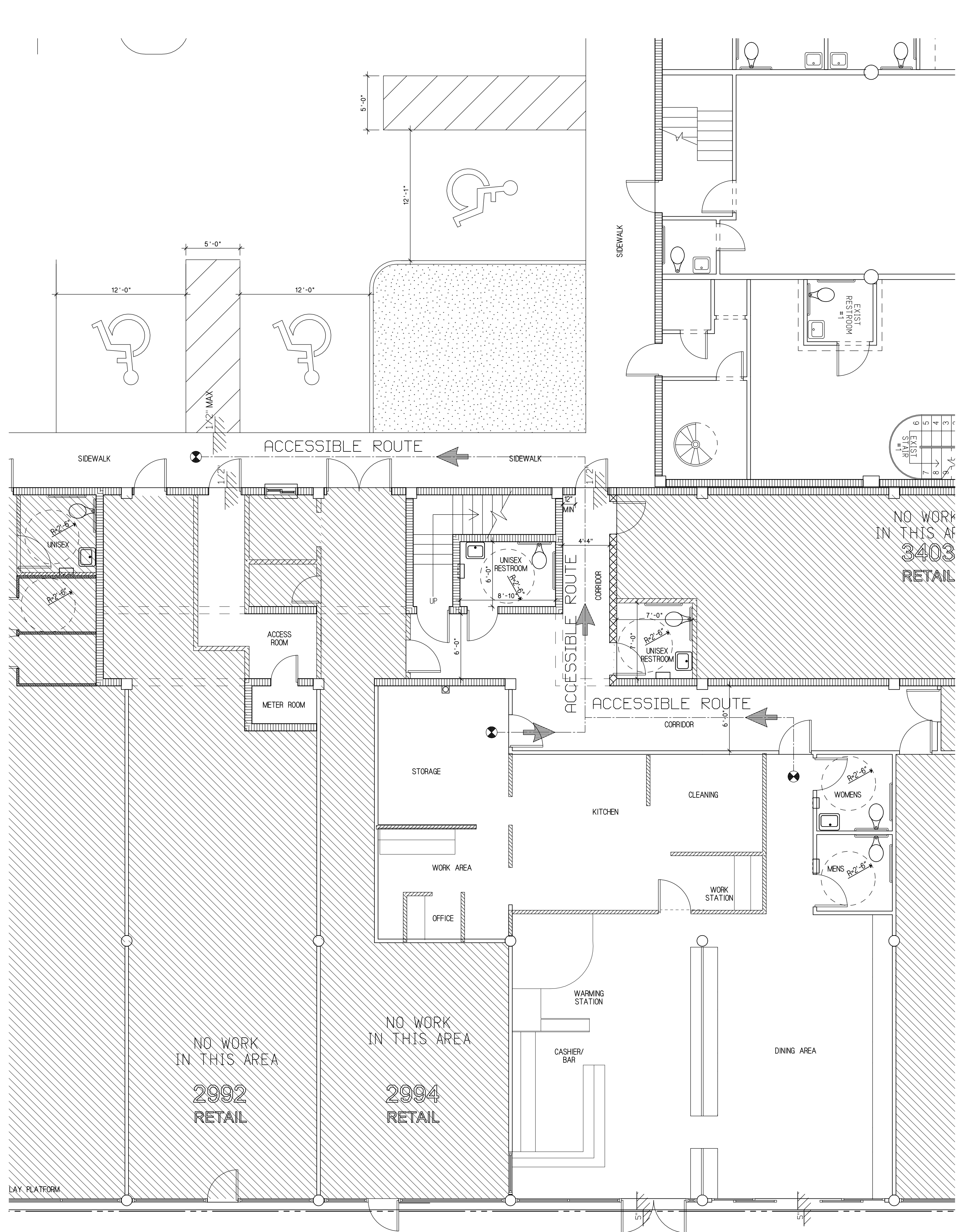


PARTIAL SITE PLAN

SCALE N/A

3



FLOOR PLAN

SCALE N/A

2

SCALE 1/4" = 1'-0"

1

PLAN NOTES

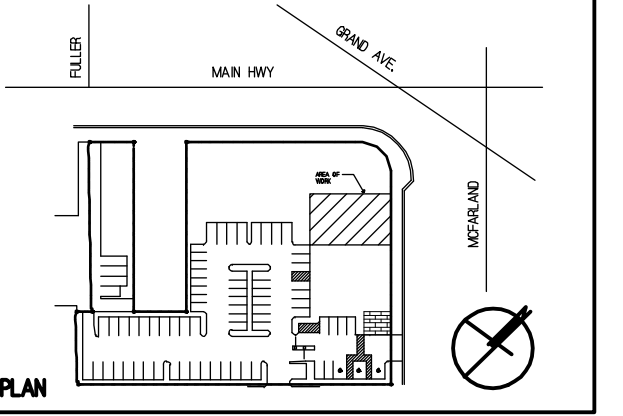
COCONUT GROVE, FLORIDA
HARRY'S PIZZA
 3401 MAIN HIGHWAY
 SUITE 2995-2998
 COCONUT GROVE, FL. 33133
TENANT IMPROVEMENT PLANS
 MAIN HIGHWAY, LLC
 2900 OAK AVENUE
 COCONUT GROVE, FL. 33133
 305.372.1812 tel
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ARCHITECT
ARQUITECTONICA
 2900 Oak Avenue
 Coconut Grove, Florida 33133
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ARCHITECT OF RECORD
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 13190 S.W. 134TH STREET
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MEP ENGINEER
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 10590 NW 27TH ST., STE 101
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CONTRACTOR
OVERHOLT CONSTRUCTION
 18635 SW 105 AVENUE
 MIAMI, FL. 33157
 PH: 305.234.9677
 FAX: 305.234.6535
 WWW.OVERHOLTCC.COM



NOT VALID WITHOUT SIGNATURE AND DATE

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
18	NOV 2014 (DEMOLITION PLAN)
19	JULY 2014 FIRE COMMENT

OL Project No.: 14-013
 Drawn by: ADL
 Approved by: LHS

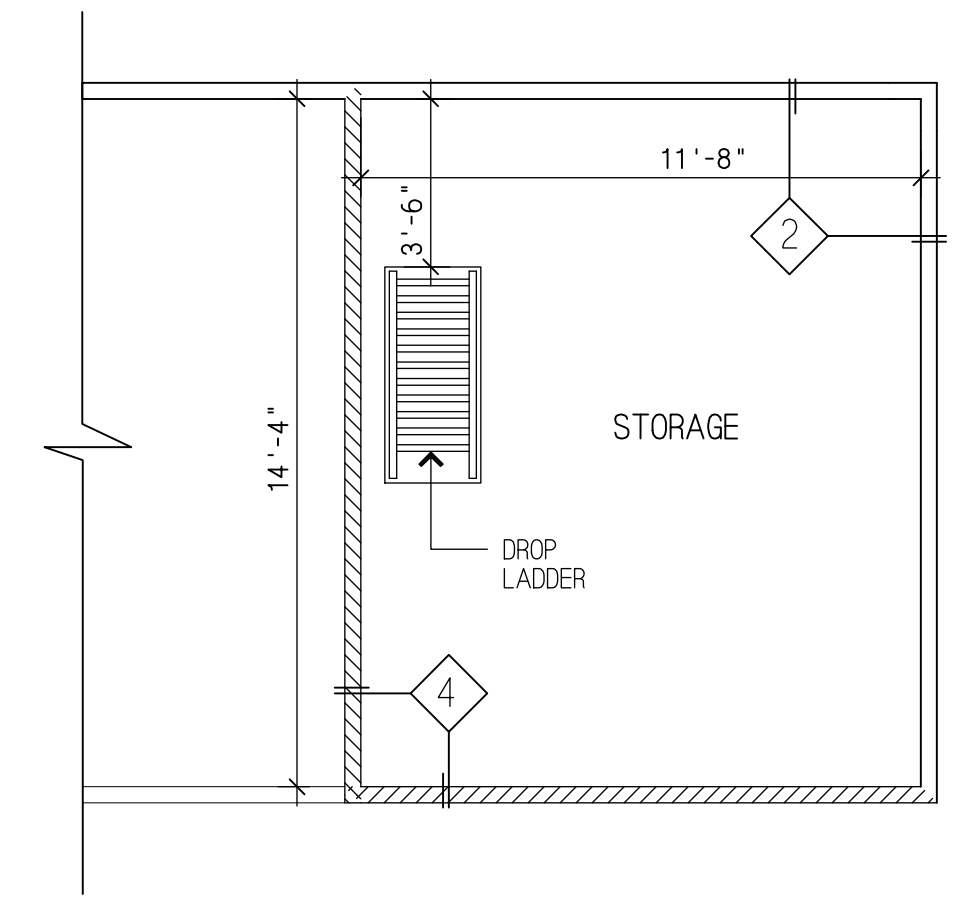
SHEET NAME
 PARTIAL SITE PLAN,
 FLOOR PLAN
 AND NOOES

SCALE 1/4" = 1'-0"

SHEET NO.
ADA-1
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- A1. SEE SHEET A0-0 FOR ADDITIONAL NOTES & SPECIFICATIONS. REFER TO ENGINEER'S DRAWINGS FOR ADDITIONAL NOTES AND SPECIFICATION.
- A2. G.C. SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROVIDING PROFESSIONALS CARRYING OUT ALL REQUIRED CONTROLLED INSPECTIONS FOR HVAC, STRUCTURAL.
- A3. G.C. IS RESPONSIBLE TO COORDINATE WITH BLDG. MANAGEMENT ALL REQUIRED BLDG. SHUTDOWNS (I.E. FIRE SAFETY, HVAC, ELECTRICAL, SPRINKLER, ETC.) THROUGHOUT COURSE OF WORK.
- A4. G.C. SHALL PAY FOR AND OBTAIN ALL NECESSARY PERMITS, FEES AND SIGNOFFS FOR THE CONSTRUCTION OF THE PROJECT.
- A5. ALL ELECTRIC, PLUMBING, HVAC AND SPRINKLER WORK SHALL COMPLY, AT LEAST, WITH MINIMUM REQUIREMENT OF THE BUILDING DEPARTMENT. (REFER TO SERVICE ENGINEER'S SPECIFICATIONS).
- A6. ALL CONSTRUCTION MEANS, METHODS AND MATERIALS SHALL COMPLY, AT LEAST, WITH MINIMUM REQUIREMENTS OF THE BUILDING DEPARTMENT CODES/RULES AND REGULATIONS.
- A7. G.C. IS RESPONSIBLE FOR SETTING OUT ALL REQUIRED STATUTORY SIGNAGE THAT MEET ALL REGULATORY GOVERNING BODIES.
- A8. ALL WORK TO BE COMPLETED IN STRICT COMPLIANCE WITH ALL LOCAL CODES IN CONFORMANCE TO BUILDING DEPARTMENT RULES AND REGULATIONS.
- A9. G.C. TO ENSURE THE FLOORS MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON ALL THE FLOORS. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC., MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- A10. FINAL PLACEMENT OF ALL PARTITIONS SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. G.C. SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICT.
- A11. ALL PARTITION DIMENSIONS ARE FROM FINISHED SURFACE OR FROM FACE OF THE EXTERIOR PERIMETER WALL, U.O.N.
- A12. ALIGN FINISHED FACE OF ALL PARTITIONS WHERE NEW WALLS ABUT EXISTING COLUMNS AND/OR WALLS.
- A13. WHERE ALIGN SYMBOL IS INDICATED, G.C. TO ALIGN WALL WITH COLUMNS AS REQ'D. FOR "CONTINUOUS" WALL AS SHOWN.
- A14. ALL SURFACES OR FINISHES TO REMAIN, IF DAMAGED DURING DEMOLITION OR ANY STAGE OF THE WORK, SHALL BE REPAIRED BY THE G.C. AT THEIR EXPENSE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DOCUMENT ANY PRE-EXISTING DAMAGE AND NOTIFY THE ARCHITECT OF ANY SUCH DAMAGE PRIOR TO CONSTRUCTION.
- A15. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES AS PER FINISH PLAN.
- A16. G.C. TO PREPARE ALL NEW & AFFECTED WALLS AS REQ'D FOR THE INSTALLATION OF NEW PAINT.
- A17. CONTRACTOR TO COORDINATE STUD SPECIFICATIONS AS PER MANUFACTURER'S RECOMMENDATION FOR FULL HEIGHT SLAB TO SLAB CONSTRUCTION. REFER TO DRAWINGS A-3.0 FOR CEILING HEIGHTS.



NOT USED

SCALE N/A

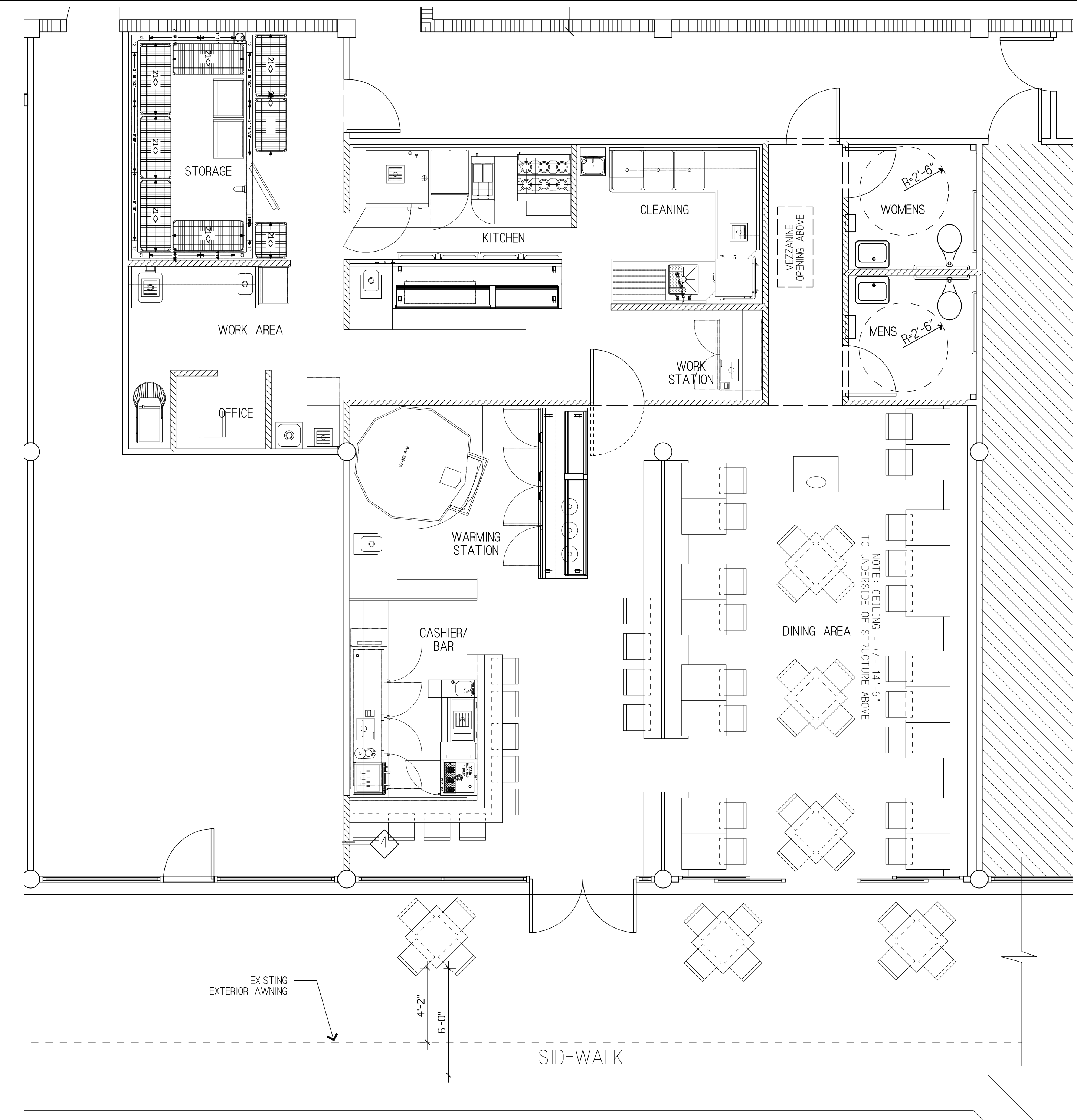
4 FLOOR PLAN NOTES

SCALE N/A

4 MEZZANINE FLOOR PLAN

SCALE 1/4"=1'-0"

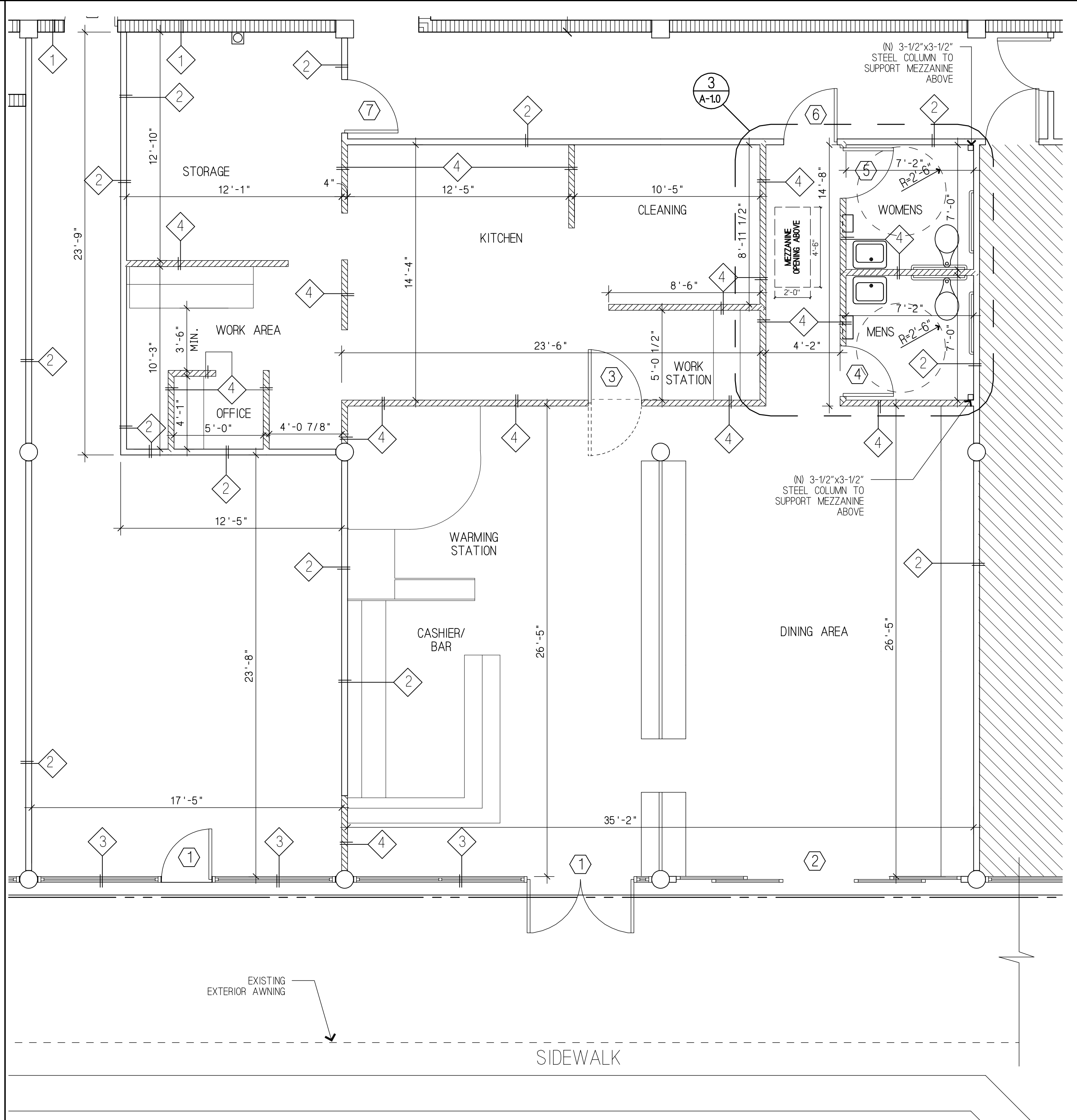
3



EQUIPMENT & FURNITURE PLAN

SCALE N/A

2 FLOOR PLAN



FLOOR PLAN

SCALE 1/4"=1'-0"

1

COCONUT GROVE, FLORIDA

HARRY'S PIZZA

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COCONUT GROVE, FL. 33133

TENANT IMPROVEMENT PLANS

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*AA0000465

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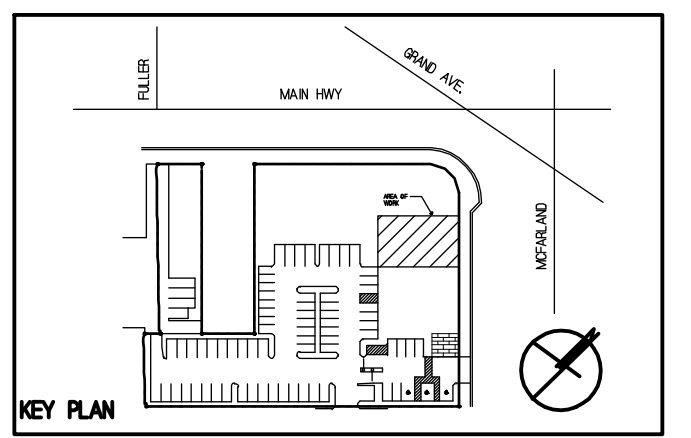
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NOT VALID WITHOUT SIGNATURE AND DATE

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
8	NOV 2014 (DEMOLITION PLAN)
7	JULY 2014 (FIRE COMMENT)

OL Project No.: 14-013
Drawn by: ADL
Approved by: LHS

SHEET NAME

FLOOR PLAN/
LIFE SAFETY PLAN/
AND NOTES

SCALE 1/4" = 1'-0"

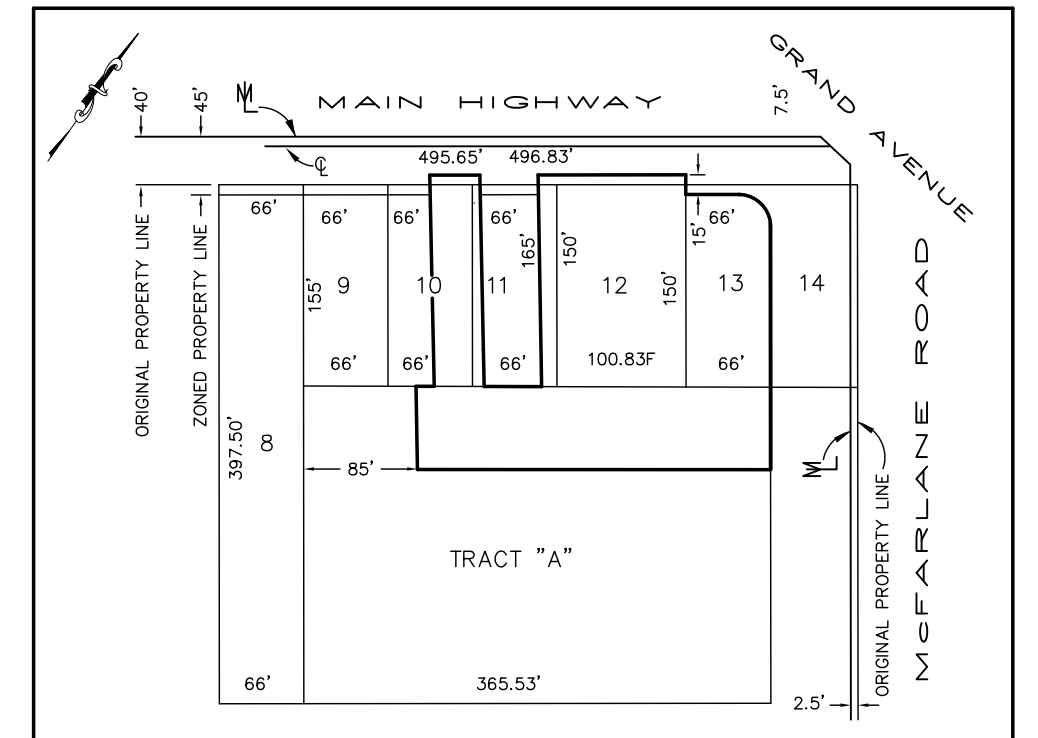
SHEET NO.

A1-0

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SKETCH OF BOUNDARY SURVEY



LOCATION MAP
SCALE: 1" = 150'

LEGAL DESCRIPTION:

PARCEL 1:
Lots 13 and 14 less the Northwestly 15 feet, less the Northeastly 65 feet of Lot 14 and less the area outside of a 25 foot radius tangential arc formed at the intersection of a line 15 feet Southeast of and parallel to the Northwest line of said Lot 13 and a line 65 feet Southwest of and parallel to the Northeastly line of said Lot 14, all of C & I PEACOCK'S AMENDED PLAT, according to the plat thereof as recorded in Plat Book B at Page 70 of the Public Records of Miami Dade County, Florida, also the Northeastly 65 feet of the Northeastly 165 feet of Tract A, less the Easterly 65 feet thereof, C & I PEACOCK'S AMENDED PLAT, according to the plat thereof as recorded in Plat Book B at Page 70 of the Public Records of Miami Dade County, Florida.

PARCEL 2:
The Northeast half of Lot 12, of C & I PEACOCK'S AMENDED PLAT, according to the plat thereof as recorded in Plat Book B at Page 70 of the Public Records of Miami Dade County, Florida, less Northwestly 15.00 feet.

PARCEL 3:
The Northwestly 65 feet of Tact "A", less the Southwestly 85 feet and less the Northeastly 165 feet of C & I PEACOCK'S AMENDED PLAT, according to the plat thereof as recorded in Plat Book B at Page 70 of the Public Records of Miami Dade County, Florida.

PARCEL 4:
The Southwest half of Lot 12, of CHARLES PEACOCK SUBDIVISION, according to the plat thereof as recorded in Plat Book B at Page 70 of the Public Records of Miami Dade County, Florida; except however, the Northwestly 15 feet of the above described portion of said Lot 12, which has been heretofore given to the public for street purposes.

PARCEL 5:
A strip of land 15 feet wide off the Northeast side of Lot 11, PEACOCK'S DIVISION NO. 3, according to the plat thereof as recorded in Plat Book A at Page 56 of the Public Records of Dade County, Florida; excepting, however, the Northwestly 15 feet of the above described strip of land, which has heretofore been given to the public for street and sidewalk purposes.

PARCEL 6:
The Northeastly half of Lot 10 less the northwesterly 15 feet and the Southwestly 6 feet of Lot 11 less the Northwestly 15 feet all in PEACOCK'S DIVISION NO. 3, according to the plat thereof as recorded in Plat Book A at Page 56 and in Plat Book B at Page 70, of the Public Records of Miami Dade County, Florida; and that certain strip of land described in Quit-Claim Deed dated July 30, 1953, and recorded August 12, 1953, as Document 104634 in Deed Book 3803, at Page 115, of the Public Records of Miami Dade County, Florida, as follows, to wit:

A portion of the Northeastly 20 feet of the Southwestly 26 feet of Lot 11 of PEACOCK'S DIVISION NO. 3, according to the plat thereof as recorded in Plat Book A at Page 56 of the Public Records of Miami Dade County, Florida, being more particularly described as follows, to wit: Commence at the most Westerly corner of Lot 8 of PEACOCK'S DIVISION NO. 3, according to the plat thereof as recorded in Plat Book A at Page 56 of the Public Records of Miami Dade County, Florida; thence North 45°00'00" East along the Northwestly boundary of Lot 8, 9, 10, and 11 of said PEACOCK'S DIVISION NO. 3, and along the Southeastly line of High Street (now Main Highway) for a distance of 203.37 feet to a point; thence South 46°11'38" East for a distance of 102.8 feet to the Point of Beginning of the parcel of land herein described; thence continue South 46°11'38" East for a distance of 125.08 feet to the Southeastly side of an existing one story C.B.S. building; thence North 45°00'00" East along the Southeastly side of an existing one story C.B.S. building for a distance of 0.4 feet to the Southeastly corner of the aforesaid one story C.B.S. building; thence Northwestly along the Northeastly side of the aforesaid one story C.B.S. building for a distance of 125.08 feet to the most Northerly corner of said one story C.B.S. building; thence South 45°00'00" West along the Northwestly side of said one story C.B.S. building for a distance of 0.11 feet to the Point of Beginning of the parcel of land herein described, less that portion lying Northwestly of a line 15.00 feet Southeastly of and parallel with the Northwestly line of said Lot 12.

SURVEYOR'S CERTIFICATION:

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and plotted under our direction, also that there are no visible encroachments other than those shown, and that it meets the minimum technical standards set forth by FLORIDA BOARD of LAND SURVEYORS pursuant to Chapter 472.027.

E.R. BROWNELL & ASSOCIATES, INC.

THOMAS BROWNELL, VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #2891
STATE OF FLORIDA



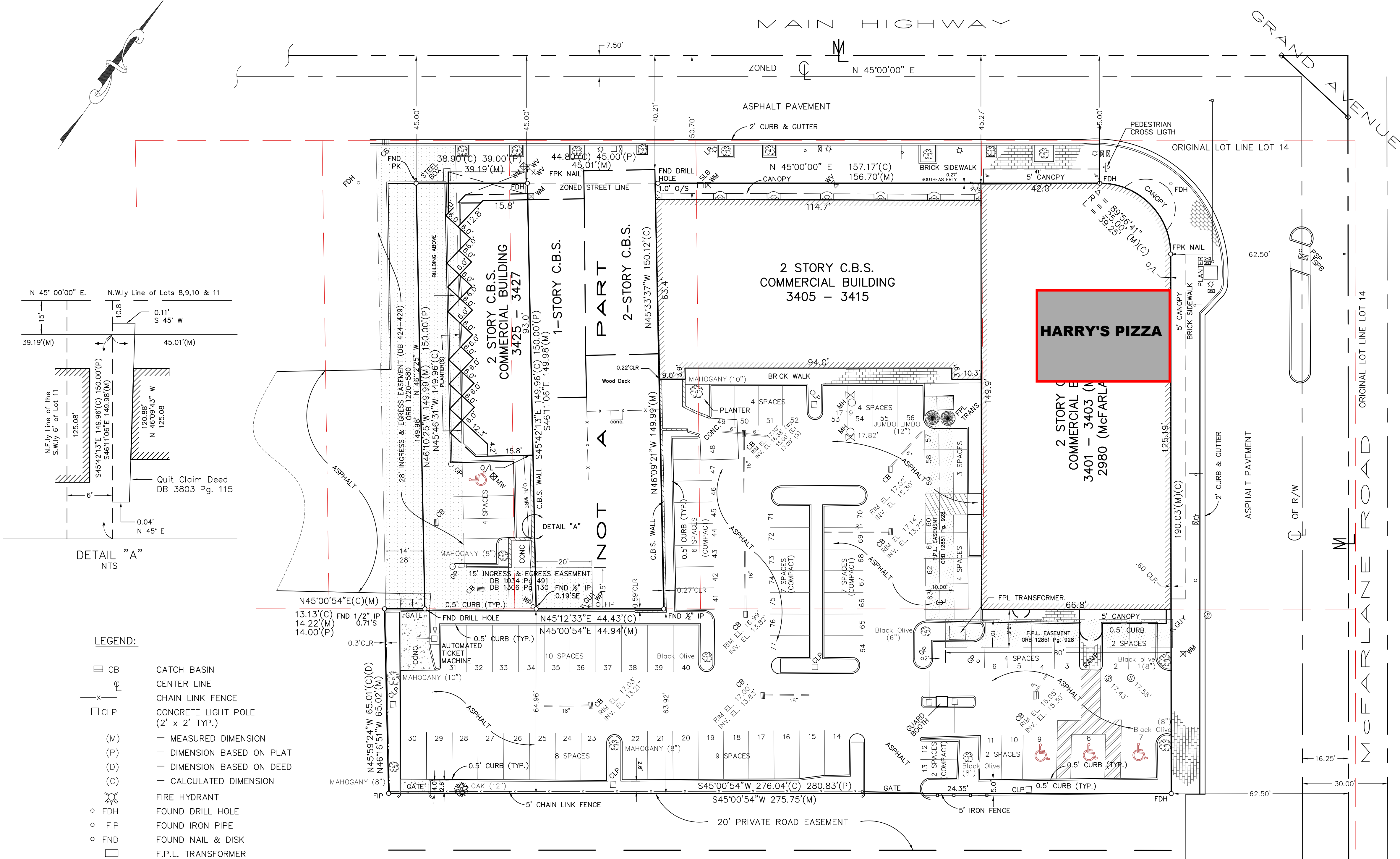
E.R. Brownell & Associates, Inc.
SURVEYORS & MAPPERS
LAND PLANNERS
CONSULTING ENGINEERS
2434 SW 28 Lane
305-860-3866
WWW.ERBROWNELL.COM
Date: 8/24/95
Ref.: J.E.T.
Scale: 1"=20'
F.B. No. 4775
Certification No. LB761

SUNNY INVESTMENTS INCORPORATED

Prepared for: Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

No.	Date	Apvd.
1	8/8/02	
2	9/16/02	TB
3	10/11/02	TB
4	02/22/07	TB
5	02/27/07	TB
6	09/20/11	TB
7	10/06/11	TB

Sheet: 1 of 1
J.N. 52543
Sk. No.
LS-1802



- ### LEGEND:
- CB CATCH BASIN
 - CL CENTER LINE
 - CLP CHAIN LINK FENCE
 - CLP CONCRETE LIGHT POLE (2' x 2' TYP.)
 - (M) MEASURED DIMENSION
 - (P) DIMENSION BASED ON PLAT
 - (D) DIMENSION BASED ON DEED
 - (C) CALCULATED DIMENSION
 - FDH FIRE HYDRANT
 - FDH FOUND DRILL HOLE
 - FIP FOUND IRON PIPE
 - FND FOUND NAIL & DISK
 - F.P.L. TRANSFORMER
 - GP GUARD POST
 - GUY GUY POST
 - ☆ LIGHT POST
 - ⊙ MAN HOLE (DRAINAGE)
 - ⊙ MAN HOLE (SANITARY)
 - MW MONITORING WELL
 - ML MONUMENT LINE
 - PM PARKING METER
 - PSP PEDESTRIAN SIGNAL POLE
 - SIGN
 - SLB STREET LIGHT BOX
 - TSPB TRAFFIC SIGNAL PULL BOX
 - TREE - MAHOGANY (VARIOUS SIZES)
 - TREE - OAK
 - TREE - UMBRELLA (VARIOUS SIZES)
 - TREE - GUMBO LIMBO
 - VALVE
 - WV WATER VALVE
 - WM WATER METER
 - WP WOOD POLE
 - HANDICAP PARKING SPACE

SURVEYOR'S NOTES:

- Survey is based on occupation and deed.
- Dimensions noted as calculated are based on the protraction of the noted shortage in the plat of "PEACOCK'S SUBDIVISION NO. 3".
- There is no visible separation at ground level between the out parcel building(s) and the adjoining buildings which lie within the subject property.
- The call in the description for PEACOCK'S SUBDIVISION NO. 3, (PB. A, Pg. 56) appears to be used interchangeably with each other, however, the plats are not the same, more particularly Lot 12.
- Bearings are based on an assumed system where Main Highway is N 45° E.
- Easements and title information as per Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 10 0268 010 00000500 dated March 30, 1994 under Schedule B-Section 2, Items 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15, are shown hereon or as noted below.
 - Easement Agreement for road purposes affecting Parcels 2 & 4 in Lot 12 filed in Deed Book 179, Page 196 is not shown hereon and appears to be not applicable as all parties of Lot 12 are now under one ownership.
 - Covenant Running with the Land filed in Official Records Book 11096, Page 737, does affect the entire Lot 12 but is not plotted hereon.

SURVEYOR'S NOTES CONTINUED:

- Underground utility information is taken from best available sources but should be verified by owner or his agent before using.
 - Elevations shown are referred to City of Miami Datum based upon a Bench Mark, the same being a PK nail & brass disc in top of curb. Located on Southeastly side of Main Highway, 145 feet Southwestly of block corner at Main Highway & McFarlane Road (in front of #3413), stamped Elev. 18.376.
 - References to C.B.S. Building noted in Legal Description for Parcel 6 were based on an occupation survey, an occupation survey, and shown on an engineer's sketch prepared by M.B. Garris, Civil Engineer dated July 27, 1953. A copy was provided to the surveyor. Noting; however, the C.B.S. building described has been demolished and reconstructed with no portion of the newly constructed building encroaching into the Northeastly 20 feet of the Southwestly 26 feet of Lot 11.
 - Gross Area: 70,848 Sq. Ft.
(Gross area = to centerline of the adjacent streets)
Net Area: 50,743 Sq. Ft.
(Net area = boundary as plotted hereon)
- CERTIFIED TO:**
Sunny Investments, Inc., a Delaware corporation, Pacific National Bank, N.A., a national banking association, its successors and/or assigns, Union Title Services, Inc. and Commonwealth Land Title Insurance Company and Frank J. Roza, Esq. Garbett, Stiphany, Allen & Roza, P.A.