119 WASHINGTON AVENUE

OFFICE AND RETAIL
MIAMI BEACH, FLORIDA

ARQUITECTONICA

550 Brickell Avenue, Miami, Fl. 33131
Telephone 305/372-1812 Telefax 305/372-1175

LIST OF DRAWINGS:

COVER SHEET/ LIST OF DRAWINGS

CIVIL:

C-1 WATER AND SANITARY SEWER UTILITIES
STORM WATER DRAINAGE WELL PLAN
C-2 WATER SYSTEM AND DRAINAGE DETAILS

ARCHITECTURE:

A-0.1 SITE PLAN, LOCATION PLAN
A-0.2 ABBREVIATIONS AND SYMBOLS
A-0.3 LIFE SAFETY (GR, FR2, OF4, R7)
A-1.1 GROUND FLOOR PLAN-RETAIL
A-1.2 2ND FLOOR PLAN-PARKING
A-1.3 3RD FLOOR PLAN-PARKING
A-1.4 4TH FLOOR PLAN-OFFICE
A-1.5 5TH FLOOR PLAN-OFFICE
A-1.6 6TH FLOOR PLAN-OFFICE
A-1.7 ROOF TERRACE PLAN
A-1.8 ROOF HEIGHT AND ROOF PLANS

A-2.1 GROUND FLOOR-REFL. CLG. PLAN
A-2.2 4TH FLOOR-REFL. CLG. PLAN
A-2.3 5TH FLOOR-REFL. CLG. PLAN
A-2.4 6TH FLOOR-REFL. CLG. PLAN
A-2.5 ROOF FLOOR-REFL. CLG. PLAN

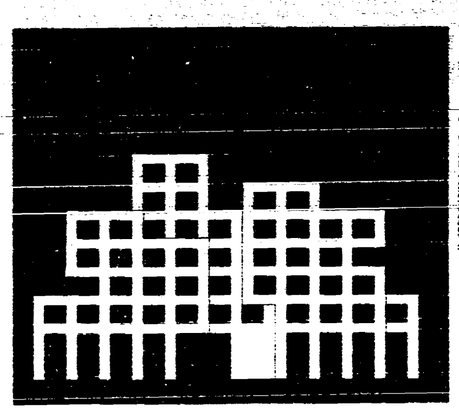
A-3.1 WEST ELEVATION
A-3.2 EAST ELEVATION
A-3.3 SOUTH ELEVATION
A-3.4 NORTH ELEVATION

A-4.1 LONGITUDINAL SECTION
A-4.2 TRANSVERSAL SECTION
A-4.3 RAMP SECTION
A-4.4 WALL SECTIONS
A-4.5 OFFICE SECTIONS
A-4.6 WALL SECTION
A-4.7 WALL SECTION
A-4.8 STAIR SECTION
A-4.9 ELEVATOR SECTIONS

A-5.1 ROOM FINISH SCHEDULE
A-5.2 DOOR SCHEDULE AND TYPES
A-5.3 WINDOW AND LOUVER SCHEDULE
A-5.4 WALL TYPES

A-6.1 WINDOW DETAILS
A-6.2 DOOR DETAILS
A-6.3 DOOR DETAILS
A-6.4 ROOF DETAILS

A-7.1 INTERIOR ELEVATIONS
A-7.2 CORE PLAN AND INT. ELEVATIONS
A-7.3 OFFICE PLANNING-MULTIPLE TENANTS
A-7.4 OFFICE PLANNING-SINGLE TENANT



CONSTRUCTION DOCUMENTS
PERMIT SET 1-15-99

HISTORIC PRESERVATION
FOR BUILDING PERMIT
GRANTED FILE #: 1111
DATE OF BOARD APPROVAL: 4-4-98
DATE OF FINAL APPROVAL: 4-23-98 BY HPB
BUILDING PERMIT CANNOT BE ISSUED
AFTER: 7-14-99
ANY MODIFICATIONS TO THESE PLANS, DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE DENIAL OF ANY BUILDING PERMIT, AND WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTION AND/OR REVOCATION OF ANY BUILDING PERMIT AND PENALTIES, AND WITHHOLDING OF FUTURE PERMITS AND APPROVALS BY BOARD AND/OR STAFF. THIS APPROVAL MUST REMAIN POSTED ON THE PREMISES AT ALL TIMES DURING CONSTRUCTION AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THE BUILDING PERMIT AND/OR THE WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY. APPROVAL FOR DEMOLITION MUST BE OBTAINED FROM THE BOARD PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR DEMOLITION. APPROVAL FOR DEMOLITION SHALL EXPIRE IF A BUILDING PERMIT FOR THE NEW CONSTRUCTION IS NOT ISSUED WITHIN ONE YEAR OF THE DATE OF APPROVAL. APPROVAL FOR DEMOLITION MAY BE REVOKED BY THE BOARD IF THE APPLICANT FAILS TO COMPLY WITH ANY CONDITIONS OF APPROVAL, OR IF THE APPLICANT FAILS TO COMPLY WITH ANY BOARD OR STAFF TIME LIMITATIONS IMPOSED ON THE PROJECT.
See the line items on Sheets AC-2, AC-3 and AC-7

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

STRUCTURE:

S-1 PILING AND GROUND FLOOR PLAN
S-2 2ND FLOOR FRAMING PLAN
S-3 3RD FLOOR FRAMING PLAN
S-4 4TH FLOOR FRAMING PLAN
S-5 5TH FLOOR FRAMING PLAN
S-6 6TH FLOOR FRAMING PLAN
S-7 ROOF FRAMING PLAN
S-8 SECTIONS
S-9 SECTIONS
S-10 ELEVATION AND STAIR SECTIONS
S-11 PILE CAP DETAILS
S-12 SHEAR WALL DETAILS
S-13 TYPICAL SECTIONS AND SCHEDULES
S-14 STAIR AND ELEVATOR SECTIONS
S-15 PILECAP DETAILS
S-16 SHEARWALL DETAILS
S-17 TYPICAL DETAILS
S-18 NOTES, TYPICAL DETAILS

MECHANICAL:

AC-1 GROUND FLOOR PLAN WITH VENTILATION RISERS
AC-2 2ND FLOOR PLAN, FAN SCHEDULE, DETAILS
AC-3 3RD FLOOR PLAN, DETAILS CONT.
AC-4 4TH FLOOR PLAN, AC NOTES
AC-5 5TH FLOOR PLAN
AC-6 6TH FLOOR PLAN, HEAT PUMP SCHEDULE
AC-7 ROOF PLAN, DETAILS CONT., SCHEDULE CONT.
AC-8 CONDENSER RISER AND DETAILS

ELECTRICAL

E-1 GROUND FLOOR PLAN
E-2 2ND FLOOR PLAN
E-3 3RD FLOOR PLAN
E-4 4TH FLOOR PLAN
E-5 5TH FLOOR PLAN
E-6 6TH FLOOR PLAN
E-7 ROOF PLAN
E-8 ELECTRICAL RISER

PLUMBING

P-1 GROUND FLOOR PLAN
P-2 2ND FLOOR PLAN
P-3 3RD FLOOR PLAN
P-4 4TH FLOOR PLAN
P-5 5TH FLOOR PLAN
P-6 6TH FLOOR PLAN
P-7 ROOF PLAN
P-8 PLUMBING RISER
P-9 DETAILS, NOTES, AND SCHEDULE

FIRE PROTECTION

SP-1 GROUND FLOOR PLAN
SP-2 2ND FLOOR PLAN
SP-3 3RD FLOOR PLAN
SP-4 4TH FLOOR PLAN
SP-5 5TH FLOOR PLAN
SP-6 6TH FLOOR PLAN
SP-7 ROOF PLAN
SP-8 RISER AND DETAILS

SOUTH

DEVELOPER
BLUE COMET, L.L.C.
407 LINCOLN ROAD, SUITE 8-R
MIAMI BEACH, FL 33139
305-672-5152 FAX 305-672-5179

STRUCTURAL
G. V. PEREZ ASSOCIATES, INC.
1385 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 858-2078

MEP
IMDC
4141 NE 2nd AVENUE, SUITE 107
MIAMI, FL 33137
(305) 573 8255

MEP
FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX 653-0232

Civil
AB2MT CONSULTANTS, INC.
3400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE
GEOMANTIC DESIGNS, INC
6600 SW 61 ST.
MIAMI, FL 33143
(305) 665-6622 FAX 666-6426

LEGEND

- EXISTING MANHOLE
- EXISTING WATER MAIN — W
- EXISTING SANITARY SEWER — SAN
- EXISTING ELEVATION — 5.79
- PROPOSED ELEVATION — 6.50
- PROPOSED FLOW DIRECTION
- PROPOSED UNDERGROUND PIPING
- PROPOSED VALVE
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- FLOW DIRECTION
- SEE PLUMBING PLANS FOR CONTINUATION

ABBREVIATIONS

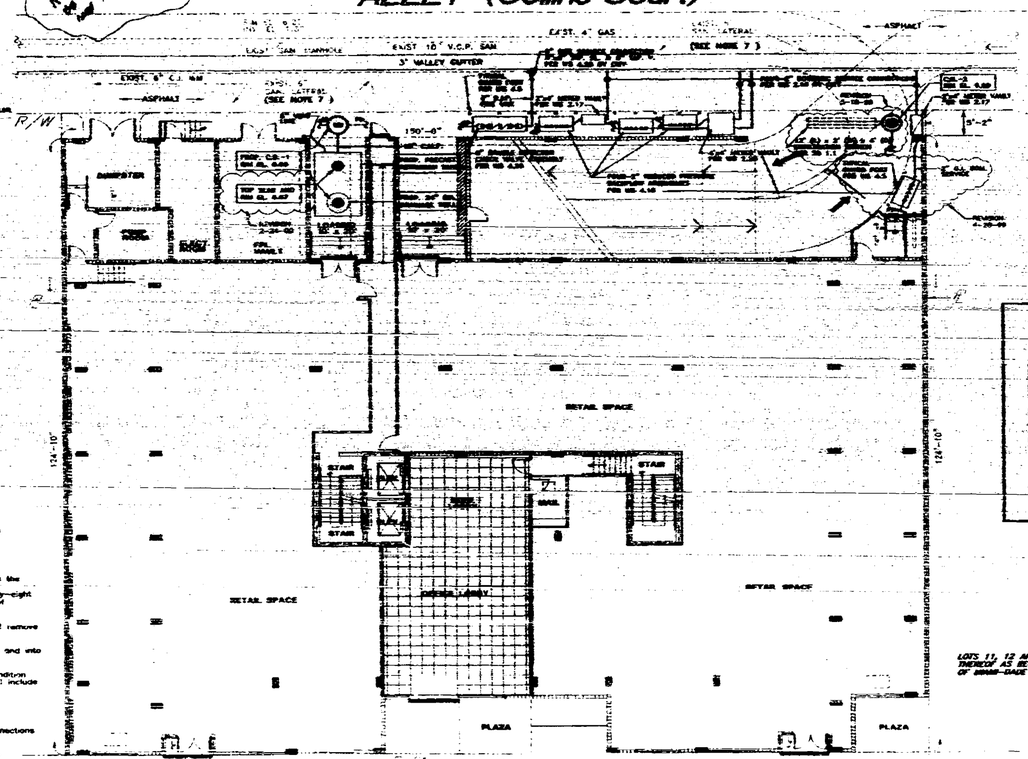
CB	CATCH BASIN
C.I.	CAST IRON
℄	CENTER LINE
CO	CLEAN OUT
CONC.	CONCRETE
DIA.	DIAMETER
D.I.P.	DUCTILE IRON PIPE
G.M.P.	GALVANIZED METAL PIPE
EL.	ELEVATION
EXIST.	EXISTING
FD	FLOOR DRAIN
F.F.E.	FINISHED FLOOR ELEVATION
G.I.	GALVANIZED IRON
MH.	MANHOLE
MH	MANHOLE
P	PROPERTY LINE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
SAN.	SANITARY SEWER
SAN. SL.	SANITARY SLEEVE
SAN. V.	SANITARY VALVE
TYP.	TYPICAL
V.C.P.	VITRIFIED CLAY PIPE (TERRA COTTA)
WM	WATER MAIN
WV	WATER VALVE

GENERAL NOTES

1. All materials and construction shall be in accordance with the applicable requirements of the Miami-Dade Water & Sewer Department, Department of Environmental Resources Management, and the City of Miami Beach Public Works Department.
2. Elevations shown hereon refer to National Geodetic Vertical Datum (NGVD).
3. It shall be the contractor's responsibility to verify all dimensions as well as the location and depths of existing and proposed utilities prior to the start of construction; call Sunshine State One Call Center at 1-800-432-4770 forty-eight hours before digging; the contractor shall immediately notify the engineer of discrepancies, if any.
4. If muck, peat, or other deleterious material is encountered, contractor shall remove same and replace with suitable fill material per approved change order
5. Refer to plumbing plans for continuation of plumbing lines on the property and into on-site structure.
6. It shall be the contractor's responsibility to restore the work area to a condition equal to or better than that which existed prior to construction. This shall include pavement and swale restoration (pavement striping, etc)
7. Sewer connection locations and the number of lateral connections required must be approved by the City of Miami Beach Public Works Department
8. The locations of the proposed 6"x6" tap and four 2" domestic service connections must be approved by the City of Miami Beach Public Works Department.
9. The notations "WS 0.00" refer to Miami-Dade Water and Sewer Department approved Standard Details
10. The notation "PW 0.0" refers to Miami-Dade Public Works Department approved Standard Details

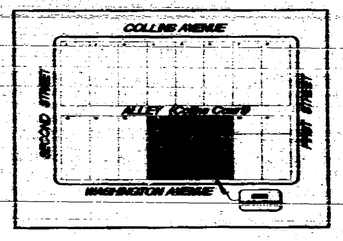
Note: Alley to be known as Collins Court per P&Z. [illegible]

ALLEY (Collins Court)



Note: Placement of fire hydrant to be as per City to Review. (2/4/99)

GROUND FLOOR PLAN



LOCATION MAP
SCALE: 1" = 100'

LEGAL DESCRIPTION

LOTS 11, 12 AND 13, BLOCK 9 "OCEAN BEACH, FLA." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

BUILDING
ZONING
PLANNING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
CONCURRENCY
PUBLIC WORKS
HOUSING
ADMINISTRATION
CLERICAL

119 Washington Avenue

ARQUITECTONICA
550 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

A. U. PEREZ ASSOCIATES, INC.

MDC
4141 NE 2ND AVENUE, SUITE 107
MIAMI, FL 33137
(305) 573-8235

FLORIDA ENGINEERING SERVICES

AS-BET CONSULTANTS, INC.

KENNETH W. SCHMIDT, P.E.
NO. 14857
STATE OF FLORIDA

GEOMATIC DESIGNS, INC
6950 SW 61 ST
MIAMI, FL 33143
(305) 666-6666 FAX 666-6436

INTERCOUNTY LABORATORIES, INC.
305 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-6463 FAX 651-4460

CONSTRUCTION DOCUMENTS

Office Registration AAA 0007006

Date: 12-21-98 Project No. 9976
Drawn by: JR 119WAC4 Approved by:

Revisions/Dates

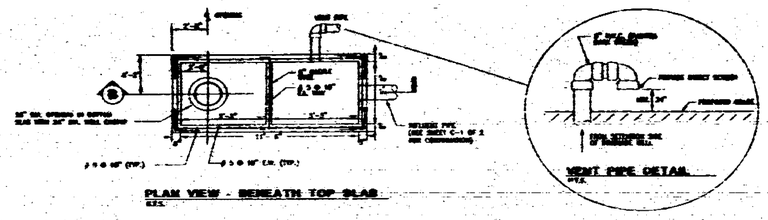
ADD 3 ADDITIONAL WATER SERVICE CONNECTIONS 1-12-99
INTERTAP FIRE LINE TO 6" 1-25-99
ADD FIRE HYDRANT W/NOTE 2-24-99
CHANGE NOTE 10A Dwg. 2-24-99
RELOCATE BACKFLOW PREVENTION ASSEMBLY 4-28-99
ADD EXPLORATION TRENCH V/C&G 2 5-18-99
ADD NOTE #10 7-19-99

Sheet No

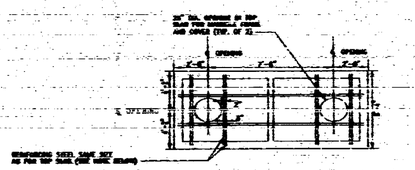
C-1

Water and Sanitary Sewer Utilities
Stormwater Drainage Well Plan

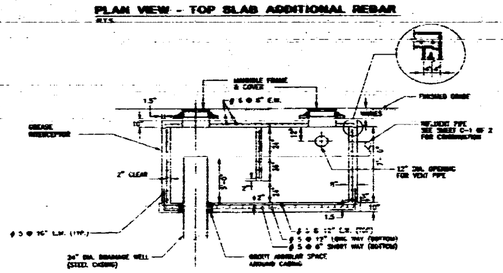
B 00822



PLAN VIEW - BENEATH TOP SLAB
N.T.S.



PLAN VIEW - TOP SLAB ADDITIONAL REBAR
N.T.S.

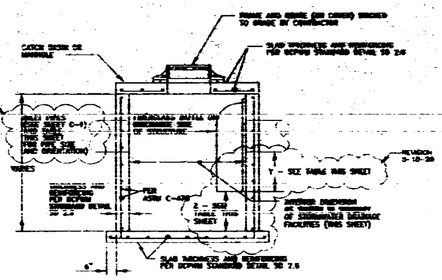


(B) CROSS SECTION
N.T.S.

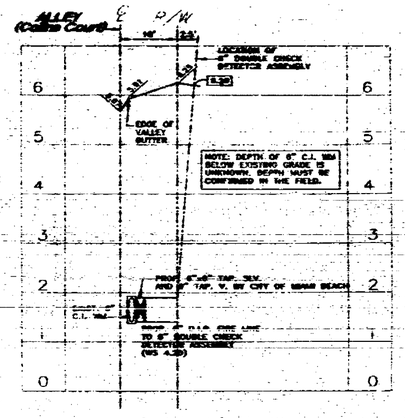
DRAINAGE WELL NOTES

1. DRAINAGE WELL DEPTH SHALL BE AS REQUIRED TO: (1) OBTAIN A DISCHARGE RATE OF 2000 GPM AT 2.0 FEET OF HEAD, (2) DISCHARGE TO THAT PORTION OF THE AQUIFER CONTAINING A MINIMUM OF 3000 PARTS PER MILLION OF CHLORIDES (i.e., SALINITIES) AND A MINIMUM OF 10,000 PARTS PER MILLION OF TOTAL DISSOLVED SOLIDS (TDS).
2. DRAINAGE WELL SHALL BE INSTALLED BY A LICENSED WELL CONTRACTOR. THE WELL CONTRACTOR SHALL CERTIFY THAT THE CRITERIA SET FORTH IN ITEM (1) HAVE BEEN SATISFIED.
3. CONTRACTOR'S PROPOSAL SHALL INCLUDE: (1) A "BASIS BID" SPECIFYING PROPOSED WELL DEPTH (CASED AND UNCASED) AND (2) A UNIT COST FOR ADDITIONAL WELL DEPTH (IF REQUIRED). CONTRACTOR'S BID SHALL INCLUDE THE COST OF PERMITTING THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
4. SEE SHEET C-1 OF 2 FOR CONSTRUCTION OF CENTER INTERCEPTOR INFLUENT MANHOLE
5. DRAINAGE WELL DESIGN AND GREASE INTERCEPTOR VOLUME BASED ON 5-YEAR STORM EVENT PER SCS/FDOT (SEE ENGINEERING CALCULATIONS).

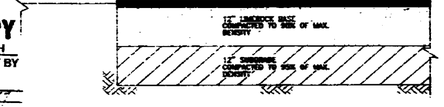
DRAINAGE WELL & GREASE INTERCEPTOR DETAILS
N.T.S.



POLLUTANT RETARDANT CATCH BASIN DETAIL
N.T.S.



PROFILE OF PROP. 6"x6" TAP FOR FIRE SERVICE
SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 1'



(A) ASPHALT PAVEMENT SECTION
N.T.S.

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

BUILDING:
ZONING:
PLUMBING: 6/4 6/4/99
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REVISION: 2-24-99

SUMMARY OF PROPOSED STORMWATER DRAINAGE FACILITIES

STRUCTURE DESIGNATION	INTERIOR DIMENSIONS	RIM EL. (FT-N.G.V.D.)	INV.EL. (FT-N.G.V.D.)	BOTTOM EL. (FT-N.G.V.D.)	PIPE DIAMETER	COMMENTS
G.I.-1	7'W X 11.5'L X 7'D	+6.67	+3.67	-1.33	15"	2,750 GAL. RETENTION VOLUME with 24" Dia. DRAINAGE WELL
C.B.-1	36" Dia.	+6.69	+3.75 (WEST) +3.81 (SOUTH) +3.81 (NORTH)	+0.25	15" 8"	CATCH BASIN W/CORNER (NO GRATE) Inlet 2'x2'
C.B.-2	36" Dia.	+6.69	+3.69 (NORTH) +3.69 (WEST)	+0.5	12" 8"	CATCH BASIN W/CORNER (NO GRATE) (POLLUTANT RETARDANT) Inlet 2'x2'

REVISION: 3-18-99

ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

G. V. PEREZ ASSOCIATES, INC.

WADC

FLORIDA ENGINEERING SERVICES

CIVIL ENGINEER
AB-MIT CONSULTANTS, INC.

KENNETH W. SCHAMU, P.E.
NO. 14900
STATE OF FLORIDA

LANDSCAPE ARCHITECT
GEOMATIC DESIGNS, INC

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.

CONSTRUCTION DOCUMENTS

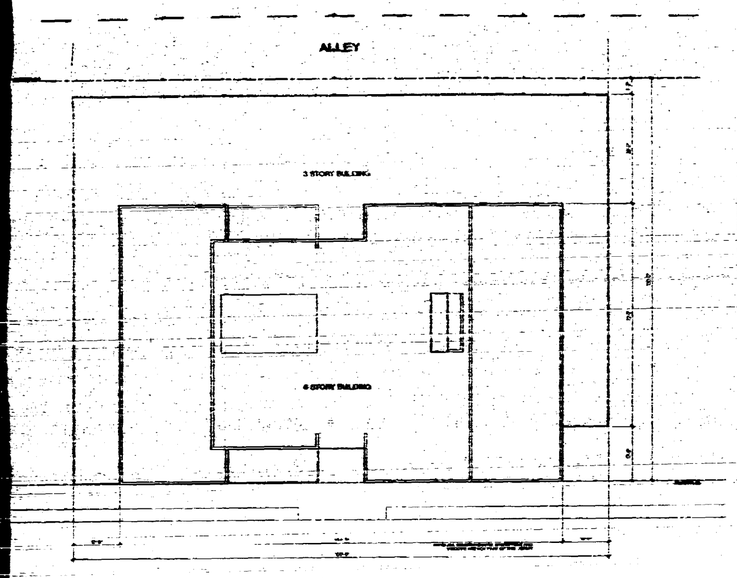
Date 12-30-98
Drawn by: JF
Project No9766
119WAC4
Approved by:

Revision Date

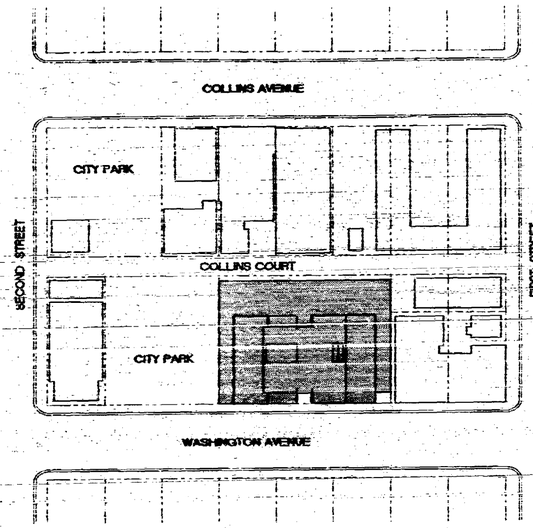
ADD 3 ADDITIONAL WATER SERVICE CONNECTIONS 1-12-99
POWLINE, LINE TO 6" 1-12-99
CHANGE C.B.-1 PIPE SIZES AND INVERTS 2-24-99
INCREASE G.I.-1 INLET PIPE SIZE 2-24-99
ADD CB'S TRANSITION TRENCH W/CB-2 3-18-99
CHANGE CATCH BASIN DETAIL 3-18-99

Sheet No.
C-2

Water System and Drainage Details



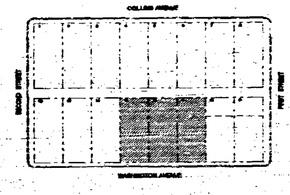
SITE PLAN
SCALE: 1/8" = 1'-0"



LOCATION SITE PLAN
SCALE: 1"=50'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
CONSTRUCTION
ACCESSIBILITY
PLANNING
04/16/09

LOCATION MAP



LOT'S PLAN AND LEGAL
SCALE: 1:00 = 1'-0"

LEGAL:
LOTS 9, 10 AND 19, BLOCK 9, OCEAN BEACH, FLA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 38 OF PUBLIC RECORDS OF DADE COUNTY, FLA.

ZONING DATA TABULATION

PROPERTY ADDRESS:
119 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

ZONING DISTRICT: C-PS1 LIMITED MIXED-USED COMMERCIAL

GENERAL USE:	COMMERCIAL: OFFICE, RETAIL, [illegible]
LOTS AREA:	100' x 150' = 15,000 SF.
BASE F.A.R.:	1.5
MAXIMUM F.A.R.:	2.5

MAXIMUM BUILDABLE AREA: 38,000 S.F.

BONUSES:

1. DESIGN AMENITIES	
ARCADES	.05
LOT ASSEMBLAGE	.15
2. BUILDING FEATURES	
"GREENSTEP CAFE"	[illegible]
FRONT PORCH	.05
TERRACES	.05
MECH EQUIPMENT SCREEN	.05
EXTERIOR ROOF FINISHES	.025
>5% OF NON-FINAL MATERIAL	.025
3. SITE FEATURES	
LIGHTING	.05
ROOFTOP LANDSCAPING	.05
PAVING	.025
4. PHYSICAL CRITERIA	
PAVING	.05
UNDERGROUND LINES	.05
ALLEY IMPROVEMENTS	.05
ENCLOSED TRASH	.025
ENTRY PLAZA	.025
5. SITE IMPROVEMENTS	
SIGNS AND GRAPHICS	.05
STREET FURNITURE	.05
PUBLIC ART	n/a
STREET TREES	.05
CRIME PREVENTION	.05
TOTAL:	1.05

GROSS F.A.R. BREAKDOWN

GROUND LEVEL	8,556 S.F. x .5% =	7,641 S.F.
PARKING LEVELS	469 S.F. x 2 LEVELS=	938 S.F.
FOURTH LEVEL		9,725 S.F.
FIFTH LEVEL		9,725 S.F.
SIXTH LEVEL		10,125 S.F.
ROOF LEVEL		732 S.F.
TOTAL		38,956 S.F.

PARKING

OFFICE	29,775 S.F. - 400 S.F./ SPACE =	75 SPACES
RETAIL	12,781 S.F. - 300 S.F./ SPACE =	48 SPACES
TOTAL REQUIRED		98 SPACES
TOTAL PROVIDED	ONSITE	106 SPACES
	CITY (FEE)	57 SPACES

PERFORMANCE STANDARDS:

MAXIMUM HEIGHT:	REQUIRED: 75 FT.	PROPOSED: 75 FT.	
REQUIRED SETBACKS	FRONT: 0 FT.	SIDE: 0 FT.	REAR: 5'-0"
[illegible]	[illegible]	[illegible]	[illegible]

Atlantic Center
119 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

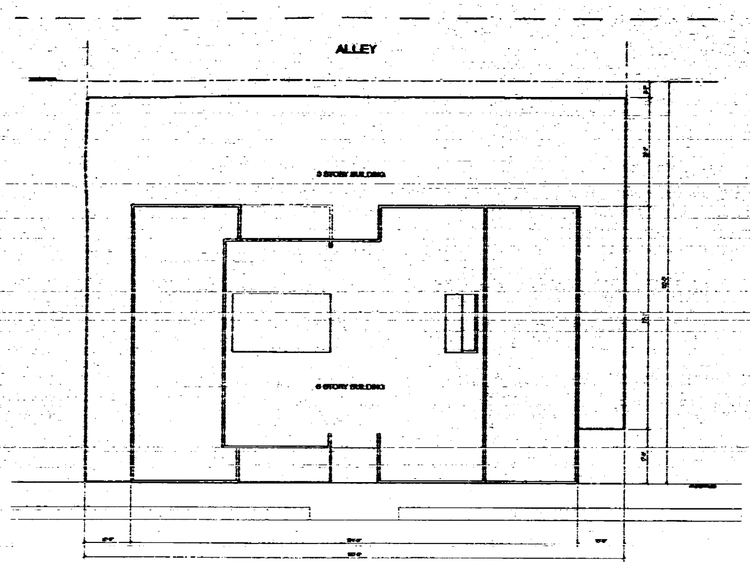
[illegible]
ARCHITECT
ARQUITECTONICA
[illegible]
STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
[illegible]
MEP
SMDC
[illegible]
FLORIDA ENGINEERING SERVICES
[illegible]
CIVIL ENGINEER
ARSHT CONSULTANTS, INC.
[illegible]
LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
[illegible]
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
[illegible]

CONSTRUCTION DOCUMENTS

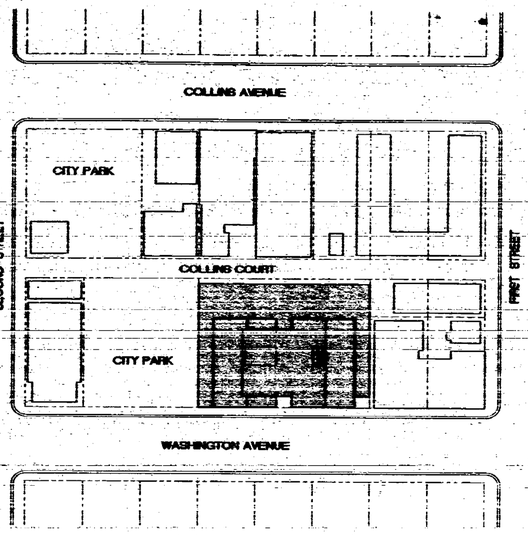
[illegible]

A-0.1

SITE AND LOCATION PLAN

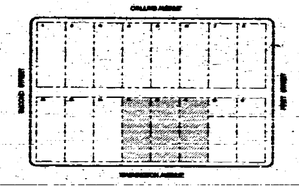


SITE PLAN
SCALE: 1/8" = 1'-0"



LOCATION SITE PLAN
SCALE: 1"50 = 1'-0"

LOCATION MAP



LOT'S PLAN AND LEGAL

SCALE: 1:200 = 1'-0"

LEGAL:
LOTS 9, 10 AND 15, BLOCK 6, OCEAN BEACH, FLA.
ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 2 AT PAGE 38 OF PUBLIC RECORDS
OF DADE COUNTY, FLA.

ZONING DATA TABULATION

PROPERTY ADDRESS:
89 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

ZONING DISTRICT: C-PS1 LIMITED MIXED-USED COMMERCIAL

GENERAL USE:	COMMERCIAL: OFFICE, RETAIL, CAFE/RESTAURANT
LOT AREA:	257 x 150' = 38250 S.F.
BASE F.A.R.:	3.0
MAXIMUM F.A.R.:	3.0

MAXIMUM BUILDABLE AREA: 38,000 S.F.

BOUNUSES:

1. LESSER AN FLANKING	
- ARCHESS	.05
- LOT ASSEMBLAGE	.10
2. BUILDING FEATURES	
OUTDOOR CAFE	.02
FRONT PORCH	.05
TERRACES	.05
MECH EQUIPMENT SCREEN	.02
PARKING ROOF FINISHES	.025
USE OF NATURAL MATERIAL	.025
3. SIGNAGE	
LIGHTING	.05
ROOFTOP LANDSCAPING	.05
PARKING	.025
4. PHYSICAL CRITERIA	
PARKING	.05
UNDERGROUND LINES	.05
ALLEY IMPROVEMENTS	.05
ENCLOSED TRASH	.025
ENTRY PLAZA	.025
5. SITE IMPROVEMENTS	
SIGNS AND GRAPHICS	.05
STREET FURNITURE	.05
PUBLIC ART	.05
STREET TREES	.05
CRIME PREVENTION	.05
TOTAL:	1.02

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

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
CLIMATION:

GROSS F.A.R. (Measured to inside face of exterior walls)

GROUND LEVEL:	13,264 S.F. x 50% =	7,632 S.F.
PARKING LEVELS:	464 S.F. x 21 EVELS =	9,744 S.F.
FOURTH LEVEL:		9,725 S.F.
FIFTH LEVEL:		9,725 S.F.
SIXTH LEVEL:		10,385 S.F.
ROOF LEVEL:		464 S.F.
TOTAL		38,699 S.F.

PARKING:

OFFICE:	29,775 S.F. / 400 S.F./ SPACE =	75 SPACES
RETAIL:	10,795 S.F. / 300 S.F./ SPACE =	45 SPACES
TOTAL REQUIRED		120 SPACES
TOTAL PROVIDED	GARAGE:	116 SPACES
	CITY (PEEBO)	4 SPACES

PERFORMANCE STANDARDS

REQUIRED SETBACKS:	FRONT:	0 FT.	SIDE: 0 FT.	REAR: 5'-0"
PROPOSED SETBACKS:	FRONT:	0 FT.	SIDE: 0 FT.	REAR: 5'-0"

119 Washington Avenue
SOUTH BEACH

1/20/99

ARQUITECTONICA
[illegible] AVENUE
[illegible], FL 33137
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G.V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-1704 FAX 858-0870

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-4220

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0252

CIVIL ENGINEER
ABSMT CONSULTANTS, INC.
9480 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6600 SW 81 ST.
MIAMI, FL 33143
(305) 665-5668 FAX 666-6439

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
305 NW 176 ST
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

CONSTRUCTION DOCUMENTS

Office Registration AAA C000485

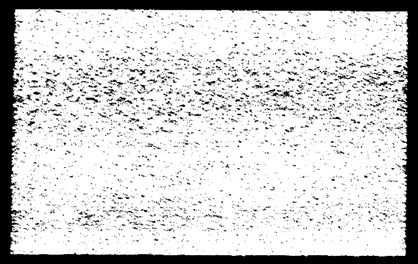
Drawn By: [illegible] Approved By: [illegible]

Revision Date

Sheet No.

A-0.1

SITE AND LOCATION PLAN



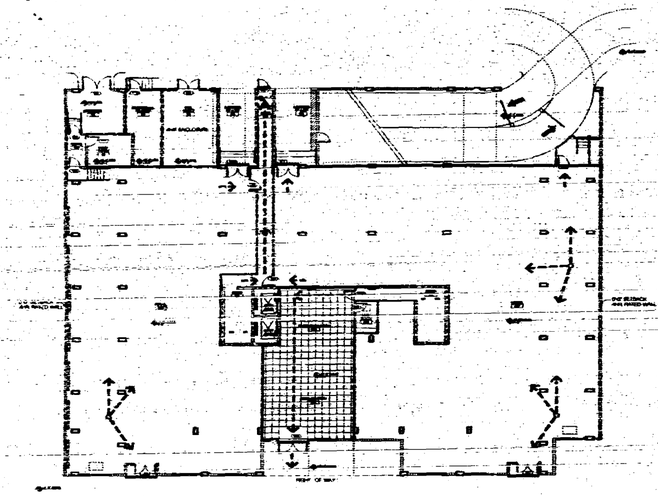
ABBREVIATIONS

@	AT	APPROX	APPROXIMATE	MIRROR	MIR	SHEATHING	SHTHG
#	POUND OR NUMBER	ARCH	ARCHITECT	MACHINE	MACH	SHEAR	SHR
ANCH BOLT	ANCHOR BOLT	ASPH	ASPHALT	MAXIMUM	MAX	SHEARWALL	SHWALL
ACOUS	ACOUSTIC	BD	BOARD	MECHANICAL	MECH	SHEET	SHT
ADJ	ADJUSTABLE	BLDG	BUILDING	MEDICINE CABINET	MC	SIMILAR	SIM
AFF	ABOVE FINISH FLOOR	BLK	BLOCK	MANUFACTURER	MFR	SPECIFICATION	SPEC
AGGR	AGGREGATE	BM	BEAM	MINIMUM	MIN	SQUARE	SQ
AL	ALUMINUM	BOT	BOTTOM	MISCELLANEOUS	MISC	STAINLESS STEEL	SS
ALT	ALTERNATE	BRG	BEARING	MASONRY OPENING	MO	STANDARD	STD
ANOD	ANODIZED	BTWN	BETWEEN	NOT APPLICABLE	NA	STEEL	STL
APT	APARTMENT	CAB	CABINET	NOT IN CONTRACT	NIC	STORAGE	STOR
APPROX	APPROXIMATE	CLG	CEILING	NUMBER	NO	STRUCTURAL	STRUC
ASPH	ASPHALT	CLR	CLEAR	NOMINAL	NOM	SURFACE	SURF
BD	BOARD	CMU	CONCRETE MASONRY UNIT	NOT TO SCALE	NTS	SYMMETRIC	SYM
BLDG	BUILDING	COL	COLUMN	ON CENTER	OC	TREAD	T
BLK	BLOCK	CONC	CONCRETE	OPENING	OPNG	TELEPHONE	TEL
BM	BEAM	CONT	CONTINUOUS	OPPOSITE	OPP	TEMPERED	TEMP
BOT	BOTTOM	CTR	CENTER	PAIR	PR	THICKNESS	THK
BRG	BEARING	DBL	DOUBLE	PLASTIC LAMINATE	PLAM	TOILET	TLT
BTWN	BETWEEN	DEPT	DEPARTMENT	PLUMBING	PLMB	TOP OF CURB	TOC
CAB	CABINET	DET	DETAIL	PLYWOOD	PLYWD	TOP OF SLAB	TOS
CLG	CEILING	DIA	DIAMETER	PAINT	PNT	TOP OF WALL	TOW
CLR	CLEAR	DIAG	DIAGONAL	PAIRS	PRS	TOILET PAPER DISPENSER	TPD
CMU	CONCRETE MASONRY UNIT	DIM	DIMENSION	PANEL	PNL	TOILET PARTITION	TPT
COL	COLUMN	DN	DOWN	PAINTED	PTD	TRANSFORMER VAULT, TELEVISION	TV
CONC	CONCRETE	DR	DOOR	PAVING	PVG	TYPICAL	TYP
CONT	CONTINUOUS	DS	DOWNSPOUT	QUARRY TILE	QT	TOP OF CONCRETE	TOC
CTR	CENTER	DWG	DRAWING	RADIUS	R	TOP OF DECK	TOD
DBL	DOUBLE	EA	EACH	REFRIGERATOR	REF	TOP OF PARAPET	TOP
DEPT	DEPARTMENT	EJ	EXPANSION JOINT	REINFORCED	REINF		
DET	DETAIL	EL	ELEVATION	REQUIRED	REQ		
DIA	DIAMETER	ELEC	ELECTRICAL	ROOF DRAIN	RD		
DIAG	DIAGONAL	ELEV	ELEVATOR	ROOM	RM		
DIM	DIMENSION	EQ	EQUAL	ROUGH OPENING	RO		
DN	DOWN	EQUIP	EQUIPMENT	SOLID CORE	SC		
DR	DOOR	EXH	EXHAUST	SCHEDULE	SCHED		
DS	DOWNSPOUT	EXP	EXPANSION	SECTION	SECT		
DWG	DRAWING	EXT	EXTERIOR	SQUARE FOOT (FEET)	SF		
EA	EACH	FD	FLOOR DRAIN	SHEET	SH		
EJ	EXPANSION JOINT	FDN	FOUNDATION	SIMILAR	SIM		
EL	ELEVATION	FE	FIRE EXTINGUISHER	SPECIFICATION	SPEC		
ELEC	ELECTRICAL	FEC	FIRE EXTINGUISHER CABINET	SQUARE	SQ		
ELEV	ELEVATOR	FF	FINISH FLOOR	STAINLESS STEEL	SS		
EQ	EQUAL	FIN	FINISH	STANDARD	STD		
EQUIP	EQUIPMENT	FLR	FLOOR	STEEL	STL		
EXH	EXHAUST	FOC	FACE OF CONCRETE	STORAGE	STOR		
EXP	EXPANSION	FOF	FACE OF FINISH	STRUCTURAL	STRUC		
EXT	EXTERIOR	FOM	FACE OF MASONRY	SURFACE	SURF		
FD	FLOOR DRAIN	FOS	FACE OF STUD	SYMMETRIC	SYM		
FDN	FOUNDATION	FPRF	FIREPROOF	TREAD	T		
FE	FIRE EXTINGUISHER	FT	FOOT (FEET)	TELEPHONE	TEL		
FEC	FIRE EXTINGUISHER CABINET	FTG	FOOTING	TEMPERED	TEMP		
FF	FINISH FLOOR	GA	GAUGE	THICKNESS	THK		
FIN	FINISH	GALV	GALVANIZED	TOILET	TLT		
FLR	FLOOR	GB	GRAB BAR	TOP OF CURB	TOC		
FOC	FACE OF CONCRETE	GC	GENERAL CONTRACTOR	TOP OF SLAB	TOS		
FOF	FACE OF FINISH	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TOP OF WALL	TOW		
FOM	FACE OF MASONRY	GL	GLASS	TOILET PAPER DISPENSER	TPD		
FOS	FACE OF STUD	GLB	GLULAM BEAM	TOILET PARTITION	TPT		
FPRF	FIREPROOF	GND	GROUND	TRANSFORMER VAULT, TELEVISION	TV		
FT	FOOT (FEET)	GR	GRADE	TYPICAL	TYP		
FTG	FOOTING	GYP BD	GYPSUM BOARD	TOP OF CONCRETE	TOC		
GA	GAUGE	HB	HOSE BIBB	TOP OF DECK	TOD		
GALV	GALVANIZED	HC	HOLLOW CORE	TOP OF PARAPET	TOP		
GB	GRAB BAR	HDR	HEADER				
GC	GENERAL CONTRACTOR	HDWD	HARDWOOD				
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	HM	HOLLOW METAL				
GL	GLASS	HORIZ	HORIZONTAL				
GLB	GLULAM BEAM	HR	HOUR				
GND	GROUND	HT	HEIGHT				
GR	GRADE	HVAC	HEATING VENTILATING AIR CONDITIONING				
GYP BD	GYPSUM BOARD	ID	INSIDE DIAMETER				
HB	HOSE BIBB	INCL	INCLUDE				
HC	HOLLOW CORE	INSUL	INSULATION				
HDR	HEADER	INT	INTERIOR				
HDWD	HARDWOOD	JAN	JANITOR				
HM	HOLLOW METAL	JT	JOINT				
HORIZ	HORIZONTAL	LAM	LAMINATE				
HR	HOUR	LAV	LAVATORY				
HT	HEIGHT	LB	POUND				
HVAC	HEATING VENTILATING AIR CONDITIONING	MAINT	MAINTENANCE				
ID	INSIDE DIAMETER	MAT	MATERIAL				
INCL	INCLUDE	MAX	MAXIMUM				
INSUL	INSULATION	MECH	MECHANICAL				
INT	INTERIOR	MED CAB	MEDICINE CABINET				
JAN	JANITOR	MFR	MANUFACTURER				
JT	JOINT	MIN	MINIMUM				
LAM	LAMINATE	MISC	MISCELLANEOUS				
LAV	LAVATORY	MO	MASONRY OPENING				
LB	POUND	NA	NOT APPLICABLE				
MAINT	MAINTENANCE	NIC	NOT IN CONTRACT				
MAT	MATERIAL	NO	NUMBER				
MAX	MAXIMUM	NOM	NOMINAL				
MECH	MECHANICAL	NTS	NOT TO SCALE				
MED CAB	MEDICINE CABINET	OC	ON CENTER				
MFR	MANUFACTURER	OPNG	OPENING				
MIN	MINIMUM	OPP	OPPOSITE				
MISC	MISCELLANEOUS	PR	PAIR				
MO	MASONRY OPENING	PLAM	PLASTIC LAMINATE				
NA	NOT APPLICABLE	PLMB	PLUMBING				
NIC	NOT IN CONTRACT	PLYWD	PLYWOOD				
NO	NUMBER	PNT	PAINT				
NOM	NOMINAL	PRS	PAIRS				
NTS	NOT TO SCALE	PNL	PANEL				
OC	ON CENTER	PTD	PAINTED				
OPNG	OPENING	PVG	PAVING				
OPP	OPPOSITE	QT	QUARRY TILE				
PR	PAIR	R	RADIUS OR RISER				
PLAM	PLASTIC LAMINATE	REF	REFRIGERATOR				
PLMB	PLUMBING	REINF	REINFORCED				
PLYWD	PLYWOOD	REQ	REQUIRED				
PNT	PAINT	RD	ROOF DRAIN				
PRS	PAIRS	RM	ROOM				
PNL	PANEL	RO	ROUGH OPENING				
PTD	PAINTED	SC	SOLID CORE				
PVG	PAVING	SCHED	SCHEDULE				
QT	QUARRY TILE	SECT	SECTION				
R	RADIUS OR RISER	SF	SQUARE FOOT (FEET)				
REF	REFRIGERATOR	SH	SHEET				
REINF	REINFORCED	SIM	SIMILAR				
REQ	REQUIRED	SPEC	SPECIFICATION				
RD	ROOF DRAIN	SQ	SQUARE				
RM	ROOM	SS	STAINLESS STEEL				
RO	ROUGH OPENING	STD	STANDARD				
SC	SOLID CORE	STL	STEEL				
SCHED	SCHEDULE	STOR	STORAGE				
SECT	SECTION	STRUC	STRUCTURAL				
SF	SQUARE FOOT (FEET)	SURF	SURFACE				
SH	SHEET	SYM	SYMMETRIC				
SIM	SIMILAR	T	TREAD				
SPEC	SPECIFICATION	TEL	TELEPHONE				
SQ	SQUARE	TEMP	TEMPERED				
SS	STAINLESS STEEL	THK	THICKNESS				
STD	STANDARD	TLT	TOILET				
STL	STEEL	TOC	TOP OF CURB				
STOR	STORAGE	TOS	TOP OF SLAB				
STRUC	STRUCTURAL	TOW	TOP OF WALL				
SURF	SURFACE	TPD	TOILET PAPER DISPENSER				
SYM	SYMMETRIC	TPT	TOILET PARTITION				
T	TREAD	TV	TRANSFORMER VAULT, TELEVISION				
TEL	TELEPHONE	TYP	TYPICAL				
TEMP	TEMPERED	TOC	TOP OF CONCRETE				
THK	THICKNESS	TOD	TOP OF DECK				
TLT	TOILET	TOP	TOP OF PARAPET				
TOC	TOP OF CURB						
TOS	TOP OF SLAB						
TOW	TOP OF WALL						
TPD	TOILET PAPER DISPENSER						
TPT	TOILET PARTITION						
TV	TRANSFORMER VAULT, TELEVISION						
TYP	TYPICAL						
TOC	TOP OF CONCRETE						
TOD	TOP OF DECK						
TOP	TOP OF PARAPET						

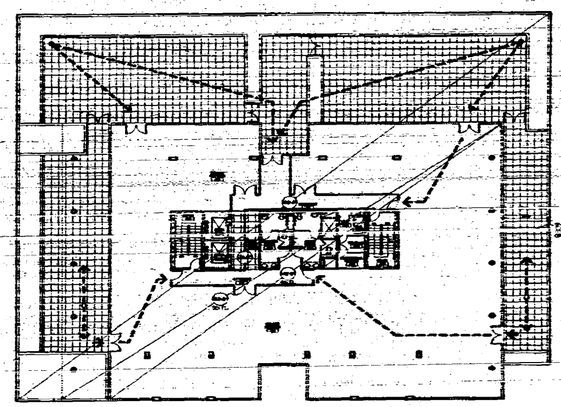
GRAPHICAL SYMBOLS

GENERAL NOTES

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF, THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
3. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.
4. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
6. DO NOT SCALE DRAWING. USE DIMENSION INDICATED OR DRAWINGS. DIMENSIONS OF LARGER SCALE DRAWING AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR FOR INTERPRETATION OR CLARIFICATION, AT LEAST TEN (10) WORKING DAYS PRIOR TO THE DATE SET FOR RECEIPT OF BIDS. ANY INTERPRETATION OR CLARIFICATION WILL BE MADE BY ADDENDUM ONLY. ANY ADDENDUM ISSUED WITHIN THE LAST FIVE (5) DAYS PRIOR TO THE DATE SET FOR RECEIPT OF BIDS MAY NOT BE ACKNOWLEDGED

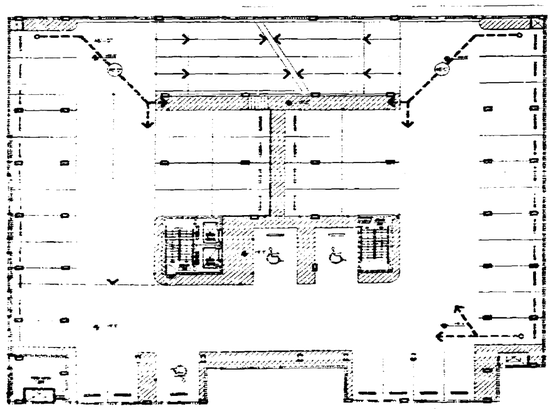


GROUND FLOOR PLAN-PARKING
A1.1 SCALE 1/16"=1'-0"



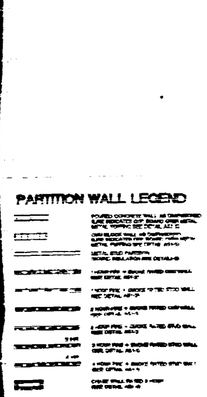
TERRACE AREA 676 SQFT
PLANTERS AREA 257' SQFT
TERRACE AREA - PLANTER AREA= 3260 SQ FT
5680 SQ FT / 30 SQFT / PERSON= 189 PERSONS
OFFICE SPACE 9725 SQFT
9725 SQFT / 100 SQFT/PERSON = 97 PERSONS
TOTAL OCCUPANT/ FLOOR= 292 PERSONS
EACH STAIR CAPACITY 44" 0.3"= 147 PERSONS
EGRESS CAPACITY (LIFE SAFETY FLOW =
XXXX CANOPY @ 9' x 40' = 364 PERSONS > 292 PERSONS

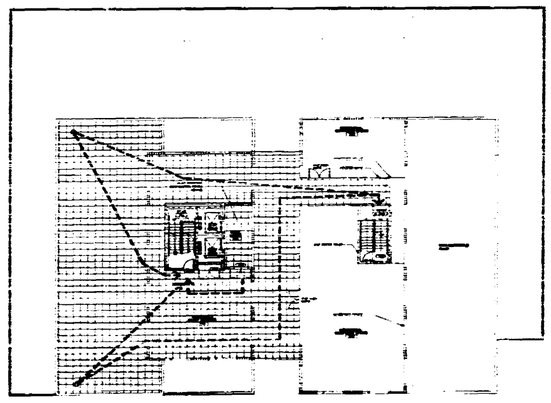
FOURTH FLOOR PLAN
A1.1 SCALE 1/16"=1'-0"



SECOND FLOOR PLAN-PARKING
A1.2 SCALE 1/16"=1'-0"

PARTITION WALL LEGEND





SEVENTH FLOOR PLAN
A1.2 SCALE 1/16"=1'-0"

THIS COPY TO BE KEPT AT JOB SITE DURING CONSTRUCTION
EACH STAIR CAPACITY 44" 0.3"= 147 PERSONS
TOTAL CAPACITY 2 X 147= 294 >148 PERSONS

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

BUILDING
ZONING
PLANNING
ELECTRICAL
PUBLIC WORKS
MECHANICAL
PLUMBING
FIRE MARSHAL
ENGINEERING
CONCURRENCY
HISTORIC

119 WASHINGTON BUILDING

OFFICE BLDG. GROUP G, DIV. 2
RETAIL GROUP G, DIV 1
CONST. TYPE TYPE I
(75' OVER 5 STORY)
PARKING GROUP F

TRAVEL DISTANCE TO EXITS
200' FT. SPRINKLER SYSTEM

Atlantic Center

ARCHITECT
ARQUITECTONICA

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.

MEP
BMDC

FLORIDA ENGINEERING SERVICES

CIVIL ENGINEER
AECOM CONSULTANTS, INC.

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC

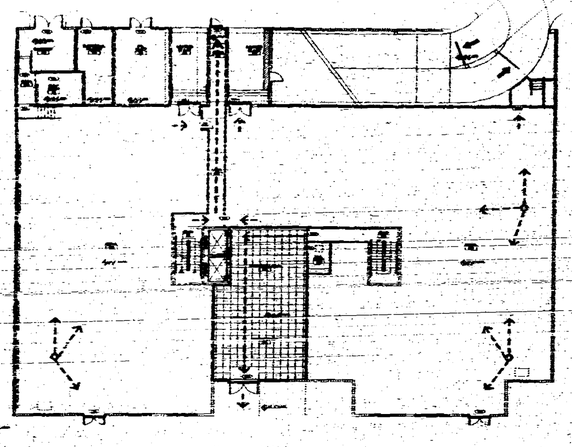
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.

CONSTRUCTION DOCUMENTS

Issue Date 01-15-09 Project No.: 0726
Drawn by: MI, PL, AL Approved by: RP

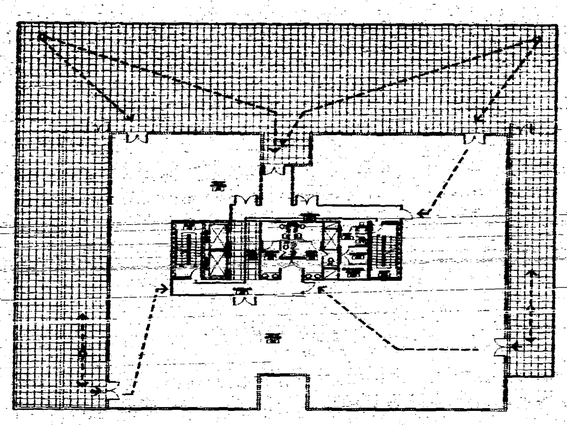
Sheet No.
A-0.3

LIFE SAFETY



1 / A1.1 SCALE 1/16"=1'-0"

GROUND FLOOR PLAN-PARKING

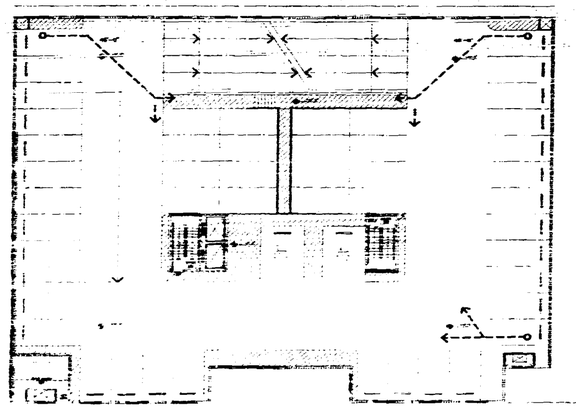


1 / A1.1 SCALE 1/16"=1'-0"

FOURTH FLOOR PLAN

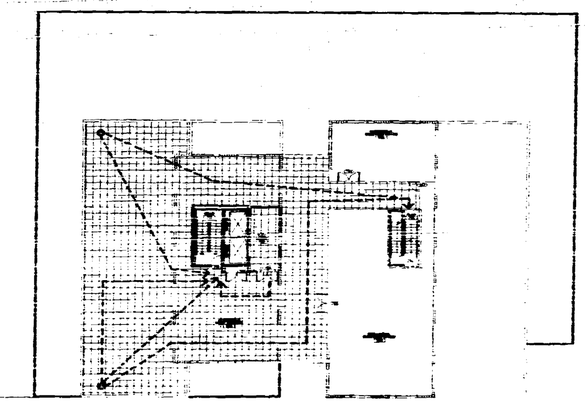
TERRACE 8523 SQFT. : 50 SQFT./PERSON= 170 PERSONS
OFFICE SPACE : 9725 SQFT. OFF+ CORE(1700SQFT) =8025 SQFT / 100 SQFT/PERSON = 80 PERSON

TOTAL OCCUPANT/ FLOOR= 250 PERSON
EACH STAIR CAPACITY 44" : 0.3"= 147 PERSONS
(EGRESS CAPACITY (LIFE SAFETY 5-3.3)
TOTAL CAPACITY: (2) X 147= 294 PERSONS > 250 PERSONS



1 / A1.2 SCALE 1/16"=1'-0"

SECOND FLOOR PLAN-PARKING



1 / A1.2 SCALE 1/16"=1'-0"

SEVENTH FLOOR PLAN

7954 SQFT. : 50 SQFT./PERSON= 148 PERSONS

EACH STAIR CAPACITY: (44" 0.3") X 147 PERSONS

TOTAL CAPACITY: (2) X 147= 294 >148 PERSONS

PARTITION WALL LEGEND

TRAVEL DISTANCE TO EXITS 300 FT. (SPRINKLER SYSTEM)

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

119 Washington Avenue
SOUTH BEACH

ARCHITECT

ARQUITECTONICA
ARQUITECTONICA INTERNATIONAL, P.A. 33127
TEL (305) 372-1812
FAX (305) 372-1730

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1200 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4484 FAX 856-2878

MEP
BMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-3255

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 652-6232

CIVIL ENGINEER
ABZAIT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6900 SW 81 ST.
MIAMI, FL 33143
(305) 665-9988 FAX 668-8436

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4460

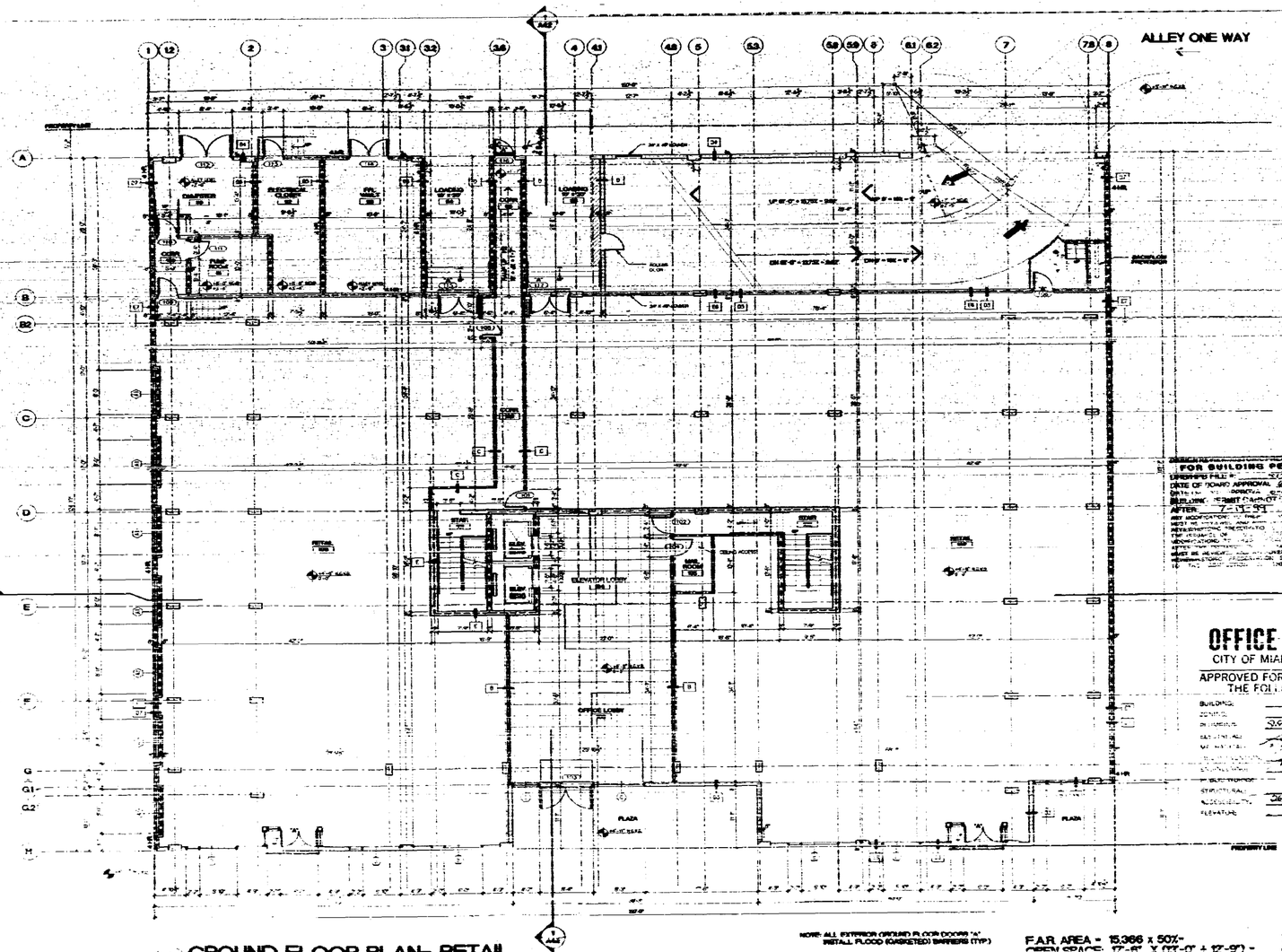
CONSTRUCTION DOCUMENTS

Office Registration #AA C000035

Issue Date 01/11/2002 Project No. 9766
Drawn by: M.J.H. A. Approved by: R.P.
Plotted for: 8x11
Revision Date

Sheet No. A-0.3

LIFE SAFETY



GROUND FLOOR PLAN- RETAIL

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

0 8 12 24

NOTE: ALL EXTERIOR (GROUND FLOOR DOORS "A" INSTALL FLOOD (GASKETED) BARRIERS (TYP.)

NOTE: ALL GARAGE DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

F.A.R. AREA = 15,366 x 50%= 7,683 SF
OPEN SPACE: 17'-8" X (13'-0" + 12'-9") = 450.6 SF

119 Washington Avenue

ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1725

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1390 CORAL Way, Suite 202
MIAMI, FL 33145
(305) 854-4364 FAX 858-3695

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-3366

FLORIDA ENGINEERING SERVICES
[illegible] 169th STREET
NORTH MIAMI BEACH, FL 33160
(305) 653-8212 FAX (305) 653-0232

CIVIL ENGINEER
ASSMT CONSULTANTS, INC.
3400 E. EXCELSIOR BLVD., SUITE 370
MIAMI, FL 33416
(305) 579-1811 FAX 579-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
[illegible] SW 81 ST
MIAMI, FL 33143
(305) 665-9085 FAX 666-8425

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
[illegible] NW 179 ST
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

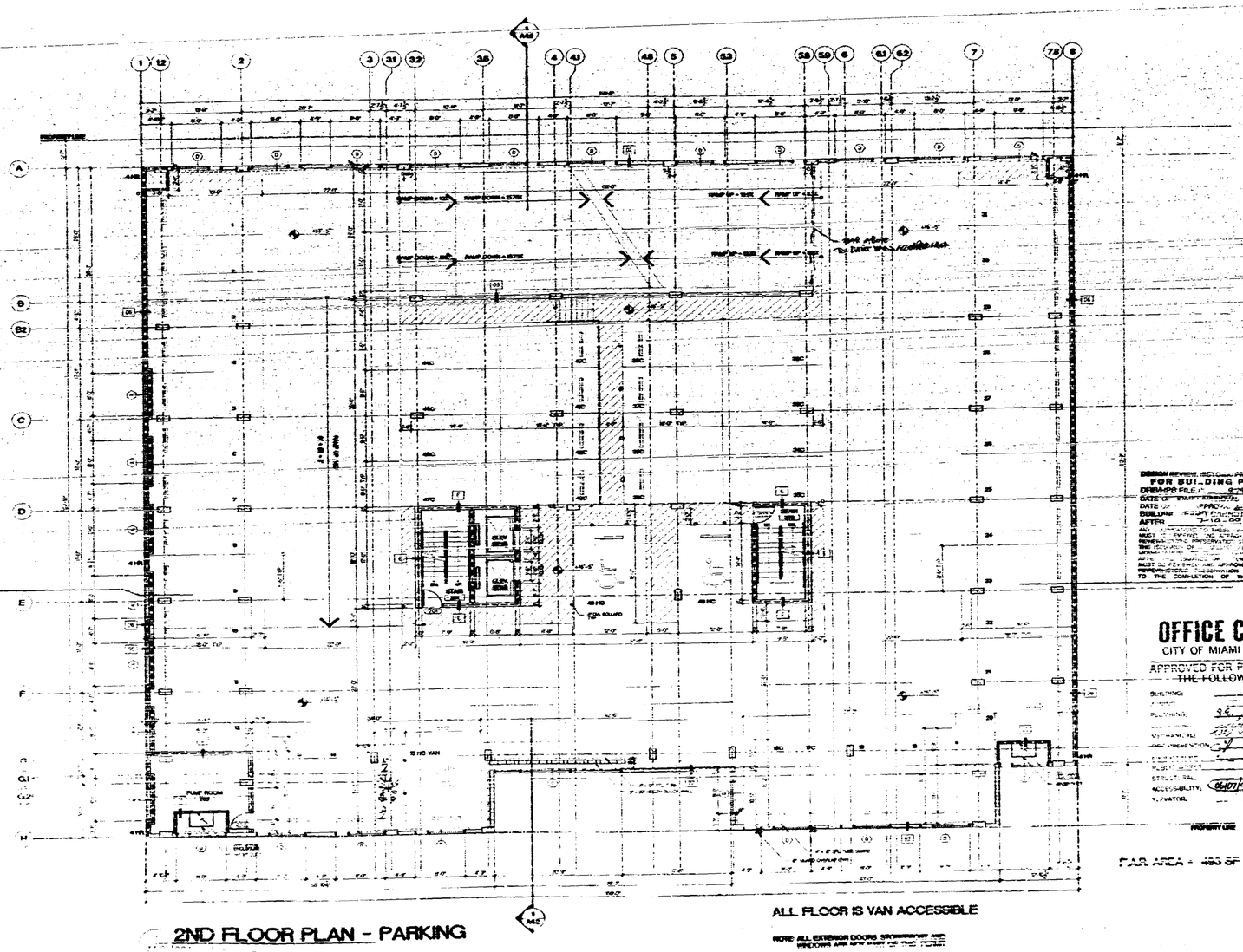
CONSTRUCTION DOCUMENTS

Office Registration #AA C000465

A-1.1

GROUND FLOOR PLAN

RECEIVED
2008 JUL 28



PARTITION WALL LEGEND

2ND FLOOR PLAN - PARKING

0 6 12 24

ALL FLOOR IS VAN ACCESSIBLE

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOW PART OF THIS PERMIT

DESIGN REVIEW, HISTORIC PRESERVATION FOR BUILDING PERMIT
DRB/HPB FILE #: 0148
DATE OF FINAL APPROVAL: 4-28-99 BY [illegible]
BUILDING SECURITY CANNOT BE ISSUED BEFORE
AFTER 5-10-99
ANY CHANGE, ADDITION OR DELETION TO THE APPROVED PLANS AND/OR EXTERIOR APPEARANCE NOT DRAWN, MUST BE APPROVED BY DESIGN REVIEW, HISTORIC PRESERVATION STAFF PRIOR TO CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN THE REQUIREMENT TO CHANGE, ADD OR DELETE ANY UNAUTHORIZED ALTERATION OR ADDITION.
THIS BUILDING PERMIT MUST BE ATTACHED BY THE CONTRACTOR TO THE BUILDING PERMIT AND BECOME A PART OF THE PERMIT DOCUMENTS. ANY CHANGES, ADDITIONS OR DELETIONS NOT APPROVED BY DESIGN REVIEW, HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT MAY REQUIRE A NEW APPLICATION AND BOARD APPROVAL.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT ST
THE FOLLOWING:
BUILDING:
PLUMBING: 5/6
MECHANICAL: 5/7
ELECTRICAL:
FIRE SPRINKLER:
FIRE ALARM:
STRUCTURAL: 4/30/99
ACCESSIBILITY:
ELEVATOR:

PROPERTY LINE

F.A.R. AREA = 450 SF

119 Washington Avenue

ARCHITECT
ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1200 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4181 FAX 858-3946

M.E.P.
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 SW 166th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-6212 FAX (305) 653-0232

CIVIL ENGINEER
ASCNT CONSULTANTS, INC.
3440 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
5600 SW 91 ST.
MIAMI, FL 33143
(305) 665-3099 FAX 669-8436

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
309 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

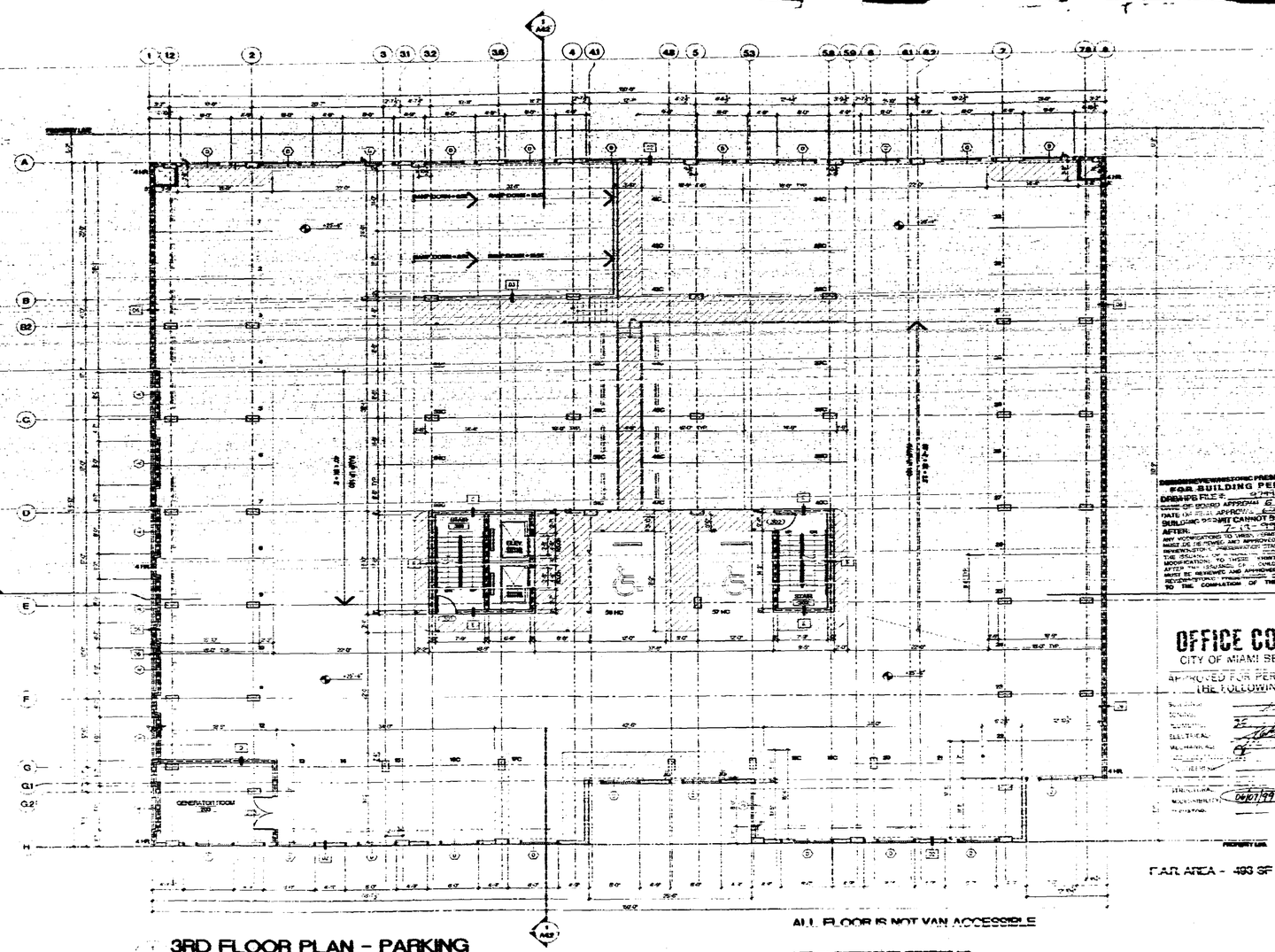
CONSTRUCTION DOCUMENTS

Office Registration #AA C000165

A-1.2

2nd FL. PLAN PARKING

98 08 28



3RD FLOOR PLAN - PARKING

SCALE 1/8"=1'-0"

0 8 17 34

PARTITION WALL LEGEND

ALL FLOOR IS NOT VAN ACCESSIBLE

NOTE: ALL EXTERIOR DOORS STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

F.A.R. AREA - 493 SF

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

FOR BUILDING PERMIT
DRAWINGS FILE #: 12-7-99
DATE OF BOARD APPROVAL: 6-9-99
DATE OF FINAL APPROVAL: 7-27-99
BUILDING PERMIT CANNOT BE ISSUED AFTER: 7-27-99
ANY MODIFICATIONS TO THESE PLANS SHALL BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. ANY MODIFICATIONS TO THESE PLANS SHALL BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

119 Washington Avenue
MIAMI BEACH

SEAL/SIGNATURE

ARCHITECT
ARQUITECTONICA
MIAMI, FL 33177
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-1004 FAX 856-2979

MEP
FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
ARGMT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1018

LANDSCAPE ARCHITECT
GEOMATIC DESIGNS, INC
6955 SW 81 ST.
MIAMI, FL 33143
(305) 666-6606 FAX 666-6426

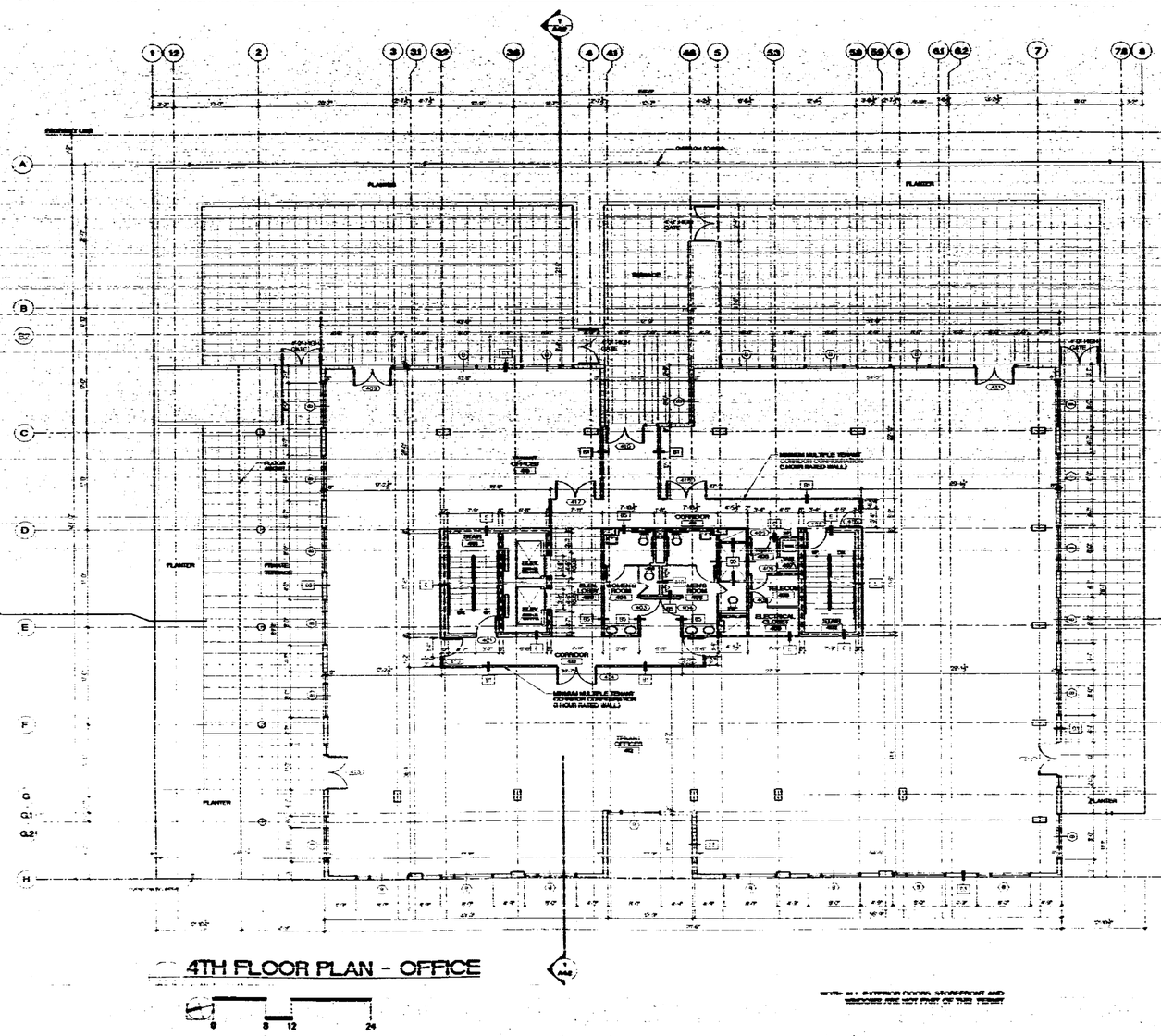
CONSTRUCTION DOCUMENTS

Issue Date: 12.15.99 Project No.: 9720
Drawn by: M.H. Approved by: S.M.

FEBRUARY 3, 1999

Sheet No.
A-1.3

3rd FL. PLAN PARKING



119 Washington Avenue

ARQUITECTONICA

STRUCTURAL ENGINEER

G. V. PEREZ ASSOCIATES, INC.

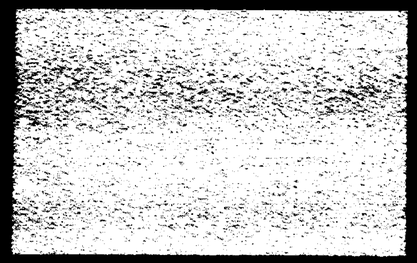
MEP

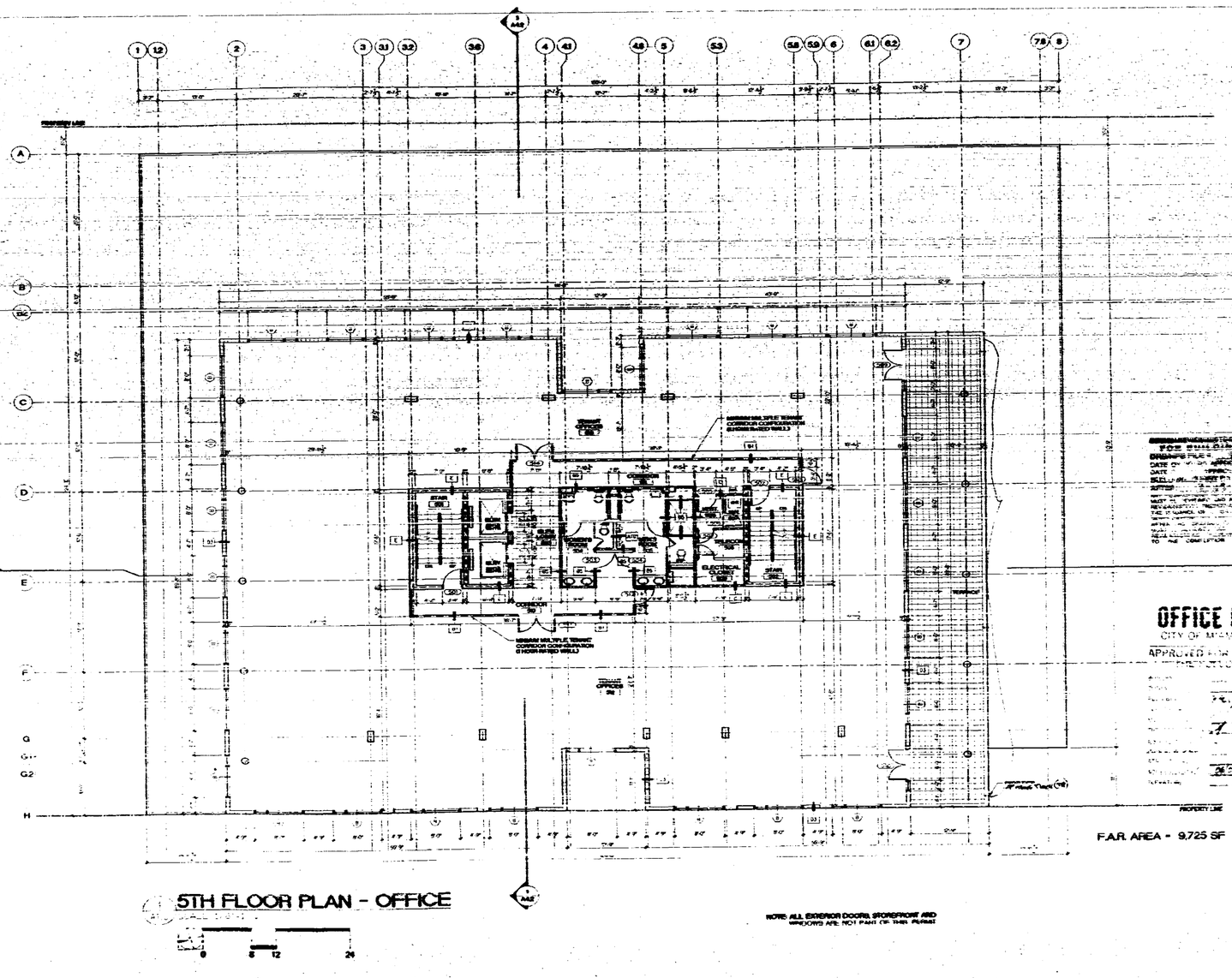
IMDC

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOTECHNICAL CONSULTANT





5TH FLOOR PLAN - OFFICE

119 Washington Avenue

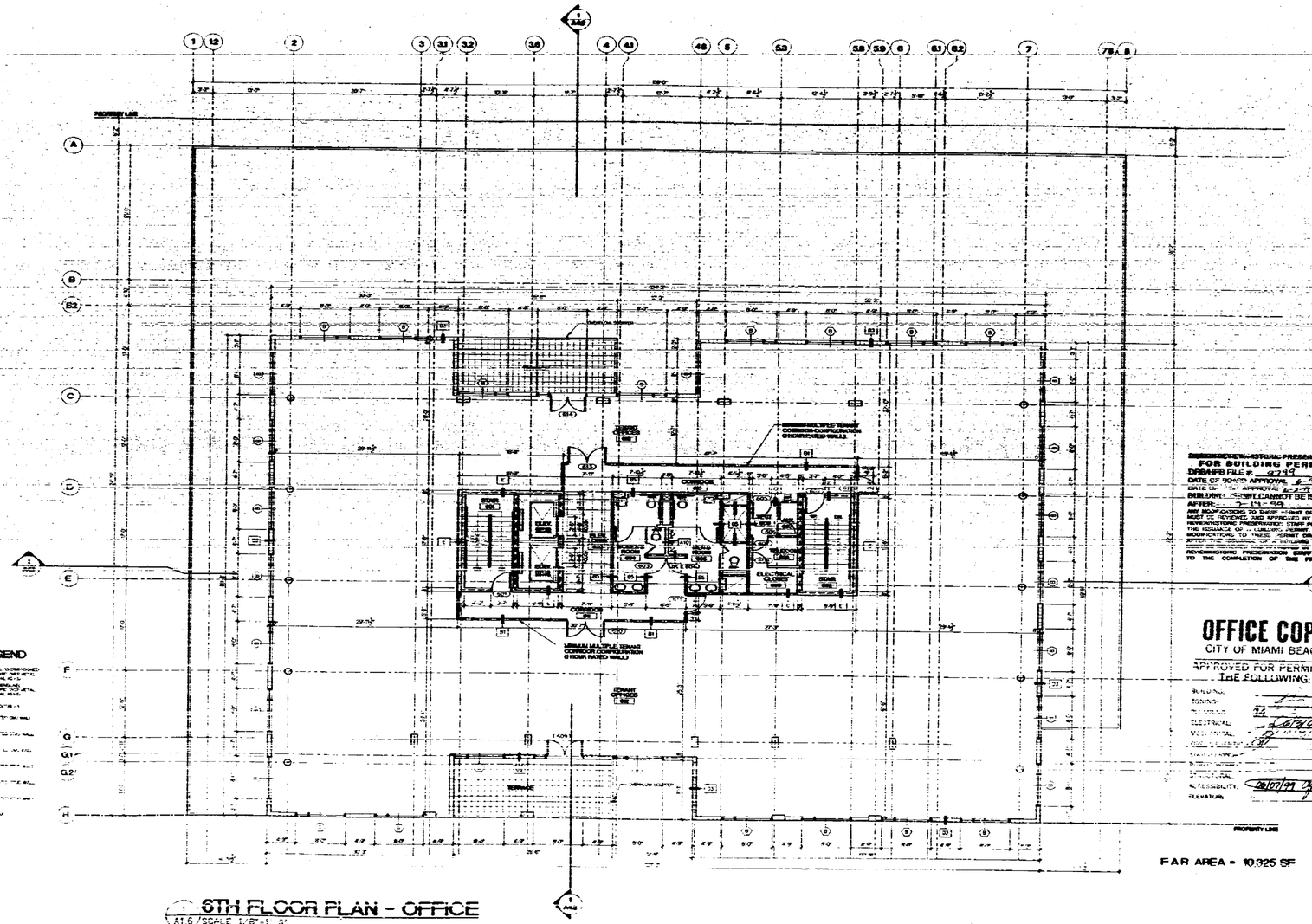
ARQUITECTONICA

CONSTRUCTION DOCUMENTS

A-1.5

5th FL PLAN OFFICE

96-03372



6TH FLOOR PLAN - OFFICE

A1.6 / SCALE 1/8"=1'-0"

PARTITION WALL LEGEND

FAR AREA = 10,325 SF

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

(HISTORIC PRESERVATION)
FOR BUILDING PERMIT
DRAWING FILE #: 9219
DATE OF BOARD APPROVAL: 4-9-98
DATE OF STAFF APPROVAL: 4-2-98 BY: [illegible]
BUILDING PERMIT CANNOT BE ISSUED BEFORE: 7-14-99
ANY MODIFICATIONS TO ENSURE HISTORIC PRESERVATION MUST BE REVIEWED AND APPROVED BY DESIGN AND PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT REQUIRE HISTORIC PRESERVATION REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE PROJECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
STRUCTURAL:
A.D.A. FEASIBILITY:
ELEVATOR:

119 Washington Avenue
SOUTH BEACH

ARCHITECT
ARQUITECTONICA
[illegible]
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1200 DORAL PKWY., SUITE 200
DORAL FL 33126
(305) 594-1284 FAX 599-2976

MEP
IMDC
4000 NE 2ND AVENUE, SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
[illegible]
NORTH MIAMI BEACH, FL 33160
(305) 653-4212 FAX (305) 653-4629

CIVIL ENGINEER
ABSMT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 330
MIAMI, FL 33156
[illegible]

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
6000 SW 57 ST.
MIAMI, FL 33143
(305) 665-5995 FAX 665-9429

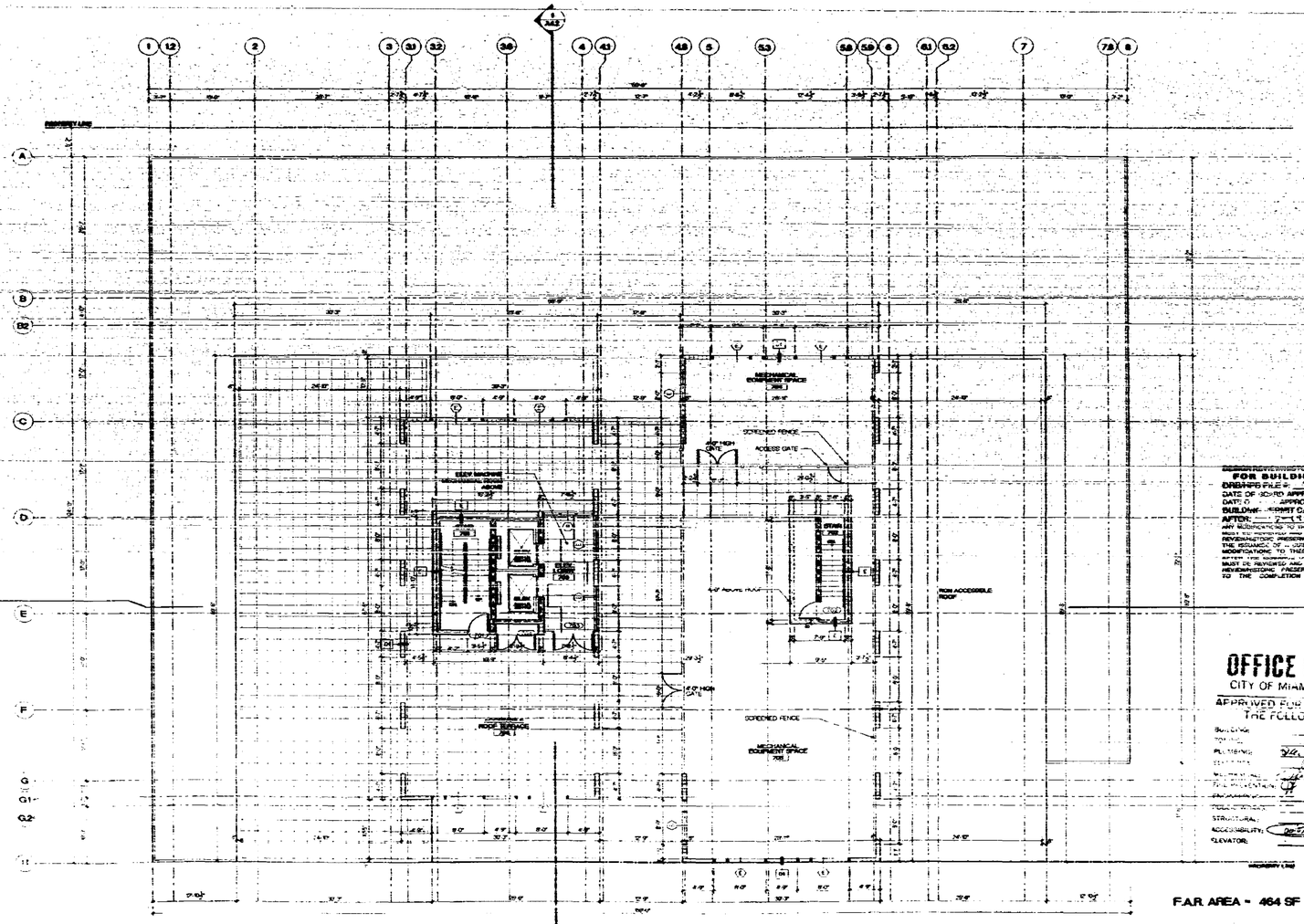
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
269 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-5482 FAX 654-1489

CONSTRUCTION DOCUMENTS

Issue Date: 01-15-99 PROJECT NO.: 9704
Drawn By: [illegible] Approved By: [illegible]
Owner's Set Rev. 00
Revision Date

Sheet No.
A-1.6

6th FL. PLAN
OFFICE



PARTITION WALL LEGEND

	POURED CONCRETE WALL AS SHOWN WHICH IS SEE ARCHITECTS CUT SHEETS OVER METAL
	CMU BLOCK WALL - SEE CONSTRUCTION LAND BASED FIELD OPEN SOUND CONTROL
	METAL STUD PARTITION
	1 HOUR RATED - ABOVE RATED STUD WALL
	1 HOUR RATED - ABOVE RATED STUD WALL
	2 HOUR RATED - ABOVE RATED STUD WALL
	2 HOUR RATED - ABOVE RATED STUD WALL
	3 HOUR RATED - ABOVE RATED STUD WALL
	4 HOUR RATED - ABOVE RATED STUD WALL
	LINE OF ROOF OVERHANG

F.A.R. AREA - 464 SF

1 ROOF PLAN

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

0 6 12 24

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

FOR BUILDING PERMIT
DRB/PB FILE #: 2775
DATE OF BOARD APPROVAL: 6-1-99
DATE OF APPROVAL: 6-2-99 BY: GP
BUILDING PERMIT CANNOT BE ISSUED AFTER: 7-1-99
ANY MODIFICATIONS TO THESE APPROVED PLANS MUST BE REVIEWED AND APPROVED BY THE REVEL/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE APPROVED PLANS MUST BE REVIEWED AND APPROVED BY THE REVEL/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
PLUMBING:
MECHANICAL:
FIRE PROTECTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

119 Washington Avenue
SOUTH BEACH

ARCHITECT
ARQUITECTONICA
Miami, FL. 33133
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 858-1201 FAX 858-2076

MEP
IMDC
4141 NE 2ND AVENUE SUITE 307
MIAMI, FL 33137
(305) 573-0227

FLORIDA ENGINEERING SERVICES
3rd AM 168th STREET
NORTH Miami BEACH, FL 33169
(305) 652-5212 FAX (305) 652-5232

CIVIL ENGINEER
AZIMI CONSULTANTS, INC.
5439 S. DIXIELAND BLVD., SUITE 370
MIAMI, FL 33143
(305) 661-1611 FAX 661-1612

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6000 SW 64 ST.
MIAMI, FL 33143
(305) 666-6886 FAX 666-6426

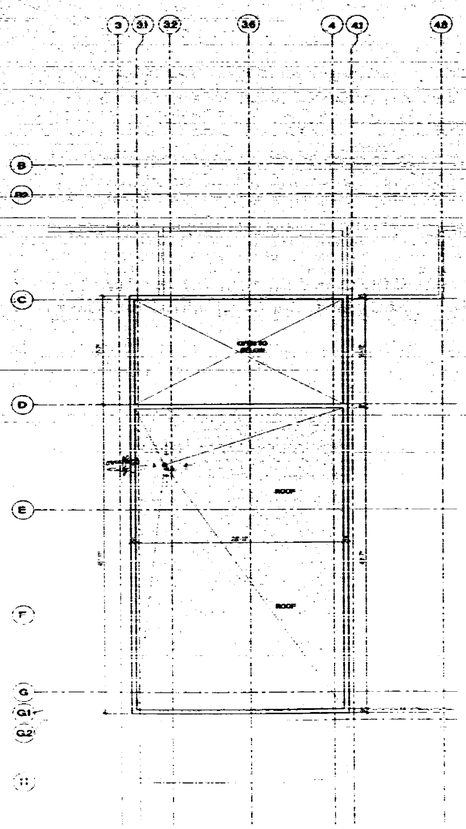
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
380 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-9463 FAX 651-4460

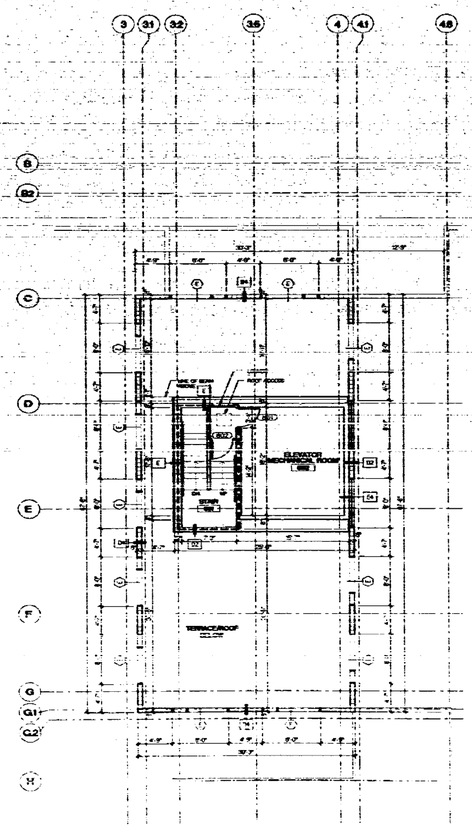
CONSTRUCTION DOCUMENTS

Issue Date: 01.15.99 Project No.: 9766
Drawn by: MI, M.N. Approved by: AA
Revision Date

Sheet No.
A-1.7

ROOF PLAN





PARTITION WALL LEGEND

ROOF - ELEV.MECH. ROOM

A1.8 /SCALE 1/8"=1'-0"

0 8 12 24

ELEVATOR MECHANICAL ROOM

A1.8 /SCALE 1/8"=1'-0"

0 8 12 24

FOR BUILDING PERMIT
DRB/HPB FILE #: 1777
DATE OF FINAL APPROVAL: 6-21-99 BY
BUILDING PERMIT CANNOT BE ISSUED AFTER: 7-19-99
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT AS THE FOLLOWING

BUILDING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE MARSHAL:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

119 Washington Avenue

SEAL/SIGNATURE

ARCHITECT
ARQUITECTONICA
[illegible]
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1200 COPAL WAY, SUITE 202
MIAMI, FL 33145
(305)854-4664 FAX 856-2978

MEP
BMDC
4144 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 167 155th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-9212 FAX (305) 653-0232

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
MIAMI, FL 33145
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6800 SW 81 ST.
MIAMI, FL 33143
(305) 665-9888 FAX 668-9438

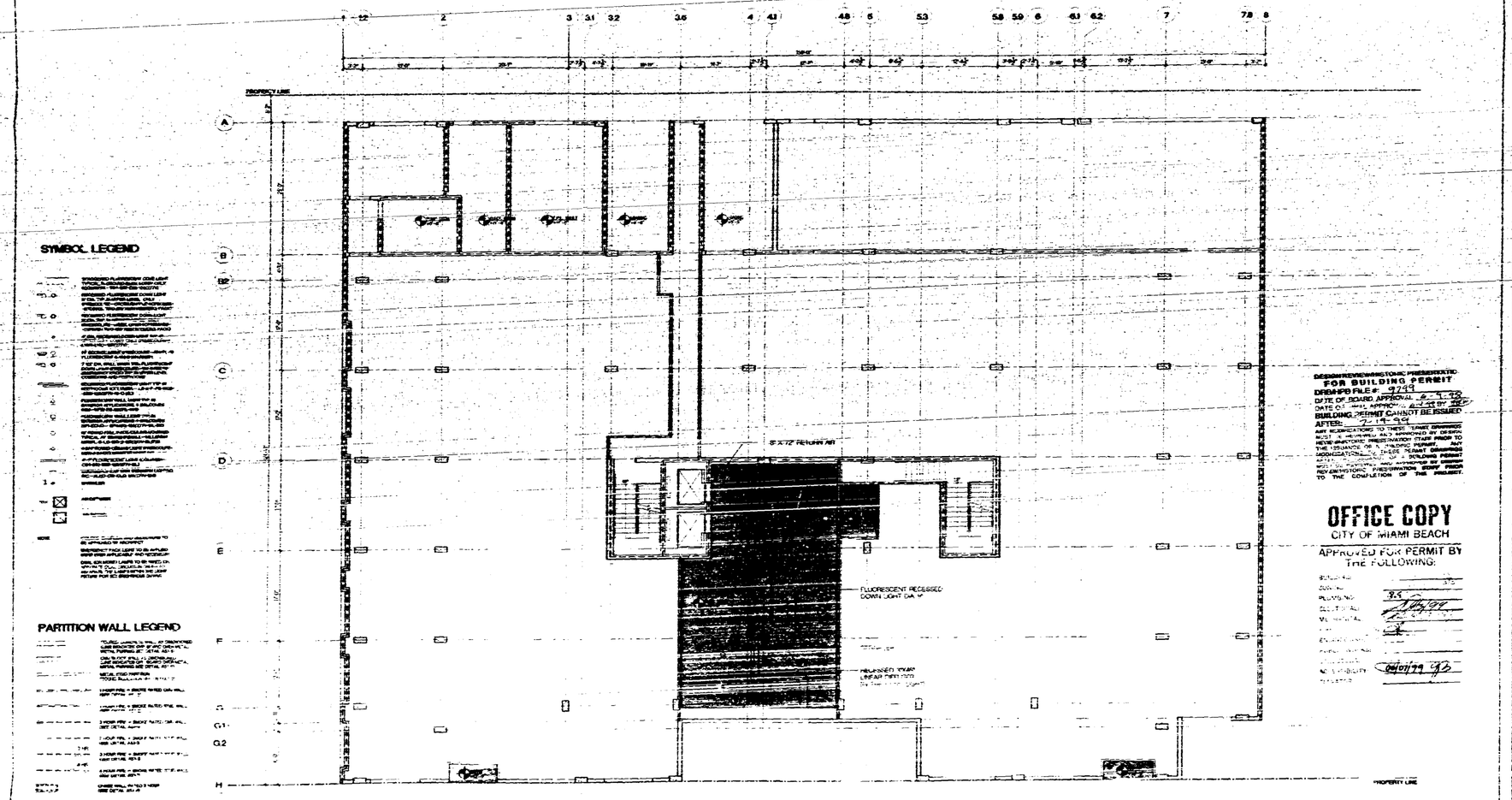
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
355 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-5483 FAX 651-4480

CONSTRUCTION DOCUMENTS

Drawn by: [illegible] Approved by:
Permit Set: NOV. 00
Revision/Date

Sheet No.
A-1.8

ELEV. MECH. ROOF PLANS



SYMBOL LEGEND

PARTITION WALL LEGEND

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #: 9799
DATE OF BOARD APPROVAL: 6-9-98
DATE OF FINAL APPROVAL: 6-25-99
BUILDING PERMIT CANNOT BE ISSUED AFTER: 7-19-99
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE HEARD BY THE APPROPRIATE BOARD AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF THE PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS SUBSEQUENT TO THE ISSUANCE OF THE BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

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

BUILDING	
PLUMBING	
ELECTRICAL	
MECHANICAL	
ENGINEERING	
PUBLIC WORKS	
FIRE SAFETY	06/01/99
PLANNING	

1 A2.1 REFLECTED CEILING PLAN-GROUND FL.
SCALE 1/8"=1'-0"

NOTE: ALL FURNITURE, FIXTURES, SIGNAGE AND EQUIPMENT ARE NOT PART OF THIS PERMIT

119 Washington Avenue
SOUTH BEACH

ARCHITECT
ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1200 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 856-1194 FAX (305) 856-2970

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8200

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-5212 FAX (305) 653-0222

CIVIL ENGINEER
AS2MT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6620 SW 81 ST.
MIAMI, FL 33143
(305) 668-8668 FAX 668-8426

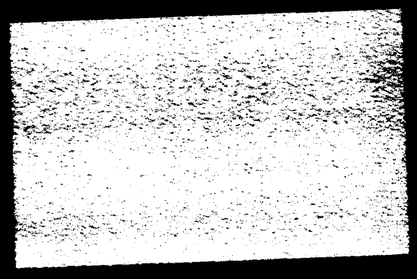
GEOTECHICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8469 FAX 651-4480

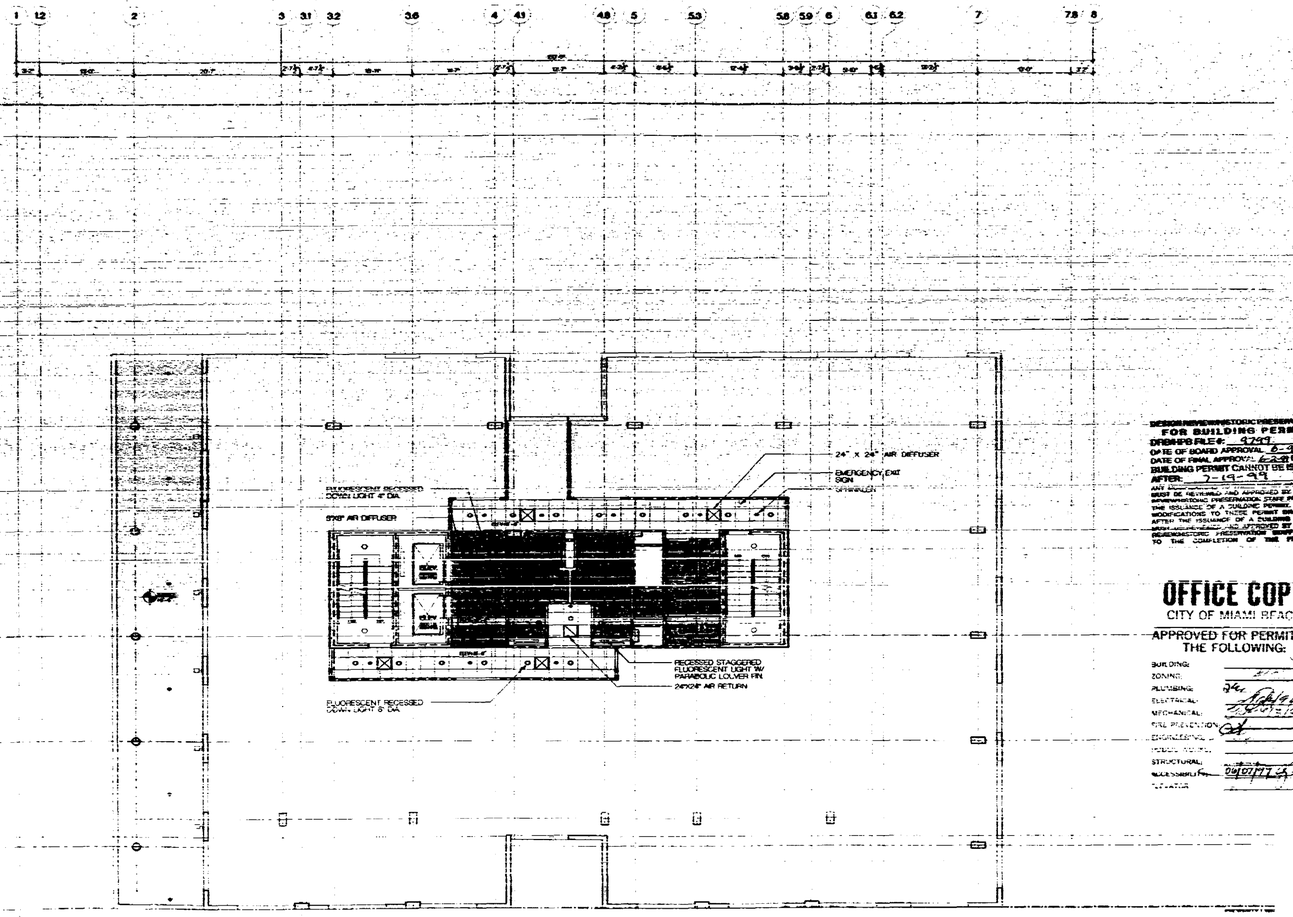
CONSTRUCTION DOCUMENTS

Office Registration: FAX (305)

A-2.1

REFLECTED CEILING PLAN





SYMBOL LEGEND

PARTITION WALL LEGEND

REFLECTED CEILING PLAN-4TH FL.

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

NOTE: ALL EXTERIOR DOORS STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE#: 4799
DATE OF BOARD APPROVAL: 8-4-98
DATE OF FINAL APPROVAL: 12-21-98
BUILDING PERMIT CANNOT BE ISSUED BEFORE: 2-19-99
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
BULKHEAD/SEAWALL:
LEVATOR:

119 Washington Avenue
SOUTH BEACH

ARCHITECT
ARQUITECTONICA
Miami, FL 33129
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
Miami, FL 33145
(305) 854-4104 FAX 856-2979

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8585

FLORIDA ENGINEERING SERVICES
3440 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 652-5212 FAX (305) 652-5252

CIVIL ENGINEER
ABAM CONSULTANTS, INC.
8400 S. DADELAND BLVD., SUITE 370
Miami, FL 33156
(305) 670-5011 FAX 670-5018

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6999 SW 81 ST.
Miami, FL 33143
(305) 665-9668 FAX 668-8428

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
328 NW 176 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-9453 FAX 651-4480

CONSTRUCTION DOCUMENTS

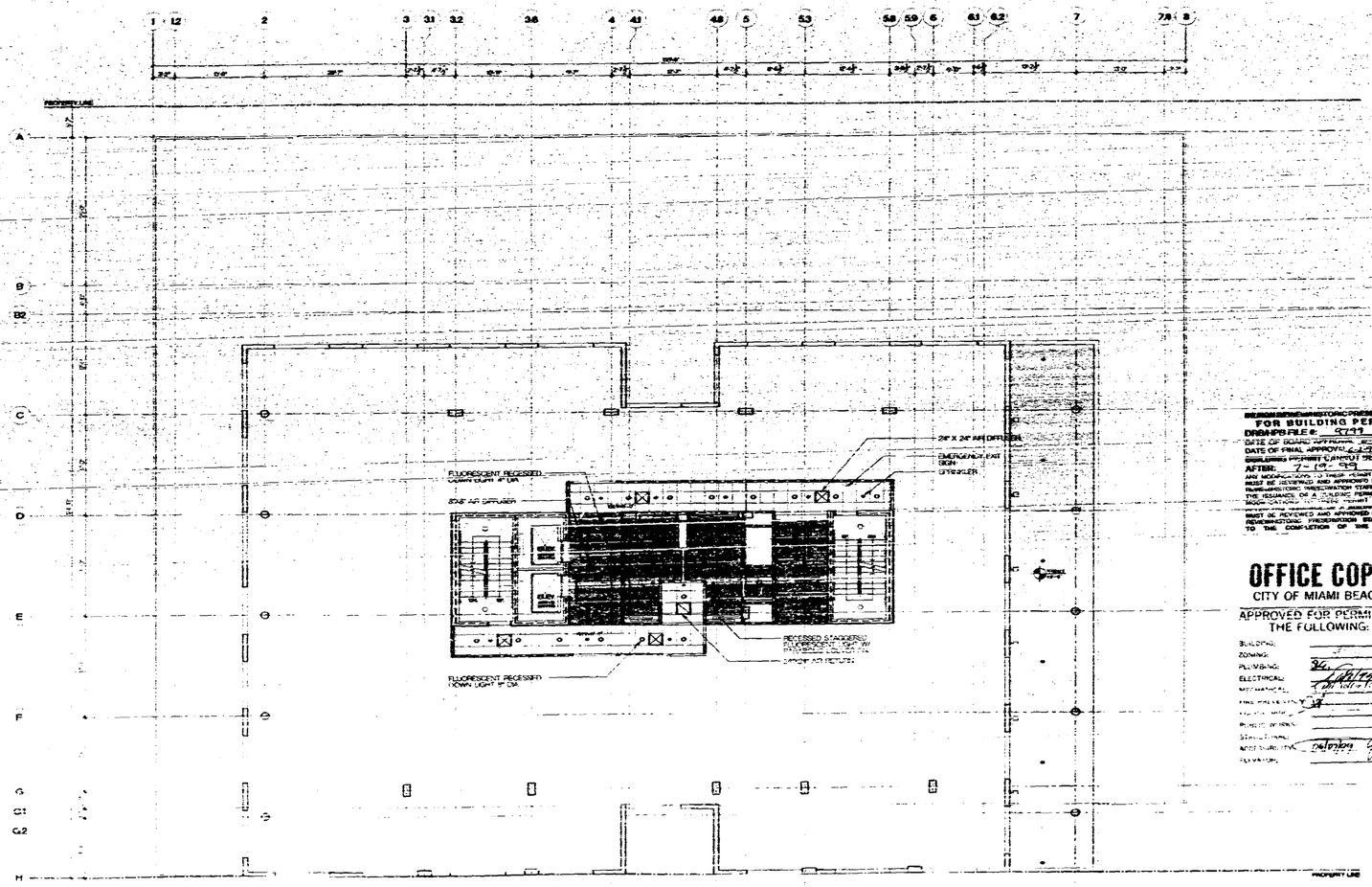
Office Registration #AA C000483

Issue Date: 01.15.99 Project No.: 9705
Drawn By: M. A. N. Approved By: S.K.
Submit Set: 30% CD
Revision/Date

Sheet No.

A-2.2

REFLECTED CEILING PLAN



SYMBOL LEGEND

PARTITION WALL LEGEND

REFLECTED CEILING PLAN-5TH FL.

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #: 6791
DATE OF BOARD APPROVAL: 6-23-98
DATE OF FINAL APPROVAL: 6-23-98 BY DRB
BUILDING PERMIT CANNOT BE ISSUED AFTER: 7-10-99
ANY MODIFICATIONS TO THESE FINAL DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ANY MODIFICATIONS TO THESE FINAL DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE MARSHALL:
PUBLIC WORKS:
STRUCTURAL:
ADDITIONAL:
ELEVATOR:

119 Washington Avenue

5/19/99

ARCHITECT
ARQUITECTONICA
[illegible]
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
[illegible]

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-5252

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-6212 FAX (305) 653-0232

CIVIL ENGINEER
ABAM CONSULTANTS, INC.
[illegible]

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
[illegible]

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
[illegible]

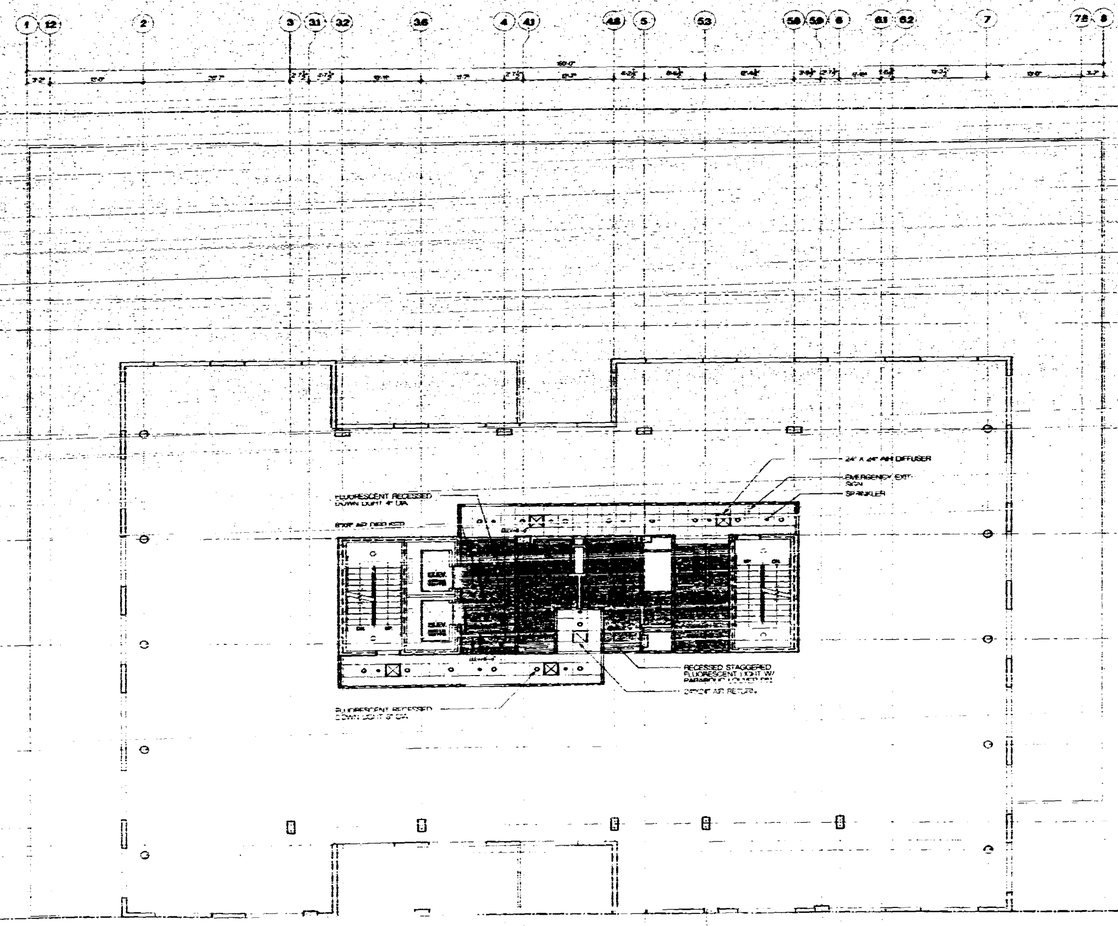
CONSTRUCTION DOCUMENTS

Office Registration #AA C000485

Issue Date: 01-14-99
Revisions:
No. 1
No. 2
No. 3
No. 4
No. 5

Sheet No.
A-2.3

REFLECTED CEILING PLAN



SYMBOL LEGEND

PARTITION WALL LEGEND

DESIGN REVIEW/HISTORIC PRESERVATIO
FOR BUILDING PERMIT
DRB/HPB FILE #: 4233
DATE OF BOARD APPROVAL: 6-5-98
DATE OF FINAL APPROVAL: 7-14-98 BY DRB
DRB/HPB PERMIT SUBMITTAL ISSUED AFTER: 7-14-99

THESE PLANS AND ANY WORK/CHANGES TO THESE PLANS SHALL MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY REVISIONS TO THESE PERMIT DRAWINGS AND/OR MODIFICATIONS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

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

BUILDING
CONTROL
PLUMBING
ELECTRICAL
MECHANICAL
FIRE MARSHAL
STRUCTURAL
ENVIRONMENTAL
ELEVATOR

F.A.R. AREA - 10,325 SF

REFLECTED CEILING PLAN-6TH FL

A2.4 SCALE: 1/8"=1'-0"

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

119 Washington Avenue
SOUTH BEACH

OWNER/LESSEE

ARCHITECT
ARQUITECTONICA
[illegible]
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1390 CORAL WAY, SUITE 202
(305) 854-4484 FAX 856-2916

M/E/P
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 NW 183rd STREET
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
ABSMT CONSULTANTS, INC.
8405 S. DIXIE AND BLVD., SUITE 370
MIAMI, FL 33143
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6500 SW 81 ST.
MIAMI, FL 33143
(305) 665-8881 FAX 665 8432

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
309 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

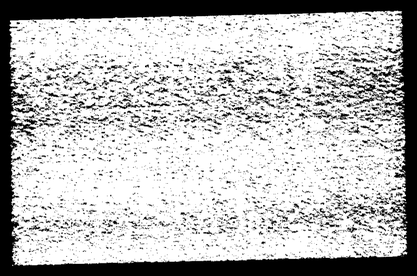
CONSTRUCTION DOCUMENTS

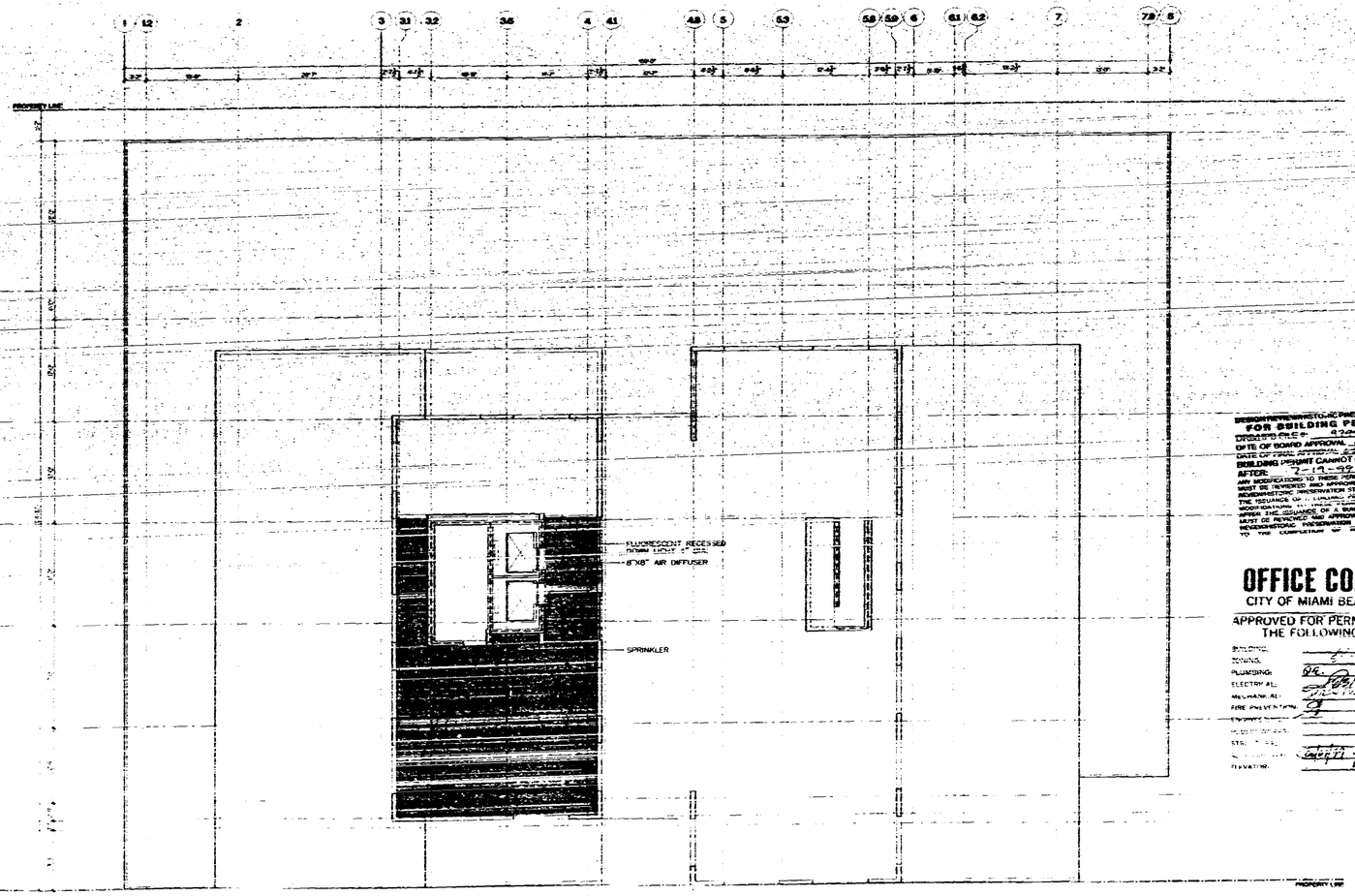
Office Registration #AA C000405

Issue Date 11-15-99
Permit Set 90% CD
Revision Date

Sheet No.
A-2.4

REFLECTED CEILING PLAN





PARTITION WALL LEGEND

F.A.R. AREA - 464 SF

REFLECTED CEILING PLAN-ROOF

NOTE: ALL EXTERIOR LOUVERS, STOREFRONT AND

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #: 4224
DATE OF BOARD APPROVAL: 6-6-99
DATE OF FINAL APPROVAL: 6-6-99
BUILDING PERMIT CANNOT BE ISSUED
AFTER: 7-19-99
ANY MODIFICATIONS TO THESE PLANS (INCLUDING
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO
THE ISSUANCE OF A BUILDING PERMIT. ANY
MODIFICATIONS AFTER THE ISSUANCE OF A BUILDING PERMIT
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR
TO THE COMPLETION OF THE PROJECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEER:
STRUCTURAL:
ELEVATOR:

119 Washington Avenue
SOUTH BEACH

5/14/99

ARQUITECTONICA
[illegible] 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-1104 FAX 856-2078

M.E.P.
IMDC
4144 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-9235

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0282

CIVIL ENGINEER
ABZMIT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 309
MIAMI, FL 33156
(305) 670-1011 FAX 670-1048

LANDSCAPE ARCHITECT
CECOMANTIC DESIGNS, INC
6500 SW 01 ST.
MIAMI, FL 33143
(305) 665-6268 FAX 666-6428

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
200 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-5453 FAX 651-4650

CONSTRUCTION DOCUMENTS

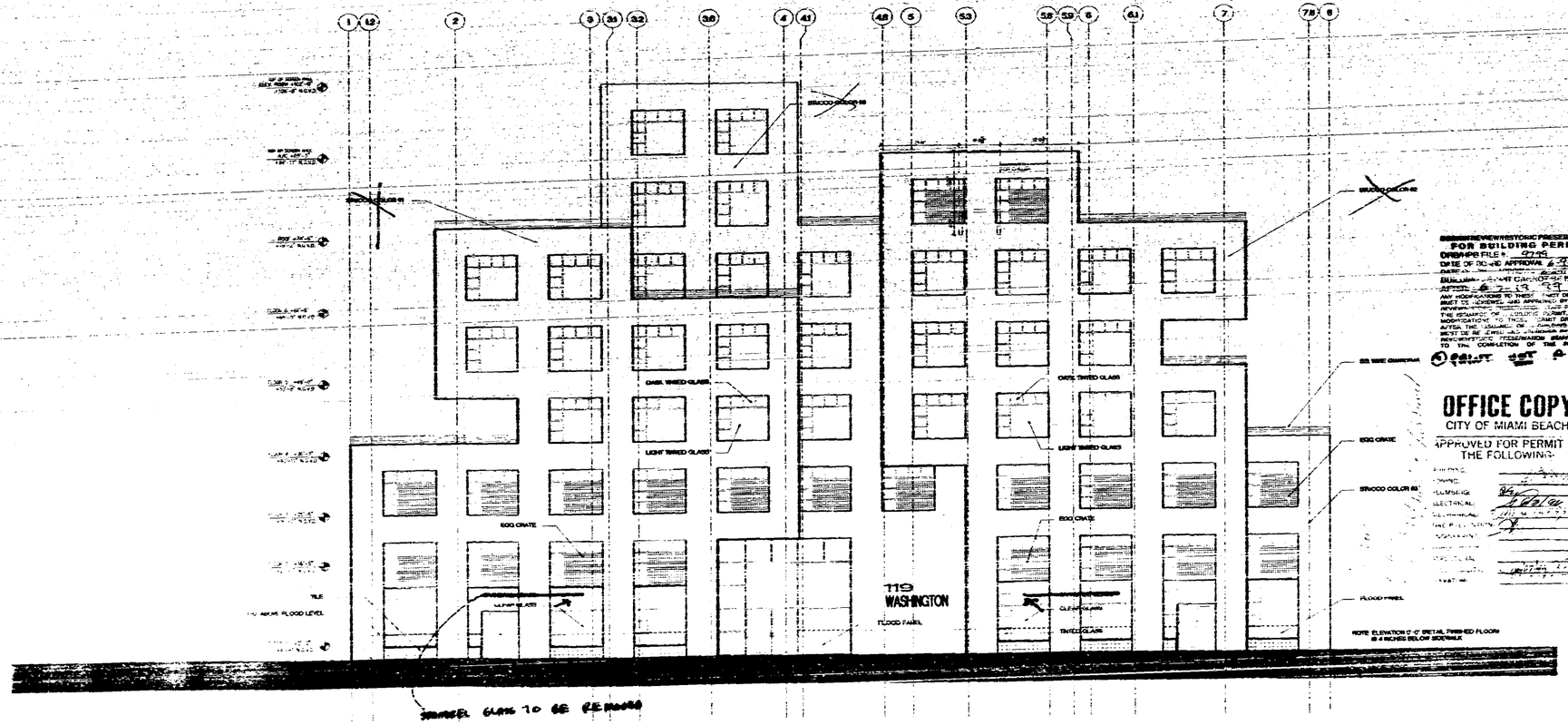
Office Registration AA C000026

Project No: 9734
Approved By:

Revision Date

Sheet No.
A-2.5

REFLECTED CEILING PLAN



WEST ELEVATION

NOTE: ALL EXTERIOR DOORS STOREFRONT AND LOUVERS, excepting glass
* WINDOWS ARE NOT PART OF THIS PERMIT

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE # 9795
DATE OF DRB/HPB APPROVAL 6-3-98
DATE OF PERMIT ISSUE
BUILDING PERMIT CATEGORY
APPEAL
ANY MODIFICATIONS TO THESE SIGNED DRAWINGS MUST BE LOGGED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE SIGNED DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
PLANNING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PROTECTION
WORKMEN'S
STRUCTURAL
UNSAFE

119 Washington Avenue
SOUTH BEACH

OWNER/DEVELOPER

ARCHITECT
ARQUITECTONICA
[illegible]
TEL (305) 372-1812
FAX (305) 372-1878

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
[illegible]

MEP
IMDC
[illegible]

FLORIDA ENGINEERING SERVICES
[illegible]

CIVIL ENGINEER
AGENT CONSULTANTS, INC.
[illegible]

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
[illegible]

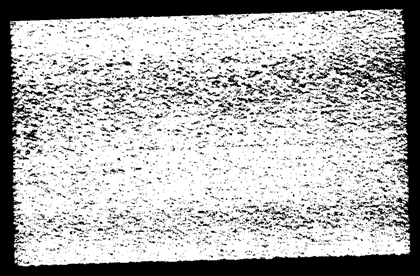
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
[illegible]

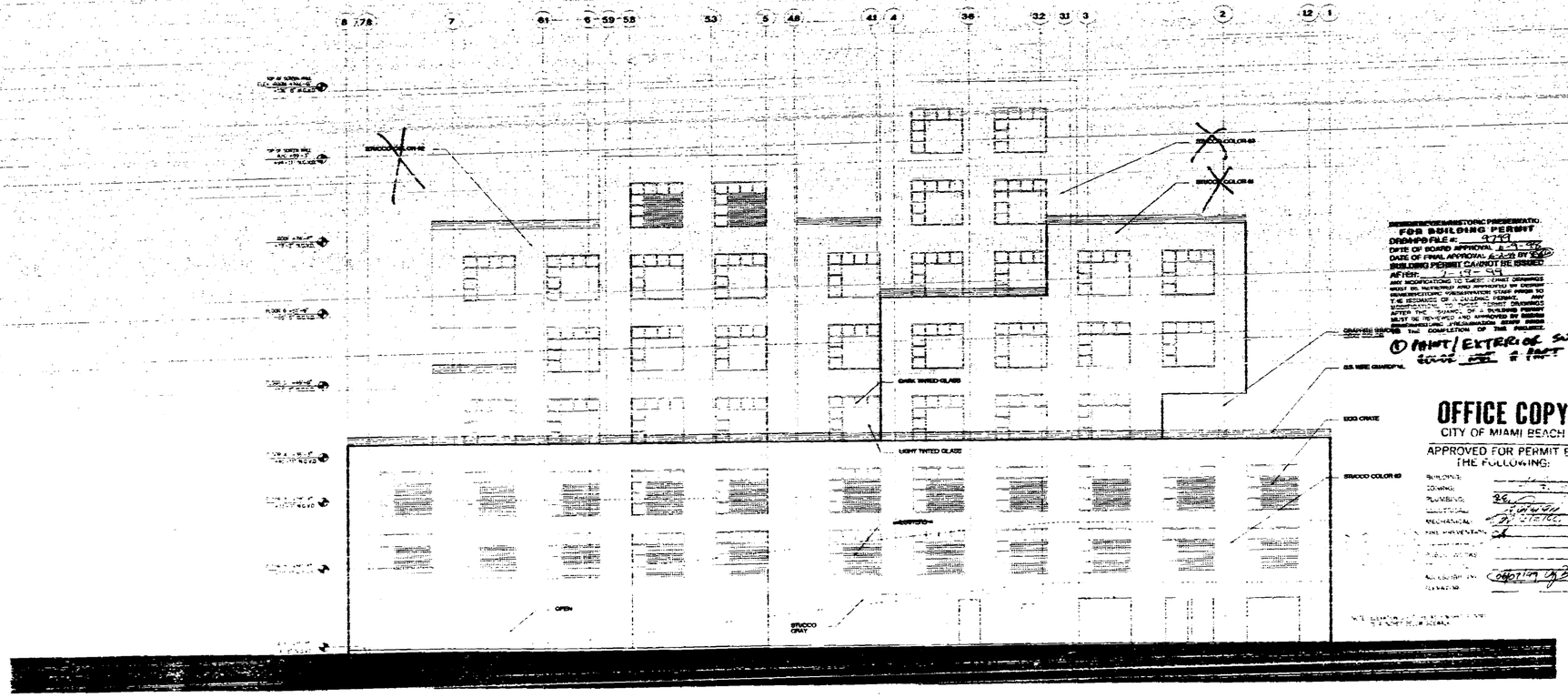
CONSTRUCTION DOCUMENTS

Office Registration AAA C000488

Sheet No.
A-3.1

WEST ELEVATION





EAST ELEVATION

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS, EXCEPT GLASS, RESTORE ARE NOT PART OF THIS PERMIT

HISTORIC PRESERVATION/ZONING PREMIATIC
FOR BUILDING PERMIT
DRB/PB FILE #: 9799
DATE OF BOARD APPROVAL 6-9-99
DATE OF FINAL APPROVAL 6-9-99 BY DRB
BUILDING PERMIT CANNOT BE ISSUED
AFTER:
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS
MUST BE REVIEWED AND APPROVED BY DESIGN
CONSTRUCTION REVIEW/PRESERVATION STAFF PRIOR TO
THE ISSUANCE OF A BUILDING PERMIT. ANY
MODIFICATIONS TO THESE PERMIT DRAWINGS
AFTER THE ISSUANCE OF A BUILDING PERMIT
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION BOARD BEFORE
THE FINAL COMPLETION OF THE PROJECT.

① PAINT / EXTERIOR SURFACE
DOOR DOOR & TRIM

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
MECHANICAL:
FIRE MARSHAL:
PUBLIC WORKS:
HISTORIC PRES.:
ELEVATOR:
06/07/99

119 Washington Avenue
SOUTH BEACH

ARCHITECT
ARQUITECTONICA
2889 Ponce de Leon Blvd.
Miami, FL 33134
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305)854-7799 FAX 856-2095

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-0255

FLORIDA ENGINEERING SERVICES
34 NW 182th STREET
NORTH MIAMI BEACH, FL 33169
(305) 652-0212, FAX (305) 653-9232

CIVIL ENGINEER
ABSMT CONSULTANTS, INC.
2400 S. DIXIELAND DR./HWY., SUITE 370
MIAMI, FL 33199
(305) 856-1611 FAX 876-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6500 SW 91 ST.
MIAMI, FL 33143
(305) 665-9889 FAX 665-8426

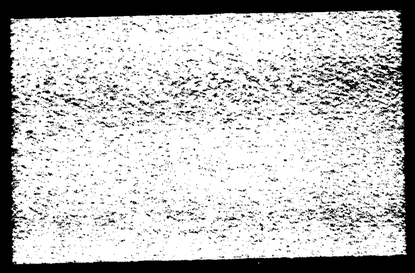
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
165 NW 170 ST
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-1480

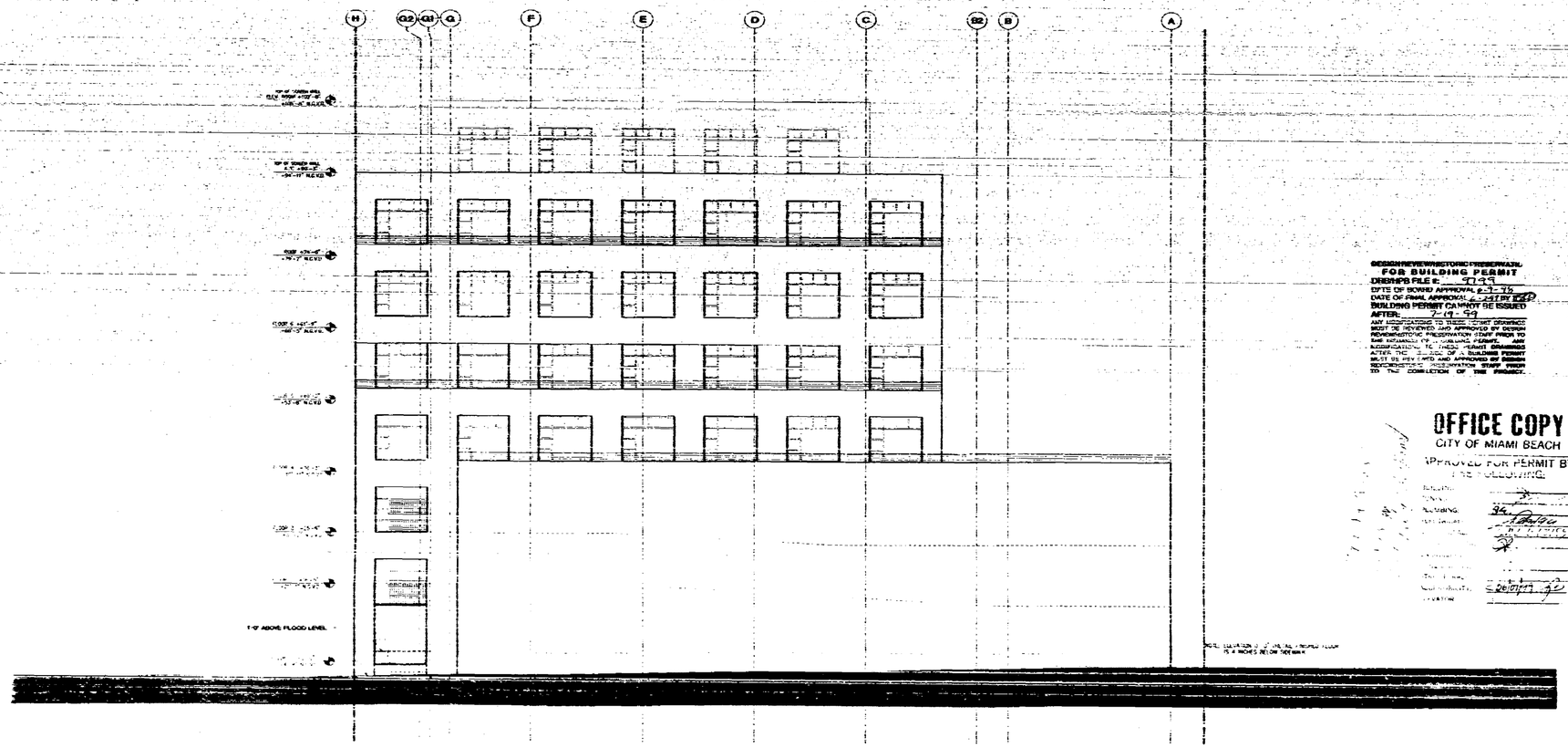
CONSTRUCTION
DOCUMENTS

Ottico Registration #AA 0000460

A-3.2

EAST
ELEVATION





NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS, AS SHOWN, ARE CONCEPTUAL. WINDOWS ARE NOT PART OF THIS PERMIT

SOUTH ELEVATION
A3.3 SCALE: 1/8"=1'-0"

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #: 97-99
DATE OF BOARD APPROVAL: 2-3-98
DATE OF FINAL APPROVAL: 6-24-98 (LETTER)
BUILDING PERMIT CANNOT BE ISSUED
AFTER: 7-19-99
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO SAID MODIFICATION BEING SUBMITTED FOR BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE CONSTRUCTION OF THE PROJECT.

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

BUILDING
PLUMBING
MECHANICAL
ELECTRICAL
CONSTRUCTION
FIRE
ZONING
PUBLIC WORKS
HISTORIC PRESERVATION

119 Washington Avenue

ARQUITECTONICA
ARQUITECTONICA INTERNATIONAL
1550 Madruga Ave.
Miami, FL 33146
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-1404 FAX 856-3576

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-4226

FLORIDA ENGINEERING SERVICES
24 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-9212 FAX (305) 653-9232

CIVIL ENGINEER
ADAMS COMBS TANTO, INC.
9450 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1015

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6990 SW 81 ST.
MIAMI, FL 33143
(305) 665-9990 FAX 666-6426

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-3483 FAX 651-4460

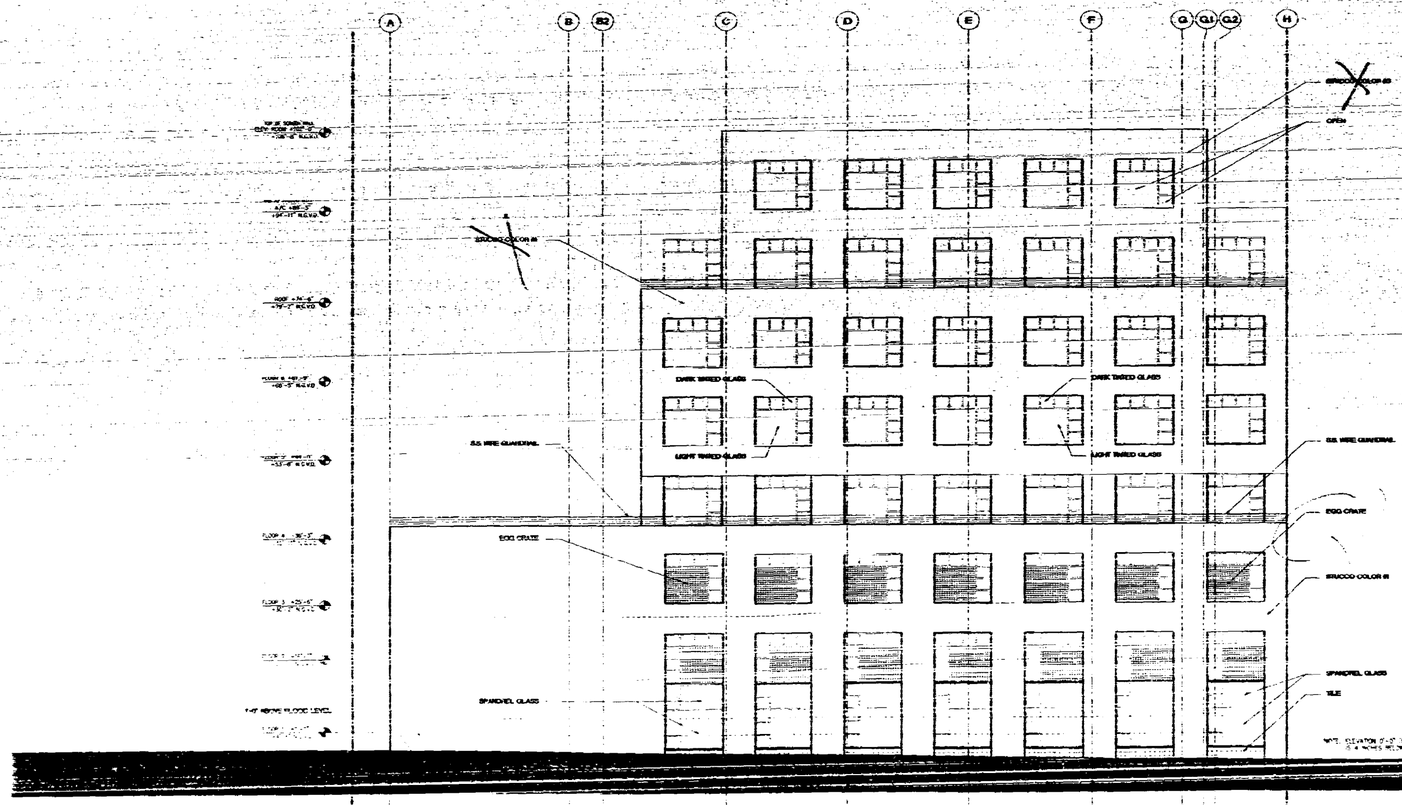
CONSTRUCTION DOCUMENTS

Office Registration #AA C000205

ISSUE DATE: 07-15-99
SHEET NUMBER: A-3.3
PROJECT NUMBER: 9810
APPROVED BY: RS
REVISION DATE:

A-3.3

SOUTH ELEVATION



NORTH ELEVATION

NOTE: ALL EXTERIOR DOORS, STOREFRONT, WINDOWS, & WINDOWS ARE NOT PART OF THIS PERMIT

not part of this permit

HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/MPB FILE #: 9754
DATE OF BOARD APPROVAL: 6-9-99
DATE OF FINAL APPROVAL: 6-9-99 BY: [illegible]
BUILDING PERMIT CANNOT BE ISSUED BEFORE: 7-19-99
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

PAINT EXTERIOR COLOR FINISH NOT PART

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
PLUMBING
MECHANICAL
ELECTRICAL
PUBLIC WORKS
FIRE PREVENTION
HISTORIC PRESERVATION

119 Washington Avenue

ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-1084 FAX 856-2875

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-6235

FLORIDA ENGINEERING SERVICES
24 NW 199th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-5212 FAX (305) 653-0252

CIVIL ENGINEER
ARGENT CONSULTANTS, INC.
2200 S. BAYSHORE BLVD., SUITE 209
MIAMI, FL 33133
(305) 856-1611 FAX 856-1616

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6500 SW 81 ST
MIAMI, FL 33143
(305) 665-9588 FAX 666-0428

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
308 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-9463 FAX 651-4460

CONSTRUCTION DOCUMENTS

Issue Date: 11-24-99 Project No.: 9756
Drawn by: M, A, R Approved by: AG
Permit Set: 5/28 JD
Revision Date

Sheet No.
A-3.4

NORTH ELEVATION

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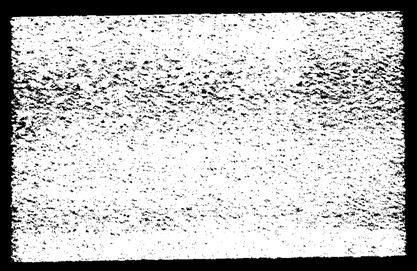
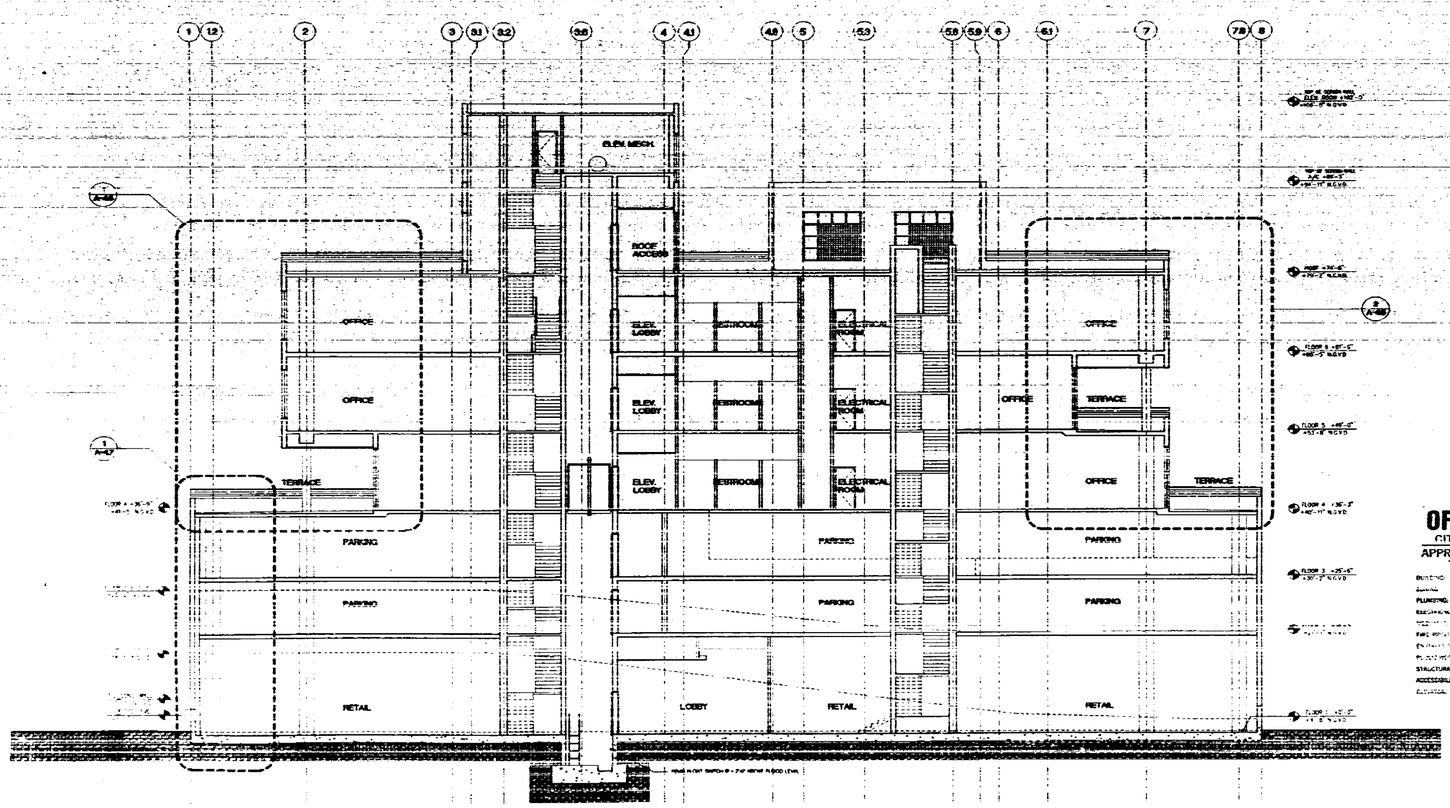




LONGITUDINAL SECTION

1/4" SCALE

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

BUILDING
ZONING
PLUMBING
ELECTRICAL
MECH.
FIRE PROTECTION
ENGINEERING
PLANS REVIEW
STRUCTURAL
ACCESSIBILITY
ELEVATOR

Atlantic Center

ARQUITECTONICA

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.

MEP
SMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-0300

FLORIDA ENGINEERING SERVICES

CIVIL ENGINEER
ARNET DOMINI TAMTE, INC.

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.

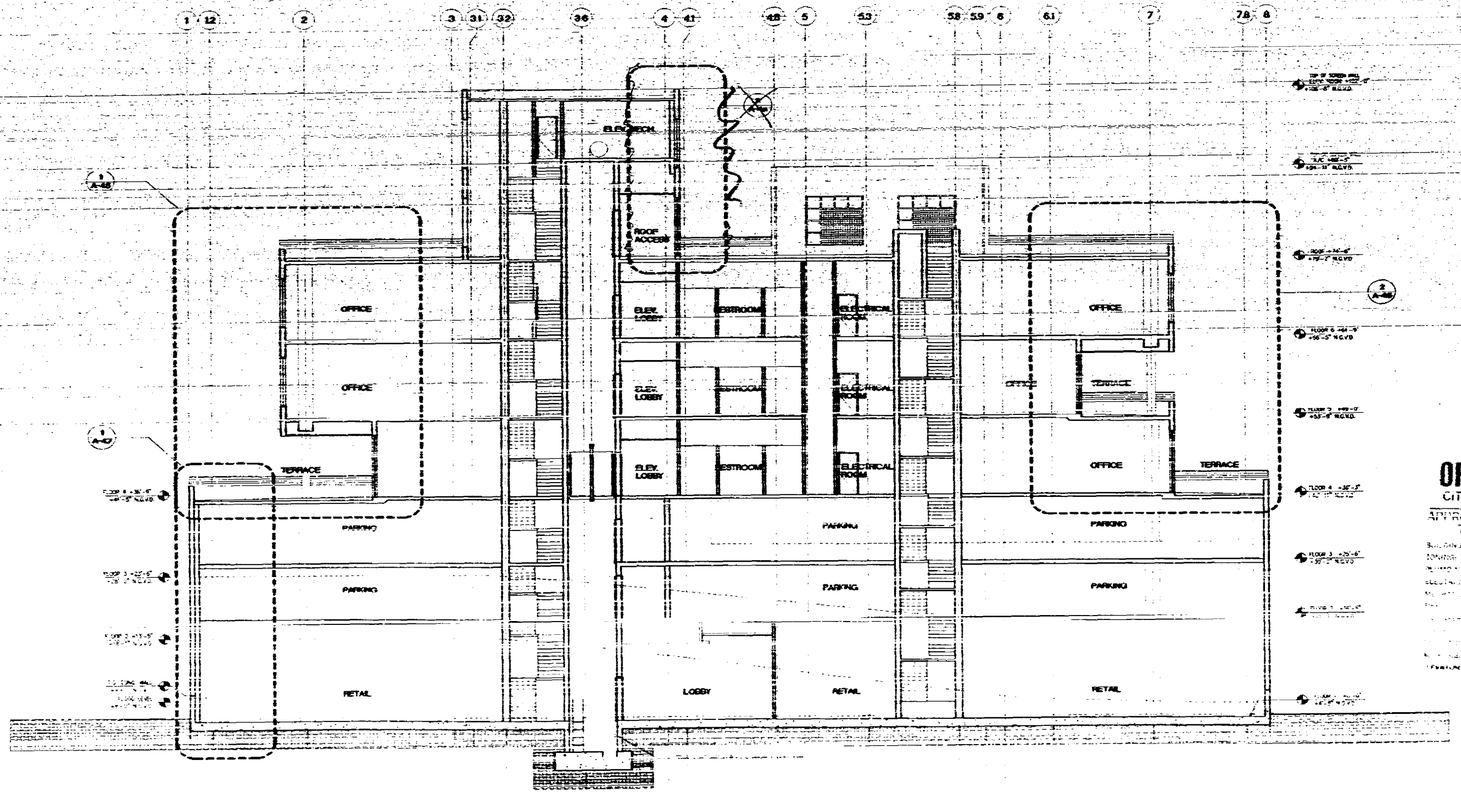
CONSTRUCTION DOCUMENTS

Issue Date: 07.15.99
Drawn By: M.K.
Approved By: R.P.

Revision Date

Sheet No.
A-4.1

LONGITUDINAL SECTION



1 LONGITUDINAL SECTION
A-4.1 SCALE 1/8"=1'-0"

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

119 Washington Avenue

ARQUITECTONICA

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.

MEP
SMDC
6141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-4235
FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
ARGENT CONSULTANTS, INC.
6400 S. DIXIELAND BLVD., SUITE 300
MIAMI, FL 33155
(305) 670-1011 FAX 670-1010

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6900 SW 81 ST.
MIAMI, FL 33143
(305) 665-9998 FAX 666-6439

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
368 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4466

CONSTRUCTION DOCUMENTS

Office Registration #AA C000045

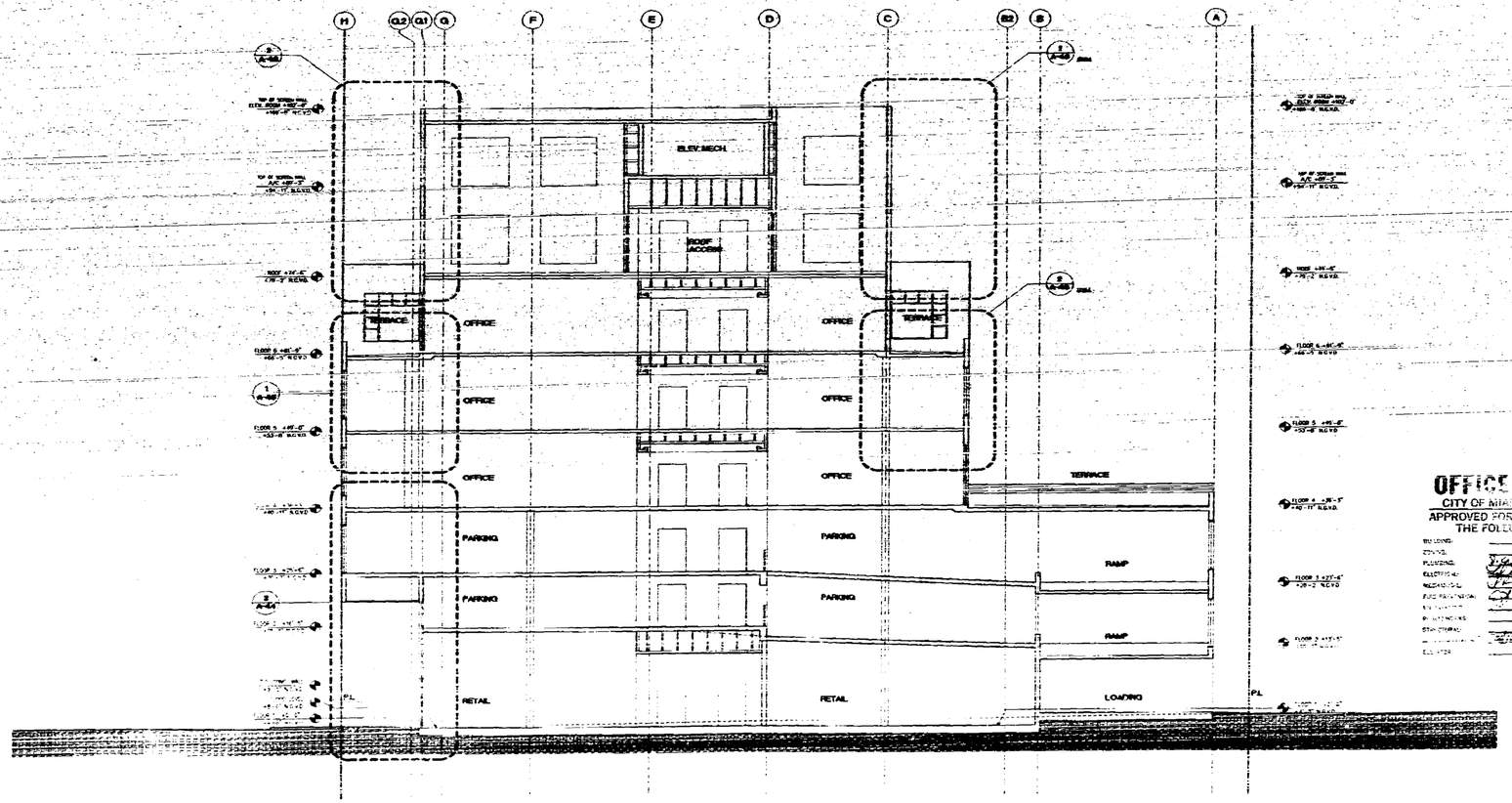
Revision Date

Sheet No.
A-4.1
VOID

LONGITUDINAL SECTION

0.19"

0046



TRANSVERSAL SECTION

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

Atlantic Center

ARQUITECTONICA

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.

MEP
IMDC

FLORIDA ENGINEERING SERVICES

CIVIL ENGINEER
ABSINT CONSULTANTS, INC.

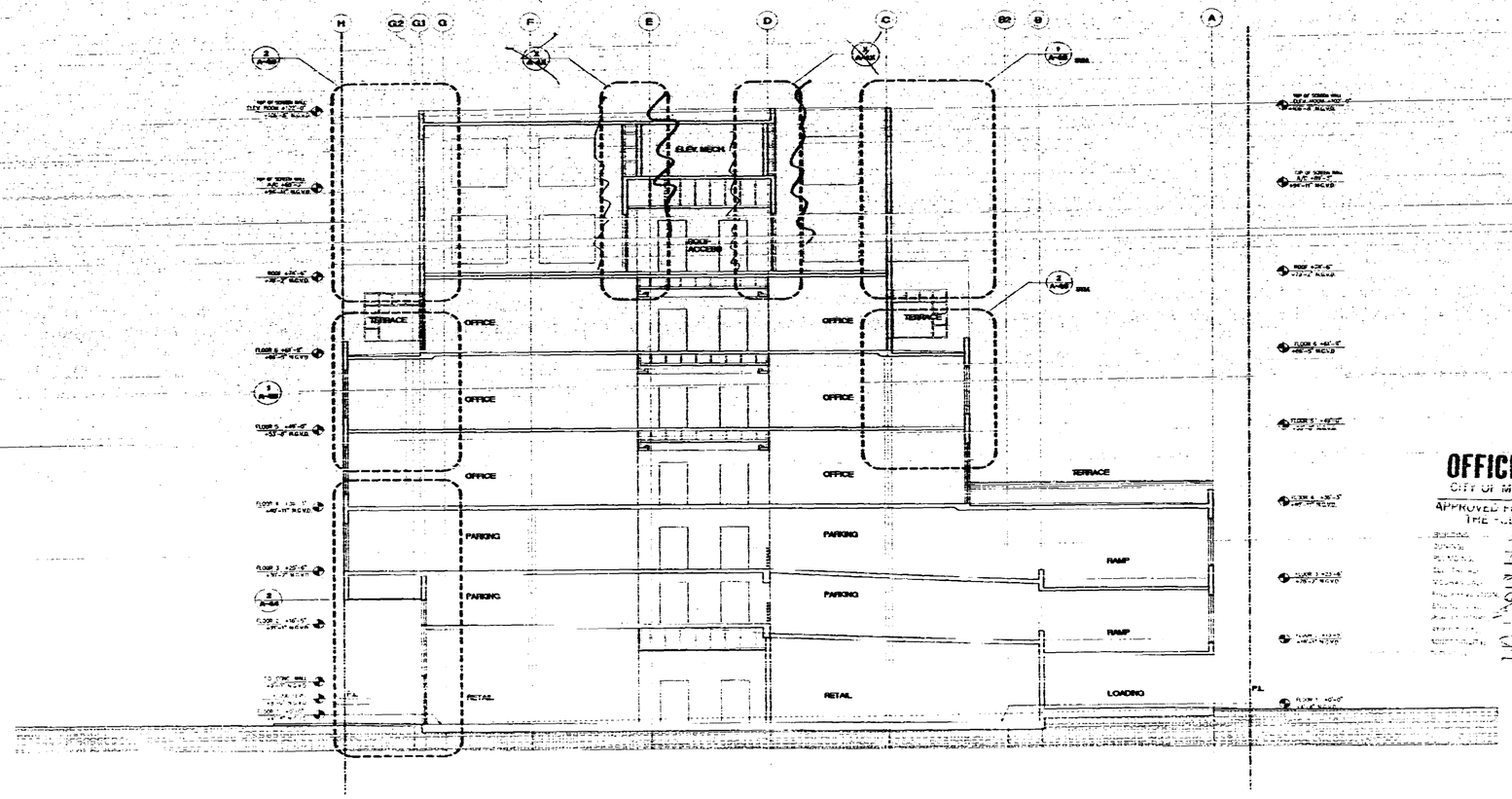
LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.

CONSTRUCTION DOCUMENTS

A-4.2

TRANSVERSAL SECTION



1 A4.2 TRANSVERSAL SECTION
SCALE 1/8"=1'-0"

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

119 Washington Avenue

ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
12000 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 264-4164 FAX 559-2979

MEP
WDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-5255

FLORIDA ENGINEERING SERVICES
3L NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-9212 FAX (305) 653-9232

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
MIAMI, FL 33166
(305) 629-1011 FAX 696-1616

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6900 SW 81 ST.
MIAMI, FL 33143
(305) 665-5005 FAX 666-6438

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
305 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-0403 FAX 651-4480

CONSTRUCTION DOCUMENTS

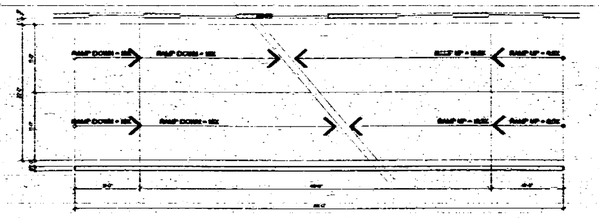
Office Registration #AA C000465

issue date: 01-15-99 Project No.: 9756
Drawn by: M. P. Approved by: XXX
permit set: 90% CD
revisions/date

sheet No.
A-4.2
AMD

TRANSVERSAL SECTION

84 09 08



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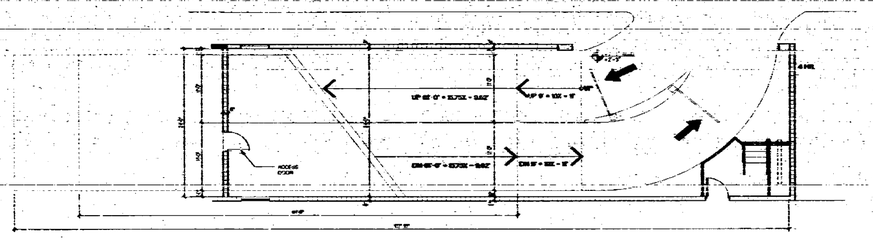

2 / A4.3 RAMP PARTIAL PLAN-GROUND LEVEL
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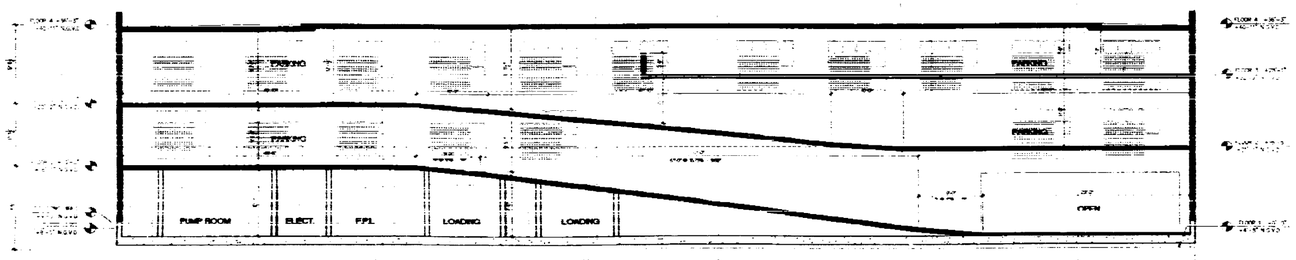

1 RAMP SECTION
SCALE 1/8"=1'-0"

I (2) Over Hall
Part of this Section

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

Building
Planning
Fire Dept.
Public Works
Parking Dept.
Design Review Board
Historic Preservation Board
Date 06/07/99

119 Washington Avenue
SOUTH BEACH

Signature
AR # 0010658
ARCHITECT

ARQUITECTONICA
2327 Biscayne Avenue
Miami, FL 33127
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4184 FAX 858-2896

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
31 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-9212 FAX (305) 653-9232

CIVIL ENGINEER
ABZMT CONSULTANTS, INC.
9999 S. DIXIELAND BLVD., SUITE 370
DAVIE, FL 33328
(305) 370-1011 FAX 370-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6500 SW 81 ST.
MIAMI, FL 33143
(305) 665-6065 FAX 666-6428

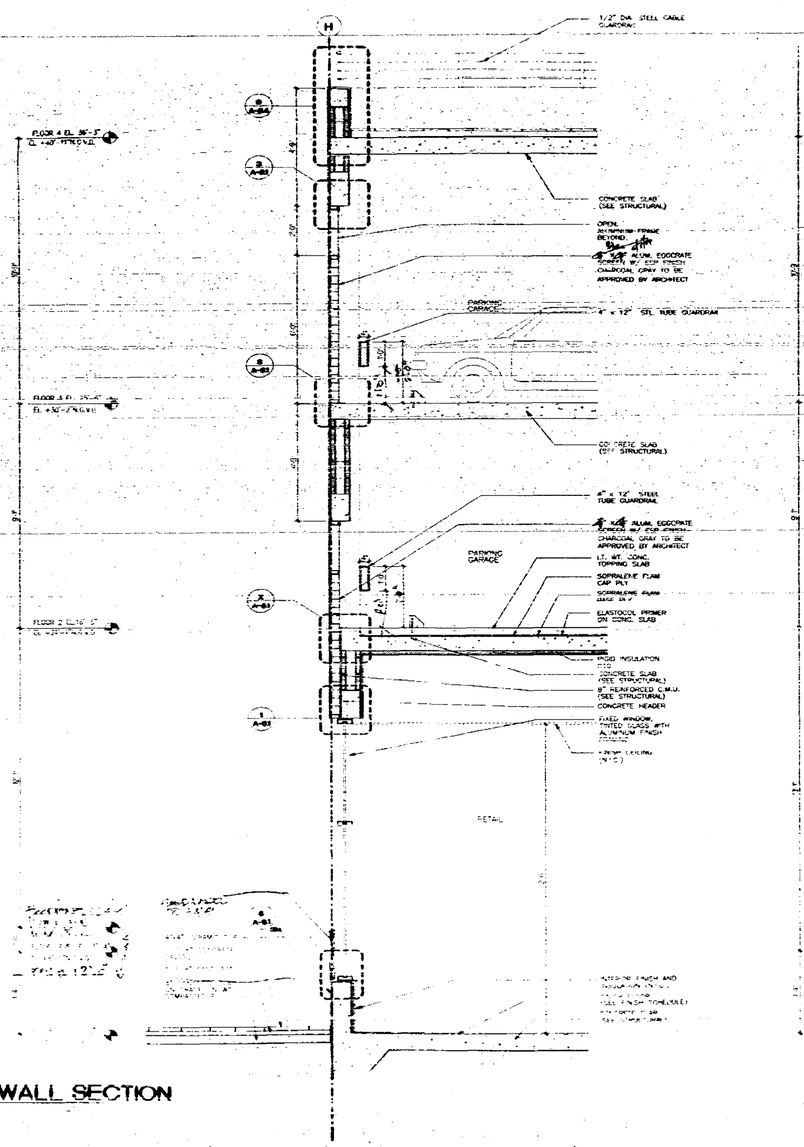
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
309 NW 176 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-5453 FAX 651-4460

CONSTRUCTION DOCUMENTS

Office Registration #AA C000465
Issue Date 11-15-99 Project No. 9758
Scale 1/8" = 1'-0" As Noted
Permit Set 99-15
Revision Date

Sheet No.
A-4.3

RAMP SECTION



119 Washington Avenue
SOUTH BEACH

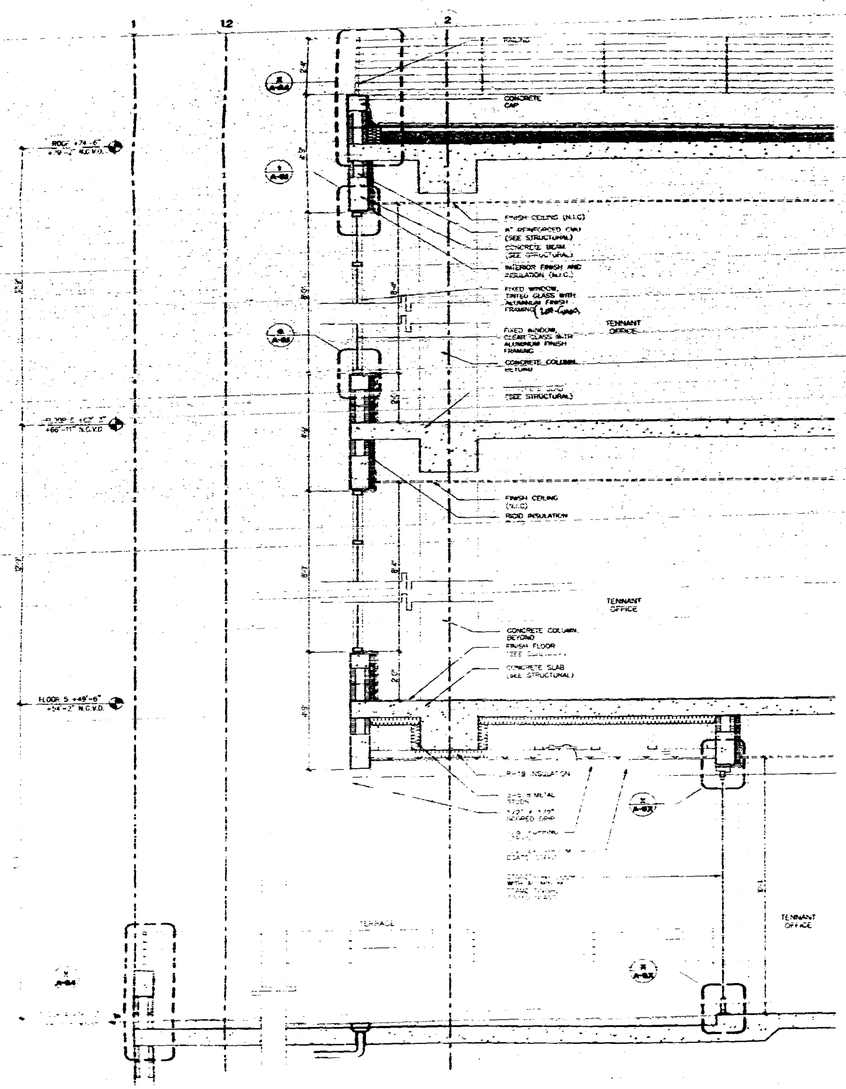
ARCHITECT
ARQUITECTONICA
STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 222
MIAMI, FL 33145
(305) 854-4996 FAX 856-3098
MEP
IMDC
4141 NE 2ND AVENUE, SUITE 107
MIAMI, FL 33137
(305) 573-8255
FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232
CIVIL ENGINEER
AEZMT CONSULTANTS, INC.
9900 E. DAVIDSLAND BLVD. SUITE 316
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016
LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6800 SW 81 ST.
MIAMI, FL 33143
(305) 665-2455 FAX 666-8426
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
305 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651 9453 FAX 651-9492

CONSTRUCTION DOCUMENTS

Office Registration #AA C000465

Sheet No.
A-4.4

WALL SECTIONS



WALL SECTION
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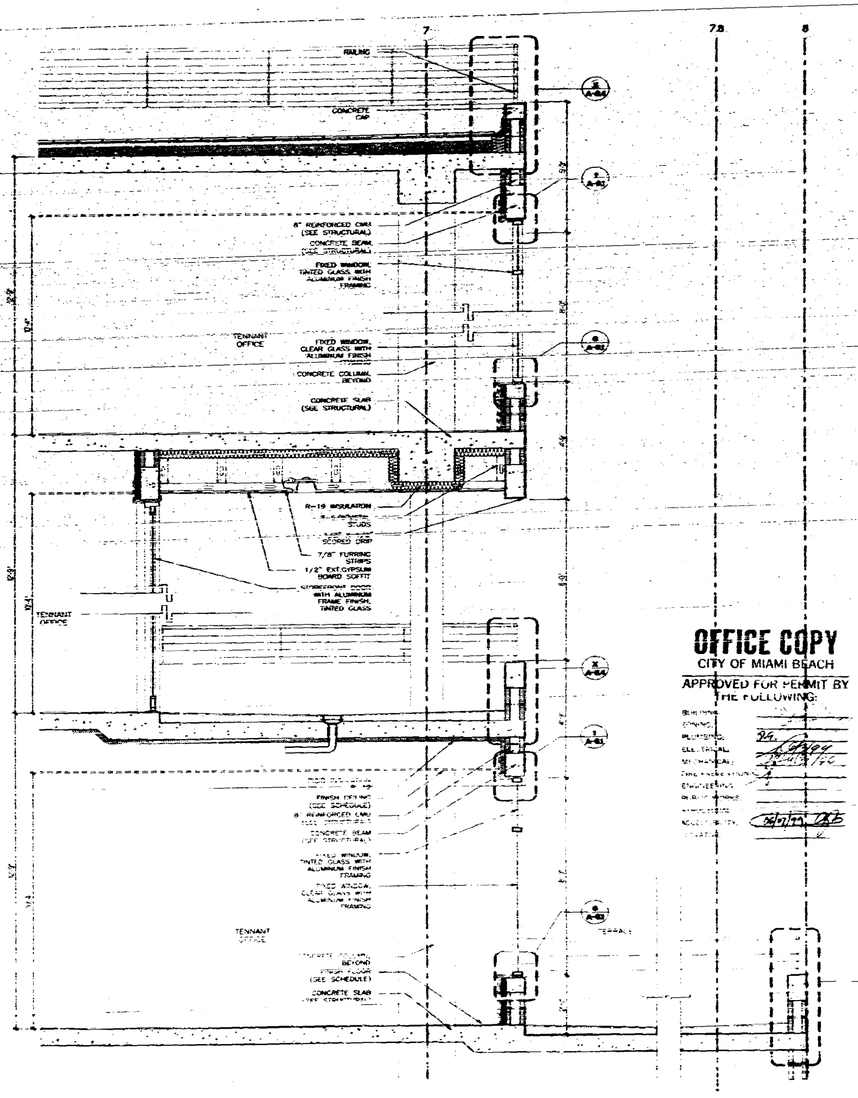

2 WALL SECTION
A4.5 SCALE: 1/2"=1'-0"

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119 Washington Avenue
SOUTH BEACH

ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
12955 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 864-4104 FAX 858-2076

MEP
AMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8270

FLORIDA ENGINEERING SERVICES
24 NW 109th STREET
NORTH MIAMI BEACH, FL 33168
(305) 653-8212 FAX (305) 653-8252

CIVIL ENGINEER
AS2MT CONSULTANTS, INC.
1900 S. EXPRESSWAY BLVD., SUITE 370
MIAMI, FL 33155
(305) 676-1911 FAX 676-1916

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6600 SW 81 ST.
MIAMI, FL 33143
(305) 665-8885 FAX 666-8438

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
208 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8453 FAX 651-4488

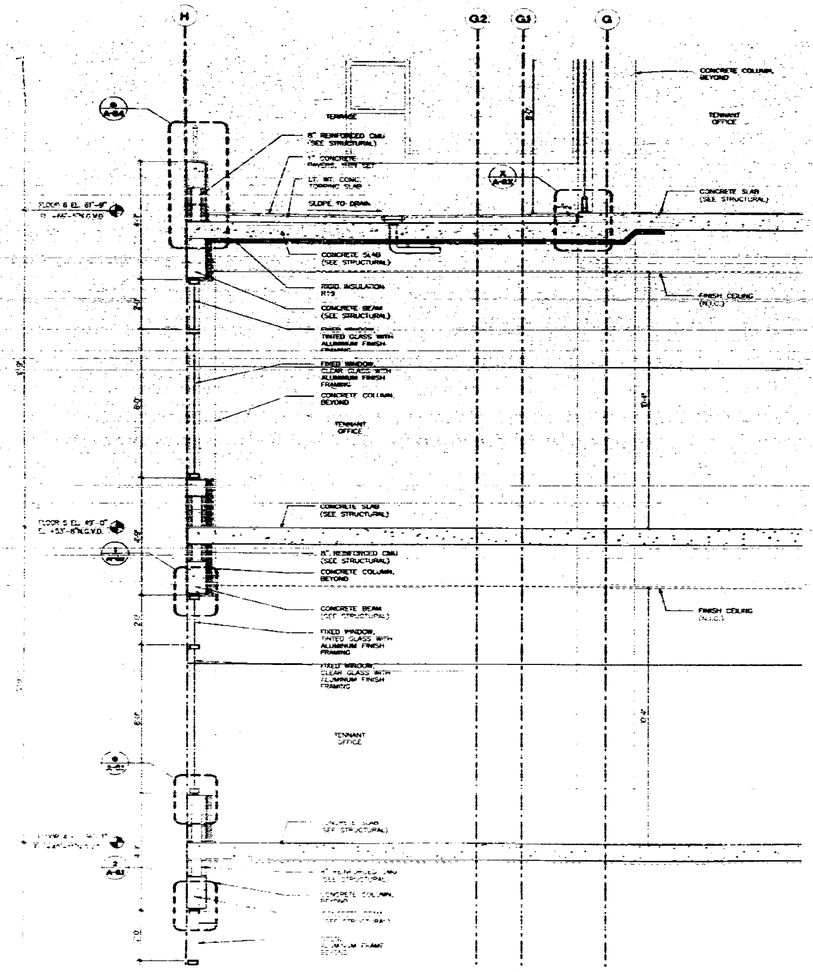
CONSTRUCTION DOCUMENTS

Office Registration #AA C000445

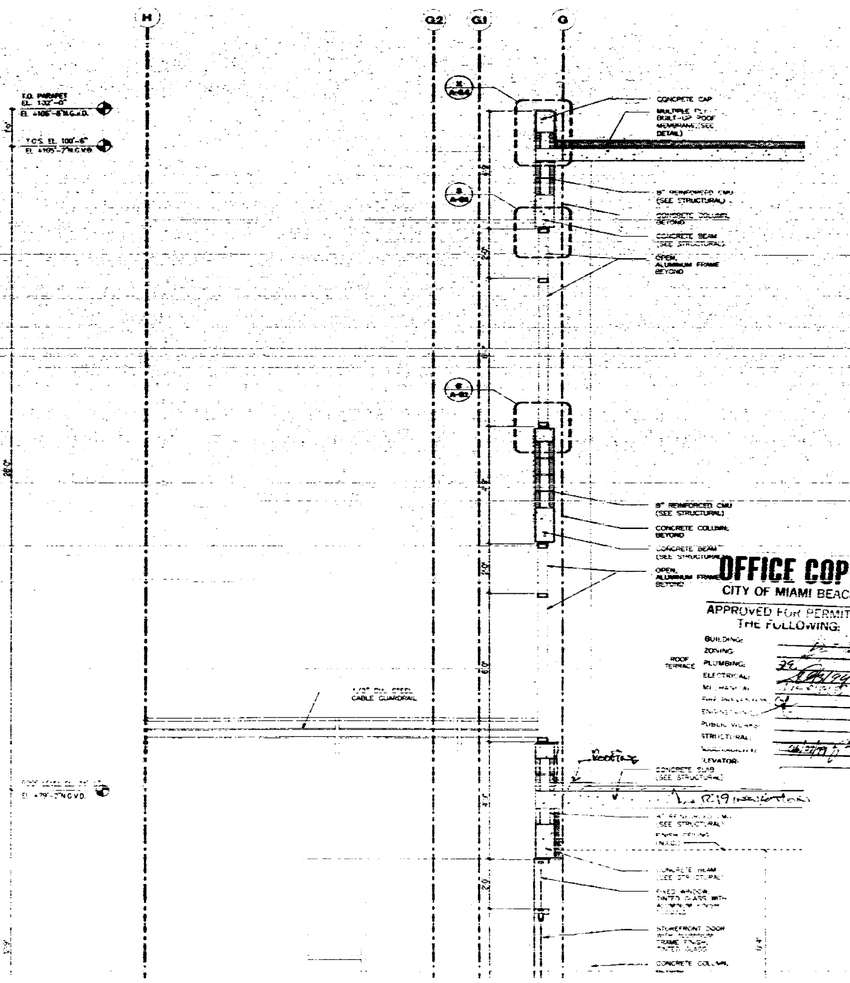
Drawn by: BL,JK,IK | Approved by: PA,RG
Permit Set: 30% CD
Revision Notes:

Sheet No.
A-4.5

OFFICE SECTIONS



WALL SECTION



WALL SECTION

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BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE SPRINKLER
ENVIRONMENTAL
PUBLIC WORKS
STRUCTURAL
TRANSPORTATION
ELEVATOR

119 Washington Avenue
SOUTH BEACH

ARCHITECT
ARQUITECTONICA
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
(305) 573-8255
FLORIDA ENGINEERING SERVICES
(305) 653-9212 FAX (305) 653-0232
CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
(305) 670-1011 FAX 670-1016
LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.

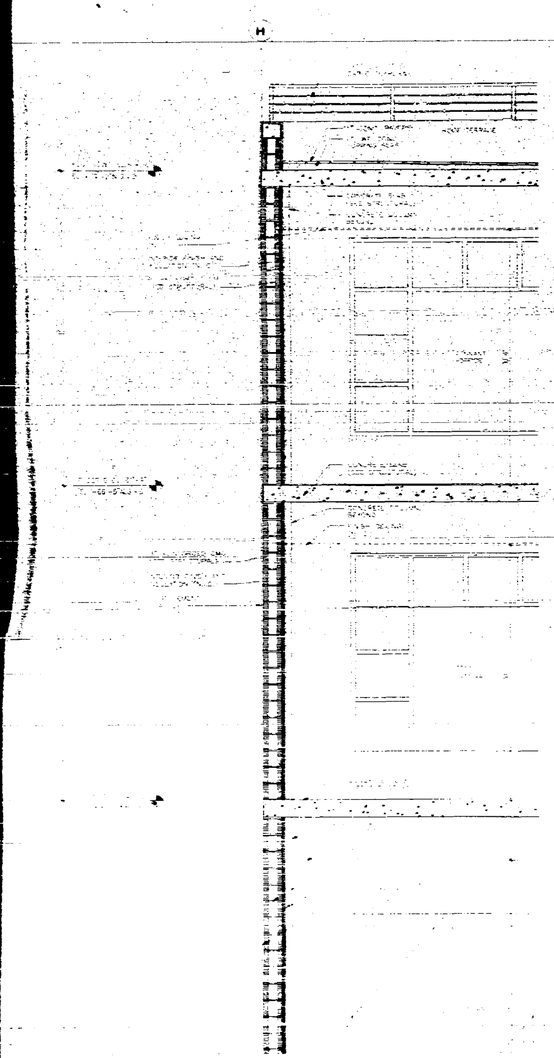
CONSTRUCTION DOCUMENTS

Issue Date 01-14-99 Project No. 9748
Permit Set 90% CD

A-4.6

WALL SECTIONS

10852



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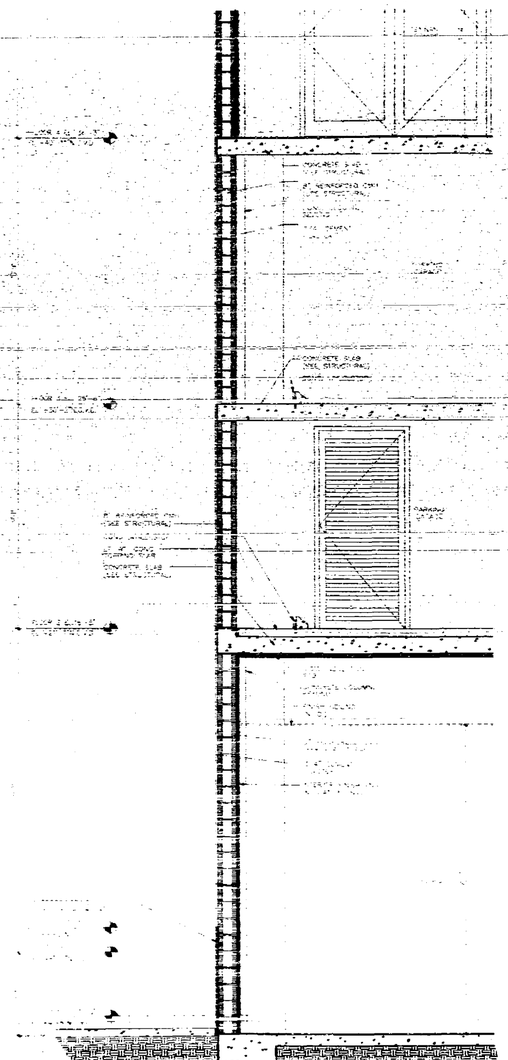

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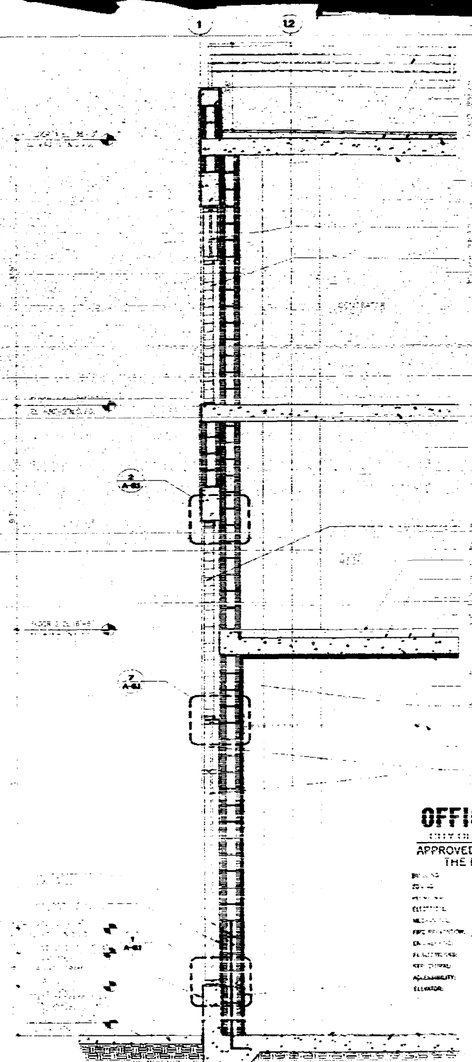

WALL SECTION

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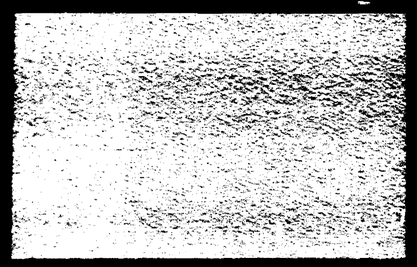
APPROVED FOR PERMIT BY THE FOLLOWING:



Atlantic Center

ARCHITECT

ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER

G. V. PEREZ ASSOCIATES, INC.
1180 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4164 FAX (305) 856-2316

MEP

IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 NW 169th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER

AB2MT CONSULTANTS, INC.
8480 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC
66 W SW 81 ST
MIAMI, FL 33143
(305) 665-9088 FAX 669-0428

GEOTECHNICAL CONSULTANT

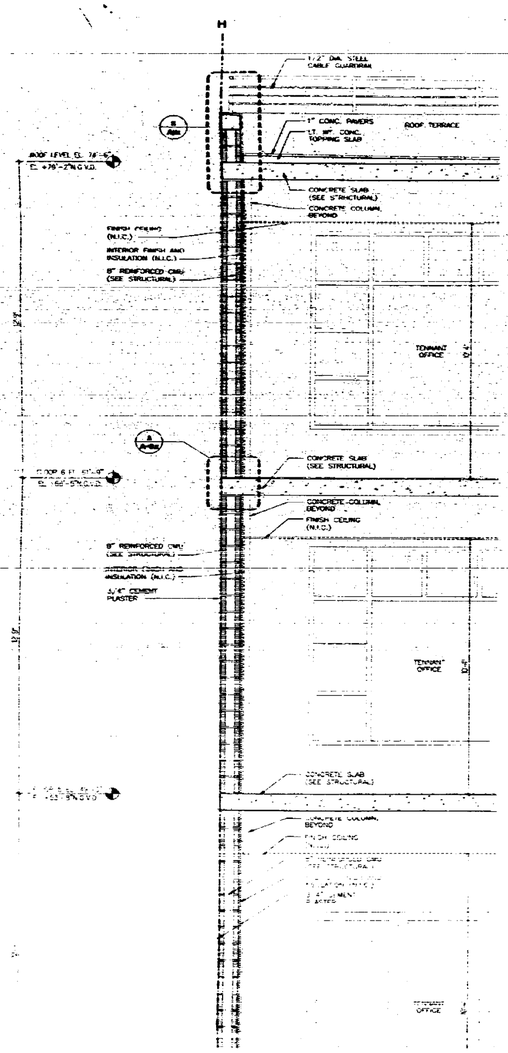
INTERCOUNTY LABORATORIES, INC.
305 NW 170 ST
NORTH MIAMI BEACH, FL 33169
(305) 651-6483 FAX 651-6480

CONSTRUCTION DOCUMENTS

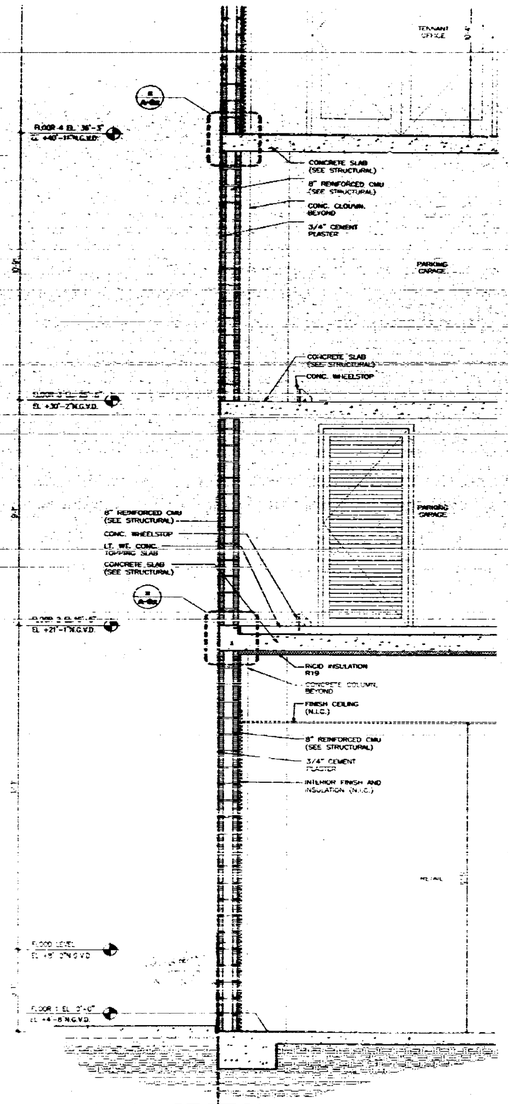
Office Registration #AA C000405

A-4.7

WALL SECTIONS



WALL SECTION



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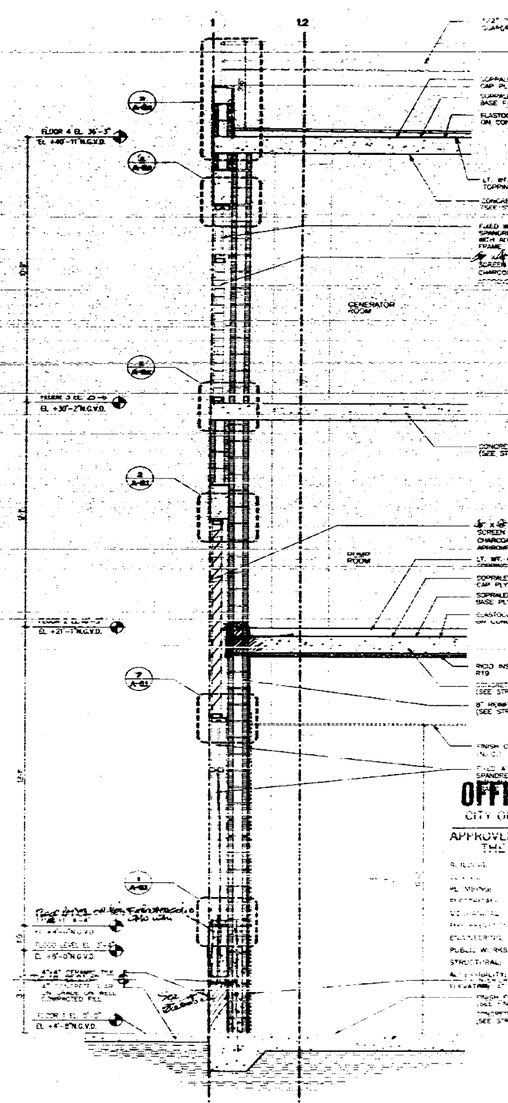

WALL SECTION

119 Washington Avenue
SOUTH BEACH

ARCHITECT

ARQUITECTONICA
[illegible]
305.broken 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER

G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4164 FAX 858-2979

MEP

IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
[illegible]
NORTH MIAMI BEACH, FL 33160
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER

AB2MT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1046

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC
6800 SW 81 ST
MIAMI, FL 33143
(305) 665-9208 FAX 666-9420

GEOTECHNICAL CONSULTANT

INTERCOUNTY LABORATORIES, INC.
[illegible] NW 179 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-5452 FAX 651-4450

CONSTRUCTION DOCUMENTS

Office Registration #AA C000485

Issue Date: 01-15-99 Project No: 9766
Drawn by: MI, Jr. M. Approved by: BC

Revision Date
[illegible]
FL. Service 2/2 10/27/99
[illegible]
[illegible]
[illegible]
Publix W. Pass:
Structural
M. Electricity 08/07/99
[illegible]

Sheet No.

A-4.7

VOID

WALL SECTIONS

ARQUITECTONICA INTERNATIONAL, P.A.

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CITY OF MIAMI BEACH
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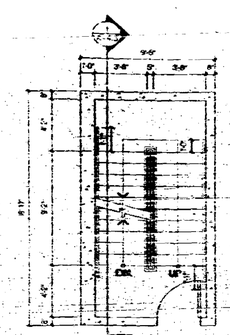
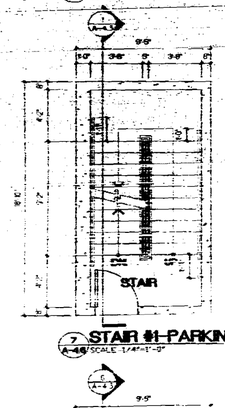
08654



STAIR #1-PARKING FL



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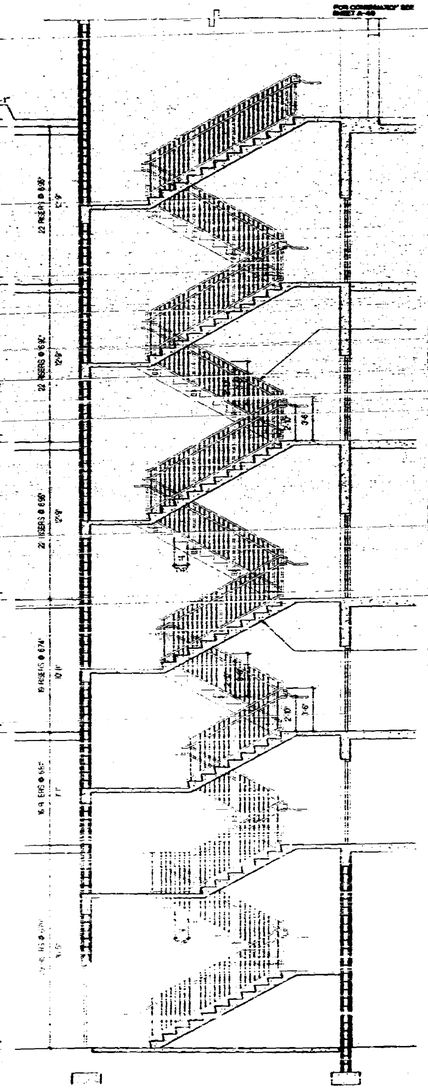

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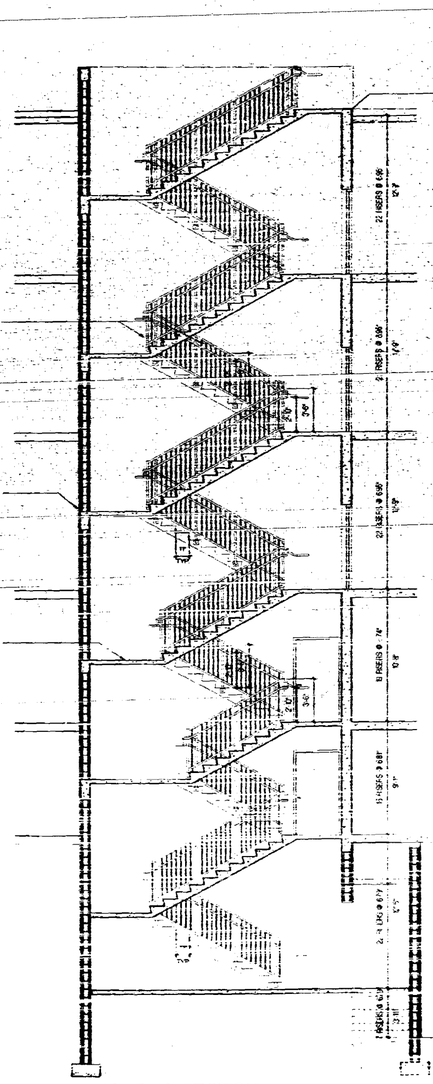
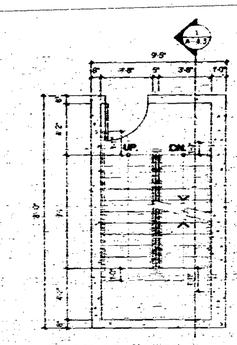
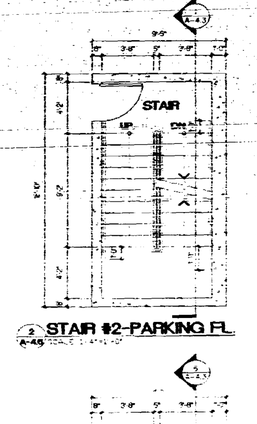
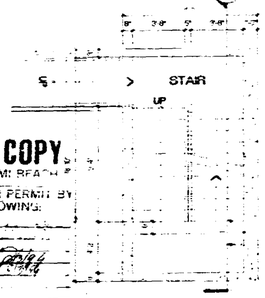


STAIR #2-SECTION



STAIR #2-PARKING FL





STAIR #2-GROUND FL

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CITY OF MIAMI BEACH
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119 Washington Avenue

ARQUITECTONICA

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.

MEP
SMDC
FLORIDA ENGINEERING SERVICES

CIVIL ENGINEER
ADCIVIL CONSULTANTS, INC.

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC

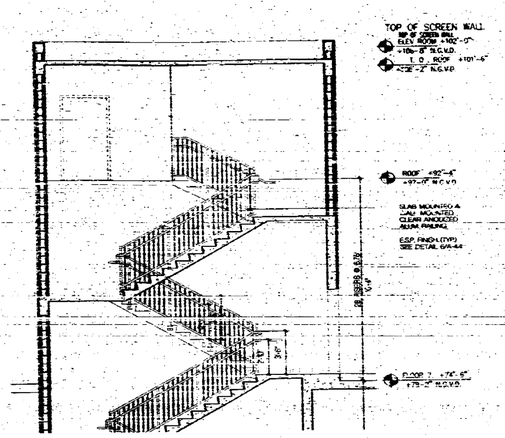
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.

CONSTRUCTION DOCUMENTS

Project No.: 9756

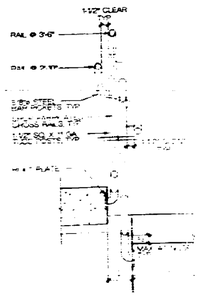
Sheet No.
A-4.8

STAIRS
SECTION



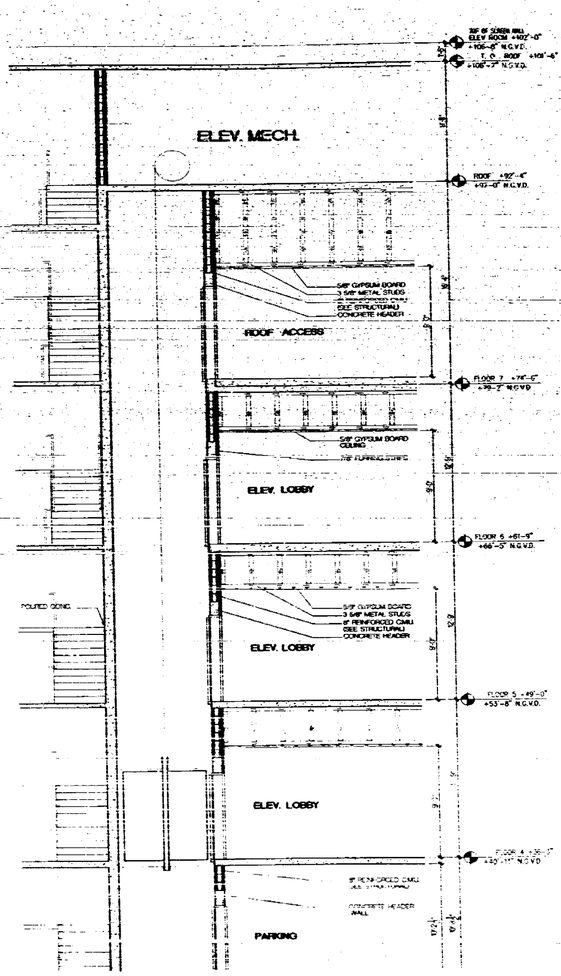
STAIR SECTION AT ELEV. MECH ROOM

SCALE 1/4"=1'-0"



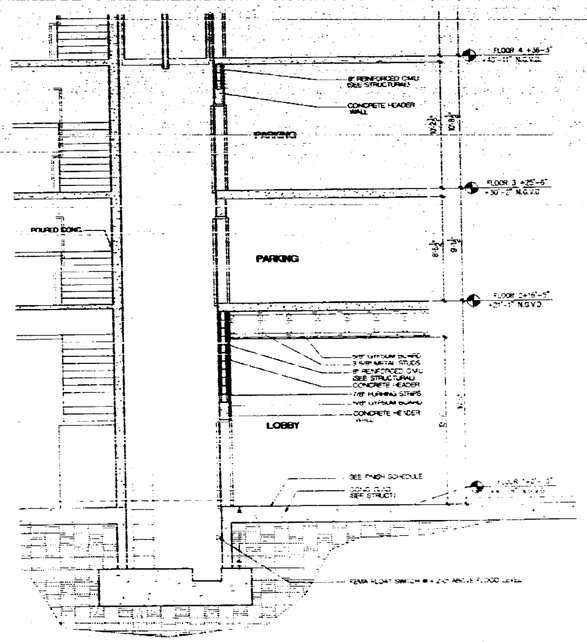
STAIR DETAIL

SCALE 1 1/2" = 1'-0"



PARTIAL ELEVATOR SECTION

SCALE 1/4"=1'-0"



PARTIAL ELEVATOR SECTION

SCALE 1/4"=1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

STRUCTURAL:
ACCESSIBILITY:

119 Washington Avenue
SOUTH BEACH

ARQUITECTONICA
MIAMI, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1000 DORAL BLVD., SUITE 300
DORAL FL 33145
(305) 804-4384 FAX 805-0808

MEP
IMDC
4141 S.E. 2ND AVENUE SUITE 107
DANIA, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 SW 39RD STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
6400 S. DIXIELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1019

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6880 SW 91 ST.
MIAMI, FL 33143
(305) 660-6080 FAX 666-8426

GEOTECHICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-3405

CONSTRUCTION DOCUMENTS

Office Registration AA C000165

Issue Date: 01-13-99 Project No.: 9709

Sheet No.
A-4.9

ELEVATOR SECTION

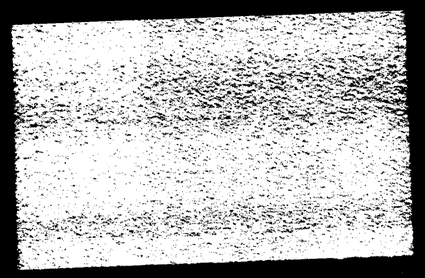
95 55 9

FINISH SCHEDULE LEGEND

CODE #	DESCRIPTION	MANUFACTURER or approved equal	SPECIFICATION
WALL FINISH			
CT	Ceramic Tile	-	*TO BE COORDINATED W/ OWNER
M-1	Gray Tinted Mirror	Vigilante Associates	
M-2	Frosted Glass	Vigilante Associates	
M-3	Clear Glass	Vigilante Associates	
PT	Painted*	-	*TO BE COORDINATED W/ OWNER
SS	Stainless Steel, #4 Satin Finish	Mop Bullin	
ST-1	Simulated Stone Tile, Sahara	Innovative Marble & Tile	
ST-2	Simulated Stone Tile, White Marble	Innovative Marble & Tile	
STC	Cement Plaster Finish	-	*TO BE COORDINATED W/ OWNER
VC	Vinyl Wall Covering	-	
FLOOR FINISH			
EC	Exterior Resin Concrete	-	SLIP RESISTANT FRICTION COEFF. 06 wet/ 0.8 for ramps
C-1	Carpet	Creative Carpet Concepts	
CTF	Ceramic Tile	-	SLIP RESISTANT FRICTION COEFF. 06 wet/ 0.8 for ramps
SC	Sealed Concrete	-	SLIP RESISTANT FRICTION COEFF. 06 wet/ 0.8 for ramps
ST-1	Simulated Stone Tile, Sahara	Innovative Marble & Tile	SLIP RESISTANT FRICTION COEFF. 06 wet/ 0.8 for ramps
ST-2	Simulated Stone Tile, White Marble	Innovative Marble & Tile	SLIP RESISTANT FRICTION COEFF. 06 wet/ 0.8 for ramps
WD	Wood	-	SLIP RESISTANT FRICTION COEFF. 06 wet/ 0.8 for ramps
VT	Vinyl Tile	-	SLIP RESISTANT FRICTION COEFF. 06 wet/ 0.8 for ramps
BASE FINISH			
CTB	3 1/2" Ceramic Tile Base	-	-
WD	3 1/2" Wood Base	-	-
STB	3 1/2" Sim. Stone Base	-	-
CEILING FINISH			
ACT	Accoustical Ceiling Tile	-	-
EXP	Exposed Structure	-	-
PGB	Painted Gypsum Board	-	-
STP	Sprayed Smooth Plaster	-	-
CTU	Cement Plaster Finish	-	-
MATERIAL			
B	Block Wall	-	-
C	Concrete Wall	-	-
GB	Gypsum Board	-	-
SF	Storefront System	-	-

ROOM FINISH SCHEDULE

ROOM No.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL NORTH MAT	WALL NORTH FIN	WALL EAST MAT	WALL EAST FIN	WALL WEST MAT	WALL WEST FIN	CEILING FINISH	CEILING HEIGHT	REMARKS
GROUND LEVEL												
102	LOBBY	SF-1	CTB	GB	PT	GB	PT	C	PT	PGB	10'-0"	
104	ELEV. LOBBY	SC	-	B	PT	GB	PT	B	PT	PGB	10'-0"	
105	MAIL ROOM	SC	-	GB	PT	GB	PT	GB	PT	PGB	8'-0"	
106	RETAIL			-	-	-	-	-	-	-	-	
107	RETAIL			-	-	-	-	-	-	-	-	
108	CORRIDOR	SC	-	GB	PT	GB	PT	OPEN	-	OPEN	-	
109	CORRIDOR	SC	-	B	PT	B	PT	B	PT	OPEN	-	
110	DUMPSTER ROOM	SC		B	PT	B	PT	B	PT	OPEN		
111	PUMP ROOM	SC		B	PT	B	PT	B	PT	OPEN		
112	ELECTRICAL ROOM	SC		B	PT	B	PT	B	PT	OPEN		
113	F.P.L. VAULT	SC		B	PT	B	PT	B	PT	OPEN		
114	CORRIDOR	SC	-	B	PT	B	PT	B	PT	OPEN	-	
115	CORRIDOR	SC	-	B	PT	B	PT	B	PT	OPEN	-	
116	CORRIDOR	SC	-	B	PT	B	PT	OPEN	-	OPEN	-	
2ND FLOOR												
205	GENERATOR ROOM	SC	-	B	PT	B	PT	C	PT	B	PT	EXP.
4TH FLOOR												
402	ELEV. LOBBY	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	ACT.
404	WOMEN'S ROOM	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	PGB
405	MEN'S ROOM	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	PGB
406	VESTIBULE	CPT	CTB	B	PT	GB	PT	GB	PT	GB	PT	PGB
407	JANITOR	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
408	TELECOM	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
409	ELECTRICAL CLOSET	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
410	CORRIDOR	-	-	-	-	-	-	C, GB	PT	-	-	
411	CORRIDOR	-	-	-	-	-	-	C, GB	PT	-	-	
5TH FLOOR												
503	ELEV. LOBBY	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	ACT.
504	WOMEN'S ROOM	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	PGB
505	MEN'S ROOM	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	PGB
506	VESTIBULE	CPT	CTB	B	PT	GB	PT	GB	PT	GB	PT	PGB
507	JANITOR	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
508	TELECOM	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
509	ELECTRICAL CLOSET	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
510	CORRIDOR	-	-	-	-	-	-	C, GB	PT	-	-	
511	CORRIDOR	-	-	-	-	-	-	C, GB	PT	-	-	
6TH FLOOR												
603	ELEV. LOBBY	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	ACT.
604	WOMEN'S ROOM	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	PGB
605	MEN'S ROOM	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	PGB
606	VESTIBULE	CPT	CTB	B	PT	GB	PT	GB	PT	GB	PT	PGB
607	JANITOR	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
608	TELECOM	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
609	ELECTRICAL CLOSET	CPT	CTB	GB	PT	C	PT	GB	PT	GB	PT	PGB
610	CORRIDOR	-	-	-	-	-	-	C, GB	PT	-	-	
611	CORRIDOR	-	-	-	-	-	-	C, GB	PT	-	-	
7TH FLOOR												
703	ELEV. LOBBY	CPT	CTB	B	PT	GB	PT	OPEN	-	OPEN	-	ACT.



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CONSTRUCTION DOCUMENTS

Office Registration #AA C000465

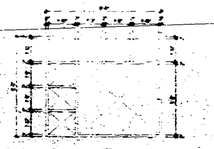
Approved by BA

Sheet No.
A-5.1

ROOM FINISH SCHEDULE

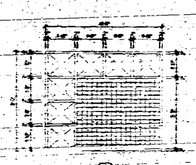
DOOR SCHEDULE

DOOR NO.	LOCATION/DESCRIPTION	S/P	DOORS SIZE	DOORS TYPE	DOORS MAT.	DOORS ELEV.	FRAME TYPE	FRAME MAT.	DETAILS HEAD	DETAILS JAMB	DETAILS THRES.	LABEL	HRDWR. SET	REMARKS
101	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL.	-	-	ALUM.	B	-	SELF CLOSING & 1 1/2 HR. FIRE RATED 450'
102	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL.	-	-	ALUM.	B	-	SELF CLOSING & 1 1/2 HR. FIRE RATED 450'
103	OFFICE LOBBY	X	6'-0" x 8'-0"	GL.	AL/GL	B	HM	ALUM.	-	-	-	-	-	SELF CLOSING, FLOOD BARRIER
104	MAIL ROOM		3'-0" x 8'-0"	HM	STL	C	HM	STL	-	-	ALUM.	C	-	3/4 HR. FIRE RATED
105	RETAIL	X	3'-0" x 10'-0"	GL.	AL/GL	B	HM	ALUM						SELF CLOSING, FLOOD BARRIER
106	RETAIL	X	3'-0" x 10'-0"	GL.	AL/GL	B	HM	ALUM						SELF CLOSING, FLOOD BARRIER
107	RETAIL	X	6'-0" x 10'-0"	GL.	AL/GL	B	HM	ALUM						SELF CLOSING, FLOOD BARRIER
108	CORRIDOR		3'-6" x 6'-8"	HM	STL	D1	HM.	STL	-	-	ALUM.	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
109	CORRIDOR		3'-0" x 6'-8"	HM	STL	F1	HM	STL	-	-	ALUM	C		SELF CLOSING, FLOOD BARRIER, 3/4 HR. RATED
110	CORRIDOR		3'-0" x 6'-8"	HM	STL	F1	HM.	STL	-	-	ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
111	PUMP ROOM		3'-0" x 6'-0"	HM	STL	F	HM.	STL	-	-	ALUM.	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
112	DUMPSTER	X	4'-0" x 6'-0"	HM	STL	E	HM.	STL	-	-	ALUM.	-		
113	ELECTRICAL ROOM		3'-0" x 6'-0"	HM	STL	C	HM	STL	-	-	ALUM.	-		SELF CLOSING, LOUVER/ LOUVER
114	F.P.L. VAULT	X	3'-0" x 6'-0"	HM	STL	C	HM.	STL			ALUM.	-		SELF CLOSING, LOUVER/ LOUVER
115	LOADING	X	3'-0" x 8'-0"	HM	STL	G	HM.	STL	-	-	-	C		SELF CLOSING & 3/4HR. P. RATED, FLOOD BR.
116	CORRIDOR		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	ALUM.	B		SELF CLOSING & 1 1/2 HR. FIRE RATED 450'
117	LOADING	X	3'-0" x 8'-0"	HM	STL	C	HM	STL	-	-	-	C		SELF CLOSING & 3/4HR. P. RATED, FLOOD RR.
201	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATED 450'
202	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
203	PUMP ROOM		3'-0" x 6'-0"	HM	STL	F	HM	STL	-	-	ALUM.	-		SELF CLOSING
301	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATED 450'
302	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
303	GENERATOR ROOM	X	3'-0" x 8'-0"	HM	STL	E	HM	STL						
401	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
402	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
403	WOMEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
404	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
405	VESTIBULE		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
406	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
407	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
408	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
409	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM.			SELF CLOSING
410	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM.			ALUM.			SELF CLOSING
411	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM.			ALUM.			SELF CLOSING
412	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM.			ALUM.			SELF CLOSING
413	TENANT	X	3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
414	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
415	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
416	TENANT		3'-0" x 8'-0"	SC	WD	P	HM.	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
417	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
418	TENANT	X	3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
501	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
502	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
503	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
504	WOMEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
505	VESTIBULE		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
506	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
507	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
508	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
509	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
510	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
511	TENANT	X	3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
512	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
513	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
514	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
515	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
516	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
517	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
518	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
601	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
602	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
603	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
604	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
605	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
606	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
607	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
608	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
609	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
610	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
611	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
612	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
613	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
614	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
615	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
616	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
617	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
618	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
701	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
702	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
703	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
704	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
705	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
706	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
707	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
708	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
709	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
710	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
711	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
712	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
713	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
714	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
715	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
716	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
717	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
718	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
801	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
802	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
803	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
804	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
805	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
806	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
807	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
808	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
809	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
810	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
811	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
812	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
813	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
814	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
815	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
816	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
817	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
818	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
901	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
902	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
903	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
904	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
905	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
906	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
907	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
908	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
909	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
910	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
911	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
912	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
913	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
914	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
915	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
916	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
917	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
918	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1001	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1002	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1003	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
1004	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
1005	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1006	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1007	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
1008	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
1009	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1010	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1011	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1012	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1013	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1014	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1015	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1016	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1017	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1018	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1101	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1102	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1103	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
1104	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
1105	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1106	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1107	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
1108	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
1109	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1110	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1111	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1112	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1113	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1114	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1115	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1116	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1117	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1118	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1201	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1202	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1203	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
1204	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
1205	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1206	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1207	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
1208	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
1209	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1210	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1211	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1212	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1213	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1214	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1215	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1216	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1217	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1218	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1301	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1302	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1303	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
1304	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
1305	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1306	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1307	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
1308	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
1309	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1310	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1311	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1312	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1313	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1314	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1315	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1316	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1317	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1318	TENANT		3'-0" x 8'-0"	SC	WD	P	HM	STL				C		SELF CLOSING & 3/4 HR. FIRE RATED
1401	STAIR #1		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1402	STAIR #2		3'-0" x 8'-0"	HM	STL	D	HM.	STL	-	-	-	B		SELF CLOSING & 1 1/2 HR. FIRE RATE 450'
1403	MEN ROOM		3'-0" x 8'-0"	SC	WD	P	HM	STL			ALUM.	C		SELF CLOSING & 3/4 HR. FIRE RATED
1404	JANITOR ROOM		2'-10" x 6'-8"	HM	STL	J	HM.	STL	-	-	-	-		SELF CLOSING
1405	TELECOM		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1406	ELECT. CLOSET		3'-0" x 6'-8"	HM	STL	F	HM.	STL	-	-	-	B		1 1/2 HR. FIRE RATED & LOUV. W/ FUS. LINK
1407	TERRACE	X	3'-0" x 10'-0"	GL	AL/GL	B	HM	ALUM			ALUM			SELF CLOSING
1408	TERRACE		3'-0" x 10'-0"	GL	AL/GL	B	HM.	ALUM			ALUM			SELF CLOSING
1409	TENANT		3'-0" x



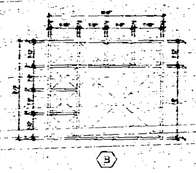
(A1)

FIXED SPANDREL GLASS
PRODUCT APPROVAL # X



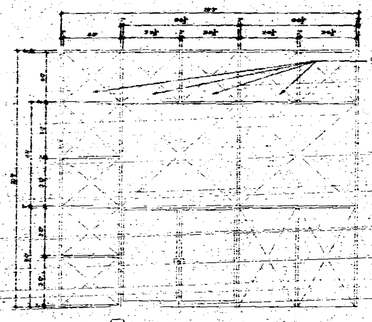
(A)

EGG CRATE LOUVER
WITH FIXED SPANDREL GLASS
PRODUCT APPROVAL # X



(B)

FIXED CLEAR GLASS WINDOW
PRODUCT APPROVAL # X



(C)

FIXED STOREFRONT WINDOWS
WITH ENTRY DOORS
PRODUCT APPROVAL # X

WINDOW SCHEDULE

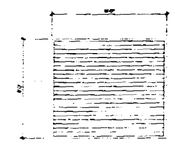
KEY	TYPE	WIDTH	HEIGHT	MATERIAL	LOCATION
(A1)	SPANDREL GLASS	8'-0"	8'-0"		RETAIL LEVEL
(A)	SPANDREL GLASS	8'-0"	8'-0"	W/ EGG CRATE	2ND 3RD PARKING LEVELS
(B)	STANDARD	8'-0"	8'-0"		RETAIL 4TH 5TH 6TH FLOOR OFFICE
(F)	CLEAR WITH SPANDREL	20'-9"	20'-9"		GROUND LOBBY ENTRANCE

(D)

ESG CRATE LOUVER
PRODUCT APPROVAL # X

(E)

OPEN FRAME MODULE
PRODUCT APPROVAL # X



(F)

LOUVER MODULE
PRODUCT APPROVAL # X

LOUVER SCHEDULE

KEY	TYPE	WIDTH	HEIGHT	MATERIAL	LOCATION
(D)	STANDARD	8'-0"	8'-0"		GROUND 2ND 3RD FLOOR PARKING
(E)	STANDARD	8'-0"	8'-0"		ROOF TERRACE
(F)	STANDARD	8'-0"	8'-0"		2ND FLOOR PARKING

Not part of this permit

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	
ZONING:	
PLANNING:	3/6
CONCURRENCY:	
FIRE PREVENTION:	
PUBLIC WORKS:	
CENTRAL FILE:	
ACCESSIBILITY:	
ELEVATOR:	

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CIVIL ENGINEER
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GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
328 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
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CONSTRUCTION DOCUMENTS

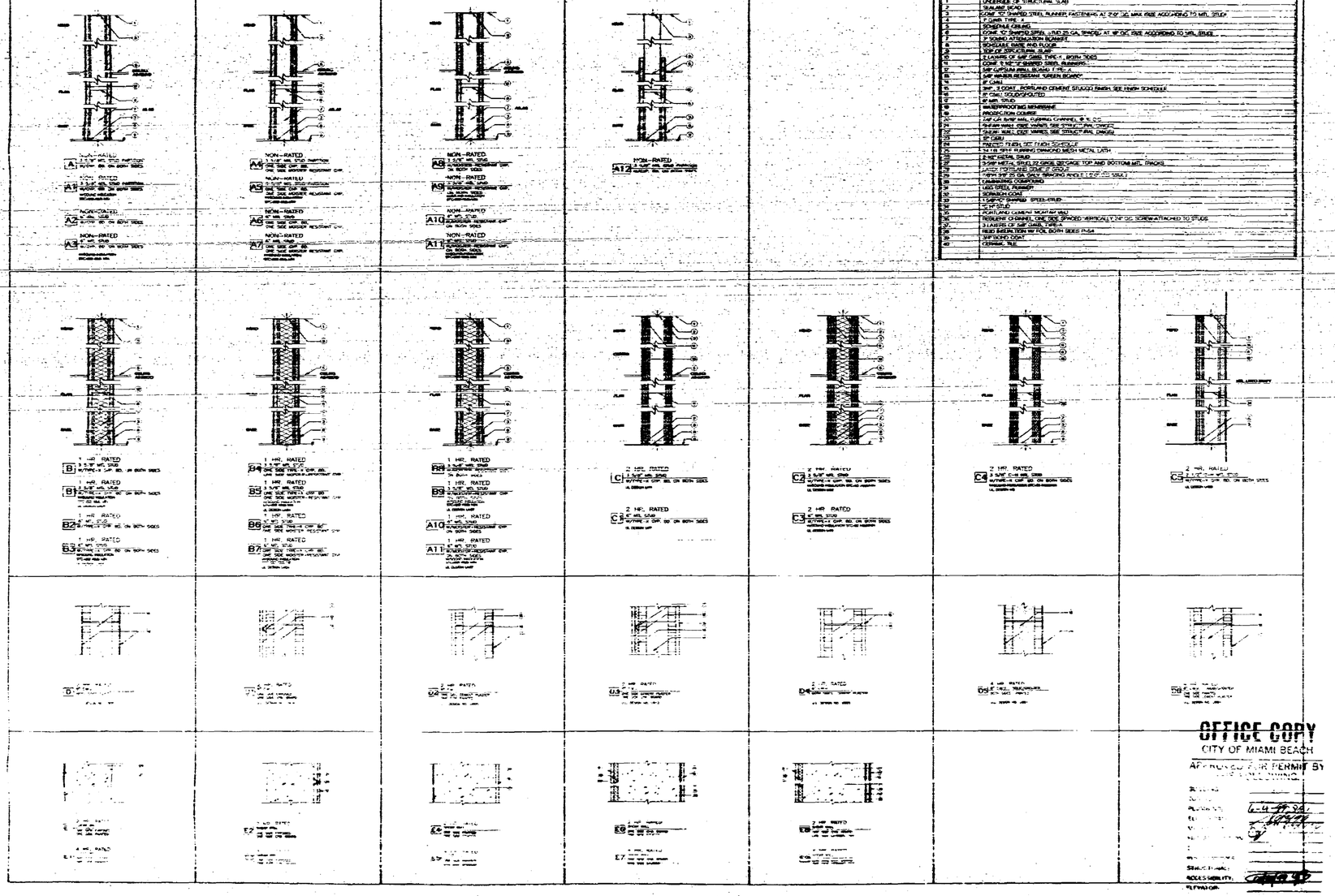
Office Submission FAA Comments

Issue Date: 3-1-99 Project No.: 9726
Drawn by: M. A. K. Approved by:
Submitted for: Date:
Revision Date:

Sheet No.

A-5.3

WINDOW + LOUVER SCHEDULE



MATERIAL LEGEND

NUMBER	MATERIAL
1	UNIVERSE OF STRUCTURAL SLAB
2	SEALANT BEAD
3	CONT. 20" SHAPED STEEL RUNNER, FASTENING AT 2'-0" OC MAX (SEE ACCORDING TO MFL. STUD
4	1" CHAN. TYPE - J
5	SCHEDULE CEILING
6	CONT. 10" SHAPED SPEL. J RUD 25 GA. SHAPED AT 16" OC. FIXE ACCORDING TO MFL. STUD
7	3" SOUND ATTENUATION BLANKET
8	SCHEDULE BASE AND FLOOR
9	TOP OF SOFT CRUMB SLAB
10	2 LAYERS OF 5/8" GWB. TYPE - I, BORN SIDES
11	CONT. 2 1/2" 18" SHAPED 20GS. RUNNERS
12	5/8" GYPSUM WALL BOARD, TYPE - X
13	5/8" MOISTURE RESISTANT "GREEN BOARD"
14	3/4" CHA
15	3/4" - 3 COAT - PORTLAND CEMENT STUCCO FINISH SEE FINISH SCHEDULE
16	20 GAU. SOLID/GROUTED
17	20 GAU. STUD
18	WATERPROOFING MEMBRANE
19	PROTECTION COURSE
20	1/4" GA. SHEET MTL. FLASHING CHANNEL @ S.C.O.C.
21	SHEAR WALL (SEE VARIES, SEE STRUCTURAL DWGS)
22	GRADE BEAM - (SEE VARIES, SEE STRUCTURAL DWGS)
23	20" CMU
24	PAINT - FINISH SEE FINISH SCHEDULE
25	3.4 LB. 3/8"LF RUNNING DIAMOND MESH METAL LATH
26	2 3/4" METAL STUD
27	3-1/4" METAL STUD 22 GAGE, 2/3" CAGE TOP AND BOTTOM MTL. TRACKS
28	LAYER FIBERGLASS, BOARD 2" GROUT
29	18"H 3/8" 20 GA. GALV. BRACING ANGLE @ 4'-0" OC. VERT.
30	FURRING (COMPTONS)
31	1600 STEEL RUNNER
32	SCRATCH COAT
33	1 1/4"-5" SHAPED SPEED-RITE
34	1/2" GYP BD
35	PORTLAND CEMENT MORTAR MIX
36	RESILIENT CHANNEL, ONE SIDE SPACED VERTICALLY 24" OC. SCREW ATTACHED TO STUDS
37	3 LAYERS OF 5/8" GWB, TYPE-X
38	REID INSULATION W/ FOIL BORN SIDES PUSH
39	3/4" SCHED COAT
40	CERAMIC TILE

119 Washington Avenue

5/17/07

ARQUITECTONICA
MIAMI, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1390 COPAL WAY, SUITE 202
MIAMI, FL 33146
(305)661-1384 FAX 666-2699

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8282

FLORIDA ENGINEERING SERVICES
34 NW 183RD STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
SUITE 300
MIAMI, FL 33125
(305) 670-1011 FAX 670-1015

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6900 SW 91 ST.
MIAMI, FL 33143
(305) 665-6688 FAX 665-6420

GEOTECHICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
1500 NW 179 ST
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

CONSTRUCTION DOCUMENTS

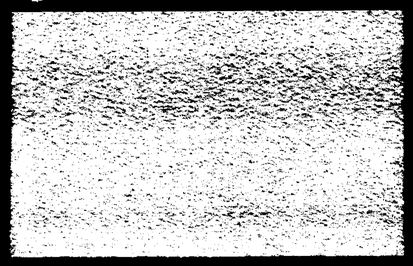
Office Registration #AA C000485

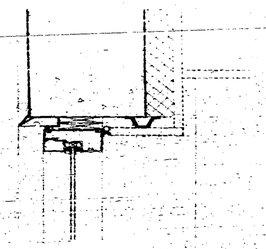
Sheet No.

A-5.4

WALL TYPE SCHEDULE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY





1 WINDOW-HEADER
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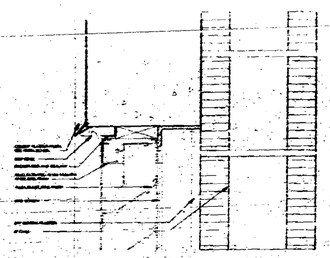

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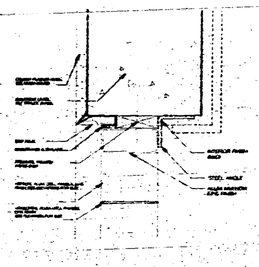

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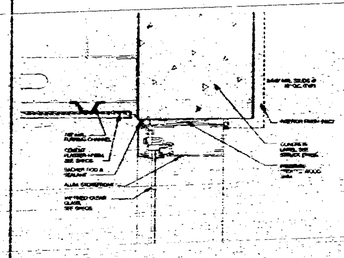

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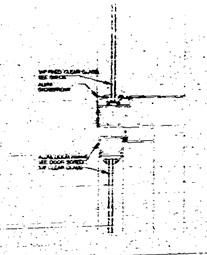

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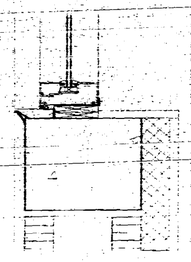

6 WINDOW-SILL
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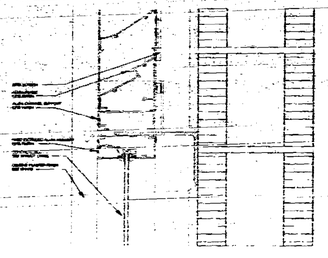

7 LOUVER-SILL
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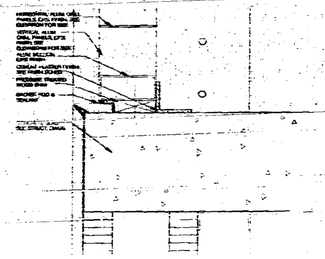

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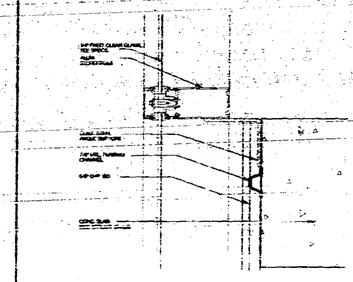

9 STOREFRONT-INTERMED.
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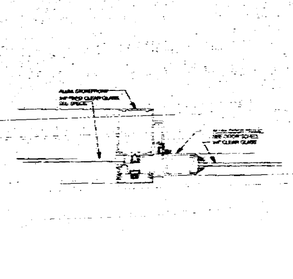

10 STOREFRONT-DOORJAMB
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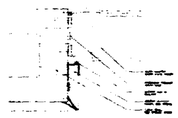

12 Llouver-PLAN
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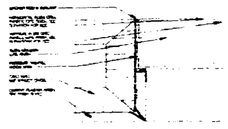
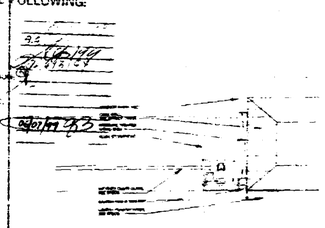


13 EGG CRATE-PLAN

14 STOREFRONT-SILL



15 STOREFRONT-JAMB

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CITY OF MIAMI BEACH
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THE FOLLOWING:

Building
Zoning
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

119 Washington Avenue

ARCHITECT
ARQUITECTONICA
[illegible]
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
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FLORIDA ENGINEERING SERVICES
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NORTH MIAMI BEACH, FL 33169
(305) 653-1212 FAX (305) 653-0232

CIVIL ENGINEER
ABZMT CONSULTANTS, INC.
[illegible]
MIAMI, FL 33156
(305) 670-1611 FAX 670-1696

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6500 SW 81 ST.
MIAMI, FL 33143
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INTERCOUNTY LABORATORIES, INC.
300 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 621-6445 FAX 651-4480

CONSTRUCTION DOCUMENTS

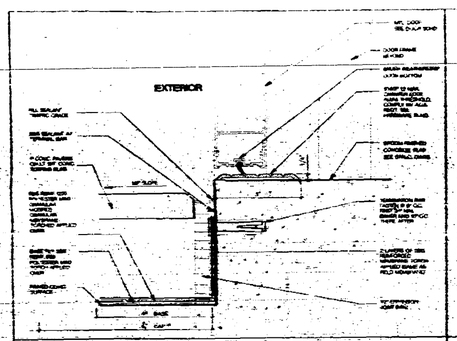
Office Registration #AA C000465

Approved as noted

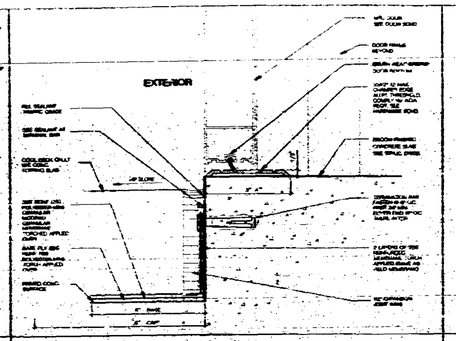
Sheet No.
A-6.1

WINDOW-LOUVER DETAILS

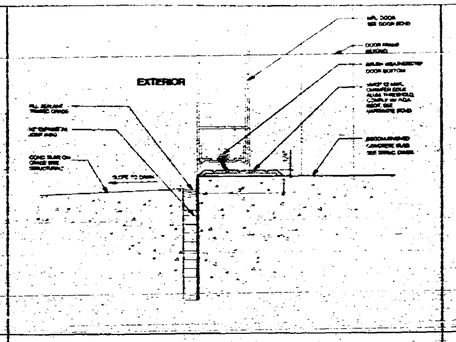
96 06 6



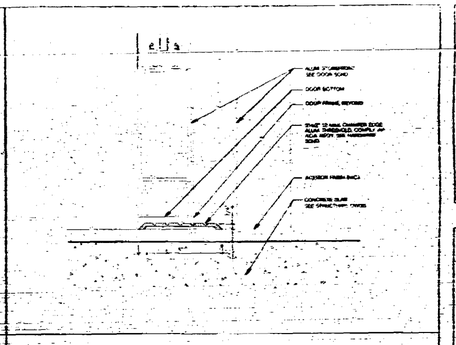
1 EXTERIOR THRESHOLD
PAVERS/CONCRETE
SCALE: 6"=1'-0"



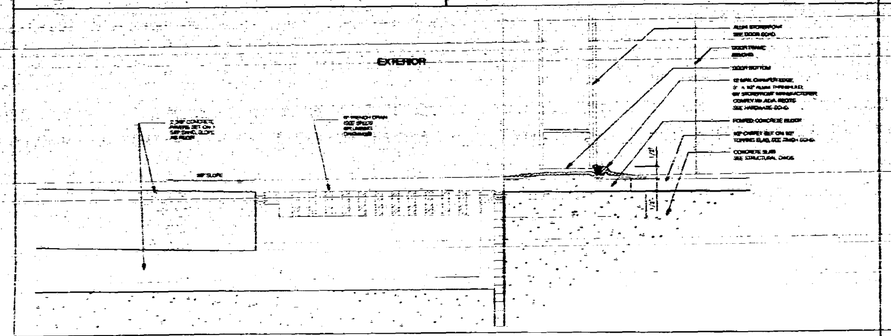
2 EXTERIOR THRESHOLD
COOL DECK/CONCRETE
SCALE: 6"=1'-0"



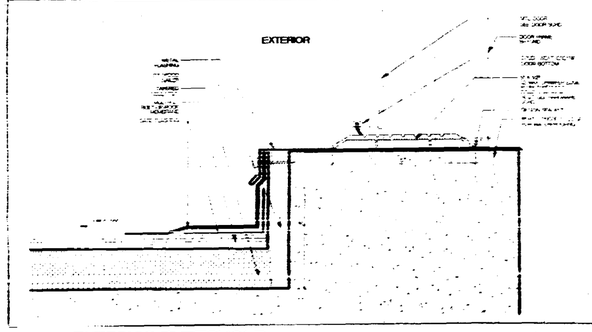
3 EXTERIOR THRESHOLD
CONCRETE/CONCRETE
SCALE: 6"=1'-0"



5 INTERIOR THRESHOLD
SCALE: 6" = 1'-0"



4 EXTERIOR THRESHOLD
CONCRETE PAVERS / CONCRETE W/ TRENCH DRAIN
SCALE: 6" = 1'-0"



6 EXTERIOR THRESHOLD
BUILT-UP ROOF/CONCRETE LEDGE
SCALE: 6" = 1'-0"

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

119 Washington Avenue

SEAL/SIGNATURE

ARCHITECT
ARQUITECTONICA
ARQUITECTONICA INTERNATIONAL INC.
1200 BRICKELL AVENUE
MIAMI, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1065 CORAL WAY, SUITE 202
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FLORIDA ENGINEERING SERVICES
34 NW 183D STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

CIVIL ENGINEER
AE2MT CONSULTANTS, INC.
2400 S. CROSSLAND BLVD., SUITE 370
MIAMI, FL 33155
(305) 858-1811 FAX 670-1646

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6955 SW 61 ST
MIAMI, FL 33143
(305) 665-3995 FAX 666-0438

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
365 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-3483 FAX 651-1483

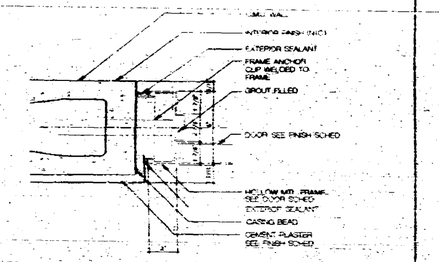
CONSTRUCTION DOCUMENTS

Issue Date: 01-15-99 Project No.: 9708
Drawn by: MI, JY, AZ Approved by: MA
Scale: 1/4" = 1'-0" Date: 1/15/99
Revisions Date

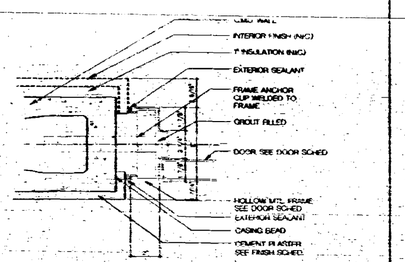
Sheet No.
A-6.2

DOOR DETAILS

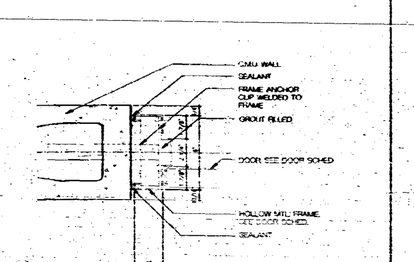
REVISED NOVEMBER 15



1 **EXTERIOR JAMB/HEAD**
CMU w/ CEMENT PLASTER - METAL FRAME
SCALE: 3" = 1'-0"



2 **EXTERIOR JAMB/HEAD**
CMU w/ CEMENT PLASTER - METAL FRAME
SCALE: 3" = 1'-0"



3 **INTERIOR JAMB/HEAD**
CMU - METAL FRAME
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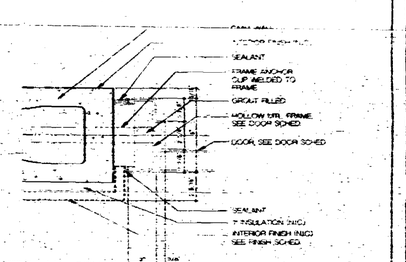

4 **INTERIOR JAMB/HEAD**
CMU w/ _" METAL FRAME
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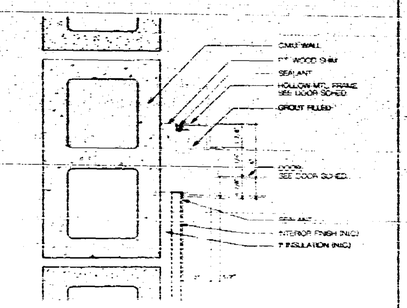

5 **INTERIOR JAMB/HEAD**
CMU W. - METAL FRAME
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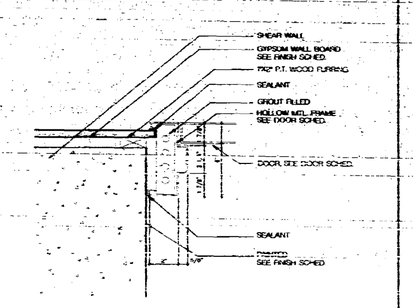
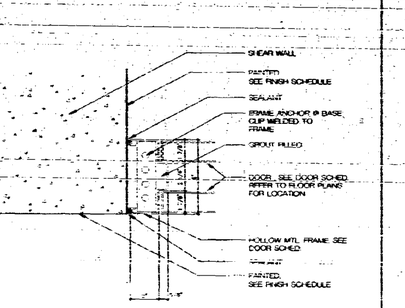
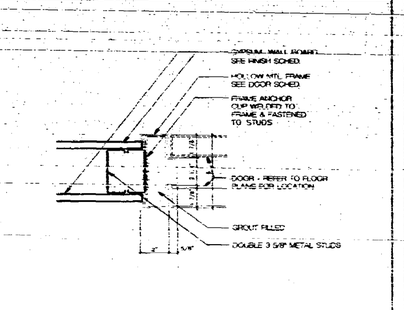


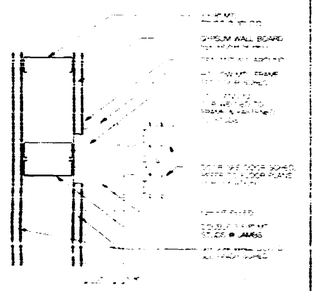
6 **INTERIOR JAMB/HEAD**
SHEAR WALL w/ PART. + GWB - METAL FRAME
SCALE: 3" = 1'-0"



7 **INTERIOR JAMB/HEAD**
SHEAR WALL - METAL FRAME
SCALE: 3" = 1'-0"



8 **INTERIOR JAMB/HEAD**
3-5/8" METAL STUD w/ GWB - METAL FRAME
SCALE: 3" = 1'-0"



9 **INTERIOR JAMB/HEAD**
3-5/8" METAL STUD W/ GWB - METAL FRAME

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

NOTE:
- ALL GYPSUM BOARDS ARE 1/2" THICK
- ALL CEMENT PLASTER FINISHES ARE 5/8" THICK

119 Washington Avenue

Signature: 5/17/99
AR # 0010008
ARCHITECT

ARQUITECTONICA
Miami, FL 33137
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-1104 FAX 856-2076

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
3N 69TH TERR STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
9400 S. DIXIE HWY BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1015

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6999 SW 81 ST.
MIAMI, FL 33143
(305) 665-3058 FAX 666-6425

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
309 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-5455 FAX 651-3455

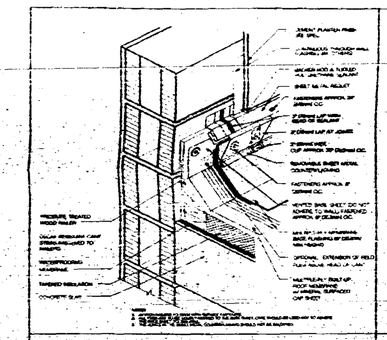
CONSTRUCTION DOCUMENTS

Office Registration #AA 0000465

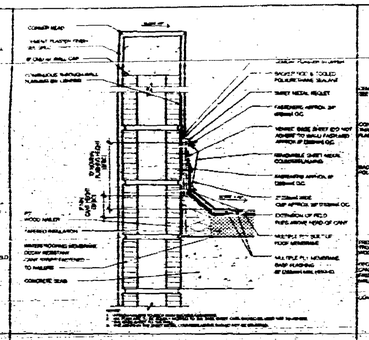
Issue Date: 01/15/99 Project No.: 9750
Drawn By: MA JA AC Approved By: BLS
Permit Set: 90% CD

Sheet No.:
A-6.3

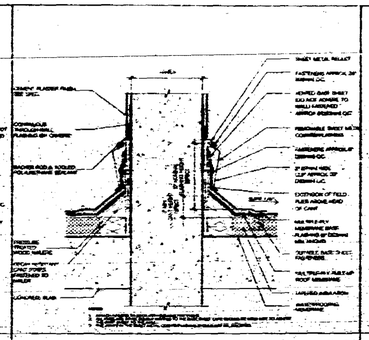
DOOR DETAILS



1 TYPICAL BASE FLASHING AT PARAPET
ROOF LEVEL (AXONOMETRIC)
SCALE: 1-1/2" = 1'-0"



1a TYPICAL BASE FLASHING AT PARAPET
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



2 BASE FLASHING AT SHEAR WALL
ROOF LEVEL
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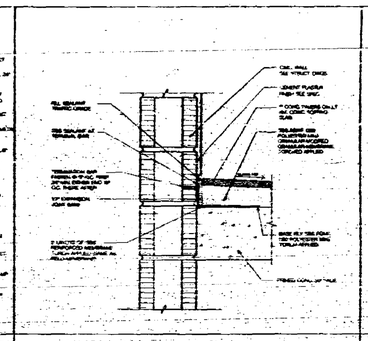
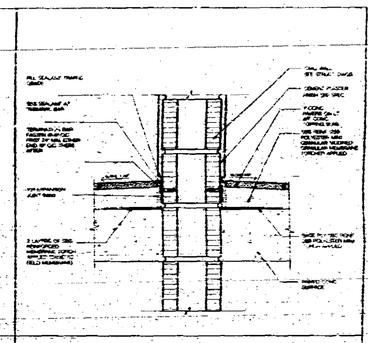
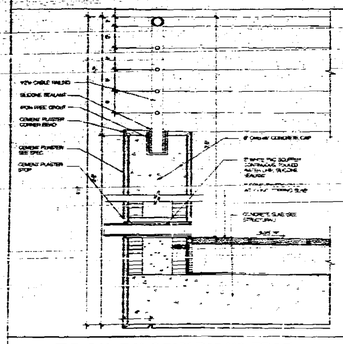


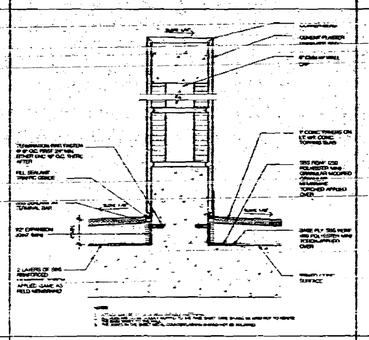
3 TYPICAL PAVERS AT EDGE
ROOF LEVEL - TERRACE
SCALE: 1-1/2" = 1'-0"



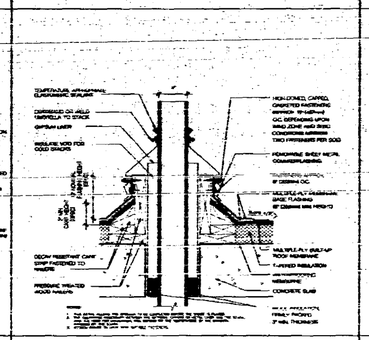
4 TYPICAL PAVERS AT WALL
ROOF LEVEL - TERRACE
SCALE: 1-1/2" = 1'-0"



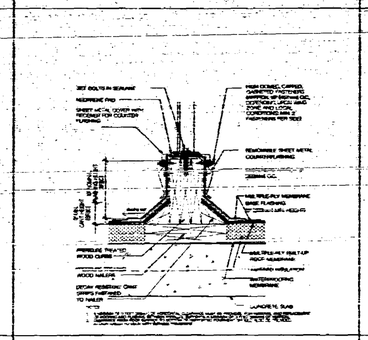
5 TYPICAL BALCONY RAILING EDGE
TERRACE LEVEL
SCALE: 1-1/2" = 1'-0"



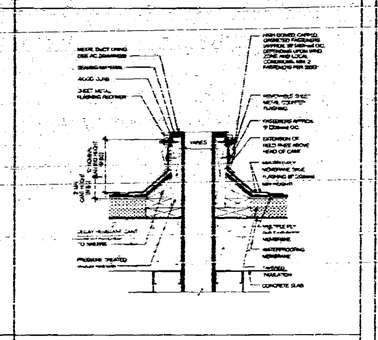
6 EGRESS PATH, WALL FLASHING
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



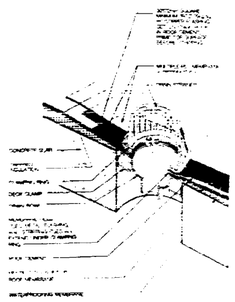
7 ISOLATED STACK FOR 4" PIPE / VENT
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



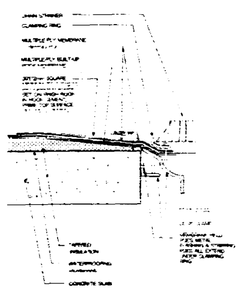
8 EQUIPMENT SUPPORT CURB
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



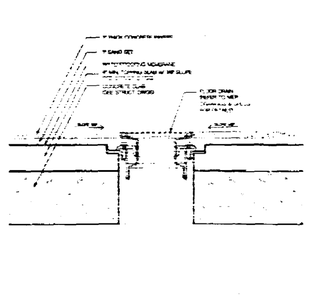
9 A/C DUCT + VENT
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



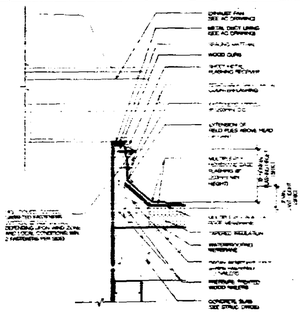
10 ROOF DRAIN
ROOF LEVEL (AXONOMETRIC)
SCALE: 1-1/2" = 1'-0"



10a ROOF DRAIN
ROOF LEVEL



11 ROOF DECK DRAIN



12 A/C EXHAUST FAN DUCT

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BUILDING
CODING
PLANNING
ZONING
PUBLIC WORKS
FIRE PREVENTION
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PUBLIC WORKS
ELEVATOR

119 Washington Avenue
SOUTH BEACH

ARQUITECTONICA
International Inc.
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1390 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4106 FAX 856-2076

M&P
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-5220

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-5212 FAX (305) 653-0232

CIVIL ENGINEER
AS2MT CONSULTANTS, INC.
9499 S. DIXIELAND BLVD., SUITE 309
MIAMI, FL 33156
(305) 670-0014 FAX (305) 670-1015

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6900 SW 81 ST.
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(305) 665-9688 FAX 668-8426

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
398 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-9463 FAX 651-4480

CONSTRUCTION DOCUMENTS

Office Registration #AA C000405

Issue Date: 01.15.99 Project No: 9708
Drawn by: MB, P, AI Scale: 1" = 1'-0"

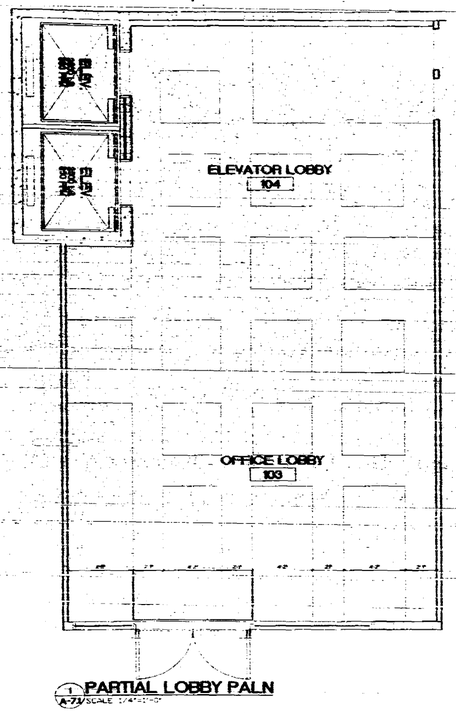
Revision Date

Sheet No.

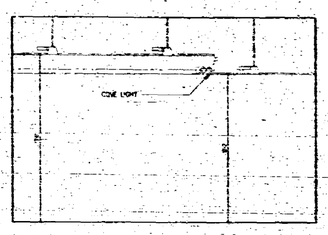
A-6.4

ROOF DETAILS

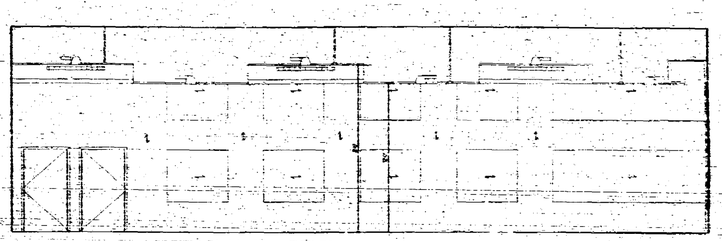
5 0 0 6 4



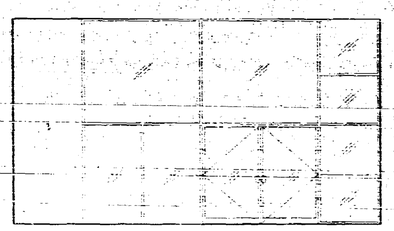
1 PARTIAL LOBBY PALN
A-7.1/SCALE 1/4"=1'-0"



2 LOBBY INTERIOR ELEVATION
A-7.1/SCALE 1/4"=1'-0"



3 LOBBY INTERIOR ELEVATION
A-7.1/SCALE 1/4"=1'-0"



4 LOBBY INTERIOR ELEVATION
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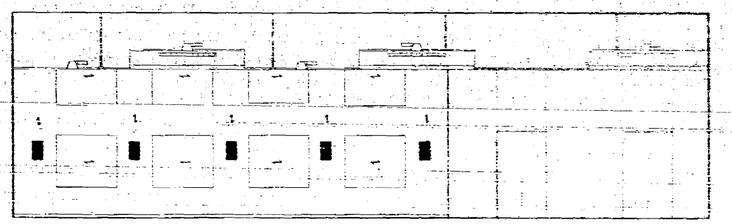
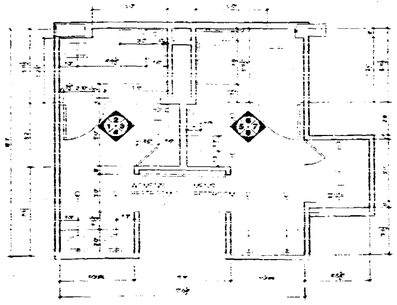
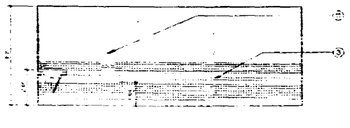


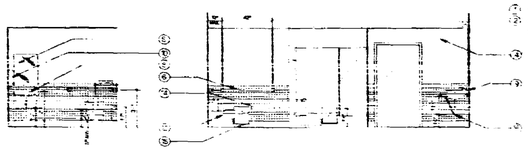
5 LOBBY INTERIOR ELEVATION
A-7.1/SCALE 1/4"=1'-0"



6 RESTROOM FLOOR PLAN
A-7.1/SCALE 1/4"=1'-0"



1 BATHROOM INT. ELEV.
A-7.1/SCALE 1/4"=1'-0"

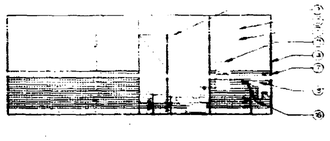


2 BATHROOM INT. ELEV.
A-7.1/SCALE 1/4"=1'-0"

3 BATHROOM INT. ELEV.
A-7.1/SCALE 1/4"=1'-0"

4 BATHROOM INT. ELEV.
A-7.1/SCALE 1/4"=1'-0"

5 BATHROOM INT. ELEV.
A-7.1/SCALE 1/4"=1'-0"



6 BATHROOM INT. ELEV.
A-7.1/SCALE 1/4"=1'-0"

NOTES:

1. SEE SYMBOL LEGEND ABOVE
2. PLANS FOR MATERIAL, MODEL, COLOR IS # AND SIZE

LEGEND

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THE FOLLOWING

REQUIREMENTS

119 Washington Avenue

SEAL/SIGNATURE

5/17/05

ARCHITECT

ARQUITECTONICA
[illegible]
Miami, FL 33130
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER

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MEP

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GEOTECHNICAL CONSULTANT

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350 NW 170 ST.
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CONSTRUCTION DOCUMENTS

Office Registration #AA C000469

Date: 11-15-03 Project No.: 0746
Drawn by: M. P. Approved by: RSC

A-7.1

INTERIOR ELEVATIONS

05-0056