

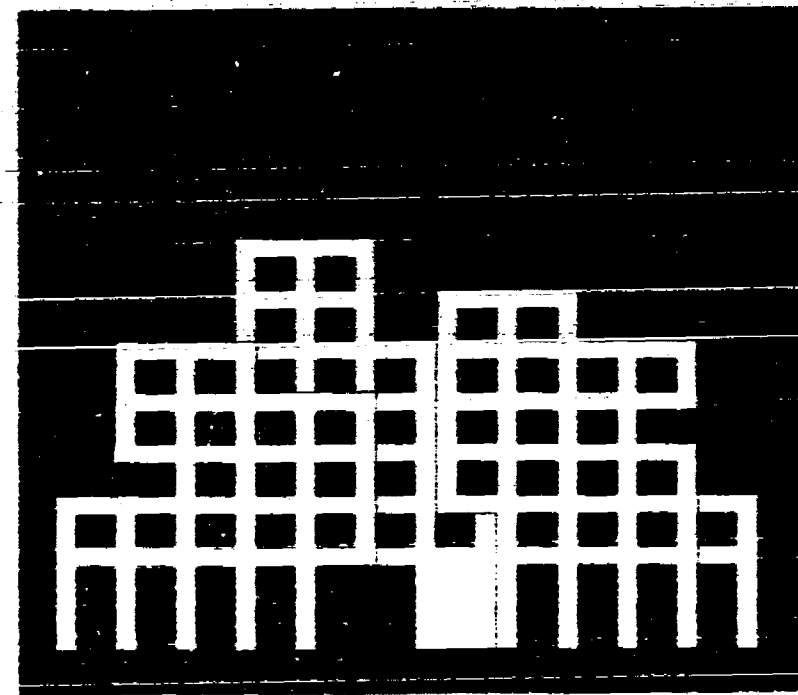
119 WASHINGTON AVENUE

OFFICE AND RETAIL
MIAMI BEACH, FLORIDA

Project No.	
Client	
Architect	
Date	5/2/00
Notes	DEC PERMIT DENIED

ARQUITECTONICA

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



CONSTRUCTION DOCUMENTS
PERMIT SET 1-15-99

LIST OF DRAWINGS

- CIVIL**
- C-1 WATER AND SANITARY SEWER UTILITIES
 - 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 (RFL, PFD, OFA, RT)
 - A-1.1 GROUND FLOOR PLAN-RETAIL
 - A-1.2 2ND FLOOR PLAN-FRAME
 - A-1.3 3RD FLOOR PLAN-FRAME
 - A-1.4 4TH FLOOR PLAN-OFFICE
 - A-1.5 5TH FLOOR PLAN-OFFICE
 - A-1.6 6TH FLOOR PLAN
 - A-1.7 ROOF TERRACE PLAN
 - A-1.8 ELEV. WEST AND EAST ELEVATIONS
 - A-2.1 GROUND FLOOR-REFL. CLG. PLAN
 - A-2.2 2ND FLOOR-REFL. CLG. PLAN
 - A-2.3 3RD FLOOR-REFL. CLG. PLAN
 - A-2.4 4TH FLOOR-REFL. CLG. PLAN
 - A-2.5 5TH 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 FANF SECTION
 - A-4.4 WALL SECTIONS
 - A-4.5 OFFICE SECTIONS
 - A-4.6 WALL SECTION
 - A-4.7 WALL SECTION
 - A-4.8 WALL SECTION
 - A-4.9 ELEVATOR SECTIONS
- MEP**
- M-0.1 ROOM FINISH SCHEDULE
 - M-0.2 DOOR SCHEDULE AND TYPES
 - M-0.3 WINDOW AND LOUVER SCHEDULE
 - M-0.4 WALL TYPES
 - M-0.5 WINDOW DETAILS
 - M-0.6 DOOR DETAILS
 - M-0.7 DOOR DETAILS
 - M-0.8 ROOF DETAILS
 - M-0.9 INTERIOR ELEVATIONS
 - M-0.10 CURVE PLAN AND RT. ELEVATIONS
 - M-0.11 OFFICE PLANNING-MULTIPLE TENANTS
 - M-0.12 OFFICE PLANNING-SINGLE TENANT

FOR PERMITTING PURPOSES
DATE OF FINAL APPROVAL: 5-2-00
BUILDING PERMIT CANNOT BE ISSUED
AFTER: 7-1-00
NOT RESPONSIBLE TO THESE PLANS UNLESS
THEY ARE REVISIONS AND APPROVED BY DESIGN
OR ARCHITECT. REVISIONS MUST BE MADE TO
THE ORIGINALS OF A COMPLETE SET AND
REVISIONS TO THESE PLANS MUST BE MADE
WITHIN THE SCOPE OF THE ORIGINAL PERMIT
APPROVAL. ALL REVISIONS MUST BE APPROVED BY
THE ARCHITECT AND ENGINEER BEFORE THEY
CAN BE USED FOR THE CONSTRUCTION OF THE PROJECT.
DATE: 5/2/00 BY: [Signature]

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

DATE: 5/2/00 BY: [Signature]
DATE: 5/2/00 BY: [Signature]
DATE: 5/2/00 BY: [Signature]
DATE: 5/2/00 BY: [Signature]
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DATE: 5/2/00 BY: [Signature]
DATE: 5/2/00 BY: [Signature]
DATE: 5/2/00 BY: [Signature]
DATE: 5/2/00 BY: [Signature]
DATE: 5/2/00 BY: [Signature]

STRUCTURE

- S-1 FLOOR 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 STAR SECTIONS
- S-11 SECTION 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

DEVELOPER

BLUE COMET, L.L.C.
407 INCOLN ROAD, SUITE 8-R
MIAMI BEACH, FL 33139
305-472-5152 FAX 305-672-6175

STRUCTURAL

G. V. PIREZ ASSOCIATES, INC.
1385 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 854-2076

MFP

IMDC
4141 NE 2ND AVENUE, SUITE 107
MIAMI, FL 33137
(305) 571 5251

MFP

FLORIDA ENGINEERING SERVICES
34 NW 16TH STREET
NORTH MIAMI BEACH, FL 33160
(305) 853-0212 FAX 853-0232

CIVIL

ARB21 CONSULTANTS, INC.
3400 S. CADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE

GEOMANTIC DESIGNS, INC.
6800 SW 81 ST.
MIAMI, FL 33143
(305) 866-8888 FAX 866-8426

305-672-5152

LEGEND

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

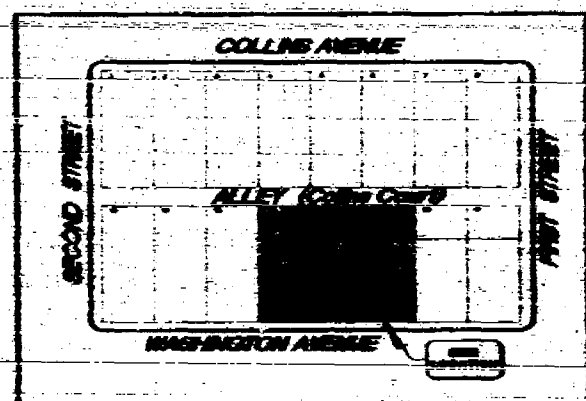
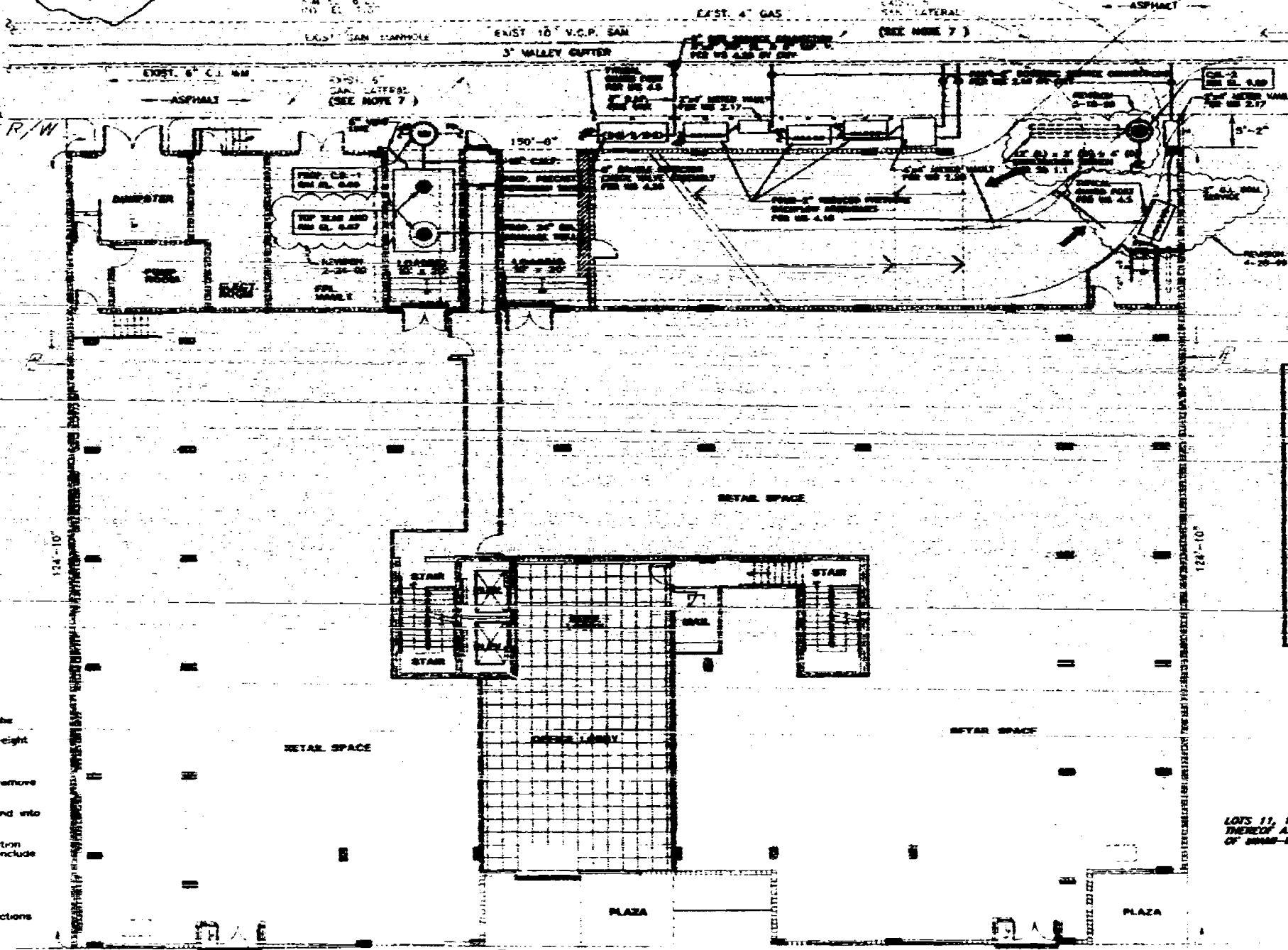
ABBREVIATIONS

- CL CASSETT BENCH
- CLD CAST IRON
- CLM CENTER LINE
- CLN CLEAN OUT
- CONC CONCRETE
- SM SCHEDULE
- B.I.P. DUCTILE IRON PIPE
- C.M.P. GALVANNEED METAL PIPE
- ELEVATION
- EXIST. EXISTING
- FD FLOOR DRAIN
- F.F.E. FINISHED FLOOR ELEVATION
- G.L. GALVANNEED IRON
- MAN. MANHOLE
- PROP. PROPOSED
- P.C. PROPOSED CHANGING
- R/W RIGHT OF WAY
- SAN. SANITARY
- S.P. SAPPING POINT
- S.P. SAPPING VALVE
- TYP. TYPICAL
- V.C.P. VITRIFIED CLAY PIPE (TERRA COTTA)
- WM WATER MAIN
- WV WATER VALVE

GENERAL NOTES

- 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.
- Dimensions shown herein refer to National Geodetic Vertical Datum (NGVD).
- It shall be the contractor's responsibility to verify all dimensions on site or the location and depths of existing and proposed utilities prior to the start of construction. Call Suncoast State One Call Center at 1-800-32-4770 forty-eight hours before digging. The contractor shall immediately notify the engineer of discrepancies, if any.
- If rock, post, or other deleterious material is encountered, contractor shall remove same and replace with suitable fill material per approved change order.
- Refer to plumbing plans for continuation of plumbing lines on the property and into on-site structures.
- 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 grade restoration, removal of debris, etc.
- Sewer connection locations and the number of lateral connections required must be approved by the City of Miami Beach Public Works Department.
- The locations of the proposed 6" and four 2" domestic service connections must be approved by the City of Miami Beach Public Works Department.
- The notations "MS, 0.00" refer to Miami-Dade Water and Sewer Department approved Standard Details.
- The notation "R/W" refers to Miami-Dade Public Works Department approved Standard Details.

ALLEY (Collins Court)



LOCATION MAP
SCALE: 1" = 100'

LEGAL DESCRIPTION

LOTS 11, 12 AND 13, BLOCK 9 "OCEAN BEACH PALM" ACCORDING TO THE PLAT THEREON AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

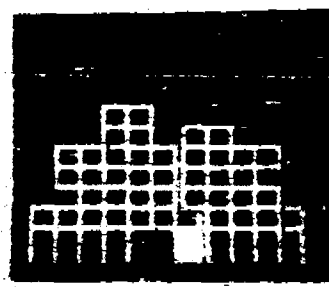
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

NEW FIRE HYDRANT TO BE INSTALLED PER CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT STANDARDS AND MS 0.5 (AS APPLICABLE). WATER SYSTEM EXTENSION NOT A PART OF THIS PROJECT. FIRE HYDRANT INSTALLATION TO BE BY CITY.

Note: Permitted by City of Miami Beach for use as a driveway.

WASHINGTON AVENUE (Northbound)

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



119 Washington Avenue

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

G. V. PINEZ ASSOCIATES, INC.
1285 CORAL WAY, SUITE 202
MIAMI, FL 33146
(305) 424-1104 FAX 424-0870

FLORIDA ENGINEERING SERVICES
24 NW 90th STREET
NORTH MIAMI BEACH, FL 33162
(305) 952-9222 FAX 952-9242

AS-BUILT CONSULTING, INC.
1001 N. W. 10th St.
Miami, FL 33136
(305) 375-0000

GEOMATIC DESIGNS, INC.
5840 SW 81st ST.
MIAMI, FL 33149
(305) 552-8288 FAX 552-8288

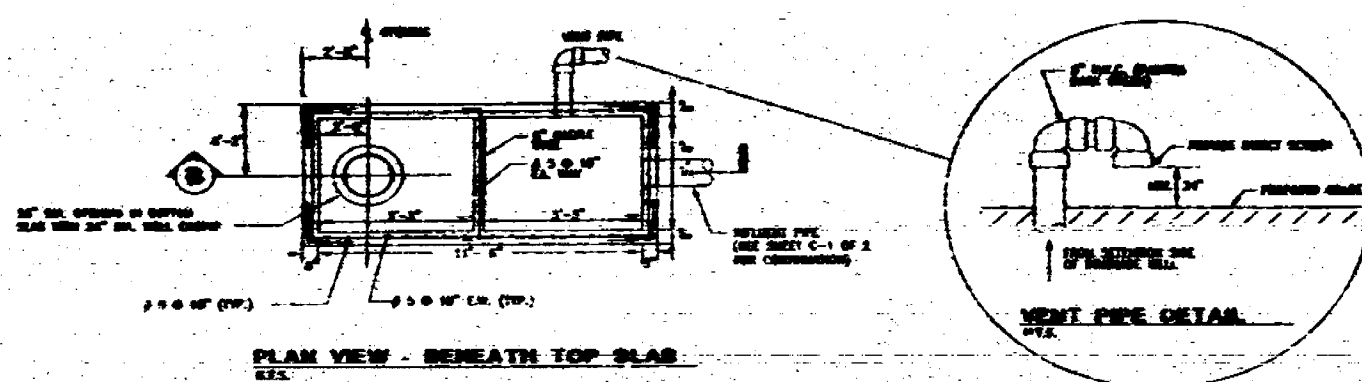
INTERCITY LABORATORIES, INC.
3615 NW 17th ST.
NORTH MIAMI BEACH, FL 33162
(305) 951-9883 FAX 951-9883

CONSTRUCTION DOCUMENTS

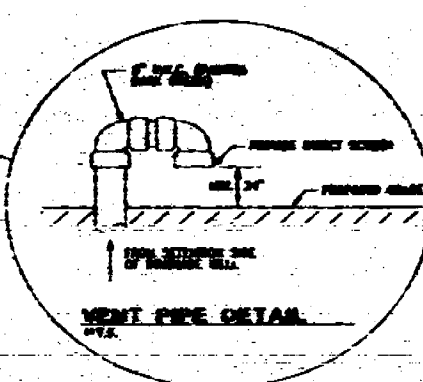
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11/19/04	11/19/04
11/19/04	11/19/04
11/19/04	11/19/04

Sheet No
C-1

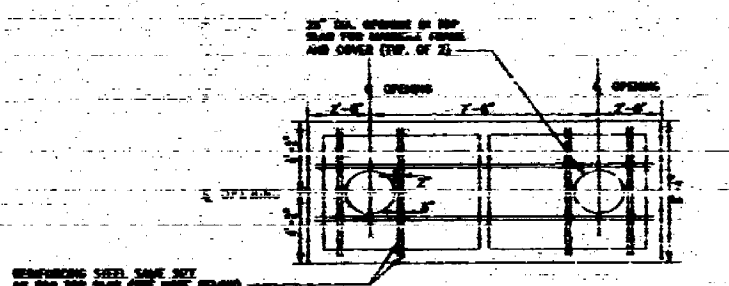
Water and Sanitary Sewer Utilities Stormwater Drainage Well Plan



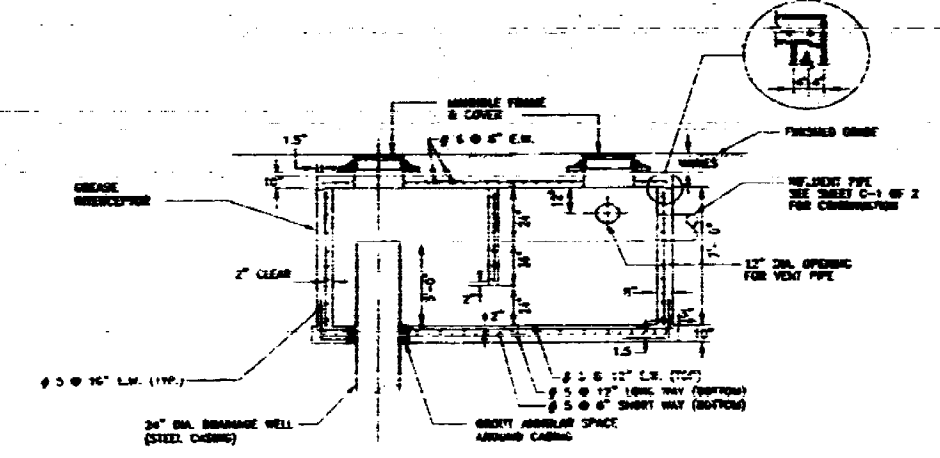
PLAN VIEW - BENEATH TOP SLAB
A.I.L.



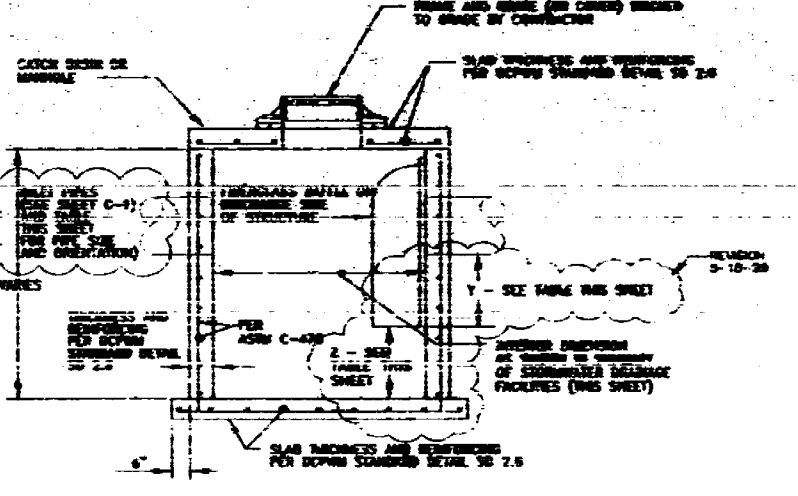
VENT PIPE DETAIL
A.I.L.



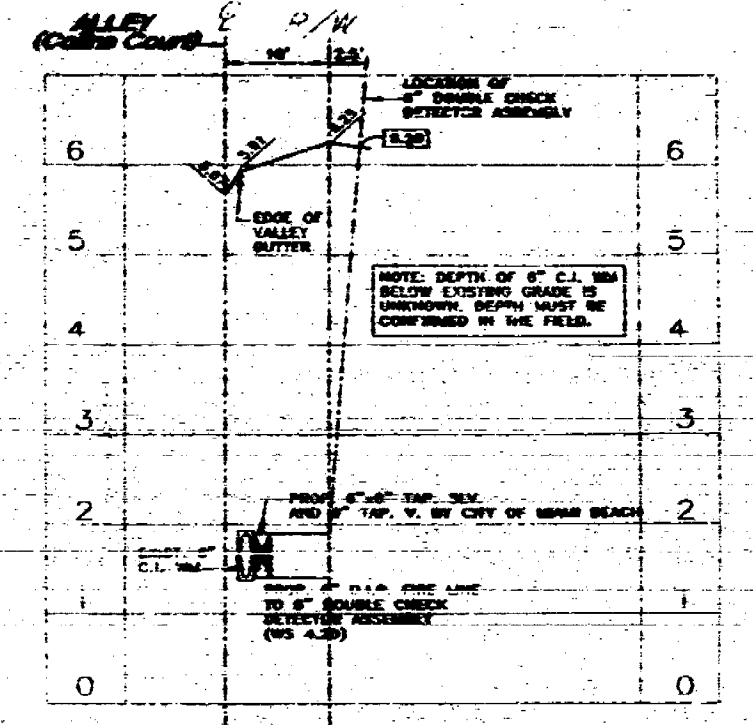
PLAN VIEW - TOP SLAB ADDITIONAL REBAR
A.I.L.



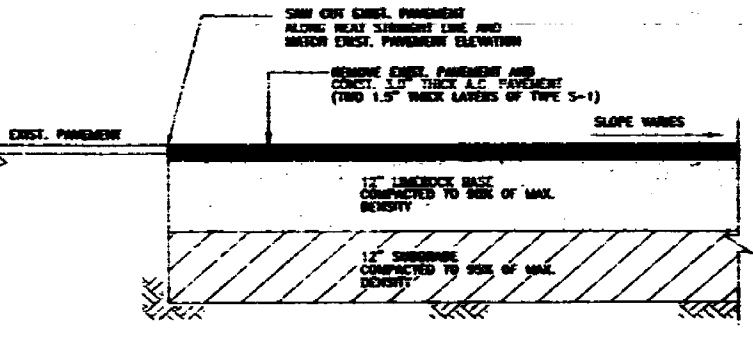
CROSS SECTION
A.I.L.



POLLUTANT RETARDANT CATCH BASIN DETAIL
A.I.L.



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



ASPHALT PAVEMENT SECTION
A.I.L.

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THE FOLLOWING:

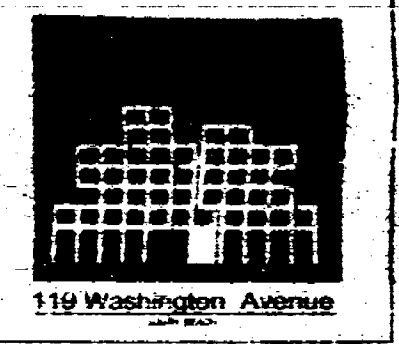
BUILDING	
CIVIL	
ELECTRICAL	
Mechanical	
PAVEMENT	
SEWERING	
STRUCTURAL	
WATER	

SUMMARY OF PROPOSED STORMWATER DRAINAGE FACILITIES

STRUCTURE DESIGNATION	INTERIOR DIMENSIONS	INV. (1) (T+G.V.D.)	INV. (2) (T+G.V.D.)	BOTTOM F.L. (T+G.V.D.)	PIPE DIAMETER	COMMENTS
G.S.-1	7'6" x 11'5.1" x 7'0"	+6.87	+3.87	-1.33	15"	2,750 GAL. RETENTION VOLUME WITH 24" DIA. DRAINAGE WELL
C.B.-1	36" DIA.	+6.89	+3.75 (WEST)	+0.25	15"	CATCH BASIN
C.B.-2	36" DIA.	+6.89	+3.80 (WEST)	+0.5	15"	CATCH BASIN W/COMER (NO GREASE) (POLYMER RETARDANT) 1/4" DIA. 2x2x2

- DRAINAGE WELL NOTES**
- DRAINAGE WELL SHALL BE INSTALLED BY THE CONTRACTOR TO OBTAIN A DISCHARGE RATE OF 2000 GPM AT 2.0 FEET OF HEAD. (2) DISCHARGE TO THAT PORTION OF THE SANITARY CONTAINS A MINIMUM OF 1000 PARTS PER MILLION OF TOTAL SOLIDS (TSS) AND A MINIMUM OF 10.000 PARTS PER MILLION OF TOTAL SUSPENDED SOLIDS (TSS).
 - DRAINAGE WELL SHALL BE INSTALLED BY A LICENSED WELL CONTRACTOR. CONTRACTOR SHALL CERTIFY THAT THE CURRENT SET POINT IS: (1) HAVE BEEN SATISFIED.
 - CONTRACTOR'S PROPOSAL SHALL INCLUDE: (1) A "BIDDING" SPECIFICATION FOR DRAINAGE WELL (COVER AND UNCOVERED) AND (2) A UNIT COST FOR DRAINAGE WELL (COVER AND UNCOVERED). CONTRACTOR SHALL INCLUDE THE COST OF PERMITTING THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - OFF-SITE 1.5 IN. 2.0 DIA. INTERCEPTOR FOR GREASE INTERCEPTOR EFFLUENT FLOWING.
 - DRAINAGE WELL DESIGN AND GREASE INTERCEPTOR VOLUME BASED ON 5-YEAR STORM EVENT PER BOWEN (SEE ENGINEERING CALCULATIONS).

DRAINAGE WELL & GREASE INTERCEPTOR DETAILS
A.I.L.



ARQUITECTONICA
200 - BRUNNEN AVENUE
MIAMI, FL 33131
TEL. (305) 372-1812
FAX (305) 372-1375

C. V. PINEZ ASSOCIATES, INC.
2285 CORAL WAY, SUITE 200
MIAMI, FL 33146
(305) 442-4222 FAX (305) 442-4222

FLORIDA ENGINEERING SERVICES
24 1/2 W 10th STREET
NORTH MIAMI BEACH, FL 33160
(305) 455-8822 FAX (305) 455-8822

AS-BUILT CONSULTANTS, INC.
400 N. MIAMI AVENUE
SUITE 1000
MIAMI, FL 33136
(305) 575-0000

GEOTECHNICAL CONSULTANTS
3000 SW 17th ST.
MIAMI BEACH, FL 33140
(305) 541-0000 FAX (305) 541-0000

INTERCOUNTRY LABORATORIES, INC.
380 SW 17th ST.
MIAMI BEACH, FL 33140
(305) 541-0000 FAX (305) 541-0000

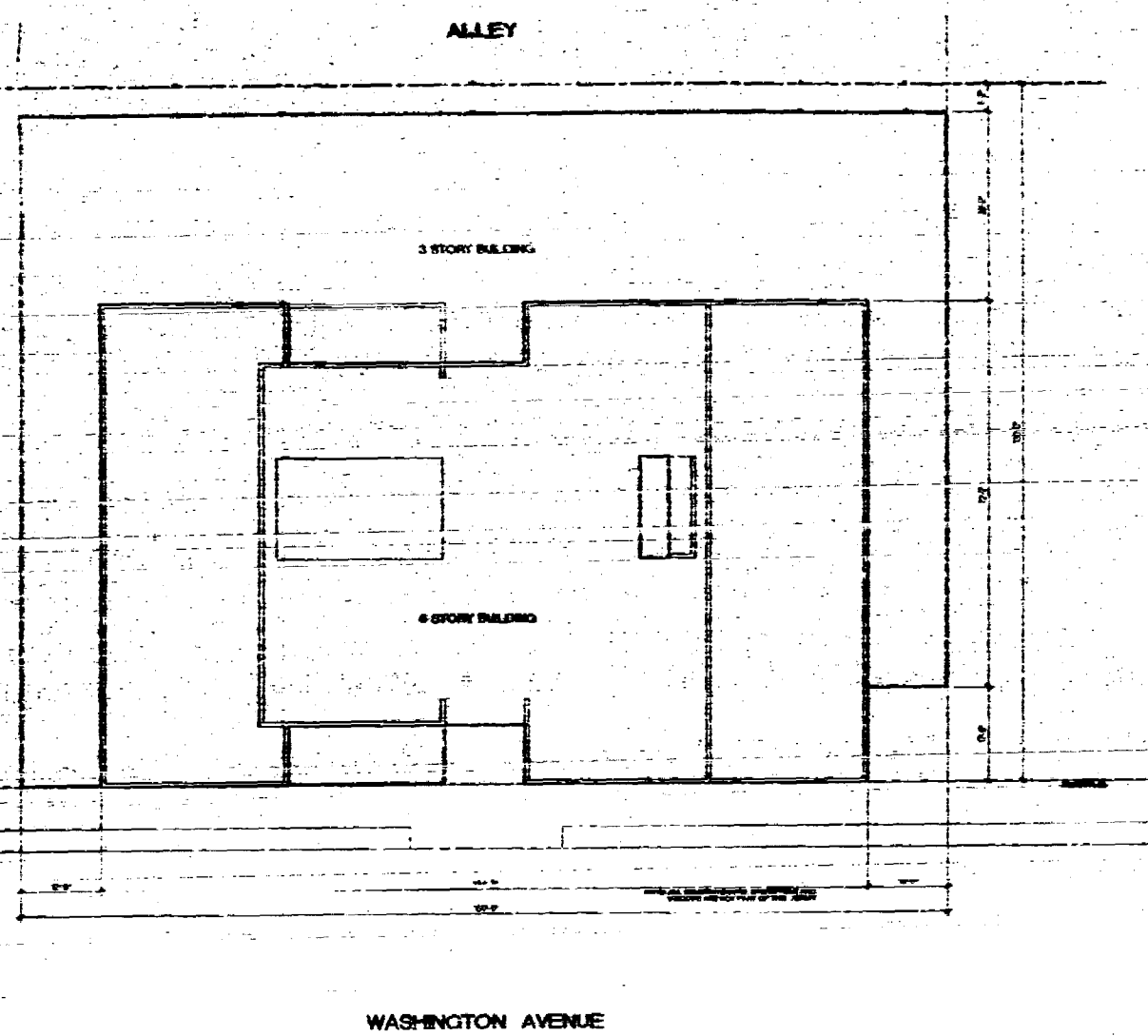
CONSTRUCTION DOCUMENTS

DATE: 12-28-98 PROJECT: N08766
DRAWN BY: J.E. APPROVED BY:
REVISION DATE:

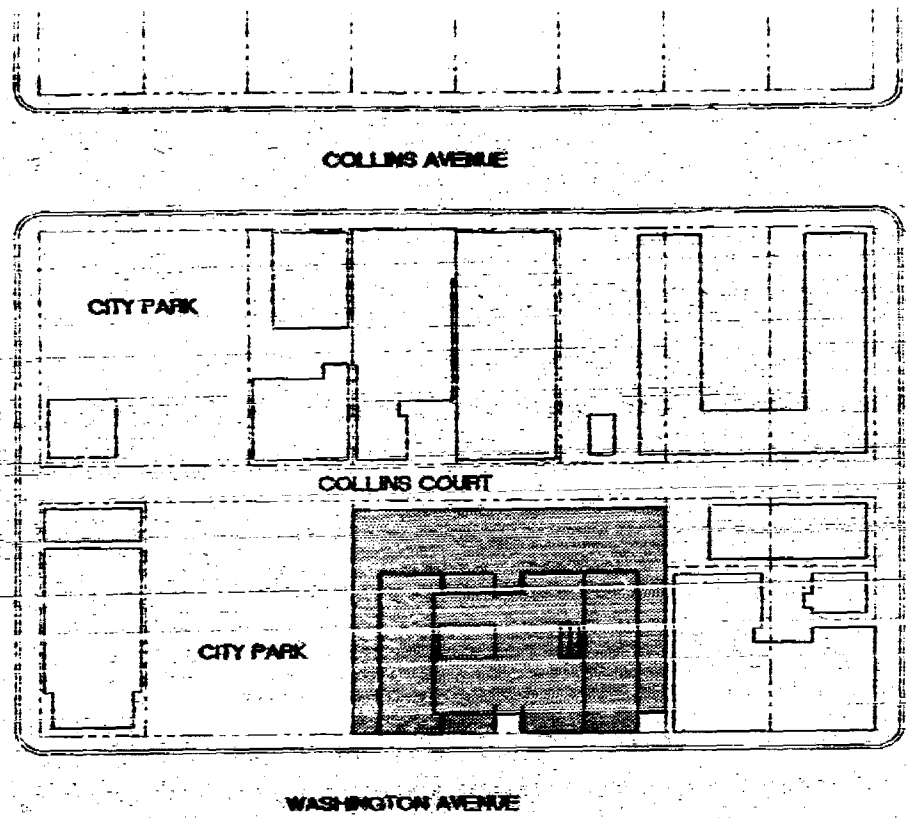
- ADD 3 ADDITIONAL WATER SERVICE CONNECTIONS 1-1/2" DIA.
- PROVIDE 1.5" DIA. PIPES AND MANHOLE 2'-0" DIA.
- PROVIDE 6" DIA. 1.5" DIA. PIPES SIZE 2'-0" DIA.
- ADD CITY'S TRENCH DESIGN V/C/S - 2 1/2" DIA.
- CHANGE EXISTING SPIN RETAIN 2'-0" DIA.

Sheet No. **C-2**

Water System and
Drainage Details

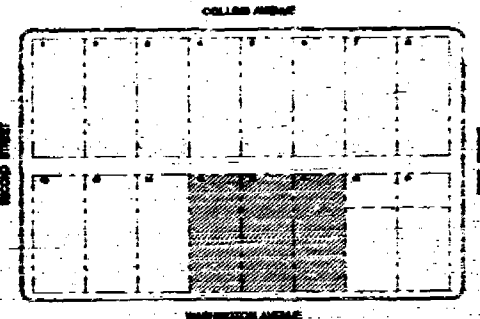


SITE PLAN
SCALE 1/8" = 1'-0"



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

LOCATION MAP



LOTS PLAN AND LEGAL

LEGAL:
LOTS 14 AND 15, BLOCK 8, OCEANVIEW PL
ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 2 AT PAGE 28 OF PUBLIC RECORDS
OF DADE COUNTY, FLA.

ZONING DATA TABULATION

PROPERTY ADDRESS:
18 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

ZONING DISTRICT: C-FSI LIMITED MIXED-USED COMMERCIAL

GENERAL USE: COMMERCIAL OFFICE RETAIL, PROFESSIONAL
LOT AREA: 107,400 S.F. (3,000 S.F.)
BASE FLOOR AREA: 30,000 S.F.
MAXIMUM BUILDABLE AREA: 28,000 S.F.

BOUNDARIES

1. DESIGN AND PLANNING	05
PROCESSES	05
LOT ASSEMBLY	05
2. BUILDING FEATURES	05
ORDINANCE	05
FRONT PORCH SERVICES	05
MEDIA EQUIPMENT SCREENS	05
PARKING HOOP SERVICES	05
USE OF HAZARDOUS MATERIALS	05
3. SITE FEATURES	05
LANDSCAPING	05
ROOFTOP LANDSCAPING	05
PARKING	05
4. PHYSICAL CRITERIA	05
PARKING	05
UNDERGROUND LINES	05
ALLEY IMPROVEMENTS	05
ENCLOSED TRAYS	05
ENTRY PLAZA	05
5. SITE IMPROVEMENTS	05
SIGNS AND GRAPHICS	05
STREET FURNITURE	05
PUBLIC ART	05
STREET TREES	05
CRIME PREVENTION	05
TOTAL:	100

GROSS F.A.R. BREAKDOWN

GROUND LEVEL	2,346 S.F. = 2.14	7.64 F.A.R.
PARKING LEVELS	480 S.F. x 2 LEVELS =	9.60 F.A.R.
FOURTH LEVEL	9,725 S.F.	9.725 F.A.R.
FIFTH LEVEL	9,725 S.F.	9.725 F.A.R.
SIXTH LEVEL	9,725 S.F.	9.725 F.A.R.
ROOF LEVEL	72 S.F.	0.72 F.A.R.
TOTAL:	36,956 S.F.	36.956 F.A.R.

PARKING

OFFICE	28,776 S.F. @ 400 S.F./SPACE =	72 SPACES
RETAIL	12,776 S.F. @ 300 S.F./SPACE =	43 SPACES
TOTAL REQUIRED		115 SPACES
TOTAL PROVIDED	ONE'S CITY FEES	112 SPACES

PERFORMANCE STANDARDS

MINIMUM HEIGHT	REQUIRED 75 FT.	PROPOSED 75 FT.
REQUIRED SETBACKS	FRONT: 0 FT.	SIDE: 0 FT.
	REAR: 5 FT.	REAR: 5 FT.

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

BUILDING: [Signature]
ZONING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
SOUNDING: [Signature]
PUBLIC WORKS: [Signature]
FIRE: [Signature]
PLUMBING: [Signature]
LAW: [Signature]



ARCHITECT
[Signature]
ARCHITECT

ARQUITECTONICA
2000 N. MIAMI AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305-371-1111
FAX: 305-371-1112

STRUCTURAL ENGINEER
G.V. FINEZ ASSOCIATES, INC.
1800 S.W. 15TH AVENUE, SUITE 200
MIAMI, FL 33135
TEL: 305-371-1111
FAX: 305-371-1112

MEP
BDC
2000 N. MIAMI AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305-371-1111
FAX: 305-371-1112

FLORIDA ENGINEERING SERVICES
2000 N. MIAMI AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305-371-1111
FAX: 305-371-1112

CIVIL ENGINEER
ARBIT CONSULTANTS, INC.
4000 N. MIAMI AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305-371-1111
FAX: 305-371-1112

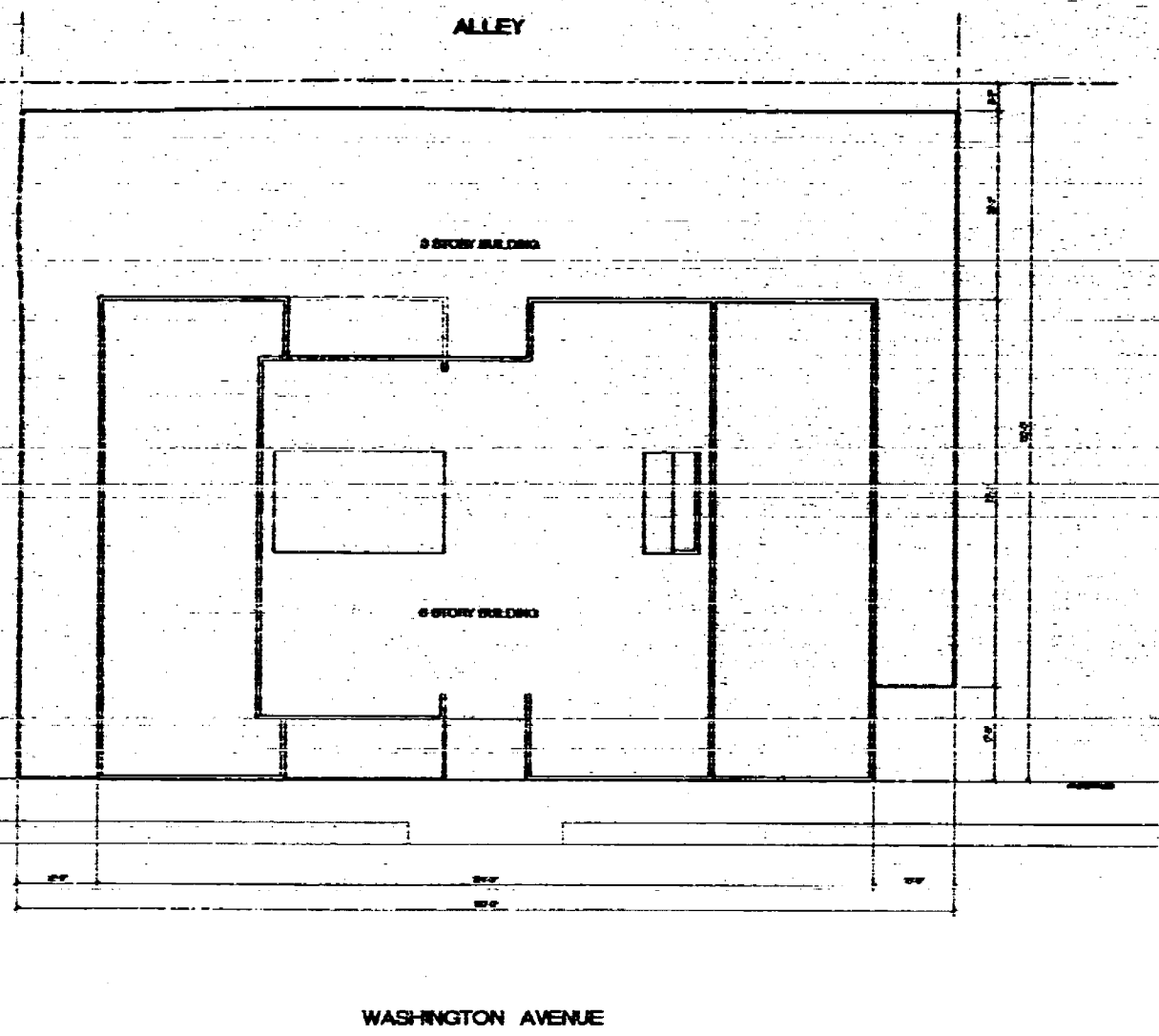
LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
4000 N. MIAMI AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305-371-1111
FAX: 305-371-1112

GEOTECHNICAL CONSULTANT
M111 COUNTY LABORATORIES, INC.
2000 N. MIAMI AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305-371-1111
FAX: 305-371-1112

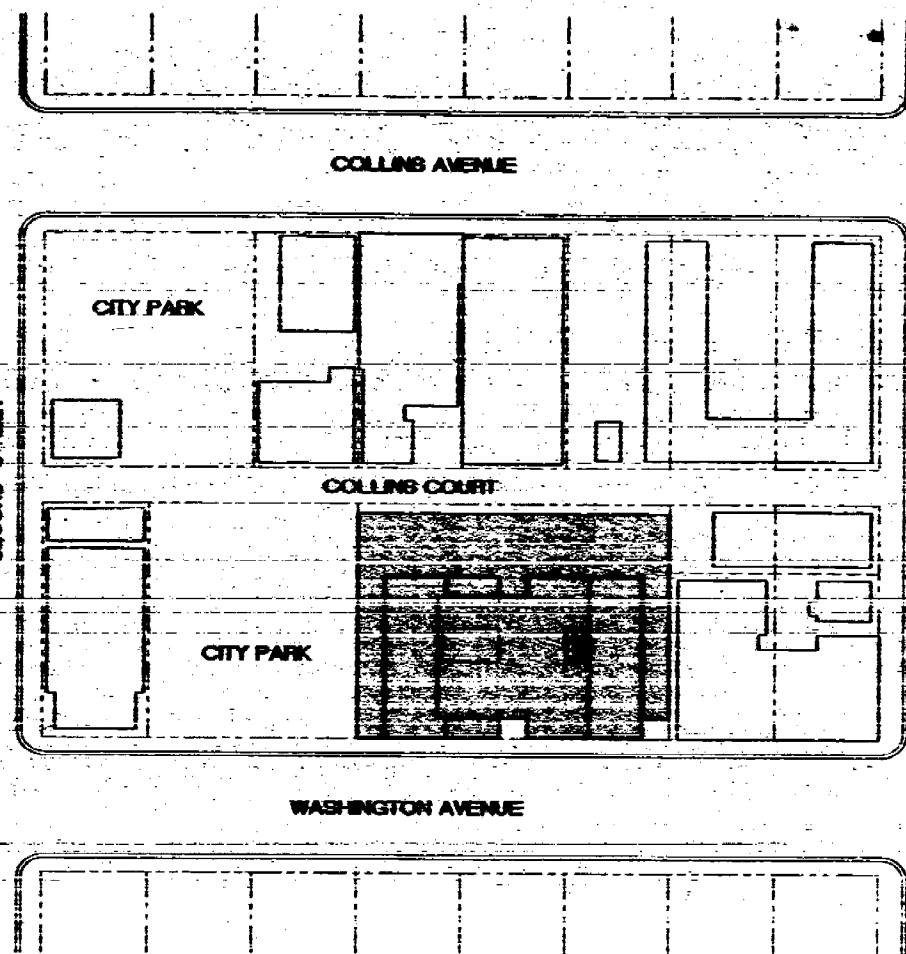
CONSTRUCTION DOCUMENTS
CITY OF MIAMI BEACH, FLORIDA
PROJECT NO. 18-000000-0000
SHEET NO. A-01

A-01

SITE AND LOCATION PLAN

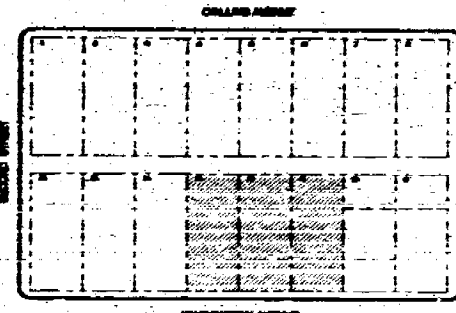


SITE PLAN
SCALE 1/8" = 1'-0"



LOCATION SITE PLAN
SCALE 1/80" = 1'-0"

LOCATION MAP



LOTS PLAN AND LEGAL
SCALE 1/80" = 1'-0"

LEGAL:
LAW 18 AND 18 BLOCK & OCEANFRONT P.L.A.
ACCESSORY TO THE LOT SURVEY RECORDED IN
PLAT BOOK 2 AT PAGE 38 OF PUBLIC RECORDS
OF DADE COUNTY, FLA.

ZONING DATA TABULATION

PROPERTY ADDRESS:
80 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

ZONING DISTRICT: C-PBL LIMITED MIXED-USE COMMERCIAL

GENERAL USE: COMMERCIAL OFFICE, METAL, CARPENTRY/WHOLESALE

LOT AREA: 307 x 107 = 32,859 SF.

TIME ZONE: EST

NUMBER PARS: 20

MAXIMUM BUILDABLE AREA: 38,000 SF.

BOUNCEES:

1. URBAN PLANNING	05
ARCHIVES	05
LOT ANGLE/ADJ.	05
2. BUILDING FEATURES	02
CLUSTER CANE	05
FRONT PORCH	05
TERRACES	05
MECH. EQUIPMENT	05
PARKING ROOF PARKING	05
USE OF MATERIAL, MATERIAL	05
3. UTILITIES	05
LEADERS	05
ROOFTOP LANDSCAPING	05
PARKING	05
4. PHYSICAL DESIGN	05
PAVING	05
UNDERGROUND LINES	05
ALLEY IMPROVEMENTS	05
ENCLOSED TRASH	05
DRIVE PLAZA	05
5. SITE IMPROVEMENTS	05
BOBES AND CONCRETE	05
STREET FURNITURE	05
PUBLIC ART	05
STREET TREES	05
CRIME PREVENTION	05
TOTAL:	102

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

PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
STRUCTURAL: [Signature]
ACCESSIBILITY: [Signature]

GRADE PLAN: (SEE PLAN 100)

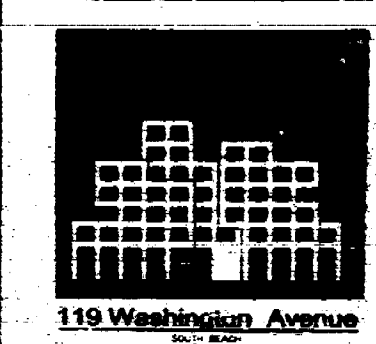
GROUND LEVEL: 15.06' SF x 801'	7,882 SF
PAVING LEVEL: 8.24' SF x 212' x 11'	1,968 SF
FOURTH LEVEL: 8.24' SF x 212' x 11'	1,968 SF
FIFTH LEVEL: 8.24' SF x 212' x 11'	1,968 SF
SIXTH LEVEL: 8.24' SF x 212' x 11'	1,968 SF
ROOF LEVEL: 8.24' SF x 212' x 11'	1,968 SF
TOTAL:	38,889 SF.

PARKING:

OFFICE: 8,775 SF / 400 SF/SPACE	75 SPACES
RETAIL: 12,780 SF / 300 SF/SPACE	43 SPACES
TOTAL REQUIRED:	118 SPACES
TOTAL PROVIDED:	118 SPACES
CITY (FEES):	3 SPACES

PERFORMANCE STANDARDS

MINIMUM SETBACK:	5 FT.	REAR:	5 FT.
REQUIRED SETBACKS:	FRONT: 0 FT.	SIDE: 0 FT.	REAR: 5 FT.
PROPOSED SETBACKS:	FRONT: 0 FT.	SIDE: 0 FT.	REAR: 5 FT.



119 Washington Avenue

[Signature]
1/26/19

ARQUITECTONICA
ARCHITECTS

STRUCTURAL ENGINEER:
G.V. PINEZ ASSOCIATES, INC.
1200 CORAL WAY, SUITE 202
MIAMI, FL 33139
(305) 853-2212 FAX (305) 853-0232

FLORIDA ENGINEERING SERVICES
34 NW 1980 STREET
NORTH MIAMI BEACH, FL 33180
(305) 853-2212 FAX (305) 853-0232

LANDSCAPE ARCHITECT:
GEOMETRIC DESIGNS, INC.
600 SW 81 ST.
MIAMI, FL 33142
(305) 853-8888 FAX 853-8888

GEOTECHNICAL CONSULTANT:
INTERCOUNTRY LABORATORIES, INC.
305 NW 170 ST.
NORTH MIAMI BEACH, FL 33180
(305) 851-6483 FAX 851-4483

CONSTRUCTION DOCUMENTS

Check Registration AAA 0200486

Sheet No:

A-01
1/26/19

SITE AND LOCATION PLAN

ABBREVIATIONS

Table with multiple columns of abbreviations and their corresponding full names, organized alphabetically from A to Z.

GENERAL NOTES

- List of 10 general notes regarding construction requirements, material quality, and safety protocols.

CODES AND STANDARDS

Text detailing applicable codes and standards such as SBC, ASCE, and life safety codes.

SHOP DRAWINGS AND SUBMITTAL (NOT LIMITED)

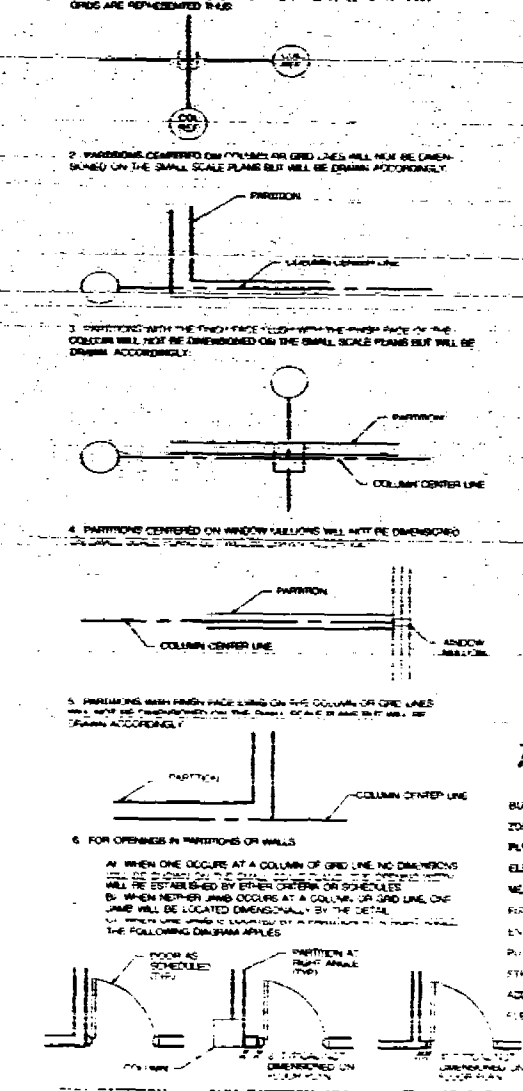
Text explaining the requirements for shop drawings and submittal processes.

DOOR CRITERIA AND GENERAL NOTES

- List of 4 door criteria and general notes regarding door schedule, material, and finish.

DIMENSIONING CRITERIA

Text detailing dimensioning criteria for door frames and hardware.



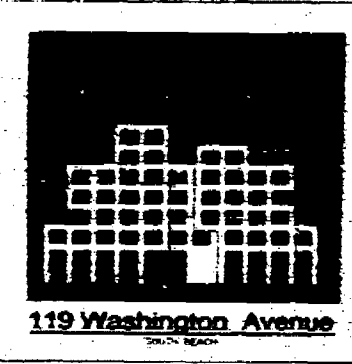
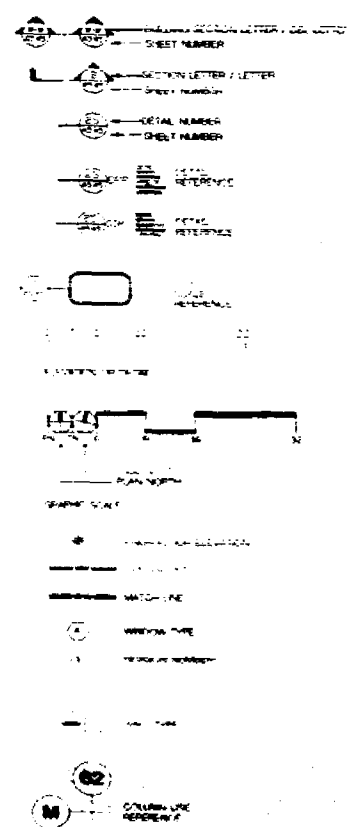
OFFICE COPY CITY OF MIAMI BEACH APPROVED FOR PERMIT BY THE FOLLOWING:

Signatures and stamps for permit approval, including dates and names.

MATERIAL SYMBOLS

Table of material symbols with corresponding line patterns and material names like concrete, metal, and insulation.

GRAPHICAL SYMBOLS



119 Washington Avenue

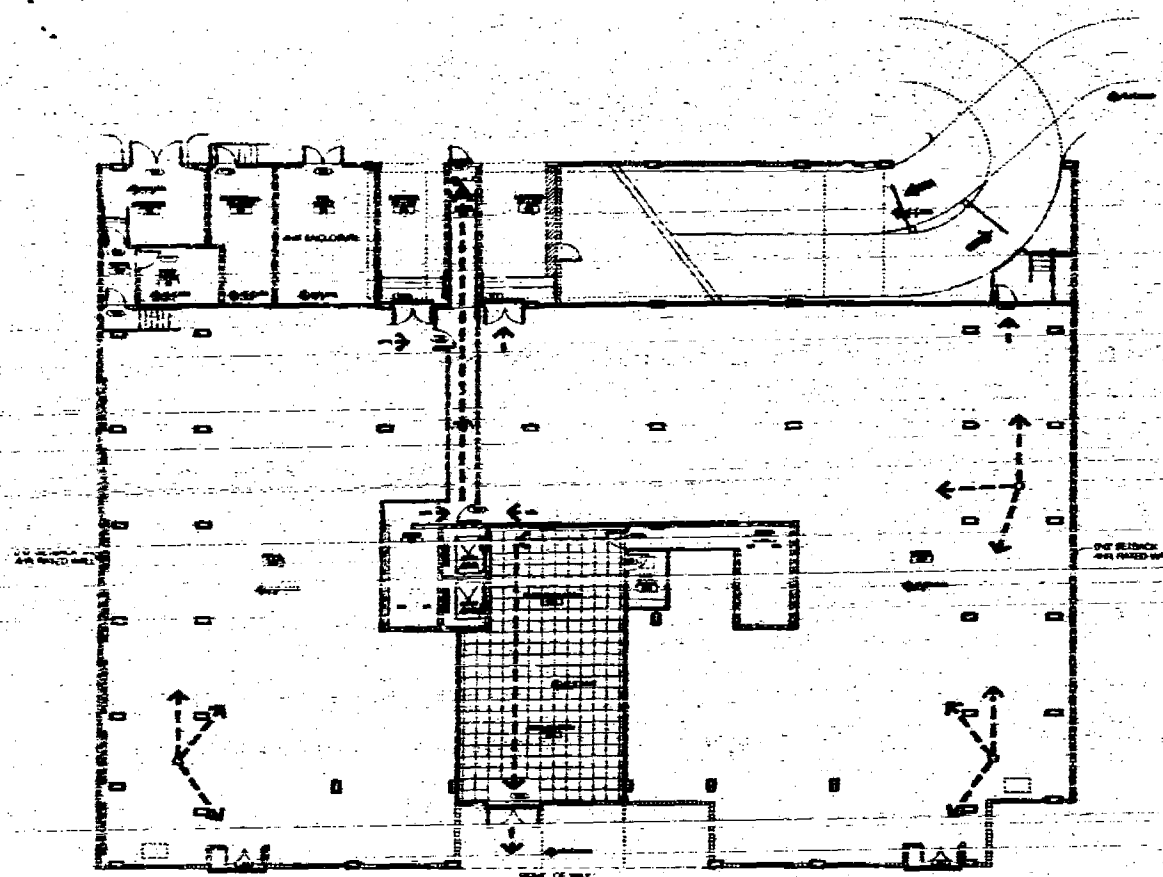
Professional information for G. V. PINEZ ASSOCIATES, INC., including contact details and services.

List of other professional firms such as AGENT CONSULTANTS, INC. and GEOTECHNICAL CONSULTANT.

CONSTRUCTION DOCUMENTS

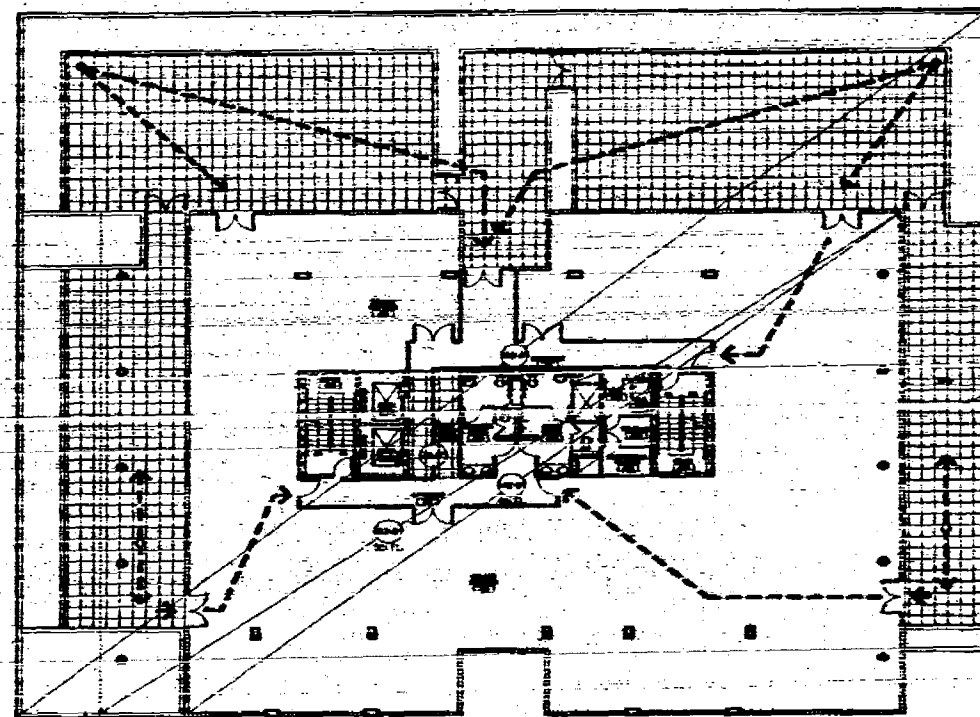
A-0.2

ABBREVIATIONS AND SYMBOLS



GROUND FLOOR PLAN-PARKING

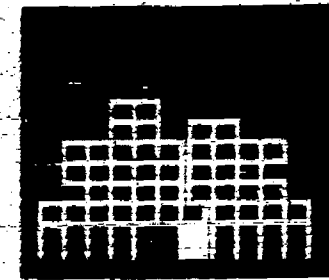
A11 / SCALE: 1/16"=1'-0"



FOURTH FLOOR PLAN

A11 / SCALE: 1/16"=1'-0"

TERRACE AREA: 876 SQ FT
 PLANTERS AREA: 207 SQ FT
 TERRACE AREA: 14,167 SQ FT
 1,000 SQ FT / 30 SQ FT PERSON - 30 PERSONS
 OFFICE SPACE: 829 SQ FT
 925 SQ FT / 100 SQ FT PERSON - 10 PERSONS
 TOTAL OCCUPANT FLOOR: 200 PERSONS
 EACH STAIR CAPACITY: 44 / 0.3% AT PERSONS
 EGRESS CAPACITY LIFE SAFETY: 100%
 TOTAL CAPACITY: 20 X 100 = 2,000 PERSONS



Atlantic Center

DESIGNED BY



ARCHITECT

ARQUITECTONICA
 200 N. W. 10th Street
 Miami, FL 33136
 (305) 576-1111

STRUCTURAL ENGINEER
G. V. PUEZ ASSOCIATES, INC.
 200 N. W. 10th Street
 Miami, FL 33136
 (305) 576-1111

MEP

MEP
 4001 NE 2nd Avenue Suite 107
 Miami, FL 33137
 (305) 576-1111

FLORIDA ENGINEERING SERVICES
 24 NW 11th Street
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CIVIL ENGINEER

ARCMT CONSULTANTS, INC.
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 Miami, FL 33136
 (305) 576-1111

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
 200 N. W. 10th Street
 Miami, FL 33136
 (305) 576-1111

GEOTECHNICAL CONSULTANT
 INTERCOUNTRY LABORATORIES, INC.
 200 N. W. 10th Street
 Miami, FL 33136
 (305) 576-1111

CONSTRUCTION DOCUMENTS

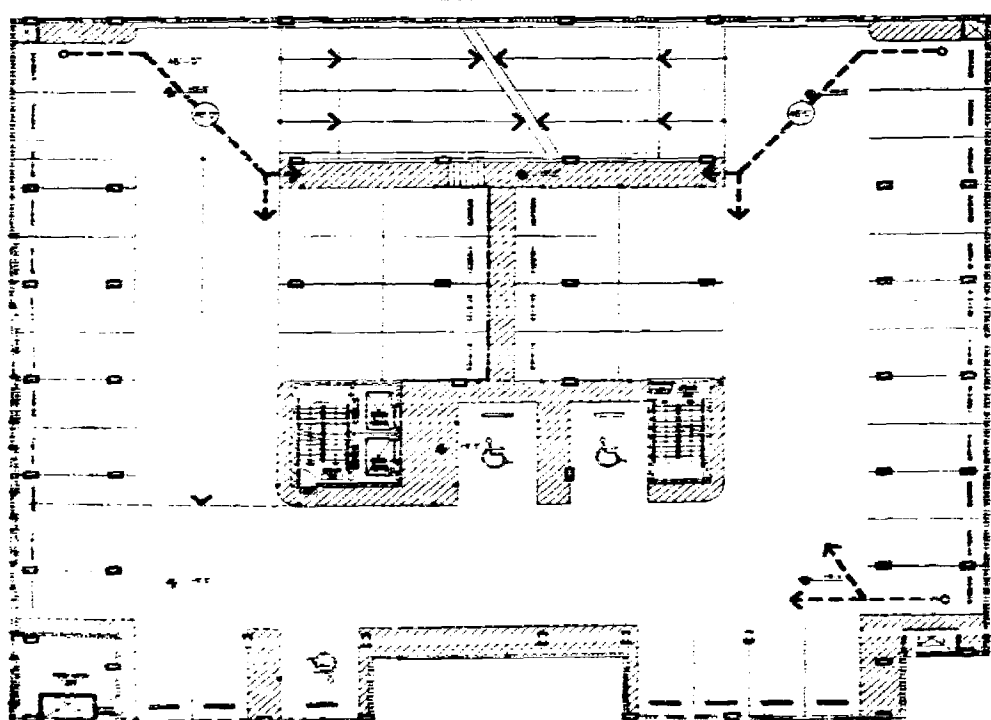
Office Preparation: PIA 01/20/04
 Date: 01/20/04
 Project No: 0104
 Client: City of Miami
 Approved: P. J. B. 01/20/04

Sheet No: **A-03**

LIFE SAFETY

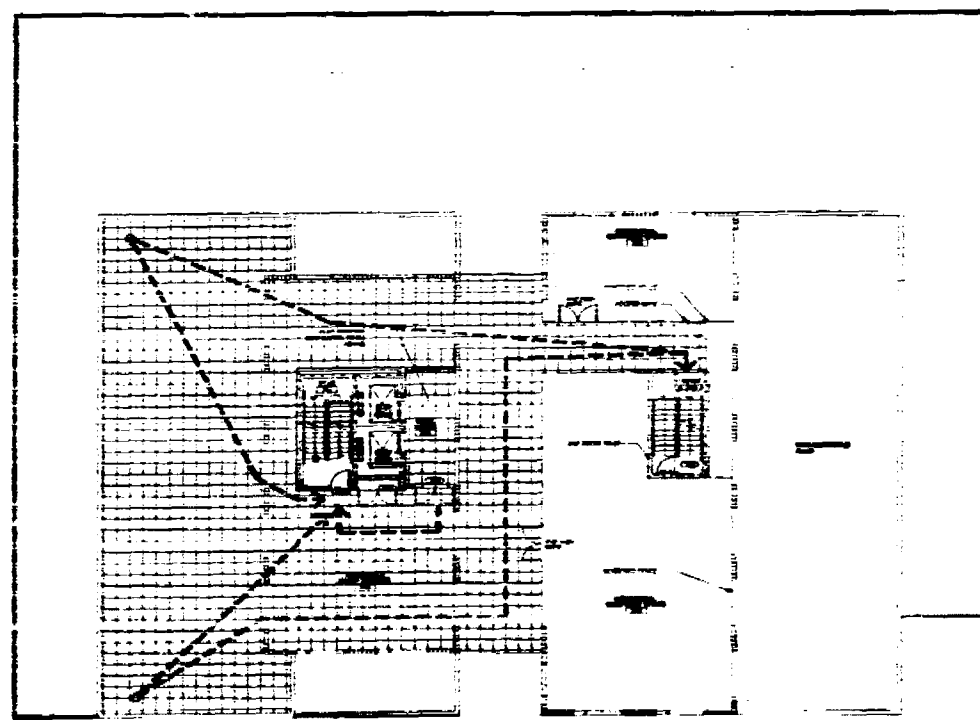
PARTITION WALL LEGEND

- 1. 0.5" CORNER WALL ON CONCRETE
- 2. 0.5" CORNER WALL ON CONCRETE
- 3. 0.5" CORNER WALL ON CONCRETE
- 4. 0.5" CORNER WALL ON CONCRETE
- 5. 0.5" CORNER WALL ON CONCRETE
- 6. 0.5" CORNER WALL ON CONCRETE
- 7. 0.5" CORNER WALL ON CONCRETE
- 8. 0.5" CORNER WALL ON CONCRETE
- 9. 0.5" CORNER WALL ON CONCRETE
- 10. 0.5" CORNER WALL ON CONCRETE
- 11. 0.5" CORNER WALL ON CONCRETE
- 12. 0.5" CORNER WALL ON CONCRETE
- 13. 0.5" CORNER WALL ON CONCRETE
- 14. 0.5" CORNER WALL ON CONCRETE
- 15. 0.5" CORNER WALL ON CONCRETE
- 16. 0.5" CORNER WALL ON CONCRETE
- 17. 0.5" CORNER WALL ON CONCRETE
- 18. 0.5" CORNER WALL ON CONCRETE
- 19. 0.5" CORNER WALL ON CONCRETE
- 20. 0.5" CORNER WALL ON CONCRETE



SECOND FLOOR PLAN-PARKING

A12 / SCALE: 1/16"=1'-0"



SEVENTH FLOOR PLAN

A12 / SCALE: 1/16"=1'-0"

TERRACE AREA: 876 SQ FT
 PLANTERS AREA: 207 SQ FT
 TERRACE AREA: 14,167 SQ FT
 1,000 SQ FT / 30 SQ FT PERSON - 30 PERSONS
 OFFICE SPACE: 829 SQ FT
 925 SQ FT / 100 SQ FT PERSON - 10 PERSONS
 TOTAL OCCUPANT FLOOR: 200 PERSONS
 EACH STAIR CAPACITY: 44 / 0.3% AT PERSONS
 EGRESS CAPACITY LIFE SAFETY: 100%
 TOTAL CAPACITY: 20 X 100 = 2,000 PERSONS

OFFICE COPY

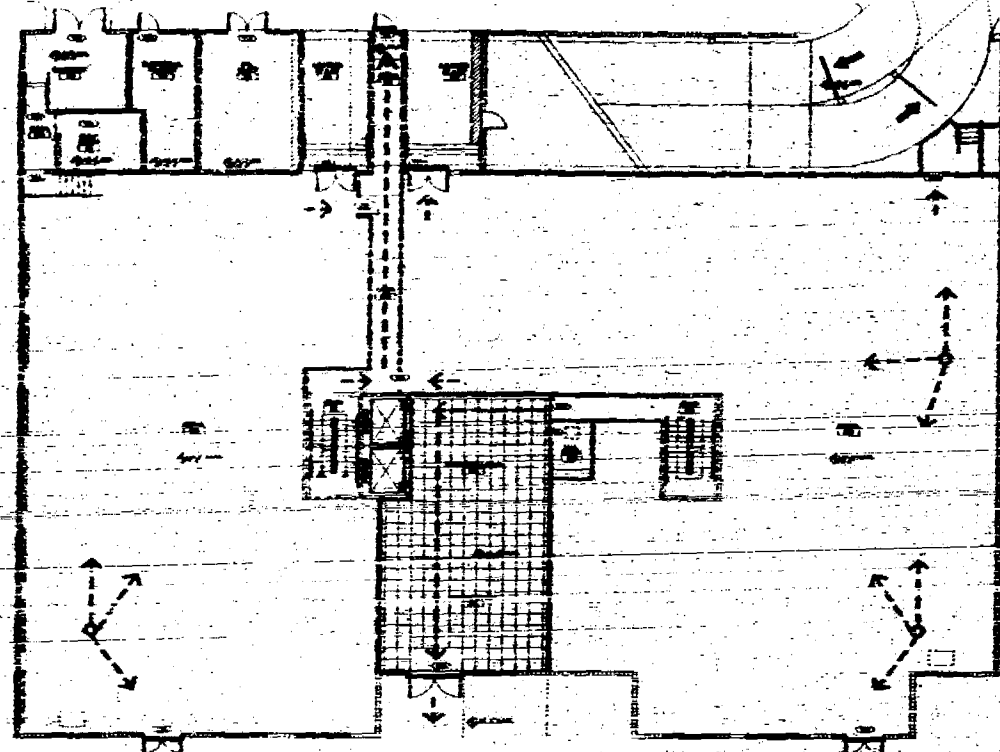
CITY OF MIAMI DEPT.
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

- PLUMBING: [Signature]
- ELECTRICAL: [Signature]
- Mechanical: [Signature]
- Structural: [Signature]
- Architect: [Signature]
- MEP: [Signature]
- Landscaping: [Signature]
- Geotechnical: [Signature]

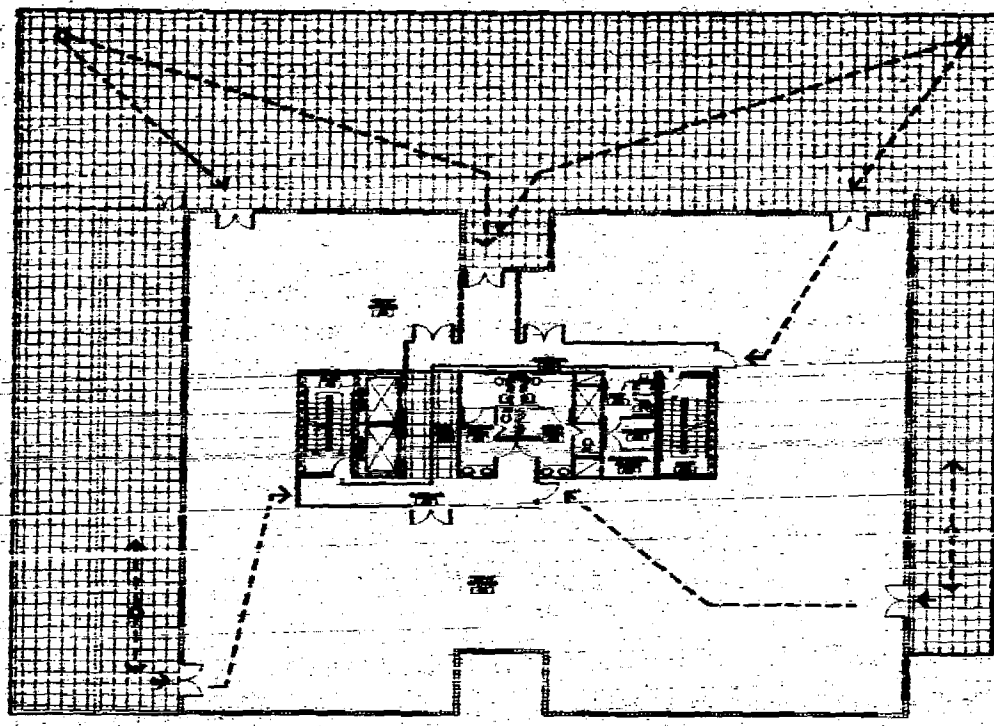
119 WASHINGTON BUILDING
 OFFICE BLDG. GROUP Q, DIV. 2
 RETAIL GROUP Q, DIV. 1
 CONST. TYPE: TYPE I
 (7/5 OVER 5 STORY)
 PARKING: GROUP F

TRAVEL DISTANCE TO EXIT:
 300 FT. MINIMUM: 300 FT.

REVISIONS

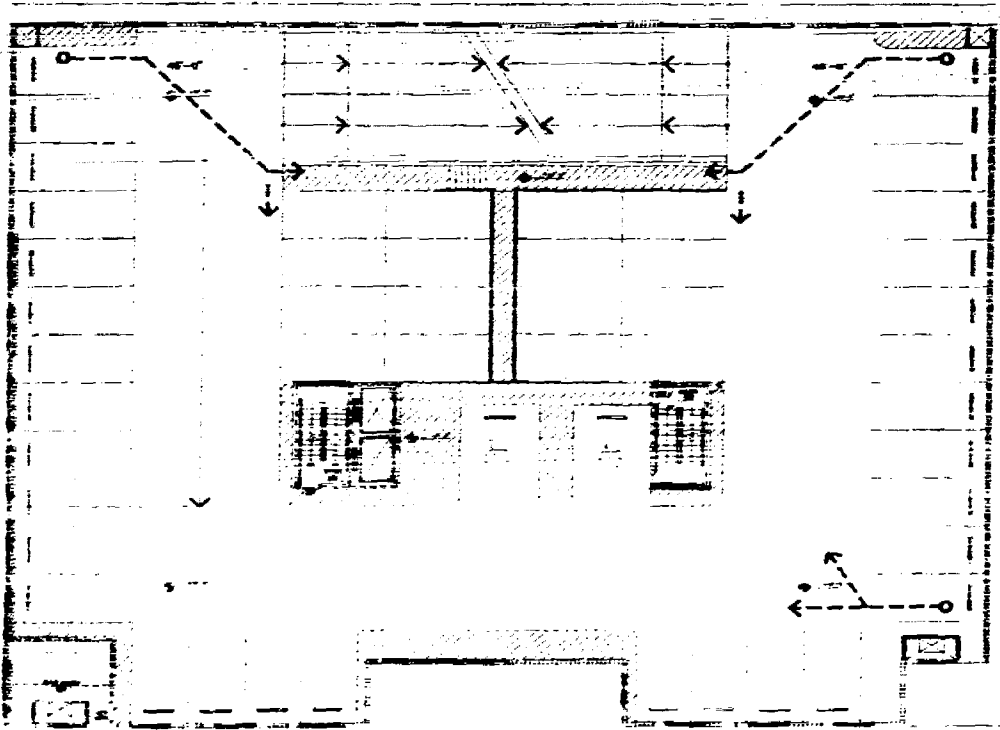


1 GROUND FLOOR PLAN-PARKING
A1.1 SCALE: 1/16"=1'-0"

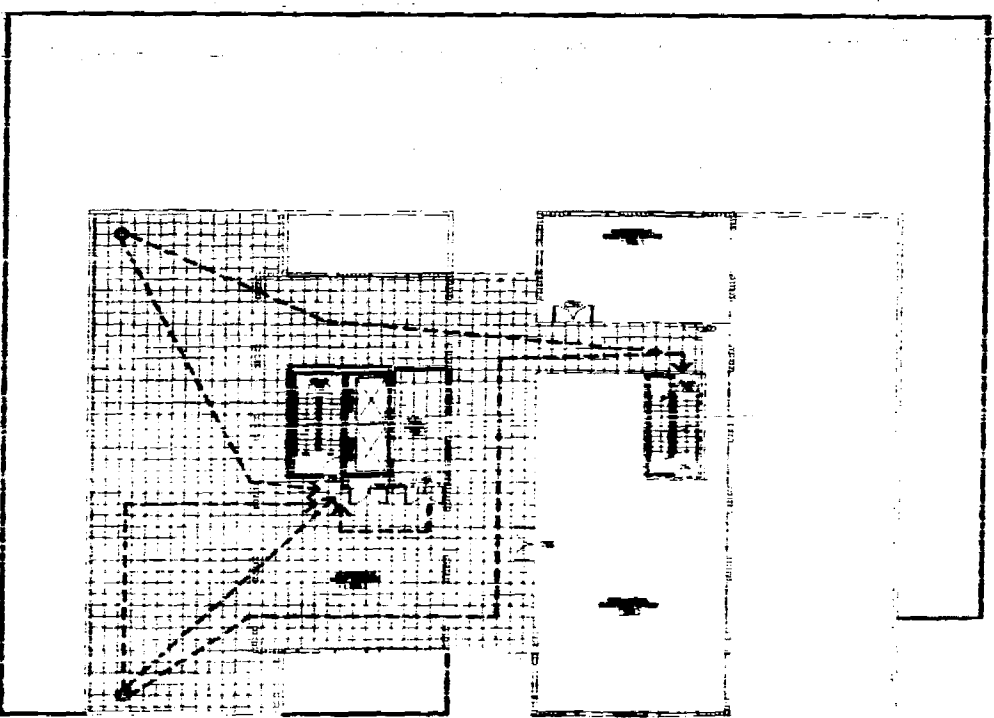


1 FOURTH FLOOR PLAN
A1.1 SCALE: 1/16"=1'-0"

TERRACE 823 SQFT. = 50 SQFT./PERSON = 16 PERSONS
OFFICE SPACE = 3725 SQFT. OPEN CONC. (7000 SQFT.) = 8025 SQFT. / 40 SQFT./PERSONS = 80 PERSONS
TOTAL OCCUPANT FLOOR = 250 PERSONS
EACH STAIR CAPACITY 44" x 43" = 147 PERSONS
EGRESS CAPACITY LIFE SAFETY 5-33
TOTAL CAPACITY (2) X 147 = 294 PERSONS > 250 PERSONS



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



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

TERRACE 823 SQFT. = 50 SQFT./PERSON = 16 PERSONS
EACH STAIR CAPACITY (44" x 43") X 147 PERSONS
TOTAL CAPACITY (2) X 147 = 294 PERSONS > 250 PERSONS

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

DATE: 11/14/11
BY: [Signature]
TITLE: [Signature]
DATE: 11/14/11
BY: [Signature]
TITLE: [Signature]



ARQUITECTONICA
ARCHITECTS
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139
(305) 551-1770
FAX (305) 551-1770

REGISTERED PROFESSIONAL ENGINEER
G. V. PINOZ ASSOCIATES, INC.
1388 CORAL WAY, SUITE 202
MIAMI, FL 33146
(305) 551-4181 FAX 551-2076

REGISTERED PROFESSIONAL ENGINEER
FLORIDA ENGINEERING SERVICES
24 10TH STREET
NORTH MIAMI BEACH, FL 33196
(305) 653-0212 FAX (305) 653-0222

REGISTERED PROFESSIONAL ENGINEER
AGBAT CONSULTANTS, INC.
5900 S. DIXIE HWY. SUITE 200
MIAMI, FL 33156
(305) 442-1234 FAX (305) 442-1234

REGISTERED PROFESSIONAL ARCHITECT
GEOMANTIC DESIGNS, INC.
6000 SW 81 ST.
MIAMI, FL 33143
(305) 552-9988 FAX 552-8428

REGISTERED PROFESSIONAL ENGINEER
INTERCOUNTY LABORATORIES, INC.
200 NW 170 ST.
NORTH MIAMI BEACH, FL 33196
(305) 851-5463 FAX 851-5463

CONSTRUCTION DOCUMENTS

Office Registration # AA 020048
Issue Date: 01-15-11 Project No.: 8766
Drawn by: M. J. A. Approved by: G.V.
Checked by: G.V. Date: 11/14/11
Revision Date:

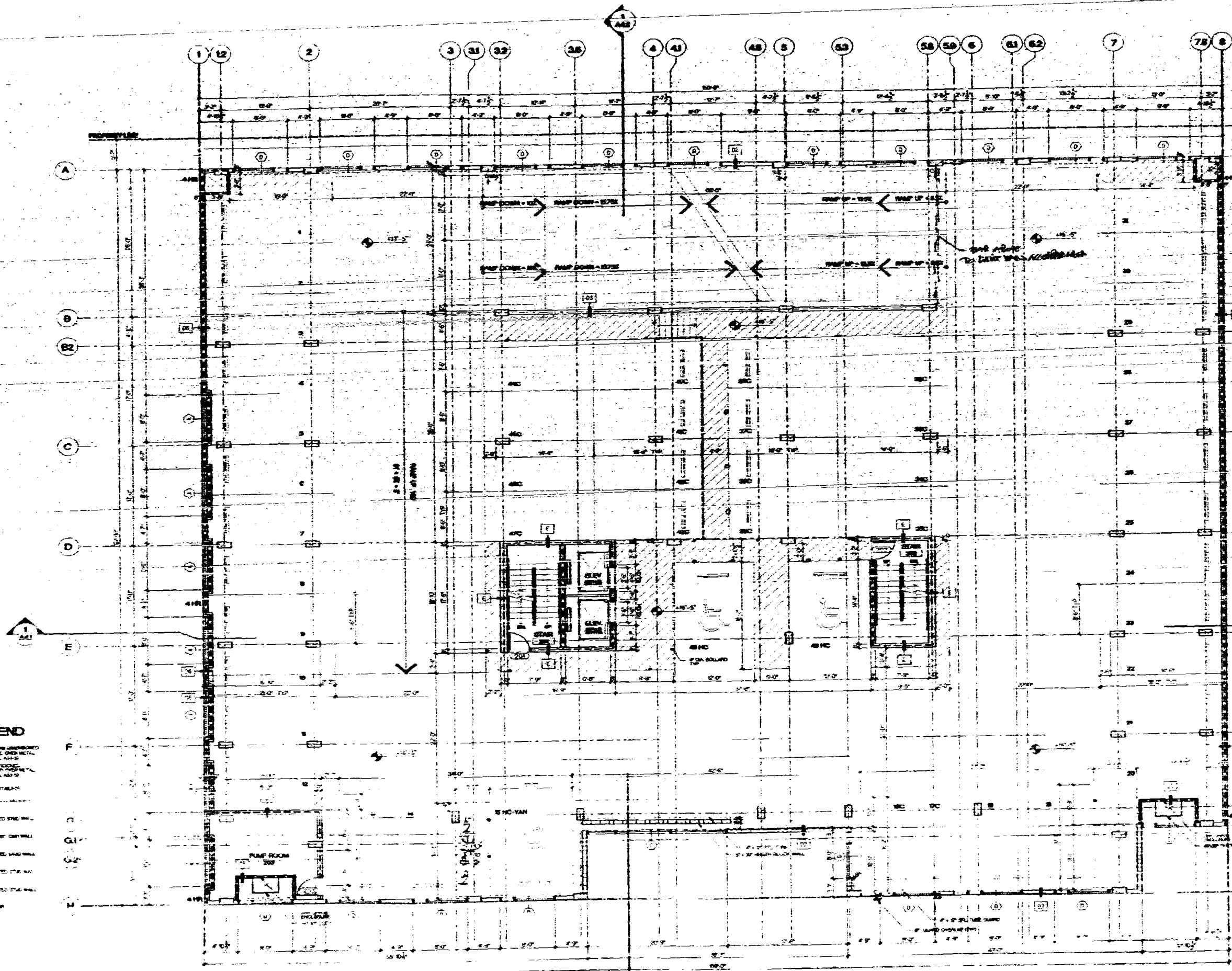
11/14/11
A-03
REVISED

LIFE SAFETY

PARTITION WALL LEGEND

- 1. PARTITION WALL
- 2. PARTITION WALL WITH GLASS
- 3. PARTITION WALL WITH GLASS AND METAL CURTAIN WALL
- 4. PARTITION WALL WITH GLASS AND METAL CURTAIN WALL AND METAL PANELS
- 5. PARTITION WALL WITH GLASS AND METAL CURTAIN WALL AND METAL PANELS AND METAL PANELS
- 6. PARTITION WALL WITH GLASS AND METAL CURTAIN WALL AND METAL PANELS AND METAL PANELS AND METAL PANELS
- 7. PARTITION WALL WITH GLASS AND METAL CURTAIN WALL AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS
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- 9. PARTITION WALL WITH GLASS AND METAL CURTAIN WALL AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS
- 10. PARTITION WALL WITH GLASS AND METAL CURTAIN WALL AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS AND METAL PANELS

TRAVEL DISTANCE TO CURS 300 FT. SPRINKLER SYSTEM



PARTITION WALL LEGEND

[Symbol]	1/2" Gypsum Board on Metal Studs
[Symbol]	5/8" Gypsum Board on Metal Studs
[Symbol]	1" Gypsum Board on Metal Studs
[Symbol]	1 1/2" Gypsum Board on Metal Studs
[Symbol]	2" Gypsum Board on Metal Studs
[Symbol]	2 1/2" Gypsum Board on Metal Studs
[Symbol]	3" Gypsum Board on Metal Studs
[Symbol]	4" Gypsum Board on Metal Studs
[Symbol]	5" Gypsum Board on Metal Studs
[Symbol]	6" Gypsum Board on Metal Studs
[Symbol]	8" Gypsum Board on Metal Studs
[Symbol]	10" Gypsum Board on Metal Studs
[Symbol]	12" Gypsum Board on Metal Studs
[Symbol]	14" Gypsum Board on Metal Studs
[Symbol]	16" Gypsum Board on Metal Studs
[Symbol]	18" Gypsum Board on Metal Studs
[Symbol]	20" Gypsum Board on Metal Studs
[Symbol]	24" Gypsum Board on Metal Studs
[Symbol]	30" Gypsum Board on Metal Studs
[Symbol]	36" Gypsum Board on Metal Studs
[Symbol]	42" Gypsum Board on Metal Studs
[Symbol]	48" Gypsum Board on Metal Studs
[Symbol]	54" Gypsum Board on Metal Studs
[Symbol]	60" Gypsum Board on Metal Studs
[Symbol]	72" Gypsum Board on Metal Studs
[Symbol]	84" Gypsum Board on Metal Studs
[Symbol]	96" Gypsum Board on Metal Studs
[Symbol]	108" Gypsum Board on Metal Studs
[Symbol]	120" Gypsum Board on Metal Studs

2ND FLOOR PLAN - PARKING

ALL FLOOR IS VAN ACCESSIBLE

NOTE: ALL EXTERIOR DOORS OPENING ONTO THE STREET SHALL BE VAN ACCESSIBLE

PAR. AREA = 493 SF

DESIGN REVIEW: [Signature]
FOR BUILDING PERMIT
 DATED: 07/10/00
 DATE OF EXPIRATION: 07/10/03
 DATE OF REVISION: 07/10/00
 AFTER: 07/10/00
 ANY REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT AND SHALL BE SUBMITTED TO THE CITY OF MIAMI BEACH FOR APPROVAL. THE CITY OF MIAMI BEACH SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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

PLUMBING	[Signature]
ELECTRICAL	[Signature]
Mechanical	[Signature]
Structural	[Signature]
Accessibility	[Signature]
ELEVATOR	[Signature]



119 Washington Avenue
 South Beach

[Signature]
 ARCHITECT

ARQUITECTONICA
 119 WASHINGTON AVENUE
 SOUTH BEACH, FL 33139
 (305) 674-4100 FAX (305) 674-4101

STRUCTURAL ENGINEER
G. V. PINEZ ASSOCIATES, INC.
 1100 CORAL WAY, SUITE 200
 MIAMI, FL 33146
 (305) 664-4100 FAX (305) 664-2000

MEP
MEC
 4001 NE 21ST AVENUE, SUITE 107
 MIAMI, FL 33180
 (305) 674-0000

FLORIDA ENGINEERING SERVICES
 3000 N.W. 10TH STREET
 NORTH MIAMI BEACH, FL 33162
 (305) 664-0000 FAX (305) 664-0002

CIVIL ENGINEER
AGOST CONSULTANTS, INC.
 6800 S. DIXIE BLVD., SUITE 370
 MIAMI, FL 33149
 (305) 570-1511 FAX (305) 570-1516

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 6800 SW 81 ST.
 MIAMI, FL 33149
 (305) 665-0000 FAX (305) 665-0000

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
 200 NW 10TH ST.
 NORTH MIAMI BEACH, FL 33162
 (305) 511-6400 FAX (305) 511-6400

CONSTRUCTION DOCUMENTS

Civil Registration #PA 0000000

DATE: 07/10/00

SCALE: AS SHOWN

PROJECT: [Blank]

OWNER: [Blank]

DATE: 07/10/00

SCALE: AS SHOWN

PROJECT: [Blank]

OWNER: [Blank]

DATE: 07/10/00

SCALE: AS SHOWN

PROJECT: [Blank]

OWNER: [Blank]

DATE: 07/10/00

SCALE: AS SHOWN

PROJECT: [Blank]

OWNER: [Blank]

DATE: 07/10/00

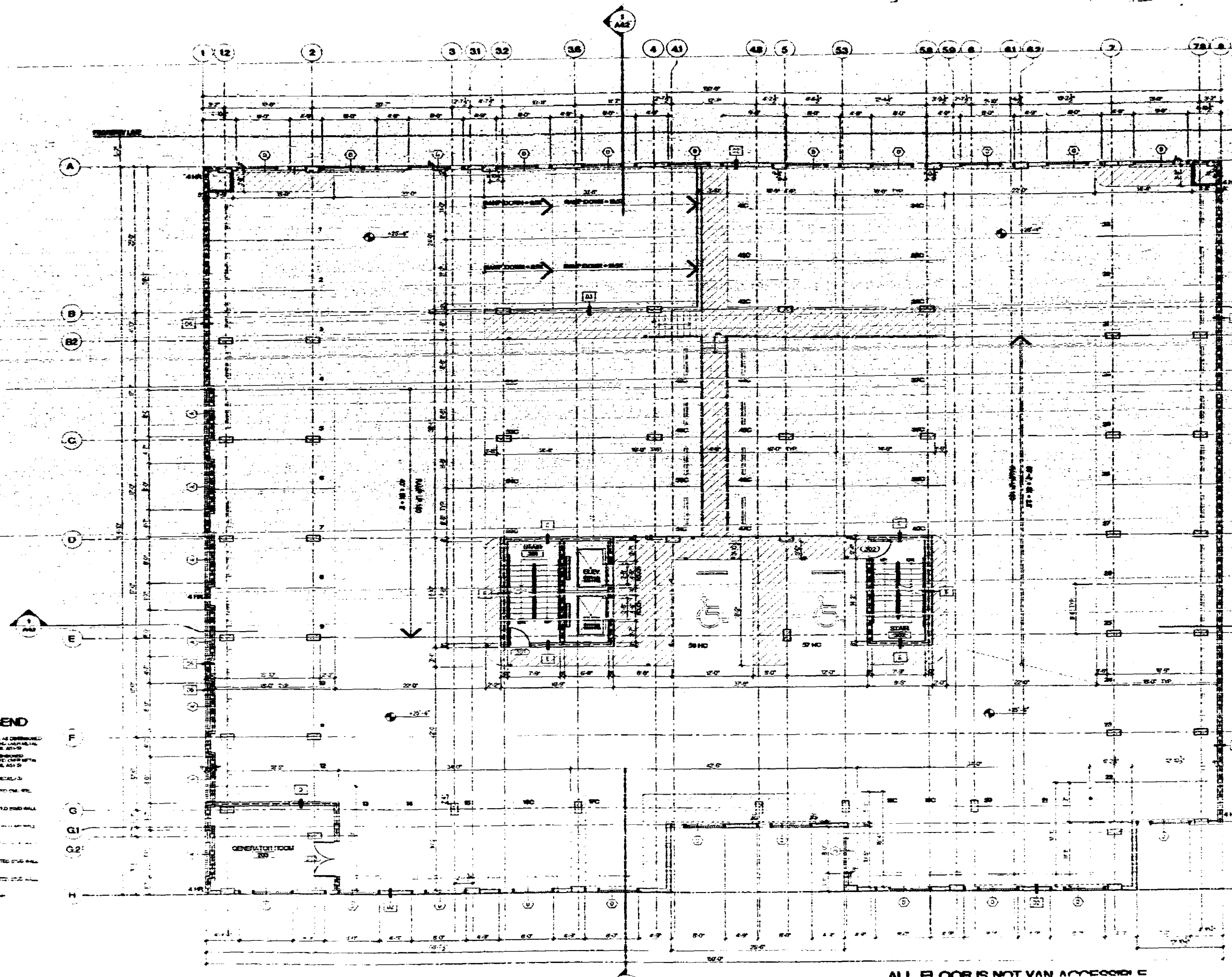
SCALE: AS SHOWN

PROJECT: [Blank]

RECEIVED

A-12

2ND FL. PLAN
 PARKING



PARTITION WALL LEGEND

THICK CONCRETE WALL - 18" THICKNESS
 CONCRETE WALL - 12" THICKNESS
 PARTITION WALL - 1/2" THICKNESS
 GLASS PARTITION WALL - 1/2" THICKNESS
 GLASS PARTITION WALL - 1" THICKNESS
 GLASS PARTITION WALL - 1 1/2" THICKNESS
 GLASS PARTITION WALL - 2" THICKNESS
 GLASS PARTITION WALL - 3" THICKNESS
 GLASS PARTITION WALL - 4" THICKNESS
 GLASS PARTITION WALL - 5" THICKNESS
 GLASS PARTITION WALL - 6" THICKNESS
 GLASS PARTITION WALL - 8" THICKNESS
 GLASS PARTITION WALL - 10" THICKNESS
 GLASS PARTITION WALL - 12" THICKNESS
 GLASS PARTITION WALL - 14" THICKNESS
 GLASS PARTITION WALL - 16" THICKNESS
 GLASS PARTITION WALL - 18" THICKNESS
 GLASS PARTITION WALL - 20" THICKNESS
 GLASS PARTITION WALL - 24" THICKNESS
 GLASS PARTITION WALL - 28" THICKNESS
 GLASS PARTITION WALL - 32" THICKNESS
 GLASS PARTITION WALL - 36" THICKNESS
 GLASS PARTITION WALL - 40" THICKNESS
 GLASS PARTITION WALL - 44" THICKNESS
 GLASS PARTITION WALL - 48" THICKNESS
 GLASS PARTITION WALL - 52" THICKNESS
 GLASS PARTITION WALL - 56" THICKNESS
 GLASS PARTITION WALL - 60" THICKNESS
 GLASS PARTITION WALL - 64" THICKNESS
 GLASS PARTITION WALL - 68" THICKNESS
 GLASS PARTITION WALL - 72" THICKNESS
 GLASS PARTITION WALL - 76" THICKNESS
 GLASS PARTITION WALL - 80" THICKNESS
 GLASS PARTITION WALL - 84" THICKNESS
 GLASS PARTITION WALL - 88" THICKNESS
 GLASS PARTITION WALL - 92" THICKNESS
 GLASS PARTITION WALL - 96" THICKNESS
 GLASS PARTITION WALL - 100" THICKNESS

3RD FLOOR PLAN - PARKING
 SCALE 1/8"=1'-0"

ALL FLOOR IS NOT VAN ACCESSIBLE
 NOTE ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THE PERMIT

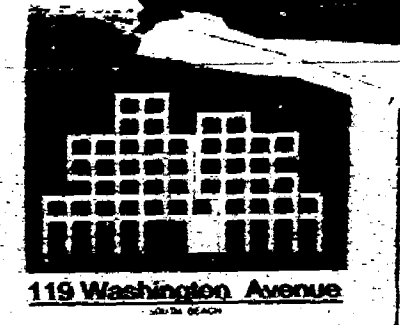
CONSTRUCTION PERMIT
 DESIGNER'S FILE #
 DATE OF PERMIT APPROVAL
 DATE OF PERMIT EXPIRY
 BUILDING PERMIT CANNOT BE ISSUED
 AFTER:
 ANY MODIFICATIONS TO THE PERMIT
 MADE OR IF THE PERMIT IS NOT
 MAINTAINED IN ACCORDANCE WITH
 THE CITY OF MIAMI CODES. ANY
 MODIFICATION TO THE PERMIT
 MUST BE REVIEWED AND APPROVED BY
 THE CITY OF MIAMI DEPARTMENT OF
 PERMITS AND INSPECTIONS PRIOR
 TO THE COMMENCEMENT OF THE PROJECT.

OFFICE COPY
 CITY OF MIAMI SEAL

APPROVED FOR PERMIT BY THE FOLLOWING:

ARCHITECT: *[Signature]*
 STRUCTURAL ENGINEER: *[Signature]*
 ELECTRICAL ENGINEER: *[Signature]*
 MECHANICAL ENGINEER: *[Signature]*
 PLUMBING ENGINEER: *[Signature]*
 LANDSCAPE ARCHITECT: *[Signature]*
 CIVIL ENGINEER: *[Signature]*

FLOOR AREA - 483 SF



ARQUITECTONICA
 ARCHITECT

G. V. PEREZ ASSOCIATES, INC.
 STRUCTURAL ENGINEER

FLORIDA ENGINEERING SERVICES
 CIVIL ENGINEER

ARNDT CONSULTANTS, INC.
 ELECTRICAL ENGINEER

GEOMATIC DESIGNS, INC.
 LANDSCAPE ARCHITECT

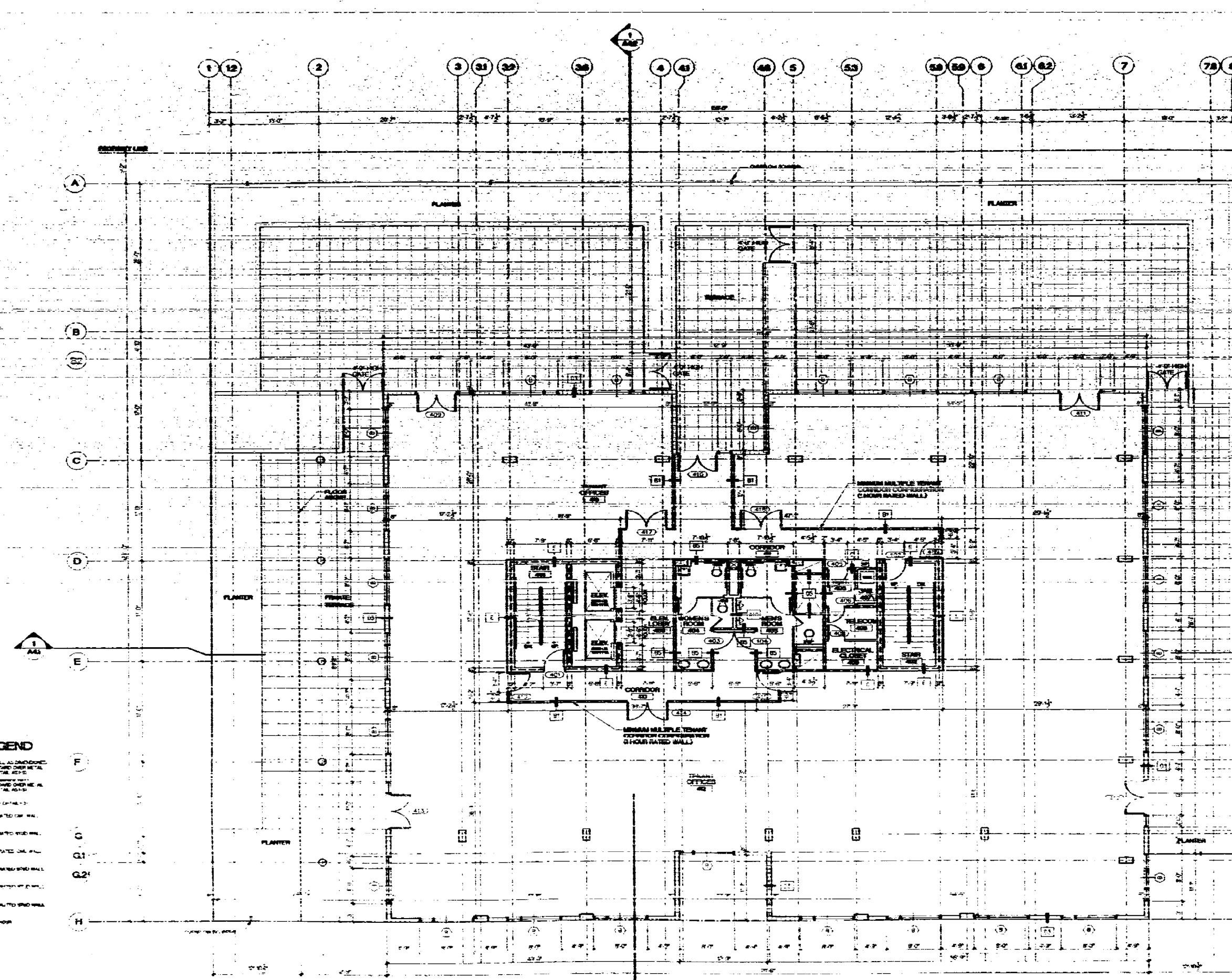
CONSTRUCTION DOCUMENTS

DATE: FEBRUARY 2, 2000

A-13

3rd FL. PLAN PARKING

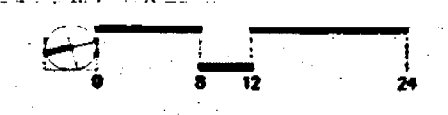
DRAWN BY: [Signature]



PARTITION WALL LEGEND

[Symbol]	CONCRETE CORE WALL
[Symbol]	CONCRETE WALL
[Symbol]	GLASS PARTITION WALL
[Symbol]	GLASS CURTAIN WALL
[Symbol]	GLASS PARTITION WALL WITH GLASS DOOR
[Symbol]	GLASS PARTITION WALL WITH GLASS PARTITION DOOR
[Symbol]	GLASS PARTITION WALL WITH GLASS PARTITION DOOR AND GLASS PARTITION WALL
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4TH FLOOR PLAN - OFFICE



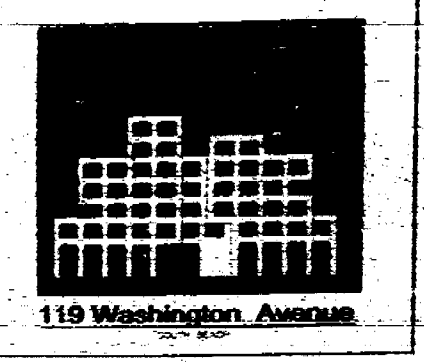
DATE: 11/19/09
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

DESIGN REVIEW WITHINING PRESERVATION FOR BUILDING PERMIT
 DRAWING FILE # 09-000
 DATE OF DESIGN APPROVAL 0-0-00
 DATE OF PERMIT APPROVAL 0-0-00
 BILLING - PERMIT CANNOT BE ISSUED
 IF THE DESIGN IS NOT APPROVED BY THE CITY OF MIAMI BEACH. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF A PERMIT. THE CITY OF MIAMI BEACH SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF A PERMIT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF A PERMIT. THE CITY OF MIAMI BEACH SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF A PERMIT.

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

Signature: [Signature]
 Title: [Title]
 Signature: [Signature]
 Title: [Title]
 Signature: [Signature]
 Title: [Title]

PROPERTY USE
 G.R. AREA - 9,705 SQ FT



ARQUITECTONICA
 119 WASHINGTON AVENUE, SUITE 200
 MIAMI, FL 33139
 (305) 555-1111 FAX (305) 555-1112

STRUCTURAL ENGINEER
G.V. PREZ ASSOCIATES, INC.
 1300 CORAL WAY, SUITE 202
 MIAMI, FL 33139
 (305) 454-2000 FAX (305) 454-2020

MDC
 4545 NE 2ND AVENUE, SUITE 107
 MIAMI, FL 33137
 (305) 575-2222

FLORIDA ENGINEERING SERVICES
 30 300 100th STREET
 NORTH MIAMI BEACH, FL 33160
 (305) 970-1011 FAX (305) 970-1010

CIVIL ENGINEER
ARBIT CONSULTANTS, INC.
 5400 N. DIXIE BLVD., SUITE 200
 MIAMI, FL 33150
 (305) 670-1011 FAX (305) 670-1010

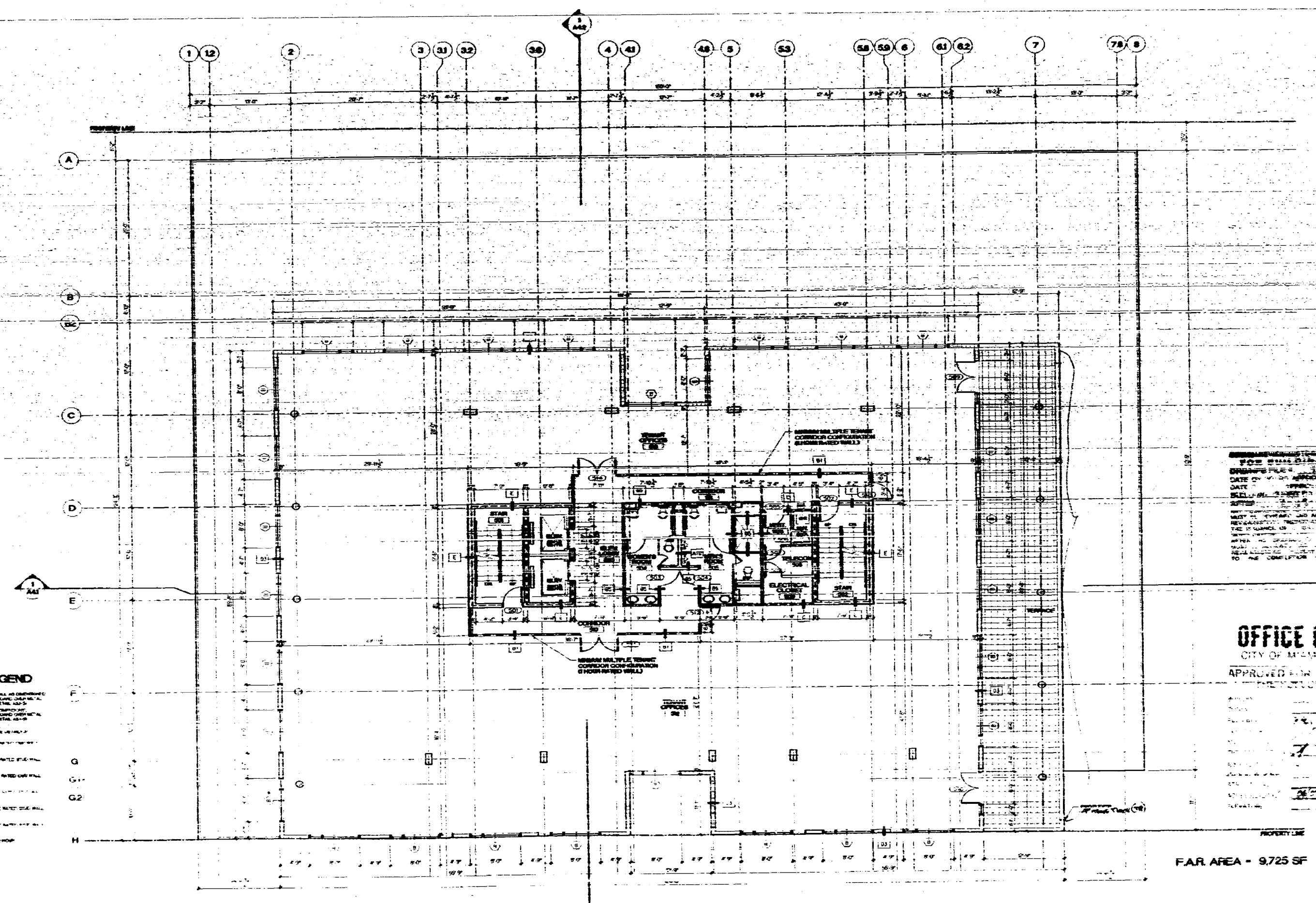
GEOMANTIC DESIGNS, INC.
 6800 SW 81 ST.
 MIAMI, FL 33149
 (305) 490-4800 FAX (305) 490-4808

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
 300 NW 170 ST.
 NORTH MIAMI BEACH, FL 33160
 (305) 651-8963 FAX (305) 651-8960

CONSTRUCTION DOCUMENTS
 Office Registration # [Number]
 [Signature]
 Title: [Title]
 Date: [Date]
 Sheet No. **A-14**

4th FL PLAN OFFICE

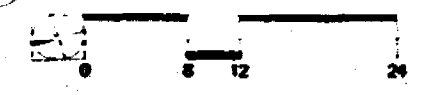
RECORDED



PARTITION WALL LEGEND

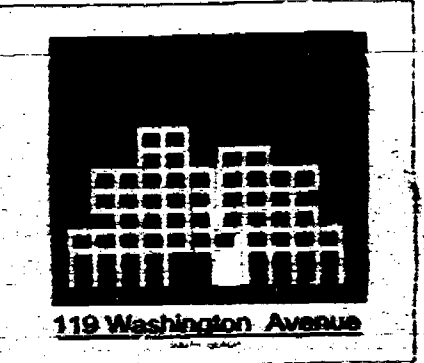
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- 2. PARTITION WALL WITH SOLID PANELS
- 3. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS
- 4. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)
- 5. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)
- 6. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)
- 7. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)
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- 9. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)
- 10. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)
- 11. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)
- 12. PARTITION WALL WITH SOLID PANELS AND GLASS PANELS (CURVED)

5TH FLOOR PLAN - OFFICE



NOTE: ALL EXTERIOR DOORS, GEOMETRIC AND
 MEASUREMENTS ARE NOT PART OF THIS PLANSET

FAR AREA - 9725 SF



DATE: 11/20/19
 DRAWN BY: [Signature]

ARCHITECTONICA
 ARCHITECTS

119 WASHINGTON AVENUE
 NEW YORK, NY 10036
 TEL: 212 512 1234

ENGINEER: [Signature]
 ARCHITECT: [Signature]

LOCAL ENGINEERING SERVICE
 119 WASHINGTON AVENUE
 NEW YORK, NY 10036

ARCHITECT: [Signature]
 ARCHITECT: [Signature]

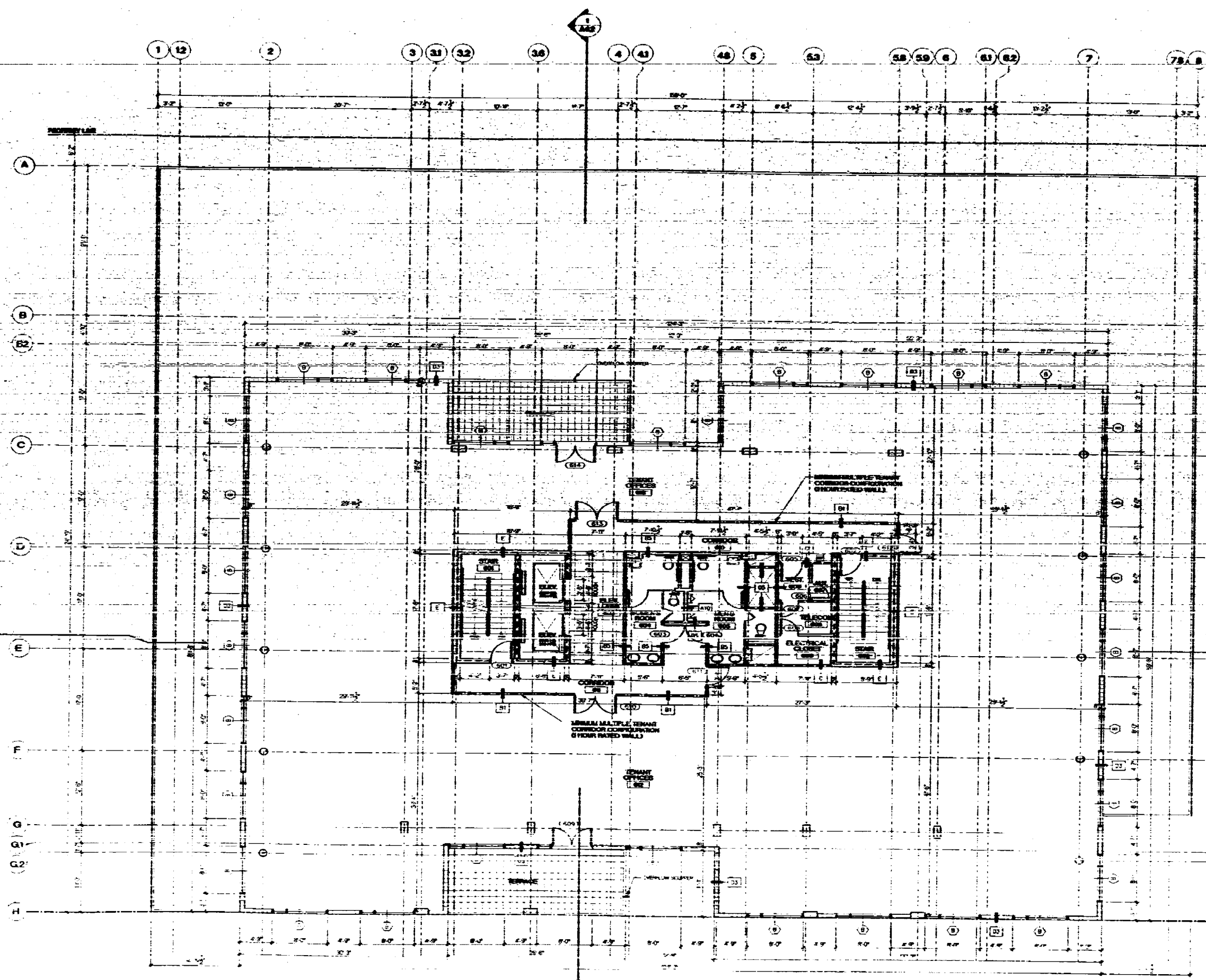
ARCHITECT: [Signature]
 ARCHITECT: [Signature]

CONSTRUCTION DOCUMENTS

A-15

5th FL. PLAN
 OFFICE

REVISIONS



PARTITION WALL LEGEND

[Symbol]	PARTITION WALL TO BE DEMOLISHED
[Symbol]	NEW PARTITION WALL TO BE CONSTRUCTED
[Symbol]	EXISTING PARTITION WALL TO REMAIN
[Symbol]	GLASS PARTITION WALL TO BE CONSTRUCTED
[Symbol]	GLASS PARTITION WALL TO REMAIN
[Symbol]	GLASS PARTITION WALL TO BE DEMOLISHED
[Symbol]	GLASS PARTITION WALL TO BE RELOCATED
[Symbol]	GLASS PARTITION WALL TO BE REFINISHED
[Symbol]	GLASS PARTITION WALL TO BE REPAIRED
[Symbol]	GLASS PARTITION WALL TO BE REPLACED
[Symbol]	GLASS PARTITION WALL TO BE REWORKED
[Symbol]	GLASS PARTITION WALL TO BE REFINISHED AND REPAIRED
[Symbol]	GLASS PARTITION WALL TO BE REFINISHED AND REWORKED
[Symbol]	GLASS PARTITION WALL TO BE REFINISHED AND REPLACED
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6TH FLOOR PLAN - OFFICE
 A16 SCALE 1/8"=1'-0"

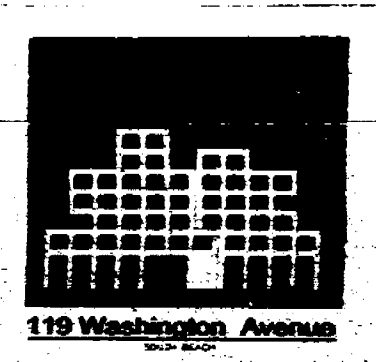
NOTE: ALL EXTERIOR DOORS, ELEVATOR AND WINDOWS ARE NOT PART OF THIS FLOOR

REVISIONS/REVISIONS PROGRAM
FOR BUILDING PERMIT
 DRAWING FILE # 4711
 DATE OF PERMIT APPROVAL 1-1-10
 DATE OF PERMIT APPROVAL 1-2-10 BY DEP
 BUILDING PERMIT CANNOT BE ISSUED
 AFTER 1-1-10
 ANY REVISIONS TO THIS DRAWING
 MUST BE REVIEWED AND APPROVED BY
 ARCHITECTURE PROFESSIONAL STAMP AND
 THE SIGNATURE OF ARCHITECT AND
 ENGINEER TO BE VALID FOR PERMIT
 REVISIONS/REVISIONS SHOW FROM
 TO THE COMPLETION OF THE PERMIT.

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

BUILDING
 ELECTRICAL
 MECHANICAL
 PLUMBING
 FIRE ALARMS
 ELEVATOR
 (Signatures and stamps for each discipline)

FAR AREA = 10,325 SF



ARCHITECT
 ARQUITECTONICA
 119 WASHINGTON AVENUE
 MIAMI, FL 33139
 TEL: (305) 372-1111
 FAX: (305) 372-1112

GENERAL CONTRACTOR
 G.V. PINEZ ASSOCIATES, INC.
 1285 CORAL WAY, SUITE 200
 MIAMI, FL 33145
 (305) 854-4184 FAX: (305) 854-2816

MEP
 MEC
 4545 BISCAYNE AVENUE, SUITE 100
 MIAMI, FL 33140
 (305) 573-8225

FLORIDA ENGINEERING SERVICES
 2400 N.W. 107th AVENUE
 NORTH MIAMI BEACH, FL 33186
 (305) 653-6212 FAX: (305) 653-6212

CIVIL ENGINEER
 ARBENT CONSULTANTS, INC.
 3612 S. OCEAN DR., SUITE 200
 MIAMI, FL 33133
 (305) 351-1111

LANDSCAPE ARCHITECT
 COASTALISTIC DESIGNS, INC.
 6880 SW 14 ST.
 MIAMI, FL 33155
 (305) 885-9889 FAX: (305) 885-9828

GEOTECHNICAL CONSULTANT
 INTERCOUNTY LABORATORIES, INC.
 300 NW 120 ST.
 NORTH MIAMI BEACH, FL 33186
 (305) 881-8482 FAX: (305) 881-4482

CONSTRUCTION DOCUMENTS

City Registration # 00A-000000
 Issue Date: 01-15-09
 (Signatures and stamps for various disciplines)

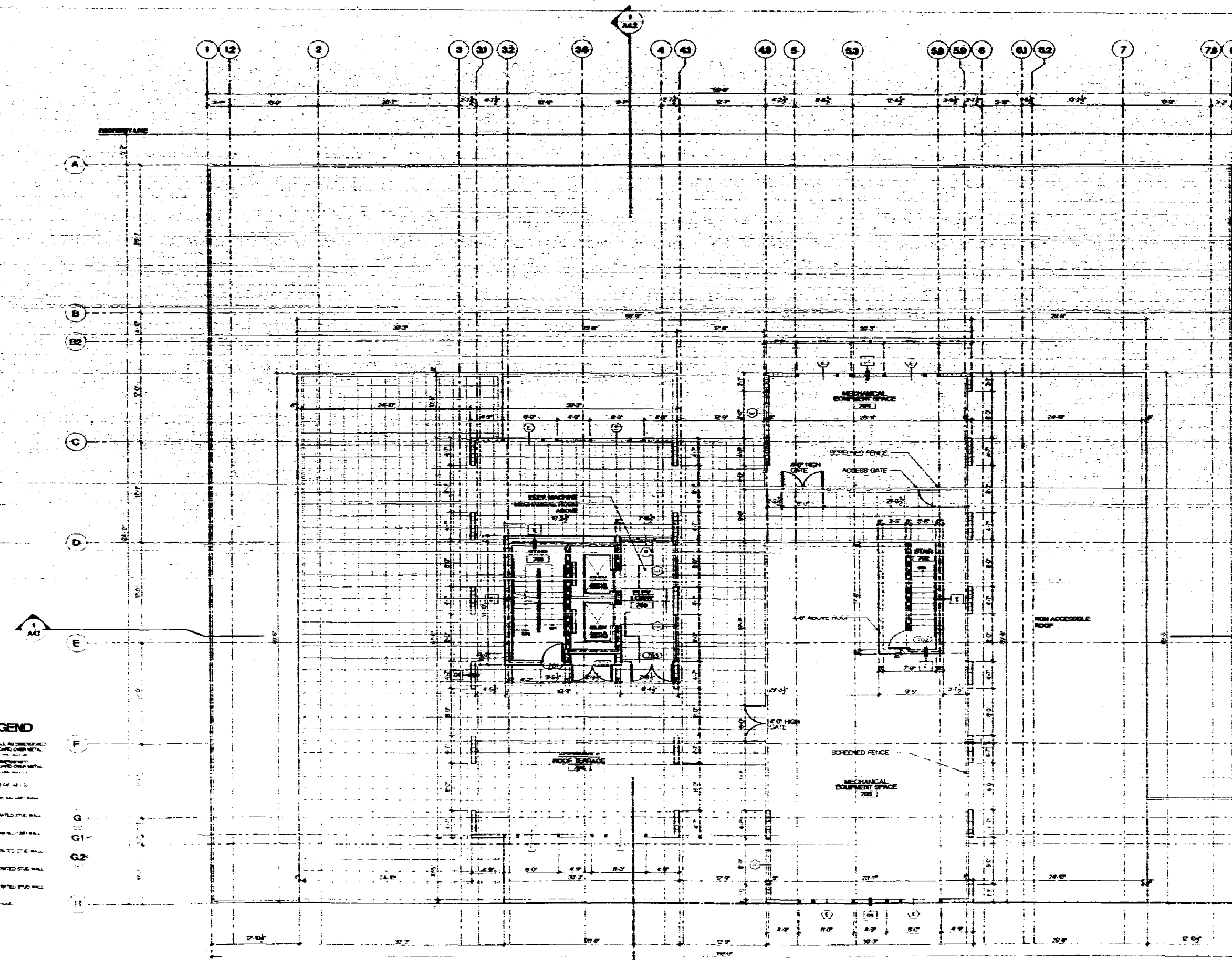
Decision/Date

NO.

A-16

**6th FL. PLAN
 OFFICE**

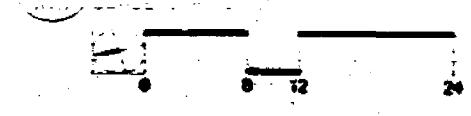
119 WASHINGTON AVENUE



PARTITION WALL LEGEND

- 1. PARTITION WALLS TO BE CONCRETE
- 2. PARTITION WALLS TO BE CMU
- 3. PARTITION WALLS TO BE GYP BOARD
- 4. PARTITION WALLS TO BE METAL STUD PARTITION
- 5. PARTITION WALLS TO BE METAL STUD PARTITION WITH GLASS
- 6. PARTITION WALLS TO BE METAL STUD PARTITION WITH GLASS AND GYP BOARD
- 7. PARTITION WALLS TO BE METAL STUD PARTITION WITH GLASS AND CMU
- 8. PARTITION WALLS TO BE METAL STUD PARTITION WITH GLASS AND METAL STUD PARTITION
- 9. PARTITION WALLS TO BE METAL STUD PARTITION WITH GLASS AND METAL STUD PARTITION WITH GLASS
- 10. PARTITION WALLS TO BE METAL STUD PARTITION WITH GLASS AND METAL STUD PARTITION WITH GLASS AND CMU
- 11. PARTITION WALLS TO BE METAL STUD PARTITION WITH GLASS AND METAL STUD PARTITION WITH GLASS AND METAL STUD PARTITION WITH GLASS AND CMU WITH GLASS

ROOF PLAN



NOTE: ALL EXTERIOR DOORS, STAIRWELL AND MECHANICAL EQUIPMENT SPACE SHALL BE OPEN TO THE OUTSIDE.

F.A.R. AREA = 464 SF



ARQUITECTONICA
 ARCHITECT
 119 WASHINGTON AVENUE
 MIAMI, FL 33139
 TEL: (305) 375-9172
 FAX: (305) 375-1176

CL. V. FINEZ ASSOCIATES, INC.
 STRUCTURAL ENGINEER
 4441 NE 2ND AVENUE SUITE 807
 MIAMI, FL 33137
 (305) 575-0000

FLORIDA ENGINEERING SERVICES
 CIVIL ENGINEER
 3040 168th STREET
 NORTH MIAMI BEACH, FL 33488
 (305) 949-8812 FAX (305) 949-8232

ARIZMET CONSULTANTS, INC.
 MECHANICAL ENGINEER
 2600 S. DIANE ROAD, SUITE 200
 MIAMI, FL 33156
 (305) 551-1111 FAX (305) 551-1112

LANDSCAPE ARCHITECT
GEOMATICS DESIGNS, INC.
 4800 SW 81 ST.
 MIAMI, FL 33149
 (305) 551-8888 FAX (305) 551-8428

GEOCHEMICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
 380 NW 17th ST.
 NORTH MIAMI BEACH, FL 33488
 (305) 951-9973 FAX (305) 951-4400

REVISIONS TO BE MADE TO THE PERMIT DRAWINGS SHALL BE MADE TO THE ORIGINAL DRAWINGS AND NOT TO THE REVISIONS. ANY REVISIONS TO THESE PERMIT DRAWINGS SHALL BE MADE TO THE ORIGINAL DRAWINGS AND NOT TO THE REVISIONS. ANY REVISIONS TO THESE PERMIT DRAWINGS SHALL BE MADE TO THE ORIGINAL DRAWINGS AND NOT TO THE REVISIONS.

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

BUILDING: [Signature]
 PLUMBING: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 STRUCTURAL: [Signature]
 ACCESSIBILITY: [Signature]
 ELEVATOR: [Signature]

CONSTRUCTION DOCUMENTS

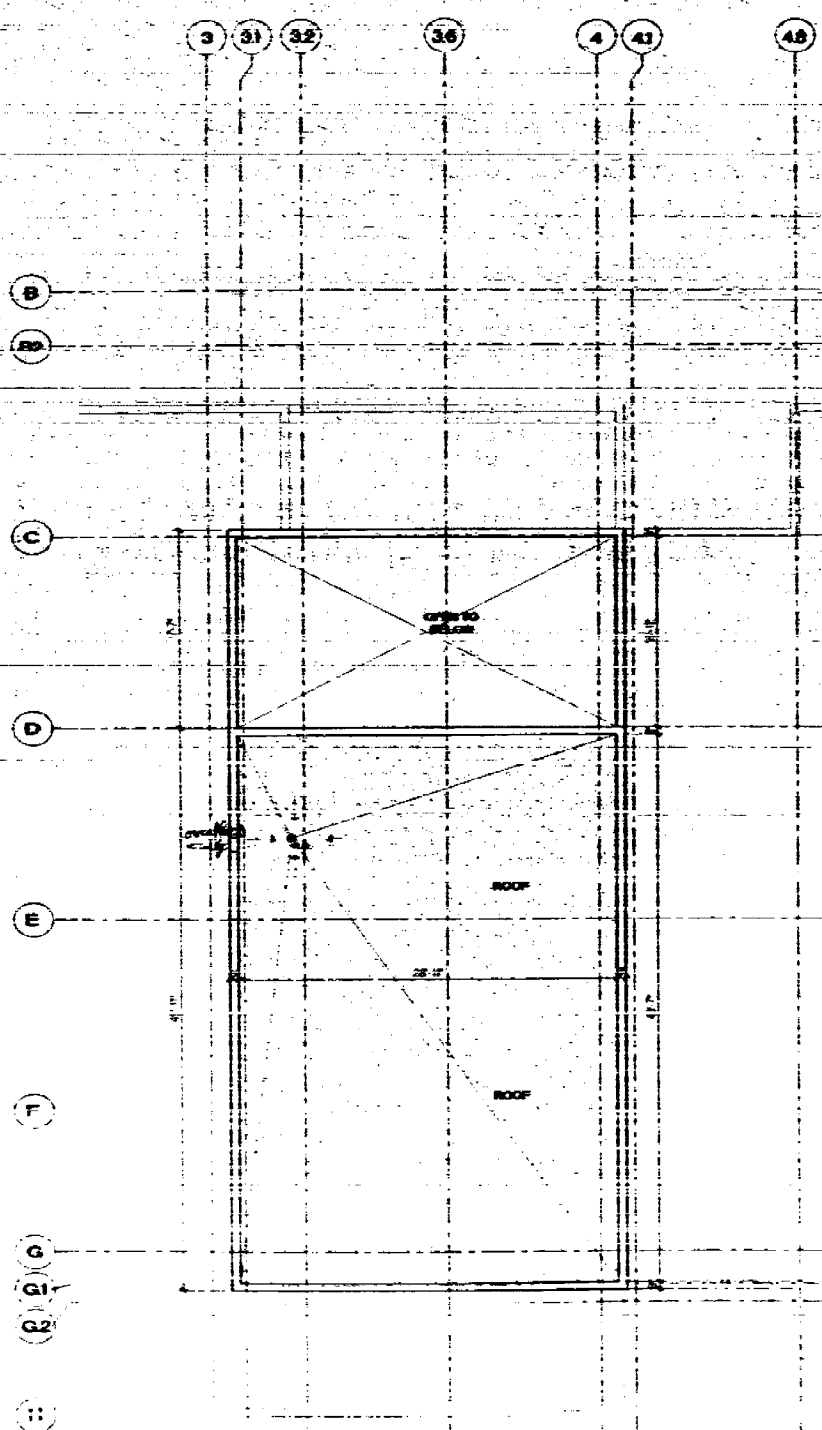
Office Registration # AA 020005
 Job Date: 07/15/99 Project No: 0756
 Drawn by: M. A. C. Approved by: [Signature]
 Title: ARCH. 000 100
 Revision Code:

A-17

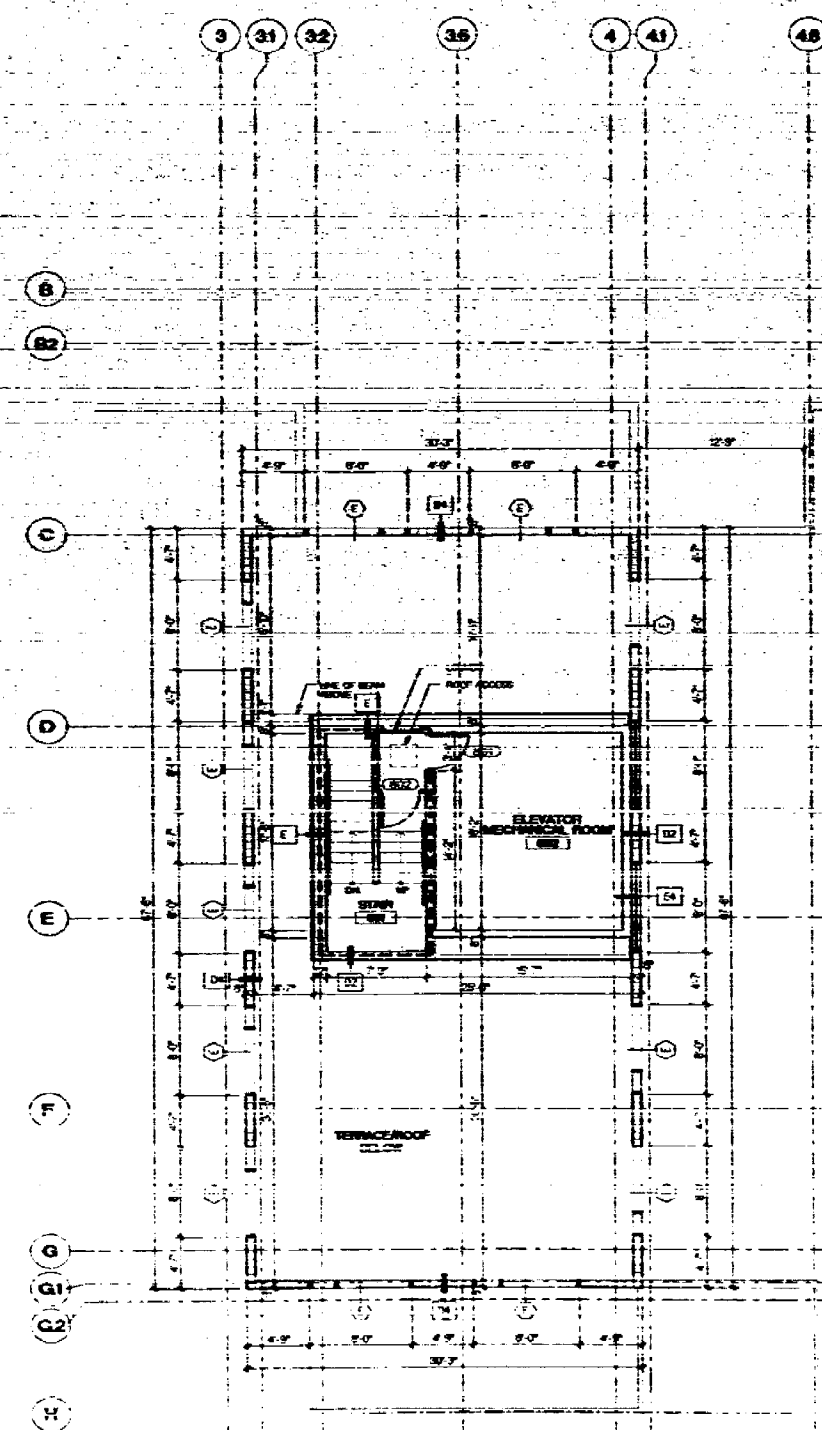
ROOF PLAN

PARTITION WALL LEGEND

- 1.00' - 1/2" Gypsum Board on Metal Stud
- 1.50' - 1/2" Gypsum Board on Metal Stud
- 2.00' - 1/2" Gypsum Board on Metal Stud
- 2.50' - 1/2" Gypsum Board on Metal Stud
- 3.00' - 1/2" Gypsum Board on Metal Stud
- 4.00' - 1/2" Gypsum Board on Metal Stud
- 5.00' - 1/2" Gypsum Board on Metal Stud
- 6.00' - 1/2" Gypsum Board on Metal Stud
- 7.00' - 1/2" Gypsum Board on Metal Stud
- 8.00' - 1/2" Gypsum Board on Metal Stud
- 9.00' - 1/2" Gypsum Board on Metal Stud
- 10.00' - 1/2" Gypsum Board on Metal Stud
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- 46.00' - 1/2" Gypsum Board on Metal Stud
- 47.00' - 1/2" Gypsum Board on Metal Stud
- 48.00' - 1/2" Gypsum Board on Metal Stud
- 49.00' - 1/2" Gypsum Board on Metal Stud
- 50.00' - 1/2" Gypsum Board on Metal Stud



ROOF - ELEV. MECH. ROOM
1/8" = 1'-0" SCALE



ELEVATOR MECHANICAL ROOM
1/8" = 1'-0" SCALE

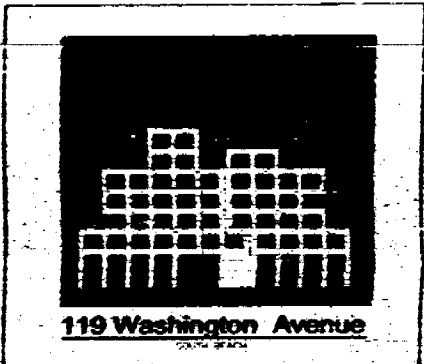


FOR BUILDING PERMIT
DATE: 7-19-99
DRAWING: PERMIT CANNOT BE ISSUED
AFTER: 7-19-99
MUST BE REVIEWED AND APPROVED BY DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF THE PERMIT.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

- BUILDING: [Signature]
- PLUMBING: [Signature]
- ELECTRICAL: [Signature]
- Mechanical: [Signature]
- Structural: [Signature]
- Public Works: [Signature]
- Sanitation: [Signature]
- Fire: [Signature]
- Police: [Signature]
- Other: [Signature]



119 Washington Avenue
MIAMI, FL 33137

ARQUITECTONICA
ARCHITECTS
MIAMI, FL 33137
TEL: (305) 573-9177
FAX: (305) 573-1176

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
3288 CORAL WAY, SUITE 202
MIAMI, FL 33146
(305) 551-4284 FAX 551-4285

MEP
MECHANICAL AND ELECTRICAL ENGINEERING
MIAMI, FL 33137
(305) 573-6225

FLORIDA ENGINEERING SERVICES
34 NEW YORK STREET
NORTH MIAMI BEACH, FL 33162
(305) 463-6212 FAX (305) 463-6222

CIVIL ENGINEER
ARBIT CONSULTANTS, INC.
3300 N.W. 107th STREET
MIAMI, FL 33147
(305) 551-1011 FAX 551-1016

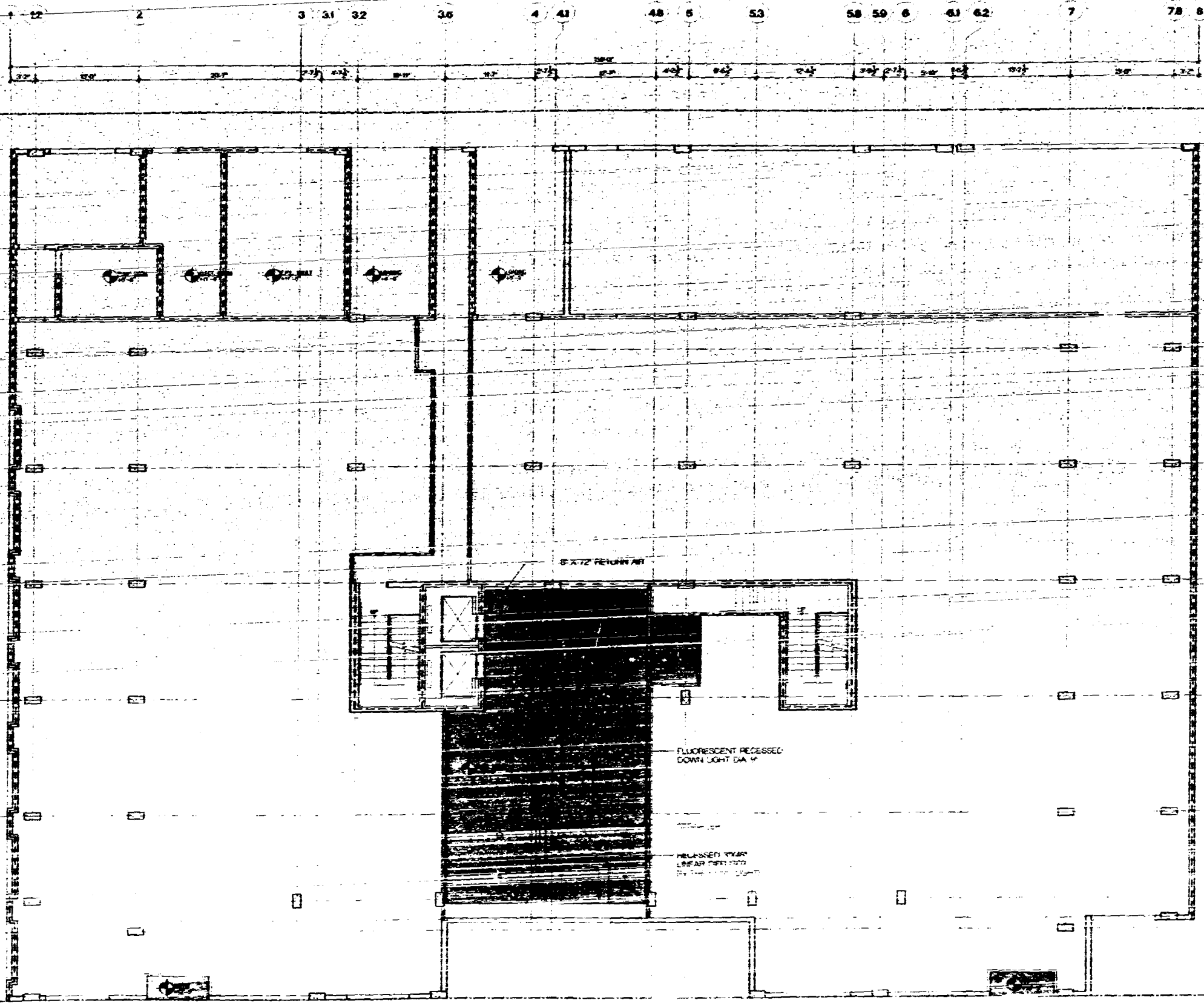
LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
8800 SW 81st ST.
MIAMI, FL 33146
(305) 551-5555 FAX 551-5555

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
3000 NW 17th ST.
NORTH MIAMI BEACH, FL 33162
(305) 651-5445 FAX 651-5445

CONSTRUCTION DOCUMENTS
CITY OF MIAMI BEACH
DATE: 07-19-99
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
REVISIONS: [Table]

Sheet No. **A-i-8**

ELEV. MECH. ROOF PLANS



SYMBOL LEGEND

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PARTITION WALL LEGEND

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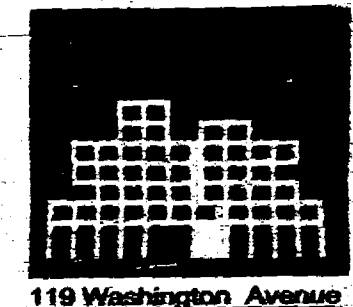
REFLECTED CEILING PLAN-GROUND FL.
SCALE 1/8"=1'-0"

NOTE: ALL EXTERIOR WALLS, SLOPEFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT.

DESIGNED BY ARCHITECTONICA, PRESENTED FOR BUILDING PERMIT
DRAWING FILE # 27191
DATE OF PERMIT APPROVAL 8-1-10
DATE OF PERMIT APPROVAL 8-1-10
BUILDING PERMIT CANNOT BE ISSUED AFTER 7-15-10
ANY REVISIONS TO THIS PERMIT DRAWING MUST BE APPROVED BY DESIGNER AND ARCHITECTONICA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY REVISIONS TO THIS PERMIT DRAWING MUST BE APPROVED BY DESIGNER AND ARCHITECTONICA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY REVISIONS TO THIS PERMIT DRAWING MUST BE APPROVED BY DESIGNER AND ARCHITECTONICA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

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

DESIGNER: [Signature]
DATE: 8/1/10
ARCHITECT: [Signature]
DATE: 8/1/10



119 Washington Avenue
Miami, FL 33139

ARCHITECT
[Signature]
ARCHITECT

ARCHITECTONICA
119 Washington Avenue
Miami, FL 33139
TEL: (305) 375-8822
FAX: (305) 375-1779

STRUCTURAL ENGINEER
Q. V. PINEZ ASSOCIATES, INC.
1388 CORAL WAY, SUITE 202
MIAMI, FL 33148
(305) 441-1991 FAX: (305) 441-2899

MECHANICAL ENGINEER
FLORIDA ENGINEERING SERVICES
34 18th Street
North Miami Beach, FL 33162
(305) 944-1212 FAX: (305) 944-1232

CIVIL ENGINEER
AGENCY CONSULTANTS, INC.
8400 N. BIRCHLAND BLVD., SUITE 200
MIAMI, FL 33156
(305) 451-0211 FAX: 451-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
8002 SW 81 ST
MIAMI, FL 33143
(305) 556-4888 FAX: 556-8408

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 17th ST
NORTH MIAMI BEACH, FL 33162
(305) 451-4488 FAX: 451-4480

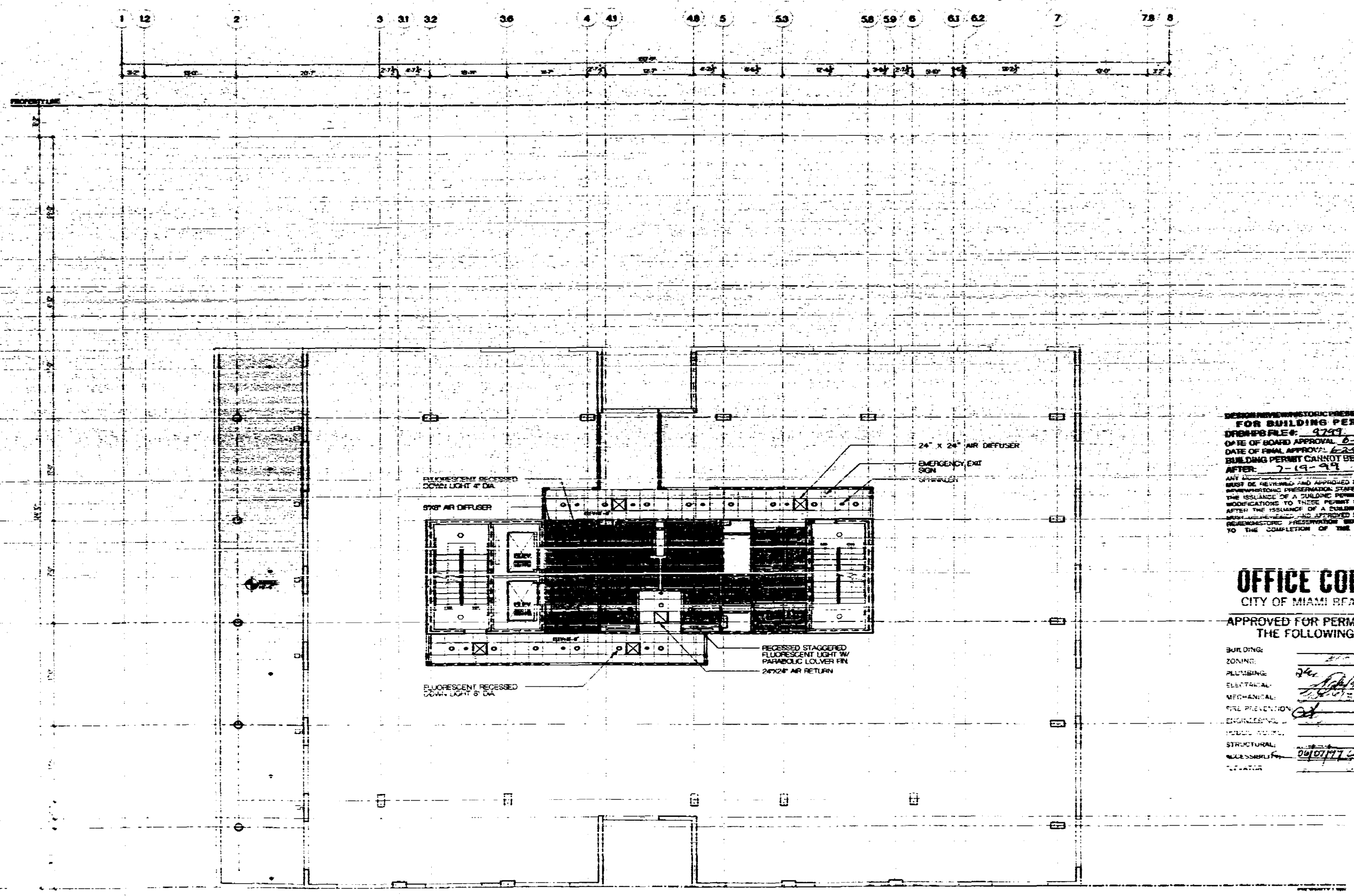
CONSTRUCTION DOCUMENTS

Office Registration: FEA 0002466
FIVE COPY (1-1/4" x 8-1/2") (1-1/2" x 11")
DATE: 8/1/10
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 8/1/10

A-21

REFLECTED CEILING PLAN

RECEIVED



SYMBOL LEGEND

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PARTITION WALL LEGEND

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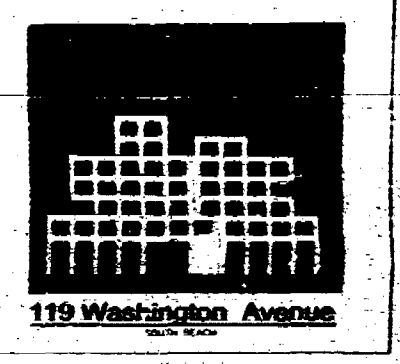
DESIGNER/ARCHITECTONICA
FOR BUILDING PERMIT
 DRAWING NO. 0202
 DATE OF BOARD APPROVAL 6-1-07
 BUILDING PERMIT CANNOT BE ISSUED
 AFTER 7-1-07
 ANY
 MUST BE RETURNED AND APPROVED BY DESIGNER/ARCHITECTONICA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THIS PERMIT DRAWING AFTER THE ISSUANCE OF A BUILDING PERMIT ARE UNAUTHORIZED AND APPROVED BY DESIGNER/ARCHITECTONICA PRIOR TO THE COMPLETION OF THE PROJECT.

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

BUILDING: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PROTECTION: _____
 STRUCTURAL: _____
 MECHANICAL: _____
 ELECTRICAL: _____

REFLECTED CEILING PLAN-4TH FL.

NOTE: ALL PARTITION WALLS, STRUCTURE AND FINISHES ARE NOT PART OF THIS PLAN.



ARCHITECT
ARQUITECTONICA
 119 WASHINGTON AVENUE
 MIAMI, FL 33130
 TEL: (305) 375-1812
 FAX: (305) 375-1177

ENGINEERING
CL. V. PEREZ ASSOCIATES, INC.
 1200 CORAL WAY, SUITE 200
 MIAMI, FL 33145
 (305) 361-4104 FAX (305) 361-2070
 MEP
RMDC
 4441 NE 2ND AVENUE SUITE 107
 MIAMI, FL 33137
 (305) 573-6265
FLORIDA ENGINEERING SERVICES
 2400 190TH STREET
 NORTH MIAMI BEACH, FL 33160
 (305) 552-0212 FAX (305) 552-0222
CAL ENGINEER
ABENT CONSULTANTS, INC.
 1000 S. SHORELAND BLVD., SUITE 200
 MIAMI, FL 33135
 (305) 552-0211 FAX (305) 552-0210
LANDSCAPE ARCHITECT
GEOMETRIC DESIGNS, INC.
 1000 SW 81 ST.
 MIAMI, FL 33145
 (305) 552-0211 FAX (305) 552-0210
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
 200 NW 170 ST.
 NORTH MIAMI BEACH, FL 33160
 (305) 551-9483 FAX (305) 551-4403

CONSTRUCTION DOCUMENTS
 City of Miami Beach
 Drawn by: M. J. M. Approved by: S. B.
 Date: 06/01/07
 Project: 0202

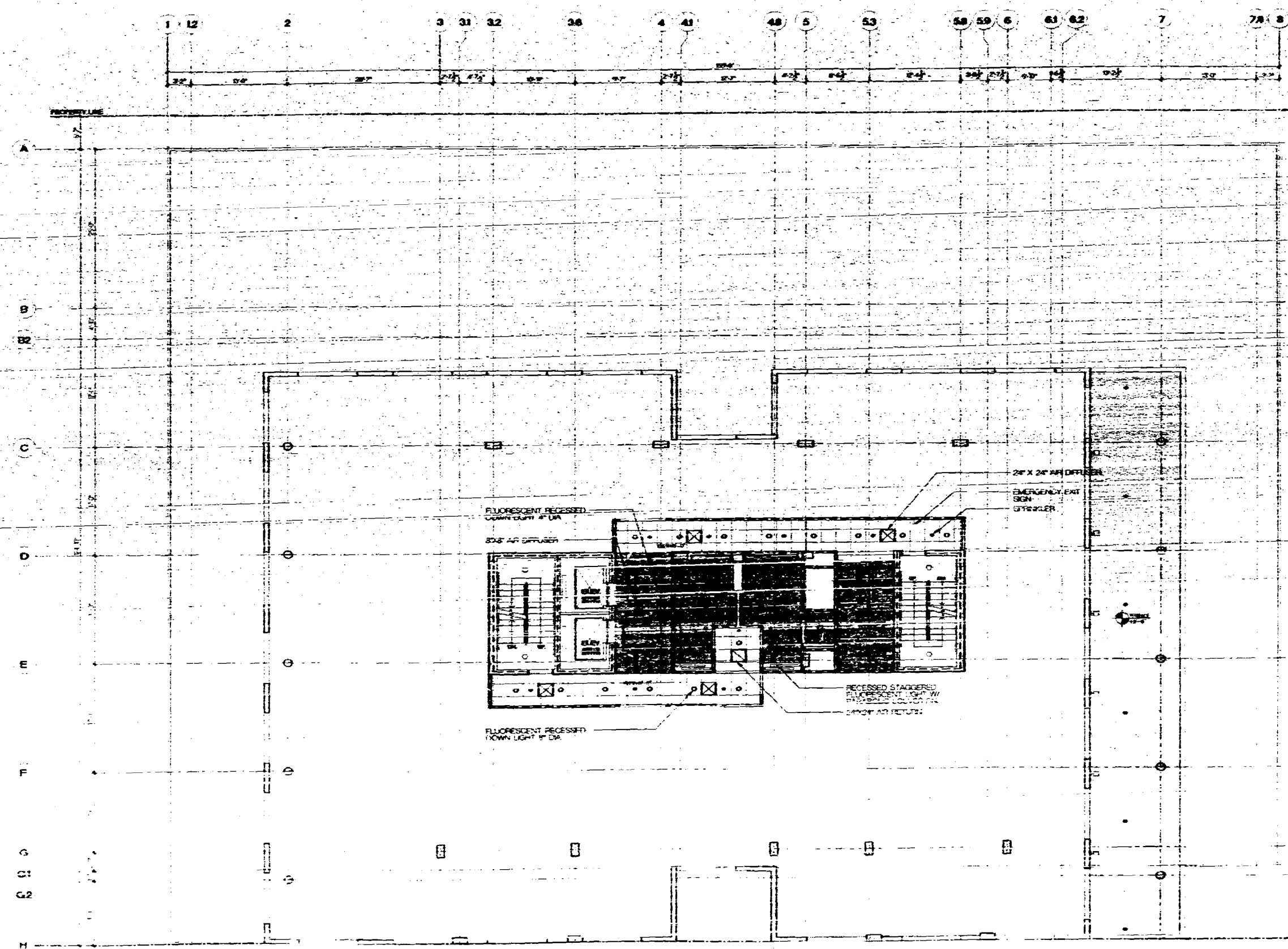
A-2.2
REFLECTED CEILING PLAN

SYMBOL LEGEND

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- 1.39 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.40 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.41 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.42 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.43 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.44 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.45 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.46 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.47 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.48 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.49 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.50 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.51 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.52 - 1/2" x 1/2" x 1/2" CONCRETE
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- 1.60 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.61 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.62 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.63 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.64 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.65 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.66 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.67 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.68 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.69 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.70 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.71 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.72 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.73 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.74 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.75 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.76 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.77 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.78 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.79 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.80 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.81 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.82 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.83 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.84 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.85 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.86 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.87 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.88 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.89 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.90 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.91 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.92 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.93 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.94 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.95 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.96 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.97 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.98 - 1/2" x 1/2" x 1/2" CONCRETE
- 1.99 - 1/2" x 1/2" x 1/2" CONCRETE
- 2.00 - 1/2" x 1/2" x 1/2" CONCRETE



REVISIONS TO THE ARCHITECT'S PRELIMINARY
FOR BUILDING PERMIT
 DRAWING NO. 11111
 DATE OF FINAL APPROVAL: 11/11/99
 DRAWING REVISIONS: 11/11/99
 AFTER: 11/11/99
 ANY REVISIONS TO THIS DRAWING
 MUST BE REVIEWED AND APPROVED BY THE
 ARCHITECT AND THE ENGINEER BEFORE
 THE COMMENCEMENT OF CONSTRUCTION.
 ANY REVISIONS TO THIS DRAWING
 MUST BE REVIEWED AND APPROVED BY THE
 ARCHITECT AND THE ENGINEER BEFORE
 THE COMPLETION OF THE PROJECT.

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

BUILDING: [Signature]
 ZONING: [Signature]
 PLUMBING: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 FIRE ALARMS: [Signature]
 ELEVATORS: [Signature]



119 Washington Avenue

[Signature]
 5/1/99

ARQUITECTONICA
 ARCHITECTS
 119 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139
 TEL: (305) 372-8332
 FAX: (305) 372-8778

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
 11000 WYOMING AVENUE, SUITE 202
 MIAMI, FL 33156
 (305) 441-4224 FAX: (305) 441-4224

MECH
 4941 NE 2ND AVENUE, SUITE 507
 MIAMI, FL 33137
 (305) 572-8225
FLORIDA ENGINEERING SERVICES
 24 NEW 100TH STREET
 MIAMI BEACH, FL 33158
 (305) 862-8212 FAX: (305) 862-8222

ARCHIT CONSULTANTS, INC.
 3800 N. DUNSTON BLVD. SUITE 200
 MIAMI, FL 33133
 (305) 441-9111 FAX: (305) 441-9112

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 2000 SW 8th St.
 MIAMI, FL 33135
 (305) 852-8888 FAX: (305) 852-8888

GEOTECHNICAL CONSULTANT
INTERCOUNTRY LABORATORIES, INC.
 100 NW 17th St.
 NORTH MIAMI BEACH, FL 33162
 (305) 852-4882 FAX: (305) 852-4882

CONSTRUCTION DOCUMENTS

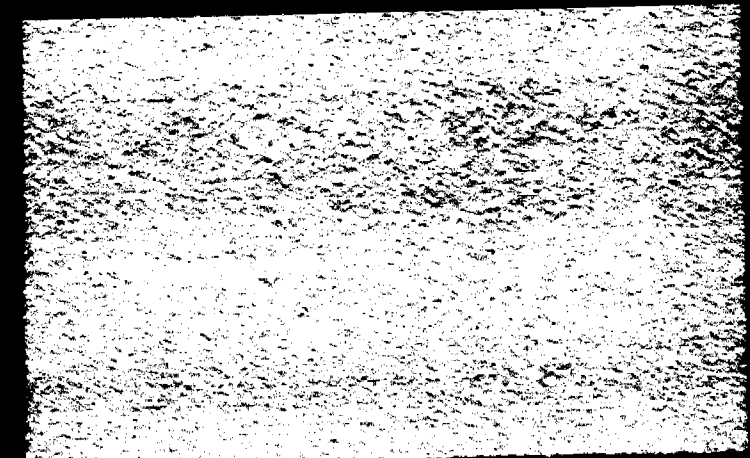
Office Registration AAA 000008
 Issue Date: 01-14-99
 Project No.: 11111
 Drawing No.: A-23
 Revision No.: 01
 Date: 11/11/99

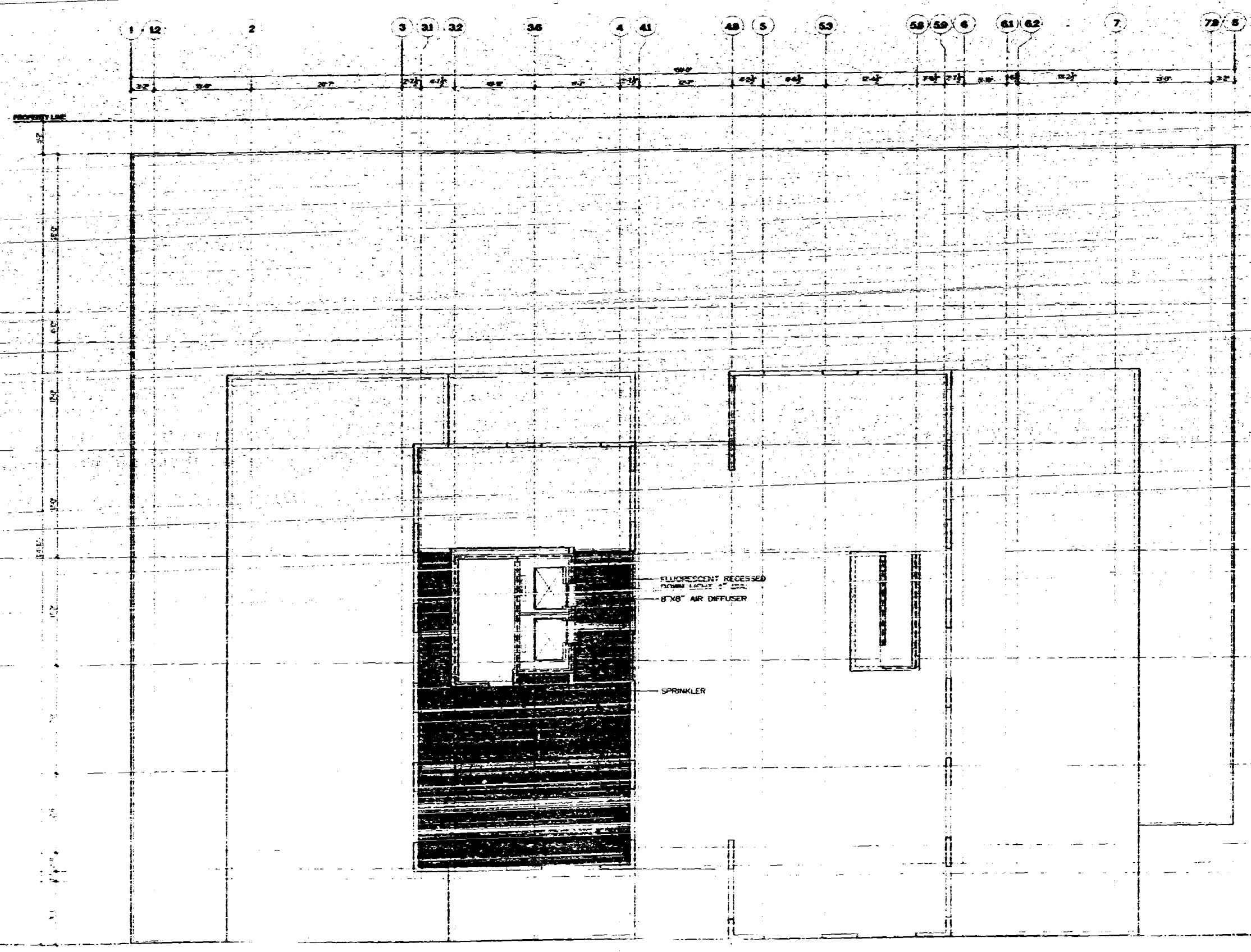
Sheet No. **A-23**

REFLECTED CEILING PLAN

REFLECTED CEILING PLAN-5TH FL.

NOTE: ALL EXTERIOR EXPOSURE EQUIPMENT, ETC.
 WINDOWS ARE NOT PART OF THIS DRAWING.





1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI BEACH.

 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.

 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH CODES AND SPECIFICATIONS.

 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PARTITION WALL LEGEND

---	1/2\"/>
-----	---------

PROVISIONAL PRELIMINARY FOR BUILDING PERMIT
 PROJECT FILE # 12345
 DATE OF BOARD APPROVAL 12/15/2023
 DATE OF FINAL APPROVAL 12/15/2023
 BUILDING PERMITS CANNOT BE ISSUED
 UNTIL ALL REQUIREMENTS ARE MET.
 ANY MODIFICATIONS TO THESE PLANS MUST BE APPROVED BY THE CITY OF MIAMI BEACH.

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:
 BUILDING: [Signature]
 PLUMBING: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 FIRE PREVENTION: [Signature]
 INSULATION: [Signature]
 ETC.: [Signature]
 REVISION: [Signature]

FAR AREA = 464 SF

REFLECTED CEILING PLAN-ROOF

NOTE: ALL EXHAUST HAKPS, STORAGE AND...
 (Small illegible text)



[Signature]
 ARCHITECTONICA
 119 WASHINGTON AVENUE
 SOUTH BEACH, FL 33139
 TEL: (305) 372-1177
 FAX: (305) 372-1178

STRUCTURAL ENGINEER
 G. V. PIREZ ASSOCIATES, INC.
 2285 CORAL WAY, SUITE 202
 MIAMI, FL 33139
 (305) 358-4104 FAX: (305) 358-2078
 ME: [Signature]

FLORIDA ENGINEERING SERVICES
 24 1/2 NW 10TH STREET
 NORTH MIAMI BEACH, FL 33149
 (305) 953-0212 FAX: (305) 953-0252

CIVIL ENGINEER
 ADRIAN CORRAL TRINIDAD, INC.
 8825 S. DIXIE BLVD., SUITE 300
 MIAMI, FL 33158
 (305) 892-8811 FAX: (305) 892-4048

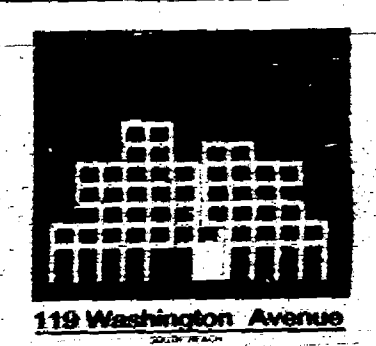
LANDSCAPE ARCHITECT
 GEOMANTIC DESIGNS, INC.
 8800 SW 61 ST.
 MIAMI, FL 33143
 (305) 892-0888 FAX: (305) 892-8428

GEOTECHNICAL CONSULTANT
 INTERCOUNTRY LABORATORIES, INC.
 200 NW 17th ST.
 NORTH MIAMI BEACH, FL 33149
 (305) 951-9463 FAX: (305) 951-4480

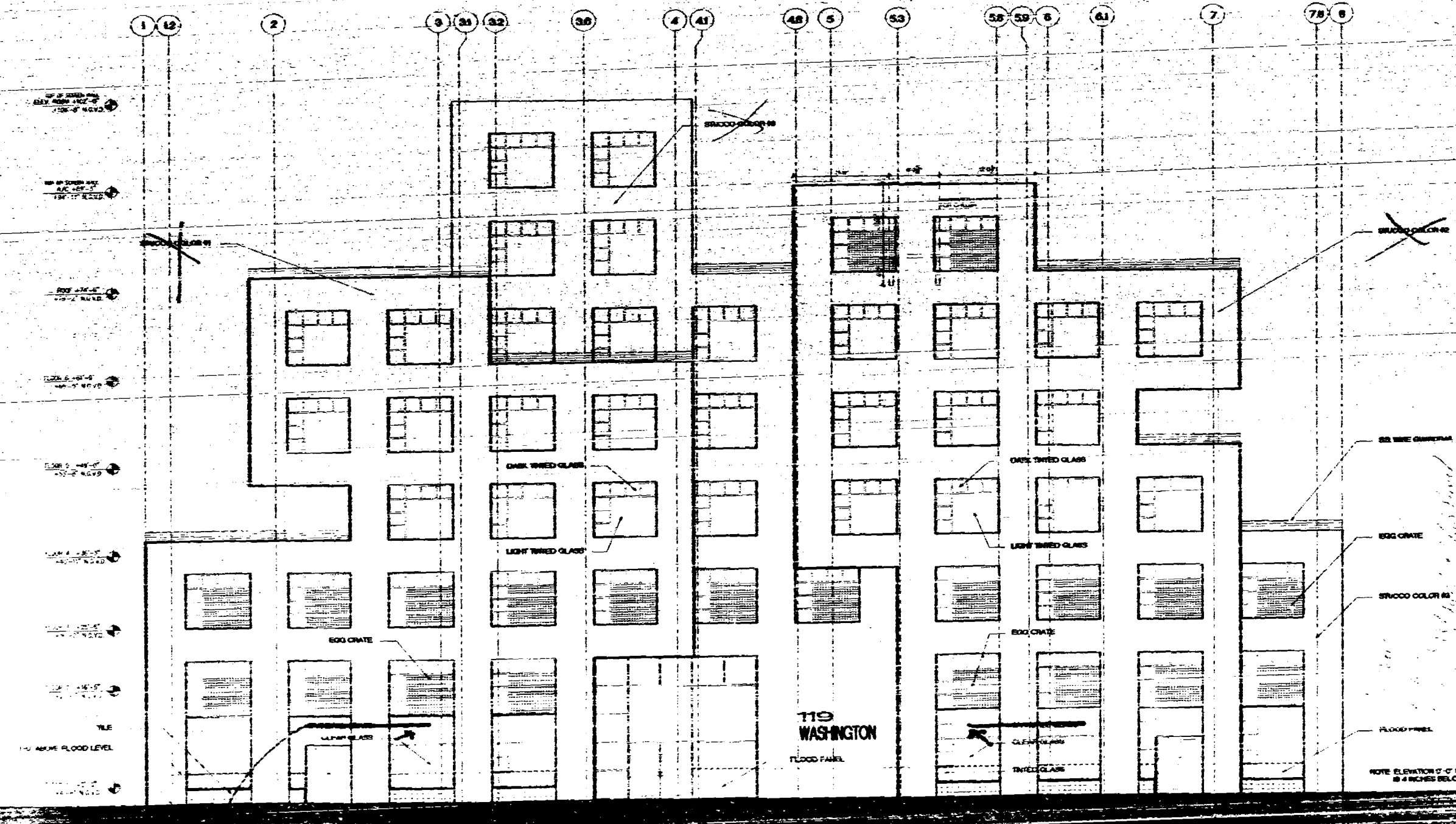
CONSTRUCTION DOCUMENTS
 City of Miami Beach 444 444444
 Project No: 12345
 Project Name: [Illegible]
 Revision: [Illegible]
 Date: [Illegible]

Sheet No. **A-2.5**
REFLECTED CEILING PLAN

10440000



119 Washington Avenue



DESIGNED BY HISTORIC PRESERVATION
FOR BUILDING PERMIT
DATE OF PERMIT APPROVAL: 12/15/09
APPROVED FOR PERMIT BY THE FOLLOWING:

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

ARCHITECT: ARQUITECTONICA
ENGINEER: G. V. PEREZ ASSOCIATES, INC.
STRUCTURAL CONSULTANT: ARBON CONSULTANTS, INC.
LANDSCAPE ARCHITECT: GEOMETRICO DESIGNS, INC.
GEOCHEMICAL CONSULTANT: INTERCOUNTY LABORATORIES, INC.

ARQUITECTONICA
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139
(305) 573-0225

G. V. PEREZ ASSOCIATES, INC.
1200 CORAL WAY, SUITE 202
MIAMI, FL 33134
(305) 573-0225

ARBON CONSULTANTS, INC.
1000 N. WASHINGTON BLVD., SUITE 200
MIAMI, FL 33132
(305) 573-0225

GEOMETRICO DESIGNS, INC.
8000 SW 91 ST.
MIAMI, FL 33143
(305) 573-0225

INTERCOUNTY LABORATORIES, INC.
200 NW 170 ST.
NORTH MIAMI BEACH, FL 33162
(305) 551-6493

CONSTRUCTION DOCUMENTS

Office Registration #AA 000008

Sheet No. **A-3.i**

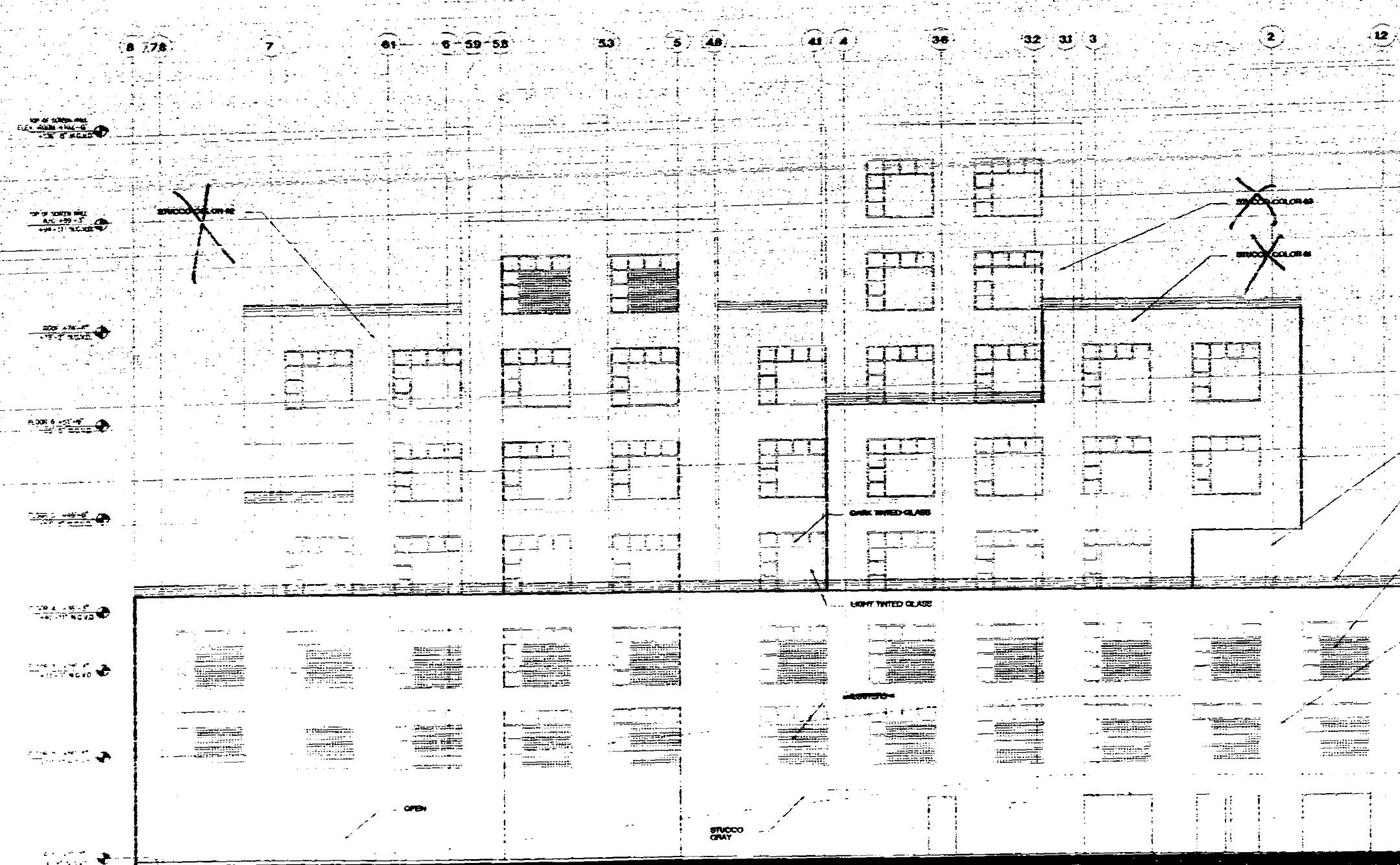
WEST ELEVATION

WEST ELEVATION

NOTE: ALL EXTERIOR DOORS, WINDOWS AND GLAZING, EXCEPT GLAZING IN REAR ARE NOT PART OF THIS PERMIT

REMOVE GLASS TO BE REINSTALLED

119 WASHINGTON AVENUE



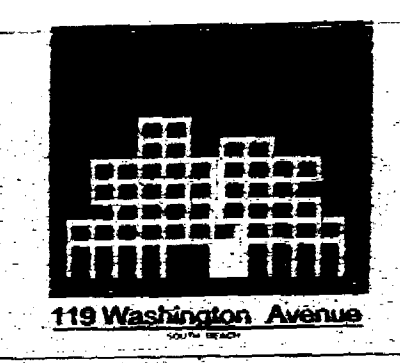
HISTORIC PRESERVATION
 FOR BUILDING PERMIT
 DRAWING FILE # 1121
 DATE OF BOARD APPROVAL 11-1-07
 BUILDING PERMIT CANNOT BE ISSUED
 REASON: 11-1-07
 ANY INDICATIONS TO CORRECT OR AMEND
 THIS DRAWING MUST BE APPROVED BY THE
 HISTORIC PRESERVATION BOARD BEFORE
 THE BOARD OF BUILDING PERMITS AND
 THE BOARD OF PLANNING PERMITS CAN
 APPROVE THE ISSUANCE OF A BUILDING PERMIT
 AND/OR PLANNING PERMIT. ANY CHANGES
 MUST BE APPROVED BY HISTORIC PRESERVATION
 BEFORE THE COMPLETION OF THIS PROJECT.

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

CIVIL ENGINEER
 ARCHITECT
 MECHANICAL
 ELECTRICAL
 PLUMBING
 LANDSCAPE ARCHITECT
 GEOTECHNICAL CONSULTANT

NOTE: ALL EXTERIOR DOORS, SCREENS AND INCLUSIVE, ETC. OMAF ONLY,
 WINDOWS ARE NOT PART OF THIS PERMIT

EAST ELEVATION



ARQUITECTONICA
 ARCHITECTS
 119 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139
 TEL: (305) 575-1178
 FAX: (305) 575-1178

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
 1305 CORAL WAY, SUITE 200
 MIAMI, FL 33136
 (305) 554-7700 FAX: (305) 554-7700

MECHANICAL
FLORIDA ENGINEERING SERVICES
 311 NW 10th Street
 North Miami Beach, FL 33162
 (305) 554-4222 FAX: (305) 554-4222

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 6800 SW 61 ST.
 MIAMI, FL 33143
 (305) 555-1000 FAX: (305) 555-1000

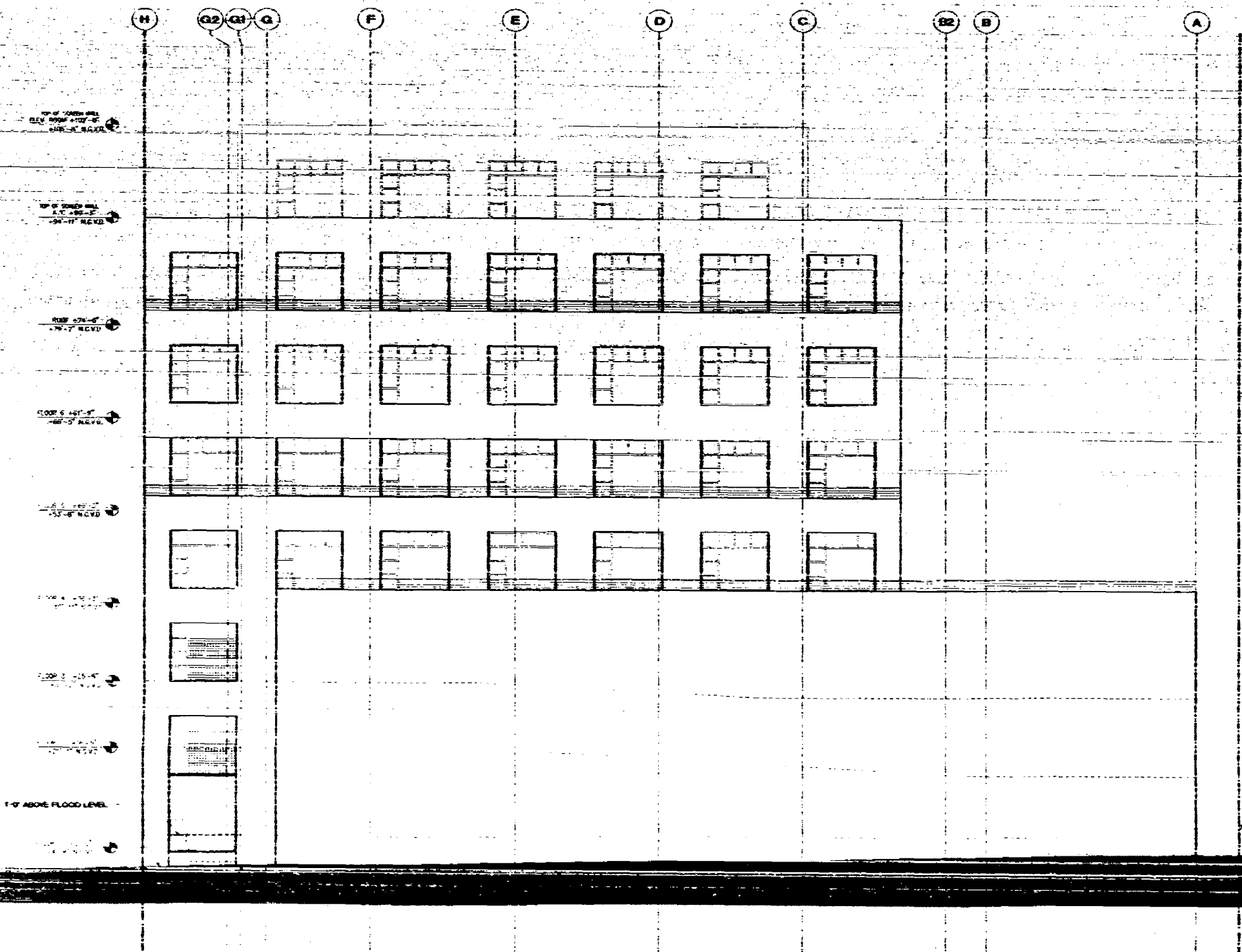
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
 100 NW 77th ST.
 North Miami Beach, FL 33162
 (305) 951-8800 FAX: (305) 951-8800

CONSTRUCTION DOCUMENTS
 Office Registration AAA 0000440

A-3.2

EAST ELEVATION

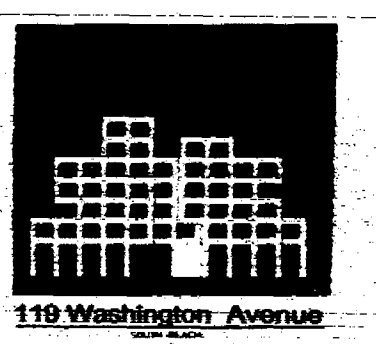
119 WASHINGTON AVENUE



DESIGN REVIEW HISTORY / RESERVATION FOR BUILDING PERMIT
 DESIGN FILE # 51203
 DATE OF BOARD APPROVAL 8-31-75
 DATE OF FINAL APPROVAL 8-22 BY 1982
 BUILDING PERMIT CATEGORY BE ISSUED AFTER 7-19-89
 ALL DIMENSIONS TO THESE POINTS SHOWN MUST BE REVIEWED AND APPROVED BY DESIGN REPRESENTATIVE PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION. ANY ADDITIONAL TO THESE POINTS SHOWN AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REPRESENTATIVE PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION.

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

ARCHITECT: *[Signature]*
 ENGINEER: *[Signature]*
 LANDSCAPE ARCHITECT: *[Signature]*
 GEOTECHNICAL CONSULTANT: *[Signature]*
 INTERCOUNTRY LABORATORIES, INC.: *[Signature]*



119 Washington Avenue
 MIAMI BEACH, FLORIDA 33139

ARQUITECTONICA
 119 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139
 (305) 531-1111 FAX (305) 531-1112

STRUCTURAL ENGINEER
 G. V. PIREZ ASSOCIATES, INC.
 13850 SW 20TH AVENUE, SUITE 202
 MIAMI, FL 33187
 (305) 551-1111 FAX (305) 551-1112

MEP
 BDC
 1441 NE 2ND AVENUE, SUITE 107
 MIAMI, FL 33132
 (305) 573-0226

FLORIDA ENGINEERING SERVICES
 24 1/2 WEST 15TH STREET
 NORTH MIAMI BEACH, FL 33160
 (305) 944-9212 FAX (305) 944-9226

CIVIL ENGINEER
 ADAMANT CONSULTANTS, INC.
 4800 S. DANFORD BLVD., SUITE 270
 MIAMI, FL 33146
 (305) 676-1911 FAX (305) 676-1016

LANDSCAPE ARCHITECT
 GEOMANTIC DESIGNS, INC.
 6880 SW 81 ST.
 MIAMI, FL 33143
 (305) 696-9988 FAX (305) 696-6426

GEOTECHNICAL CONSULTANT
 INTERCOUNTRY LABORATORIES, INC.
 13850 SW 20TH AVENUE, SUITE 202
 MIAMI, FL 33187
 (305) 551-1111 FAX (305) 551-1112

CONSTRUCTION DOCUMENTS

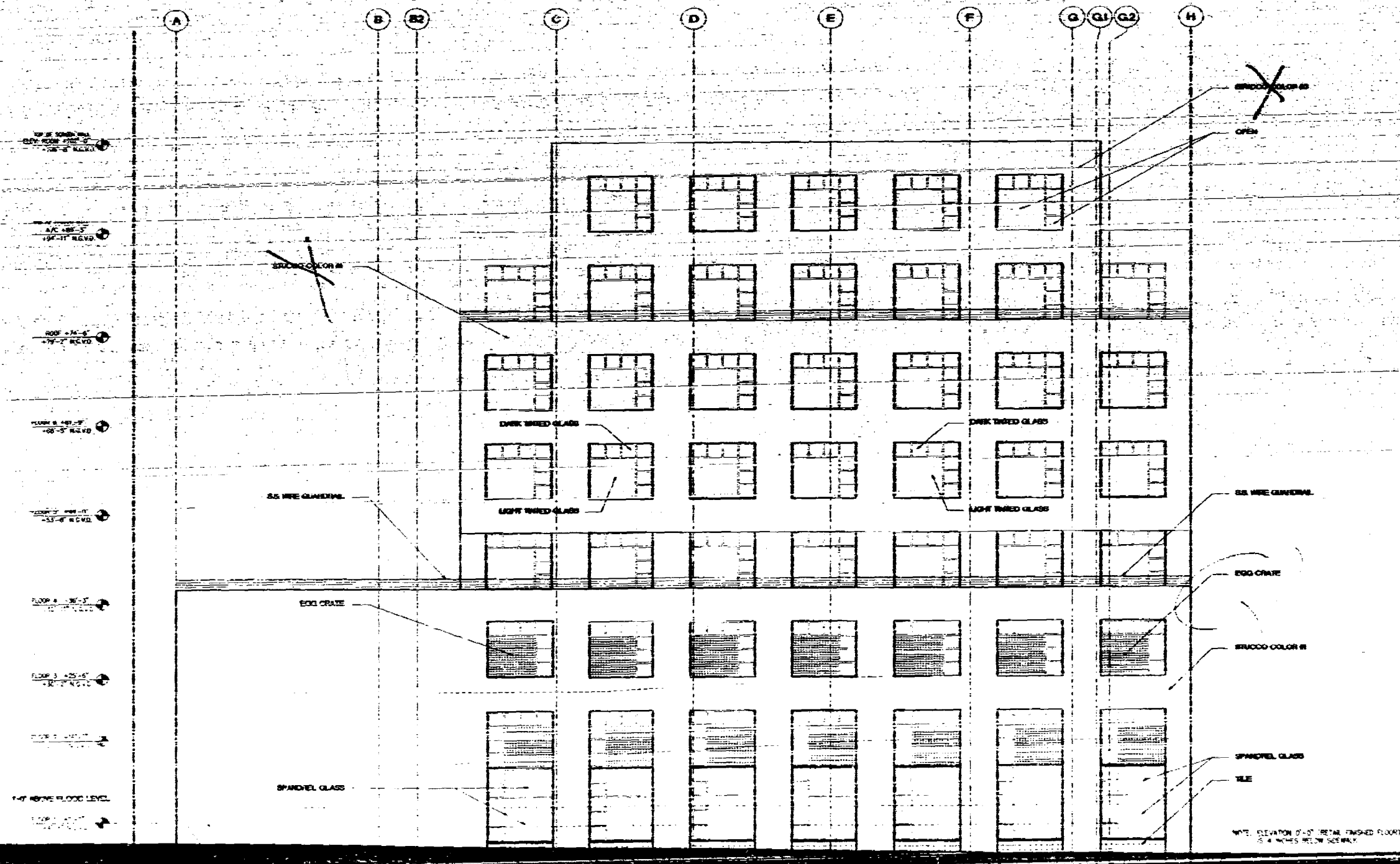
Issue Date: 11/10/87
 Drawn By: [Signature]
 Checked By: [Signature]
 Approved By: [Signature]

A-3.3

SOUTH ELEVATION

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

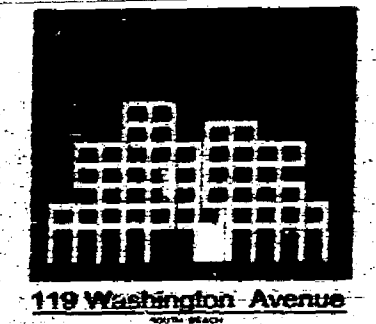
NOTE: ALL DIMENSIONS DOUBLE CHECKED AND CORRECTED FOR 1/8"=1'-0".
 & WINDOWS ARE NOT PART OF THIS PERMIT



NORTH ELEVATION

NOTE: ALL EXTERIOR DOORS, SPANDREL GLASSING, EGGS CRATE & WINDOWS ARE NOT PART OF THIS PERMIT

Not out
Not permit



119 Washington Avenue
MIAMI BEACH, FL 33139

ARCHITECTONICA
 1151 N.W. 2ND AVENUE SUITE 400
 MIAMI, FL 33136
 (305) 581-1151 FAX 581-1175
 STRUCTURAL ENGINEER
 G. V. PEREZ ASSOCIATES, INC.
 1200 OCEAN AVENUE, SUITE 200
 MIAMI, FL 33139
 (305) 581-1151 FAX 581-1175
 MEP
 JACO
 4141 N.W. 2ND AVENUE SUITE 400
 MIAMI, FL 33136
 (305) 572-8225
 FLORIDA ENGINEERING SERVICES
 24 N.W. 10TH STREET
 NORTH MIAMI BEACH, FL 33160
 (305) 964-5151 FAX 964-5152
 CIVIL ENGINEER
 ARCHITECTURAL CONSULTANTS, INC.
 3800 N.W. 11TH AVENUE, SUITE 200
 MIAMI, FL 33142
 (305) 670-4911 FAX 670-1810
 LANDSCAPE ARCHITECT
 GEOMETRIC DESIGN, INC.
 8800 SW 81 ST
 MIAMI, FL 33143
 (305) 665-0888 FAX 665-0428
 GEOTECHNICAL CONSULTANT
 INTERCOUNTRY LABORATORIES, INC.
 208 NW 13TH ST.
 NORTH MIAMI BEACH, FL 33160
 (305) 951-0923 FAX 951-4450

CONSTRUCTION DOCUMENTS
 Project No: 97-56
 Date: 10/15/97
 Approved: [Signature]
 Sheet No: A-3.4

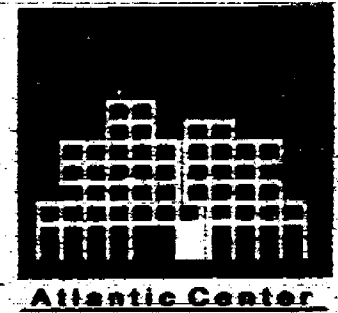
DESIGNATED HISTORIC PRESERVATION
FOR BUILDING PERMIT
 DRAWING FILE # 97-56
 DATE OF BOARD APPROVAL: 10/15/97
 DATE OF FINAL APPROVAL: 10/15/97
 BUILDING PERMIT EXEMPT FROM THE HISTORIC PRESERVATION ACT
 AFTER: 7-19-97
 ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY THE BOARD OF HISTORIC PRESERVATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY THE BOARD OF HISTORIC PRESERVATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY THE BOARD OF HISTORIC PRESERVATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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

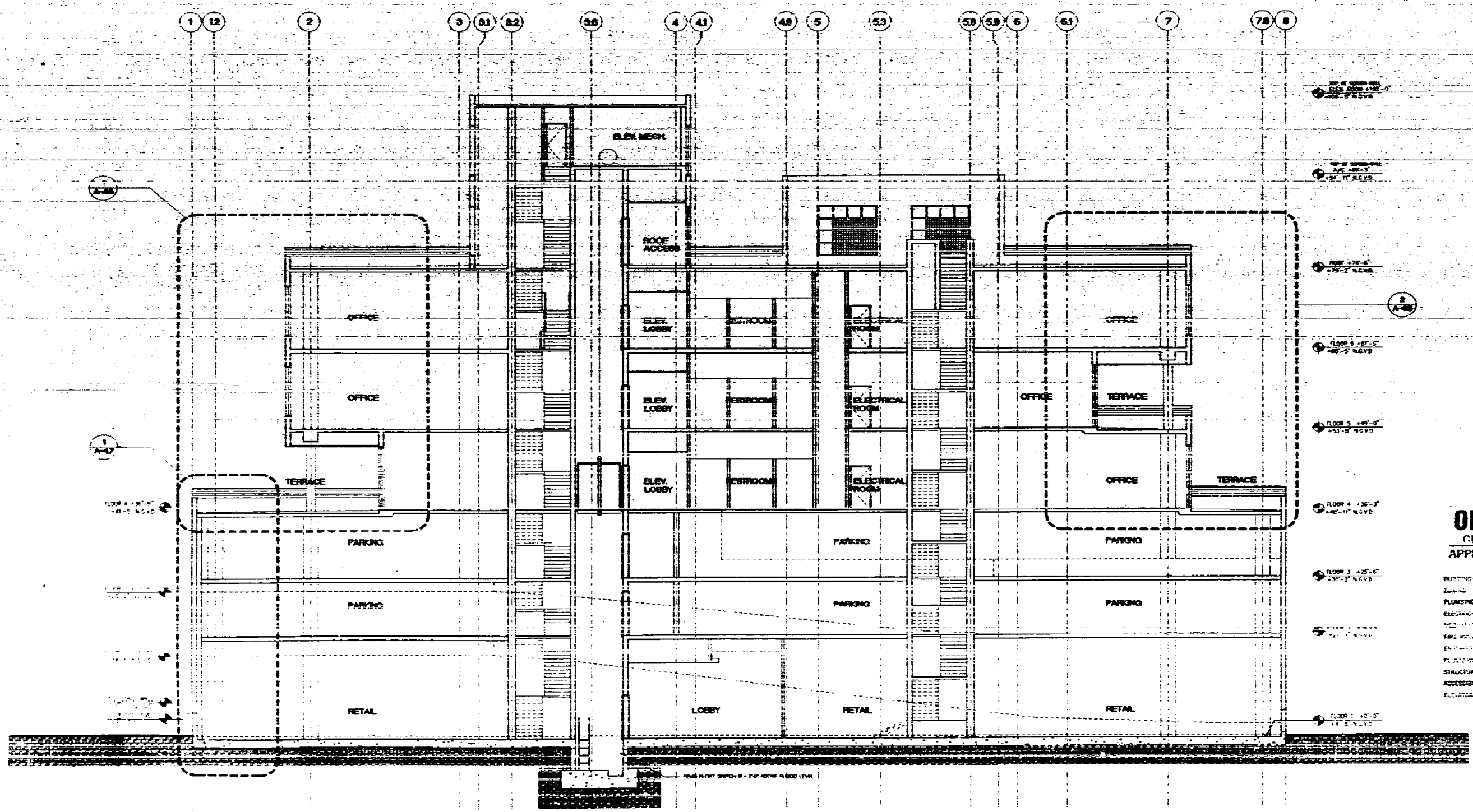
BUILDING: [Signature]
 MECHANICAL: [Signature]
 ELECTRICAL: [Signature]
 PLUMBING: [Signature]
 FIRE: [Signature]

A-3.4

NORTH ELEVATION



Atlantic Center
1000 ATLANTIC AVENUE, SUITE 1000
MIAMI, FL 33131



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

[Signature]

ARQUITECTONICA
ARCHITECTS
1000 ATLANTIC AVENUE, SUITE 1000
MIAMI, FL 33131
TEL: (305) 571-1111

STRUCTURAL ENGINEER
G. V. PINEK ARCHITECTS, INC.
1000 ATLANTIC AVENUE, SUITE 1000
MIAMI, FL 33131
TEL: (305) 571-1111

MEP
AVAC
4545 MIDLAND AVENUE, SUITE 107
MIAMI, FL 33157
TEL: (305) 441-1111

FLORIDA ENGINEERING SERVICES
2400 TOWN STREET
NORTH MIAMI BEACH, FL 33156
TEL: (305) 944-1111

CIVIL ENGINEER
ARMSTRONG CONSULTANTS, INC.
1000 ATLANTIC AVENUE, SUITE 1000
MIAMI, FL 33131
TEL: (305) 571-1111

LANDSCAPE ARCHITECT
GEOMATICO DESIGN, INC.
1000 ATLANTIC AVENUE, SUITE 1000
MIAMI, FL 33131
TEL: (305) 571-1111

GEOTECHNICAL CONSULTANT
INTERCOUNTRY LABORATORIES, INC.
1000 ATLANTIC AVENUE, SUITE 1000
MIAMI, FL 33131
TEL: (305) 571-1111

CONSTRUCTION DOCUMENTS

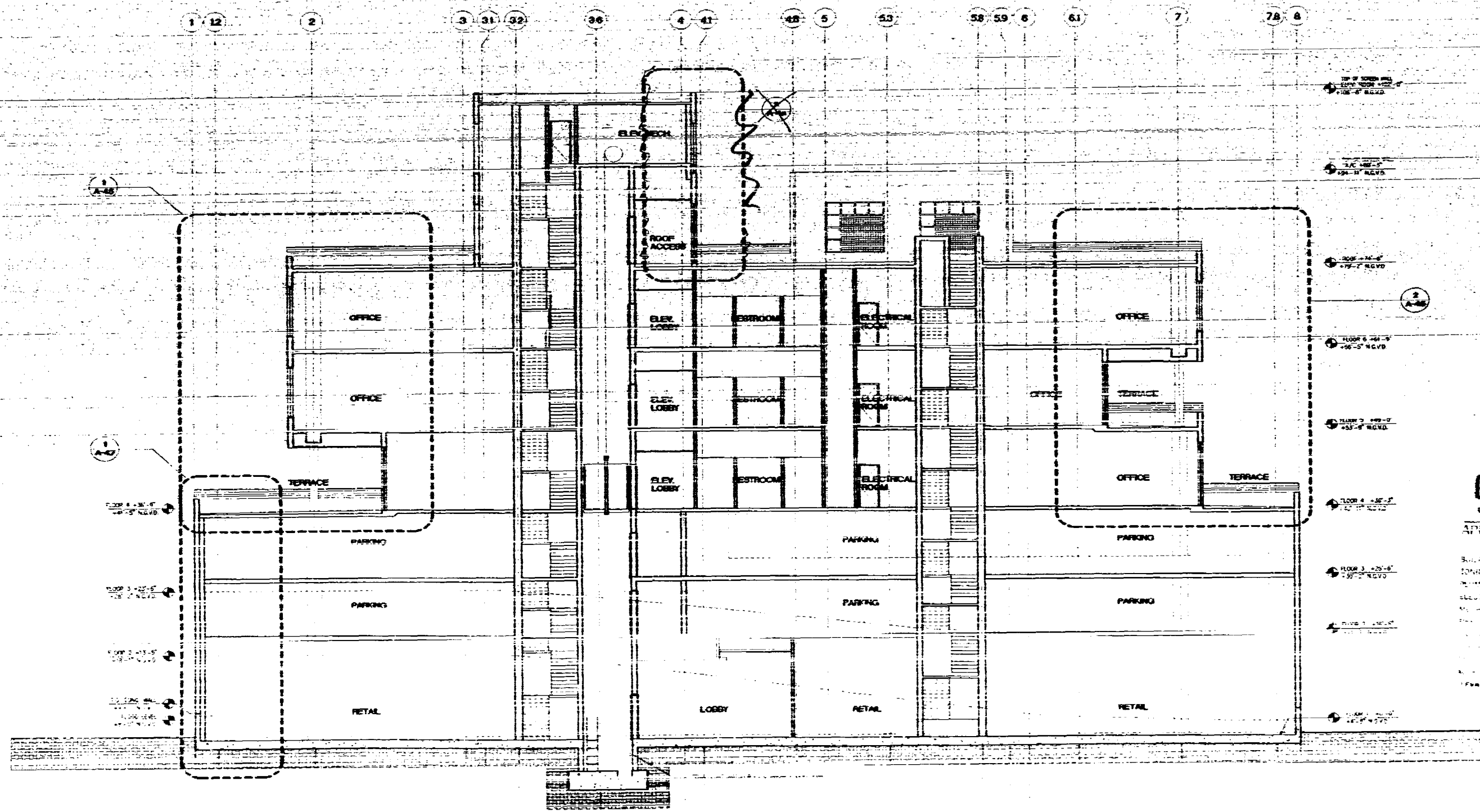
Other Professional P.A.A. COMMENTS

DATE: 10/15/07 BY: [Signature] APPROVED: [Signature]
DRAWN: [Signature] CHECKED: [Signature]

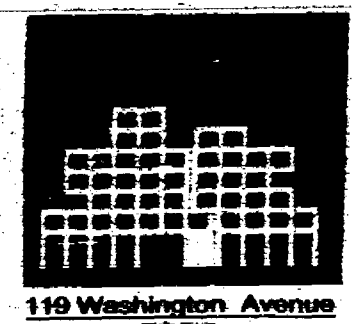
Sheet No. **A-41**

LONGITUDINAL SECTION

1000 ATLANTIC AVENUE



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



119 Washington Avenue
MIAMI BEACH

[Handwritten signature]
DATE: 5/17/99

ARQUITECTONICA
ARCHITECTS
MIAMI, FL 33139
TEL: (305) 372-0952
FAX: (305) 372-1178

REGISTERED ENGINEER
G. V. PINEZ ASSOCIATES, INC.
1388 COMAL BLVD., SUITE 202
MIAMI, FL 33146
(305) 863-4304 FAX: (305) 863-2016

MEP
4651 NE 28th AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8225

FLORIDA ENGINEERING SERVICES
24 NE 17th STREET
NORTH MIAMI BEACH, FL 33162
(305) 863-0212 FAX: (305) 863-0234

CIVIL ENGINEER
ROBERT CYRUS/THE TANKS, INC.
6400 S. OAKLAND BLVD., SUITE 200
MIAMI, FL 33156
(305) 556-3011 FAX: 678-1818

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
6800 SW 81 ST.
MIAMI, FL 33149
(305) 863-8888 FAX: 866-8428

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
208 NW 17th ST.
NORTH MIAMI BEACH, FL 33162
(305) 861-8485 FAX: 861-4400

CONSTRUCTION DOCUMENTS

Office Registration: PAA 17700000
Drawn Date: 5/17/99
Checked By: [Signature]
Reviewed By: [Signature]
Date: 5/17/99

Sheet No. _____

A-41
VOID

LONGITUDINAL SECTION

80-4-0123



119 Washington Avenue
MIAMI BEACH, FL 33139

ARCHITECT
ARQUITECTONICA
 119 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139
 TEL (305) 372-1414
 FAX (305) 372-1478

PROFESSIONAL ENGINEER
G. V. PINER ASSOCIATES, INC.
 12500 W. BAYVIEW BLVD., SUITE 202
 MIAMI, FL 33143
 (305) 666-4666 FAX (305) 666-2899

MEP
MEC
 4541 NE 2ND AVENUE SUITE 107
 MIAMI, FL 33137
 (305) 752-6666

FLORIDA ENGINEERING SERVICES
 24 NW 30TH STREET
 MIAMI BEACH, FL 33149
 (305) 423-8232 FAX (305) 423-8232

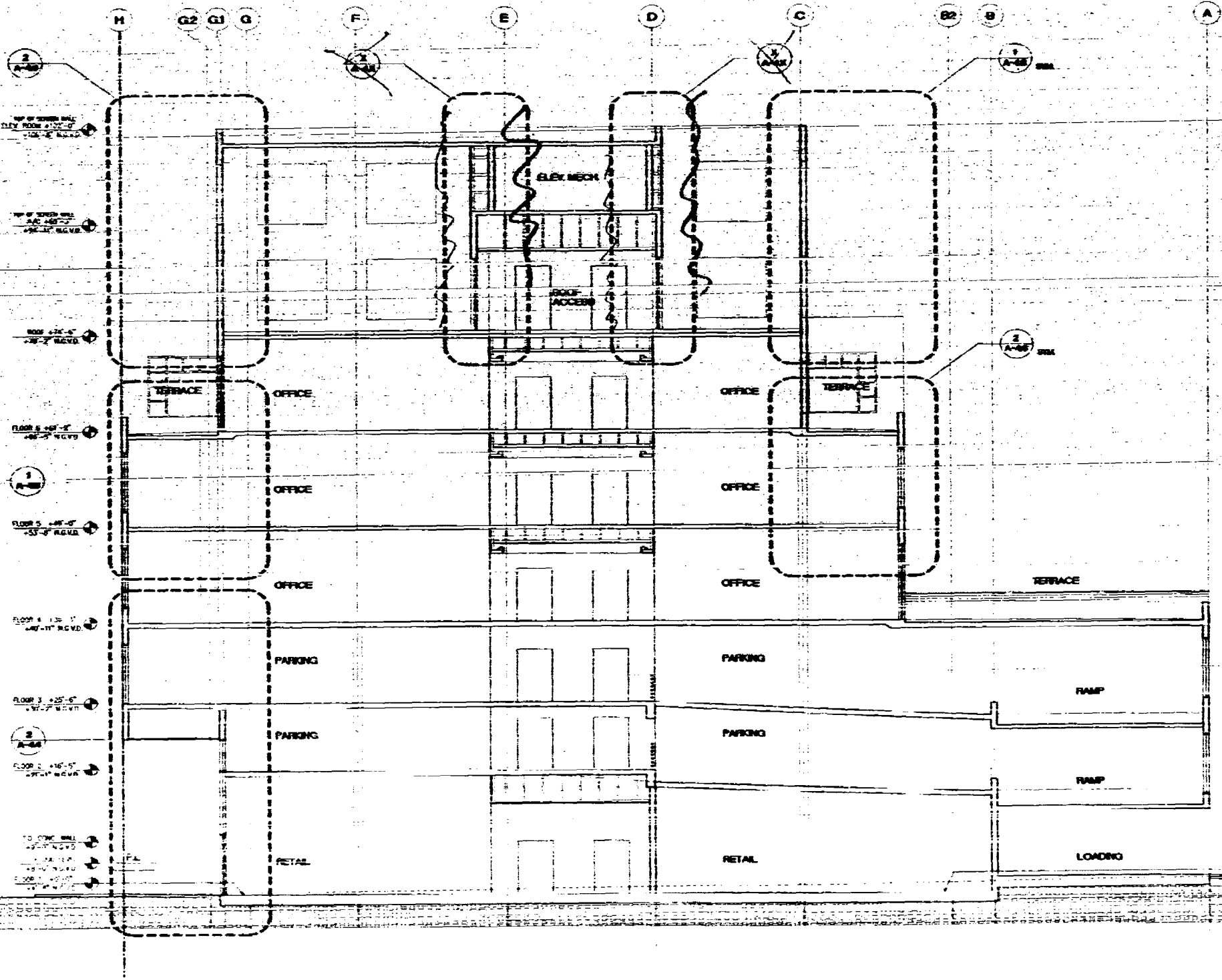
CIVIL ENGINEER
ABDMT CONSULTANTS, INC.
 2000 N. BAYVIEW BLVD., SUITE 200
 MIAMI, FL 33137
 (305) 576-1811 FAX (305) 576-1810

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 2000 N. BAYVIEW BLVD., SUITE 200
 MIAMI, FL 33137
 (305) 576-1811 FAX (305) 576-1810

INTERCOUNTY LABORATORIES, INC.
 333 NW 17th ST.
 NORTH MIAMI BEACH, FL 33162
 (305) 451-6485 FAX (305) 451-4485

CONSTRUCTION DOCUMENTS
 Date Registration #AA 000048
 Date Issue: 01-15-99 Project No: 3755
 Drawn by: M. M. M. Approved by: J. J. J.
 Permit set: 30% CD
 1/15/99

843088

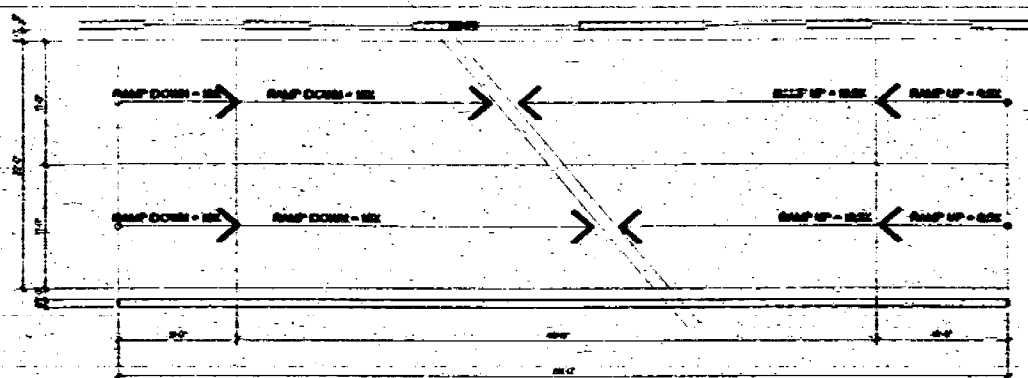


OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
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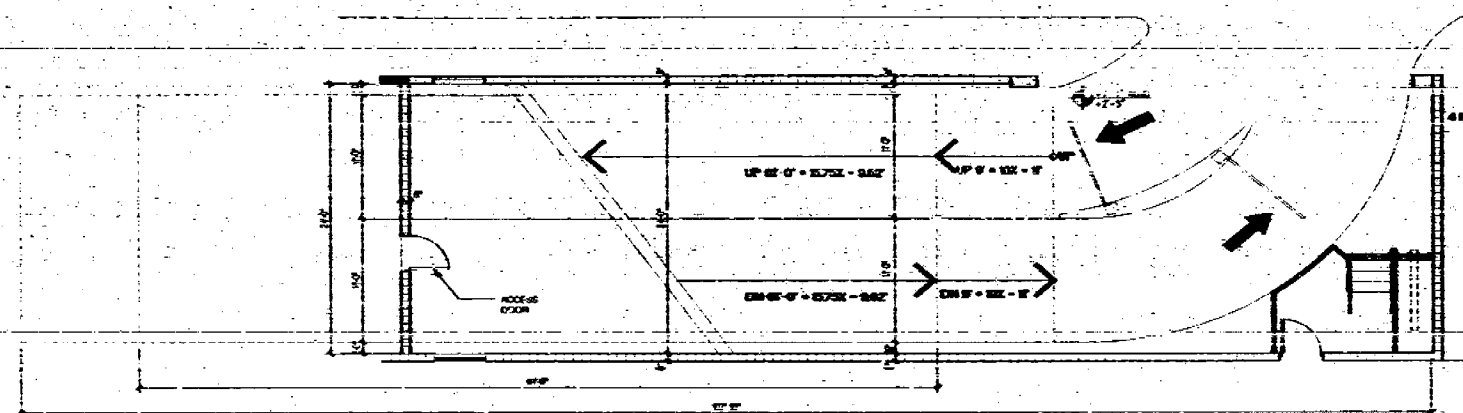
SUBMITTED BY: [Signature]
 REVIEWED BY: [Signature]
 APPROVED BY: [Signature]
 DATE: 1/15/99

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

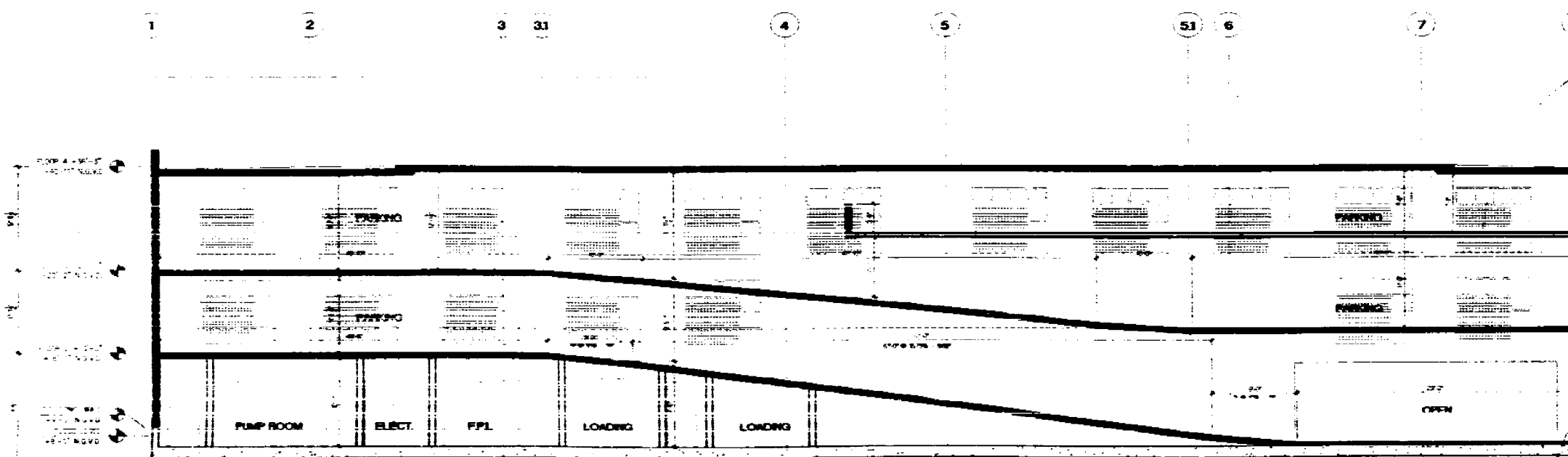
TRANSVERSAL SECTION



3 RAMP PARTIAL PLAN-2ND, 3RD LEVELS
A4.3 SCALE 1/8"=1'-0"



2 RAMP PARTIAL PLAN-GROUND LEVEL
A4.3 SCALE 1/8"=1'-0"

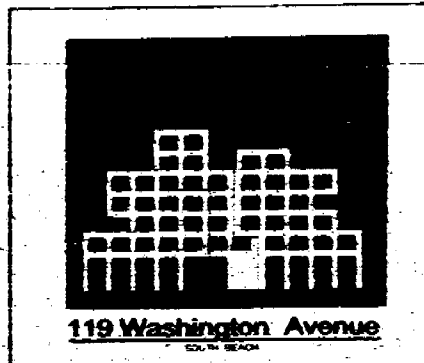


1 RAMP SECTION
A4.3 SCALE 1/8"=1'-0"

10' over last part of 2nd level

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

DESIGNED: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
DATE: 04/17/09



119 Washington Avenue
Miami, FL 33139

ARCHITECT
[Signature]
ARCHITECT

ARQUITECTONICA
2002 BUCKLE UP AVE
MIAMI, FL 33146
TEL: (305) 373-9472
FAX: (305) 373-1175

STRUCTURAL ENGINEER
G. V. PUEZ ASSOCIATES, INC.
1385 CORAL WAY, SUITE 202
MIAMI, FL 33146
TEL: (305) 441-1111 FAX: (305) 441-1111

MEP
MEC
4741 NE 29th AVE, SUITE 107
MIAMI, FL 33146
TEL: (305) 373-0225

FLORIDA ENGINEERING SERVICES
34 39th 19th STREET
NORTH MIAMI BEACH, FL 33149
TEL: (305) 623-0212 FAX: (305) 623-0232

CIVIL ENGINEER
ASBMT CONSULTANTS, INC.
5800 N. DIXIE HWY. BLDG. SUITE 300
DADE CO. FL 33126
TEL: (305) 676-1011 FAX: (305) 676-1016

LANDSCAPE ARCHITECT
GEOANTIC DESIGNS, INC.
6600 SW 81 ST.
MIAMI, FL 33149
TEL: (305) 686-4800 FAX: (305) 686-4800

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 17th ST.
NORTH MIAMI BEACH, FL 33149
TEL: (305) 951-0403 FAX: (305) 951-4400

CONSTRUCTION DOCUMENTS

Office Registration #AA 0000462
File No. 11-15-09 Project No. 0704
Drawing No. A-43
Date: 04/17/09
Scale: AS SHOWN

Sheet No. **A-43**

RAMP SECTION

0000462



ARCHITECT
[Signature]
 ALL RIGHTS RESERVED
ARQUITECTONICA
 119 WASHINGTON AVENUE
 MIAMI, FL 33139
 (305) 372-1822
 FAX (305) 372-1172

STRUCTURAL ENGINEER
G. V. PINEZ ASSOCIATES, INC.
 1385 CORAL MEYER BLVD. SUITE 202
 MIAMI, FL 33146
 (305) 444-4444 FAX (305) 444-2222

MECH
 4541 NE 2ND AVENUE, SUITE 107
 MIAMI, FL 33137
 (305) 375-8222

FLORIDA ENGINEERING SERVICES
 24 NWY 128th STREET
 NORTH MIAMI BEACH, FL 33160
 (305) 853-0212 FAX (305) 853-0232

CIVIL ENGINEER
ASMT CONSULTANTS, INC.
 9600 S. DIXIE BLVD. SUITE 300
 MIAMI, FL 33156
 (305) 876-1011 FAX 876-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 6920 SW 41 ST.
 MIAMI, FL 33143
 (305) 655-4999 FAX 655-8005

GEOTECHNICAL CONSULTANT
INTERCOUNTRY LABORATORIES, INC.
 308 NW 170 ST.
 MIAMI LAKE SHORES, FL 33169
 (305) 851-1803 FAX 851-4400

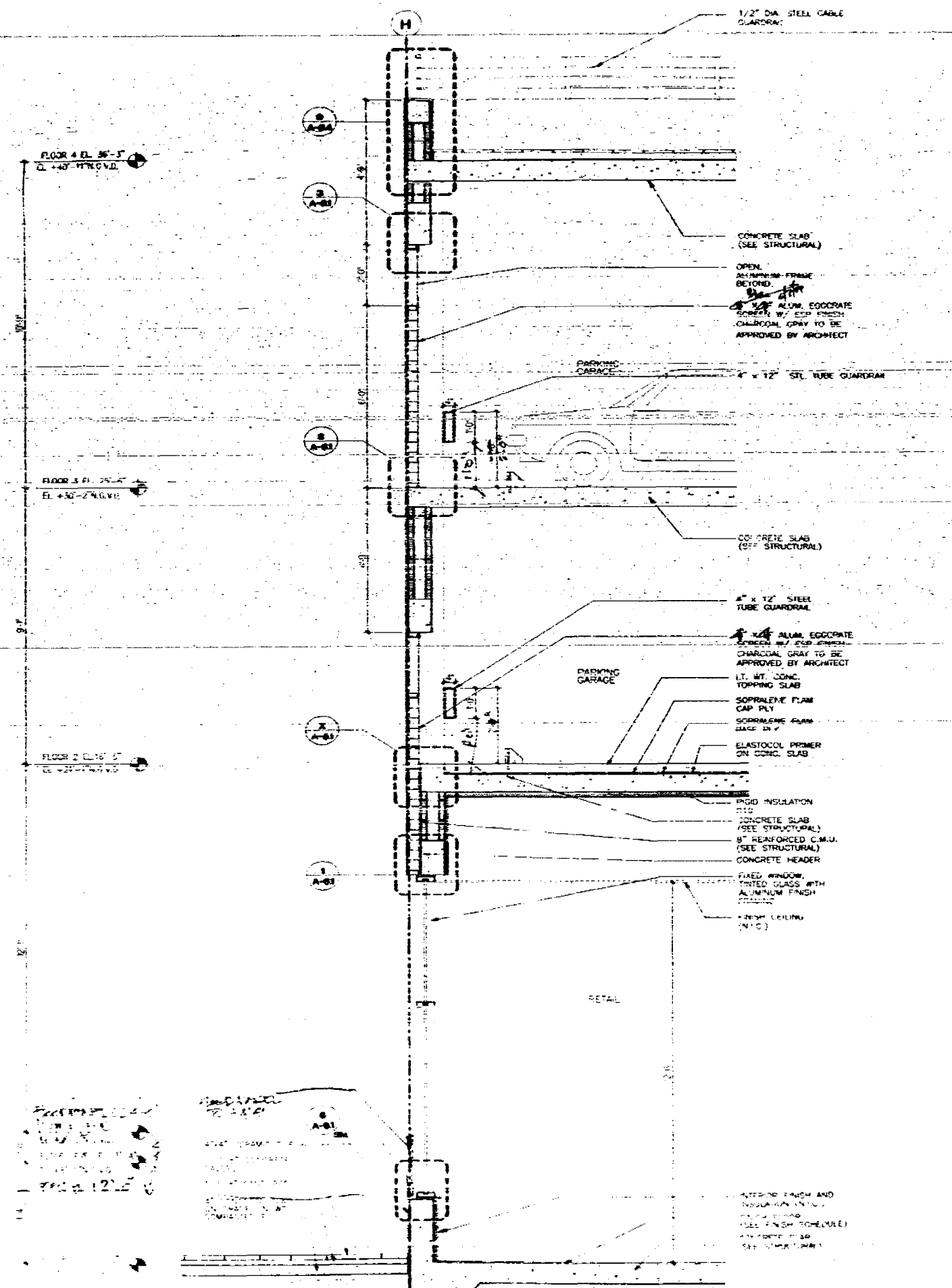
CONSTRUCTION DOCUMENTS
 Office Registration # AA 0004466
 11/14/05
 11/14/05
 11/14/05
 11/14/05

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

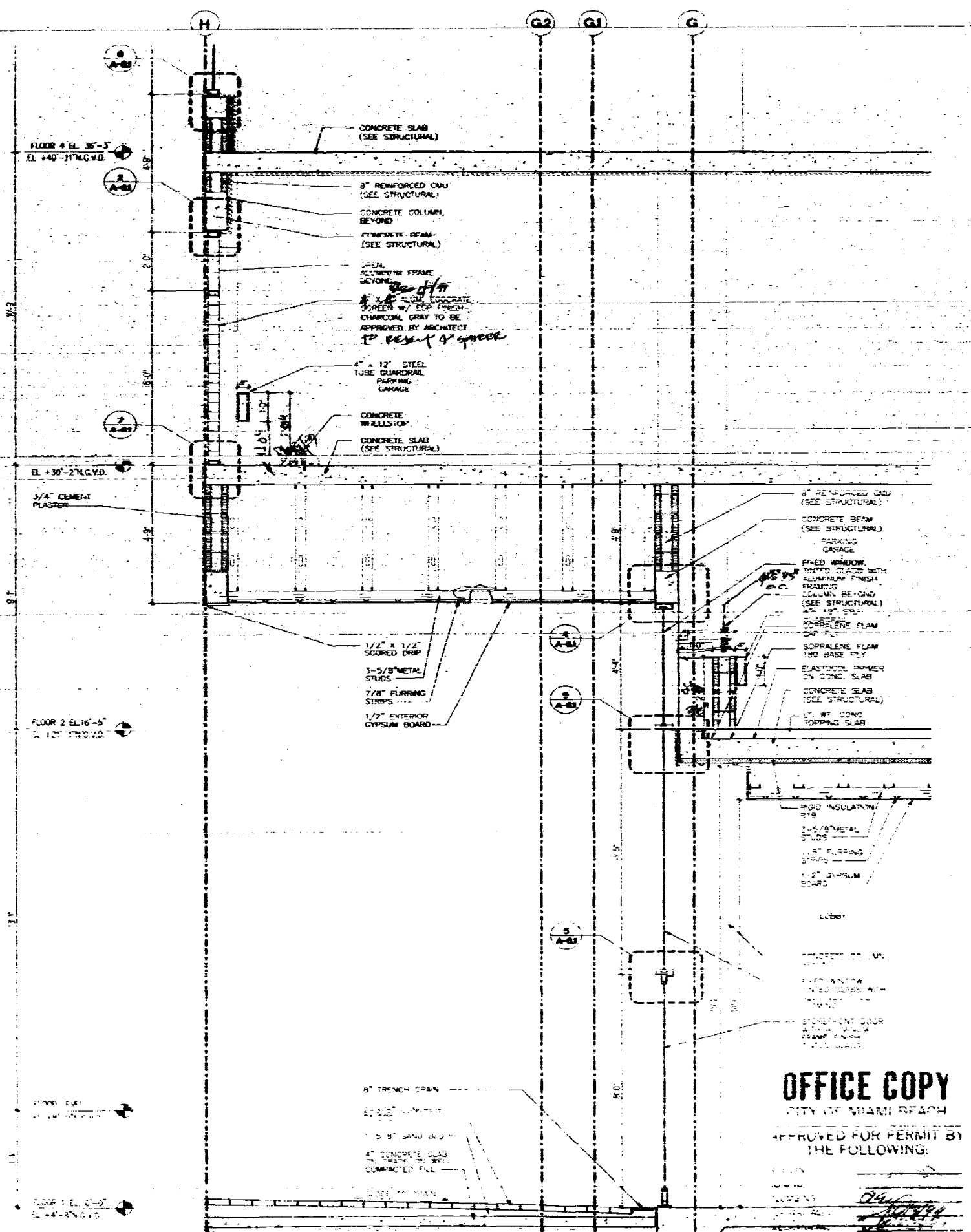
DATE: _____
 SIGNATURE: _____
 TITLE: _____
 ORGANIZATION: _____

Sheet No. **A-4.4**
WALL SECTIONS

119 WASHINGTON AVENUE



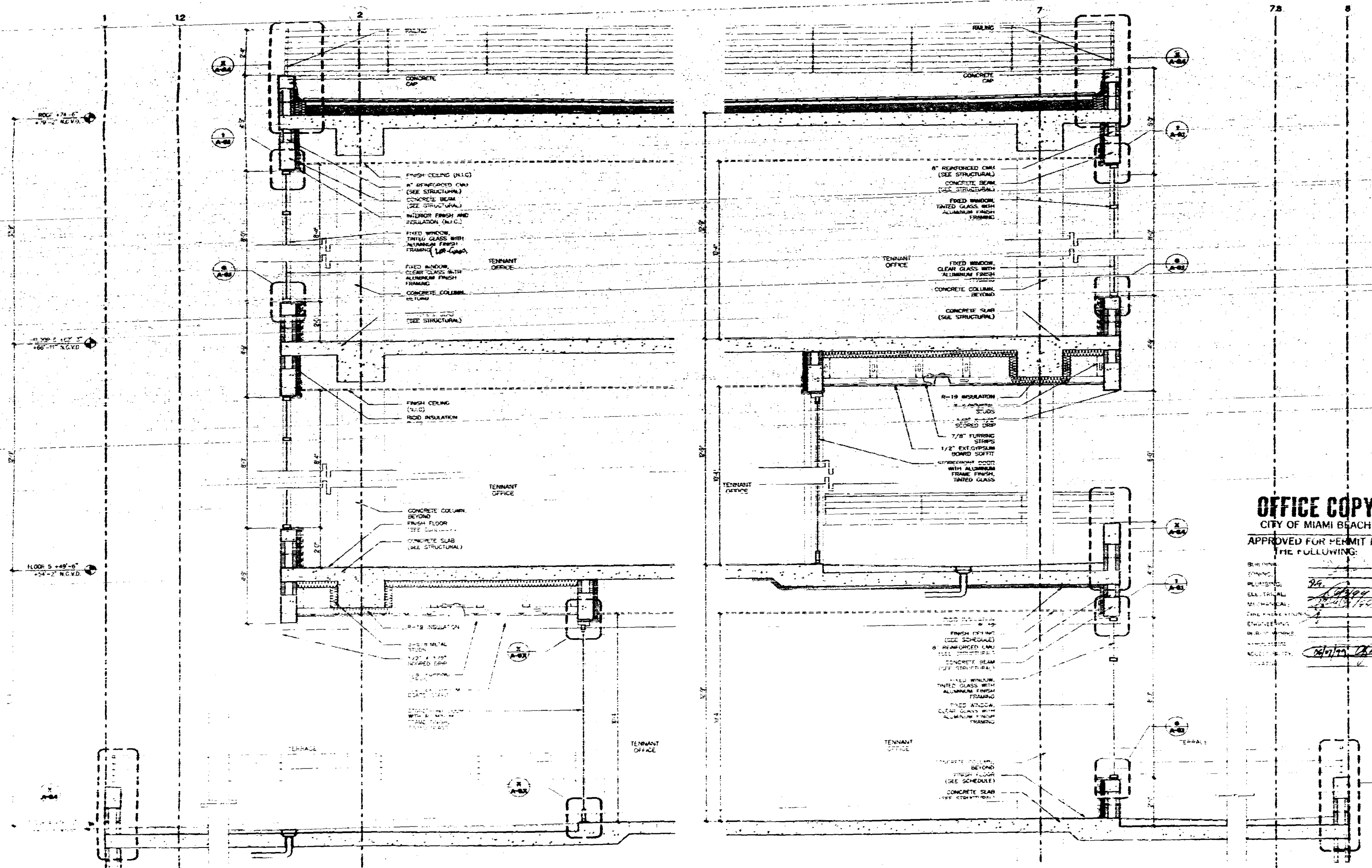
WALL SECTION



WALL SECTION

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

DATE: _____
 SIGNATURE: _____
 TITLE: _____
 ORGANIZATION: _____

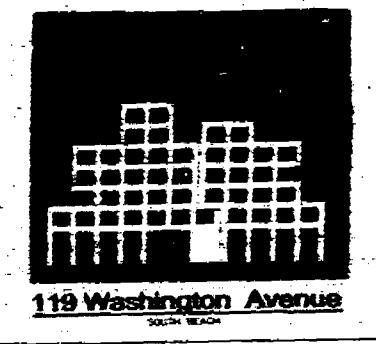


WALL SECTION
SCALE 1/2"=1'-0"

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

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

ENGINEER	
ARCHITECT	
LANDSCAPE ARCHITECT	
GEOTECHNICAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
PLUMBING ENGINEER	
STRUCTURAL ENGINEER	
ENVIRONMENTAL ENGINEER	
SOILS ENGINEER	
WATER ENGINEER	
WIND ENGINEER	
AVIATION ENGINEER	
TRANSPORTATION ENGINEER	
TRAVEL ENGINEER	
RECREATION ENGINEER	
CONSTRUCTION ENGINEER	
CONSTRUCTION INSPECTOR	
CONSTRUCTION SUPERVISOR	
CONSTRUCTION MANAGER	
CONSTRUCTION ASSISTANT	
CONSTRUCTION OFFICER	
CONSTRUCTION CLERK	
CONSTRUCTION LABORER	
CONSTRUCTION OPERATOR	
CONSTRUCTION MAINTENANCE	
CONSTRUCTION SUPERVISOR	
CONSTRUCTION MANAGER	
CONSTRUCTION ASSISTANT	
CONSTRUCTION OFFICER	
CONSTRUCTION CLERK	
CONSTRUCTION LABORER	
CONSTRUCTION OPERATOR	
CONSTRUCTION MAINTENANCE	



119 Washington Avenue
MIAMI BEACH, FLORIDA 33139

ARQUITECTONICA
ARCHITECTS
1199 S.W. 15TH AVENUE
MIAMI, FL 33135
TEL: (305) 372-1822
FAX: (305) 372-1175

STRUCTURAL ENGINEER
B. V. PRINZ ASSOCIATES, INC.
1300 S.W. 15TH AVENUE, SUITE 200
MIAMI, FL 33135
(305) 375-1911 FAX: (305) 375-1919

MECHANICAL ENGINEER
MEC
4141 NE 28TH AVENUE, SUITE 107
MIAMI, FL 33127
(305) 374-8000

FLORIDA ENGINEERING SERVICES
34199 SW 28TH STREET
NORTH MIAMI BEACH, FL 33180
(305) 653-6212 FAX: (305) 653-6222

CIVIL ENGINEER
ARCANT CONSULTANTS, INC.
3000 S. SW 28TH AVENUE, SUITE 370
MIAMI, FL 33135
(305) 678-1911 FAX: (305) 678-1919

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
1800 SW 85TH ST.
MIAMI, FL 33143
(305) 555-0000 FAX: (305) 555-0000

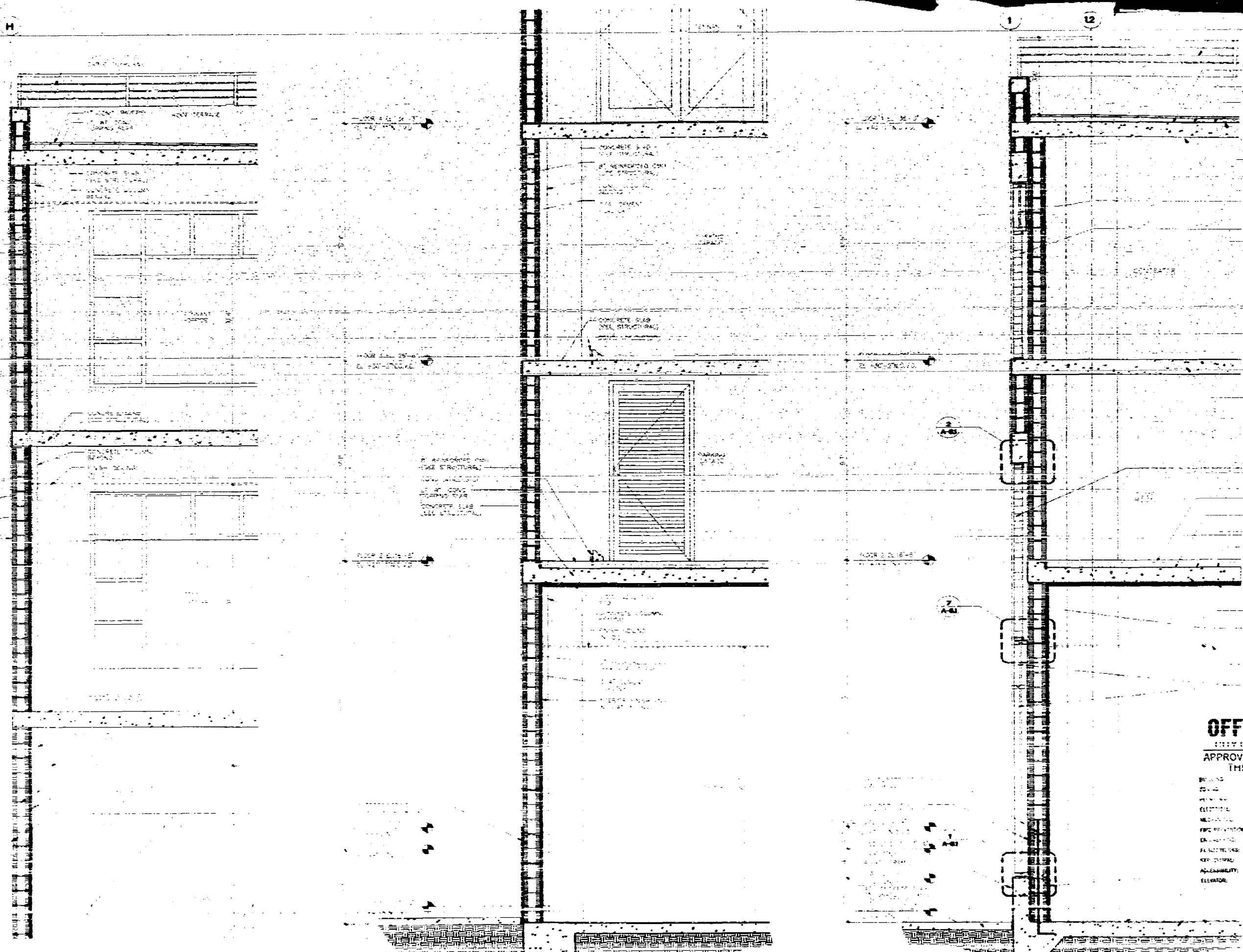
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
200 NW 170 ST.
NORTH MIAMI BEACH, FL 33180
(305) 943-9883 FAX: (305) 943-9883

CONSTRUCTION DOCUMENTS

Office Registration AAA 000044
Drawn by: M.A.J. Approved by: J.P.C.
Permit Set: 2008-011
Revision: 1/08

Sheet No. **A-4.5**

OFFICE SECTIONS



Atlantic Center
 ARCHITECT

ARQUITECTONICA
 STRUCTURAL ENGINEER

G. V. PEREZ ASSOCIATES, INC.
 STRUCTURAL ENGINEER

FLORIDA ENGINEERING SERVICES
 ENGINEER

ABOM CONSULTANTS, INC.
 CONSULTANT

CECANTIC DESIGNS, INC.
 ARCHITECT

INTERCOUNTY LABORATORIES, INC.
 LABORATORY

CONSTRUCTION DOCUMENTS

OFFICE COPY

APPROVED FOR PERMIT BY THE FOLLOWING:

- MECHANICAL
- ELECTRICAL
- PLUMBING
- PAINTING
- CONCRETE
- FOUNDATION
- GENERAL CONTRACTOR

A-4.7

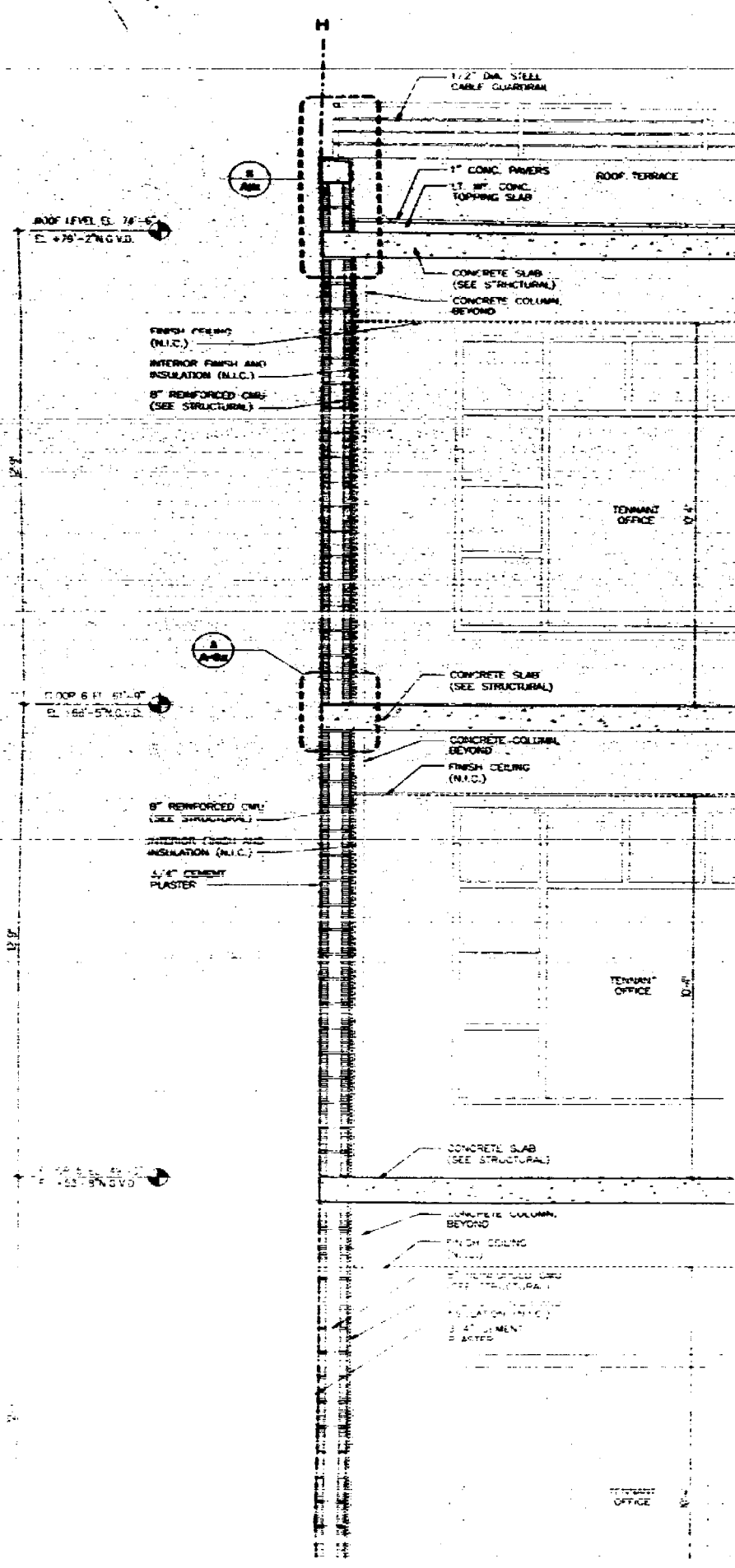
WALL SECTIONS

REVISIONS

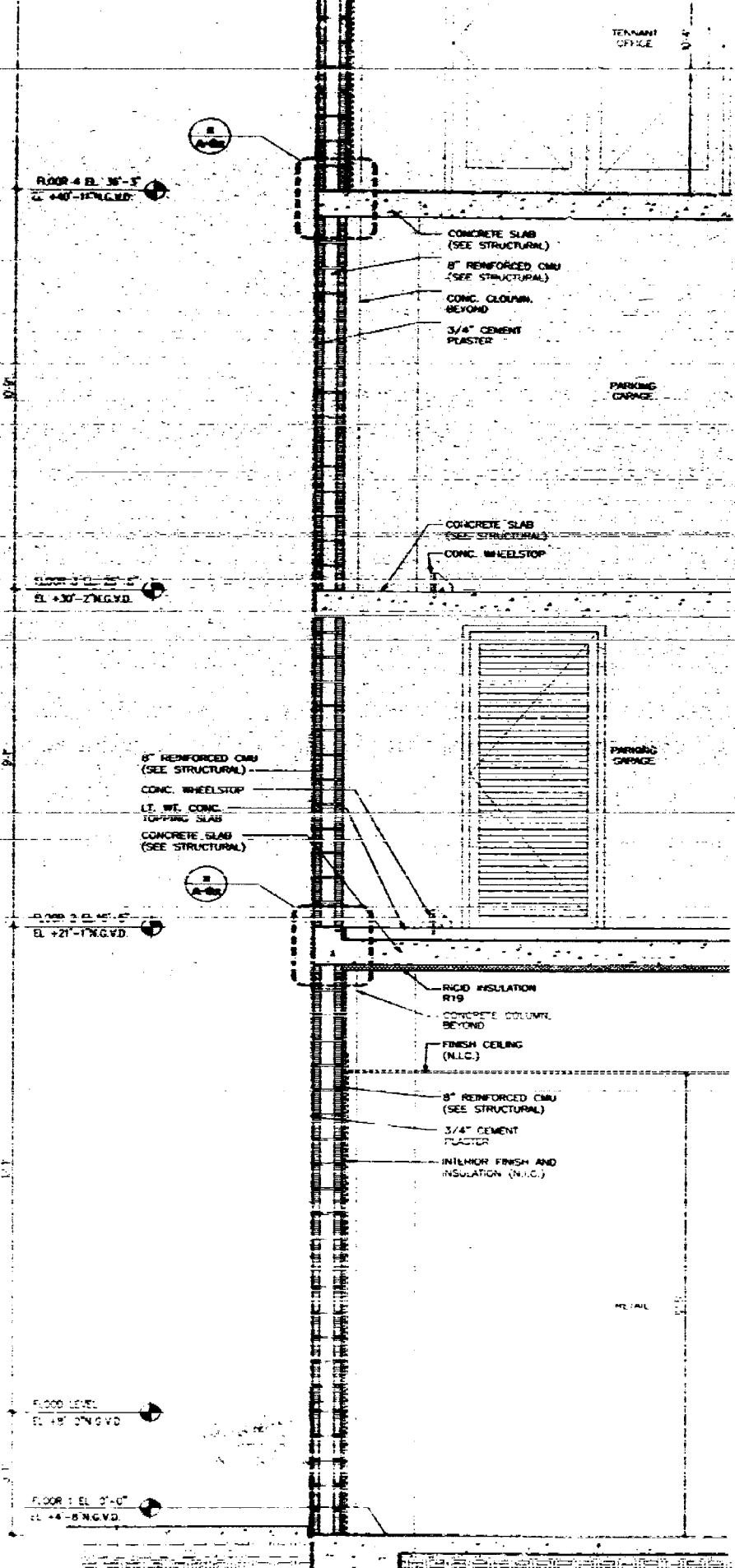
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WALL SECTION

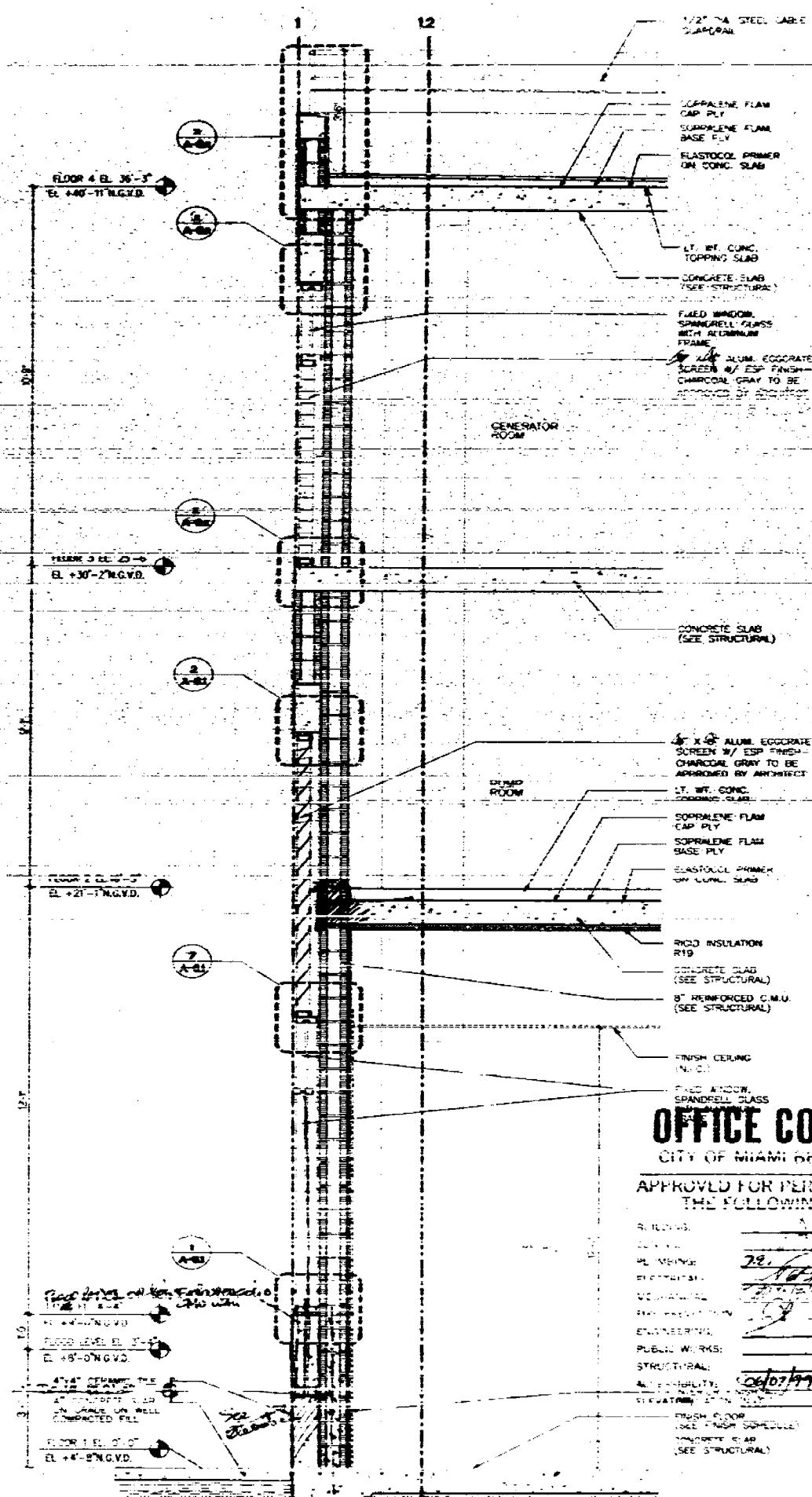
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WALL SECTION



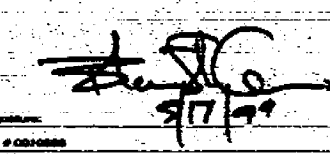
WALL SECTION



WALL SECTION



119 Washington Avenue
MIAMI BEACH, FL 33139



ARCHITECT

ARCHITECTONICA
2800 BROADWAY
MIAMI BEACH, FL 33139
TEL: (305) 572-1112
FAX: (305) 572-1118

STRUCTURAL ENGINEER

G. V. PIREZ ASSOCIATES, INC.
1280 CORAL WAY, SUITE 202
MIAMI BEACH, FL 33140
(305) 551-4000 FAX (305) 551-2000

MEP

IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI BEACH, FL 33137
(305) 572-8200

FLORIDA ENGINEERING SERVICES
24344 182ND STREET
MIDDLEBURGH BEACH, FL 32909
(305) 633-0212 FAX (305) 633-0222

CIVIL ENGINEER

ARBIT CONSULTANTS, INC.
9000 S. DIDES AND BLVD., SUITE 370
MIAMI, FL 33140
(305) 576-1011 FAX (305) 576-1010

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
3801 SW 157 ST
MIAMI BEACH, FL 33140
(305) 551-0000 FAX (305) 551-0001

GEOTECHNICAL CONSULTANT

INTERCOUNTY LABORATORIES, INC.
3225 NW 178 ST
NORTH MIAMI BEACH, FL 33162
(305) 951-0000 FAX (305) 951-0000

CONSTRUCTION DOCUMENTS

Office Registration #AA 0000485
Project No. 01-09
Approved by: *[Signature]* Date: 01/14/09
Checked by: *[Signature]* Date: 01/14/09
Reviewed by: *[Signature]* Date: 01/14/09

OFFICE COPY

CITY OF MIAMI BEACH

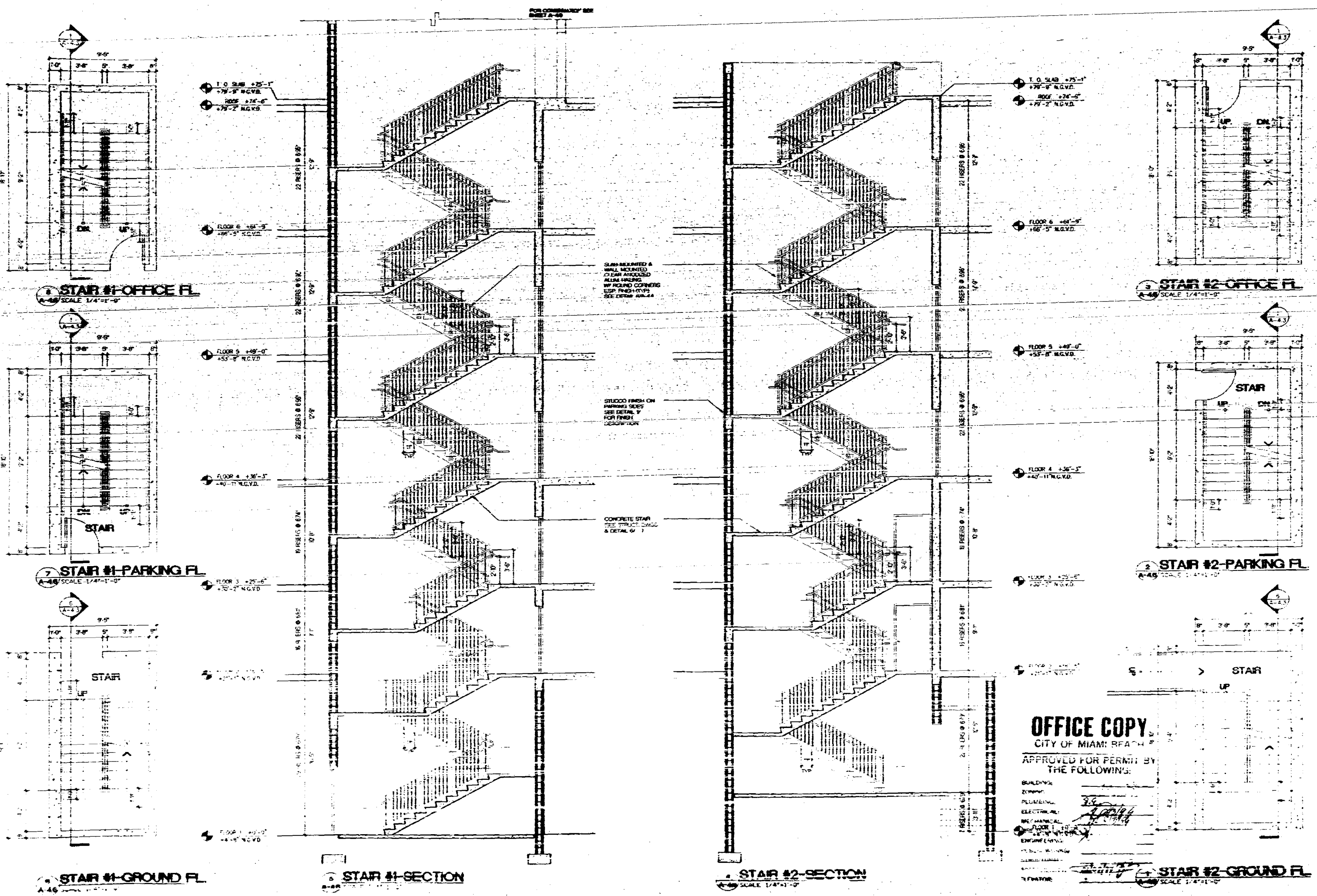
APPROVED FOR PERMIT BY THE FOLLOWING:

[Signature]

A-47

1/10/09

WALL SECTIONS



[Signature]
ARCHITECT

ARQUITECTONICA
119 WASHINGTON AVENUE
SOUTH BEACH, FL 33139
TEL: (305) 670-1972
FAX: (305) 670-1973

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
1800 S. PALM BEACH BLVD., SUITE 200
MIAMI, FL 33145
(305) 375-1200 FAX: 305-375-1201

MEP
MEPCO
4541 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 572-8025

FLORIDA ENGINEERING SERVICES
34 1967 188th STREET
NORTH MIAMI BEACH, FL 33162
(305) 945-0217 FAX: (305) 945-0223

CIVIL ENGINEER
AGOST CONSULTANTS, INC.
1800 S. PALM BEACH BLVD., SUITE 200
MIAMI, FL 33145
(305) 375-1211 FAX: 375-1210

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
8000 SW 12th ST.
MIAMI, FL 33156
(305) 655-5000 FAX: 655-5020

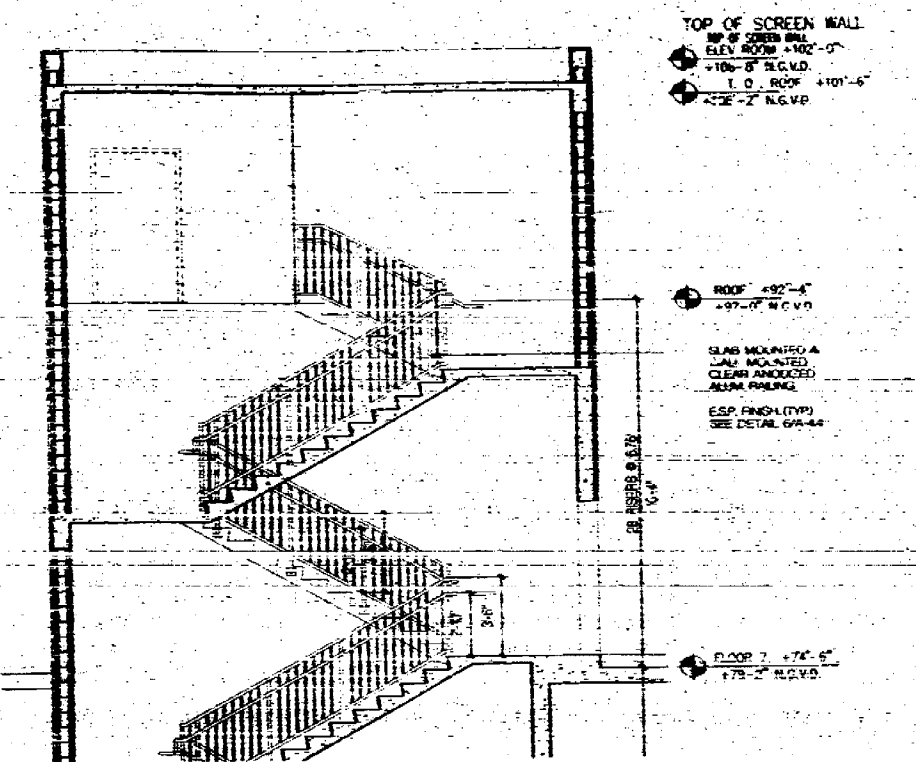
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 17th ST.
NORTH MIAMI BEACH, FL 33162
(305) 945-6400 FAX: 945-6400

CONSTRUCTION DOCUMENTS

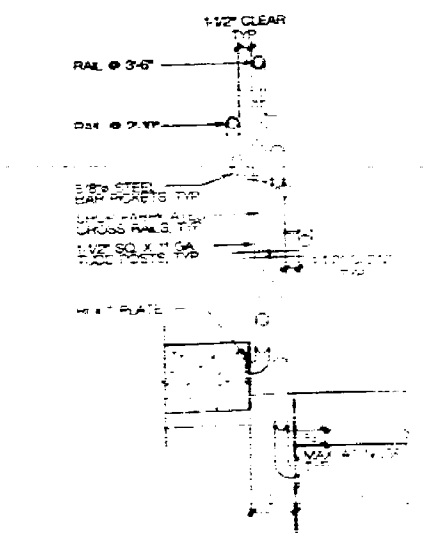
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Date: 11-13-99
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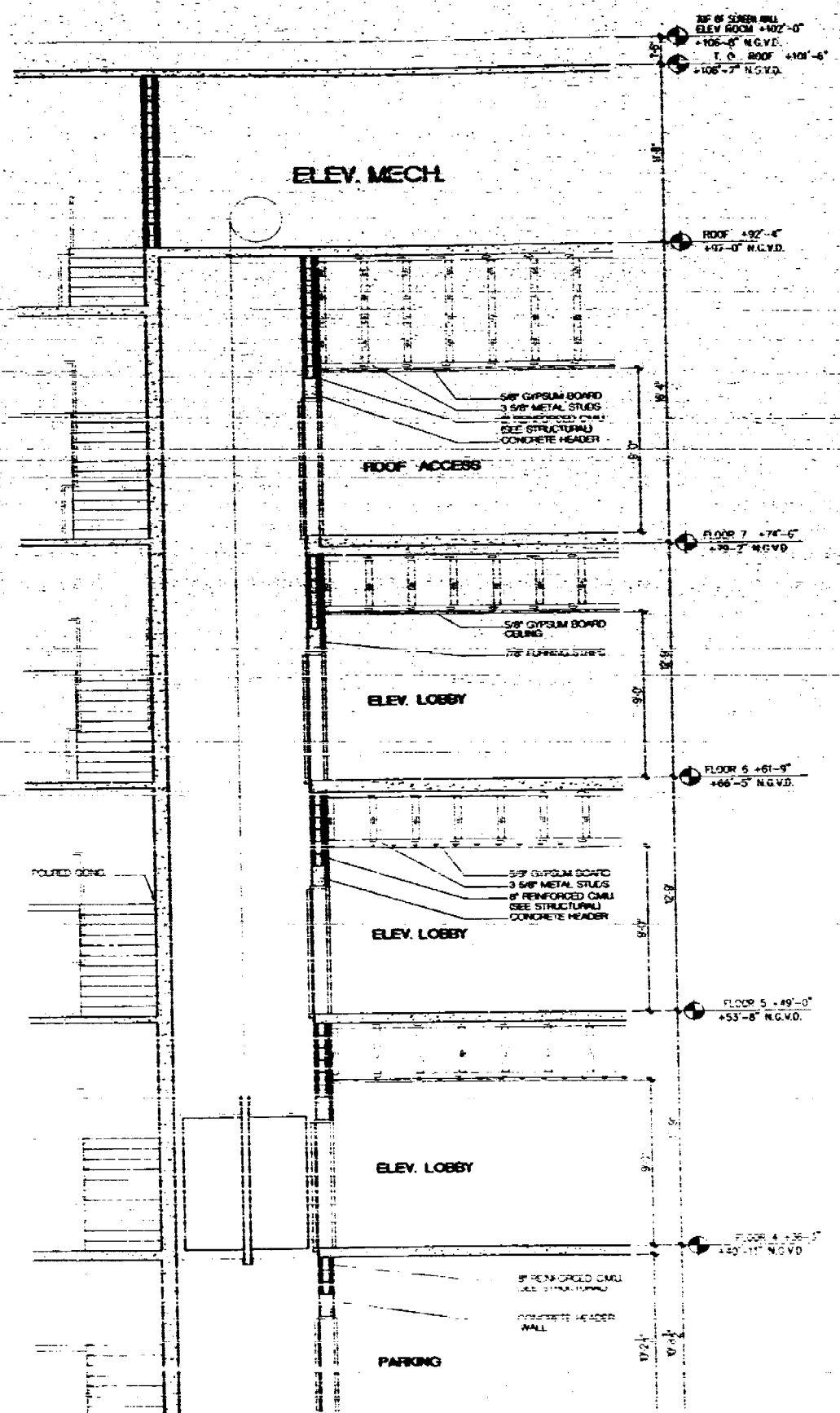
STAIRS SECTION



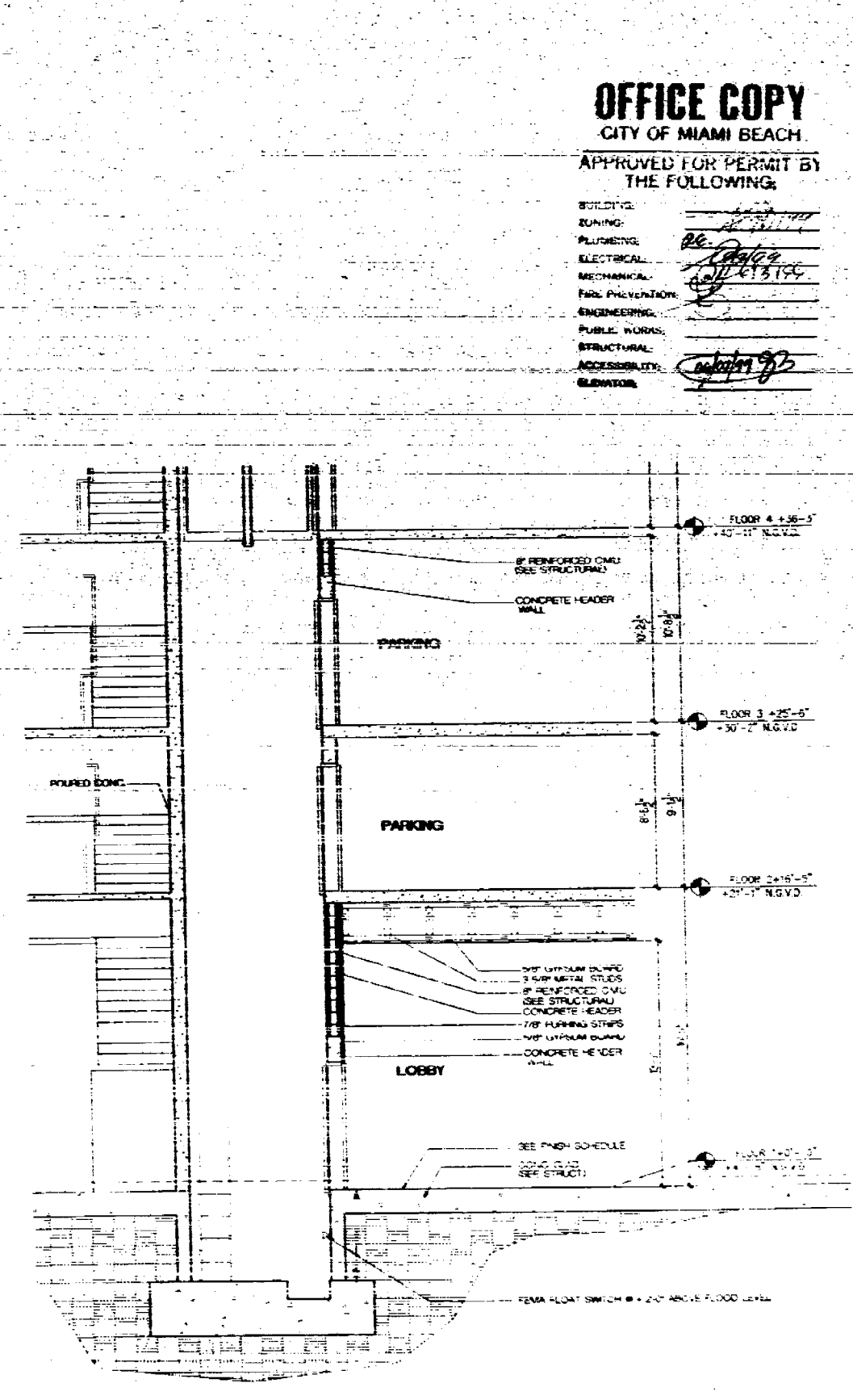
3 STAIR SECTION AT ELEV. MECH ROOM
SCALE 1/4" = 1'-0"



4 STAIR DETAIL
SCALE 1/4" = 1'-0"



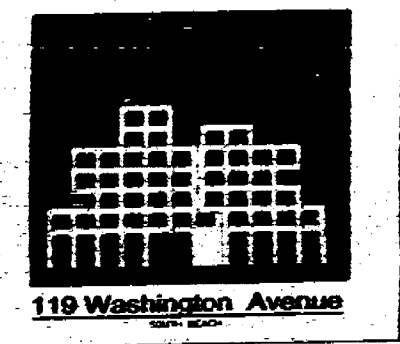
5 PARTIAL ELEVATOR SECTION
SCALE 1/4" = 1'-0"



6 PARTIAL ELEVATOR SECTION
SCALE 1/4" = 1'-0"

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

PLUMBING	<i>[Signature]</i>
ELECTRICAL	<i>[Signature]</i>
Mechanical	<i>[Signature]</i>
Public Works	<i>[Signature]</i>
Structural	<i>[Signature]</i>
Accessibility	<i>[Signature]</i>
Electrician	<i>[Signature]</i>



[Signature]
ARCHITECT

ARQUITECTONICA
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139
(305) 551-1194

STRUCTURAL ENGINEER
G. V. PINEZ ASSOCIATES, INC.
3095 CORAL WAY, SUITE 302
MIAMI, FL 33134
(305) 654-4184 FAX (305) 654-2878

MEP
MEC
4545 W. 29th AVENUE, SUITE 107
MIAMI, FL 33155
(305) 575-8250

FLORIDA ENGINEERING SERVICES
34101 188th STREET
NORTH MIAMI BEACH, FL 33189
(305) 653-6212 FAX (305) 659-6222

CIVIL ENGINEER
ASOMT CONSULTANTS, INC.
6400 S. DIXIE AVENUE, SUITE 209
MIAMI, FL 33156
(305) 593-9071 FAX (305) 593-7676

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
6863 SW 81 ST.
MIAMI, FL 33149
(305) 550-8882 FAX (305) 550-8438

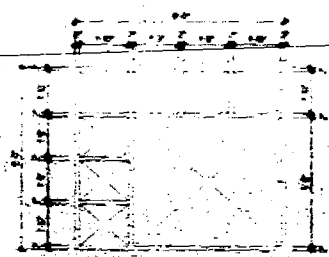
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 170 ST.
NORTH MIAMI BEACH, FL 33189
(305) 661-6483 FAX (305) 661-3422

CONSTRUCTION DOCUMENTS

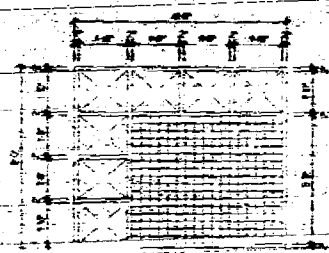
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Issue Date: 01-15-99 Project No. 2700
Drawing No. 48.11.01 Amendment #1A.01
Prepared by: JWS/BJJ
Checked by: JWS/BJJ
Date: 01/15/99

Sheet No. **A-49**

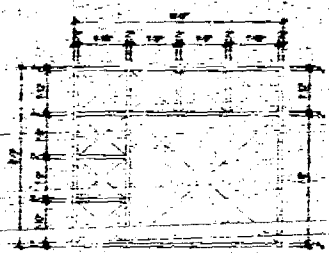
ELEVATOR SECTION



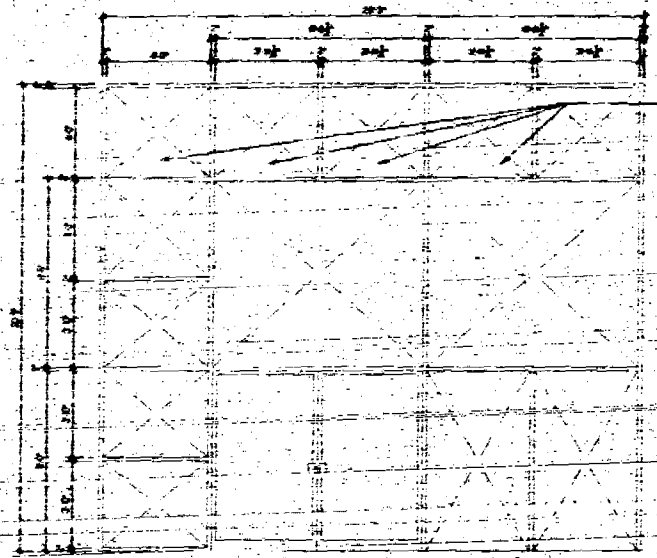
(A) FIXED SPANDREL GLASS
PRODUCT APPROVAL # X



(A) EGG CRATE LOUVER WITH FIXED SPANDREL GLASS
PRODUCT APPROVAL # X



(B) FIXED CLEAR GLASS WINDOW
PRODUCT APPROVAL # X

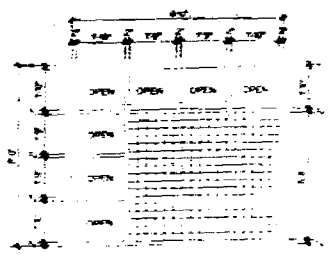


(C) FIXED STOREFRONT WINDOWS WITH ENTRY DOORS
PRODUCT APPROVAL # X

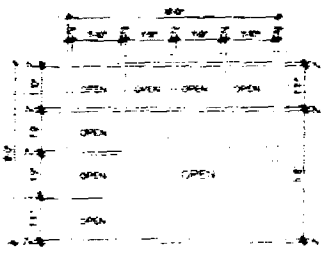
SPANDREL GLASS

WINDOW SCHEDULE

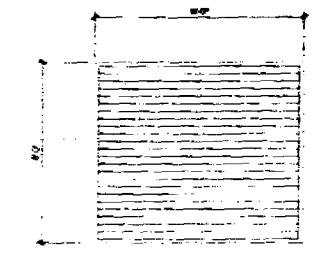
KEY	TYPE	WIDTH	HEIGHT	MATERIAL	LOCATION
(A)	SPANDREL GLASS	8'-0"	8'-0"		RETAIL LEVEL
(A)	SPANDREL GLASS	8'-0"	8'-0"	W/ EGG CRATE	2ND-3RD PARKING LEVEL
(B)	STANDARD	8'-0"	8'-0"		REGULATED 5TH-6TH FLOOR OFFICE
(E)	CLEAR WITH SPANDREL	20'-9"	20'-9"		GROUND LOBBY ENTRANCE



(D) EGG CRATE LOUVER
PRODUCT APPROVAL # X



(E) STEEL FRAME MULLION
PRODUCT APPROVAL # X



(F) LOUVER MULLION
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 schedule

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

ARCHITECT: *[Signature]*
 ENGINEER: *[Signature]*
 LANDSCAPE ARCHITECT: *[Signature]*
 GEOTECHNICAL CONSULTANT: *[Signature]*
 INTERCOUNTY LABORATORIES, INC.: *[Signature]*
 ELEVATOR: *[Signature]*



119 Washington Avenue

[Signature]
 ARQUITECTONICA
 119 WASHINGTON AVENUE
 MIAMI, FL 33139
 TEL: (305) 372-1912
 FAX: (305) 372-1178

STRUCTURAL ENGINEER
 G. V. PINEZ ASSOCIATES, INC.
 1280 CORAL WAY, SUITE 200
 MIAMI, FL 33145
 (305) 854-1104 FAX 854-3378

MEP
 MEDIC
 4141 NE 2ND AVENUE, SUITE 107
 MIAMI, FL 33137
 (305) 575-6225

FLORIDA ENGINEERING SERVICES
 24 100 1000 STREET
 NORTH MIAMI BEACH, FL 33180
 (305) 663-0212 FAX (305) 663-0232

CIVIL ENGINEER
 ARDMET CONSULTANTS, INC.
 8000 S. DIXIE AVE. SUITE 300
 MIAMI, FL 33155
 (305) 670-1011 FAX 670-0700

LANDSCAPE ARCHITECT
 GEOMANTIC DESIGNS, INC.
 4800 SW 81 ST.
 MIAMI, FL 33149
 (305) 665-4088 FAX 665-4420

GEOTECHNICAL CONSULTANT
 INTERCOUNTY LABORATORIES, INC.
 300 NW 170 ST.
 NORTH MIAMI BEACH, FL 33180
 (305) 661-0400 FAX 661-4400

CONSTRUCTION DOCUMENTS

City of Miami Beach
 1200 BAY ST. MIAMI BEACH, FL 33139
 (305) 375-1000

Project No. 07-000
 Drawing No. A-53

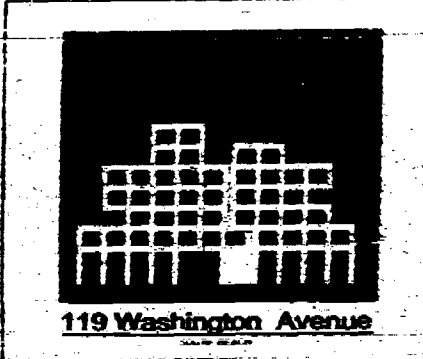
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Sheet No. A-53

WINDOW + LOUVER SCHEDULE

15005

MATERIAL LEGEND						
1	1. UNFINISHED STRUC. WALL					
2	2. FINISH					
3	3. 1/2" THICK STAINLESS STEEL PLATE FASTENED AT 2' ON 2' MAX. SEE ACCORDING TO INT. SCHED.					
4	4. FINISH					
5	5. FINISH					
6	6. 1/2" THICK STAINLESS STEEL PLATE FASTENED AT 2' ON 2' MAX. SEE ACCORDING TO INT. SCHED.					
7	7. FINISH					
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100	100. FINISH					



Signature: *[Handwritten Signature]*
 Date: 9/17/99
 Title: ARCHITECT

ARGUTECTONICA
 119 WASHINGTON AVENUE
 MIAMI, FL 33139
 TEL: (305) 372-1832
 FAX: (305) 372-1178

STRUCTURAL ENGINEER
G. V. PINEZ ASSOCIATES, INC.
 2000 S.W. 15TH AVENUE, SUITE 200
 MIAMI, FL 33135
 (305) 375-0000 FAX: (305) 375-0000

MEP
 119 WASHINGTON AVENUE SUITE 107
 MIAMI, FL 33139
 (305) 375-0000

FLORIDA ENGINEERING SERVICES
 3135E 28TH STREET
 NORTH MIAMI BEACH, FL 33156
 (305) 853-8532 FAX: (305) 853-8532

CIVIL ENGINEER
ABZMET CONSULTANTS, INC.
 2000 S.W. 15TH AVENUE, SUITE 200
 MIAMI, FL 33135
 (305) 375-0000 FAX: (305) 375-0000

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 2000 S.W. 15TH AVENUE, SUITE 200
 MIAMI, FL 33135
 (305) 375-0000 FAX: (305) 375-0000

GEOTECHNICAL CONSULTANT
INTERCOUNTRY LABORATORIES, INC.
 700 NW 17th ST
 NORTH MIAMI BEACH, FL 33156
 (305) 853-8532 FAX: (305) 853-8532

CONSTRUCTION DOCUMENTS
 Civil Registration #FAA 0000485

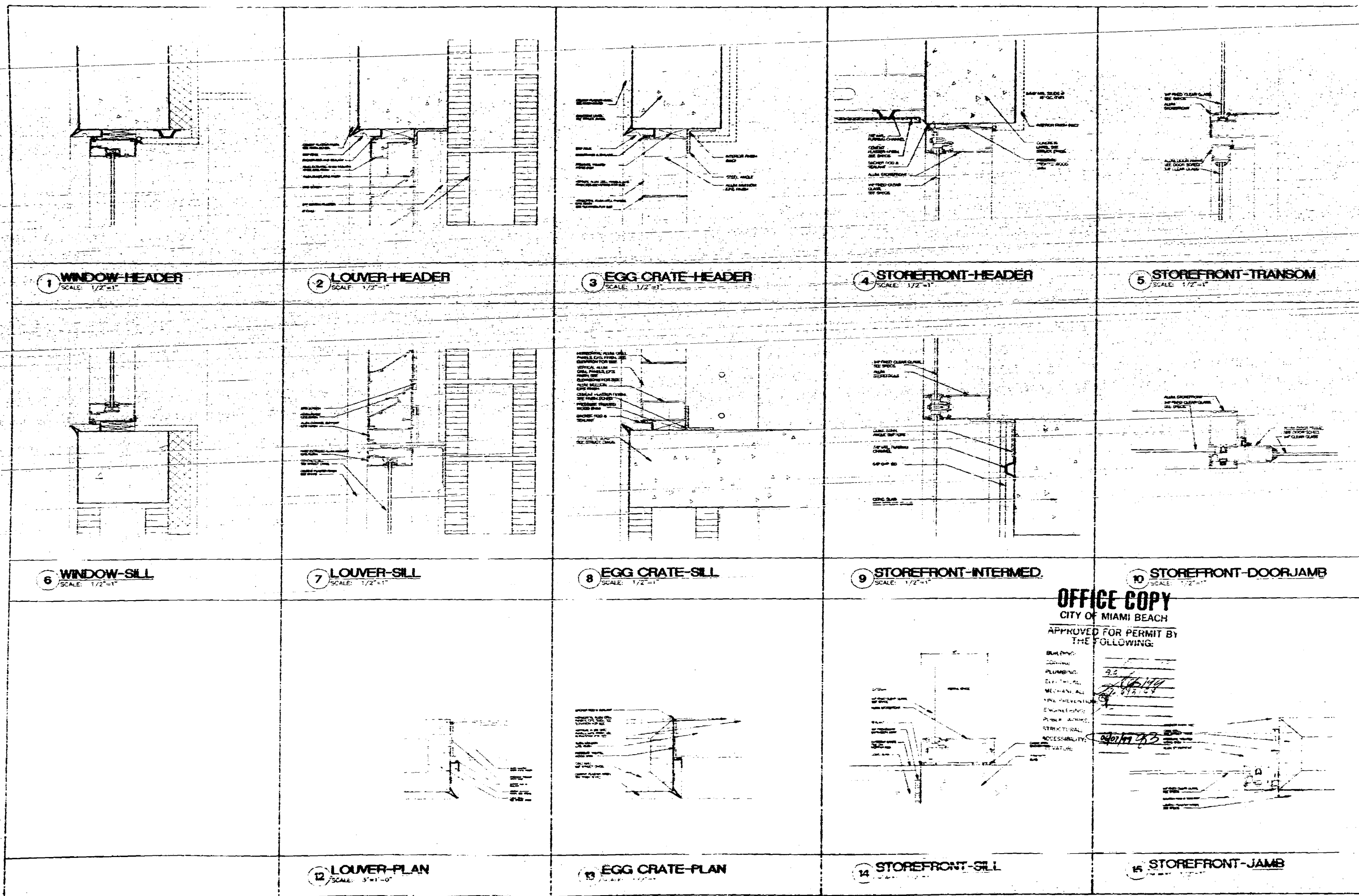
Approved for Permit by: *[Signature]*
 Date: 9/17/99

Sheet No: **A-5.4**

WALL TYPE SCHEDULE

OFFICE COPY
 CITY OF MIAMI BEACH
 Approved for Permit by: *[Signature]*
 Date: 9/17/99

119 WASHINGTON AVENUE



ARQUITECTONICA
 ARCHITECT
 119 WASHINGTON AVENUE
 MIAMI, FL 33139
 TEL (305) 372-1812
 FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
 1300 CORAL WAY, SUITE 202
 MIAMI, FL 33146
 (305) 341-4300 FAX (305) 341-4309

MEP
MEBO
 2441 NE 240th AVENUE SUITE 107
 MIAMI, FL 33157
 (305) 574-0200

FLORIDA ENGINEERING SERVICES
 24 99th STREET
 NORTH MIAMI BEACH, FL 33149
 (305) 953-0212 FAX (305) 953-0222

CIVIL ENGINEER
ARZUMI CONSULTANTS, INC.
 4900 N. WINDYBUSH BLVD., SUITE 300
 MIAMI, FL 33149
 (305) 870-1011 FAX (305) 870-1006

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 6800 SW 21 ST.
 MIAMI, FL 33143
 (305) 655-8888 FAX (305) 655-8828

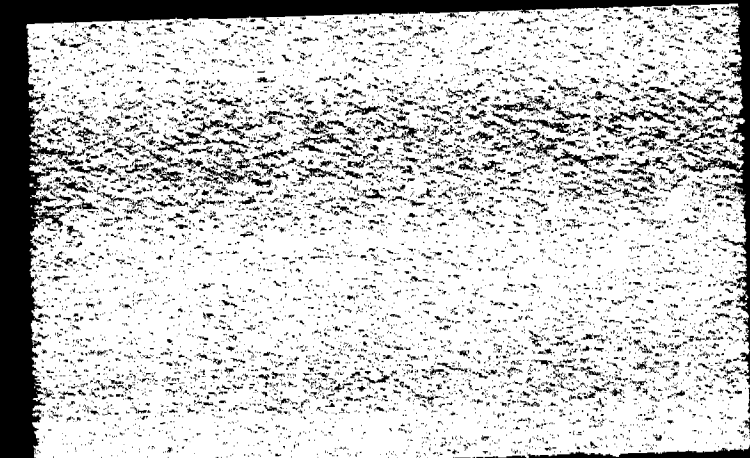
GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
 300 NW 170 ST.
 NORTH MIAMI BEACH, FL 33149
 (305) 951-9900 FAX (305) 951-9900

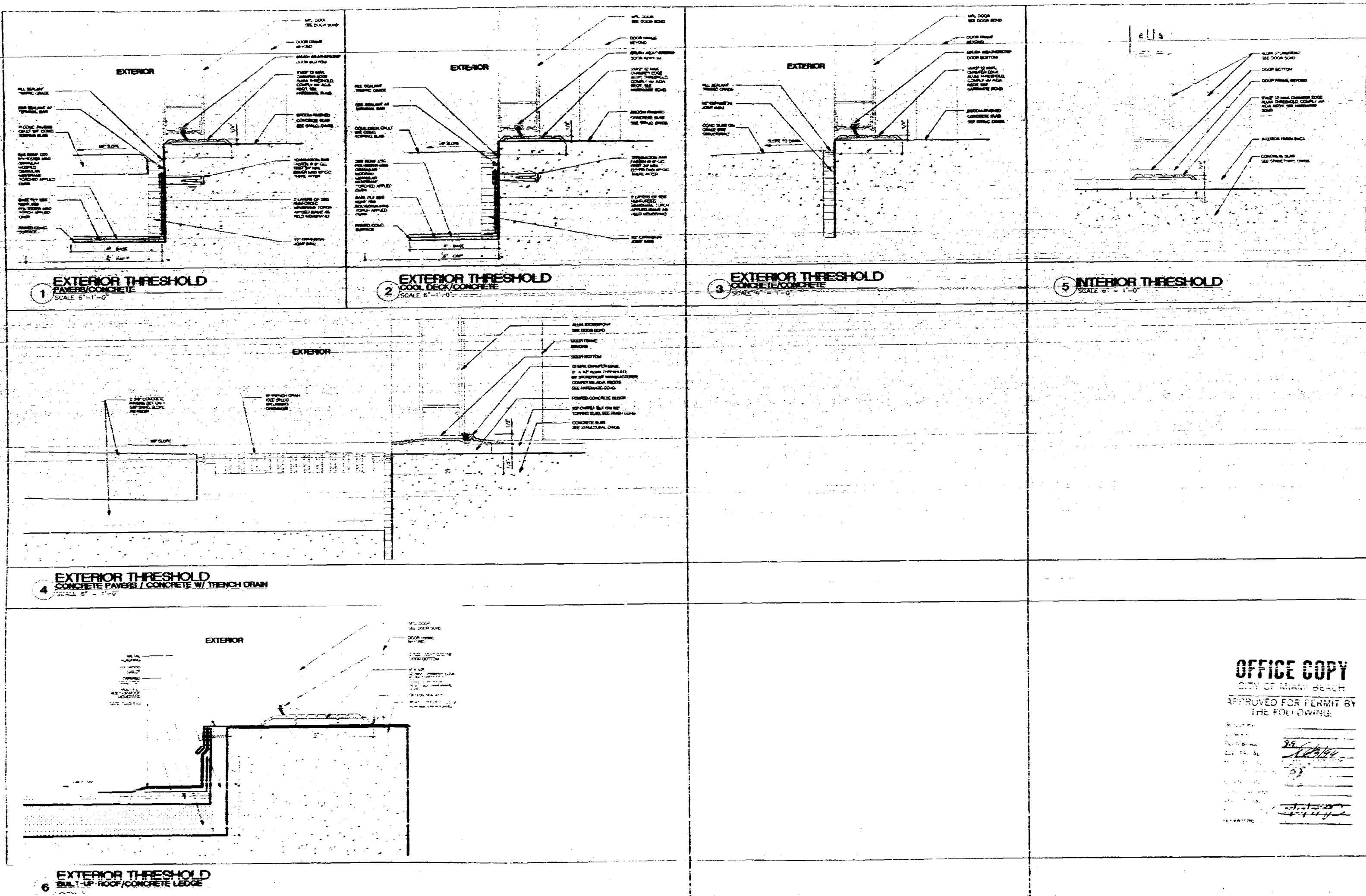
CONSTRUCTION DOCUMENTS
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 11/11/03 11:54 AM Approved by: [Signature]
 11/11/03 11:54 AM Approved by: [Signature]

Sheet No. **A-6.1**

WINDOW-LOUVER DETAILS

11/11/03 11:54 AM





ARCHITECT
[Signature]
DATE: 5/1/99

ARQUITECTONICA
SOUTH BEACH, FLORIDA
119 WASHINGTON AVENUE
ORLANDO, FL 32801
TEL: (407) 271-1872
FAX: (407) 271-1770

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
3885 CORAL WAY, SUITE 202
MIAMI, FL 33137
(305) 855-4101 FAX: (305) 855-2895

MEP
MEPC
4545 W. 19TH AVENUE, SUITE 107
MIAMI, FL 33157
(305) 577-4222

FLORIDA ENGINEERING SERVICES
24101 W. 11TH AVENUE, SUITE 200
NORTH MIAMI BEACH, FL 33488
(305) 855-8212 FAX: (305) 855-8232

CIVIL ENGINEER
ASBENT CONSULTANTS, INC.
3900 N. GARDEN BLVD., SUITE 270
MIAMI, FL 33138
(305) 581-8111 FAX: (305) 581-8111

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
8800 SW 81 ST
MIAMI, FL 33143
(305) 855-4885 FAX: (305) 855-4828

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 N.W. 12TH ST.
NORTH MIAMI BEACH, FL 33169
(305) 851-8485 FAX: (305) 851-4883

CONSTRUCTION DOCUMENTS

Office Registration: FWA 00000405
Issue Date: 01-15-99 Project No: 13746
Drawn by: M. J. A. C. Approved by: [Signature]
Scale: 1/8" = 1'-0" Date: 05/1/99
Rev: 1 of 1

OFFICE COPY

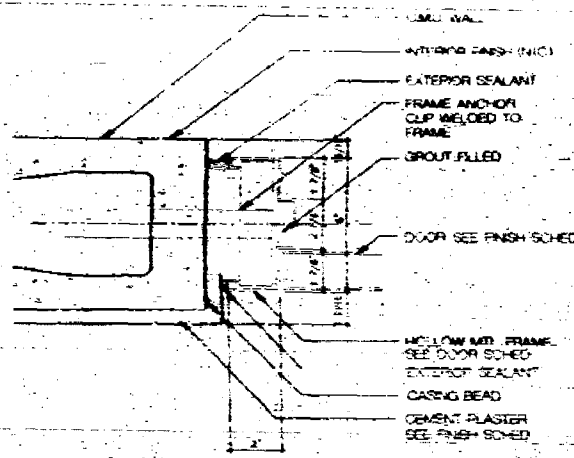
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

City Engineer: [Signature]
City Manager: [Signature]
City Clerk: [Signature]

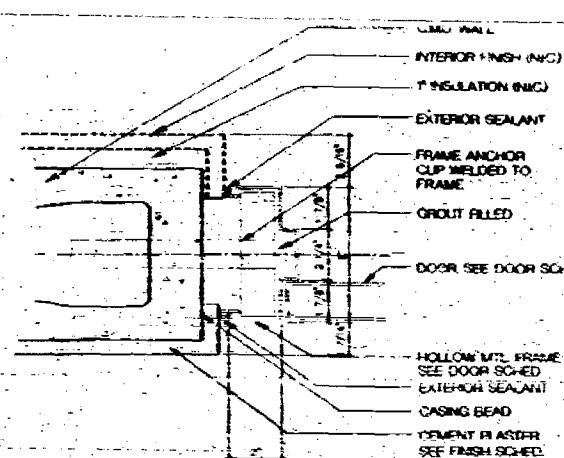
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DOOR
DETAILS

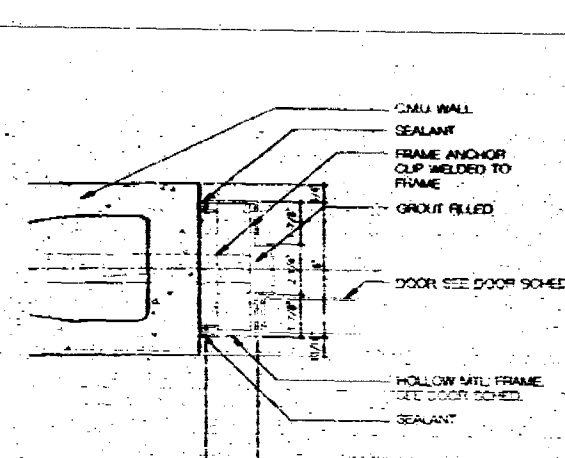
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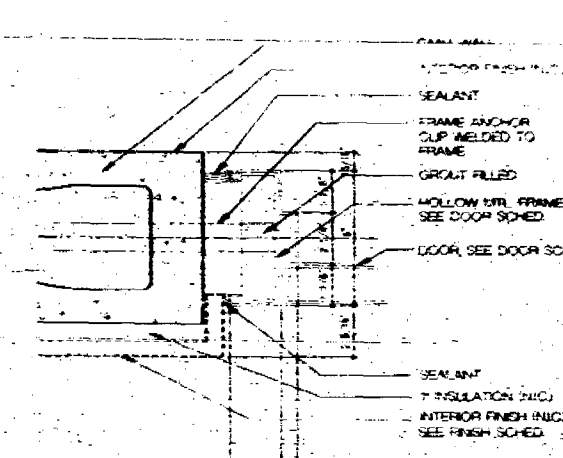
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CMU W/ CEMENT PLASTER - METAL FRAME
SCALE: 3/4" = 1'-0"



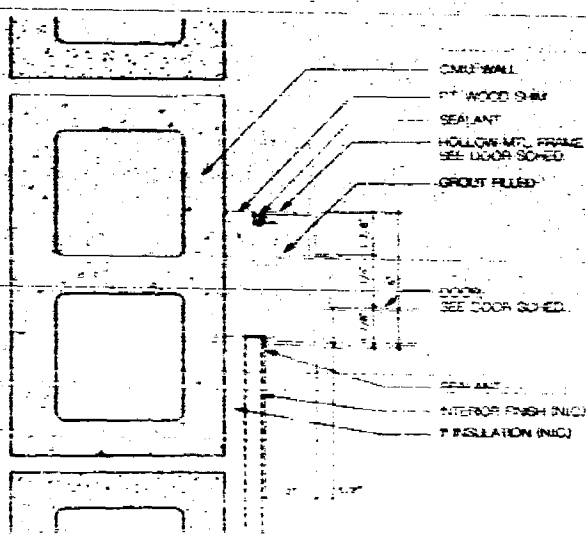
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CMU W/ CEMENT PLASTER - METAL FRAME
SCALE: 3/4" = 1'-0"



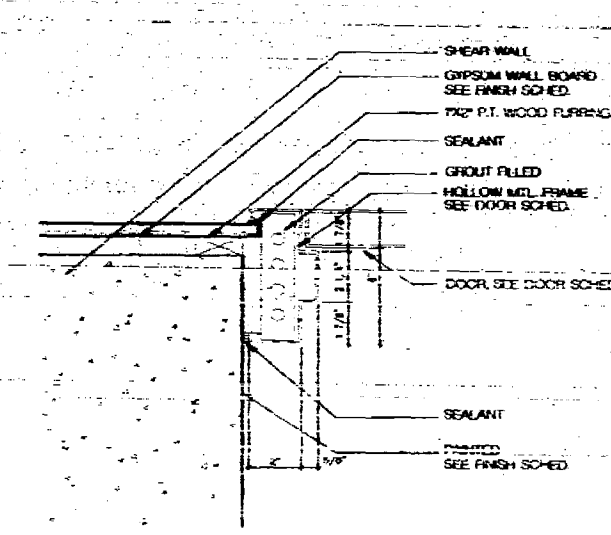
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CMU - METAL FRAME
SCALE: 3/4" = 1'-0"



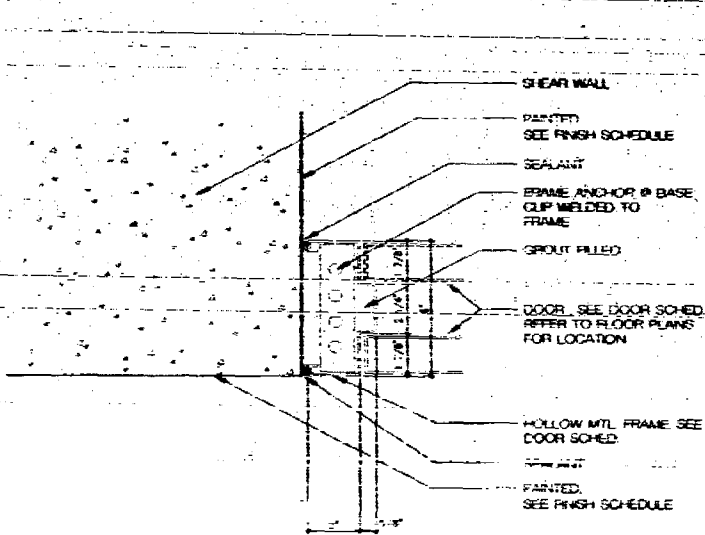
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CMU W/ - METAL FRAME
SCALE: 3/4" = 1'-0"



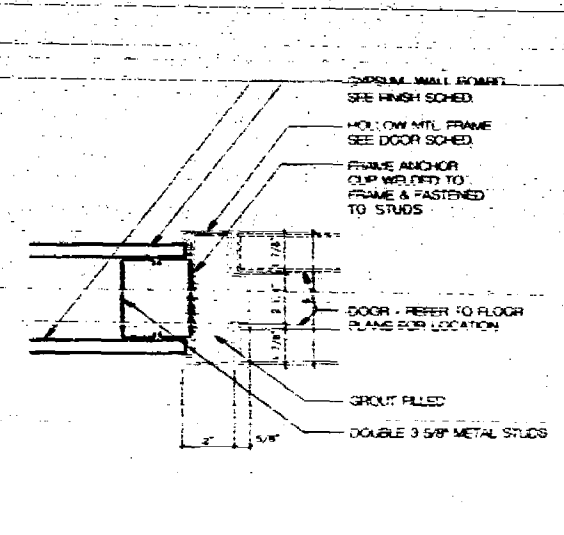
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CMU W/ - METAL FRAME
SCALE: 3/4" = 1'-0"



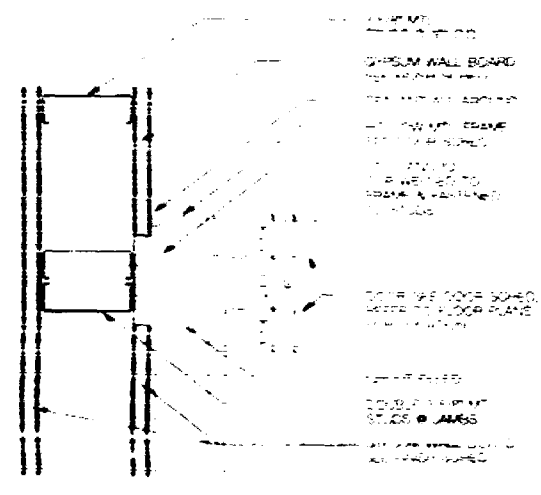
6 INTERIOR JAMB/HEAD
SHEAR WALL W/ PART 2 GWS - METAL FRAME
SCALE: 3/4" = 1'-0"



7 INTERIOR JAMB/HEAD
SHEAR WALL - METAL FRAME
SCALE: 3/4" = 1'-0"



8 INTERIOR JAMB/HEAD
3/8" METAL STUD W/ GWS - METAL FRAME
SCALE: 3/4" = 1'-0"

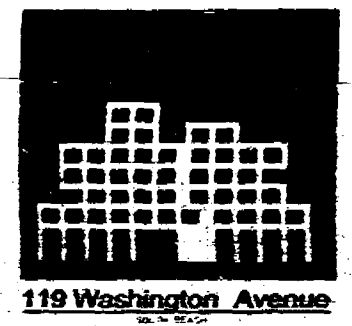


9 INTERIOR JAMB/HEAD
3/8" METAL STUD W/ GWS - METAL FRAME
SCALE: 3/4" = 1'-0"

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

DATE	2/1/99
DESIGNER	[Signature]
CHECKED	[Signature]
APPROVED	[Signature]
DATE	2/1/99
DESIGNER	[Signature]
CHECKED	[Signature]
APPROVED	[Signature]

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



ARQUITECTONICA
119 WASHINGTON AVENUE
MIAMI, FL 33139
TEL: (305) 372-1812
FAX: (305) 372-1777

- STRUCTURAL ENGINEER
G. V. PREZ ASSOCIATES, INC.
1285 CORAL WAY, SUITE 202
MIAMI, FL 33146
(305) 364-1104 FAX 305-32076
- MEP
MDC
1141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33132
(305) 578-8255
- FLORIDA ENGINEERING SERVICES
34 688 188th STREET
NORTH MIAMI BEACH, FL 33160
(305) 653-0212 FAX (305) 653-0232
- CIVIL ENGINEER
ABZMET CONSULTANTS, INC.
9001 S. DIXIE HWY. #100, SUITE 910
MIAMI, FL 33156
(305) 556-9911 FAX 305-556-9910
- LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
6888 SW 81 ST.
MIAMI, FL 33149
(305) 556-8888 FAX 305-6425
- GEOCHEMICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
308 NW 170 ST.
NORTH MIAMI BEACH, FL 33160
(305) 991-2483 FAX 305-1-688

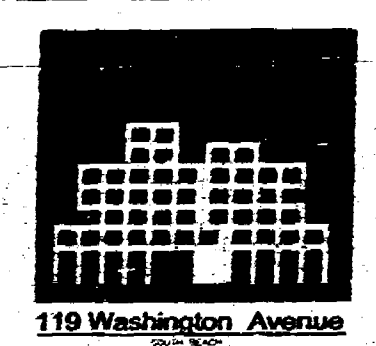
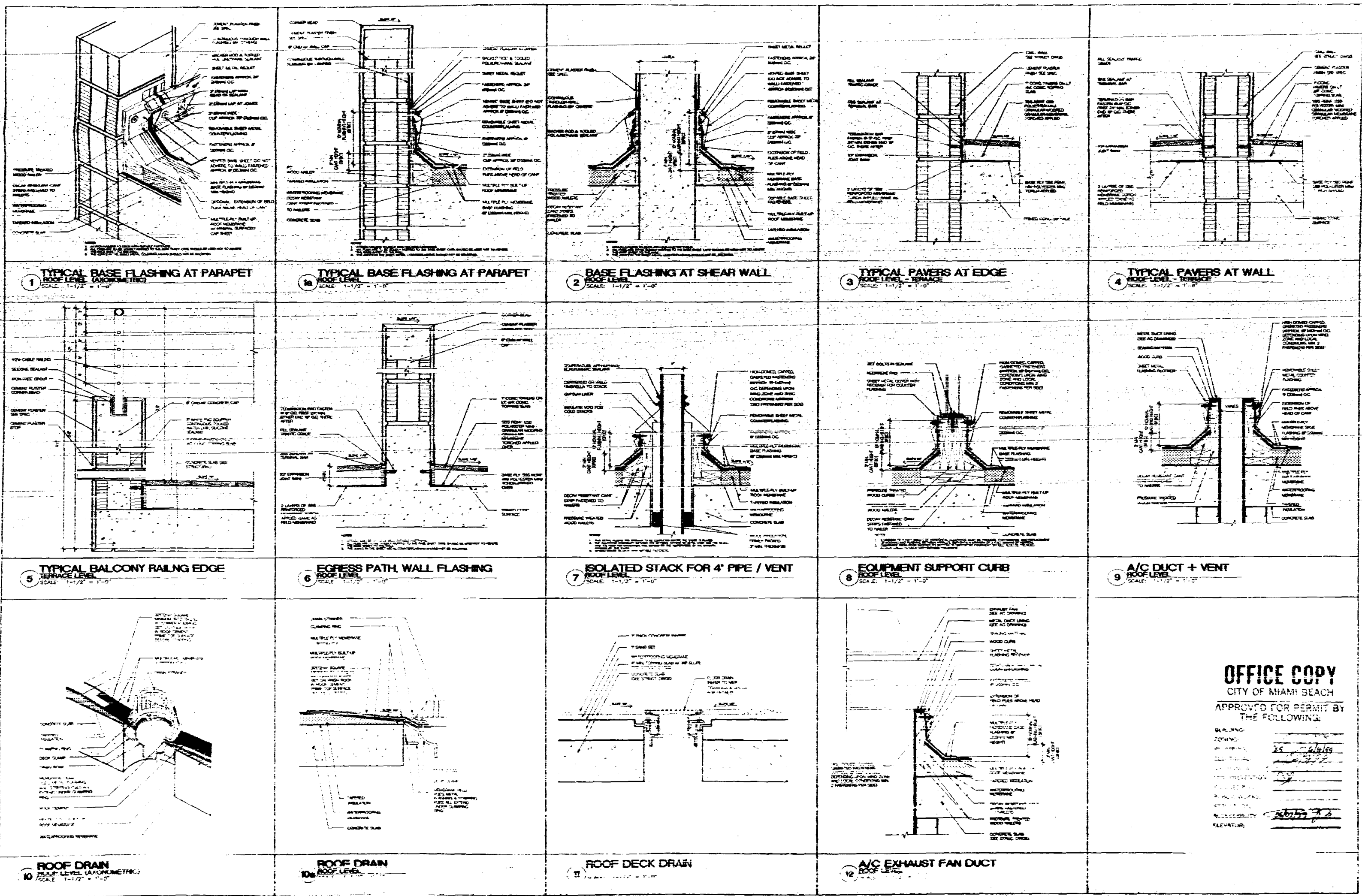
CONSTRUCTION DOCUMENTS

Office Registration #1A 0000405
Issue Date: 01/11/99 Project No.: 3700
Drawn by: M. J. K. Approved by: B.S.C.
Permit Set: 80% CD
Title: [Blank]

Sheet No. A-6.3

DOOR DETAILS

000064



G. V. PIREZ ASSOCIATES, INC.
 1300 CROWN WAY, SUITE 202
 MIAMI, FL 33156
 (305) 664-1194 FAX 855-2870

CIVIL ENGINEER
 G. V. PIREZ ASSOCIATES, INC.
 1300 CROWN WAY, SUITE 202
 MIAMI, FL 33156
 (305) 664-1194 FAX 855-2870

MECHANICAL ENGINEER
 FLORIDA ENGINEERING SERVICES
 24 58th STREET
 NORTH MIAMI BEACH, FL 33160
 (305) 653-6212 FAX (305) 653-6232

CIVIL ENGINEER
 AGZAM CONSULTANTS, INC.
 3800 S. DIAMOND BLVD., SUITE 300
 MIAMI, FL 33156
 (305) 551-1111 FAX 305-551-1111

ARCHITECT ARCHITECT
 GEOMETRICO DESIGNS, INC.
 6800 SW 81 ST.
 MIAMI, FL 33143
 (305) 836-8888 FAX 888-8438

GEOTECHNICAL CONSULTANT
 INTERCOUNTRY LABORATORIES, INC.
 388 HWY 170 ST.
 NORTH MIAMI BEACH, FL 33160
 (305) 851-6663 FAX 851-4800

CONSTRUCTION DOCUMENTS
 Office Registration P.A.A. 0000000

Title: 07-12-99 Project: 100-9-00
 Drawn by: M.M.M. Approved by: J.P.P.
 Date: 07-12-99

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
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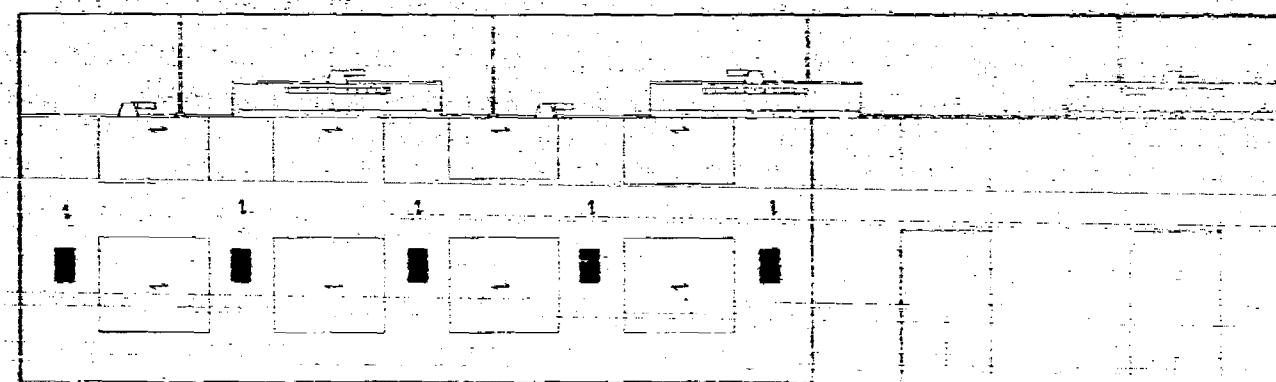
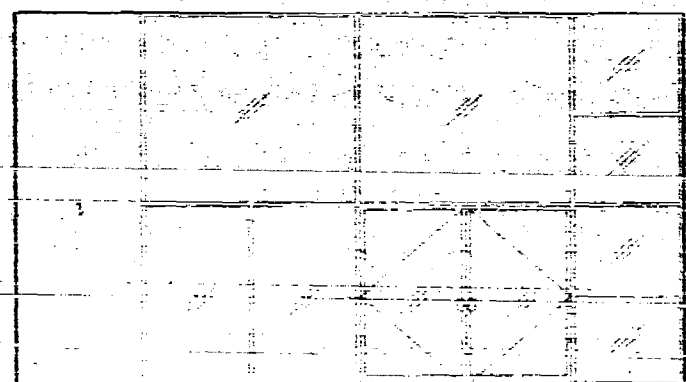
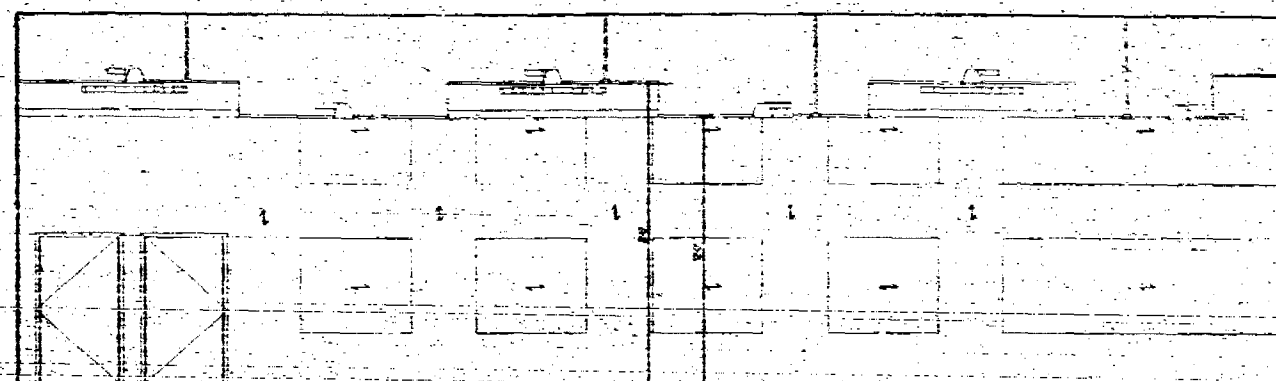
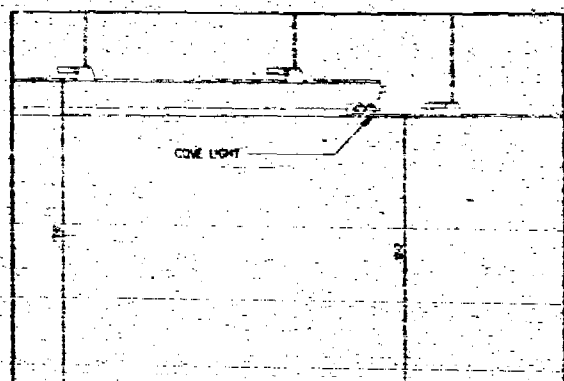
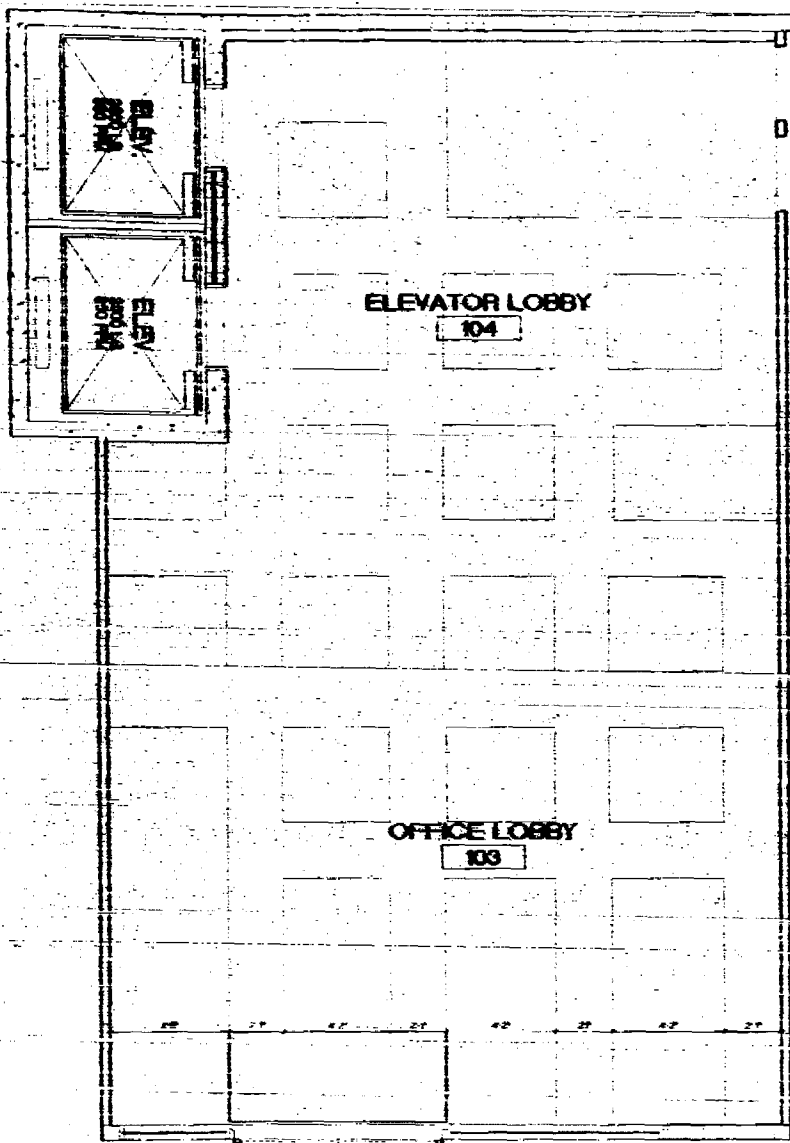
M.P. PIREZ
 G.V. PIREZ ASSOCIATES, INC.
 CIVIL ENGINEER
 07/12/99

J.P. PIREZ
 G.V. PIREZ ASSOCIATES, INC.
 MECHANICAL ENGINEER
 07/12/99

A-6.4

ROOF DETAILS

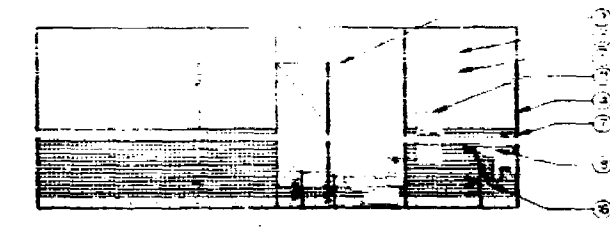
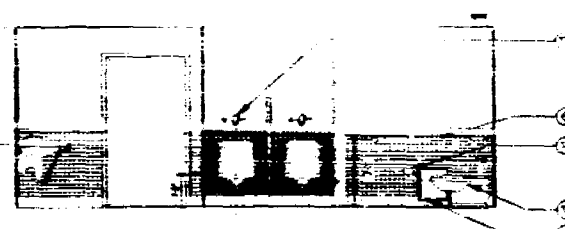
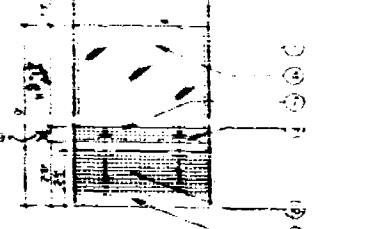
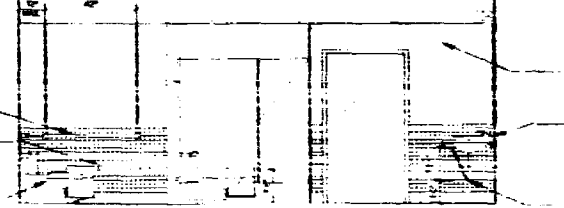
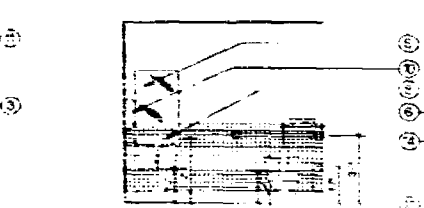
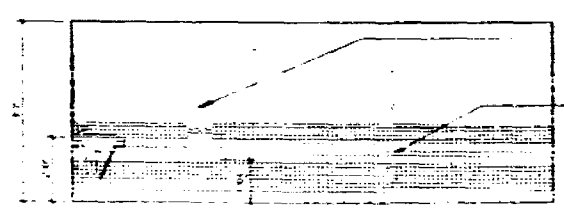
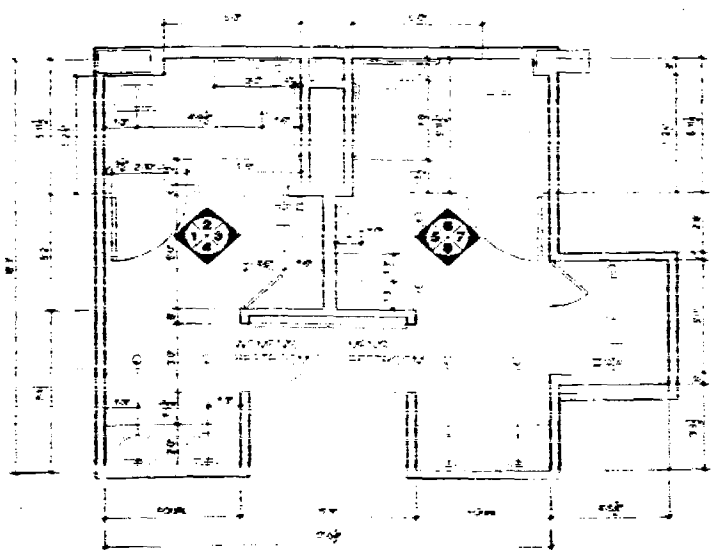
480005



1 PARTIAL LOBBY PLAN
A-71 SCALE 1/4"=1'-0"

4 LOBBY INTERIOR ELEVATION
A-71 SCALE 1/4"=1'-0"

5 LOBBY INTERIOR ELEVATION
A-71 SCALE 1/4"=1'-0"



6 RESTROOM FLOOR PLAN
A-71 SCALE 1/4"=1'-0"

4 BATHROOM INT. ELEV.
A-71 SCALE 1/4"=1'-0"

5 BATHROOM INT. ELEV.
A-71 SCALE 1/4"=1'-0"

6 BATHROOM INT. ELEV.
A-71 SCALE 1/4"=1'-0"

NOTES

- 1. SEE SYMBOLS SHEET
- 2. FINISHES FOR MATERIALS, COLORS, COLOR ID # AND SIZES

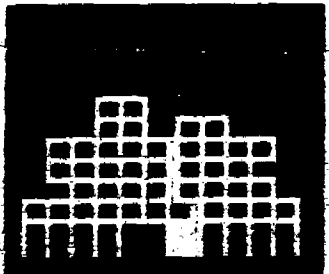
LEGEND

- 1. WALL FINISH
- 2. FLOOR FINISH
- 3. CEILING FINISH
- 4. GLASS PARTITION
- 5. METAL PARTITION
- 6. WOOD PARTITION
- 7. GLASS DOOR
- 8. METAL DOOR
- 9. WOOD DOOR
- 10. GLASS WINDOW
- 11. METAL WINDOW
- 12. WOOD WINDOW

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

NAME: *[Signature]*
TITLE: *[Signature]*
DATE: *[Signature]*
APPROVED FOR PERMIT BY:
ELEVATOR: *[Signature]*



119 Washington Avenue

[Signature]
ARCHITECT

ARQUITECTONICA
ARCHITECTS
119 WASHINGTON AVENUE, SUITE 200
MIAMI, FL 33139
(305) 558-0212 FAX (305) 653-0222

ARCHITECTURAL ENGINEER
G. V. PINES ASSOCIATES, INC.
1326 CORAL WAY, SUITE 202
MIAMI, FL 33139
(305) 554-1101 FAX (305) 554-2878

MEP
MECO
4444 SW 240 AVENUE SUITE 107
MIAMI, FL 33155
(305) 573-0222

FLORIDA ENGINEERING SERVICES
3700 YAMBO STREET
NORTH MIAMI BEACH, FL 33162
(305) 558-0212 FAX (305) 653-0222

CIVIL ENGINEER
ADAMANT CONSULTANTS, INC.
3700 YAMBO STREET
NORTH MIAMI BEACH, FL 33162
(305) 558-0212 FAX (305) 653-0222

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
260 SW 81 ST.
MIAMI, FL 33135
(305) 558-0228 FAX (305) 653-0222

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
3800 NW 170 ST.
NORTH MIAMI BEACH, FL 33162
(305) 551-4483 FAX (305) 4483-4480

CONSTRUCTION DOCUMENTS

Other Registration FAX 0358485
DATE: 11-15-99 Project No: 3768
DRAWN BY: M. J. R. Approved by: RJC

A-71

INTERIOR ELEVATIONS

000065