



9 0 0 O C E A N D R I V E

HPB24-0628
HPB FINAL SUBMITTAL 08-04-2024

900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ
ARCHITECTS P.A.
ARCHITECTURE
A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. S 309-310
MIAMI, FL 33133-4664
T 305.559.1250 F 305.551.1740

JOSE L GOMEZ

		DWG. TITLE	COVER
		SCALE	N.T.S.
		PROJECT NO.	2021-04
		DATE	07-29-2024
		SHEET NUMBER	A-000
△	DATE	REVISION	



C1 PROPOSED 1 (19'-5" CANOPY)

SCALE: N.T.S.



A1 PROPOSED 1 (19'-5" CANOPY)

SCALE: N.T.S.



A4 PROPOSED 1 (19'-5" CANOPY)

SCALE: N.T.S.



C1 PROPOSED 1 (10'-0" CANOPY CLOSED)

SCALE: N.T.S.



A1 PROPOSED 1 (10'-0" CANOPY CLOSED)

SCALE: N.T.S.



A4 PROPOSED 1 (10'-0" CANOPY CLOSED)

SCALE: N.T.S.

900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ,
ARCHITECTS
P.A.
A A C 0 0 1 0 6 2

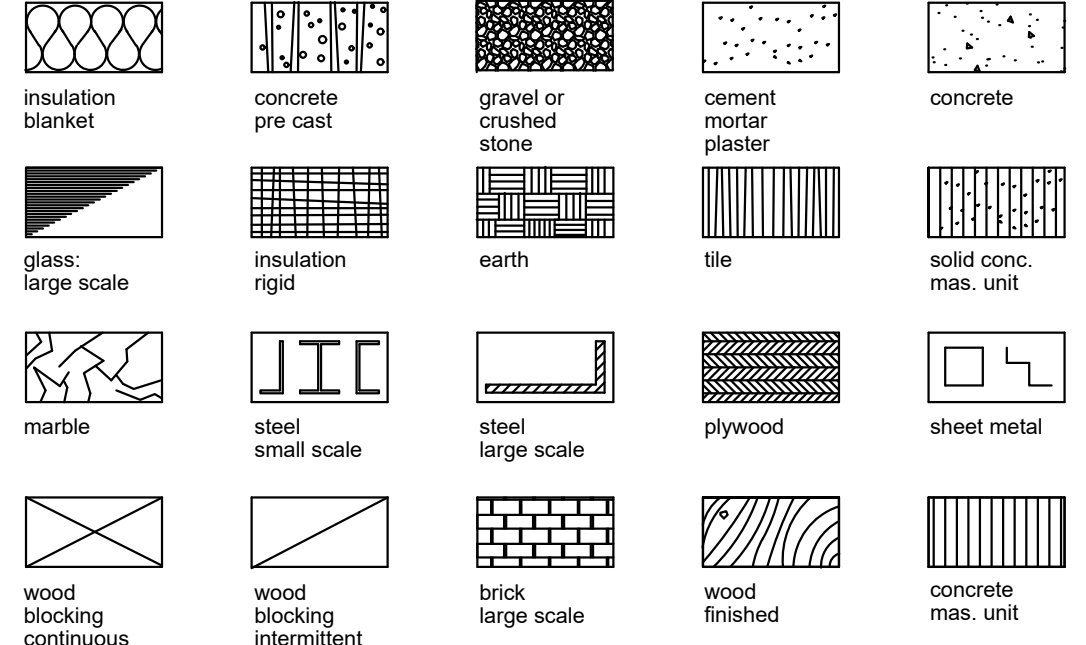
JOSE L. GOMEZ

		DWG. TITLE	RENDERINGS
		SCALE	N.T.S.
		PROJECT NO.	2021-04
		DATE	07-29-2024
		SHEET NUMBER	R-002
DATE	REVISION		

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. CORR. 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. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED 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	GA. 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 OBSCURE 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. Q.T.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE 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. S.N.R. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE 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.O.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. WSC.T.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

MATERIAL LEGEND



PROJECT TEAM

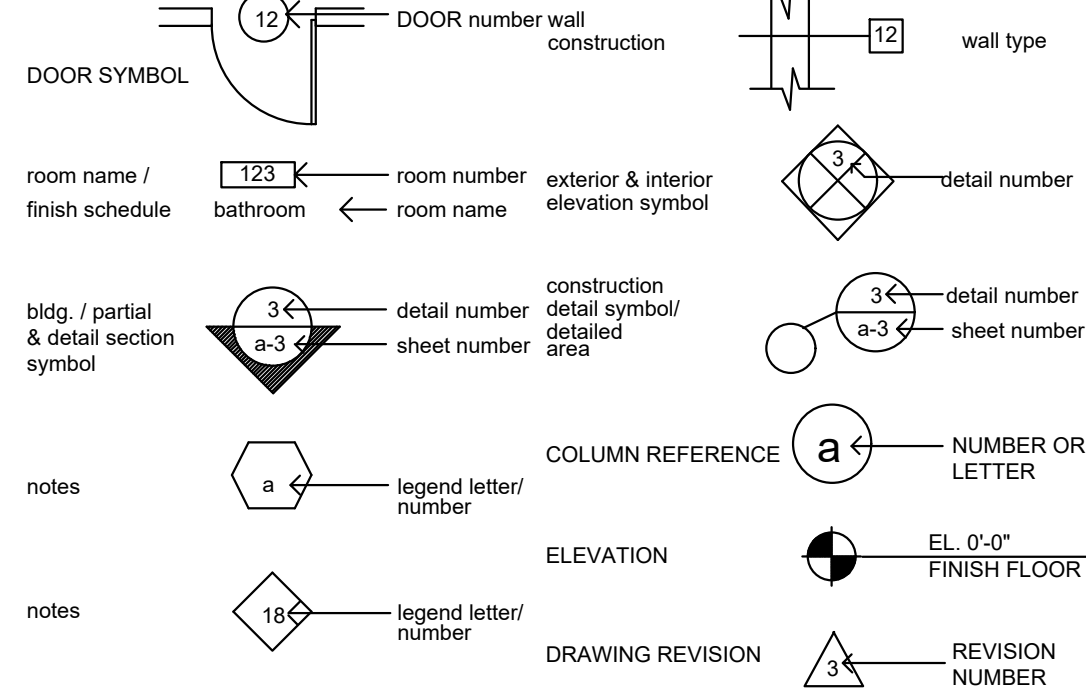
OWNER:
DAVID WALLACK REAL STATE LLC.
900 OCEAN DRIVE
MIAMI BEACH FL 33139

ARCHITECT:
BEILINSON GOMEZ ARCHITECTS PA
JOSE L. GOMEZ AR 0015416
8101 BISCAYNE BLVD., SUITE 309-310
MIAMI, FL 33138-4664
TEL. (305) 559-1250 FAX. (305) 551-1740

DRAWING INDEX

ARCHITECTURAL	
A-000	COVER
R-001	RENDERINGS
A-001	GENERAL NOTES AND INDEX
A-002	EXTERIOR SITE PICTURES
A-003	INTERIOR SITE PICTURES
EXIST-101	EXISTING SITE/ GROUND FLOOR PLAN
EXIST-102	EXISTING SECOND FLOOR PLAN
EXIST-201	EXISTING EAST FACADE PICTURE
EXIST-202	EXISTING WEST FACADE PICTURE
A-101	PROPOSED GROUND FLOOR PLAN
A-102	PROPOSED SECOND FLOOR PLAN
A-201	PROPOSED ELEVATIONS
A-202	PROPOSED SOUTH ELEVATION-PROPOSED SECTION
A-401	ENLARGED SECTION AND ELEVATION

SYMBOL LEGEND



APPLICABLE CODES

GOVERNING ZONING CODE:	CITY OF MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2020
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020
STRUCTURAL:	FLORIDA BUILDING CODE 2020
PLUMBING:	FLORIDA BUILDING CODE 2020 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2020 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2020 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2020 - ACCESSIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 7th EDITION

PROJECT INFORMATION

SCOPE OF WORK
• REPLACING EXISTING METAL GATE FACADE WITH NEW ALUMINUM STOREFRONT & GLASS DOORS
• NEW GATHERING SPACE AT SECOND FLOOR

LEGAL DESCRIPTION

LOTS 7 AND 8 . OF BLOCK 14. OF "OCEAN BEACH,FLA. ADDITION NO.2". ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK2, AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ZONING SUMMARY

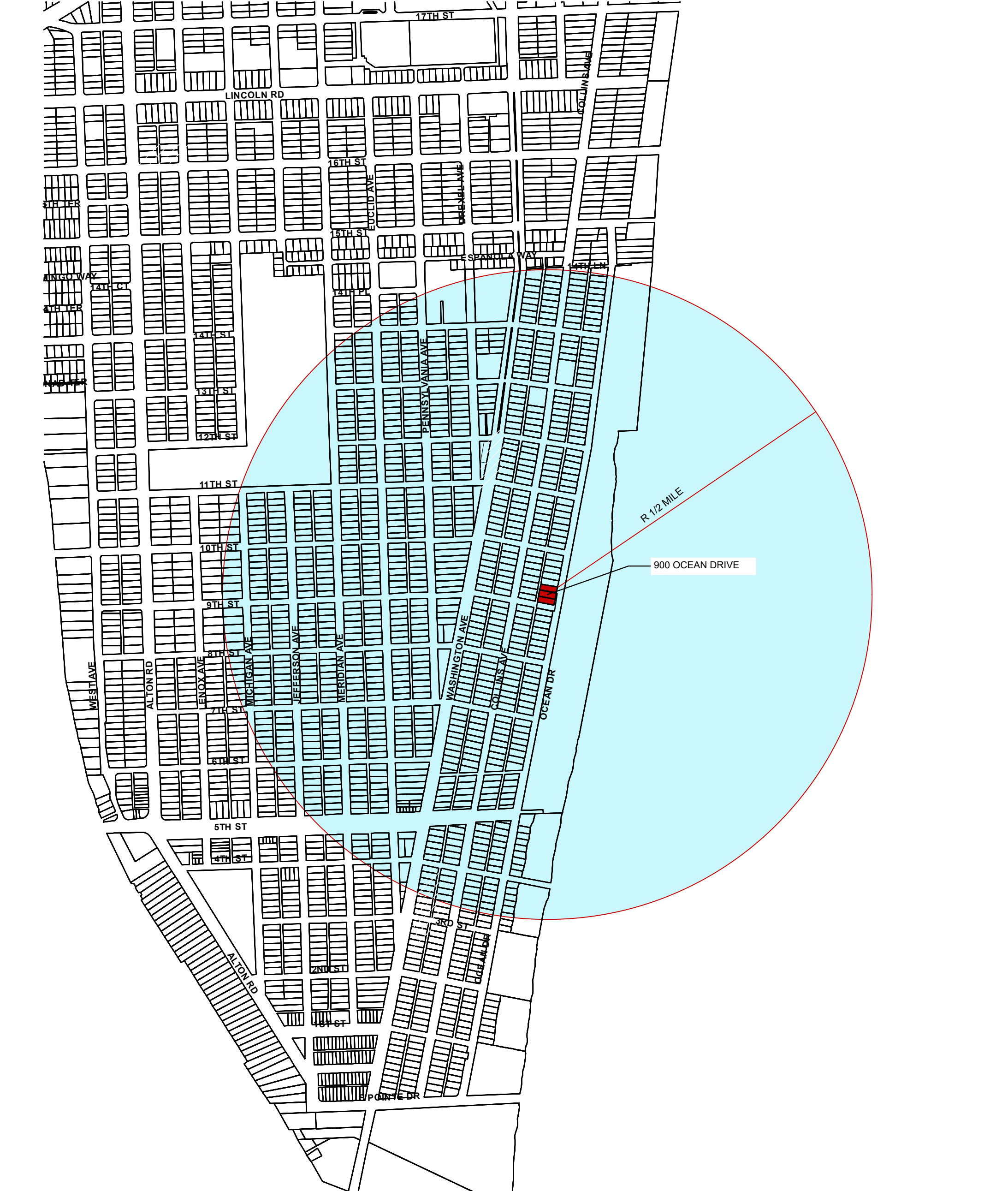
PROJECT ADDRESS:	900 OCEAN DRIVE MIAMI BEACH, FL 33139
ZONING DISTRICT:	MXE
PRESENT / PROPOSED OCCUPANCY:	RESTAURANT
LOT COVERAGE:	TO REMAIN - EXISTING
SETBACKS:	TO REMAIN - EXISTING
EXISTING BUILDING AREA:	19,502 SQ. FT.

ALTERATION CLASSIFICATION

ALTERATION LEVEL 2



900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA



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1 07-29-2024 CITY COMMENTS
DATE REVISION

LOCATION MAP	
SCALE: N.T.S.	
DWG. TITLE GENERAL NOTES AND INDEX	
SCALE AS SHOWN	
PROJECT NO. 2021-04	
DATE 07-29-2024	
SHEET NUMBER A-001	



C1 EXTERIOR PICTURE

01-29-2021



C4 EXTERIOR PICTURE

01-29-2021



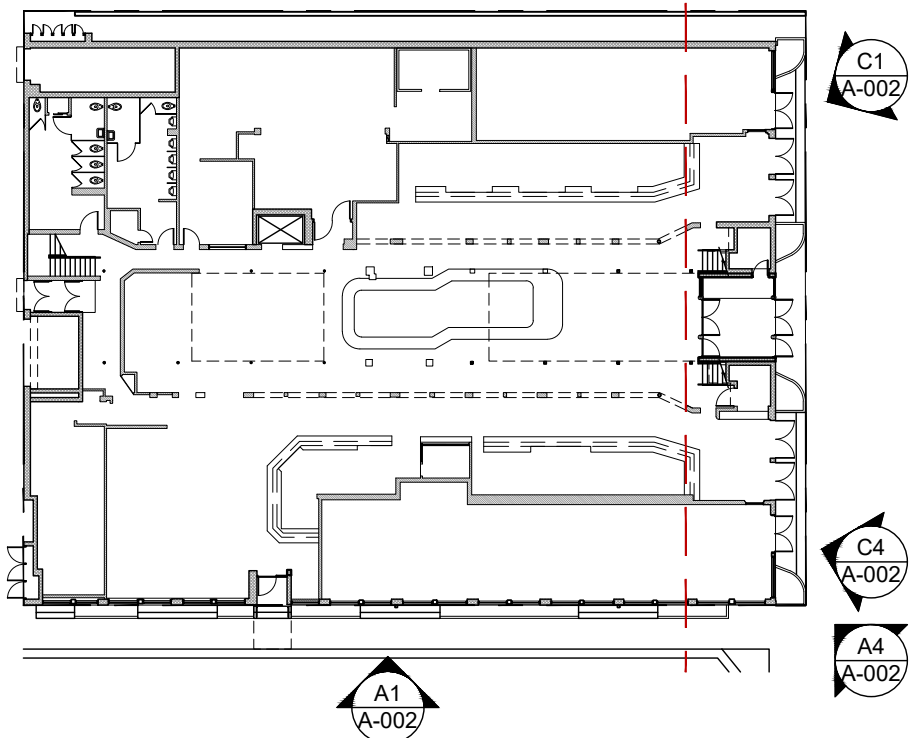
A1 EXTERIOR PICTURE

01-29-2021



A4 EXTERIOR PICTURE

01-29-2021



KEY PLAN
SCALE: N.T.S.

DWG. TITLE
EXTERIOR SITE
PICTURES

SCALE
N.T.S.

PROJECT NO.
2021-04

DATE
07-29-2024

SHEET NUMBER
A-002

△ DATE | REVISION

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ,

ARCHITECTS

ARCHITECTURE

ROSE L. GOMEZ

CONSULTANT

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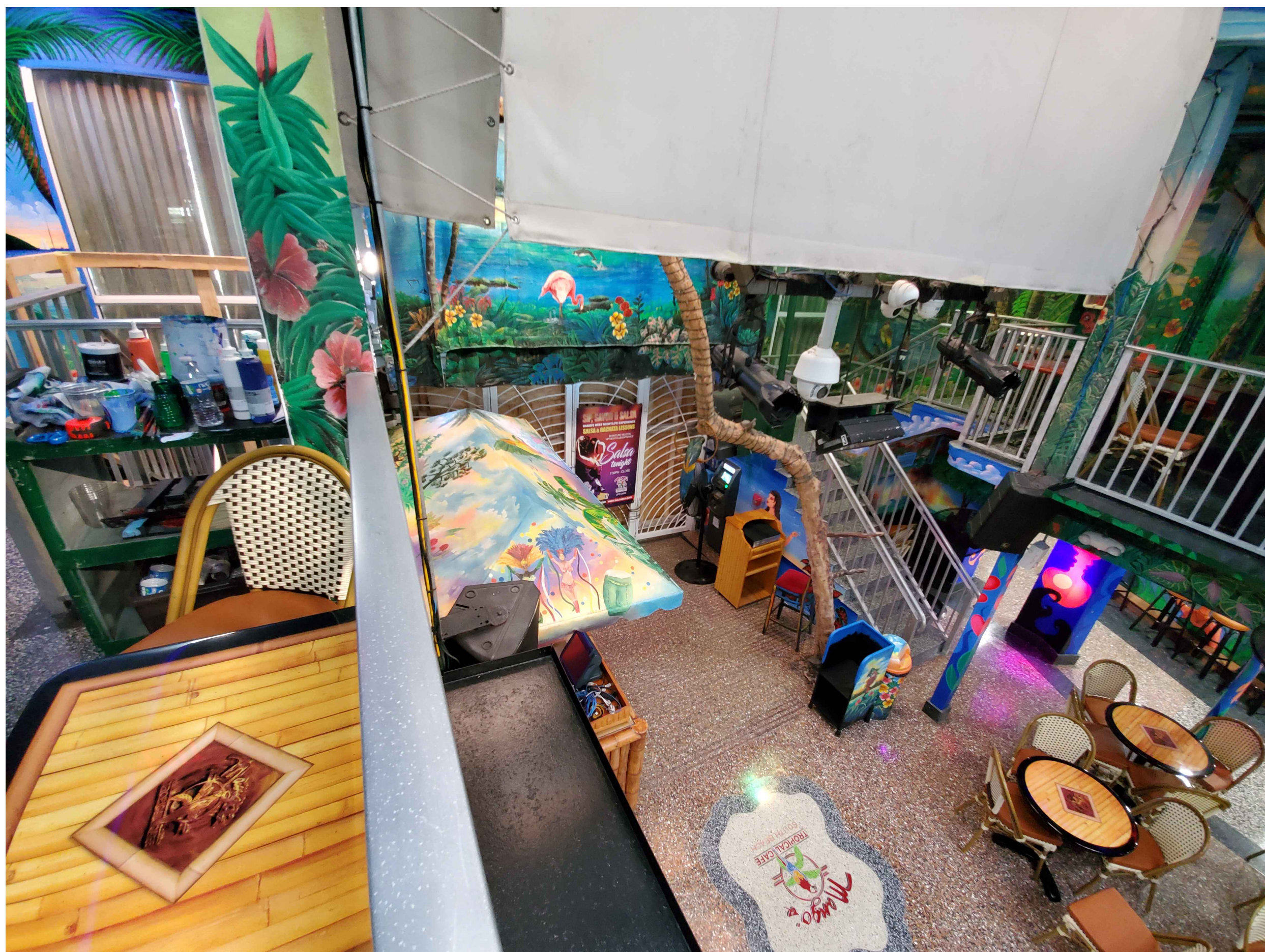
8101 BISCAYNE BLVD. S. 309. 310
MIAMI, FL 33138-4664
T 305.559.1250 F 305.551.1740



02-11-2021



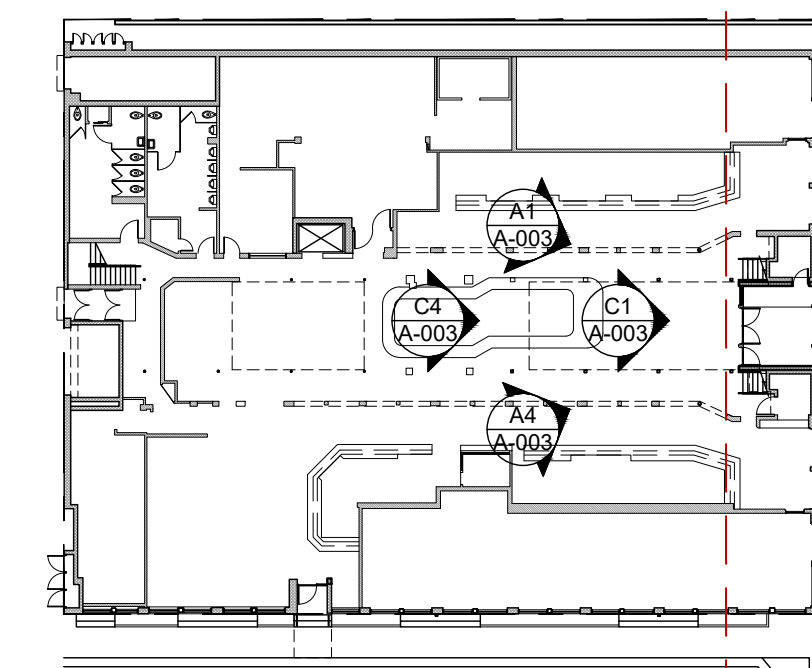
02-11-202



02-11-2021



02-11-202



KEY PLAN
SCALE: N.T.S.

DWG. TITLE
INTERIOR
PICT

SCALE

PROJECT NO. _____

DATE _____

SHEET NUMBER

△	DATE	REVISION
---	------	----------

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZARCHITECTS *DA*

ARCHITECTURE

A A C 0 0 1 0 6 2

RE 8101 BISCAYNE BLVD. S 309_31
MIAMI FL 3138-468

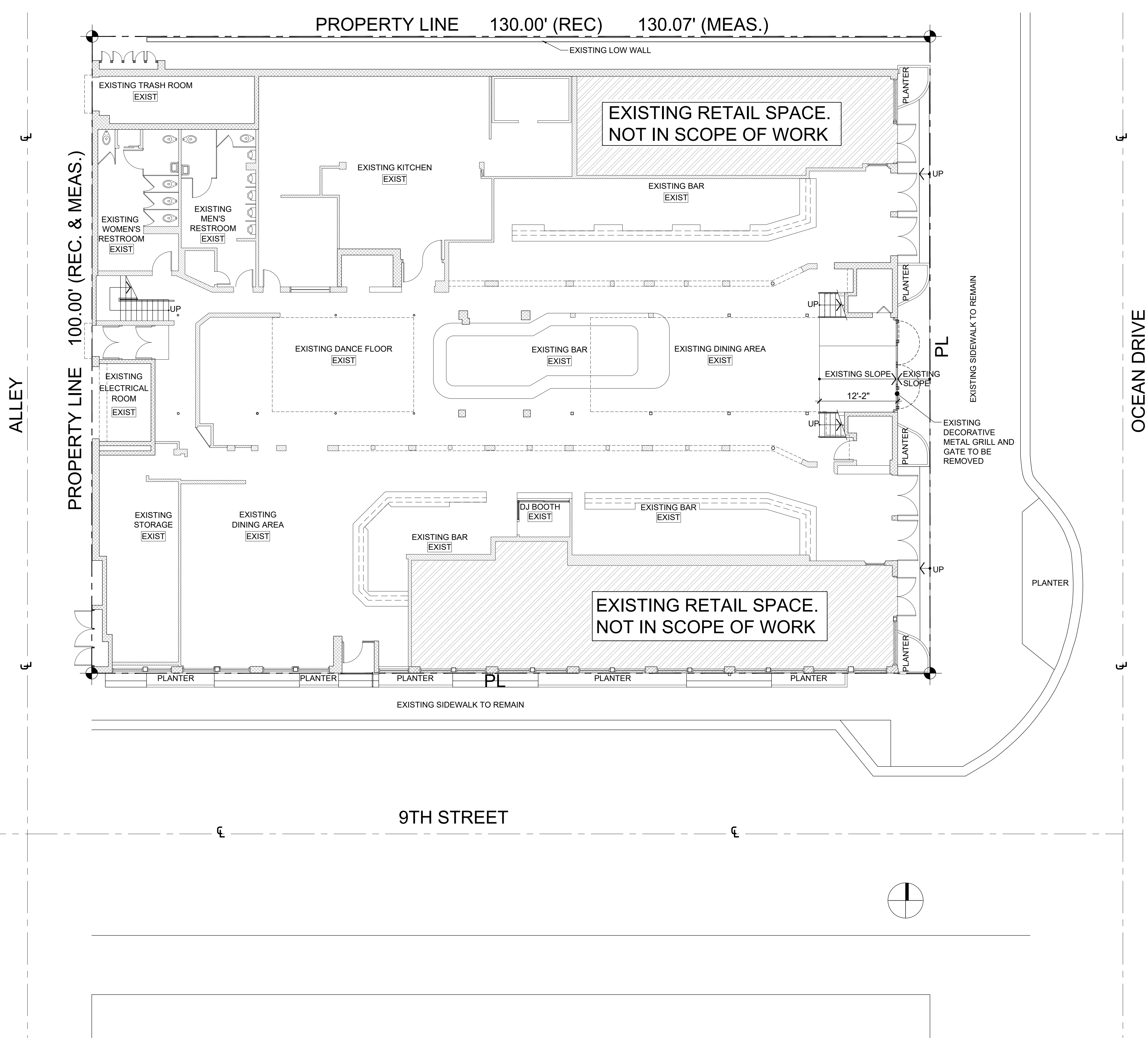
5 2 T 305.559.1250 F 305.551.174

JOSE L. GOMEZ

AR 0 0 1 5 4 1

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9TH STREET

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

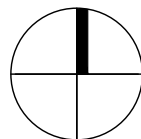
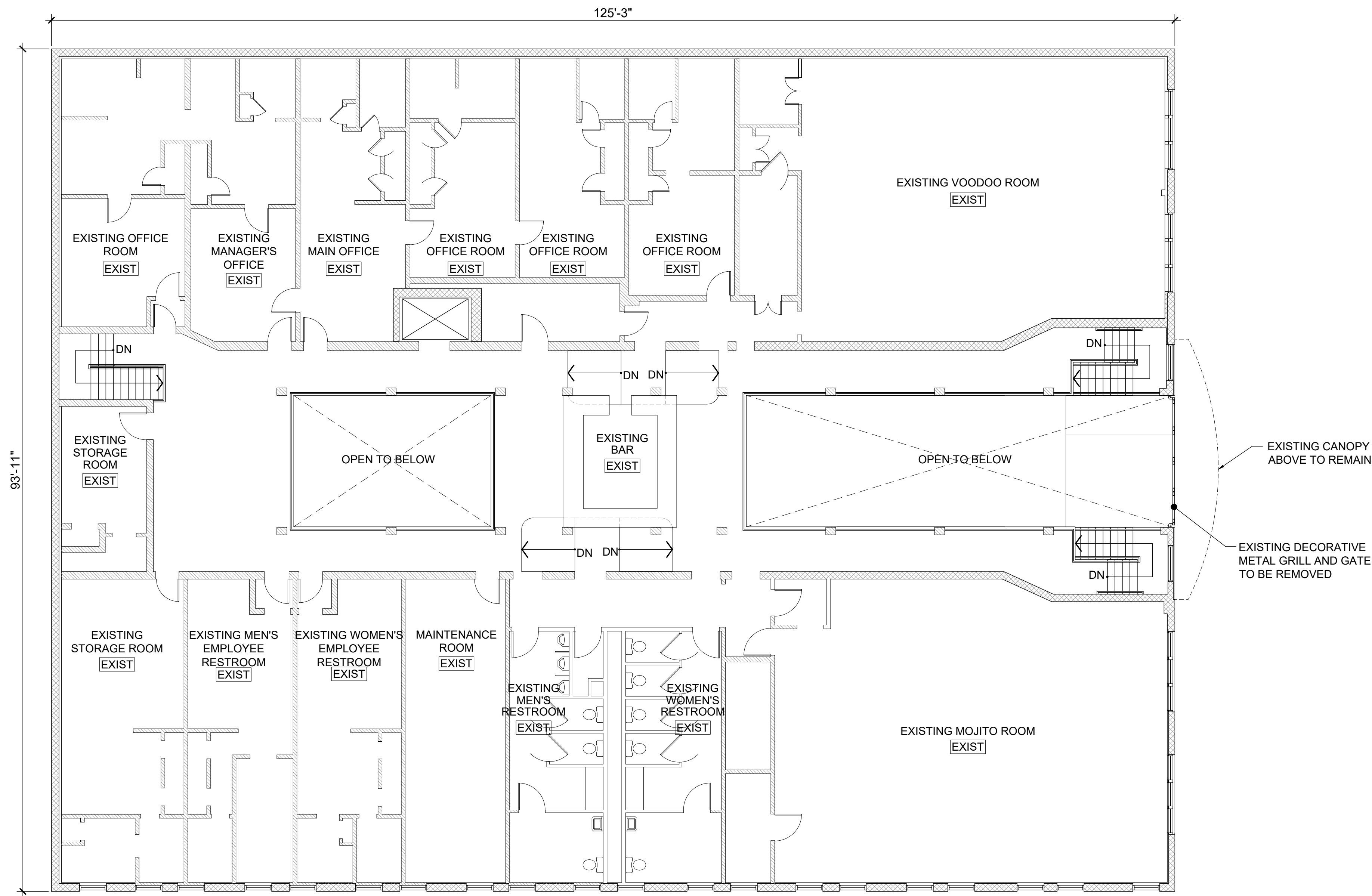
BEILINSON
GOMEZ

ARCHITECTS
P.A.

8101 BISCAYNE BLVD, S 300, 310
MIAMI, FL 33133, 33134, 33135
T 305.559.1250 F 305.551.1740

DWG. TITLE	EXISTING SITE/ GROUND FLOOR PLAN
SCALE	1/8"=1'-0"
PROJECT NO.	
DATE	2021-04
SHEET NUMBER	07-29-24
1	07-29-24
△	CITY COMMENTS
DATE	REVISION

EXIST-101



900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

8101 BISCAYNE BLVD, S 309, 310
MIAMI, FL 33139, U.S.A.
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JOSE L. GOMEZ

DWG. TITLE
EXISTING SECOND FLOOR
PLAN

SCALE
1/8"=1'-0"

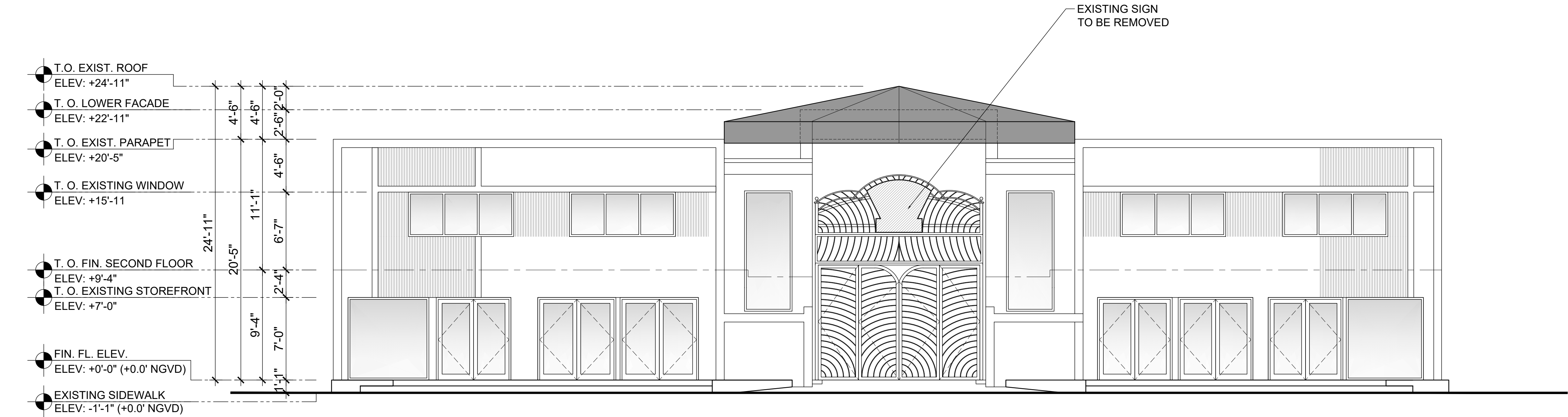
PROJECT NO.
2021-04

DATE
07-29-24

SHEET NUMBER

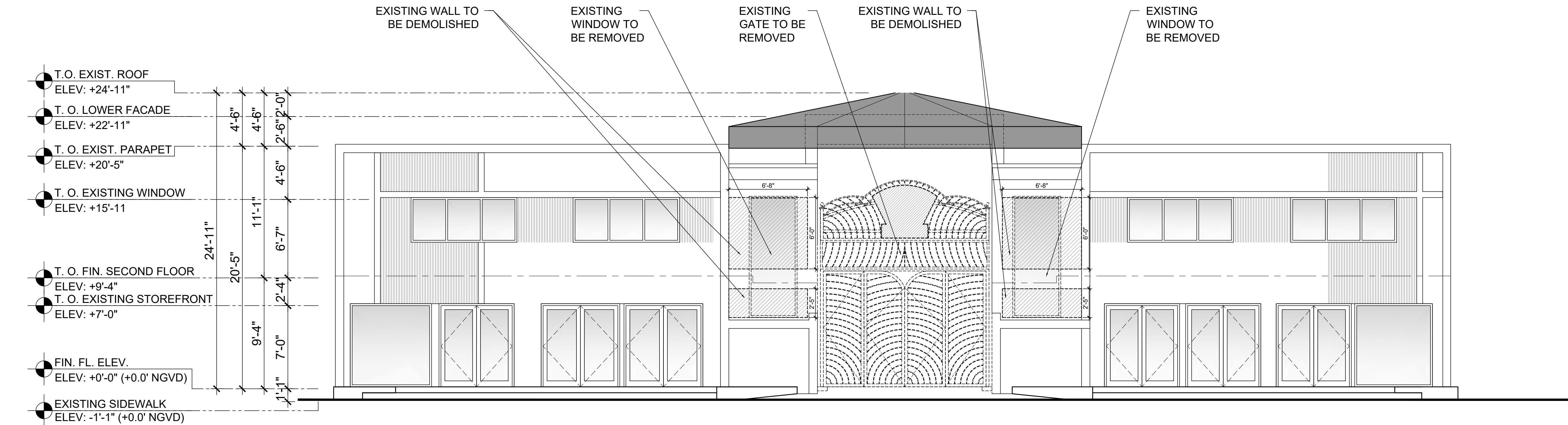
EXIST-102

1	07-29-2024	CITY COMMENTS
△	DATE	REVISION



B1 EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



LEGENDS:

 EXISTING WALL TO BE DEMOLISHED

A1 EXISTING/DEMO EAST ELEVATION

SCALE: 1/4"=1'-0"

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

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ROSE L GOMEZ

DWG. TITLE
EXISTING EAST AND
SOUTH ELEVATIONS

SCALE
AS SHOWN

PROJECT NO.

2021-04

DATE

07-29-24

SHEET NUMBER

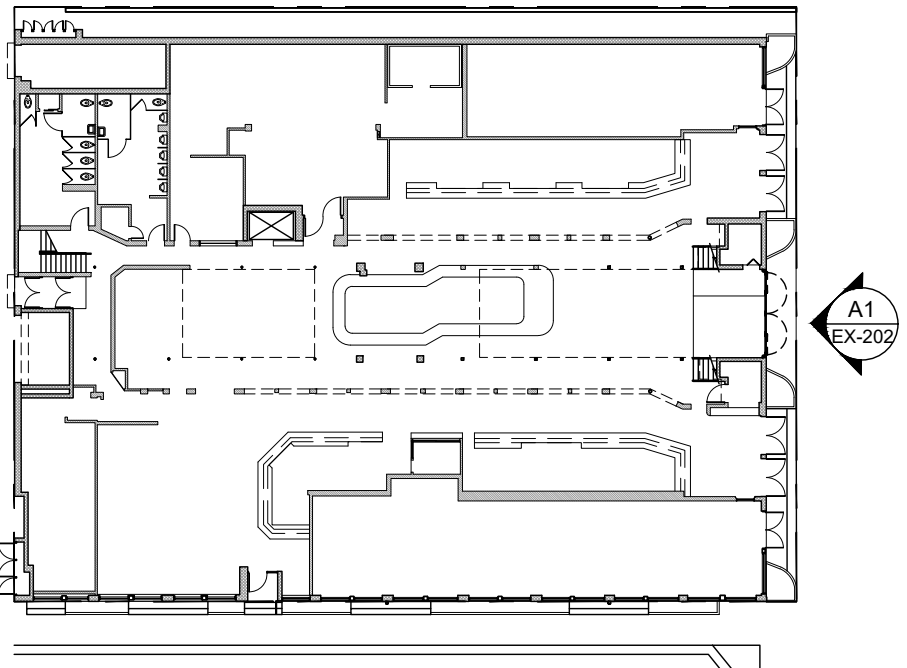
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1 07-29-2024 CITY COMMENTS

△ DATE REVISION

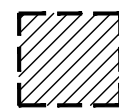


A1 EXTERIOR WALL AREA TO BE DEMOLISHED



KEY PLAN
SCALE: N.T.S.

LEGENDS:

 EXISTING WALL TO BE DEMOLISHED
(REFER TO EXIST-201)

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900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

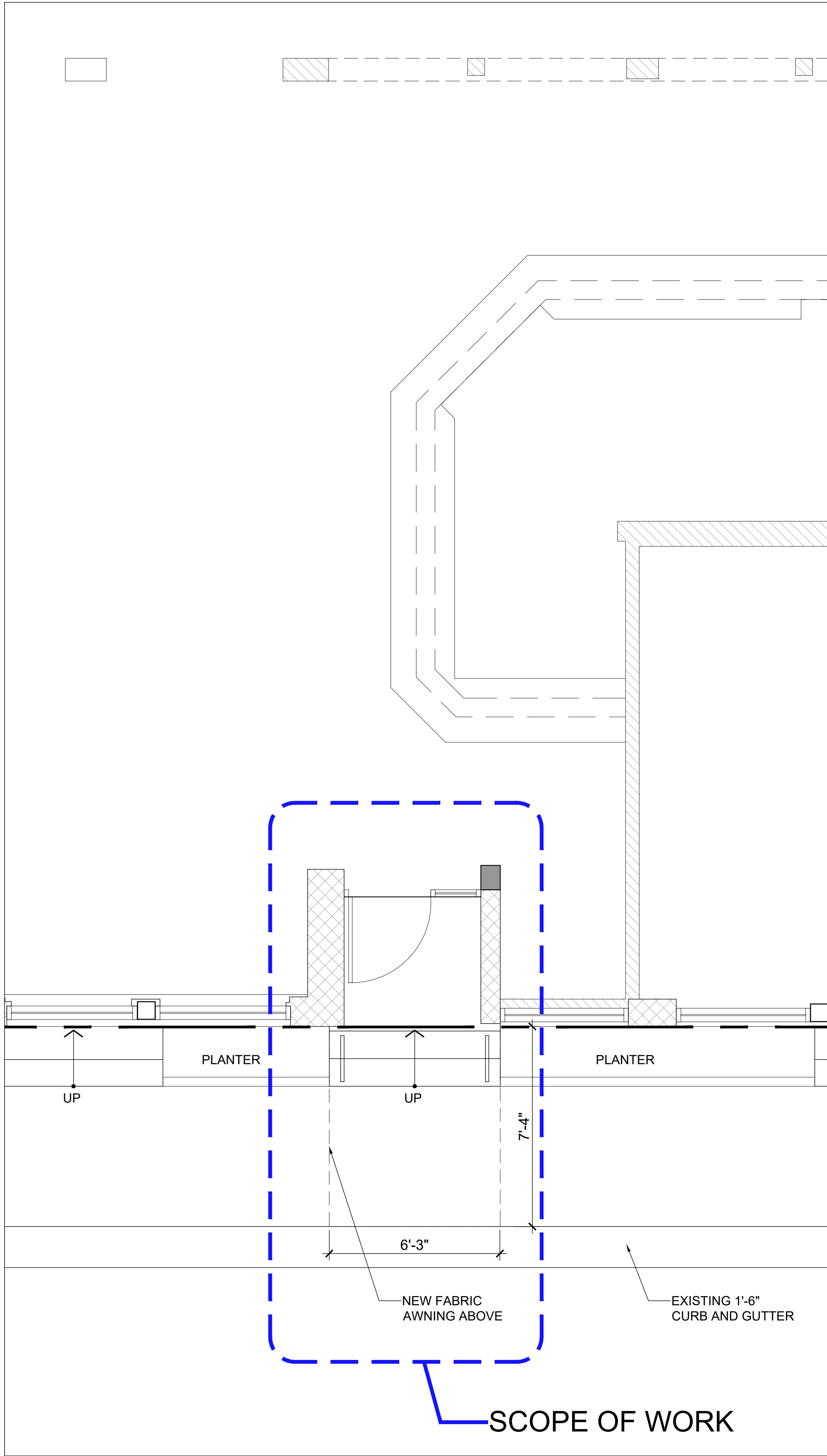
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GOMEZ
ARCHITECTS
P.A.
ARCHITECTURE
A A C 0 0 1 0 6 2

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MIAMI, FL 33138-4684
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JOSE L GOMEZ

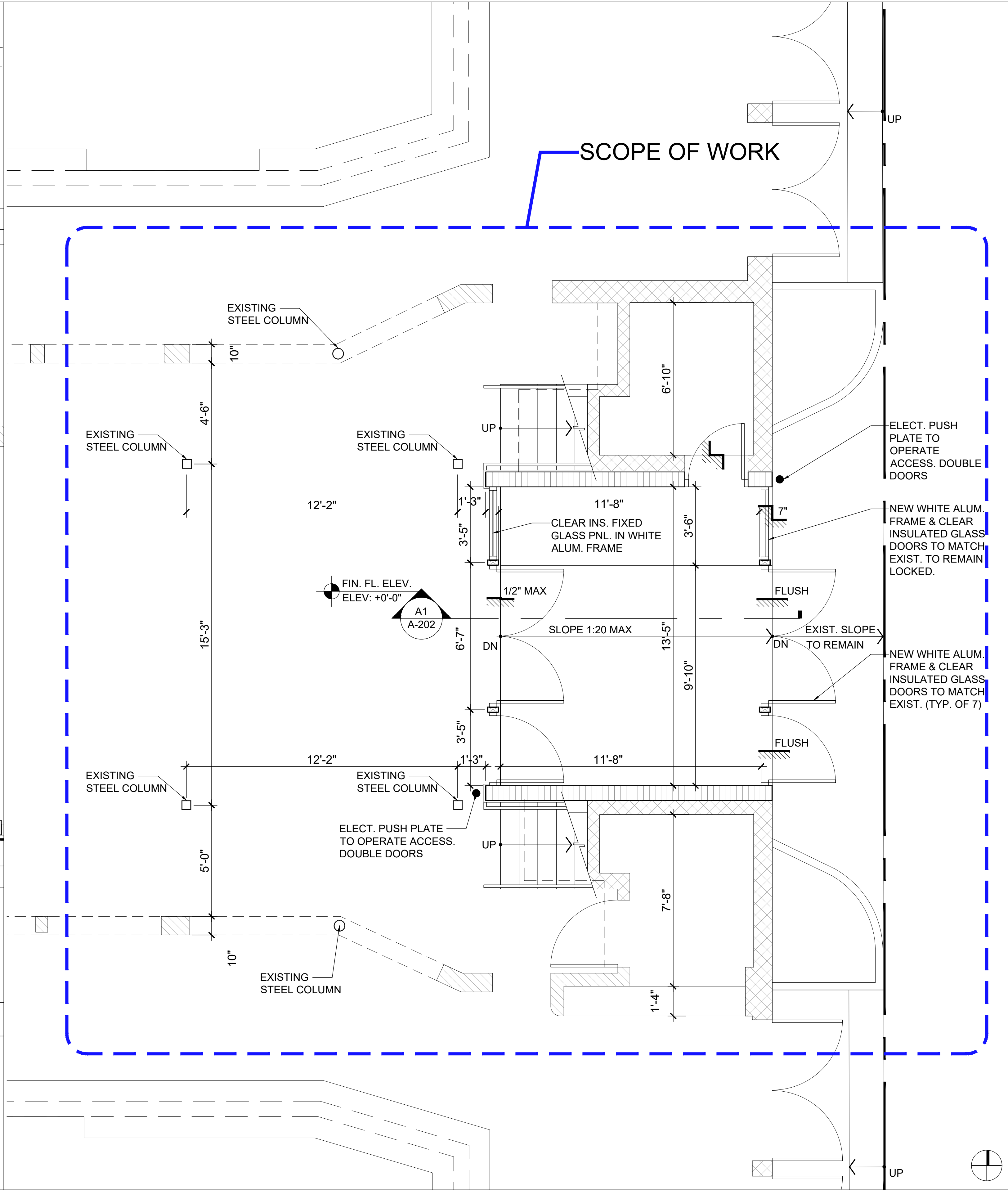
		DWG. TITLE	EXISTING EAST FACADE PICTURE
		SCALE	VARIES
		PROJECT NO.	2021-04
		DATE	09-23-15
1	07-29-2024	CITY COMMENTS	SHEET NUMBER
△	DATE	REVISION	EXIST-202

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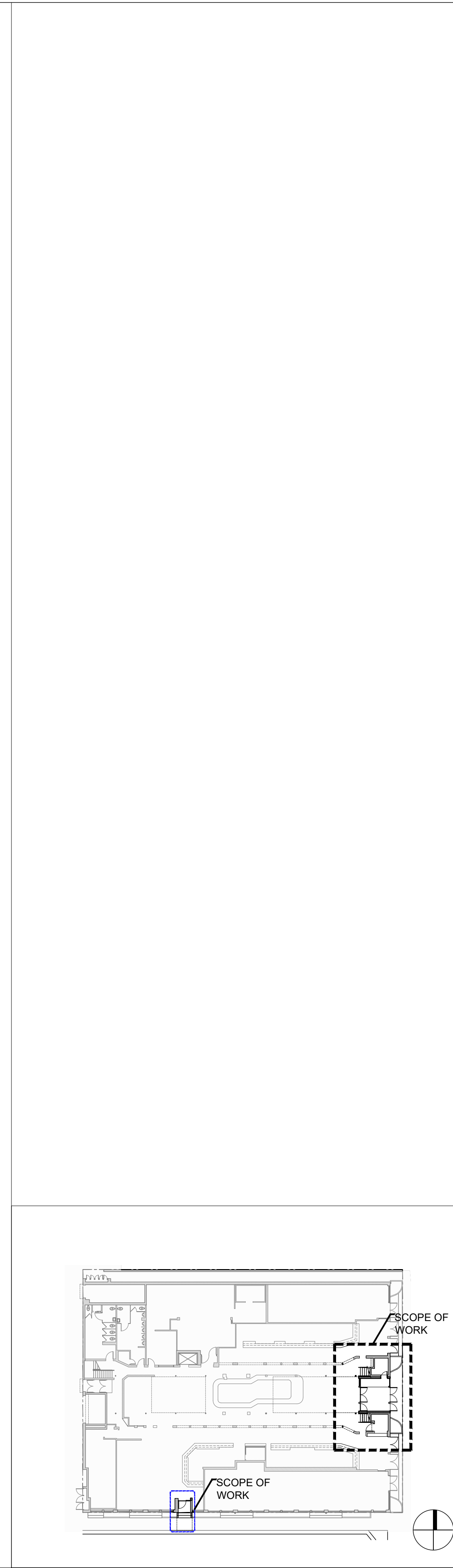
A1 ENLARGED PROPOSED FLOOR PLAN

SCALE:3/8"=1'-0"



A3 ENLARGED PROPOSED FLOOR PLAN

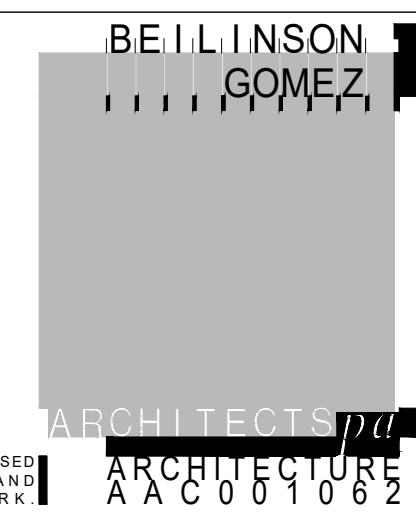
SCALE:3/8"=1'-0"



A6 KEY PLAN

N.T.S.

900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FL 33139

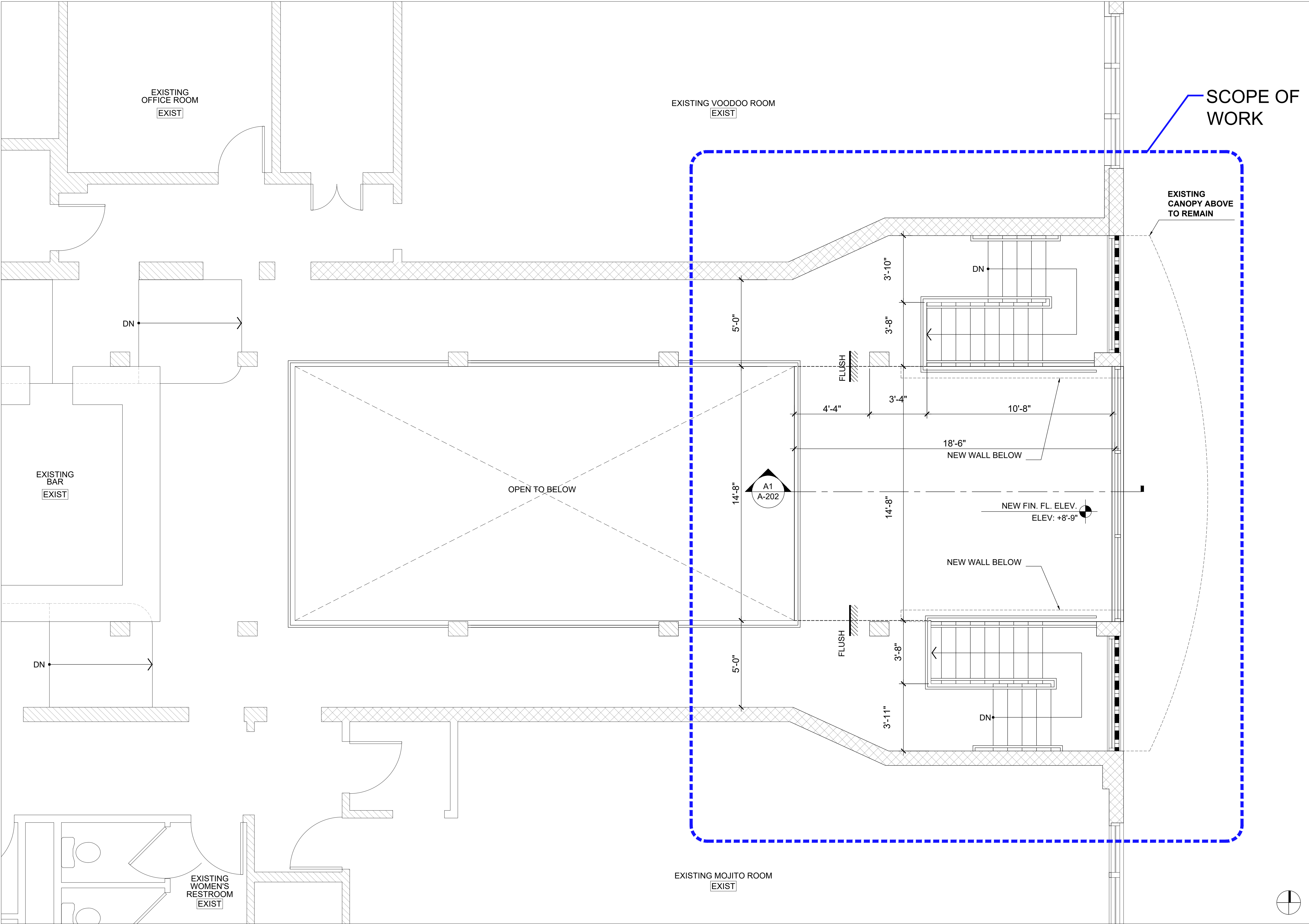


DWG. TITLE		PROPOSED GROUND FLOOR PLAN
SCALE		AS SHOWN
PROJECT NO.		2021-04
DATE		07-29-24
SHEET NUMBER		A-101
1	07-29-2024	CITY COMMENTS
△	DATE	REVISION

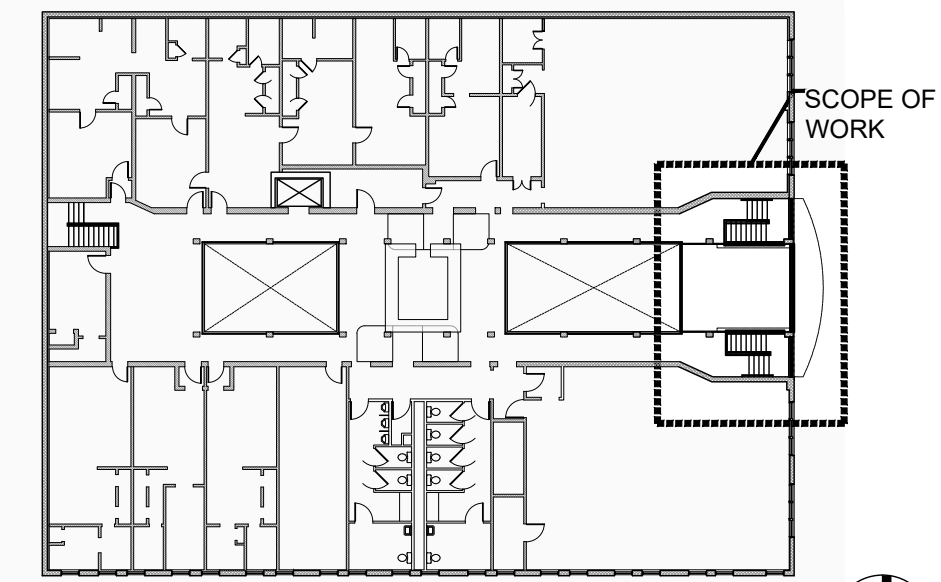
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BEILINSON GOMEZ ARCHITECTS P.A. 8101 BISCAYNE BLVD. S 309, 310 MIAMI, FL 33133 P 305.551.1250 F 305.551.1740



A1 ENLARGED PROPOSED FLOOR PLAN



A6

N.T.S.

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

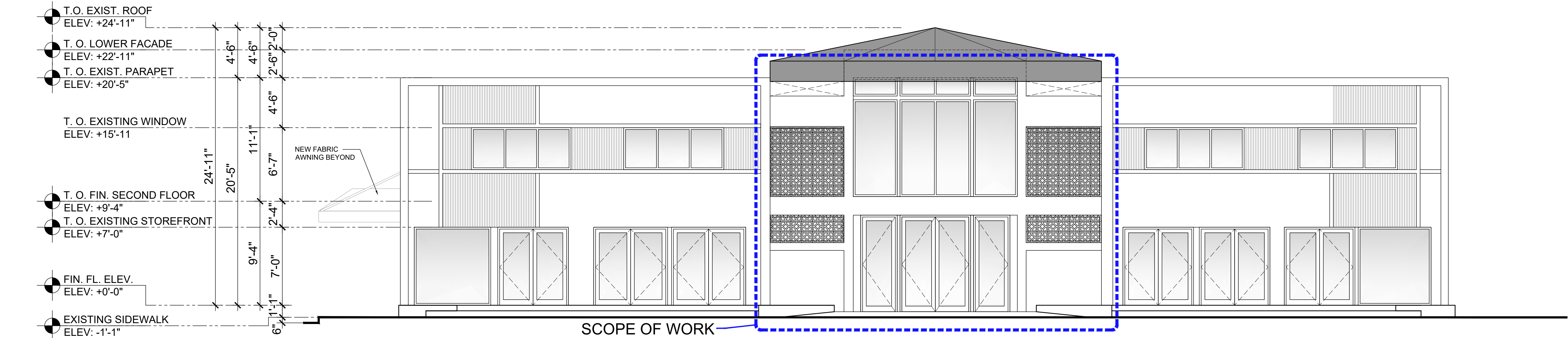
ARCHITECTS P.A.

ARCHITECTURE

8101 BISCAYNE BLVD. S 305.310
MIAMI, FL 33139

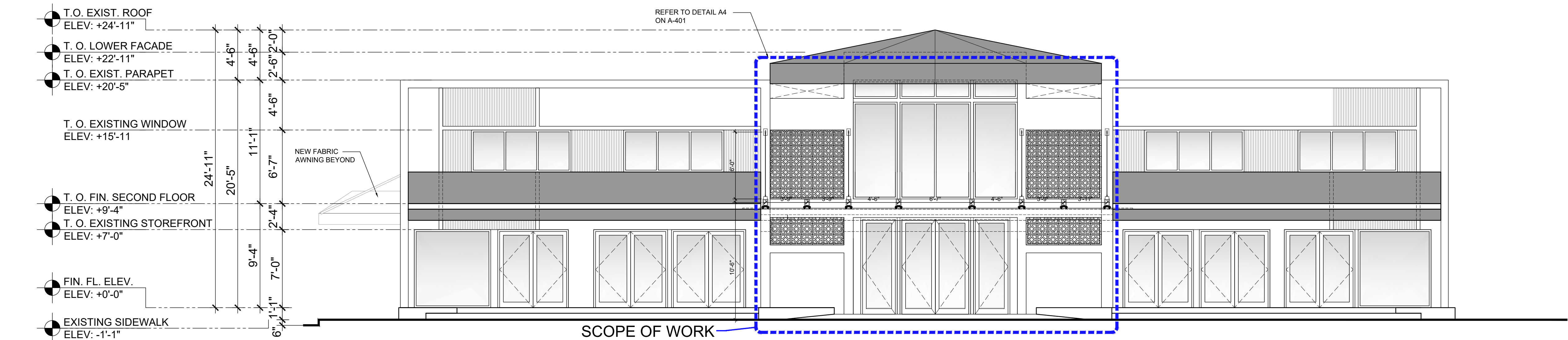
ROSE L GOMEZ

		DWG. TITLE	PROPOSED SECOND FLOOR PLAN
		SCALE	AS SHOWN
		PROJECT NO.	2021-04
		DATE	07-29-24
		SHEET NUMBER	A-102
1	07-29-2024	CITY COMMENTS	
△	DATE	REVISION	



B1 PROPOSED EAST ELEVATION

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



A1 PROPOSED EAST ELEVATION (WITH CANOPY)

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

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS P.A.

AAC001062

8101 BISCAYNE BLVD., S 300, 310
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JOSE L. GOMEZ

DWG. TITLE
PROPOSED EAST AND
SOUTH ELEVATIONS

SCALE
AS SHOWN

PROJECT NO.

2021-04

DATE

07-29-24

SHEET NUMBER

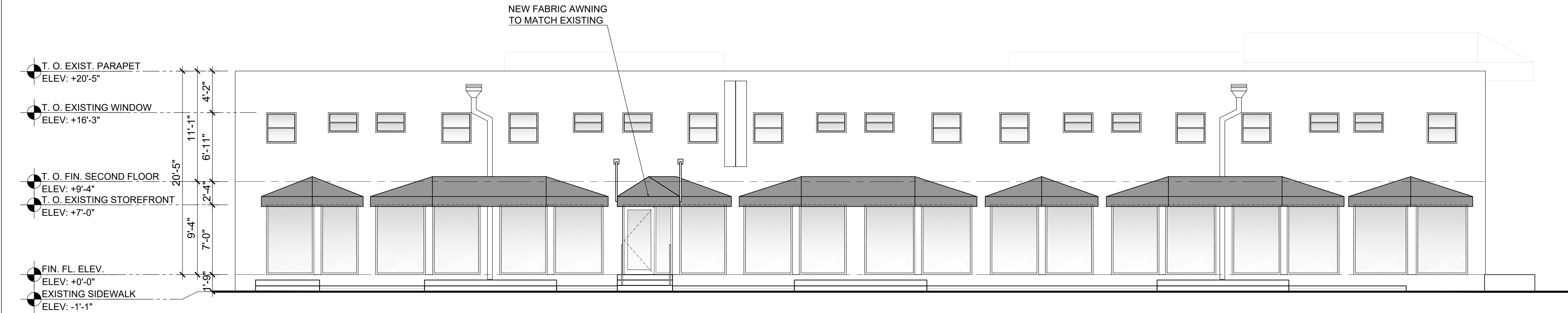
A-201

1 07-29-2024 CITY COMMENTS

△ DATE REVISION

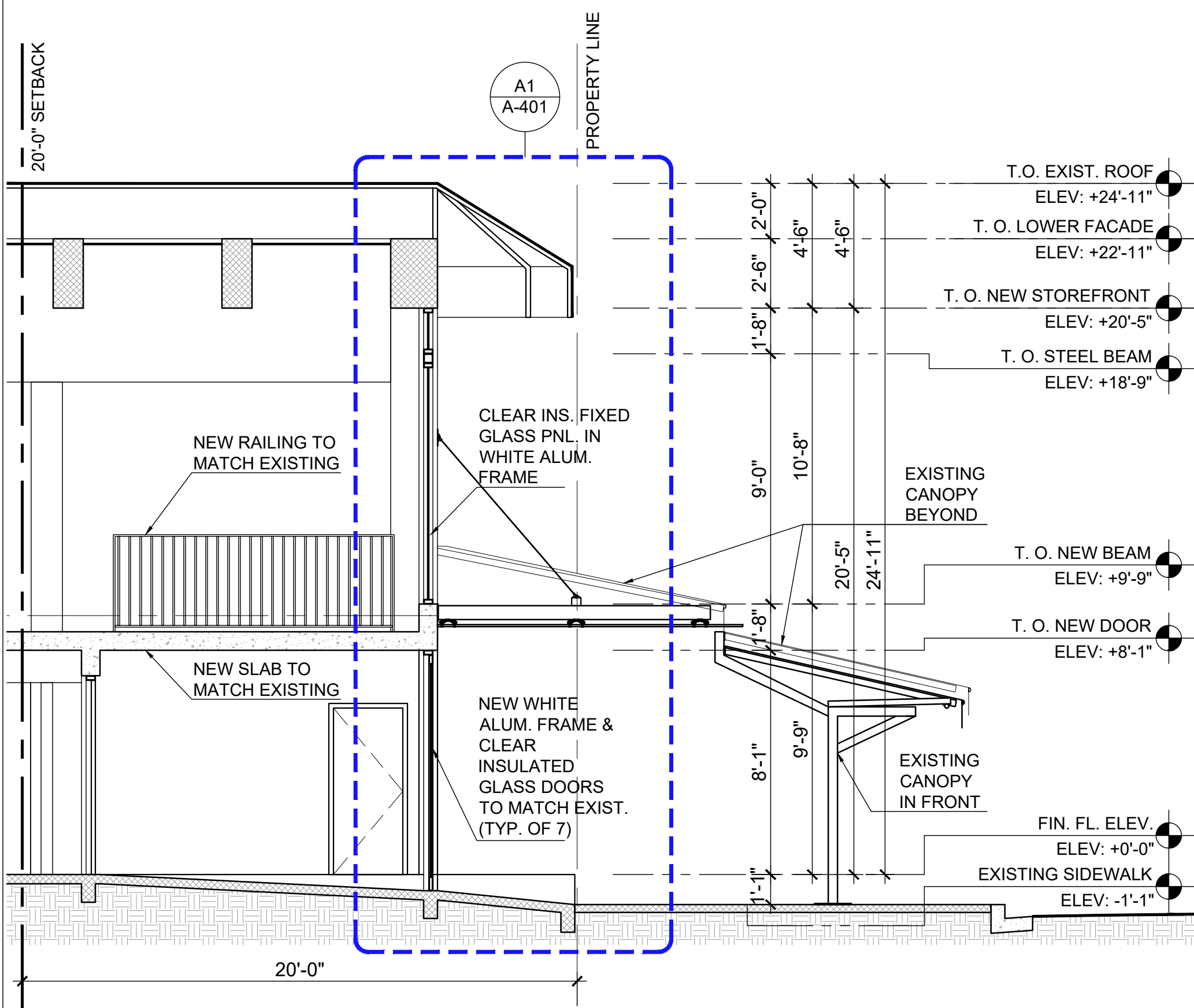
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C1 PROPOSED EAST ELEVATION

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



A1 PROPOSED FRONT ENTRY SECTION

SCALE: 1/4"=1'-0"

A3

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS
P.A.

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DWG. TITLE
PROPOSED SOUTH ELEVATION,
PROPOSED SECTION

SCALE
AS SHOWN

PROJECT NO.

2021-04

DATE

07-29-24

SHEET NUMBER

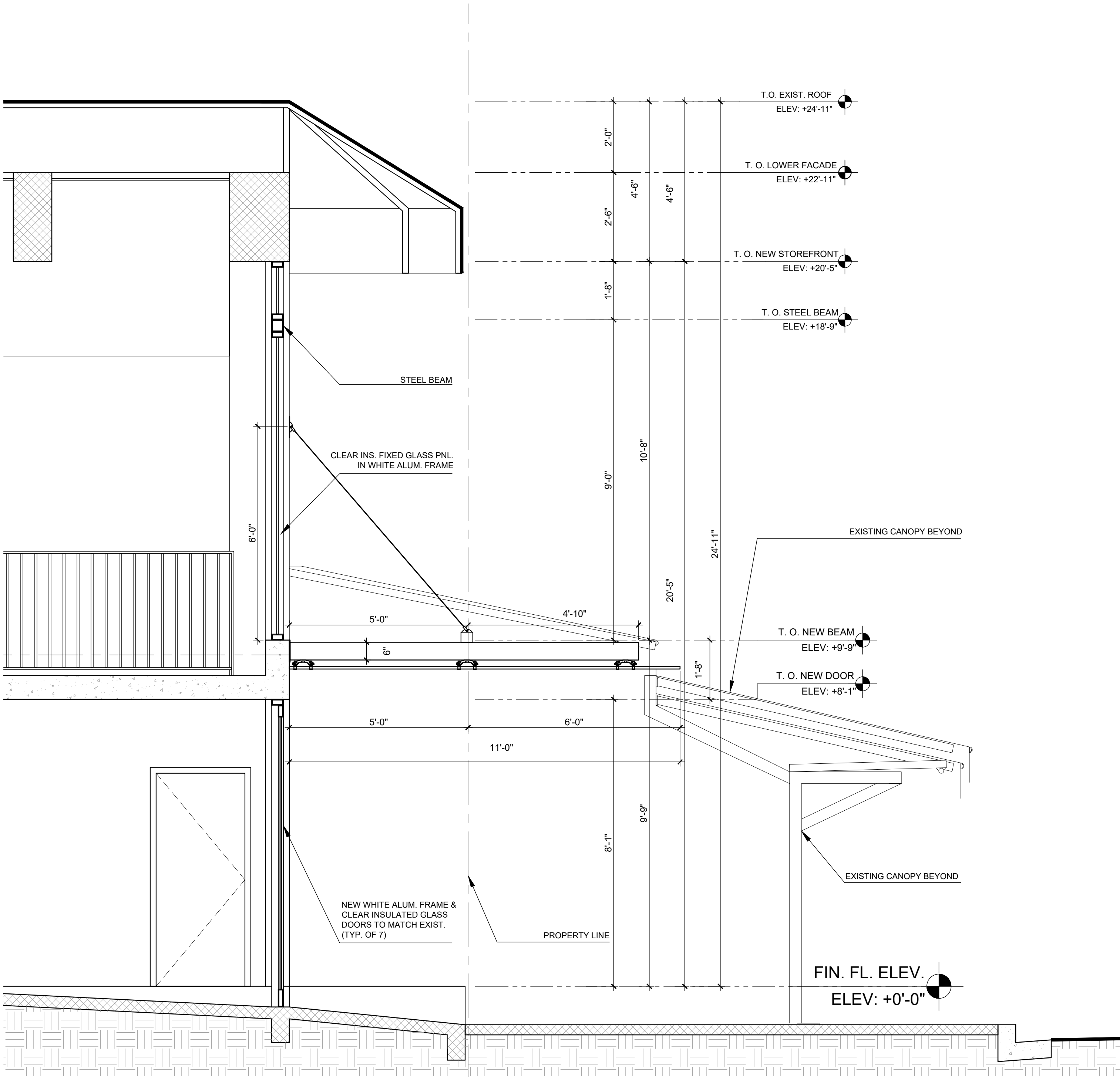
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1 07-29-2024 CITY COMMENTS

△ DATE REVISION

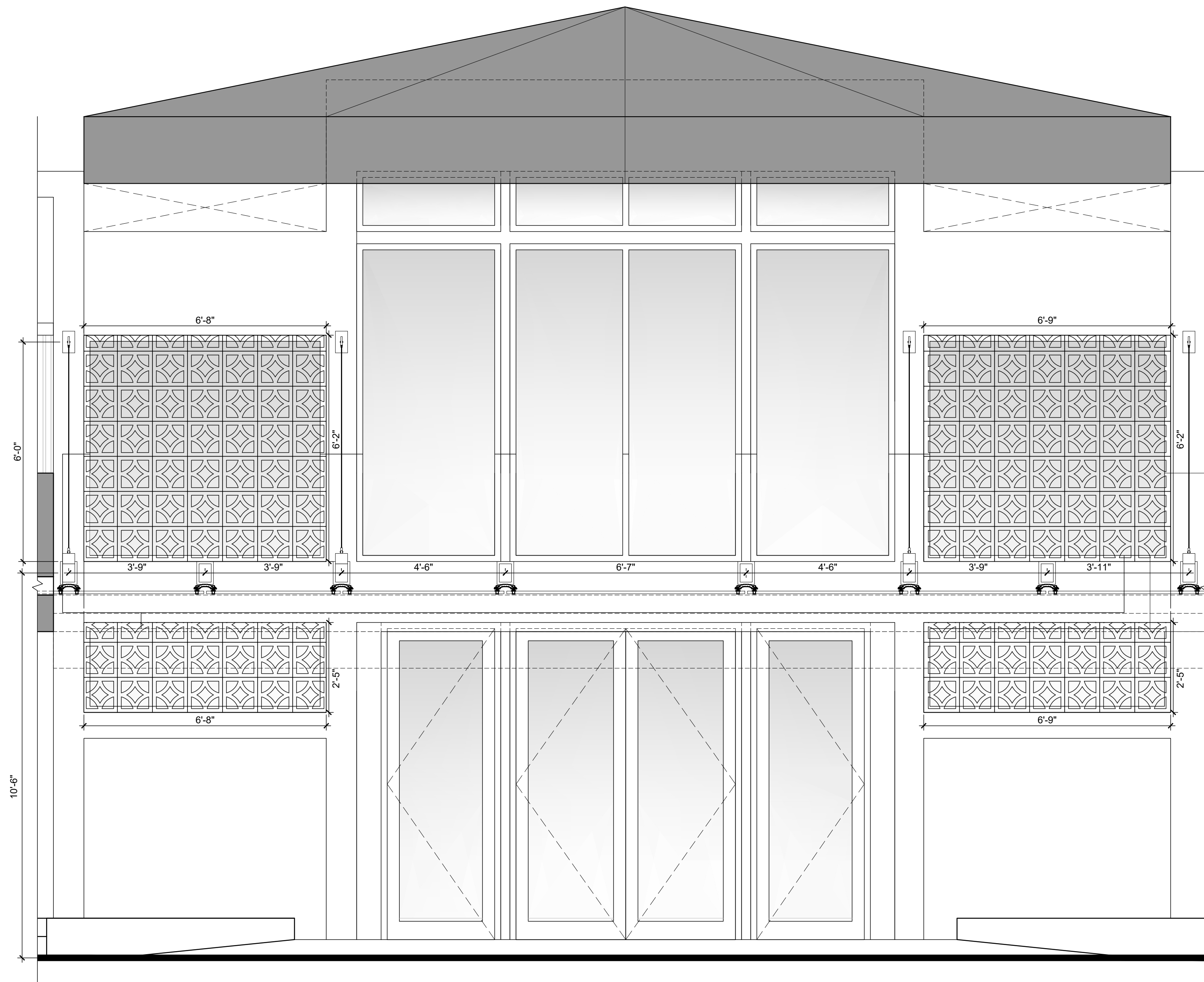
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A1 PROPOSED 1 - FRONT ENTRY SECTION (19'-5" CANOPY)

SCALE: 1/2" = 1'-0"



A4 ENLARGED EAST ELEVATION

SCALE: 1/2" = 1'-0"

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE

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JOSE L GOMEZ

ARCHITECT

ARCHITECT

DWG. TITLE
ENLARGED SECTION
AND ELEVATION

SCALE
AS SHOWN

PROJECT NO.
2021-04

DATE
09-23-15

SHEET NUMBER
A-401

1 07-29-2024 CITY COMMENTS

DATE REVISION