

INTERIOR REMODELING OF METROBANK OPERATIONS CENTER

Issue: Vertical accessibility to the second level of an office area.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the second floor of an existing two story warehouse/office building. The project incorporates the addition of one bay to two existing bays already used for this purpose and will cost \$152,341. The applicant indicated it would be infeasible to provide vertical access to the area and submitted an estimate of approximately \$27,500 to provide an enclosed lift. Other alteration work to the primary function area is also planned to upgrade the accessibility to the building.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Interior Remodeling of Metrobank Operations Center

Address: 16155 Southwest 117 Avenue, Miami, Florida

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Larry M. Schneider, AIA

Applicant's Address: 9319 NW 48 Doral Terrace, Miami, Florida 33178

Applicant's Telephone: 786-336-1984 **FAX:** 786-336-1985

Applicant's E-mail Address: Larry@LMSArch.net

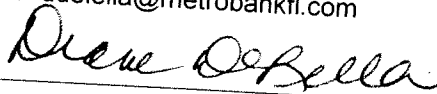
Relationship to Owner: Accessibility Consultant

Owner's Name: Metrobank- Diane DeLella, Executive Vice President/Chief Financial Officer

Owner's Address: 16155 Southwest 117 Avenue, Suite #5, Miami, Florida 33177

Owner's Telephone: 305-2331377 **FAX:** 305-2334679

Owner's E-mail Address: ddelella@metrobankfl.com

Signature of Owner: 

Contact Person: Larry M. Schneider AIA

Contact Person's Telephone: 786-3361984 **E-mail Address:** Larry@LMSArch.net

3. **Please check one of the following:**

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. **Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

The project is the interior remodeling of the banks operation center which is an existing two story warehouse/office building. The work incorporates one bay that will be added to two existing bays within the building.

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration):** \$ 152,341

6. **Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

During the permitting process of the project the building department raised the question of providing vertical accessibility to the second floor area.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue: Compliance with Section 553.509 Florida State Statutes

1:553.509 Vertical accessibility.--Nothing in sections 553.501-553.513 or the guidelines shall be **construed to relieve the owner** of any building, structure, or facility governed by those sections **from the duty to provide vertical accessibility to all levels** above and below the occupiable grade level, regardless of whether the guidelines require an elevator to be installed in such building, structure, or facility,

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

[X] The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

The issue of the requirement for vertical accessibility to all levels, as mandated by the Florida State Statutes, section 553.509 VERTICAL ACCESSIBILITY. This section states that - **Nothing in sections 553.501 - 553.513 or the guidelines shall be construed to relieve the owner of any building, structure, or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the habitable grade level, regardless of whether the guidelines require an elevator to be installed in such building, structure, or facility.** In addition section 553.512(1) states that the Florida Building Commission shall provide by regulation criteria for **granting individual modifications of, or exceptions from, the literal requirements of this part** upon a **determination of unnecessary, unreasonable, or extreme hardship**, provided such waivers shall not violate federal accessibility laws and regulations and shall be reviewed by the Accessibility Advisory Council. **Notwithstanding any other provision of this subsection, if an applicant for a waiver demonstrates economic hardship in accordance with 28 CFR §36.403(f)(1), a waiver shall be granted.** 28 CFR §36.403(f)(1) states that - alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area. The cost of this project is \$152,341 as indicated in the building cost breakout as provided by the general contractor. Within those numbers the following numbers would not apply to the alteration costs to the primary function: mobilization, demolition/hauling, scaffolding, acoustical tile, patch work, insulation, painting and finishing, electrical, air conditioning, vertical blinds, caulking and sealing, dust partitions, cutting and patching, housekeeping/clean-up, job overhead, supervision and profit. These items add up to an amount of \$112,661. Thereby making the cost that would be considered for alterations to the primary function an amount of \$39,680. 20 percent of this amount would be \$7,936 and based upon the cost estimate provided by the contractor an amount of \$39,680 has been spent on accessibility compliance issues within the work for this project; which far exceeds the required 20 percent expenditure for accessibility compliance issues by 500 percent. In addition based upon the contractors estimate, it is estimated that the cost to provide a lift for vertical accessibility would be +/- \$27,500 which would further exceed the requirement to spend up to 20 percent of the cost that would be for the alteration to the primary function area for accessibility. Therefore based upon the language of Florida State Statute 553.512(1) an economic hardship in accordance with 28 CFR §36.403(f)(1) has been demonstrated and a waiver shall be granted.

[X] Substantial financial costs will be incurred by the owner if the waiver is denied.

The issue of providing vertical accessibility to the second floor of this project is not technically feasible, is an extreme hardship on the project and is technically infeasible and unreasonable as allowed under the statute and in addition would not be required per Florida State Statute 553.512(1).

[X] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

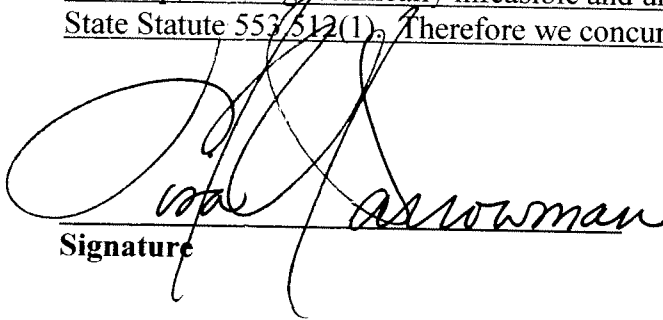
See attached building cost breakdown by the general contractor for the project costs.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. Based upon previous quotes, just the cost of providing the lift device would be \$30,800 or \$23,000. This does not include the work required to prepare and/or modify the structure to provide for access of the lift device nor the cost of creating the shaft around the lift which would be required by the building code.

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

Under Florida State Statutes a waiver can be granted for one of the following reasons - a determination of unnecessary, unreasonable, or extreme hardship and furthermore as outlined under Florida Statute 553.512(1) an economic hardship in accordance with 28 CFR §36.403(f)(1) has been demonstrated. We believe that we would qualify under an unreasonable, an extreme hardship, as being technically infeasible and under the mandated waiver requirements of Florida State Statute 553.512(1). Therefore we concur with the reasoning as so stated under item 8.


Signature

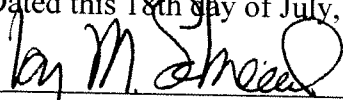
Lisa R. Barrowman, AR11028
Printed Name

Phone number: (305)4458817
(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 18th day of July, 2008



Signature

Larry M. Schneider AIA
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. **553.509 Vertical accessibility.**--Nothing in sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure, or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the guidelines require an elevator to be installed in such building, structure, or facility. Section 11-4.1.6(1)(k)(iii) of the FACBC.

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction _____

Comments/Recommendation:

Jurisdiction

Building Official or Designee

Signature

Printed Name

Certification Number

Telephone/FAX

Address: _____



DUFFEY CONSTRUCTION CO., INC.

GENERAL CONTRACTORS

ROBERT B. TALLEY-Chairman / Vice Pres.
Fla. Gen. Contr. Certificate # 8

1395 NW 21 STREET
Miami, Florida 33142-7788
PHONE (305) 325-0001 (Dade)
(954) 564-4314 (Broward)
FAX. (305) 325-0006

ROBERT S. TALLEY-President
Fla. Gen. Contr. Certificate # 11976

February 1, 2008

Ms. Pamela Wendel, Sr. Vice President
Chief Operations Manager
Metro Bank
16155 SW 117th Ave., Suite 5.
Miami, FL 33177

RE: Metro Bank Operations Center
16155 SW 117th Ave. Unit B-3 Miami, FL
Additions and Alterations Revise

Dear Ms. Wendel,

We propose to furnish necessary labor, material, tools, equipment and supervision, necessary to construct complete alterations and addition to the above identified property, in accordance with documents by L.R.B. Architect for the revised sum One Hundred Fifty Two Thousand Three Hundred Forty One dollars (\$152,341.00). Subject to the following stipulations and clarifications:

1. This quotation revised by substituting Caribbean S. Air Condition bid instead of Cool-Breeze Air Conditioning
2. We do not include any environmental work. Either investigative or remedial.
3. We do not include the costs of governmental charges such as permits or expediter costs to acquire.
4. We do not include any FPL or Water & Sewer Co. assessments, grants or other charges.
5. All work is to be performed during regular working hours.
6. This proposal is valid for 60 days from this date.
7. We are prepared to start work upon issuance of all required approvals and permits and complete as soon as possible thereafter.
8. We do not include a performance and payment bond but will provide one if desired with premium cost to be reimbursed by client.

Please advise if we may be of further assistance on this project

Yours truly,
Duffey Construction Co., Inc.
Robert B. Talley
Robert B. Talley, VP/COB

Schedule of Values
Metro Bank Operation Center
16155 S.W. 117th Ave. Miami, FL
Alterations and Additions

ITEM	COST
Mobilization	1,444.00
Demolition/HAVC Off}	8,660.00
Concrete & Masonry}	
Scaffolding/ladders	502.00
Framing Lumber	16,354.00
Sub flooring Plywood	4,394.00
Flooring VCT, Carpet, Base, Floor Prep.	5,015.00
Acoustical Tile	2,650.00
Wood stair rail & fittings	813.00
Millwork cabinets	4,480.00
Patch Stucco	375.00
Drywall steel studs	7,710.00
Insulation	780.00
Struct steel & erection	4,550.00
Hollow Metal Dr frames/wood doors	4,697.00
Painting & Finishing	7,490.00
Finish hardware	6,446.00
Rough hardware/nails	321.00
Plumbing	4,000.00
Electrical	21,700.00
Air Conditioning	6,450.00
Vertical Blinds	728.00
Caulking & Sealing	251.00
Fire Extinguishers/cabinets	777.00
Dust Partitions	884.00
Cutting & patching for trades	2,160.00
Housekeeping/clean-up	2,160.00
Job overhead	7,050.00
Supervision	<u>16,000.00</u>
Profit	138,841.00
Total Cost/Proposal	<u>13,500.00</u> 152,341.00



DUFFEY CONSTRUCTION CO., INC.

GENERAL CONTRACTORS

ROBERT B. TALLEY-Chairman / Vice Pres.
Fla. Gen. Contr. Certificate # 8

1395 NW 21 STREET
Miami, Florida 33142-7788

ROBERT S. TALLEY-President
Fla. Gen. Contr. Certificate # 11976

PHONE (305) 325-0001 (Dade)
(954) 564-4314 (Broward)
(305) 325-0006 (Fax)

July 14, 2008

Ms. Lisa Barrowman
L.R.B. Architecture, Inc.
420 S Dixie Hwy. Suite 2-A
Coral Gables, Fl 33146

Re: Metro Bank- Operations Center
Interior Remodeling
16155 SW 117 Ave Unit B-3, Miami, FL
Disabled person hoist preliminary cost.

Dear Ms. Barrowman,

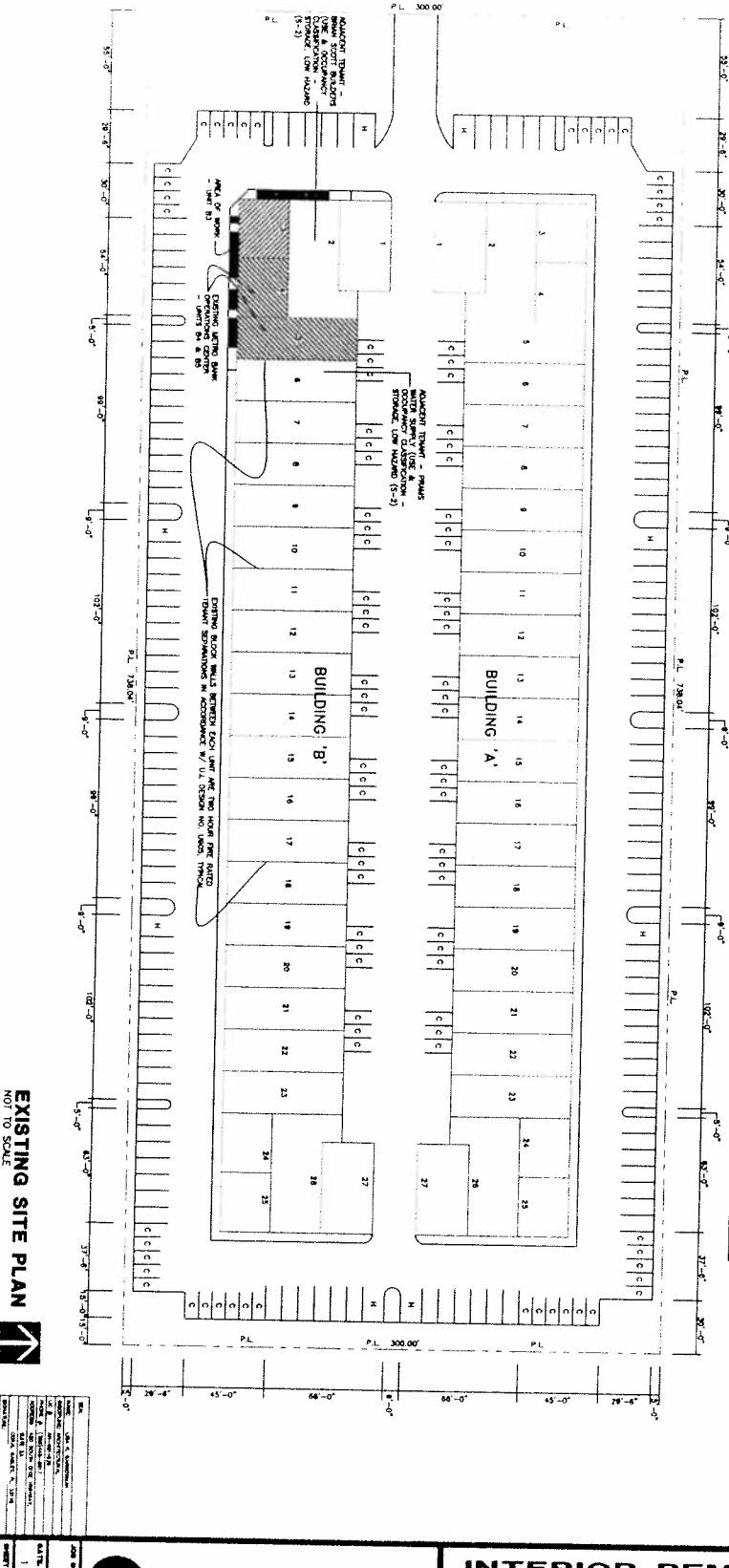
We are advised by Thysenn Krupp Elevator personell that a handicapped person hoist, including enclosure requirements would cost at today price approximately \$25,000.00 plus general contractor overhead and profit 2,500.00 marking a total cost of about \$27,500.00 installed. Costs are inflating frequently so the price is current but not guaranteed for a long term forecast.

As we may be of additional assistance please advise.

Yours Truly,


Robert B. Talley Vice-President
Duffey Construction Co., Inc.

Item Number	Item	Schedule of Values Metro Bank Operation Center 16155 SW 117th Avenue Miami, Florida Alteration			Accessible Project Costs Along the Path of Travel to The Primary Function Area	Accessible Work that Would Count Towards Accessibility Compliance - 20% Requirements
		Cost	Non-Accessible Project Costs			
1	Mobilization	\$1,444.00	\$1,444.00	\$0.00	\$0.00	
2	Demolition/HVAC Off) - Concrete & Masonry	\$8,660.00	\$8,660.00	\$0.00	\$0.00	
3	Scaffolding/Ladders	\$502.00	\$502.00	\$0.00	\$0.00	
4	Framing Lumber	\$16,354.00	\$8,177.00	\$8,177.00	\$8,177.00	
5	Sub flooring Plywood	\$4,394.00	\$2,197.00	\$2,197.00	\$2,197.00	
6	Flooring VCT, Carpet, Base, Floor Prep.	\$5,015.00	\$0.00	\$5,015.00	\$5,015.00	
7	Acoustical Tile	\$2,650.00	\$2,650.00	\$0.00	\$0.00	
8	Wood stair rail & fittings	\$813.00	\$0.00	\$813.00	\$813.00	
9	Millwork cabinets	\$4,480.00	\$0.00	\$4,480.00	\$4,480.00	
10	Patch Stucco	\$375.00	\$375.00	\$0.00	\$0.00	
11	Drywall steel & erection	\$7,710.00	\$3,855.00	\$3,855.00	\$3,855.00	
12	Insulation	\$780.00	\$780.00	\$0.00	\$0.00	
13	Struc Steel & Erection	\$4,550.00	\$4,550.00	\$0.00	\$0.00	
14	Hollow Metal Dr frames/wood doors	\$4,697.00	\$0.00	\$4,697.00	\$4,697.00	
15	Painting & Finishing	\$7,490.00	\$7,490.00	\$0.00	\$0.00	
16	Finish hardware	\$6,446.00	\$0.00	\$6,446.00	\$6,446.00	
17	Rough hardware/nails	\$321.00	\$321.00	\$0.00	\$0.00	
18	Plumbing	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	
19	Electrical	\$21,700.00	\$21,700.00	\$0.00	\$0.00	
20	Air Conditioning	\$6,450.00	\$6,450.00	\$0.00	\$0.00	
21	Vertical Blinds	\$728.00	\$728.00	\$0.00	\$0.00	
22	Caulking & Sealing	\$251.00	\$251.00	\$0.00	\$0.00	
23	Fire Extinguishers/cabinets	\$777.00	\$777.00	\$0.00	\$0.00	
24	Dust Partitions	\$884.00	\$884.00	\$0.00	\$0.00	
25	Cutting & patching for trades	\$2,160.00	\$2,160.00	\$0.00	\$0.00	
26	Housekeeping/clean-up	\$2,160.00	\$2,160.00	\$0.00	\$0.00	
27	Job overhead	\$7,050.00	\$7,050.00	\$0.00	\$0.00	
28	Supervision	\$16,000.00	\$16,000.00	\$0.00	\$0.00	
29	SUB TOTAL	\$138,841.00	\$99,161.00	\$39,680.00	\$39,680.00	
30	Profit	\$13,500.00	\$13,500.00	\$0.00	\$0.00	
31	Total Cost/Proposal	\$152,341.00	\$112,661.00	\$39,680.00	\$39,680.00	
32	Percentage of Sub Total Construction Cost					
33	Percentage of Total Construction Cost		73.95%	28.58%		
34	20% of the Cost of the Work to the Primary Function Area			26.05%		
35	Percent of ADA Work in Relationship to the 20% Required Amount			500.00%		



EXISTING BUILDING CONDITIONS

OVERALL USE A RESIDENTIAL CLASSIFICATION OF BLDG. NO. 1-33 FROM HAZARDOUS STORAGE

TYPE OF CONSTRUCTION - V. A. I. B. K. S. 11 14

TOTAL AREA OF EXISTING BUILDING 87,481.11 SQUARE FEET

BUILDING IS A TWO STORY CONCRETE FRAME STRUCTURE

EXISTING FINISH STRUCTURE IS AS FOLLOWS:

- EXTERIOR WALLS - 8" REINFORCED CONCRETE BLOCK
- FLOOR FINISHES - 4" PRECAST CONCRETE SLABS ON GRADE
- INTERIOR WALLS - 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- CEILING FINISHES - 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- ROOF FINISHES - 2" GYPSUM BOARD ON 2" X 4" STUDS
- INTERIOR WALLS - 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- CEILING FINISHES - 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- ROOF FINISHES - 2" GYPSUM BOARD ON 2" X 4" STUDS

EXISTING MASONRY WALLS BETWEEN EACH UNIT ARE TWO TO THREE FEET THICK. FINISHES ARE AS FOLLOWS:

ALL WORK TO BE DONE AS PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

TENANT BAYS - BUILDING 'A'					
UNIT NO.	TENANT NAME	SQ. FT.	DATE	REMARKS	STATUS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

NOTES:

- SEE ARCHITECT'S DRAWINGS FOR ALL DETAILS.
- ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

EXISTING SITE PLAN

NOT TO SCALE

REVISION A - 04/24/08

SHEET NO. 2 OF 2

COUNTY ZONING & BUILDING DEPARTMENTS

DATE: 11/12/07

SCALE: AS SHOWN

SHEET NO. SP.2



INTERIOR REMODELING OPERATIONS CENTER

16155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA

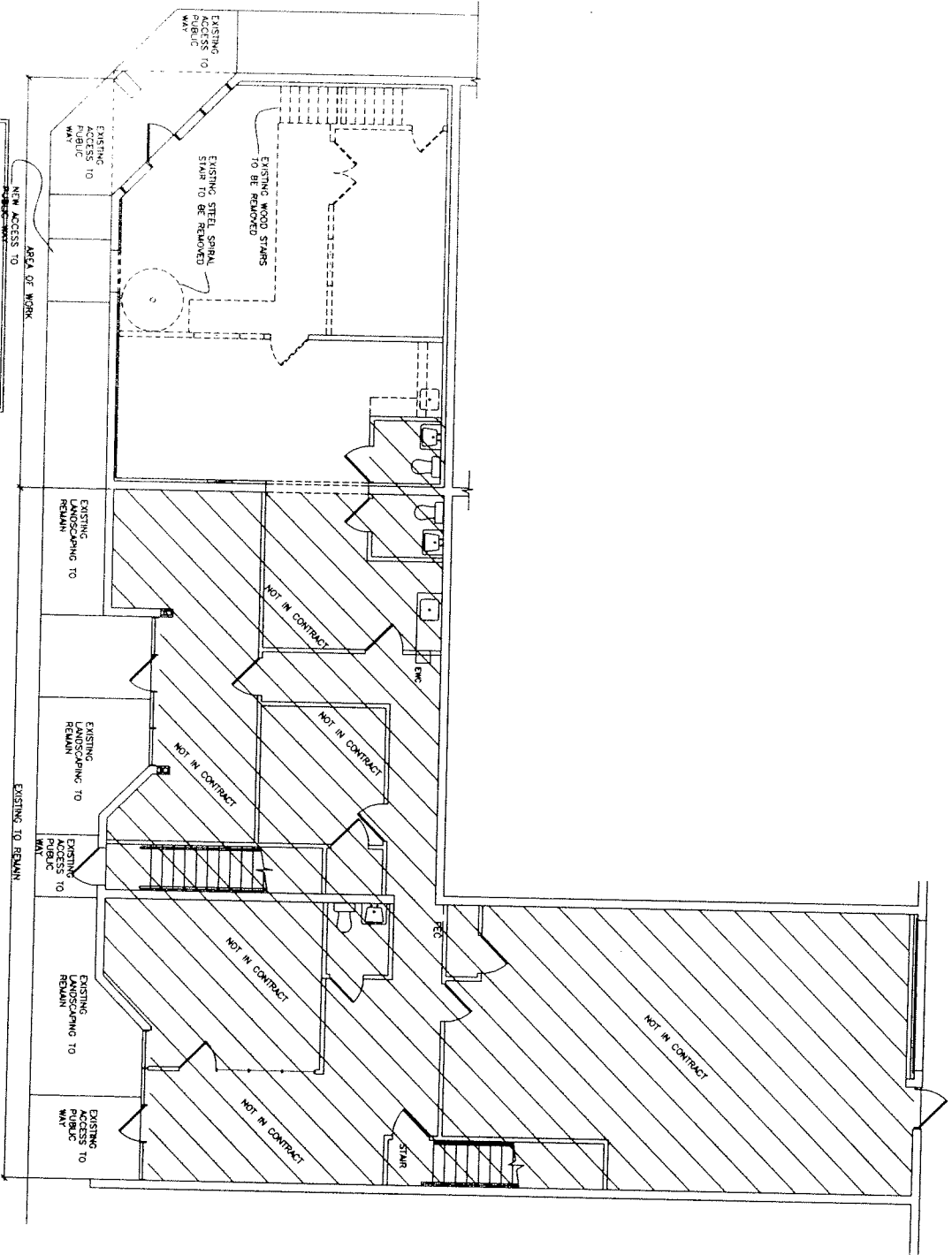


L.R.B. ARCHITECTURE

16155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA

TEL: 305.442.1177 FAX: 305.442.1178

WWW.LRB-ARCHITECTURE.COM



LEGEND
 DASHED LINE - EXISTING WALLS TO BE DEMOLISHED
 SOLID LINE - EXISTING WALLS TO REMAIN
 HATCH - AREAS NOT IN CONTRACT
 DIMENSIONED - EXISTING DIMENSIONS TO REMAIN UNLESS OTHERWISE NOTED
 DIMENSIONED - NEW DIMENSIONS TO BE SHOWN UNLESS OTHERWISE NOTED

**FIRST FLOOR
 DEMOLITION PLAN**



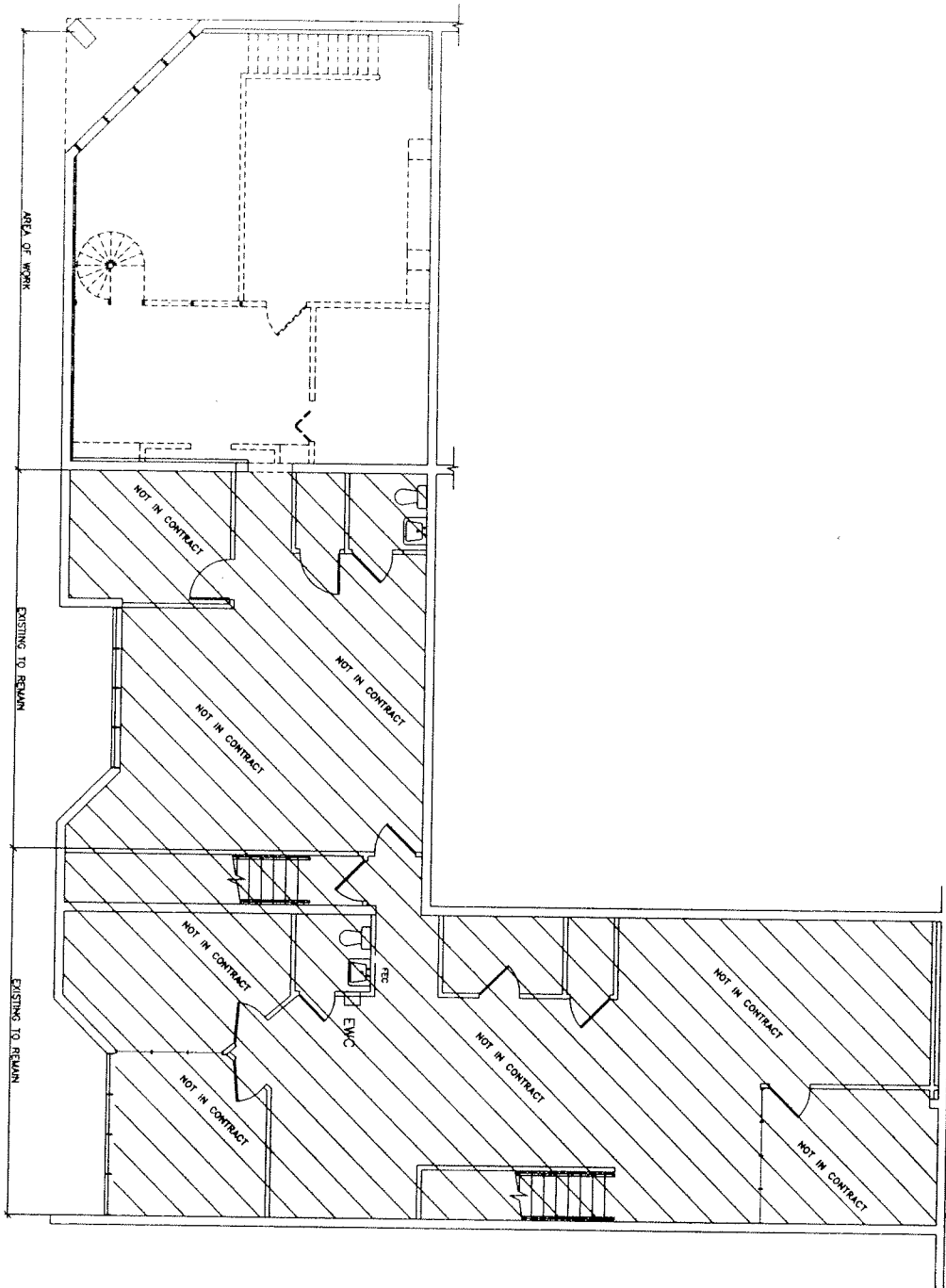
- CONSTRUCTION NOTES**
1. EXISTING INTERIOR DEMOLITION WORK AS SHOWN ON THIS PLAN.
 2. EXISTING CONCRETE FLOOR SHALL BE REFINISHED OR POLISHED. ALL FLOORING TO BE DEMOLISHED SHALL BE REMOVED IN FULL. ALL WASTES SHALL BE REMOVED TO THE APPLICABLE CITY OR COUNTY TRASH FACILITY.
 3. EXISTING WALLS SHALL BE REMOVED IN FULL UNLESS OTHERWISE NOTED.
 4. REMOVE EXISTING FLOOR CONCRETE IN ALL AREAS OF WORK UNLESS OTHERWISE NOTED.
 5. EXISTING DIMENSIONS SHALL BE SHOWN IN ALL AREAS OF WORK UNLESS OTHERWISE NOTED.

DATE	11/11/2027
PROJECT NO.	0702
ARCHITECT	L.R.B. ARCHITECTURE
OWNER	METROBANK
DATE	11/12/27
PROJECT NO.	A.1

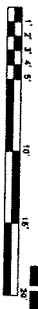
**INTERIOR REMODELING
 OPERATIONS CENTER**
 18155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA

**L.R.B.
 ARCHITECTURE**
 18155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA
 (305) 255-1815 FAX (305) 255-1817

SEE DEMOLITION LEGEND & DEMOLITION NOTES SHEET A.1



SECOND FLOOR
DEMOLITION PLAN



NO.	DATE	DESCRIPTION
1	11/12/07	ISSUED FOR PERMITS
2	11/12/07	ISSUED FOR CONSTRUCTION
3	11/12/07	ISSUED FOR DEMOLITION
4	11/12/07	ISSUED FOR AS-BUILT
5	11/12/07	ISSUED FOR FINAL

A.2



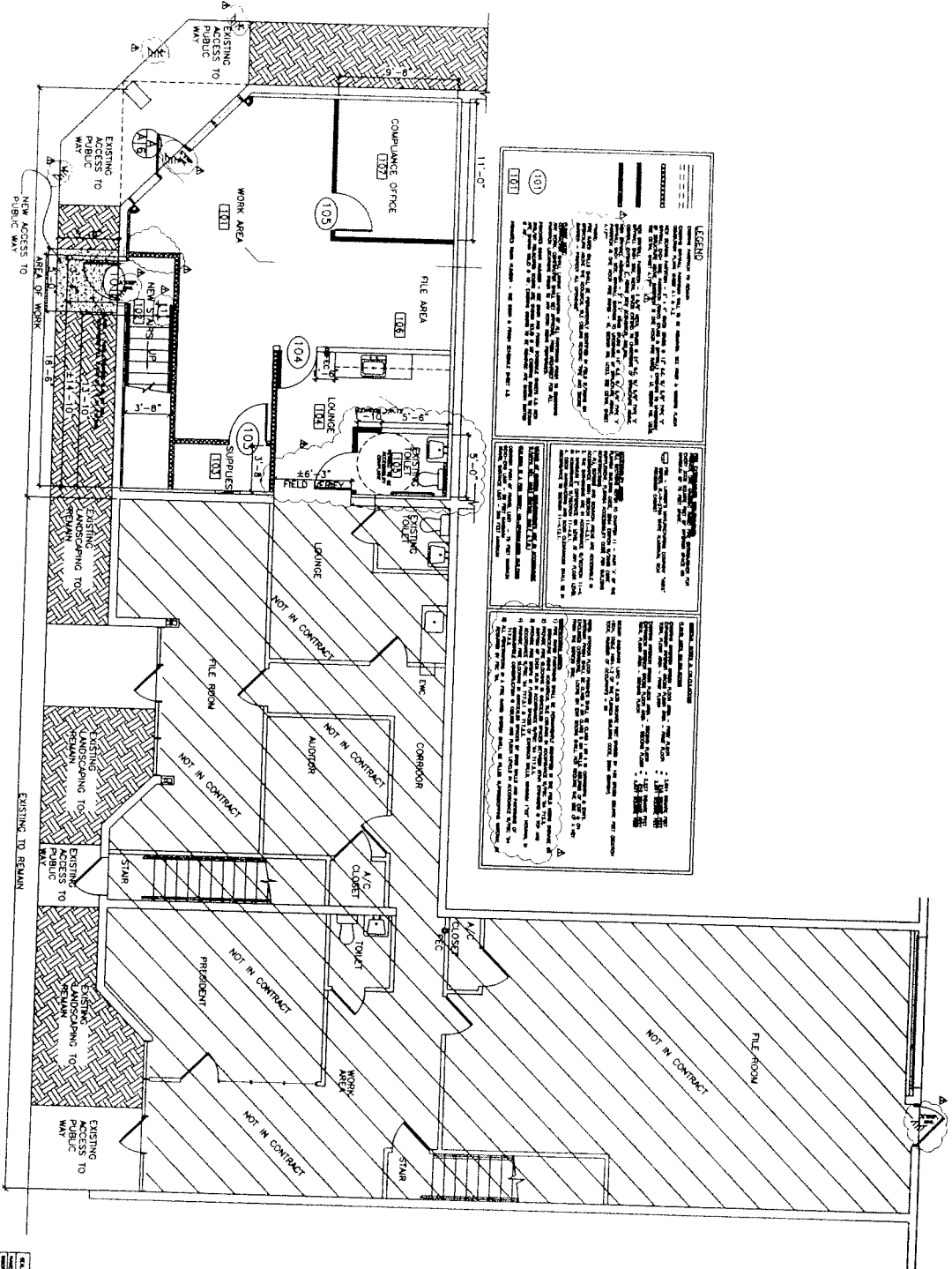
METROBANK

**INTERIOR REMODELING
OPERATIONS CENTER**

16155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA

L·R·B
ARCHITECTURE

Line B. Shapovalov
Florida Registered Architectural and Engineering Firm
100 North West Highway, Suite 100
Coral Gables, Florida 33134
Tel: (305) 442-8811 Fax: (305) 442-8812



LEGEND

101
102
103
104
105
106
107

101: EXISTING TO REMAIN
102: NEW CONSTRUCTION
103: EXISTING TO REMAIN
104: EXISTING TO REMAIN
105: EXISTING TO REMAIN
106: EXISTING TO REMAIN
107: EXISTING TO REMAIN

101: EXISTING TO REMAIN
102: NEW CONSTRUCTION
103: EXISTING TO REMAIN
104: EXISTING TO REMAIN
105: EXISTING TO REMAIN
106: EXISTING TO REMAIN
107: EXISTING TO REMAIN

FIRST FLOOR PLAN
NOT TO SCALE

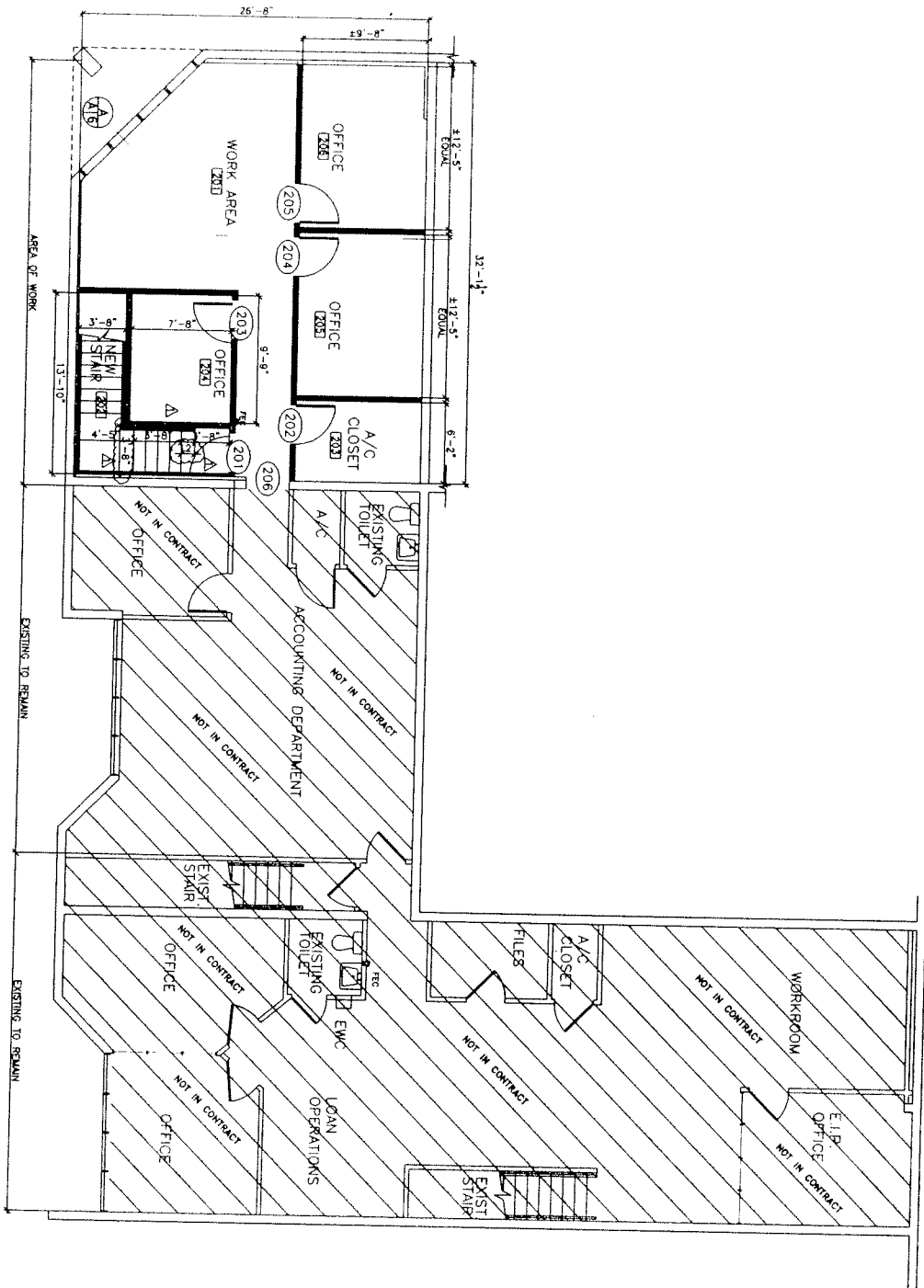
Scale: 1/8" = 1'-0"
Date: 11/12/07
Project No. 0792

A.3



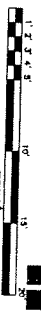
INTERIOR REMODELING OPERATIONS CENTER
16155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA

L.R.B. ARCHITECTURE
Lionel R. Bortone
Principal Architect
16155 S.W. 117th Avenue, Unit B3
Miami, Florida 33187
Phone: (305) 551-1111
Fax: (305) 551-1112



SEE LEGEND & NOTES SHEET A.3

SECOND FLOOR PLAN



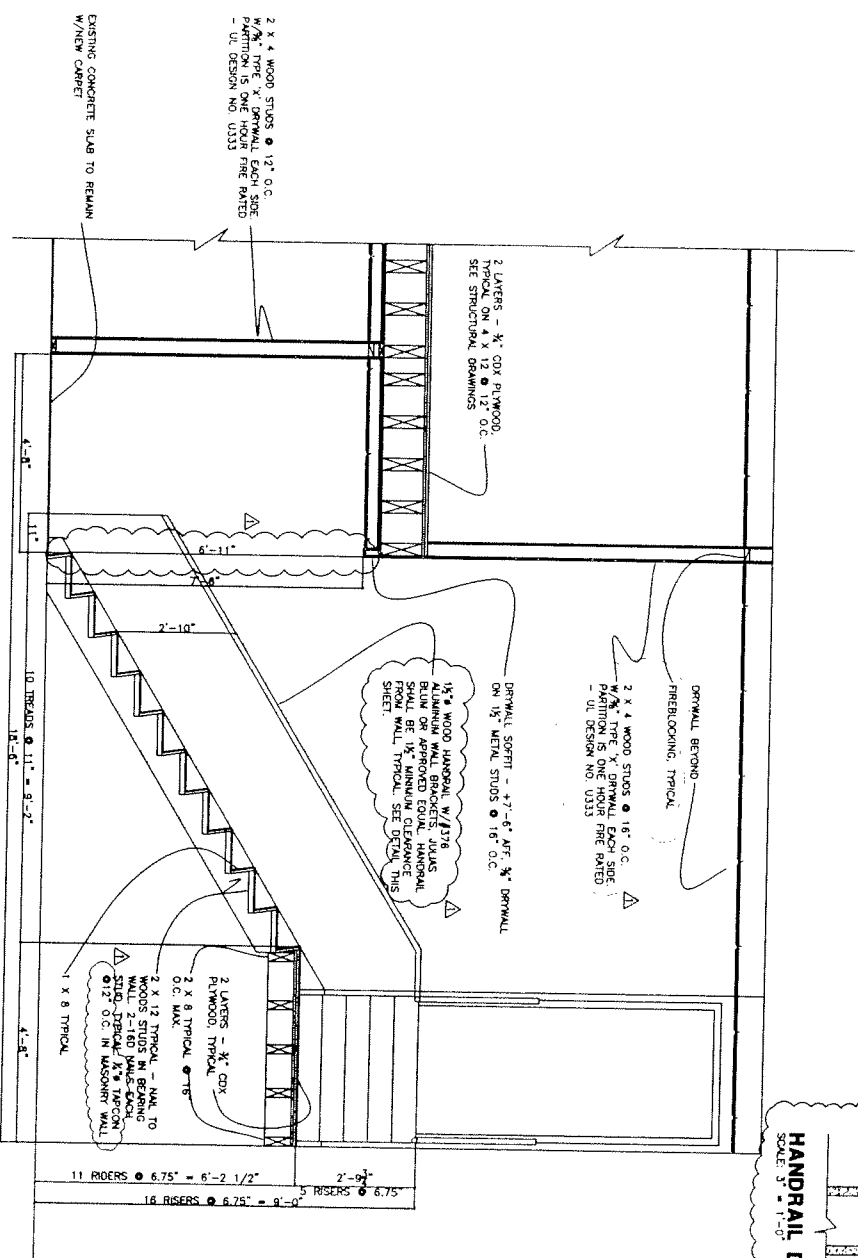
DATE	11/12/07
PROJECT NO.	0702
CLIENT	METRO BANK
ARCHITECT	L.R.B. ARCHITECTURE
DESIGNER	MARK E. BARRON
DRAWN BY	MARK E. BARRON
CHECKED BY	MARK E. BARRON
SCALE	AS SHOWN

A.4

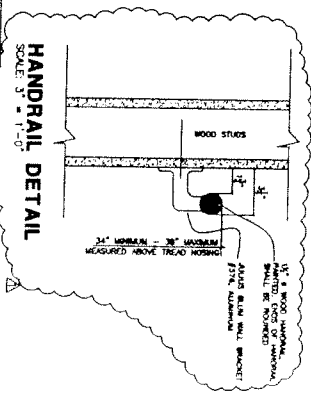


**INTERIOR REMODELING
OPERATIONS CENTER**
18155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA

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ARCHITECTURE
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STAIR SECTION
NOT TO SCALE



DATE	11/12/07
BY	...
CHECKED BY	...
PROJECT NO.	...
SHEET NO.	...

METROBANK

0702

11/12/07

A.7

INTERIOR REMODELING OPERATIONS CENTER

16155 S.W. 117TH AVENUE, UNIT B3 MIAMI, FLORIDA

L.R.B. ARCHITECTURE

Florida Architectural Registration No. 10000
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