

New Restaurant

RED

The Steakhouse

119 Washington Avenue
Miami Beach FL

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

**PUBLIC WORKS
PLAN REVIEW NOTICE**
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or
easements, requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk, street area conditions
(pictures) and/or posting of sidewalk, roadway bonds
Public Works inspection of the right-of-way will be required prior to
final sign-off on the C.C., C.O., or the release of bonds.

Approved/Reviewed By: *[Signature]* Date: *6/18/08*

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BLDG. DEP. COMMENT
3/27/08

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BLDG. DEP. COMMENT
5/22/08

DEEM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORE REVIEWER (PRINT): *MARIA LUI*
SIGNATURE: *[Signature]* DATE: *6/18/08*
APPROVED FOR FULL SERVICE RESTAURANT w/ 176 SEATS

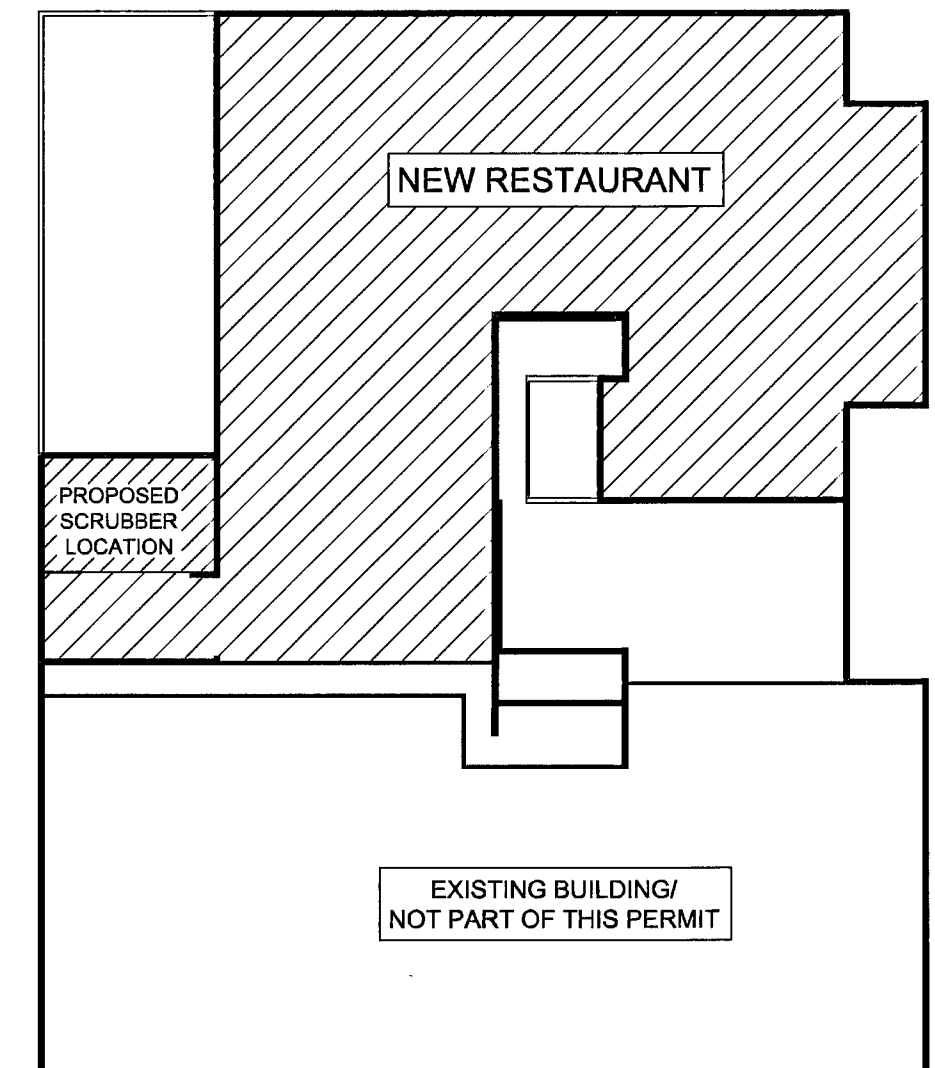
B0801759
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: *[Signature]* DATE: *6/18/08*
ZONING: *[Signature]* DATE: *6/18/08*
DRB/HPB: *[Signature]* DATE: *6/18/08*
CONCURRENCY: *[Signature]* DATE: *6/18/08*
PLUMBING: *[Signature]* DATE: *6/18/08*
ELECTRICAL: *[Signature]* DATE: *6/18/08*
MECHANICAL: *[Signature]* DATE: *6/18/08*
FIRE PREVENTION: *[Signature]* DATE: *6/18/08*
ENGINEERING: *[Signature]* DATE: *6/18/08*
PUBLIC WORKS: *[Signature]* DATE: *6/18/08*
STRUCTURAL: *[Signature]* DATE: *6/18/08*
ELEVATOR: *[Signature]* DATE: *6/18/08*

CMB CONCURRENCY PAID FOR 176 SEATS
PARKING IMPACT FEE PAID FOR 160 SEATS.

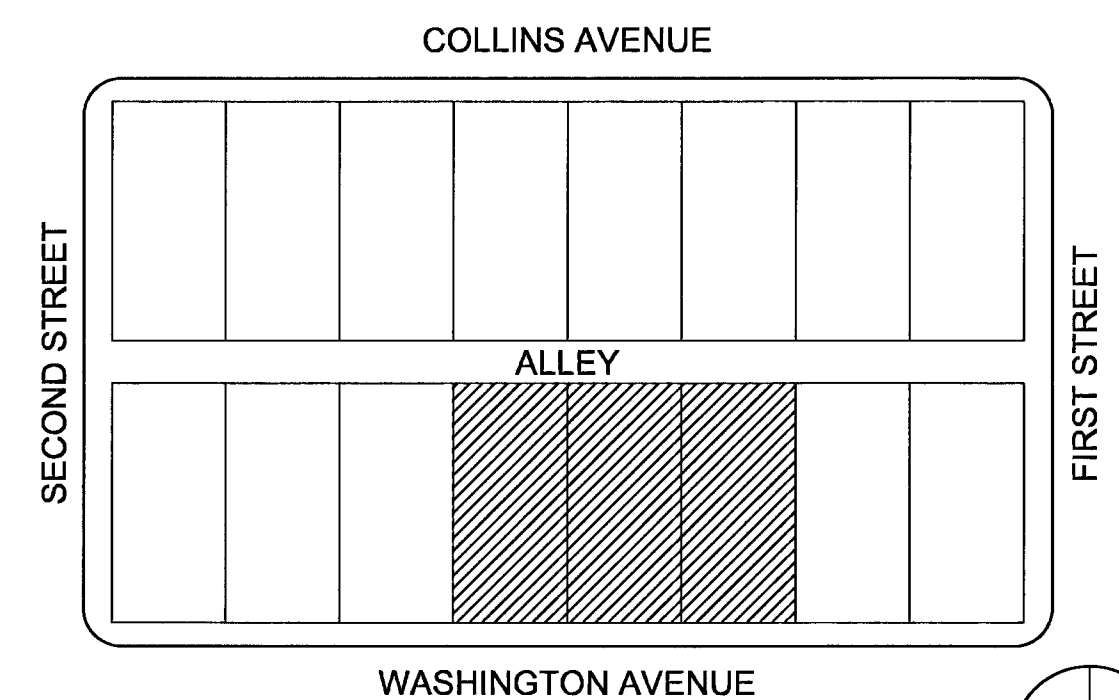
SITE PLAN

EXISTING 6 STORY OFFICE BUILDING/
PROPOSED RESTAURANT/ FIRST FLOOR ONLY

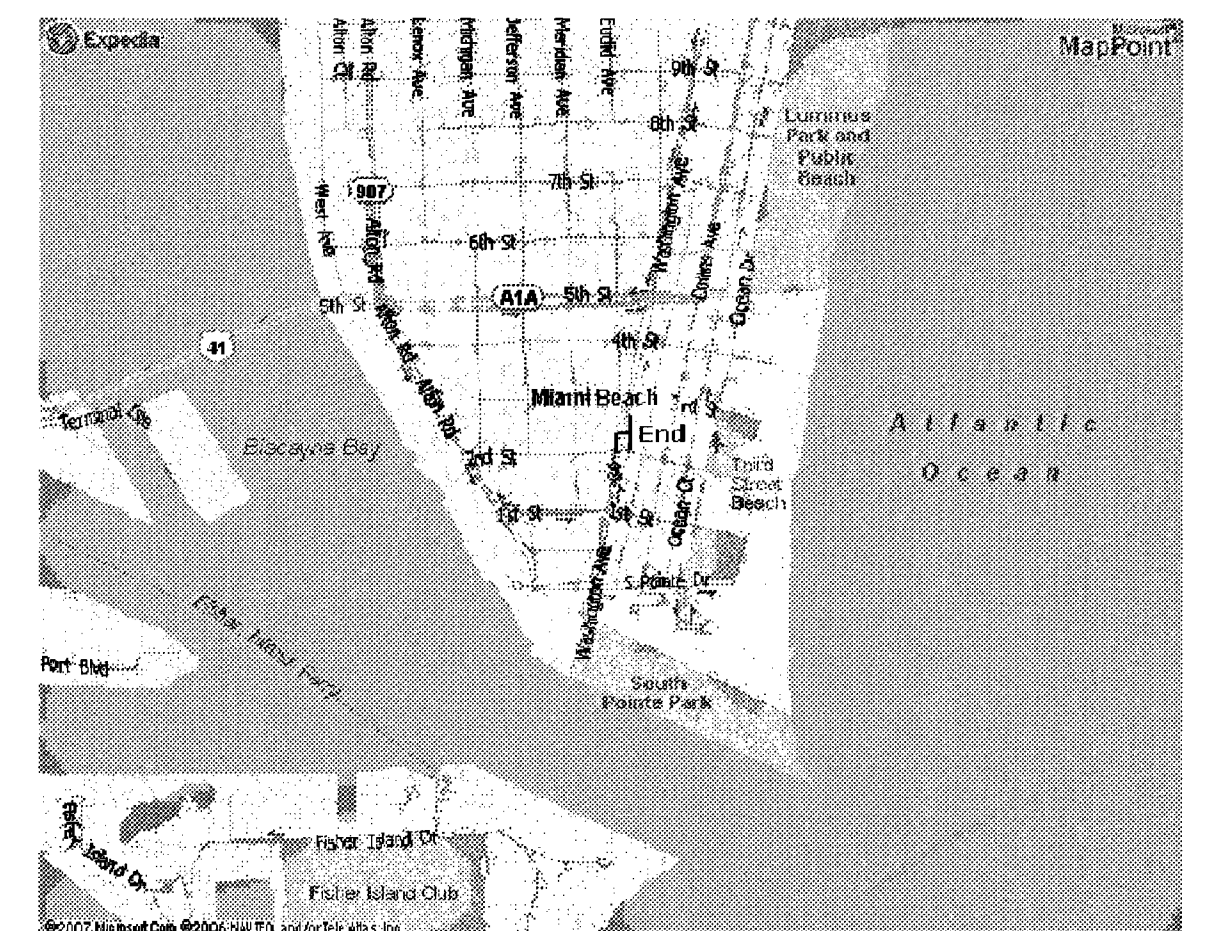


ROAD FIRE SCHOOL
IMPACT FEE PAID
JUN 20 2008
MIAMI-DADE COUNTY
APPROVED *[Signature]*

LOCATION MAP



KEY PLAN



BLITSTEIN DESIGN ASSOCIATES • ARCHITECTS

285 SEVILLA AVENUE CORAL GABLES, FLORIDA 33134

06/18/08
06/18/08

New Restaurant

RED

The Steakhouse

119 Washington Avenue
Miami Beach FL

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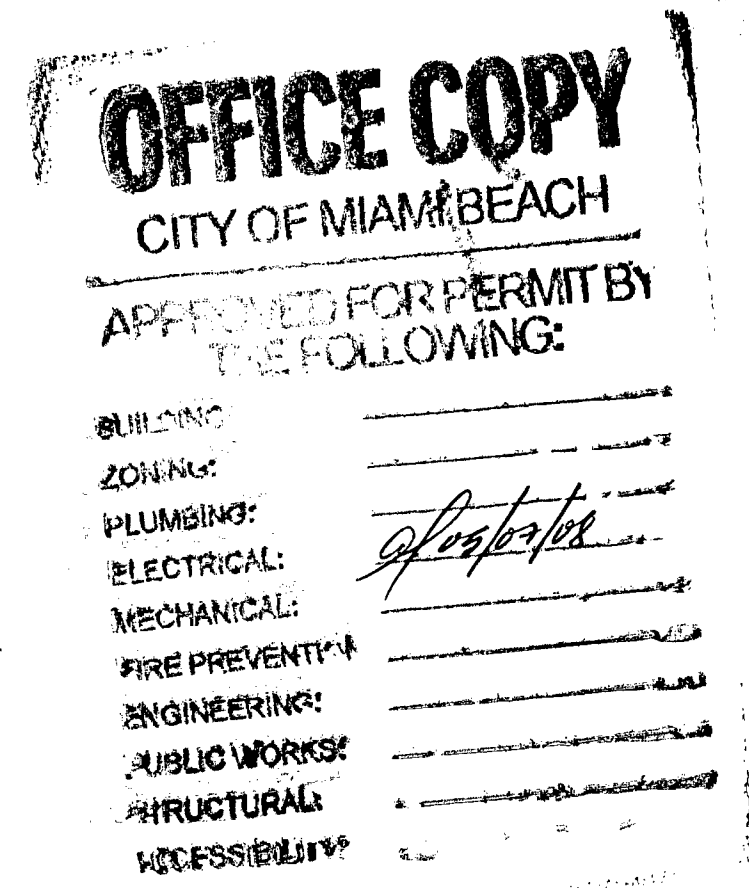
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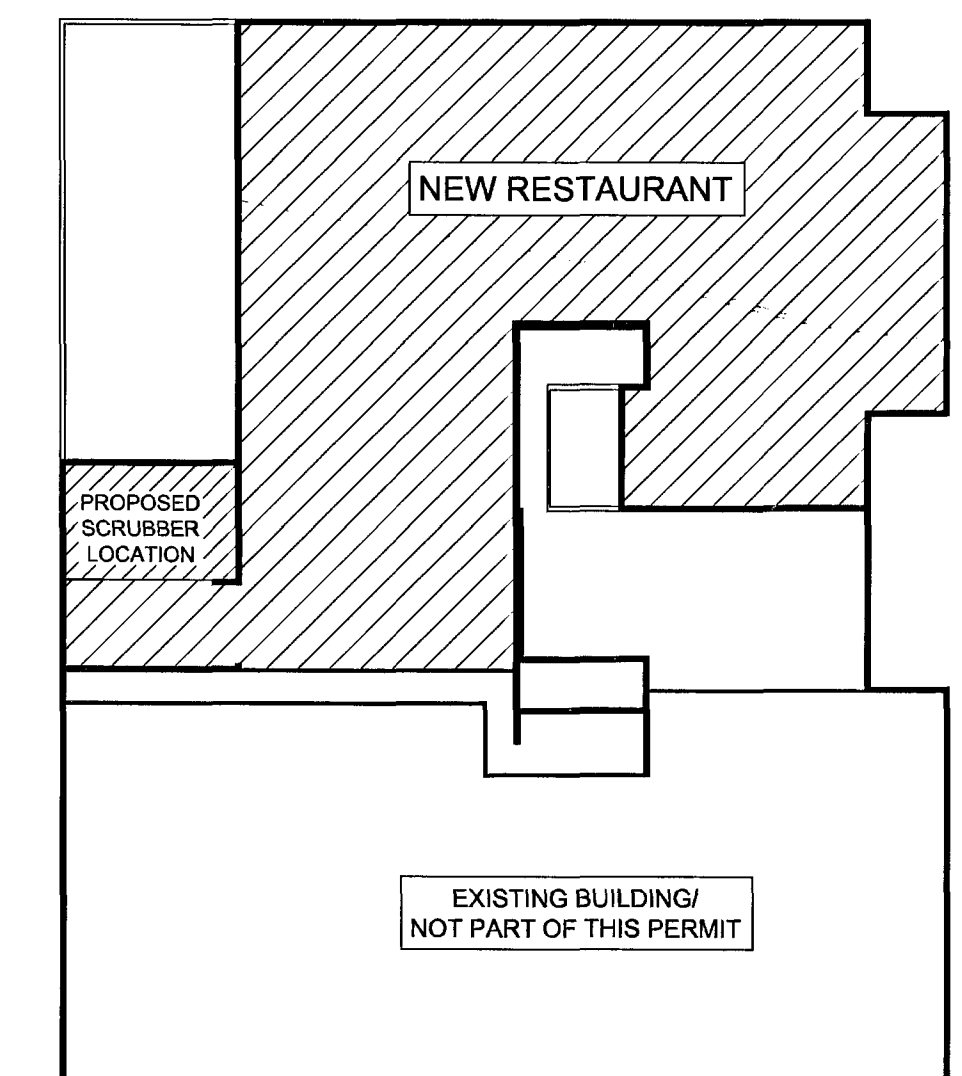
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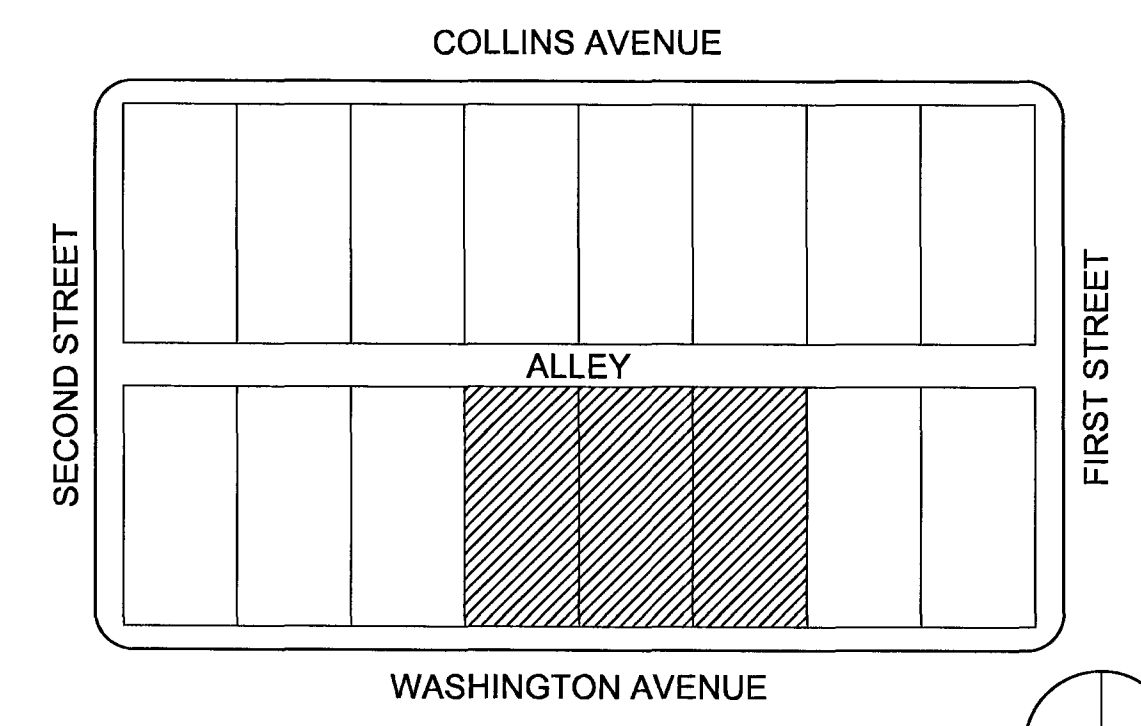


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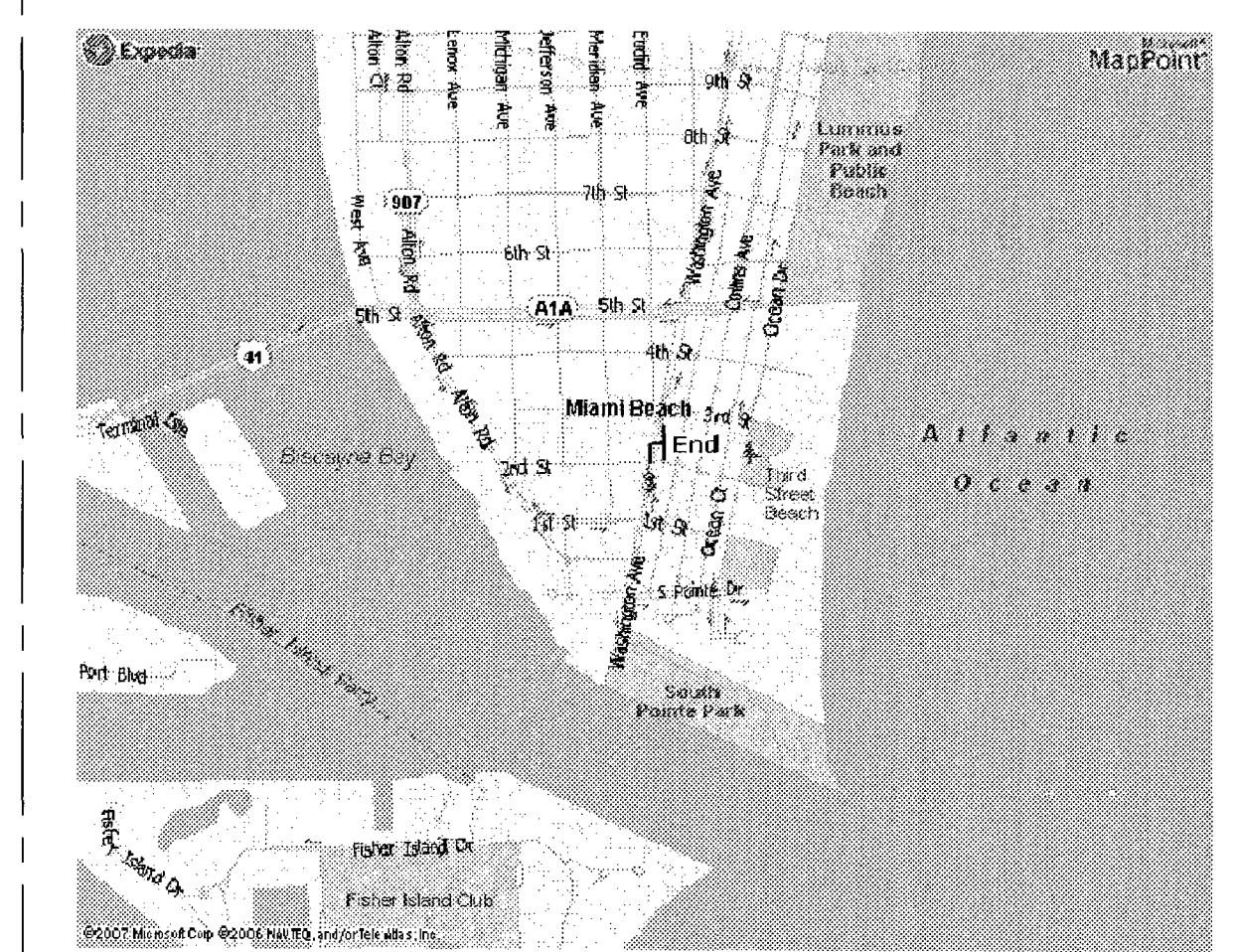
EXISTING 6 STORY OFFICE BUILDING/
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LOCATION MAP



KEY PLAN



RLK
6/1/16

New Restaurant

RED

The Steakhouse

119 Washington Avenue
Miami Beach FL

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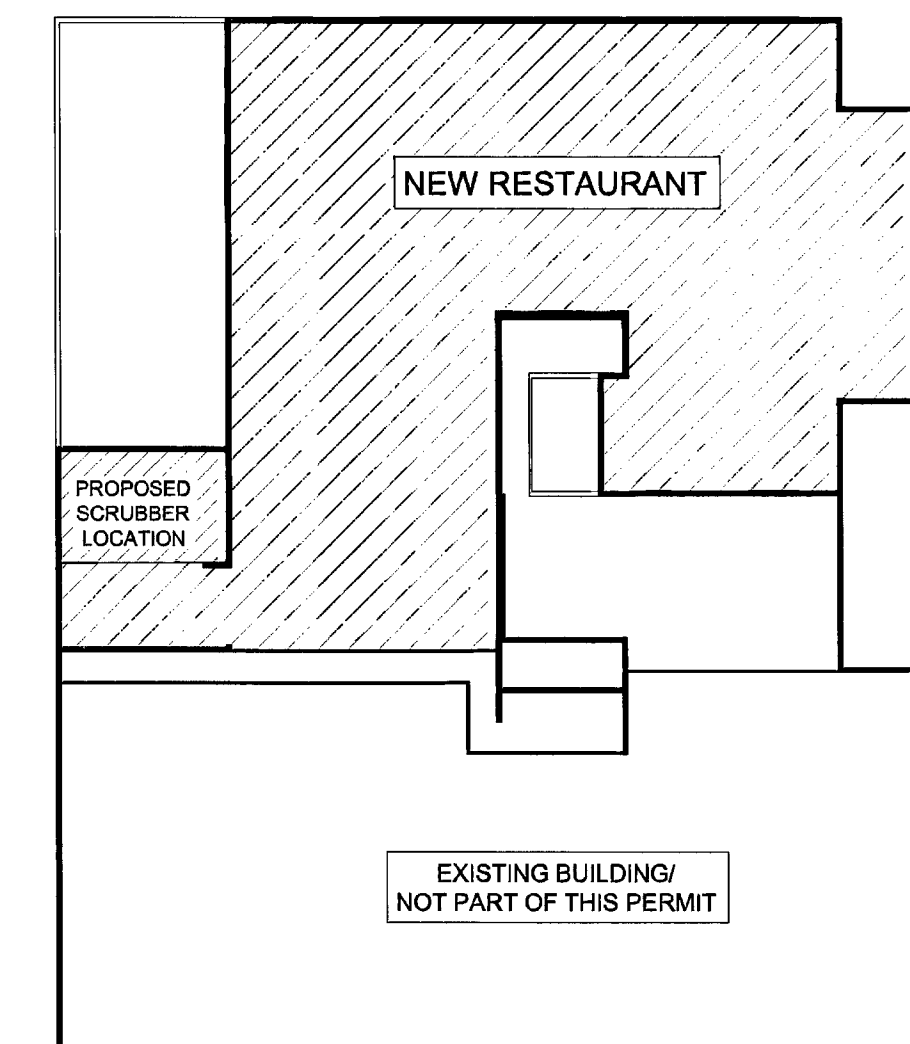
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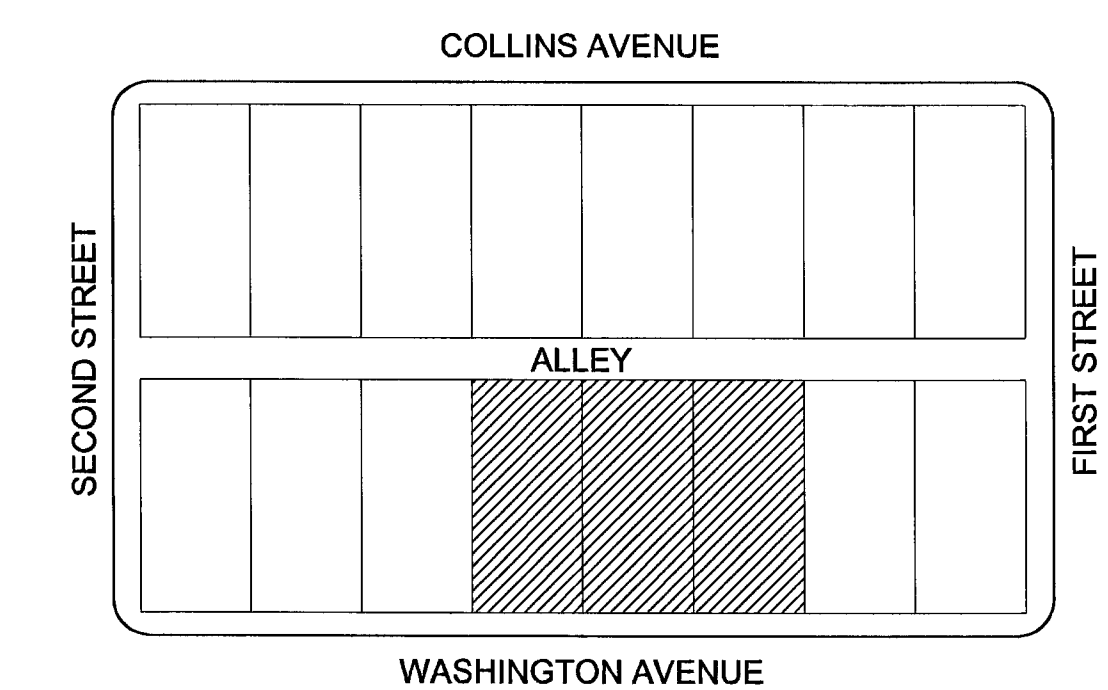
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SITE PLAN

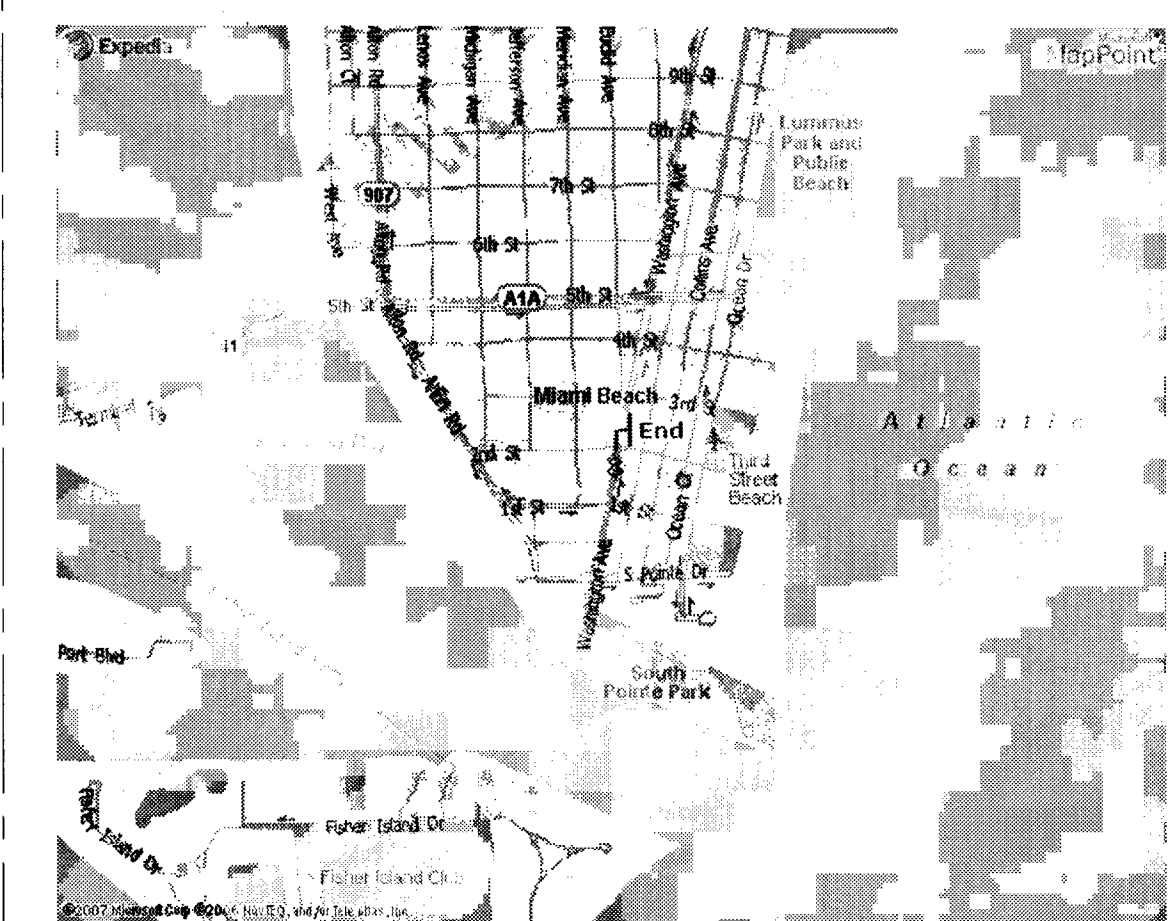
EXISTING 8 STORY OFFICE BUILDING/
PROPOSED RESTAURANT/ FIRST FLOOR ONLY



LOCATION MAP



KEY PLAN



Handwritten signature and date: 8/2/03

TERMITE PROTECTION

AS PER F.B.C. 2004

R4409.13.5 TERMITE PROTECTION.

ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

B1816.1.7 TERMITE PROTECTION.

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B104.2.6 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES.

A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, PERCENT CONCENTRATION AND NUMBER OF CALLS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO THE FINAL BUILDING APPROVAL.

B104.2.7 NOTICE OF TERMITE PROTECTION.
A PERMANENT SIGN WHICH IDENTIFIES

LEGEND

SYMBOL	DESCRIPTION
	EXISTING EXTERIOR BLOCK WALLS & COLUMNS/ PROTECT DURING CONSTRUCTION
	NEW WALL FURRING AT EXISTING EXTERIOR CMU WALL: 3/4" GYPSUM BOARD OVER 1 1/2" STD. STEEL STUDS FURRING @ 16" O.C., APPLY ALUM. FOIL INSULATION/ R 4.1/ TO UNDERSIDE OF CONCRETE SLAB ABOVE/ FINISH SMOOTH.
	ONE HOUR FIRE RATED CORRIDOR: 3/4" TYPE 'X' GYPSUM BOARD OVER STD. MTL. STUDS @ 16" O.C. TO UNDERSIDE OF CONCRETE SLAB ABOVE/ FINISH SMOOTH.
	MILLWORK PARTITION: 2 1/2" MILLWORK PARTITION/ SECURED TO FLOOR, WALL AND BAR TO ALLOW PROPER DOOR FUNCTION
	FAUX STONE FACING: SUBMIT SAMPLE TO ARCHITECT APPROVAL
	NEW PARTITION: 3/4" GYPSUM BOARD OVER STD. STEEL STUDS @ 16" O.C., TO UNDERSIDE OF CONCRETE SLAB DECK ABOVE/ FINISH SMOOTH/ SUBSTITUTE 5/8" CEMENT BOARD WHERE TILE IS TO BE INSTALLED.
	NEW CMU WALL/ SEE STRUCT/ DRAWINGS FOR DETAILS
	SOFFIT OR OBJECT OVERHEAD

NOTE:

ALL INTERIOR FINISHES OF RESTAURANT TO STRICTLY COMPLY WITH FBC(E) 503.1 AND NFPA 101 CHAPTER 10.

PROVIDE TIGHT FITTING, SELF CLOSING DOOR TO ENSURE PRIVACY TO THE OCCUPANTS AT ALL PUBLIC BATHROOMS FOR FOOD SERVICE ESTABLISHMENT AS PROVIDED BY FBC 426.3.2.2

RESTROOM WALLS WITHIN TWO FEET OF URINALS AND WATER CLOSET MUST HAVE SMOOTH, HARD, NONABSORBENT, EPOXY COATED SURFACES TO A MINIMUM HEIGHT OF FOUR FEET, FBC 1210.2

FINISH FLOOR TO BE UNIFORM, STABLE AND SLIP RESISTANT AS SET FORTH BY FBC 11-4.5

18" X 18" CHARCOAL CEMENTI SERIES FLOOR TO BE SLIP RESISTANT. COEFFICIENT OF FRICTION: REQUIRED FOR WET AREAS : EQUAL OR GREATER THAN 0.60
COEFFICIENT OF FRICTION: PROVIDED : 0.61

CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED IN THE ACCESSIBLE ROUTE AND SHALL BE LOCATED WITHIN THE REACHABLE RANGES COMPLYING WITH FBC 11-4.3

1/2 INCH MAX. DOOR THRESHOLD

REFER TO SHEET A-14 FOR ALL WALL TYPES

JOINTS TO COMPLY WITH FBC E 503.3

PENETRATIONS TO COMPLY WITH FBC E 503.3

APPLY ALUM. FOIL INSULATION R 4.1/ FROM TOP OF SLAB TO UNDERSIDE OF CONCRETE SLAB ABOVE ENTIRE LENGTH OF EXISTING EXTERIOR WALL.

BABY DIAPER - CHANGING ACCOMODATIONS PROVIDED PER MDG099.184.

ALL AISLES ADJACENT TO FIXED SEATING SHALL PROVIDE CLEAR SPACE FOR WHEELCHAIR. FBC 11-4.3.2.3.

DOORS TO COMPLY WITH FBC 11-4.13.

ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN FBC(E) 601.1

BLDG. DEP. COMMENT
5/22/08



ZONING/BUILDING DATA

EXISTING BUILDING: PROPERTY ADDRESS:
119 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

ZONING DISTRICT: C-PS1, LIMITED MIXED-USED COMMERCIAL

GENERAL USE: COMMERCIAL, OFFICE, RETAIL, CAFE/RESTAURANT

PREVIOUS OCCUPANCY: VACANT TENANT SPACE

FLOOR AREA OF PROJECT: 7,561 SQ. FT. AT GROUND LEVEL (COMMERCIAL SPACE) OF A SIX (6) STORY BUILDING

SCOPE OF WORK

THE SCOPE OF WORK FOR THE REFEREED PROJECT ENTAILS EXTENSIVE INTERIOR RENOVATION TO THE TENANT SPACE LOCATED AT 119 WASHINGTON AVENUE FOR "RED, THE STEAKHOUSE", INCLUDING DINING AREAS, KITCHEN, STORAGE AND RESTROOMS.

LEVEL OF ALTERATION

IN ACCORDANCE WITH FBC(E) 301.5, THE LEVEL OF ALTERATION INVOLVED WITHIN THE REFERED PROJECT INVOLVES THE EXTENSIVE RENOVATION/BUILT-OUT OF THE VACANT SPACE AS DESCRIBED IN THE SCOPE OF WORK AND ALTERATION-LEVEL 2 (7,561 SQ. FT.) AS PER FBC(E) 305.1 & 305.2

BLDG. DEP. COMMENT
5/22/08



DESIGN CRITERIA & APPLICABLE CODES

BUILDING PLANS PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2004, NFPA 101-2006, & FLORIDA FIRE PREVENTION CODE 2004.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 109.3.6.4.4 OF THE FLORIDA BUILDING CODE 2004 EDITION AND CHAPTER 633, FLORIDA STATUTES.

BLDG. DEP. COMMENT
6/16/08

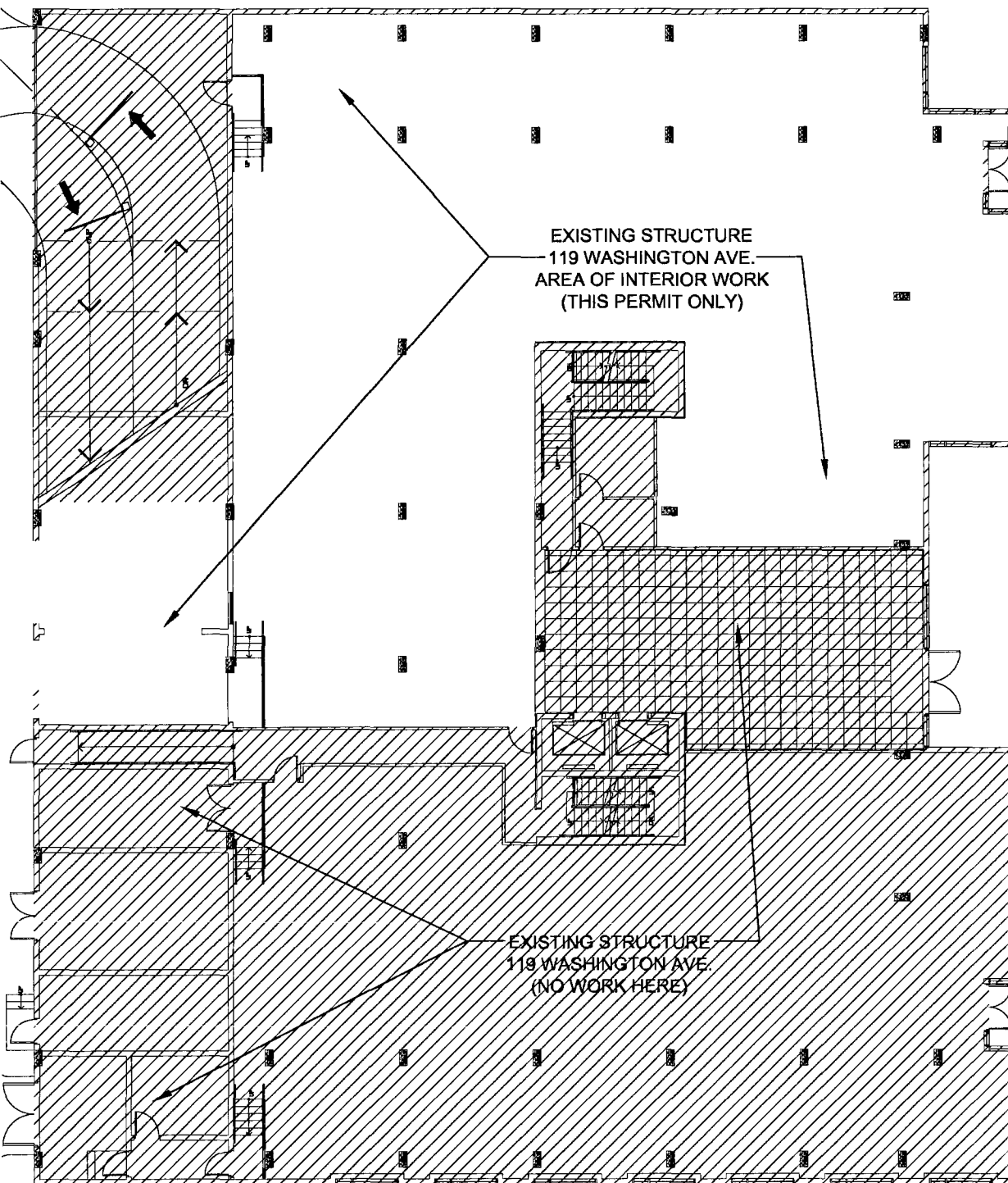


TYPE OF CONSTRUCTION:

OFFICE BUILDING: GROUP G, DIV. 2
RETAIL: GROUP G, DIV. 1

CONSTRUCTION TYPE: TYPE I - B
SPRINKLERED

PARKING: GROUP F



BUILDING KEY PLAN - GROUND LEVEL



PLEASE NOTE:
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF A CONFLICT EXIST PLEASE NOTIFY DESIGNER AND/OR OWNER'S PROJECT MANAGER BEFORE PROCEEDING WITH WORK.

GENERAL NOTES

- 1- ALL NEW CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE 2004 AND ALL APPLICABLE CODES AND STANDARDS TO INCLUDE ALL STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, AND ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ACT, FIRE PROTECTION ASSOCIATION, ETC.
- 2- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND APPROVALS REQUIRED BY THE GOVERNING BODIES HAVING JURISDICTION.
- 3- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF SAME. IF, AT ANY TIME DURING CONSTRUCTION, DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ARCHITECT.
- 4- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING UTILITIES NECESSARY DURING CONSTRUCTION.
- 5- ANY CHANGES MADE BY THE GENERAL CONTRACTOR WHICH DEViate FROM THE CONSTRUCTION DOCUMENTS MUST BE REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD.
- 6- THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 7- ALL DETAILS AND SECTIONS IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL OR NOTE IS INDICATED.
- 8- DO NOT SCALE THE DRAWINGS! THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS. SHOULD THERE BE ANY INCONSISTENCIES NOTIFY THE ARCHITECT. CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING THE JOB.
- 9- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES AND THEIR ASSOCIATED SEQUENCING.
- 10- EACH SUBCONTRACTOR SHALL COORDINATE THEIR WORK WITH THE OTHER TRADES ON THE JOB SITE AND SHALL CLEAN UP THE SITE AT THE END OF EACH PHASE.
- 11- INTERIOR CORNER BEADS AND CASING BEADS SHALL BE APPLIED TO ALL CORNERS AND EDGES TO PRODUCE STRAIGHT & TRUE LINE CORNERS.
- 12- THE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN ORDERLY MANNER BY REMOVING ALL DEBRIS, ETC. AT THE END OF THE PROJECT.
- 13- CONTRACTOR SHALL COORDINATE THE A/C DUCTWORK AND HOOD ROUTES THROUGH SLABS AND WALLS. PROVIDE ACCURATE OPENINGS FOR OUTSIDE DIMENSIONS OF ALL DUCTWORK.
- 14- ALL CONTRACTORS' WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES SHALL BE PROTECTED OR PATCHED AND REPAIRED IN THE CONDITION PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK. ALL GLASS, LIGHT FIXTURES, FINISH SURFACES AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- 15- ALL DRYWALL TO BE 5/8" GYPSUM BOARD OR 1/2" AS INDICATED ON PLANS. ALL VERTICAL TILE TO BE INSTALLED ON "GREENBOARD", UNLESS OTHERWISE NOTED.
- 16- CONTRACTOR TO PROVIDE COMPLETE INTERIOR PAINTING INCLUDING PAINTING OF ALL DOORS AND FRAMES. INTERIOR - 2 COATS INTERIOR LATEX WHITE. SAND AND FILL ALL WOOD TRIM, PAINT W/ 2 COATS SEMI-GLOSS LATEX.
- 17- PATCH AND REPAIR EXISTING CONCRETE SLAB AFTER COMPLETION OF EXISTING SPACE. FLUSH SLAB IN A SMOOTH AND LEVEL MANNER TO MATCH EXISTING.
- 18- PRIOR TO INSTALLATION OF CEILING UTILITIES, IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY ARCHITECT OR ENGINEER FOR FIELD VERIFICATION PRIOR TO DEVIATION FROM DESIGN INTENT.
- 19- THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL COSTS NECESSARY FOR CONNECTING AND MAKING LIGHTING FIXTURES OPERATIONAL IN CEILING & MILLWORK
- 20- ALL ELECTRICAL OUTLET PLATES TO MATCH COLOR OF SURFACE ON WHICH THEY ARE PLACED
- 21- DOOR HARDWARE TO BE SCHLAGE BRUSHED CHROME NEPTUNE "S" SERIES LEVER HANDLES MEDIUM DUTY. PROVIDE PRIVACY LOCK FOR BATHROOM ONLY.
- 22- G.C. TO COMPLY WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS MATERIALS. AT NO POINT SHALL INSTALLATION OR USE OF ANY MATERIALS DEEMED HAZARDOUS BE PERMITTED.
- 23- THE PREMISES MUST COMPLY WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- 24- ALL TRANSITION BETWEEN DISSIMILAR FLOOR MATERIALS MUST BE FLUSH AND LEVEL.
- 25- MATERIAL TO BE PROVIDED BY OWNER & INSTALLED BY GENERAL CONTRACTOR.

CONTRACTOR SHALL SUBMIT CUT SHEETS OR SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT FOR THE FOLLOWING ITEMS PRIOR TO FABRICATION:

1. ALL FLOORINGS
2. BATHROOM FIXTURES & FAUCETS
3. PAINT COLORS
4. A/C GRILLES & EQUIPMENT - SEE MECHANICAL DRAWINGS
5. SPRINKLER HEADS, CALCULATIONS, AND FINAL LAYOUT
6. CEILING TILES & GRID
7. GLASS AND S.S. SHELVES
8. ALL LIGHT FIXTURES
9. FAUX STONE FINISH
10. COLUMNS WOOD VENEER
11. PLEXI PANELS
12. DOORS HARDWARE
13. MILLWORK, BARS, BANQUETS
14. RUSTED CORTEN STEEL VENEER
15. TEMP. GLASS PANELS, S.S. 'U' CHANNELS AND 'T' CLIPS
16. APPLIED HARDWOOD SPECIES
17. BLACK BACK PAINTED MIRRORS
18. MARBLE AND GRANITE TOPS

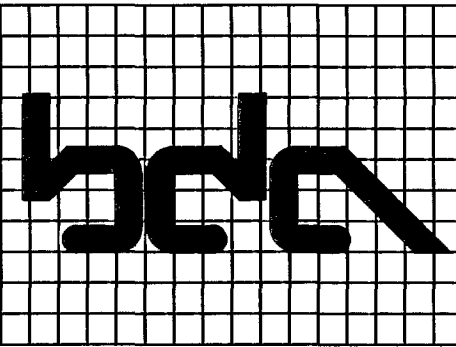
FIRE PROTECTION

SELECTED GENERAL CONTRACTOR TO PROVIDE FIRE SPRINKLER SHOP DRAWINGS FOR SPRINKLER SYSTEM FOR CEILING LAY OUT.
SELECTED GENERAL CONTRACTOR TO RE-ADJUST AND MOVE EXISTING SPRINKLER HEADS FOR NEW CEILING LAY OUT, AS REQUIRED.
COORDINATE HEAD LOCATIONS W/ LIGHTING AND A/C GRILLES/ SUBMIT TO ARCHITECT FOR APPROVAL.
ALL HEADS IN DRYWALL TO BE FULLY RECESSED W/ WHITE REC. CAPS. HEADS IN EXPOSED AREA TO BE FULLY EXPOSED. HEADS IN DROPPED CEILING TO BE SEMI RECESSED WHITE.

BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM AND FIRE ALARM.

FIRE ALARM

BUILDING IS EQUIPPED WITH A FIRE ALARM.
NEW FIRE ALARM ITEMS FOR TENANT IMPROVEMENTS TO BE CONNECTED TO EXISTING FIRE ALARM.
SEE FIRE ALARM DRAWINGS FOR DETAILS.
FIRE ALARM SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.



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Architecture
Interior Design
285 Sevilla Avenue
Coral Gables, FL 33134
(305) 444-4433

LIC. No. - AR0007570

BLDG. DEP. COMMENT
3/27/08



project name

New restaurant
for.

RED

The Steakhouse

119 Washington Ave.
Miami Beach
Florida, 33139

project number

date

2/8/08

revision

BLDG. DEP. COMMENT
3/27/08
BLDG. DEP. COMMENT
5/22/08
BLDG. DEP. COMMENT
6/16/08

drawn by
MT.

sheet title

GEN. NOTES/
LEGEND/

SCALE AS SHOWN

sheet number

A-1

TERMITE PROTECTION

AS PER F.B.C. 2004

R4409.13.5 TERMITE PROTECTION.
ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

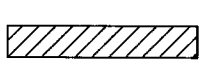
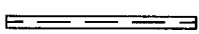
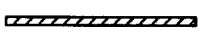
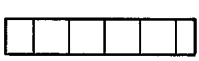
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

B1816.1.7 TERMITE PROTECTION.
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

B104.2.6 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES.
A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO THE FINAL BUILDING APPROVAL.

B104.2.7 NOTICE OF TERMITE PROTECTION.
A PERMANENT SIGN WHICH IDENTIFIES

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING EXTERIOR BLOCK WALLS & COLUMNS/ PROTECT DURING CONSTRUCTION
	NEW WALL FURRING AT EXISTING EXTERIOR CMU WALL: 5/8" GYPSUM BOARD OVER 1 1/2" STD. STEEL STUDS FURRING @ 16" O.C., APPLY ALUM. FOIL INSULATION/ R 4.1 TO UNDERSIDE OF CONCRETE SLAB ABOVE/ FINISH SMOOTH.
	ONE HOUR FIRE RATED CORRIDOR: 5/8" TYPE 'X' GYPSUM BOARD OVER STD. MTL. STUDS @ 16" O.C. TO UNDERSIDE OF CONCRETE SLAB ABOVE/ FINISH SMOOTH.
	MILLWORK PARTITION: 2 1/2" MILLWORK PARTITION/ SECURED TO FLOOR, WALL AND BAR TO ALLOW PROPER DOOR FUNCTION
	FAUX STONE FACING: SUBMIT SAMPLE TO ARCHITECT APPROVAL
	NEW PARTITION: 5/8" GYPSUM BOARD OVER STD. STEEL STUDS @ 16" O.C. TO UNDERSIDE OF CONCRETE SLAB DECK ABOVE/ FINISH SMOOTH/ SUBSTITUTE 5/8" CEMENT BOARD WHERE TILE IS TO BE INSTALLED.
	NEW CMU WALL/ SEE STRUCT/ DRAWINGS FOR DETAILS
	SOFFIT OR OBJECT OVER-HEAD

NOTE:

ALL INTERIOR FINISHES OF RESTAURANT TO STRICTLY COMPLY WITH
FBC(E) 503.1 AND NFPA 101 CHAPTER 10.

PROVIDE TIGHT FITTING, SELF CLOSING DOOR TO ENSURE PRIVACY TO
THE OCCUPANTS AT ALL PUBLIC BATHROOMS FOR FOOD SERVICE
ESTABLISHMENT AS PROVIDED BY FBC 428.3.2.2

RESTROOM WALLS WITHIN TWO FEET OF URINALS AND WATER CLOSET
MUST HAVE SMOOTH, HARD, NONABSORBENT, EPOXY COATED
SURFACES TO A MINIMUM HEIGHT OF FOUR FEET, FBC 1210.2

FINISH FLOOR TO BE UNIFORM, STABLE AND SLIP RESISTANT AS SET
FORTH BY FBC 11-4.5

18" X 18" CHARCOAL CEMENTitious SERIES FLOOR TO BE SLIP RESISTANT.
COEFFICIENT OF FRICTION REQUIRED FOR WET AREAS:
EQUAL OR GREATER THAN 0.60
COEFFICIENT OF FRICTION PROVIDED: 0.61

CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED IN THE
ACCESSIBLE ROUTE AND SHALL BE LOCATED WITHIN THE REACHABLE
RANGES COMPLYING WITH FBC 11-4.3

1/2 INCH MAX. DOOR THRESHOLD

REFER TO SHEET A-14 FOR ALL WALL TYPES

JOINTS TO COMPLY WITH FBC E 503.3

PENETRATIONS TO COMPLY WITH FBC E 503.3

APPLY ALUM. FOIL INSULATION R 4.1 FROM TOP OF
SLAB TO UNDERSIDE OF CONCRETE SLAB ABOVE
ENTIRE LENGTH OF EXISTING EXTERIOR WALL.

BABY DIAPER - CHANGING ACCOMMODATIONS PROVIDED
PER MDC098.184.

ALL AISLES ADJACENT TO FIXED SEATING SHALL PROVIDE
CLEAR SPACE FOR WHEELCHAIR, FBC 11-4.3.2.3.

DOORS TO COMPLY WITH FBC 11-4.13.

ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND
SPACES SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH
IN FBC(E) 601.1

BLDG. DEP. COMMENT
5/22/08



ZONING/BUILDING DATA

EXISTING BUILDING: PROPERTY ADDRESS:
119 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

ZONING DISTRICT: C-PS1, LIMITED MIXED-USED COMMERCIAL

GENERAL USE: COMMERCIAL, OFFICE, RETAIL, CAFE/RESTAURANT

PREVIOUS OCCUPANCY: VACANT TENANT SPACE

FLOOR AREA OF PROJECT: 7,561 SQ. FT. AT GROUND LEVEL (COMMERCIAL SPACE) OF A SIX (6) STORY BUILDING

SCOPE OF WORK

THE SCOPE OF WORK FOR THE REFEREED PROJECT ENTAILS EXTENSIVE INTERIOR RENOVATION TO THE TENANT SPACE LOCATED AT 119 WASHINGTON AVENUE FOR "RED, THE STEAKHOUSE", INCLUDING DINING AREAS, KITCHEN, STORAGE AND RESTROOMS.

LEVEL OF ALTERATION

IN ACCORDANCE WITH FBC(E) 301.5, THE LEVEL OF ALTERATION INVOLVED WITHIN THE REFERED PROJECT INVOLVES THE EXTENSIVE RENOVATION/BUILT-OUT OF THE VACANT SPACE AS DESCRIBED IN THE SCOPE OF WORK AND ALTERATION LEVEL 2 (7,561 SQ. FT.) AS PER FBC(E) 305.1 & 305.2

BLDG. DEP. COMMENT
5/22/08



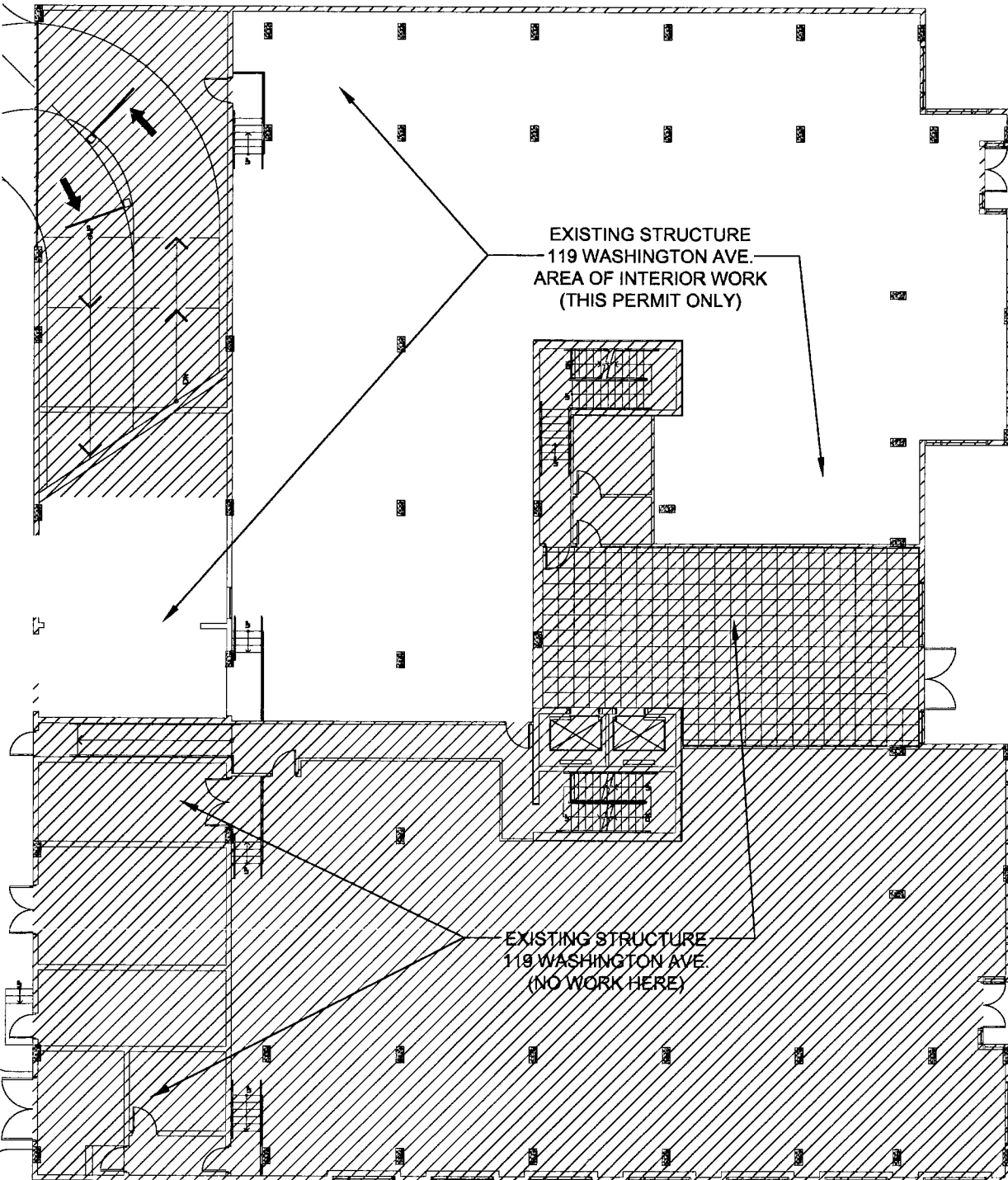
CODES AND STANDARDS:
2004 F.B.C.
N.E.C.
D.S.H.A.
LIFE SAFETY CODES
NFPA 101
2004 UL DIRECTORY
A.C.I.
A.I.S.C.
MANUFACTURERS SPECS ARE PART OF THIS CONTRACT.
DADE COUNTY PRODUCT APPROVAL REQUIREMENTS.
ALL CODES AS PER LATEST EDITIONS AND REVISIONS.

TYPE OF CONSTRUCTION:

OFFICE BUILDING: GROUP G, DIV. 2
RETAIL: GROUP G, DIV. 1

CONSTRUCTION TYPE: TYPE I

PARKING: GROUP F



BUILDING KEY PLAN - GROUND LEVEL

PLEASE NOTE:
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF A CONFLICT EXIST PLEASE
NOTIFY DESIGNER AND/OR OWNER'S PROJECT MANAGER BEFORE
PROCEEDING WITH WORK.

GENERAL NOTES

- 1- ALL NEW CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE 2004 AND ALL APPLICABLE CODES AND STANDARDS TO INCLUDE ALL STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, AND ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ACT, FIRE PROTECTION ASSOCIATION, ETC.
- 2- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND APPROVALS REQUIRED BY THE GOVERNING BODIES HAVING JURISDICTION.
- 3- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF SAME. IF, AT ANY TIME DURING CONSTRUCTION, DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ARCHITECT.
- 4- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING UTILITIES NECESSARY DURING CONSTRUCTION.
- 5- ANY CHANGES MADE BY THE GENERAL CONTRACTOR WHICH DEVIATE FROM THE CONSTRUCTION DOCUMENTS MUST BE REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD.
- 6- THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 7- ALL DETAILS AND SECTIONS IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL OR NOTE IS INDICATED.
- 8- DO NOT SCALE THE DRAWINGS! THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS. SHOULD THERE BE ANY INCONSISTENCIES NOTIFY THE ARCHITECT. CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING THE JOB.
- 9- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES AND THEIR ASSOCIATED SEQUENCING.
- 10- EACH SUBCONTRACTOR SHALL COORDINATE THEIR WORK WITH THE OTHER TRADES ON THE JOB SITE AND SHALL CLEAN UP THE SITE AT THE END OF EACH PHASE.
- 11- INTERIOR CORNER BEADS AND CASING BEADS SHALL BE APPLIED TO ALL CORNERS AND EDGES TO PRODUCE STRAIGHT & TRUE LINE CORNERS.
- 12- THE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN ORDERLY MANNER BY REMOVING ALL DEBRIS, ETC. AT THE END OF THE PROJECT.
- 13- CONTRACTOR SHALL COORDINATE THE A/C DUCTWORK AND HOOD ROUTES THROUGH SLABS AND WALLS. PROVIDE ACCURATE OPENINGS FOR OUTSIDE DIMENSIONS OF ALL DUCTWORK.
- 14- ALL CONTRACTORS' WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES SHALL BE PROTECTED OR PATCHED AND REPAIRED IN THE CONDITION PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK. ALL GLASS, LIGHT FIXTURES, FINISH SURFACES AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- 15- ALL DRYWALL TO BE 5/8" GYPSUM BOARD OR 1/2" AS INDICATED ON PLANS. ALL VERTICAL TILE TO BE INSTALLED ON "GREENBOARD", UNLESS OTHERWISE NOTED.
- 16- CONTRACTOR TO PROVIDE COMPLETE INTERIOR PAINTING INCLUDING PAINTING OF ALL DOORS AND FRAMES. INTERIOR - 2 COATS INTERIOR LATEX WHITE. SAND AND FILL ALL WOOD TRIM, PAINT W/ 2 COATS SEMIGLOSS LATEX.
- 17- PATCH AND REPAIR EXISTING CONCRETE SLAB AFTER COMPLETION OF EXISTING SPACE. FLUSH SLAB IN A SMOOTH AND LEVEL MANNER TO MATCH EXISTING.
- 18- PRIOR TO INSTALLATION OF CEILING UTILITIES, IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY ARCHITECT OR ENGINEER FOR FIELD VERIFICATION PRIOR TO DEVIATION FROM DESIGN INTENT.
- 19- THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL COSTS NECESSARY FOR CONNECTING AND MAKING LIGHTING FIXTURES OPERATIONAL IN CEILING & MILLWORK
- 20- ALL ELECTRICAL OUTLET PLATES TO MATCH COLOR OF SURFACE ON WHICH THEY ARE PLACED
- 21- DOOR HARDWARE TO BE SCHLAGE BRUSHED CHROME NEPTUNE "S" SERIES LEVER HANDLES MEDIUM DUTY. PROVIDE PRIVACY LOCK FOR BATHROOM ONLY.
- 22- G.C. TO COMPLY WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS MATERIALS. AT NO POINT SHALL INSTALLATION OR USE OF ANY MATERIALS DEEMED HAZARDOUS BE PERMITTED.
- 23- THE PREMISES MUST COMPLY WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- 24- ALL TRANSITION BETWEEN DISSIMILAR FLOOR MATERIALS MUST BE FLUSH AND LEVEL.
- 25- MATERIAL TO BE PROVIDED BY OWNER & INSTALLED BY GENERAL CONTRACTOR:

CONTRACTOR SHALL SUBMIT CUT SHEETS OR SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT FOR THE FOLLOWING ITEMS PRIOR TO FABRICATION:

1. ALL FLOORINGS
2. BATHROOM FIXTURES & FAUCETS
3. PAINT COLORS
4. A/C GRILLES & EQUIPMENT - SEE MECHANICAL DRAWINGS
5. SPRINKLER HEADS, CALCULATIONS, AND FINAL LAYOUT
6. CEILING TILES & GRID
7. GLASS AND S.S. SHELVES
8. ALL LIGHT FIXTURES
9. FAUX STONE FINISH
10. COLUMNS WOOD VENEER
11. PLEXI PANELS
12. DOORS HARDWARE
13. MILLWORK, BARS, BANQUETS
14. RUSTED CORTEN STEEL VENEER
15. TEMP. GLASS PANELS, S.S. 'U' CHANNELS AND 'T' CLIPS
16. APPLIED HARDWOOD SPECIES
17. BLACK BACK PAINTED MIRRORS
18. MARBLE AND GRANITE TOPS

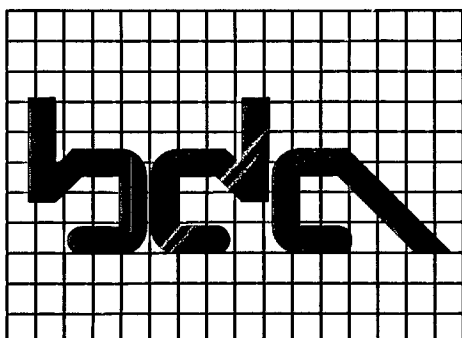
FIRE PROTECTION

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SELECTED GENERAL CONTRACTOR TO RE-ADJUST AND MOVE EXISTING SPRINKLER HEADS FOR NEW CEILING LAY OUT, AS REQUIRED.
COORDINATE HEAD LOCATIONS W/ LIGHTING AND A/C GRILLES/ SUBMIT TO ARCHITECT FOR APPROVAL.
ALL HEADS IN DRYWALL TO BE FULLY RECESSED W/ WHITE EC. CAPS. HEADS IN EXPOSED AREA TO BE FULLY EXPOSED. HEADS IN DROPPED CEILING TO BE SEMI RECESSED WHITE.

BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM AND FIRE ALARM.

FIRE ALARM

BUILDING IS EQUIPPED WITH A FIRE ALARM.
NEW FIRE ALARM ITEMS FOR TENANT IMPROVEMENTS TO BE CONNECTED TO EXISTING FIRE ALARM.
SEE FIRE ALARM DRAWINGS FOR DETAILS.
FIRE ALARM SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.



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LIC. No. - AR0007570

BLDG. DEP. COMMENT
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A-1

TERMITE PROTECTION

AS PER F.B.C. 2004

R4409.13.5 TERMITE PROTECTION.
ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

B1816.1.7 TERMITE PROTECTION.
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

B104.2.6 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES.
A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO THE FINAL BUILDING APPROVAL.

B104.2.7 NOTICE OF TERMITE PROTECTION.
A PERMANENT SIGN WHICH IDENTIFIES

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING EXTERIOR BLOCK WALLS & COLUMNS/ PROTECT DURING CONSTRUCTION
	NEW WALL FURRING AT EXISTING EXTERIOR CMU WALL: 5/8" GYPSUM BOARD OVER 1 1/2" STD. STEEL STUDS FURRING @ 16" O.C., APPLY ALUM. FOIL INSULATION/ R 4.1/ TO UNDERSIDE OF CONCRETE SLAB ABOVE/ FINISH SMOOTH.
	ONE HOUR FIRE RATED CORRIDOR: 5/8" TYPE 'X' GYPSUM BOARD OVER STD. MTL. STUDS @ 16" O.C. TO UNDERSIDE OF CONCRETE SLAB ABOVE/ FINISH SMOOTH.
	MILLWORK PARTITION: 2 1/2" MILLWORK PARTITION/ SECURED TO FLOOR, WALL AND BAR TO ALLOW PROPER DOOR FUNCTION
	FAUX STONE FACING: SUBMIT SAMPLE TO ARCHITECT APPROVAL
	NEW PARTITION: 5/8" GYPSUM BOARD OVER STD. STEEL STUDS @ 16" O.C., TO UNDERSIDE OF CONCRETE SLAB DECK ABOVE/ FINISH SMOOTH/ SUBSTITUTE 5/8" CEMENT BOARD WHERE TILE IS TO BE INSTALLED.
	NEW CMU WALL/ SEE STRUCT/ DRAWINGS FOR DETAILS
	SOFFIT OR OBJECT OVERHEAD

NOTE:

ALL INTERIOR FINISHES OF RESTAURANT TO STRICTLY COMPLY WITH FBC(E) 503.1 AND NFPA 101 CHAPTER 10.

ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN FBC(E) 901.1

PROVIDE TIGHT FITTING, SELF CLOSING DOOR TO ENSURE PRIVACY TO THE OCCUPANTS AT ALL PUBLIC BATHROOMS FOR FOOD SERVICE ESTABLISHMENT AS PROVIDED BY FBC 426.3.2.2

RESTROOM WALLS WITHIN TWO FEET OF URINALS AND WATER CLOSET MUST HAVE SMOOTH, HARD, NONABSORBENT, EPOXY COATED SURFACES TO A MINIMUM HEIGHT OF FOUR FEET, FBC 1210.2

FINISH FLOOR TO BE UNIFORM, STABLE AND SLIP RESISTANT AS SET FORTH BY FBC 11-4.5

18" X 18" CHARCOAL CEMENTI SERIES FLOOR TO BE SLIP RESISTANT. COEFFICIENT OF FRICTION REQUIRED FOR WET AREAS : EQUAL OR GREATER THAN 0.60
COEFFICIENT OF FRICTION PROVIDED : 0.61

CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED IN THE ACCESSIBLE ROUTE AND SHALL BE LOCATED WITHIN THE REACHABLE RANGES COMPLYING WITH FBC 11-4.3

1/2 INCH MAX. DOOR THRESHOLD

REFER TO SHEET A-14 FOR ALL WALL TYPES

JOINTS TO COMPLY WITH FBC E 503.3

PENETRATIONS TO COMPLY WITH FBC E 503.3

APPLY ALUM. FOIL INSULATION R 4.1/ FROM TOP OF SLAB TO UNDERSIDE OF CONCRETE SLAB ABOVE ENTIRE LENGTH OF EXISTING EXTERIOR WALL.

BABY DIAPER - CHANGING ACCOMODATIONS PROVIDED PER MD098.184.

ALL AISLES ADJACENT TO FIXED SEATING SHALL PROVIDE CLEAR SPACE FOR WHEELCHAIR, FBC 11-4.3.2.3.

DOORS TO COMPLY WITH FBC 11-4.13.

ZONING/BUILDING DATA

EXISTING BUILDING: PROPERTY ADDRESS: 119 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA
ZONING DISTRICT: C-PS1, LIMITED MIXED-USED COMMERCIAL
GENERAL USE: COMMERCIAL, OFFICE, RETAIL, CAFE/RESTAURANT
PREVIOUS OCCUPANCY: VACANT TENANT SPACE
FLOOR AREA OF PROJECT: 7,561 SQ. FT. AT GROUND LEVEL (COMMERCIAL SPACE) OF A SIX (6) STORY BUILDING

SCOPE OF WORK

THE SCOPE OF WORK FOR THE REFEREED PROJECT ENTAILS EXTENSIVE INTERIOR RENOVATION TO THE TENANT SPACE LOCATED AT 119 WASHINGTON AVENUE FOR "RED, THE STEAKHOUSE", INCLUDING DINING AREAS, KITCHEN, STORAGE AND RESTROOMS.

LEVEL OF ALTERATION

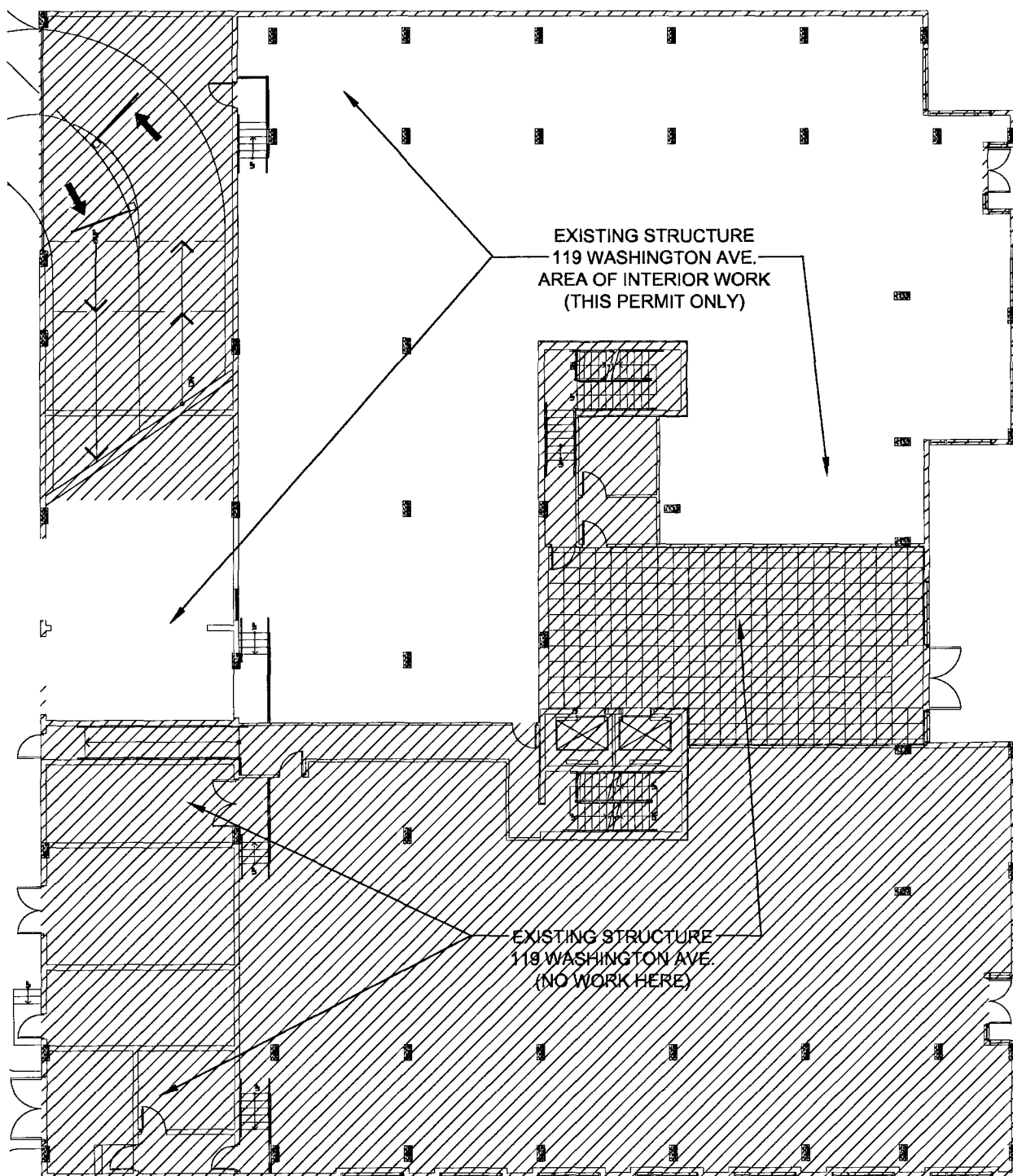
IN ACCORDANCE WITH FBC(E) 301.5, THE LEVEL OF ALTERATION INVOLVED WITHIN THE REFERED PROJECT INVOLVES THE EXTENSIVE RENOVATION/BUILT-OUT OF THE VACANT SPACE AS DESCRIBED IN THE SCOPE OF WORK AND ALTERATION-LEVEL 3 (4,342 SQ. FT.) AS PER FBC(E) 305.1 & 305.2

CODES AND STANDARDS:

2004 F.B.C.
N.E.C.
D.S.H.A.
LIFE SAFETY CODES
NFPA 101
2004 UL DIRECTORY
A.C.I.
A.I.S.C.
MANUFACTURERS SPECS ARE PART OF THIS CONTRACT.
DADE COUNTY PRODUCT APPROVAL REQUIREMENTS.
ALL CODES AS PER LATEST EDITIONS AND REVISIONS.

TYPE OF CONSTRUCTION:

OFFICE BUILDING: GROUP G, DIV. 2
RETAIL: GROUP G, DIV. 1
CONSTRUCTION TYPE: TYPE I
PARKING: GROUP F



BUILDING KEY PLAN - GROUND LEVEL

PLEASE NOTE:
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF A CONFLICT EXIST PLEASE NOTIFY DESIGNER AND/OR OWNER'S PROJECT MANAGER BEFORE PROCEEDING WITH WORK.

GENERAL NOTES

- 1- ALL NEW CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE 2004 AND ALL APPLICABLE CODES AND STANDARDS TO INCLUDE ALL STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, AND ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ACT, FIRE PROTECTION ASSOCIATION, ETC.
- 2- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND APPROVALS REQUIRED BY THE GOVERNING BODIES HAVING JURISDICTION.
- 3- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF SAME. IF, AT ANY TIME DURING CONSTRUCTION, DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ARCHITECT.
- 4- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING UTILITIES NECESSARY DURING CONSTRUCTION.
- 5- ANY CHANGES MADE BY THE GENERAL CONTRACTOR WHICH DEVIATE FROM THE CONSTRUCTION DOCUMENTS MUST BE REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD.
- 6- THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 7- ALL DETAILS AND SECTIONS IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL OR NOTE IS INDICATED.
- 8- DO NOT SCALE THE DRAWINGS! THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS. SHOULD THERE BE ANY INCONSISTENCIES NOTIFY THE ARCHITECT. CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING THE JOB.
- 9- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES AND THEIR ASSOCIATED SEQUENCING.
- 10- EACH SUBCONTRACTOR SHALL COORDINATE THEIR WORK WITH THE OTHER TRADES ON THE JOB SITE AND SHALL CLEAN UP THE SITE AT THE END OF EACH PHASE.
- 11- INTERIOR CORNER BEADS AND CASING BEADS SHALL BE APPLIED TO ALL CORNERS AND EDGES TO PRODUCE STRAIGHT & TRUE LINE CORNERS.
- 12- THE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN ORDERLY MANNER BY REMOVING ALL DEBRIS, ETC. AT THE END OF THE PROJECT.
- 13- CONTRACTOR SHALL COORDINATE THE A/C DUCTWORK AND HOOD ROUTES THROUGH SLABS AND WALLS. PROVIDE ACCURATE OPENINGS FOR OUTSIDE DIMENSIONS OF ALL DUCTWORK.
- 14- ALL CONTRACTORS' WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES SHALL BE PROTECTED OR PATCHED AND REPAIRED IN THE CONDITION PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK. ALL GLASS, LIGHT FIXTURES, FINISH SURFACES AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- 15- ALL DRYWALL TO BE 5/8" GYPSUM BOARD OR 1/2" AS INDICATED ON PLANS. ALL VERTICAL TILE TO BE INSTALLED ON "GREENBOARD", UNLESS OTHERWISE NOTED.
- 16- CONTRACTOR TO PROVIDE COMPLETE INTERIOR PAINTING INCLUDING PAINTING OF ALL DOORS AND FRAMES. INTERIOR - 2 COATS INTERIOR LATEX WHITE. SAND AND FILL ALL WOOD TRIM, PAINT W/ 2 COATS SEMIGLOSS LATEX.
- 17- PATCH AND REPAIR EXISTING CONCRETE SLAB AFTER COMPLETION OF EXISTING SPACE. FLUSH SLAB IN A SMOOTH AND LEVEL MANNER TO MATCH EXISTING.
- 18- PRIOR TO INSTALLATION OF CEILING UTILITIES, IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY ARCHITECT OR ENGINEER FOR FIELD VERIFICATION PRIOR TO DEVIATION FROM DESIGN INTENT.
- 19- THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL COSTS NECESSARY FOR CONNECTING AND MAKING LIGHTING FIXTURES OPERATIONAL IN CEILING & MILLWORK
- 20- ALL ELECTRICAL OUTLET PLATES TO MATCH COLOR OF SURFACE ON WHICH THEY ARE PLACED
- 21- DOOR HARDWARE TO BE SCHLAGE BRUSHED CHROME NEPTUNE "S" SERIES LEVER HANDLES MEDIUM DUTY. PROVIDE PRIVACY LOCK FOR BATHROOM ONLY.
- 22- G.C. TO COMPLY WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS MATERIALS. AT NO POINT SHALL INSTALLATION OR USE OF ANY MATERIALS DEEMED HAZARDOUS BE PERMITTED.
- 23- THE PREMISES MUST COMPLY WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- 24- ALL TRANSITION BETWEEN DISSIMILAR FLOOR MATERIALS MUST BE FLUSH AND LEVEL.
- 25- MATERIAL TO BE PROVIDED BY OWNER & INSTALLED BY GENERAL CONTRACTOR.

CONTRACTOR SHALL SUBMIT CUT SHEETS OR SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT FOR THE FOLLOWING ITEMS PRIOR TO FABRICATION:

1. ALL FLOORINGS
2. BATHROOM FIXTURES & FAUCETS
3. PAINT COLORS
4. A/C GRILLES & EQUIPMENT - SEE MECHANICAL DRAWINGS
5. SPRINKLER HEADS, CALCULATIONS, AND FINAL LAYOUT
6. CEILING TILES & GRID
7. GLASS AND S.S. SHELVES
8. ALL LIGHT FIXTURES
9. FAUX STONE FINISH
10. COLUMNS WOOD VENEER
11. PLEXI PANELS
12. DOORS HARDWARE
13. MILLWORK, BARS, BANQUETS
14. RUSTED CORTEN STEEL VENEER
15. TEMP. GLASS PANELS, S.S. "U" CHANNELS AND "T" CLIPS
16. APPLIED HARDWOOD SPECIES
17. BLACK BACK PAINTED MIRRORS
18. MARBLE AND GRANITE TOPS

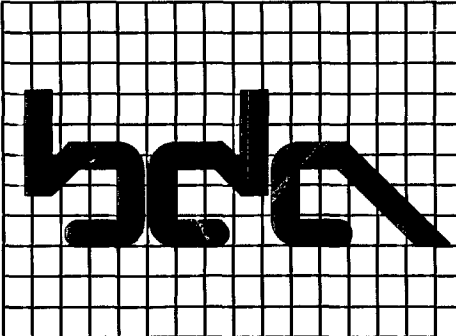
FIRE PROTECTION

SELECTED GENERAL CONTRACTOR TO PROVIDE FIRE SPRINKLER SHOP DRAWINGS FOR SPRINKLER SYSTEM FOR CEILING LAY OUT.
SELECTED GENERAL CONTRACTOR TO RE-ADJUST AND MOVE EXISTING SPRINKLER HEADS FOR NEW CEILING LAY OUT, AS REQUIRED.
COORDINATE HEAD LOCATIONS W/ LIGHTING AND A/C GRILLES/ SUBMIT TO ARCHITECT FOR APPROVAL.
ALL HEADS IN DRYWALL TO BE FULLY RECESSED W/ WHITE REC. CAPS. HEADS IN EXPOSED AREA TO BE FULLY EXPOSED. HEADS IN DROPPED CEILING TO BE SEMI RECESSED WHITE.

BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM AND FIRE ALARM.

FIRE ALARM

BUILDING IS EQUIPPED WITH A FIRE ALARM.
NEW FIRE ALARM ITEMS FOR TENANT IMPROVEMENTS TO BE CONNECTED TO EXISTING FIRE ALARM.
SEE FIRE ALARM DRAWINGS FOR DETAILS.
FIRE ALARM SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.



BLITSTEIN
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ASSOCIATES
Architecture
Interior Design
285 Sevilla Avenue
Coral Gables, FL 33134
(305) 444-4433

LIC. No. - AR0007570

BLDG. DEP. COMMENT
3/27/08

project name

New restaurant
for:

RED
The Steakhouse

119 Washington Ave.
Miami Beach
Florida, 33139

project number

date

2/8/08

revision

BLDG. DEP. COMMENT
3/27/08

drawn by
MT.

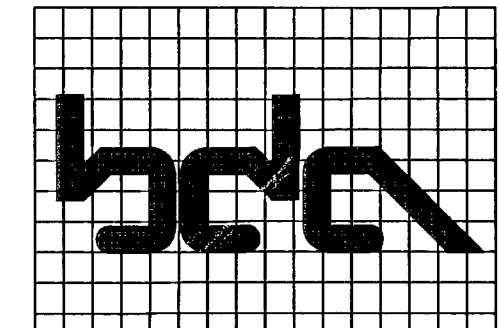
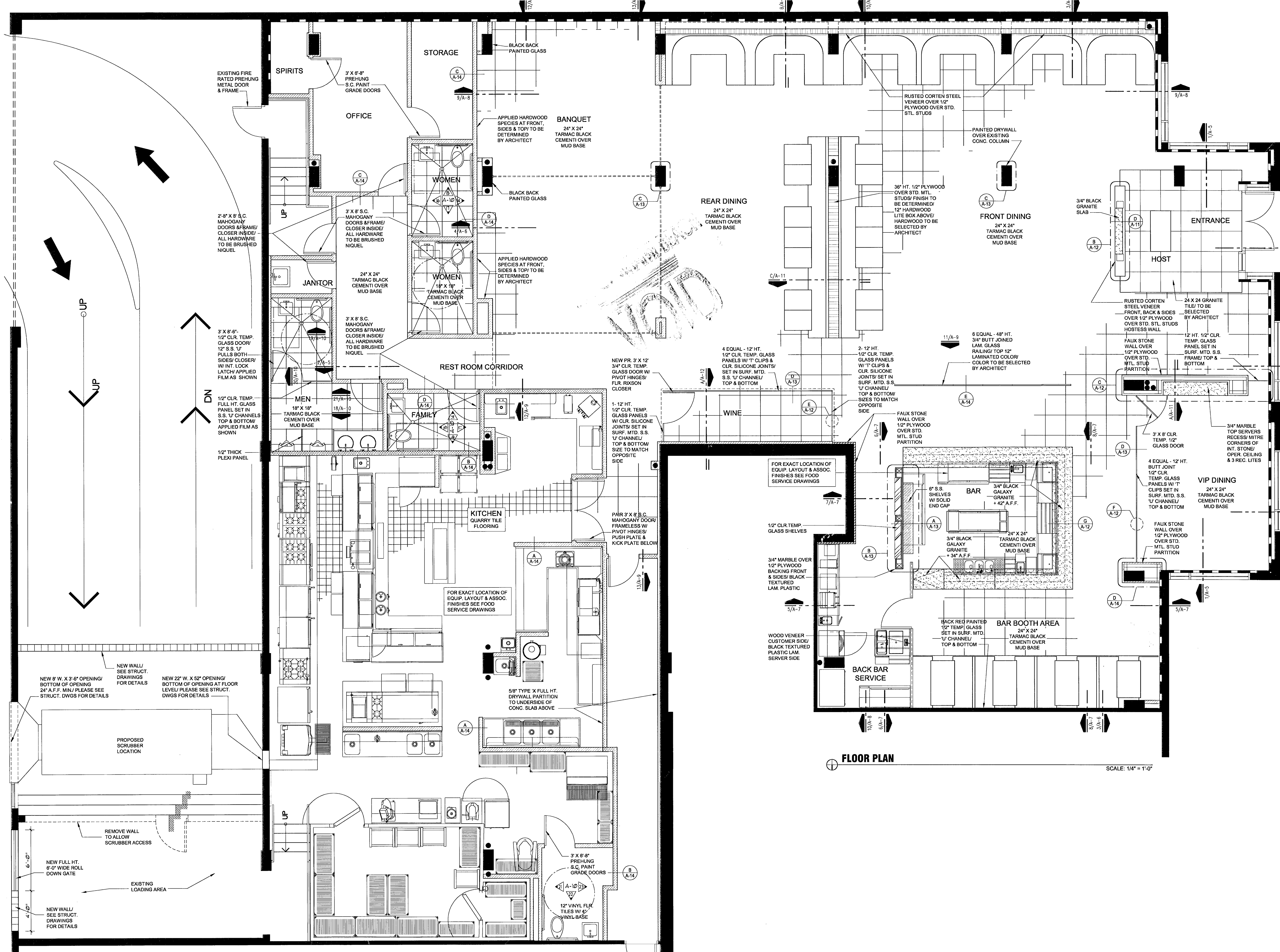
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LEGEND/

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sheet number

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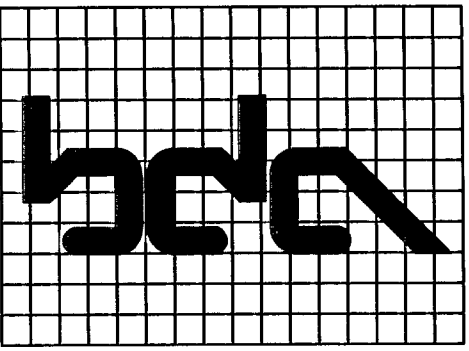
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FLOOR PLAN

GEN. NOTES

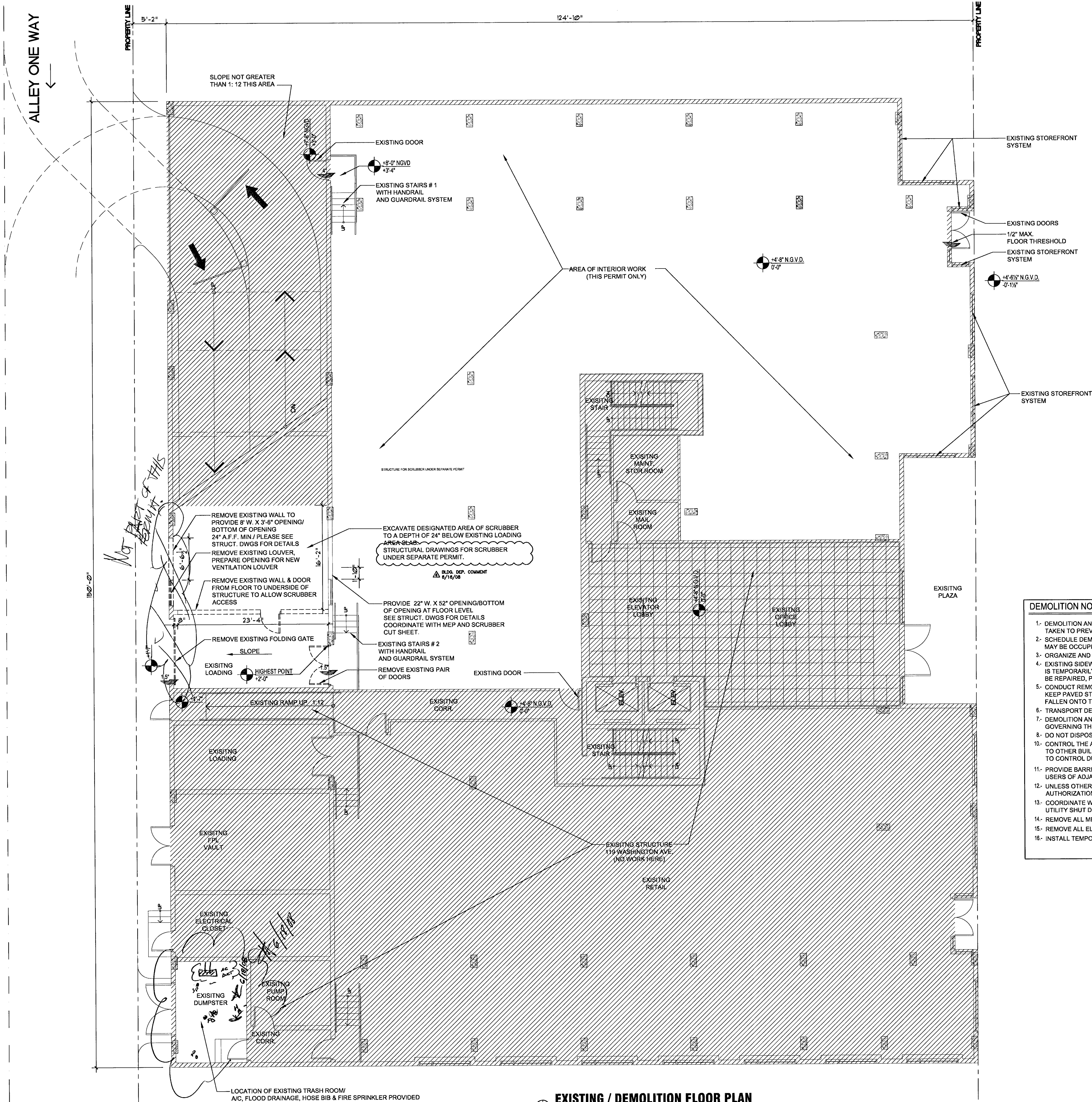
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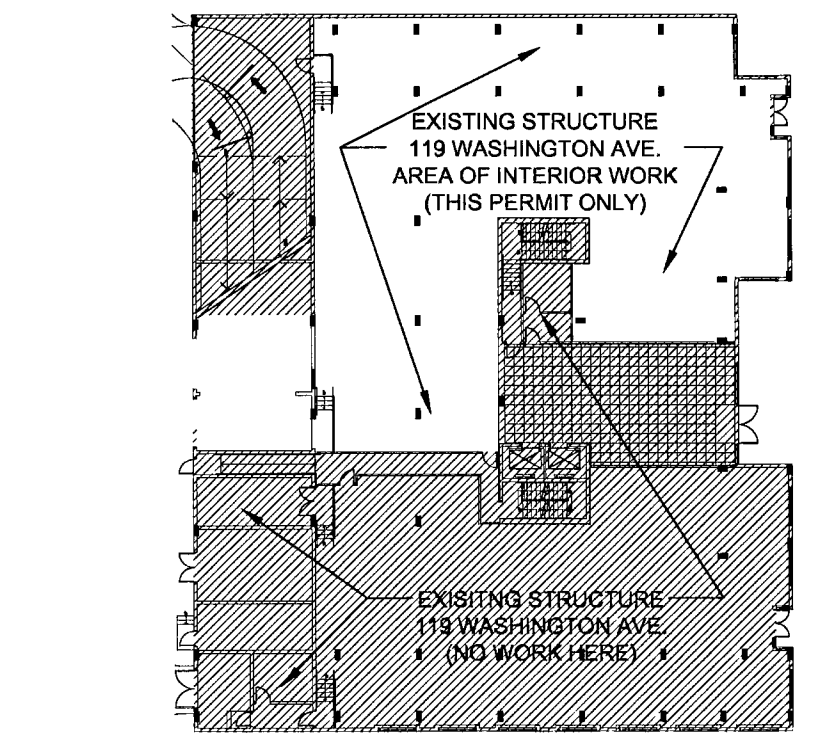
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- DEMOLITION NOTES**
- 1- DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT DEMOLITION SITE FROM DISRUPTING NORMAL SITE ACTIVITIES.
 - 2- SCHEDULE DEMOLITION AND REMOVAL AS TO MINIMIZE THE IMPACT ON ADJACENT AREAS SINCE THESE AREAS MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE DISTURBED OR INTERRUPTED DURING NORMAL WORKING HOURS.
 - 3- ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN.
 - 4- EXISTING SIDEWALKS, CURBS, PAVING, LANDSCAPING OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED WITH NO ADDITIONAL COST TO OWNER.
 - 5- CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
 - 6- TRANSPORT DEBRIS MATERIAL IN AN ACCEPTABLE MANNER AS TO PREVENT SPILLAGE ON THE STREETS.
 - 7- DEMOLITION AND TRANSPORTATION OR DEBRIS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE DEMOLITION CONTRACTOR SHALL PAY ALL FEES FOR RUBBISH DISPOSAL.
 - 8- DO NOT DISPOSE OF DEMOLISHED MATERIALS OR TREES BY BURNING.
 - 10- CONTROL THE AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATING A NUISANCE IN SURROUNDING AREAS. AVOID THE USE OF WATER TO CONTROL DUST WHEN IT WILL CREATE OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
 - 11- PROVIDE BARRIERS, BARRICADES, WARNING DEVICES AND/OR TEMPORARY FENCING TO PROTECT THE PUBLIC AND USERS OF ADJACENT FACILITIES FROM THE DEMOLITION WORK.
 - 12- UNLESS OTHERWISE INDICATED ON DRAWINGS, DO NOT CUT OR ALTER STRUCTURAL MEMBERS WITHOUT AUTHORIZATION FROM THE ARCHITECT AND/OR ENGINEER.
 - 13- COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, IF ANY, AND RELATED CAPPING AND UTILITY SHUT DOWN IF NECESSARY BY SUCH DEMOLITION WORK.
 - 14- REMOVE ALL MECHANICAL, PLUMBING AND WATER PIPING BACK TO THEIR SOURCE AND CAP AS REQUIRED.
 - 15- REMOVE ALL ELECTRICAL CONDUIT, WIRING, DISCONNECT, ETC AND PROVIDE COVERS AT ALL CONNECTING POINTS.
 - 16- INSTALL TEMPORARY SHORING AT ALL LOCATIONS WHERE LOAD BEARING WALLS ARE TO BE MODIFIED.



BLDG. DEP. COMMENT
3/27/08

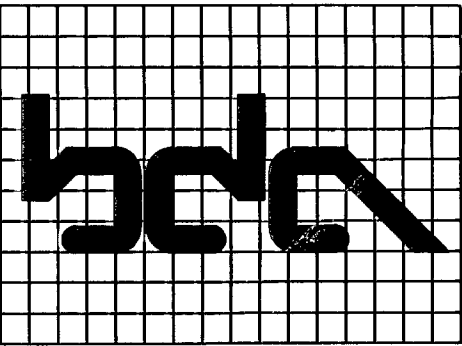
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FLOOR PLAN**

SCALE: AS SHOWN

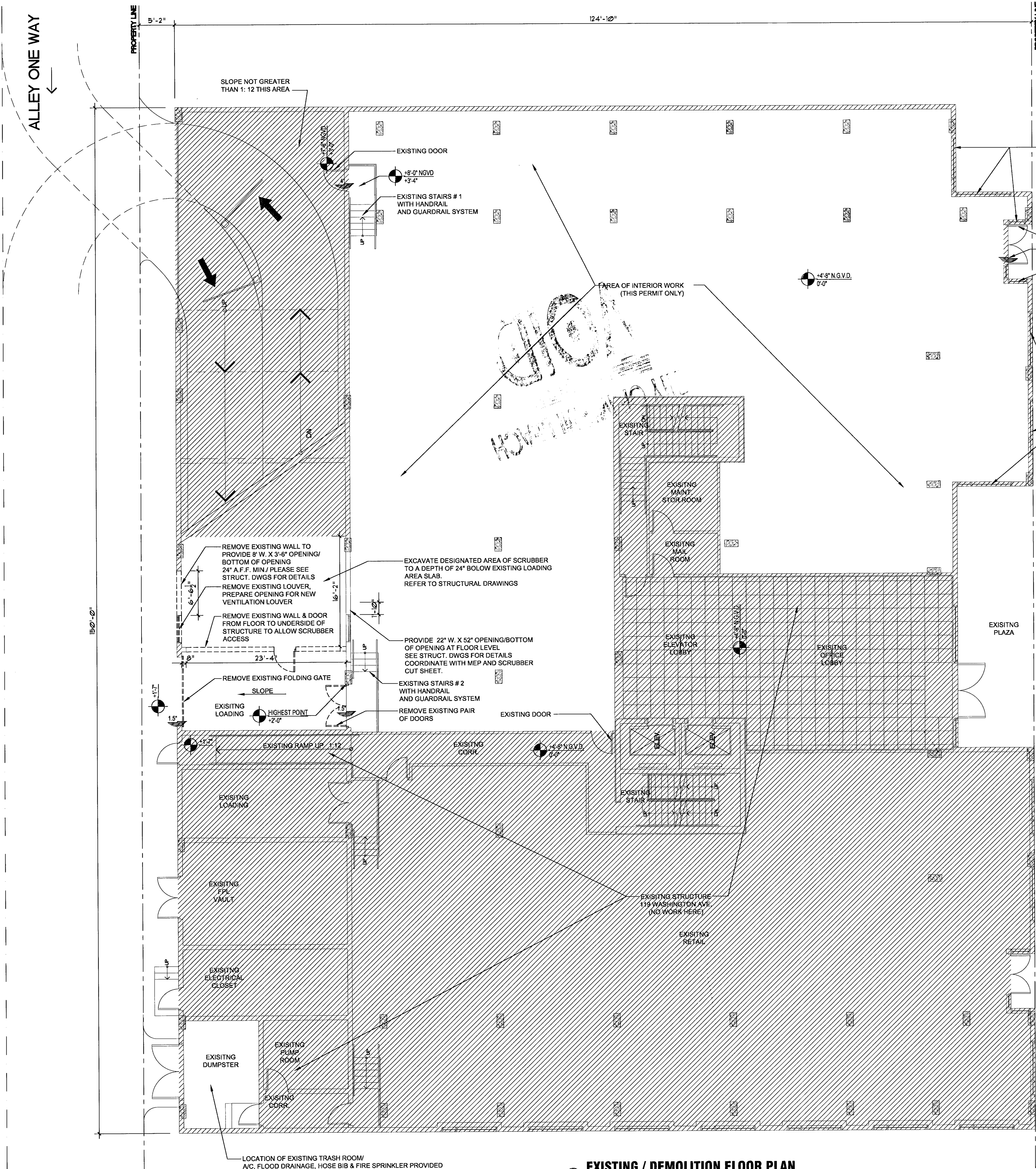
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EXISTING / DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

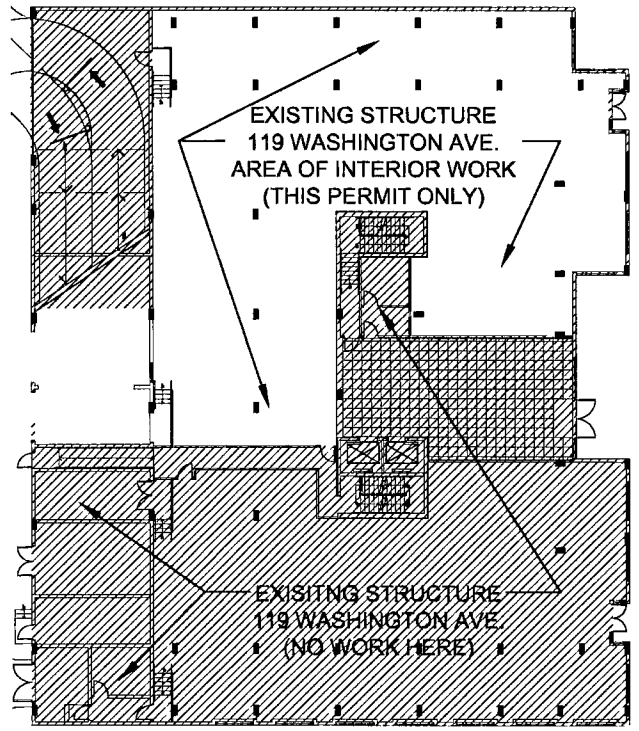
BUILDING KEY PLAN - GROUND LEVEL



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3/27/08

EXISTING / DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING KEY PLAN - GROUND LEVEL

project name

New restaurant
for

RED
The Steakhouse

119 Washington Ave.
Miami Beach
Florida, 33139

project number

date

3/30/08

revision

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3/27/08

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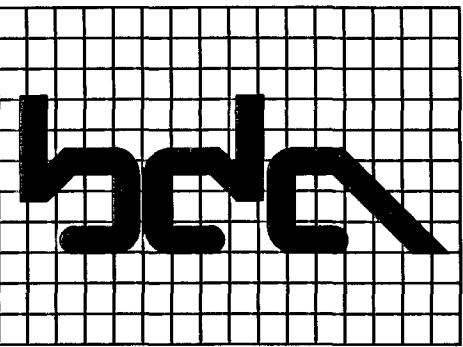
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EXISTING / DEMO
FLOOR PLAN

SCALE: AS SHOWN

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project name
New restaurant
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The Steakhouse

119 Washington Ave.
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2/8/08

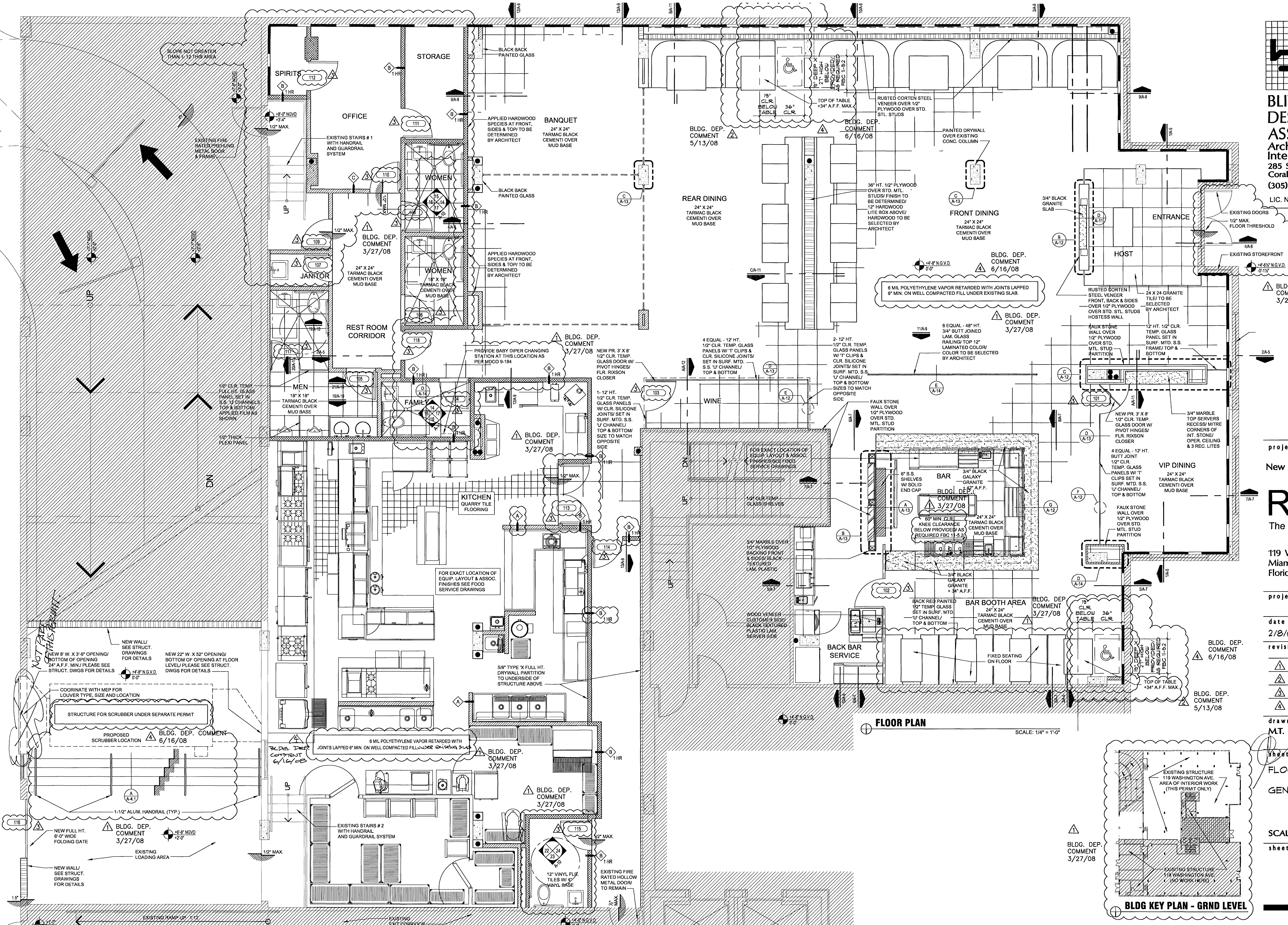
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2	BLDG. DEP. COMMENT 5/13/08	
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4	BLDG. DEP. COMMENT 6/16/08	

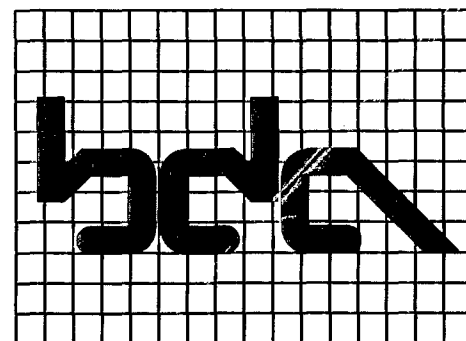
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sheet title
FLOOR PLAN
GEN. NOTES

SCALE AS SHOWN
sheet number

A-2





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△	3/27/08
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△	5/13/08
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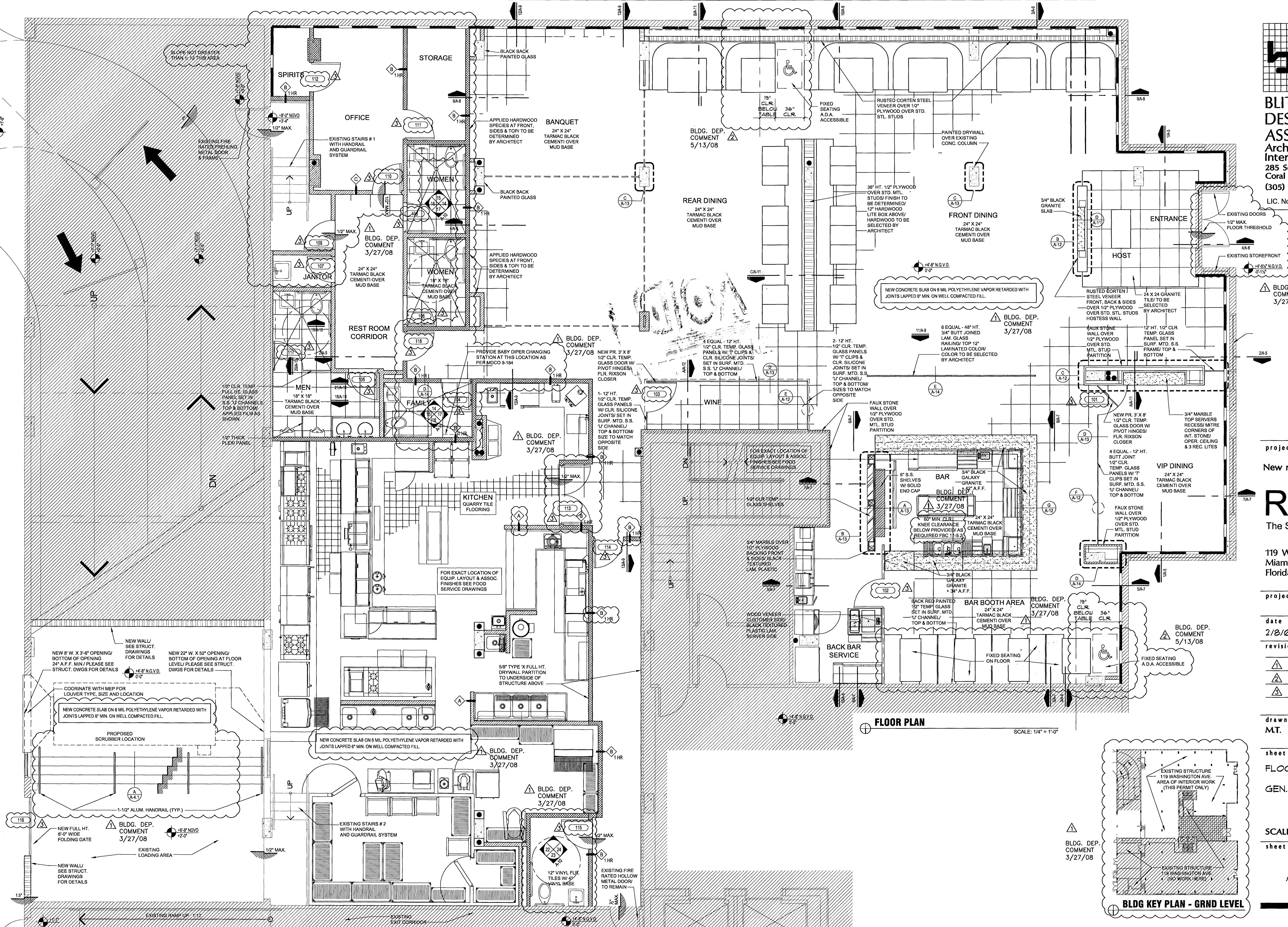
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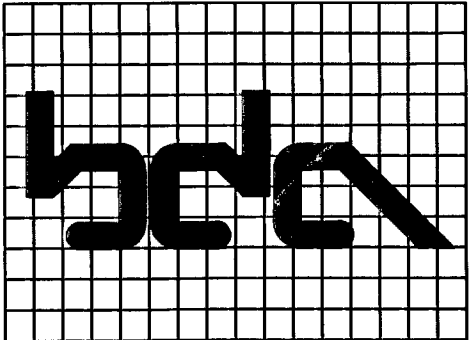
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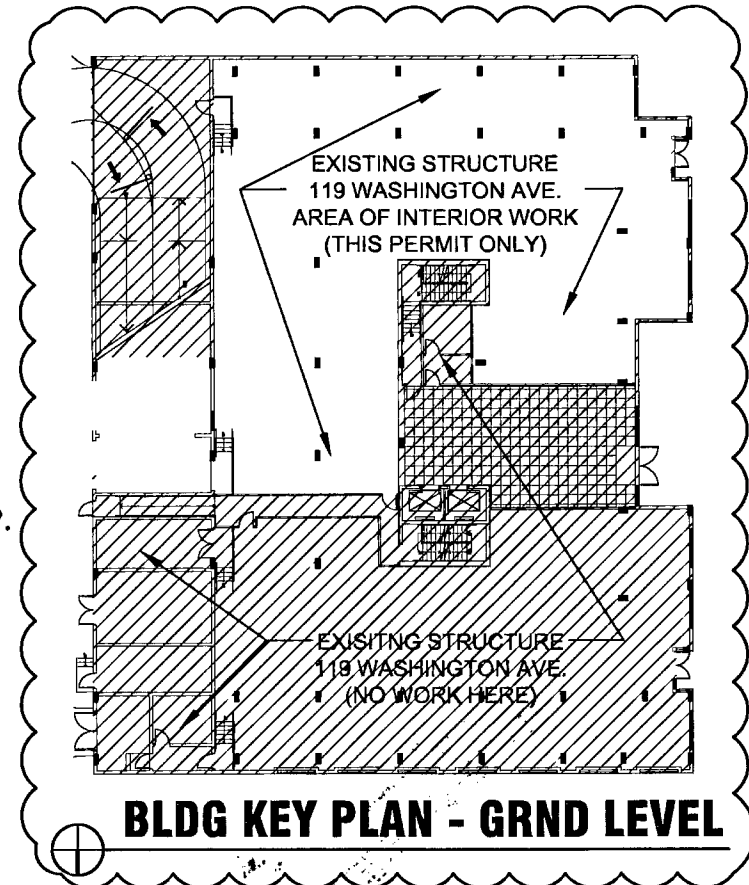
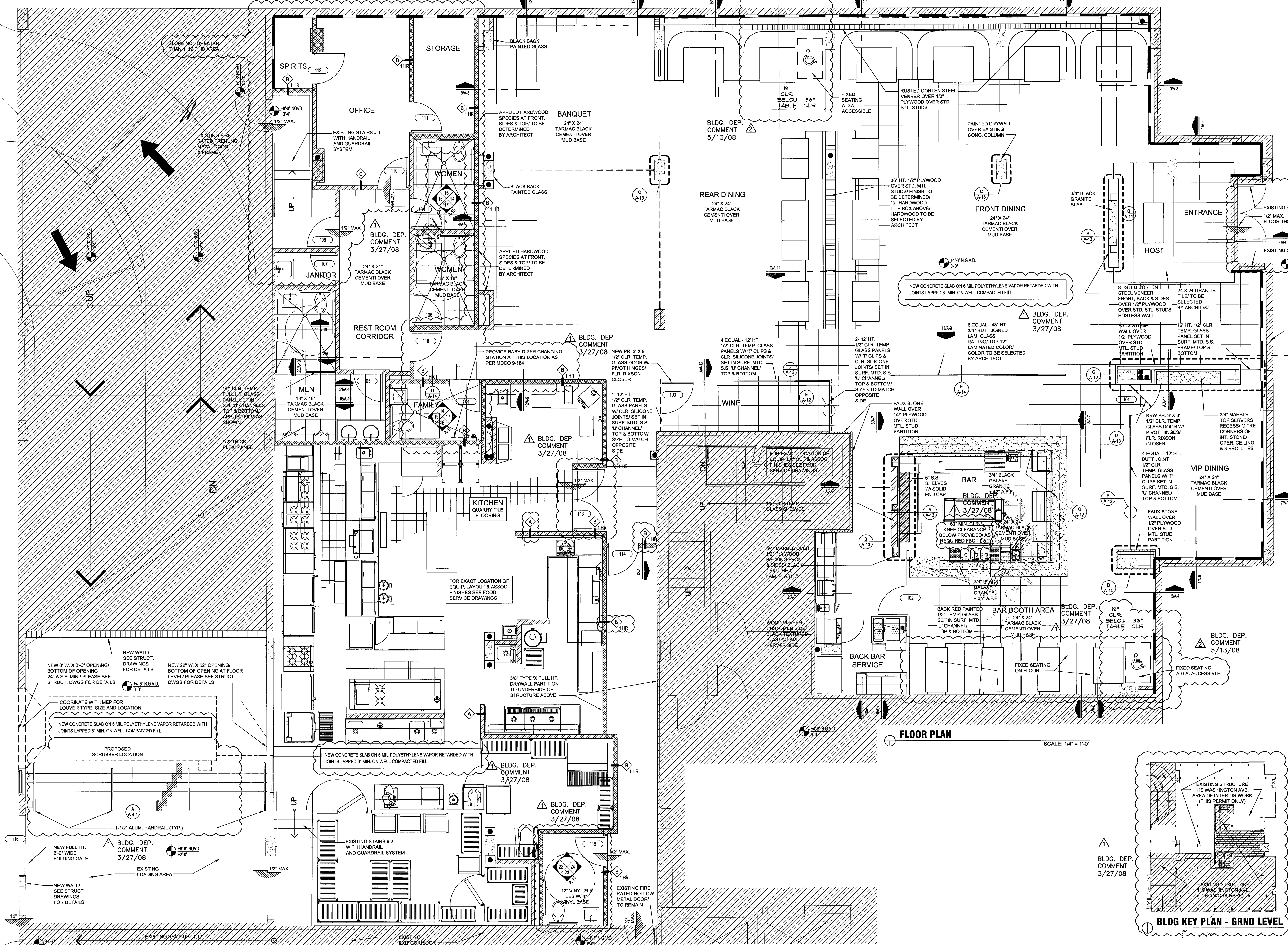


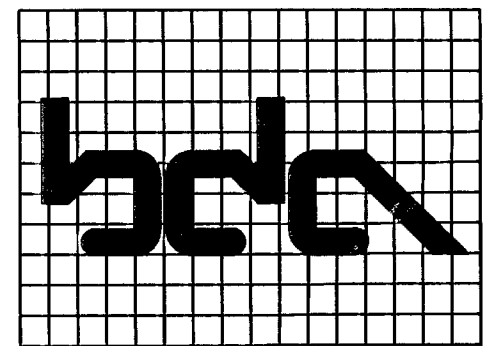
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119 Washington Ave.
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2/8/08
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3/27/08
BLDG. DEP. COMMENT
5/13/08

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FLOOR PLAN

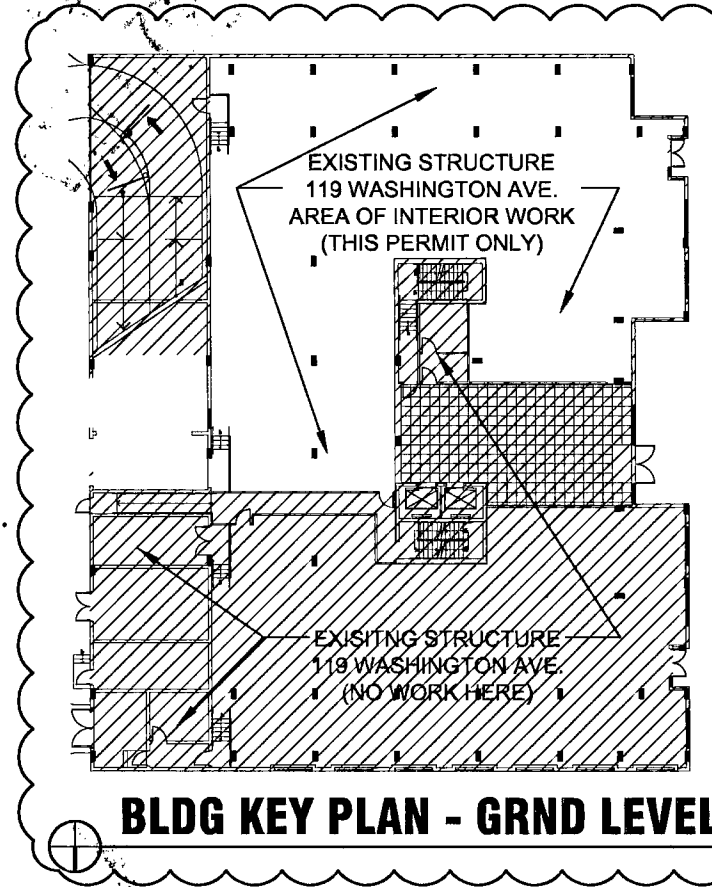
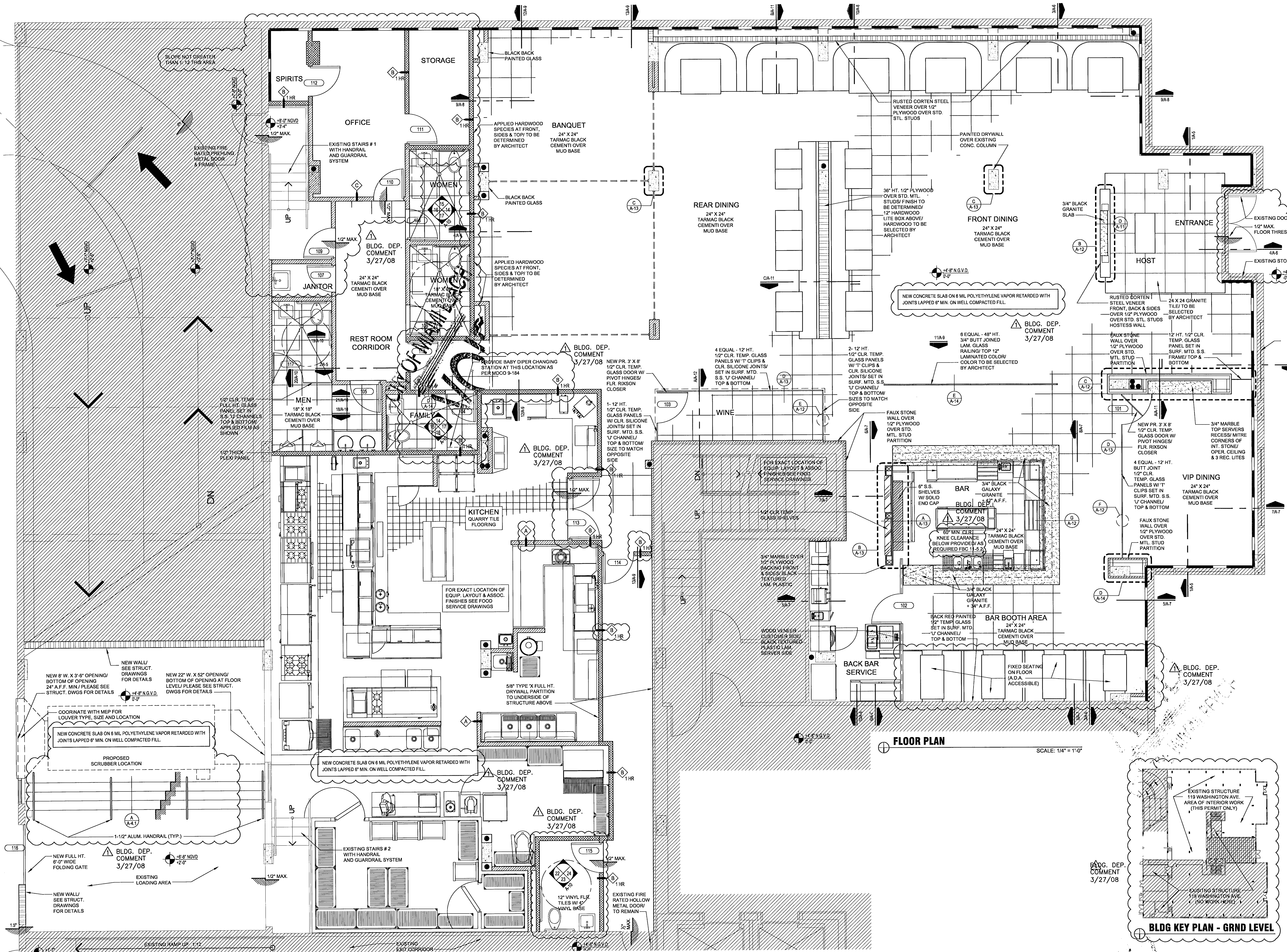
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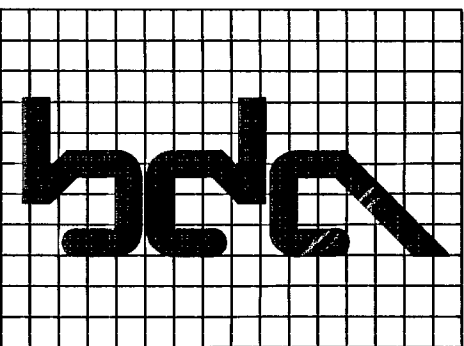
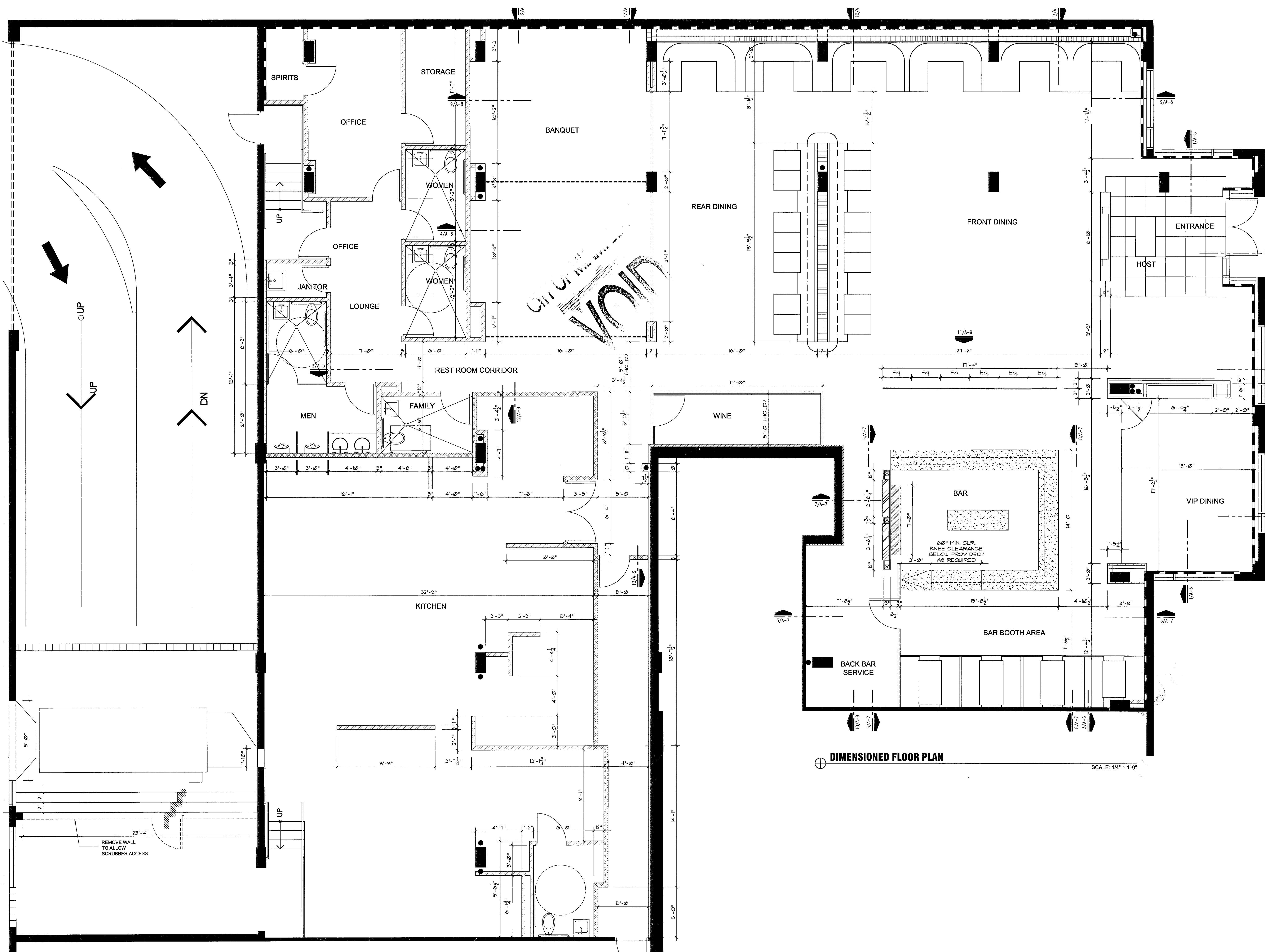
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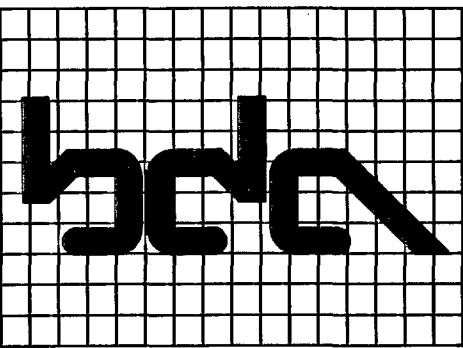
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DIMENSIONED
FLOOR PLAN

GEN. NOTES

SCALE: AS SHOWN
sheet number

A-2

2/7/08 #7570



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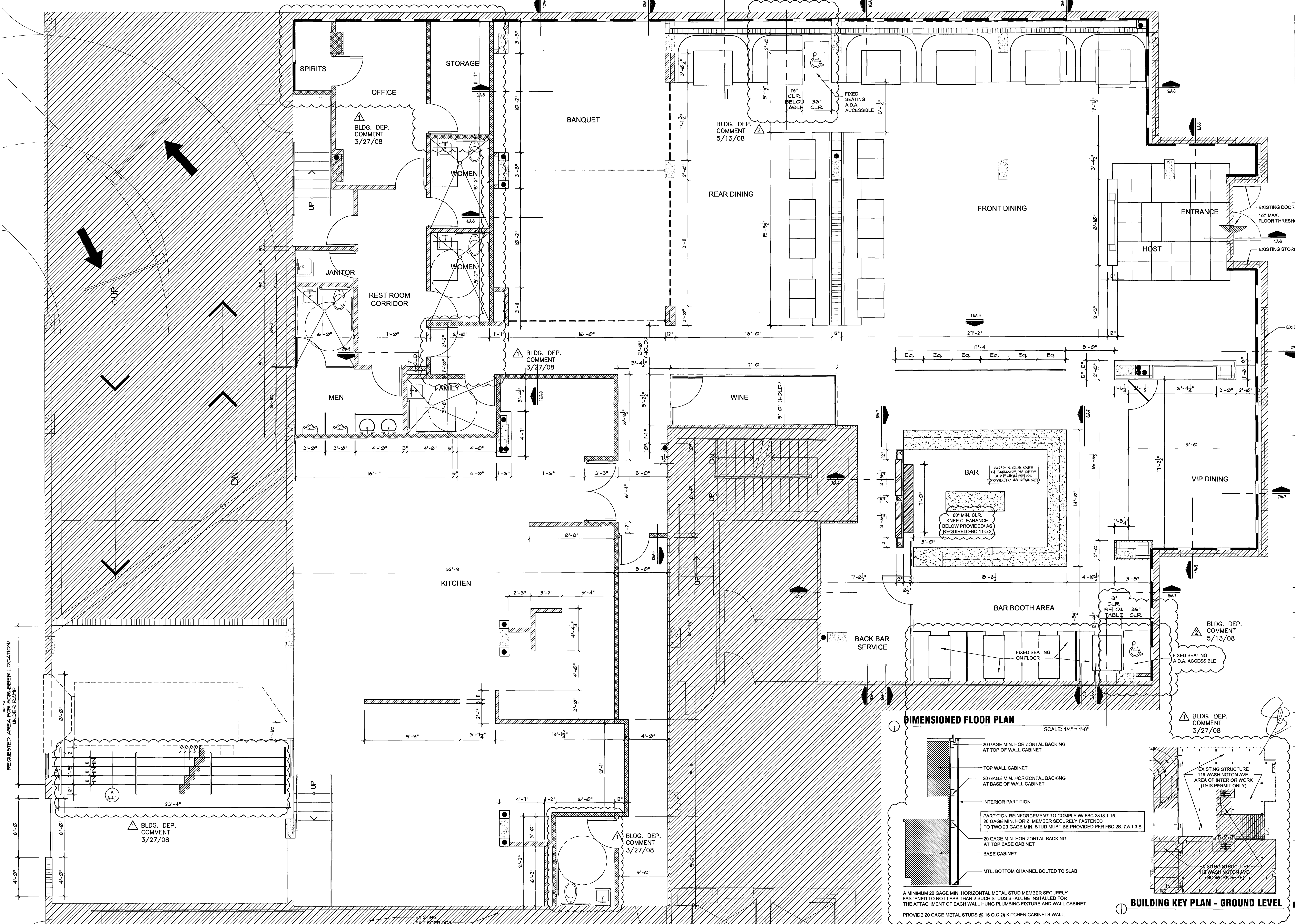
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BLDG. DEP. COMMENT
3/27/08
BLDG. DEP. COMMENT
5/13/08

drawn by
MT.

sheet title
**DIMENSIONED
FLOOR PLAN**
GEN. NOTES

SCALE: AS SHOWN
sheet number

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5/13/08



DIMENSIONED FLOOR PLAN

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

- 20 GAGE MIN. HORIZONTAL BACKING AT TOP OF WALL CABINET
- TOP WALL CABINET
- 20 GAGE MIN. HORIZONTAL BACKING AT BASE OF WALL CABINET
- INTERIOR PARTITION
- PARTITION REINFORCEMENT TO COMPLY W/ FBC 2318.1.15. 20 GAGE MIN. HORIZ. MEMBER SECURELY FASTENED TO TWO 20 GAGE MIN. STUD MUST BE PROVIDED PER FBC 23.17.5.1.3.S
- 20 GAGE MIN. HORIZONTAL BACKING AT TOP BASE CABINET
- BASE CABINET
- MTL. BOTTOM CHANNEL BOLTED TO SLAB

A MINIMUM 20 GAGE MIN. HORIZONTAL METAL STUD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.
PROVIDE 20 GAGE METAL STUDS @ 16 O.C. @ KITCHEN CABINETS WALL.

BUILDING KEY PLAN - GROUND LEVEL



New restaurant
for.

119 Washington Ave.
Miami Beach
Florida, 33139

date
2/8/08

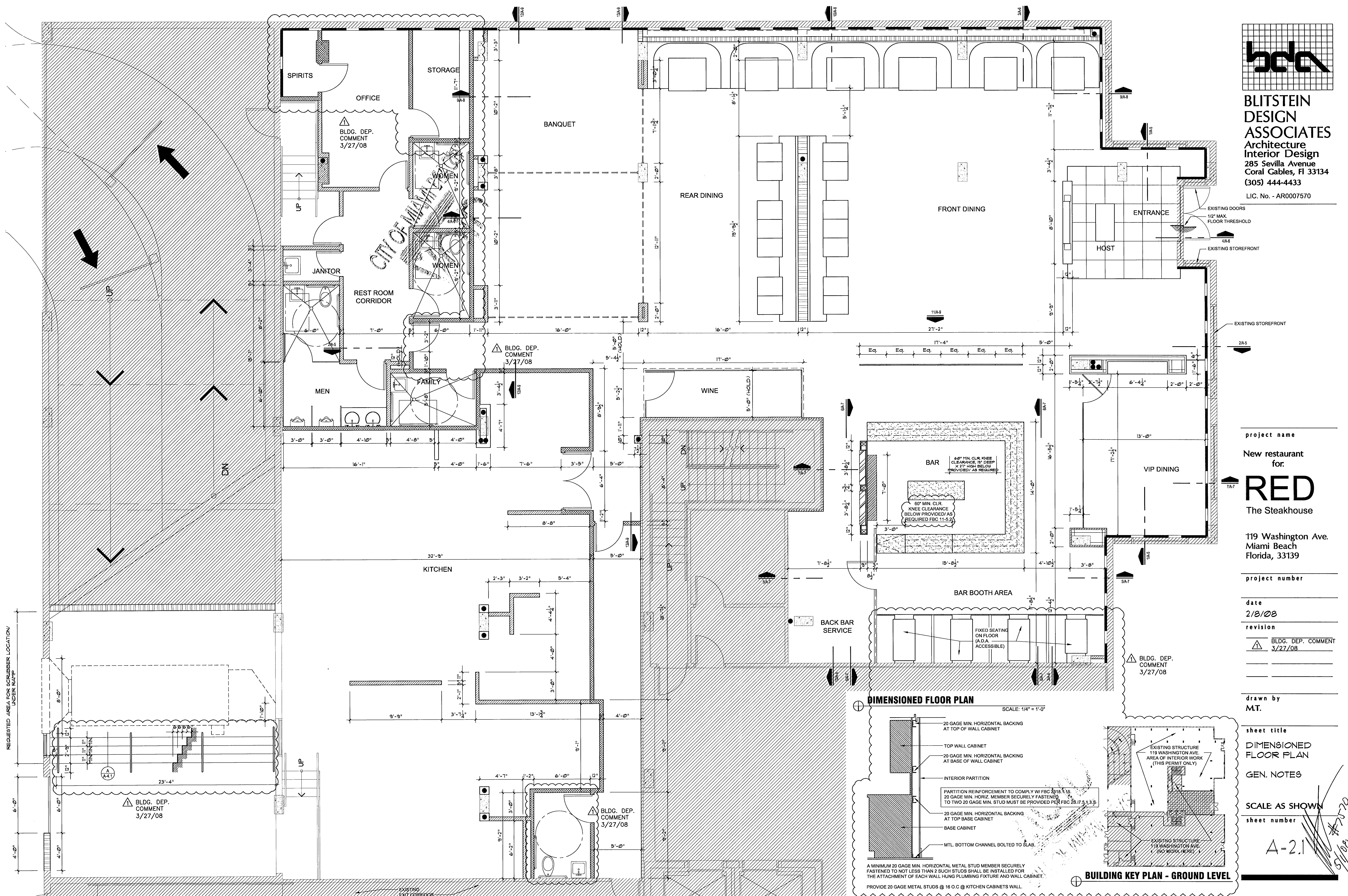
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	3/27/08

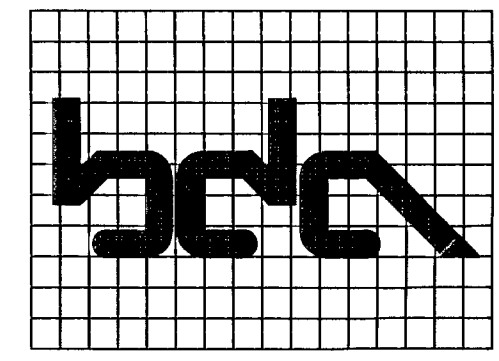
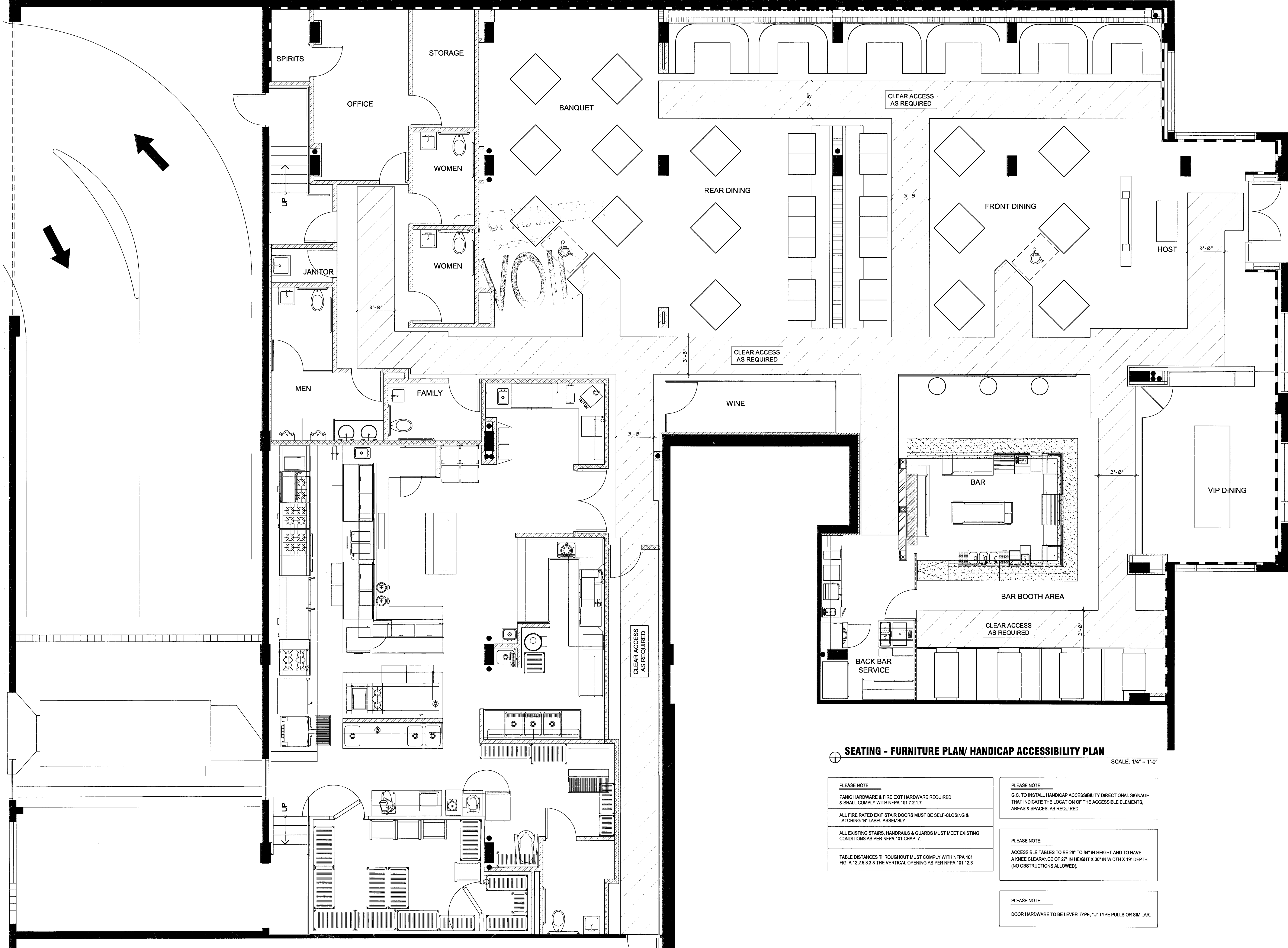
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DIMENSIONED
FLOOR PLAN
GEN. NOTES

sheet number

$$A = 2.1$$

5/1/08





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ASSOCIATES**
Architecture
Interior Design
285 Sevilla Avenue
Coral Gables, FL 33134
(305) 444-4433
LIC. No. - AR0007570

project name
**New restaurant
for.
RED**
The Steakhouse

119 Washington Ave.
Miami Beach
Florida, 33139

project number
date
2/8/08
revision

drawn by
M.T.

sheet title
**SEATING-FURNITURE
FLOOR PLAN**

**HANDICAP
ACCESSIBILITY
PLAN**
SCALE: AS SHOWN
sheet number

A-2.1

2/8/08
#270

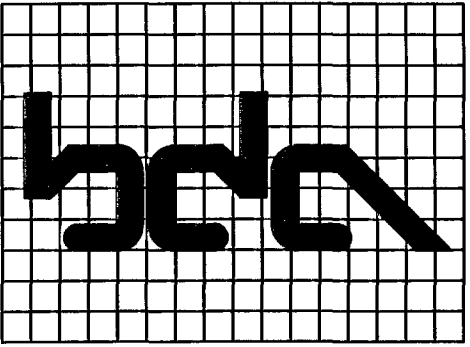
SEATING - FURNITURE PLAN/ HANDICAP ACCESSIBILITY PLAN
SCALE: 1/4" = 1'-0"

PLEASE NOTE:
PANIC HARDWARE & FIRE EXIT HARDWARE REQUIRED
& SHALL COMPLY WITH NFPA 101 7.2.1.7
ALL FIRE RATED EXIT STAIR DOORS MUST BE SELF-CLOSING &
LATCHING "B" LABEL ASSEMBLY.
ALL EXISTING STAIRS, HANDRAILS & GUARDS MUST MEET EXISTING
CONDITIONS AS PER NFPA 101 CHAP. 7.
TABLE DISTANCES THROUGHOUT MUST COMPLY WITH NFPA 101
FIG. A.12.2.5.8.3 & THE VERTICAL OPENING AS PER NFPA 101 12.3

PLEASE NOTE:
G.C. TO INSTALL HANDICAP ACCESSIBILITY DIRECTIONAL SIGNAGE
THAT INDICATE THE LOCATION OF THE ACCESSIBLE ELEMENTS,
AREAS & SPACES, AS REQUIRED.

PLEASE NOTE:
ACCESSIBLE TABLES TO BE 28" TO 34" IN HEIGHT AND TO HAVE
A KNEE CLEARANCE OF 27" IN HEIGHT X 30" IN WIDTH X 19" DEPTH
(NO OBSTRUCTIONS ALLOWED).

PLEASE NOTE:
DOOR HARDWARE TO BE LEVER TYPE, "J" TYPE PULLS OR SIMILAR.



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3/27/08
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5/13/08

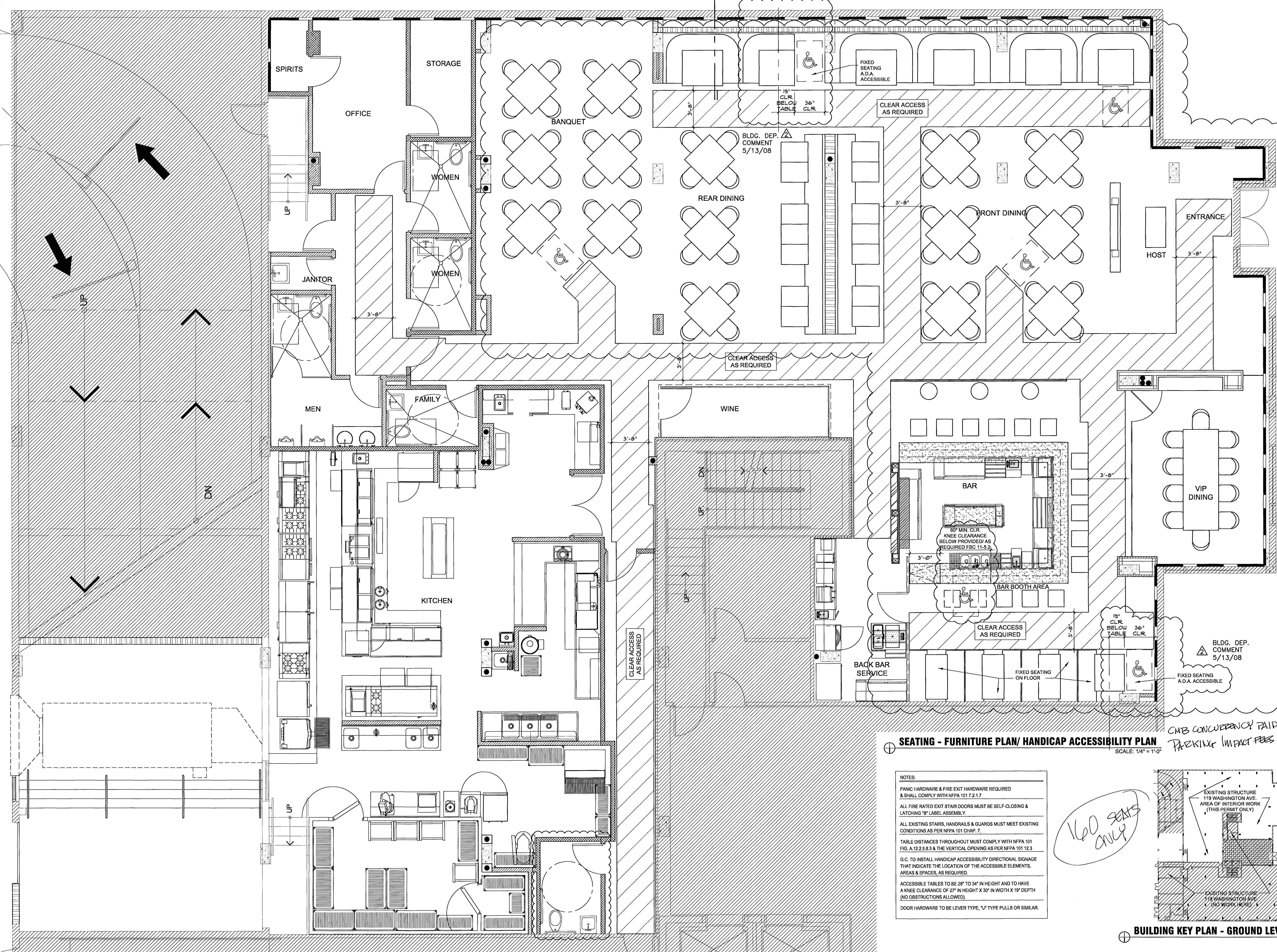
CMB CONCURRENCE PAID FOR 70 SEATS
PARKING IMPACT FEES PAID FOR 160 SEATS
DRAWN BY
160 SEATS

sheet title
**SEATING-FURNITURE
FLOOR PLAN**
**HANDICAP
ACCESSIBILITY
PLAN**
SCALE AS SHOWN
sheet number

A-2

#520
6/17/08

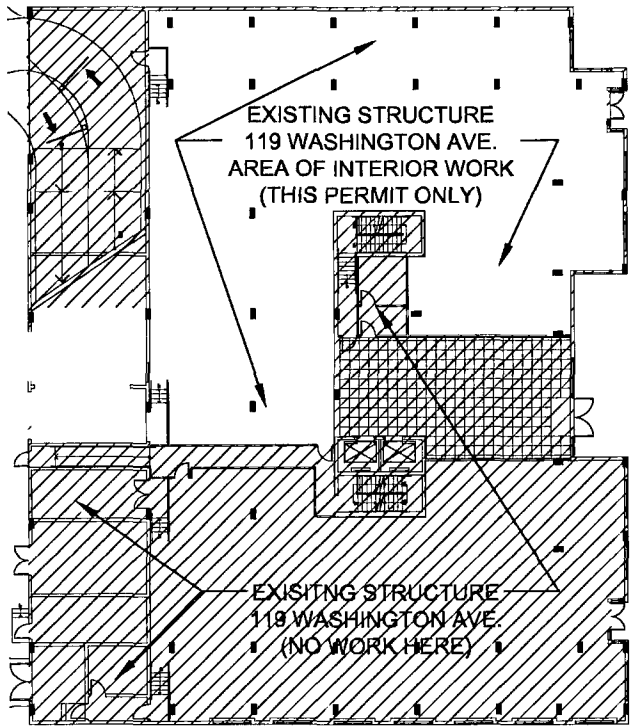
BUILDING KEY PLAN - GROUND LEVEL

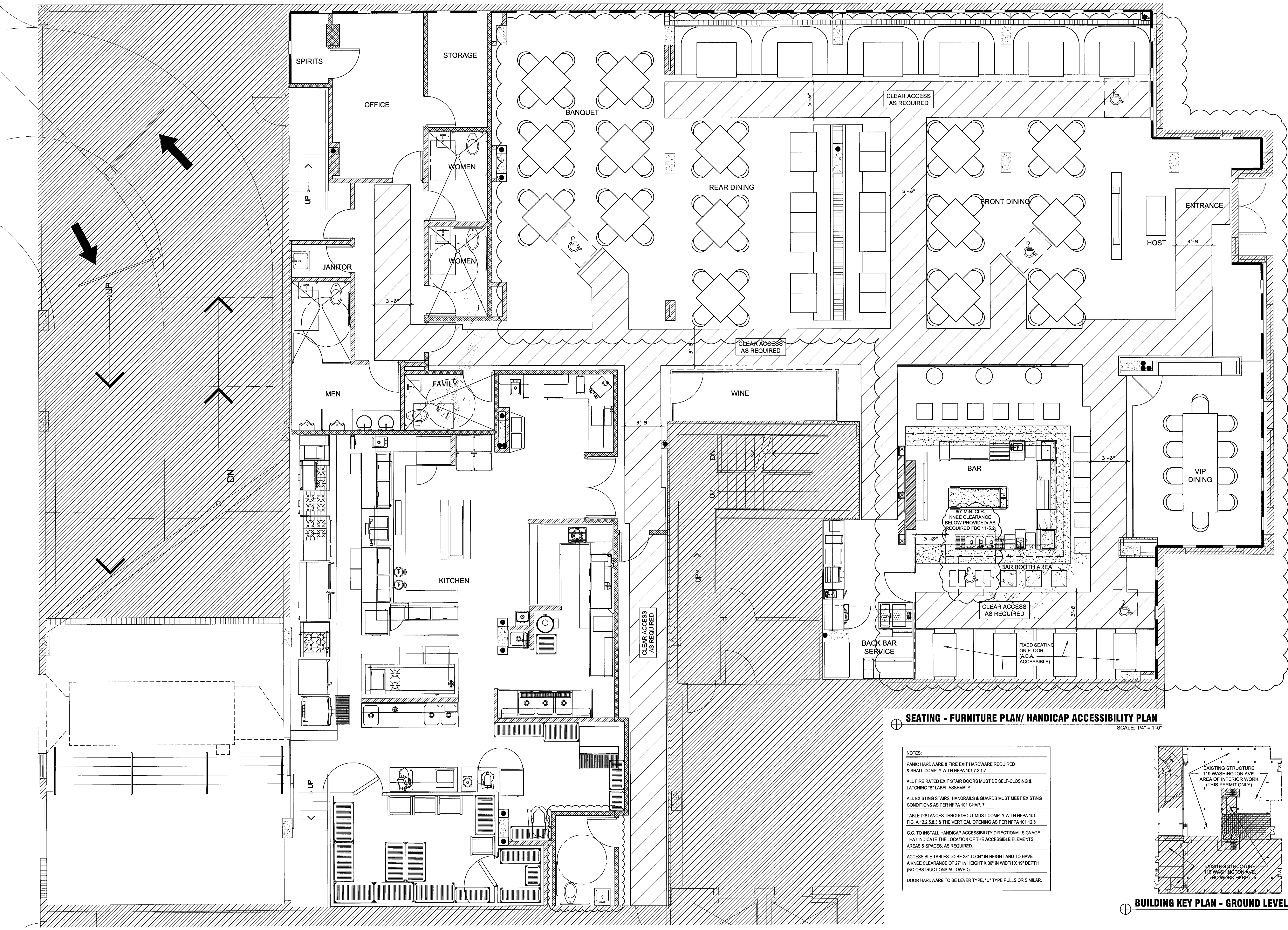


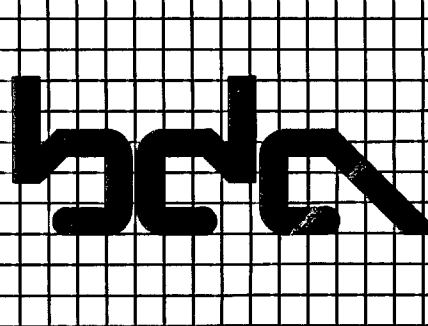
SEATING - FURNITURE PLAN/ HANDICAP ACCESSIBILITY PLAN
SCALE: 1/4" = 1'-0"

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(NO OBSTRUCTIONS ALLOWED).
DOOR HARDWARE TO BE LEVER TYPE, "U" TYPE PULLS OR SIMILAR.

160 SEATS
ONLY







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project name
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119 Washington Ave.
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2/8/08
revision
BLDG. DEP. COMMENT
3/27/08

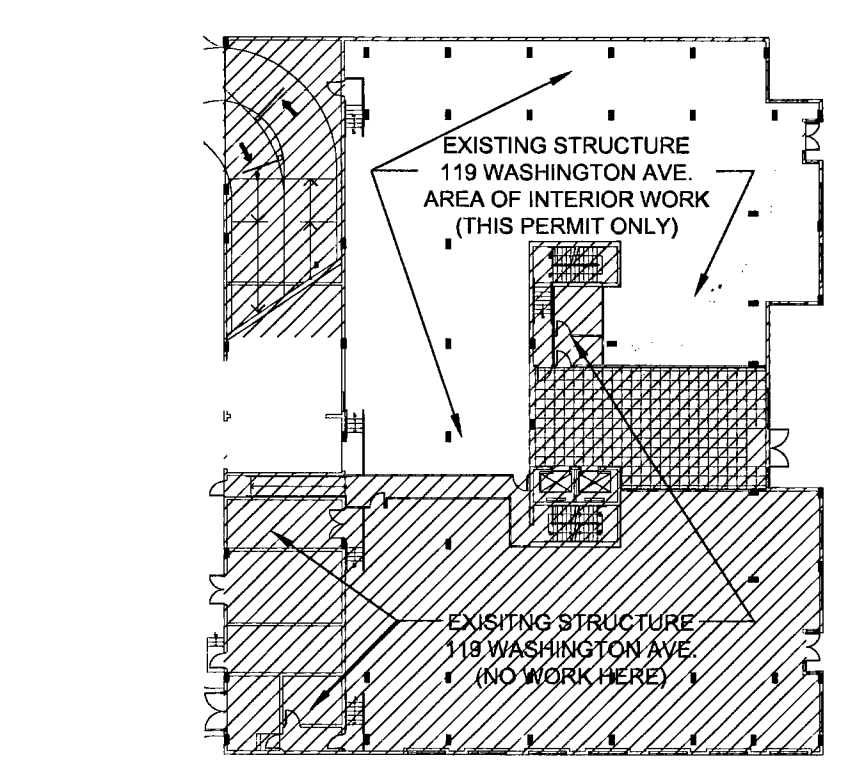
drawn by
M.T.

sheet title
SEATING-FURNITURE
FLOOR PLAN
HANDICAP
ACCESSIBILITY
PLAN
SCALE: AS SHOWN
sheet number

A-2.2

SEATING - FURNITURE PLAN/ HANDICAP ACCESSIBILITY PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
- PANIC HARDWARE & FIRE EXIT HARDWARE REQUIRED & SHALL COMPLY WITH NFPA 101 7.2.1.7
 - ALL FIRE RATED EXIT STAIR DOORS MUST BE SELF-CLOSING & LATCHING "B" LABEL ASSEMBLY.
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 - TABLE DISTANCES THROUGHOUT MUST COMPLY WITH NFPA 101 FIG. A.12.2.5.3 & THE VERTICAL OPENING AS PER NFPA 101 12.3
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 - DOOR HARDWARE TO BE LEVER TYPE, "U" TYPE PULLS OR SIMILAR.



BUILDING KEY PLAN - GROUND LEVEL

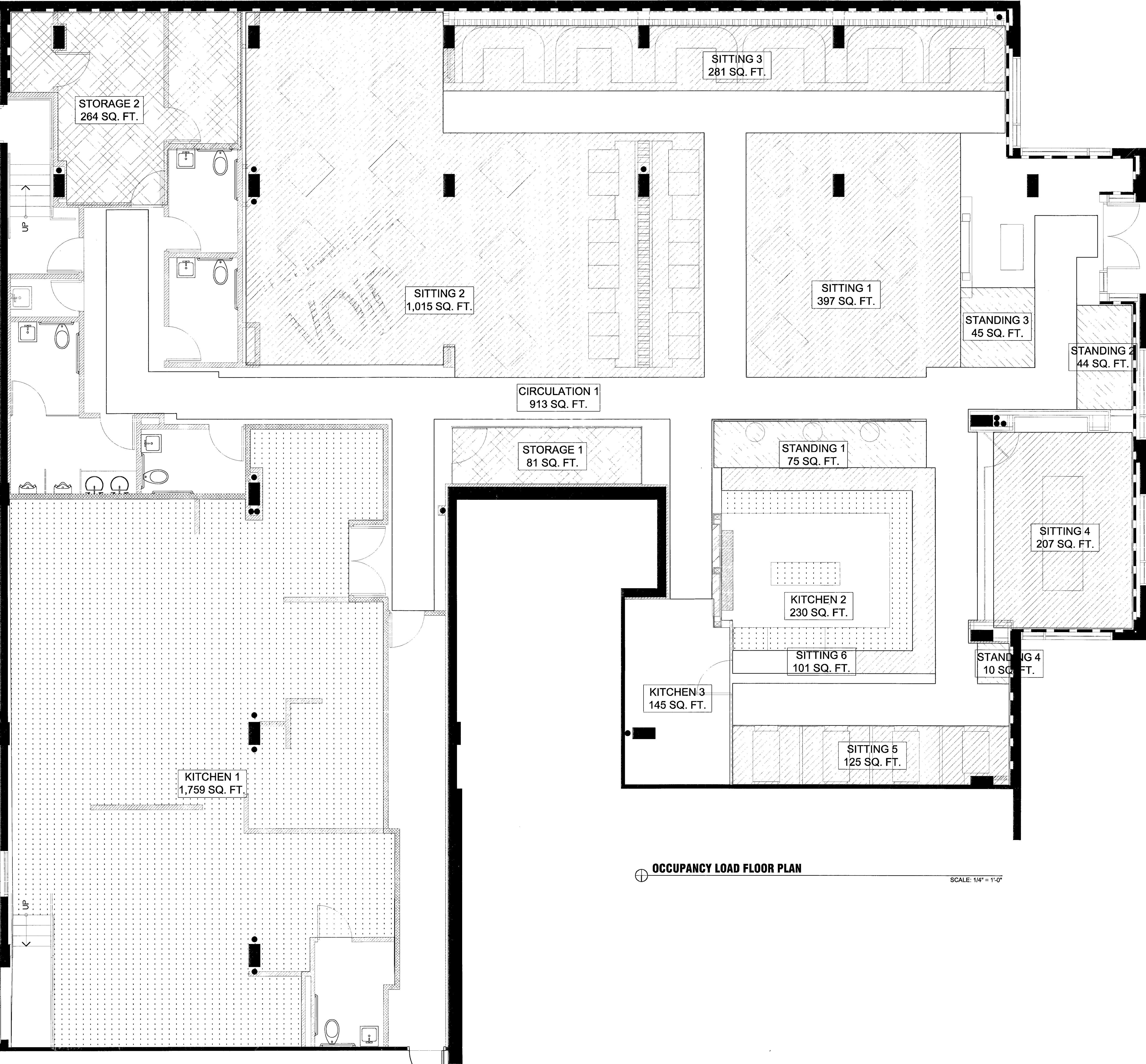
AREA NAME	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
STORAGE 1	81	621
STORAGE 2	264	
STORAGE 3	276	
KITCHEN 1	1,759	2,135
KITCHEN 2	230	
KITCHEN 3	145	
SITTING 1	397	2,126
SITTING 2	1,015	
SITTING 3	281	
SITTING 4	207	
SITTING 5	125	
SITTING 6	101	
STANDING 1	75	174
STANDING 2	44	
STANDING 3	45	
STANDING 4	10	
CIRCULATION	913	913

PROPOSED OCCUPANCY LOAD PLANS					
MAXIMUM ALLOWABLE OCCUPANCY LOAD					
STORAGE AREA OCCUPANCY LOAD:	3	$621 / 300 =$	2.07	(3)	
KITCHEN AREA OCCUPANCY LOAD:	22	$2,135 / 100 =$	21.35	(22)	
SITTING PUBLIC AREA OCCUPANCY LOAD:	142	$2,126 / 15 =$	141.7	(142)	
STANDING AREA OCCUPANCY LOAD:	25	$174 / 7 =$	24.8	(25)	
CIRCULATION OCCUPANCY LOAD:	0				
TOTAL OCCUPANCY LOAD:	192	(96 MALE & 96 FEMALE)			

OCCUPANCY LOAD NUMBER OF PLUMBING FACILITIES					
WATER CLOSETS					
MALE	REQUIRED	PROVIDED	FEMALE	REQUIRED	PROVIDED
1 PER 75	2	2	1 PER 75	2	2
LAVATORIES					
	REQUIRED	PROVIDED			
1 PER 200	2	6			
(2) - TOTAL NUMBER OF FIXTURES PROVIDED: 10					
UNISEX					
	REQUIRED	PROVIDED			
	1	1			

(1) SUBSTITUTION FOR WATER CLOSETS: IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED WATER CLOSETS.

(2) IF THE TOTAL NUMBER OF FIXTURES REQUIRED EXCEED SIX (6) FOR BOTH BATHROOMS, "SIX TOILET FIXTURE RULE" APPLIES. PER CODE, A SEPARATE UNISEX BATHROOM MUST BE PROVIDED.



OCCUPANCY LOAD FLOOR PLAN

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

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LIC. No. - AR0007570

project name
New restaurant
for.
RED
The Steakhouse
119 Washington Ave.
Miami Beach
Florida, 33139
project number

date
2/8/08
revision

drawn by
MT.
sheet title
OCCUPANCY
LOAD PLAN/
PLUMBING &
SITTING
ANALYSIS
SCALE AS SHOWN
sheet number

A-2.2

2/1/08
#100

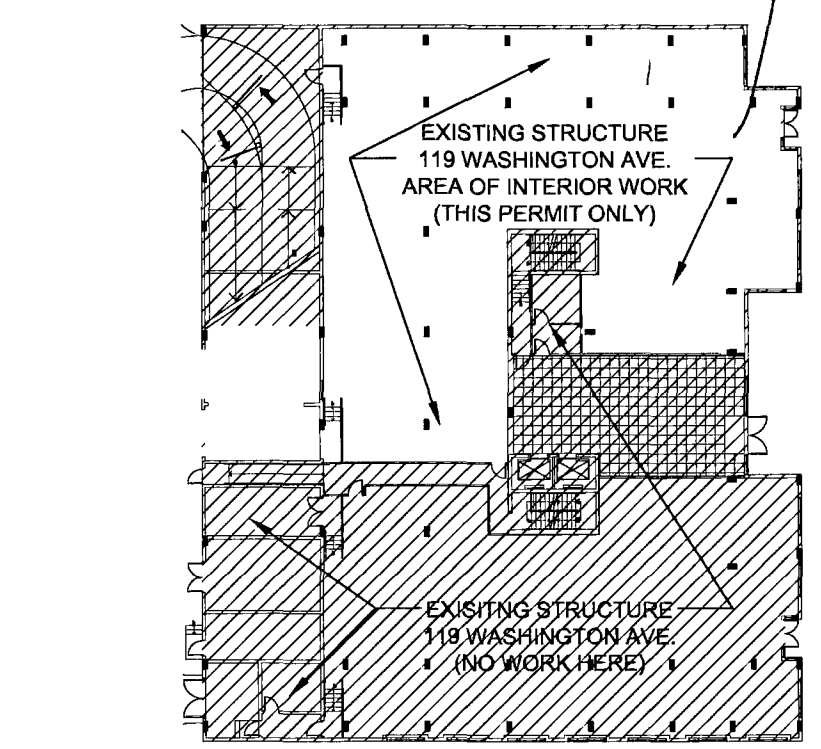
PROPOSED OCCUPANCY LOAD PLANS			
MAXIMUM ALLOWABLE OCCUPANCY LOAD			
STORAGE AREA OCCUPANCY LOAD:	3	$621 / 300 =$	2.07 (3)
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CIRCULATION OCCUPANCY LOAD:	0		
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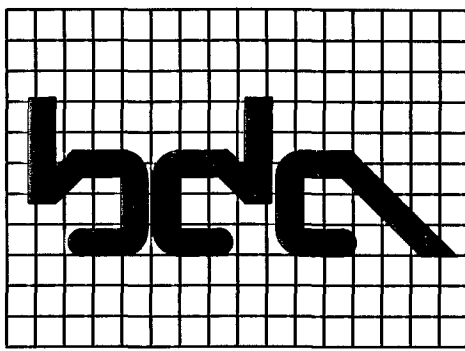
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NOTES: PANIC HARDWARE & FIRE EXIT HARDWARE REQUIRED & SHALL COMPLY WITH NFPA 101 7.2.1.7 ALL FIRE RATED EXIT STAIR DOORS MUST BE SELF-CLOSING & LATCHING "B" LABEL ASSEMBLY. ALL EXISTING STAIRS, HANDRAILS & GUARDS MUST MEET EXISTING CONDITIONS AS PER NFPA 101 CHAP. 7. TABLE DISTANCES THROUGHOUT MUST COMPLY WITH NFPA 101 FIG. A-2.2.5.8.3 & THE VERTICAL OPENING AS PER NFPA 101 12.8 G.O. TO INSTALL HANDICAP ACCESSIBILITY DIRECTIONAL SIGNAGE THAT INDICATE THE LOCATION OF THE ACCESSIBLE ELEMENTS, AREAS & SPACES, AS REQUIRED. ACCESSIBLE TABLES TO BE 28" TO 34" IN HEIGHT AND TO HAVE A KNEE CLEARANCE OF 27" IN HEIGHT X 30" IN WIDTH X 19" DEPTH (NO OBSTRUCTIONS ALLOWED). DOOR HARDWARE TO BE LEVER TYPE, "L" TYPE PULLS OR SIMILAR
--



BUILDING KEY PLAN - GROUND LEVEL



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for:

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date
2/8/08

revision	
1	BLDG. DEP. COMMENT 3/27/08
2	BLDG. DEP. COMMENT 5/13/08

drawn by
M.T.

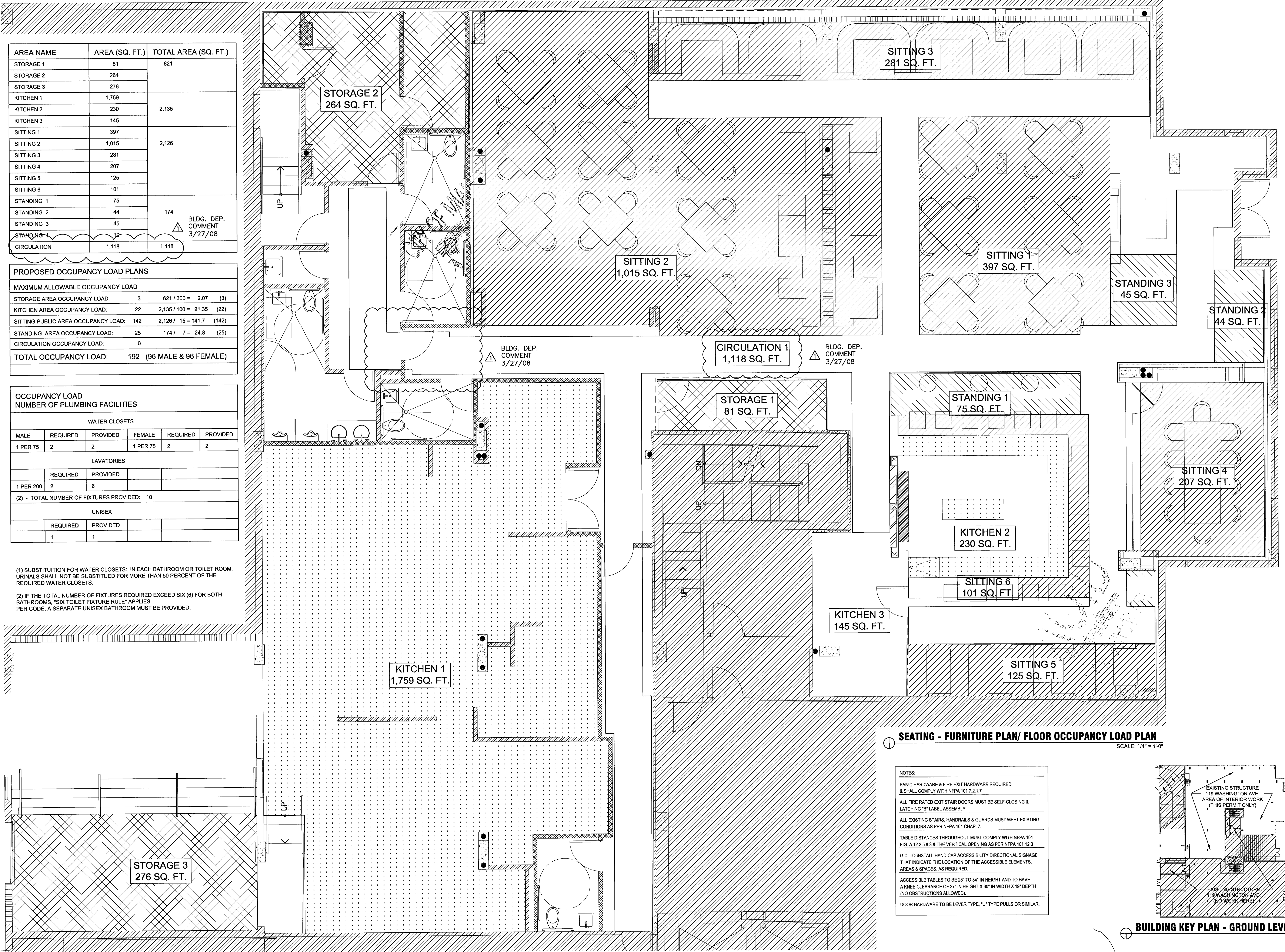
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OCCUPANCY
LOAD PLAN/
PLUMBING &
SITTING
ANALYSIS

SCALE: AS SHOWN

sheet number 11

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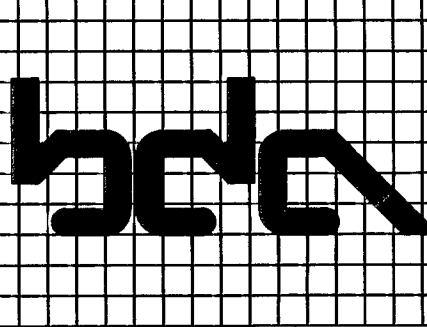
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SITTING 5	125	
SITTING 6	101	
STANDING 1	75	174
STANDING 2	44	
STANDING 3	45	
STANDING 4	10	
CIRCULATION	1,118	1,118

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MAXIMUM ALLOWABLE OCCUPANCY LOAD					
STORAGE AREA OCCUPANCY LOAD:	3	621 / 300 =	2.07	(3)	
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UNISEX					
	REQUIRED	PROVIDED			
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3/27/08

drawn by
M.T.

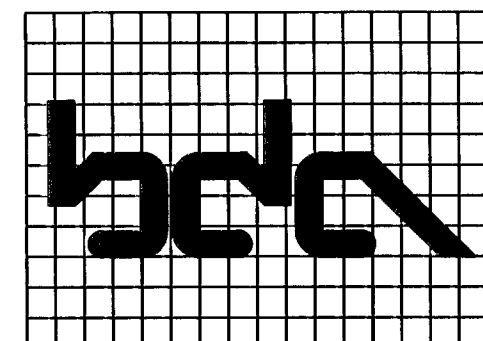
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OCCUPANCY
LOAD PLAN/
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SITTING
ANALYSIS

SCALE: AS SHOWN

sheet number

A-2.3



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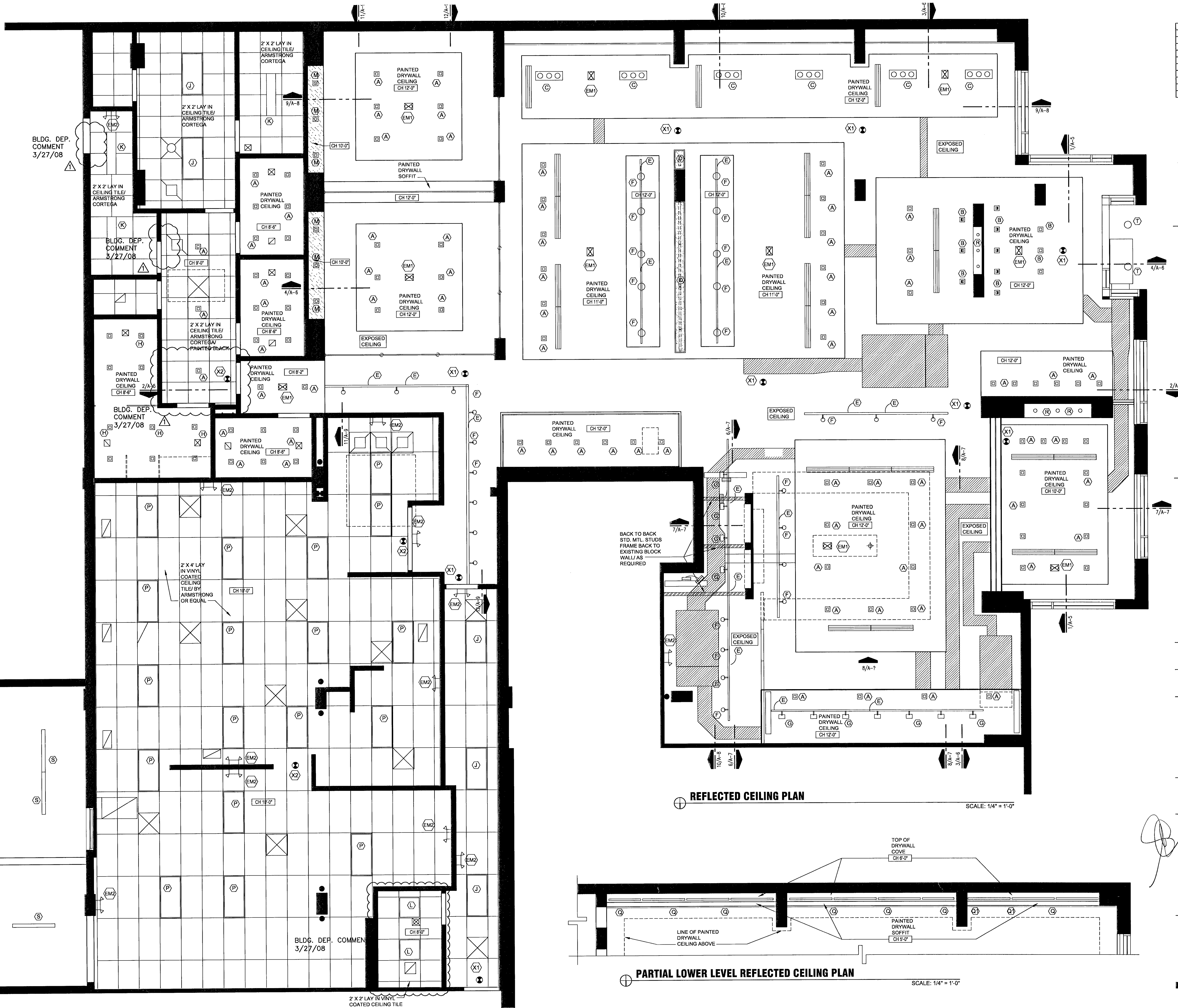
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MT.

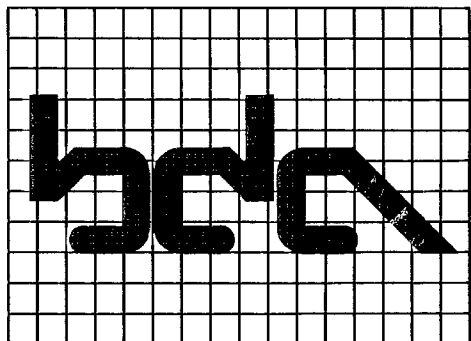
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CEILING PLAN

SCALE: AS SHOWN
sheet number

A-3





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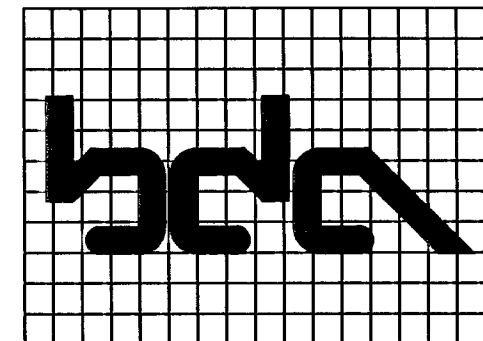
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sheet title
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CEILING PLAN**

SCALE: AS SHOWN
sheet number

A-3





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MT.

sheet title

**DIMENSIONED
REFLECTED
CEILING PLAN**

SCALE: AS SHOWN
sheet number

A-4

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COMMENT
3/27/08

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COMMENT
3/27/08

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COMMENT
3/27/08

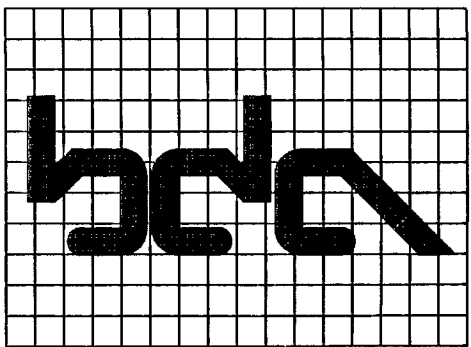
BLDG. DEP. COMMENT
3/27/08

REFLECTED CEILING PLAN

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

PARTIAL LOWER LEVEL REFLECTED CEILING PLAN

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



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M.T.

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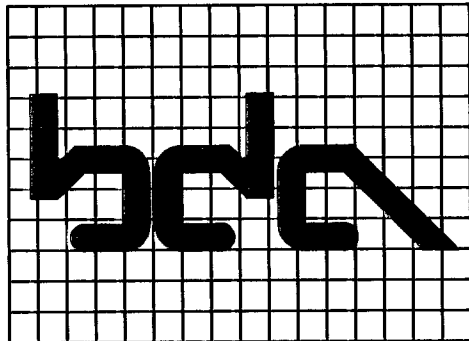
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REFLECTED
CEILING PLAN

SCALE: AS SHOWN

sheet number

A = 4

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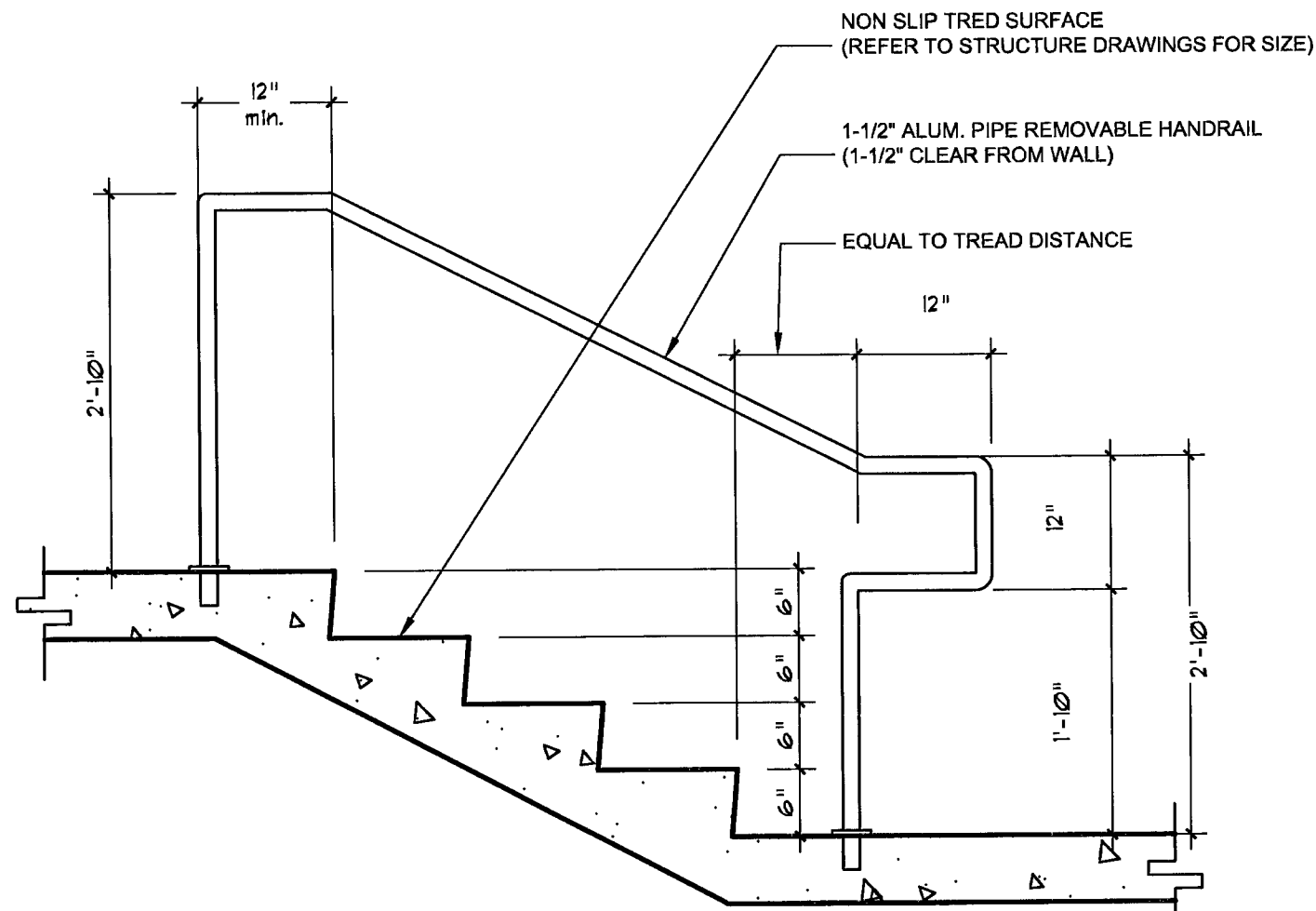
BLDG. DEP. COMMENT
5/22/08

INTERIOR WALL AND CEILING FINISH REQUIREMENTS PER FBC E503.1 & CHAPTER 8

ROOM	INTERIOR FINISH	CEILING	CLASS REQUIREMENT	CLASS PROVIDED
ENTRANCE	PAINTED DRYWALL/ FAUX STONE/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
FRONT DINING	PAINTED DRYWALL/ RUSTED CORTEN STEEL	PAINTED DRYWALL	CLASS A	CLASS A
REAR DINING	PAINTED DRYWALL/ RUSTED CORTEN STEEL	PAINTED DRYWALL	CLASS A	CLASS A
VIP DINING	PAINTED DRYWALL/ RUSTED CORTEN STEEL/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
BAR	PAINTED DRYWALL/ FAUX STONE/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
BAR BOOTH AREA	PAINTED DRYWALL/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
WINE ROOM	GLASS/ PAINTED GREENBOARD	PAINTED DRYWALL	CLASS A	CLASS A
BACK BAR SERVICE	PAINTED DRYWALL	PAINTED DRYWALL	CLASS A	CLASS A
RESTROOM CORRIDOR	PAINTED DRYWALL	PAINTED DRYWALL	CLASS A	CLASS A
BATHROOMS	NON-ABSORBENT FORMICA PANELS/ STONE	PAINTED DRYWALL	CLASS A	CLASS A
OFFICE	TYPE 'X' PAINTED DRYWALL	1 HR. RATED DROPPED CEILING TILE	CLASS B	CLASS B
STORAGE	TYPE 'X' PAINTED DRYWALL	1 HR. RATED DROPPED CEILING TILE	CLASS B	CLASS B
EMPLOYEE BATHROOM	PAINTED GREENBOARD	DROPPED CEILING TILE	CLASS A	CLASS A
KITCHEN	STAINLESS STEEL/ QUARRY TILE	DROPPED CEILING TILE	CLASS A	CLASS A
EXIT CORRIDOR	TYPE 'X' PAINTED DRYWALL	TYPE 'X' PAINTED DRYWALL	CLASS B	CLASS B

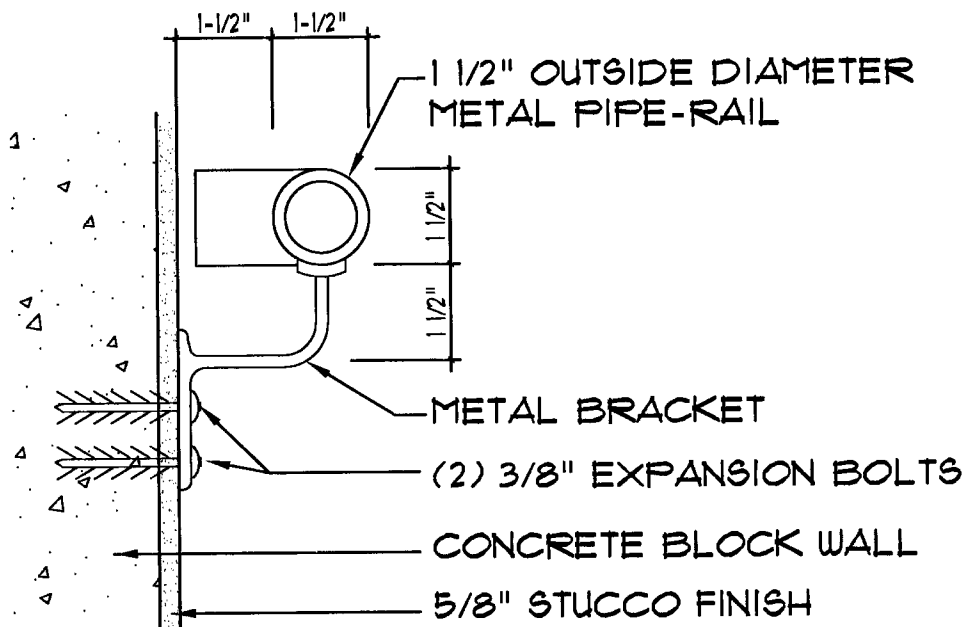
BLDG. DEP. COMMENT
6/16/08

STRUCTURE FOR SCRUBBER UNDER SEPARATE PERMIT



A HANDRAIL DETAIL

SCALE: 3/4" = 1'-0"



WALL CONNECTION

SCALE: HALF SCALE

PLEASE NOTE:

- STAIR TO COMPLY WITH FBC R311.5
- HANDRAILS TO COMPLY WITH FBC R311.5.6
- GUARDRAILS TO COMPLY WITH FBC R312.1 & R312.2

DOOR SCHEDULE

NUMBER	SIZE			TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
	WIDTH	HEIGHT	THICK						
101	3'-0"	8'-0"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER
102	2'-10-1/2"	6'-2"	2"	SWING	WOOD	-	-	-	REFER TO INTERIOR ELEV. 6/A-7 FOR FINISH
103	3'-0"	8'-0"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER/ EXT. LOCK
104	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
105	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
106	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
107	2'-8"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
108	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
109	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
108	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
109	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
110	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	PREHUNG S.C. PAINT GRADE DOOR/ WITH LOCK
111	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
112	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
113	(2) 3'-0"	8'-0"	1-3/8"	SWING	METAL	PAINT	-	WOOD	HOLLOW METAL DOOR IN HOLLOW METAL FRAME W/ PIVOT HINGES, PUSH PLATE & KICK PLATE BELOW CLR. TEMP. WIRE GLASS VISION PANEL 99 SQ. INCH 90 MIN. FIRE RATING "B" LABEL SELF-CLOSING AND LATCHING
114	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL - 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
115	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ INT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
116	6'-0"	7'-0"	-	FOLDING	METAL	PAINT	-	-	-
117	3'-0"	8'-6"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER/ INT. LOCK
118	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING

NOTE - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
DOORS TO COMPLY WITH FBC 11-4.13.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	DESCRIPTION	CATALOG NO.	VOLTS	LAMP	MOUNTING	FINISH	COMMENTS
A	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-3011WHBB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE L111
B	HALO	SQUARE LV ADJUSTABLE	H36LVTAT-3013WH	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM ADJUSTABLE	USE SOFT FOCUS LENSE L111
C	RSA	3 LIGHT INC. COMBO WITH WHITE TRIM BLACK INTERIOR	C00165-WHT-BK-50-YK-MA6-120	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK INTERIOR	USE SOFT FOCUS LENSE L111
D	ELECTTIX	T5HO FLOURESCENT STRIP	AX-54-S1-U-E-48	120	(1) 54W T5HO 35K	COVE		
E	HALO	8' 2-CIRCUIT TRAC BOTH DIMMABLE	LA632-MB	120		SUSPENDED	MATT BLACK FINISH	
E1	HALO	LIVE END CONNECTOR	LA671-MB	120		TRACK	MATT BLACK FINISH	
E2	HALO	STRAIGHT JOINER	LA678-MB	120		TRACK	MATT BLACK FINISH	
E3	HALO	WIRE WAY COVER FOR FEED POINT	LA996-MB	120		TRACK	MATT BLACK FINISH	
E4	HALO	PENDANT KIT FOR 8' TRACK	LA995-MB / LA48	120		TRACK	MATT BLACK FINISH	
E5	HALO	L CONNECTOR	LA674-MB	120		TRACK	MATT BLACK FINISH	
F	HALO	TRACK HEAD FIXTURE	LA10630MB	120	75W PAR30 NFL	TRACK	MATT BLACK FINISH	
G	HALO	TRACK HEAD FIXTURE WITH LINEAR SPREAD LENSE	LA10630MB	120	75W PAR30 FL	TRACK	USE L250 LINEAR SPREAD LENSE	
H	PORTFOLIO	RECESSED COMPACT FLUORESCENT DOWNLIGHT	PD8-H226-E-6HC	UNV	(2) 26W DTT 35K	RECESSED		
J	METALUX	2X4 RECESSED LENSED FLUORESCENT	2GR8-332A-UNV-EB81	UNV	(3) 32W T8 35K	RECESSED	FOR ACT GRID CEILING ONLY	
K	METALUX	1X4 WRAPAROUND FLUORESCENT	WE-232A-UNV-EB81-U	UNV	(2) 32W T8 35K	SURFACE		
L	METALUX	2X2 RECESSED LENSED FLUORESCENT	2GR8-2U8TA-UNV-EB81	UNV	(2) 32W U6T8 35K	RECESSED		
M	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-3011ACBB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	ANTIQUE COPPER TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE L111
P	METALUX	2X4 RECESSED GASKETED FLUORESCENT FOR KITCHEN	2GCBFA-432A-125-INV-UNV-EB81-G3	UNV	(4) 32W T8 35K	RECESSED		
Q	NIPPO	LINEAR T6 FLUORESCENT SEAMLESS	SAL-UW1500-A	120	FRT-1500-EWW	SURFACE		EACH RUN NEEDS TO START WITH A SF POWER FEED BOX AND ONE SCI COUPLING IN BETWEEN AECH LAMP FOR RUNS
Q1	NIPPO	LINEAR T6 FLUORESCENT SEAMLESS	SAL-UW1000-A	120	FRT-1000-EWW	SURFACE		USE REMOTE TRANSFORMER
R	RSA	RECESSED MINI DOWNLIGHT FOR NICHES	MS5001	120	20W MR11 EXN	RECESSED		
S	METALUX	4' SURFACE VAPOR PROOF FLUORESCENT	VT2-232DR-UNV-EB81	120	(2)32W T8 35K	SURFACE		
T	SHAPER	EXTERIOR DECORATIVE CEILING FIXTURE FOR ENTRY	278-CFL/1126-120-NA-DL		120 (1) 26W CFL 35K	SURFACE	NATURAL ALUMINUM	DAMP LOCATION
EM1	ISOLITE	EMERGENCY LIGHT	MIGN-25-LC-UN-CC	120	(2) 5.4W INC	SURFACE	WHITE FINISH	
EM2	SURE-LITES	EMERGENCY LIGHT	CU2	120	(2) 5.4W INC	SURFACE		
X1	SURE-LITES	LED EDGE LIT EXIT LIGHT	EUS70R	120	LED	SURFACE		
X2	SURE-LITES	POLYCARBONATE LED EXIT	APT70R	120	LED	SURFACE	RED LETTERS	

project name

New restaurant
for.

RED
The Steakhouse

119 Washington Ave.
Miami Beach
Florida, 33139

project number

date

2/8/08

revision

BLDG. DEP. COMMENT
3/27/08
BLDG. DEP. COMMENT
5/22/08
BLDG. DEP. COMMENT
6/16/08

drawn by
MT.

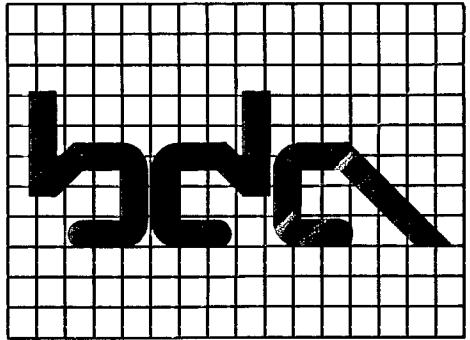
sheet title

LIGHT FIXTURE
SCHEDULE/
DOOR SCHEDULE

SCALE AS SHOWN

sheet number

A = 4



BLITSTEIN
DESIGN
ASSOCIATES
Architecture
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285 Sevilla Avenue
Coral Gables, FL 33134
(305) 444-4433
LIC. No. - AR0007570

BLDG. DEP. COMMENT
3/27/08

BLDG. DEP. COMMENT
5/22/08

INTERIOR WALL AND CEILING FINISH REQUIREMENTS PER FBC E503.1 & CHAPTER 8				
ROOM	INTERIOR FINISH	CEILING	CLASS REQUIREMENT	CLASS PROVIDED
ENTRANCE	PAINTED DRYWALL/ FAUX STONE/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
FRONT DINING	PAINTED DRYWALL/ RUSTED CORTEN STEEL	PAINTED DRYWALL	CLASS A	CLASS A
REAR DINING	PAINTED DRYWALL/ RUSTED CORTEN STEEL	PAINTED DRYWALL	CLASS A	CLASS A
VIP DINING	PAINTED DRYWALL/ RUSTED CORTEN STEEL/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
BAR	PAINTED DRYWALL/ FAUX STONE/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
BAR BOOTH AREA	PAINTED DRYWALL/ GLASS	PAINTED DRYWALL	CLASS A	CLASS A
WINE ROOM	GLASS/ PAINTED GREENBOARD	PAINTED DRYWALL	CLASS A	CLASS A
BACK BAR SERVICE	PAINTED DRYWALL	PAINTED DRYWALL	CLASS A	CLASS A
RESTROOM CORRIDOR	PAINTED DRYWALL	PAINTED DRYWALL	CLASS A	CLASS A
BATHROOMS	NON-ABSORBENT FORMICA PANELS/ STONE	PAINTED DRYWALL	CLASS A	CLASS A
OFFICE	TYPE 'X' PAINTED DRYWALL	1 HR. RATED DROPPED CEILING TILE	CLASS B	CLASS B
STORAGE	TYPE 'X' PAINTED DRYWALL	1 HR. RATED DROPPED CEILING TILE	CLASS B	CLASS B
EMPLOYEE BATHROOM	PAINTED GREENBOARD	DROPPED CEILING TILE	CLASS A	CLASS A
KITCHEN	STAINLESS STEEL/ QUARRY TILE	DROPPED CEILING TILE	CLASS A	CLASS A
EXIT CORRIDOR	TYPE 'X' PAINTED DRYWALL	TYPE 'X' PAINTED DRYWALL	CLASS B	CLASS B

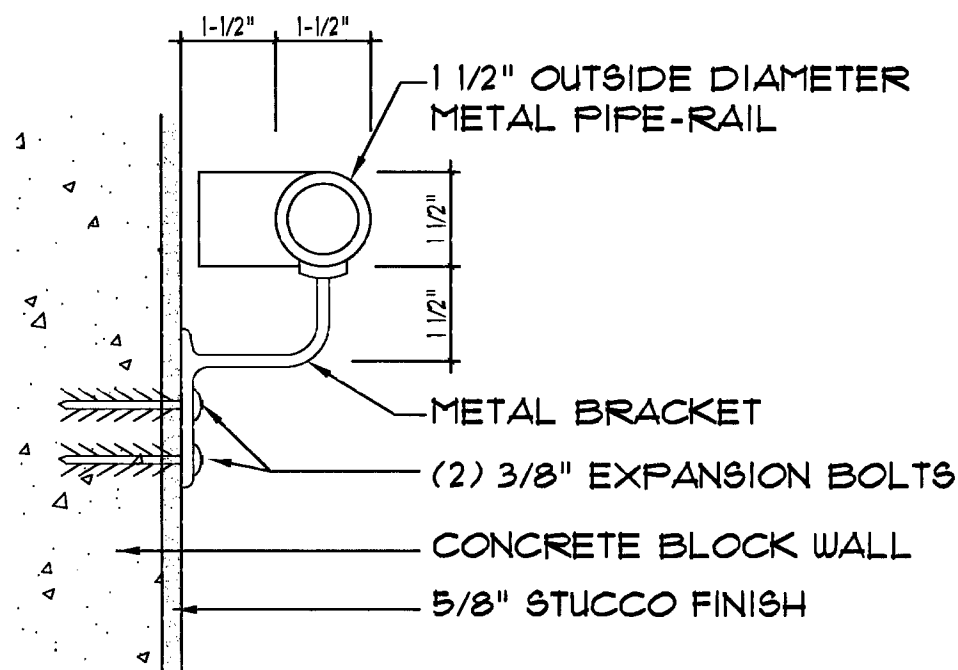
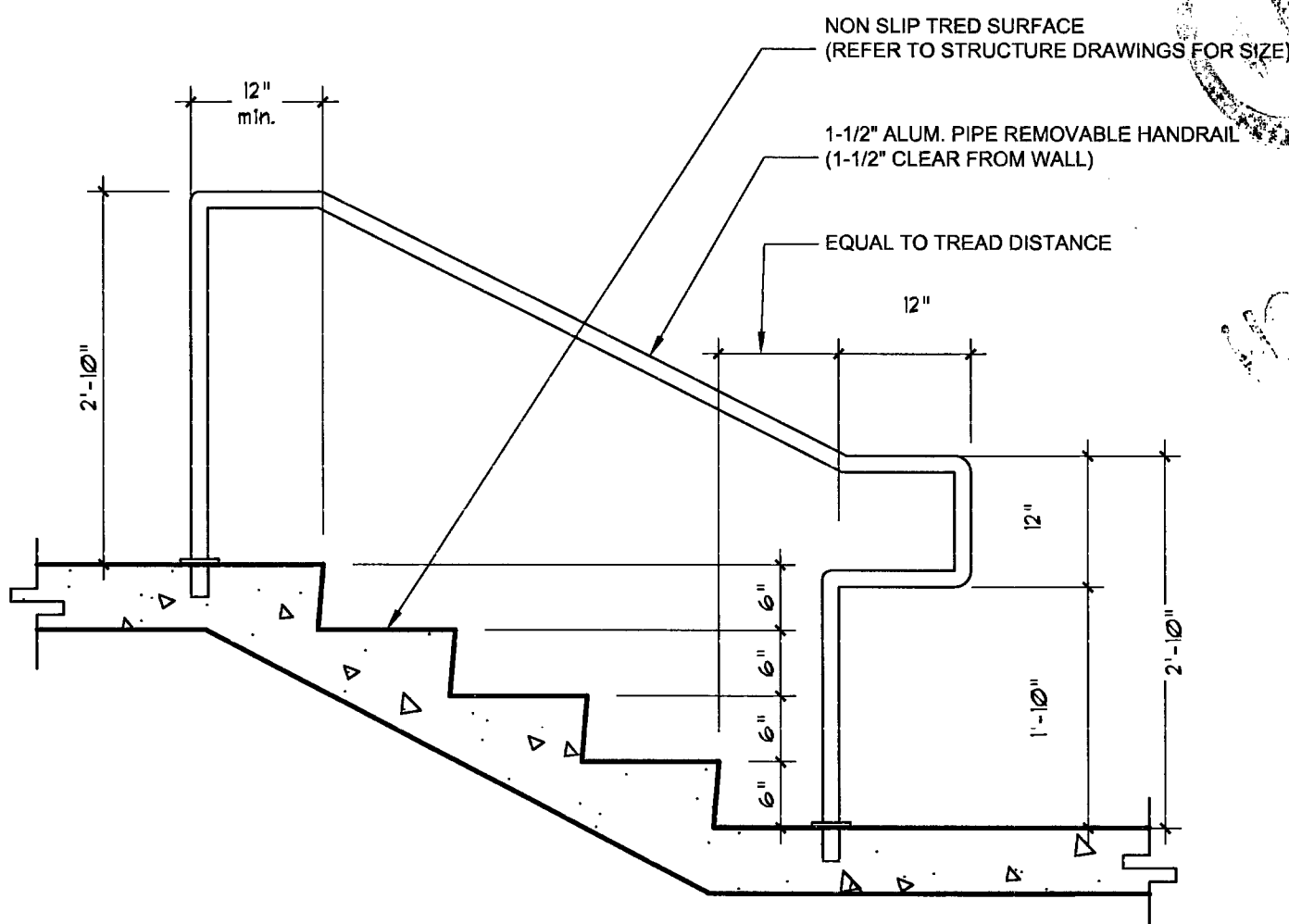
DOOR SCHEDULE

NUMBER	SIZE			TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
	WIDTH	HEIGHT	THICK						
101	3'-0"	8'-0"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER
102	2'-10-1/2"	6'-2"	2"	SWING	WOOD	-	-	-	REFER TO INTERIOR ELEV. 6/A-7 FOR FINISH
103	3'-0"	8'-0"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER/ EXT. LOCK
104	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
105	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
106	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
107	2'-8"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
108	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
109	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
108	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
109	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
110	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	PREHUNG S.C. PAINT GRADE DOOR/ WITH LOCK
111	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
112	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
113	(2) 3'-0"	8'-0"	1-3/8"	SWING	METAL	PAINT	-	WOOD	HOLLOW METAL DOOR IN HOLLOW METAL FRAME W/ PIVOT HINGES, PUSH PLATE & KICK PLATE BELOW/ CLR. TEMP. WIRE GLASS VISION PANEL 99 SQ. INCH 90 MIN. FIRE RATING "B" LABEL SELF-CLOSING AND LATCHING
114	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL - 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
115	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ INT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
116	6'-0"	7'-0"	-	FOLDING	METAL	PAINT	-	-	-
117	3'-0"	8'-6"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER/ INT. LOCK
118	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING

NOTE - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
DOORS TO COMPLY WITH FBC 11-4.13.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	DESCRIPTION	CATALOG NO.	VOLTS	LAMP	MOUNTING	FINISH	COMMENTS
A	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-3011WHBB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE L111
B	HALO	SQUARE LV ADJUSTABLE	H36LVTAT-3013WH	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM ADJUSTABLE	USE SOFT FOCUS LENSE L111
C	RSA	3 LIGHT INC. COMBO WITH WHITE TRIM BLACK INTERIOR	CO316S-WH-BK-50-YK-MAG-120	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK INTERIOR	USE SOFT FOCUS LENSE L111
D	ELECTIX	TSHO FLOURESCENT STRIP	AX-54-S1-U-E-48	120	(1) 54W TSHO 35K	COVE		
E	HALO	8' 2-CIRCUIT TRAC BOTH DIMMABLE	LA632-MB	120		SUSPENDED	MATT BLACK FINISH	
E1	HALO	LIVE END CONNECTOR	LA671-MB	120		TRACK	MATT BLACK FINISH	
E2	HALO	STRAIGHT JOINER	LA678-MB	120		TRACK	MATT BLACK FINISH	
E3	HALO	WIRE WAY COVER FOR FEED POINT	LA996-MB	120		TRACK	MATT BLACK FINISH	
E4	HALO	PENDANT KIT FOR 8' TRACK	LA995-MB / LA48	120		TRACK	MATT BLACK FINISH	
E5	HALO	L CONNECTOR	LA674-MB	120		TRACK	MATT BLACK FINISH	
F	HALO	TRACK HEAD FIXTURE	LA10630MB	120	75W PAR30 NFL	TRACK	MATT BLACK FINISH	
G	HALO	TRACK HEAD FIXTURE WITH LINEAR SPREAD LENSE	LA10630MB	120	75W PAR30 FL	TRACK	USE L260 LINEAR SPREAD LENSE	
H	PORTFOLIO	RECESSED COMPACT FLUORESCENT DOWNLIGHT	PD6-H226-E-8HC	UNV	(2) 26W DTT 35K	RECESSED		
J	METALUX	2X4 RECESSED LENSED FLUORESCENT	2GR8-332A-UNV-EB81	UNV	(3) 32W T8 35K	RECESSED	FOR ACT GRID CEILING ONLY	
K	METALUX	1X4 WRAPAROUND FLUORESCENT	WE-232A-UNV-EB81-U	UNV	(2) 32W T8 35K	SURFACE		
L	METALUX	2X2 RECESSED LENSED FLUORESCENT	2GR8-2U6T8A-UNV-EB81	UNV	(2) 32W U6T8 35K	RECESSED		
M	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-3011ACBB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	ANTIQUE COPPER TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE L111
P	METALUX	2X4 RECESSED GASKETED FLUORESCENT FOR KITCHEN	2GC8FA-432A-125-INV-UNV-EB81-G3	UNV	(4) 32W T8 35K	RECESSED		
Q	NIPPO	LINEAR T8 FLUORESCENT SEAMLESS	SAL-UW1500-A	120	FRT-1500-EWW	SURFACE		EACH RUN NEEDS TO START WITH A SF POWER FEED BOX AND ONE SGI COUPLING IN BETWEEN AECH LAMP FOR RUNS
Q1	NIPPO	LINEAR T8 FLUORESCENT SEAMLESS	SAL-UW1000-A	120	FRT-1000-EWW	SURFACE		USE REMOTE TRANSFORMER
R	RSA	RECESSED MINI DOWNLIGHT FOR NICHES	MS5001	120	20W MR11 EXN	RECESSED		
S	METALUX	4' SURFACE VAPOR PROOF FLUORESCENT	V12-232DR-UNV-EB81	120	(2)32W T8 35K	SURFACE		
T	SHAPER	EXTERIOR DECORATIVE CEILING FIXTURE FOR ENTRY	278-CFL1/26-120-NA-DL	120	(1) 26W CFL 35K	SURFACE	NATURAL ALUMINUM	DAMP LOCATION
EM1	ISOLITE	EMERGENCY LIGHT	MIGN-25-LC-UN-CC	120	(2) 5.4W INC	SURFACE	WHITE FINISH	
EM2	SURE-LITES	EMERGENCY LIGHT	CU2	120	(2) 5.4W INC	SURFACE		
X1	SURE-LITES	LED EDGE LIT EXIT LIGHT	EUS70R	120	LED	SURFACE		
X2	SURE-LITES	POLYCARBONATE LED EXIT	AP70R	120	LED	SURFACE	RED LETTERS	



PLEASE NOTE:

- STAIR TO COMPLY WITH FBC R311.5
- HANDRAILS TO COMPLY WITH FBC R311.5.6
- GUARDRAILS TO COMPLY WITH FBC R312.1 & R312.2

project name

New restaurant
for:

RED
The Steakhouse

119 Washington Ave.
Miami Beach
Florida, 33139

project number

date

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revision

BLDG. DEP. COMMENT
3/27/08

BLDG. DEP. COMMENT
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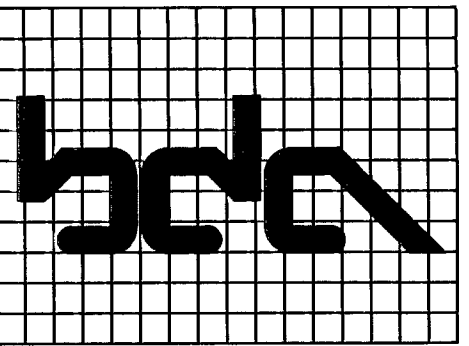
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LIGHT FIXTURE
SCHEDULE/
DOOR SCHEDULE

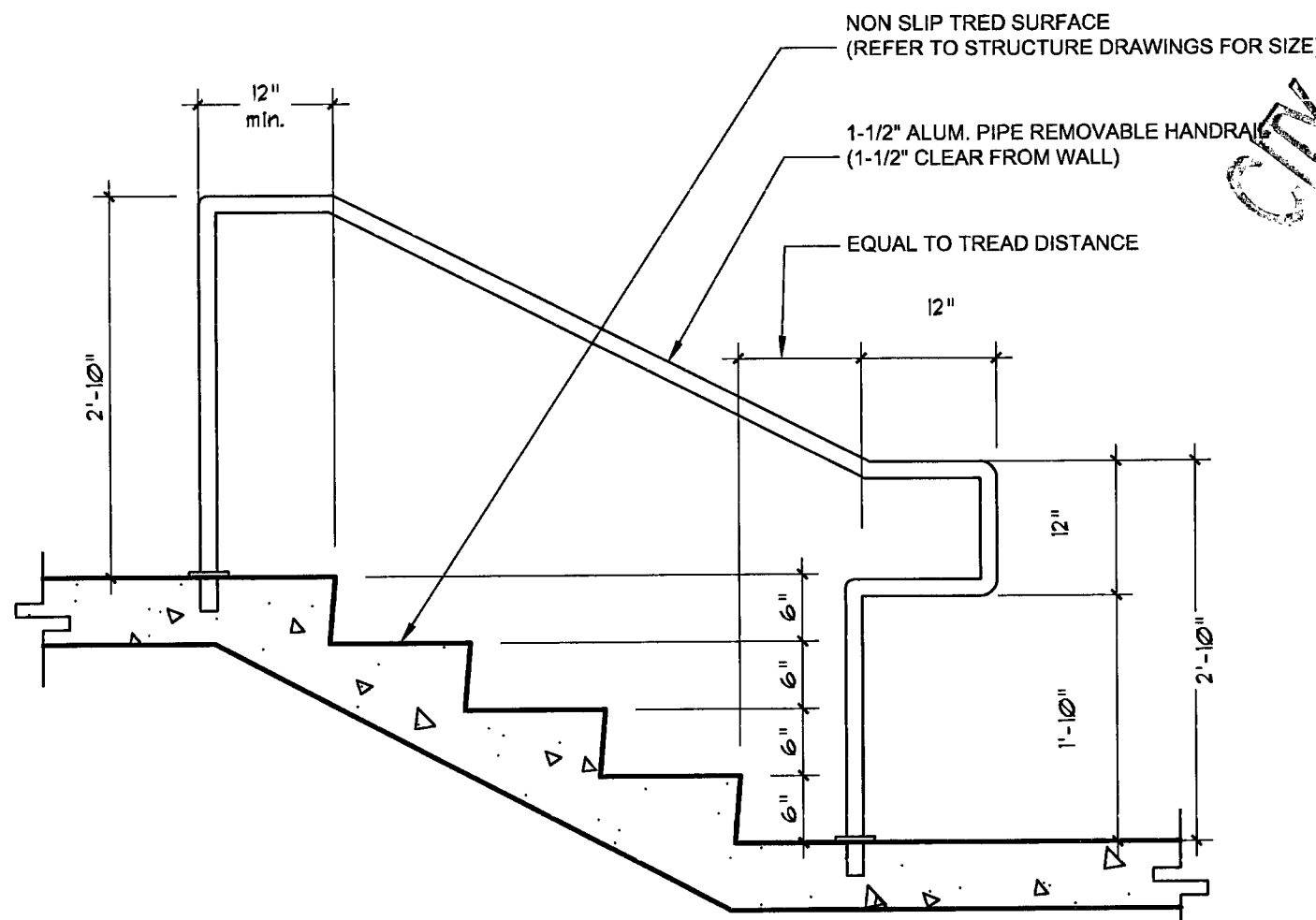
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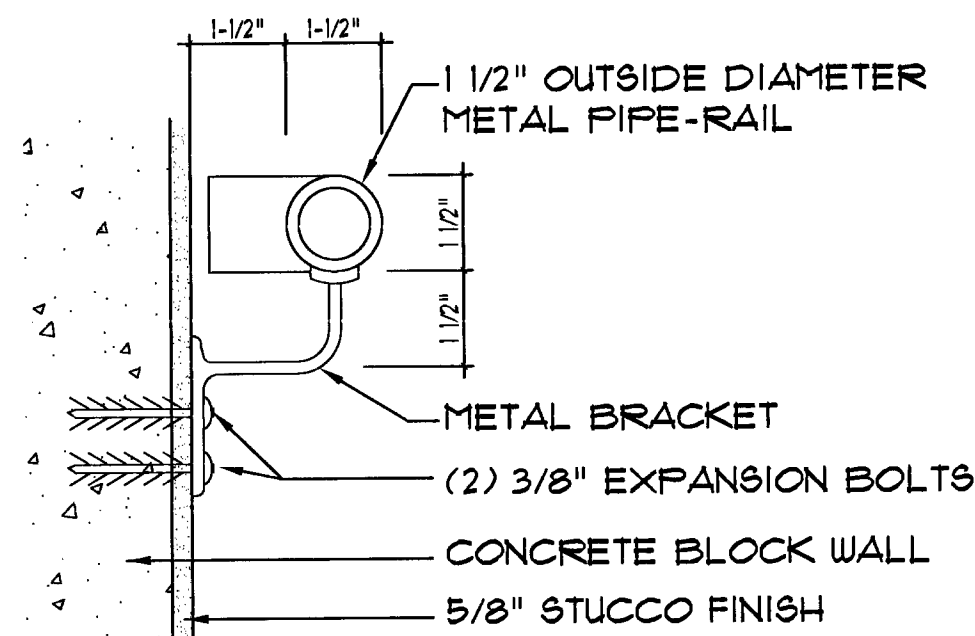
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BLITSTEIN
DESIGN
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(305) 444-4433
LIC. No. - AR0007570



A HANDRAIL DETAIL
SCALE: 3/4" = 1'-0"



WALL CONNECTION
SCALE: HALF SCALE

PLEASE NOTE:

- STAIR TO COMPLY WITH FBC R311.5
- HANDRAILS TO COMPLY WITH FBC R311.5.6
- HANDRAILS TO COMPLY WITH FBC R312.1 + R312.2

DOOR SCHEDULE

NUMBER	SIZE			TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
	WIDTH	HEIGHT	THICK						
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102	2'-10-1/2"	8'-2"	2"	SWING	WOOD	-	-	-	REFER TO INTERIOR ELEV. 6/A-7 FOR FINISH
103	3'-0"	8'-0"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER/ EXT. LOCK
104	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
105	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
106	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
107	2'-8"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
108	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
109	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
108	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
109	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL
110	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	PREHUNG S.C. PAINT GRADE DOOR/ WITH LOCK
111	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
112	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
113	(2) 3'-0"	8'-0"	1-3/8"	SWING	METAL	PAINT	-	WOOD	HOLLOW METAL DOOR IN HOLLOW METAL FRAME W/ PIVOT HINGES, PUSH PLATE & KICK PLATE BELOW/ CLR. TEMP. WIRE GLASS VISION PANEL 99 SQ. INCH 90 MIN. FIRE RATING "B" LABEL SELF-CLOSING AND LATCHING
114	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME CLOSER INSIDE ALL HARDWARE TO BE BRUSHED NIQUEL - 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
115	3'-0"	6'-8"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ INT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING
116	6'-0"	7'-0"	-	FOLDING	METAL	PAINT	-	-	-
117	3'-0"	8'-6"	1/2"	SWING	TEMP. GLASS	-	-	-	PIVOT HINGES, FLR. RIXSON CLOSER/ INT. LOCK
118	3'-0"	8'-0"	1-3/8"	SWING	WOOD SOLID CORE	STAIN	-	WOOD	MAHOGANY DOORS & FRAME/ CLOSER INSIDE/ ALL HARDWARE TO BE BRUSHED NIQUEL/ EXT. LOCK/ 45 MIN. FIRE RATING "C" LABEL SELF-CLOSING AND LATCHING

NOTE - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
DOORS TO COMPLY WITH FBC 11-4.13.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	DESCRIPTION	CATALOG NO.	VOLTS	LAMP	MOUNTING	FINISH	COMMENTS
A	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-3011WHBB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE L111
B	HALO	SQUARE LV ADJUSTABLE	H36LVTAT-3013WH	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM ADJUSTABLE	USE SOFT FOCUS LENSE L111
C	RSA	3 LIGHT INC. COMBO WITH WHITE TRIM BLACK INTERIOR	CO316S-WH-BK-50-YK-MAG-120	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK INTERIOR	USE SOFT FOCUS LENSE L111
D	ELECTTIX	T5HO FLOURESCENT STRIP	AX-54-S1-U-E-46	120	(1) 54W T5HO 35K	COVE		
E	HALO	8' 2'-CIRCUIT TRAC BOTH DIMMABLE	LA632-MB	120		SUSPENDEED	MATT BLACK FINISH	
E1	HALO	LIVE END CONNECTOR	LA671-MB	120		TRACK	MATT BLACK FINISH	
E2	HALO	STRAIGHT JOINER	LA678-MB	120		TRACK	MATT BLACK FINISH	
E3	HALO	WIRE WAY COVER FOR FEED POINT	LA996-MB	120		TRACK	MATT BLACK FINISH	
E4	HALO	PENDANT KIT FOR 8' TRACK	LA995-MB / LA48	120		TRACK	MATT BLACK FINISH	
E5	HALO	L CONNECTOR	LA674-MB	120		TRACK	MATT BLACK FINISH	
F	HALO	TRACK HEAD FIXTURE	LA10630MB	120	75W PAR30 NFL	TRACK	MATT BLACK FINISH	
G	HALO	TRACK HEAD FIXTURE WITH LINEAR SPREAD LENSE	LA10630MB	120	75W PAR30 FL	TRACK	USE L250 LINEAR SPREAD LENSE	
H	PORTFOLIO	RECESSED COMPACT FLUORESCENT DOWNLIGHT	PD8-H226-E-6HC	UNV	(2) 26W DTT 35K	RECESSED		
J	METALUX	2X4 RECESSED LENSED FLUORESCENT	2GR8-332A-UNV-EB81	UNV	(3) 32W T8 35K	RECESSED	FOR ACT GRID CEILING ONLY	
K	METALUX	1X4 WRAPAROUND FLUORESCENT	WE-232A-UNV-EB81-U	UNV	(2) 32W T8 35K	SURFACE		
L	METALUX	2X2 RECESSED LENSED FLUORESCENT	2GR8-2U6T8A-UNV-EB81	UNV	(2) 32W U6T8 35K	RECESSED		
M	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-3011ACBB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	ANTIQUE COPPER TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE L111
P	METALUX	2X4 RECESSED GASKETED FLUORESCENT FOR KITCHEN	2GC8FA-432A-125-INV-UNV-EB81-G3	UNV	(4) 32W T8 35K	RECESSED		
Q	NIPPO	LINEAR T8 FLUORESCENT SEAMLESS	SAL-UW1500-A	120	FRT-1500-EWW	SURFACE		EACH RUN NEEDS TO START WITH A SF POWER FEED BOX AND ONE SC1 COUPLING IN BETWEEN AECH LAMP FOR RUNS
Q1	NIPPO	LINEAR T8 FLUORESCENT SEAMLESS	SAL-UW1000-A	120	FRT-1000-EWW	SURFACE		USE REMOTE TRANSFORMER
R	RSA	RECESSED MINI DOWNLIGHT FOR NICHES	MS5001	120	20W MR11 EXN	RECESSED		
S	METALUX	4' SURFACE VAPOR PROOF FLUORESCENT	VT2-232DR-UNV-EB81	120	(2)32W T8 35K	SURFACE		
T	SHAPER	EXTERIOR DECORATIVE CEILING FIXTURE FOR ENTRY	278-CFL1/126-120-NA-DL	120	(1) 26W CFL 35K	SURFACE	NATURAL ALUMINUM	DAMP LOCATION
EM1	ISOLITE	EMERGENCY LIGHT	MIGN-25-LC-UN-CC	120	(2) 5.4W INC	SURFACE	WHITE FINISH	
EM2	SURE-LITES	EMERGENCY LIGHT	CU2	120	(2) 5.4W INC	SURFACE		
X1	SURE-LITES	LED EDGE LIT EXIT LIGHT	EUS70R	120	LED	SURFACE		
X2	SURE-LITES	POLYCARBONATE LED EXIT	AP70R	120	LED	SURFACE	RED LETTERS	

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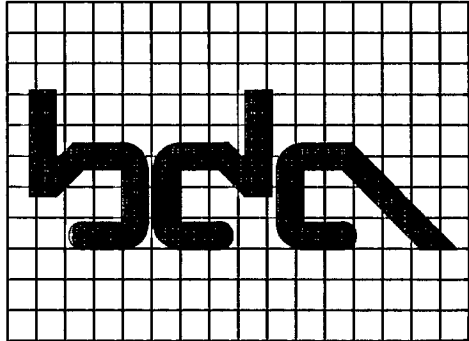
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LIGHT FIXTURE
SCHEDULE/
DOOR SCHEDULE

SCALE AS SHOWN

sheet number

A=4.1



BLITSTEIN
DESIGN
ASSOCIATES
Architecture
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LIC. No. - AR0007570

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING EXTERIOR BLOCK WALLS & COLUMNS/ PROTECT DURING CONSTRUCTION/UNISEX
	NEW WALL FURRING: 3/4" GYPSUM BOARD OVER 1 1/2" STD. STEEL STUDS FURRING @ 16" O.C., 2" BATT INSULATION, TO UNDERSIDE OF CONCRETE SLAB DECK ABOVE/ FINISH SMOOTH. IN KITCHEN, INSTALL 3/4" CEMENT BOARD FIRST 4'-0" A.F.F.
	ONE HOUR FIRE RATED CORRIDOR: 3/4" TYPE 'X' GYPSUM BOARD OVER STD. MTL. STUDS @ 16" O.C. TO UNDERSIDE OF CONCRETE SLAB ABOVE/ FINISH SMOOTH.
	MILLWORK PARTITION: 2 1/2" MILLWORK PARTITION/ SECURED TO FLOOR, WALL, AND BAR TO ALLOW PROPER DOOR FUNCTION
	FAUX STONE FACINGS: SUBMIT SAMPLE TO ARCHITECT APPROVAL
	NEW PARTITION: 3/4" GYPSUM BOARD OVER 2 X 6 STD. STEEL STUDS @ 16" O.C., & BATT INSULATION, TO UNDERSIDE OF CONCRETE SLAB DECK ABOVE/ FINISH SMOOTH/ SUBSTITUTE 5/8" CEMENT BOARD WHERE TILE IS TO BE INSTALLED.
	NEW CMU WALL/ SEE STRUCT/ DRAWINGS FOR DETAILS
	SOFFIT OR OBJECT OVERHEAD

PLEASE NOTE:
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF A CONFLICT EXIST PLEASE
NOTIFY DESIGNER AND/OR OWNER'S PROJECT MANAGER BEFORE
PROCEEDING WITH WORK.

GENERAL NOTES

- ALL NEW CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE 2004 AND ALL APPLICABLE CODES AND STANDARDS TO INCLUDE ALL STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, AND ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ACT, FIRE PROTECTION ASSOCIATION, ETC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND APPROVALS REQUIRED BY THE GOVERNING BODIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF SAME. IF, AT ANY TIME DURING CONSTRUCTION, DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING UTILITIES NECESSARY DURING CONSTRUCTION.
- ANY CHANGES MADE BY THE GENERAL CONTRACTOR WHICH DEViate FROM THE CONSTRUCTION DOCUMENTS MUST BE REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD.
- THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL DETAILS AND SECTIONS IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL OR NOTE IS INDICATED.
- DO NOT SCALE THE DRAWINGS! THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS. SHOULD THERE BE ANY INCONSISTENCIES NOTIFY THE ARCHITECT. CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING THE JOB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES AND THEIR ASSOCIATED SEQUENCING.
- EACH SUBCONTRACTOR SHALL COORDINATE THEIR WORK WITH THE OTHER TRADES ON THE JOB SITE AND SHALL CLEAN UP THE SITE AT THE END OF EACH PHASE.
- INTERIOR CORNER BEADS AND CASING BEADS SHALL BE APPLIED TO ALL CORNERS AND EDGES TO PRODUCE STRAIGHT & TRUE LINE CORNERS.
- THE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN ORDERLY MANNER BY REMOVING ALL DEBRIS, ETC. AT THE END OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE THE A/C DUCTWORK AND HOOD ROUTES THROUGH SLABS AND WALLS. PROVIDE ACCURATE OPENINGS FOR OUTSIDE DIMENSIONS OF ALL DUCTWORK.
- ALL CONTRACTORS' WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES SHALL BE PROTECTED OR PATCHED AND REPAIRED IN THE CONDITION PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK. ALL GLASS, LIGHT FIXTURES, FINISH SURFACES AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- ALL DRYWALL TO BE 5/8" GYPSUM BOARD OR 1/2" AS INDICATED ON PLANS. ALL VERTICAL TILE TO BE INSTALLED ON "GREENBOARD", UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE COMPLETE INTERIOR PAINTING INCLUDING PAINTING OF ALL DOORS AND FRAMES. INTERIOR - 2 COATS INTERIOR LATEX WHITE. SAND AND FILL ALL WOOD TRIM. PAINT W/ 2 COATS SEMIGLOSS LATEX.
- PATCH AND REPAIR EXISTING CONCRETE SLAB AFTER COMPLETION OF EXISTING SPACE. FLUSH SLAB IN A SMOOTH AND LEVEL MANNER TO MATCH EXISTING.
- PRIOR TO INSTALLATION OF CEILING UTILITIES, IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY ARCHITECT OR ENGINEER FOR FIELD VERIFICATION PRIOR TO DEVIATION FROM DESIGN INTENT.
- THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL COSTS NECESSARY FOR CONNECTING AND MAKING LIGHTING FIXTURES OPERATIONAL IN CEILING & MILLWORK.
- ALL ELECTRICAL OUTLET PLATES TO MATCH COLOR OF SURFACE ON WHICH THEY ARE PLACED.
- DOOR HARDWARE TO BE SCHLAGE BRUSHED CHROME NEPTUNE "S" SERIES LEVER HANDLES MEDIUM DUTY. PROVIDE PRIVACY LOCK FOR BATHROOM ONLY.
- G.C. TO COMPLY WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS MATERIALS. AT NO POINT SHALL INSTALLATION OR USE OF ANY MATERIALS DEEMED HAZARDOUS BE PERMITTED.
- THE PREMISES MUST COMPLY WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- ALL TRANSITION BETWEEN DISSIMILAR FLOOR MATERIALS MUST BE FLUSH AND LEVEL.
- MATERIAL TO BE PROVIDED BY OWNER & INSTALLED BY GENERAL CONTRACTOR:

CONTRACTOR SHALL SUBMIT CUT SHEETS OR SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT FOR THE FOLLOWING ITEMS PRIOR TO FABRICATION:

- ALL FLOORINGS
- BATHROOM FIXTURES & FAUCETS
- PAINT COLORS
- A/C GRILLES & EQUIPMENT - SEE MECHANICAL DRAWINGS
- SPRINKLER HEADS, CALCULATIONS, AND FINAL LAYOUT
- CEILING TILES & GRID
- GLASS AND S.S. SHELVES
- ALL LIGHT FIXTURES
- FAUX STONE FINISH
- COLUMNS WOOD VENEER
- PLEXI PANELS
- DOORS HARDWARE
- MILLWORK, BARS, BANQUETS
- RUSTED CORTEN STEEL VENEER
- TEMP. GLASS PANELS, S.S. "U" CHANNELS AND "T" CLIPS
- APPLIED HARDWOOD SPECIES
- BLACK BACK PAINTED MIRRORS
- MARBLE AND GRANITE TOPS

PLEASE NOTE:

SELECTED GENERAL CONTRACTOR TO PROVIDE FIRE SPRINKLER SHOP DRAWINGS FOR SPRINKLER SYSTEM FOR CEILING LAY OUT.
SELECTED GENERAL CONTRACTOR TO RE-ADJUST AND MOVE EXISTING SPRINKLER HEADS FOR NEW CEILING LAY OUT, AS REQUIRED.
COORDINATE HEAD LOCATIONS W/ LIGHTING AND A/C GRILLES/ SUBMIT TO ARCHITECT FOR APPROVAL.
ALL HEADS IN DRYWALL TO BE FULLY RECESSED W/ WHITE REC. CAPS. HEADS IN EXPOSED AREA TO BE FULLY EXPOSED.
HEADS IN DROPPED CEILING TO BE SEMI RECESSED WHITE.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	DESCRIPTION	CATALOG NO.	VOLTS	LAMP	MOUNTING	FINISH	COMMENTS
A	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-301U-HB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE LIII
B	HALO	SQUARE LV ADJUSTABLE	H36LVTAT-301U-H	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM ADJUSTABLE	USE SOFT FOCUS LENSE LIII
C	RSA	3 LIGHT INC. COMBO WITH WHITE TRIM BLACK INTERIOR	C0316S-WH-BK-50-TK-1145-120	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	WHITE TRIM / BLACK INTERIOR	USE SOFT FOCUS LENSE LIII
D	ELECTITX	13HO FLOURESCENT STRIP	AX-54-61-U-E-46	120	(1) 54W T5HO 35K	COVE		
E	HALO	8' 2-CIRCUIT TRAC BOTH DIMMABLE	LA632-MB	120		SUSPENDED	MATT BLACK FINISH	
E1	HALO	LIVE END CONNECTOR	LA611-MB	120		TRACK	MATT BLACK FINISH	
E2	HALO	STRAIGHT JOINER	LA618-MB	120		TRACK	MATT BLACK FINISH	
E3	HALO	WIRE WAY COVER FOR FEED POINT	LA996-MB	120		TRACK	MATT BLACK FINISH	
E4	HALO	PENDANT KIT FOR 8' TRACK	LA995-MB / LA448	120		TRACK	MATT BLACK FINISH	
E5	HALO	L CONNECTOR	LA614-MB	120		TRACK	MATT BLACK FINISH	
F	HALO	TRACK HEAD FIXTURE	LA10630-MB	120	T5W PAR30 NFL	TRACK	MATT BLACK FINISH	
G	HALO	TRACK HEAD FIXTURE WITH LINEAR SPREAD LENSE	LA10630-MB	120	T5W PAR30 FL	TRACK	USE L750 LINEAR SPREAD LENSE	
H	PORTFOLIO	RECESSED COMPACT FLUORESCENT DOWNLIGHT	PD6-H126-E-6HC	UNV	(2) 26W DTT 35K	RECESSED		
J	METALUX	2X4 RECESSED LENSED FLUORESCENT	2GR8-332A-UNV-EB81	UNV	(3) 32W T8 35K	RECESSED	FOR ACT GRID CEILING ONLY	
K	METALUX	1X4 WRAPAROUND FLUORESCENT	UE-232A-UNV-EB81-U	UNV	(2) 32W T8 35K	SURFACE		
L	METALUX	2X2 RECESSED LENSED FLUORESCENT	2GR8-206T8A-UNV-EB81	UNV	(2) 32W U6T8 35K	RECESSED		
M	HALO	SQUARE LV DOWNLIGHT	H36LVTAT-301ACBB	120	50W MR16 GE PRECISE 24DEGREE	RECESSED	ANTIQUE COPPER TRIM / BLACK BAFFLE	USE SOFT FOCUS LENSE LIII
P	METALUX	2X4 RECESSED GASKETED FLUORESCENT FOR KITCHEN	2GC8FA-432A-125-INV-UNV-EB81-G3	UNV	(4) 32W T8 35K	RECESSED		
Q	NIPPO	LINEAR T8 FLUORESCENT SEAMLESS	SAL-UU1500-A	120	FRT-1500-EUW	SURFACE		EACH RUN NEEDS TO START WITH A 8' POWER FEED BOX AND ONE SCI COUPLING IN BETWEEN EACH LAMP FOR RUN
Q1	NIPPO	LINEAR T8 FLUORESCENT SEAMLESS	SAL-UU1000-A	120	FRT-1000-EUW	SURFACE		USE REMOTE TRANSFORMER
R	RSA	RECESSED MINI DOWNLIGHT FOR NICHES	M55001	120	20W MR11 EXN	RECESSED		
S	METALUX	4' SURFACE VAPOR PROOF FLUORESCENT	V12-232DR-UNV-EB81	120	(2)32W T8 35K	SURFACE		
T	SHAPER	EXTERIOR DECORATIVE CEILING FIXTURE FOR ENTRY	T78-CFL/126-120-NA-DL	120	(1) 26W CFL 35K	SURFACE	NATURAL ALUMINUM	DAMP LOCATION
EM	SURE-LITES	EMERGENCY LIGHT	CJ2	120	(2) 54W INC	SURFACE		
X1	SURE-LITES	LED EDGE LIT EXIT LIGHT	EUB10R	120	LED	SURFACE		
X2	SURE-LITES	POLYCARBONATE LED EXIT	AP10R	120	LED	SURFACE	RED LETTERS	

project name

New restaurant
for:

RED
The Steakhouse

119 Washington Ave.
Miami Beach
Florida, 33139

project number

date

2/8/08

revision

drawn by
MT.

sheet title

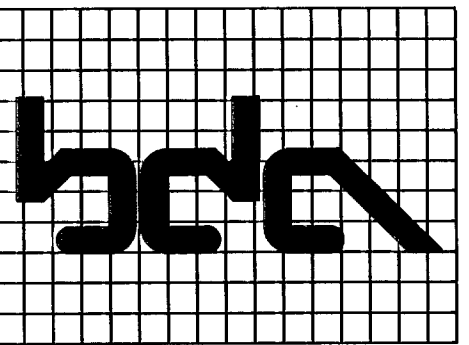
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LEGEND/
LIGHT FIXTURE
SCHEDULE/
DOOR SCHEDULE

SCALE: AS SHOWN

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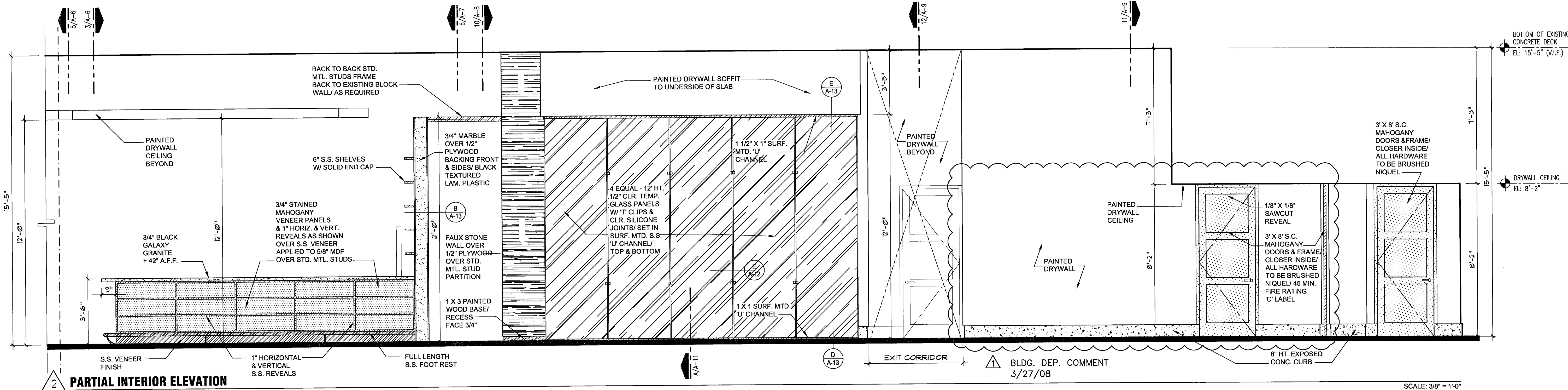
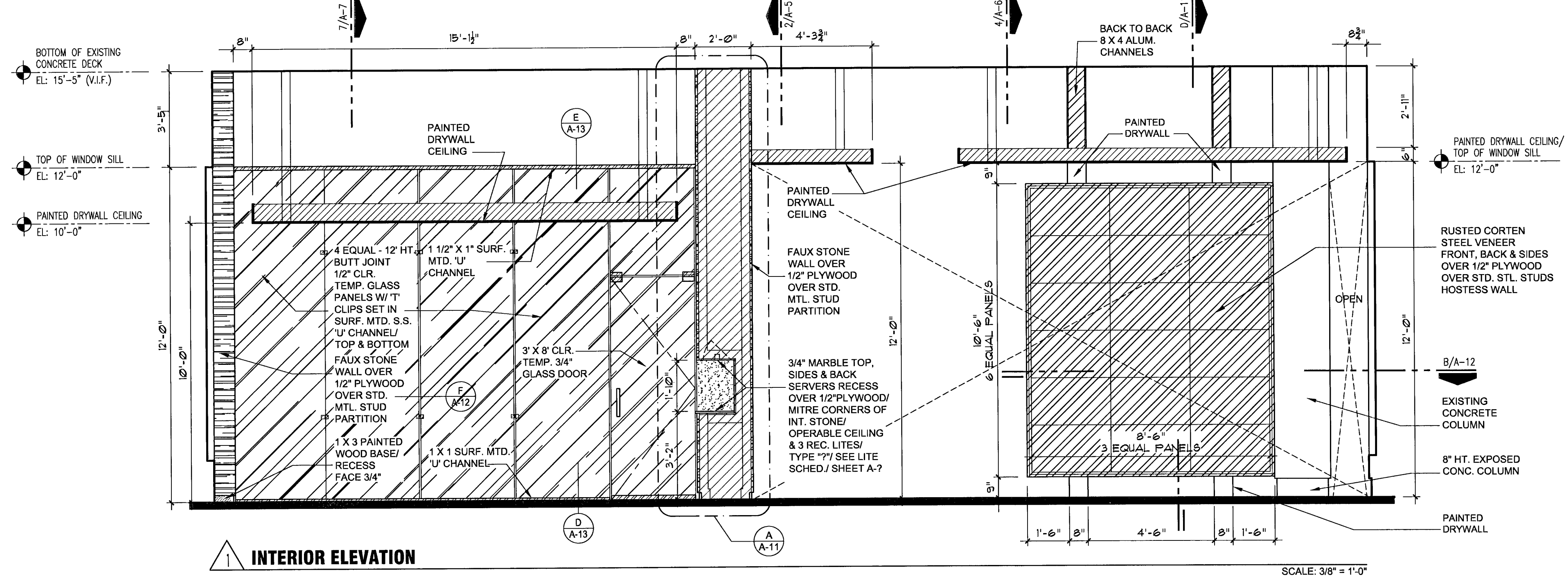
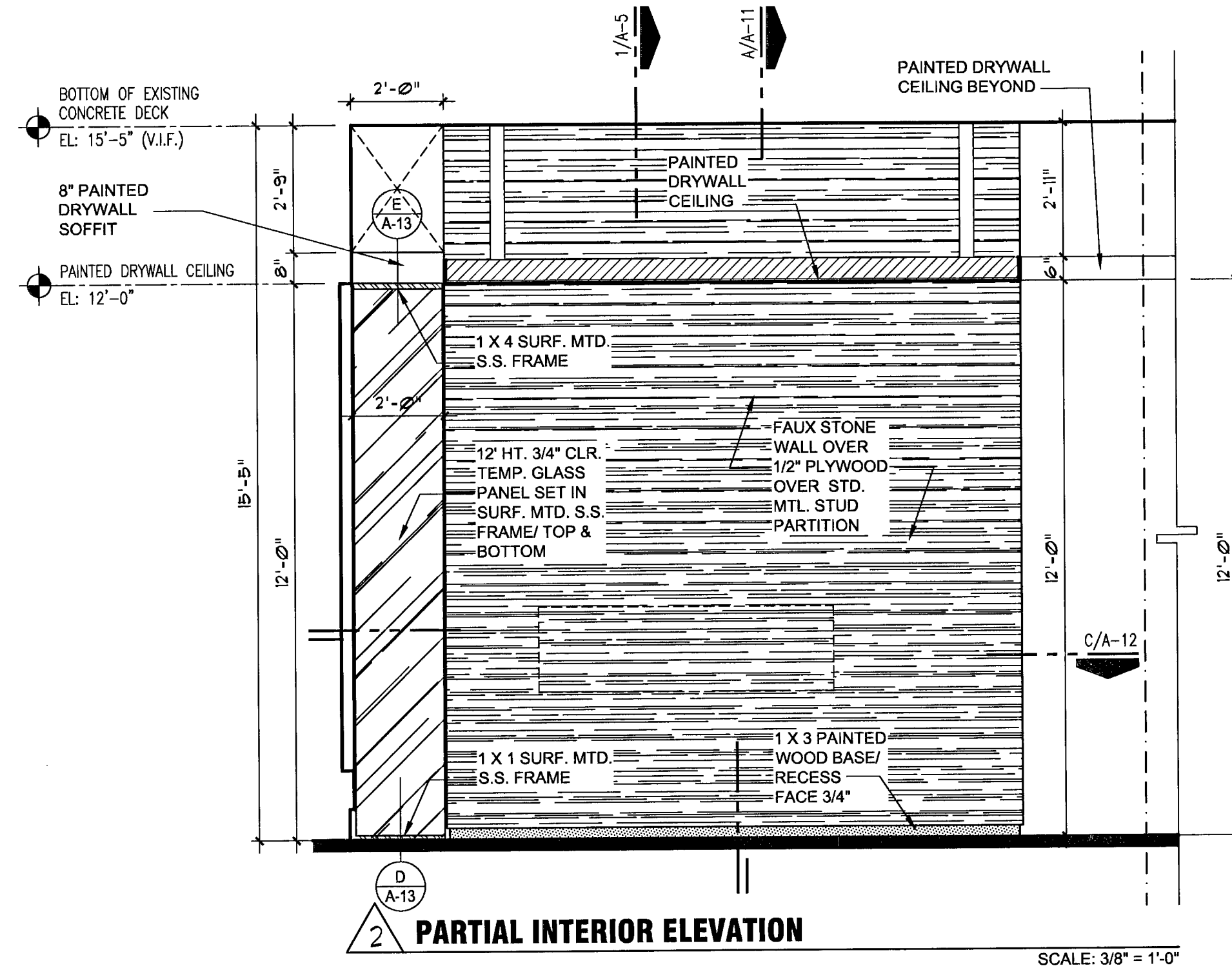
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2/8/08
MT



BLITSTEIN
DESIGN
ASSOCIATES
Architecture
Interior Design
285 Sevilla Avenue
Coral Gables, FL 33134
(305) 444-4433

LIC. No. - AR0007570



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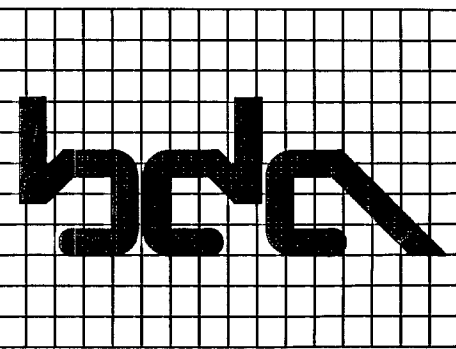
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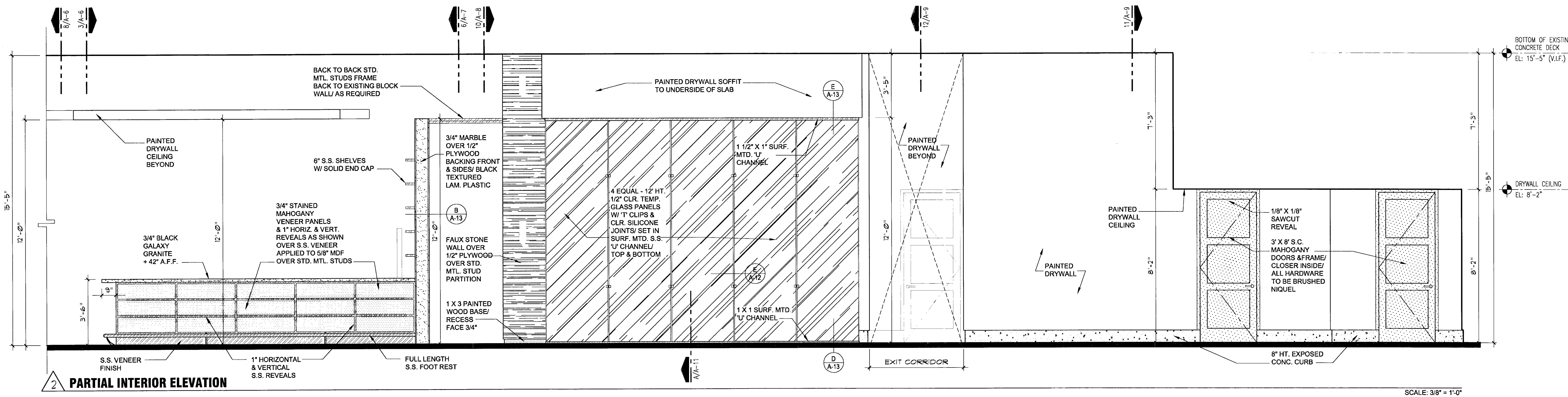
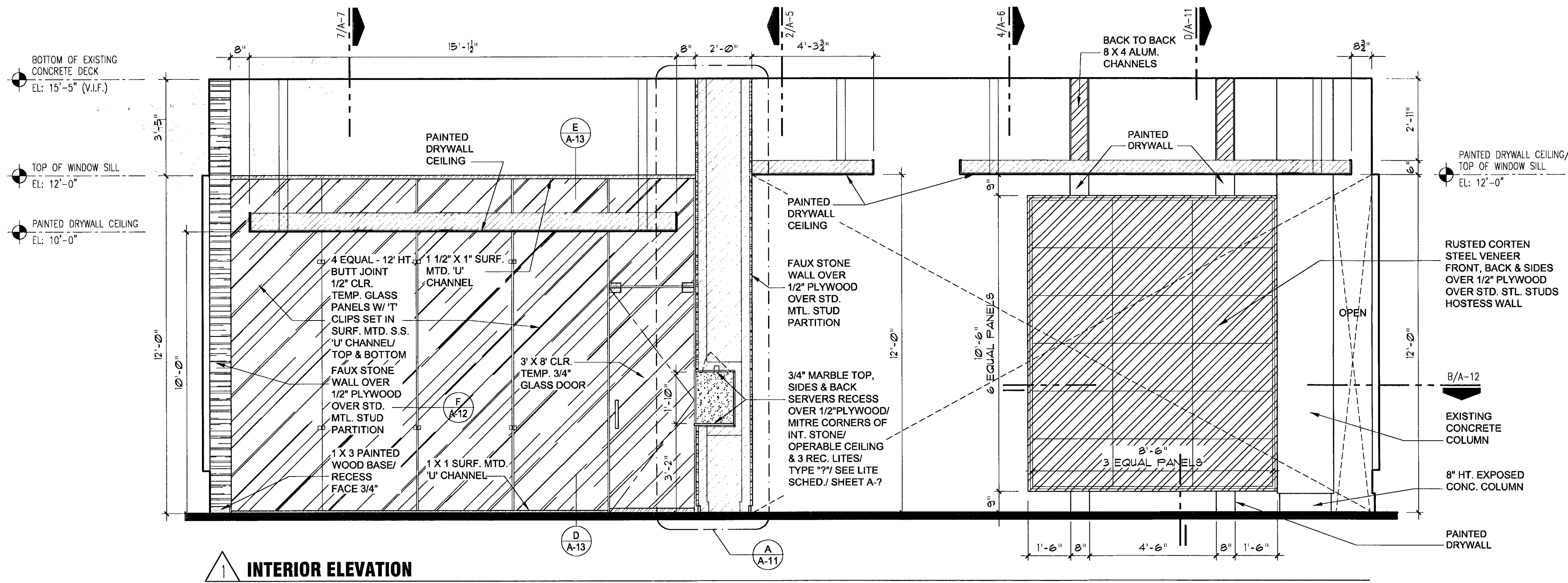
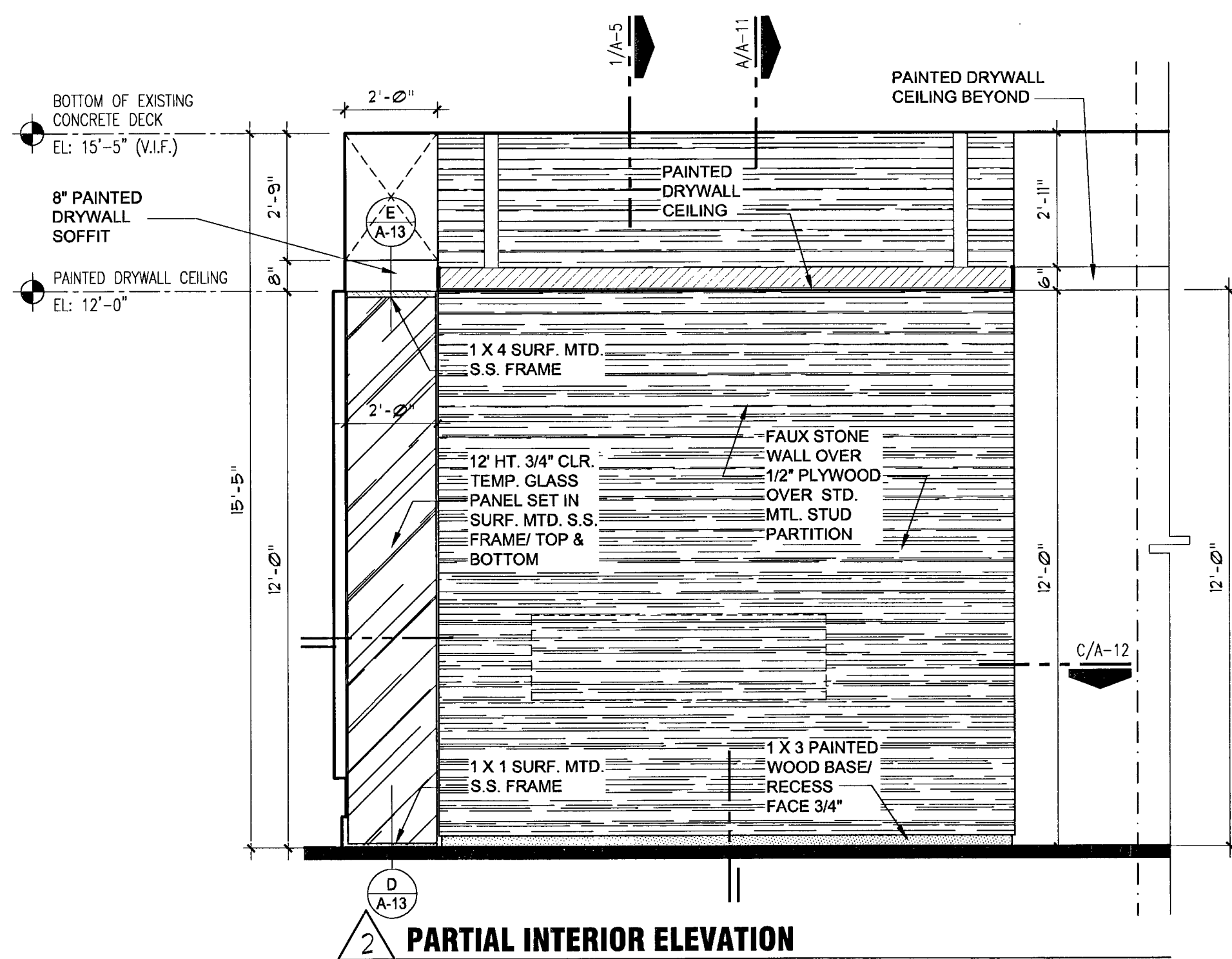
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M.T.

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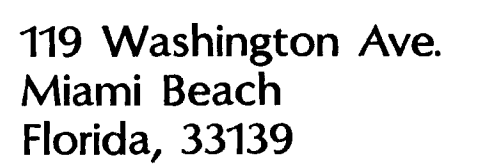
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SCALE: AS SHOWN

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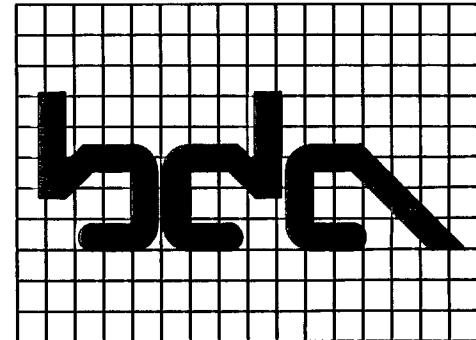
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ELEVATIONS

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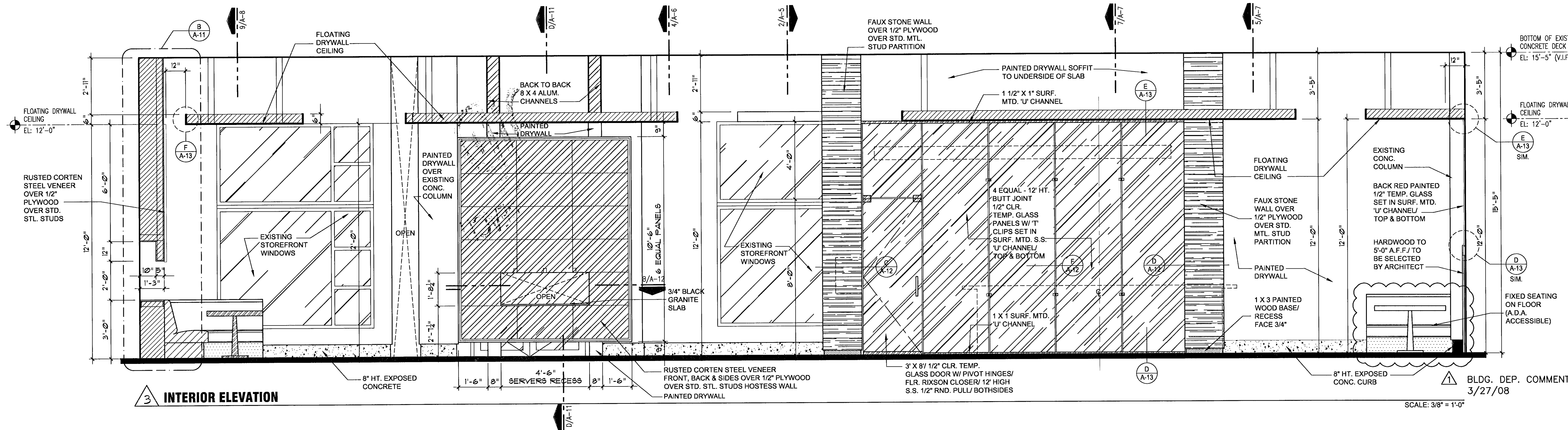
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SCALE: 3/8" = 1'-0"

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sheet title

INTERIOR
ELEVATIONS

SCALE: AS SHOWN

sheet number

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