

Cose Nostre

367 Alhambra Circle
Coral Gables, FL 33134

Restaurant

Construction Documents
February 19, 2016

GENERAL NOTES:

ALL WORK TO CONFORM WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.

VERIFY ALL DIMENSIONS INDICATED ON DRAWINGS WITH FIELD CONDITIONS BEFORE PERFORMING ANY WORK, OR BEFORE FABRICATING OR ORDERING ANY MATERIALS OR PRODUCTS. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

ALL DETAILS, SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.

ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH, AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID.

ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACEMENT LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING BIDS. COORDINATE TO SCHEDULE WALK-THRU.

ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE IN ANY FORM.

ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES.

THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.

WARRANTY AND SERVICE ALL WORK IN CONTRACT.

CONTRACTOR AND SUBCONTRACTOR SHALL PRODUCE ALL REQUIRED PROOF OF LICENSES AND INSURANCE.

PROVIDE TERMITE PROTECTION WHERE APPLICABLE PER CODE AND LOCAL REGULATIONS.

ALL NEW WALL/CEILING FINISHES AND INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

ALL WORK, MATERIALS AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY

ANY WORK, AND/OR IMPROVEMENTS AND/OR USE OF EQUIPMENT WITHIN THE RIGHT OF WAYS INCLUDING LANDSCAPING AND IRRIGATION WILL REQUIRE A SEPARATE CMBR PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT "PRIOR TO START OF CONSTRUCTION"

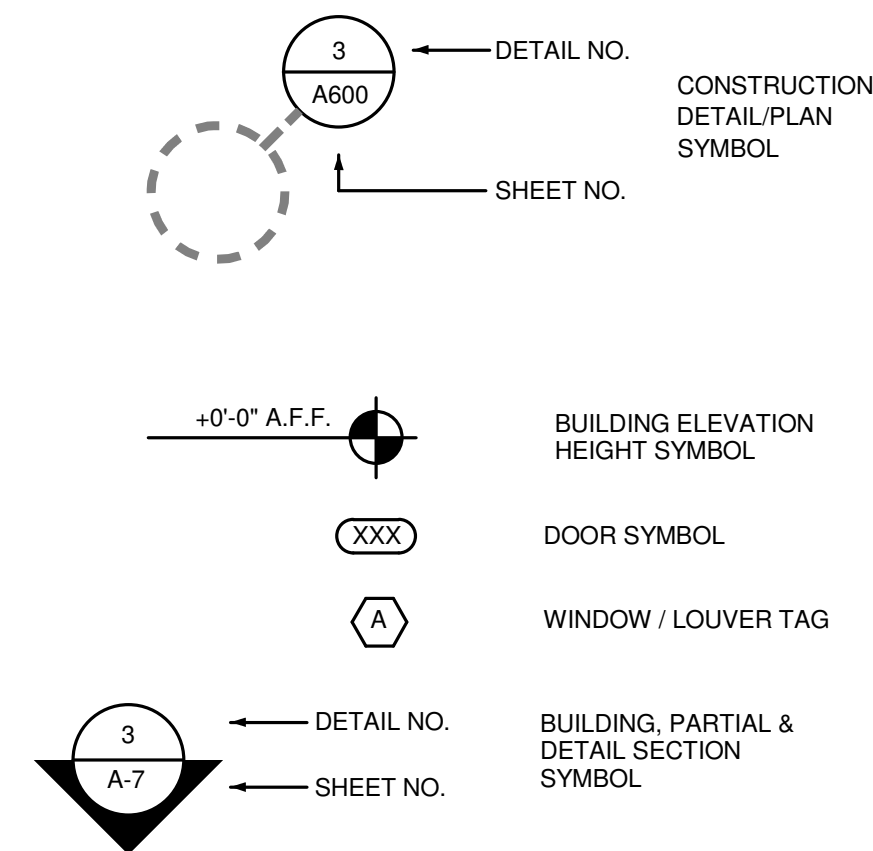
APPLICABLE CODES AND STANDARDS

THE FOLLOWING BUILDING CODES, CURRENT EDITIONS UNLESS OTHERWISE SPECIFIED, WILL BE ADHERED TO:

FLORIDA BUILDING CODE 5TH EDITION (2014)

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 105.13.4.4 AND 633 FLORIDA STATUTES.

EACH TRADE, MANUFACTURER, AND/OR SUPPLIER HAS THE ULTIMATE RESPONSIBILITY TO UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES, QUESTIONABLE, OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.



Sheet List	
Sheet Number	Sheet Name
1-Architecture	
A-000	Cover
A-100	Project Information
LS-100	Life Safety Plan
A-200	Floor Plans
A-600	Sections
A-700	Wall Sections & Details
A-900	Equipment Schedules
3-MEP	
E-1	Electrical Plans

Sheet List	
Sheet Number	Sheet Name
E-2	Panel Schedules
E-3	Electrical Notes
M-1	Mechanical Plan
M-2	Mechanical Notes
P-1	Plumbing Plans & Isometrics
P-2	Plumbing Notes



AR 92953
ID 5054

SUSTAINABLE
ARCHITECTURE
AND CONSULTING

Sebastian Eilert Architecture, Inc.

AR 92953, ID 5054,
A26001202
13063 SW 133rd Ct
Miami, FL 33186
(305) 253-5786

L. Triana & Associates Inc.

PE 039657
9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING

9840 S.W. 85 Street
Miami, Florida 33173
(786) 556-3118
Sebastian@SebastianEilert.com



CONSULTANTS:

L. Triana & Associates Inc.

9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

PROJECT:

Cose Nostre Restaurant Construction Documents

367 Alhambra Circle
Coral Gables, FL 33134

DRAWING TITLE:

Project Information

SEAL

AR 92953

Project number 024 Pierluigi 15
Date February 19, 2016
Drawn by Author
Checked by Checker

No.	Description	Date

SHEET NO.

NOTE: 2014 FBC 105.10
A WEATHER RESISTANT JOBSITE BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING DEPARTMENT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITES PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

IMPORTANT !!!

Each trade, manufacturer, and/or supplier has the ultimate responsibility to understand its scope of work within this set of plans completely prior to commencing any work. Any discrepancies, questionable, or unclear conditions are to be brought to the architect's attention for clarification.

Drawing # 19 Scale: NTS = 1'-0" GENERAL NOTES

- Structural drawings shall be worked together with Architectural, Mechanical, Electrical and Plumbing drawings to locate depressed slabs, slopes, drains, outlets, recesses, openings, registers, bolt settings, sleeves, dimensions, etc. Discrepancies shall be brought to the attention of the architect before proceeding with any and all work.
- Contractor to verify all dimensions and conditions at the job site before starting any work. Bring all discrepancies to the attention of the architect before beginning any work.
- Contractor to verify the location of any and all underground and overhead utility lines in the area of proposed work.
- NO deviations of these plans are to be made, in any way, without the express WRITTEN permission of the architect. Alternate equipment may only be substituted with written approval of the architect.
- Checking of ALL shop drawings is required by the architect and the general contractor. The owner, contractor or sub-contractor is required to submit all shop drawings in order that the architect can check layout concept. The architect shall then approve or disapprove the shop drawings for concept only. All shop drawings approved by the architect shall bear the signature of the same.
- All shop drawings shall be submitted on 24" X 36" BOND PAPER ONLY. Submit six (6) copies for approval. Trust drawings shall be at the same scale as that of the floor plan, and all shop drawings shall be sealed and signed with calculation by a Florida registered engineer in order to be approved.
- These drawings are diagrammatic only. It is not the intent of these drawings to show every minor detail of construction.
- The contractor shall furnish and install all items for a complete building system and provide all requirements necessary for equipment to be placed in proper working order.
- The contractor shall promptly notify the architect in writing of the existence of any observed variations between the contract documents and the applicable codes or ordinances.
- Comply with sustainable notes and guidelines as appropriate for the project scope.

- SITE PREPARATIONS
- GENERAL
 - Fill and backfill to be compacted to a minimum of 95% of the maximum density at optimum moisture as determined by the standard proctor test.
 - Fill material to be clean coarse sand and crushed limestone free of organic or deleterious material, of a minimum dry density of 110 pounds per cubic ft.
 - Material excavated from the site may be reused for fill provided it is free from blacktop, organic or deleterious material and is combined with a limestone fill to give a suitable fill material of minimum dry density of 110 pounds per cubic foot and will compact to 95% of the maximum dry density.
 - After removal of any top soil, debris, and organic or deleterious material, compact existing material with a heavy self-propelled vibratory roller (min. static weight of 10 tons) with a minimum of 1 passess overlapping 6".
 - GRADING
 - Contractor shall provide a sub grade to within 6" of final grade specified on the site or grading plan. If landscape drawings are provided as part of this drawing set, information on landscape drawings supersede all other drawings.

SOIL STATEMENT: soil at this site is sand & rock adequate to support the design load of 2000 psf. after excavation signed and sealed letter will be submitted by the architect or the engineer attesting that the site has been observed and the foundation conditions are similar to those upon which the design is based on.

TERMITE PROTECTION STATEMENT: In accordance with FBC 2010, provide certificate of protective treatment for prevention of termites. A weather resistant jobsite posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the city of Miami building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. In addition, a permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contractor.

- DEMOLITION
- All demolition and construction debris shall be properly disposed of with all recyclable material separated and delivered to the appropriate agencies.
 - It is the responsibility of the General Contractor to notify architect/owner of conditions discovered during demolition that effect the existing structures to remain and to coordinate with architect/owner for resolution.
 - All necessary precautions shall be used to maintain the environmental, structural, electrical, mechanical and plumbing integrity of the building and all systems so that the habitability of the residence outside the scope of work, remains.
 - All trades to clean up jobsite daily of all demolished debris.
 - Provide demolition and construction schedule to owner and architect before commencing any work.
 - Coordinate with owner on work to be performed. Obtain all necessary approvals and/or permits prior to commencing with any work.
 - Contractor to provide trash and debris removal and is not allowed to use any existing trash receptacles on the site.
 - Any damage occurring during demolition shall be fixed or replaced by this contractor to match existing.

Drawing # 1 Scale: NTS = 1'-0" GENERAL NOTES

- Special Inspector for Piling, FBC 1822.1.20 (R4404.6.1.20)
 - Special Inspector for Trusses over 35 ft. long or 6 ft. high, FBC 2319.17.2.4.2 (R4409.6.17.2.4.2)
 - Special Inspector for All Reinforced Masonry, FBC 2122.4 (R4407.5.4)
 - Special Inspector for All Steel Connections, FBC 2218.2 (R4408.5.2)
 - Special Inspector for Soil Compaction under Concrete Slabs, FBC 1820.3.1 (R4404.4.3.1)
 - Special Inspector for Pre-cast Units & Attachments, FBC 1927.12 (R4405.9.12)
 - Special Inspector for Curtain Walls, FBC 2414.7
 - Special Inspector for Structural Glazing Systems, FBC 2415.7
 - Special Inspector for _____
- The following individual(s) employed by this firm or me are authorized representatives to perform inspection. *

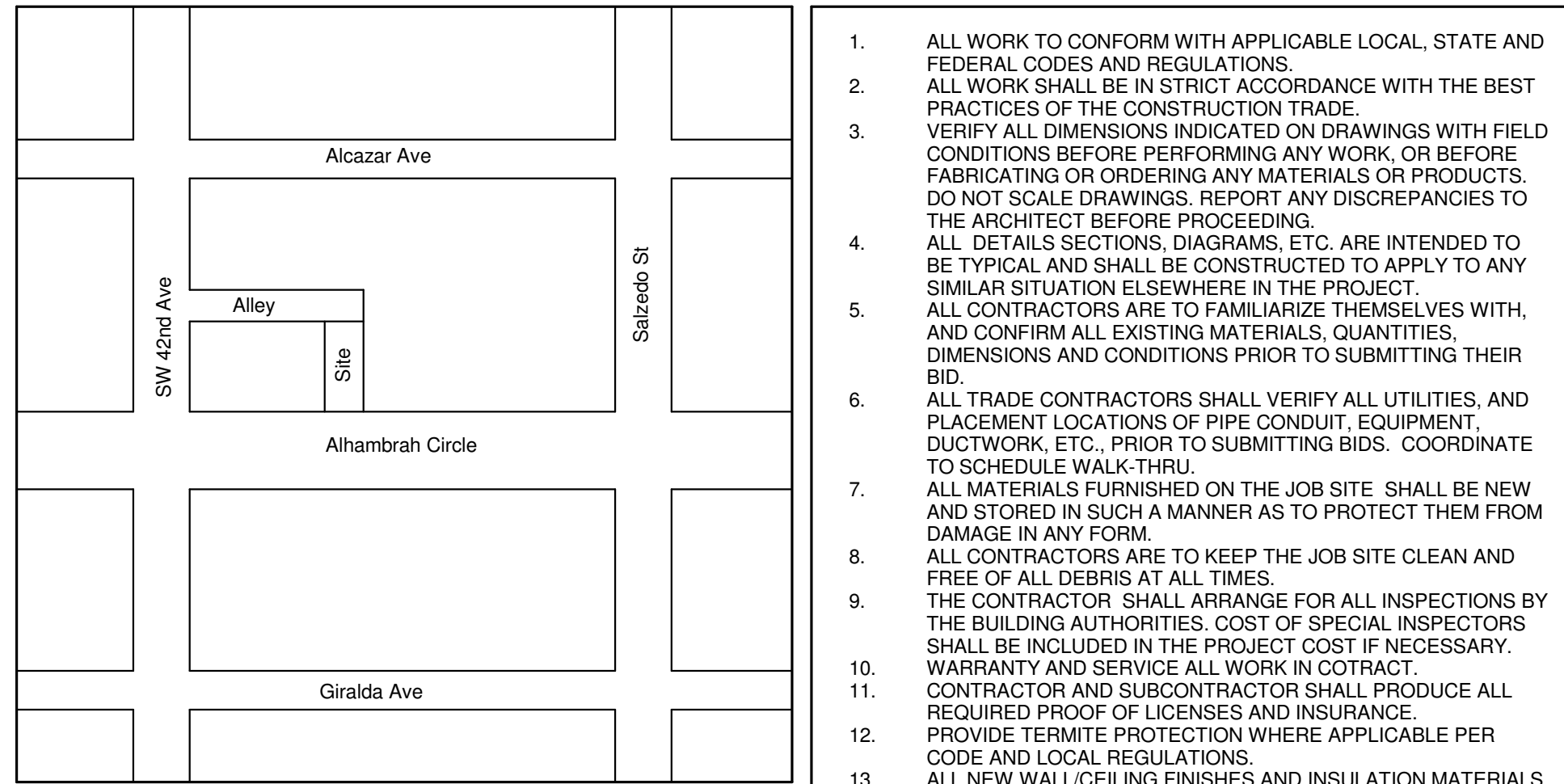
1. _____ Print Name _____
Identifying Signature of authorized person

2. _____ Print Name _____
Identifying Signature of authorized person

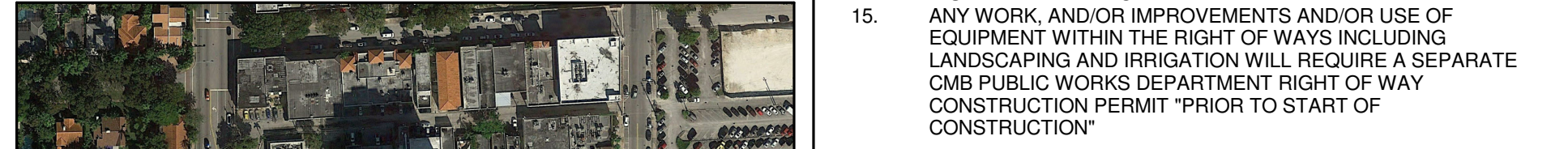
3. _____ Print Name _____
Identifying Signature of authorized person

* Special Inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the special inspector. The qualifications shall include licensure as a professional engineer or architect; graduation from an engineering education program in civil structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

Drawing # 21 Scale: NTS = 1'-0" GENERAL NOTES



Drawing # 15 Scale: NTS = 1'-0" KEY PLAN



Drawing # 9 Scale: NTS = 1'-0" LOCATION MAP

APPLICABLE CODES AND STANDARDS

THE FOLLOWING BUILDING CODES, CURRENT EDITIONS UNLESS OTHERWISE SPECIFIED, WILL BE ADHERED TO: -FLORIDA BUILDING CODE (2014)

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 105.13.4.4 AND 633 FLORIDA STATUTES.

BUILDING DISPOSITION - Lot Occupancy	REQUIRED	PROPOSED	ACTUAL
a. Lot Area	2,500 sq ft	NA	NA
b. Lot Width	25 ft min. w/ 100 ft min. depth	NA	NA
c. Lot Coverage	FAR = 3.0	NA	NA
d. Maximum impervious surface ratio	NA	NA	NA
e. Frontage at Front Setback	NA	NA	NA
f. Open Space Requirement	NA	NA	NA
g. Density	NA	NA	NA

BUILDING SETBACK	REQUIRED	PROPOSED	ACTUAL
a. Principal Front	15 ft	NA	NA
b. Secondary Front	NA	NA	NA
c. Side	0 ft	NA	NA
d. Secondary Side	NA	NA	NA
e. Back	0 ft	NA	NA

OUTBUILDING SETBACK	REQUIRED	PROPOSED	ACTUAL
a. Principal Front	NA	NA	NA
b. Secondary Front	NA	NA	NA
c. Side	NA	NA	NA
d. Back	NA	NA	NA

BUILDING CONFIGURATION - Frontage	REQUIRED	PROPOSED	ACTUAL
a. Common Lawn	NA	NA	NA
b. Porch & Fence	NA	NA	NA
c. Terrace or L.E.	NA	NA	NA
d. Eavescut	NA	NA	NA
e. Stoop	NA	NA	NA
f. Staircase	NA	NA	NA
g. Gallery	NA	NA	NA
h. Arcade	NA	NA	NA

BUILDING HEIGHT	REQUIRED	PROPOSED	ACTUAL
a. Principal Building	3 Story - 35 ft	NA	NA
b. Outbuilding	NA	NA	NA

PARKING	REQUIRED	PROPOSED	ACTUAL
Facade Width	NA	NA	NA

Drawing # 8 Scale: NTS = 1'-0" GENERAL NOTES

367 Alhambra Circle
Coral Gables, FL 33134

Cose Nostre Restaurant

Scope of Work:
An existing one story restaurant tenor space will be reconfigured, no change in use. No exterior work to be performed under this permit.

Area Calculations:
1,578 ft² - Existing - Unchanged

Legal Description:
CORAL GABLES SEC K PB 8-33
LOT 41 BLK 26
LOT SIZE 25.000 X 100
OR 19713-4592 0501 6

Occupant Loads See LS-100, Life Safety for Calculations

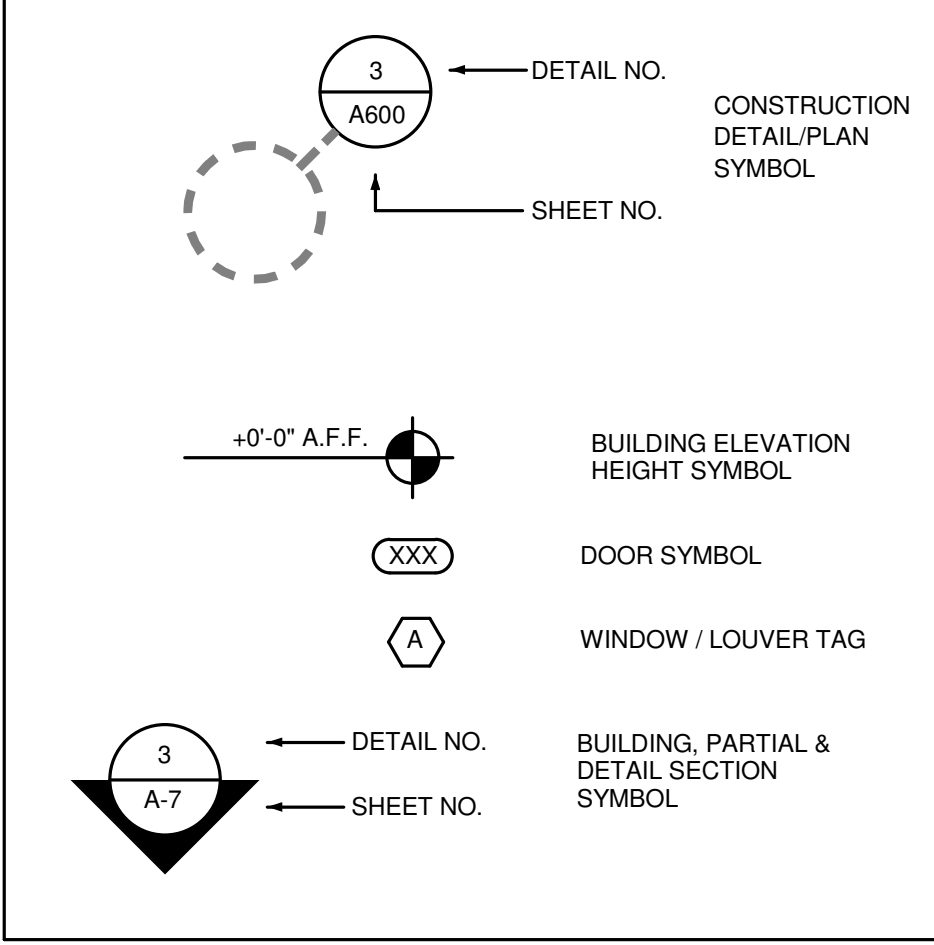
Zoned: C - Commercial District

Total Parking Area NA

Occupancy Type: Assembly Group A-2
Construction Type: Type V UNPROTECTED
Classification of Work: Alteration - Level 2

Code References:
Florida Building Code 5th Edition, Building (2014) Existing Building (2014)

Drawing # 16 Scale: NTS = 1'-0" PROJECT INFORMATION



Drawing # 10 Scale: NTS = 1'-0" LEGENDS & NOTES

FLOOR PLAN LEGEND

XXX	ROOM NUMBER KEY
XXX	DOOR NUMBER KEY
⊙	WINDOW KEY
⊙	WALL TYPE KEY
X	NOTE KEY
⊙	EQUIPMENT KEY

NOTE: Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent.
NOTE: All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not more than 450
NOTE: All door glazing shall be category II safety glazing.
NOTE: All side lites, and glazing adjacent to any door shall be category II safety glazing.
NOTE: All glazing in or adjacent to tubs, showers shall be category II safety glazing.
NOTE: Sound board sheathing to be used for ceilings and as additional surface sheathing on all demising walls, GC to coordinate with owner for specific locations.
NOTE: Existing glazing configuration to remain unchanged with existing design pressures. New egress units conform to existing design pressures on record documents.
NOTE: All fire rated double doors shall have astragal and coordinator.
NOTE: All fire rated doors shall have self closing hardware sets.
NOTE: All guardrails shall remain 42" min. above finished floors.

Drawing # 4 Scale: NTS = 1'-0" LEGENDS & NOTES

- Sustainability Notes**
- Use as applicable based on Scope of Work. Contact architect or sustainable consultant for clarification as needed.
- Construction Waste Management Plan** - 95% percent of waste generated to be diverted from landfill; all subcontractors to participate in onsite waste management program, including directing on site personnel to sort recyclables by category (Wood, Plastic, Concrete, GWB, Steel, Asphalt, Masonry, Cardboard, Rubble, General Mixed Waste, etc).
 - Erosion and Sedimentation Control Plan** - Submit Erosion and Sedimentation Control Plan that conforms with local municipality (DERM) and follow code guidelines as applicable for site work.
 - White Concrete Sidewalk - Minimum SRI 85
 - Landscaping - Use ALL Native and Draught tolerant Plants or approved equivalent.
 - Concrete - Provide detailed data on company letterhead indicating post consumer and post industrial recycling percentages of steel reinforcing. The products supplied are manufactured/fabricated within a radius of 500 mile from the project site and the manufactured products are extracted or recovered within 500 miles of the project site; provide data indicating compliance with cement substitution percentage by weight of postconsumer and pre-consumer recycled content; include statement indicating costs for each product having recycled content; Use any treatment with low toxicity and emit low levels of Volatile Organic Compounds (VOC); Use fly ash, poxolan, ground granulated blast-furnace slag, and silica fume as needed to reduce the total amount of Portland cement by not less than 40 percent. Indicate amount and value of material used.
 - Structural Steel - For each steel product specified a document signed by the manufacturer/fabricator stating compliance with the requirement of the environmental objectives; for products having recycled content documentation indicating percentages by weight of postconsumer and pre-consumer recycled content. Include statement indicating costs for each product having recycled content; All steel shall use steel made in an electric arc furnace (EAF); Provide products with an average recycled content of steel so postconsumer recycled content plus one half of pre-consumer recycled content is not less than 50 percent; Where applicable, priming to be VOC compliant.
 - Steel Joists - For products having recycled content, documentation indicating percentages by weight of postconsumer and pre-consumer recycled content; Include statement indicating costs for each product having recycled content; Provide products with an average recycled content of steel so postconsumer recycled content plus one half of pre-consumer recycled content is not less than 60 percent; Where applicable, priming to be VOC minimum level compliant.
 - Aluminum - Walkway Covers Minimum SRI 29.
 - Architectural Woodwork and Rough Carpentry - All adhesive and sealants used on the interior of the building shall comply with the SCAQMD VOC Limits, as referenced in LEED for New Construction - Latest Edition; List all adhesive, sealants and primers to be used in this project; Composite wood, Agrifiber products and veneer (MDF, plywood, particleboard, etc.) to be urethra-formaldehyde free; Provide manufacturer's specification and proof of purchase to show compliance with the limits. Comply with FSC Certified Wood requirements.
 - Roofing System - Roof surface must be reflective with minimum SRI 78.
 - Building Insulation - The products supplied are manufactured/fabricated within a radius of 500 mile from the project site and the manufactured products are extracted or recovered within 500 miles of the project site; provide data indicating compliance with 30% minimum by weight of recycled content; include statement indicating costs for each product having recycled content; Use any treatment with low toxicity and emit low levels of Volatile Organic Compounds (VOC).
 - Spray Applied Fire Resistive Materials - Structural Glazing adhesives used on the interior of the building shall comply with the SCAQMD VOC Limits, as referenced in LEED for New Construction - Latest Edition; List all adhesives to be used in this project; Provide manufacturer's specification and proof of purchase to show compliance with the limits.
 - Wood Doors - FSC (Forest Stewardship Council) Certified; Use a minimum of 50 percent wood based materials and products that are certified in accordance with the FSC; Provide 95 percent wood based materials and products that are FSC Certified and cost differential; Provide a list of items and/or components of products including product type, manufacturer and appropriate certification number.
 - Gypsum Wallboard - For products having recycled content, documentation indicating percentages by weight of postconsumer and pre-consumer recycled content; Include statement indicating costs for each product having recycled content; Provide products with an average recycled content so postconsumer recycled content plus one half of pre-consumer recycled content is not less than 70 percent. When possible, the products supplied should be manufactured/fabricated within a radius of 500 mile from the project site and the manufactured products are extracted or recovered within 500 miles of the project site; Should backing be required for installation of equipment/fixtures/accessories, comply with FSC Certified Wood.
 - Paints & Coatings - All paints and coatings used on the interior of the building shall comply with the SCAQMD VOC Limits, as referenced in LEED for New Construction - Latest Edition; List all paints, primers and coatings to be used in this project; Provide manufacturer's specification and proof of purchase to show compliance with the limits.
 - Carpet - Provide manufacturer's specification and proof of purchase to show compliance with the limits; provide carpet that complies with Green Label Plus Program.
 - Acoustical Ceiling - For products having recycled content, documentation indicating percentages by weight of postconsumer and pre-consumer recycled content; Include statement indicating costs for each product having recycled content; Provide products with an average recycled content so postconsumer recycled content plus one half of pre-consumer recycled content is not less than 70 percent. When possible, the products supplied should be manufactured/fabricated within a radius of 500 mile from the project site and the manufactured products are extracted or recovered within 500 miles of the project site; All adhesives used on the interior of the building shall comply with the SCAQMD VOC Limits, as referenced in LEED for New Construction Version 2.2 (See Attached); List all adhesives used in this project; Provide manufacturer's specification and proof of purchase to show compliance with the limits.
 - Plumbing Fixtures - Dual Flush Toilets; waterless Urinals; Shower heads with 1.6 GPF or less; Faucets with 1.6 GPF or less.
 - HVAC Equipment - HVAC equipment cannot use CFC based refrigerant; Select minimum impact refrigerants; Average refrigerant impact based on Ozone Depletion Potential and Global Warming Potential must be below 100.
 - Filters - Provide in accordance with SMACNA Chapter 3 (min During Construction MERV 8 and Before Occupancy MERV 13).
 - CO2 Detectors - Furnish and Install CO2 monitors and set to sound alarm at 10 percent change.
 - Manufactured Items - For all LEED related manufactured items contractor and/or sub-contractor shall provide manufacturer's product information and documentation as well as proof of purchase in order to show LEED compliance.

Drawing # 5 Scale: NTS = 1'-0" LEED NOTES

Drawing # 6 Scale: NTS = 1'-0" NOT USED



CONSULTANTS:

L. Triana & Associates Inc.

9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

PROJECT:

Cose Nostre

Restaurant

Construction Documents

367 Alhambra Circle
Coral Gables, FL 33134

DRAWING TITLE:

Floor Plans

SEAL

AR 92953

Project number 024 Pierluigi 15
Date February 19, 2016
Drawn by Author
Checked by Checker

No.	Revision	Description	Date
1	Revision 1		3-1-2016

SHEET NO.

A-200

Name	Symbol	Description
ROOM NUMBER KEY	[Box]	Existing
DOOR NUMBER KEY	[Circle]	1 - 3.5" Mtl.
WINDOW KEY	[Square]	2 - 6" Mtl.
WALL TYPE KEY	[Line]	
NOTE KEY	[X]	
EQUIPMENT KEY	[Circle]	

WALL TYPE SCHEDULE
M-1 Interior metal channel GWB wall - See D14/A-700

NOTE: Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent.

NOTE: Bathroom wall finish to be non-absorbent material

NOTE: Wall and ceiling finishes shall have a flame spread index of not greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not more than 450

NOTE: All door glazing shall be category II safety glazing if greater than 9sf or category I if less than 9sf..

NOTE: All side lites, and glazing adjacent to any door shall be category II safety glazing.

NOTE: Existing glazing configuration to remain unchanged with existing design pressures.

Construction Schedule

- RM-100 - Office - Existing - Repair/replace existing floor tile. Existing GWB wall to be repaired and painted, primer, finish two coats min. Existing GWB ceiling to be repaired and painted, primer, finish two coats min. Existing door to remain. New interior partition wall.
- RM-101 - Hallway - Existing - Repair/replace existing floor tile. Existing GWB wall to be repaired and painted, primer, finish two coats min. New GWB ceiling painted, primer, finish two coats min. Existing door to remain. New interior partition wall.
- RM-102 - Cooler - Relocated existing cooler, includes connections and all associated equipment.
- RM-103 - Utility - Existing - Repair/replace existing floor tile. Existing GWB wall to be repaired and painted, primer, finish two coats min. Existing GWB ceiling to be repaired and painted, primer, finish two coats min. Existing door to remain. NOTE: Sign shall be posted in a conspicuous location of the utility room stating "NO STORAGE"
- RM-104 - ADA Bathroom #1 - New compliant bathroom with new fixtures, new door with lever type handle, new tile finish, new grab bars, towel dispenser, mirror, lavatory with lever type handles.
- RM-105 - ADA Bathroom #2 - New compliant bathroom with new fixtures, new door with lever type handle, new tile finish, new grab bars, towel dispenser, mirror, lavatory with lever type handles.
- RM-106 - Kitchen - Existing - Renovated kitchen space with new equipment and all associated connections. Existing hood and all associated connections to remain. GC shall verify working condition and repair/replace components as required to maintain a properly functioning system. Repair/replace existing floor tile. New DensGlass Gold wall sheathing, painted, primer, finish two coats, see room schedule for final finishes.
- RM-107 - Retail - Existing - Concrete slab floor to be polished and sealed. Existing GWB wall to be repaired and painted, primer, finish two coats min. Existing ceiling to be open to roof deck above, primer over intumescent paint, finish two coats min. Existing door and windows to remain.
- RM-108 - Dining - Existing - Concrete slab floor to be polished and sealed. Existing GWB wall to be repaired and painted, primer, finish two coats min. Existing GWB ceiling to be repaired and painted, primer, finish two coats min. Existing door to remain. New lunch counter top.
- RM-109 - Prep - New food prep area - New DensGlass Gold wall sheathing, painted, primer, finish two coats, see room schedule for final finishes.

Drawing # 16 Scale: 1/4" = 1'-0" Floor Plan Legend

1/2" GWB or 1/2" Densglass Gold smooth texture finish on framing, painted to match existing, level 5.

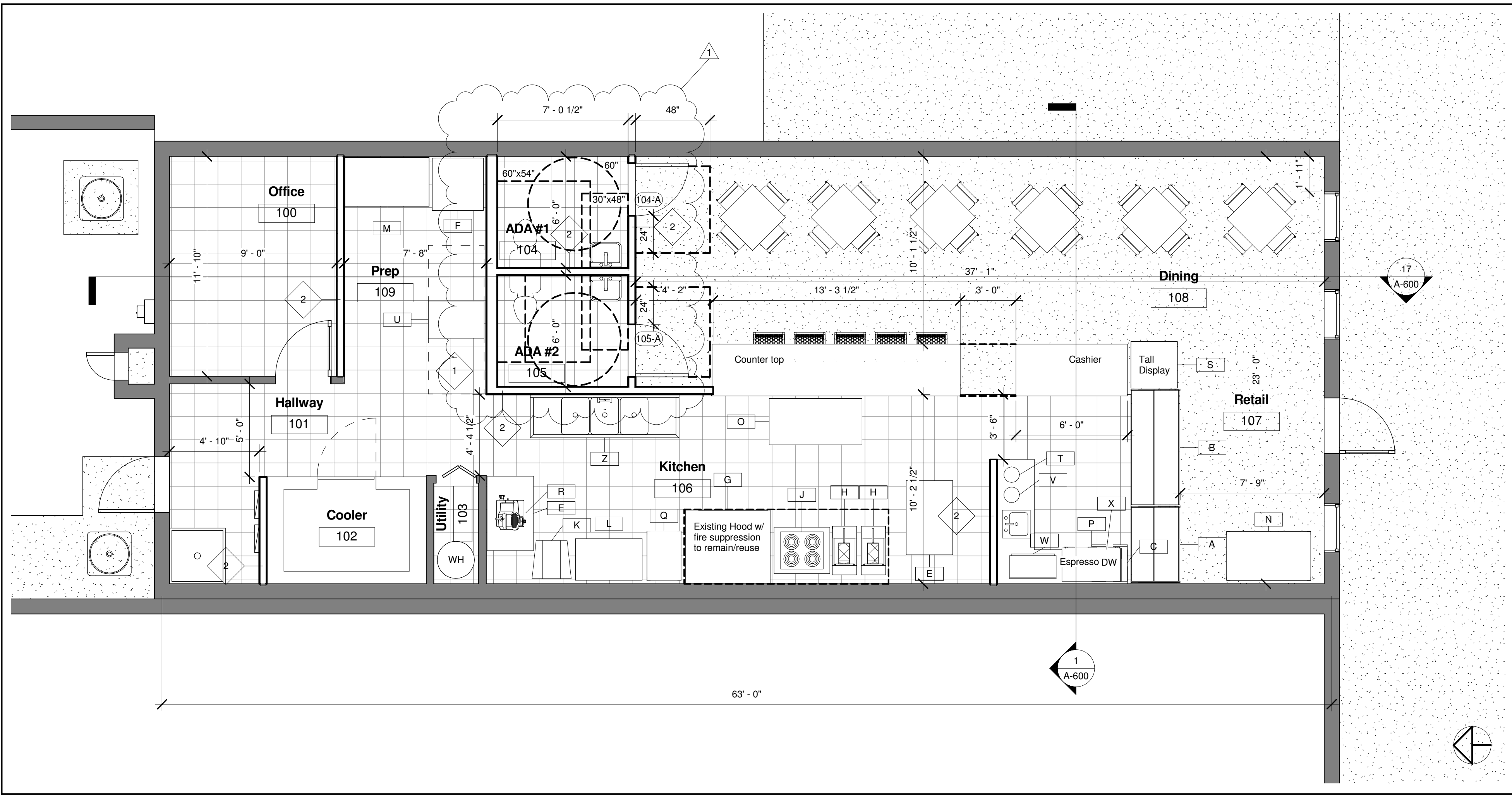
○ Recessed ceiling light

□ Ceiling light

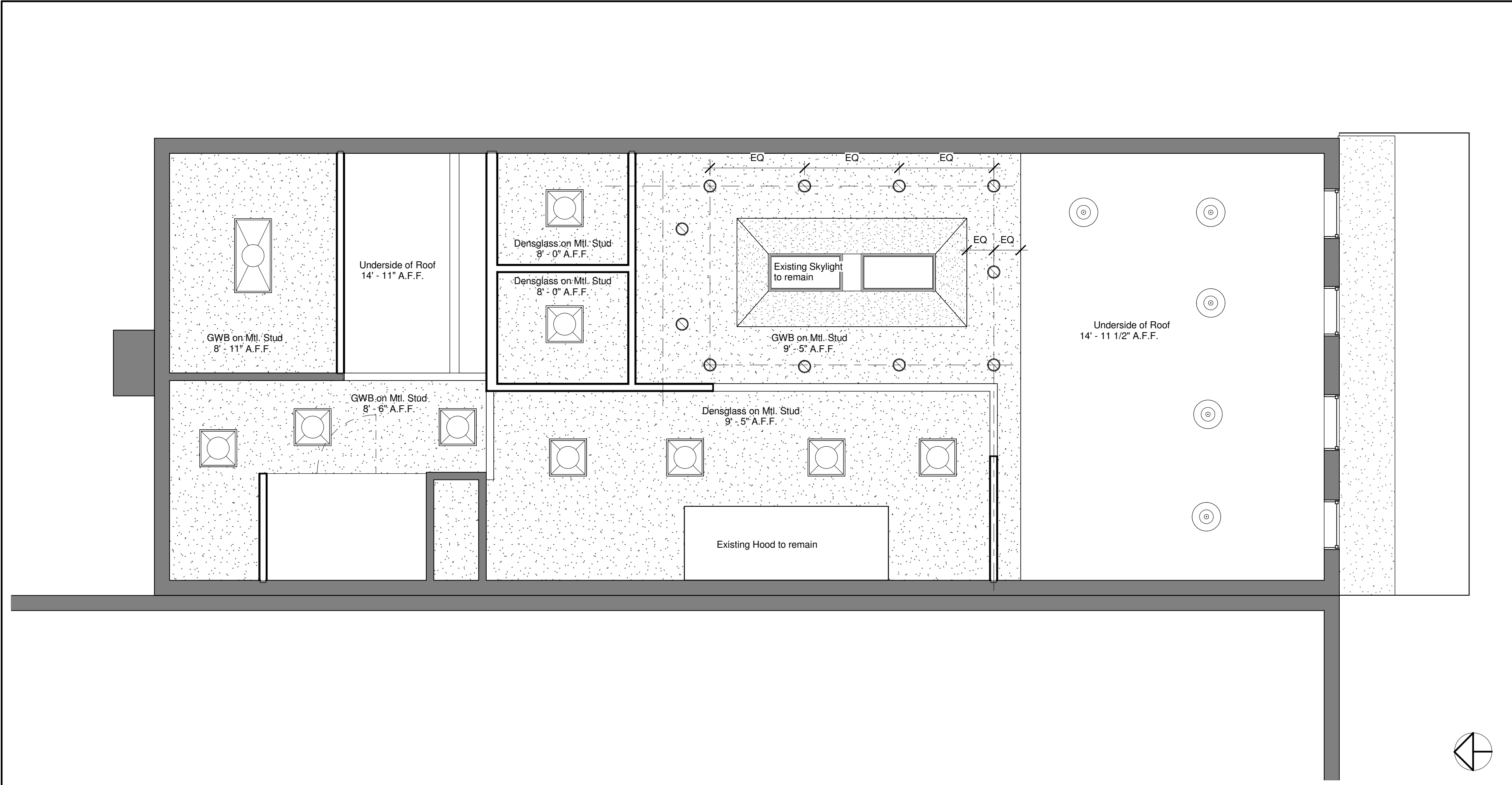
Drawing # 6 Scale: N.T.S. NOT USED

1/4" = 1'-0" Ceiling Plan Legend

Drawing # 4 Scale: 1/4" = 1'-0" Ceiling Plan



Drawing # 16 Scale: 1/4" = 1'-0" Floor Plan



Drawing # 4 Scale: 1/4" = 1'-0" Ceiling Plan

Drawing # 6 Scale: N.T.S. NOT USED

Drawing # 6 Scale: N.T.S. NOT USED



CONSULTANTS:

L. Triana & Associates Inc.

9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

PROJECT:

Cose Nostre

Restaurant

Construction Documents

367 Alhambra Circle
Coral Gables, FL 33134

DRAWING TITLE:

Sections

SEAL

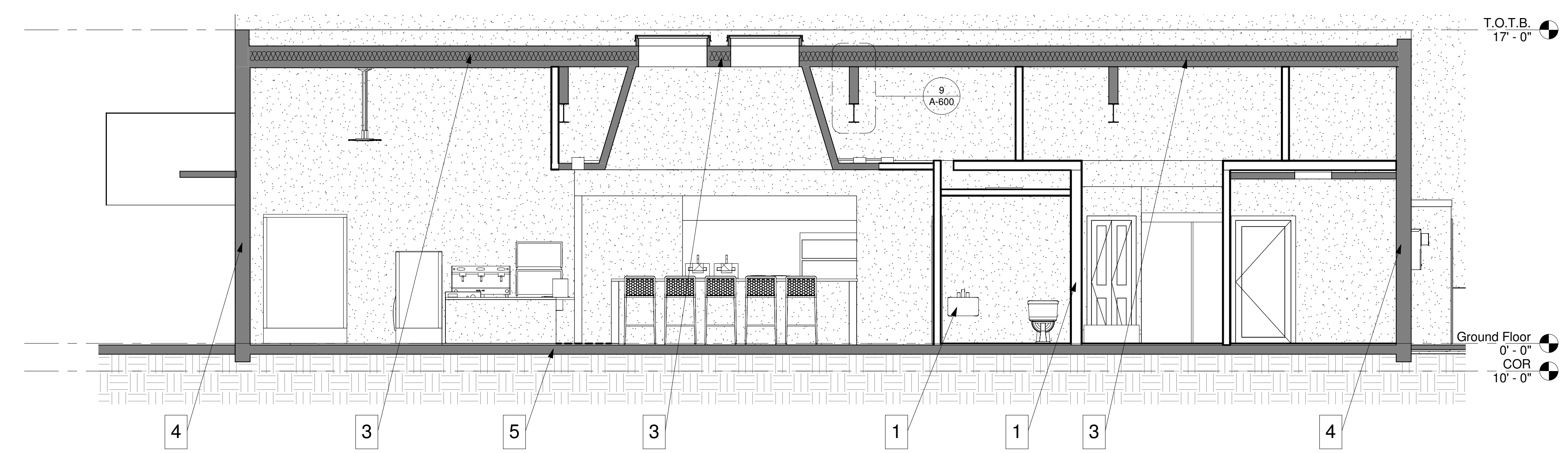
AR 92953

Project number 024 Pierluigi 15
Date February 19, 2016
Drawn by Author
Checked by Checker

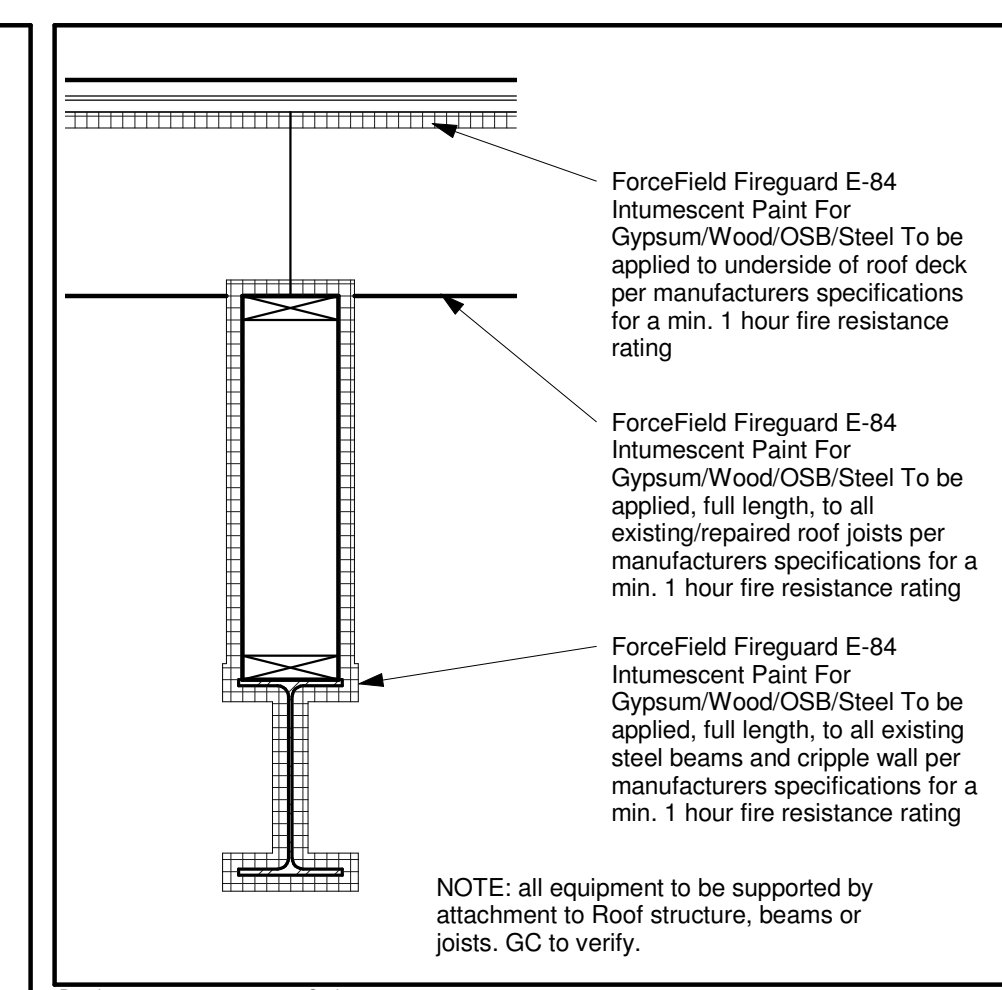
No.	Description	Date

SHEET NO.

A-600



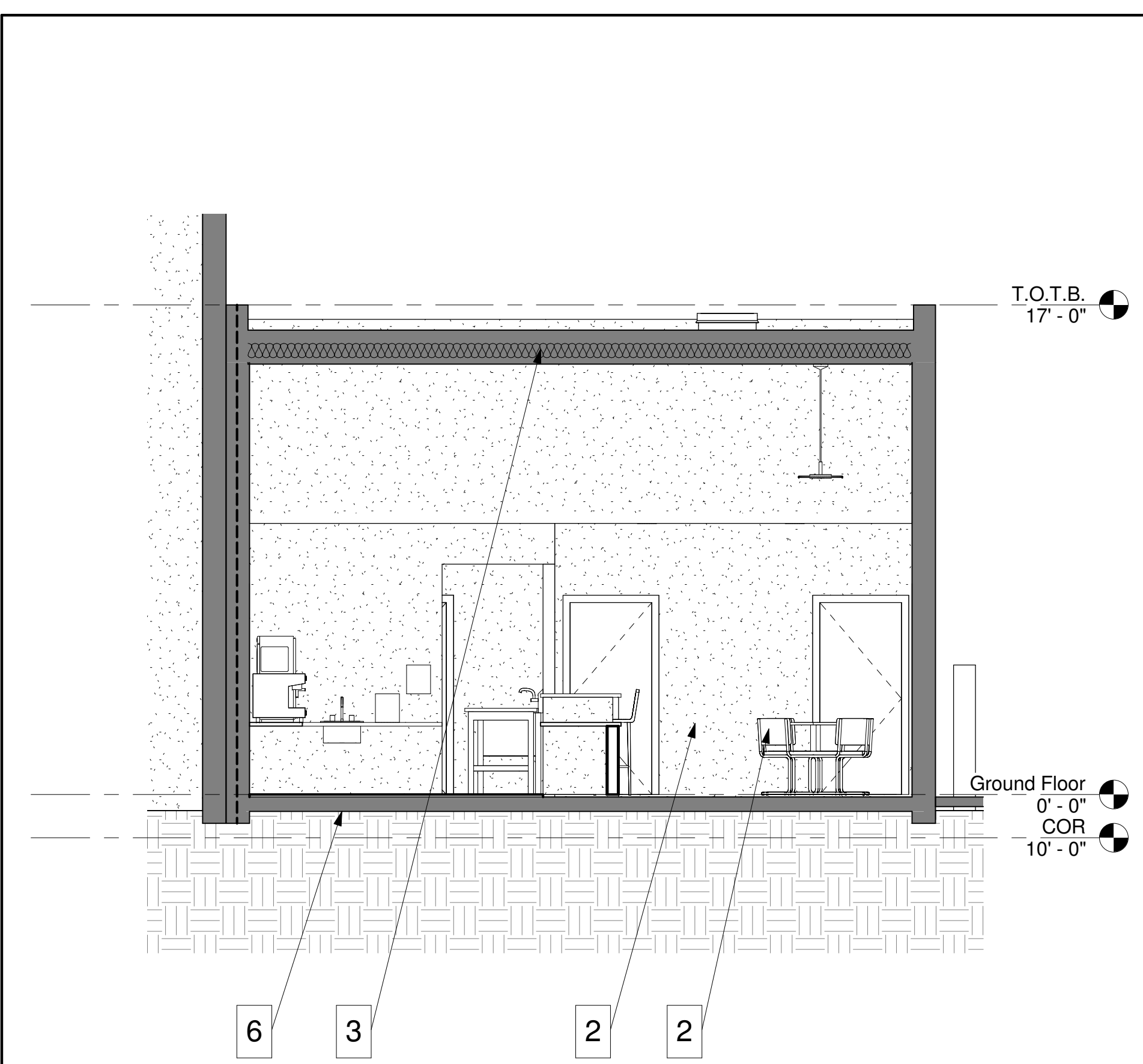
Drawing # 17 Scale: 1/4" = 1'-0" Section 1



Drawing # 9 Scale: 1" = 1'-0" Fire Protection

- Section Schedule**
1. New interior partition wall
 2. New door
 3. New Mineral wool roofing insulation applied to underside of existing roof deck, R-19 Min. full width and length to connect with adjacent wall insulation to maintain a complete thermal envelope.
 4. Existing exterior wall
 5. Existing 6" concrete slab

Drawing # 1/4" = 1'-0" Section Schedule



Drawing # 1 Scale: 1/4" = 1'-0" Section 2

Drawing # 6 Scale: N.T.S. NOT USED

Drawing # 5 Scale: N.T.S. NOT USED

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING
13063 SW 133rd CT
Miami, Florida 33186
(305) 253-5786
Sebastian@SebastianEilert.com



CONSULTANTS:

L. Triana & Associates Inc.

9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

PROJECT:
Cose Nostre

Restaurant

Construction Documents

367 Alhambra Circle
Coral Gables, FL 33134

DRAWING TITLE:

Wall Sections & Details

SEAL

AR 92953

Project number 024 Pierluigi 15
Date February 19, 2016
Drawn by Author
Checked by Checker

No.	Description	Date

SHEET NO.

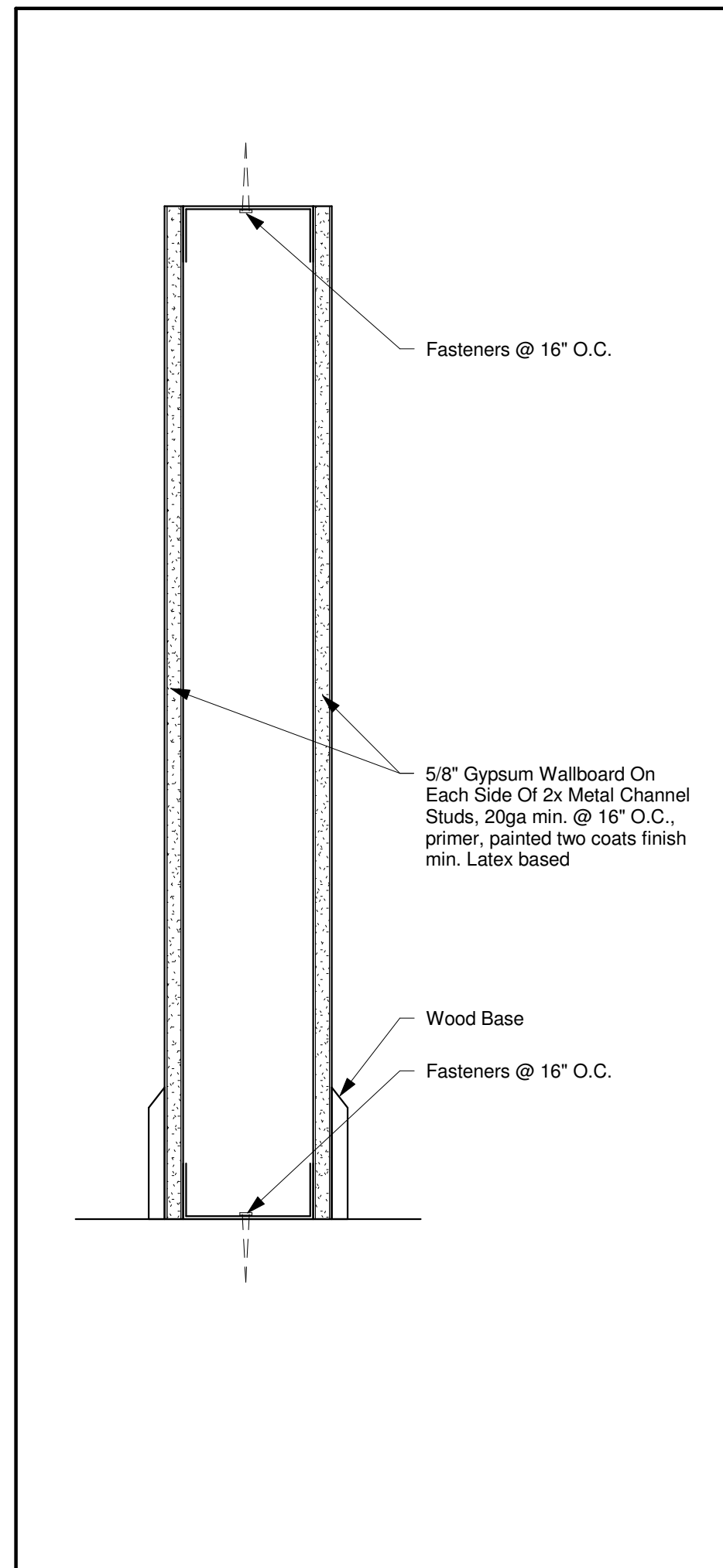
A-700

Door Schedule											
Mark	Width	Height	Type	Int/Ext	NOA	Manufacturer	Model	U-Value	SHGC	Impact	Comments
104-A	2' - 10"	6' - 8"	Single-Flush	Interior	NA			NA	NA	NA	Shall include lever type knob with lock
105-A	2' - 10"	6' - 8"	Single-Flush	Interior	NA			NA	NA	NA	Shall include lever type knob with lock

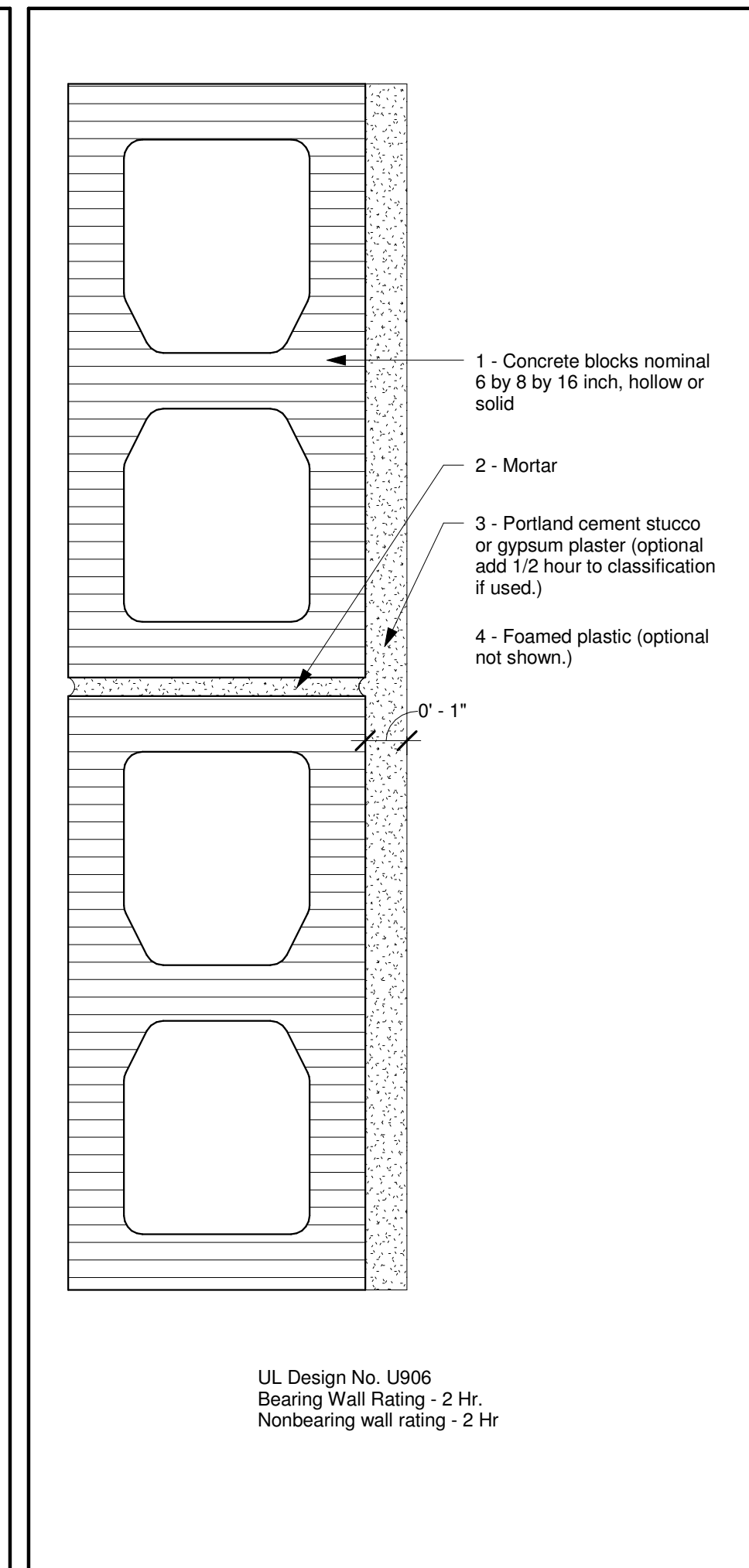
Drawing # 24 N.T.S. Door Schedule

Room Schedule							
Number	Name	Area	Base Finish	Ceiling Finish	Floor Finish	Wall Finish	Comments
100	Office	107 SF	Tile	GWB	Tile	GWB	
101	Hallway	115 SF	Tile	GWB	Tile	GWB	
102	Cooler	49 SF	NA	NA	NA	NA	
103	Utility	13 SF	Tile	NA	NA	NA	
104	ADA #1	42 SF	Tile	Densglass	Tile	Densglass	
105	ADA #2	42 SF	Tile	Densglass	Tile	Densglass	
106	Kitchen	258 SF	Tile	Densglass	Tile	Densglass w FRP	
107	Retail	245 SF	Vinyl	Open	Smooth Polish Concrete - Sealed	GWB	
108	Dining	417 SF	Vinyl	GWB	Smooth Polish Concrete - Sealed	GWB	
109	Prep	92 SF	Tile	Open	Tile	Densglass	

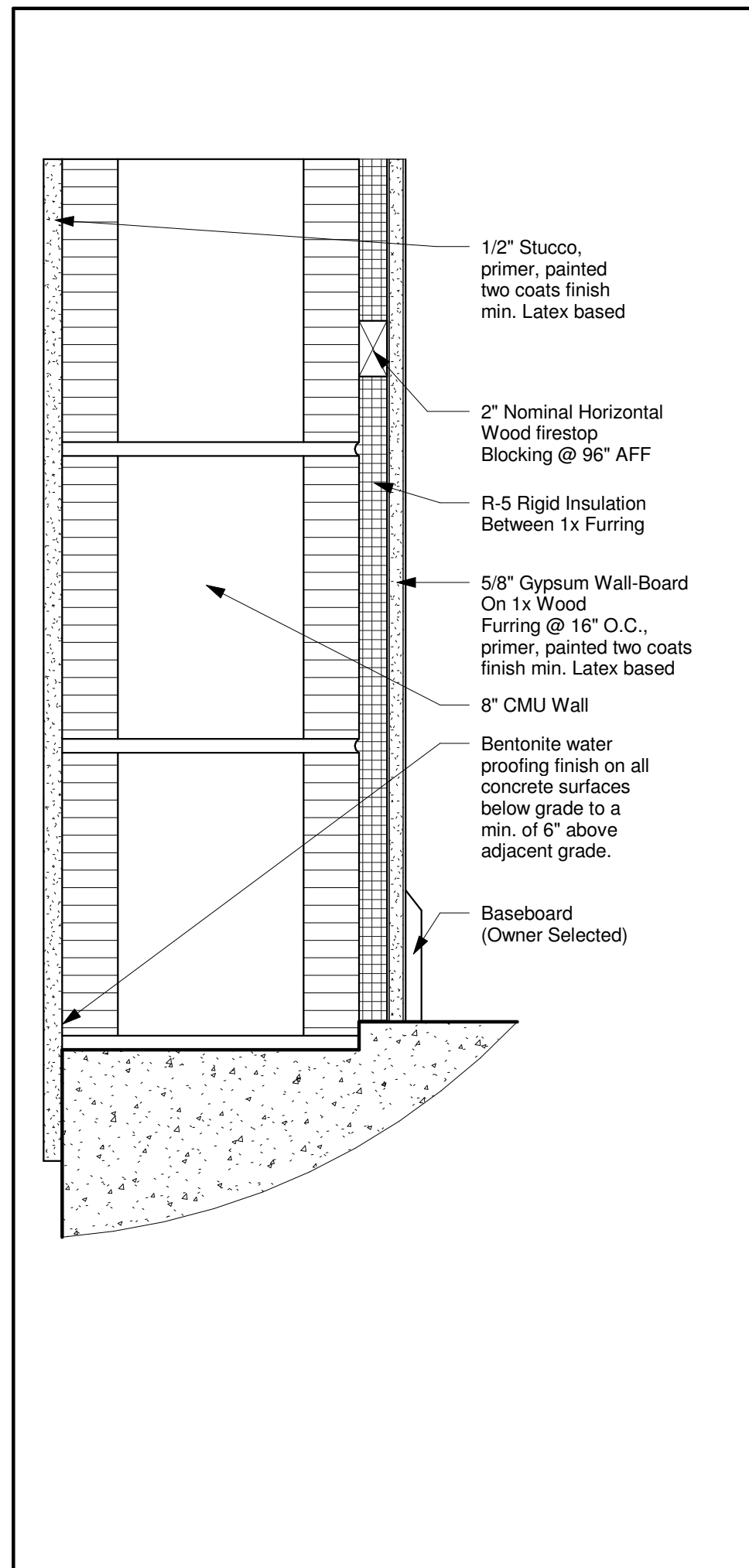
Drawing # 18 N.T.S. Room Finish Schedule



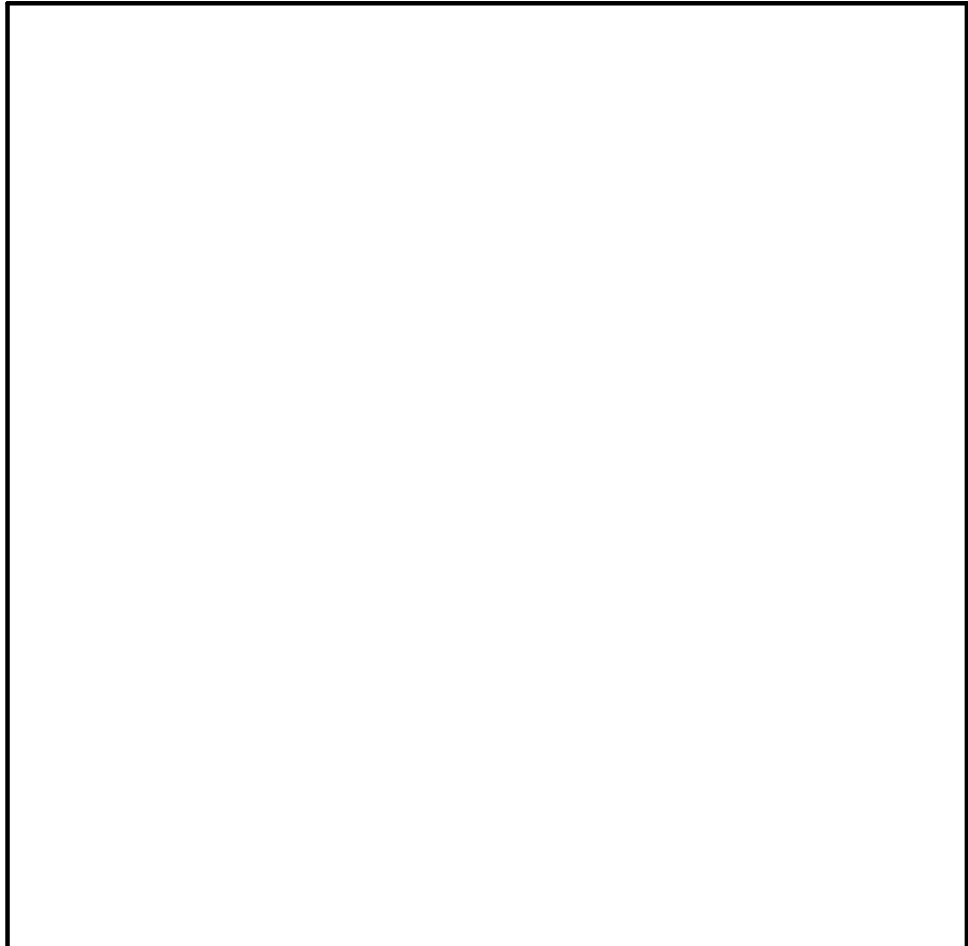
Drawing # 15 3" = 1'-0" Wall Assembly - Interior Metal Channel



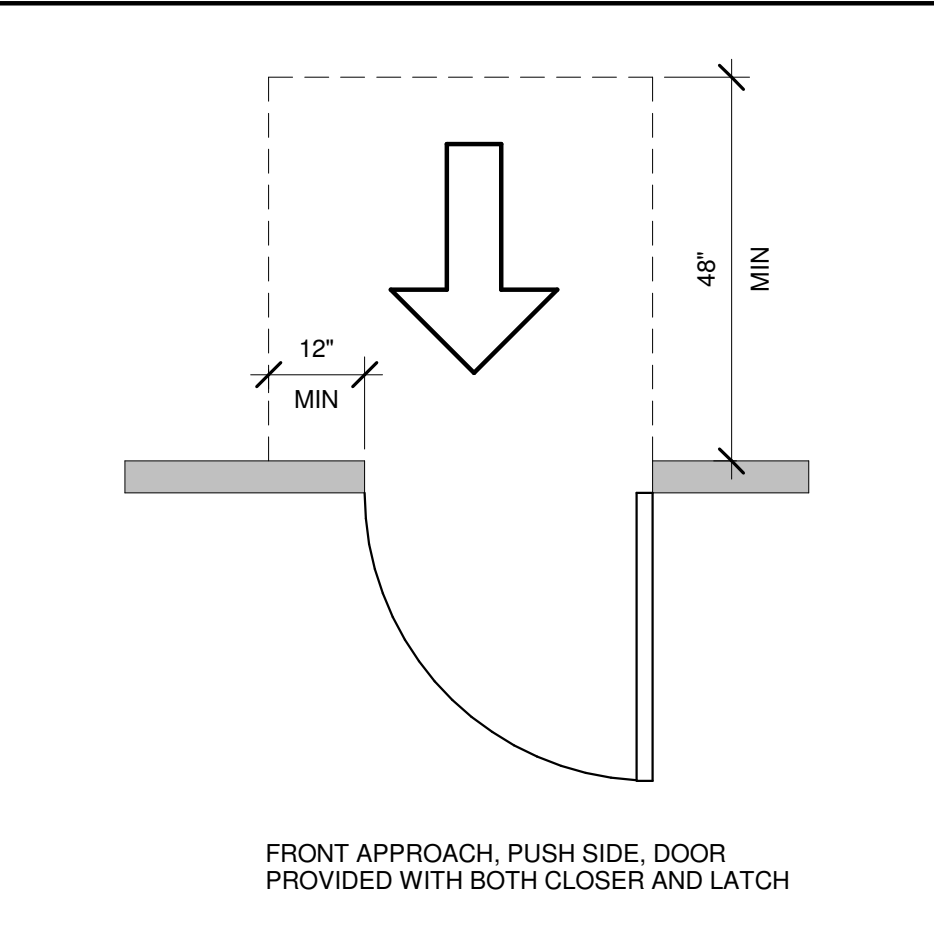
Drawing # 14 3" = 1'-0" Wall Assembly - 2 Hour Rated - U906



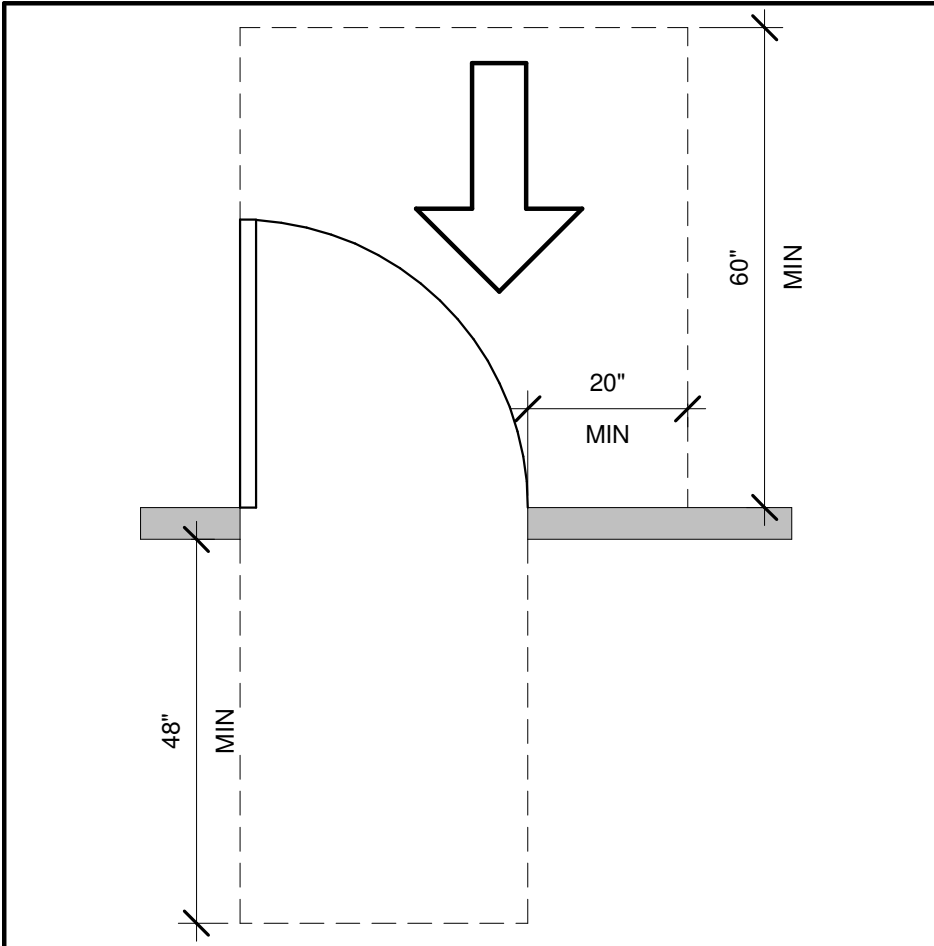
Drawing # 13 3" = 1'-0" Wall Assembly - CMU Wall Detail



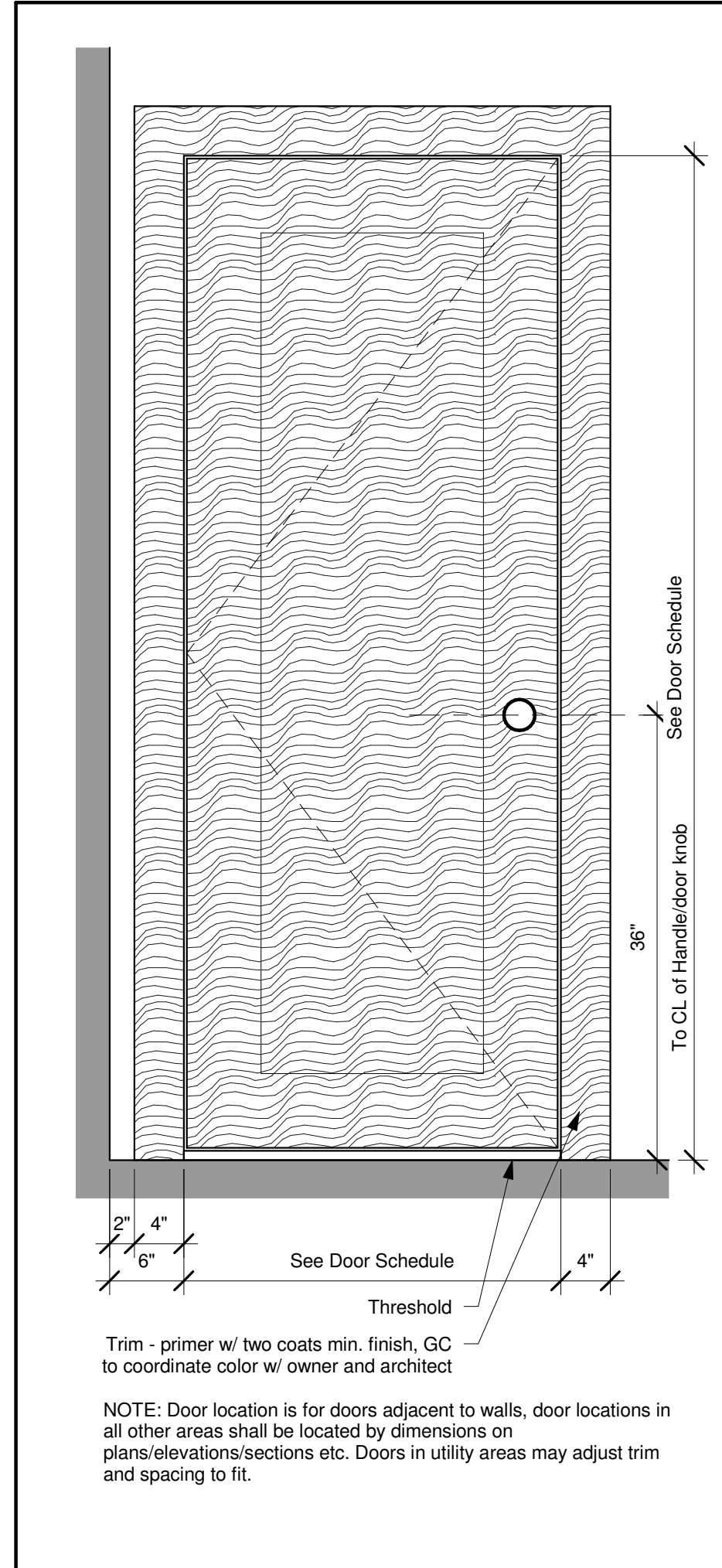
Drawing # 12 N.T.S. NOT USED



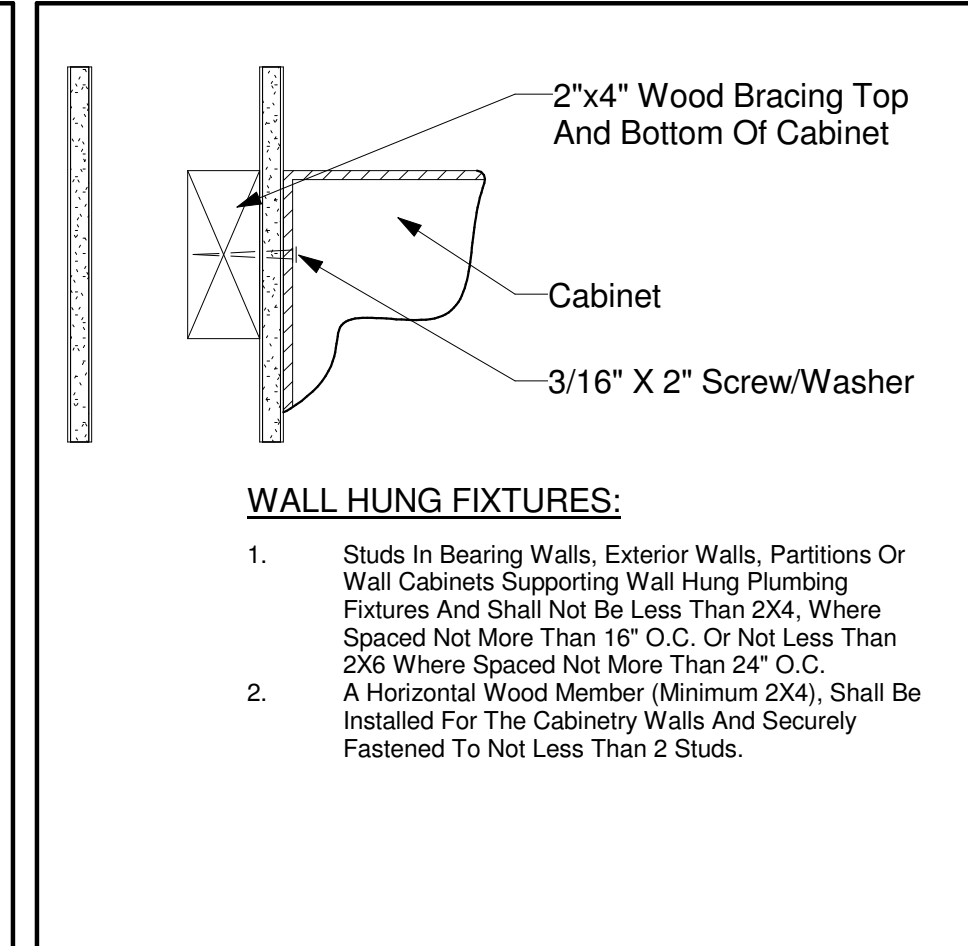
Drawing # 11 1/2" = 1'-0" Door Swing - Front Approach Push Side



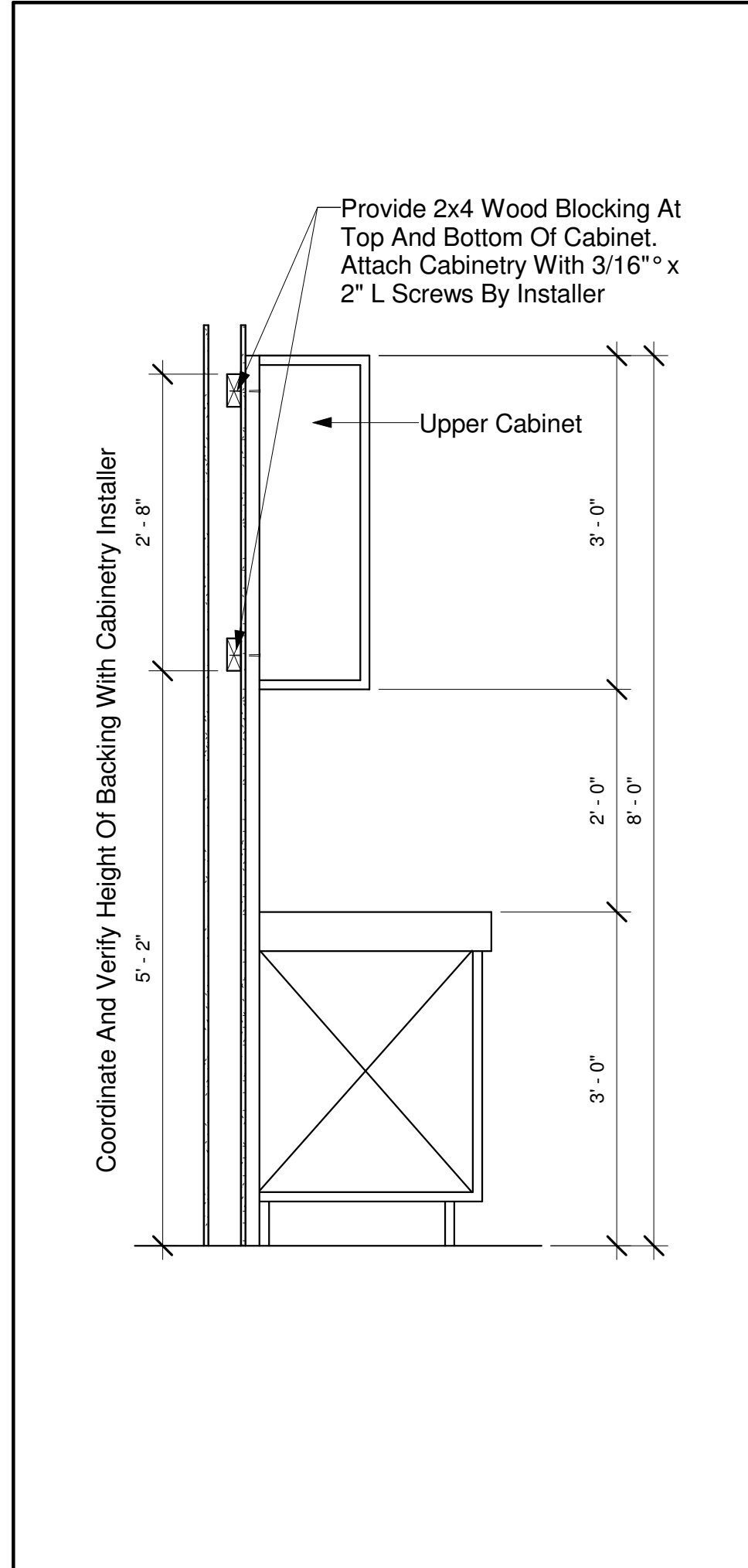
Drawing # 10 1/2" = 1'-0" Door Swing - Front Approach



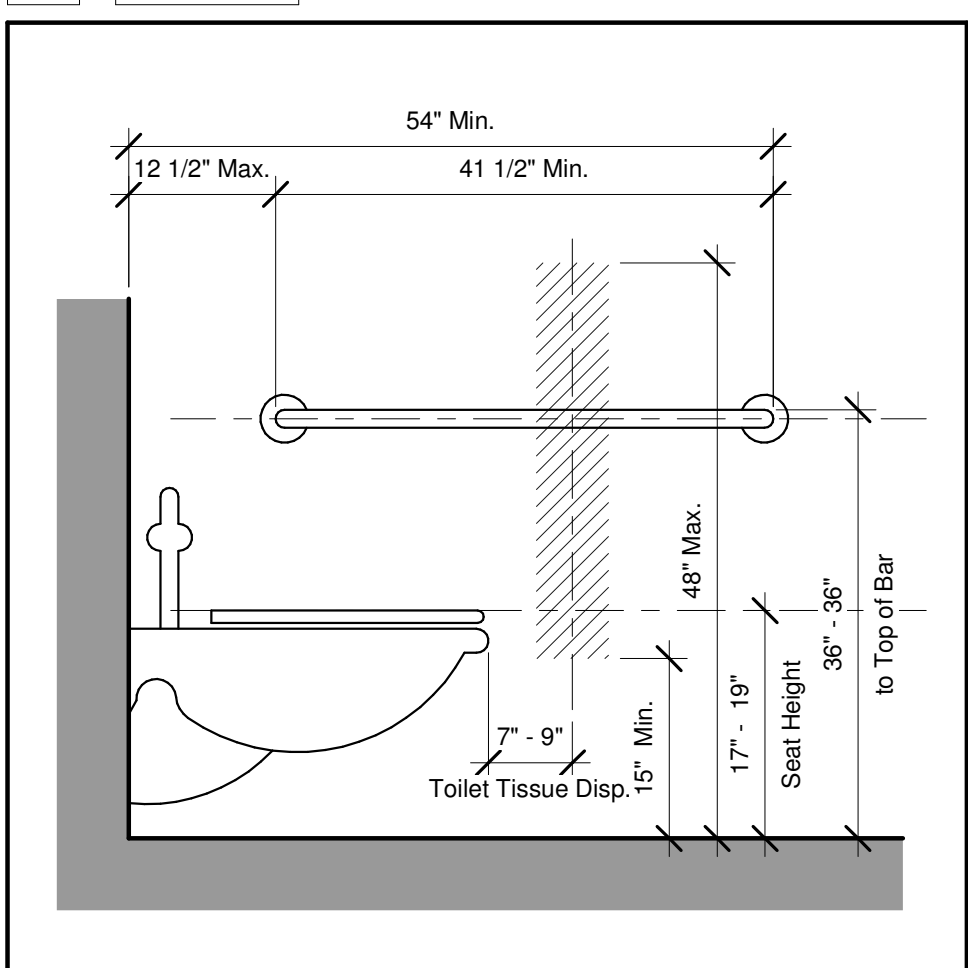
Drawing # 3 1" = 1'-0" Door Standard



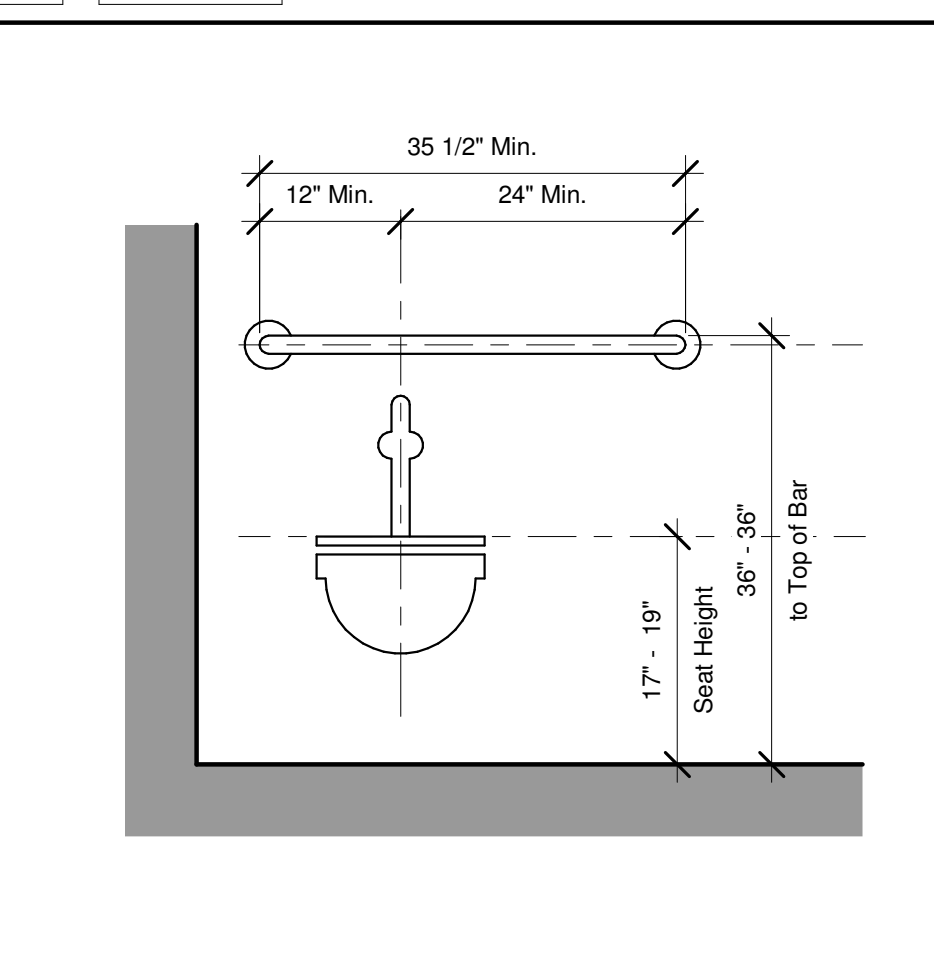
Drawing # 8 1" = NTS Cabinetry Attachment Detail



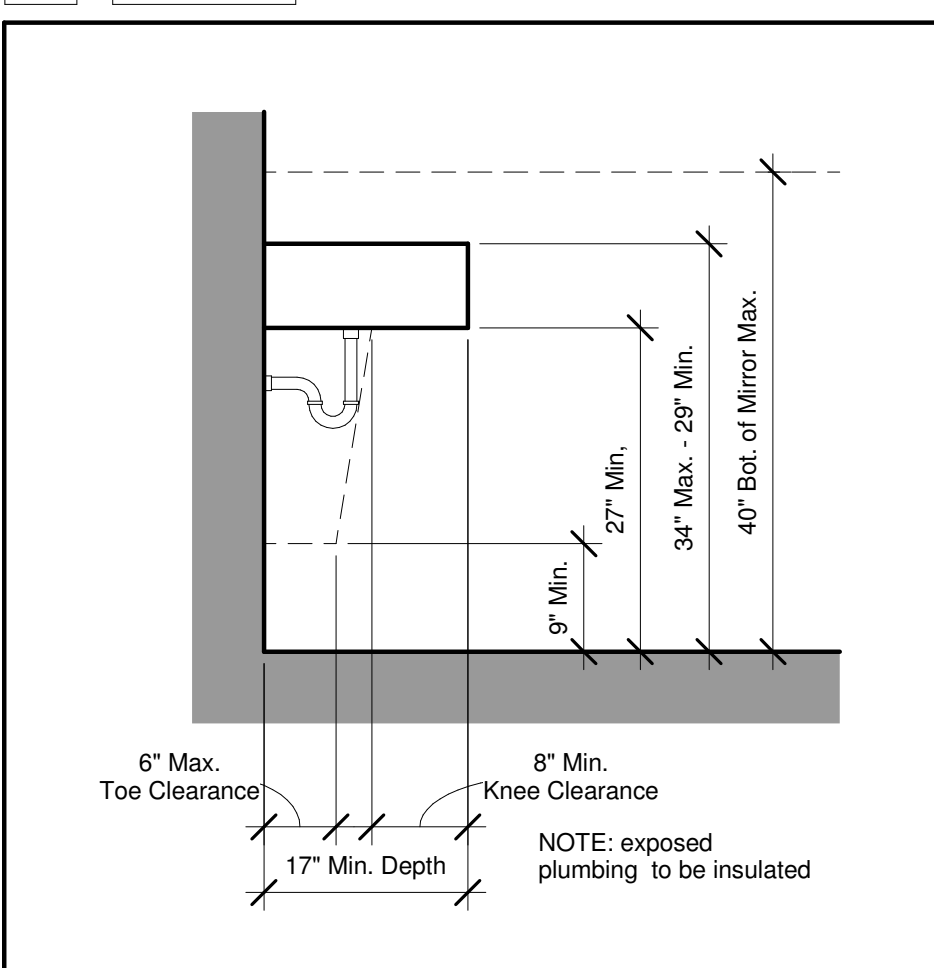
Drawing # 1 3/4" = 1'-0" Cabinetry Section



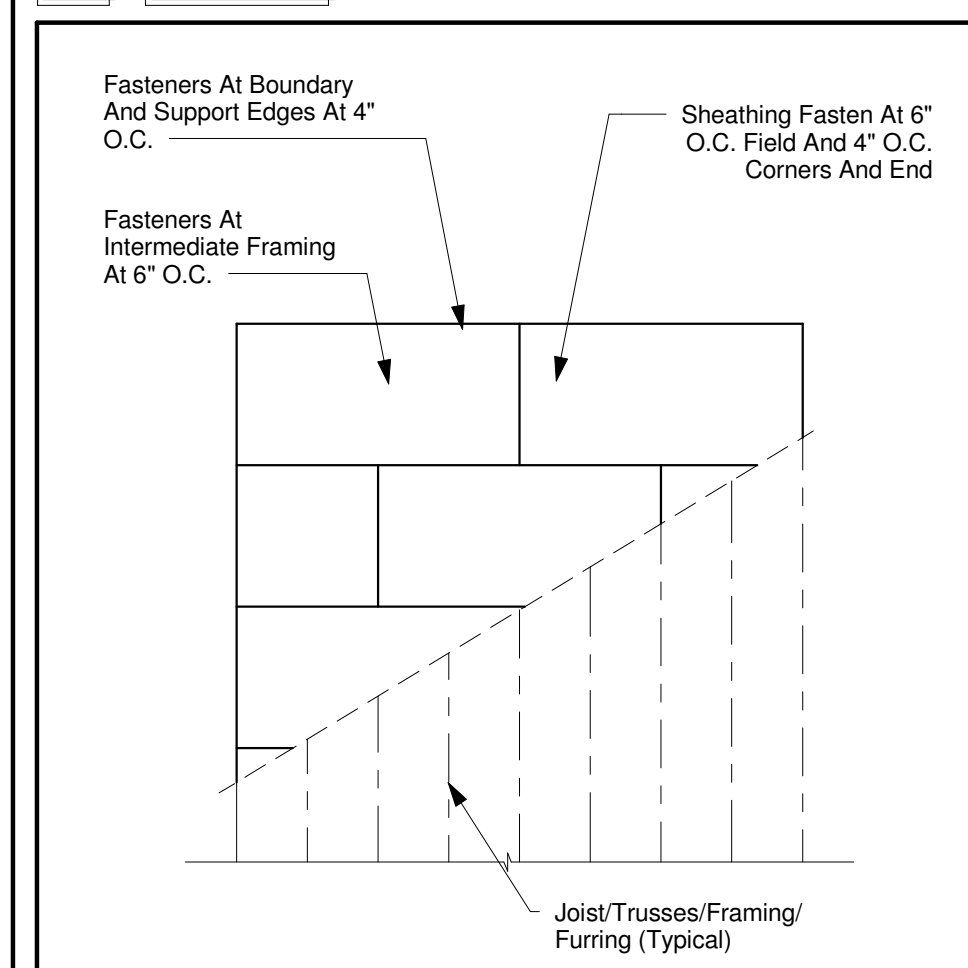
Drawing # 6 3/4" = 1'-0" Wall Mounted Toilet - Profile - ADA



Drawing # 5 3/4" = 1'-0" Wall Mounted Toilet - Elevation - ADA



Drawing # 4 3/4" = 1'-0" Wall Mounted Lavatory - ADA



Drawing # 2 12" = 1'-0" Sheathing Detail

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING
13063 SW 133rd CT
Miami, Florida 33186
(305) 253-5786
Sebastian@SebastianEilert.com



CONSULTANTS:

L. Triana & Associates Inc.
9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

PROJECT:
Cose Nostre
Restaurant
Construction Documents
367 Alhambra Circle
Coral Gables, FL 33134

DRAWING TITLE:
Equipment Schedules

SEAL

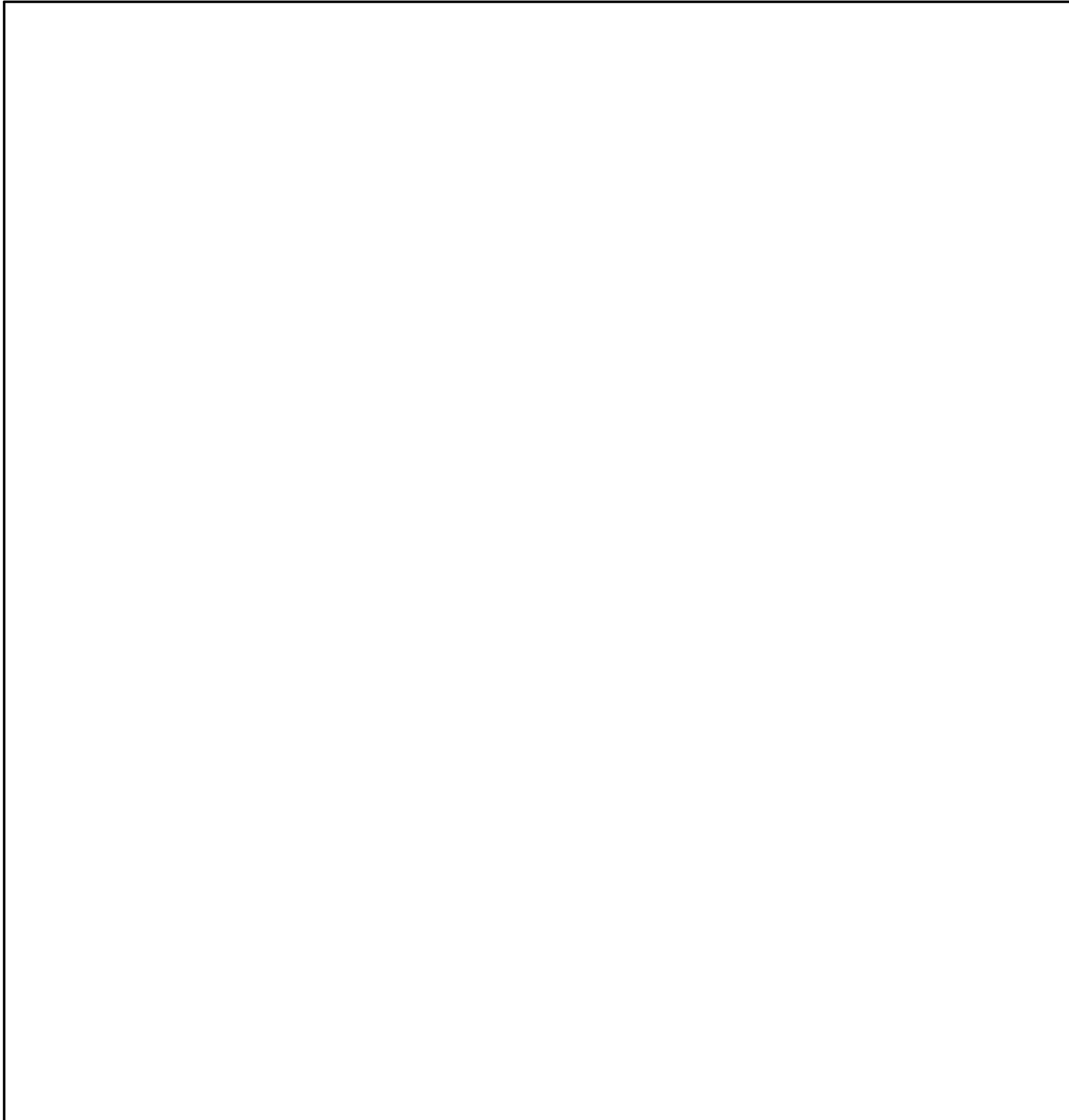
AR 92953
Project number 024 Pierluigi 15
Date February 19, 2016
Drawn by Author
Checked by Checker

No.	Description	Date

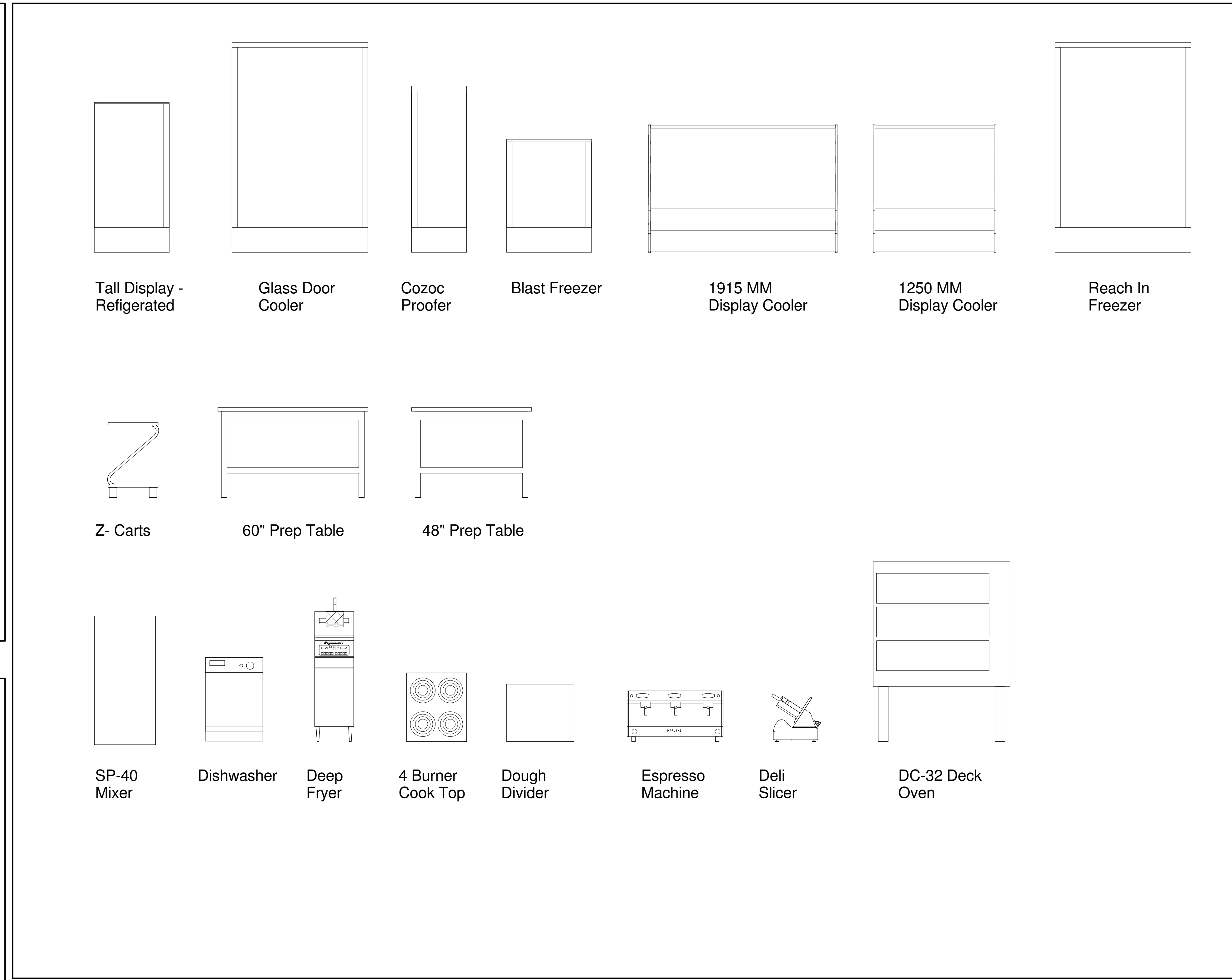
SHEET NO.
A-900

Equipment Schedule					
Mark	Family	Type	Manufacturer	Count	Comments
A	Display Cooler	1250 MM	Infrico	1	
B	Display Cooler	1915 MM	Infrico	1	
C	Dishwasher	23" x 23 11/16" x 33 1/2"		1	
D	Prep Table	36" x 30" Stove Top		1	
E	Prep Table	48" x 30" W Under Counter Cooler		2	
F	Blast Freezer	Blast Freezer		1	
G	Deck Oven	DC 32 Deck Oven	Gemini	1	
H	Deep fryer	Deep fryer		2	
J	Cook Top	Cook Top		1	
K	Mixer	SP40-Mixer	Globe	1	
L	Dough Divider	Dough Divider		1	
M	Reach In Freezer	Reach In Freezer		1	
N	Glass Door Cooler	Glass Door Cooler		1	
O	Prep Table	60" x 30" W Under Counter Cooler		1	
P	Espresso Machine	Espresso Machine		1	
Q	Proofer	Proofer	Cozoc	1	
R	Deli Slicer	Meat and Cheese Slicer	Presto	1	
S	Tall Display - Refrigerated	Tall Display - Negative Freezer		1	
T	Blender	Blender		1	
U	Dough Sheeter	Dough Sheeter		1	
V	Orange Juicer	Orange Juicer		1	
W	Microwave	30" x 16" x 18"		2	
X	Under Counter Refrigerator	Under Counter Refrigerator		1	
Z	Commercial Sink	Three Bowl W Sides		1	

Drawing # 18 N.T.S. Equipment Schedule



Drawing # 6 N.T.S. NOT USED



Drawing # 4 1/2" = 1'-0" Equipment



Drawing # 4 N.T.S. NOT USED

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING

13063 SW 133rd CT
Miami, Florida 33186
(305) 253-5786
Sebastian@SebastianEilert.com



CONSULTANTS:

L. Triana & Associates Inc.

9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

PROJECT:

Cose Nostre

Restaurant

Construction Documents

367 Alhambra Circle
Coral Gables, FL 33134

DRAWING TITLE:

Demolition Plan

SEAL

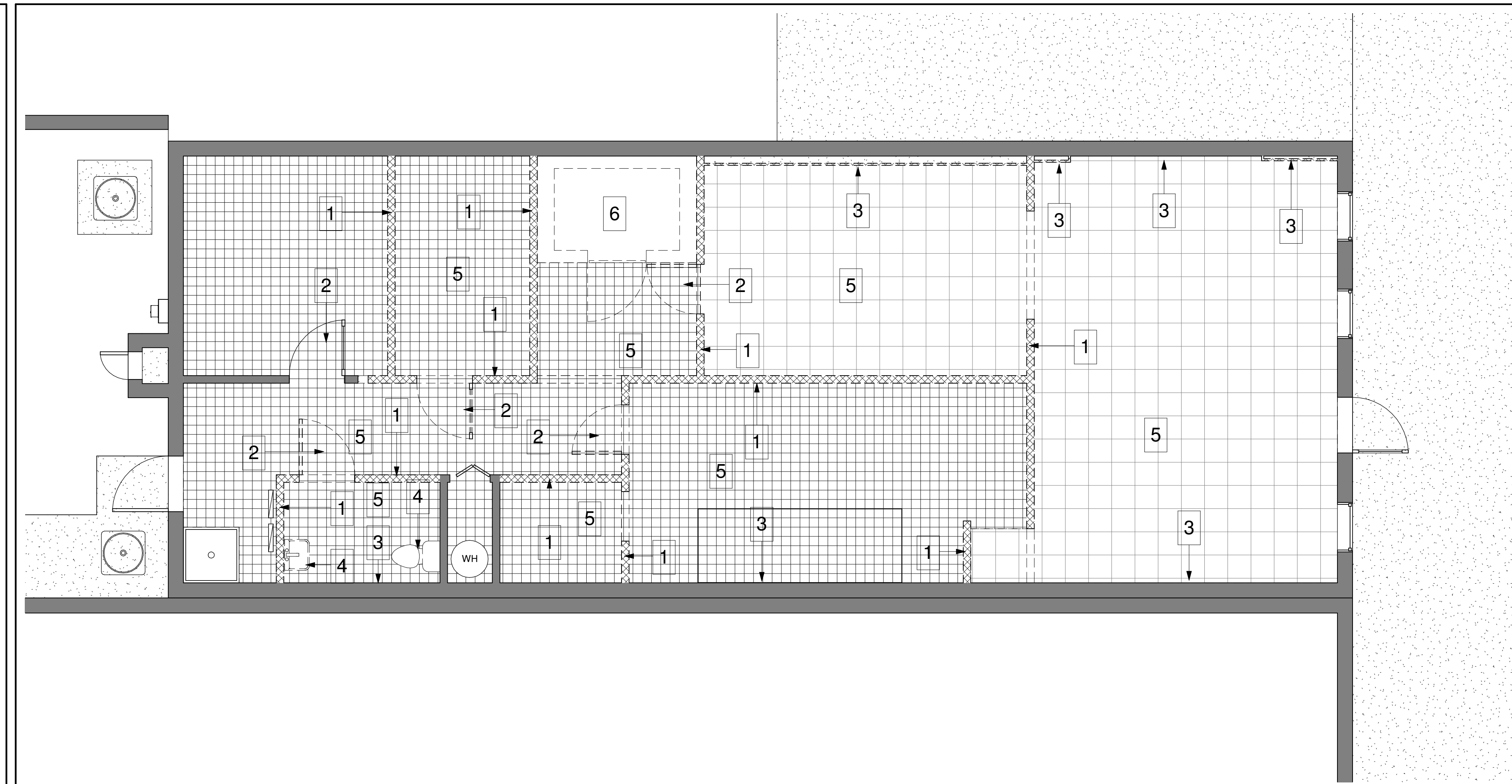
AR 92953

Project number 024 Pierluigi 15
Date February 19, 2016
Drawn by Author
Checked by Checker

No.	Description	Date

SHEET NO.

D-200



Drawing # 16 Scale: 1/4" = 1'-0" Demolition Plan

Demolition Notes:

- All demolition and construction debris shall be properly disposed of with all recyclable material separated and delivered to the appropriate agencies. It is the responsibility of the General Contractor to notify architect of conditions discovered during demolition that effect the design as shown in the contract drawings and to coordinate with architect for resolution.
- All necessary precautions shall be utilized to maintain the environmental, structural, electrical, mechanical and plumbing integrity of the building and all systems so that the habitability of the residence outside the scope of work, remains intact.
- All trades to clean up jobsite daily of all demolished debris.
- Provide demolition and construction schedule to owner and architect before commencing any work.
- Coordinate with owner on work to be performed. Obtain all necessary approvals and/or permits prior to commencing with any work.
- Contractor to provide for trash and debris removal and is not allowed to use any existing trash receptacles on the site.
- Any damage occurring during demolition shall be fixed or replaced by this contractor to match existing.
- Clean all renovated areas and prepare for new construction and finishes.

NOTE: Contractor shall provide all shoring and bracing as required to maintain the structural integrity of the building during demolition and construction.

Demolition Schedule:

- Existing interior partition wall to be removed (typ.)
- Existing interior door to be removed (typ.)
- Existing wall finish to be removed
- Existing plumbing equipment to be removed and all connections to be vacated and/or capped as required for future use
- Existing flooring material to be removed and existing concrete sub-floor to be cleaned and degreased and prepared for new finish flooring
- Existing walkin cooler to be deconstructed and stored on site for reinstallation and reuse

NOTE: Partial demolition of existing ceiling to be coordinated with owner and architect

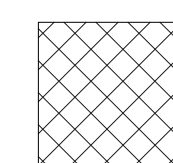
NOTE: Existing water heater and water heater connections to remain for reuse

NOTE: Existing electrical panels and panel connections to remain for reuse

NOTE: GC to coordinate salvage of any and/or all fixtures and equipment with owner and architect.

NOTE: Existing exhaust hood and associated ductwork and connections to remain

NOTE: No exterior work shall be performed under this permit

Demolition Component - 

Drawing # 6 Scale: N.T.S. NOT USED

Drawing # 4 Scale: N.T.S. NOT USED

Drawing # 16 Scale: 1/4" = 1'-0" Demolition Notes & Schedule

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING

13063 SW 133rd CT
Miami, Florida 33186
(305) 253-5786
Sebastian@SebastianEilert.com



CONSULTANTS:

L. Triana & Associates Inc.

9701 SW 56th Street
Miami, FL 33185
PH (305) 595-9765
FAX (305) 596-1814

PROJECT:

Cose Nostre

Restaurant

Construction Documents

367 Alhambra Circle
Coral Gables, FL 33134

DRAWING TITLE:

Life Safety Plan

SEAL

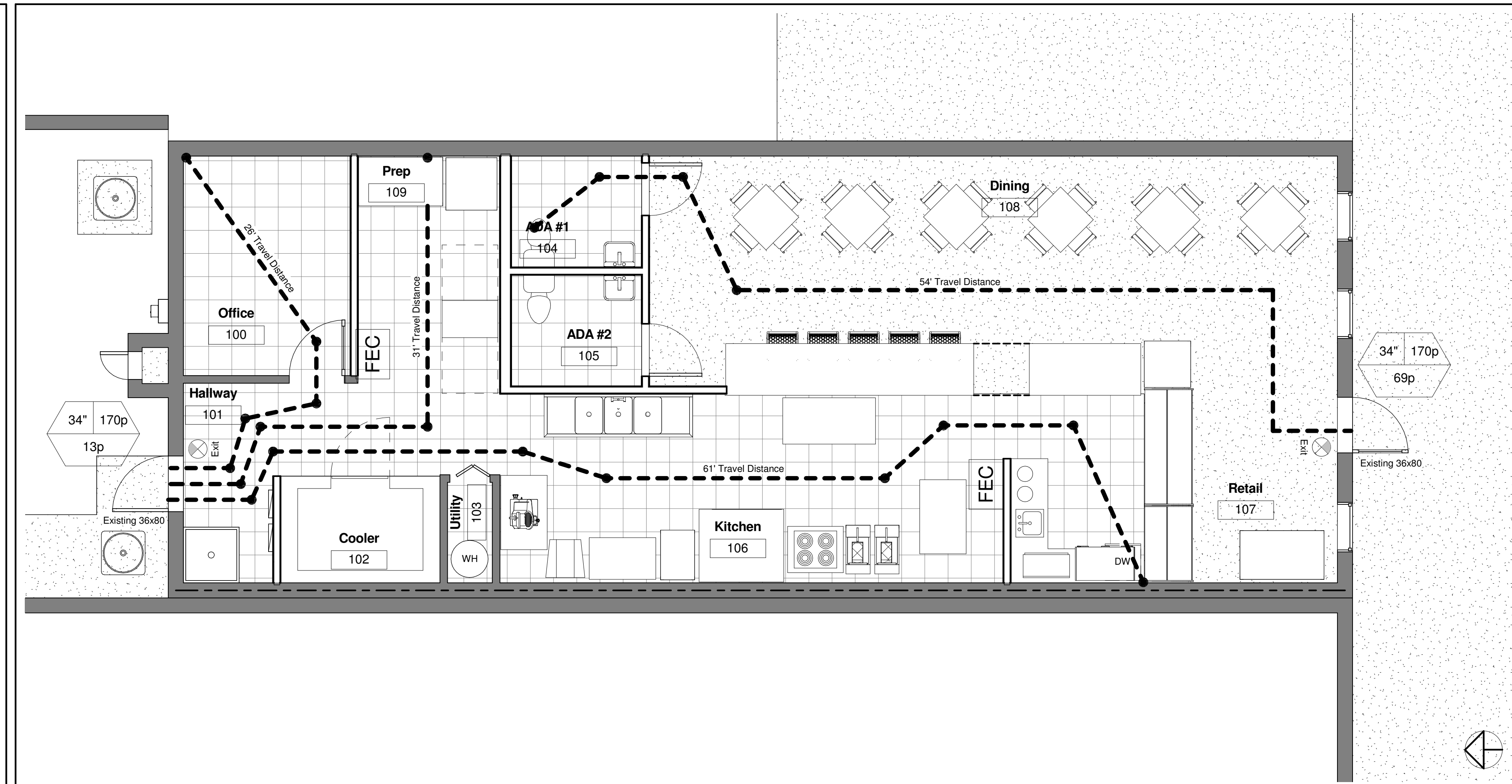
AR 92953

Project number 024 Pierluigi 15
Date February 19, 2016
Drawn by Author
Checked by Checker

No.	Description	Date

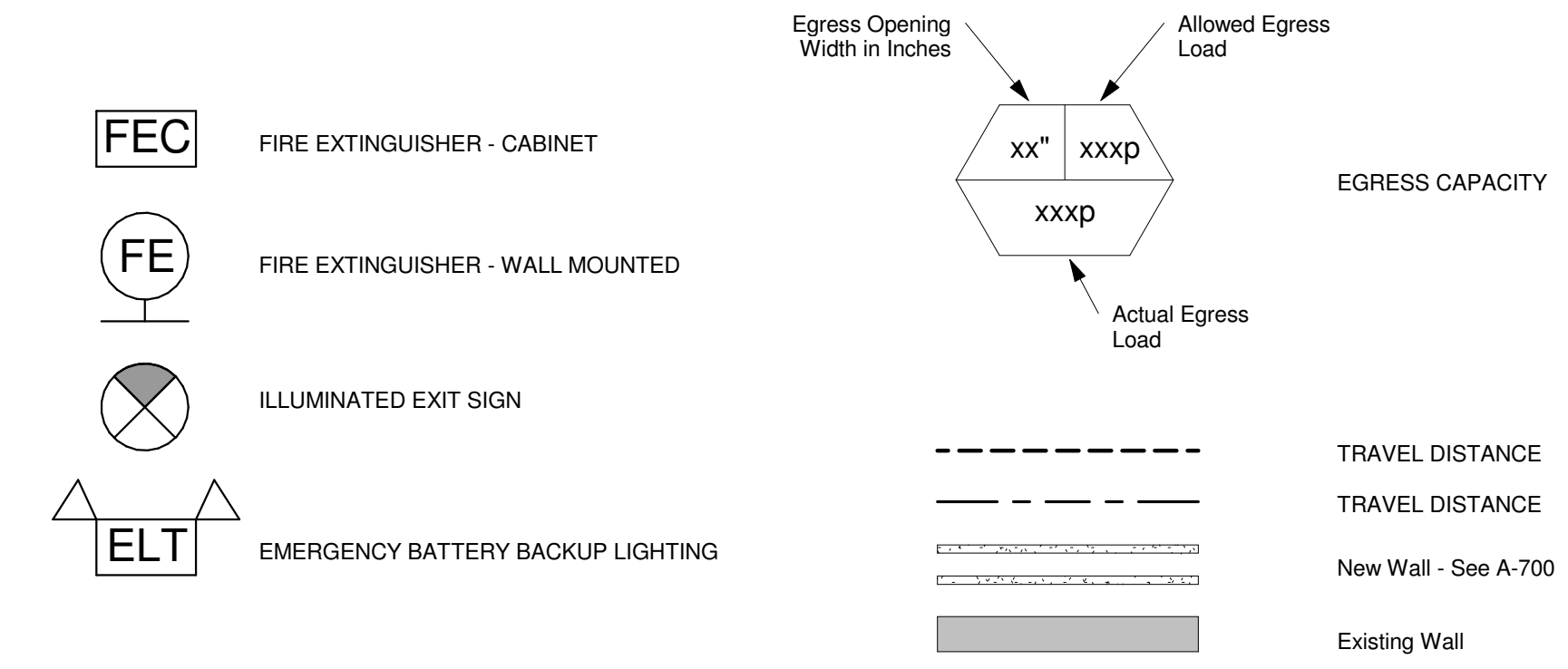
SHEET NO.

LS-100



Drawing # 1 Scale: 1/4" = 1'-0" Life Safety Plan

Type of work - Modification	Occupancy Type	Rm. #	Room	Area ft ²	Persons
Occupancy - Assembly Group A	Circulation - 15 ft/sq per Person	101	Hallway	115	8 8 Persons
Classification of occupancy - Finishes Class B	Total	100	Office	107	1 1 Persons
	Private - 100 ft/sq per Person				
NOTE: GC shall maintain the continuity of the fire rated separation wall with adjacent structure. See D14/A-700	Total	104	Bathroom	36	2
	Public - 15 ft/sq per Person	105	Bathroom	36	2
		107	Retail	245	17
		108	Dining	430	29
NOTE: All roof structure and related structural assemblies, including but not limited to roof sheathing, roof joists, roof cripple wall, roof beams shall be fire protected with ForceField FireGuard E-84 Intumescent Paint or approved equivalent. GC shall coordinate with architect for all applicable items. See D9/A-600	Total	106	Kitchen	258	2
	Semi Public - 200 ft/sq per Person	109	Prep	92	1 3 Persons
NOTE: Kitchen hood shall comply with NFPA 96 and 17A.	Total	102	Cooler	49	1 1 Persons
	Storage - 300 ft/sq per Person				
	Total				82 Persons
	Total Occupancy Load for Project				82 Persons



Drawing # 12 Scale: 12" = 1'-0" Life Safety Legend & Calculations