



# CHOTTO MATTE

## LIST OF DRAWINGS

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

## BUILDING DEPARTMENT DATA

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

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

### SITE INFORMATION:

ZONING DESIGNATION CD-3

### USE & OCCUPANCY CLASSIFICATION:

A-2 ASSEMBLY OCCUPANCY, SUBGROUP: SMALL ASSEMBLY

### BUILDING HEIGHT:

BUILDING IS 2 STORY HIGH = 31'-0"

### CONSTRUCTION TYPE NEW CONDO UNIT:

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

### CODE REVIEW INFORMATION:

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

### APPLICABLE BUILDING CODES:

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

### ITEMS NOT PART OF PERMIT:

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

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

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

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

GROUP A: ASSEMBLY OCCUPANCY	SUBGROUP: SMALL ASSEMBLY	
DINING AREA	2,382 S.F./ 15 = 159	
SUSHI BAR	170 S.F./ 7 = 24	
COCKTAIL BAR	181 S.F./ 7 = 26	
SERVICE BAR	347 S.F./ 7 = 24	
ROBATA BAR	166 S.F./ 7 = 1	
KITCHEN	1,165 S.F./100 = 12	
COOLER	69 S.F./300 = 1	
TOTAL PATRONS/OCCUPANTS		247
NUMBER OF WHEELCHAIRS BASED ON IAC CH. 226. 5% OF 210 = 11		

## PROJECT DIRECTORY

### PROJECT ARCHITECT

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 1665 WASHINGTON AVE. 2ND. FLOOR  
 MIAMI BEACH FL. 33139  
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 FAX 305-532-6151  
 EMAIL: carkitect@aol.com

### DESIGNERS

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 WC1X 0HH  
 LONDON  
 PHONE +44 20 3397 1999  
 info@andymartinarchitecture.com

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 100 ALMERIA AVE. SUITE 220  
 CORAL GABLES, FL. 33134  
 PHONE 786-462-0795  
 EMAIL: mel@ec717.com

### STRUCTURAL ENGINEER

OPTIMUS  
 7850 NW 146 STREET,  
 SUITE 305  
 MIAMI LAKES, FL. 33016  
 PHONE 305-512-5860  
 FAX 305-512-5861

### KITCHEN CONSULTANT

M. TUCKER  
 12038 MIRAMAR PARKWAY  
 MIRAMAR, FL 33025  
 PHONE 954-322-2669  
 FAX 954-322-2617

### HOOD

CAPTIVE AIRE  
 12250 WILES ROAD,  
 CORAL SPRINGS FL. 33076  
 PHONE 954-578-8595  
 PHONE 800-477-045

### AV

EAR NETWORKS  
 361 WEST 52ND STREET  
 NEW YORK, NY. 10019  
 PHONE 212-957-1009

### LIGHTING

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

### DESIGN REVIEW BOARD

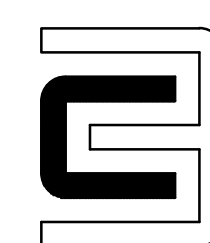
FINAL SUBMISSION: 05/04/2017

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 ISSUED FOR BIDDING \_\_\_\_\_  
 ISSUED FOR CONSTRUCTION \_\_\_\_\_

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

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 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

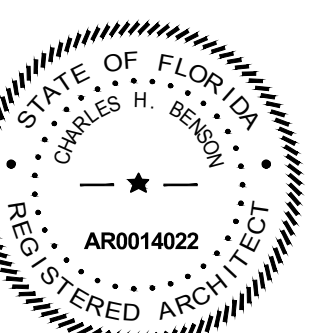
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SCALE  
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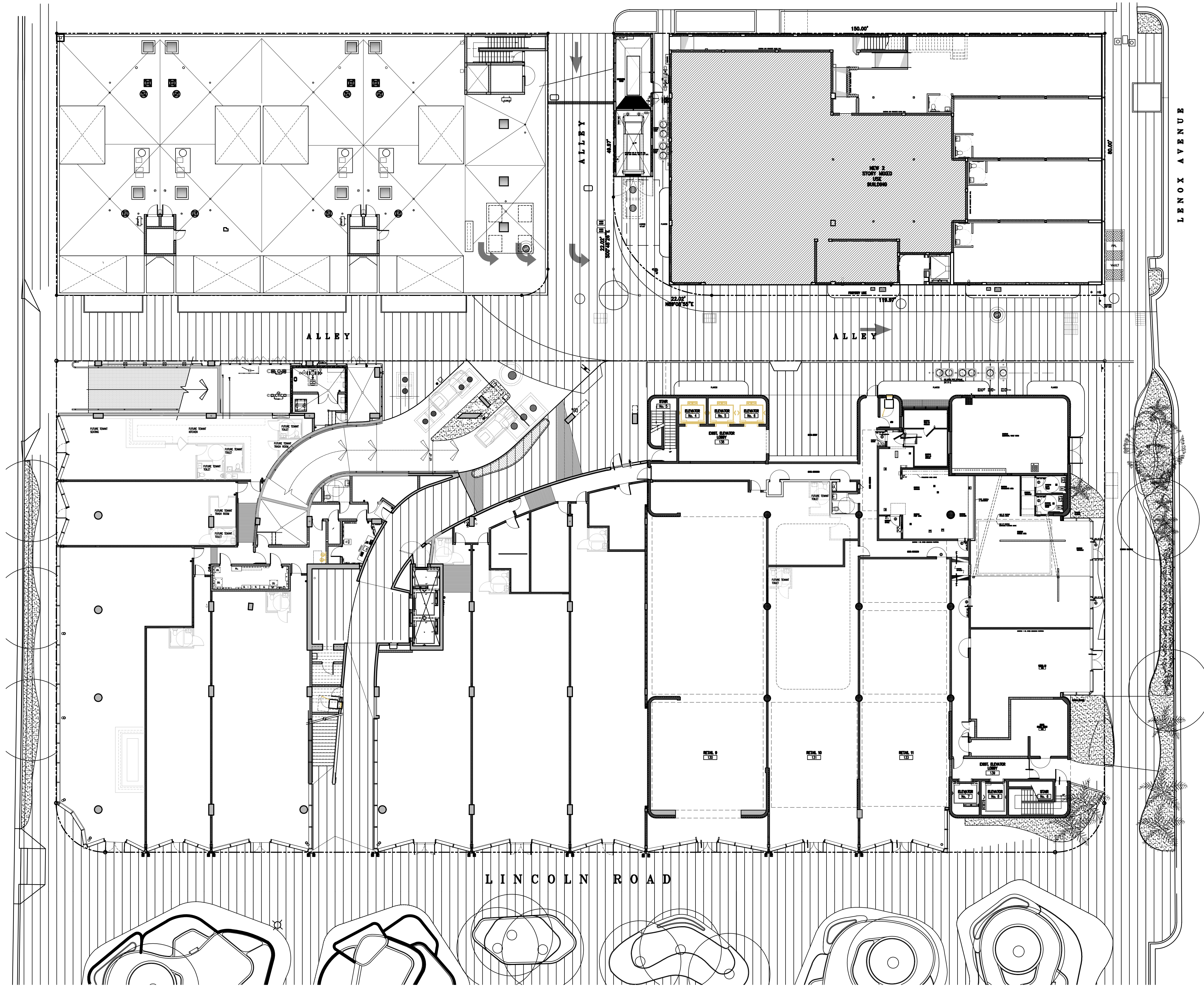
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**21602**

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

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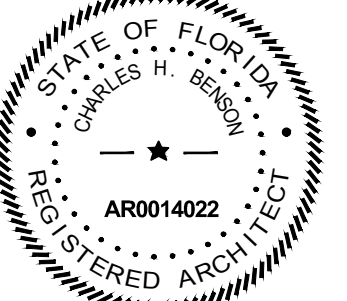
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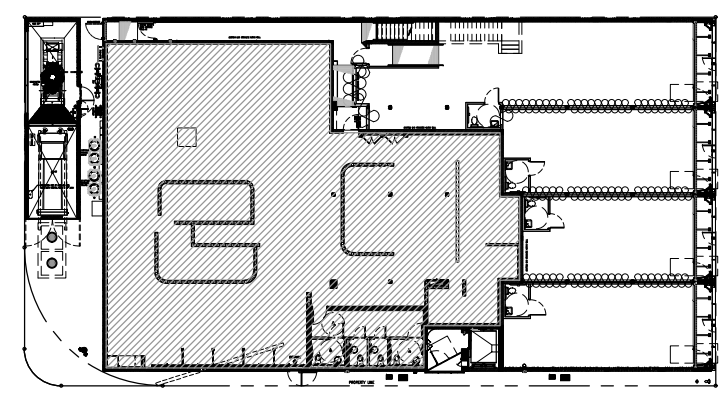
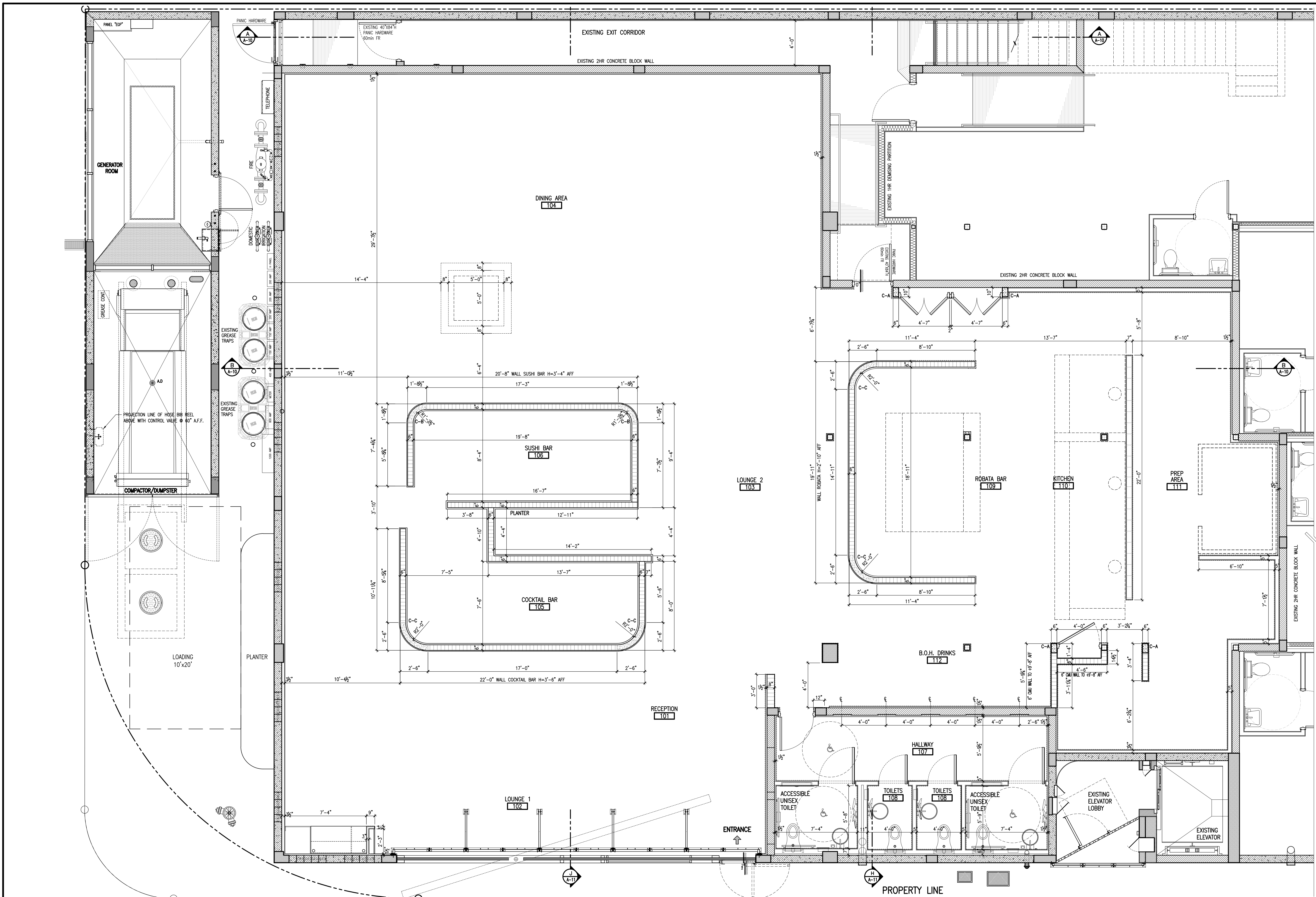
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**21602**

**A-6**  
OF  
**17**







GROUND FLOOR KEY PLAN  
MS

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

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

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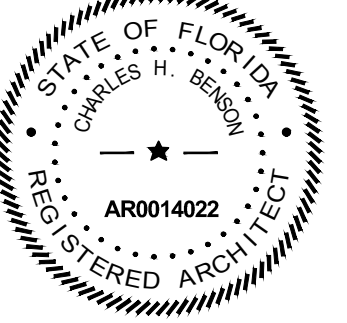
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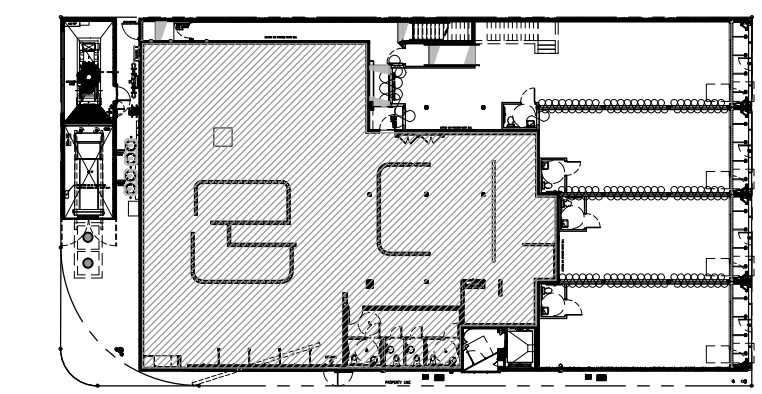
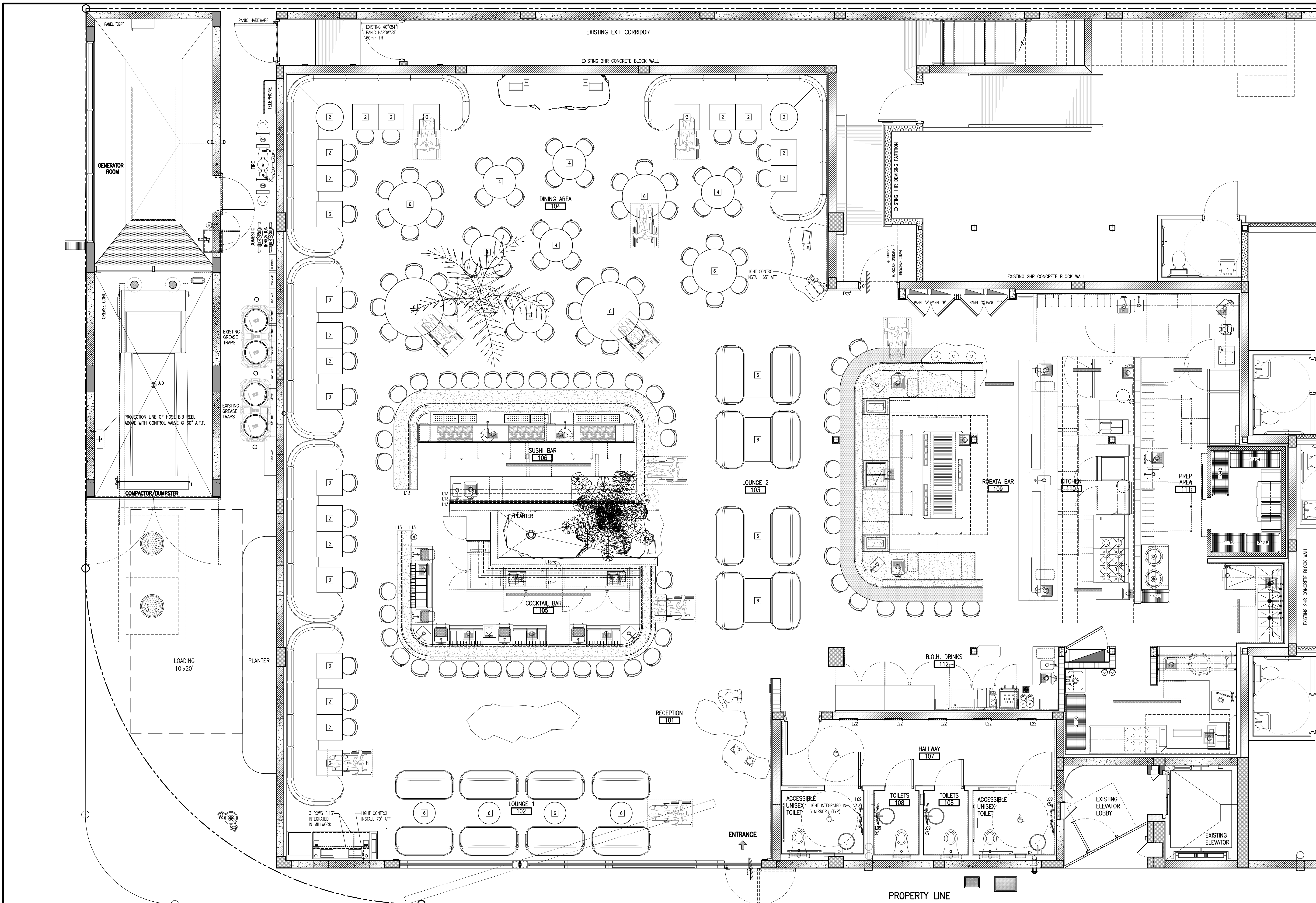
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GROUND FLOOR KEY PLAN

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

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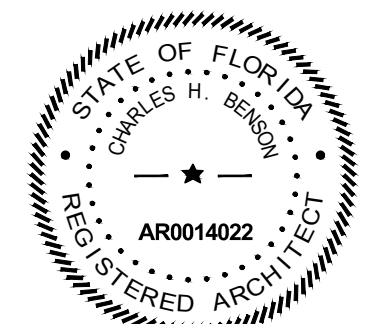
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**A-8**  
OF  
**17**





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

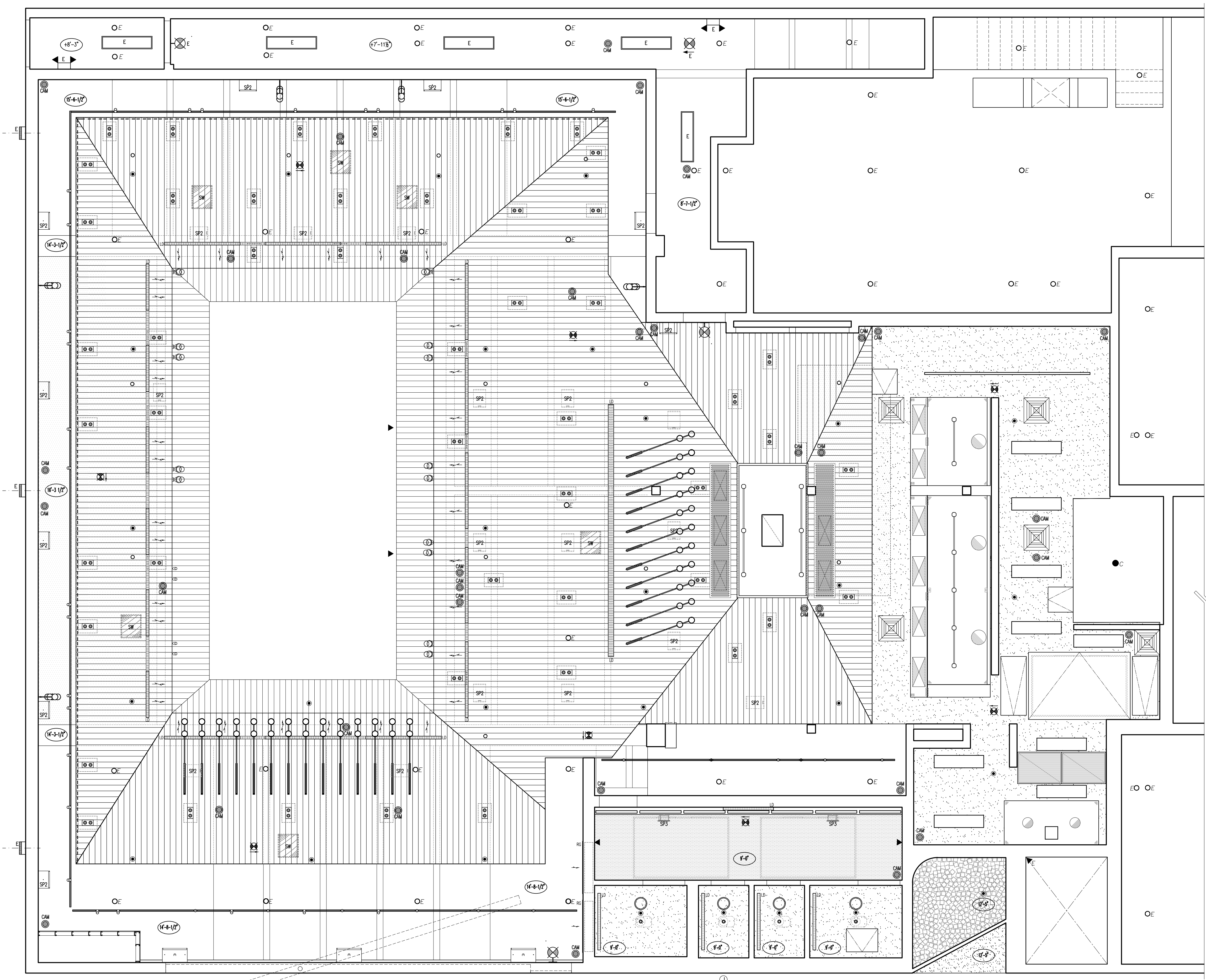
**LEGEND CEILING**

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

**LEGEND AV EQUIPMENT**

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

NOTE: FOR FIXTURE LOCATIONS AND HEIGHTS REFER TO ID DRAWINGS



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

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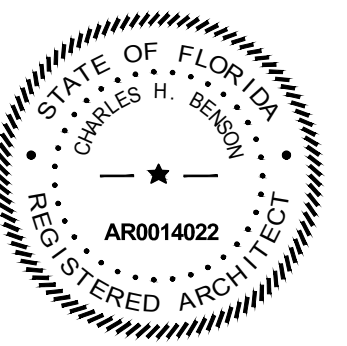
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**A-9**  
OF  
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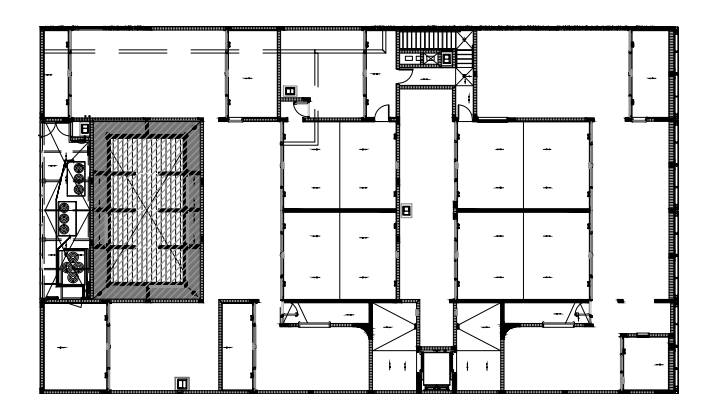




SCOPE OF WORK



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



SECOND FLOOR KEY PLAN

SECOND LEVEL EQUIPMENT PLAN

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

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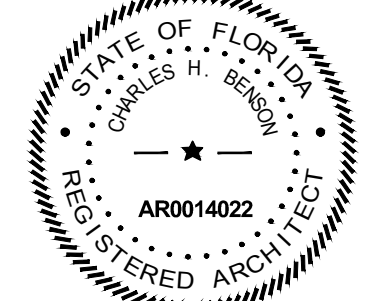
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NORTH EAST CORNER OF SUBJECT PROPERTY



SOUTH EAST CORNER OF SUBJECT PROPERTY



SOUTH WEST CORNER OF SUBJECT PROPERTY



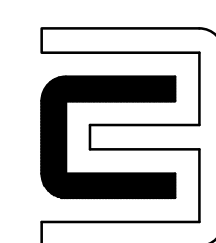
NORTH EAST CORNER OF WEST PROPERTY

COLOR  
ELEVATIONS

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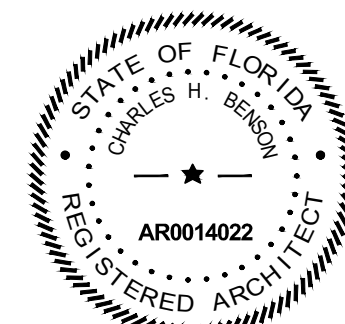


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 Lillian R. PAez C.  
 SCALE AS SHOWN  
 DATE 2-1-2017

PROJECT NUMBER  
**21602**

**A-1**  
 OF  
**17**







NORTH WEST CORNER OF SUBJECT PROPERTY



INTERIOR: EAST VIEW



ROOF: WEST END VIEW



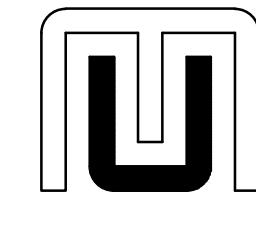
ROOF: CENTER AND EAST VIEW

COLOR  
ELEVATIONS

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ISSUED FOR BIDDING  
ISSUED FOR CONSTRUCTION

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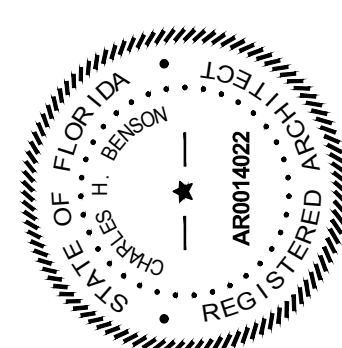


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DATE 2-1-2017

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**21602**

**A-2**  
OF  
**17**







INTERIOR: WEST VIEW



INTERIOR: SOUTH EAST VIEW



INTERIOR: NORTH EAST VIEW OF ROOF OPENING



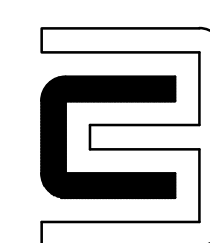
INTERIOR: SOUTH VIEW

COLOR  
ELEVATIONS

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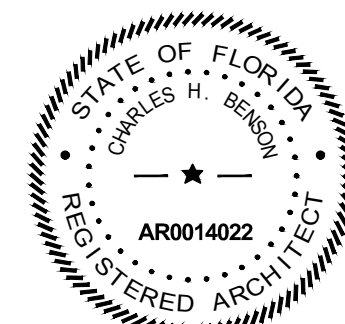


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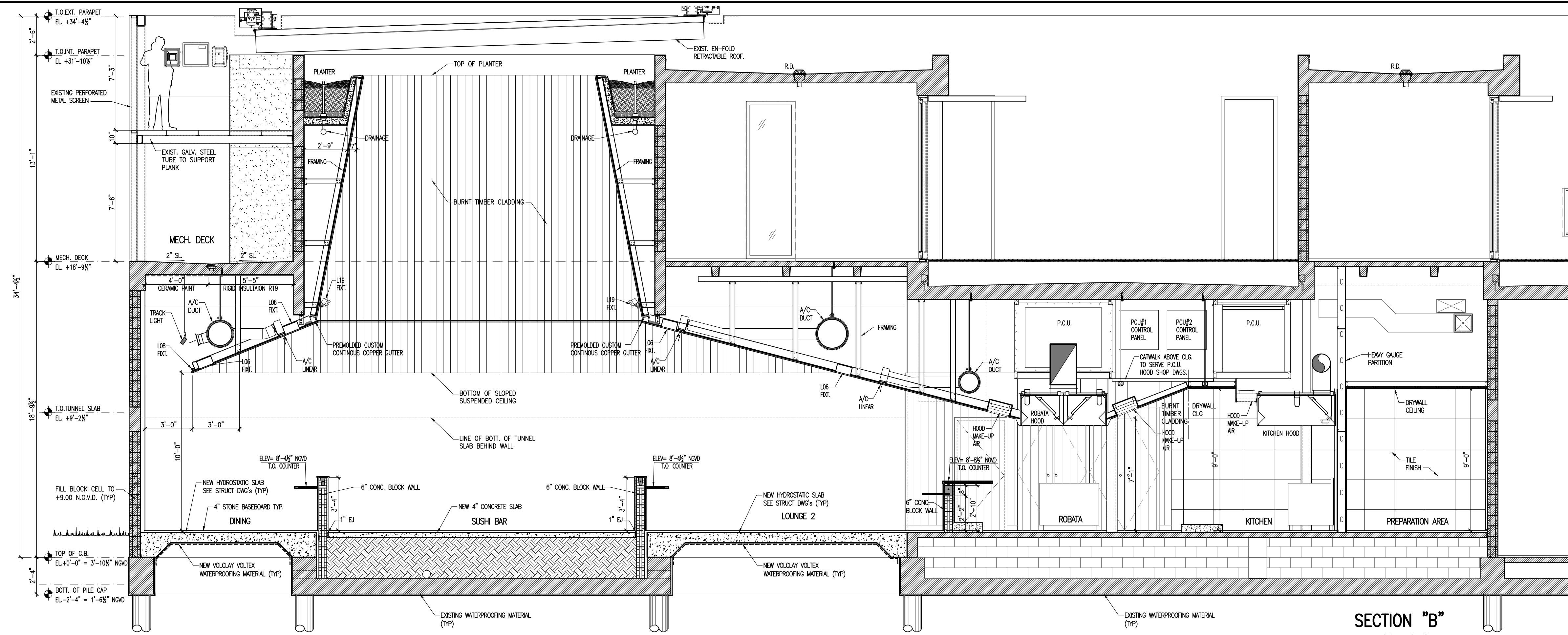
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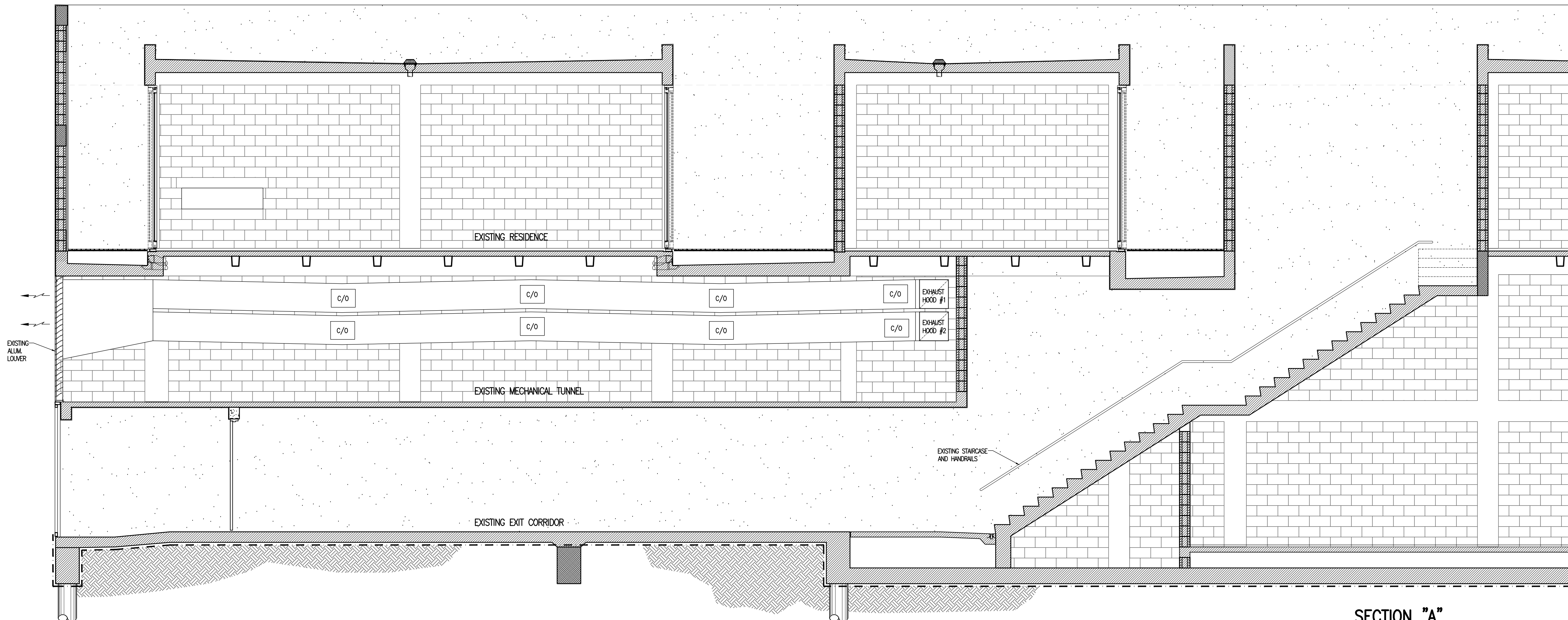
**A-3**  
 OF  
**17**







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



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

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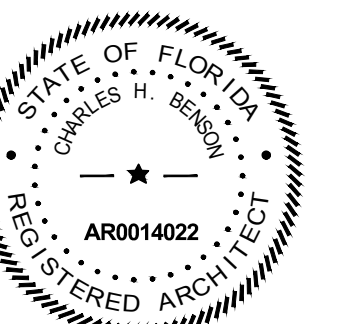
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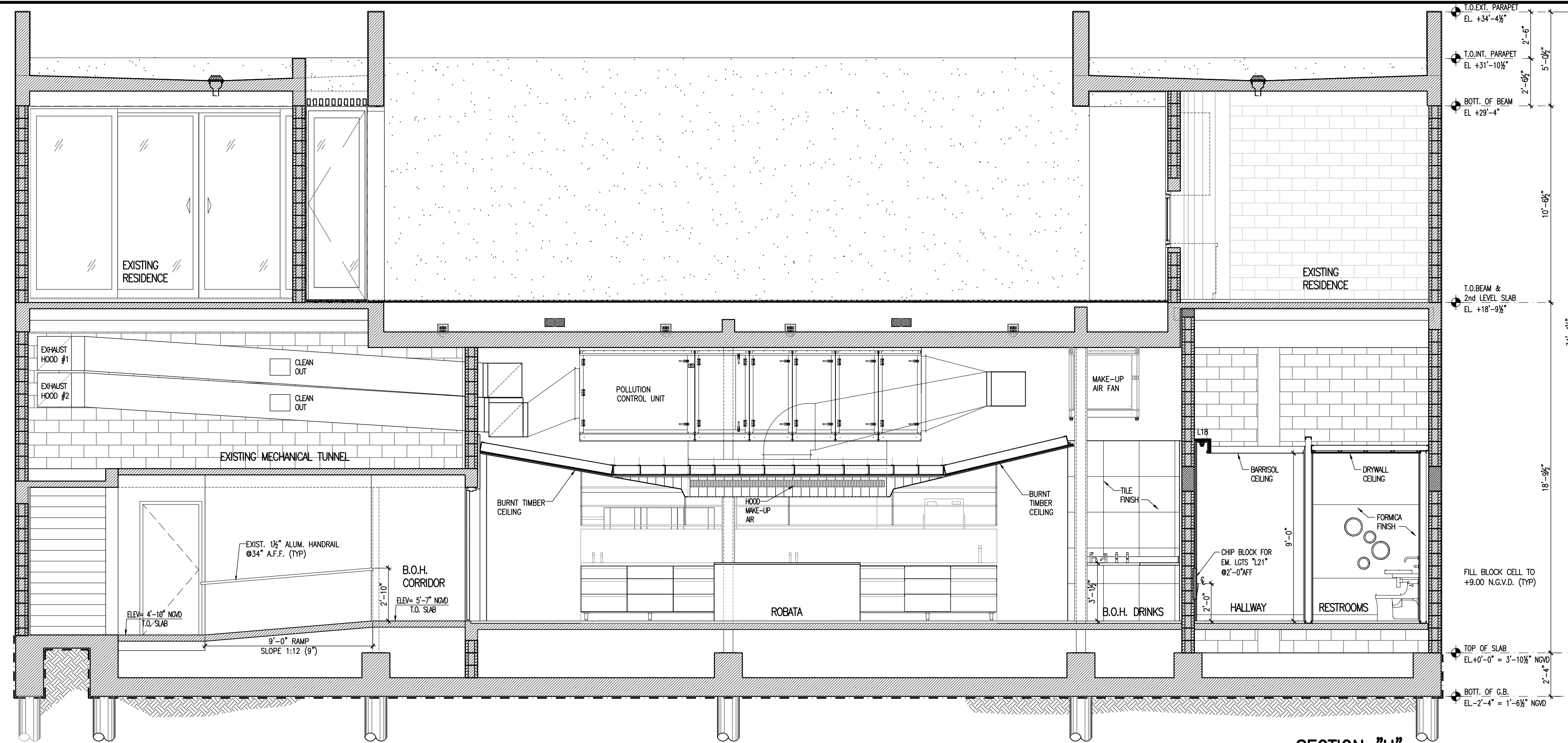
PROJECT NUMBER

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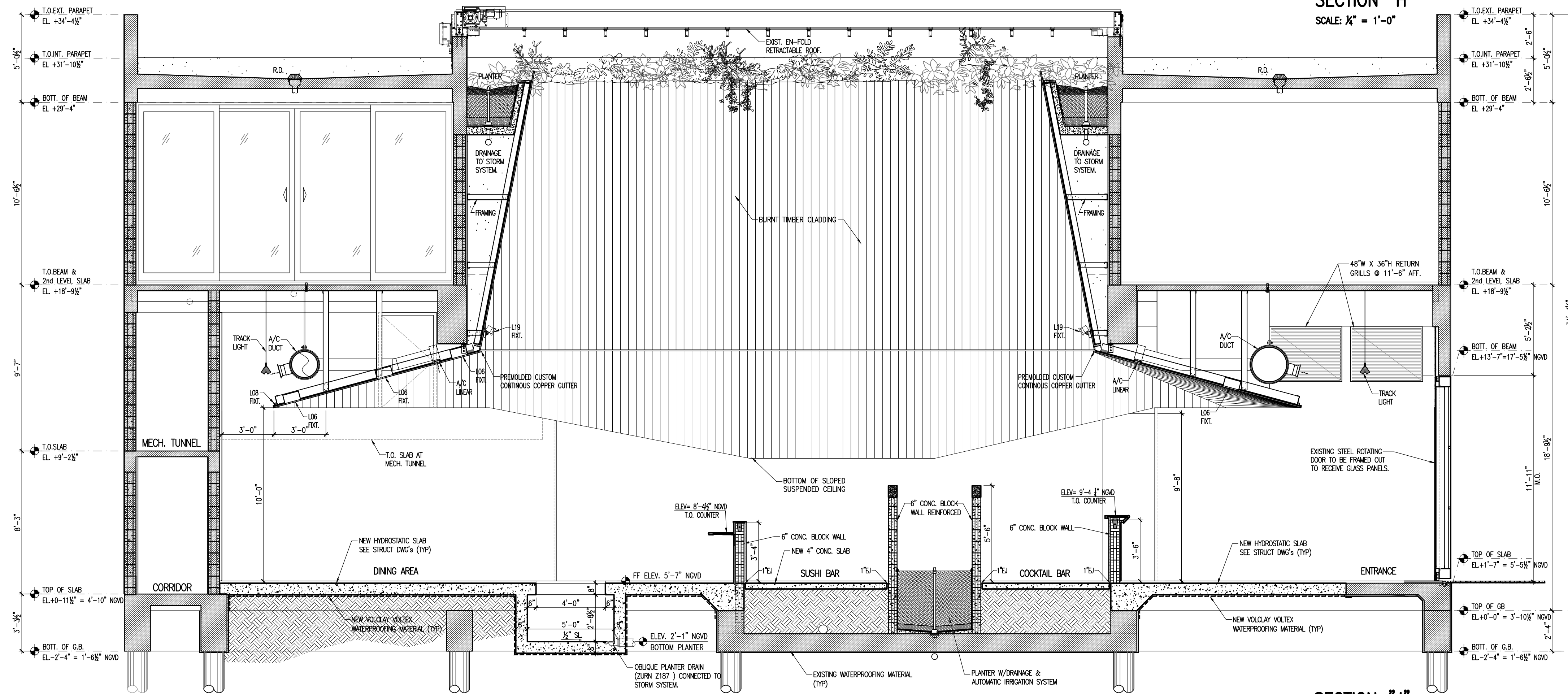
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OF  
17



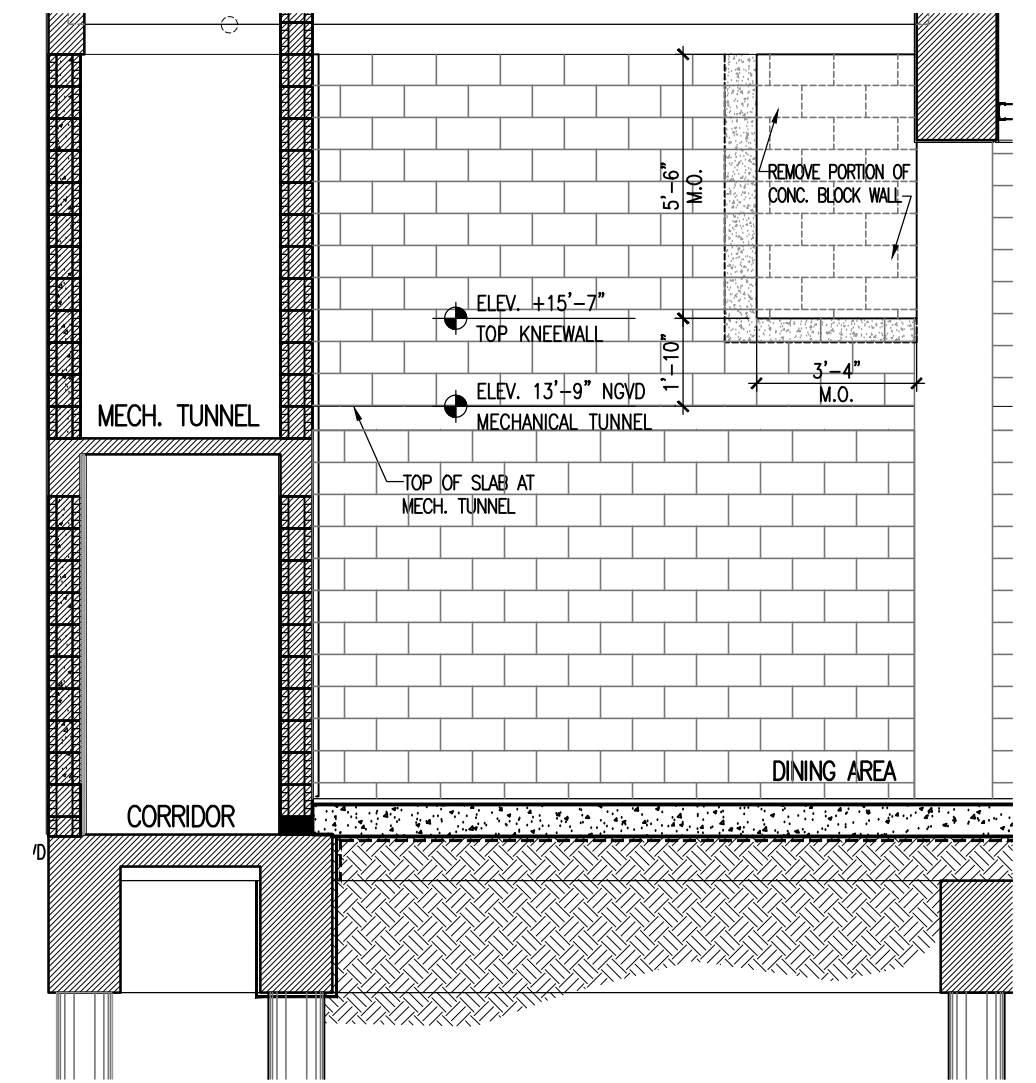




**SECTION "H"**  
SCALE: 1/4" = 1'-0"



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



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

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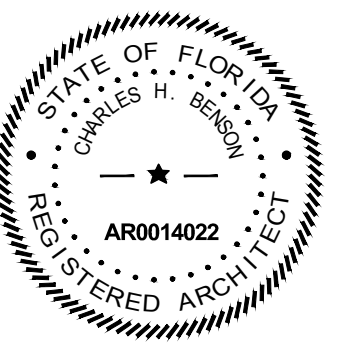
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**A-13**  
OF  
**17**







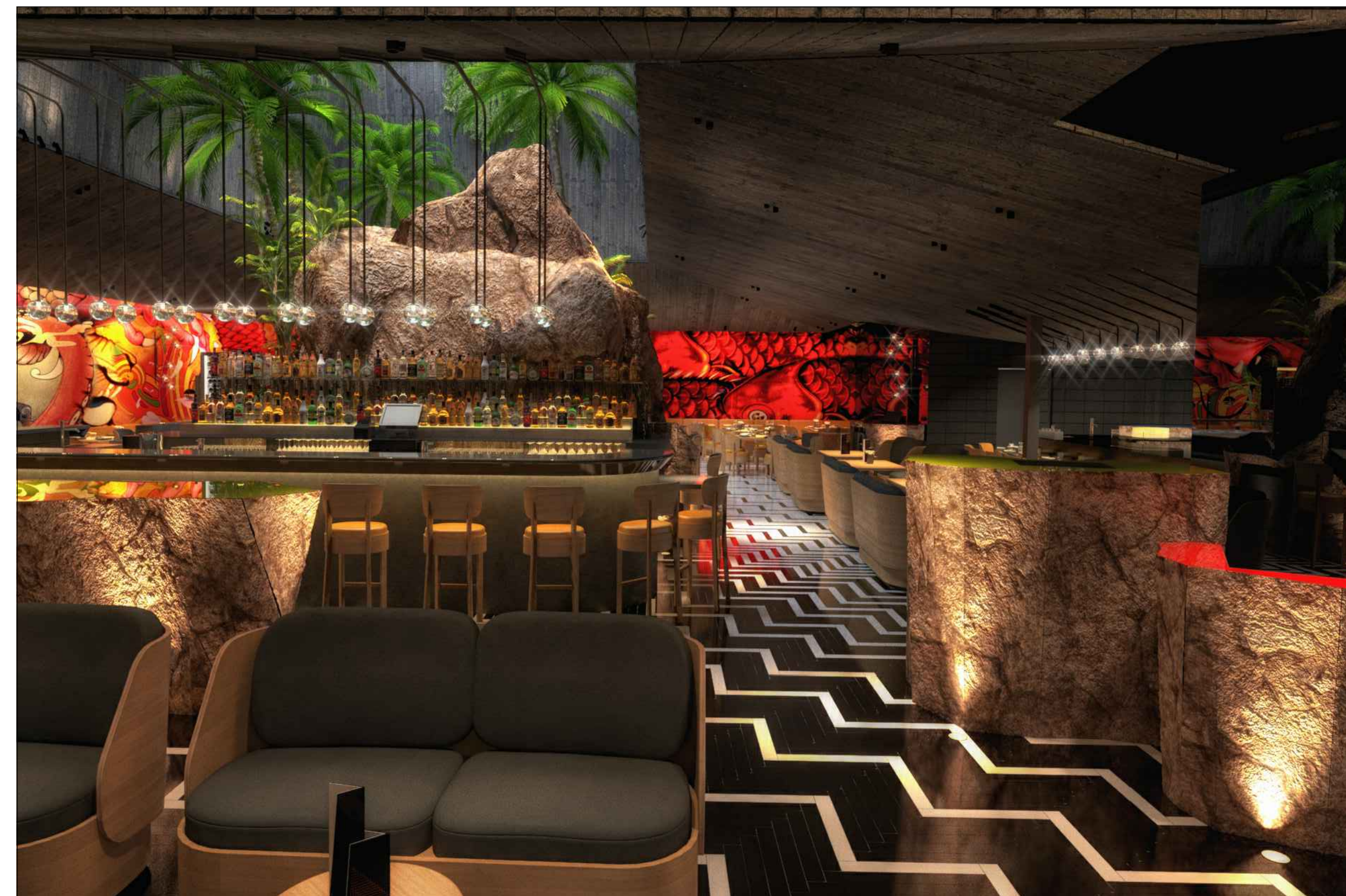
NORTH WEST VIEW



NORTH EAST VIEW



SOUTH EAST VIEW



NORTH VIEW

COLOR  
RENDERING

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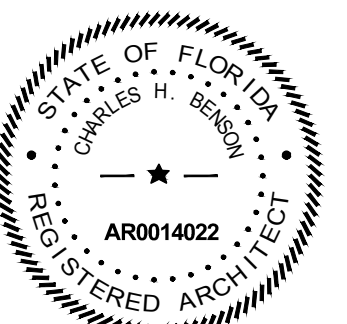
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PROJECT NUMBER  
**21602**

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 OF  
**17**







SOUTH EAST VIEW



EAST VIEW



NORTH EAST VIEW

COLOR  
RENDERING

ISSUED FOR PERMIT \_\_\_\_\_ 2-1-2017  
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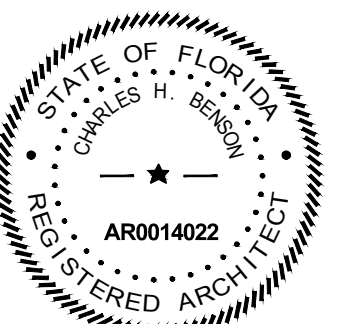
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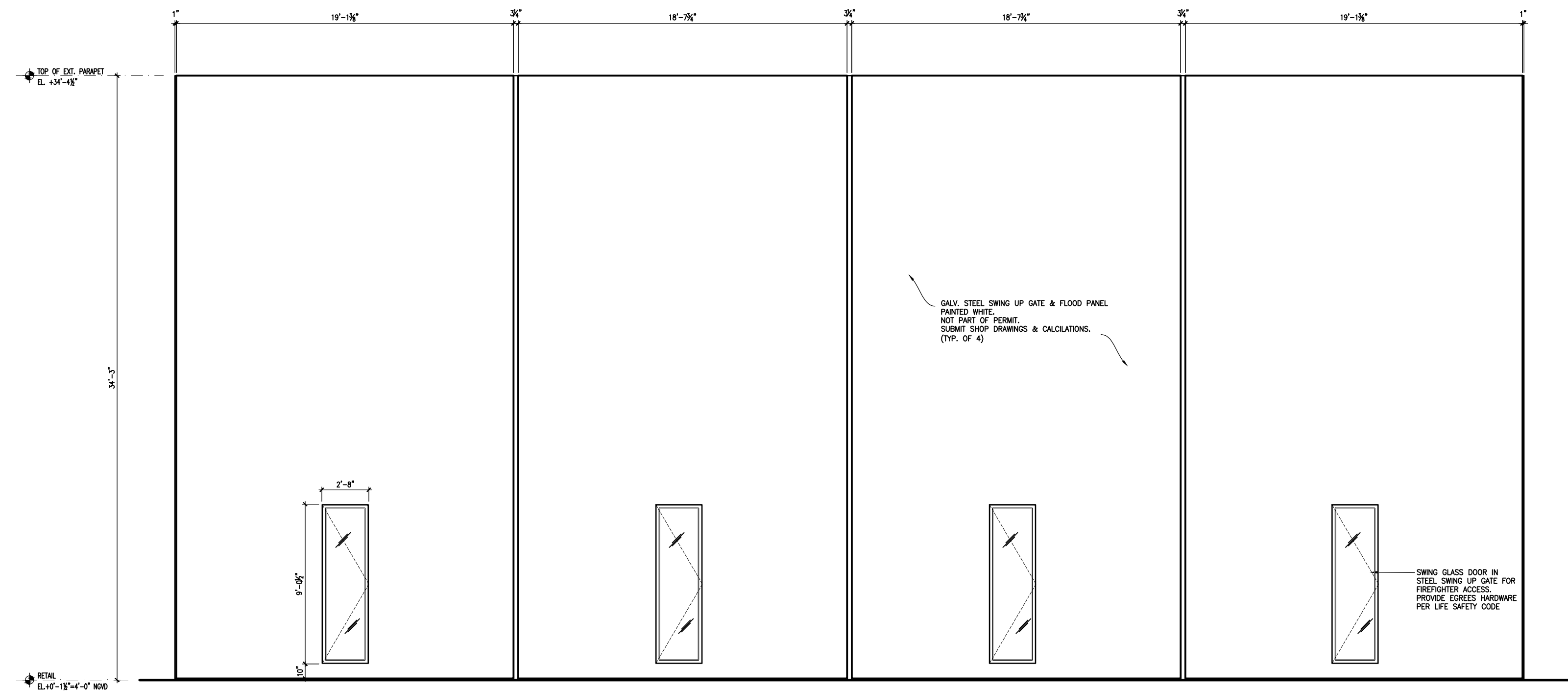
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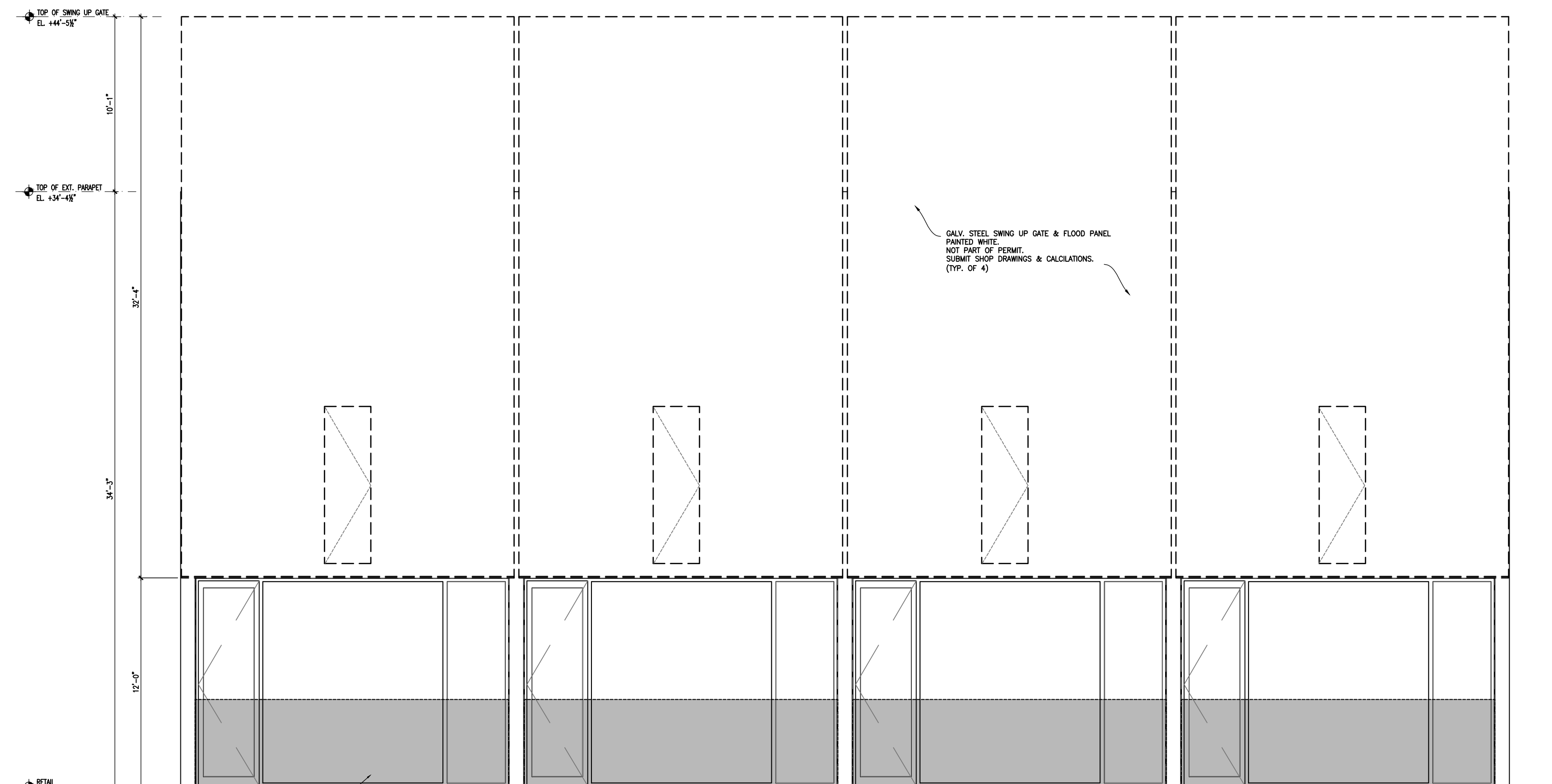
**A-5**  
 OF  
**17**







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



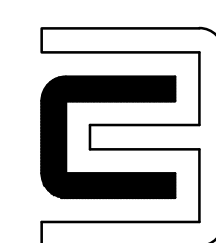
EAST ELEVATION OPEN GATE  
SCALE: 3/16" = 1'-0"

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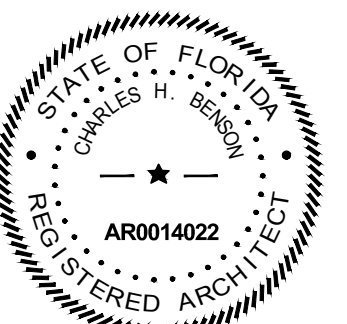


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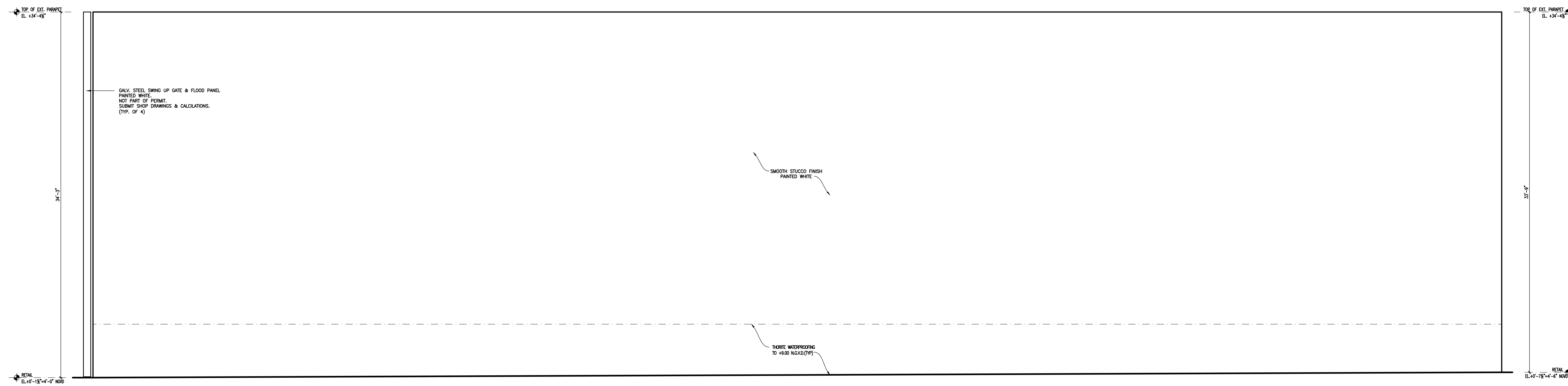
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DATE  
2-1-2017

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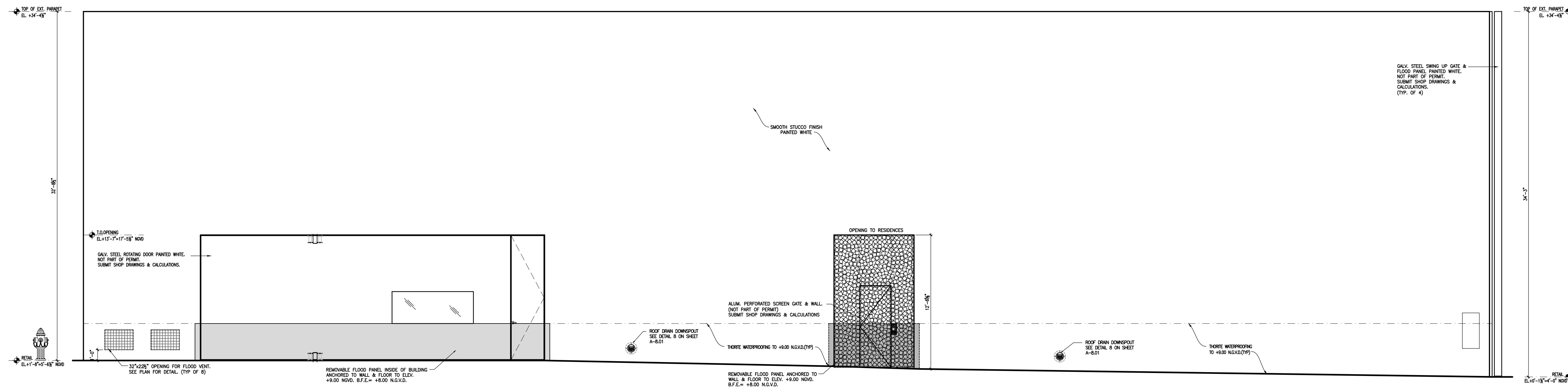
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OF  
17







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



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

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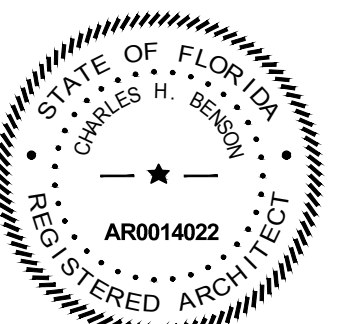
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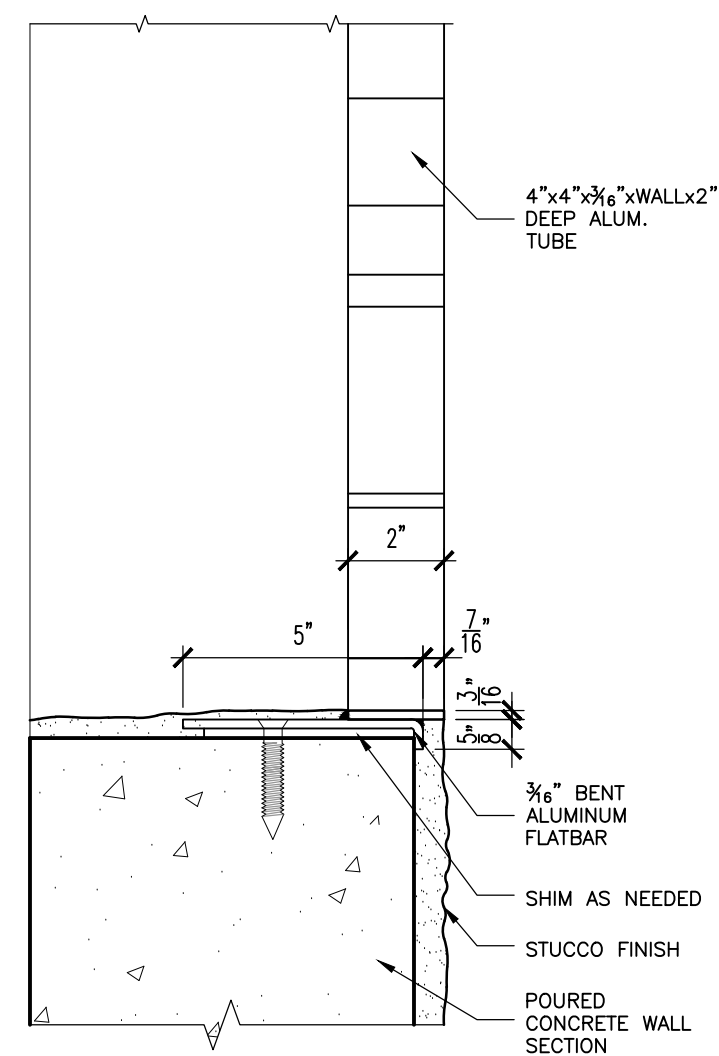
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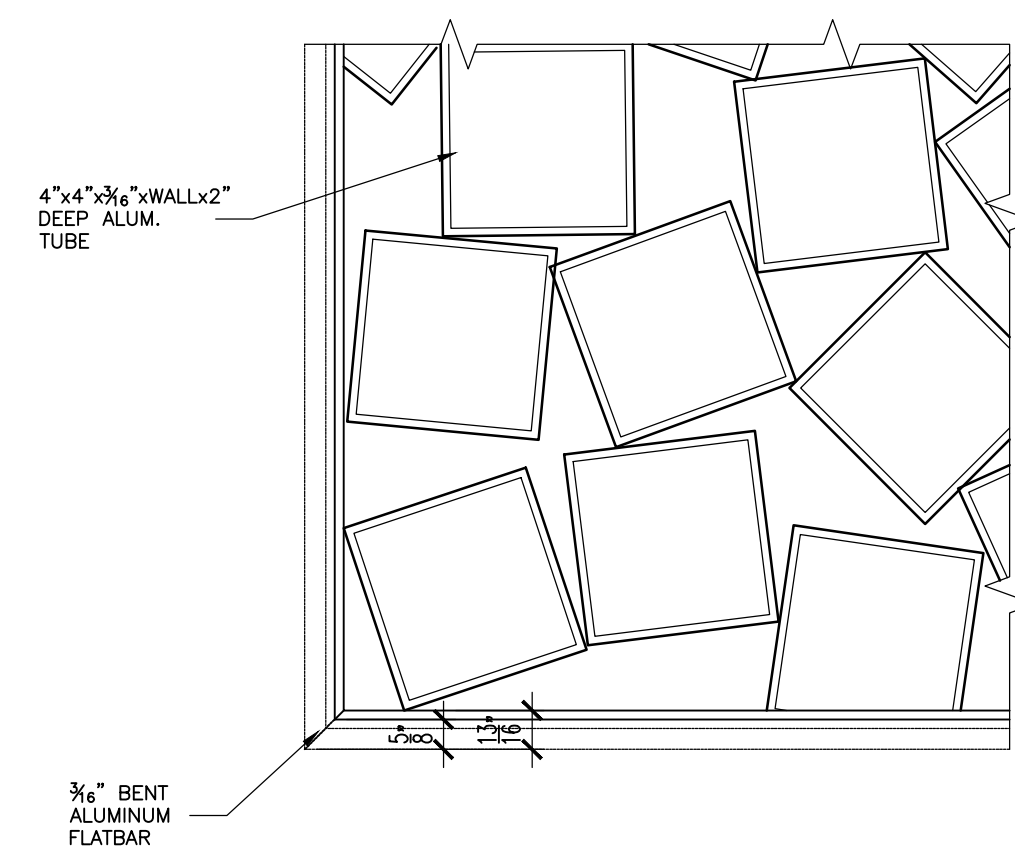
**A-15**  
OF  
**17**







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



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

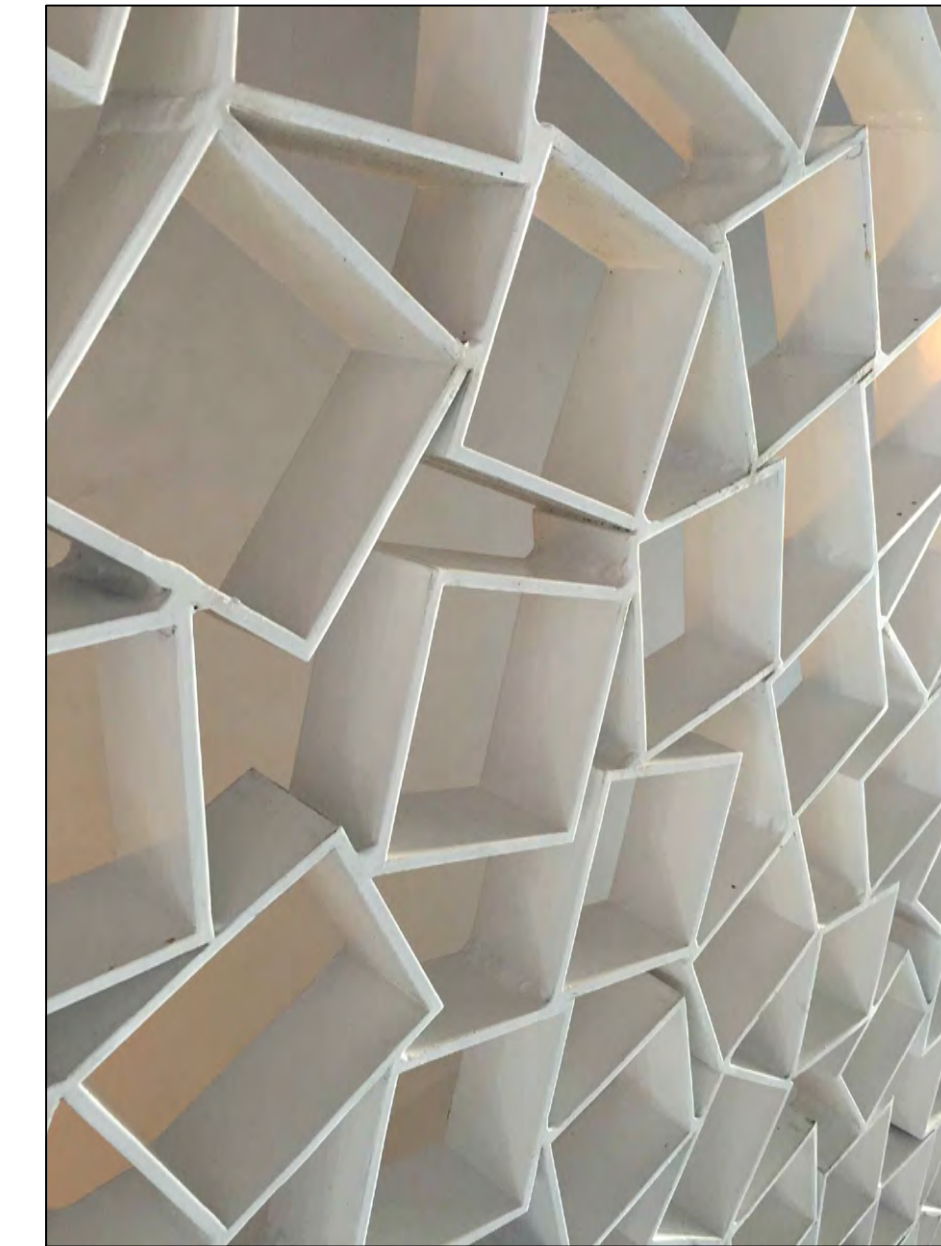
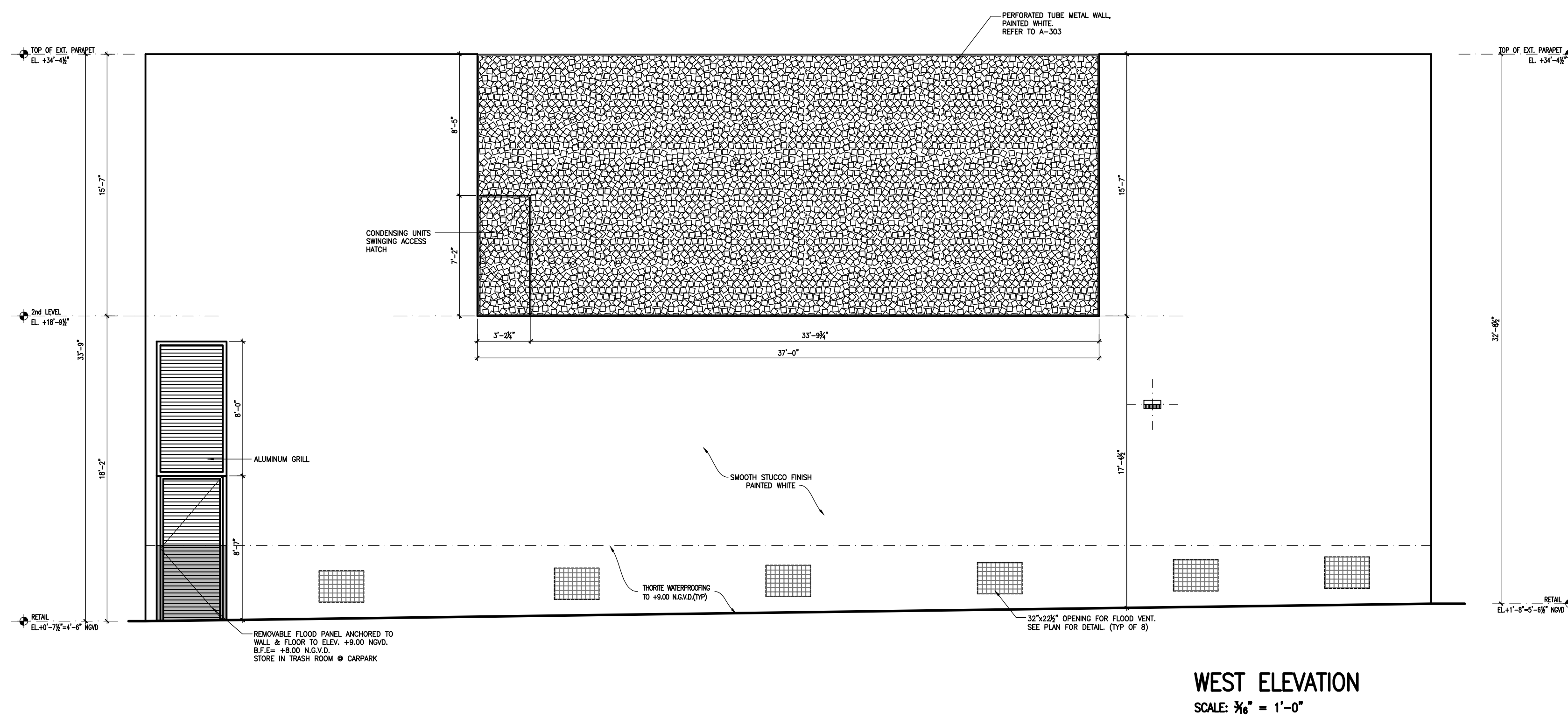


PHOTO OF EXISTING ADJACENT  
STRUCTURE TO MATCH  
SCALE: 3" = 1'-0"



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

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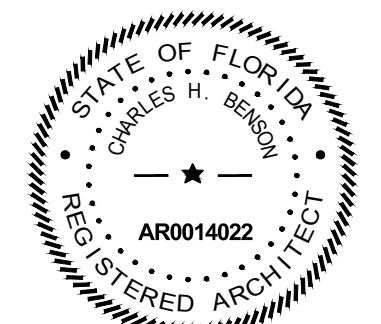
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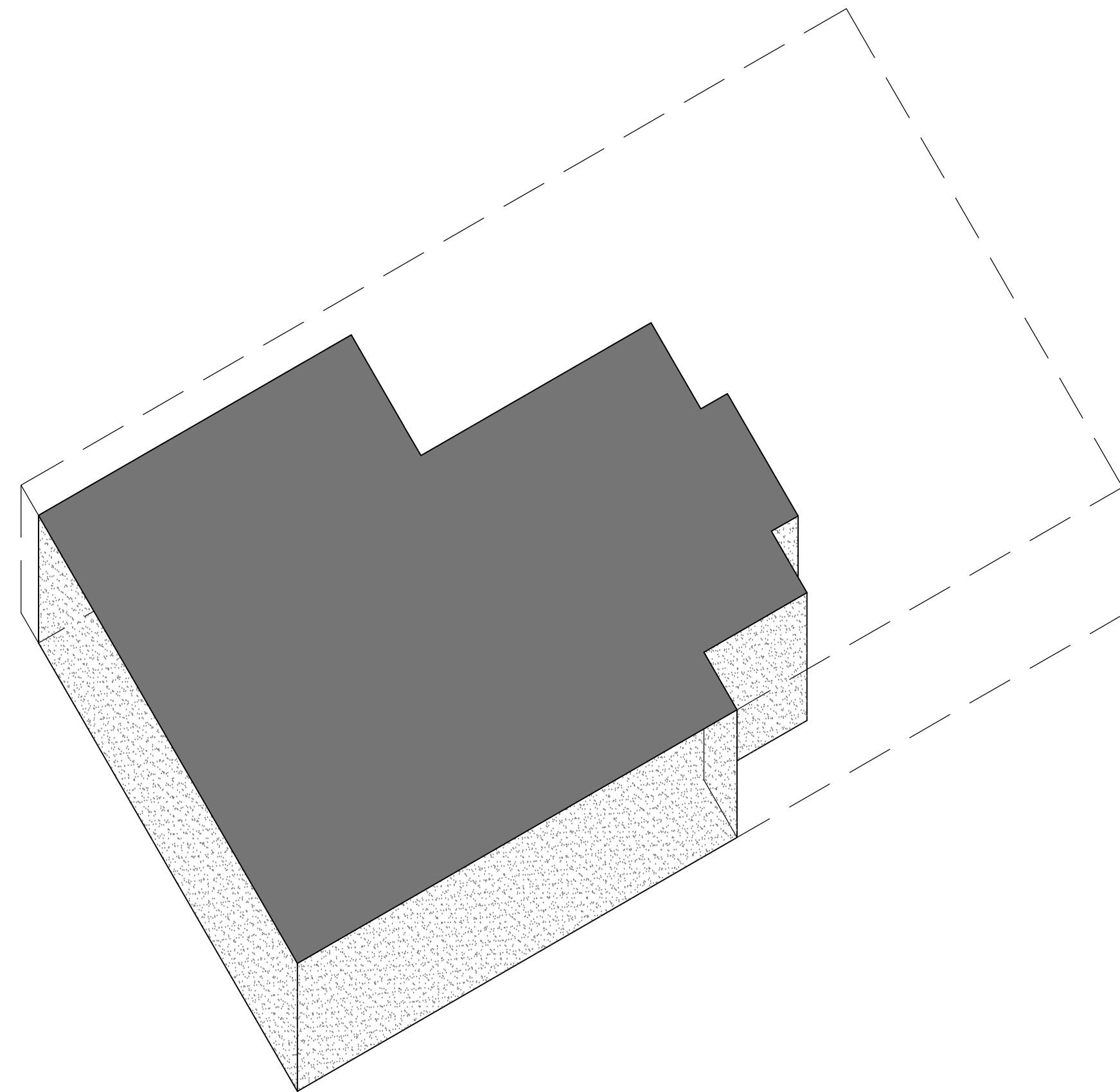
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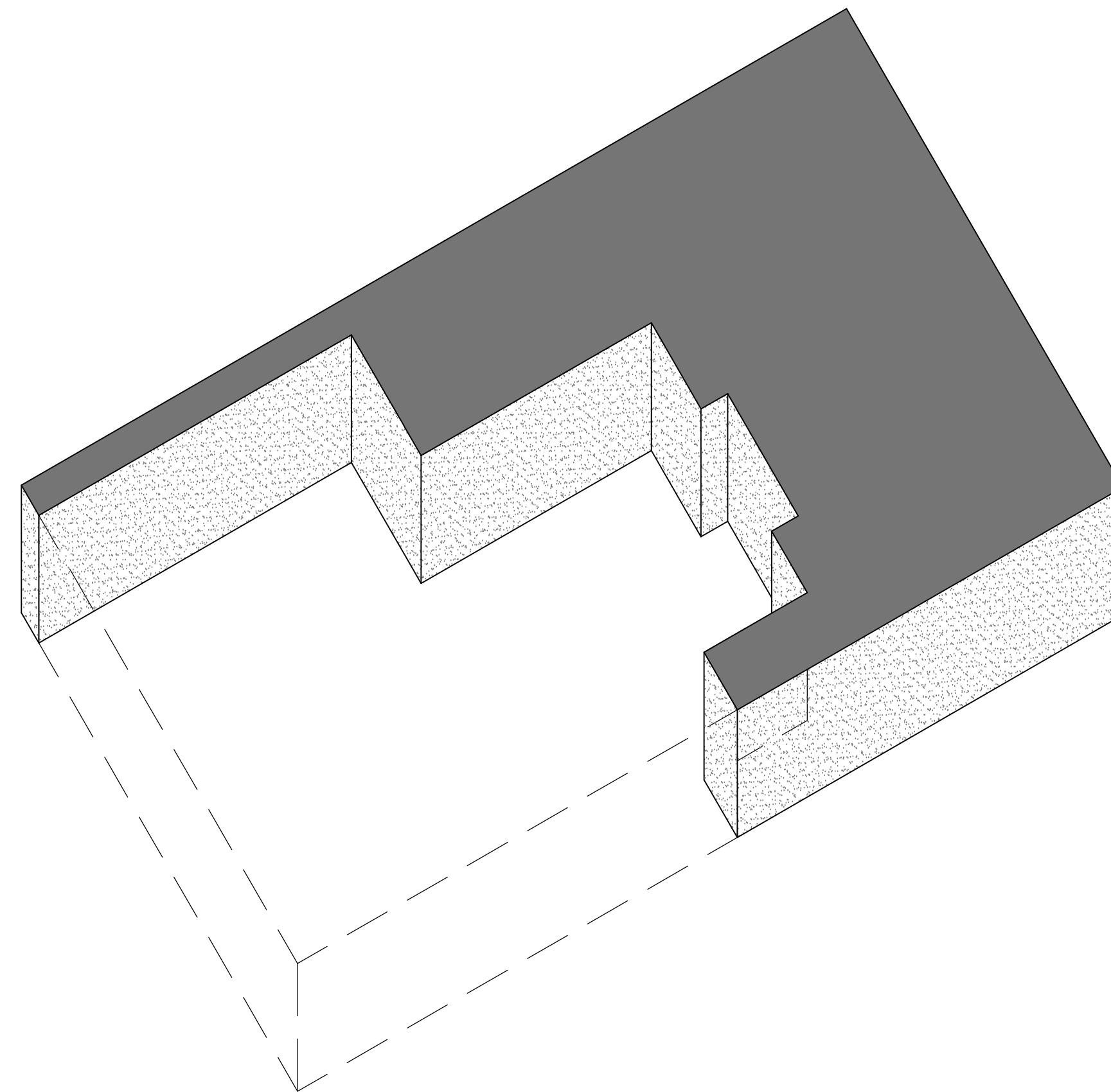
**A-16**  
OF  
**17**



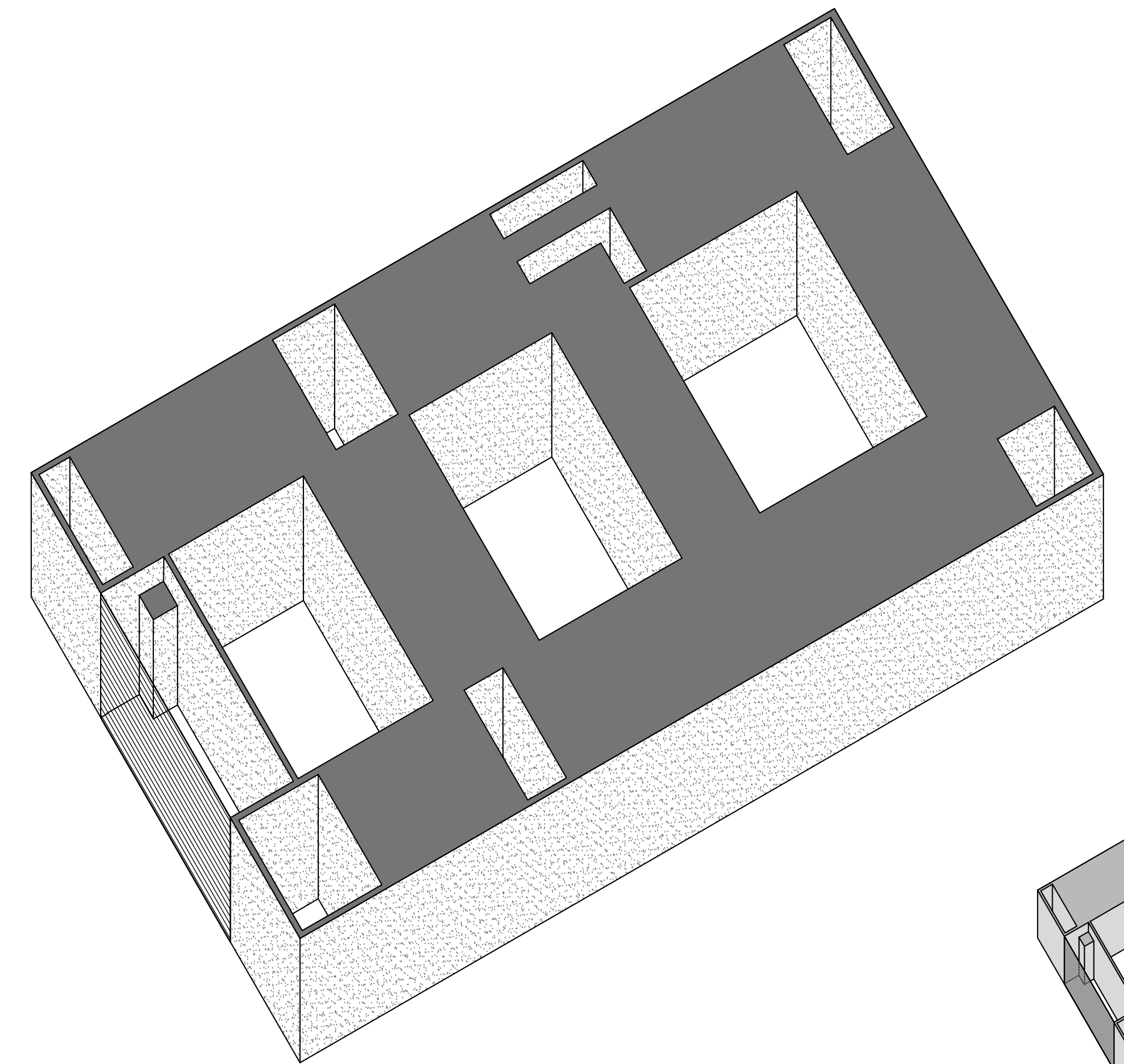




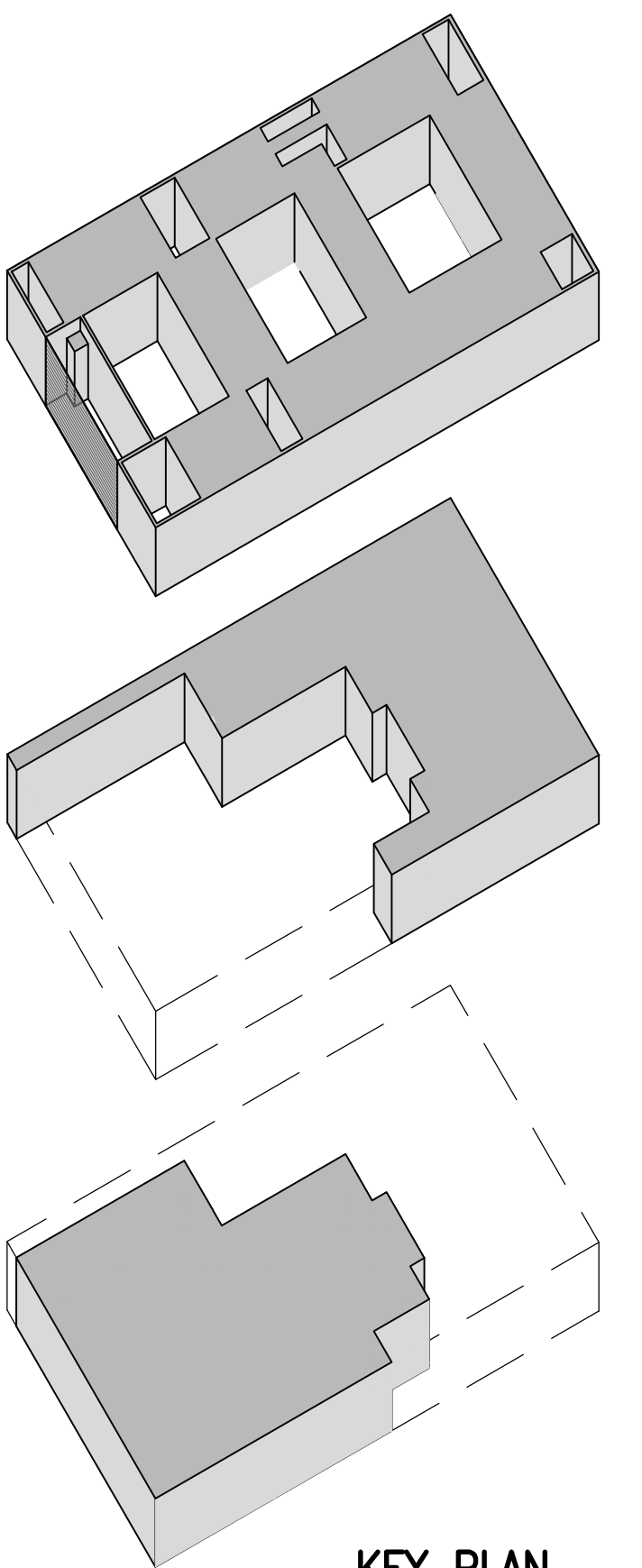
GROUND LEVEL CHOTTO MATTE RESTAURANT  
SCALE: N.T.S.



GROUND LEVEL RETAIL  
SCALE: N.T.S.



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



KEY PLAN  
SCALE: N.T.S.

EXPLODED AXONOMETRIC  
SCALE: N.T.S.

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