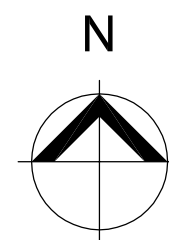


2 LOCATION PLAN
SCALE: N.T.S.



LEGAL DESCRIPTION

CORAL GABLES CRAFTS SEC PB 10-40 LOTS 6 TO 8 INC BLK 2
LOT SIZE 75 X 120.

FOLIO NO.: 03-4117-005-0300

SCOPE OF SERVICES NOTE

TO PROVIDE CONSTRUCTION DRAWINGS FOR THE INTERIOR REMODELING OF A RESTAURANT AND TAPAS FOOD SERVICE ASSEMBLY OCCUPANCY WHICH WAS PREVIOUSLY A RESTAURANT ASSEMBLY OCCUPANCY (FORMERLY KNOWN AS LE PROVENCE.) THE WORK INCLUDES REMOVAL AND REPLACEMENT OF THE EXISTING KITCHEN EQUIPMENT, WALK-IN COOLER AND WASH AREAS, RELOCATING EXISTING AIR HANDLERS, REMODELING THE EXISTING MENS AND WOMENS RESTROOM, PROVIDING INTERIOR GLASS RAILINGS AT THE MEZZANINE WALL ADJACENT TO DINING BELOW. REPLACEMENT OF FLOOR, CEILING AND WALL FINISHES THROUGHOUT THE EXISTING DINING ROOM AND FOOD SERVICE SPACES, REPLACEMENT OF THE KITCHEN COOKING EQUIPMENT AND WASH AREA PLUMBING FIXTURES ARE TO BE REPLACED. OUTDOOR DINING AREA PROPOSED TABLES AND AMENITIES ARE ALSO INCLUDED. SEE SHEET A-2.1 FOR DINING ROOMS TABLES LAYOUT.

NO BUILDING ENVELOPE OR STRUCTURAL WORK IS PROPOSED. PER MIAMI-DADE RER AND CITY OF CORAL GABLES BUILDING DEPARTMENT NO PERMIT PLANS WERE FOUND FOR THIS PROPERTY IN THE RECORD ARCHIVES.

BUILDING OCCUPANCY

AS PER TABLE/SECTION OF F.B.C.

AS PER TABLE 803.3 (F.B.C.) MINIMUM INTERIOR FINISH CLASSIFICATION.	BUILDING OCCUPANCY:	NON-SPRINKLERED:
DINING AREA THIS PERMIT.	→ GROUP A-2	EXITS ACCESS OTHER SPACES A A B
KITCHEN AREA THIS PERMIT.	→ GROUP A-2	EXITS ACCESS OTHER SPACES A A B
STORAGE SPACE THIS PERMIT.	→ GROUP S	EXITS ACCESS OTHER SPACES B B C

CLASS A: = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450.
CLASS B: = FLAME SPREAD INDEX 26-75; SMOKEDEVELOPED INDEX 0-450.
CLASS C: = FLAME SPREAD INDEX 76-200; SMOKEDEVELOPED INDEX 0-450.

FLOOR AREA ALLOWANCE PER OCCUPANT: FBC(B) CH 10 TABLE 1004.1.2

ASSEMBLY FUNCTION:	DINING ROOM AREA/ WAITING = 2,134 SF AREA PER OCCUPANT: 1: 15 SQ/FT. 2,134 / 15= 142 PERSONS
COMMERCIAL KITCHEN FUNCTION:	KITCHEN AND PREP AREAS = 740 SF AREA PER OCCUPANT: 1: 200 SQ/FT. 740 / 200= 3 PERSONS
ACCESORY STORAGE AREAS:	STORAGE AREA = 240 + 376 + 74 + 409 = 1099 SQ/FT. AREA PER OCCUPANT: 1: 300 SQ/FT. 1099 / 300= 4 PERSONS
TOTAL TENANT OCCUPANCY ALLOWED PER FBC CH 10 = 149 PERSONS	
ADDITIONAL ASSEMBLY FUNCTION:	OUTDOOR DINING AREA/ WAITING = 360 SF AREA PER OCCUPANT: 1: 15 SQ/FT 360 / 15 = 24 24 OUTSIDE + 142 INSIDE DINING TOTAL PROPOSED DINING COUNT: = 166 PERSONS

SITE GENERAL INFORMATION

ZONING:	= CB
TYPE OF CONSTRUCTION:	= VB
1st FLOOR AREA THIS PERMIT:	= 2,968 S.F.
MEZZANINE AREA THIS PERMIT:	= 406 S.F.
LOT SIZE:	= 9,000 S.F.
TOTAL ADJUSTED BUILDING AREA:	= 9,145 S.F.
PARKING:	ACCESSIBLE PUBLIC PARKING BUILDING ACROSS THE ADJACENT ALLEY SOUTH OF THE RESTAURANT

FLOOD DATA

FLOOD ZONE DESIGNATION:	ZONE X
FIRM FLOOD PANEL:	NO. 12086C0457L
BASE FLOOD ELEVATION:	N/A

BUILDING CODE COMPLIANCE

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 7th EDITION OF THE FLORIDA BUILDING CODE AND F.B.C. EXISTING BUILDING CODE.

ENVELOPE CONSTRUCTION TABLE 601 TYPE VB

PER FFPC 2020 ED. PROPOSED WORK IS A MODIFICATION IN ACCORDANCE TO CH 43.2.2.1.3

PER FBC(E) CH 5 ALTERATION: LEVEL 2 RECONFIGURATION OF EXISTING TENANT SPACE.

NO HAZARDOUS MATERIALS STORAGE ALLOWED.

INDEX OF DRAWINGS

- A-0 SITE PLAN & ZONING INFO
- A-1.0 INTERIOR DEMOLITION PLAN
- A-2.0 FLOOR PLAN
- A-3.0 CEILING PLAN
- A-4.0 WALL SECTIONS
- A-5.0 BUILD SECTIONS & DETAILS
- F-1.0 FIRE EGRESS PLAN
- M-1 MECHANICAL FLOOR PLAN
- M-2 MECHANICAL DETAILS
- P-1 PLUMBING FLOOR PLAN
- P-2 PLUMBING ISOMETRICS & DETAILS
- P-3 GREASE INTERCEPTOR DETAILS (N.I.C. FOR REFERENCE ONLY)
- G-1 GAS FLOOR PLAN & ISOMETRIC
- E-1 ELECT POWER PLAN & RISER
- E-2 ELECT RISER & DETAILS
- E-3 ELECT PANELS & NOTES