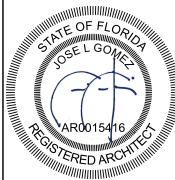




THE NICE GUY RESTAURANT

HPB FINAL SUBMITTAL
DATE: 08/04/2024
FILE NUMBER: HPB24-0608
SCOPE OF WORK: NEW RESTAURANT IN
AN EXISTING TWO STORIES BUILDING AT
947 LINCOLN RD. MIAMI BEACH, FL. 33139

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



Digitally signed
by Jose L
Gomez
Date:
2024.08.03
14:39:22 -04'00'

DATE	REVISION

DWG. TITLE	COVER SHEET
SCALE	N.T.S.
PROJECT NO.	2024-19
DATE	06-13-2024
SHEET NUMBER	A000

ABBREVIATIONS

MATERIAL LEGEND

PROJECT TEAM

DRAWING INDEX

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. EXP0. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXP0SED 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. FPRF. 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.	GAUGE 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 OBSCUR 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. SHEET 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

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

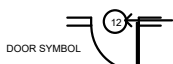
STRUCTURAL ENGINEER:
YOUSSEF HACHEM CONSULTING ENG.
YOUSSEF HACHEM PE43302
99 NW 27 AVE
MIAMI, FL 33125
TEL. (305) 969.9423 FAX. (305) 969.9453

MEPP ENGINEER:
CREDO CONSULTING ENGINEERS, LLC
ROBERT A. SALSBUURY PE-49852
800 EAST BROWARD BLVD., S. 601
FORT LAUDERDALE, FL 33301
TEL. (954) 763.2246

OWNER:
947 LINCOLN RD. HOLDINGS LLC
362 FIFTH AVENUE, 9TH FLOOR
NEW YORK, NY 10001
TEL. (212) 563.6400

DESIGNER:
BUILT INC.
JOHN SOFIO
9105 W. SUNSET BLVD.
WEST HOLLYWOOD, CL 90069
TEL. (323) 957.0409

ARCHITECTURAL	
A-000	COVER SHEET
A-001	GENERAL NOTES AND INDEX
A-002	ZONING INFORMATION (ZONING DATA SHEET) AND F.A.R. DIAGRAMS
A-003	ZONING AND HISTORIC DISTRICTS MAPS
A-004	CONTEXT AND VICINITY LOCATION MAPS
A-100	PROPOSED SITE PLAN
PH001	EXISTING BUILDING PHOTOGRAPHS
PH002	EXISTING (BLDG.) INTERIOR PHOTOGRAPHS
PH003	EXISTING (BLDG.) ARCHITECTURAL FEATURES
PH004	CONTEXT PHOTOGRAPHS
PH005	CONTEXT PHOTOGRAPHS
EXIST-101	EXISTING - DEMOLITION GROUND FLOOR PLAN
EXIST-102	EXISTING - DEMOLITION 2ND FLOOR PLAN
EXIST-103	EXISTING - DEMOLITION ROOF FLOOR PLAN
EXIST-201	EXISTING - DEMOLITION ELEVATIONS PLAN
A-101	PROPOSED GROUND FLOOR PLAN
A-101.1	PROPOSED GROUND FLOOR PLAN - ENLARGED KITCHEN
A-102	PROPOSED 2ND FLOOR PLAN
A-103	PROPOSED ROOF PLAN
A-201	PROPOSED ELEVATIONS
A-301	PROPOSED SECTIONS
R-001	RENDERING
R-002	RENDERING
R-003	RENDERING
R-004	RENDERING

SYMBOL LEGEND	
	DOOR number wall construction
	room name / finish schedule
	room number bathroom
	room number room name
	exterior / interior elevation symbol
	detail number detail symbol/ detailed area
	COLUMN REFERENCE
	ELEVATION
	DRAWING REVISION

GOVERNING ZONING CODE: CITY OF MIAMI BEACH, RESILIENCY CODE

BUILDING CODE: FLORIDA BUILDING CODE, 2023, 8th ED.

EXISTING BUILDING: FLORIDA BUILDING CODE: EXISTING BUILDING CODE, 2023, 8th ED.

ACCESSIBILITY: FLORIDA BUILDING CODE - ACCESSIBILITY, 2023, 8th ED.

FIRE PROTECTION: FLORIDA FIRE PREVENTION CODE - 8th ED.
LIFE SAFETY CODE - NFPA 101 - 2021 ED.

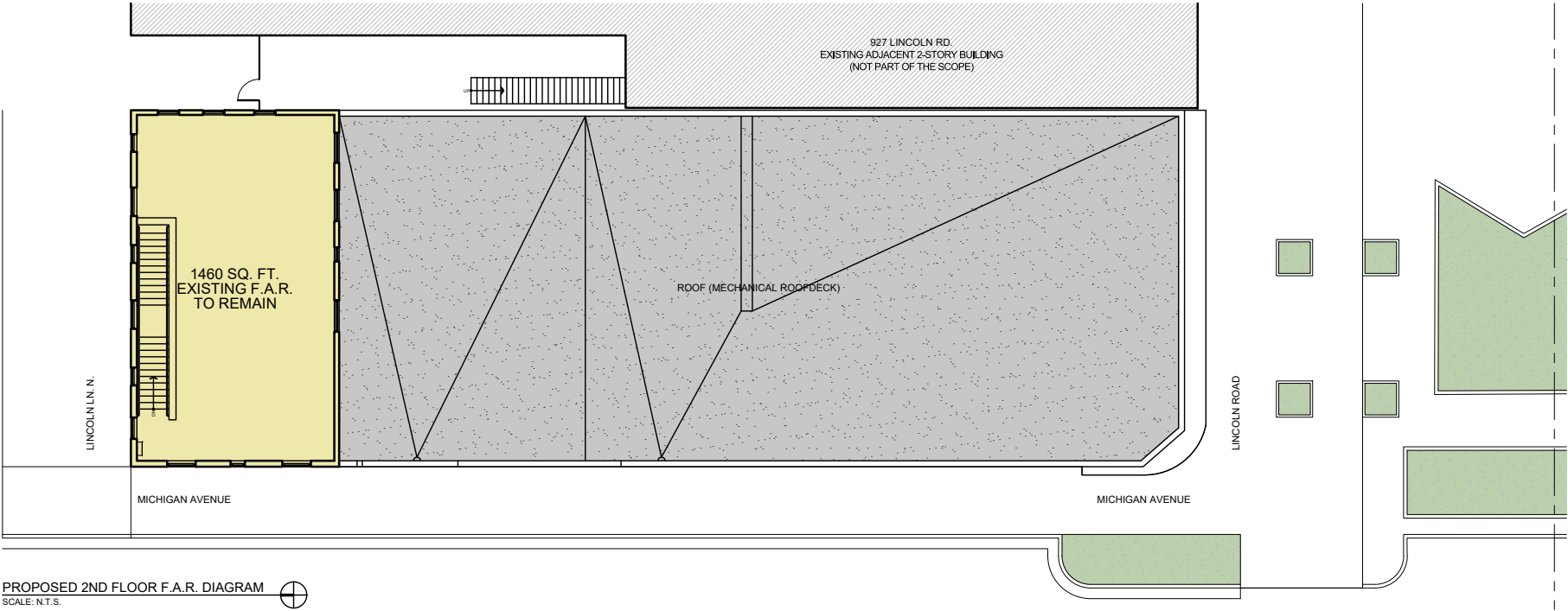
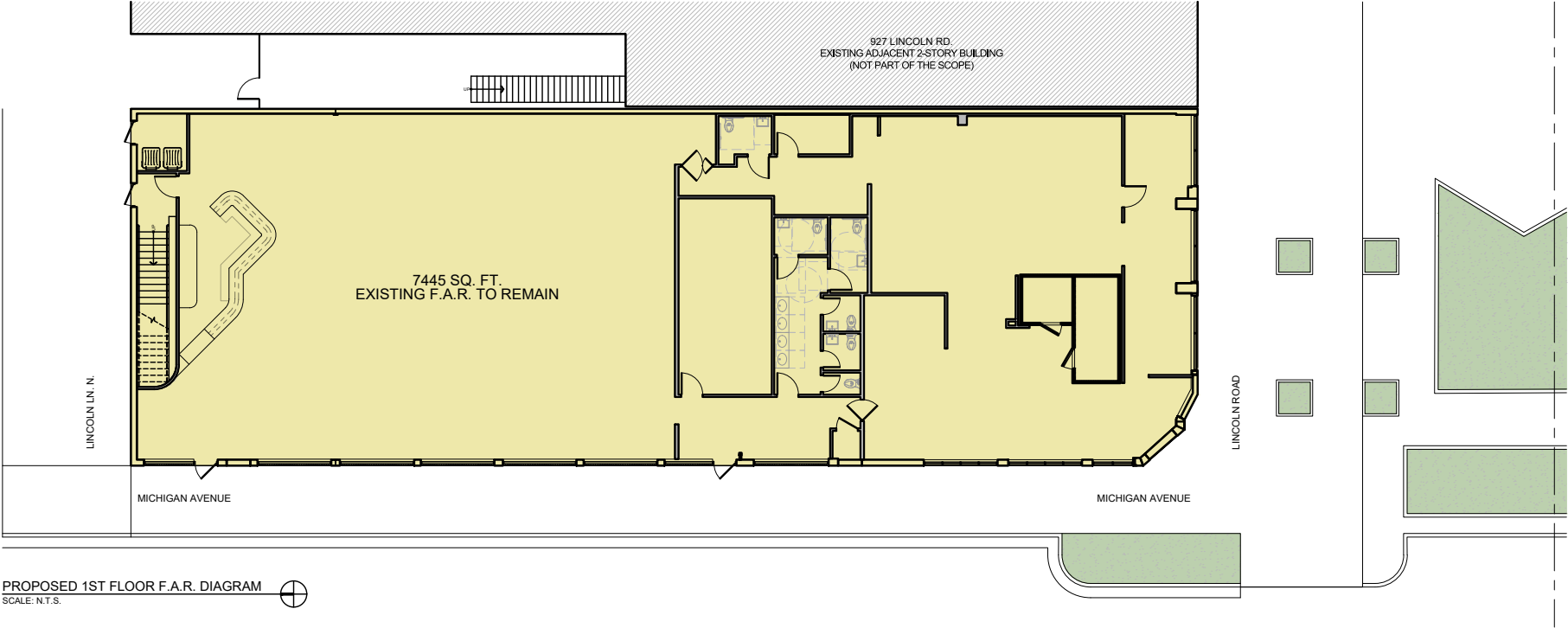
STRUCTURAL: FLORIDA BUILDING CODE, 2023, 8th ED.
ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDING
ACI 318-14 BUILDING CODE

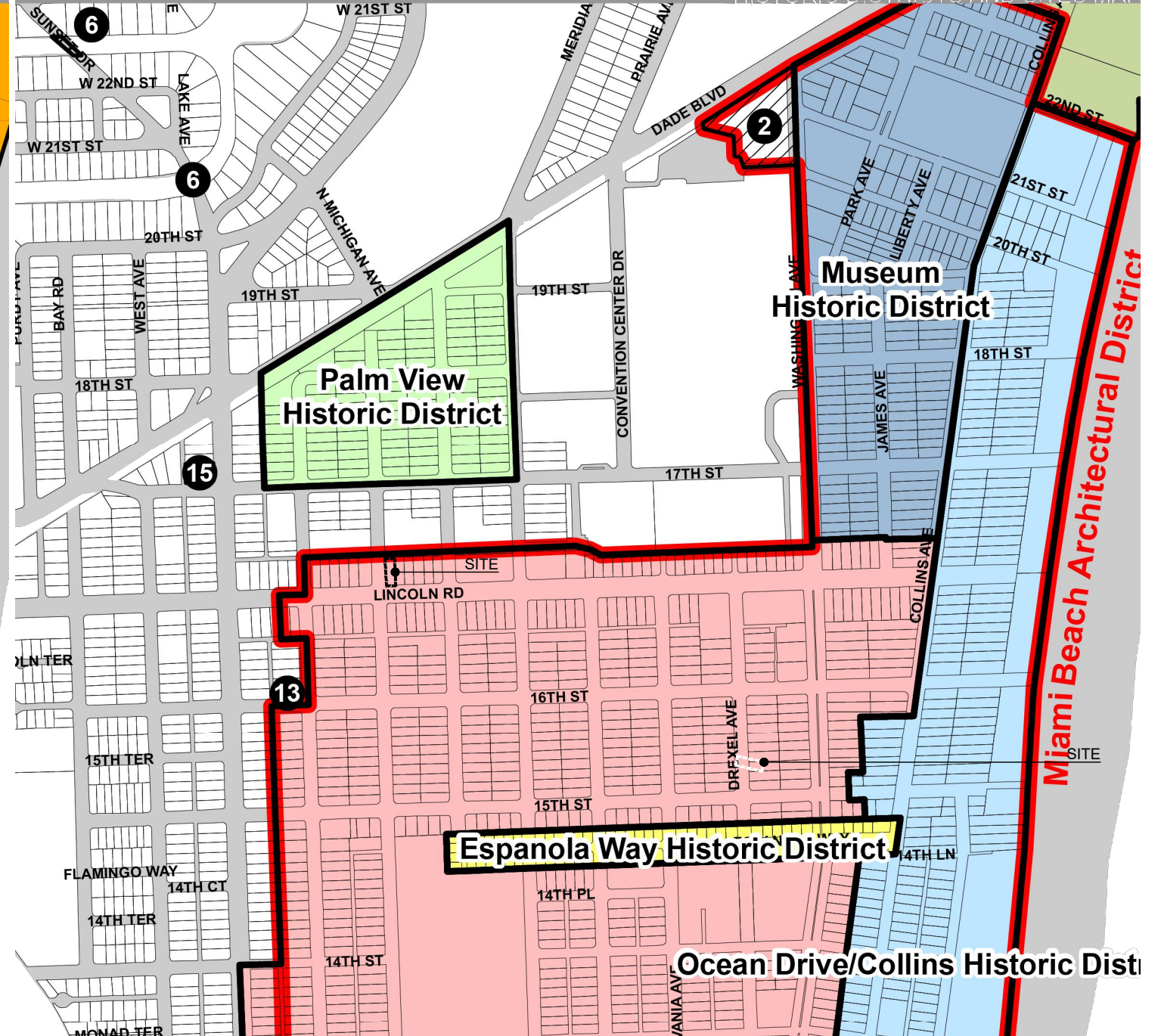
MECHANICAL, ELECTRICAL & PLUMBING:
LIFE SAFETY CODE - NFPA 101 - 2021 ED.
NATIONAL ELECTRICAL CODE - NFPA 70 - 2020 ED.
NATIONAL FIRE PROTECTION ASSOCIATION - NFPA 72 - 2019 ED.
FLORIDA FIRE PREVENTION CODE - 8th ED.
FLORIDA BUILDING CODE, 2023, 8th ED.
FLORIDA BUILDING CODE - MECHANICAL, 2023, 8th ED.
FLORIDA BUILDING CODE - PLUMBING, 2023, 8th ED.
FLORIDA BUILDING CODE - ENERGY CONSERVATION, 2023, 8th ED.
FLORIDA BUILDING CODE - FUEL GAS, 2023, 8th ED.

PROJECT INFORMATION	
SCOPE OF WORK	
- NEW RESTAURANT IN AN EXISTING TWO (2) STORIES BUILDING AND MINOR RENOVATIONS TO THE BUILDING FACADE ALONG MICHIGAN AVE. - AREA SCOPE OF WORK: @ 1ST FLOOR REMODELING: EXIST. 7,445 SQ.FT. @ 2ND FLOOR REMODELING: EXIST. 1,460 SQ.FT. - TOTAL: EXIST. 8,905 SQ.FT.	
DESIGN CRITERIA	
PROPOSED USE: FUTURE RESTAURANT	
OCCUPANCY TYPE: ASSEMBLY - GROUP A-2	
OCCUPANCY LOAD: 198 PATRONS (SERVIC	
26 EMPLOYEES @ GROUND FLOOR	
5 OCCUPANTS @ SECOND FLOOR	
222 TOTAL OCCUPANTS	
(REFER TO A101 THROUGH A102 SHEETS FOR DETAILED CALC.)	
CONSTRUCTION TYPE: III-B (TO BE SPRINKLERED)	
LEVEL OF ALTERATION: LEVEL 3 (AS PER FBCE 2023, 8TH ED.)	
SITE SUMMARY	
PROJECT ADDRESS: 947 LINCOLN RD. (A.K.A. 1657 MICHIGAN AVE.)	
MIAMI BEACH, FL 33139	
FOLIO: 02-3234-018-0010	
ZONING DISTRICT: CD-3-COMMERCIAL, HIGH INTENSITY	
LEGAL DESCRIPTION	
COMMERCIAL SUB PB 8-5	
LOT 1 BLK 37	
LOT SIZE 50,000 X 150	
OR 13340-918 0487 5	

COMMERCIAL - ZONING DATA SHEET					
ITEM	Project Information				
1	Address: 947 LINCOLN RD., MIAMI BEACH, FL 33139		Folio number(s):	02-3234-018-0010	Year built: 1924
2	Board file number(s), Determination of Architectural Significance:		—		Lot Area: 7,500 S.F.
3	Located within a Local Historic District (Yes or No): Yes - Flamingo Park		Zoning District:	CD-3	Lot width: 50 FT.
4	Individual Historic Site (Yes or No):		NO		Lot Depth: 150 FT.
5	Base Flood Elevation:		7'	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)		2.25 = 16,875 S.F.	(1.187) 8,905 S.F.	(1.187) 8,905 S.F. N/A
14	Building Height		75 FT.	26'-0"	26'-0" 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 setback (south side)		0'-0"	0'-6"	EXISTING N/A
b	Side interior setback (east side)		0'-0"	0'-0"	EXISTING N/A
c	Side facing street setback (west side)		0'-0"	0'-0"	EXISTING N/A
d	Rear setback (north side @ alley)		5'-0"	0'-0"	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	EXISTING N/A
22	Loading		N/A	N/A	N/A N/A

Notes: Indicate N/A if not applicable.





LOCAL HISTORIC SITES

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

BGArchitects

CONSULTANT

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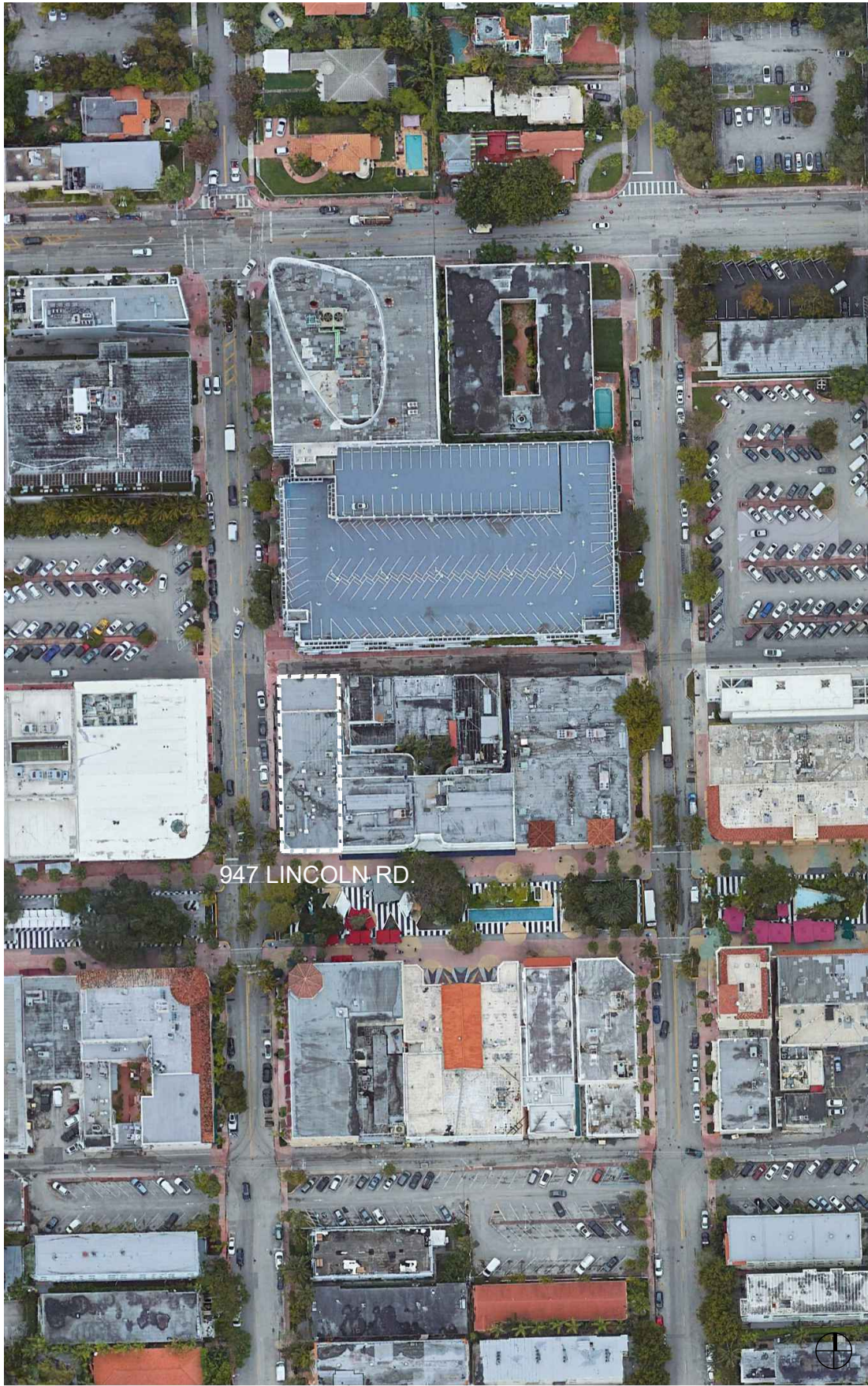
A003

△	DATE	REVISION
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4003 |



A1 AERIAL CONTEXT LOCATION MAP



A4 ENLARGED AERIAL VICINITY CONTEXT MAP

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



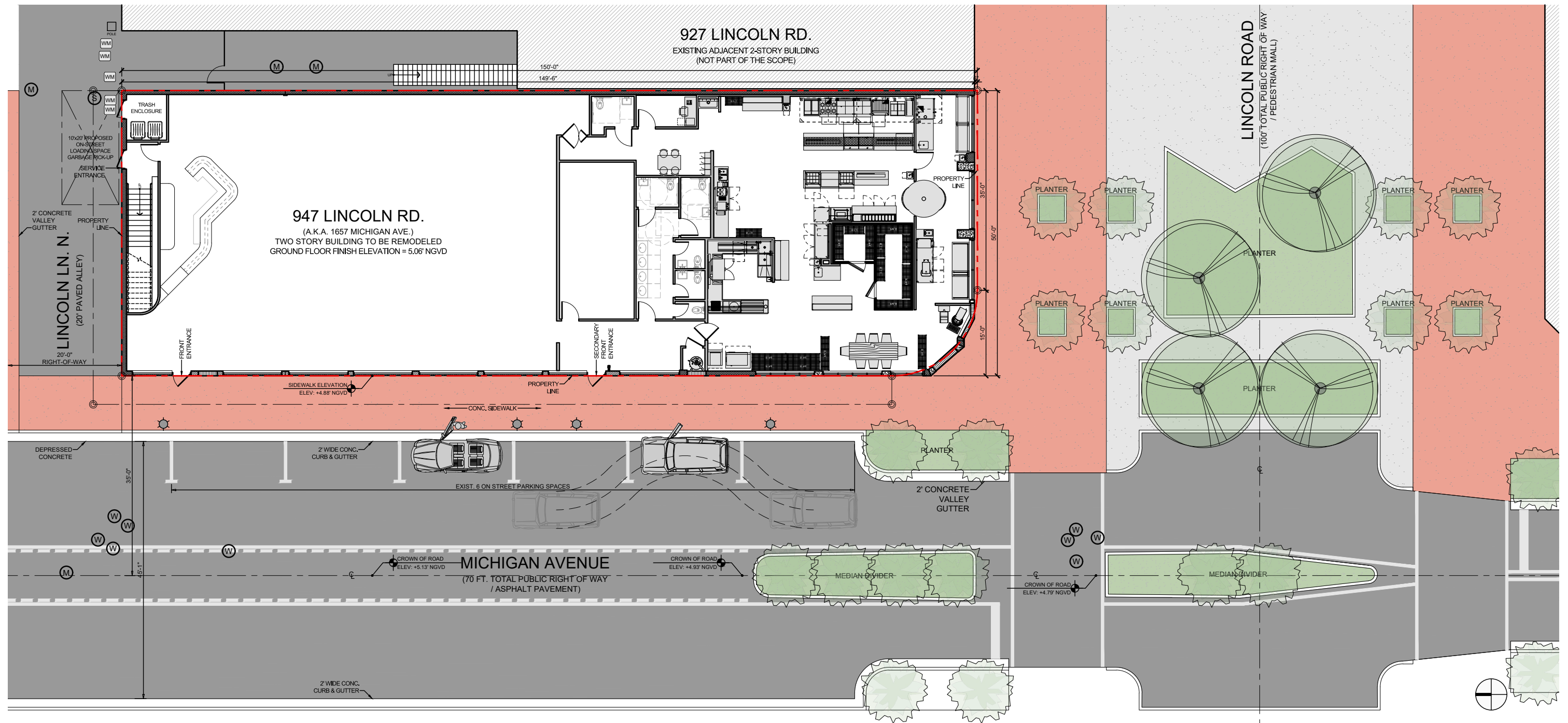
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DWG. TITLE	CONTEXT AND VICINITY LOCATION MAPS
SCALE	N/A
PROJECT NO.	2024-19
DATE	06-13-2024
SHEET NUMBER	A004
DATE	REVISION

	INTERIOR SPACE TO BE REMODELED
	EXISTING GREEN LANDSCAPED AREA
	EXISTING CONC. SIDEWALK SURFACE
	EXISTING ASPHALT/ PARKING
	EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)
	PROPERTY LINE

- | | |
|---|------------------|
|  | WATER METER |
|  | UTILITY POLE |
|  | LIGHT POLE |
|  | MANHOLE |
|  | SANITARY MANHOLE |
|  | WATER VALVE |



BGA Architects

		DWG. TITLE
		PROPOSED SITE PLAN
		SCALE
		1/8" = 1'-0"
		PROJECT NO.
		2024-19
		DATE
		06-13-2024
		SHEET NUMBER
		A100
Δ	DATE	REVISION

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A100



C1 SOUTHERN BUILDING FACADE (FRONTAGE AT LINCOLN ROAD)
PHOTO TAKEN: 06-12-2024



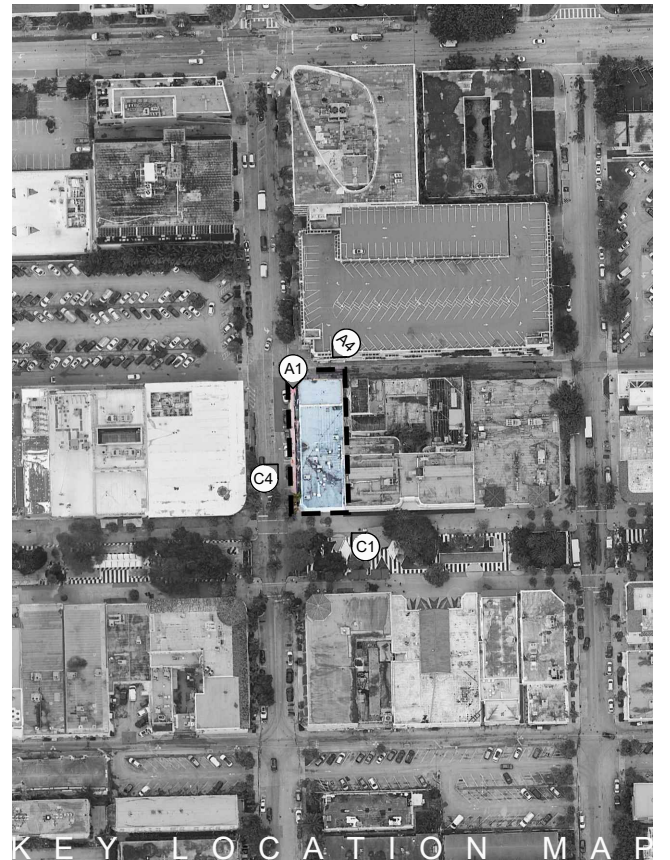
C4 WESTERN BUILDING FACADE VIEW FROM THE OPPOSITE SIDEWALK @ MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



A1 WESTERN BUILDING FACADE (VIEW FROM SIDEWALK)
PHOTO TAKEN: 06-12-2024



A4 NORTHERN BUILDING FACADE @ LINCOLN LN. N
PHOTO TAKEN: 06-12-2024





C1 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024



C4 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024



A1 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024



A4 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



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DWG. TITLE	EXISTING (BLDG.) INTERIOR PHOTOGRAPHS
SCALE	N.T.S.
PROJECT NO.	2024-19
DATE	06-13-2024
SHEET NUMBER	PH002
DATE	REVISION



C1 ADJACENT BUILDING FRONTING 947 BUILDING @ LINCOLN ROAD
PHOTO TAKEN: 06-12-2024



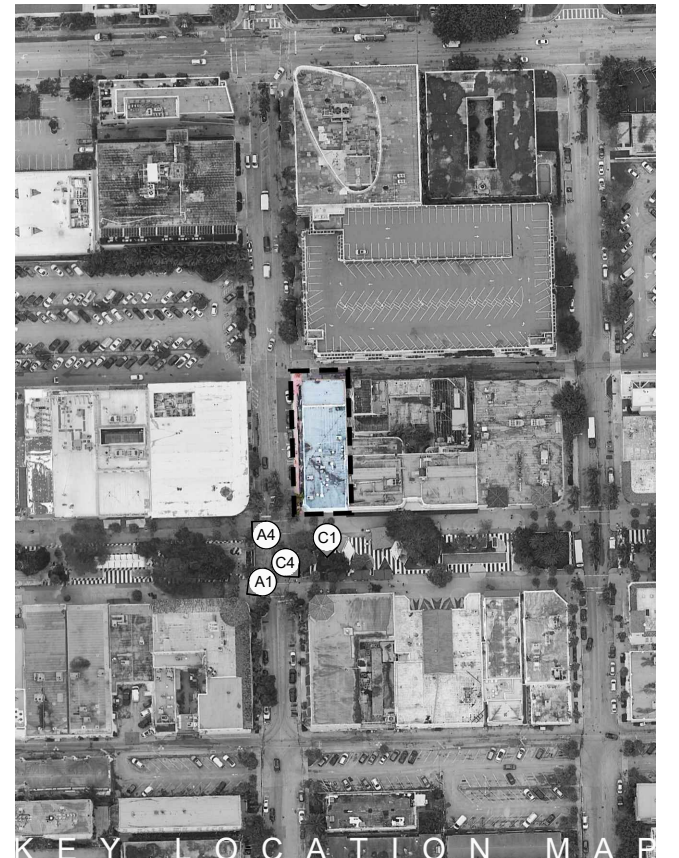
C4 SOUTH-EAST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



A1 SOUTH-WEST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



A4 NORTH-WEST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



CONSULTANT

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



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		DWG. TITLE
		CONTEXT PHOTOGRAPHS
		SCALE
		N.T.S.
		PROJECT NO.
		2024-19
		DATE
		06-13-2024
		SHEET NUMBER
		PH004
DATE	REVISION	



C1 ADJACENT BUILDING TO THE EAST OF 947 BUILDING @ LINCOLN ROAD
PHOTO TAKEN: 06-12-2024



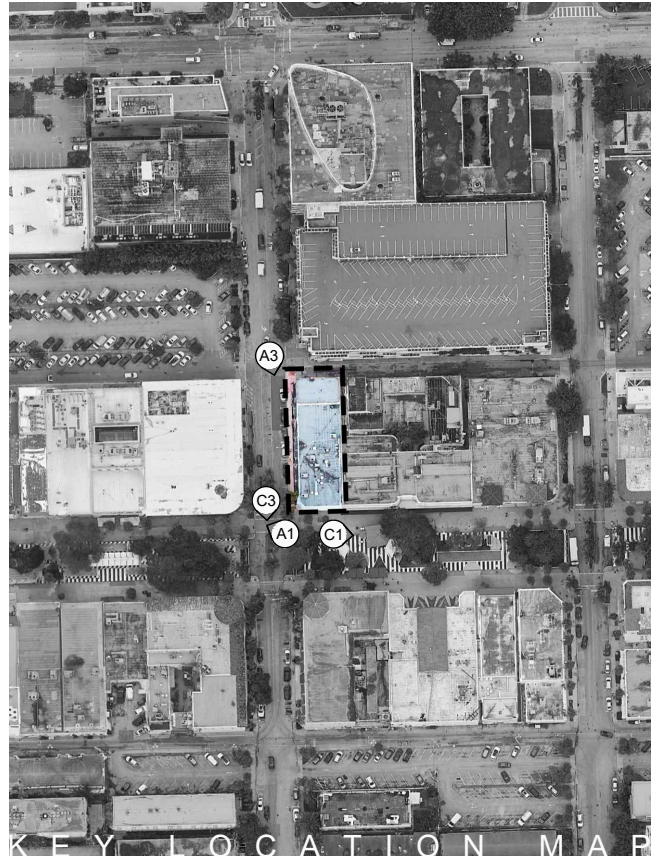
C4 VIEW TOWARDS THE SOUTH AT THE INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



A1 NORTH-WEST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



A4 VIEW TOWARDS THE SOUTH AT THE INTERCEPTION OF LINCOLN LN. N AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



KEY LOCATION MAP

CONSULTANT

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



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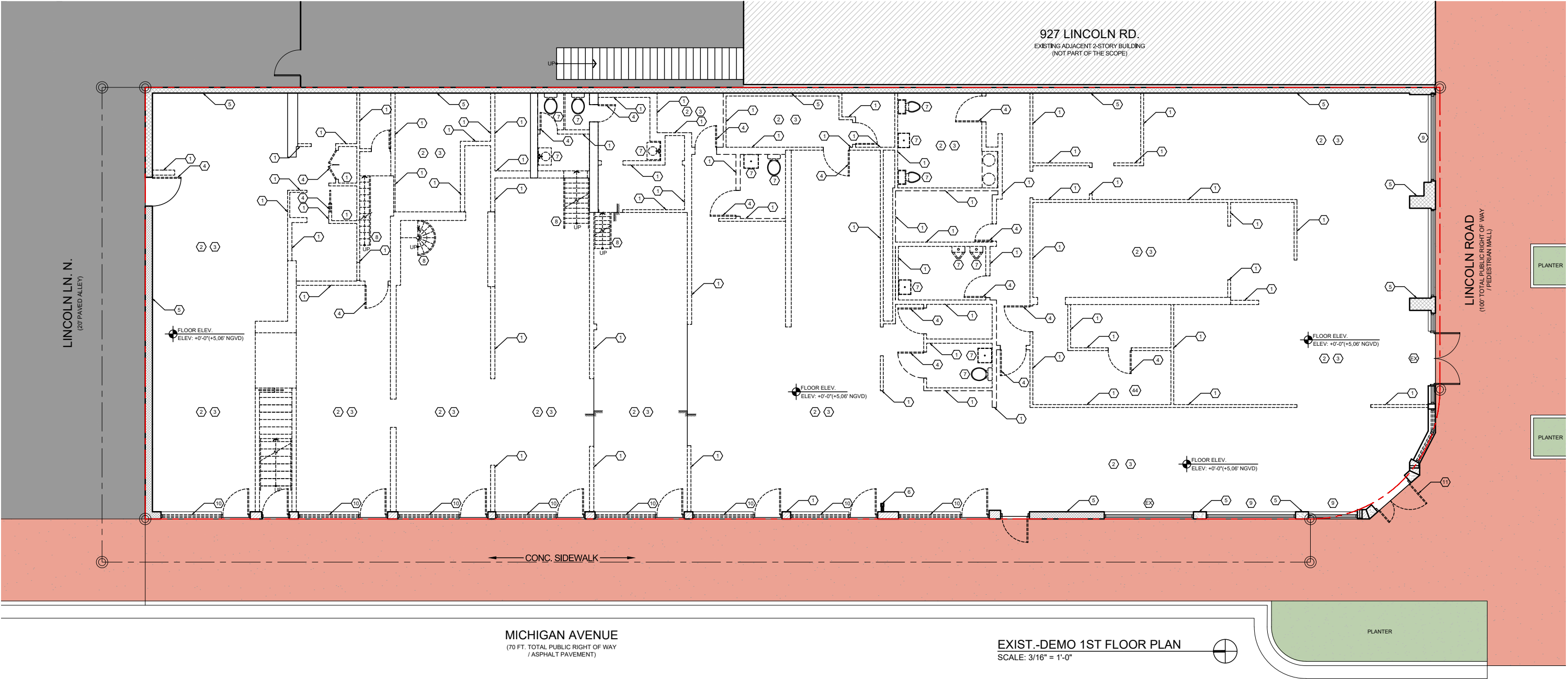
DWG. TITLE		CONTEXT PHOTOGRAPHS
		N.T.S.
		PROJECT NO.
		2024-19
		DATE
		06-13-2024
		SHEET NUMBER
		PH005
DATE	REVISION	

LEGEND

- 01 REMOVE EXISTING INTERIOR PARTITION
02 REMOVE EXISTING FLOORING
03 REMOVE EXISTING CEILING
04 REMOVE EXISTING DOORS / FRAMES
05 EXISTING CMU WALL TO REMAIN
06 EXISTING COLUMNS TO REMAIN
07 PLUMBING FIXTURES TO BE REMOVED AND REPLACED AS REQUIRED
08 REMOVE EXISTING STAIRS
09 EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE)
10 EXISTING ARCHED WOODEN STOREFRONT TO BE REMOVED AND REPLACED
11 EXISTING ALUMINUM DOOR TO BE REMOVED

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.
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.
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 109 ED. SECTION 16.4.
I. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS WILL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.
5. 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.



MICHIGAN AVENUE
(70 FT. TOTAL PUBLIC RIGHT OF WAY / ASPHALT PAVEMENT)

EXIST.-DEMO 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

THE NICE GUY

947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

BGAarchitects

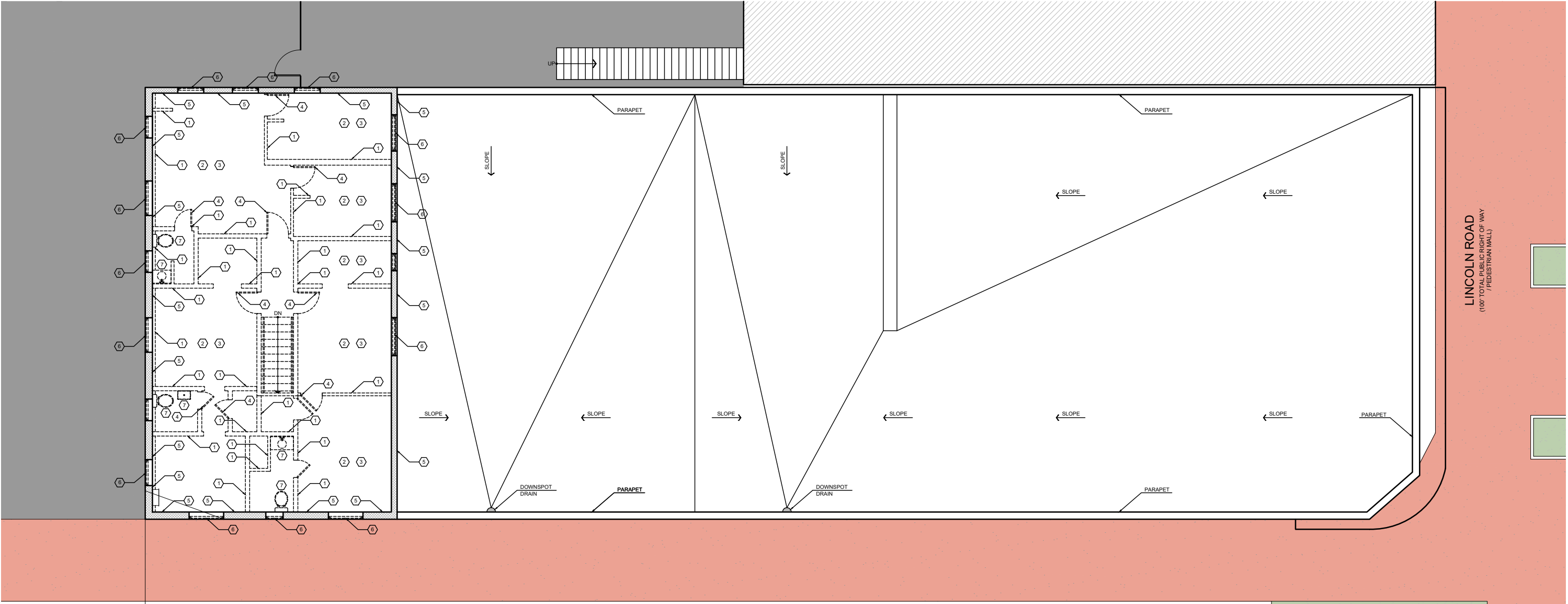
DWG. TITLE
EXISTING-DEMO
GROUND FLOOR PLAN
SCALE
3/16"=1'-0"
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
EXIST-101

LEGEND

- 01 REMOVE EXISTING INTERIOR PARTITION
02 REMOVE EXISTING FLOORING
03 REMOVE EXISTING CEILING
04 REMOVE EXISTING DOORS / FRAMES
05 EXISTING CMU WALL TO REMAIN
06 EXISTING COLUMNS TO REMAIN
07 PLUMBING FIXTURES TO BE REMOVED AND REPLACED AS REQUIRED
08 REMOVE EXISTING STAIRS
09 EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE)
10 EXISTING ARCHED WOODEN STOREFRONT TO BE REMOVED AND REPLACED.
11 EXISTING ALUMINUM DOOR TO BE REMOVED.

GENERAL DEMOLITION NOTES:

1. SCOPE:
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MICHIGAN AVENUE
(70 FT. TOTAL PUBLIC RIGHT OF WAY
/ ASPHALT PAVEMENT)

EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

THE NICE GUY

947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

BGArchitects

DWG. TITLE
EXISTING-DEMO
SECOND FLOOR
SCALE
3/16"=1'-0"
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
EXIST-102

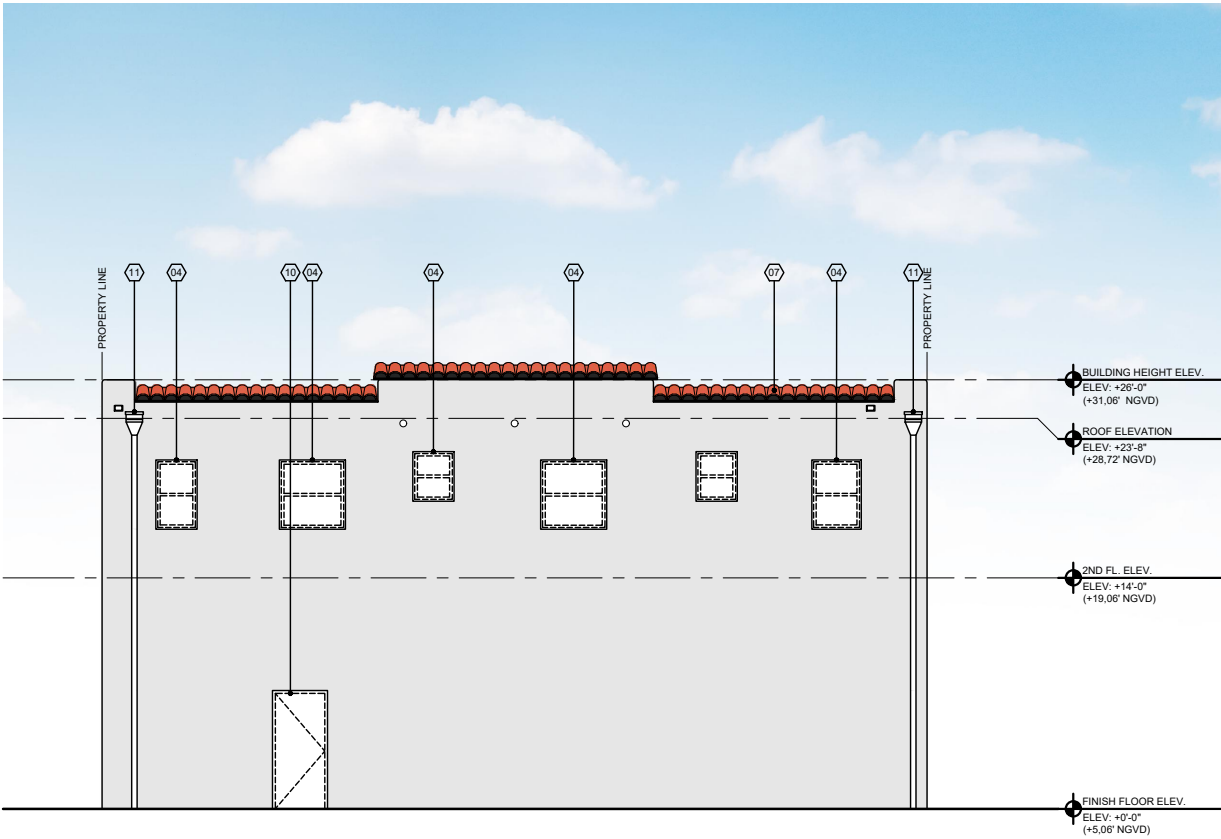
CONSULTANT

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DATE REVISION

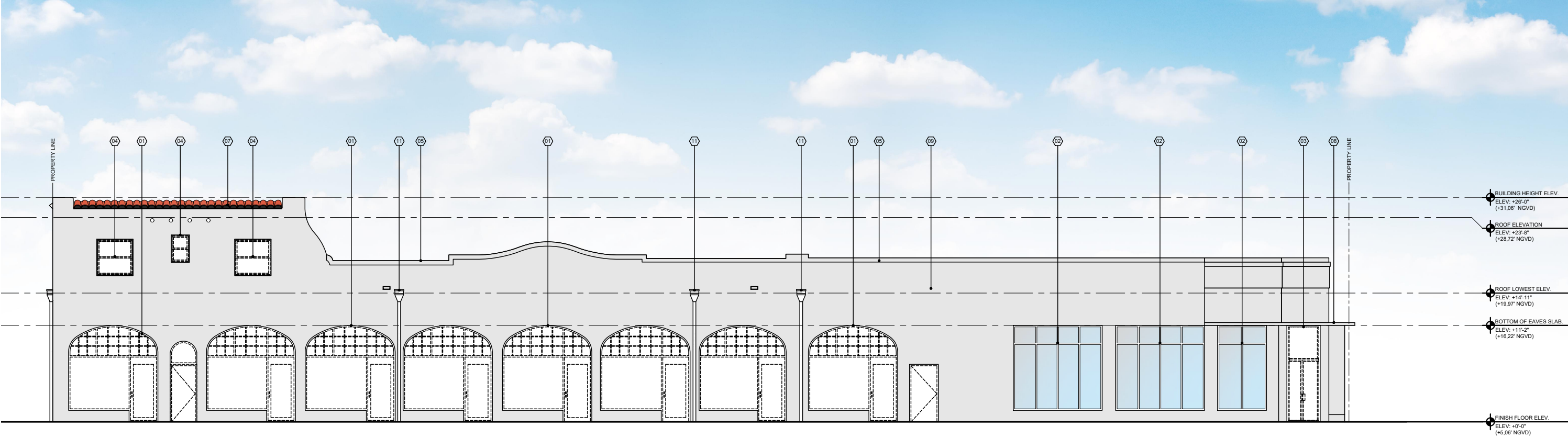


C1 EXISTING-DEMO BUILDING SOUTH ELEVATION (@ LINCOLN RD)



C2 EXISTING-DEMO BUILDING NORTH ELEVATION (LINCOLN LN. N.)

- LEGEND**
- 01 EXISTING ARCHED WOODEN STOREFRONT TO BE REMOVED AND REPLACED.
 - 02 EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE).
 - 03 EXISTING ALUMINUM DOOR TO BE REMOVED.
 - 04 EXISTING WINDOWS TO BE REMOVED AND REPLACED AT SECOND FLOOR.
 - 05 EXISTING PARAPET WALL TO REMAIN, CAST IN PLACE CONCRETE COPING TO REMAIN. (TO BE RESTORED AND REPAIRED AS REQUIRED AS REQUIRED)
 - 06 —
 - 07 DECORATIVE PARAPET WALL CAPPING WITH SPANISH "S" CLAY BARREL TILES TO REMAIN (RESTORER AS REQUIRED)
 - 08 EXISTING CONCRETE CANTILEVERED STOREFRONT HEADER TO REMAIN (REPAIR AS REQUIRED AS REQUIRED)
 - 09 EXISTING PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED)
 - 10 EXISTING EXIT DOOR FROM STAIRCASE TO BE REMOVED AND REPLACED (REFER TO FLOOR PLAN).
 - 11 EXISTING DOWNSPOUT TO BE REMOVED AND REPLACED.



A1 EXISTING-DEMO BUILDING WEST ELEVATION (@ MICHIGAN AVE)

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

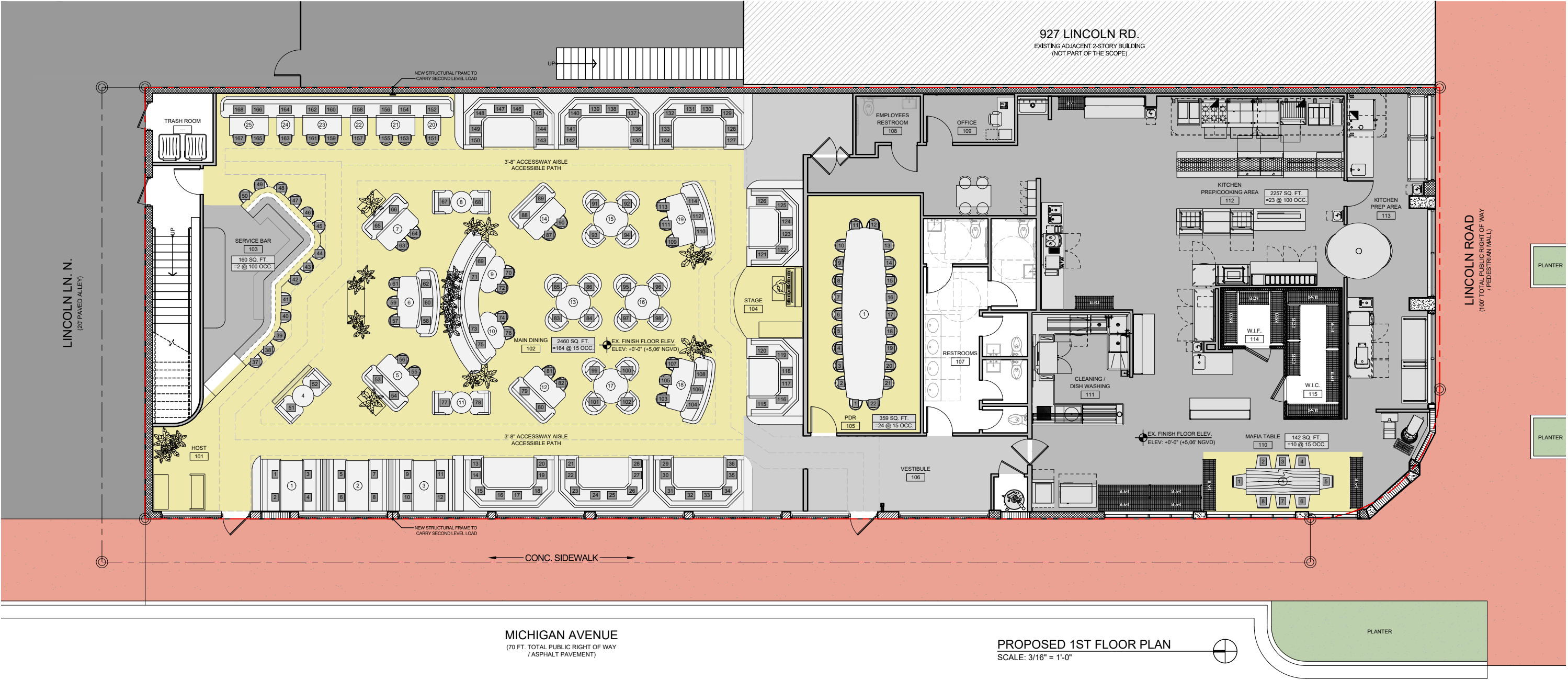


DWG. TITLE	EXISTING-DEMO ELEVATIONS
SCALE	3/16"=1' 0"
PROJECT NO.	2024-19
DATE	06-13-2024
SHEET NUMBER	EXIST-201
DATE	REVISION

LEGEND
SERVICEABLE AREA
BACK-OF-HOUSE AREA
EXISTING TO REMAIN
NEW CMU WALL
AREA NOT IN SCOPE
STAIR/RAMP DIRECTION
SEAT COUNT
TABLE COUNT
SEATING TABULATION CHART
SEATING COUNT - GROUND (1ST) FLOOR
LOCATION SEATS
DINING AREA 154
SEAT COUNT @ PDR 22
SEAT COUNT @ MAFIA TABLE 8
SEAT COUNT @ BAR 14
TOTAL SEATS PROVIDED 198
TOTAL TABLES PROVIDED 27

OCCUPANCY LOAD CALCULATION
GROUP A-2 ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT
NOTE BASED ON NFPA 101, F.P.C. 2020 7th ED. TABLE 10.4.1.2
OCCUPANCY FACTOR WAS USED TO DETERMINE HIGHEST OCCUPANCY LOAD.
AS PER F.B.C. 2023
AS PER F.F.B.C. 2020 / N.F.P.A. 101 2020
ID ROOM AREA FUNCTION OCCUPANT LOAD NUMBER OF OCCUPANTS TOTAL OF OCCUPANTS
GROUND FLOOR
101 HOST - SQ. FT. ASSEMBLY - - -
102 MAIN DINING AREA 2,460 SQ. FT. ASSEMBLY 15 164.0 164.0
103 SERVICE BAR 100.0 SQ. FT. KITCHEN 200 0.8 1.0
104 STAGE 60 SQ. FT. - - -
105 PDR 359 SQ. FT. ASSEMBLY 15 23.9 24.0
106 VESTIBULE - SQ. FT. ASSEMBLY - - -
107 PUBLIC RESTROOM - SQ. FT. - - -
108 EMPLOYEE W.C. - SQ. FT. - - -
109 OFFICE 100 SQ. FT. BUSINESS 150 0.7 1.0
110 MAFIA TABLE 142 SQ. FT. ASSEMBLY 15 9.5 10.0
111 CLEANING DISHWASHING - - -
112 KITCHEN PREP/COOKING AREA 2,257 SQ. FT. KITCHEN 200 11.3 12.0
113 KITCHEN PREP AREA - - -
114 WALK-IN FREEZER 70.0 SQ. FT. - - -
115 WALK-IN COOLER 89.0 SQ. FT. - - -
SUB-TOTAL PATRONS 198.0
SUB-TOTAL EMPLOYEES 14.0
TOTAL OCCUPANTS 212.0

OCCUPANCY LOAD CALCULATION
GROUP A-2 ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT
NOTE BASED ON NFPA 101, F.P.C. 2020 7th ED. TABLE 10.4.1.2
OCCUPANCY FACTOR WAS USED TO DETERMINE HIGHEST OCCUPANCY LOAD.
AS PER F.B.C. 2023
AS PER F.F.B.C. 2020 / N.F.P.A. 101 2020
ID ROOM AREA FUNCTION OCCUPANT LOAD NUMBER OF OCCUPANTS TOTAL OF OCCUPANTS
SECOND FLOOR
201 2ND FLOOR STORAGE 1,342 SQ. FT. STORAGE 300 4.5 5.0
SUB-TOTAL PATRONS / OCCUPANTS 5.0
TOTAL PATRONS / OCCUPANTS 217.0



947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

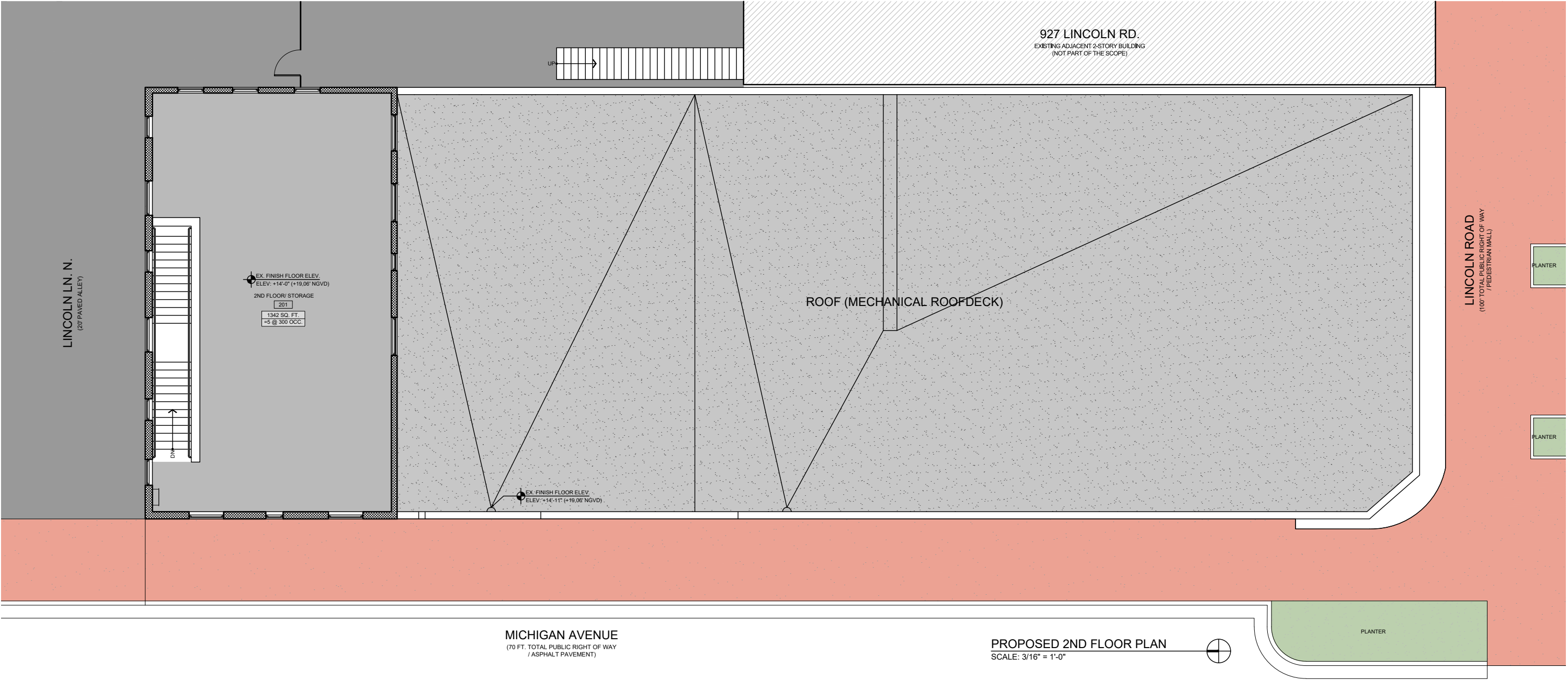


		DWG. TITLE
		PROPOSED GROUND FLOOR
		PLAN - ENLARGED KITCHEN
		SCALE
		AS SHOWN
		PROJECT NO.
		2024-19
		DATE
		06-13-2024
		SHEET NUMBER
		A-101.1

DWG. TITLE PROPOSED GROUND FLOOR PLAN - ENLARGED KITCHEN SCALE AS SHOWN	
PROJECT NO. 2024-19	
DATE 06-13-2024	
SHEET NUMBER A-101.1	

LEGEND

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



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THE NICE GUY

947 LINCOLN ROAD

MIAMI BEACH, FL. 33139

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DWG. TITLE
PROPOSED SECOND FLOOR PLAN

SCALE
AS SHOWN

PROJECT NO.
2024-19

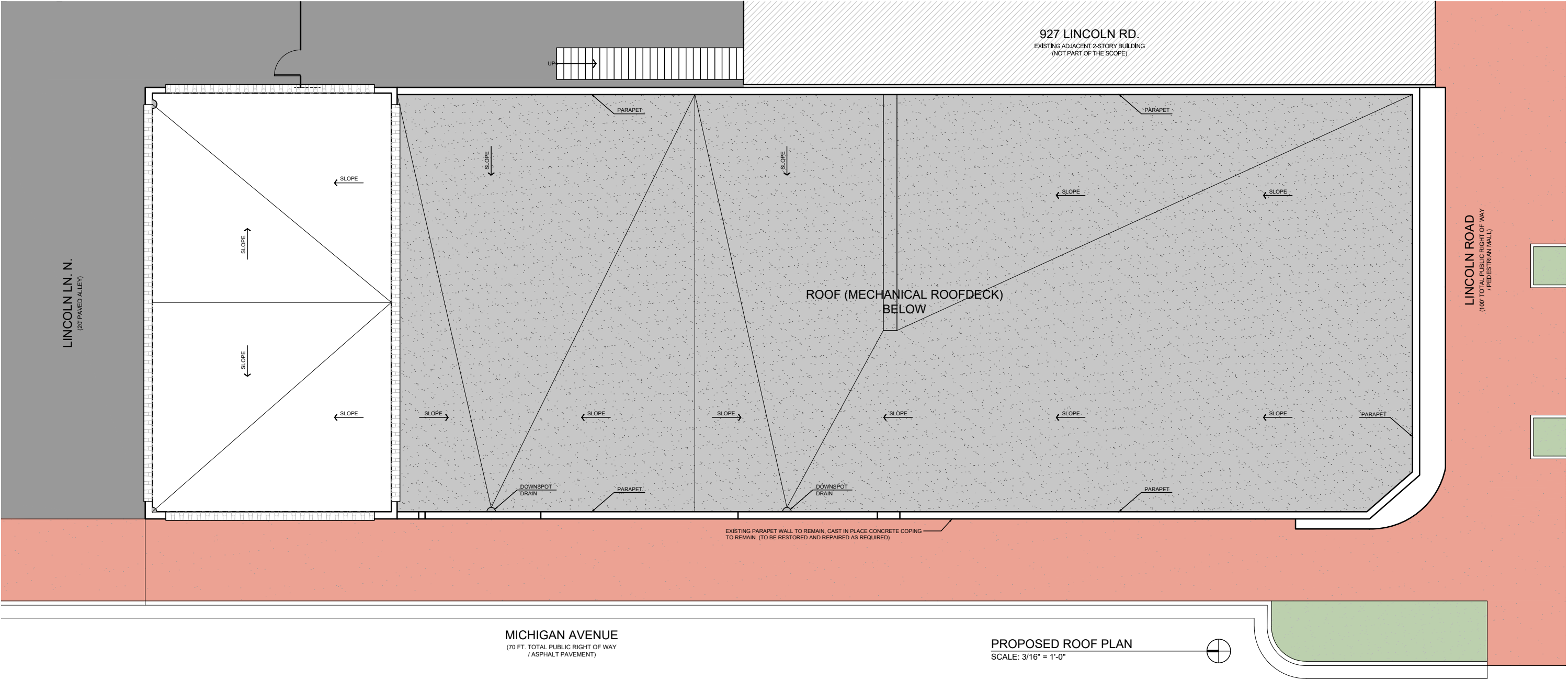
DATE
06-13-2024

SHEET NUMBER
A102

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LEGEND

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



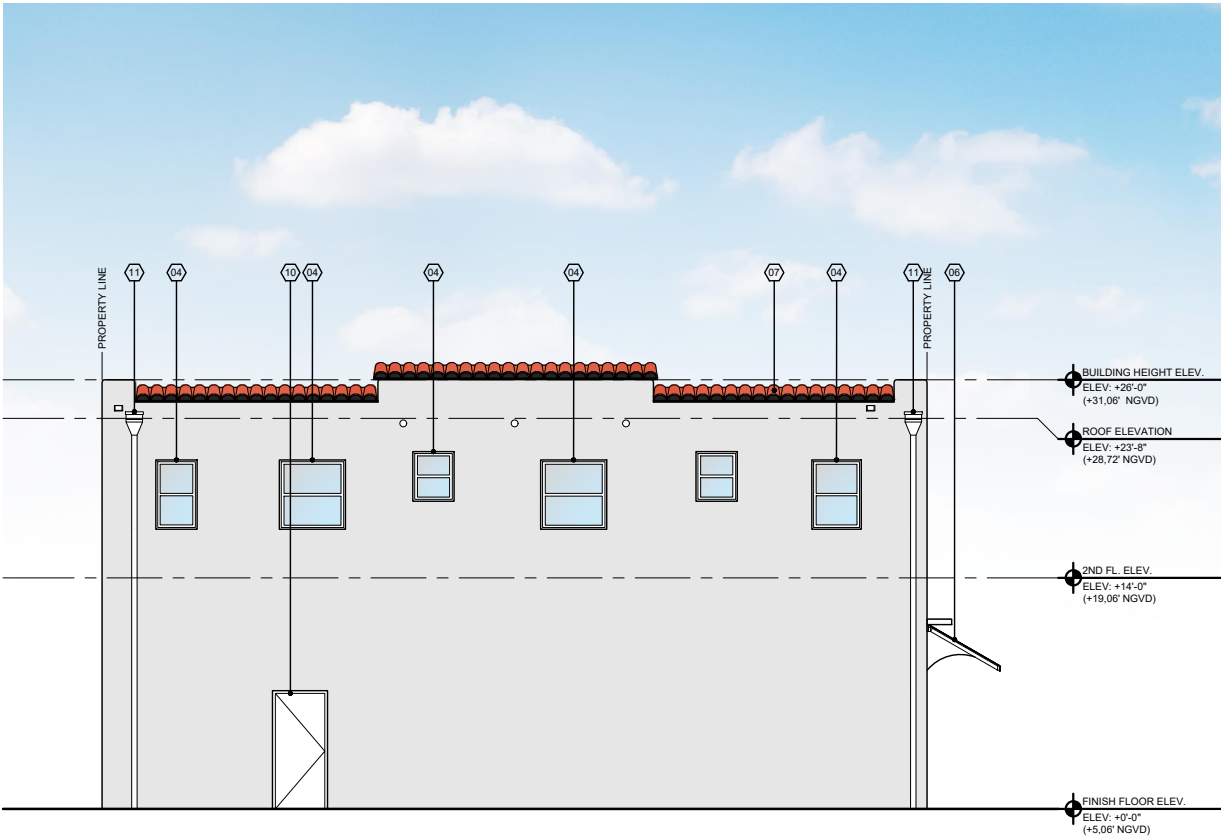
THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



DWG. TITLE	A103 PROPOSED ROOF PLAN
SCALE	N.T.S.
PROJECT NO.	2024-19
DATE	06-13-2024
SHEET NUMBER	A103



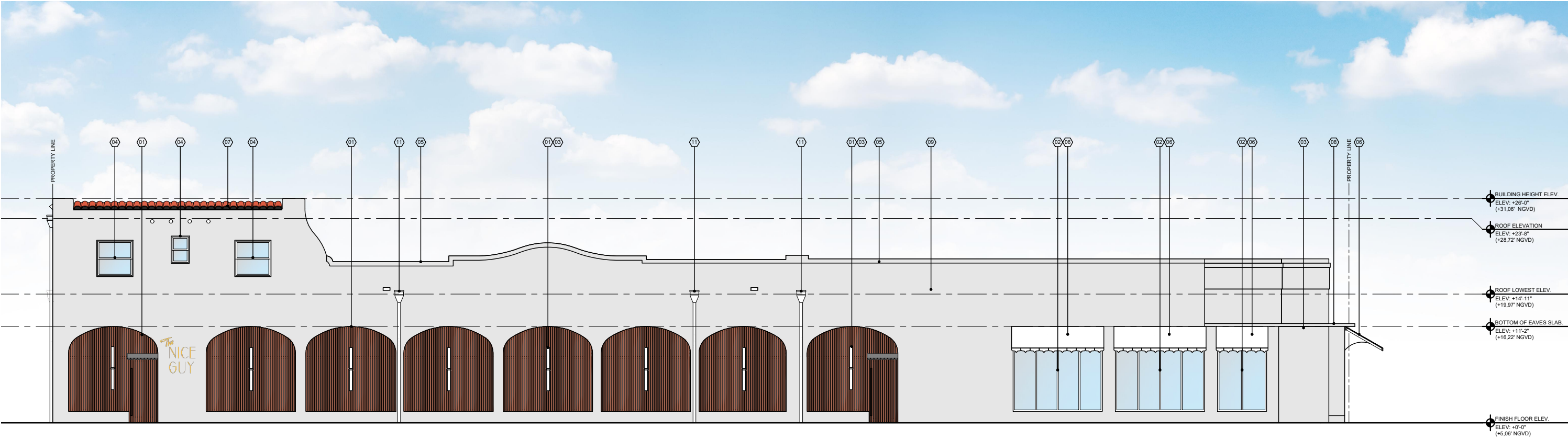
C1 BUILDING SOUTH ELEVATION (@ LINCOLN RD)



C2 BUILDING NORTH ELEVATION (LINCOLN LN. N.)

LEGEND (ARCHITECTURAL FEATURES AND MATERIALS)

- 01 NEW ARCHED IMPACT RESISTANT STOREFRONT - FINISH DARK BRONZE ALUMINUM. KNEE WALL TO REMAIN (RESTORE AND REPAIR AS REQUIRED). NEW STOREFRONT TO BE CLAD WITH A REMOVABLE 2"x CYPRESS WOOD LATTICE PANELS FACING THE EXTERIOR AT MICHIGAN AVE. (TYP.).
- 02 EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE).
- 03 REMOVABLE SCONCE ON WOOD LATTICE PANELS (TYP.).
- 04 EXISTING WINDOWS TO BE REMOVED AND REPLACED AT SECOND FLOOR.
- 05 EXISTING PARAPET WALL TO REMAIN. CAST IN PLACE CONCRETE COPING TO REMAIN. (TO BE RESTORED AND REPAIRED AS REQUIRED AS REQUIRED).
- 06 NEW SHADE BLACK CANVAS AWNING OVER THE STOREFRONTS.
- 07 DECORATIVE PARAPET WALL CAPPING WITH SPANISH "S" CLAY BARREL TILES TO REMAIN (RESTORER AS REQUIRED).
- 08 EXISTING CONCRETE CANTILEVERED STOREFRONT HEADER TO REMAIN (REPAIR AS REQUIRED AS REQUIRED).
- 09 EXISTING PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED).
- 10 EXISTING EXIT DOOR FROM STAIRCASE TO BE REMOVED AND REPLACED (REFER TO FLOOR PLAN).
- 11 EXISTING DOWNSPOUT TO BE REMOVED AND REPLACED.



A1 BUILDING WEST ELEVATION (@ MICHIGAN AVE)

THE NICE GUY

947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

BGAarchitects

DWG. TITLE
PROPOSED
ELEVATIONS

SCALE
VARIES

PROJECT NO.
2024-19

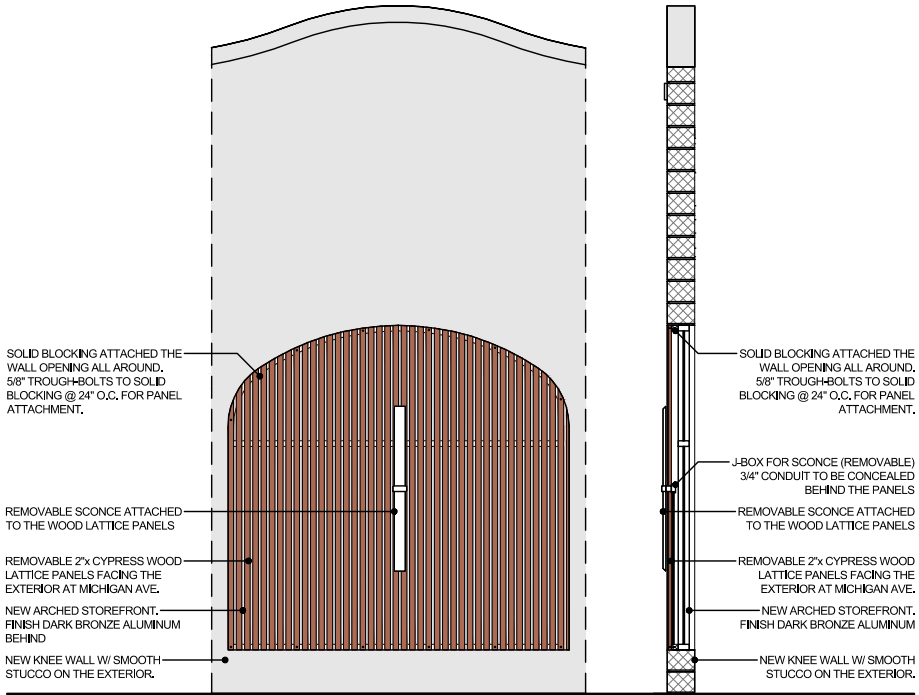
DATE
06-13-2024

SHEET NUMBER
A201

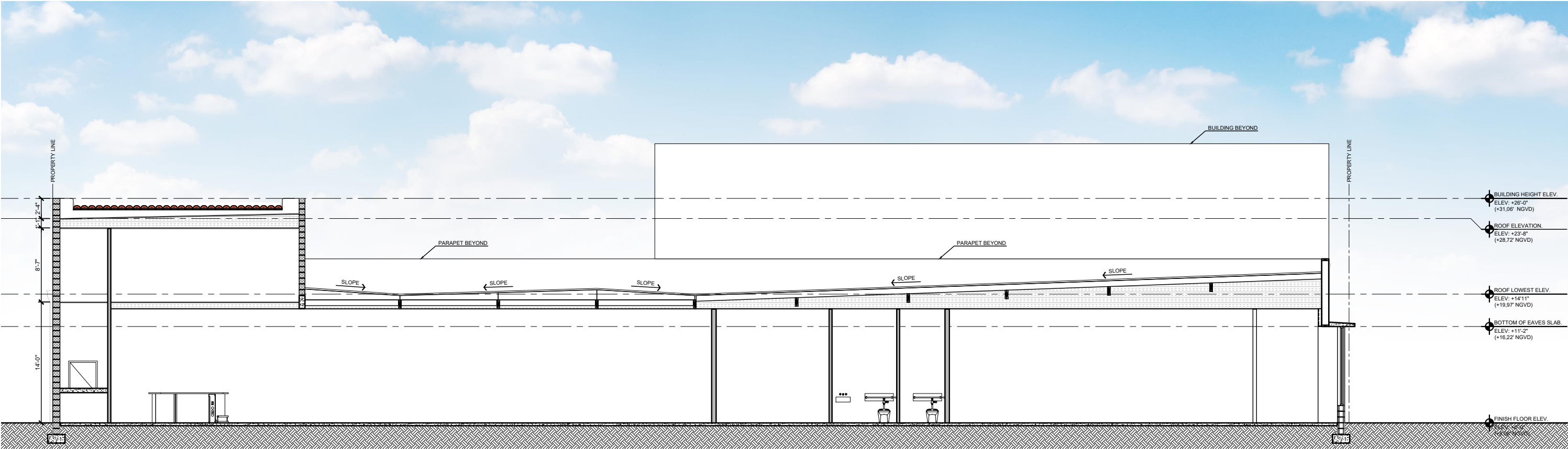
DATE REVISION



C1 BUILDING SECTION



C2 ENLARGED ARCHED STOREFRONT DETAILS (TYP.)



A1 BUILDING SECTION

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



DWG. TITLE	PROPOSED SECTION
SCALE	VARIES
PROJECT NO.	2024-19
DATE	06-13-2024
SHEET NUMBER	A301



A1 RENDERING
ENTRANCE FROM MICHIGAN AVE.



KEY LOCATION MAP

CONSULTANT

THE NICE GUY

947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

BGA

architects

JOSE J. GOMEZ

ARCHITECTURE

		DWG. TITLE	RENDERING
		SCALE	N.T.S.
		PROJECT NO.	
		DATE	06-13-2024
		SHEET NUMBER	R001
DATE	REVISION		



A1 RENDERING
CORNER AT LINCOLN RD. AND MICHIGAN AVE



KEY LOCATION MAP

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139



CONSULTANT

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		DWG. TITLE	RENDERING
		SCALE	N.T.S.
		PROJECT NO.	
		DATE	06-13-2024
		SHEET NUMBER	R002
DATE	REVISION		



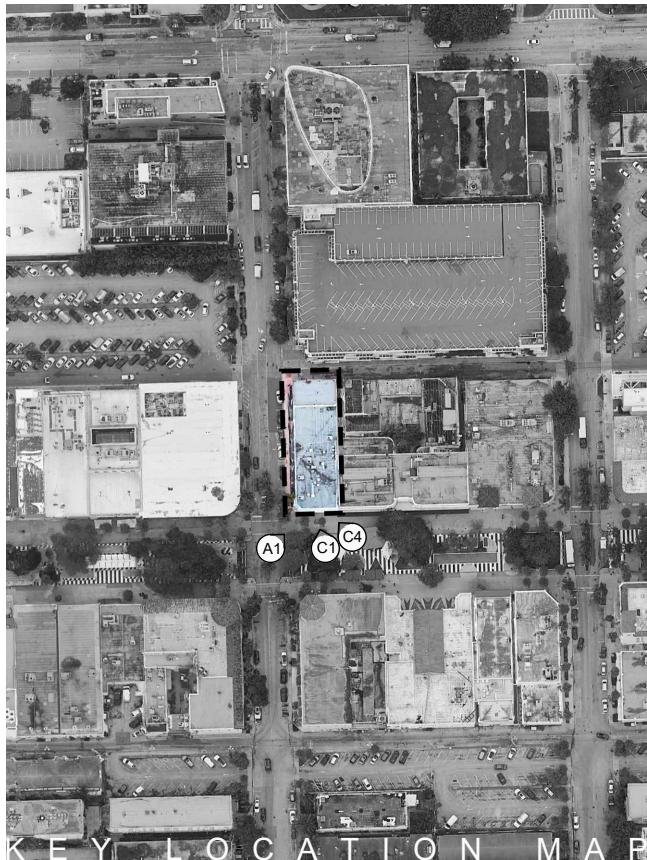
C1 RENDERING
BUILDING FRONTAGE AT LINCOLN RD.



C4 RENDERING
BUILDING FRONTAGE AT LINCOLN RD.



A1 RENDERING
CORNER AT LINCOLN RD. AND MICHIGAN AVE



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THE NICE GUY

947 LINCOLN ROAD

MIAMI BEACH, FL. 33139

BGAarchitects

JOSE J. GOMEZ

		DWG. TITLE	RENDERING
		SCALE	N.T.S.
		PROJECT NO.	2024-19
		DATE	06-13-2024
		SHEET NUMBER	R003
DATE	REVISION		



A1 RENDERING
BUILDING FRONTAGE AT LINCOLN RD.



KEY LOCATION MAP

THE NICE GUY
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MIAMI BEACH, FL. 33139



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		DWG. TITLE	RENDERING
		SCALE	N.T.S.
		PROJECT NO.	2024-19
		DATE	06-13-2024
		SHEET NUMBER	R004
Δ DATE	REVISION		