

ISABELLE'S RESTAURANT

FINAL SUBMITTAL
DATE: 08/28/2023
FILE NUMBER: PB23-0621
SCOPE OF WORK: NEW RESTAURANT IN AN EXISTING TWO STORIES BUILDING (AND ROOFTOP) LOCATED AT 624 COLLINS AVE. MIAMI BEACH, FL. 33139

CONSULTANT

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

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BEILINSON GOMEZ
ARCHITECTURE AAC001062

8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4644
T 305.559.1250 F 305.551.1740

STATE OF FLORIDA
JOSE L GOMEZ
AR0015416
REGISTERED ARCHITECT

JOSE L. GOMEZ AR0015416

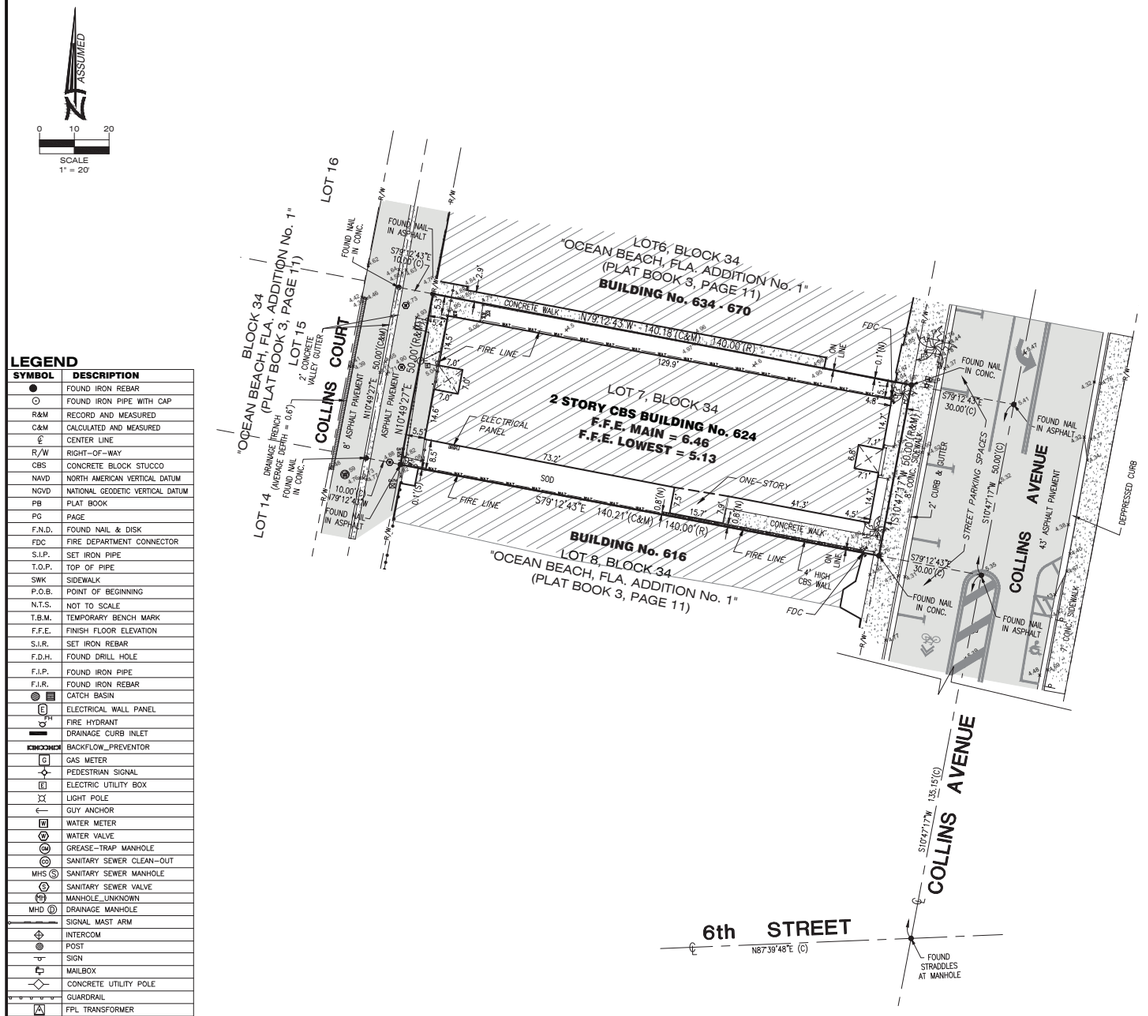
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Date: 2023.08.25 17:58:40 -04'00'

△ DATE REVISION

DWG. TITLE: COVER SHEET
SCALE: N.T.S.
PROJECT NO.: 2023-15
DATE: 08-04-2023
SHEET NUMBER: A000

MAP OF BOUNDARY SURVEY

LOT 7, BLOCK 34 OF "OCEAN BEACH, FLA. ADDITION No. 1", RECORDED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA,
LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
⊙	FOUND IRON PIPE WITH CAP
R&M	RECORD AND MEASURED
C&M	CALCULATED AND MEASURED
℄	CENTER LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
FDC	FIRE DEPARTMENT CONNECTOR
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
	CATCH BASIN
E	ELECTRICAL WALL PANEL
FH	FIRE HYDRANT
	DRAINAGE CURB INLET
	BACKFLOW_PREVENTOR
G	GAS METER
	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
	LIGHT POLE
	GUY ANCHOR
W	WATER METER
WV	WATER VALVE
GM	GREASE-TRAP MANHOLE
CO	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
S	SANITARY SEWER VALVE
MH	MANHOLE_UNKNOWN
MHD	DRAINAGE MANHOLE
	SIGNAL MAST ARM
	INTERCOM
	POST
	SIGN
	MAILBOX
	CONCRETE UTILITY POLE
	GUARDRAIL
	FPL TRANSFORMER
	WOOD UTILITY POLE
T1	TREE NUMBER
	UTILITY STRUCTURE NUMBER
	CBS WALL
	WOOD FENCE
	IRON FENCE
	IRON ROLLING GATE
	IRON SWING GATE
	CHAIN-LINK FENCE
	CHAIN-LINK ROLLING GATE
	CHAIN-LINK SWING GATE
	FENCE_OTHER
	TREE
	PINE TREE
	PALM TREE
PL	PROPERTY LINE
	RIGHT-WAY-LINE
	EASEMENT LINE
STM STM	X-UTL-DRAIN
SAN SAN	X-UTL-SANT
	OVERHEAD UTILITY LINE
	EXISTING ELEVATION
	GRAVEL
	BRICK
	BUILDING HATCH
	CONCRETE
	TILE
	ASPHALT PAVEMENT
	HANDICAP TACTILE STRIP

SECTION 3 - TOWNSHIP 54 SOUTH - RANGE 42 EAST



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on July 13, 2023.

SECTION 2) LEGAL DESCRIPTION:

Lot 7, Block 34, "OCEAN BEACH, FLA. ADDITION NO. 1", according to the plat thereof, as recorded in Plat Book 3, at Page 11, of the Public Records of Miami-Dade County Florida.

Containing 7,011 Square Feet or 0.16 Acres, more or less, by calculations.

Property Address and Tax Folio Number:
624 Collins Avenue, Miami Beach, Florida 33139
Folio No.: 02-4203-004-0770

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "OCEAN BEACH, FLA. ADDITION NO. 1", recorded in Plat Book 3, at Page 11, Miami-Dade County Records.

Quit Claim Deed, dated May 31, 2022, recorded in Official Records Book 33221, Page 1533, Miami-Dade County Records.

Bearings as shown hereon are based upon the centerline of Collins Avenue with an assumed bearing of S10°47'15"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", with a Base a Base Flood Elevation being 8.0 (NGVD 29), 6.5 (NAVD 88) as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C319, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the North American Vertical Datum of 1988, as per City of Miami Beach Benchmark Number CMB 5-W-12, Elevation 4.00 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

GARFIELD SPENCER

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th court, Suite 101
Doral, Florida 33172

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY
GARFIELD SPENCER
of
624 Collins Avenue, Miami Beach, Florida 33139

REVISIONS
1. 2. 3. 4. 5.
6. 7. 8. 9. 10.

Field Book: FILE
DRAWN BY: JS
TECH BY: RI
QA/QC BY: JS
Job No.: 23071

1/1

ABBREVIATIONS

A

ACOUS.	ACOUSTICAL
A.C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT

B

BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLKHD.	BULKHEAD
BM.	BEAM
BOT.	BOTTOM

C

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

D

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

E

E.	EAST
EA.	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

F

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
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
F.V.C.	FIRE VALVE CABINET

G

GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.W.B.	GYPSUM WALLBOARD

H

H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARD WOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT

I

I.D.	INSIDE DIAMETER (DIM.)
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT

J

JAN.	JANITOR
JST.	JOIST
JT.	JOINT

K

KIT.	KITCHEN

L

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAR FEET
LKR.	LOCKER
LT.	LIGHT
LTG.	LIGHTING
LTWT.	LIGHT WEIGHT

M

MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MACH.	MACHINE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.L.	MATCH LINE
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION

N

N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OFF.	OFFICE
OPNG.	OPENING
OP. HD.	OPPOSITE HAND
OPP.	OPPOSITE

P

PRCST.	PRE-CAST
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
POL.	POLISHED
PR.	PAIR
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
PTR.	PAPER TOWEL RECEPTACLE

Q

Q.T.	QUARRY TILE

R

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
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER

S

S.	SOUTH
SABF	SOUND ATTENUATION FIRE BLANKETS
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	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.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMMETRICAL

T

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

U

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
	UNDERWRITERS LAB

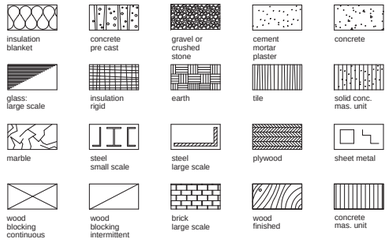
V

V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
V.T.	VINYL TILE
VEST.	VESTIBULE
V.B.	VAPOR BARRIER

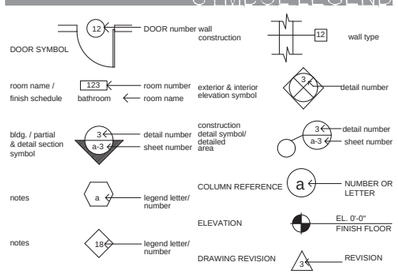
W

W.	WEST
WT.	WEIGHT
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT TEAM

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) 969.9423 FAX. (305) 969.9453

OWNER:
FIRST NATIONAL DEVELOPMENT INC
GARFIELD AND REBECCA SPENCER
2490 BLACK ROCK TPKE # 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

APPLICABLE CODES

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 ACI 318-14 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)

PROJECT INFORMATION

SCOPE OF WORK / USE AND OCCUPANCY

- NEW RESTAURANT WITH ROOFTOP AT EXISTING TWO (2) STORIES 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:	02-4203-004-0770
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 22635-4160 082004 5
COC 23377-1457 04 2005 6

DRAWING INDEX

ARCHITECTURAL

A-000	COVER SHEET
A-001	GENERAL NOTES AND INDEX
A-002	ZONING INFORMATION (ZONING DATA SHEET)
A-003	CONTEXT AND VICINITY LOCATION MAPS
A-003	EXISTING & PROPOSED F.A.R. DIAGRAMS
A-100	SITE PLAN
PH001	EXISTING STRUCTURE (BLDG.) PHOTOGRAPHS
PH002	EXISTING (BLDG.) INTERIOR PHOTOGRAPHS
PH003	CONTEXT PHOTOGRAPHS
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-104	EXISTING - DEMOLITION ELEVATIONS PLAN
EXIST-105	EXISTING - DEMOLITION ELEVATIONS PLAN
A-101	PROPOSED GROUND FLOOR PLAN
A-102	PROPOSED 2ND FLOOR PLAN
A-103	PROPOSED ROOFTOP FLOOR PLAN
A-104	PROPOSED ELEVATIONS
A-105	PROPOSED ELEVATIONS
R-001	RENDERING
R-002	RENDERING
R-003	RENDERING

CONSULTANT

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ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ
ARCHITECTURE 8101 BISCAYNE BLVD, S 309_310 MIAMI FL 33138-4664
AAC001062 T 305.559.1250 F 305.551.1740
JOSE L GOMEZ
AR0015416

△	DATE	REVISION

DWG. TITLE
GENERAL NOTES AND INDEX

SCALE
N.T.S.

PROJECT NO.
2023-15

DATE
08-04-2023

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.	(1.65) 11,594 S.F.	N/A
14	**Building Height**	50 FT.	26'-0"	39'-3"	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	**Subterrenean, 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	**Subterrenean, 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

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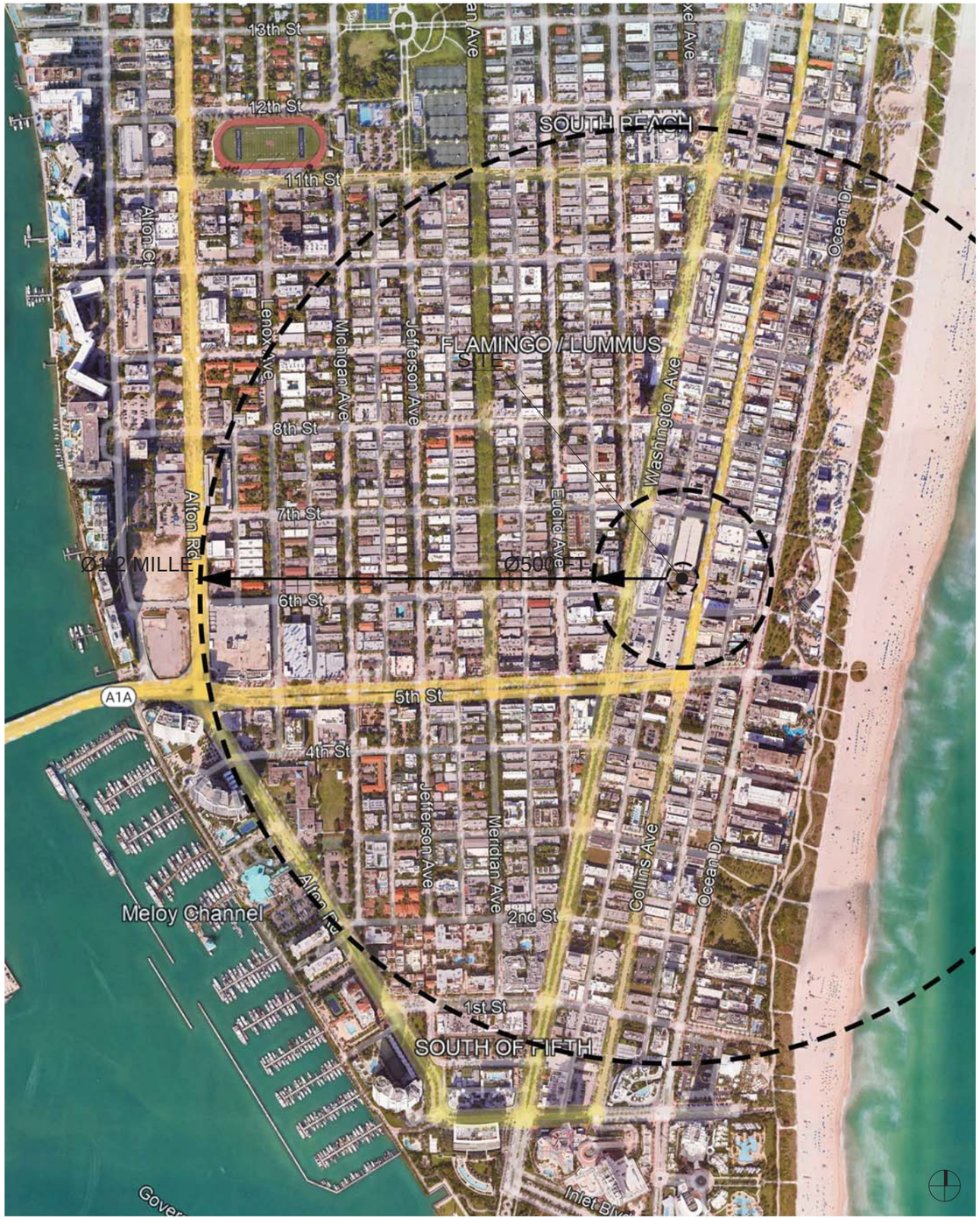
ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI, FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015410

△	DATE	REVISION

DWG. TITLE: *ZONING INFORMATION*
SCALE: *N.T.S.*
PROJECT NO.: *2023-15*
DATE: *08-04-2023*
SHEET NUMBER: *A002*



A1 AERIAL CONTEXT LOCATION MAP



A4 ENLARGED AERIAL VICINITY CONTEXT MAP

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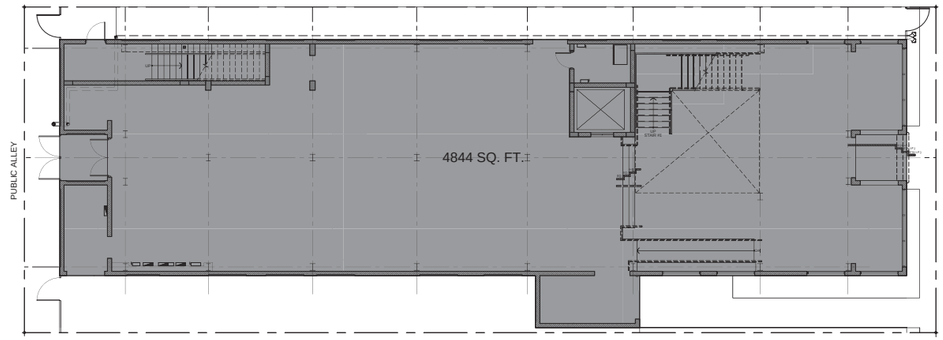
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BEILINSON GOMEZ
ARCHITECTURE
AA C001062
8101 BISCAYNE BLVD. S 309_310
M I A M I, F L. 3 3 1 3 8 - 4 6 5 4
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015410

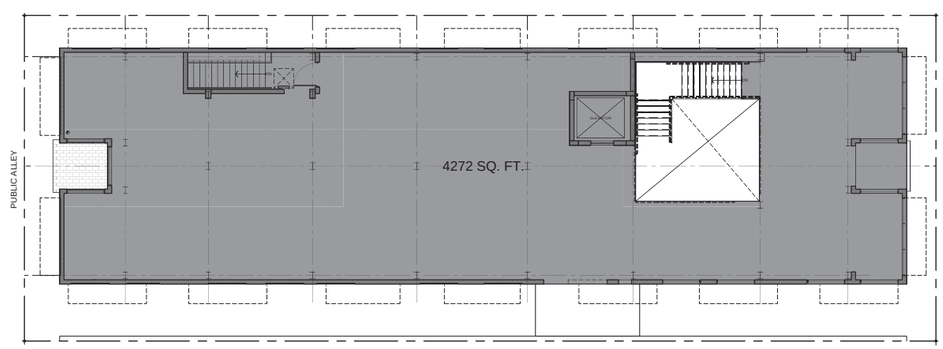
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CONTEXT AND VICINITY LOCATION MAPS
SCALE
N.T.S.
PROJECT NO.
2023-15
DATE
08-04-2023
SHEET NUMBER
A003

△ DATE REVISION

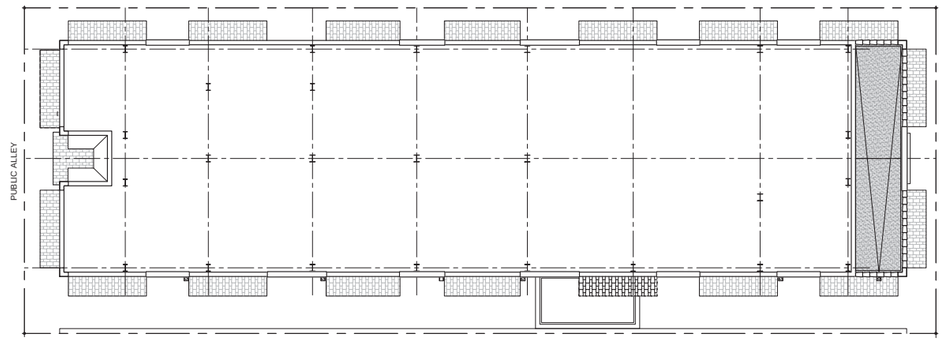
EXISTING F.A.R. DIAGRAMS



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

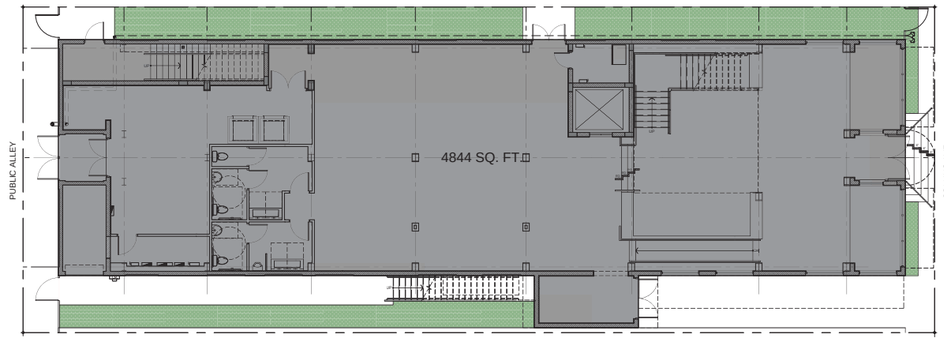


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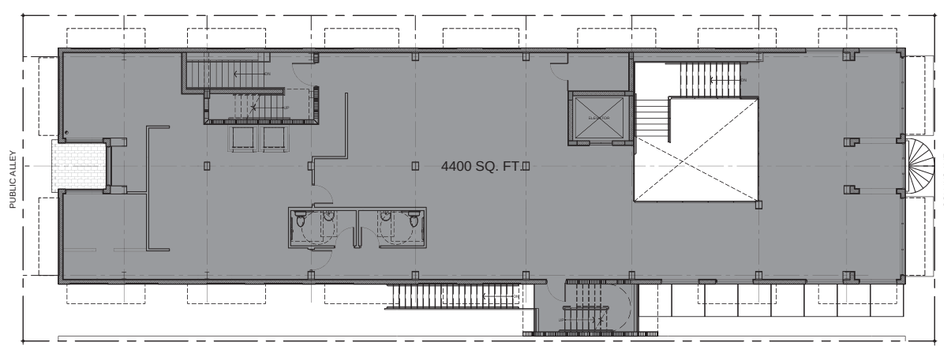


EXISTING ROOF
SCALE: N.T.S.

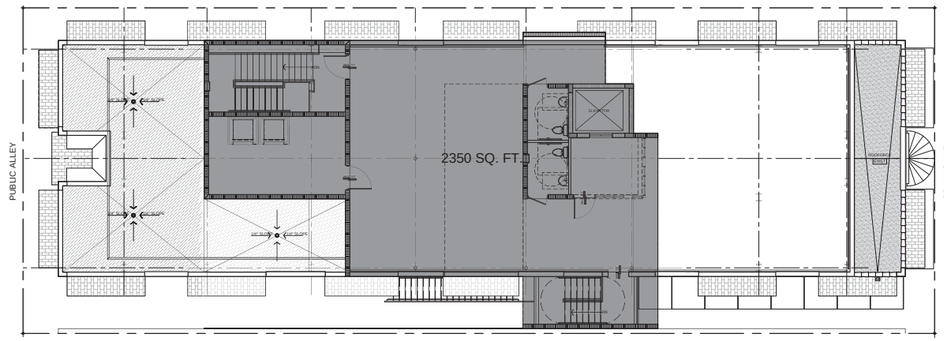
PROPOSED F.A.R. DIAGRAMS



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



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



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

ISABELLE'S RESTAURANT

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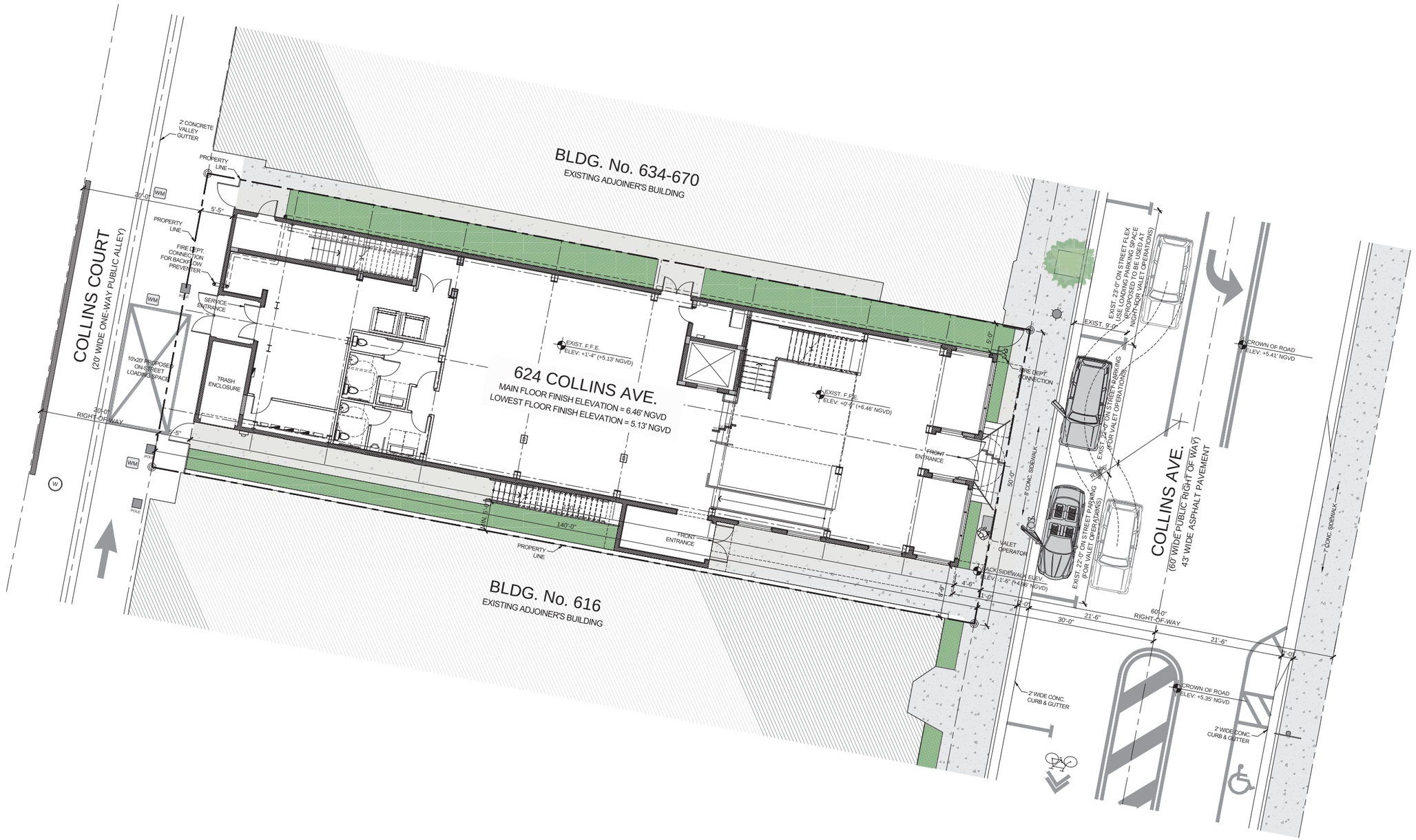
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BEILINSON GOMEZ
ARCHITECTURE
AAC001062
101 BISCAYNE BLVD. S 309_310
MIAMI FL 33132-4664
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE | REVISION

DWG. TITLE
EXISTING & PROPOSED F.A.R. DIAGRAMS
SCALE
N.T.S.
PROJECT NO.
2023-15
DATE
08-04-2023
SHEET NUMBER
A004



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

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ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ ARCHITECTURE
8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138 4664
AAC001062 T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ AR0015416

DWG. TITLE	SITE PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-04-2023
SHEET NUMBER	A100

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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
ARCHITECTURE

8101 BISCAYNE BLVD S 309_310
M I A M I F L 3 1 3 8 - 4 6 5 4
T 305.559.1250 F 305.551.1740

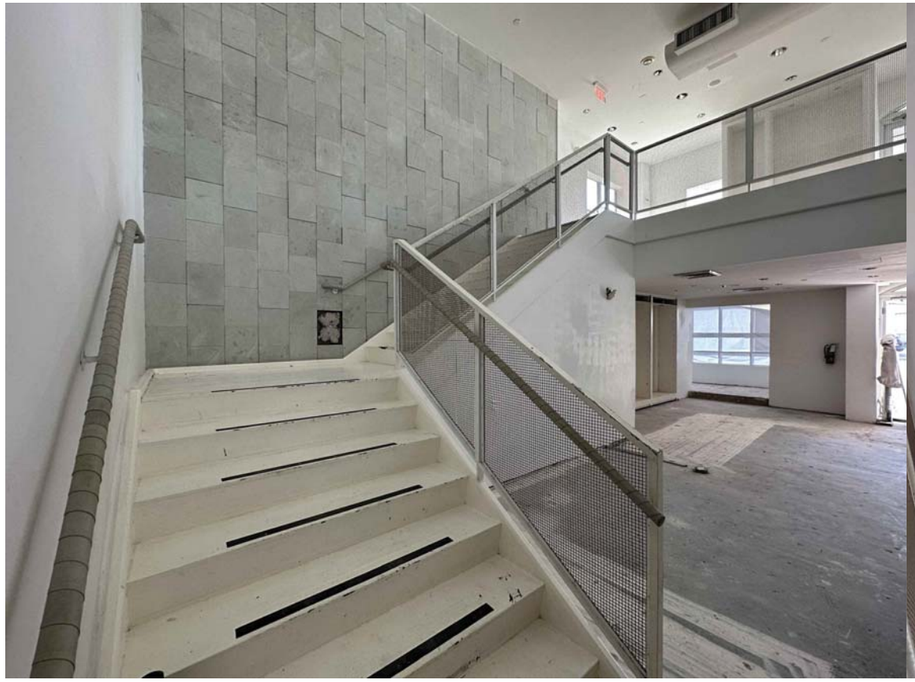
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AAC001062

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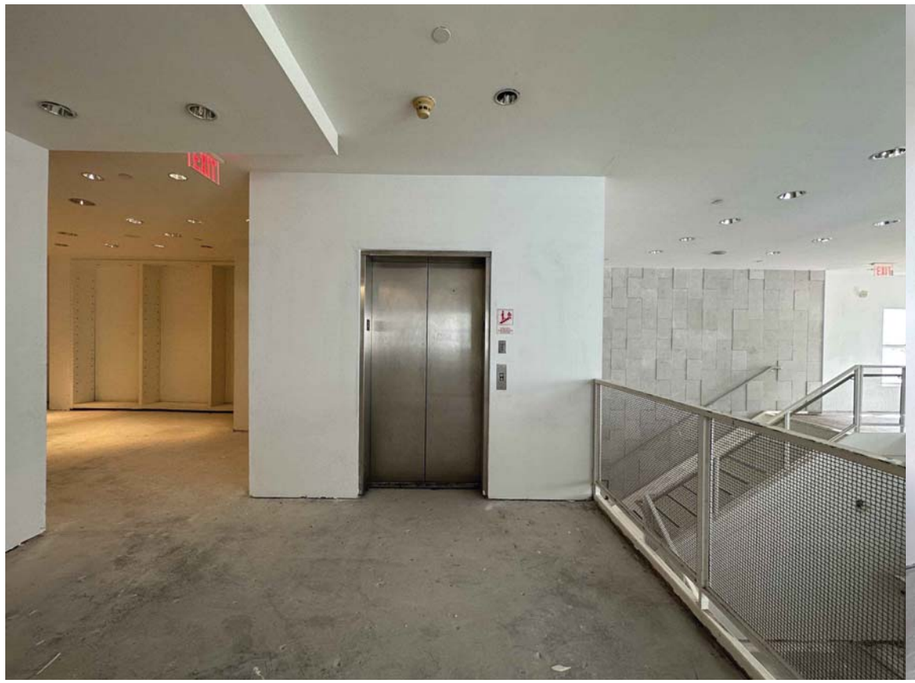
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EXISTING STRUCTURE (BLDG.) PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2023-15
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SHEET NUMBER
A002



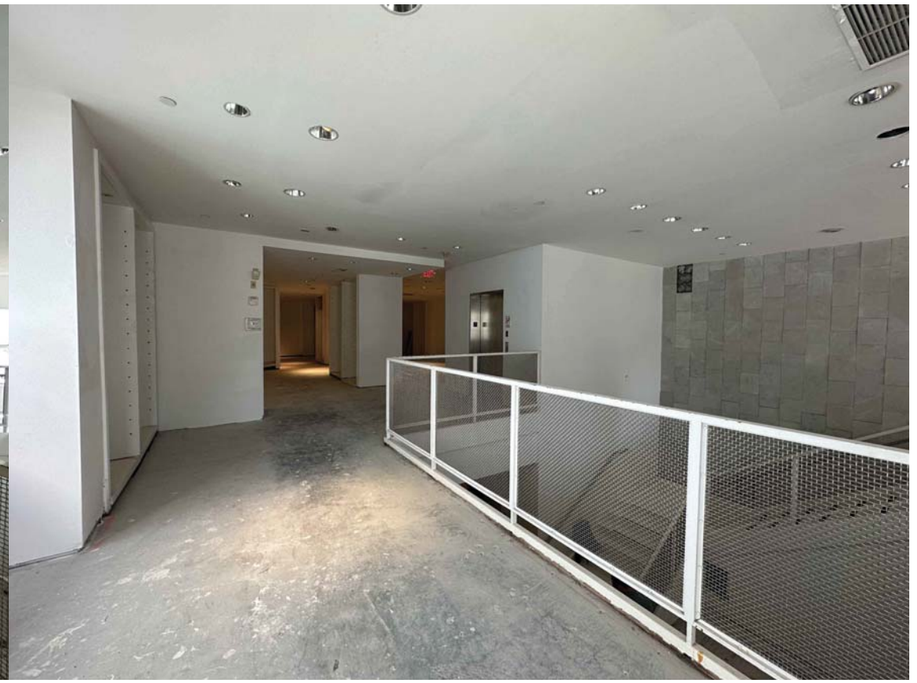
C1 INTERIOR OF THE BUILDING: VIEW TO MAIN HALL
PHOTO TAKEN: 06-20-2023



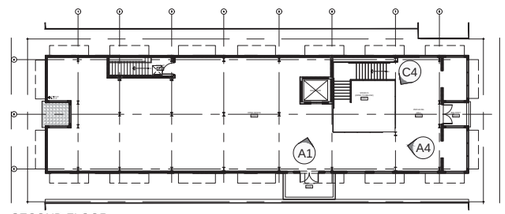
C4 INTERIOR OF THE BUILDING: VIEW TO THE MAIN HALL FROM THE 2ND FLOOR LEVEL
PHOTO TAKEN: 06-20-2023



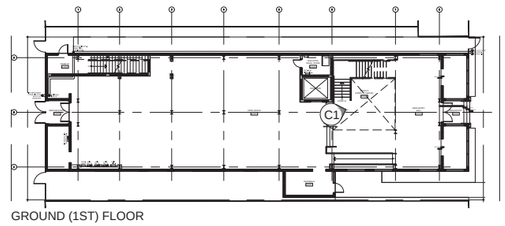
A1 INTERIOR OF THE BUILDING: VIEW TO ELEVATOR LOBBY AT 2ND FLOOR LEVEL.
PHOTO TAKEN: 06-20-2023



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



SECOND FLOOR



GROUND (1ST) FLOOR

KEY LOCATION PLANS

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ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
M I A M I , F L 3 3 1 3 8 - 4 6 5 4
T 305.559.1250 F 305.551.1740
J O S E I . G O M E Z
A R 0 0 1 5 4 1 0

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DWG. TITLE
EXISTING (BLDG.) INTERIOR PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2023-15
DATE
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SHEET NUMBER
A003



C1 VIEW FROM WESTERN SIDEWALK ON COLLINS AVE. @ THE INTERCEPTION OF COLLINS AVE. AND 6TH STREET
PHOTO TAKEN: 06-20-2023



C4 VIEW FROM EASTERN SIDEWALK ON COLLINS AVE. INTERCEPTION WITH 6TH 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 WESTERN SIDEWALK ON COLLINS AVE. INTERCEPTION WITH 7TH STREET
PHOTO TAKEN: 06-20-2023



KEY LOCATION MAP

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ISABELLE'S RESTAURANT

624 COLLINS AVE
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BEILINSON GOMEZ
ARCHITECTURE
AAC001062
1101 BISCAYNE BLVD. S 309,310
MIAMI FL 33132-4634
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

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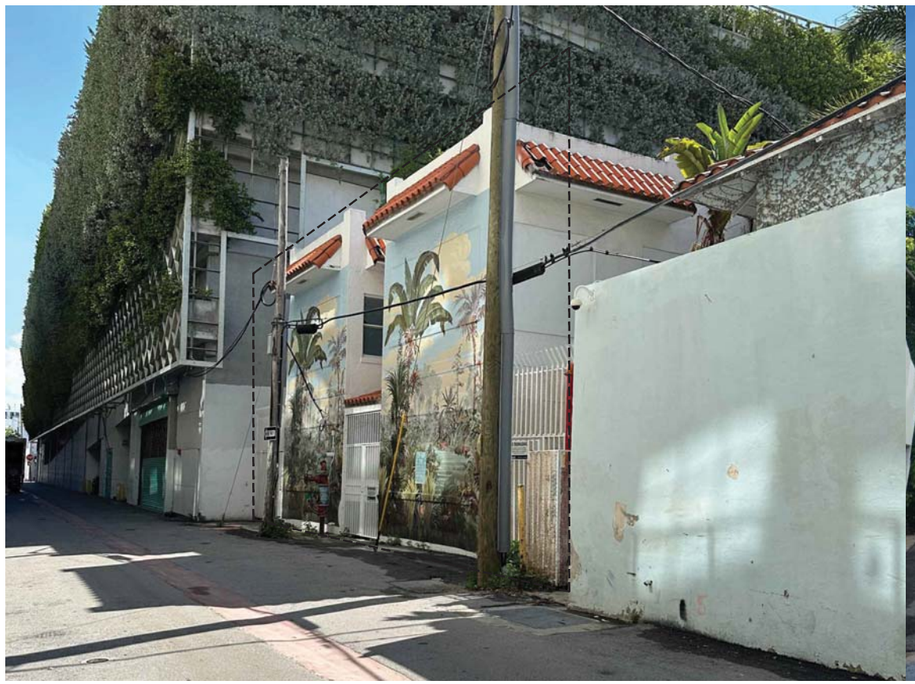
DWG. TITLE
CONTEXT PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2023-15
DATE
08-04-2023
SHEET NUMBER
A004



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



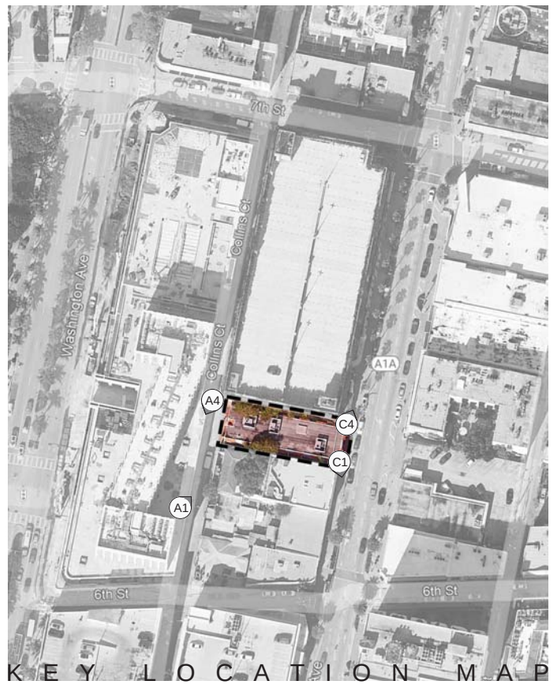
C4 VIEW FROM THE BUILDING ROOFTOP TOWARDS THE INTERCEPTION OF COLLINS AVE. AND 7TH STREET
PHOTO TAKEN: 06-20-2023



A1 VIEW TO THE REAR OF THE BUILDING FROM THE ALLEY
PHOTO TAKEN: 06-20-2023



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



K E Y L O C A T I O N M A P

ISABELLE'S RESTAURANT

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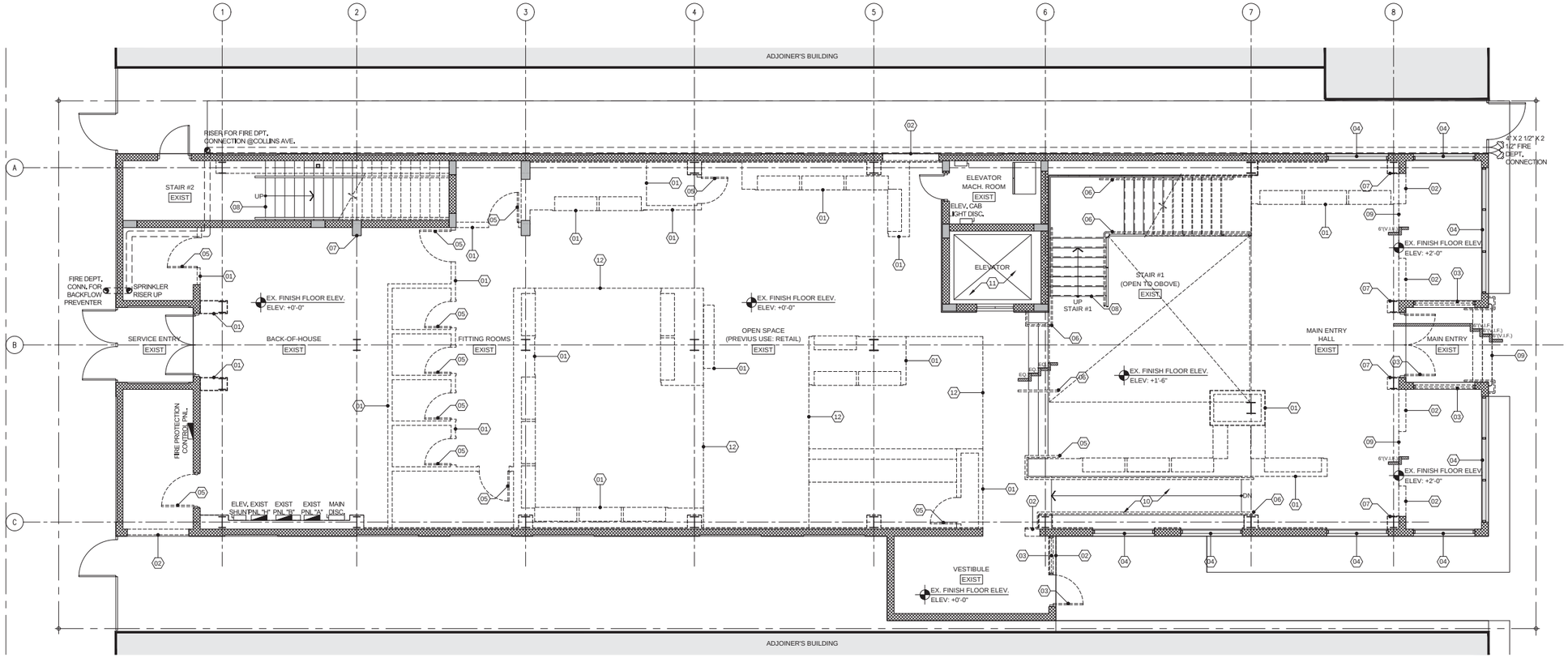
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BEILINSON GOMEZ
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309,310 MIAMI, FL 33138-4643
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

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CONTEXT PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2023-15
DATE
08-04-2023
SHEET NUMBER
A005



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 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 LOW CMU WALL AND BALUSTER 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

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 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 S(HE) 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 GEARS.

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 1 09 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, 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 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.

CONSULTANT

ISABELLE'S RESTAURANT

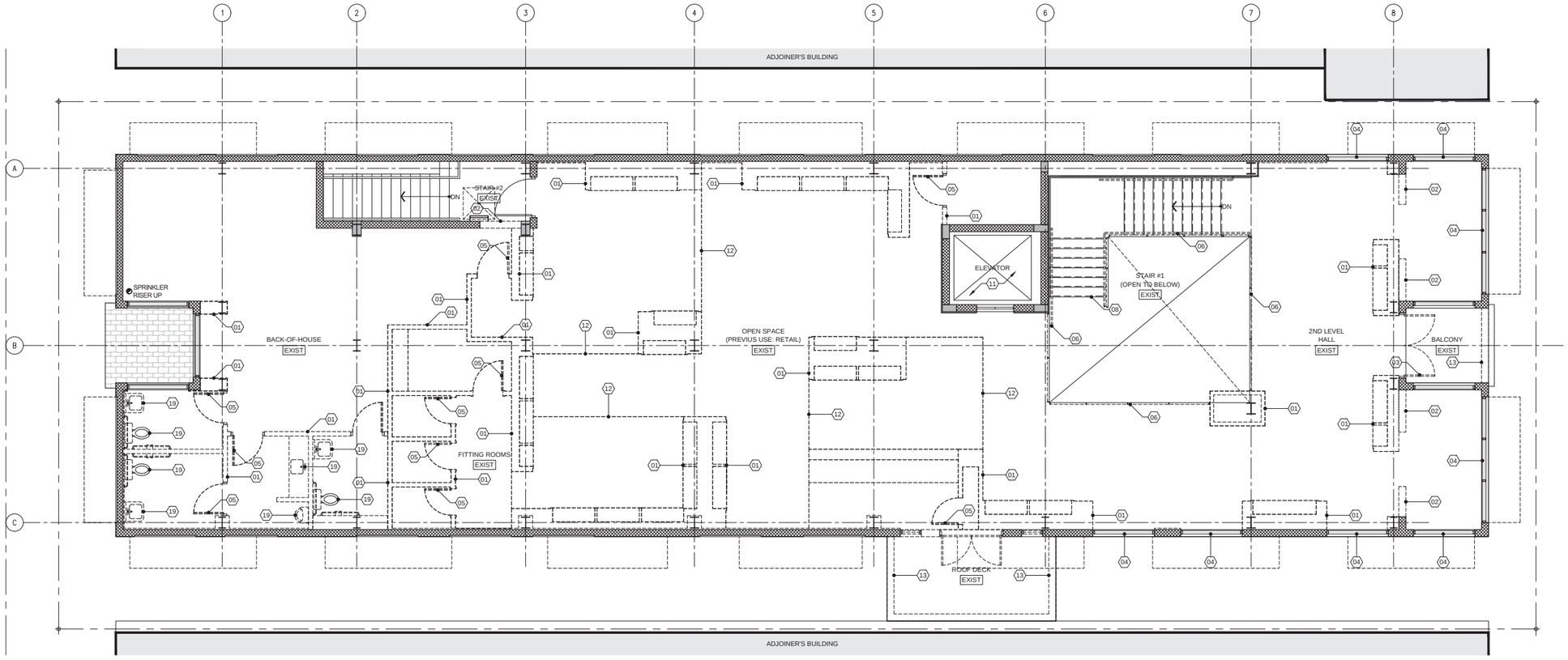
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BEILINSON GOMEZ
ARCHITECTURE
AA C001062
801 BISCAYNE BLVD. S 309_310
M I A M I F L 3 1 3 8 - 4 6 4 4
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR 0015416

DWG. TITLE	*EXISTING - DEMOLITION GROUND FLOOR PLAN*
SCALE	*AS SHOWN*
PROJECT NO.	*2023-15*
DATE	*08-04-2023*
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 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 LOW CMU WALL AND BALUSTER 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

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED/REMOVED

AREA NOT IN SCOPE

STAIR/RAMP DIRECTION

CONSULTANT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

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BEILINSON GOMEZ
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
M I A M I F L 3 1 3 8 . 4 6 4 4
T 305.559.1250 F 305.551.1740
JOSE L. GOMEZ
AR0015416

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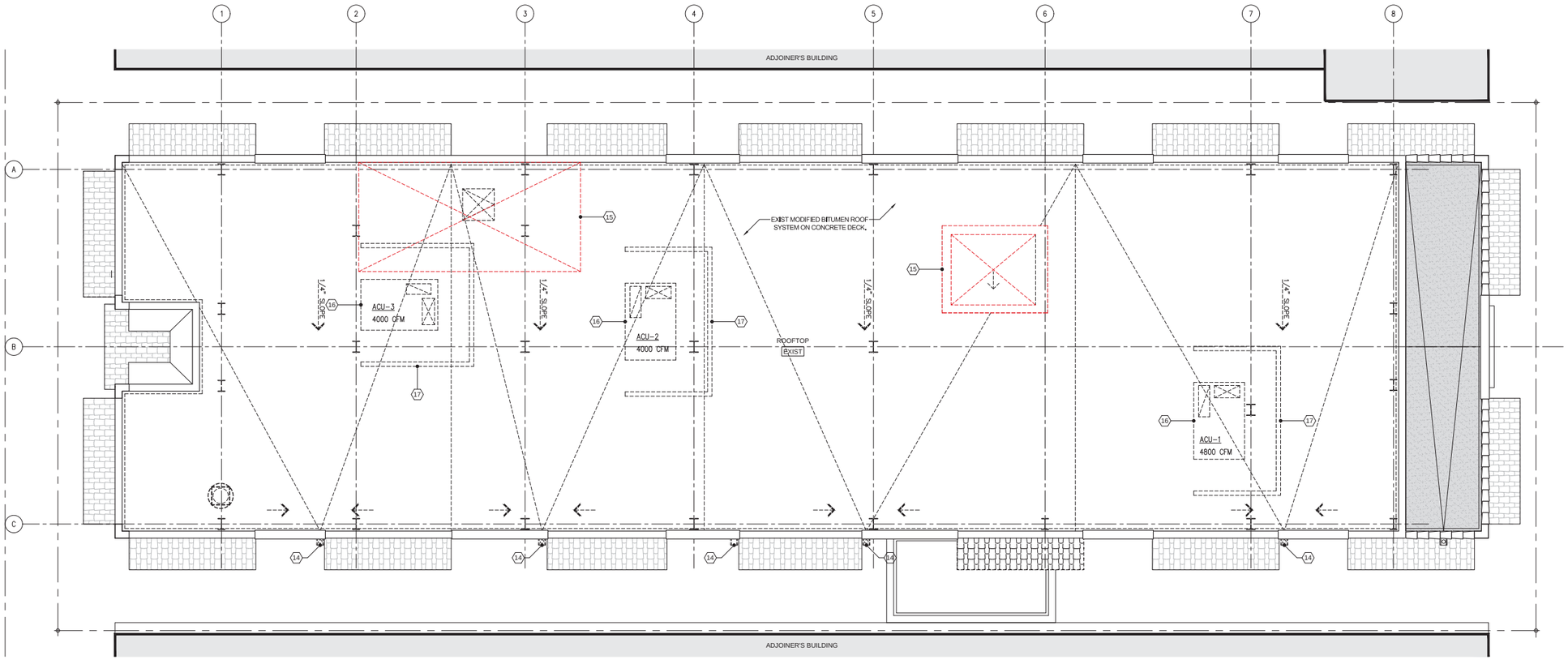
DWG. TITLE
EXISTING - DEMOLITION 2ND FLOOR PLAN

SCALE
AS SHOWN

PROJECT NO.
2023-15

DATE
08-04-2023

SHEET NUMBER
EXIST102



EXISTING / DEMO. ROOF 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 STOREFRONT TO REMAIN
05 REMOVE EXISTING DOORS
06 EXISTING GUARDRAIL AND HANDRAIL TO BE REPLACED
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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

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

CONSULTANT

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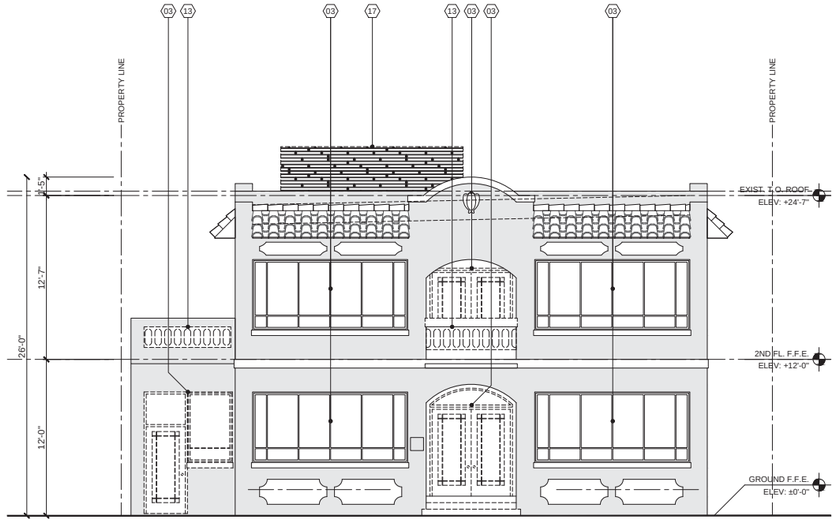
ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ
ARCHITECTURE 8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138.4664
AAC001062 T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015410

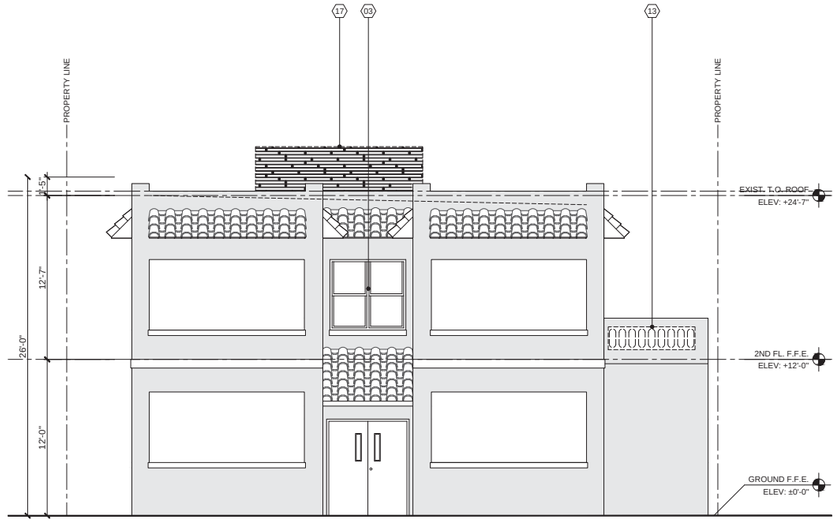
DWG. TITLE	*EXISTING - DEMOLITION ROOF FLOOR PLAN*
SCALE	*AS SHOWN*
PROJECT NO.	*2023-15*
DATE	*08-04-2023*
SHEET NUMBER	*EXIST103*

△ DATE REVISION



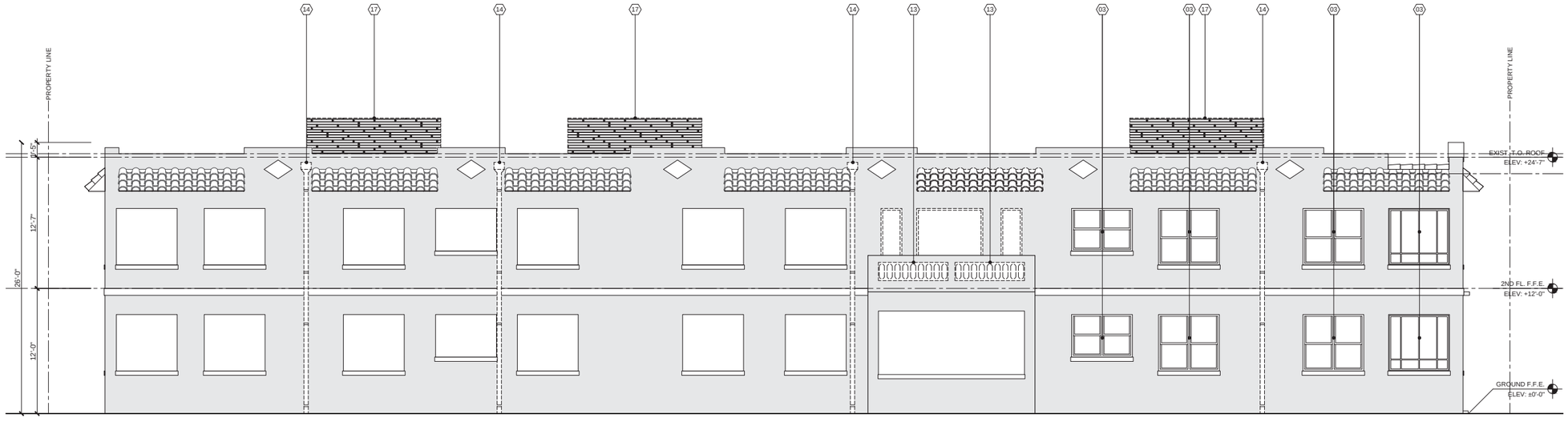
EXIST. / DEMO WEST ELEVATION

SCALE: 3/16" = 1'-0"



EXIST. / DEMO EAST ELEVATION

SCALE: 3/16" = 1'-0"



EXIST. / DEMO SOUTH 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
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- 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

EXISTING TO BE DEMOLISHED/REMOVED

AREA NOT IN SCOPE

CONSULTANT

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624 COLLINS AVE
MIAMI BEACH, FL 33139

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BEILINSON GOMEZ
ARCHITECTURE
AA C001062
JOSE I. GOMEZ
AR 0015416
1101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138.4664
T 305.559.1250 F 305.551.1740

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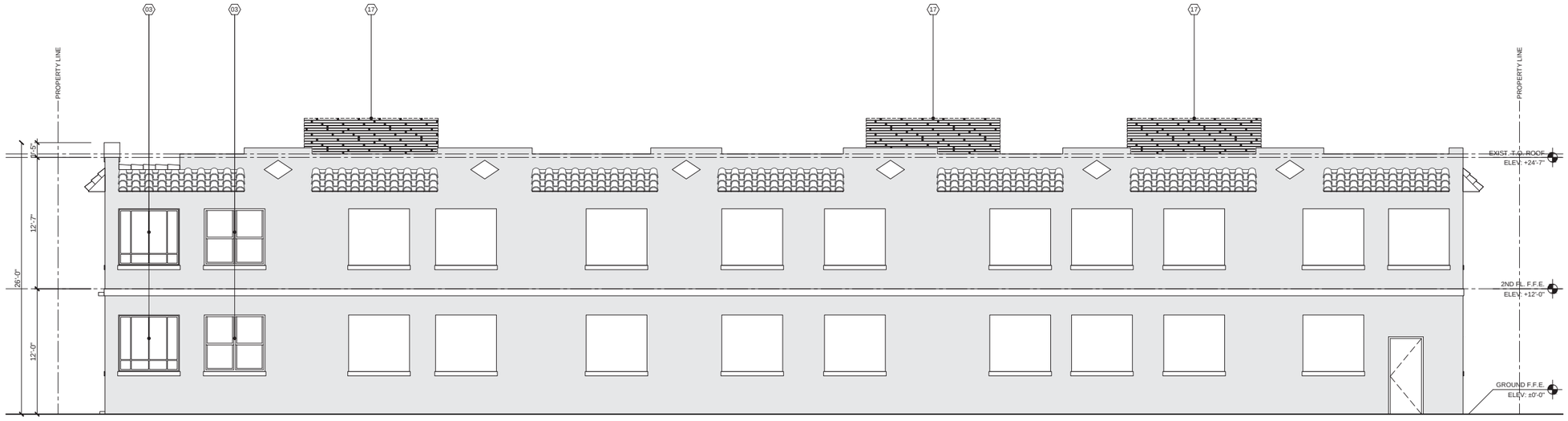
DWG. TITLE
EXISTING - DEMO ELEVATIONS

SCALE
AS SHOWN

PROJECT NO.
2023-15

DATE
08-04-2023

SHEET NUMBER
EXIST104



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
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- 19 EXISTING PLUMBING FIXTURES TO BE REMOVED

EXISTING TO BE DEMOLISHED/REMOVED

AREA NOT IN SCOPE

CONSULTANT

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MIAMI BEACH, FL 33139

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BEILINSON GOMEZ
ARCHITECTURE
AAC001062
101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138.4664
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE

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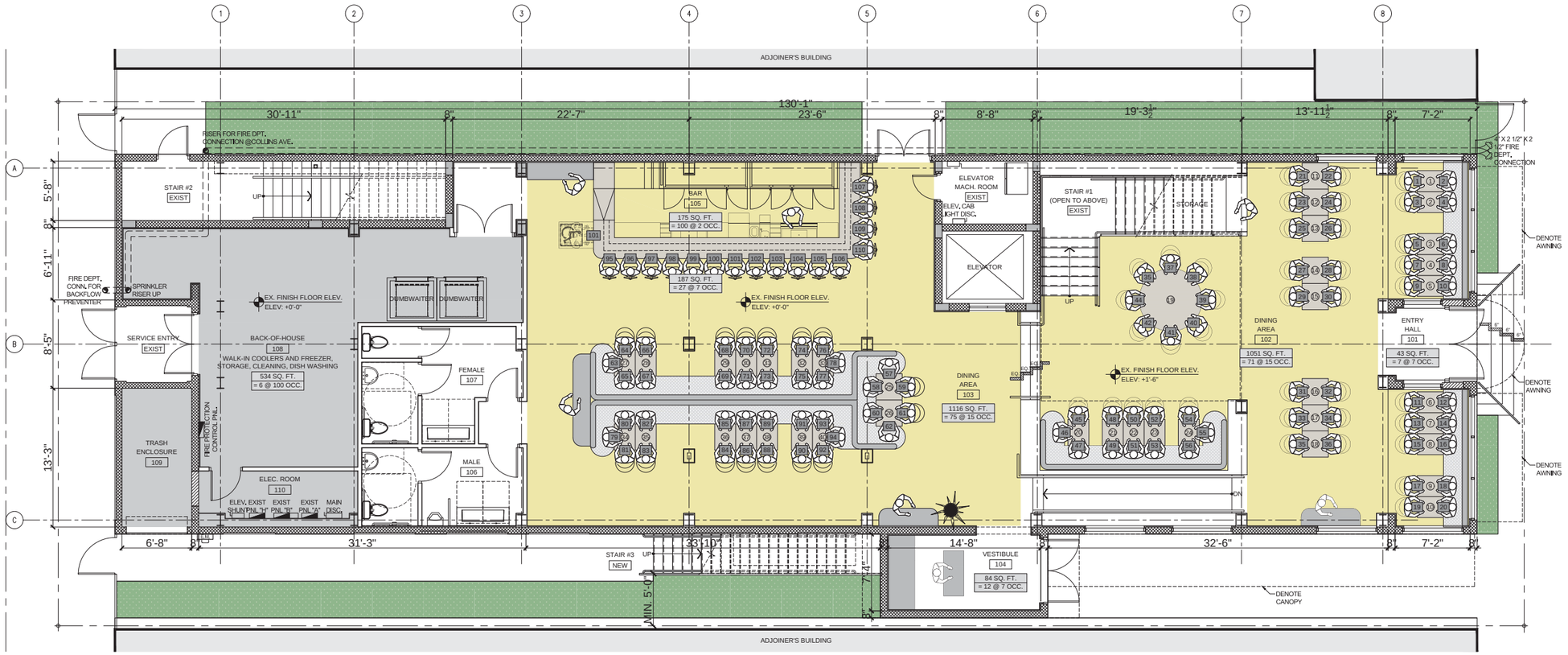
DWG. TITLE
EXISTING - DEMO ELEVATIONS

SCALE
AS SHOWN

PROJECT NO.
2023-15

DATE
08-04-2023

SHEET NUMBER
EXIST105



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 ED TBL. 7.3.1.2 AND 2020 F.B.C. TABLE 1004.1.2 OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD.

ID	ROOM	AREA	FUNCTION	AS PER F.B.C. 2020 OCUPANT LOAD	AS PER F.B.C. 2020 NUMBER OF OCUPANTS	AS PER F.B.C. 2020 TOTAL OF OCUPANTS	AS PER F.F.B.C. 2020 / N.F.P.A 101 2020 OCUPANT LOAD	AS PER F.F.B.C. 2020 / N.F.P.A 101 2020 NUMBER OF OCUPANTS	AS PER F.F.B.C. 2020 / N.F.P.A 101 2020 TOTAL OF OCUPANTS	SEATING COUNT
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	1,116.0 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	-
-	BAR SEATING AREA	187.0 SQ.FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0	16.0
-	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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS					**196.0**			**200.0**	**110.0**
SECOND FLOOR										
201	DINING AREA	2,025.0 SQ.FT.	ASSEMBLY	15	135.0	135.0	15	135.0	135.0	107.0
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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS					**143.0**			**149.0**	**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	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	11.0
-	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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS					**142.0**			**144.0**	**101.0**
	TOTAL PATRONS / OCCUPANTS					**481.0**			**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
- XX — SEAT COUNT
- (XX) — TABLE COUNT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ ARCHITECTS

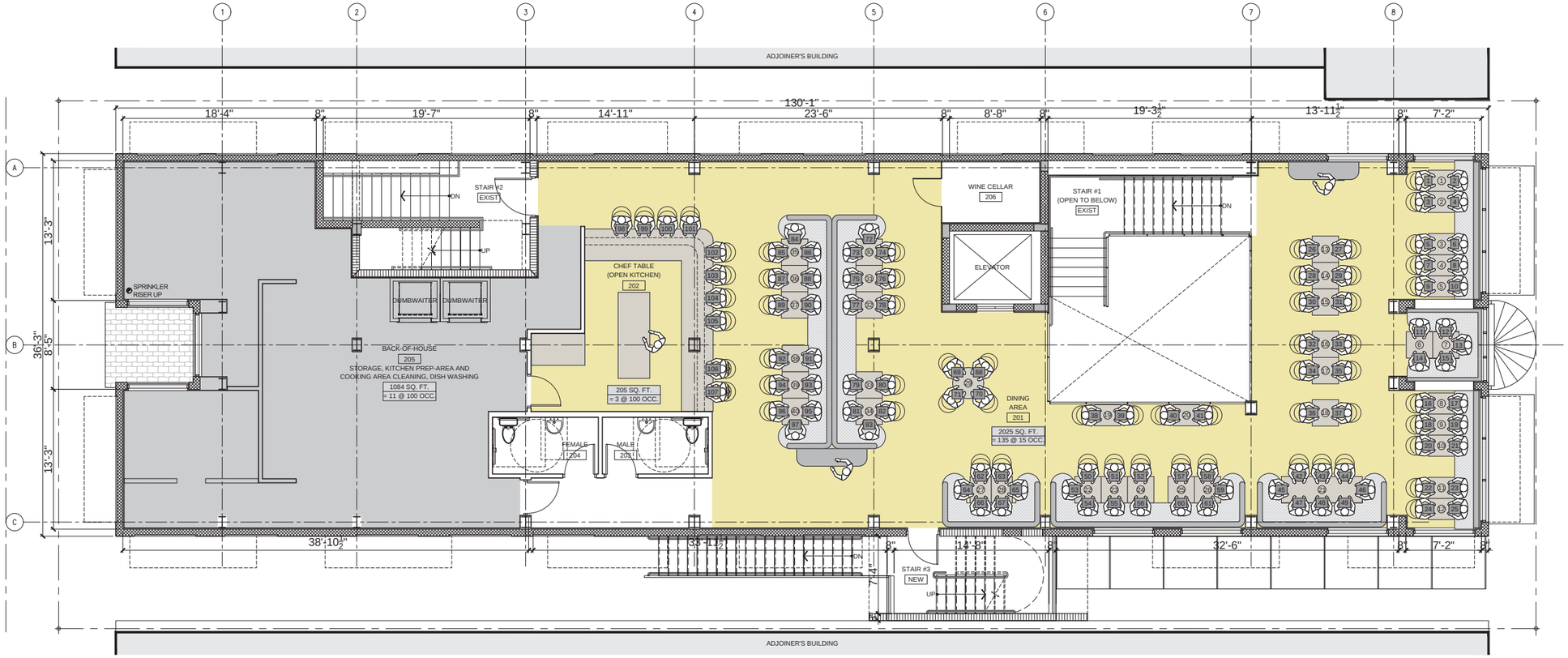
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ARCHITECTURE 8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138.4664 T 305.559.1250 F 305.551.1740
AAC001062
JOSE I. GOMEZ
AR0015416

DATE | REVISION

DWG. TITLE: *PROPOSED GROUND FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-15*
DATE: *08-04-2023*
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 DETERMINED HIGHEST OCCUPANCY LOAD.

ID	ROOM	AREA		FUNCTION	AS PER F.B.C. 2020 OCUPANT LOAD	AS PER F.B.C. 2020 NUMBER OF OCUPANTS	AS PER F.B.C. 2020 TOTAL OF OCUPANTS	AS PER F.F.P.A 101 2020 / N.F.P.A 101 2020 OCUPANT LOAD	AS PER F.F.P.A 101 2020 / N.F.P.A 101 2020 NUMBER OF OCUPANTS	AS PER F.F.P.A 101 2020 / N.F.P.A 101 2020 TOTAL OF OCUPANTS	SEATING COUNT
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	1,116.0	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	-
-	BAR SEATING AREA	187.0	SQ.FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0	16.0
-	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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS						**196.0**			**200.0**	**110.0**
SECOND FLOOR											
201	DINING AREA	2,025.0	SQ.FT.	ASSEMBLY	15	135.0	135.0	15	135.0	135.0	107.0
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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS						**143.0**			**149.0**	**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	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	11.0
-	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.	-	-	-	-	-	-	-	-
	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
- XX — SEAT COUNT
- (XX) — TABLE COUNT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ ARCHITECTURE

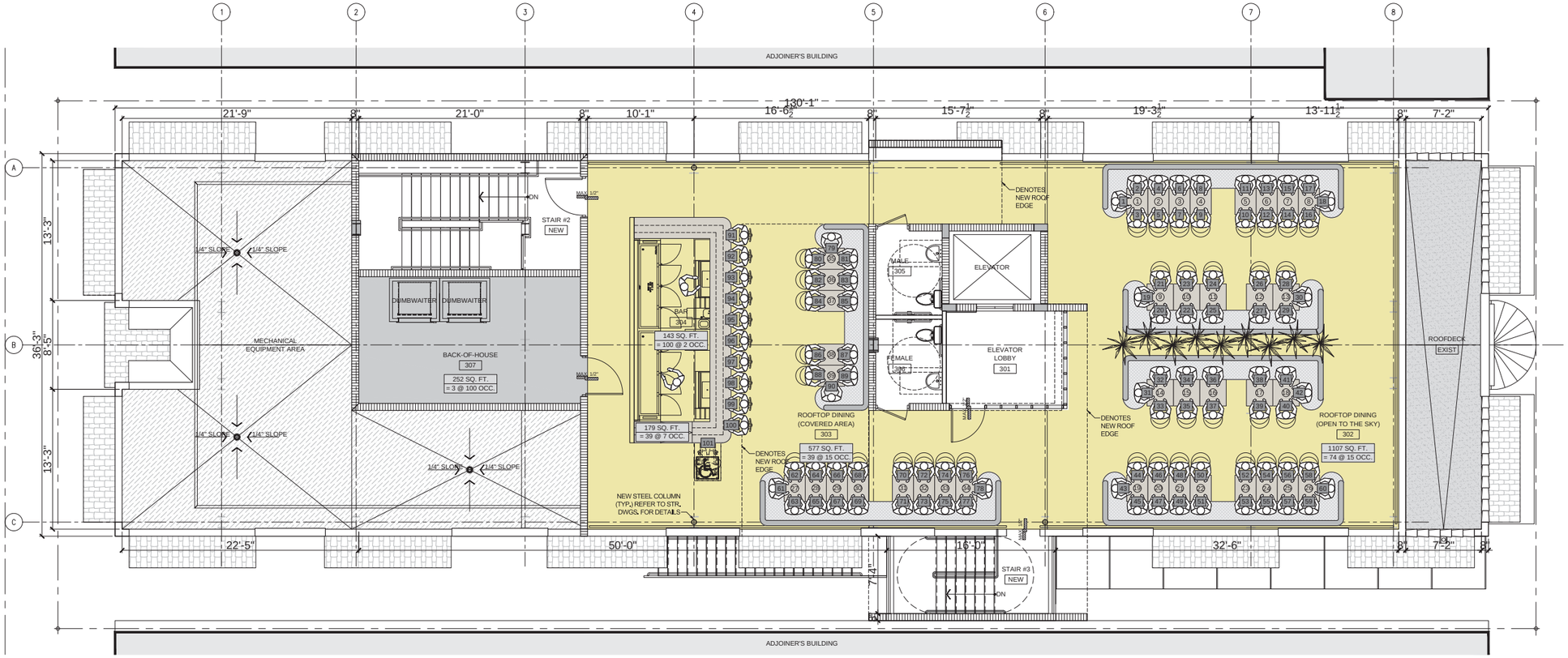
8101 BISCAYNE BLVD, S 309_310
MIAMI FL. 33138-4644
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AA C001062 AR 0015416

CONSULTANT

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△	DATE	REVISION

DWG. TITLE: *PROPOSED 2ND FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-15*
DATE: *08-04-2023*
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 ED TBL. 7.3.1.2 AND 2020 F.B.C. TABLE 1004.1.2 OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD.

ID	ROOM	AREA		FUNCTION	AS PER F.B.C. 2020 OCUPANT LOAD	AS PER F.B.C. 2020 NUMBER OF OCUPANTS	AS PER F.B.C. 2020 TOTAL OF OCUPANTS	AS PER F.F.B.C. 2020 / N.F.P.A 101 2020 OCUPANT LOAD	AS PER F.F.B.C. 2020 / N.F.P.A 101 2020 NUMBER OF OCUPANTS	AS PER F.F.B.C. 2020 / N.F.P.A 101 2020 TOTAL OF OCUPANTS	SEATING COUNT
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	1,116.0	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	-
-	BAR SEATING AREA	187.0	SQ.FT.	ASSEMBLY	7	26.7	27.0	7	26.7	27.0	16.0
-	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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS						**196.0**			**200.0**	**110.0**
SECOND FLOOR											
201	DINING AREA	2,025.0	SQ.FT.	ASSEMBLY	15	135.0	135.0	15	135.0	135.0	107.0
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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS						**143.0**			**149.0**	**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	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	11.0
-	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.	-	-	-	-	-	-	-	-
	SUB-TOTAL PATRONS / OCCUPANTS						**142.0**			**144.0**	**101.0**
	TOTAL PATRONS / OCCUPANTS						**481.0**			**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
- XX — SEAT COUNT
- (XX) — TABLE COUNT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ ARCHITECTURE

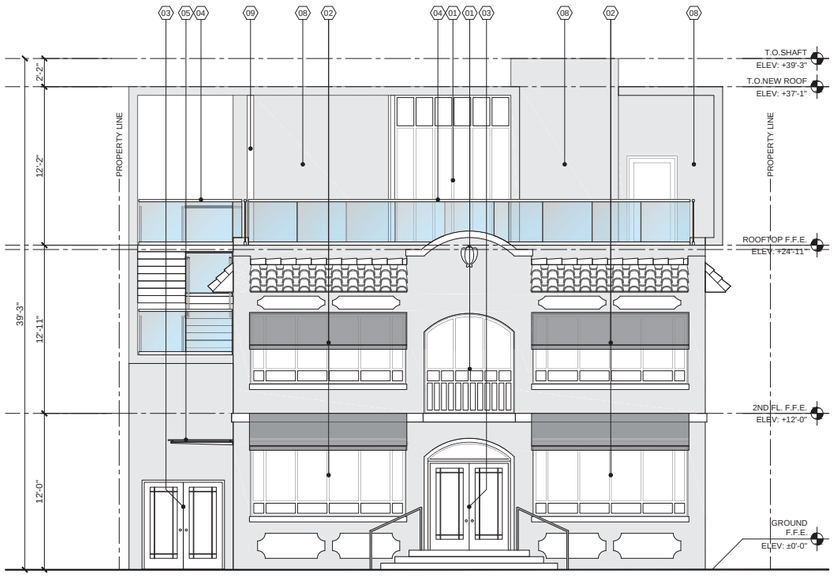
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T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AAC001062 AR0015416

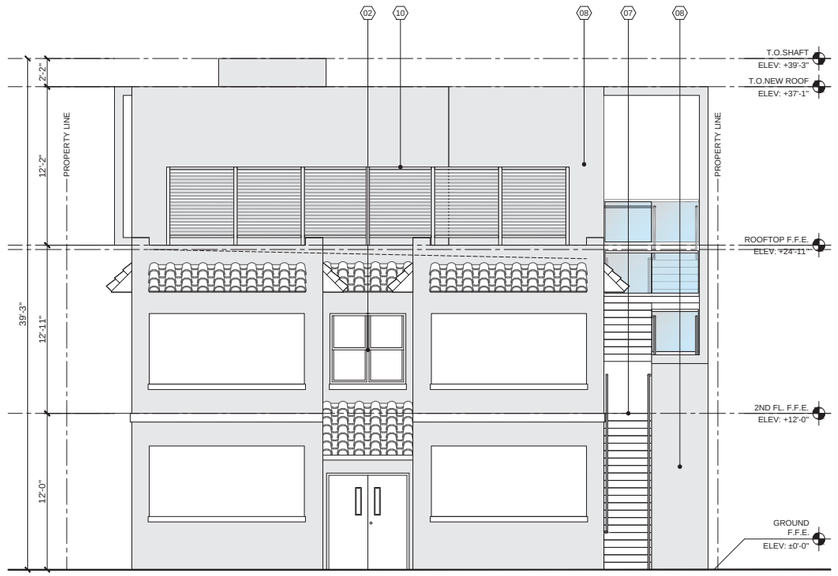
△	DATE	REVISION

DWG. TITLE: *PROPOSED ROOFTOP FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-15*
DATE: *08-04-2023*
SHEET NUMBER: *A103*



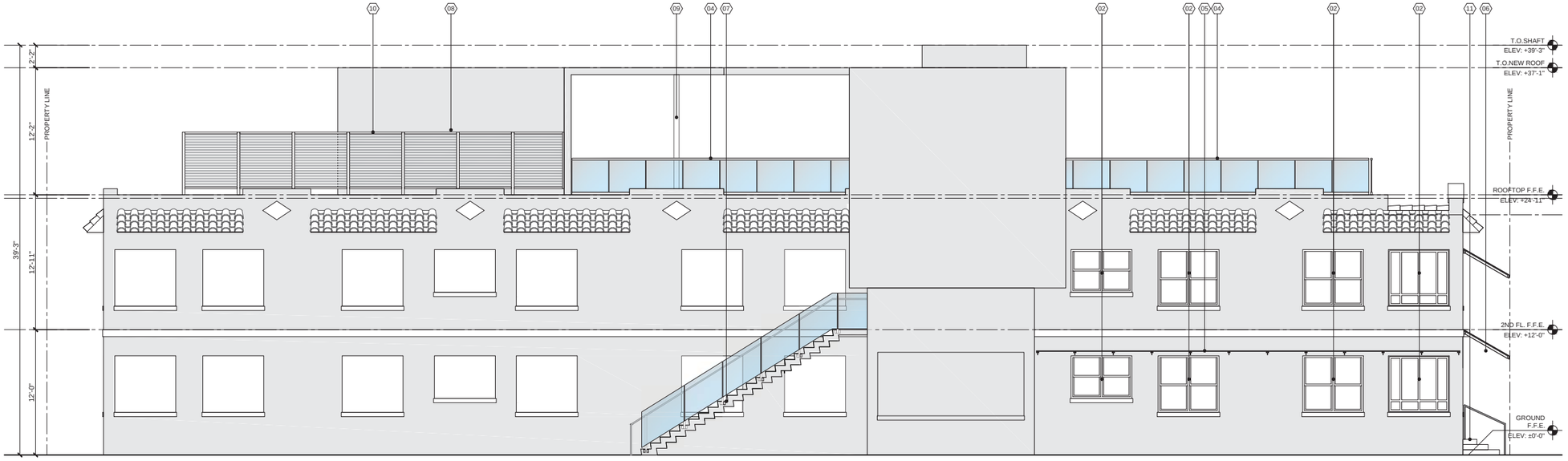
PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

01 NEW IMPACT RESISTANT ALUMINUM STOREFRONT (FINISH TO MATCH EXISTING).

02 EXISTING STOREFRONT AND WINDOWS TO REMAIN.

03 NEW IMPACT RESISTANT ALUMINUM DOOR (FINISH TO MATCH EXISTING).

04 NEW 42" HEIGHT GLASS GUARDRAIL.

05 NEW GLASS AWNING WITH ALUMINUM BRACKET ATTACHED TO THE WALLS.

06 NEW SHADE AWNING AT GROUND FLOOR FRONT WINDOW AND ENTRANCE.

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 NEW CONCRETE STEP AT FRONT ENTRANCE.

12 EXISTING EXIT DOOR FROM STAIRCASE TO REMAIN (REFER TO FLOOR PLAN).

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ISABELLE'S RESTAURANT

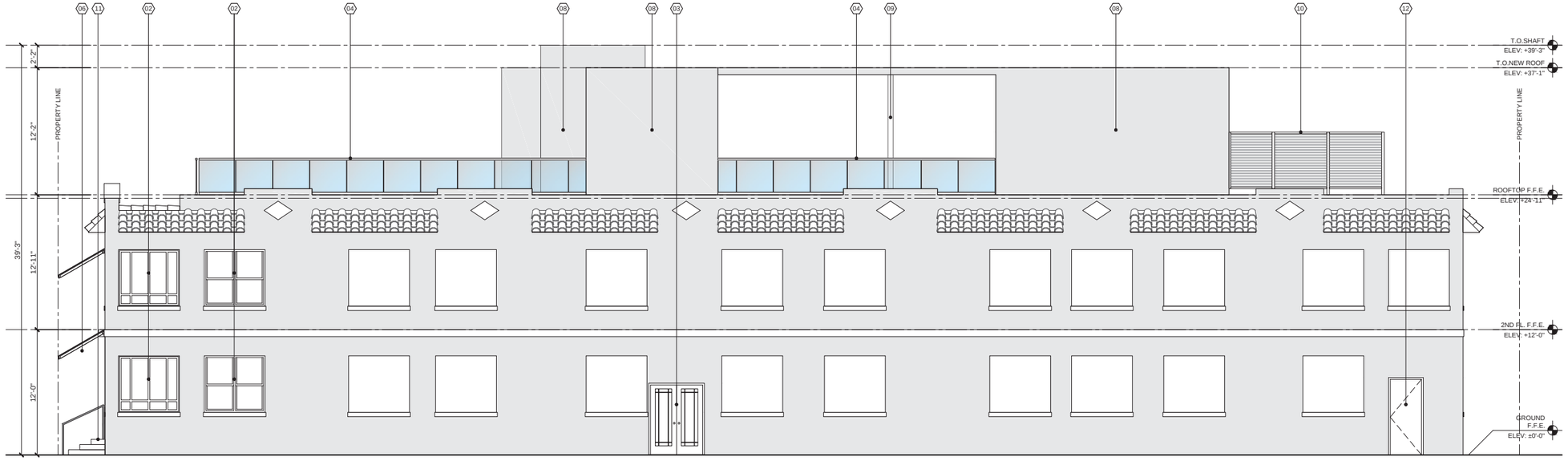
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BEILINSON GOMEZ ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD, S 309_310 MIAMI, FL 33138-4654
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015410

△	DATE	REVISION

DWG. TITLE: *PROPOSED ELEVATIONS*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-15*
DATE: *08-04-2023*
SHEET NUMBER: *A104*



LEGEND

01 NEW IMPACT RESISTANT ALUMINUM STOREFRONT (FINISH TO MATCH EXISTING).
02 EXISTING STOREFRONT AND WINDOWS TO REMAIN.
03 NEW IMPACT RESISTANT ALUMINUM DOOR (FINISH TO MATCH EXISTING).
04 NEW 42" HEIGHT GLASS GUARDRAIL.
05 NEW GLASS AWNING WITH ALUMINUM BRACKET ATTACHED TO THE WALLS.
06 NEW SHADE AWNING AT GROUND FLOOR FRONT WINDOW AND ENTRANCE.
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 NEW CONCRETE STEP AT FRONT ENTRANCE.
12 EXISTING EXIT DOOR FROM STAIRCASE TO REMAIN (REFER TO FLOOR PLAN).

PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

CONSULTANT

ISABELLE'S RESTAURANT

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BEILINSON GOMEZ
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD, S 309_310
MIAMI, FL 33138-4654
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015410

DATE	REVISION

DWG. TITLE
PROPOSED ELEVATIONS
SCALE
AS SHOWN
PROJECT NO.
2023-15
DATE
08-04-2023
SHEET NUMBER
A105





KEY LOCATION MAP

A1 RENDERING

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ISABELLE'S RESTAURANT

624 COLLINS AVE
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BEILINSON GOMEZ ARCHITECTURE

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ARCHITECTURE 8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138.4664
AAC001062 T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015410

DATE	REVISION

DWG. TITLE: *RENDERING*
SCALE: *N.T.S.*
PROJECT NO.: *2023-15*
DATE: *08-04-2023*
SHEET NUMBER: *R001*



A1 ROOFTOP RENDERING



A5 AERIAL VIEW RENDERING

CONSULTANT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ ARCHITECTURE

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DATE | REVISION

DWG. TITLE: *RENDERING*
SCALE: *N.T.S.*
PROJECT NO.: *2023-15*
DATE: *08-04-2023*
SHEET NUMBER: *R002*



A1 ROOFTOP BAR RENDERING



A5 ROOFTOP AERIAL VIEW RENDERING

CONSULTANT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

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BEILINSON GOMEZ
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138 4664
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015410

DATE	REVISION

DWG. TITLE
RENDERING

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N.T.S.

PROJECT NO.
2023-15

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