

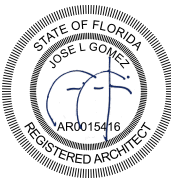


FINAL SUBMITTAL
DATE: 08/28/2023
FILE NUMBER: PB23-0621
SCOPE OF WORK: NEW RESTAURANT IN
AN EXISTING TWO STORIES BUILDING
(AND ROOFTOP) LOCATED AT 624
COLLINS AVE. MIAMI BEACH, FL. 33139

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

BEILINSON
GOMEZ

ARCHITECTURE



Digitally signed
by Jose L
Gomez
Date:
2023.08.25
17:58:40 -04'00'

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

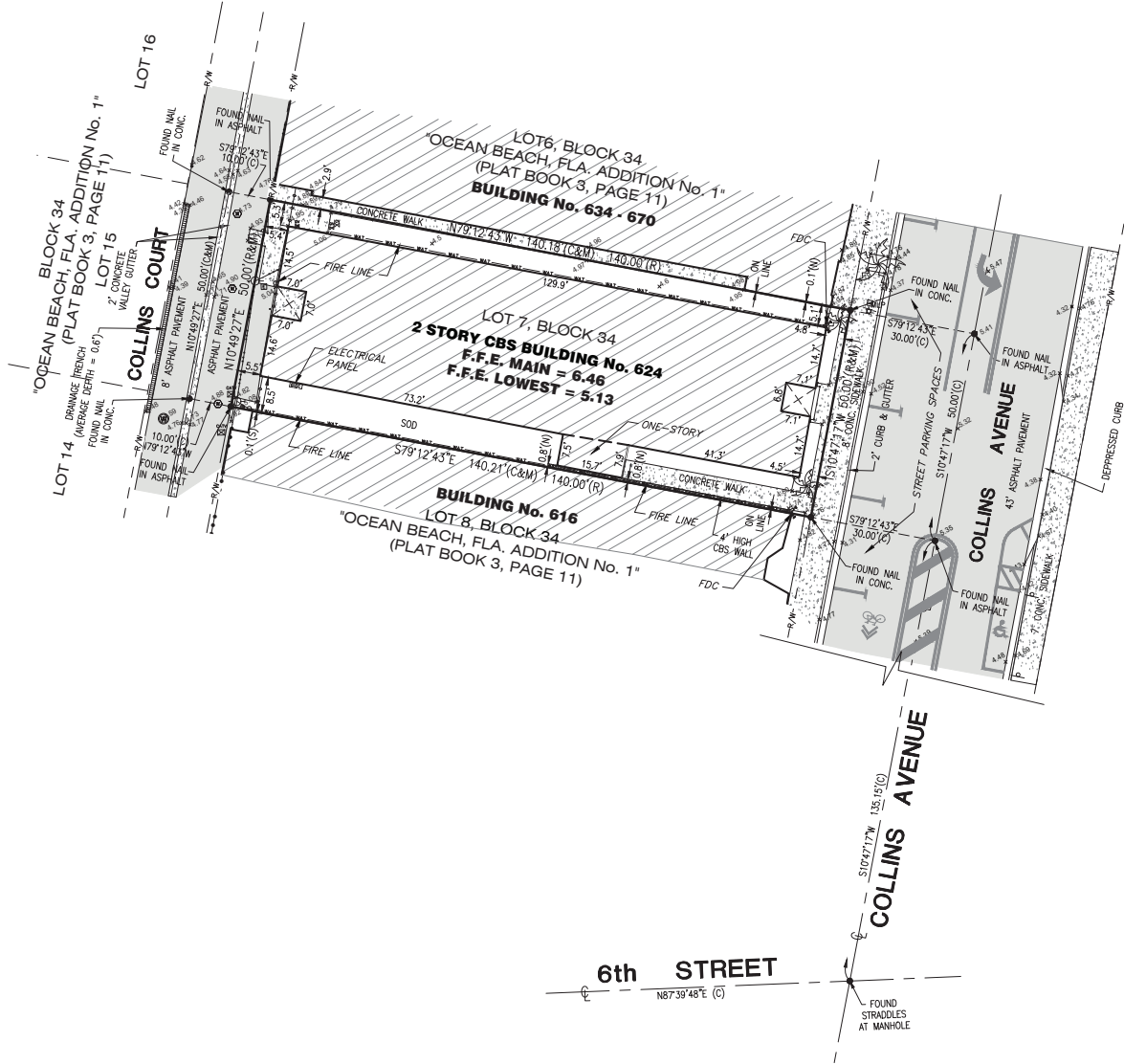
MAP OF BOUNDARY SURVEY

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

SECTION 3 - TOWNSHIP 54 SOUTH - RANGE 42 EAST



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
PLAT BOOK	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
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
⊕	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
⊕	PROPERTY LINE
⊕	RIGHT-WAY-LINE
⊕	EASEMENT LINE
⊕	X-UTL-DRAIN
⊕	X-UTL-SANT
⊕	OVERHEAD UTILITY LINE
⊕	EXISTING ELEVATION
⊕	GRAVEL
⊕	BRICK
⊕	BUILDING HATCH
⊕	CONCRETE
⊕	TILE
⊕	ASPHALT PAVEMENT
⊕	HANDICAP TACTILE STRIP



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.



LOCATION MAP
NOT TO SCALE

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.

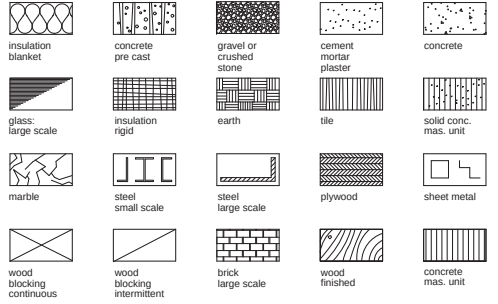
REVISIONS	
6	
5	
4	
3	
2	
1	

Field Book:	FILE
DRAWN BY:	JS
TECH BY:	RI
QA/QC BY:	JS
Job No.:	23071
1/1	

ABBREVIATIONS

A	ACOUS. A.C. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXP0. EXP. EXPANSION EXTERIOR
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. F.PRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET
G	G.A. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GA. GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
J	JAN. JST. JT.	JANITOR JOIST JOINT
K	KIT.	KITCHEN
L	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE
Q	Q.T.	QUARRY TILE
R	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
S	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. SPEC. SQ. S.S.T. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
W	W. WT. W/ W.C. WD. W/O WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

MATERIAL 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

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

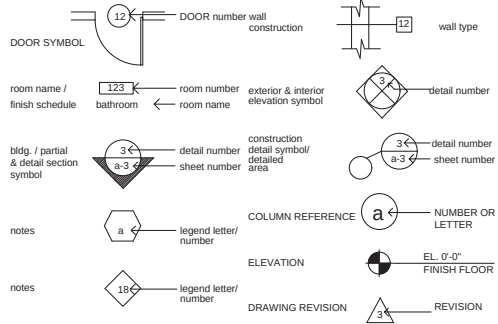
STRUCTURAL ENGINEER:
YOUSSEF HACHEM CONSULTING ENG.
YOUSSEF HACHEM PE43302
99 NW 27 AVE
MIAMI, FL 33125
TEL: (305) 969.9423 FAX: (305) 969.9453

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

PROJECT INFORMATION

SCOPE OF WORK / USE AND OCCUPANCY	
NEW RESTAURANT WITH ROOFTOP AT EXISTING TWO (2) 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	

SYMBOL LEGEND



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)

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A-002	ZONING INFORMATION (ZONING DATA SHEET)
A-003	CONTEXT AND VICINITY LOCATION MAPS
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A-100	SITE PLAN
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PH002	EXISTING (BLDG.) INTERIOR PHOTOGRAPHS
PH003	CONTEXT PHOTOGRAPHS
PH004	CONTEXT PHOTOGRAPHS
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EXIST-102	EXISTING - DEMOLITION 2ND FLOOR PLAN
EXIST-103	EXISTING - DEMOLITION ROOF FLOOR PLAN
EXIST-104	EXISTING - DEMOLITION ELEVATIONS PLAN
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A-102	PROPOSED 2ND FLOOR PLAN
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A-105	PROPOSED ELEVATIONS
R-001	RENDERING
R-002	RENDERING
R-003	RENDERING

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 Accessory 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	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				

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139



8101 BISCAYNE BLVD. S 309, 310
MIAMI, FL 33138 - 4634
T 305.559.1250 F 305.551.1740
A0001062 R0019417

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



A1 AERIAL CONTEXT LOCATION MAP



A4 ENLARGED AERIAL VICINITY CONTEXT MAP

ISABELLE'S RESTAURANT

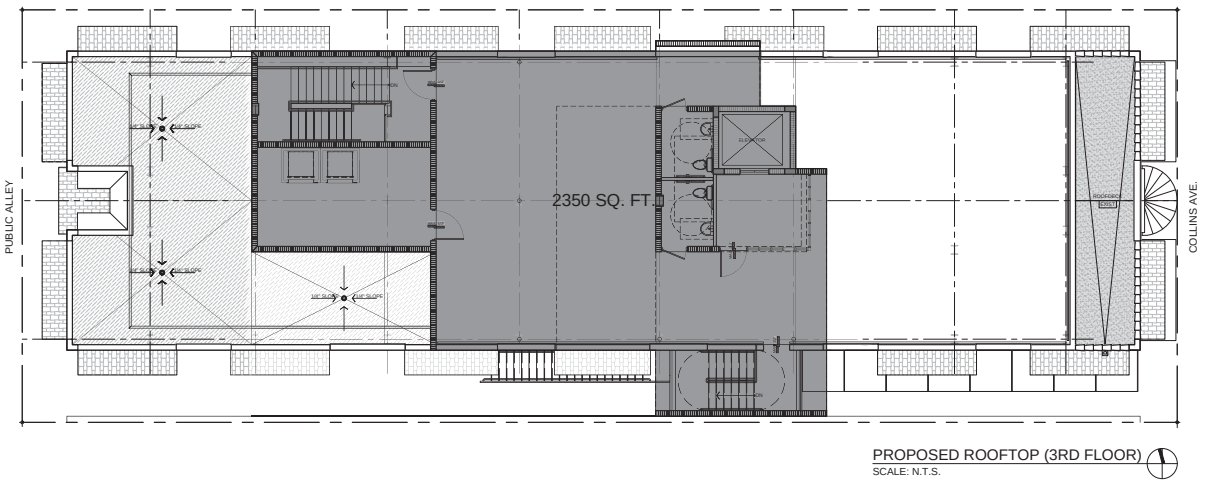
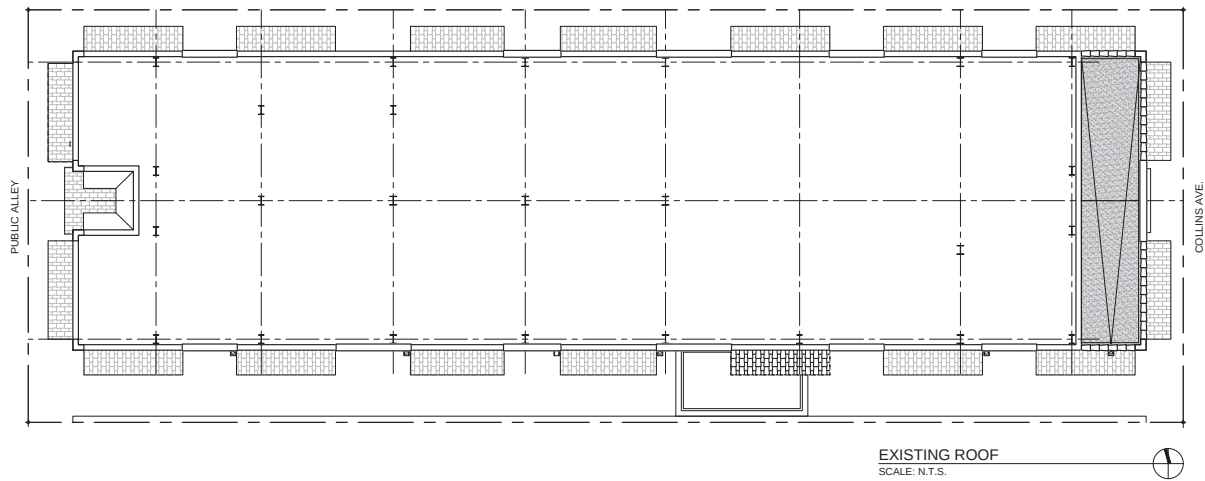
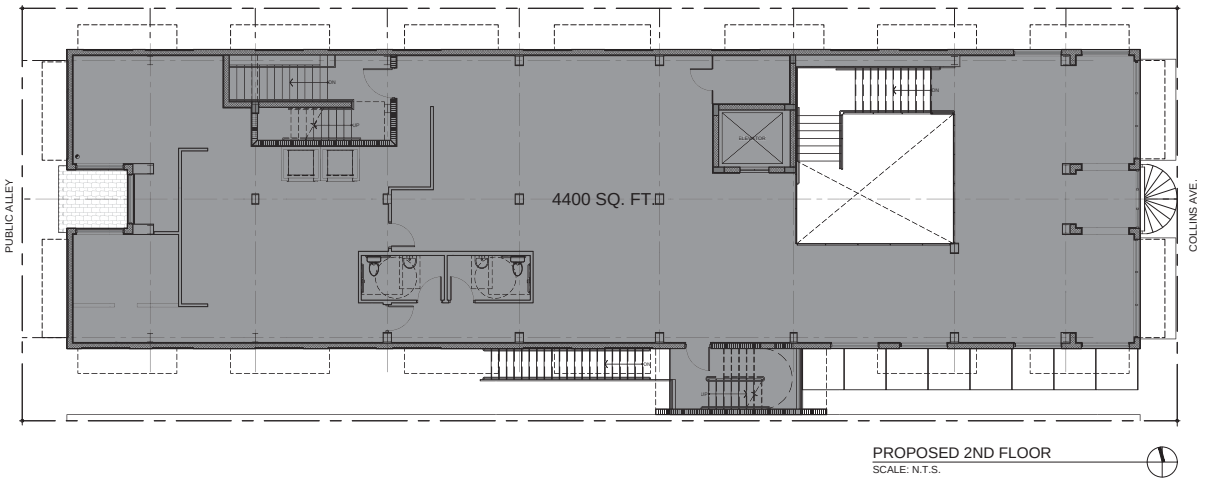
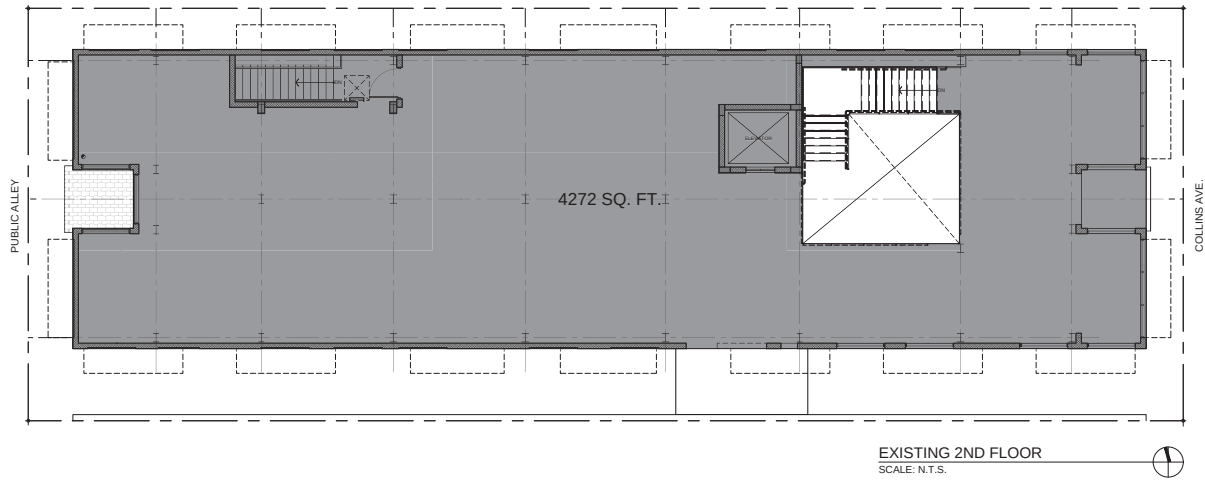
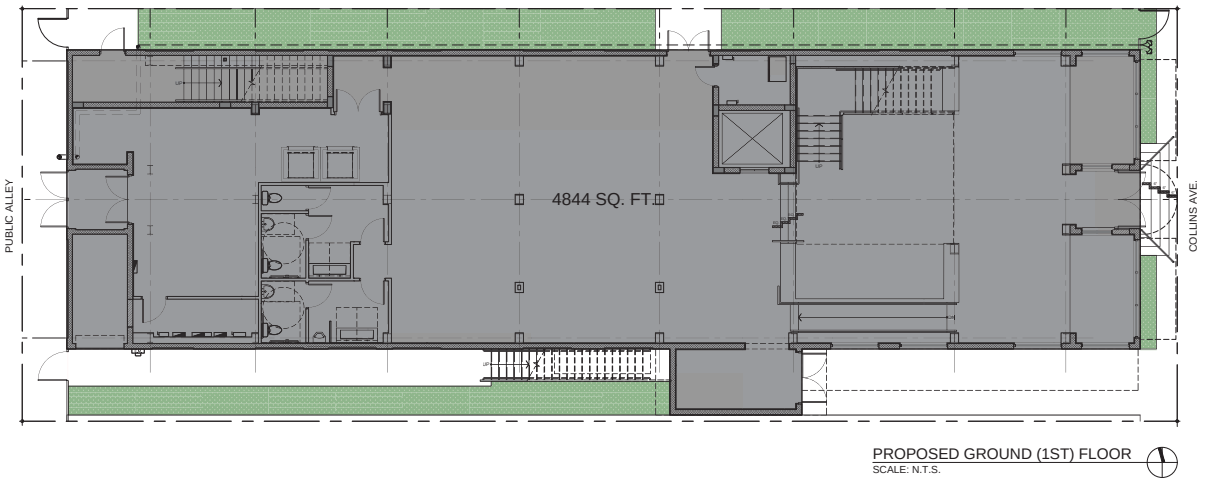
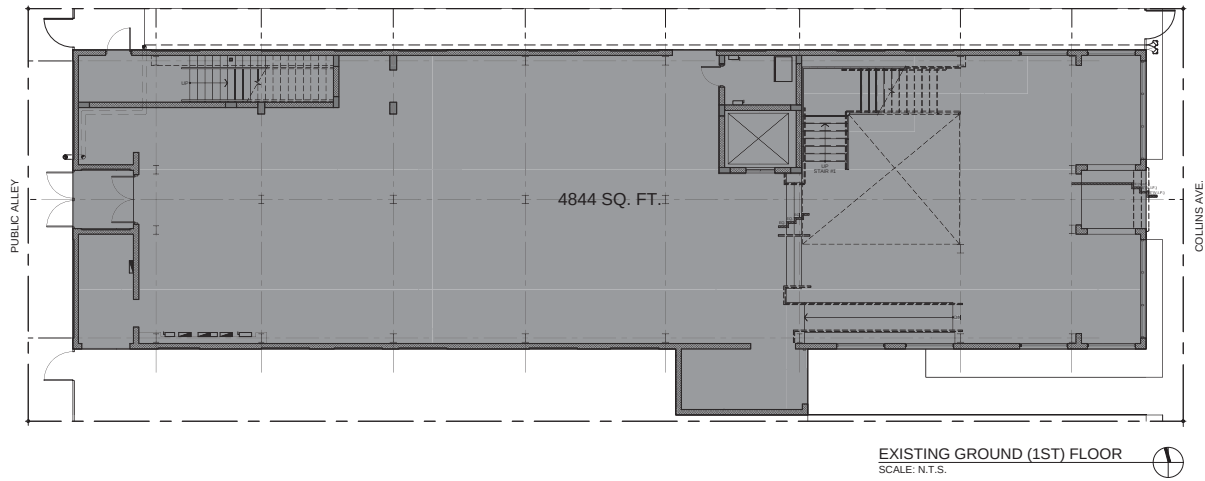
624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE
A0001062

ROSE L. GOMEZ

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

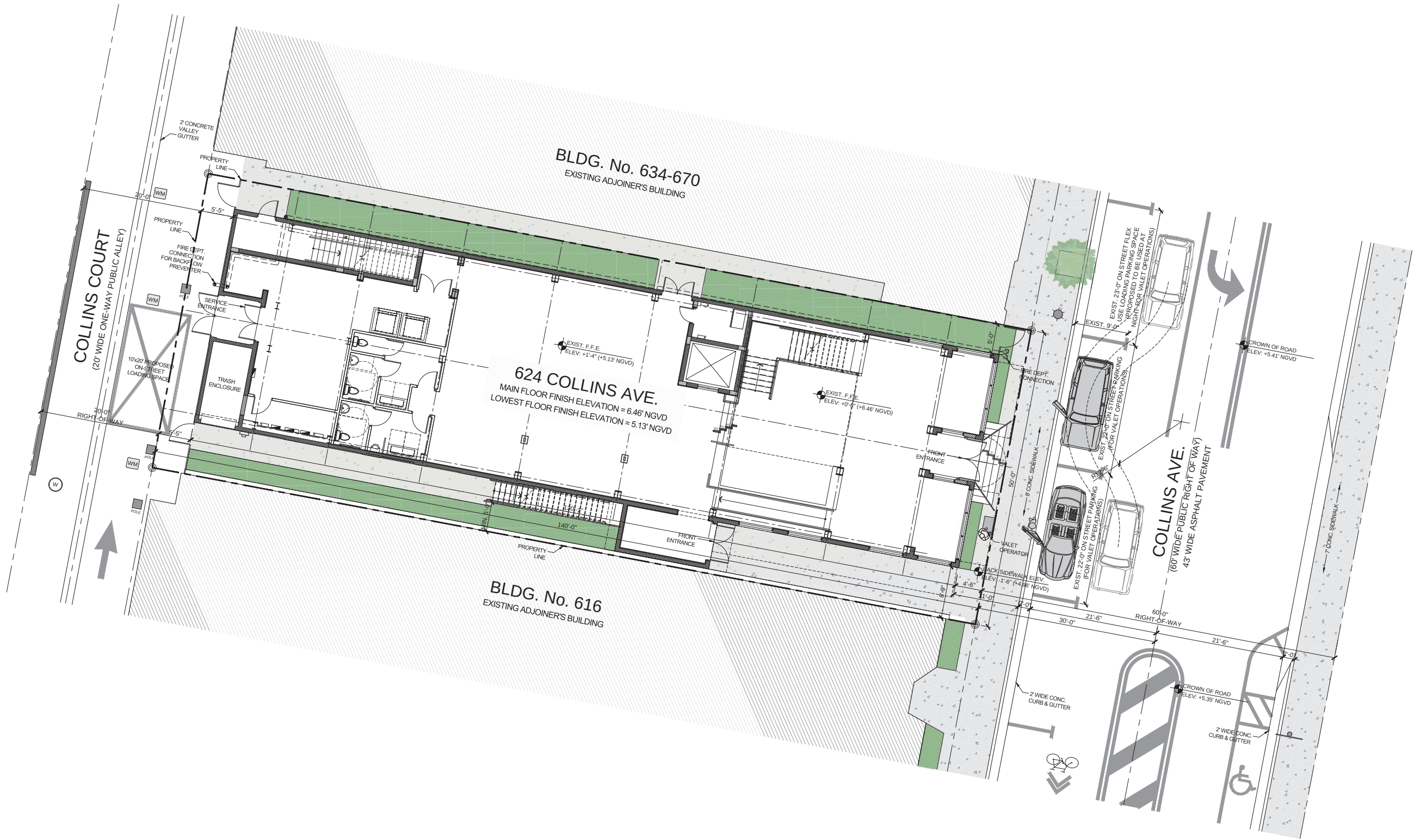


ISABELLE'S RESTAURANT
624 COLLINS AVE
MIAMI BEACH, FL 33139



BEILINSON GOMEZ ARCHITECTURE
A0001062
8101 BISCAYNE BLVD. S 309, 310
MIAMI, FL 33138-4634
T 305.559.1250 F 305.551.1740

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



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

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

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

DATE REVISION

A100



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

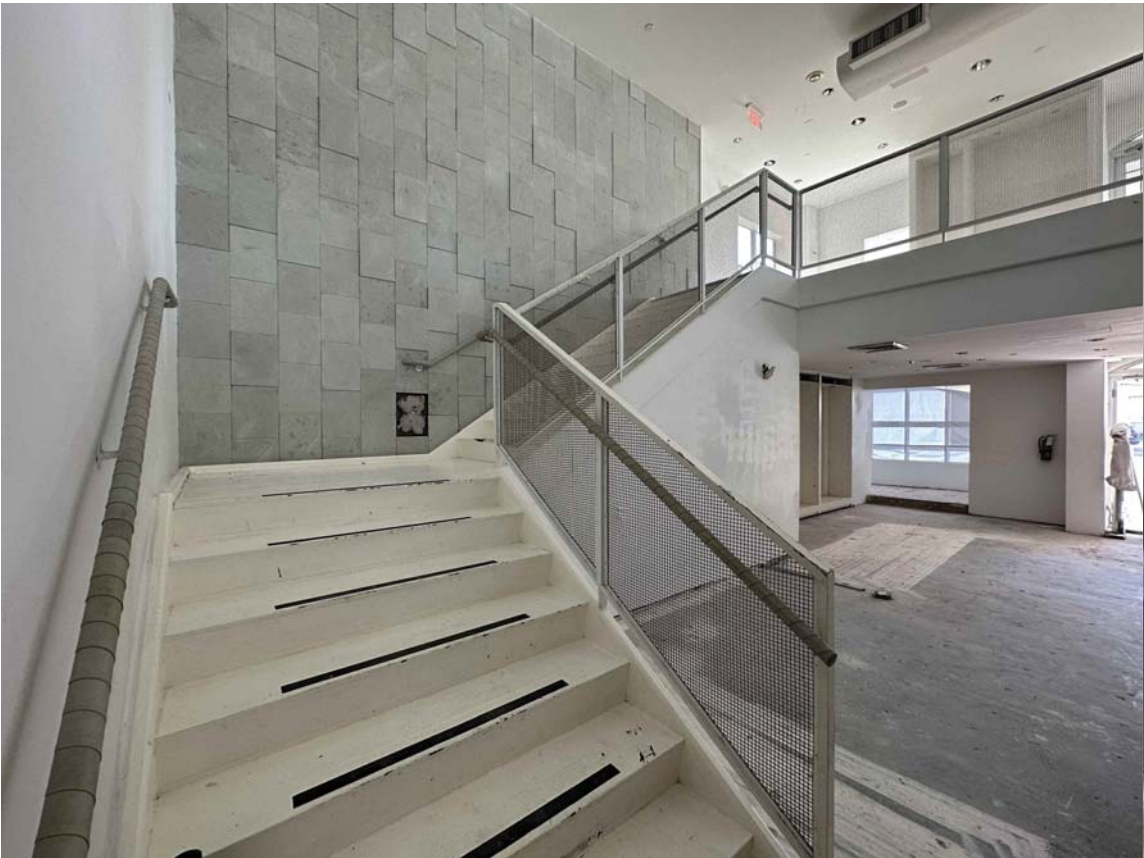


A1 NORTHERN BUILDING FACADE (PUBLIC GARAGE/COMMERCIAL BLDG. ADJACENT TO THE LEFT)
PHOTO TAKEN: 06-20-2023



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





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



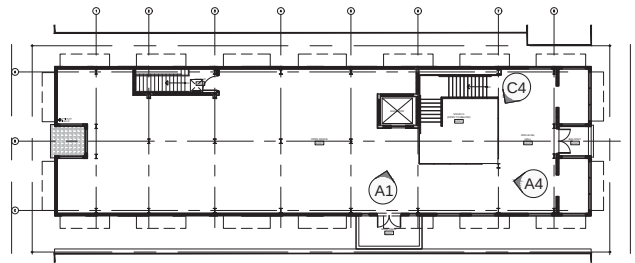
C4 INTERIOR OF THE BUILDING: VIEW TO THE MAIN HALL FROM THE 2ND FLOOR LEVEL
PHOTO TAKEN: 06-20-2023



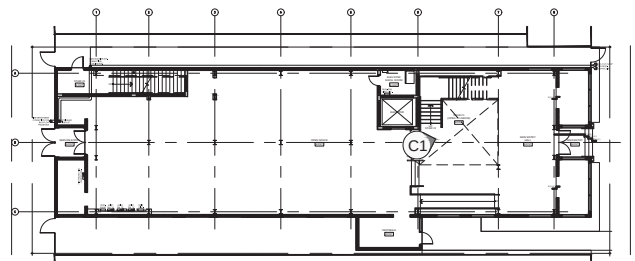
A1 INTERIOR OF THE BUILDING: VIEW TO ELEVATOR LOBBY AT 2ND FLOOR LEVEL.
PHOTO TAKEN: 06-20-2023



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



SECOND FLOOR



GROUND (1ST) FLOOR

KEY LOCATION PLANS



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



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A R 0 0 1 9 4 1 6

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

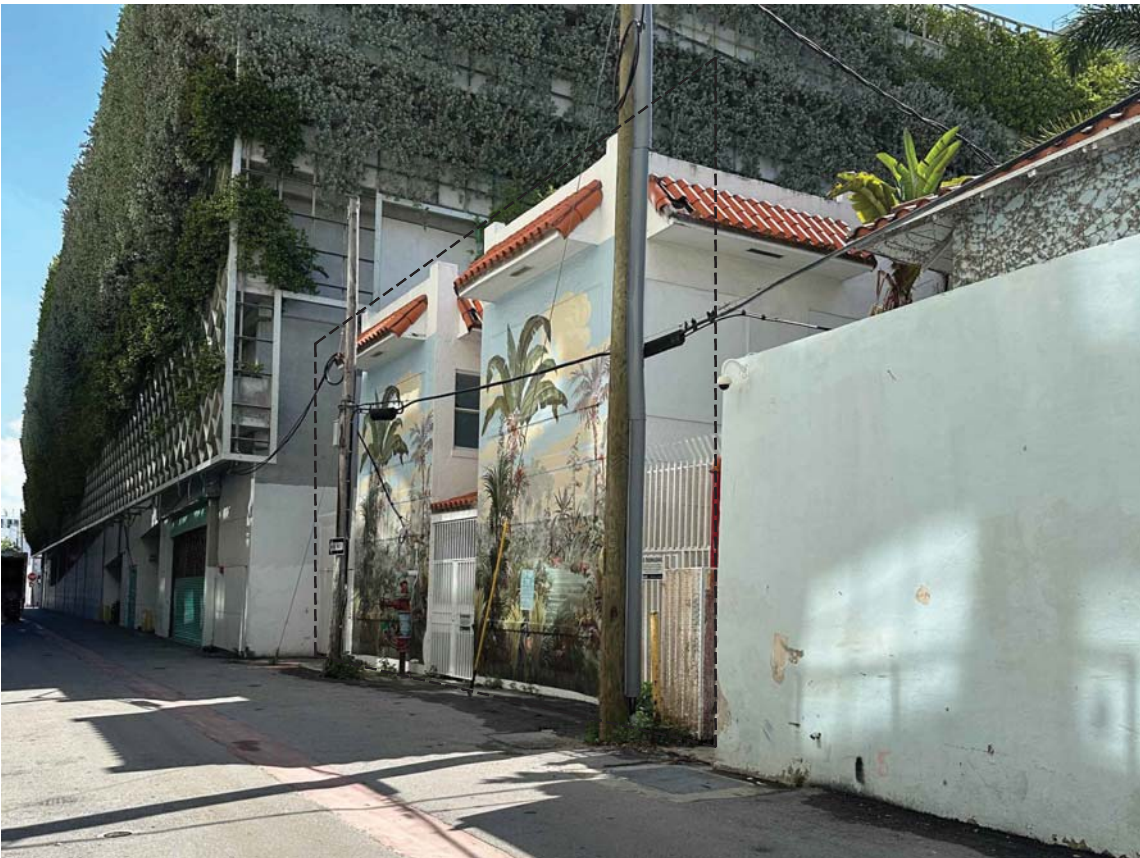
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C1 VIEW FROM THE BUILDING ROOFTOP TOWARDS THE INTERCEPTION OF COLLINS AVE. AND 6TH STREET
PHOTO TAKEN: 06-20-2023



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



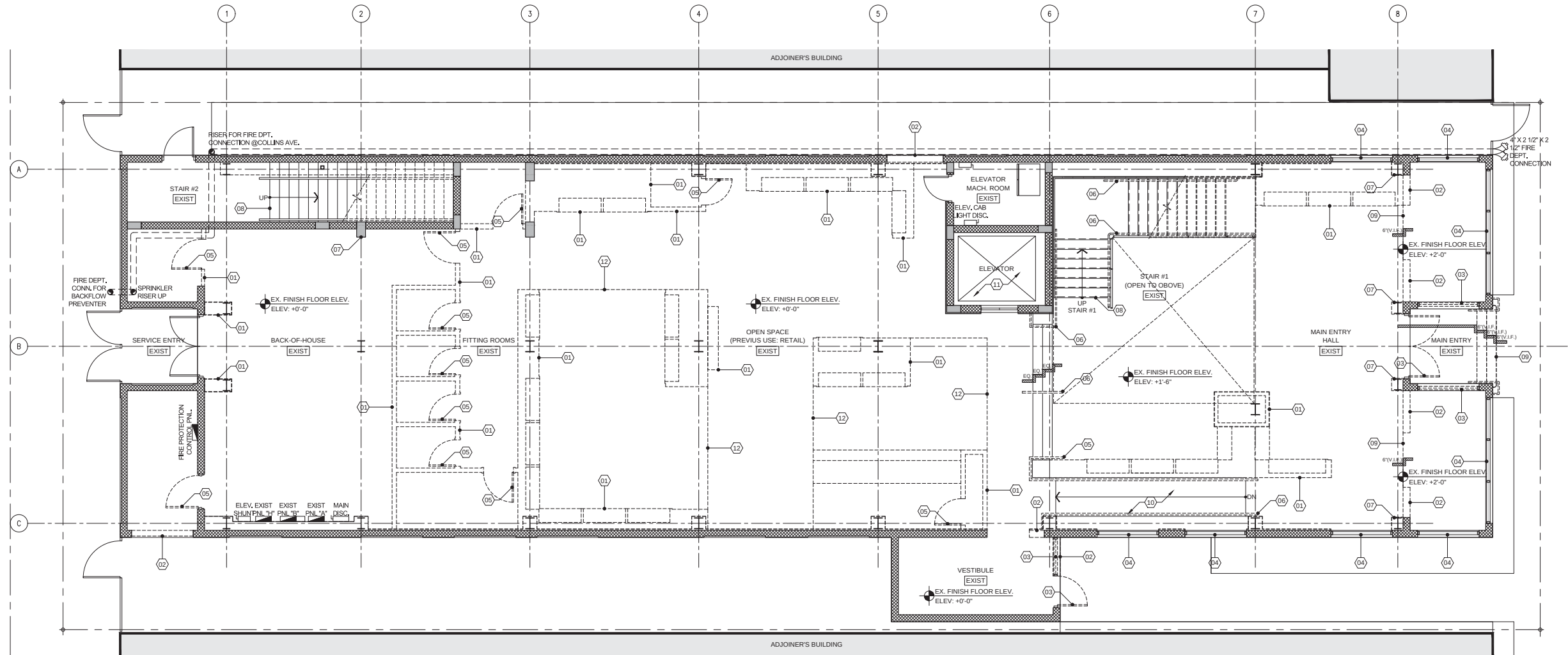
A1 VIEW TO THE REAR OF THE BUILDING FROM THE ALLEY
PHOTO TAKEN: 06-20-2023



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



KEY LOCATION MAP



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)
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- 14 EXISTING SCUPPERS AND DOWNSPOUT TO BE REMOVED
- 15 PORTION OF EXISTING ROOF CONCRETE DECK TO REMAIN 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:

- 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:
 - PROTECTION OF EXISTING WORK TO REMAIN.
 - TEMPORARY BARRICADES.
 - REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED.
 - REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AS INDICATED.
 - DEBRIS REMOVAL.
- GENERAL REQUIREMENTS:
 - 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.
 - 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.
 - CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE/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.
 - 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.
 - UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ADJUTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH

- EXISTING SURFACES TO REMAIN, NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
- F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
- G. REMOVED MATERIALS AND OTHER DEBRIS:
 - ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
 - DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
 - LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
- H. 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.
- I. 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 109 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:
- 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.
 - 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.
 - 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.
- ANY FIRE OR FIRE/SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.
 - 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:
- ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPICE BOXES, WIRING AND DEVICES SHALL REMAIN.
 - 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.
 - ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.
 - 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.
 - 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.
 - 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.
 - ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE

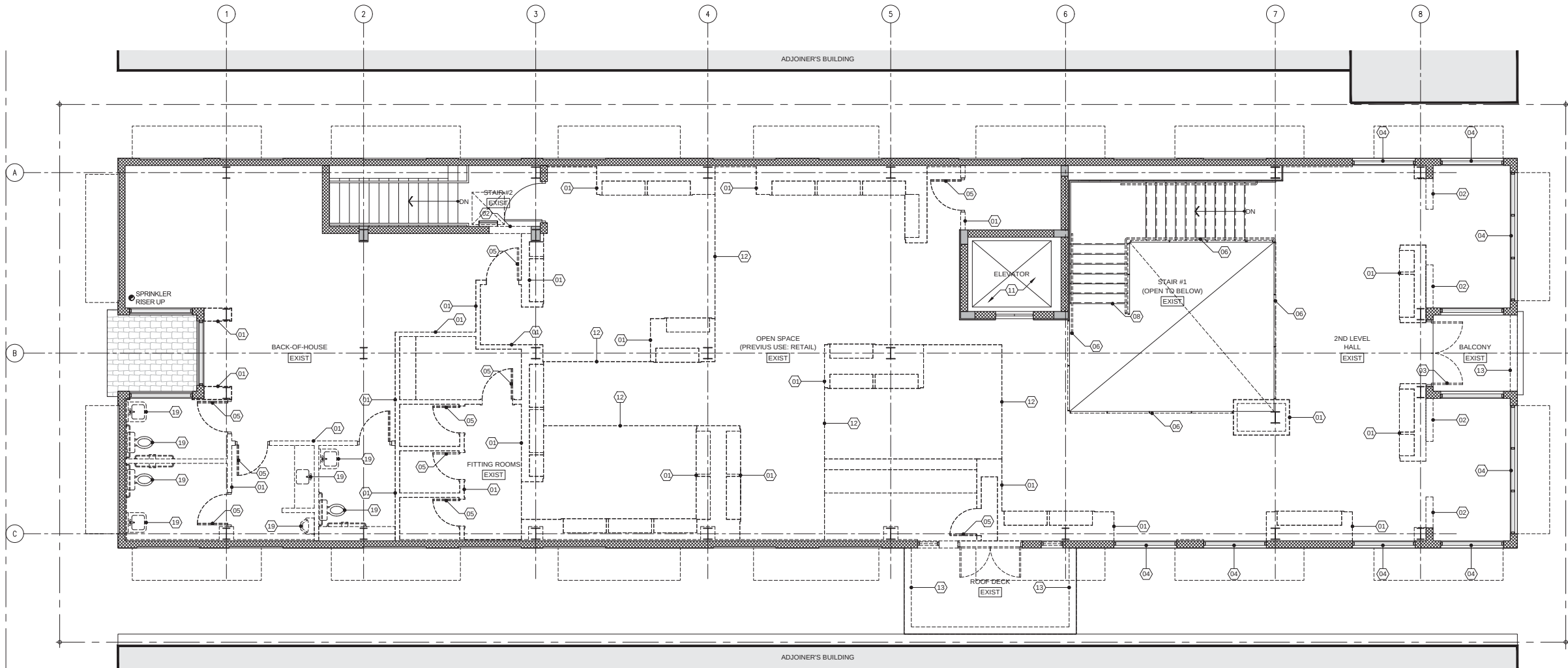
- PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.
- UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.
 - REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

- PLUMBING:
- ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
 - 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.
 - 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.
 - 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.
 - 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.
 - ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.

- FIRE SPRINKLER SYSTEM:
- 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.
- UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
 - 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:
- MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
 - ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
 - 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.
 - ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
 - ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
 - 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.
 - 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.



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

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 - 03 EXISTING STOREFRONT (INCLUDING DOORS) TO BE REMOVED
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 - EXISTING TO REMAIN
 - EXISTING TO BE DEMOLISHED/REMOVED
 - AREA NOT IN SCOPE
 - STAIR/RAMP DIRECTION

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BEILINSON
GOMEZ

ARCHITECTURE

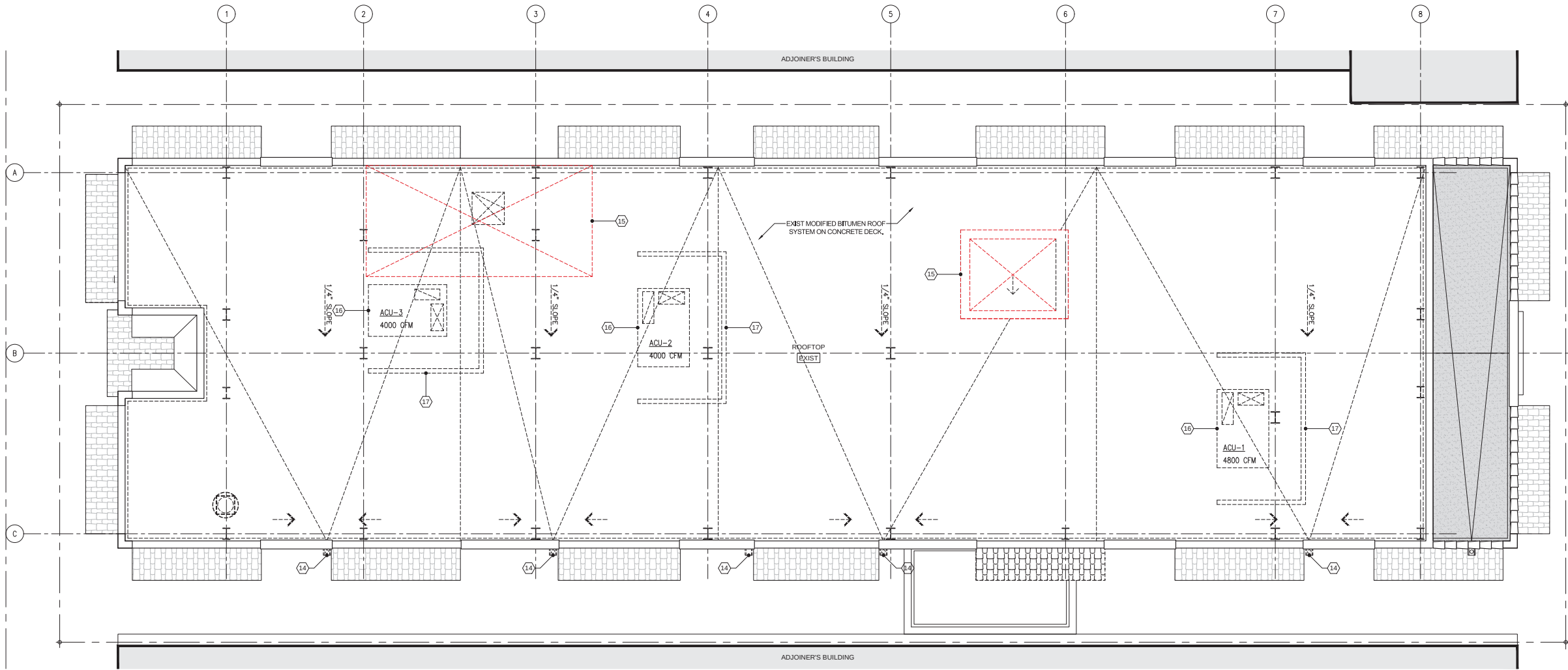
ROSE L. GOMEZ

CONSULTANT

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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
DATE	REVISION



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



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 - 02 REMOVE PORTION OF EXISTING CMU WALL
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 - AREA NOT IN SCOPE
 - STAIR/RAMP DIRECTION

ISABELLE'S RESTAURANT

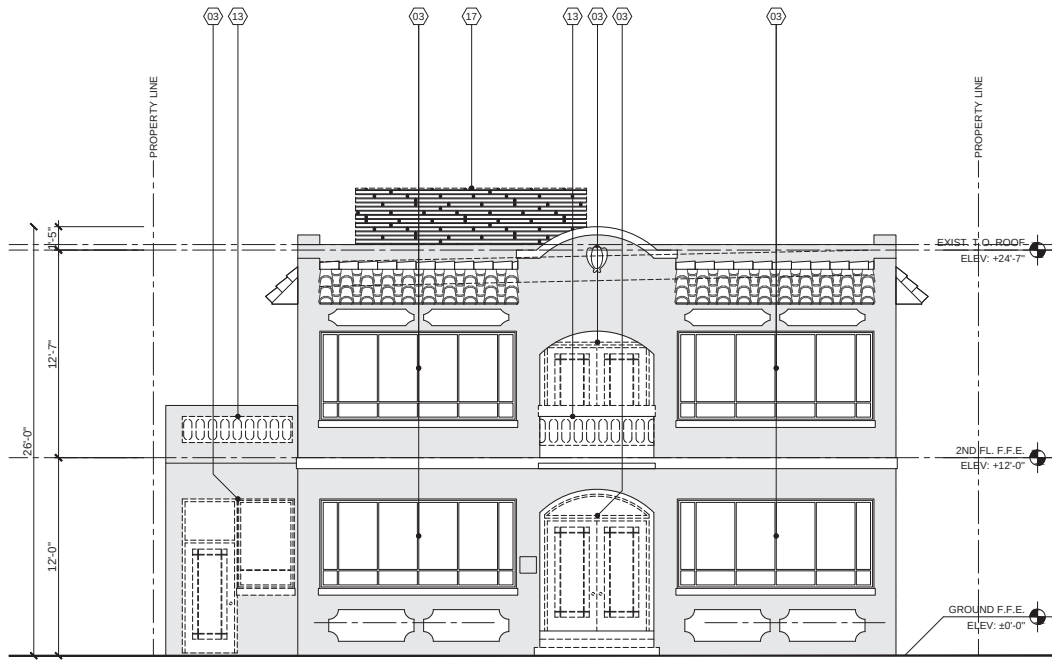
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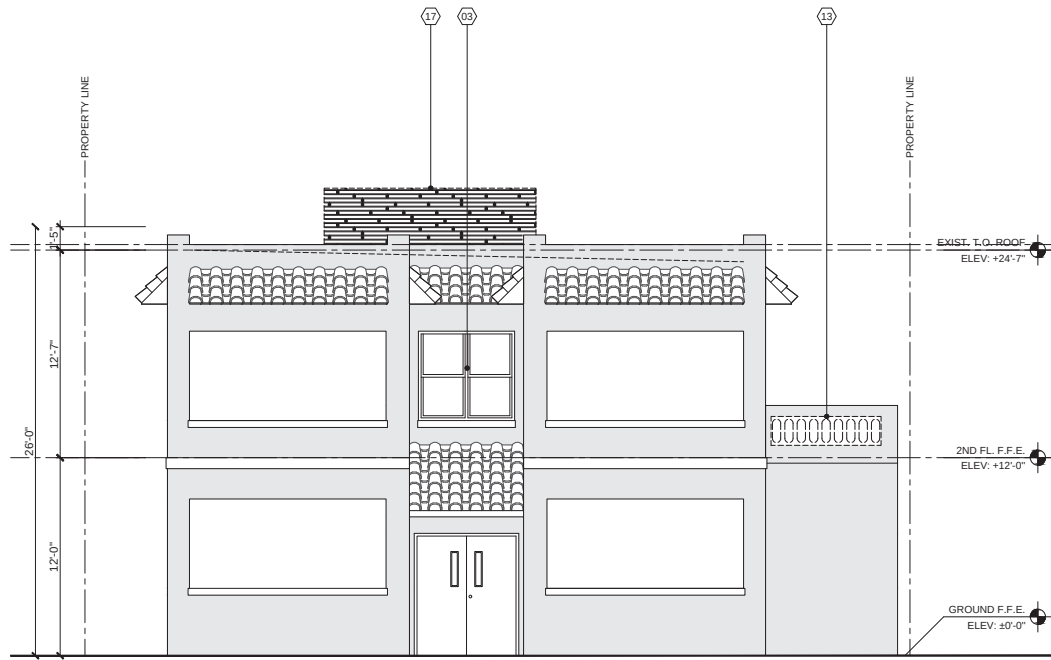
ARCHITECTURE

ROSE L. GOMEZ

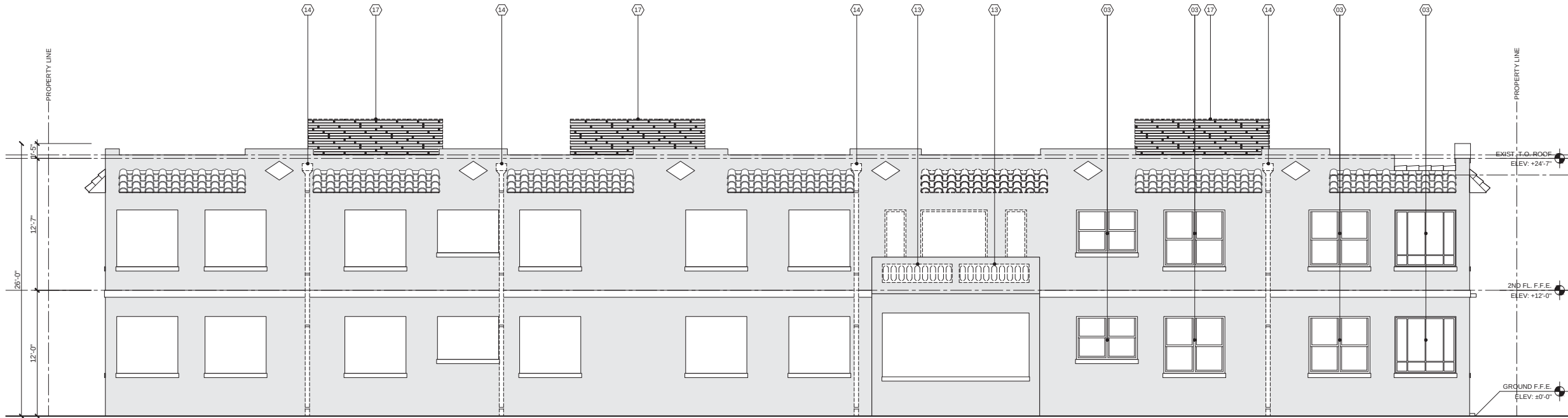
DWG. TITLE		EXISTING - DEMOLITION
ROOF FLOOR PLAN		
SCALE		AS SHOWN
PROJECT NO.		2023-15
DATE		08-04-2023
SHEET NUMBER		EXIST103
DATE	REVISION	



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"

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- 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
- [-----] EXISTING TO BE DEMOLISHED/REMOVED
- //// //// AREA NOT IN SCOPE

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BELLINSON
GOMEZ

ARCHITECTURE

AAC001062

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ROSE L. GOMEZ

ARCHITECT

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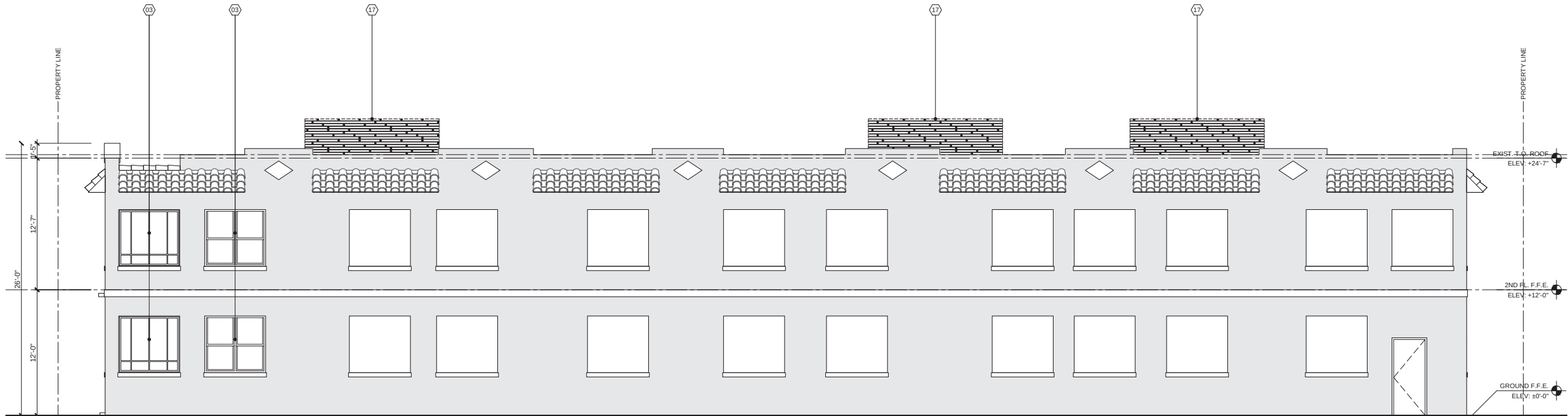
DWG. TITLE
EXISTING - DEMO
ELEVATIONS
SCALE
AS SHOWN
PROJECT NO.
2023-15
DATE
08-04-2023
SHEET NUMBER

EXIST104

△ DATE REVISION

CONSULTANT

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- 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 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
 - [-----] EXISTING TO BE DEMOLISHED/REMOVED
 - /////// AREA NOT IN SCOPE

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

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

BEILINSON
GOMEZ

ARCHITECTURE

AAC001062

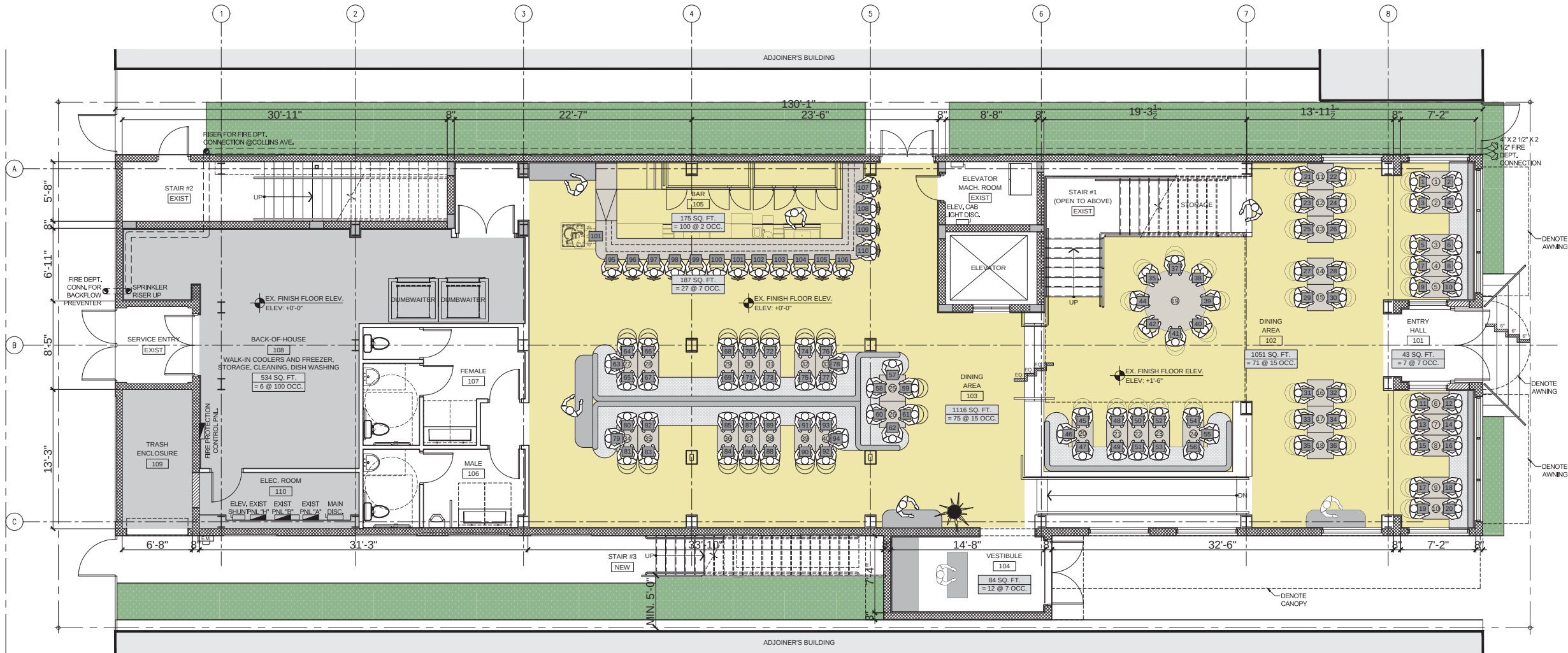
ROSE L. GOMEZ

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DWG. TITLE	
EXISTING - DEMO ELEVATIONS	
SCALE	
AS SHOWN	
PROJECT NO.	
2023-15	
DATE	
08-04-2023	
SHEET NUMBER	
EXIST105	
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.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	1,116.0 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	-
203	BACK-OF-HOUSE	1,084.0 SQ. FT.	KITCHEN	200	5.4	6.0	100	10.8	11.0	-
204	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
205	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						143.0			149.0	107.0
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
 - SEAT COUNT
 - TABLE COUNT

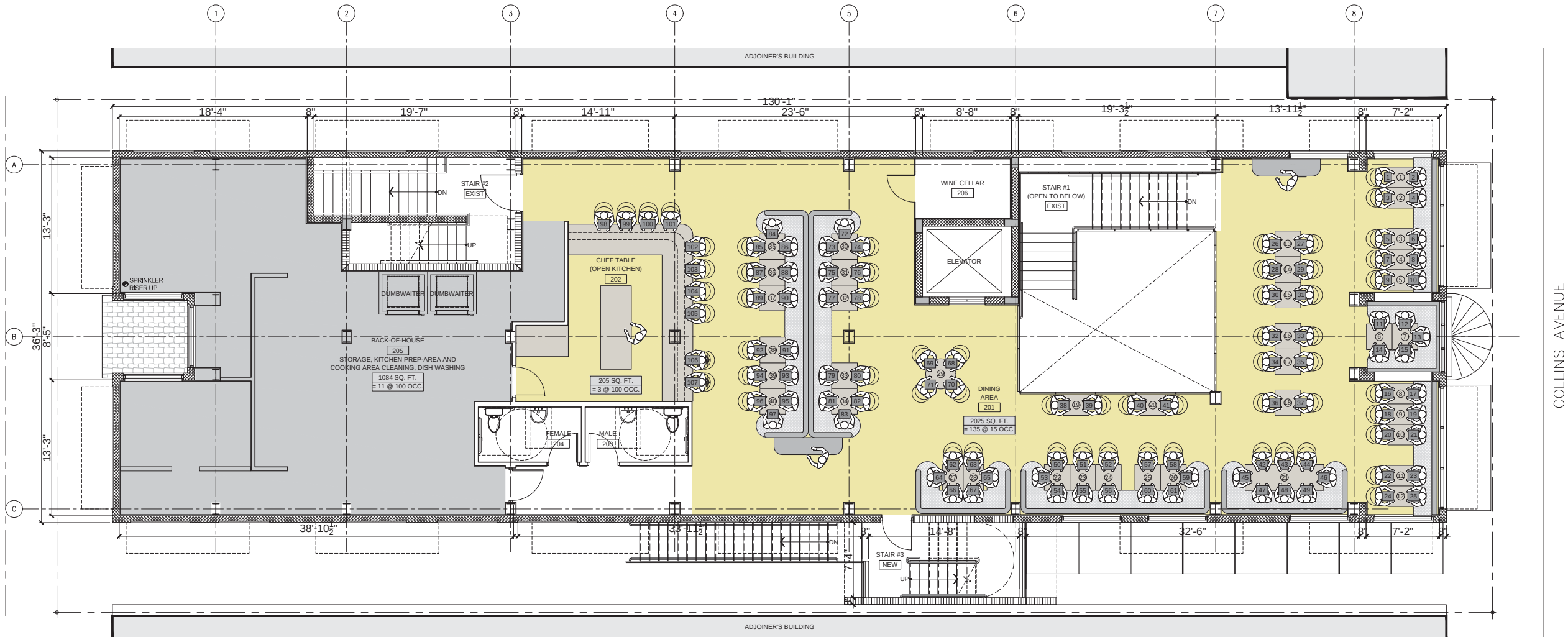
ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE
A0001062

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.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	1,116.0 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	-
203	BACK-OF-HOUSE	1,084.0 SQ. FT.	KITCHEN	200	5.4	6.0	100	10.8	11.0	-
204	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
205	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						143.0		149.0		107.0
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
 - SEAT COUNT
 - TABLE COUNT

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

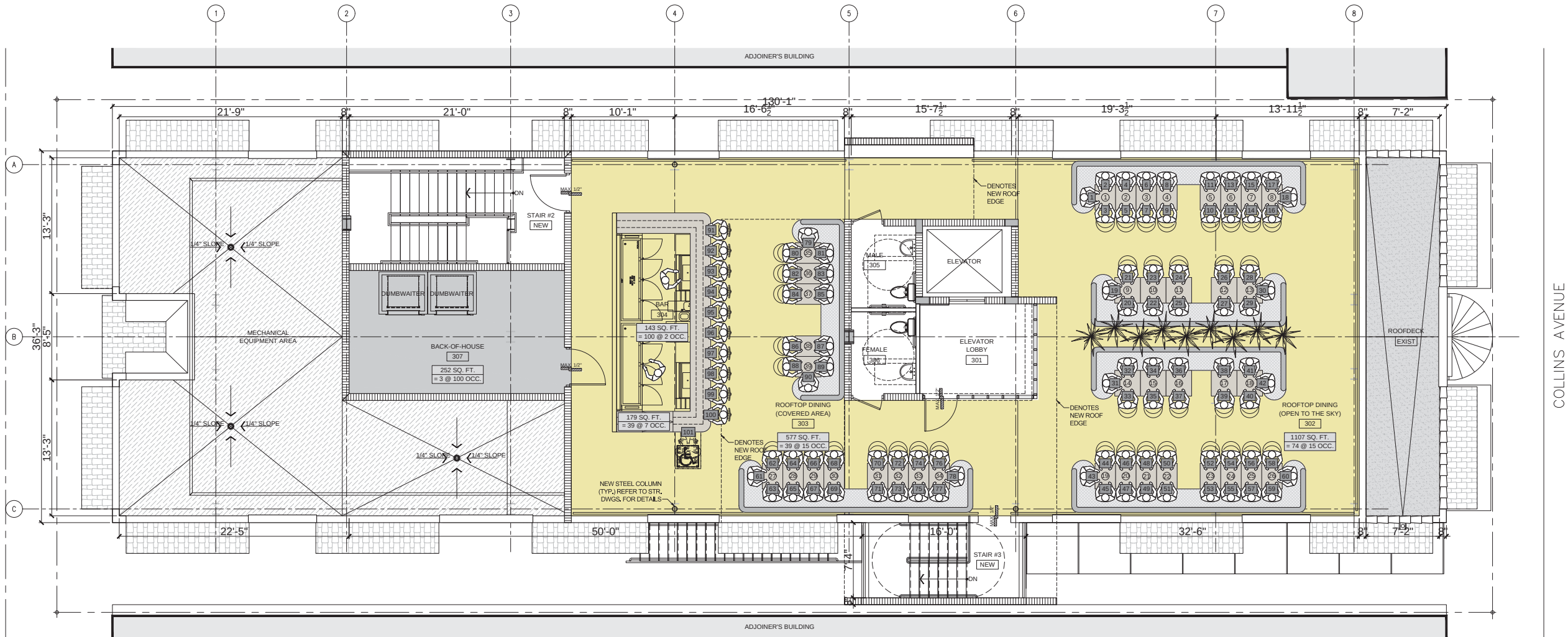
BELLINSON
GOMEZ

ARCHITECTURE

ROSE L. GOMEZ

DWG. TITLE
PROPOSED 2ND
FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-15
DATE
08-04-2023
SHEET NUMBER

A102



OCCUPANCY LOAD CALCULATION (PRELIMINARY)										
GROUP A-2: ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT										
NOTE: BASED ON NFPA 101, F.F.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	1,116.0 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	-
203	BACK-OF-HOUSE	1,084.0 SQ. FT.	KITCHEN	200	5.4	6.0	100	10.8	11.0	-
204	MALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
205	FEMALE RESTROOMS	- SQ. FT.	-	-	-	-	-	-	-	-
SUB-TOTAL PATRONS / OCCUPANTS						143.0		149.0		107.0
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
 - SEAT COUNT
 - TABLE COUNT

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

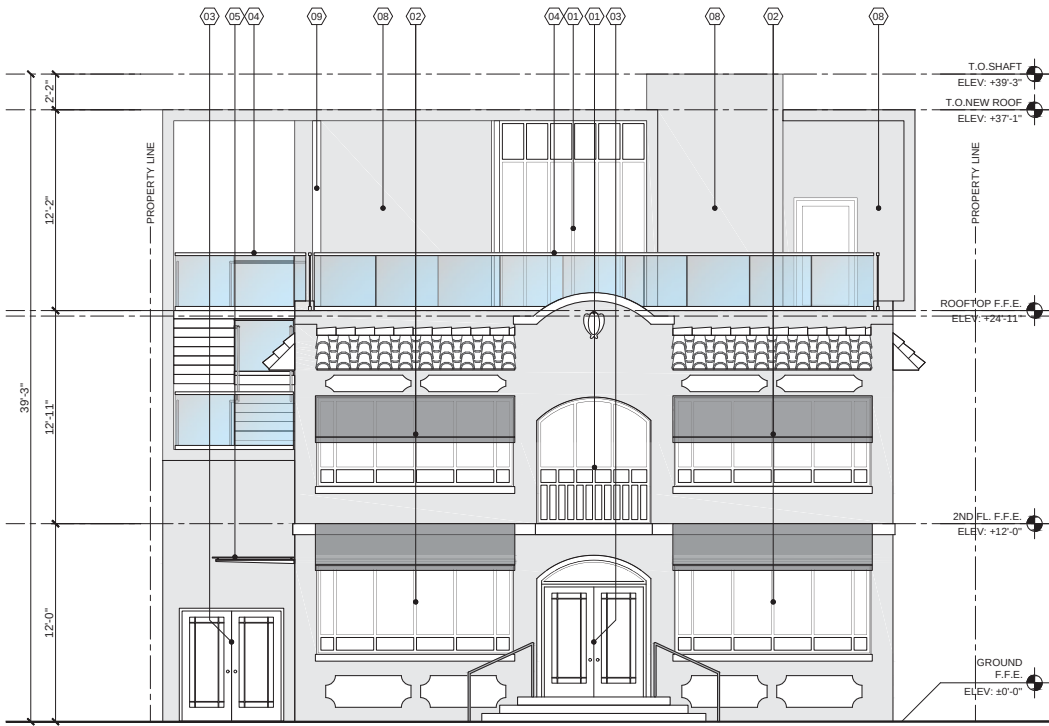
ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

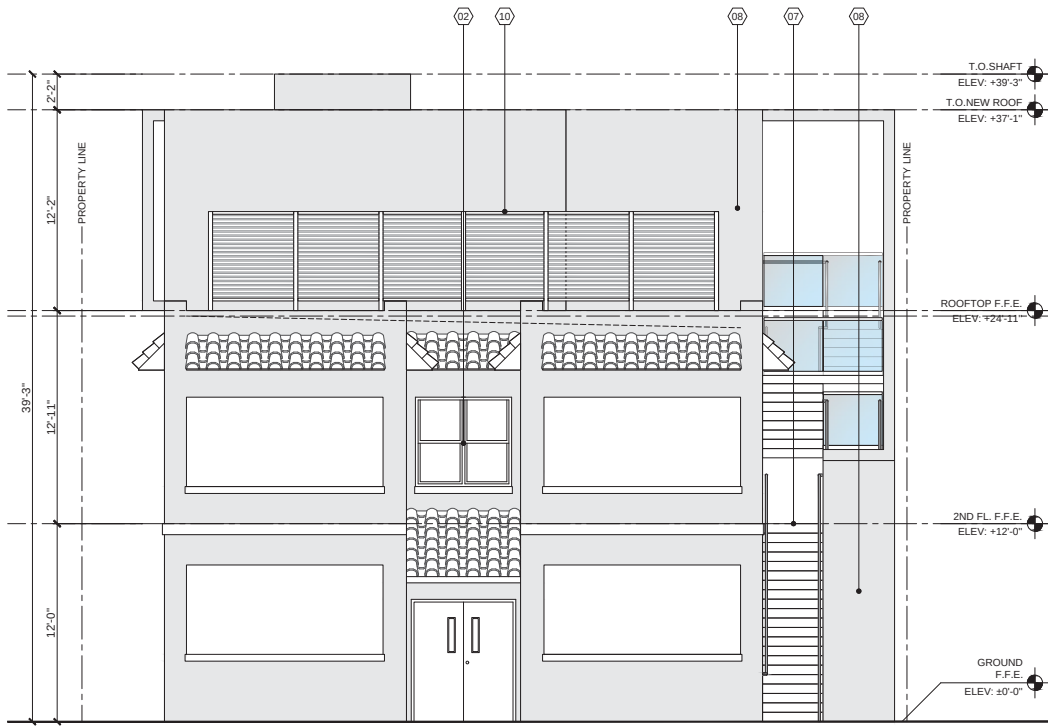
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GOMEZ

ARCHITECTURE
A0001062

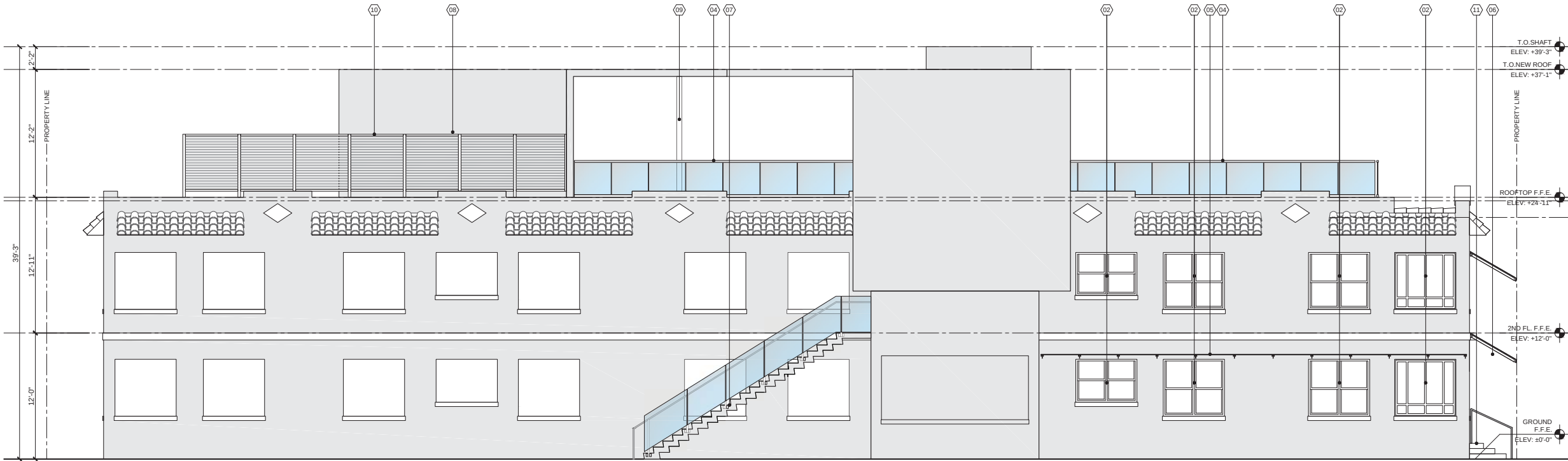
DWG. TITLE	PROPOSED ROOFTOP FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-15
DATE	08-04-2023
SHEET NUMBER	A103



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



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



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

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

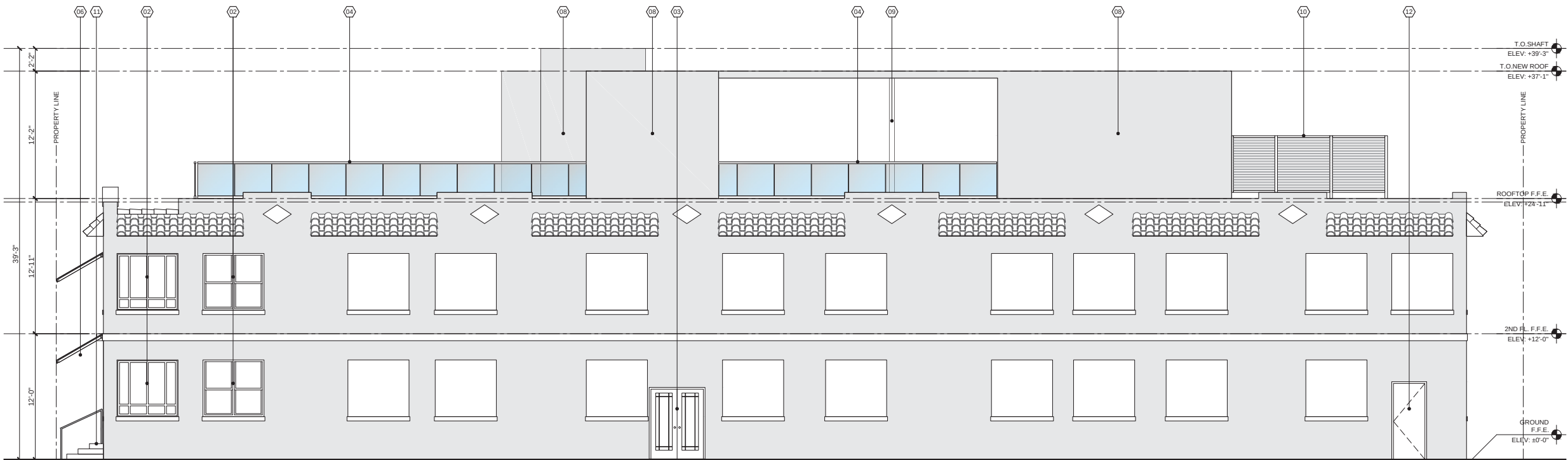
BEILINSON
GOMEZ

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ROSE L. GOMEZ
A R 0 0 1 9 4 1 6

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

△ DATE REVISION



- 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"

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

BEILINSON
GOMEZ

BEILINSON
GOMEZ
ARCHITECTURE
A A C 0 0 1 0 6 2
8101 BISCAYNE BLVD. S 309, 310
MIAMI BEACH, FL 33138 - 4634
T 305.559.1250 F 305.551.1740
ROSE L. GOMEZ
A R 0 0 1 9 4 1 6

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



A1 RENDERING



KEY LOCATION MAP

CONSULTANT

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

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8303 BISCAYNE BLVD. S 309, 310
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		DWG. TITLE	RENDERING
		SCALE	N.T.S.
		PROJECT NO.	2023-15
		DATE	08-04-2023
		SHEET NUMBER	R001
△ DATE	REVISION		

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A1 ROOFTOP RENDERING



A5 AERIAL VIEW RENDERING

ISABELLE'S RESTAURANT

624 COLLINS AVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTURE

ROSE L. GOMEZ

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



A1 ROOFTOP BAR RENDERING



A5 ROOFTOP AERIAL VIEW RENDERING

ISABELLE'S RESTAURANT

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BEILINSON
GOMEZ

ARCHITECTURE

ROSE L. GOMEZ

		DWG. TITLE	RENDERING
		SCALE	N.T.S.
		PROJECT NO.	2023-15
		DATE	08-04-2023
		SHEET NUMBER	R003
△ DATE	REVISION		