



I S A B E L L E ' S R E S T A U R A N T

HPB FINAL SUBMITTAL  
 DATE: 09/11/2023  
 FILE NUMBER: HPB23-0592  
 SCOPE OF WORK: NEW RESTAURANT IN  
 AN EXISTING TWO STORIES BUILDING  
 (AND ROOFTOP) LOCATED AT 624  
 COLLINS AVE. MIAMI BEACH, FL. 33139

ISABELLE'S RESTAURANT

624 COLLINS AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ

ARCHITECTURE 8101 BISCAYNE BLVD. S 309, 310  
 MIAMI BEACH, FL 33133  
 T 305.559.1250 F 305.551.1740

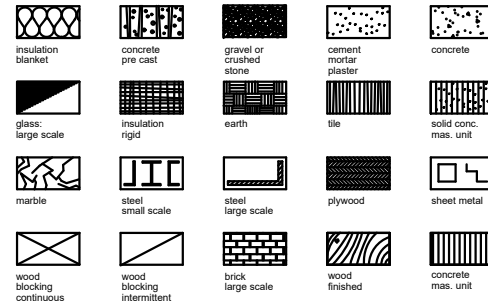
JOSE L. GOMEZ  
 ARCHITECT

	DWG. TITLE	COVER SHEET
	SCALE	N.T.S.
	PROJECT NO.	2023-15
	DATE	08-18-2023
	SHEET NUMBER	A000
Δ	DATE	REVISION

ABBREVIATIONS

<b>A</b>	ACOUS. AIR CONDITIONING A.C. AREA DRAIN A.DJ. ADJUSTABLE AGGR. AGGREGATE AL. ALUMINUM APPROX. APPROXIMATE ARCH. ARCHITECTURAL ASB. ASBESTOS ASPH. ASPHALT	<b>C</b>	GA. GALVANIZED G.B. GRAB BAR G.C. GENERAL CONTRACTOR GL. GLASS GND. GROUND GR. GRADE GYP. GYPSUM G.W.B. GYPSUM WALLBOARD	<b>R</b>	R. RISER RAD. RADIUS R.D. ROOF DRAIN REF. REFERENCE REFL. REFLECTED REFR. REFRIGERATOR RF. ROOF RGTR. REGISTER REINF. REINFORCED REQ. REQUIRED RESIL. RESILIENT RM. ROOM R.O. ROUGH OPENING R.WD. REDWOOD R.W.L. RAIN WATER LEADER
<b>B</b>	BD. BOARD BITUM. BITUMINOUS BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BLKHD. BULKHEAD BM. BEAM BOT. BOTTOM	<b>F</b>	H.B. HOSE BIB H.C. HOLLOW CORE HDWD. HARD WOOD HDWE. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HGT. HEIGHT	<b>S</b>	S. SOUTH SABF. SOUND ATTENUATION FIRE BLANKETS S.C. SOLID CORE S.C.D. SEAT COVER DISPENSER SCHEDULE S.D. SOAP DISPENSER SECT. SECTION SH. SHELF SHR. SHOWER SHT. SHEET SIM. SIMILAR S.N.D. SANITARY NAPKIN DISPENSER S.N.R. SANITARY NAPKIN RECEPTACLE SPEC. SPECIFICATION SQ. SQUARE S.S.T. STAINLESS STEEL S.SK. SERVICE SINK STA. STATION STD. STANDARD STL. STEEL STOR. STORAGE STRL. STRUCTURAL SUSP. SUSPEND SYM. SYMMETRICAL
<b>C</b>	CAB. CABINET CARP. CARPET C.B. CATCH BASIN CEM. CEMENT CER. CERAMIC C.I. CAST IRON C.G. CORNER GUARD CLG. CEILING CLKG. CAULKING CLO. CLOSET CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT C.O. CASED OPENING COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS CORR. CORRIDOR CTSK. COUNTERSUNK CNTR. COUNTER C.T. CERAMIC TILE CTR. CENTER	<b>I</b>	I.D. INSIDE DIAMETER (DIM.) IN. INCH INSUL. INSULATION INT. INTERIOR INV. INVERT	<b>T</b>	TRD. TREAD T.B. TOWEL BAR T.C. TOP OF CURB TEL. TELEPHONE TEMP. TEMPERED T. & G. TONGUE AND GROOVE THK. THICK TOIL. TOILET T.P. TOP OF PAVEMENT T.P.D. TOILET PAPER DISPENSER T.V. TELEVISION T.W. TOP OF WALL TYP. TYPICAL T.O.B. TOP OF BEAM T.O.C. TOP OF CONCRETE T.O.S. TOP OF SLAB
<b>D</b>	DBL. DOUBLE DEPT. DEPARTMENT D.F. DRINKING FOUNTAIN DET. DETAIL DIA. DIAMETER DIM. DIMENSION DISP. DISPENSER DN. DOWN D.O. DOOR OPENING DR. DOOR DWR. DRAWER DS. DOWN SPOUT D.S.P. DRY STANDPIPE DWG. DRAWING	<b>K</b>	JAN. JANITOR JST. JOIST JT. JOINT	<b>U</b>	UNF. UNFINISHED U.O.N. UNLESS OTHERWISE NOTED UR. URINAL UNDERWRITERS LAB
<b>E</b>	EA. EAST EACH E.J. EXPANSION JOINT EL. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EMER. EMERGENCY ENCL. ENCLOSURE E.P. ELECTRICAL PANEL BOARD EQ. EQUAL EQPT. EQUIPMENT E.S. EMERGENCY OVERFLOW SCUPPER E.W.C. ELECTRIC WATER COOLER EXST. EXISTING EXP0. EXPOSED EXP. EXPANSION EXT. EXTERIOR	<b>M</b>	KIT. KITCHEN	<b>V</b>	V.I.F. VERIFY IN FIELD VERT. VERTICAL V.T. VINYL TILE VEST. VESTIBULE V.B. VAPOR BARRIER
<b>F</b>	F.A. FIRE ALARM F.B. FLAT BAR F.D. FLOOR DRAIN FDN. FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CAB. F.H.C. FIRE HOSE CABINET FIN. FINISH FL. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUDS FPRF. FIREPROOF FT. FULL SIZE FT. FOOT OR FEET FTG. FOOTING FURR. FURRING FUT. FUTURE F.V. FIELD VERIFY F.V.C. FIRE VALVE CABINET	<b>N</b>	LAB. LABORATORY LAM. LAMINATE LAV. LAVATORY L.F. LINEAR FEET LKR. LOCKER LT. LIGHT LTG. LIGHTING LTWT. LIGHT WEIGHT	<b>W</b>	W. WEST WT. WEIGHT W/ WITH W.C. WATER CLOSET WD. WOOD W/O. WITHOUT WP. WATERPROOF WSCT. WAINSCOT
		<b>O</b>	JAN. JANITOR JST. JOIST JT. JOINT		
		<b>P</b>	LAB. LABORATORY LAM. LAMINATE LAV. LAVATORY L.F. LINEAR FEET LKR. LOCKER LT. LIGHT LTG. LIGHTING LTWT. LIGHT WEIGHT		
		<b>Q</b>	LAB. LABORATORY LAM. LAMINATE LAV. LAVATORY L.F. LINEAR FEET LKR. LOCKER LT. LIGHT LTG. LIGHTING LTWT. LIGHT WEIGHT		

MATERIAL LEGEND



**ARCHITECT:**  
BEILINSON GOMEZ ARCHITECTS PA  
JOSE L. GOMEZ AR0015416  
8101 BISCAYNE BLVD., SUITE 309-310  
MIAMI, FL 33138-4664 FAX: (305) 551.1740 TEL: (305) 559.1250

**STRUCTURAL ENGINEER:**  
YOUSSEF HACHEM CONSULTING ENG.  
YOUSSEF HACHEM PE43302  
99 NW 27 AVE  
MIAMI, FL 33125  
TEL: (305) 959.9423 FAX: (305) 959.9453

**OWNER:**  
FIRST NATIONAL DEVELOPMENT INC  
GARFIELD AND REBECCA SPENCER  
2490 BLACK ROCK TPK E # 333  
FAIRFIELD, CONNECTICUT, 06825-2400  
TEL: (203) 335.2428

**INTERIOR DESIGNER:**  
ESCALA FORMA STUDIO  
CARLOS A. RODRIGUEZ  
8650 BISCAYNE BLVD. SUITE #2  
MIAMI, FL 33138  
TEL: (786) 348.3608

PROJECT INFORMATION

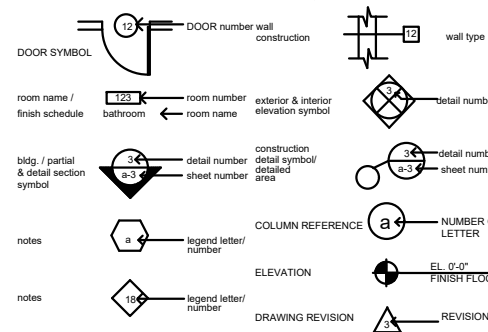
**SCOPE OF WORK / USE AND OCCUPANCY**  
NEW RESTAURANT WITH ROOFTOP AT EXISTING TWO (2) STORES BUILDING. NEW STRUCTURE AT EXISTING ROOF LEVEL.

**DESIGN CRITERIA**  
OCCUPANCY TYPE: ASSEMBLY - GROUP A-2 (RESTAURANT)  
OCCUPANCY LOAD: 493 PATRONS (REFER TO A101 THRU A103 FOR DETAILED CALC.)

**SITE SUMMARY**  
PROJECT ADDRESS: 624 COLLINS AVE  
MIAMI BEACH, FL 33139  
FOLIO: 02-4203-094-0770  
ZONING DISTRICT: MXE - MIXED USE ENTERTAINMENT DISTRICT

**LEGAL DESCRIPTION**  
OCEAN BEACH ADDN NO 1 PB 3-11  
LOT 7 BLK 34  
LOT SIZE SITE VALUE  
OR 22835-4160 082004 5  
COC 23377-1457 04 2005 6

SYMBOL LEGEND



**GOVERNING ZONING CODE:** CITY OF MIAMI BEACH  
**BUILDING CODE:** FLORIDA BUILDING CODE 2020, 7th ED.  
**EXISTING BUILDING:** FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020, 7th ED.  
**ACCESSIBILITY:** FLORIDA BUILDING CODE 2020, 7th ED. - ACCESSIBILITY  
**FIRE PROTECTION:** FLORIDA FIRE PREVENTION CODE - 7th ED.  
LIFE SAFETY CODE - NFPA 101 - 2018 ED.  
**STRUCTURAL:** FLORIDA BUILDING CODE 2020, 7th ED.  
ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDING  
A01-18-14 BUILDING CODE (REFER TO STRUCTURAL PLANS)  
**MECHANICAL, ELECTRICAL & PLUMBING:** LIFE SAFETY CODE - NFPA 101 - 2018 ED.  
NATIONAL ELECTRICAL CODE - NFPA 70 - 2017 ED.  
NATIONAL FIRE PROTECTION ASSOCIATION 72 - 2016 ED.  
FLORIDA FIRE PREVENTION CODE 2020 - 7th ED.  
FLORIDA BUILDING CODE 2020, 7th ED.  
FLORIDA BUILDING CODE 2020, 7th ED. - MECHANICAL  
FLORIDA BUILDING CODE 2020, 7th ED. - PLUMBING  
FLORIDA BUILDING CODE 2020, 7th ED. - ENERGY CONSERVATION  
FLORIDA BUILDING CODE 2020, 7th ED. - FUEL GAS (REFER TO THE MEP PLANS)

APPLICABLE CODES

DRAWING INDEX

**ARCHITECTURAL**

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A-001	GENERAL NOTES AND INDEX
A-002	ZONING INFORMATION (ZONING DATA SHEET)
A-003	ZONING AND HISTORIC DISTRICTS MAPS
A-004	CONTEXT AND VICINITY LOCATION MAPS
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PH002	EXISTING (BLDG.) INTERIOR PHOTOGRAPHS
PH003	EXISTING (BLDG.) ARCHITECTURAL FEATURES AND MATERIALS
PH004	CONTEXT PHOTOGRAPHS
EXIST-101	EXISTING - DEMOLITION GROUND FLOOR PLAN
EXIST-102	EXISTING - DEMOLITION 2ND FLOOR PLAN
EXIST-103	EXISTING - DEMOLITION ROOF FLOOR PLAN
EXIST-201	EXISTING - DEMOLITION ELEVATIONS PLAN
EXIST-202	EXISTING - DEMOLITION ELEVATIONS PLAN
A-101	PROPOSED GROUND FLOOR PLAN
A-102	PROPOSED 2ND FLOOR PLAN
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A-203	PROPOSED SITE SIGHT LINE ELEVATION
A-301	PROPOSED TRANSVERSAL SECTION
R-001	MATERIALS
R-002	RENDERING
R-003	RENDERING

ISABELLE'S RESTAURANT

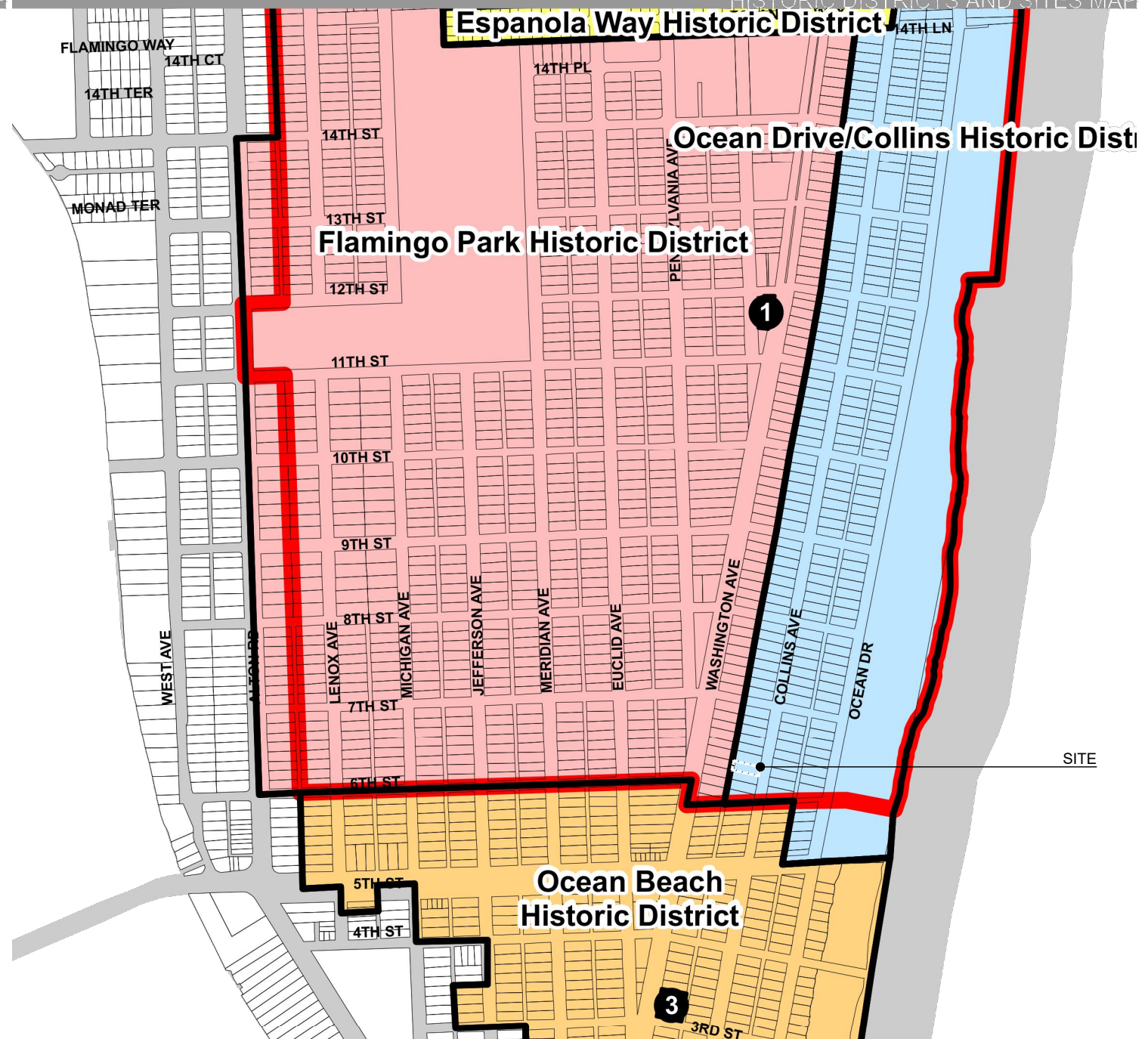
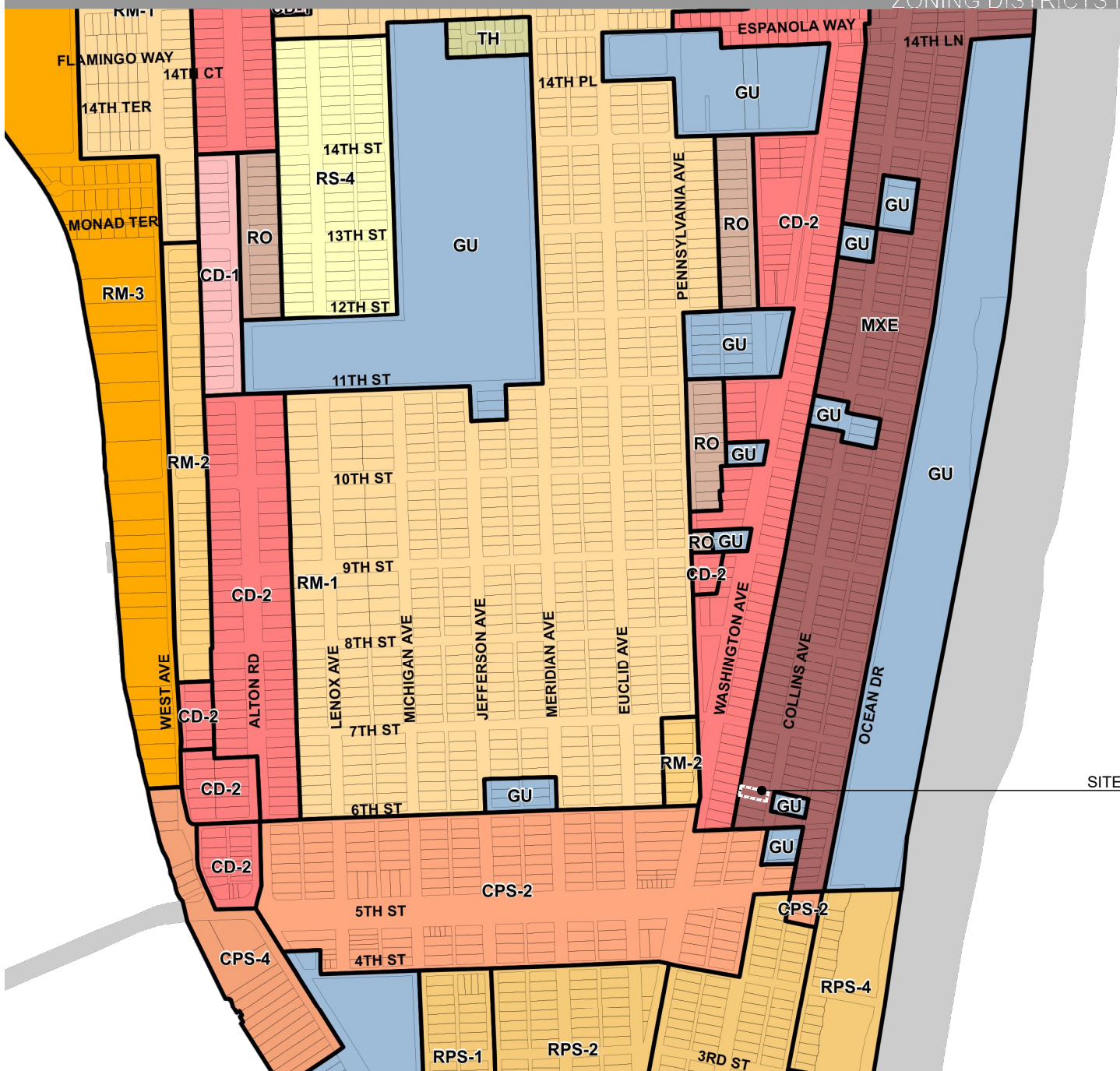
624 COLLINS AVE  
MIAMI BEACH, FL 33139



BEILINSON GOMEZ ARCHITECTURE  
8101 BISCAYNE BLVD. S 309-310  
MIAMI, FL 33138-4664 FAX: (305) 551.1740 TEL: (305) 559.1250

DWG. TITLE	GENERAL NOTES AND INDEX
SCALE	N.T.S.
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	A001





**ZONING DISTRICTS**

- RS-1 Single family residential
  - RS-2 Single family residential
  - RS-3 Single family residential
  - RS-4 Single family residential
  - TH Townhome residential
  - RM-1 Residential multifamily, low intensity
  - RM-2 Residential multifamily, medium intensity
  - RM-3 Residential multifamily, high intensity
  - CD-1 Commercial, low intensity
  - CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
  - I-1 Urban light industrial
  - MXE Mixed use entertainment
  - HD Hospital district
  - MR Marine recreational
  - GU Civic and government use
  - CCC Convention center district
  - RM-PRD Multifamily, planned residential development district
  - RM-PRD-2 Multifamily, planned residential development district
  - WD-1 Waterway district
- WD-2 Waterway district
  - RO Residential office
  - GC Golf course
  - RPS-1 Residential performance standard, medium-low density
  - RPS-2 Residential performance standard, medium density
  - RPS-3 Residential performance standard, medium-high density
  - RPS-4 Residential performance standard, high density
  - CPS-1 Commercial performance standard, limited mixed use
  - CPS-2 Commercial performance standard, general mixed use
  - CPS-3 Commercial performance standard, intensive mixed use
- CPS-4 Commercial performance standard, intensive phased bayside
  - RMPS-1 Residential mixed use performance standard
  - SPE Special public facilities educational district
  - TC-C North Beach Town Center central core
  - TC-1 North Beach Town Center core
  - TC-2 North Beach Town Center mixed use
  - TC-3 North Beach Town Center residential/office
  - TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial
  - FOR AN OFFICIAL ZONING DETERMINATION PLEASE CONTACT THE PLANNING DEPARTMENT.

**LOCAL HISTORIC DISTRICTS**

- Espanola Way Historic District
  - Altos del Mar Historic District
  - Flamingo Park Historic District
  - Ocean Drive/Collins Avenue Historic District
  - Museum Historic District
  - Ocean Beach Historic District
  - Harding Townsite Historic District
- Palm View Historic District
  - Collins Waterfront Historic District
  - North Beach Resort Historic District
  - Flamingo Waterway Historic District
  - North Shore Historic District
  - Morris Lapidus/Mid 20th Century Historic District
  - North Shore Historic District
  - Normandy Isles Historic District

**NATIONAL REGISTER HISTORIC DISTRICTS**

- Miami Beach Architectural District
- Normandy Isles Historic District
- North Shore Historic District
- Collins Waterfront Architectural District

**LOCAL HISTORIC SITES**

- 1 Old City Hall Historic Site
- 2 21st St Recreation Center Historic Site
- 3 Congregation Beth Jacob Historic Site
- 4 Venetian Causeway Historic Site
- 5 Miami Beach Woman's Club Historic Site
- 6 Sunset Island Bridges Historic Structures
- 7 The Bath Club Historic Site
- 8 Dade Blvd Fire Station Historic Site
- 9 PineTree Dr Historic Roadway
- 10 Flagler Memorial and Monument Island Historic Site
- 11 69th St Fire Station Historic Site
- 12 28th St Obelisk and Pumping Station Historic Structure
- 13 1600 Lenox Ave Historic Site
- 14 36 Ocean Dr Historic Site
- 15 1700 Allon Rd Historic Site

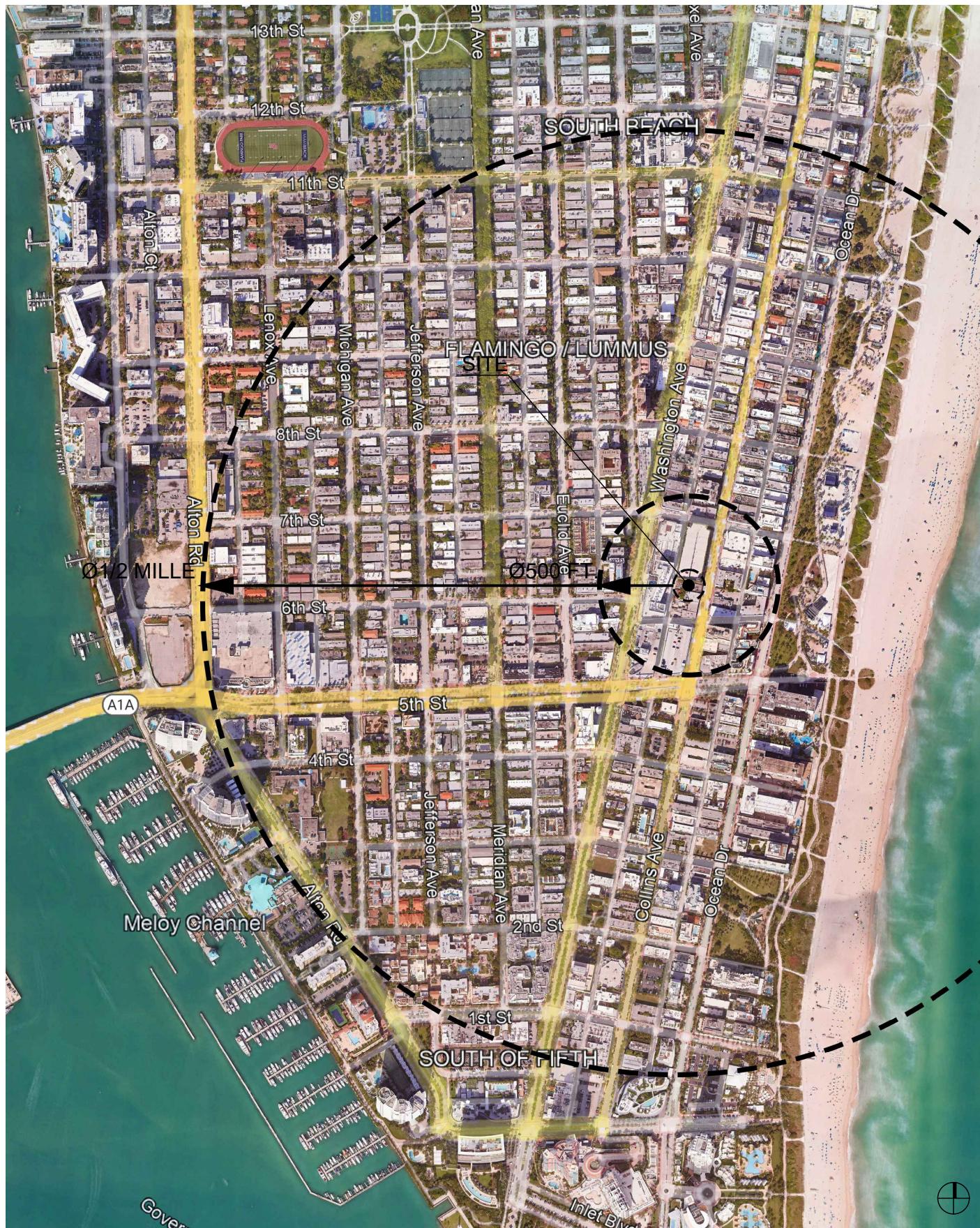
**ISABELLE'S RESTAURANT**

624 COLLINS AVE  
MIAMI BEACH, FL 33139

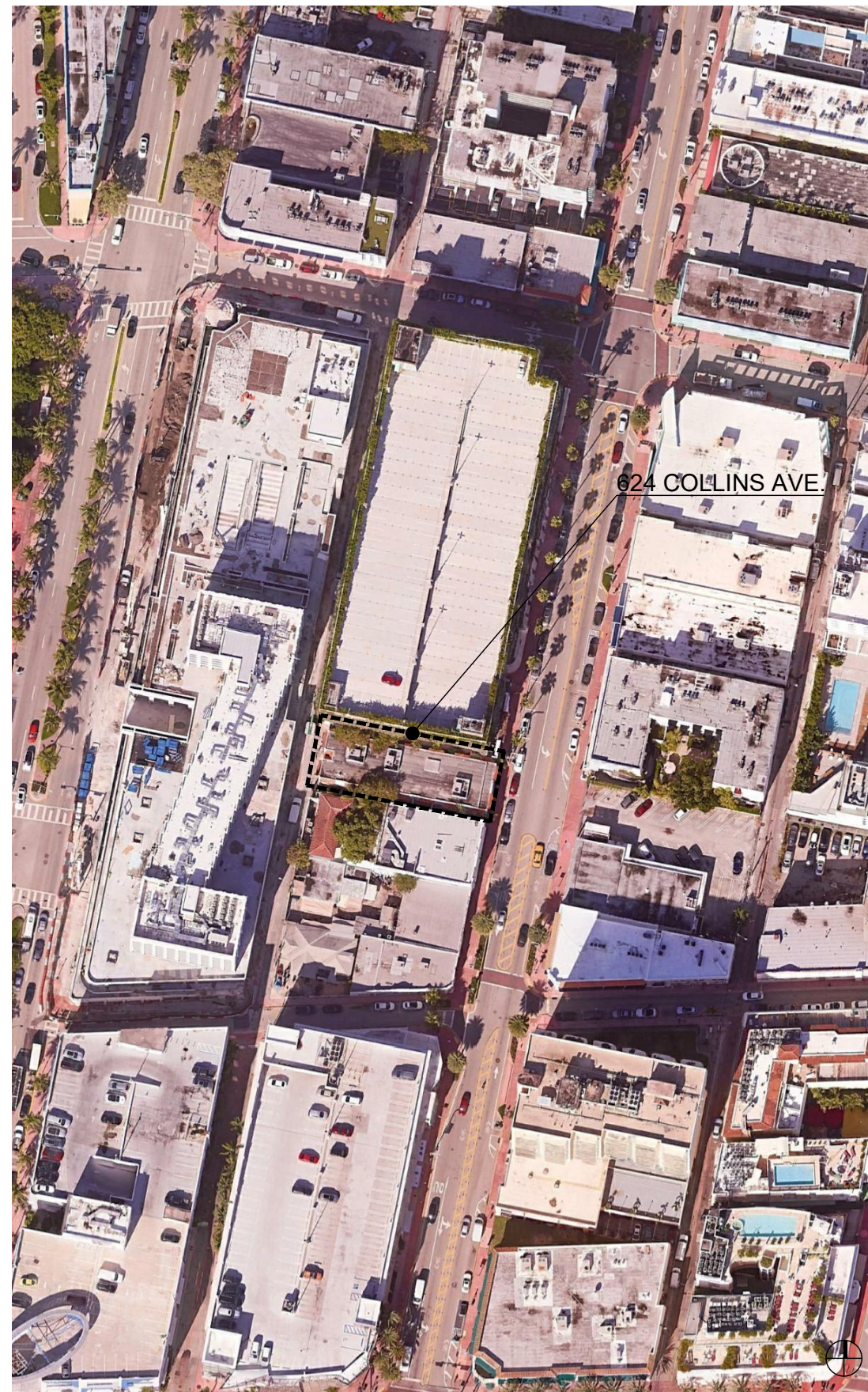
BEILINSON  
GOMEZ  
ARCHITECTURE

8101 BISCAYNE BLVD. S 300 310  
MIAMI BEACH, FL 33141  
TEL: 305.551.1250 FAX: 305.551.1740

DWG. TITLE	ZONING AND HISTORIC DISTRICTS MAPS
SCALE	N.T.S.
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A1 AERIAL CONTEXT LOCATION MAP



A4 ENLARGED AERIAL VICINITY CONTEXT MAP

### ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

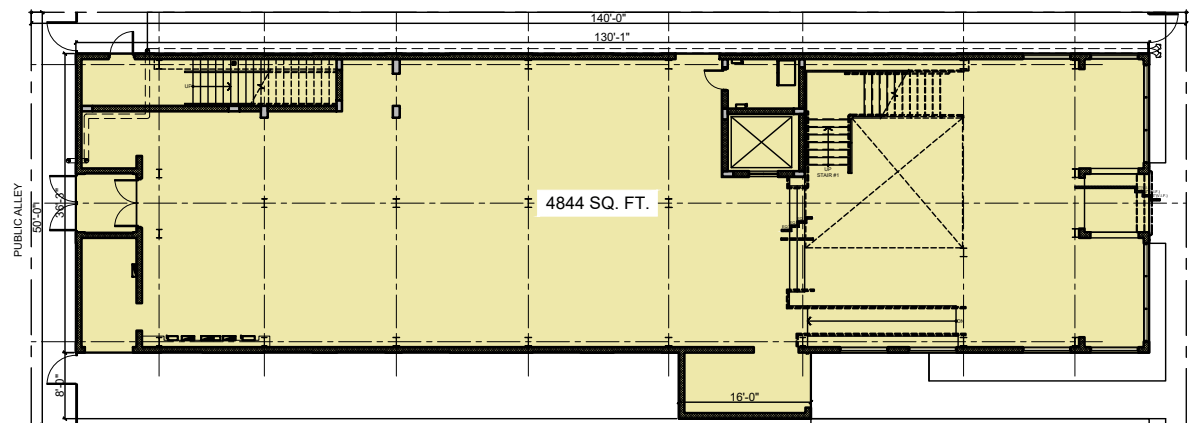
BEILINSON  
GOMEZ

ARCHITECTURE 8101 BISCAYNE BLVD. S 309 310  
MIAMI BEACH, FL 33141  
TEL: 305.559.1250 FAX: 305.551.1720  
ROSE L. GOMEZ

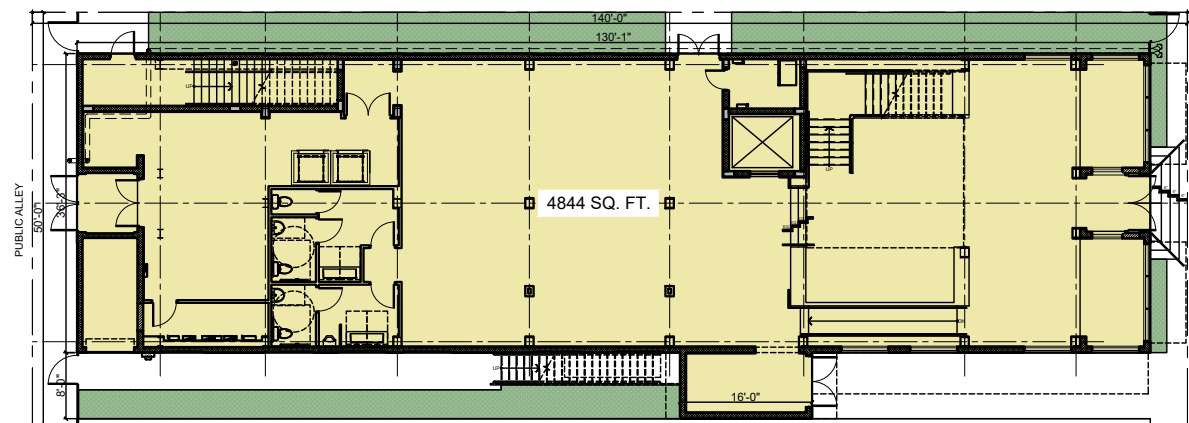
DATE	REVISION

DWG. TITLE  
CONTEXT AND VICINITY  
LOCATION MAP  
SCALE  
N.T.S.  
PROJECT NO.  
2023-15  
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08-18-2023  
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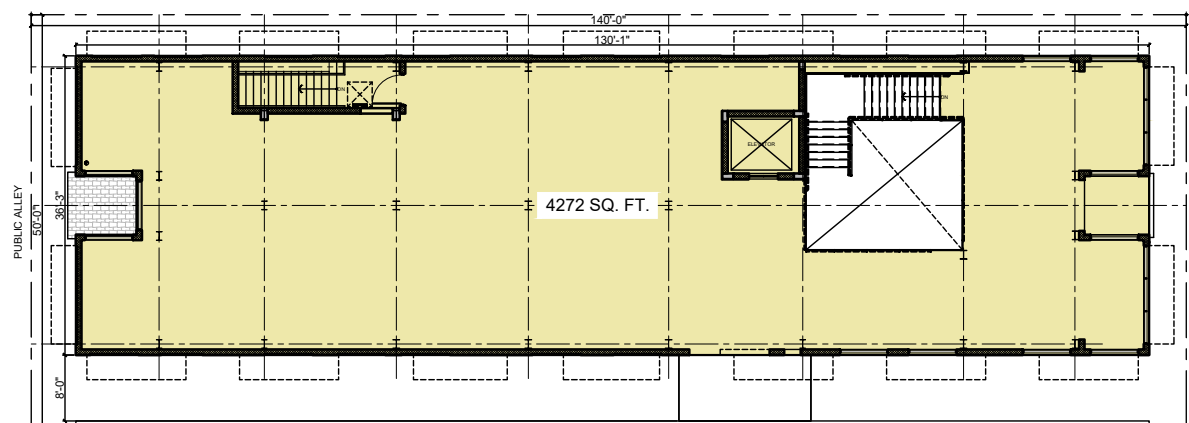
A004



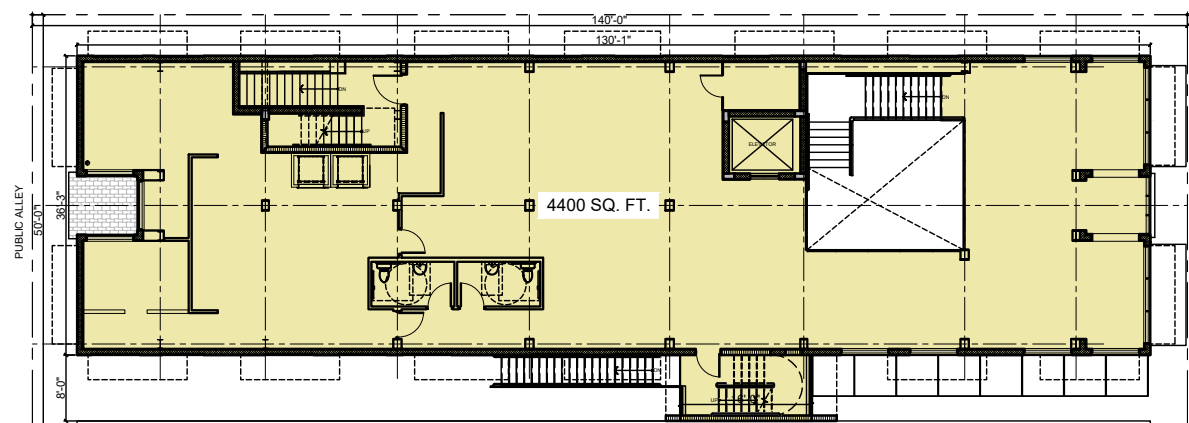
EXISTING GROUND (1ST) FLOOR  
SCALE: N.T.S.



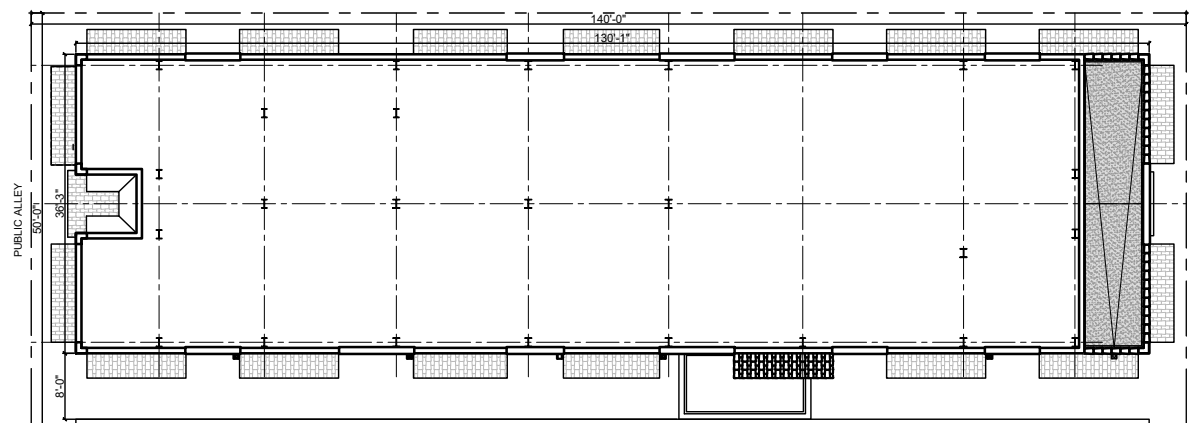
PROPOSED GROUND (1ST) FLOOR  
SCALE: N.T.S.



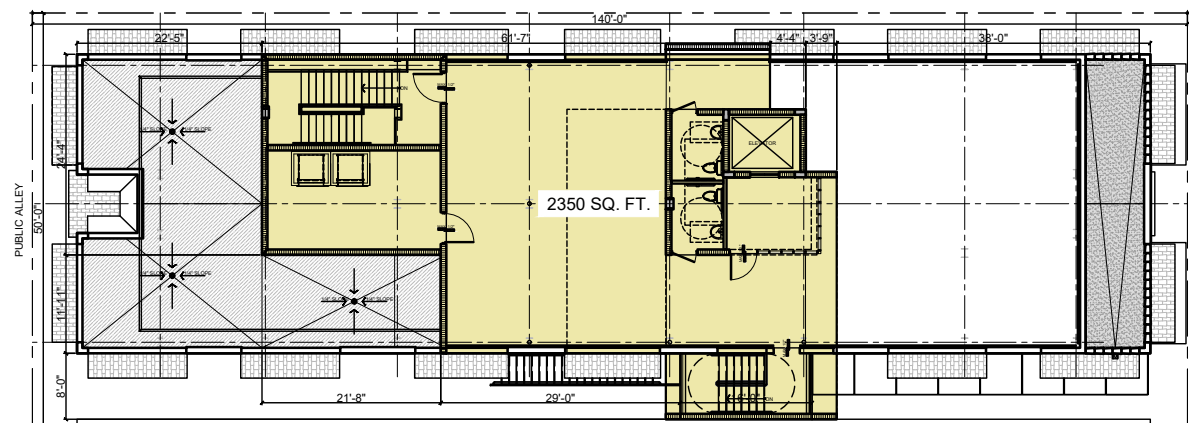
EXISTING 2ND FLOOR  
SCALE: N.T.S.



PROPOSED 2ND FLOOR  
SCALE: N.T.S.



EXISTING ROOF  
SCALE: N.T.S.



PROPOSED ROOFTOP (3RD) FLOOR  
SCALE: N.T.S.

F.A.R. TABULATION CHART		
ZONING DISTRICT: MXE (MIXED USE ENTERTAINMENT)		
FLOOR AREA RATIO (F.A.R.)	EXISTING	PROPOSED
GROUND FLOOR	4,844 SQ.FT.	4,844 SQ.FT.
SECOND FLOOR	4,272 SQ.FT.	4,400 SQ.FT.
ROOFTOP (ROOF) FLOOR	N/A	2,350 SQ.FT.
TOTAL F.A.R.	9.116 SQ.FT. (1.30)	11.594 SQ.FT. (1.65)
TOTAL F.A.R. ALLOWED	14.000 SQ.FT. (2.0)	

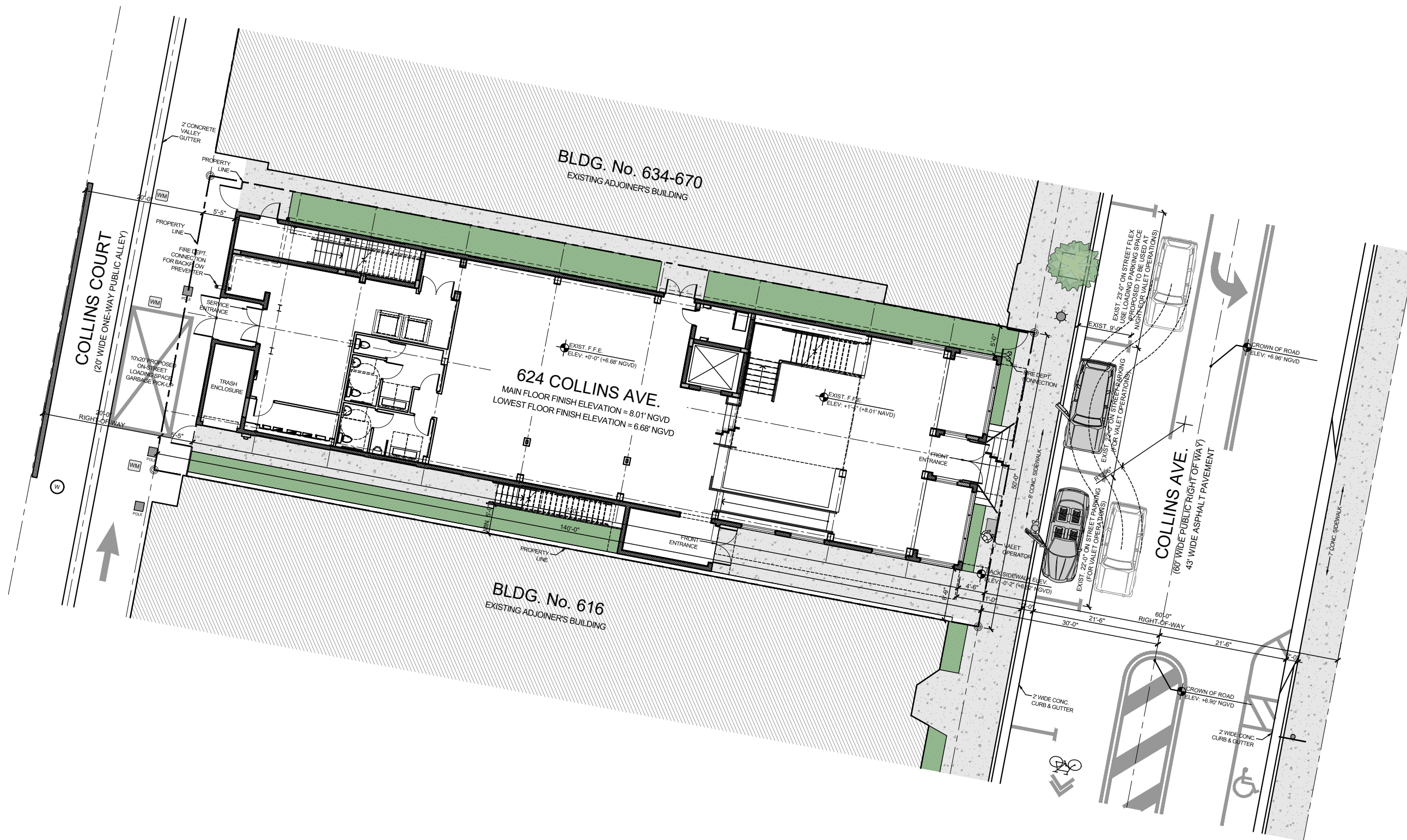
ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTURE 8101 BISCAYNE BLVD. S 309 310  
MIAMI BEACH, FL 33138-4694  
A A C 0 0 1 0 6 2 T 3 0 5 5 5 9 1 2 5 0 F 3 0 5 5 5 1 1 7 4 0 ROSE L. GOMEZ

DWG. TITLE	
FLOOR AREA RATIO	
DIAGRAMS	
SCALE	N.T.S.
PROJECT NO.	2023-15
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SHEET NUMBER	A005



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

**ISABELLE'S RESTAURANT**

624 COLLINS AVE  
MIAMI BEACH, FL 33139

**BELLINSON  
GOMEZ**

ARCHITECTURE 8101 BISCAYNE BLVD. S 300 310  
MIAMI BEACH, FL 33139  
A A C 0 0 1 0 6 2 T 3 0 5 5 5 9 1 2 5 0 F 3 0 5 5 5 1 1 7 4 0  
ROSE L. GOMEZ

DWG. TITLE	SITE PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	A100
DATE	REVISION



C1 BUILDING MAIN FACADE (FRONTAGE AT COLLINS AVENUE)  
PHOTO TAKEN: 06-20-2023



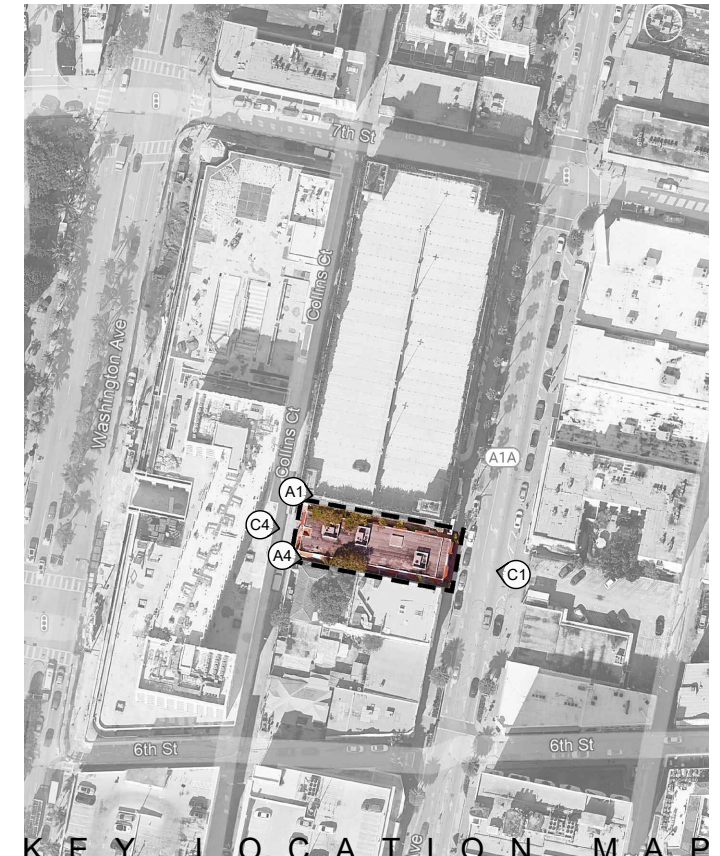
C4 REAR BUILDING FACADE (VIEW FROM COLLINS COURT PUBLIC ALLEY)  
PHOTO TAKEN: 06-20-2023



A1 NORTHERN BUILDING FACADE (PUBLIC GARAGE/COMMERCIAL BLDG. ADJACENT TO THE LEFT)  
PHOTO TAKEN: 06-20-2023



A4 SOUTHERN BUILDING FACADE (COMMERCIAL - MIXED USED BLDG. ADJACENT TO THE RIGHT)  
PHOTO TAKEN: 06-20-2023



KEY LOCATION MAP

### ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

BEILINSON GOMEZ ARCHITECTURE 8101 BISCAYNE BLVD. S 300 310  
MIAMI BEACH, FL 33138-4614  
TEL: 305.559.1250 FAX: 305.551.1740

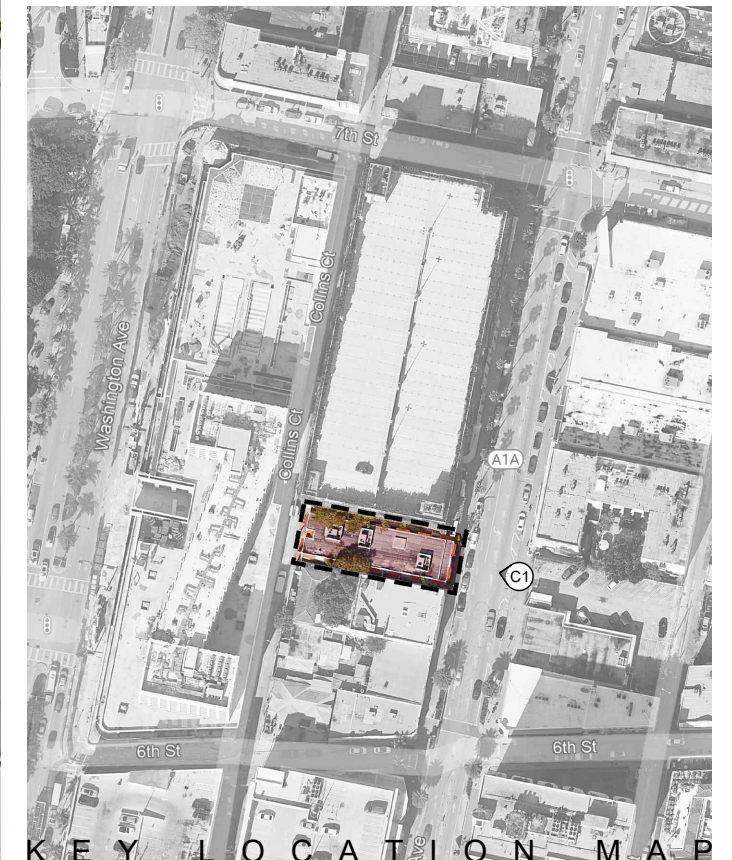
DWG. TITLE	EXISTING STRUCTURE (BLDG.) PHOTOGRAPHS
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**ARCHITECTURAL FEATURES AND MATERIALS TO BE PRESERVED**

- 01 ALTERNATE EAVES AT EACH OF THE WINDOWS CLAD WITH SPANISH "S" CLAY BARREL TILES, ALSO DESCRIBED AS A MANSARD ROOF (RESTORER AS REQUIRED)
- 02 RELIEF CARTOUCHE TO BE PRESERVED (RESTORER AS REQUIRED)
- 03 ARCHED PARAPET WALL WITH A CAST IN PLACE CONCRETE COPING CONCRETE TO REMAIN
- 04 RECESSED ARCHED ENTRYWAY TO REMAIN
- 05 PREVIOUS EXISTING SHADE AWNING AT GROUND FLOOR FRONT WINDOW AND ENTRANCE TO BE REPLACED.
- 06 PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED)
- 07 FIXED GLASS ALUMINUM WINDOWS WITH ITS DECORATIVE STUCCO SILLS TO BE REPLACED (PROPOSED NEW WINDOWS, STOREFRONT AND DOORS SHALL MATCH EXISTING.)
- 08 SYMMETRICAL TRIPARTITE COMPOSITION @ FRONT FACADE TO PRESERVE RESTORER AS REQUIRED)
- 09 CENTERED STEPS AT ENTRANCE TO BE REMODELED
- 10 PIERCED MASONRY BALUSTRADE TO BE REPLACED WITH AND STOREFRONT WHILE MAINTAINING THE COMPOSITION AND ARCHED OPENING.



**A1** VIEW FROM WESTERN SIDEWALK ON COLLINS AVE. INTERCEPTION WITH 6TH STREET  
PHOTO TAKEN: 2023

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MIAMI BEACH, FL 33138  
TEL: 305.559.1250 FAX: 305.551.1740  
ROSE L. GOMEZ

DWG. TITLE	ARCH. FEATURES AND MATERIALS
SCALE	N.T.S.
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C1 VIEW FROM THE BUILDING ROOFTOP TOWARDS THE INTERSECTION OF COLLINS AVE. AND 6TH STREET  
PHOTO TAKEN: 06-20-2023



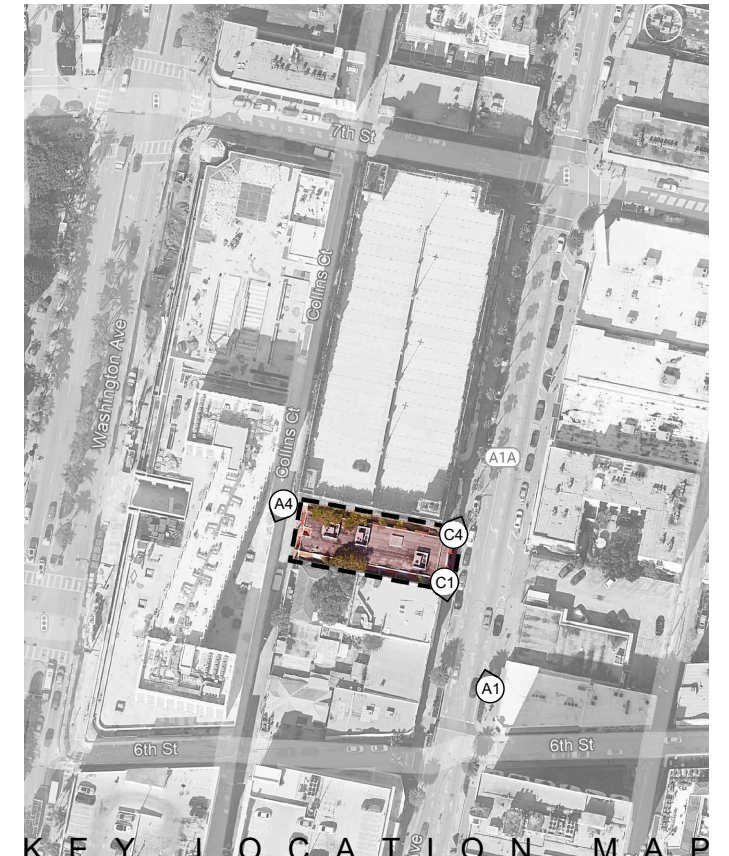
C4 VIEW FROM THE BUILDING ROOFTOP TOWARDS THE INTERSECTION OF COLLINS AVE. AND 7TH STREET  
PHOTO TAKEN: 06-20-2023



A1 VIEW FROM WESTERN SIDEWALK ON COLLINS AVE. INTERCEPTION WITH 6TH STREET  
PHOTO TAKEN: 06-20-2023



A4 VIEW FROM THE REAR OF THE BUILDING AT THE ALLEY TOWARDS 6TH STREET  
PHOTO TAKEN: 06-20-2023



KEY LOCATION MAP

### ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

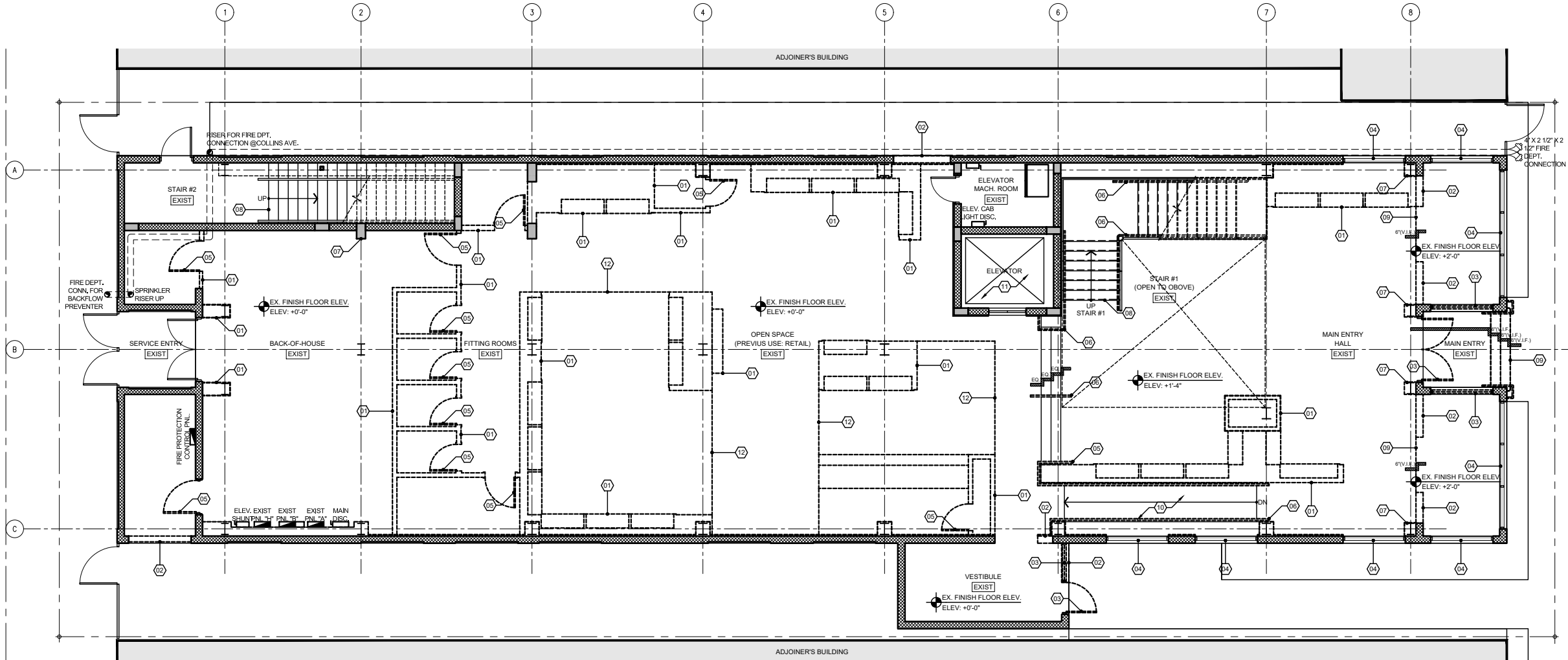


BEILINSON GOMEZ ARCHITECTURE 8101 BISCAYNE BLVD. S 309 310 MIAMI BEACH, FL 33138-4614  
A A C 0 0 1 0 6 2 T 305.569.1250 F 305.561.1746 ROSE L. GOMEZ

DATE	REVISION	DWG. TITLE
		CONTEXT PHOTOGRAPHS
		SCALE N.T.S.
		PROJECT NO. 2023-15
		DATE 08-18-2023
		SHEET NUMBER PH004

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**EXISTING / DEMO 1ST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

- LEGEND**
- 01 REMOVE EXISTING INTERIOR PARTITION
  - 02 REMOVE PORTION OF EXISTING CMU WALL
  - 03 EXISTING STOREFRONT (INCLUDING DOORS) TO BE REMOVED
  - 04 EXISTING WINDOW/STOREFRONT TO REMAIN
  - 05 REMOVE EXISTING DOORS
  - 06 EXISTING GUARDRAIL AND HANDRAIL TO BE REPLACED
  - 07 EXISTING STRUCTURAL STEEL/CONCRETE COLUMNS TO REMAIN (TYP.)
  - 08 EXISTING STAIRCASE TO REMAIN (RESTORER AND/OR REPAIR AS REQUIRED)
  - 09 EXISTING CONCRETE STEPS TO BE REMOVED
  - 10 EXISTING RAMP TO REMAIN
  - 11 EXISTING ELEVATOR SHAFT TO REMAIN
  - 12 EXISTING CEILING TO BE REMOVED
  - 13 EXISTING PIERCED MASONRY BALUSTRADE TO BE REMOVED
  - 14 EXISTING SCUPPERS AND DOWNSPOUT TO BE REMOVED
  - 15 PORTION OF EXISTING ROOF CONCRETE DECK TO BE REMOVED WITHIN THE LIMITS OF THE STRUCTURAL SCOPE OF WORK.
  - 16 EXISTING ACU MECHANICAL UNITS TO BE REMOVED
  - 17 EXISTING ACU MECHANICAL ROOF SCREENING TO BE REMOVED
  - 18 EXISTING EXHAUST VENTS TO BE REMOVED
  - 19 EXISTING PLUMBING FIXTURES TO BE REMOVED
  - 20 ALTERNATE LEAVES AT EACH OF THE WINDOWS CLAD WITH SPANISH "S" CLAY BARREL TILES (RESTORER AS REQUIRED)
- EXISTING TO REMAIN  
 EXISTING TO BE DEMOLISHED/REMOVED  
 AREA NOT IN SCOPE  
 STAIR/RAMP DIRECTION

**GENERAL DEMOLITION NOTES:**

1. SCOPE: FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:
  - A. PROTECTION OF EXISTING WORK TO REMAIN.
  - B. TEMPORARY BARRICADES.
  - C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED.
  - D. REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AS INDICATED.
  - E. DEBRIS REMOVAL.
2. GENERAL REQUIREMENTS:
  - A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
  - B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSIDERED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
  - C. CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SITES MAY WISH TO RETAIN, SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.
  - D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
  - E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ADJUTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH

- EXISTING SURFACES TO REMAIN, NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
- F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
- G. REMOVED MATERIALS AND OTHER DEBRIS:
  - ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
  - DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
  - LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
3. SITE PROTECTION:
  - A. BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
  - B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
  - C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
4. GENERAL DEMOLITION:
  - A. PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES AND SILL, WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIALS TO THE CENTERLINE OF THE

- NEXT ADJACENT SPACE SUPPORT TO REMAIN, LEAVE REMAINING MATERIALS WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING.
- B. DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
- C. ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL ENGINEER PRIOR THEIR DEMOLITION.
- D. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
- E. VERIFY IN FIELD IF EXISTING WALL IS 1H RATED.
- F. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.
- G. WORK AREA WILL BE VACANT & CLOSED DURING DEMOLITION.
- H. G.C. TO COMPLY WITH NFPA 199 ED. SECTION 16.4.
- I. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS WILL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.
- MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION DEMOLITION NOTES:**
- MECHANICAL:
1. ALL EXISTING HVAC UNITS LOCATED WITHIN THE DEFINED SPACE SHALL BE REPLACED TOGETHER WITH ALL ASSOCIATED CONDENSATE DRAINAGE PIPING. UPON COMPLETION OF FIRST STAGE OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION. ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
  2. ANY EXHAUST AND OUTSIDE AIR INTAKE DUCT LOCATED WITHIN THE DEFINED SPACE AND PENETRATING THROUGH EXTERIOR WALLS OR ROOFS SHALL BE MAINTAINED, ALL DUCTWORK AND EQUIPMENT ASSOCIATED WITH SUCH PENETRATION SHALL BE REMOVED.
  3. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY

- REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE DEFINED SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION DURING SECOND STAGE OF DEMOLITION.
4. ANY FIRE OR FIRE/SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.
  5. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN (CONFER WITH ON SITE PROPERTY MANAGER).
- ELECTRICAL:
1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPLICE BOXES, WIRING AND DEVICES SHALL REMAIN.
  2. ANY EMERGENCY AND EXIT LIGHTS LOCATED AT PERIMETER WALLS OF THE DEFINED SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE DEFINED SPACE SHALL REMAIN IN PLACE.
  3. ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.
  4. ALL ELECTRICAL PANELS FOUND WITHIN THE DEFINED SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS, FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
  5. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE DEFINED SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, REUSE FOR OTHER TENANT SPACES AND EXTENDING THRU THE PROPOSED TENANT SPACE SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.
  6. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE DEFINED SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.
  7. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE

- PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.
8. UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.
  9. REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.
- PLUMBING:
1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
  2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.
  3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.
  4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ALL WATER HEATERS, PROTECTED & STORED AS DIRECTED BY PROPERTY MANAGER AT MANAGERS EXPENSE.
  5. ALL CONDENSATE DRAINAGE PIPING ASSOCIATED WITH ELIMINATED HVAC EQUIPMENT SHALL BE REMOVED. ALL CONDENSATE DRAINAGE RISERS AND MAIN LINES COLLECTING CONDENSATE FROM OTHER TENANT SPACES AND EXTENDING THRU THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE, WITH BRANCH STUBS CAPPED OFF.
  6. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.
- FIRE SPRINKLER SYSTEM:
1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS

- TO REMAIN. ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATH ROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.
2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
  3. ALL EXISTING TAMPER-FLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.
- FIRE ALARM SYSTEM:
1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
  2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
  3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
  4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
  5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
  6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.
  7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

**ISABELLE'S RESTAURANT**

624 COLLINS AVE  
MIAMI BEACH, FL 33139



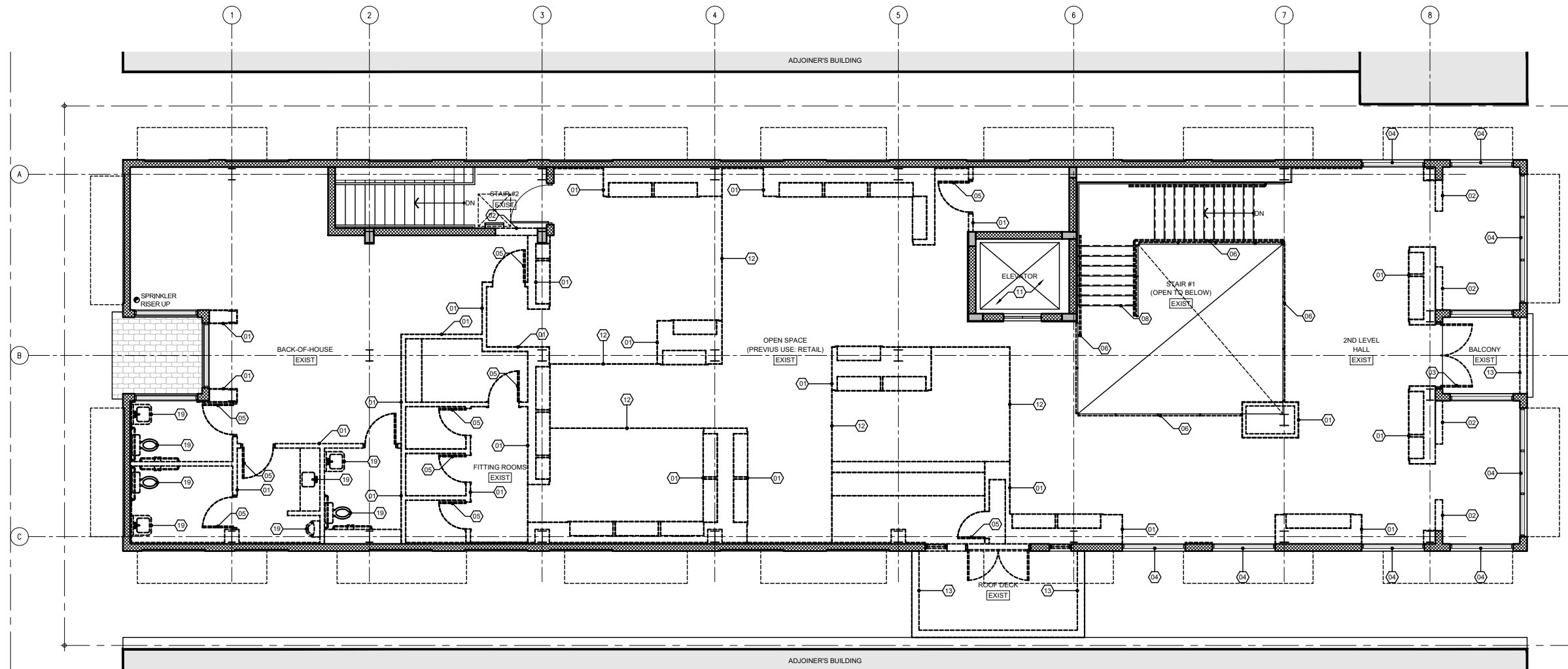
BEILINSON GOMEZ ARCHITECTURE  
8101 BISCAYNE BLVD. S 300 310  
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DWG. TITLE	EXISTING - DEMOLITION GROUND FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	EXIST101

DATE REVISION



**EXISTING / DEMO 2ND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

- LEGEND**
- (01) REMOVE EXISTING INTERIOR PARTITION
  - (02) REMOVE PORTION OF EXISTING CMU WALL
  - (03) EXISTING STOREFRONT (INCLUDING DOORS) TO BE REMOVED
  - (04) EXISTING WINDOW/STOREFRONT TO REMAIN
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  - (18) EXISTING EXHAUST VENTS TO BE REMOVED
  - (19) EXISTING PLUMBING FIXTURES TO BE REMOVED
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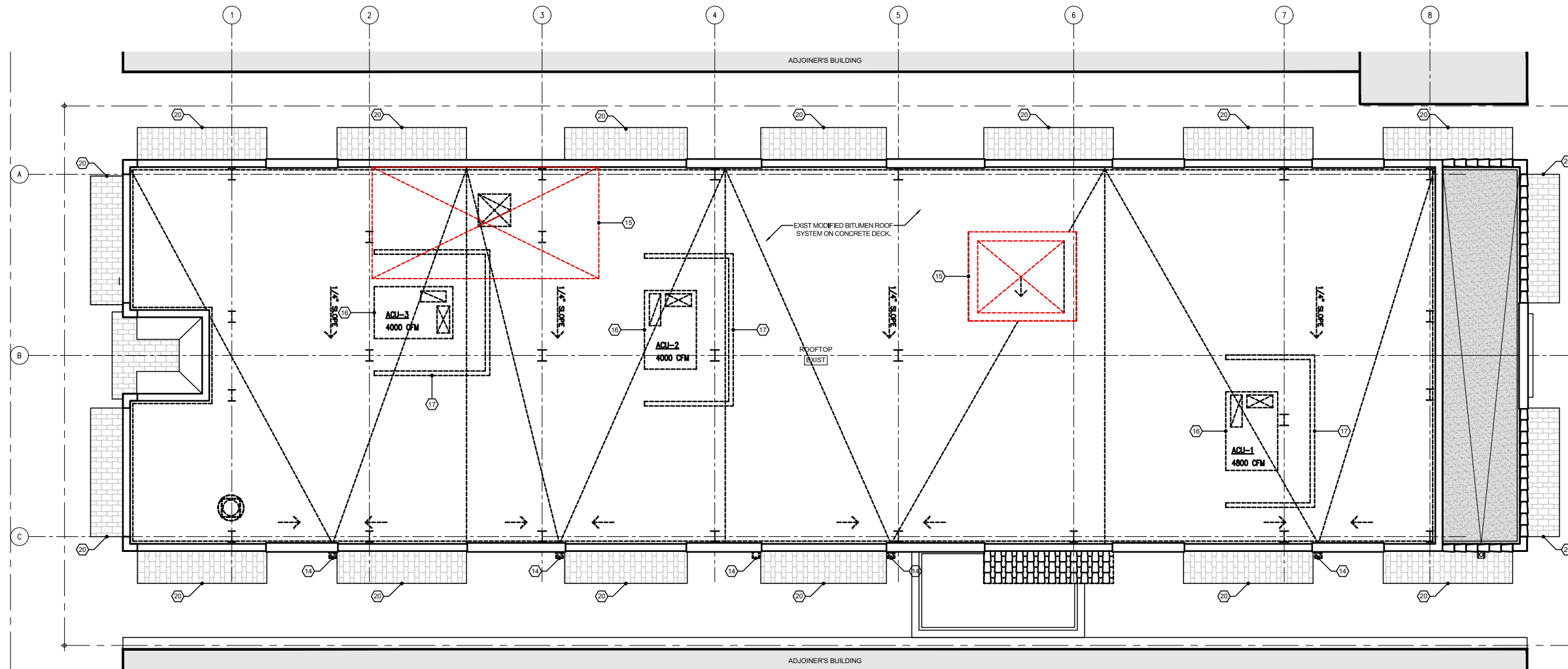
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**BELINSON GOMEZ ARCHITECTURE**  
 8101 BISCAYNE BLVD. S 309.310  
 MIAMI BEACH, FL 33141  
 TEL: 305.551.1250 FAX: 305.551.1740  
 WWW.BELINSONGOMEZ.COM

DWG. TITLE	
EXISTING - DEMOLITION 2ND FLOOR PLAN	
SCALE	
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**EXISTING / DEMO. ROOF PLAN**  
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8101 BISCAYNE BLVD. S 309, 310  
MIAMI, FL 33141  
TEL: 305.559.1250 FAX: 305.551.1740

**JOSE L. GOMEZ**  
ARCHITECT

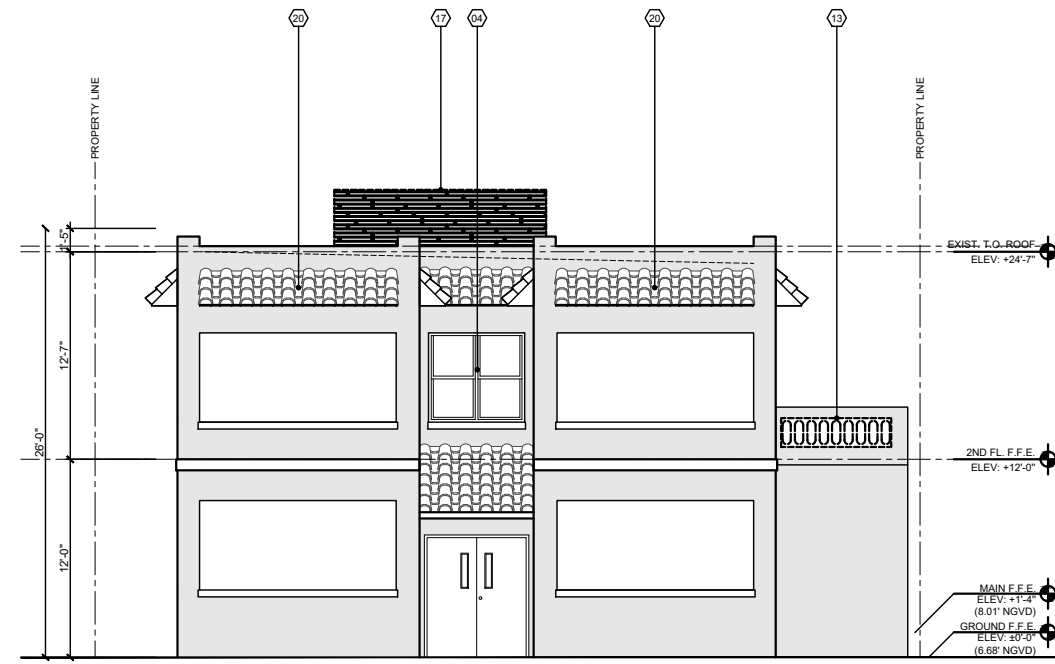
DWG. TITLE	EXISTING - DEMOLITION ROOF FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	EXIST103
DATE	REVISION

CONSULTANT

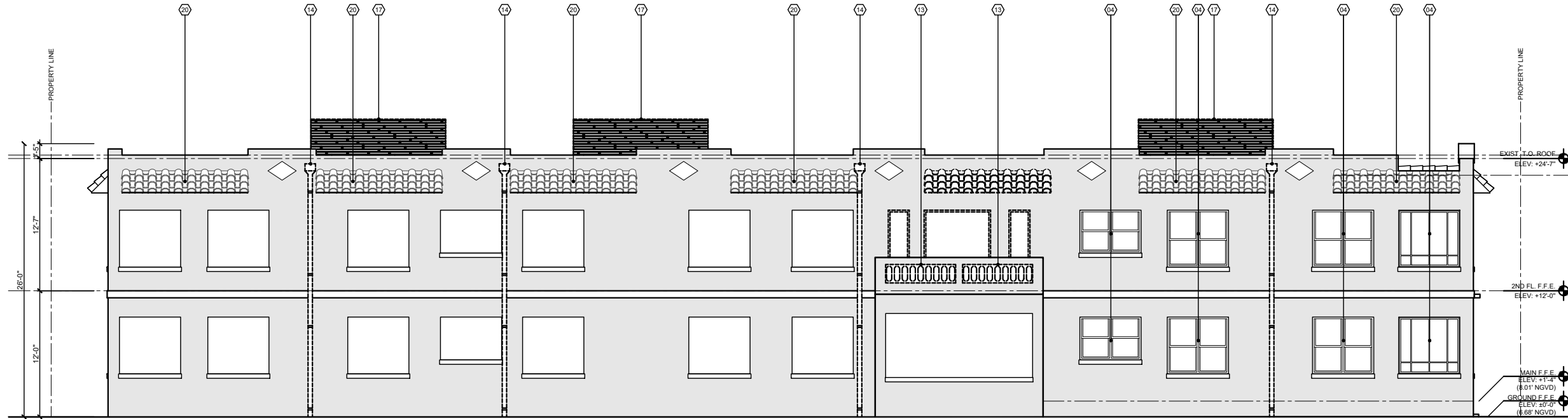
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EXIST. / DEMO EAST ELEVATION  
SCALE: 3/16" = 1'-0"



EXIST. / DEMO WEST ELEVATION  
SCALE: 3/16" = 1'-0"



EXIST. / DEMO SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

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 // // // // AREA NOT IN SCOPE

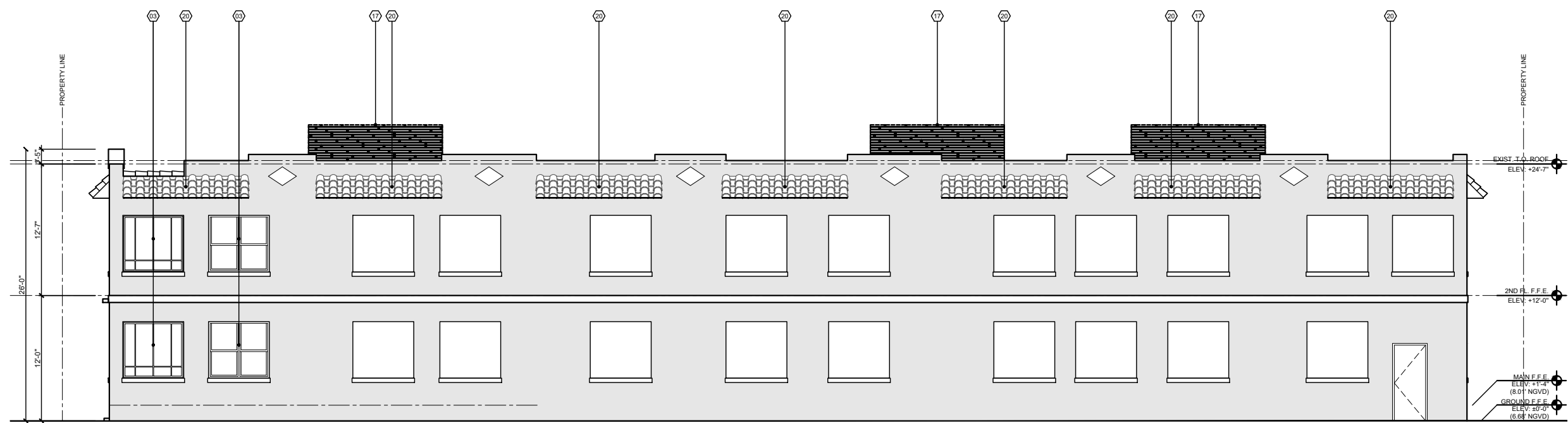
ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTURE  
A A C 0 0 1 0 6 2 7 3 0 5 5 5 9 1 2 5 0 M I A M I , F L 3 3 1 3 8 - 4 4 9 1 4  
ROSE J. GOMEZ

DWG. TITLE	EXISTING - DEMO ELEVATIONS
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	EXIST201
DATE	REVISION



**LEGEND**

- 01 REMOVE EXISTING INTERIOR PARTITION
  - 02 REMOVE PORTION OF EXISTING CMU WALL
  - 03 EXISTING STOREFRONT (INCLUDING DOORS) TO BE REMOVED
  - 04 EXISTING WINDOW/STOREFRONT TO REMAIN
  - 05 REMOVE EXISTING DOORS
  - 06 EXISTING GUARDRAIL AND HANDRAIL TO BE REPLACED
  - 07 EXISTING STRUCTURAL STEEL/CONCRETE COLUMNS TO REMAIN (TYP.)
  - 08 EXISTING STAIRCASE TO REMAIN (RESTORER AND/OR REPAIR AS REQUIRED)
  - 09 EXISTING CONCRETE STEPS TO BE REMOVED
  - 10 EXISTING RAMP TO REMAIN
  - 11 EXISTING ELEVATOR SHAFT TO REMAIN
  - 12 EXISTING CEILING TO BE REMOVED
  - 13 EXISTING PIERCED MASONRY BALUSTRADE TO BE REMOVED
  - 14 EXISTING SCUPPERS AND DOWNSPOUT TO BE REMOVED
  - 15 PORTION OF EXISTING ROOF CONCRETE DECK TO BE REMOVED WITHIN THE LIMITS OF THE STRUCTURAL SCOPE OF WORK.
  - 16 EXISTING ACU MECHANICAL UNITS TO BE REMOVED
  - 17 EXISTING ACU MECHANICAL ROOF SCREENING TO BE REMOVED
  - 18 EXISTING EXHAUST VENTS TO BE REMOVED
  - 19 EXISTING PLUMBING FIXTURES TO BE REMOVED
  - 20 ALTERNATE EAVES AT EACH OF THE WINDOWS CLAD WITH SPANISH 'S' CLAY BARREL TILES (RESTORER AS REQUIRED)
- EXISTING TO BE DEMOLISHED/REMOVED  
 AREA NOT IN SCOPE

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

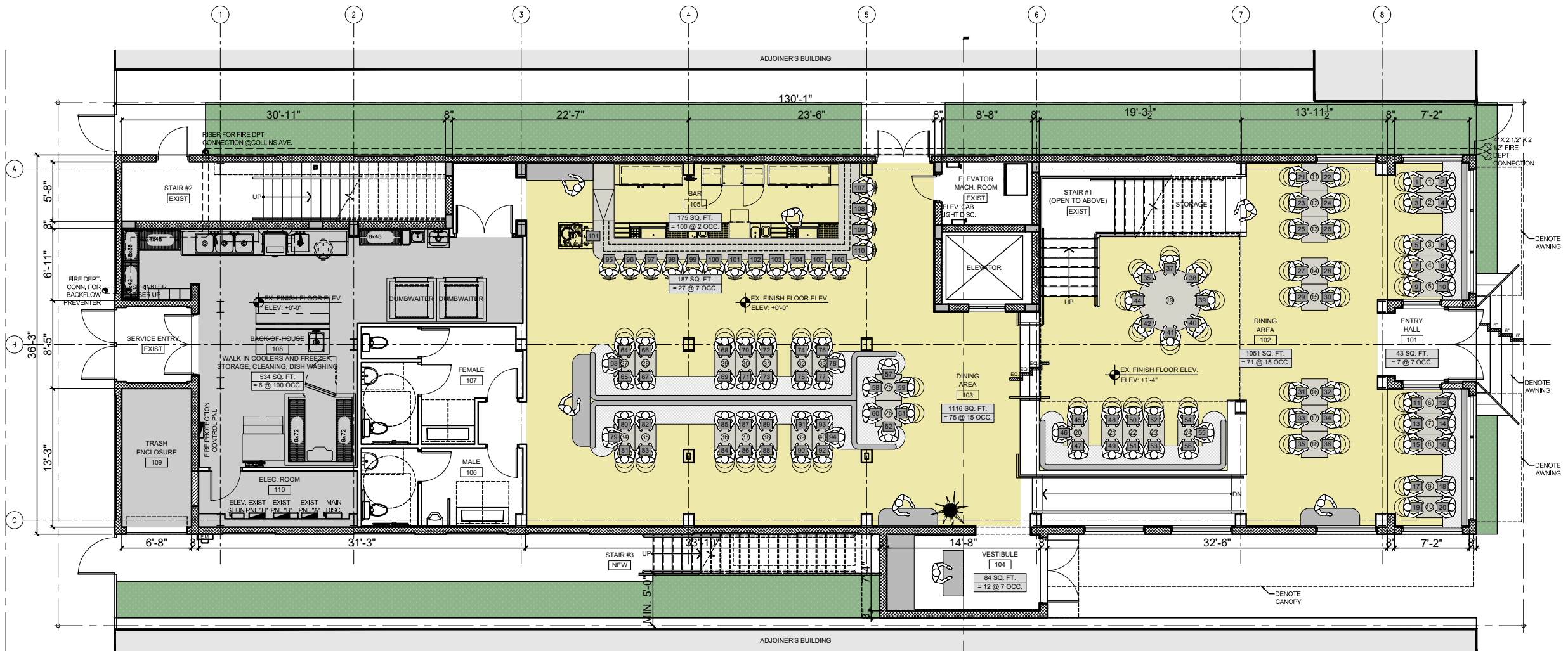
**ISABELLE'S RESTAURANT**

624 COLLINS AVE  
MIAMI BEACH, FL 33139



ARCHITECTURE  
AAC001062

DWG. TITLE	EXISTING - DEMO ELEVATIONS
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	EXIST202
DATE	REVISION



PROPOSED 1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

OCCUPANCY LOAD CALCULATION (PRELIMINARY)									
GROUP A-2; ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT									
NOTE: BASED ON: NFPA 101, F.P.C. 2020 7th EDITION, 733.1.2 AND 2020 F.B.C. TABLE 1004.1.2. OCCUPANCY FACTOR WAS USED TO DETERMINE HIGHEST OCCUPANCY LOAD.									
ID	ROOM	AREA	FUNCTION	AS PER F.B.C. 2020		AS PER F.B.C. 2020 / N.F.P.A. 101 2020		SEATING COUNT	
				OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS	SEATING COUNT
<b>GROUND FLOOR</b>									
101	ENTRY HALL	43.0 SQ. FT.	ASSEMBLY	7	6.1	7.0	7	6.1	7.0
102	DINING AREA	1,051.0 SQ. FT.	ASSEMBLY	15	70.1	71.0	15	70.1	71.0
103	DINING AREA	1,116.0 SQ. FT.	ASSEMBLY	15	74.4	75.0	15	74.4	75.0
104	VESTIBULE	84.0 SQ. FT.	ASSEMBLY	7	12.0	12.0	7	12.0	12.0
105	BAR	175.0 SQ. FT.	KITCHEN	200	0.9	1.0	100	1.8	2.0
	BAR SEATING AREA	187.0 SQ. FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0
	BACK-OF-HOUSE	534.0 SQ. FT.	KITCHEN	200	2.7	3.0	100	5.3	6.0
106	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
107	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
<b>SUB-TOTAL PATRONS / OCCUPANTS</b>					<b>196.0</b>			<b>200.0</b>	<b>110.0</b>
<b>SECOND FLOOR</b>									
201	DINING AREA	2,025.0 SQ. FT.	ASSEMBLY	15	136.0	136.0	15	136.0	136.0
202	CHEF TABLE (OPEN KITCHEN)	205.0 SQ. FT.	KITCHEN	200	1.0	2.0	100	2.1	3.0
	BACK-OF-HOUSE	1,084.0 SQ. FT.	KITCHEN	200	5.4	6.0	100	10.8	11.0
203	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
204	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
<b>SUB-TOTAL PATRONS / OCCUPANTS</b>					<b>143.0</b>			<b>149.0</b>	<b>107.0</b>
<b>ROOFTOP FLOOR</b>									
301	LOBBY	94.0 SQ. FT.	-	-	-	-	-	-	-
302	ROOFTOP DINING (OPEN AREA)	1,107.0 SQ. FT.	ASSEMBLY	15	73.8	74.0	15	73.8	74.0
303	ROOFTOP DINING (COVERED A.)	577.0 SQ. FT.	ASSEMBLY	15	38.5	39.0	15	38.5	39.0
304	BAR	175.0 SQ. FT.	KITCHEN	200	0.9	1.0	100	1.8	2.0
	BAR SEATING AREA	179.0 SQ. FT.	ASSEMBLY	7	25.6	26.0	7	25.6	26.0
	BACK-OF-HOUSE	252.0 SQ. FT.	KITCHEN	200	1.3	2.0	100	2.5	3.0
305	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
306	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
<b>SUB-TOTAL PATRONS / OCCUPANTS</b>					<b>142.0</b>			<b>144.0</b>	<b>101.0</b>
<b>TOTAL PATRONS / OCCUPANTS</b>					<b>481.0</b>			<b>493.0</b>	<b>318.0</b>

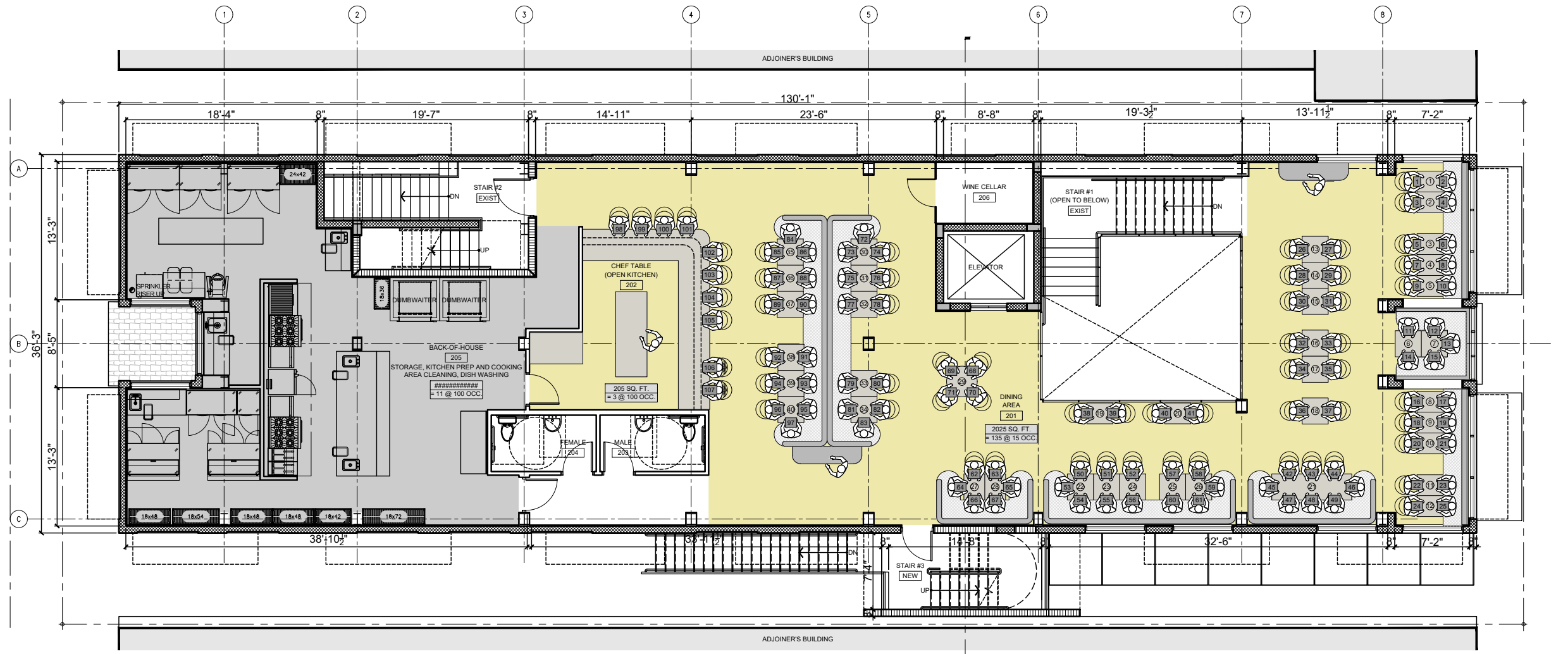
SEATING TABULATION CHART		
SEATING COUNT - GROUND (1ST) FLOOR		
LOCATION	SEATS	
DINING AREA	94	
SEAT COUNT @ BAR	16	
TOTAL SEATS PROVIDED	110	
TOTAL TABLES PROVIDED	40	

- LEGEND**
- SERVICEABLE AREA
  - BACK-OF-HOUSE AREA
  - EXISTING TO REMAIN
  - NEW CMU WALL
  - AREA NOT IN SCOPE
  - STAIR/RAMP DIRECTION
  - SEAT COUNT
  - TABLE COUNT

**ISABELLE'S RESTAURANT**  
624 COLLINS AVE  
MIAMI BEACH, FL 33139



DATE	REVISION



PROPOSED 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

OCCUPANCY LOAD CALCULATION (PRELIMINARY)										
GROUP A-2; ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT										
NOTE: BASED ON: NFPA 101, F.F.P.C. 2020 7th EDITION, 733.1.2 AND 2020 F.B.C. TABLE 1004.1.2. OCCUPANCY FACTOR WAS USED TO DETERMINE HIGHEST OCCUPANCY LOAD.										
ID	ROOM	AREA	FUNCTION	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS	SEATING COUNT
<b>GROUND FLOOR</b>										
101	ENTRY HALL	43.0 SQ. FT.	ASSEMBLY	7	6.1	7.0	7	6.1	7.0	-
102	DINING AREA	1,051.0 SQ. FT.	ASSEMBLY	15	70.1	71.0	15	70.1	71.0	90.0
103	DINING AREA	1,116.0 SQ. FT.	ASSEMBLY	15	74.4	75.0	15	74.4	75.0	38.0
104	VESTIBULE	84.0 SQ. FT.	ASSEMBLY	7	12.0	12.0	7	12.0	12.0	-
105	BAR	175.0 SQ. FT.	KITCHEN	200	0.9	1.0	100	1.8	2.0	-
106	BAR SEATING AREA	187.0 SQ. FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0	18.0
107	BACK-OF-HOUSE	534.0 SQ. FT.	KITCHEN	200	2.7	3.0	100	5.3	6.0	-
108	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
109	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						196.0			200.0	110.0
<b>SECOND FLOOR</b>										
201	DINING AREA	2,025.0 SQ. FT.	ASSEMBLY	15	136.0	136.0	15	136.0	136.0	107.0
202	CHEF TABLE (OPEN KITCHEN)	205.0 SQ. FT.	KITCHEN	200	1.0	2.0	100	2.1	3.0	-
203	BACK-OF-HOUSE	1,084.0 SQ. FT.	KITCHEN	200	5.4	6.0	100	10.8	11.0	-
204	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
205	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						143.0			149.0	107.0
<b>ROOFTOP FLOOR</b>										
301	LOBBY	94.0 SQ. FT.	-	-	-	-	-	-	-	-
302	ROOFTOP DINING (OPEN AREA)	1,107.0 SQ. FT.	ASSEMBLY	15	73.8	74.0	15	73.8	74.0	60.0
303	ROOFTOP DINING (COVERED A.)	577.0 SQ. FT.	ASSEMBLY	15	38.5	39.0	15	38.5	39.0	30.0
304	BAR	175.0 SQ. FT.	KITCHEN	200	0.9	1.0	100	1.8	2.0	-
305	BAR SEATING AREA	179.0 SQ. FT.	ASSEMBLY	7	25.6	26.0	7	25.6	26.0	11.0
306	BACK-OF-HOUSE	252.0 SQ. FT.	KITCHEN	200	1.3	2.0	100	2.5	3.0	-
307	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
308	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						142.0			144.0	101.0
TOTAL PATRONS / OCCUPANTS						481.0			493.0	318.0

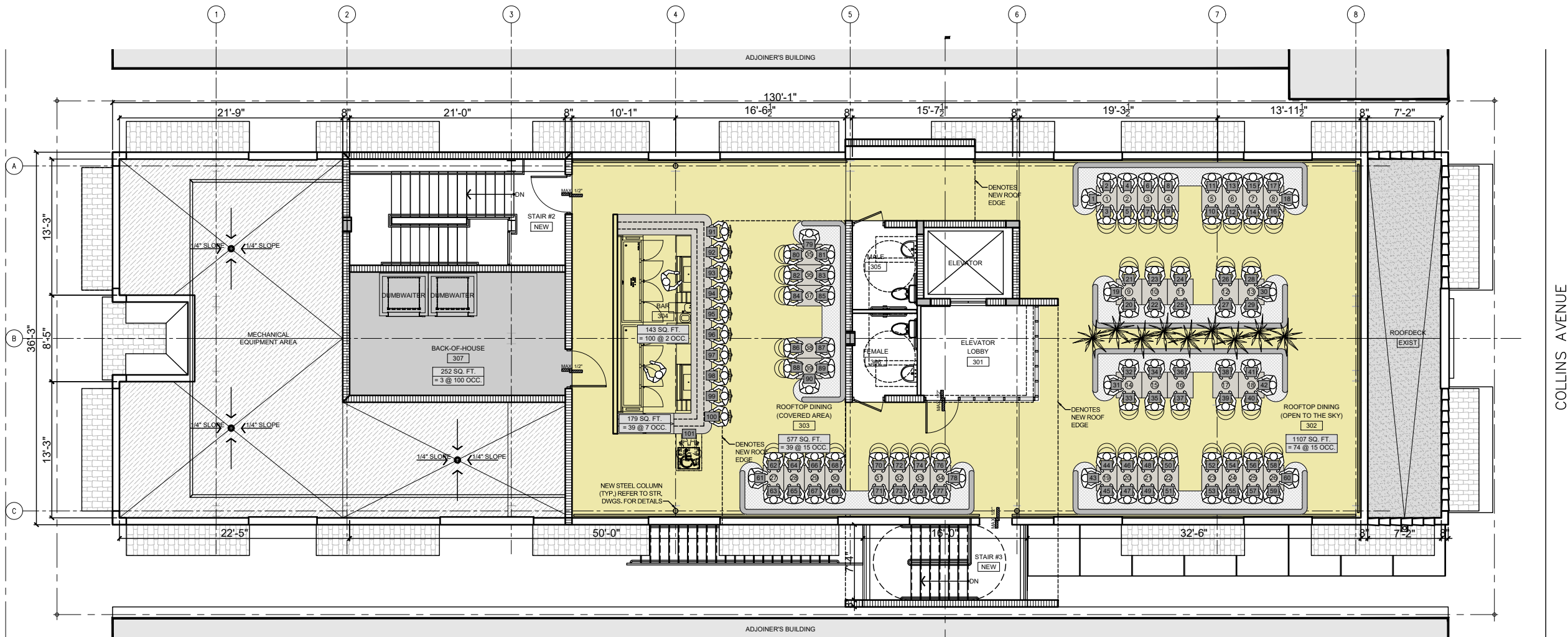
SEATING TABULATION CHART	
SEATING COUNT - SECOND FLOOR	
LOCATION	SEATS
DINING AREA	97
SEAT COUNT @ CHEF TABLE	10
TOTAL SEATS PROVIDED	107
TOTAL TABLES PROVIDED	40

- LEGEND**
- SERVICEABLE AREA
  - BACK-OF-HOUSE AREA
  - EXISTING TO REMAIN
  - NEW CMU WALL
  - AREA NOT IN SCOPE
  - STAIR/RAMP DIRECTION
  - SEAT COUNT
  - TABLE COUNT

**ISABELLE'S RESTAURANT**  
624 COLLINS AVE  
MIAMI BEACH, FL 33139



DATE	REVISION



**PROPOSED ROOFTOP FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

OCCUPANCY LOAD CALCULATION (PRELIMINARY)									
GROUP A-2: ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT									
NOTE: BASED ON: NFPA 101, F.F.P.C. 2020 7th EDITION, 7.3.1.2 AND 2020 F.B.C. TABLE 1004.1.2 OCCUPANCY FACTOR WAS USED TO DETERMINE HIGHEST OCCUPANCY LOAD.									
ID	ROOM	AREA	FUNCTION	AS PER F.B.C. 2020		AS PER F.F.P.C. 2020 / N.F.P.A. 101 2020		SEATING COUNT	
				OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS	
<b>GROUND FLOOR</b>									
101	ENTRY HALL	43.0 SQ. FT.	ASSEMBLY	7	6.1	7.0	7	6.1	7.0
102	DINING AREA	1,051.0 SQ. FT.	ASSEMBLY	15	70.1	71.0	15	70.1	71.0
103	DINING AREA	1,116.0 SQ. FT.	ASSEMBLY	15	74.4	75.0	15	74.4	75.0
104	VESTIBULE	84.0 SQ. FT.	ASSEMBLY	7	12.0	12.0	7	12.0	12.0
105	BAR	175.0 SQ. FT.	KITCHEN	200	0.9	1.0	100	1.8	2.0
106	BAR SEATING AREA	187.0 SQ. FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0
107	BACK-OF-HOUSE	534.0 SQ. FT.	KITCHEN	200	2.7	3.0	100	5.3	6.0
108	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
109	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
<b>SUB-TOTAL PATRONS / OCCUPANTS</b>					<b>196.0</b>			<b>200.0</b>	<b>110.0</b>
<b>SECOND FLOOR</b>									
201	DINING AREA	2,025.0 SQ. FT.	ASSEMBLY	15	136.0	136.0	15	136.0	136.0
202	CHEF TABLE (OPEN KITCHEN)	205.0 SQ. FT.	KITCHEN	200	1.0	2.0	100	2.1	3.0
203	BACK-OF-HOUSE	1,084.0 SQ. FT.	KITCHEN	200	5.4	6.0	100	10.8	11.0
204	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
205	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
<b>SUB-TOTAL PATRONS / OCCUPANTS</b>					<b>143.0</b>			<b>149.0</b>	<b>107.0</b>
<b>ROOFTOP FLOOR</b>									
301	LOBBY	94.0 SQ. FT.	-	-	-	-	-	-	-
302	ROOFTOP DINING (OPEN AREA)	1,107.0 SQ. FT.	ASSEMBLY	15	73.8	74.0	15	73.8	74.0
303	ROOFTOP DINING (COVERED A.)	577.0 SQ. FT.	ASSEMBLY	15	38.5	39.0	15	38.5	39.0
304	BAR	175.0 SQ. FT.	KITCHEN	200	0.9	1.0	100	1.8	2.0
305	BAR SEATING AREA	179.0 SQ. FT.	ASSEMBLY	7	25.6	26.0	7	25.6	26.0
306	BACK-OF-HOUSE	252.0 SQ. FT.	KITCHEN	200	1.3	2.0	100	2.5	3.0
307	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
308	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
<b>SUB-TOTAL PATRONS / OCCUPANTS</b>					<b>142.0</b>			<b>144.0</b>	<b>101.0</b>
<b>TOTAL PATRONS / OCCUPANTS</b>					<b>481.0</b>			<b>493.0</b>	<b>318.0</b>

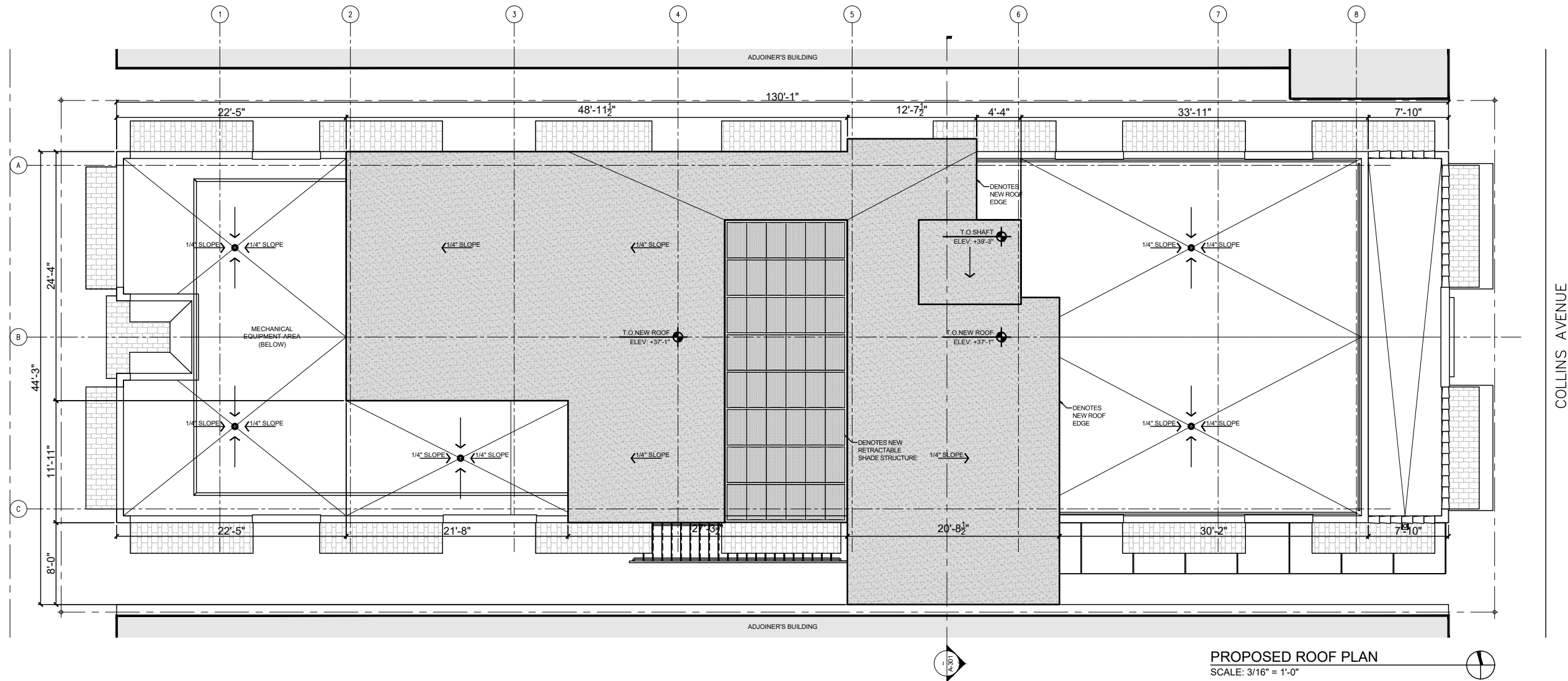
SEATING TABULATION CHART	
SEATING COUNT - ROOFTOP (3RD FLOOR)	
LOCATION	SEATS
DINING AREA	90
SEAT COUNT @ BAR	11
<b>TOTAL SEATS PROVIDED</b>	<b>101</b>
<b>TOTAL TABLES PROVIDED</b>	<b>39</b>

- LEGEND**
- SERVICEABLE AREA
  - BACK-OF-HOUSE AREA
  - EXISTING TO REMAIN
  - NEW CMU WALL
  - AREA NOT IN SCOPE
  - STAIR/RAMP DIRECTION
  - SEAT COUNT
  - TABLE COUNT

**ISABELLE'S RESTAURANT**  
624 COLLINS AVE  
MIAMI BEACH, FL 33139



DATE	REVISION



**PROPOSED ROOF PLAN**  
SCALE: 3/16" = 1'-0"

### ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

**BELLINSON  
GOMEZ**

ARCHITECTURE 8101 BISCAYNE BLVD. S 309.310  
MIAMI BEACH, FL 33139-4614  
A A C 0 0 1 0 6 2 T 305.559.1250 F 305.551.1740

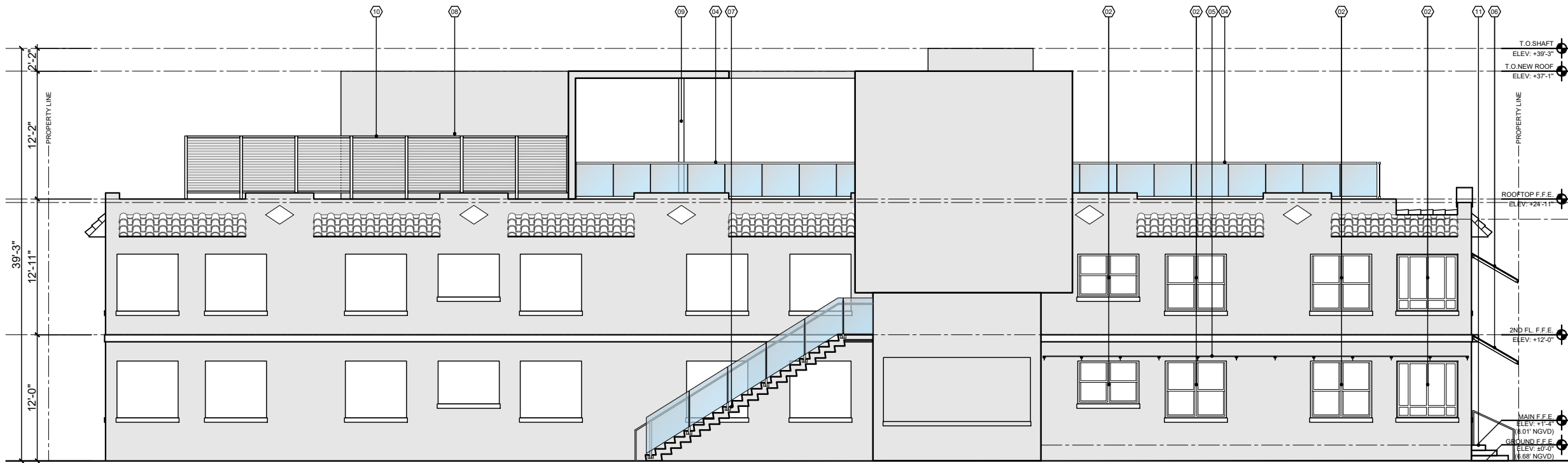
DWG. TITLE	A104 - PROPOSED ROOF PLAN - A104
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	----
DATE	REVISION



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



PROPOSED WEST ELEVATION  
SCALE: 3/16" = 1'-0"



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

LEGEND (ARCHITECTURAL FEATURES AND MATERIALS)

- 01 NEW IMPACT RESISTANT DARK BRONZE ALUMINUM STOREFRONT.
- 02 EXISTING STOREFRONT AND WINDOWS TO BE REPLACED (DARK BRONZE).
- 03 NEW IMPACT RESISTANT DARK BRONZE ALUMINUM DOOR.
- 04 NEW 42" HEIGHT FRAMELESS GLASS GUARDRAIL.
- 05 NEW GLASS CANOPY WITH ALUMINUM BRACKET ATTACHED TO THE WALLS.
- 06 BLACK AND WHITE STRIPED SHADE CANVAS AWNING OVER THE STOREFRONT AT COLLINS AVE. MAIN FACADE.
- 07 NEW SLABLESS CONCRETE STAIRCASE WITH 42" HEIGHT GLASS GUARD AND ALUMINUM HAND RAILING HANDRAIL AT 34" MIN., 36" MAX. A.F.F.
- 08 SMOOTH STUCCO FINISH ON NEW CMU WALL TO MATCH EXISTING.
- 09 NEW 4" STEEL COLUMN BEYOND.
- 10 NEW ROOFTOP LOUVERED ALUMINUM SCREEN (MECHANICAL EQUIPMENT).
- 11 CENTERED STEPS AT FRONT ENTRANCE TO BE REMODELED.
- 12 EXISTING EXIT DOOR FROM STAIRCASE TO REMAIN (REFER TO FLOOR PLAN).
- 13 EXISTING ALTERNATE EAVES AT EACH OF THE WINDOWS CLAD WITH SPANISH "S" CLAY BARREL TILES TO REMAIN (RESTORER AS REQUIRED).
- 14 RELIEF CARTOUCHE TO BE PRESERVED AND RESTORED AS REQUIRED.
- 15 ARCHED PARAPET WALL WITH A CAST IN PLACE CONCRETE COPING CONCRETE TO REMAIN.
- 16 RECESSED ARCHED ENTRYWAY TO REMAIN.
- 17 EXISTING PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED).

ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTURE  
A A C 0 0 1 0 6 2

ROSE L. GOMEZ

DWG. TITLE  
PROPOSED ELEVATIONS

SCALE  
AS SHOWN

PROJECT NO.

2023-15

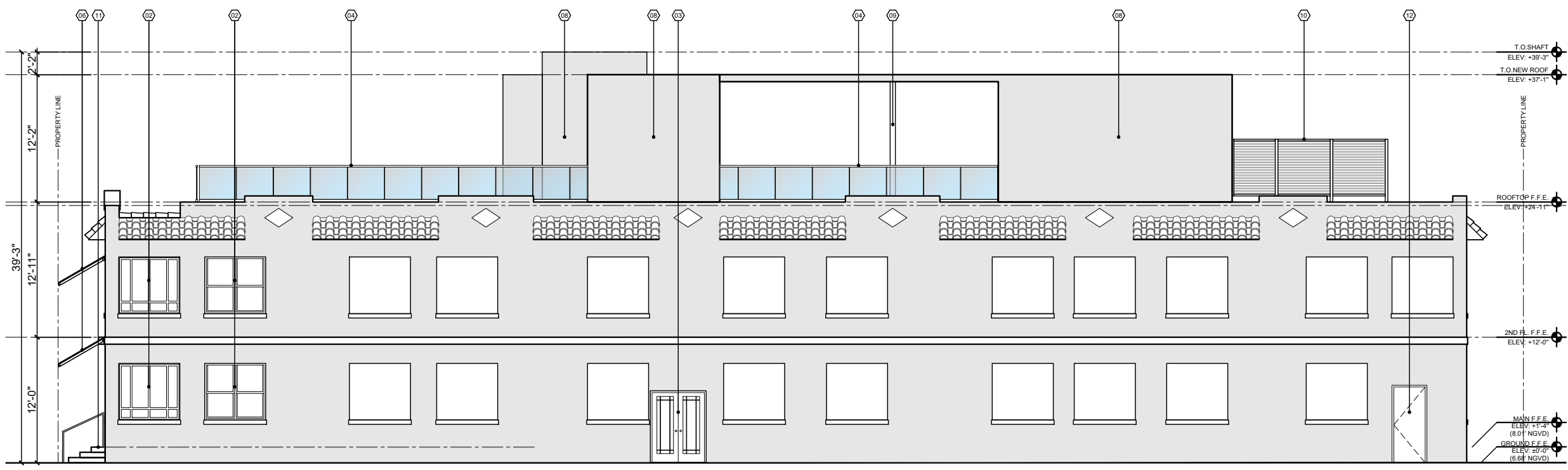
DATE

08-18-2023

SHEET NUMBER

A201

DATE REVISION



**LEGEND (ARCHITECTURAL FEATURES AND MATERIALS)**

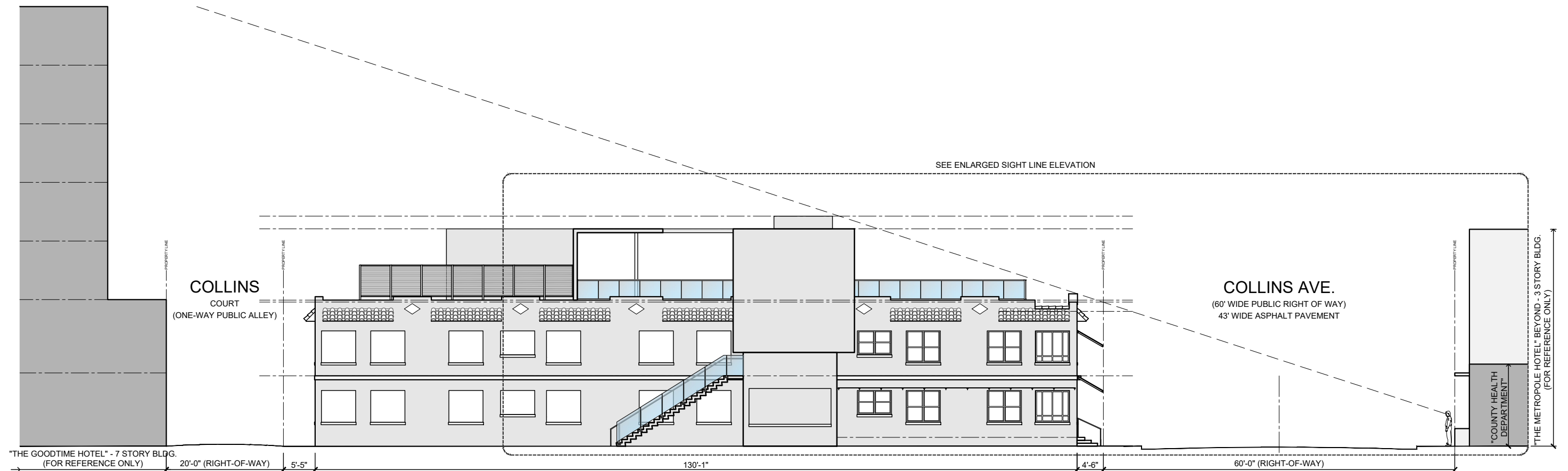
- (01) NEW IMPACT RESISTANT DARK BRONZE ALUMINUM STOREFRONT.
- (02) EXISTING STOREFRONT AND WINDOWS TO BE REPLACED (DARK BRONZE).
- (03) NEW IMPACT RESISTANT DARK BRONZE ALUMINUM DOOR.
- (04) NEW 42" HEIGHT FRAMELESS GLASS GUARDRAIL.
- (05) NEW GLASS CANOPY WITH ALUMINUM BRACKET ATTACHED TO THE WALLS.
- (06) BLACK AND WHITE STRIPED SHADE CANVAS AWNING OVER THE STOREFRONT AT COLLINS AVE. MAIN FACADE.
- (07) NEW SLABLESS CONCRETE STAIRCASE WITH 42" HEIGHT GLASS GUARD AND ALUMINUM HAND RAILING HANDRAIL AT 34" MIN., 36" MAX A.F.F.
- (08) SMOOTH STUCCO FINISH ON NEW CMU WALL TO MATCH EXISTING.
- (09) NEW 4" STEEL COLUMN BEYOND.
- (10) NEW ROOFTOP LOUVERED ALUMINUM SCREEN (MECHANICAL EQUIPMENT).
- (11) CENTERED STEPS AT FRONT ENTRANCE TO BE REMODELED.
- (12) EXISTING EXIT DOOR FROM STAIRCASE TO REMAIN (REFER TO FLOOR PLAN).
- (13) EXISTING ALTERNATE EAVES AT EACH OF THE WINDOWS CLAD WITH SPANISH "S" CLAY BARREL TILES TO REMAIN (RESTORER AS REQUIRED).
- (14) RELIEF CARTOUCHE TO BE PRESERVED AND RESTORED AS REQUIRED.
- (15) ARCHED PARAPET WALL WITH A CAST IN PLACE CONCRETE COPING CONCRETE TO REMAIN.
- (16) RECESSED ARCHED ENTRYWAY TO REMAIN.
- (17) EXISTING PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED).

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

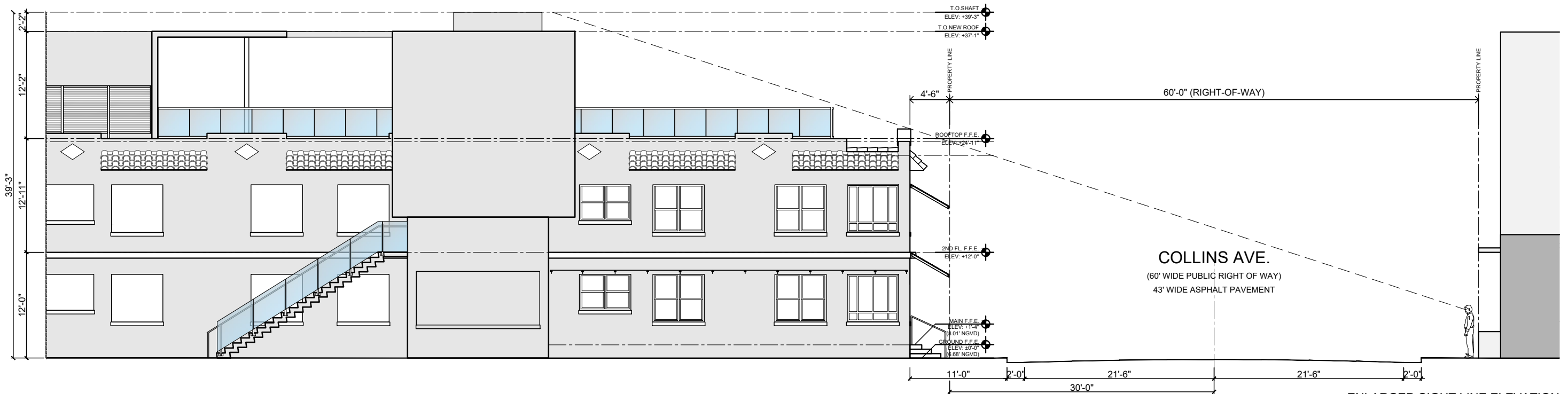
**ISABELLE'S RESTAURANT**  
624 COLLINS AVE  
MIAMI BEACH, FL 33139

**BELINSON GOMEZ ARCHITECTURE**  
8101 BISCAYNE BLVD. S 309, 310  
MIAMI BEACH, FL 33141  
TEL: 305.551.1250 FAX: 305.551.1740  
JOSE L. GOMEZ  
A A C 0 0 1 0 6 2

DWG. TITLE	PROPOSED ELEVATIONS
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	A202
DATE	REVISION



**PROPOSED SIGHT LINE ELEVATION**  
SCALE: 1/8" = 1'-0"



**ENLARGED SIGHT LINE ELEVATION**  
SCALE: 3/16" = 1'-0"

**ISABELLE'S RESTAURANT**

624 COLLINS AVE  
MIAMI BEACH, FL 33139

**BELLINSON  
GOMEZ**

ARCHITECTURE 8101 BISCAYNE BLVD. S 309 310  
A A C 0 0 1 0 6 2 T 305.559.1250 F 305.551.1746 ROSE L. GOMEZ

DWG. TITLE	PROPOSED SITE SIGHT LINE ELEVATION
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	A203
DATE	REVISION



# ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ  
ARCHITECTURE

8101 BISCAYNE BLVD. S 309, 310  
MIAMI, FL 33133  
TEL: 305.559.1250 F: 305.551.1740  
A A C 0 0 1 0 6 2 M A R 0 1 9 4 1 6

DWG. TITLE	PROPOSED SECTION
SCALE	3/8"=1'-0"
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	A301
DATE	REVISION



A1 RENDERING



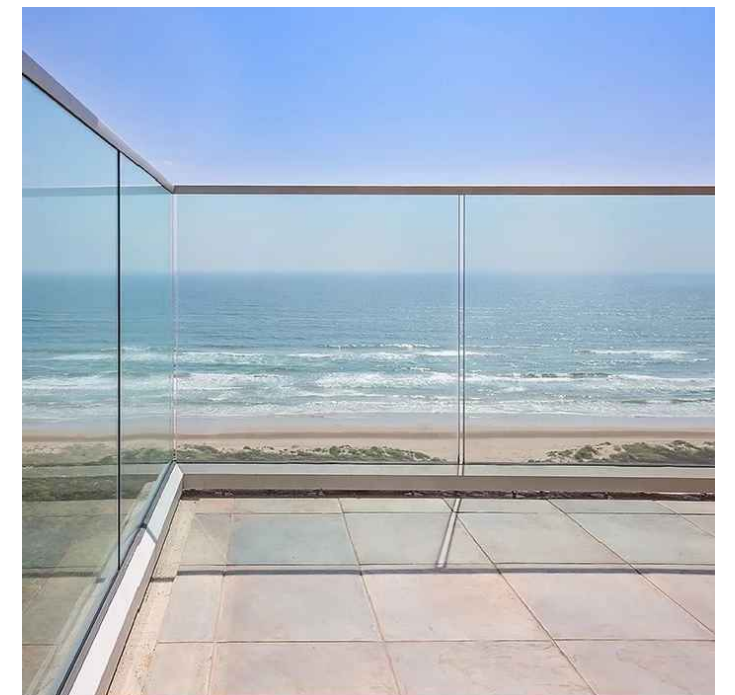
A6 DARK BRONZE ANODIZED ALUMINUM STOREFRONT, WINDOWS, AND DOORS.



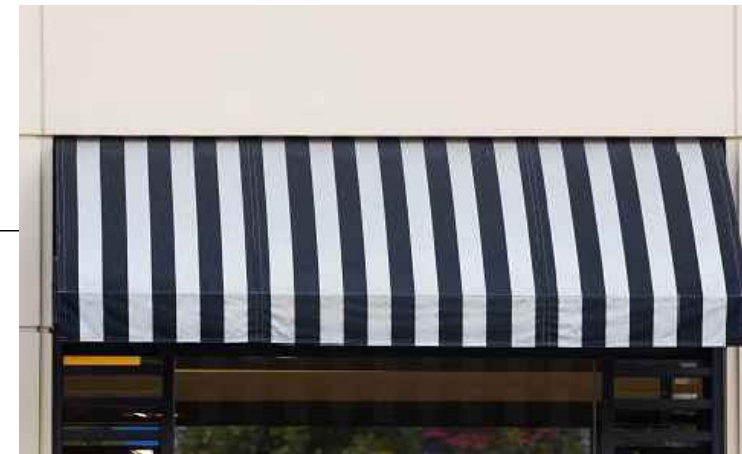
A5 SMOOTH STUCCO FINISH PAINTED IN WHITE.



A4 NEW GLASS CANOPY WITH ALUMINUM BRACKET ATTACHED TO THE WALLS.



A3 NEW 42" HEIGHT FRAMELESS GLASS GUARDRAIL AT ROOFTOP AND STAIRCASE.



A2 BLACK AND WHITE STRIPED CANVAS AWNING OVER THE STOREFRONT AT MAIN FACADE.

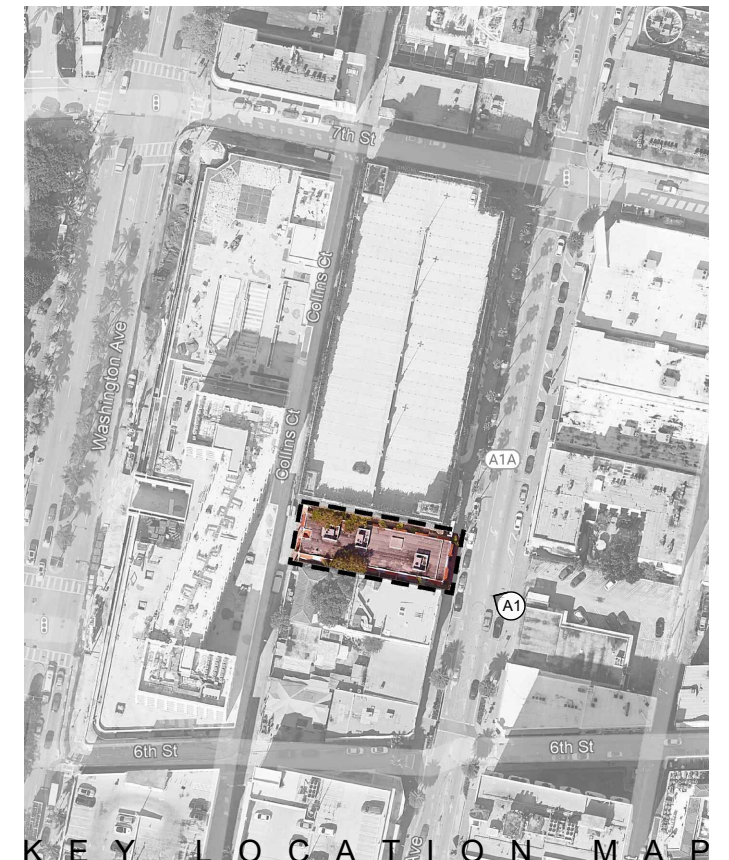
## ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

BEILINSON GOMEZ ARCHITECTURE 8101 BISCAYNE BLVD. S 309 310 MIAMI, FL 33138-4484  
AAC001062 T 305.559.1250 F 305.551.1740 ROSE L. GOMEZ

DATE	REVISION	DWG. TITLE	MATERIALS
		SCALE	N.T.S.
		PROJECT NO.	2023-15
		DATE	08-18-2023
		SHEET NUMBER	A401



A1 RENDERING

### ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTURE 8101 BISCAYNE BLVD. S 309, 310  
MIAMI BEACH, FL 33138-4484  
TEL: 305.559.1250 FAX: 305.551.1740  
ROSE J. GOMEZ

	DWG. TITLE	RENDERING
	SCALE	N.T.S.
	PROJECT NO.	
	DATE	2023-15
	SHEET NUMBER	08-18-2023
Δ DATE	REVISION	R001

CONSULTANT

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A1 ROOFTOP RENDERING



A5 AERIAL VIEW RENDERING

# ISABELLE'S RESTAURANT

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTURE 8101 BISCAYNE BLVD. S 300 310  
AAC001062 T 305.569.1250 F 305.561.1740 ROSE L. GOMEZ

DWG. TITLE	RENDERING
SCALE	N.T.S.
PROJECT NO.	2023-15
DATE	08-18-2023
SHEET NUMBER	R002
DATE	REVISION



A1 ROOFTOP BAR RENDERING



A5 ROOFTOP AERIAL VIEW RENDERING

**ISABELLE'S RESTAURANT**

624 COLLINS AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

BEILINSON GOMEZ ARCHITECTURE  
8101 BISCAYNE BLVD, S 309, 310  
MIAMI BEACH, FL 33138-4484  
T 305.569.1250 F 305.561.1740  
ROSE L. GOMEZ  
A R 0 1 9 4 1 6

CONSULTANT

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DWG. TITLE	RENDERING
SCALE	N.T.S.
PROJECT NO.	
DATE	2023-15
SHEET NUMBER	08-18-2023
DATE	REVISION

R003