

PERMIT #

B0200108

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CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

New/Additional Remodel

11-15-2001
Receipt
Date Applied: 10/01/2001
Date Completed: 11/15/2001
Payee: 46 ARTHUR GARDNER RD BRCH
Payor: CAMP DEVELOPMENT CORP
Address: 3610 NW 2 AVE
MIAMI FL 33147
Phone: 305-576-8200

Activity Number: 00000000
Status: APPROVED
Entered By: BILLY R
Balance Due: \$0.00
Amount: \$10,000.00

Project Name: MILL PAGO HOME MORTGAGE
Address: 340 ARTHUR GARDNER RD
MIAMI, FL 33141
Owner: MILL PAGO HOME MORTGAGE
Agent: MILL PAGO HOME MORTGAGE

Building Type: Business Office
Construction Condition: Existing Building
Additional Completion: Renovation
Additional Floor Area: 1500
Max Tonnage of Equipment: 1500

Compliance Calculation:
Method A
A. Whole Building

Prescriptive Requirements:

REQUIREMENTS	DESIGN	CRITERIA	RESULT
LIGHTING	64.65	100.00	PASSES
EXTERIOR LIGHTING			
HVAC EQUIPMENT	25.00	100.00	PASSES
COOLING EQUIPMENT			
HEATING EQUIPMENT	10.00	100.00	PASSES
AIR DISTRIBUTION SYSTEM	8.00	100.00	PASSES
NO REHEAT SPACE	2.00	100.00	PASSES
REHEAT SYSTEM IS USED	2.00	100.00	PASSES
WATER HEATING EQUIPMENT	2.00	100.00	PASSES
PIPING INSULATION REQUIREMENTS	2.00	100.00	PASSES
COMPLIANCE CERTIFICATION			N/A

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Efficiency Code. The building will be inspected for compliance in accordance with Section 551.05, Florida Statute.

PREPARED BY: [Signature]
DATE: 11/15/2001

I hereby certify that this building is in compliance with the Florida Energy Efficiency Code.

ENERGY EFFICIENCY METHOD FOR COMMERCIAL BUILDINGS
Florida Department of Community Affairs
PLA/COM-97 Version 2.2

System Type: []
Minimum Req: []
Result: []

Whole Building Performance Method for Commercial Buildings

PROJECT NAME: MILL PAGO HOME MORTGAGE
ADDRESS: 340 ARTHUR GARDNER RD
MIAMI, FL 33141
OWNER: MILL PAGO HOME MORTGAGE
AGENT: MILL PAGO HOME MORTGAGE

BUILDING TYPE: Business Office
CONSTRUCTION CONDITION: Existing Building
ADDITIONAL COMPLETION: Renovation
ADDITIONAL FLOOR AREA: 1500
MAX TONNAGE OF EQUIPMENT: 1500

COMPLIANCE CALCULATION:
METHOD A
A. WHOLE BUILDING

REQUIREMENTS	DESIGN	CRITERIA	RESULT
LIGHTING	64.65	100.00	PASSES
EXTERIOR LIGHTING			
HVAC EQUIPMENT	25.00	100.00	PASSES
COOLING EQUIPMENT			
HEATING EQUIPMENT	10.00	100.00	PASSES
AIR DISTRIBUTION SYSTEM	8.00	100.00	PASSES
NO REHEAT SPACE	2.00	100.00	PASSES
REHEAT SYSTEM IS USED	2.00	100.00	PASSES
WATER HEATING EQUIPMENT	2.00	100.00	PASSES
PIPING INSULATION REQUIREMENTS	2.00	100.00	PASSES
COMPLIANCE CERTIFICATION			N/A

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Efficiency Code. The building will be inspected for compliance in accordance with Section 551.05, Florida Statute.

PREPARED BY: [Signature]
DATE: 11/15/2001

I hereby certify that this building is in compliance with the Florida Energy Efficiency Code.

IN COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE
RECEIVED BY: []
DATE: []

BUILDING OFFICIAL: []
DATE: []

25

I hereby certify that the system design is in compliance with the Florida Energy Efficiency Code.

DESIGNER: _____ REGISTRATION STATE: _____

DATE: _____

Signature is required where Florida law requires design to be performed by a registered design professional. Typed names and registration numbers may be used where all relevant information is contained on signed sealed plans.

BUILDING ENVELOPE SYSTEMS						CHECK
401. GLAZING--ZONE 1	U	SC	VLT	Shading	Area (Sqft)	
Elevation Type						
North	Commercial	1.26	0.95	0.80	None	25
East	Commercial	1.26	0.95	0.80	None	54
West	Commercial	1.26	0.95	0.80	None	54
Total Glass Area in Zone 1 =					136	
Total Glass Area =					136	
402. WALLS--ZONE 1	U	Insul R			Gross (Sqft)	
Elevation Type						
North	STUC CONC BLK	0.33	0		130	
Adjacent	STUC CONC BLK	0.33	0		960	
East	STUC CONC BLK	0.33	0		160	
South	STUC CONC BLK	0.33	0		192	
West	STUC CONC BLK	0.33	0		1030	
Total Wall Area in Zone 1 =					2372	
Total Gross Wall Area =					2372	
403. DOORS--ZONE 1	U				Area (Sqft)	
Elevation Type						
West	1-3/8 Wood Door-Hollow core flush		0.47		21	
Total Door Area in Zone 1 =					21	
Total Door Area =					21	
404. ROOFS--ZONE 1	Color	U	Insul R		Area (Sqft)	
Type						
Build-up Gravel 2" ISO/MEM Deck	Medium	0.65	19		750	
Total Roof Area in Zone 1 =					750	
Total Roof Area =					750	
405. FLOORS--ZONE 1	Insul R				Area (Sqft)	
Type						
Slab on Grade Uninsulated					1500	
Total Floor Area in Zone 1 =					1500	
Total Floor Area =					1500	
406. INFILTRATION						CHECK
Infiltration Criteria in 406.1 ABCD have been met.						
MECHANICAL SYSTEMS						CHECK
HVAC load sizing has been performed. 1407.1 ABCD						
407. COOLING SYSTEMS	NO	Efficiency	IPF		Tons	
Type						
Air Cooled	9.45, 100	BTU/h	10	8	5.83	
408. HEATING SYSTEMS	NO	Efficiency			BTU/hr	
Type						
Electric Resistance					34130	
409. VENTILATION						CHECK
Ventilation Criteria in 409.1 ABCD have been met.						

410. AIR DISTRIBUTION SYSTEM	CHECK
Duct sizing and design have been performed. 410.1 ABCD	
ABC Type	Duct Location R-value
1 Air Conditioners	Conditioned Space C
	CHECK
Testing and balancing will be performed. 410.1 ABCD	
411. PUMPS AND PIPING ZONE	
Basic prescriptive requirements in 411.1 ABCD have been met.	
PLUMBING SYSTEMS	
411. PUMPS AND PIPING ZONE 1	
Type	R-value in Diameter Thickness
1 Non-Circulating	0 0
412. WATER HEATING SYSTEMS ZONE 1	
Type	Efficiency Standby Loss Input Rate Gallons
ELECTRICAL SYSTEMS	
413. ELECTRICAL POWER DISTRIBUTION	CHECK
Metering criteria in 413.1 ABCD have been met.	
414. MOTORS	
Motor efficiencies in 414.1 ABCD have been met.	
415. LIGHTING SYSTEMS ZONE 1	
Space Type	No. Control Type 1 No. Control Type 2 No. Watts Area/Sqft
Reading, T	On Off 0 None 0 1550 3650
	Total Watts for Zone 1 1550
	Total Area for Zone 1 3650
	Total Watts = 1550
	Total Area = 3650
Lighting criteria in 415.1 ABCD have been met.	
CHECK	
16. Operation maintenance manual will be provided to owner. 102.1	

PROJECT TITLE				WELL FARGO HOME MORTGAGE			
BUILDING TYPE				Business Office			
BUILDING LOCATION				Miami Beach			
BUILDING AREA (sq ft)				1600			
BUILDING ANNUAL ENERGY USE							
DESIGN BUILDING				BASELINE BUILDING			
1				1			
***** PASSED *****							
HEATING ENERGY							
Electric Resistance							
5.87				4.47			
COOLING ENERGY							
Direct Expansion							
Air Conditioning				44.13			
44.13				44.13			
DOMESTIC HOT WATER ENERGY							
5.49				5.49			
BUILDING MISCELLANEOUS							
Lights							
Equipment							
SYSTEM MISCELLANEOUS							
Fans				20.70			
5.49				5.49			
PLANT MISCELLANEOUS							
6.31				23.14			
TOTAL ENERGY CONSUMPTION							
69.55				100.00			
***** PASSED *****							
PROJECT TITLE				WELL FARGO HOME MORTGAGE			
BUILDING TYPE				Business Office			
BUILDING LOCATION				Miami Beach			
BUILDING AREA (sq ft)				1600			
BUILDING DESIGN							
Exterior Lighting Power							
15 W				15 W			
TERMINAL LIGHTING CRITERIA:							
AREA							
DESCRIPTION							
2 Exit (with or without canopy)				ALLOWANCE			
Exterior Lighting Power Allowance				WATTS			
75.00 W				75.00			
***** PASSED *****							

LIGHTING SYSTEM CONTROL REQUIREMENTS									
NO.	SPACE DESCRIPTION	AREA	TASKS	NO.	CONTROL TYPE 1	NO.	CONTROL TYPE 2	NO.	TOTAL EQUIVALENT CONTROL POINTS
1	Reading Rm 1500.0		On/Off	1	On/Off	1	On/Off	1	1
					***** PASSED *****				
PROJECT TITLE: WELL FARGO HOME MORTGAGE									
BUILDING TYPE: Business Office									
BUILDING LOCATION: Miami Beach									
BUILDING AREA (sq ft): 1600									
HVAC SYSTEM REQUIREMENTS									
Cooling System									
Type	Measure	Minim.	Minim.	System	System	Result	Result		
	#1	#2	#2	Eff. #1	Eff. #2	for #1	for #2		
Air Cooled	REF. 12LV	4.00	4.00	12.00	5.40				
Heating System	Measure	Minimum Req.	Efficiency	PASSED	PASSED	Result	Result		
Ele. Resist.	Et			1.00				N/A	
					***** PASSED *****				
AIR DISTRIBUTION SYSTEM INSULATION REQUIREMENTS									
Zone # Duct Location		Minimum R-Value		Design R-Value		Result			
1.	Conditioned Space	0.00		0.00		N/A			
					*** Not Applicable ***				
PROJECT TITLE: WELL FARGO HOME MORTGAGE									
BUILDING TYPE: Business Office									
BUILDING LOCATION: Miami Beach									
BUILDING AREA (sq ft): 1600									
WATER HEATING SYSTEM REQUIREMENTS									
System	Measure	Minimum	Maximum	Design	Design	Result			
Type		EF / Et	SL	EF / Et	SL				
					*** Not Applicable ***				
PIPING INSULATION REQUIREMENTS									
Pipe Insulation Thickness (in):									

9-77-01

HVAC LOAD CALCULATIONS

Prepared By: A. H

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CARPET	CLASS 1 - (ASTM E 661)
GRANITE	CLASS A
BASE FINISH	RATING
VINYL	CLASS 1 - (ASTM E 661)
WOOD	CLASS A
WALL COVERING FINISH	RATING
PANT	CLASS A
FABRIC WALL COVERING	CLASS A - (ASTM E 661)
VINYL WALL COVERING	CLASS A FLAME SPREAD 5 (ASTM E 661)

LEGAL DESCRIPTION

LOT 11, BLOCK 54, OAKHARD SUBDIVISION, LOT 11, PLAT RECORDED IN PLAT BOOK 6, PAGE 116, DADE COUNTY, FLORIDA

DOOR TYPES

* ALL DOORS AND FRAMES TO MATCH EXISTING MATERIAL AND FINISH

A



NEW 3'-0" x FULL HT. TEMPERED GLASS DOORS

E - DENOTES EXISTING DOOR AND HARDWARE

HARDWARE TYPES

* PROVIDE STAINLESS STEEL DOOR PULLS AND RYXSON PIVOT HINGES

E - DENOTES EXISTING TO REMAIN

[illegible]25

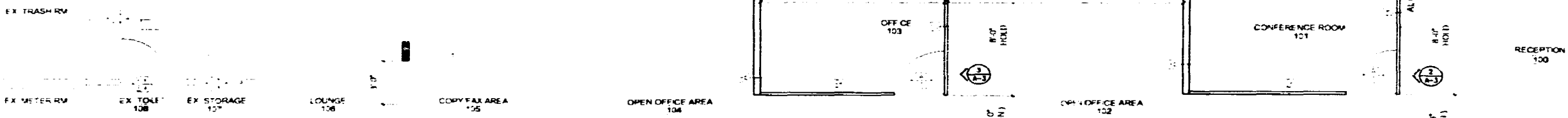
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ISSUE NO. RECORD PERMIT DATE 9-21-01



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

LEGEND	GENERAL NOTES	GENERAL NOTES (cont'd)	SHEET NOTES	SHEET NOTES (cont'd)
EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE REMOVED SHEET NOTE NUMBER - SEE SHEET NOTES ON THIS DRAWING	1. GC SHALL OBTAIN AND FURNISH ALL PERMITS AND SPECIAL INSURANCE PRIOR TO THE START OF DEMOLITION WORK. ADJACENT CONSTRUCTION. 2. GC TO COORDINATE WALK THRU WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK FOR EXACT SCOPE OF WORK AND ALL CLARIFICATIONS REQUIRED. 3. GC TO COORDINATE DEMOLITION OF HVAC/MECHANICAL PLUMBING FIRE PROTECTION & ELECTRICAL SCOPE OF WORK WITH CONTRACT DAVIS. 4. WHERE POSSIBLE AND ECONOMICALLY FEASIBLE, SALVAGE & RELOCATE EXISTING CONSTRUCTION ITEMS, SUCH AS DOORS, LIGHTS, ETC. 5. WHERE POSSIBLE AND ECONOMICALLY FEASIBLE, RETROFIT TO MEET NEEDS PROTECT ADJACENT CONSTRUCTION. 6. REMOVE EXISTING DOORS, DOOR FRAMES, TRIM AND HARDWARE THROUGHOUT ONLY AS INDICATED. 7. EXISTING FIRE ALARM DEVICES TO REMAIN OPERATIONAL. GC TO PROTECT ALL PULLS, ALARMS, STRUBES, AND ASSOCIATED DEVICES.	8. EXISTING ELECTRICAL OUTLETS LOCATED ON PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED, INCLUDING ALL CONDUIT AND WIRING BACK TO THEIR RESPECTIVE ELECTRICAL PANELS. PATCH AND REPAIR AS REQUIRED. 9. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL EXISTING CONSTRUCTION WHICH CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION. 10. WHERE EXISTING DOORS, DOOR FRAMES, EQUIPMENT, WALLS OR PORTIONS OF WALLS ARE INDICATED TO BE REMOVED, THE CONTRACTOR SHALL EXERCISE CAUTION TO AVOID DISRUPTING SURROUNDING MATERIALS. 11. REMOVE EXISTING PARTITIONS, PORTIONS OF PARTITIONS THROUGHOUT ONLY AS NOTED. PROTECT ADJACENT CONSTRUCTION. 12. EXISTING FLOOR, CEILING, ALL EXISTING COLUMNS, AND WALLS TO REMAIN. U.O.N. PROTECT AS REQUIRED DURING DEMOLITION. 13. EXISTING PERIMETER WINDOWS, FRAMES AND WALLS TO REMAIN AS SHOWN, PROTECT INDICATED.	1. EXISTING FIRE DOOR TO REMAIN 2. EXISTING ELECTRICAL PANEL TO REMAIN 3. EXISTING WASHER/DRYER LINE TO BE CAPPED 4. EXISTING BATHROOM AND FIXTURES TO REMAIN 5. EXISTING STORAGE ROOM TO REMAIN 6. EXISTING PARTITIONS, POCKET DOOR, AND SHELVES TO BE REMOVED 7. EXISTING SINK TO REMAIN 8. EXISTING LOW PARTITIONS TO BE REMOVED 9. EXISTING ACOUSTIC CEILING TILES TO BE REMOVED THROUGHOUT 10. EXISTING PLYWOOD STORAGE UNITS TO BE REMOVED 11. EXISTING WALL MOUNT A/C UNIT TO BE REMOVED	12. EXISTING CEILING TILES TO BE REMOVED THROUGHOUT 13. EXISTING ADJACENT TENANT NO CHANGE 14. EXISTING WINDOWS TO REMAIN 15. EXISTING COUNTRY 16. NOT USED 17. EXISTING ALLEY 18. EXISTING GATE TO REMAIN 19. EXISTING STOREFRONT WINDOWS AND DOOR TO REMAIN 20. EXISTING BACKPAVEMENT TO BE REMOVED 21. NOT USED 22. EXISTING WINDOWS TO BE REOPENED - SEE ELEV.



2 CONSTRUCTION PLAN SCALE: 1/4" = 1'-0"

PARTITION LEGEND	CONSTRUCTION LEGEND	GENERAL NOTES	SHEET NOTES
EXISTING PARTITION TO REMAIN NEW PARTITION TYPE A: 2x4x10 GAL. METAL STUDS 16" O.C. WITH 5 LAYERS OF 5/8" GYPSUM BOARD BOTH SIDES. NON-DIVISIBLE PARTITION. SEE PARTITION DETAIL SHEET A-4. NEW PARTITION TYPE B: 1x4x8 PERFORATED ALUMINUM FRAMING WITH 5 LAYERS OF 5/8" GYPSUM BOARD BOTH SIDES. NON-DIVISIBLE PARTITION. SEE PARTITION DETAIL SHEET A-4. NEW PARTITION TYPE C: 1x4x8 TEMPERED GLASS RECESSED ALUMINUM FRAMING CHANNEL. TOP AND BOTTOM SEE PARTITION DETAIL SHEET A-4. MARKING THE GLASS PARTITION MARKING	EXISTING PARTITION TO REMAIN NEW DRYWALL PARTITION NEW GLASS PARTITION WINDOW PARTITION TYPE (SEE SHEET) DOOR TYPE HARDWARE TYPE ELEVATION NUMBER DRAWING NUMBER DETAIL NUMBER - DRAWING NUMBER SHEET NOTE NEW BUILDING STANDARD FIRE EXTINGUISHER LOCATION NEW DOOR ALIGN FIRE EXTINGUISHER THERMOSTAT SECURITY KEYPAD ROOM NUMBER RECEPTACLE OUTLET TELEVISION	1. ALL WALLS TO BE TYPE "A" UNLESS NOTED OTHERWISE 2. FOR GENERAL NOTES AND LEGENDS, SEE SHEETS N-1 AND N-2 3. FOR DOOR & HARDWARE SCHEDULE, SEE SHEET N-1 4. FOR PARTITION TYPES, CONSTRUCTION DETAILS AND ELEVATIONS, SEE SHEETS A-3 AND A-4 5. PATCH, REPAIR, OR REPLACE AS REQUIRED FIREPROOFING ON BASE BUILDING STRUCTURE EITHER MISSING OR DAMAGED IN THE COURSE OF DEMOLITION OR CONSTRUCTION. TYPICAL THROUGHOUT	1. EXTEND EXISTING PARTITION TO NEW GYP. BOARD CEILING ABOVE 2. PROVIDE BLOCKING AS REQUIRED

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

George W. De La Hoz
Registered Architect
15841 pines boulevard #125
pembroke pines, florida 33027
(t) 954 704 0960 (f) 954 704 0914
e-mail: gdelahoz@delahoz.com

George W. De La Hoz
Registered Architect
15841 pines boulevard #125
pembroke pines, florida 33027
(t) 954 704 0960 (f) 954 704 0914
e-mail: gdelahoz@delahoz.com

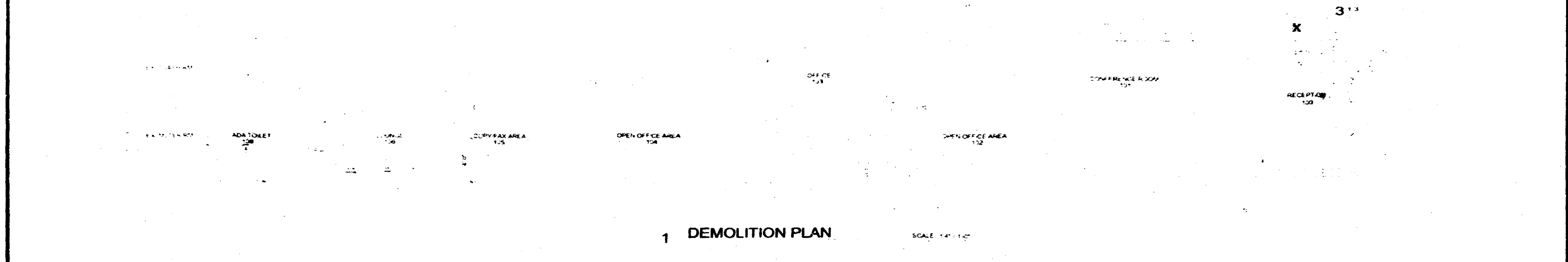
PROJECT NO. 9201
DATE 9-21-01
SCALE AS NOTED
PROJECT MANAGER GEORGE W. DE LA HOZ
DRAWN BY T.E.G.D.
CHECKED BY G.W.D.
FILE NAME X-BASE
PLOT DATE 9-21-01
SEAL

GEORGE W. DE LA HOZ
STATE OF FLORIDA
REGISTERED ARCHITECT
AR-0016664

SHEET TITLE: DEMOLITION & CONST. PLAN

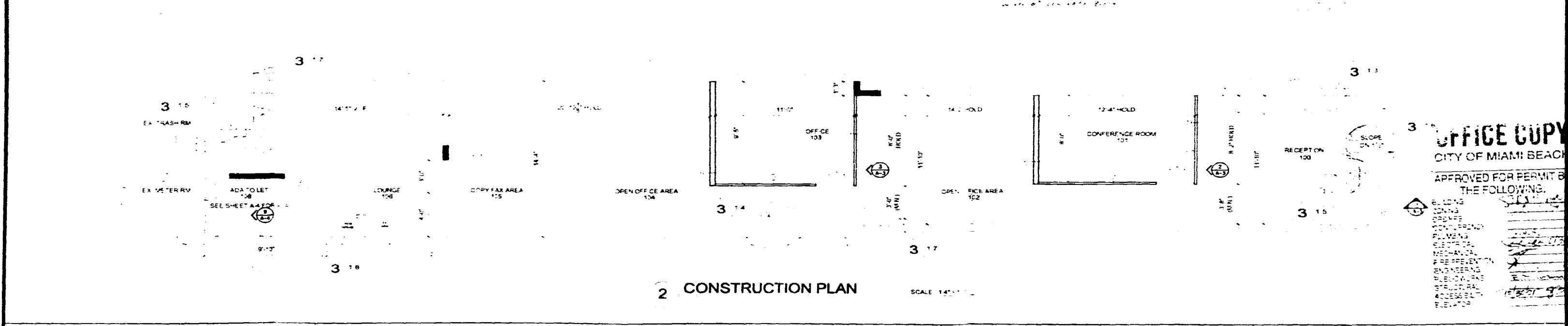
SHEET NO. A-1

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1 DEMOLITION PLAN SCALE 1/4" = 1'-0"

LEGEND	GENERAL NOTES	GENERAL NOTES (cont'd)	SHEET NOTES	SHEET NOTES (cont'd)
EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE REMOVED SHEET NOTE NUMBER SEE SHEET NOTES ON THIS DRAWING	1. GC SHALL OBTAIN AND FURNISH ALL LICENSES AND SPECIAL INSURANCE PRIOR TO THE START OF DEMOLITION WORK. ADJACENT CONSTRUCTION. 2. GC TO COORDINATE WALK THRU WITH ARCHITECT PRIOR TO STARTMENT OF WORK FOR EXACT SCOPE OF WORK AND ALL CLARIFICATIONS REQUIRED. 3. GC TO COORDINATE DEMOLITION OF HVAC MECHANICAL PLUMBING AND PROTECTION & ELECTRICAL SCOPE OF WORK WITH CONTRACTOR. 4. WHERE POSSIBLE AND ECONOMICALLY FEASIBLE, SALVAGE & RELOCATE EXISTING CONSTRUCTION ITEMS SUCH AS DOORS, LIGHTS, ETC. 5. WHERE POSSIBLE AND ECONOMICALLY FEASIBLE, RETROFIT TO MEET ALL ADJACENT PROTECT ADJACENT CONSTRUCTION. 6. REMOVE EXISTING DOORS, DOOR FRAMES, TRIM AND HARDWARE THEREON ONLY AS NOTED. 7. EXISTING FIRE ALARM DEVICES TO REMAIN OPERATIONAL. GC TO MAINTAIN ALL PULLS, ALARMS, STROBES AND ASSOCIATED DEVICES.	8. EXISTING ELECTRICAL OUTLETS LOCATED ON PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED. INCLUDE ALL CONDUIT AND WIRING BACK TO THEIR RESPECTIVE ELECTRICAL PANELS. PATCH AND REPAIR AS REQUIRED. 9. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL EXISTING CONSTRUCTION ON WHICH CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION. 10. WHERE EXISTING DOORS, DOOR FRAMES, EQUIPMENT, WALLS OR PORTIONS OF WALLS ARE INDICATED TO BE REMOVED, THE CONTRACTOR SHALL EXERCISE CAUTION TO AVOID DISRUPTING SURROUNDING MATERIALS. 11. REMOVE EXISTING PARTITIONS, PORTIONS OF PARTITIONS THROUGHOUT ONLY AS NOTED. PROTECT ADJACENT CONSTRUCTION. 12. EXISTING FLOOR, CEILING, ALL EXISTING COLUMNS AND WALLS TO REMAIN UNLESS PROTECT AS REQUIRED DURING DEMOLITION. 13. EXISTING PERIMETER WINDOWS, FRAMES, AND WALLS TO REMAIN AS SHOWN. PROTECT AS NOTED.	1. EXISTING FIRE DOOR TO REMAIN 2. EXISTING ELECTRICAL PANEL TO REMAIN 3. EXISTING WASHER/DRYER LINE TO BE CAPPED 4. EXISTING BATHROOM AND FIXTURES TO REMAIN 5. EXISTING STORAGE ROOM TO REMAIN 6. EXISTING PARTITIONS, POCKET DOOR AND SHELVES TO BE REMOVED 7. EXISTING SINK TO REMAIN 8. EXISTING LOW PARTITIONS TO BE REMOVED 9. EXISTING ACoustic CEILING TILES TO BE REMOVED THROUGHOUT 10. EXISTING PLYWOOD STORAGE UNITS TO BE REMOVED 11. EXISTING WALL MOUNT A/C UNIT TO BE REMOVED	12. EXISTING CEMENT FLOORS TO BE REMOVED THROUGHOUT 13. EXISTING ADJACENT TENANT NO CHANGE 14. EXISTING WINDOWS TO REMAIN 15. EXISTING COURTYARD 16. NOT USED 17. EXISTING ALLEY 18. EXISTING GATE TO REMAIN 19. EXISTING STOREFRONT WINDOWS AND DOOR TO REMAIN 20. EXISTING BRICK FACIANT TO BE REMOVED 21. NOT USED 22. EXISTING WINDOWS TO BE REPAIRED/SEE SHEET 3-13



2 CONSTRUCTION PLAN SCALE 1/4" = 1'-0"

PARTITION LEGEND	CONSTRUCTION LEGEND	GENERAL NOTES	SHEET NOTES
EXISTING PARTITION TO REMAIN NEW PARTITION TYPE A: 2" x 2" GA. METAL STUDS IN DOG EYE LAYER OF GYPSUM BOARD BOTH SIDES. NON-FIRE RATED PARTITION. SEE PARTITION DETAIL SHEET A-4. NEW PARTITION TYPE B: TYPE PERFORATED ALUMINUM PARTITION. TYPE EX GLASS TO BE ATTACHED TO PARTITION ALUMINUM FRAME. A-4. NOT A FIRE RATED GLASS. SEE PARTITION DETAIL SHEET A-4. NEW PARTITION TYPE C: TYPE TEMPERED GLASS RECESSED IN ALUMINUM FRAME. TOP AND BOTTOM SEE PARTITION DETAIL SHEET A-4. *FURNISH THE GLASS PARTITION MARKING	EXISTING PARTITION TO REMAIN NEW DRYWALL PARTITION NEW GLASS PARTITION WINDOW PARTITION TYPE (SEE SHEET) DOOR TYPE HARDWARE TYPE ELEVATION NUMBER DRAWING NUMBER DETAIL NUMBER DRAWING NUMBER SHEET NOTE NEW BUILDING STANDARD FIRE EXTINGUISHER LOCATION NEW DOOR ALIGN FIRE EXTINGUISHER THERMOSTAT SECURITY KEYPAD ROOM NUMBER RECEPTACLE OUTLET TELEVISION	1. ALL WALLS TO BE TYPE "A" UNLESS NOTED OTHERWISE. 2. FOR GENERAL NOTES AND LEGENDS SEE SHEETS N-1 AND N-2. 3. FOR DOOR & HARDWARE SCHEDULE SEE SHEET N-1. 4. FOR PARTITION TYPES, CONSTRUCTION DETAILS AND ELEVATIONS SEE SHEETS A-3 AND A-4. 5. PATCH, REPAIR, OR REPLACE AS REQUIRED FIRE PROOFING ON BASE BUILDING STRUCTURE EITHER MISSING OR DAMAGED IN THE COURSE OF DEMOLITION OR CONSTRUCTION. TYPICAL THROUGHOUT.	1. EXTEND EXISTING PARTITION TO NEW 3/4" GYPSUM BOARD ABOVE. 2. PROVIDE BRACKING AS REQUIRED. 3. THRESHOLD TO COMPLY WITH CODE REQUIREMENTS. 4. EXISTING TYPE C RATED GLASS IN NEW BASE BUILDING DOCUMENTS. NO GATE WALL CONSTRUCTION AS NOTED. FIRE RETARDANT RATED WOOD STUDS & PARTITION BOTTOM ON NEW DECK W/ TYPE C RATED WALL. EACH SIDE CONSTRUCTION COMPLETES WITH FIRE RATED ASSEMBLY. SEE SHEET 3-14.

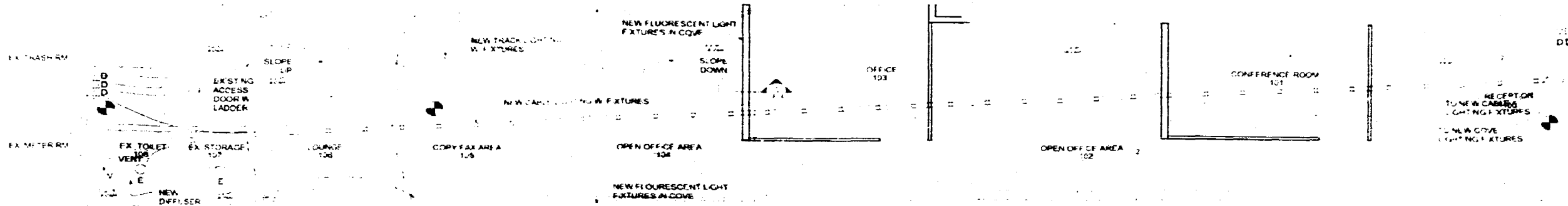
OWNER'S REPRESENTATIVE
CATALYST DESIGN GROUP, INC.
 1210 Washington Avenue, Suite 200, Miami Beach, FL 33139
 Phone: (305) 675-5500 Fax: (305) 675-5510
 PROJECT LOCATION
WELLS FARGO
 456 ARTHUR GODFREY ROAD
 MIAMI BEACH, FLORIDA

George W. De La Hoz
 15841 James Boulevard, #25
 Pembroke Pines, Florida 33027
 (1) 954 704 0900 (1) 954 704 0914
 e-mail: gdelahoz@gebarh.com

PROJECT NO. 9201
 DATE 9/21/01
 SCALE AS NOTED
 PROJECT MANAGER GEORGE W. DE LA HOZ
 DRAWN BY T.E.G.D.
 CHECKED BY G.W.D.
 FILE NAME A-BASE
 PLOT DATE 9/21/01
 SEAL

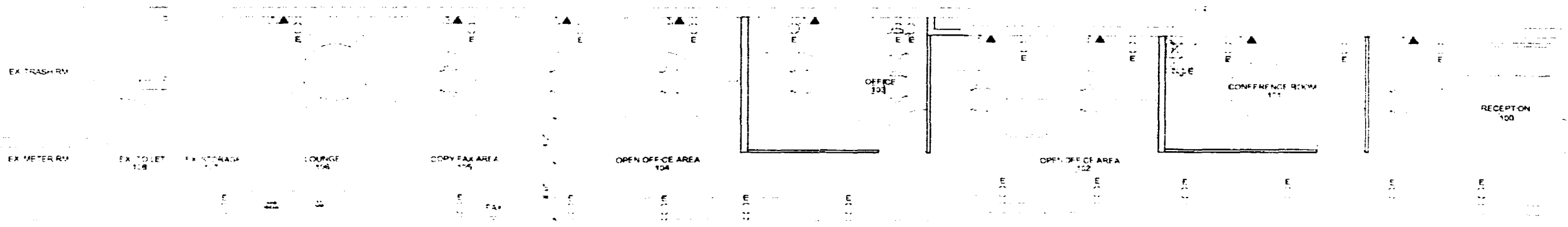
GEORGE W. DE LA HOZ
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AR-0016664
 SHEET TITLE
DEMOLITION & CONST. PLAN
 SHEET NO
A-1

25



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

LEGEND	GENERAL NOTES	SHEET NOTES
● LIGHT SWITCH ⌘ EX. T.D.G. EX. DENOTES EXISTING ITEM RE. DENOTES RELOCATED EXISTING ITEM NEW DENOTES NEW ITEM TO MATCH EXISTING SHEET NOTE NUMBER SEE SHEET NOTES ON THIS DRAWING	1 ALL FIXTURES ARE EXISTING UNLESS INDICATED NEW. INDICATED EXISTING AND RELOCATED EXISTING FIXTURES. G.C. TO VERIFY LIGHT FIXTURE QUANTITIES AND REUSABILITY. 2 G.C. TO RELAMP LIGHT FIXTURES AS REQUIRED. 3 WHERE NECESSARY, ALL RELOCATED NEW OR EXISTING FIXTURES TO BE RELOCATED. 4 FOR LIGHT FIXTURE SCHEDULE AND SPECIFICATIONS, SEE ENGINEER'S DRAWINGS. 5 FOR TYPICAL LIGHT SWITCH AND THERMOSTAT MOUNTING HEIGHTS, REFER TO ENGINEER'S DRAWINGS. 6 CONTRACTOR SHALL PROVIDE AND INSTALL EX. LIGHTS AS REQUIRED PER CODE. 7 FOR ALL ELECTRICAL AND MECHANICAL ITEMS, REFER TO ENGINEER'S DRAWINGS.	1 NEW GYP. BC. CEILING 2 G.C. TO VERIFY REQUIRED 1 HOUR FIRE RATED CEILING ASSEMBLY IS MAINTAINED BETWEEN WELLS FARGO HOME MORTGAGE SPACE AND EXISTING SECOND FLOOR TENANT SPACE.



1 FURNITURE PLAN SCALE 1/4" = 1'-0"

LEGEND	GENERAL NOTES	SHEET NOTES
● LIGHT SWITCH ⌘ EX. T.D.G. EX. DENOTES EXISTING ITEM RE. DENOTES RELOCATED EXISTING ITEM NEW DENOTES NEW ITEM TO MATCH EXISTING SHEET NOTE NUMBER SEE SHEET NOTES ON THIS DRAWING	1 ALL OUTLETS ARE EXISTING UNLESS INDICATED NEW. INDICATED EXISTING AND RELOCATED EXISTING OUTLETS. G.C. TO VERIFY OUTLET QUANTITIES AND REUSABILITY. 2 WHERE NECESSARY, ALL RELOCATED NEW OR EXISTING OUTLETS TO BE RELOCATED. 3 FOR ELECTRICAL ITEMS, REFER TO ENGINEER'S DRAWINGS.	1 RECEPT ON DESK TO BE ADA COMPLIANT 2 NEW CABLE AND ELECTRICAL OUTLET MOUNTED @ 7'-0" AFF.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

PROJECT NO. 9201
 DATE 9/27/01
 SCALE AS NOTED
 PROJECT MANAGER GEORGE W. DE LA HOZ
 DRAWN BY T.E.G.D.
 CHECKED BY G.W.D.
 FILE NAME X-BASE
 PLOT DATE 9/27/01
 SEAL

OWNER'S REPRESENTATIVE
CATALYST DESIGN GROUP, INC.
 1210 Washington Avenue, Suite 200, Miami Beach, Florida 33139
 Phone: 305.673.5900 Fax: 305.673.5910
 PROJECT LOCATION
WELLS FARGO
 456 ARTHUR GODFREY ROAD
 MIAMI BEACH, FLORIDA

George W. De La Hoz
 Registered Architect
 15841 Pines Boulevard, #125
 Pembroke Pines, Florida 33027
 (t) 954.704.0960 (f) 954.704.0914
 e-mail: gdelahoz@debahn.com

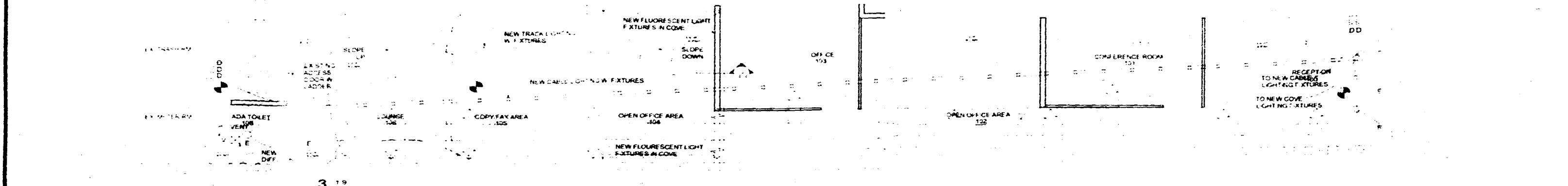
PROJECT NO. 9201
 DATE 9/27/01
 SCALE AS NOTED
 PROJECT MANAGER GEORGE W. DE LA HOZ
 DRAWN BY T.E.G.D.
 CHECKED BY G.W.D.
 FILE NAME X-BASE
 PLOT DATE 9/27/01
 SEAL

GEORGE W. DE LA HOZ
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AR-0016664

SHEET TITLE
**REFLECTED
CLNG. PLAN**

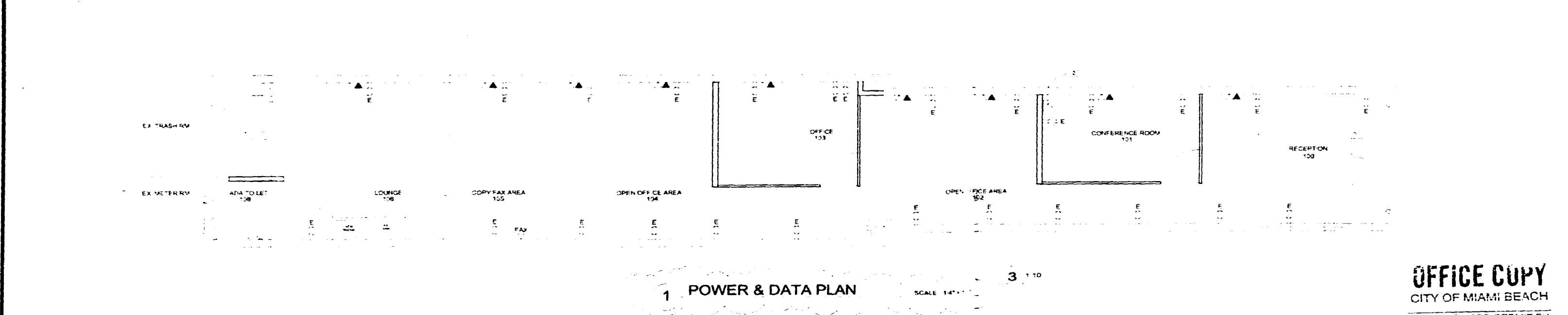
SHEET NO.
A-2

25



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

LEGEND	GENERAL NOTES	SHEET NOTES
⌘ LIGHT SWITCH ⌘ EXTENSION ⌘ DENOTES EXISTING TV ⌘ DENOTES RELOCATED EXISTING TV ⌘ DENOTES NEW TV TO MATCH EXISTING ⌘ SHEET NOTE NUMBER SEE SHEET NOTES ON THIS DRAWING	1. ALL FIXTURES ARE EXISTING UNLESS INDICATED NEW. INDICATED EXISTING AND RELOCATED EXISTING FIXTURES. G.C. TO VERIFY LIGHT FIXTURE QUANTITIES AND REUSABILITY. 2. G.C. TO RELAMP LIGHT FIXTURES AS REQUIRED. 3. WHERE NECESSARY, ALL RELOCATED, NEW OR EXISTING FIXTURES TO BE RE-ROUTED. 4. FOR LIGHT FIXTURE SCHEDULE AND SPECIFICATIONS, SEE ENGINEER'S DRAWINGS. 5. FOR TYPICAL LIGHT SWITCH AND THERMOSTAT MOUNTING HEIGHTS, REFER TO ENGINEER'S DRAWINGS. 6. CONTRACTOR SHALL PROVIDE AND INSTALL EX LIGHTS AS REQUIRED PER CODE. 7. FOR ALL ELECTRICAL AND MECHANICAL ITEMS, REFER TO ENGINEER'S DRAWINGS.	NEW G.V.P. BO. CEILING G.C. TO VERIFY REQUIRED 1 HOUR FIRE RATED CEILING ASSEMBLY IS MAINTAINED BETWEEN WELLS FARGO HOME WORKSPACE SPACE AND EXISTING SECOND FLOOR TENANT SPACE. SEE REFERENCE DETAIL 11A.4.



1 POWER & DATA PLAN SCALE 1/4" = 1'-0"

LEGEND	GENERAL NOTES	SHEET NOTES
	1. ALL OUTLETS ARE EXISTING UNLESS INDICATED NEW. INDICATED EXISTING AND RELOCATED EXISTING OUTLETS. G.C. TO VERIFY QUANTITIES AND REUSABILITY. 2. WHERE NECESSARY, ALL RELOCATED, NEW OR EXISTING OUTLETS TO BE RE-ROUTED. 3. FOR ELECTRICAL ITEMS, REFER TO ENGINEER'S DRAWINGS.	RECEPTION DESK TO BE ADA COMPLIANT NEW CABLE AND ELECTRICAL OUTLET MOUNTED @ 7'-0" AFF

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BOARD OF
 RECORDS
 CONSTRUCTION
 PERMITS
 ELECTRICAL
 MECHANICAL
 ENGINEERING
 PLUMBING
 STRUCTURAL
 ADDRESS: 111
 E. ELSTON

OWNER'S REPRESENTATIVE
CATALYST DESIGN GROUP INC.
 1210 Washington Avenue, Suite 200, Miami Beach, Florida 33139
 Phone: 305.673.5909 Fax: 305.673.5910
 PROJECT LOCATION
WELLS FARGO
 456 ARTHUR GODFREY ROAD
 MIAMI BEACH, FLORIDA

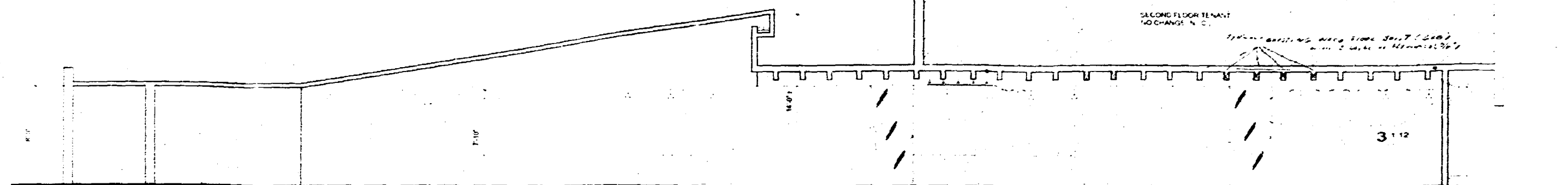
George W. De La Hoz
 15841 Pines Boulevard, #125
 Pembroke Pines, Florida 33027
 (1) 954 704 0960 (1) 954 704 0914
 e-mail: gdelahoz@debahm.com

PROJECT NO.
 9201
 DATE
 9/21/07
 SCALE
 AS NOTED
 PROJECT MANAGER
 GEORGE W. DE LA HOZ
 DRAWN BY
 T.E.G.D.
 CHECKED BY
 G.W.D.
 FILE NAME
 X-BASE
 PLOT DATE
 9/21/07
 SEAL

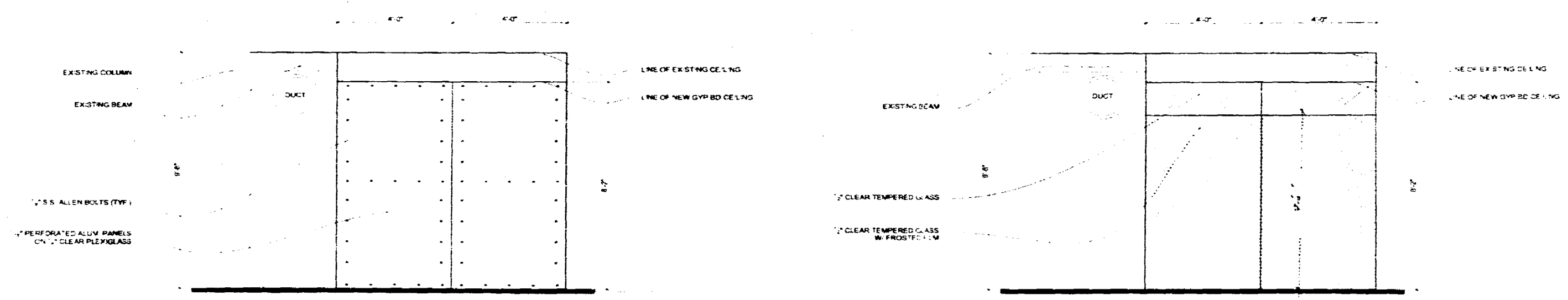
GEORGE W. DE LA HOZ
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AR-0016664
 SHEET TITLE
CEILING POWER AND DATA
 SHEET NO.
A-2

25

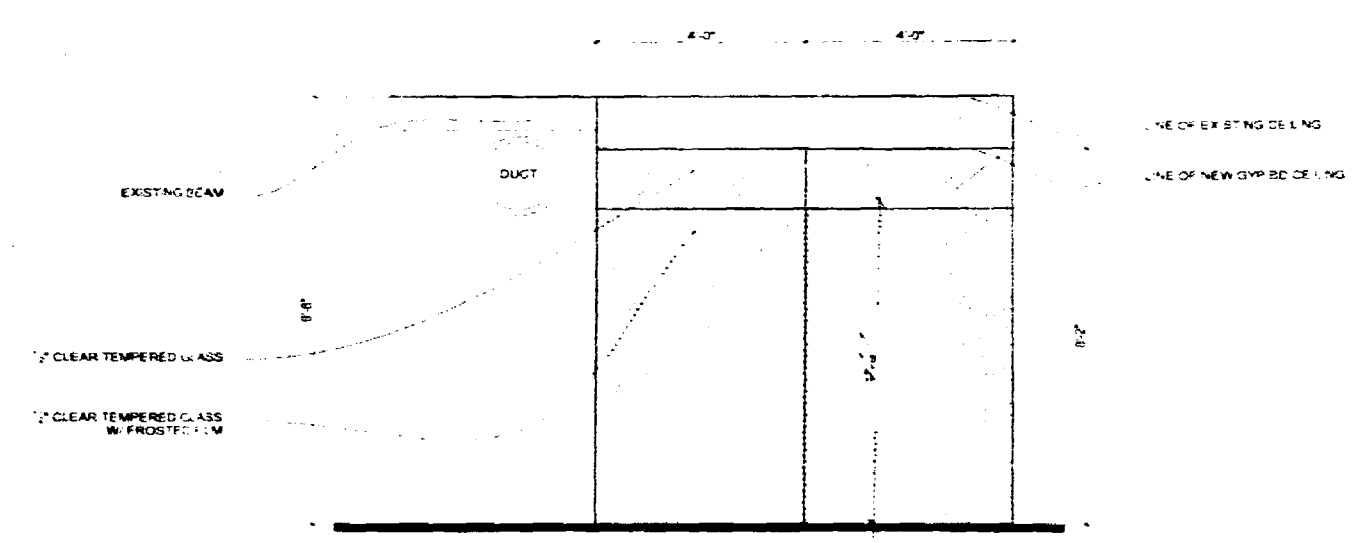
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1 LONGITUDINAL SECTION SCALE 1/4" = 1'-0"



3 LARGE OFFICE ELEVATION SCALE 1/2" = 1'-0"



2 ELEVATION OF CONF. ROOM SCALE 1/2" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING
 PLUMBING
 MECHANICAL
 ELECTRICAL
 FIRE PREVENTION
 ENGINEERING
 PEST CONTROL
 STRUCTURAL
 ACCESSIBILITY
 ELEVATOR

GEORGE W. DE LA HOZ
 REGISTERED ARCHITECT
 AR-0016664

SHEET TITLE
 DETAILS & ELEVATIONS

SHEET NO
 A-3

George W. De La Hoz
 Registered Architect
 15841 pines boulevard, #25
 Pembroke Pines, Florida 33027
 (t) 954 704 0960 (f) 954 704 5914
 e-mail: gdehaz@dehaz.com

PROJECT NO
 9201
 DATE
 9/21/01
 SCALE
 AS NOTED
 PROJECT MANAGER
 GEORGE W. DE LA HOZ
 DRAWN BY
 T.E.G.D.
 CHECKED BY
 G.A.D.
 FILE NAME
 X-BASE
 PLOT DATE
 9/21/01
 SEAL

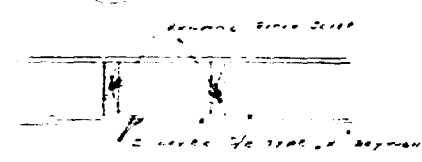
OWNER'S REPRESENTATIVE
 CATALYST DESIGN GROUP, INC.
 1270 Washington Blvd., Suite 300
 Miami, Florida 33130
 phone: 305 873 5500 fax: 305 873 5510
 PROJECT LOCATION
 FOR WELLS FARGO HOME MORTGAGE
 WELLS FARGO
 456 ARTHUR GODFREY ROAD
 MIAMI BEACH, FLORIDA

LEGEND

GENERAL NOTES

SHEET NOTES

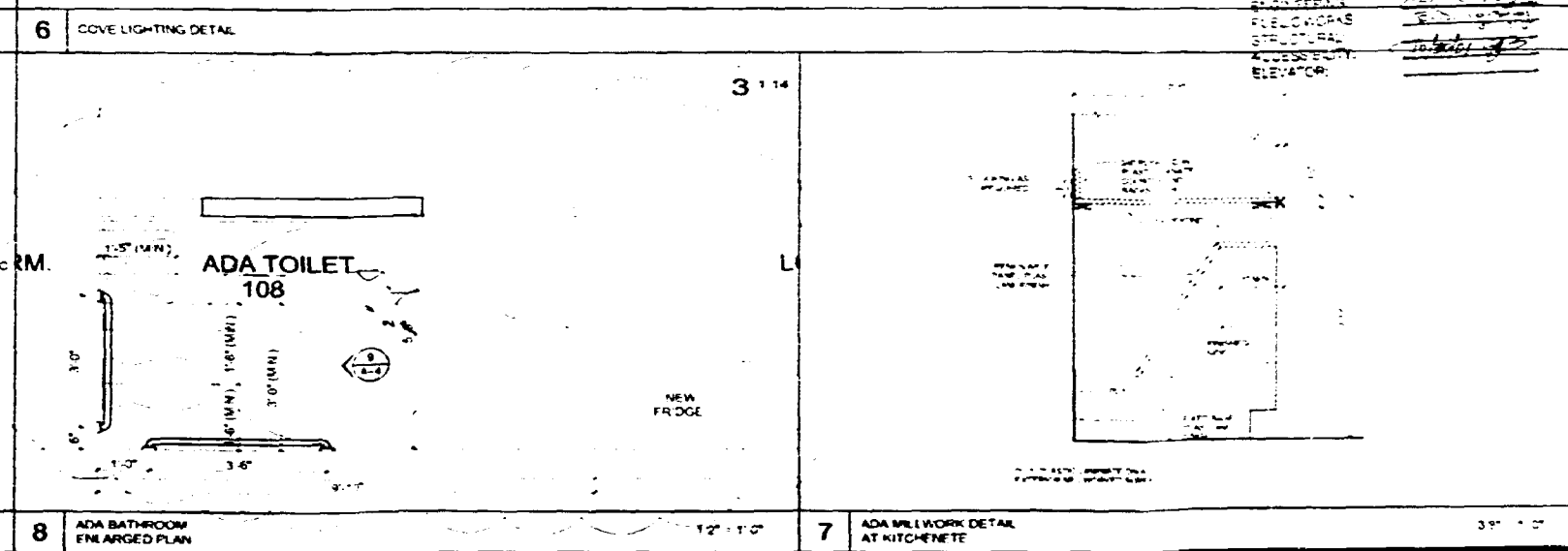
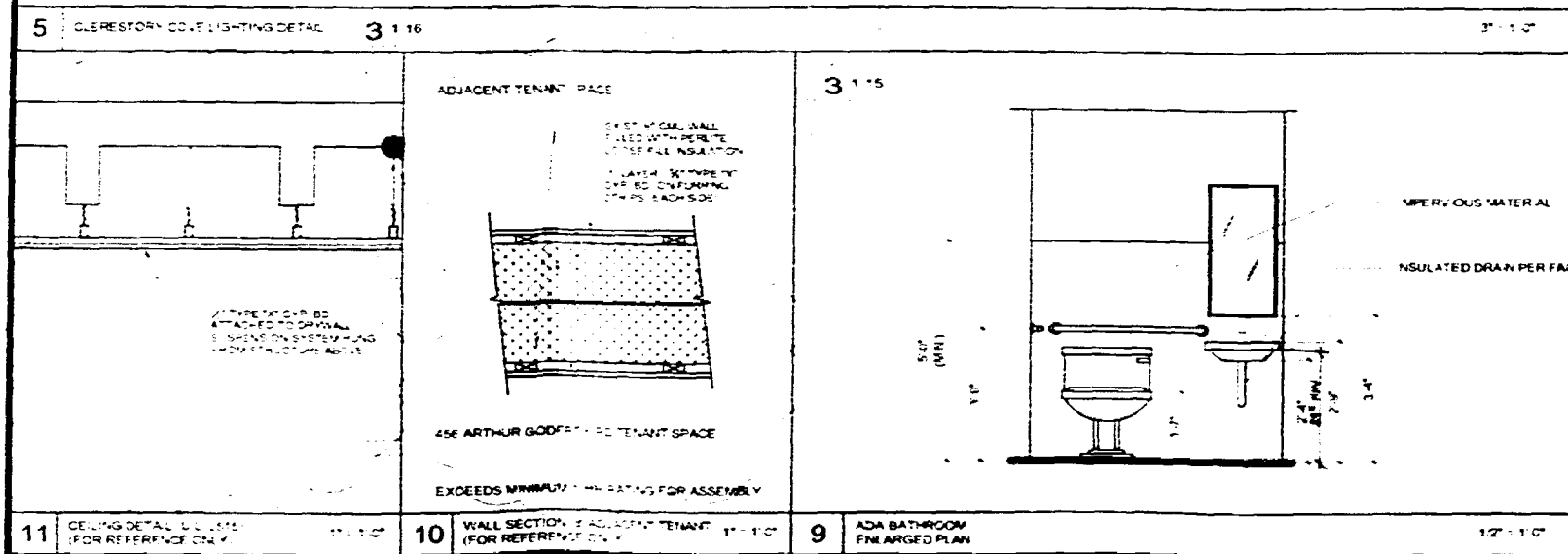
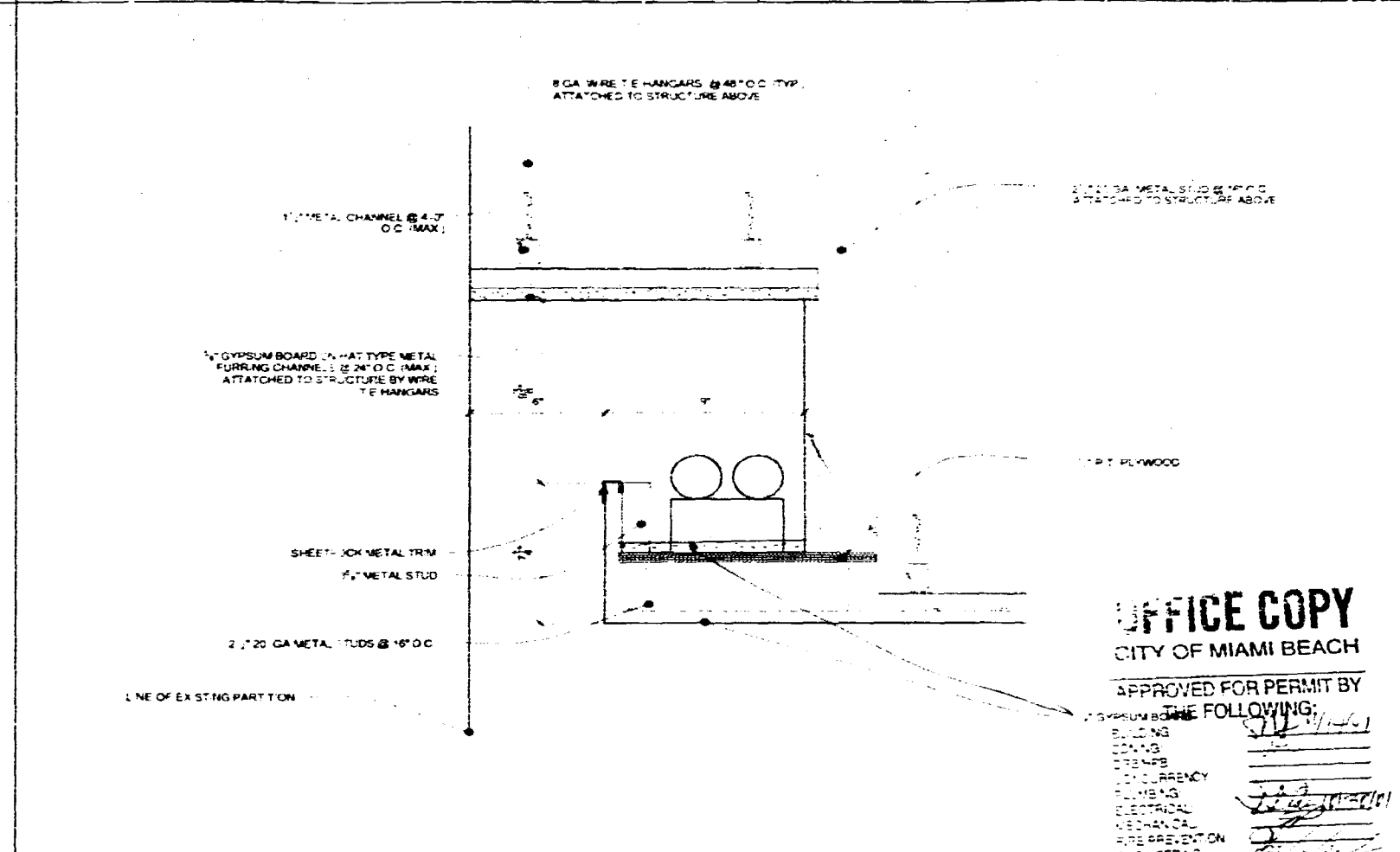
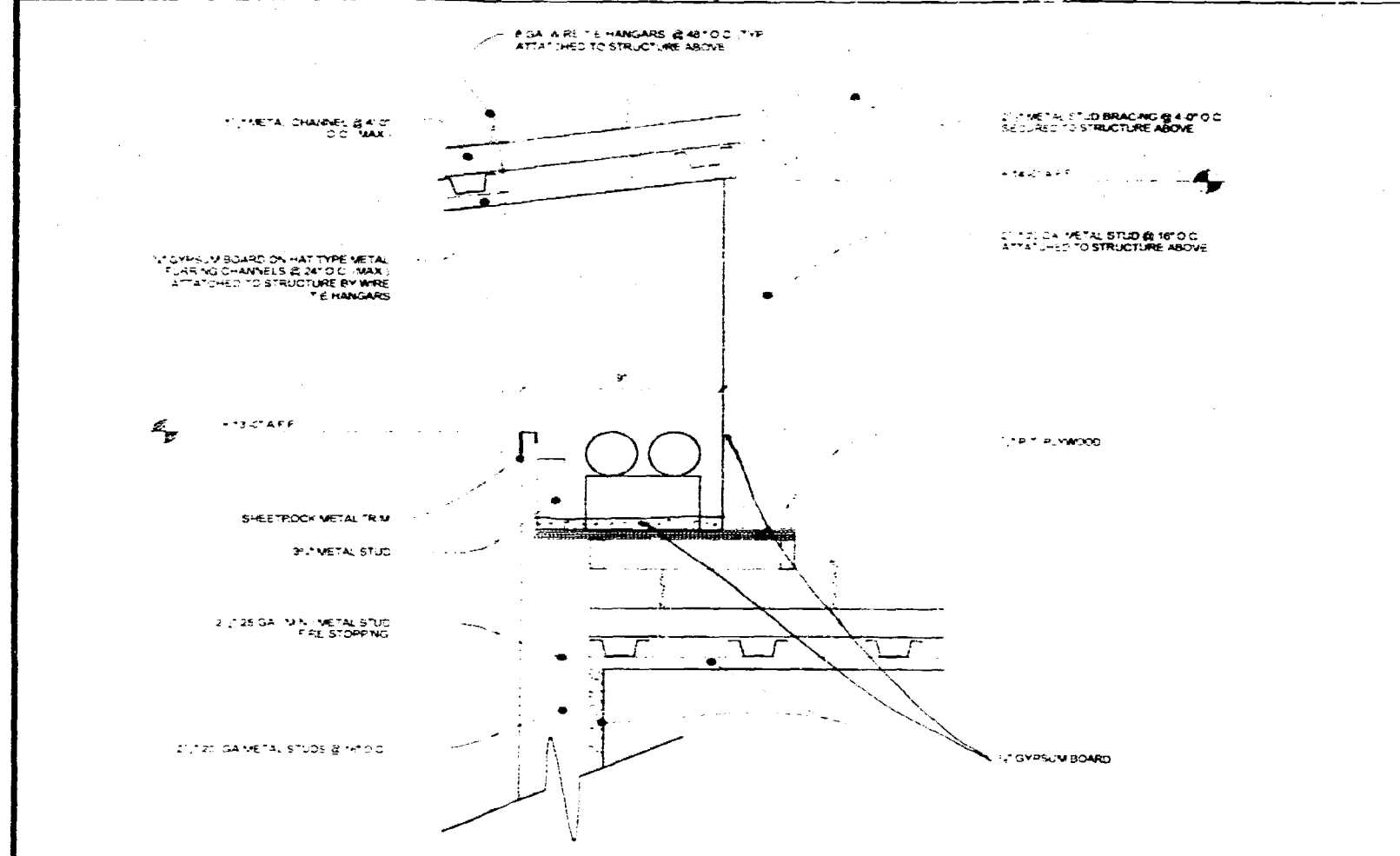
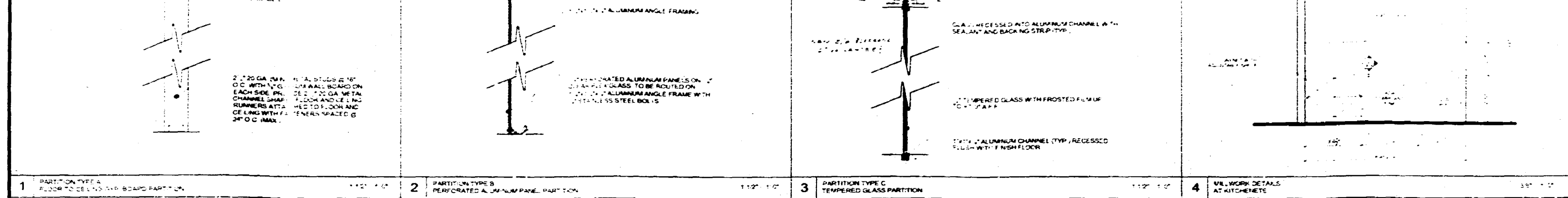
G.C. TO VERIFY REQUIRED 1 HOUR FIRE RATED CEILING ASSEMBLY IS
 MAINTAINED BETWEEN WELLS FARGO HOME MORTGAGE SPACE AND
 EXISTING SECOND FLOOR TENANT SPACE. SEE REFERENCE DETAIL 300000
 06-1-312



3 1/2

25

				ISSUE NO. RECORD PERMIT DATE 9/21/07
1 PARTITION TYPE A FLOOR TO CEILING GYP BOARD PARTITION 11'2\"/>	2 PARTITION TYPE B PERFORATED ALUMINUM PANEL PARTITION 11'2\"/>	3 PARTITION TYPE C TEMPERED GLASS PARTITION 11'2\"/>	4 MILLWORK DETAILS AT KITCHENETTE 11'2\"/>	OWNER'S REPRESENTATIVE CATALYST DESIGN GROUP, INC. 1710 W. 10th Ave., Suite 300, Miami, FL 33135 phone: 305.873.5800 fax: 305.873.5810 PROJECT LOCATION WELLS FARGO 456 ARTHUR GODFREY ROAD MIAMI BEACH, FLORIDA George W. De La Hoz P.E. 15841 15841 Pines Boulevard, #125 Pembroke Pines, Florida 33027 (t) 954.704.0960 (f) 954.704.0914 e-mail: goelalhoz@debahn.com PROJECT NO. 9201 DATE 9/21/07 SCALE AS NOTED PROJECT MANAGER GEORGE W. DE LA HOZ DRAWN BY T.E.G.D. CHECKED BY G.W.D. FILE NAME X-BASE PLOT DATE 9/21/07 SEAL APPROVED FOR PERMIT BY THE FOLLOWING: BUILDING _____ ZONING _____ CRASH _____ CONCRETE _____ ELECTRICAL _____ MECHANICAL _____ FIRE PREVENTION _____ ENGINEERING _____ PUBLIC WORKS _____ STRUCTURAL _____ ACCESS _____ ELEVATOR _____ GEORGE W. DE LA HOZ STATE OF FLORIDA REGISTERED ARCHITECT AR-0016664 SHEET TITLE: DETAILS SHEET NO. A-4
5 CLERESTORY COVE LIGHTING DETAIL 3' x 1' 0"	6 COVE LIGHTING DETAIL 3' x 1' 0"	7 ADA MILLWORK DETAIL AT KITCHENETTE 3' x 1' 0"	8 ADA MILLWORK DETAIL AT KITCHENETTE 3' x 1' 0"	9 ADA MILLWORK DETAIL AT KITCHENETTE 3' x 1' 0"



OWEN'S REPRESENTATIVE
CATALYST DESIGN GROUP, INC.
1270 Washington Avenue, Suite 200, Miami Beach, Florida 33139
Phone: 305.673.5888 Fax: 305.673.5810
PROJECT LOCATION
FOR WELLS FARGO HOME MORTGAGE
WELLS FARGO
456 ARTHUR GODFREY ROAD
MIAMI BEACH, FLORIDA

George W. De La Hoz
Registered Architect
15841 Pines Boulevard, #125
Pembroke Pines, Florida 33027
Tel: 954.704.0960 Tel: 954.704.0914
e-mail: gdelahoz@gebarfm.com

PROJECT NO.
9201
DATE
9-21-01
SCALE
AS NOTED
PROJECT MANAGER
GEORGE W. DE LA HOZ
DRAWN BY
T.E.G.D.
CHECKED BY
G.W.D.
FILE NAME
X-BASE
PLOT DATE
9-21-01

SEAL
GEORGE W. DE LA HOZ
STATE OF FLORIDA
REGISTERED ARCHITECT
AR-0016664

SHEET TITLE
DETAILS
SHEET NO.
A-4

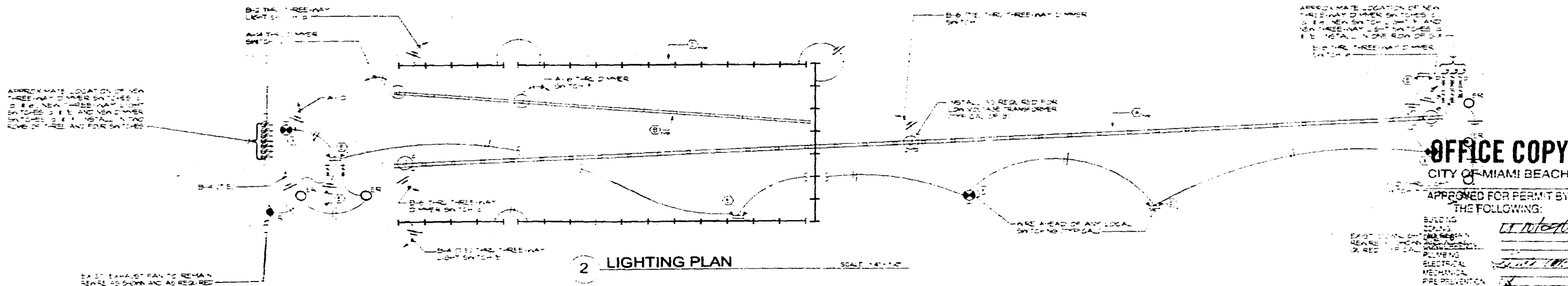
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1. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
2. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
3. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
4. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
5. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
6. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
7. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
8. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
9. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.
10. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH.

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	MOUNTING	QTY.	VOLTS	LAMP DATA	REMARKS
A	RECESSED DOWNLIGHT	GENSLER	20					
B	RECESSED DOWNLIGHT	GENSLER	20					
C	RECESSED DOWNLIGHT	GENSLER	20					
D	RECESSED DOWNLIGHT	GENSLER	20					
E	RECESSED DOWNLIGHT	GENSLER	20					
F	RECESSED DOWNLIGHT	GENSLER	20					
G	RECESSED DOWNLIGHT	GENSLER	20					
H	RECESSED DOWNLIGHT	GENSLER	20					
I	RECESSED DOWNLIGHT	GENSLER	20					
J	RECESSED DOWNLIGHT	GENSLER	20					

NOT IN CONTRACT

1 KEY PLAN



NOTES FOR LIGHTING:

1. FOR EXACT LOCATION OF LIGHT FIXTURES, REFER TO ELECTRICAL REFLECTED PLANS.
2. CONTRACTOR SHALL COORDINATE LIGHTING FIXTURE INSTALLATION WITH OTHER CONSTRUCTION.
3. CONTRACTOR TO PROVIDE EXISTING LIGHT FIXTURES WITH ANNOTATION ON PLANS AS REQUIRED BY LOCAL CODE AUTHORITY.
4. ALL LIGHT FIXTURES SHALL HAVE A MINIMUM OF 1000 LUMENS PER SQUARE FOOT AS REQUIRED BY LOCAL CODE AUTHORITY.
5. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH 1000 LUMENS PER SQUARE FOOT AS REQUIRED BY LOCAL CODE AUTHORITY.

WALSH ENGINEERING, INC.
CONSULTING ENGINEERS
NORFOLK, VIRGINIA
1000 W. 10TH AVE., SUITE 100
NORFOLK, VA 23502
(757) 622-1000 FAX (757) 622-1001
www.walsh-engineering.com

OWNER'S REPRESENTATIVE:
CATALYST DESIGN GROUP, INC.
1270 Washington Avenue, Suite 200, Miami Beach, FL 33139
Phone: 305.673.9309 Fax: 305.673.9503
PROJECT LOCATION:
WELLS FARGO
456 ARTHUR GODFREY ROAD
MIAMI BEACH, FLORIDA

George De La Hoz
ARCHITECT
15841 Bines Boulevard, #125
Pembroke Park, Florida 33027
(305) 254-7044 FAX (305) 254-7044
e-mail: gdelahoz@delahoz.com

PROJECT NO. 8601
DATE: 8-25-01
SCALE: AS NOTED
PROJECT MANAGER: GEORGE A. DELA HOZ
DRAWN BY: J.M.V.
CHECKED BY: N.
FILE NAME:
PLOT DATE:
SEAL:

NELSON, JITAL
STATE OF FLORIDA
PROFESSIONAL ENGINEER
P.E. 005588

SHEET TITLE:
LIGHTING PLAN AND KEY PLAN

SHEET NO.
E-1

25

2000 OR STEEL STUD

FIRE RATED GYPSUM WALL

1/4" (6mm) MINIMUM DIAMETER - DEAD END OF 25AMP CABLE

2 Hour Penetration Firestop for metal pipe/conduit through gypsum wall board

NON-WELDING RESIDENT SEALANT BOTH SIDED SEALER

DAMPING MATERIAL (BACKER ROD) - BERGLASS OR MINERAL WOOL

METAL PIPE OR CONDUIT

3 Hour Penetration Firestop for a metal pipe/conduit through a concrete slab

TYPICAL CONCRETE WALL PENETRATION DETAIL

BUILDING
COATING
DRB HFE
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

George De La Hoz
architecture & design
interior design

*5841 pines boulevard, #125
pembroke pines, florida 33027
(t) 954 704 2960 (f) 954 704 0914
e-mail, gdelahoz@gebahm.com

PROJECT NO.
360*

DATE:
9 25 0*

SCALE
AS NOTED

PROJECT MANAGER
GEORGE W. DE LA HOZ

DRAWN BY
J.M.V.

CHECKED BY
N.V.

FILE NAME
Y

PLOT DATE

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SHEET TITLE:
SYMBOLS LEGEND
NOTES & DETAILS

SHEET NO.
E-3

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS SHOWN ON THE SCHEDULES & NOTES.
3. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MIAMI BEACH.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH SPECIFICATIONS.
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OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

PROJECT NO. _____
 DATE _____
 SCALE _____
 PROJECT MANAGER _____
 CHECKED BY _____
 FILE NAME _____
 FILE DATE _____
 SEAL _____

Hernandez
 Consulting
 Engineers, Inc.


SHEET TITLE
SCHEDULES & NOTES
 SHEET NO.
M-1

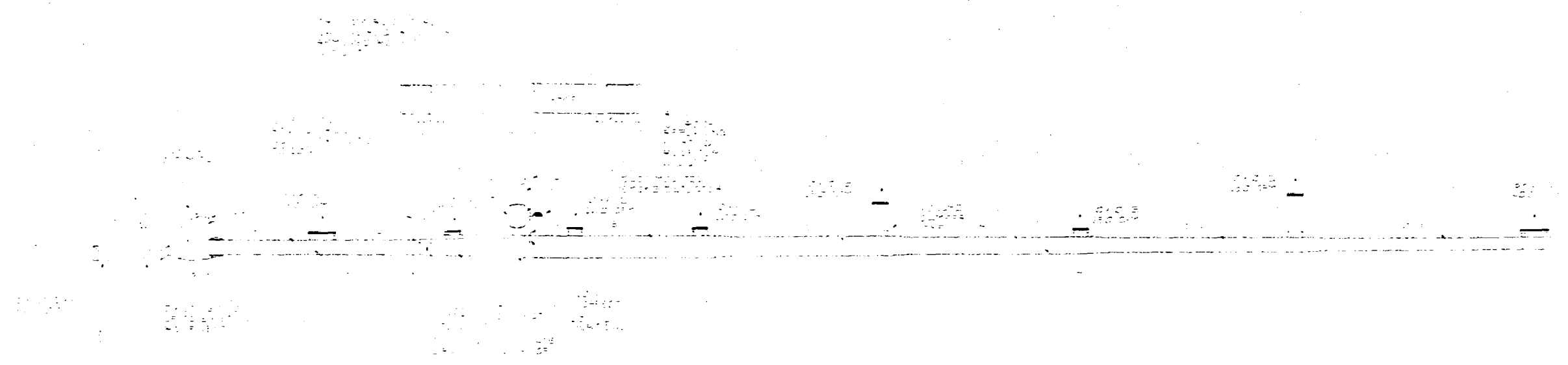
CATALYST DESIGN GROUP, INC.
 17700 SW 10th Avenue, Suite 201, Miami, Florida 33159
 Phone: 305/471-1500 Fax: 305/471-1501
 PROJECT LOCATION
WELLS FARGO
 456 ARTHUR GODFREY ROAD
 MIAMI BEACH, FLORIDA

George De La Hoz
 17700 SW 10th Avenue, Suite 201, Miami, Florida 33159
 Phone: 305/471-1500 Fax: 305/471-1501

PROJECT NO. _____
 DATE _____
 SCALE _____
 PROJECT MANAGER _____
 CHECKED BY _____
 FILE NAME _____
 FILE DATE _____
 SEAL _____

Hernandez
 Consulting
 Engineers, Inc.


SHEET TITLE
SCHEDULES & NOTES
 SHEET NO.
M-1



HVAC FLOOR PLAN
SCALE 1/8"=1'-0"

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OFFICE COPY
CITY OF MIAMI BEACH

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OWNERS/INITIALS CATALYST DESIGN GROUP, INC. 120 Washington Avenue, Suite 200, Miami Beach, Florida 33139 Phone: 305/673-5000 Fax: 305/673-7970	
PROJECT LOCATION WELLS FARGO 456 ARTHUR GODFREY ROAD MIAMI BEACH, FLORIDA	
PROJECT MANAGER George De La Hoz 10441 Biscayne Boulevard, #125 Coral Gables, Florida 33127 Phone: 305/441-1111 Fax: 305/441-1114 Email: gdelahoz@gebahm.com	
PROJECT NO. DATE SCALE PROJECT MANAGER DRAWN BY CHECKED BY FILE NAME PLOT DATE SEAL	
H. Hernandez Consulting Engineers, Inc. 	
SHEET TITLE HVAC FLOOR PLAN	
SHEET NO. M-2	



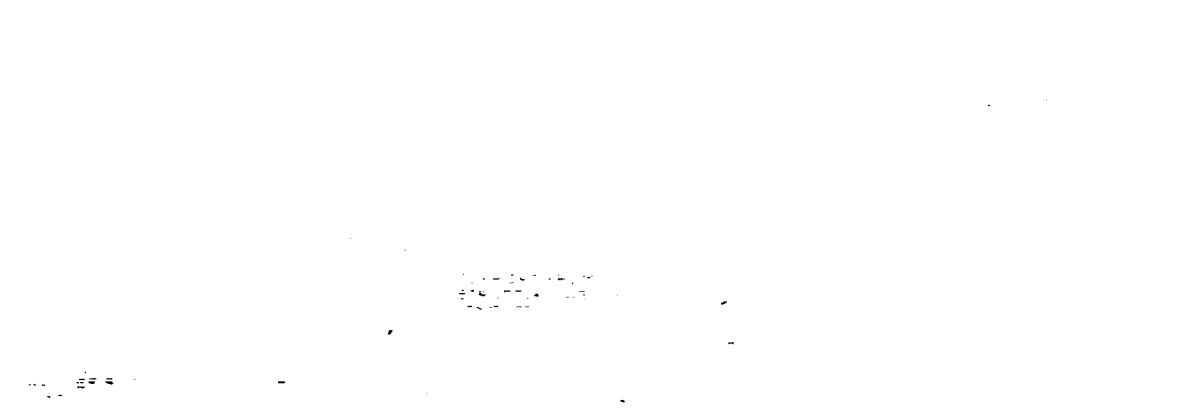
LEFT SIDE - NO. 1 TAKE OFF DETAIL
 (SEE PLAN FOR LOCATION)



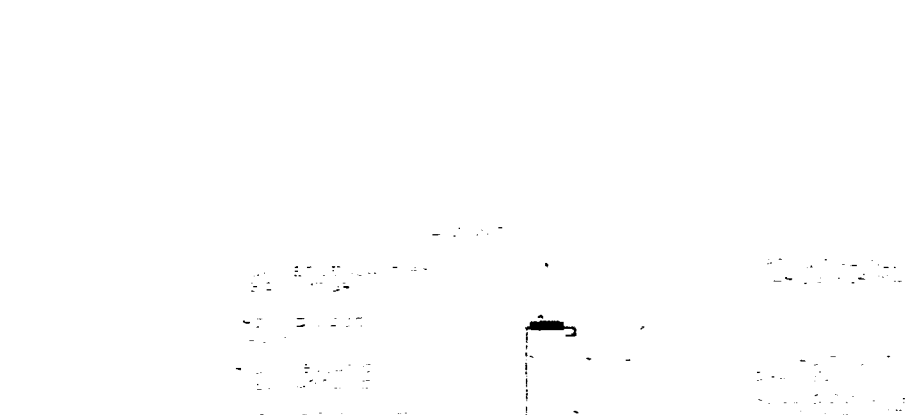
RIGHT SIDE - NO. 2 TAKE OFF DETAIL
 (SEE PLAN FOR LOCATION)



NO. 3 - EXHAUST FAN DETAIL
 (SEE PLAN FOR LOCATION)



NO. 4 - ROOF CURB DETAIL
 (SEE PLAN FOR LOCATION)



OFFICE COPY
 CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
 THE FOLLOWING:

ENGINEER	_____
ARCHITECT	_____
PLUMBING	_____
ELECTRICAL	_____
Mechanical	_____
Fire Prevention	_____
Engineering	_____
Structural	_____
Accessories	_____
ELEVATOR	_____

2. ENGINEERING
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BD200108

456 ARTHUR GODFREY RD

25

PERMIT #

B0204944

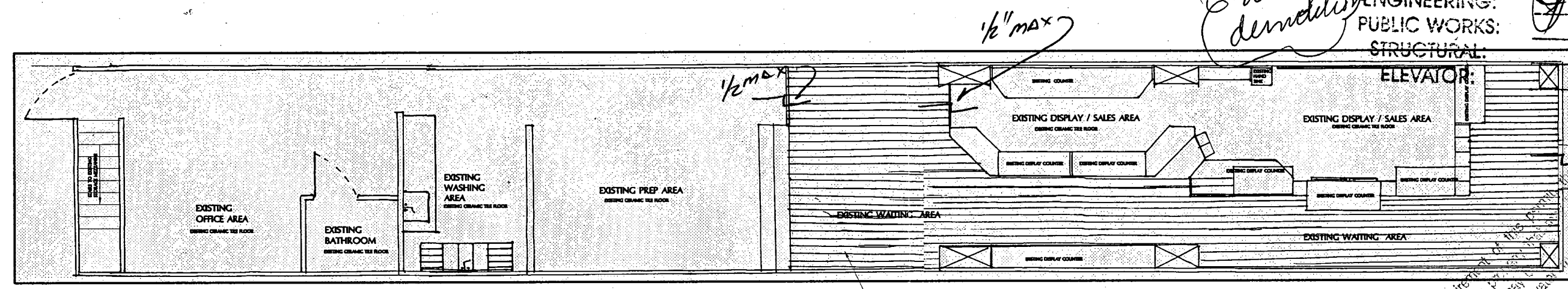
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BOB 4944
456 ARTHUR
GODFREY
RD

17

30904378
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: 8/25/09
ZONING: C 8/25/09
DRB/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: 8/25/09
PUBLIC WORKS: _____
STRUCTURAL: _____

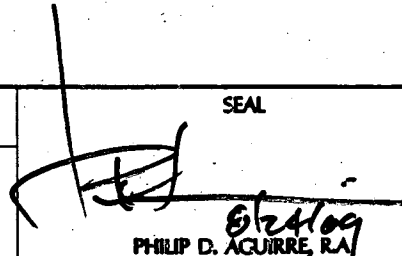


PROPOSED FLOATING LAMINATED FLOORING (375 SF)

PROPOSED FLOORING PLAN
NTS

SCOPE OF WORK:
INSTALLATION OF FLOATING LAMINATED FLOORING (375 SF)
ABOVE EXISTING CERAMIC TILE FLOOR (1500 SF EXISTING FLOOR AREA)

NOTE: In addition to the requirements of the Florida Building Code, the applicant shall comply with all applicable provisions of the Florida Building Code, including but not limited to, the Florida Building Code, Chapter 9, Section 905.2, which requires that all new construction be designed and constructed to resist wind forces in accordance with the Florida Building Code, Chapter 9, Section 905.2. The applicant shall also comply with all applicable provisions of the Florida Building Code, Chapter 9, Section 905.2, which requires that all new construction be designed and constructed to resist wind forces in accordance with the Florida Building Code, Chapter 9, Section 905.2.

	P.A. DESIGN GROUP ARCHITECTURE • PLANNING • EVALUATION		SCHAKOLAND		CHOCOLATE		FACTORY		 SEAL PHILIP D. AGUIRRE, RA FL-AR0092740
	5450 GRIFFIN ROAD, SUITE B1 DAVE, FLORIDA 33314 TEL: (954) 584-6880 FAX: (954) 584-2862 E-MAIL: pa@padesignfl.com		DESIGN: PHILIP D. AGUIRRE		SCALE: _____ NTS		DATE: 8-08-24		
	DRAWN: BA		PROJECT ADDRESS: 456 41ST STREET MIAMI BEACH, FLORIDA		SHEET A-1				
	CHECKED: PA								

BWA 378

456 u 4/5/57

OFFICE COPY

00-00-00

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Notice: In addition to the requirement of this permit, the contractor shall be responsible for obtaining all necessary permits from the City of Miami Beach, including but not limited to, a permit for excavation, a permit for use of equipment in the right-of-way, and a permit for use of equipment in the right-of-way. The contractor shall also be responsible for obtaining all necessary permits from the State of Florida, including but not limited to, a permit for excavation, a permit for use of equipment in the right-of-way, and a permit for use of equipment in the right-of-way. The contractor shall also be responsible for obtaining all necessary permits from the local jurisdiction, including but not limited to, a permit for excavation, a permit for use of equipment in the right-of-way, and a permit for use of equipment in the right-of-way.

VIOLATION CORRECTION B1104258

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

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

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

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

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

Reviewed By: ENC Date: 9-2-2011

B1104258
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY

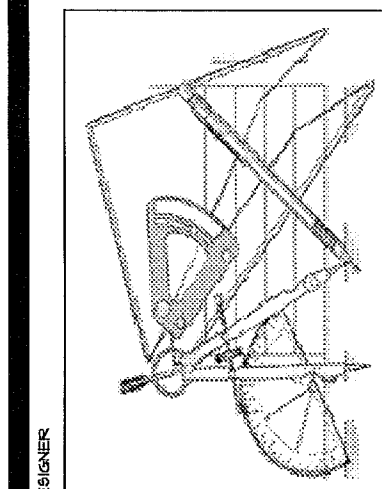
THE FOLLOWING:
BUILDING: 9/2/11
ZONING: 9/2/11
DRB/HPB:
CONCURRENCY:
PLUMBING: 9/2/11
ELECTRICAL: 9/2/11
MECHANICAL: 9/2/11
FIRE PREVENTION: 9/2/11
ENGINEERING: 9/2/11
PUBLIC WORKS: ENC-09-02-2011
STRUCTURAL: 9/2/11
ELEVATOR:

456 W 41st STREET

Edward A.
LANDERS, P.E.
CONSULTING ENGINEERS
7850 NW 146TH STREET, SUITE 509 MIAMI LAKES FL 33016
P.E. #038398
(305) 823-3938

Jamie Stroz
Design Consultant
HTTP://WWW.JAMIESTROZ.COM

DRAFTING DESIGN
RESIDENTIAL-COMMERCIAL
1600 HIGHWAY AVE SUITE 101
MIAMI BEACH FL 33139
TELEPHONE (305) 532-1820
FAX (305) 532-1242



RETAIL SPACE
456 W 41st STREET
MIAMI BEACH FLORIDA 33141

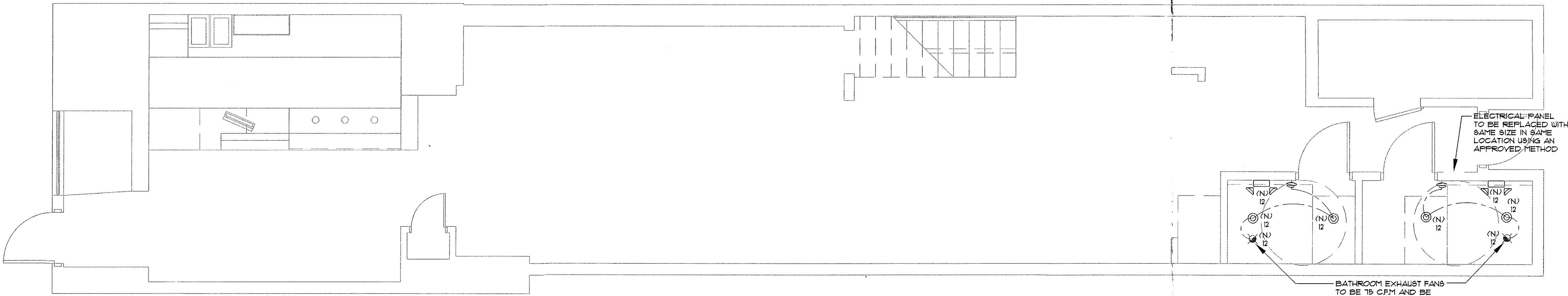
REVISION
RUSTY
DATE 8/30/2011
SCALE AS SHOWN
SHEET RETAIL SPACE

ELECTRICAL NOTES

1. General
- A. All work performed under this contract shall comply with all national, state and local codes having jurisdiction and with the requirements of the utility companies whose services shall be used. All modifications required by these codes shall be made by this contractor without additional charge.
- B. Drawings: Refer to all drawings for coordination of the electrical work.
- C. Arrange and pay for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
- D. Guarantee: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for minimum of one year for material and labor.
2. Contractor is directed to review the building plans and specifications for limitations of constructions, identifications of materials and products, definition of workmanship. This contractor shall include his bid proposal all costs necessary for a complete and operational installation and shall visit the job site prior to a bid date.
4. All required insurance shall be provided for protection against public liability and property damage for duration of the work.
5. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The electrical contractor shall be expected to furnish and install all items for a complete electrical system and provide all requirements necessary for equipment to be placed in proper working order.
6. Electrical contractor shall not scale drawings. Contractor shall refer to architectural plans and elevations for exact locations of all equipment unless otherwise noted.
7. All conduit runs are shown diagrammatically. Exact routing shall be determined in the field, unless otherwise noted.
8. Electrical contractor shall visit the job site and verify all conditions, locations, dimensions and counts as shown and/or noted on the drawings. This shall include any and all fabrications prior to installations.
9. As a minimum, all equipment shall meet applicable standards, for the type of equipment and intended use, of the following:
- a. American National Standards Institute (ASTM).
- b. Illuminating Engineers Society (IES).
- c. American Society for Testing and Materials (ASTM).
- d. National Electrical Manufacturer's Association (NEMA).
- Note: These standards are subordinate to codes, and standards set by UL.
10. All electrical equipment, devices, wire, ect. shall be listed, for the intended use, with Underwriter Laboratories, Inc. (UL), where standards have been established by UL.
13. Where more than one devices is indicated at any location, these shall be ganged under one common cover plate.
14. Contractor shall coordinate with electric and telephone utility for service entrance location and any other requirements.
15. All connections to ground rods shall be made with UL approved method connections, unless noted otherwise.
16. Provide a fuse holder and fuse in the primary side of each ungrounded conductor for all ballasts.
18. Contractor shall guarantee all materials and workmanship free from defects for a period of not less than (1) year from date of acceptance, unless indicated of specified otherwise.
19. Correction of any defects shall be completed without additional charge and shall include replacement or repair of any other phase of the installation which may have been damaged thereby.
20. Electrical contractor shall provide temporary service for use of all trades as required for construction.
21. Temporary wiring to be removed by electrical contractor.
22. Electrical contractor shall verify requirements, exact location and type or outlet for all electrical fixtures, appliances and equipment.
23. Show drawings: Coordinate with owner or architect.
24. All wiring to have 600 volt insulation, type TW, THW, THHN, THHN, for branch circuits and type THW, THN for main feeders or as specified.
25. Design is based on THHN wire.
26. Wire ways shall be sized as required, per NEC, unless otherwise noted.
27. All feeder, subfeeder and branch circuits shall be properly phase balanced.
28. All conductors shall be in conduits. All conduits shall be intermediate (IMC) or rigid galvanized steel (RGS) except that: (a) poly vinyl chloride (PVC) conduits may used in concrete slabs at underground provided elbows and riser are RGS; (b) electrical metallic tubing (EMT) may be used in or on walls or ceilings where not subject to mechanical damage, damp conditions or corrosive conditions; (c) liquid tight flexible conduits where required; (d) flexible metallic conduit where required in dry locations. All conduit hazardous areas (per NEC) shall meet the requirements of NEC Chapter.
30. Electrical contractor shall verify circuit protective device rating for equipment prior to construction.
31. Provide fuses recommended by equipment manufacturer.
32. Furnish and install disconnect switches and wiring for air conditioning systems as per manufacturer recommendations. Controls are to be supplied by air conditioning contractor.
33. Install power and control wiring and required control components for air condition systems as shown/noted on these drawings and per other applicable drawings/instructions see A/C drawings.
34. Electrical contractor to run control wires for HVAC system as per HVAC drawings.
35. No conduits to be run in ductwork.
36. All electrical wiring must be in conduit or MC Cable is permitted unless specific permission is obtained from owner or local inspector).

EXISTING RISER

FEEDER LOAD CALCULATION TOTAL OF 1400 SQFT	
ARTICLE 220-12	
1400 X 3 SQFT X 2VA @ 100% =	4200VA
AIR HANDLER & COMPRESSOR 5000VA X 34 @ 100%	170000VA
AIR HANDLER & COMPRESSOR 10000VA X 2 @ 100%	20000VA
LOAD FROM HOUSE PANEL (A) & (B) @ 125%	45250VA
TOTAL VA	= 248140
NEC TABLE 220-42	
FIRST 20000VA @ 50%	= 10000VA
FROM 20000VA TO 100000VA @ 40%	= 32000VA
REMAINDER OVER 100000VA @ 30%	= 50440VA
	= 92440VA / 240V = 385.17
	3 SETS 1000 MCM THW IN 4" RIDGE CONDUIT.



PROPOSED ELECTRICAL FLOOR PLAN

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

ELECTRICAL LEGEND			
SYM.	DESCRIPTION	SYM.	DESCRIPTION
	INCANDESCENT CEILING LIGHT		THERMOSTAT
	WALL SCONCES		SINGLE POLE SWITCH
	INCANDESCENT WALL LIGHT (EXT.)		DOUBLE POLE SWITCH
	LIGHTS INBED IN FOOT RAIL		CEILING MOUNTED RECTANGLE TO HAVE ACCESS PANEL
	220 V RECPT		ISOLATED APPLIANCE RECPT.
	TRACK LIGHT		DUPLEX WEATHERPROOF OUTLET
	CEILING FAN W/ APPROVED FAN BOX		DUPLEX OUTLET
	RECESSED EXTRACTOR FAN		GFI OUTLET
	4" MINI LED LIGHT		DISTRIBUTION PANEL
	TELEPHONE JACK		TELEVISION JACK
	EMERGENCY LIGHTS W/ BATTERY BACKUP SYSTEM		NETWORK CONNECTION
	EMERGENCY LIGHTS W/ BATTERY BACKUP SYSTEM AND DIRECTIONAL ARROW		TELE CABLE, NET/D&L INTERCOM
	110V SINGLE STATIONS SMOKE DETECTOR W/ BATTERY BACK UP		JUNCTION BOX
	EXIST SIGN (ONLY) WITH BATTERY BACKUP SYSTEM		DOOR BELL SYSTEM CONTROL
	CEILING MOUNTED EMERGENCY LIGHT W/ BATTERY BACK UP SYSTEM TO COMPLY W/ FBC		JUNCTION BOX FOR LED LIGHT TRANSFORMER FOR ABOVE CLOSET
	LED TYPE LIGHTS W/ LOW VOLTAGE TRANSFORMER TO BE ACCESSIBLE		BUTTON FOR DOOR BELL SYSTEM
			CCTV POINT MONITORING TV LOCATED IN OFFICE

TYPE <u>GE OR EQUAL</u>		(NEW)		MAIN BUS					
SERVICE	10	PANEL		MAINS <u>MLO</u>					
VOLTAGE	<u>120/240</u>	LOCATION @ BACK WALL		FED BY:	<u>200 A MCB</u>				
MOUNTING	<u>WALL</u>			A.I.C.	<u>22000</u>				
WATTS.	DESCRIPTION.	WIRE	BRK	CIR	BRK	WIRE	DESCRIPTION.	WATTS.	
5000	EXISTING A/C SYSTEM	* 8		1	2	* 12	20	GENERAL LIGHTS	
"	" " " " "			50	3	4	* 12	20	GENERAL LIGHTS
	EXISTING A/C SYSTEM	* 10		5	6	* 12	20	GENERAL LIGHTS	
"	" " " " "			30	1	8	* 12	20	GENERAL LIGHTS
	GENERAL RECPT.	* 12	20	9	10	* 12	20	GENERAL LIGHTS	
	GENERAL RECPT.	* 12	20	11	12	* 12	20	BATHROOM LIGHTS	
	GENERAL RECPT.	* 12	20	13	14	* 12	20	EMERGENCY LIGHTS	
	GENERAL RECPT.	* 12	20	15	16			SPARE	
	GENERAL RECPT.	* 12	20	17	18			SPARE	
	GENERAL RECPT.	* 12	20	19	20			SPARE	
	GENERAL RECPT.	* 12	20	21	22			SPARE	
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	SPARE			39	40			SPARE	
	SPARE			39	42			SPARE	
	TOTAL							TOTAL	

Edward A. LANDERS, P.E.

CONSULTING ENGINEERS

7850 NW 146TH STREET, SUITE 509-MIAMI LAKES, FL 33016

PHONE: (305) 823-3938

FAX: (305) 823-1242

DRAFTING DESIGN

RESIDENTIAL-COMMERCIAL

1620 HICKORY AVE SUITE 101

MIAMI BEACH, FLORIDA 33139

PHONE: (305) 533-1242

FAX: (305) 533-1242

CLIENT VIOLATION CORRECTION

RETAIL SPACE

456 W 41st STREET

MIAMI BEACH, FLORIDA 33141

DRAWN: RUSTY

REVIEWED: 8/11/2011

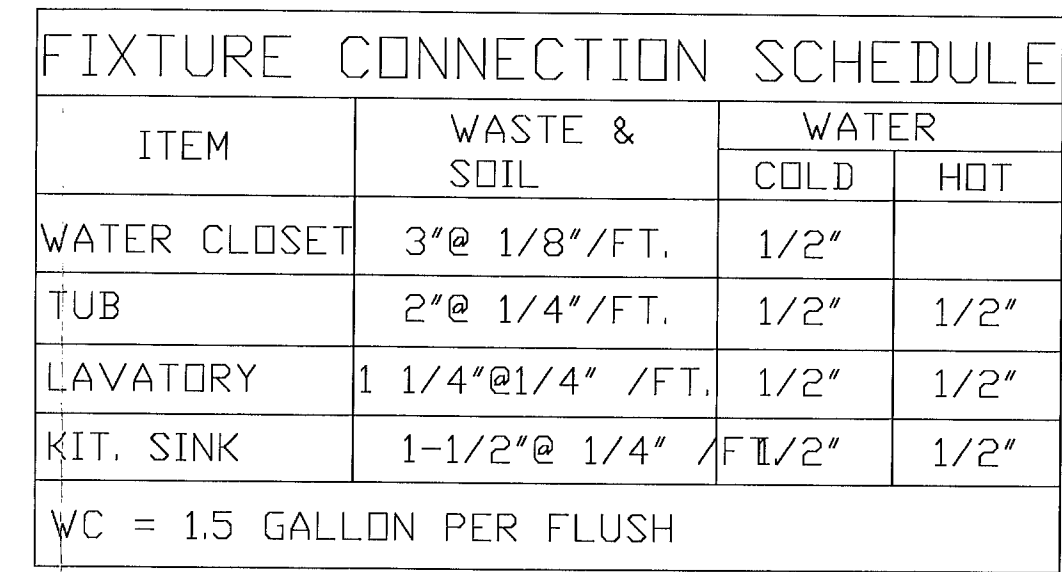
DATE: 6/13/2011

SCALE: AS SHOWN

JOB NO: RETAIL SPACE

SHEET: E-1

SHEETS



SCALE: N.T.S

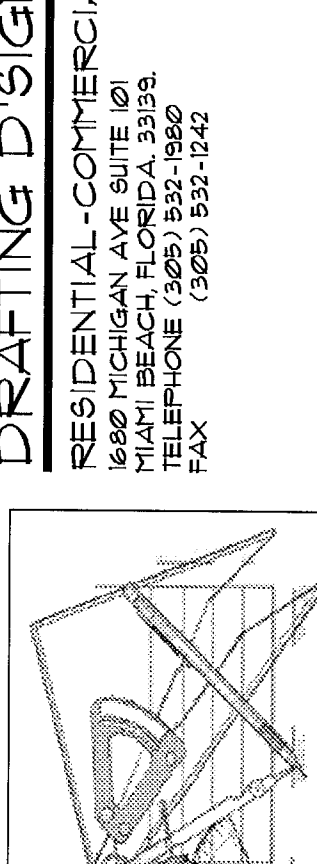
PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING MAXIMUM FLOW RATE ^b
Lavatory faucet	[[4-0]] >> <u>1.5</u> << gpm at 60 psi
Shower head ^a	1.5 gpm at 80 psi
Sink faucet	[[4-0]] >> <u>1.5</u> << gpm at 60 psi
Water closet	1.28 gallons per flushing cycle
Dishwasher (residential)	6.5 gallons per cycle or less (Energy Star/Water Sense Certified) ^c
Washing Machine	Water factor of 8 or lower (Energy Star/Water Sense Certified) ^c

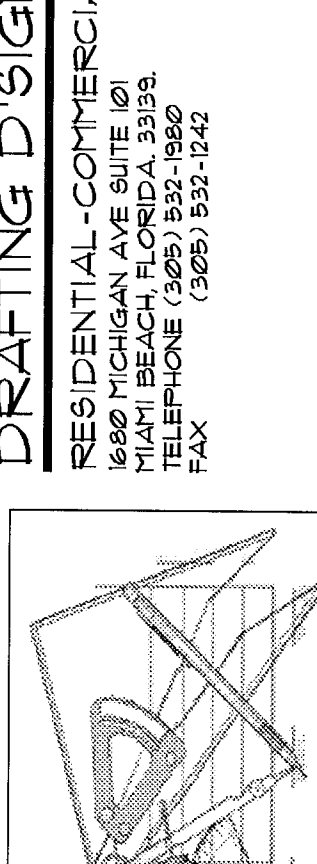
For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m
1 pound per square inch = 6.895 kPa.

- A handheld shower spray is a showerhead.
- Consumption tolerances shall be determined from referenced standards.
- Water factor in gallons per cycle per cubic foot



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

CLIENT VIOLATION CORRECTION RETAIL SPACE 456 W 41st STREET MIAMI BEACH FLORIDA 33141	DRAFTING DESIGN RESIDENTIAL-COMMERCIAL 1600 MICHIGAN AVE SUITE 101 MIAMI BEACH FLORIDA 33139 TELEPHONE (305) 933-1890 FAX (305) 933-1242
	
OWNER: JAMIE STRAZ DESIGN CONSULTANT: JAMIE STRAZ DATE: 6/13/2011 SCALE: AS SHOWN SHEET: RETAIL SPACE	
P-1	

OWNER: JAMIE STRAZ DESIGN CONSULTANT: JAMIE STRAZ DATE: 6/13/2011 SCALE: AS SHOWN SHEET: RETAIL SPACE	DRAFTING DESIGN RESIDENTIAL-COMMERCIAL 1600 MICHIGAN AVE SUITE 101 MIAMI BEACH FLORIDA 33139 TELEPHONE (305) 933-1890 FAX (305) 933-1242
	
OWNER: JAMIE STRAZ DESIGN CONSULTANT: JAMIE STRAZ DATE: 6/13/2011 SCALE: AS SHOWN SHEET: RETAIL SPACE	
P-1	

B1104258
456 IN
41ST
STREET

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

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080
FAX 305-673-7080
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.
All construction and/or use of equipment in the right-of-way and/or
assessments, requires a separate Public Works Department permit and/or
in the right-of-way.
Permit Requirements: Proof of existing sidewalk, street area conditions
(pictures) and/or posting of the contractor's bonds
Final sign-off on the C.O., C.O.D., or the release of bonds.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY

THE FOLLOWING:

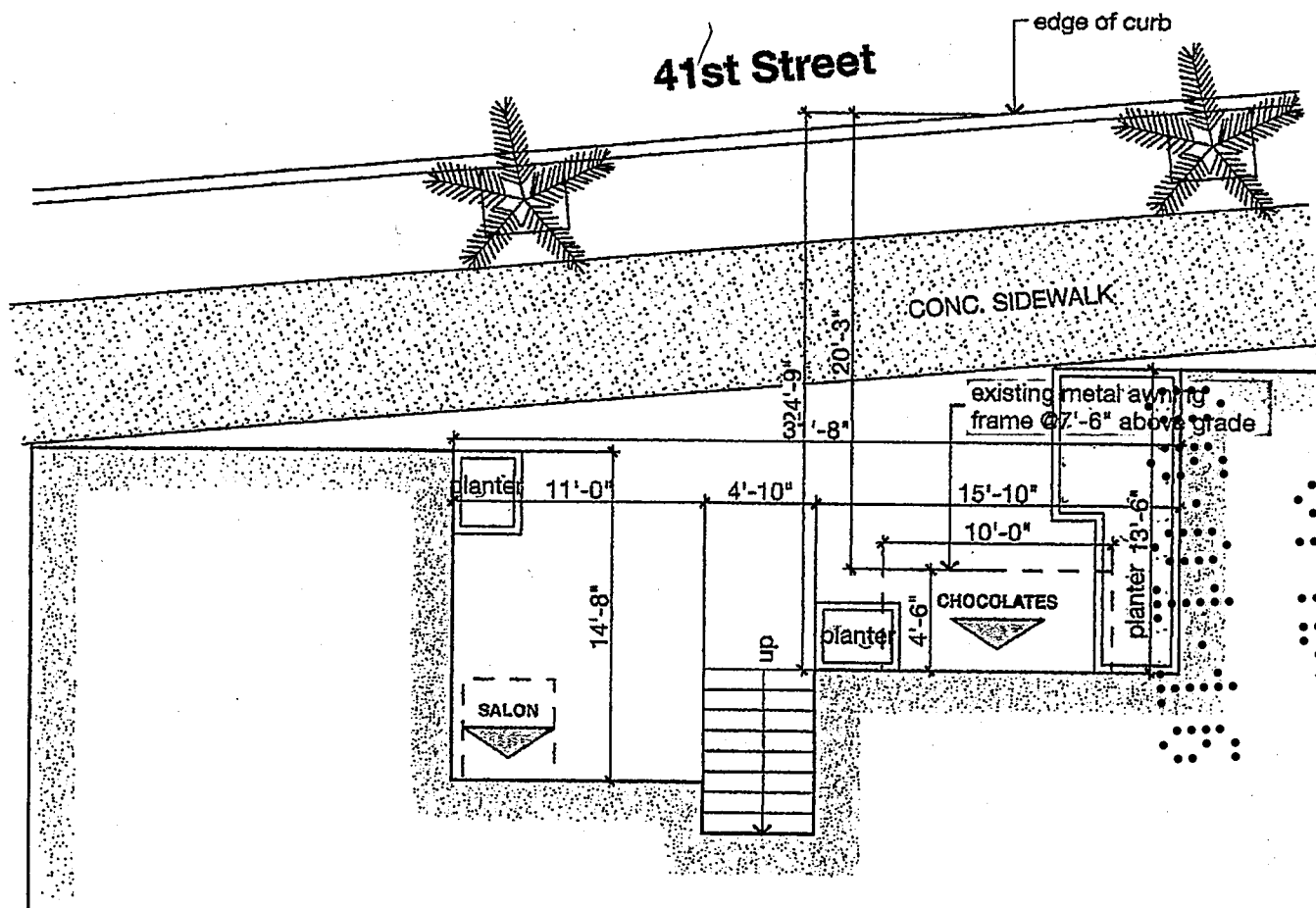
BUILDING: 9/2/11
ZONING: 9/2/11
DRB/HRB: 9/2/11
CONCURRENCY: 9/2/11
PLUMBING: 9/2/11
ELECTRICAL: 9/2/11
MECHANICAL: 9/2/11
FIRE PREVENTION: 9/2/11
ENGINEERING: 9/2/11
PUBLIC WORKS: 9/2/11
STRUCTURAL: 9/2/11
ELEVATOR: 9/2/11

Scope of Work

Replace Awning

on existing frame

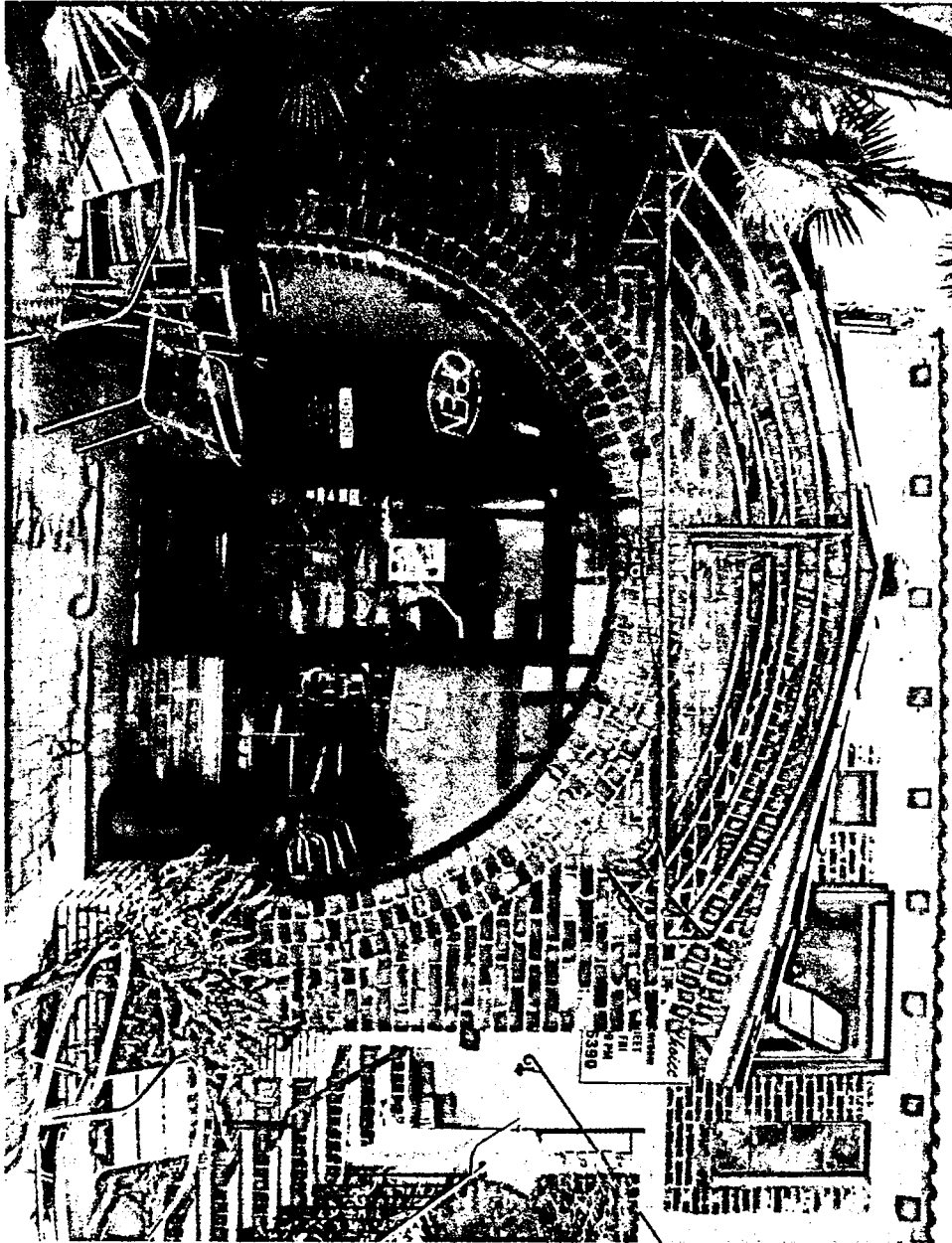
Total signage 17.1SF



**EXISTING TWO STORY CBS
COMMERCIAL BLDG
456 41st STREET
MIAMI BEACH, FL 33140**

Christopher Middleton
CHRISTOPHER MIDDLETON
ARCHITECT 11/2/15

Project	Miami Beach Chocolates Awning Sign	Scale:	Date
Location	#456 41st Street, Miami Beach, FL 33140	Project No.	2015-11-02
Title	#456 Courtyard Plan	Field Notice No.	Reference / Sheet
		Dwg. No.	1



A 4x4 grid of dots forming the number 5. The dots are arranged as follows: Row 1: (1,1), (1,2), (1,3), (1,4); Row 2: (2,1), (2,2), (2,3), (2,4); Row 3: (3,1), (3,2), (3,3), (3,4); Row 4: (4,1), (4,2), (4,3), (4,4).

078 078

05.07.16.08.03.18



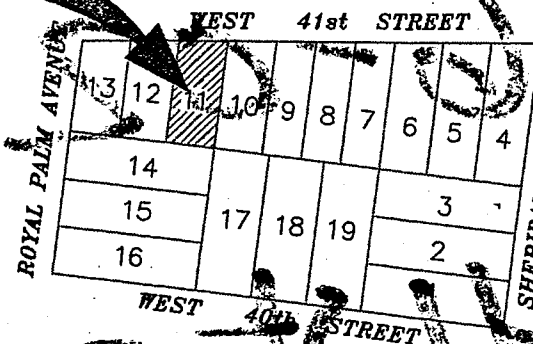
LOCATION SKETCH

FLORIDA INTERNATIONAL
LAND SURVEYORS, INC.

5881 NW 151th STREET, SUITE 213
MIAMI LAKES, FLORIDA 33014
PH.(305) 468-9650 FAX: (305) 828-2315

SUBJECT
SITE

SCALE: N.T.S



NATIONAL FLOOD INSURANCE DATA:

Community-Panel No.: 120651-0309-L
Flood Zone: A-E
Base Flood Elevation: 7.00 feet
Firm Date : 09/11/0

LEGAL DESCRIPTION:

Lots 11, in Block 54 of "ORCHARD SUBDIVISION No 2 AND 3", according to the plat thereof, as recorded in Plat Book 26, at Page 52 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: that the attached BOUNDARY SURVEY of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and that there are no encroachments other than those shown, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes

SURVEYOR'S NOTES:

- 1.- Legal description was furnished by the client.
- 2.- Examination of Abstract of Title will have to be made to determined recorded instruments, the property.
- 3.- Legal description subject to any dedication, limitations, restrictions, reservation, or easements of record.
- 4.- Bearings, if any, shown hereon are based upon an assumed value. N/A
- 5.- Elevations if any, shown hereon are relative to N.G.V.D.
- 6.- Underground improvements and utilities, if any, not located.
- 7.- Fences ownership by visual means only. Legal ownership not determined.
- 8.- This has been prepared for the exclusive use of the entities named hereon and the certification does not extended to any unnamed party.
- 9.- This survey does not reflect any existing improvement of any kind that maybe hidden and therefore not ascertainable by visual inspection as a result of overgrowth vegetation or fill material in the subject property.
- 10.- Additions or delations to survey maps or reports by other the signed party or parties is prohibited without written consent of the signing party or parties.
- 11.- Not valid unless sealed with an embossed surveyor's seal.

LEGEND

CBS Concrete Block Structure
(R) Record Measurements
(F) Field Measurements
WPP Wood Power Pole
LP Light Pole
OH Overhead Line
EB Electric Box
WM Water Meter
CB Catch Basin
EB Electric Box

WM Water Meter
CB Catch Basin
WF Wood Fence
PL Planter
NTS. Not to scale
Denotes Concrete
Denotes Asphalt
Denotes Brick
Denotes Tile

FLORIDA INTERNATIONAL LAND SURVEYORS, INC. (LB #2658)

BY: *Vicente A. Tome*
VICENTE A. TOME
Reg. Land Surveyor No. 3103
State of Florida.

JOB.No.: 289-15

F.B.No.: SCHERMER

DATE: 12-5-15

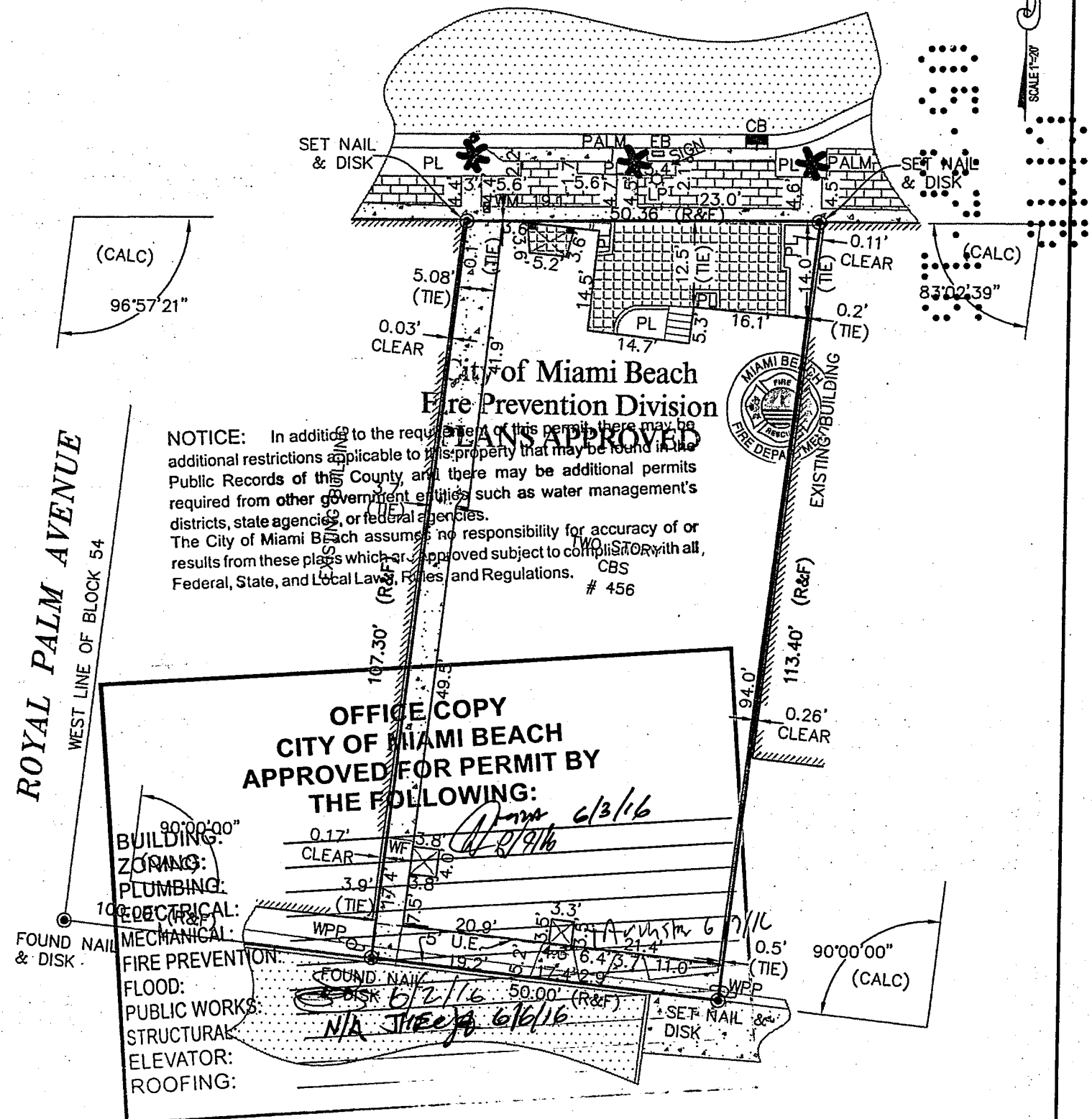
Drawn: LLC

Sheet 1 of 1 Sheet

BOUNDARY SURVEY

BC0516-0227

WEST 41st STREET



NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all, Federal, State, and Local Laws, Rules and Regulations. CBS # 456

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

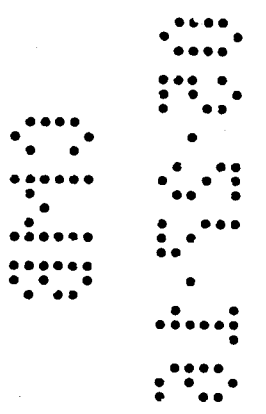
BUILDING: 90'00'00"
ZONING: 0.17' CLEAR
PLUMBING: 3.9' (TIE)
ELECTRICAL: 3.3' (TIE)
MECHANICAL: 20.9' U.E.
FIRE PREVENTION: 19.2' (TIE)
FLOOD: 50.00' (R&F)
PUBLIC WORKS: 50.00' (R&F)
STRUCTURAL: 50.00' (R&F)
ELEVATOR: 50.00' (R&F)
ROOFING: 50.00' (R&F)

6/3/16
6/8/16
6/7/16
6/2/16
6/16/16

FOUND NAIL & DISK
SET NAIL & DISK

BC0516-0227

BC0516-0227
456 41st ST



PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING
BUILDING PERMITS ONLY.

-All work, materials and equipment are to be retained within private property.

-All construction and /or use of equipment in the Right of Way and/or easements will require a separate Public Works Department permit PRIOR TO START OF CONSTRUCTION.

-Prior to start any excavation in the Right of way you must contact Sunshine State One-Call of Florida (1-800-432-4773) later than 48 hours prior to the excavate; you cannot start work if the utilities have not been located at the job site.

HSTR:
B1104258
BREV 120112
456 W
41ST
ST

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