CARPET ON FLOORS WITH RUN OF PILE AS SHOWN ON SHOP DRAWINGS. DO NOT CHANGE RUN OF PILE IN ANY ONE ROOM OR FROM ONE ROOM TO NEXT.

10. CUT AND FIT CARPET NEATLY AROUND PROJECTIONS THROUGH FLOOR, SNUG TO WALLS AND OTHER VERTICAL SURFACES WHERE NO BASE IS SCHEDULED. FIT CARPETS SNUG, WITHOUT GAPS OR RIDGES WHERE CARPET MEETS OTHER SURFACES.

11. DO NOT PLACE HEAVY OBJECTS SUCH AS FURNITURE ON CARPETED SURFACES FOR MINIMUM 24 HOURS

12. AT PENETRATIONS, CUT AN "X" IN THE CARPET OF SIZE REQUIRED, TO BE CONCEALED BY ESCUTCHEONS OR FLANGES, AND FOLD FLAPS UNDER

DIRECT GLUE INSTALLATION

1. APPLY ADHESIVE AT RATES AND WITH METHODS AND TACK-TIME RECOMMENDED BY CARPET MANUFACTURER

2. LAY CARPET ON PROPERLY CURED ADHESIVE AND ROLL AS REQUIRED TO ACHIEVE FULL BOND BETWEEN ADHESIVE AND BACKING WITHOUT AIR POCKETS AND UNEVEN TENSION

3. DO NOT ADHERE FLAPS TO SLAB AT "X" CUTS

CLEANING AND PROTECTION

1. PREPARE FLOOR IN ACCORDANCE WITH CARPET AND ADHESIVE MANUFACTURERS' RECOMMENDATIONS

2. REMOVE EXCESS ADHESIVE (BALLS, SOLIDIFICATION) AS FLOORS USE SOLVENTS APPROVED BY CARPET MANUFACTURER

3. REPLACE DAMAGED OR DEFECTIVE WORK WHERE REQUIRED. REPLACE ENTIRE CARPET SURFACE IF REQUIRED TO ACHIEVE COLOR OR PATTERN UNIFORMITY

4. VACUUM CARPET AFTER INSTALLATION IS COMPLETE AND AGAIN PRIOR TO DELIVERY OF COMPLETED JOB

5. PROTECT CARPET FROM DAMAGE USE PLYWOOD OR HARDBOARD RUNWAYS TO PROTECT FROM SUBSEQUENT OPERATIONS.

INTERIOR PAINTING (09900)

1. PAINTING APPLICATOR SHALL REVIEW ALL SURFACES NOT INTENDED TO BE PAINTED. REPORT ANY DEFECTS OR CONDITIONS THAT WILL NOT PROVIDE A SATISFACTORY FINISH. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

2. WORK SHALL INCLUDE PAINTING OF EXPOSED SURFACES AND ADJACENT SURFACES WHEN SUCH SURFACES ARE RECOMMENDED BY THE PAINT MANUFACTURER AS HAVING MATERIALS SHALL BE PAINTED ONLY AFTER THE PAINT MANUFACTURER'S TESTS HAVE BEEN PERFORMED AND RESULTS INDICATE THAT THE PAINT WILL NOT BE DAMAGED BY SUBSEQUENT APPLICATION.

3. PAINT SHALL BE APPLIED BY SKILLED TRADESPEOPLE AND SHALL BE FREE OF RUNS, BRUSH MARKS, SAGS, ROLLOVERS AND OTHER DEFECTS ARCHITECT MAY REJECT FOR SUCH DEFECTS.

4. DOORS ADJOINING OTHER MATERIALS OR COLORS SHALL BE SHARP AND CLEAN, WITHOUT OVERLAPPING

5. ARRANGEMENTS SHALL BE MADE FOR PROPER VENTILATION BEFORE PAINTING WORK IS BEGUN.

6. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINT SPOTS, SPLASHES, OR OVERSPRAY. GLASS SHALL BE MASKED ON BOTH SIDES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF MASKING AND CLEANING OF GLAZED AREAS

7. PAINT COLORS COMPLETELY MATCHED AND COVER THE SUBSTRATE. PAINT MANUFACTURER AND COLORS AS INDICATED ON FINISH PLAN/SCHEDULE

8. PROVIDE A SAMPLE, MINIMUM 8" X 10" IN SIZE, OF EACH PAINT TYPE AND FINISH, INCLUDING THROUGHOUTS, AT FULL FINAL ILLUMINATION LEVEL. PROVIDE A FULL HEIGHT SAMPLE AT SITE ON SKIMCOAT FOR ARCHITECT'S REVIEW PRIOR TO THE COMMENCEMENT OF WORK.

9. THE FOLLOWING ENVIRONMENTAL CONDITIONS SHALL BE PROVIDED BEFORE PAINTING WORK IS TO BEGIN.

A. MAINTAIN INTERIOR OF BUILDING SPACE WITH TEMPERATURE OF 60° F MINIMUM AND 85° F MAXIMUM AND A RELATIVE HUMIDITY OF LESS THAN 70% FOR THREE (3) DAYS PRIOR TO START OF PAINTING WORK, DURING THE PAINTING PROCESS AND AFTER PAINTING WORK HAS BEEN APPLIED

B. LIGHTING IN ALL SPACES SHALL BE FULL FINAL ILLUMINATION LEVEL.

CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING WHERE REQUIRED.

10. COLORS AND FINISHES AS INDICATED ON FINISH PLAN OR SCHEDULE

11. ALL DOORS FRAMES TO BE PAINTED TO MATCH COLOR OF ADJACENT WALL FINISH UNLESS OTHERWISE NOTED

12. PROVIDE PAINT SYSTEMS FOR VARIOUS SUBSTRATES AS SCHEDULED ON FINISH PLANS OR SCHEDULE. WORK SHALL BE 3-COAT QUALITY, USING COMPATIBLE PRIMERS ON SURFACES AS RECOMMENDED BY FINISH COAT MANUFACTURERS. WORK SHALL MATCH EXISTING WHERE APPLICABLE

A. FERROUS METAL (DOOR FRAMES):
- 1ST COAT: METAL PRIMER RUST INHIBITIVE
- 2ND COAT: SEMI-GLOSS ALKYD ENAMEL
- 3RD COAT: SEMI-GLOSS ALKYD ENAMEL

B. GYPSUM WALLBOARD:
- 1ST COAT: PVA SEALER (ROLLER APPLIED)
- 2ND COAT: EGGSHELL 100% ACRYLIC ENAMEL
- 3RD COAT: EGGSHELL 100% ACRYLIC ENAMEL

C. ALUMINUM (DOOR FRAMES):
- 1ST COAT: CHROMATE METAL PRIMER
- 2ND COAT: SEMI-GLOSS ALKYD ENAMEL
- 3RD COAT: SEMI-GLOSS ALKYD ENAMEL

FIRE EXTINGUISHERS (10520)

1. PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH LOCAL CODES AND FULLY RECESSED EXTINGUISHERS EVERYWHERE POSSIBLE, AND SEMI-RECESSED OTHERWISE.

2. EXTINGUISHERS TO BE PLACED IN OR NEAR ACCESS WAYS AT A MAXIMUM TRAVEL DISTANCE OF 75' TO A FIRE EXTINGUISHER.

3. EXTINGUISHERS TO BE PLACED AT A RATIO OF 1 EVERY 3000 U.S.F. FURNISH AND INSTALL EXTINGUISHERS AS INDICATED ON DRAWINGS.

4. SUBMITTALS:

A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340

B. PRODUCT DATA: MANUFACTURER'S TECHNICAL DATA AND INSTALLATION INSTRUCTIONS.

C. INSTALLER'S CERTIFICATE: INDICATING DATE AND NAME OF COMPANY PLACING CHARGE IN CANISTERS.

D. EXTINGUISHER CABINETS TO BE PAINTED TO MATCH ADJACENT WALL UNLESS OTHERWISE NOTED

E. AFTER INSTALLATION AND FINISHING IS COMPLETE, APPLY SILK SCREENED INTERNATIONAL FIRE EXTINGUISHER SYMBOL ON CABINET DOOR IN COLOR SELECTED BY ARCHITECT.

DIVISION 15:
MECHANICAL, ELECTRICAL, PLUMBING, FIRE & LIFE SAFETY
REFER TO MEP DOCUMENTS FOR SPECIFICATIONS AND SCHEDULES.

id insight design

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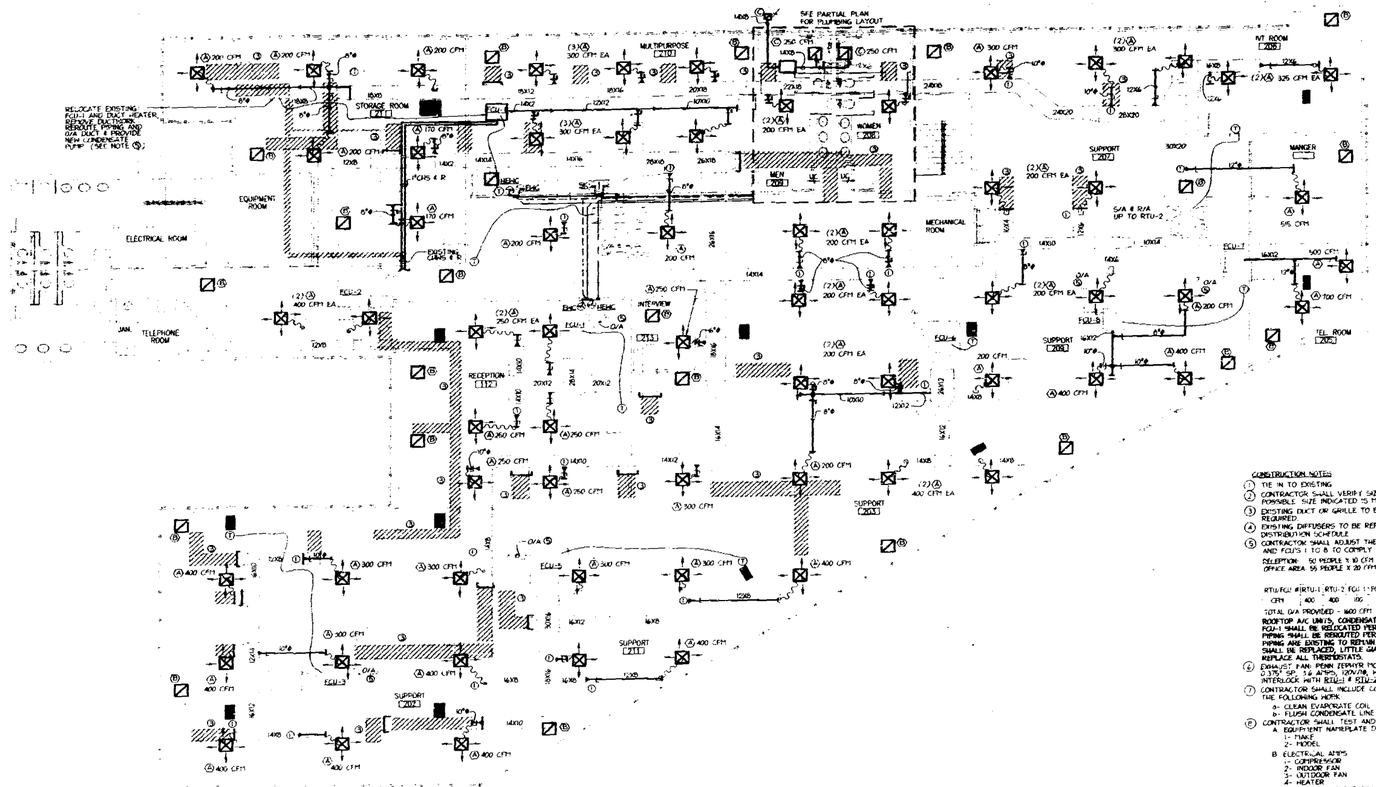
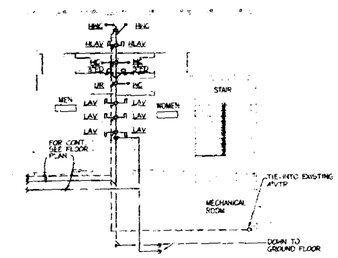


2ND FLOOR – MECHANICAL PLAN
SCALE: 1/8" = 1'-0"



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

DEMOLITION NOTES

1 CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING FIRE PROTECTION PIPE, DUCTWORK AND AIR DISTRIBUTION DEVICES THAT ARE NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING MECHANICAL WORK.

2 ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TYPE SCHEDULE PERMITTED BY THE LANDLORD

CONSTRUCTION NOTES

1. TIE IN TO EXISTING
2. CONTRACTOR SHALL VERIFY SIZE OF EXISTING DUCTWORK AND REUSE IF POSSIBLE. SIZE INDICATED IS MINIMUM REQUIRED.
3. EXISTING DUCT OR GRILLE TO BE REMOVED. CAP OFF DUCTWORK AS REQUIRED
4. EXISTING DIFFUSERS TO BE REPLACED. PROVIDE NEW DIFFUSER PER AIR DISTRIBUTION SCHEDULE
5. CONTRACTOR SHALL ADJUST THE OUTSIDE AIR CFM QUANTITY OF RTU'S 1 & 2, AND FCU'S 1 TO 8 TO COMPLY WITH ASHRAE 62-1989 AS FOLLOWS

DELETION: 50 PEOPLE X 10 CFM PER PERSON = 500 CFM (INTERMITTENT OCCUPANCY)
OFFICE AREA 55 PEOPLE X 20 CFM PER PERSON = 1100 CFM

600 CFM OUTSIDE AIR REQUIRED

RTU/FCU #	RTU-1	RTU-2	FCU-1	FCU-2	FCU-3	FCU-4	FCU-5	FCU-6	FCU-7	FCU-8
CFM	400	400	100	100	100	100	150	100	40	100

TOTAL O/A PROVIDED - 600 CFM

ROOFTOP A/C UNITS, CONDENSATE AND CHILLED WATER PIPING ARE EXISTING. FCU-1 SHALL BE RELOCATED PER PLANS. CHILLED WATER & CONDENSATE DRAIN PIPING SHALL BE REROUTED PER PLAN. FCU'S 2 THRU 8 AND CHILLED WATER PIPING ARE EXISTING TO REMAIN. CONDENSATE PUMPS FOR FCU'S 1 THRU 8 SHALL BE REPLACED, LITTLE GIANT MODEL VCC-PA1/LS, 25 GPH @ 15' OF HEAD. REPLACE ALL THERMOSTATS.

6. EXHAUST FAN: PENN FEPPER MODEL FAN-1(TDA) 500 CFM AT 0.375" SP, 1/6 HP, 120V/1ϕ, WITH SPEED CONTROLLER INTERLOCK WITH RTU-1 & RTU-2
7. CONTRACTOR SHALL INCLUDE COST NECESSARY TO PERFORM THE FOLLOWING WORK
   a- CLEAN EVAPORATE COIL
   b- FLUSH CONDENSATE LINE
8. CONTRACTOR SHALL TEST AND REPORT THE FOLLOWING INFORMATION
   A. EQUIPMENT NAMEPLATE DATA
      1- MAKE
      2- MODEL
   B. ELECTRICAL AMPS
      1- COMPRESSOR
      2- INDOOR FAN
      3- OUTDOOR FAN
      4- HEATER
   C. TEMPERATURES (WB/DB)
      1- AMBIENT
      2- ENTERING
      3- LEAVING
   D. EQUIPMENT PHYSICAL CONDITION
      1- DISCONNECT SWITCH, CONTACTORS
      2- COOLING COIL CONDITION
      3- HEATER
9. PROVIDE RETURN AIR TRANSFER OPENING AS FOLLOWS
   (A) 12X12 - 350 CFM MAX
   (B) 22X10 - 650 CFM MAX
   (C) 22X14 - 1200 CFM MAX
   (D) 22X18 - 1500 CFM MAX
   (E) 44X16 - 2700 CFM MAX
   (F) 44X18 - 2500 CFM MAX
10. INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PREPARED BY KIT CALLAGHAN/ MUNICH ARCHITECTS DATED 11-5-90

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APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING: as noted on drawings
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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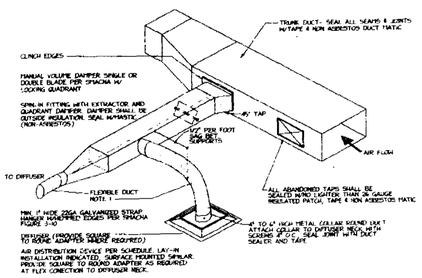
A00097

LEGEND (PLUMBING)

- NEW SANITARY PIPE
- S — EXISTING SANITARY PIPE
- NEW VENT PIPE
- V — EXISTING VENT PIPE
- NEW COLD WATER PIPE
- CW — EXISTING COLD WATER PIPE
- HOT WATER PIPE
- SHUT-OFF VALVE
- AIR CHAMBER
- CO CLEANOUT
- (N) WATER CONSTRUCTION NOTE
- CD CONDENSATE DRAIN PIPING
- ES EXISTING SPRINKLER HEAD
- OE EXISTING SPRINKLER HEAD
- SR RELOCATED SPRINKLER HEAD

LEGEND (HVAC)

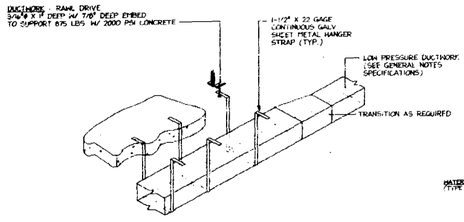
- EXISTING DUCTWORK
- NEW DUCTWORK
- EXISTING DUCTWORK TO BE REMOVED
- FLEXIBLE DUCTWORK
- NEW SUPPLY AIR DIFFUSER
- EXISTING SUPPLY AIR DIFFUSER
- RELOCATED SUPPLY AIR DIFFUSER
- NEW RETURN AIR GRILLE
- EXISTING RETURN AIR GRILLE
- RELOCATED RETURN AIR GRILLE
- NEW LINEAR DIFFUSER / EXISTING LINEAR DIFFUSER
- (N) NUMBER CONSTRUCTION NOTE
- T THERMOSTAT (48" AFF)



TYPICAL DUCT TAP DETAILS

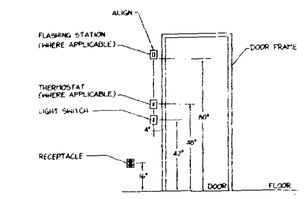
N.T.S.

NOTES:
1. ALL FLEXIBLE DUCT SHALL HAVE AT LEAST ONE 90° ELBOW ELBOW CONNECTING IT TO THE MAIN TRUNK.



DUCT HANGING DETAIL

N.T.S



DEVICE INSTALLATION DETAIL

N.T.S.

HVAC DESIGN REQUIRES	YES	NO
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]		•
[illegible]		•
[illegible]	•	
[illegible]		•

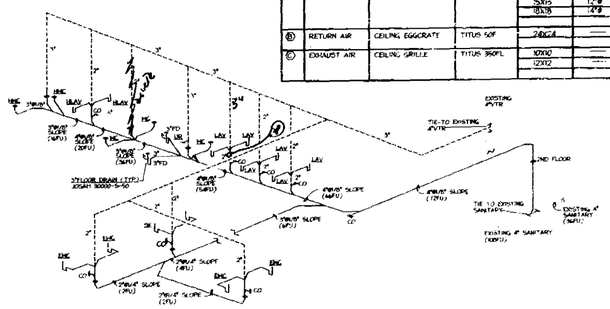
PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	WSFU	C.W.	H.W.	REMARKS	
WC	WATER CLOSET	5*	1"		AMERICAN STANDARD MADERA 2234.016, SLOWRATED, FLOOR MOUNTED, w/ CHURCH #9000, OPEN FRONT SEAT LESS COVER, SLOAN ROYAL 111 FLUSH VALVE (1.6GPF)	
HWC	WATER CLOSET (HANDICAPPED)	5*	1"		AMERICAN STANDARD PRODESIGN 3547.101, ELONGATED TYP FRONT FLOOR MOUNTED, WITH CHURCH #9000, OPEN FRONT SEAT LESS COVER, SLOAN ROYAL 111 FLUSH VALVE (1.6GPF)	
LAV	LAVATORY (COUNTER TYPE)	1-1/2*	1/2"	1/2"	AMERICAN STANDARD ADVANTA 0476.001 DIET SPECIAL, VITREOUS CHINA, 4" CENTERS, WITH CHICAGO 802A-317 FAUCET AND 527A GRID DRAIN	(2)
HLAV	LAVATORY (HANDICAPPED)	1-1/2*	1/2"	1/2"	AMERICAN STANDARD LUCERNE 0356.012, WALL MOUNTED, VITREOUS CHINA 4" CENTERS, CHICAGO 802A-317 FAUCET AND 1014 GRID DRAIN. (OTHER) SERIES EXIC CARRIER	(2)
UR	URINAL	5*	3/4"		AMERICAN STANDARD MANDEROK 6020.001 WITH SLOAN ROYAL 186-1 FLUSH VALVE (1.0 GPF) # JOHN TRIO SERIES CARRIER	
EWC	WATER COOLER (HANDICAPPED)	1-1/2*	1/2"		ELKAY EDFATL-8-C NO LEAD, BARRIER FREE TWO STATION WITH FRONT PUSHBAR, ADA COMPLIANT	
SK	SINK	1-1/2*	1/2"	1/2"	ELKAY LR 2521 STAINLESS STEEL, DOUBLE BOWLS WITH LK 2525 FAUCET AND LK-99 STRAINERS	(2)

NOTES:
1. FIXTURE COLOR SHALL BE WHITE
2. PROVIDE PRE-INSULATED 1" TRAP AND SUPPLIES, MCGUIRE MODEL PH2150

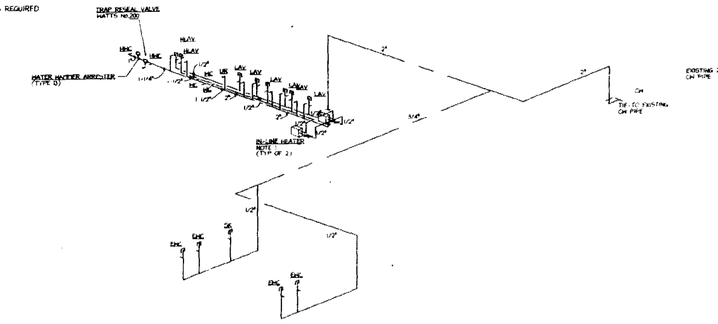
AIR DISTRIBUTION SCHEDULE

SYM	USE	TYPE	MODEL NO	NECK SIZE	NECK SIZE	CFM RANGE
A	SUPPLY AIR	CEILING DIFFUSER	TITUS TDC-AA w/ OBD & 24X24 PANEL	6X6	6"ø	90-120
				8X4	8"ø	121-225
				12X12	10"ø	226-410
				15X15	12"ø	411-650
				18X18	14"ø	651-1000
B	RETURN AIR	CEILING EGGCRATE	TITUS 50F	24X24	----	915 MAX
C	EXHAUST AIR	CEILING GRILLE	TITUS 350FL	10X10	----	250 MAX
				12X12	----	500 MAX



SANITARY ISOMETRIC

NOTES:
1. COORDINATE EXACT LOCATION OF ALL FLOOR PENETRATIONS WITH STRUCTURAL ENGINEER. DRILL PILOT HOLES TO CLEAR STRUCTURAL BEAMS OR AND PSI JOISTS. AVOID ENLARGING OF ANY CONFLICTS
2. PROVIDE CLEANOUT AT THE BASE OF ALL STACKS.
3. ALL PIPING SHALL SLOPE @ 1/8" PER FOOT UNLESS OTHERWISE NOTED



WATER ISOMETRICS

N.T.S.

NOTES:
1. PROVIDE IN LINE-HEATER CHRONOFITE S-30L, 5 GPM, 3KW, 277V/1Ø.

GENERAL NOTES

1. GENERAL
   A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION AND CITY OF MIAMI BEACH ORDINANCES.
   B. REFER TO ALL DRAWINGS FOR COORDINATION OF FIRE PROTECTOR, PLUMBING AND MECHANICAL WORK.
   C. GENERAL CONTRACTOR SHALL ARRANGE & PAY FOR ALL PERMITS, LICENSES INSPECTIONS AND FEES. OBTAIN THE REQUIRED CERTIFICATES AND PAY FOR THEM.
   D. THE CONTRACTS INSTALLATIONS SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. UNDER CONTRACTOR SHALL REPAIR DEFECTS PROMPTLY AND WITHOUT COST TO OWNER.
   E. ALL WORK AFFECTED BY MECHANICAL WORK SHALL BE COORDINATED IN ADVANCE WITH THE BUILDING SUPERVISOR AND SHALL COMPLY WITH CONSTRUCTION REGULATIONS FOR A TIME SCHEDULE, DUST CONTROL, NOISE CONTROL AND SECURITY. EXISTING FACILITIES AFFECTED SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS AND SHALL BE LOCATED DAILY FOR SAFETY AND SECURITY REASONS.
2. SHOP DRAWINGS
   A. SUBMIT TO OWNER'S AGENT, 7 FULL DESCRIPTIVE SHOP DRAWINGS, INCLUDING, BUT NOT LIMITED TO, PIPING, VALVES, PUMPS, AIR DISTRIBUTION, FIRE PROTECTION AND ASSOCIATED ACCESSORIES.
   B. ALL SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING CERTIFICATION STATEMENT SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE SUBCONTRACTOR AND OF THE GENERAL CONTRACTOR:
      I, (NAME) CERTIFY THAT THIS SHOP DRAWING, PRODUCT DATA, AND/OR SAMPLE WAS PREPARED UNDER MY DIRECTION AND REVIEWED BY ME BEFORE BEING SUBMITTED TO THE CONTRACT DOCUMENTS AND PHYSICAL SPACE LIMITATIONS FOR THE PROJECT.
      I, (NAME) CERTIFY THAT ALL PRODUCTS, MATERIALS AND PROCESSES SUBMITTED HEREIN COMPLY WITH THE CONTRACT DOCUMENTS.
3. COORDINATION OF THE WORK
   A. CONTRACTOR SHALL VISIT SITE(S) BEFORE BIDDING & NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATION FROM ORIGINAL DRAWINGS. ALL EXCEPTIONS SHALL BE SUBMITTED IN WRITING TO OWNER PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST TO REMEDY DEFICIENCIES IN SPECIFYING OR EFFECTING ANY EQUIPMENT NECESSARY TO COMPLETE THE INSTALLATION OF ALL SYSTEMS INDICATED IN THE DRAWINGS. ALL UNSPECIFIED EQUIPMENT, FIXTURES, AND/OR ACCESSORIES SHALL BE RETURNED TO LANDLORD'S STOCK.
   B. CONTRACTOR SHALL VERIFY EXACT LOCATION AND SIZE OF EXISTING DUCTWORK, PLUMBING AND FIRE PROTECTION BEFORE STARTING ANY WORK OR FABRICATING ANY NEW DUCTWORK. COORDINATE ALL WORK WITH OTHER TRADES. CONTRACTOR, BY SUBMITTING HIS BID AGREES HE HAS VISITED EXISTING SITE CONDITIONS NOT SPECIFICALLY LISTED.
4. MATERIALS - PLUMBING
   A. SANITARY AND STORM DRAIN, SERVICE & VENTS ABOVE GRADE AND 5'-0" OUTSIDE BUILDING: CAST IRON WITH NO HUB FITTINGS AND JOINTS AND A 300 SERIES STAINLESS STEEL BAND CLAMP OVER SHIELD. (ALTERNATE PROPERTIES ENTERED) NO HUB TYPE SHALL BE BRAND PIPE, TYLER PIPE, CHARLOTTE PIPE, OR EQUAL. USE TYPE 'CMV', WITH PUNCH MARK TO INDICATE SERVICE. USE FOR ALL LAB APPLICATIONS.
   B. DOMESTIC WATER: COPPER TUBING WITH SWEAT WROUGHT COPPER FITTINGS.
   C. CONCEALED SPACES: HEAVY GAUGE AND TYPE 'L' UNDERGROUND: SERVICE ASSEMBLY SHALL BE IN GARDEN FINISH RIGID TUBING WITH ANGLE VALVE. SUPPORT THROUGH WALL AND INSULATED 1/2" ON EXISTING. INSULATE HOT WATER PIPING WITH 3/4" FIBERGLASS INSULATION WITH CANVAS JACKET.
   D. CONDENSATE DRAIN PIPE: COPPER PER TYPE 'M' W/ 1/2" POWER PLASTIC INSULATION.
   E. INSULATE ALL EXISTING HORIZONTAL RAIN WATER LEADERS WITH 1/2" POWERFLEX PLASTIC INSULATION.
5. MATERIALS - FIRE PROTECTION PIPING
   A. PIPING: 2" AND LARGER BLACK STEEL, SCHEDULE 10
   B. SPRINKLER HEADS (OPTIONAL) > CONCEALED TYPE, U.L. LISTED "STAMP" MODEL
   C. ESCUTCHEON PLATES: CHROME PLATED, SPLIT PLATE SMALL BE (WHT).
   D. ALL MATERIAL EXCEPT AS NOTED SHALL BE NEW AND BEAR U.L. UNDERWRITERS LABORATORIES LABEL.
6. MATERIALS - HVAC
   A. RETURN DUCTS: 1-1/2" THICK FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "RIGID GLASS FIBER DUCT MANUAL" FABRICATE DUCTWORK TO SMACNA 2" W.G. CONSTRUCTION STANDARDS. INSTALL WITH MANUFACTURER'S APPROVED HEAT SEALING TAPE OR CLOSURE TAPE AND FIRE RESISTING TAPE.
   B. SUPPLY AIR DUCTWORK: GALVANIZED SHEET METAL DUCT NO LIGHTER THAN 26 GAUGE, AS PER LATEST EDITION SMACNA "LOW PRESSURE DUCT CONSTRUCTION STANDARDS" FOR 1" W.G. PRESSURE CLASS, WITH 1-1/2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION INSULATE ALL NEW AND EXISTING DUCTWORK.
   C. EXHAUST & OUTSIDE AIR DUCTWORK: GALVANIZED SHEET METAL DUCT NO LIGHTER THAN 26 GAUGE, AS PER LATEST EDITION SMACNA "LOW PRESSURE DUCT CONSTRUCTION STANDARDS." INSTALL TOP AND PERIMETER (LAND) INSULATE ALL WITH 1-1/2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION OUTSIDE AIR DUCTWORK WITH 1-1/2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION.
   D. INSULATED METAL FLEXIBLE DUCTWORK SHALL MEET THE REQUIREMENTS OF NFPA 90A AND SHALL BE FLEXMASTER TYPE 1 OR EQUAL. INSULATION SHALL BE 1" FIBERGLASS AND SHALL BE INSTALLED BY THE DUCT MANUFACTURER OR FLEXIBLE DUCT SHALL BE INSULATED WITH 1" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER AND SHALL NOT EXCEED 5 FEET IN LENGTH, NON-COMPRESSED INSTALLED Y-200 2-98, 26 GAUGE INNER LINER.
   E. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
   F. PROVIDE BALANCED AIR FLOW WITH BALANCING DAMPER AT ALL DUCT BRANCHES AND TURNING VANES AT ALL ELBOWS.
   G. UNLESS NOTED OTHERWISE, COPPER TYPE L W/ SWEAT WROUGHT FITTINGS AND 1" THICK FIBERGLASS INSULATION.
7. EQUIPMENT - PLUMBING
   A. PLUMBING FIXTURES AS SPECIFIED OR DRAWINGS, SUPPLIED WITH ALL DRAINS, TRAPS, SUPPLIES AND ACCESSORIES REQUIRED FOR AN OPERATIONAL INSTALLATION
   B. GATE VALVES: BRONZE BODY, SWEAT OR SCREWED ENDS
   C. TRAP PRIMER VALVES: WATTS NO. B6750 SERIES
8. EQUIPMENT - HVAC
   A. THERMOSTATS SHALL HAVE A HEATING MODE MAXIMUM SETTING OF 75 DEGREES F. AND SHALL BE ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND COOLING IN ANY ZONE. THERMOSTATS SHALL HAVE THE ON-OFF AND "HEAT-OFF-COOL" SELECTOR SWITCH. PROVIDE THERMOSTAT LOCKING COVER AND INSTALL 4' ABOVE FINISHED FLOOR.
   B. AIR DISTRIBUTION REGISTERS AND GRILLES: SHALL BE OF ALUMINUM CONSTRUCTION, AS MANUFACTURED BY TITUS, PRICE OR EQUAL AS SCHEDULED.
   C. AUTOMATIC CONTROLS: TEMPERATURE CONTROLS AS SPECIFIED ON DRAWINGS.
9. PIPING INSTALLATION - PLUMBING AND HYDROTHERAPY - PLUMBING
   A. GENERAL: SANITARY, STORM AND CONDENSATE DRAIN PIPE SHALL SLOPE AT 1/8" PER FOOT MINIMUM, UNLESS NOTED OTHERWISE.
   B. PROVIDE ALL REQUIRED FLASHING FOR PIPES.
   C. ISOLATE ALL COPPER PIPING FROM CONCRETE AND OTHER METAL WITH ISOLATING FELT.
   D. ALL SANITARY AND WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT.
   E. DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORINE AND AS PER AWWA STANDARDS.
   D. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF ALL STACKS, AT 90 DEGREE TURNS AND EVERY 75' IN UNDERGROUND SANITARY AND STORM DRAIN PIPING.
10. METHODS OF CONSTRUCTION AND WORKMANSHIP - HVAC
    A. CONTRACTOR SHALL BALANCE ENTIRE SYSTEM TO PROVIDE AIR QUANTITIES AND CAPACITIES AS INDICATED OR DRAWINGS.
11. METHODS OF CONSTRUCTION AND WORKMANSHIP - FIRE PROTECTION
    A. SPRINKLER HEADS IN DRYWALL CEILINGS SHALL BE ALIGNED WITH LIGHT FIXTURES.
    B. ALL HEADS SHALL BE INSTALLED WITH (N) 2 ESCUTCHEONS FOR FUTURE RELOCATION.
    C. ALL HANGERS SHALL BE INSTALLED AS PER N.F.P.A. 13.
    D. ALL PIPE SHALL BE KEWE WITH 3/8" ALL THREAD ROD.
    E. SYSTEM HAS BEEN DESIGNED AS PER N.F.P.A. 13 LIGHT HAZARD OCCUPANCY SECTION 3-1.2.1.
    F. ALL HEADS SHALL BE INSTALLED CENTER IN TILE IN BOTH DIRECTIONS.
12. PROVIDE AND FIRE PROTECTION SPRINKLER COVERAGE AS PER BUILDING CONTRACT SPECIFICATIONS & DRAWINGS. SUBMIT LAYOUT TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
13. DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE SPRINKLER HEADS FOR COORDINATION OF THE MECHANICAL AND ELECTRICAL WORK, BUT DOES NOT INCLUDE DESIGN OF THE FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PREPARE AND SUBMIT SIGNED & SEALED FIRE SPRINKLER DRAWINGS FOR PERMIT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH ASBESTOS ABATEMENT.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: as noted as corrected above
ELECTRICAL: _____
MECHANICAL: 12-16-99
FIRE PROTECTION: _____
CERTIFICATE OF OCCUPANCY: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

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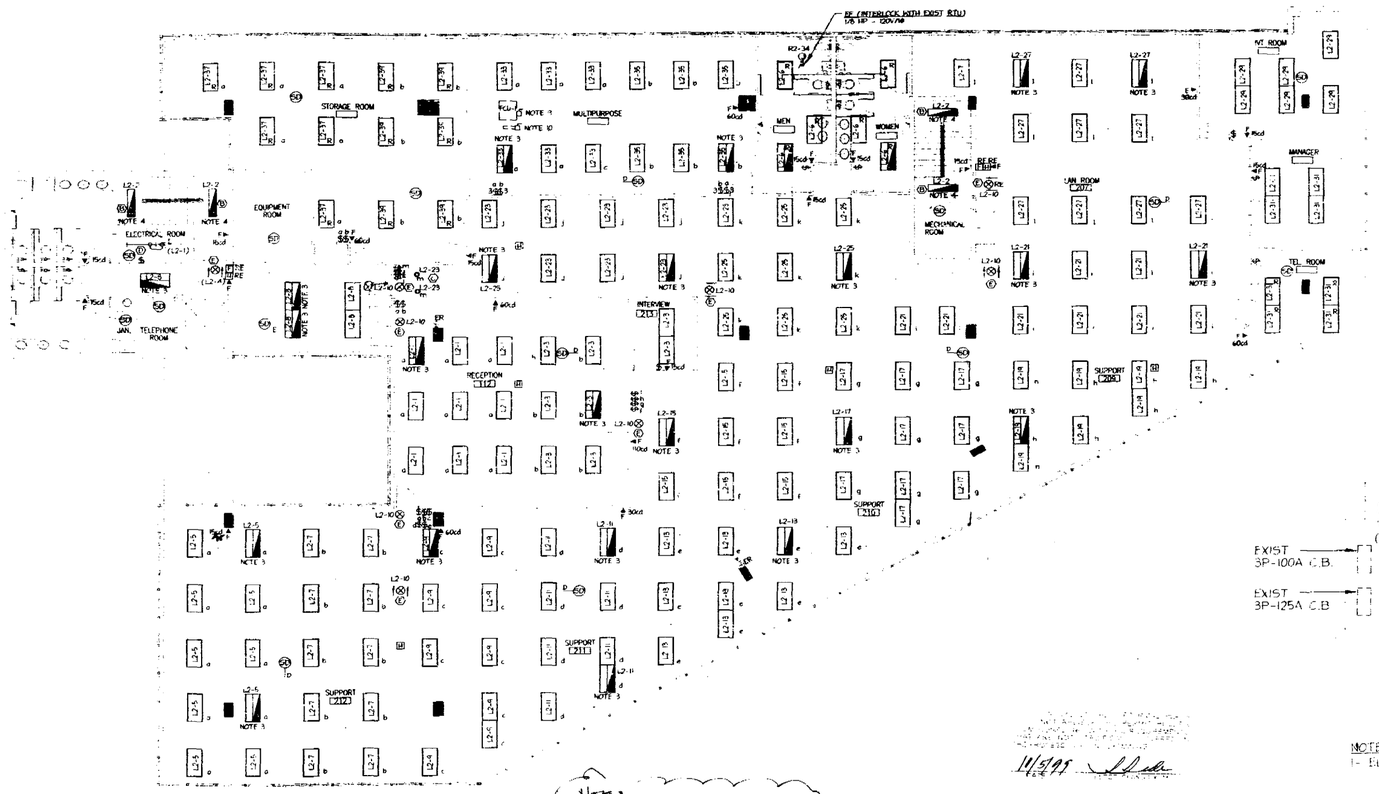
A00094

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING RECEPTACLES, LIGHT FIXTURES, SWITCHES, SPACE DETECTORS, FIRE ALARM DEVICES, PLUMBING STATIONS, JUNCTION BOXES, CONDUIT AND WIRING THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING ELECTRICAL WORK.
2. CONTRACTOR SHALL RELOCATE OR AS-BUILT DRAWINGS ANY BUILDING WORK THAT WILL REMAIN IN THE TENANT IMPROVEMENT WORK, SPECIFICALLY JUNCTION BOXES FOR FIRE ALARM OR OTHER CONTROL WORK.
3. CONTRACTOR SHALL INVESTIGATE AND NOTIFY OWNER'S OF ANY EXISTING JUNCTION BOXES THAT MAY OCCUR OVER ANY RATED TYPE CEILING AS NOTED ON THE DEMOLITION WORK IS COMPLETED
4. CONTRACTOR SHALL RELOCATE ALARM PANELS OR RELOCATE JUNCTION BOXES WORK WHERE CEILING AS REQUIRED.
5. ALL DEMOLITION WORK SHALL BE COORDINATED DURING THE FIRE ALARM SHUTDOWN PERFORMED BY THE BUILDING.

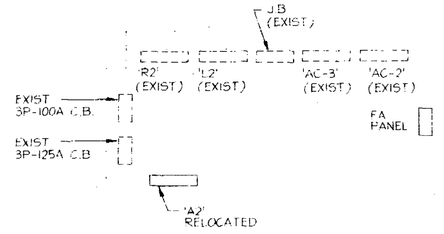


2ND FLOOR – LIGHTING & FIRE ALARM PLAN

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

NOTES

1- REFER TO ARCHITECTURAL DRAWING FOR EXACT LOCATION OF LIGHT FIXTURES
2- ALL LIGHT FIXTURES SHALL BE TYPE 'A1' UNLESS OTHERWISE NOTED
3- PROVIDE 2 LAMP BATTERY BACK-UP BODINE B90
4- PROVIDE 1 LAMP BATTERY BACK-UP BODINE B90
5- RELOCATE EXISTING 2'X 4' PARABOLIC LIGHT FIXTURES INDICATED WITH 'R'
6- INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PREPARED BY MARVIN F.J. VAUGHN & J. NOMICH ARCHITECTS, DATED 11-5-90
7- CONTRACTOR SHALL VERIFY AND UPDATE PANELBOARD DIRECTORIES
8- NUMBER IN PARENTHESIS IS ASSIGNED CIRCUIT
9- RECONNECT RELOCATED FCU-1 TO EXISTING ELECTRICAL CONNECTION
10- RECONNECT RELOCATED DUCT HEATER TO EXISTING ELECTRICAL CONNECTION



ELECTRICAL ROOM

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

NOTES

1- ELECTRICAL ROOM IS IN COMPLIANCE WITH NEC ART. 110-16.

11/3/99

Note: ALL 15cd's ARE 15 cd's FOR SIDES & 75cd TO THE FRONT (TYP.)

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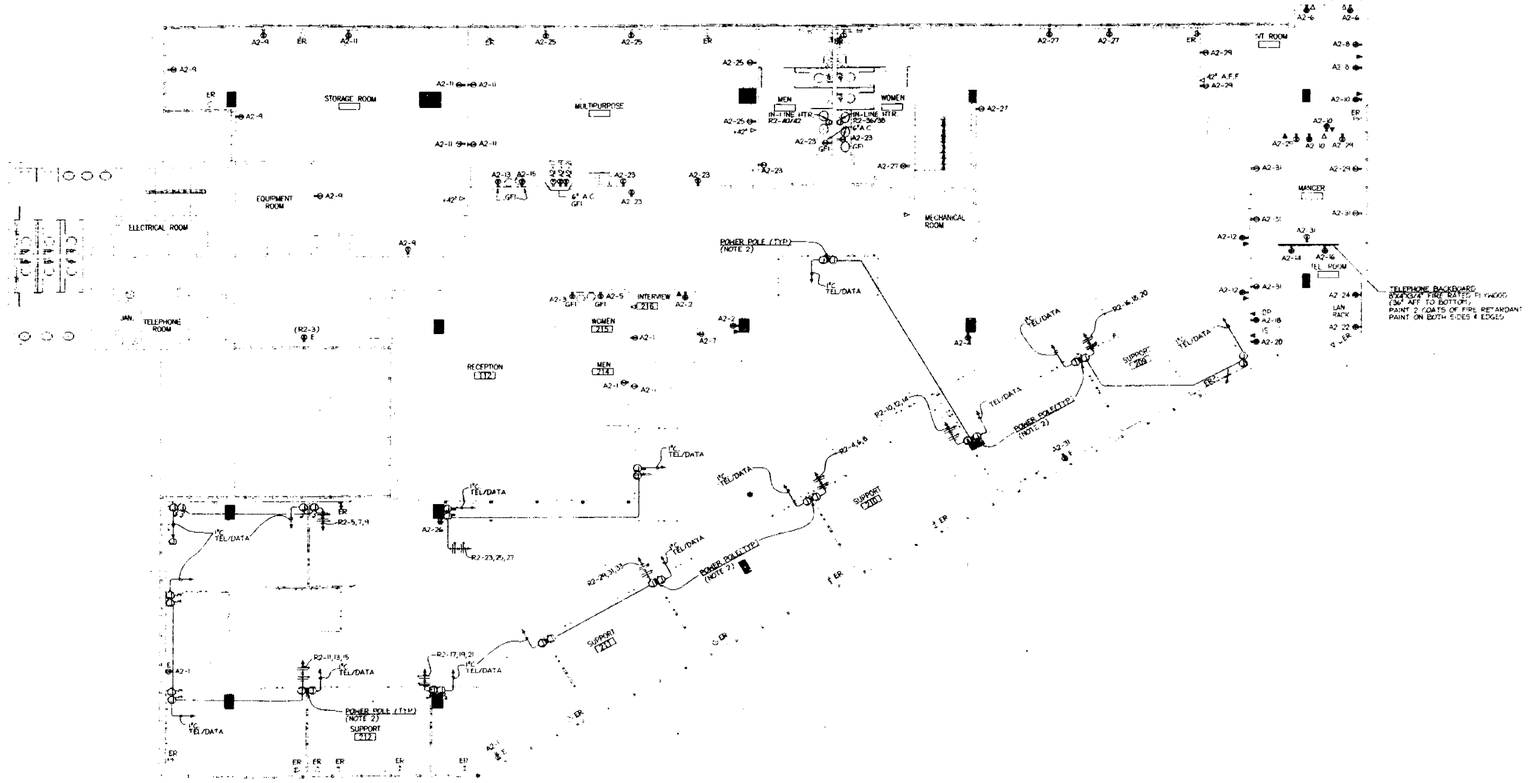

2ND FLOOR - POWER & COMMUNICATION PLAN

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

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WIRING DEVICES.
2. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF FURNITURE POWER POLES WITH THE TENANT AND FURNITURE MANUFACTURER/SUPPLIER/CONTRACTOR.
3. ALL RECEPTACLES SHALL BE IDENTIFIED WITH ALPHA/NUMERIC MARKING ON COVERPLATES INDICATING PANEL AND CIRCUIT NUMBER.
4. INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PREPARED BY M.T. VAUGHN-R.J. MUNSCH ARCHITECTS, DATED 11-5-90
5. CONTRACTOR SHALL VERIFY AND UPDATE DIRECTORIES.
6. NUMBER IN PARENTHESIS IS ASSIGNED CIRCUIT.

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

BUILDING
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PLUMBING
ELECTRICAL
MECHANICAL
FIRE SUPPRESSION
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
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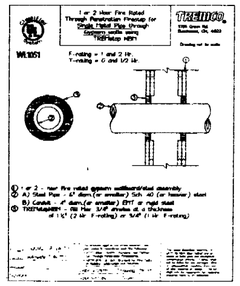
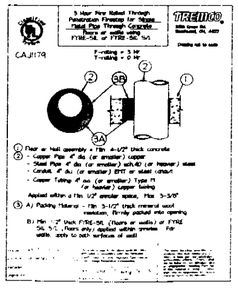
SYMBOL LEGEND

- LIGHTING OUTLET, SHADING INDICATES EMERGENCY OPERATION.
- EXIT FIXTURE
- SINGLE POLE SWITCH/DOUBLE POLE SWITCH (42" A.F.F.)
- THREE WAY SWITCH (42" A.F.F.)
- DIMMER SWITCH (+42" A.F.F.) LUTRON NOVA SERIES -1000 WATT (1000 WT) OR LARGER FOR CONNECTED LOAD.
- SINGLE POLE SWITCH W/ ½ MIN. TIMER (42" A.F.F.)
- DUPLEX RECEPTACLE-20A- 125V, GROUNDING TYPE (16" A.F.F.)
- DUPLEX RECEPTACLE-20A- 125V, GROUNDING TYPE (42" A.F.F. OR HORIZONTALLY MOUNTED 6" ABOVE COUNTER)
- FOURPLEX RECEPTACLE -20A- 125V GROUNDING TYPE (16"A.F.F.)
- ISOLATED GROUND DUPLEX RECEPTACLE-20A-125V (16"A.F.F.)
- DEDICATED OUTLET
- J BOX FOR FURNITURE FEED - WALL MOUNTED (3) CKT. 7 WIRE POWER ENTRY POINT TO FURNITURE SYSTEM. TENANT TO PROVIDE WHIP TO SYSTEMS G.C. TO MAKE FINAL CONNECTIONS
- POWER POLE
- TELEPHONE OUTLET (+16"A.F.F.), 3/4"C TO CEILING SPACE WITH PLASTIC BUSHING
- DATA OUTLET (+16"AFF) 3/4"C. TO CEILING SPACE WITH PLASTIC BUSHING
- JUNCTION BOX - 4"x4"x1 1/2" MIN. W/ COVER PLATE
- FLEXIBLE CONDUIT, USE LIQUID TIGHT WHERE EXPOSED
- —T— TELEPHONE CONDUIT
- FA FIRE ALARM HORN
- FF FIRE ALARM FLASHING STATION, ADA APPROVED
- S-2 FIRE ALARM SMOKE DETECTOR - DUCT TYPE
- AFF ABOVE FINISHED FLOOR-TO CENTERLINE OF OUTLET -
- E EXISTING TO REMAIN
- R RELOCATED
- ER EXISTING TO BE REMOVED.
- GFI GROUND FAULT INTERRUPTER.
- A/C ABOVE COUNTER
- RE REPLACE EXISTING

NOTES:
1- NOT ALL SYMBOLS ARE NECESSARILY USED





PANEL R2 (EXISTING)

A/C 10K A/C | TYPE 3000 BOOM | MOUNTING SURFACE | MAINS 100A MAIN BREAKER | BUS RATING 225A | VOLTAGE 120/208V 3Ø 4W

CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	720	ACTIVE - (CORE SECRET)	2	1	20	720	ACTIVE (BLISS TBE?)
3	1	20	720	ACTIVE - (CORE SECRET)	4	1	20	720	A - MODULAR FURNITURE
5	1	20	720	A - MODULAR FURNITURE	6	1	20	720	A - MODULAR FURNITURE
7	1	20	720	A - MODULAR FURNITURE	8	1	20	720	A - MODULAR FURNITURE
9	1	20	720	A - MODULAR FURNITURE	10	1	20	720	A - MODULAR FURNITURE
11	1	20	720	A - MODULAR FURNITURE	12	1	20	720	A - MODULAR FURNITURE
13	1	20	720	A - MODULAR FURNITURE	14	1	20	720	A - MODULAR FURNITURE
15	1	20	720	A - MODULAR FURNITURE	16	1	20	720	A - MODULAR FURNITURE
17	1	20	720	A - MODULAR FURNITURE	18	1	20	720	A - MODULAR FURNITURE
19	1	20	720	A - MODULAR FURNITURE	20	1	20	720	A - MODULAR FURNITURE
21	1	20	720	A - MODULAR FURNITURE	22	1	20	720	A - MODULAR FURNITURE
23	1	20	720	A - MODULAR FURNITURE	24	1	20	720	A - MODULAR FURNITURE
25	1	20	720	A - MODULAR FURNITURE	26	1	20	720	A - MODULAR FURNITURE
27	1	20	720	A - MODULAR FURNITURE	28	1	20	720	A - MODULAR FURNITURE
29	1	20	720	A - MODULAR FURNITURE	30	1	20	720	A - MODULAR FURNITURE
31	1	20	720	A - MODULAR FURNITURE	32	1	20	720	A - MODULAR FURNITURE
33	1	20	1000	ACTIVE	34	1	20	1000	SPARE
35	1	20	1000	ACTIVE	36	1	20	1000	SPARE
37	1	60	10000	ACTIVE	38	1	20	1000	SPARE
39					40	1	20	1000	SPARE
41					42	1	20	1000	SPARE

TOTAL 21660 | TOTAL 15520

TOTAL CONNECTED LOAD 40.9 KVA = 114 AMPS | CAPACITY PROVIDED 150 AMPS

NOTES
1- ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
20 AMP BREAKER = #12 UP TO 100' ONE WAY, #10 UP TO 200'
30 AMP BREAKER = #10 UP TO 100' ONE WAY, #8 UP TO 200'
40 AMP BREAKER = #8 UP TO 100' ONE WAY, #6 UP TO 200'
2- ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.

DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13 - SEE CALCULATIONS

PANEL A2 (EXISTING)

A/C 10K A/C | TYPE 3000 BOOM | MOUNTING SURFACE | MAINS MLO | BUS RATING 225A | VOLTAGE 120/208V 3Ø 4W

CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	720	RECEPT - MICROWAVE/OVEN	2	1	20	720	RECEPT - FAX
3	1	20	720	RECEPT - FAX	4	1	20	720	RECEPT - PRINTER
5	1	20	720	RECEPT - COPIER	6	1	20	720	RECEPT - MISC
7	1	20	720	RECEPT - COPIER	8	1	20	720	RECEPT - MISC
9	1	20	720	RECEPT - MULTI PURPOSE	10	1	20	720	RECEPT - MISC
11	1	20	720	RECEPT - MULTI PURPOSE	12	1	20	720	RECEPT - POPMX
13	1	20	720	RECEPT - MULTI PURPOSE	14	1	20	720	RECEPT - POPMX
15	1	20	720	RECEPT - MULTI PURPOSE	16	1	20	720	RECEPT - POPMX
17	1	20	720	RECEPT - FAX	18	1	20	720	RECEPT - TEL BOOTH
19	1	20	720	RECEPT - FAX	20	1	20	720	RECEPT - TEL BOOTH
21	1	20	720	RECEPT - APPLIANCE	22	1	20	720	RECEPT - PHONE SERVER
23	1	20	720	RECEPT - APPLIANCE	24	1	20	720	RECEPT - PHONE SERVER
25	1	20	720	RECEPT - APPLIANCE	26	1	20	720	RECEPT - COPIER
27	1	20	720	RECEPT - MULTI PURPOSE	28	1	20	720	RECEPT - COPIER
29	1	20	720	RECEPT - MULTI PURPOSE	30	1	20	720	RECEPT - PRINTER
31	1	20	720	RECEPT - MULTI PURPOSE	32	1	20	720	RECEPT - PRINTER
33	1	20	720	RECEPT - MULTI PURPOSE	34	1	20	720	RECEPT - PRINTER
35	1	20	720	RECEPT - MULTI PURPOSE	36	1	20	720	RECEPT - PRINTER
37	1	20	720	RECEPT - MULTI PURPOSE	38	1	20	720	RECEPT - PRINTER
39	1	20	720	RECEPT - MULTI PURPOSE	40	1	20	720	RECEPT - PRINTER
41	1	20	720	RECEPT - MULTI PURPOSE	42	1	20	720	RECEPT - PRINTER
43	1	20	720	RECEPT - MULTI PURPOSE	44	1	20	720	RECEPT - PRINTER
45	1	20	720	RECEPT - MULTI PURPOSE	46	1	20	720	RECEPT - PRINTER
47	1	20	720	RECEPT - MULTI PURPOSE	48	1	20	720	RECEPT - PRINTER
49	1	20	720	RECEPT - MULTI PURPOSE	50	1	20	720	RECEPT - PRINTER
51	1	20	720	RECEPT - MULTI PURPOSE	52	1	20	720	RECEPT - PRINTER
53	1	20	720	RECEPT - MULTI PURPOSE	54	1	20	720	RECEPT - PRINTER
55	1	20	720	RECEPT - MULTI PURPOSE	56	1	20	720	RECEPT - PRINTER
57	1	20	720	RECEPT - MULTI PURPOSE	58	1	20	720	RECEPT - PRINTER
59	1	20	720	RECEPT - MULTI PURPOSE	60	1	20	720	RECEPT - PRINTER
61	1	20	1000	SPARE	62	1	20	1000	SPARE
63	1	20	1000	SPARE	64	1	20	1000	SPARE

TOTAL 19340 | TOTAL 19540

TOTAL CONNECTED LOAD 23.8 KVA = 66 AMPS | CAPACITY PROVIDED 225 AMPS

NOTES
1- ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
20 AMP BREAKER = #12 UP TO 100' ONE WAY, #10 UP TO 200'
30 AMP BREAKER = #10 UP TO 100' ONE WAY, #8 UP TO 200'
40 AMP BREAKER = #8 UP TO 100' ONE WAY, #6 UP TO 200'
2- ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.

DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13 - SEE CALCULATIONS

PANEL L2 (EXISTING)

A/C 10K A/C | TYPE 30 UNDER | MOUNTING SURFACE | MAINS 60A MAIN BREAKER | BUS RATING 225A | VOLTAGE 120/208V 3Ø 4W

CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	720	LTG - RECEPTION	2	1	20	1000	ACTIVE (LTG - CORR)
3	1	20	720	LTG - RECEPTION	4	1	20	1000	ACTIVE (LTG - CORR)
5	1	20	720	LTG - RECEPTION	6	1	20	1000	LTG - LOBBY
7	1	20	720	LTG - SUPPORT 200	8	1	20	1000	LTG - EXIT LIGHT
9	1	20	720	LTG - SUPPORT 200	10	1	20	1000	LTG - EXIT LTS
11	1	20	720	LTG - SUPPORT 200	12	1	20	1000	SPARE
13	1	20	720	LTG - SUPPORT 200	14	1	20	1000	SPARE
15	1	20	720	LTG - SUPPORT 200	16	1	20	1000	SPARE
17	1	20	720	LTG - SUPPORT 200	18	1	20	1000	SPARE
19	1	20	720	LTG - SUPPORT 200	20	1	20	1000	SPARE
21	1	20	720	LTG - OPEN AREA	22	1	20	1000	SPARE
23	1	20	720	LTG - OPEN AREA	24	1	20	1000	SPARE
25	1	20	720	LTG - OPEN AREA	26	1	20	1000	SPARE
27	1	20	720	LTG - OPEN AREA	28	1	20	1000	SPARE
29	1	20	720	LTG - MULTIPURPOSE	30	1	20	1000	SPARE
31	1	20	720	LTG - MULTIPURPOSE	32	1	20	1000	SPARE
33	1	20	720	LTG - MULTIPURPOSE	34	1	20	1000	SPARE
35	1	20	720	LTG - MULTIPURPOSE	36	1	20	1000	SPARE
37	1	20	720	LTG - STORAGE	38	1	20	1000	SPARE
39	1	20	720	LTG - STORAGE	40	1	20	1000	SPARE
41	1	20	720	LTG - STORAGE	42	1	20	1000	SPARE

TOTAL 19440 | TOTAL 10320

TOTAL CONNECTED LOAD 30.2 KVA = 84 AMPS | CAPACITY PROVIDED 150 AMPS

NOTES
1- ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
20 AMP BREAKER = #12 UP TO 100' ONE WAY, #10 UP TO 200'
30 AMP BREAKER = #10 UP TO 100' ONE WAY, #8 UP TO 200'
40 AMP BREAKER = #8 UP TO 100' ONE WAY, #6 UP TO 200'
2- ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.

DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13 - SEE CALCULATIONS

GENERAL NOTES:

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION, AND THE CITY OF MIAMI BEACH ORDINANCES
2. ALL WORK AFFECTING THE ELECTRICAL ROOM SHALL BE COORDINATED IN ADVANCE WITH THE BUILDING ENGINEER, AND SHALL CONFORM WITH CONSTRUCTION STANDARDS FOR A CLASS 'A' BUILDING AND LANDLORD'S ENGINEERING DEPARTMENT. THESE ROOMS SHALL BE KEPT CLEAN, FREE OF DEBRIS, HAZARDOUS CONDITIONS AND/OR SHALL BE LOCKED DAILY FOR SAFETY AND SECURITY REASONS.
3. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS, TESTS AND OBTAIN THE REQUIRED CERTIFICATES AND APPROVAL TO OWNER.
4. THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKSMANSHIP FOR A PERIOD OF ONE (1) YEAR FOR MATERIAL AND LABOR
5. SHOP DRAWINGS
   A. SUBMIT TO OWNER 4 SETS OF FULLY DESCRIPTIVE SHOP DRAWINGS, INCLUDING:
      1. FIRE ALARM
      2. WIRING DEVICES
      3. LIGHTING FIXTURES
   B. ALL SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING CERTIFICATION STATEMENT SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE SUBCONTRACTOR AND OF THE GENERAL CONTRACTOR:
      I HEREBY CERTIFY THAT THIS SHOP DRAWING, PRODUCT DATA, AND/OR SAMPLE HAS BEEN CHECKED PRIOR TO SUBMITTAL AND THAT IT COMPLIES IN ALL RESPECTS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND PERTINENT SPACE LIMITATIONS FOR THE PROJECT.
      I FURTHER CERTIFY THAT ALL PRODUCTS, MATERIALS AND PROCESSES SUBMITTED HEREIN CONTAIN NO ASBESTOS OR ACM.
6. CONTRACTOR SHALL VISIT THE SITE AND ALL OBTAIN ALL EXISTING CONDITIONS THAT MAY CAUSE LIMITATIONS, AND INCLUDE IN HIS BID PROPOSAL ALL COSTS NECESSARY FOR A COMPLETE AND OPERATIONAL INSTALLATION.
7. DESIGN BASED ON COPPER CONDUCTORS
8. ALL MATERIALS, EXCEPT AS NOTED, SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES LABEL.
9. WHERE FIRE ALARM WORK IS REQUIRED CONTRACTOR SHALL PREPARE THE NECESSARY WIRING INTERCONNECTION DIAGRAMS TO SECURE A PERMIT.
10. MATERIALS-ELECTRICAL
    A. MATERIALS SHALL BE NEW, AND BEAR UNDERWRITERS LABORATORIES LABEL
    B. RIGID CONDUIT, INCLUDING COUPLINGS, NIPPLES, LOCKNUTS, ETC. SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM COATING, 1/2" MINIMUM.
    C. ELECTRIC METALLIC TUBING, INCLUDING COUPLING, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM ON OUTSIDE AND ENAMEL COATING ON INTERIOR. CONNECTIONS SHALL BE RAISED STEEL, SET SCREW TYPE. CONDUIT SHALL BE 1/2" MINIMUM. CAST FITTINGS MAY BE UTILIZED IF A CONTINUOUS GROUNDING CONDUCTOR IS PURSUANT IN ALL RACEWAYS.
    D. FLEXIBLE CONDUIT AND FITTINGS SHALL BE GALVANIZED STEEL. FITTINGS SHALL BE COMPRESSION TYPE APPROVED FOR GROUNDING CONTINUITY AND DAMP LOCATIONS. USE LIQUID TIGHT FLEX FITTINGS.
    E. OUTLET BOXES SHALL BE GALVANIZED STEEL, KNOCKOUT TYPE OR CAST IRON WITH THREADED HUBS. BOXES SHALL BE 4" SQUARE MINIMUM, 1-1/2" DEEP MINIMUM, OR OF PROPER SIZE FOR NUMBER OF CONDUCTORS INDICATED. LIGHT OUTLET BOXES SHALL HAVE FIXTURE SUPPORTING STUDS.
    F. CONDUCTORS SHALL BE 98% CONDUCTIVITY SOFT DRAWN COPPER, STRANDED CONSTRUCTION CONFORMING TO ASTM SPECIFICATIONS AND NEC, AND SHALL HAVE 600 VOLT INSULATION, TYPE THWN/THHN, #12 MINIMUM
11. EQUIPMENT-ELECTRICAL
    A. PANELBOARDS ARE EXISTING. PROVIDE TYPE WRITTEN DIRECTORY AND BOLT-IN THERMAL MAGNETIC CIRCUIT BREAKERS. MULTIPOLE BREAKERS SHALL BE COMMON TRIP. CIRCUIT BREAKERS SHALL HAVE ADEQUATE INTERRUPTING CAPACITY FOR DUTY INTENDED AT SOURCE OF SUPPLY.
    B. ALL BRANCH BREAKERS SHALL BE FULL SIZE.
    C. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, QUICK-MAKE SAFETY TYPE WITH OR WITHOUT FUSES AS INDICATED, ENCLOSURE SHALL HAVE STAINLESS CLIPS AND LABELS IDENTIFYING TYPE REQUIRED.
    D. WIRING DEVICES SHALL BE SPECIFICATION GRADE, CONVENTIONAL - COLOR WHITE WITH MATCHING COVERPLATES.
       1. SWITCHES SHALL BE AC TYPE FOR 120/277 VOLT OPERATION.
       2. DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE.
       3. ALL DEVICES SHALL BE SIDE WIRED.
       4. WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE GANGED TOGETHER.
       5. ALL GFI DEVICES SHALL BE WIRED AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
       6. ALL WIRING DEVICES FOR COMPUTER SHALL BE GRAY FACE, ISOLATED GROUND CONTRACTOR SHALL WRITE PANEL DESIGNATION ON THE BACK OF THE WIRING DEVICE COVERPLATES.
    E. LIGHTING FIXTURES SHALL BE AS INDICATED ON DRAWINGS AND SHALL BE COMPLETE WITH ALL REQUIRED SUPPORTS, HANGERS, PLASTER FRAMES, LAMPS, ETC., PROVIDE ATTACHED JUNCTION BOXES FOR INCANDESCENT UNITS.
12. METHODS OF CONSTRUCTION AND WORKMANSHIP-ELECTRICAL
    A. GROUNDING SHALL BE PROVIDED IN ACCORDANCE WITH NEC ARTICLE 250
    B. CONDUIT INSTALLATION
       1. TYER TAY OR VOGEL FOR SHORT LENGTHS FOR FIXTURE AND SHALL BE USED FOR ALL MOTOR CONNECTIONS.
    C. FIRE ALARM WIRING SHALL BE INSTALLED IN A METALLIC RACEWAY SYSTEM.
    D. POWER AND LIGHTING WIRING SHALL BE INSTALLED IN CONDUIT.
    E. CABLE SHALL BE PULLED IN ACCESSIBLE CEILING AREAS WHEREVER POSSIBLE. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CABLE SUPPORT HANGERS (OR J HOOKS) ON 5' CENTERS A MIN. DEFINED PATH FROM THE SECURITY/TELEPHONE EQUIPMENT ROOM TO THE TELEPHONE/DATA/SECURITY OUTLET LOCATIONS. THESE CABLE PATHS MAY BE COORDINATED WITH SUBCONTRACTOR IN ORDER TO INSTALL SECURITY AND TELECOM CABLE IN THE SAME CABLE WAY.
    F. ALL WIRING SHALL BE INSTALLED IN CONDUIT, 1/2" MINIMUM
    G. CONTRACTOR SHALL COLOR CODE THE FEEDER AND BRANCH WIRING AS FOLLOWS
       1. 120/208 VOLT, BLACK, RED, BLUE, AND WHITE
    H. CONTRACTOR SHALL INSTALL OUTLETS IN DESIGNATED FIRE RATED PARTITIONS IN ACCORDANCE WITH U.L. FIRE RESISTIVE CONSTRUCTION STANDARDS.
13. APPROVED MANUFACTURERS
    A. LIGHTING FIXTURES AS INDICATED IN THE FIXTURE SCHEDULE
    B. PANELBOARDS, DISCONNECT SWITCHES, BREAKERS: SQUARE 'D'
    C. DEVICES: HUBBELL, LEVITON, SLATER.
    D. BALLASTS: TRIAD "REDUCED WORKSPACE"
    E. LAMPS: SYLVANIA
    F. SUBSTITUTIONS OF EQUIPMENT SHALL BE SUBJECT TO APPROVAL BY OWNER AND/OR ENGINEER

LIGHTING FIXTURE SCHEDULE

SYM.	TYPE	DETAIL	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS	VOLTS	REMARKS
A	FLUOR.		2'X4' RECESSED TROFFER	LITHONIA	2PM2GBS82 IMLD GEMINI GLR	3F32T8 3500°K-CRI85	120	
B	FLUOR.		2'X4' SURFACE MTD FIXTURE	LITHONIA	VSC232 GEMINI GLR	3F32T8 3500°K-CRI85	120	
C	FLUOR.		RECESSED DOWNLIGHT	LIGHTOLIER	6DSCLW 4236-7 GEMINI GLR	2F 18DT 3500°K-CRI85	120	
D	FLUOR.		SUSPENDED STRIP FIXTURE	LITHONIA	VSC232 GEMINI GLR	3F32T8 3500°K-CRI85	120	
E	LED	EXIT	EXIT FIXTURE	LITHONIA	LQM LED W.HEAD	INCLUDED IN FIXTURE	120	VERIFY DIRECTIONAL ARROWS

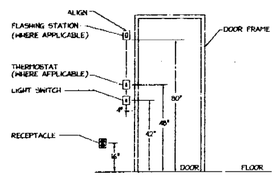
NOTES:
1- CONTRACTOR SHALL REUSE EXISTING 2' X 4' PARABOLIC FIXTURES:
   a. CLEAN PARABOLIC REFLECTORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
   b. INSTALL NEW LAMPS.
   c. REPLACE INOPERATIVE BALLASTS AS REQUIRED.
2- CONTRACTOR SHALL VERIFY IN FIELD THE QUANTITIES OF AVAILABLE 2'X 4' PARABOLIC FIXTURES AND PROVIDE THE BALANCE OF COMPLETE THE INSTALLATION AS SHOWN ON DRAWINGS. MATCH EXISTING FIXTURES. WHERE NEW FIXTURES ARE REQUIRED, TURN OVER TO LANDLORD ALL FIXTURES, IF ANY, NOT UTILIZED DURING THIS WORK.
3- CONTRACTOR SHALL SUBMIT PRICE FOR FIXTURE TYPE 'A', IN THE EVENT NEW FIXTURES ARE REQUIRED

DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13

RECEPTACLES AND SPARE LOAD PANEL 'R2' - 20.9 KVA
PANEL 'L2' - 07.0 KVA
PANEL 'A2' - 23.8 KVA
3P-100A C.B. - 19.0 KVA
70.7 KVA

FIRST 10 KVA @ 100% = 10.0 KVA
REMAINING 59.7 KVA @ 50% = 29.8 KVA
OTHER LOADS @ 100% — PANEL 'R2' = 20.8 KVA
PANEL 'L2' = 23.2 KVA
PANEL 'A2' = 0.0 KVA
3P-100A C.B. = 19.0 KVA
83.0 KVA = 276 AMPS

CAPACITY PROVIDED — 300 AMPS



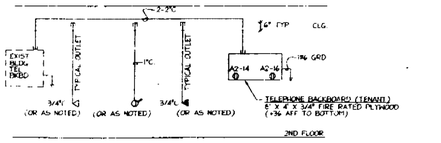
DEVICE INSTALLATION DETAIL
N.T.S.

BATTERY CALCULATIONS:

	QTY	STAND BY CURRENT	TOTAL	QTY.	ALARM CURRENT	TOTAL
FACP	1	0.1	0.1	1	3.0	3.0
FA PULL STATION	2	----	----	2	----	----
SMOKE DETECTOR	10	0.0002	0.0020	10	0.005	0.05
SMOKE DETECTOR-DUCT	6	0.0002	0.0012	6	0.005	0.03
HORN	5	----	----	5	0.04	.2
HORN/STROBE	2	----	----	2	0.093	
FLASHING STATION (15cd)	10	----	----	10	0.074	0.74
FLASHING STATION (30cd)	1	----	----	1	0.126	0.126
FLASHING STATION (60cd)	5	----	----	5	0.239	1.195
FLASHING STATION (110cd)	1	----	----	1	0.269	0.269
TOTAL			0.1032			6.048
REQ'D TIME			24hrs.	5 min. X 1 hr		.0833 hrs.
			2.47	60 min		0.503

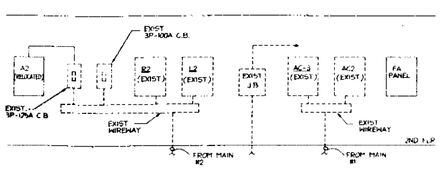
TOTAL CAPACITY = STAND-BY + ALARM
= 2.47 + 0.503
= 2.97 AH X 1.25sf
= 3.72 AH

NOTE
1- BATTERY CALCULATION IS FOR REFERENCE PURPOSES ONLY. FIRE ALARM SUPPLIER SHALL ADJUST THE VALUES AND SUBMIT ACTUAL BATTERY CALCULATIONS AS PART OF FIRE ALARM SHOP DRAWINGS



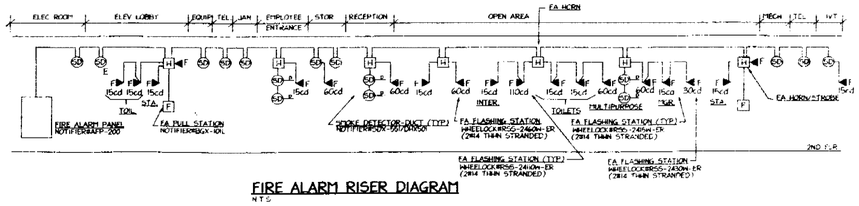
TELEPHONE/DATA/TV RISER DIAGRAM
N.T.S.

NOTES:
1. TELEPHONE/DATA WIRING SHALL BE U.L. LISTED FOR USE IN ENVIRONMENTAL AIR SPACES IN CONFORMANCE WITH NEC ARTICLE 300-22(C).
2. DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION.



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES:
1- DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION.
2- ALL CONDUCTORS SHALL BE COPPER, THWN, 600V INSULATION
3- PROVIDE ENGRAVED NAME PLATE TO NEW EQUIPMENT AND EQUIPMENT EXISTING TO REMAIN



FIRE ALARM RISER DIAGRAM
N.T.S.

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STAMP

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STAN WEEKS & ASSOCIATES, INC.
ENGINEERS & CONSULTANTS

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

NOTES:

1. Verify all dimensions at job site prior to commencing work.
2. All concrete shall have a 28 day minimum strength of 3,000 psi.
3. All reinforcing steel shall be grade 60.
4. All reinforcing to be lapped shall be 40 bar diameters minimum.
   Provide dowels to match all reinforcing steel in new concrete.
   Provide #5 @ 48" o.c. vertical dowels in existing concrete wall.
5. Weld all joints in steel handrail, posts, top and bottom rails and fittings. Grind welds smooth.

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

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

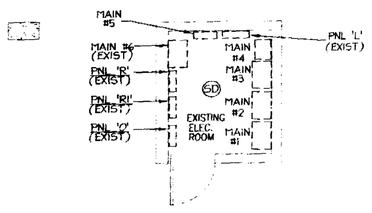
SECTION A-A
1/4"=1'-0"

8 0000039
1801 Alton Rd

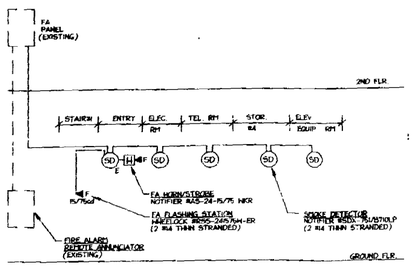
SYMBOL LEGEND

o	LIGHTING OUTLET, SHADING INDICATES EMERGENCY OPERATION
⊕	SOFT FIXTURE
$ $_3$	SINGLE POLE SWITCH/DOUBLE POLE SWITCH (42" A.F.F.)
	DUPLEX RECEPTACLE-20A- 125V, GROUNDING TYPE (16" A.F.F.)
	DUPLEX RECEPTACLE-20A- 125V, GROUNDING TYPE (42" A.F.F. OR HORIZONTALLY MOUNTED 6" ABOVE COUNTER)
	FOURPLEX RECEPTACLE -20A- 125V GROUNDING TYPE (16"A.F.F.)
	ISOLATED GROUND DUPLEX RECEPTACLE-20A-125V (16"A.F.F.)
J	JUNCTION BOX - 4"x4"x2 1/2" MIN. W/ COVER PLATE
FS	FIRE ALARM SPEAKER STROBE, ADA APPROVED
SD	FIRE ALARM SMOKE DETECTOR
AFF	ABOVE FINISHED FLOOR-TO CENTERLINE OF OUTLET
E	EXISTING TO REMAIN
R	RELOCATED
ER	EXISTING TO BE REMOVED.
GFI	GROUND FAULT INTERRUPTER.
RE	REPLACE EXISTING

NOTES:
1- NOT ALL SYMBOLS ARE NECESSARILY USED.

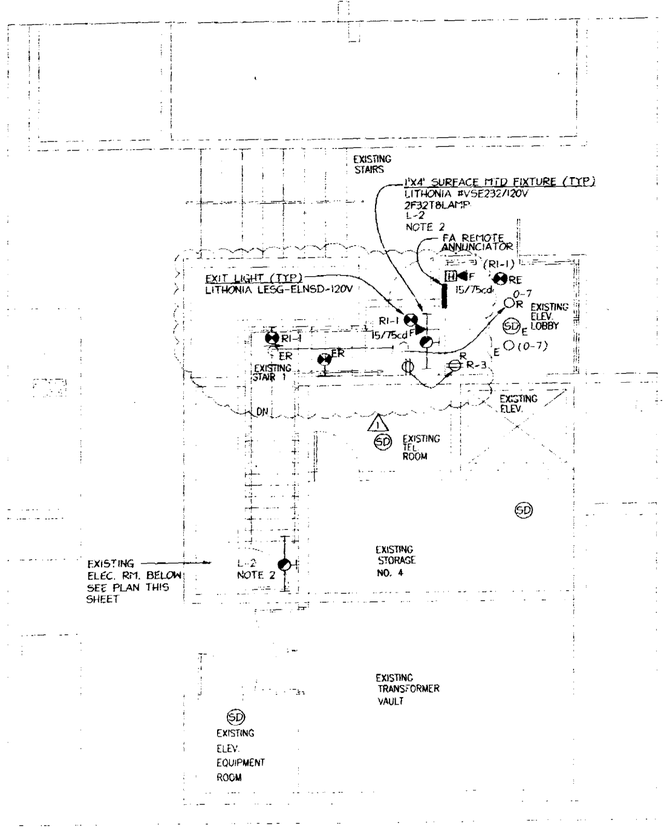


ELECTRICAL ROOM
SCALE: 1/4" = 1'-0"



FIRE ALARM RISER DIAGRAM
N.T.S.

NOTES
1. DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION.

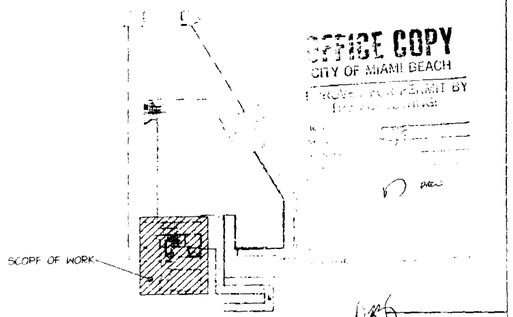


GROUND FLOOR – PARTIAL PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHT FIXTURES.
2- PROVIDE 1 LAMP BATTERY BACK-UP, BODINE #B30.
3- INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PREPARED BY W.T. VAUGHN -R.J. WUNSCH ARCHITECTS, DATED 01-05-90.
4- NUMBER IN PARENTHESIS IS ASSIGNED CIRCUIT

GENERAL NOTES:

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION, AND THE CITY OF MIAMI BEACH ORDINANCES.
2. ALL WORK AFFECTING THE ELECTRICAL ROOM SHALL BE COORDINATED IN ADVANCE WITH THE BUILDING ENGINEER AND SHALL CONFORM WITH CONSTRUCTION STANDARDS FOR A CLASS 'A' BUILDING AND LANDLORD'S ENGINEERING DEPARTMENT. THESE ROOMS SHALL BE KEPT CLEAN, FREE OF DEBRIS, HAZARDOUS CONDITIONS AND/OR SHALL BE LOCKED DAILY FOR SAFETY AND SECURITY REASONS.
3. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS, TESTS AND OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
4. THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE (1) YEAR FOR MATERIAL AND LABOR.
5. SHOP DRAWINGS
   A. SUBMIT TO OWNER 4 SETS OF FULLY DESCRIPTIVE SHOP DRAWINGS, INCLUDING
      1. FIRE ALARM
      2. WIRING DEVICES
      3. LIGHTING FIXTURES
   B. ALL SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING CERTIFICATION STATEMENT SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE SUBCONTRACTOR AND OF THE GENERAL CONTRACTOR:
      I HEREBY CERTIFY THAT THIS SHOP DRAWING, PRODUCT DATA, AND/OR SAMPLE HAS BEEN CHECKED PRIOR TO SUBMITTAL AND THAT IT COMPLIES IN ALL RESPECTS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND PHYSICAL SPACE LIMITATIONS FOR THE PROJECT.
      I FURTHER CERTIFY THAT ALL MATERIALS AND PROCESSES SUBMITTED HEREIN CONFORM TO LOCAL CODES.
6. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS THAT MAY CAUSE LIMITATIONS, AND INCLUDE IN HIS BID PROPOSAL ALL COSTS NECESSARY FOR A COMPLETE AND OPERATIONAL INSTALLATION.
7. DESIGN BASED ON COPPER CONDUCTORS.
8. ALL MATERIALS, EXCEPT AS NOTED, SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES LABEL.
9. WHERE FIRE ALARM WORK IS REQUIRED CONTRACTOR SHALL PREPARE THE NECESSARY WIRING INTERCONNECTION DIAGRAMS TO SECURE A PERMIT
10. MATERIALS-ELECTRICAL
    A. MATERIALS SHALL BE NEW, AND BEAR UNDERWRITER'S LABORATORIES LABEL.
    B. RIGID CONDUIT, INCLUDING COUPLINGS, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM COATING, 1/2" MINIMUM.
    C. ELECTRIC METALLIC TUBING, INCLUDING COUPLINGS, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM OR OUTSIDE AND ENAMEL COATING ON INTERIOR CONNECTIONS.
    D. FLEXIBLE CONDUIT AND FITTINGS SHALL BE GALVANIZED STEEL. FITTINGS SHALL BE COMPRESSION TYPE TYPICAL. SHALL BE CONTINUITY TYPE AND DAMP LOCATIONS USE LIQUID TIGHT FLEX FITTINGS.
    E. OUTLET BOXES SHALL BE STEEL KNOCKOUT TYPE OR CAST IRON WITH THREADED HUBS AND PLUGGED TAPPED BOXES SHALL BE 4" SQUARE MINIMUM OF PROPER SIZE FOR NUMBER OF CONDUCTORS INDICATED. LIGHT OUTLET BOXES SHALL HAVE FIXTURE SUPPORTING DEVICE.
    F. CONDUCTORS SHALL BE #12 CONDUCTIVITY SOFT DRAWN COPPER, STRANDED CONSTRUCTION CONFORMING TO ASTM SPECIFICATIONS AND NEC, AND SHALL HAVE 600 VOLT INSULATION, TYPE THWN/THHN, RQ.1WH/PEP.
11. EQUIPMENT-ELECTRICAL
    A. PANELBOARDS ARE EXISTING. PROVIDE TYPE WRITTEN DIRECTORY
    B. ALL BRANCH BREAKERS SHALL BE FULL SIZE.
    C. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, QUICK-MAKE SAFETY TYPE WITH OR WITHOUT FUSES AS INDICATED. FUSED UNITS SHALL HAVE STANDARD CLIPS AND LABELS IDENTIFYING FUSE TYPE REQUIRED.
    D. WIRING DEVICES SHALL BE SPECIFICATION GRADE, CONVENTIONAL - COLOR WHITE WITH MATCHING COVERPLATES.
       1. SWITCHES SHALL BE AC TYPE FOR 120/277 VOLT OPERATION.
       2. DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE.
       3. ALL DEVICES SHALL BE SIDE WIRED.
       4. WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE GANGED TOGETHER.
       5. ALL GFI DEVICES SHALL BE WIRED AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER
       6. ALL WIRING DEVICES FOR COMPUTER SHALL BE GRAY FACE, INSULATED GROUND.
       7. CONTRACTOR SHALL WRITE PANEL DESIGNATION ON THE BACK OF THE WIRING DEVICE COVERPLATES
    E. LIGHTING FIXTURES SHALL BE AS INDICATED ON DRAWINGS AND SHALL BE COMPLETE WITH ALL REQUIRED SUPPORTS, HANGERS, PLASTER FRAMES, LAMPS, ETC. PROVIDE ATTACHED JUNCTION BOXES FOR INCANDESCENT UNITS.
12. METHODS OF CONSTRUCTION AND WORKMANSHIP-ELECTRICAL
    A. GROUNDING SHALL BE PROVIDED IN ACCORDANCE WITH NEC ARTICLE 250.
    B. CONDUIT INSTALLATION
       1. FLEX MAY BE USED FOR SHORT LENGTHS FOR FIXTURE AND SHALL BE USED FOR ALL MOTOR CONNECTIONS.
    C. FIRE ALARM WIRING SHALL BE INSTALLED IN A METALLIC RACEWAY SYSTEM
    D. POWER AND LIGHTING WIRING SHALL BE INSTALLED IN CONDUIT
    E. CABLE SHALL BE PULLED IN ACCESSIBLE CEILING AREAS WHEREVER POSSIBLE. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CABLE SUPPORT HANGERS OR J HOOKS ON 5' CENTERS. A PRE DEFINED PATH FROM THE SECURITY/TELEPHONE EQUIPMENT ROOM TO THE TELEPHONE/DATA/SECURITY OUTLET LOCATIONS. THESE CABLE PATHS MAY BE COORDINATED WITH SUBCONTRACTOR IN ORDER TO INSTALL SECURITY AND TELECOM CABLE IN THE SAME CABLE MAT
    F. ALL WIRING SHALL BE INSTALLED IN CONDUIT. (UP PAMPHLET)
    G. CONTRACTOR SHALL COLOR CODE THE FEEDER AND BRANCH WIRING AS FOLLOWS
       1. 120/208 VOLT: BLACK, RED, BLUE, AND WHITE.
    H. CONTRACTOR SHALL INSTALL OUTLETS IN DESIGNATED FIRE RATED PARTITIONS IN ACCORDANCE WITH U.L. FIRE RESISTIVE CONSTRUCTION STANDARDS.
13. APPROVED MANUFACTURERS
    A. LIGHTING FIXTURES AS INDICATED IN THE FIXTURE SCHEDULE.
    B. PANELBOARDS, DISCONNECT SWITCHES, BREAKERS SQUARE "D"
    C. DEVICES HUBBELL, LEVITON, SLATER
    D. BALLASTS- TRIAD "REDUCED HARMONICS"
    E. LAMPS- SYLVANIA
    F. SUBSTITUTIONS OF EQUIPMENT SHALL BE SUBJECT TO APPROVAL BY OWNER AND/OR ENGINEER



GROUND FLOOR – KEY PLAN

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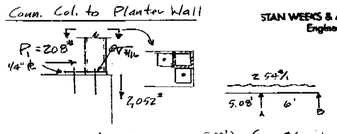
③ 10/18/99

STAN WEEKS & ASSOC, INC. Engineers

Conn. Col. to Planter Wall



$\Sigma M_A = -(254^{\#}/1 \times 5.08' \times \frac{5.08'}{2}) + (254^{\#}/1 \times 6' \times \frac{6'}{2}) - 6B = 0$

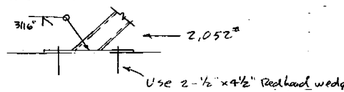
$6B = -7,277'^{\#} + 4,922$

$B = \frac{12,45}{6} = 208^{\#}$

Use 2 - ½" x 4½" Toolhead Wedge Anchors (WS-1242)

Allow. Ten. $7,733^{\#} \div 4 (S.F.) = 1,833^{\#} \times 2$ Anchors $= 3,666^{\#} > 2,052^{\#}$

Conn. Brace to Planter Wall



Use 2 - ½" x 4½" Toolhead wedge anchors

Allow. Shear = $7,999^{\#} \div 4$ S.F. $= 1,862^{\#} \times 2 = 3724^{\#} > 2,052^{\#}$

Steel Tube Framing around door, similar connections

Wind Load on Door Exp. C Area 10 S.F.

Zone (A) GCp = +1.40 or −1.50

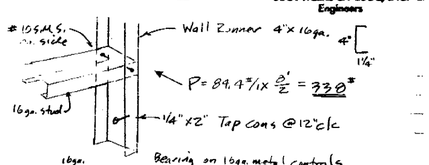
Pos. $p = 34.5\,psf[(1.40)^{1.33} - (-.25)] = 56.9\,psf$

Neg. $p = -34.5\,psf[(1.50)^{1.33} - (+.25)] = -60.9\,psf$

② 10/19/99

STAN WEEKS & ASSOC, INC. Engineers

Connection to Conc. Wall



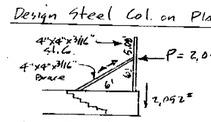
Bearing on 16ga. metal controls

16ga. .0566" x .25' x 20,000 psi = 283#

$\frac{330}{283} = 1.19'$ or 12" c/c

Conn. to Steel Col. Use #14 S.M.S. @ 12" c/c

Design Steel Col. on Planter Wall



$w = 89.4\,psf \div 1.33_{wind} = 63.5\times$

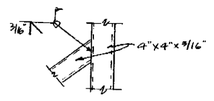
$\frac{8'}{2} = 254^{\#}/1$

$P = (254 \times \frac{8'}{2}) + (254 \times 5.08') = 2,052^{\#}$

Comp.-Ten. in Brace

$2,052^{\#} \times 1.414 = 2,902^{\#}$

Conn. Brace to Col.



① 10/19/99

STAN WEEKS & ASSOC, INC. Engineers

Insight Design
Washington Mutual
Metal Stud Partition

Wind Loads ASCE 7-88

Mean Roof ht. = 34'

Θ = 0, Flat Roof

Exp. D, Exp. C

$K_z = 1.41$, $K_z = 1.01$

$q_z = .00256\,K_z(IV)^2$

$= .00256(K_z)(1.05 \times 110)^2$

$= 48.2\,psf$ Exp. D

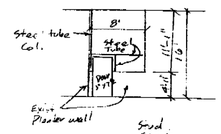
$= 34.5\,psf$ Exp. C

Metal studs @ 16" c/c, horiz.

Components

Area = $8' \times 1.33' = 10.64 \sigma r$

10 S.F.



Area (A)

GCp = +1.40 or −1.50

GCpi = ± .25

$p = q_h[(GC_p) - (GC_{pi})]$

$= 48.2\,psf[(-1.50) - (+.25)]$

$= -84.4\,psf$

$w = 89.4\,psf \times 1.33 \div 1.33_{wind} = 89.4^{\#}/1$

$M = \frac{we^2}{8} = \frac{89.4 \times 8^2}{8} = 675^{'\#}$

4" x 1⅝" x (18ga.) steel stud, $I = .845^{in^4}$, $S = .431^{in^3}$, 33 KSI steel

$f = \frac{M}{S} = \frac{675 \times 12}{.431} = 18,793\,psi < 20,000\,psi$ OK.

L @ L/360

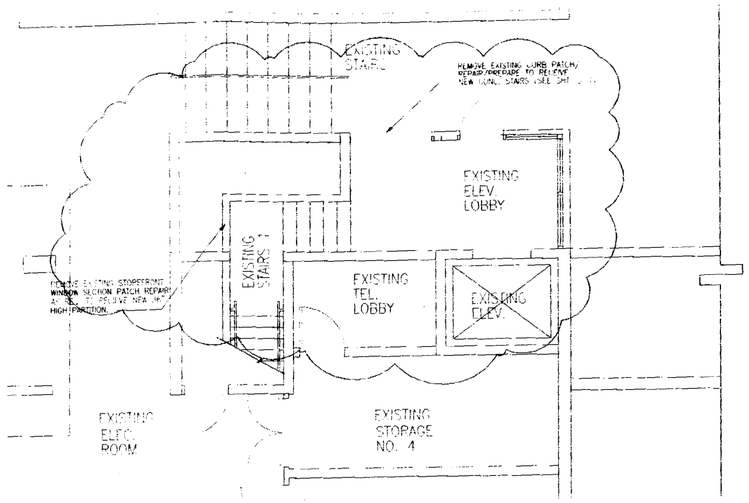
$\Delta = \frac{5 \times 89.4 \times 8^4 \times 1728}{384 \times 30 \times 10^6 \times .845} = .31"$

$\frac{L}{360} = \frac{8 \times 12}{360} = .27"$; $.31" > .27"$ N.G.

Use 16ga. Stud, $I = 1.073^{in^4}$, $S = .547^{in^3}$

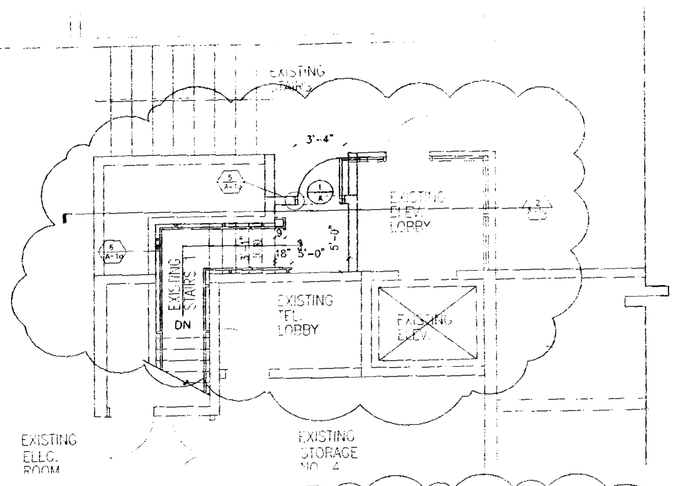
$\Delta = .31" \times \frac{.845}{1.073} = .25" < .27"$ OK.

990-02



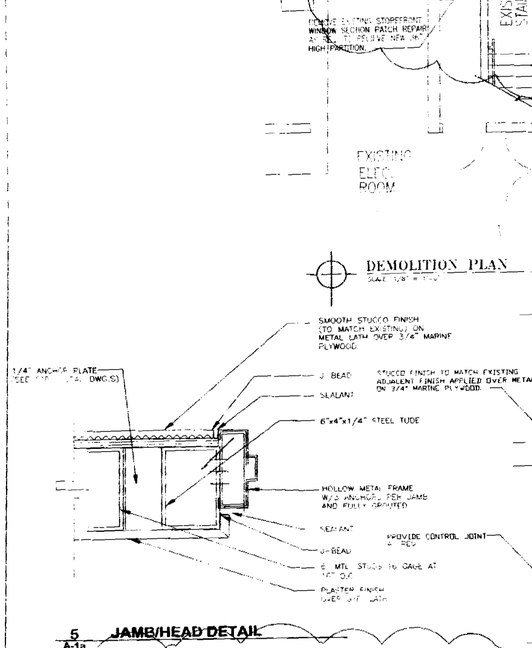
DEMOLITION PLAN

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



CONSTRUCTION PLAN

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



5 JAMB/HEAD DETAIL

A-1a

6 PARTITION DETAIL

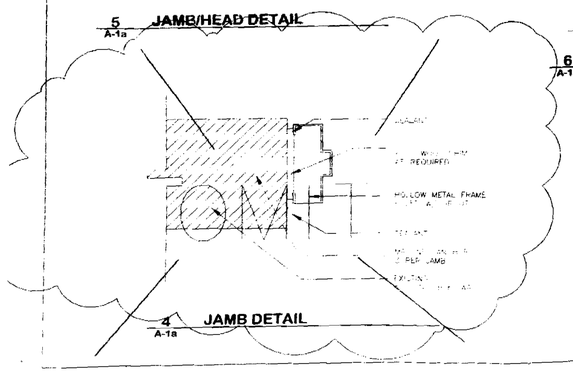
A-1a

2 SECTION @ NEW STAIRWELL ENCLOSURE

A-1a

1 NEW HANRAIL DETAIL

A-1a



4 JAMB DETAIL

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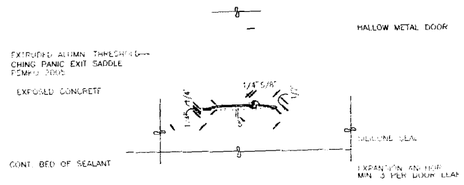

3 THERSHOLD DETAIL

A-1a

DOOR SCHEDULE

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STAIR

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11/23/99

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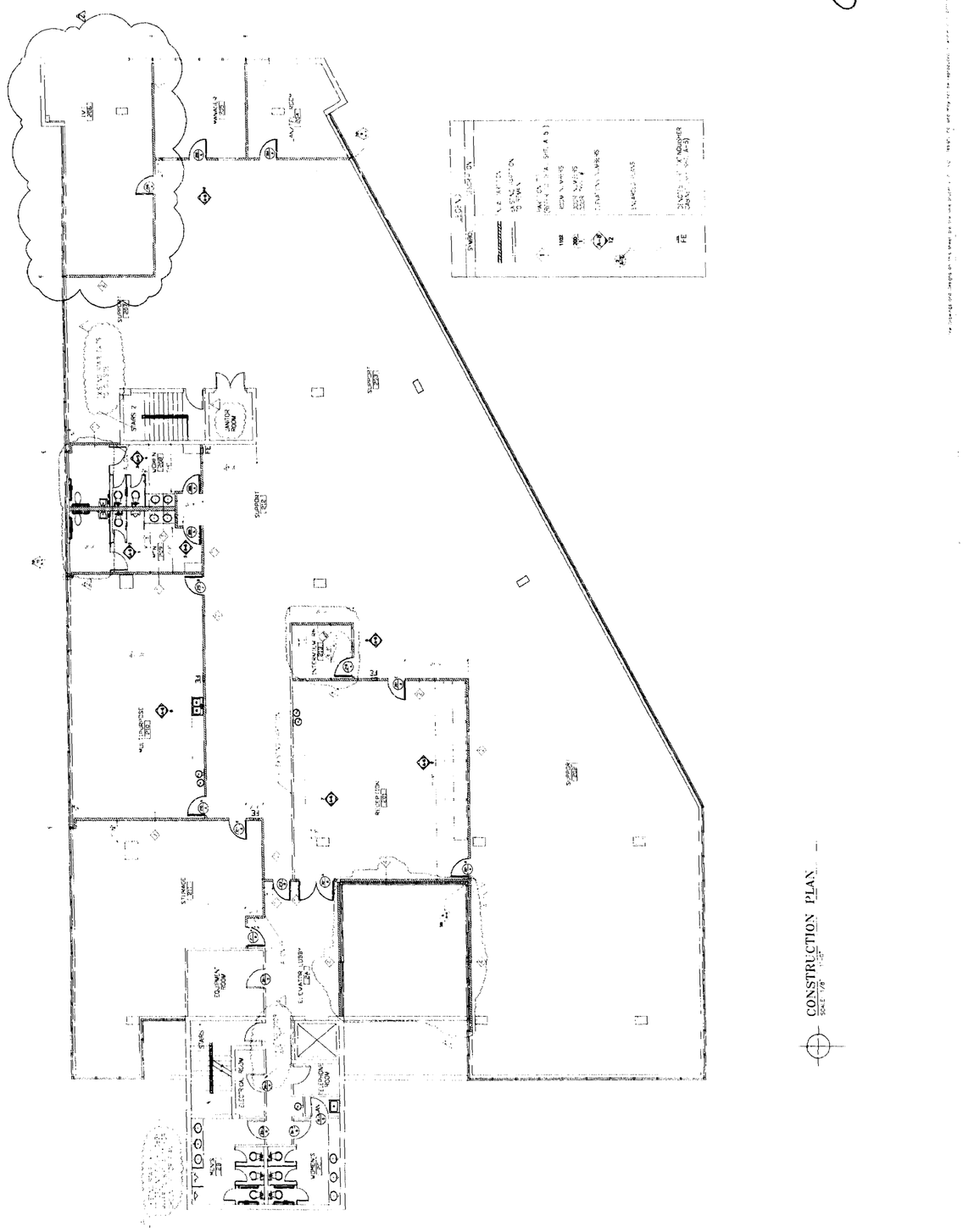

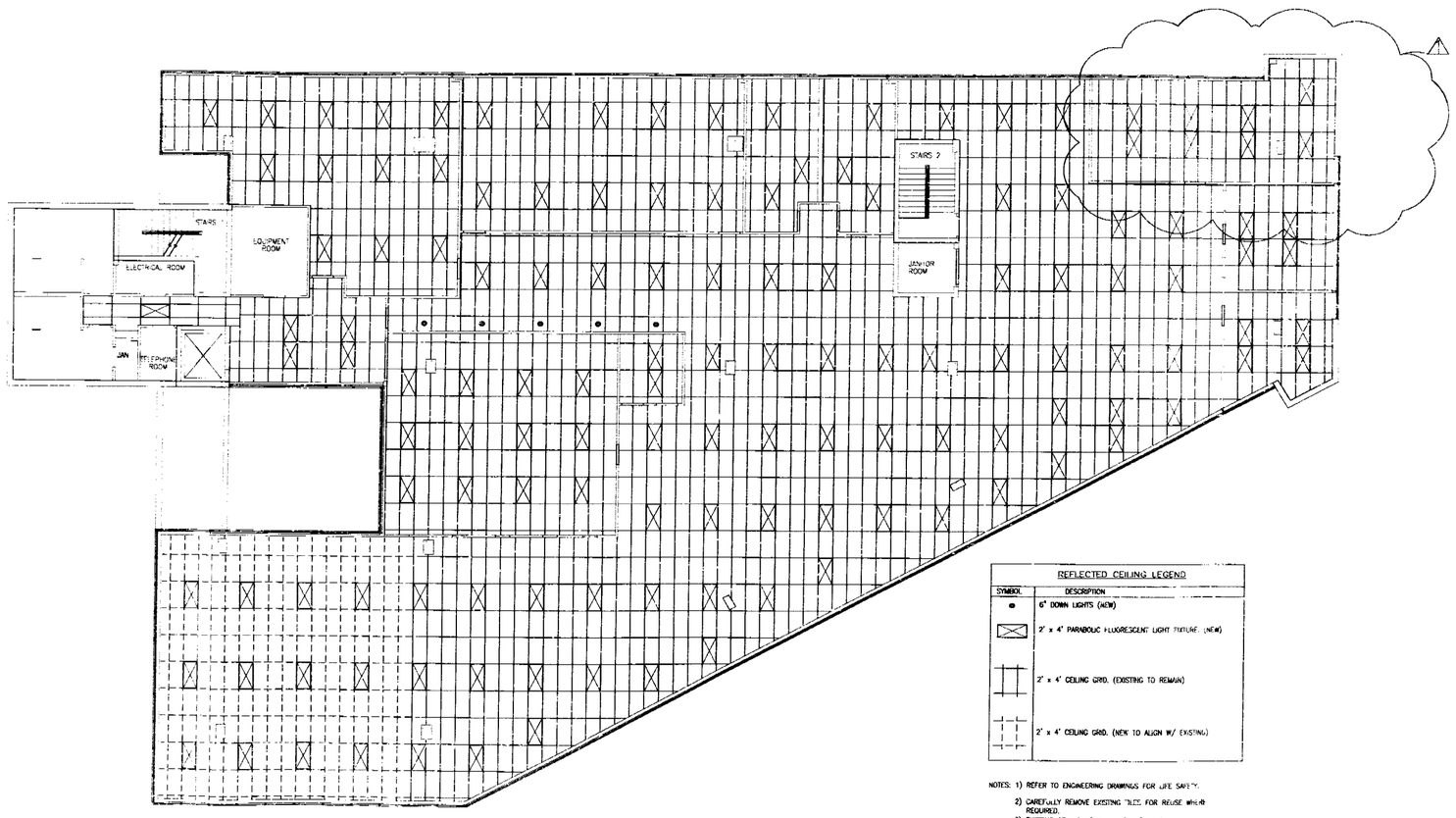

REFLECTED CEILING LEGEND	
SYMBOL	DESCRIPTION
•	6" DOWN LIGHTS (NEW)
⊠	2' x 4' PARABOLIC FLUORESCENT LIGHT FIXTURE (NEW)
#	2' x 4' CEILING GRID. (EXISTING TO REMAIN)
#	2' x 4' CEILING GRID. (NEW TO ALIGN W/ EXISTING)

NOTES: 1) REFER TO ENGINEERING DRAWINGS FOR LIFE SAFETY.
2) CAREFULLY REMOVE EXISTING TILE FOR REUSE WHERE REQUIRED.
3) EXISTING CEILING HEIGHT: ± 7'-10" A.F.F.
4) CAREFULLY REMOVE & RETAIN EXISTING LIGHTING FIXTURES FOR BUILDING OWNERS REUSE

REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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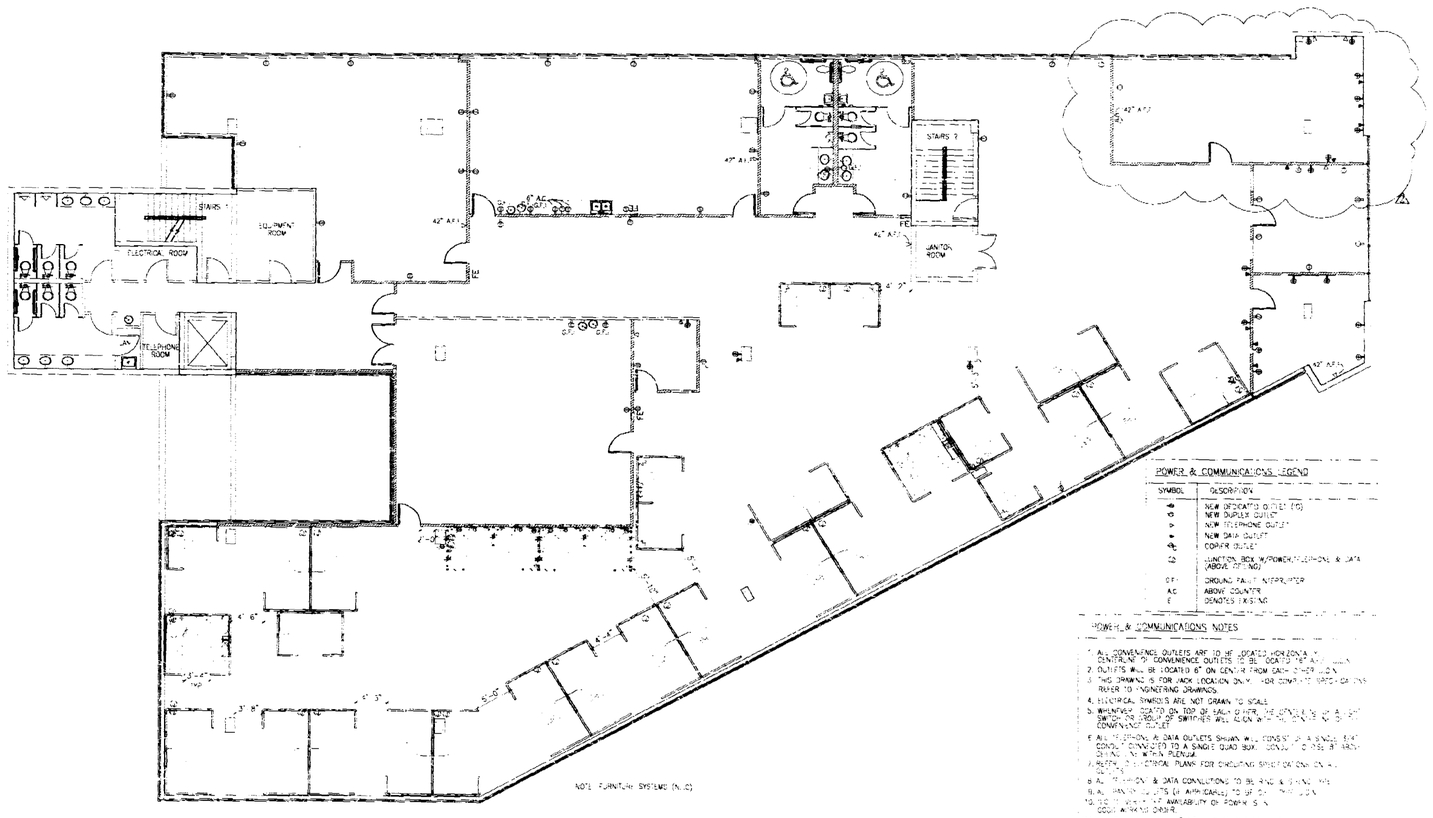

POWER/COMMUNICATIONS PLAN

POWER & COMMUNICATIONS LEGEND

SYMBOL	DESCRIPTION
	NEW DEDICATED OUTLET (DO)
	NEW DUPLEX OUTLET
	NEW TELEPHONE OUTLET
	NEW DATA OUTLET
	COPIER OUTLET
	JUNCTION BOX W/POWER, TELEPHONE & DATA (ABOVE CEILING)
GFI	GROUND FAULT INTERRUPTER
AC	ABOVE COUNTER
E	DENOTES EXISTING

POWER & COMMUNICATIONS NOTES

1. ALL CONVENIENCE OUTLETS ARE TO BE LOCATED HORIZONTALLY CENTERLINE OF CONVENIENCE OUTLETS TO BE LOCATED 16" A.F.F. (U.O.N.)
2. OUTLETS WILL BE LOCATED 6" ON CENTER FROM DATA OUTLET (U.O.N.)
3. THIS DRAWING IS FOR JACK LOCATION ONLY. FOR COMPLETE SPECIFICATIONS REFER TO ENGINEERING DRAWINGS.
4. ELECTRICAL SYMBOLS ARE NOT DRAWN TO SCALE.
5. WHENEVER DUPLEX OUTLET IS SHOWN ON TOP OF EACH OTHER, THE OUTLET IS ON A SINGLE SWITCH. GROUP OF SWITCHES WILL ALSO BE SHOWN ON TOP OF EACH OTHER. CONVENIENCE OUTLET.
6. ALL TELEPHONE & DATA OUTLETS SHOWN WILL CONSIST OF A SINGLE 3/4" CONDUIT CONNECTED TO A SINGLE QUAD BOX. CONDUIT TO BE STUBBED UP INTO ACCESS PLENUM.
7. REFER TO ELECTRICAL PLANS FOR CIRCUITING SPECIFICATIONS ON ALL OUTLETS.
8. ALL TELEPHONE & DATA CONNECTIONS TO BE WIRED & TESTED BY [illegible]
9. ALL DUPLEX OUTLETS (IF APPLICABLE) TO BE SPECIFICATION GRADE.
10. REFER TO ELECTRICAL PLANS FOR AVAILABILITY OF POWER SOURCE & CIRCUIT NUMBERS.
11. ALL OUTLETS TO BE 16" A.F.F. (U.O.N.)
12. CONTRACTOR TO VERIFY HEIGHTS ABOVE CUSHEWOOD CABINETS & ALL [illegible] OF COPIER OUTLETS.

[illegible] COPY

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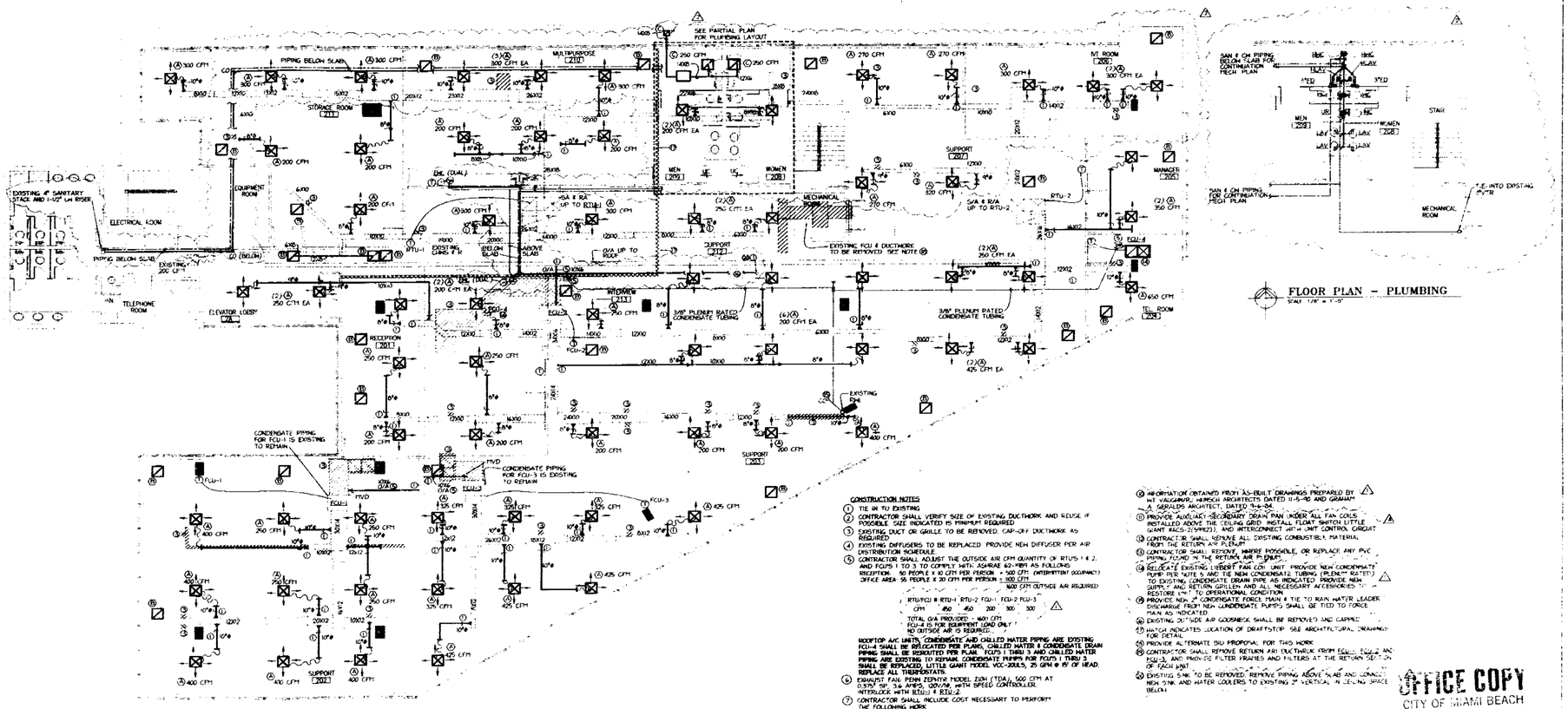
A-3

DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING FIRE PROTECTION PIPE, DUCTWORK AND AIR DISTRIBUTION DEVICES THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING MECHANICAL WORK.
2. ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TIME SCHEDULE PERMITTED BY THE LANDLORD.



2ND FLOOR – MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

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

CONSTRUCTION NOTES

1. TIE IN TO EXISTING
2. CONTRACTOR SHALL VERIFY SIZE OF EXISTING DUCTWORK AND REUSE IF POSSIBLE. SIZE INDICATED IS MINIMUM REQUIRED
3. EXISTING DUCT OR GRILLE TO BE REMOVED. CAP-OFF DUCTWORK AS REQUIRED
4. EXISTING DIFFUSERS TO BE REPLACED. PROVIDE NEW DIFFUSER PER AIR DISTRIBUTION SCHEDULE.
5. CONTRACTOR SHALL ADJUST THE OUTSIDE AIR CFM QUANTITY OF RTU'S 1 & 2, AND FCU'S 1 TO 3 TO COMPLY WITH ASHRAE 62-1989 AS FOLLOWS:
   RECEPTION: 10 PEOPLE X 10 CFM PER PERSON = 100 CFM (ANTICIPATED OCCUPANCY)
   OFFICE AREA: 55 PEOPLE X 20 CFM PER PERSON = 1100 CFM
   1200 CFM OUTSIDE AIR REQUIRED

RTU/FCU #	RTU-1	RTU-2	FCU-1	FCU-2	FCU-3
CFM	450	750	200	300	300

   TOTAL O/A PROVIDED = 1400 CFM
   FCU-4 IS FOR EQUIPMENT LOAD ONLY
   NO OUTSIDE AIR IS REQUIRED.

   ROOFTOP A/C UNITS, CONDENSATE AND CHILLED WATER PIPING ARE EXISTING. FCU-4 SHALL BE REPLACED PER PLANS. CHILLED WATER & CONDENSATE DRAIN PIPING SHALL BE REROUTED PER PLAN. FCU'S 1 THRU 3 AND CHILLED WATER PIPING ARE EXISTING TO REMAIN. CONDENSATE PUMPS FOR FCU'S 1 THRU 3 SHALL BE REPLACED, LITTLE GIANT MODEL VCC-20ULS, 25 GPM @ 15' OF HEAD. REPLACE ALL THERMOSTATS.
6. EXHAUST FAN: PENN JERRITY MODEL 2GH (TDA), 500 CFM AT 0.375" SP, 3.6 AMPS, 120V/1Ø, WITH SPEED CONTROLLER. INTERLOCK WITH RTU-1 & RTU-2
7. CONTRACTOR SHALL INCLUDE COST NECESSARY TO PERFORM THE FOLLOWING WORK:
   a. CLEAN EVAPORATE COIL
   b. FLUSH CONDENSATE LINE
8. CONTRACTOR SHALL TEST AND REPORT THE FOLLOWING INFORMATION:
   A. EQUIPMENT NAMEPLATE DATA
      1- MAKE
      2- MODEL
   B. ELECTRICAL AMPS
      1- COMPRESSOR
      2- INDOOR FAN
      3- OUTDOOR FAN
      4- HEATER
   C. TEMPERATURES (WB/DB)
      1- AMBIENT
      2- ENTERING
      3 - LEAVING
   D. EQUIPMENT PHYSICAL CONDITION
      1- DISCONNECT SWITCH, CONTACTORS
      2- COOLING COIL CONDITION
      3- HEATER
9. PROVIDE RETURN AIR TRANSFER OPENING IN ALL PARTITIONS WITH DRYWALL TO SLAB AS FOLLOWS:
   (A) 12X12 = 350 CFM MAX
   (B) 22X10 = 650 CFM MAX
   (C) 22X14 = 1000 CFM MAX
   (D) 22X18 = 1500 CFM MAX
   (E) 44X16 = 2200 CFM MAX
   (F) 44X18 = 3500 CFM MAX
10. INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PREPARED BY INT VAUGHAN, HIRSCH ARCHITECTS DATED 11-5-98 AND GRAHAM A. GERALDS ARCHITECT, DATED 5-4-94.
11. PROVIDE AUXILIARY/SECONDARY DRAIN PAN UNDER ALL FAN COILS INSTALLED ABOVE THE CEILING GRID. INSTALL FLOAT SWITCH LITTLE GIANT #ACS-2(5/8R23), AND INTERCONNECT WITH UNIT CONTROL CIRCUIT
12. CONTRACTOR SHALL REMOVE ALL EXISTING COMBUSTIBLE MATERIAL FROM THE RETURN AIR PLENUM
13. CONTRACTOR SHALL REMOVE, WHERE POSSIBLE, OR REPLACE ANY PVC PIPING TO/AND IN THE RETURN AIR PLENUMS.
14. RELOCATE EXISTING LIEBERT FAN COIL UNIT. PROVIDE NEW CONDENSATE PUMP PER NOTE 9, AND TIE NEW CONDENSATE TUBING (PLENUM RATED) TO EXISTING CONDENSATE DRAIN PIPE AS INDICATED. PROVIDE NEW SUPPLY AND RETURN GRILLES AND ALL NECESSARY ACCESSORIES TO RESTORE UNIT TO OPERATIONAL CONDITION
15. PROVIDE NEW 2" CONDENSATE FORCE MAIN & TIE TO RAIN WATER LEADER DISCHARGE FROM NEW CONDENSATE PUMPS. SHALL BE TIED TO FORCE MAIN AS INDICATED
16. EXISTING 20" SIDE AIR GOOSENECK SHALL BE REMOVED AND CAPPED
17. MATCH INDICATES LOCATION OF DRAFTSTOP. SEE ARCHITECTURAL DRAWINGS FOR DETAIL
18. PROVIDE ALTERNATE BID PROPOSAL FOR THIS WORK
19. CONTRACTOR SHALL REMOVE RETURN AIR DUCTWORK FROM EQUIP. ROOM AND FCU-3, AND PROVIDE FILTER FRAMES AND FILTERS AT THE RETURN SECTION OF EACH UNIT
20. EXISTING SINK TO BE REMOVED. REMOVE PIPING ABOVE SLAB AND CONNECT NEW SINK AND WATER COOLERS TO EXISTING 2" VERTICAL IN CEILING SPACE BELOW

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

ELECTRICAL:	
MECHANICAL:	
PLUMBING:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

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Consulting Engineers, Inc.
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3 REVISION (MECH) 12/1/99

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LEGEND (PLUMBING)

———	NEW SANITARY PIPE
——S——	EXISTING SANITARY PIPE
- - - -	NEW VENT PIPE
——V——	EXISTING VENT PIPE
———	NEW COLD WATER PIPE
—CW—	EXISTING COLD WATER PIPE
———	HOT WATER PIPE
———	SHUT-OFF VALVE
——A——	AIR CHAMBER
CO.	CLEANOUT
(N.#)	CONSTRUCTION NOTE
—CD—	CONDENSATE DRAIN PIPING
•N	EXISTING SPRINKLER HEAD
OE	EXISTING SPRINKLER HEAD
•R	RELOCATED SPRINKLER HEAD

LEGEND (HVAC)

	EXISTING DUCTWORK
	NEW DUCTWORK
	EXISTING DUCTWORK TO BE REMOVED
	FLEXIBLE DUCTWORK
	NEW SUPPLY AIR DIFFUSER
	EXISTING SUPPLY AIR DIFFUSER
R	RELOCATED SUPPLY AIR DIFFUSER
	NEW RETURN AIR GRILLE
	EXISTING RETURN AIR GRILLE
R	RELOCATED RETURN AIR GRILLE
	NEW LINEAR DIFFUSER
	EXISTING LINEAR DIFFUSER
(N.#)	CONSTRUCTION NOTE
T	THERMOSTAT (48" AFF)

HVAC DESIGN REQUIRES	YES	NO
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]		•
[illegible]		•
[illegible]		•

PLUMBING FIXTURE SCHEDULE

SYMB.	DESCRIPTION	SIZE (WASTE)	C.W.	H.W.	REMARKS
WC	WATER CLOSET	3"	1"	-	AMERICAN STANDARD AFWALL 2257.101, ELONGATED, WALL TANK, WITH CADET® BOWL OPEN FRONT SEAT LESS COVER, SLOAN ROYAL 111 FLUSH VALVE (1.6GPF)
WHC	WATER CLOSET (HANDICAPPED)	3"	1"	-	AMERICAN STANDARD AFWALL 2257.101, ELONGATED, WALL TANK, WITH CADET® BOWL OPEN FRONT SEAT LESS COVER, SLOAN ROYAL 111 FLUSH VALVE (1.6GPF) INSTALL AT HANDICAPPED HEIGHT
LAV	LAVATORY (COUNTER TYPE)	1-1/2"	1/2"	1/2"	AMERICAN STANDARD ROBERTA SUPERSIDE SELF-RIMMING, VITREOUS CHINA, 8" CENTERS, WITH CHICAGO 4044-317 FAUCET AND 1016 GRID DRAIN
WLAV	LAVATORY (HANDICAPPED)	1-1/2"	1/2"	1/2"	AMERICAN STANDARD LUCERNE 0356.012, WALL MOUNTED, VITREOUS CHINA WITH CENTERS, CHICAGO 4044-317 FAUCET AND 1016 GRID DRAIN, ADAPT SERIES 1700 CARRIER
UR	URINAL	2"	3/4"	-	AMERICAN STANDARD MANDEROOK 6.0/0.125 WITH SLOAN ROYAL 186-1 FLUSH VALVE (1.0 GPF) & 1.0GPM 1700 SERIES CARRIER
EWC	WATER COOLER (HANDICAPPED)	1-1/2"	1/2"	-	ELKAY EZSTATL 8 & C NO LEAD, BARRIER FREE THD STATION WITH FRONT FLUSHBAR, ADA COMPLIANT
SK	SINK	1-1/2"	1/2"	1/2"	ELKAY LR-2918 STAINLESS STEEL, DOUBLE BOWLS WITH LK-2525 FAUCET AND LK-98 STRAINERS

NOTES:
1. FIXTURE COLOR SHALL BE WHITE
2. PROVIDE PRE-INSULATED "P" TRAP AND SUPPPLIES, MCGUIRE MODEL PM2950

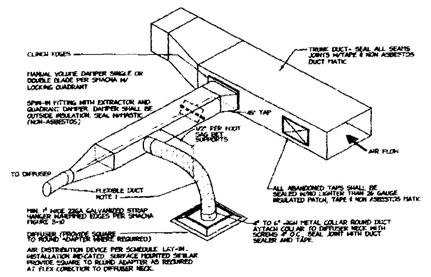
AIR DISTRIBUTION SCHEDULE

SYM	USE	TYPE	MODEL NO.	NECK SIZE	NECK SIZE	CFM RANGE
A	SUPPLY AIR	CEILING DIFFUSER	TITUS TDC-AA W/ O.B.D. & 24X24 PANEL	6X6	6"ø	50-120
				8X8	8"ø	121-225
				12X12	12"ø	226-460
				15X15	12"ø	461-650
				18X18	14"ø	651-1000
B	RETURN AIR	CEILING EGGCRATE	TITUS 50F	24X24	———	1875 MAX
C	EXHAUST AIR	CEILING GRILLE	TITUS 350FL	10X10	———	750 MAX
				12X12	———	500 MAX

TYPICAL DUCT TAP DETAILS

N.T.S

NOTES:
1. ALL FLEXIBLE DUCT SHALL HAVE AT LEAST ONE 90° ELBOW ELBOW CONNECTING IT TO THE MAIN TRUNK.



DUCT HANGING DETAIL

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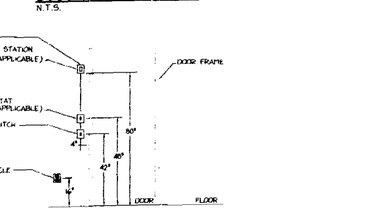

DEVICE INSTALLATION DETAIL

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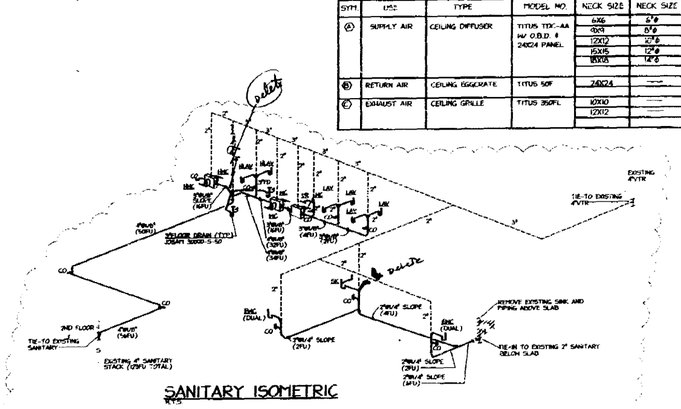
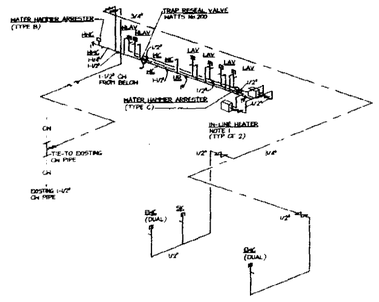


SANITARY ISOMETRIC

N.T.S

NOTES:
1- COORDINATE EXACT LOCATION OF ALL FLOOR PENETRATIONS WITH STRUCTURAL ENGINEER. DRILL PILOT HOLES TO CLEAR STRUCTURAL BEAMS OR AND P/S. JOISTS. ADVICE ENGINEER OF ANY CONFLICTS
2- PROVIDE CLEANOUT AT THE BASE OF ALL STACKS.
3- ALL PIPING SHALL SLOPE 6 1/4" PER FOOT UNLESS OTHERWISE NOTED



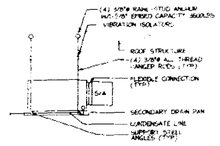
WATER ISOMETRICS

N.T.S.

NOTES:
1. PROVIDE IN LINE-HEATER CHRONOMITE S-30L, .5 GPM, 5KW, 208V/1ø.

FAN COIL UNIT DETAIL

N.T.S



GENERAL NOTES

1. GENERAL
   A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION AND CITY OF PARK'S BOARD ORDINANCES.
   B. REFER TO ALL DRAWINGS FOR COORDINATION OF PLUMBING AND HVAC WORK.
   C. GENERAL CONTRACTOR SHALL ARRANGE & PAY FOR ALL PERMITS, LICENSES INSPECTIONS & TESTS OBTAIN THE NECESSARY CERTIFICATES AND RECEIPT TO OWNER.
   D. THE COMPLETE INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR IN THE CASE OF A LABOR CONTRACTOR SHALL REPAIR DEFECTS PROMPTLY AND WITHOUT COST TO THE OWNER.
   E. ALL EQUIPMENT, PIPING AND DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL EQUIPMENT SHALL BE LOCATED AS INDICATED FOR A CLASS 'A' BUILDING AND UNLESS OTHERWISE DIRECTED BY THE ENGINEERING DEPARTMENT. THESE ROOMS SHALL BE KEPT CLEAN, FREE OF DEBRIS OR HAZARDOUS CONDITIONS AND SHALL BE LOCKED DAILY FOR SAFETY AND SECURITY REASONS.
2. SHOP DRAWINGS
   A. REFER TO CHAPTER 2 LISTS OF FULLY DESCRIPTIVE SHOP DRAWINGS INCLUDING, BUT NOT LIMITED TO EQUIPMENT, CONTROLS, AIR DISTRIBUTION, PLUMBING FIXTURES AND ASSOCIATED ACCESSORIES.
   B. SHOP DRAWINGS SHALL INCLUDE THE SEAL/STAMP, CERTIFICATION STATEMENTS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE SUBCONTRACTOR AND OF THE GENERAL CONTRACTOR.
   C. SUBMITTALS SHALL NOT THEN BE REVIEWED, THEY SHALL ALSO INCLUDE ALL SHOP DRAWINGS AND SUBMITTALS FOR ALL SUBCONTRACTORS AND SUPPLIERS. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BE CHECKED AND APPROVED BY THE GENERAL CONTRACTOR BEFORE THEY ARE SUBMITTED TO THE ENGINEER. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BEAR THE GENERAL CONTRACTOR'S STAMP INDICATING THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR AND ARE CORRECT TO SUIT THE WORK AND CONTRACT DOCUMENTS AND PHYSICAL SPACE LIMITATIONS FOR THE PROJECT.
   D. SUBMITTALS SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER TO ALLOW ADEQUATE TIME FOR REVIEW, RESUBMITTAL AND REVIEW AGAIN BEFORE EQUIPMENT IS ORDERED AND INSTALLED. NO EXTENSIONS OF TIME WILL BE GRANTED DUE TO FAILURE TO SUBMIT SHOP DRAWINGS IN TIME FOR REVIEW AND APPROVAL.
   E. SUBMITTALS SHALL BE CLEARLY IDENTIFIED AS SUCH AND SHALL BE ACCOMPANIED BY A TRANSMITTAL LETTER CONTAINING THE DATE, PROJECT TITLE AND NUMBER, CONTRACTOR'S NAME AND ADDRESS, THE NUMBER AND TITLES OF DRAWINGS INCLUDED, AND NOTIFICATION OF DEVIATIONS FROM REQUIREMENTS OF CONTRACT DOCUMENTS. ALL SUBMITTALS SHALL BE IDENTIFIED BY SPECIFICATION SECTION NUMBER AND PARAGRAPH NUMBER.
3. COORDINATION OF THE WORK:
   A. CONTRACTOR SHALL VISIT JOBSITE BEFORE PREPARING & NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATION FROM DESIGN DIMENSIONS. ALL LOCATIONS SHALL BE SUBJECTED TO FIELD ADJUSTMENT AS DIRECTED BY ARCHITECT/ENGINEER. NO EXTRA CHARGES OR COMPENSATION SHALL BE ALLOWED FOR DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS. ANY CHANGE IN LOCATION OR INSTALLATION OF ANY EQUIPMENT INDICATED ON THE DRAWINGS, ALL UNUSED EQUIPMENT, MATERIALS AND/OR ACCESSORIES SHALL BE RETURNED TO OWNER/AUTH. STORE.
   B. CONTRACTOR SHALL VERIFY EXACT LOCATION AND SIZE OF EXISTING DUCTWORK, PLUMBING AND FIRE PROTECTION BEFORE STARTING ANY WORK OR FABRICATING ANY NEW DUCTWORK. COORDINATE ALL WORK WITH OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS ARISING WITH EXISTING CONDITIONS NOT SPECIFICALLY EXCEPTED.
4. PIPING
   A. SANITARY AND STORM DRAIN: SCHEDULE 40 PVC SOLID WALL PIPE, THE ASPHALT COATED CAST IRON SOIL PIPE MAY BE USED WITH NEOPRENE GASKETS AND STAINLESS STEEL BAND COUPLINGS. SANITARY DRAIN PIPING SHALL BE EXTENDED TO WITHIN 5 FEET OF BUILDING AND THEN CONNECTED TO COPPER TYPE "DWV". VENT PIPING SHALL BE SCHEDULE 40 PVC. SCHEDULE 80 PVC MAY BE USED FOR 2" AND SMALLER VENT APPLICATIONS.
   B. DOMESTIC WATER PIPING: CUSTOM FABRICATED TYPE "L" COPPER WITH WROUGHT COPPER FITTINGS, SOLDER JOINTS. PIPING SHALL BE INSTALLED WITH MINIMUM NUMBER OF JOINTS. UNDERGROUND SUPPLY PIPING IS COLD WATER SHALL BE TYPE "K" SOFT COPPER TUBING WITH ANGLE VALVE. SUPPORT PIPING AT EVERY FLOOR AND ALLOW FOR THERMAL EXPANSION THROUGH BUILDING EXPANSION JOINTS. PROVIDE ISOLATION VALVES AT EACH BRANCH AND RISER. INSULATE HOT WATER PIPING WITH 1/2" FIBERGLASS INSULATION WITH CANVAS JACKET.
   C. CONDENSATE DRAIN LINES: COPPER PIPE, TYPE "M" WHERE EXPOSED. PLASTIC INSULATION
   D. INSULATE ALL EXISTING HORIZONTAL DRAIN WATER LEADERS WITH 1/2" FIBERGLASS INSULATION
5. MATERIALS - HVAC
   A. SUPPLY AND RETURN DUCTWORK: 1-1/2" THICK FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "RIGIDUCT GLASS DUCT MANUAL" FABRICATE JOINTS WITH 3" WIDE FIBERGLASS THERMAFLEX HEAT SEALING TAPE OR GLASS FABRIC AND FIRE RESISTING MASTIC.
   C. EXHAUST & OUTDOOR AIR DUCTWORK: GALVANIZED SHEET METAL DUCT NO LIGHTER THAN 26 GAUGE, AS PER LATEST EDITION SMACNA "HVAC DUCT CONSTRUCTION STANDARDS - METAL 1/2" WG PRESSURE CLASS" INSULATE ALL NEW AND EXISTING OUTSIDE AIR DUCTWORK WITH 1-1/2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION.
   D. INSULATED METAL FLEXIBLE DUCTWORK SHALL MEET THE REQUIREMENTS OF NFPA 90A AND SHALL BE LISTED AND LABELED BY U.L. FLEXIBLE DUCT SHALL BE FLEXIBLE CLOTH SPIRAL REINFORCED WITH WIRE HELIX, 1" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER JACKET. MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 5 FEET IN LENGTH, NON-COMPRESSED. INSTALL WITH SUPPORTS AT 5 FEET.
   E. ALL DUCT OPENINGS ARE CLEAN, FREE OF DEBRIS.
   F. PROVIDE BALANCED AIR TO EVERY WITH BALANCING DAMPERS AT ALL DUCT BRANCHES AND TURNING VANES AT ALL ELBOWS.
   G. CHILLED WATER PIPING: COPPER TYPE L W/ SWEAT WROUGHT FITTINGS AND P. TRAP. FIBERGLASS INSULATION
6. EQUIPMENT - PLUMBING
   A. PLUMBING FIXTURES: AS SPECIFIED ON DRAWINGS, SUPPLIED WITH ALL UNIONS, TRAPS SUPPLIES AND ACCESSORIES REQUIRED FOR AN OPERATIONAL INSTALLATION.
   B. GATE VALVES: ENGINEERED BODY, TRIMMED OR SCREWED ENDS.
   C. TEMP. PRESSURE VALVES: EQUAL TO WATTS SERIES.
   D. HOT WATER HEATERS: AS SPECIFIED ON DRAWINGS.
7. EQUIPMENT - HVAC
   A. THERMOSTATS: SHALL HAVE A HEATING MODE MINIMUM SETTING OF 75 DEGREES F. AND SHALL BE ARRANGED TO PREVENT THE SPEKTANEOUS OPERATION OF HEATING AND COOLING IN ANY ZONE. THERMOSTATS SHALL HAVE FAN SWITCH AND "HEAT-OFF-COOL" SELECTOR SWITCH. PROVIDE THERMOSTAT LOCKING COVER AND INSTALL AT ABOVE FINISHED FLOOR.
   H. AIR DISTRIBUTION: REGISTERS AND GRILLES SHALL BE OF ALUMINUM CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY TITLE, METALASE OR APPROVED EQUAL. AUTOMATIC TEMPERATURE CONTROLS AS PER BUILDING STANDARDS.
8. METHODS OF CONSTRUCTION AND WORKMANSHIP - PLUMBING
   A. ALL HORIZONTAL SANITARY, STORM AND CONDENSATE DRAIN PIPE SHALL SLOPE AT 1/8" PER FOOT MINIMUM, UNLESS NOTED OTHERWISE.
   B. FURNISH ALL REQUIRED FLASHING FOR PIPES.
   C. ISOLATE ALL COPPER PIPING FROM CONCRETE AMP; OTHER METAL WITH ISOLATING FELT
   D. ALL SANITARY AND WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT.
   E. DISINFECT WATER PIPING. SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORINE AND AS PER AWWA STANDARDS.
   D. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF ALL STACKS, AT 90 DEGREE TURNS AND EVERY 75' IN HORIZONTAL SANITARY AND STORM DRAIN PIPING.
9. METHODS OF CONSTRUCTION AND WORKMANSHIP - HVAC
   A. CONTRACTOR SHALL BALANCE HVAC SYSTEM TO PROVIDE AIR QUANTITIES AND CAPACITIES AS INDICATED ON DRAWINGS.

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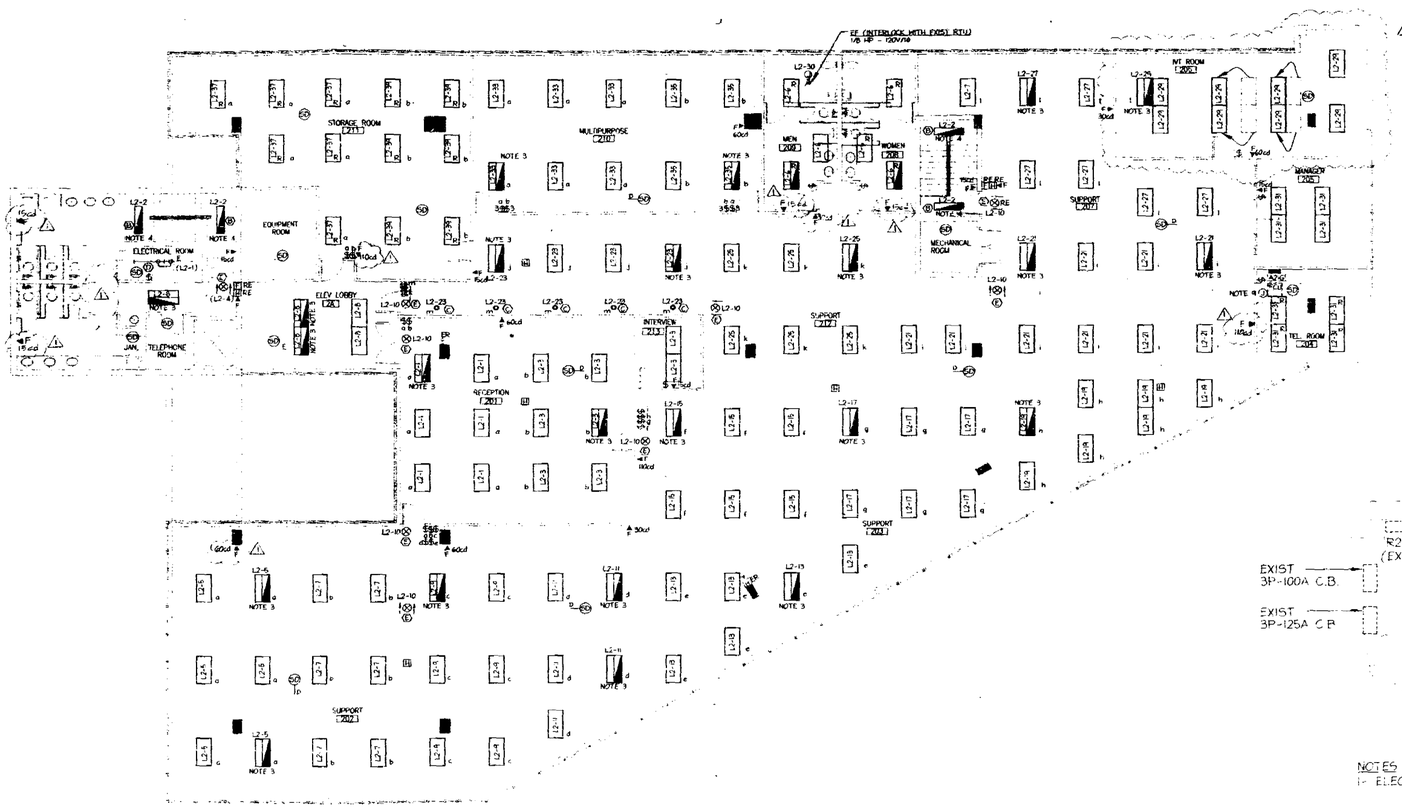
DEMOLITION NOTES:

1. CONTRACTOR SHALL PERFORM FIRST THIS STAGE ALL EXISTING RECEPTACLES, LIGHT FIXTURES, SWITCHES, SMOKE DETECTORS, FIRE ALARM DEVICES, PULL STATIONS, ANNUNCIATOR BOARDS, CONDUIT AND WIRING THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. SPECIALIST CONTRACTOR SHALL DISCONNECT AND REMOVE ANY EXISTING ELECTRICAL WORK.
2. CONTRACTOR SHALL VERIFY ON AS-BUILT DRAWINGS ANY BUILDING WORK THAT WILL REMAIN IN THE TENANT IMPROVEMENT WORK SPECIALIST JUNCTION BOXES FOR FIRE ALARM OR OTHER CONTROL WORK.
3. CONTRACTOR SHALL INVESTIGATE AND NOTIFY ENGINEER OF ANY EXISTING JUNCTION BOXES THAT MAY OCCUR OVER ANY RATED TYPE CEILING AS SOON AS THE DEMOLITION WORK IS COMPLETED.
4. CONTRACTOR SHALL RELOCATE ACCESS PANELS OR RELOCATE JUNCTION BOXES WITHIN HARD CEILINGS AS REQUIRED.
5. ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TYPE "NORMAL" PERMITTED BY THE LANDLORD.

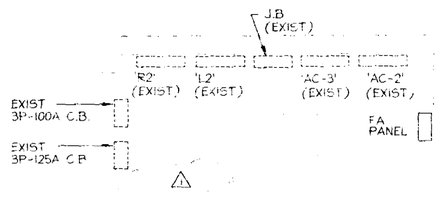


2ND FLOOR – LIGHTING & FIRE ALARM PLAN

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

NOTES

1- REFER TO ARCHITECTURAL DRAWING FOR EXACT LOCATION OF LIGHT FIXTURES
2- ALL LIGHT FIXTURES SHALL BE TYPE 'A' UNLESS OTHERWISE NOTED
3- PROVIDE 2 LAMP BATTERY BACK-UP DODINE #EB90
4- PROVIDE 1 LAMP BATTERY BACK-UP DODINE #EB30
5- RELOCATE EXISTING 2'X 4' PARABOLIC LIGHT FIXTURES INDICATED WITH 'R'
6- INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PREPARED BY H.T. VAUGHN-R.J. MUNCH ARCHITECTS, DATED 11-5-90
7- CONTRACTOR SHALL VERIFY AND UPDATE PANELBOARD DIRECTORIES.
8- NUMBER IN PARENTHESIS IS ASSIGNED CIRCUIT
9- RECONNECT RELOCATED FCU-4 TO EXISTING ELECTRICAL CONNECTION



ELECTRICAL ROOM

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

NOTES

1- ELECTRICAL ROOM IS IN COMPLIANCE WITH NEC ART. 110-16.

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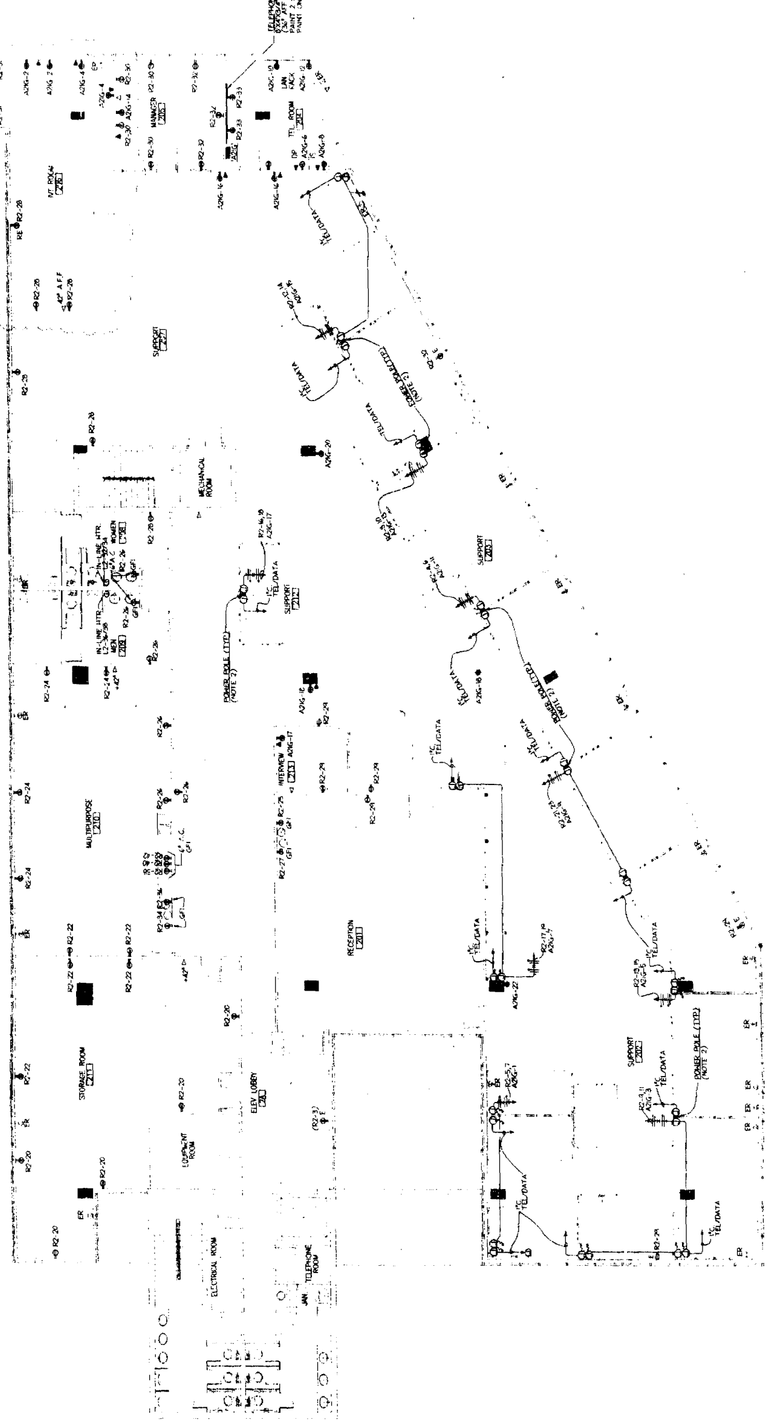

2ND FLOOR - POWER & COMMUNICATION PLAN
SCALE: 1/8" = 1'-0"

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WIRING DEVICES.
2. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT TO BE PROVIDED BY OTHERS WITH THE TENANT AND FURNITURE MANUFACTURER/CONTRACTOR.
3. ALL CONDUITS SHALL BE CONCEALED IN WALLS, CEILINGS AND FLOORS.
4. ALL CONDUITS TO BE TERMINATED IN JUNCTION BOXES WITH PULL STRINGS.
5. ALL POWER AND TELEPHONE CIRCUITS SHALL BE HOMERUNS TO PANELBOARDS AS INDICATED ON PLANS.
6. ALL WIRING SHALL BE COPPER, #12 AWG MINIMUM.
7. ALL WIRING SHALL BE INSTALLED IN CONDUIT.
8. ALL WIRING SHALL BE IDENTIFIED AT EACH END AND AT EACH PULL BOX.
9. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION.
10. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION.

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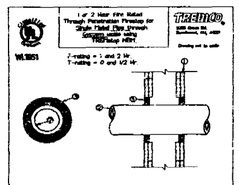
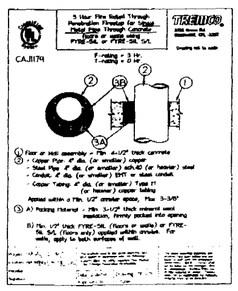
SYMBOL LEGEND

- LIGHTING OUTLET, SHADING INDICATES EMERGENCY OPERATION
- EXIT FIXTURE
- SINGLE POLE SWITCH/DOUBLE POLE SWITCH (42" A.F.F.)
- THREE WAY SWITCH (42" A.F.F.)
- DIMMER SWITCH (+42" A.F.F.) LUTRON NOVA SERIES -1000 MATT FINISH OR LARGER FOR CONNECTED LOAD.
- SINGLE POLE SWITCH W/ 15 MIN. TIMER (42" A.F.F.)
- DUPLEX RECEPTACLE-20A- 125V. GROUNDING TYPE (16" A.F.F.)
- DUPLEX RECEPTACLE-20I- 125V. GROUNDING TYPE (42" A.F.F. OR HORIZONTALLY MOUNTED 6" ABOVE COUNTER)
- FOURPLEX RECEPTACLE -20A- 125V GROUNDING TYPE (16"A.F.F.)
- ISOLATED GROUND DUPLEX RECEPTACLE-20A-125V (16"A.F.F.)
- DEDICATED OUTLET
- J BOX FOR FURNITURE FEED - WALL MOUNTED (3) CKT., 7 WIRE POWER ENTRY (ONE) TO FURNITURE SYSTEM. TENANT TO PROVIDE MWP TO SYSTEMS G.C. TO MAKE FINAL CONNECTIONS.
- POWER POLE
- TELEPHONE OUTLET (+16"A.F.F.), 3/4"C TO CEILING SPACE WITH PLASTIC BUSHING
- DATA OUTLET (+16"AFF) 3/4"C. TO CEILING SPACE WITH PLASTIC BUSHING
- JUNCTION BOX - 4"X4"X1 1/2" FURN. W/ COVER PLATE
- FLEXIBLE CONDUIT, USE LIQUID TIGHT WHERE EXPOSED.
- TELEPHONE CONDUIT
- FIRE ALARM HORN
- FIRE ALARM FLASHING STATION, ADA APPROVED
- FIRE ALARM SMOKE DETECTOR - DUCT TYPE
- ABFF ABOVE FINISHED FLOOR-TO CENTERLINE OF OUTLET
- E EXISTING TO REMAIN
- R RELOCATED
- ER EXISTING TO BE REMOVED.
- GFI GROUND FAULT INTERRUPTER
- A.C. ABOVE COUNTER
- RE REPLACE EXISTING

NOTES:
1- NOT ALL SYMBOLS ARE NECESSARILY USED





PANEL R2
(EXISTING)

AIC 10K AIC
TYPE SQD7 NQOD
MOUNTING SURFACE
MAINS 100A MAIN BREAKER
BUS RATING 225A
VOLTAGE 120/208V, 3ø, 4W

CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	720	ACTIVE - (TO R2 SUBPART)	2	1	20	500	ACTIVE (TO R1)
3	1	20	720	A - (TO R2 SUBPART)	4	1	20	720	B - (TO R2 SUBPART)
5	1	20	720	A - (TO R2 SUBPART)	6	1	20	720	B - (TO R2 SUBPART)
7	1	20	720	A - (TO R2 SUBPART)	8	1	20	720	B - (TO R2 SUBPART)
9	1	20	720	A - (TO R2 SUBPART)	10	1	20	720	B - (TO R2 SUBPART)
11	1	20	720	A - (TO R2 SUBPART)	12	1	20	720	B - (TO R2 SUBPART)
13	1	20	720	A - (TO R2 SUBPART)	14	1	20	720	B - (TO R2 SUBPART)
15	1	20	720	A - (TO R2 SUBPART)	16	1	20	720	B - (TO R2 SUBPART)
17	1	20	720	A - (TO R2 SUBPART)	18	1	20	720	B - (TO R2 SUBPART)
19	1	20	720	A - (TO R2 SUBPART)	20	1	20	720	B - (TO R2 SUBPART)
21	1	20	720	A - (TO R2 SUBPART)	22	1	20	720	B - (TO R2 SUBPART)
23	1	20	720	A - (TO R2 SUBPART)	24	1	20	720	B - (TO R2 SUBPART)
25	1	20	720	A - (TO R2 SUBPART)	26	1	20	720	B - (TO R2 SUBPART)
27	1	20	720	A - (TO R2 SUBPART)	28	1	20	720	B - (TO R2 SUBPART)
29	1	20	720	A - (TO R2 SUBPART)	30	1	20	720	B - (TO R2 SUBPART)
31	1	20	720	A - (TO R2 SUBPART)	32	1	20	720	B - (TO R2 SUBPART)
33	1	20	720	A - (TO R2 SUBPART)	34	1	20	720	B - (TO R2 SUBPART)
35	1	20	720	A - (TO R2 SUBPART)	36	1	20	720	B - (TO R2 SUBPART)
37	1	20	720	A - (TO R2 SUBPART)	38	1	20	720	B - (TO R2 SUBPART)
39	1	20	720	A - (TO R2 SUBPART)	40	1	20	720	B - (TO R2 SUBPART)
41	2	60	1000	ACTIVE	42			1000	ACTIVE
43					44				

TOTAL 20480 TOTAL 20560
TOTAL CONNECTED LOAD 40.2 KVA = 112 AMPS CAPACITY PROVIDED 150 AMPS

NOTES:
1- ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
20 AMP BREAKER - #12 UP TO 100' ONE WAY, #10 UP TO 250'
30 AMP BREAKER - #10 UP TO 100' ONE WAY, #8 UP TO 250'
40 AMP BREAKER - #8 UP TO 100' ONE WAY, #6 UP TO 250'
2- ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.
3- PROVIDE ISOLATED GROUND BUS.

DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13 - SEE CALCULATIONS

PANEL A2IG
(NEW)

AIC 10K AIC
TYPE SQD7 NQOD
MOUNTING SURFACE
MAINS 175A
BUS RATING 225A
VOLTAGE 120/208V, 3ø, 4W

CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	500	SPARE	2	1	20	500	SPARE
3	1	20	500	SPARE	4	1	20	500	SPARE
5	1	20	500	SPARE	6	1	20	500	SPARE
7	1	20	500	SPARE	8	1	20	500	SPARE
9	1	20	500	SPARE	10	1	20	500	SPARE
11	1	20	500	SPARE	12	1	20	500	SPARE
13	1	20	500	SPARE	14	1	20	500	SPARE
15	1	20	500	SPARE	16	1	20	500	SPARE
17	1	20	500	SPARE	18	1	20	500	SPARE
19	1	20	500	SPARE	20	1	20	500	SPARE
21	1	20	500	SPARE	22	1	20	500	SPARE
23	1	20	500	SPARE	24	1	20	500	SPARE
25	1	20	500	SPARE	26	1	20	500	SPARE
27	1	20	500	SPARE	28	1	20	500	SPARE
29	1	20	500	SPARE	30	1	20	500	SPARE
31	1	20	500	SPARE	32	1	20	500	SPARE
33	1	20	500	SPARE	34	1	20	500	SPARE
35	1	20	500	SPARE	36	1	20	500	SPARE
37	1	20	500	SPARE	38	1	20	500	SPARE
39	1	20	500	SPARE	40	1	20	500	SPARE
41	1	20	500	SPARE	42	1	20	500	SPARE
43					44				

TOTAL 19600 TOTAL 1600
TOTAL CONNECTED LOAD 24.5 KVA = 68 AMPS CAPACITY PROVIDED 125 AMPS

NOTES:
1- ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
20 AMP BREAKER - #12 UP TO 100' ONE WAY, #10 UP TO 250'
30 AMP BREAKER - #10 UP TO 100' ONE WAY, #8 UP TO 250'
40 AMP BREAKER - #8 UP TO 100' ONE WAY, #6 UP TO 250'
2- ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.
3- PROVIDE ISOLATED GROUND BUS.
4- REMOVE 175A/3P BREAKER AND PROVIDE (1)3P-200AMP BREAKER
DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13 - SEE CALCULATIONS

PANEL L2
(EXISTING)

MAINS 150A MAIN BREAKER
BUS RATING 225A
VOLTAGE 120/208V, 3ø, 4W

CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CKT NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	720	A - (TO L2 SUBPART)	2	1	20	500	ACTIVE (TO L1) - CORE 1
3	1	20	720	A - (TO L2 SUBPART)	4	1	20	500	ACTIVE (TO L1) - CORE 2
5	1	20	720	A - (TO L2 SUBPART)	6	1	20	500	(TO L1) - SPARE
7	1	20	720	A - (TO L2 SUBPART)	8	1	20	500	(TO L1) - SPARE
9	1	20	720	A - (TO L2 SUBPART)	10	1	20	500	(TO L1) - SPARE
11	1	20	720	A - (TO L2 SUBPART)	12	1	20	500	(TO L1) - SPARE
13	1	20	720	A - (TO L2 SUBPART)	14	1	20	500	(TO L1) - SPARE
15	1	20	720	A - (TO L2 SUBPART)	16	1	20	500	(TO L1) - SPARE
17	1	20	720	A - (TO L2 SUBPART)	18	1	20	500	(TO L1) - SPARE
19	1	20	720	A - (TO L2 SUBPART)	20	1	20	500	(TO L1) - SPARE
21	1	20	720	A - (TO L2 SUBPART)	22	1	20	500	(TO L1) - SPARE
23	1	20	720	A - (TO L2 SUBPART)	24	1	20	500	(TO L1) - SPARE
25	1	20	720	A - (TO L2 SUBPART)	26	1	20	500	(TO L1) - SPARE
27	1	20	720	A - (TO L2 SUBPART)	28	1	20	500	(TO L1) - SPARE
29	1	20	720	A - (TO L2 SUBPART)	30	1	20	500	(TO L1) - SPARE
31	1	20	720	A - (TO L2 SUBPART)	32	1	20	500	(TO L1) - SPARE
33	1	20	720	A - (TO L2 SUBPART)	34	1	20	500	(TO L1) - SPARE
35	1	20	720	A - (TO L2 SUBPART)	36	1	20	500	(TO L1) - SPARE
37	1	20	720	A - (TO L2 SUBPART)	38	1	20	500	(TO L1) - SPARE
39	1	20	720	A - (TO L2 SUBPART)	40	1	20	500	(TO L1) - SPARE
41	1	20	720	A - (TO L2 SUBPART)	42	1	20	500	(TO L1) - SPARE
43					44				

TOTAL 14980 TOTAL 14620
TOTAL CONNECTED LOAD 29.7 KVA = 83 AMPS CAPACITY PROVIDED 150 AMPS

NOTES:
1- ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
20 AMP BREAKER - #12 UP TO 100' ONE WAY, #10 UP TO 250'
30 AMP BREAKER - #10 UP TO 100' ONE WAY, #8 UP TO 250'
40 AMP BREAKER - #8 UP TO 100' ONE WAY, #6 UP TO 250'
2- ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.
3- PROVIDE ISOLATED GROUND BUS.
4- REMOVE (1)3P-100AMP BREAKER AND PROVIDE (1)3P-200AMP BREAKER
DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13 - SEE CALCULATIONS

GENERAL NOTES:

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION, AND THE CITY OF FORT LAUDERDALE BEACH ORDINANCES.
2. ALL WORK AFFECTING THE ELECTRICAL ROOM SHALL BE COORDINATED IN ADVANCE WITH THE BUILDING ENGINEER AND SHALL CONFORM WITH CONSTRUCTION STANDARDS FOR A CLASS 'A' BUILDING AND LANDLORDS ENGINEERING DEPARTMENT. THESE WORKS SHALL BE LEFT CLEAN, FREE OF DEBRIS, NON-FLAMMABLE MATERIALS AND/OR SHALL BE LOCKED SHUT FOR SAFETY AND SECURITY REASONS
3. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS, TESTS AND OBTAIN THE REQUIRED CERTIFICATES AND RECEIPT TO OWNER.
4. THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE (1) YEAR FOR MATERIAL AND LABOR.
5. SHOP DRAWINGS:
   A. SUBMIT TO OWNER 4 SETS OF FULLY DESCRIPTIVE SHOP DRAWINGS, INCLUDING:
      1. PANELS
      2. WIRING DEVICES
      3. LIGHTING FIXTURES
   B. ALL SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING CERTIFICATION STATEMENT SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE SUBCONTRACTOR AND OF THE GENERAL CONTRACTOR:
      I HEREBY CERTIFY THAT THIS SHOP DRAWING, PRODUCT DATA, AND/OR SAMPLE HAS BEEN REVIEWED PRIOR TO THIS SUBMITTAL AND THAT IT COMPLIES IN ALL RESPECTS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND APPROVED CONSTRUCTION FOR THE PROJECT.
      I FURTHER CERTIFY THAT ALL MATERIALS AND PROCESSES SUBMITTED HEREIN CONTAIN NO ASBESTOS OR PCB.
   C. CONTRACTOR SHALL VISIT SITE AND INSPECT EXISTING CONDITIONS THAT MAY CAUSE LIMITATIONS, AND INCLUDE IN HIS BID PROPOSAL ALL COSTS NECESSARY FOR A COMPLETE AND OPERATIONAL INSTALLATION.
7. DESIGN BASED ON COPPER CONDUCTORS.
8. ALL MATERIALS, EXCEPT AS NOTED, SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES LABEL.
9. WHERE FIRE ALARM WORK IS REQUIRED CONTRACTOR SHALL PREPARE THE NECESSARY WIRING DIFFERENCE DIAGRAMS TO SECURE A PERMIT.
10. MATERIALS-ELECTRICAL
   A. MATERIALS SHALL BE NEW, AND BEAR UNDERWRITER'S LABORATORIES LABEL.
   B. RIGID CONDUIT, INCLUDING COUPLINGS, ELBOWS, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PVC COATED FOR CORROSIVE ATMOSPHERE CONDITIONS.
   C. ELECTRIC METALLIC TUBING, INCLUDING COUPLING, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY LINC OR ZAPPRIME ON OUTSIDE AND ENAMEL COATING ON INTERIOR CONNECTORS.
   D. ALL BOXES, SWITCH AND OUTLET BOXES SHALL BE 1/2" MINIMUM CAST FITTINGS THAT ARE UTILIZED IF A CONTINUOUS GROUNDING CONDUCTOR IS TERMINATED IN ALL ENCLOSURES.
   D. FLEXIBLE CONDUIT AND FITTINGS SHALL BE GALVANIZED STEEL FITTINGS SHALL BE COMPRESSION TYPE APPROVED FOR GROUNDING CONTINUITY AND DAMP LOCATIONS USE LIQUID TIGHT FLEX FITTINGS.
   E. OUTLET BOXES SHALL BE PROVIDED WITH KNOCK-OUT TYPE AS CAST WITH WITH DRILLED, TAPPED AND PLUGGED BOSSES BOXES SHALL BE SQUARE CORNER OF PROPER SIZE FOR NUMBER OF CONDUCTORS ENCLOSED. LIGHT OUTLET BOXES SHALL HAVE FIXTURE SUPPORTING DEVICE.
   F. CONDUCTORS SHALL BE SOFT DRAWN COPPER, STRANDED CONSTRUCTION CONFORMING TO ASTM SPECIFICATIONS AND NEC, AND SHALL HAVE 600 VOLT INSULATION TYPE THWN/THHN, #12 MINIMUM.
11. EQUIPMENT-ELECTRICAL
   A. PANELBOARDS ARE EXISTING, PROVIDE TYPE WRITTEN DIRECTORY AND BOLT-IN THERMAL MAGNETIC CIRCUIT BREAKERS, "SI" TRIPLE BREAKERS SHALL BE COMMON TRIP. CIRCUIT BREAKERS SHALL HAVE ADEQUATE INTERRUPTING CAPACITY FOR DUTY INTENDED AT SOURCE OF SUPPLY.
   B. ALL BRANCH BREAKERS SHALL BE FULL SIZE.
   C. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, QUICK-MAKE SAFETY TYPE WITH OR WITHOUT FUSES AS INDICATED, FUSED UNITS SHALL HAVE STANDARD CLIPS AND LABELS IDENTIFYING FUSE TYPE REQUIRED.
   D. WIRING DEVICES: SHALL BE SPECIFICATION GRADE, CONVENTIONAL -
      COLOR WHITE WITH MATCHING CONEXPLATES.
      1. SWITCHES SHALL BE AC TYPE FOR 120/277 VOLT OPERATION.
      2. DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE
      3. ALL DEVICES SHALL BE SIDE WIRED
      4. WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE GANGED TOGETHER
      5. ALL GFI DEVICES SHALL BE WIRED AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
      6. ALL WIRING DEVICES FOR COMPUTER SHALL BE GRAY FACE, ISOLATED GROUND
      7. CONTRACTOR SHALL WRITE PANEL DESIGNATION ON THE BACK OF THE WIRING DEVICE COVERPLATES
   E. LIGHTING FIXTURES SHALL BE AS INDICATED ON DRAWINGS AND SHALL BE COMPLETE WITH ALL REQUIRED SUPPORTS, HANGERS, PLASTER FRAMES, LAMPS, ETC., PROVIDE ATTACHED JUNCTION BOXES FOR INCANDESCENT UNITS.
12. METHODS OF CONSTRUCTION AND WORKMANSHIP-ELECTRICAL
   A. GROUNDING SHALL BE PROVIDED IN ACCORDANCE WITH NEC ARTICLE 250.
   B. CONDUIT INSTALLATION
      1. USE ALL FITTINGS AND MAKE NOT SHORT LENGTHS FOR FIXTURE AND SHALL BE USED
      2. FLEX ALL FIXTURE CONNECTIONS
   C. FIRE ALARM WIRING SHALL BE INSTALLED IN A METALLIC RACEWAY SYSTEM.
   D. POWER AND LIGHTING WIRING SHALL BE INSTALLED IN CONDUIT.
   E. CABLE SHALL BE PULLED IN ACCESSIBLE CEILING AREAS WHEREVER POSSIBLE. THE ELECTRICAL CONTRACTOR SHALL COORDINATE CABLE SUPPORT HANGERS TO BE HOOKED ON TO CENTER-A TRUE DEFINED PATH FROM THE SECURITY/TELEPHONE EQUIPMENT ROOM TO THE TELEPHONE/DATA/SECURITY OUTLET LOCATIONS. THESE CABLE PATHS MAY BE COORDINATED WITH SUBCONTRACTOR IN ORDER TO INSTALL SECURITY AND TELECOM CABLE IN THE SAME CABLE WAY
   F. ALL WIRING SHALL BE INSTALLED IN CONDUIT, 1/2" MINIMUM
   G. CONTRACTOR SHALL COLOR CODE THE FEEDER AND BRANCH WIRING AS FOLLOWS
      1. 208/120, 3 PHASE, 4 WIRE: BLUE, AND WHITE
   H. CONTRACTOR SHALL INSTALL OUTLETS IN DESIGNATED FIRE RATED PARTITIONS IN ACCORDANCE WITH U.L. FIRE RESISTIVE CONSTRUCTION STANDARDS.
13. APPROVED MANUFACTURERS
   A. LIGHTING FIXTURES AS INDICATED ON THE FIXTURE SCHEDULE
   B. PANELBOARDS, DISCONNECT SWITCHES, BREAKERS SQUARE "D"
   C. DEVICES: HUBBELL, LEVITON, SLATED
   D. BALLASTS- TRUED "REDUCED HARMONICS"
   E. LAMPS SYLVANIA
   F. SUBSTITUTIONS OF EQUIPMENT SHALL BE SUBJECT TO APPROVAL BY OWNER AND/OR ENGINEER.

LIGHTING FIXTURE SCHEDULE

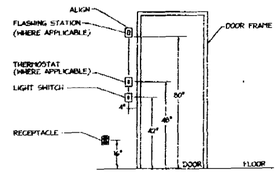
SYM	TYPE	DETAIL	DESCRIPTION	MANUFACTURER	CAT NO	LAMPS	VOLTS	REMARKS
A	FLUOR.		2'X4' RECESSED TROFFER	LITHONIA	2PM2GB332 RLD 4ZBW GLR	3F32T8 3500°K-CRI85	120	
B	FLUOR.		2'X4' SURFACE MTD FIXTURE	LITHONIA	VS232 WBRM GLR	2F32T8 3500°K-CRI85	120	
C	FLUOR.		RECESSED DOWNLIGHT	LIGHTOLIER	1PC6 WF 6DNHT GFR GLR	1F 13DT 3500°K-CRI85	120	
D	FLUOR.		SUSPENDED STRIP FIXTURE	LITHONIA	2F32T8 GSTNG GLR	2F32T8 3500°K-CRI85	120	
E	LED	EXIT	EXIT FIXTURE	LITHONIA	LEDG 1R1RBD	INCLUDED IN FIXTURE	120	VERIFY DIRECTIONAL ARROWS

NOTES:
1- CONTRACTOR SHALL REUSE EXISTING 2' X 4' PARABOLIC FIXTURES.
a. CLEAN PARABOLIC REFLECTORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
b. INSTALL NEW LAMPS.
c. REPLACE INOPERATIVE BALLASTS AS REQUIRED.
2- CONTRACTOR SHALL VERIFY IN FIELD THE QUANTITIES OF AVAILABLE 2'X 4' PARABOLIC FIXTURES AND PROVIDE THE BALANCE OF COMPLETE THE INSTALLATION AS SHOWN ON DRAWINGS. MATCH EXISTING FIXTURES WHERE NEW FIXTURES ARE REQUIRED. TURN OVER TO LANDLORD ALL FIXTURES, IF ANY, NOT UTILIZED DURING THIS WORK.
3- CONTRACTOR SHALL SUBMIT PRICE FOR FIXTURE TYPE 'A', IN THE EVENT NEW FIXTURES ARE REQUIRED

DEMAND LOAD CALCULATION PER N.E.C. TABLE 220.13

RECEPTACLES AND SPARE LOAD PANEL 'R2' - 26.2 KVA
PANEL 'L2' - 05.4 KVA
PANEL 'A2IG' - 24.5 KVA
3P-100A C.B. - 18.0 KVA
74.1 KVA

FIRST 10 KVA @ 100% = 10.0 KVA
REMAINING 64.1 KVA @ 50% = 32.0 KVA
OTHER LOADS @ 100% PANEL 'R2' = 14.0 KVA
PANEL 'L2' = 24.7 KVA
PANEL 'A2' = 0.0 KVA
3P-100A C.B. = 0.0 KVA
80.7 KVA = 224 AMPS
CAPACITY PROVIDED 300 AMPS

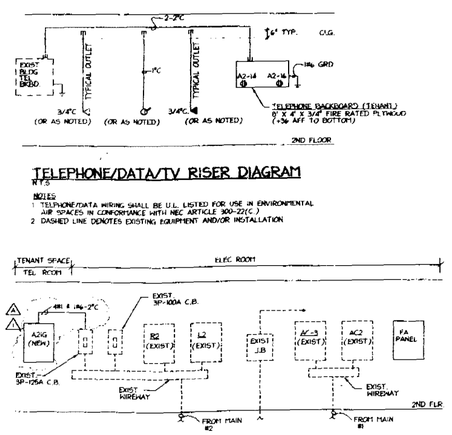


DEVICE INSTALLATION DETAIL
N.T.S.

BATTERY CALCULATIONS:

	QTY.	STAND BY CURRENT	TOTAL	QTY.	ALARM CURRENT	TOTAL
FACP	1	0.1	0.1	1	3.0	3.0
FA PULL STATION	2	----	----	2	----	----
SMOKE DETECTOR	10	0.0002	0.0020	10	0.005	0.05
SMOKE DETECTOR-DUCT	6	0.0002	0.0012	6	0.005	0.03
HORN/STROBE	5	----	----	5	0.04	2
HORN/STROBE	2	----	----	2	0.093	0.186
FLASHING STATION (15cd)	9	----	----	9	0.074	0.66
FLASHING STATION (30cd)	2	----	----	2	0.126	0.252
FLASHING STATION (60cd)	6	----	----	6	0.239	1.434
FLASHING STATION (110cd)	3	----	----	3	0.269	0.247
TOTAL			0.1032			6.219
REQ'D TIME			24hrs.		5 min. X 1 hr.	.0833 hrs.
			2.47		60 min.	0.221
TOTAL CAPACITY	= STAND-BY + ALARM					
	= 2.47 + 0.51					
	= 5.02 AH X 1.25sf					
	= 3.77 AH					

NOTE
1- BATTERY CALCULATION IS FOR REFERENCE PURPOSES ONLY. FIRE ALARM SUPPLIER SHALL ADJUST THE VALUES AND SUBMIT ACTUAL BATTERY CALCULATIONS AS PART OF FIRE ALARM SHOP DRAWINGS.

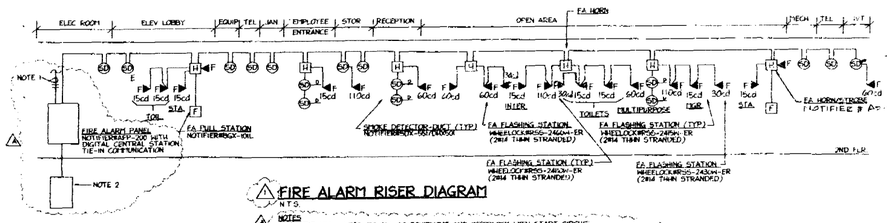


TELEPHONE/DATA/TV RISER DIAGRAM
N.T.S.

NOTES
1 TELEPHONE/DATA WIRING SHALL BE U.L. LISTED FOR USE IN ENVIRONMENTAL AIR SPACES IN CONFORMANCE WITH NEC ARTICLE 300-22(C)
2 DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION

ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES
1- DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION
2- ALL CONDUCTORS SHALL BE COPPER, THWN, 600V INSULATION.
3- PROVIDE ENGRAVED NAME PLATE TO NEW EQUIPMENT AND EQUIPMENT EXISTING TO REMAIN



FIRE ALARM RISER DIAGRAM
N.T.S.

NOTES
1- EXTEND 2#4 - 1/2"C TO ALL AC EQUIPMENT AND INTERLOCK WITH START CIRCUITS ALL UNITS SHALL SHUT DOWN IN THE EVENT ANY DUCT MOUNTED SMOKE DETECTOR IS ACTIVATED
2- PROVIDE REMOTE ANNUNCIATOR, NOTIFIER #LCD-80, LOCATE NEAR MAIN BUILDING ENTRY ON GROUND FLOOR

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E-2

BMS0000558
B000029

B0200287 PLANS

CITY OF MIAMI BEACH

PERMIT #

B0200287

PROJECT LOCATION

ALTON ROAD
BET. ALTON RD
MIAMI BEACH FL [illegible]

REFERENCE CODES

BUILDING CODE	SOUTH FLORIDA BUILDING CODE (SFBC)
STRUCTURAL CODE	SFBC DADE COUNTY EDITION
PLUMBING CODE	SFBC DADE COUNTY EDITION
MECHANICAL CODE	SFBC DADE COUNTY EDITION
ELECTRICAL CODE	NFPA 70E
[illegible] CODE	[illegible]
ACCESSIBILITY CODE	
ENERGY CODE	

BUILDING DATA:

EXISTING 2-STORY BUILDING
YEAR BUILT: 1936
CONSTRUCTION METHOD: [illegible]

TOTAL ENCLOSED AREAS	21,443 SF
1ST FLOOR	21,197 SF
MEZZANINE	246 SF
2ND FLOOR	21,197 SF
TOTAL	42,640 SF

TOTAL ENCLOSED AREAS (GROSS FIRST FLOOR, SECOND AREAS ON 1ST FLOOR, BANK (1ST FLOOR)) 21,443 SF

MEANS OF EGRESS (NFPA [illegible])

OCCUPANT LOAD (SECTION [illegible])

OCCUPANT LOAD TOTAL 50 FT. = [illegible]
CALC. = 1248.50 FT. OCC.
TOTAL OCCUPANT LOAD = [illegible]

OCCUPANCY CLASSIFICATION (CHAPTERS 5 & 12):

SECTION 1301 - GROUP B - BUSINESS

EXITS REQUIRED (SECTION 2-1.2.2):

TOTAL # EXITS REQUIRED:
EXITS PROVIDED = 2

EGRESS CAPACITY (SECTION 5-3.3):

EGRESS WIDTH PER PERSON:
0.3 = 73 PEOPLE + [illegible]
100% PROVIDED

SECTION 8-3.4 [illegible]

TABLE A-8-A.1 [illegible]

TABLE A-8-A.1 [illegible]

SECTION 21-23.1 [illegible]

FIRE PROTECTION SYSTEMS (CHAPTER 38):

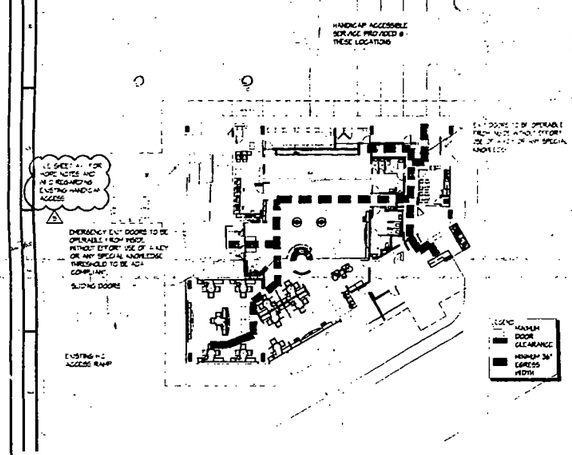
NON-SPRINKLERED

EXTERIOR SIGNAGE:
UNDER SEPARATE PERMIT

J1 | CODE NOTES

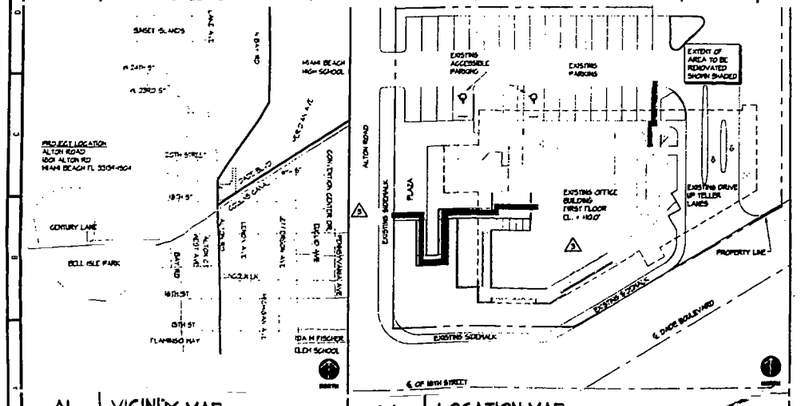
N.A. | EXISTING BUILDING

NOTE: SEE LOCATION MAP FOR EXTENSION OF THE EGRESS ROUTE



D1 | EGRESS/ ACCESSIBILITY PLAN

NOT TO SCALE | EXISTING BUILDING



A1 | VICINITY MAP

NOT TO SCALE

A4 | LOCATION MAP

NOT TO SCALE

J7 | ABBREVIATIONS

N/A

A	ARCHITECTURAL	DR	DOOR	HB	HOSE BIBB	OA	OVERALL	SS	STAINLESS STEEL
AB	ANCHOR BOLT	DRWG(S)	DRAWING, DRAWINGS	HC	HANDICAPPED	OBSC	OBSCURE	ST	STAIR
ACT	ACOUSTICAL CEILING	DW	DRAWER	HD	HEAD	OC	ON CENTER	STD	STANDARD
AFF	ABOVE FINISH FLOOR			HDWD	HARDWOOD	OD	OUTSIDE DIAMETER	STL	STEEL
AH	ACOUSTICAL WALL/COVERING	E	EAST	HDWE	HARDWARE	OFCI	OFFICE	STOR	STORAGE
AGGS	AGGREGATE	EA	EACH	HM	HOLLOW METAL	OH	OPENING	STRUC	STRUCTURAL
ADJ	ADJACENT/ ADJUSTABLE	EJ	EXPANSION JOINT	HOR	HORIZONTAL	OPP	OPPOSITE	SUSP	SUSPENDED
AL ALUM	ALUMINUM	EIFS	EXTERIOR INSULATION FINISH SYSTEM	HR	HOUR	OSB	ORIENTED STRAND BOARD	SYM	SYMMETRICAL
ALT	ALTERNATE			HVAC	HEATING, VENTILATING, AIR CONDITIONING				
AP	ACCESS PANEL	EJ	EXPANSION JOINT						
APPROX	APPROXIMATE	EL, ELEV	ELEVATION			P	PAINT	T	TEMPERED
ARCH	ARCHITECTURAL	ELEC	ELECTRIC, ELECTRICAL			PL	PLUMBING	T	TILE
ASY	ASPHALT	ELEV	ELEVATOR			PL	PLATE	TEL	TELEPHONE
		EMER	EMERGENCY			PL LAM, PL-LAM	PLASTIC LAMINATE	THK	THICK
B	BASE	ENCL	ENCLOSURE	OC	ROOF DIAMETER	PLAS	PLASTER		TACK/LOCS
BD	BOARD	EQUIP	EQUIPMENT	RAD	RADIUS	PLYWD	PLYWOOD	TOS	TOP OF STEEL
BA	BUFFER BOARD	EWC	ELECTRIC WATER COOLER	RBR	INSULATION		PARTICLE MATCHING	TOW	TOP OF WALL
BLDG	BUILDING	EXH	EXHAUST		INTERIOR	PNG	SYSTEM	TT	TOILET TISSUE
BLK	BLOCK	EXIST	EXISTING			PNL	PANEL, PANELBOARD	TD	DISPENSER
BLKG	BLOCKING	EXP	EXPANSION, EXPOSED			PP	PREFINISHED PANELS	TYP	TYPICAL
BM	BEAM	EXT	EXTERIOR	SAN	JANITOR CLOSET	PP	PAIR		
BO	BOTTOM OF			SC	JOINT	PREJU	PROJECT		
BOT	BOTTOM			SCH		PROPERTY	UNF	UNFINISHED	
		F	FIXTURE	SCR	KITCHEN SINK PLATE	PRESSURE TREATED	UON	UNLESS OTHERWISE NOTED	
CAB	CABINET	FA	FIRE ALARM	SHT		PT			
CER	CERAMIC	FD	FLOOR DRAIN	SIM		PTN	PARTITION		
CONC	CONCRETE	FDN	FOUNDATION			PWR	POWER	VCT	VINYL COMPOSITION TILE
CB	CONTROL BOARD	FE	FIRE EXTINGUISHER	LAM	LAMINATE, LAMINATED			VERT	VERTICAL
CJ	CONTROL JOINT	FEC	FIRE EXTINGUISHER CABINET	LAV	LAVATORY	QT	QUARRY TILE	VEST	VESTIBULE
CL	CENTERLINE	FIN	FINISH	LT	LIGHT	QTY	QUANTITY	VIF	VERIFY IN FIELD
CLG	CEILING	FIX, FIXT	FIXTURE					VNL	VINYL
CLR	CLEAR	FL, FLR	FLOOR					VWC	WALLCOVERING
CMU	CONCRETE MASONRY UNIT	FLASH	FLASHING		MECHANICAL				
COL	COLUMN	FLUOR	FLUORESCENT		HOLDING	R	RISER		
COMP	COMPOSITION	FOC	FACE OF CONCRETE	MACH	MACHINE	RAD R	RADIUS		
CONST	CONSTRUCTION	FOF	FACE OF FINISH	MAT	MATERIAL	RD	ROOF DRAIN		
CONT	CONTINUOUS	FOS	FACE OF STUDS	MAX	MAXIMUM	REFR	REFRIGERATED		
CPT	CARPET	FOM	FACE OF MASONRY	MEC	MECHANICAL	REINF	REINFORCED		
CTR	CENTER	FOW	FACE OF WALL	MEMB	MEMBRANE	REQD	REQUIRED		
CTSK	COUNTERSUNK	FR	FIRE RATED/FIRE RESISTANT	MFR	MANUFACTURER	REQD REQD	REQUIRED		
CW	COLD WATER	FRP	FIBERGLASS REINFORCED POLYESTER PANEL	MIN	MINIMUM	RESIL	RESILIENT FLOORING		
CWP	CIVIL, WATER PROOFING	FRPH	FIRE RETARDANT TREATED WOOD	MISC	MISCELLANEOUS	RH	ROOM NUMBER	RD	ROOF DRAIN
CONTR	CONTRACTOR	FT	FOOT, FEET	MIR	MIRROR	RO	ROUGH OPENING	RWD	WOOD
CONTR	CONTRACTOR	FURR	FURRING	MO	MASONRY OPENING	RWL	RAIN WATER LEADER		
CPT, C	CARPET			MR	MOISTURE RESISTANT				
CT	CERAMIC TILE			MTD	MOUNTED				
CTR	CENTER	@	@ ANGLE	MTG	MEETING, MOUNTING	S	SOUTH		
	CENTER LINE	#	# POUND OR NUMBER		METAL	SC	SOLID CORE		
		@	@ ROUND		MILLWORK	SCHED	SCHEDULE		
		&	& AND			SD	SOAP DISPENSER		
DBY	DESIGN BY CONTROL DRAWINGS	GALV	GALVANIZED			SECT	SECTION		
DET, DTL	DETAIL	GB	GRAB BAR			SF	SQUARE FEET		
DIA	DIAMETER	GC	GENERAL CONTRACTOR			SH	SHELF		
DIFF	DIFFUSER	GL	GLASS			SHT	SHEET		
DIM	DIMENSION	GWB/BD	GYPSUM WALLBOARD			SIM	SIMILAR		
DISP	DISPENSER	GYP	GYPSUM			SPKR	SPEAKER		
DN	DOWN					SQ	SQUARE		
DO	DOOR OPENING					SPEC	SPECIFICATION		

DOOR MARK (101)

DOOR

EXISTING DOOR (P#)

FURNITURE TAG

PARTITION ON KEY WALL TYPES

PARTITION TYPES

COLUMN REFERENCE GRIDS

INTERIOR ELEVATION INDICATOR

SECTION NUMBER (A1) A-8

SHEET NUMBER

SECTION

DETAIL NUMBER (A1) A-8

SHEET NUMBER

DETAIL

FINISH OR CEILING HEIGHT TAG (P-1)

FINISHES

ROOM NAME (101) ROOM NUMBER

ROOM

NEW OR DEMO WORK NOTE 1

SHEET NOTES

EQUIPMENT TAG (A)

FIXTURE TAG/ TOILET ACCESSORY (TA-)

REVISIONS (1)

D7 | GRAPHIC SYMBOLS

N/A

1. ALL ANGLED WALLS ARE @ 45°, 90°, OR U.O.N.
2. G.C. TO FIELD VERIFY AND COORDINATE ALL DIMENSIONS WITH MILLWORK.
3. REPAIR ALL EXISTING DAMAGED GWB INCLUDING CORNER BEADS, AS REQUIRED TO LIKE NEW CONDITION.
4. G.C. MUST COORDINATE WITH OWNER FOR INSTALLATION OF ALL OWNER PROVIDED ITEMS.
5. MILLWORKER TO PROVIDE ALL MILLWORK FIXTURES AS SHOWN IN FIXTURE DOOR BOOK AND SPECIFICATIONS. MILLWORK IS TO BE PRE-FINISHED AND READY FOR ASSEMBLY IN FIELD. CLOSE COMMUNICATION BETWEEN MILLWORKER AND G.C. IS NECESSARY.
6. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE FIRE RETARDANT BLOCKING AT SHELVING, HAND SINKS, GRAB BARS, LAVATORIES, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AND FIXTURES AS REQUIRED U.O.N.
7. DIMENSIONS SHOWN ARE TO THE FINISHED FACE OR TO COLUMN CENTER LINE.
8. DOOR JAMBS ARE LOCATED 4" OFF ADJACENT WALL TYP. U.O.N.
9. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL CONTRACT WITH THE LANDLORD'S ROOFING CONTRACTOR TO FLASH & SEAL SUCH WORK AS TO MAINTAIN ROOF WARRANTY.
10. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11. SECURITY CABLE WILL BE PULLED BY OWNER'S SECURITY/DATA VENDOR.
12. CONFIRM EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES EXIST BETWEEN DOCUMENTS AND ACTUAL CONDITIONS CONTACT AND NOTIFY DESIGN FORUM PRIOR TO PROCEEDING WITH CONSTRUCTION.
13. G.C. TO VERIFY CONSTRUCTION OF CONCRETE SLAB PRIOR TO CUTTING EXISTING POST TENSIONED SLABS.
14. G.C. TO CHECK FOR WATER OR CONDENSATION DAMAGE ON EXISTING INTERIOR AND EXTERIOR WALLS. G.C. TO MAKE REPAIRS TO ROOF AND FLASHINGS AND RESEAL EXTERIOR WALLS AS REQUIRED FOR A WATERTIGHT CONDITION PRIOR TO NEW CONSTRUCTION.
15. EXTERIOR LIGHTING UNDER SEPERATE CONTRACT.

A8 | GENERAL NOTES

N/A

1. BUILDING IS NON SPRINKLERED
2. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS
3. PROVIDE ADDITIONAL EXIT SIGNS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
4. GENERAL CONTRACTOR SHALL VERIFY, COORDINATE AND/OR INSTALL ANY SMOKE DETECTION AND/OR FIRE ALARM CONNECTIONS AS REQUIRED PER LANDLORD AND CITY.
5. ANY REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
6. PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHERE ANY DUCT WORK PENETRATES 1-HR WALL UNLESS OTHERWISE NOTED.
7. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.
8. DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.
9. CONTACT OPERATING MANAGER REGARDING FIRE ALARM REQUIREMENTS AND INSTALLATION. INSTALLATION AND DEVICES AT TENANTS EXPENSE. TENANTS SPACE MUST MEET ADA FIRE ALARM REQUIREMENTS.
10. FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON PLAN.
11. INSTALL APPROVED FIRE EXTINGUISHERS AS PER UNIFORM FIRE CODE STANDARD #10-10 BE APPROVED BY FIRE DEPARTMENT.

D12 | FIRE DEPARTMENT NOTES

N/A

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A12 | PROJECT TEAM

N/A

J18 | DRAWING INDEX

DWG #	DRAWING TITLE	DATE REVISED & REISSUED
	ARCHITECTURE	
A-1	ARCHITECTURAL DATA SHEET	03.14.02
AD-1	DEMOLITION PLAN	10/03/01
A-2	FLOOR & FINISH PLANS	03.14.02
A-3	REFLECTED CEILING PLAN SECTIONS & DETAILS	03.14.02
A-4	FIXTURE, ATTACHMENT PLAN	10/03/01
A-5	GRAPHIC PLACEMENT PLAN	10/03/01
A-6	EQUIPMENT PLACEMENT PLAN	10/30/01
A-7	INTERIOR ELEVATIONS	03.14.02
A-8	INTERIOR ELEVATIONS	10/03/01
A-9	SCHEDULES, SECTIONS & DETAILS	10/03/01
A-10	SCHEDULES	03.14.02
A-11	DETAILS & SECTIONS	
	PLUMBING	
P-1	PLUMBING FLOOR PLAN	
P-2	PLUMBING DETAILS	
	MECHANICAL	
M-1	MECHANICAL FLOOR PLAN	
M-2	MECHANICAL DETAILS & SCHEDULES	
	ENGINEERING	
E-1	ELECTRICAL LIGHTING PLAN	
E-2	ELECTRICAL POWER PLAN	
E-3	ELECTRICAL SIGNAL PLAN	
E-4	ELECTRICAL SECURITY PLAN	
E-5	ELECTRICAL RISER & PANELBOARDS	

PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

No	Revisions/Submissions	Date
3	PLAN REVIEW REVISIONS #3	03/14/02
2	PLAN REVIEW REVISIONS #2	01/24/02
1	PLAN REVIEW REVISIONS	11/20/01
1	BULLETIN #1	11/1/01
1	ADDENDUM 1	10/30/01
	ISSUED FOR PERMIT / BID SET	10/03/01

design•forum. AA0002462 architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone (937) 439-4400

Drawing Title: ARCHITECTURAL DATA SHEET

Drawn: BJH | Project No: 202874.01
Checked: PB/JG/DR | Scale: AS NOTED
Date: 10/03/01 | Drawing No: A-1

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PROJECT LOCATION

E. TRIDGE CODES

BUILDING CODE

	SOUTH FLORIDA BUILDING CODE (SFBC)
	7TH EDITION
	FLORIDA FIRE PREVENTION CODE
	7TH EDITION
	NFPA 101 LIFE SAFETY CODE
	2000 EDITION
	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
	2004 EDITION

* OCCUPANCY CLASSIFICATION (CHAPTERS 5 & 12):
SECTION 120

FIRE PROTECTION SYSTEMS (CHAPTER 38):

BUILDING DATA:

EXISTING 2-STORY BRICK
YEAR BUILT: 1936
CONSTRUCTION METHOD: FIRE RESISTIVE CONCRETE SLAB AND COLUMNS, STEEL BEAMS, CONCRETE JOISTS, CONCRETE ROOF DECK

TOTAL ENCLOSED AREA:	21443 SF.
*ACROSS SECOND FLOOR:	1943 SF.
*ACROSS FIRST FLOOR:	9219 SF.
BUILDING AREAS (N) FLR.	7.5 SF.
BANK, 1ST FLOOR:	1248 SF.

MEANS OF EGRESS (NFPA 101):

OCCUPANT LOAD (SECTION 21-2.1*):

BANK: TOTAL 50 FT. x 1248 SF. = [illegible]
CALC. = 1248 SQ. FT. / 100 = [illegible] OCCUPANTS
TOTAL OCCUPANT LOAD = [illegible] OCCUPANTS

EXITS REQUIRED (SECTION 21-2.4.2*):

TOTAL # EXITS REQUIRED:
EXITS PROVIDED = 2

EXITING CAPACITY (SECTION 5-3.3*):

EGRESS WIDTH PER EXIT:
0.2 x 75 PEOPLE = 14.6"
.007 PROVIDED

SECTION 5-3.4: MEANS OF EGRESS MINIMUM WIDTH

TABLE A-5-6.1: MAXIMUM TRAVEL DISTANCE: 200 FT.

TABLE A-5-6.2: DEAD END CORRIDORS SHALL NOT BE MORE THAN 50 FEET IN LENGTH

SECTION 21-3.5.1: MINIMUM WIDTH OF MEANS OF EGRESS OR EXIT DOOR: 44"

EXTERIOR SIGNAGE:
UNDER SEPARATE PERMIT

J1 | CODE NOTES

N/A | EXISTING BUILDING

NOTE: SEE LOCATION MAP FOR EXTENSION OF THE EGRESS ROUTE

HANDICAP ACCESSIBLE SERVICE PROVIDED @ THESE LOCATIONS

EMERGENCY EXIT DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS TO BE EQUIPPED WITH PANIC HARDWARE OR ANY SPECIAL DEVICE.

ALARMED DOORS

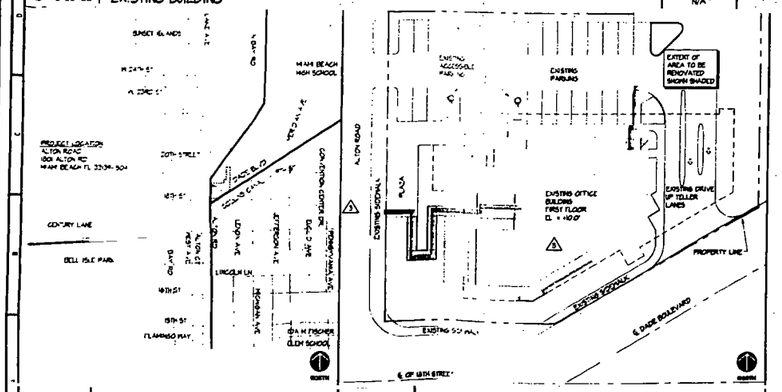
FUTURE ADA ACCESS RAMP

LEGEND: MINIMUM DOOR CLEARANCE; MINIMUM 36" CLEARED WIDTH

NORTH

D1 | EGRESS/ ACCESSIBILITY PLAN

NOT TO SCALE | EXISTING BUILDING



A1 | VICINITY MAP

NOT TO SCALE

A4 | LOCATION MAP

NOT TO SCALE

A	ARCHITECTURAL	DR	DOOR	HB	HOSE BIBB	OA	OVERALL	SS	STAINLESS STEEL
AB	ANCHOR BOLT	DWG(S)	DRAWING/ DRAWINGS	HDWD	HARDWOOD	OC(O)	ON CENTER	ST	STAIN
ACT	ACOUSTICAL CEILING	DWR	DRAWER	HDR	HEADER	OD	OUTSIDE DIAMETER	STD	STANDARD
AFF	ABOVE FINISH FLOOR			HM	HARDWARE	OFF	OFFICE	STOR	STORAGE
AFG	ACOUSTICAL FIELD COVERING	E	EAST	HMD	HARDWARE	OPNG	OPENING	STRUC	STRUCTURAL
ASJ	ACOUSTICAL JOINT	EA	EACH	HMH	HOLLOW METAL	OPP	OPPOSITE	SUSP	SUSPENDED
ASPH	ASPHALT	EIFS	EXTERIOR INSULATION FINISH SYSTEM	HORIZ	HORIZONTAL	OSB	ORIENTED STRAND BOARD	SYM	SYMMETRICAL
AT	ACOUSTICAL TILE	EJ	EXPANSION JOINT	HR	HOUR				
AP	ACCESS PANEL	EL	ELEVATION	HT	HEIGHT				
APPROX	APPROXIMATE	EL ELEC	ELECTRIC/ ELECTRICAL	HVAC	HEATING, VENTILATING AIR CONDITIONING	P	PAINT	T	TEMPERED
ARCH	ARCHITECTURAL	ELEV	ELEVATOR			PL	PLATE	TB	TILE
AV	WIRING / FABRIC	EMER	EMERGENCY			PLAM	PLASTIC LAMINATE	TEL	TELEPHONE
		ENCL	ENCLOSURE	Ø	BRIDGE DIAMETER	PLAM PL	PLASTIC LAMINATE PLATE	TPD	TISSUE
B	BASE	EQ	EQUIPMENT	BOA	BOARD	PLAS	PLASTER	TRD	TREADS/RISERS
BD	BOARD	EQUIP	EQUIPMENT	INSUL	INSULATION	PLYWD	PLYWOOD	TOS	TOP OF STEEL
BDBD	BUMPER BOARD	ESC	ELECTRIC WATER COOLER	INT	INTERIOR	PNG	PANTONE MATCHING SYSTEM	TOW	TOP OF WALL
BLDG	BUILDING	EXH	EXHAUST					TRDS	TOILET PAPER
BLKG	BLOCK	EXIST	EXISTING					TYP	TYPICAL
BRDG	BLOCKING	EXP	EXPANSION JOINT			PNL	PANEL, PANELBOARD		
BSMT	BASEMENT	EXP	EXPOSED	JAN	JANITOR	PREFIN	PREFINISHED PANELS	UB	UNDERCOUNTER
BOT	BOTTOM OF	EXT	EXTERIOR	JST	JOIST	PR	PAIR	UC	UNDERCUT
						PROJ	PROJECT	UNF	UNFINISHED
C	CASHIER	F	FIXTURE			PROP	PROPERTY	UON	UNLESS OTHERWISE NOTED
CER	CERAMIC	FA	FIRE ALARM	KIT	KITCHEN	PRTD	PRESSURE TREATED		
CERC	CERAMIC	FD	FLOOR DRAIN	KP	KICK PLATE	PT	PAINT	VB	VAPOR BARRIER
CF	CONCRETE FINISH	FDTN	FOUNDATION			PTN	PARTITION	VERT	VERTICAL
CB	CORNER BOARD	FE	FIRE EXTINGUISHER			PWR	POWER	VIF	VERIFY IN FIELD
CJ	CONTROL JOINT	FEC	FIRE EXTINGUISHER CABINET	LAM	LAMINATE, LAMINATED			VTR	VENEER TILE
CL	CLOSET	FIN	FINISH	LAV	LAVATORY	QT	QUARRY TILE		
CLG	CEILING	FIN FLR	FINISH FLOOR	LT	LIGHT	QTY	QUANTITY	W	WEST
CLKG	CAULKING	FL FLR	FLOOR					W/	WITH
CLR	CLEAR	FLASH	FLASHING	M	MECHANICAL	RAD	RADIUS	WC	WATER CLOSET
CMU	CONCRETE MASONRY UNIT	FLUOR	FLUORESCENT	MAT	MATERIAL	RB	RUBBER BASE	WD	WOOD
CNTR	COUNTER	FOC	FACE OF CONCRETE	MAX	MAXIMUM	RD	ROOF DRAIN	WDW	WINDOW
CONC	CONCRETE	FOF	FACE OF FINISH	MECH	MECHANICAL	REF	REFRIGERATOR	WH	WATER HEATER
CONST	CONSTRUCTION	FOS	FACE OF STEEL	MEMB	MEMBRANE	REINF	REINFORCED	WP	WATERPROOF
CONT	CONTINUOUS	FOW	FACE OF WALL	MFR	MANUFACTURER	REQD	REQUIRED	WR	WATER RESISTANT
CONTR	CONTRACTOR	FPRF	FIRE RATED/RESISTANT	MIN	MINIMUM	RESIL	RESILIENT		
CORR	CORRIDOR	FR	FIRE RETARDANT TREATED	MIR	MIRROR	RF	RESILIENT FLOORING		
CPT	CARPET	FRTW	FIRE RETARDANT TREATED WOOD	MO	MASONRY OPENING	RM	ROOM		
CT	CERAMIC TILE	FT	FOOT, FEET	MOD	MODULE	RO	ROUGH OPENING		
CTR	CENTER	FURR	FURRING	MTD	MOUNTED	RWL	RAIN WATER LEADER		
CW	CURTAIN WALL			MTG	MEETING				
		G	GRAPHIC	MTL	METAL	S	SOUTH		
D	DRYER	GA	GAUGE	MULL	MULLION	SC	SOLID CORE		
DCP	DESIGN CONTROL DRAWINGS	GALV	GALVANIZED			SCHED	SCHEDULE		
DET	DETAIL	GB	GRAB BAR			SD	SOAP DISPENSER		
DIA	DIAMETER	GC	GENERAL CONTRACTOR	N	NORTH	SECT	SECTION		
DIV	DIVISION	GL	GLASS	NIC	NOT IN CONTRACT	SF	SQUARE FEET		
DN	DOWN	GND/BRD	GROUND	NTS	NOT TO SCALE	SHT	SHEET		
DISP	DISPENSER	GYP	GYPSUM WALLBOARD			SIM	SIMILAR		
DW	DISHWASHER		GYPSUM			SPKLR	SPRINKLER		
DO	DOOR OPENING					SPEC	SPECIFICATION		
						SQ	SQUARE		

J7 | ABBREVIATIONS

N/A

DOOR MARK — DOOR

NEW OR DEMO WORK NOTE — SHEET NOTES

EQUIPMENT TAG

FIXTURE TAG/ TOILET ACCESSORY

REVISIONS

DOOR

EXISTING DOOR

FURNITURE TAG

PARTITION TYPES

COLUMN REFERENCE GRIDS

OR

INTERIOR ELEVATION INDICATOR

SECTION NUMBER — SHEET NUMBER — SECTION

DETAIL NUMBER — SHEET NUMBER — DETAIL

FINISH OR CEILING HEIGHT TAG — FINISHES

ROOM NAME — ROOM NUMBER — ROOM

D7 | GRAPHIC SYMBOLS

N/A

1. ALL ANGLED WALLS ARE @ 45° &/OR 135° U.O.N.
2. G.C. TO FIELD VERIFY AND COORDINATE ALL DIMENSIONS WITH MILLWORKER.
3. REPAIR ALL EXISTING DAMAGED AND "DOGEARED" CORNER BEADS AS REQUIRED TO LIKE NEW CONDITION.
4. G.C. MUST COORDINATE WITH OWNER FOR INSTALLATION OF ALL OWNER PROVIDED ITEMS.
5. MILLWORKER TO PROVIDE ALL MILLWORK FIXTURES AS SHOWN IN FIXTURE O.F.C.I. BOOK AND SPECIFICATIONS. MILLWORK IS TO BE PRE-FINISHED AND READY FOR ASSEMBLY IN FIELD. CLOSE COMMUNICATION BETWEEN MILLWORKER AND G.C. IS NECESSARY.
6. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE FIRE RETARDANT BLOCKING AT SHELVING, HAND RAILS, GRAB BARS, LAVATORIES, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS AND OTHER ACCESSORIES AND FIXTURES AS REQUIRED U.O.N.
7. DIMENSIONS SHOWN ARE TO THE FINISHED FACE OR TO COLUMN CENTER LINE.
8. DOOR JAMBS ARE LOCATED 4" OFF ADJACENT WALL TYP. U.O.N.
9. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL CONTRACT WITH LANDLORD'S ROOFING CONTRACTOR TO FLASH & SEAL SUCH WORK AS TO MAINTAIN ROOF WARRANTY.
10. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
11. SECURITY CABLE WILL BE PULLED BY OWNER'S SECURITY/DATA VENDOR.
12. CONFIRM EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES EXIST BETWEEN DOCUMENTS AND ACTUAL CONDITIONS CONTACT AND NOTIFY DESIGN FORUM PRIOR TO PROCEEDING WITH CONSTRUCTION.
13. G.C. TO VERIFY CONSTRUCTION OF CONCRETE SLAB PRIOR TO CUTTING EXISTING POST TENSIONED SLABS.
14. G.C. TO CHECK FOR WATER OR CONDENSATION DAMAGE ON EXISTING INTERIOR AND EXTERIOR WALLS. G.C. TO MAKE REPAIRS TO ROOF AND FLASHINGS AND RESEAL EXTERIOR WALLS AS REQUIRED FOR A WATERTIGHT CONDITION PRIOR TO NEW CONSTRUCTION.
15. EXTERIOR LIGHTING UNDER SEPERATE CONTRACT.

A8 | GENERAL NOTES

N/A

D12 | FIRE DEPARTMENT NOTES

N/A

1. BUILDING IS NON SPRINKLERED
2. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS
3. PROVIDE ADDITIONAL EXIT SIGNS WITH NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
4. GENERAL CONTRACTOR SHALL VERIFY, COORDINATE AND OR INSTALL ANY SMOKE DETECTION AND OR FIRE ALARM CONNECTIONS AS REQUIRED PER LANDLORD AND C.O.
5. ANY REQUIRED FIRE DAMPER ASSEMBLIES ALL SIZES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
6. PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHEREVER DUCT WORK PENETRATES FIRE WALL UNLESS OTHERWISE NOTED
7. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED
8. DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.
9. CONTACT OPERATING MANAGER REGARDING FIRE ALARM REQUIREMENTS AND INSTALLATION. INSTALLATION AND DEVICES AT TENANT'S EXPENSE. TENANTS SPACE MUST MEET ADA FIRE ALARM REQUIREMENTS
10. FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON PLAN.
11. INSTALL APPROVED FIRE EXTINGUISHERS AS PER UNIFORM FIRE CODE STANDARD #10-1 TO BE APPROVED BY FIRE DEPARTMENT

J12 | PROJECT TEAM

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J13 | DRAWING INDEX

N/A

DWG #	DRAWING TITLE	DATE REVISED & REISSUED
	ARCHITECTURE	
A-1	ARCHITECTURAL DATA SHEET	10.05.01
A-1	DEMOLITION PLAN	11.16.01
A-2	FLOOR & FINISH PLANS	11.16.01
A-3	REFLECTED CEILING PLAN, SECTIONS & DETAILS	11.16.01
A-4	FIXTURE PLACEMENT PLAN	11.16.01
A-5	GRAPHIC PLACEMENT PLAN	11.16.01
A-6	EQUIPMENT PLACEMENT PLAN	11.16.01
A-7	INTERIOR ELEVATIONS	11.16.01
A-8	INTERIOR ELEVATIONS	11.16.01
A-9	SCHEDULES SECTIONS & DETAILS	11.16.01
A-10	SCHEDULES	11.16.01
A-	DETAILS & SECTIONS	11.16.01
	PLUMBING	
P-	PLUMBING FLOOR PLAN	11.16.01
P-2	PLUMBING DETAILS	11.16.01
	MECHANICAL	
M-	MECHANICAL FLOOR PLAN	11.16.01
M-2	MECHANICAL DETAILS & SCHEDULES	11.16.01
	ENGINEERING	
E-	ELECTRICAL LIGHTING PLAN	11.16.01
E-2	ELECTRICAL POWER PLAN	11.16.01
E-3	ELECTRICAL SIGNAL PLAN	11.16.01
E-4	ELECTRICAL SECURITY PLAN	11.16.01
E-5	ELECTRICAL RISER & PANELBOARDS	11.16.01

PROJECT CRITERIA

RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
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○ SHEET NOTES

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY BUILDING

1	PLAN REVISION REISSUE #1	11.16.01
2	PLAN REVISION REISSUE #2	12.20.01
3	BULLETIN #1	TBD
4	ADDENDUM A	01.23.02
	ISSUED FOR PERMIT	01.23.02
No.	Revisions	Date

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ARCHITECTURAL DATA SHEET

Job	BOA	Project No.	2028*4.01
Drawn	PB JS DR	Scale	AS NOTED
Date	10.05.01	Drawing No.	A-1

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PROJECT LOCATION

[illegible]

REFERENCE CODES

[illegible] SOUTH FLORIDA BUILDING CODE (SFBC)
[illegible] DADE COUNTY EDITION
[illegible] STATE FIRE CODE, DADE COUNTY EDITION
[illegible] STATE ACCESSIBILITY CODE, DADE COUNTY EDITION
[illegible] ENERGY EFFICIENCY CODE FOR NON-RESIDENTIAL CONSTRUCTION

OCCUPANCY CLASSIFICATION (CHAPTERS 5 & 12):
SECTION 1301 - GROUP B-2 BUSINESS

TYPE OF CONSTRUCTION (CHAPTERS 17 & 21):
SECTION 2601:

FIRE PROTECTION SYSTEMS (CHAPTER 38):

MEANS OF EGRESS (NFPA 101):

OCCUPANT LOAD (SECTION 3-1.4):
TOTAL SQ. FT. = [illegible] SQ. FT. GROSS
GALE = 1248 SQ. FT. / [illegible] SQ. FT. PER OCCUPANTS = [illegible] OCCUPANTS
TOTAL OCCUPANT LOAD = [illegible] OCCUPANTS

EXITS REQUIRED (SECTION 3-2.4.3):
TOTAL # EXITS REQ'D: [illegible]
EXITS PROVIDED: [illegible]

EXITWAY CAPACITY (SECTION 3-3.3):
EXITWAY WIDTH PER UNIT:
0.3 = 73 PEOPLE
100" PROVIDED

SECTION 3-4.4: [illegible] MINIMUM

TABLE A-3-3.1: [illegible] DISTANCE

TABLE A-3-3.3: [illegible] CORRIDORS SHALL [illegible] MIN 50 FEET IN [illegible]

SECTION 21-2.3.1: [illegible] TRAVEL PASS ADEQUATE [illegible]

EXTERIOR SIGNAGE
UNDER SEPARATE PERMIT

A.B.	ANCHOR BOLT	DR	DOOR		WORK BENCH		OVERALL		SS	STAIN LESS STEEL	
ABV	ABOVE	DRWG(S)	DRAWING(S)		WORK POINT		OPENING		ST	STAIR	
ACST	ACOUSTICAL CEILING	DWR	DRAWER		WATER CLOSET		OC	ON CENTER	STD	STANDARD	
ACT	ACOUSTICAL TILE				WATERPROOF		OD	OUTSIDE DIAMETER	STL	STEEL	
ADJ	ABOVE FINISH FLOOR				WOOD		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	STOR	STORAGE	
ADJSTG	ADJACENT	E	EAST		WORKSTATION		OPNG	OPENING	STRUCT	STRUCTURAL	
ADJSTBL	ADJUSTABLE	EA	EACH		WELDED WIRE FABRIC		OPP	OPPOSITE	SUSP	SUSPENDED	
AL ALUM	ALUMINUM	EIFS	EXTERIOR INSULATION FINISH SYSTEM		WEIGHT		OFOI	OWNER FURNISHED OWNER INSTALLED	SYM	SYMMETRICAL	
ALT	ALTERNATE	EJ	EXPANSION JOINT		WIDE FLANGE		OH	OVERHEAD			
APPROX	APPROXIMATE	ELEV	ELEVATION		WELDED WIRE MESH						
ARCH	ARCHITECTURAL	ELEC	ELECTRIC		WITHOUT						
	ARMSTRONG FISSURE	EMER	EMERGENCY		WATER		PT	PAINT	T	TEMPERED	
		ENCL	ENCLOSURE				PLMB	PLUMBING	TEL	TELE	
B	BASE	ENGR	ENGINEER		WATER DIAMETER		PL	PLATE	TELE	TELEPHONE	
BD	BOARD	EQUIP	EQUIPMENT		WATER HEATER		PLAM PL	PLASTIC LAMINATE	THK	THICK	
BLKG	BLOCKING	EXIST	EXISTING		WATERPROOFING		PLAST	PLASTER		THICKNESS	
BLDG	BUILDING	EXP	EXPANSION		WEIGHT		PLYWD	PLYWOOD	TOS	TOP OF STEEL	
BM	BEAM	EWC	EXISTING WATER COOLER		WINDOW		PAINT	PAINTING MATCHING	TOW	TOP OF WALL	
BOT	BOTTOM				WITHOUT		PNL	PANEL	TT	TOILET TISSUE	
BRG	BEARING							SYSTEM		TOILET PAPER	
BLDG	BUILDING							PANEL, PANELBOARD	TYP	TYPICAL	
BM	BEAM							PREFINISHED PANELS			
BOT	BOTTOM OF						PLB	PLUMB			
							PROJ	PROJECT			
		F	FIXTURE				PROP	PROPERTY	UNF	UNFINISHED	
CAB	CABINET	FA	FIRE ALARM				PRTD	PRESSURE TREATED	UON	UNLESS OTHERWISE NOTED	
CBD	CEMENT BOARD	FD	FLOOR DRAIN		KITCHEN			POINT			
CEM	CEMENT	FDN	FOUNDATION		LOCK PLATE		PTN	PARTITION			
CER	CERAMIC	FE	FIRE EXTINGUISHER				PVMT	PAVED			
CLG	CEILING	FEC	FIRE EXTINGUISHER CABINET		LAMINATE, LAMINATED				ACT	ASPH. COMPOSITION TILE	
CJ	CONCRETE FINISH	FHC	FIRE HOSE CABINET		LAVATORY					VERTICAL	
CB	CORNER BOARD	FIN	FINISH		LIGHT					ASPHALT	
CJ	CONSTRUCTION JOINT	FIN FLAT	FIXTURE				QT	QUARRY TILE	QTY	QUANTITY	
CL	CLOSET	FL OR FLR	FLOOR		MECHANICAL		QTY	QUANTITY		QUARRY TILE	
CLOS	CLOSET	FLASH	FLASHING		MOLDING					FIELD	
CLG	CEILING	FLUOR	FLUORESCENT		MASONRY						
COL	COLUMN	FOC	FACE OF CONCRETE		MATERIAL		R	ROOF			
CLR	CLEAR	FOF	FACE OF FINISH		MAXIMUM		RAD R	RADIUS			
CMU	CONCRETE MASONRY UNIT	FOS	FACE OF STUD		MECHANICAL		RD	ROOF DRAIN			
COL	COLUMN	FP	FIREPROOF		MINIMUM		REFL	REFLECTED			
CONC	CONCRETE	FTG	FOUNDATION/FOOTING		MANUFACTURER		REINF	REINFORCED			
CONST	CONSTRUCTION	FURN	FURNISHED/FURNISHED BY OTHERS		MISCELLANEOUS		REQD	REQUIRED			
CONTR	CONTRACTOR		POLYESTER PANEL		MASONRY OPENING		RM	ROOM			
CORR	CORRUGATED		FIRE RETARDANT TREATED WOOD		MIRROR		RUB	RUBBER FLOORING			
CPT	CARPET	FRTW	FIRE RETARDANT TREATED WOOD		MOISTURE RESISTANT						
CT	CERAMIC TILE	FT	FOOT/FEET		MISCELLANEOUS		SCHED	SCHEDULE			
CTR	CENTER	FURR	FURRING		MASONRY OPENING		SD	SQUARE DOWN			
	CENTER LINE				MOISTURE RESISTANT		SF	SQUARE FOOT			
		#	GRADING		MOUNTED		SHT	SHEET			
		@	GROUT		METAL		SIM	SIMILAR			
DCD	DESIGN CONTROL DRAWINGS	GALV	GALVANIZED		METAL PANEL		SOV	SOLID CORE			
DET	DETAIL	GB	GRAB BAR		METAL PANEL MANUFACTURER		SCHED	SCHEDULE			
DIA	DIAMETER	GC	GENERAL CONTRACTOR		NORTH		SD	SOAP DISPENSER			
DIFF	DIFFUSER	GL	GLASS		NOT IN CONTRACT		SECT	SECTION			
DIM	DIMENSION	GND	GROUND		NUMBER		SF	SQUARE FEET			
DISP	DISPENSER	GYP B	GYPSUM WALLBOARD		NOMINAL		SHT	SHEET			
DN	DOWN	GYP	GYPSUM		NOT TO SCALE		SPEC	SPECIFICATION			
DO	DOOR OPENING						SQ	SQUARE			

DWG #	DRAWING TITLE
	ARCHITECTURE
A-1	ARCHITECTURAL DATA SHEET
AD-1	DEMOLITION PLAN
A-2	FLOOR & FINISH PLANS
A-3	REFLECTED CEILING PLAN SPECIFICATIONS & DETAILS
A-4	FIXTURE PLACEMENT PLAN
A-5	GRAPHIC PLACEMENT PLAN
A-6	EQUIPMENT PLAN, ENLARGED PLAN
A-7	INTERIOR ELEVATIONS
A-8	INTERIOR ELEVATIONS
A-9	SCHEDULES SECTIONS & DETAILS
A-10	SCHEDULES
A-11	DETAILS & SECTIONS
	PLUMBING
P-1	PLUMBING FLOOR PLAN
P-2	PLUMBING DETAILS
	MECHANICAL
M-	MECHANICAL FLOOR PLAN
M-2	MECHANICAL DETAILS & SCHEDULES
	ENGINEERING
E-1	ELECTRICAL LIGHTING PLAN
E-2	ELECTRICAL POWER PLAN
E-3	ELECTRICAL SIGNAL PLAN
E-4	ELECTRICAL SECURITY PLAN
E-5	ELECTRICAL RISER & PANELBOARDS

DATE REVISED & REISSUED	
	11.22.01
	10.30.01
	10.23.01
	10.23.01
	10.23.01
	10.23.01
	10.23.01
	10.23.01
	10.23.01
	10.23.01
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	10.23.01
	10.23.01
	10.23.01
	10.23.01

PROJECT
000A910

RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

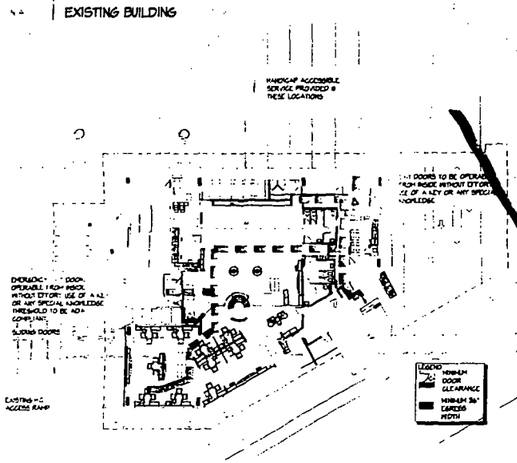
○ SHEET NOTES

SJD 12/6/01

J1 | CODE NOTES

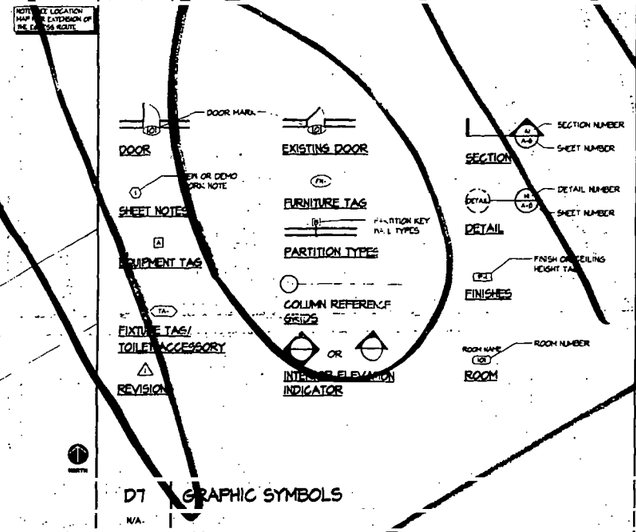
N.A.

| EXISTING BUILDING



J7 | ABBREVIATIONS

N/A



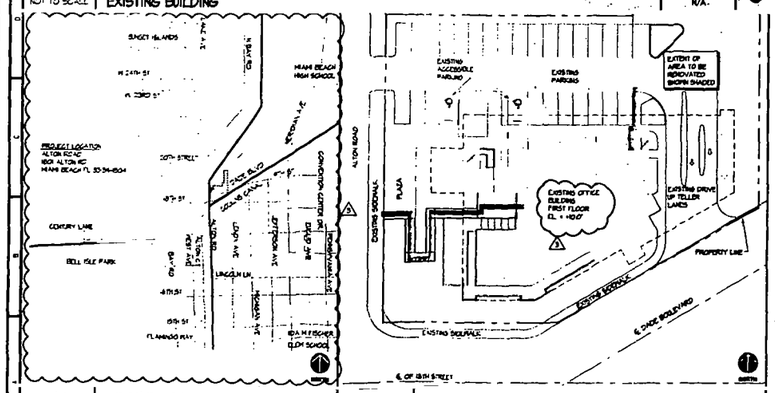
J13 | DRAWING INDEX

N.A.

1. BUILDING IS NOT SPRINKLERED
2. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS.
3. PROVIDE ADDITIONAL EXIT SIGNS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR
4. GENERAL CONTRACTOR SHALL VERIFY EQUIPMENT AND OR INSTALL ANY SPRINKLER AND/OR FIRE ALARM CONNECTORS AS REQUIRED PER LANDLORD AND CITY
5. ALL REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
6. PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHERE DUCT PENETRATES FIRE WALL UNLESS OTHERWISE NOTED
7. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE WORKS ARE OCCUPIED
8. DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A 40 WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.
9. CONTACT OPERATING MANAGER REGARDING FIRE ALARM REQUIREMENTS. ANY INSTALLATION, INSTALLATION AND DEVICES AT TENANTS EXPENSE. TENANTS SPACE MUST MEET ADJOINING FIRE ALARM REQUIREMENTS
10. FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON PLAN.
11. INSTALL APPROVED FIRE EXTINGUISHERS AS PER UNIFORM FIRE CODE STANDARDS AND TO BE APPROVED BY FIRE DEPARTMENT.

D1 | EGRESS/ ACCESSIBILITY PLAN

NOT TO SCALE | EXISTING BUILDING



D7 | GRAPHIC SYMBOLS

N/A.

A8 | GENERAL NOTES

N/A

1. ALL ANGLED WALLS ARE @ 90° OR 135° U.O.N.
2. G.C. TO FIELD VERIFY AND COORDINATE ALL DIMENSIONS WITH MILLWORKER.
3. REPAIR ALL EXISTING DAMAGED GWB, INCLUDING CORNER BEADS, AS REQUIRED TO LIKE NEW CONDITION
4. A/C MUST COORDINATE WITH DRYER FOR INSTALLATION OF ALL DRYER PROVIDED ITEMS.
5. MILLWORKER TO PROVIDE ALL MILLWORK FIXTURES AS SHOWN IN FIXTURE DCD BOOK AND SPECIFICATIONS. MILLWORK IS TO BE PRE-FINISHED AND READY FOR ASSEMBLY IN FIELD. CLOSE COMMUNICATION BETWEEN MILLWORKER AND G.C. IS NECESSARY.
6. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE FIRE RETARDANT BLOCKING AT SHELVING, HAND RAILS, GRAB BARS, LAVATORIES, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AND FIXTURES AS REQUIRED U.O.N.
7. DIMENSIONS SHOWN ARE TO THE FINISHED FACE OR TO COLUMN CENTER LINE.
8. DOOR JAMBS ARE LOCATED 4" OFF ADJACENT WALL TYP. U.O.N.
9. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL CONTRACT WITH THE LANDLORD'S ROOFING CONTRACTOR TO FLASH & SEAL SUCH WORK AS TO MAINTAIN ROOF WARRANTY.
10. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
11. SECURITY CABLE WILL BE PULLED BY OWNER'S SECURITY/DATA VENDOR.
12. CONFIRM EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES EXIST BETWEEN DOCUMENTS AND ACTUAL CONDITIONS CONTACT AND NOTIFY DESIGN FORUM PRIOR TO PROCEEDING WITH CONSTRUCTION.
13. G.C. TO VERIFY CONDITION OF CONCRETE SLAB PRIOR TO CUTTING EXISTING POST TENSIONED SLABS.
14. G.C. TO CHECK FOR WATER OR CONDENSATION DAMAGE ON EXISTING INTERIOR AND EXTERIOR WALLS. G.C. TO MAKE REPAIRS TO ROOF AND FLASHINGS AND RESEAL EXTERIOR WALLS AS REQUIRED FOR A WATERTIGHT CONDITION PRIOR TO NEW CONSTRUCTION.
15. EXTERIOR LIGHTING UNDER SEPARATE CONTRACT.

D12 | FIRE DEPARTMENT NOTES

N/A

A1 | VICINITY MAP

NOT TO SCALE

A4 | LOCATION MAP

NOT TO SCALE

A12 | PROJECT TEAM

N/A

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1	PLAN REVISIONS	11.20.01
2	BULLETIN #	11.7.01
3	ADDENDUM A	10.30.01
	ISSUED FOR PERMIT - BID SET	10.23.01
No.	Revisions/Submissions	Date

design•forum.
AA0002482 architects, inc.
7575 Ferguson Road, Dayton, Ohio 45459 Telephone: (937) 433-4800

Drawing Title: **ARCHITECTURAL DATA SHEET**

Drawn	BJA	Project No.	0028-01
Checked	PS, JS/DR	Scale	AS NOTED
Date	10.09.01	Drawing No.	A-1

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PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH. FL 33139-1504

○ SHEET NOTES

PROJECT LOCATION

REFERENCE CODES

MEANS OF EGRESS (NFPA 101)

OCCUPANT LOAD (SECTION 214.1)

EXTERIOR SIGNAGE
UNDER SEPARATE PERMIT

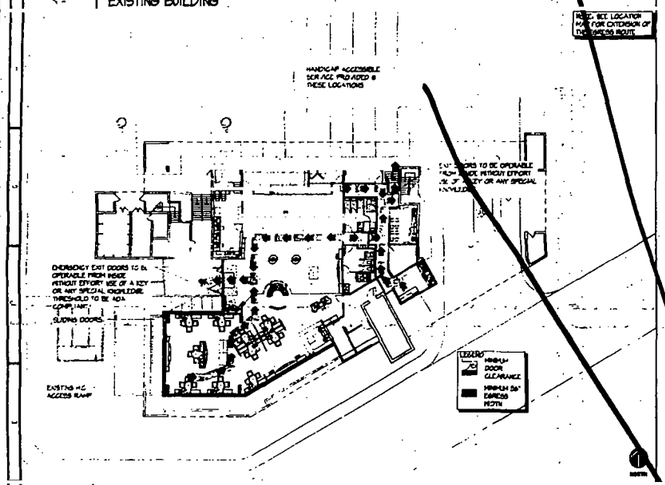
DWG #	DRAWING TITLE	DATE REVISED & REISSUED
	ARCHITECTURE	
- 1 -	ARCHITECTURAL DATA SHEET	10/03/01
AD-1	DEMOLITION PLAN	10/03/01
A-2	FLOOR & FINISH PLANS	10/03/01
A-3	REFLECTED CEILING PLAN, SECTIONS & DETAILS	10/03/01
A-4	FIXTURE PLAN & PLUMBING PLAN	10/03/01
A-5	GRAPHIC PLACEMENT PLAN	10/03/01
A-6	EQUIPMENT PLACEMENT PLAN	01/03/01
A-7	INTERIOR ELEVATIONS	10/03/01
A-8	INTERIOR ELEVATIONS	01/03/01
A-9	SCHEDULES SECTIONS & DETAILS	01/03/01
A-10	SCHEDULES	01/03/01
A-11	DETAILS & SECTIONS	10/03/01
	PLUMBING	
P-1	PLUMBING FLOOR PLAN	10/03/01
P-2	PLUMBING DETAILS	10/03/01
	MECHANICAL	
M-1	MECHANICAL FLOOR PLAN	10/03/01
M-2	MECHANICAL DETAILS & SCHEDULES	10/03/01
	ENGINEERING	
E-1	ELECTRICAL LIGHTING PLAN	10/03/01
E-2	ELECTRICAL POWER PLAN	10/03/01
E-3	ELECTRICAL SIGNAL PLAN	10/03/01
E-4	ELECTRICAL SECURITY PLAN	10/03/01
E-5	ELECTRICAL RISER & PANELBOARDS	10/03/01

J1 | CODE NOTES
N/A | EXISTING BUILDING

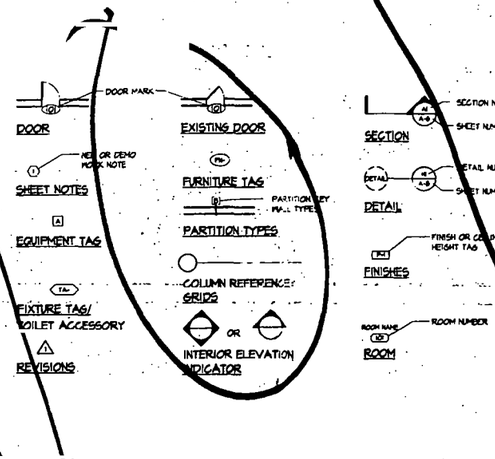
J7 | ABBREVIATIONS
N/A

J13 | DRAWING INDEX
N/A

D1 | EGRESS/ ACCESSIBILITY PLAN
NOT TO SCALE | EXISTING BUILDING



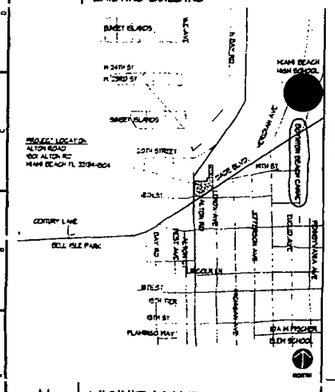
D7 | GRAPHIC SYMBOLS



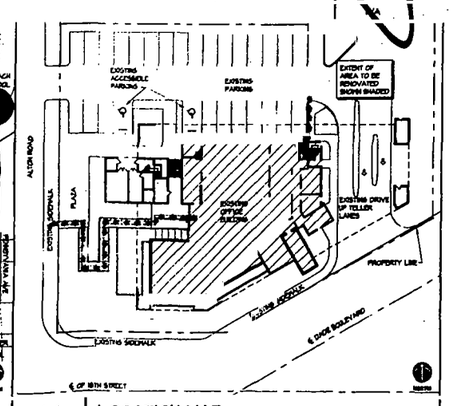
D12 | FIRE DEPARTMENT NOTES
N/A

1. BUILDING IS NON SPRINKLERED
2. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS
3. PROVIDE ADDITIONAL EXIT SIGNS IN TYPE NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
4. GENERAL CONTRACTOR SHALL VERIFY EXISTING NATE AND OR INSTALL ANY SMOKE DETECTION AND/OR FIRE ALARM CONNECTIONS AS REQUIRED FOR LANDLORD AND CITY.
5. ANY REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
6. PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHERE DUCT PENETRATES FIRE WALL UNLESS OTHERWISE NOTED
7. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDING ARE OCCUPIED
8. DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL LOCATIONS OF THE BUILDING ON EACH FLOOR
9. CONTACT OPERATIONS MANAGER REGARDING FIRE ALARM REQUIREMENTS AND INSTALLATION. COORDINATION AND DEVICES AT TENANT'S EXPENSE. TENANTS SPACE REQUIRES NFPA FIRE ALARM REQUIREMENTS
10. FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON PLAN.
11. INSTALL APPROVED FIRE EXTINGUISHERS AS PER UNIFORM FIRE CODE STANDARD NO. 10 TO BE APPROVED BY FIRE DEPARTMENT.

A1 | VICINITY MAP
NOT TO SCALE



A4 | LOCATION MAP
NOT TO SCALE



A8 | GENERAL NOTES
N/A

1. ALL ANGLED WALLS ARE @ 45°, 90° OR 135° U.O.N.
2. G.C. TO FIELD VERIFY AND COORDINATE ALL DIMENSIONS WITH MILLWORKER.
3. REPAIR ALL EXISTING DAMAGED GWB, INCLUDING CORNER BEADS, AS REQUIRED TO LIKE NEW CONDITION.
4. G.C. MUST COORDINATE WITH OTHER FOR INSTALLATION OF ALL OWNER PROVIDED ITEMS.
5. MILLWORK TO PROVIDE ALL MILLWORK FIXTURES AS SHOWN IN FUTURE OCD BOOK AND SPECIFICATIONS. MILLWORK IS TO BE PRE-FINISHED AND READY FOR ASSEMBLY IN FIELD. CLOSE COORDINATION BETWEEN MILLWORKER AND G.C. IS NECESSARY.
6. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE FIRE RETARDANT BLOCKING AT SHELVING, HAND RAILS, GRAB BARS, LAVATORIES, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AND FIXTURES AS REQUIRED U.O.N.
7. DIMENSIONS SHOWN ARE TO THE FINISHED FACE OR TO COLUMN CENTER LINE.
8. DOOR JAMBS ARE LOCATED 4" OFF ADJACENT WALL TYP. U.O.N.
9. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL CONTRACT WITH THE LANDLORD'S ROOFING CONTRACTOR TO FLASH & SEAL SUCH WORK AS TO MAINTAIN ROOF WARRANTY.
10. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11. SECURITY CABLE WILL BE PULLED BY OWNER'S SECURITY/DATA VENDOR.
12. CONFIRM EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES EXIST BETWEEN DOCUMENTS AND ACTUAL CONDITIONS CONTACT AND NOTIFY DESIGN FORUM PRIOR TO PROCEEDING WITH CONSTRUCTION.
13. G.C. TO VERIFY CONSTRUCTION OF CONCRETE SLAB PRIOR TO CUTTING EXISTING POST TENSIONED SLABS.
14. G.C. TO CHECK FOR WATER OR CONDENSATION DAMAGE ON EXISTING INTERIOR AND EXTERIOR WALLS. G.C. TO MAKE REPAIRS TO ROOF AND FLASHINGS AND RESEAL EXTERIOR WALLS AS REQUIRED FOR A WATERTIGHT CONDITION PRIOR TO NEW CONSTRUCTION.
15. EXTERIOR LIGHTING UNDER SEPERATE CONTRACT.

A12 | PROJECT TEAM
N/A

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CITY OF MIAMI BEACH
APPROVED
SAL 10/5/01
10/10/01
10/10/01

ISSUED FOR PERMIT / BIT SET — 10/05/01
No. | Revisions/Submissions | Date

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Drawing Title: ARCHITECTURAL DATA SHEET
Scale: Drawn BJH | Project No. 202814.01
Checked RB JS/DR | Scale AS NOTED
Date 10/03/01 | Drawing No. A-1

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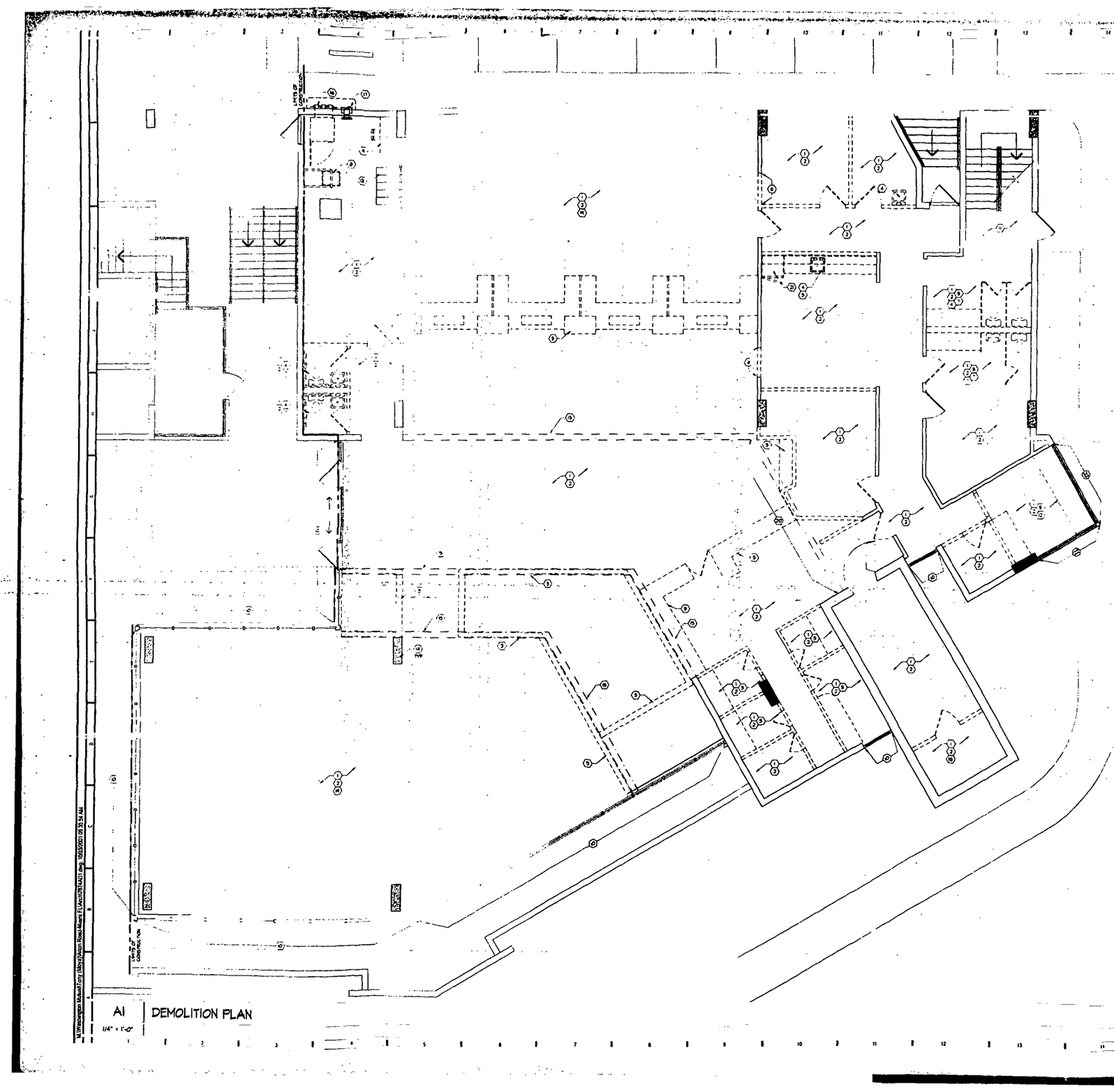

A1 | DEMOLITION PLAN
1/4" = 1'-0"

NORTH

PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

SHEET NOTES

1 EXISTING TILE AND CARPET FLOORING, TRANSITION STRIPS, BASE ETC. TO BE REMOVED. PREPARE AREA AS NECESSARY TO RECEIVE NEW FINISH
2 EXISTING CEILING TILE, GRID & LIGHTING TO BE REMOVED
3 EXISTING PLANTER BOX / EXISTING POOL TO BE REMOVED IN ITS ENTIRETY INCLUDING EXISTING CONCRETE, WALLS & CERAMIC TILE AND PREPARE AREA AS REQUIRED FOR NEW WORK. CAP & SEAL EXISTING PLUMBING AS REQUIRED. REFER TO P-1 TYPE PLAN & PLUMBING DWGS FOR ADDITIONAL INFORMATION.
4 EXISTING PLUMBING FIXTURES TO BE REMOVED. SEE PLUMBING DWGS FOR ADDITIONAL INFORMATION.
5 EXISTING MILLWORK AND OR EQUIPMENT TO BE REMOVED AND AREA TO RECEIVE NEW WORK.
6 PORTION OF EXISTING WALL TO BE REMOVED. REFER TO FLOOR PLAN FOR NEW WORK IN THIS AREA.
7 REMOVE EXISTING TOILET PARTITIONS & ACCESSORIES.
8 EXISTING SERVER RACKS TO BE RELOCATED & RELOCATED COORDINATE W/ OWNER. REFER TO EQUIPMENT PLAN AND ELEC DWGS FOR MORE INFORMATION.
9 EXISTING [illegible] TO BE REMOVED & TURNED OVER TO OWNER.
1 EXISTING STOREFRONT & ENTRY SYSTEM TO REMAIN
NO WORK IN THIS STARE
2 EXISTING DRIVE-UP EQUIPMENT & PNEUMATIC TUBE SYSTEM TO REMAIN.
3 EXISTING STAIR & HANDRAIL TO REMAIN.
4 EXISTING COLUMN TO REMAIN.
5 EXISTING BANK SIGNAGE TO REMAIN. REFER TO REFLECTED CEILING PLAN FOR NEW WORK.
6 EXISTING ATM MACHINE TO BE REMOVED.
7 EXISTING NIGHT DEPOSITORY TO REMAIN.
8 EXISTING SECURITY DESK TO BE RELOCATED. SEE EQUIPMENT PLAN FOR ADDITIONAL INFORMATION.
9 REMOVE ALL EXISTING SECURITY CAMERAS. COORDINATE NEW SYSTEM W/ ELECTRICAL DRAWINGS AND OWNERS SECURITY VENDOR.
20 REMOVE EXISTING SOFFIT.
21 EXISTING REFRIGERATOR TO BE RELOCATED. COORDINATE W/ OWNER.
22 EXISTING DRIVE-UP TELLER WINDOW TO REMAIN.

GENERAL NOTES

1 ALL REMOVED MATERIAL NOT OTHERWISE DESIGNATED AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL REMOVE IT FROM THE SITE.
2 THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEMS INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK OR FOR ANY CONTINGENCIES IN CONNECTION HEREWITH.
3 DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION AND JUNCTION WITH EXISTING WORK. TRIM, CUT BACK FINISHED SURFACES TO STRAIGHT LINES AND LEVEL LINE AS REQUIRED.
4 CONTRACTOR TO DEMOLISH ALL EXISTING CASEWORK, FIXTURES AND PERIMETER WALL PARTITIONS AND BRANCH WORK.
5 REMOVE ALL PLUMBING LINES WHERE EVER POSSIBLE THAT ARE NOT INTENDED TO BE RE-USED. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND FACINGS OF FINISHED MATERIAL.
6 G.C. SHALL NOT DEMOLISH ANY LOAD BEARING WALLS OR CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. G.C. TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY STRUCTURAL CONDITIONS DURING CONSTRUCTION.
7 COORDINATE DEMOLITION WITH OWNER'S & TENANT CONTRACTOR. PREPARE ALL AFFECTED AREAS AS REQUIRED TO RECEIVE NEW CONSTRUCTION.
8 REMOVE PORTION OF EXISTING CONCRETE SLAB AND GRAVEL FILL FOR NEW CONDUIT RUNS AND JUNCTION BOX & G.C. TO COORDINATE W/ E.C. TO VERIFY EXTENT OF TRENCHING REQUIRED. PATCH SLAB AS REQUIRED. ALTER TO STRUCTURAL FOR ANY SPECIAL PROVISIONS.
9 CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO REMAIN ACTIVE OR TO BE REACTIVATED. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.
10 REMOVE ALL EXISTING FURNITURE SYSTEMS ETC. & TURN OVER TO OWNER. PREPARE ALL EXISTING WALLS AS REQUIRED TO RECEIVE NEW WORK / FINISH AS SPECIFIED.

LEGEND

- ITEMS TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- EXISTING CEILING ELEMENT TO REMAIN
- CEILING ELEMENTS TO BE REMOVED
- LIMITS OF CONSTRUCTION

No	Revisions/Submissions	Date
1	ISSUED FOR PERMIT / BID SET	10/10/01

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AA0002492
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: DEMOLITION PLAN

Drawn: BJH | Project No: 2028-7.01
Checked: PB/JS/DR | Scale: AS NOTED
Date: 10/10/01 | Drawing No: AD-1

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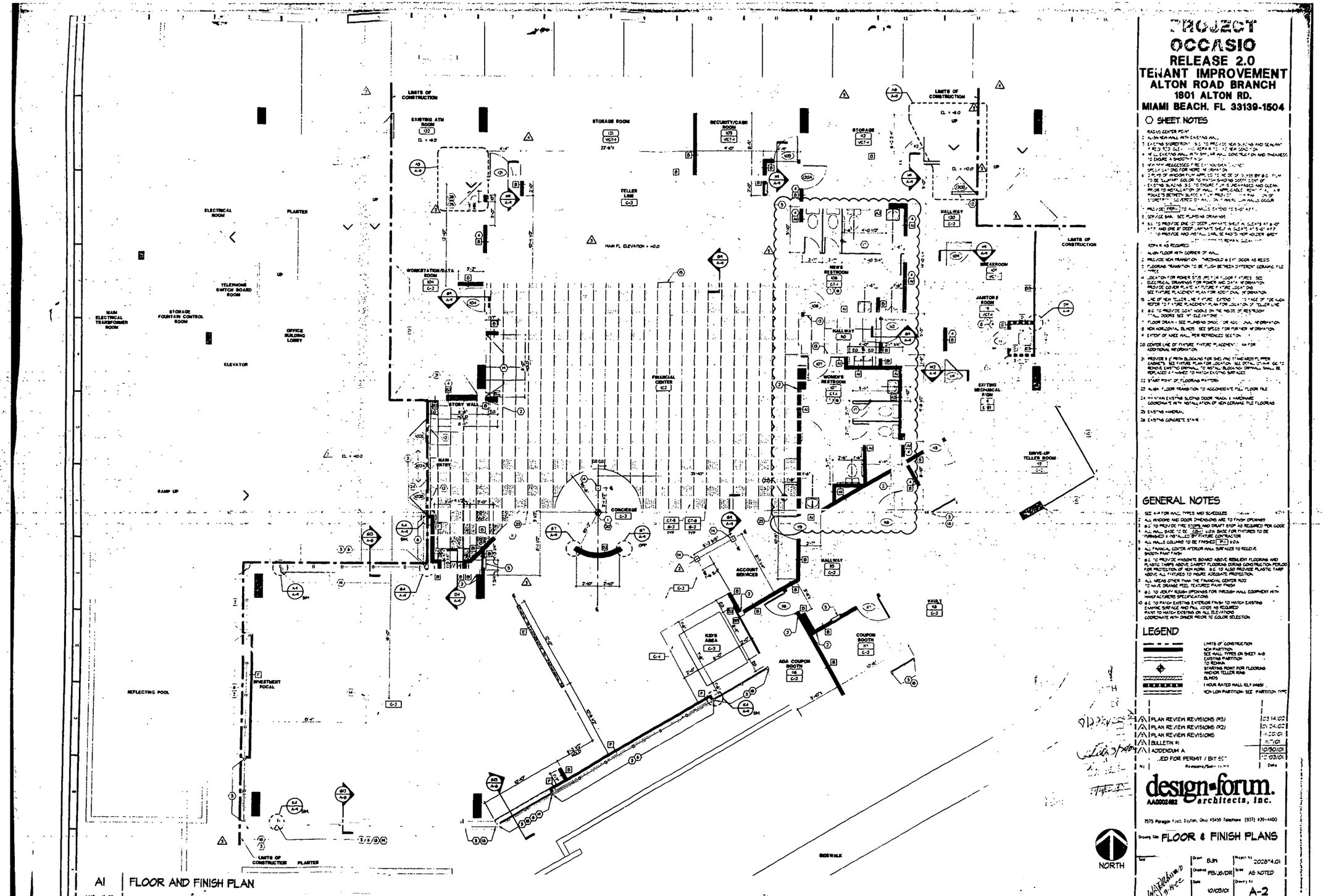
M:\Washington Mutual\Tony (Mary)\Alton Road-Miami FL\Acad\2028701AD1.dwg 10/05/2001 09:35:54 AM



A1 | FLOOR AND FINISH PLAN

1/4" = 1'-0"

PROJECT OCCASIO

RELEASE 2.0 TENANT IMPROVEMENT

ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

1 RADIUS CENTER POINT
2 ALIGN NEW WALL WITH EXISTING WALL
3 EXISTING STOREFRONT: D.C. TO PROVIDE NEW SILICONE AND SEALANT AT HEAD, SILL AND JAMBS TO MATCH EXISTING
4 AT ALL EXISTING WALL WITH SPLINE WALL CONDITION AND THICKNESS, TO ENSURE A SMOOTH FINISH
5 VERIFY RECESSED FIRE EXTINGUISHER CABINET SPECIFICATIONS FOR MORE INFORMATION
6 2" MIN. OF WINDOW FILM APPLIED TO FACE OF GLASS BY D.C. FILM TO BE "LUMAR" COLOR TO MATCH EXISTING SOUTH FACING STOREFRONT GLAZING. D.C. TO FIELD VERIFY EXISTING BUILDING D.C. TO ENSURE FILM IS INSTALLED AND CLEAN PRIOR TO INSTALLATION OF WALL. FILM SHALL NOT BE APPLIED BETWEEN GLASS & T.P.O. PROTECTION. FILM SHALL BE STOREFRONT GLAZING ONLY. INSTALL ALIGN WALL DOOR
7 PROVIDE [TYP.] TO ALL WALLS EXTEND TO +10'-0" AFF.
8 SERVICE SINK - SEE PLUMBING DRAWINGS
9 D.C. TO PROVIDE ONE (1) DOOR LAMINATE SHELF IN CLEANING AT 6'-0" AFF AND ONE 8" DEEP LAMINATE SHELF IN CLEANING AT 5'-0" AFF
10 TO PROVIDE AND INSTALL MAIL SLOT AND TO MATCH DOOR SHEET

REPAIR AS REQUIRED

ALIGN FLOOR WITH CORNER OF WALL
PROVIDE NEW TRANSITION - THRESHOLD AT EXT. DOOR AS REQD.
FLOORING TRANSITION TO BE FLUSH BETWEEN DIFFERENT CERAMIC TILE TYPES
LOCATION FOR POWER POLE FOR FLOOR FIXTURES. SEE ELECTRICAL DRAWINGS FOR POWER AND DATA INFORMATION PROVIDE COVER PLATE AT FIXTURE LOCATIONS SEE FIXTURE PLACEMENT PLAN FOR EXACT LOCATION
NEW TELLER, NEW FIXTURE, EXISTING TO REMAIN OF THE NEW FIXTURE TO FIXTURE PLACEMENT PLAN FOR EXACT LOCATION OF TELLER LINE
D.C. TO PROVIDE DOOR HOOKS ON THE INSIDE OF RESTROOM FINAL DOORS SEE "A" ELEVATIONS
FLOOR DRAIN - SEE PLUMBING DWGS. FOR ADDITIONAL INFORMATION
NEW HORIZONTAL BLINDS SEE SPECIFICATIONS FOR FURTHER INFORMATION
EXTENT OF KNEE WALL PER REFERENCED SECTION
CENTER LINE OF FIXTURE. FIXTURE PLACEMENT PLAN FOR ADDITIONAL INFORMATION
PROVIDE 5/8" PLYWOOD BLOCKING FOR SHELVING AND SUPPLIED UNDER CABINETS. SEE FIXTURE PLAN FOR LOCATION. SEE DETAIL 5/A4.4. D.C. TO REMOVE EXISTING DRYWALL TO INSTALL BLOCKING. DRYWALL SHALL BE REPLACED AT NEAREST TO MATCH EXISTING SURFACES
START POINT OF FLOORING PATTERN
ALIGN FLOOR TRANSITION TO ACCOMODATE FULL FLOOR TILE
VERIFY EXISTING SLIDING DOOR TRACK / HARDWARE COORDINATE WITH INSTALLATION OF NEW CERAMIC TILE FLOORING
EXISTING HANDRAIL
EXISTING CONCRETE STAIR

GENERAL NOTES

SEE A-4 FOR WALL TYPES AND SCHEDULES
ALL WINDOWS AND DOOR DIMENSIONS ARE TO FINISH OPENINGS
D.C. TO PROVIDE FIRE STOPS AND DRAFT STOP AS REQUIRED PER CODE
ALL WALL BASE TO BE [CB-1] VINYL BASE FOR FIXTURES TO BE FURNISHED & INSTALLED BY FIXTURE CONTRACTOR
ALL WALLS COLUMNS TO BE FINISHED [P-1] NOA
ALL FINANCIAL CENTER INTERIOR WALL SURFACES TO RECEIVE SMOOTH PAINT FINISH
D.C. TO PROVIDE MASONITE BOARD ABOVE RESILIENT FLOORING AND PLASTIC TARPS ABOVE CARPET FLOORING DURING CONSTRUCTION PERIOD FOR PROTECTION OF NEW WORK. D.C. TO ALSO PROVIDE PLASTIC TARP ABOVE ALL FIXTURES TO INSURE ADEQUATE PROTECTION
ALL AREAS OTHER THAN THE FINANCIAL CENTER ROD 12" W.C. DRAGGE FREE TEXTURED PAINT FINISH
D.C. TO VERIFY ROUGH OPENINGS FOR THROUGH WALL EQUIPMENT WITH MANUFACTURERS SPECIFICATIONS
D.C. TO PATCH EXISTING EXTERIOR FINISH TO MATCH EXISTING EXAMINE SURFACE AND FILL VOIDS AS REQUIRED PAINT TO MATCH EXISTING ON ALL ELEVATIONS COORDINATE WITH OWNER PRIOR TO COLOR SELECTION

LEGEND

LIMITS OF CONSTRUCTION
NEW PARTITION SEE WALL TYPES ON SHEET A-0
EXISTING PARTITION TO REMAIN
STARTING POINT FOR FLOORING AND/OR TELLER RING
BLINDS
1 HOUR RATED WALL ELF 04656
NON LOAD PARTITION- SEE PARTITION TYPE

No	Revisions/Submissions	Date
7	PLAN REVIEW REVISIONS (#3)	03.14.02
6	PLAN REVIEW REVISIONS (#2)	01.24.02
5	PLAN REVIEW REVISIONS	11.20.01
4	BULLETIN #1	11.7.01
3	ADDENDUM A	10/30/01
2	...IED FOR PERMIT / BID SET	10.03.01

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NORTH

Drawing title: **FLOOR & FINISH PLANS**

Drawn	BJM	Project No.	2002#4.01
Checked	PB/JS/DR	Scale	AS NOTED
Date	10/03/01	Drawing No.	A-2

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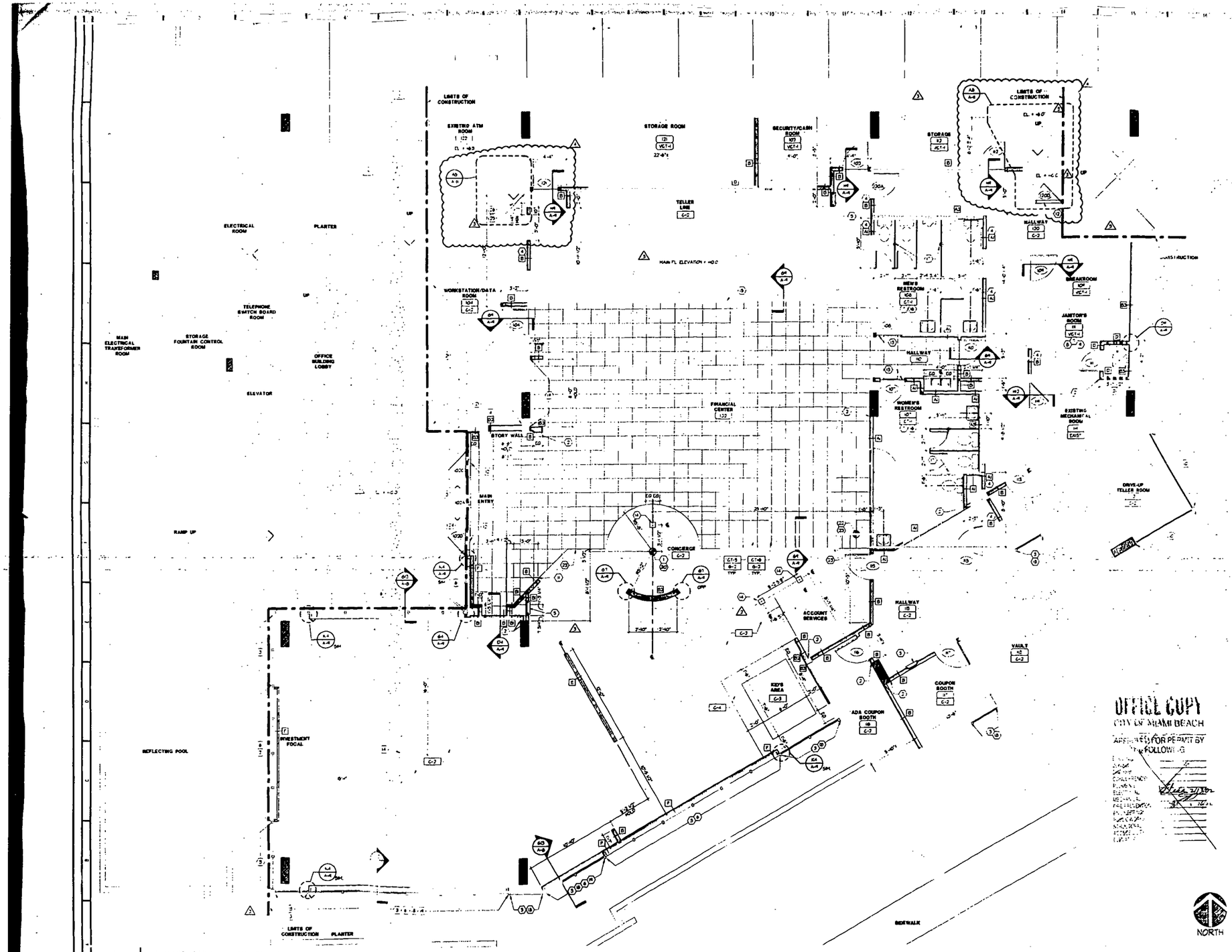

A1 | FLOOR AND FINISH PLAN

1/4" = 1'-0"

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

NORTH

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TENANT IMPROVEMENT
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MIAMI BEACH, FL 33139-1504

SHEET NOTES

1. REF. A SCHEDULE
2. REMOVE EXISTING WALL
3. [illegible] NEW BUILDING AND SEALANT
4. [illegible] NEW CONSTRUCTION
5. NEW WALL CONSTRUCTION AND THICKNESS
6. NEW DOOR [illegible] SEE
7. [illegible] SEE
8. [illegible] SEE PLANS FOR GRADING
9. SEE TO PROVIDE FIRE STOPS AND DRAFT STOPS AS REQUIRED PER CODE
10. REMOVE EXISTING DOOR
11. REPAIR AS REQUIRED
12. ALIGN FLOOR WITH CORNER OF WALL
13. PROVIDE NEW TRANSITION THRESHOLD AT DOOR AS REQUIRED
14. FLOORING TRANSITION TO BE FLUSH BETWEEN DIFFERENT FLOORING MATERIALS
15. LOCATION FOR POWER STRIP FOR FLOOR MOUNTED POWER. SEE ELECTRICAL DRAWINGS FOR POWER AND DATA INFORMATION. PROVIDE CONDUIT AND POWER FOR FUTURE FUTURE LOCATIONS. SEE FURNITURE PLAN FOR ADDITIONAL INFORMATION
16. LINE OF NEW [illegible] LINE
17. REFER TO FURNITURE PLAN FOR LOCATION OF TELLER LINE
18. REMOVE DOOR AND FRAME
19. REMOVE DOOR AND FRAME
20. FLOOR DRAIN - SEE PLUMBING SHEET FOR ADDITIONAL INFORMATION
21. NEW HORIZONTAL BLINDS - SEE SPECS FOR FURTHER INFORMATION
22. EXTENT OF GLASS WALL - PER REFERENCED SECTION
23. CENTER LINE OF FUTURE [illegible] SEE FURNITURE PLAN FOR ADDITIONAL INFORMATION
24. PROVIDE 3 COURSE BLOCKING FOR SHELVING STANDARDS IN UPPER CABINETS. SEE FURNITURE PLAN FOR LOCATION. SEE DETAIL 3/A-6.10 TO REMOVE EXISTING OPENING, THE METAL BLOCKING OPENING SHALL BE REPLACED WITH SHEET TO MATCH EXISTING SURFACES
25. START POINT OF FLOORING PATTERN
26. ALIGN FLOOR TRANSITION TO ADJACENT TILE FLOOR TILE
27. MAINTAIN EXISTING DOOR TRACK HARDWARE. COORDINATE WITH NEW LOCATION OF NEW CERAMIC TILE FLOORING
28. EXISTING HANDRAIL
29. EXISTING CONCRETE STAIR

GENERAL NOTES

1. SEE A-6 FOR WALL TYPES AND SCHEDULES
2. ALL DOORS AND DOOR OPENINGS ARE TO 7 INCH OPENINGS
3. G.C. TO PROVIDE FIRE STOPS AND DRAFT STOPS AS REQUIRED PER CODE
4. ALL WALL BASE TO BE [illegible] VCT BASE FOR FIXTURES TO BE FURNISHED & INSTALLED BY FIXTURE CONTRACTOR
5. ALL WALLS COLUMNS TO BE FINISHED PAINT WITH
6. ALL FINANCIAL CENTER INTERIOR WALL SURFACES TO RECEIVE SHEEN PAINT FINISH
7. G.C. TO PROVIDE MASONITE BOARD ABOVE RESILIENT FLOORING AND PLASTIC TARPS ABOVE CARPET FLOORING DURING CONSTRUCTION PERIOD FOR PROTECTION OF NEW WORK. G.C. TO ALSO PROVIDE PLASTIC TARP ABOVE ALL FIXTURES TO INSURE ADEQUATE PROTECTION
8. ALL MEASUREMENTS FROM THE FINANCIAL CENTER 4.02 TO MATCH ORANGE PEEL TEXTURED PAINT FINISH
9. G.C. TO VERIFY ROUGH OPENINGS FOR THROUGH WALL EQUIPMENT WITH MANUFACTURERS SPECIFICATIONS
10. G.C. TO PATCH EXISTING EXTERIOR FINISH TO MATCH EXISTING EXAMPLE SURFACE AND FILL VOIDS AS REQUIRED PAINT TO MATCH EXISTING ON ALL ELEVATIONS COORDINATE WITH OWNER PRIOR TO COLOR SELECTION

LEGEND

- LIMITS OF CONSTRUCTION
- NEW PARTITION - SEE WALL TYPES ON SHEET A-6
- EXISTING PARTITION TO REMAIN
- STARTING POINT FOR FLOORING AND OR TELLER ROW
- BLINDS
- 1-HOUR RATED WALL ALL WALLS
- NON LOAD PARTITION - SEE PARTITION TYPE

1	PLAN REVIEW REVISIONS (#2)	01/24/02
1	PLAN REVIEW REVISIONS	11/20/01
1	BULLETIN #1	11/1/01
1	ADDENDUM A	10/30/01
	ISSUED FOR PERMIT / BIT SET	10/03/01
No.	Revisions/Submissions	Date

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Drawing Title: FLOOR & FINISH PLANS

Drawn	BJH	Project No	2028*4.01
Checked	PE JS DR	Scale	AS NOTED
Date	10/03/01	Drawing No	A-2

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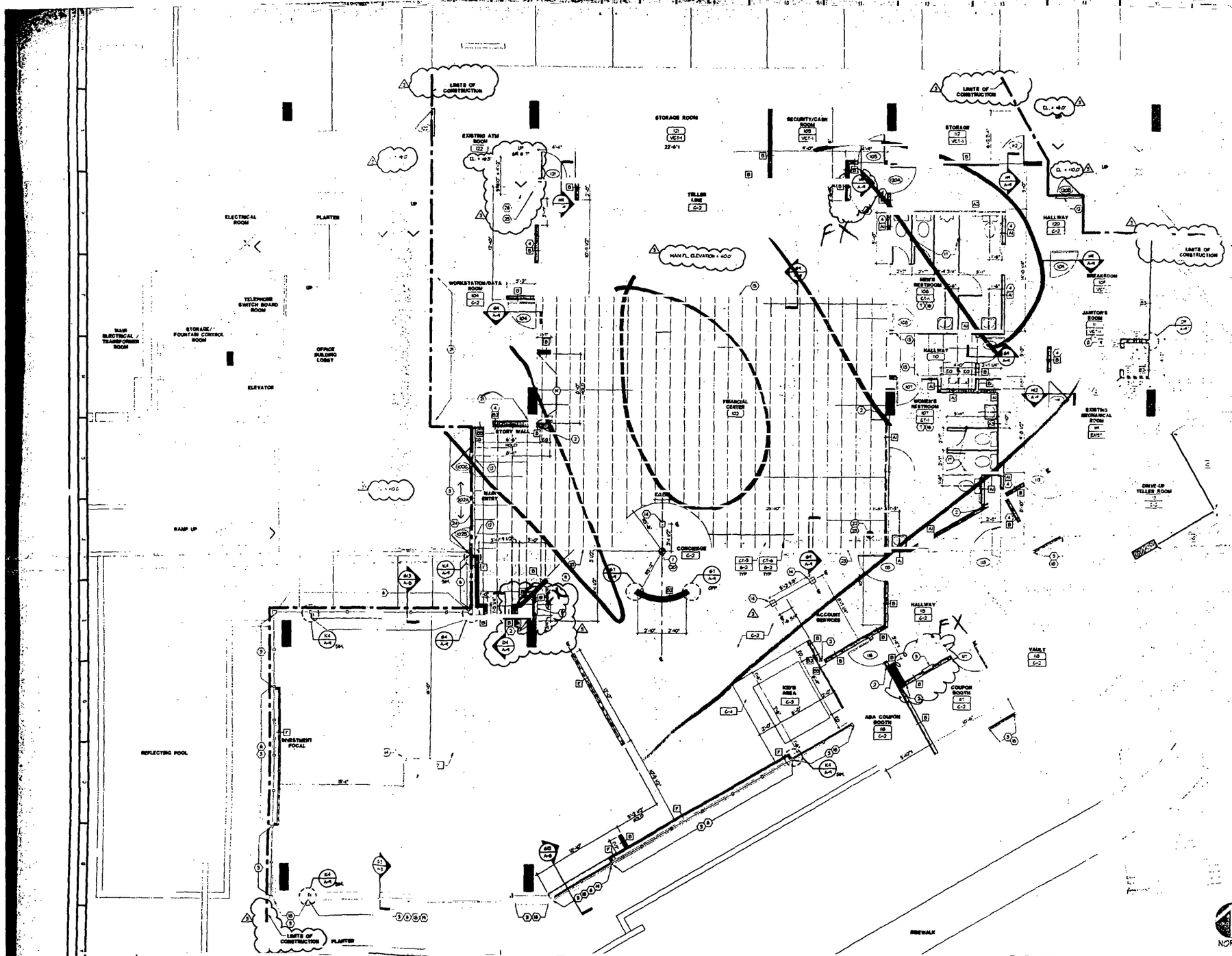

A1 | FLOOR AND FINISH PLAN

1/4" = 1'-0"

PROJECT
DESIGN

RELEASE 2.0
TENANT IMPROVEMENT
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MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

1 RADIUS CENTER POINT
2 N.I.C. = NOT IN CONTRACT
3 EXISTING TO REMAIN - SEE NOTE 1
4 NEW CONSTRUCTION
5 EXISTING TO BE REMOVED
6 NEW PARTITION - SEE PARTITION TYPES
7 EXISTING PARTITION TO BE REMOVED
8 NEW PARTITION
9 EXISTING PARTITION TO BE REMOVED
10 EXISTING PARTITION TO REMAIN
11 NEW PARTITION
12 EXISTING PARTITION TO REMAIN
13 EXISTING PARTITION TO BE REMOVED
14 NEW PARTITION
15 EXISTING PARTITION TO REMAIN
16 EXISTING PARTITION TO BE REMOVED
17 NEW PARTITION
18 EXISTING PARTITION TO REMAIN
19 EXISTING PARTITION TO BE REMOVED
20 NEW PARTITION
21 EXISTING PARTITION TO REMAIN
22 EXISTING PARTITION TO BE REMOVED
23 NEW PARTITION
24 EXISTING PARTITION TO REMAIN
25 EXISTING PARTITION TO BE REMOVED
26 NEW PARTITION

GENERAL NOTES

1. SEE A-4 FOR WALL TYPES AND SCHEDULES
2. ALL WINDOWS AND DOOR DIMENSIONS ARE TO ROUGH OPENINGS
3. G.C. TO PROVIDE FIRE STOPS AND DRAFT STOP AS REQUIRED PER CODE
4. ALL WALL BASE TO BE [CB-1] VCT BASE FOR FIXTURES TO BE FURNISHED & INSTALLED BY FIXTURE CONTRACTOR
5. ALL WALLS COLUMNS TO BE FINISHED [PT-1] U.N.O.
6. ALL FINANCIAL CENTER INTERIOR WALL SURFACES TO RECEIVE SMOOTH PAINT FINISH
7. G.C. TO PROVIDE MASONITE BOARD ABOVE RESILIENT FLOORING AND PLASTIC TARPS ABOVE CARPET FLOORING DURING CONSTRUCTION PERIOD FOR PROTECTION OF NEW WORK. G.C. TO ALSO PROVIDE PLASTIC TARP ABOVE ALL FIXTURES TO INSURE ADEQUATE PROTECTION
8. ALL AREAS OTHER THAN THE FINANCIAL CENTER NOT TO HAVE ORANGE PEEL TEXTURED PAINT FINISH
9. G.C. TO VERIFY ROUGH OPENINGS FOR THROUGH WALL EQUIPMENT WITH MANUFACTURERS SPECIFICATIONS
10. G.C. TO MATCH EXISTING EXTERIOR FINISH TO MATCH EXISTING EXAMINE SURFACE AND PATCH, REPAIRS AS REQUIRED PAINT TO MATCH EXISTING ON ALL ELEVATIONS COORDINATE WITH OWNER PRIOR TO COLOR SELECTION

LEGEND

- LIMITS OF CONSTRUCTION
- NEW PARTITION SEE WALL TYPES ON SHEET A-9
- EXISTING PARTITION TO REMAIN
- STARTING POINT FOR FLOORING AND OR TELLER RUG
- EL 10'0
- 1 HOUR RATED WALL SEE SHEET A-9
- NON LOAD PARTITION SEE PARTITION TYPES

No.	Revisions/Submissions	Date
1	PLAN REVISION REVISIONS	11/20/01
2	BULLETIN #1	11/7/01
1	ADDENDUM A	10/30/01
	ISSUED FOR PERMIT / BID SET	10/03/01

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Drawing Title: FLOOR & FINISH PLANS

Drawn: BJH | Project No.: 202874.01
Checked: PB/JS/DR | Scale: AS NOTED
Date: 10/03/01 | Drawing No.: A-2

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SHEET NOTES

1. RADIUS CORNER TYP.
2. NEW NON-RATED PARTITION WALL
3. EXISTING STRUCTURE: B.C. TO PROVIDE NEW BRACING AND DEVELOPMENT AS REQUIRED CLEAN AND REPAIR TO LIKE NEW CONDITION
4. INFILL EXISTING WALL WITH SIMILAR WALL CONSTRUCTION AND THICKNESS TO ENSURE A SMOOTH FINISH
5. NON-BEARING, NON-RATED PARTITION - SEE SPECIFICATIONS FOR MORE INFORMATION
6. 2 PLYS OF PROTECTION FILM APPLIED TO INSIDE OF GLASS BY B.C. FILM TO BE A LIGHT COLOR TO MATCH SHADING DENSITY OF EXISTING BUILDING. DOORS FILM IS UNDAMAGED AND CLEAN ON REMOVAL. ON LAST DAY OF INSTALLATION, REMOVE ALL AIR BUBBLES BETWEEN GLASS & FILM. PROVIDE FILM AT PARTITION AT STOREFRONT CLOSEST BY WALL ONLY WHERE LOW WALLS OCCUR
7. PROVIDE [REF-1] TO ALL WALLS EXTEND TO 5'-0" A.F.F.
8. SOR ACE SPEC. SEE PLUMBING DRAWINGS
9. B.C. TO PROVIDE ONE 2'-0" DEEP LAMINATE SHELF W/ CLEATS AT 6'-0" A.F.F. AND ONE 8" DEEP LAMINATE SHELF W/ CLEATS AT 5'-0" A.F.F. B.C. TO PROVIDE AND INSTALL CANVAS HOOKS (SEE SHEET).
10. EXISTING [illegible] REPAIR AS REQUIRED. [illegible] CLEAN AND
11. ALIGN FLOOR WITH CORNER OF WALL
12. PROVIDE NEW TRANSITION - THRESHOLD & EXT. DOOR AS REQ'D
13. FLOORING TRANSITION TO BE FLUSH BETWEEN DIFFERENT CERAMIC TILE AREAS
14. LOCATION FOR POWER STRIPS FOR FLOOR FIXTURES. SEE ELECTRICAL DRAWINGS FOR REFLECTED CEILING DATA INFORMATION. PROVIDE COVER PLATE AT POWER FIXTURE LOCATIONS. SEE SHEET A-2 FOR PLACEMENT PLAN FOR ADDITIONAL INFORMATION
15. LINE OF TELLER LINE FIXTURE. EXTEND [illegible] TO FACE OF TOE KICK REFER TO FIXTURE PLACEMENT PLAN FOR LOCATION OF TELLER LINE
16. B.C. TO PROVIDE GRAB HANDLES ON THE INSIDE OF RESTROOM STALLS. SEE ALSO SHEET A2.1/A1.1 ONE
17. FLOOR DRAIN - SEE PLUMBING DRWG FOR ADDITIONAL INFORMATION
18. NON-HORIZONTAL BLINDS. SEE SPECS [illegible] FURTHER INFORMATION
19. EXTENT OF GWB WALL FOR REFLECTED CEILING
20. CENTER LINE OF FIXTURE. FIXTURE PLACEMENT PLAN FOR ADDITIONAL INFORMATION
21. PROVIDE 3 X 8" PRESS BLOCKING FOR SHELVING STANDARDS/UPRIGHT CABINETS. SEE FIXTURE PLAN FOR LOCATION. SEE DETAIL 8/A-6 & 10 TO REMOVE EXISTING. IN WALL BLOCKING OPTIONAL SHALL BE REPLACED & PREPARED TO MATCH EXISTING SURFACES
22. START POINT OF FLOORING PATTERN
23. ALIGN FLOOR TRANSITION TO ACCOMODATE FULL FLOOR TILE
24. MAINTAIN EXISTING SLIDING DOOR TRACK & HARDWARE COORDINATE WITH INSTALLATION OF NEW CERAMIC TILE FLOORING

GENERAL NOTES

1. SEE A-6 FOR WALL TYPES AND SCHEDULES
2. ALL WINDOWS AND DOOR DIMENSIONS ARE TO FINISH OPENINGS
3. B.C. TO PROVIDE FIRE STOPS AND DRAFT STOP AS REQUIRED PER CODE
4. ALL WALL BASE TO BE [illegible] U.O.N. BASE FOR FIXTURES TO BE FURNISHED & INSTALLED BY FIXTURE CONTRACTOR.
5. ALL WALLS COLLIDING TO BE FINISHED [illegible] U.O.N.
6. ALL FINANCIAL CENTER INTERIOR WALL SURFACES TO RECEIVE SMOOTH PAINT FINISH
7. B.C. TO PROVIDE MASONITE BOARD ABOVE RESILIENT FLOORING AND PLASTIC TARPS ABOVE CARPET FLOORING DURING CONSTRUCTION PERIOD FOR PROTECTION OF NEW WORK. B.C. TO ALSO PROVIDE PLASTIC TARP ABOVE ALL FIXTURES TO ENSURE ADEQUATE PROTECTION.
8. ALL AREAS OTHER THAN THE FINANCIAL CENTER TO HAVE ORANGE PEEL TEXTURED PAINT FINISH
9. B.C. TO VERIFY ROUGH OPENINGS FOR THROUGH WALL EQUIPMENT WITH MANUFACTURERS SPECIFICATIONS
10. B.C. TO PATCH EXISTING EXTERIOR FINISH TO MATCH EXISTING. EXAMINE SURFACE AND FILL HOLES AS REQUIRED PAINT TO MATCH EXISTING ON ALL ELEVATIONS. COORDINATE WITH OWNER PRIOR TO COLOR SELECTION

LEGEND

- LIMITS OF CONSTRUCTION
- NEW PARTITION SEE WALL TYPES ON SHEET A-6
- EXISTING PARTITION TO REMAIN
- STARTING POINT FOR FLOORING AND/OR TELLER LINE
- 1 HOUR RATED WALL ELEVATION
- NEW NON PARTITION- SEE PARTITION TYPE

ISSUED FOR PERMIT / BID — 10/03/01

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Drawing title: FLOOR & FINISH PLANS

Drawn: BJH	Project No.: 2020/14.01
Checked: PB/JG/DR	Scale: AS NOTED
Date: 10/03/01	Drawing No.: A-2

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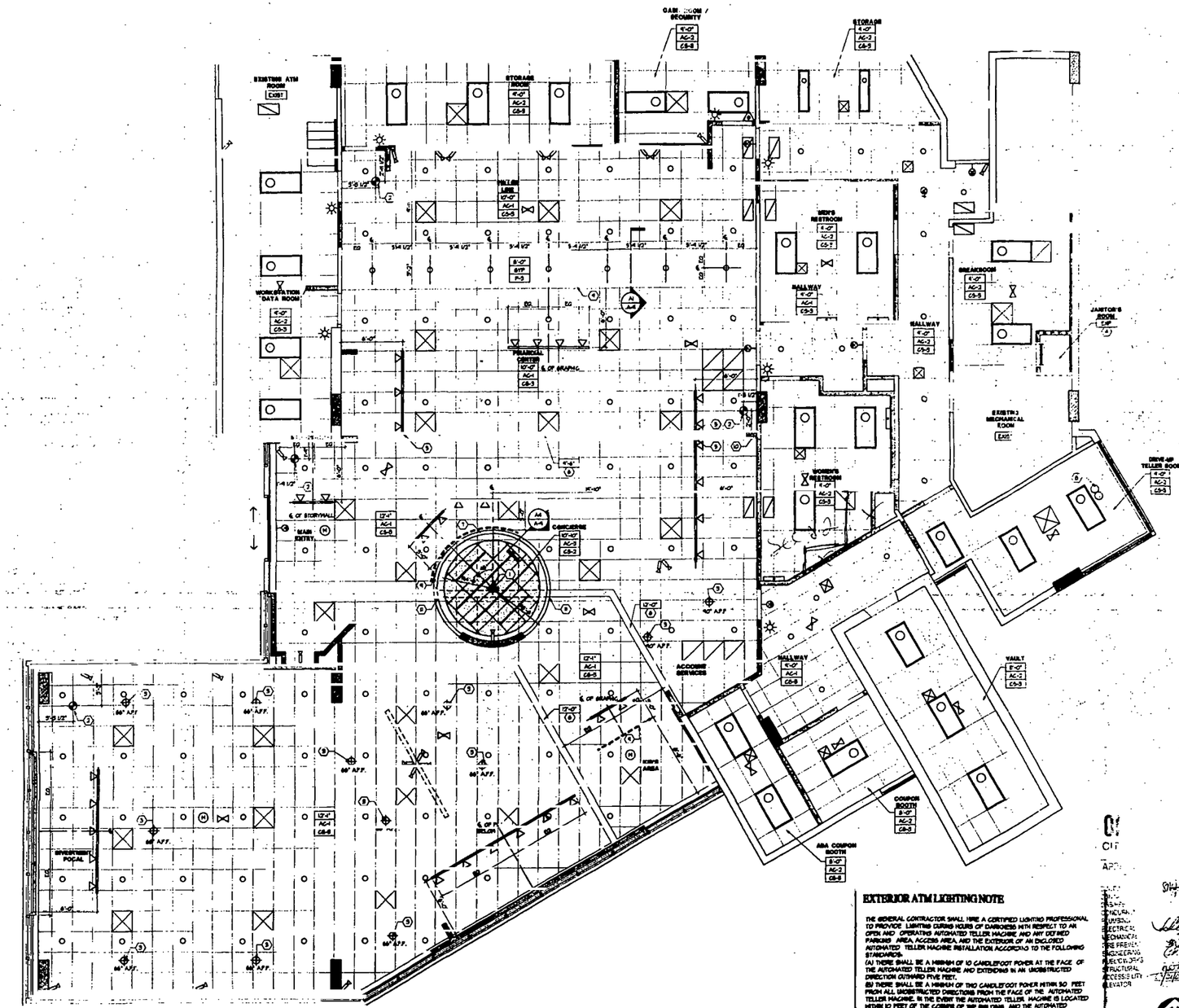
A1 FLOOR AND FINISH PLAN
1/4" = 1'-0"

NORTH



EXTERIOR ATM LIGHTING NOTE

THE GENERAL CONTRACTOR SHALL HIRE A CERTIFIED LIGHTING PROFESSIONAL TO PROVIDE LIGHTING DURING HOURS OF DARKNESS WITH RESPECT TO AN OPEN AND OPERATING AUTOMATED TELLER MACHINE AND ANY DEFINED PARKING AREA, ACCESS AREA AND THE EXTERIOR OF AN ENCLOSED AUTOMATED TELLER MACHINE INSTALLATION ACCORDING TO THE FOLLOWING STANDARDS:

(A) THERE SHALL BE A MINIMUM OF 10 CANDLEFOOT POWER AT THE FACE OF THE AUTOMATED TELLER MACHINE AND EXTENDING IN AN UNOBSTRUCTED DIRECTION OUTWARD FIVE FEET.

(B) THERE SHALL BE A MINIMUM OF TWO CANDLEFOOT POWER WITHIN 30 FEET FROM ALL UNOBSTRUCTED DIRECTIONS FROM THE FACE OF THE AUTOMATED TELLER MACHINE. IN THE EVENT THE AUTOMATED TELLER MACHINE IS LOCATED WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE AUTOMATED TELLER MACHINE IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE MINIMUM OF TWO CANDLEFOOT POWER ALONG THE FIRST 40 UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.

(C) THERE SHALL BE A MINIMUM OF TWO CANDLEFOOT POWER IN THAT PORTION OF THE DEFINED PARKING AREA WITHIN 60 FEET OF THE AUTOMATED TELLER MACHINE.

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SHEET NOTES

1. CENTER POINT OF SOFFIT 8 IN§. ALIGN WITH CENTER POINT OF FLOORING & FIXTURE BELOW. SEE SHEET A-2 FOR MORE INFORMATION
2. STARTING POINT OF CEILING BKD.
3. ALIGN LIGHT FIXTURE IN CENTER OF FIXTURE BELOW.
4. SEE FOR SPECIFIC STRUCTURE DETAIL
5. ALIGN LIGHT FIXTURE WITH EDGE OF BKD SOFFIT
6. EXISTING BKD BULKHEAD
7. FOAM BAND MOUNTED FLUSH TO CEILING PER MANUFACTURER'S SPECIFICATION. WALL SCONCES TO BE CONCEALED CONCEALED VERTICAL ACCESS PER MANUFACTURER'S SPECIFICATION
8. PNEUMATIC TUBE SYSTEM PENETRATION THROUGH CEILING SEE EQUIPMENT PLAN FOR ADDITIONAL INFORMATION
9. GRAPHIC LOCATION - FOR REFERENCE ONLY SEE GRAPHIC PLAN FOR ADDITIONAL INFORMATION
10. FILL TO MATCH EXISTING ADJACENT CONDITION ON 8 IN§ BKD SOFFIT AS REQUIRE.
11. NOTCH LAMINATE BAND AROUND BEAM SOFFIT PROVIDE SEALANT AROUND NOTCH

GENERAL NOTES

1. RE-USE LIGHTING FIXTURES WHERE POSSIBLE CLEAN AND RELAMP BEFORE INSTALLATION.
2. EXISTING HVAC TO REMAIN CLEAN AND ADJUST EXISTING DIFFUSERS TO ACCOMMODATE NEW CEILING
3. ALL SOFFITS AND BKD CEILING TO BE PAINTED P-3 U.O.N.

LIGHTING LEGEND

- WALL MOUNTED STRIP FLUORESCENT LIGHT FIXTURE WITH LENS
- EXIT SIGN - LOCATE CENTRALLY OVER DOORS
- EXIT SIGN (DIRECTIONAL)
- PENDANT LIGHT FIXTURE - ALIGN IN CENTER OF FIXTURE BELOW SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHTS
- FLUORESCENT STRIP LIGHT FIXTURE - ABOVE TRANSLUCENT CEILING
- 2x4 FLUORESCENT LIGHT FIXTURE - SEE SHEET A-3.0 FOR MOUNTING DETAIL
- 1x4 FLUORESCENT LIGHT FIXTURE-SEE FIXTURE SCHEDULE FOR MOUNTING DETAIL
- AMBIENT DOWNLIGHT
- TRACK LIGHT MOUNTED TO BOTTOM OF CEILING SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHTS
- SECURITY CAMERA - MOUNTING HEIGHT AND EXACT PLACEMENT TO BE VERIFIED IN FIELD BY OWNER
- MOTION DETECTOR - MOUNTING HEIGHT AND EXACT PLACEMENT TO BE VERIFIED IN FIELD BY OWNER
- SECURITY WARNING LIGHT - MOUNT 80" A.F.F. AND ALIGNED WITH THE LIGHT SWITCH WHERE APPLICABLE -
- EXHAUST GRILLE
- SUPPLY DIFFUSER
- RETURN GRILLE
- EMERGENCY LIGHTING MOUNT TO CEILING
- BACKGROUND MUSIC SPEAKER. G.C. TO COORDINATE EXACT LOCATION WITH MANUFACTURER.
- 24 X 24 TRANSLUCENT CEILING INSTALL AT 45° TO MAIN CEILING GRID
- NOM 24 X 24 ACOUSTICAL CEILING
- NOM 24 X 48 ACOUSTICAL CEILING

No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / B.T. SET	10/05/01

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NORTH

Drawing Title: REFLECTED CEILING PLAN, SECTIONS & DETAILS

Scale		Project No.	2028.14.01
Drawn	BJP	Date	AS NOTED
Checked	PB/JS/DR	Drawing No.	A-3
Date	10/05/01		

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

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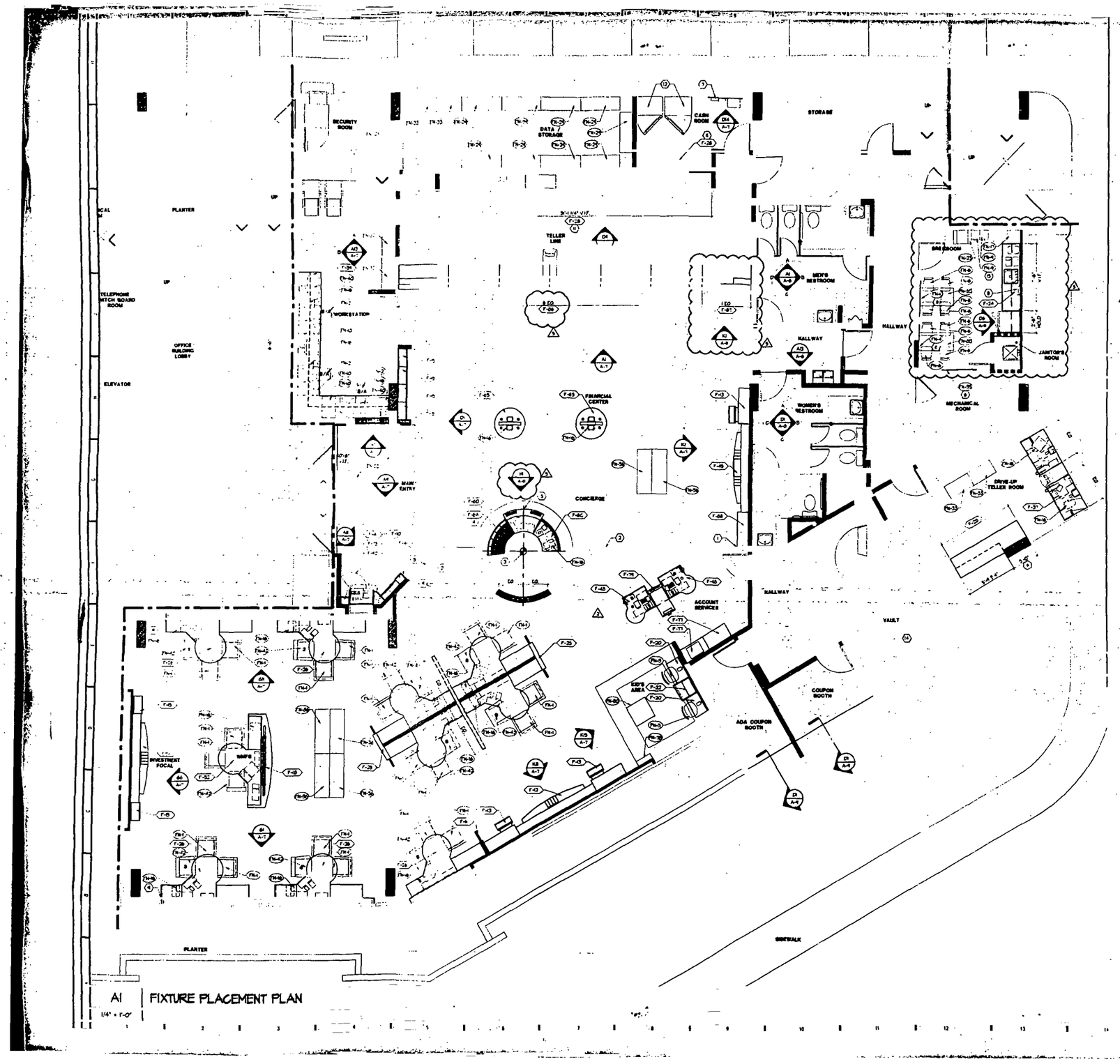

A1 | FIXTURE PLACEMENT PLAN

1/4" = 1'-0"

SYMBOL	DESCRIPTION	QUANTITY
F-4A	SERVICE COUNTER	
F-4B	SERVICE COUNTER	
F-4C	SERVICE COUNTER	
F-7C	DRIVE EARNING FIXTURE	
F-8	ATM SIDE PANEL	
F-9	FOCAL FIXTURE	2
F-9A	FOCAL AND ATM MONITOR	2
F-10	PERIMETER MERCHANDISING FIXTURE	6
F-11	MERCHANDISING FIXTURE	
F-12	ADA ADA STATION	2
F-13	ADA ADA SALE	
F-14	BREAKROOM COUNTER CABINETRY	
F-15	CONSULTATION PLATFORM - DOUBLE	2
F-15A	CONSULTATION PLATFORM - SINGLE	3
F-16	WORKSTATION OPTION	2
F-17	MERCHANDISING PLATFORM	
F-18	REMOTE TELLER DRIVE-UP COUNTER	
F-19	WORKSTATION OPTION	
F-20	ADA BAR SINK	
F-21	SINGLE ADA FOCAL FIXTURE	
F-22	ACCOUNT SERVICES FIXTURE	2
F-23	MOBILE SINGLE ADA WORKSTATION	2
F-24	ADA ADA FIXTURE	
F-25	ACCOUNT SERVICES ADA SINGLE	
F-26	TRADITIONAL TELLER FIXTURE	8
F-27	TRADITIONAL TELLER FIXTURE ADA	
F-28	FOCAL AND FIXTURE WITH GRANITE	
F-40	ADA BAR SINK	

H14 | FIXTURE COUNT

N/A

SYMBOL	DESCRIPTION	QUANTITY
FN-1	CONSULTATION CHAIR	20
FN-2	TASK CHAIR	2
FN-3	LOW CHAIR	2
FN-4	BULLETIN BOARD	2
FN-6	BREAKROOM CHAIR	8
FN-7B	WALL BASE BOARD	2
FN-8B	BREAKROOM TABLE	2
FN-9	LOCKERS	2
FN-10	FILE CABINET	2
FN-11	SECURED FILE CABINET	2
FN-12	TRASH CAN	15
FN-13	KITCHEN TRASH CAN	1
FN-22	WALK-OFF MAT	1
FN-23	TV CART WITH TV AND VCR	1
FN-29	STORAGE SHELVING	4
FN-30	SAND TABLE	1
FN-32	LATERAL FILE-SERIES 400	6
FN-35	WHITE BOARD	2
FN-36	BENCH	4
FN-40	MEDIA STAND	2
FN-42	TASK CHAIR HIGH BACK	10

E14 | FURNITURE COUNT

N/A

GENERAL NOTES

1. CIRCULATION AISLE MUST BE 36" MIN. CLEAR WIDTH (TYP.)
2. FIXTURE CONTRACTOR TO VERIFY ORIENTATION OF ALL FIXTURES

LEGEND

F-9 INDICATES CUSTOM FIXTURE - SEE FIXTURE DESIGN BOOK

FN-2 INDICATES BUY-OUT FIXTURE - SEE SCHEDULE ON A3/A-1

A	PLAN REVIEW REVISIONS (#3)	03/14/02
	PLAN REVIEW REVISIONS (#2)	01/24/02
	PLAN REVIEW REVISIONS	11/20/01
2	BULLETIN #1	11/7/01
1	ADDENDUM A	10/30/01
	ISSUED FOR PERMIT / BIT SET	10/03/01
No	Revisions/Submissions	Date

PROJECT

OCCASIO

RELEASE 2.0

TENANT IMPROVEMENT

ALTON ROAD BRANCH

1801 ALTON RD.

MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

1. XX FROM CORNER OF FIXTURE WITH FLOORING TRANSITION LINE
2. F FLOORING TRANSITION LINE
3. RADIUS CENTER POINT SEE SHEET A2.0 FOR LOCATION
4. HATCHING INDICATES 30" W x 36" W ADA COMPLIANCE AREA AT CONSULTATION DESK
5. END PANEL TO MATCH FIXTURE F-9
6. SUPPLIED BY OWNER, INSTALLED BY G.C.
7. SECURITY SYSTEM PANEL TBD SEE ELEVATION 3/2 A-4 FOR DETAILS
8. PAINT - MFG.: SHERWIN-WILLIAMS 2 FOOT - COLOR WHITE
9. ALIGN FIXTURE WITH CORNER OF WALL
10. NOT USED
11. PROVIDE COUNTER ONLY, NO SHELVING
12. NEW LOCATION FOR EXISTING SAFE
13. PROVIDED BY G.C.
14. EXISTING SAFE DEPOSIT BOXES TO REMAIN
15. FIXTURE TO ALIGN WITH

NORTH

design-forum. architects, inc.

AA0003882

7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: FIXTURE PLACEMENT PLAN

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

Drawn: BJM | Project No.: 2028.4.01

Checked: PB/JS/DR | Scale: AS NOTED

Date: 10/03/01 | Drawing No.: A-4

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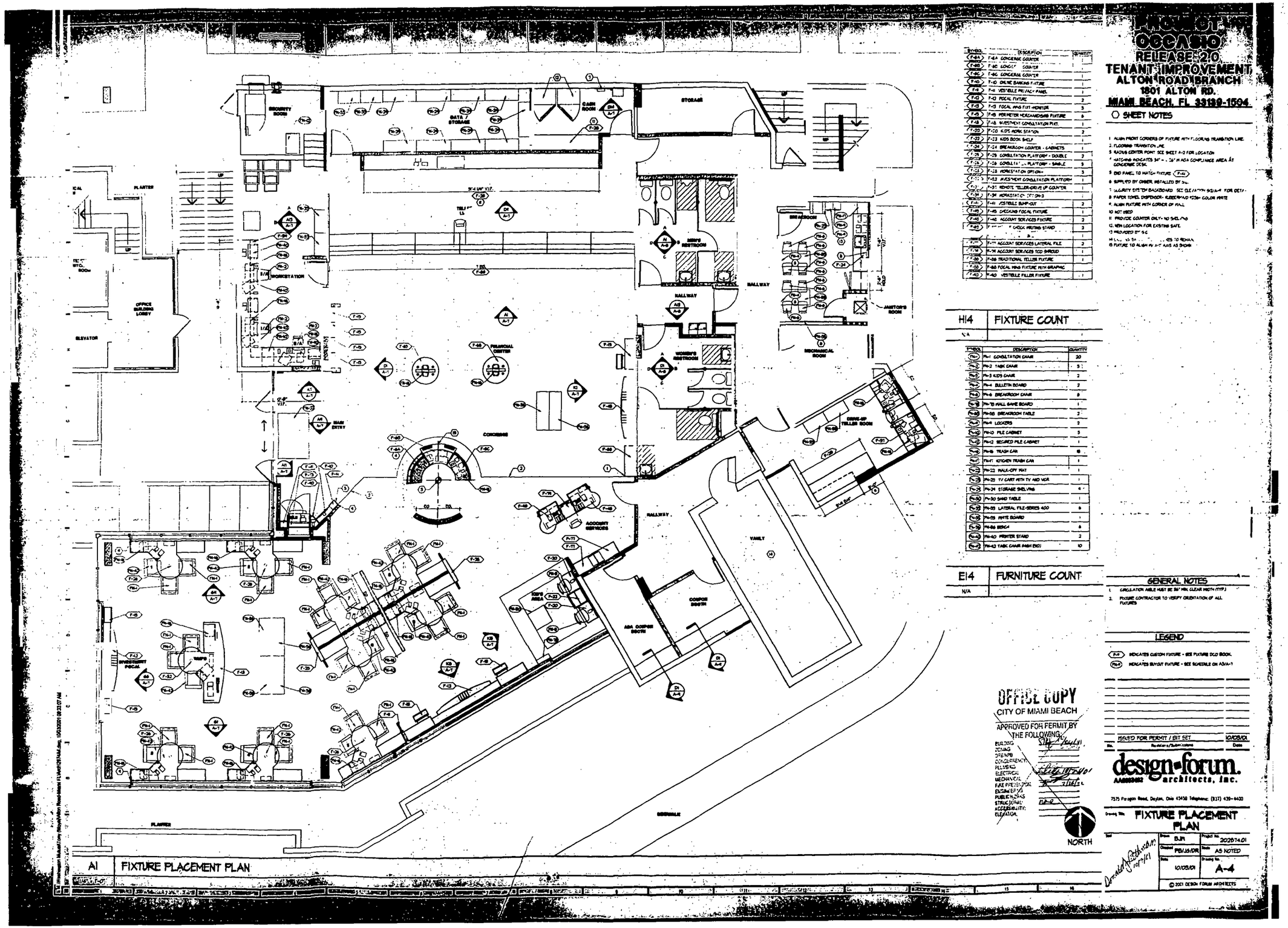

A1 FIXTURE PLACEMENT PLAN

SYMBOL	DESCRIPTION	QUANTITY
F-6A	F-6A CONCIERGE COUNTER	1
F-6B	F-6B LOBBY COUNTER	1
F-6C	F-6C CONCIERGE COUNTER	1
F-10	F-10 ONLINE BANKING F/XTURE	1
F-11	F-11 VESTIBULE PRIVACY PANEL	1
F-12	F-12 FOCAL FIXTURE	2
F-13	F-13 FOCAL WALL FIXT-MONITOR	3
F-15	F-15 PERIMETER MERCHANDISING FIXTURE	9
F-18	F-18 INVESTMENT CONSULTATION PLAT.	1
F-22	F-22 KIDS WORK STATION	2
F-23	F-23 KIDS BOOK SHELF	1
F-24	F-24 BREAKNOOK COUNTER - CABINETS	1
F-25	F-25 CONSULTATION PLATFORM - DOUBLE	2
F-26	F-26 CONSULTATION PLATFORM - SINGLE	3
F-28	F-28 WORKSTATION OPTION	5
F-43	F-43 INVESTMENT CONSULTATION PLATFORM	1
F-51	F-51 REMOTE TELLER-DRIVE UP COUNTER	1
F-54	F-54 WORKSTATION OPTION-3	1
F-41	F-41 CUSTOM BUMP-OUT	2
F-45	F-45 GREETING FOCAL FIXTURE	1
F-46	F-46 ACCOUNT SERVICES FIXTURE	2
F-47	F-47 CHECK WRITING STAND	3
	[illegible]	1
F-17	F-17 ACCOUNT SERVICES LATERAL FILE	2
R-14	R-14 ACCOUNT SERVICES 100 SHREDDER	1
F-38	F-38 TRADITIONAL TELLER FIXTURE	1
F-39	F-39 FOCAL WALL FIXTURE WITH GRAPHIC	1
F-40	F-40 VESTIBULE FILLER FIXTURE	1

H14 FIXTURE COUNT

N/A

SYMBOL	DESCRIPTION	QUANTITY
FN-1	FN-1 CONSULTATION CHAIR	20
FN-2	FN-2 TASK CHAIR	5
FN-3	FN-3 KIDS CHAIR	2
FN-4	FN-4 BULLETIN BOARD	2
FN-6	FN-6 BREAKROOM CHAIR	8
FN-7	FN-7 WALL BASE BOARD	1
FN-8	FN-8 BREAKROOM TABLE	2
FN-9	FN-9 LOCKERS	2
FN-10	FN-10 FILE CABINET	5
FN-11	FN-11 SECURED FILE CABINET	1
FN-12	FN-12 TRASH CAN	8
FN-13	FN-13 KITCHEN TRASH CAN	1
FN-22	FN-22 WALL-OFF MAT	1
FN-23	FN-23 TV CART WITH TV AND VCR	1
FN-24	FN-24 STORAGE SHELVING	4
FN-30	FN-30 SAND TABLE	1
FN-35	FN-35 LATERAL FILE-SERIES 400	6
FN-39	FN-39 WHITE BOARD	1
FN-66	FN-66 BENCH	6
FN-40	FN-40 PRINTER STAND	2
FN-43	FN-43 TASK CHAIR (HIGH END)	10

E14 FURNITURE COUNT

N/A

PROJECT FOR OCCASIO RELEASE 2.0 TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

SHEET NOTES

1. ALIGN FRONT CORNERS OF FIXTURE WITH FLOORING TRANSITION LINE.
2. FLOORING TRANSITION LINE
3. RADIUS CENTER POINT SEE SHEET A-2 FOR LOCATION
4. HATCHING INDICATES 34" - 36" H ADA COMPLIANCE AREA AT CONCIERGE DESK.
5. END PANEL TO MATCH FIXTURE (F-44)
6. SUPPLIED BY OWNER, INSTALLED BY 3rd.
7. SECURITY SYSTEM BACKBOARD SEE ELEVATION SQUARE FOR DETAILS
8. PAPER TOWEL DISPENSER - RUBBERMAID #2256 COLOR WHITE
9. ALIGN FIXTURE WITH CORNER OF WALL
10. NOT USED
11. PROVIDE COUNTER ONLY- NO SHELVING
12. NEW LOCATION FOR EXISTING SAFE
13. PROVIDED BY S.C.
14. WALL VS SHELVING TO REMAIN
15. FIXTURE TO ALIGN W/ A-7 AXIS AS SHOWN

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BUILDING
ZONING
FIRE/RB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATION

GENERAL NOTES

1. CIRCULATION AISLE MUST BE 36" MIN. CLEAR WIDTH (TYP.)
2. FIXTURE CONTRACTOR TO VERIFY ORIENTATION OF ALL FIXTURES

LEGEND

(A-4) INDICATES CUSTOM FIXTURE - SEE FIXTURE DCD BOOK.
(FN-4) INDICATES BUYOUT FIXTURE - SEE SCHEDULE ON A5/A-1

No.	ISSUED FOR PERMIT / BID SET	Date
	Revisions/Submissions	

design-forum. AA0003052 architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: FIXTURE PLACEMENT PLAN

Drawn	BJH	Project No.	202674.01
Checked	PB/JS/DR	Scale	AS NOTED
Date	10/05/01	Drawing No.	A-4

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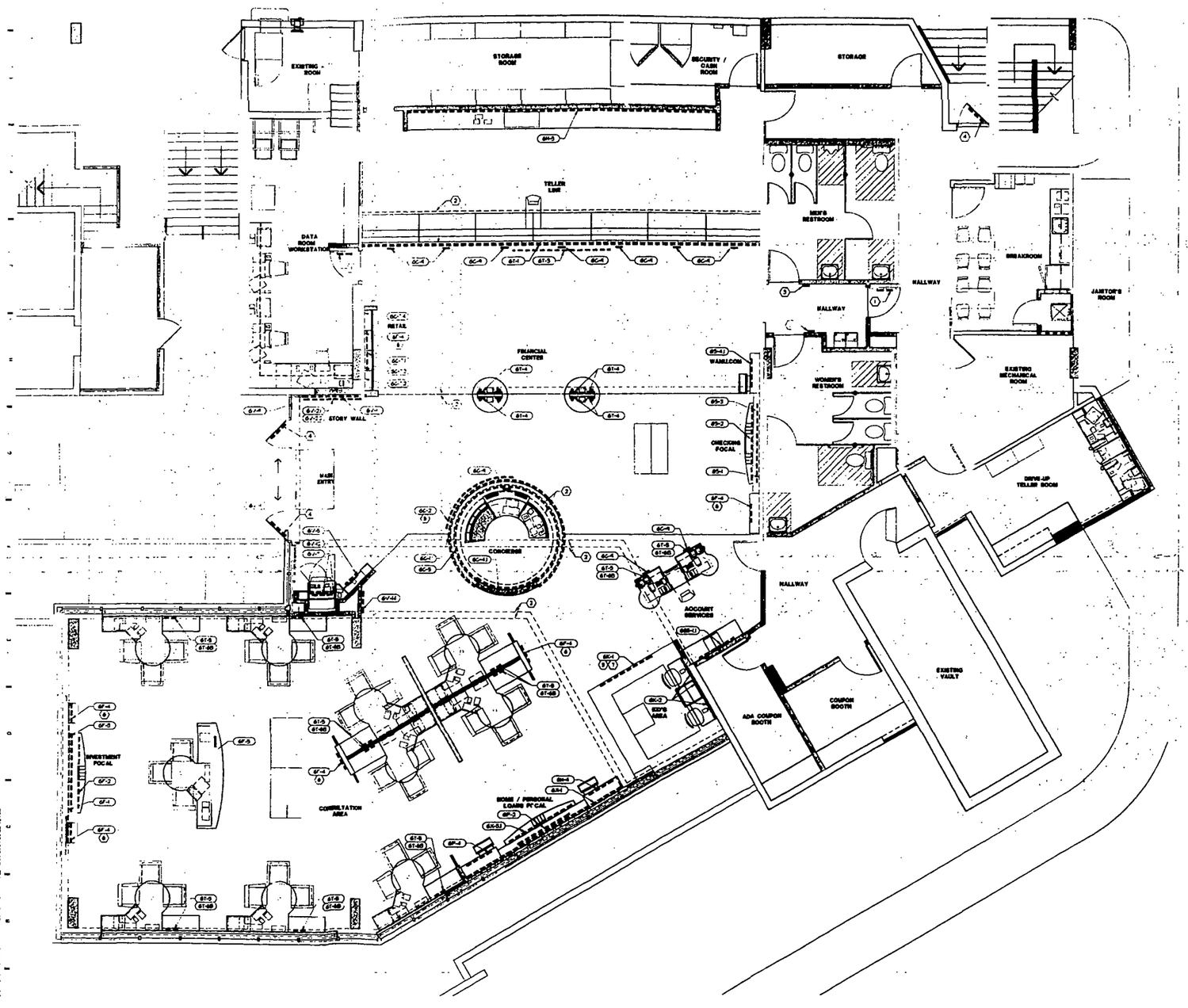
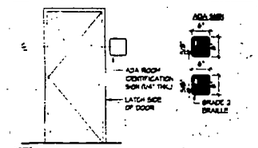


PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

SHEET NOTES

1. G.C. TO PROVIDE EGRESS/EXIT ONLY GRAPHIC ON DOOR. FONT AND SIGNAGE TO MATCH ADA SIGNAGE BELOW. COLOR TO MATCH PMS 282 C
2. LINE OF CEILING ELEMENT ABOVE
3. G.C. TO PROVIDE REQUIRED REST ROOM SIGNAGE. SEE DETAIL BELOW FOR MORE INFORMATION
4. G.C. TO PROVIDE EMERGENCY EXIT ONLY GRAPHIC ON DOOR. FONT AND SIGNAGE TO MATCH ADA SIGNAGE BELOW. COLOR TO MATCH PMS 282 C
5. CL. OF CENTER OF GRAPHIC WITH CL. OF LIGHTING ABOVE. SEE REFLECTED CEILING PLAN FOR LOCATION
6. G.C. TO PROVIDE FRAME. SEE SPEC BOOK FOR ADDITIONAL INFORMATION. OWNER PROVIDES GRAPHIC
* GRAPHIC VENDOR TO PROVIDE APPROPRIATE STRUCTURAL SUPPORT.

ADA SIGNAGE



NOTES

1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND
2. CERTIFICATION SYMBOLS ARE TO BE ON DOOR 60" ABOVE FLOOR AND ARE TO BE STRICTLY DIFFERENT FROM THE DOOR 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 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 FABRICATOR WITH RAISED SECOND SURFACE GRAPHICS
7. SIGN TO BE A CUSTOM COLOR TO MATCH PMS 282C WITH WHITE GRAPHICS.
8. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.
9. 3D TACTILE PLAQUES CAN BE OBTAINED FROM ARCHITECTURAL PRODUCTS CORPORATION
DION LANDMARC
404 4TH STREET WEST
PALMETTO FL 34221
PH# 1-800-237-9984
FAX 1-813-723-3452

GENERAL NOTE

1. G.C. TO COORDINATE AV GRAPHIC VENDOR TO DETERMINE ALL BLOCKING AND POWER REQUIREMENTS FOR EXTERIOR SIGNAGE PATCH AND REPAIR EXISTING WALL TO LIKE-NEW CONDITION.
2. EXTERIOR SIGNAGE WILL BE UNDER SEPARATE CONTRACT.

LEGEND

(G-#) INDICATES GRAPHIC LOCATION - SEE GRAPHIC DCO BOOK

No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BIT SET	10/08/01

design•forum. architects, inc.
AA0003482
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: GRAPHIC PLACEMENT PLAN

Issue	Drawn: BJH	Project No:	202814.01
	Checked: PB/JS/DR	Scale:	AS NOTED
	Date: 10/08/01	Drawing No:	A-5

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A1 GRAPHIC PLACEMENT PLAN

1/4" = 1'-0"

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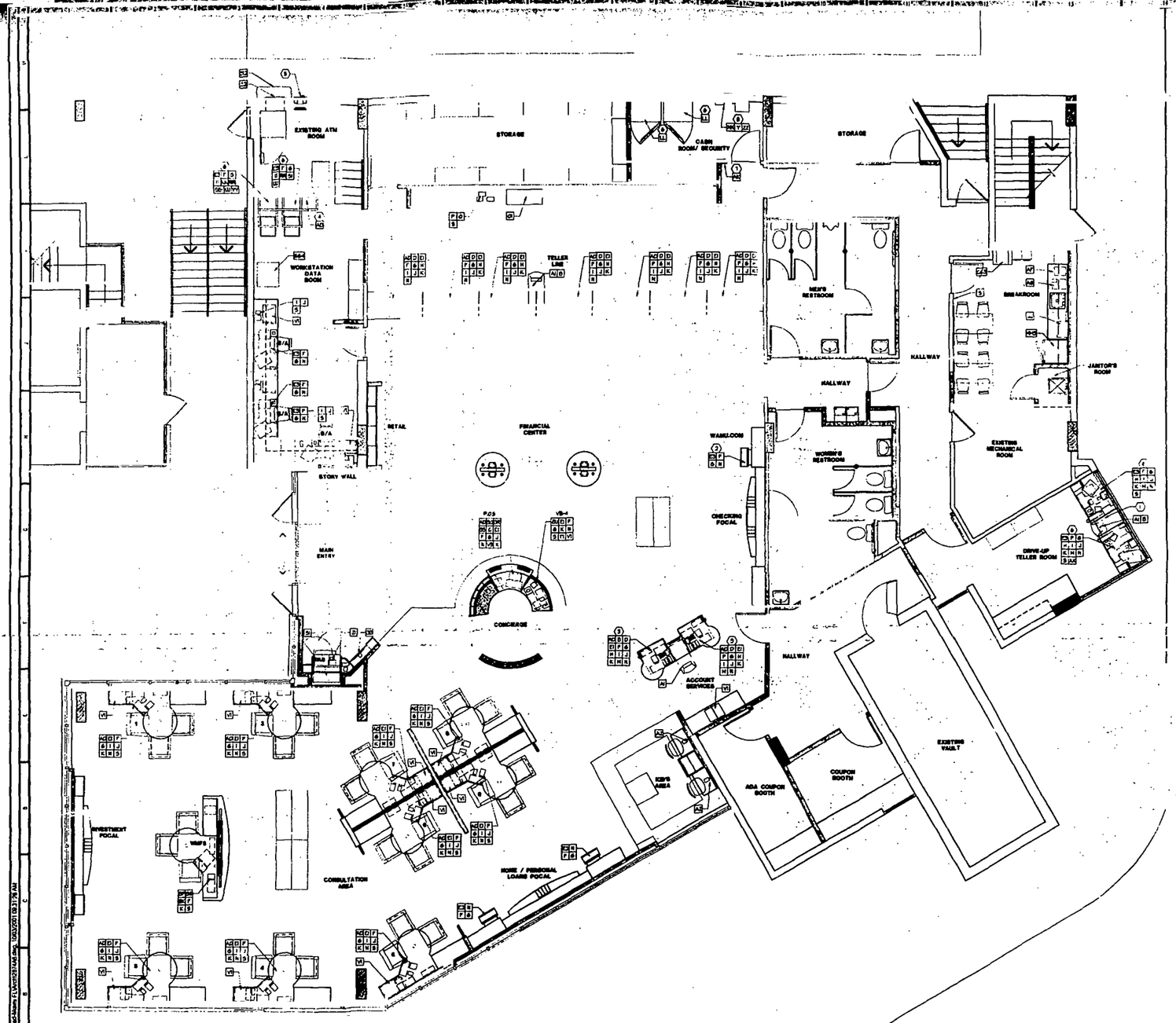

SYMBOL	DESCRIPTION	QUANTITY
A1	TELLER CASH DISPENSER	3
A3	AUDIO MUSIC PLAYER	1
A3	CARD SWIPE	1
A7	COFFEE MACHINE	1
A8	WATER DISPENSER	1
A8	SECURITY ACTIVATION DEVICE	1
A2	BANKBOY	1
B	TELLER CASH DISPENSER	3
B3	PHONE BANKING	1
B7	KEYBOARD FOR RADIO WAND	1
B8	MICROSOFT MOUSE	1
B9	HONEYWELL PRESCO 3750 MOUSE	1
B0	POS HAND HELD SCANNER	1
B8	EPSON THERMAL RECEIPT PRINTER	1
B2	BACK UPS 1500 VA 50 / UPS - ROM	1
B	SWITCHER PLACE CHARGING STATION	1
C	21" FLAT PANEL MONITOR	1
C3	SONY BRC-H700 PTZ HOUSING	1
D	3000 VALIDATION PRINTER - SMART	1
D	MONITOR FLATSCREEN 15	1
D2	MONITOR "DUAL-SCREEN"	8
D3	MONITOR STANDARD 15	8
F	KEYBOARD	9
E		24
E8	9844 COPIER FAX	1
F	COIN DISPENSER	1
F	RECEIPT PRINTER WITH TRANSFORMER	22
F	HUBS	1
F	MICR CHECK READER	22
J	WORKSTATION	1
K	DOUBLE SQUEEZE ALARM WIRELESS	22
K4	CRIMPER	1
K1	SECURITY BOX	1
M	SECURE DEPOSIT	4
M10	REFRIGERATOR - LEFT HAND - FREEZER TOP	1
N	CPU WORKSTATION (DESK)	28
N9	SECURITY CABINET	1
O	LAN PRINTER	1
P	CREDIT CARD IMPRINTER	1
Q	VODAPHONE TRANS 330 KEYPAD	1
R8	RACKS	1
S	TELEPHONE	1
S	SERVICE TELEPHONE	1
S2	LUCENT TELEPHONE	1
S9	SERVICE TELLER CP	1
T7	PIN CHANGER	2
U6	UPS EQUIPMENT	2
V	PRINTER	13
V8	EPSON TM 88 III-TE	1
X	EPSON CASH DRAWER	1
X4	TELLER VIDEO AND AUDIO UNIT	1
Y	RECEIVER FOR WIRELESS ALARM	1
Y*	ROUTER	1
Z	ATM MACHINE	1
Z3	ATM SURROUND	1
Z2	ATM MACHINE	1
Z2	SURVEILLANCE RECORDING DEVICE	1

F1.4 | EQUIPMENT COUNT

N/A

PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

1. EXISTING PNEUMATIC TUBE SYSTEM TO REMAIN
2. INTERNET ACCESS AT THIS LOCATION
3. REFER TO JOINT EXACT EQUIPMENT REQUIREMENTS AT ACCOUNT SERVICES AREA AND PRIVATE OFFICES ACCORDINGLY.
4. AUDIO EQUIPMENT BY OWNER'S VENDOR (E.C. TO COORDINATE CABLING AND ELECTRICAL REQUIREMENTS. E.C. TO PROVIDE 3/4" MIN. CONDUIT THROUGH ROOF, E.C. TO PROVIDE WEATHER CAP. (E.C. TO VERIFY EXISTING CONDUIT AND UPDATE IF REQUIRED BY OWNER.
5. EXISTING ENVELOPE DEPOSITORY TO REMAIN
6. RE-USE EXISTING EQUIPMENT IF APPLICABLE
7. COORDINATE LOCATION WITH OWNER'S VENDOR
8. SECURITY BACK BOARD - 48" MINIMUM ELEVATIONS

GENERAL NOTES

SEE FIXTURE DESIGN CONTROL BOOK FOR EXACT EQUIPMENT LOCATIONS DATA ETC

A1 | EQUIPMENT PLACEMENT PLAN

1/4" = 1'-0"

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING
ZONING
CRS/FTE
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

NORTH

No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BIT SET	10/05/01

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AA0001662
7575 Paragon Road, Dayton, Ohio 45459 Telephone (937) 439-4400

drawing title: EQUIPMENT PLACEMENT PLAN

Seal	Drawn BJM	Project No.	202814.01
	Checked PB/JS/DR	Scale	AS NOTED
	Date 10/05/01	Drawing No.	A-6

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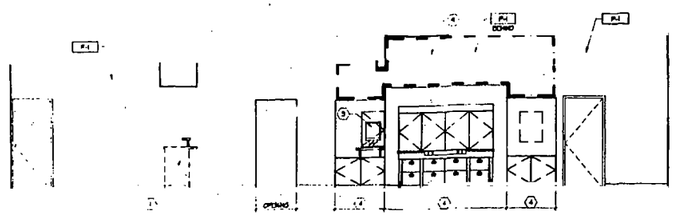
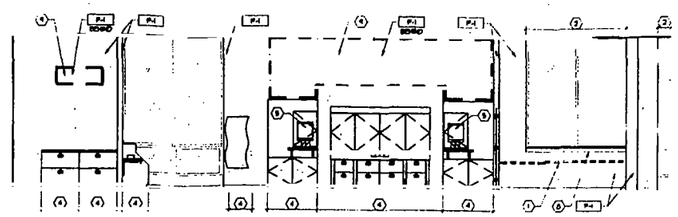
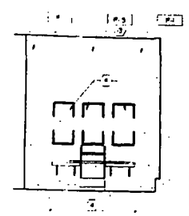


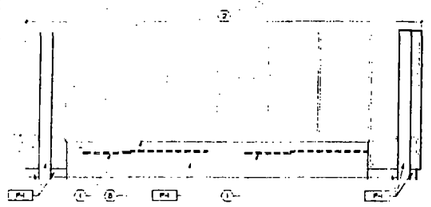
K1 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @ CHECKING FOCAL



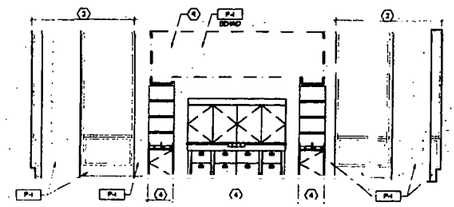
K8 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @ ACCOUNT SERVICES / HOME/PERSONAL LOANS FOCAL / CONSULTATION PLATFORM



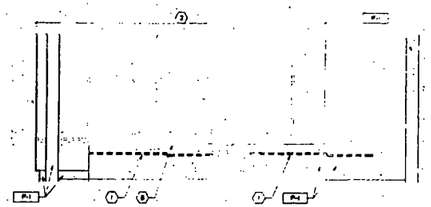
K15 | ELEVATION
1/4" = 1'-0" | @ KID'S AREA



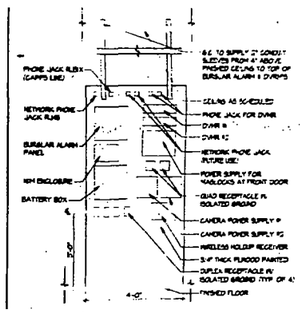
G1 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @ CONSULATATION PLATFORM



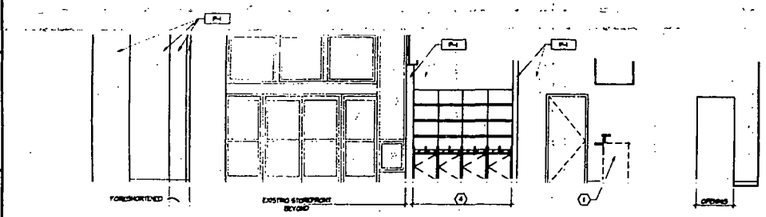
G6 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @ INVESTMENT FOCAL



G11 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @ CONSULATATION PLATFORM

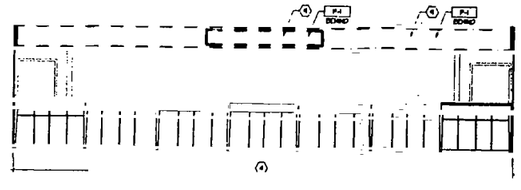


D14 | SECURITY PANEL
1/2" = 1'-0"

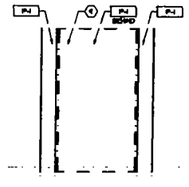


D1 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @ MAIN ENTRY / RETAIL

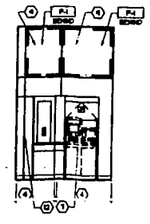
D9 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @ TELLER BACK COUNTER



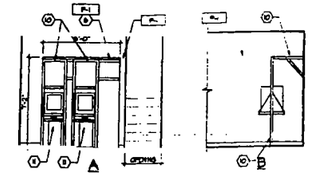
A1 | ELEVATION @ FINANCIAL CENTER
1/4" = 1'-0" | @TELLER LINE



A7 | ELEVATION
1/4" = 1'-0" | @ VESTIBULE



A9 | ELEVATIONS
1/4" = 1'-0" | @ VESTIBULE



A13 | ELEVATIONS
1/4" = 1'-0" | @ SERVER RACKS

NORTH

PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

1. AREA OF FIXTURE CORRECTION TO FALL.
2. EXISTING STOREFRONT GLAZING SYSTEM TO REMAIN AND / OR NEW SEALANT AROUND PERIMETER OF EXISTING STOREFRONT TYP. CLEAN & REPAIR TO LIKE NEW CONDITION.
3. WAN.COM INTERNET ACCESS AT THIS LOCATION.
4. WIRELESS WALL FIXTURE. SEE FIXTURE PLACEMENT PLAN AND FIXTURE SCHEDULE FOR MORE INFORMATION.
5. TOUCH SCREEN MONITOR/KEYBOARD LOCATION.
6. 4 HR. GRADE A PLYWOOD BACKBOARD.
7. NON ATM MACHINE. VERIFY SPECIFICS WITH EQUIPMENT VENDOR.
8. 1/2 HARDWOOD CHAIR RAIL WITH RETURNS STAIN TO MATCH FIN-12.
9. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
10. SERVER RACKS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION ON SERVER.
12. PHONE BANKING.
13. PAINT RETURNS TO WALL ON EDGES OF PLYWOOD.

No	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BT SET	10/05/01

design-forum. architects, inc.
AA0002402
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: INTERIOR ELEVATIONS

Seal	Drawn: JKM	Project No.: 202874.01	
	Checked: PB/JS/DR	Scale: AS NOTED	
	Date: 10/03/01	Drawing No.: A-7	

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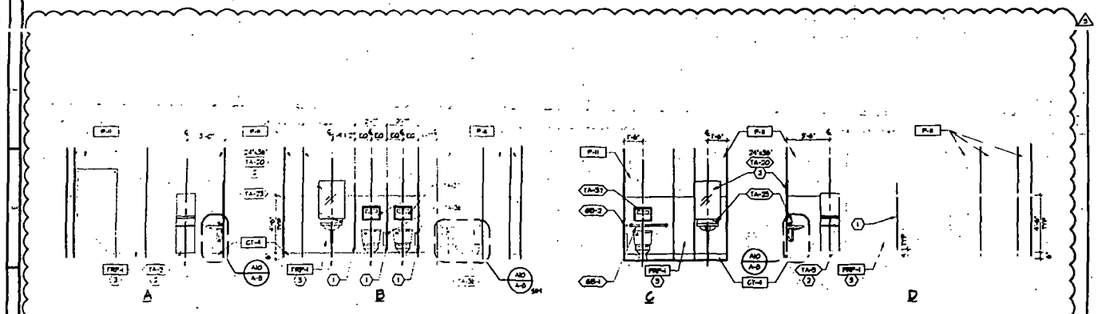
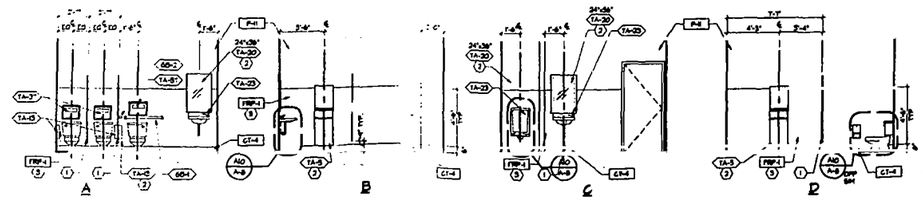
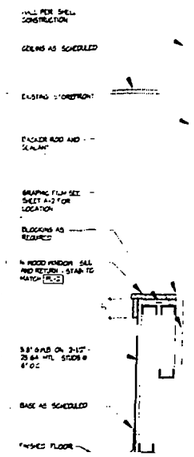


D1 | MEN'S & WOMEN'S RESTROOM ELEVATIONS
1/4" = 1'-0"

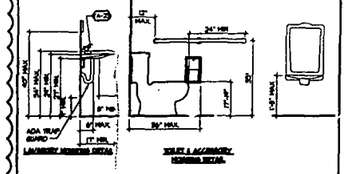


A1 | MEN'S RESTROOM ELEVATIONS
1/4" = 1'-0"

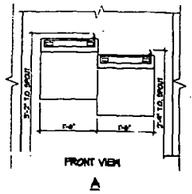


613 | SECTION
1 1/2" = 1'-0" | @ WINDOW SILL

D11 | RESTROOM ACCESSORIES
1/4" = 1'-0"



A10 | MOUNTING DETAILS
1/2" = 1'-0" | LAVATORY, TOILET, & URINAL



A13 | MOUNTING DETAILS
3/4" = 1'-0" | WATER FOUNTAINS @ HALLWAY

PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

1. AREA OF PARTITION CONNECTION TO WALL
2. G.C. TO PROVIDE SEAL AND SEALANT AROUND ACCESSORIES
3. G.C. TO PROVIDE SHIELD AND TRIM CAP. REFER TO DETAIL 6/A4.1 FOR ADDITIONAL INFORMATION

A	PLAN REVIEW REVISIONS #2	03/14/02
	PLAN REVIEW REVISIONS #2	02/24/02
	PLAN REVIEW REVISIONS	11/20/01
A	BULLETIN #1	11/1/01
A	ADDENDUM A	10/30/01
	ISSUED FOR PERMIT SET	10/03/01
No.	Revisions/Submissions	Date

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AA0003402
7575 Paragon Road Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: INTERIOR ELEVATIONS

Drawn: JKM | Project No: 2002874.01
Checked: PEB/JS/DRE | Scale: AS NOTED
Date: 10/03/01 | Drawing No: A-8

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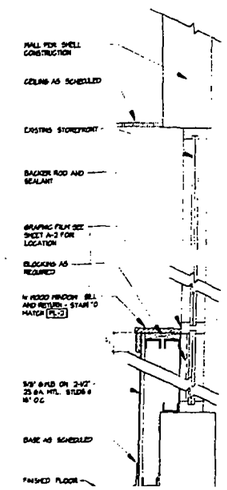


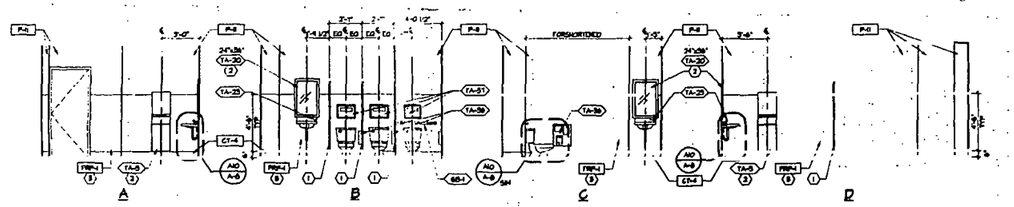
613 | SECTION
1 1/2" = 1'-0" | ● WINDOW SILL

PROJECT OCCASIO

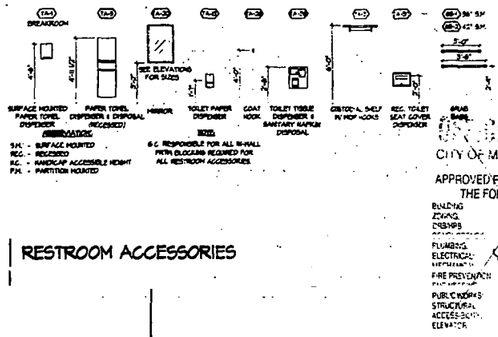
RELEASE 2.0
TENANT IMPROVEMENT.
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

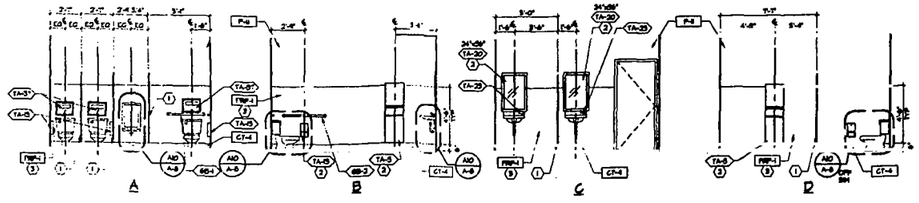
1. AREA OF PARTITION CONNECTION TO WALL.
2. G.C. TO PROVIDE SHIM AND SEALANT AROUND ACCESSORIES.
3. G.C. TO PROVIDE SHIELD AND TRIM CAP. REFER TO DETAIL 6/TA-6 FOR ADDITIONAL INFORMATION.



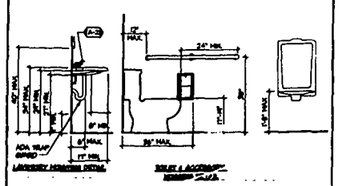
D1 | WOMEN'S RESTROOM ELEVATIONS
1/4" = 1'-0"



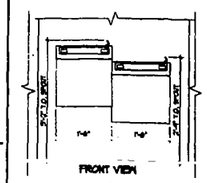
D11 | RESTROOM ACCESSORIES
1/4" = 1'-0"

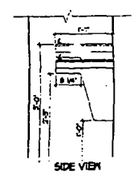


A1 | MEN'S RESTROOM ELEVATIONS
1/4" = 1'-0"



A10 | MOUNTING DETAILS
1/2" = 1'-0" | LAVATORY, TOILET, & URINAL





A13 | MOUNTING DETAILS
3/4" = 1'-0" | WATER FOUNTAINS ● HALLWAY

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BUILDING
ZONING
PLUMBING
ELECTRICAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL
ACCESS-SOFT
ELEVATOR

No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BIT SET	10/05/01

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AA0002682
7575 Paragon Road, Dayton, OH 45459 Telephone: (937) 439-4400

Drawing Title: INTERIOR ELEVATIONS

Drawn	JCK
Checked	PB/JB/DR
Date	10/05/01
Project No.	202874.01
Scale	AS NOTED
Drawing No.	A-8

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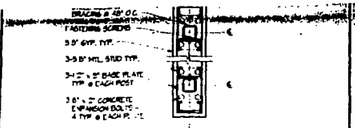
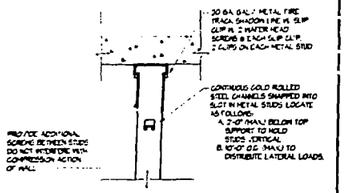
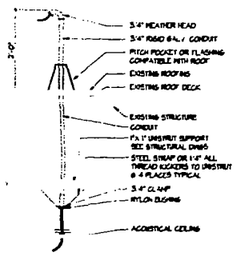


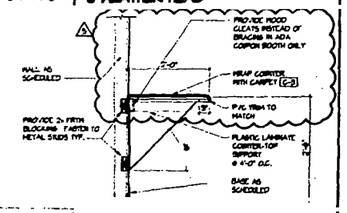
L1 | DETAIL
3"=1'-0" | ● PART. PARTITION



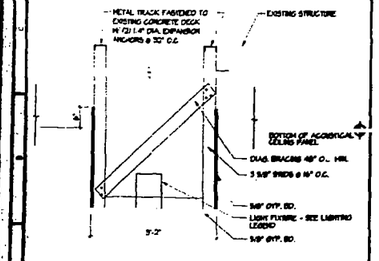
H1 | DETAIL
1-1/2" = 1'-0" | ● SLIP TRACK



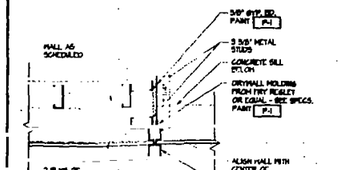
F1 | DETAIL
3/4" = 1'-0" | ● WEATHER HEAD



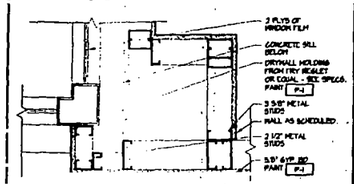
D1 | DETAIL
3/4" = 1'-0" | ● COUPON BOOTH



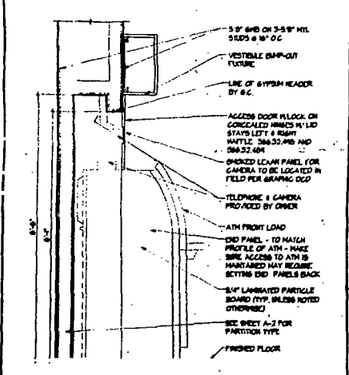
A1 | DETAIL
3/4" = 1'-0" | ● TELLER SOFFIT



K4 | WALL DETAIL
1-1/2" = 1'-0" | ● WINDOW MULLION

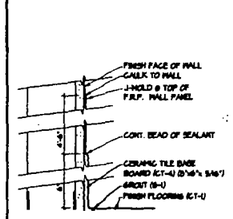


G4 | WALL DETAIL
1-1/2" = 1'-0" | ● STOREFRONT CORNER MULLION

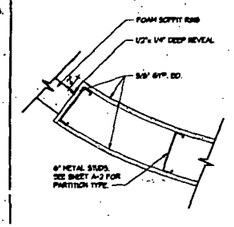


D4 | WALL SECTION
3/4" = 1'-0" | ● ATM MACHINE

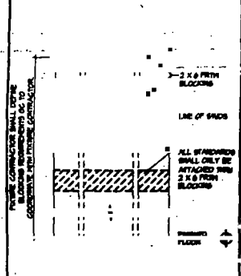
A4 | SECTION
3/4" = 1'-0" | ● CONCIERGE SOFFIT RING



K7 | TRANSITION
3" = 1'-0" | ● C.T. TO FRP



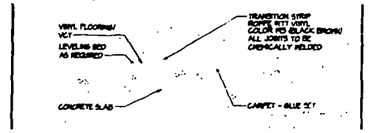
G7 | DETAIL
1-1/2" = 1'-0" | CONCIERGE RING



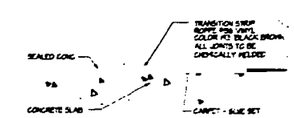
D7 | ELEVATION
3/4" = 1'-0" | BLOCKING DETAIL

K9 | DOOR SCHEDULES
NONE

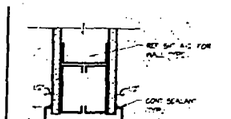
DOOR #	EXISTING TYPE	EXISTING W	EXISTING H	EXISTING THK	EXISTING MATERIAL	EXISTING FRAME MATERIAL	EXISTING FIRE RATING	HARDWARE SET	LABEL	KEY NO.	KEY SIDE	NOTES
100	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	-	EXIST	EXTERIOR	MAIN ENTRY / EXISTING SLIDING DOORS / CLEAN + REPAIR TO LIKE NEW CONDITION
100A	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	-	EXIST	EXTERIOR	EMERGENCY EXIT ONLY / CLEAN & REPAIR AS REQUIRED
100B	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	-	EXIST	EXTERIOR	EMERGENCY EXIT ONLY / CLEAN & REPAIR AS REQUIRED
101	3'-0"x7'-0"	HD	A	P-5	HM					6	102	SECURITY/CASH ROOM / PROVIDE WALL STOP IN CLOSER / PROVIDE PEEPER
104	3'-0"x7'-0"	HD	A	P-5	HM					5	102	REGISTRATION / PROVIDE WALL STOP IN CLOSER
107	3'-0"x7'-0"	HD	A	P-5	HM					1	N/A	WOMEN'S RESTROOM / PROVIDE WALL STOP IN CLOSER
108	3'-0"x7'-0"	HD	A	P-5	HM					1	N/A	MEN'S RESTROOM / PROVIDE WALL STOP IN CLOSER
109	3'-0"x7'-0"	HM	A	P-5	HM					2	N/A	BREAKROOM / PROVIDE WALL STOP IN CLOSER
110	3'-0"x7'-0"	HD	A	P-5	HM					2	N/A	HALLWAY / PROVIDE WALL STOP IN CLOSER
111	3'-0"x7'-0"	HM	A	P-5	HM				C	4	101	JANITORS ROOM / PROVIDE WALL STOP
112	3'-0"x7'-0"	HM	A	P-5	HM					4	100	STORAGE / PROVIDE FLOOR STOP IN CLOSER
113	3'-0"x7'-0"	HM	A	P-5	HM					5	100	DRIVE IN TELLER ROOM / PROVIDE CLOSER
115	3'-0"x7'-0"	HD	A	P-5	HM					3	N/A	HALLWAY / PROVIDE WALL STOP IN CLOSER
116	3'-0"x7'-0"	HM	A	P-5	HM					8	115	ACCESSIBLE TELLER BOOTH / PROVIDE WALL STOP IN CLOSER
117	3'-0"x7'-0"	HM	A	P-5	HM					8	115	COUPON BOOTH / PROVIDE WALL STOP IN CLOSER
118	EXISTING	EXISTING	EXIST	EXIST	EXISTING	EXIST	EXIST	EXIST	EXIST	EXIST	115	VAULT / CLEAN & REPAIR TO LIKE NEW CONDITION
119	EXISTING	EXISTING	EXIST	P-5	EXISTING	EXIST	EXIST	EXIST	EXIST	4	120	MECHANICAL ROOM / CLEAN & REPAIR TO LIKE NEW CONDITION
120A	3'-0"x7'-0"	HD	A	P-5	HM					2	N/A	PROVIDE WALL STOP & CLOSER
120B	EXISTING	EXISTING	EXIST	P-5	EXIST	EXIST	EXIST	EXIST	EXIST	10	EXTERIOR	EXIT DOOR / CLEAN & REPAIR AS REQUIRED
121	3'-0"x7'-0"	HD	A	P-5	HM					4	122	STORAGE / PROVIDE CLOSER
122	EXISTING	EXISTING	EXIST	P-5	EXIST	EXIST	EXIST	EXIST	EXIST	9A	EXTERIOR	ATM ROOM / CLEAN & REPAIR AS REQUIRED



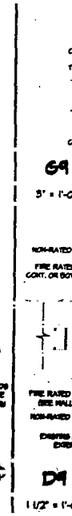
H9 | TRANSITION
3" = 1'-0" | ● CARPET TO VCT



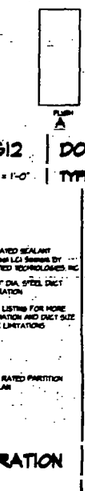
H12 | TRANSITION
3" = 1'-0" | ● CARPET TO SEALED CONC.



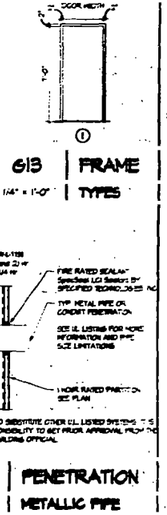
G15 | DETAILS
3" = 1'-0" | HEAD & JAMB



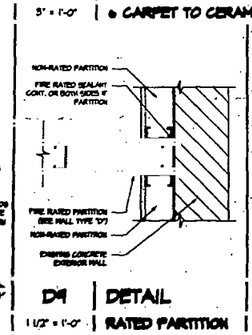
G9 | TRANSITION
3" = 1'-0" | ● CARPET TO CERAMIC TILE



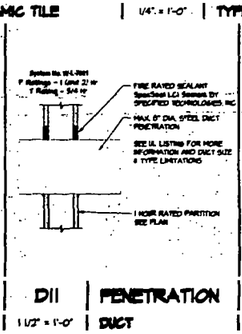
G12 | DOOR
1/4" = 1'-0" | TYPES



G13 | FRAME
1/4" = 1'-0" | TYPES

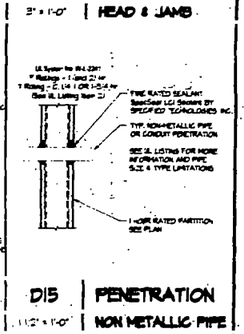


D9 | DETAIL
1 1/2" = 1'-0" | RATED PARTITION

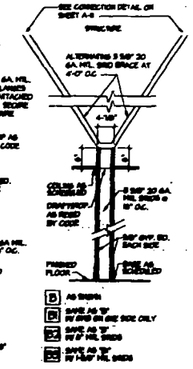


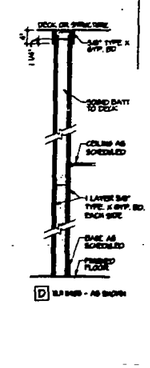
D11 | PENETRATION
1 1/2" = 1'-0" | DUCT

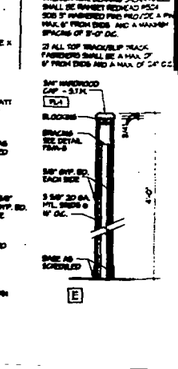
D13 | PENETRATION
1 1/2" = 1'-0" | METALLIC PIPE

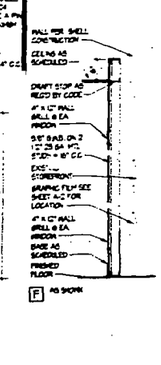


D15 | PENETRATION
1 1/2" = 1'-0" | NON METALLIC PIPE









A9 | WALL TYPES
3/4" = 1'-0"

OCCASIO
RELEASE 2.0 .
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

No.	Revisions/Submissions	Date
3	PLAN REVIEW REVISIONS (#3)	05/14/02
2	PLAN REVIEW REVISIONS (#2)	01/24/02
1	PLAN REVIEW REVISIONS	11/20/01
1	BULLETIN #1	11/7/01
1	ADDENDUM A	10/30/01
	ISSUED FOR PERMIT / BIT SET	10/05/01

design-forum. AAAAAAAAA architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: **SCHEDULES, SECTIONS, & DETAILS**

Drawn: JKM | Project No: 202814.01
Checked: PEV/JS/DR | Scale: AS NOTED
Date: 10/05/01 | Drawing No: A-9

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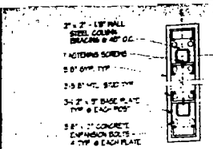
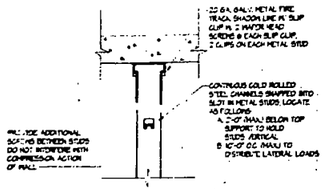
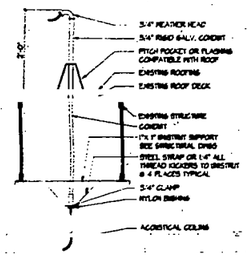


NOTE: STEEL COLUMN BRACING SHOWN ARE BRACE N.T. BY PITTCON SOFFORDIC CORP.

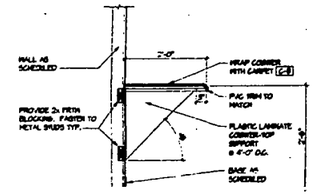
L1 | DETAIL
1 1/2"=1'-0" | ● PART. PARTITION



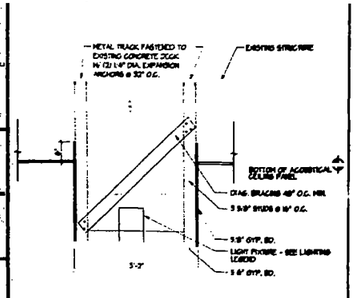
H1 | DETAIL
1-1/2" = 1'-0" | ● SLIP TRACK



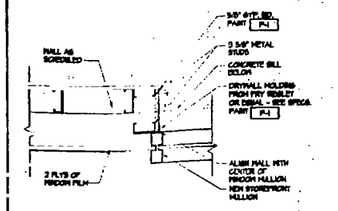
F1 | DETAIL
3/4" = 1'-0" | ● WEATHER HEAD



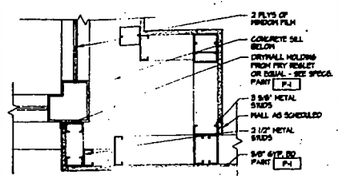
D1 | DETAIL
3/4" = 1'-0" | ● COUPON BOOTH



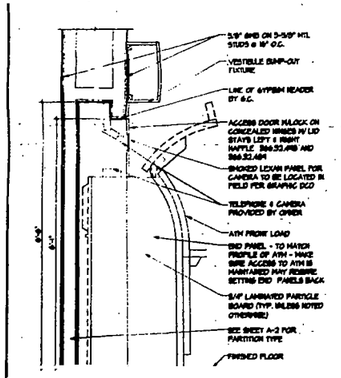
A1 | DETAIL
3/4" = 1'-0" | ● TELLER SOFFIT



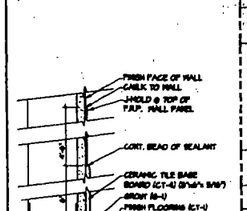
K4 | WALL DETAIL
1-1/2" = 1'-0" | ● WINDOW MULLION



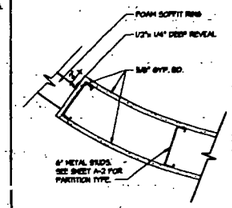
G4 | WALL DETAIL
1-1/2" = 1'-0" | ● STOREFRONT CORNER MULLION



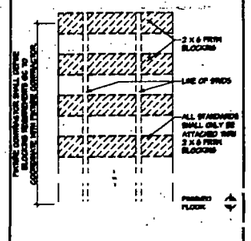
D4 | WALL SECTION
3/4" = 1'-0" | ● ATM MACHINE



K7 | TRANSITION
3" = 1'-0" | ● C.T. TO FRP



G7 | DETAIL
1-1/2" = 1'-0" | CONCIERGE RING



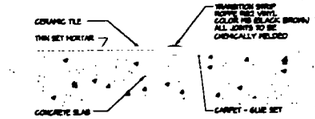
D7 | ELEVATION
3/4" = 1'-0" | BLOCKING DETAIL

A4 | SECTION
3/4" = 1'-0" | CONCIERGE SOFFIT RING

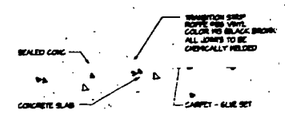
MARK	DESCRIPTION	FRAME	DOOR	THICK	WIDTH	HEIGHT	MATERIAL	FINISH	GLASS	U.L. RATING	REMARKS	NOTES
100A	EXISTING	EXISTING	EXIST.	EXIST.	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	-	EXIST.	MAIN ENTRY / EXISTING SLIDING DOORS / CLEAN & REPAIR TO LIKE NEW CONDITION
100B	EXISTING	EXISTING	EXIST.	EXIST.	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	-	EXIST.	EXTERIOR	EMERGENCY EXIT ONLY / CLEAN & REPAIR AS REQUIRED
100C	EXISTING	EXISTING	EXIST.	EXIST.	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	-	EXIST.	EXTERIOR	EMERGENCY EXIT ONLY / CLEAN & REPAIR AS REQUIRED
103	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	6	103	SECURITY/CASH ROOM / PROVIDE WALL STOP W/ CLOSER / PROVIDE VIEWER
104	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	5	103	WORKSTATION / PROVIDE WALL STOP W/ CLOSER
101	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	4	N/A	WOMEN'S RESTROOM / PROVIDE WALL STOP W/ CLOSER
102	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	4	N/A	MEN'S RESTRO... / PROVIDE WALL STOP W/ CLOSER
105	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	3	N/A	BREAKROOM / PROVIDE WALL STOP - CLOSER
107	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	3	N/A	BILLING / PROVIDE WALL STOP W/ CLOSER
110	3'-0"x7'-0"	HM	A	P-5	HM			J	M	P-5	C	4	101	JANITORS ROOM / PROVIDE WALL STOP
112	3'-0"x7'-0"	HM	A	P-5	HM			J	M	P-5	-	4	120	STORAGE / PROVIDE FLOOR STOP W/ CLOSER
118	3'-0"x7'-0"	HM	A	P-5	HM			J	M	P-5	-	5	120	DRIVE UP TELLER ROOM / PROVIDE CLOSER
116	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	3	N/A	HALLWAY / PROVIDE WALL STOP W/ CLOSER
115	3'-0"x7'-0"	HM	A	P-5	HM			J	M	P-5	-	8	115	ACCESSIBLE COUPON BOOTH / PROVIDE WALL STOP W/ CLOSER
111	3'-0"x7'-0"	HM	A	P-5	HM			J	M	P-5	-	8	115	COUPON BOOTH / PROVIDE WALL STOP W/ CLOSER
109	EXISTING	EXISTING	EXIST.	EXIST.	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	-	EXIST.	115	VAULT / CLEAN & REPAIR TO LIKE NEW CONDITION
114	EXISTING	EXISTING	EXIST.	P-5	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	-	4	120	MECHANICAL ROOM / CLEAN & REPAIR TO LIKE NEW CONDITION
120A	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	2	N/A	PROVIDE WALL STOP + CLOSER
120B	EXISTING	EXISTING	EXIST.	P-5	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	-	15	EXTERIOR	EXIT DOOR / CLEAN & REPAIR AS REQUIRED
121	3'-0"x7'-0"	HD	A	P-5	HM			J	M	P-5	-	4	120	STORAGE / PROVIDE CLOSER
122	EXISTING	EXISTING	EXIST.	P-5	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	P-5	-	N/A	EXTERIOR	ATM ROOM / CLEAN & REPAIR AS REQUIRED

K9 | DOOR SCHEDULES
NONE

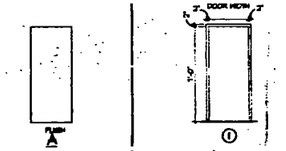
H9 | TRANSITION
3" = 1'-0" | ● CARPET TO VCT



G9 | TRANSITION
3" = 1'-0" | ● CARPET TO CERAMIC TILE

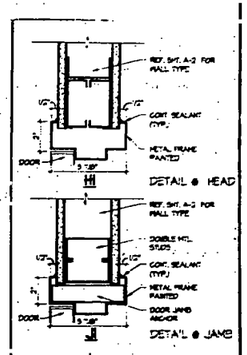


H12 | TRANSITION
3" = 1'-0" | ● CARPET TO SEALED CONC.

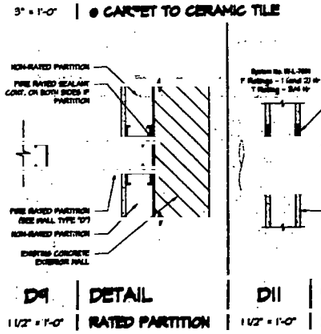


G12 | DOOR
1/4" = 1'-0" | TYPES

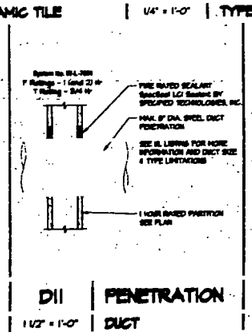
G13 | FRAME
1/4" = 1'-0" | TYPES



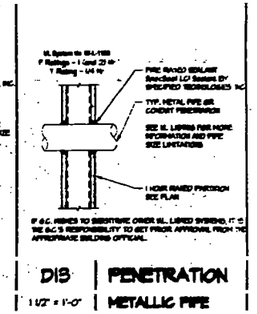
G15 | DETAILS
3" = 1'-0" | HEAD & JAMB



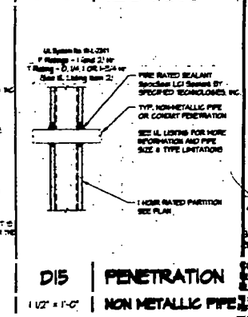
D9 | DETAIL
1 1/2" = 1'-0" | RATED PARTITION



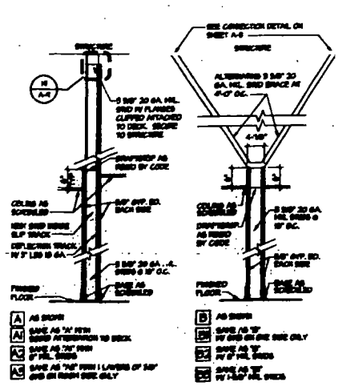
D11 | PENETRATION
1 1/2" = 1'-0" | DUCT



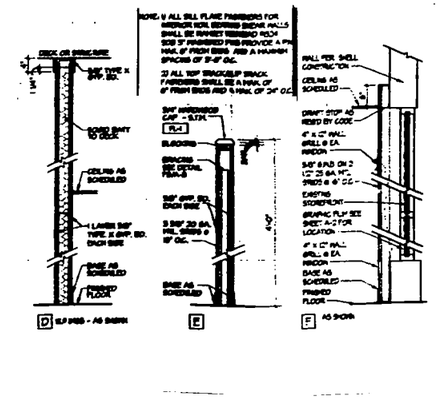
D13 | PENETRATION
1 1/2" = 1'-0" | METALLIC PIPE



D15 | PENETRATION
1 1/2" = 1'-0" | NON METALLIC PIPE



A9 | WALL TYPES
3/4" = 1'-0"



RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1901 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

UNOFFICIAL COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
FIRE:
PUBLIC WORKS:
CONCURRENCY:
PLANNING:
ELECTRICAL:
ENGINEERING:
STRUCTURAL:
ENVIRONMENTAL:

No.	ISSUED FOR PERMIT / BIT SET	10/05/01 Date
	Revisions/Submissions	

design•forum. ARCHITECTS Architects, Inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 438-4400

Drawing Title: SCHEDULES, SECTIONS, & DETAILS

Seal	Drawn: JKR	Project No.: 202874.01
	Checked: PB/JB/DR	Scale: AS NOTED
	Date: 10/05/01	Drawing No.: A-9

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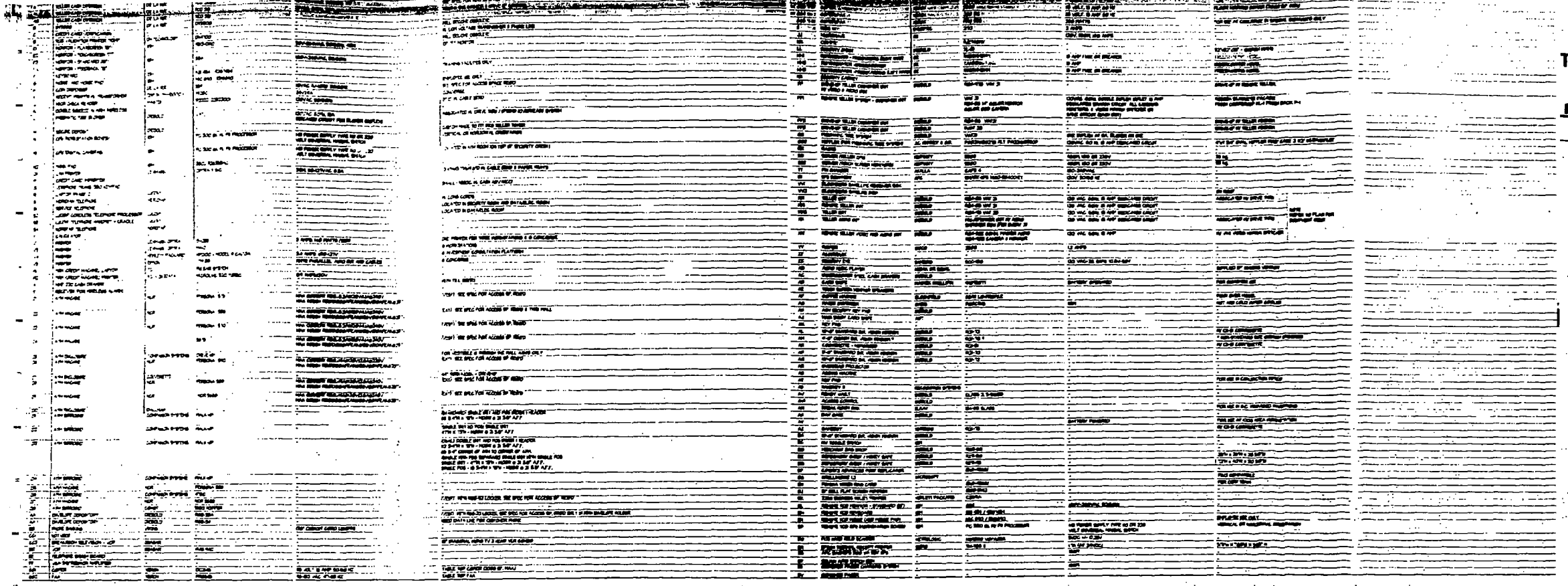
PROJECT
OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

G1 EQUIPMENT SCHEDULE

N/A BY OWNER U.N.O. (NOT ALL ITEMS ARE USED IN EACH LOCATION)

FINISH MATERIAL SCHEDULE

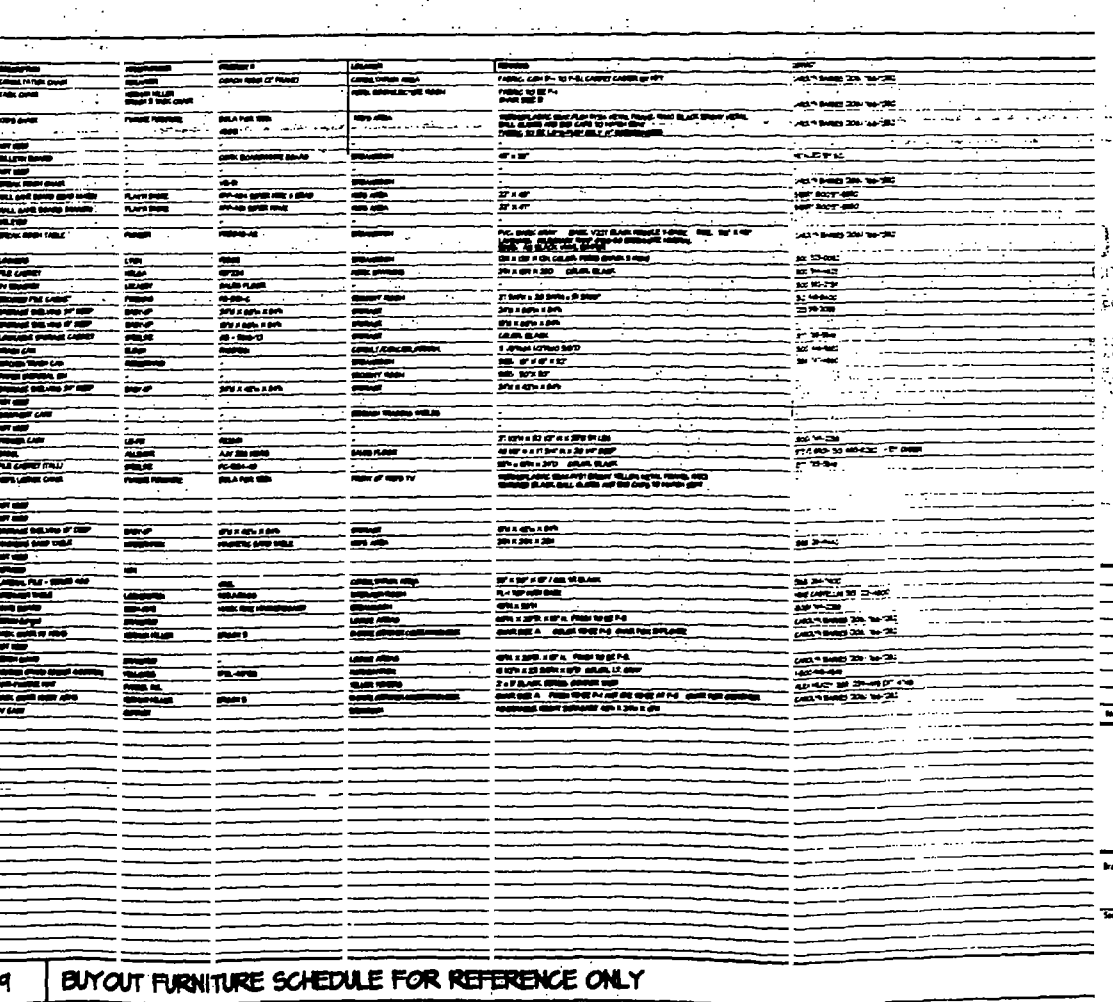


A1 FINISH MATERIAL LEGEND

N/A

A9 BUYOUT FURNITURE SCHEDULE FOR REFERENCE ONLY

N/A BY OWNER U.N.O. (NOT ALL ITEMS ARE USED IN EACH LOCATION)



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DRG 12/3/01

No	Revisions/Submissions	Date
	ISSUED FOR PERMIT SET	10/05/01

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AA0000000
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: SCHEDULES

Seal	Drawn BJH	Project No	2026.14.01
	Checked PB/JS/DR	Scale	AS NOTED
	Date 10/03/01	Drawing No	A-10

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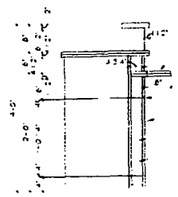
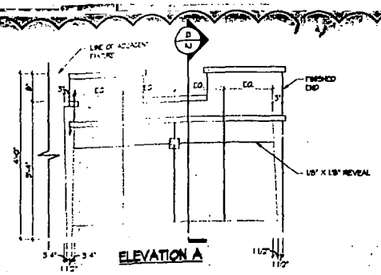
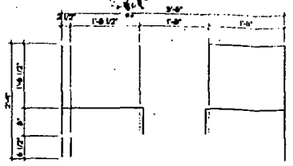


SECTION B



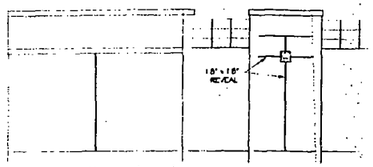
ELEVATION A



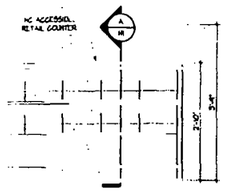
PLAN

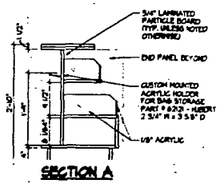
K1 | ACCESSIBILITY DETAILS

3/4" = 1'-0" | TELLER STATION (BY MILLWORK CONTRACTOR)



ELEVATION (FLAT)

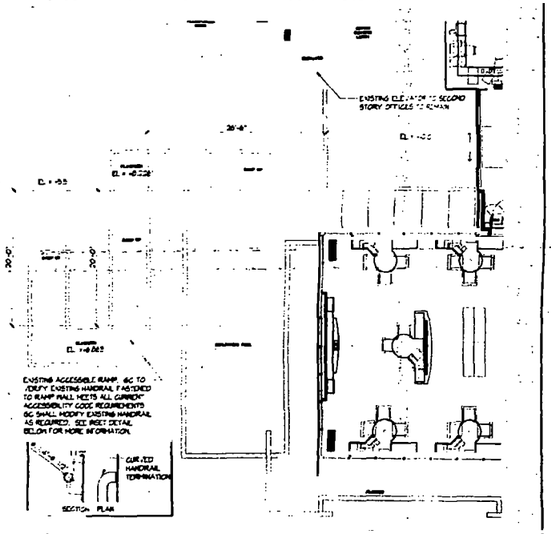




SECTION A

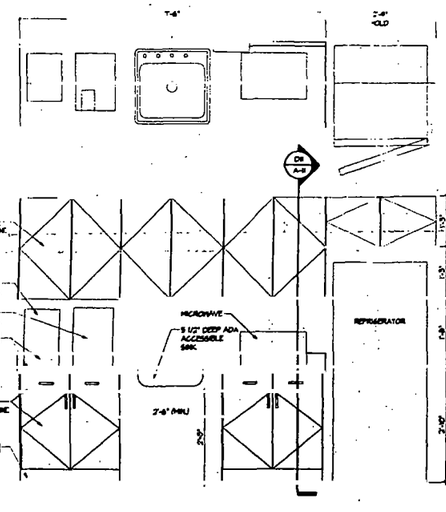
H1 | ACCESSIBILITY DETAILS

3/4" = 1'-0" | CONCIERGE DESK (BY MILLWORK CONTRACTOR)



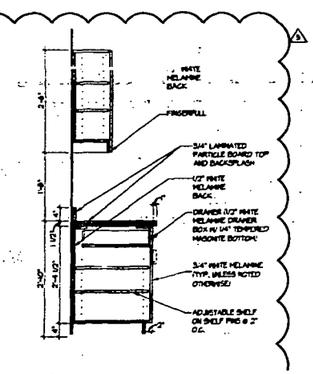
D1 | PARTIAL PLAN

1/8" = 1'-0" | EXISTING HC ACCESS RAMP



D6 | PLAN & ELEVATION

3/4"=1'-0" | @ BREAKROOM COUNTER (BY 6C)



D11 | SECTION

3/4"=1'-0" | @ BREAKROOM COUNTER

A. CONCRETE

1. All aspects of work pertaining to the concrete construction shall be in accordance with ACI 318-95 'Building Code Requirements for Reinforced Concrete' and the latest edition of 'Specifications for Structural Concrete for Buildings' ACI 301 with modifications as noted on the project drawings and / or specifications.
2. Concrete mix designs shall be submitted to the Structural Engineer-of-Record for review. All mix designs shall be designed by a qualified testing laboratory and shall be not stamped by a state licensed Civil Engineer.
5. Portland cement shall conform to ASTM C150 Type I where the concrete is in contact with soil. The water-cement ratio shall not exceed 0.45.
4. Hard rock concrete aggregate shall conform to all requirements and tests of ASTM C33 and project specifications. Exceptions may be used only with approval of the Structural Engineer.
5. Structural concrete 28-day strengths & types are as follows:

LOCATION OF CONCRETE	STRENGTH PSI	TYPE
SLAB ON GRADE	AS DEFINED ON STRUCTURAL DWGS.	HARD ROCK

6. The modulus of elasticity of concrete when tested in accordance with ASTM C469 shall be at least the value given by the equations in section 8.5.1 of ACI 318 for the specified concrete 28-day strength.
7. Concrete mixing operations, etc., shall be in accordance with ASTM 685.
8. Concrete placement shall be in accordance with ACI standard 304 and project specifications. All concrete surfaces against which concrete is to be placed shall be scarified.
9. Clear coverage of concrete over reinforcing bars shall be as follows:

   A) Slab on grade: 2 inches clear from top.

10. Prior to concrete placement, all reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position.
11. For slabs on grade no pipes or conduits shall be placed within the indicated concrete slab thickness, and shall be located below the slab unless specifically detailed otherwise.
12. Any curing compounds used on concrete that is to receive a resilient tile finish shall be approved by the Finish Application before use.

B. FOUNDATION

1. The contractor shall provide for proper dewatering of excavations from surface water, ground water, seepage, etc.
2. The Contractor shall provide for the protection and design of all cribbing, shoring and sheeting required to safely and adequately retain the earth banks and support any existing structures.
3. All abandoned concrete footings, etc., that interfere with the new construction shall be removed. Notify the Structural Engineer should any foundations for existing structures be encountered that are not shown on the structural drawings.

C. REINFORCED STRUCTURAL CONCRETE

1. All reinforcing steel shall be detailed and placed in accordance with the 'Building Code Requirements for Reinforced Concrete - ACI 318-95' and the 'Manual of Standard Practice for Reinforced Concrete Construction' by CRSI, and ACI 315 as modified by the specific drawings and specifications.
2. Deformed reinforcing bars shall conform to the requirements of ASTM A615 grade 60 with the following exceptions: where shown on the drawings, bars shall be ASTM A706 grade 60, or as noted otherwise in the drawings.
   A) Reinforcing - all concrete in contact with soil shall be grade 60.
3. Lap splices shall be provided only where shown on the structural drawings.
4. All reinforcing bars shall be marked to their identification can be made when the steel is in the inspection stage.

D. EPOXY INSTRUCTION FOR ANCHORING REBAR AND BOLTS

1. Epoxy only with the approval of the Structural Engineer-of-Record as per the drawings or without pr
2. Bars must be dry, clean and free of loose mill scale, dirt, paint, oil, and other coatings that may impair bond with epoxy.
3. Over-drill each anchor hole by 1/4 in. unless indicated otherwise by the Epoxy Manufacturer and to the depth indicated on the structural drawings.
4. Remove all dirt, loose material and debris from the drilled holes.
5. Any dirt, mud, dust, oil on the bars shall be removed.
6. During the application and application process follow the Epoxy manufacturer's specifications exactly.
7. For the bases of walls for the bars partially with epoxy and then insert the bars. Work the bars in and out to completely coat epoxy with the remainder of the hole.
8. The following anchoring systems are acceptable:

   HILTI HY-150 ICBO # 5143
   SIMPSON SET ICBO # 4949

   The use of any other epoxy system must be submitted for approval to the Structural Engineer.

E. SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING STRUCTURAL WORK:

1. Welding: Field Welding

G11 | GENERAL NOTES

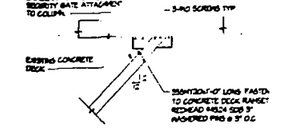
N/A

GENERAL NOTES

1. Notes and details on the drawings and take precedence over these general notes and the typical details.
2. All work shall conform to the minimum standards of the code defined on th...
3. See mechanical, plumbing and electrical drawings for the following: Types and size openings, trenches and floor and roof openings. Size, details of and sizes of sleeves through concrete walls for electrical, mechanical, plumbing fixtures and exhaust of machine or equipment. Locate and/or coordinate all openings.
4. These contract Structural details represent the finished structure. They do not indicate the method of construction.
5. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but not be limited to: bracing and shoring for loads due to hydrostatic, earth, wind or seismic forces, construction equipment, etc. Observation visits by the site by the Structural Engineer shall not include inspection of the above items.
6. Notify the Structural Engineer when drawings by others show openings, pockets, etc. not shown on the structural drawings but which are located in the structural members.
7. Contractor shall investigate the site during clearing and earth work operations for any excavations or buried structures such as basements, footings, foundations, cellars, etc. If any such structures are found, the Structural Engineer shall be notified immediately.
8. Construction materials shall be spread out when placed on framed floors or roofs. The construction material load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
9. UBC Letters: Loads Zone 4 Z = 0.4

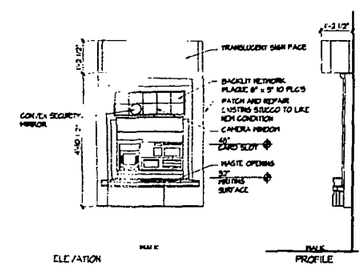
D14 | NOTES

N/A



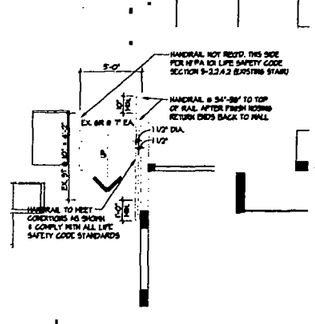
A14 | SECTION

3/4" = 1'-0"



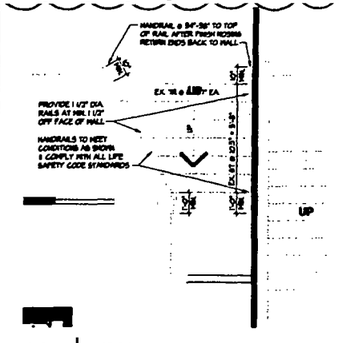
A1 | DETAIL

1/2" = 1'-0" | @ ATM



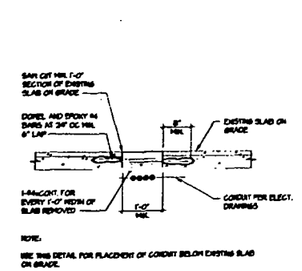
A5 | DETAIL @

3/8" = 1'-0" | EXISTING STAIR



A8 | DETAIL @

3/8" = 1'-0" | EXISTING STAIR



A11 | SECTION

3/4" = 1'-0" | FLOOR SLAB INFILL

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MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

3	PLAN REVIEW REVISIONS (#3)	03/14/02
2	PLAN REVIEW REVISIONS (#2)	01/24/02
	PLAN REVIEW REVISIONS	11/20/01
1	BULLETIN #1	11/7/01
A	ADDENDUM A	10/30/01
	ISSUED FOR PERMIT / BIT SET	10/03/01
No.	Revisions/Submissions	Date

design-forum. AA0003082 architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: **DETAILS & SECTIONS**

Seal

Drawn: PJC | Project No.: 202814.01
Checked: PB/JS/DR | Scale: AS NOTED
Date: 10/03/01 | Drawing No.: A-11

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A. CONCRETE

1. All aspects of work pertaining to the concrete construction shall be in accordance with ACI 318-99 "Building Code Requirements for Reinforced Concrete" and the latest edition of "Specifications for Structural Concrete for Buildings" ACI 301 with modifications noted on the project drawings and other specifications.

2. Concrete mix design shall be submitted to the Structural Engineer for review. All mix designs shall be designed by a qualified testing laboratory and shall be seal stamped by a state licensed Civil Engineer.

3. Portland cement shall conform to ASTM C150 Type V where the concrete is in contact with soil. The water/cement ratio shall not exceed 0.45

4. Hard rock concrete aggregates shall conform to all requirements and tests of ASTM C33 and project specifications. Exceptions may be used only with approval of the Structural Engineer.

5. Structural concrete 28-day strengths & types are as follows:

LOCATION OF CONCRETE	STRENGTH PSI	TYPE
SLAB ON GRADE	AS DEFINED ON STRUCTURAL DWGS.	HARD ROCK

6. The modulus of elasticity of concrete when tested in accordance with ASTM C469 shall be at least the value given by the equations in section 8.5.1 of ACI 318 for the specified concrete 28-day strength

7. Concrete mixing operations, etc., shall be in accordance with ASTM C94

8. Concrete placement shall be in accordance with ACI Manual of Concrete Practice, parts 304 and project specifications. All concrete surfaces against which concrete is to be placed shall be sandblasted.

9. Clear coverings of concrete over reinforcing bars shall be as follows:

   A) Slab on grade: 3 inches clear from top

10. Prior to concrete placement all reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position.

11. For slabs on grade no pipes or conduits shall be placed within the indicated concrete slab thickness and shall be located below the slab unless specifically detailed otherwise.

12. Any curing compounds used on concrete that is to receive a resilient tile finish shall be approved by the Finish Applicator before use.

B. FOUNDATION

1. The contractor shall provide adequate dewatering of excavations from surface water, ground water, seepage, etc.

2. The Contractor shall provide adequate temporary sheeting, shoring, bracing, underpinning and shoring required to safely support adjacent structures, the earth banks and support any existing structures.

3. All abandoned utility lines, footings, etc. that interfere with the new construction shall be removed. Notify the Structural Engineer should any foundations for existing structures be encountered that are not shown on the structural drawings.

C. REINFORCING STEEL AND CONCRETE

1. All reinforcing steel shall be detailed and placed in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI 318-99) and the "Manual of Standard Practice for Reinforced Concrete Construction" by CRSI, and NOMS as modified by the project drawings and specifications.

2. Deformed reinforcing bars shall conform to the requirements of ASTM A615 grade 60 with the following exceptions where grade 40 bars may be used unless noted otherwise on the drawings:
   A) Reinforcing for unreinforced concrete shall not exceed the size of grade

3. Lap splices shall be made only where shown on the structural drawings.

4. All reinforcing bars shall be held in their correct location and made secure before the final inspection and placement of concrete.

D. EPOXY INSTRUCTIONS FOR ANCHORING REBAR AND DOWELS

1. Epoxy may not be used unless specifically detailed on the drawings or without prior approval of the Structural Engineer.

2. Bars must be dry.

3. Overdrill bar diameter by 1/4" unless indicated otherwise by the Epoxy Manufacturer and to the depth indicated on the structural drawings.

4. Remove all dirt, debris, water and ice by vacuum from the drilled holes.

5. Any dirt, rust and oil on the bars shall be removed.

6. During the epoxy mixing and application process follow the Epoxy Manufacturer's specifications exactly.

7. Fill the holes slightly with the bars partially with epoxy and then insert the bars. Turn the bars 1/2 and pull to compact the epoxy then fill the remainder of the holes.

8. The following epoxy systems are acceptable:

   RAWL POWER-FAST (ESR # 1957)
   EPCON SYSTEM 31 BY ITW RAMSET (ESR # 4128)
   HILTI HIT HY-150 (ESR # 1545)
   SIMPSON ET 333 (ESR # 4868)

   The use of any other epoxy system must be submitted for approval to the Structural Engineer.

E. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING STRUCTURAL WORK:

- Reinforcing Steel Placement

G11 | GENERAL NOTES

N/A

GENERAL NOTES

1. Notes and details on the drawings and/or take precedence over these general notes and the typical details.

2. All work shall conform to the minimum standards of the code defined on the

3. See mechanical, plumbing and electrical drawings for the following: Pipes, sleeves, hangers, trenches and floor and roof openings. Duct penetrations not shown or noted on architectural structural drawings. Mechanical, plumbing, trades size and location of machines or equipment bases and/or skirts for details.

4. Trades working on structure shall completely protect the finished structure. They shall not overload the capacity of construction.

5. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing and shoring for loads due to hydrostatic, earth and seismic forces, construction equipment, etc. Observation visits to the site by the Structural Engineer shall not include inspection of the above items.

6. Notify the Structural Engineer when drawings by others show openings, pockets, etc., not shown on the structural drawings, but which are located in the structural members.

7. Contractor shall investigate the site during bidding and submit work operations for all excavations or other structures such as basements, existing foundations, utilities, etc. If any such structures are found, the Structural Engineer shall be notified immediately.

8. Construction materials shall be spread out when placed on finished floors or roofs. The construction load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.

9. UBC Lateral Loads Zone 4 2 = 0.4

D14 | NOTES

N/A

PROJECT OCCASIO

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MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

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BUILDING
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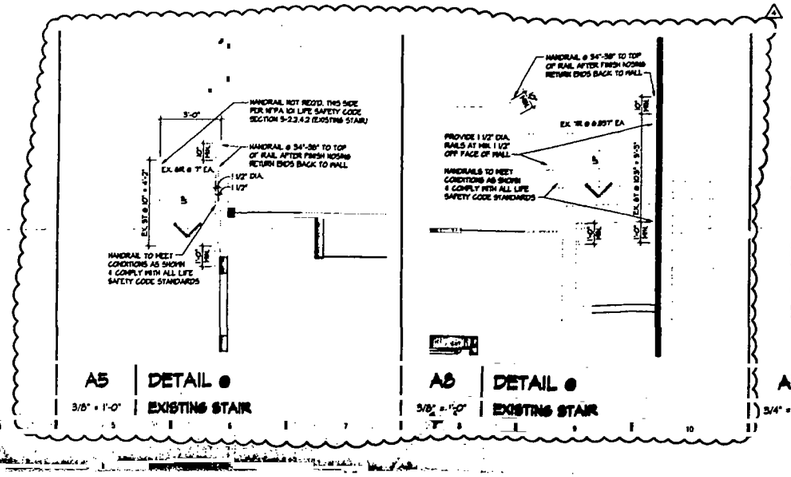
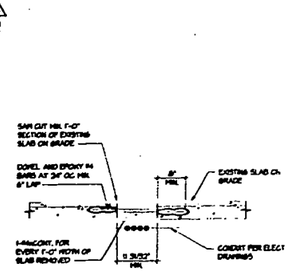
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

5/13/02
10/24/02

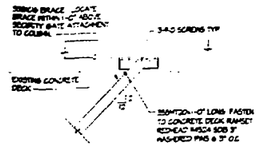


A5 | DETAIL @ EXISTING STAIR
3/8" = 1'-0"

A6 | DETAIL @ EXISTING STAIR
3/8" = 1'-0"



A11 | SECTION
FLOOR SLAB INFILL
3/4" = 1'-0"



A14 | SECTION
3/4" = 1'-0"

No	Revisions/Submissions	Date
1	PLAN REVIEW REVISIONS #2	01/24/102
1	PLAN REVIEW REVISIONS	11/20/01
1	BULLETIN #1	11/1/01
1	ADDENDUM A	10/30/01
1	ISSUED FOR PERMIT / BIT SET	10/03/01

design-forum architects, inc.
AA0002482
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4450

Drawing Title: DETAILS & SECTIONS

Seal

Drawn	PJC	Project No.	2028-4.01
Checked	PB/JS/DR	Scale	AS NOTED
Date	10/03/01	Drawing No.	A-11

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A. CONCRETE

1. All aspects of work pertaining to the concrete construction shall be in accordance with ACI 318-95, "Building Code Requirements for Reinforced Concrete" and the latest edition of "Specifications for Structural Concrete for Buildings", ACI 301, with modifications as noted on the project drawings and other specifications.
2. Concrete mix design shall be submitted to the Structural Engineer for review. All mix designs shall be designed by a qualified testing laboratory and shall be and stamped by a state licensed Civil Engineer.
3. Portland cement shall conform to ASTM C150 Type I where the concrete is in contact with soil. The water-cement ratio shall not exceed 0.45.
4. Hard rock concrete aggregates shall conform to all requirements and tests of ASTM C33 and project specifications. Exceptions may be used only with approval of the Structural Engineer.
5. Structural concrete 28-day strengths f'c types are as follows:

LOCATION OF CONCRETE	STRENGTH PSI	TYPE
SLAB ON GRADE	AS DEFINED ON STRUCTURAL SHEET	HARD ROCK

6. The modulus of elasticity of concrete when tested in accordance with ASTM C469, shall be at least the value given by the equations in section 8.5.1 of ACI 318 for the specified concrete 28-day strength.
7. Concrete mixing operations, etc., shall be in accordance with ASTM C94.
8. Concrete placement shall be in accordance with ACI standard 304 and project specifications. All concrete surfaces against which concrete is to be placed shall be roughened.
9. Clear coverage of concrete over reinforcing bars shall be as follows:
   a) Slab on grade: 2 inches clear from top.
10. Prior to concrete placement, all reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position.
11. For slabs on grade no joints or control shall be placed within the indicated concrete slab thickness and shall be located below the unless specifically detailed otherwise.
12. Any curing compounds used on concrete that is to receive a resilient tile finish shall be approved by the Finish Applicator before use.

B. FOUNDATION

1. The contractor must provide for the maintenance and design of all shoring, sheet piling and bracing required to safely and adequately retain the earth banks and supports of any existing structures.
2. Any abandoned utility lines, footings, etc. that interfere with the new construction shall be removed. Notify the Structural Engineer should any foundations for existing structures be encountered that are not shown on the structural drawings.

C. REINFORCING STEEL FOR CONCRETE

1. All reinforcing steel shall be detailed and placed in accordance with the "Building Code Requirements for Reinforced Concrete" ACI 318-95 and the "Manual of Standard Practice for Reinforced Concrete Construction" by CRSI, and WCRSI as modified by the project drawings and specifications.
2. Deformed reinforcing bars shall conform to the requirements of ASTM A615 grade 60 with the following exceptions in which grade 40 bars may be used, unless noted otherwise on the drawings.
   a) Reinforcing in masonry filled concrete which is below the slab on grade.
3. Lap splices shall be made only where shown on the structural drawings.
4. All reinforcing bars shall be marked at their manufacturer and be made clear the Field and the Inspector occurs.

D. EPOXY INSTRUCTIONS FOR ANCHORING REBAR AND BOLTS

1. Epoxy may not be placed without approval of the Structural Engineer.
2. Bars must be deformed or threaded for the full embedment depth in epoxy.
3. Overhead bar diameter is 1/4" unless indicated otherwise by the Epoxy Manufacturer and to the depth indicated on the structural drawings.
4. Remove all dirt, water and ice by vacuum from the drilled holes.
5. Any dirt, mill, etc. on the bars shall be removed.
6. During the epoxy mixing and application process follow the Epoxy Manufacturer's specifications exactly.
7. Fill the holes of the bars partially with epoxy and then insert the bars from the bars in and out to complete the epoxy filling of the remainder of the holes.
8. The following epoxy systems are acceptable:
   - HILTI HY 150 (ICBO # 4545)
   - SIMPSON SET (ICBO # 4143)

   The use of any other epoxy system must be submitted for approval to the Structural Engineer.
9. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING STRUCTURAL WORK:
   - Welding (Field Welding)

GENERAL NOTES

1. Notes and details on the drawings shall take precedence over these general notes and the typical details.
2. All work shall conform to the minimum standards of the code defined on A-1.
3. See Mechanical, Plumbing and Electrical drawings for the following:
   Pipes sizes and hangers, trenches, wall, floor and roof openings, duct penetration size and locations as shown on noted mechanical, conduit and boxes, electrical inserts and blocks, concrete inserts for electrical and mechanical plumbing fixtures size and location of machine or equipment bases, anchor bolts for machines.
4. These construction Structural details represent the finished structure. They do not indicate the methods of construction.
5. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but not be limited to: shoring and bracing for loads due to construction, earth, wind or seismic forces, construction equipment, etc. Observation visits to the site by the Structural Engineer shall not include inspection of the above items.
6. Notify the Structural Engineer when drawings by others show openings, pockets, etc. not shown on the structural drawings but which are located in the structural members.
7. Contractor shall investigate the site during clearing and earth work operations for filled excavations or buried structures such as basements, crawls foundations, utilities, etc. If any such structures are found, the Structural Engineer shall be notified immediately.
8. Construction materials shall be spread out when placed on framed floors or roofs. The construction material load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
9. SBC Seismic Design Data: S_S = 0.4

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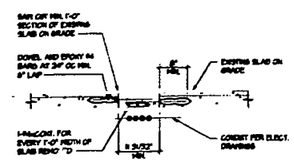
○ SHEET NOTES

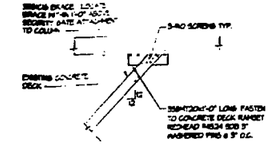
G11 | GENERAL NOTES
N/A

D14 | NOTES
N/A



NOTE:
SEE THIS DETAIL FOR PLACEMENT OF CONDUIT BELOW EXISTING SLAB ON GRADE.

A11 | SECTION
3/4" = 1'-0" | FLOOR SLAB INFILL



A14 | SECTION
3/4" = 1'-0"

No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BIT SET	10/03/01

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Drawing Title: DETAILS & SECTIONS

Seal	Drawn: PJC	Project No.:	202874.01
	Checked: PB/JG/DR	Scale:	AS NOTED
	Date: 10/03/01	Drawing No.:	A-11

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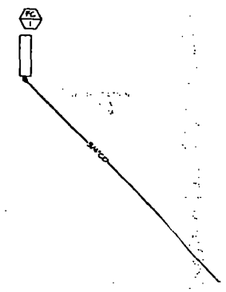

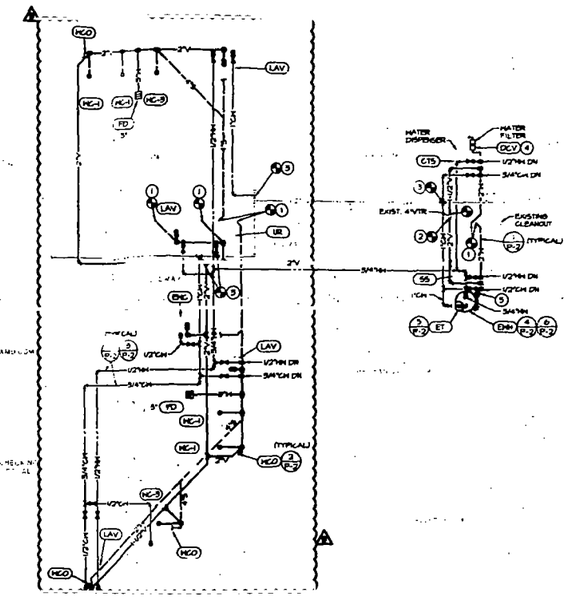

1 PLUMBING FLOOR PLAN
SCALE 1/4"=1'-0"

PLUMBING FIXTURE SCHEDULE:

FIXTURES IN THIS SCHEDULE OR THEIR APPROVED EQUIVALENT ARE PROVIDED BY THE PLUMBING CONTRACTOR. SUBMIT SHOP DRAWINGS OF EACH OF THESE ITEMS. VERIFY ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

(CTS) COMPRESSOR SAS: ELKAY # LRAD-2214-55-2, 22" X 14" X 5-1/2" SINGLE-COMPARTMENT, SELF-RIMMING 18-GAUGE TYPE 302 NICKEL-BRUSHED STAINLESS STEEL COUNTERTOP SINK WITH FAUCET LEDGE. PROVIDE ELKAY # LK-2424 2-BAY FAUCET WITH WRIST BLADE HANDLES AND AERATOR, ELKAY # LKAD-35 CUP STRAINER WITH 1-1/2" O.D. BASKET OPENING, "ALL-PIECE" FIGURE # 2980LK ANGLE STOP VALVES WITH RISER KIT, AND ESCUTCHEONS, FIGURE # 8912CP 17 GAUGE TUBULAR CHROME PLATED BRASS ADJUSTABLE P-TRAP WITH CLEANOUT AND ESCUTCHEON, SEAL AROUND SINK WITH SILICONE SEALANT. PROVIDE TRUEBRO "HANDI-LAV-GUARD" # 103 INSULATION KIT ON WATER AND WASTE PIPES. INSTALLATION SHALL CONFORM TO ADA REQUIREMENTS.

(EJ) EXPANSION TANK: AMTROL "THERM-X-TROL" # ST-5, VERTICAL, BUTYL DIAPHRAGM ABSORBER FOR DOMESTIC WATER SYSTEMS, RELATED SIZED PRESSURE TANK WITH BOLT-THROUGH LEGS, 125 PSIG MAXIMUM WORKING PRESSURE, 210 DEGREES MAXIMUM WATER TEMPERATURE, 2.0 GALLON CAPACITY, 3/4" PIPE CONNECTION, 1" X 3/4" AIR CHARGE PRESSURE TO MATCH EXISTING WATER SYSTEM PRESSURE INSTALL AND TEST PER MANUFACTURER'S INSTRUCTIONS. REFER TO DETAIL ON DRAWINGS.

(EWC) ELECTRIC WATER COOLER: ELKAY # LZSTL-8 REFAT-8 WALL MOUNTED, BARRIER FREE COOLER, 8 GPH WITH HEATER, BI-LEVEL WITH 4" PUSH-TYPE SUPPLY AND STOP, 8.0 GPH, 50% RECOVERY RATING AT 80°F INLET TEMPERATURES WITH ROOM TEMPERATURE MOUNT TO MEET "ADA" STANDARD FOR HANDICAPPED AT 36" MAXIMUM FROM FLOOR TO SPOUT OUTLET. ELECTRICAL REQUIREMENTS: 1.0 KW, 1 PHASE, 115 VOLT, 1 PHASE HEATED AT 8.7 AMPS, 1,000 AMPS AND 50% WATTS.

(EHW) WATER HEATER: A.O.SMITH # DEL-6 STORAGE TYPE WITH 6 GALLON (50 PSI RATED SITES, ALWAYS LINED STORAGE TANK AND RECOVERY OF 6 GAL. PER HOUR, SHOWN IN DETAIL ON PLANS, TEMPERATURE AT 30°F. ELECTRICAL REQUIREMENTS: 2.5 KW 208 VOLT, 1 PHASE POWER OPERATION WITH AMPS # 11.5 AMPS.

(FCO) FLOOR CLEANOUT: JR SMITH # 4023 SERIES WITH CLAMPING COLLAR AND SQUARE SCORIATED NICKEL BRONZE ADJUSTABLE TOP, 4" DIA. RECESS, WITH "ABCD" TOP SURFACE FOR FLOOR COVERING CONDITIONS, SUCH AS CARPET. MARKER OR RECESSED FOR TILE WITH PUSH-ON JOINT AND ABS PLASTIC PLUG WITH GASKET SEAL. CLEAN AND POLISH AFTER INSTALLATION WHERE EXPOSED. INSTALL PER DETAIL ON PLANS.

(FD) FLOOR DRAIN: JR SMITH # 2005 "B" WITH CAST IRON BODY AND CLAMPING COLLAR, WITH ADJUSTABLE 5" NICKEL BRONZE ADJUSTABLE STRAINER. USE POSITION STYLE OF 3-12 AS SHOWN ON DRAWINGS. CLEAN AND POLISH STRAINER AFTER INSTALLATION. PROVIDE A DEEP SEAL TRAP # NO "RAW PIPING" PROVIDED ON THE DRAWINGS. INSTALL WITH TOP OF DRAIN 1/2" BELOW FINISH FLOOR ELEVATION. SLOPE FLOOR TO DRAIN FOR 3' RADIUS AROUND.

(LAV) HANDICAPPED WALL HUNG LAVATORY: AMERICAN STANDARD # 0355.028.020 "LUCERNE" 20-1/2" X 18-1/4" RECTANGULAR WALL HUNG WITH 5" VITREOUS CHINA FIXTURE WITH FAUCET LEDGE, SURFACE MOUNTING FOR SOAP DISPENSER, AND FRONT OVERFLOW. PROVIDE SYMMONS "SLOTT" # S-80-4M "STEINBERG FAUCET WITH BLADE WRIST LEVER, SET ABLE FOR HANDICAP, 0.5 GPM AERATOR, AND GRID DRAIN, FIGURE # 2980LK ANGLE STOP VALVES WITH RISERS AND ESCUTCHEONS, FIGURE # 8912CP 17 GAUGE TUBULAR CHROME PLATED BRASS ADJUSTABLE P-TRAP WITH CLEANOUT AND ESCUTCHEON, CONCEALED ARM CARRIER WITH STANCHIONS TO FLOOR. PROVIDE TRUEBRO "HANDI LAV-GUARD" # 103 INSULATION KIT ON WATER AND WASTE PIPES. INSTALLATION SHALL CONFORM TO ADA REQUIREMENTS.

(SS) SERVICE SINK: ELKAY # SPH-MH MOLDED PLASTIC POLYMER WALL HUNG SERVICE SINK 20" X 22" OVERALL SIZE, DRAINBOARD, 4" FAUCET HOLE, ADJUSTABLE WALL BRACE, AND INTERNAL MOLDED DRAIN. PROVIDE SYMMONS "ARGOS" # 4-5400 WRIST BLADE FAUCET, 4" CENTERS, 0.5 GPM, 3/4" SWING SPOUT, 3/4" NPS, LESS STOPS, STRAINER, FIGURE # 2980LK ANGLE STOP VALVES WITH RISERS AND ESCUTCHEONS, FIGURE # 8912-CP 17 GAUGE TUBULAR CHROME PLATED BRASS ADJUSTABLE P-TRAP WITH CLEANOUT AND ESCUTCHEON.

(TP) TRAP PRIMER: PRECISION PLUMBING PRODUCTS PRIME-RITE WITH INTERNAL VACUUM BREAKER.

(UR) HANDICAPPED URINAL: AMERICAN STANDARD # 6554.001 TRIMBROOK WHITE VITREOUS CHINA WALL HUNG, INTEGRAL TRAP WITH 3/4" TOP SPUD, SIPHON JET FLUSH ACTION, 1.0 GPF FLUSH VALVE FLUSHING RIM, 1.0 GALLON CAPACITY, HAMPTON TYPE, SLOAN "REGAL" # 186-1.0-15 EXPOSED CHROME PLATED FLUSH VALVE, DIAPHRAGM TYPE WITH OSCILLATING HANDLE, 3/4" NPS, VITREOUS CHINA SCREW-DRIVER SLOT TO HOLD PIPE RIGID, SPUD, SEAT ADAPTER KIT, AND VACUUM BREAKER. PROVIDE ANGLE STOP WITH STANCHIONS TO FLOOR, MOUNT WITH TOP AT ABOVE FINISHED FLOOR. FLUSH VALVE HANDLE SHALL BE MINIMUM 44" ABOVE FINISH FLOOR. 30" CLEAR SPACE BETWEEN PRIVACY SCREENS. INSTALLATION SHALL CONFORM TO ALL ADA REQUIREMENTS.

(WC-1) FLOOR MOUNTED WATER CLOSET: AMERICAN STANDARD # 2260.001 "CADET" TANK TYPE FLOOR-MOUNTED, 4-1/8" ROUGH-IN, 15" HEIGHT, BOTTOM OUTLET, WHITE VITREOUS CHINA, ELONGATED BOWL, PRESSURE-ASSISTED SIPHON JET FLUSH ACTION, 1.6 GALLON CONSUMPTION TYPE, CLASSIC # 2286.001 WHITE COMPACT CONTOURED SOLID PLASTIC HEAVY DUTY SEAT LESS COVER WITH ANTIMICROBIAL AGENT, LIFT-OFF/LARGE CHECK HINGES, AND STAINLESS STEEL BOLTS, FIGURE # 2980LK ANGLE STOP VALVES WITH RISERS AND CHROME PLATED ESCUTCHEONS.

(WC-2) NOT USED

(WC-3) HANDICAPPED FLOOR MOUNTED WATER CLOSET: AMERICAN STANDARD # 2260.001 "CADET" TANK TYPE FLOOR-MOUNTED, 11-1/4" ROUGH-IN, 15" HEIGHT, BOTTOM OUTLET, WHITE VITREOUS CHINA, ELONGATED BOWL, PRESSURE-ASSISTED SIPHON JET FLUSH ACTION, 1.6 GALLON CONSUMPTION TYPE, CLASSIC # 2286.001 CLOSE-COUPLED FLUSHOMETER TANK WITH RIGHT HAND TRIP LEVER, CHURCH # 2378SC WHITE OPEN FRONT CONTOURED SOLID PLASTIC HEAVY DUTY SEAT LESS COVER WITH ANTIMICROBIAL AGENT, BIL-FLAT SAFETY HINGES, AND STAINLESS STEEL BOLTS, FIGURE # 2980LK ANGLE STOP VALVES WITH RISERS AND CHROME PLATED ESCUTCHEONS.

(WCO) ALL CLEANOUT: JR SMITH # 4950 SERIES CLEANOUT TEE AND 4" NICKEL BRONZE COVER WITH RAISED PLUG AND GASKET SEAL. INSTALL PER DETAIL ON PLANS.

(WHA) WATER HAMMER ARRESTER: PRECISION PLUMBING PRODUCTS, SHOCK-TROL, 3" ANSON, WITH STAINLESS STEEL BELLOWS OR PISTON AND O-RING CONSTRUCTION, HAVING PDI AND ASSE CERTIFICATION, PROVIDE PDI SIZES AS REQUIRED BY PDI STANDARDS AND SHOWN ON PLANS, SIZES "A" THROUGH "F".

PLUMBING LEGEND:

DOMESTIC COLD WATER (CW)	FLOOR CLEANOUT
DOMESTIC HOT WATER (HW)	FLOOR DRAIN (FD) SIZE & TYPE
TRAP PRIMER LINE (TP)	ISOMETRIC FLOOR PENETRATION
PLUMBING VENT ABOVE FLOOR (V)	CONNECT TO EXISTING
SANITARY PIPING ABOVE FLOOR (S)	PLUMBING PLAN NOTE CALLOUT
SANITARY PIPING BELOW FLOOR (S)	EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED)
WASTE PIPING ABOVE FLOOR (W)	MECHANICAL EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED UNLESS NOTED OTHERWISE)
WASTE PIPING BELOW FLOOR (W)	DETAIL REFERENCE
NATURAL GAS PIPING (G)	ABOVE FINISHED FLOOR
CONDENSATE DRAIN (CD)	BELOW FINISHED FLOOR
RISE AND FALL IN PIPING	DOWN
SHUTOFF VALVE	GALLON PER MINUTE
WATER HAMMER ARRESTER WITH PDI SIZES: A, B, C, D, AND E	PLUMBING DRAINAGE INSTITUTE
UNION	VENT THRU ROOF
TRAP PRIMER	
MANUAL / APPROPRIATE AIR VENT OR VACUUM RELIEF VALVE	
CAP	
CLEANOUT (CO)	
WALL CLEANOUT (WCO)	
P-TRAP	

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

HENDERSON ENGINEERS INCORPORATED
MECHANICAL / ELECTRICAL / CIVIL
Design Consultants

PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, PLUMBING CONTRACTOR (PC) AND ALL SUBCONTRACTORS (SC) SHALL VISIT THE JOB SITE AND FULLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS OF THE PROJECT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF GENERAL NOTES, SPECIFICATIONS AND ALL OTHER PLANS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY OWNER'S REPRESENTATIVE IN WRITING OF ANY CONFLICTS OR OMISSIONS PRIOR TO SUBMISSION OF BID.
2. PC IS RESPONSIBLE FOR THE INSTALLATION TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH ALL LEGALLY CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION.
3. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
4. PC SHALL VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF PLUMBING FIXTURES.
6. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
7. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
8. ALL PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED. EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
9. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
10. PC SHALL COORDINATE ALL PLUMBING PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, SLABS, ETC. WHERE SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING ETC. WHERE REQUIRED. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS PLACED.
11. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
12. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS.
13. PAINT ALL EXPOSED WATER PIPING USING PRIMER OF THE SAME COLOR OF FINISH COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.

PLAN NOTES:

1. CONNECT NEW SANITARY OR WASTE PIPE TO EXISTING SANITARY PIPING SYSTEM. FIELD VERIFY EXACT SIZE, LOCATION, INVERT ELEVATION, AND SUITABLE POINT OF CONNECTION PRIOR TO START OF WORK.
2. CONNECT NEW VENT PIPE TO EXISTING VENT THROUGH ROOF. FIELD VERIFY EXACT SIZE, LOCATION, AND SUITABLE POINT OF CONNECTION PRIOR TO START OF WORK.
3. CONNECT NEW COLD WATER PIPE TO EXISTING COLD WATER SYSTEM. FIELD VERIFY EXACT SIZE, LOCATION, AND SUITABLE POINT OF CONNECTION PRIOR TO START OF WORK.
4. PROVIDE 1/2"CH - HE TO WATER STOP VALVE MOUNTED AT 44" A.F.F. TO SERVE WATER DISPENSER. PROVIDE CUNO WATER FILTER # DP660-S WITH CARTRIDGE AND MOUNTING BRACKET OR EQUAL. COORDINATE WITH OWNER'S REPRESENTATIVE. INSTALL DOUBLE CHECK VALVE UPSTREAM OF WATER FILTER IN AN ACCESSIBLE LOCATION.
5. ROUTE 3/4"CD DOWN AND DISCHARGE OVER MOP SINK WITH APPROVED AIR GAP.

No.	Revisions/Submissions	Date
1	PLAN REVISION REVISIONS	05/14/02
	ISSUED FOR PERMIT / BID SET	10/03/01

design-forum. AA0002402 architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 438-6400

Drawing Title: PLUMBING FLOOR PLAN
Seal
Drawn: KPR
Checked: MDF
Date: 10/03/01
Project No.: 0150000048
Scale: AS NOTED
Drawing No.: P-1

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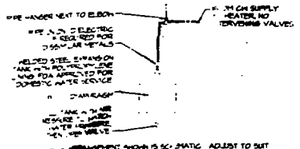

5 SMALL EXPANSION TANK
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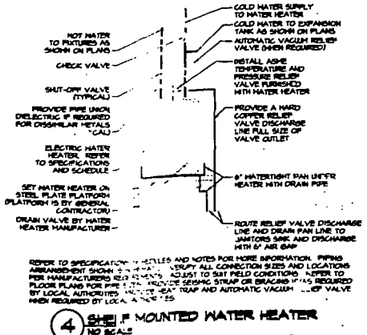

4 SHELF MOUNTED WATER HEATER
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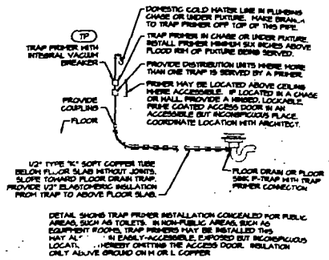

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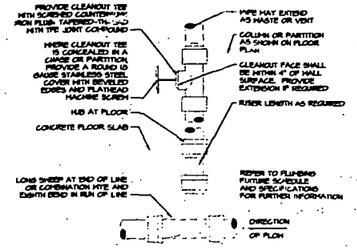

2 WALL CLEANOUT
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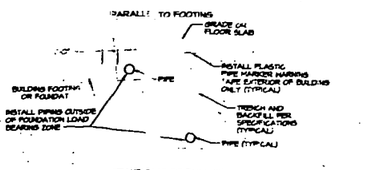

1 PIPE AND TRENCH
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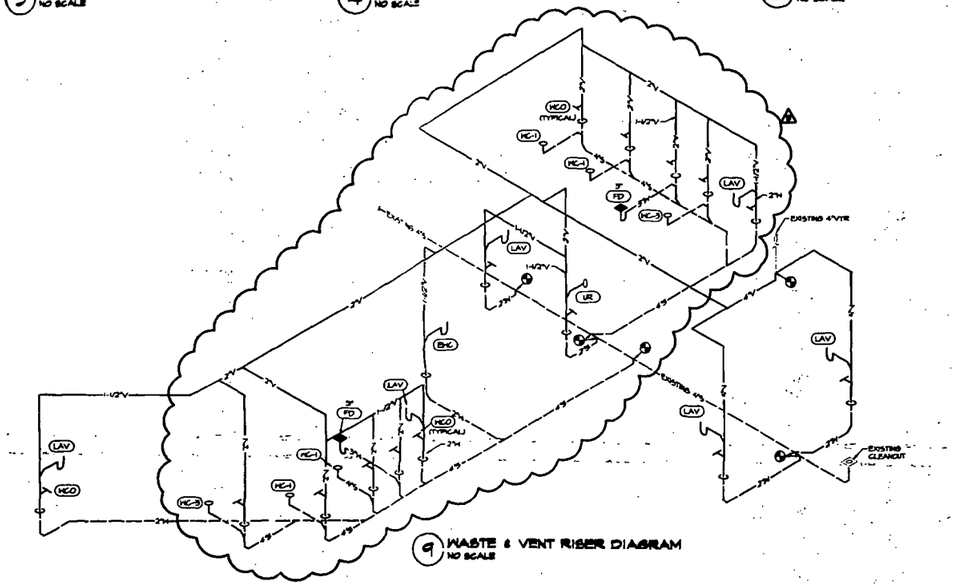
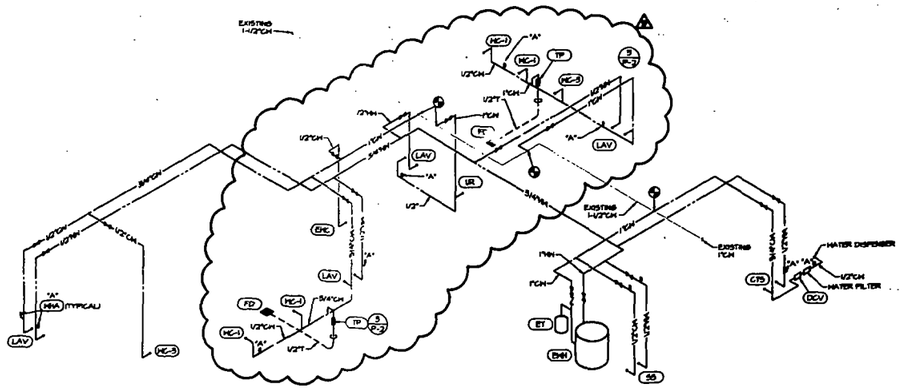


9 WASTE & VENT RISER DIAGRAM
NO SCALE



10 WATER RISER DIAGRAM
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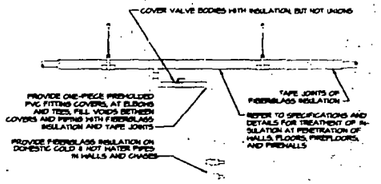

7 PIPE INSULATION
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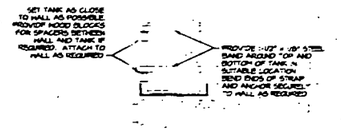

6 TANK SEISMIC RESTRAINT
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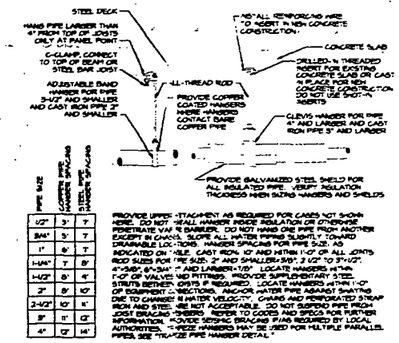

8 PIPE HANGERS
NO SCALE

PIPE SIZE	COPPER PIPE HANGER SPACING	STEEL PIPE HANGER SPACING
1/2"	5'	7'
3/4"	5'	7'
1"	6'	7'
1-1/4"	7'	8'
1-1/2"	8'	9'
2"	8'	10'
2-1/2"	10'	11'
3"	11'	13'
4"	12'	14'

FIXTURE BRANCH CONNECTION SCHEDULE

FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
WATER CLOSET (TANK) "WC"	1/2"		4"	2"
URINAL "UR"	1"		2"	1-1/2"
LAVATORY "LAV"	1/2"	1/2"	2"	1-1/2"
DRINKING FOUNTAIN "DHC"	1/2"		2"	1-1/2"
JANITOR'S SINK "SS"	1/2"	1/2"	2"	1-1/2"
FLOOR DRAIN "FD"	—	—	3"	2"
SINK "CTS"	1/2"	1/2"	2"	1-1/2"

NOTE:
PIPE SIZES SHOWN ARE MINIMUM.

HENDERSON ENGINEERS INCORPORATED
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No.	Revisions/Submissions	Date
3	PLAN REVIEW REVISIONS	05/14/02
2	PLAN REVIEW REVISIONS (#2)	01/24/02
1	ISSUED FOR PERMIT / BID SET	10/03/01

design-forum. AA0002482 architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 438-1400

Drawing Title: PLUMBING DETAILS
Seal
Drawn: KPR
Checked: MDF
Date: 10/03/01
Project No.: 0150000048
Scale: AS NOTED
Drawing No.: P-2

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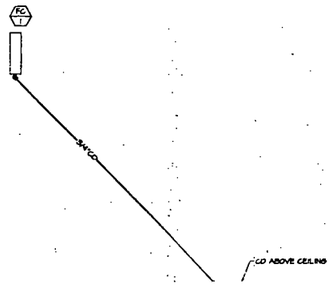

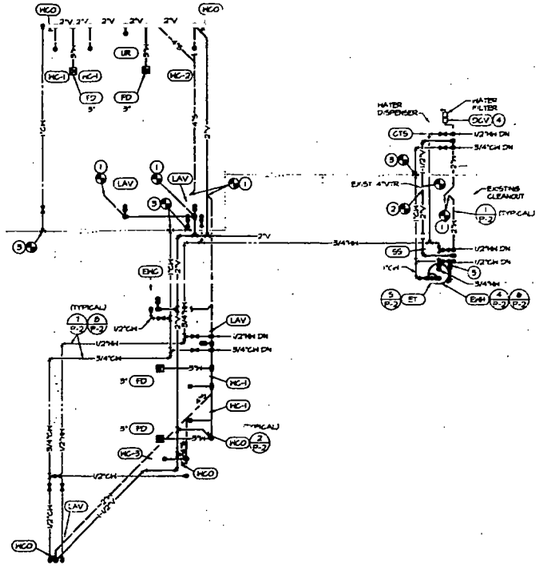

1 PLUMBING FLOOR PLAN
SCALE: 1/4"=1'-0"

PLUMBING FIXTURE SCHEDULE:

FIXTURES IN THIS SCHEDULE OR THEIR APPROVED EQUIVALENT ARE PROVIDED BY THE PLUMBING CONTRACTOR. SUBMIT SHOP DRAWINGS ON EACH OF THESE ITEMS. VERIFY ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

CTS — COUNTERTOP SINK: ELKAY # ELRAD-2244-SR-2, 22" x 17" x 5-1/2" SINGLE-COMPARTMENT, SELF-RIMMING 18-GAUGE TYPE 302 SOUND-DEADENED STAINLESS STEEL COUNTERTOP SINK WITH FAUCET DECK. PROVIDE FAUCET: ___ (AS NOTED) FAUCET WITH WRIST BLADE HANDLES AND ___. ELKAY # LKAD-35 GIP STRAINER WITH 1-1/2" IT SAME. ___ 4-PIECE, MUSLINE # 2860LF ANGLE STOP VALVES WITH ESCUTCHEONS, MUSLINE # BRZ-CA-IT GAUGE TUBULAR CARRIER PLATED BRASS ADJUSTABLE P-TRAP WITH CLEANOUT AND ESCUTCHEON. SET IN BED OF SILICONE SEALANT. PROVIDE TRUEBRO HANDGUARD # 105 INSULATION KIT ON HOT AND WASTE PIPES. INSTALLATION SHALL CONFORM TO ADA REQUIREMENTS.

DCV — DOUBLE CHECK VALVE BACKFLOW PREVENTER: WATTS # 007 WITH SHOCKWATCH TEST CODE'S BALL VALVES AND FLOW SWITCH STRATTLER INSTALLED UPSTREAM

ET — EXPANSION TANK: AMTROL "THERM-X-TROL" # ST-5 THERMAL EXPANSION ABSORBER FOR DOMESTIC WATER SYSTEM. WELDED STEEL DIAPHRAGM CONSTRUCTION. 125 PSIG WORKING PRESSURE AIR CHARGE PRESSURE TO MATCH EXISTING WATER SYSTEM PRESSURE. INSTALL AND TEST PER MANUFACTURER'S INSTRUCTIONS

EMH — WATER HEATER, ELECTRIC: A.O. SMITH # DEL-4 WALL MOUNTED ELECTRIC WATER HEATER, 4 GALLON CAPACITY, 4.5 KW, 208 VOLT, 1 PHASE, 21.6 AMPS

EWH — WATER HEATER, ELECTRIC: A.O. SMITH # DEL-6 VERTICAL TYPE WITH 3 GALLON CAPACITY, 6 KW, 208 VOLT, 1 PHASE, 28.8 AMPS

FD — FLOOR DRAIN: J.R. SMITH # 2005, "SMITH CAST" IRON BODY AND CLAMP WITH COLLAR WITH ADJUSTABLE 5" NICKEL-BRONZE SQUARE NICKEL-BRONZE STRAINER. SEE PLUMBING DETAILS SHEET P-2 FOR SCHEDULE OF DRAINS. CLEAN AND POUR STRAINER AFTER INSTALLATION OF DEEP SEAL TRAP. FOR TRAP PRIMER S REQUIRED, SEE PLUMBING DRAWINGS. INSTALL WITH TOP OF DRAIN 1/2" BELOW FLOOR ELEVATION. SLOPE FLOOR TO DRAIN FOR 12" RADIUS AROUND

LAV — WALL HUNG LAVATORY: AMERICAN STANDARD # 0355.001 "LUCERNE" 20" (T) x 18" (D) x 8" (H) VITREOUS CHINA, WHITE. PROVIDE WITH FOR SOLID CENTERSET FAUCET. SEE PLUMBING DRAWINGS FOR SCHEDULE OF FAUCETS. PROVIDE WITH SLOTTED 1-1/4" O.D. P-TRAP WITH SLOPE HANDLE. INSTALL 6" FOR HANDICAP, 2.5 GPM AERATOR, AND GRID DRAIN. PROVIDE WITH 2 MUSLINE # 2860LF ANGLE STOP VALVES WITH ESCUTCHEONS, MUSLINE # BRZ-CA-IT GAUGE TUBULAR CARRIER PLATED BRASS ADJUSTABLE P-TRAP WITH CLEANOUT AND ESCUTCHEON. CONCEALED ARM CARRIER WITH 4 MOUNTING LUGS. PROVIDE TRUEBRO "HINGE LAV-GUARD" # 103 INSULATION KIT ON DRAIN AND WASTE PIPES. INSTALLATION SHALL CONFORM TO ADA REQUIREMENTS.

SS — SINK: SINGLE BOWL, STAINLESS STEEL, 33" x 22" x 8" OVERALL DIMENSIONS, SELF-RIMMING TYPE WITH 20" x 20" OVERALL BOWL DIMENSIONS, 4" FAUCET CENTERS, 8" RADIUS CORNERS, 3-1/2" DEEP BOWL, 18 GAUGE STAINLESS STEEL, ADA COMPLIANT, SINGLE BOWL, SINGLE FAUCET HOLE, WITH 8" SPREAD FAUCET # 8115 GOOSE NECK FAUCET # 4115-DB WITH 4" SPOUT, 1.5 GPM AERATOR, 9" SWING, 4" WRIST BLADE HANDLES, STRAINER, MUSLINE # 2860LF ANGLE STOP VALVES WITH ESCUTCHEONS, MUSLINE # BRZ-CA-IT GAUGE TUBULAR CARRIER PLATED BRASS ADJUSTABLE P-TRAP WITH CLEANOUT AND ESCUTCHEON. MUSLINE # 104 INSULATION KIT ON DRAIN AND WASTE PIPES. INSTALLATION SHALL CONFORM TO ADA REQUIREMENTS.

TP — TRAP PRIMER: PRECISION PLUMBING PRODUCTS, MODEL PP-1, WITH INTERNAL VACUUM BREAKER.

WHA — WALL HYDRANT: AMERICAN STANDARD # 6540.017 "HEREFORD" WITH 3/4" THREADED CHROME PLATED BRASS INTERNAL TRAP WITH 3/4" FOR SPECIFICATIONS, PLUNGER ACTION, FLUSHING RIM, 1.6 GALLON LOW CONSUMPTION TYPE, CLOSE-COUPLED FLUSHOMETER TANK, CAT.NO. # 2556.101 WHITE OPEN-FRONT CONTOURED SOLID PLASTIC HEAVY DUTY SEAT LESS COVER WITH ANTIMICROBIAL AGENT, SELF-SUSTAINING CHECK HINGES, AND STAINLESS STEEL BOLTS. MUSLINE # 2961LF ANGLE STOP VALVES WITH RISERS AND CHROME-PLATED ESCUTCHEONS.

WC-1 — FLOOR MOUNTED WATER CLOSET: AMERICAN STANDARD # 2349.001 "CADET" TANK TYPE FLOOR-MOUNTED, 17-1/4" RIM HEIGHT, BOTTOM OUTLET, WHITE VITREOUS CHINA, ELONGATED BOWL, PRESSURE-ASSISTED SIPHON JET FLUSH ACTION, 1.6 GALLON LOW CONSUMPTION TYPE, CLOSE-COUPLED FLUSHOMETER TANK, CAT.NO. # 2556.101 WHITE OPEN-FRONT CONTOURED SOLID PLASTIC HEAVY DUTY SEAT LESS COVER WITH ANTIMICROBIAL AGENT, SELF-SUSTAINING CHECK HINGES, AND STAINLESS STEEL BOLTS. MUSLINE # 2961LF ANGLE STOP VALVES WITH RISERS AND CHROME-PLATED ESCUTCHEONS.

WC-2 — HANDICAPPED FLOOR MOUNTED WATER CLOSET: AMERICAN STANDARD # 2349.001 "CADET" TANK TYPE FLOOR-MOUNTED, 17-1/4" RIM HEIGHT, BOTTOM OUTLET, WHITE VITREOUS CHINA, ELONGATED BOWL, PRESSURE-ASSISTED SIPHON JET FLUSH ACTION, 1.6 GALLON LOW CONSUMPTION TYPE, CLOSE-COUPLED FLUSHOMETER TANK, CAT.NO. # 2556.101 WHITE OPEN-FRONT CONTOURED SOLID PLASTIC HEAVY DUTY SEAT LESS COVER WITH ANTIMICROBIAL AGENT, SELF-SUSTAINING CHECK HINGES, AND STAINLESS STEEL BOLTS. MUSLINE # 2961LF ANGLE STOP VALVES WITH RISERS AND CHROME-PLATED ESCUTCHEONS.

WC-3 — HANDICAPPED FLOOR MOUNTED WATER CLOSET: AMERICAN STANDARD # 2349.001 "CADET" TANK TYPE FLOOR-MOUNTED, 17-1/4" RIM HEIGHT, BOTTOM OUTLET, WHITE VITREOUS CHINA, ELONGATED BOWL, PRESSURE-ASSISTED SIPHON JET FLUSH ACTION, 1.6 GALLON LOW CONSUMPTION TYPE, CLOSE-COUPLED FLUSHOMETER TANK WITH RIGHT HAND TRIP LEVER, CAT.NO. # 2556.101 WHITE OPEN-FRONT CONTOURED SOLID PLASTIC HEAVY DUTY SEAT LESS COVER WITH ANTIMICROBIAL AGENT, SELF-SUSTAINING CHECK HINGES, AND STAINLESS STEEL BOLTS. MUSLINE # 2961LF ANGLE STOP VALVES WITH RISERS AND CHROME-PLATED ESCUTCHEONS

WCO — WALL CLEANOUT: J.R. SMITH # 4530 SERIES CLEANOUT TEE AND STAINLESS STEEL COVER WITH IRON PLUG AND GASKET SEAL. INSTALL FLUSH WITH FINISH WALL

WHA — WATER HAMMER ARRESTER: PRECISION PLUMBING PRODUCTS, SIOUX CHIEF #650, WITH STAINLESS STEEL BELLOWS OR PISTON AND O-RING CONSTRUCTION, HAVING PDI APPROVAL AND LABEL IDENTIFICATION PROPER PDI SIZES AS REQUIRED BY PDI STANDARDS AND SHOWN ON PLAN. SIZES "A" THROUGH "F"

PLUMBING LEGEND:

DOMESTIC COLD WATER (CW)	FLOOR CLEANOUT
DOMESTIC HOT WATER (HW)	FLOOR DRAIN (FD) SIZE & TYPE
TRAP PRIMER LINE (T)	ISOMETRIC FLOOR PENETRATION
PLUMBING VENT ABOVE FLOOR (V)	CONNECT TO EXISTING
SANITARY PIPING ABOVE FLOOR (S)	PLUMBING PLAN NOTE CALLOUT
SANITARY PIPING BELOW FLOOR (S)	EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED)
WASTE PIPING ABOVE FLOOR (W)	MECHANICAL EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED U.N.O. NOTED OTHERWISE)
WASTE PIPING BELOW FLOOR (W)	DETAIL REFERENCE
NATURAL GAS PIPING (G)	ABF — ABOVE FINISHED FLOOR
CONDENSATE DRAIN (CD)	BFF — BELOW FINISHED FLOOR
RISE AND FALL IN PIPING	DN — DOWN
SHUTOFF VALVE	GPM — GALLON PER MINUTE
WATER HAMMER ARRESTER WITH PDI SIZES: A, B, C, D, AND E	PDI — PLUMBING DRAINAGE INSTITUTE
UNION	VTR — VENT THRU ROOF
TRAP PRIMER	
MANUAL / AUTOMATIC AIR VENT OR VACUUM RELIEF VALVE	
CAP	
CLEANOUT (CO)	
WALL CLEANOUT (WCO)	
P-TRAP	

NOTE:
EXISTING CONDITIONS HERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

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RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1901 ALTON RD.
MIAMI BEACH, FL 33139-1504

GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, PLUMBING CONTRACTOR (PC) AND / OR SUBCONTRACTORS SHALL VISIT THE JOB SITE AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS OF THE PROJECT. THE CONTRACTOR AND / OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF GENERAL NOTES, SPECIFICATIONS AND ALL OTHER PLANS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY OWNER'S CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. ALL WORK SHALL BE INSTALLED TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION OVER THE WORK.
3. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
4. PC SHALL VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION BEFORE START OF PROJECT.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF PLUMBING FIXTURES.
6. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
7. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
8. ALL PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED, EXPOSED PIPING WHERE NECESSARY SHALL BE ROUTED AS NEAR AS POSSIBLE AND PARALLEL TO WALLS.
9. COORDINATE ALL PLUMBING WORK WITH OTHER TRADES AND CONTRACTORS.
10. PC SHALL COORDINATE ALL PLUMBING WORK INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMNS, PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED. CORE DRILL SLEEVE INSTALLATIONS IN EXISTING ARCHITECT, STRUCTURAL, AND CIVIL ELEMENTS. COORDINATE WITH GENERAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS PLACED.
11. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
12. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS.
13. PAINT ALL EXPOSED WATER PIPING, GLASS PIPE, INSULATION, PAINT RESTORE OR EQUAL. COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.

PLAN NOTES:

1. CONNECT NEW SANITARY OR WASTE PIPE TO EXISTING SANITARY PIPING SYSTEM. FIELD VERIFY EXACT SIZE, LOCATION, INVERT ELEVATION, AND SUITABLE POINT OF CONNECTION PRIOR TO START OF WORK.
2. CONNECT NEW VENT PIPE TO EXISTING VENT THROUGH ROOF. FIELD VERIFY EXACT SIZE, LOCATION, AND SUITABLE POINT OF CONNECTION PRIOR TO START OF WORK.
3. CONNECT NEW COLD WATER PIPE TO EXISTING COLD WATER SYSTEM. FIELD VERIFY EXACT SIZE, LOCATION, AND SUITABLE POINT OF CONNECTION PRIOR TO START OF WORK.
4. PROVIDE 1/2"CH LINE TO WATER STOP VALVE MOUNTED AT 44" A.F.F. TO SERVE WATER DISPENSER. PROVIDE CAMO WATER FILTER # CP5007MS WITH CARTRIDGE AND MOUNTING BRACKET OR EQUAL. COORDINATE WITH OWNER'S REPRESENTATIVE. INSTALL DOUBLE CHECK VALVE UPSTREAM OF WATER FILTER IN AN ACCESSIBLE LOCATION.
5. ROUTE 3/4"CD DOWN AND DISCHARGE OVER MOP SINK WITH APPROVED AIR GAP.

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
FIRE:
CONCURRENCY:
PLANS:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BID SET	10/03/01

design-forum. ARCHITECTS architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 436-4400

Drawing Title: PLUMBING FLOOR PLAN

Seal

Drawn: KPR	Project No.: 0150000048
Checked: MDF	Scale: AS NOTED
Date: 10/03/01	Drawing No.: P-1

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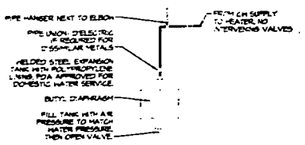
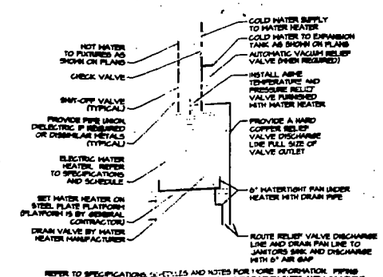


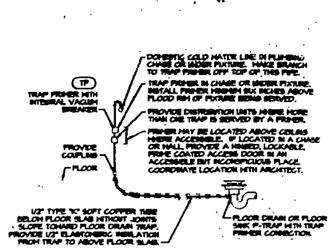
PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. MAKE PIPE SAME SIZE AS TANK PITCH. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION PROCEDURE. VERIFY PROPER OPERATION WHEN INSTALLED

(5) SMALL EXPANSION TANK
NO SCALE



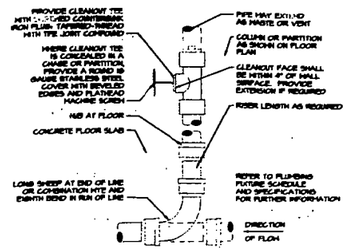
REFER TO SPECIFICATIONS, SCHEDULES AND NOTES FOR MORE INFORMATION. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. VERIFY ALL CONNECTION SIZES AND LOCATIONS PER MANUFACTURERS REQUIREMENTS. ADJUST TO SUIT FIELD CONDITIONS. REFER TO FLOOR PLANS FOR PIPE SIZES. PROVIDE SEISMIC STRAP OR BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. PROVIDE HEAT TRAP AND AUTOMATIC VACUUM RELIEF VALVE WHEN REQUIRED BY LOCAL AUTHORITIES

(4) SHELF MOUNTED WATER HEATER
NO SCALE



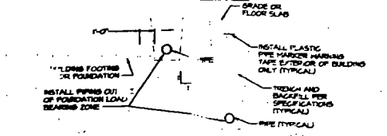
DETAIL SHOWS TRAP PRIMER INSTALLATION CONCEALED FOR PUBLIC AREAS, SUCH AS TOILETS. IN NON-PUBLIC AREAS, SUCH AS EQUIPMENT ROOMS, TRAP PRIMERS MAY BE INSTALLED THIS WAY ALSO, OR IN EASILY-ACCESSIBLE EXPOSED BUT INCONSPICUOUS LOCATIONS, THEREBY OMITTING THE ACCESS DOOR. INSULATION ONLY ABOVE GROUND OR IN OR L OF PIPE

(3) TRAP PRIMER
NO SCALE

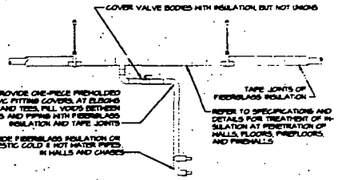


PROVIDE HCO WHERE SHOWN ON PLAN, AND ON SANITARY WASTE BRANCHES NOT SERVED WITH A FLOOR CLEANOUT. LOCATE ABOVE FUTURE FLOOD RIM WITHIN 4' OF FLOOR. CONSULT LOCAL CODES FOR OTHER HCO REQUIREMENTS.

(2) WALL CLEANOUT
NO SCALE



(1) PIPE AN
NO SCALE

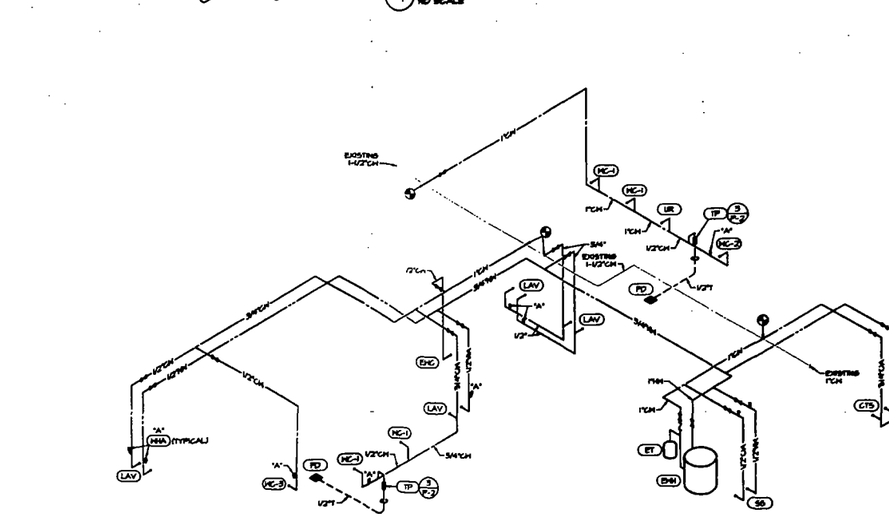


REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING INSULATION. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER ON ALL SIZES OF DOMESTIC COLD WATER AND CONDENSATE PIPING. PROVIDE 1" INSULATION ON ALL SIZES OF STORM DRAIN PIPING. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON DOMESTIC HOT WATER AND HOT WATER RECIRCULATION PIPING. INSTALL ALL ITEMS PER SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC. PROVIDE INSULATION UP TO LARGER ON PIPE WITH HEAT TRACING. SEE FLOOR PLANS FOR EXACT LOCATION IF INDICATED.

(7) PIPE INSULATION
NO SCALE

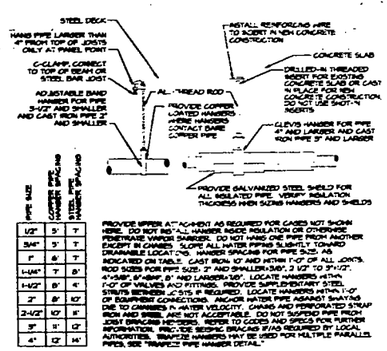
1. ANCHOR TANK TO FLOOR OR PLATFORM OR AS REQUIRED BY LOCAL CODE AUTHORITIES
2. WATER HEATER SHALL BE STRAPPED TO RESIST HORIZONTAL FORCE EQUIVALENT.

(6) TANK SEISMIC RESTRAINT
NO SCALE



(9) WASTE & VENT RISER DIAGRAM
NO SCALE

(10) WATER RISER DIAGRAM
NO SCALE



PIPE SIZE	COPPER PIPE HANGER SPACING	STEEL PIPE HANGER SPACING
1/2"	5'	7'
3/4"	5'	7'
1"	6'	7'
1-1/4"	7'	8'
1-1/2"	8'	9'
2"	8'	10'
2-1/2"	10'	11'
3"	11'	12'
4"	12'	14'

PROVIDE HIPER ATTACHMENT AS REQUIRED FOR CASED NOT SHOWN HERE. DO NOT RID ALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. SLOPE ALL WATER PIPING SLIGHTLY TOWARD DRAINABLE LOCATIONS. HANGER SPACING FOR PIPE SIZES AS INDICATED ON TABLE. CAST IRON 10' AND WITHIN 1'-0" OF ALL JOINTS. ROD SIZES FOR PIPE SIZES: 2" AND SMALLER=3/8", 2 1/2" TO 3"=1/2", 4"=5/8", 6"=3/4", 8" AND LARGER=7/8". LOCATE HANGERS WITHIN 1'-0" OF VALVES AND FITTINGS. PROVIDE SWAY BRACES WITH STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS WITHIN 1'-0" OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. CARING AND PERFORATED STRAP IRON AND STEEL ARE NOT ACCEPTABLE. DO NOT SUPPORT PIPE FROM JOIST BRACING MEMBERS. REFER TO CODES AND SPECS FOR FURTHER INFORMATION. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. SWAYSIZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. SEE "TYPICAL PIPE HANGER DETAIL."

(8) PIPE HANGERS
NO SCALE

FIXTURE BRANCH CONNECTION SCHEDULE

FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
WATER CLOSET (TANK) "WC"	1/2"	--	4"	2"
URINAL "UR"	1"	--	2"	1-1/2"
LAVATORY "LAV"	1/2"	1/2"	--	1-1/2"
DRINKING FOUNTAIN "EHC"	1/2"	--	2"	1-1/2"
JANITOR'S SINK "SS"	1/2"	1/2"	2"	1-1/2"
FLOOR DRAIN "FD"	--	--	3"	2"
SINK "CTS"	1/2"	1/2"	2"	1-1/2"

NOTE:
PIPE SIZES SHOWN ARE MINIMUM.

HENDERSON ENGINEERS INCORPORATED
MECHANICAL / ELECTRICAL / CIVIL
DESIGN CONSULTANTS

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TENANT IMPROVEMENT
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MECHANICAL	
FIRE PREVENTION	
ENGINEERING	
PUBLIC WORKS	
STRUCTURAL	
ACCESSIBILITY	
ELEVATOR	

No.	Revisions/Submissions	Date
A	PLAN REVIEW REVISIONS (#2)	01/24/02
	ISSUED FOR PERMIT / BIT SET	10/03/01

design-forum. AAGENCY architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 438-4400

Drawing Title: PLUMBING DETAILS

Seal

Drawn: KPR
Checked: MDF
Date: 10/03/01

Project No.: 050000048
Scale: AS NOTED
Drawing No.: P-2

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ALTON ROAD BRANCH
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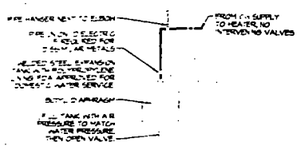
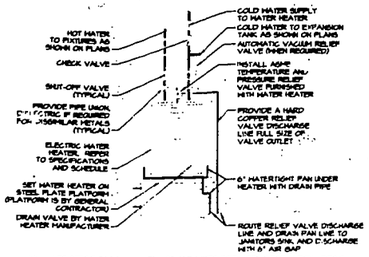
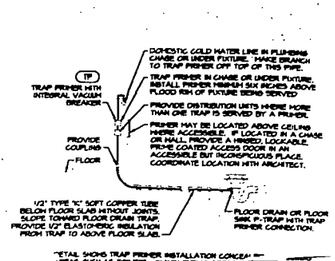
MIAMI BEACH, FL 33139-1604



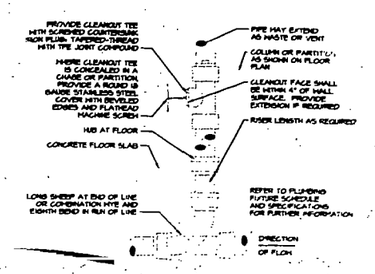
5 SMALL EXPANSION TANK
NO SCALE



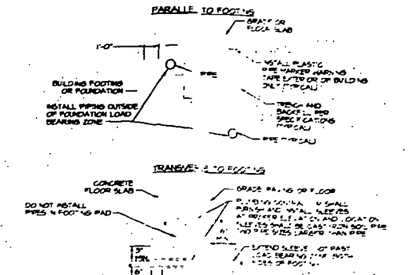
4 SHELF MOUNTED WATER HEATER
NO SCALE



3 TRAP PRIMER
NO SCALE

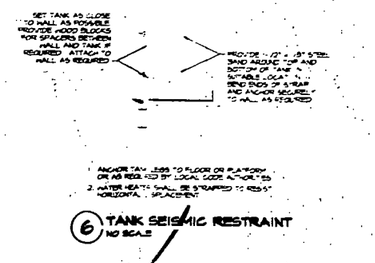


2 WALL CLEANOUT
NO SCALE

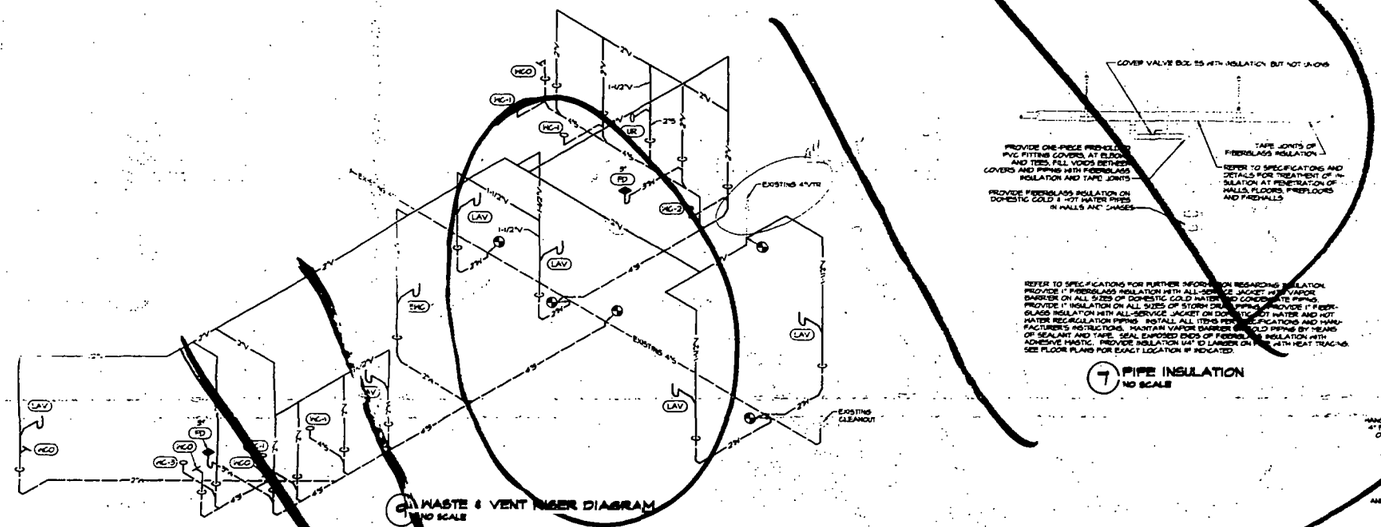


1 PIPE AND TRENCH LOCATION
NO SCALE

7 PIPE INSULATION
NO SCALE



6 TANK SEISMIC RESTRAINT
NO SCALE



9 WASTE & VENT RISER DIAGRAM
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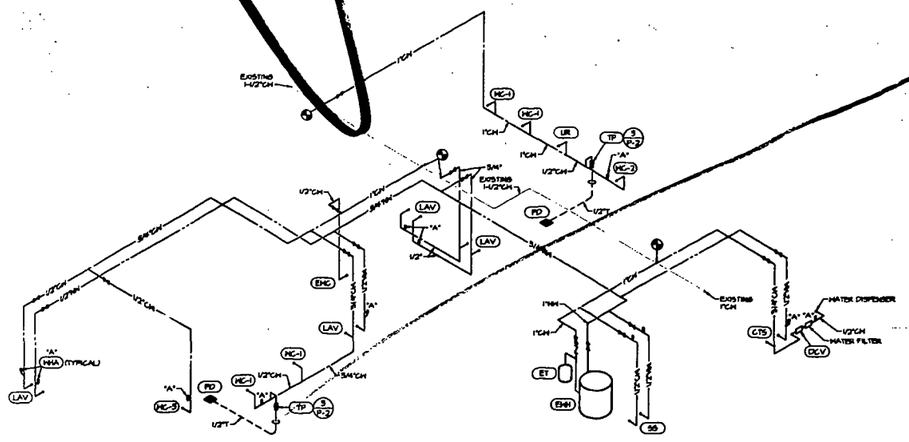
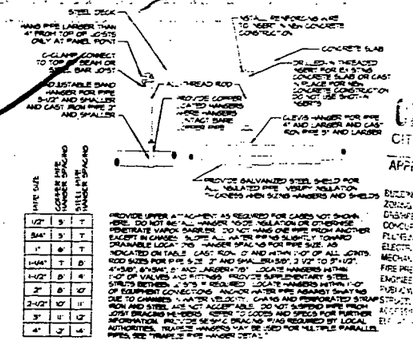


10 WATER RISER DIAGRAM
NO SCALE



8 PIPE HANGERS
NO SCALE

FIXTURE BRANCH CONNECTION SCHEDULE

FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
WATER CLOSET (TANK) "WC"	1/2"	--	4"	2"
URINAL "UR"	1"	--	2"	1-1/2"
LAVATORY "LAV"	1/2"	1/2"	2"	1-1/2"
DRINKING FOUNTAIN "DNC"	1/2"	--	2"	1-1/2"
JANITOR'S SINK "SS"	1/2"	1/2"	2"	1-1/2"
FLOOR DRAIN "FD"	--	--	3"	2"
SINK "CTS"	1/2"	1/2"	2"	1-1/2"

NOTE:
PIPE SIZES SHOWN ARE MINIMUM.

HENDERSON ENGINEERS INCORPORATED
MECHANICAL / ELECTRICAL / CIVIL
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APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
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CONCURRENCY
FILE NO.
ELECTRICAL
MECHANICAL
FIRE PREVENTION
EMPLOYEE
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
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No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BIT SET	10/03/01

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Drawing Title: PLUMBING DETAILS
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Drawn: KPR
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Scale: AS NOTED
Drawing No.: P-2

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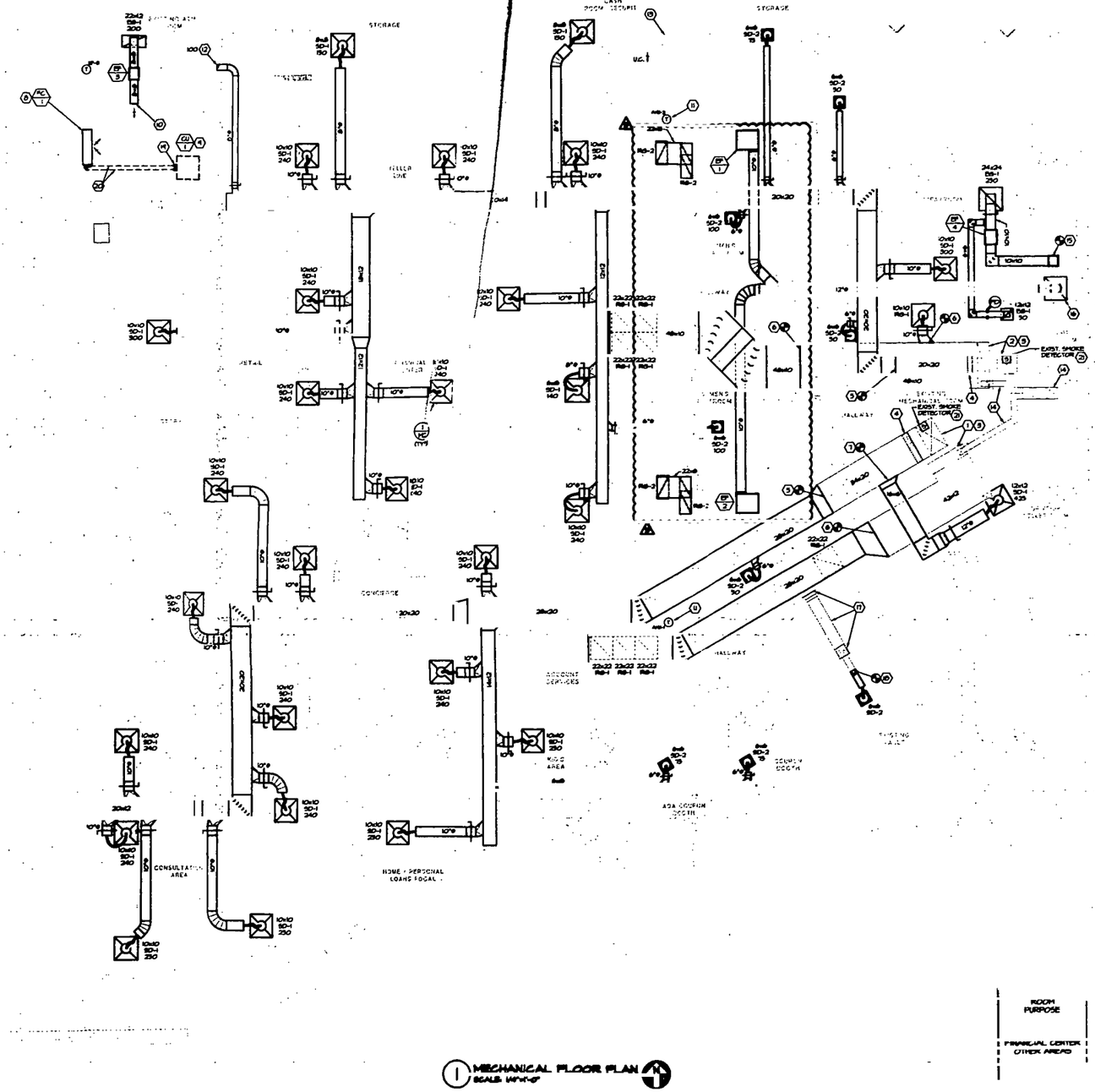

1 MECHANICAL FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NOTES:

1. EXISTING 10 TON AIR HANDLING UNIT (AHU-1) AND ASSOCIATED DUCTWORK TO REMAIN IN MECHANICAL ROOM. BALANCE TO 4575 CFM SUPPLY AIR AND 680 CFM OUTSIDE AIR.
2. EXISTING 8 TON AIR HANDLING UNIT (AHU-2) AND ASSOCIATED DUCTWORK TO REMAIN IN MECHANICAL ROOM. BALANCE TO 3675 CFM SUPPLY AIR AND 360 CFM OUTSIDE AIR.
3. CONTRACTOR SHALL THOROUGHLY CLEAN AND INSPECT EXISTING EQUIPMENT AND EQUIPMENT COMPONENTS TO REMAIN. REPLACE BELTS, CLEAN COIL AND CONDENSATE CONTROLS AND REPLACE ANY CORRODIBLE PIPING THAT IS LEAKING OR DAMAGED. PROVIDE NEW FILTERS FOR EXISTING AIR HANDLER PRIOR TO STARTUP OF UNIT. NEW FILTERS SHALL BE COMPATIBLE WITH THE EXISTING FILTERS. CONTRACTOR SHALL FULLY CHARGE EXISTING REFRIGERATION SYSTEM.
4. EXISTING ZONE ELECTRIC DUCT HEATER LOCATED IN SUPPLY AIR DUCT TO REMAIN. FIELD VERIFY EXISTING CONDITION AND CAPACITY.
5. CONNECT NEW ZONE SUPPLY AIR MAIN TO EXISTING SUPPLY AIR DUCT. VERIFY EXISTING DUCT SIZE AND LOCATION IN FIELD.
6. CONNECT NEW RETURN AIR DUCT TO EXISTING RETURN AIR DUCT. VERIFY EXISTING DUCT SIZE AND LOCATION IN FIELD.
7. CONNECT NEW SUPPLY AIR BRANCH DUCT TO EXISTING SUPPLY AIR MAIN.
8. PAINT FAN COIL UNIT ON WALL OF BELOW CEILING.
9. PROVIDE NEW CONDENSING UNIT ON ROOF. COORDINATE EXACT LOCATION OF UNIT WITH EXISTING CONDITIONS AND WITH CONSTRUCTION MANAGER.
10. EXHAUST ROUTED ABOVE CEILING AND DISCHARGED INTO [illegible]
11. RELOCATED WALL MOUNTED THERMOSTAT SERVING EXISTING AHU INDICATED. COORDINATE THERMOSTAT TYPE AND CONTROLS WITH BUILDING CONSTRUCTION MANAGER AND EXISTING CONDITIONS. REPLACE AS REQUIRED.
12. EXTEND NEW SUPPLY AIR BRANCH TO EXISTING AIR DEVICE. BALANCE AIRFLOW TO CFM NOTED ON PLAN.
13. CAP OR TAG TO BE DEMOLISHED IF NOT REUSED IN NEW AIR PATH.
14. EXISTING OUTSIDE AIR GRILLE AND DUCT TO REMAIN. VERIFY EXISTING DUCT SIZE AND LOCATION IN FIELD.
15. EXTEND NEW EXHAUST AIR DUCT TO EXISTING EXTERIOR EXHAUST WALL LOUVERED LOUVERED WALL SOFFIT.
16. FURNISH AND INSTALL EXTERIOR 24x24 EXHAUST AIR GRILLE LOUVERED WALL SOFFIT. NEW GRILLE SHALL MATCH EXISTING.
17. EXISTING TRANSFER GRILLE, DUCT, AND TRANSFER AIR BLOWER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.
18. CONNECT NEW TRANSFER AIR DUCT TO EXISTING AND ROUTE TO NEW AIR DEVICE. COORDINATE ROUTING WITH EXISTING CONDITIONS AND LOW FRICTION MANAGER.
19. ROUTE REFRIGERANT PIPING UP THRU ROOF TO CONDENSING UNIT ON ROOF. COORDINATE ROUTING WITH EXISTING CONDITIONS AND CONSTRUCTION MANAGER.
20. SIZE AND ROUTE REFRIGERANT LINES PER MANUFACTURER'S INSTRUCTIONS.
21. FIELD VERIFY PRESENCE OF SMOKE DETECTOR IN EXISTING AIR HANDLING UNIT. IF NO SMOKE DETECTOR, PROVIDE NEW WITH VISUAL AND AUDIBLE SIGNAL PER SPEC SECTION 26 0553.

HVAC REQUIREMENTS:

	YES	NO
DUCT SMOKE DETECTOR (EXISTING)	X	
FIRE DAMPERS		X
SMOKE DAMPERS		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

OUTSIDE AIR REQUIREMENTS

ROOM PURPOSE	NUMBER OF PEOPLE	ASHRAE 62-1999 OUTSIDE AIR REQUIREMENTS		SYSTEM NUMBER	ACTUAL OUTSIDE AIR (CFM PER UNIT)
		UNITS PER PERSON	CFM		
FINANCIAL CENTER	20	20.00	400	AHU-1	400
OTHER AREAS	11	20.00	220	AHU-2	360
			0		
		TOTAL =	620	TOTAL =	760

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT AS-BUILT CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AS SHOWN CONSTRUCTED.

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MIAMI BEACH, FL 33139-1504

GENERAL NOTES:

1. PRIOR TO SUBMITTING BID, THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT ON THIS PORTION OF THE CONSTRUCTION DOCUMENTS. OCTIFF ARCHITECT, ENGINEER AND/OR OWNER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. DUCTWORK AND PIPING SHALL BE ROUTED TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC.
3. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
4. MECHANICAL EQUIPMENT, DUCTWORK AND PIPING IS SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD MEASURE FINAL DUCTWORK AND PIPING CONFIGURATIONS PRIOR TO FABRICATION AND SHALL MAKE ADJUSTMENTS AS REQUIRED TO FIT THE EQUIPMENT AND PIPING WITHIN THE FINAL BUILDING. MECHANICAL CONTRACTOR SHALL FIELD VERIFY FINAL EQUIPMENT LOCATIONS AND INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH MINIMUM CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
5. COORDINATE ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. CONTRACTOR SHALL INSTALL ALL DUCTWORK AND PIPING AS PARALLEL TO BUILDING GRIDLINES UNLESS OTHERWISE SHOWN OR NOTED.
7. CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH GENERAL CONTRACT SPECIFICATIONS. CONTRACTOR SHALL FIREPROOF ALL PENETRATIONS THROUGH FIRE RATED BUILDING COMPONENTS IN ACCORDANCE WITH UL REQUIREMENTS.
8. CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING SIZE AND FRAME STYLE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
9. LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHTING LOCATIONS.
10. EXISTING THERMOSTATS SHALL BE RELOCATED AS SHOWN BY MECHANICAL CONTRACTOR, AND WIRED IN CONDUIT BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION. MOUNTING HEIGHTS SHALL MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS.
11. ALL BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES SHALL HAVE A MINIMUM OF 4 DUCT DIAMETERS OF STRAIGHT DUCT. PROVIDE RECTANGULAR AIRBOARD BRANCH DUCT TAKEOFF FITTING WITH MANUAL BALANCING DAMPER AND LOCKING QUADRANT.
12. RIGID DUCTWORK INSULATION: FURNISH AND INSTALL 1-1/2" THICK, 3/4 LB DENSITY INSULATION WRAP ON ALL RIGID ROUND, CONCEALED, AIR DUCTS. FURNISH AND INSTALL 1" THICK, 3 LB DENSITY INTERNAL DUCT LINER IN ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS. SHEET METAL SIZES SHALL BE INCREASED ACCORDINGLY.
13. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX TYPE M-ID, FLEXMASTER TYPE 01, OR APPROVED EQUAL. SHALL BE LISTED UNDER UL 181 CLASS 1 AIR DUCT AND SHALL BE PROVIDED WITH INTEGRAL 2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING.

MECHANICAL SYMBOLS

- ROOF MOUNTED EQUIPMENT
- NEW DUCTWORK AND SIZE
- DUCT ELBOW WITH TURNING VANES
- FLEXIBLE CONNECTION
- SUPPLY DIFFUSER
- RETURN OR EXHAUST GRILLE
- MANUAL VOLUME DAMPER
- T(M) THERMOSTAT AND UNIT DESIGNATION
- CONNECT NEW TO EXISTING
- EQUIPMENT DESIGNATION
- PLAN NOTE DESIGNATION
- AFF ABOVE FINISHED FLOOR
- UNO UNLESS NOTED OTHERWISE
- U.C. UNDER CUT
- (AIR DEVICE DESIGNATION)
- 20X8 NECK SIZE
- SIDE TYPE - REFER TO SCHEDULE
- 680 CFM
- FIRE DAMPER

No.	Revisions/Submissions	Date
3	PLAN REVIEW REVISIONS	05/14/02
2	PLAN REVIEW REVISIONS (#2)	01/24/02
1	CITY REVISIONS	11/20/01
	ISSUED FOR PERMIT / BIT SET	10/05/01

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7575 Paragon Road, Dayton, Ohio 45458 Telephone: (937) 436-4400

Drawing Title: MECHANICAL FLOOR PLAN

Seal

Drawn: JPP | Project No.: 0500000016
Checked: MDF | Scale: AS NOTED
Date: 10/05/01 | Drawing No.: M-1

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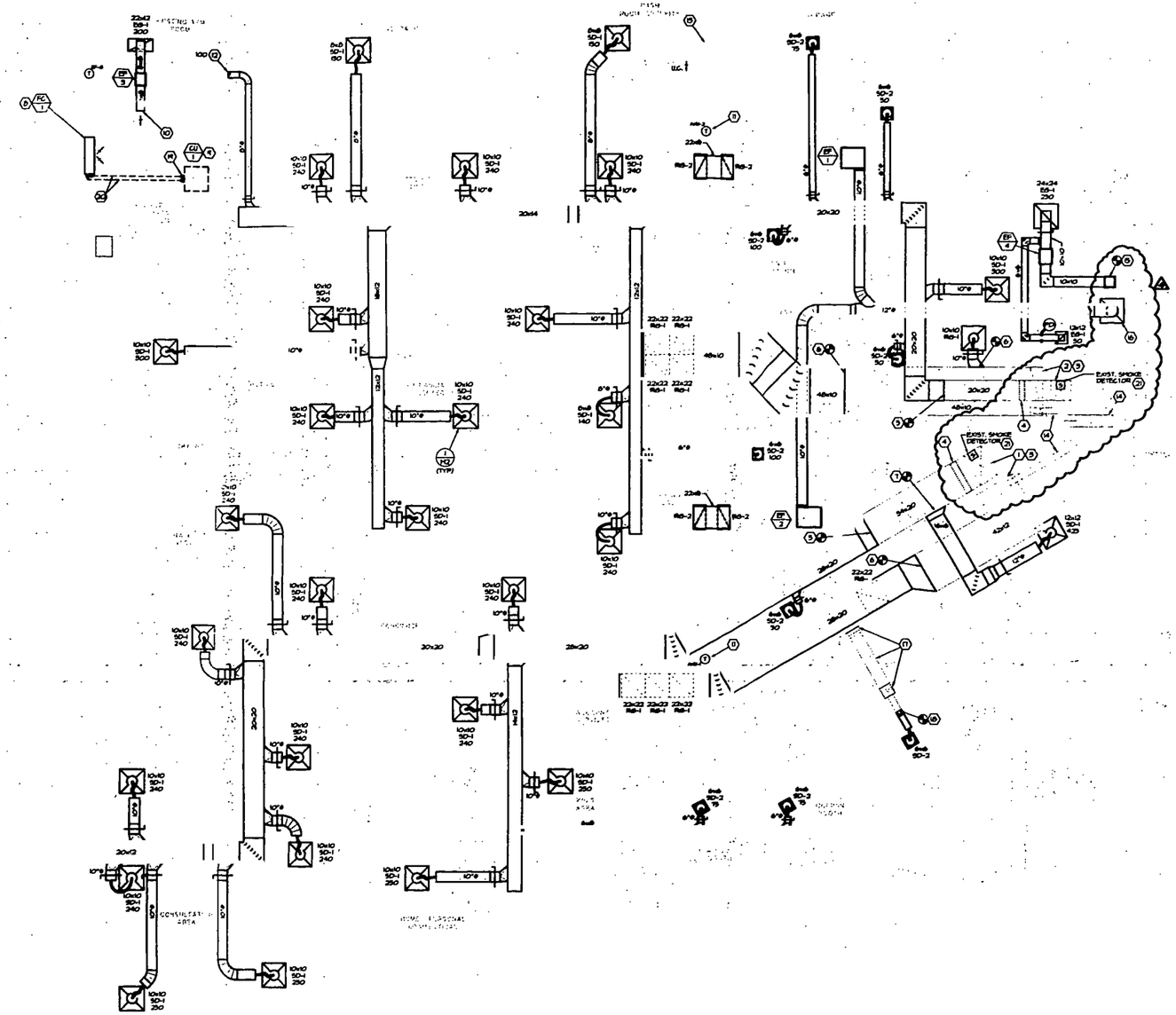

1 MECHANICAL FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NOTES

1. EXISTING 10 TON A/R HANDLING UNIT (AHU-1) AND ASSOCIATED DUCTWORK TO REMAIN. MECHANICAL ROOM BALANCE TO 4500 CFM SUPPLY AIR AND 450 CFM OUTSIDE AIR
2. EXISTING 8 TON AIR HANDLING UNIT (AHU-2) AND ASSOCIATED DUCTWORK TO REMAIN. MECHANICAL ROOM BALANCE TO 3600 CFM SUPPLY AIR AND 360 CFM OUTSIDE AIR.
3. CONTRACTOR SHALL THOROUGHLY CLEAN AND INSPECT EXISTING EQUIPMENT AND EQUIPMENT COMPONENTS TO REMAIN. REPLACE BELTS, CLEAN COIL AND CASE, CALIBRATE CONTROLS AND REPLACE ANY COMPONENTS FOUND TO BE LEAKING OR DAMAGED. PROVIDE NEW FILTERS FOR EXISTING AIR HANDLER PRIOR TO START-UP OF AHU. NEW FILTERS SHALL BE COMPATIBLE WITH THE EXISTING FILTERS. CONTRACTOR SHALL FULLY CHARGE EXISTING REFRIGERATION SYSTEM.
4. EXISTING ZONE ELECTRIC DUCT HEATER LOCATED IN SUPPLY AIR DUCT TO REMAIN. FIELD VERIFY EXISTING LOCATION AND LOCATION.
5. CONNECT NEW ZONE SUPPLY AIR MAIN TO EXISTING SUPPLY AIR DUCT. FIELD VERIFY SIZE AND LOCATION IN FIELD.
6. CONNECT NEW RETURN AIR DUCT TO EXISTING RETURN AIR DUCT. FIELD VERIFY EXISTING SIZE AND LOCATION IN FIELD.
7. CONNECT NEW SUPPLY AIR BRANCH DUCT TO EXISTING SUPPLY AIR MAIN.
8. ROOF FAN SCHEDULED ON MECHANICAL SCHEDULES.
9. PROVIDE NEW CONDENSING UNIT ON ROOF. COORDINATE EXACT LOCATION OF UNIT WITH EXISTING CONDITIONS AND WITH CONSTRUCTION MANAGER.
10. EXHAUST ROUTED ABOVE CEILING AND DISCHARGED INTO CEILING PLENUM.
11. [illegible] INDICATED. COORDINATE THERMOSTAT TYPE AND CONTROLS WITH BUILDING CONSTRUCTION MANAGER AND EXISTING CONDITIONS. REPLACE AS REQUIRED.
12. ROUTE NEW SUPPLY AIR BRANCH TO EXISTING AIR DEVICE. BALANCE AIR FLOW TO CFM NOTED ON PLAN.
13. DUCT TO BE INSULATED FOR RETURN AIR PATH.
14. EXISTING OUTDOOR AIR GRILLE AND DUCT TO REMAIN. VERIFY EXISTING DUCT SIZE AND LOCATION IN FIELD.
15. ROUTE NEW EXHAUST AIR DUCT TO EXISTING EXTERIOR EXHAUST GRILLE MOUNTED UNDERNEATH SOFFIT.
16. FURNISH AND INSTALL EXTERIOR 24x24 EXHAUST AIR GRILLE UNDERNEATH SOFFIT. MEN OR LIKE SHALL MATCH EXISTING.
17. EXISTING TRANSFER GRILLE DUCT AND TRANSFER AIR BLOWER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.
18. CONNECT NEW TRANSFER AIR DUCT TO EXISTING AND ROUTE TO NEW AIR DEVICE. COORDINATE ROUTING WITH EXISTING CONDITIONS AND CONSTRUCTION MANAGER.
19. ROUTE REFRIGERANT PIPING UP THRU SPECIFIC FLOOR TO CONDENSING UNIT ON ROOF. COORDINATE ROUTING WITH EXISTING CONDITIONS AND CONSTRUCTION MANAGER.
20. SIZE AND ROUTE REFRIGERANT LINES PER MANUFACTURER'S INSTRUCTIONS.
21. FIELD VERIFY PRESENCE OF SMOKE DETECTOR IN EXISTING AIR HANDLING UNIT. IF NO SMOKE DETECTOR, PROVIDE NEW WITH VISUAL AND AUDIBLE SIGNAL PER SPECIFICATION 8 283.

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ENGINEERING
A.D.A. COORD.
BUILDING

HVAC REQUIREMENTS

	YES	NO
DUCT SMOKE DETECTOR (EXISTING)	X	
FIRE DAMPERS		X
SMOKE DAMPERS		X
FIRE RATED ENCLOSURE		X
FIRE RATED FLOOR/FLOOR		X
CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

OUTSIDE AIR REQUIREMENTS

ROOM PURPOSE	NUMBER OF PEOPLE	ASHRAE 62-1989 OUTSIDE AIR REQUIREMENTS: CFM PER PERSON	ASHRAE 62-1989 OUTSIDE AIR REQUIREMENTS: CFM REQD	SYSTEM NUMBER	OUTSIDE AIR (CFM PER UNIT)
FINANCIAL CENTER	23	20.00	460	AHU-1	450
OTHER AREAS	11	20.00	220	AHU-2	360
		TOTAL:	680	TOTAL:	810

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

HENDERSON ENGINEERS INCORPORATED
MECHANICAL / ELECTRICAL / CIVIL
DESIGN CONSULTANTS

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MIAMI BEACH, FL 33139-1504

GENERAL NOTES:

1. PRIOR TO SUBMITTING BID THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE REVIEW OF THE GENERAL NOTES, SPECIFICATIONS AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. CONTRACTOR IS SHALL COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. DUCTWORK AND PIPING SHALL BE ROUTED TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC.
3. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
4. MECHANICAL EQUIPMENT, DUCTWORK AND PIPING IS SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD MEASURE EXISTING CONDITIONS AND MAKE ALTERATIONS PRIOR TO FABRICATION, INSTALLATION AND ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. CONTRACTOR SHALL FIELD VERIFY FINAL EQUIPMENT LOCATIONS TO INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
5. COORDINATE ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. CONTRACTOR SHALL INSTALL ALL DUCTWORK AND PIPING PARALLEL TO WALLS AND BEAMS UNLESS OTHERWISE SHOWN OR NOTED.
7. CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. CONTRACTOR SHALL INSTALL FIRESTOP ALL PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH ALL REQUIREMENTS.
8. CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE FINAL CEILING TYPE TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
9. LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHTING LOCATIONS.
10. EXISTING THERMOSTATS SHALL BE RELOCATED AS SHOWN BY MECHANICAL CONTRACTOR AND WIRED IN CONDUIT BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. MOUNTING HEIGHTS SHALL MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS.
11. ALL BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO REMOVAL DIFFUSERS, REGISTERS AND GRILLES SHALL HAVE A FIELD FABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR TO ROUND BRANCH DUCT TAKEOFF FITTING WITH MANUAL BALANCING DAMPER AND LOCKING QUADRANT.
12. RIGID DUCTWORK INSULATION: FURNISH AND INSTALL 1-1/2" THICK, 3/4 LB DENSITY INSULATION WRAP ON ALL RIGID ROUND, CONCEALED, SUPPLY AIR DUCTS. FURNISH AND INSTALL 1" THICK, 3 LB DENSITY INTERNAL DUCT LINER IN ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS. SHEET METAL SIZES SHALL BE INCREASED ACCORDINGLY.
13. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX TYPE M-E, FLEXMASTER TYPE 8A OR APPROVED EQUAL SHALL BE LISTED UNDER UL 94 AS CLASS 1 AIR DUCT AND SHALL BE PROVIDED WITH INTEGRAL 2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING.

MECHANICAL SYMBOLS

- ROOF MOUNTED EQUIPMENT
- NEW DUCTWORK AND SIZE
- DUCT ELBOW WITH TURNING VANES
- FLEXIBLE CONNECTION
- SUPPLY DIFFUSER
- RETURN OR EXHAUST GRILLE
- MANUAL VOLUME DAMPER
- THERMOSTAT AND UNIT DESIGNATION
- CONNECT NEW TO EXISTING
- EQUIPMENT DESIGNATION
- PLAN NOTE DESIGNATION
- ABOVE FINISHED FLOOR
- UNLESS NOTED OTHERWISE
- UNDER CUT
- AIR DEVICE DESIGNATION: NECK SIZE; TYPE - REFER TO SCHEDULE; CFM
- FIRE DAMPER

No.	Revisions/Submissions	Date
3	PLAN REVISION REVISIONS (#2)	01/24/02
2	CITY REVISIONS	11/20/01
1	ISSUED FOR PERMIT - BID SET	10/03/01

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Drawing Title: MECHANICAL FLOOR PLAN

Seal

Drawn	JPP	Project No.	0150000016
Checked	MDF	Scale	AS NOTED
Date	10/03/01	Drawing No.	M-1

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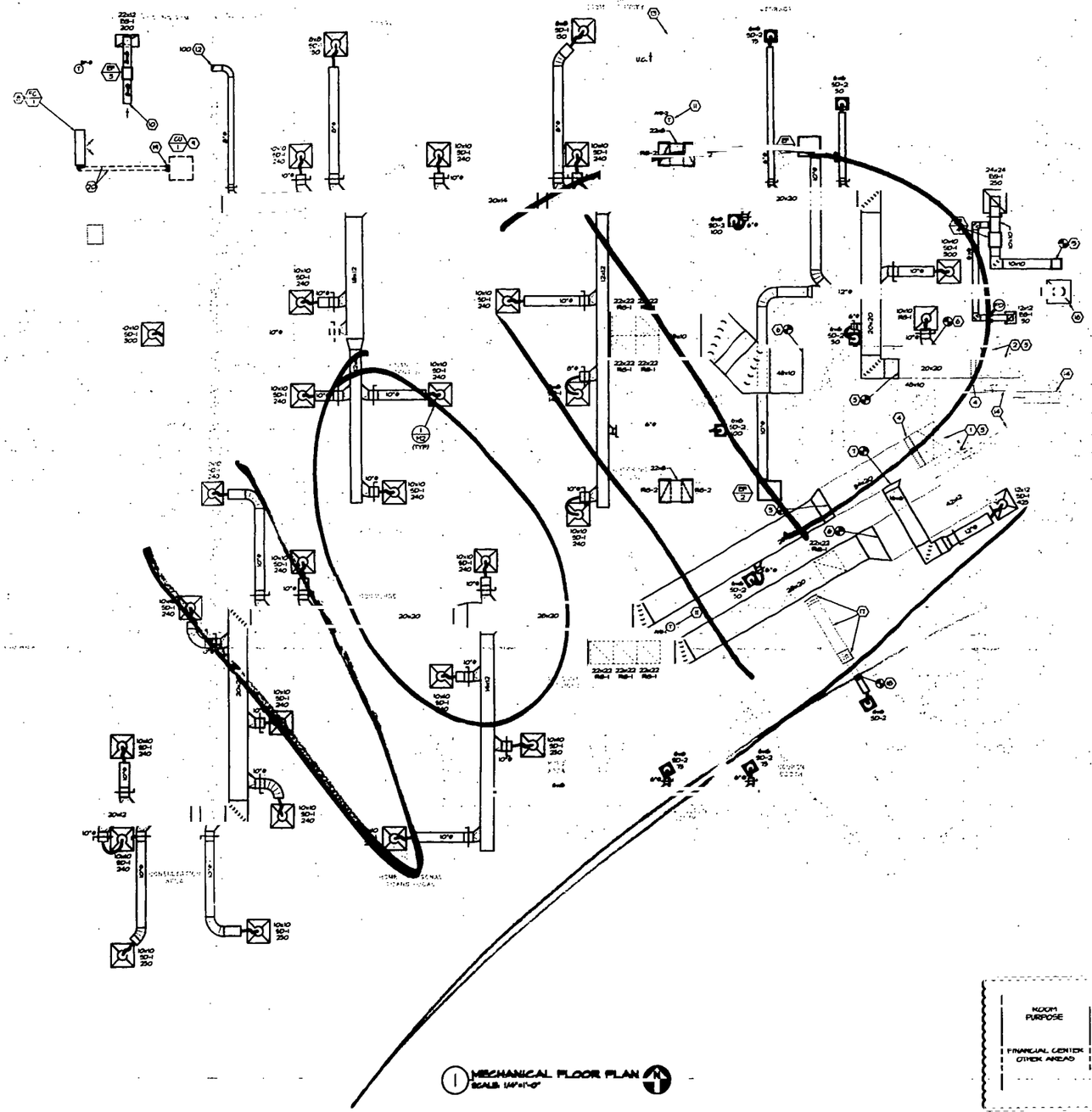

1 MECHANICAL FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NOTES:

1. EXISTING ROOFTOP AIR HANDLING UNIT (AHU-1) AND ASSOCIATED DUCTWORK TO REMAIN. MECHANICAL ROOM BALANCE TO 4535 CFM SUPPLY AIR AND 450 CFM OUTSIDE AIR.
2. EXISTING ROOFTOP AIR HANDLING UNIT (AHU-2) AND ASSOCIATED DUCTWORK TO REMAIN. MECHANICAL ROOM BALANCE TO 3675 CFM SUPPLY AIR AND 360 CFM OUTSIDE AIR.
3. CONTRACTOR SHALL THOROUGHLY CLEAN AND INSPECT EXISTING EQUIPMENT AND EQUIPMENT COMPONENTS TO REMAIN. REPLACE BELTS, CLEAN COIL AND CASE, CALIBRATE CONTROLS AND REPLACE ANY CONDENSATE PIPING THAT IS LEAKING OR DAMAGED. PROVIDE NEW FILTERS FOR EXISTING AIR HANDLER PRIOR TO START-UP OF UNIT. NEW FILTERS SHALL BE COMPATIBLE WITH THE EXISTING FILTERS. CONTRACTOR SHALL FULLY CHARGE EXISTING REFRIGERATION SYSTEM.
4. EXISTING ZONE ELECTRIC DUCT HEATER LOCATED IN SUPPLY AIR DUCT TO REMAIN. TEST AND VERIFY THAT IS IN GOOD CONDITION AND LOCATION.
5. CONNECT NEW ZONE SUPPLY AIR MAIN TO EXISTING SUPPLY AIR DUCT. VERIFY EXISTING DUCT SIZE AND LOCATION IN FIELD.
6. CONNECT NEW RETURN AIR DUCT TO EXISTING RETURN AIR DUCT VERIFY EXISTING DUCT SIZE AND LOCATION IN FIELD.
7. CONNECT NEW SUPPLY AIR BRANCH DUCT TO EXISTING SUPPLY AIR MAIN.
8. MOUNT THERMOSTAT AT +48" A.F.F. OR BELOW DOOR SWITCH.
9. PROVIDE NEW CONDENSING UNIT ON ROOF. COORDINATE EXACT LOCATION OF UNIT WITH EXISTING CONDITIONS AND WITH CONSTRUCTION MANAGER.
10. EXHAUST ROUTED ABOVE CEILING AND DISCHARGED INTO CEILING PLENUM.
11. UNIT TO CONTROL LOCATE NEW THERMOSTAT - TYPE AND CONTROLS AS REQUIRED BY BUILDING CONSTRUCTION MANAGER AND EXISTING CONDITIONS. REPLACE AS REQUIRED.
12. ROUTE NEW SUPPLY AIR BRANCH TO EXISTING AIR DEVICE. SIZE AS SHOWN TO CFM NOTED ON PLAN.
13. DOOR TO BE ADEQUATELY UNDERCUT FOR RETURN AIR PATH.
14. EXISTING OUTSIDE AIR GRILLE AND DUCT TO REMAIN. VERIFY EXISTING DUCT SIZE AND LOCATION IN FIELD.
15. ROUTE NEW EXHAUST AIR DUCT TO EXISTING EXHAUST GRILL. MOUNT UNDERNEATH SOFFIT.
16. PATCH AND INSTALL 24x24 EXHAUST AIR GRILLE UNDERNEATH NEW SOFFIT. SIZE AS SHOWN TO CFM NOTED ON PLAN.
17. EXISTING TRANSFER GRILLES, DUCT AND TRANSFER AIR BLOWER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.
18. CONNECT NEW TRANSFER AIR DUCT TO EXISTING AND ROUTE TO NEW AIR DEVICE. COORDINATE ROUTING WITH EXISTING CONDITIONS AND CONSTRUCTION MANAGER.
19. ROUTE REFRIGERANT PIPING UP THRU SECOND FLOOR TO CONDENSING UNIT ON ROOF. COORDINATE ROUTING WITH EXISTING CONDITIONS AND CONSTRUCTION MANAGER.
20. SIZE AND ROUTE REFRIGERANT LINES PER MANUFACTURER'S INSTRUCTIONS.

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GENERAL NOTES:

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2. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE THAT ANY CONFLICTS BETWEEN INSTALLATION, DUCTWORK AND PIPING SHALL BE ROUTED TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC.
3. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
4. MECHANICAL EQUIPMENT, DUCTWORK AND PIPING IS SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL LOCATIONS PRIOR TO FABRICATION AND MAKE ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. CONTRACTOR SHALL FIELD VERIFY FINAL EQUIPMENT LOCATIONS TO INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROVIDE A MINIMUM CLEARANCE AROUND EQUIPMENT.
5. COORDINATE ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. CONTRACTOR SHALL INSTALL ALL DUCTWORK AND PIPING PARALLEL TO BUILDING LINES UNLESS NOTED OTHERWISE SHOWN OR NOTED.
7. CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. CONTRACTOR SHALL FIREPROOF ALL PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH ALL REQUIREMENTS.
8. CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER, TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
9. LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHTING LOCATIONS.
10. EXISTING THERMOSTATS SHALL BE RELOCATED AS SHOWN BY MECHANICAL CONTRACTOR AND WIRED IN CONDUIT BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. MOUNTING HEIGHTS SHALL MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS.
11. ALL BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES SHALL HAVE A FACTORY-FABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR-TO-ROUND BRANCH DUCT TAKEOFF FITTING WITH MANUAL BALANCING DAMPER AND LOCKING QUADRANT.
12. RUND DUCTWORK INSULATION: FURNISH AND INSTALL 1-1/2" THICK, 3/4 LB DENSITY INSULATION WRAP ON ALL RUND ROUND CONCEALED SUPPLY AIR DUCTS. FURNISH AND INSTALL 1" THICK, 3 LB DENSITY INTERNAL DUCT LINER IN ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS. SHEET METAL SIZES SHALL BE INCREASED ACCORDINGLY.
13. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX T-ME MKE, FLEXMASTER TYPE 8M, OR APPROVED EQUAL. SHALL BE LISTED UNDER UL 181 AS CLASS 1 AIR DUCT AND SHALL BE PROVIDED WITH INTEGRAL 2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING.

MECHANICAL SYMBOLS

- ROOF MOUNTED EQUIPMENT
- RDH DUCTWORK AND SIZE
- DUCT ELBOW WITH TURNING VANES
- FLEXIBLE CONNECTION
- SUPPLY DIFFUSER
- RETURN OR EXHAUST GRILLE
- MANUAL VOLUME DAMPER
- THERMOSTAT AND UNIT DESIGNATION
- CONNECT NEW TO EXISTING
- EQUIPMENT DESIGNATION
- PLAN NOTE DESIGNATION
- AFF ABOVE FINISHED FLOOR
- UNO UNLESS NOTED OTHERWISE
- U.C. UNDER CUT
- (AIR DEVICE DESIGNATION)
  - NECK SIZE
  - TYPE - REFER TO SCHEDULE
  - CFM
- FIRE DAMPER

HVAC REQUIREMENTS:

	YES	NO
DUCT SMOKE DETECTOR (EXISTING)	X	
FIRE DAMPERS		X
SMOKE DAMPERS		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

OUTSIDE AIR REQUIREMENTS

ROOM PURPOSE	NUMBER OF PEOPLE	ASHRAE 62-1989 OUTSIDE AIR REQUIREMENTS CFM PER PERSON	CFM REQD	SYSTEM NUMBER	ACTUAL OUTSIDE AIR (CFM PER UNIT)
				AHU-1	450
				AHU-2	360
FINANCIAL CENTER	23	20.00	460		
OTHER AREAS	11	20.00	220		
			0		
		TOTAL =	680	OTAL =	810

1 CITY REVISIONS — 11/20/01
ISSUED FOR PERMIT / 3RT SET — 10/03/01
No. Revisions/Submissions — Date

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Drawing Title: MECHANICAL FLOOR PLAN
Seal
Drawn: JPP — Project No.: 0150000016
Checked: MDF — Scale: AS NOTED
Date: 10/03/01 — Drawing No.: M-1

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NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SPOT VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

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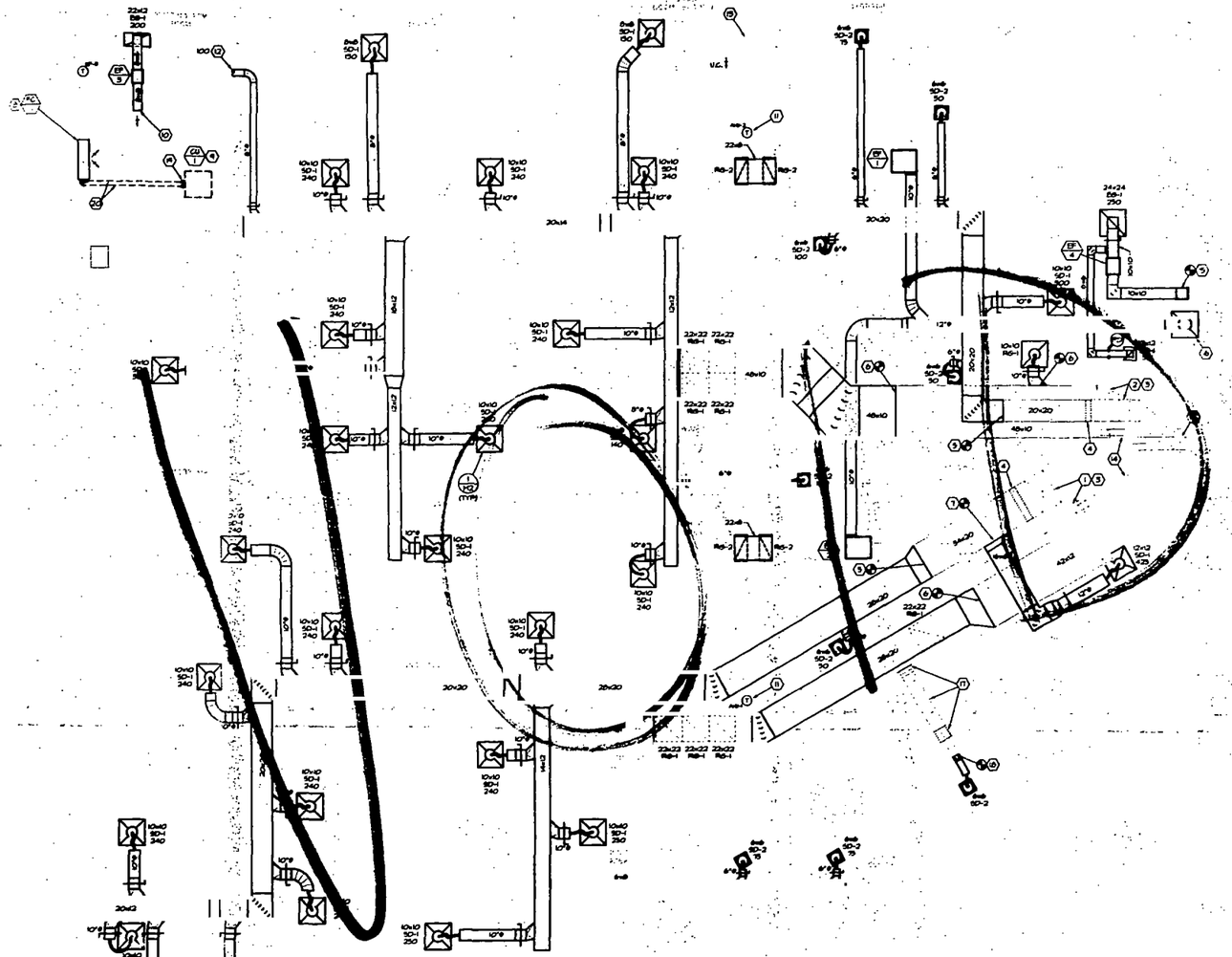

1 MECHANICAL FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NOTES:

1. EXISTING 10 TON AHU (AHU-1) AND ASSOCIATED DUCTWORK TO REMAIN. VERIFY MECHANICAL ROOM BALANCE TO 7,500 CFM SUPPLY AIR AND 750 CFM OUTSIDE AIR.
2. EXISTING 8 TON AHU (AHU-2) AND ASSOCIATED DUCTWORK TO REMAIN. VERIFY MECHANICAL ROOM BALANCE TO 3875 CFM SUPPLY AIR AND 380 CFM OUTSIDE AIR.
3. EXISTING [illegible] THOROUGHLY CLEAN AND INSPECT [illegible] AND EQUIPMENT COMPONENTS TO REMAIN, AND REPLACE ANY [illegible] COIL AND CASE, CALIBRATE CONTROLS DEFICIENT AIR CONDITIONING PIPING THAT IS LEAKING OR [illegible] REPLACE WITH [illegible] FOR EXISTING AIR HANDLER WITH [illegible] SUPPLY AIR, 4,175 CFM SHALL BE COMPATIBLE WITH [illegible] CFM. CONTRACTOR SHALL FULLY CHECK [illegible] NEW DESIGN SYSTEM.
4. EXISTING ELECTRIC DUCT HEATER LOCATED IN SUPPLY AIR DUCT. VERIFY EXISTING SIZE AND LOCATION IN FIELD.
5. CONNECT NEW ZONE SUPPLY AIR MAIN TO EXISTING SUPPLY AIR DUCT. VERIFY EXISTING SIZE AND LOCATION IN FIELD.
6. CONNECT NEW RETURN AIR DUCT TO EXISTING RETURN AIR DUCT. VERIFY EXISTING SIZE AND LOCATION IN FIELD.
7. CONNECT NEW SUPPLY AIR BRANCH DUCT TO EXISTING SUPPLY AIR DUCT.
8. MOUNT FAN COIL UNIT ON WALL, 3" BELOW CEILING.
9. ERECT NEW CONDENSING UNIT ON ROOF. COORDINATE EXACT LOCATION OF UNIT WITH EXISTING CONDITIONS AND WITH CONSTRUCTION MANAGER.
10. EXHAUST NOTED ABOVE CEILING AND DISCHARGE INTO GRILLE @ 9'-6" H.F.F.
11. RELOCATED WALL MOUNTED THERMOSTAT [illegible] LOCATED. COORDINATE WITH CONSTRUCTION MANAGER AND ELECTRICAL CONTRACTOR. REPLACE AS REQUIRED.
12. ROUTE NEW SUPPLY AIR BRANCH TO EXISTING AIR DEVICE. BALANCE WITH AUTOMATIC DAMPER AS NOTED ON PLAN.
13. DUCT TO BE ACTUALLY FIELD RETURN AIR PATH.
14. EXISTING GRILLE AIR DEVICE AND DUCT TO REMAIN. VERIFY EXISTING SIZE AND LOCATION IN FIELD.
15. ROUTE NEW EXHAUST AIR DUCT TO EXISTING EXHAUST GRILLE. PAINT TO ADDRESS AS NOTED.
16. REMOVE AND INSTALL EACH EXHAUST AIR GRILLE ADDRESS AS NOTED ON PLAN. [illegible] WITH EXISTING.
17. EXISTING TRANSFER GRILLE DUCT AND TRANSFER AIR BLOWER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.
18. DUCT FOR TRANSFER AIR DUCT TO EXISTING AIR ROOF TO CONNECT TO EXISTING DUCT. COORDINATE WITH EXISTING CONDITIONS AND CONSTRUCTION MANAGER.
19. ROUTE REFRIGERANT PIPING AT THIRD LEVEL OF ROOF TO CONDENSING UNIT ON ROOF. COORDINATE WITH EXISTING CONDITIONS AND CONSTRUCTION MANAGER.
20. S.A.I. AND ROUTE REFRIGERANT [illegible] PER MANUFACTURER'S INSTRUCTIONS.

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GENERAL NOTES:

1. PRIOR TO SUBMITTING B.I.D. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONTRACT DOCUMENTS. CONTACT ARCHITECT, ENGINEER AND/OR OWNER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMITTAL OF B.I.D.
2. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. [illegible] SHALL BE ROUTED TO A [illegible] SPRINKLER, ELECTRICAL PANELS, LIGHTING FIXTURES, ETC.
3. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
4. MECHANICAL EQUIPMENT, DUCTWORK AND PIPING IS SHOWN AS APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD MEASURE FINAL DUCTWORK AND PIPING LOCATIONS PRIOR TO [illegible] AT LEAST 24" CLEARANCE SHALL BE PROVIDED AT ALL DUCTWORK AND PIPING. [illegible] CONTRACTOR SHALL REVIEW ALL EQUIPMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. [illegible] EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROVIDE A MINIMUM CLEARANCE AND/OR [illegible] EQUIPMENT.
5. COORDINATE ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. CONTRACTOR SHALL INSTALL ALL DUCTWORK AND PIPING [illegible] TO 9'-0" H.A.F.F. UNLESS OTHERWISE SHOWN OR NOTED.
7. CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. CONTRACTOR SHALL [illegible] ALL [illegible] CONSTRUCTION [illegible] COMPONENTS IN ACCORDANCE WITH [illegible] REQUIREMENTS.
8. CONTRACTOR SHALL COORDINATE THE EXACT [illegible] SIZE AND PROVIDE TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
9. LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHT FIXTURES.
10. EXISTING THERMOSTATS SHALL BE RELOCATED AS SHOWN BY MECHANICAL CONTRACTOR AND WIRED W/ CONDUIT BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. HEATING @ 6'-0" A.F.F. SHALL MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS.
11. ALL BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES SHALL HAVE A FACTORY FABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR/ROUND BRANCH DUCT TAKEOFF FITTING WITH MANUAL BALANCING DAMPER AND LOCKING QUADRANT.
12. R-6.0 DUCTWORK INSULATION. FURNISH AND INSTALL 1-1/2" THICK 3/4 LB DENSITY INSULATION WRAP ON ALL R-6.0 ROUND, OVAL AND RECTANGULAR SUPPLY AIR DUCTS. FURNISH AND INSTALL 1" THICK 3/4 LB DENSITY INTERNAL DUCT LINER IN ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS. SHEET METAL SIZES SHALL BE INCREASED ACCORDINGLY.
13. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX/ TYPE M-ZC FLEXMASTER TYPE 5M OR APPROVED EQUAL SHALL BE LISTED UNDER UL 181 AS CLASS 1 AIR DUCT AND SHALL BE PROVIDED WITH INTEGRAL 2" THICK 3/4 LB DENSITY FIBERGLASS INSULATION. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING.

MECHANICAL SYMBOLS

- ROOF MOUNTED EQUIPMENT
- NEW DUCTWORK AND SIZE
- DUCT ELBOW WITH TURNING VANES
- FLEXIBLE CONNECTION
- SUPPLY DIFFUSER
- RETURN OR EXHAUST GRILLE
- MANUAL VOLUME DAMPER
- THERMOSTAT AND UNIT DESIGNATION
- CONNECT NEW TO EXISTING
- EQUIPMENT DESIGNATION
- PLAN NOTE DESIGNATION
- ABOVE FINISHED FLOOR
- UNLESS NOTED OTHERWISE
- UNDER CUT
- AIR DEVICE DESIGNATION: NECK SIZE / CFM - REFER TO SCHEDULE
- FIRE DAMPER

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No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BID SET	10/03/01

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

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Drawing Title: MECHANICAL FLOOR PLAN

Seal	Drawn: JPP	Project No.: 0150000096	
	Checked: MDF	Scale: AS NOTED	
	Date: 10/03/01	Drawing No.: M-1	

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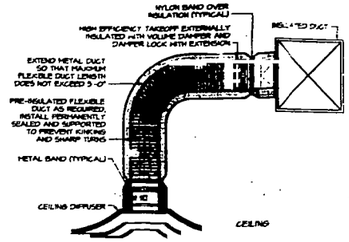

1 LAY-IN CEILING DIFFUSER
NOT TO SCALE

GRILLE, REGISTER AND DIFFUSER SCHEDULE

MARK	MANUFACTURER	SERVICE	MODEL	MOUNTING	TYPE	MODULE SIZE	NOTES
SD-1	TITUS	SUPPLY	MCD	CEILING	MODULAR CORE	24x24	A, B, D, E, F, G, -
SD-2	TITUS	SUPPLY	MCD	CEILING	MODULAR CORE	2'-2	A, B, D, E, F, G, -
RG-1	TITUS	RETURN	25RS	CEILING	GRILLE	24x24	A, B, C, D, G, -
RG-2	TITUS	RETURN	25RS	CEILING	GRILLE	22x2	A, B, -
EG-1	TITUS	EXHAUST	50R	CEILING	1/2"x1/2"x1/2" EGGCRATE	PER PLAN	A, B, C

NOTES:
A. FRAME AND FACE BLADES SHALL HAVE BAKED ENAMEL OFF-WHITE FINISH.
B. COORDINATE EXACT FRAME MOUNTING TYPE WITH ARCHITECTURAL REFLECTED CEILING PLAN.
C. PROVIDE NECK FOR DUCT CONNECTION.
D. NECK SIZE SHOWN ON DRAWINGS.
E. 4-WAY THROW PATTERN UNLESS OTHERWISE SHOWN ON DRAWINGS.
F. BRAN. H DUCT SIZE SHALL BE SAME AS NECK SIZE UNLESS NOTED OTHERWISE.
G. PROVIDE VOLUME DAMPER AS NOTED ON DRAWINGS.
H. PROVIDE SQUARE TO ROUND TRANSITION.

FAN SCHEDULE

MARK	SERVICE	MANUFACTURER	MOUNTING	MODEL	CFM	ESP (IN)	DRIVE	MIN. HP	FAN RPM	ELECTRICAL V/PH	NOTES
EF-1	MEN	COOK	CEILING	GC-520	300	.05	DIRECT	131 watts	1105	120/1	A, B, C, E
EF-2	WOMEN	COOK	CEILING	GC-520	300	.05	DIRECT	131 watts	1105	120/1	A, B, C, E
EF-3	EXISTING ATM ROOM	COOK	INLINE	GN-420	200	0.375	DIRECT	112 watts	975	120/1	A, B, E, F
EF-4	BREAKROOM/JANITOR'S	COOK	INLINE	GN-520	300	.05	DIRECT	130 watts	1200	120/1	A, B, D, E

NOTES:
A. PROVIDE RUBBER IN SHEAR ISOLATION AND ALL-THREAD HANGING RODS.
B. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECT SWITCH.
C. INTERLOCK FAN OPERATION WITH RESTROOM LIGHT SWITCH.
D. INTERLOCK FAN OPERATION WITH BREAKROOM LIGHT SWITCH.
E. PROVIDE WITH VARIABLE SPEED CONTROLLER MOUNTED IN FAN.
F. FAN SHALL BE CONTROLLED BY ADJUSTABLE ROOM THERMOSTAT SET @ 85°F.

FAN COIL AND CONDENSING UNIT SCHEDULE

MARK	SERVICE LOCATION	MANUFACTURER	FAN COIL UNIT MODEL	SUPPLY FAN CFM	SUPPLY FAN WATTS	FC ELECTRIC (V/PH)	CONDENSING UNIT MODEL	TC (MBH)	CU ELECTRIC (V/PH)	NOTES
FC-1/CU-1	DATA ROOM	EMI	MSP09A	310	82	120/1	LENNOX 10ACB12	9.0	208/1	A - L

NOTES:
A. EQUIPMENT FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
B. PROVIDE 'EMI' UNIT AS SPECIFIED.
C. PROVIDE CONDENSATE PUMP WITH FAN COIL UNIT. REFERENCE PLUMBING DRAWING FOR FAN COIL CONDENSATE DRAIN PIPING.
D. SUPPLIER SHALL FURNISH EQUIPMENT WITH LOW AMBIENT CONTROL KIT AND WINTER START CONTROL.
E. SUPPLIER SHALL FURNISH EQUIPMENT WITH ALL COMPONENTS BY THE SAME MANUFACTURER.
F. PROVIDE INTEGRAL CLEANABLE FILTER.
G. SUPPLIER SHALL PROVIDE REFRIGERANT PIPING LINE SET AND ACCESSORIES FOR INSTALLATION BY MECHANICAL CONTRACTOR.
H. SUPPLIER SHALL FURNISH EQUIPMENT WITH LIQUID LINE FILTER DRYER AND SIGHT GLASS.
J. SUPPORT CONDENSING UNIT ON ROOF WITH 4"x4" CCA PRESSURE TREATED BLOCKS.
K. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL DISCONNECT SWITCHES FOR EACH UNIT. CONDENSING UNIT SHALL HAVE A WEATHERPROOF, FUSED DISCONNECT SWITCH.
L. PROVIDE FAN COIL UNIT WITH WIRELESS INFRARED REMOTE CONTROL.

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No.	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BIT SET	10/03/01

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Drawing Title: MECHANICAL DETAILS & SCHEDULES

Seal

Drawn: JPP
Checked: VDF
Date: 10/03/01
Project No.: 0150000046
Scale: AS NOTED
Drawing No.: M-2

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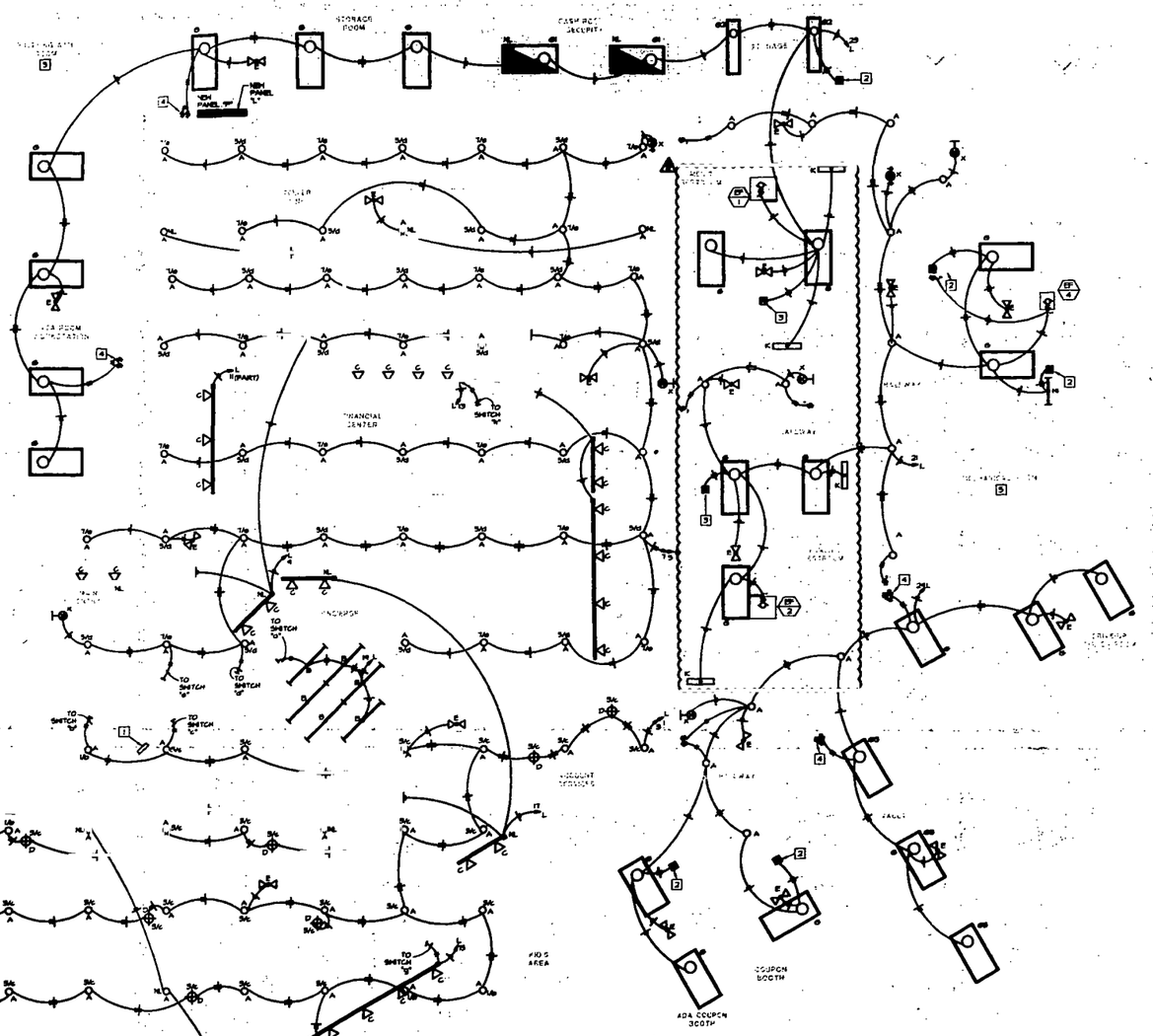
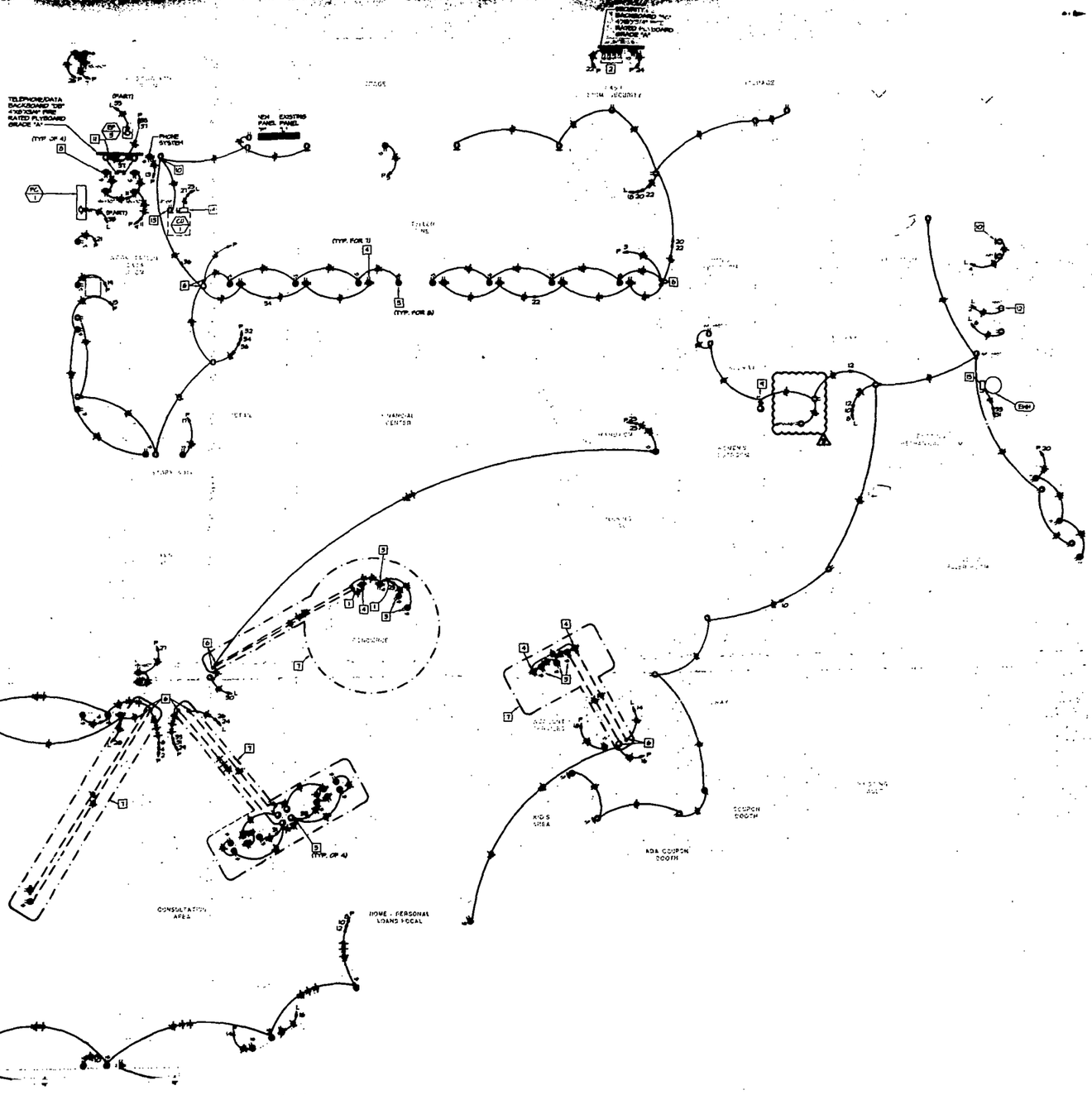

STORAGE ROOM
CASH RECEIPTS
RECEIVING
VAULT
TELLER LINE
LOAN ROOM CONFERENCE
FINANCIAL CENTER
MEZZANINE
MEZZ. OFFICE
MEZZ. CONFERENCE
MEZZ. STORAGE
MEZZ. WAY
MEZZ. TELLER
MEZZ. VAULT
MEZZ. MECHANICAL
MEZZ. ELECTRICAL
MEZZ. CORRIDOR
MEZZ. BREAK
MEZZ. MEN
MEZZ. WOMEN
MEZZ. JANITOR
MEZZ. STAIR
MEZZ. ELEVATOR
MEZZ. LOBBY
MEZZ. ENTRY
MEZZ. VESTIBULE
MEZZ. ATRIUM
MEZZ. ATRIUM BELOW
MEZZ. ATRIUM ABOVE
MEZZ. ATRIUM OPEN
MEZZ. ATRIUM CLOSED
MEZZ. ATRIUM GLASS
MEZZ. ATRIUM DOOR
MEZZ. ATRIUM WINDOW
MEZZ. ATRIUM SKYLIGHT
MEZZ. ATRIUM ROOF
MEZZ. ATRIUM FLOOR
MEZZ. ATRIUM WALL
MEZZ. ATRIUM CEILING
MEZZ. ATRIUM LIGHT
MEZZ. ATRIUM FIXTURE
MEZZ. ATRIUM SWITCH
MEZZ. ATRIUM OUTLET
MEZZ. ATRIUM JUNCTION
MEZZ. ATRIUM BOX
MEZZ. ATRIUM CONDUIT
MEZZ. ATRIUM WIRE
MEZZ. ATRIUM GROUND
MEZZ. ATRIUM NEUTRAL
MEZZ. ATRIUM HOT
MEZZ. ATRIUM PANEL
MEZZ. ATRIUM BREAKER
MEZZ. ATRIUM METER
MEZZ. ATRIUM TRANSFORMER
MEZZ. ATRIUM GENERATOR
MEZZ. ATRIUM UPS
MEZZ. ATRIUM BATTERY
MEZZ. ATRIUM CHARGER
MEZZ. ATRIUM INVERTER
MEZZ. ATRIUM RECTIFIER
MEZZ. ATRIUM CONVERT



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

NOTE:
EXISTING CONDITIONS HERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

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POWER NOTES:

1. ROUTE CONDUITS THRU CASEWORK. COORDINATE ROUTING WITH MILLWORK CONTRACTOR. SEE ARCHITECTURAL PLANS FOR DIMENSIONED LOCATION OF FLOOR CUTOUT.
2. PROVIDE (4) DUPLEX RECEPTACLES MOUNTED AT 56" A.F.F. ON PLYWOOD BACKBOARD. GENERAL CONTRACTOR COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. SEE ARCHITECTURAL DETAIL FOR ADDITIONAL INFORMATION.
3. ISOLATED GROUND RECEPTACLE (ORANGE IN COLOR) MOUNTED WITHIN THE CASEWORK AT A HEIGHT DETERMINED BY THE ARCHITECT. SEE ARCHITECTURAL PLANS FOR DIMENSIONED LOCATION OF FLOOR CUTOUT.
4. QUAD RECEPTACLE MOUNTED WITHIN THE CASEWORK AT A HEIGHT DETERMINED BY THE ARCHITECT. SEE ARCHITECTURAL PLANS FOR DIMENSIONED LOCATION OF FLOOR CUTOUT.
5. PROVIDE JUNCTION BOX WITH 4#8 TO FURNITURE MANUFACTURERS INSTALLED WIRING SYSTEM. CONTRACTOR TO PROVIDE BACKBOXES, DEVICES AND CONDUCTORS. FULLY COORDINATE WITH GENERAL CONTRACTOR AND FURNITURE SUPPLIER PRIOR TO ROUGH-IN.
6. TYPICAL EMERGENCY POWER (E) CIRCUIT.
7. CHANNEL CUT FLOOR AS REQUIRED FOR INSTALLATION OF CONDUIT AND WIRING. FIELD VERIFY EXISTING CONDITIONS PRIOR TO FLOOR PER STRUCTURAL DETAILS.
8. QUAD RECEPTACLES ARE MOUNTED ON SIDE OF DATA RACKS. #3/0 CONDUIT TO BE ROUTED DOWN SIDE OF RACKS. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF DEVICE WITH OWNER PRIOR TO INSTALLATION.
9. PROVIDE JUNCTION BOX WITH TOGGLE DISCONNECT SWITCH FOR HARD-WIRED CONNECTION TO ELECTRIC DRINKING FOUNTAIN. VERIFY EXACT LOCATION AND MOUNTING HEIGHT OF DEVICE WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
10. #12 RECEPTACLE BACK THROUGH GROUND FAULT RECEPTACLE SUCH THAT IT IS GROUND FAULT PROTECTED.
11. 1 #8 GJ GND FROM TELEPHONE/DATA PANEL TO RACKS.
12. PROVIDE SINGLE RECESSED FLUSH OUTLET AT 66" A.F.F. FOR MICROWAVE.
13. PROVIDE WEATHER PROOF GFI-TYPE DUPLEX RECEPTACLE MOUNTED TO NON-REMOVEABLE PANEL ON SIDE OF MECHANICAL UNIT. FULLY COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
14. PROVIDE 30 AMP, 2-POLE NEMA-3R, HEAVY DUTY DISCONNECT SWITCH WITH (2) 3-AMP FUSES FOR CONDENSING UNIT CU-1. FULLY COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
15. PROVIDE 30 AMP, 2-POLE NON-FUSED, GENERAL DUTY DISCONNECT SWITCH FOR 2500W, 208V, 1Ø WATER HEATER. COORDINATE EXACT LOCATION OF DISCONNECT SWITCH WITH PLUMBING CONTRACTOR.

No.	Revisions/Submissions	Date
1	PLAN REVIEW REVISIONS	05/14/02
	ISSUED FOR PERMIT / BT SET	10/05/01

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Drawing Title: ELECTRICAL POWER PLAN

Seal

Drawn: CMC	Project No. 050000048
Checked: LAC	Scale: AS NOTED
Date: 10/05/01	Drawing No. E-2

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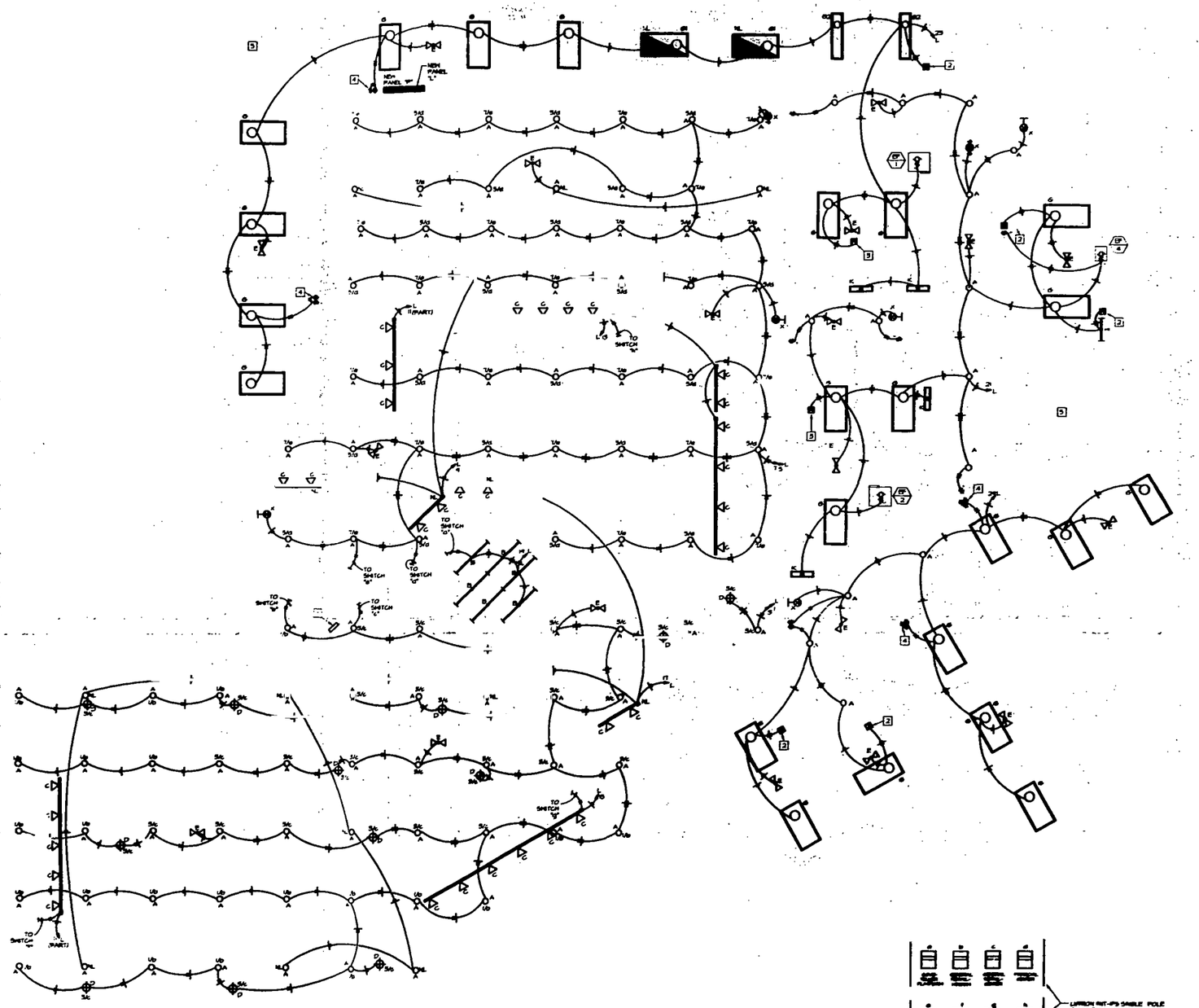
GENERAL DEMOLITION NOTES

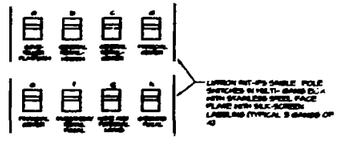
1. NOT ARCHITECTURALLY REFLECTED SEE MEP PLAN FOR EXACT LOCATION OF DEMOLISHED ITEMS.
2. ALL EMERGENCY AND EXIT LIGHTING FIXTURES SHALL BE CONNECTED TO THE EMERGENCY POWER SYSTEM.
3. EXISTING LIGHTING AND CONTROLS ARE EXISTING TO REMAIN.

DEMOLITION NOTES

1. REFER TO ELECTRICAL DEMOLITION DETAIL 1/E-5 FOR ADDITIONAL INFORMATION.
2. WALL MOUNTED OCCUPANCY SENSOR (ELEVATION INDICATED OR EQUIVALENT).
3. CEILING MOUNTED OCCUPANCY SENSOR (ELEVATION INDICATED OR EQUIVALENT).
4. EXISTING [illegible] TO REMAIN AND BE ACTIVE. SEE NEW [illegible] FOR CONTINUATION.
5. EXISTING FIXTURES ARE EXISTING TO REMAIN. FIXTURES ARE TO BE CLEANED AND RE-LAMPED. DAMAGED OR BROKEN FIXTURES ARE TO BE REPLACED WITH NEW EQUAL. VERIFY CONDITION AND CONTROL.



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



LUMION RIT-IPS SINGLE POLE SWITCHED W/ MULTI-GANG DUAL WITH STAINLESS STEEL FACE PLATE WITH SILK-SCREEN LABELING (TYPICAL 5 GANGS OF 4)

2 SWITCH ELEVATION
NOT TO SCALE

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Drawing Title: ELECTRICAL LIGHTING PLAN

Drawn: CHC | Project No: 050000046
Checked: LAC | Scale: AS NOTED
Date: 10/03/01 | Drawing No: E-1

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NOTE:
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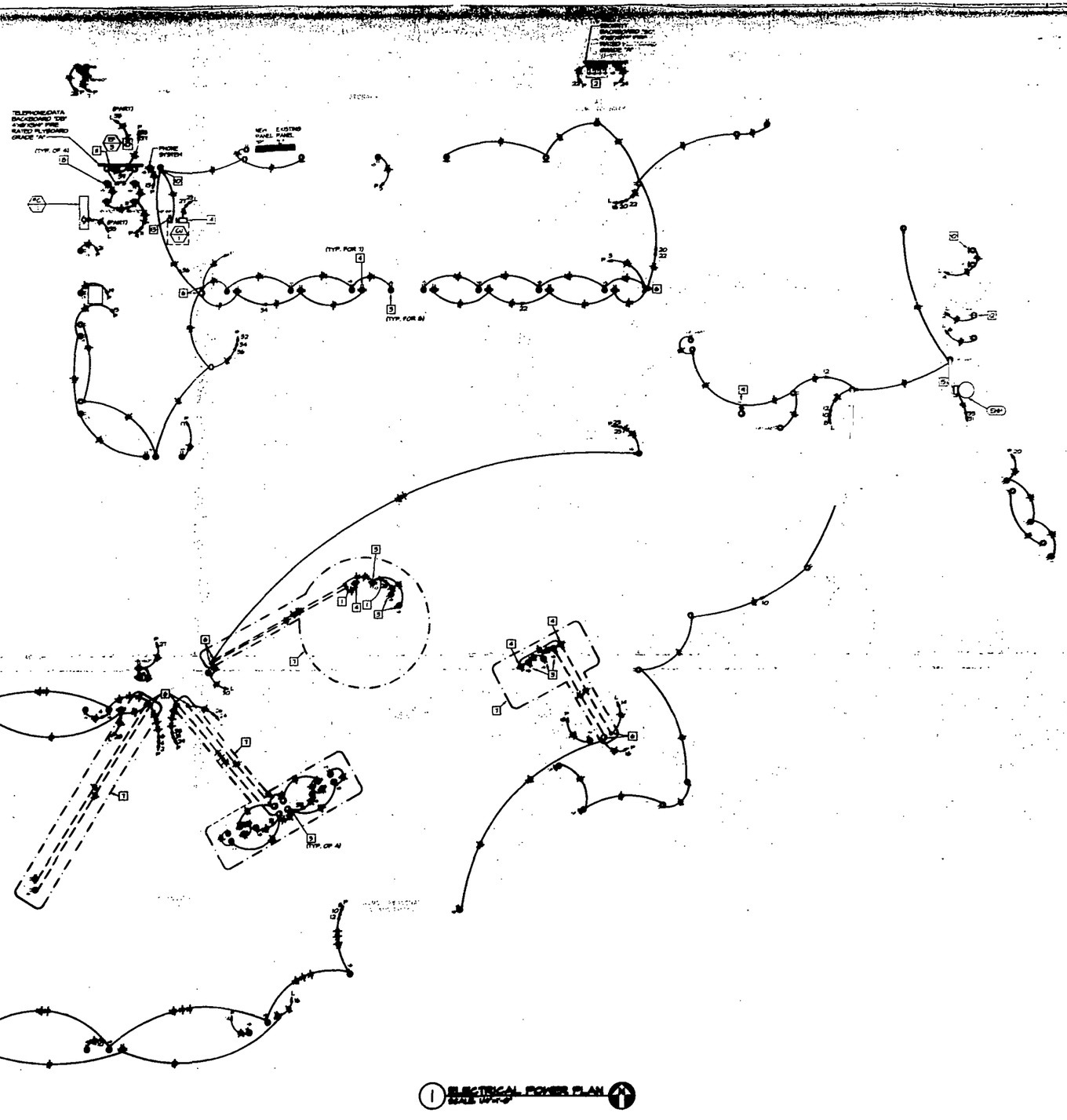

1 ELECTRICAL POWER PLAN

NOTE:

EXISTING CONDITIONS WERE VIEWED FROM VISIBLE, OPENING & AREAS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE HIS WORK AND INSTALLATION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

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FLOOR NOTES:

1. EXISTING CONDUITS, WIRE, CABLEWORK, DEVICES, ETC. TO BE REUSED WITH NEW BUILDING CONSTRUCTION. SEE ARCHITECTURAL PLANS FOR DIMENSIONED LOCATION OF FLOOR OUTLET.
2. PROVIDE (4) DUPLEX RECEPTACLES MOUNTED AT 18" A.F.F. ON BACKBOARD. GENERAL CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION.
3. ISOLATED GROUND RECEPTACLE (ORANGE IN COLOR) MOUNTED ON THE BACKBOARD AT A HEIGHT DETERMINED BY THE ARCHITECTURAL PLANS FOR DIMENSIONED LOCATION OF FLOOR OUTLET.
4. QUAD RECEPTACLE MOUNTED ON THE CABLEWORK AT A HEIGHT DETERMINED BY THE ARCHITECT. SEE ARCHITECTURAL PLANS FOR DIMENSIONED LOCATION OF FLOOR OUTLET.
5. PROVIDE JUNCTION BOX AS REQUIRED FOR THE INSTALLATION OF MANUFACTURERS INSTALLED HARNESS. CONTRACTOR TO PROVIDE BACKBOXES, DEVICES AND CONDUCTORS. FULLY COORDINATE WITH OWNER'S CONTRACTOR AND FURNITURE SUPPLIER PRIOR TO ROUGH-IN.
6. [illegible]
7. CHANNEL CUT FLOOR AS REQUIRED FOR INSTALLATION OF CONDUITS AND WIRING FED FROM FLOOR BOXES. SEE CONDITIONS RATED FLOOR PENETRATIONS.
8. QUAD RECEPTACLES ARE MOUNTED ON SIDE OF DATA RACKS AS INDICATED. TO BE ELECTRICIAN'S SCOPE OF WORK. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF DEVICE WITH OWNER PRIOR TO INSTALLATION.
9. PROVIDE JUNCTION BOX WITH [illegible] AS REQUIRED WITH [illegible] FOR HARD-WIRED CONNECTION OF [illegible] TO THE MOUNTING HEIGHT EXACT LOCATION AND MOUNTING HEIGHT OF DEVICE WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
10. [illegible] RECEPTACLE BACK THROUGH SECOND FAULT [illegible] SHOWN ON DRAWING. [illegible]
11. [illegible] AND FROM TELEPHONE/DATA PANEL TO RACKS.
12. PROVIDE SINGLE RECESSED FLOOR OUTLET AT 18" A.F.F. OR AS DIRECTED.
13. PROVIDE HEATER RATED DUPLEX RECEPTACLE MOUNTED TO UNDERSIDE OF [illegible] PANEL ON SIDE OF MECHANICAL EQUIPMENT. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
14. PROVIDE 30 AMP, 3 POLE, 4 WIRE, HEAVY DUTY DISCONNECT SWITCH WITH [illegible] FOR CONNECTION TO [illegible] COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
15. PROVIDE 30 AMP, 3 POLE, 4 WIRE, [illegible] DISCONNECT SWITCH WITH [illegible] FOR [illegible] WATER HEATER. COORDINATE EXACT LOCATION OF DISCONNECT WITH MECHANICAL PLUMBING CONTRACTOR.

COPY
MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
STRUCTURAL
ACCESSIBILITY
ELEVATOR

No.	Revision / Submission	Date
	ISSUED FOR PERMIT SET	10/03/01

design-forum. AAIIIIIIIE architects, inc.
1515 Paragon Road, Dayton, Ohio 45432 Telephone: (937) 429-6400

Drawing Title: ELECTRICAL POWER PLAN

Drawn	CMC	Project No.	C50000048
Checked	LAC	Scale	AS NOTED
Date	10/03/01	Drawing No.	E-2

HENDERSON ENGINEERS INCORPORATED
MECHANICAL / ELECTRICAL / CIVIL
Design Consultants

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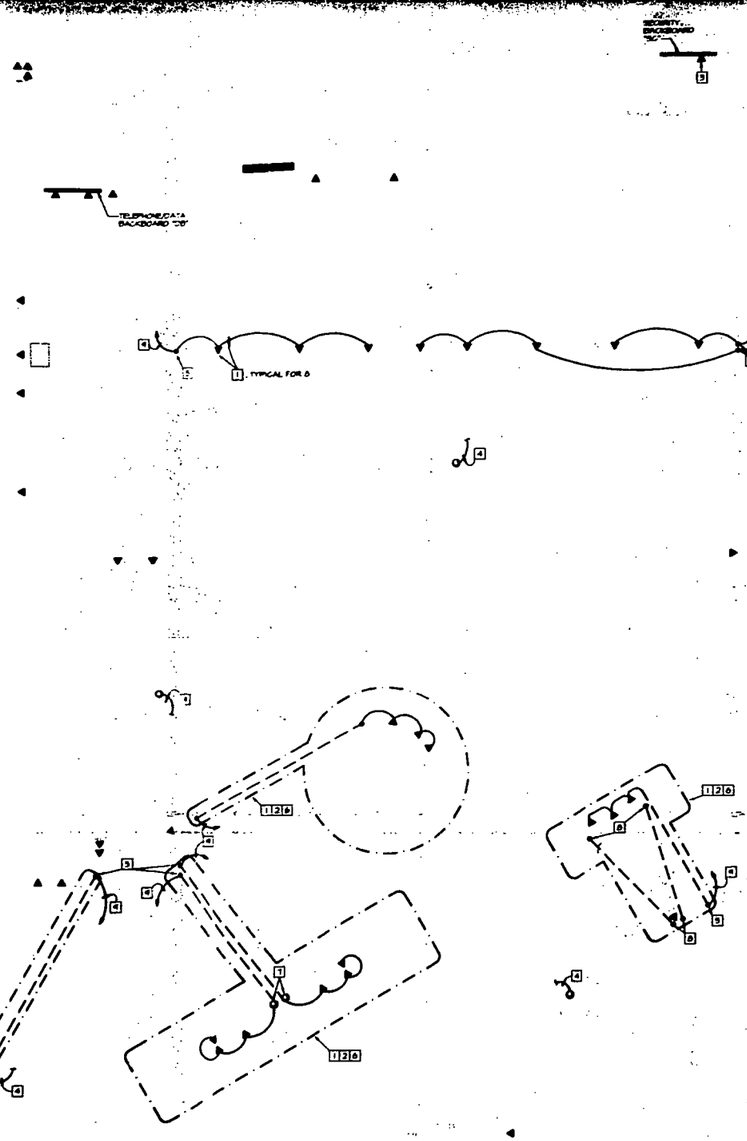

1 ELECTRICAL SIGNAL PLAN
SCALE: 1/4"=1'-0"

OCEANIA
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1901 ALTON RD.
MIAMI BEACH, FL 33139-1504

GENERAL SIGNAL NOTES:

1. ALL CONDUIT SIGNAL, TELEPHONE/DATA EQUIPMENT SHALL BE [illegible] UNLESS NOTED OTHERWISE.
2. CONDUIT FOR CABLING MAY BE STUBBED ABOVE ACCESSIBLE CEILING WHERE PLENUM RATED CABLING IS USED AND WHEN ACCEPTABLE WITH LOCAL CODES SUCH CONDUIT ENDS.
3. INDIVIDUAL HOME RUNS TO EACH TELEPHONE AND DATA OUTLETS FROM RESPECTIVE PANELBOARDS.

SIGNAL KEY NOTES:

1. ROUTE CONDUIT ROUGH-IN/NEW CONSTRUCTION. COORDINATE CONDUIT ROUTING WITH [illegible] CONTRACTOR. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATION OF FLOOR OUTLET.
2. CHANNEL OUT FLOOR AS REQUIRED FOR INSTALLATION OF CONDUIT RISER FLOOR BOX & SIGNAL OUTLETS. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATION OF FLOOR OUTLET.
3. COORDINATE TELEPHONE OUTLET WITH THE GENERAL CONTRACTOR FOR EXACT LOCATION. IMPROVE ROUGH-IN [illegible] LOCATION BEFORE ROUGH-IN. VERIFY EXACT
4. 1" C. TO NEXT DA[illegible] LOCATION BEFORE ROUGH-IN.
5. TERMINATE 3/4" C. IN WALL.
6. MOUNT DEVICE IN CASEWORK. COORDINATE EXACT LOCATION WITH MILLWORK CONTRACTOR.
7. PROVIDE JUNCTION BOX WITH PULL WIRE MANUFACTURER INSTALLED WITHIN RACEWAY. CONTRACTOR TO PROVIDE BACKBOXES, DEVICES AND CONDUIT. FULLY COORDINATION WITH GENERAL CONTRACTOR AND FURNITURE SUPPLIER PRIOR TO ROUGH-IN.
8. CHANNEL OUT FLOOR FOR INSTALLATION OF 1" CONDUIT FROM ACCESS/DEVICES STATION TO WALL AS INDICATED. TERMINATE CONDUIT 3/4" IN WALL TO JUNCTION BOX AT 8'-0" AFF.
9. ROUTE 3/4" C. IN WALL AND STUB UP ABOVE ACCESSIBLE CEILING SPACE WITH CONDUIT END AT 8'-0" AFF.

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

HENDERSON ENGINEERS INCORPORATED
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Design Consultants

[illegible]JPY
[illegible]EACH
[illegible]MIT BY

ISSUED FOR PERMIT / BID SET — 10/03/01
No. — Revisions/Submissions — Date

design-forum. architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 438-6400

Drawing Title: ELECTRICAL SIGNAL PLAN

Drawn: CVC	Project No.: 050000048
Checked: LAC	Scale: AS NOTED
Date: 10/03/01	Drawing No.: E-5

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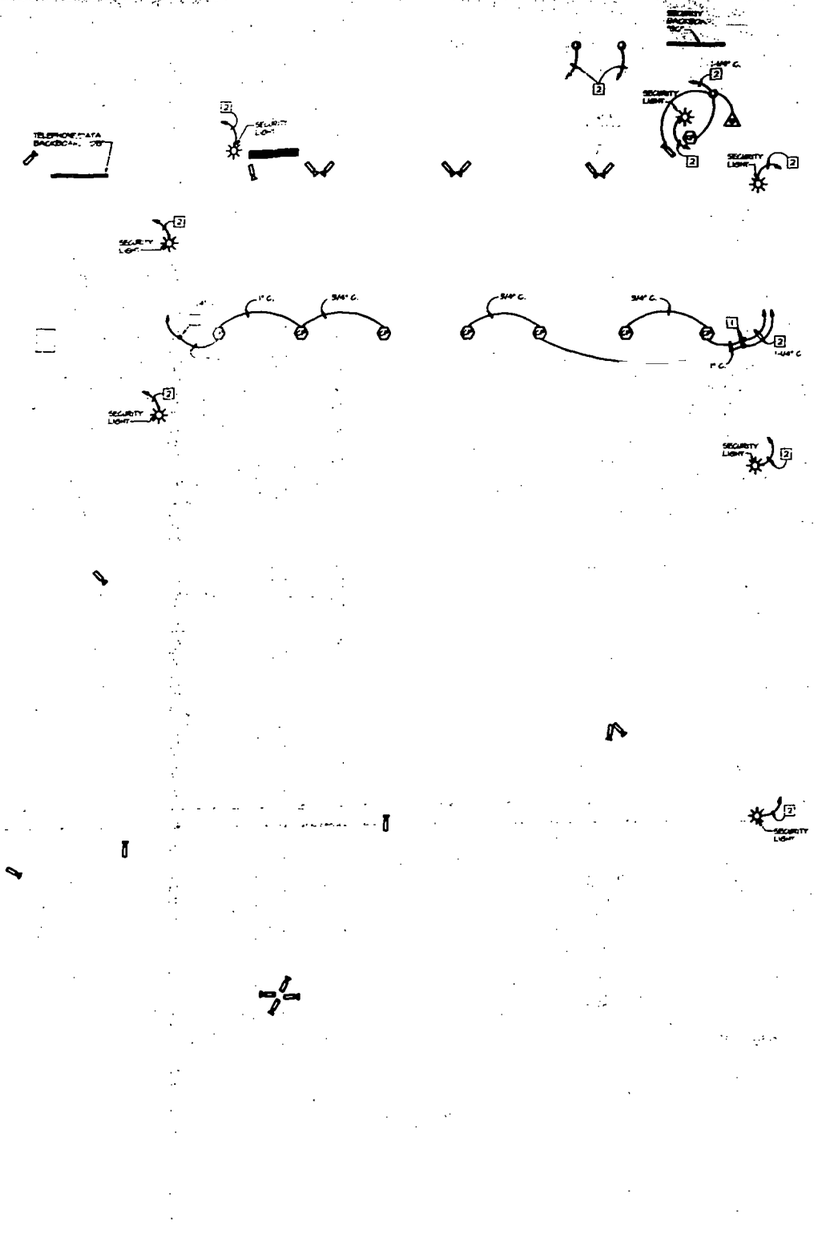

1 ELECTRICAL SECURITY PLAN
SCALE: 1/8"=1'-0"

PROJECT
OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1501 ALTON RD.
MIAMI BEACH, FL 33139-1504

GENERAL SECURITY NOTES:

1. ALL CONDUIT FOR SECURITY EQUIPMENT SHALL BE 3/4" UNLESS OTHERWISE NOTED OTHERWISE.
2. THE CONTRACTOR SHALL COORDINATE WITH SECURITY CONTRACTOR FOR EXACT LOCATION OF ALL SECURITY EQUIPMENT. VERIFY EXACT WIRES SETTINGS ETC. BEFORE ROUGH-IN.
3. THE CONDUIT SYSTEM SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR AS PER THE SIZE AND QUANTITY DETERMINED BY THE SECURITY CONSULTANT/CONTRACTOR.
4. INSTALLATION AND FINAL CONNECTION OF ALL AVAILABLE SECURITY EQUIPMENT SHALL BE DONE BY SECURITY CONTRACTOR.
5. CONDUIT FOR CABLING MAY BE OMITTED WHERE ACCESSIBLE CEILINGS ARE PRESENT AND WHERE CABLING IS PERMITTED AND WHERE ACCEPTABLE WITH LOCAL CODES. 3/4" CONDUIT ENDS.
6. ALL SECURITY CABLING ROUTED HORIZONTALLY BEYOND LEASE SPACE OR TO A FENCE AREA SHALL BE IN CONDUIT.
7. [illegible] CAMERA [illegible] AS REQUIRED BY LOCAL CODES. [illegible] AS REQUIRED OR AS NOTED.

SECURITY KEY NOTES:

1. 3/4" CONDUIT STUB-UP.
2. ROUTE CONDUIT STUB-UP, WIRE, CABLE AND SET IN BOX AS REQUIRED BY LOCAL CODES. 3/4" CONDUIT END AND LABEL "SECURITY CONDUIT" UNLESS OTHERWISE NOTED OTHERWISE.

COPY
MIAMI BEACH
ISSUED FOR PERMIT BY
THE FOLLOWING:

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

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MECHANICAL / ELECTRICAL / CIVIL
Design Consultants

No	Revisions/Submissions	Date
	ISSUED FOR PERMIT / BIT SET	10/05/01

design-forum. AIA/NCARB architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 438-4400

Drawing Title: ELECTRICAL SECURITY PLAN

Drawn	CMC	Project No.	0500000046
Checked	LAC	Scale	AS NOTED
Date	10/05/01	Drawing No.	E-4

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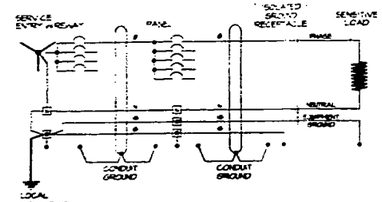
LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VOLT/WATTS	LAMPS	MOUNTING	DESCRIPTION
A	ZUMTOBEL	55075094-SI-150WME MC-4950	120/48	(1) PHILIPS PL-T42W/BOHP/ALTO	RECESSED	RECESSED DOWNLIGHT, 42 WATT COMPACT FLUORESCENT MATTE CLEAR ALZAK REFLECTOR
B	LITHONIA	L 2-32-120-GEB	120/62	(2) PHILIPS F32T8/TL730/ALTO	SURFACE	2 LAMP 8' STRIP INDUSTRIAL SOLID REFLECTOR WITH ELECTRONIC BALLAST. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION
B1	LITHONIA	L 2-[illegible]-GEB	120/54	(2) PHILIPS F17T8/TL730/ALTO	SURFACE	2 LAMP 2' STRIP INDUSTRIAL SOLID REFLECTOR WITH ELECTRONIC BALLAST. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION
C	LIGHTING SERVICES INC. (LSI)	240-00H	20/80 per 1'-3" head	(1) PHILIPS 50PAR36/MAL/FL120/ALL 130V - PER HEAD	SURFACE TRACK	TRACK MOUNTED ACCENT FIXTURE, PROVIDE UNMOUNT TRACK WITH WHITE FINISH #3930 WITH ALL NECESSARY TRACK COMPONENTS FOR A COMPLETE SYSTEM FOR EACH HEAD.
D	NEDHARDT	304P	20/35	(1) 35 WATT MR16 G5.3 CABLE FOR OPEN FIXTURE (SEE #2354P-R16/C/640" OR EQUAL BY PHILIPS OR OSRAM SYLVANIA)	SURFACE PENDANT	5" DIAMETER DECORATIVE PENDANT WITH PURPLE SHADE AND SATIN SILVER METAL FINISH. CONTACT NEDHARDT LIGHTING 800-478-8828. REFER TO THE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT OF FIXTURE. MANUFACTURER, PROVIDES 12" STANDARD STEM LENGTH OR LENGTH TO BE SPECIFIED AT TIME OF ORDER. GLASS CONE OF FIXTURE IS SELECTED BY ARCHITECT.
E	DUAL-LITE	EB-5	20 / AC [illegible] DC	SHATT, GLARE FREE SEALED, INC. INCLUDED	RECESSED CEILING	EMERGENCY LIGHTING FIXTURE RECESSED IN SUSPENDED CEILING WITH MIN. 1-1/2 HOUR EMERGENCY BATTERY BACK-UP
F	LITHONIA	2EET-332-A12-120-GEB	[illegible]	(3) PHILIPS F32T8/TL730/ALTO	RECESSED	2' X 4' RECESSED FLUORESCENT TROFFER WITH ELECTRONIC [illegible] AST
G	LITHONIA	2EET-332-A12-120-GEB-EL	[illegible]	(3) PHILIPS F32T8/TL730/ALTO	RECESSED	2' X 4' RECESSED [illegible] ESCENT TROFFER WITH ELECTRONIC BALLAST AND EMERGENCY BATTERY PACK (MIN. 1-1/2 HRS.)
G2	LITHONIA	2' X 2' 232-A12-120-GEB	[illegible] 62	(2) PHILIPS F32T8/TL730/ALTO	RECESSED	1' X 4' RECESSED FLUORESCENT TROFFER WITH ELECTRONIC BALLAST
H	LITHONIA	C-T-20-GEB	[illegible] 34	(1) PHILIPS F32T8/TL730/ALTO	SURFACE	2'-0" STRIP WITH HAREGUARD
K	DUAL-LITE	LEXINE	[illegible]	LED, AMPS INCLUDED	SURFACE	EARLE FACE UNIVERSAL MOUNT EMERGENCY EXIT LIGHT WITH BATTERY PACK, MIN. 1-1/2 HRS. (RED LETTERS WITH WHITE HOUSING)



1 **ISOLATED GROUNDING CONDUCTOR PASS-THROUGH DISTRIBUTION PANEL DETAIL**
NOT TO SCALE

BUILDING ELECTRICAL SERVICE LOAD SUMMARY			
BUILDING OCCUPANCY TYPE: M	SERVICE DESCRIPTION:		
BUILDING SQUARE FOOTAGE: 7,200	208Y/120V, 3PH 4W		
LOAD DESCRIPTION	Connected KVA	Demand FACTOR	Demand KVA
EXISTING PEAK DEMAND LOAD	140.00	100%	140.00
ESTIMATED REMOVED LOAD (OLD PANEL "L")	26.00	100%	26.00
NEW LOADS: (PANEL "P" AND PANEL "L")			
LIGHTING	13.44	125%	16.80
RECEPTACLES	44.05	100%/50%	71.01
KITCHEN EQUIPMENT	0.00	65%	0.00
SUPPLEMENTAL SPACE HEATING	3.60	100%	3.60
REFRIGERATION EQUIPMENT	0.00	80%	0.00
MISCELLANEOUS EQUIPMENT	4.91	50%	2.46
TOTAL SERVICE EQUIPMENT	184.10	KVA	264.91
SERVICE CONDUCTOR CAPACITY	1140	AMPS	660.56 DEMAND IN AMPS
SPARE CAPACITY	624	AMPS	524

PANEL: P (NEW)

BUS AMPS: 225A
MAIN SIZE/TYPE: MLO
VOLTS/PHASE: 208Y/120V, 3PH, 4W
SECTIONS: 1

SERVICE: BANK
MOUNTING: SURFACE
LOCATION: STORAGE

EQUIPMENT GROUND BUS
ISOLATED GROUND BUS
FED FROM: [illegible]

A/C RATING TO MATCH EXISTING PANEL "A"

CKT NO	DESCRIPTION	VOLTAMPS / PHASE A	B	C	WIRE SIZE	BKR AMPS	P	POLES	BKR AMPS	WIRE SIZE	CKT NO
1	TELLER DESK	1,000			12	20	1	1	20	12	2
3	TELLER LINE		1,000		12	20	1	1	20	12	4
5	TELLER LINE-PRINTER			1,000	12	20	1	1	20	12	6
7	ATM	1,000			12	20	1	1	20	12	8
9	DATA RACK		1,000		12	20	1	1	20	12	10
11	DATA RACK			1,000	12	20	1	1	20	12	12
13	PHONE SYSTEM	500			12	20	1	1	20	12	14
15	WORKSTATION		750		12	20	1	1	20	12	16
17	WORKSTATION-PRINTER			1,000	12	20	1	1	20	12	18
19	WORKSTATION-PRINTER	1,000			12	20	1	1	20	12	20
21	WORKSTATION-COPIER		1,000		12	20	1	1	20	12	22
23	CONCIERGE/FOCAL			1,000	12	20	1	1	20	12	24
25	CONCIERGE-PRINTER	1,000			12	20	1	1	20	12	26
27	ATM		1,000		12	20	1	1	20	12	28
29	CONSULTATION PLATFORMS			1,000	12	20	1	1	20	12	30
31	CONSULTATION PLATFORMS	1,000			12	20	1	1	20	12	32
33	CONSULTATION PLATFORMS		1,000		12	20	1	1	20	12	34
35	UPS			1,800	12	20	1	1	20	12	36
37	UPS	1,800			12	20	1	1	20	12	38
39	SPARE				12	20	1	1	20	12	40
41	SPARE				12	20	1	1	20	12	42
	SUBTOTAL	5,300	3,750	4,800							

	VOLTAMPS / PHASE A	B	C	WIRE SIZE	BKR AMPS	P	POLES	BKR AMPS	WIRE SIZE	CKT NO

B0200287

1801 ALTON Rd

OFFICE

WASHINGTON MUTUAL

PERMIT #

B03042 90

11

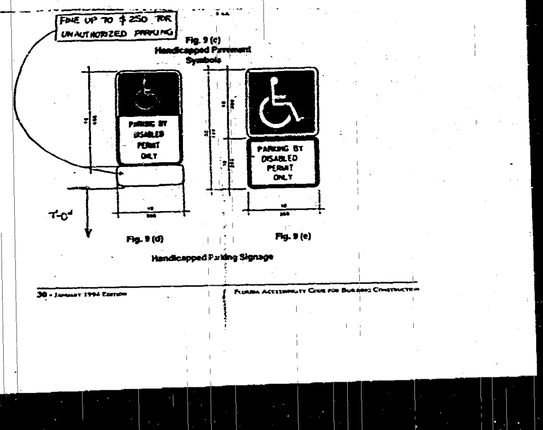


Fig. 9 (c)
Handicapped Pavement Symbols

Fig. 9 (d)

Fig. 9 (e)

Handicapped Parking Signage

PROJECT LOCATION

ALTON ROAD
1801 ALTON RD.
MIAM BEACH, FL 33304-1504

REFERENCE CODES

BUILDING CODE	SOUTH FLORIDA BUILDING CODE (SFBC)	DADE COUNTY EDITION
STRUCTURAL CODE	SFBC	DADE COUNTY EDITION
PLUMBING CODE	SFBC	DADE COUNTY EDITION
MECHANICAL CODE	SFBC	DADE COUNTY EDITION
ELECTRICAL CODE	NFPA 70	
FIRE/LIFE SAFETY CODE	NFPA 101 - LIFE SAFETY CODE 1994	
ACCESSIBILITY CODE	FLORIDA ACCESSIBILITY CODE, NFPA	
ENERGY CODE	FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION	

OCCUPANCY CLASSIFICATION (CHAPTERS 5 & 6)
SECTION 501 - GROUP B-2 BUSINESS

TYPE OF CONSTRUCTION (CHAPTERS 17 & 21)
SECTION 2000 - IV

FIRE PROTECTION SYSTEMS (CHAPTER 38)
NON-SPRINKLERED

MEANS OF EGRESS NFPA 101
OCCUPANT LOAD SECTION 21-4.9
TOTAL SQ. FT. = 1348 SQ. FT @ 65 GSF
CALC. = 1348 SQ. FT. / 65 = 21 OCCUPANTS
TOTAL OCCUPANT LOAD = 21 OCCUPANTS

EXITS REQUIRED (SECTION 21-2.4.3)
TOTAL # EXITS REQUIRED = 2
EXITS PROVIDED = 2

EGRESS CAPACITY (SECTION 3-1.6.6)
EGRESS WIDTH PER EXIT =
0.2 in. * 21 PEOPLE = 4.2" TOTAL
108" PROVIDED

SECTION 3-6.4 - 44" MIN. OF EGRESS WIDTH
WIDTH = 36"

TABLE A-3-A-1 - MAXIMUM TRAVEL DISTANCE
= 200' MAX.

TABLE A-3-A-1 - DEAD END CORRIDORS SHALL NOT EXCEED 50 FEET IN LENGTH

SECTION 10-1.5.3.3 - MINIMUM WIDTH OF PASSAGEWAY OR CORRIDOR = 44"

EXTERIOR SIGNAGE:
UNDER SEPERATE PERMIT

DWG #	DRAWING TITLE	DATE REVISED & REISSUED
	ARCHITECTURE	
A-1	ARCHITECTURAL DATA SHEET	11/20/01
AD-1	DEMOLITION PLAN	10/03/01
A-2	FLOOR & FINISH PLANS	11/20/01
A-3	REFLECTED CEILING PLAN, SECTIONS & DETAILS	10/03/01
A-4	FIXTURE PLACEMENT PLAN	10/03/01
A-5	GRAPHIC PLACEMENT PLAN	10/30/01
A-6	EQUIPMENT PLACEMENT PLAN	10/03/01
A-7	INTERIOR ELEVATIONS	10/30/01
A-8	INTERIOR ELEVATIONS	10/03/01
A-9	SCHEDULES, SECTIONS & DETAILS	10/03/01
A-10	SCHEDULES	10/03/01
A-11	DETAILS & SECTIONS	10/03/01
	PLUMBING	
P-1	PLUMBING FLOOR PLAN	10/03/01
P-2	PLUMBING DETAILS	10/03/01
	MECHANICAL	
M-1	MECHANICAL FLOOR PLAN	10/03/01
M-2	MECHANICAL DETAILS & SCHEDULES	10/03/01
	ENGINEERING	
E-1	ELECTRICAL LIGHTING PLAN	10/03/01
E-2	ELECTRICAL POWER PLAN	10/03/01
E-3	ELECTRICAL SIGNAL PLAN	10/03/01
E-4	ELECTRICAL SECURITY PLAN	10/03/01
E-5	ELECTRICAL RISER & PANELBOARDS	10/03/01

PROJECT OCCASIO
RELEASE 2.0
TENANT IMPROVEMENT
ALTON ROAD BRANCH
1801 ALTON RD.
MIAMI BEACH, FL 33139-1504

○ SHEET NOTES

OCCASIO 1801

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
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 conditions and or use of requirements in the right-of-way and or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of meeting 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 approval on the C.C., C.O., or the release of bonds.)

7-30-3.

No.	Revisions/Submissions	Date
1	PLAN REVIEW REVISIONS	11/20/01
2	BULLETIN #1	11/1/01
3	ADDENDUM A	10/30/01
	ISSUED FOR PERMIT / BIT SET	10/03/01

design-forum. AA0000882 architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400

Drawing Title: ARCHITECTURAL DATA SHEET

Seal:

Drawn: BJM | Project No.: 202874.01
Checked: PB/JS/DR | Scale: AS NOTED
Date: 10/03/01 | Drawing No.: A-1

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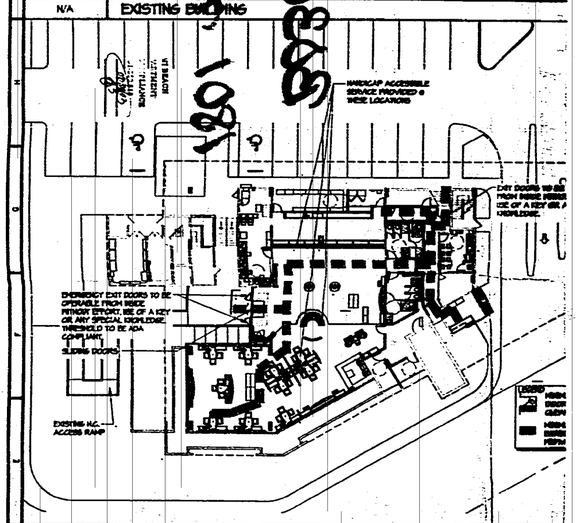
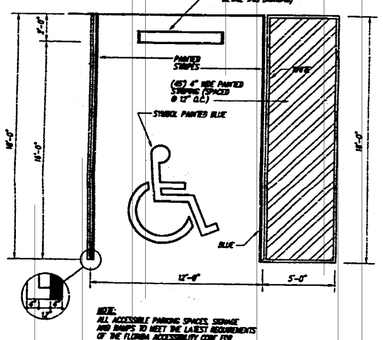
J1 CODE NOTES
N/A — EXISTING BUILDING

J2 ABBREVIATIONS

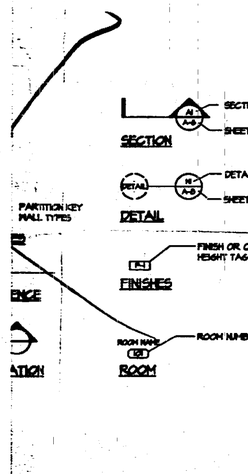
J13 DRAWING INDEX
N/A



D1 EGRESS/ ACCESSIBILITY PLAN
NOT TO SCALE — EXISTING BUILDING

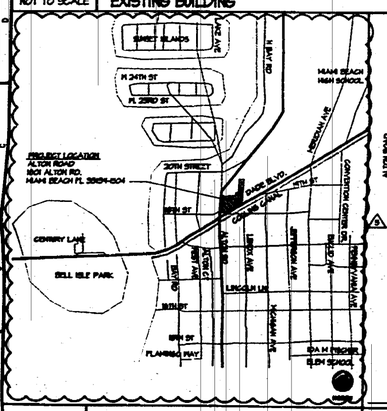


TYPICAL ACCESSIBLE PARKING STALL

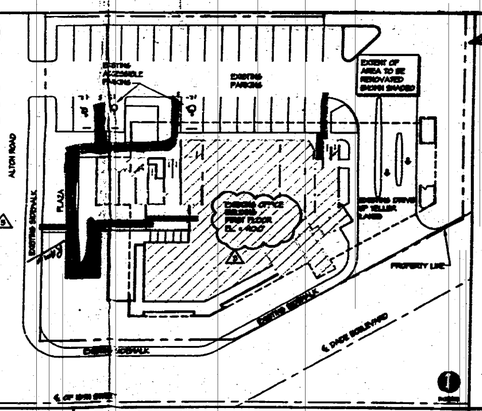


D12 FIRE DEPARTMENT NOTES
N/A

1. BUILDING IS NON SPRINKLERED.
2. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS.
3. PROVIDE ADDITIONAL EXIT SIGNS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
4. GENERAL CONTRACTOR SHALL VERIFY, COORDINATE AND/OR INSTALL ANY 24 HOUR DETECTION AND/OR FIRE ALARM INTERFACES AS REQUIRED PER LANDLORD AND CITY.
5. ANY REQUIRED FIRE STOPPING, ASSEMBLIES, HOUSEKEEPING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
6. PROVIDE FIRE DAMPERS IN ALL CEILING LINE PENETRATED DUCT WORK PENETRATES 1-HR WALL UNLESS OTHERWISE NOTED.
7. ALL REQUIRED PERMITS AND TEMPORARY C.O.'S MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDING IS OCCUPIED.
8. DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.
9. CONTACT CONSTRUCTION MANAGER REGARDING FIRE ALARM REQUIREMENTS AND INSTALLATION. INSTALLATION AND DEVICES ARE NOT EXISTING. TENANTS SPACE MUST MEET A.D.A. FIRE ALARM REQUIREMENTS.
10. FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON PLAN.
11. INSTALL APPROVED FIRE EXTINGUISHERS AS PER UNIFORM FIRE CODE STANDARD NO. TO BE APPROVED BY FIRE DEPARTMENT.



A1 VICINITY MAP
NOT TO SCALE



A4 LOCATION MAP
NOT TO SCALE

SEAL COAT & STRIPE

A8 GENERAL NOTES
N/A

1. ALL ANGLED WALLS ARE @ 45°, 90°, OR 135° U.O.N.
2. G.C. TO FIELD VERIFY AND COORDINATE ALL DIMENSIONS WITH MILLWORK.
3. REPAIR ALL EXISTING DAMAGED GYP. BOARD, CORNER BEADS, AS REQUIRED TO LIKE NEW CONDITION.
4. G.C. MUST COORDINATE NEW OPENS FOR INSTALLATION OF ALL OPENS PROVIDED HEREIN.
5. MILLWORKER TO PROVIDE ALL MILLWORK FINISHES AS SHOWN IN FIGURE DCD BOOK AND SPECIFICATIONS. MILLWORK IS TO BE PRE-FINISHED AND READY FOR ASSEMBLY IN FIELD. CLOSE COORDINATION BETWEEN MILLWORKER AND G.C. IS NECESSARY.
6. GENERAL CONTRACTOR SHALL PROVIDE ACCESSIBLE FIRE RETARDANT BLOCKING AT SHELVING, HAND RAILS, GRAB BARS, LAVATORIES, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AND EQUIPMENT AS REQUIRED U.O.N.
7. DIMENSIONS SHOWN ARE TO THE FINISHED FACE OR TO COLUMN CENTER LINE.
8. DOOR JAMBS ARE LOCATED 4" OFF ADJACENT WALL TYP. U.O.N.
9. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL CONTRACT WITH LANDLORD'S ROOFING CONTRACTOR TO FLASH & SEAL SUCH WORK AS TO MAINTAIN ROOF WARRANTY.
10. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11. SECURITY CABLE TO BE FILLED BY OWNERS SECURITY/DATA VENDOR.
12. CONFIRM EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES EXIST BETWEEN DRAWINGS AND ACTUAL CONDITIONS CONTACT AND NOTIFY DESIGN FORUM PRIOR TO PROCEEDING WITH CONSTRUCTION.
13. G.C. TO VERIFY CONDITION OF CONCRETE SLAB PRIOR TO CUTTING EXISTING POST TENSIONED SLABS.
14. G.C. TO CHECK FOR WATER OR CONDENSATION DAMAGE ON EXISTING INTERIOR AND EXTERIOR WALLS. G.C. TO MAKE REPAIRS TO ROOF AND PLUMBING AND REseal EXTERIOR WALLS AS REQUIRED FOR A MAINTENANT CONDITION PRIOR TO NEW CONSTRUCTION.
15. EXTERIOR LIGHTING UNDER SEPERATE CONTRACT.

A12 PROJECT TEAM
N/A

CLIENT REPRESENTATIVE
PROJECT OCCASIO
2601 10TH AVE. NORTH
SUITE 212
LAKEWORTH, FL 33461
PHONE: (561) 357-6046
FAX: (561) 357-6035
CONTACT: TONY MOYA

ARCHITECT:
DESIGN FORUM ARCHITECTS
7575 PARAGON RD.
DAYTON, OHIO 45459
PHONE: (937) 434-4400
FAX: (937) 434-4340

PRE-CONSTRUCTION CONTACT:
PAUL BONABOT
E-MAIL: pbonabot@designforum.com

DURING CONSTRUCTION CONTACT:
ROBERT CAMPANI
EMAIL: rcampani@designforum.com

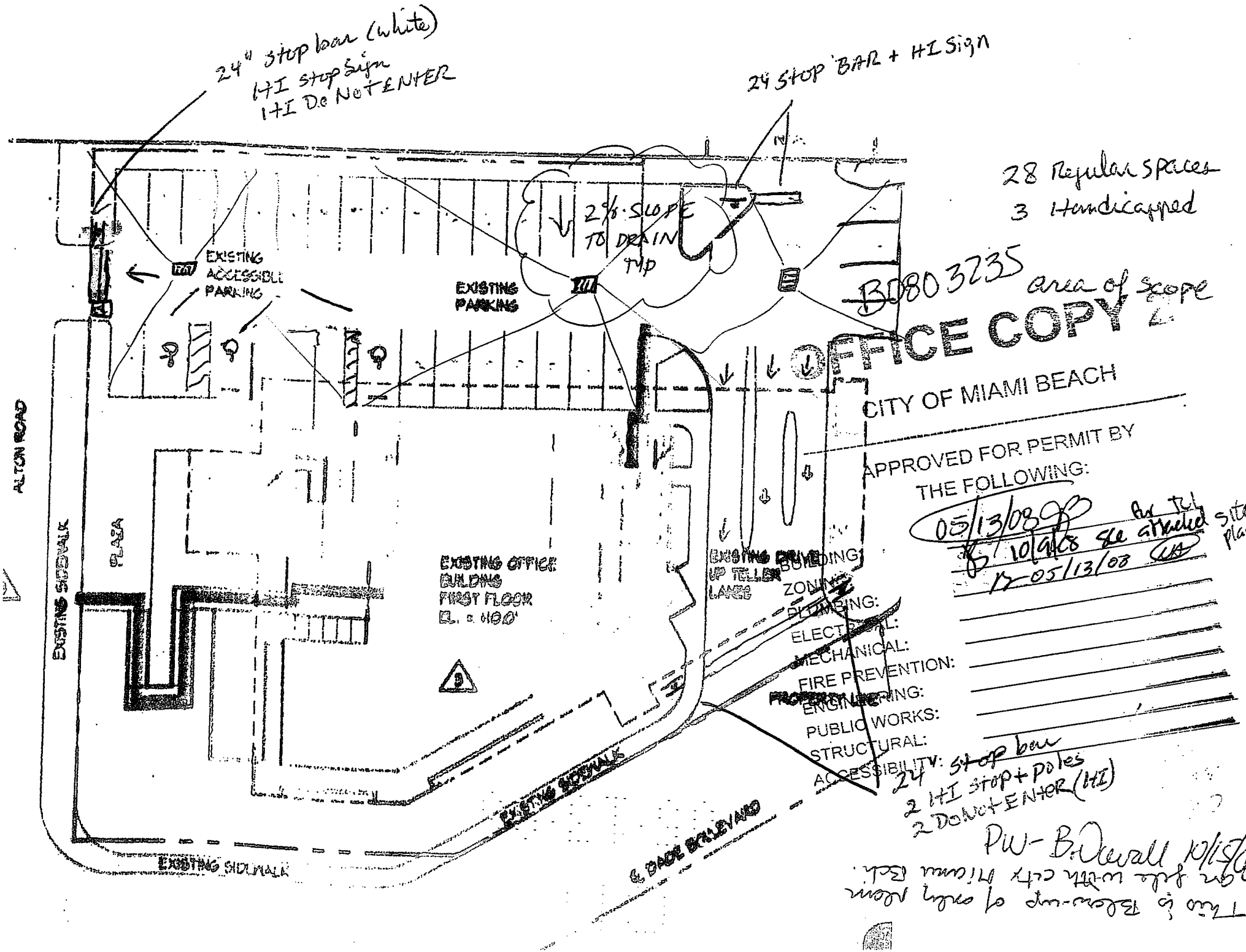
ENGINEER P, M & E
HENDERSON ENGINEERS, INC
8529 LENEXA DRIVE, SUITE 400
LENEXA, KS 66214
PHONE: (913) 307-3500
FAX: (913) 307-3400
CONTACT: JULIE THOMPSON
EMAIL: julie.thompson@hei-kc.com

Izmi Bch / Alton Road #1742
01 Alton Road
Izmi Beach, FL 33139

11

B0304890

1801 ALTON RD

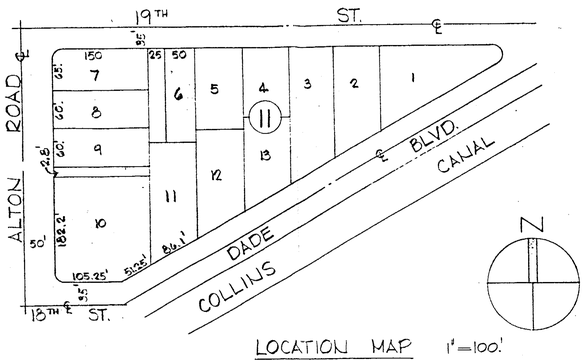

24" stop bar (white)
1 HI stop sign
1 HI Do Not Enter
24 stop bar + HI sign
28 Regular spaces
3 Handicapped
B0803235 area of scope
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
05/13/08 Per TCL
5/10/08 see attached site plan.
05/13/08
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
24 stop bar
2 HI stop + poles
2 Do Not Enter (HI)
PW - B. Duvall 10/15/08
2% SLOPE TO DRAIN TYP
EXISTING ACCESSIBLE PARKING
EXISTING PARKING
EXISTING OFFICE BUILDING FIRST FLOOR EL. = 10.0'
EXISTING DRIVE UP TELLER LANES
PROPERTY LINE
ALTON ROAD
EXISTING SIDEWALK
PLAZA
EXISTING SIDEWALK
EXISTING SIDEWALK
BISCAYNE BOULEVARD

Accessible Parking Space Complying with Florida ADA and Local Ordinances

Dade County.

Title III 36.304

Typical Parking Space (taken by local ordinance)
Accessible Parking Space and Access Aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions (4.6.3)
Accessible Parking sign (recommended) 5'-0" Min. 12'-0" Min. 8 1/2' 8 1/2'
Ramp Landing 4'-0"x5'-0" [Min.]
Slope up Up to recommended 1:12 maximum
Slope up Up to recommended 1:12 maximum
Sloped* minimum width 4'-0" [Min.]
Curb 6" Max.
Distance Based Upon Slope
Distance Based Up to 1:12 Slope
5'-0"
Provide Curb Ramp per Local Ordinance
Where (recommended)
Provide Curb Ramp per Local Ordinance
Accessible Parking sign (recommended) 5'-0" to bottom of sign (DOT)
Provide Curb Ramp per Local Ordinance
Where (recommended)
Provide Curb Ramp per Local Ordinance
Provide Curb Ramp per Local Ordinance
Provide Curb Ramp per Local Ordinance



LOCATION MAP 1"=100'

BUILDING & ZONING ANALYSIS

ADDRESS: N.E. CORNER OF ALTON ROAD AND 18TH STREET, MIAMI BEACH, FLA.

LEGAL: LOT 10 LESS THE NORTH 2.8 FEET PLUS LOT 11 AND THE EAST 50 FEET OF LOT 6, BLOCK 11, ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 115 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CLASSIFICATION: C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

USE: SAVINGS AND LOAN ASSOCIATION AT MAIN FLOOR AND PROFESSIONAL / BUSINESS OFFICES AT SECOND FLOOR (TWO STORY BUILDING).

LOT AREA: 47,166.08 S.F (1.0829 ACRES) AS PER 2-1-80 SURVEY

NOTICE: The drawings and specifications and the copyright therein are the property of the architect and shall not be used in whole or in part without the written permission of the architect. Visual contact with these drawings and specifications shall constitute prima facie evidence of acceptance of these restrictions. The architect will not be responsible for any changes made in the plans or specifications without the written approval of the architect. The architect will not be responsible for the accuracy of dimensions which are shown on these drawings. Any contractor working from these drawings shall be responsible for verifying all dimensions and conditions on the job and must notify this office of any discrepancies before proceeding with the work. These drawings are subject to compliance with all applicable State and Local Laws, Rules and Regulations.

REQUIRED AND/OR ALLOWED	THIS PROJECT
MINIMUM LOT AREA: NONE	47,166.08 S.F. (1.0829 ACRES)
MINIMUM LOT WIDTH: NONE	182.2 L.F. (FACING ALTON RD) 105.25 L.F. (FACING 18TH ST.) 137.35 L.F. (FACING DADE BLVD) 50. L.F. (FACING 19TH ST.)
MINIMUM YARDS: NONE	FRONT: 27'-2" ALTON RD. (TO BLDG) SIDES: 12'-2½" ——— 18TH ST. 4'-0" DADE BLVD. (BLDG. TO SIDEWALK) 56'-9" (TO NORTH PROP LINE) REAR: 14'-6" (TO EAST PROP LINE)
MAXIMUM BUILDING HEIGHT: 40 FEET	35 FEET (FROM AVERAGE LEVEL OF FIN. SURFACE OF GROUND (+5'-0") TO TOP OF MAIN ROOF (+40'-0")
MAXIMUM OVERALL HEIGHT OF ALL ITEMS: BLDG. HEIGHT PLUS 25'-0" = 65 FEET	46 FEET (FROM + 5'-0" TO + 51'-0")
MAXIMUM FLOOR AREA RATIO: 2.0 (TOTAL ENCLOSED AREA) = 2 X 47,166.08 S.F. = 94,332.16 S.F.	0.47 ENCLOSED AREAS GROUND LEVEL: 8,279.08 S.F. SECOND FLOOR 13,663.08 S.F. 21,942.16 S.F.
MAXIMUM LOT COVERAGE: 100% (47,166.08 S.F.)	32% 13,663.08 S.F. 1386.56 S.F. (EAVES) 15,049.64 S.F.
OFF-STREET PARKING: (DISTRICT NO. 1) BANKS: 1 SPACE/400 S.F. OF FLOOR AREA OFFICE BLDGS: 1 SPACE/400 S.F. OF FLOOR AREA.	21,942.16 S.F. ÷ 54 SPACES (INCLUDING 3 FOR THE HANDICAPPED)	55 SPACES PROVIDED (INCLUDING 3 -12 FT. WIDE SPACES FOR THE HANDICAPPED W/SIGNS.
OFF-STREET LOADING: BETWEEN 10,000 & 100,000 S.F. OF FLOOR AREA	2 SPACES	2 SPACES (10'-0" WIDE)

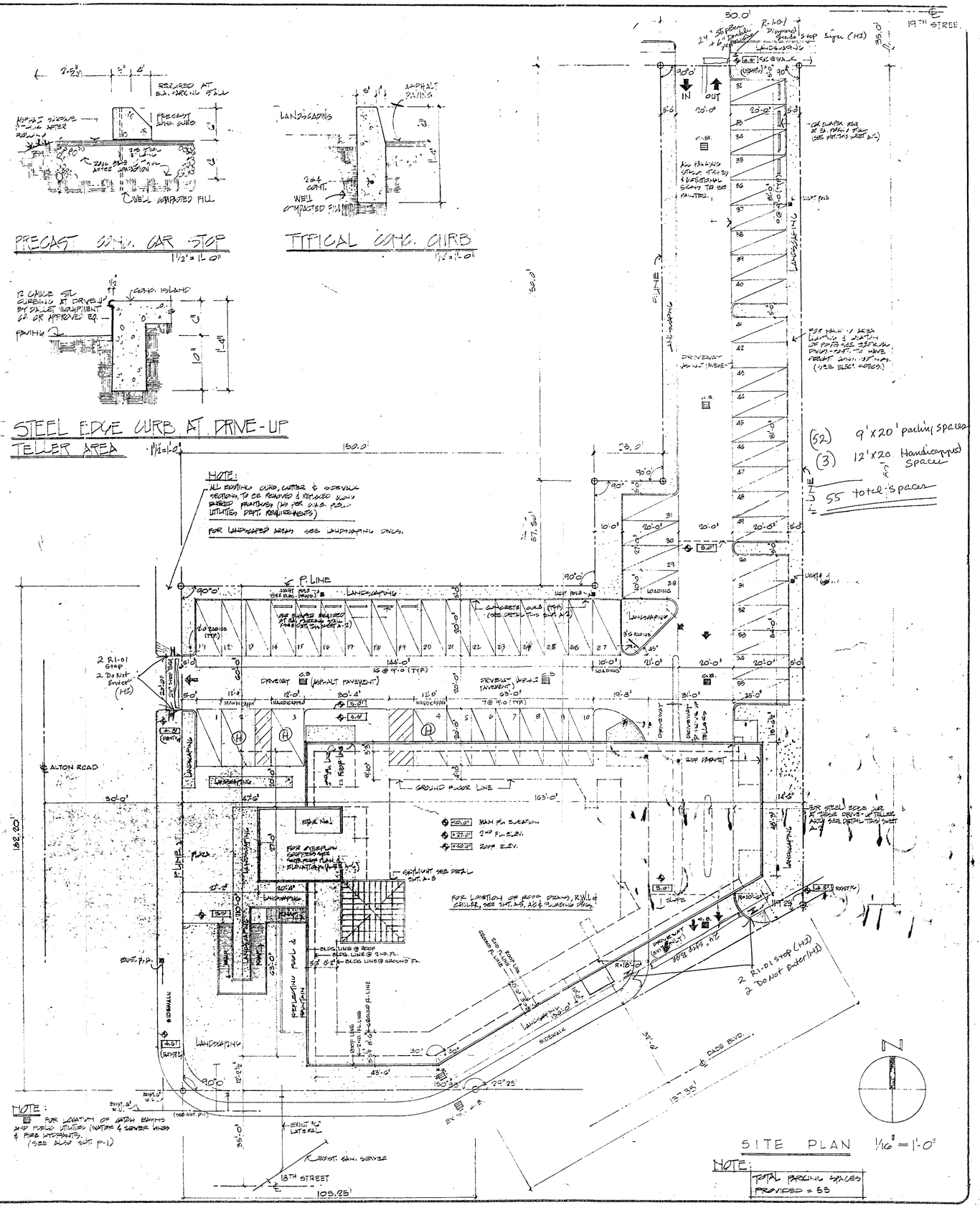
RAMPS, RAMP SLOPES, PLATFORMS, DIMENSIONS AND RAILINGS COMPLY WITH HANDICAPPED REQUIREMENTS

REQUIRED RESTROOMS WITH CORRIDOR WIDTHS, ROOM SIZES AND DOOR WIDTHS AND SWINGS AS PRESCRIBED IN SECTION 515 SOUTH FLORIDA BLDG. CODE, ARE PROVIDED IN BOTH FLOORS.

PRECAST CONC. CAR STOP 1½"=1'-0"

TYPICAL CONC. CURB 1½"=1'-0"

STEEL EDGE CURB AT DRIVE-UP TELLER AREA 1½"=1'-0"



NOTE: FOR LOCATION OF WATER MAINS AND FIRE UTILITIES (WATER & SEWER LINES & FIRE HYDRANTS). (SEE ALSO SHT. P-1)

NOTE: ALL EXISTING CURB, GUTTER & SIDEWALK SECTIONS TO BE REMOVED & REPLACED ALONG PROPOSED FRONTAGES (NO PER D.P.W. REQUIREMENTS)

FOR LANDSCAPED AREAS SEE LANDSCAPING DWGS.

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

NOTE: TOTAL PARKING SPACES PROVIDED = 55

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

DADE SAVINGS & LOAN ASSOCIATION

A BANK GALLERY AT ALTON ROAD

MIAMI BEACH, FLORIDA

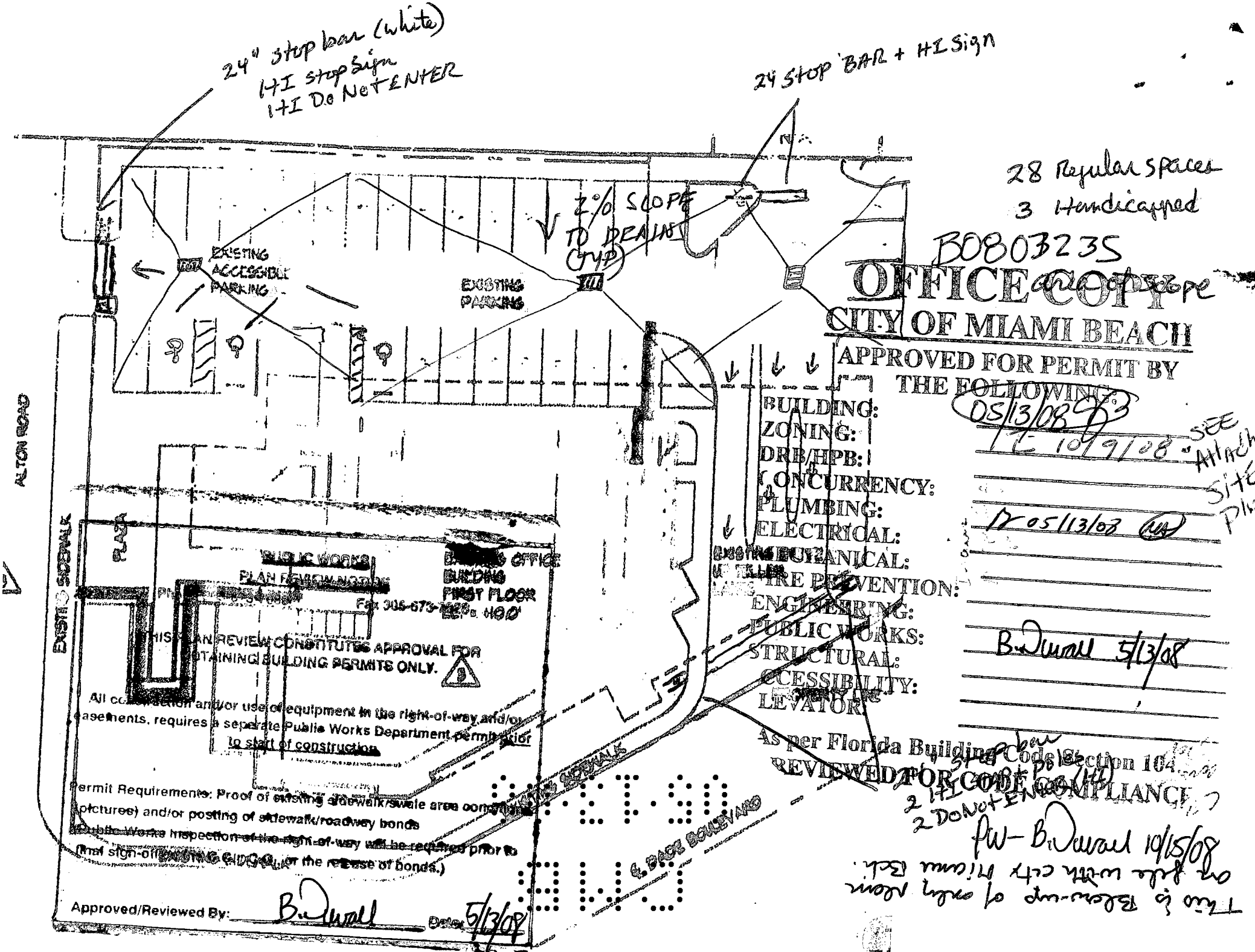
isaac sklar associates, inc.
architects planners interiors
1335 lincoln road. miami beach. florida. 33139. 672 3335

checked by	date
J.G.S./I.S.	JULY '80
scale	drawn by / date
AS SHOWN	G.D./M.G./NOS / JULY '80

project number 7908

A 2 14

1742
Miami Beach - Alton Road
1801 Alton Road


24" stop bar (white)
1 HI stop sign
1 HI Do Not ENTER
24 STOP BAR + HI Sign
28 Regular spaces
3 Handicapped
B0803235
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Building Code Section 104
REVIEWED FOR CODE COMPLIANCE
7% SLOPE TO DRAIN (TYP)
EXISTING ACCESSIBLE PARKING
EXISTING PARKING
ALTON ROAD
EXISTING SIDEWALK
PUBLIC WORKS
PLAN REVIEW NO.
BUILDING OFFICE
BUILDING
FIRST FLOOR
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 condition (pictures) and/or posting of sidewalk/roadway bonds
Public Works inspection of the right-of-way will be required prior to final sign-off of the C.O./T.C.O. or the release of bonds.)
Approved/Reviewed By:
Date:
5/13/08
10/9/08 - SEE Attached Site Plan
5/13/08
B. Durrell 5/13/08
2 HI CODE COMPLIANCE
2 DO NOT ENTER
PW - B. Durrell 10/15/08
This is a blow-up of only those parts with City Plan Exch.

181

Accessible Parking Space Complying with Florida, ADA, and Local Ordinances

Comprehensive Planning & Zoning Section, Miami-Dade County

Typical Parking Space (width by Local Ordinance)

Zoning/Planning Ordinance

Depth or Width per Local

Distance Based Upon Slope

Slope Up 1:16 recommended 1:12 maximum

Ramp Landing 48.4(2)

5'-0"

Distance Based Upon Slope

Slope Up 1:16 recommended 1:12 maximum

Accessible Parking Sign (recommended location only 84" to bottom of primary sign if roof)

Accessible Parking Spaces and Access Aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions (4.6.3)

Sidewalk width 44" [36"(915)(4.6.3)]

White Pavement Logo optional, see detail this sheet. Size 3' or 6 feet in height and white in color

Curb 6" Max.

Provide curb cut at least as wide as sidewalk (Optimal 6'-0" to 16'-0") Consider narrowing sidewalk width and installing the concrete level ramp - (where allowed)

5'-6" Min 4.6.3 and/or [36.1936(4.6.3)]

12'-0" Min

8'

2'

24"

17"

36.304

Title III

Miami-Dade County

Handicapped Space + Reserve

12'

8'

PARKING BY DISABLED PERMIT ONLY MIN FINE $250

Reset Form | Print Form | Submit by Email

BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

BUILDING Records
Tel: 305-673-7000 ext 4249, Fax: 786-394-4042

RECORDS REQUEST FORM

MS. MARIEL C. GUIDO

Name: FIVE STAR SEALING & PAVING INC. Date: 3/31/08

WASHINGTON MUTUAL BANK

Property Address: 1801 ALTON ROAD MIAMI BEACH, FL 33139 Suite/Type: _____

Phone # 561)289-3210 Fax # 561)279-4060 Email marcel20@comcast.net

"Please allow 10-15 business days for processing."
""Completed requests must be picked up within 10 business days after notification.""

Microfilm hours: Monday- Friday from 8:00 am to 12:00 pm, and 1:00 pm to 4:00 pm.

Microfilm copies are $1.00 per sheet.
Building Card copies are .15 cents a copy.
Photocopies are .15 cents a copy.

Please check off item, or items needed:

- [x] Survey/Site Plan
- [ ] Foundation Plan
- [ ] Copy of Permit Application
- [ ] Orig Construction Plan
- [ ] Elevation Plan — Permit #: _____
- [ ] Floor Plan
- [ ] Building Card — Folio #: _____
- [ ] Structural Plan
- [ ] Mechanical Plan — Other, explain:
- [ ] Electrical Plan
- [ ] Plumbing Plan

Comments **(For Office Use Only):**

NEED TO ATTACH TO PERMIT APPLICATION FOR RESURFACING PARKING LOT.

THANK YOU!

NOW

(F) (F)

BO 000029 1-00 76-

BO 200287 6-2 28

B91 00043 NF

B0803225

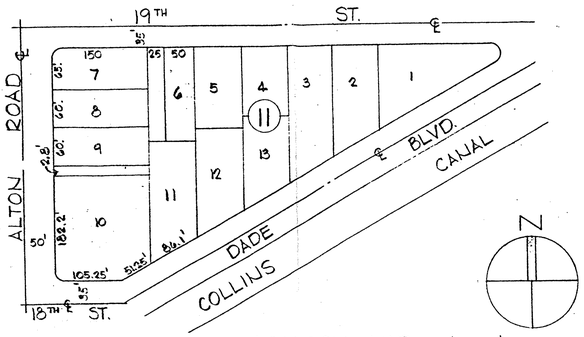
BUX 05/13/08

Plumb: B 05/13/08

PW - B Duvall 5/13/08

02-13-09

CNB



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CLASSIFICATION: C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

USE: SAVINGS AND LOAN ASSOCIATION AT MAIN FLOOR AND PROFESSIONAL / BUSINESS OFFICES AT SECOND FLOOR (TWO STORY BUILDING).

LOT AREA: 47,166.08 S.F. (1.0823 ACRES) AS PER 2-1-80 SURVEY

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

REQUIRED AND/OR ALLOWED	THIS PROJECT
MINIMUM LOT AREA: NONE	47,166.08 S.F. (1.0823 ACRES)
MINIMUM LOT WIDTH: NONE	182.2 L.F. (FACING ALTON RD) 105.25 L.F. (FACING 18TH ST.) 137.35 L.F. (FACING DADE BLVD) 50. L.F. (FACING 19TH ST.)
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MAXIMUM FLOOR AREA RATIO: 2.0 (TOTAL ENCLOSED AREA) = 2 X 47,166.08 S.F. = 94,332.16 S.F.	0.47 ENCLOSED AREAS GROUND LEVEL: 8,279.08 S.F. SECOND FLOOR 13,663.08 S.F. 21,942.16 S.F.
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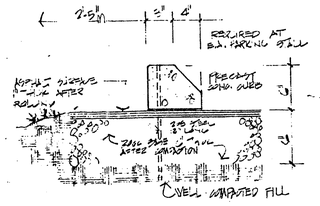
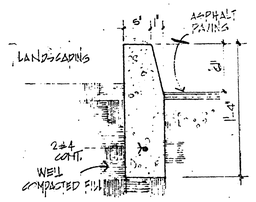
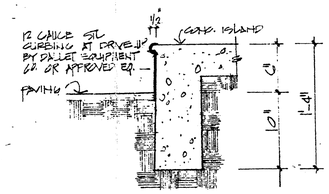


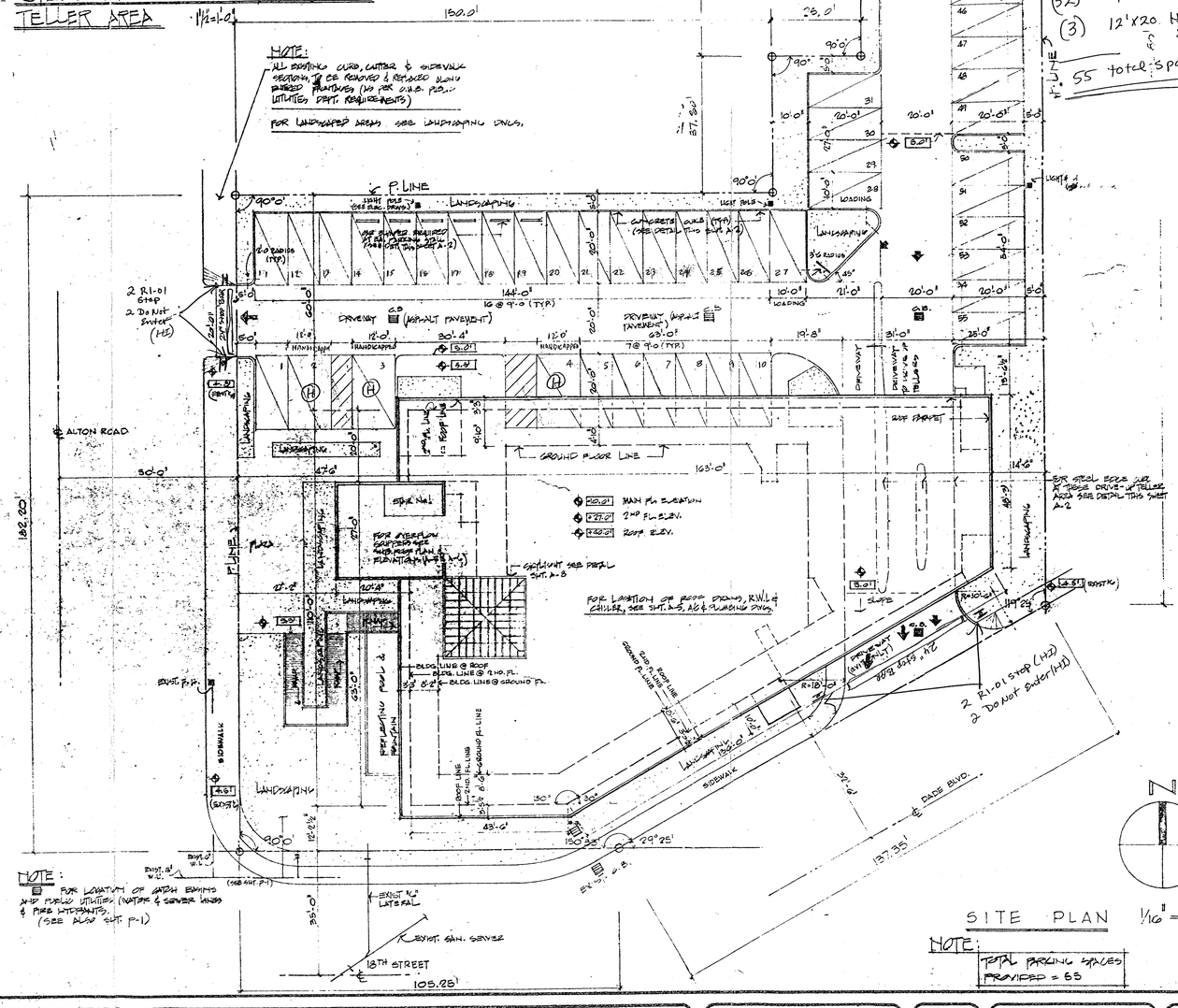
PRECAST CONC. CAR STOP 1 1/2" = 1'-0"



TYPICAL CONC. CURB 1 1/2" = 1'-0"

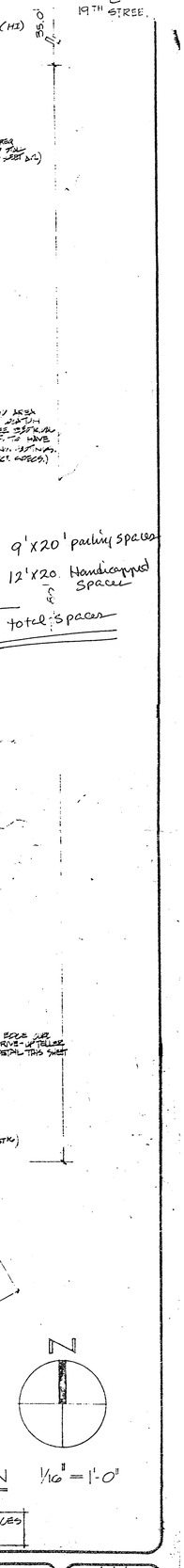


STEEL EDGE CURB AT DRIVE-UP TELLER AREA 1 1/2" = 1'-0"



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

NOTE: TOTAL PARKING SPACES PROVIDED = 55



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DRAWING NO. 2 OF 2 SHEETS

DADE SAVINGS & LOAN ASSOCIATION

A BANK GALLERY AT ALTON ROAD

MIAMI BEACH, FLORIDA

isaac sklar associates p.a. inc.
architects planners interiors
1335 lincoln road. miami beach. florida. 33139. 672 3336

checked by	date
J.S./I.S.	JULY '80
scale	drawn by / date
AS SHOWN	S.S./M.S./DES. / JULY '80

project number 7908

A-2 of 14

1742 Miami Beach - Alton Road
1801 Alton Road

B0803235

B0803235

Property of
Isol Hydraulic
Office Copy

INTERPLAN LLC

933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
PH 407.645.5008
FX 407.629.9124

June 12, 2009

City of Miami Beach
1700 Convention Center Drive
Miami, FL 33139

Reference: **Chase #1742 – Miami Beach Alton Road**
1801 Alton Road, Miami Beach, FL 33139
Permit #B0902923
IP #002009.0109.00
Change of Architect of Record

To Whom It May Concern:

Please accept this letter as record for Change of Architect for Permit # B0902923. The original Architect of Record was Louise Craver AR #0012641 and will now be transferred to Harvey Jacoby AR #6016.

Both architects are employed with Interplan, LLC.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,
INTERPLAN LLC

Harvey Jacoby
Architect/Vice President

cc: G. Neblock/IP File
L. Martin
W. Baker
M. Boo

INTERPLAN LLC

933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
PH 407.645.5008
FX 407.629.9124

August 26, 2009

Herminia Perez
City of Miami Beach
1700 Convention Center Drive
Miami, FL 33139

Reference: **Chase #1742 – Miami Beach Alton Road**
1801 Alton Road, Miami Beach, FL 33139
Permit #B0902923
IP #002009.0109.00
Response to Comments

Dear Ms. Perez:

Please accept the following responses to comments dated July 8, 2009 along with the revised drawings as official changes to the construction documents previously submitted. Changes to the drawings that pertain to these Building Department Comments have been clouded with Revision 4, 7-28-09, PERMIT COMMENTS. Further, since drawings were last submitted for review and approval, there are final plan revisions that have been made to incorporate Owner prototype updates. A sheet by sheet summary of changes has been included below the Building Department comments and our responses for your ease of reference and review.

ENGINEERING – Herminia Perez:

1. **Comment**: Interior remodel of existing bank Building Value as per Miami-Dade County property appraisal is $998,722.00 Total of improvements including this project ($125,000.00) from 5/22/1999 thru 5/22/2009 is $787,500.00. Total of improvements is a 78.9% Building value. As per FEMA regulation this project is a substantial improvement (more than 50% Building Value). To confirm that this project is not substantial please provide the following: A-COST APPROACH APPRAISAL (replacement cost of the building as new minus a depreciation percentage based on age and condition). B-DETAILED BREAKDOWN (MEP, windows & doors, finishes, etc) signed by the contactor and notarized. After the submission of documents stated above, project is determine to be a substantial improvement, the existing building must meet the requirements for new construction, and more comments will apply.

   Response: **Please refer to attached Elevation Certificate which shows the top of the bottom floor at ten feet (10') and the base flood elevation at eight feet (8'). As stated during a telephone conversation with Mohsen Jarahpour on August 10, 2009, this provided information negates the need for an appraisal and satisfies the FEMA regulation.**

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ORLANDO DALLAS CHICAGO ATLANTA
development services for restaurant, retail, hospitality and commercial programs • www.interplanorlando.com

2. **Comment:** Addition to the above requirements, the engineering section requires: - Please provide Elevation Certificate of the existing structure. Please provide Finish floor elevations on floor plans and elevation sheets, elevation shall be base upon NATIONAL GEODATIC VERTICAL DATUM OF 1929 (NGVD 1929). Please call Herminia Perez (305) 673-7000 extension 6165.

   Response: **Please refer to attached Elevation Certificate and revised floor plan and interior elevations which now show interior and exterior elevations.**

3. **Comment:** DERM final approval.

   Response: **DERM final approval stamp is on the back of the last page of the plan sets submitted as part of this package.**

4. **Comment:** DERM Water and Sewer allocation letter - WASD Ordinance 89-95 compliance form.

   Response: **A DERM sewer allocation letter is not required as there is no change in occupant, only a corporate name change is transpiring from Washington Mutual to Chase Bank.**

Summary of Owner Prototype Changes:

A0.0A – Responsibility Schedule:
- Clarification made for who is responsible for supplying and installing the Queue ropes and large cash vault.

A0.0B – Phasing Plan:
- Clarification made for phases of construction.

A1.0 – Demolition Floor Plan:
- Modifications to exterior wall at ATM Room 102
- Modification to floor tile in Lobby and in front of Teller Line
- Removal of Concierge in Lobby
- Removal of Account services desks
- Removal of Investment Focal counter
- Relocate fire extinguisher cabinet
- Addition of wall behind Teller Line

A1.0A – Demolition Ceiling Plan:
- Removal of ceiling tile and fixtures in front entrance
- Removal of Concierge circular soffit and ceiling
- Modification to ceiling grid behind Teller Line
- Removal of track lights
- Modification of existing pendant lights

A1.1 – Floor Plan, A1.2-Finish Plan, & A1.3-Furniture Plan:
- Modification to number and location of Desks

- Added new Storefront windows & entry doors to create a Vestibule
- Relocated Comfort Zone
- Add Bank Manager's Office
- Added Customer Service Counter in Lobby
- Added wood floor in front of Teller Line
- Added back wall at Teller Line, with plasma TV's
- Added two new check desks in Lobby and one in Vestibule
- Added Shelving to Work Station/Printer room
- Modification to MFD locations
- Replaced existing ATM with new
- Added After Hours Depository
- Removed proposed Package Receiver (added with Owner Changes – Rev 2, removed with Owner Changes – Rev 3)
- New wall notes #23 thru #27
- New floor notes #40 & #41
- New opening notes #52 & #53

A1.2 – Finish Plan

- Modifications to Lobby Area Finishes
- Modifications to Vestibule Finishes
- Modifications to Bank Manager's Office Finishes
- Added wall finish to back teller line wall
- Modifications of Finish Key notes

A1.3 – Furniture Plan

- Modifications to pendant light locations
- Modifications of Furniture Key notes

A2.0 – Reflected Ceiling Plan

- Modifications to pendant light locations
- Modifications to diffusers throughout Lobby/Sales area
- New ceiling and lights, diffusers in Vestibule
- Modifications of Reflected Ceiling Plan Key notes

A3.0 – Interior Elevations, Sections, and Details

- Revised door schedule: added doors 101B Vestibule, and 119A B.M. Office
- Added door elevation "C"
- Added door hardware schedules #2 & #9
- Added Storefront elevation detail #4
- Added After Hours Depository detail #3

A3.1 – Interior Elevations, Sections, and Details

- Modifications to Teller Soffit detail #1
- Modifications to Teller Line Elevations detail #2
- Modifications to Teller Line Section detail #3
- Modifications to ATM elevations detail #5
- Removed proposed Package Receiver (added with Owner Changes – Rev 2, removed with Owner Changes – Rev 3)

A3.2 – Interior Elevations, Sections, and Details

- Added Branch Managers Office Elevations and Details
- Removed proposed Package Receiver (added with Owner Changes – Rev 2, removed with Owner Changes – Rev 3)

M1.0 – HVAC Floor Plan:

- Modifications to HVAC plan due to Floor Plan changes.

E1.0 – Electrical Plan - Lighting:

- Modifications to Lighting plan due to Floor Plan changes.

E2.0 – Electrical Plan - Power:

- Modifications to Power plan due to Floor Plan changes.

E3.0 – Electrical Plan - Systems:

- Modifications to Systems plan due to Floor Plan changes.

Please feel free to contact me if you have any questions or require additional information. I can coordinate a conference call with the Architectural and/or MEP Project Managers should the need arise.

Sincerely,
INTERPLAN LLC
A Cardo for
Heather Johnston
Heather Johnston
Permit Manager/Site Development

Attachments

G. Neblock / File, Interplan, LLC
L. Martin, Interplan, LLC
W. Baker, Interplan, LLC
M. Boo, Interplan, LLC

INTERPLAN LLC

933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
PH 407.645.5008
FX 407.629.9124
June 12, 2009

City of Miami Beach
1700 Convention Center Drive
Miami, FL 33139

Reference: **Chase #1742 – Miami Beach Alton Road**
1801 Alton Road, Miami Beach, FL 33139
Permit #B0902923
IP #002009.0109.00
Change of Architect of Record

To who it may concern:

Please accept this letter as record for Change of Architect for Permit # B0902923. The original Architect of Record was Louise Craver AR #0012641 and will now be transferred to Harvey Jacoby AR #6016.

Both architects are employed with Interplan, LLC.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,
INTERPLAN LLC

Harvey Jacoby
Architect/Vice President

cc: G. Neblock/IP File
A. Potts
M. Boo

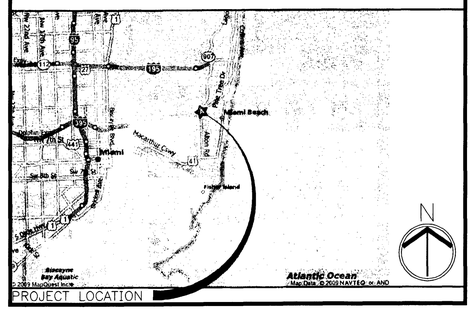
CHASE INTERIOR REBRANDING CONVERSION

CHASE

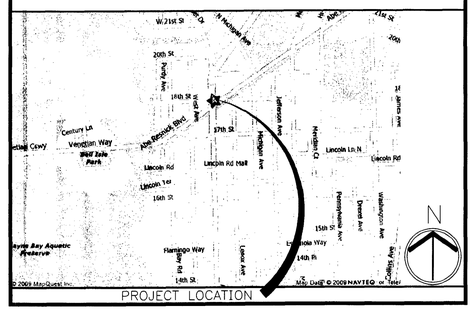
MIAMI BEACH–ALTON ROAD

CHASE STORE ID #1742
WAMU BLDG. ID #1924
1801 ALTON ROAD
MIAMI BEACH, FL 33139

VICINITY MAP



LOCATION MAP



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M1.0	HVAC FLOOR PLAN

ELECTRICAL

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E1.0	ELECTRICAL PLAN – LIGHTING
E2.0	ELECTRICAL PLAN – POWER
E3.0	ELECTRICAL PLAN – SYSTEMS
E4.0	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES (1)

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14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.

LEGAL DESCRIPTION

ISLAND VIEW SUB PB 6-115 ESOFT OF LOT 6 & LOT 10 LESS N2.8FT & ALL LOT 11 BLK 11 LOT SIZE IRREGULAR OR 14848-571290 1.

PARCEL ID NUMBER IS 02-3233-012-0090.

SCOPE OF T.I. MODIFICATION

SCOPE OF INTERIOR MODIFICATIONS TO THE PUBLIC AREAS TO INCLUDE THE FOLLOWING:

1. CIRCULAR SOFFIT AREAS ABOVE THE CIRCULAR FURNITURE LAYOUT TO BE MODIFIED/ REMOVED.
2. EXTEND EXISTING SUSPENDED CEILING GRID TO FILL AREAS WHERE SOFFIT IS REMOVED.
3. REMOVE TRACK LIGHTING AND DIRECTIONAL LIGHTING THAT HIGHLIGHTED EXISTING MARKETING DISPLAYS THAT WILL BE REMOVED
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7. FLOOR FINISHES TO BE REMOVED AND REPLACED AS NOTED - CORRESPONDING TO NEW FURNITURE AND TELLER LINE LAYOUT.
8. ATM, AHD, N/D, PACKAGE RECEIVER, AND VAULTS MAY BE RELOCATED/ NEW AS NOTED ON PLANS.
9. ADD/ MODIFY VESTIBULE AS IDENTIFIED ON PLAN.
10. ALL WORK IS REQUIRED TO BE PERFORMED AFTER BANKING HOURS (NIGHT AND WEEKENDS). THE BRANCH WILL BE IN OPERATION.
11. NO PLUMBING WORK.

CODE DATA

JURISDICTION:

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
ATTN.: RASHONDA WILSON1700
CONVENTION CENTER DRIVE,
MIAMI BEACH, FLORIDA 33139
T: 305.673.7610 EXT. 6621

BUILDING CODE

2007 FLORIDA BUILDING CODE
2007 FLORIDA PLUMBING CODE
2007 FLORIDA MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
2007 FLORIDA BUILDING CODE CH. 11
2007 FLORIDA BUILDING CODE CH. 13
2007 FLORIDA FIRE PREVENTION CODE

NOTE: THIS BUILDING IS NOT SPRINKLERED AND DOES NOT HAVE A FIRE ALARM

OCCUPANCY: - BUSINESS GROUP B

~~CONSTRUCTION TYPE - TYPE V,B - UNPROTECTED~~ (5)
~~HEIGHT LIMITATION-2 STORIES~~

ALLOWABLE AREA: 9,000 SF.
TOTAL BUILDING: 25,030 SF.
TOTAL BRANCH: 7,208 SF.
AREA OF MODIFICATIONS: 4,327 SF.

TOTAL OCCUPANT LOAD (BUSINESS)
7,208 SF./100 SF. PER OCCUPANT = 72

TOTAL EXITS REQUIRED = 2
TOTAL EXITS PROVIDED = 2

TOTAL WIDTH REQUIRED OF ALL EXITS =
(72 X 2 =144 INCHES
TOTAL WIDTH PROVIDED OF ALL EXITS =
(72" + 36" + 108 INCHES

(5) MAXIMUN TRAVEL DISTANCE, FBC SEC. 1016: 200 FT.

COMMON PATH OF TRAVEL, FBC SEC. 1014.3: 75FT.

FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS
TABLE 601 TYPE V,B CONSTRUCTION

1.	EXTERIOR WALLS	
	LOAD BEARING	0 HR.
	NON-LOAD BEARING	0 HR.
		NA
2.	FIREWALLS	
3.	FIRE SEPARATION ASSEMBLIES:	
	EXITS:	NA
	SHAFTS:	NA
	MIXED USE:	NA
	OTHERS:	NA
4.	FIRE PARTITIONS	NA
5.	DWELLING UNIT SEPARATION	NA
6.	SMOKE BARRIERS	NA
	SMOKE PARTITIONS	NA
7.	NONBEARING PARTITIONS	0 HR.
8.	INTERIOR BEARING WALLS	0 HR.
9.	STRUCTURAL MEMBERS	0 HR.
10.	FLOOR CONSTRUCTION	0 HR.
11.	ROOF CONSTRUCTION	0 HR.

PROJECT INFORMATION

TENANT

J.P. MORGAN CHASE BANK
CHASE TOWER
MAIL CODE IL1-0475
TELEPHONE: (312) 325-3373
FAX: (312) 325-3385

PROJECT MANAGEMENT COMPANY

MENEMSHA
ATTN.: BECKY BEDWELL
169 LIBBEY PKWY.
WEYMOUTH, MA 02189
TELEPHONE: (781) 337-9012
FAX: (775) 637-9932

ARCHITECT

INTERPLAN, LLC
ATTN.: LOUISE CRAVER
933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
TELEPHONE: (407) 645-5008
FAX: (407) 644-0673

MECHANICAL AND ELECTRICAL ENGINEER

INTERPLAN, LLC
ATTN.: JERRY RUSSO
933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
TELEPHONE: (407) 645-5008
FAX: (407) 644-0673

NOTICE: Any Information shown on these drawings relative to existing conditions is for bidding purposes only. The Contractor shall be responsible for verifying all conditions and dimensions at the job site and shall immediately notify the Architect of any discrepancies before proceeding with the work. Drawings are not to be scaled for construction purposes.

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

BUILDING:	10/9/09
ZONING:	
DRAWER:	
CONCURRENCY:	
PLUMBING:	10/09/09 (#4)
ELECTRICAL:	10/9/09
MECHANICAL:	10/09/09
FIRE PREVENTION:	10/09/09
ENGINEERING:	10/09/09
PUBLIC WORKS:	10-9-2009
STRUCTURAL:	10/9/09
ELEVATOR:	

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS		REMARKS	BY
	03-11-09	ISSUED FOR OWNER REVIEW	ALL SHEETS			RS
	04-30-09	ISSUED FOR PERMIT	ALL SHEETS			RS
1	06-10-09	PERMIT COMMENTS – BLDG DEPARTMENT	A0.0, E0.0, E1.0, E2.0, E4.0		PMT-01	AP
2	06-10-09	OWNER REVISIONS	A0.0A,A0.0B,A1.0,A1.0A,A1.1,A1.2,A1.3,A2.0,A3.0,A3.1,A3.2,E1.0,E2.0,E3.0,M1.0		MODEL E CONVERSION	RS
–	06-10-09	ISSUE FOR CHASE REVIEW	ALL SHEETS			RS
3	06-30-09	OWNER REVISIONS	A1.0, A1.1, A1.2, A3.1, A3.2		–	DJC
4	07-28-09	PERMIT COMMENTS	A1.1, A3.1, A3.2			DJC
5	10-05-09	PERMIT COMMENTS	A0.0, A1.1, A2.0, A3.1, E1.0		PMT03	EW

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL:

HAYLEY JACOBY
STATE OF FLORIDA
6202
OCT

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	06-10-09	PERMIT COMMENTS
5	10-05-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 04-30-09

A0.0

COVER SHEET

DRAWN BY: CO.
CHECKED BY: EJW

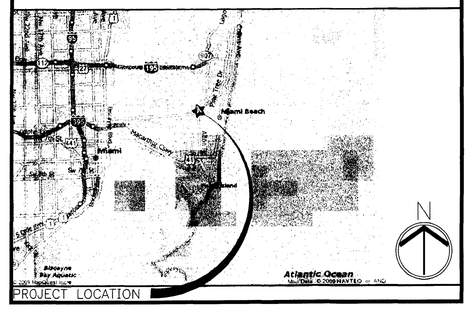
C:\Data\Arch Revit\Projects\2009.0109\0109 A0.0 COVER_dwg, AUG. 10/7/2009 1:31:59 PM, EDWARD, XES, Courtland_24x36.pc3, ARCH expand D (36.00 x 24.00 Inches), 1:1:2

CHASE INTERIOR REBRANDING CONVERSION

MIAMI BEACH–ALTON ROAD

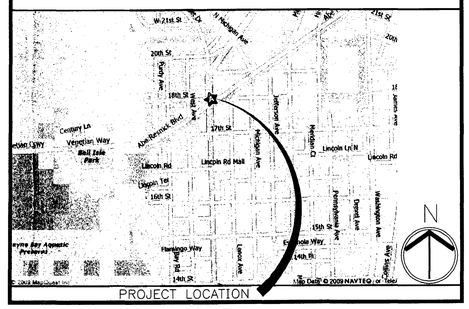
CHASE STORE ID #1742
WAMU BLDG. ID #1924
1801 ALTON ROAD
MIAMI BEACH, FL 33139

VICINITY MAP



PROJECT LOCATION

LOCATION MAP



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6. MODIFY EXISTING POWER SUPPLY ONLY TO ACCOMMODATE NEW INTERIOR SIGNAGE, ATM, AHD, VAULT AND/ OR MFD ADDITIONS/ RELOCATIONS, THE SHIFT IN WORKSTATIONS, TELLER LINES, NEW AND/OR REMOVED WALLS OR PARTIAL WALLS AND AS REQUIRED FOR POWER SUPPLY TO WINDOW SHADES (AS NOTED).
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8. ATM, AHD, N/D, PACKAGE RECEIVER, AND VAULTS MAY BE RELOCATED/ NEW AS NOTED ON PLANS.
9. ADD/ MODIFY VESTIBULE AS IDENTIFIED ON PLAN.
10. ALL WORK IS REQUIRED TO BE PERFORMED AFTER BANKING HOURS (NIGHT AND WEEKENDS). THE BRANCH WILL BE IN OPERATION.
11. NO PLUMBING WORK.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
	03-11-09	ISSUED FOR OWNER REVIEW	ALL SHEETS		RS
	04-30-09	ISSUED FOR PERMIT	ALL SHEETS		RS

CODE DATA

JURISDICTION:

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
ATTN: RASHONDA WILSON1700
CONVENTION CENTER DRIVE,
MIAMI BEACH, FLORIDA 33139
T: 305.673.7610 EXT. 6621
F:

BUILDING CODE

2007 FLORIDA BUILDING CODE
2007 FLORIDA PLUMBING CODE
2007 FLORIDA MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
2007 FLORIDA BUILDING CODE CH. 11
2007 FLORIDA BUILDING CODE CH. 13
2007 FLORIDA FIRE PREVENTION CODE

NOTE: THIS BUILDING IS NOT SPRINKLERED AND DOES NOT HAVE A FIRE ALARM

OCCUPANCY: - BUSINESS GROUP B

CONSTRUCTION TYPE: -TYPE V.B - UNPROTECTED (PRESUMED)

HEIGHT LIMITATION: 2 STORIES

ALLOWABLE AREA: 9,000 S.F.
TOTAL BUILDING: 25,030 SF.
TOTAL BRANCH: 7,208 SF.
AREA OF MODIFICATIONS: 4,327 SF.

TOTAL OCCUPANT LOAD (BUSINESS)
7,208 SF./100 SF. PER OCCUPANT = 72

TOTAL EXITS REQUIRED = 2
TOTAL EXITS PROVIDED = 2

TOTAL WIDTH REQUIRED OF ALL EXITS =
(72 X .2 =14.4 INCHES
TOTAL WIDTH PROVIDED OF ALL EXITS =
(72" + 36" =108 INCHES

FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS
TABLE 601 TYPE V.B CONSTRUCTION

1.	EXTERIOR WALLS LOAD BEARING NON-LOAD BEARING	 0 HR. NA
2.	FIREWALLS	NA
3.	FIRE SEPARATION ASSEMBLIES: EXITS: SHAFTS: MIXED USE: OTHERS:	 NA NA NA NA
4.	FIRE PARTITIONS	NA
5.	DWELLING UNIT SEPARATION	NA
6.	SMOKE BARRIERS SMOKE PARTITIONS	NA NA
7.	NONBEARING PARTITIONS	0 HR.
8.	INTERIOR BEARING WALLS	0 HR.
9.	STRUCTURAL MEMBERS	0 HR.
10.	FLOOR CONSTRUCTION	0 HR.
11.	ROOF CONSTRUCTION	0 HR.

PROJECT INFORMATION

TENANT

J.P. MORGAN CHASE BANK
CHASE TOWER
MAIL CODE IL1-0475
TELEPHONE: (312) 325-3373
FAX: (312) 325-3385

PROJECT MANAGEMENT COMPANY

MENEMSHA
ATTN.: BECKY BEDWELL
169 LIBBEY PKWY.
WEYMOUTH, MA 02189
TELEPHONE: (781) 337-9012
FAX: (775) 637-9932

ARCHITECT

INTERPLAN, LLC
ATTN.: LOUISE CRAVER
933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
TELEPHONE: (407) 645-5008
FAX: (407) 644-0673

MECHANICAL AND ELECTRICAL ENGINEER

INTERPLAN, LLC
ATTN.: JERRY RUSSO
933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
TELEPHONE: (407) 645-5008
FAX: (407) 644-0673

CITY OF MIAMI BEACH
APPROVED
VOID

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
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MECHANI
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ENGINE
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VOID

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL:

LOUISE CRAVER
MAY 01, 2009

CONSULTANT:

REVISIONS:

NO. DATE REMARKS

CHASE
INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
1801 ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
MIAMI, FL 33139

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CHANGES OR ASSIGNMENTS ARE
PROHIBITED.

PROJECT NO: 2009.0109

DATE: 04-30-09

A0.0

COVER SHEET

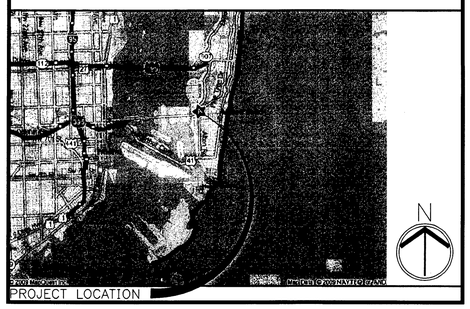
DRAWN BY: QW
CHECKED BY: RS

CHASE INTERIOR REBRANDING CONVERSION

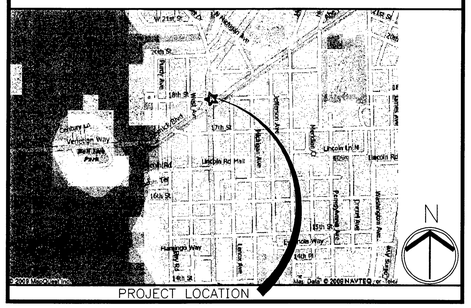
MIAMI BEACH–ALTON ROAD

CHASE STORE ID #1742
WAMU BLDG. ID #1924
1801 ALTON ROAD
MIAMI BEACH, FL 33139

VICINITY MAP



LOCATION MAP



DRAWING INDEX

ARCHITECTURAL
A0.0 DRAWING INDEX, MAPS, PROJ. INFO
A0.0A RESPONSIBILITY SCHEDULE
A0.0B CONSTRUCTION PHASING PLAN – FOR REFERENCE ONLY
A1.0 DEMOLITION PLAN
A1.0A DEMOLITION CEILING PLAN
A1.1 FLOOR PLAN
A1.2 FINISH PLAN
A1.3 FURNITURE PLAN
A2.0 REFLECTED CEILING PLAN
A3.1 INTERIOR ELEVATIONS, SECTIONS, AND DETAILS
A3.2 INTERIOR ELEVATIONS, SECTIONS, AND DETAILS

MECHANICAL
M0.0 HVAC NOTES, SPECIFICATIONS AND DETAILS
M1.0 HVAC FLOOR PLAN

ELECTRICAL
E0.0 ELECTRICAL SPECIFICATIONS
E1.0 ELECTRICAL PLAN – LIGHTING
E2.0 ELECTRICAL PLAN – POWER
E3.0 ELECTRICAL PLAN – SYSTEMS
E4.0 ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES 1

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. GEN. CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGEMENT COMPANY/ OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
3. 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.
4. 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.
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6. 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.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL RELOCATED/ NEW EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES REQUIRED.
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9. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
10. 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.
11. 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.
12. GENERAL CONTRACTOR TO PROVIDE DAILY TRASH REMOVAL. NO DUMPSTERS/ STORAGE CONTAINERS WILL BE ALLOWED ON SITE.
13. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.

LEGAL DESCRIPTION

ISLAND VIEW SUB PB 6-115 E50FT OF LOT 6 & LOT 10 LESS N2.8FT & ALL LOT 11 BLK 11 LOT SIZE IRREGULAR OR 14848-5712Ø0 1.

PARCEL ID NUMBER IS Ø2-3233-Ø12-ØØ9Ø.

SCOPE OF T.I. MODIFICATION

SCOPE OF INTERIOR MODIFICATIONS TO THE PUBLIC AREAS TO INCLUDE THE FOLLOWING:

1. CIRCULAR SOFFIT AREAS ABOVE THE CIRCULAR FURNITURE LAYOUT TO BE MODIFIED/ REMOVED.
2. EXTEND EXISTING SUSPENDED CEILING GRID TO FILL AREAS WHERE SOFFIT IS REMOVED.
3. REMOVE TRACK LIGHTING AND DIRECTIONAL LIGHTING THAT HIGHLIGHTED EXISTING MARKETING DISPLAYS THAT WILL BE REMOVED
4. ADD LIGHTING TO MATCH EXISTING TO EXTEND THE EXISTING LIGHTING PATTERN IN MODIFIED CEILING AREAS. RELOCATE/ ADD PENDANTS AS NOTED.
5. MODIFY EXISTING MECHANICAL ONLY AS REQUIRED TO ENSURE PROPER SUPPLY AND RETURN TO AREAS MODIFIED WITH NEW FURNITURE LOCATIONS, WALL LOCATIONS, OR ENCLOSED AS SEPARATE ROOMS.
6. MODIFY EXISTING POWER SUPPLY ONLY TO ACCOMMODATE NEW INTERIOR SIGNAGE, ATM, AHD, VAULT AND/ OR MFD ADDITIONS/ RELOCATIONS, THE SHIFT IN WORKSTATIONS, TELLER LINES, NEW AND/OR REMOVED WALLS OR PARTIAL WALLS AND AS REQUIRED FOR POWER SUPPLY TO WINDOW SHADES (AS NOTED).
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9. ADD/ MODIFY VESTIBULE AS IDENTIFIED ON PLAN.
10. ALL WORK IS REQUIRED TO BE PERFORMED AFTER BANKING HOURS (NIGHT AND WEEKENDS). THE BRANCH WILL BE IN OPERATION.
11. NO PLUMBING WORK.

CODE DATA

JURISDICTION:

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
ATTN: RASHONDA WILSON1700
CONVENTION CENTER DRIVE,
MIAMI BEACH, FLORIDA 33139
T: 305.673.7610 EXT. 6621
F:

BUILDING CODE

2007 FLORIDA BUILDING CODE
2007 FLORIDA PLUMBING CODE
2007 FLORIDA MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
2007 FLORIDA BUILDING CODE CH. 11
2007 FLORIDA BUILDING CODE CH. 13
2007 FLORIDA FIRE PREVENTION CODE

NOTE: THIS BUILDING IS NOT SPRINKLERED AND DOES NOT HAVE A FIRE ALARM

OCCUPANCY: - BUSINESS GROUP B

CONSTRUCTION TYPE: -TYPE V.B - UNPROTECTED (PRESUMED)

HEIGHT LIMITATION: 2 STORIES

ALLOWABLE AREA: 9,000 SF.
TOTAL BUILDING: 25,030 SF.
TOTAL BRANCH: 7,208 SF.
AREA OF MODIFICATIONS: 4,327 SF.

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7,208 SF./100 S.F. PER OCCUPANT = 72

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TOTAL EXITS PROVIDED = 2

TOTAL WIDTH REQUIRED OF ALL EXITS =
(72 X .2 =14.4 INCHES
TOTAL WIDTH PROVIDED OF ALL EXITS =
(72" + 36" =108 INCHES

FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS
TABLE 601 TYPE V.B CONSTRUCTION

1.	EXTERIOR WALLS LOAD BEARING NON-LOAD BEARING	Ø HR. Ø HR. NA
2.	FIREWALLS	
3.	FIRE SEPARATION ASSEMBLIES: EXITS: SHAFTS: MIXED USE: OTHERS:	 NA NA NA NA
4.	FIRE PARTITIONS	NA
5.	DWELLING UNIT SEPARATION	NA
6.	SMOKE BARRIERS SMOKE PARTITIONS	NA NA
7.	NONBEARING PARTITIONS	Ø HR.
8.	INTERIOR BEARING WALLS	Ø HR.
9.	STRUCTURAL MEMBERS	Ø HR.
10.	FLOOR CONSTRUCTION	Ø HR.
11.	ROOF CONSTRUCTION	Ø HR.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
	03-11-09	ISSUED FOR OWNER REVIEW	ALL SHEETS		RS
	04-30-09	ISSUED FOR PERMIT	ALL SHEETS		RS
1	06-10-09	PERMIT COMMENTS – BLDG DEPARTMENT	A0.0, E0.0, E1.0, E2.0, E4.0	PMT-01	AP

PROJECT INFORMATION

TENANT

J.P. MORGAN CHASE BANK
CHASE TOWER
MAIL CODE IL1-0475
TELEPHONE: (312) 325-3373
FAX: (312) 325-3385

PROJECT MANAGEMENT COMPANY

MENEMSHA
ATTN.: BECKY BEDWELL
169 LIBBEY PKWY.
WEYMOUTH, MA 02189
TELEPHONE: (781) 337-9012
FAX: (775) 637-9932

ARCHITECT

INTERPLAN, LLC
ATTN.: LOUISE CRAVER
933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
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FAX: (407) 644-0673

MECHANICAL AND ELECTRICAL ENGINEER

INTERPLAN, LLC
ATTN.: JERRY RUSSO
933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
TELEPHONE: (407) 645-5008
FAX: (407) 644-0673

CITY OF MIAMI BEACH
APPROVED
THE
BUILDING:
ZONING: Mech. 09/11/09
DRB/HP
ENCUR
PLUMB
ELECTR
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LIC WO
RUCTUR
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CITY OF MIAMI BEACH
APPROVED
THE
BUILDING:
ZONING:
DRB/HP
ENCUR
PLUMB
ELECTR
ECHA
PREVS
GINEER
LIC WO
RUCTUR
EVATOR

Eng. 09/14/09

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL:

HARVEY JACOBY
JUN 12 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	06-10-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A0.0
COVER SHEET

DRAWN BY:
CHECKED BY: RSPW

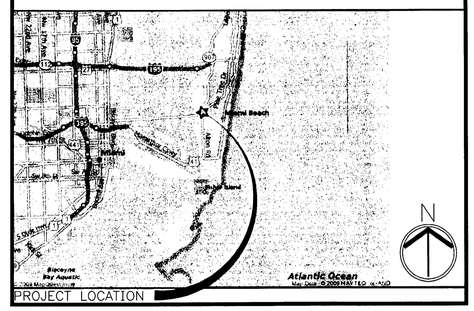
J:\CHase\Revit\Permit\A0.0 - 2009.0109 Interior Revit Specific\06-03-09 Building Comments Set\2009.0109 A0.0 COVER.dwg, A0.0, 6/11/2009 2:26:28 PM, RSZANE, \\pubnet\WES 600\C, Xref: D:\2K\3D's, LL1

CHASE INTERIOR REBRANDING CONVERSION

MIAMI BEACH–ALTON ROAD

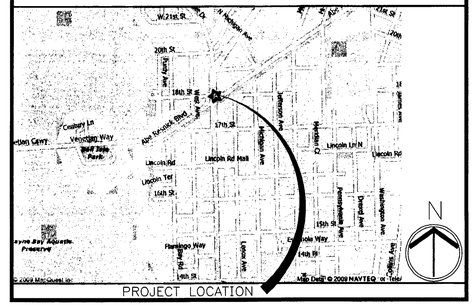
CHASE STORE ID #1742
WAMU BLDG. ID #1924
1801 ALTON ROAD
MIAMI BEACH, FL 33139

VICINITY MAP



PROJECT LOCATION

LOCATION MAP



PROJECT LOCATION

DRAWING INDEX

ARCHITECTURAL

A0.0	DRAWING INDEX, MAPS, PROJ. INFO
A0.0A	RESPONSIBILITY SCHEDULE
A0.0B	CONSTRUCTION PHASING PLAN – FOR REFERENCE ONLY
A1.0	DEMOLITION PLAN
A1.0A	DEMOLITION CEILING PLAN
A1.1	FLOOR PLAN
A1.2	FINISH PLAN
A1.3	FURNITURE PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	INTERIOR ELEVATIONS, SECTIONS, AND DETAILS
A3.1	INTERIOR ELEVATIONS, SECTIONS, AND DETAILS
A3.2	INTERIOR ELEVATIONS, SECTIONS, AND DETAILS

MECHANICAL

M0.0	HVAC NOTES, SPECIFICATIONS AND DETAILS
M1.0	HVAC FLOOR PLAN

ELECTRICAL

E0.0	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL PLAN – LIGHTING
E2.0	ELECTRICAL PLAN – POWER
E3.0	ELECTRICAL PLAN – SYSTEMS
E4.0	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES (1)

GENERAL NOTES

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LEGAL DESCRIPTION

ISLAND VIEW SUB PB 6-115 E50FT OF LOT 6 & LOT 10 LESS N2.8FT & ALL LOT 11 BLK 11 LOT SIZE IRREGULAR OR 14848-5/1290 1.

PARCEL ID NUMBER IS 02-3233-012-0090.

SCOPE OF T.I. MODIFICATION

SCOPE OF INTERIOR MODIFICATIONS TO THE PUBLIC AREAS TO INCLUDE THE FOLLOWING:

1. CIRCULAR SOFFIT AREAS ABOVE THE CIRCULAR FURNITURE LAYOUT TO BE MODIFIED/ REMOVED.
2. EXTEND EXISTING SUSPENDED CEILING GRID TO FILL AREAS WHERE SOFFIT IS REMOVED.
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CODE DATA

JURISDICTION:

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
ATTN: RASHONDA WILSON1700
CONVENTION CENTER DRIVE
MIAMI BEACH, FLORIDA 33139
T: 305.673.7610 EXT. 6621

BUILDING CODE

2007 FLORIDA BUILDING CODE
2007 FLORIDA PLUMBING CODE
2007 FLORIDA MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
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2007 FLORIDA BUILDING CODE CH. 13
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NOTE: THIS BUILDING IS NOT SPRINKLERED AND DOES NOT HAVE A FIRE ALARM

OCCUPANCY: - BUSINESS GROUP B

CONSTRUCTION TYPE: -TYPE V,B - UNPROTECTED (PRESUMED)

HEIGHT LIMITATION: 2 STORIES

ALLOWABLE AREA: 9,000 SF.
TOTAL BUILDING: 25,030 SF.
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7.	NONBEARING PARTITIONS	0 HR
8.	INTERIOR BEARING WALLS	0 HR
9.	STRUCTURAL MEMBERS	0 HR
10.	FLOOR CONSTRUCTION	0 HR
11.	ROOF CONSTRUCTION	0 HR

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
	03-11-09	ISSUED FOR OWNER REVIEW	ALL SHEETS		RS
	04-30-09	ISSUED FOR PERMIT	ALL SHEETS		RS
1	06-10-09	PERMIT COMMENTS - BLDG DEPARTMENT	A0.0, E0.0, E1.0, E2.0, E4.0	PMT-01	AP
2	06-10-09	OWNER REVISIONS	A0.0A,A0.0B,A1.0,A1.0A,A1.1,A1.2,A1.3,A2.0,A3.0,A3.1,A3.2,E1.0,E2.0,E3.0,M1.0	MODEL E CONVERSION	RS
–	06-10-09	ISSUE FOR CHASE REVIEW	ALL SHEETS		RS
3	06-30-09	OWNER REVISIONS	A1.0, A1.1, A1.2, A3.1, A3.2	–	DJC
4	07-28-09	PERMIT COMMENTS	A1.1, A3.1, A3.2		DJC

PROJECT INFORMATION

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J.P. MORGAN CHASE BANK
CHASE TOWER
MAIL CODE IL1-0475
TELEPHONE: (312) 325-3373
FAX: (312) 325-3385

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WEYMOUTH, MA 02189
TELEPHONE: (781) 337-9012
FAX: (775) 637-9932

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MECHANICAL AND ELECTRICAL ENGINEER

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: 9/15/09
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL: 10/09/09
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR: AV 9-15-09

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

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CA8660

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SEAL:

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	06-10-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID#: 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A0.0
COVER SHEET

DRAWN BY: MG
CHECKED BY:

Chase/WaMu Rebrand Responsibility Schedule

		PMC Supplied	PMC Installed	GC Supplied	GC Installed
Demo	Demolition			*	*
	Daily carting/hauling			*	*
	Daily cleaning - ready for Bank Operations			*	*
	Final Cleaning			*	*
	Demo of all WaMu Marketing/Branding interior			*	*
Doors & Windows	Interior doors			*	*
	Glass/glazing, Aluminum entry doors			*	*
	BR Doors	*			*
Finishes	Carpet	*			*
	Pedimat	*			*
	Walk off carpet tiles	*			*
	VCT			*	*
	Wood Floor	*			*
	Ceramic Tile	*			*
	Ceiling			*	*
	Base			*	*
	Paint			*	*
	Wall covering	*			*
Equipment	BR Glass	*	*		
	Kevlar panels	*			*
	ATM Rigging	*	*		
Fire Protection	Sprinkler work			*	*
Electric	Light fixtures	*			*
	All other labor and material			*	*
Low Voltage Cabling	Insight	*	*		
Security	ADT	*	*		
Furniture	Chairs	*	*		
	Steelcase Work Stations	*	*		
	Work Station Panels	*	*		
	Coffee table	*	*		
	End table	*	*		
	Teller counter	*	*		
	CSC	*	*		
	TCD	*	*		
	KMDI Mock Soffit	*			*
	KMDI Illuminated Soffit	*			*
	Check Desk	*	*		
	Window Shades Blinds	*	*		
	Curtains	*	*		
2	Queue Ropes	*			*
	Large Cash Vault	*	*		
	After Hours Depository	*	*		
	Package Receiver	*	*		
	Large Safe	*	*		

GC is responsible to verify schedule with all PMC/Chase Service providers

Note: Not all items indicated above may apply - confirm with PMC/ Chase Service providers.

INTERPLAN LLC
ARCHITECTURE
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SEAL

HARVEY JACOBY
AIC 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 04-30-09

A0.0A

RESPONSIBILITY SCHEDULE

DRAWN BY: WB

CHECKED BY: BC

I:\Dwelldrive\Revit\Projects\2009.0109\2009.0109 A0.0A RESPONSIBILITY SCHEDULE.dwg, A0.0A, 8/14/2009 2:59:22 PM, DAGNI, XEL.Gothic2_24x36.ctb, ARCH expand D (24.00 x 36.00 Inches), 1:1

Chase/ WaMu Rebrand Responsibility Schedule

		PMC supplied	PMC Installed	GC supplied	GC Installed
Demo	Demolition			*	*
	Daily carting/ hauling			*	*
	Daily cleaning ready for Bank Operations			*	*
	Final Cleaning			*	*
	Demo of all Wanu Marketing/Branding interior			*	*
Doors & Windows:	Interior doors			*	*
	Glass/ glazing , Aluminum entry doors			*	*
	BR Doors	*			*
Finishes	Carpet	*			*
	Pedimat	*			*
	Walk off carpet tiles	*			*
	VCT			*	*
	Wood Floor	*			*
	Ceramic Tile	*			*
	Ceiling			*	*
	Base			*	*
	paint			*	*
	Wall covering	*			*
Equipment	BR Glass	*	*		
	Kevlar panels	*			*
	ATM Rigging	*	*		
Fire Protection	sprinkler work			*	*
Electric	light fixtures	*			*
	All other labor and material			*	*
Low voltage Cabling	Insight	*	*		
Security	ADT	*	*		
Furniture	Chairs	*	*		
	Steelcase Work Stations	*	*		
	Work Station Panels	*	*		
	Coffee table	*	*		
	End table	*	*		
	Teller counter	*	*		
	CSC	*	*		
	TCD	*	*		
	KMDI Mock Soffit	*			*
	KMDI Illuminated Soffit	*			*
	Check Desk	*	*		
	Window Shades Blinds	*			
	Curtains				
	Queue Ropes Large Cash Vault	*	*		
	After Hours Depository	*	*		
	Package Receiver	*	*		
	Large Safe	*	*		

GC is responsible to verify schedule with all PMC/Chase Service providers.

Note: Not all items indicated above may apply - confirm with PMC/ Chase Service providers.

CITY OF MIAMI BEACH

VOID

INTERPLAN LLC

ARCHITECTURE
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PH 407.645.5008
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SEAL:

LOUISE CRAVER
MAY 01 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD

WaMu #LDG ID# 1424 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

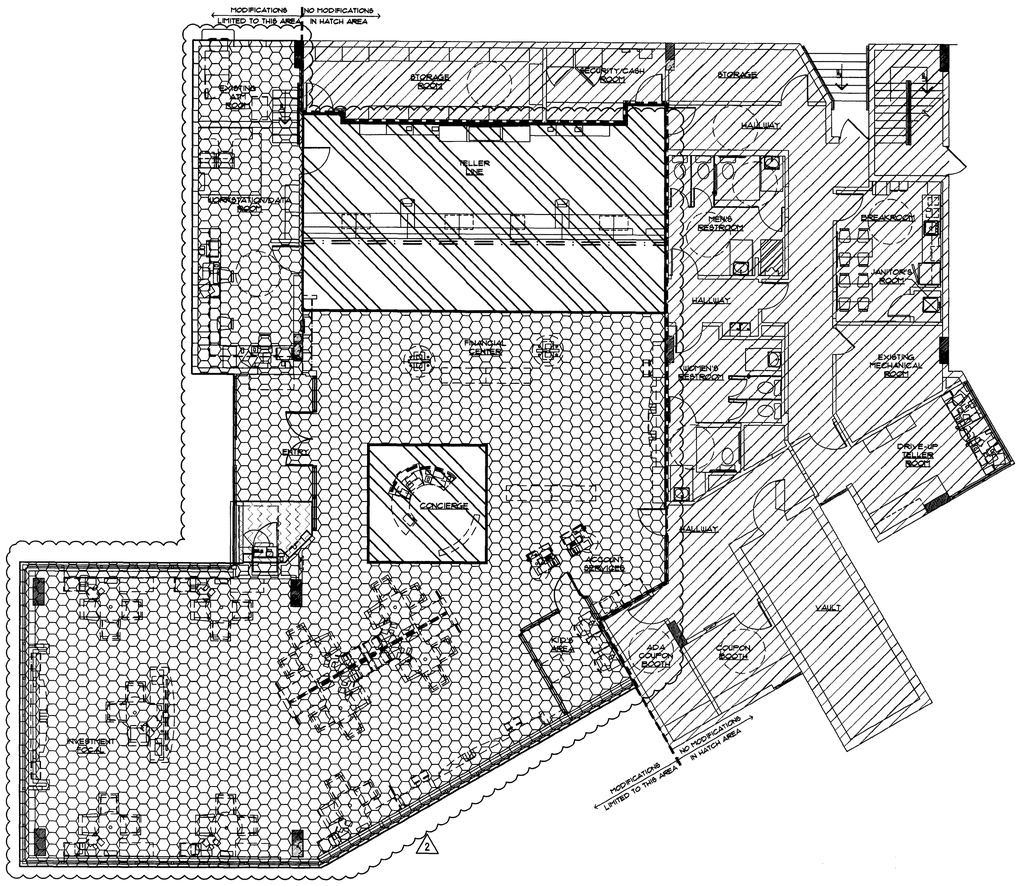
DATE: 04-30-09

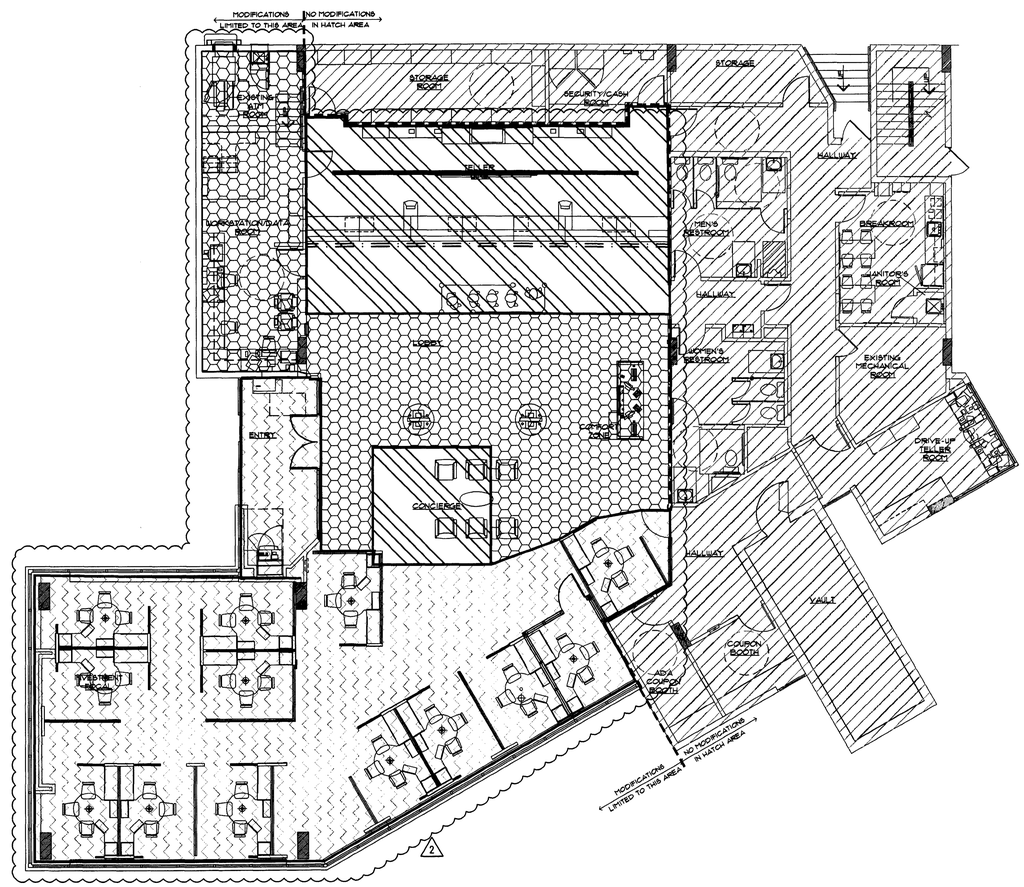
A0.0A

RESPONSIBILITY SCHEDULE

DRAWN BY: QW

CHECKED BY: ES





1 EXISTING PLAN

PHASE 1 (11 DAYS)
BUILD WALL BEHIND TELLER LINE AND LAMINATE AT CHECK DESKS

PHASE 2 (5 DAYS)
REMOVE WALLS, FLOORING AND MILLWORK

PHASE 3 (5 DAYS)
RECONFIGURE FURNITURE, INSTALL NEW FURNITURE PANELS

PROGRAMMING	EXISTING	MODEL	SCOPING	ACTUAL
OFFICEs	0	**1**	1	1
CCRs	10	13	9	13
TOS	**0**	**0**	**0**	**0**
TOTAL SALES H C	10	14	10	14
DESK	**0**	**2**	–	**1**
TELLER OPS MGR	**1**	**0**	**0**	**0**
TELLER STATIONS + D-UP	7 + 3	9 + 0	7 + 3	7 + 2
CONFERENCE ROOM	0	**0**	0	0
CSC Station	**1**	**3**	–	**3**
CSC Relocated on Tellerline ? (Yes / No)				No
W-Up ATMs / AHD / Pkg Rcvr	2/0/0	2/1/1	2/1/1	2/1/1
Drive-up ATMs *	1	1	–	1

* Existing Drive-Up ATM shall be field verified. No information is available for an existing Drive-Up ATM.

2

CONSTRUCTION PHASING TIMELINE & INTERDEPENDENCIES

(PHASING SHOWN FOR GENERAL INTENT - VERIFY SPECIFICS WITH PMC)

Phase	Location	Day #	Day of Week	Task	Interdependencies
Pre-construction			Wed-Thu	Complete Electrical/Data/Security pre-wiring and termination for CSC removal and CCR 4 and 5 relocation. Secure and post all building permits.	Security, Technology, Furniture, Branch Planning, Electrician
Phase 1	Teller line	1	Fri	Demo CSC and Teller Station #1 (C-TR-02) Relocate CCR 4 and 5. Possible relocation of central TCD and future C-TR-02.	GC, Furniture, TCD vendor, Technology, and Security
		2-3	Sat-Sun	Demo all ceiling rings, light boxes, millwork, flooring, soffits, and electrical. Install new lighting and repair ceiling grid system.	GC
		4	Mon	Construct teller line walls and teller work room.	GC
		5	Tue	Carpet teller line area early morning and start motor bank tube installation. Start painting of new walls.	GC and Tube System vendor
		6	Wed	Construct teller line, run electrical/data/security. Call for permit inspection. Complete painting.	GC, Security, Technology, Furniture, and Electrician
		7	Thu	Complete teller line and millwork in teller work room and VAT tube installation (interior, exterior). Begin carpet install.	GC and Tube System vendor
		8	Fri	Construction complete. Install teller line merchandising.	GC and Merchandising
		9	Sat	Relocate cash chest, engage Branch Planning to prep teller line, computers, and transfer cash. Complete motor bank tube system conversion.	GC , Tube System vendor, Cash Safe Vendor, and Branch Planning
		10	Sun	Commission teller line operations and conduct teller training in preparation for Mon. Complete punch list items. Decommission and remove all TCDs and old teller stations (C-TR-02).	GC, Branch staff, Branch Planning, TCD Vendor, and Technology
		11	Mon	Open teller line for BAU.	Branch Staff, Technology, and GC
Phase 2	Platform	12	Tue	Demo all wall covering, non-standard marketing walls and millwork, and flooring. Relocate and install all security devices.	GC and Security
		13	Wed	Prep all walls for painting and start flooring installation (carpet, wood and tile).	GC
		14	Thu	Start painting platform area. Complete flooring installation.	GC
		15 - 16	Fri - Sat	Complete painting, punch list items and merchandize entire platform.	GC and Merchandising
Phase 3	Vestibule	17	Sun	Start installation; relocate and commission all platform furniture. Demo all millwork and flooring, and terminate electrical, data, phone, etc., in vestibule. Relocate doors and prep new walls. Decommission ATM if necessary.	GC, Furniture, TCD Vendor, Technology, Security, Branch Planning, and ATM Group
		18	Mon	Paint, install flooring, commission ATM, install door graphics and merchandising. Punch list inspection and perform complete cleaning of branch.	GC, Merchandising, ATM Group, and Technology
	Punchlist/ clean-up	19 - 20	Tue-Wed	Perform all punch list tasks. Finalize all building permits and inspections.	GC
		21	Thu	Final punch list and re-commission.	GC

2 PROPOSED PLAN

PHASE 1 (11 DAYS)
CONSTRUCT TELLER LINE, INSTALL EQUIPMENT AND MERCHANDISE.

PHASE 2 (5 DAYS)
INSTALL FLOORING AND PAINT

PHASE 3 (5 DAYS)
RECONFIGURE FURNITURE, INSTALL NEW FURNITURE PANELS, CONSTRUCT NEW WALLS

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

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ORLANDO, FLORIDA 32810
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SEAL:

REFERENCE ONLY

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 04-30-09

A0.0B

CONSTRUCTION PHASING PLAN

DRAWN BY: MG

CHECKED BY:

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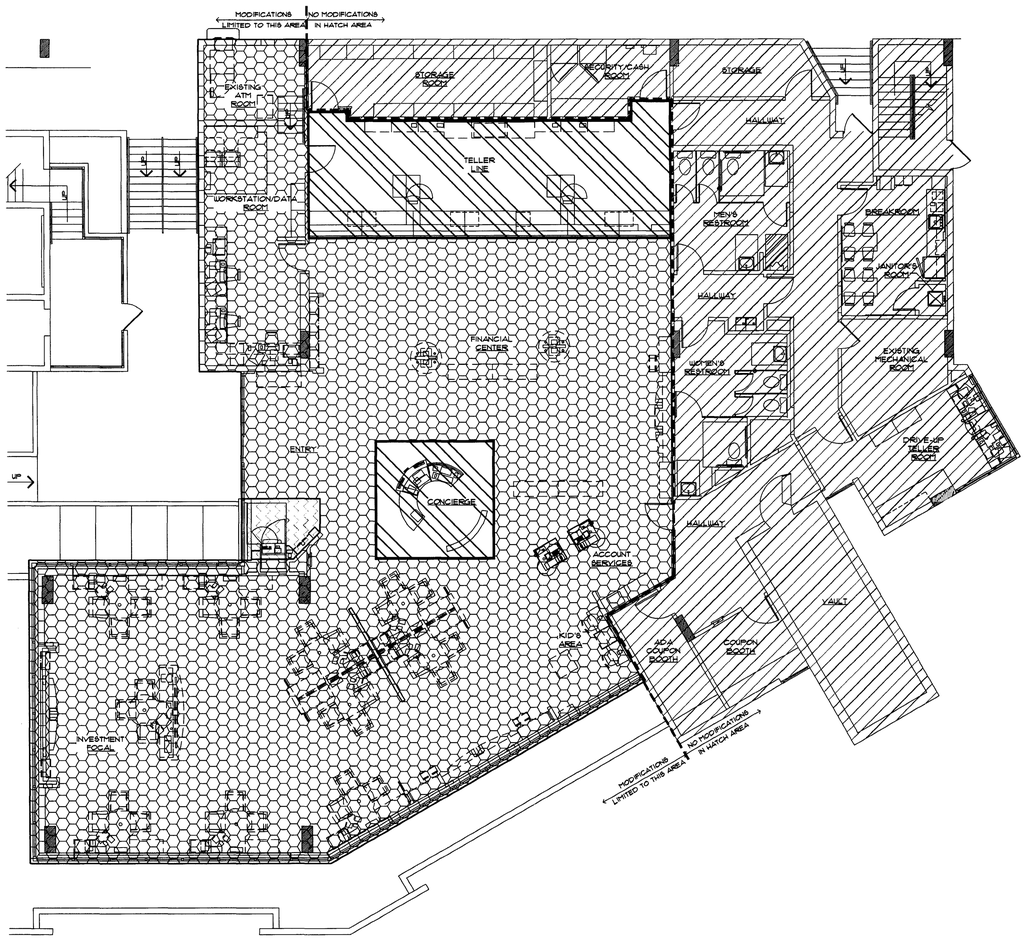


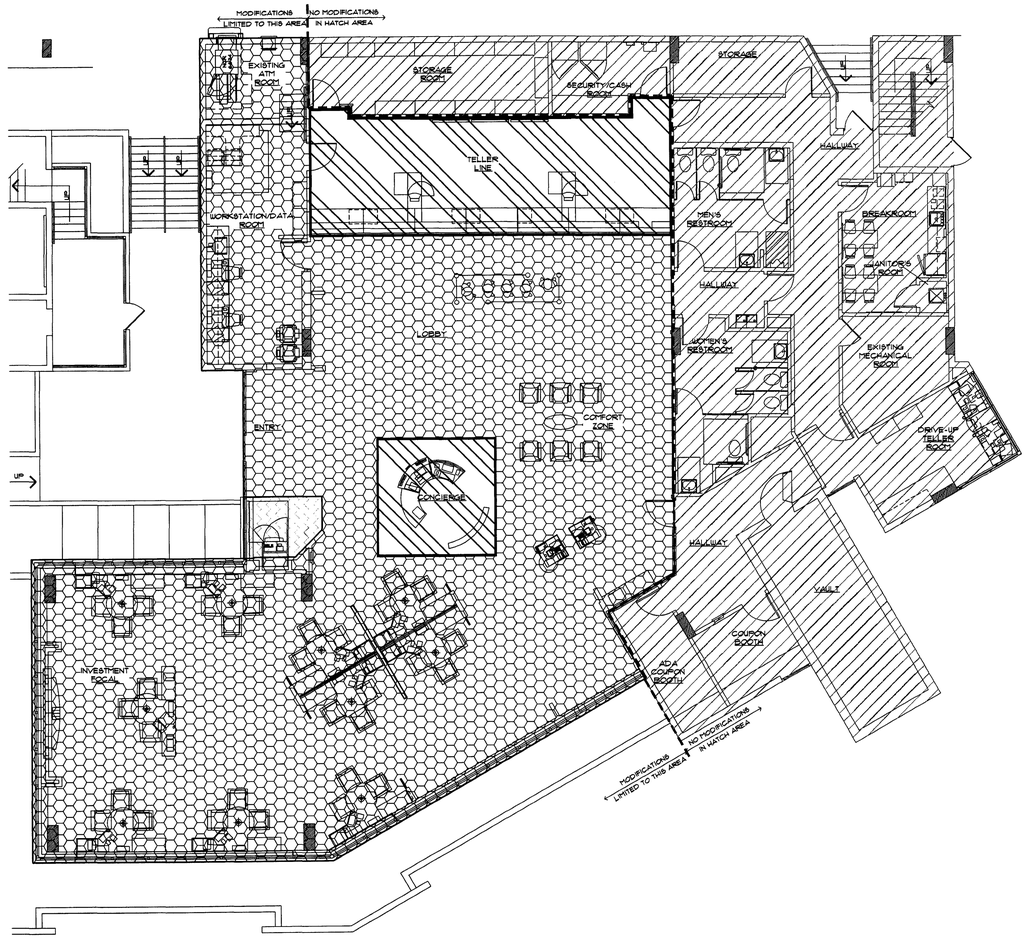
1 EXISTING PLAN

PHASE 1 (11 DAYS)
REMOVE CABINETRY BEHIND TELLER LINE AND LAMINATE AT CONCIERGE DESK

PHASE 2 (5 DAYS)
REMOVE WALLS, FLOORING AND MILLWORK.

PHASE 3 (5 DAYS)
RECONFIGURE FURNITURE, INSTALL NEW FURNITURE PANELS

PROGRAMMING	EXISTING	NEW
OFFICEs (BCM / FA)	0	0
CCR (BCM /PBs / Partners)	10	0
TOS (Partners)	0	0
TOTAL SALES H C	0	0
ABM	1	0
TELLER OPS MGR	1	0
TELLER STATIONS	6	0
CONFERENCE ROOM	0	0
CSC Station (SSAs)	1	0



CONSTRUCTION PHASING TIMELINE & INTERDEPENDENCIES

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		18	Mon	Paint, Install flooring, commission ATM, install door graphics and merchandising. Punch list inspection and perform complete cleaning of branch.	GC, Merchandising, ATM Group, and Technology
	Punchlist/ clean-up	19 - 20	Tue-Wed	Perform all punch list tasks. Finalize all building permits and inspections.	GC
		21	Thu	Final punch list and re-commission.	GC

CITY OF MIAMI BEACH
VOID

2 PROPOSED PLAN

PHASE 1 (11 DAYS)
CONSTRUCT TELLER LINE, INSTALL EQUIPMENT AND MERCHANDISE.

PHASE 2 (5 DAYS)
INSTALL FLOORING AND PAINT

PHASE 3 (5 DAYS)
RECONFIGURE FURNITURE, INSTALL NEW FURNITURE PANELS, CONSTRUCT NEW WALLS

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

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SEAL:

REFERENCE ONLY

CONSULTANT:

REVISIONS:

NO. DATE REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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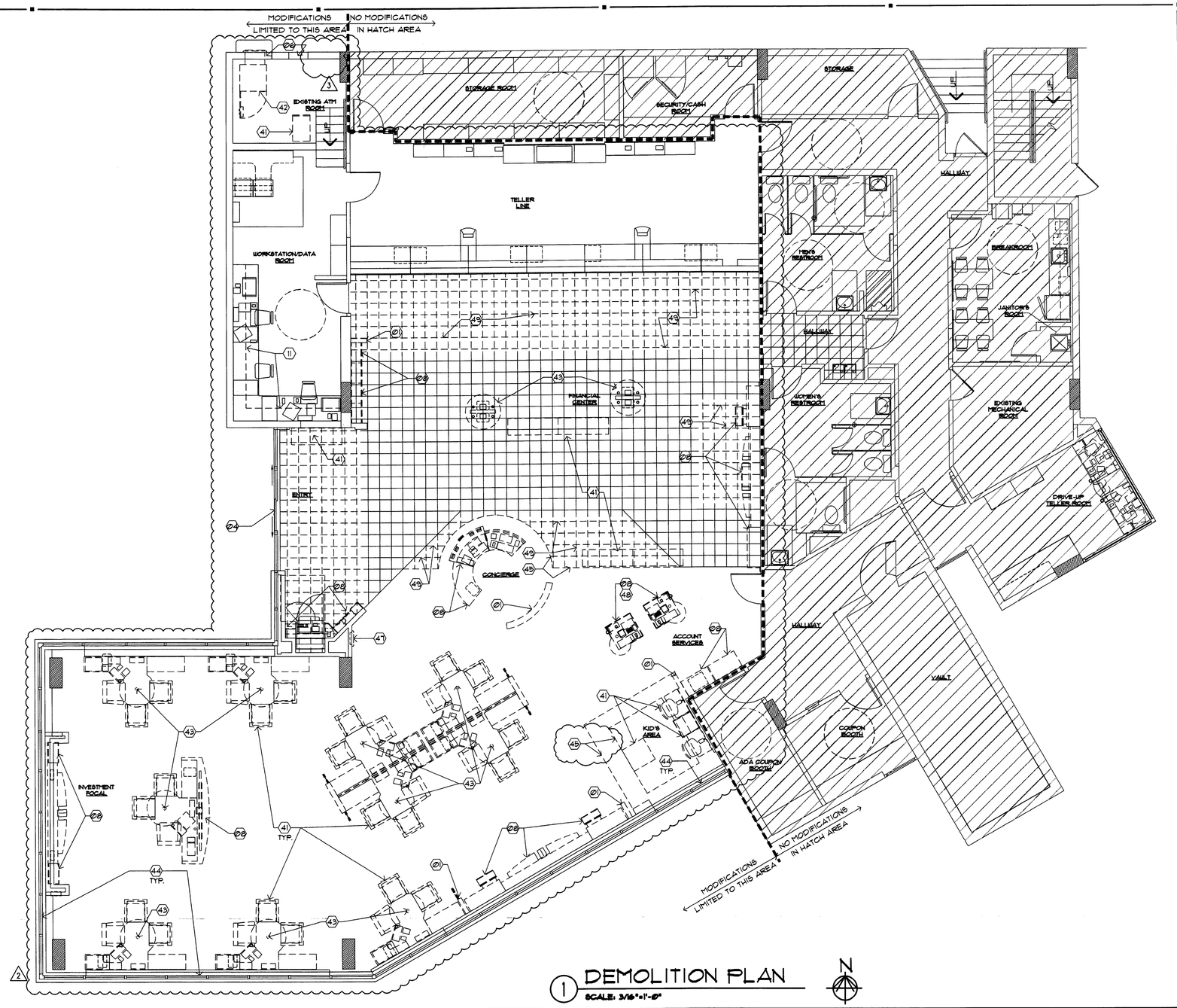
PROJECT NO: 2009.0109

DATE: 04-30-09

A0.0B

CONSTRUCTION PHASING PLAN

DRAWN BY: QW
CHECKED BY: KS



1 DEMOLITION PLAN

SCALE: 3/16"=1'-0"

SYMBOL LEGEND

- (##) SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.

DEMOLITION GENERAL NOTES

1. DEMOLITION PLANS ARE ILLUSTRATIVE IN NATURE ONLY. THEY ARE INTENDED TO ASSIST THE GENERAL CONTRACTOR IN DETERMINING THE SCOPE OF THE WORK. THERE IS NO REFERENCE THAT ALL DEMOLITION AND EXISTING CONDITIONS ARE SHOWN.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND CONFIRM ALL DEMOLITION REQUIRED FOR CONFORMANCE OF THE FINAL CONSTRUCTION DOCUMENTS.
3. DASHED LINES TYPICALLY REPRESENT ITEMS TO BE REMOVED, RELOCATED OR DEMOLISHED ON THE DEMOLITION PLAN ONLY. REFERENCE THE DEMOLITION NOTES FOR DESCRIPTION OF THESE GENERAL ITEMS.
4. TRASH TO BE REMOVED DAILY BY G.C.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF TENANT SPACE BOTH DURING AND FOLLOWING DEMOLITION WORK.
6. PROTECT ALL EXISTING MATERIALS TO REMAIN. REPAIR AND PATCH THESE EXISTING MATERIALS DURING CONSTRUCTION WHERE NEEDED. MATCH NEW MATERIALS INSTALLED TO ENSURE THAT ALL DEMOLITION AND NEW CONSTRUCTION IS COMPATIBLE AND INDISTINGUISHABLE. REQUIRED PROTECTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   - -STOREFRONT BULKHEAD
   - -DRYWALL
   - -ELECTRICAL OUTLETS AND SWITCHES
   - -EXTERIOR DOORS AND FRAMES
   - -FIRE PROTECTION SYSTEM
   - -MECHANICAL EQUIPMENTS
   - -FIRE PROTECTION
   - -FIRE RATED PENETRATIONS
7. IN AREAS INDICATED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR MATERIALS AND PREPARE SLAB FOR INSTALLATION OF NEW FLOORING MATERIALS
8. REFER TO NEW FLOOR AND/OR CEILING PLAN FOR EXTENT OF WORK TO REMAIN OR TO BE RELOCATED.
9. REFER TO DEMOLITION REFLECTED CEILING PLAN, SHEET A1Ø4 FOR DEMOLITION INFORMATION REGARDING CEILING, LIGHTING AND SOFFITS.
10. GENERAL CONTRACTOR TO SALVAGE REMOVED MILLWORK FOR POSSIBLE RE-USE. COORDINATE WITH FMC & CHASE REGARDING IT'S RE-USE ON SITE OR TO COORDINATE IT'S RELOCATION TO OTHER LOCATION.
11. ELECTRICIAN TO CAP ALL ABANDONED OUTLET LOCATIONS AND REMOVE POWER BACK TO IT'S SOURCE.
12. MODIFICATIONS TO AND/OR REMOVAL OF BUILDING COMPONENTS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE IN CONFORMANCE WITH LOCAL CODE REQUIREMENTS FOR COMMERCIAL/BUSINESS FACILITIES.
13. EXISTING ELECTRICAL FLOOR BOXES AT TELLER KIOSKS TO BE ABANDONED. REFERENCE ELECTRICAL PLANS. PATCH/ REPAIR EXISTING SLAB AS REQUIRED. FLOOR BOXES TO REMAIN. INFILL WITH THINSET, LEVEL WITH SLAB.
14. STRIP ALL EXISTING WALL COVERING/ MURALS. PREP WALLS FOR NEW FINISHES.
15. G.C. TO KEEP ALL EXISTING PENDANTS FOR REUSE.
16. EXISTING QUICK DROP BOX TO BE REMOVED, TYP. TURN OVER TO FMC.

DEMOLITION SHEET KEY NOTES

FLOOR PLAN

- 01 EXISTING WALL TO BE REMOVED, TYP.
- 02 PORTION OF EXISTING WALL TO REMAIN 2
- 03 NOT USED.
- 04 EXISTING DOOR AND FRAME TO REMAIN
- 05 NOT USED.
- 06 PORTION OF EXISTING WALL TO BE REMOVED TO ACCOMMODATE NEW WALL OPENING
- 07 NOT USED.
- 08 EXISTING COUNTER AND MILLWORK TO BE REMOVED.
- 09 NOT USED.
- 10 NOT USED.
- 11 EXISTING SHELVES TO BE REMOVED. 2

FF & E

- 41 EXISTING FURNITURE TO BE REMOVED.
- 42 EXISTING ATM TO BE REMOVED AND/ OR RELOCATED.
- 43 EXISTING FURNITURE AND PANEL SYSTEMS TO BE REMOVED AND RECONFIGURED IN NEW LOCATION PER FURNITURE PLAN.
- 44 EXISTING WINDOW BLINDS TO BE REMOVED, TYP.
- 45 EXISTING FLOOR TRANSITION TO BE REMOVED
- 46 EXISTING EQUIPMENT TO BE REMOVED
- 47 EXISTING FIRE EXTINGUISHER TO BE REMOVED AND RELOCATED.
- 48 EXISTING ELECTRICAL, COMMUNICATIONS, FIRE SAFETY EQUIPMENT, ETC. TO BE RELOCATED. REFERENCE ELECTRICAL PLANS.
- 49 EXISTING FLOOR FINISH TO BE REMOVED 2

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL:

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS
3	06-30-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 04-30-09

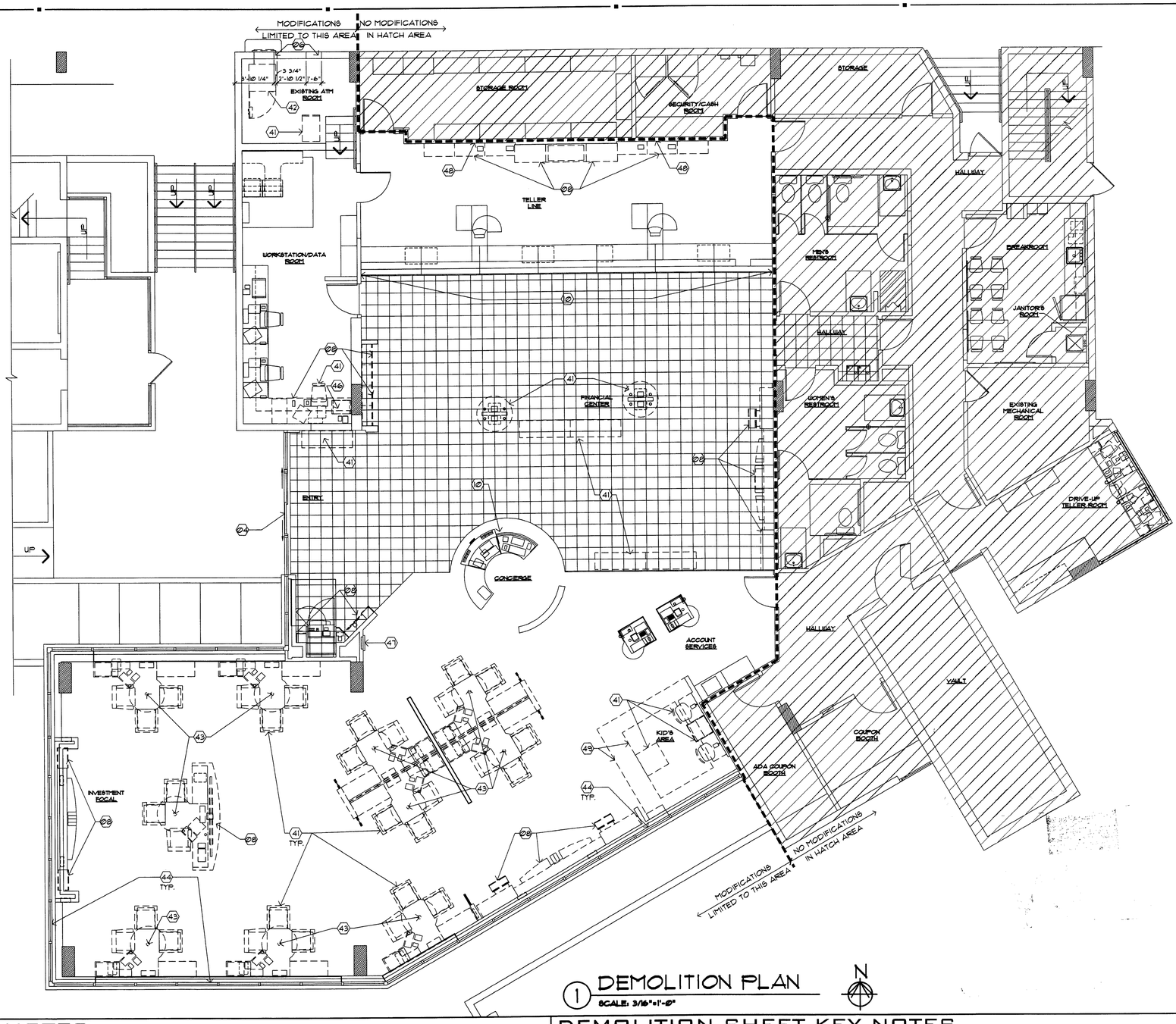
A1.0

DEMOLITION FLOOR PLAN

DRAWN BY: MG

CHECKED BY: HJ

J:\business\workarea\2009.0109\09.0109 A1.0 DEMO FLOOR PLAN.dwg, A1.0, 8/14/2009 2:38:53 PM, EPSON, XES_Courtland_24x36.pc3, ARCH expand D (36.00 x 24.00") Inches, 1:1



1 DEMOLITION PLAN

SCALE: 3/16"=1'-0"

N

SYMBOL LEGEND

- (21) SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.

DEMOLITION GENERAL NOTES

1. DEMOLITION PLANS ARE ILLUSTRATIVE IN NATURE ONLY. THEY ARE INTENDED TO ASSIST THE GENERAL CONTRACTOR IN DETERMINING THE SCOPE OF THE WORK. THERE IS NO REFERENCE THAT ALL DEMOLITION AND EXISTING CONDITIONS ARE SHOWN.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND CONFIRM ALL DEMOLITION REQUIRED FOR CONFORMANCE OF THE FINAL CONSTRUCTION DOCUMENTS.
3. DASHED LINES TYPICALLY REPRESENT ITEMS TO BE REMOVED, RELOCATED OR DEMOLISHED ON THE DEMOLITION PLAN ONLY. REFERENCE THE DEMOLITION NOTES FOR DESCRIPTION OF THESE GENERAL ITEMS.
4. TRASH TO BE REMOVED DAILY BY G.C.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF TENANT SPACE BOTH DURING AND FOLLOWING DEMOLITION WORK.
6. PROTECT ALL EXISTING MATERIALS TO REMAIN. REPAIR AND PATCH THESE EXISTING MATERIALS DURING CONSTRUCTION WHERE NEEDED. MATCH NEW MATERIALS INSTALLED TO ENSURE THAT ALL DEMOLITION AND NEW CONSTRUCTION IS COMPATIBLE AND INDISTINGUISHABLE. REQUIRED PROTECTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   - -STOREFRONT BULKHEAD
   - -DRYWALL
   - -ELECTRICAL OUTLETS AND SWITCHES
   - -EXTERIOR DOORS AND FRAMES
   - -FIRE PROTECTION SYSTEM
   - -MECHANICAL EQUIPMENTS
   - -FIRE PROTECTION
   - -FIRE RATED PENETRATIONS
7. IN AREAS INDICATED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR MATERIALS AND PREPARE SLAB FOR INSTALLATION OF NEW FLOORING MATERIALS
8. REFER TO NEW FLOOR AND/OR CEILING PLAN FOR EXTENT OF WORK TO REMAIN OR TO BE RELOCATED.
9. REFER TO DEMOLITION REFLECTED CEILING PLAN, SHEET A1Ø4 FOR DEMOLITION INFORMATION REGARDING CEILING, LIGHTING AND SOFFITS.
10. GENERAL CONTRACTOR TO SALVAGE REMOVED MILLWORK FOR POSSIBLE RE-USE. COORDINATE WITH PMC & CHASE REGARDING IT'S RE-USE ON SITE OR TO COORDINATE IT'S RELOCATION TO OTHER LOCATION.
11. ELECTRICIAN TO CAP ALL ABANDONED OUTLET LOCATIONS AND REMOVE POWER BACK TO IT'S SOURCE.
12. MODIFICATIONS TO AND/OR REMOVAL OF BUILDING COMPONENTS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE IN CONFORMANCE WITH LOCAL CODE REQUIREMENTS FOR COMMERCIAL/BUSINESS FACILITIES.
13. EXISTING ELECTRICAL FLOOR BOXES AT TELLER KIOSKS TO BE ABANDONED. REFERENCE ELECTRICAL PLANS. PATCH/ REPAIR EXISTING SLAB AS REQUIRED. FLOOR BOXES TO REMAIN. INFILL WITH THINSET, LEVEL WITH SLAB.
14. STRIP ALL EXISTING WALL COVERING/ MURALS. PREP WALLS FOR NEW FINISHES.
15. G.C. TO KEEP ALL EXISTING PENDANTS FOR REUSE.
16. EXISTING QUICK DROP BOX TO BE REMOVED, TYP. TURN OVER TO PMC.

DEMOLITION SHEET KEY NOTES

FLOOR PLAN

- (Ø1) NOT USED.
- (Ø2) NOT USED.
- (Ø3) NOT USED.
- (Ø4) EXISTING DOOR AND FRAME TO REMAIN
- (Ø5) NOT USED.
- (Ø6) PORTION OF EXISTING WALL TO BE REMOVED TO ACCOMMODATE NEW WALL OPENING
- (Ø7) NOT USED.
- (Ø8) EXISTING COUNTER AND MILLWORK TO BE REMOVED.
- (Ø9) NOT USED.
- (10) EXISTING LAMINATE TO BE REMOVED.
- (10) CONTROLLING SWITCH AND (2) GUIDING SIDE TRACKS TO BE REMOVED, GRILLE TO REMAIN ABOVE CEILING. NEW STOREFRONT TO MEET UNDERSIDE OF EXISTING SOFFIT/ CEILING. PATCH WALLS WHERE TRACKS ARE REMOVED. PROVIDE BLOCKING AND PATCH/ REPAIR SOFFIT/ CEILING AS REQUIRED TO MEET MANUFACTURER'S INSTALLATION REQUIREMENTS.

FF & E

- (41) EXISTING FURNITURE TO BE REMOVED.
- (42) EXISTING ATM TO BE REMOVED AND/ OR RELOCATED.
- (43) EXISTING FURNITURE AND PANEL SYSTEMS TO BE REMOVED AND RECONFIGURED IN NEW LOCATION PER FURNITURE PLAN.
- (44) EXISTING WINDOW BLINDS TO BE REMOVED, TYP.
- (45) NOT USED.
- (46) NOT USED.
- (47) EXISTING FIRE EXTINGUISHER TO REMAIN.
- (48) EXISTING ELECTRICAL, COMMUNICATIONS, FIRE SAFETY EQUIPMENT, ETC. TO BE RELOCATED. REFERENCE ELECTRICAL PLANS.
- (49) EXISTING FLOOR FINISH TO BE REMOVED.

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SEAL:

LOUISE CRAVER
MAY 01 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1724 CHASE STORE ID# 1742
1601 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 04-30-09

A1.0

DEMOLITION FLOOR PLAN

DRAWN BY: GW
CHECKED BY: LC3

LEGEND

GYP. BD. CEILING - NEW
COLOR:
5/8" GYP. BD. SHEATHING

ACT-1
ACOUSTICAL CEILING: ALL AREAS
MANUFACTURER: ARMSTRONG
MODEL: ULTIMA OPEN PLAN BEVELED
COLOR: WHITE
SIZE: 24" x 24" x 3/4"
EDGE: BEVELED TEGULAR
GRID: INTERLUDE XL 9/16" EXPOSED TEE
GRID FINISH: WHITE

ACT-2
ACOUSTICAL CEILING: ALL AREAS
MANUFACTURER: ARMSTRONG
MODEL: ULTIMA OPEN PLAN BEVELED
COLOR: WHITE
SIZE: 24" x 48" x 3/4"
EDGE: BEVELED TEGULAR
GRID: INTERLUDE XL 9/16" EXPOSED TEE
GRID FINISH: WHITE

SLEEVES THRU CEILING FOR DATA CABLES

2'x4' RECESSED LIGHT FIXTURE IN SUSPENDED CEILING SYSTEM,

1 X 4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE.

FLUORESCENT STRIP LIGHT FIXTURE.

2'x2' LAY-IN FLUORESCENT

LED CANOPY LIGHT

4"X4" COMPACT FLUORESCENT DOWN LIGHT

4"X4" WALL WASHER

EXIT SIGN (DIRECTIONAL)

EXIT SIGN, LOCATE CENTRALLY OVER DOOR(S)

EMERGENCY LIGHT, MOUNT TO CEILING

BLUE PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-10 SPEC. BELOW.

AMBER PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-9 SPEC. BELOW.

AMBIENT DOWNLIGHT

MONOPOINT SPOTLIGHT

TRACK LIGHT MOUNTED TO BOTTOM OF CEILING

COVE LIGHTING FIXTURE

SURFACE MOUNTED LIGHT FIXTURE

EXHAUST GRILLE

SUPPLY DIFFUSER

RETURN GRILLE

EXHAUST FAN, RE: MECHANICAL

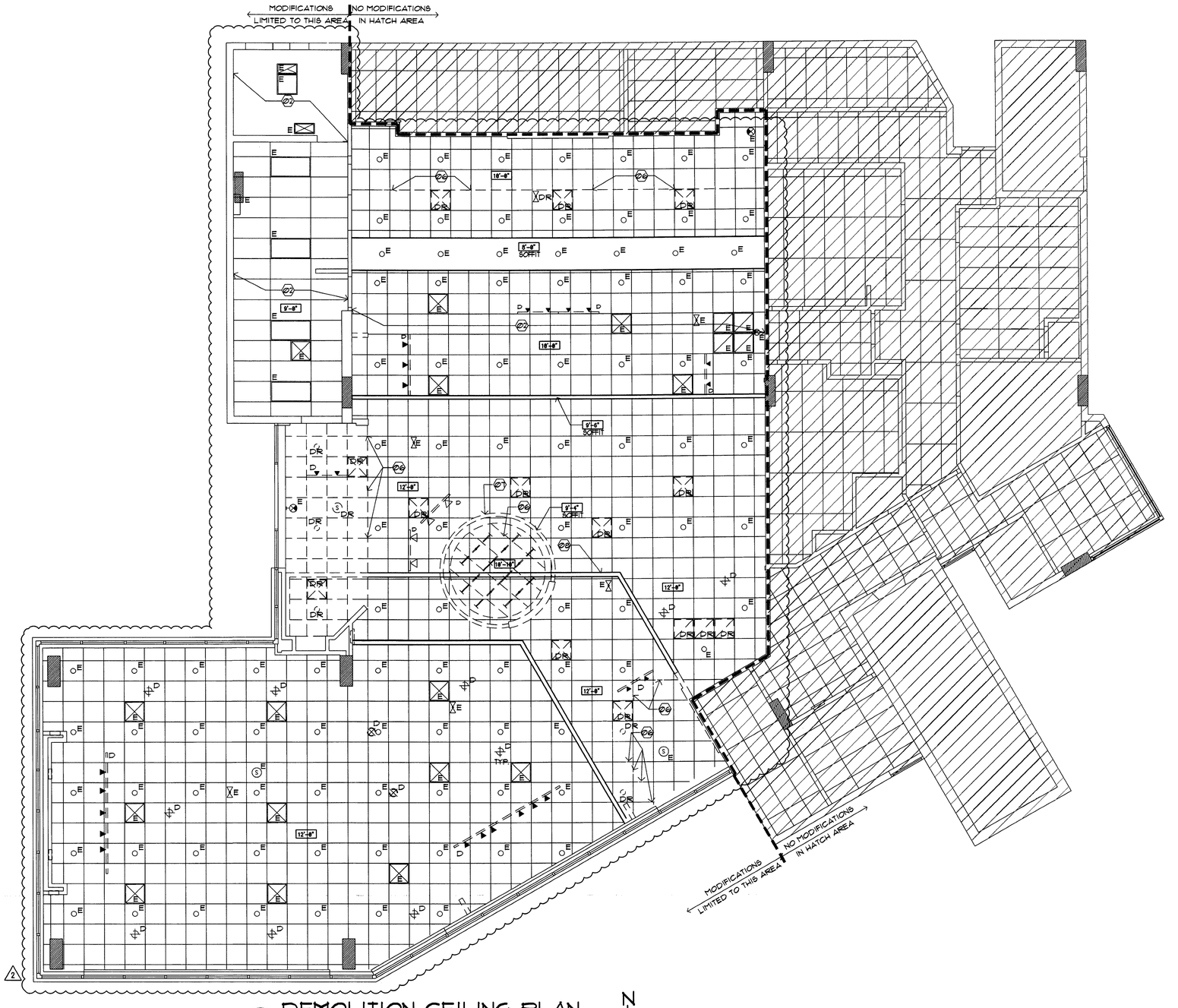
SP SPEAKER

SPRINKLER HEAD

E = EXISTING TO REMAIN
D = DEMO
DR = DEMO TO BE RELOCATED
R = RELOCATED (NEW LOCATION)
N = NEW

L-9
PENDANT LIGHT, CENTER ON TELLER TRANS. WINDOW
MANUFACTURER: BESA LIGHTING
DESCRIPTION: AMBER PENDANT LIGHT
MODEL: IT-151180-SNG18 (AMBER) RIVA II 120V STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 707-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' A.F.F. OR CEILINGS 8' A.F.F. OR LOWER

L-10
PENDANT LIGHT, SALES AREA WORK STATIONS
MANUFACTURER: BESA LIGHTING
DESCRIPTION: COBALT BLUE PENDANT LIGHT
MODEL: IT-151ICH-SNG18 (COBALT BLUE) RIVA II 120V STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 707-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' A.F.F. OR CEILINGS 8' A.F.F. OR LOWER



1 DEMOLITION CEILING PLAN
SCALE: 3/16"=1'-0"

N

DEMO RCP GENERAL NOTES

1. NOT ALL NOTES, KEY NOTES OR LEGEND ITEMS MAY APPLY.
2. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.N.O.
3. ALL NEW SUSPENDED CEILING GRID AND CEILING TILE TO MATCH EXISTING ADJACENT SYSTEM.
4. ALL NEW GYP. BD. CEILING AND INFILL CEILING TO MATCH ADJACENT SURFACE TEXTURE AND FINISH.
5. ELECTRICAL CONTRACTOR TO ENSURE THAT MODIFIED LAYOUT OF LIGHT FIXTURES ARE PLANNED SO ELECTRICAL CAPACITY AND ENERGY USE IS CONSISTENT WITH EXISTING DESIGN.
6. CENTER LIGHT AND MECHANICAL FIXTURES WITHIN CEILING TILE TYPICAL, U.N.O.
7. MECHANICAL CONTRACTOR TO MOVE EXISTING SUPPLY AND RETURN GRILLS TO AVOID INTERFERENCE WITH ANY NEW WALL OR SOFFIT LOCATIONS. MECHANICAL SYSTEM SHALL BE BALANCED TO ENSURE ANY MINOR ADJUSTMENTS TO THE SYSTEM ALLOW FOR PROPER CONDITIONING OF SPACE.
8. COORDINATE ALL SOFFIT DESIGN AND ACCENT LIGHTING POSITION TO COORDINATE WITH FURNITURE LAYOUT.
9. ALL SECURITY DEVICES INCLUDING CAMERAS, MONITORS, ALARMS, ETC, WILL BE DESIGNED AND INSTALLED BY THE SECURITY COMPANY AND ARE NOT SHOWN ON THESE PLANS, NOR ON THE ELECTRICAL PLANS.
10. CONTRACTOR TO COORDINATE WITH FIRE SPRINKLER & FIRE ALARM DESIGN/BUILD CONTRACTORS TO ENSURE ANY MINOR MODIFICATIONS ARE ALLOWED BY CODE. THESE MINOR MODIFICATIONS ARE ASSUMED TO BE A SLIGHT RAISING, LOWERING OR REPOSITIONING ONLY.
11. REMOVE EXISTING WAMU (FORMER TENANTS') RELATED MARKETING ELEMENTS SUCH AS: CIRCULAR SOFFIT(S), TRACK LIGHTING, SIGNAGE BANNERS AND/OR MARKETING DISPLAYS.
12. TURN OVER ALL EXISTING PENDANT FIXTURES TO PMC FIELD REP.

DEMO RCP SHEET KEY NOTES

21 NOT USED.
22 NO CEILING WORK IN THIS AREA.
23 NOT USED.
24 NOT USED.
25 NOT USED.
26 PORTION OF EXISTING CEILING/ GRID TO BE REMOVED.
27 REMOVE (WAMU RELATED) CIRCULAR SOFFIT & SIGNAGE BANNER(S).
28 PORTION OF EXISTING SOFFIT TO REMAIN.

2

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

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CA8660

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SEAL:

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A1.0A

DEMOLITION CEILING PLAN

DRAWN BY:
CHECKED BY:

J:\Chase\Revit Renderings\2009\2009.0109\2009.0109 A1.0A DEMO CEILING PLAN.dwg, A1.0A, 8/14/2009 3:00:21 PM, SUNDA, XES_Courtland_24x36.ctb, XREFs saved to J:\XLOG 2 (24x36 Inches), 1:1

LEGEND

GYP. BD. CEILING - NEW
COLOR:
5/8" GYP. BD. SHEATHING

ACT-1
ACOUSTICAL CEILING: ALL AREAS
MANUFACTURER: ARMSTRONG
MODEL: ULTIMA OPEN PLAN BEVELED
COLOR: WHITE
SIZE: 24" x 24" x 3/4"
EDGE: BEVELED TEGULAR
GRID: INTERLUDE XL 9/16" EXPOSED TEE
GRID FINISH: WHITE

ACT-2
ACOUSTICAL CEILING: ALL AREAS
MANUFACTURER: ARMSTRONG
MODEL: ULTIMA OPEN PLAN BEVELED
COLOR: WHITE
SIZE: 24" x 48" x 3/4"
EDGE: BEVELED TEGULAR
GRID: INTERLUDE XL 9/16" EXPOSED TEE
GRID FINISH: WHITE

SLEEVES THRU CEILING FOR DATA CABLES

2'x4' RECESSED LIGHT FIXTURE IN SUSPENDED CEILING SYSTEM,

1 X 4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE.

FLUORESCENT STRIP LIGHT FIXTURE.

2'x2' LAY-IN FLUORESCENT

LED CANOPY LIGHT

4"X4" COMPACT FLUORESCENT DOWN LIGHT

4"X4" WALL WASHER

EXIT SIGN (DIRECTIONAL)

EXIT SIGN, LOCATE CENTRALLY OVER DOOR(S)

EMERGENCY LIGHT, MOUNT TO CEILING

BLUE PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-10 SPEC. BELOW.

AMBER PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-9 SPEC. BELOW.

AMBIENT DOWNLIGHT

MONOPOINT SPOTLIGHT

TRACK LIGHT MOUNTED TO BOTTOM OF CEILING

COVE LIGHTING FIXTURE

SURFACE MOUNTED LIGHT FIXTURE

EXHAUST GRILLE

SUPPLY DIFFUSER

RETURN GRILLE

EXHAUST FAN, RE: MECHANICAL

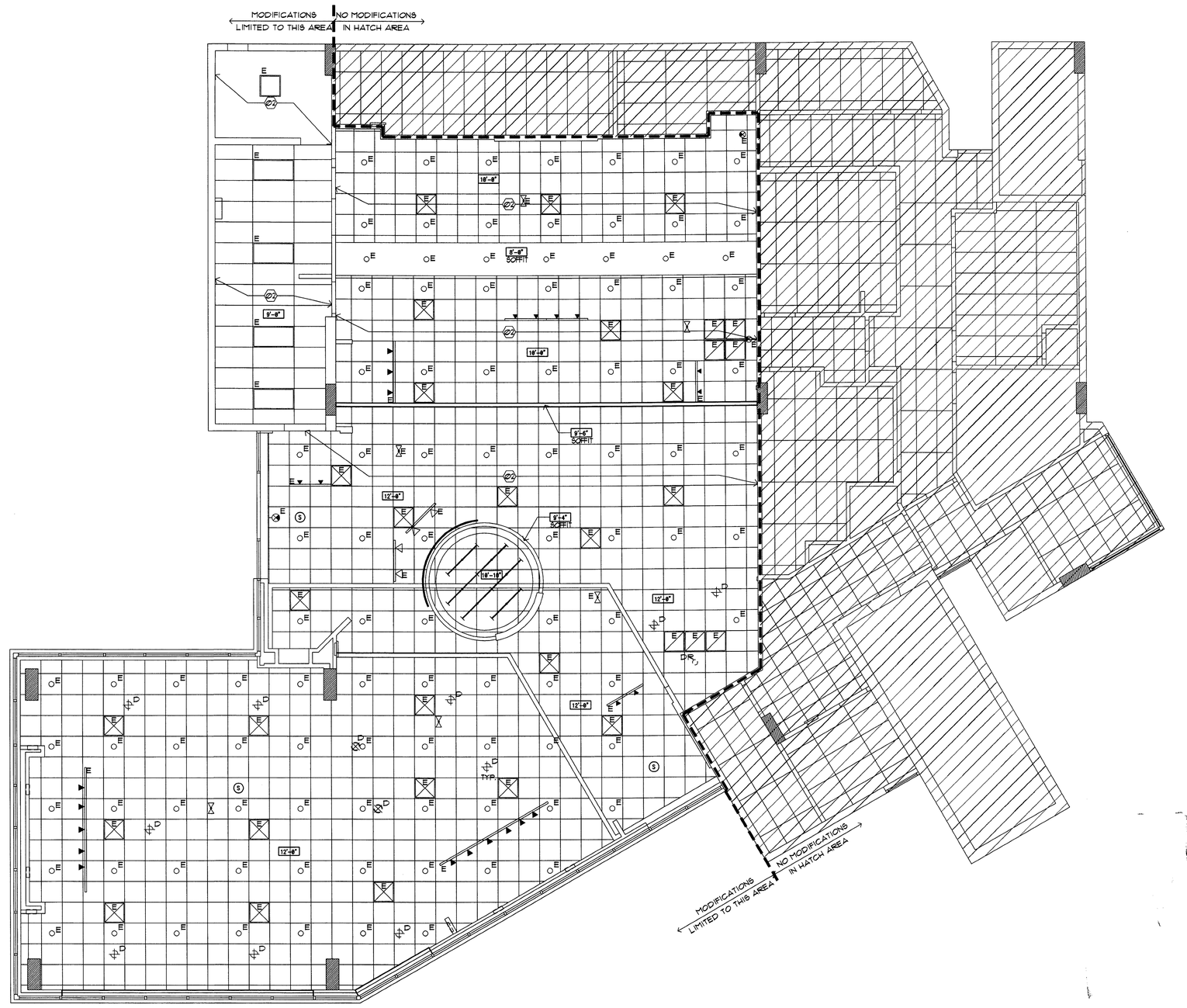
SP SPEAKER

SPRINKLER HEAD

E = EXISTING TO REMAIN
D = DEMO
DR = DEMO TO BE RELOCATED
R = RELOCATED (NEW LOCATION)
N = NEW

L-9
PENDANT LIGHT, CENTER ON TELLER TRANS. WINDOW
MANUFACTURER: BESA LIGHTING
DESCRIPTION: AMBER PENDANT LIGHT
MODEL: 1T-151180-SNGI8 (AMBER) RIVA 11 120V STERN
PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 707-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' AFF. OR CEILINGS 8' AFF. OR LOWER

L-10
PENDANT LIGHT, SALES AREA WORK STATIONS
MANUFACTURER: BESA LIGHTING
DESCRIPTION: COBALT BLUE PENDANT LIGHT
MODEL: 1T-151CH-SNGI8 (COBALT BLUE) RIVA 11 120V
STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 707-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' AFF. OR CEILINGS 8' AFF. OR LOWER



1 DEMOLITION CEILING PLAN

SCALE: 3/16"=1'-0"

N

DEMO RCP GENERAL NOTES

1. NOT ALL NOTES, KEY NOTES OR LEGEND ITEMS MAY APPLY.
2. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.N.O.
3. ALL NEW SUSPENDED CEILING GRID AND CEILING TILE TO MATCH EXISTING ADJACENT SYSTEM.
4. ALL NEW GYP. BD. CEILING AND INFILL CEILING TO MATCH ADJACENT SURFACE TEXTURE AND FINISH.
5. ELECTRICAL CONTRACTOR TO ENSURE THAT MODIFIED LAYOUT OF LIGHT FIXTURES ARE PLANNED SO ELECTRICAL CAPACITY AND ENERGY USE IS CONSISTENT WITH EXISTING DESIGN.
6. CENTER LIGHT AND MECHANICAL FIXTURES WITHIN CEILING TILE TYPICAL, U.N.O.
7. MECHANICAL CONTRACTOR TO MOVE EXISTING SUPPLY AND RETURN GRILLS TO AVOID INTERFERENCE WITH ANY NEW WALL OR SOFFIT LOCATIONS. MECHANICAL SYSTEM SHALL BE BALANCED TO ENSURE ANY MINOR ADJUSTMENTS TO THE SYSTEM ALLOW FOR PROPER CONDITIONING OF SPACE.
8. COORDINATE ALL SOFFIT DESIGN AND ACCENT LIGHTING POSITION TO COORDINATE WITH FURNITURE LAYOUT.
9. ALL SECURITY DEVICES INCLUDING CAMERAS, MONITORS, ALARMS, ETC, WILL BE DESIGNED AND INSTALLED BY THE SECURITY COMPANY AND ARE NOT SHOWN ON THESE PLANS, NOR ON THE ELECTRICAL PLANS.
10. CONTRACTOR TO COORDINATE WITH FIRE SPRINKLER & FIRE ALARM DESIGN/BUILD CONTRACTORS TO ENSURE ANY MINOR MODIFICATIONS ARE ALLOWED BY CODE. THESE MINOR MODIFICATIONS ARE ASSUMED TO BE A SLIGHT RAISING, LOWERING OR REPOSITIONING ONLY.
11. REMOVE EXISTING WAMU (FORMER TENANTS') RELATED MARKETING ELEMENTS SUCH AS: CIRCULAR SOFFIT(S), TRACK LIGHTING, SIGNAGE BANNERS AND/OR MARKETING DISPLAYS.
12. TURN OVER ALL EXISTING PENDANT FIXTURES TO PMC FIELD REP.

DEMO RCP SHEET KEY NOTES

(20) NOT USED.
(22) NO CEILING WORK IN THIS AREA.
(23) NOT USED.
(24) NOT USED.
(25) NOT USED.
(26) NOT USED.
(27) NOT USED.
(28) NOT USED.

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
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PROJECT MANAGEMENT

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SEAL:

LOUISE GRAVER MAY 01 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
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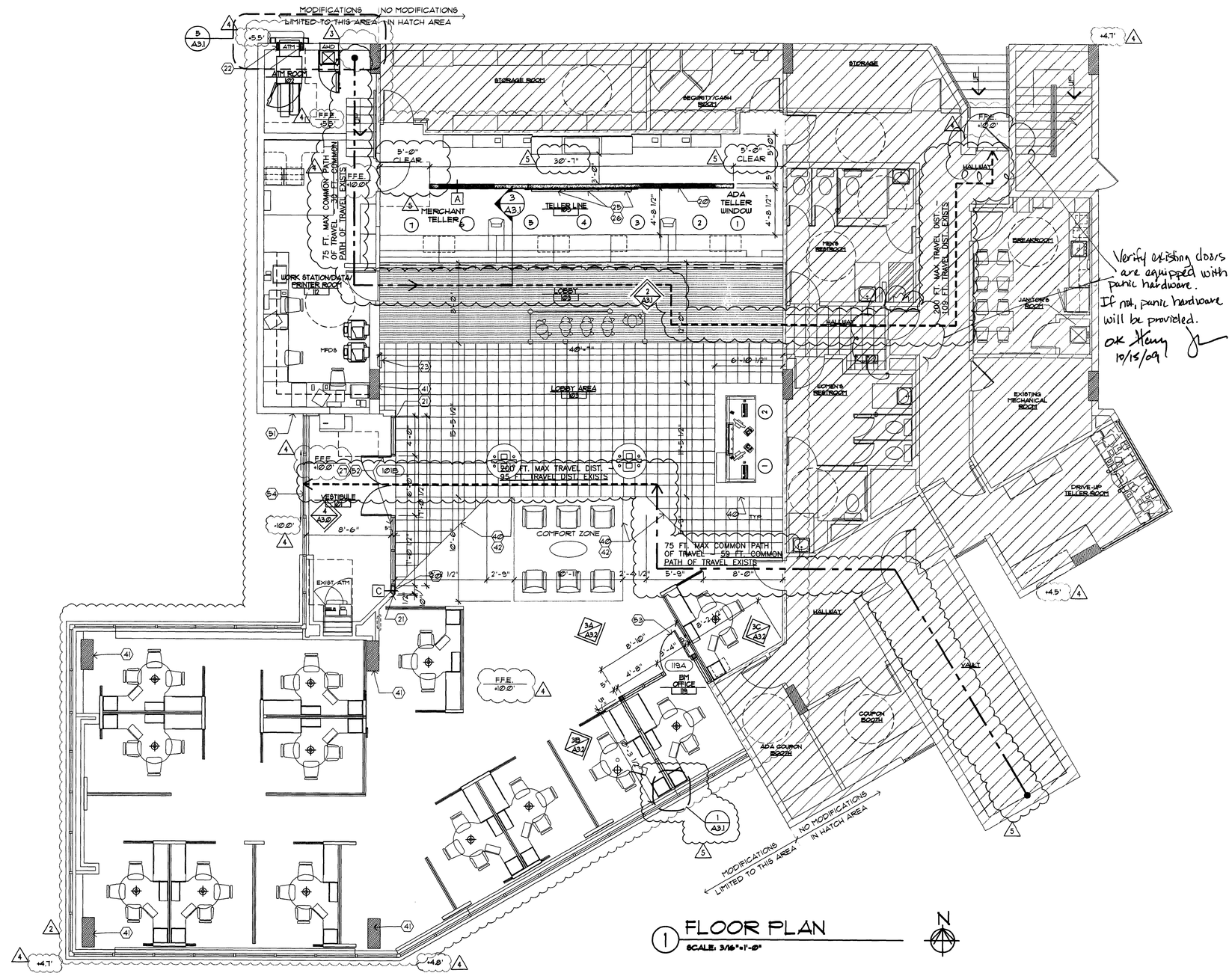
PROJECT NO: 2009.0109
DATE: 04-30-09

A1.0A

DEMOLITION CEILING PLAN

DRAWN BY: QW
CHECKED BY: LG



Verify existing doors are equipped with panic hardware. If not, panic hardware will be provided.
OK Harvey
10/15/09

1 FLOOR PLAN
SCALE: 3/16"=1'-0"

SYMBOL LEGEND

- (Ø) SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.
- —A— WALL TYPE SYMBOL - SEE SHEET A3.0
- ELEVATION SYMBOL: 2 / A3.1 — ELEVATION NUMBER, SHEET NUMBER

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED
2. ALL NEW WALL INFILL AREAS TO MATCH ADJACENT EXISTING WALL IN CONSTRUCTION AND GYP. BD. FINISH
3. DOOR MARK (101A) RE: SHEET A3.0
4. PROVIDE ADEQUATE WOOD BLOCKING AT ANCHORAGE FOR ALL COUNTERTOPS, SHELVING, CABINETS, ETC. ANCHORAGE THROUGH GYP. BD. ONLY IS NOT ACCEPTABLE.
5. PROVIDE FIRE EXTINGUISHERS PER CODE. CONFIRM WITH FIRE DEPARTMENT PRIOR TO INSTALLATION
6. DOOR FRAMES LOCATED 3" FROM ADJACENT FINISHED WALL UNLESS OTHERWISE NOTED (U.N.O.)
7. ENSURE ALL NEW AND OLD WALLS SURROUNDING VESTIBULE EXTEND TO DECK ABOVE (WITH SLIP JOINT DETAILING AT TOP OF WALL).
8. X-RAY CONCRETE SLAB PRIOR TO ANY PENETRATIONS, CUTTING OR REMOVAL OF CONCRETE SLAB TO ENSURE THAT THE STRUCTURAL INTEGRITY SHALL NOT BE COMPROMISED, UNLESS EXISTING STRUCTURAL PLANS CAN BE OBTAINED TO ENSURE SUCH.
9. FURNITURE SHOWN FOR REFERENCE ONLY, RE: FURNITURE PLANS FOR SPECIFIC INFORMATION.
10. NOT ALL NOTES, KEYNOTES AND/OR LEGEND ITEMS APPLY.
11. EXISTING FIRE EXTINGUISHER TO BE RELOCATED PER FIRE DEPARTMENT REQUIREMENTS
12. EXISTING TENANT DEMISING WALL. IF TENANT DEMISING WALL IS DAMAGED DURING CONSTRUCTION OR THE FIRE RATING OF THE WALL IS COMPROMISED, THE CONTRACTOR IS RESPONSIBLE TO REPAIR THE WALL USING MATERIALS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING OF THE WALL.

FLOOR PLAN SHEET KEY NOTES

WALLS
20. NEW WALLS & WALL INFILL TO BE CONSTRUCTED OF STUDS TO MATCH EXISTING. GYP. BD. THICKNESS/ TYPE TO MATCH EXISTING GYP. BD., TYP. (5/8" GYP. BD. ASSUMED). FIELD VERIFY.
21. ALIGN NEW WALL OR PARTITION WITH FACE OF EXISTING WALL.
22. INFILL OPENING IN EXTERIOR WALL WITH MATERIALS TO MATCH EXISTING ADJACENT MATERIALS EXTERIOR AND INTERIOR. ALL INFILL AREAS TO RECEIVE INSULATION, FIRE RATING AND MOISTURE PROTECTION CONSISTENT WITH EXISTING. PROPERLY CAULK AND SEAL ALL PENETRATIONS.
23. NEW LOCATION FOR EXISTING FIRE EXTINGUISHER OR PER FIRE DEPARTMENT'S DIRECTION.
24. NOT USED.
25. MARKETING FIXTURE. SEE TELLER LINE ELEVATION.
26. PROVIDE PLYWOOD BACKER FOR TV BRACKET INSTALLATION. SEE DETAIL 5/A3.2.
27. NEW HEADER / SOFFIT OVER NEW OR RELOCATED STOREFRONT SYSTEM. G.C. TO VERIFY EXISTING CONDITIONS AND MODIFY FRAMING IF REQUIRED TO ATTACH / BRACE TO STRUCTURE ABOVE - SEE 5C/A3.0 FOR DETAIL (SIMILAR)

FLOORS
40. RE: TRANSITION DETAILS FOR APPROPRIATE FLOORING TRANSITION DETAIL, SHEET 2/A1.2
41. EXISTING COLUMN TO REMAIN.
42. PATCH AND REPAIR EXPOSED PORTIONS OF EXISTING FLOOR TO NEW FINISH TO MATCH EXISTING.

OPENINGS
50. ADA POWER ASSIST ACTIVATION BUTTON TO REMAIN IF EXISTING. G.C. TO VERIFY OPERATIONAL.
51. CARD READER AT EXTERIOR ENTRY DOORS TO REMAIN IF EXISTING. SECURITY VENDOR TO COORDINATE.
52. NEW ALUMINUM STOREFRONT SYSTEM WITH 1/4" SINGLE PANE GLAZING, RE: SHEET A3.0
53. DOOR AND HOLLOW METAL FRAME, RE: ELEVATIONS SHEET A3.0 & SHEET A1.2 FOR COLOR
54. G.C. TO PROVIDE NEW TINTING FILM ON EXISTING EXTERIOR DOORS TO MATCH EXISTING WHERE WAMU MERCHANDISING REMOVED.
55. (NOT USED)

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL: HARVEY JACOBY OCT 0 6 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS
3	06-30-09	OWNER REVISIONS
4	07-28-09	PERMIT COMMENTS
5	10-05-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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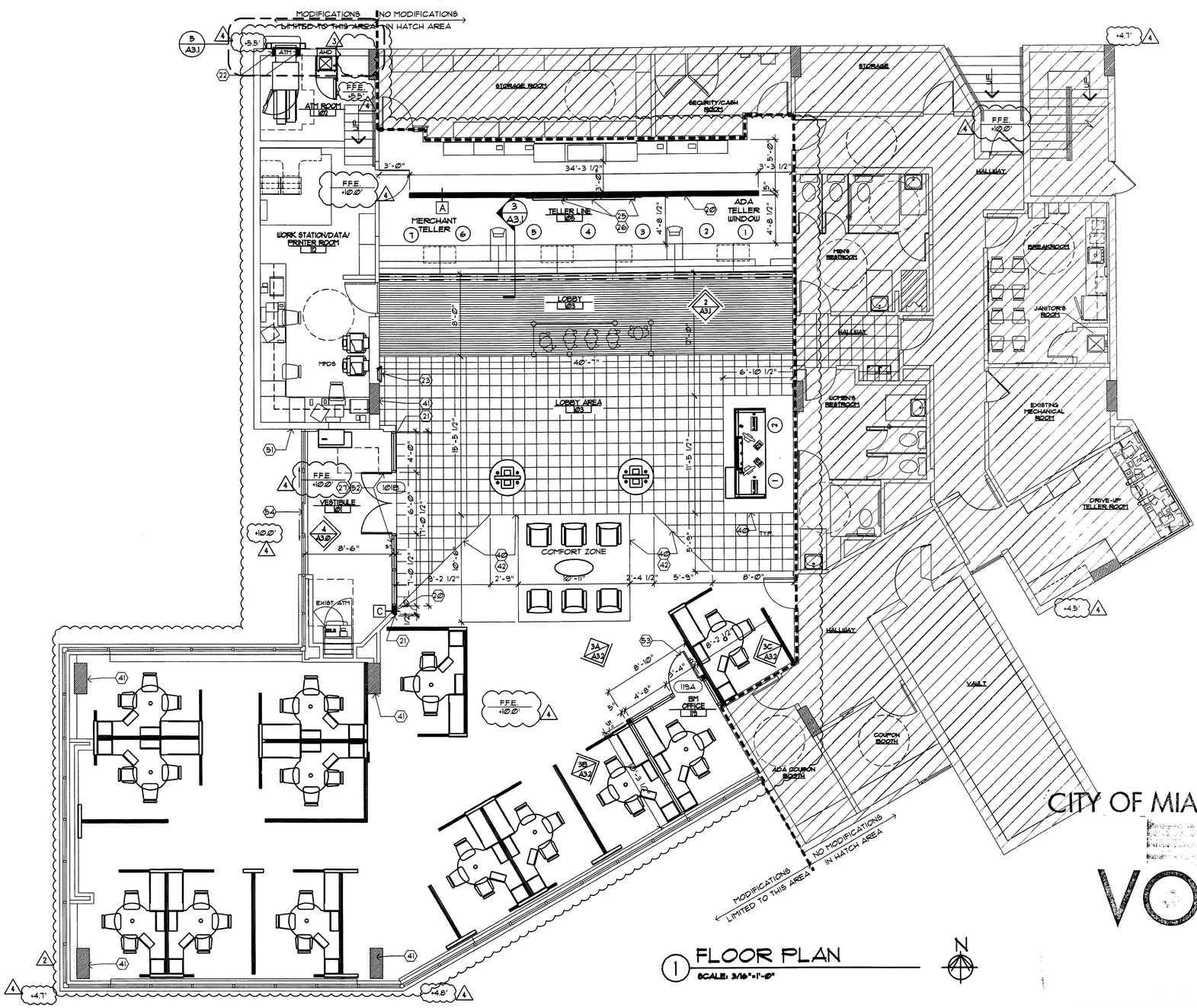
PROJECT NO: 2009.0109
DATE: 04-30-09

A1.1
FLOOR PLAN

DRAWN BY: G.D.
CHECKED BY: EW

2nextBankMockmodel2006.0109\09\0109 A1.1 FLOOR PLAN.dwg, A1.1 Floor Plan, 10/7/2009 2:15:55 PM, EDWARD_SES_Courtland_24x36.ctb, ARCH expand D (36.00 x 24.00 Inches), 1:1



1 FLOOR PLAN

SCALE: 3/16"=1'-0"

SYMBOL LEGEND

- (21) SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.
- —[A]— WALL TYPE SYMBOL - SEE SHEET A3.0

ELEVATION SYMBOL

2 / A31 — ELEVATION NUMBER / SHEET NUMBER

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED
2. ALL NEW WALL INFILL AREAS TO MATCH ADJACENT EXISTING WALL IN CONSTRUCTION AND GYP. BD. FINISH
3. DOOR MARK (101A) RE: SHEET A3.0
4. PROVIDE ADEQUATE WOOD BLOCKING AT ANCHORAGE FOR ALL COUNTERTOPS, SHELVING, CABINETS, ETC. ANCHORAGE THROUGH GYP. BD. ONLY IS NOT ACCEPTABLE.
5. PROVIDE FIRE EXTINGUISHERS PER CODE. CONFIRM WITH FIRE DEPARTMENT PRIOR TO INSTALLATION
6. DOOR FRAMES LOCATED 3" FROM ADJACENT FINISHED WALL UNLESS OTHERWISE NOTED (U.N.O.)
7. ENSURE ALL NEW AND OLD WALLS SURROUNDING VESTIBULE EXTEND TO DECK ABOVE (WITH SLIP JOINT DETAILING AT TOP OF WALL).
8. X-RAY CONCRETE SLAB PRIOR TO ANY PENETRATIONS, CUTTING OR REMOVAL OF CONCRETE SLAB TO ENSURE THAT THE STRUCTURAL INTEGRITY SHALL NOT BE COMPROMISED, UNLESS EXISTING STRUCTURAL PLANS CAN BE OBTAINED TO ENSURE SUCH.
9. FURNITURE SHOWN FOR REFERENCE ONLY, RE: FURNITURE PLANS FOR SPECIFIC INFORMATION.
10. NOT ALL NOTES, KEYNOTES AND/OR LEGEND ITEMS APPLY.
11. EXISTING FIRE EXTINGUISHER TO BE RELOCATED PER FIRE DEPARTMENT REQUIREMENTS
12. EXISTING TENANT DEMISING WALL. IF TENANT DEMISING WALL IS DAMAGED DURING CONSTRUCTION OR THE FIRE RATING OF THE WALL IS COMPROMISED, THE CONTRACTOR IS RESPONSIBLE TO REPAIR THE WALL USING MATERIALS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING OF THE WALL.

FLOOR PLAN SHEET KEY NOTES

WALLS

20. NEW WALLS & WALL INFILL TO BE CONSTRUCTED OF STUDS TO MATCH EXISTING. GYP. BD. THICKNESS/ TYPE TO MATCH EXISTING GYP. BD., TYP. (5/8" GYP. BD. ASSUMED). FIELD VERIFY.
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23. NEW LOCATION FOR EXISTING FIRE EXTINGUISHER OR PER FIRE DEPARTMENT'S DIRECTION.
24. NOT USED.
25. MARKETING FIXTURE. SEE TELLER LINE ELEVATION.
26. PROVIDE PLYWOOD BACKER FOR TV BRACKET INSTALLATION. SEE DETAIL 5/A3.2.
27. NEW HEADER / SOFFIT OVER NEW OR RELOCATED STOREFRONT SYSTEM. G.C. TO VERIFY EXISTING CONDITIONS AND MODIFY FRAMING IF REQUIRED TO ATTACH / BRACE TO STRUCTURE ABOVE - SEE 5C/A3.0 FOR DETAIL (SIMILAR) (2)

FLOORS

40. RE: TRANSITION DETAILS FOR APPROPRIATE FLOORING TRANSITION DETAIL, SHEET 2/A12
41. EXISTING COLUMN TO REMAIN. (2)
42. PATCH AND REPAIR EXPOSED PORTIONS OF EXISTING FLOOR TO NEW FINISH TO MATCH EXISTING.

OPENINGS

50. ADA POWER ASSIST ACTIVATION BUTTON TO REMAIN IF EXISTING. G.C. TO VERIFY OPERATIONAL.
51. CARD READER AT EXTERIOR ENTRY DOORS TO REMAIN IF EXISTING. SECURITY VENDOR TO COORDINATE.
52. NEW ALUMINUM STOREFRONT SYSTEM WITH 1/4" SINGLE PANE GLAZING, RE: SHEET A3.0
53. DOOR AND HOLLOW METAL FRAME, RE: ELEVATIONS SHEET A3.0 & SHEET A12 FOR COLOR
54. G.C. TO PROVIDE NEW TINTING FILM ON EXISTING EXTERIOR DOORS TO MATCH EXISTING WHERE WAMU MERCHANDISING REMOVED. (2)
55. (NOT USED)

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SEAL:

HARVEY JACOBY
AUG 17 2009

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2	06-09-09	OWNER REVISIONS
3	06-30-09	OWNER REVISIONS
4	07-28-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
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PROJECT NO: 2009.0109

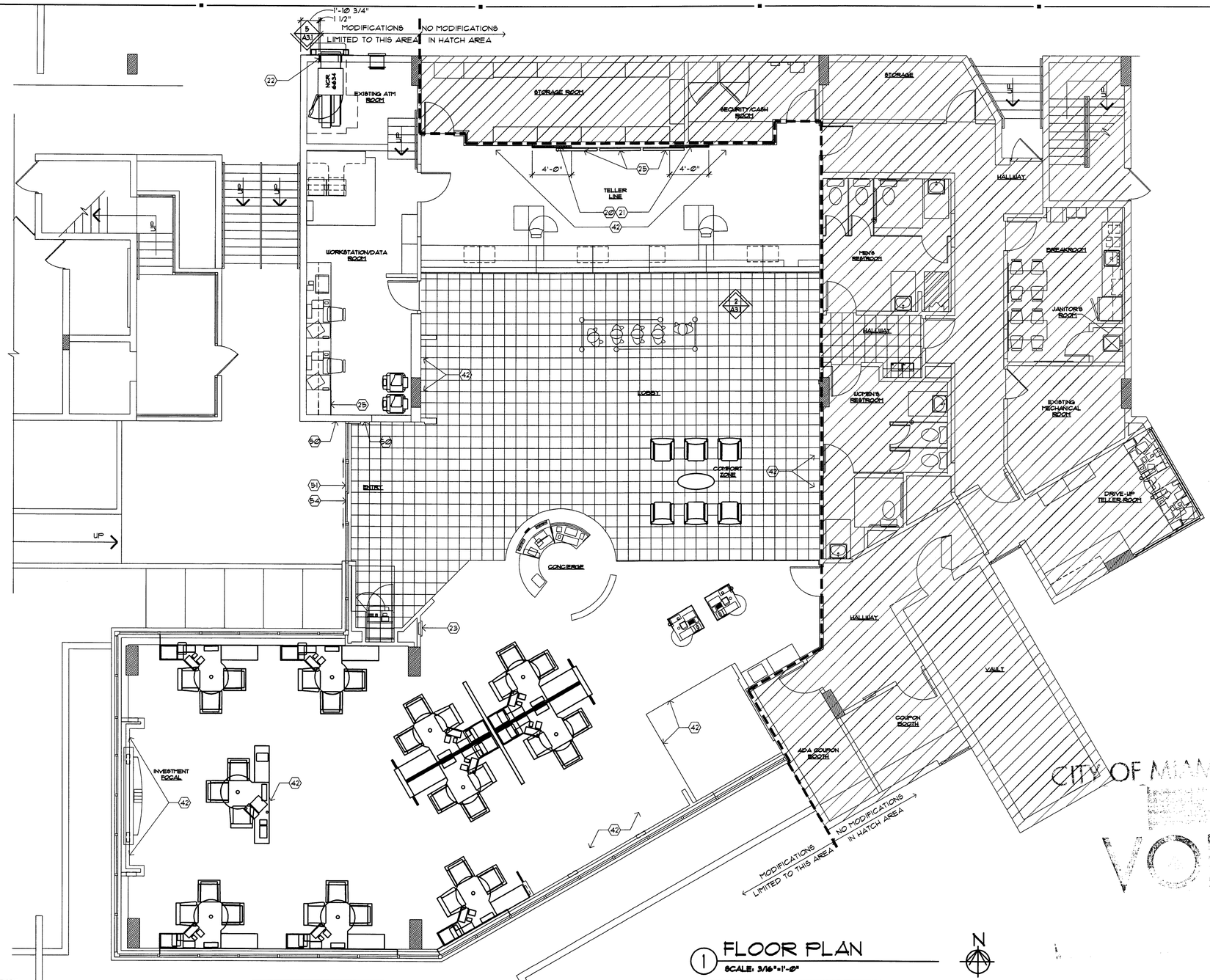
DATE: 04-30-09

A1.1

FLOOR PLAN

DRAWN BY: MG

CHECKED BY: HJ



1 FLOOR PLAN

SCALE: 3/16"=1'-0"

N

SYMBOL LEGEND

- (Ø) SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.
- —A— WALL TYPE SYMBOL - SEE SHEET A3.0
- ELEVATION SYMBOL
  - 2 / A3.1 — 2 ELEVATION NUMBER, A3.1 SHEET NUMBER

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED
2. ALL NEW WALL INFILL AREAS TO MATCH ADJACENT EXISTING WALL IN CONSTRUCTION AND GYP. BD. FINISH
3. DOOR MARK (101A) RE: SHEET A3.0
4. PROVIDE ADEQUATE WOOD BLOCKING AT ANCHORAGE FOR ALL COUNTERTOPS, SHELVING, CABINETS, ETC. ANCHORAGE THROUGH GYP. BD. ONLY IS NOT ACCEPTABLE.
5. PROVIDE FIRE EXTINGUISHERS PER CODE. CONFIRM WITH FIRE DEPARTMENT PRIOR TO INSTALLATION
6. DOOR FRAMES LOCATED 3" FROM ADJACENT FINISHED WALL UNLESS OTHERWISE NOTED (U.N.O.)
7. ENSURE ALL NEW AND OLD WALLS SURROUNDING VESTIBULE EXTEND TO DECK ABOVE (WITH SLIP JOINT DETAILING AT TOP OF WALL).
8. X-RAY CONCRETE SLAB PRIOR TO ANY PENETRATIONS, CUTTING OR REMOVAL OF CONCRETE SLAB TO ENSURE THAT THE STRUCTURAL INTEGRITY SHALL NOT BE COMPROMISED, UNLESS EXISTING STRUCTURAL PLANS CAN BE OBTAINED TO ENSURE SUCH.
9. FURNITURE SHOWN FOR REFERENCE ONLY, RE: FURNITURE PLANS FOR SPECIFIC INFORMATION.
10. NOT ALL NOTES, KEYNOTES AND/OR LEGEND ITEMS APPLY.
11. EXISTING FIRE EXTINGUISHER TO BE RELOCATED PER FIRE DEPARTMENT REQUIREMENTS
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FLOOR PLAN SHEET KEY NOTES

WALLS

20. NEW WALLS & WALL INFILL TO BE CONSTRUCTED OF STUDS TO MATCH EXISTING. GYP. BD. THICKNESS/ TYPE TO MATCH EXISTING GYP. BD., TYP. (5/8" GYP. BD. ASSUMED). FIELD VERIFY.
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23. EXISTING FIRE EXTINGUISHERS TO REMAIN
24. NOT USED.
25. PLASMA MONITOR, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

FLOORS

40. NOT USED.
41. NOT USED.
42. PATCH AND REPAIR EXPOSED PORTIONS OF EXISTING FLOOR TO NEW FINISH TO MATCH EXISTING.

OPENINGS

50. ADA POWER ASSIST ACTIVATION BUTTON TO REMAIN IF EXISTING. G.C. TO VERIFY OPERATIONAL.
51. CARD READER AT EXTERIOR ENTRY DOORS TO REMAIN IF EXISTING. SECURITY VENDOR TO COORDINATE
52. (NOT USED)
53. (NOT USED)
54. G.C. TO PROVIDE NEW TINTING FILM ON EXISTING EXTERIOR DOORS TO MATCH EXISTING WHERE WAMU MERCHANDISING REMOVED.
55. (NOT USED)

INTERPLAN LLC
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SEAL:

LOUISE GRAVIER MAY 01 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU RLDG ID# 1924 CHASE STORE ID# 1742
1201 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 04-30-09

A1.1

FLOOR PLAN

DRAWN BY: GW

CHECKED BY: LG

CHASE FINISH LEGEND

NEW MILLWORK BY G.C. - SEE DETAILS ON SHEETS A3.0 & A3.2

PT-1 LOCATION: INTERIOR WALLS, DOORS AND FRAMES EXCEPT AS NOTED
MANUFACTURER: BENJAMIN MOORE
COLOR: AC-5 "SPRINGFIELD TAN"
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL PAINT 524, SATIN FINISH 526
FINISH: EGGSHELL FOR WALLS, SATIN FOR DOORS AND FRAMES

PT-2 LOCATION: INTERIOR ACCENT WALL BEHIND TELLER LINE
MANUFACTURER: BENJAMIN MOORE
COLOR: TO MATCH SHERWIN WILLIAMS SW-6356 "COPPER MOUNTAIN
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524
FINISH: EGGSHELL

PT-4 LOCATION: INTERIOR ACCENT PAINT USED WITH WALL COVERING
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-811 "OLD GLORY" (CHASE ACCENT BLUE)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL PAINT 524
FINISH: EGGSHELL

PT-5 LOCATION: INTERIOR DRYWALL CEILINGS
MANUFACTURER: BENJAMIN MOORE
COLOR: NTRM READY MADE "SUPERWHITE"
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL PAINT 524
FINISH: EGGSHELL

PT-7 LOCATION: INTERIOR WALL FINISH (ENTRY VESTIBULE)
MANUFACTURER: BENJAMIN MOORE
COLOR: TO MATCH SHERWIN WILLIAMS SW-7045 (INTELLECTUAL GRAY)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524,
FINISH: EGGSHELL

PT-8 LOCATION: WALLS, DOORS, FRAMES TO MATCH PL-2 PANELS
MANUFACTURER: BENJAMIN MOORE
COLOR: 2098-10 (BARREL BROWN)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524, SATIN FINISH 526
FINISH: EGGSHELL FOR WALLS SATIN FOR DOORS & FRAMES

PT-9 LOCATION:EXISTING CROWN MOLDING (HISTORIC LOCATIONS)
MANUFACTURER: BENJAMIN MOORE
COLOR: NTRM READY MIXED COLORS (WHITE DOVE 1-06)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524,
FINISH: EGGSHELL

WC-1 WALL COVERING: SELECT WALL SURFACES (SEE PLAN)
MANUFACTURE: DL COUCH
PRODUCT NUMBER: CBSP-04
PATTERN= CUSTOM CHASE SILK SCREEN W/ 48" PATTERN REPEAT

WC-2 WALL COVERING: SOFFIT SURFACES ABOVE TELLER LINES
MANUFACTURE: DL COUCH
PRODUCT NUMBER: CBOR-02
PATTERN= CUSTOM CHASE SILK SCREEN W/ 24" ROLL+ 3 ROW PATTERN REPEAT. ALIGN WALL COVERING WITH BOTTOM OF SOFFIT AND CONTINUE APPLICATION UPWARDS, TRIM AT TOP. NOTE: DO NOT TRIM EVENLY FROM BOTH SIDES

PL-1 HORIZONTAL LAMINATE: MILLWORK WORK SURFACES, HORIZONTAL SURFACES AT TELLER LINE OR CUSTOMER SERVICE CENTER
MANUFACTURE: WILSONART
PRODUCT NUMBER: 4882-38
STYLE: OILED SOAPSTONE
FINISH: TEXTURED

PL-2 WOOD VERTICAL LAMINATE: RETROFIT TELLER LINES, SALES OFFICE WALLS (PRESTIGE LOCATIONS UNLESS EXCEPTION), ENTRY OCTAGON WALLS, BGW SURROUND
MANUFACTURE: WILSONART
PRODUCT NUMBER: 1935-07
STYLE: SHAKER CHERRY
FINISH: TEXTURED
SIZE: SEE REAL ESTATE SPECIFICATIONS

NOTE: INSTALL WITH GRAIN RUNNING VERTICALLY‡ RETROFIT LOCATIONS SHOULD MATCH DOMINANT WOOD FINISH EXISTING IN BRANCH‡ CONSULT BRAND EXPERIENCE TEAM FOR SIGN OFF ON FINISHES RECOMMENDED OTHER THAN SHAKER CHERRY

WT-1 MOTORIZED WINDOW SHADES
MANUFACTURER: INSIDE OUTFITTERS
MODEL NUMBER: STYLE 3000, V01
COLOR: PALE GREY
SIZE: SEAMLESS UP TO 98" WIDE
OPENNESS FACTOR: 15%

NOTES:•IF BRANCH HAS EXISTING AWNINGS, MUST RECEIVE PRIOR DRC APPROVAL
• VENDOR TO CONDUCT SITE SURVEY FOR ALL NON-NEW BUILD SITES AND PROVIDE RE OR GENERAL CONTRACTOR SURVEY RESULTS INDICATING WHERE TO PLACE POWER
• RE TO PROVIDE APPROPRIATE POWER TO EACH WINDOW ACCORDING TO SITE SURVEY FROM INSIDE OUTFITTERS
• EACH BANK OF WINDOWS WILL BE CONTROLLED BY A BATTERY OPERATED REMOTE CONTROL UNIT THAT WILL BE PLACED IN THE BRANCH MANAGERS OFFICE. (BREAK ROOM SHADES ARE MANUAL)
• SHADES WILL BE PROGRAMMED WITH PRE SET UPPER AND LOWER STOPPING POINTS SO ALL SHADES WILL GO UP AND DOWN AT THE SAME TIME TO THE SAME STOPPING POINT (THE LOWEST SHADE CAN GO 4' FROM THE FLOOR)

WB-1 WALL BASE: TYPICAL ALL WALLS
MANUFACTURER: JOHNSONITE FLOORING
STYLE: "TIGHT LOCK" RESILIENT WALL BASE
COLOR: #40 "BLACK"
COMMENTS: MATCH WALL BASE TO FURNITURE FRAME COLOR VERIFY WITH CHASE PM
SIZE: 4½" SLIM LINE HEIGHT

CPT-1 CARPET: CARPETED AREAS EXCEPT AS NOTED
MANUFACTURER: INTERFACE
NAME: MEDITATIONS
PRODUCT: 1672102500
COLOR: MOCHA 175812
CONSTRUCTION: BROADLOOM / 50 CM TILE
BACKING: GLASBAC
SIZE TILE: 50 CM TILE
NOTE: INSTALL TILES NON-DIRECTIONAL

CPT-2 RECYCLED TIRE TILE: AT ENTRANCE VESTIBULES
MANUFACTURER: MATS, INC.
DESCRIPTION: RECYCLED RUBBER TIRE STRIPS
SIZE: 12" x 12" x 3/8"
(INSTALL IN RUNNING BOND PATTERN NOT QUARTER TURN)

CPT-3 CARPET: FLOATING COMFORT ZONE ONLY
MANUFACTURER: INTERFACE
NAME: TO SCALE
PRODUCT: 1468302500
COLOR: T164 CONTOUR
CARPET TYPE: 50 CM TILE
BACKING: GLASBAC
INSTALLATION: NON-DIRECTIONAL

CPT-4 TELLER AREA - SAME AS CARPET CPT-1 BUT APPLIED TO INTERFACE'S ANTI-FATIGUE CUSHION (CUSHIONBAC PLUS)
PRODUCT: 1672102504

WD-1 WOOD FLOORING: AT TELLER LINE
MANUFACTURER: GARMAPAR
WOOD SPECIES: MAPLE
COLOR: CUSTOM WALNUT MEDIUM SPICE
FINISH: PEDESTRIAN URETHANE
SIZE: 4" WIDE X RANDOM LENGTHS (12"-47")
ADHESIVE: HYDREE UP-28
LAY PATTERN PARALLEL TO TELLER LINE

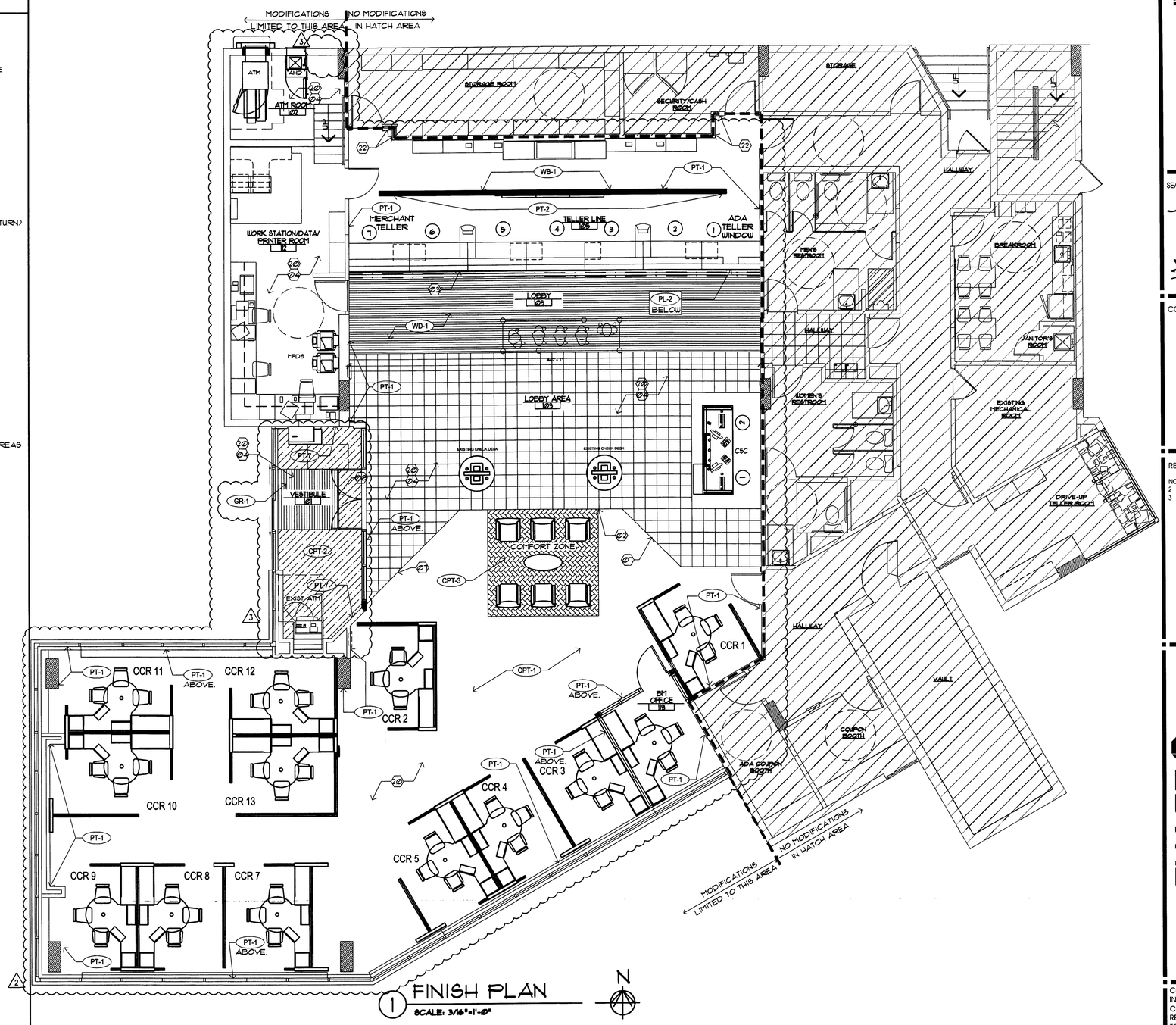
CT-1 CERAMIC TILE: HIGH TRAFFIC TELLER AND ENTRY AREAS
MANUFACTURER: MARAZZI TILE
STYLE: SIERRA MADRE
COLOR: SONORA
GROUT: CUSTOM BUILDING PRODUCTS #101 QUARTZ POLYBLEND SANDED, GROUT WIDTH: 1/8"
SIZE: 18" x 18" x 3/8" TILES
(FOR WAMU ONLY WHEN 75% OR MORE NEEDS REPLACED)

GR-1 WALK OFF GRATE: AT ENTRANCE VESTIBULES
MANUFACTURER: NUWAY
STYLE: REVERSIBLE FOOT GRILLE (CLOSED CONSTRUCTION)
SIZE: 6' X 6' FOR ALL WAMU CONVERSIONS
FINISH: ALUMINUM
FRAME: SCHLUTER
COLOR: CHARCOAL WIPER STRIPS
(INSTALL WITH WIPER STRIPS PARALLEL WITH ENTRANCE DOORS WALL)

WT-2 WINDOW SHEERS
MANUFACTURER: DESIGN TEX
MODEL NUMBER: SILK18 #219/2007161
COLOR: NATURAL
SIZE: 118" NO PATTERN REPEAT
INSTALL: SHEERS TO BE INSTALLED BY VENDOR

NOTES: • IF BRANCH HAS EXTERIOR AWNINGS, MUST RECEIVE PRIOR DRC APPROVAL
• IF BRANCH HAS AN ILLUMINATED INTERIOR SOFFIT INSTALLED IN THE WINDOWS, SHEERS SHOULD BE INSTALLED BEHIND
• SHIP TO A LOCAL DRAPERY FABRICATOR
• DRAPERY SHOULD BE FABRICATED AT A 2 TO 1 FULLNESS, PINCH-PLEATED AND INSTALLED ON A TRAVERSE ROD

PER FFPC 2007, NFPA 101-LIFE SAFETY CODE, SECTION 38.3.3.2.1-2 INTERIOR WALL AND CEILING FINISHES IN BUSINESS OCCUPANCIES STATES
38.3.3.2.1 INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND IN EXIT ACCESS CORRIDORS.
38.3.3.2.2 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B, OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN 38.3.3.2.1
THE GC SHALL CONSIDER THESE FINISH CLASSES AS MINIMUM REQUIREMENTS WHEN PROVIDING NEW FINISHES.



1 FINISH PLAN
SCALE: 3/16"=1'-0"

N

SYMBOL LEGEND

- (#) SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.

FINISH GENERAL NOTES

1. EXISTING FINISHES SCHEDULED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION
2. POSITION COMFORT ZONE AT TILE GROUT LINES.
3. NOT USED.
4. CONTRACTOR TO FEATHER FLOOR SURFACE AT TRANSITION OF FLOOR MATERIALS DIFFERING IN THICKNESS TO ELIMINATE TOE TRIP.
5. NEW PAINT TO EXTEND FULL SURFACE STOPPING ONLY AT CHANGE OF MATERIALS AND OR CORNERS
6. NEW WOOD FLOORING AT TELLER AREA TO EXTEND FULL LENGTH OF TELLER COUNTER
7. MATCH EXISTING TRANSITIONS WHERE MATCHING EXISTING FLOORING.
8. PAINT AND WALLCOVERING TO MATCH CHASE STANDARDS.
9. PATCH AND REPAIR EXPOSED PORTIONS OF EXISTING FLOOR TO RECEIVE NEW FINISH.
10. PROPERLY CLEAN SUBSTRATE TO RECEIVE NEW FINISHES

FINISH KEY NOTES

FLOOR

- (20) ALIGN FLOOR MATERIAL EDGE WITH WALL.
- (22) ALIGN COMFORT ZONE WITH GROUT LINES.
- (23) WOOD FLOORING TO EXTEND 1" BACK FROM OUTER EDGE OF TELLER LINE COUNTER PER DETAIL 3/A3.1
- (24) EXISTING FLOORING TO REMAIN AS IS. (2)
- (25) NOT USED.
- (26) NOT USED.
- (27) EXISTING FLOORING TO BE PATCHED/ INFILLED TO MATCH EXISTING AS REQUIRED.
- (28) FEATHER CONCRETE FLOOR AS REQUIRED FOR LEVEL TRANSITION BETWEEN WALK-OFF GRATE (GR-1) AND RECYCLED RUBBER TILE (CPT-2). (3) (2)

WALL

- (20) EXISTING WALL/ BASE FINISH TO REMAIN.
- (21) NOT USED.
- (22) PAINT THIS WALL ONLY, CORNER TO CORNER, WITH PT-1.
- (23) PAINT/ TOUCH-UP WALL FINISH TO MATCH EXISTING AS REQUIRED. INFILL EXISTING BASE AS REQUIRED TO MATCH EXISTING. (2)

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS
3	06-30-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A1.2
FINISH PLAN

DRAWN BY: MG
CHECKED BY: HJ

\\Chasedept#store#\dwg\2009\0109\0109.01 A1.2 FINISH PLAN(CHASE).dwg, A1.2 Finish Plan (CHASE), 8/14/2009 2:58:31 PM, DAHOA, XES, Courtland_24x36.ctb, MICH copied D (36.00 x 24.00 Inches), 1:1

CHASE FINISH LEGEND

NEW MILLWORK BY G.C. - SEE DETAILS ON SHEETS A3.0 & A3.2

PT-1 LOCATION: INTERIOR WALLS, DOORS AND FRAMES EXCEPT AS NOTED
MANUFACTURER: BENJAMIN MOORE
COLOR: AC-5 "SPRINGFIELD TAN"
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL PAINT 524, SATIN FINISH 526
FINISH: EGGSHELL FOR WALLS, SATIN FOR DOORS AND FRAMES

PT-2 LOCATION: INTERIOR ACCENT WALL BEHIND TELLER LINE
MANUFACTURER: BENJAMIN MOORE
COLOR: TO MATCH SHERWIN WILLIAMS SW-6356 "COPPER MOUNTAIN
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524
FINISH: EGGSHELL

PT-4 LOCATION: INTERIOR ACCENT PAINT USED WITH WALL COVERING
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-811 "OLD GLORY" (CHASE ACCENT BLUE)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL PAINT 524
FINISH: EGGSHELL

PT-5 LOCATION: INTERIOR DRYWALL CEILINGS
MANUFACTURER: BENJAMIN MOORE
COLOR: NTRM READY MADE "SUPERWHITE"
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL PAINT 524
FINISH: EGGSHELL

PT-7 LOCATION: INTERIOR WALL FINISH (ENTRY VESTIBULE)
MANUFACTURER: BENJAMIN MOORE
COLOR: TO MATCH SHERWIN WILLIAMS SW-7045 (INTELLECTUAL GRAY)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524,
FINISH: EGGSHELL

PT-8 LOCATION: WALLS, DOORS, FRAMES TO MATCH PL-2 PANELS
MANUFACTURER: BENJAMIN MOORE
COLOR: 2098-10 (BARREL BROWN)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524, SATIN FINISH 526
FINISH: EGGSHELL FOR WALLS SATIN FOR DOORS & FRAMES

PT-9 LOCATION:EXISTING CROWN MOLDING (HISTORIC LOCATIONS)
MANUFACTURER: BENJAMIN MOORE
COLOR: NTRM READY MIXED COLORS (WHITE DOVE 1-06)
DESCRIPTION: AURA WATERBORNE INTERIOR PAINT, EGGSHELL FINISH 524,
FINISH: EGGSHELL

WC-1 WALL COVERING: SELECT WALL SURFACES (SEE PLAN)
MANUFACTURE: DL COUCH
PRODUCT NUMBER: CBSP-04
PATTERN= CUSTOM CHASE SILK SCREEN W/ 48" PATTERN REPEAT

WC-2 WALL COVERING: SOFFIT SURFACES ABOVE TELLER LINES
MANUFACTURE: DL COUCH
PRODUCT NUMBER: CBOR-02
PATTERN= CUSTOM CHASE SILK SCREEN W/ 24" ROLL+ 3 ROW PATTERN REPEAT. ALIGN WALL COVERING WITH BOTTOM OF SOFFIT AND CONTINUE APPLICATION UPWARDS, TRIM AT TOP. NOTE: DO NOT TRIM EVENLY FROM BOTH SIDES

PL-1 HORIZONTAL LAMINATE: MILLWORK WORK SURFACES, HORIZONTAL SURFACES AT TELLER LINE OR CUSTOMER SERVICE CENTER
MANUFACTURE: WILSONART
PRODUCT NUMBER: 4882-38
STYLE: OILED SOAPSTONE
FINISH: TEXTURED

PL-2 WOOD VERTICAL LAMINATE: RETROFIT TELLER LINES, SALES OFFICE WALLS (PRESTIGE LOCATIONS UNLESS EXCEPTION), ENTRY OCTAGON WALLS, BGW SURROUND
MANUFACTURE: WILSONART
PRODUCT NUMBER: 7935-07
STYLE: SHAKER CHERRY
FINISH: TEXTURED
SIZE: SEE REAL ESTATE SPECIFICATIONS

NOTE: INSTALL WITH GRAIN RUNNING VERTICALLY± RETROFIT LOCATIONS SHOULD MATCH DOMINANT WOOD FINISH EXISTING IN BRANCH± CONSULT BRAND EXPERIENCE TEAM FOR SIGN OFF ON FINISHES RECOMMENDED OTHER THAN SHAKER CHERRY

WT-1 MOTORIZED WINDOW SHADES
MANUFACTURER: INSIDE OUTFITTERS
MODEL NUMBER: STYLE 3000, VO1
COLOR: PALE GREY
SIZE: SEAMLESS UP TO 98" WIDE
OPENNESS FACTOR: 15%

NOTES:•IF BRANCH HAS EXISTING AWNINGS, MUST RECEIVE PRIOR DRC APPROVAL
• VENDOR TO CONDUCT SITE SURVEY FOR ALL NON-NEW BUILD SITES AND PROVIDE RE OR GENERAL CONTRACTOR SURVEY RESULTS INDICATING WHERE TO PLACE POWER
• RE TO PROVIDE APPROPRIATE POWER TO EACH WINDOW ACCORDING TO SITE SURVEY FROM INSIDE OUTFITTERS
• EACH BANK OF WINDOWS WILL BE CONTROLLED BY A BATTERY OPERATED REMOTE CONTROL UNIT THAT WILL BE PLACED IN THE BRANCH MANAGERS OFFICE. (BREAK ROOM SHADES ARE MANUAL)
• SHADES WILL BE PROGRAMMED WITH PRE SET UPPER AND LOWER STOPPING POINTS SO ALL SHADES WILL GO UP AND DOWN AT THE SAME TIME TO THE SAME STOPPING POINT (THE LOWEST SHADE CAN GO 4' FROM THE FLOOR)

WB-1 WALL BASE: TYPICAL ALL WALLS
MANUFACTURER: JOHNSONITE FLOORING
STYLE: "TIGHT LOCK" RESILIENT WALL BASE
COLOR: #40 "BLACK"
COMMENTS: MATCH WALL BASE TO FURNITURE FRAME COLOR VERIFY WITH CHASE PM
SIZE: 4½" SLIM LINE HEIGHT

CPT-1 CARPET: CARPETED AREAS EXCEPT AS NOTED
MANUFACTURER: INTERFACE
NAME: MEDITATIONS
PRODUCT: 1671202500
COLOR: MOCHA 1TB12
CONSTRUCTION: BROADLOOM / 50 CM TILE
BACKING: GLASBAC
SIZE TILE: 50 CM TILE
NOTE: INSTALL TILES NON-DIRECTIONAL

CPT-2 RECYCLED TIRE TILE: AT ENTRANCE VESTIBULES
MANUFACTURER: MATS, INC.
DESCRIPTION: RECYCLED RUBBER TIRE STRIPS
SIZE: 12" x 12" x 3/8"
(INSTALL IN RUNNING BOND PATTERN NOT QUARTER TURN)

CPT-3 CARPET: FLOATING COMFORT ZONE ONLY
MANUFACTURER: INTERFACE
NAME: TO SCALE
PRODUCT: 1469202500
COLOR: T164 CONTOUR
CARPET TYPE: 50 CM TILE
BACKING: GLASBAC
INSTALLATION: NON-DIRECTIONAL

CPT-4 TELLER AREA - SAME AS CARPET CPT-1 BUT APPLIED TO INTERFACE'S ANTI-FATIGUE CUSHION (CUSHIONBAC PLUS)
PRODUCT: 1671202504

WD-1 WOOD FLOORING: AT TELLER LINE
MANUFACTURER: GAMMAPAR
WOOD SPECIES: MAPLE
COLOR: CUSTOM WALNUT MEDIUM SPICE
FINISH: PEDESTRIAN URETHANE
SIZE: 4" WIDE X RANDOM LENGTHS (12"-47")
ADHESIVE: NYDREE UP-28
LAY PATTERN PARALLEL TO TELLER LINE

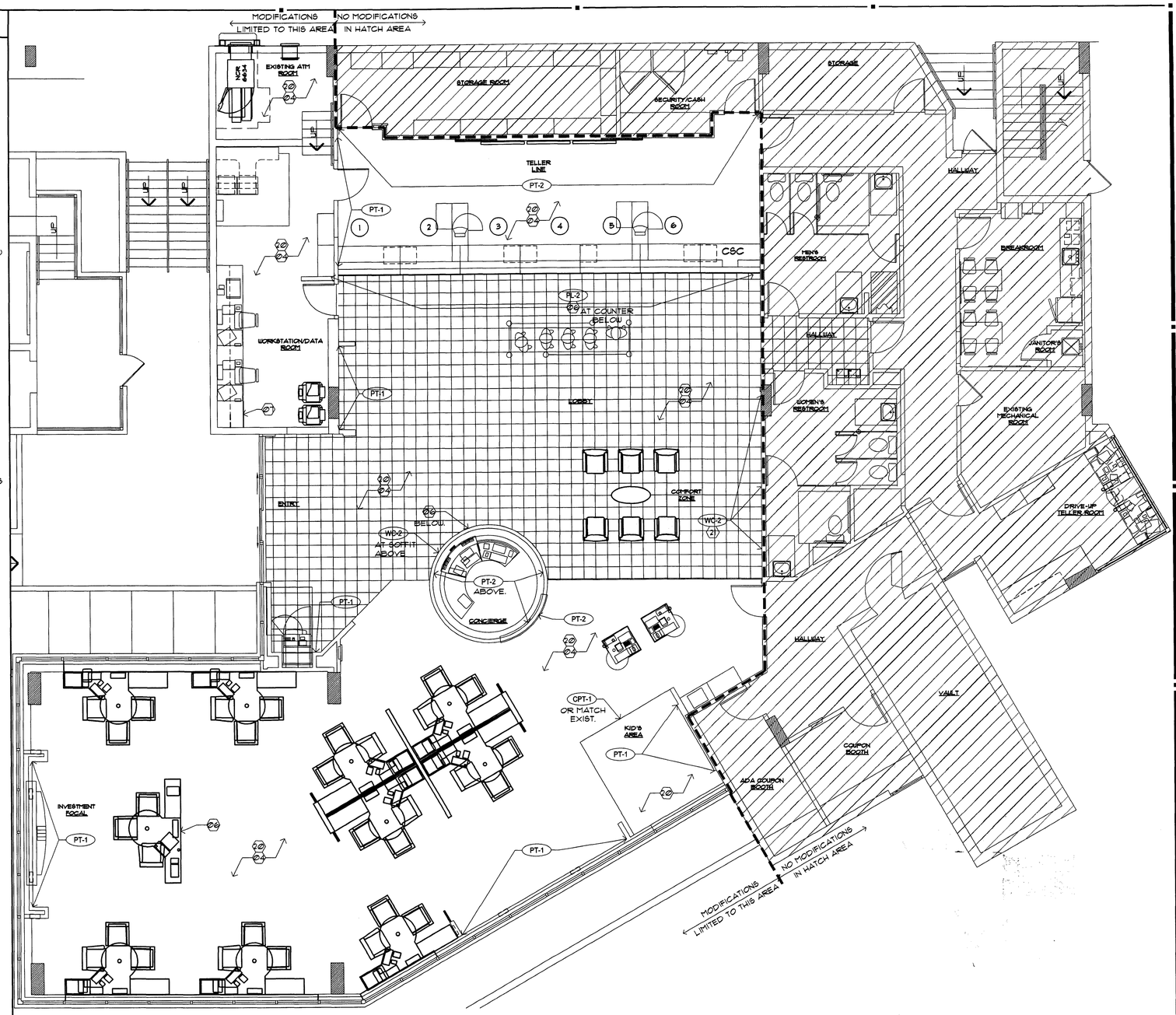
CT-1 CERAMIC TILE: HIGH TRAFFIC TELLER AND ENTRY AREAS
MANUFACTURER: MARAZZI TILE
STYLE: SIERRA MADRE
COLOR: SONORA
GROUT: CUSTOM BUILDING PRODUCTS #101 QUARTZ POLYBLEND SANDED, GROUT WIDTH: 1/8"
SIZE: 18" x 18" x 3/8" TILES
(FOR WAMU ONLY WHEN 75% OR MORE NEEDS REPLACED)

GR-1 WALK OFF GRATE: AT ENTRANCE VESTIBULES
MANUFACTURER: NUWAY
STYLE: REVERSIBLE FOOT GRILLE (CLOSED CONSTRUCTION)
SIZE: 6' x 6' FOR ALL WAMU CONVERSIONS
FINISH: ALUMINUM
FRAME: SCHLUTER
COLOR: CHARCOAL WIPER STRIPS
(INSTALL WITH WIPER STRIPS PARALLEL WITH ENTRANCE DOORS WALL)

WT-2 WINDOW SHEERS
MANUFACTURER: DESIGN TEX
MODEL NUMBER: SILK15 "219/2007161
COLOR: NATURAL
SIZE: 118" NO PATTERN REPEAT
INSTALL: SHEERS TO BE INSTALLED BY VENDOR

NOTES: • IF BRANCH HAS EXTERIOR AWNINGS, MUST RECEIVE PRIOR DRC APPROVAL
• IF BRANCH HAS AN ILLUMINATED INTERIOR SOFFIT INSTALLED IN THE WINDOWS, SHEERS SHOULD BE INSTALLED BEHIND
• SHIP TO A LOCAL DRAPERY FABRICATOR
• DRAPERY SHOULD BE FABRICATED AT A 2 TO 1 FULLNESS, PINCH-PLEATED AND INSTALLED ON A TRAVERSE ROD

PER FFPC 2007, NFPA 101-LIFE SAFETY CODE, SECTION 38.3.3.2.1-2 INTERIOR WALL AND CEILING FINISHES IN BUSINESS OCCUPANCIES STATES
38.3.3.2.1 INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND IN EXIT ACCESS CORRIDORS.
38.3.3.2.2 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B, OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN 38.3.3.2.1
THE GC SHALL CONSIDER THESE FINISH CLASSES AS MINIMUM REQUIREMENTS WHEN PROVIDING NEW FINISHES.



1 FINISH PLAN
SCALE: 3/16"=1'-0"

N

SYMBOL LEGEND

- (#) SHEET KEY NOTE
- 101A DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.

FINISH GENERAL NOTES

1. EXISTING FINISHES SCHEDULED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION
2. POSITION COMFORT ZONE AT TILE GROUT LINES.
3. NOT USED.
4. CONTRACTOR TO FEATHER FLOOR SURFACE AT TRANSITION OF FLOOR MATERIALS DIFFERING IN THICKNESS TO ELIMINATE TOE TRIP.
5. NEW PAINT TO EXTEND FULL SURFACE STOPPING ONLY AT CHANGE OF MATERIALS AND OR CORNERS
6. NEW WOOD FLOORING AT TELLER AREA TO EXTEND FULL LENGTH OF TELLER COUNTER
7. MATCH EXISTING TRANSITIONS WHERE MATCHING EXISTING FLOORING.
8. PAINT AND WALLCOVERING TO MATCH CHASE STANDARDS.
9. PATCH AND REPAIR EXPOSED PORTIONS OF EXISTING FLOOR TO RECEIVE NEW FINISH.
10. PROPERLY CLEAN SUBSTRATE TO RECEIVE NEW FINISHES

FINISH KEY NOTES

FLOOR

- (01) NOT USED.
- (02) NOT USED.
- (03) NOT USED.
- (04) EXISTING FLOORING TO REMAIN AS IS.
- (05) NOT USED.
- (06) RE-LAMINATE TOP OF EXISTING COUNTER TO MATCH EXISTING FINISH.
- (07) RE-LAMINATE FRONT OF EXISTING COUNTER TO MATCH EXISTING FINISH.

WALL

- (20) EXISTING WALL/ BASE FINISH TO REMAIN.
- (21) PROVIDE 12'W X 8'H WOOD TRIM AT WALL TO DEFINE WALLCOVERING AT COMFORT ZONE.

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SEAL:

LOUISE CRAMER MAY 01 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1		

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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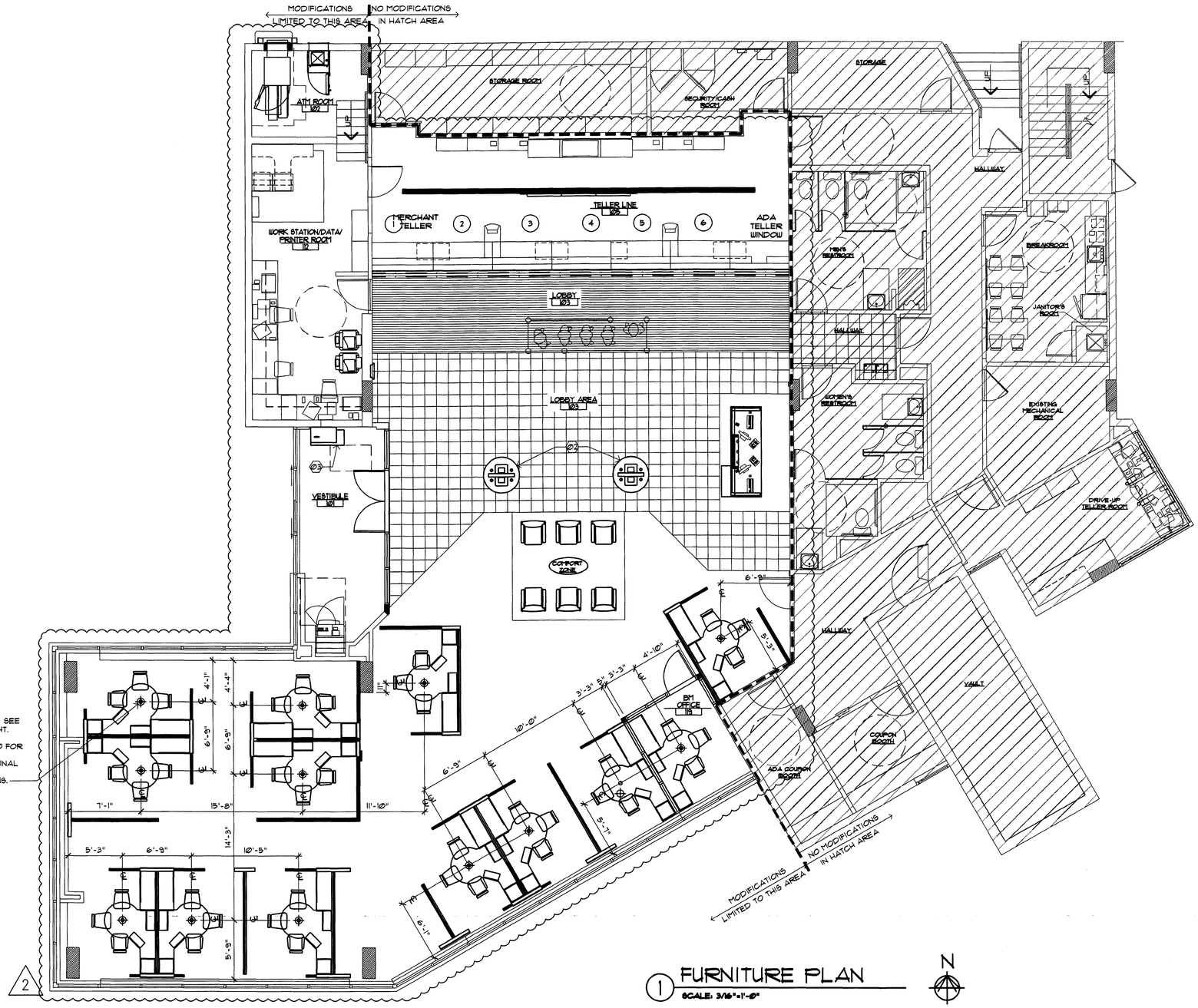
PROJECT NO: 2009.0109
DATE: 04-30-09

A1.2
FINISH PLAN

DRAWN BY: JW
CHECKED BY: LC



1 FURNITURE PLAN
SCALE: 3/16"=1'-0"

N

SYMBOL LEGEND

- ⟨0⟩ SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.

FURNITURE GENERAL NOTES

1. FURNITURE AND PANEL VENDORS ARE RESPONSIBLE FOR INVENTORY OF EXISTING AND TAGGING OF NEW FURNITURE AND PANELS AS SHOWN ON PLAN.
2. FURNITURE VENDOR IS COORDINATED BY PMC
3. PANEL VENDOR IS COORDINATED BY PMC
4. FURNITURE AND PANEL VENDORS SHALL PROVIDE PRODUCT TAGGING AND INFO REGARDING REUSE OF ANY EXISTING PRODUCT.
5. FURNITURE AND PANELS TO BE INSTALLED TO ALLOW APPROPRIATE ADA ACCESS AND CLEARANCES.
6. FURNITURE PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ACTUAL FURNITURE AND PANEL VENDOR PLANS SHALL GOVERN.
7. EXISTING WAMU END MERCHANDISING AT WORKSTATIONS TO BE REMOVED AND HOLES PLUGGED BY FURNITURE VENDOR, TYPICAL.

FURNITURE KEY NOTES

FLOOR PLAN

⟨01⟩ NOT USED
⟨02⟩ RELOCATED CHECK DESK
⟨03⟩ NEW CHECK DESK

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INTERIOR DESIGN
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SEAL:

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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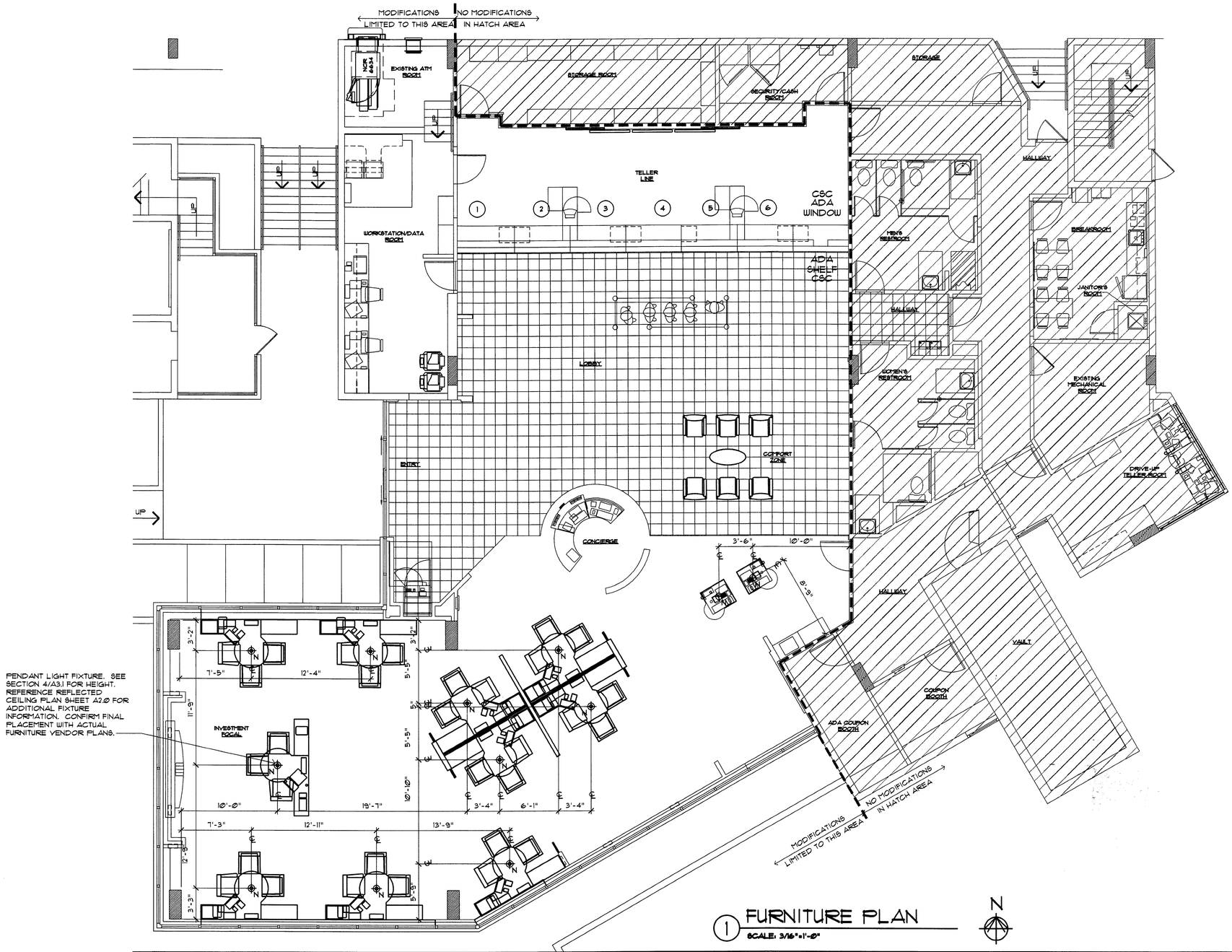
PROJECT NO: 2009.0109
DATE: 04-30-09

A1.3
FURNITURE PLAN

DRAWN BY: MG
CHECKED BY:

C:\Autodesk\Revit\mep\2009\0109\0109 A1.3 FURNITURE FINISH PLAN(CHASE).rvt, A1.3 Furniture Plan (CHASE), 8/14/2009 2:08:34 PM, ESHOPA, JOEL Courtland_2\Active\3_MIDH Issued to P\0109 2-MIDH_Issued to P_Joel.dwg, 1:1



1 FURNITURE PLAN

SCALE: 3/16"=1'-0"

SYMBOL LEGEND

- (@) SHEET KEY NOTE
- (101A) DOOR SYMBOL (NEW OR MODIFIED)
- (A) WINDOW SYMBOL (NEW OR MODIFIED)
- B.E. BANK EQUIPMENT SUPPLIED AND INSTALLED BY BANK EQUIPMENT CONTRACTOR (N.I.C.)- REQUIRED OPENINGS, ELEC POWER, AND CAULKING BY GENERAL CONTR.
- O.E. OFFICE EQUIPMENT SUPPLIED AND INSTALLED BY CHASE BANK.

FURNITURE GENERAL NOTES

1. FURNITURE AND PANEL VENDORS ARE RESPONSIBLE FOR INVENTORY OF EXISTING AND TAGGING OF NEW FURNITURE AND PANELS AS SHOWN ON PLAN.
2. FURNITURE VENDOR IS COORDINATED BY FMC
3. PANEL VENDOR IS COORDINATED BY FMC
4. FURNITURE AND PANEL VENDORS SHALL PROVIDE PRODUCT TAGGING AND INFO REGARDING REUSE OF ANY EXISTING PRODUCT.
5. FURNITURE AND PANELS TO BE INSTALLED TO ALLOW APPROPRIATE ADA ACCESS AND CLEARANCES.
6. FURNITURE PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ACTUAL FURNITURE AND PANEL VENDOR PLANS SHALL GOVERN.
7. EXISTING WAMU END MERCHANDISING AT WORKSTATIONS TO BE REMOVED AND HOLES PLUGGED BY FURNITURE VENDOR, TYPICAL.

FURNITURE KEY NOTES

FLOOR PLAN

@1	NOT USED
@2	NOT USED
@3	NOT USED

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

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SEAL:

LOUISE CROWDER MAY 11 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1601 ALTON ROAD
MIAMI, FL 33139

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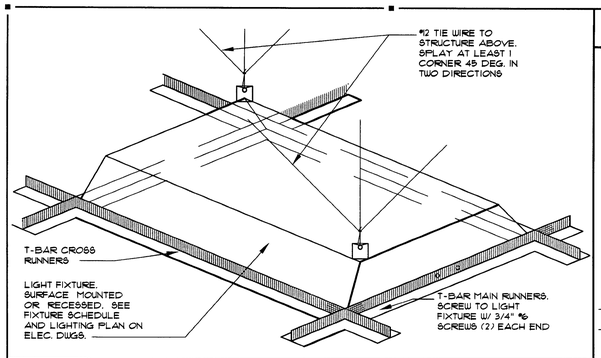
PROJECT NO: 2009.0109
DATE: 04-30-09

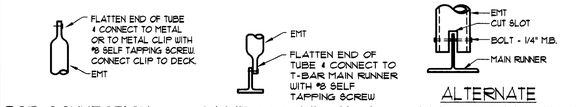
A1.3

FURNITURE PLAN

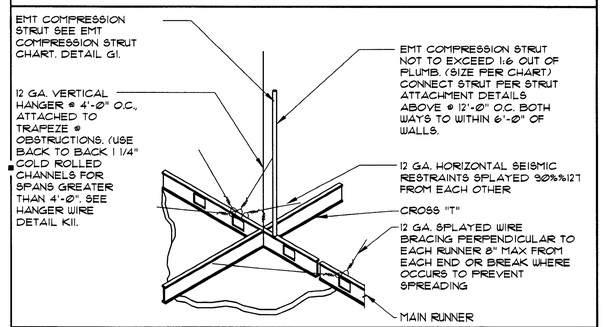
DRAWN BY: JW
CHECKED BY: ES



5 HANGER WIRE DETAIL
SCALE: NTS



4 CONNECTION DETAILS
SCALE: NTS



3 HANGER WIRE DETAIL
SCALE: NTS

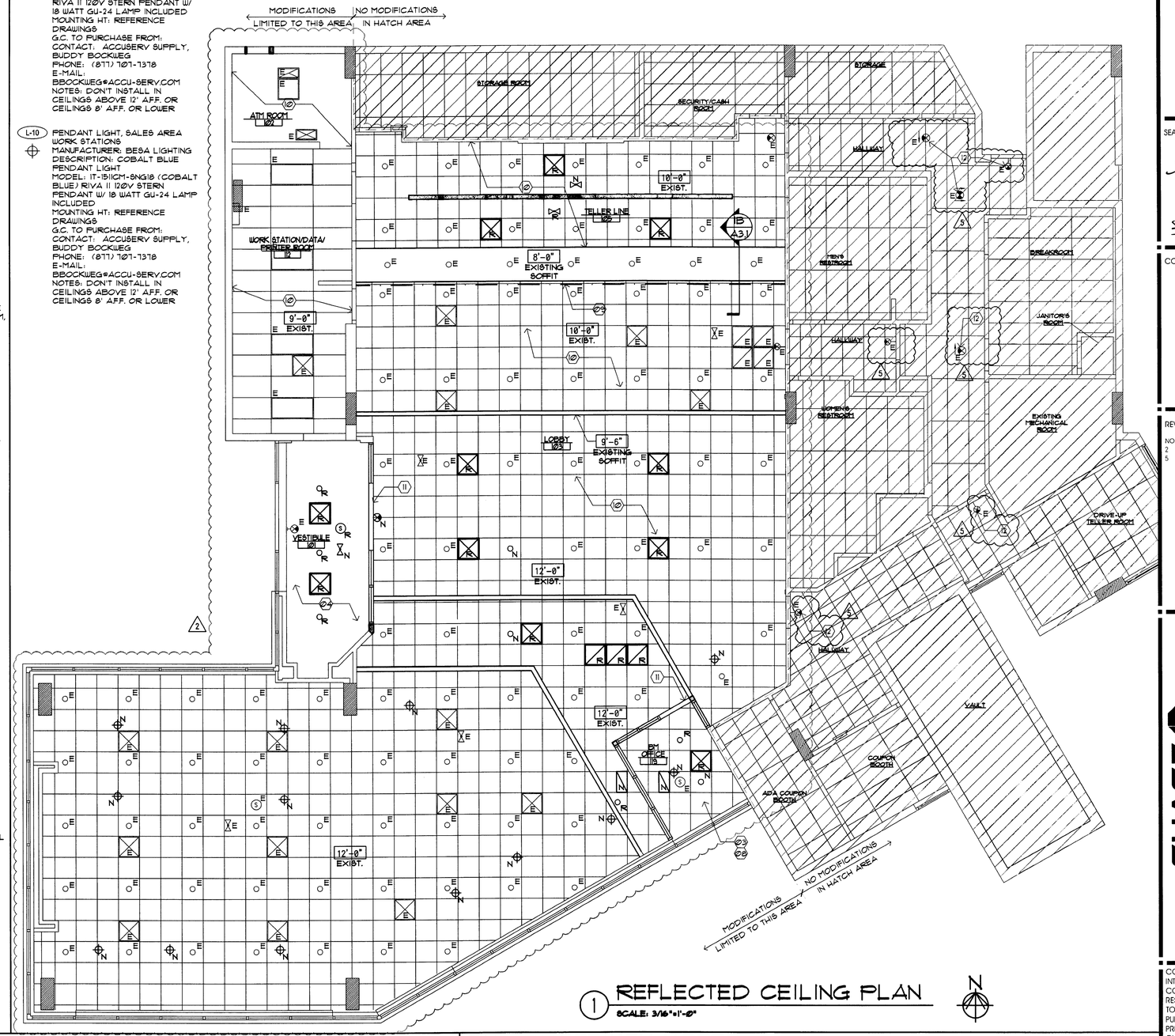
2 NOT USED
SCALE: NTS

LEGEND

- GYP. BD. CEILING - NEW COLOR: 5/8" GYP. BD. SHEATHING
- ACT-1 — ACOUSTICAL CEILING: ALL AREAS MANUFACTURER: ARMSTRONG MODEL: ULTIMA OPEN PLAN BEVELED COLOR: WHITE SIZE: 24" x 24" x 3/4" EDGE: BEVELED TEGULAR GRID: INTERLUDE XL 9/16" EXPOSED TEE GRID FINISH: WHITE NOTE: TYP. IS TO MATCH EXISTING (USE IF MORE THAN 50% BEING REPLACED)
- ACT-2 — ACOUSTICAL CEILING: ALL AREAS MANUFACTURER: ARMSTRONG MODEL: ULTIMA OPEN PLAN BEVELED COLOR: WHITE SIZE: 24" x 48" x 3/4" EDGE: BEVELED TEGULAR GRID: INTERLUDE XL 9/16" EXPOSED TEE GRID FINISH: WHITE NOTE: TYP. IS TO MATCH EXISTING (USE IF MORE THAN 50% BEING REPLACED)
- SLEEVES THRU CEILING FOR DATA CABLES
- 2'x4' RECESSED LIGHT FIXTURE IN SUSPENDED CEILING SYSTEM.
- 1 X 4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE.
- FLUORESCENT STRIP LIGHT FIXTURE.
- 2'x2' LAY-IN FLUORESCENT
- LED CANOPY LIGHT
- 4"X4" COMPACT FLUORESCENT DOWN LIGHT
- 4"X4" WALL WASHER
- EXIT SIGN (DIRECTIONAL)
- EXIT SIGN, LOCATE CENTRALLY OVER DOOR(S)
- EMERGENCY LIGHT, MOUNT TO CEILING
- BLUE PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-10 SPEC. BELOW.
- AMBER PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-9 SPEC. BELOW.
- AMBIENT DOWNLIGHT
- MONOPOINT SPOTLIGHT
- TRACK LIGHT MOUNTED TO BOTTOM OF CEILING
- COVE LIGHTING FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- EXHAUST GRILLE
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST FAN, RE: MECHANICAL
- SPEAKER
- SPRINKLER HEAD
- E = EXISTING TO REMAIN
- D = DEMO
- DR = DEMO TO BE RELOCATED
- R = RELOCATED (NEW LOCATION)
- N = NEW

L-9 — PENDANT LIGHT, CENTER ON TELLER TRANS. WINDOW
MANUFACTURER: BESA LIGHTING
DESCRIPTION: AMBER PENDANT LIGHT
MODEL: 1T-151180-SNG18 (AMBER) RIVA 11 120V STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 707-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' A.F.F. OR CEILINGS 8' A.F.F. OR LOWER

L-10 — PENDANT LIGHT, SALES AREA WORK STATIONS
MANUFACTURER: BESA LIGHTING
DESCRIPTION: COBALT BLUE PENDANT LIGHT
MODEL: 1T-151CM-SNG18 (COBALT BLUE) RIVA 11 120V STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 707-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' A.F.F. OR CEILINGS 8' A.F.F. OR LOWER



1 REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

RCP GENERAL NOTES

1. NOT ALL NOTES, KEYNOTES OR LEGEND ITEMS MAY APPLY.
2. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.N.O.
3. ALL NEW SUSPENDED CEILING GRID AND CEILING TILE TO MATCH EXISTING ADJACENT SYSTEM.
4. ALL NEW GYP. BD. CEILING AND INFILL CEILING TO MATCH ADJACENT SURFACE TEXTURE AND FINISH.
5. ELECTRICAL CONTRACTOR TO ENSURE THAT MODIFIED LAYOUT OF LIGHT FIXTURES ARE PLANNED SO ELECTRICAL CAPACITY AND ENERGY USE IS CONSISTENT WITH EXISTING DESIGN.
6. CENTER LIGHT AND MECHANICAL FIXTURES WITHIN CEILING TILE TYPICAL, U.N.O.
7. MECHANICAL CONTRACTOR TO MOVE EXISTING SUPPLY AND RETURN GRILLS TO AVOID INTERFERENCE WITH ANY NEW WALL OR SOFFIT LOCATIONS. MECHANICAL SYSTEM SHALL BE BALANCED TO ENSURE ANY MINOR ADJUSTMENTS TO THE SYSTEM ALLOW FOR PROPER CONDITIONING OF SPACE.
8. ALL SOFFIT DESIGN AND ACCENT LIGHTING POSITIONS TO COORDINATE WITH FURNITURE LAYOUT. SEE SHEET A1.3 AND 4/A3.1.
9. ALL SECURITY DEVICES INCLUDING CAMERAS, MONITORS, ALARMS, ETC, WILL BE DESIGNED AND INSTALLED BY THE SECURITY COMPANY AND ARE NOT SHOWN ON THESE PLANS, NOR ON THE ELECTRICAL PLANS.
10. CONTRACTOR TO COORDINATE WITH FIRE SPRINKLER & FIRE ALARM DESIGN/BUILD CONTRACTORS TO ENSURE ANY MINOR MODIFICATIONS ARE ALLOWED BY CODE. THESE MINOR MODIFICATIONS ARE ASSUMED TO BE A SLIGHT RAISING, LOWERING OR REPOSITIONING ONLY.
11. REPLACE ALL DAMAGED/ DISCOLORED/ DIRTY TILE AND GRID, TYPICAL.

RCP SHEET KEY NOTES

01	NOT USED.	08	INFILL EXISTING CEILING GRID/ TILE AS REQUIRED IN THIS AREA.
02	SUSPENDED METAL GRID SYSTEM W/ 24"x48" ACOUSTICAL LAY IN TILES, CENTER IN SPACE.	09	NEW SIGNAGE BY OTHERS. 2
03	2X2 ACT THIS AREA. PULL CEILING HEIGHT AS CLOSE TO STRUCTURE & HVAC AS POSSIBLE.	10	NO CEILING WORK IN THIS AREA. 2
04	5/8" GYP BD. CEILING. PROVIDE M.R. GYP. BD. AT WET AREAS. 2	11	PROVIDE NEW HEADER AT 7'-0"
05	NOT USED.	12	EXISTING EXIT LIGHT LOCATION. GC TO FIELD VERIFY IF EXISTING LIGHT EXISTS. IF LIGHT DOES NOT EXIST, INSTALL AS LOCATED OR AS DIRECTED BY FIRE MARSHAL."
06	NOT USED.	13	NOT USED. 5
07	NOT USED.	14	NOT USED.

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

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FX 407.629.9124

SEAL: HARVEY JACOBY OCT 0 8 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	08-09-09	OWNER REVISIONS
5	10-05-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1324 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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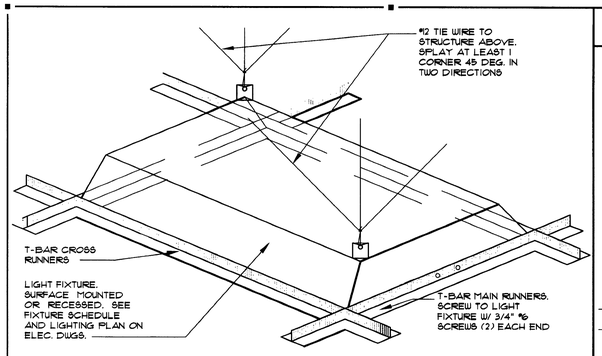
PROJECT NO: 2009.0109
DATE: 04-30-09

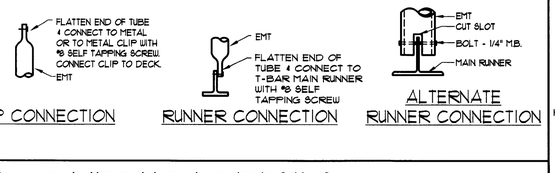
A2.0
REFLECTED CEILING PLAN

DRAWN BY: GA
CHECKED BY: EJW

J:\JobStore\Revit\Arch\2009\0109\109 A2.0 RCP.dwg, A2.0 RCP, 10/7/2009 1:26:13 PM, EDWARD, XES_Courtland_24x36.pc3, ARCH expand D (36.00 x 24.00 Inches), 12:12



5 HANGER WIRE DETAIL
SCALE: NTS



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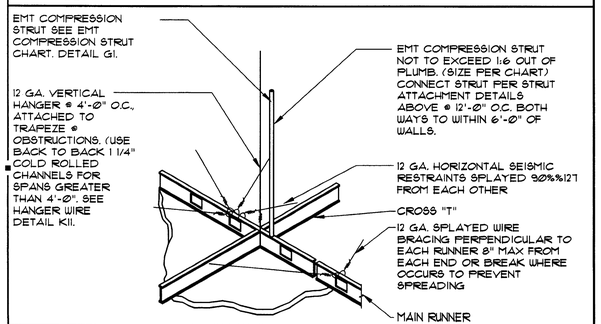
SCALE: NTS



3 HANGER WIRE DETAIL
SCALE: NTS

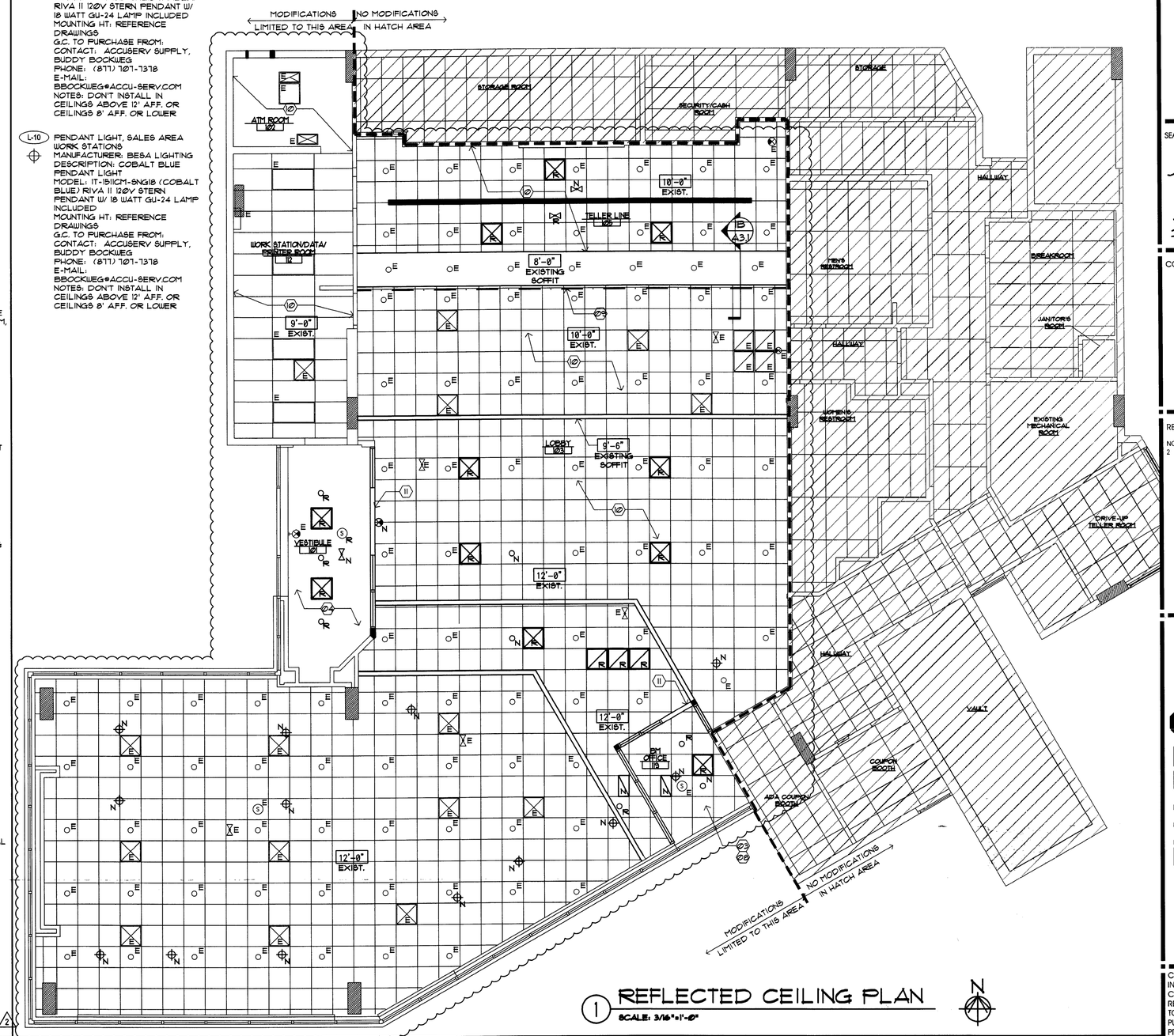
2 NOT USED
SCALE: NTS

LEGEND

- GYP. BD. CEILING - NEW COLOR: 5/8" GYP. BD. SHEATHING
- ACT-1 — ACOUSTICAL CEILING: ALL AREAS. MANUFACTURER: ARMSTRONG MODEL: ULTIMA OPEN PLAN BEVELED COLOR: WHITE SIZE: 24" x 24" x 3/4" EDGE: BEVELED TEGULAR GRID: INTERLUDE XL 9/16" EXPOSED TEE GRID FINISH: WHITE NOTE: TYP. IS TO MATCH EXISTING (USE IF MORE THAN 50% BEING REPLACED)
- ACT-2 — ACOUSTICAL CEILING: ALL AREAS MANUFACTURER: ARMSTRONG MODEL: ULTIMA OPEN PLAN BEVELED COLOR: WHITE SIZE: 24" x 48" x 3/4" EDGE: BEVELED TEGULAR GRID: INTERLUDE XL 9/16" EXPOSED TEE GRID FINISH: WHITE NOTE: TYP. IS TO MATCH EXISTING (USE IF MORE THAN 50% BEING REPLACED)
- SLEEVES THRU CEILING FOR DATA CABLES
- 2'x4' RECESSED LIGHT FIXTURE IN SUSPENDED CEILING SYSTEM.
- 1 X 4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE.
- FLUORESCENT STRIP LIGHT FIXTURE.
- 2'x2' LAY-IN FLUORESCENT
- LED CANOPY LIGHT
- 4"X4" COMPACT FLUORESCENT DOWN LIGHT
- 4"X4" WALL WASHER
- EXIT SIGN (DIRECTIONAL)
- EXIT SIGN, LOCATE CENTRALLY OVER DOOR(S)
- EMERGENCY LIGHT, MOUNT TO CEILING
- BLUE PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-10 SPEC. BELOW.
- AMBER PENDANT LIGHT FIXTURE, ALIGN W/ CENTER OF FIXTURE BELOW. RE: RCP FOR MOUNTING HEIGHT - SEE L-9 SPEC. BELOW.
- AMBIENT DOWNLIGHT
- MONOPOINT SPOTLIGHT
- TRACK LIGHT MOUNTED TO BOTTOM OF CEILING
- COVE LIGHTING FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- EXHAUST GRILLE
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST FAN, RE: MECHANICAL
- SP — SPEAKER
- SPRINKLER HEAD
- E = EXISTING TO REMAIN
- D = DEMO
- DR = DEMO TO BE RELOCATED
- R = RELOCATED (NEW LOCATION)
- N = NEW

L-9 — PENDANT LIGHT, CENTER ON TELLER TRANS. WINDOW
MANUFACTURER: BESA LIGHTING
DESCRIPTION: AMBER PENDANT LIGHT
MODEL: IT-151180-SNG18 (AMBER)
RIVA 11 120V STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 701-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' A.F.F. OR CEILINGS 8' A.F.F. OR LOWER

L-10 — PENDANT LIGHT, SALES AREA WORK STATIONS
MANUFACTURER: BESA LIGHTING
DESCRIPTION: COBALT BLUE PENDANT LIGHT
MODEL: IT-151GM-SNG18 (COBALT BLUE) RIVA 11 120V STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
MOUNTING HT: REFERENCE DRAWINGS
G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 701-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' A.F.F. OR CEILINGS 8' A.F.F. OR LOWER



1 REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

RCP GENERAL NOTES

1. NOT ALL NOTES, KEYNOTES OR LEGEND ITEMS MAY APPLY.
2. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.N.O.
3. ALL NEW SUSPENDED CEILING GRID AND CEILING TILE TO MATCH EXISTING ADJACENT SYSTEM.
4. ALL NEW GYP. BD. CEILING AND INFILL CEILING TO MATCH ADJACENT SURFACE TEXTURE AND FINISH.
5. ELECTRICAL CONTRACTOR TO ENSURE THAT MODIFIED LAYOUT OF LIGHT FIXTURES ARE PLANNED SO ELECTRICAL CAPACITY AND ENERGY USE IS CONSISTENT WITH EXISTING DESIGN.
6. CENTER LIGHT AND MECHANICAL FIXTURES WITHIN CEILING TILE TYPICAL, U.N.O.
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11. REPLACE ALL DAMAGED/ DISCOLORED/ DIRTY TILE AND GRID, TYPICAL.

RCP SHEET KEY NOTES

21. NOT USED.
22. SUSPENDED METAL GRID SYSTEM W/ 24"x48" ACOUSTICAL LAY IN TILES, CENTER IN SPACE.
23. 2X2 ACT THIS AREA. PULL CEILING HEIGHT AS CLOSE TO STRUCTURE & HVAC AS POSSIBLE.
24. 5/8" GYP BD. CEILING. PROVIDE M.R. GYP. BD. AT WET AREAS. 2
25. NOT USED.
26. NOT USED.
27. NOT USED.
28. INFILL EXISTING CEILING GRID/ TILE AS REQUIRED IN THIS AREA. 2
29. NEW SIGNAGE BY OTHERS.
10. NO CEILING WORK IN THIS AREA.
11. PROVIDE NEW HEADER AT 7'-0". 2
12. NOT USED.
13. NOT USED.
14. NOT USED.

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
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SEAL: HARVEY JACOBY AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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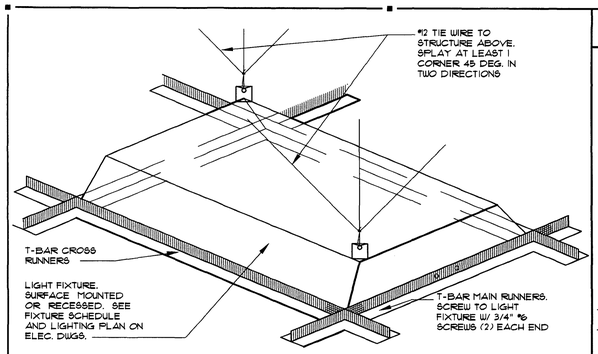
PROJECT NO: 2009.0109
DATE: 04-30-09

A2.0
REFLECTED CEILING PLAN

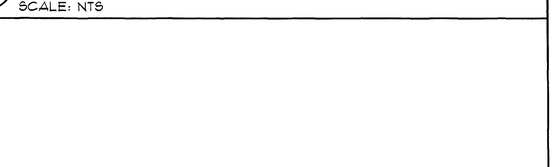
DRAWN BY: MB
CHECKED BY: HJ

1" = 1'-0"

C:\Chase\Alt Reno\Alt\2009\0909109\A2.0 RCP.dwg, A2.0 RCP, 8/14/2009 2:57:28 PM, DJUICH, XES, Courtland_24x36.ctb, ARCH expand to 1"x1.00"= x 24.00" (inches), 1:1



⑤ HANGER WIRE DETAIL
SCALE: NTS



④ CONNECTION DETAILS
SCALE: NTS

③ HANGER WIRE DETAIL
SCALE: NTS

② NOT USED
SCALE: NTS

LEGEND

- GYP. BD. CEILING - NEW COLOR: 5/8" GYP. BD. SHEATHING
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- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST FAN, RE: MECHANICAL
- SPK SPEAKER
- SPRINKLER HEAD
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- D = DEMO
- DR = DEMO TO BE RELOCATED
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- N = NEW

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G.C. TO PURCHASE FROM:
CONTACT: ACCUSERV SUPPLY, BUDDY BOCKWEG
PHONE: (877) 707-7378
E-MAIL: BBOCKWEG@ACCU-SERV.COM
NOTES: DON'T INSTALL IN CEILINGS ABOVE 12' AFF. OR CEILINGS 8' AFF. OR LOWER

(L-10) PENDANT LIGHT, SALES AREA WORK STATIONS
MANUFACTURER: BESA LIGHTING
DESCRIPTION: COBALT BLUE PENDANT LIGHT
MODEL: IT-151CM-SNG18 (COBALT BLUE) RIVA 11 120V STERN PENDANT W/ 18 WATT GU-24 LAMP INCLUDED
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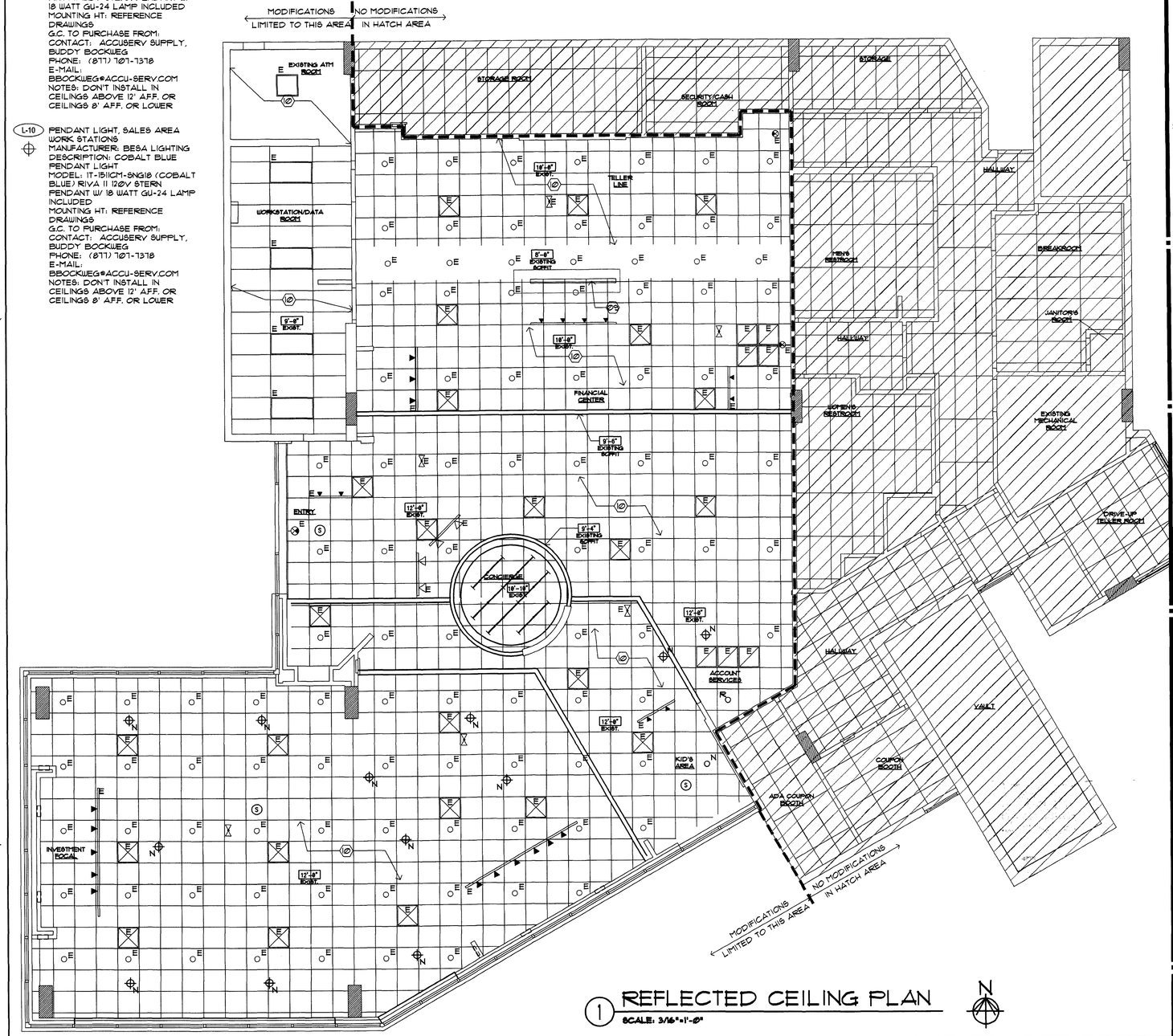

① REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

RCP GENERAL NOTES

1. NOT ALL NOTES, KEYNOTES OR LEGEND ITEMS MAY APPLY.
2. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.N.O.
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RCP SHEET KEY NOTES

⑳	NOT USED.	㉘	NOT USED.
㉑	NOT USED.	㉙	NEW SIGNAGE BY OTHERS.
㉒	NOT USED.	⑩	NO CEILING WORK IN THIS AREA.
㉓	NOT USED.	⑪	NOT USED.
㉔	NOT USED.	⑫	NOT USED.
㉕	NOT USED.	⑬	NOT USED.
㉖	NOT USED.	⑭	NOT USED.
㉗	NOT USED.		

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

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ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL:

LOUISE WATSON MAY 01 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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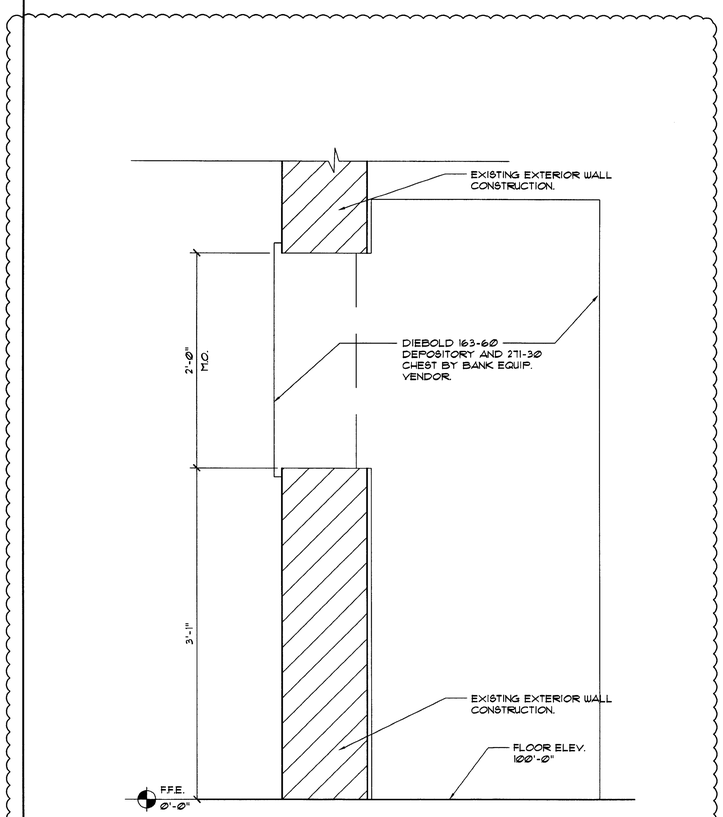
PROJECT NO: 2009.0109
DATE: 04-30-09

A2.0
REFLECTED CEILING PLAN

DRAWN BY: JW
CHECKED BY: LWS



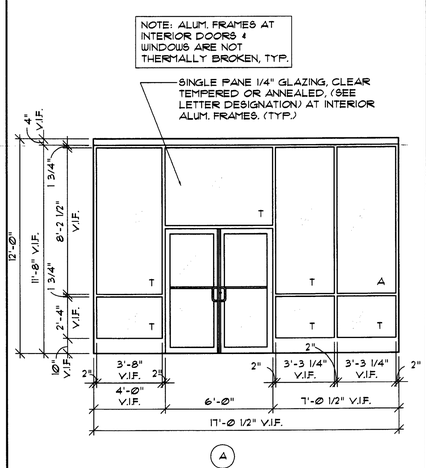
① NOT USED

② NOT USED

③ AFTER HOURS DEPOSITORY (AHD) DETAILS

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

⑤ NOT USED



Ⓐ

④ ELEVATIONS

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

DOOR SCHEDULE

REMARKS	DOOR NUMBER	DR. TYPE	DIMENSIONS: WIDTH	DIMENSIONS: HEIGHT	DIMENSIONS: THICK.	DOOR MATERIAL (AL. = ALUMINUM, GL. = GLASS, H.M. = HOLLOW METAL, S.C. = SOLID CORE, WD. = WOOD)	FRAME MATERIAL	REMARKS	HARDWARE SCHEDULE: SET NUMBER	TRANSITION STRIP	EL. CARD READER	REMARKS
BM OFFICE	119A	C	3'-0"	7'-0"	1-3/4"	WD/ GL	WD		09			HARDWARE NOTE 2 ②
VESTIBULE	101B	A	6'-0"	7'-0"	1-3/4"	AL/ GL	AL		02	●		

DOOR NOTES

1. EXTERIOR METAL DOORS TO BE GALV. & INSULATED.
2. HOLLOW METAL JAMBS IN MASONRY TO BE GROUTED SOLID.
3. ALL DOORS TO MATCH EXISTING BUILDING STANDARDS.
4. UNDERCUT ATM DOOR AND PROVIDE GRILL
5. TO BE MADE OF BULLET RESISTANT MATERIAL - COORDINATE WITH FMC AND SECURITY VENDOR.

HARDWARE NOTES

1. COORDINATE PERMANENT CORE / KEYING MANF'R & INSTALLATION WITH FMC/ CHASE. PERMANENT CORE / KEYING INCLUDED IN BID KEYING ALLOWANCE. CONSTRUCTION CORES BY GENERAL CONTRACTOR.
2. MOUNT CLOSER ON PULL SIDE.
3. ALL HARDWARE TYPES AND FINISHES TO MATCH EXISTING. CHASE STANDARD HARDWARE SETS PROVIDED FOR STANDARDS REGARDING FUNCTIONS AND ITEMS TO BE FURNISHED.
4. G.C. TO EVALUATE EXISTING HARDWARE AND COORDINATE WITH FMC IF NEW SHOULD BE INSTALLED.

DOOR STOREFRONT AND HARDWARE SPECIFICATIONS

1. ALL DOOR HARDWARE TO MEET ADA ACCESSIBILITY GUIDELINES.
2. PROVIDE KNURLED HARDWARE FOR HC ACCESSIBILITY COMPLIANCE TO DOORS 108A, 109A, & 110A

HARDWARE SET #02

DOOR NUMBER	QUANTITY	CHASE STANDARD (FOR REFERENCE) DESCRIPTION	ITEM NUMBER	FINISH *	MFR.
101B	3	BUTT HINGE	5BB1 4.5 x 4.5 NRP	630	IVE
VESTIBULE	1	MULLION	KR4854	689	VON
	1	PANIC HARDWARE	CD99EO	626	VON
	1	PANIC HARDWARE	CD99NL-OP	626	VON
	1	MORTISE CYLINDER	20-001 WITH C123 KEYWAY	626	SCH
	2	MORTISE CYLINDER	20-001 XQ11-948 WITH C123 KEYWAY	626	SCH
	1	RIM CYLINDER	20-022	626	SCH
	2	OFFSET DOOR PULL	8190-0-0	630	IVE
	2	SURFACE CLOSER	4111 EDA	AL	LCN
	2	OVERHEAD HOLDER	104H	630	GLY
		PERMANENT CYLINDER CORES BY OWNER			

*NOTE: ALL HARDWARE FINISHES TO MATCH EXISTING. CHASE STANDARD SHOWN FOR REFERENCE ONLY. ②

HARDWARE SET #03

DOOR NUMBER	QUANTITY	CHASE STANDARD (FOR REFERENCE) DESCRIPTION	ITEM NUMBER	FINISH *	MFR.
102A & 116A	3	HINGE	5BB1 4.5 x 4.5	652	IVE
ATM ROOM & FILE ROOM	1	ELECTRONIC LOCK	SCHLAGE KING COBRA MODEL KC 5146-06-626 W/ SCHLAGE STANDARD CYLINDER C123 KEYWAY	626	SCH
	1	SURFACE CLOSER	4011 WITH STOP	AL	LCN
	1	KICK PLATE (PUSH)	8400 8" x 2" LDW	630	IVE
	1	DOOR SCOPE	DS2000 132 DEGREE	ALS	DBB
	3	SILENCER	SR64	GRY	IVE
		PERMANENT CYLINDER CORES BY OWNER			

*NOTE: ALL HARDWARE FINISHES TO MATCH EXISTING. CHASE STANDARD SHOWN FOR REFERENCE ONLY.

HARDWARE SET #04

DOOR NUMBER	QUANTITY	CHASE STANDARD (FOR REFERENCE) DESCRIPTION	ITEM NUMBER	FINISH *	MFR.
105A & 112A	3	HINGE	5BB1 4.5 x 4.5	652	IVE
TELLER PRINTING	1	ELECTRONIC LOCK	SCHLAGE KING COBRA MODEL KC 5146-06-626 W/ SCHLAGE STANDARD CYLINDER C123 KEYWAY	626	SCH
	1	SURFACE CLOSER	4011	626	LCN
	1	KICK PLATE (PUSH)	8400 8" x 2" LDW	630	IVE
	1	WALL STOP	WS406CVX	626	IVE
	1	DOOR SCOPE	DS2000 132 DEGREE	ALS	DBB
	3	SILENCER	SR64	GRY	IVE
		PERMANENT CYLINDER CORES BY OWNER			

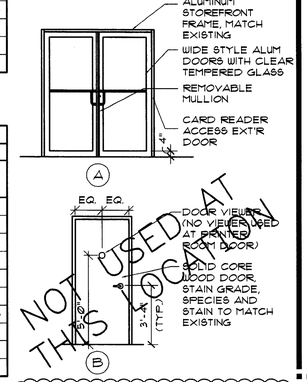
*NOTE: ALL HARDWARE FINISHES TO MATCH EXISTING. CHASE STANDARD SHOWN FOR REFERENCE ONLY.

HARDWARE SET #09

DOOR NUMBER	QUANTITY	CHASE STANDARD (FOR REFERENCE) DESCRIPTION	ITEM NUMBER	FINISH *	MFR.
119A	3	HINGE	5BB1 4.5 x 4.5	652	IVE
BM OFFICE	1	PASSAGE LATCH	ND10S ATH	626	SCH
	1	KICK PLATE (PUSH)	8400 8" x 2" LDW	630	IVE
	2	WALL STOP	WS406CVX	630	IVE
	3	SILENCER	SR64	GRY	IVE

*NOTE: ALL HARDWARE FINISHES TO MATCH EXISTING. CHASE STANDARD SHOWN FOR REFERENCE ONLY.

NOT USED AT THIS LOCATION



DOOR ELEVATIONS

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INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
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SEAL

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	08-09-09	OWNER REVISIONS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A3.0

INTERIOR ELEVATIONS, SECTIONS AND DETAILS

DRAWN BY: MK
CHECKED BY: BSV

C:\Users\mkrumsiek\Desktop\2009.0109\2009.0109 A3.0 (INTERIOR).dwg, A3.0, 8/14/2009 2:57:14 PM, DWG To PDF.pc3, ARCH expand D (36.00 x 24.00 Inches), 1:1

(1) NOT USED

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

(3) NOT USED

SCALE: 3/4" = 1'-0"

(2) NOT USED

SCALE: N.T.S.

(5) NOT USED

SCALE: 1" = 1'-0"

(4) NOT USED

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

DOOR SCHEDULE

HARDWARE SCHEDULE

REMARKS	DOOR NUMBER	DR. TYPE	DIMENSIONS: WIDTH	HEIGHT	THICK.	DOOR MATERIAL	FRAME MATERIAL	REMARKS	SET NUMBER	TRANSITION STRIP	EL. CARD READER	REMARKS

DOOR MATERIAL: AL. = ALUMINUM; GL. = GLASS; H.M. = HOLLOW METAL; S.C. = SOLID CORE; WD. = WOOD

DOOR NOTES

1. EXTERIOR METAL DOORS TO BE GALV. & INSULATED.
2. HOLLOW METAL JAMBS IN MASONRY TO BE GROUTED SOLID.
3. ALL DOORS TO MATCH EXISTING BUILDING STANDARDS.
4. UNDERCUT ATM DOOR AND PROVIDE GRILL

HARDWARE NOTES

1. COORDINATE PERMANENT CORE / KEYING MANF'R & INSTALLATION WITH PMC/ CHASE. PERMANENT CORE / KEYING INCLUDED IN BID KEYING ALLOWANCE. CONSTRUCTION CORES BY GENERAL CONTRACTOR.
2. MOUNT CLOSER ON FULL SIDE.
3. ALL HARDWARE TYPES AND FINISHES TO MATCH EXISTING. CHASE STANDARD HARDWARE SETS PROVIDED FOR STANDARDS REGARDING FUNCTIONS AND ITEMS TO BE FURNISHED.

DOOR STOREFRONT AND HARDWARE SPECIFICATIONS

1. ALL DOOR HARDWARE TO MEET ADA ACCESSIBILITY GUIDELINES.
2. PROVIDE KNURLED HARDWARE FOR HC ACCESSIBILITY COMPLIANCE TO DOORS 108A, 109A, & 110A

CITY OF MIAMI BEACH

VOID

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INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
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SEAL:

LOUISE GRIEVEN
MAY 01 2009

CONSULTANT:

REVISIONS:

NO. DATE REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

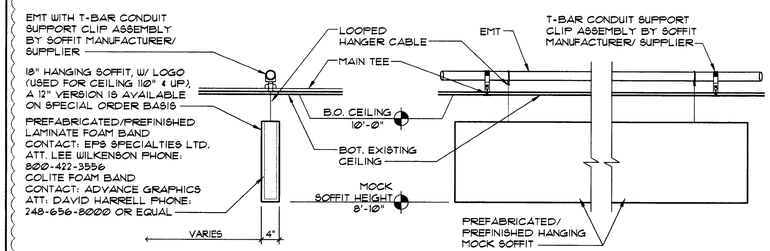
DATE: 04-30-09

A3.0

INTERIOR ELEVATIONS, SECTIONS AND DETAILS

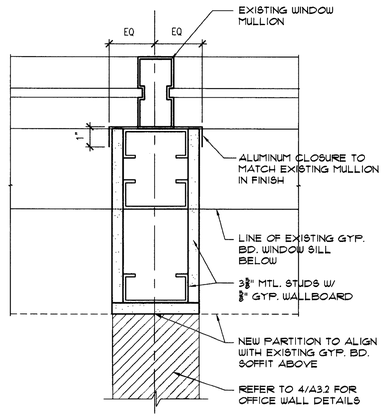
DRAWN BY: QW

CHECKED BY: LG



(1B) TELLER (MOCK) SOFFIT DETAIL

SCALE: 3/4"= 1'-0"

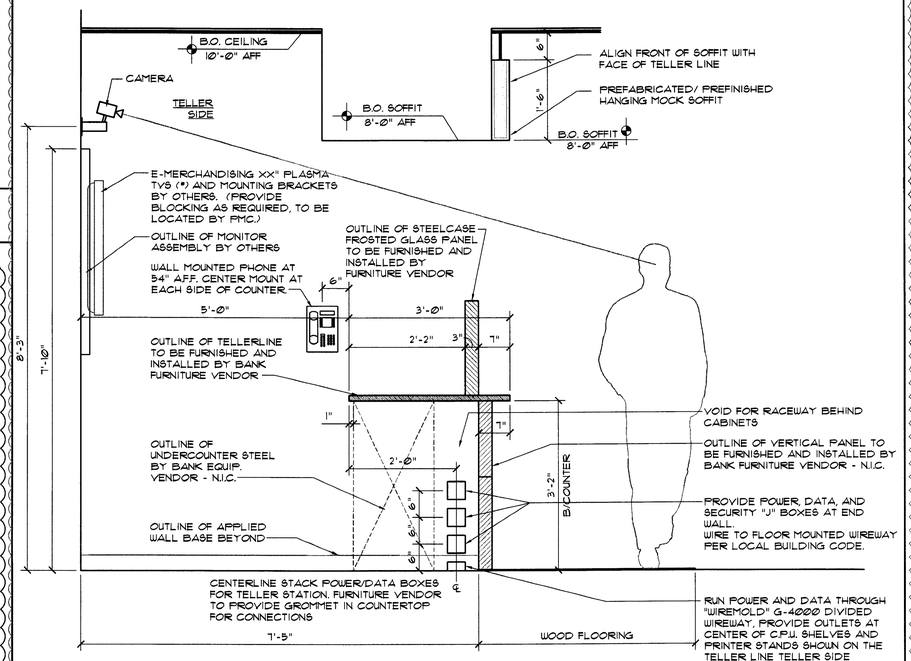


(1) PARTITION DETAIL

SCALE: 3"=1'-0"

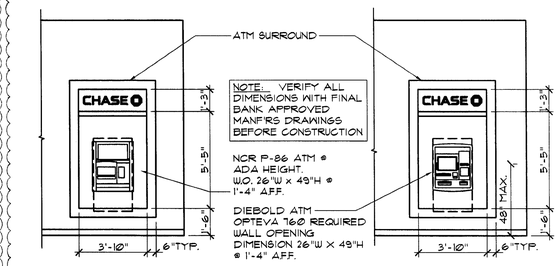
GENERAL POWER AND DATA NOTES:

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.



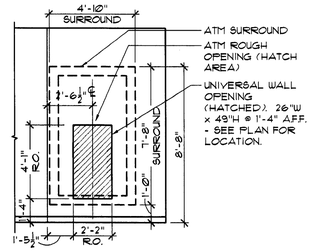
(3) TELLERLINE SECTION

SCALE: 3/4"=1'-0"

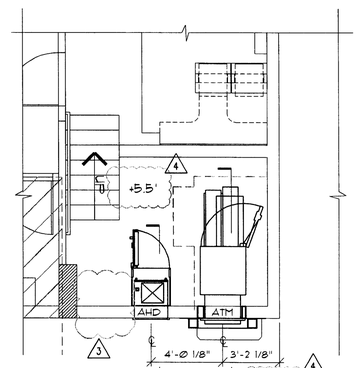


(A) TYP. NCR ATM - STANDARD SURROUND

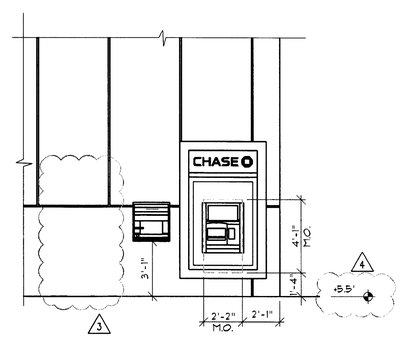
(B) TYP. DIEBOLD ATM - STANDARD SURROUND



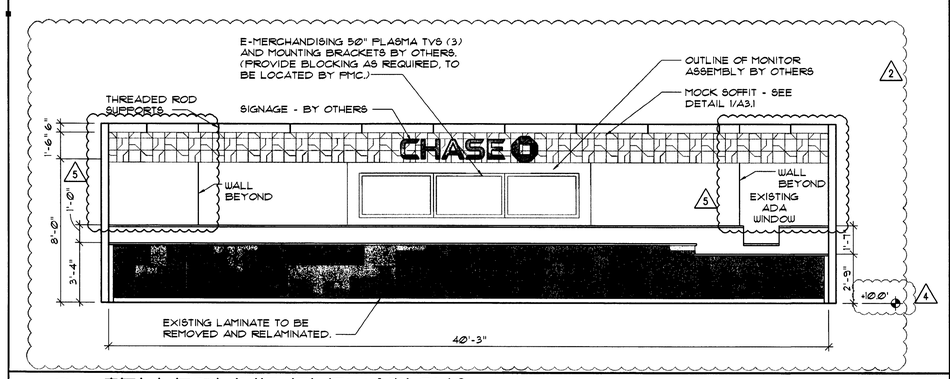
(C) TYP. ATM ROUGH OPENING - STANDARD SURROUND



(F) PLAN

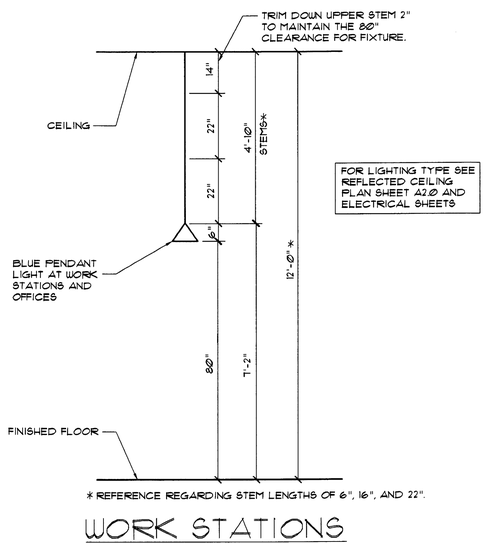


(G) ELEVATION



(2) TELLERLINE ELEVATIONS WITHOUT BR GLASS

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



WORK STATIONS

(4) PENDANT LIGHT (MOUNTING HEIGHT AND STEM SIZING)

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

(5) ATM WALL OPENING DETAILS

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

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PROJECT MANAGEMENT

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SEAL:

HARVEY JACOBY
OCT 0 8 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS
3	06-30-09	OWNER REVISIONS
4	07-28-09	PERMIT COMMENTS
5	10-05-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 04-30-09

A3.1

INTERIOR ELEVATIONS, SECTIONS AND DETAILS

DRAWN BY: GO

CHECKED BY: EJ

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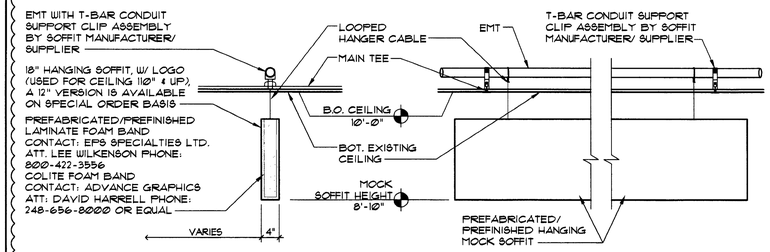
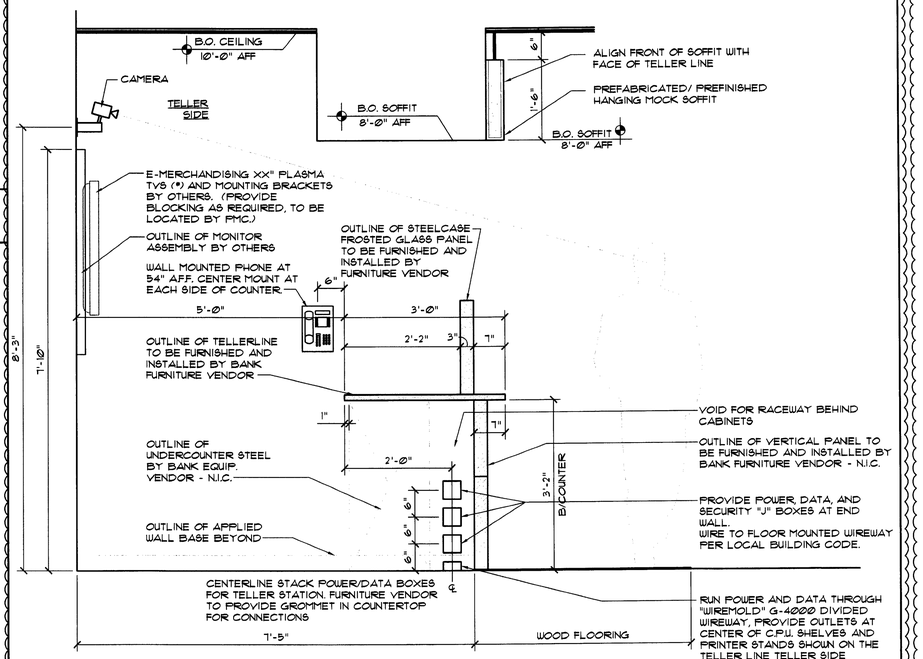


(1B) TELLER (MOCK) SOFFIT DETAIL

SCALE: 3/4"= 1'-0"

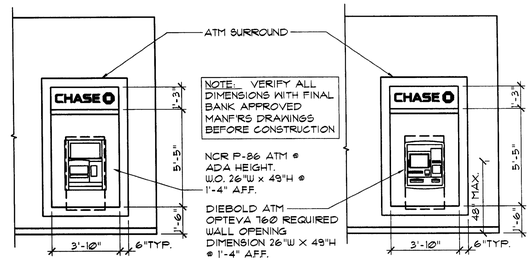
GENERAL POWER AND DATA NOTES:

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.



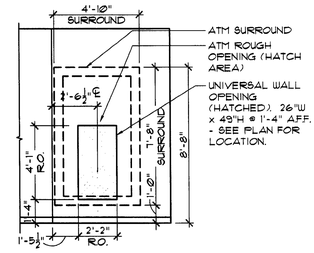
(3) TELLERLINE SECTION

SCALE: 3/4"=1'-0"

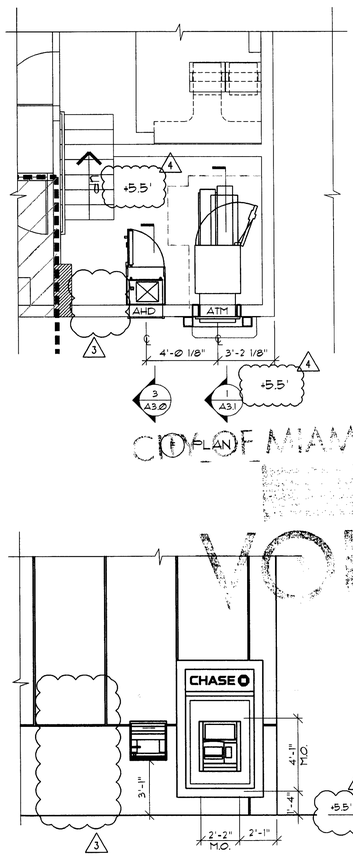


(A) TYP. NCR ATM - STANDARD SURROUND

(B) TYP. DIEBOLD ATM - STANDARD SURROUND



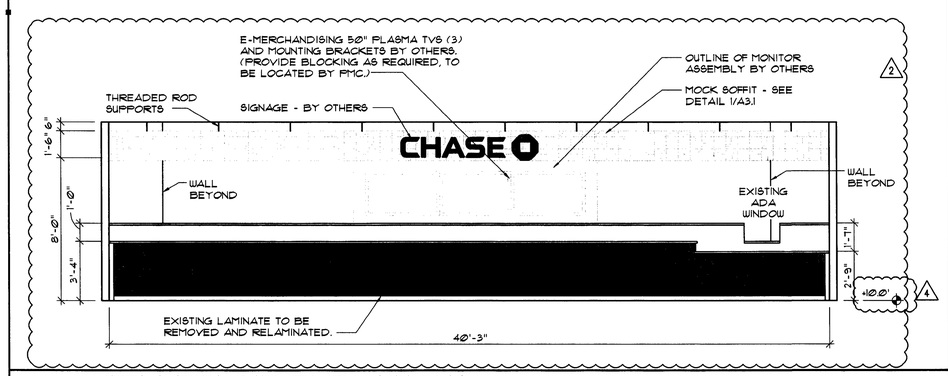
(C) TYP. ATM ROUGH OPENING - STANDARD SURROUND



(G) ELEVATION

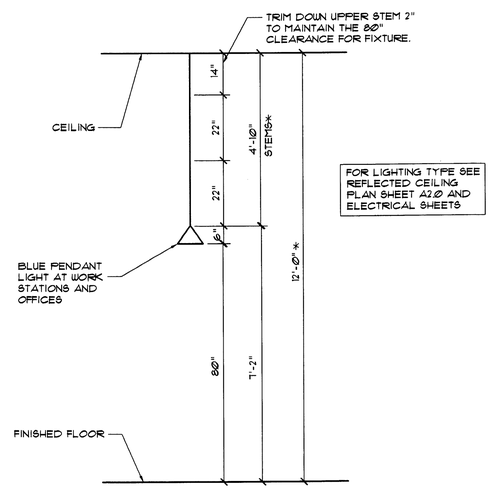
(5) ATM WALL OPENING DETAILS

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



(2) TELLERLINE ELEVATIONS WITHOUT BR GLASS

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



WORK STATIONS

(4) PENDANT LIGHT (MOUNTING HEIGHT AND STEM SIZING)

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

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SEAL:

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	05-09-09	OWNER REVISIONS
3	06-30-09	OWNER REVISIONS
4	07-28-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD

WAMU BLDG ID# 1924 CHASE STORE ID# 1742
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MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A3.1

INTERIOR ELEVATIONS, SECTIONS AND DETAILS

DRAWN BY: MJB
CHECKED BY: DSC

C:\Documents and Settings\mjacoby\Local Settings\Temporary Internet Files\OLK1\A3.1.dwg, A3.1, 7/17/2009 9:47:17 AM, EST, 1:1, 1:1, 1:1

(1B) NOT USED

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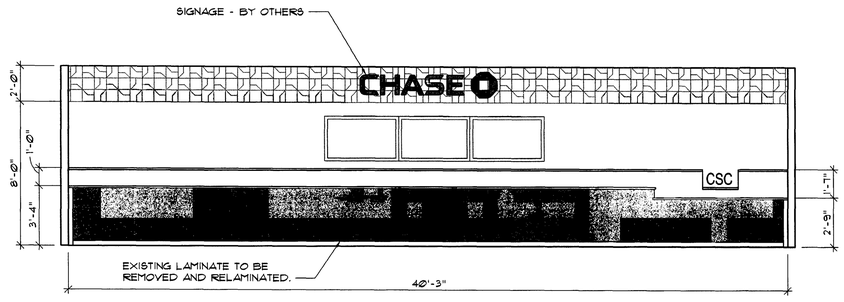
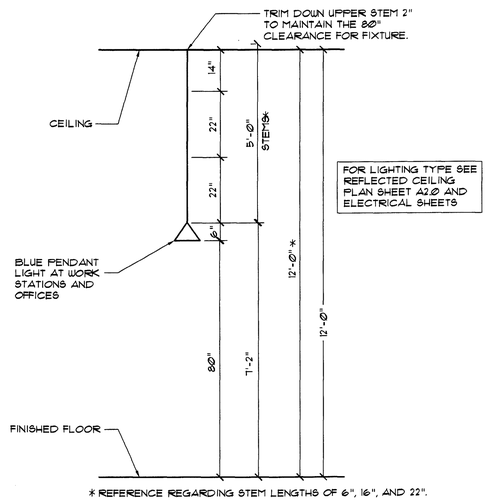


(2) TELLERLINE ELEVATIONS WITHOUT BR GLASS

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

(3) NOT USED

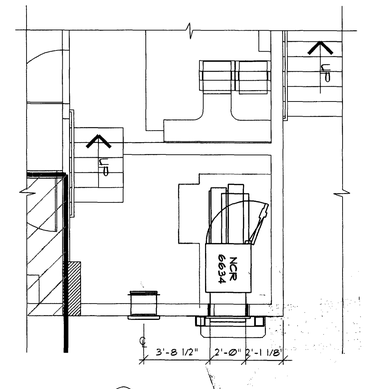
SCALE: 3/4"=1'-0"



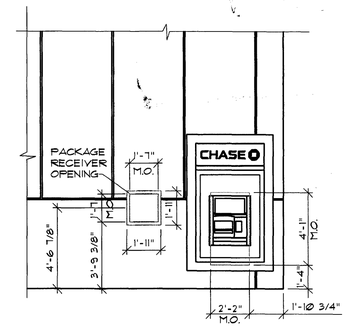
WORK STATIONS

(4) PENDANT LIGHT (MOUNTING HEIGHT AND STEM SIZING)

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



(F) PLAN



(G) ELEVATION

(5) ATM WALL OPENING DETAILS

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

INTERPLAN LLC
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ENGINEERING
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PROJECT MANAGEMENT

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CA8660

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FX 407.629.9124

SEAL:

LOUISE GRAVES
MAY 01 2009

CONSULTANT:

REVISIONS:

NO. DATE REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
JPMVU SLUG 1:# 1924 CHASE STORE ID:# 1742
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MIAMI, FL 33139

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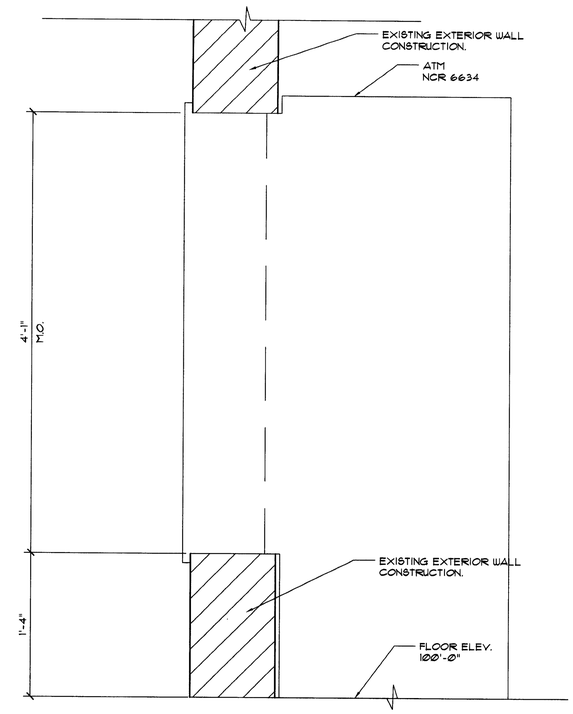
PROJECT NO: 2009.0109

DATE: 04-30-09

A3.1

INTERIOR ELEVATIONS, SECTIONS AND DETAILS

DRAWN BY: JW
CHECKED BY: LG

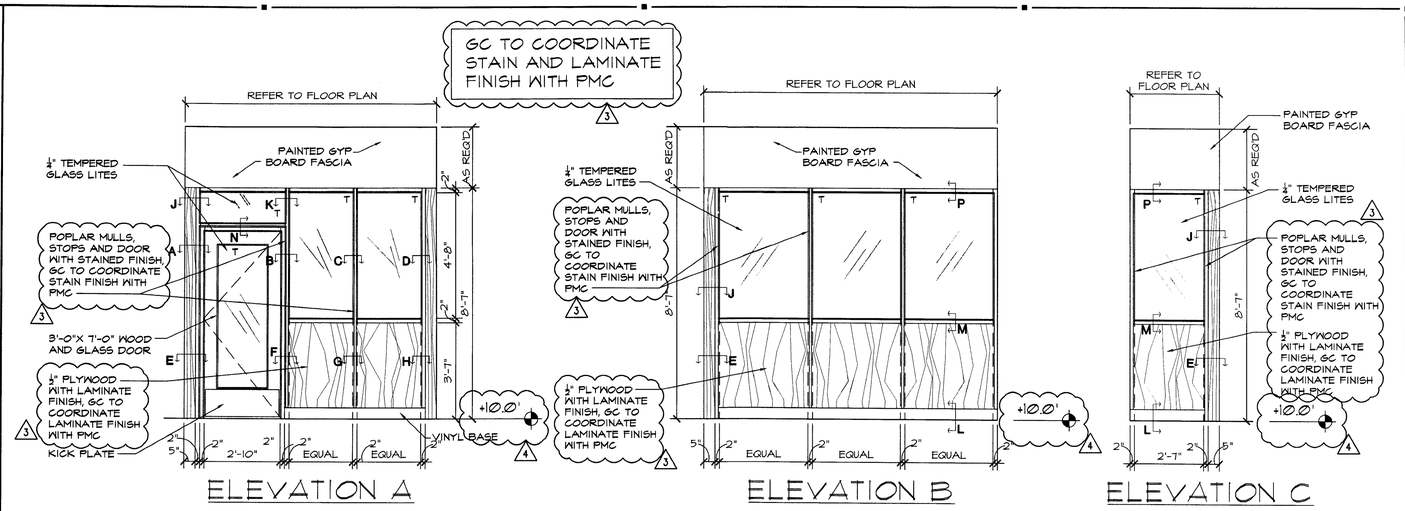


(1) ATM WALL OPENING DETAIL

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

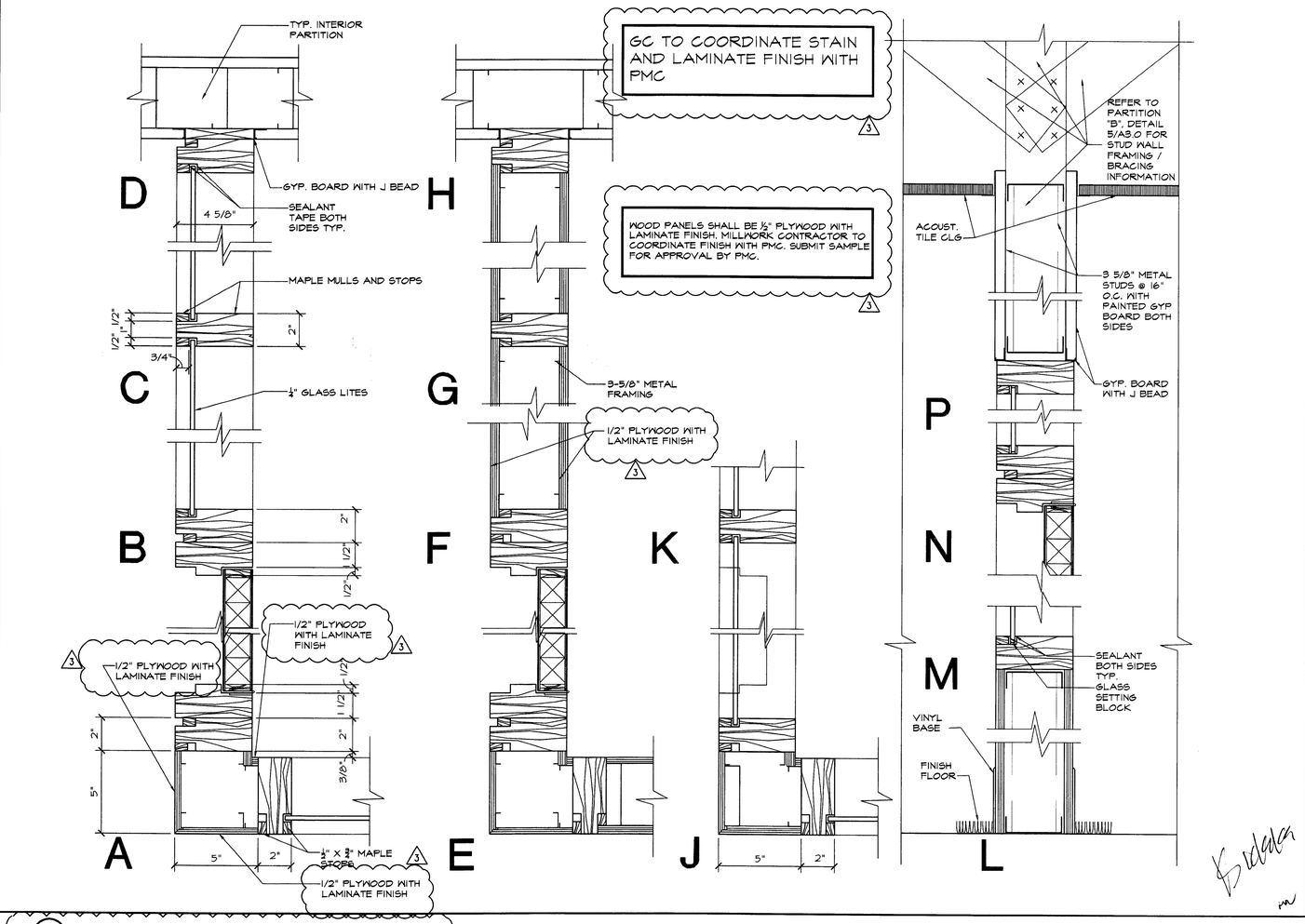
(2) NOT USED

(3) NOT USED



(4) BM OFFICE ELEVATIONS

SCALE: 3/8" = 1'-0"



(4) BM OFFICE WALL DETAILS

SCALE: 3"=1'-0"

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ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL:

HARVEY JACOBY
AUG 17 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
2	06-09-09	OWNER REVISIONS
3	06-30-09	OWNER REVISIONS
4	07-28-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A3.2

INTERIOR ELEVATIONS, SECTIONS AND DETAILS

DRAWN BY: MA
CHECKED BY: DSC

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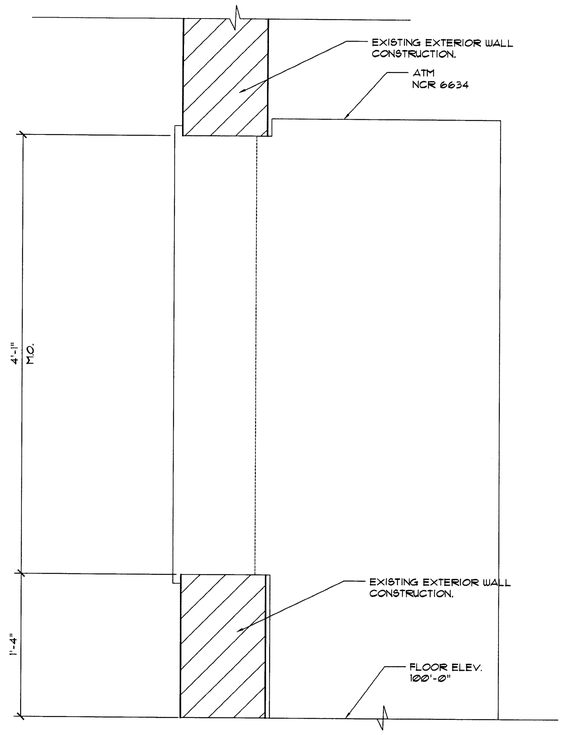
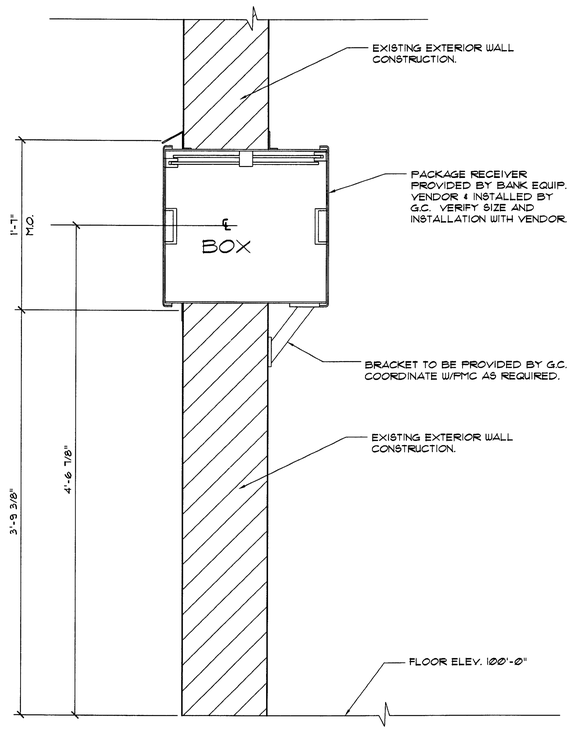


(1) ATM WALL OPENING DETAIL

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

(2) NOT USED

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



(3) PACKAGE RECEIVER DETAILS

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

(4) NOT USED

SCALE: N.T.S.

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

SEAL:

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04-30-09

A3.2

INTERIOR ELEVATIONS, SECTIONS AND DETAILS

DRAWN BY: QW
CHECKED BY: RS

SECTION 15500 – HEATING, VENTILATION AND AIR CONDITIONING

I. DESCRIPTION OF THE WORK:

A. THE EXTENT OF THE MECHANICAL WORK IS INDICATED ON THE DRAWINGS OR IN THE BID MANUAL.

B. RELATED WORK NOT INCLUDED IN THIS SECTION: TEST AND BALANCE, ELECTRICAL WIRING, CONTROL WIRING, ETC., EXCEPT CONTROL WIRING AS SPECIFICALLY DEFINED ABOVE. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISION OF ALL WIRING OF EQUIPMENT AND SHALL FURNISH ALL NECESSARY DIAGRAMS, INCLUDING CONTROL WIRING DIAGRAMS. MOUNT ALL CONTROL DEVICES.

II. LOW PRESSURE DUCTWORK

A. SUPPLY AND RETURN AIR DUCT SYSTEM SHALL BE A FIBERGLASS DUCT SUPPLY AND RETURN AIR DUCT SYSTEM, EQUAL TO CERTAINTEED 1 1/2" THICK ULTRA DUCT FIBER GLASS DUCT BOARD. MINIMUM R-VALUE SHALL BE 6.8. FIBER GLASS DUCT SYSTEM SHALL MEET AND OR EXCEED SMACNA'S LATEST FIBROUS GLASS DUCT BOARD CONSTRUCTION STANDARDS.

B. ALL DUCT SIZES INDICATED ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.

C. ALL DUCTWORK TO BE HUNG WITH GALVANIZED STRAP HANGERS 16 GAUGE x 2" WITH A MAXIMUM SPACING OF 8'-0" O.C.

D. WHERE SHOWN ON THE DRAWINGS, PROVIDE VOLUME DAMPERS WITH LOCKING QUADRANTS OR SPLITTERS WITH HINGE AND ROD THROUGH SIDE OF DUCT WITH SET SCREW. VOLUME DAMPER HANDLES SHALL BE INSTALLED ON THE BOTTOM OF THE SPIN-IN FITTING AND SHALL HAVE RING SET IN FULL OPEN POSITION.

E. ALL FLEXIBLE DUCTS SHALL BE SUPPORTED EVERY 4'-0" WITH 2" WIDE GALV. STEEL BANDS. MINIMUM ONE PER EACH SECTION OF FLEXIBLE DUCT. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 10'-0".

III. MANUAL DAMPERS

A. PROVIDE MANUAL LOUVER DAMPERS WHERE SHOWN ON THE PLANS AND WHERE NECESSARY FOR THE PROPER REGULATION OF THE AIR HANDLING SYSTEM, AND SO LOCATE AS TO BE ACCESSIBLE AFTER THE BUILDING IS COMPLETED, I.E. BY REMOVING A MARKED TILE, ACCESS PANEL OR OTHER APPROVED METHOD.

IV. CONTROLS

RELOCATE REMOTE TEMPERATURE SENSORS/THERMOSTATS AS SHOWN ON THE DRAWINGS.

V. PIPING:

A. CONDENSATE DRAIN LINES FOR ROOF TOP AC UNITS SHALL BE SCHED. 40 PVC. WITH MINIMUM 1/2 " THICK INSULATION

VI. SMOKE DETECTORS

WHERE APPLICABLE, RELOCATE EXISTING DUCT-MOUNTED SMOKE DETECTORS AND ASSOCIATED REMOTE INDICATORS WITH KEY SWITCH AS SHOWN ON THE DRAWINGS.

VII. GRILLES, REGISTERS AND DIFFUSERS:

A. ANY REQUIRED NEW SUPPLY, RETURN OR EXHAUST GRILLES SHALL MATCH EXISTING EQUIPMENT OF THE SAME TYPE.

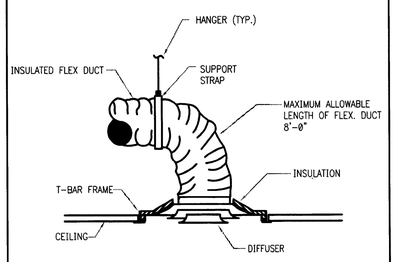
VIII. FLEXIBLE DUCT:

A. FLEXIBLE DUCT SHALL BE EQUIVALENT TO GENFLEX TYPE SLR-25 FLEX DUCT.

B. FITTINGS SHALL BE EQUIVALENT TO GENFLEX SPIN COLLAR WITH SCOOP AND DAMPER, MODEL SM-1 DEL. ALL FITTINGS SHALL BE INSULATED.

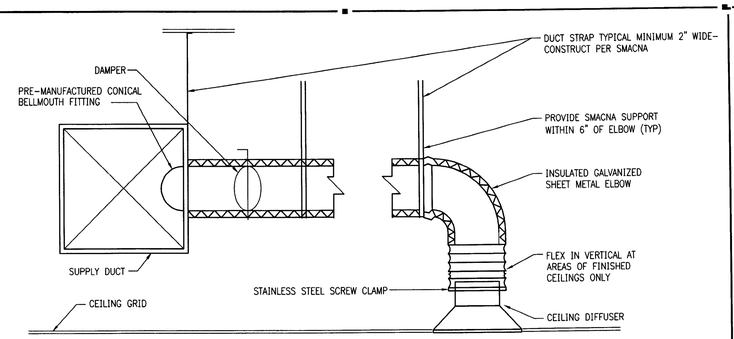
IX. SUPERVISION OF ELECTRICAL WORK:

A. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISION OF ALL WIRING (INCLUDING CONTROL WIRING) INCLUDED IN THIS SECTION AND SHALL FURNISH ALL NECESSARY DIAGRAMS REQUIRED, INCLUDING CONTROL WIRING DIAGRAMS. MOUNT ALL CONTROL DEVICES.



NOTE: FLEX DUCT TO BE SAME SIZE AS DIFFUSER NECK.

1 LAY-IN CEILING DIFFUSER DETAIL NTS



2 DUCT CONNECTION DETAIL NTS

HVAC GENERAL NOTES

1. ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS. THIS CONTRACTOR SHALL COORDINATE ALL DUCT AND DIFFUSER LOCATIONS WITH LIGHTING LAYOUTS AS REQUIRED.
2. THE CONTRACTOR SHALL PROVIDE COMPLETE INFORMATION AND COOPERATION TO THE OTHER CONTRACTORS & TRADES AS REQUIRED FOR COMPLETION AND COORDINATION OF THE COMPLETE PROJECT.
3. THERMOSTATS SHALL BE LOCATED GENERALLY AS SHOWN BUT THEIR EXACT LOCATION SHALL BE FIELD COORDINATED TO AVOID INTERFERENCE WITH WALL MOUNTED WORK.
4. INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES, AND WITH LATEST ASHRAE PUBLICATIONS. WORK SHALL BE NEAT AND WORKMANSHIP SHALL BE ACCEPTABLE TO BUILDING STANDARDS.
5. DURING THE BIDDING PERIOD, EACH CONTRACTOR SHALL VISIT THE SITE AND VICINITY TO DETERMINE THE EXISTING CONDITIONS INVOLVED IN AND EXPECTED BY THE WORK INDICATED BY ALL CONTRACT DOCUMENTS. CONTRACTOR'S FAILURE TO REASONABLY DETERMINE AND/OR ANTICIPATE THE EFFECT OF EXISTING CONDITIONS AND INVOLVED THEREBY SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION.
6. DUCT INSULATION CLOSURE SYSTEM SHALL CONSIST OF GLASSFABRIC AND NON MIGRATING MASTIC, SEAL AIR TIGHT IN ACCORDANCE WITH SMACNA STANDARD.
7. ALL HVAC WORK SHALL BE IN ACCORDANCE WITH NFPA 90A, 90B, AND NFC 101, LIFE SAFETY CODE.
8. IN THE EVENT OF FAN SHUT DOWN, ALL DUCT MOUNTED DETECTORS SHALL REMAIN IN OPERATION.
9. NO FLEXIBLE DUCTS SHALL PASS THROUGH FIRE WALLS, OR BE CONNECTED TO ANY METAL DUCT WITH-IN 5'-0" FROM EITHER SIDE OF THE FIREWALL.
10. ALL DUCTWORK SHALL MAINTAIN SYSTEM PRESSURE. THE AIR DISTRIBUTION COMPONENTS SHALL BE SEALED IN ACCORDANCE WITH SMACNA REQUIREMENTS. TWO INCH PRESSURE CLASS.
11. INSULATION WRAP SHALL BE SEALED WITH FAB AND MASTIC.
12. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES: FLORIDA MECHANICAL CODE 2004 FBCMU AND 2006 AMENDMENTS FLORIDA BUILDING CODE 2004 FBCB AND 2006 AMENDMENTS

PLAN DEMOLITION NOTES

1. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF EXISTING MECHANICAL SYSTEMS AS REQUIRED TO PERFORM NEW MECHANICAL WORK. ALL DIFFUSERS, DUCTWORK, PIPING AND MISCELLANEOUS DEBRIS SHALL BE REUSED OR TURNED OVER TO OWNERS REPRESENTATIVE OR REMOVED FROM SITE AND PROPERLY DISPOSED OF AT THE DIRECTION OF THE OWNERS REPRESENTATIVE.
2. EXISTING THERMOSTATS SHALL BE REUSED AND/OR RELOCATED. EXISTING T'STATS SHALL ALSO BE CLEANED, TESTED, CALIBRATED AND REPAIRED AS NECESSARY FOR PROPER OPERATION.

HVAC SYMBOLS LEGEND

(ALL ITEMS MAY NOT BE INCLUDED)

- SA DUCT, SPIN-IN DAMPER, FLEX DUCT TO AIR DEVICE WITH CFM
- CONNECT TO EXISTING – POINT OF CONNECTION
- INDICATES POINT OF REMOVAL
- HATCH INDICATES OBJECTS TO BE REMOVED
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- FLEXIBLE DUCT (DOUBLE LINE)
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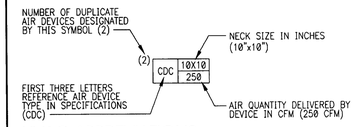
- T THERMOSTAT
- S REMOTE SENSOR
- NO. REFERENCE NOTE
- TYPE | SIZE / CFM
- 1 NUMBER BY DIFFUSER INDICATES UNIT SERVED FROM

AIR DEVICE LEGEND



HVAC ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
FD	FLOOR DRAIN
OA	OUTSIDE AIR
PMC	PROJECT MANAGEMENT COMPANY
RA	RETURN AIR
RTU	ROOFTOP UNIT
SA	SUPPLY AIR

CONTINUITY OF SERVICE

CONTINUED OPERATION OF EXISTING HVAC SYSTEMS SHALL BE MAINTAINED DURING RENOVATION CONSTRUCTION TO THE MAXIMUM EXTENT POSSIBLE. ANY INTERRUPTION TO NORMAL BANKING OPERATIONS SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE (PMC) AND SHALL OCCUR ONLY WHEN APPROVED AND SCHEDULED WITH THE OWNER.

09/11/09

MECHANICAL DRAWING INDEX

SHEET	DESCRIPTION
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ENGINEERING
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PROJECT NO: 2009.0109

DATE: 06/08/09

HVAC SPECS., NOTES AND DETAILS

M0.0

DRAWN BY: GAB

CHECKED BY: MGR

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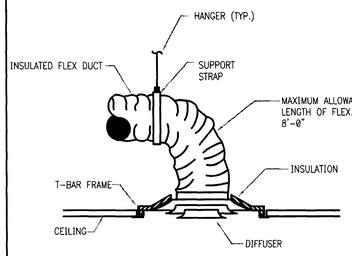

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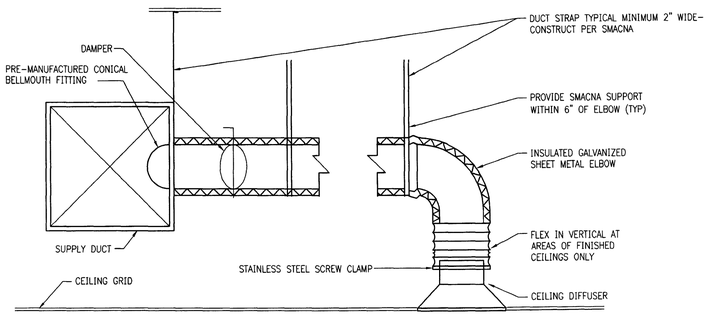

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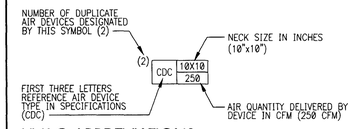
AIR DEVICE LEGEND



HVAC ABBREVIATIONS

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AFG	ABOVE FINISHED GRADE
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
FD	FLOOR DRAIN
OA	OUTSIDE AIR
PMC	PROJECT MANAGEMENT COMPANY
RA	RETURN AIR
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CONTINUITY OF SERVICE

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MECHANICAL DRAWING INDEX

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INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA8660

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ORLANDO, FLORIDA 32810
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SEAL:

MALCOLM RUSSO MAY 04 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

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WAHU BLDG ID# 1924 CHASE STORE ID# 1742
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HVAC SPECS., NOTES AND DETAILS

M0.0

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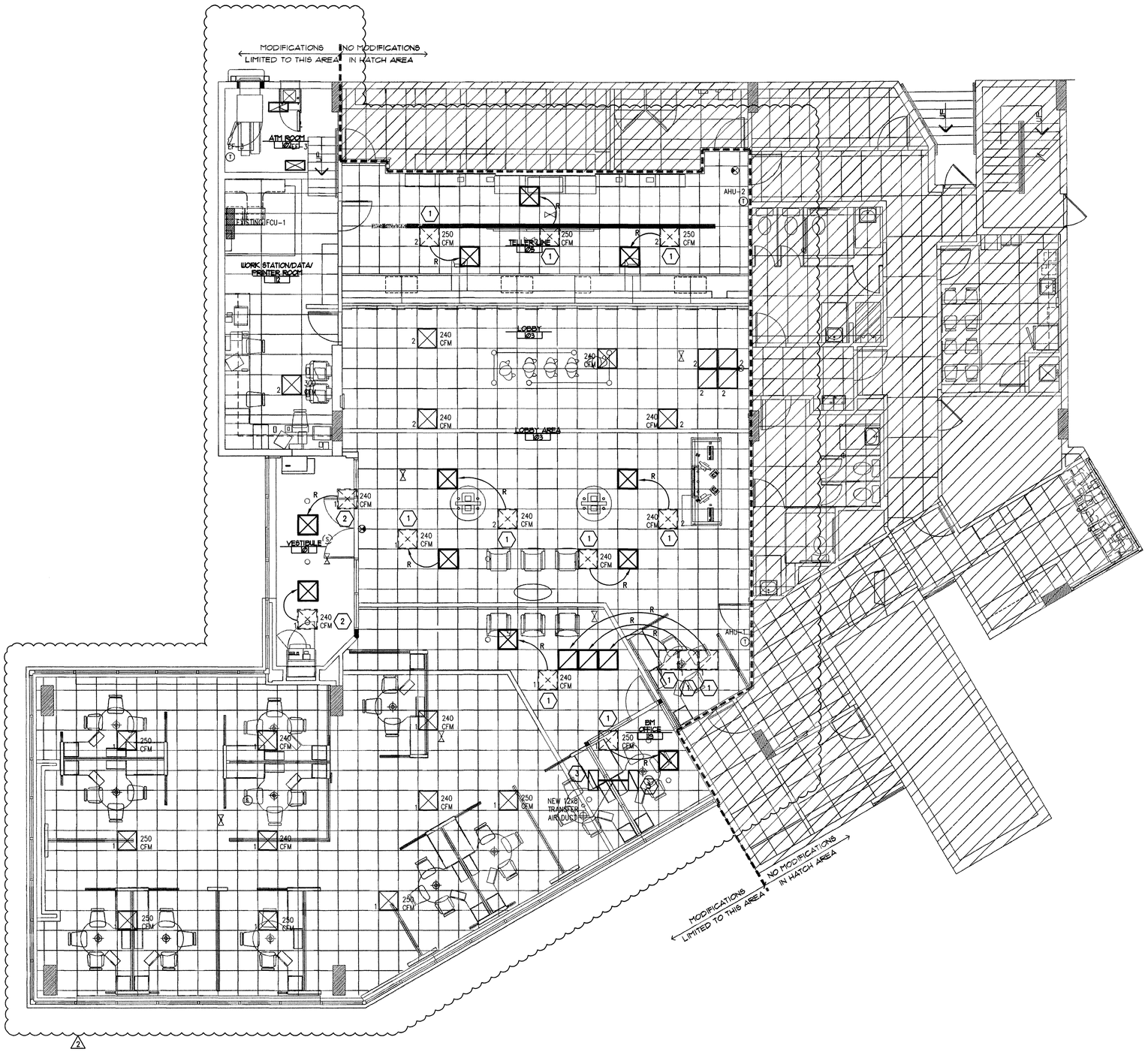
CHECKED BY: MGR



HVAC FLOOR PLAN
3/16" = 1'-0"

NORTH

KEYED NOTES

1. RELOCATE EXISTING SUPPLY/RETURN/EXHAUST AIR DIFFUSER AS SHOWN. EXTEND FLEX/DUCT AS REQUIRED. CFM'S TO REMAIN AS SHOWN.
2. EXTEND FLEX/DUCT AS REQUIRED. REPLACE EXISTING SUPPLY DIFFUSERS WITH NEW CEILING MOUNTED DIFFUSERS TO NEW LOCATION SHOWN. CFM'S TO REMAIN AS SHOWN.
3. ADD NEW 24x12 TRANSFER AIR GRILLD. MATCH EXISTING.

PLAN GENERAL NOTES

1. EXISTING SYSTEMS SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORD DRAWINGS. THESE INFORMATION IS PARTIALLY UNVERIFIED. CONTRACTOR ASSUMES RESPONSIBILITY FOR FIELD VERIFICATION AND INVESTIGATION PRIOR TO SUBMITTING BID.. DO NOT SCALE THESE PLANS.
2. EXISTING DIFFUSERS TO BE REUSED SHALL BE CLEANED AND FREE OF DEFECTS. REUSE EXISTING DIFFUSERS TO THE GREATEST EXTENT POSSIBLE.
3. ALL EXISTING DUCTWORK TO REMAIN UNLESS OTHERWISE NOTED.
4. SOME EXISTING BUILDING CONDITIONS FOR ELECTRICAL, PLUMBING, MECHANICAL AND FIRE PROTECTION SYSTEMS USED IN THE DESIGN OF THIS PROJECT ARE ASSUMED. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE INSTALLING CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ALL NEW WORK AND EXISTING SYSTEMS OR EQUIPMENT INDICATED TO REMAIN OR BE RELOCATED SHALL BE IN COMPLIANCE WITH OWNER REQUIREMENTS AND COORDINATED WITH THE OWNER'S REPRESENTATIVE (PMC). ANY DISCREPANCIES SHALL BE REPORTED TO OWNER'S REPRESENTATIVE.

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HVAC FLOOR PLAN

M1.0

DRAWN BY: GAB

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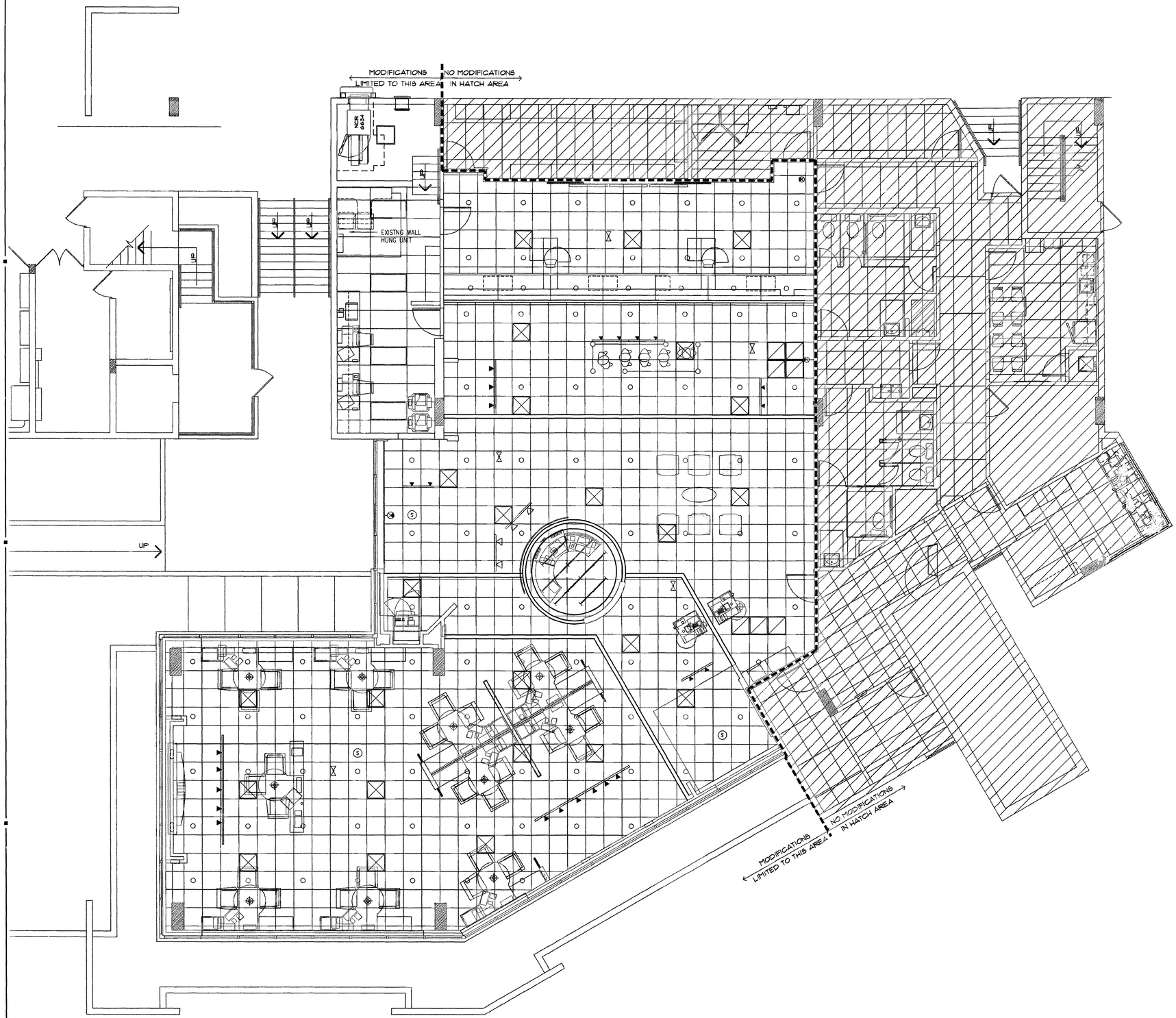

HVAC FLOOR PLAN
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CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109
DATE: 04/30/2009

HVAC FLOOR PLAN

M1.0

DRAWN BY: GAB
CHECKED BY: MGR

SECTION 16000 – ELECTRICAL SPECIFICATIONS

DEMOLITION

I. SITE INVESTIGATION:

A. OBTAIN IN THE FIELD ALL INFORMATION RELEVANT TO THE PLACING OF ELECTRICAL WORK AND IN CASE OF INTERFERENCE WITH OTHER WORK, PROCEED AS DIRECTED BY THE OWNER REPRESENTATIVES (PMC) AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN AN ACCEPTABLE MANNER.

C. SPECIAL CONSIDERATIONS: SPECIAL ATTENTION IS CALLED TO THE FACT THAT THERE WILL BE PIPING, FIXTURES OR OTHER ITEMS IN THE EXISTING BUILDING WHICH MUST BE REMOVED OR RELOCATED IN ORDER TO PERFORM THE ALTERATION WORK. BID SHALL INCLUDE ALL REMOVAL AND RELOCATION REQUIRED FOR COMPLETION OF THE ALTERATIONS AND THE NEW CONSTRUCTION.

D. OWNER'S SALVAGE: THE OWNER RESERVES THE RIGHT TO INSPECT THE MATERIAL SCHEDULED FOR REMOVAL AND SALVAGE ANY ITEMS HE DEEMS USABLE AS SPARE PARTS.

II. EXISTING CONDITIONS:

III. SUPPORT: ALL EXISTING CONDUIT AND CABLES WITHIN THE AREA OF RENOVATION SHALL BE PROVIDED WITH PROPER SUPPORTS AS SPECIFIED FOR NEW WORK IN OTHER SECTIONS OF THIS SPECIFICATION.

IIJ. INSTALLATION: ALL EXISTING ELECTRICAL WHICH IS DESIGNATED FOR REWORKING OR REQUIRES RELOCATION, REPAIR OR ADJUSTMENT SHALL CONFORM TO ALL APPLICABLE CODES AND SHALL BE TREATED AS NEW WORK COMPLYING TO ALL SECTIONS OF THIS SPECIFICATION.

IIK. VIOLATIONS: WHERE EXISTING CONDITIONS ARE DISCOVERED WHICH ARE NOT IN COMPLIANCE WITH THE CODES AND STANDARDS, THE CONTRACTOR SHALL SUBMIT PROPER DOCUMENTATION TO THE OWNER REPRESENTATIVES (PMC) FOR CLARIFICATION AND CORRECTIVE WORK DIRECTION. EXISTING CONDITIONS SHALL NOT REMAIN WHICH WILL CREATE A DISAPPROVAL OF THE RENOVATED AREA.

IIL. PATCHING: ALL EXISTING CONDUIT AND CABLE PENETRATIONS SHALL BE PROPERLY FIRE TREATED PER CODE AND SPECIFICATION REQUIREMENTS. THE CONTRACTOR SHALL THOROUGHLY INSPECT ALL EXISTING LOCATIONS AND INCLUDE THE COST OF PATCHING AND REPAIR IN HIS PROPOSED CONSTRUCTION COST.

GENERAL

I. GENERAL

A. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR & EQUIP. NECESSARY TO COMPLETELY INSTALL ELECTRICAL & RELATED WORK INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

II. DISCREPANCIES

A. NOTIFY THE OWNER REPRESENTATIVES (PMC) OF ANY DISCREPANCIES FOUND DURING CONSTRUCTION OF THE PROJECT AND DO NOT PROCEED WITH THAT PORTION OF THE PROJECT, UNTIL A WRITTEN DEFINITIVE STATEMENT IS RECEIVED PROVIDING CLEAR DIRECTION. IF A CONFLICT EXISTS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODE OR STANDARD, THE MOST STRINGENT REQUIREMENT SHALL BE INCLUDED FOR THIS PROJECT. THE OWNER REPRESENTATIVES (PMC) SHALL MAKE THE DECISION REGARDING QUESTIONABLE AREAS OF CONFLICT.

III. CODE

A. ALL EQUIPMENT, WIRING AND THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C.), O.S.H.A. REQUIREMENTS, LIFE SAFETY CODE AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES.

B. THE CONTRACTOR SHALL PAY ALL INSPECTION FEES AND PURCHASE ALL PERMITS REQUIRED FOR THIS WORK.

IV. LOCATION OF EQUIPMENT

A. THE CONTRACTOR SHALL NOTE THAT THE ELECTRICAL DRAWINGS ARE INTENDED TO INDICATE DIAGRAMMATICALLY ONLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK. WORK INTENDED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE FURNISHED AND INSTALLED COMPLETE BY THIS CONTRACTOR.

B. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, AND SHALL THOROUGHLY REVIEW ALL DRAWINGS, SPECIFICATIONS AND PUBLISHED ADDENDA PRIOR TO BIDDING ON THIS WORK. NO EXTRAS TO HIS CONTRACT WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.

V. INSTALLATION

A. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A NEAT AND FIRST CLASS MANNER, LEVEL AND PLUMB, AND SECURELY SUPPORTED. THE ENTIRE INSTALLATION, AND MANNER OF INSTALLATION SHALL MEET THE COMPLETE SATISFACTION OF THE OWNER'S REPRESENTATIVE OR IT SHALL BE REMOVED AND REWORKED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

B. ALL WIRING SHALL BE IN CONDUIT. THE USE OF E.N.T., BX, NM, ETC. OR PRE-MANUFACTURED CABLE ASSEMBLIES OR ALUMINUM WIRE WILL NOT BE PERMITTED. MC CABLE IS ACCEPTABLE WHERE ALLOWED BY NEC.

VII. WIRING:

A. EACH THREE-PHASE CIRCUIT SHALL BE RUN IN A SEPARATE CONDUIT UNLESS OTHERWISE SHOWN ON THE DRAWINGS. UNLESS OTHERWISE ACCEPTED BY THE OWNER REPRESENTATIVES (PMC), CONDUIT SHALL NOT BE INSTALLED CONCEALED UNLESS SPECIFICALLY DIRECTED TO BE EXPOSED. WHERE CIRCUITS ARE SHOWN AS "HOME-RUNS" ALL NECESSARY FITTINGS AND BOXES SHALL BE PROVIDED FOR A COMPLETE RACEWAY INSTALLATION.

VIII. CUTTING AND PATCHING

A. ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

B. NO ADDITIONAL COMPENSATION WILL BE AUTHORIZED FOR CUTTING AND PATCHING WORK THAT IS NECESSITATED BY ILL- TIMED, DEFECTIVE OR NON-CONFORMING INSTALLATIONS.

IX. IDENTIFICATION NAMEPLATES

A. FURNISH AND INSTALL NAMEPLATES ON ANY NEW ITEMS OF ELECTRICAL EQUIPMENT. NAMEPLATES SHALL MATCH EXISTING. WORDING SHALL SUITABLY DESCRIBE ITEMS AND NAMEPLATES SHALL BE ATTACHED USING PROPER SIZE AND TYPE STAINLESS STEEL BOLTS.

XI. WARRANTIES

A. GUARANTEE ALL ELECTRICAL SYSTEM MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PROPERLY CORRECT LATENT DEFECTS ARISING WITHIN THIS PERIOD UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COMPENSATION

XII. CLEANING

A. REGULARLY REMOVE REFUSE AND DEBRIS ACCUMULATING FROM ELECTRICAL CONSTRUCTION AND PRIOR TO ACCEPTANCE OF THIS WORK, LEAVE THE PREMISES "BROOM CLEAN" INSOFAR AS AFFECTED BY ELECTRICAL WORK.

B. CLEAN ALL LIGHT FIXTURES, LAMPS AND LENSES AND PANELBOARD INTERIORS PRIOR TO FINAL ACCEPTANCE.

RACEWAYS

I. RACEWAYS

A. EXTENT OF RACEWAY WORK IS INDICATED DIAGRAMMATICALLY ON THE DRAWINGS AND IN THE SCHEDULES.
1. WHEN SIZE IS NOT INDICATED ON PLANS, CONDUIT SHALL BE SIZED FOR CONDUCTORS IN ACCORDANCE WITH TABLES 4(A)(8)(C), CHAPTER 9 OF THE N.E.C..
2. THE ROUTING AND METHOD OF INSTALLATION OF ALL CONDUITS SHALL BE CO-ORDINATED SO AS NOT TO INTERFERE WITH OTHER EQUIPMENT INSTALLATIONS AND SHALL MEET WITH THE COMPLETE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE USE IF INTERMEDIATE METAL CONDUIT (IMC), ELECTRICAL NON-METALLIC TUBING (ENT), ARMORED CABLE (AC), OR MANUFACTURED CABLE ASSEMBLIES SHALL NOT BE INCORPORATED INTO THE WORK. MC CABLE IS ACCEPTABLE WHERE ALLOWED BY NEC. FOR 20A, 120V CIRCUITS.
4. USE ONLY THE TYPES OF RACEWAYS SPECIFIED HERE IN.

B. TYPES OF RACEWAYS SPECIFIED IN THIS SECTION INCLUDE THE FOLLOWING:
1. ELECTRICAL METALLIC TUBING (EMT); MINIMUM TRADE SIZE 1/2".
2. FLEXIBLE METAL CONDUIT. MINIMUM TRADE SIZE 1/2".
3. LIQUID- TIGHT FLEXIBLE METAL CONDUIT (SEALTIGHT) MINIMUM TRADE SIZE 1/2".
4. RIGID METAL CONDUIT. MINIMUM TRADE SIZE 1/2".
5. RIGID NONMETALLIC CONDUIT (PVC). SCHEDULE 40, MINIMUM TRADE SIZE 1/2".

C. FITTINGS
1. FITTINGS FOR EMT SHALL BE STEEL SET SCREW OR COMPRESSION TYPE WITH FACTORY INSTALLED INSULATED THROAT CONNECTORS. DIE CAST OR POT METAL FITTINGS ARE NOT ACCEPTABLE.
2. FITTINGS FOR FLEXIBLE CONDUIT SHALL BE STEEL OR CAST IRON.
3. FITTINGS FOR RIGID CONDUIT SHALL BE STEEL THREADED TYPE.
4. FITTINGS FOR PVC SHALL BE SCHEDULE 40 GLUE-ON TYPE.

II. INSTALLATION OF RACEWAYS

A. ALL CONDUITS SHALL BE INSTALLED CONCEALED, EXCEPT IN EQUIPMENT ROOM, CHASES OR AS INDICATED ON THE DRAWINGS. ALL CONDUITS, EXPOSED AND CONCEALED SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING LINES AND SHALL BE GROUPED TOGETHER AS MUCH AS POSSIBLE, EVEN ABOVE LAY-IN CEILINGS.

B. A SEPARATE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL RUNS. GROUNDING CONDUCTOR SIZES LARGER THAN #12 AWG WHERE REQUIRED BY THE NEC, SHALL BE SIZED AS INDICATED IN THE NEC. ALL GROUNDING CONDUCTORS SHALL HAVE A GREEN OUTER COVERING, OR GREEN MARKING TAPE OVER THEIR ENTIRE EXPOSED LENGTHS.

C. MECHANICALLY FASTEN TOGETHER METAL CONDUITS, ENCLOSURES, AND RACEWAYS FOR CONDUCTORS TO FORM A CONTINUOUS ELECTRICAL CONDUCTOR. CONNECT TO ELECTRICAL BOXES, FITTINGS AND CABINETS TO PROVIDE ELECTRICAL CONTINUITY AND FIRM MECHANICAL ASSEMBLY.

D. AVOID USE OF DISSIMILAR METALS THROUGH SYSTEM TO ELIMINATE POSSIBILITY OF ELECTROLYSIS.

E. INSTALL EXPANSION FITTINGS IN RACEWAYS EVERY 200' LINEAR RUN OR WHEREVER STRUCTURAL EXPANSION JOINTS ARE CROSSED.

F. PROVIDE NYLON PULL CORD IN ALL EMPTY CONDUITS.

G. CONDUIT INSTALLATION
1. USE E.M.T. FOR ALL INTERIOR CONCEALED AND FOR EXPOSED WORK NOT SUBJECT TO MECHANICAL INJURY.
2. USE P.V.C. FOR ALL UNDER SLAB WORK OR WORK INSTALLED IN CONCRETE. USE RIGID METAL CONDUIT ELBOW AT STUP-UP LOCATIONS.
3. USE FLEXIBLE METAL CONDUIT FROM OUTLET BOXES TO RECESSED LIGHTING FIXTURE AND FINAL 24" OF CONNECTION TO ITEMS SUBJECT TO MOVEMENT OR VIBRATION.
4. USE LIQUID-TIGHT FLEXIBLE CONDUIT FOR FINAL 24" CONNECTION TO ITEMS WHERE SUBJECTED TO ONE OR MORE OF THE FOLLOWING CONDITIONS:
   a. MOIST OR HUMID ATMOSPHERE WHERE CONDENSATE CAN BE EXPECTED TO ACCUMULATE.
   b. CORROSIVE ATMOSPHERE.
   c. SUBJECTED TO WATER SPRAY OR DRIPPING OIL, WATER OR GREASE.
   d. FINAL CONNECTION TO ROTATING OR VIBRATING EQUIPMENT.
5. CUT CONDUITS STRAIGHT, PROPERLY REAM AND CUT THREADS FOR HEAVY WALL CONDUIT DEEP AND CLEAN.
6. FIELD BEND CONDUIT WITH BENDERS DESIGNED FOR THE PURPOSE SO AS NOT TO DISTORT NOR VARY INTERNAL DIAMETER.

CONDUCTORS

I. CONDUCTORS

A. ALL WIRE SHALL BE COPPER WITH THWN INSULATION.

B. THE USE OF ARMORED , BX, NM, OR ANY MANUFACTURED CABLE ASSEMBLY (EXCEPT MC) SHALL NOT BE INCORPORATED INTO THE WORK.

C. MC CABLE SHALL BE ACCEPTABLE FOR USE ON ALL 20 AMP 120V BREAKER CIRCUITS, ALL CIRCUITS 30 AMPS AND ABOVE AND ALL 208 VOLTS SHALL BE IN RACEWAY.

D. ALL WIRING SHALL BE IN CONDUIT.

E. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
1. 120/208V SYSTEMS: PHASE A- BLACK, PHASE B- RED, PHASE C- BLUE, NEUT. - WHITE, GND. - GREEN.

F. AWG #10 AND SMALLER SHALL BE SOLID. AWG #8 AND LARGER SHALL BE STRANDED.

II. WIRE CONNECTIONS

A. ALL FEEDER AND SUB-FEEDER WIRING CONNECTIONS SHALL BE MADE WITH COMPRESSION CONNECTORS BY SQUARE D OR ACCEPTABLE EQUIVALENT.

B. ALL BRANCH WIRING CONNECTIONS SHALL BE 3M SCOTCH LOCK CONNECTORS OR ACCEPTABLE EQUIVALENT.

C. WHERE CABLE CONNECTIONS REQUIRE INSULATION, SCOTCH #33, ELECTRICAL TAPE SHALL BE USED FOR WRAPPING.

BOXES AND FITTINGS

I. BOXES AND FITTINGS

A. EXTENT OF ELECTRICAL BOX AND ASSOCIATED FITTING WORK IS INDICATED BY DRAWINGS AND SCHEDULES.

II. OUTLET BOXES

A. CEILING: 4" SQUARE, 2-1/8" DEEP FOR EXPOSED OR FURRED WORK: 3" DEEP FOR BOXES POURED IN CONCRETE. PROVIDE CONCRETE POUR BOXES OF THE TYPE SPECIALLY DESIGNED FOR THE APPLICATION. PROVIDE PLASTER RINGS WHERE REQUIRED.

B. WALL: 4" SQUARE, 2-1/8" DEEP BOXES: PROVIDE EXTENSION RINGS OR COVERS OF SUFFICIENT DEPTH TO BRING COVERS FLUSH WITH THE FINISHED SURFACE.

C. MASONRY: FOR FLUSH MOUNTED BOXES IN EXPOSED MASONRY OR TILE, PROVIDE COVERS WITH SQUARE CORNERS ON THE RAISED PORTION AND WITH SUFFICIENT DEPTH TO TRIM OUT FLUSH WITH FINISHED SURFACE.

III. PULL AND JUNCTION BOXES

A. PROVIDE BOXES WHERE REQUIRED TO FACILITATE THE PULLING OF WIRES OR CABLES. BOXES SHALL BE IN ACCORDANCE WITH ARTICLE 314 OF N.E.C..

IV. ACCESSORIES

A. PROVIDE CORROSION-RESISTANT KNOCKOUT CLOSURES, CONDUIT LOCKNUTS AND MALLEABLE IRON CONDUIT BUSHINGS, OFFSET CONNECTORS, OF TYPES AND SIZES, TO SUIT RESPECTIVE INSTALLATION REQUIREMENTS AND APPLICATIONS.

V. INSTALLATION OF BOXES AND FITTINGS

A. POSITION RECESSED OUTLET BOXES ACCURATELY TO ALLOW FOR SURFACE FINISH THICKNESS.

B. FASTEN ELECTRICAL BOXES FIRMLY AND RIGIDLY TO SUBSTRATES OR STRUCTURAL SURFACES TO WHICH ATTACHED OR SOLIDLY EMBED ELECTRICAL BOXES IN CONCRETE OR MASONRY.

VI. LOCATIONS OF OUTLETS

A. IN GENERAL THE VARIOUS OUTLETS ARE TO BE LOCATED AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR TO THE CENTER LINE OF BOX, UNLESS NOTED OTHERWISE AT AN INDIVIDUAL OUTLET ON THE DRAWINGS:

A. WALL SWITCHES (VERT. MTD.) 48"

B. RECEPTACLES (VERT. MTD.) 18"

C. PHONE OUTLETS (VERT. MTD.) 18"

B. OUTLET MOUNTING HEIGHTS INDICATED ON THE DRAWINGS TAKE PRECEDENCE. REFER TO DRAWINGS FOR DETAILS OF OTHER EQUIPMENT MOUNTING HEIGHTS. MOUNTING HEIGHTS FOR FLUSH OUTLETS IN BLOCK WALLS MAY BE CHANGED FOR INSTALLATION. CONSULT OWNER'S REPRESENTATIVE IN FIELD PRIOR TO ANY SUCH INSTALLATION.

CONNECTIONS FOR EQUIPMENT

I. CONNECTIONS FOR EQUIPMENT

A. GENERAL: FOR EACH ELECTRICAL CONNECTION INDICATED PROVIDE COMPLETE ASSEMBLY OF MATERIALS, INCLUDING BUT NOT NECESSARILY LIMITED TO, PRESSURE CONNECTORS, TERMINALS (LUGS), ELECTRICAL INSULATING TAPE, HEAT-SHRINKABLE INSULATING TUBING, CABLE TIES, SOLDERLESS WIRE-NUTS, AND OTHER ITEMS AND ACCESSORIES AS NEEDED TO COMPLETE SPLICES AND TERMINATIONS OF TYPES INDICATED.

WIRING DEVICES

I. WIRING DEVICES

A. THE EXTENT OF WIRING DEVICE WORK IS INDICATED BY THE DRAWINGS AND SCHEDULES.

B. PROVIDE WIRING DEVICES WHICH ARE U.L. LISTED AND LABELED.

II. ACCEPTABLE MANUFACTURERS

A. HUBBELL CO.

B. GENERAL ELECTRIC CO.

C. LEVITON MFG. CO.

III. FABRICATED WIRING DEVICES

A. SWITCHES SHALL BE 20 AMP. 120/277 VOLT RATED, HUBBELL #1221 – IVORY OR BROWN. (MATCH EXISTING)

B. RECEPTACLES SHALL BE 20 AMP 125 VOLT RATED, HUBBELL #5362 – IVORY OR BROWN. (MATCH EXISTING) FOR OTHER APPLICATIONS REFER TO THE DRAWINGS.

C. PROVIDE SMOOTH FINISH PLATES FOR ALL DEVICES WITH APPROPRIATE MOUNTING ARRANGEMENTS FOR GANGED DEVICES. FOR TELEPHONE AND DATA OUTLETS PROVIDE BUSHED HOLE COVER PLATES. PLATES SHALL BE IVORY, BROWN OR GRAY STAINLESS STEEL. (MATCH EXISTING)
1. IVORY PLATES FOR ALL AREAS, EXCEPT BROWN PLATES ON WOOD OR DARK SURFACES. (MATCH EXISTING)
2. IVORY DEVICES WHERE 302 STAINLESS STEEL OR IVORY PLATES ARE USED.
3. BROWN DEVICES WHERE BROWN PLATES ARE USED.

LIGHTING FIXTURES

I. LIGHTING FIXTURES

A. HANDLE LIGHTING FIXTURES CAREFULLY TO PREVENT DAMAGE, BREAKING AND SCORING. DO NOT INSTALL DAMAGED FIXTURES OR COMPONENTS, REPLACE WITH NEW.

B. SHIP FIXTURES FACTORY ASSEMBLED, WITH PARTS REQUIRED FOR A COMPLETE INSTALLATION.

C. FLUORESCENT BALLAST SHALL BE CLASS P, LOW-ENERGY RAPID START SOUND RATED A.

D. PROVIDE FLUORESCENT LAMPS OF TYPES INDICATED.

E. PROVIDE FIXTURES AND/OR FIXTURE OUTLET BOXES WITH HANGERS TO PROPERLY SUPPORT FIXTURE WEIGHT.

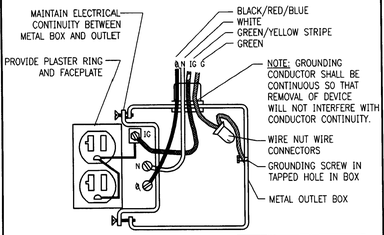
F. INSTALL FLUSH MOUNTED FIXTURES TO ELIMINATE LIGHT LEAKAGE BETWEEN FRAME AND FINISHED SURFACE.

G. AT DATE OF SUBSTANTIAL COMPLETION REPLACE LAMPS IN ALL FIXTURES WHICH ARE OBSERVED TO BE INOPERATIVE OR NOTICEABLY DIMMED AFTER CONTRACTORS USE AS JUDGED BY THE OWNER'S REPRESENTATIVE

LOAD SUMMARY

PANEL		DECREASE (AMPS)	INCREASE (AMPS)	TOTAL LOAD (AMPS)
P – ORIGINAL LOAD	200			132.0
P – REMOVED LOAD		4.3		
P – ADDED LOAD			8.3	
P – NEW LOAD				136.0
L – ORIGINAL LOAD	100			82.0
L – REMOVED LOAD		3.0		
L – ADDED LOAD			4.0	
L – NEW LOAD				83.0

NOTE: DO NOT SHARE THE NEUTRAL OR ISOLATED GROUND WIRES OF AN ISOLATED GROUND RECEPTACLE CIRCUIT WITH ANY OTHER CIRCUIT UNLESS IT IS A CIRCUIT SERVING ONLY ISOLATED GROUND RECEPTACLES.



NOTE: THE ISOLATED GROUND CONDUCTOR SHALL ORIGINATE AT THE ISOLATED GROUND BAR OF PANEL..

PROVIDE WIRE NUT ON PHASE CONDUCTOR WHERE CONDUCTOR IS CUT

1 I. G. RECEPTACLE GROUNDING DETAIL
NTS

LEGEND

- RECESSED FLUORESCENT LIGHTING FIXTURE
- RECESSED LIGHTING FIXTURE
- EXIT LIGHT (HATCHING DENOTES FACE)
- WALL MOUNTED LIGHTING FIXTURE. SEE SCHEDULE FOR MOUNTING HEIGHT.
- SURFACE OR PENDANT MOUNTED FLUORESCENT LIGHTING FIXTURE
- PENDANT FIXTURE
- SURFACE MOUNTED OR RECESSED EMERGENCY LIGHTING FIXTURE
- $ SINGLE POLE TOGGLE SWITCH
- $2 TWO POLE TOGGLE SWITCH
- $3 THREE-WAY TOGGLE SWITCH
- DUPLEX RECEPTACLE WITH ISOLATED GROUND
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE: MOUNTED HORIZONTALLY U.N.O
- QUADRUPLEX RECEPTACLE
- QUADRUPLEX RECEPTACLE WITH ISOLATED GROUND
- SPECIAL PURPOSE RECEPTACLE
- SINGLE RECEPTACLE
- VOICE/DATA JUNCTION BOX
- J JUNCTION BOX
- MOTOR, FAN, PUMP OR AIR CONDITIONING UNIT
- LIGHTING AND/OR POWER PANELBOARD
- DISCONNECT SWITCH, RATING AS NOTED.
- NON-FUSED DISCONNECT SWITCH, RATING AS NOTED.
- HOMERUN TO PANELBOARD
- (SD) CEILING MOUNTED SMOKE DETECTOR
- (SP) CEILING MOUNTED SPEAKER

ABBREVIATIONS

WP	WEATHERPROOF
AFF	ABOVE FINISHED FLOOR
UNO	UNLESS NOTED OTHERWISE
GFI	GROUND FAULT INTERRUPT
O.C.	ON CENTER
ETR	EXISTING TO REMAIN
PMC	PROJECT MANAGEMENT COMPANY

NOTICE

THIS PROJECT DOES NOT HAVE AN EXISTING FIRE ALARM SYSTEM OR AN EXISTING FIRE SPRINKLER SYSTEM. THESE ITEMS ARE NOT REQUIRED FOR THIS PROJECT.

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CONTINUITY OF SERVICE

CONTINUED OPERATION OF EXISTING ELECTRICAL SHALL BE MAINTAINED DURING RENOVATION CONSTRUCTION TO THE MAXIMUM EXTENT POSSIBLE. ANY INTERRUPTION TO NORMAL BANKING OPERATIONS SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE (PMC) AND SHALL OCCUR ONLY WHEN APPROVED AND SCHEDULED WITH THE OWNER.

Electrical Plans Examiner

ELECTRICAL DRAWING INDEX

SHEET	DESCRIPTION
E0.0	SPECIFICATIONS, SYMBOL LEGEND AND DRAWING INDEX
E1.0	ELECTRICAL PLAN – LIGHTING
E2.0	ELECTRICAL PLAN – POWER
E3.0	ELECTRICAL PLAN – SYSTEMS
E4.0	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES

1

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CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	06-18-09	PERMIT COMMENTS

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SPECS., SYMBOL LEGEND AND DRAWING INDEX

E0.0

DRAWN BY: SN

CHECKED BY: MGR

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A. THE CONTRACTOR SHALL NOTE THAT THE ELECTRICAL DRAWINGS ARE INTENDED TO INDICATE DIAGRAMMATICALLY ONLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK. WORK INTENDED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE FURNISHED AND INSTALLED COMPLETE BY THIS CONTRACTOR.

B. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, AND SHALL THOROUGHLY REVIEW ALL DRAWINGS, SPECIFICATIONS AND PUBLISHED ADDENDA PRIOR TO BIDDING ON THIS WORK. NO EXTRAS TO HIS CONTRACT WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.

V. INSTALLATION

A. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A NEAT AND FIRST CLASS MANNER, LEVEL AND PLUMB, AND SECURELY SUPPORTED. THE ENTIRE INSTALLATION, AND MANNER OF INSTALLATION SHALL MEET THE COMPLETE SATISFACTION OF THE OWNER'S REPRESENTATIVE OR IT SHALL BE REMOVED AND REWORKED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

B. ALL WIRING SHALL BE IN CONDUIT. THE USE OF E.N.T., BX, NM, ETC. OR PRE-MANUFACTURED CABLE ASSEMBLIES OR ALUMINUM WIRE WILL NOT BE PERMITTED. MC CABLE IS ACCEPTABLE WHERE ALLOWED BY NEC.

VII. WIRING:

A. EACH THREE-PHASE CIRCUIT SHALL BE RUN IN A SEPARATE CONDUIT UNLESS OTHERWISE SHOWN ON THE DRAWINGS. UNLESS OTHERWISE ACCEPTED BY THE OWNER REPRESENTATIVES (PMC), CONDUIT SHALL NOT BE INSTALLED CONCEALED UNLESS SPECIFICALLY DIRECTED TO BE EXPOSED. WHERE CIRCUITS ARE SHOWN AS "HOME-RUNS" ALL NECESSARY FITTINGS AND BOXES SHALL BE PROVIDED FOR A COMPLETE RACEWAY INSTALLATION.

VIII. CUTTING AND PATCHING

A. ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

B. NO ADDITIONAL COMPENSATION WILL BE AUTHORIZED FOR CUTTING AND PATCHING WORK THAT IS NECESSITATED BY ILL- TIMED, DEFECTIVE OR NON-CONFORMING INSTALLATIONS.

IX. IDENTIFICATION NAMEPLATES

A. FURNISH AND INSTALL NAMEPLATES ON ANY NEW ITEMS OF ELECTRICAL EQUIPMENT. NAMEPLATES SHALL MATCH EXISTING. WORDING SHALL SUITABLY DESCRIBE ITEMS AND NAMEPLATES SHALL BE ATTACHED USING PROPER SIZE AND TYPE STAINLESS STEEL BOLTS.

XI. WARRANTIES

A. GUARANTEE ALL ELECTRICAL SYSTEM MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PROPERLY CORRECT LATENT DEFECTS ARISING WITHIN THIS PERIOD UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COMPENSATION

XII. CLEANING

A. REGULARLY REMOVE REFUSE AND DEBRIS ACCUMULATING FROM ELECTRICAL CONSTRUCTION AND PRIOR TO ACCEPTANCE OF THIS WORK, LEAVE THE PREMISES "BROOM CLEAN" INSOFAR AS AFFECTED BY ELECTRICAL WORK.

B. CLEAN ALL LIGHT FIXTURES, LAMPS AND LENSES AND PANELBOARD INTERIORS PRIOR TO FINAL ACCEPTANCE.

RACEWAYS

I. RACEWAYS

A. EXTENT OF RACEWAY WORK IS INDICATED DIAGRAMMATICALLY ON THE DRAWINGS AND IN THE SCHEDULES.
1. WHEN SIZE IS NOT INDICATED ON PLANS, CONDUIT SHALL BE SIZED FOR CONDUCTORS IN ACCORDANCE WITH TABLES 4(A)(B)(C), CHAPTER 9 OF THE N.E.C..
2. THE ROUTING AND METHOD OF INSTALLATION OF ALL CONDUITS SHALL BE CO-ORDINATED SO AS NOT TO INTERFERE WITH OTHER EQUIPMENT INSTALLATIONS AND SHALL MEET WITH THE COMPLETE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE USE IF INTERMEDIATE METAL CONDUIT (IMC), ELECTRICAL NON-METALLIC TUBING (ENT), ARMORED CABLE (AC), OR MANUFACTURED CABLE ASSEMBLIES SHALL NOT BE INCORPORATED INTO THE WORK. MC CABLE IS ACCEPTABLE WHERE ALLOWED BY NEC. FOR 20A, 120V CIRCUITS.
4. USE ONLY THE TYPES OF RACEWAYS SPECIFIED HERE IN.

B. TYPES OF RACEWAYS SPECIFIED IN THIS SECTION INCLUDE THE FOLLOWING:
1. ELECTRICAL METALLIC TUBING (EMT); MINIMUM TRADE SIZE 1/2".
2. FLEXIBLE METAL CONDUIT. MINIMUM TRADE SIZE 1/2".
3. LIQUID- TIGHT FLEXIBLE METAL CONDUIT (SEALTIGHT) MINIMUM TRADE SIZE 1/2".
4. RIGID METAL CONDUIT. MINIMUM TRADE SIZE 1/2".
5. RIGID NONMETALLIC CONDUIT (PVC). SCHEDULE 40, MINIMUM TRADE SIZE 1/2".

C. FITTINGS
1. FITTINGS FOR EMT SHALL BE STEEL SET SCREW OR COMPRESSION TYPE WITH FACTORY INSTALLED INSULATED THROAT CONNECTORS. DIE CAST OR POT METAL FITTINGS ARE NOT ACCEPTABLE.
2. FITTINGS FOR FLEXIBLE CONDUIT SHALL BE STEEL OR CAST IRON.
3. FITTINGS FOR RIGID CONDUIT SHALL BE STEEL THREADED TYPE.
4. FITTINGS FOR PVC SHALL BE SCHEDULE 40 GLUE-ON TYPE.

II. INSTALLATION OF RACEWAYS

A. ALL CONDUITS SHALL BE INSTALLED CONCEALED, EXCEPT IN EQUIPMENT ROOM, CHASES OR AS INDICATED ON THE DRAWINGS. ALL CONDUITS, EXPOSED AND CONCEALED SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING LINES AND SHALL BE GROUPED TOGETHER AS MUCH AS POSSIBLE, EVEN ABOVE LAY-IN CEILINGS.

B. A SEPARATE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL RUNS. GROUNDING CONDUCTOR SIZES LARGER THAN #12 AWG WHERE REQUIRED BY THE NEC, SHALL BE SIZED AS INDICATED IN THE NEC. ALL GROUNDING CONDUCTORS SHALL HAVE A GREEN OUTER COVERING, OR GREEN MARKING TAPE OVER THEIR ENTIRE EXPOSED LENGTHS.

C. MECHANICALLY FASTEN TOGETHER METAL CONDUITS, ENCLOSURES, AND RACEWAYS FOR CONDUCTORS TO FORM A CONTINUOUS ELECTRICAL CONDUCTOR. CONNECT TO ELECTRICAL BOXES, FITTINGS AND CABINETS TO PROVIDE ELECTRICAL CONTINUITY AND FIRM MECHANICAL ASSEMBLY.

D. AVOID USE OF DISSIMILAR METALS THROUGH SYSTEM TO ELIMINATE POSSIBILITY OF ELECTROLYSIS.

E. INSTALL EXPANSION FITTINGS IN RACEWAYS EVERY 200' LINEAR RUN OR WHEREVER STRUCTURAL EXPANSION JOINTS ARE CROSSED.

F. PROVIDE NYLON PULL CORD IN ALL EMPTY CONDUITS.

G. CONDUIT INSTALLATION
1. USE E.M.T. FOR ALL INTERIOR CONCEALED AND FOR EXPOSED WORK NOT SUBJECT TO MECHANICAL INJURY.
2. USE P.V.C. FOR ALL UNDER SLAB WORK OR WORK INSTALLED IN CONCRETE. USE RIGID METAL CONDUIT ELBOW AT STUP-UP LOCATIONS.
3. USE FLEXIBLE METAL CONDUIT FROM OUTLET BOXES TO RECESSED LIGHTING FIXTURE AND FINAL 24" OF CONNECTION TO ITEMS SUBJECT TO MOVEMENT OR VIBRATION.
4. USE LIQUID-TIGHT FLEXIBLE CONDUIT FOR FINAL 24" CONNECTION TO ITEMS WHERE SUBJECTED TO ONE OR MORE OF THE FOLLOWING CONDITIONS:
   a. MOIST OR HUMID ATMOSPHERE WHERE CONDENSATE CAN BE EXPECTED TO ACCUMULATE.
   b. CORROSIVE ATMOSPHERE.
   c. SUBJECTED TO WATER SPRAY OR DRIPPING OIL, WATER OR GREASE.
   d. FINAL CONNECTION TO ROTATING OR VIBRATING EQUIPMENT.
5. CUT CONDUITS STRAIGHT, PROPERLY REAM AND CUT THREADS FOR HEAVY WALL CONDUIT DEEP AND CLEAN.
6. FIELD BEND CONDUIT WITH BENDERS DESIGNED FOR THE PURPOSE SO AS NOT TO DISTORT NOR VARY INTERNAL DIAMETER.

CONDUCTORS

I. CONDUCTORS

A. ALL WIRE SHALL BE COPPER WITH THWN INSULATION.

B. THE USE OF ARMORED , BX, NM, OR ANY MANUFACTURED CABLE ASSEMBLY (EXCEPT MC) SHALL NOT BE INCORPORATED INTO THE WORK.

C. MC CABLE SHALL BE ACCEPTABLE FOR USE ON ALL 20 AMP 120V BREAKER CIRCUITS, ALL CIRCUITS 30 AMPS AND ABOVE AND ALL 208 VOLTS SHALL BE IN RACEWAY.

D. ALL WIRING SHALL BE IN CONDUIT.

E. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
1. 120/208V SYSTEMS: PHASE A- BLACK, PHASE B- RED, PHASE C- BLUE, NEUT. - WHITE, GND. - GREEN.

F. AWG #10 AND SMALLER SHALL BE SOLID. AWG #8 AND LARGER SHALL BE STRANDED.

II. WIRE CONNECTIONS

A. ALL FEEDER AND SUB-FEEDER WIRING CONNECTIONS SHALL BE MADE WITH COMPRESSION CONNECTORS BY SQUARE D OR ACCEPTABLE EQUIVALENT.

B. ALL BRANCH WIRING CONNECTIONS SHALL BE 3M SCOTCH LOCK CONNECTORS OR ACCEPTABLE EQUIVALENT.

C. WHERE CABLE CONNECTIONS REQUIRE INSULATION, SCOTCH #33, ELECTRICAL TAPE SHALL BE USED FOR WRAPPING.

BOXES AND FITTINGS

I. BOXES AND FITTINGS

A. EXTENT OF ELECTRICAL BOX AND ASSOCIATED FITTING WORK IS INDICATED BY DRAWINGS AND SCHEDULES.

II. OUTLET BOXES

A. CEILING: 4" SQUARE, 2-1/8" DEEP FOR EXPOSED OR FURRED WORK: 3" DEEP FOR BOXES POURED IN CONCRETE. PROVIDE CONCRETE POUR BOXES OF THE TYPE SPECIALLY DESIGNED FOR THE APPLICATION. PROVIDE PLASTER RINGS WHERE REQUIRED.

B. WALL: 4" SQUARE, 2-1/8" DEEP BOXES: PROVIDE EXTENSION RINGS OR COVERS OF SUFFICIENT DEPTH TO BRING COVERS FLUSH WITH THE FINISHED SURFACE.

C. MASONRY: FOR FLUSH MOUNTED BOXES IN EXPOSED MASONRY OR TILE, PROVIDE COVERS WITH SQUARE CORNERS ON THE RAISED PORTION AND WITH SUFFICIENT DEPTH TO TRIM OUT FLUSH WITH FINISHED SURFACE.

III. PULL AND JUNCTION BOXES

A. PROVIDE BOXES WHERE REQUIRED TO FACILITATE THE PULLING OF WIRES OR CABLES. BOXES SHALL BE IN ACCORDANCE WITH ARTICLE 314 OF N.E.C..

IV. ACCESSORIES

A. PROVIDE CORROSION-RESISTANT KNOCKOUT CLOSURES, CONDUIT LOCKNUTS AND MALLEABLE IRON CONDUIT BUSHINGS, OFFSET CONNECTORS, OF TYPES AND SIZES, TO SUIT RESPECTIVE INSTALLATION REQUIREMENTS AND APPLICATIONS.

V. INSTALLATION OF BOXES AND FITTINGS

A. POSITION RECESSED OUTLET BOXES ACCURATELY TO ALLOW FOR SURFACE FINISH THICKNESS.

B. FASTEN ELECTRICAL BOXES FIRMLY AND RIGIDLY TO SUBSTRATES OR STRUCTURAL SURFACES TO WHICH ATTACHED OR SOLIDLY EMBED ELECTRICAL BOXES IN CONCRETE OR MASONRY.

VI. LOCATIONS OF OUTLETS

A. IN GENERAL THE VARIOUS OUTLETS ARE TO BE LOCATED AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR TO THE CENTER LINE OF BOX, UNLESS NOTED OTHERWISE AT AN INDIVIDUAL OUTLET ON THE DRAWINGS:

A. WALL SWITCHES (VERT. MTD.) 48"

B. RECEPTACLES (VERT. MTD.) 18"

C. PHONE OUTLETS (VERT. MTD.) 18"

B. OUTLET MOUNTING HEIGHTS INDICATED ON THE DRAWINGS TAKE PRECEDENCE. REFER TO DRAWINGS FOR DETAILS OF OTHER EQUIPMENT MOUNTING HEIGHTS. MOUNTING HEIGHTS FOR FLUSH OUTLETS IN BLOCK WALLS MAY BE CHANGED FOR INSTALLATION. CONSULT OWNER'S REPRESENTATIVE IN FIELD PRIOR TO ANY SUCH INSTALLATION.

CONNECTIONS FOR EQUIPMENT

I. CONNECTIONS FOR EQUIPMENT

A. GENERAL: FOR EACH ELECTRICAL CONNECTION INDICATED PROVIDE COMPLETE ASSEMBLY OF MATERIALS, INCLUDING BUT NOT NECESSARILY LIMITED TO, PRESSURE CONNECTORS, TERMINALS (LUGS), ELECTRICAL INSULATING TAPE, HEAT-SHRINKABLE INSULATING TUBING, CABLE TIES, SOLDERLESS WIRE-NUTS, AND OTHER ITEMS AND ACCESSORIES AS NEEDED TO COMPLETE SPLICES AND TERMINATIONS OF TYPES INDICATED.

WIRING DEVICES

I. WIRING DEVICES

A. THE EXTENT OF WIRING DEVICE WORK IS INDICATED BY THE DRAWINGS AND SCHEDULES.

B. PROVIDE WIRING DEVICES WHICH ARE U.L. LISTED AND LABELED.

II. ACCEPTABLE MANUFACTURERS

A. HUBBELL CO.

B. GENERAL ELECTRIC CO.

C. LEVITON MFG. CO.

III. FABRICATED WIRING DEVICES

A. SWITCHES SHALL BE 20 AMP. 120/277 VOLT RATED, HUBBELL #1221 - IVORY OR BROWN. (MATCH EXISTING)

B. RECEPTACLES SHALL BE 20 AMP 125 VOLT RATED, HUBBELL #5362 - IVORY OR BROWN. (MATCH EXISTING) FOR OTHER APPLICATIONS REFER TO THE DRAWINGS.

C. PROVIDE SMOOTH FINISH PLATES FOR ALL DEVICES WITH APPROPRIATE MOUNTING ARRANGEMENTS FOR GANGED DEVICES. FOR TELEPHONE AND DATA OUTLETS PROVIDE BUSHED HOLE COVER PLATES. PLATES SHALL BE IVORY, BROWN OR GRAY STAINLESS STEEL. (MATCH EXISTING)
1. IVORY PLATES FOR ALL AREAS, EXCEPT BROWN PLATES ON WOOD OR DARK SURFACES. (MATCH EXISTING)
2. IVORY DEVICES WHERE 302 STAINLESS STEEL OR IVORY PLATES ARE USED.
3. BROWN DEVICES WHERE BROWN PLATES ARE USED.

LIGHTING FIXTURES

I. LIGHTING FIXTURES

A. HANDLE LIGHTING FIXTURES CAREFULLY TO PREVENT DAMAGE, BREAKING AND SCORING. DO NOT INSTALL DAMAGED FIXTURES OR COMPONENTS, REPLACE WITH NEW.

B. SHIP FIXTURES FACTORY ASSEMBLED, WITH PARTS REQUIRED FOR A COMPLETE INSTALLATION.

C. FLUORESCENT BALLAST SHALL BE CLASS P, LOW-ENERGY RAPID START SOUND RATED A.

D. PROVIDE FLUORESCENT LAMPS OF TYPES INDICATED.

E. PROVIDE FIXTURES AND/OR FIXTURE OUTLET BOXES WITH HANGERS TO PROPERLY SUPPORT FIXTURE WEIGHT.

F. INSTALL FLUSH MOUNTED FIXTURES TO ELIMINATE LIGHT LEAKAGE BETWEEN FRAME AND FINISHED SURFACE.

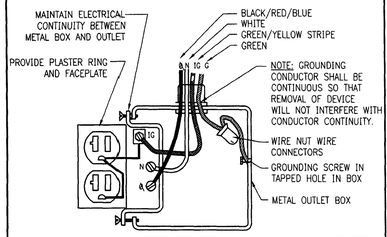
G. AT DATE OF SUBSTANTIAL COMPLETION REPLACE LAMPS IN ALL FIXTURES WHICH ARE OBSERVED TO BE INOPERATIVE OR NOTICEABLY DIMMED AFTER CONTRACTORS USE AS JUDGED BY THE OWNER'S REPRESENTATIVE

LOAD SUMMARY

PANEL		DECREASE (AMPS)	INCREASE (AMPS)	TOTAL LOAD (AMPS)
P – ORIGINAL LOAD	200			132.0
P – REMOVED LOAD		4.3		
P – ADDED LOAD			8.3	
P – NEW LOAD				136.0
L – ORIGINAL LOAD	100			82.0
L – REMOVED LOAD		3.0		
L – ADDED LOAD			4.0	
L – NEW LOAD				83.0

1

NOTE: DO NOT SHARE THE NEUTRAL OR ISOLATED GROUND WIRES OF AN ISOLATED GROUND RECEPTACLE CIRCUIT WITH ANY OTHER CIRCUIT UNLESS IT IS A CIRCUIT SERVING ONLY ISOLATED GROUND RECEPTACLES.



NOTE: THE ISOLATED GROUND CONDUCTOR SHALL ORIGINATE AT THE ISOLATED GROUND BAR OF PANEL.

PROVIDE WIRE NUT ON PHASE CONDUCTOR WHERE CONDUCTOR IS CUT

1 I. G. RECEPTACLE GROUNDING DETAIL
NTS

NOTICE

THIS PROJECT DOES NOT HAVE AN EXISTING FIRE ALARM SYSTEM OR AN EXISTING FIRE SPRINKLER SYSTEM. THESE ITEMS ARE NOT REQUIRED FOR THIS PROJECT.

1

LEGEND

	RECESSED FLUORESCENT LIGHTING FIXTURE
	RECESSED LIGHTING FIXTURE
	EXIT LIGHT (HATCHING DENOTES FACE)
	WALL MOUNTED LIGHTING FIXTURE. SEE SCHEDULE FOR MOUNTING HEIGHT.
	SURFACE OR PENDANT MOUNTED FLUORESCENT LIGHTING FIXTURE
	PENDANT FIXTURE
	SURFACE MOUNTED OR RECESSED EMERGENCY LIGHTING FIXTURE
$	SINGLE POLE TOGGLE SWITCH
$2	TWO POLE TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH
	DUPLEX RECEPTACLE WITH ISOLATED GROUND
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE: MOUNTED HORIZONTALLY U.N.O
	QUADRUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE WITH ISOLATED GROUND
	SPECIAL PURPOSE RECEPTACLE
	SINGLE RECEPTACLE
	VOICE/DATA JUNCTION BOX
J	JUNCTION BOX
	MOTOR, FAN, PUMP OR AIR CONDITIONING UNIT
	LIGHTING AND/OR POWER PANELBOARD
	DISCONNECT SWITCH, RATING AS NOTED.
	NON-FUSED DISCONNECT SWITCH, RATING AS NOTED.
	HOMERUN TO PANELBOARD
SD	CEILING MOUNTED SMOKE DETECTOR
SP	CEILING MOUNTED SPEAKER

ABBREVIATIONS

WP	WEATHERPROOF
AFF	ABOVE FINISHED FLOOR
UNO	UNLESS NOTED OTHERWISE
GFI	GROUND FAULT INTERRUPT
O.C.	ON CENTER
ETR	EXISTING TO REMAIN
PMC	PROJECT MANAGEMENT COMPANY

CITY OF MIAMI BEACH

VOID

CONTINUITY OF SERVICE

CONTINUED OPERATION OF EXISTING ELECTRICAL SHALL BE MAINTAINED DURING RENOVATION CONSTRUCTION TO THE MAXIMUM EXTENT POSSIBLE. ANY INTERRUPTION TO NORMAL BANKING OPERATIONS SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE (PMC) AND SHALL OCCUR ONLY WHEN APPROVED AND SCHEDULED WITH THE OWNER.

Electrical Plans Examiner Lic. # PX 2611

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ELECTRICAL DRAWING INDEX

SHEET	DESCRIPTION
E0.0	SPECIFICATIONS, SYMBOL LEGEND AND DRAWING INDEX
E1.0	ELECTRICAL PLAN – LIGHTING
E2.0	ELECTRICAL PLAN – POWER
E3.0	ELECTRICAL PLAN – SYSTEMS
E4.0	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES

1

INTERPLAN LLC
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INTERIOR DESIGN
PROJECT MANAGEMENT

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SEAL:

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	06-10-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1801 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

DATE: 03/11/09

SPECS., SYMBOL LEGEND AND DRAWING INDEX

E0.0

DRAWN BY: SN

CHECKED BY: MGR

SECTION 16000 – ELECTRICAL SPECIFICATIONS

DEMOLITION

I. SITE INVESTIGATION:

A. OBTAIN IN THE FIELD ALL INFORMATION RELEVANT TO THE PLACING OF ELECTRICAL WORK AND IN CASE OF INTERFERENCE WITH OTHER WORK, PROCEED AS DIRECTED BY THE OWNER REPRESENTATIVES (PMC) AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN AN ACCEPTABLE MANNER.

C. SPECIAL CONSIDERATIONS: SPECIAL ATTENTION IS CALLED TO THE FACT THAT THERE WILL BE PIPING, FIXTURES OR OTHER ITEMS IN THE EXISTING BUILDING WHICH MUST BE REMOVED OR RELOCATED IN ORDER TO PERFORM THE ALTERATION WORK. BID SHALL INCLUDE ALL REMOVAL AND RELOCATION REQUIRED FOR COMPLETION OF THE ALTERATIONS AND THE NEW CONSTRUCTION.

D. OWNER'S SALVAGE: THE OWNER RESERVES THE RIGHT TO INSPECT THE MATERIAL SCHEDULED FOR REMOVAL AND SALVAGE ANY ITEMS HE DEEMS USABLE AS SPARE PARTS.

II. EXISTING CONDITIONS:

III. SUPPORT: ALL EXISTING CONDUIT AND CABLES WITHIN THE AREA OF RENOVATION SHALL BE PROVIDED WITH PROPER SUPPORTS AS SPECIFIED FOR NEW WORK IN OTHER SECTIONS OF THIS SPECIFICATION.

IIJ. INSTALLATION: ALL EXISTING ELECTRICAL WHICH IS DESIGNATED FOR REWORKING OR REQUIRES RELOCATION, REPAIR OR ADJUSTMENT SHALL CONFORM TO ALL APPLICABLE CODES AND SHALL BE TREATED AS NEW WORK COMPLYING TO ALL SECTIONS OF THIS SPECIFICATION.

IIK. VIOLATIONS: WHERE EXISTING CONDITIONS ARE DISCOVERED WHICH ARE NOT IN COMPLIANCE WITH THE CODES AND STANDARDS, THE CONTRACTOR SHALL SUBMIT PROPER DOCUMENTATION TO THE OWNER REPRESENTATIVES (PMC) FOR CLARIFICATION AND CORRECTIVE WORK DIRECTION. EXISTING CONDITIONS SHALL NOT REMAIN WHICH WILL CREATE A DISAPPROVAL OF THE RENOVATED AREA.

IIL. PATCHING: ALL EXISTING CONDUIT AND CABLE PENETRATIONS SHALL BE PROPERLY FIRE TREATED PER CODE AND SPECIFICATION REQUIREMENTS. THE CONTRACTOR SHALL THOROUGHLY INSPECT ALL EXISTING LOCATIONS AND INCLUDE THE COST OF PATCHING AND REPAIR IN HIS PROPOSED CONSTRUCTION COST.

GENERAL

I. GENERAL

A. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR & EQUIP. NECESSARY TO COMPLETELY INSTALL ELECTRICAL & RELATED WORK INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

II. DISCREPANCIES

A. NOTIFY THE OWNER REPRESENTATIVES (PMC) OF ANY DISCREPANCIES FOUND DURING CONSTRUCTION OF THE PROJECT AND DO NOT PROCEED WITH THAT PORTION OF THE PROJECT, UNTIL A WRITTEN DEFINITIVE STATEMENT IS RECEIVED PROVIDING CLEAR DIRECTION. IF A CONFLICT EXISTS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODE OR STANDARD, THE MOST STRINGENT REQUIREMENT SHALL BE INCLUDED FOR THIS PROJECT. THE OWNER REPRESENTATIVES (PMC) SHALL MAKE THE DECISION REGARDING QUESTIONABLE AREAS OF CONFLICT.

III. CODE

A. ALL EQUIPMENT, WIRING AND THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C.), O.S.H.A. REQUIREMENTS, LIFE SAFETY CODE AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES.

B. THE CONTRACTOR SHALL PAY ALL INSPECTION FEES AND PURCHASE ALL PERMITS REQUIRED FOR THIS WORK.

IV. LOCATION OF EQUIPMENT

A. THE CONTRACTOR SHALL NOTE THAT THE ELECTRICAL DRAWINGS ARE INTENDED TO INDICATE DIAGRAMMATICALLY ONLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK. WORK INTENDED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE FURNISHED AND INSTALLED COMPLETE BY THIS CONTRACTOR.

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A. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A NEAT AND FIRST CLASS MANNER, LEVEL AND PLUMB, AND SECURELY SUPPORTED. THE ENTIRE INSTALLATION, AND MANNER OF INSTALLATION SHALL MEET THE COMPLETE SATISFACTION OF THE OWNER'S REPRESENTATIVE OR IT SHALL BE REMOVED AND REWORKED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

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A. ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

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3. LIQUID- TIGHT FLEXIBLE METAL CONDUIT (SEALTIGHT) MINIMUM TRADE SIZE 1/2".
4. RIGID METAL CONDUIT. MINIMUM TRADE SIZE 1/2".
5. RIGID NONMETALLIC CONDUIT (PVC). SCHEDULE 40, MINIMUM TRADE SIZE 1/2".

C. FITTINGS
1. FITTINGS FOR EMT SHALL BE STEEL SET SCREW OR COMPRESSION TYPE WITH FACTORY INSTALLED INSULATED THROAT CONNECTORS. DIE CAST OR POT METAL FITTINGS ARE NOT ACCEPTABLE.
2. FITTINGS FOR FLEXIBLE CONDUIT SHALL BE STEEL OR CAST IRON.
3. FITTINGS FOR RIGID CONDUIT SHALL BE STEEL THREADED TYPE.
4. FITTINGS FOR PVC SHALL BE SCHEDULE 40 GLUE-ON TYPE.

II. INSTALLATION OF RACEWAYS

A. ALL CONDUITS SHALL BE INSTALLED CONCEALED, EXCEPT IN EQUIPMENT ROOM, CHASES OR AS INDICATED ON THE DRAWINGS. ALL CONDUITS, EXPOSED AND CONCEALED SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING LINES AND SHALL BE GROUPED TOGETHER AS MUCH AS POSSIBLE, EVEN ABOVE LAY-IN CEILINGS.

B. A SEPARATE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL RUNS. GROUNDING CONDUCTOR SIZES LARGER THAN #12 AWG WHERE REQUIRED BY THE NEC, SHALL BE SIZED AS INDICATED IN THE NEC. ALL GROUNDING CONDUCTORS SHALL HAVE A GREEN OUTER COVERING, OR GREEN MARKING TAPE OVER THEIR ENTIRE EXPOSED LENGTHS.

C. MECHANICALLY FASTEN TOGETHER METAL CONDUITS, ENCLOSURES, AND RACEWAYS FOR CONDUCTORS TO FORM A CONTINUOUS ELECTRICAL CONDUCTOR. CONNECT TO ELECTRICAL BOXES, FITTINGS AND CABINETS TO PROVIDE ELECTRICAL CONTINUITY AND FIRM MECHANICAL ASSEMBLY.

D. AVOID USE OF DISSIMILAR METALS THROUGH SYSTEM TO ELIMINATE POSSIBILITY OF ELECTROLYSIS.

E. INSTALL EXPANSION FITTINGS IN RACEWAYS EVERY 200' LINEAR RUN OR WHEREVER STRUCTURAL EXPANSION JOINTS ARE CROSSED.

F. PROVIDE NYLON PULL CORD IN ALL EMPTY CONDUITS.

G. CONDUIT INSTALLATION
1. USE E.M.T. FOR ALL INTERIOR CONCEALED AND FOR EXPOSED WORK NOT SUBJECT TO MECHANICAL INJURY.
2. USE P.V.C. FOR ALL UNDER SLAB WORK OR WORK INSTALLED IN CONCRETE. USE RIGID METAL CONDUIT ELBOW AT STUP-UP LOCATIONS.
3. USE FLEXIBLE METAL CONDUIT FROM OUTLET BOXES TO RECESSED LIGHTING FIXTURE AND FINAL 24" OF CONNECTION TO ITEMS SUBJECT TO MOVEMENT OR VIBRATION.
4. USE LIQUID-TIGHT FLEXIBLE CONDUIT FOR FINAL 24" CONNECTION TO ITEMS WHERE SUBJECTED TO ONE OR MORE OF THE FOLLOWING CONDITIONS:
   a. MOIST OR HUMID ATMOSPHERE WHERE CONDENSATE CAN BE EXPECTED TO ACCUMULATE.
   b. CORROSIVE ATMOSPHERE.
   c. SUBJECTED TO WATER SPRAY OR DRIPPING OIL, WATER OR GREASE.
   d. FINAL CONNECTION TO ROTATING OR VIBRATING EQUIPMENT.
5. CUT CONDUITS STRAIGHT, PROPERLY REAM AND CUT THREADS FOR HEAVY WALL CONDUIT DEEP AND CLEAN.
6. FIELD BEND CONDUIT WITH BENDERS DESIGNED FOR THE PURPOSE SO AS NOT TO DISTORT NOR VARY INTERNAL DIAMETER.

CONDUCTORS

I. CONDUCTORS

A. ALL WIRE SHALL BE COPPER WITH THWN INSULATION.

B. THE USE OF ARMORED , BX, NM, OR ANY MANUFACTURED CABLE ASSEMBLY (EXCEPT MC) SHALL NOT BE INCORPORATED INTO THE WORK.

C. MC CABLE SHALL BE ACCEPTABLE FOR USE ON ALL 20 AMP 120V BREAKER CIRCUITS, ALL CIRCUITS 30 AMPS AND ABOVE AND ALL 208 VOLTS SHALL BE IN RACEWAY.

D. ALL WIRING SHALL BE IN CONDUIT.

E. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
1. 120/208V SYSTEMS: PHASE A- BLACK, PHASE B- RED, PHASE C- BLUE, NEUT. - WHITE, GND. - GREEN.

F. AWG #10 AND SMALLER SHALL BE SOLID. AWG #8 AND LARGER SHALL BE STRANDED.

II. WIRE CONNECTIONS

A. ALL FEEDER AND SUB-FEEDER WIRING CONNECTIONS SHALL BE MADE WITH COMPRESSION CONNECTORS BY SQUARE D OR ACCEPTABLE EQUIVALENT.

B. ALL BRANCH WIRING CONNECTIONS SHALL BE 3M SCOTCH LOCK CONNECTORS OR ACCEPTABLE EQUIVALENT.

C. WHERE CABLE CONNECTIONS REQUIRE INSULATION, SCOTCH #33, ELECTRICAL TAPE SHALL BE USED FOR WRAPPING.

BOXES AND FITTINGS

I. BOXES AND FITTINGS

A. EXTENT OF ELECTRICAL BOX AND ASSOCIATED FITTING WORK IS INDICATED BY DRAWINGS AND SCHEDULES.

II. OUTLET BOXES

A. CEILING: 4" SQUARE, 2-1/8" DEEP FOR EXPOSED OR FURRED WORK: 3" DEEP FOR BOXES POURED IN CONCRETE. PROVIDE CONCRETE POUR BOXES OF THE TYPE SPECIALLY DESIGNED FOR THE APPLICATION. PROVIDE PLASTER RINGS WHERE REQUIRED.

B. WALL: 4" SQUARE, 2-1/8" DEEP BOXES: PROVIDE EXTENSION RINGS OR COVERS OF SUFFICIENT DEPTH TO BRING COVERS FLUSH WITH THE FINISHED SURFACE.

C. MASONRY: FOR FLUSH MOUNTED BOXES IN EXPOSED MASONRY OR TILE, PROVIDE COVERS WITH SQUARE CORNERS ON THE RAISED PORTION AND WITH SUFFICIENT DEPTH TO TRIM OUT FLUSH WITH FINISHED SURFACE.

III. PULL AND JUNCTION BOXES

A. PROVIDE BOXES WHERE REQUIRED TO FACILITATE THE PULLING OF WIRES OR CABLES. BOXES SHALL BE IN ACCORDANCE WITH ARTICLE 314 OF N.E.C..

IV. ACCESSORIES

A. PROVIDE CORROSION-RESISTANT KNOCKOUT CLOSURES, CONDUIT LOCKNUTS AND MALLEABLE IRON CONDUIT BUSHINGS, OFFSET CONNECTORS, OF TYPES AND SIZES, TO SUIT RESPECTIVE INSTALLATION REQUIREMENTS AND APPLICATIONS.

V. INSTALLATION OF BOXES AND FITTINGS

A. POSITION RECESSED OUTLET BOXES ACCURATELY TO ALLOW FOR SURFACE FINISH THICKNESS.

B. FASTEN ELECTRICAL BOXES FIRMLY AND RIGIDLY TO SUBSTRATES OR STRUCTURAL SURFACES TO WHICH ATTACHED OR SOLIDLY EMBED ELECTRICAL BOXES IN CONCRETE OR MASONRY.

VI. LOCATIONS OF OUTLETS

A. IN GENERAL THE VARIOUS OUTLETS ARE TO BE LOCATED AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR TO THE CENTER LINE OF BOX, UNLESS NOTED OTHERWISE AT AN INDIVIDUAL OUTLET ON THE DRAWINGS:

A. WALL SWITCHES (VERT. MTD.) 48"

B. RECEPTACLES (VERT. MTD.) 18"

C. PHONE OUTLETS (VERT. MTD.) 18"

B. OUTLET MOUNTING HEIGHTS INDICATED ON THE DRAWINGS TAKE PRECEDENCE. REFER TO DRAWINGS FOR DETAILS OF OTHER EQUIPMENT MOUNTING HEIGHTS. MOUNTING HEIGHTS FOR FLUSH OUTLETS IN BLOCK WALLS MAY BE CHANGED FOR INSTALLATION. CONSULT OWNER'S REPRESENTATIVE IN FIELD PRIOR TO ANY SUCH INSTALLATION.

CONNECTIONS FOR EQUIPMENT

I. CONNECTIONS FOR EQUIPMENT

A. GENERAL: FOR EACH ELECTRICAL CONNECTION INDICATED PROVIDE COMPLETE ASSEMBLY OF MATERIALS, INCLUDING BUT NOT NECESSARILY LIMITED TO, PRESSURE CONNECTORS, TERMINALS (LUGS), ELECTRICAL INSULATING TAPE, HEAT-SHRINKABLE INSULATING TUBING, CABLE TIES, SOLDERLESS WIRE-NUTS, AND OTHER ITEMS AND ACCESSORIES AS NEEDED TO COMPLETE SPLICES AND TERMINATIONS OF TYPES INDICATED.

WIRING DEVICES

I. WIRING DEVICES

A. THE EXTENT OF WIRING DEVICE WORK IS INDICATED BY THE DRAWINGS AND SCHEDULES.

B. PROVIDE WIRING DEVICES WHICH ARE U.L. LISTED AND LABELED.

II. ACCEPTABLE MANUFACTURERS

A. HUBBELL CO.

B. GENERAL ELECTRIC CO.

C. LEVITON MFG. CO.

III. FABRICATED WIRING DEVICES

A. SWITCHES SHALL BE 20 AMP. 120/277 VOLT RATED, HUBBELL #1221 - IVORY OR BROWN. (MATCH EXISTING)

B. RECEPTACLES SHALL BE 20 AMP 125 VOLT RATED, HUBBELL #5362 - IVORY OR BROWN. (MATCH EXISTING) FOR OTHER APPLICATIONS REFER TO THE DRAWINGS.

C. PROVIDE SMOOTH FINISH PLATES FOR ALL DEVICES WITH APPROPRIATE MOUNTING ARRANGEMENTS FOR GANGED DEVICES. FOR TELEPHONE AND DATA OUTLETS PROVIDE BUSHED HOLE COVER PLATES. PLATES SHALL BE IVORY, BROWN OR GRAY STAINLESS STEEL. (MATCH EXISTING)
1. IVORY PLATES FOR ALL AREAS, EXCEPT BROWN PLATES ON WOOD OR DARK SURFACES. (MATCH EXISTING)
2. IVORY DEVICES WHERE 302 STAINLESS STEEL OR IVORY PLATES ARE USED.
3. BROWN DEVICES WHERE BROWN PLATES ARE USED.

LIGHTING FIXTURES

I. LIGHTING FIXTURES

A. HANDLE LIGHTING FIXTURES CAREFULLY TO PREVENT DAMAGE, BREAKING AND SCORING. DO NOT INSTALL DAMAGED FIXTURES OR COMPONENTS, REPLACE WITH NEW.

B. SHIP FIXTURES FACTORY ASSEMBLED, WITH PARTS REQUIRED FOR A COMPLETE INSTALLATION.

C. FLUORESCENT BALLAST SHALL BE CLASS P, LOW-ENERGY RAPID START SOUND RATED A.

D. PROVIDE FLUORESCENT LAMPS OF TYPES INDICATED.

E. PROVIDE FIXTURES AND/OR FIXTURE OUTLET BOXES WITH HANGERS TO PROPERLY SUPPORT FIXTURE WEIGHT.

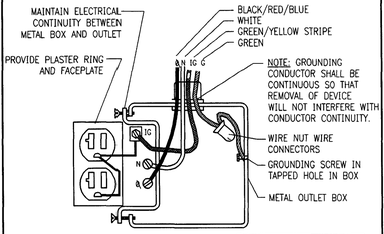
F. INSTALL FLUSH MOUNTED FIXTURES TO ELIMINATE LIGHT LEAKAGE BETWEEN FRAME AND FINISHED SURFACE.

G. AT DATE OF SUBSTANTIAL COMPLETION REPLACE LAMPS IN ALL FIXTURES WHICH ARE OBSERVED TO BE INOPERATIVE OR NOTICEABLY DIMMED AFTER CONTRACTORS USE AS JUDGED BY THE OWNER'S REPRESENTATIVE

LOAD SUMMARY

PANEL		DECREASE (AMPS)	INCREASE (AMPS)	TOTAL LOAD (AMPS)
P - ORIGINAL LOAD	200			85.0
P - REMOVED LOAD		1.3		
P - ADDED LOAD			8.4	
P - NEW LOAD				92.1
L - ORIGINAL LOAD	100			82.0
L - REMOVED LOAD		1.8		
L - ADDED LOAD			1.2	
L - NEW LOAD				81.4

NOTE: DO NOT SHARE THE NEUTRAL OR ISOLATED GROUND WIRES OF AN ISOLATED GROUND RECEPTACLE CIRCUIT WITH ANY OTHER CIRCUIT UNLESS IT IS A CIRCUIT SERVING ONLY ISOLATED GROUND RECEPTACLES.



NOTE: THE ISOLATED GROUND CONDUCTOR SHALL ORIGINATE AT THE ISOLATED GROUND BAR OF PANEL.

PROVIDE WIRE NUT ON PHASE CONDUCTOR WHERE CONDUCTOR IS CUT

1 I. G. RECEPTACLE GROUNDING DETAIL
NTS

LEGEND

	RECESSED FLUORESCENT LIGHTING FIXTURE
	RECESSED LIGHTING FIXTURE
	EXIT LIGHT (HATCHING DENOTES FACE)
	WALL MOUNTED LIGHTING FIXTURE. SEE SCHEDULE FOR MOUNTING HEIGHT.
	SURFACE OR PENDANT MOUNTED FLUORESCENT LIGHTING FIXTURE
	PENDANT FIXTURE
	SURFACE MOUNTED OR RECESSED EMERGENCY LIGHTING FIXTURE
$	SINGLE POLE TOGGLE SWITCH
$2	TWO POLE TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH
	DUPLEX RECEPTACLE WITH ISOLATED GROUND
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE: MOUNTED HORIZONTALLY U.N.O
	QUADRUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE WITH ISOLATED GROUND
	SPECIAL PURPOSE RECEPTACLE
	SINGLE RECEPTACLE
	VOICE/DATA JUNCTION BOX
J	JUNCTION BOX
	MOTOR, FAN, PUMP OR AIR CONDITIONING UNIT
	LIGHTING AND/OR POWER PANELBOARD
	DISCONNECT SWITCH, RATING AS NOTED.
	NON-FUSED DISCONNECT SWITCH, RATING AS NOTED.
	HOMERUN TO PANELBOARD
SD	CEILING MOUNTED SMOKE DETECTOR
SP	CEILING MOUNTED SPEAKER

ABBREVIATIONS

WP	WEATHERPROOF
AFF	ABOVE FINISHED FLOOR
UNO	UNLESS NOTED OTHERWISE
GFI	GROUND FAULT INTERRUPT
O.C.	ON CENTER
ETR	EXISTING TO REMAIN
PMC	PROJECT MANAGEMENT COMPANY

CITY OF MIAMI BEACH
APPROVED
VOID

CONTINUITY OF SERVICE

CONTINUED OPERATION OF EXISTING ELECTRICAL SHALL BE MAINTAINED DURING RENOVATION CONSTRUCTION TO THE MAXIMUM EXTENT POSSIBLE. ANY INTERRUPTION TO NORMAL BANKING OPERATIONS SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE (PMC) AND SHALL OCCUR ONLY WHEN APPROVED AND SCHEDULED WITH THE OWNER.

ELECTRICAL DRAWING INDEX

SHEET	DESCRIPTION
E0.0	SPECIFICATIONS, SYMBOL LEGEND AND DRAWING INDEX
E1.0	ELECTRICAL PLAN - LIGHTING
E2.0	ELECTRICAL PLAN - POWER
E3.0	ELECTRICAL PLAN - SYSTEMS

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SEAL:

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS

CHASE
INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
1260 ALTON ROAD
MIAMI, FL 33139

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PROJECT NO: 2009.0109

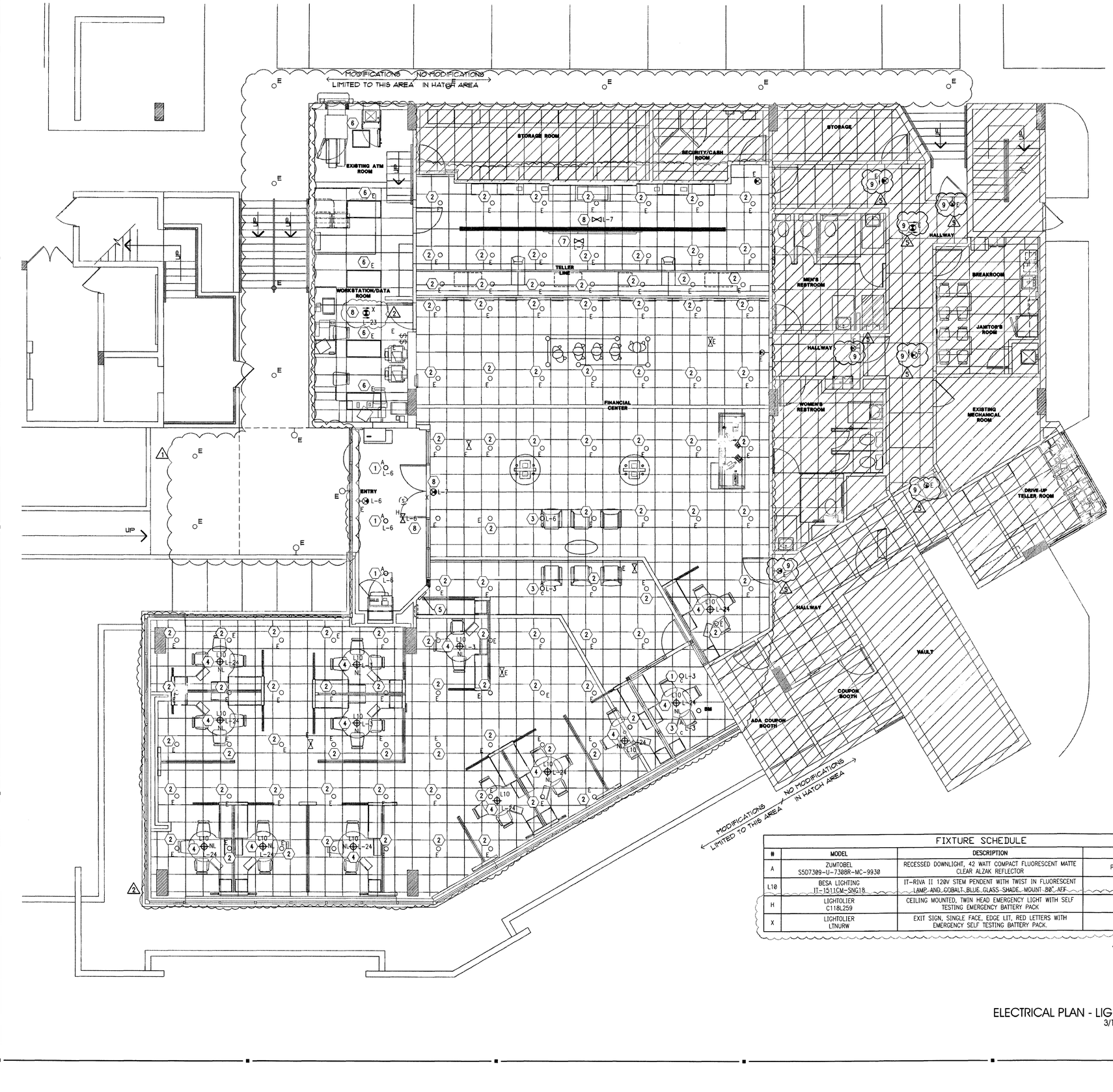
DATE: 04/30/2009

SPECS., SYMBOL LEGEND AND DRAWING INDEX

E0.0

DRAWN BY: SN

CHECKED BY: MGR



FIXTURE SCHEDULE			
#	MODEL	DESCRIPTION	LAMP
A	ZUMTOBEL S5D7309-U-7308R-MC-9930	RECESSED DOWNLIGHT, 42 WATT COMPACT FLUORESCENT MATTE CLEAR ALZAK REFLECTOR	PL-T42W/30/4P/ALTO
L10	BESA LIGHTING IT-1511CM-SNG18	IT-RIVA II 120V STEM PENDENT WITH TWIST IN FLUORESCENT LAMP AND COBALT BLUE GLASS SHADE. MOUNT 88" AFF	18W LAMP
H	LIGHTOLIER C118L259	CEILING MOUNTED, TWIN HEAD EMERGENCY LIGHT WITH SELF TESTING EMERGENCY BATTERY PACK	(2) 7.2W INCLUDED
X	LIGHTOLIER LTNURW	EXIT SIGN, SINGLE FACE, EDGE LIT, RED LETTERS WITH EMERGENCY SELF TESTING BATTERY PACK.	LED INCLUDED

ELECTRICAL PLAN - LIGHTING
3/16" = 1'-0"

NORTH

LIGHTING - DEMO GENERAL NOTES

1. REFER TO ARCHITECTURAL DEMOLITION PLANS FOR EXISTING LIGHTING TO BE REMOVED OR RELOCATED.
2. ALL DEVICES SHOWN ON PLAN ARE EXISTING UNLESS OTHERWISE NOTED. REFER TO SYMBOL LEGEND FOR DEVICE DESCRIPTION.
3. EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE TAKEN FROM ORIGINAL DRAWINGS AND FIELD INVESTIGATION. ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO BID. FIELD CONDITIONS SHALL GOVERN.
4. THE DEMOLITION PLAN IS NOT INCLUSIVE OF ALL ELECTRICAL DEVICES WITHIN THE PROJECT AREA. IT IS INTENDED TO PROVIDE THE CONTRACTOR WITH A GENERAL KNOWLEDGE OF THE EXISTING CONDITIONS WITHIN THE PROJECT AREA. ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION WHETHER SHOWN ON THE PLANS OR NOT.
5. ALL CONDUITS SERVING OTHER SPACES THAT RUN THROUGH THE PROJECT AREA SHALL REMAIN ACTIVE DURING CONSTRUCTION, SO AS NOT TO CAUSE ANY DISRUPTION TO THESE OTHER SPACES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONDUITS, NEW OR EXISTING, WITHIN THE PROJECT AREA ARE PROPERLY SUPPORTED AND PROVIDED W/ BONDING BUSHINGS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
6. ALL ITEMS REMOVED UNDER THIS PROJECT SHALL BE DISPOSED OF OR TURNED OVER TO THE OWNER AT THE OWNER'S DISCRETION.
7. THIS CONTRACTOR SHALL PROVIDE ELECTRICAL FOR PHASING WORK AS REQUIRED OR DIRECTED BY THE ARCHITECT, REFER TO ARCHITECTURAL PHASING PLAN. TEMPORARY ELECTRICAL SERVICES (POWER, LIGHTING, FIRE ALARM, ETC.) SHALL BE PROVIDED WHEN NEW WORK AFFECTS SERVICES NEEDING TO REMAIN ACTIVE.
8. THE CONTRACTOR SHALL INVESTIGATE THE PROJECT AREA PRIOR TO BID TO DETERMINE ALL REQUIRED DEMOLITION.
9. NO WORK BEING DONE ON EXTERIOR BUILDING DEVICES.

LIGHTING - NEW GENERAL NOTES

1. ALL FIXTURES SHALL BE CIRCUITED TO EXISTING CIRCUITS UNLESS OTHERWISE NOTED. NUMBERS INDICATE CIRCUITING. CONTRACTOR SHALL VERIFY ACTUAL CIRCUITING IN THE FIELD.
2. ALL WIRING SHALL BE IN CONDUIT. CONDUIT SIZE IS 1/2" MINIMUM UNLESS OTHERWISE NOTED. MC CABLE (MIN. 3/8") IS ALLOWED, HOWEVER, ALL HOMERUNS SHALL BE IN CONDUIT. ENT IS NOT PERMITTED. PVC IS ACCEPTABLE WHERE ALLOWED BY CODE. CONTRACTOR MAY USE EMT OR GRS AS ALLOWED BY CODE.
3. WIRE SIZE SHALL BE MINIMUM #12 AWG, THWN SOLID COPPER UNLESS OTHERWISE NOTED. PROVIDE GROUND WIRE IN ALL RACEWAYS AND ANYWHERE REQUIRED BY CODE. INCREASE WIRE SIZE TO COMPENSATE FOR VOLTAGE DROP WHERE TOTAL LENGTH OF ANY BRANCH EXCEEDS 100 FEET.
4. WIRE SIZE SHALL NOT BE LESS THAN CORRESPONDING CIRCUIT BREAKER RATING AS REQUIRED BY CODE.
5. MAXIMUM NUMBER OF UNGROUNDED CONDUCTORS IN ANY CONDUIT SHALL BE THREE. ADDITIONAL WIRES ARE ACCEPTABLE IF WIRE SIZE IS INCREASED TO ALLOW FOR DERATING PER CODE. PROVIDE ADDITIONAL WIRES FOR SWITCHING AS REQUIRED.
6. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
7. TWO OR THREE LIGHTING CIRCUITS MAY SHARE A COMMON NEUTRAL.
8. VERIFY MOUNTING AND LOCATION OF ALL FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION. REFER TO ARCHITECTURAL DRAWING A2.0 FOR DIMENSIONED LOCATIONS OF PENDANT FIXTURES.
9. ALL EMERGENCY LIGHTS AND EXIT SIGN BATTERY UNITS SHALL BE PROVIDED WITH UNSWITCHED HOT AND CONNECTED TO LOCAL LIGHTING CIRCUIT. PROVIDE ALL NIGHT LIGHTS WITH AN UNSWITCHED HOT.
10. CONTRACTOR SHALL CLEAN AND RE-LAMP ALL FIXTURES THAT ARE EXISTING TO REMAIN.

LIGHTING - NEW PLAN NOTES

(1) EXISTING FIXTURE BEING REUSED AND RELOCATED AS SHOWN. CONNECT TO CIRCUITING AND SWITCHING AS INDICATED. CONTRACTOR IS TO FIELD VERIFY EXISTING REFLECTOR IN FIXTURE. IF FOUND TO BE THE 45° CUTOFF REFLECTOR, CONTRACTOR IS TO REPLACE IT WITH THE STANDARD DOWNLIGHT REFLECTOR #7308R FROM ZUMTOBEL. CONTRACTOR IS TO INFORM PMC OF THIS CHANGE AND RECEIVE CONSENT PRIOR TO INSTALLATION. CLEAN AND RE-LAMP FIXTURE WITH TRIPLE TUBE 42W COMPACT FLUORESCENT LAMP.

(2) EXISTING FIXTURE BEING REUSED. EXISTING CIRCUITING AND SWITCHING TO REMAIN. CONTRACTOR IS TO FIELD VERIFY EXISTING REFLECTOR IN FIXTURE. IF FOUND TO BE THE 45° CUTOFF REFLECTOR, CONTRACTOR IS TO REPLACE IT WITH THE STANDARD DOWNLIGHT REFLECTOR #7308R FROM ZUMTOBEL. CONTRACTOR IS TO INFORM PMC OF THIS CHANGE AND RECEIVE CONSENT PRIOR TO INSTALLATION. CLEAN AND RE-LAMP FIXTURE WITH TRIPLE TUBE 42W COMPACT FLUORESCENT LAMP.

(3) PROVIDE NEW RECESSED DOWNLIGHT PER FIXTURE SCHEDULE. CONNECT TO CIRCUITING AND SWITCHING AS INDICATED.

(4) PROVIDE NEW PENDANT FIXTURE AS SHOWN. REFER TO FIXTURE SCHEDULE FOR MOUNTING HEIGHT. COORDINATE WITH ARCHITECTURAL PLANS. CONNECT TO CIRCUITING AS INDICATED. PENDANTS SHALL OPERATE AS NIGHT LIGHTING.

(5) EXISTING SWITCHBANK TO REMAIN.

(6) EXISTING FIXTURE BEING RE-USED. EXISTING CIRCUITING AND SWITCHING TO REMAIN. CONTRACTOR IS TO CLEAN AND RE-LAMP ALL FIXTURES. 2

(7) EXISTING EMERGENCY FIXTURE BEING REUSED AND/OR RELOCATED AS SHOWN. CONNECT TO CIRCUITING AS INDICATED. PROVIDE UNSWITCHED HOT TO BATTERY PACK. CLEAN AND RE-LAMP FIXTURE IF NECESSARY.

(8) PROVIDE NEW EMERGENCY FIXTURE AS SHOWN. CONNECT TO CIRCUITING AS INDICATED. PROVIDE UNSWITCHED HOT TO BATTERY PACK.

(9) EXISTING EXIT LIGHT LOCATION. GC TO FIELD VERIFY IF EXISTING LIGHT EXISTS. IF LIGHT DOES NOT EXIST, INSTALL AS LOCATED OR AS DIRECTED BY FIRE MARSHAL. 5

Electrical Plans Examiner
Lic. # PX 2611

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SEAL:

MALCOLM RUSSO
OCT 0 8 2009

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	6-10-09	PERMIT COMMENTS
2	6-10-09	OWNER REVISIONS
3	10-05-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
WAMU BLDG ID# 1924 CHASE STORE ID# 1742
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PROJECT NO: 2009.0109
DATE: 04/30/2009

ELECTRICAL PLAN-
LIGHTING

E1.0

DRAWN BY: SN
CHECKED BY: MGR

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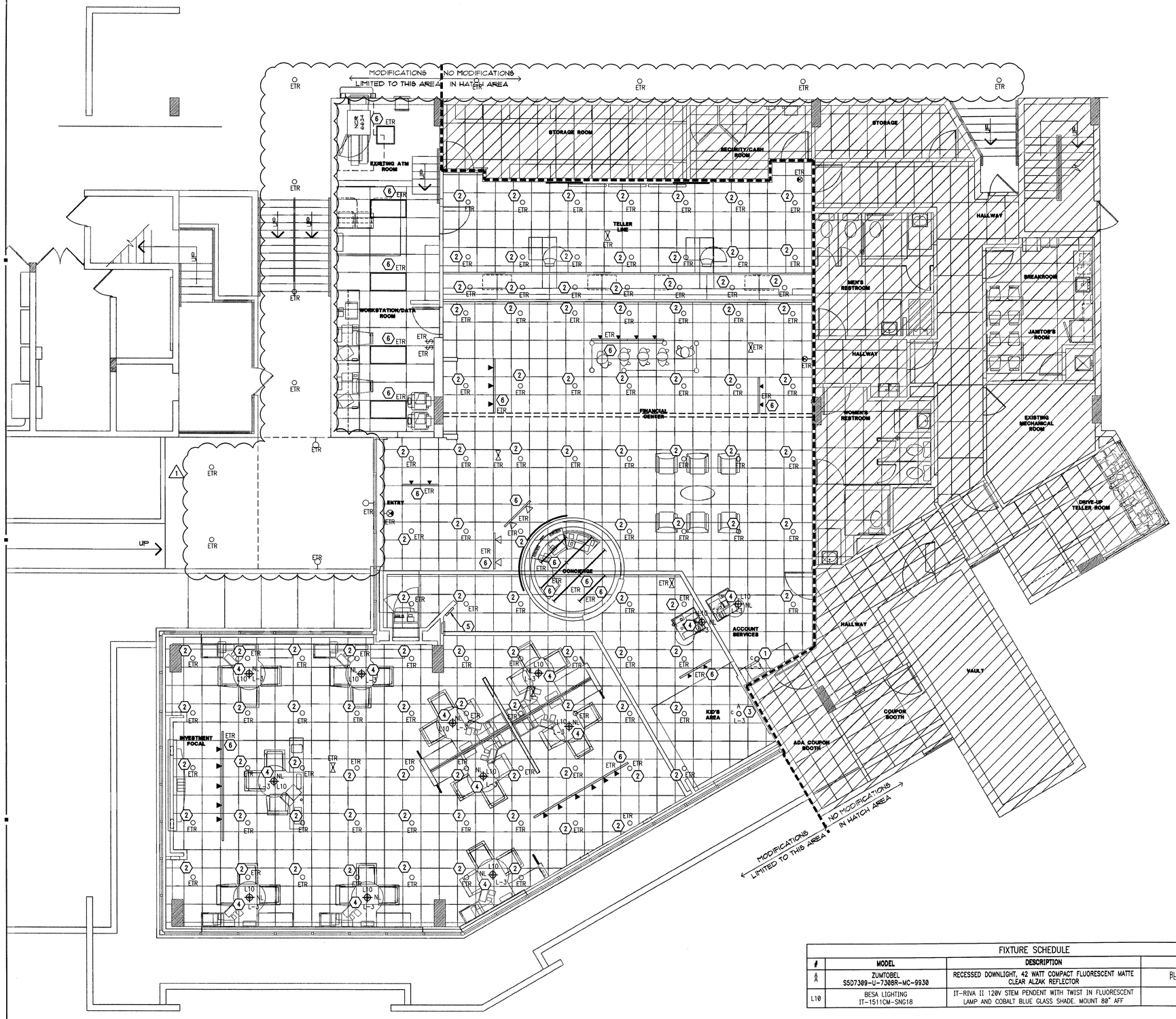

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1. ALL FIXTURES SHALL BE CIRCUITED TO EXISTING CIRCUITS UNLESS OTHERWISE NOTED. NUMBERS INDICATE CIRCUITING. CONTRACTOR SHALL VERIFY ACTUAL CIRCUITING IN THE FIELD.
2. ALL WIRING SHALL BE IN CONDUIT. CONDUIT SIZE IS 1/2" MINIMUM UNLESS OTHERWISE NOTED. MC CABLE (MIN. 3/8") IS ALLOWED, HOWEVER, ALL HOMERUNS SHALL BE IN CONDUIT. ENT IS NOT PERMITTED. PVC IS ACCEPTABLE WHERE ALLOWED BY CODE. CONTRACTOR MAY USE EMT OR GRS AS ALLOWED BY CODE.
3. WIRE SIZE SHALL BE MINIMUM #12 AWG, THWN SOLID COPPER UNLESS OTHERWISE NOTED. PROVIDE GROUND WIRE IN ALL RACEWAYS AND ANYWHERE REQUIRED BY CODE. INCREASE WIRE SIZE TO COMPENSATE FOR VOLTAGE DROP WHERE TOTAL LENGTH OF ANY BRANCH EXCEEDS 100 FEET.
4. WIRE SIZE SHALL NOT BE LESS THAN CORRESPONDING CIRCUIT BREAKER RATING AS REQUIRED BY CODE.
5. MAXIMUM NUMBER OF UNGROUNDED CONDUCTORS IN ANY CONDUIT SHALL BE THREE. ADDITIONAL WIRES ARE ACCEPTABLE IF WIRE SIZE IS INCREASED TO ALLOW FOR DERATING PER CODE. PROVIDE ADDITIONAL WIRES FOR SWITCHING AS REQUIRED.
6. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
7. TWO OR THREE LIGHTING CIRCUITS MAY SHARE A COMMON NEUTRAL.
8. VERIFY MOUNTING AND LOCATION OF ALL FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION. REFER TO ARCHITECTURAL DRAWING A2.0 FOR DIMENSIONED LOCATIONS OF PENDANT FIXTURES.
9. ALL EMERGENCY LIGHTS AND EXIT SIGN BATTERY UNITS SHALL BE PROVIDED WITH UNSWITCHED HOT AND CONNECTED TO LOCAL LIGHTING CIRCUIT. PROVIDE ALL NIGHT LIGHTS WITH AN UNSWITCHED HOT.
10. CONTRACTOR SHALL CLEAN AND RE-LAMP ALL FIXTURES THAT ARE EXISTING TO REMAIN.

LIGHTING - NEW PLAN NOTES

1. EXISTING FIXTURE BEING REUSED AND RELOCATED AS SHOWN. CONNECT TO CIRCUITING AND SWITCHING AS INDICATED. CONTRACTOR IS TO FIELD VERIFY EXISTING REFLECTOR IN FIXTURE. IF FOUND TO BE THE 45° CUTOFF REFLECTOR, CONTRACTOR IS TO REPLACE IT WITH THE STANDARD DOWNLIGHT REFLECTOR #7308R FROM ZUMTOBEL. CONTRACTOR IS TO INFORM PMC OF THIS CHANGE AND RECEIVE CONSENT PRIOR TO INSTALLATION. CLEAN AND RE-LAMP FIXTURE WITH TRIPLE TUBE 42W COMPACT FLUORESCENT LAMP.
2. EXISTING FIXTURE BEING REUSED. EXISTING CIRCUITING AND SWITCHING TO REMAIN. CONTRACTOR IS TO FIELD VERIFY EXISTING REFLECTOR IN FIXTURE. IF FOUND TO BE THE 45° CUTOFF REFLECTOR, CONTRACTOR IS TO REPLACE IT WITH THE STANDARD DOWNLIGHT REFLECTOR #7308R FROM ZUMTOBEL. CONTRACTOR IS TO INFORM PMC OF THIS CHANGE AND RECEIVE CONSENT PRIOR TO INSTALLATION. CLEAN AND RE-LAMP FIXTURE WITH TRIPLE TUBE 42W COMPACT FLUORESCENT LAMP.
3. PROVIDE NEW RECESSED DOWNLIGHT PER FIXTURE SCHEDULE. CONNECT TO CIRCUITING AND SWITCHING AS INDICATED.
4. PROVIDE NEW PENDANT FIXTURE AS SHOWN. REFER TO FIXTURE SCHEDULE FOR MOUNTING HEIGHT. COORDINATE WITH ARCHITECTURAL PLANS. CONNECT TO CIRCUITING AS INDICATED. PENDANTS SHALL OPERATE AS NIGHT LIGHTING.
5. EXISTING SWITCHBANK TO REMAIN.
6. EXISTING FIXTURE BEING RE-USED. EXISTING CIRCUITING AND SWITCHING TO REMAIN. CONTRACTOR IS TO CLEAN AND RE-LAMP ALL FIXTURES.

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JUN 12 2009

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REVISIONS:

NO.	DATE	REMARKS
1	06-10-09	PERMIT COMMENTS

CHASE

INTERIOR REBRANDING CONVERSION
MIAMI BEACH - ALTON ROAD
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PROJECT NO: 2009.0109

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ELECTRICAL PLAN-
LIGHTING

E1.0

DRAWN BY: SN

CHECKED BY: MGR