

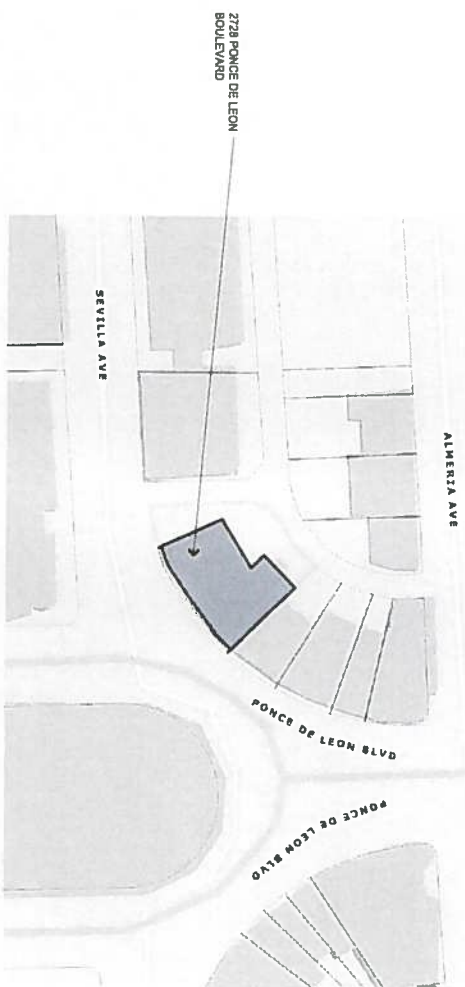
PROJECT

# 2728 Ponce de Leon Boulevard Restaurant Shell

2728 Ponce de Leon Boulevard  
Coral Gables, FL 33134

OWNER

**Sky Properties, Inc.**  
6345 SW 103 Street  
Miami, FL 33158



Location Map nts

LEGAL DESCRIPTION: LOTS 27 TO 31, BLOCK 19 OF CORAL GABLES 'CONCEPT' SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA  
FOLIO 03-4117-005-4200

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SEALSIGNATUREDATE



PERMIT SET  
ENCROACHMENT REVIEW

05.09.16  
08.03.16

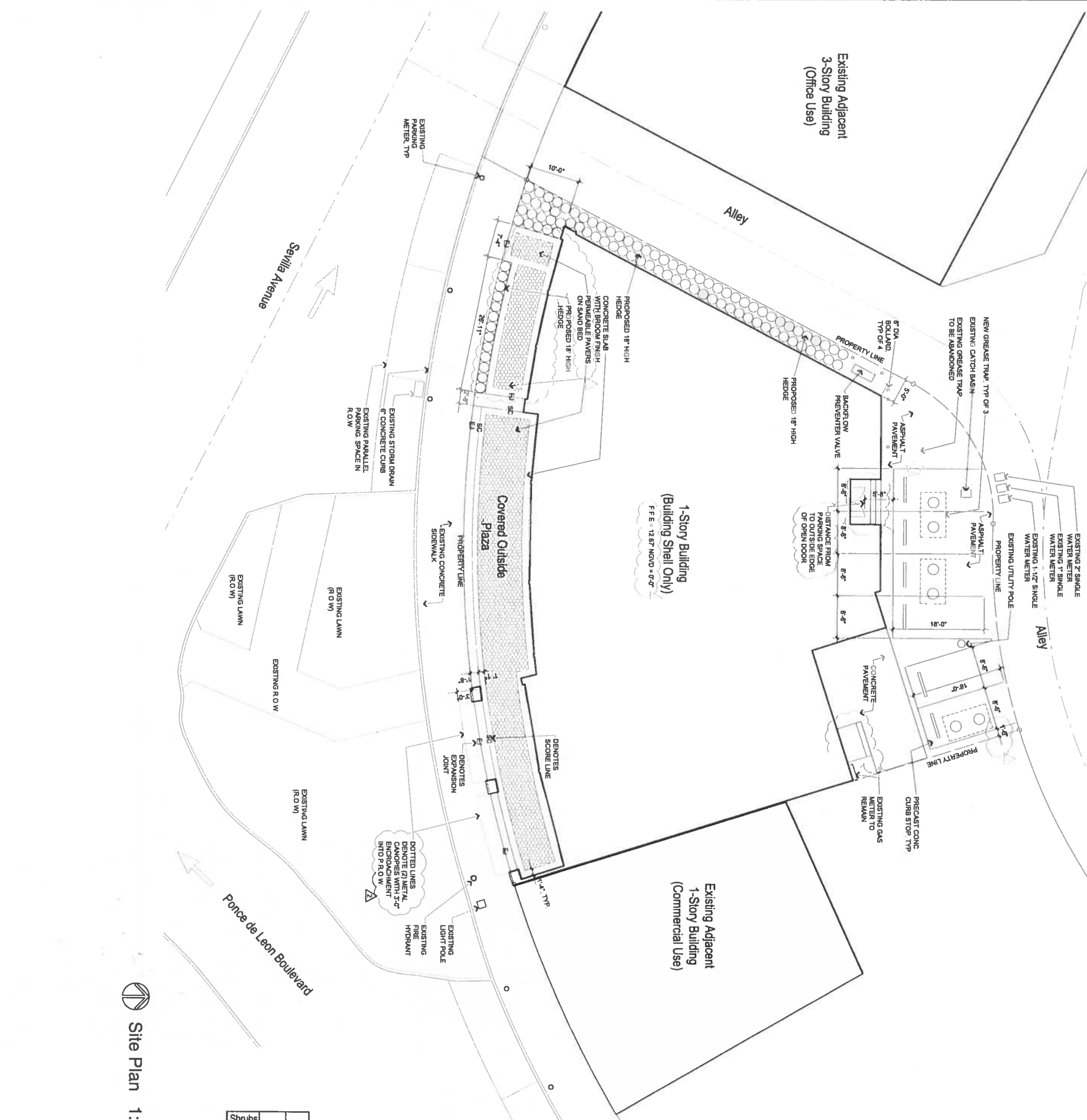
### Classification of Work

PER F.B.C.E. 2014, CHAPTER 4 THE WORK UNDER THIS PERMIT SHALL BE CLASSIFIED AS ALTERATION - LEVEL 3 CONSTRUCTION FOR EXISTING BUILDINGS AND ADDITIONS FOR NEW CONSTRUCTION.  
PER F.P.C. 5TH EDITION, 43.1.1 THE REHABILITATION WORK UNDER THIS PERMIT SHALL BE CLASSIFIED AS ALTERATION FOR NEW CONSTRUCTION.

### Scope of Work

THE SCOPE OF THIS PERMIT IS ALTERATIONS TO AN EXISTING BUILDING PARTIAL DEMOLITION AND NEW CONSTRUCTION TO BUILDING SHELL ONLY. THERE ARE NO TENANT IMPROVEMENTS.





Site Plan 1:10

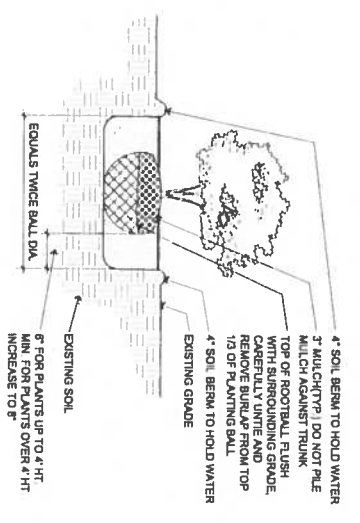
**Landscape Notes**

1. ALL MULCH TO BE ORGANIC WEED FREE.
2. INSTALL A MINIMUM 3 INCH LAYER OF MULCH UNDER AND AROUND ALL TREES AND SHRUBS. MULCH MUST NOT TOUCH TREE TRUNKS. MULCH SHALL BE VOID OF ARBENIC BYPRODUCTS.
3. INSTALL A MINIMUM 2 INCH LAYER OF MULCH UNDER AND AROUND ALL GROUND COVER.
4. ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II.
5. ALL LANDSCAPE MATERIAL SHALL BE WARRANTED FOR 1 YEAR FROM DATE OF FINAL INSPECTION.
6. ALL TREE TRIMMING SHALL BE IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS.
7. ALL WIRE BASKETS AND BURLAP SHALL BE REMOVED FROM THE TOP PORTION OF THE ROOT BALL, BE INSTALLED SO THAT THE TOP OF THE ROOT BALL REMAINS EVEN WITH THE SOIL GRADE AND CANNOT BE PLANTED DEEP.
8. PLANTING SOIL: A 50/50 MIX OF SILICA SAND AND FLORIDA SAWGRASS PEAT (MUCK) BLENDED BY VOLUME WITH 25% ALL GROW AVAILABLE FROM ATLAS PLANT AND SOIL CO. (561-722-0520).
9. FERTILIZER SHALL BE "PALM SPECIAL".
10. INSTALL A ROOT BARRIER AT ALL SIDEWALKS WHICH ARE WITHIN 15' OF ANY TREES.
11. ALL OWNERS OF THE LAND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING PURSUANT TO LDC SECTION 901.15-901.18.

**Landscape Irrigation Notes**

1. IRRIGATION SHALL BE PROVIDED BY AN AUTOMATIC SOURCE.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE REUSE WATER UTILIZING THE REQUIRED PUMP/PIE AND HEADS.
3. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE ON ALL PLANTINGS WITH 50% OVERLAP. A RAIN SWITCH-OFF (MOISTURE SENSOR DEVICE AND NO OVER-SHOCK ON SIDEWALKS AND BUILDINGS).

**1 Shrub Planting Details**



Landscape Schedule							
Symbol	New/Exist	Scientific / Common Name	Native	Caliper	Installed Height	Estimated Height	Estimated Qty
○	X	FICUS MACROCARPA / GREEN ISLAND FICUS	N	N/A	1'	1'	N/A
							96

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**2728 Ponce de Leon Boulevard Restaurant Shell**  
2728 Ponce de Leon Boulevard  
Coral Gables, Florida 33134

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OWNER  
6435 SW 100th Street  
Miami, FL 33156

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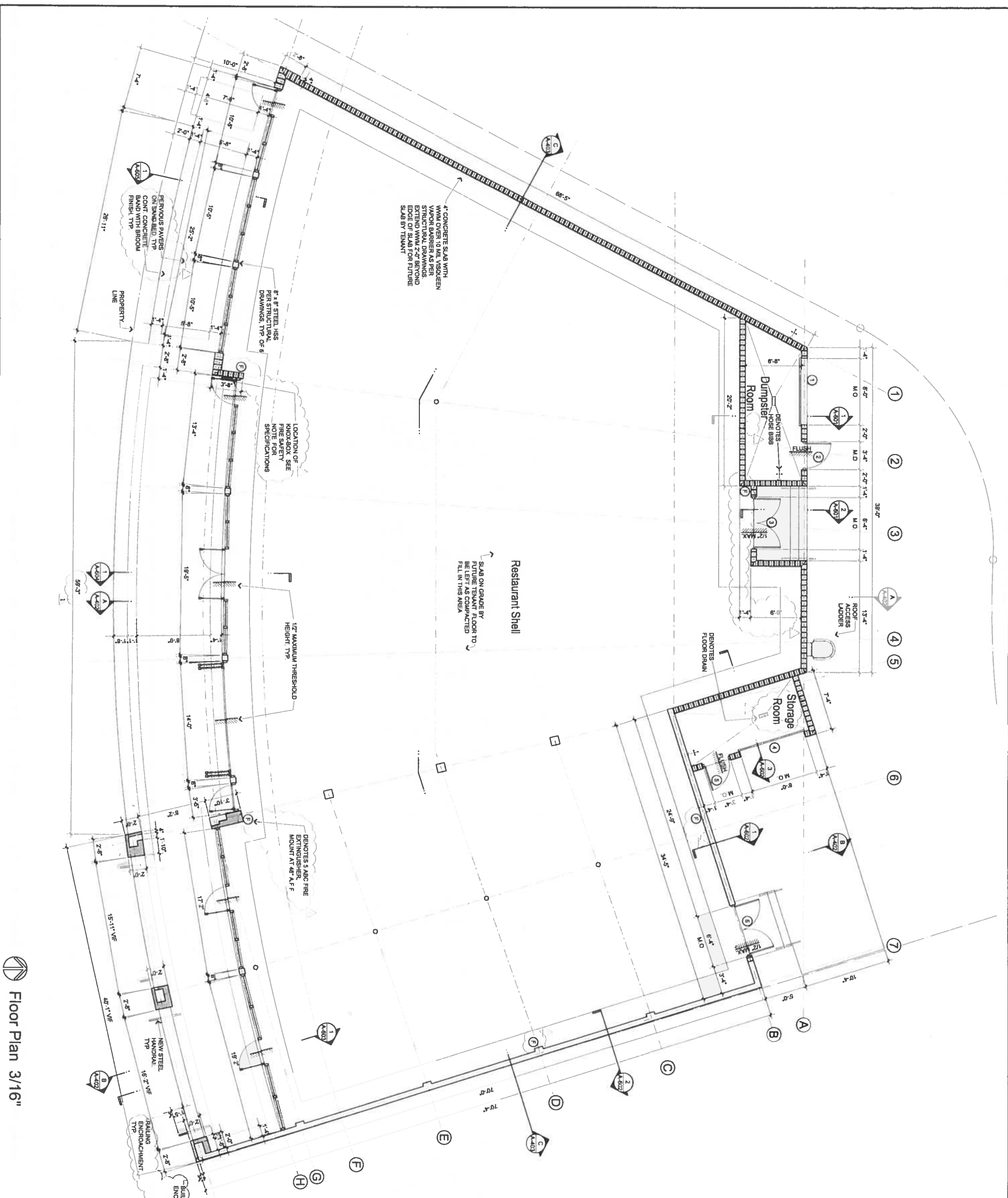
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**SEAL SIGNATURE DATE**  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
David O., Incorporated  
05/09/16

**PERMIT SET**  
REVISION  
ENCROACHMENT REVIEW  
DATE  
05/09/16  
06/13/16  
08/03/16

**PROJECT NO. 16001.00**  
**A-101**  
SHEET



Floor Plan 3/16"

<b>Legend</b>
NEW CBS WALL
EXISTING CONSTRUCTION
INDICATES OBJECT ABOVE
NEW DOOR

**Fire Safety Note**  
 RECESS MOUNTED ACCESS BOX WITH HINGED DOOR BY KNOX COMPANY, 3200 SERIES KNOX-BOX TO BE INSTALLED AT 72" AFF. MIN. WITH UL LISTED BOX AND LOCK. DO NOT HAVE A KNOX-COAT FINISH. DO NOT PAINT. COLOR: BLACK.

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**PROJECT**  
**2728 Ponce de Leon Boulevard Restaurant Shell**  
 2728 Ponce de Leon Boulevard  
 Coral Gables, Florida 33134

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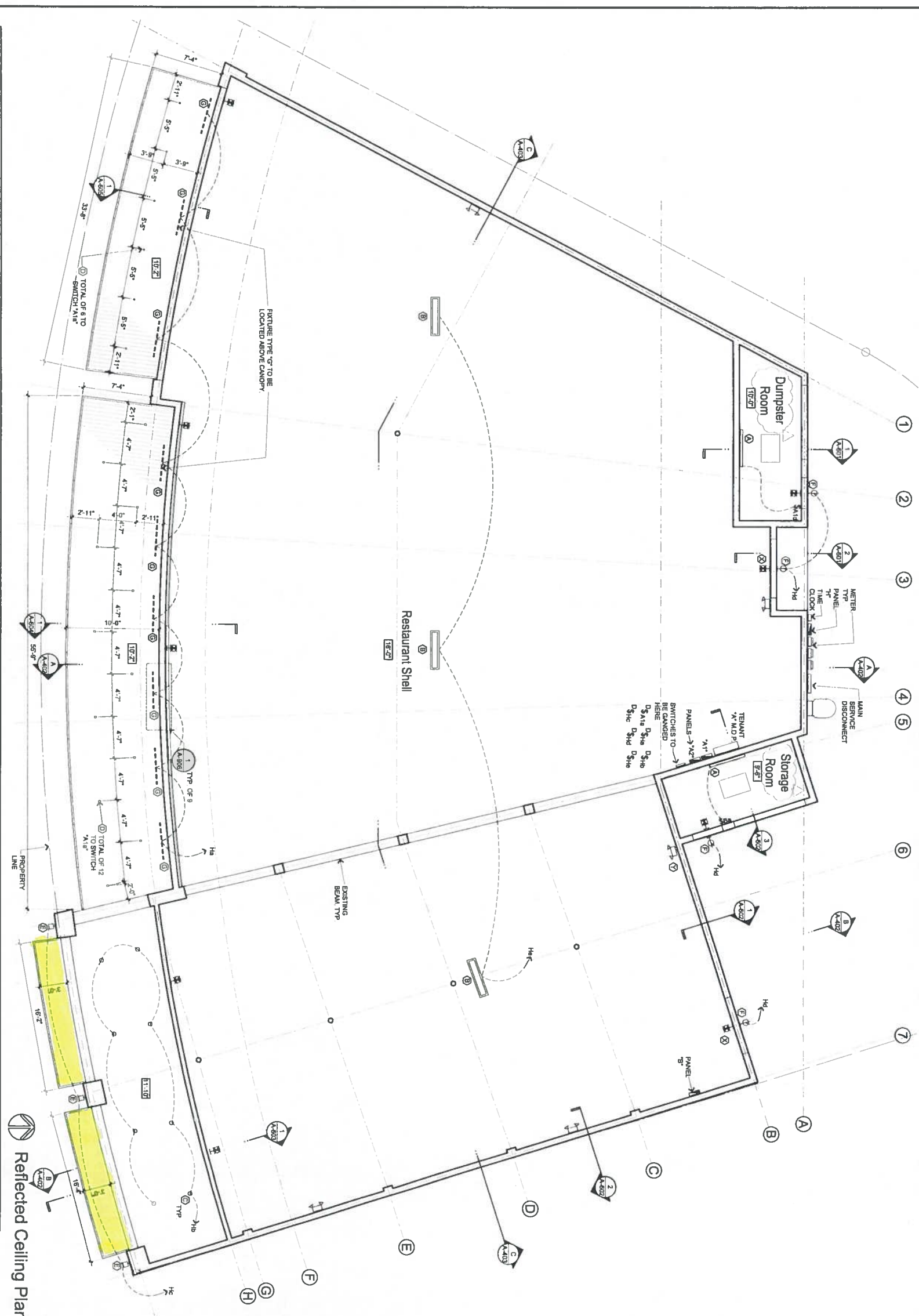
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**SEALED/REGISTERED/DATE**  
 STATE OF FLORIDA  
 REGISTERED ARCHITECT  
 BURTONHERSH  
 08/03/16

<b>PERMIT SET</b>	05.09.16
<b>REVISION</b>	06.13.16
<b>ENCROACHMENT REV EW</b>	08.03.16

**SHEET**  
**A-201**  
 PROJECT NO: 16001.00





Reflected Ceiling Plan 3/16"

SYMBOL	DESCRIPTION	MANUF	CATALOG NO	LAMP TYPE NO	WATTS/VOLTS	NOTES
A	4 FT LONG WALL MOUNTED FLUORESCENT LIGHT FIXTURE	HE WILLIAMS	AW-44-6296/WPC-DRY/LUV	LED 4800K	73 120	
B	4 FT LONG SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE	HE WILLIAMS	7E-4-2-32-EB/LUV	32W/7B	2 120	TEMPORARY LIGHTING
C	RECESSED ROUND LED DOWNLIGHT	ZAMBONI	D1 LUN10 7 30 2 C BK E (D)	LED 3000K	7 120	DIMMABLE CONNECT TO POWER VIA TIME-CLOCK
D	RECESSED ROUND LED DOWNLIGHT	ZAMBONI	D1 LUN1/2 SW 30 A 2 C BK E (D)	LED 3000K	9 120	DIMMABLE CONNECT TO POWER VIA TIME-CLOCK
E	EXTERIOR UPDOWN WALL SCENCE	VZ LIGHTING	QBU D P 1 VZ 20 83 35	LED 3500K	40 120	DIMMABLE CONNECT TO POWER VIA TIME-CLOCK

Light Fixture Schedule

NOTES:  
FOR PRICING ON SPECIFIED LIGHTING EQUIPMENT CONTACT PETER FARINAS AT 954-474-9888

**Legend**

- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- CONCEALED SPRINKLER PENDANT
- 3-WAY LIGHT SWITCH
- LOWER CASE LETTER DENOTES SWITCH LOCATION
- UPPER CASE LETTER DENOTES PANEL
- LIGHT SWITCH AS PER ELECTRICAL DRAWINGS
- DIMMABLE

**Reflected Ceiling Notes**

- DIMENSIONS OF FIXTURES, DEVICES, ETC ARE TO CENTERLINE OF FIXTURE UNLESS OTHERWISE NOTED. CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN U.O.N.
- CONTRACTOR TO COORDINATE LOCATIONS OF ALL CEILING ELEMENTS INCLUDING T1, AUDIO VISUAL AND MEP/FP DEVICES AND PROVIDE THE NECESSARY COORDINATION DRAWINGS FOR THE APPROVAL/PRIOR TO COMMENCEMENT OF THE WORK.

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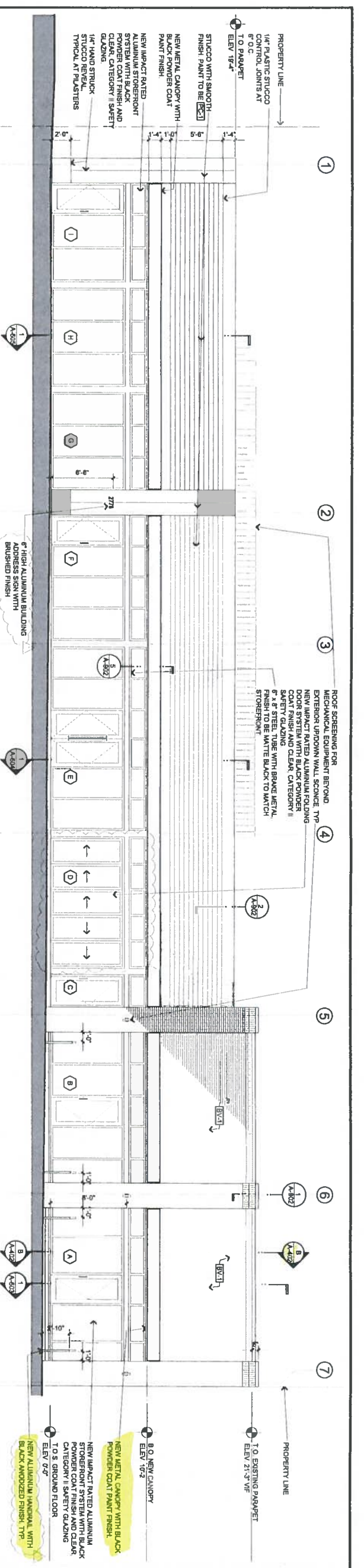
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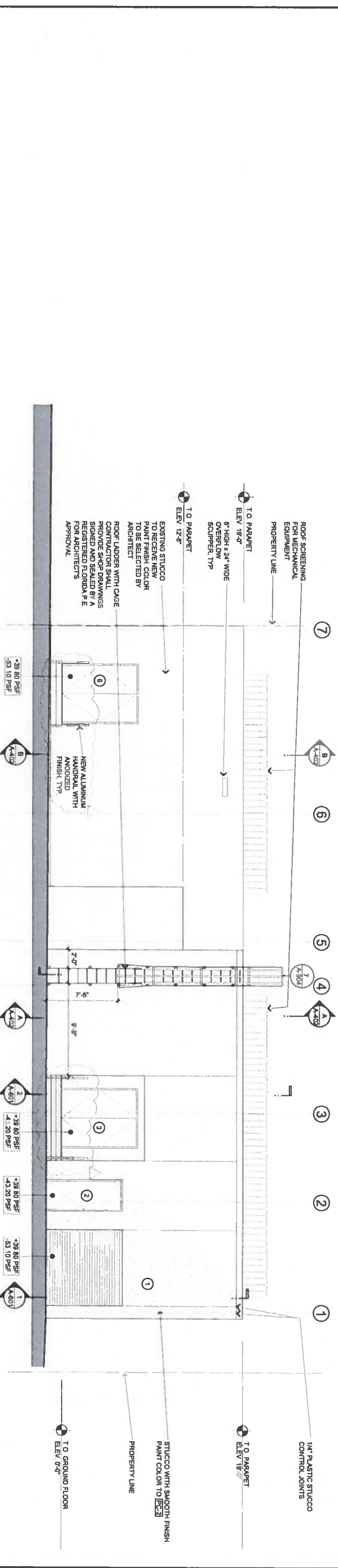
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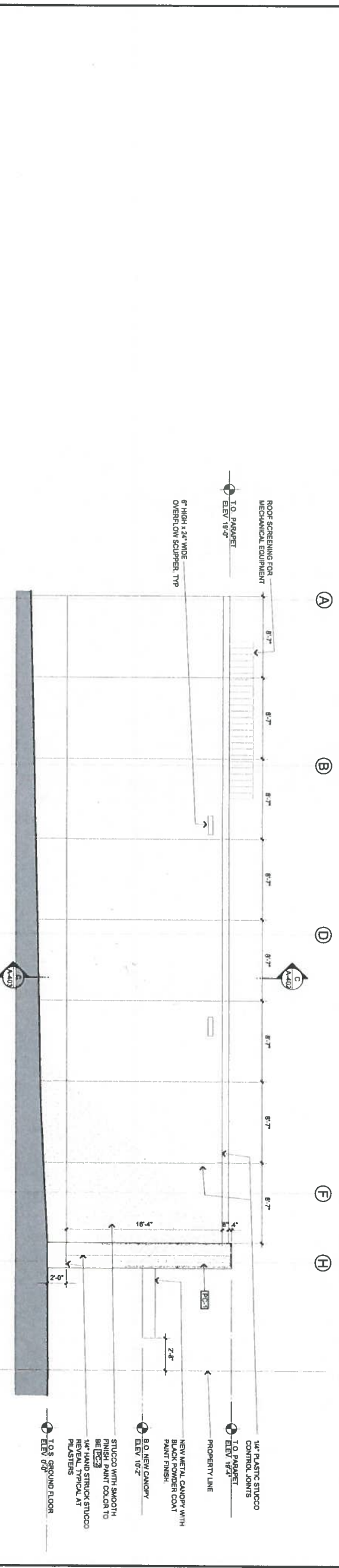
**PROJECT NO. 16001.00**  
SHEET  
**A-301**



Developed South Building Elevation 3/16"



Developed North (Alley) Building Elevation 3/16"



West (Alley) Building Elevation 3/16"

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Restaurant Shell  
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Coral Gables, Florida 33134

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ASB3717  
ASB7262  
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REVISION: 06.13.16  
ENFORCEMENT REVIEW: 08.03.16

**SHEET**  
A.401  
PROJECT NO. 16001.00





**PROJECT**  
 2728 Ponce de Leon Boulevard  
 Coral Gables, Florida 33134

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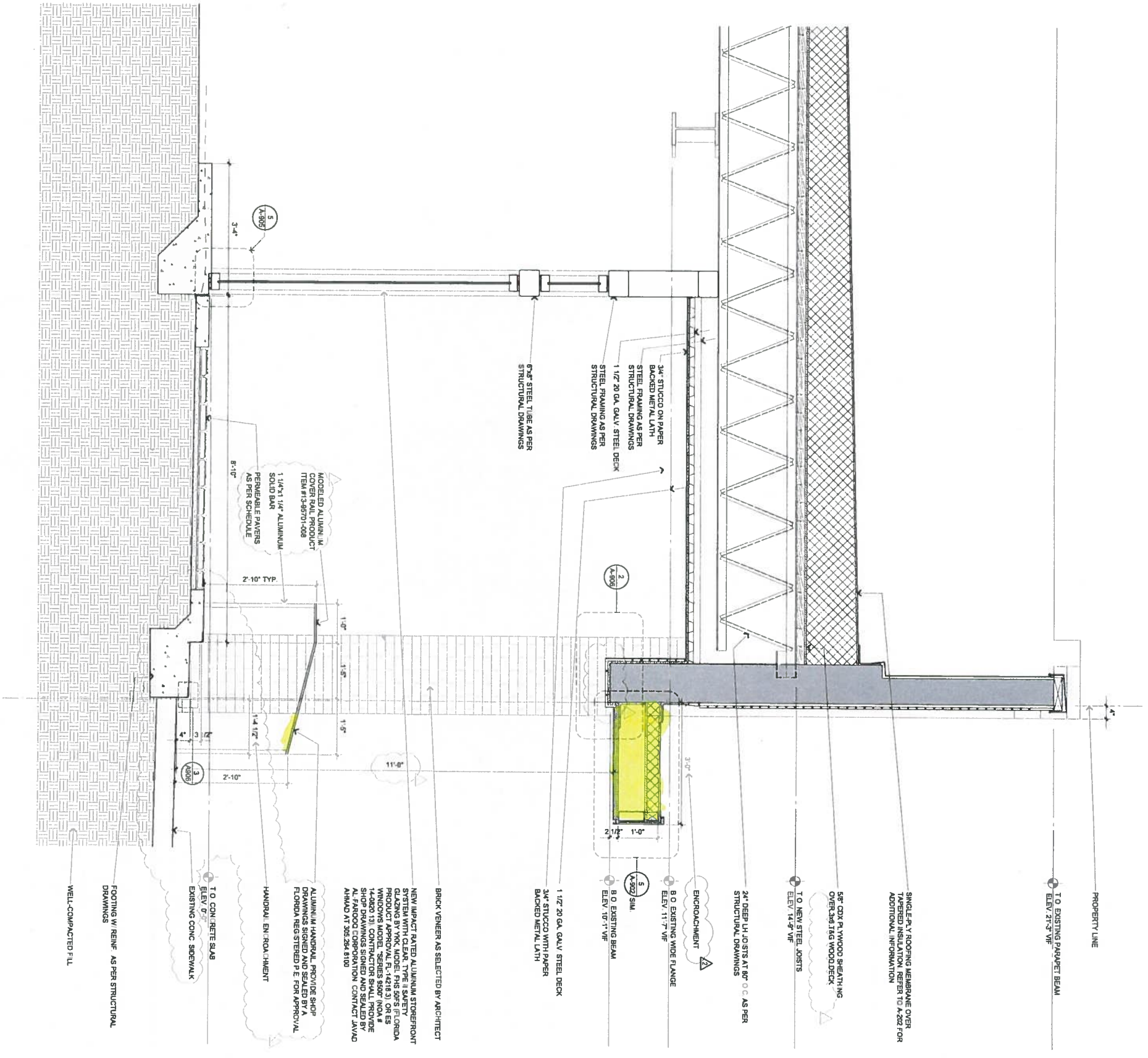
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 JOSE A. SERRANO, AIA  
 ABB940  
 ABB9717  
 ABB7382  
 DATE: 08.09.16  
 REVISION: 06.13.16  
 ENFORCEMENT REVIEW: 08.03.16

**DISTRIBUTION**  
 PERMIT SET: 08.09.16  
 REVISION: 06.13.16  
 ENFORCEMENT REVIEW: 08.03.16

**SHEET**  
**A-603**  
 PROJECT NO. 16001.00



1 Wall Section 3/4"