

ZONING INFORMATION

PROJECT DATA / OCCUPANCY

PROJECT ADDRESS: 5TH FLOOR COMMON AREA, 400 ALTON ROAD, MIAMI BEACH, FLORIDA 33139
 FOLIO NUMBER: 02-4203-365-0001
 LEGAL DESCRIPTION: MURANO GRANDE AT PORT GERMINO CONDO OCEAN BEACH ADD'ND 3 PG 2-81
 PROJECT NO: 12-31-23
 21194-8830 F/A/U/2-4203-365-0001-02-20
 SCOPE OF WORK: AS-BUILT VERIFICATION (EXISTING CONDITIONS ASSESSMENT)
 WORK AREA: 440 SQUARE FEET
 ZONING: CP-5 / PA PRIMARY ZONE 6595 COMMERCIAL
 TYPE OF USE: RESTAURANT AT PRIVATE RESIDENTIAL CONDOMINIUM BUILDING
 TYPE OF OCCUPANCY: GROUP A-2
 TYPE OF CONSTRUCTION: EXISTING TYPE I
 ALTERATION TYPE: NO ALTERATION
 OCCUPANT LOAD: 48 SEATS / OCCUPANCY PER EXISTING POOL DECK ASSESSMENTS
 REQUIRED NO. OF EXITS: 2
 EXISTING EXITS: 4
 EXISTING PARKING SPACES = 478 PARKINGS
 EXISTING LOADING AREA DIMENSIONS: +/- 75' X +/- 43'
 EXISTING TRASH ROOM DIMENSIONS: +/- 40' X 12'

EXISTING LAYOUT FOR:

LA TERRAZZA RESTAURANT

AT MURANO GRANDE CONDOMINIUM

400 ALTON ROAD, 5TH FLOOR MIAMI, BEACH, FLORIDA 33139

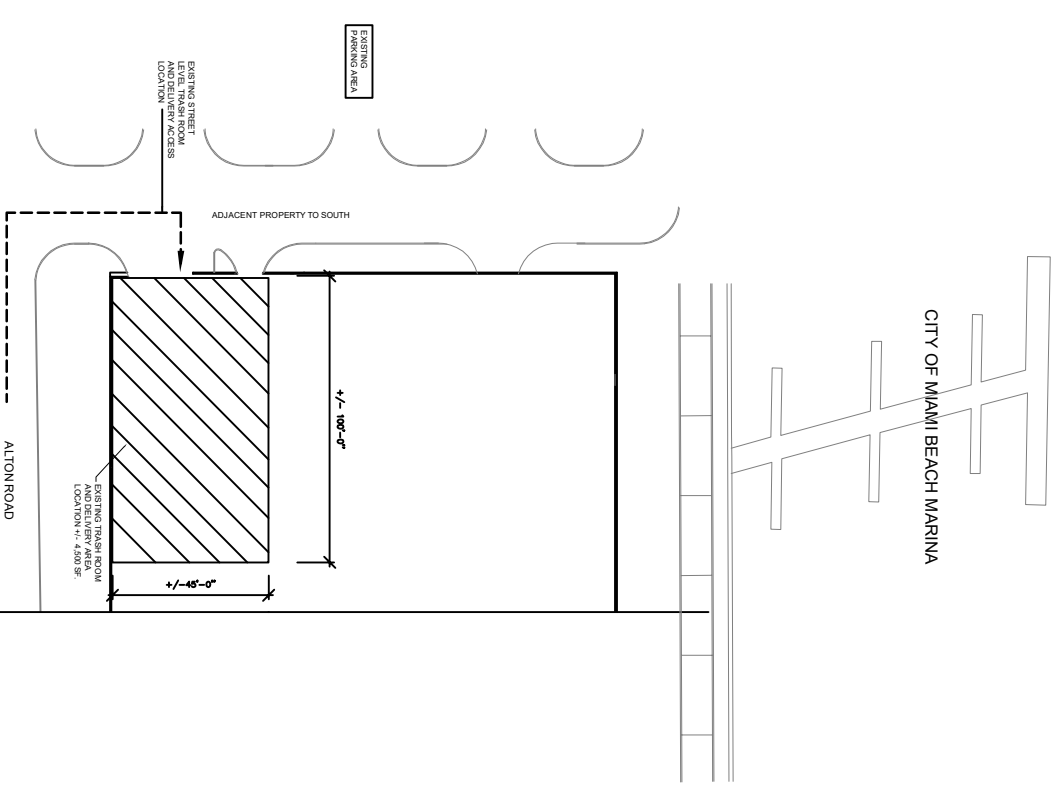
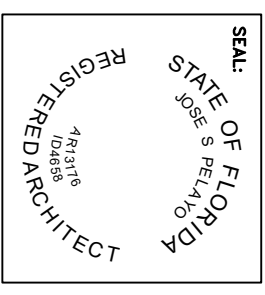
INDEX OF DRAWINGS

FINAL SUBMITTAL 12-31-23

- A-1 EXISTING KEY/ SITE PLAN
- PROJECT DATA
- A-2 EXISTING FLOOR PLAN
- EQUIPMENT LEGEND
- A-3 EXISTING KEY/ SITE PLAN
- NEW SURVEY



AERIAL PLAN
 SCALE: 1" = 100'
 NORTH



PARTIAL STREET LEVEL PLAN
 SCALE: NTS
 NORTH




AREAS

- 01 EXISTING WAIT STATION AREA
- 02 EXISTING DISH WASH AREA
- 03 EXISTING COOKING AREA
- 04 EXISTING POINT OF SALE / STORAGE MILLWORK
- 05 EXISTING STAINLESS STEEL PASS-THRU SHELF
- 06 EXISTING ICE MACHINE
- 07 EXISTING THREE-COMPARTMENT SINK
- 08 EXISTING DISH WASH DRY SHELF
- 09 EXISTING FOOD PREP STATION
- 10 EXISTING COOK-LINE AND EXIST. HOOD
- 11 EXISTING HAND WASH SINK
- 12 EXISTING REACH-IN REFRIGERATOR / FREEZER
- 13 EXISTING SERVICE SINK (MOP SINK)
- 14 EXISTING DRINK PREP BAR
- 15 EXISTING COUNTER
- 16 EXISTING DRINK PREP WORK SINK
- 17 EXISTING POOL DECK AND EXIST. SEATING
- 18 EXISTING POOL

EXISTING EQUIPMENT

- A RANGE
- B GRILL
- C FRYER
- D HOOD
- E CHEF REFRIGERATOR SYSTEM
- F UNDERBAR REFRIGERATOR
- G ELECTRICAL PANEL
- H FIRE EXTINGUISHER
- I DEFIBRILLATOR
- J FIRE ALARM HORN STROBE
- K FIRE ALARM PULL STATION
- L REMOTE PULL STATION (FIRE PROT.)
- M OVEN
- N SLICER
- O ESPRESSO MACHINE

LEGEND

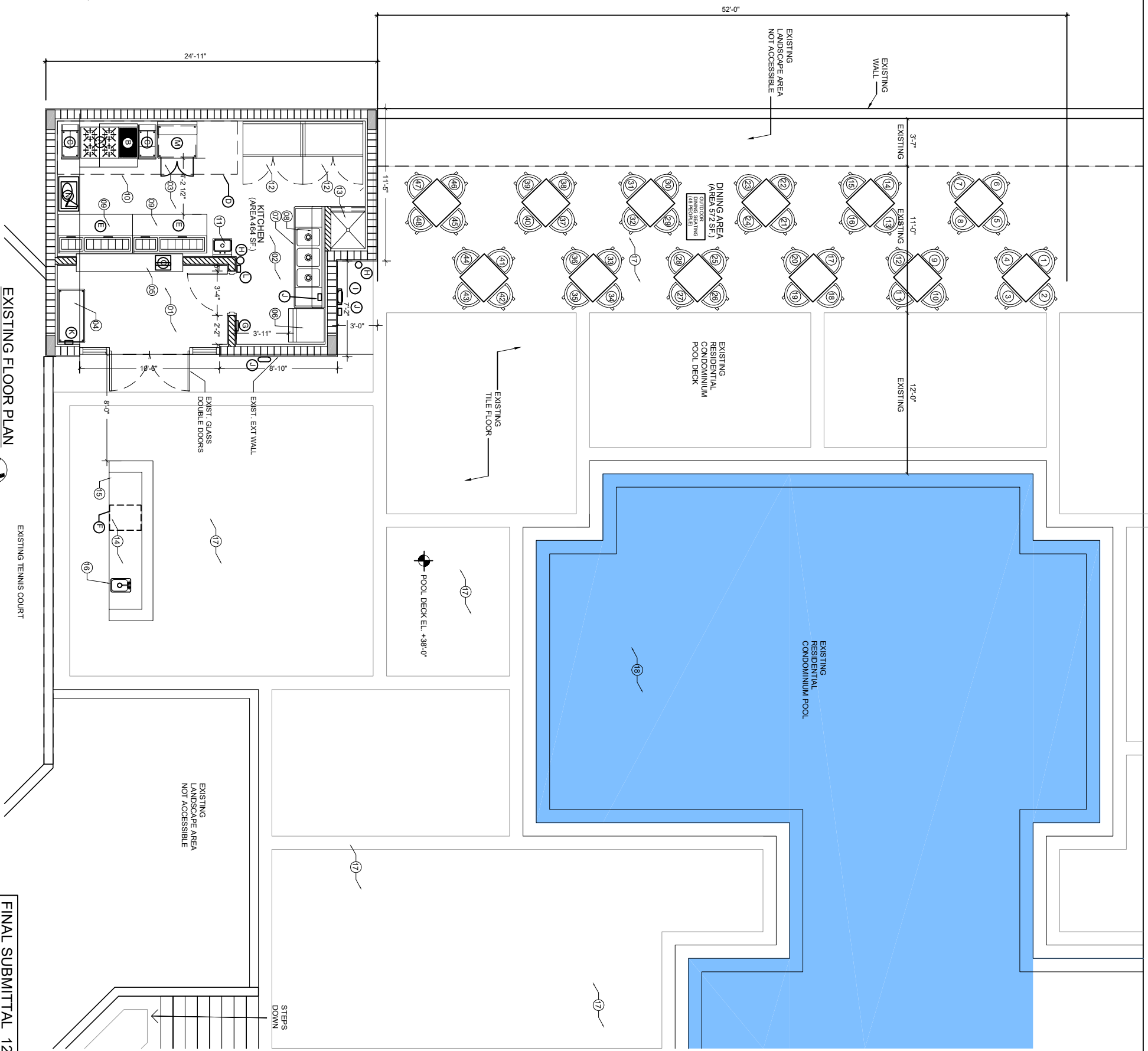
-  EXIST. GYP. BD. PARTITION - SEE WALL TYPES
-  EXIST. CMU PARTITION - SEE WALL TYPES
-  EXIST. CONC. COLUMN OR WALL
SEE WALL TYPES

SCOPE OF WORK

NO CONSTRUCTION OR MODIFICATION TO THE EXISTING BUILDING IS BEING PERFORMED.

THIS IS AN EXISTING "AS-BUILT" ASSESSMENT OF AN EXISTING KITCHEN THAT SERVES THE EXISTING RESIDENTIAL CONDOMINIUM AN POOL DECK ON THE FIFTH FLOOR OF MURANO GRANDE CONDOMINIUM.


REFER TO EXISTING PERMITTED KITCHEN PLANS FOR MEP INFORMATION



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



FINAL SUBMITTAL 12-31-23

REVISIONS:

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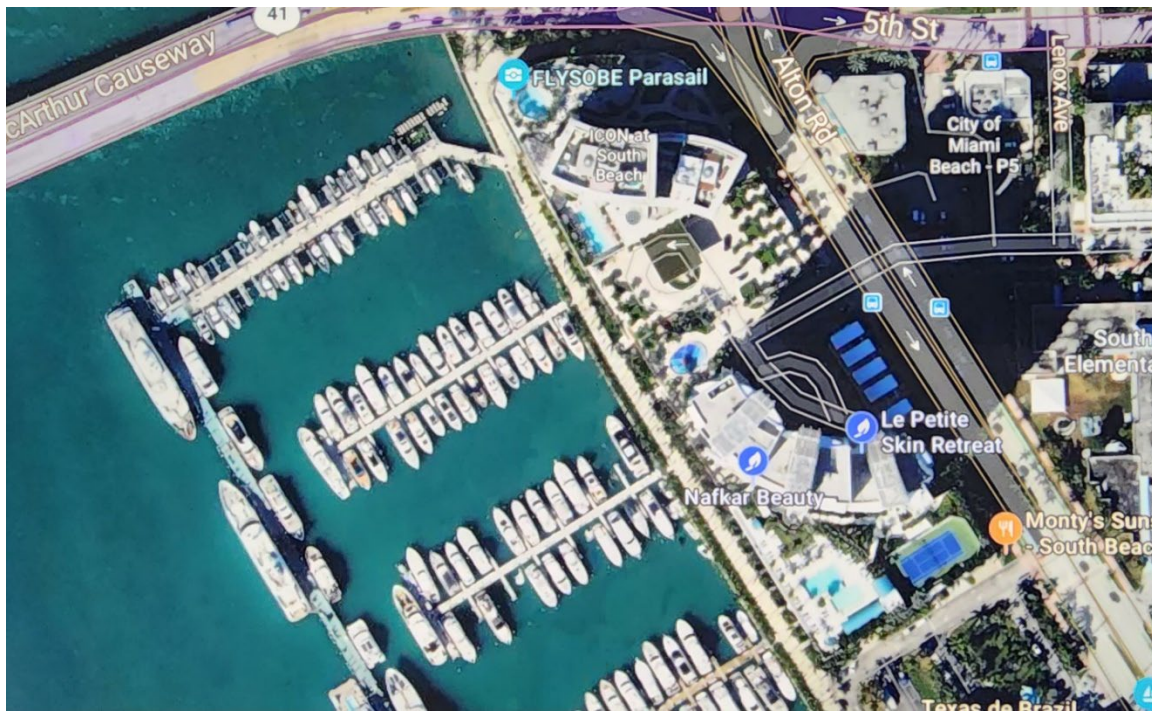
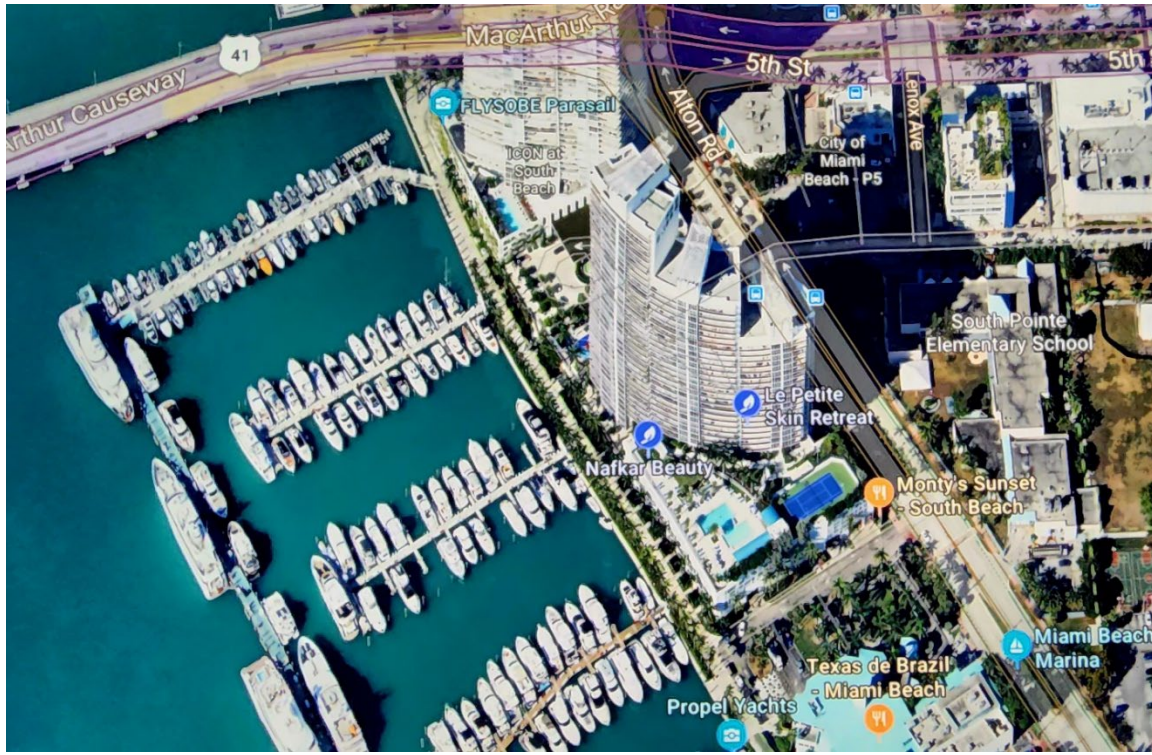
EXISTING LAYOUT FOR:
LA TERRAZZA RESTAURANT
AT MURANO GRANDE CONDOMINIUM
400 ALTON ROAD, 5TH FLOOR MIAMI, BEACH, FLORIDA 33139

STATE OF FLORIDA
JOSE S. PELAO
REGISTERED ARCHITECT

SHEET:
A-2
OF: 3

SITE AND LOCATION PLAN

(FINAL SUBMITTAL 12-31-23)



DINING AREA



FOOD PREPARATION AREA

(FINAL SUBMITTAL 12-31-23)



DISH WASHING AREA



MOP SINK

