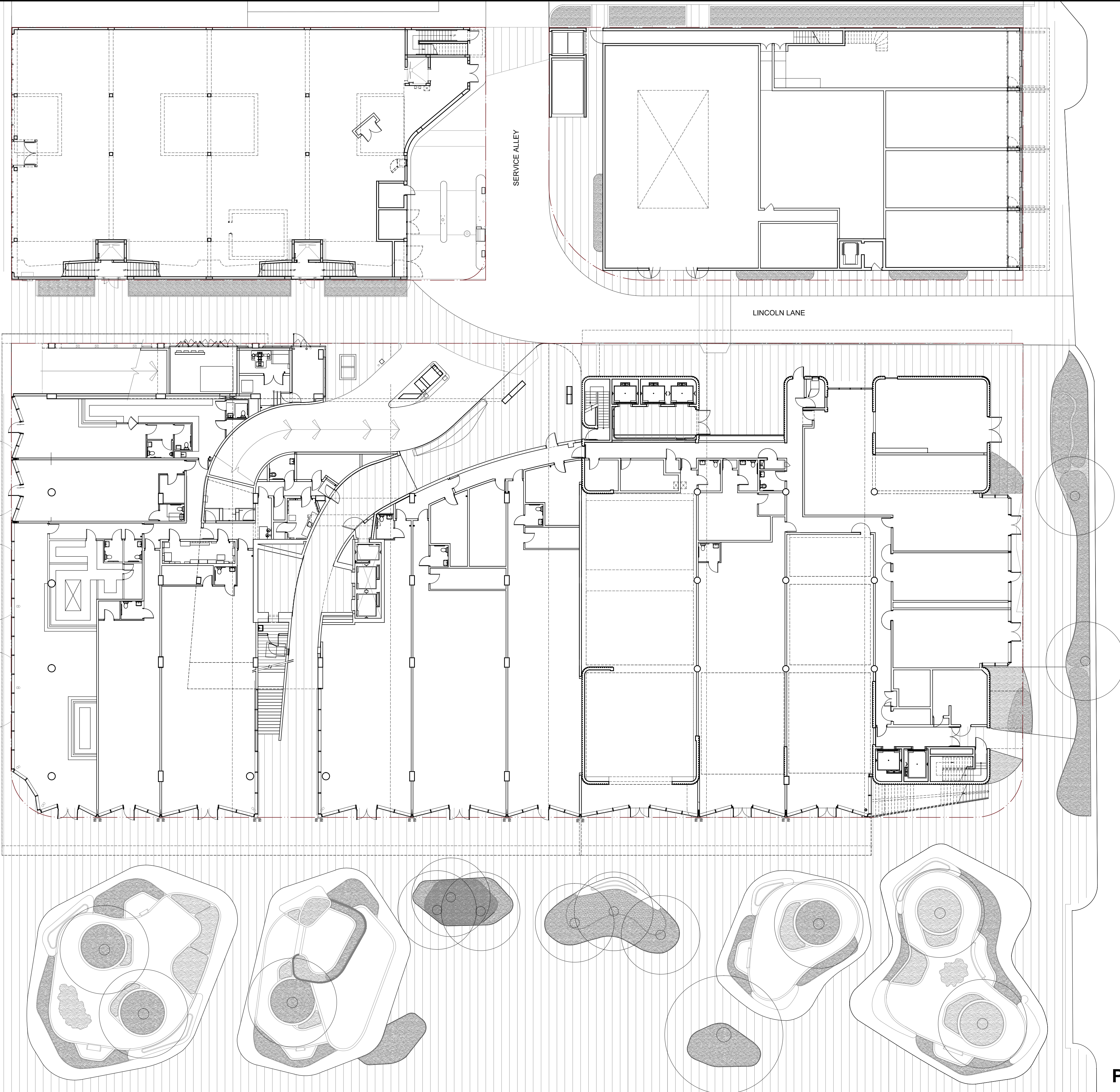


DESIGN INTENT DOCUMENT ONLY.
STRUCTURAL COORDINATION & SLAB THICKNESSES
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 SITE PLAN
Scale: 1/16" = 1'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

CLIENT
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1111 LINCOLN ROAD, SUITE 760
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T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT
HERZOG & DE MEURON
RHEINSCHANZE 6
4056 BASEL, SWITZERLAND
T 011.41.61.385.5757 / F +.385.5758

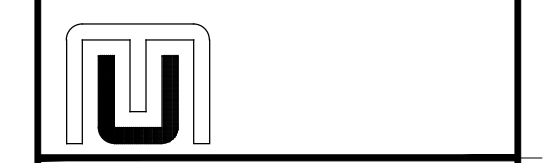
CIVIL ENGINEERS
KIMLEY-HORN & ASSC.
1691 MICHIGAN AVE., STE. 400
MIAMI BEACH, FL 33139
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS
OPTIMUS
7850 NW 146 Street, Suite 305
Miami Lakes, FL 33016
T 305.512.5860
F 305.512.5861

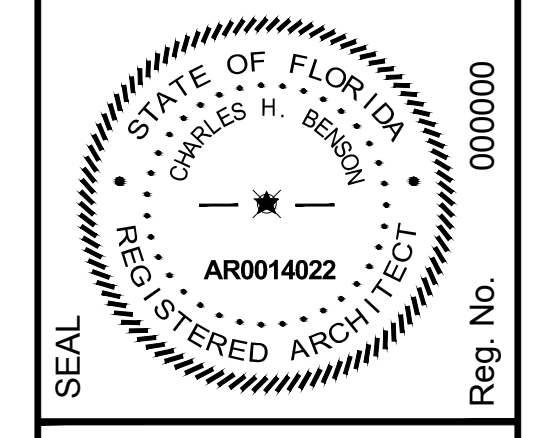
M/E/P ENGINEERS

LANDSCAPE ARCHITECT
RAYMOND JUNGLES, INC
242 SW 5th STREET
MIAMI, FLORIDA 33130
T 305.858.6777 / F 305.856.0742

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOC.
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MIAMI BEACH, FLORIDA 33139
T 305.532.6161 F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



PROJECT
1111
1666 LENOX AVE.
MIAMI BEACH, FLORIDA



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DESIGN DEVELOPMENT
Revised:

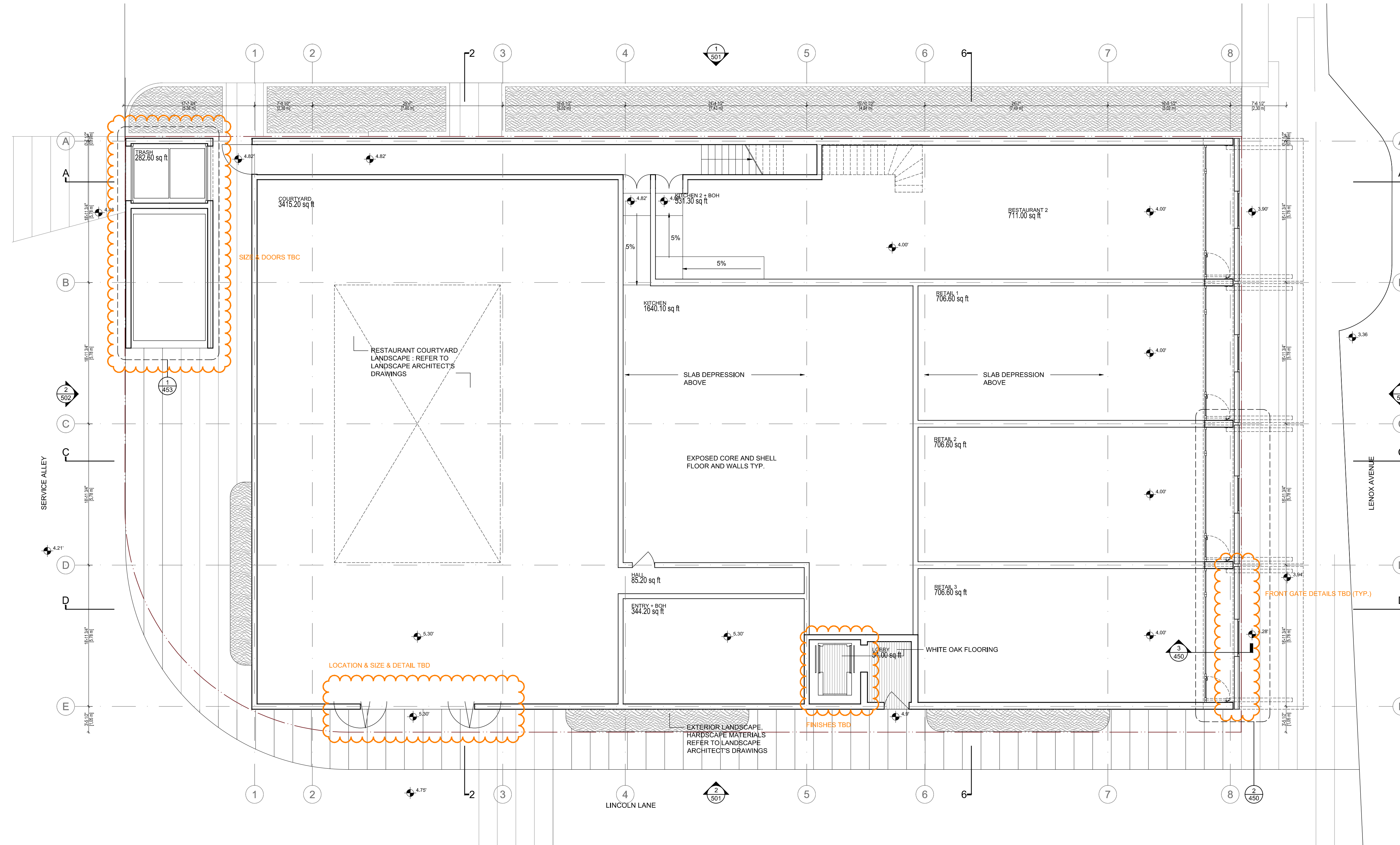
SITE PLAN
437 20.08.2015

A-101

ISSUED FOR PERMIT _____ PERMIT
ISSUED FOR BIDDING _____ BIDDING
ISSUED FOR CONSTRUCTION _____ CONST.

PREVIOUSLY APPROVED DRB PLANS

DESIGN INTENT DOCUMENT ONLY.
STRUCTURAL COORDINATION & SLAB THICKNESSES
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 GROUND LEVEL PLAN
Scale: 1/8" = 1'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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DESIGN CONSULTANT
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4056 BASEL, SWITZERLAND
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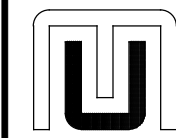
CIVIL ENGINEERS
KIMLEY-HORN & ASSC.
1691 MICHIGAN AVE., STE. 400
MIAMI BEACH, FL 33139
T 305.673.2025 / F 305.673.4882

STRUCTURAL ENGINEERS
OPTIMUS
7550 NW 146 Street, Suite 305
Miami Lakes, FL 33016
T 305.512.5860
F 305.512.5861

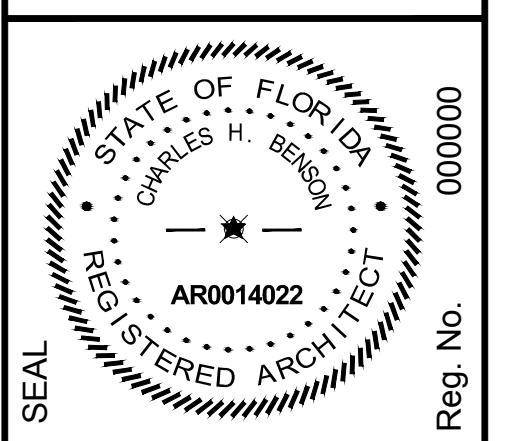
M/E/P ENGINEERS

LANDSCAPE ARCHITECT
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242 SW 5th STREET
MIAMI, FLORIDA 33130
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MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



PROJECT
1111
1666 LENOX AVE.
MIAMI BEACH, FLORIDA



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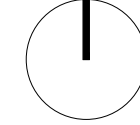
DESIGN DEVELOPMENT
Revised: _____

GROUND LEVEL
FLOOR PLAN

437 20.08.2015

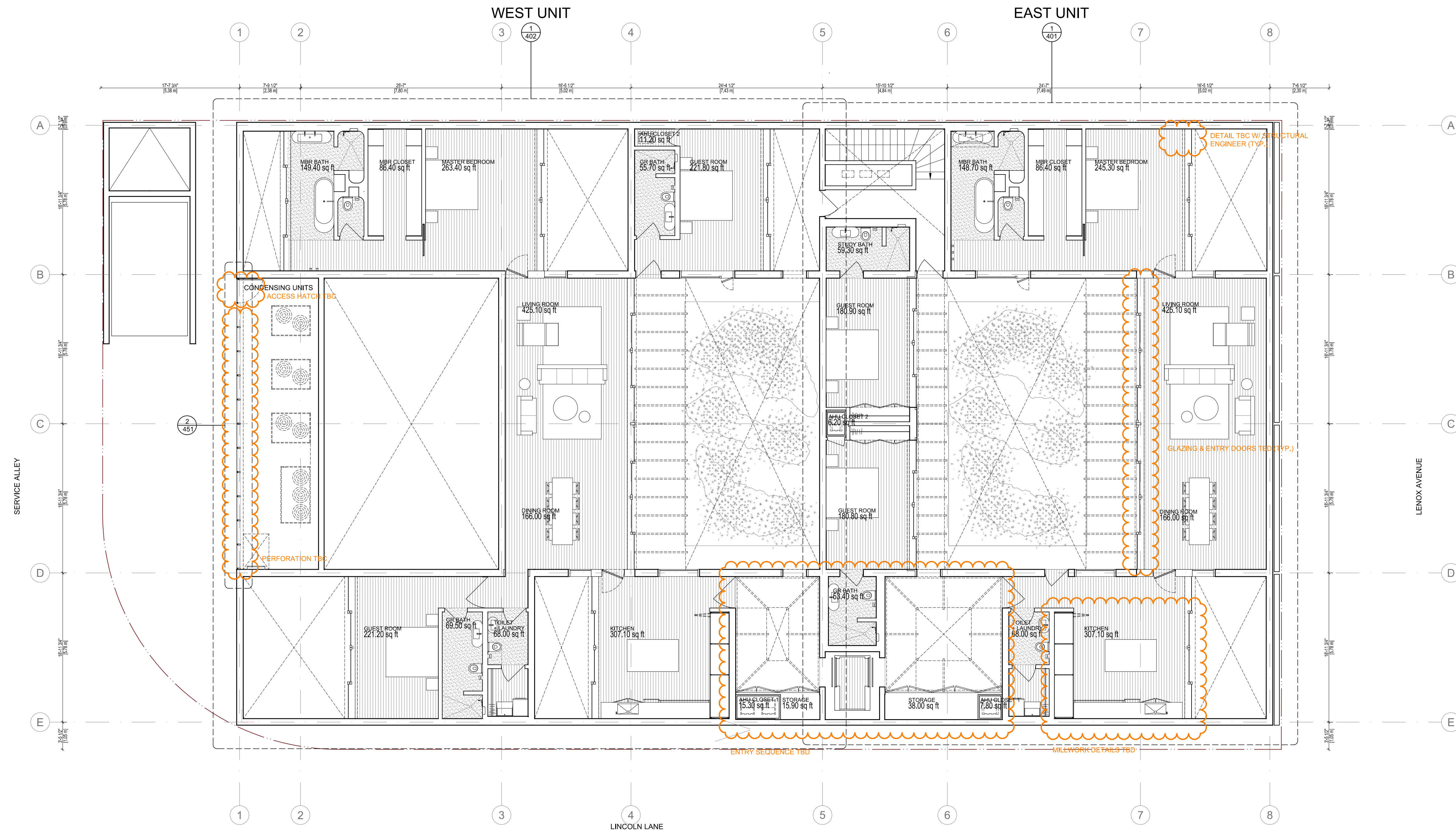
A-102

ISSUED FOR PERMIT _____ PERMIT
ISSUED FOR BIDDING _____ BIDDING
ISSUED FOR CONSTRUCTION _____ CONST.



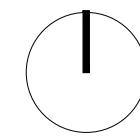
PREVIOUSLY APPROVED DRB PLANS

DESIGN INTENT DOCUMENT ONLY.
STRUCTURAL COORDINATION & SLAB THICKNESSES
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 SECOND LEVEL FLOOR PLAN
Scale: 1/8" = 1'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



ISSUED FOR PERMIT _____ PERMIT
ISSUED FOR BIDDING _____ BIDDING
ISSUED FOR CONSTRUCTION _____ CONST.

PROPOSED

CLIENT
UIA MANAGEMENT, LLC.
1111 LINCOLN ROAD, SUITE 760
MIAMI BEACH, FLORIDA 33139
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DESIGN CONSULTANT
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RHEINSCHANZE 6
4056 BASEL, SWITZERLAND
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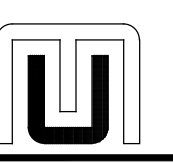
CIVIL ENGINEERS
KIMLEY-HORN & ASSC.
1691 MICHIGAN AVE., STE. 400
MIAMI BEACH, FL 33139
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS
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7550 NW 146 Street, Suite 305
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T 305.512.5860
F 305.512.5861

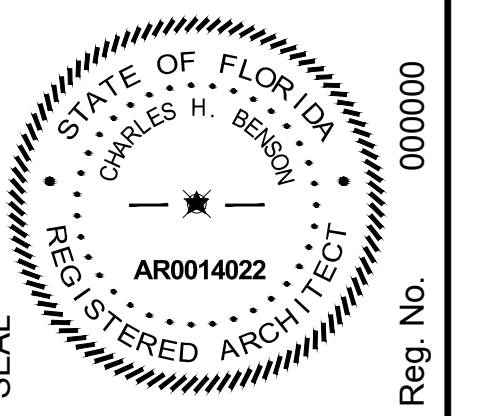
M/E/P ENGINEERS

LANDSCAPE ARCHITECT
RAYMOND JUNGLES, INC
242 SW 5th STREET
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architect planner interiors
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ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42.136



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MIAMI BEACH, FLORIDA



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DESIGN DEVELOPMENT
Revised:

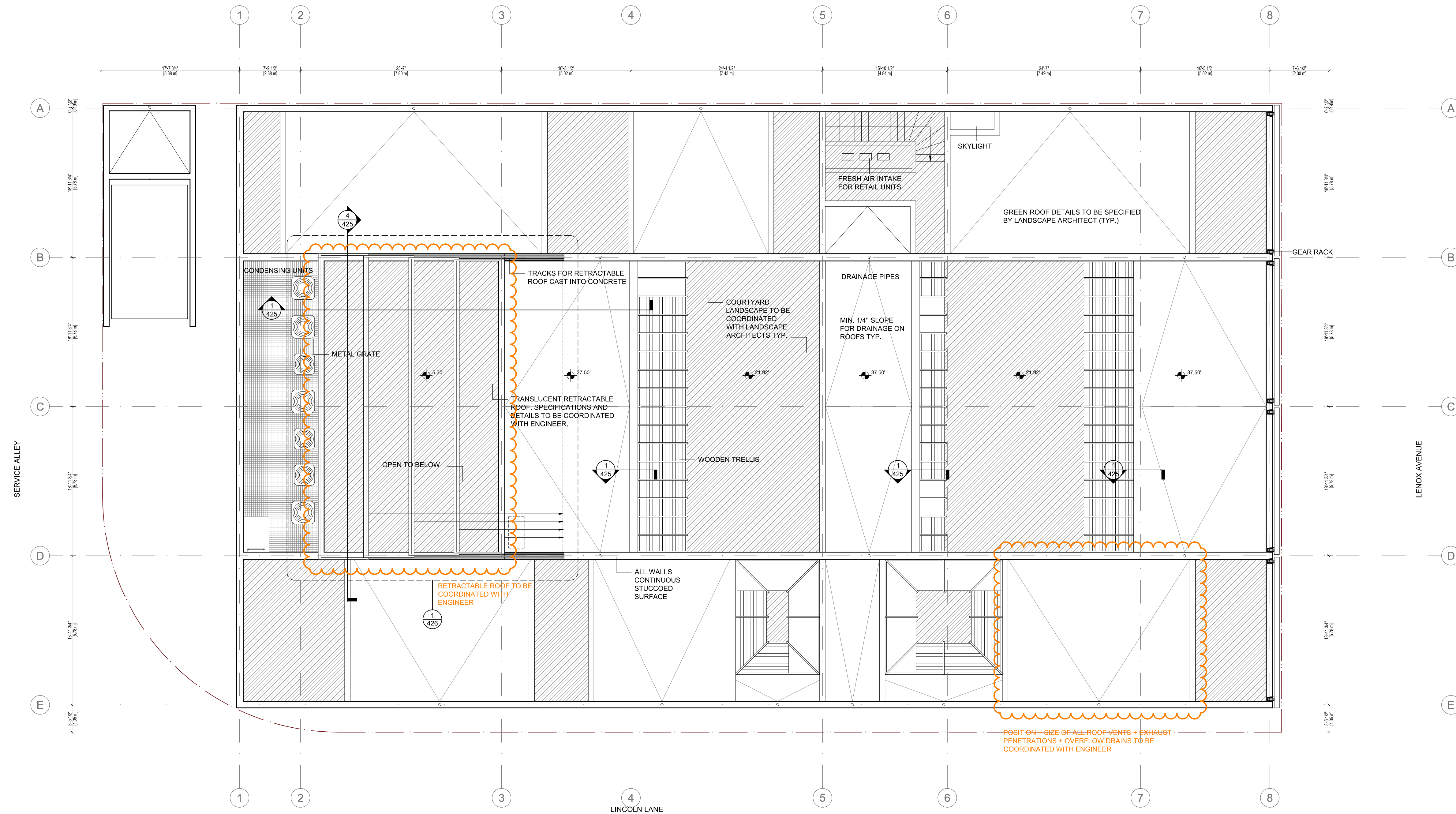
SECOND LEVEL FLOOR PLAN

437 20.08.2015

A-103

PREVIOUSLY APPROVED DRB PLANS

DESIGN INTENT DOCUMENT ONLY.
STRUCTURAL COORDINATION & SLAB THICKNESSES
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 ROOF PLAN
Scale: 1/8" = 1'

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CLIENT
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DESIGN CONSULTANT
HERZOG & DE MEURON
RHEINSCHANZE 6
4056 BASEL, SWITZERLAND
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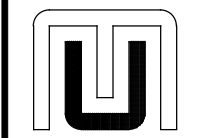
CIVIL ENGINEERS
KIMLEY-HORN & ASSC.
1691 MICHIGAN AVE., STE. 400
MIAMI BEACH, FL 33139
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS
OPTIMUS
7850 NW 146 Street, Suite 305
Miami Lakes, FL 33016
T 305.512.5860
F 305.512.5861

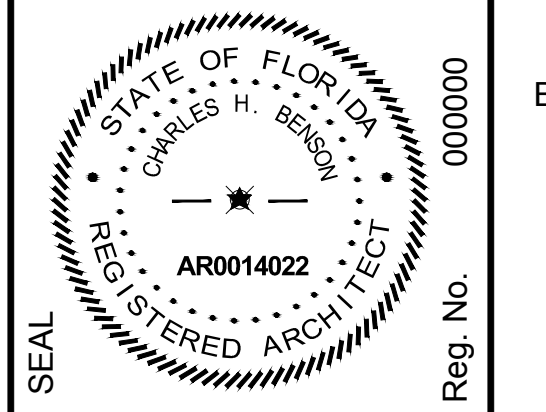
M/E/P ENGINEERS

LANDSCAPE ARCHITECT
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242 SW 5th STREET
MIAMI, FLORIDA 33130
T 305.858.6777 / F 305.856.0742

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MIAMI BEACH, FLORIDA 33139
T 305.532.6161 F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



PROJECT
1111
1666 LENOX AVE.
MIAMI BEACH, FLORIDA



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DESIGN DEVELOPMENT

Revised:

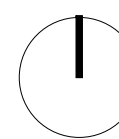
ROOF PLAN

437	20.08.2015
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PROPOSED

ISSUED FOR PERMIT _____ PERMIT
ISSUED FOR BIDDING _____ BIDDING
ISSUED FOR CONSTRUCTION _____ CONST.

A-104



PREVIOUSLY APPROVED DRB PLANS

DESIGN INTENT DOCUMENT ONLY.
STRUCTURAL COORDINATION & SLAB THICKNESSES
TO BE PROVIDED BY EXECUTIVE ARCHITECT.

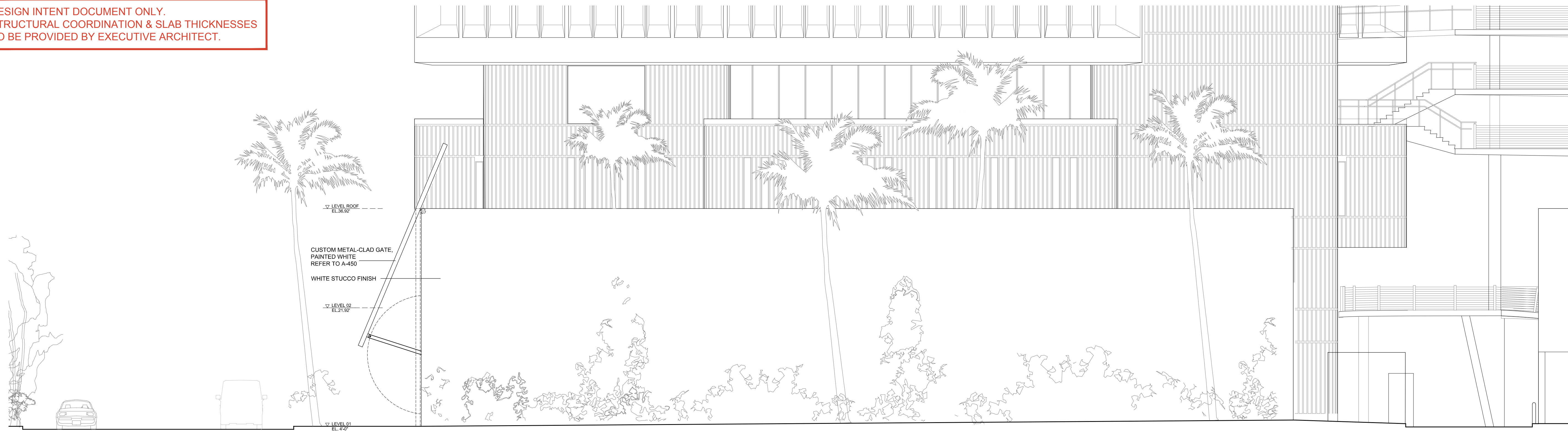
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C

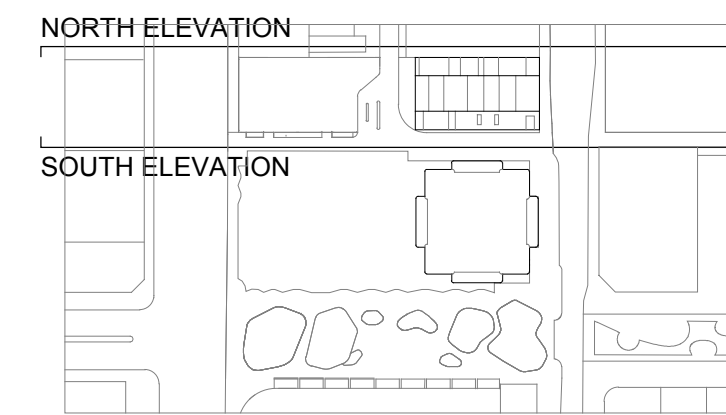
B

A

1 NORTH ELEVATION
Scale: 1/8" = 1'



2 SOUTH ELEVATION
Scale: 1/8" = 1'



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ISSUED FOR PERMIT _____ PERMIT
ISSUED FOR BIDDING _____ BIDDING
ISSUED FOR CONSTRUCTION _____ CONST.

CLIENT
UIA MANAGEMENT, LLC.
1111 LINCOLN ROAD, SUITE 760
MIAMI BEACH, FLORIDA 33139
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT
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STRUCTURAL ENGINEERS
OPTIMUS
7550 NW 146 Street, Suite 305
Miami Lakes, FL 33016
T 305.512.5860
F 305.512.5861

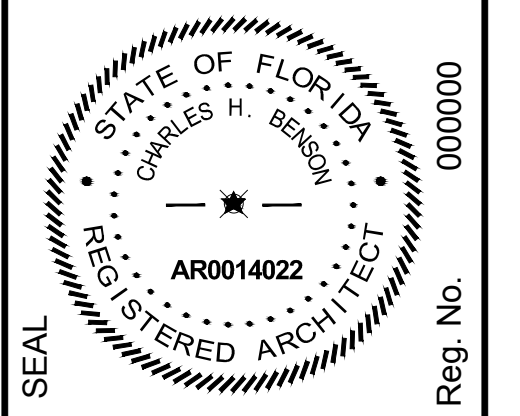
M/E/P ENGINEERS

LANDSCAPE ARCHITECT
RAYMOND JUNGLES, INC
242 SW 5th STREET
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MIAMI BEACH, FLORIDA 33139
T 305.532.6161 F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



PROJECT
1111
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MIAMI BEACH, FLORIDA



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DESIGN DEVELOPMENT
Revised: _____

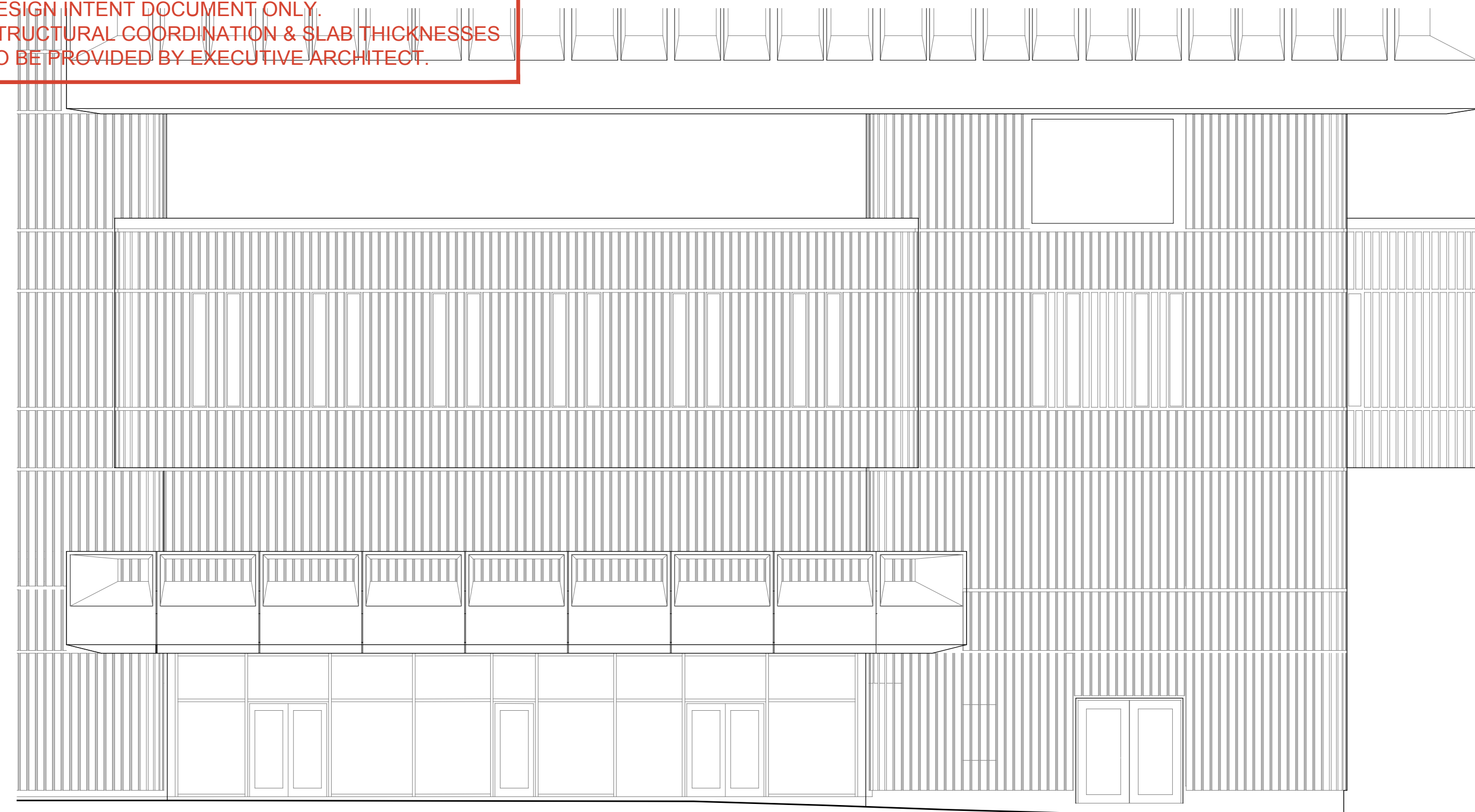
NORTH + SOUTH ELEVATION

437 20.08.2015

A-501

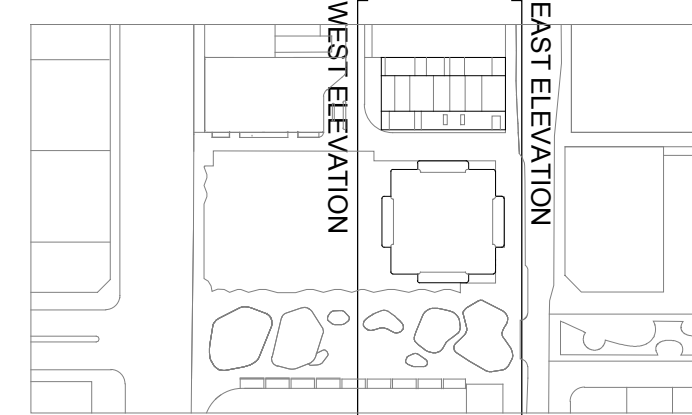
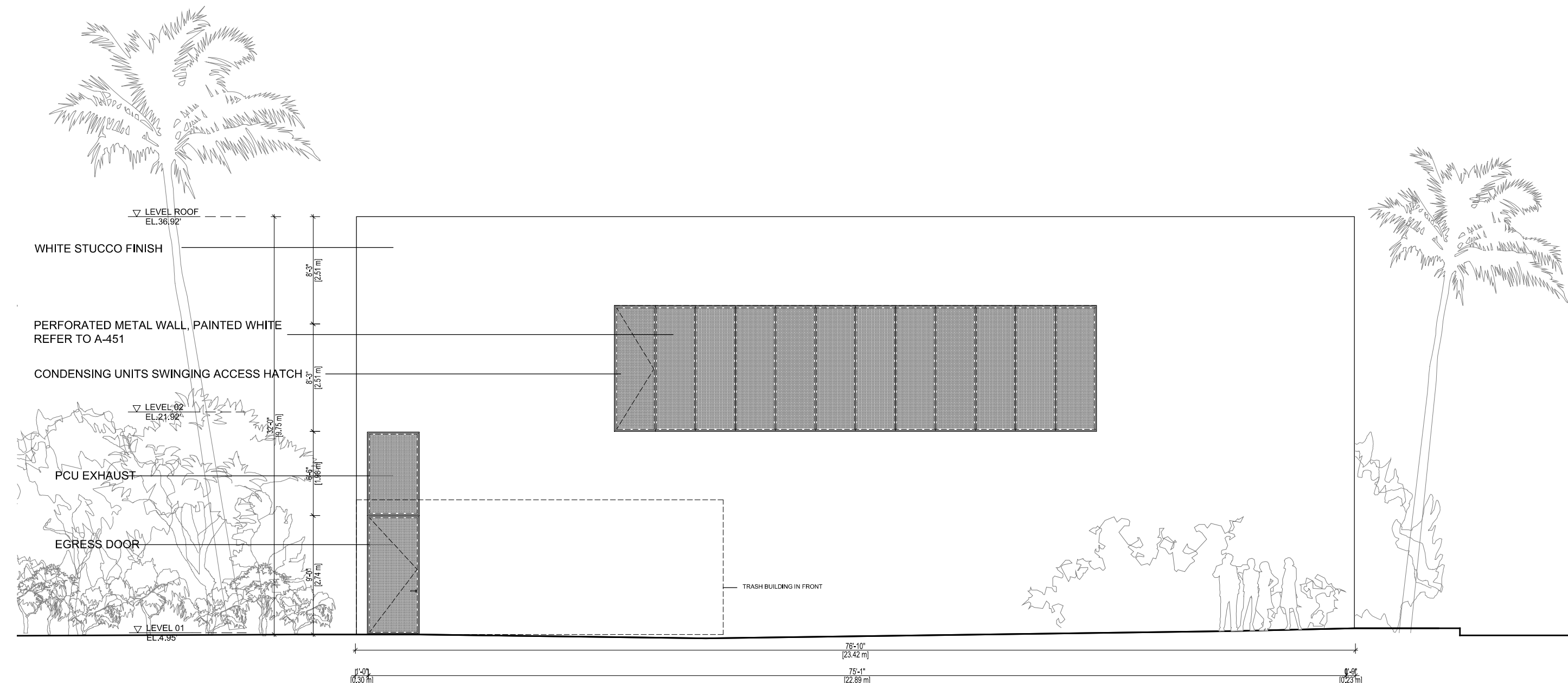
PREVIOUSLY APPROVED DRB PLANS

DESIGN INTENT DOCUMENT ONLY.
STRUCTURAL COORDINATION & SLAB THICKNESSES
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 EAST ELEVATION
Scale: 1/8" = 1'

2 WEST ELEVATION
Scale: 1/8" = 1'



PROPOSED

ISSUED FOR PERMIT _____ PERMIT
ISSUED FOR BIDDING _____ BIDDING
ISSUED FOR CONSTRUCTION _____ CONST.

CLIENT
UIA MANAGEMENT, LLC.
1111 LINCOLN ROAD, SUITE 760
MIAMI BEACH, FLORIDA 33139
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT
HERZOG & DE MEURON
RHEINSCHANZE 6
4056 BASEL, SWITZERLAND
T 011.41.61.385.5757 / F +.385.5758

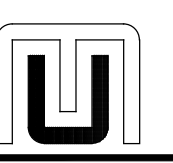
CIVIL ENGINEERS
KIMLEY-HORN & ASSC.
1691 MICHIGAN AVE., STE. 400
MIAMI BEACH, FL 33139
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS
OPTIMUS
7550 NW 146 Street, Suite 305
Miami Lakes, FL 33016
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F 305.512.5861

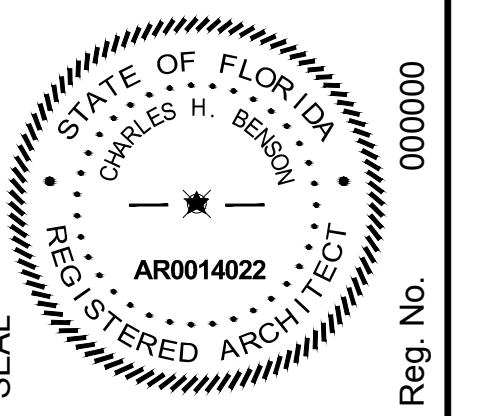
M/E/P ENGINEERS

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RAYMOND JUNGLES, INC
242 SW 5th STREET
MIAMI, FLORIDA 33130
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ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOC.
ARCHITECTS, P.A.
interiors
planner
architect
1665 WASHINGTON AVE., 2nd FLOOR
MIAMI BEACH, FLORIDA 33139
T 305.532.6161 F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



PROJECT
1111
1666 LENOX AVE.
MIAMI BEACH, FLORIDA



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DESIGN DEVELOPMENT
Revised: _____

EAST + WEST
ELEVATION

437 20.08.2015

A-502

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PREVIOUSLY APPROVED DRB PLANS

ADJACENT USES

**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SUNTRUST BANK
IN CARE OF: PATRICK POWERS
ADDRESS: 13404 NW 5TH CT
PLANTATION, FL 33325

RECEIPT NUMBER: RL-10002102
Beginning: 10/01/2015
Expires: 09/30/2014
Parcel No: 0232340170140

A penalty is imposed for failure to keep this Business Tax Receipt updated contemporaneously at your place of business.

A Certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

TRADE ADDRESS: 1665 ALTON RD	
Code 020000	Certificate of Use/Occupation BUILDING & LOAN, FINANCIAL INSTITUTIONS

CERTIFICATE OF USE SQUARE FOOTAGE C.U.# OF UNITS Belong_Loop_FF	400 14000 14000 Y
--	----------------------------

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

SUNTRUST ALAN WOLF
515 E LAS OLAS BLVD
FT LAUDERDALE, FL 33301

**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: 11 11 RESIDENCES CONDOMINIUM ASSOCIATION, INC.
IN CARE OF: MARIO CASERIO-FRUCH
ADDRESS: 1111 LINCOLN RD, STE 700
MIAMI BEACH, FL 33139-2402

RECEIPT NUMBER: RL-10005700
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232340170140

A penalty is imposed for failure to keep this Business Tax Receipt updated contemporaneously at your place of business.

A Certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

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TRADE ADDRESS: 1665 ALTON RD	
Code 800000	Certificate of Use/Occupation CONDOMINIUM

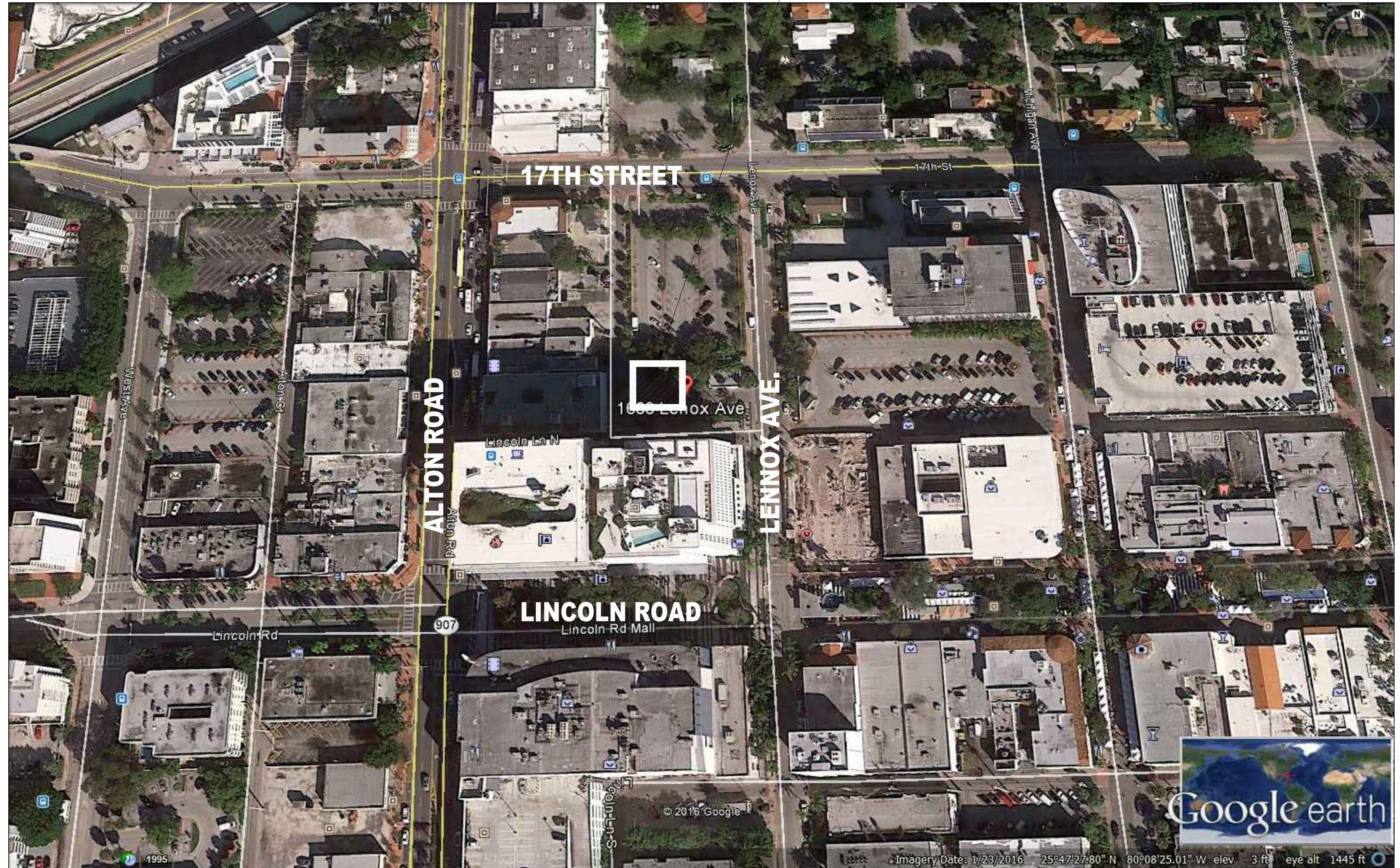
CERTIFICATE OF USE SQUARE FOOTAGE # OF UNITS C.U.# OF UNITS Condominium FF	100 4 4 4 Y
--	-------------------------

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

11 11 RESIDENCES CONDO ASSOC
1111 LINCOLN RD, STE 700
MIAMI BEACH, FL 33139-2402



CHOTTO MATTE
RESTAURANT

LOCATION MAP
N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ISSUED FOR PERMIT _____ 2-1-2017
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

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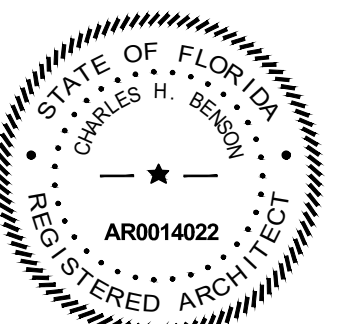
NEW RESTAURANT FOR:
CHOTTO MATTE LTD.
1666 LENOX AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lillian R. Paez C.
SCALE AS SHOWN
DATE 2-1-2017

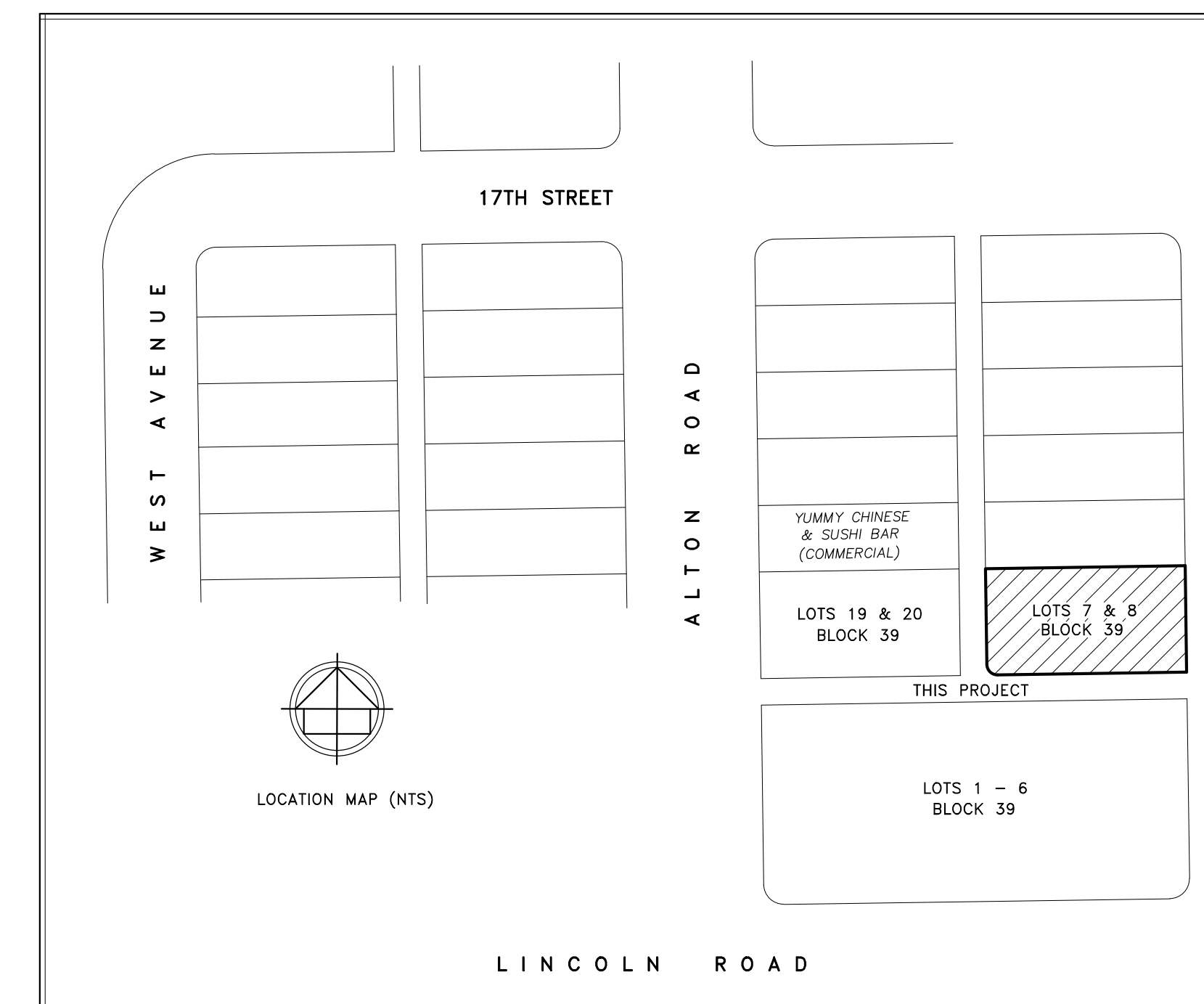
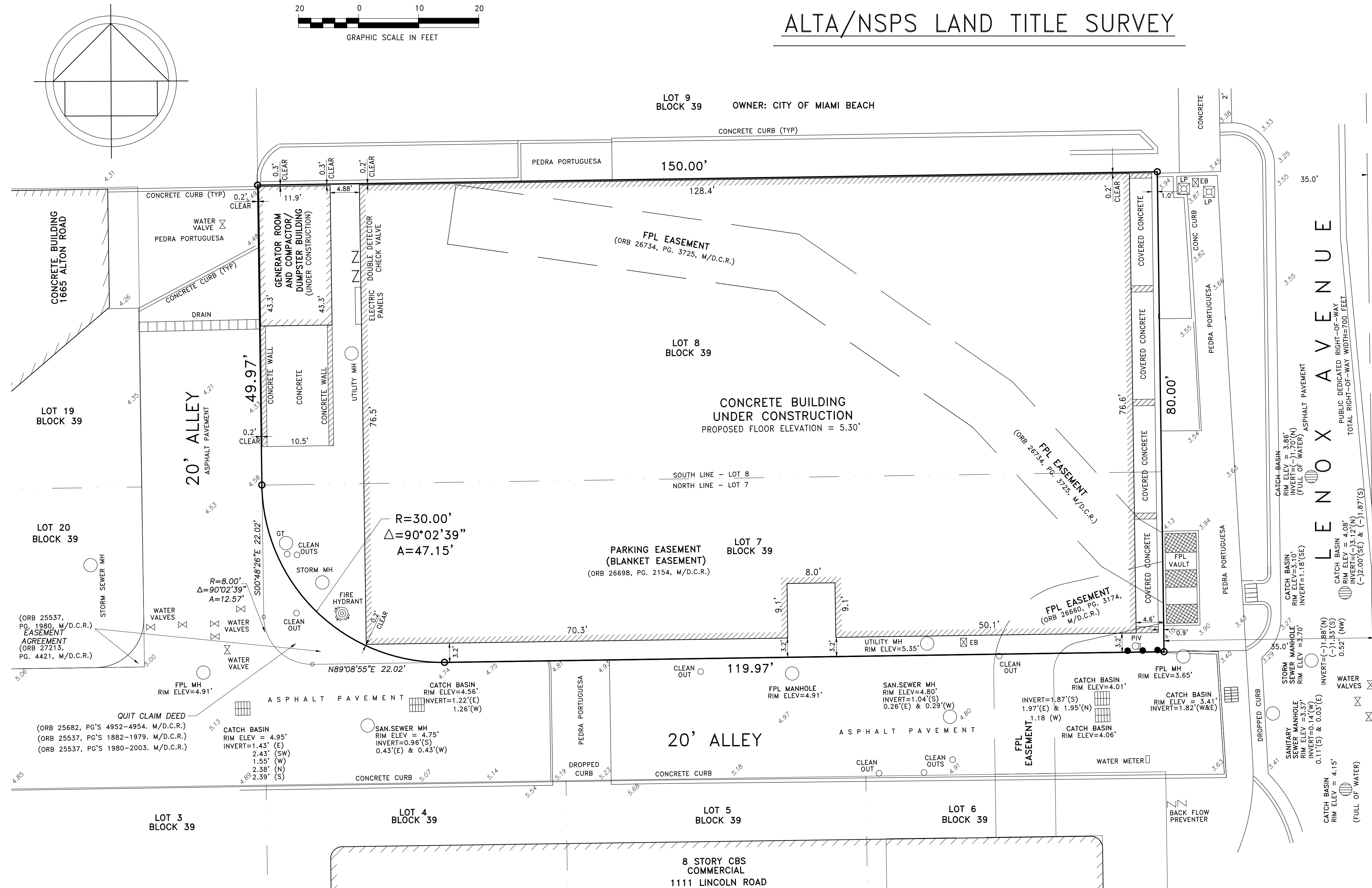
PROJECT NUMBER
21602

GN-2
OF
2



PREVIOUSLY APPROVED DRB PLANS

ALTA/NSPS LAND TITLE SURVEY



TITLE COMMITMENT REVIEW (SCHEDULE B-II)

9. TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE PER ORB. 16826, PG. 1861, TOGETHER WITH EXHIBIT "B" TO SECOND AMENDMENT TO LEASE, ORB 17459, PG. 3690. (AFFECTS/NOT PLOTTABLE)
10. ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, PER ORB 16987, PG. 3902. (AFFECTS/NOT PLOTTABLE)
11. TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE PER ORB 18984, PG. 125. (AFFECTS/NOT PLOTTABLE)
12. DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE PER ORB 23203, PG. 4868, AS AFFECTED BY DECLARATION OF RESTRICTIVE COVENANTS, ORB 27092, PG. 4524. (AFFECTS/NOT PLOTTABLE)
13. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER (FILE NO. 3178), PER ORB 24331, PG. 4824. (AFFECTS/NOT PLOTTABLE)
14. DEVELOPMENT AGREEMENT PER ORB 25537, PG. 1882, AS AMENDED BY FIRST AMENDMENT PER ORB 26911, PG. 3252. (AFFECTS/PLOTTED)
15. EASEMENT AGREEMENT PER ORB 25537, PG. 1980, AS AMENDED BY FIRST AMENDMENT PER ORB 27213, PG. 4421. (AFFECTS/PLOTTED)
16. PARKING COVENANT IN LIEU OF UNITY OF TITLE, PER ORB 25878, PG. 3433. (DOES NOT AFFECT/NOT PLOTTED)
17. EASEMENT PER ORB 26660, PG. 3174. (AFFECTS/PLOTTED)
18. PARKING EASEMENT PER ORB 26698, PG. 2154, AS AMENDED BY MEMORANDUM OF COMMENCEMENT OF PARKING EASEMENT AGREEMENT, PER ORB 26880, PG. 2164, AS AMENDED BY FIRST AMENDMENT TO PARKING EASEMENT AGREEMENT, ORB 27208, PG. 1932. (AFFECTS/PLOTTED)
19. BANKING EXCLUSIVE AND ATM EASEMENT AGREEMENT PER ORB 26698, PG. 2180. (AFFECTS/NOT PLOTTABLE)
20. EASEMENT AGREEMENT PER ORB 26698, PG. 2200. (AFFECTS/NOT PLOTTABLE)
21. PARKING AND TRASH EASEMENT AGREEMENT PER ORB 26698, PG. 2228. (AFFECTS/NOT PLOTTABLE)
22. EASEMENT PER ORB 26734, PG. 3725. (AFFECTS/PLOTTED)
23. COVENANT RUNNING WITH THE LAND, PER ORB 26911, PG. 3276. (DOES NOT AFFECT/NOT PLOTTED)
24. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER (FILE NO. 3435), PER ORB 27061, PG. 3259. (AFFECTS/NOT PLOTTABLE)
25. COVENANT RUNNING WITH THE LAND REGARDING CRANE PAD REMOVAL, PER ORB 27429, PG. 275. (AFFECTS/NOT PLOTTABLE)
26. DECLARATION OF COVENANTS AND EASEMENTS PER ORB 27545, PG. 2165, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS AND EASEMENTS PER ORB 26384, PG. 2820. (AFFECTS/NOT PLOTTABLE)
27. CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER (FILE NO. 23103), PER ORB 29618, PG. 4104, AS MODIFIED BY MODIFIED ORDER, PER ORB 29810, PG. 1502, AS MODIFIED BY SUPPLEMENTAL ORDER, PER ORB 29885, PG. 2243, AS MODIFIED BY SUPPLEMENTAL ORDER, PER ORB 30028, PG. 4157. (AFFECTS/NOT PLOTTABLE)

LAND DESCRIPTION :

LOTS 7 AND 8, BLOCK 39, "PALM VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 29 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOT 7, BLOCK 39, "PALM VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 29 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH 00°48'26" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90°02'39" AND AN ARC DISTANCE OF 12.57 FEET;

THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°02'39" AND AN ARC DISTANCE OF 47.15 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 180 SQUARE FEET, MORE OR LESS.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 8, 2016. AGENT FILE NUMBER: 22013
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION = 7.31'
8. ZONING: CD-3 COMMERCIAL HIGH INTENSITY DISTRICT
BUILDING SETBACK: FRONT SIDE/INTERIOR SIDE/FACING STREET REAR
AT-GRADE PARKING 5 FEET 5 FEET 5 FEET 5 FEET/0 FEET ABUTTING ALLEY
SUBTERRANEAN 0 FEET 0 FEET 0 FEET 0 FEET
PEDESTAL & TOWER 0 FEET 0 FEET 0 FEET 5 FEET
NO STIPED PARKING SPACES ON SITE

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- PIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- WPP WOOD POWER POLE
- Y- CHAIN LINK / WOOD FENCE
- ELEV ELEVATION
- CBS CONCRETE BLOCK STRUCTURE
- E- OVERHEAD UTILITY WIRES
- 6.06 ELEVATION
- (P) PLAT
- FPL FLORIDA POWER & LIGHT
- BLDG BUILDING
- ORB OFFICIAL RECORDS BOOK
- PIV POST INDICATOR VALVE
- R RADIUS
- Δ ARC DISTANCE
- ∠ CENTRAL ANGLE
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

ALL OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
BILZIN SUMBERG BAENA PRICE & AXELROD LLP
SUNTRUST BANK, A GEORGIA BANKING CORPORATION,
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
1664 LENOX, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 (NONE DISCLOSED) AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MAY 04, 2017.

FOR THE FIRM BY: *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MBEACH 1 LLLP C/O
UIA MANAGEMENT

1664-1666 LENOX AVENUE
MIAMI BEACH, FLORIDA 33139

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

DATE	FB/PG	DWN	CKD
07/28/16	----	AM	REC
10/04/16	----	JD	REC
05/04/17	----	JD	REC

PROJECT NUMBER : 5085-04

SCALE : 1" = 10'

SHEET
1
OF
1
SHEET

PREVIOUSLY APPROVED DRB PLANS



CHOTTO MATTE

LIST OF DRAWINGS

ARCHITECTURAL		
GN-1 GENERAL NOTES, PROJECT INFORMATION		N.T.S
GN-2 LOCATION MAP		N.T.S
A-1 EXTERIOR COLOR ELEVATIONS		N.T.S
A-2 EXTERIOR COLOR ELEVATIONS		N.T.
A-3 EXTERIOR COLOR ELEVATIONS		N.T.S
A-4 INTERIOR COLOR RENDERING		N.T.S
A-5 INTERIOR COLOR RENDERING		N.T.S
A-6 SITE PLAN		1/8"
A-7 PROPOSED FLOOR PLAN		1/4"
A-8 PROPOSED EQUIPMENT PLAN		1/4"
A-9 PROPOSED REFLECTED CEILING PLAN		1/4"
A-10 SECOND LEVEL EQUIPMENT PLAN		1/4"
A-11 ROOF LEVEL EQUIPMENT PLAN		1/4"
A-12 PROPOSED SECTIONS		1/4"
A-13 PROPOSED SECTIONS		1/4"
A-14 EAST ELEVATION		3/16"
A-15 SOUTH & NORTH ELEVATION		3/16"
A-16 WEST ELEVATION & SECTION		3/16"
A-17 EXPLODED AXONOMETRIC SURVEY		N.T.S.

BUILDING DEPARTMENT DATA

SCOPE OF WORK PER FLORIDA BUILDING CODE 2014 (5TH EDITION) EXISTING BUILDING:

1A ALTERATION: LEVEL 3 ACCORDING TO SECTION 505
 THIS IS AN INTERIOR RENOVATION OF A NEW RESTAURANT IN AN EXISTING BUILDING, RESTAURANT SPACE.
 BUILDING HAS FIRE ALARM AND FIRE PROTECTION SYSTEMS
 TOTAL SQUARE FOOTAGE = 5,383 SF

SITE INFORMATION:

ZONING DESIGNATION CD-3

USE & OCCUPANCY CLASSIFICATION:

A-2 ASSEMBLY OCCUPANCY, SUBGROUP: SMALL ASSEMBLY

BUILDING HEIGHT:

BUILDING IS 2 STORY HIGH = 31'-0"

CONSTRUCTION TYPE NEW CONDO UNIT:

TYPE III - B (602 F.B.C. 2014)

CODE REVIEW INFORMATION:

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE BUILDING CODES:

BUILDING:	2014 - FLORIDA BUILDING CODE EXISTING
BUILDING & STRUCTURAL:	2014 - FLORIDA BUILDING CODE
PLUMBING:	2014 - FLORIDA PLUMBING CODE
LIFE SAFETY:	2014 - FLORIDA FIRE PREVENTION CODE, 5th EDITION
MECHANICAL:	2014 - FLORIDA MECHANICAL CODE
ELECTRICAL:	2011 - NATIONAL ELECTRICAL CODE
ACCESSIBILITY:	2014 - FLORIDA ADA COMPLIANCE CODE
ENERGY:	2014 - FLORIDA ENERGY CODE

ITEMS NOT PART OF PERMIT:

- GENERAL CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION, NO ELECTRONIC FILES WILL BE APPROVED.
- THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC.
- BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS, AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN THE CONSTRUCTION DOCUMENTS.
 - SIGN PACKAGE
 - SHIP LADDER
 - BUILT-IN TELESCOPIC LADDER
 - WALK-OIN COOLERS
 - HOODS FIRE SUPPRESSION SYSTEM

CONSTRUCTION TYPE: III-B (PROTECTED) FIRE RESISTANCE RATING BASED ON TABLE 601 & 602 F.B.C. 2014

BUILDING ELEMENT	
PRIMARY STRUCTURAL FRAME*	0
BEARING WALLS	
EXTERIOR	2
INTERIOR	0
NONBEARING WALLS & PARTITIONS	
EXTERIOR (<w<10) TABLE 602	0
INTERIOR	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS**	0
ROOF CONSTRUCTION & SECONDARY MEMBERS***	0

OCCUPANT LOAD FACTOR TABLE 7.3.1.2 NFPA 2014 EDITION (5th EDITION)

GROUP A: ASSEMBLY OCCUPANCY	SUBGROUP: SMALL ASSEMBLY	
DINING AREA	2,382 S.F./ 15 = 159	
SUSHI BAR	170 S.F./ 7 = 24	
COCKTAIL BAR	181 S.F./ 7 = 26	
SERVICE BAR	347 S.F./ 7 = 24	
ROBATA BAR	166 S.F./ 7 = 1	
KITCHEN	1,165 S.F./100 = 12	
COOLER	69 S.F./300 = 1	
TOTAL PATRONS/OCCUPANTS		247
NUMBER OF WHEELCHAIRS BASED ON IAC CH. 226. 5% OF 219 = 11		

PROJECT DIRECTORY

PROJECT ARCHITECT

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KITCHEN CONSULTANT

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 FAX 954-322-2617

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CAPTIVE AIRE
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 CORAL SPRINGS FL. 33076
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 PHONE 800-477-045

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LIGHTING

CS ILLUMINATION
 1210 KEYSTONE WAY, SUITE A
 VISTA, CA. 92081
 PHONE 760-477-1244
 FAX 760-477-1245

DESIGN REVIEW BOARD

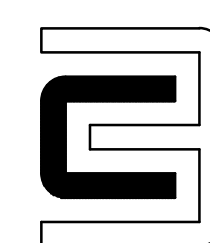
FINAL SUBMISSION: 05/04/2017

ISSUED FOR PERMIT _____ 2-1-2017
 ISSUED FOR BIDDING _____
 ISSUED FOR CONSTRUCTION _____

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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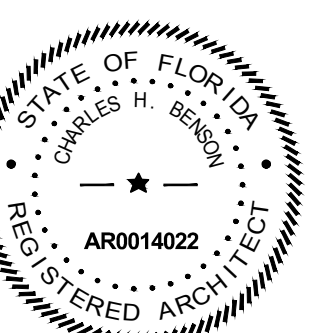
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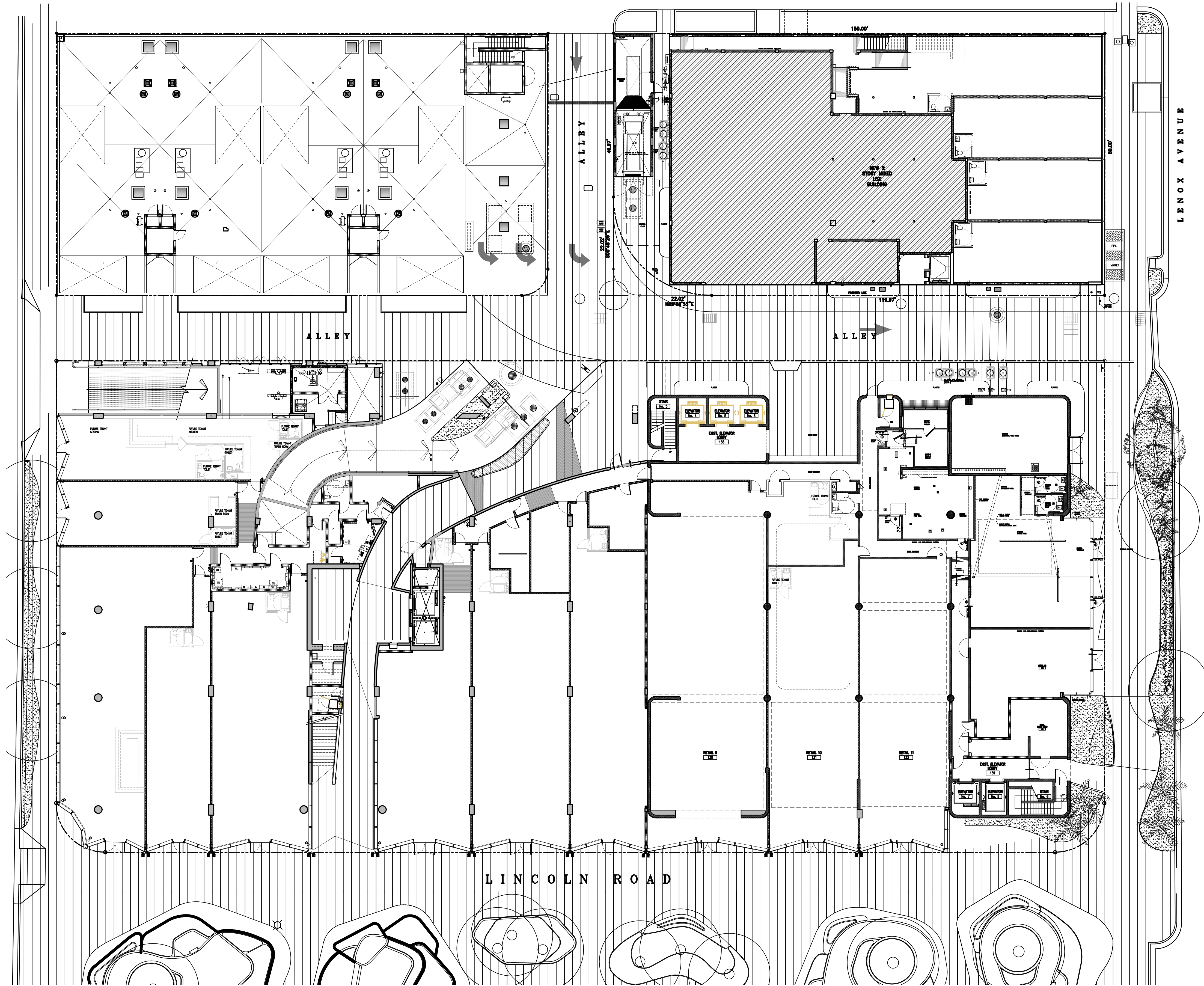
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GN-1
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PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

ISSUED FOR PERMIT _____ 2-1-2017
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

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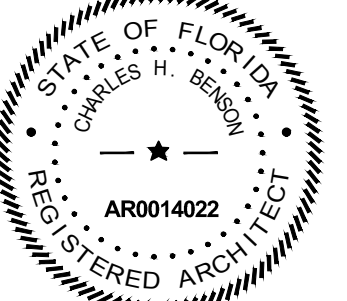
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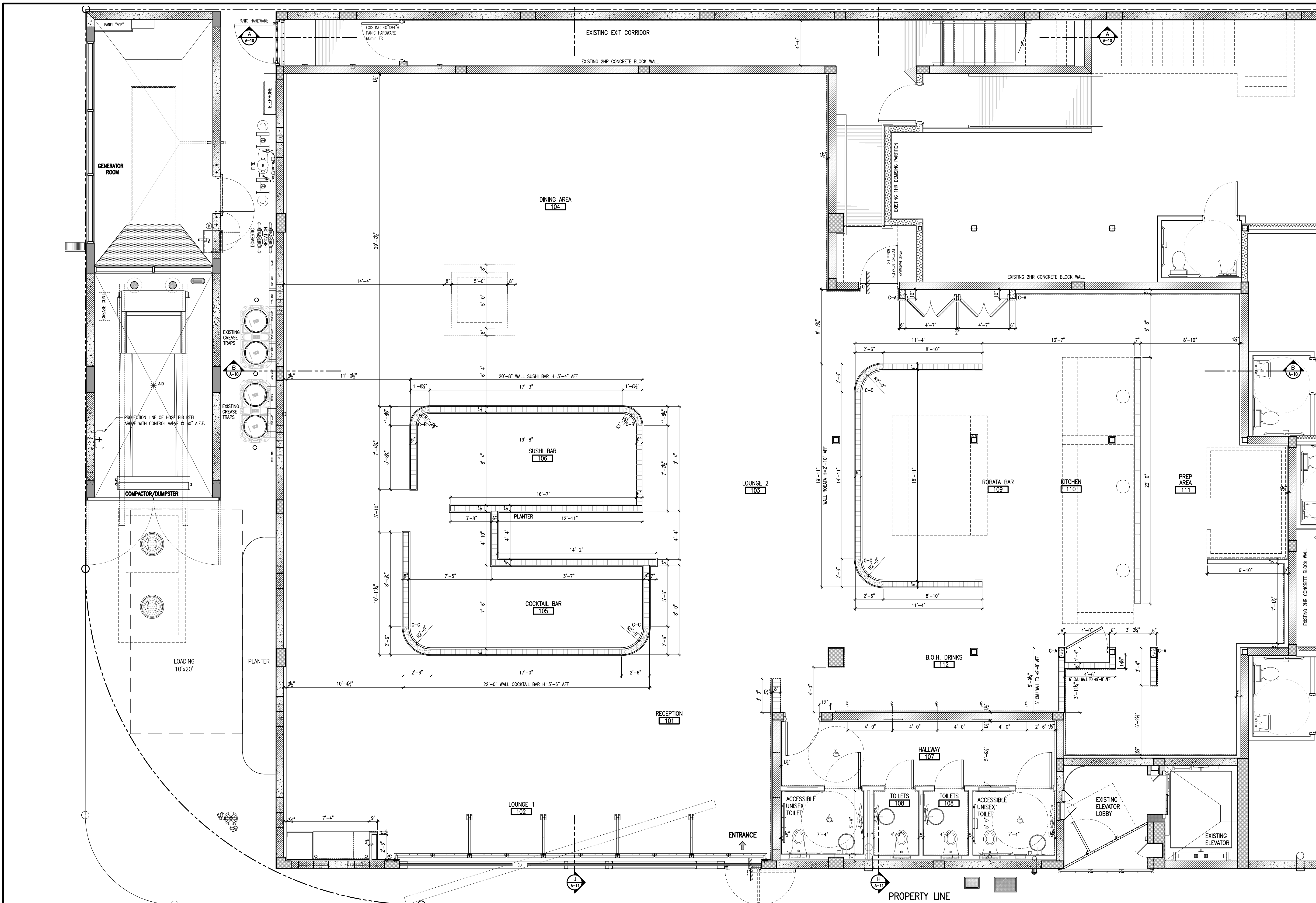
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Lillian R. PAez C.
SCALE AS SHOWN
DATE 2-1-2017

PROJECT NUMBER
21602

A-6
OF
17



PREVIOUSLY APPROVED DRB PLANS



GROUND FLOOR KEY PLAN
MS

3-14-17 NOVA COMMENTS: EXISTING BACK CORRIDOR WIDTH, HANDRAIL HEIGHT, RAMP WIDTH, LENGTH AND SLOPE.
3-14-17 OWNER CHANGES: REVISED MDP CLOSET, & DOOR #6, REVISED MECH. CLOSET & DOORS, THRESHOLD @ EXIST. DOORS

ISSUED FOR PERMIT 2-1-2017
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

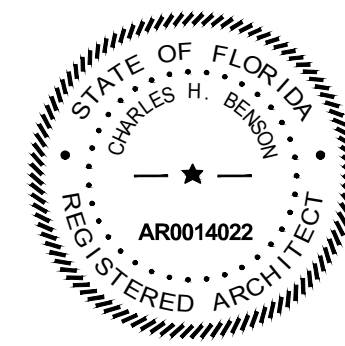
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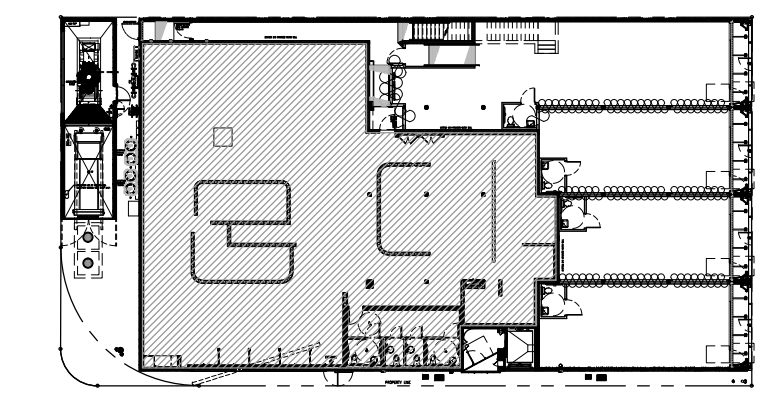
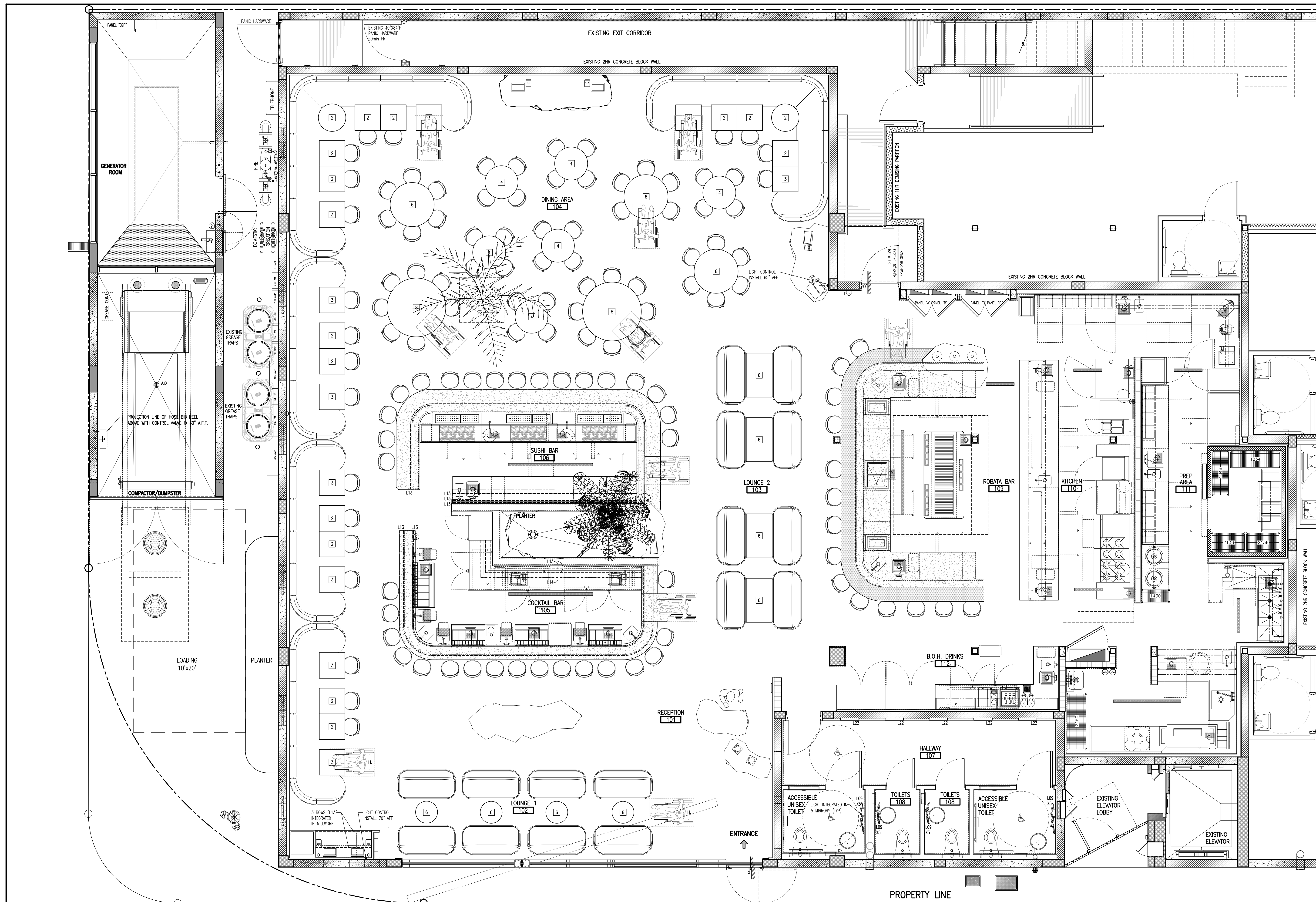
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A-7
OF
17



PREVIOUSLY APPROVED DRB PLANS



GROUND FLOOR KEY PLAN
MS

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PROPOSED EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION
2-1-2017

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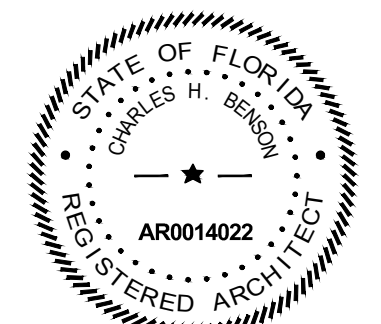
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DRAWN BY
Lillian R. Paez C.
SCALE
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DATE
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PROJECT NUMBER
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A-8
OF
17



LIGHTING FIXTURE SCHEDULE			
FIXT. TYPE	SYMBOL	AREA	FIXTURE DESCRIPTION/LAMP TYPE
E		ALL AREAS	EXISTING FIXTURES
L06		ALL AREAS	LITELAB LED 2-LAMP RECESSED COMBO FIXTURE W/90 min. BATTERY BACK-UP
L07		RESTROOMS	USA LED RECESSED DOWNLIGHT TRIMLESS WITH BEVEL, BLACK FINISH SOLITE LENS, 120V, 0-10V DRIVER FOR 1% DIMMING W/90 min. BATTERY BACK-UP
L10		KITCHEN	LAUREN RECESSED 1X4 LED FIXTURE WITH WHITE FINISH, MATTE WHITE ACRYLIC LENS W/90 min. BATTERY BACK-UP
L19		WOOD CLG. BARS	BEGA LED SURFACE MOUNT FLOODLIGHT WITH 360 DEGREE GLARE SHIELD, BLACK FINISH, W/90 min. BATTERY BACK-UP
EX01		ENTRANCE/DOOR	ISOLITE EXIT SIGN: ELT-EM-R(FACE)-WH-SC-NA-AR/AL SD 120V LED W/90 min. BATTERY BACK-UP
EX02		ALL AREAS	ISOLITE EXIT SIGN: ELT-EM-R(FACE)-WH-SC-NA-AR/AL SD 120V LED W/90 min. BATTERY BACK-UP
EX02		ALL AREAS	ISOLITE EXIT SIGN: ELT-EM-R(FACE)-WH-SW-NA-AR/AL SD 120V LED W/90 min. BATTERY BACK-UP
L01		COCKTAIL BAR	CUSTOM MADE GLASS BALL PENDANT FIXTURES W/2 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L02		ROBATA BAR	CUSTOM MADE GLASS BALL PENDANT FIXTURES W/2 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L03		DINING AREA	CUSTOM MADE GLASS BALL SCIENCE FIXTURES W/6 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L04A		SUSHI BAR	CUSTOM MADE TOP COUNTER GLASS BALL FIXTURES W/2 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L04B		SUSHI BAR	CUSTOM MADE TOP COUNTER GLASS BALL FIXTURES W/2 CRYSTAL GLASS GLOBES, ADDITIONAL ACCENT LIGHT, METAL TUBULAR FRAME
L05		RESTAURANT PERIMETER	LITELAB LED TRACK MOUNT FIXTURE FOR USE WITH TYPE LOS BUS RUN TRACK
L06		RESTAURANT CEILING	LITELAB LED 2-LAMP RECESSED COMBO FIXTURE
L08		PERIMETER DINING	ECOSENSE SURFACE MOUNT WASH LIGHT WITH 4W/LFT
L09		TOILET MIRRORS	CORE LIGHTING SURFACE MOUNT FLEXIBLE LINEAR LED REMOTE MAGNETIC LOW VOLTAGE CLASS 2 TRANSFORMER
L10		KITCHEN	LAUREN RECESSED 1X4 LED FIXTURE WITH WHITE FINISH, MATTE WHITE ACRYLIC LENS
L11		KITCHEN	AXIS LIGHTING RECESSED LINEAR LED FIXTURE, FLUSH FROSTED LENS, DRYWALL SPACKLE FLANGE FOR TRIMLESS APPLICATION
L12		UPPER PLANTER	HUBBELL SURFACE MOUNT 4' LONG HORTICULTURE LIGHT
L13		BAR/SS SHELVES & COUNTERS	CORE LIGHTING SURFACE MOUNT LINEAR LED MOUNTED WITHIN LENSED EXTRUSIONS AT BAR AND WAIT STATION DETAILS, REMOTE MAGNETIC LOW VOLTAGE CLASS 2 TRANSFORMER
L14		BACK BAR SHELVES	DLC LIGHTING LED PANEL LIGHT, REMOTE POWER SUPPLY 0-10V DIMMING
L15		BOULDER DINING AREA	INTERLUX RECESSED IN GRADE ROUND PAPER LIGHT, FIXTURE IS TRIMMED WITH 1.77" DIAMETER AND 4" RECESS DEPTH.
L16		BAR PLANTER	INTERLUX RECESSED IN GRADE ROUND PAPER LIGHT, FIXTURE IS TRIMLESS WITH 3.94" DIAMETER AND 4.7" RECESS DEPTH.
L18		RESTROOMS HALLWAY CEILING	ADV PRODUCTS SURFACE MOUNT BLACK LIGHT BAR FIXTURE LED 40" LONG
L19		WOOD CLG. BARS	BEGA LED SURFACE MOUNT FLOODLIGHT WITH 360 DEGREE GLARE SHIELD, BLACK FINISH, INTEGRAL 0-10V DRIVER FOR 10% DIMMING
L20		UPPER PLANTER	HUBBELL SURFACE MOUNT 4' LONG HORTICULTURE LIGHT
L21		RESTROOMS HALLWAY WALL	DESIGN PLAN LED RECESSED WALL SCIENCE, REMOTE 0-10V DRIVER FOR 10% DIMMING

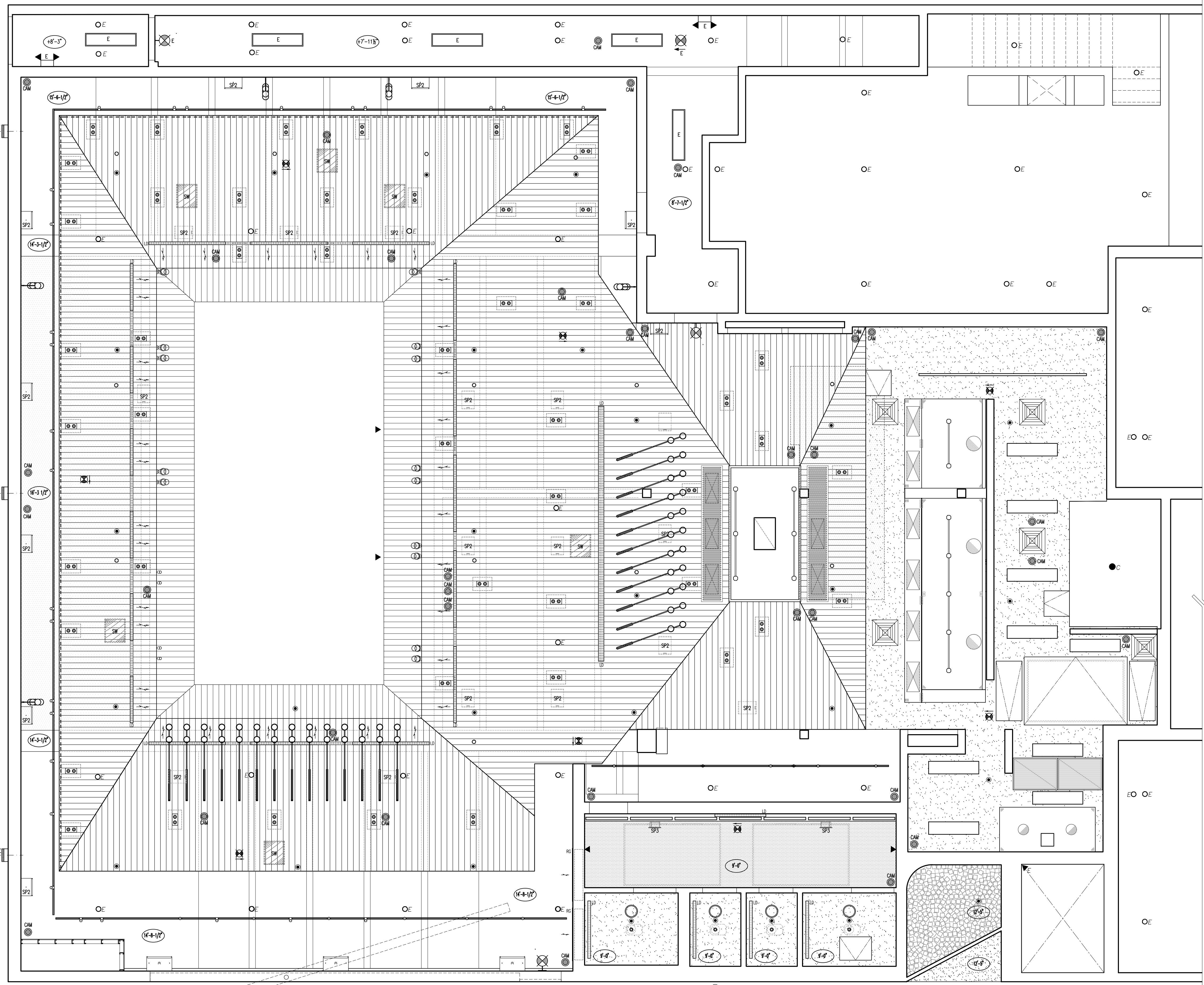
LEGEND CEILING

- CENTER LINE
- ⊠ FIRE ALARM
- ⊠ CEILING HEIGHT
- ⊠ POINT OF BEGINNING FOR CLG TILE LAYOUT
- PENDANT SPRINKLER HEAD
- SPECIAL SPRINKLER HEAD INSIDE COOLER
- HORIZONTAL SIDE WALL SPRINKLER HEAD
- UPRIGHT SPRINKLER HEAD
- SMOKE DETECTOR
- J-BOX
- ⊠ RETURN AIR GRILL
- ⊠ SUPPLY AIR DIFFUSER
- ⊠ LINEAR DIFFUSER
- ⊠ DRYWALL CEILING
- ⊠ SHOU SHUGI BAN CLG. CLADDING

LEGEND AV EQUIPMENT

- ⊠ FUNCTION-ONE SPEAKER F1201
- ⊠ FUNCTION-ONE SPEAKER F101
- BOSE SPEAKER DS 16/40/100 FLUSH MOUNT
- ⊠ FUNCTION-ONE SUBWOOFER BR1155UB
- ⊠ VIDEO CAMERA
- ⊠ LIGHT CONTROL
- ⊠ POS
- ⊠ P.O.S. SYSTEM

NOTE: FOR FIXTURE LOCATIONS AND HEIGHTS REFER TO ID DRAWINGS



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

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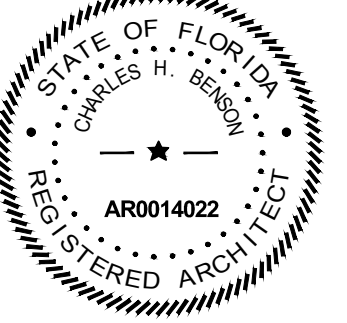
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SCALE
AS SHOWN
DATE
2-1-2017

PROJECT NUMBER
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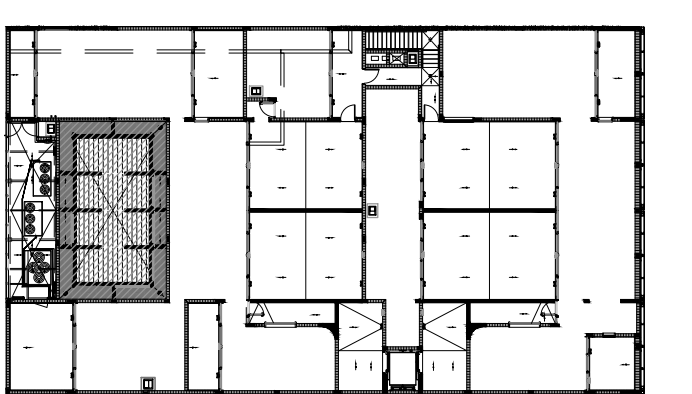
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OF
17



SCOPE OF WORK



- LEGEND**
- EXISTING MASONRY WALL
 - EXISTING PARTITION
 - NEW 6" & 8" BLOCK WALL
 - NON RATED PARTITION
 - NON RATED PARTITION W/SOUND INSULATION
 - PARTITION TO BE REMOVED
 - EXIST. CONCRETE COL.
 - DOOR NUMBER
 - ROOM NUMBER
 - PARTITION TYPE
 - SECTION MARK
 - ELECTRICAL PANEL
 - FIRE EXTINGUISHER
 - FLOOR SINK
 - FLOOR DRAIN



SECOND FLOOR KEY PLAN

SECOND LEVEL EQUIPMENT PLAN

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

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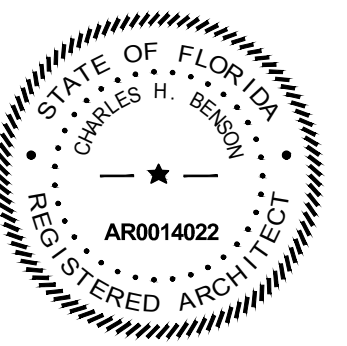
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PREVIOUSLY APPROVED DRB PLANS



NORTH EAST CORNER OF SUBJECT PROPERTY



SOUTH EAST CORNER OF SUBJECT PROPERTY



SOUTH WEST CORNER OF SUBJECT PROPERTY



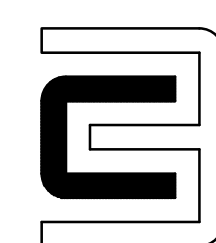
NORTH EAST CORNER OF WEST PROPERTY

COLOR ELEVATIONS

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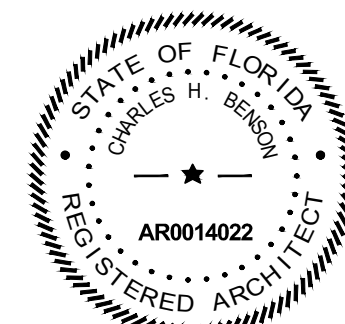


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NORTH WEST CORNER OF SUBJECT PROPERTY



INTERIOR: EAST VIEW



ROOF: WEST END VIEW



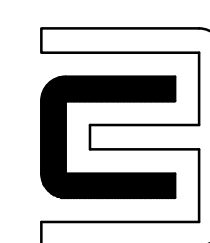
ROOF: CENTER AND EAST VIEW

COLOR ELEVATIONS

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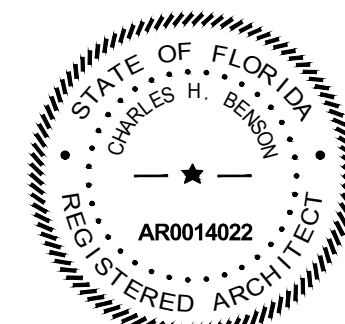


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INTERIOR: WEST VIEW



INTERIOR: SOUTH EAST VIEW



INTERIOR: NORTH EAST VIEW OF ROOF OPENING



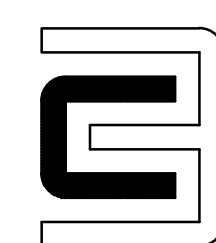
INTERIOR: SOUTH VIEW

COLOR
ELEVATIONS

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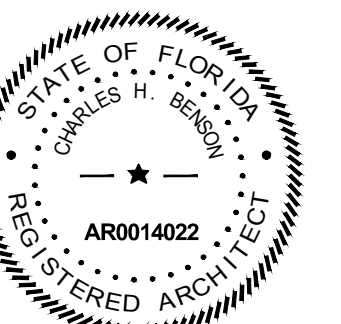
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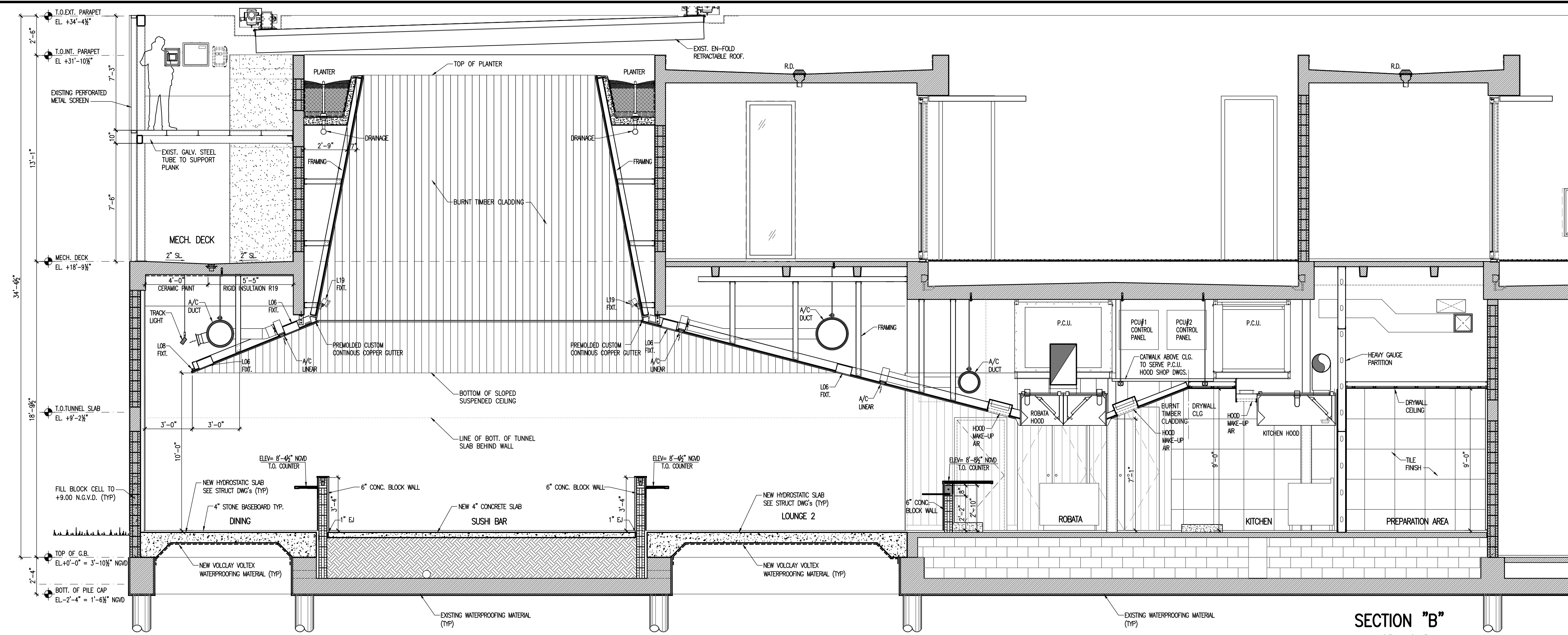
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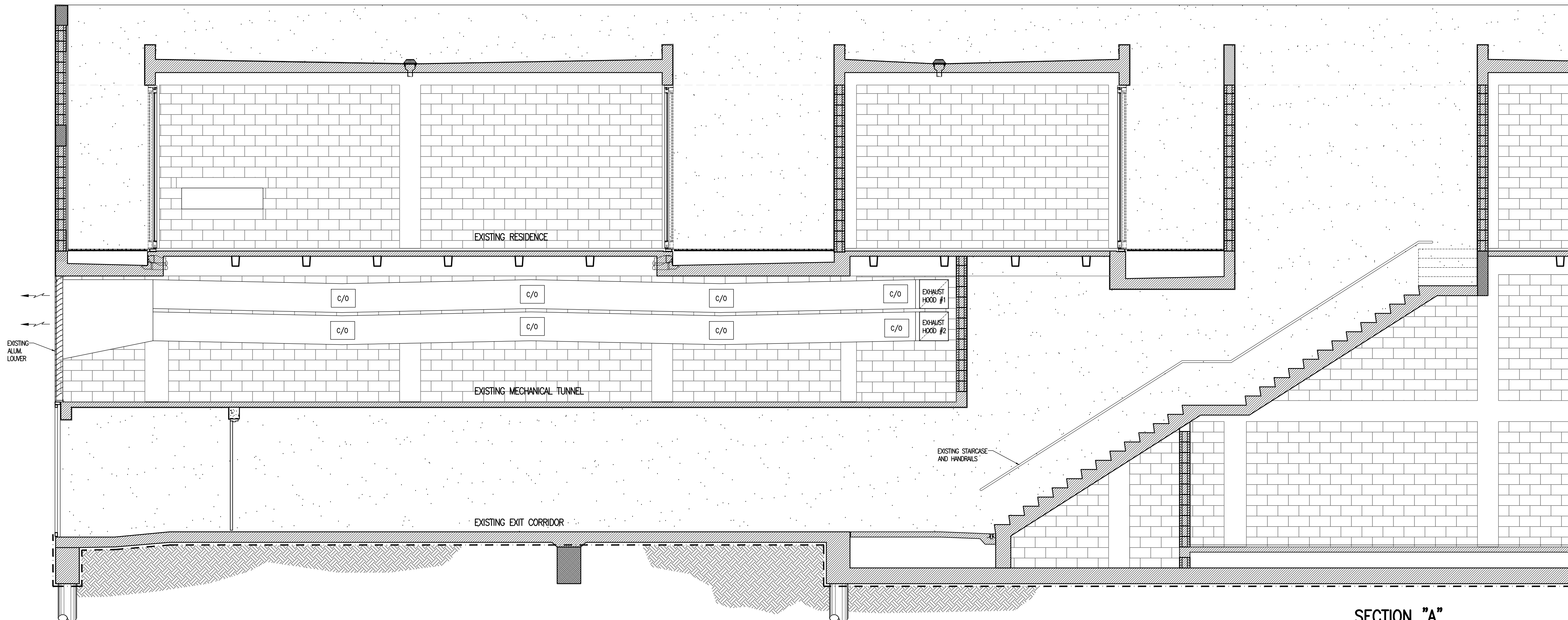
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 OF
17





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



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

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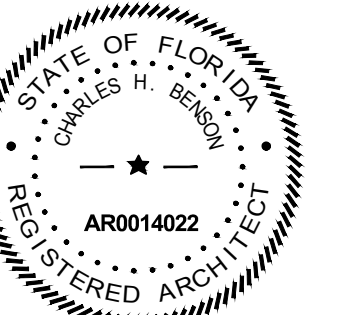
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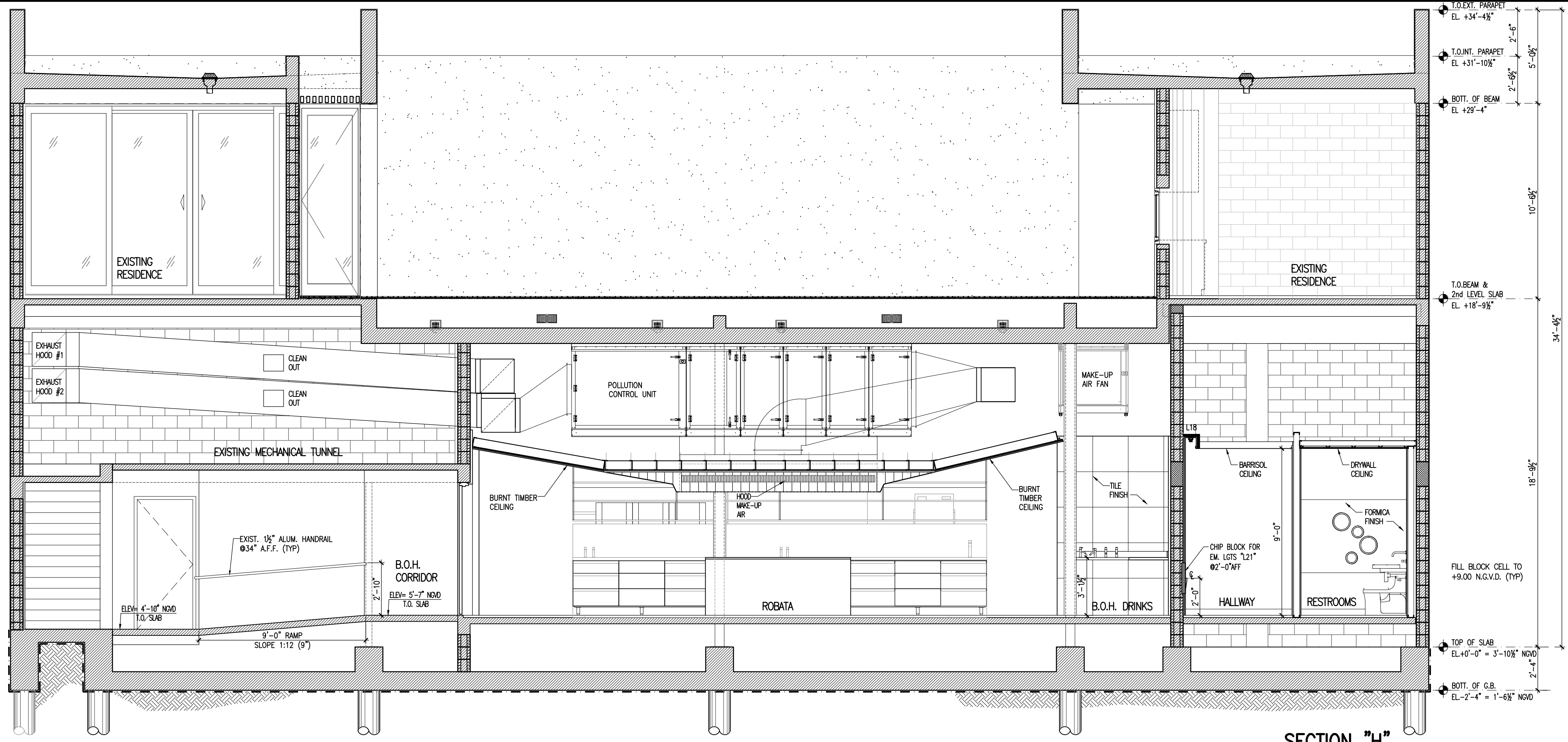
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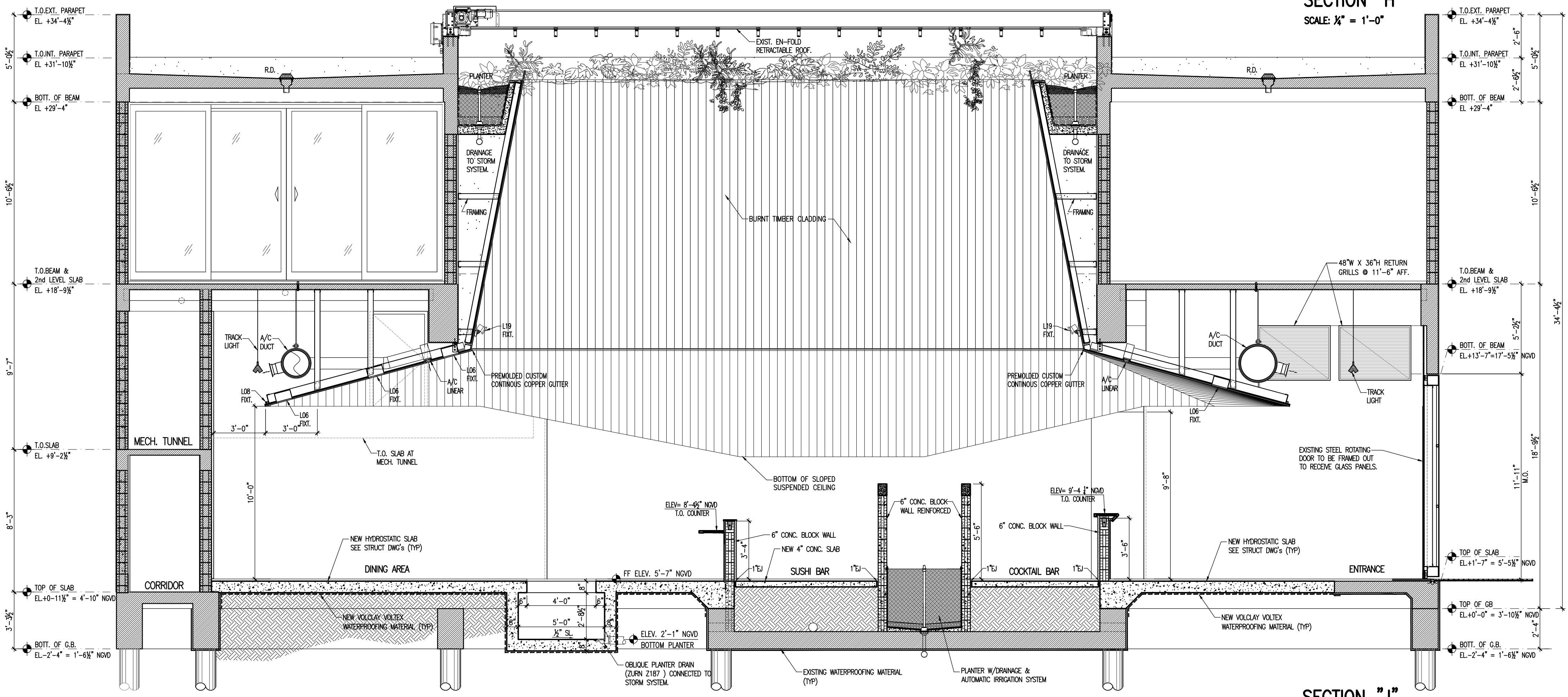
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OF
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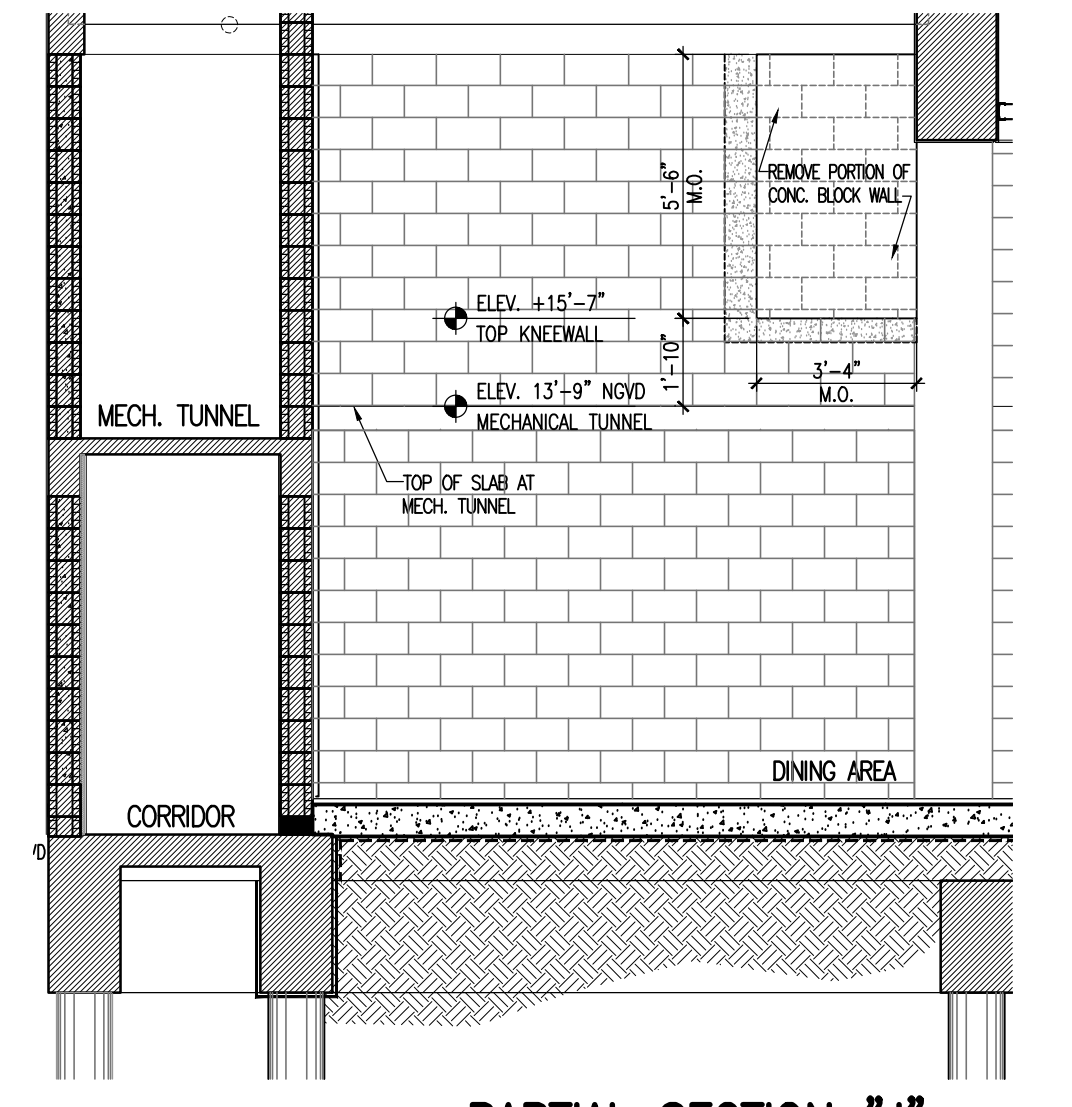
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SECTION "H"
SCALE: 1/4" = 1'-0"



SECTION "J"
SCALE: 1/4" = 1'-0"



PARTIAL SECTION "J"
SCALE: 1/4" = 1'-0"

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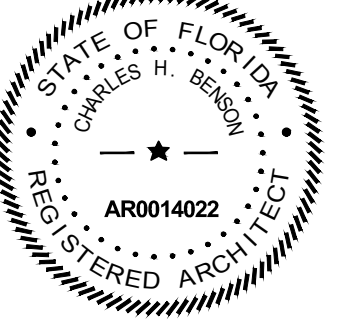
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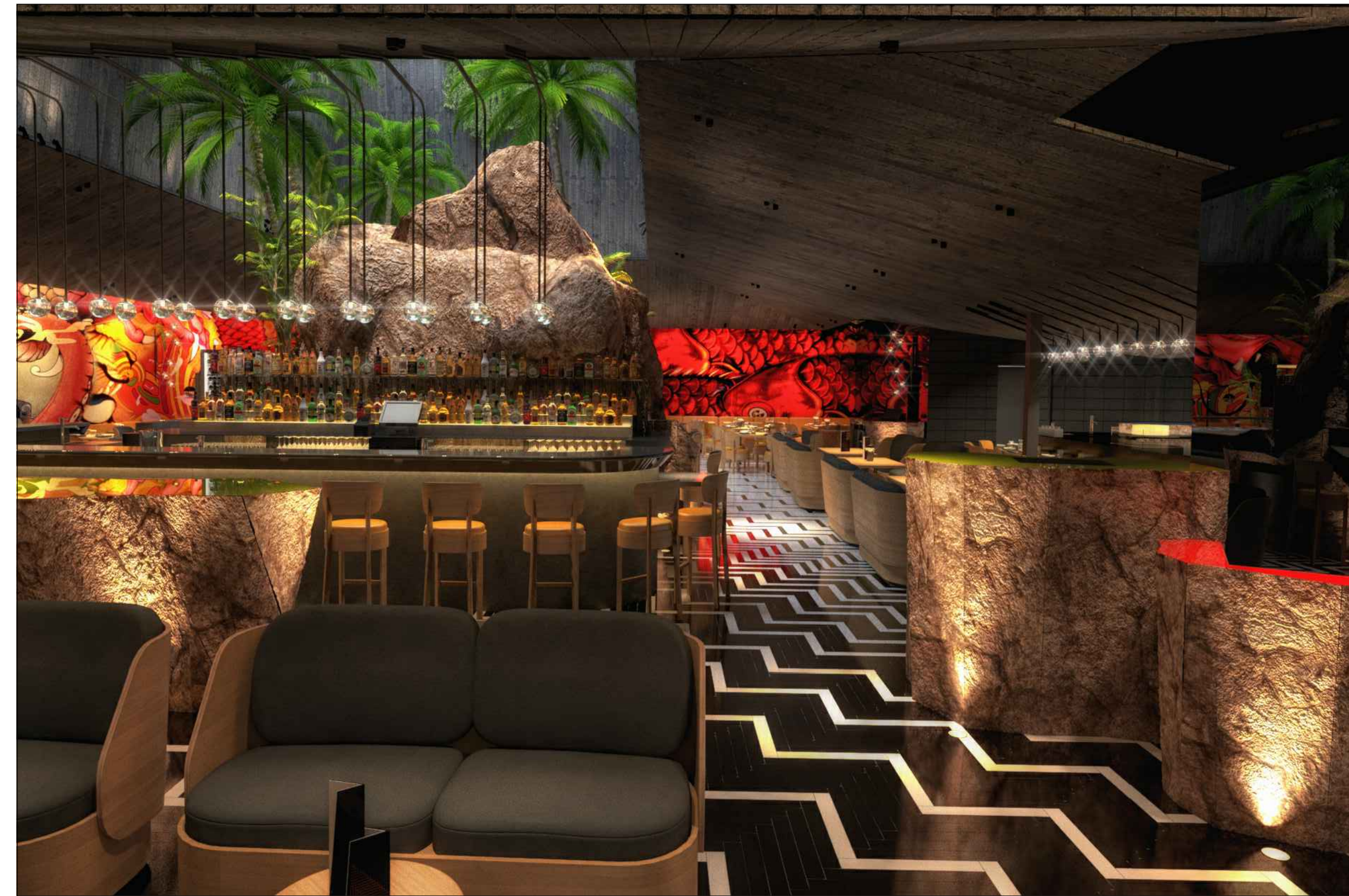
NORTH WEST VIEW



NORTH EAST VIEW



SOUTH EAST VIEW



NORTH VIEW

COLOR
RENDERING

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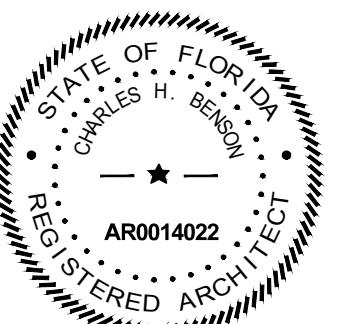
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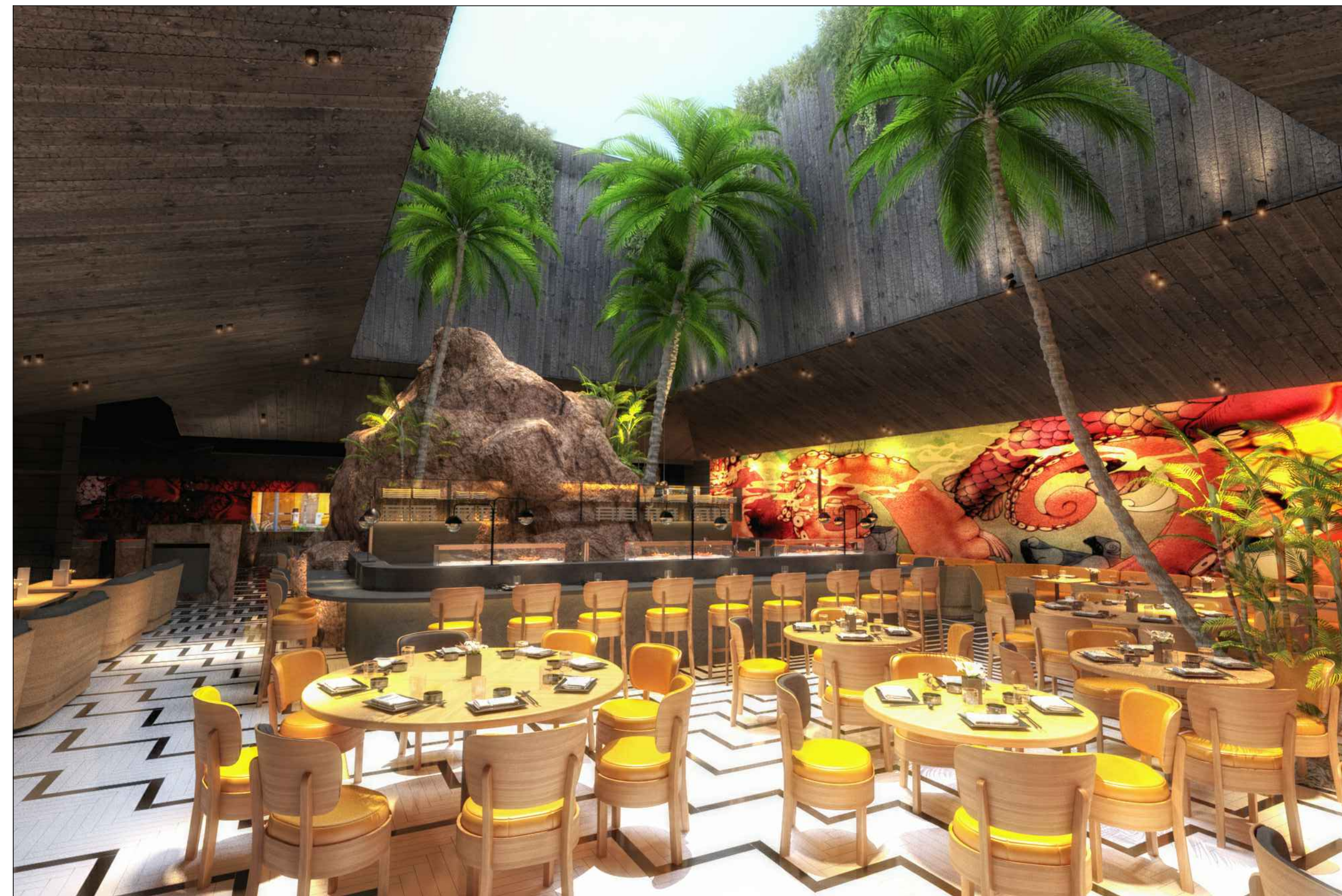




SOUTH EAST VIEW



EAST VIEW



NORTH EAST VIEW

COLOR
RENDERING

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 ISSUED FOR CONSTRUCTION _____

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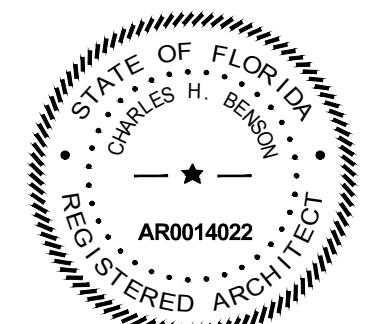
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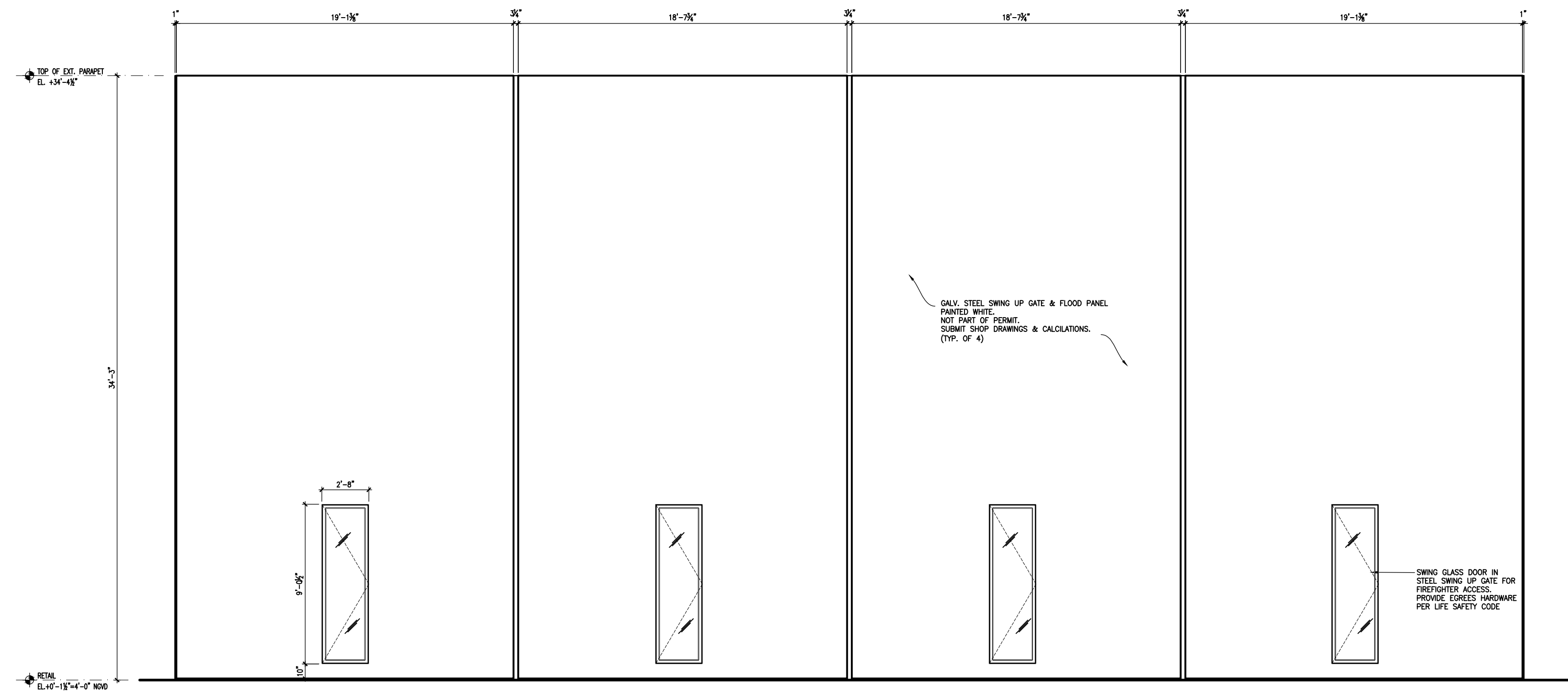
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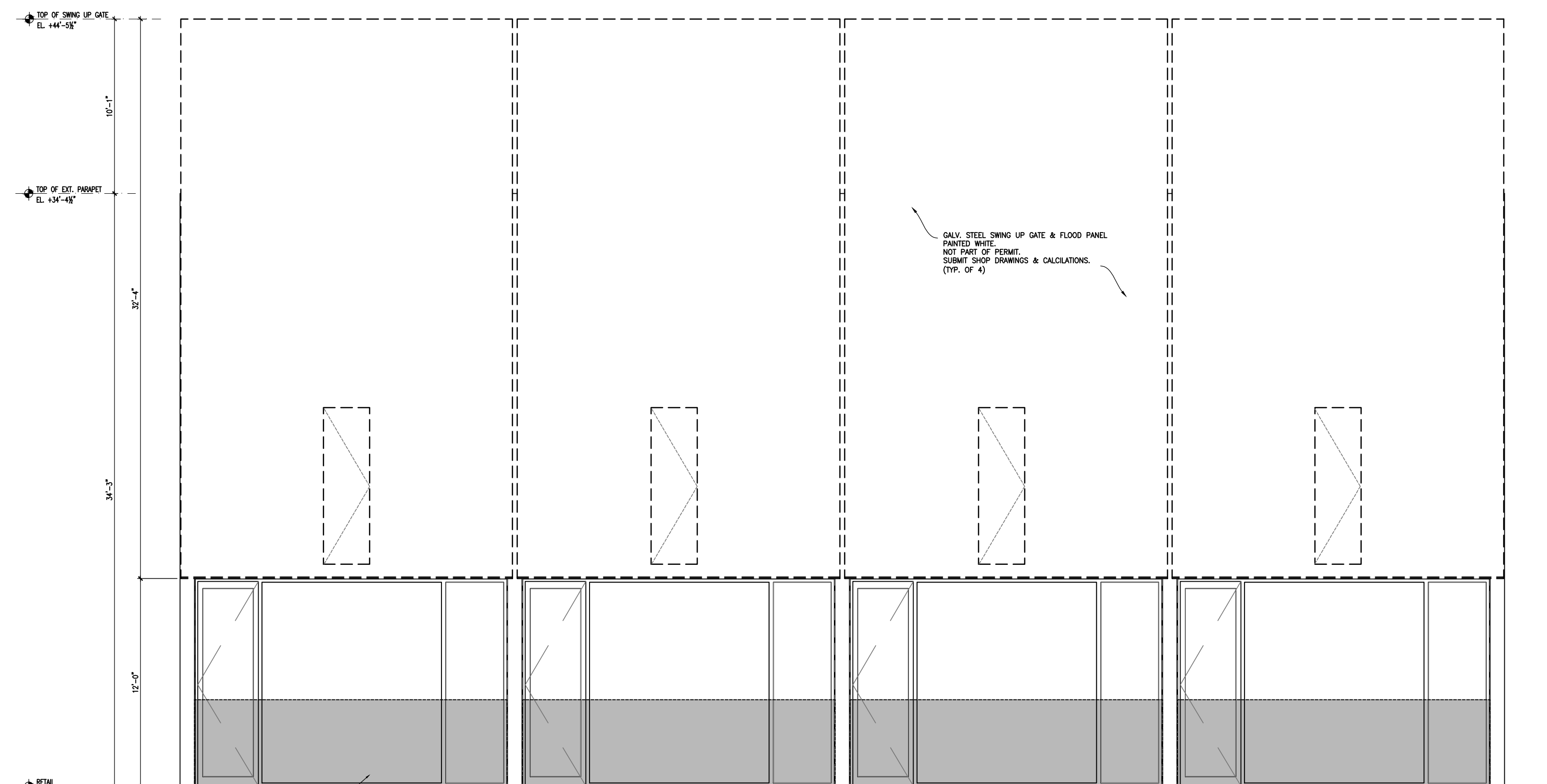
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EAST ELEVATION CLOSE GATE
SCALE: 3/16" = 1'-0"



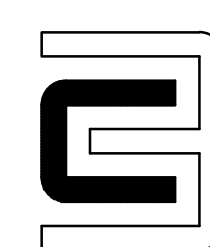
EAST ELEVATION OPEN GATE
SCALE: 3/16" = 1'-0"

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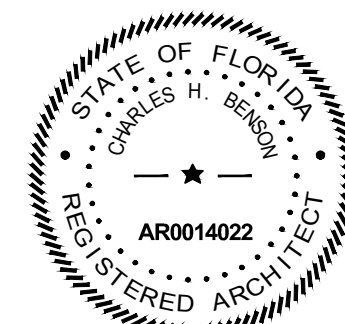


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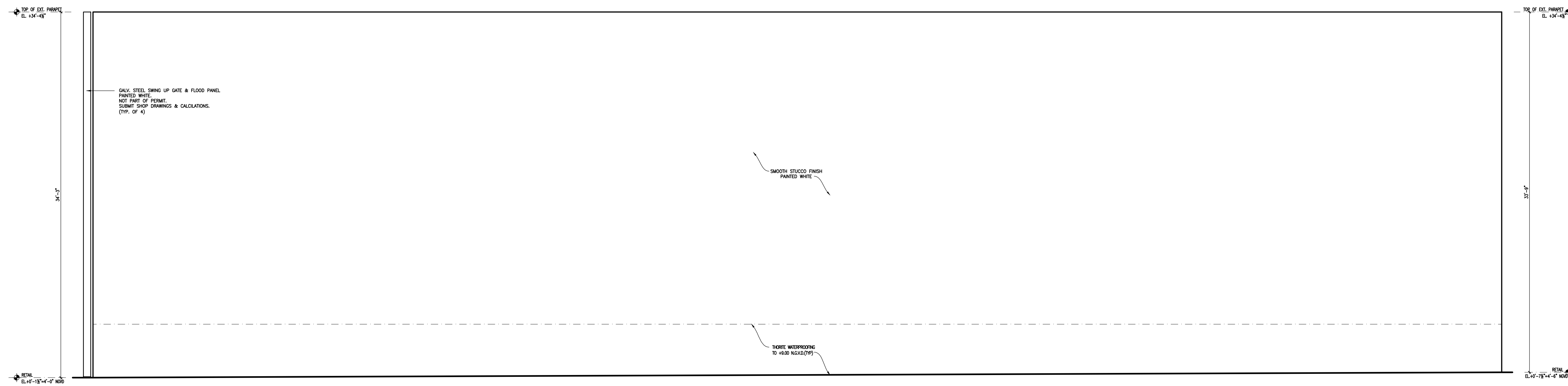
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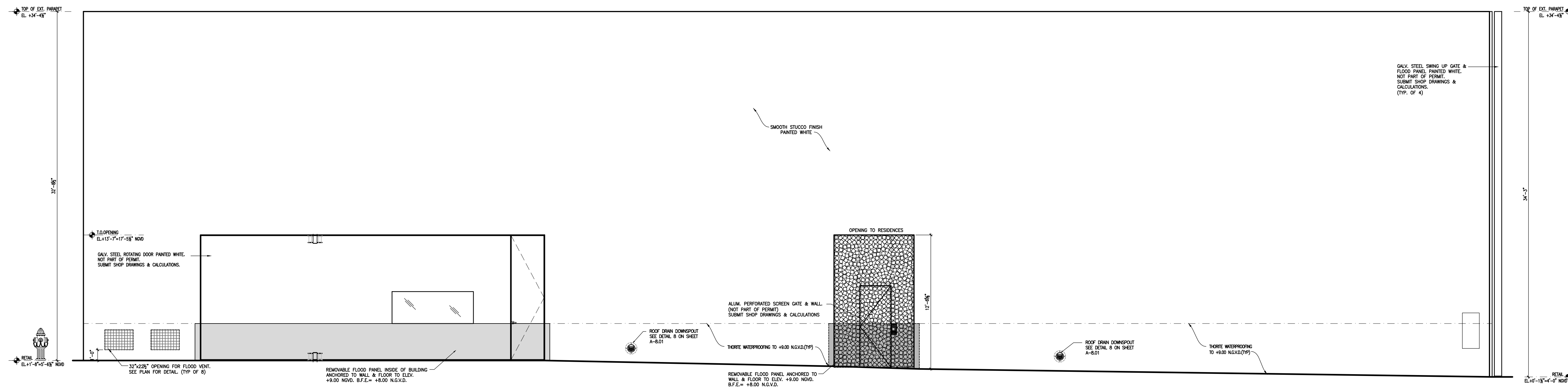
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OF
17



PREVIOUSLY APPROVED DRB PLANS



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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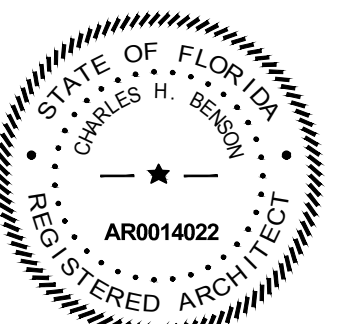
NEW RESTAURANT FOR:
CHOTTO MATTE LTD.
1666 LENOX AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

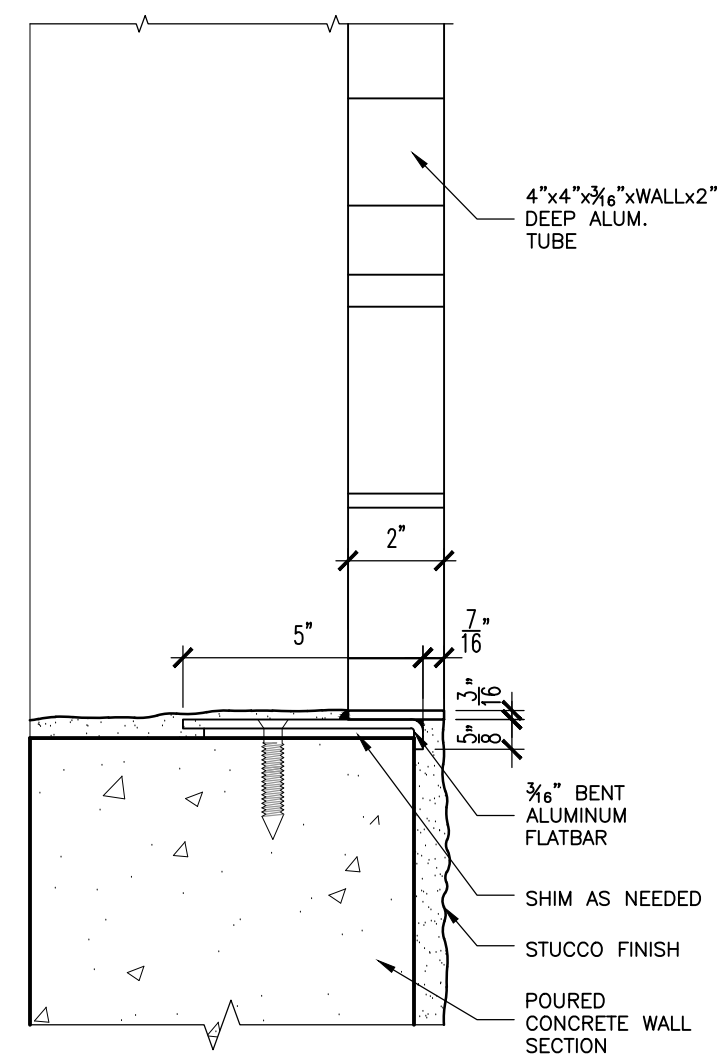
DRAWN BY
Lillian R. Paez C.
SCALE AS SHOWN
DATE 2-1-2017

PROJECT NUMBER
21602

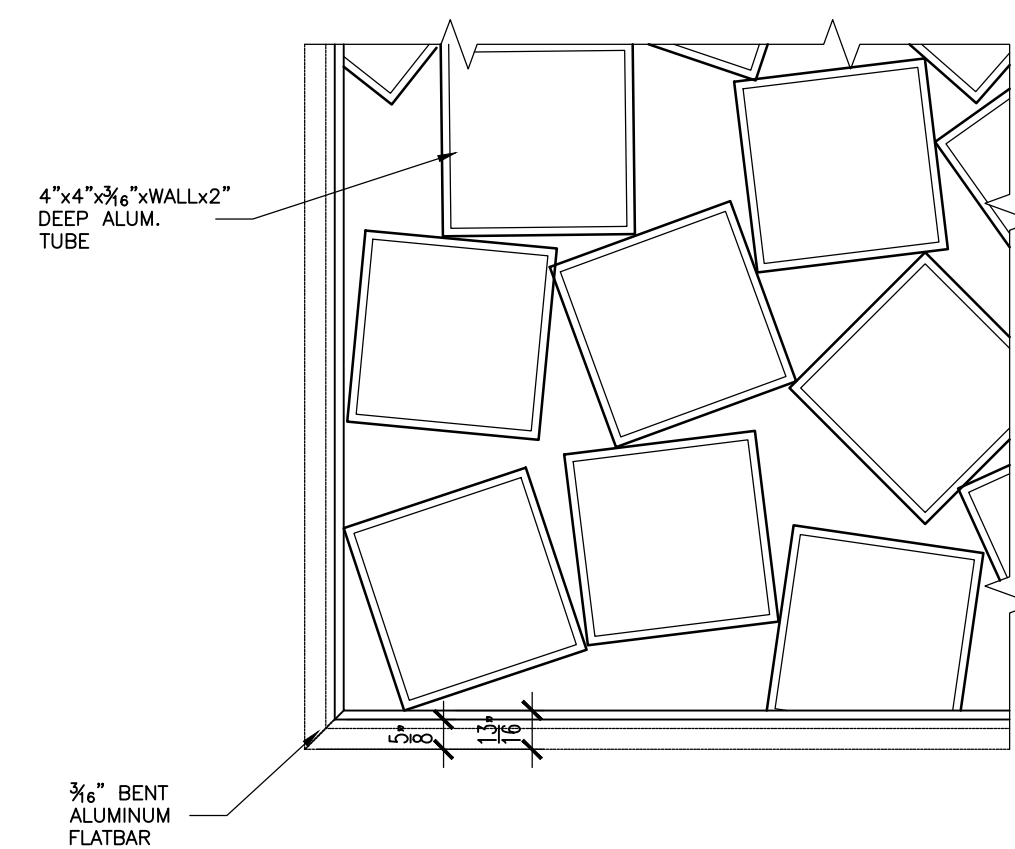
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OF
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PREVIOUSLY APPROVED DRB PLANS



SECTION DETAIL
SCALE: 3" = 1'-0"



ENLARGE ELEVATION DETAIL
SCALE: 3" = 1'-0"

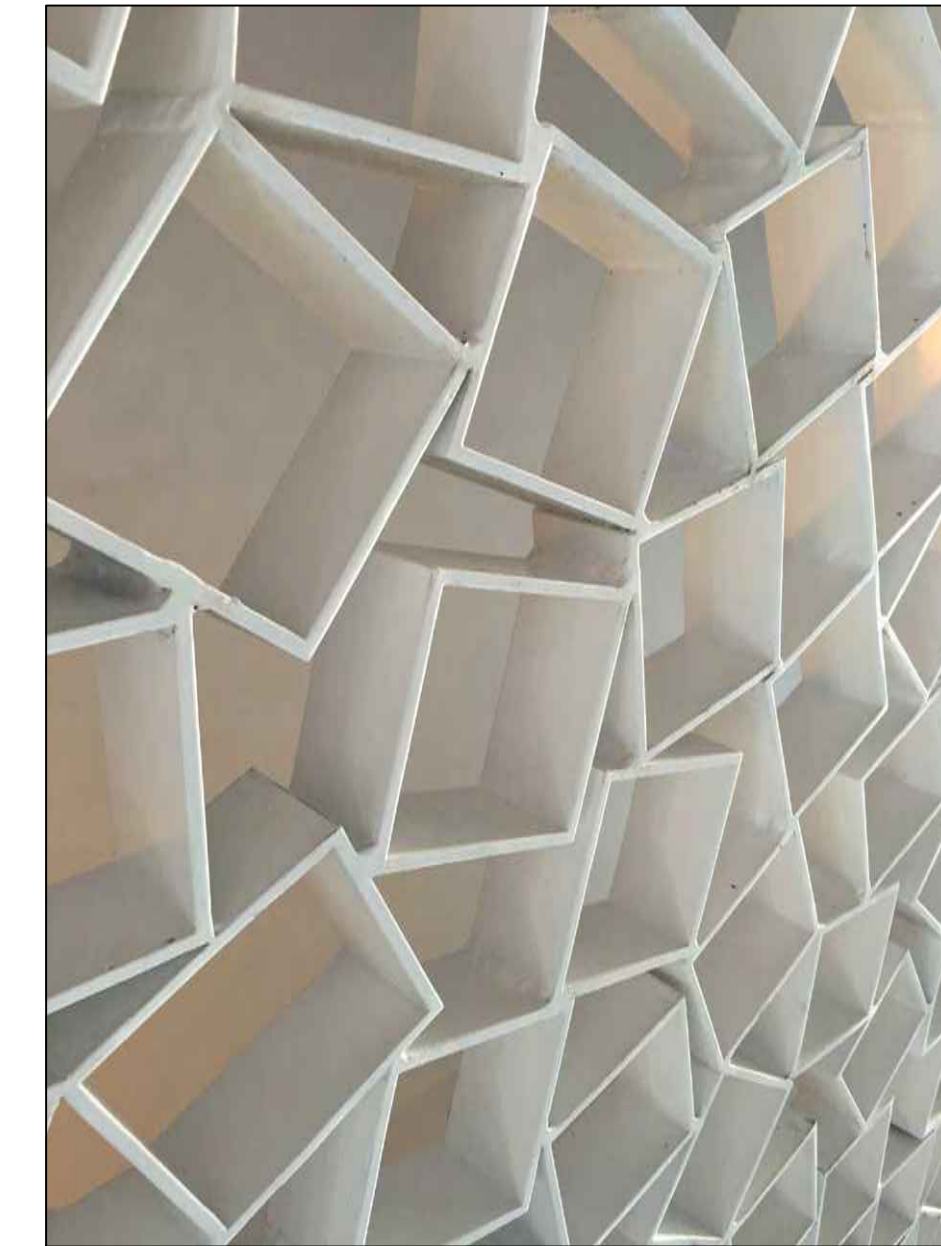
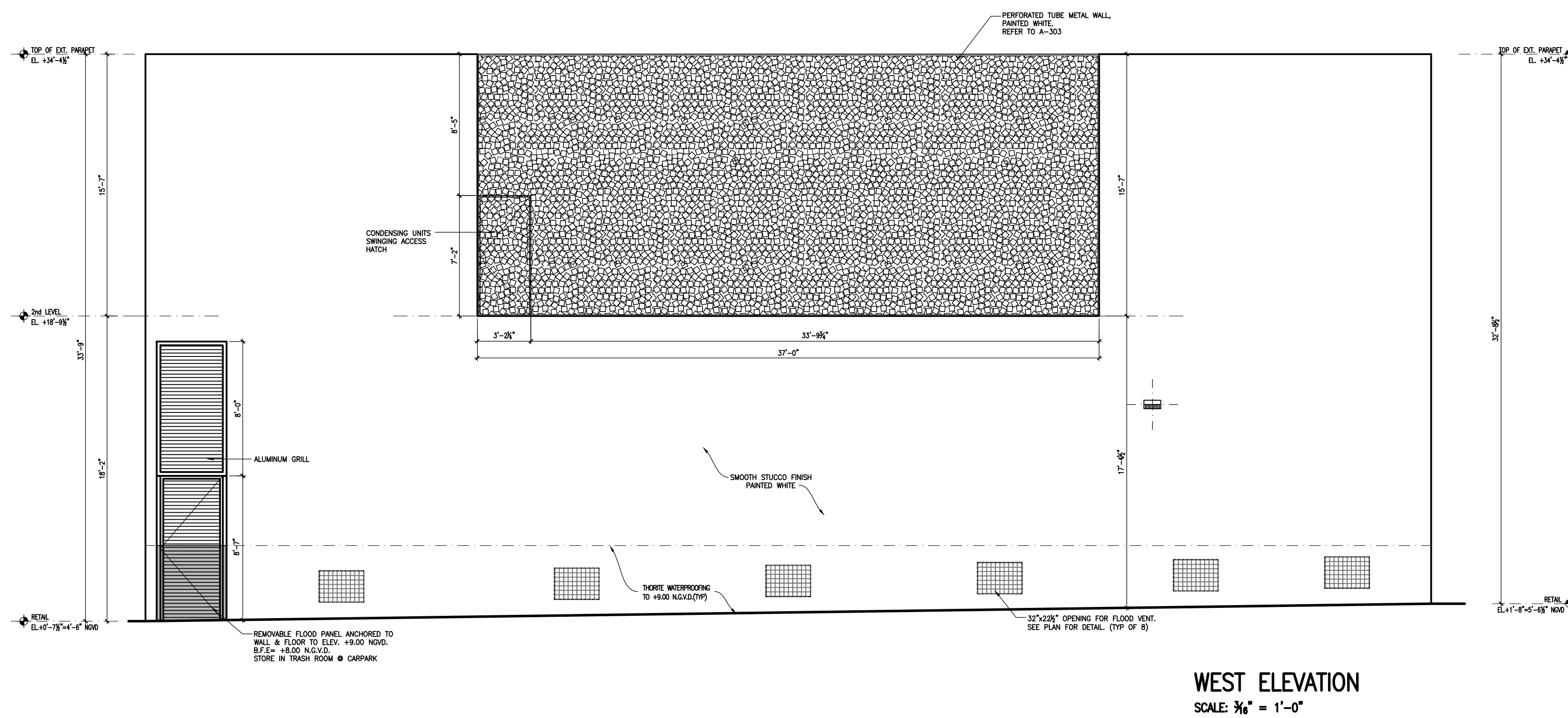


PHOTO OF EXISTING ADJACENT
STRUCTURE TO MATCH
SCALE: 3" = 1'-0"



WEST ELEVATION
SCALE: 3/8" = 1'-0"

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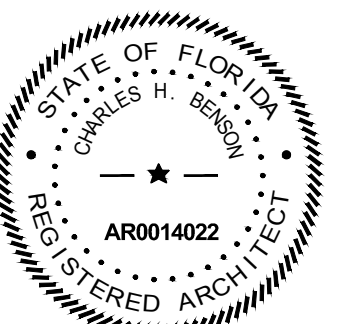
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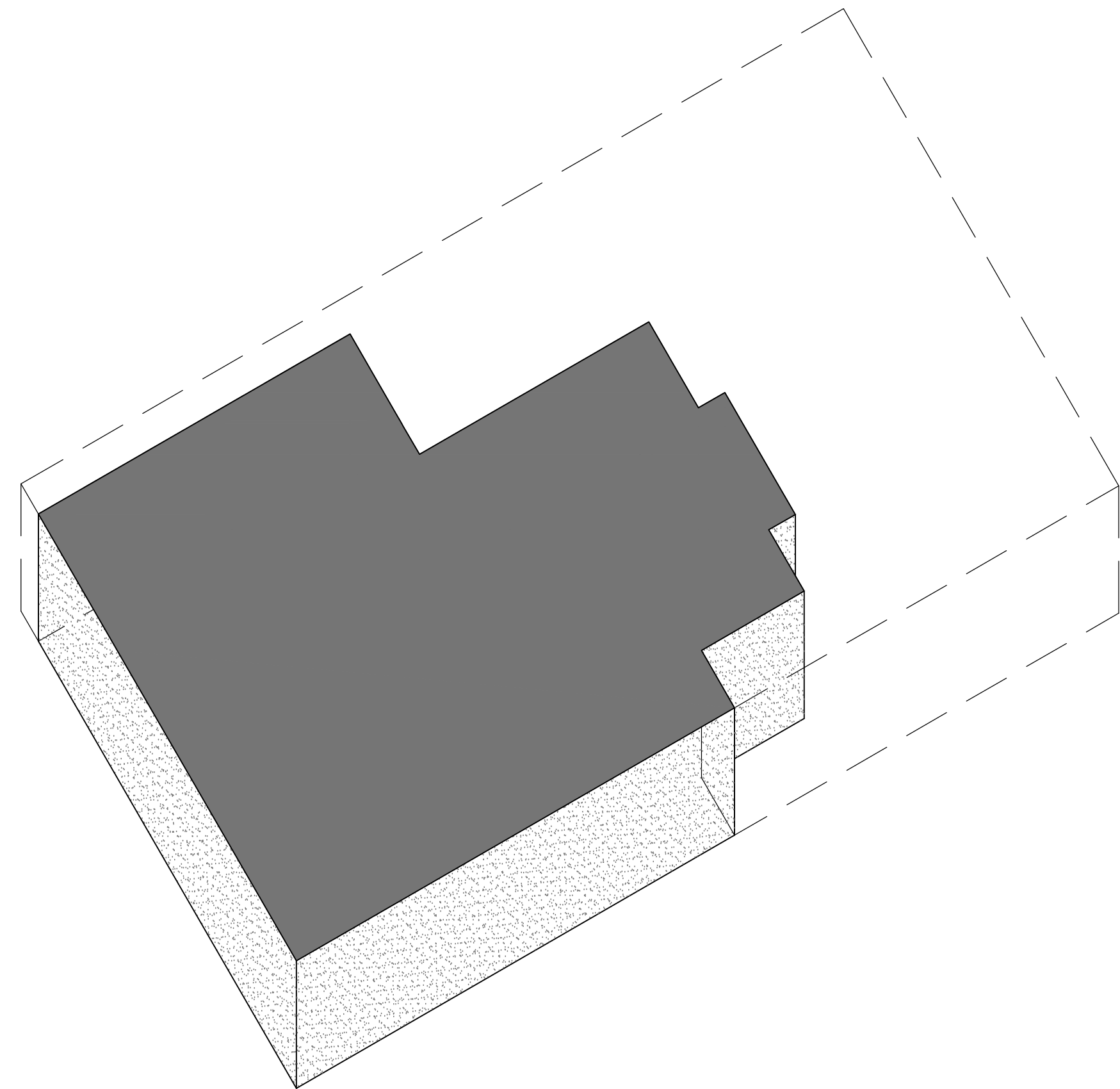
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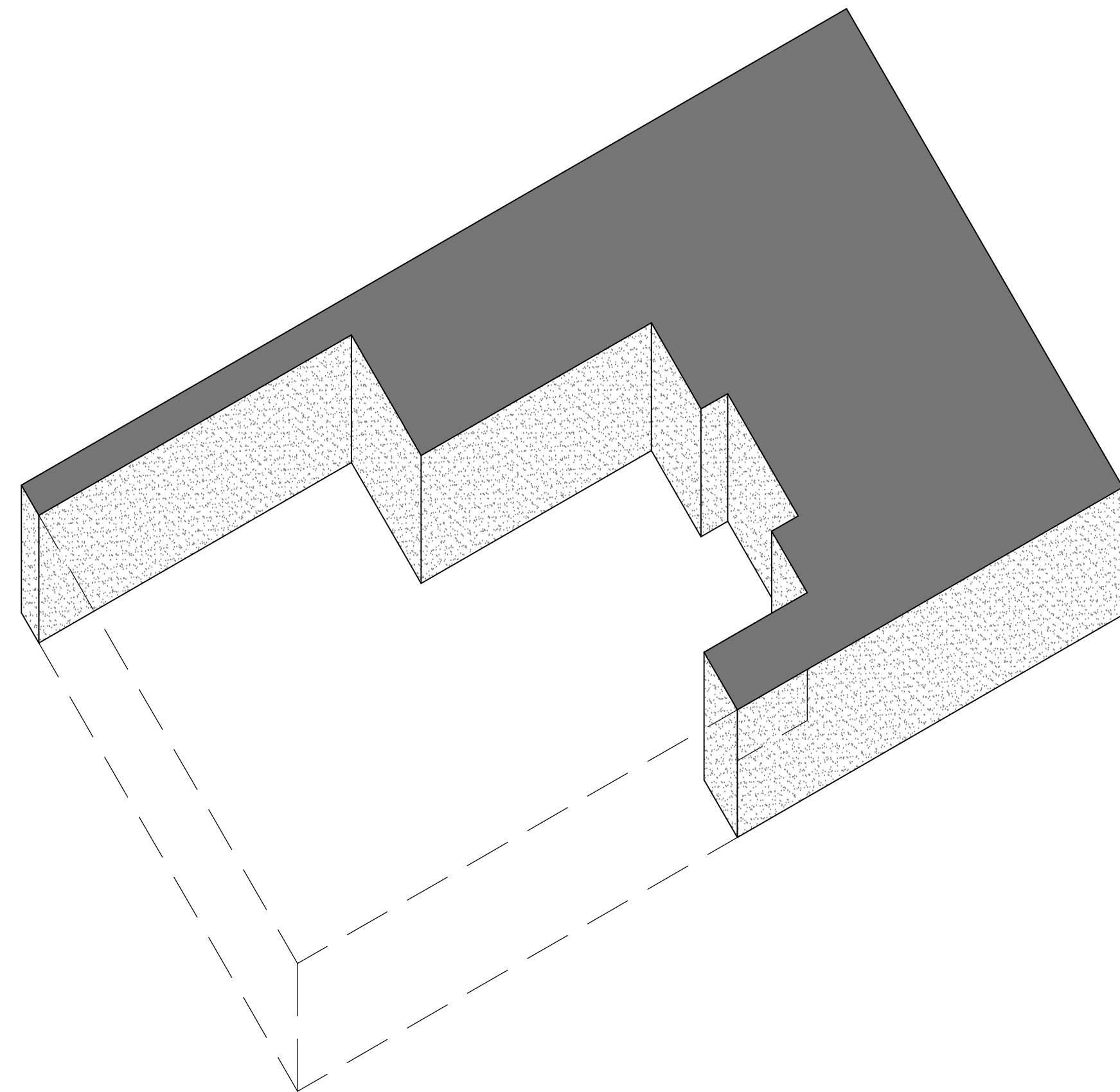
PROJECT NUMBER
21602

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OF
17

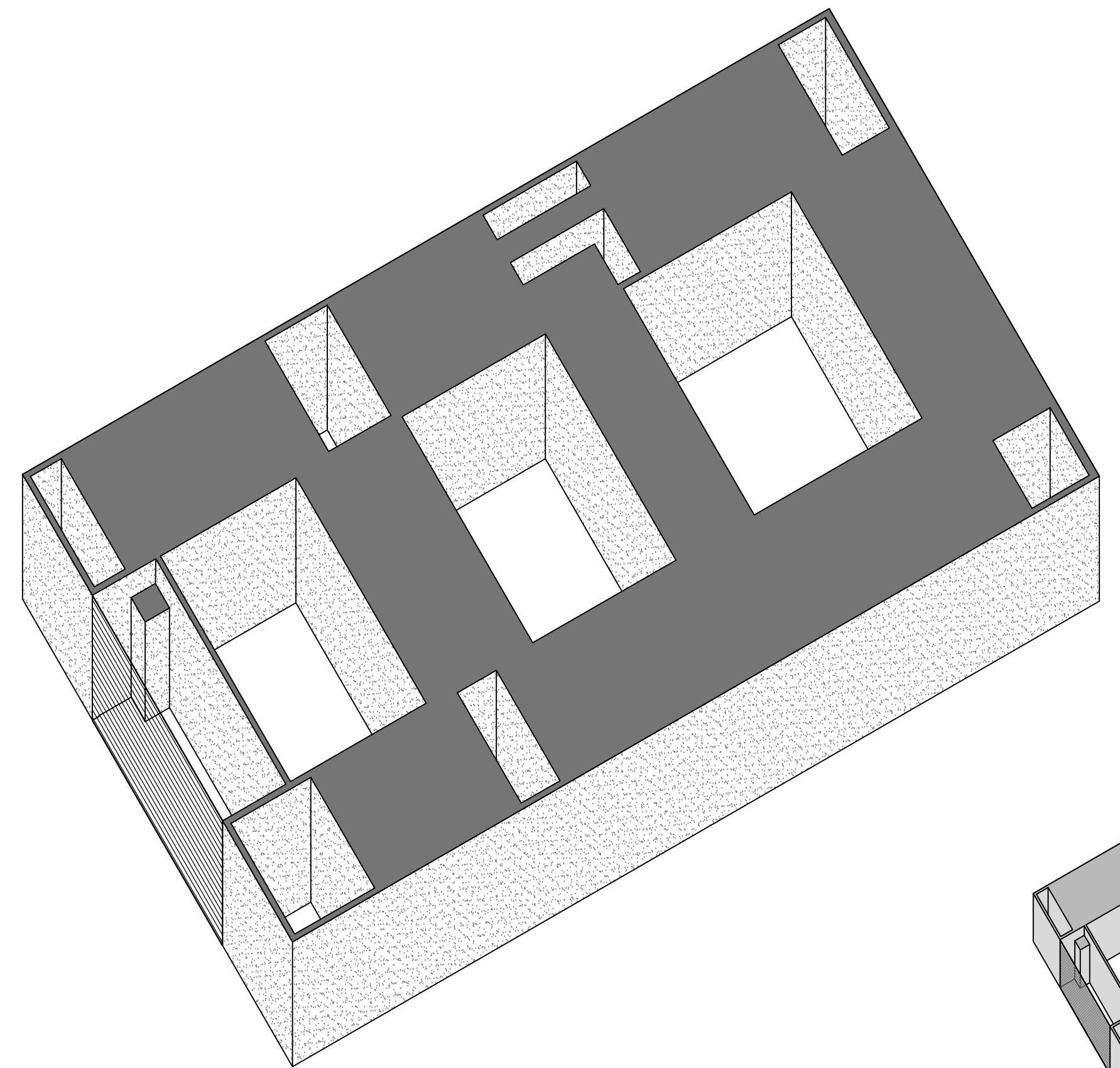




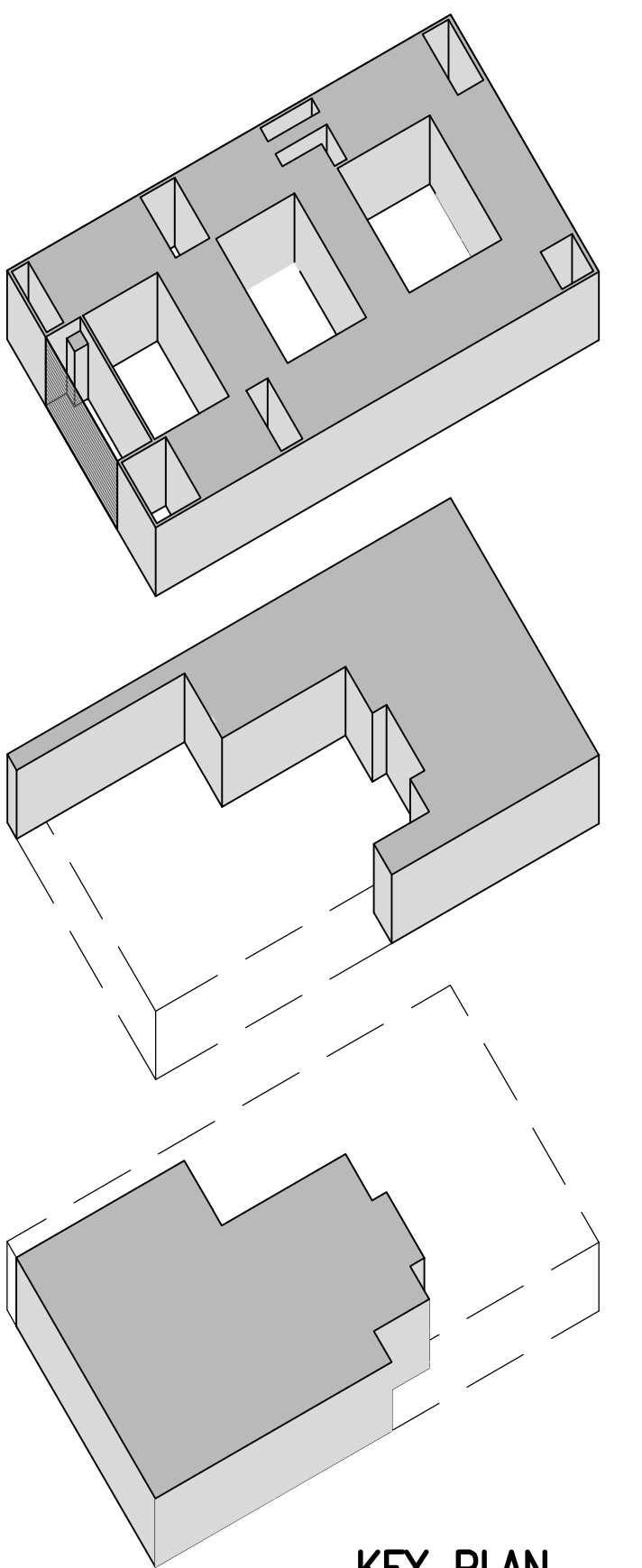
GROUND LEVEL CHOTTO MATTE RESTAURANT
SCALE: N.T.S.



GROUND LEVEL RETAIL
SCALE: N.T.S.



2nd LEVEL TWO STORIES CONDOMINIUM
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.

EXPLODED AXONOMETRIC
SCALE: N.T.S.

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