2728 Ponce de Leon Boulevard Restaurant Shell

2728 Ponce de Leon Boulevard Coral Gables, FL 33134

Skyy Properties, Inc. 8345 SW 100 Street
Marni, FL 33158

2728 PONCE DE LEON BOULEVARD SEVILLA AVE ALMERIA AVE Location Map nts

LEGAL DESCRIPTION: LOTS 27 TO 31, BLOCK 15 OF CORAL GABLES "CRAFTS" SECTION, ACCORDING TO THE PLAY THEREOF AS RECORDED IN PLAY BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORIDA

4.10

FOLIO 03-4117-005-4200

C'VIL ENGINEER

Camero & Associates, Inc.

Jorge L Cometo, PE
1305 665 7602
130 Minish Hesh, P.A.
1400 SW 50 Ter #204
1 305 665 7602
130 Minish Mile, Surb 200
1 305 567 9325
1 Registration: 0A4275
1 Registration: 0A4275
1 Registration: 0A4275

burton nersh United Engineering, Inc.

United Engineering, Inc.

P&G Engineering Design

Group, Corp.

Juan J Fuentes, P.E., S.E.

JYONG S Date Hwy, Sta. 880 T 786 347 5250

Mami, FL 33174

FL Registration CA29691

FL Registration CA296977

FL Registration CA296977

MEP Engineering

STRUCTURAL ENGINEER

Classification of Work

PER F F P C 5TH EDITION 43 1 1 THE REHABILITATION WORK UNDER THIS PERMIT SHALL BE CLASSIFIED AS RECONSTRUCTION FOR THE ENGINE BUILDING, AND ADDITION FOR NEW CONSTRUCTION PERA P.B. C.E. 20:4. CHAPTER 4 THE WORK LINDER THIS PERMIT SHALL BE CLASSIFIED AS ALTERATION - LEVEL 3 FOR EXISTING BUILDING, AND ADDITIONS FOR NEW CONSTRUCTION.

Scope of Work

PROJECT NO 16001.00

PERMIT SET ENCROACHMENT REVIEW

Abbreviations BOVE FNISHED FLOOR JR CONDITIONING LUMINUM RCHITECT(URAL) SPHALT VENUE

ATTOM OF BEAM
STOM OF CEILING
STOM OF SOFFIT
SILDING
BUNIET
ELLING
LEAN OUT
ONCRETE
ONCRETE BIC FOOT (FEET) BIC YARD MENSION WING HONG FOUNTAIN

ECTRIC(AL)
FICTRIC WATER COOLER LNIOFNO

NI WATER LEADER
FRIGERATOR
ETURN AR
FRIECTED CEILING PLAN
GHT OF WAY
GHT OF WAY SSURE TREATED
NDS PER SQUARE FOOT
NDS PER SQUARE INCH LAMINATE DIAMETER

SUSPENDED
ELEPHONE
TELEPHONE
TELEPHONE
TELEPHONE
TELEPHONE
TELEPHONE
TO FREM
THRESHOUD
TO HOUSE AND GROOVE
TO POF BEAM
TYPICAL
WHITH COMPOSITION TILE
WHITH HEATER
WHITH WITHOUT
WHOOD
WITH
WHOOD GH OPENING

General Notes and Conditions

- ALL WORK MUST COMPLY WITH LOCAL CODES AND ORDINANCES ADAPTED BY THE AUTHORITIES HAVING JURISDICTION (AHJ) INCLUDING BUT NOT LIMITED TO THE STATE OF FLOREDA, MAMI-DADE COUNTY AND CITY OF CORAL GABLES

R HANDLING UNIT R CONDENSING UNIT DARD

- PROR TO SUBMITING BIDS FOR THE WORK, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE CONDITIONS EXISTING AT THE SITE. PROPER TO SUBMITTING BIDS FOR THE WORK, THE CONTRACTOR SHALL REPIEW THE CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AND REQUEST ADDITIONAL INFORMATION FROM THE ACCHITECT AS RECESSARY FOR THE CONTRACTION TO FILLY UNDERSTAND THE CHARACTER, WAITURE AND REQUIREDMENTS FOR FLIRAVISHING AND INSTALLING THE WORK. YALING THE WORK.

 THE SUBMISSION OF A BID TO THE OWNER FOR THE WORK SHALL BE ACKNOWLEDGEMENT THAT THE CONTRACTOR HAS VISITED THE PROJECT STEE, AND HAS COMPLIED WITH THE AFOREMENTONED REQUIREMENTS AND PROCEDURES.
- CONTRACTOR SHALL INSTALL ALL WORK PURSUANT TO THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, THE AHJ AND THE FAIR COD TOACTOR BHALL PROVIDE FOR ALL APPROVALS AND TESTS INFED BY THE ANDLORD ETHER DIRECTLY OR THROUGH LODING BY THE TOACHMICK.

 LIDING BY THE THE THROUGH LODING BY THROUGH HOUSE OF THROUGH LODING BY THROUGH LODING BY THROUGH AND SMOKE TROUGH LODINGLITHING THE ALACM, FRE PROTECTION AND SMOKE TROL CONSULTANTS.
- S THE COMPRACTOR SHALL CAREFULLY REVIEW AND CHECK THE COMPRACT DO COMMENTS WITH THE SHEED US AND THE ACTUAL APPRICAL CONDITIONS AT THE SITE. PRIOR TO COMMENCEMENT OF THE WORK THE COMPRACTOR SHALL MOTHEN THE ARCHITECT IN WRITING OF ANY DIFFERENCES, COMPLICTS IS REVIEWED THE COMPRACT DOCUMENTS AND THE EXISTING SITE CONDITIONS INCLUDING BUT NOT LIMITED TO DIMENSIONS, LOCATIONS, SIZES, INVERTIS, PIPES, DUCTING, WIRES, CONDUITS, CAPACITIES, DUSTING MET SYSTEMS, DIECCHANICAL, ELECTRICAL, EVALUBRING FIRE ALARM AND THE PROTECT SHE STRUCTURAL AND ENCLOSURE ELEMENTS, AS WELL AS UTILITIES EXISTING AT THE PROTECT SHE
- AUTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIGHT TO
 NUCLEARY OF PARTITION LAYOUT AND SHALL INFORM THE
 ECT OF MAY DISCREPANCY WITH THE DRAWINGS BEFORE
 EDING WITH WORK BY THE CONTRACTOR SHALL BE
 DAS ACCEPTANCE OF THE CONTRACT DOCUMENTS BEING
 NO CORRECT AND SHALL NOT MAKE REQUESTS FOR A
 E OF CONTRACT SUM OR CONTRACT THE DUE CONFLICTS,
 ICONDITIONS NOT CONCRED, DIMENSIONS, CLEARANCES,
 ONS OR LACK OF DEFINITION.
- THESE DRAININGS ANDAR STELEPICATIONS DO NOT SHOW EVERY DETAIL OF THE WORK. THE CONTRACTION SHALL FLANKISH AND NETFALL ALL OF THE WORK. THE COPENATIVE AS TSTEMS FAINT-DINING AS INTENDED THESE STEEMS SHALL INCLIDE ALL ASSOCIATED HARDWARE.
 ACCESSIONIES AND ONTTROLS INCESSION FOR AN DEPARMATE PRINCIPIONING AS TOTAL WITHOUT A REQUEST FOR ADJUSTMENT TO CONTRACT SHAM OR TIME.

FOOT (FEET)

- TION OF THE DRAWINGS, SPECIFICATIONS AND OTHER POPULATIONS:

 1 VARIANCES OR DISCREPANCIES OCCUR IN THE DRAWI ICATIONS, AND OTHER CONTRACT DOCUMENTS WITHIN AND THE PROPERTY WITHIN THE PRO
- EIRE L'ABAUNICES ON DISCREPANCIES OCCUR IN THE DRAWNIGS ECRIPACTIONS, AND OTHER DOWNLESS OCCUR IN THE DRAWNIGS ECRIPACTIONS, AND OTHER DOWNLESS WITH A SECTIONAL OF A PROGRESS OF A SECTIONAL OF A SECTIONAL
- ALL DETAILS, SECTIONS, PLANS, DIAGRAMS AND OTHER GRAPHIC AND INFORMATION SHOWN IN THE DRAWNESS ARE TYPICAL UNLESS OTHERWISE INDICATED AND SHALL BE CONSTRUED TO APPLY TO ANY AND ALL SIMILAR CONDITIONS ELSEWHERE IN THE PROJECT
- DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL KEEP AND MAINTAIN A RED MARKED SET OF ASAULT DRAWINGS TO BE SUBMITED FROM TIME TO TIME ITO THE ARCHITECT TO UPDATE THE DOCUMENTS. THE COMPRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY AND SIMILAR RELEASES WHICH PERMIT THE OWNERS FULL AND UNRESTRICTED USE OF THE AREAS CLAIMED "SUBSTANTIALLY COMPLETE."
- THE CONTRACTOR SHALL DELIVER MAINTENANCE STOCKS OF MATERIALS WHERE SPECIFED MAID AS EQULOWS

 A ENTERIOR REPROVOUS PAVERS 100 SQ FT (CHECK WITH FINISH SELECTION)
- THE CONTRACTOR SHALL MAKE FINAL CHANGE OF LOCK CYLINDERS OR RE-KEY AND COORDINATE THIS PROCESS WITH THE OWNER'S
- THE CONTRACTOR SHALL COMPLETE STARTUP OF ALL SYSTEMS AND INSTRUCT OWNER'S IN PROPER OPERATION AND ROUTINE MAINTENANCE OF SYSTEMS AND EQUIPMENT.
- WREAT THE CONTRACTOR RELIEVES THE WORK IS SUBSTANTALLY
 COMPLETE IT SHALL REQUEST AND MISPECTION FROM THE ARCHITECT TO
 EXPRIPY THE WORK AS SUBSTANTAL COMPLETION FROM THE MORPHETON
 A. THE REQUESTS OF THE EIGHT THAT COMPLETION FORTH ALL THE
 WORK REMAINS OF THE TO COMPLETION ANDORRADISTRACTION
 WORK FOR COMPLANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROVIDE FOR ALL APPROVALS AND TESTS REQUIRED BY AHJ THE LANDLORD EITHER DIRECTLY OR THROUGH ITS CONSULTANTS.
- CONTRACTOR SHALL PROVIDE ELEVATION CERTIFICATION AT END OF JOB

NO MATERIALS CONTAINING MORE THAN 1% ASSESTED SHALL BE UTILIZED IN THE PROJECT

Installation of the Work

General Symbol Legend

Sheet List

NOTES AND STANDARDS

Burton Hersh, P.A.
130 Miracle Mile, Suite 200 T 305 446 4877
Coral Gables, FL 33134 T 305 567 9325
FL Registration: AA26001651

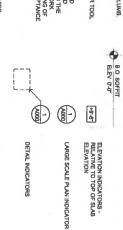
burtonhersh

PAVING AND DRAINAGE PLAN

- ALL WORK SMALL BE INSTALLED AND ARRANGED TO OBTAIN THE BEST VISUAL EFFECT, ALL COMPONENTS SMALL BE INSTALLED TRUE, PLUMB SOLUME AND IN-LINE WITH RELATED OR ASSOCIATED ELEMENTS, OPENINGS AND PLANES.
- WORK SHALL BE FINISHED SMOOTH AND FREE FROM MACHINE OR TOOL MARKS.
- THE CONTRACTION SHALL EXAMINE SUBSTRATES SUPPORTS, AND CONDITIONS NUSSE HANCH THIS WORK IS TO BE PERFORMED AND NOTIFY ARCHITECT IN WRITING OF COMMITTIONS OF ETRIMBUTIAL TO THE PROPER COMPLETION OF THE WORK ON HOT PROCEED WITH WORK WITH. UNBANTISK-AFTORY COMMITTIONS ARE CORRECTED BECKMAN OF MISTALLY THORY COMMITTIONS ARE CORRECTED BECKMAN OF WITH LINESTITUTION WORK SHALL INDICATE THE CONTRACTIOR'S ACCEPTANCE OF SUBSTRATES AND CONDITIONS.

Architectural General Notes ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED

- ALL DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROPRIATE DIELECTRIC MATERIAL
- CONTRACTOR TO PROVIDE ARCHITECT WITH SAMPLES OF ALL FINISHES AND PRODUCTS TO BE INCORPORATED INTO THE WORK.





BUILDING SECTION INDICATOR



DOOR INDICATOR



WINDOW / STOREFRONT INDICATOR



GRID INDICATOR

REVISION INDICATOR

United Engineering, Inc.
Juan J. Fuentes, P.E., S.E.
9700 S Daid Hwy. Ste. 880 T 786 347 5250
Minn., FL 33156
FL Registration: CA29691

Jorge L. Camero, P. E. 7400 SW 50 Terr # 204 Miami, FL 33155 FL Registration CA4275

Camero & Associates, Inc

Skyy Properties, Inc. 6435 SW 100th Street Miami, FL 33156

Restaurant Shell

2728 Ponce de Leon Boulevard Coral Gables, Florida 33134

Leon Boulevard

2728 Ponce de

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Θ

ACCESSIBLE SYMBO

PROPERTY LINE

PLANTING DETAILS AND NOTES
LIGHTING PLAN

2 2

IRRIGATION NOTES AND DETAILS

P O BOX 331615
Coconut Grove, FL 33233
FL Registration, CA####

David O., Incorporated

LANDSCAPE ARCHITECT

SEAL/SIGNATURE/DATE

LANCO CO. LANCO

Group, Corp.
Lus 0, Pera, P.E
21 SW 102 Ct
Miam, FL 33174
FL Registration: CA29977

P&G Engineering Design

LANTING PLAN

A/N	NA	BEARING WALLS, INTERIOR
N	2	BEARING WALLS, EXTERIOR (STRUCTURAL MEMBERS)
0	0	PRIMARY STRUCTURAL FRAME
PROVI	REQUIRED PROVID	BUILDING ELEMENT
	TYPE V-B	
E 601	ON (FBC), TABL	BUILDING CODE: FLORIDA BUILDING CODE, FIFTH (2014) EDITION (FBC), TABLE 601
		APPLICABLE CODES
	(i)	Fire Resistance Rating Requirements

DOR CONSTRUCTION AND SECONDARY MBERS

0

3 3

0

APPLICABLE CODES: BUILDING CODE: FIFTH (2014) EDITION (FBC), TABLE 602 TYPE V-B, OCCUPANCY A FIRE SEPARATION DISTANCE ** (FEET) **C S = X * (10	N/A	0	x > 30
BLE CODES: INIG CODE: FICH (2014) EDITH ARATION DISTANCE = x (FEET)	N	0	20 < x < 30
BLE CODES: ING CODE: FIDRIDA BUILDING CODE, FIFTH (2014) EDITH ARATTON DISTANCE = x (FEET)	2	0	10 < x < 20
CODE, FIFTH (2014) EDITH	22	-	5 <x<10< td=""></x<10<>
CODE, FIFTH (2014) EDITH	2	-	K < 51
LORIDA BUILDING CODE, FIFTH (2014) EDITH	PROVIDED		FIRE SEPARATION DISTANCE = x (FEET)
APPLICABLE CODES: BUILDING CODE: FLORIDA BUILDING CODE, FIFTH (2014) EDITION (FBC), TABLE 802	CUPANCY A	TYPE V-B, OC	
	NE 602	ION (FBC), TAB	APPLICABLE CODES: BUILDING CODE: FLORIDA BUILDING CODE, FIFTH (2014) EDIT
	terior	ts for Ex	Fire Resistance Rating Requirements for Exterior

BUILDING FLOOR AREA

POINT OF BEGINNING OR POINT WALL SECTION INDICATOR ELECTRICAL E-0 NOTES, SCHEDULES AND SYMBO E-10 ELECTRICAL STE PLAN E-20 ELECTRICAL ROOF PLAN E-21 ELECTRICAL ROOF PLAN D-101 DEMOLITION PLAN A-101 SITE GRADING PLAN A-102 SITE GRADING PLAN A-102 SONING AVALYSIS A-104 SITE DETAILS A-201 FLOOR PLAN A-202 ROOP PLAN A-202 ROOP PLAN A-202 ROOP PLAN A-203 BUILDING BLEVATIONS A-403 BUILDING BLEVATIONS A-403 BUILDING BLEVATIONS A-403 BUILDING BLEVATIONS STRUCTURAL S-100 STRUCTURAL NOTES S-107 WIND LOAD PRESSURES S-102 WIND PRESSURE DIAGRAM S-200 FOUNDATION AND FLOOR PLAN S-201 ROOF FRAMING PLAN S-200 SCHEDULES P40 GENERAL NOTES AND DETAILS P41 GENERAL NOTES AND DETAILS P40 PLUMBING SITE PLAN P40 WASTE WATER PLAN A-1.0 HYAC GENERAL NOTES & SCHED A-1.2 HYAC GENERAL DETAILS A-1.3 HYAC GENERAL DETAILS A-1.4 HYAC GENERAL DETAILS ARCHITECTURAL D-101 DEMOLITION PLAN 0.0 FIRE ALARM NOTES AND SYMB 1.0 FIRE PROTECTION SCHEDULES DULES NOTES AND DETAILS P-3.0 DOMESTIC WATER PLAN P-4.0 PLUMBING ROOF PLAN P-6.0 PLUMBING WATER & SANTIARY RISERS P-6.0 PLUMBING STORM WATER RISER A-903 ROOF DETAILS A-904 ROOF DETAILS A-905 STOREFRONT DETAILS A-906 BUILDING DETAILS A-801 WALL SECTIONS A-802 WALL SECTIONS A-804 WALL SECTION A-805 WALL SECTION A-907 SCHEDULES AND DETAILS A-908 BUILDING DETAILS S-400 STRUCTURAL DETAILS S-401 STRUCTURAL DETAILS S-600 STRUCTURAL DETAILS S-601 STRUCTURAL DETAILS S-602 STRUCTURAL DETAILS M-1.5 HVAC THERMAL ZONES PLAN M-2.0 MECHANICAL FLOOR PLAN M-3.0 MECHANICAL ROOF PLAN ELECTRICAL LIGHTING PLAN ELECTRICAL PANEL DIAGRAMS ELECTRICAL RISER DIAGRAM

Zoning Data	
APPLICABLE CODES ZONING CODE: CITY OF CORA	CITY OF CORAL GABLES ZONING CODE
CITY	CITY OF CORAL GABLES
PROPERTY ADDRESS	2728 PONCE DE LEON BOULEVARD
PROPERTY OWNER:	SKYY PROPERTIES, INC 8435 SW 100 STREET MIVMI, FL 33156
PROPERTY LEGAL DESCRIPTION:	LOTS 27 TO 31, BLOCK 15 OF COPAL GABLES "CRAFTS" SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	03-4117-005-4200
ZONING DESIGNATION	C - COMMERCIAL
NET LOT AREA:	10,700 SQ. FT.
Building Data	
APPLICABLE CODES BUILDING CODE FLORIDA BUILD FIRE CODE: FLORIDA FIRE ACCESSIBILITY FLORIDA ACCE	PLICABLE CODES PLICABLE CODES PLICABLE CODE FLORIDA BUILDING CODE, FIFTH (2014) EDITION (FBC) FREE CODE FLORIDA FIRE PRECENTION CODE, FIFTH (2014) EDITION (FFPC) ACCESSIBILITY FLORIDA ACCESSIBILITY CODE, FIFTH (2014) EDITION
CONSTRUCTION TYPE:	P-V
SPRINICER:	SPRINKLERED
FIRE DISTRICT:	CITY OF CORAL GABLES
BUILDING HEIGHT:	21:3" LOW-RISE
NUMBER OF STORIES)

PERMIT SET

A REVISION

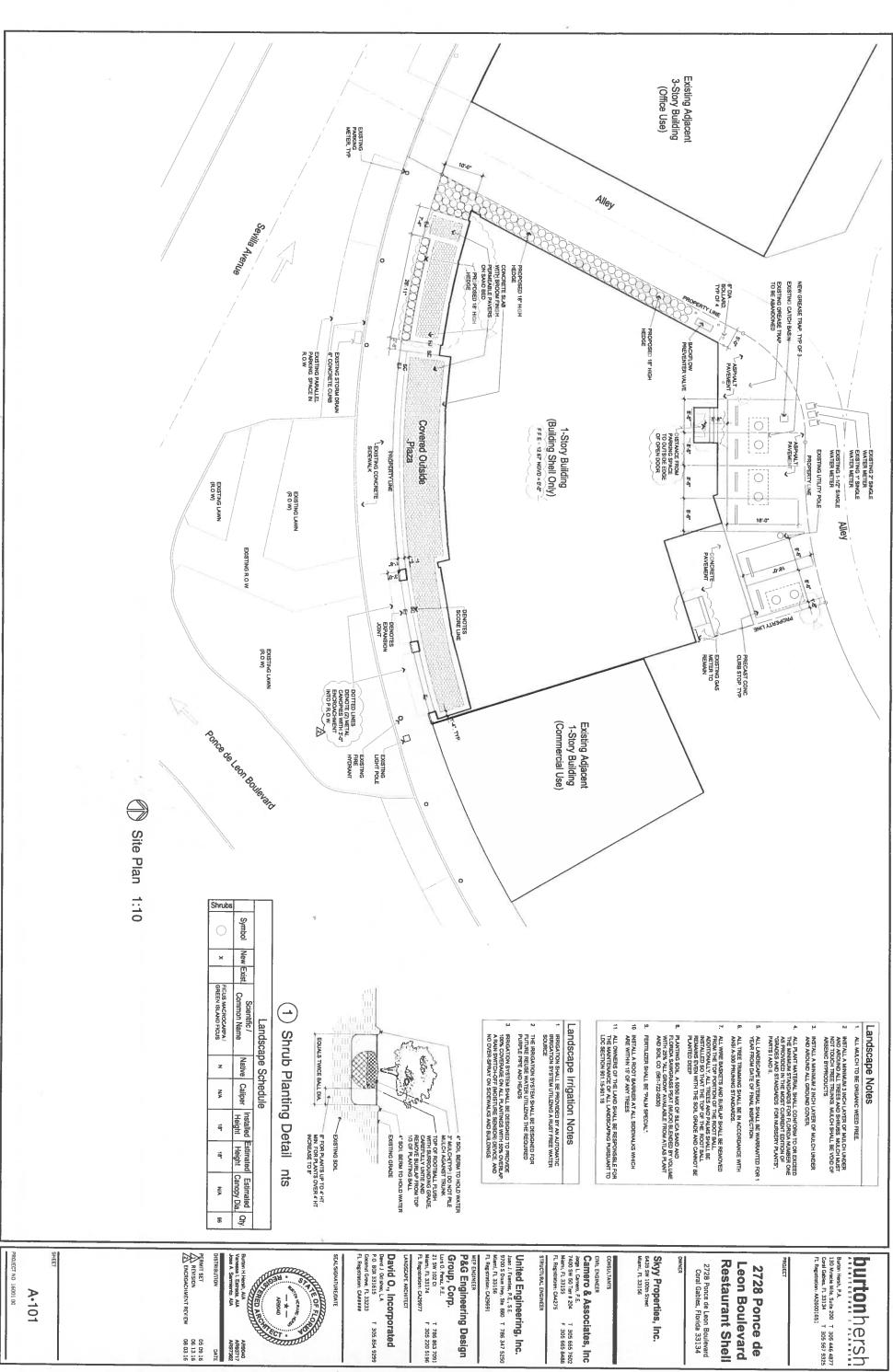
2 ENCROACHMENT REVIEW

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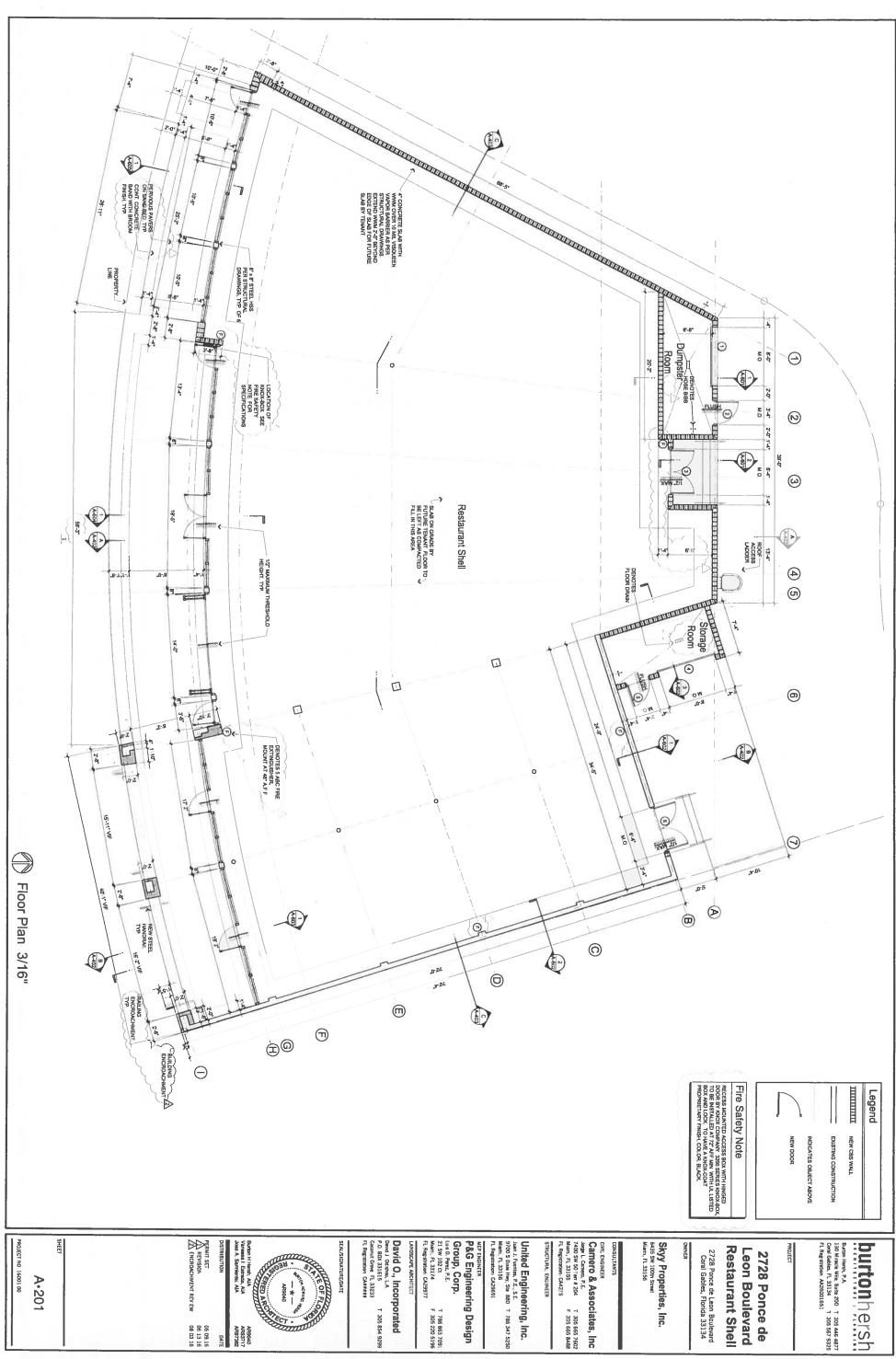
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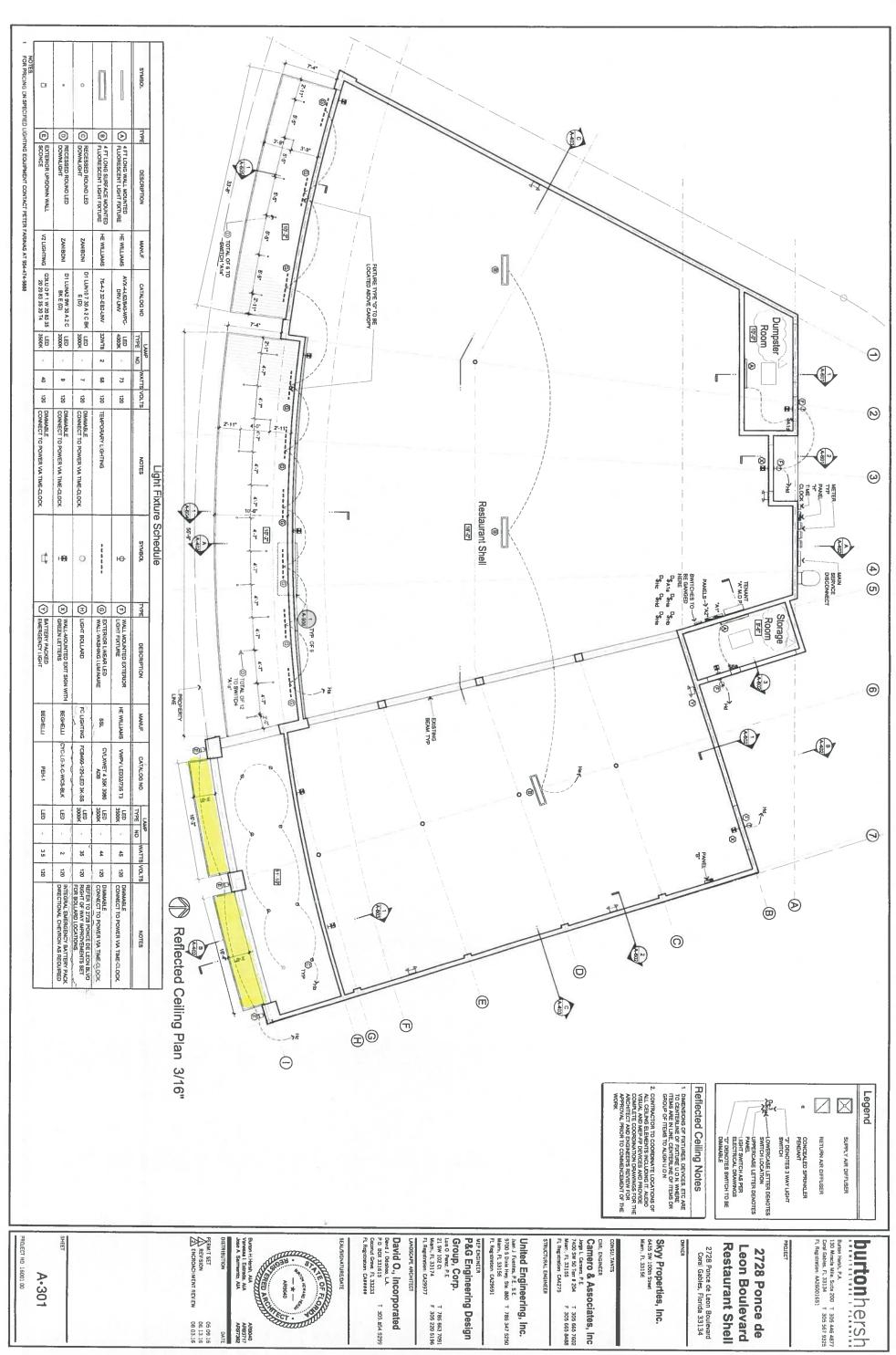
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