



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

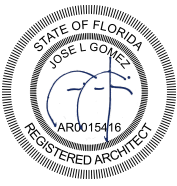
HPB FINAL SUBMITTAL
DATE: 10/30/2023
FILE NUMBER: HPB23-0592
SCOPE OF WORK: NEW RESTAURANT IN
AN EXISTING TWO STORIES BUILDING
(AND ROOFTOP) LOCATED AT 624
COLLINS AVE. MIAMI BEACH, FL. 33139

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE



Digitally signed
by Jose L
Gomez
Date:
2023.10.30
17:04:50 -04'00'

DWG. TITLE	COVER SHEET
SCALE	N.T.S.
PROJECT NO.	2023-15
DATE	10-30-2023
SHEET NUMBER	A000

ABBREVIATIONS				MATERIAL LEGEND				PROJECT TEAM		PROJECT INFORMATION	
A	ACOUS.	ACOUSTICAL	C	GA.	GAUGE	R	RISER	ARCHITECT:	OWNER:	SCOPE OF WORK / USE AND OCCUPANCY	
	A.C.	AIR CONDITIONING		GALV.	GALVANIZED		RADIUS				
	A.D.	AREA DRAIN		G.B.	GRAB BAR		ROOF DRAIN			DESIGN CRITERIA	
	ADJ.	ADJUSTABLE		G.C.	GENERAL CONTRACTOR		REFERENCE			SITE SUMMARY	
F	AGGR.	AGGREGATE	H	GL.	GLASS	I	REFLECTED	STRUCTURAL ENGINEER:	INTERIOR DESIGNER:	LEGAL DESCRIPTION	
	AL.	ALUMINUM		GND.	GROUND		REFRIGERATOR				
	APPROX.	APPROXIMATE		GR.	GRADE		ROOF				
	ARCH.	ARCHITECTURAL		GYP.	GYPSUM		REGISTER				
C	ASB.	ASBESTOS	J	G.W.B.	GYPSUM WALLBOARD	S	REQUIRED	MEPP ENGINEER:	CREDO CONSULTING ENGINEERS, LLC	DRAWING INDEX	
	ASPH.	ASPHALT					RESILIENT				
							ROOM				
							ROUGH OPENING				
D	BD.	BOARD	K			L	RAIN WATER LEADER	GOVERNING ZONING CODE: CITY OF MIAMI BEACH	BUILDING CODE: FLORIDA BUILDING CODE 2020, 7th ED.	ARCHITECTURAL	
	BITUM.	BITUMINOUS									
	BLDG.	BUILDING									
	BLK.	BLOCK									
E	BLKG.	BLOCKING	M			N		EXISTING BUILDING: FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020, 7th ED.	ACCESSIBILITY: FLORIDA BUILDING CODE 2020, 7th ED. - ACCESSIBILITY	COVER SHEET	
	BLKHD.	BULKHEAD									
	BM.	BEAM									
	BOT.	BOTTOM									
F	CAB.	CABINET	I			J		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 ACI 318-14 BUILDING CODE (REFER TO STRUCTURAL PLANS)	GENERAL NOTES AND INDEX	
	CARP.	CARPET									
	C.B.	CATCH BASIN									
	CEM.	CEMENT									
G	CER.	CERAMIC	L			M		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)	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)	ZONING AND HISTORIC DISTRICTS MAPS	
	C.I.	CAST IRON									
	C.G.	CORNER GUARD									
	CLG.	CEILING									
H	CLKG.	CAULKING	K			L				CONTEXT AND VICINITY LOCATION MAPS	
	CLO.	CLOSET									
	CLR.	CLEAR									
	C.M.U.	CONCRETE MASONRY UNIT									
I	C.O.	CASED OPENING	M			N				EXISTING & PROPOSED F.A.R. DIAGRAMS	
	COL.	COLUMN									
	CONC.	CONCRETE									
	CONN.	CONNECTION									
J	CONSTR.	CONSTRUCTION	O			P				SITE PLAN	
	CONT.	CONTINUOUS									
	CORR.	CORRIDOR									
	CTSK.	COUNTERSUNK									
K	CNTR.	COUNTER	Q			R				EXISTING - DEMOLITION GROUND FLOOR PLAN	
	C.T.	CERAMIC TILE									
	CTR.	CENTER									
L	DBL.	DOUBLE	S			T				EXISTING (BLDG.) INTERIOR PHOTOGRAPHS	
	DEPT.	DEPARTMENT									
	D.F.	DRINKING FOUNTAIN									
	DET.	DETAIL									
M	DIA.	DIAMETER	U			V				EXISTING (BLDG.) ARCHITECTURAL FEATURES AND MATERIALS	
	DIM.	DIMENSION									
	DISP.	DISPENSER									
	DN.	DOWN									
N	D.O.	DOOR OPENING	W			X				CONTEXT PHOTOGRAPHS	
	DR.	DOOR									
	DWR.	DRAWER									
	DS.	DOWN SPOUT									
O	D.S.P.	DRY STANDPIPE	Y			Z				EXISTING - DEMOLITION ROOF FLOOR PLAN	
	DWG.	DRAWING									
P	E.	EAST	A			B				EXISTING - DEMOLITION ELEVATIONS PLAN	
	EA.	EACH									
	E.J.	EXPANSION JOINT									
	EL.	ELEVATION									
Q	ELEC.	ELECTRICAL	C			D				PROPOSED GROUND FLOOR PLAN	
	ELEV.	ELEVATOR									
	EMER.	EMERGENCY									
	ENCL.	ENCLOSURE									
R	E.P.	ELECTRICAL PANEL BOARD	E			F				PROPOSED 2ND FLOOR PLAN	
	EQ.	EQUAL									
	EQPT.	EQUIPMENT									
	E.S.	EMERGENCY OVERFLOW SCUPPER									
S	E.W.C.	ELECTRIC WATER COOLER	H			I				PROPOSED ROOF FLOOR PLAN	
	EXST.	EXISTING									
	EXP0.	EXPOSED									
	EXP.	EXPANSION									
T	EXT.	EXTERIOR	J			K				PROPOSED ELEVATIONS	
U	F.A.	FIRE ALARM	P			Q				COLORED ELEVATIONS	
	F.B.	FLAT BAR									
	F.D.	FLOOR DRAIN									
	FDN.	FOUNDATION									
V	F.E.	FIRE EXTINGUISHER	R			S				PROPOSED SITE SIGHT LINE ELEVATION	
	F.E.C.	FIRE EXTINGUISHER CAB.									
	F.H.C.	FIRE HOSE CABINET									
	FIN.	FINISH									
W	FL.	FLOOR	O			P				PROPOSED TRANSVERSAL SECTION	
	FLASH.	FLASHING									
	FLUOR.	FLUORESCENT									
	F.O.C.	FACE OF CONCRETE									
X	F.O.F.	FACE OF FINISH	C			D				MATERIALS	
	F.O.S.	FACE OF STUDS									
	FPRF.	FIREPROOF									
	F.T.	FULL SIZE									
Y	FT.	FOOT OR FEET	E			F				RENDERING	
	FTG.	FOOTING									
	FURR.	FURRING									
	FUT.	FUTURE									
Z	F.V.	FIELD VERIFY	H			I				RENDERING	
	F.V.C.	FIRE VALVE CABINET									

CONSULTANT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ
ARCHITECTURE

8101 BISCAYNE BLVD. S. 309-310
MIAMI, FL 33139
TEL. (305) 559-1250 F 305.551.1740

DATE

REVISION

DWG. TITLE
GENERAL NOTES AND INDEX

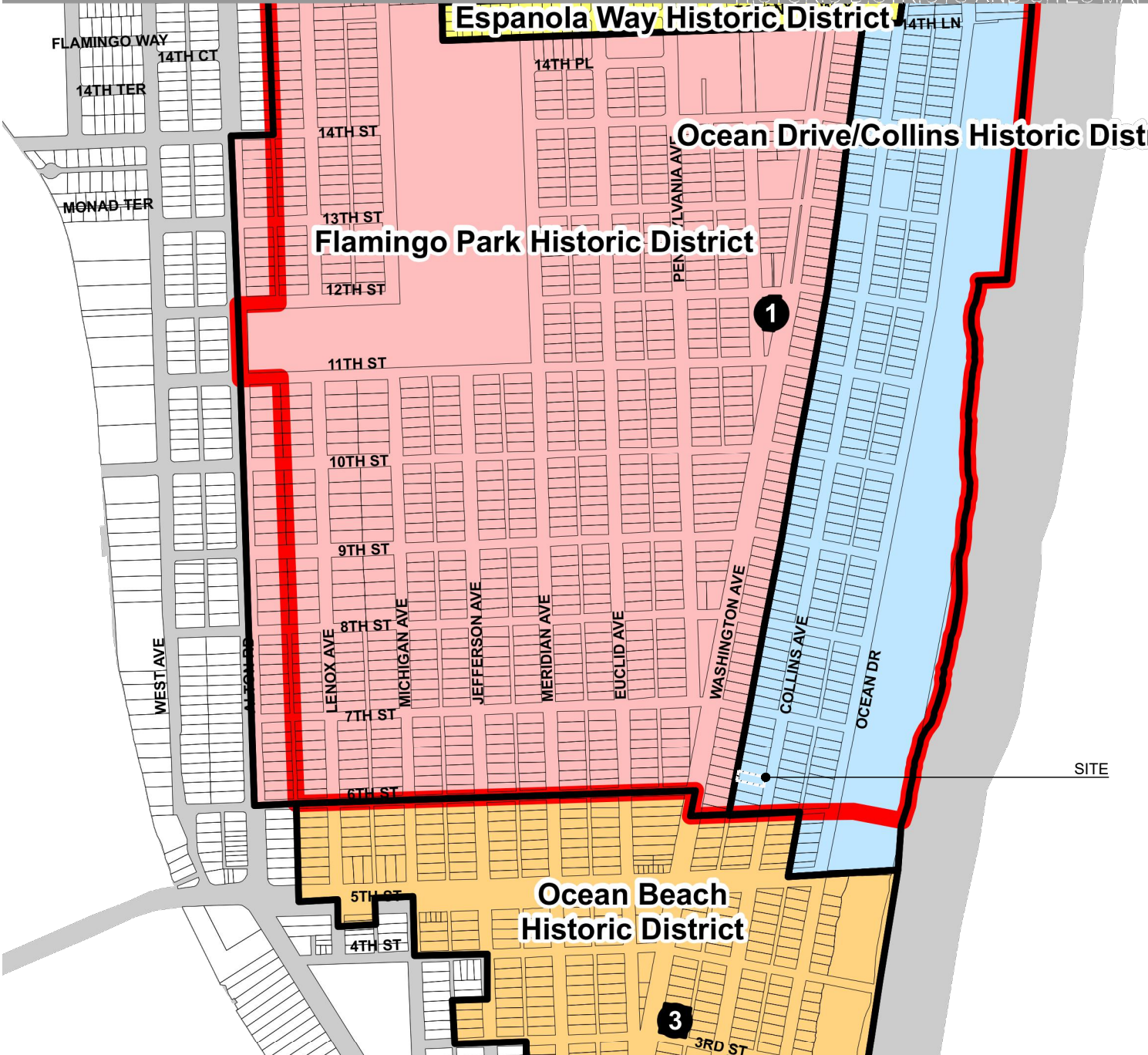
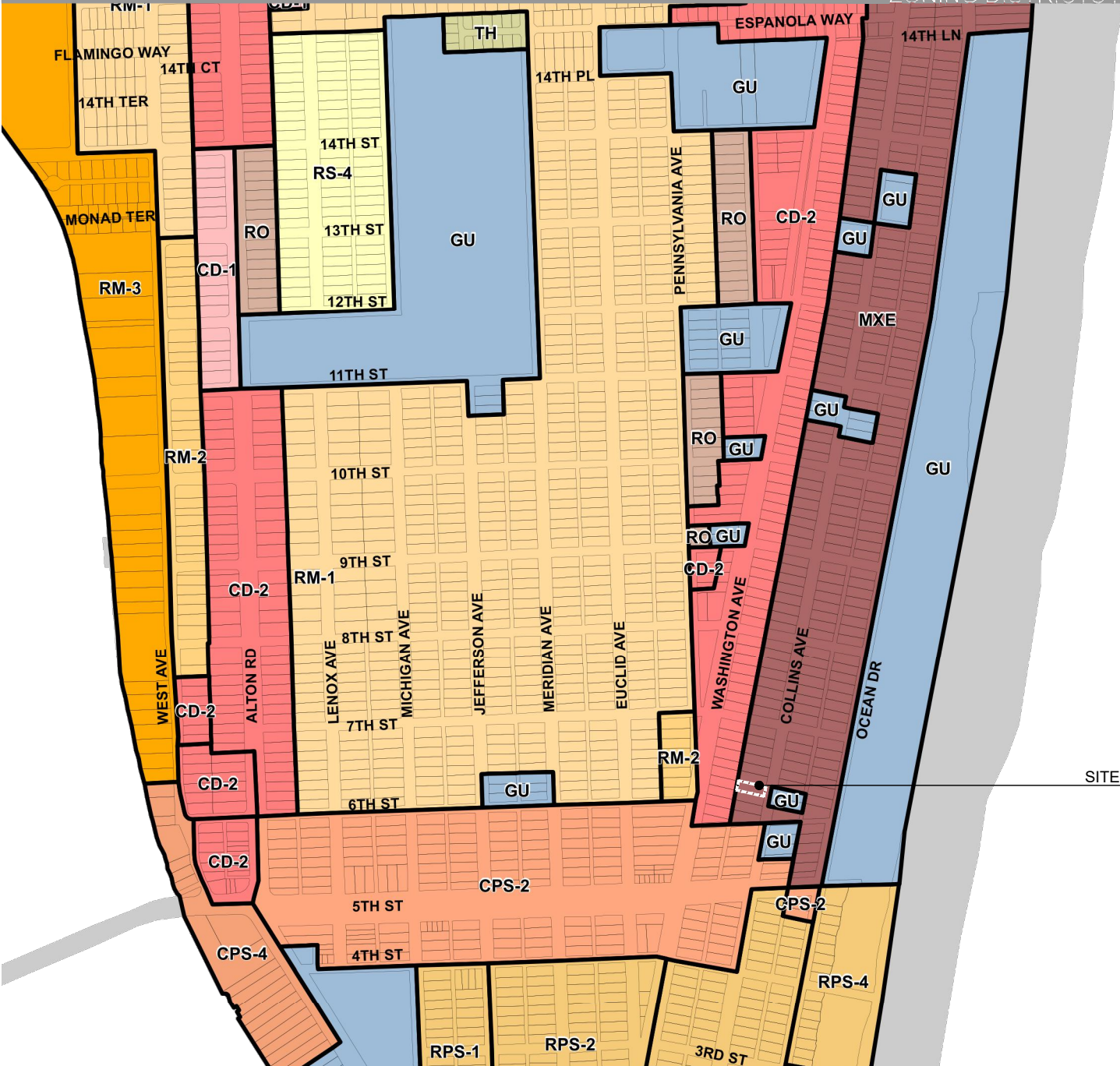
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N.T.S.

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2023-15

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SHEET NUMBER
A001

COMMERCIAL - ZONING DATA SHEET					
ITEM	Project Information				
1	Address: 624 COLLINS AVE, MIAMI BEACH, FL 33139	Folio number(s):	02-4203-004-0770	Year built:	1922
2	Board file number(s), Determination of Architectural Significance:	13688		Lot Area:	7,000 S.F.
3	Located within a Local Historic District (Yes or No):	Zoning District:	MXE	Lot width:	50 FT.
4	Individual Historic Site (Yes or No):	YES		Lot Depth:	140 FT.
5	Base Flood Elevation:	8'	Grade value in NGVD:		EXISTING
6	Adjusted grade (BFE+Grade / 2):	EXISTING	Free board:	EXISTING	
7	Proposed Use:	ASSEMBLY (GROUP A-2 - RESTAURANT)			
8	Proposed Accesory Use:	ASSEMBLY			
9	Signed and sealed Landscape Plans:	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.0 = 14,000 S.F.	(1.30) 9,116 S.F.	(1.70) 11,853 S.F.	N/A
14	Building Height	50 FT.	26'-0"	39'-2"	N/A
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	10'-0"	4'-6"	EXISTING	N/A
b	Side interior setback (north side)	5'-0"	5'-0"	EXISTING	N/A
	Side interior setback (south side)	5'-0"	0'-9"	EXISTING	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	0'-0"	5'-5"	EXISTING	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	**1 space for every 4 seats	N/A	Valet parking	N/A
22	Loading	N/A	N/A	N/A	N/A
Notes: Indicate N/A if not applicable.					
**Restaurant requires 1 space for every 4 seats					
**Total 101 seats at roof level (101 / 4 = 25.25) Total 26 required parking spaces for Roof level					



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

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 Alton Rd Historic Site

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

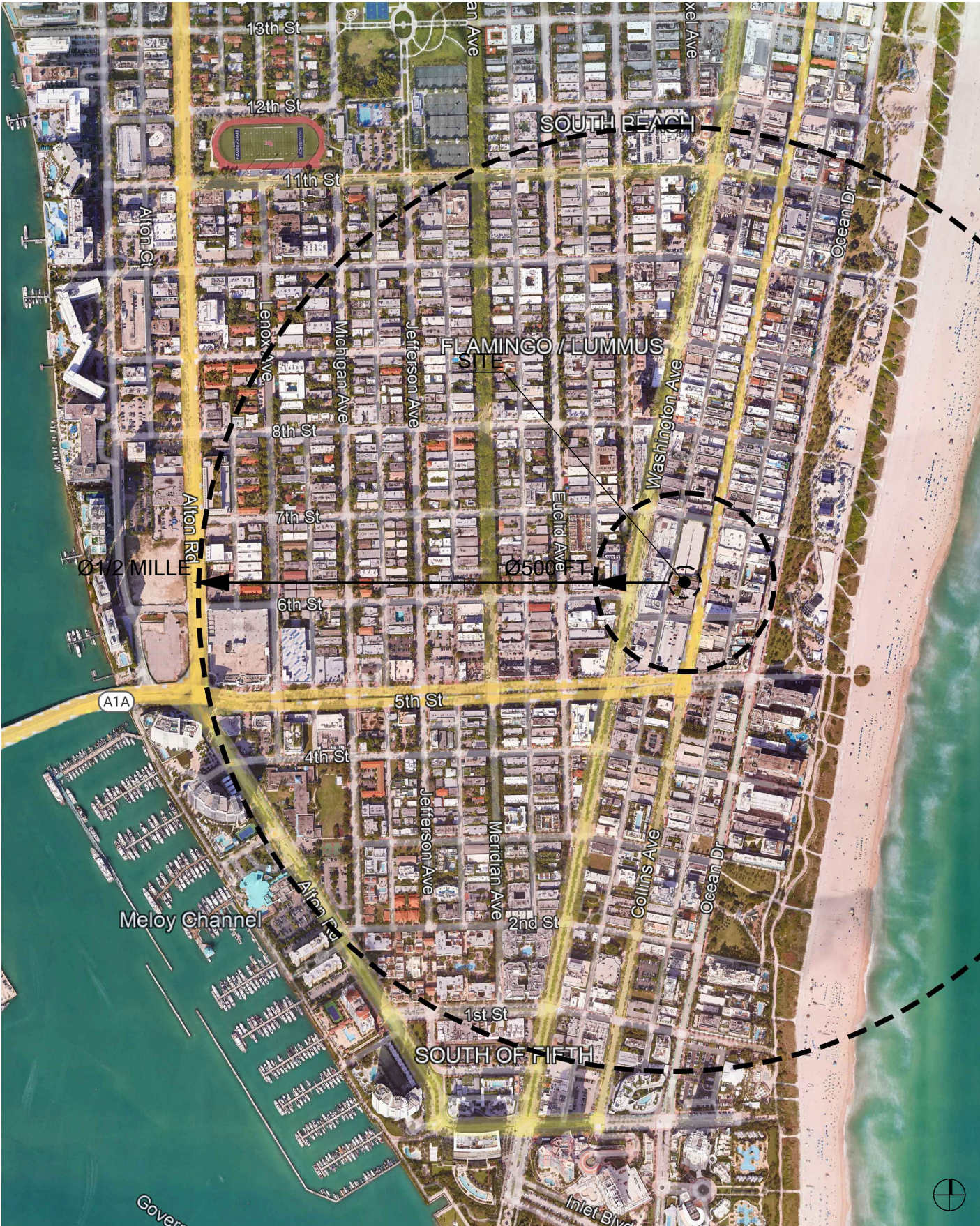
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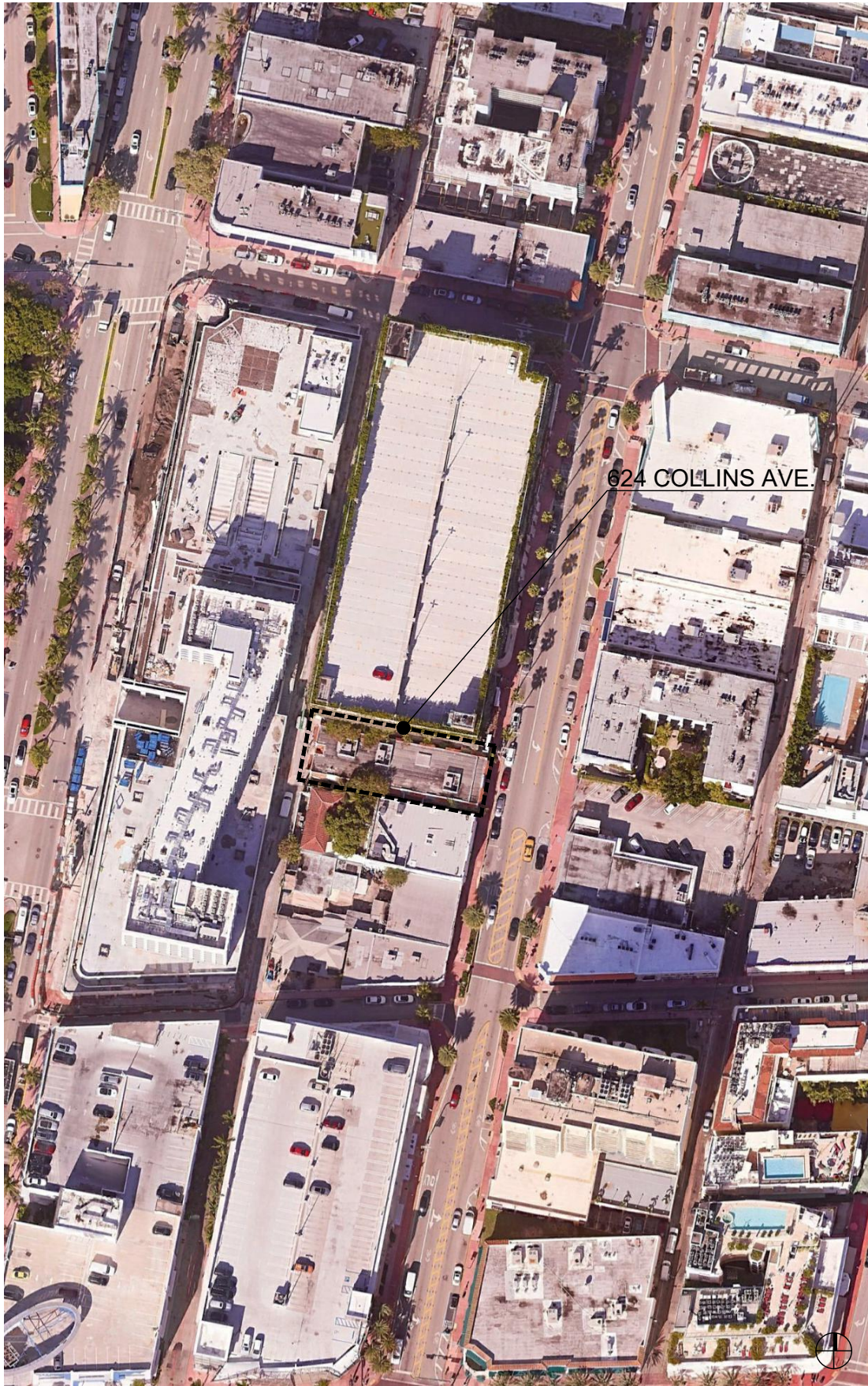
ROSE L. GOMEZ

DWG. TITLE
ZONING AND HISTORIC
DISTRICTS MAPS
SCALE
N.T.S.
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A003



A1 AERIAL CONTEXT LOCATION MAP



A4 ENLARGED AERIAL VICINITY CONTEXT MAP

ISABELLE'S RESTAURANT

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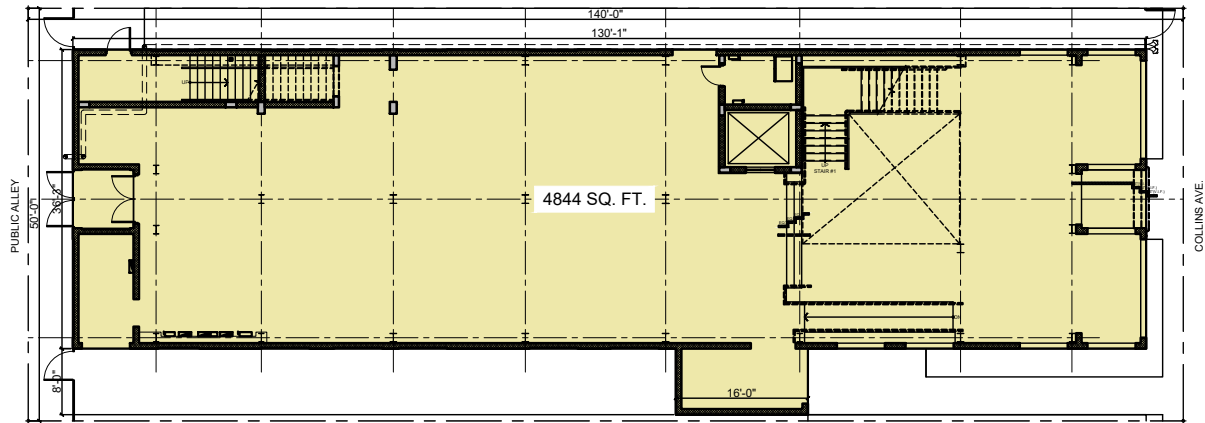
JOSE L. GOMEZ

CONSULTANT

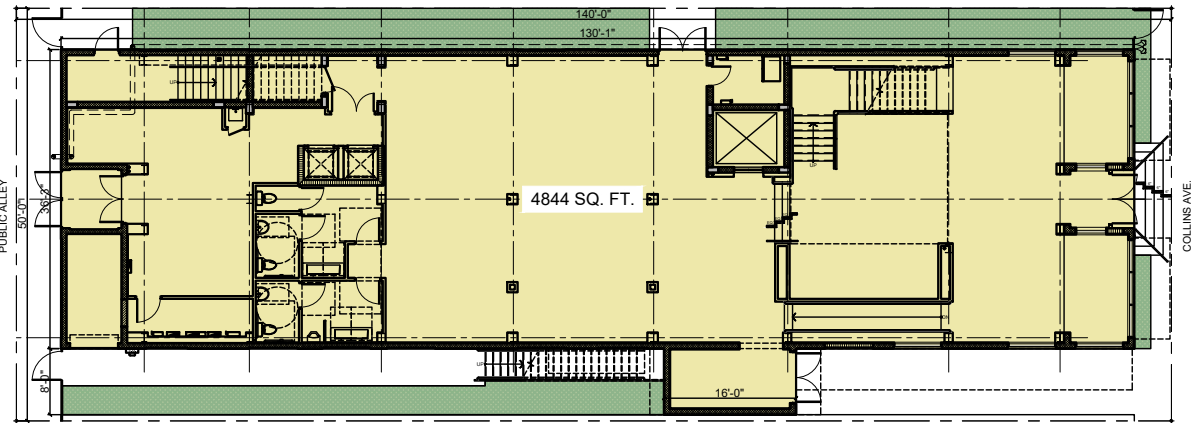
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T 305.559.1250 F 305.551.1740

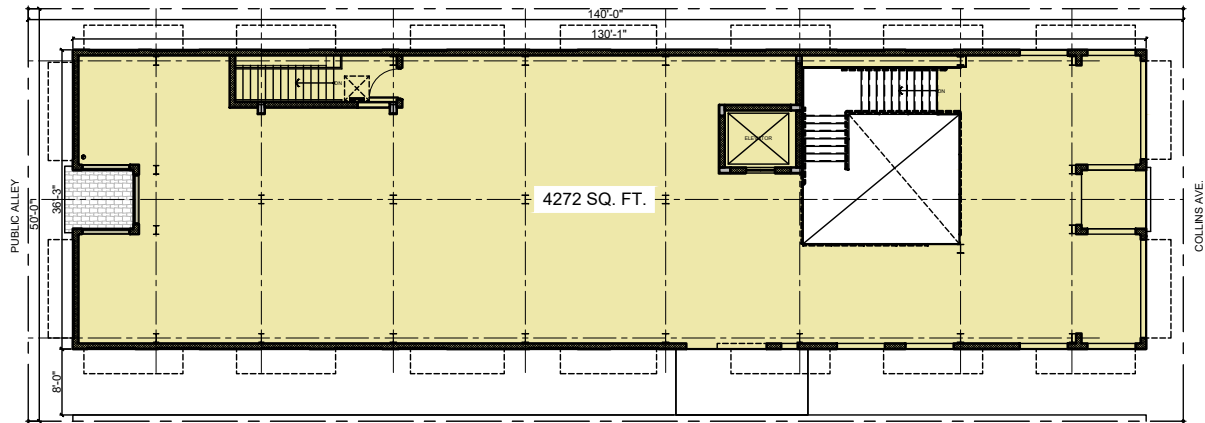
DWG. TITLE	
CONTEXT AND VICINITY LOCATION MAP	
SCALE	N.T.S.
PROJECT NO.	2023-15
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SHEET NUMBER	A004
DATE	REVISION



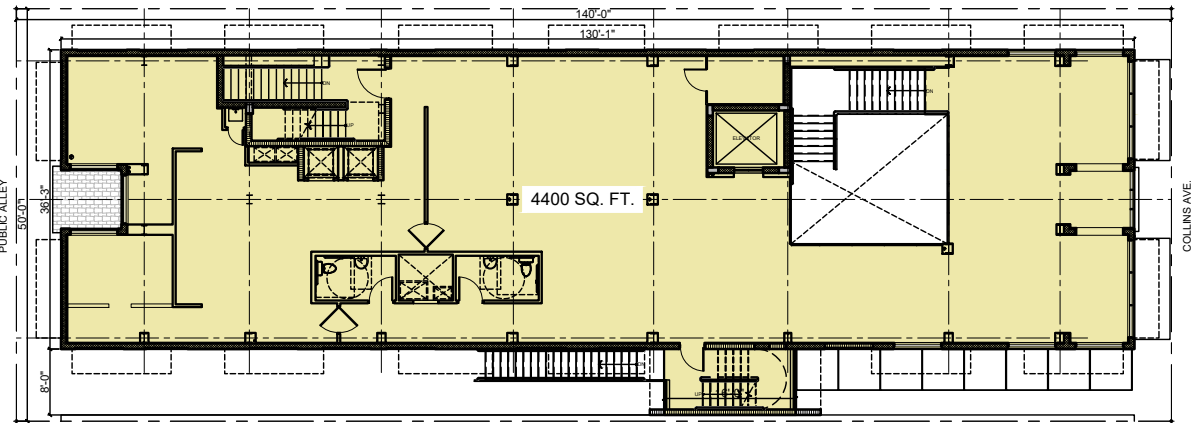
EXISTING GROUND (1ST) FLOOR
SCALE: N.T.S.



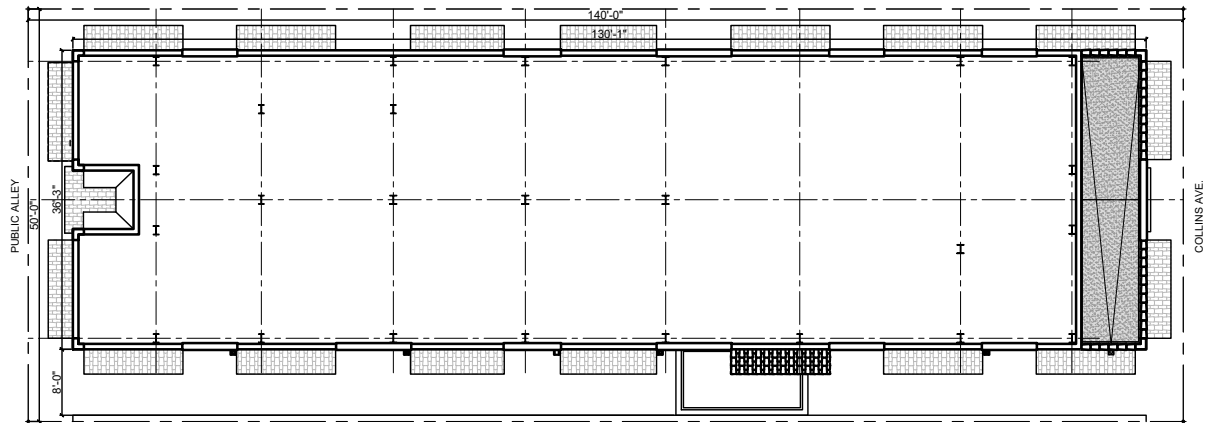
PROPOSED GROUND (1ST) FLOOR
SCALE: N.T.S.



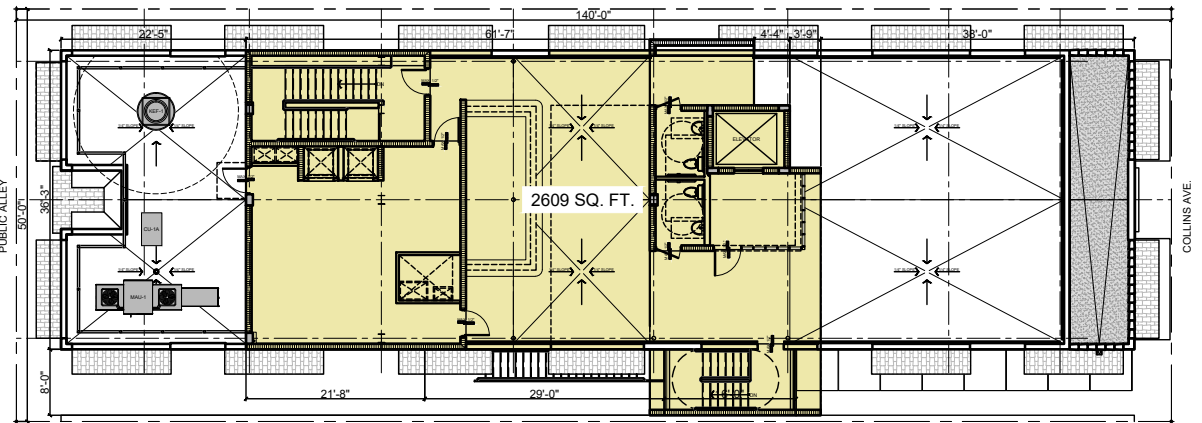
EXISTING 2ND FLOOR
SCALE: N.T.S.



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	2,609 SQ.FT.
TOTAL F.A.R.	9.116 SQ.FT. (1.30)	11.853 SQ.FT. (1.70)
TOTAL F.A.R. ALLOWED	14.000 SQ.FT. (2.0)	

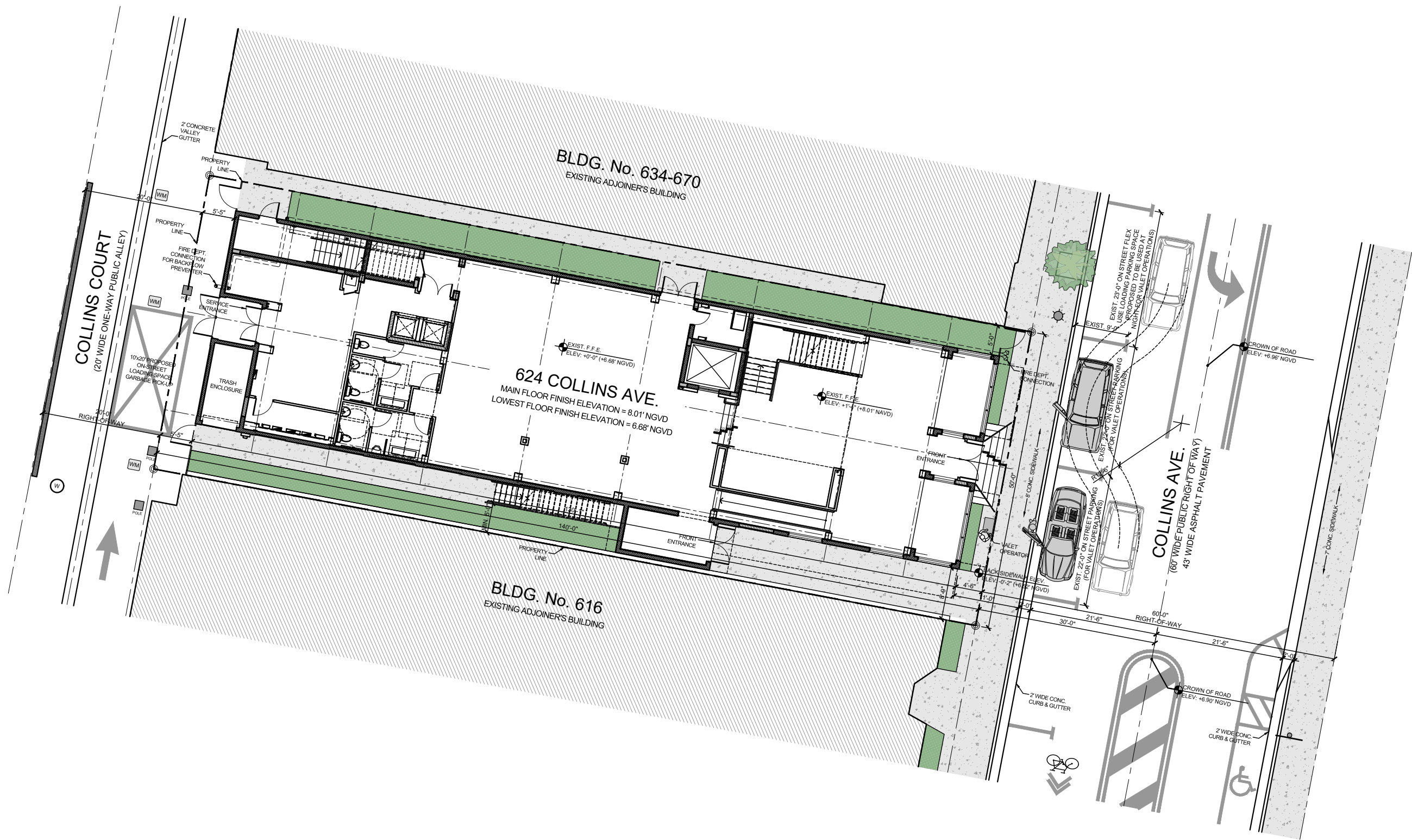
ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE
A0001062

DWG. TITLE	
FLOOR AREA RATIO DIAGRAMS	
SCALE	N.T.S.
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DATE	REVISION



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

ISABELLE'S RESTAURANT

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ARCHITECTURE 6101 BISCAYNE BLVD. S 309, 310
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DWG. TITLE	SITE PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-15
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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



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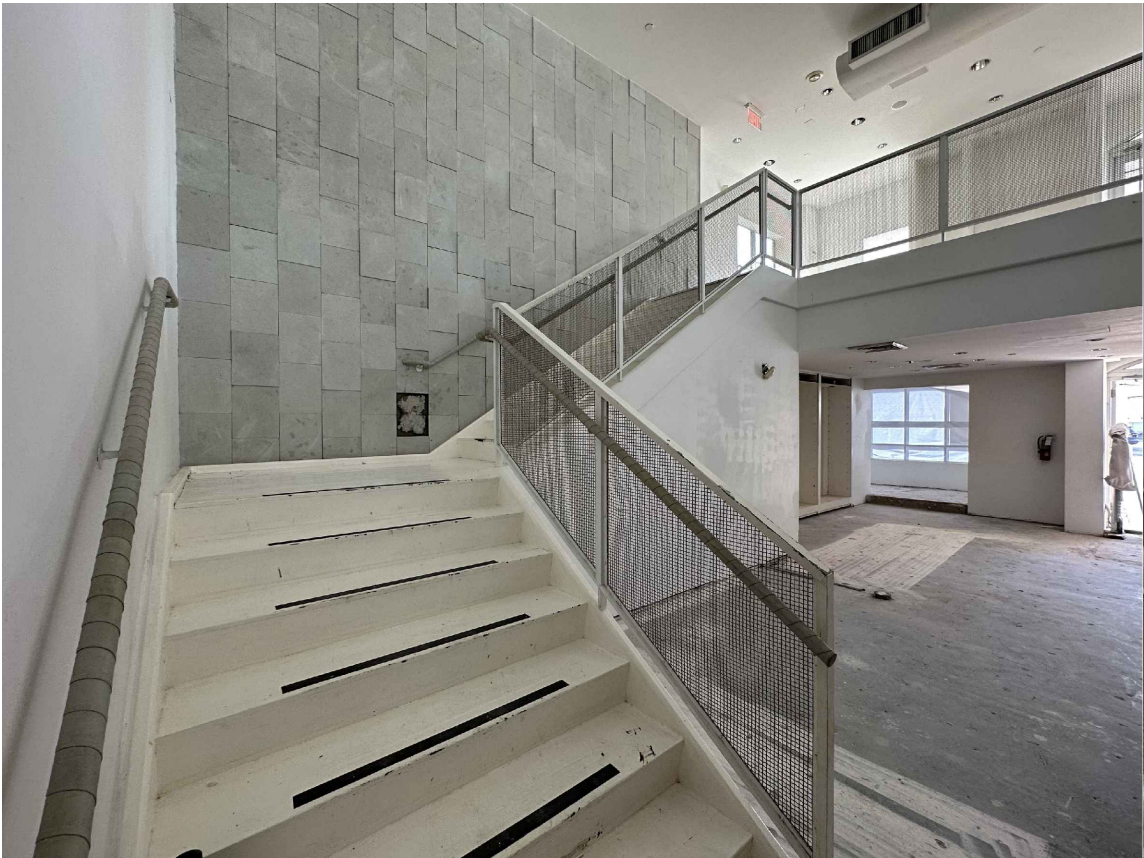
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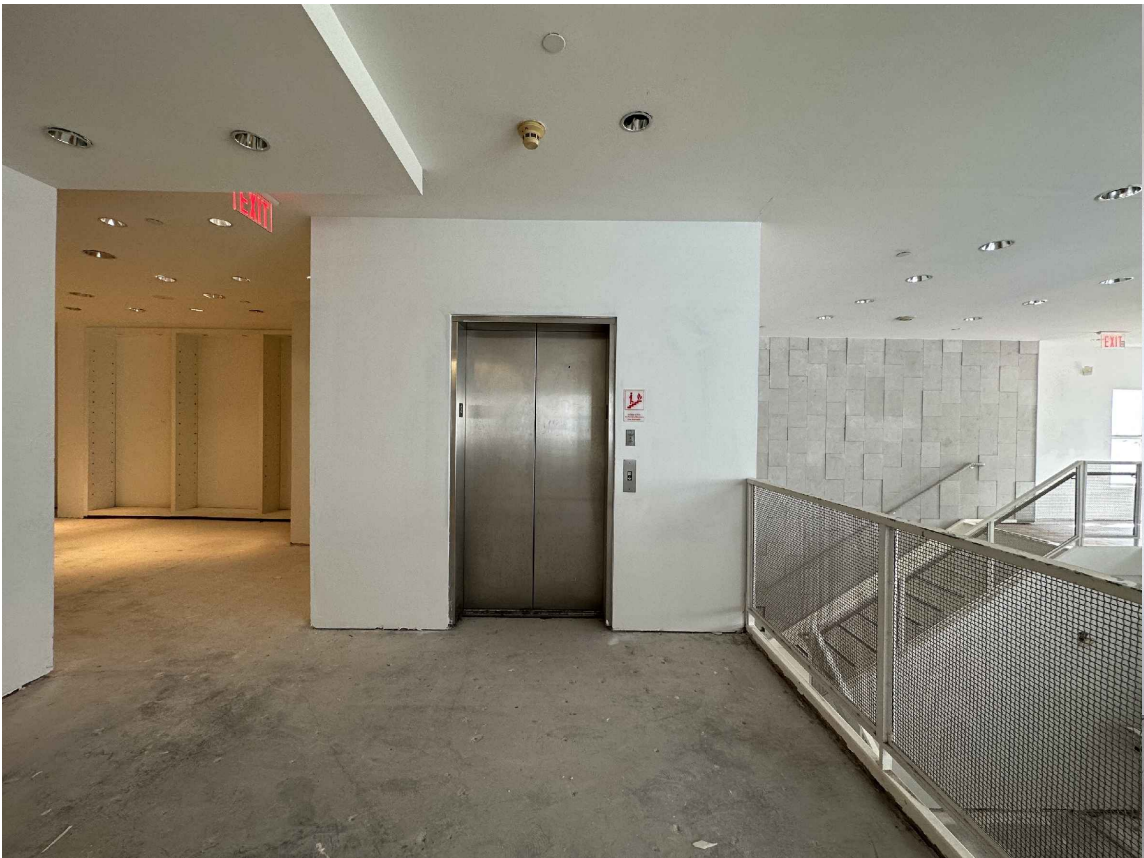
DWG. TITLE
EXISTING STRUCTURE
(BLDG.) PHOTOGRAPHS
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PH001



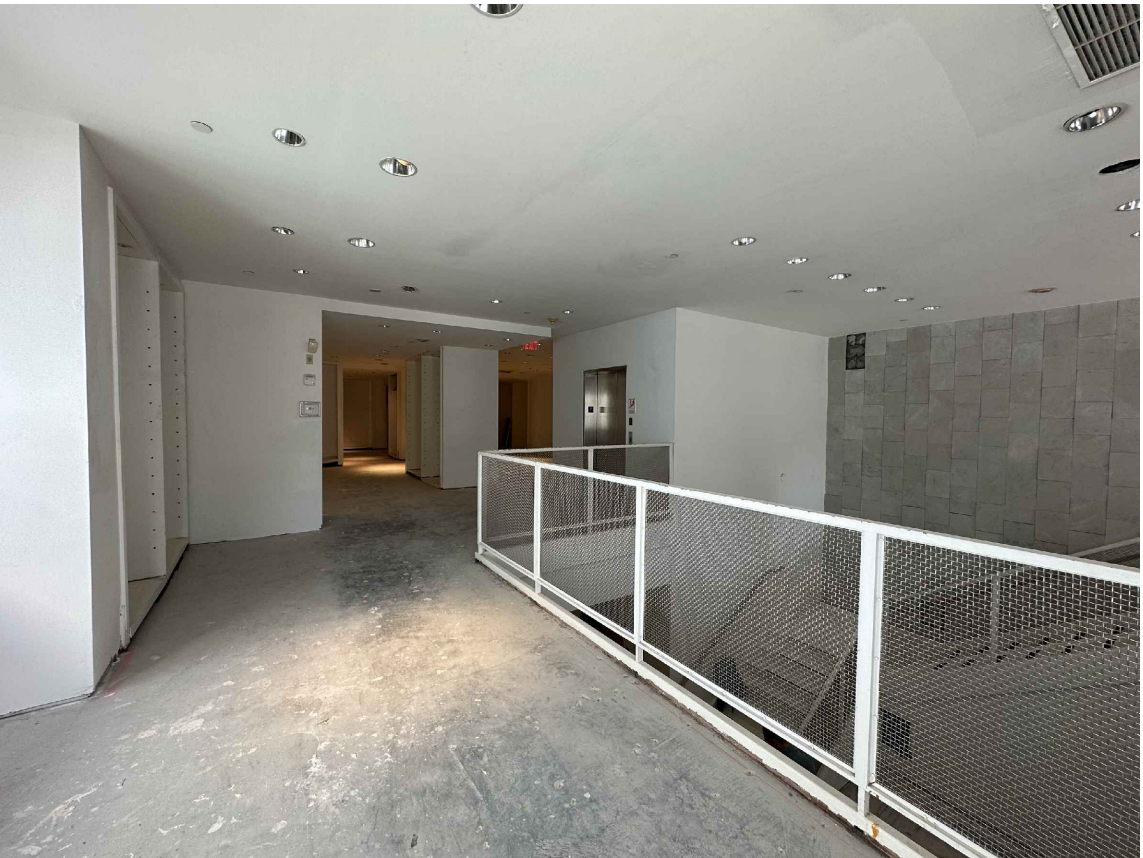
C1 INTERIOR OF THE BUILDING: VIEW TO MAIN HALL
PHOTO TAKEN: 06-20-2023



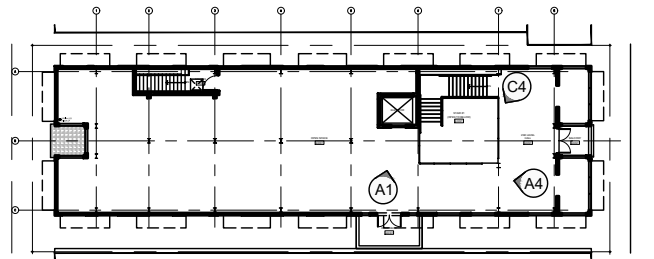
C4 INTERIOR OF THE BUILDING: VIEW TO THE MAIN HALL FROM THE 2ND FLOOR LEVEL
PHOTO TAKEN: 06-20-2023



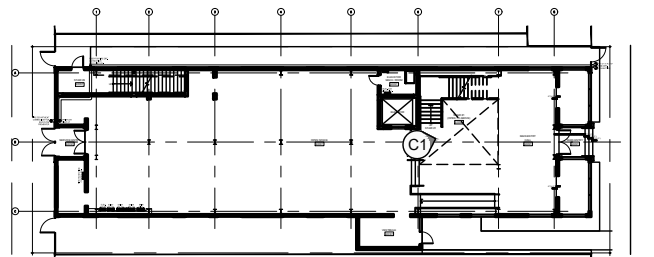
A1 INTERIOR OF THE BUILDING: VIEW TO ELEVATOR LOBBY AT 2ND FLOOR LEVEL.
PHOTO TAKEN: 06-20-2023



A4 INTERIOR OF THE BUILDING: 2ND FLOOR LEVEL.
PHOTO TAKEN: 06-20-2023

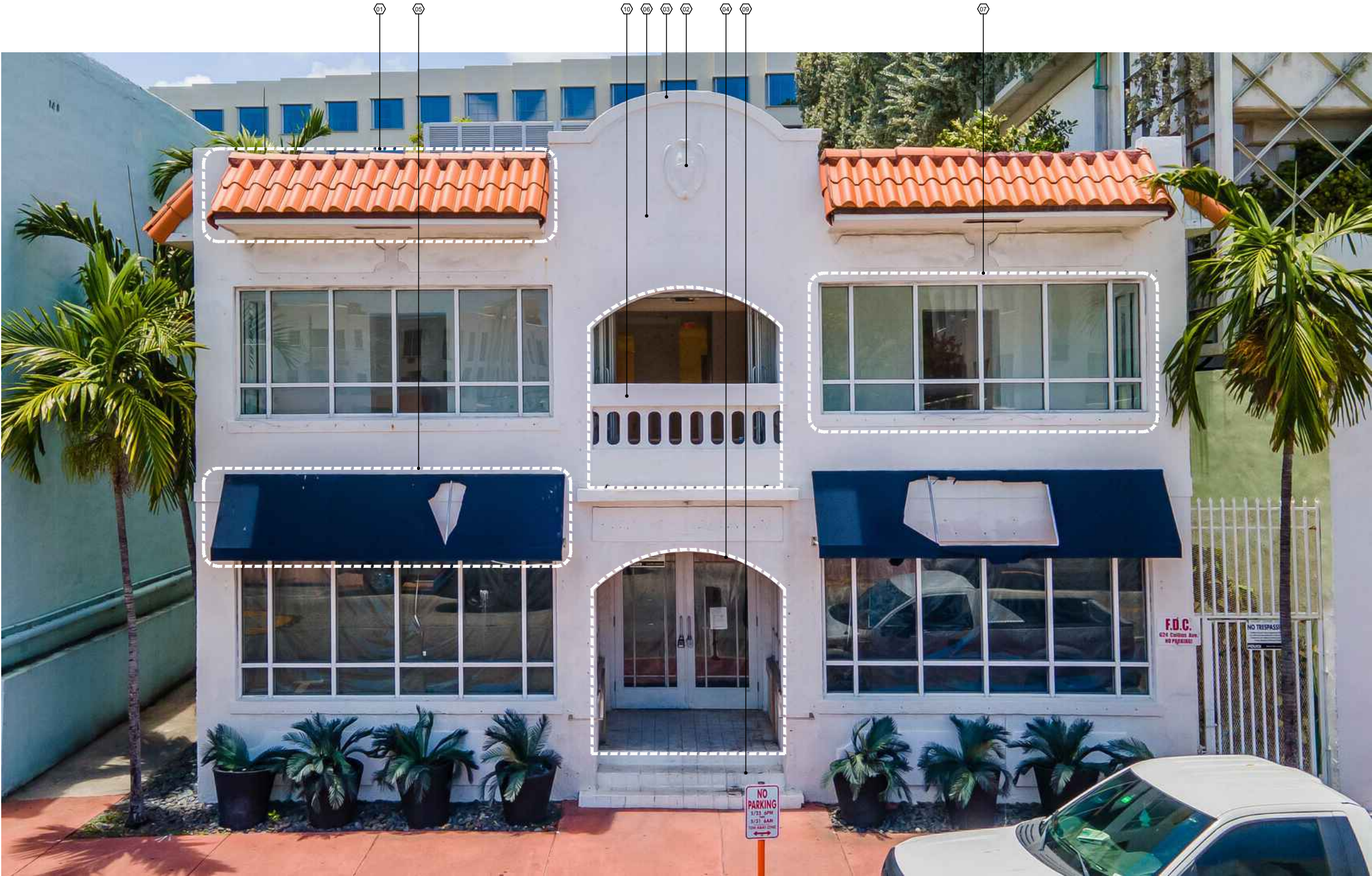


SECOND FLOOR



GROUND (1ST) FLOOR

KEY LOCATION PLANS



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 REPLACE
- 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

ISABELLE'S RESTAURANT

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DWG. TITLE
ARCH. FEATURES AND
MATERIALS
SCALE
N.T.S.
PROJECT NO.
2023-15
DATE
10-30-2023
SHEET NUMBER

PH003

DATE REVISION

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C1 VIEW FROM THE BUILDING ROOFTOP TOWARDS THE INTERCEPTION OF COLLINS AVE. AND 6TH STREET
PHOTO TAKEN: 06-20-2023



C4 VIEW FROM THE BUILDING ROOFTOP TOWARDS THE INTERCEPTION 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

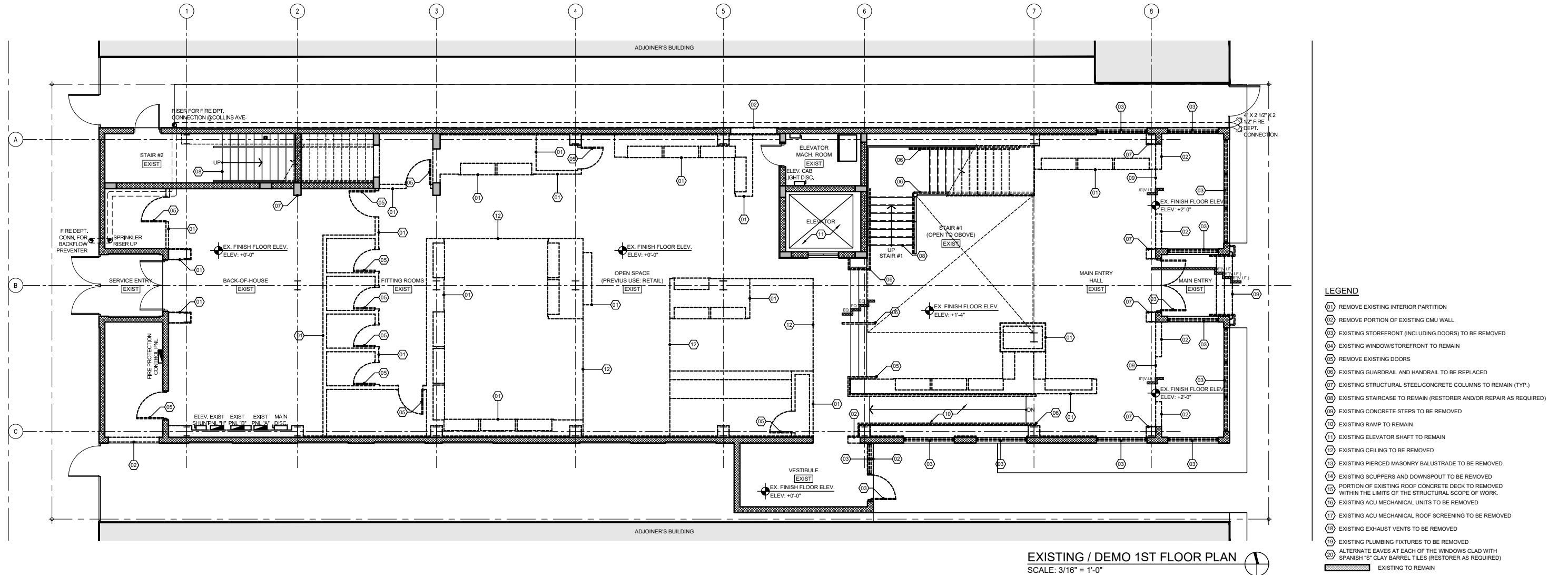
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DWG. TITLE	
CONTEXT PHOTOGRAPHS	
SCALE	N.T.S.
PROJECT NO.	2023-15
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GENERAL DEMOLITION NOTES:

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 CONSTRUED 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 SHD 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 ABUTTING 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.
- D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
- E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS. SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE. STORE AND PROTECT AT LOCATIONS DIRECTED.
- F. DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEAR.
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 105 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:

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 SPICE 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, POWER SUPPLY TO DEVICES LOCATED OUTSIDE OF THE PROPOSED 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

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 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 REMAIN
- EXISTING TO BE DEMOLISHED/REMOVED
- AREA NOT IN SCOPE
- STAIR/RAMP DIRECTION

- 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 TAMPERFLOW 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.

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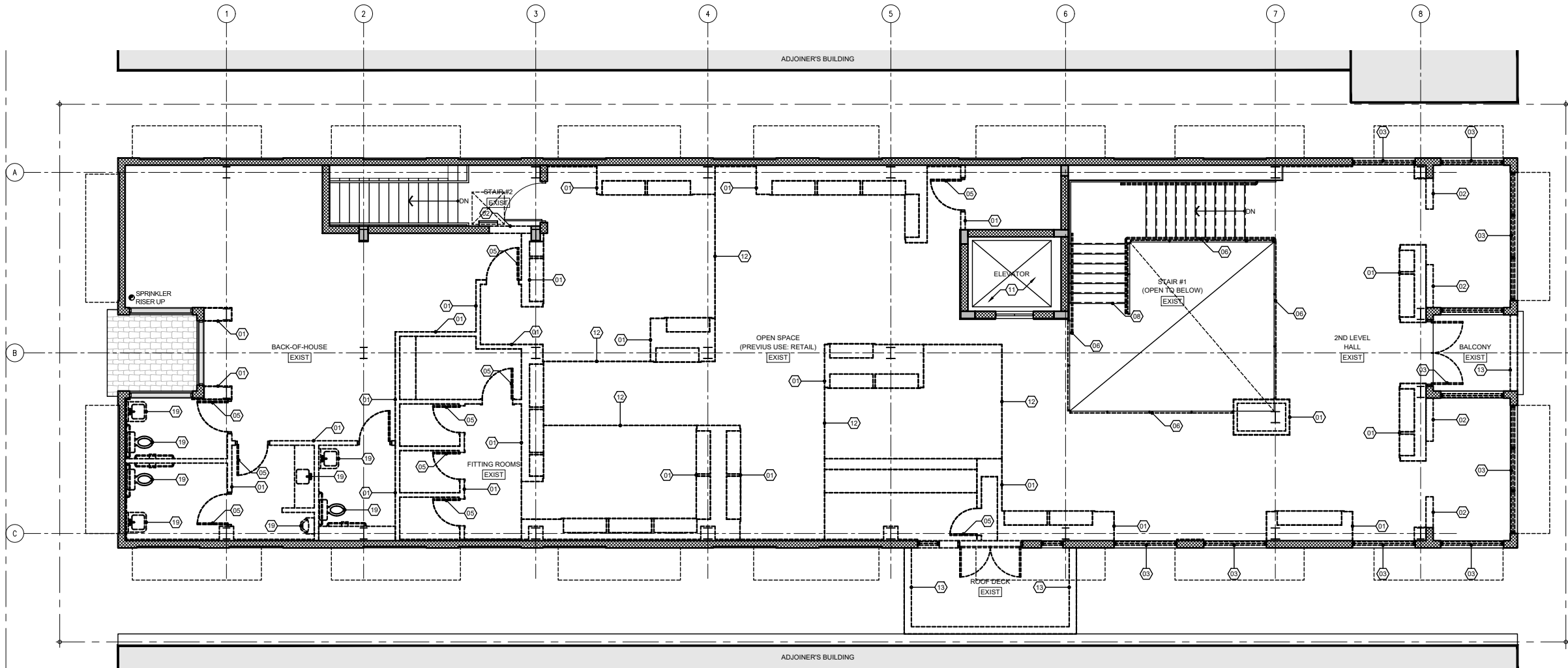
DWG. TITLE
EXISTING - DEMOLITION
GROUND FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-15
DATE
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EXIST101

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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
 - 05 REMOVE EXISTING DOORS
 - 06 EXISTING GUARDRAIL AND HANDRAIL TO BE REPLACED
 - 07 EXISTING STRUCTURAL STEEL/CONCRETE COLUMNS TO REMAIN (TYP.)
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 - 15 PORTION OF EXISTING ROOF CONCRETE DECK TO 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 REMAIN
 - EXISTING TO BE DEMOLISHED/REMOVED
 - AREA NOT IN SCOPE
 - STAIR/RAMP DIRECTION

ISABELLE'S RESTAURANT

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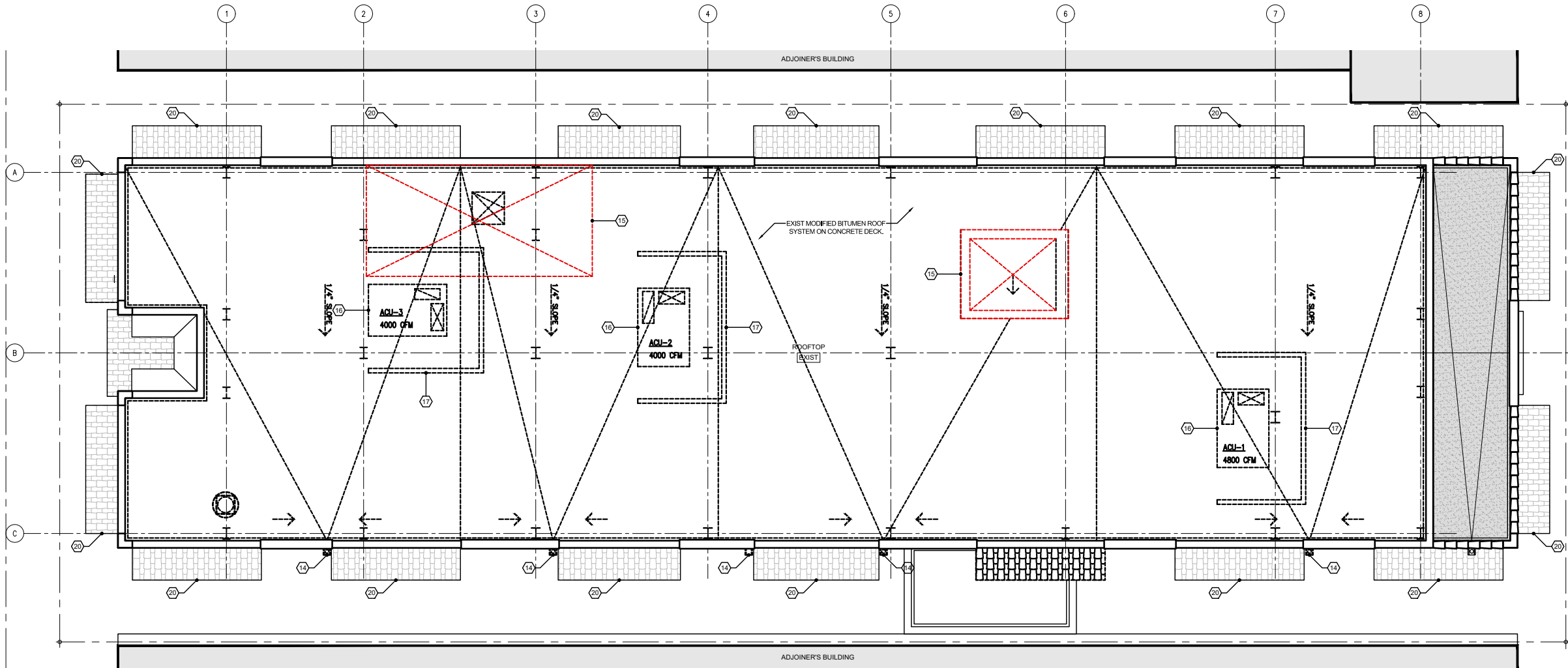
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EXISTING - DEMOLITION
2ND FLOOR PLAN
SCALE
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EXIST102



EXISTING / DEMO. ROOF PLAN
SCALE: 3/16" = 1'-0"

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- 02 REMOVE PORTION OF EXISTING CMU WALL
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- STAIR/RAMP DIRECTION

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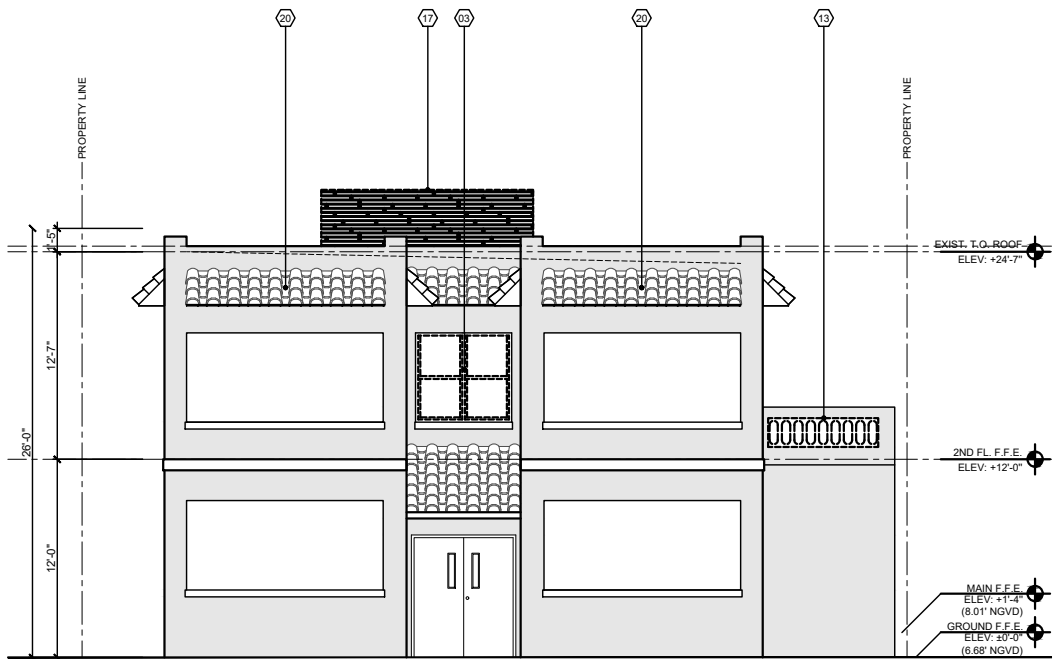
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DWG. TITLE
EXISTING - DEMOLITION
ROOF FLOOR PLAN
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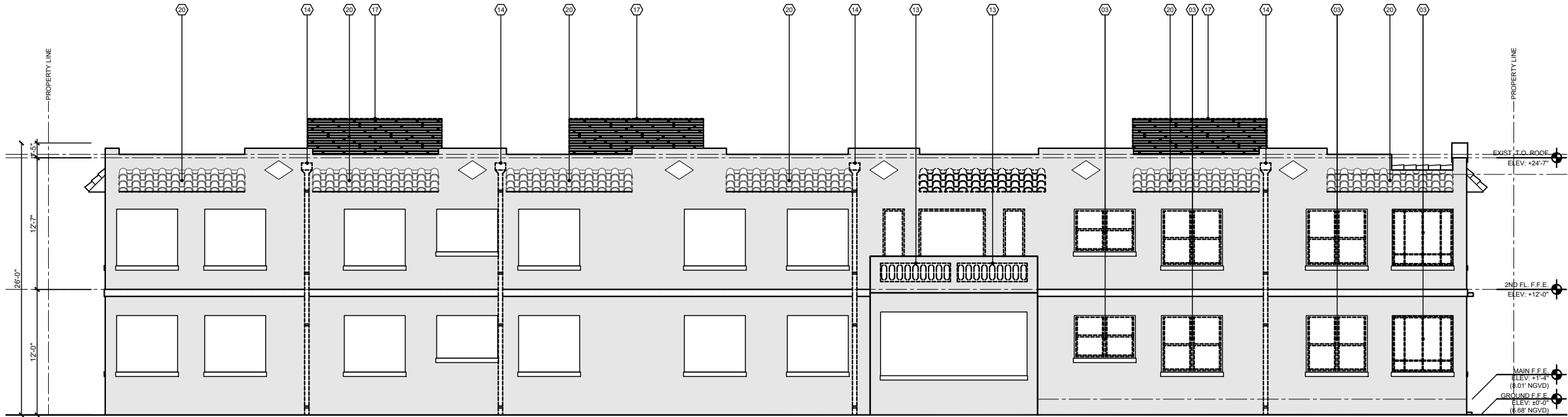
EXIST103



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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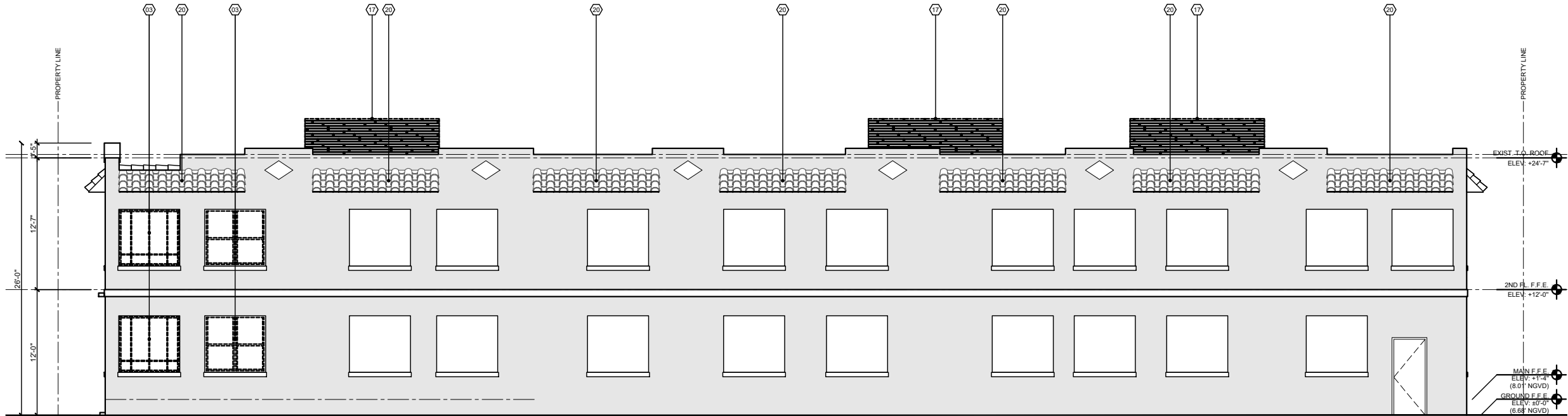
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EXISTING - DEMO
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EXIST201

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REVISION



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

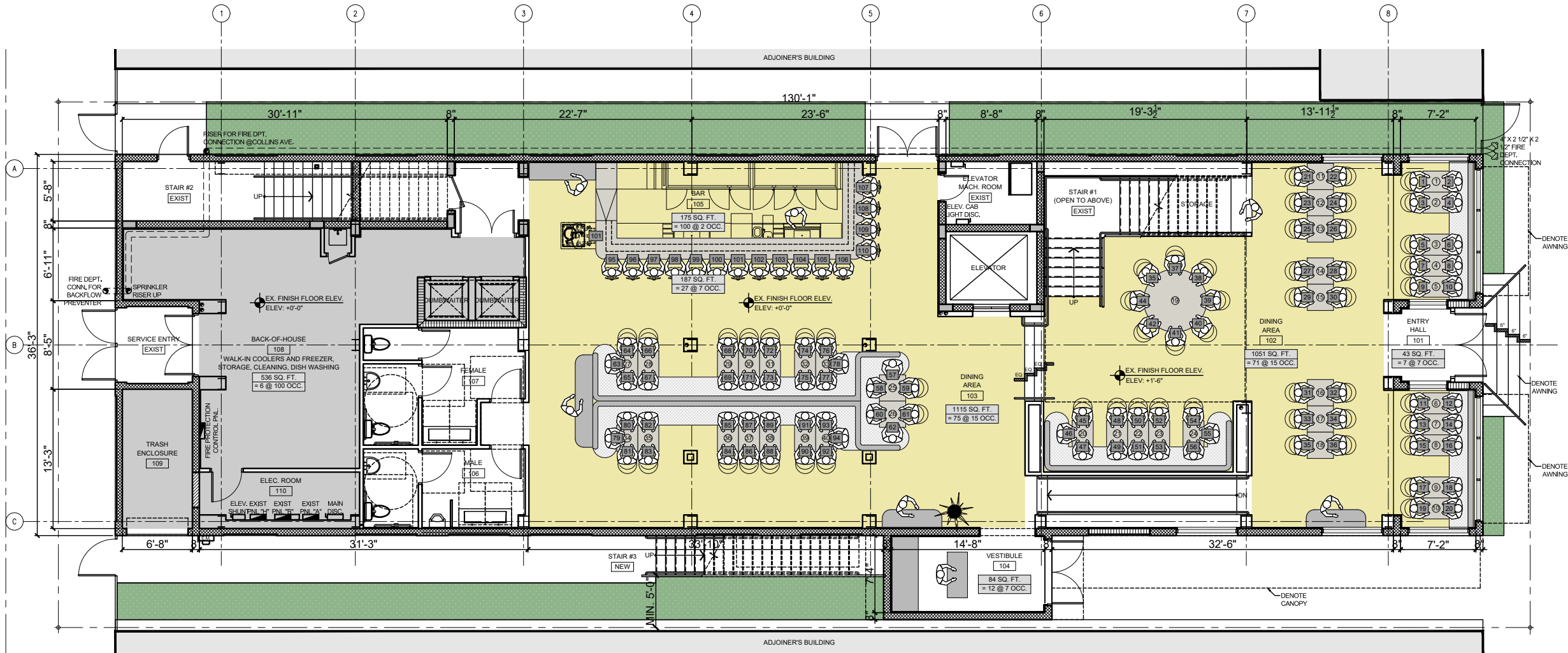
- LEGEND**
- 01 REMOVE EXISTING INTERIOR PARTITION
 - 02 REMOVE PORTION OF EXISTING CMU WALL
 - 03 EXISTING STOREFRONT (INCLUDING DOORS) TO BE REMOVED
 - 04 EXISTING WINDOW/STOREFRONT TO REMAIN
 - 05 REMOVE EXISTING DOORS
 - 06 EXISTING GUARDRAIL AND HANDRAIL TO BE REPLACED
 - 07 EXISTING STRUCTURAL 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 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

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

BEILINSON
GOMEZ

BEILINSON GOMEZ ARCHITECTURE
8101 BISCAYNE BLVD. S 309, 310
MIAMI BEACH, FL 33138-4634
T 305.559.1250 F 305.551.1740

DWG. TITLE	
EXISTING - DEMO ELEVATIONS	
SCALE	
AS SHOWN	
PROJECT NO.	
2023-15	
DATE	
10-30-2023	
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.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.B.C. 2020		AS PER F.B.C. 2020		SEATING COUNT
				OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	
GROUND FLOOR										
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	56.0
103	DINING AREA	1,115.0 SQ. FT.	ASSEMBLY	15	74.3	75.0	15	74.3	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	-
	-BAR SEATING AREA	187.0 SQ. FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0	16.0
	-BACK-OF-HOUSE	536.0 SQ. FT.	KITCHEN	200	2.7	3.0	100	5.4	6.0	-
106	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
107	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						196.0			200.0	110.0
SECOND FLOOR										
201	DINING AREA	2,004.0 SQ. FT.	ASSEMBLY	15	133.6	134.0	15	133.6	134.0	107.0
202	CHEF TABLE (OPEN KITCHEN)	168.0 SQ. FT.	KITCHEN	200	0.8	1.0	100	1.7	2.0	-
	-BACK-OF-HOUSE	1,009.0 SQ. FT.	KITCHEN	200	5.3	6.0	100	10.7	11.0	-
203	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
204	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						141.0			147.0	107.0
ROOFTOP FLOOR										
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	145.0 SQ. FT.	KITCHEN	200	0.7	1.0	100	1.5	2.0	-
	-BAR SEATING AREA	179.0 SQ. FT.	ASSEMBLY	7	25.6	26.0	7	25.6	26.0	11.0
	-BACK-OF-HOUSE	500.0 SQ. FT.	KITCHEN	200	2.5	3.0	100	5.0	5.0	-
305	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
306	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						143.0			146.0	101.0
TOTAL PATRONS / OCCUPANTS						480.0			493.0	318.0

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

BEILINSON
GOMEZ

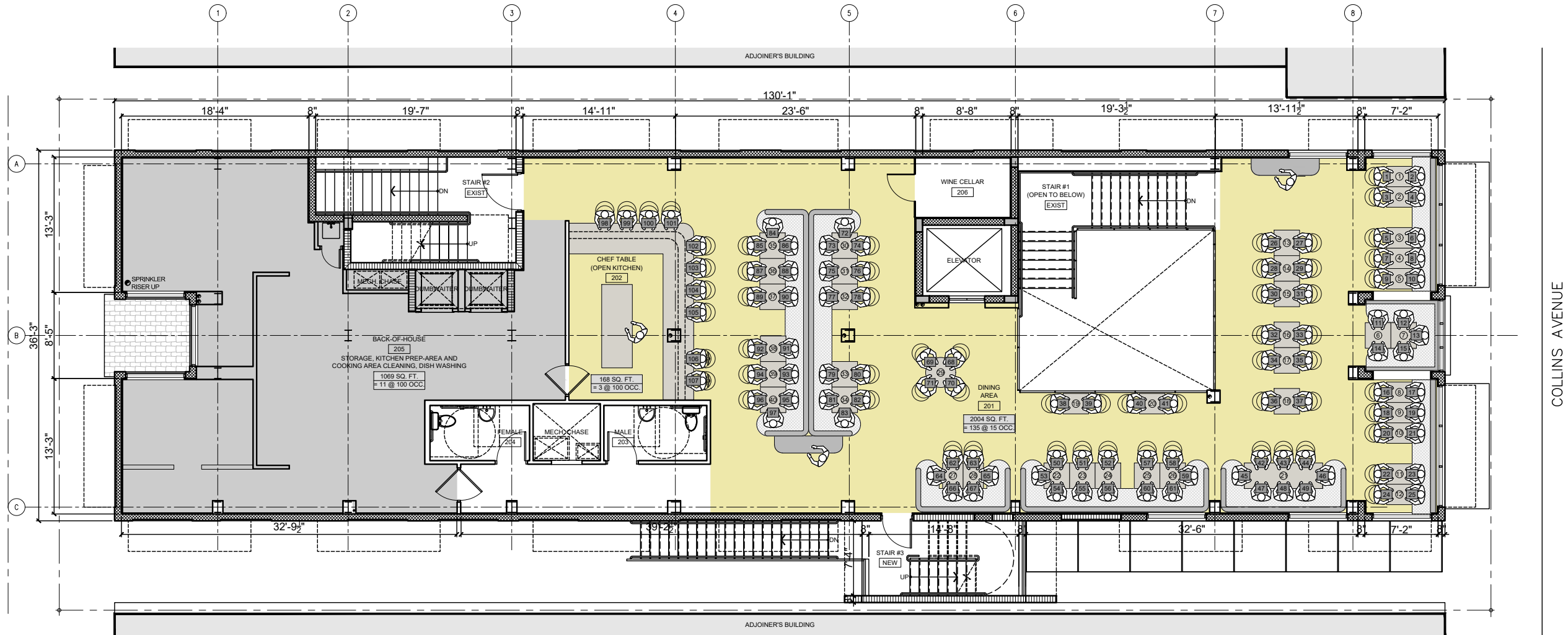
ARCHITECTURE

6101 BISCAYNE BLVD. S. 309, 310
MIAMI BEACH, FL 33138 - 4, 6, 9, 4
P. 305.559.1250 F. 305.551.1740

JOSE L. GOMEZ

DWG. TITLE
PROPOSED GROUND
FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-15
DATE
10-30-2023
SHEET NUMBER

A101



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 ED. TBL. 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.B.C. 2020		AS PER F.B.C. 2020		SEATING COUNT
				OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	
GROUND FLOOR										
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	56.0
103	DINING AREA	1,115.0 SQ. FT.	ASSEMBLY	15	74.3	75.0	15	74.3	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	-
	-BAR SEATING AREA	187.0 SQ. FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0	16.0
	-BACK-OF-HOUSE	536.0 SQ. FT.	KITCHEN	200	2.7	3.0	100	5.4	6.0	-
106	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
107	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						196.0			200.0	110.0
SECOND FLOOR										
201	DINING AREA	2,004.0 SQ. FT.	ASSEMBLY	15	133.6	134.0	15	133.6	134.0	107.0
202	CHEF TABLE (OPEN KITCHEN)	168.0 SQ. FT.	KITCHEN	200	0.8	1.0	100	1.7	2.0	-
	-BACK-OF-HOUSE	1,009.0 SQ. FT.	KITCHEN	200	5.3	6.0	100	10.7	11.0	-
203	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
204	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						141.0			147.0	107.0
ROOFTOP FLOOR										
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	145.0 SQ. FT.	KITCHEN	200	0.7	1.0	100	1.5	2.0	-
	-BAR SEATING AREA	179.0 SQ. FT.	ASSEMBLY	7	25.6	26.0	7	25.6	26.0	11.0
	-BACK-OF-HOUSE	500.0 SQ. FT.	KITCHEN	200	2.5	3.0	100	5.0	5.0	-
305	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
306	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						143.0			146.0	101.0
TOTAL PATRONS / OCCUPANTS						480.0			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

BEILINSON
GOMEZ

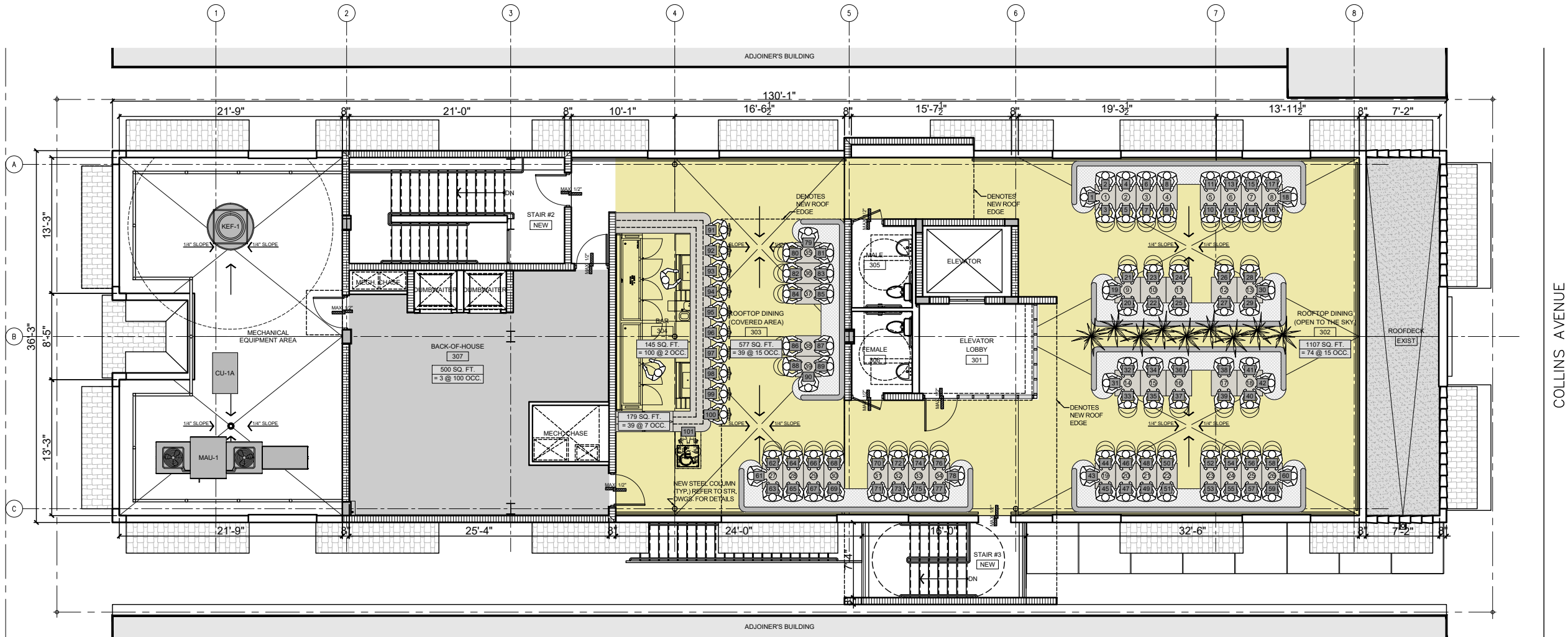
ARCHITECTURE

6101 BISCAYNE BLVD. S. 305.310
MIAMI BEACH, FL 33139
P. 305.559.1250 F. 305.551.1740

JOSE L. GOMEZ

DWG. TITLE
PROPOSED 2ND
FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-15
DATE
10-30-2023
SHEET NUMBER

A102



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.B.C. 2020		AS PER F.B.C. 2020	
				OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS
GROUND FLOOR									
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	1,115.0 SQ. FT.	ASSEMBLY	15	74.3	75.0	15	74.3	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	536.0 SQ. FT.	KITCHEN	200	2.7	3.0	100	5.4	6.0
108	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
109	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS					196.0		200.0		110.0
SECOND FLOOR									
201	DINING AREA	2,004.0 SQ. FT.	ASSEMBLY	15	133.6	134.0	15	133.6	134.0
202	CHEF TABLE (OPEN KITCHEN)	168.0 SQ. FT.	KITCHEN	200	0.8	1.0	100	1.7	2.0
203	BACK-OF-HOUSE	1,009.0 SQ. FT.	KITCHEN	200	5.3	6.0	100	10.7	11.0
204	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
205	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS					141.0		147.0		107.0
ROOFTOP FLOOR									
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 AREA)	577.0 SQ. FT.	ASSEMBLY	15	38.5	39.0	15	38.5	39.0
304	BAR	145.0 SQ. FT.	KITCHEN	200	0.7	1.0	100	1.5	2.0
305	BAR SEATING AREA	179.0 SQ. FT.	ASSEMBLY	7	26.6	26.0	7	26.6	26.0
306	BACK-OF-HOUSE	500.0 SQ. FT.	KITCHEN	200	2.5	3.0	100	5.0	5.0
307	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
308	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS					143.0		146.0		101.0
TOTAL PATRONS / OCCUPANTS					480.0		493.0		318.0

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

- 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

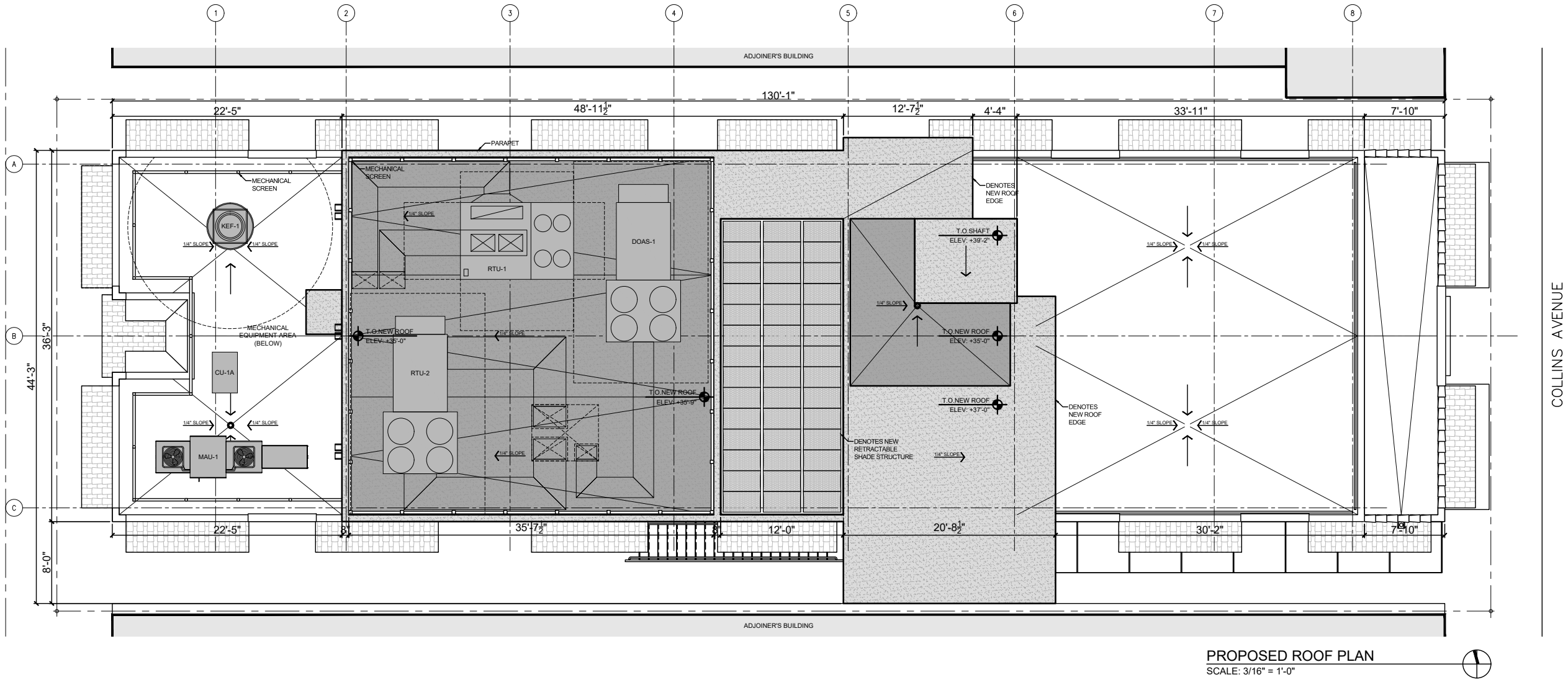
624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ
ARCHITECTURE

6101 BISCAYNE BLVD. S. 309, 310
MIAMI BEACH, FL 33138-4694
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DWG. TITLE
PROPOSED ROOFTOP
FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-15
DATE
10-30-2023
SHEET NUMBER

A103



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

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

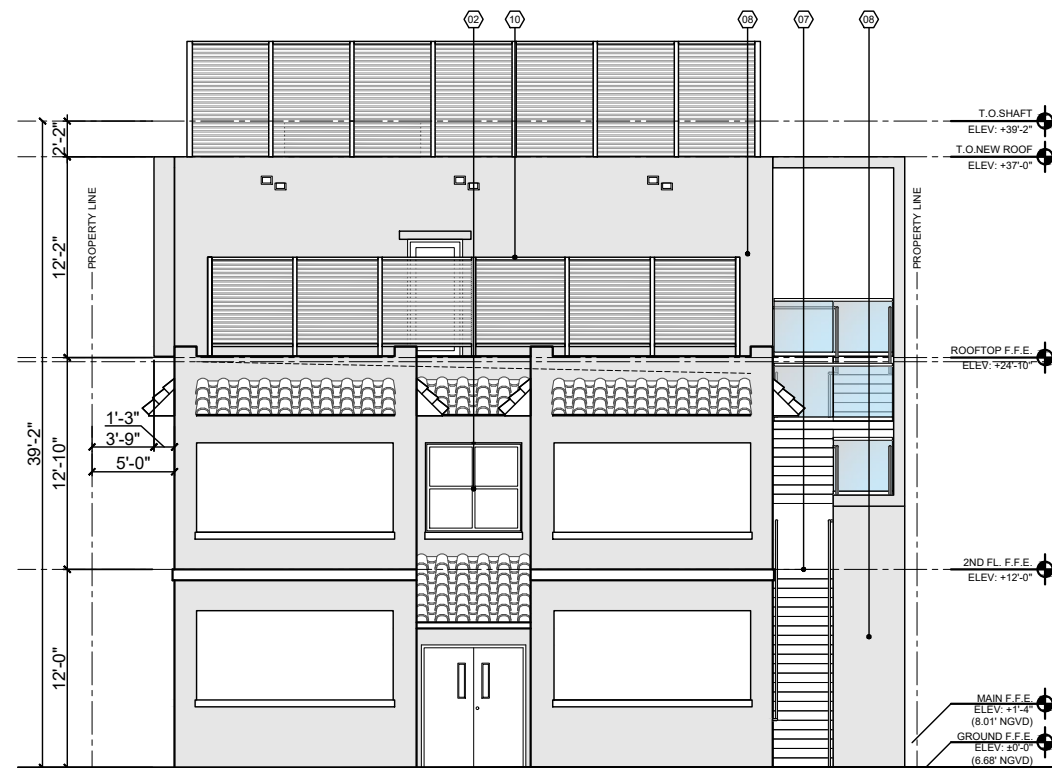
BEILINSON
GOMEZ

BEILINSON GOMEZ ARCHITECTURE
6101 BISCAYNE BLVD. S. 309.310
MIAMI, FL 33138-4634
T 305.559.1250 F 305.551.1740

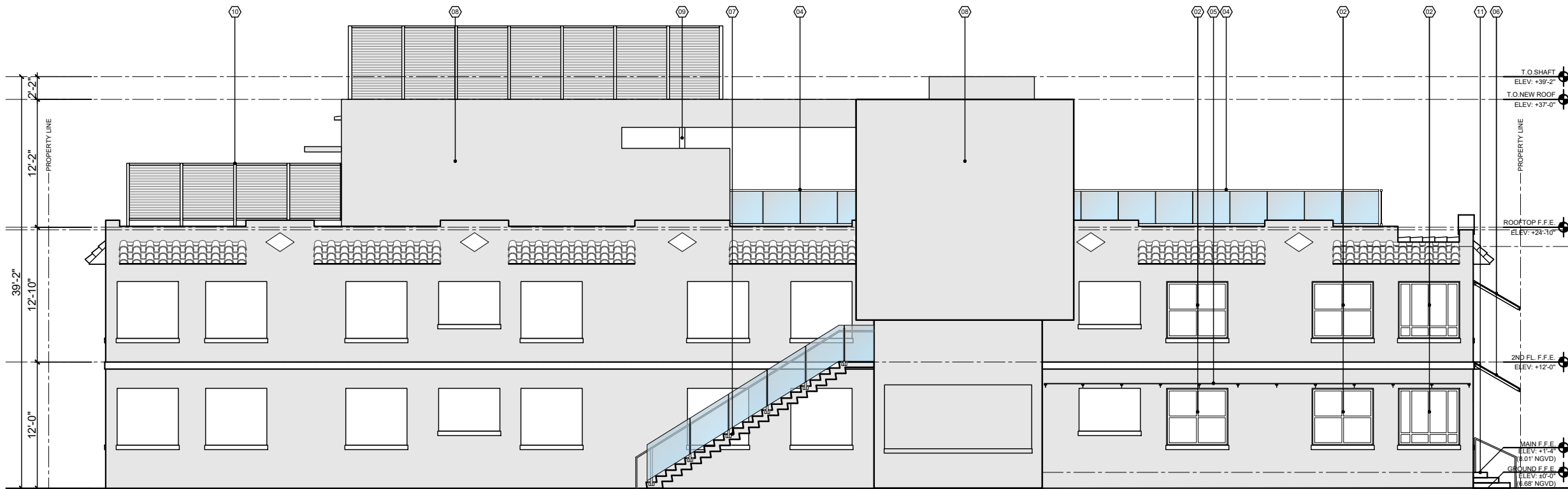
DWG. TITLE	PROPOSED ROOF PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	10-30-2023
SHEET NUMBER	A104



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 EXISTING 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

6101 BISCAYNE BLVD. S 309.310
MIAMI BEACH, FL 33139
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DWG. TITLE
PROPOSED ELEVATIONS

SCALE
AS SHOWN

PROJECT NO.
2023-15

DATE
10-30-2023

SHEET NUMBER
A201

DATE REVISION



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



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



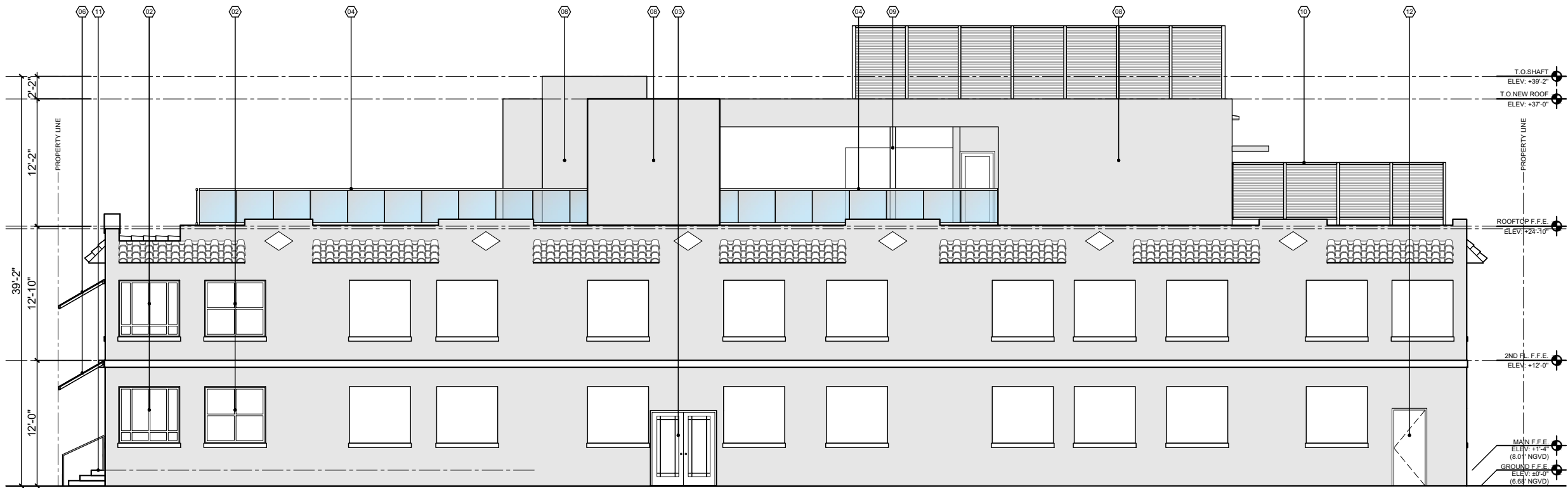
COLORED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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

BEILINSON
GOMEZ

BEILINSON GOMEZ ARCHITECTURE
6101 BISCAYNE BLVD. S 308, 310
MIAMI BEACH, FL 33139
T 305.559.1250 F 305.551.1740

DWG. TITLE	
COLORED ELEVATIONS	
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	10-30-2023
SHEET NUMBER	A201A



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 EXISTING 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

BEILINSON
GOMEZ

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DWG. TITLE	
PROPOSED ELEVATIONS	
SCALE	
AS SHOWN	
PROJECT NO.	
2023-15	
DATE	
10-30-2023	
SHEET NUMBER	

A202

DATE REVISION

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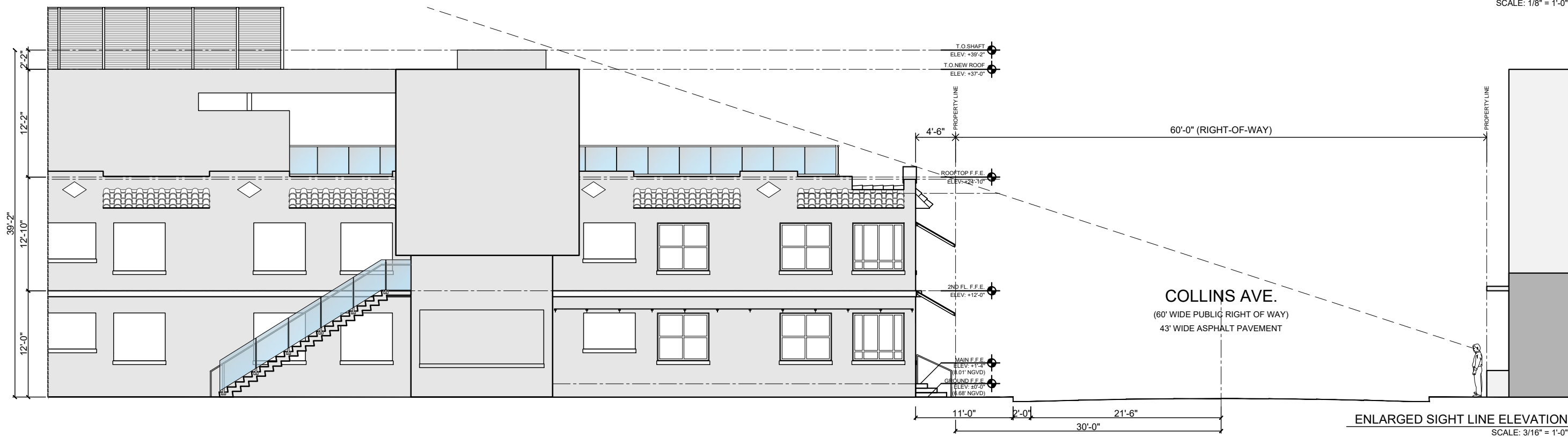
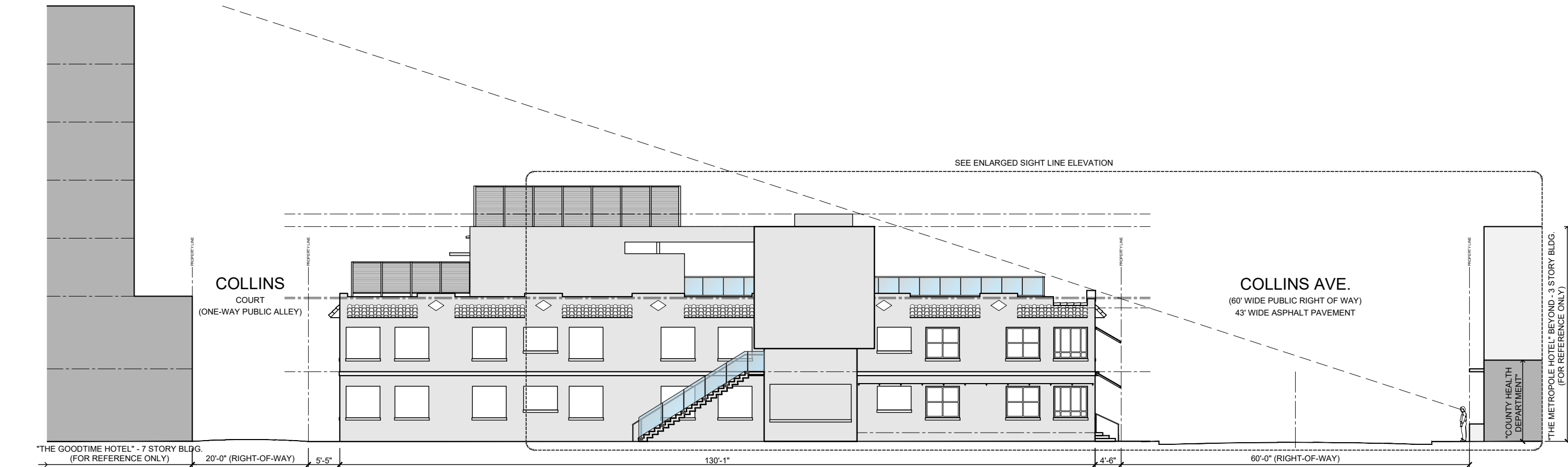
COLORED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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

BEILINSON
GOMEZ

BEILINSON GOMEZ ARCHITECTURE
8101 BISCAYNE BLVD. S. 309, 310
MIAMI BEACH, FL 33138-4694
T 305.559.1250 F 305.551.1740

DWG. TITLE	
COLORED ELEVATIONS	
SCALE	
AS SHOWN	
PROJECT NO.	
2023-15	
DATE	
10-30-2023	
SHEET NUMBER	
A202A	
DATE	REVISION



ISABELLE'S RESTAURANT

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MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

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MIAMI, FL 33138 • 407.441.3000
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DWG. TITLE	PROPOSED SITE SIGHT LINE ELEVATION
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	10-30-2023
SHEET NUMBER	A203
DATE	REVISION



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GOMEZ

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ROSE L. GOMEZ

DWG. TITLE
PROPOSED SECTION

SCALE
3/8"=1'-0"

PROJECT NO.
2023-15

DATE
10-30-2023

SHEET NUMBER

A301

DATE

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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

ARCHITECTURE

8101 BISCAYNE BLVD. S 305.310
MIAMI, FL 33138-4634
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JOSE L. GOMEZ

DWG. TITLE		MATERIALS
SCALE		N.T.S.
PROJECT NO.		2023-15
DATE		10-30-2023
SHEET NUMBER		A401
DATE	REVISION	



A1 RENDERING



KEY LOCATION MAP

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

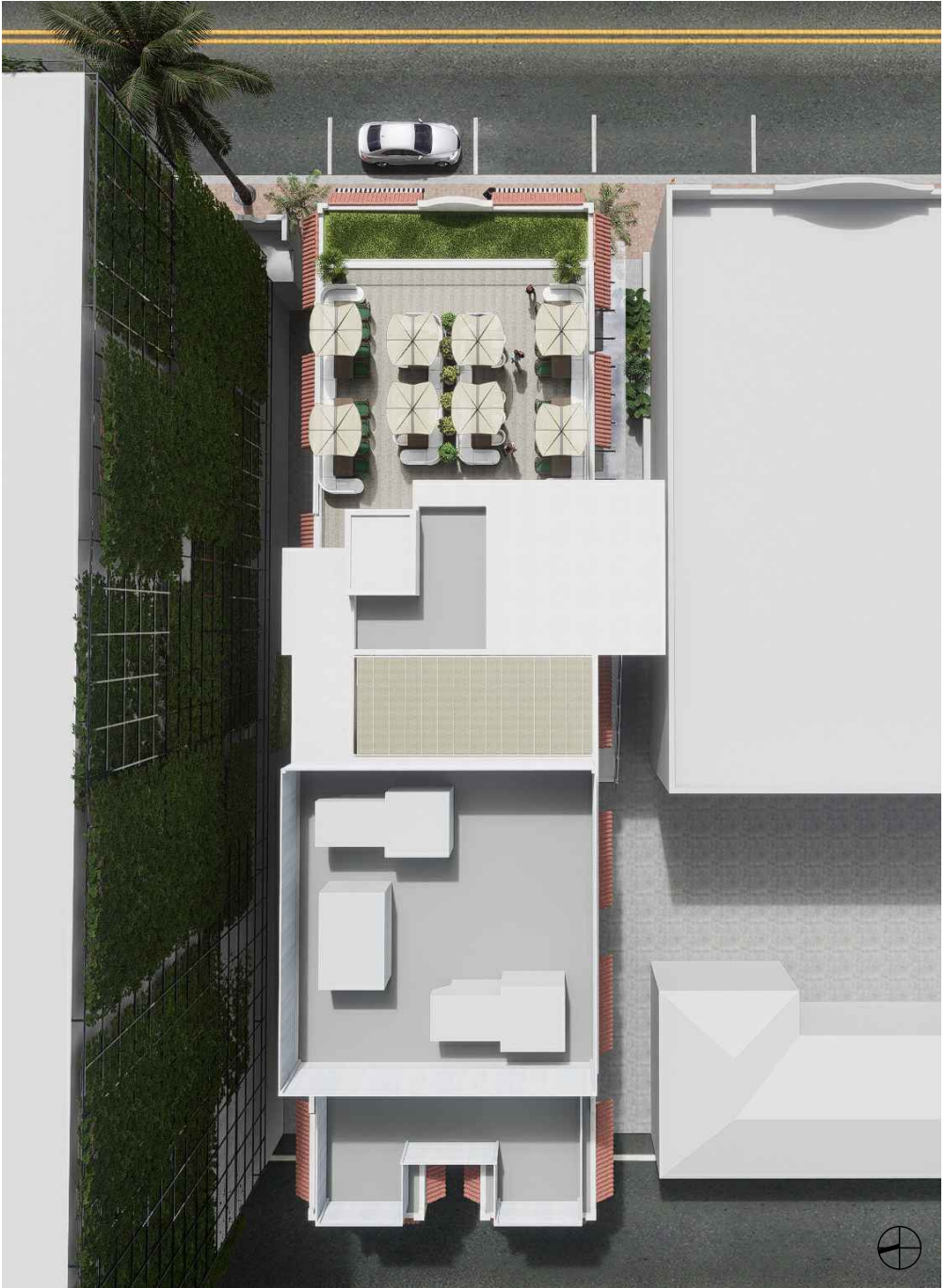
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GOMEZ
ARCHITECTURE
8101 BISCAYNE BLVD. S 309.310
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T 305.559.1250 F 305.551.1740
ROSE L. GOMEZ

DWG. TITLE	
RENDERING	
SCALE	
N.T.S.	
PROJECT NO.	
2023-15	
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SHEET NUMBER	
R001	
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A1 ROOFTOP RENDERING



A5 AERIAL VIEW RENDERING

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD. S 309, 310
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JOSE L. GOMEZ

DWG. TITLE
RENDERING

SCALE
N.T.S.

PROJECT NO.
2023-15

DATE
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SHEET NUMBER
R002

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A1 ROOFTOP BAR RENDERING



A5 ROOFTOP AERIAL VIEW RENDERING

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE

JOSE L. GOMEZ

DWG. TITLE		RENDERING
SCALE		N.T.S.
PROJECT NO.		2023-15
DATE		10-30-2023
SHEET NUMBER		R003
DATE	REVISION	

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A1 ROOFTOP AERIAL VIEW RENDERING



A4 ROOFTOP AERIAL VIEW RENDERING

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE 8101 BISCAYNE BLVD. S 309.310
A A C 0 0 1 0 6 2 M I A M I , F L 3 3 1 3 8 - 4 4 9 4
T 3 0 5 . 5 5 9 . 1 2 5 0 F 3 0 5 . 5 5 1 . 1 7 4 0

JOSE L. GOMEZ

		DWG. TITLE	RENDERING
		SCALE	N.T.S.
		PROJECT NO.	2023-15
		DATE	10-30-2023
		SHEET NUMBER	R004
DATE	REVISION		