

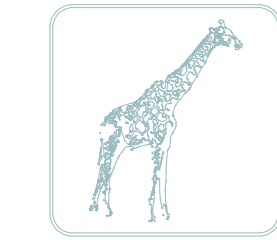
KEY PLAN

NTS 



PROJECT LOCATION

WORK TEAM:
LANDLORD: AP 1784 WEST AVE LP 1784 WEST AVENUE , MIAMI BEACH FL 33140
OPERATOR: 1916 BAY ROAD OPERATIONS, LLC 1784 WEST AVENUE , MIAMI BEACH FL 33140
ARCHITECT: ARCHIMIA P.A. 175 SW 7 ST SUITE 1507, MIAMI FL 33130



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ARCHIMIA, P.A. | AA260034231
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PROJECT:

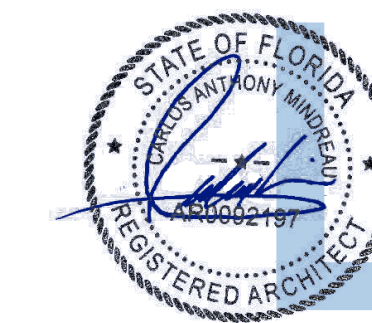
**A PASTA BAR RESTAURANT
PLANING & ZONING FINAL SUBMITTAL
PB25-0773**

ADDRESS

1784 WEST AVENUE | MIAMI BEACH , FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197



Digitally signed by Carlos Anthony Mindreau
Reason: I agree to the terms defined by the placement of my signature on this document
Contact Info: project@archimiapa.com
Date: 2025.06.22 13:07:05+02'00'

SUBMITTAL: **PLANING & ZONING FINAL SUBMITTAL**

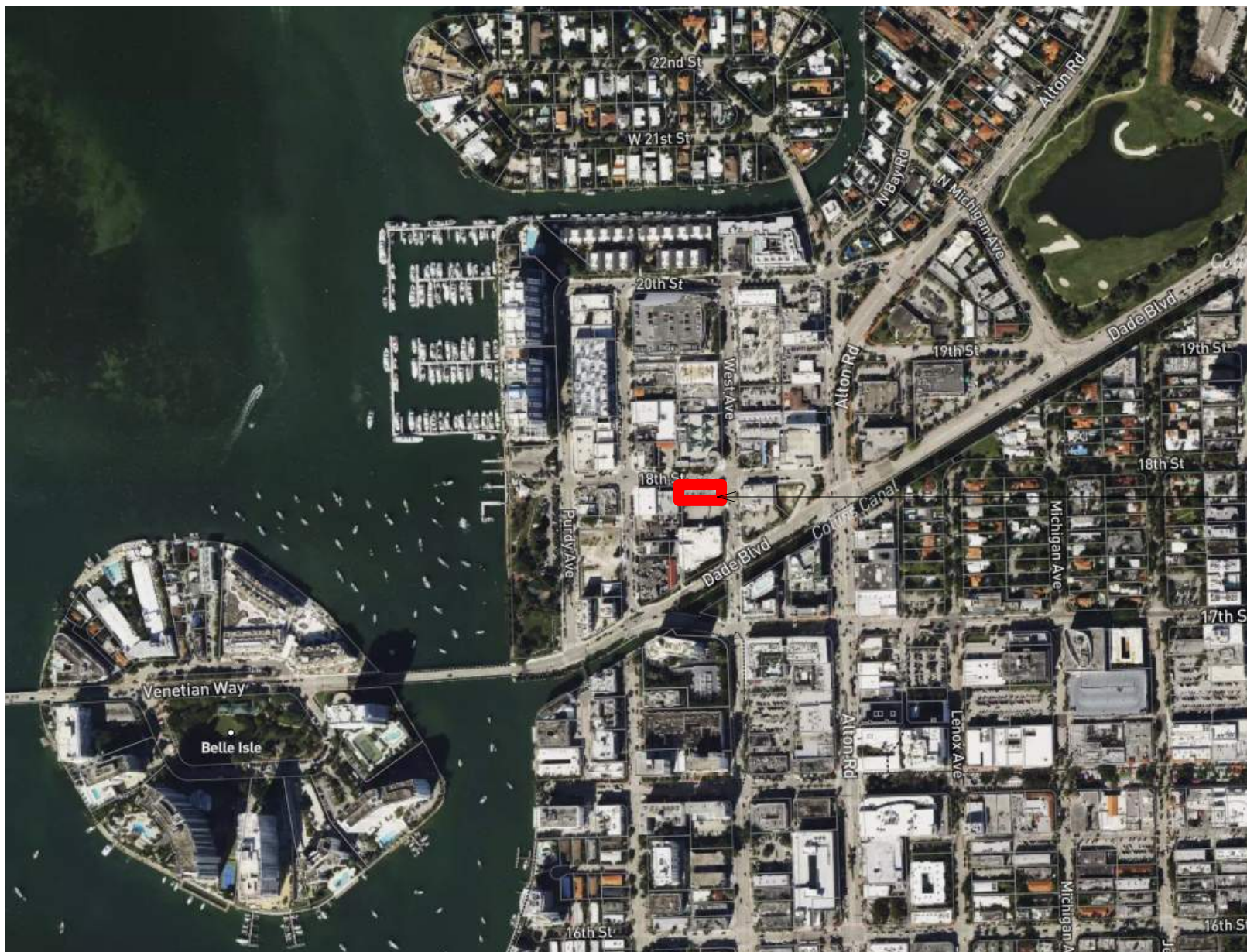
DATE: **06/18/2025**

PROJECT NO. **A241216**

PRINT DATE: 6/22/2025 12:53:19 PM

LOCATION MAP

NTS 

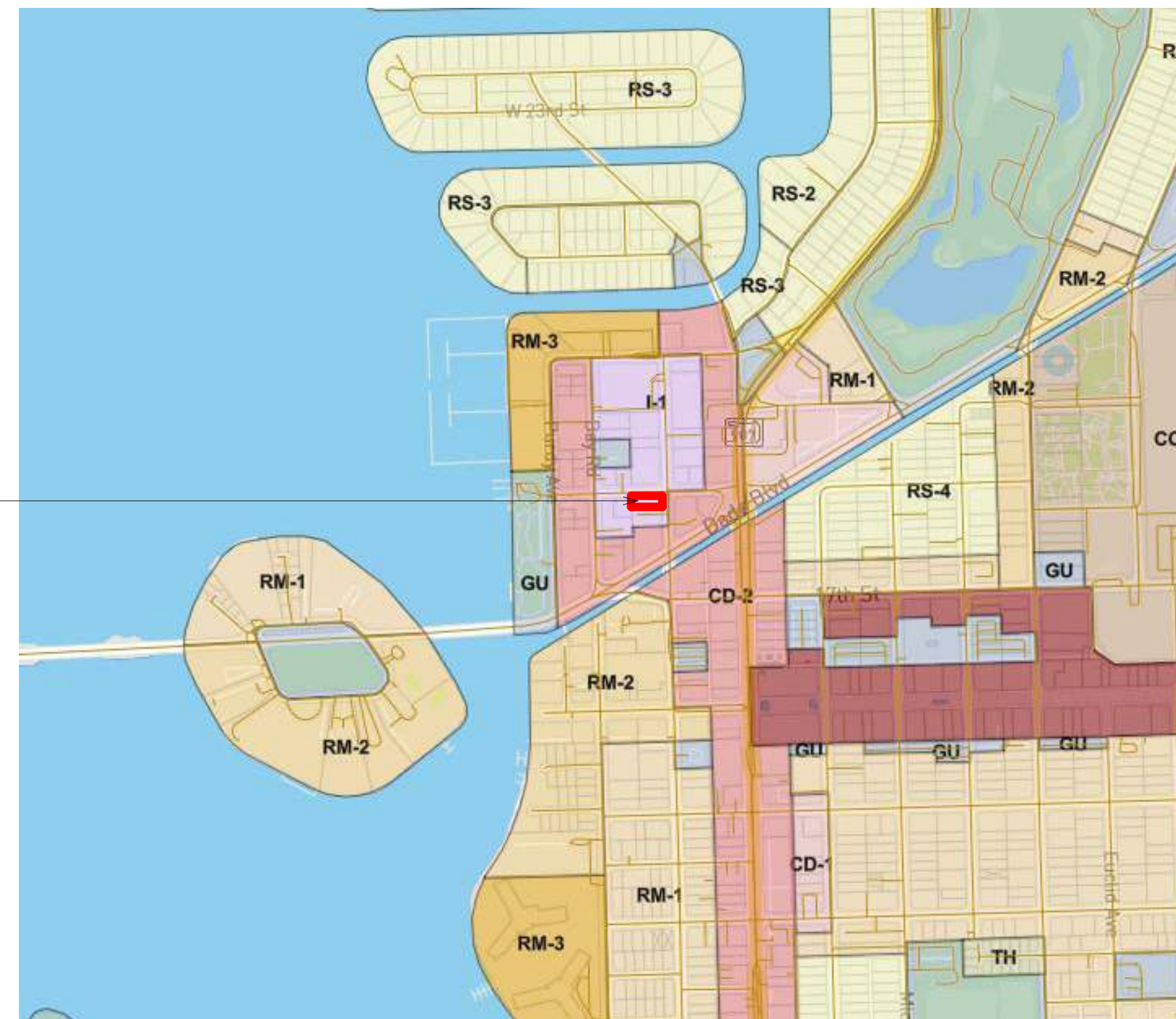


PROJECT LOCATION

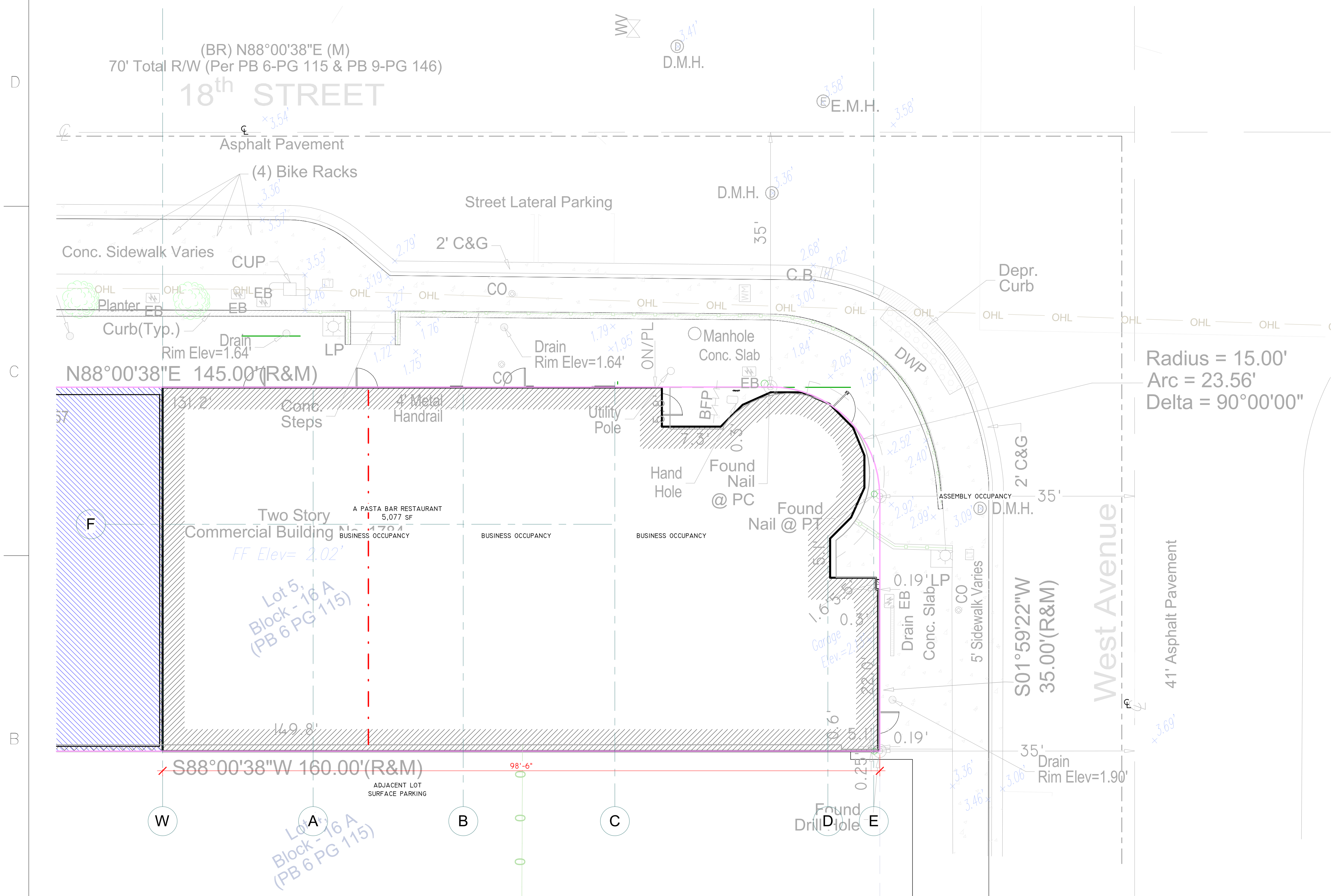
PROJECT LOCATION
A PASTA BAR RESTAURANT
ZONE I-1

ZONING LOCATION MAP

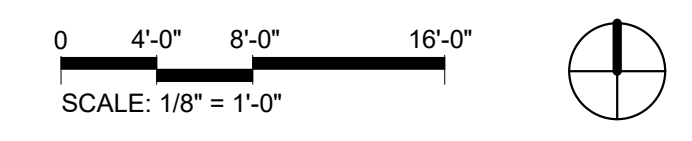
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1 SITE PLAN
1/8" = 1'-0"



COMMERCIAL ZONING DATA SHEET				
ITEM#	ZONING INFORMATION			
1	ADDRESS	1784 WEST AVENUE		
2	BOARD FILE NUMBER	PB25-0773		
3	FOLIO NUMBER	23-2330120630		
4	YEAR CONSTRUCTED	2004 ZONING DISTRICT	I-1	
5	BASE FLOOR ELEVATION	AE-8 GRADE VALUE IN NGVD	3.2'	
6	ADJ GRADE	LOT AREA	7815 SF	
7	LOT WIDTH	LOT DEPTH	160'	
8	PROPOSED USE	RESTAURANT		
9	EXISTING USE	RESTAURANT		
		MAX	EXISTING	PROPOSED
10	HEIGHT		28'4"	28'4"
11	STORIES		1	1
12	FAR		1	1
13	GROSS AREA		5,007 SF	5,007 SF
		REQ	EXIST	PROPOSED
PEDESTAL				
14	FRONT	0	0	0
15	SIDE	0	0	0
16	LFT SIDE	0	0	0
17	RIGHT SIDE	0	0	0
18	REAR	0	0	0
		REQ	EXIST	PROPOSED
19	PARKING DISTRICT: TIER 2 A	one parking space per eight seats and one parking space per 60 square feet of floor area not used for seating shall be required		
20	TOTAL# OF PARKING SPACES			VALET
	122/8=18.75			
	2,306/60=38	57	0	57
	RESTAURANTS	REQ	EXIST	PROPOSED
21	TYPE OF USE:	RESTAURANT RESTAURANT		
22	TOTAL # OF SEATS			122
23	TOTAL OCCUPANT LOAD			216
24	TOTAL OCCUPANT LOAD LIMITED TO FRONT OF THE HOUSE			195



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ADDRESS
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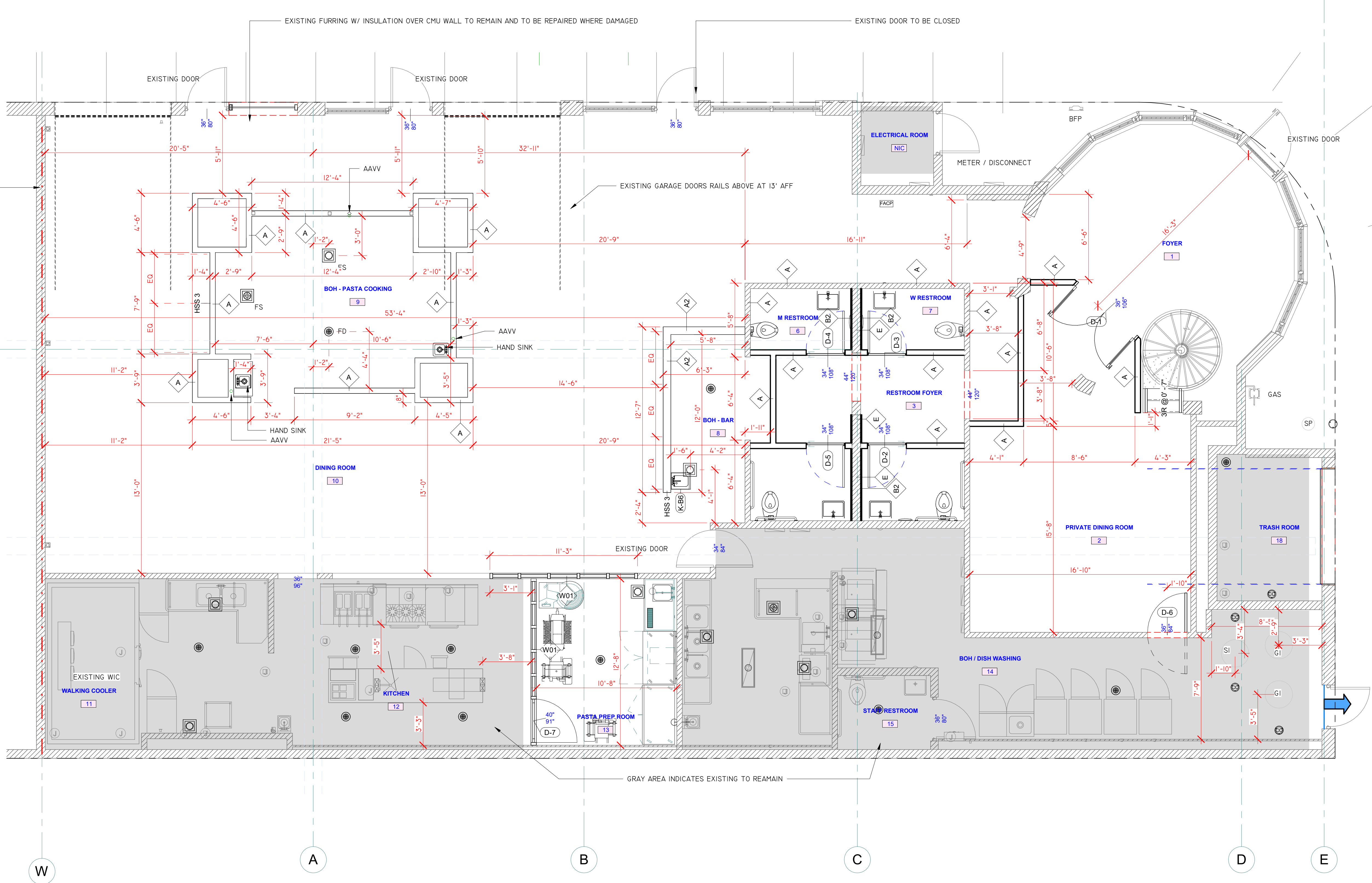
CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS		
No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

SITE PLAN
A-1.0



1 FRAMING PLAN
1/4" = 1'-0"

TERMITE NOTES:

PER FBCR 4409.13.5 TERMITE PROTECTION, ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

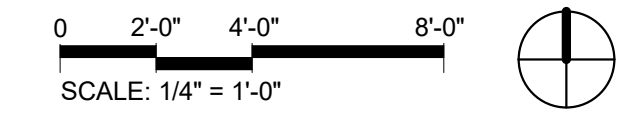
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

2 termite
12" = 1'-0"

WALL LEGEND

	EXISTING WALL TO REMAIN, N.I.C. (WALL SIZE AND TYPE VARIES) SEAL ALL FIRE RATED PENETRATIONS AS REQUIRED		EXISTING WALL 1HR RATED
	NEW WALL (WALL SIZE AND TYPE VARIES) SEAL ALL FIRE RATED PENETRATIONS AS REQUIRED		SOUND INSULATION
	WATER PROOFING		1/2" TREATED PLYWOOD BACKING

NOTES:
GC MUST VERIFY AND FULLY COORDINATE ALL NEW PARTITIONS WITH WALL TYPES, FINISH MATERIALS, AND SHOP DRAWINGS FOR FURNITURE AND DOORS PRIOR TO CONSTRUCTION.



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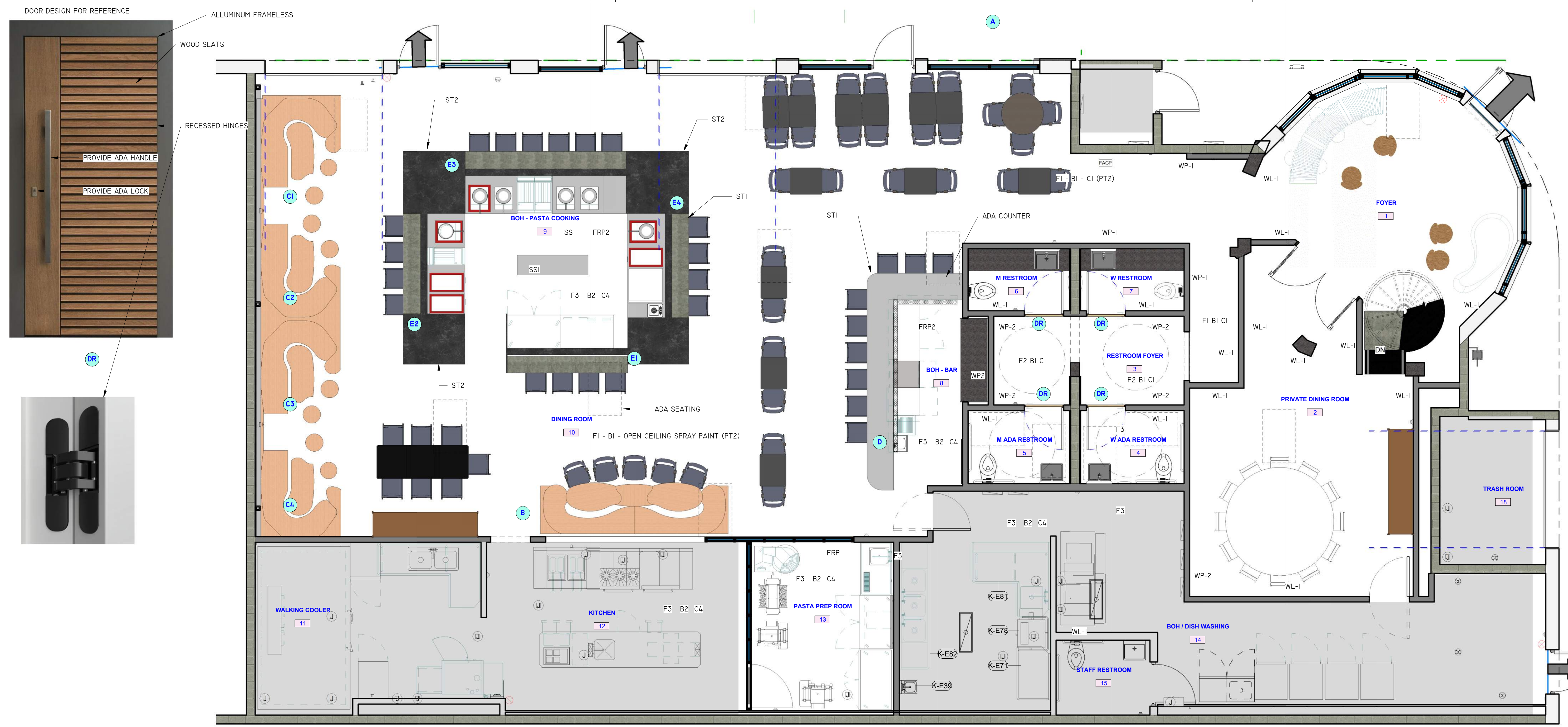
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FRAMING PLAN

A-3.0

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1 FINISH PLAN
1/4" = 1'-0"

FINISH LEGEND		
SYMBOL	DESCRIPTION	SIZE (IN)
F1	WOOD FLOOR AGED OAK PLANKS	48"x8"
F2	MARBLE TILE CREMA MORFIL AND ROSSO VERONA 12X12	12"x12"
F3	QUARRY TILE (DAL TILE) GROUT TO MATCH COLOR	6x6
C2	HUNTER DOUGLAS WOOD ACOUSTICAL SLATS	48"x4"
C4	SUSPENDED ACOUSTICAL CEILING TILE (USG 56060 CLEAN ROOM GRID AX)	24x24
C1	SUSPENDED GYPSUM BOARD CEILING	
B1	CUSTOM WOODEN BASEBOARD	
B2	SCOPED CERAMIC BASEBOARD	
FRP1	FRP PANEL (MARLITE - STANDARD FRP - SMOOTH SURFACE - S100G WHITE - PVC TRIM WHITE)	
FRP2	FRP PANEL (MARLITE - STANDARD FRP - SMOOTH SURFACE - S807N BLACK - PVC TRIM BLACK)	
SSP1	STAINLESS STEEL PANEL	
ST1	STONE COUNTERTOP WITH 4" EDGE	CUSTOM
MT-1	COPPER SATING BAND SEE BAR SECTION DETAIL FOR DIM	
PT1	PAINT (BEHR - ULTRA - PPU18-08 - WHITE - SATIN)	
PT2	PAINT (BEHR - ULTRA - GRAY - STAIN)	
MR1	ANTIQUE MIRRORS	
WP1	CUSTOM BOISERIE - MATCHING BAR HEIGHT SEE DETAIL	
WP2	WOOD PANEL	
WL1	CUSTOM TILE UP TO 4' AND WALLPAPER	
NET	STEEL WELDED WIRE MESH	

FIELD VERIFICATION REQUIREMENT

CONTRACTOR SHALL FIELD VERIFY ALL JOB SITE CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.

BE ADVISED THAT ALL CHANGES AND MODIFICATIONS TO THE TENANT'S LANDLORD APPROVED DRAWINGS SHALL BE RESUBMITTED TO LANDLORD FOR REAPPROVAL. ANY CONSTRUCTION COMPLETED WITHOUT LANDLORD APPROVAL SHALL BE CORRECTED AS APPROVED BY LANDLORD AT TENANT'S EXPENSE.

DOOR NOTES

- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL DOOR DIMENSIONS AND MASONRY OPENINGS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR TO COORDINATE DOOR STYLE AND HARDWARE WITH OWNER.
- FINISH HARDWARE ON IMPACT RESISTANT DOORS SHALL BE AS SPECIFIED IN PRODUCT CONTROL APPROVAL PACKAGE.
- PROVIDE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVED IMPACT RESISTANT DOORS AT EXTERIOR.
- GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- GENERAL CONTRACTOR TO COORDINATE HEADER AND JAMB DETAILS WITH OWNER.
- ALL DOORS TO HAVE LEVER HANDLES BY SCHLAGE OR APPROVED EQUAL.
- ALL RESTROOM DOORS TO HAVE PRIVACY LOCKS. PROVIDE HINGE STOP AT BATHROOM DOORS.

FINISH NOTES:

- ALL DECORATIVE MATERIALS AND TRIM SHALL BE RESTRICTED BY COMBUSTIBILITY AND THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, "CLASS A" IN ACCORDANCE WITH SECTION 806.
- ALL WOOD INSTALLED SHALL BE INHERENTLY RATED "CLASS A" FLAME RETARDANT BY THE METHOD OF SUBMERSION TO COMPLY WITH IMO A.652, FAA FAR 25-853, NFPA 101 LIFE SAFETY CODE, NFPA 701, ASTM E-84 AND UBC CLASS 1. ALL TREATMENTS SHALL BE UN-REMOVABLE BY WASHING.
- ALL FINISH MATERIAL SHALL BE IN COMPLIANCE WITH FBC 2012 CH 8 AND FFPC 5TH ED.
- ALL INTERIOR FLOOR FINISH TO BE COMMERCIAL GRADE SLIP RESISTENT WITH A DCOF OF 0.3-0.6 MIN.
- ALL FLOORING TRANSITIONS MUST BE SMOOTH AND FLUSH.
- INTERIOR WALL AND/OR CEILING FINISH MATERIAL SHALL BE TESTED AND CLASSIFIED IN ACCORDANCE WITH THE NFPA 255, STANDARD METHOD OF TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIAL; ASTM E 84; STANDARD TEST METHOD SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIAL; UL723 STANDARD FOR TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS (CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPMENT 0-450, CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPMENT 0-450, CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPMENT 0-450)
- FIELD APPLIED FIRE RETARDANT COATINGS IS NOT PERMITTED FOR ALL NEW INTERIOR FINISHES UPHOLSTERED/TEXTILE WALL INTERIOR FINISHES SHALL BE CLASSIFIED CLASS A
- DROP OFF SINGLE FURNITURE SHALL HAVE CLASS I CLASSIFICATION PER NFPA 260 OR ASTM E 1363
- THERE ARE NO DRAPERIES OR CURTAINS IN THE PROJECT. IF THE OWNER WILL ADD DRAPERIES OR CURTAINS SHALL BE FLAME RESISTANT PER NFPA 701 AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT TO VERIFY COMPLIANCE PRIOR TO INSTALLATION
- USE OF ANY COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTIONS TO COMPLY WITH FBC 603.1 (FIRE RETARDANT TREATED WOOD ONLY) AND 805.1 & 806.1/SEC 808 ACOUSTICAL CEILING SYSTEM



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REVISIONS

No.	Description	Date

PROJECT NO.: A241216

DATE: 06/18/2025

FINISH PLAN
A-5.0

