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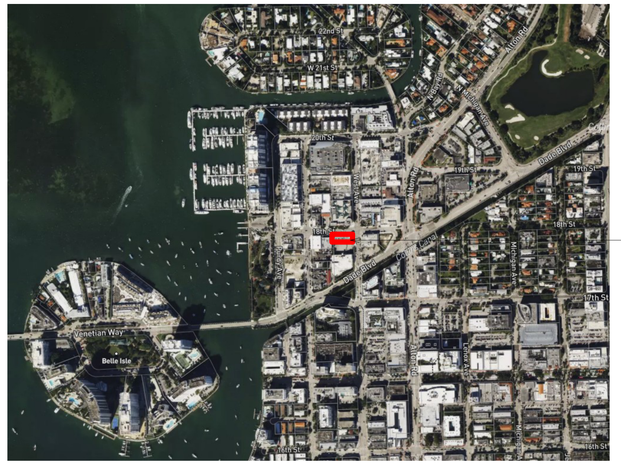
KEY PLAN

NTS

PROJECT LOCATION

LOCATION MAP

NTS

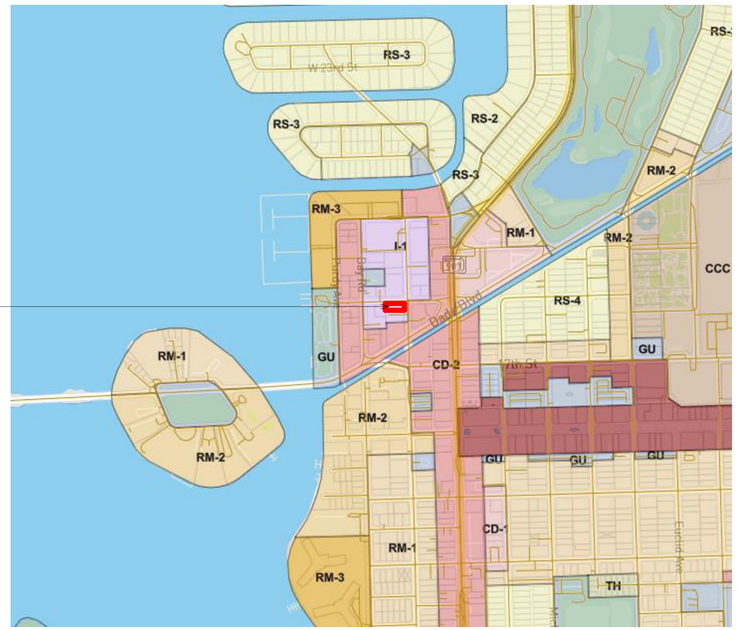


PROJECT LOCATION

PROJECT LOCATION
A PASTA BAR RESTAURANT
ZONE I-1

ZONING LOCATION MAP

NTS



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

ARCHIMIA
ARCHIMIAPA.COM

ARCHIMIA, P.A. | AA26003423|
8425 Biscayne Blvd # 101 MIAMI, FL 33138
786.663.3056| ARCHIMIAPA.COM

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

SUBMITTAL: **PLANING & ZONING FINAL SUBMITTAL**

DATE: **06/18/2025**

PROJECT NO. **A241216**

PRINT DATE: 7/14/2025 5:17:26 PM

ABBREVIATIONS:

A	ANCHOR
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
AFF.	ABOVE FINISH FLOOR
AL OR ALUM	ALUMINUM
ANOD.	ANODIZE
BD	BOARD
BLK'G	BLOCKING
BLK	BLOCK
CEM	CEMENT
CER	CERAMIC
C.J.	CONTROL JOINT
CLG	CEILING
COL	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
COVER'G	COVERING
DBL	DOUBLE
DIM	DIMENSION
DET	DETAILS
E.A.	EACH
ELECT/ELEC	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
EXH.	EXHAUST
EXIST	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FLUOR	FLUORESCENT
FIN.	FINISH
GA	GAUGE
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
GALV.	GALVANIZED
GS	GALVANIZED STEEL
GL	GLASS
HM	HOLLOW METAL
HT	HEIGHT
HORIZ	HORIZONTAL
H.B.	HOSE BIBB
I.D.	INTERIOR DIMENSION
INSUL.	INSULATION
INTERM	INTERMEDIATE
JAN.	JANITOR
MANUF.	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MIN.	MINIMUM
MTL	METAL
N.I.C.	NOT IN CONTRACT
NEOPR	NEOPRENE
O.D.	OUTSIDE DIMENSION
O.C.	ON CENTER
O.S.	OVERFLOW SCUPPERS
PTN	PARTITION
PJ	PANEL JOINT
PL	PLATE
L.P.	LIGHT POLE
PLYWD	PLYWOOD
PNL	PANEL
PLAM	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
REINF.	REINFORCING
REQ'D	REQUIRED
RM	ROOM
R.D.	ROOF DRAIN
SHT	SHEET
SCH	SCHEDULE
S.S.	STAINLESS STEEL
STL	STEEL
STD.	STANDARD
SECT	SECTION
SIM	SIMILAR
SPEC'S	SPECIFICATIONS
STRUCT	STRUCTURE
SCWD	SOLID CORE WOOD
TEL	TELEPHONE
TEMP	TEMPERED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE

SYMBOLS:

NORTH ARROW

A / 1 — COLUMN REFERENCE GRIDS

1 — COLUMN REFERENCE NUMBER

A / A1.1 — WALL SECTION

1 / A1.1 — DETAIL NO.

SHT. ON WHICH DETAIL IS SHOWN OR SHT. ON WHICH DETAIL IS CALLED OUT

SECTION NO.

BUILDING SECTION

A / A1.1 — A / A1.1

SHT. ON WHICH SECTION SHOWN OR SHT. ON WHICH SECTION IS CALLED OUT (PLAN, ELEVATION)

1 — WALL TYPE

1 — MILLWORK ELEVATIONS

3 / 2 / 1 / A1.1 — ELEVATION NO.

SHEET ON WHICH ELEVATION IS SHOWN

1 — DOOR No.

1 — WINDOW TYPE

ROOM NAME — ROOM NAME

101 — ROOM No.

ELEVATION NGVD RELATED

1 — KEYED NOTE - NEW WORK

A — KEYED NOTE - DEMOLITION

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS, VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.

2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS. XRAYS OF SLAB MUST BE TAKEN PRIOR TO MAKING ANY PENETRATIONS TO ENSURE EXISTING REINFORCEMENT WILL NOT BE DISTURBED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.

5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.

7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR DIRECTED BY THE ARCHITECT / ENGINEER.

8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.

9. **CODE COMPLIANCE:**
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE,8th EDITION; FLORIDA FIRE PREVENTION CODE, 8TH EDITION. AND ADOPTED NFPA STANDARDS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.

10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.

11. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE PROJECT. COORDINATE WITH OWNER THE USE OF EXISTING FACILITIES DURING THE PROJECT.

13. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

14. PERMITS, FEES AND TAXES:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.

15. PERFORMANCE OF WORK:
NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.

16. CLEANUP:
IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.

17. MATERIALS:
ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.

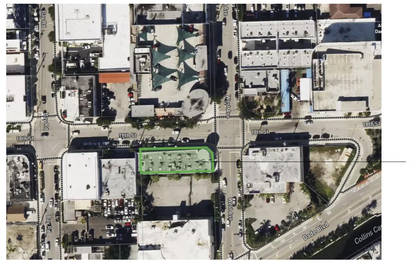
18. CUTTING AND PATCHING:
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.

19. PRIOR TO BEGINNING WORK, GC IS TO OBTAIN, BECOME FAMILIAR AND FOLLOW ANY AND ALL CONSTRUCTION GUIDELINES, RULES AND REGULATIONS FROM THE OWNER AND/OR CONDOMINIUM OFFICE, SO LONG AS SUCH GUIDELINES ARE NOT IN CONFLICT WITH THE FLORIDA BUILDING CODE OR LOCAL JURISDICTION. IF GC DETECTS DISCREPANCIES BETWEEN CONDO GUIDELINES AND LOCAL CONSTRUCTION REGULATIONS, GC MUST INFORM ARCHITECT, CONDO OFFICE AND OWNER IN WRITING IN ORDER TO REACH A RESOLUTION PRIOR TO PROCEEDING WORK.

20. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.

21. DEMOLITION NOTES ARE A GENERAL OUTLINE OF ITEMS TO BE REMOVED. HOWEVER , ANY ITEMS IN THE WAY OF NEW CONSTRUCTION MUST BE REMOVED AND DISCARDED IN ORDER TO INSTALL NEW PRODUCTS.

LOCATION MAP
NTS



PROJECT LOCATION

CLIENT: 1916 Bay Road Operations, LLC

CODES IN EFFECT:

CITY OF MIAMI BEACH, MIAMI DADE COUNTY

BUILDING FBC - FLORIDA BUILDING CODE,EXISTING & BUILDING, 2023 8TH EDITION
FFPC 2023 8TH EDITION

FLOOD MANAGEMENT:

FLOOD ZONE: AE 8
F.F.E: 3.8' NAVD
FIRM PANEL: 12086C0317L

LEGAL DESCRIPTION:

ISLAND VIEW SUB PB 6-115 LOT 5 BLK 16 A
LOT SIZE 50.000 X 160
OR 20490-4625 0602 1

FOLIO: 02-3233-012-0630

ZONING: I-1

OCCUPANCY: ASSEMBLY A-2 - FOOD SERVICE OVER 50 SEATS

SCOPE OF WORK TYPE: INTERIOR REMODELING OF EXISTING RESTAURANT

BUILDING DATA:

DESCRIPTION: COMMERCIAL TENANT IN A MULTI USERS, ONE STORY BUILDING

COMMERCIAL: CONSTRUCTION TYPE IIB

PROTECTED BLDG- SPRINKLER AND FIRE ALARM PROVIDED

LOT AREA : 7,815 SF

BUILDING AREA: 7,790 SF 1 STORY 3 TENANTS OCCUPANCY - THIS PERMIT FOR TENANT #1784 FOR 5,077 SF GROSS INTERIOR AREA OF REMODELING (4633SF GROUND FLOOR AND EXISTING 444 SF SECOND LEVEL MEZZANINE USED FOR STORAGE)

SOLID WASTE : DUMPSTER IN EXISTING TRASH ROOM -EXISTING ON THE EAST SIDE OF THE BLDG, WITH CLIMATE CONTROL SYSTEM

ALTERATION-LEVEL 2

AS PER SECTION 503 CH5, EXISTING BUILDINGS CODE

503.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

CATEGORY OF BUILDING MODIFICATION:

MODIFICATION, AS PER SECTION FFPC 8-ED, CH43.2.2.1.3

SEATING CAPACITY:

PROJECT DESCRIPTION: ONE TENANT REMODELING -EXISTING RESTAURANT

REMODELING OF EXISTING RESTAURANT.
INTERIOR AREA **5,077** SF

LIFE SAFETY OCCUPANCY PER FBC 8TH ED : 210 PP
LIFE SAFETY OCCUPANCY PER NFPA 8TH ED : 201 PP
ACTUAL INTERIOR SEATING COUNT : 122 SEATS
EXTERIOR SIDEWALK CAFE SEATING : 28

GRAND TOTAL SEATING PROPOSED : 150 SEATS

PLUMBING FIXTURES PROVIDED
WC: - 4 PUBLIC (2 ADA) AND 1 EMPLOYEES (ADA)
LAVATORIES: - 4 PUBLIC (2 ADA) 1 EMPLOYEES (ADA)

SCOPE OF WORK :

- DEMOLITION OF INTERIOR NON STRUCTURAL PARTITIONS, FINISHES, SYSTEMS AND EQUIPMENT
- NEW FRAMING, FINISHES AND EQUIPMENT DESIGN
- MODIFICATION TO THE HOOD SYSTEM
- REPLACEMENT OF GREASE INTERCEPTOR
- MODIFICATION TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS
- STRUCTURAL SCOPE LIMITED TO:
  ROOF REINFORCEMENT FOR MECHANICAL EQUIPMENT, GROUND FLOOR SLAB REPAIR, BATHROOM AREA CMU WALL OPENING

DRAWING LIST ARCHITECTURAL

Sheet Number	Sheet Name	Current Revision	Current Revision Date
G-0	COVER LEAF		
D-1.0	DEMOLITION NOTES		
D-1.1	DEMOLITION PLAN		
LS-1.0	LIFE SAFETY PLAN		
LS-2.0	LIFE SAFETY NOTES AND TABLE		
A-0.1	PHOTOGRAPHIC REPORT		
A-0.2	RENDERINGS		
A-1.0	SITE PLAN		
A-1.1	SITE PLAN- MEZZANINE		
A-2.0	EXISTING FLOOR PLAN (FOR REFERENCE)		
A-3.0	FRAMING PLAN		
A-3.1	FRAMING DETAILS		
A-3.2	FRAMING DETAILS		
A-3.3	FRAMING DETAILS		
A-3.4	FRAMING DETAILS		
A-4.0	FURNITURE FLOOR PLAN		
A-4.1	ENLARGED MEZZANINE STORAGE FLOOR PLAN		
A-5.0	FINISH PLAN		
A-6.0	RCP		
A-6.1	CEILING LIGHTING PLAN		
A-8.0	EQUIPMENT PLAN		
A-8.1	EQUIPMENT SCHEDULE		
A-8.2	COOKING ISLAND AXO		
A-8.3	ENLARGED COOKING ISLAND PLANS		
A-8.4	ENLARGED BAR AND PASTA PREPARATION ROOM		
A-9.0	EXTERIOR ELEVATION		
A-10.0	SECTION		
A-10.1	SECTION		
A-10.2	SECTION		
A-11.0	ENLARGED RESTROOM PLANS		
A-12.0	SCHEDULES		

COMPLIANCE WITH 2.5.2.2.(8)

THE STRUCTURE AND SITE COMPLY WITH THE SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA IN CHAPTER 7, ARTICLE I, AS APPLICABLE.

THE BUILDING IS EXISTING AND OPERATING. THE FLOOR SLAB IS UNDER THE FLOOD LEVEL. THE OPENING ARE PROTECTED WITH AN EXISTING FLOOD BARRIER SYSTEM STORED ON SITE. ALL MECHANICAL AND ELECTRICAL EQUIPMENT IS INSTALLED ABOVE THE BFE + WAKEBOARD

COMPLIANCE WITH 2.5.2.2.(9)

APPROPRIATE CONSIDERATION IS GIVEN TO THE SAFETY OF AND FRIENDLINESS TO PEDESTRIAN TRAFFIC; PASSAGEWAYS THROUGH ALLEYS IS ENCOURAGED WHERE FEASIBLE AND DRIVEWAYS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.

ARCHIMIA
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ARCHIMIA, P.A. | AA26003423|
8425 Biscayne Blvd # 101 MIAMI, FL 33138
786.663.3056| ARCHIMIAPA.COM

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

REVISIONS

No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

COVER DATA

G-1

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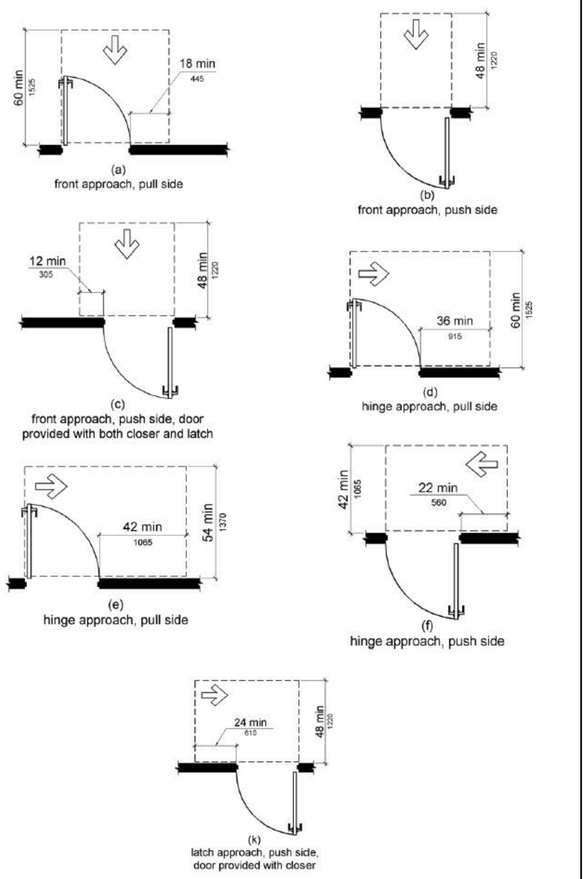
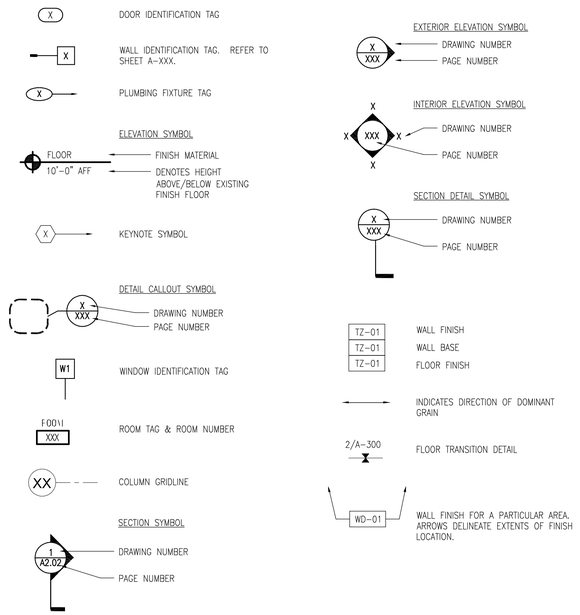
ADA DOOR MANUVERABILITY



ABBREVIATIONS LEGEND

AFF	ABOVE FINISHED FLOOR
ADJ	ADJACENT
AHU	AIR HANDLING UNIT
ADA	AMERICAN WITH DISABILITIES ACT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
B/B	BACK TO BACK
CL	CENTERLINE
C/C	CENTER TO CENTER
CO	CLEANOUT
CLO	CLOSET
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
CORR	CORRIDOR
DEG	DEGREE
DEMO	DEMOLITION
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DBL	DOUBLE
DS	DOWNSPOUT
EA	EACH
EOS	EDGE OF SLAB
ELEC	ELECTRICAL
EL	ELEVATION
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
F/F	FACT TO FACE
FT	FEET
FIN	FINISH(ED)
FO	FINISHED OPENING
FA	FIRE ALARM
FAEP	FIRE ALARM ENUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FDCC	FIRE DEPT. CONNECTION CABINET
FE	FIRE EXTINGUISHER
TOS	TOP OF SLAB

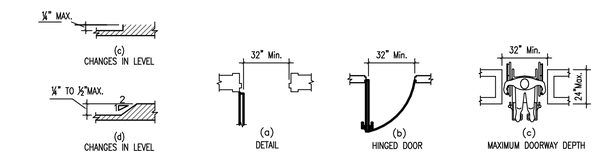
SYMBOLS LEGEND



GENERAL NOTES

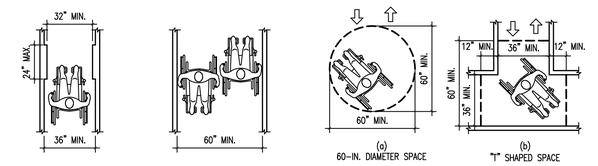
1. AIA DOCUMENTS A201 – "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL GOVERN ALL WORK UNDER THIS CONTRACT AND SHALL APPLY TO ALL TRADES AND IS HEREBY INCORPORATED INTO THESE DOCUMENTS.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL CODES, THE 2020 EDITION OF THE FLORIDA BUILDING CODE, AND UPDATED ZONING ORDINANCES.
3. OMISSIONS FROM DRAWINGS AND/OR MISINTERPRETATION OF DETAILS FOR WORK THAT IS NECESSARY TO CARRY OUT THE DESIGN INTENT SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY FOR CLARIFICATION OF INTENT.
4. OWNER/BUILDER AND/OR CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY THAT DIFFER OR INTERFERE WITH THOSE SHOWN ON THIS PLAN BEFORE PROCEEDING WITH WORK. ALL DIMENSIONS SUPERCEDE SCALED DRAWINGS.
5. CONTRACTOR TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS (EXPOSED HOT WIRING, ETC) WHICH MIGHT OCCUR AS A RESULT OF CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL THE PREMISES ARE ACCEPTED IN A CLEAN, HABITABLE CONDITION.
7. CONTRACTOR TO CHALK UP ALL PARTITIONS IN THE FIELD. ALL NEW WALL INFILLS SHALL BE MADE TO MATCH THICKNESS AND MATERIALS OF ADJACENT CONSTRUCTION, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL NOT PERMIT UNAUTHORIZED PERSONS INSIDE THE CONSTRUCTION AREA.
9. CONTRACTOR TO INSTALL BARRIERS AND DROP TARPAULINS AS NECESSARY AND REQUIRED AROUND PERIMETER OF CONSTRUCTION LIMITS TO PROTECT THE PUBLIC.
10. ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY AND PERFORMANCE OF ALL MATERIALS, APPLIANCES, AND WORK. ALL MATERIALS, EQUIPMENT, AND SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURER'S WRITTEN SPECIFICATIONS, INSTRUCTIONS, AND RECOMMENDATIONS.
12. CONTRACTOR SHALL FURNISH TO ARCHITECT ALL SHOP DRAWINGS FOR REVIEW AND WILL INFORM THE ARCHITECT OF ANY ITEM THAT DEVIATES FROM THE WORKING DRAWINGS. REQUEST FOR SUBSTITUTIONS WILL NOT BE CONSIDERED UNLESS SUCH SUBSTITUTION IS EQUAL TO OR BETTER THAN THAT SPECIFIED, IT MEETS OR EXCEEDS THE ORIGINAL TECHNICAL REQUIREMENTS, THERE IS A COST SAVINGS TO THE OWNER AND MUST BE APPROVED BY OWNER AND FOUND ACCEPTABLE TO ARCHITECT.
13. THESE PLANS MAY ONLY BE USED UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES, AND REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
14. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO BIDDING THE WORK. SHOULD THE DISCREPANCY OR CONFLICT BE DISCOVERED IN THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID; OTHERWISE, THE ARCHITECT'S INTERPRETATION SHALL BE FINAL. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
15. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL BE FOLLOWED.
16. CONTRACTOR SHALL VERIFY AND COORDINATE ALL ROUGH OPENINGS FOR SCHEDULED DOORS, WINDOWS, HARDWARE, EQUIPMENT, FIXTURES, AND APPLIANCES.
17. ALL WINDOWS AND DOORS TO BE IN ACCORDANCE TO THAT SPECIFIED IN THE DRAWINGS AND APPLICABLE ITEMS OF CHAPTER 24 OF THE 2020 FBC.

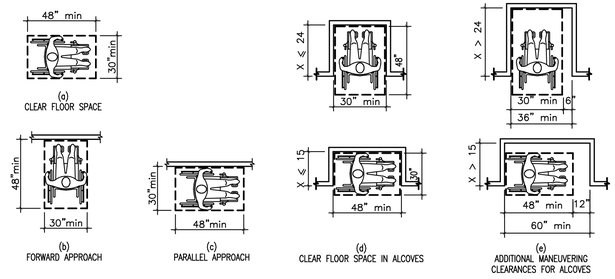
ADA / ACCESSIBILITY DIAGRAMS



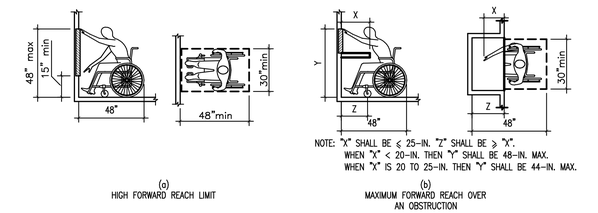
WHEELCHAIR ACCESSIBLE ROUTE
FIGURE 7

CLEAR DOORWAY WIDTH AND DEPTH
FIGURE 24

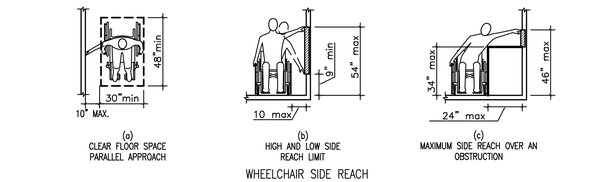




MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS
FIGURE 4

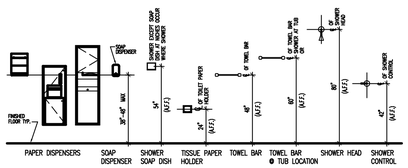


WHEELCHAIR FORWARD REACH
FIGURE 5

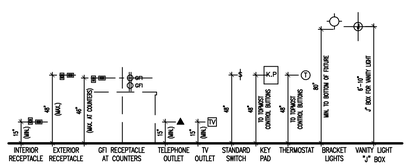


WHEELCHAIR SIDE REACH

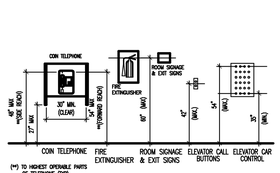
TYPICAL MOUNTING HEIGHTS



BATHROOM ACCESSORIES MOUNTING HEIGHTS



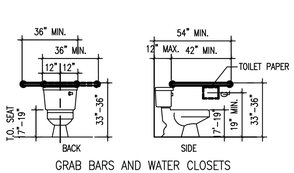
ELECTRICAL MOUNTING HEIGHTS



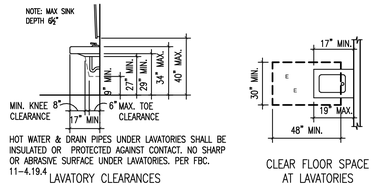
MISCELLANEOUS MOUNTING HEIGHTS

1. SWITCHES & OUTLETS TO BE AS LOW AS POSSIBLE TO COMPLY WITH NEC & ADA ACCESSIBILITY CODES.
2. SWITCHES & THERMOSTATS SHALL BE LOCATED ADJACENT TO A WALL STOP OR DOOR JAMB. THERMOSTAT AND ICC PAD SHALL BE INSTALLED SUCH THAT THE TOPMOST CONTROL BUTTONS ARE 48" ABOVE FINISHED FLOOR MAX.
3. SWITCHES SHALL BE GANGED WHERE EVER POSSIBLE.
4. REFER TO PLANS FOR LOCATIONS OF ACCESSIBLE FIXTURES AT LOBBY LEVEL AND ALL PUBLIC SPACES.
5. ALL GANG BAYS SHALL COMPLY WITH ANSI STANDARDS FOR STRUCTURAL STRENGTH. BACKING FOR GANG BAYS SHALL BE MINIMUM 12 GA GALV. STEEL PLATE. GANG BAYS, MOUNTING DEVICES AND FASTENERS SHALL BE ABLE TO RESIST AN APPLIED FORCE OF 250LB-FT IN ANY DIRECTION. GANG BAYS SHALL NOT RESIVE WITHIN 1" OF CORNER.
GANG BAYS SHALL COMPLY W/STRUCTURAL STRENGTH REQUIREMENTS OF FBC 11-4.26.3.

TYPICAL MOUNTING HEIGHTS



GRAB BARS AND WATER CLOSETS
FIGURE 29



LAVATORY CLEARANCES
FIGURE 31

CLEAR FLOOR SPACE AT LAVATORIES
FIGURE 32

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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

REVISIONS

No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

ADA CLARANCES DIAGRAM

G-2

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DEMOLITION NOTES

PART I

1.01 DESCRIPTIO

A. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO PERFORM DEMOLITION AND REMOVAL OF DEBRIS FROM DEMOLITION OPERATIONS WHEN INDICATED ON DRAWINGS AND SPECIFIED IN THIS SECTION.

1.02 QUALITY

A. QUALIFICATIONS

1.) PROVIDE STAFF RESPONSIBLE FOR DEMOLITION WORK FULLY EXPERIENCED IN THIS TYPE OF WORK.

2.) PROVIDE EQUIPMENT OF SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.

3.) PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.

4.) REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO.

B. REFERENCE STANDARDS : COMPLY WITH ALL CODES AND REGULATIONS REGARDING DEMOLITION WORK.

C. DEMOLITION WORK SHALL BE PERFORMED FOLLOWING ALL CONDOMINIUM ASSOCIATION'S RULES AND REGULATIONS. BUILDING ADMINISTRATION SHALL BE INFORMED BY GC PRIOR TO BEGINNING WORK OF FULL SCOPE OF DEMOLITION AND NEW CONSTRUCTION, AS REQUIRED.

PART II PRODUCT

2.01 SALVAGED

A. SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.

B. OTHER SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.

PART III

3.01 PERFORMANCE

A. PREVENT DAMAGE TO ADJOINING PROPERTY AREAS AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION.

B. SHORE STRUCTURE WHERE APPLICABLE TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE IF THE WORK INCLUDES DEMOLITION OF STRUCTURAL ELEMENTS. REMOVE FINISHES FIRST IN ORDER TO ASSERTING WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL PROVIDE AN ADEQUATE SHORING PLAN AFTER REMOVAL OF FINISHES. SAID SHORING PLAN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER LICENSED TO

C. IMMEDIATELY UPON REMOVAL OF FINISHES, CONTACT ARCHITECT FOR INSPECTION OF EXISTING STRUCTURE.

D. REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES

E. DEMO PLAN IS DIAGRAMMATIC IN NATURE. ALL ITEMS IN THE WAY OF ANY ITEMS WHICH ARE TO BE INSTALLED, ARE TO BE REMOVED. CONTRACTOR TO COORDINATE DEMOLITION WITH PROPOSED WORK AND WITH ARCHITECT FOR ANY

F. MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN

G. CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING J JURISDICTION. DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND

H. ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERECTED PRIOR TO START OF WORK

3.02 ADJUST AND

A. REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK.

B. DO NOT ALLOW ANY ACCUMULATION OF DEBRIS ON

C. TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE IN CORRIDORS AND ON STREETS.

D. LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.

ADDITIONAL NOTES:

PLUMBING

1. REMOVE ALL PLUMBING FIXTURES / PIPING / VALVES /DEVICES ETC. WALLS/PARTITIONS/FLOORS AND/OR CEILINGS BEING REMOVED UNDER THIS PROJECT THE ENTIRE LENGTH OF DEMOLITION OR AS
2. LEAVE NO LIVE OR DEAD PIPING IN REMOVED AREAS. REMOVE ALL PIPING NOT BEING
3. FOR ADDITIONAL INFORMATION SEE WORK IN EXISTING BUILDINGS UNDER THE PROVISION FOR PLUMBING WORK IN DIVISION
4. DISCONNECT WATER TO ALL AREAS AT THE SOURCE WORK AT A JOINT OR NIPPLE REQUIRED INTERCEPT EXISTING TO PERMIT DEMOLITION OF THE OTHER PORTION OF WORK
5. PROTECT EXISTING PLUMBING TO REMAIN. ANY EQUIPMENT OR DEVICE THAT MUST DISCONNECTED AS A DIRECT OR INDIRECT ACTION OF THIS DEMOLITION WORK, SHALL RECONNECTED BACK TO ITS ORIGINAL LOCATION AND THE SOURCE, AND SHALL BE UNLESS OTHERWISE

HVAC

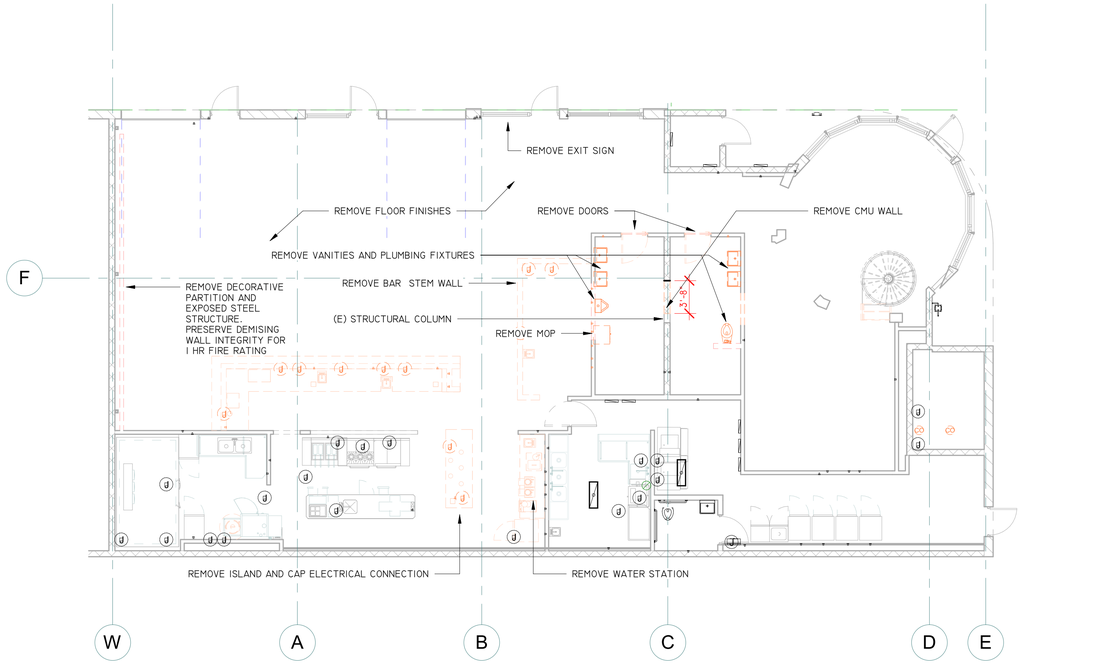
1. THE NATURE OF THIS CONTRACT INVOLVES THE REMODELING OF EXISTING FACILITIES. CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE EXACT LOCATION AND QUANTITY CONDITIONS OF EXISTING EQUIPMENT PRIOR TO THE BID. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL EXISTING CONDITIONS AND ACCESSORY TO REMOVED
2. ANY EQUIPMENT OR DEVICE TO REMAIN THAT MIGHT HAVE TO BE DISCONNECTED OF THE REMOVAL OF ANY OTHER DEVICE MUST BE RECONNECTED AND TIED BACK TO EXISTING BUILDING SYSTEMS AND TESTED FOR CORRECT
3. CONTRACTOR SHALL VERIFY EXISTING DUCTWORK SIZES WHICH CONNECT TO DUCTWORK BEFORE FABRICATION AND
4. CONTRACTOR SHALL INSPECT ALL EXISTING DUCTWORK TO BE REUSED AND MAKE NECESSARY REPAIRS TO ENSURE AN AIRTIGHT
5. ALL EXISTING GRILLES REGISTERS, DIFFUSER, ETC. TO BE REMOVED AND
6. INTERRUPTION OF EXISTING FACILITIES AND/OR SERVICES IN ADJACENT APARTMENTS IS PERMITTED
7. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION OR OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS SPECIFICATIONS
8. CONTRACTOR SHALL ADVISE THE OWNER OF THE GENERAL CONDITIONS OF EQUIPMENT TO
9. CONTRACTOR SHALL VERIFY THAT ALL EXISTING EXTERIOR MOUNTED EQUIPMENT REMAIN IS PROPERLY SECURED TO WITHSTAND HURRICANE FORCE WINDS AS PER
10. CONDITIONED AIR DUCTWORK SHALL BE CLASS "ONE" FIBER GLASS DUCT BOARD ACCORDANCE WITH SMACNA'S FIBROUS DUCT STANDARDS R-6 IN ATTIC
11. A/C CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND PAYING ALL FEES

ELECTRICAL

1. BEFORE BIDDING CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL CONDITIONS WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING CONDITIONS RESULT IN EXTRA MATERIAL OR
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO INTERFERENCES WITH EXISTING CONDITIONS, CONDUITS, PIPING, ARCHITECTURAL, STRUCTURAL MEMBERS WILL BE
3. WHERE ADJACENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR OPENINGS ARE LEFT DUE TO REMOVAL OF EQUIPMENT, RACEWAY, ETC., THE SAME SHALL BE TO CORRESPOND IN MATERIAL, AND FINISH WITH THAT OF SIMILAR AND ADJOINING
4. WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND THOROUGH OF THE PREMISES UPON COMPLETION OF THE WORK AS DIRECTED BY
5. REMOVE ALL ELECTRICAL EQUIPMENT/WIRING/DEVICE ETC. IN AND/OR CEILINGS BEING REMOVED UNDER THIS PROJECT FOR THE ENTIRE LENGTH DEMOLITION OR AS
6. WHERE THE REMOVAL OF THESE ITEMS MAKES DEAD ELECTRICAL WIRING EQUIPMENT OR DEVICES TO REMAIN, PROVIDE NEW JUNCTION BOXES IN LOCATIONS AND AFTER THE DEMOLISHED AREA(S) FOR BY PASS
7. LEAVE NO LIVE OR DEAD WIRE IN REMOVED WIRING DEVICES. REMOVE WIRING TO NEAREST BOX OR PANEL AS
8. DISCONNECT POWER TO THE AREAS BEING DEMOLISHED AT THE SOURCE (C/B OR WHERE REQUIRED INTERCEPT EXISTING WIRING WORK AT A CONVENIENCE OUTLET NIPPLE TO PERMIT DEMOLITION OF THE OTHER PORTION OF THE
9. PROTECT EXISTING OUTLETS TO
10. WHERE ELECTRIC LIGHTING FIXTURES, SWITCHES, RECEPTACLES, BOXES, DEVICES, ETC. ARE TO BE REMOVED, AND BOXES AND CONDUITS ARE TO REMAIN, CONDUCTORS SHALL BE DE-ENERGIZED, DISCONNECTED AT BOTH ENDS, REVERSED THE BOX, AND THE BOX PLUGGED WITH CEMENT PLASTER OR OTHER APPROVED AND THE WALL, FLOOR, CEILING AND THE LIKE RESTORED TO MATCH THE FINISH TO THE SATISFACTION OF THE OWNER. WHERE ANY MECHANICAL ITEMS ARE TO REMOVED, ALL ABOVE FINISHES TO BE RESTORED
11. WHERE ELECTRICAL FIXTURES, SWITCHED, OUTLETS, RECEPTACLES, BOXED, DEVICES, ETC. ARE TO BE REMOVED, AND THEIR REMOVAL AFFECTS THE OPERATION OF EQUIPMENT, FIXTURE, RECEPTACLE, ETC. THAT IS TO REMAIN (INCLUDING ITEMS THAT NOT BE SHOWN IN THE DRAWINGS BUT ARE PRESENTLY EXISTING IN PLACE) CONTRACTOR SHALL RECRUIT THEM (INCLUDING BOXES, CONDUIT, WIRES, ETC.) TO THEM TO THE ORIGINAL OPERATING CONDITION, ALL AT NO ADDITIONAL COST TO
12. UNUSED OPENINGS IN BOXES, CABINETS, PANELBOARDS, ROOFS, WALL, ETC., SOMETHING IS REMOVED OR PREVIOUSLY EXISTS, SHALL BE PLUGGED OR BLANKED OUT APPROVED METHODS, IF THE OPENING IS TO
13. IN GENERAL, DEMOLITION WILL INVOLVE THE REMOVAL OF ALL LIGHTING, SWITCHES, AND FIRE ALARM DEVICES, TOGETHER WITH ASSOCIATED WIRE AND CONDUIT PER ABOVE DESCRIPTION IN THE ENTIRE AFFECTED
14. CONTRACTOR SHALL OBTAIN PERMIT FOR ALL HIS WORK SCOPE

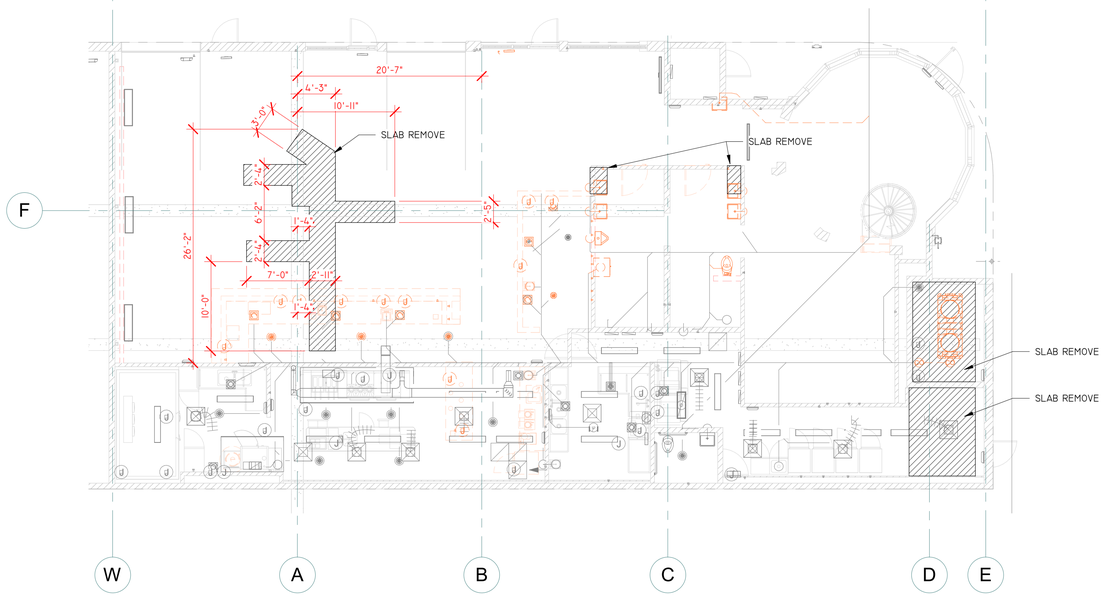
ASBESTOS NOTE:

INTERIOR DEMOLITION OF NOT STRUCTURAL LOAD BEARING SYSTEM REQUIRES ASBESTOS SURVEY TO BE PROVIDED BEFORE COMMENCIMENT OF ANY DEMOLITION WORK



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

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



2 DEMOLITION PLUMBING PLAN
1/8" = 1'-0"

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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

REVISIONS

No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

DEMOLITION NOTES

D-1.0

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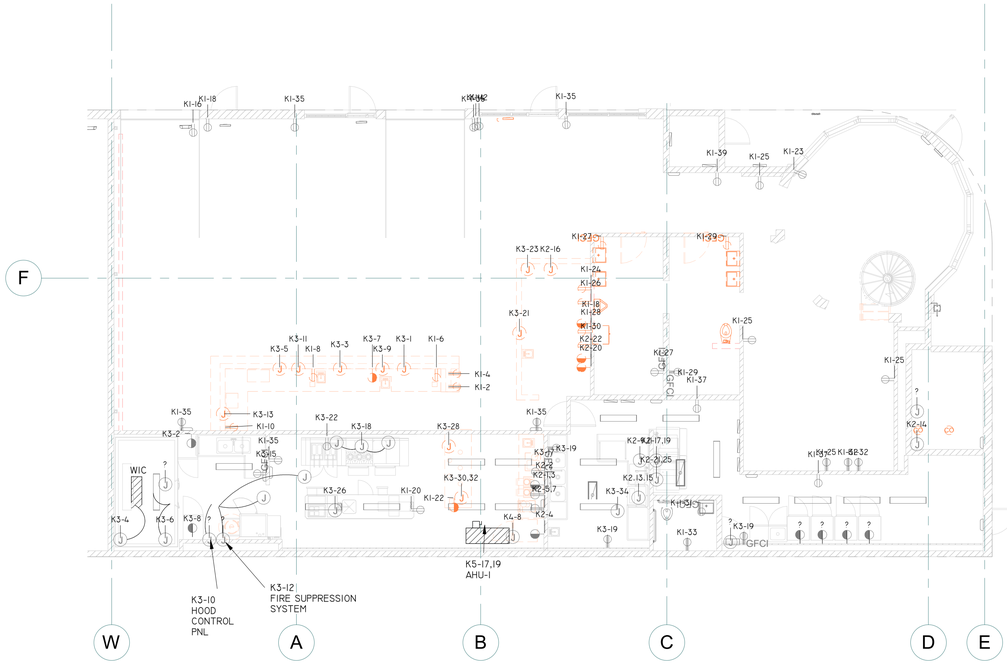
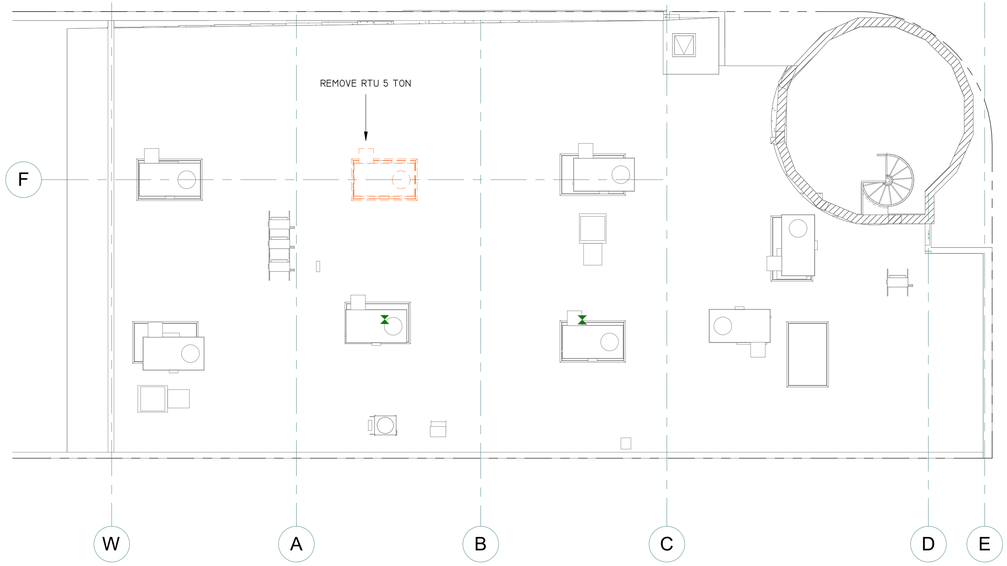


1 DEMOLITION POWER PLAN
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



2 DEMOLITION ROOF PLAN
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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RESTAURANT
PLANING & ZONING
FINAL SUBMITTAL
PB25-0773

ADDRESS

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AR 92197

REVISIONS

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DATE: 06/18/2025

DEMOLITION PLAN

D-1.1

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SYMBOL			
	EXIT SIGN	PS	PULL STATION
L	STROBE LIGHT		CONCEALED SPRINKLER HEAD
	CONCEALED EMERGENCY LIGHT (CEILING MOUNTED)		EMERGENCY LIGHT (WALL MOUNTED)
	MUSIC SPEAKER	SD	SMOKE DETECTOR
REFER TO ELECTRICAL, FIRE PROTECTION, AND FIRE ALARM PLANS FOR ADDITIONAL INFORMATION			

EXTERIOR SEATING ON PUBLIC SOIL
SIDEWALK CAFE PERMIT REQUIRED

PUBLIC RIGHT OF WAY

EXISTING SECONDARY EXIT DOOR
I/2 THRESHOLD MAX
PANIC HARDWARE

CAPACITY (36"W /0.2)=180 PEOPLE

EXISTING SECONDARY EXIT DOOR
I/2 THRESHOLD MAX
PANIC HARDWARE

CAPACITY (36"W /0.2)=180 PEOPLE

EXIT PROXIMITY CALCULATION

MAIN DIAGONAL
SPACE WITH SPRINKLER PROTECTION
D=106'

D/3 = 36' (MIN DISTANCE REQUIRED)
D/3 = 78' PROVIDED

PROPERTY LINE

PROPERTY LINE

EXISTING MAIN EXIT DOOR
I/2 THRESHOLD MAX
PANIC HARDWARE

CAPACITY (42"W /0.2)=210 PEOPLE

EXISTING 1 HR RATED DEMISING PARTITION

ADJACENT TENANT OCCUPANCY OFFICE

ELECTRICAL ROOM
NIC

RELOCATED FIRE ALARM PANEL

FACP

BOH - PASTA COOKING
9

DINING ROOM
10

FOYER
1

DOUBLE DOOR SERVING THE
PARTY DINING ROOM
THE PRIVATE DINING ROOM AREA
IS 364 SF
AND AN OCCUPANCY LOAD OF 24
PEOPLE MAX

M RESTROOM
6

W RESTROOM
7

RESTROOM FOYER
3

BOH - BAR
8

M ADA RESTROOM
5

W ADA RESTROOM
4

EXISTING MONUMENTAL STAIR
ACCESSING THE SECOND FLOOR
MEZZANINE USED AS STORAGE

ACCESS RESTRICTED TO QUALIFIED
PERSONNEL ONLY.

TOTAL AREA SECOND FLOOR 304 SF
USE STORAGE (U/500SF)
TOTAL OCCUPANCY 1 PERSON

PRIVATE DINING ROOM
2

TRASH ROOM
18

WALKING COOLER
11

KITCHEN
12

PASTA PREP ROOM
13

BOH / DISH WASHING
14

STAFF RESTROOM
15

EXISTING CMU EXTERIOR WALL

EXIT PROXIMITY CALCULATION

MAIN DIAGONAL
SPACE WITH SPRINKLER PROTECTION
D=106'

D/3 = 36' (MIN DISTANCE REQUIRED)
D/3 = 78' PROVIDED

PUBLIC RIGHT OF WAY

1 LIFE SAFETY PLAN
1/4" = 1'-0"

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

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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

REVISIONS

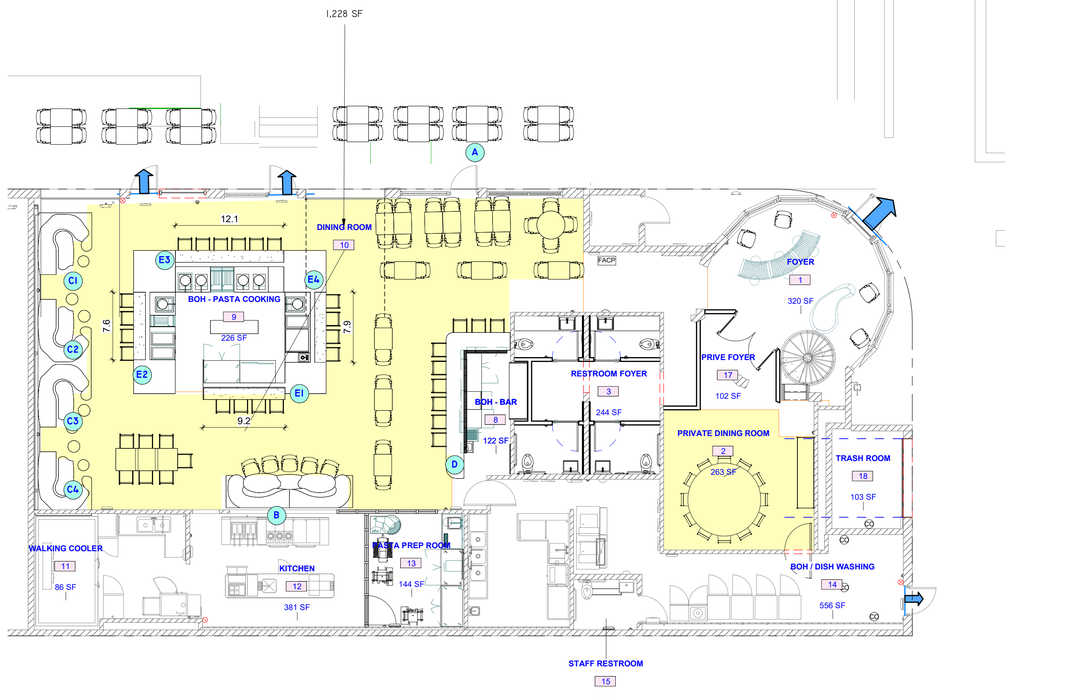
No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

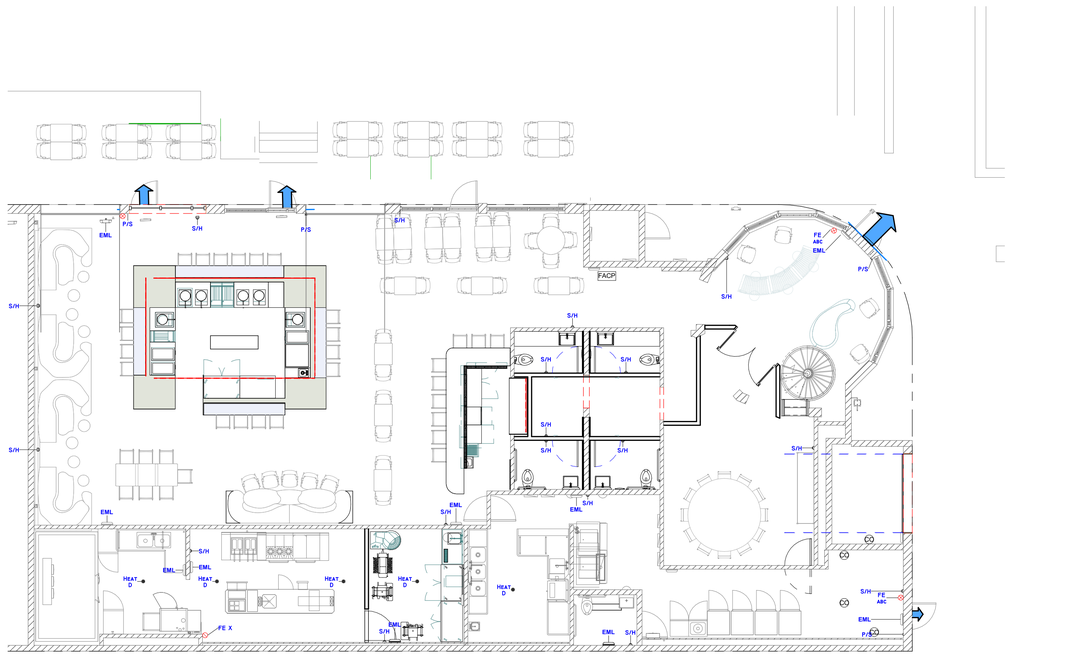
LIFE SAFETY PLAN

LS-1.0



2 LIFE SAFETY AREA PLAN
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



3 FIRE ALARM PLAN
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

PORTABLE FIRE EXTINGUISHERS

IN COMPLIANCE WITH NFPA 101-9.7.4.1 & NFPA-10.

TOTAL	FIRE EXTINGUISHERS REQUIRED	FIRE EXTINGUISHERS PROVIDED	TYPE
3016 SF (TOTAL)	(3) 2A RATED	(3) 3A-40B:C RATED	FE

FE DENOTES PORTABLE FIRE EXTINGUISHER (TYPICAL) 5LB TYPE 3A-40B:C TOP OF EXTINGUISHER @ 48" A.F.F. (MAX) LOCATION AS SHOWN ON PLAN. INSTALL IN RECESSED OR SEMI-RECESSED CABINET DEPENDING ON WALL CONDITION. SUBMIT SPECIFICATIONS PRIOR TO PURCHASING.

NFPA 10
REQUIREMENTS:
CLASS A HAZARD FIRE EXTINGUISHERS (ORDINARY / MODERATE HAZARD):
MINIMUM RATED SINGLE EXTINGUISHER: 2-A
MAXIMUM FLOOR AREA PER UNIT OF A: 1,500 SF
MAXIMUM FLOOR AREA FOR EXTINGUISHER: 11,250 SF
MAX TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

GENERAL NOTES

1). EXITS SHALL DISCHARGE AT A PUBLIC WAY IN ACCORDANCE WITH NFPA 101 (7.7) AND 7.7.2
2). ILLUMINATION OF THE MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH NFPA 101 (7.8)
3). PERFORMANCE AND INSTALLATION OF THE EMERGENCY LIGHTING SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 101 (7.9.2)
4). EXITS AND THE DIRECTIONS TO EXITS MARKED WITH SIGNS SHALL MEET THE REQUIREMENTS OF NFPA 101 (7.10) THAT CLEARLY IDENTIFY EXITS AND ACCESS THERETO.
5). ALL INTERIOR WALL, CEILING, AND FLOOR FINISHES SHALL BE IN COMPLIANCE WITH NFPA 101(10.2)
6). ALL CONTENTS AND FURNISHINGS SUCH AS CURTAINS, DRAPERIES, DECORATIONS AND UPHOLSTERED FURNITURE SHALL BE FIRE RETARDANT IN ACCORDANCE WITH NFPA 101 CHAPTER 10
7). REFER TO MEP PLANS FOR MORE INFORMATION
8). EXISTING ASSEMBLY , YES SPRINKLER YES FIRE ALARM

PLUMBING FIXTURE REQUIREMENT TABLE

CLASSIFICATION	REQUIRED	PROVIDED
WC	1 PER 75=3 180 PEOPLE	4 +1
URINALS	-	0
LAVATORIES	1 PER 200=1 180 PEOPLE	4 +1
MOP SINK	1	1

OCCUPANCY BY SEATING COUNT	
INTERIOR	122
EXTERIOR	28
TOTAL	**150**

FIRE ALARM LEGEND		
	PS	PULL STATION
	HD	HEAT DETECTOR
	FE ABC	FIRE EXTINGUISHER
	S/H	STROBE / HORN

BUILDING GROSS AREAS (YES SPRINKLER ; YES FIRE ALARM BUILDING)

EXISTING ASSEMBLY - RESTAURANT > 50 PERSON OCCUPANCY	
GROOS INTERIOR FLOOR AREA	5,007 SF
FIRST LEVEL AREA	4,643 SF
SECOND LEVEL AREA	364 SF

OCCUPANCY LOAD CALCULATION PER NFPA

INTERIOR	1	FOYER ROOM AREA	320 SF	15 SF / PERSON	21
	2	PRIVATE DINING ROOM	264 SF	15 SF / PERSON	18
	3	RESTROOM CORRIDOR	142 SF	150 SF / PERSON	1
	4	ADA WOMEN RESTROOM	50 SF	150 SF / PERSON	1
	5	ADA MEN RESTROOM	50 SF	150 SF / PERSON	1
	6	MEN RESTROOM	40 SF	150 SF / PERSON	1
	7	WOMEN RESTROOM	40 SF	150 SF / PERSON	1
	8	BOH - BAR	111 SF	100 SF / PERSON	2
	9	BOH - PASTA COOKING LINE	124 SF	100 SF / PERSON	2
	10	FOH - DINING ROOM	1,228 SF	15 SF/ PERSON	82
	11	BOH - WALKING COOLER	86 SF	500 SF/ PERSON	1
	12	BOH - KITCHEN	359 SF	100 SF/ PERSON	4
	13	BOH - PASTA PREP ROOM	153 SF	100 SF/ PERSON	2
	14	BOH - DISH WASHING	541 SF	100 SF/ PERSON	6
	15	BOH - STAFF RESTROOM	48 SF	100 SF/ PERSON	1
	16	CORRIDOR	96 SF	150 SF/ PERSON	1
	17	PRIVE' FOYER	102 SF	150 SF/ PERSON	1
	B	BOOTH SEATING	15.5 LF	18" / PERSON =10.3	10
	C1-4	BOOTH SEATING	8 LF	18" / PERSON = 5.4 EA	21
	D	BAR SEATING	21 LF	18" / PERSON	14
	E1	PASTA COUNTER SEATING	9 LF	18" / PERSON	6
	E2	PASTA COUNTER SEATING	8 LF	18" / PERSON	5
	E3	PASTA COUNTER SEATING	12 LF	18" / PERSON	8
	E4	PASTA COUNTER SEATING	8 LF	18" / PERSON	5
MEZZANINE	17	BOH - SECOND FLOOR STORAGE	364 SF	500 SF/ PERSON	1
		TOTAL INTERIOR LIFE SAFETY OCCUPANCY LOAD			216*
		TOTAL LIFE SAFETY OCCUPANCY LOAD- FRONT OF THE HOUSE			195*

OCCUPANCY LOAD CALCULATION PER FBC

INTERIOR	1	FOYER ROOM AREA	320 SF	15 SF / PERSON	21
	2	PRIVATE DINING ROOM	264 SF	15 SF / PERSON	18
	3	RESTROOM CORRIDOR	142 SF	150 SF / PERSON	1
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	E3	PASTA COUNTER SEATING	12 LF	24" / PERSON	6
	E4	PASTA COUNTER SEATING	8 LF	24" / PERSON	4
MEZZANINE	16	BOH - SECOND FLOOR STORAGE	364 SF	300 SF/ PERSON	1
		TOTAL INTERIOR LIFE SAFETY OCCUPANCY LOAD			180*

*REFER TO SEAT COUNT TABLE IN THE FURNITURE PLAN FOR THE PATRON'S OCCUPANCY
122 INTERIOR, 28 EXTERIOR
TOTAL 150 PEOPLE

EXITS NOTES:

1) IN CASE OF EMERGENCY THE MAIN ENTRANCE/EXIT PROVIDES EGRESS EXIT TO 100% OF THE OCCUPANTS. (36 X 0.2" = 38.8" (PROVIDED 72")
2) ALL THRESHOLDS AT EXIT DOORS ARE BEVELED 45 DEG. 1/2" HIGH MAX.
3) THE MAIN AISLE/ PATH OF EGRESS WIDTH IS MIN. 44" MIN.
4) THE MAXIMUM COMMON PATH OF EGRESS TRAVEL IN THE DINING ROOM IS ALWAYS LESS THAN 75'-0"
5) EXITS REMOTENESS (D/2)
6) NUMBER OF EXITS REQUIRED (2) ; PROVIDED (2)

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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
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LIFE SAFETY NOTES AND TABLE

LS-2.0

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA P.A. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECT'S RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS ARE INTENDED TO BE PRINTED IN COLOR AS REQUIRED BY ELECTRICAL FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN WHITE PRINTS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR SEEKING

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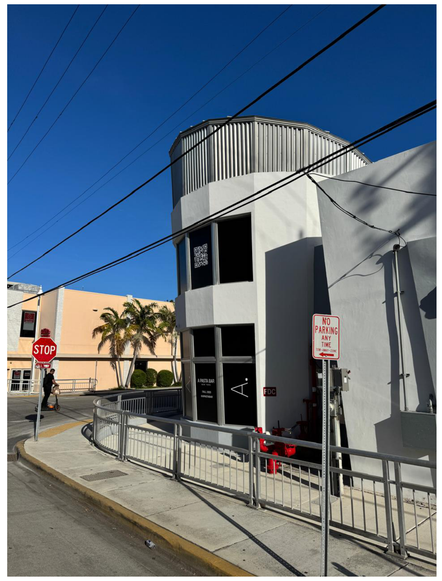

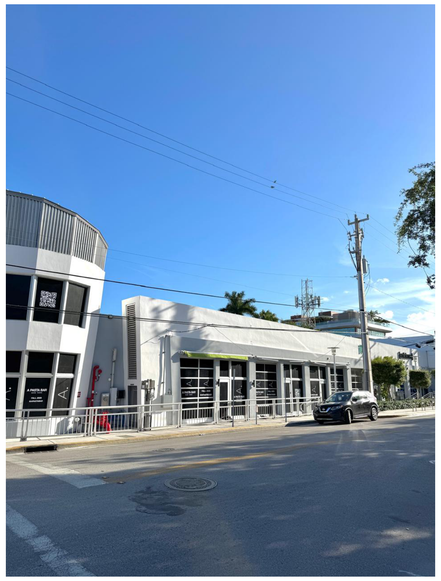

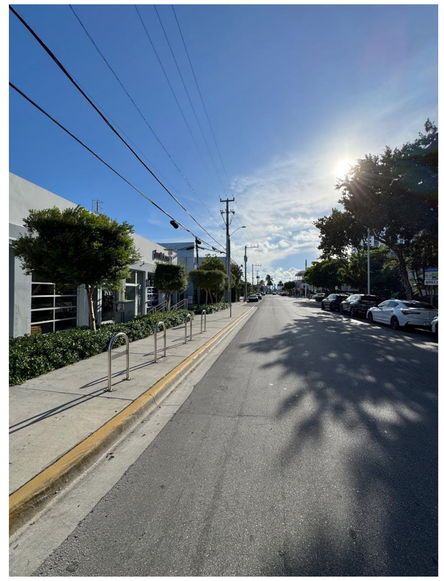

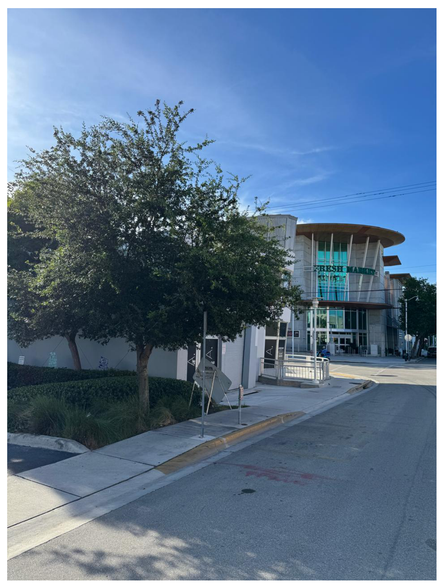

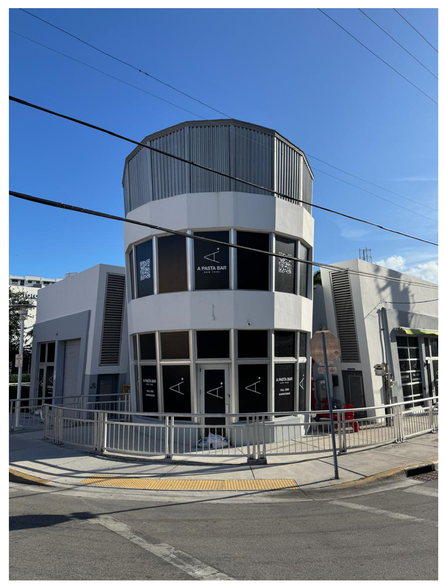

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PROJECT:

A PASTA BAR
RESTAURANT
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FINAL SUBMITTAL
PB25-0773

ADDRESS

1784 WEST AVENUE | MIAMI BEACH , FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

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AR 92197

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PHOTOGRAPHIC REPORT

A-0.1

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FOYER AREA CG RENDERING

MAIN DINING AREA CG RENDERING

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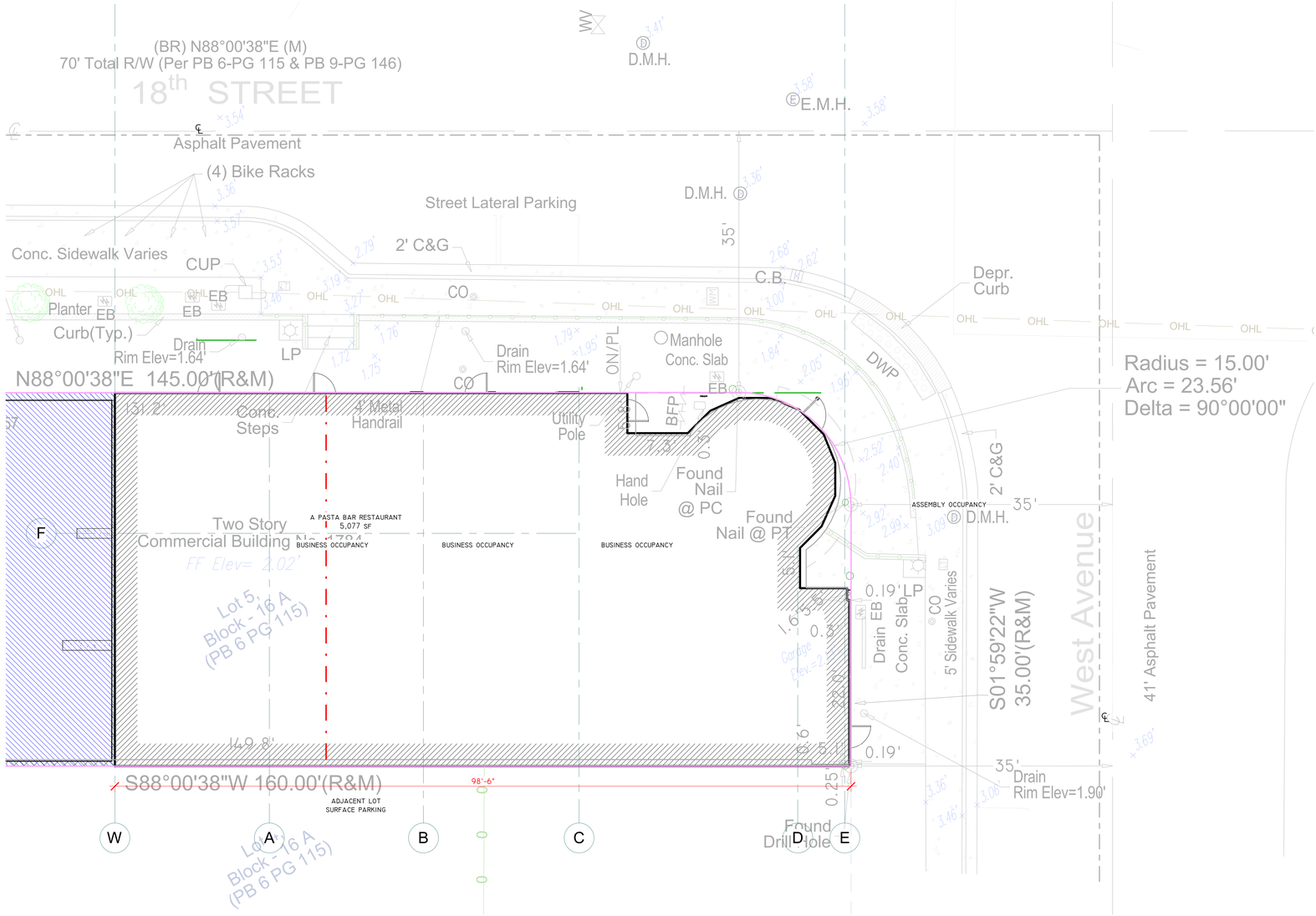
RENDERINGS

A-0.2



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

0 4'-0" 8'-0" 16'-0"
SCALE: 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**	5.6'	LOT AREA	7815 SF	
7	**LOT WIDTH**	50'	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	
	SETBACK	**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	
	PARKING	**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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STATE OF FLORIDA #

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SITE PLAN

A-1.0

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PLANS ARE NOT TO SCALE

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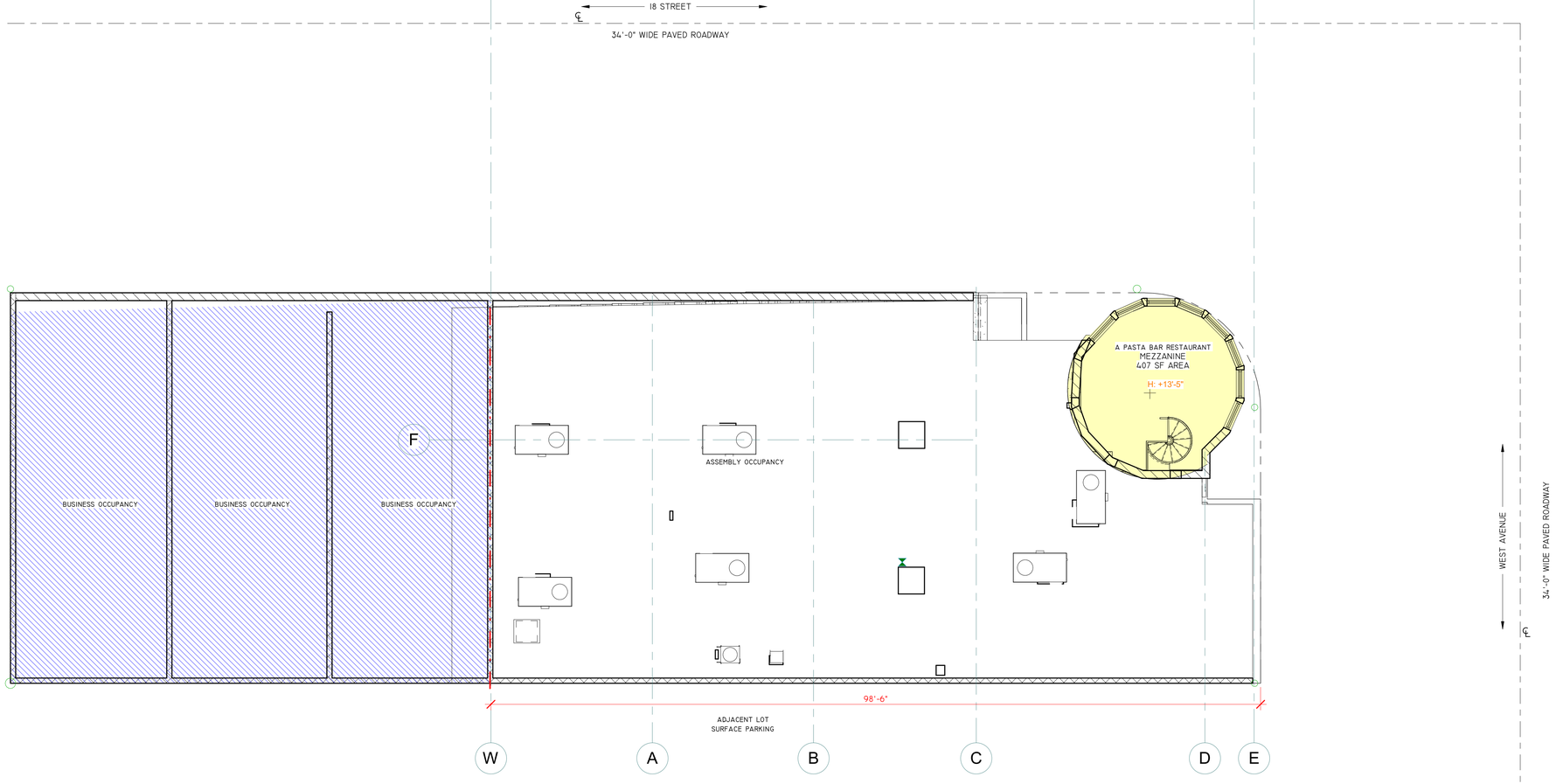

1 SITE PLAN - EXISTING MEZZANINE
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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PROJECT:

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

ADDRESS

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SITE PLAN- MEZZANINE

A-1.1

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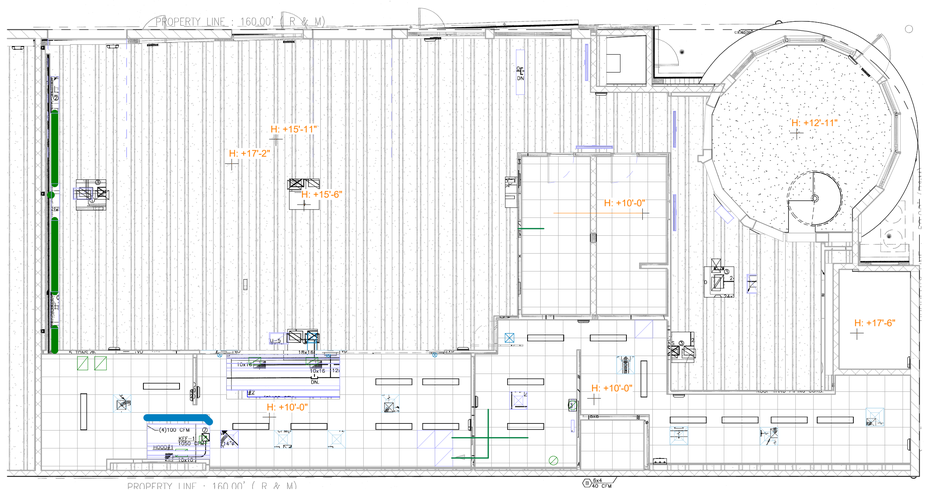

4 EXISTING RCP
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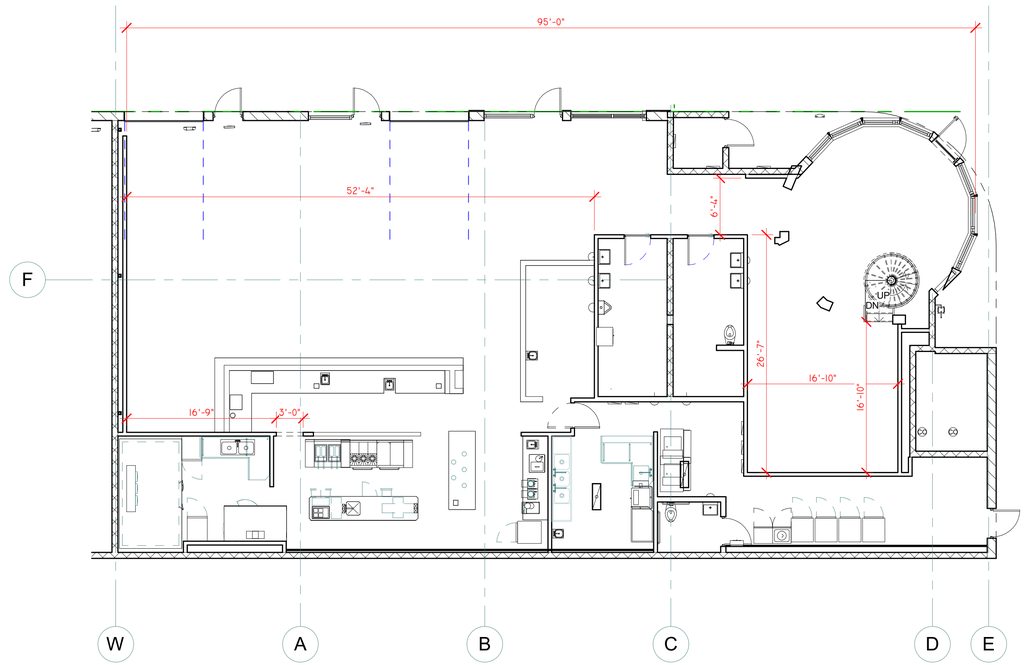

1 EXISTING DIMENSIONAL PLAN
1/8" = 1'-0"

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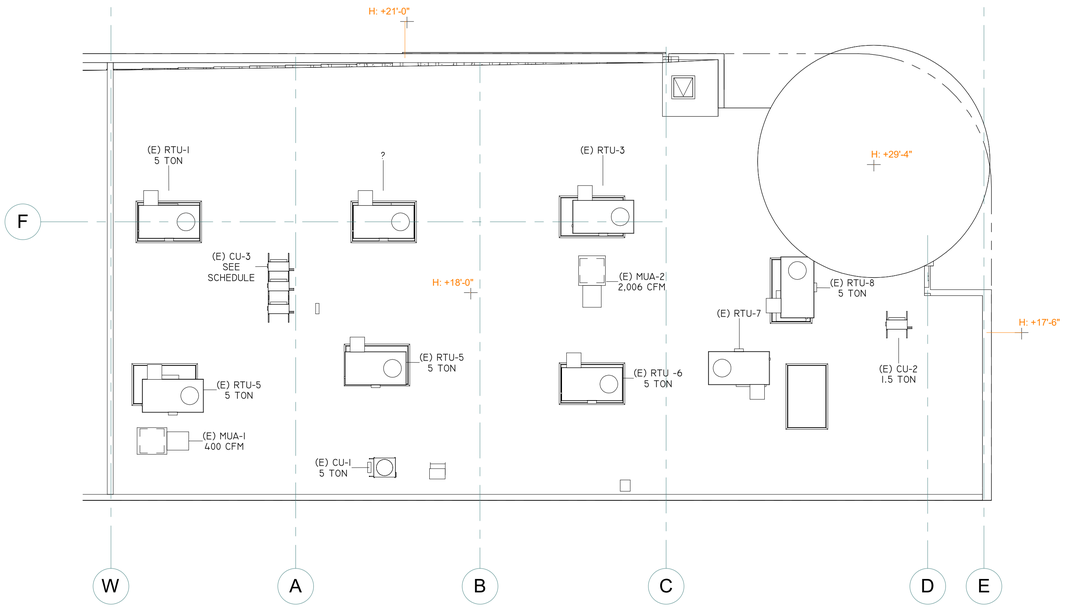
SCALE: 1/8" = 1'-0"



3 EXISTING ROOF
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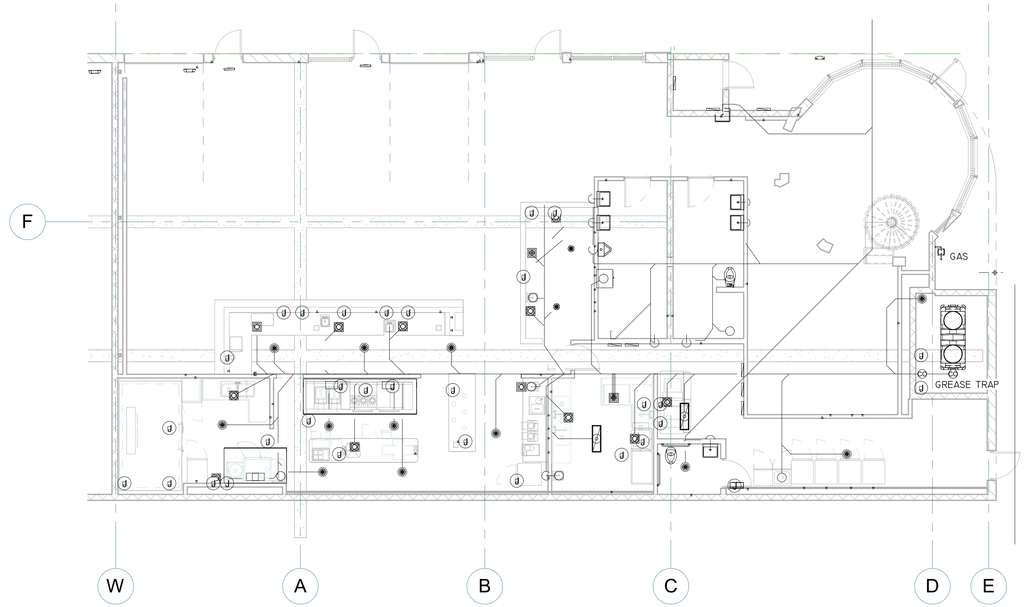
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



2 EXISTING PLUMBING PLAN
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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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

REVISIONS

No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

EXISTING FLOOR PLAN (FOR REFERENCE)

A-2.0

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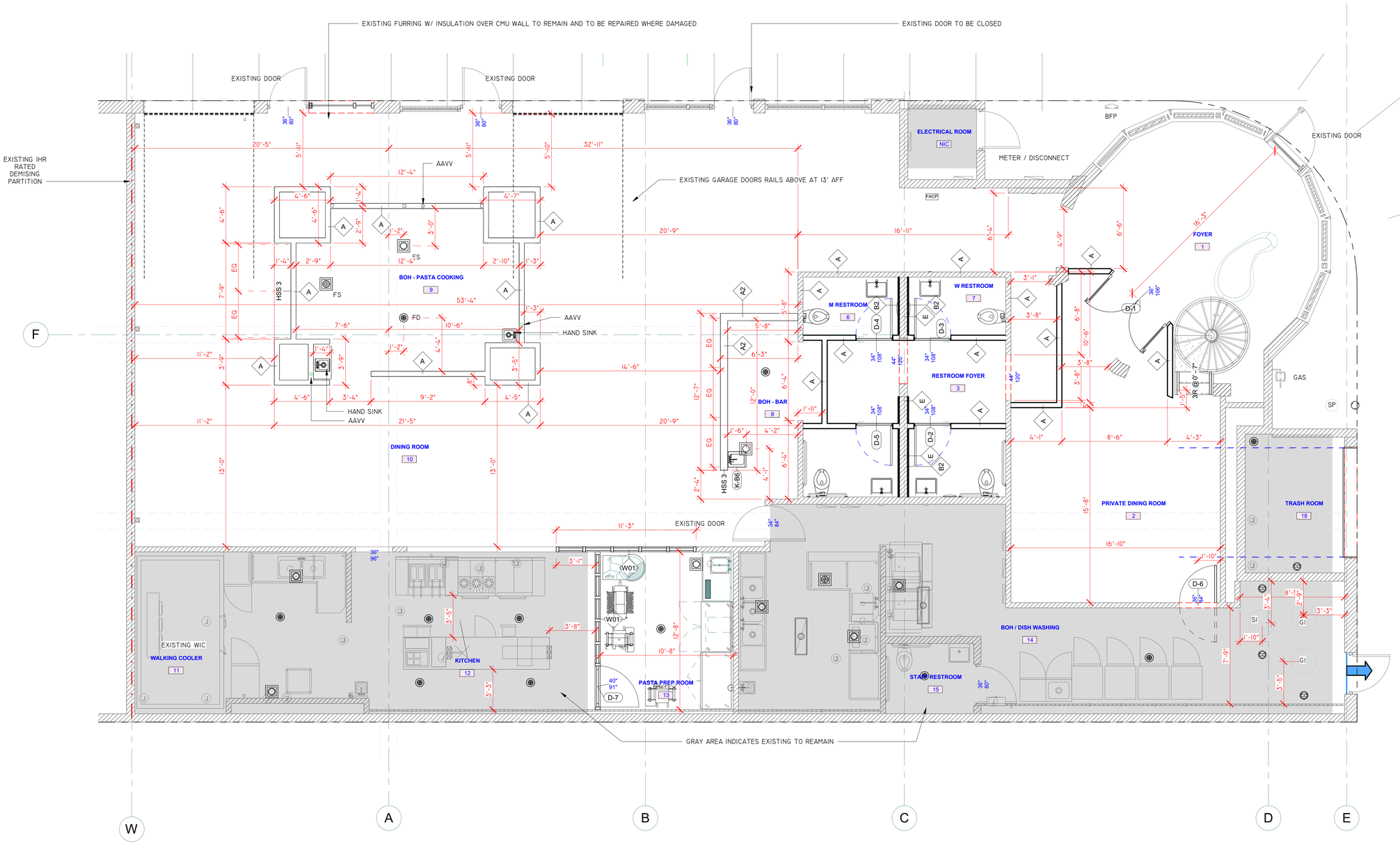

GRAY AREA INDICATES EXISTING TO REAMAIN

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

0 2'-0" 4'-0" 8'-0"
SCALE: 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
- **NEW WALL** (WALL SIZE AND TYPE VARIES) SEAL ALL FIRE RATED PENETRATIONS AS REQUIRED
- **EXISTING WALL 1HR RATED**
- **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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FRAMING PLAN

A-3.0

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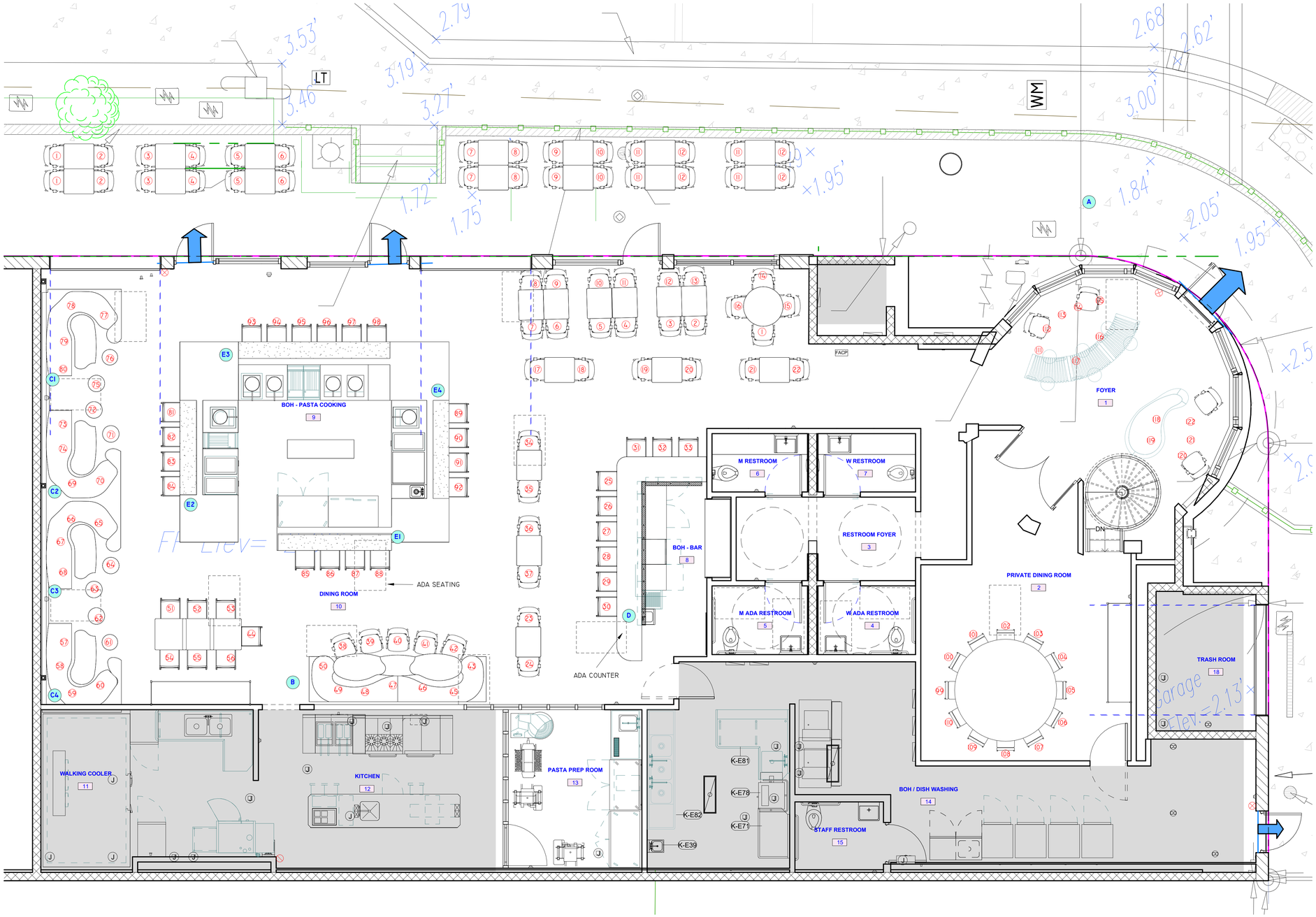

1 PROPOSED PLAN
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

NOTES:
IN ALL DINING AREAS AT LEAST 5% OF THE TOPS OF DINING SURFACES SHALL BE A MIN. OF 28" & MAX. 34" HIGH PER FLORIDA ACCESSIBILITY CODE SECTION 902.3.

INTERIOR SEATING COUNTS TOTAL 122

AT BAR	9 SEATS
AT PASTA BAR	18 SEATS
AT BOOTH	23 SEATS
AT CHAIRS	72 SEATS

EXTERIOR SEATING COUNTS TOTAL 28

TOTAL SEATING COUNTS TOTAL 150

LIFE SAFETY OCCUPANCY LOAD 216 PEOPLE

LIFE SAFETY OCCUPANCY LOAD FOR FRONT OF THE HOUSE ONLY 195 PEOPLE

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FURNITURE FLOOR PLAN

A-4.0

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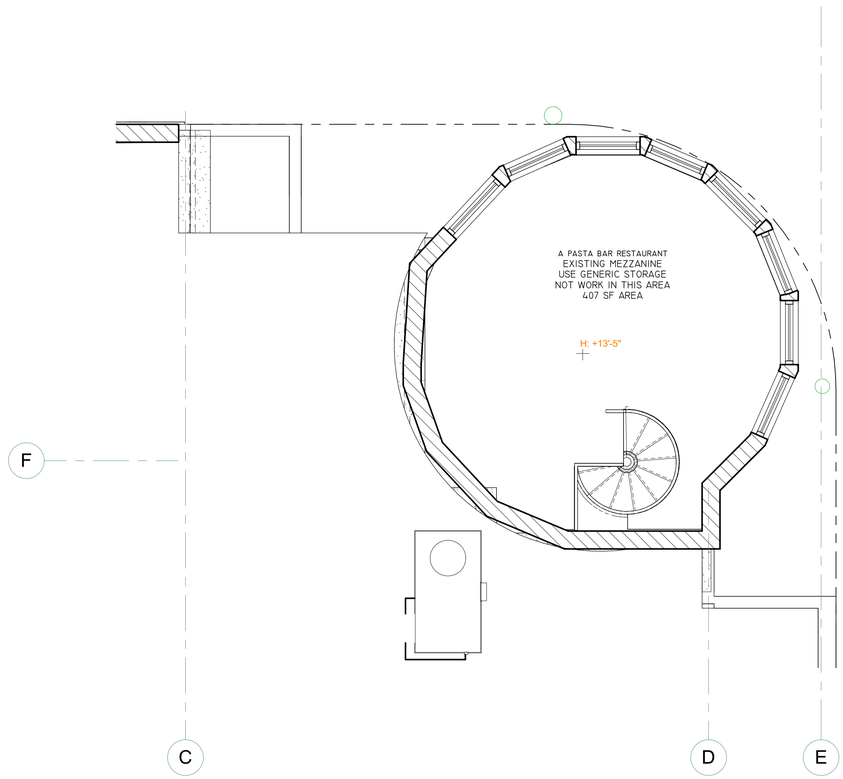

1 ENLARGED PLAN - EXISTING MEZZANINE
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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ENLARGED MEZZANINE STORAGE FLOOR PLAN

A-4.1

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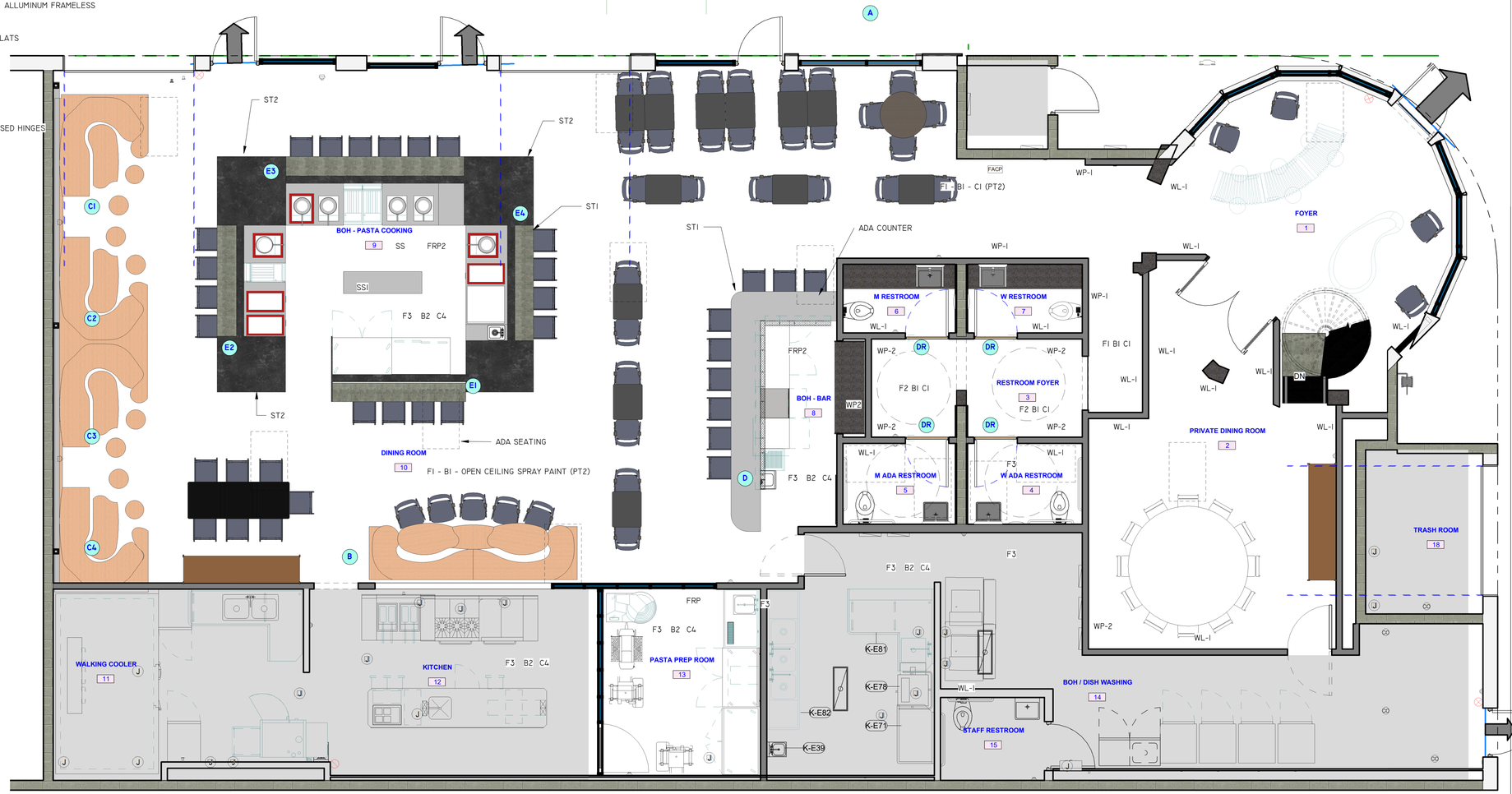

1 FINISH PLAN
1/4" = 1'-0"

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 (DALTILE) 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

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

FINISH NOTES:

1. 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.
2. 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.
3. ALL FINISH MATERIAL SHALL BE IN COMPLIANCE WITH FBC 2012 CH 8 AND FFPC 5TH ED.
4. ALL INTERIOR FLOOR FINISH TO BE COMMERCIAL GRADE SLIP RESISTENT WITH A DCOF OF 0.3-0.6 MIN.
5. ALL FLOORING TRANSITIONS MUST BE SMOOTH AND FLUSH
6. 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 MATERIALS; UL723 STANDARD FOR TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS (CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPMNET 0-450, CLASS B FLAME SPREAD 26-75, SMOKE DEVLOPMENT 0-450, CLASS C FLAME SPREAD 76-200, SMOKE DEVELOPMENT 0-450)
7. FIELD APPLIED FIRE RETARDANT COATINGS IS NOT PERMITTED FOR ALL NEW INTERIOR FINISHES
8. UPHOLSTERED/TEXTILE WALL INTERIOR FINISHES SHALL BE CLASSIFIED CLASS A
9. DROP OFF SINGLE FURNITURE SHALL HAVE CLASS I CLASSIFICATION PER NFPA 260 OR ASTM E 1353
10. THERE ARE NO DRAPERIES OR CURTAIN IN THE PROJECT. IF THE OWNER WILL ADD DRAPERIES OR CURTAINS SHALL BE FLAME RESISTANT PER NFPA 701 AND SHALL IMMEDITELY NOTIFY THE ARCHITECT TO VERIFY COMPLIANCE PREVIOSE ISTALLATION
11. USE OF ANY COMBUSTILE MATERIALS IN TYPES I & II CONSTRCTIONS 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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PROJECT:

A PASTA BAR
RESTAURANT
PLANING & ZONING
FINAL SUBMITTAL
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REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

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PROJECT NO. A241216

DATE: 06/18/2025

FINISH PLAN

A-5.0

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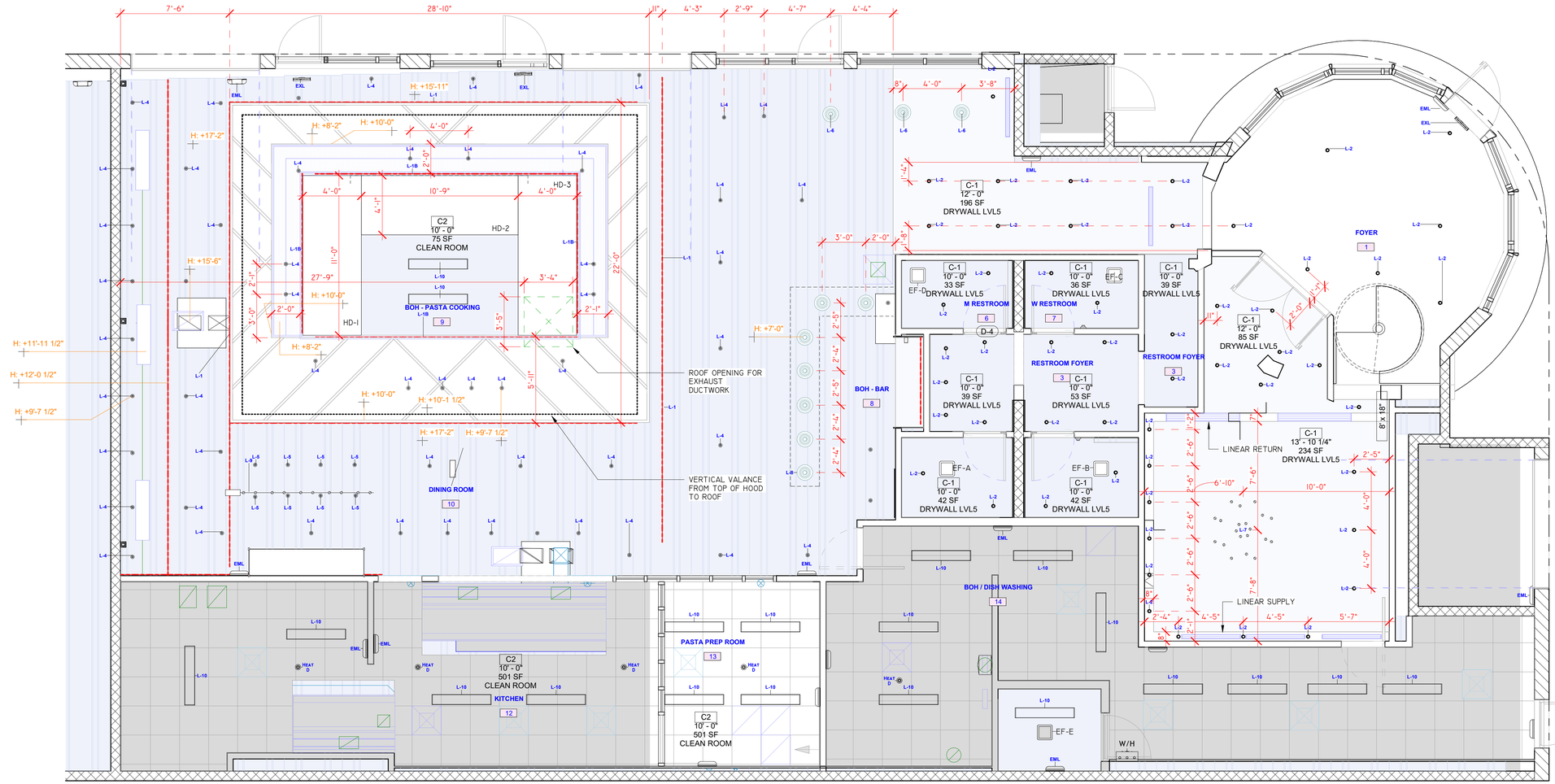

1 REFLECTED CEILING PLAN
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE

Type Mark	Description	Manufacturer	Model	Lamp	Color Temperature	Voltage	Wattage	Count
EML	TruPath TPR LED Emergency unit, MR16, 12V-7W	Chloride	TPUDNLM7	LED - Two Lamp Heads	3000	120	11 W	16
EXL	Emergency Lighting Unit	Philips	CA-6-RC-A-1	LED	3000	120	5 W	3
L-1	LED TRIP 24V 18FT	DIODE	BLAZE™ /300- BLBSC3 -DTCPCHB'SQC10	LED	RGB	24		8
L-1B	LED TRIP 24V 18FT	DIODE	BLAZE™ /300- BLBSC3 -DTCPCHB'SQC10	LED	RGB	24		4
L-2	LED Recessed Light Fixture	LUMENPULSE	NANO P|INHOLE_700LM 9.5W, 25DEG	LED	2700	120	17 W	57
L-4	Ceiling MONOPOINT	BRUCK LIGHTING	LX-PRO--WD-10LM-3018-97-15D-HCL-NA-BK-RPF2-120-DIM10	LED	2700	120V	10 W	57
L-5	Ceiling MONOPOINT DOWNLIGHT FOR TABLES	BRUCK LIGHTING	LX-PRO--WD-10LM-3018-97-15D-HCL-NA-BK-RPF2-120-DIM10	LED	2700	120V	10 W	8
L-6	TABLE PENDENT	EUREKA	4164 KIZIS	LED	2700	120	6 W	3
L-7	CHANDELIER	VIBIA	WIREFLOW 0315-04	LED	2700	120	8 W	1
L-8	BAR PENDANT	EUREKA	4164 KIZIS	LED	2700	120	6 W	7
L-9	CHANDELIER	VIBIA	WIREFLOW 0332-04	LED	2700	120	6 W	1
L-10	LED LINEAR CLG LIGHT	Cooper Lighting	605 Series LED	LED	2700	120		22

SYMBOL LEGEND:

	RECESSED DOWN LIGHT
	WALL MOUNTED LIGHT
	EXIT SIGN
	HVAC LINEAR DIFFUSER
	HVAC GRID DIFFUSER
	HVAC SUPPLY AIR DIFFUSER
	EXAUST
EM	BATTERY PACK EMERGENCY LIGHT

2 SOFFIT LEGEND
1" = 1'-0"

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RCP

A-6.0

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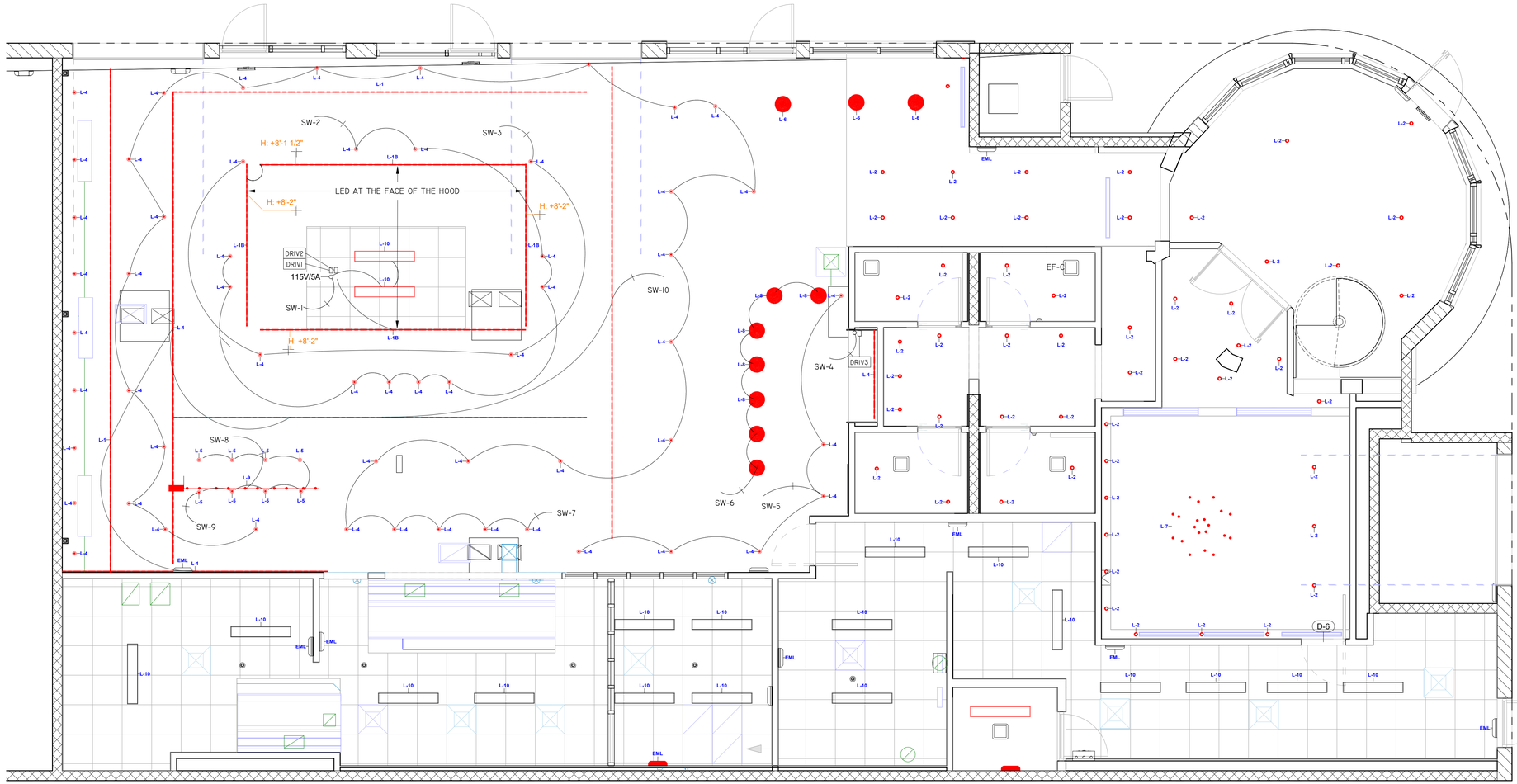

1 CEILING LIGHTING PLAN
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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CEILING LIGHTING PLAN

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CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING CONDITIONS & DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

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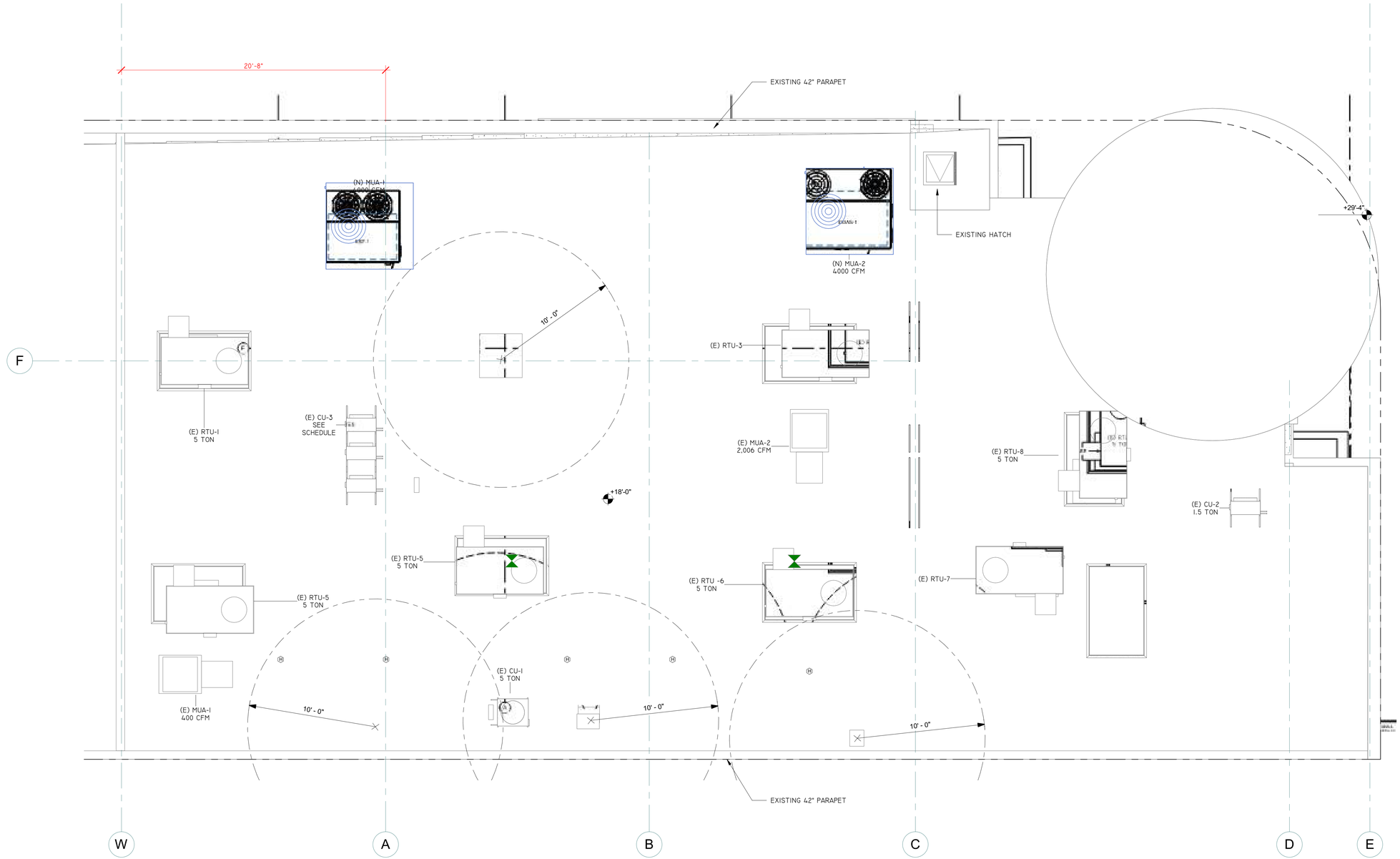

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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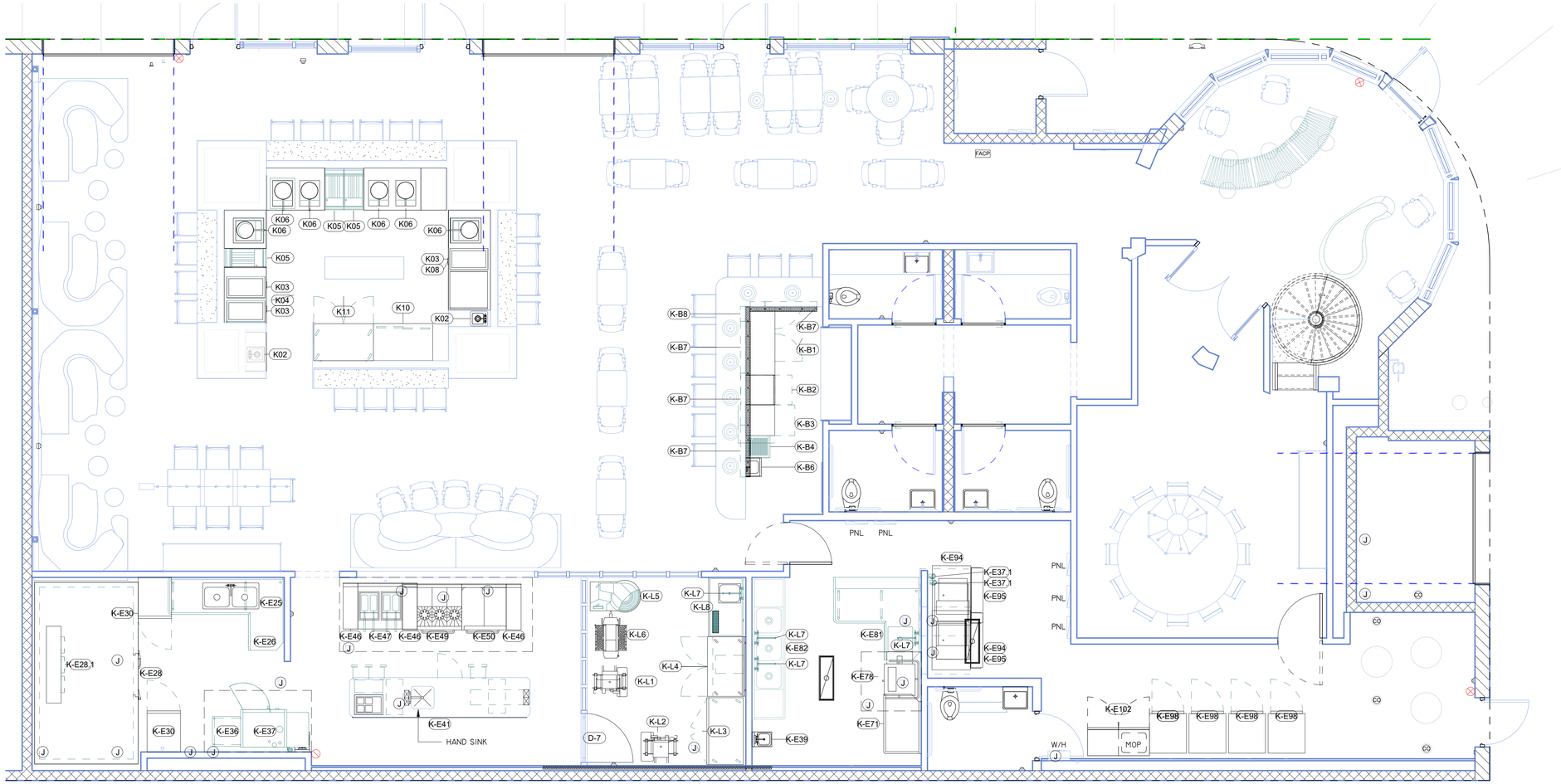
PROJECT NO. A241216

DATE: 06/18/2025

ROOF PLAN

A-7.0



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

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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ARCHIMIA, P.A. | AR 92197|
175 SW 7 ST # 1507 MIAMI, FL 33130
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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

REVISIONS

No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

EQUIPMENT PLAN

A-8.0

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FOOD SERVICE EQUIPMENT SCHEDULE - EXISTING

Type Mark	Count	DESCRIPTION	MANUFACTURER	MODEL	WATTS	FL Amps	HP	VOLTS	PH	CYCLE	ELECTRICAL NOTE	Cold Water Size	Hot Water Size	Direct Waste Size	Indirect Waste Size	Gas Size	Gas Conn. Height	Gas Input
K-E25	1	Drop-In Sink	Advance Tabco	DI-2-2012								1/2"	1/2"		1 1/2"			
K-E26	1	Clean Dishtable	Advance Tabco	DTC-G30-96L														
K-E28	1	WALK IN SINGLE ROOM RECTANGULAR	AMERICAN PANEL CORPORATION		350 W	3.2 A		115 V	0	60 Hz								
K-E28.1	1	BLP - Low Profile Evaporators	Bally	Contact Factory	0 W	0.0 A	-	0 V	0	60 Hz					3/4"			
K-E30	2	FREEZER, REACH-IN	TRAULSEN	CLBM-23F-FS-R	748 W	6.5 A		115 V	1	60 Hz								
K-E36	1	24" SNACK STAINLESS STEEL EQUIPMENT STAND	ROYAL	RSS-24SN														
K-E37	1	GAS COMBI-STEAMER (10 X 1/1 GN / 20 X 1/2 GN)	RATIONAL AG	ICOMBI CLASSIC 10-1/1 G	900 W	9.0 A		100 V	1	50 Hz		3/4"		2"		+3/4"		
K-E37.1	3	Water Filter Assembly	3M Purification	ICE120-S								1/2"						
K-E39	2	Hand Sink	Advance Tabco	7-PS-23								1/2"	1/2"	1 1/2"				
K-E41	1	WORKING TABLE REFRIGERATION	Custom Fabricated			8.0 A		115 V	1		(2) JB CIRCUITS 20A EA.	1/2"	1/2"		1 1/2"			
K-E46	4	HEAVY DUTY 12" SPREADER	MONTAGUE	12S														
K-E47	1	GAS FRYER	MONTAGUE	RF240												+1 1/4"	2' - 8 1/2"	220000.0 Btu/h
K-E49	1	HEAVY DUTY 36" GAS RANGE	MONTAGUE	136-559												+1 1/4"	2' - 5 1/2"	175000.0 Btu/h
K-E50	1	HEAVY DUTY 36" GAS RANGE	MONTAGUE	136-12E												+1 1/4"	2' - 5 1/2"	110000.0 Btu/h
K-E71	1	CLEAN STRAIGHT DISHTABLE	JOHN BOOS	CDT4-S48SBK-R														
K-E78	1	Warewasher, Door Type, High Temp	CMA Dishmachines	CMA-180TCB	16224 W	78.0 A		208 V	1	60 Hz		0"	3/4"	2"	2"	+0"	0' - 0"	0.0 Btu/h
K-E81	1	SOILED DISHTABLE	ADVANCE TABCO	DTS-D70-72L											1 1/2"			
K-E82	1	Sink, NSF, 3 comp, 18 gauge	Advance Tabco	9-23-60-24RL								1/2"	1/2"	1 1/2"				
K-E94	2	Modular Crescent Cuber - Remote Air-Cooled 1 Phase	HOSHIZAKI AMERICA, INC.	KM-901MRJ	2704 W	13.0 A		208 V	1	60 Hz		1/2"			3/4"			
K-E95	2	Ice Storage Bin	HOSHIZAKI AMERICA, INC.	B-1150SS											1"			
K-E98	4	REFRIGERATOR, REACH-IN	TRAULSEN	G10000		5.8 A	1/5	115 V	1	60 Hz								
K-E102	1	MOP SINK CABINET	ADVANCE TABCO	9-OPC-84DL										2"				

FOOD SERVICE EQUIPMENT SCHEDULE - NEW

Type Mark	Count	DESCRIPTION	MANUFACTURER	MODEL	WATTS	FL Amps	HP	VOLTS	PH	CYCLE	ELECTRICAL NOTE	Cold Water Size	Hot Water Size	Direct Waste Size	Indirect Waste Size	Gas Size	Gas Conn. Height	Gas Input
K00	1	CUSTOM STEEL CABINETRY																
K01	1	CUSTOM STEEL CABINETRY																
K02	2	DROP-IN SINK	ADVANCE TABCO	DI-1-25								1/2"	1/2"		1 1/2"			
K03	3	DROP-IN DOUBLE BURNER COOKTOP	COOKTEK	MCD3002S	7000 W	26.0 A		240 V	1	60 Hz								
K04	3	SELF CONTAINED REFRIGERATED BASE	GARLAND	GN17C46		8.0 A	0.2	115 V	1	60 Hz								
K05	3	15.5" PASTA COOKER	Arcobaleno	APCA35/35D	13500 W	34.0 A		230 V	3			3/4"		1"		+0"		0.0 Btu/h
K06	6	APOGEE DROP IN INDUCTION WOK	COOKTEK	MWD3500G	3500 W	16.0 A		240 V	1	60 Hz								
K07	1	SELF CONTAINED REFRIGERATED BASE	GARLAND	GN17C80		8.0 A	0.2	115 V	1	60 Hz								
K08	1	CUSTIOM STEEL CABINETRY																
K10	1	WORKTABLE, ENCLOSED BASE	ADVANCE TABCO	CB-SS-304M														
K11	1	Undercounter Solid Door Refrigeratorr	TRUE FOOD SERVICE EQUIPMENT, INC.	TUC-48	575 W	5.0 A	1/5	115 V	1	60 Hz								
K-B1	1	BACK BAR REFRIGERATOR	HOSHIZAKI AMERICA, INC.	BB59-S	288 W	2.5 A		115 V	1	60 Hz								
K-B2	1	WAREWASHER, UNDERCOUNTER, HIGH TEMP	CMA DISHMACHINES	CMA-181GW	8640 W	36.0 A	1	240 V	1	60 Hz		0"	1/2"	1"	0"			
K-B3	1	SPHERE ICE MACHINE	HOSHIZAKI	IM-50BAA-Q	575 W	5.0 A		115 V	1	60 Hz		1/2"			3/4"			
K-B4	1	UNDERBAR DRAINBOARD, FREE-STANDING, 18"W X 21"D X 33"H, 4"H BACKSPLASH	ADVANCE TABCO	CRD-18											1"			
K-B6	1	UNDERBAR BASICS™ HAND SINK, UNDERBAR, 15"W X 18"D X 33"H, 10" X 14" SINK BOWL, 4"H BACKSPLASH	ADVANCE TABCO	SL-HS-15								1/2"	1/2"		1 1/2"			
K-B7	4	DRINK RAIL DRAINER	PERLICK	DRD42											1/2"			
K-B8	2	DRINK RAIL DRAINER	PERLICK	DRD12											1/2"			
K-L1	1	Pasta, Extruder	Arcobaleno	AMFE50	1610 W	7.0 A		230 V	3	60 Hz								
K-L2	1	Pasta, Extruder Gnocchi	Sandore'	Perfetta	1610 W	7.0 A		230 V	3	60 Hz								
K-L3	1	REACH-IN SOLID SWING DOOR REFRIGERATOR WITH HYDROCARBON REFRIGERANT	TRUE FOOD SERVICE EQUIPMENT, INC.	T-49-HC	621 W	5.4 A	1/2	115 V	1	60 Hz								
K-L4	1	Refrigerator, Worktop	True Manufacturing	TWT-48-HC	345 W	3.0 A	1/5	115 V	1	60 Hz								
K-L5	1	Fork Mixer	Fiero Group	FC60DUS		7.1 A	1.8	208 V	3	60 Hz								
K-L6	1	TABLE TOP SHEETERS	EMPIRE	EMP-EASY 600	550 W	5.0 A		110 V	1	60 Hz								
K-L7	4	T&S HEAVY DUTY FAUCET, 8" O.C., SPLASH MOUNTED WITH 14" SWING SPOUT, LEAD FREE	ADVANCE TABCO	K-111								1/2"	1/2"					
K-L8	1	Enclosed Base, Beverage Table	Advance Tabco	BEV-30-48L		20.0 A		120 V	1	60 Hz								

FOOD SERVICE EQUIPMENT SCHEDULE - BAR

Type Mark	Count	DESCRIPTION	MANUFACTURER	MODEL	WATTS	FL Amps	HP	VOLTS	PH	CYCLE	ELECTRICAL NOTE	Cold Water Size	Hot Water Size	Direct Waste Size	Indirect Waste Size	Gas Size	Gas Conn. Height	Gas Input
K-B1	1	BACK BAR REFRIGERATOR	HOSHIZAKI AMERICA, INC.	BB59-S	288 W	2.5 A		115 V	1	60 Hz								
K-B2	1	WAREWASHER, UNDERCOUNTER, HIGH TEMP	CMA DISHMACHINES	CMA-181GW	8640 W	36.0 A	1	240 V	1	60 Hz		0"	1/2"	1"	0"			
K-B3	1	SPHERE ICE MACHINE	HOSHIZAKI	IM-50BAA-Q	575 W	5.0 A		115 V	1	60 Hz		1/2"			3/4"			
K-B4	1	UNDERBAR DRAINBOARD, FREE-STANDING, 18"W X 21"D X 33"H, 4"H BACKSPLASH	ADVANCE TABCO	CRD-18											1"			
K-B6	1	UNDERBAR BASICS™ HAND SINK, UNDERBAR, 15"W X 18"D X 33"H, 10" X 14" SINK BOWL, 4"H BACKSPLASH	ADVANCE TABCO	SL-HS-15								1/2"	1/2"		1 1/2"			
K-B7	4	DRINK RAIL DRAINER	PERLICK	DRD42											1/2"			
K-B8	2	DRINK RAIL DRAINER	PERLICK	DRD12											1/2"			

REMOTE CONDENSER - EXISTING SCHEDULE

COOLTEC ENGINEERING SUMMARY — POWER SUPPLY: 208V/3PH/60HZ — FUSE SIZE: 70 AMP — CONNECTED LOAD= 53.28 AMP — MINIMUM AMPACITY= 55.63 AMP

SYSTEM	ITEM	FIXTURES: DESCRIPTION	TEMP (°F): FIXT.	TEMP (°F): SST.	REFRIGERANT	REFRIGERANT R-#	COMPRESSORS: MODEL	H.P.	RATING @ 60 Hz: RLA	V	PH	MBH. (95°F)	DEFROST: ITEM	QUANTITY	UNIT COOLER: MODEL	RATING @ 60 Hz: 1 # FAN RLA	V	FLA	HEATER: V	PH	SYSTEM TOTAL POWER 208V, 60 Hz: AMPS	PH	100' LINE SIZE (O.D.): ROUTE	SUCTION	LIQUID	DISCH.	ACCESSORIES (SEE SUPPLY CODE *): HEAD PRESSURE CONTROL	CRANK CASE HEAT CABLE	FAN CYCLE SWITCH	LIQUID ACCUMULATOR	THERMOSTATIC EXPANSION VALVE	SOLENOID VALVE	TERMOSTATIC EXPANSION VALVE	TIME CLOCK
CRS-6		CONDENSER FAN MOTORS 2						3/4	4.7	208	1										9.4	1											
A		MULTI-PLEX		20	R404A	16	ZS09KAE-TFS	1.0	7.2	208	3	11.6	G								7.2	3	M	7/8	3/8		F	F	F					MIL72A
A1	9	SUSHI CASE	30											9	BY MANUFACTURER								S	1/2	3/8						M	M	M	
A2	11	SUSHI CASE	30											11	BY MANUFACTURER								S	1/2	3/8						M	M	M	
A3	15	SUSHI CASE	30											15	BY MANUFACTURER								S	1/2	3/8						M	M	M	
B		MULTI-PLEX		20	R404A	16	ZS13KAE-TFS	1.5	8.7	208	3	16.0	G								9.7	3	M	7/8	3/8		F	F	F					MIL72A
B1	18	2-SEC. UC REFRIG.	35											18	BY MANUFACTURER								S	1/2	3/8						M	M	M	
B2	18	2-SEC. UC REFRIG.	35											18	BY MANUFACTURER								S	1/2	3/8						M	M	M	
B3	18	3-SEC. UC REFRIG.	35											18	BY MANUFACTURER								S	1/2	3/8						M	M	M	
C		MULTI-PLEX		-10	R404A	10	CF04K6E-TFS	1.0	5.7	208	3	5.91	G								5.7	3	M	7/8	3/8		F	F	F					MIL72A
C1	18	1-SEC. UC FREEZER	0											18	BY MANUFACTURER								S	1/2	3/8						M	M	M	PROVIDE TRAP AT SUCTION AND AT LIQUID LINE RISER AT EVAPORATOR. PROVIDE TRAP AT SUCTION AND AT LIQUID LINE RISER AT CONDENSING UNIT.
C2	18	PAN CHILLER	0											18	BY MANUFACTURER								S	1/2	3/8						M	M	M	
C3	41	PAN CHILLER	0											41	BY MANUFACTURER								S	1/2	3/8						M	M	M	
D	28	WALK-IN COOLER	35	25	R404A	16	ZS09KAE-TFS	1.0	7.2	208	3	12.8	G	28.1	1 ADT104AEK	1.8	115				7.2	3	S	7/8	3/8		F	F	F	F	F	F		MIL72A
E		MULTI-PLEX		20	R404A	10	KS164C1E-CAV	3/4	8.1	208	1	8.00	G								8.1	1	M	7/8	3/8		F	F	F					MIL72A
E1	41	2-SEC. UC REFRIG.	35											41	BY MANUFACTURER								S	1/2	3/8						M	M	M	
E2	41	1-SEC. UC REFRIG.	35											41	BY MANUFACTURER								S	1/2	3/8						M	M	M	
F	105	TRASH ROOM	60	25	R404A	16	ZS09KAE-TFS	1.0	7.2	208	3	12.8	G	105	1 SM076AEE	1.8	115				7.2	3	S	7/8	3/8		F	F	F	F	F	F		MIL72A

c UL us LISTED — CONDENSING UNIT — 3362 FILE E482027

MODEL No. CRS-8

E ELECTRIC (TIMED) — G GRAVITY (TIMED) — H HOT GAS (TIMED) — O OFF CYCLE (TEMP.)

B BRANCH — M MAIN — S SINGLE

* SUPPLY CODES: F – FACTORY INSTALLED; L – LOOSE (FIELD INSTALLED); M – MANUFACTURER EQUIPPED; R – REFRIGERATION CONTRACTOR

NOTE:
- ALL SYSTEMS ENGINEERED WITH R-404A REFRIGERANT. ANY BASES/COILS NOT SUPPLIED BY COOLTEC MUST BE EQUIPPED WITH R-404A EXPANSION VALVES.
- CONNECTION LINE SIZES BASED ON 100' MAXIMUM LINE RUNS. IF LINE RUN EXCEED 100', CONSULT FACTORY FOR PROPER LINE SIZES.
- "COMPRESSOR MOTOR PROTECTED UNDER PRIMARY SINGLE PHASE PROTECTION"
- EFFECTIVE JANUARY 1, 2009, ALL WALK-IN COOLER AND FREEZER EVAPORATIVE COILS INSTALLED IN THE U.S.A. SHALL BE SUPPLIED WITH ENERGY EFFICIENT (EC) MOTORS BASED ON THE FEDERAL ENERGY INDEPENDENCE AND SECURITY ACT (HR-6).
- EVAPORATOR COILS ARE COATED FOR ACID PROTECTION

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PB25-0773

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REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

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PROJECT NO. A241216

DATE: 06/18/2025

EQUIPMENT SCHEDULE

A-8.1

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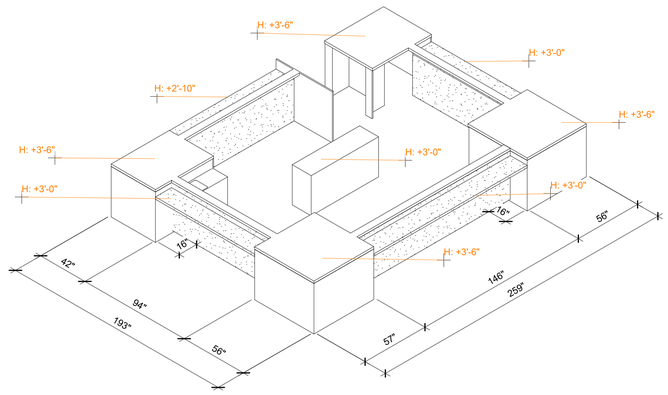
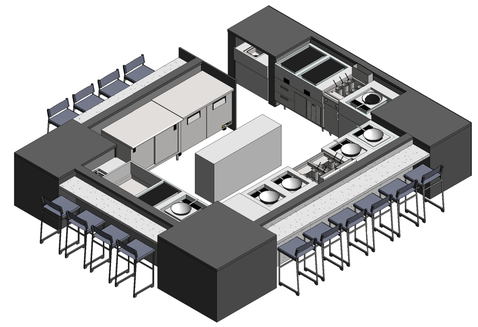


1 PASTA BAR MARBLE AXO



2 AXO ISLAND 2

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ADDRESS

1784 WEST AVENUE | MIAMI BEACH , FL

REGISTERED ARCHITECT
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CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

No.	Description	Date

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DATE: 06/18/2025

COOKING ISLAND AXO

A-8.2

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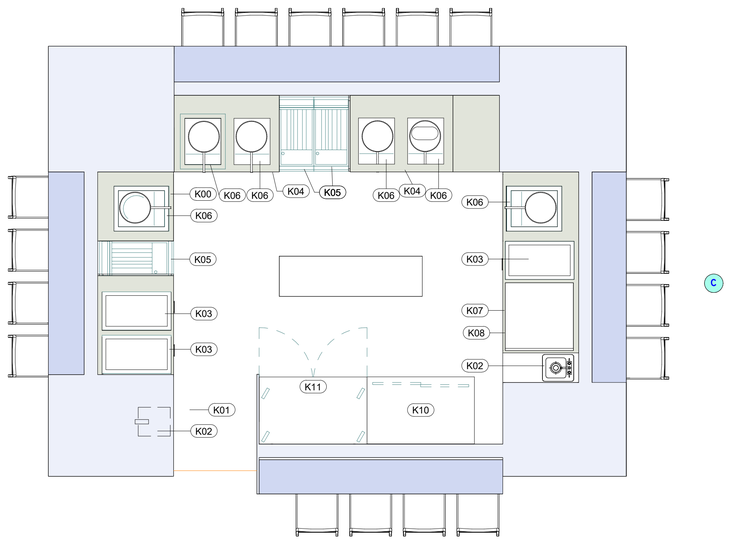
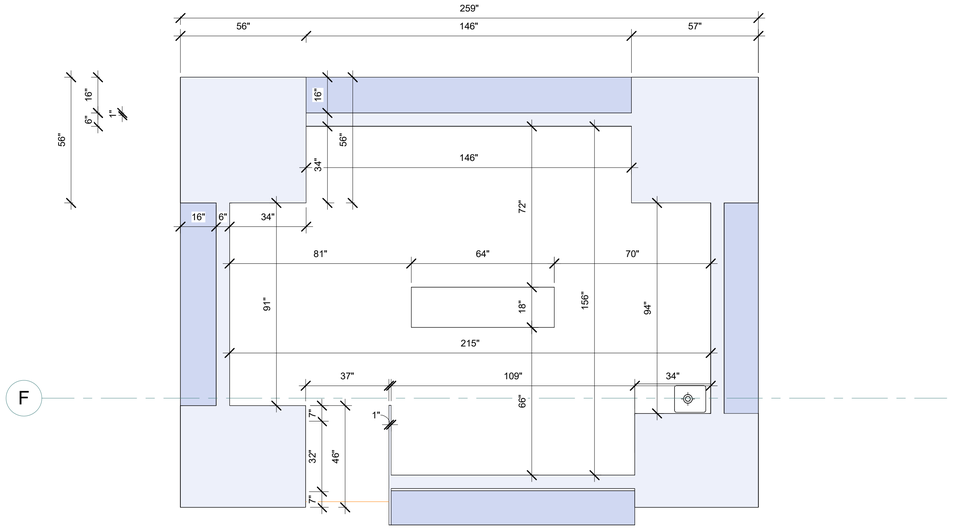
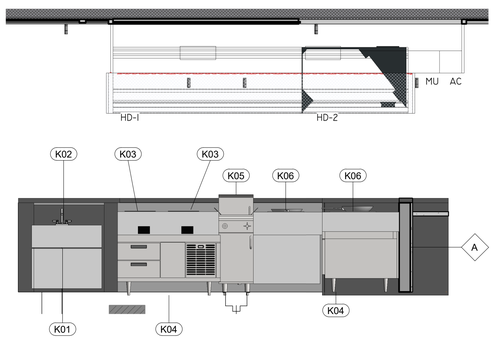


3 ENLARGED COOKING EQUIPMNET ISLAND
3/8" = 1'-0"

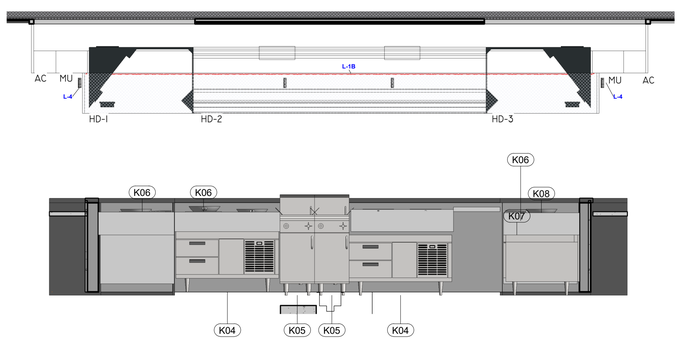
0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"



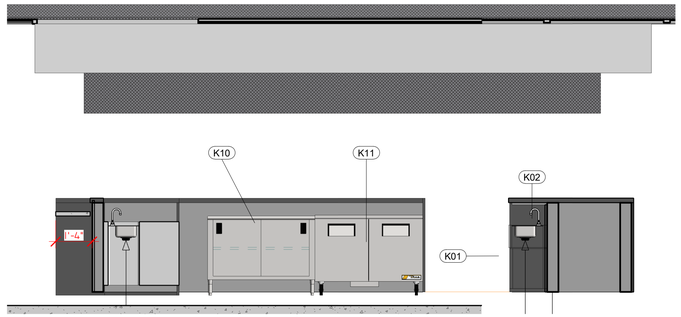
1 ISOLA COUNTER DIMENSION PLAN
3/8" = 1'-0"



4 Section A
3/8" = 1'-0"



5 Section B
3/8" = 1'-0"



7 Section D
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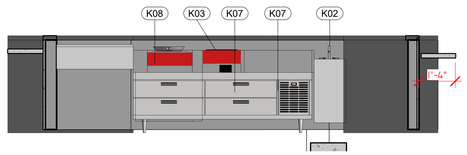

6 Section C
3/8" = 1'-0"

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ENLARGED COOKING ISLAND PLANS

A-8.3

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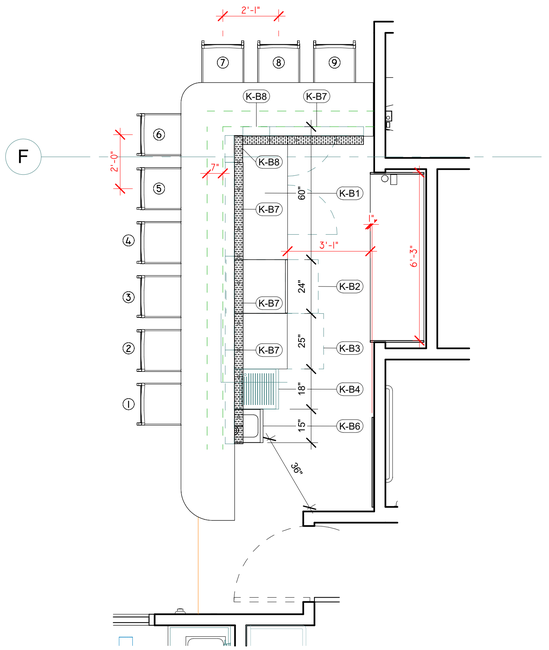
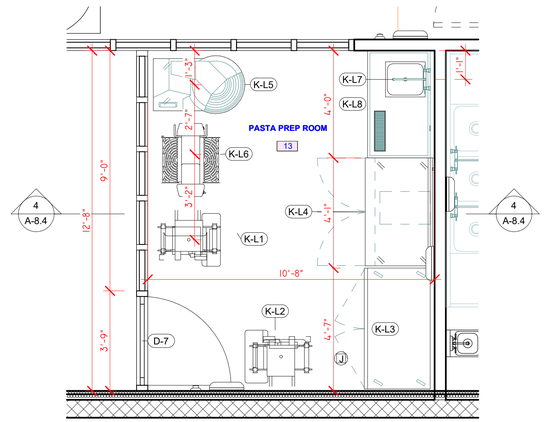
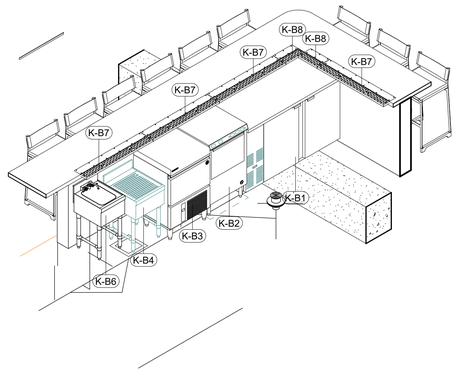


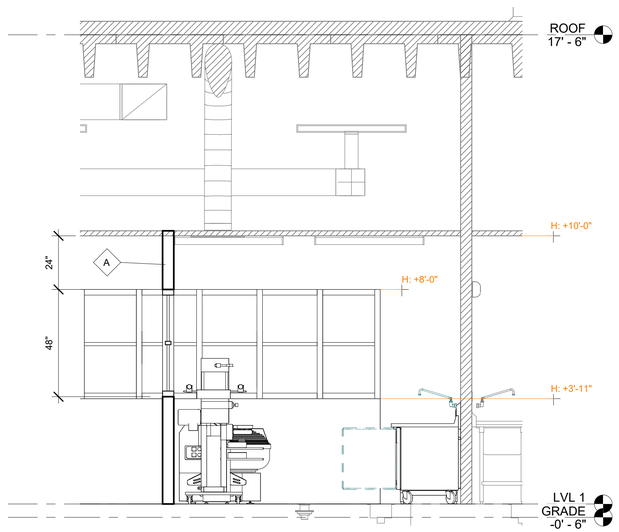
1 ENLARGED BAR BAR EQUIPMENT
3/8" = 1'-0"



3 PASTA LAB EQUIPMENT
3/8" = 1'-0"



2 BAR EQUIPMENT AXO



4 Section PASTALAB
3/8" = 1'-0"

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A PASTA BAR
RESTAURANT
PLANING & ZONING
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STATE OF FLORIDA #

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AR 92197

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No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

ENLARGED BAR AND PASTA PREPARATION ROOM

A-8.4

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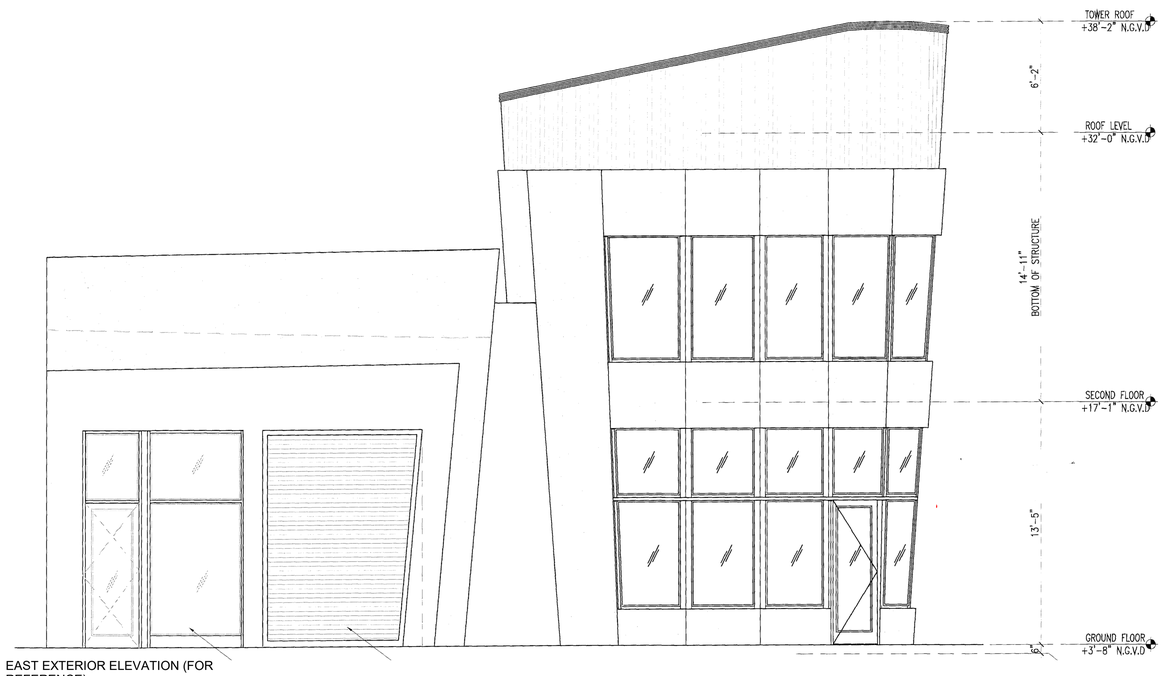
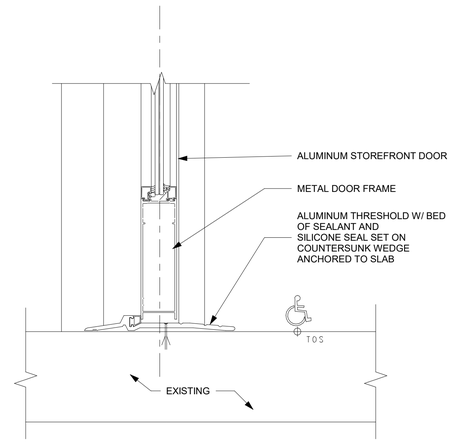
1 NORTH EXTERIOR ELEVATION (FOR REFERENCE)
1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION (FOR REFERENCE)
1/4" = 1'-0"



3 STOREFRONT THRESHOLD DETAIL
3" = 1'-0"

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EXTERIOR ELEVATION

A-9.0

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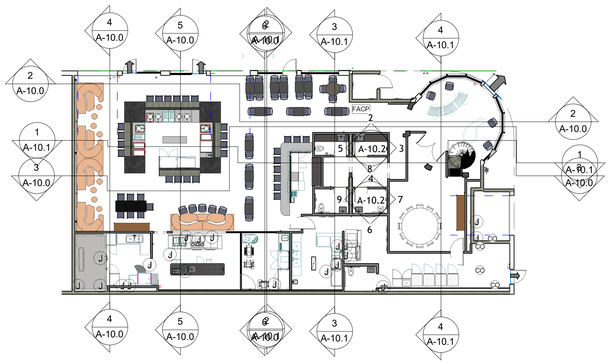
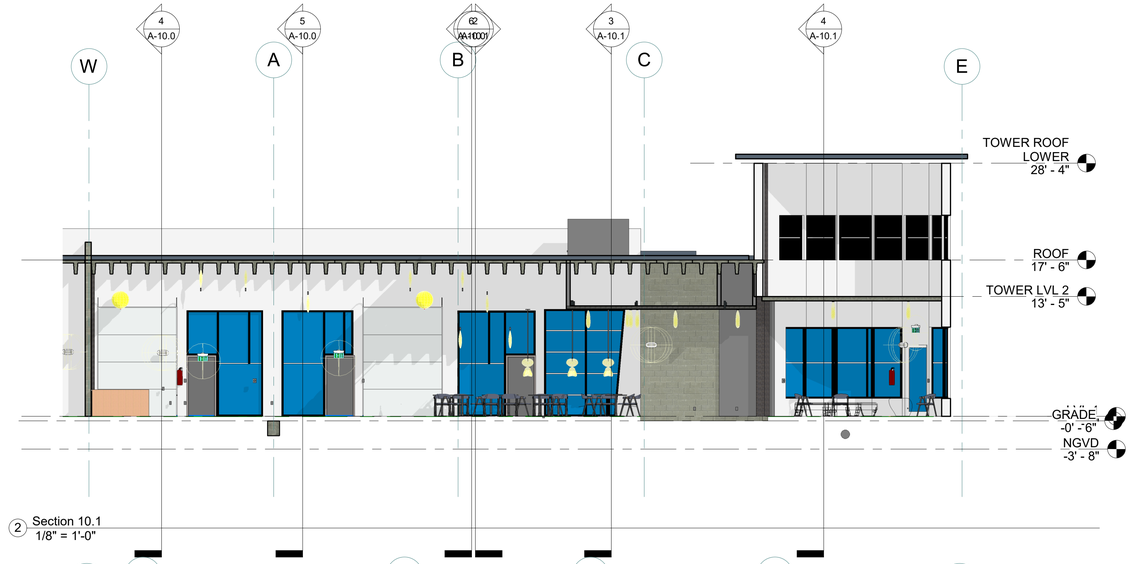
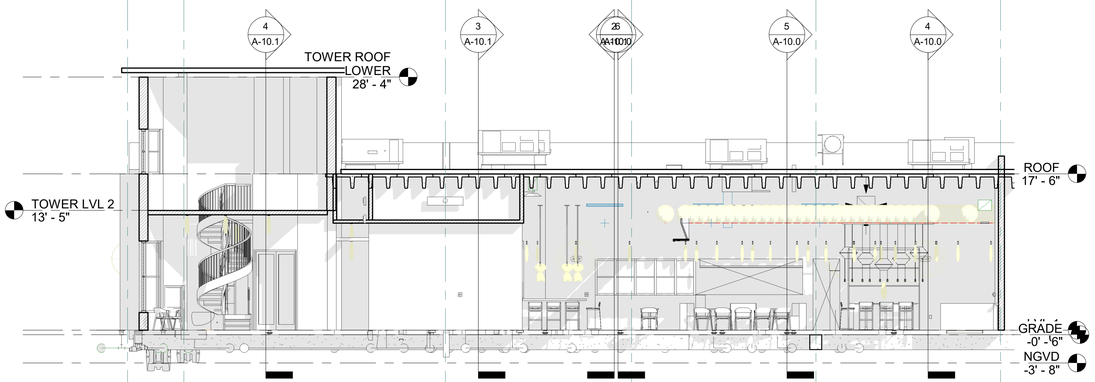


1 KEY PLAN A
1/16" = 1'-0"



2 Section 10.1
1/8" = 1'-0"



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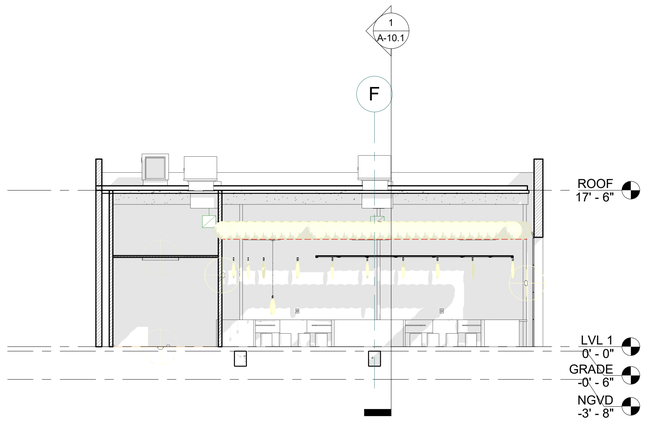
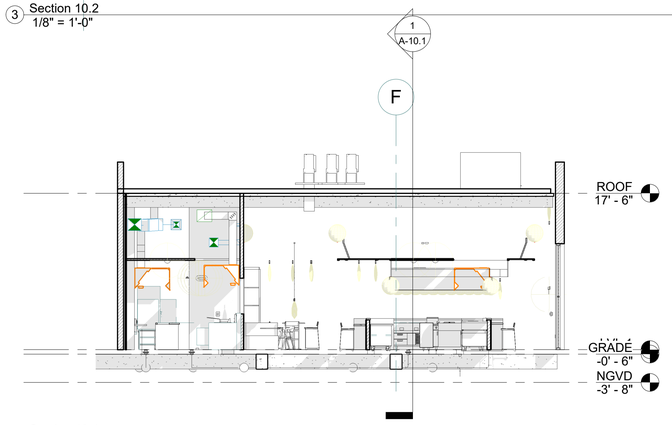
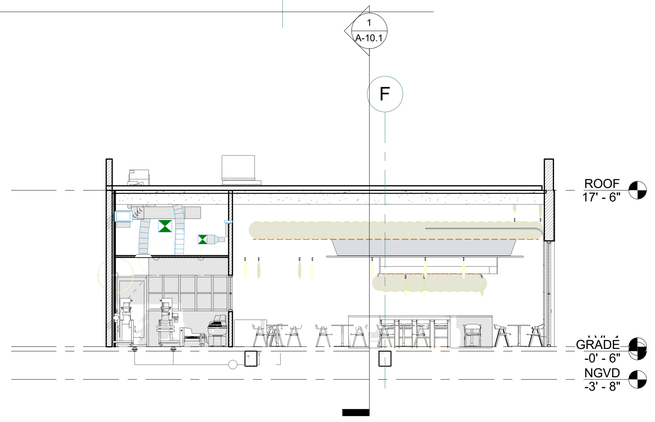


4 Section 10.3
1/8" = 1'-0"



5 Section 10.4
1/8" = 1'-0"



6 Section 10.5
1/8" = 1'-0"

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SECTION

A-10.0

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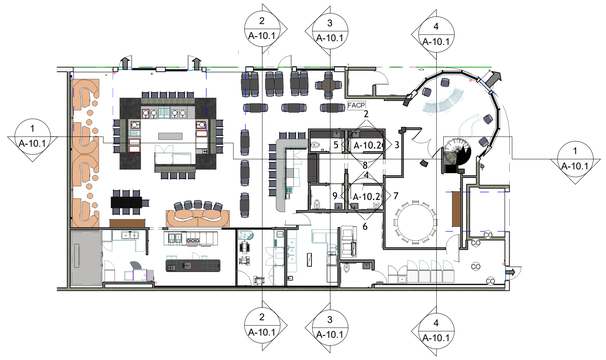
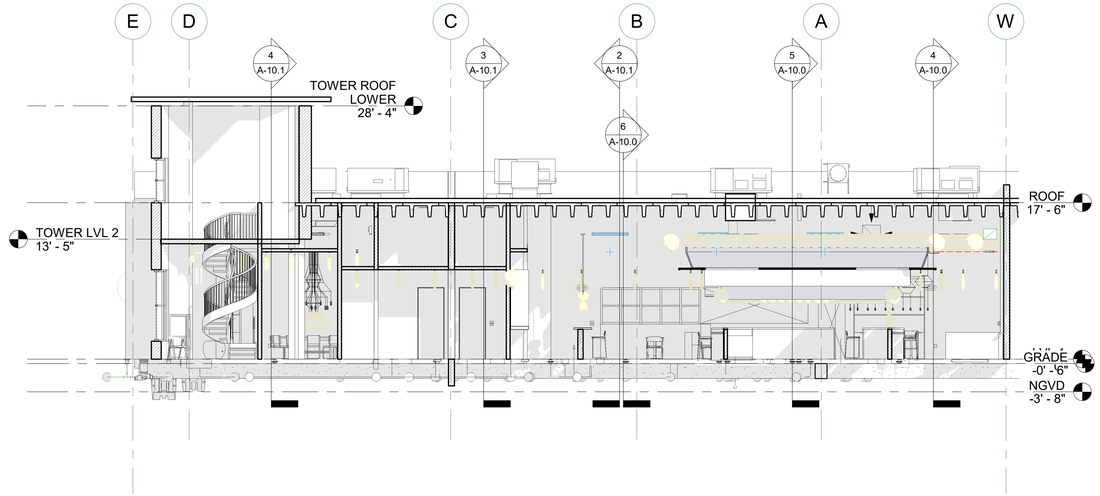
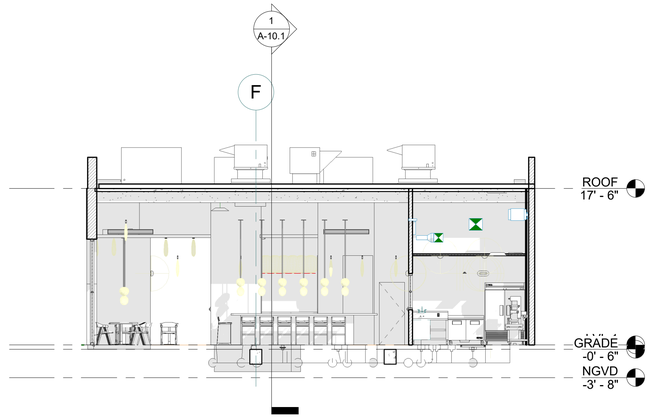


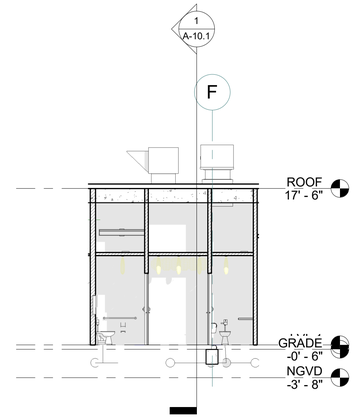
5 KEY PLAN B
1/16" = 1'-0"



1 Section 11.1
1/8" = 1'-0"



2 Section 11.2
1/8" = 1'-0"



3 Section 11.3
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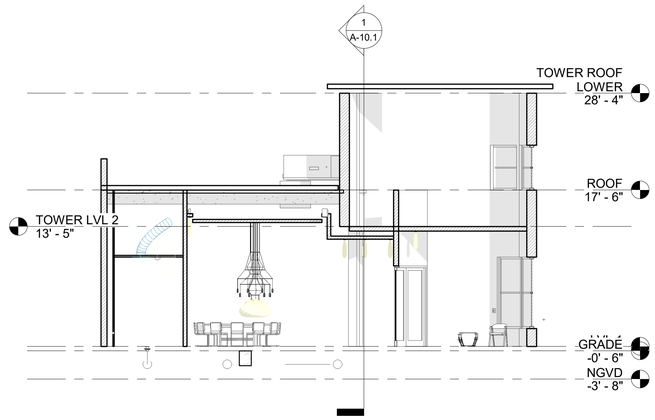

4 Section 11.4
1/8" = 1'-0"

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A-10.1

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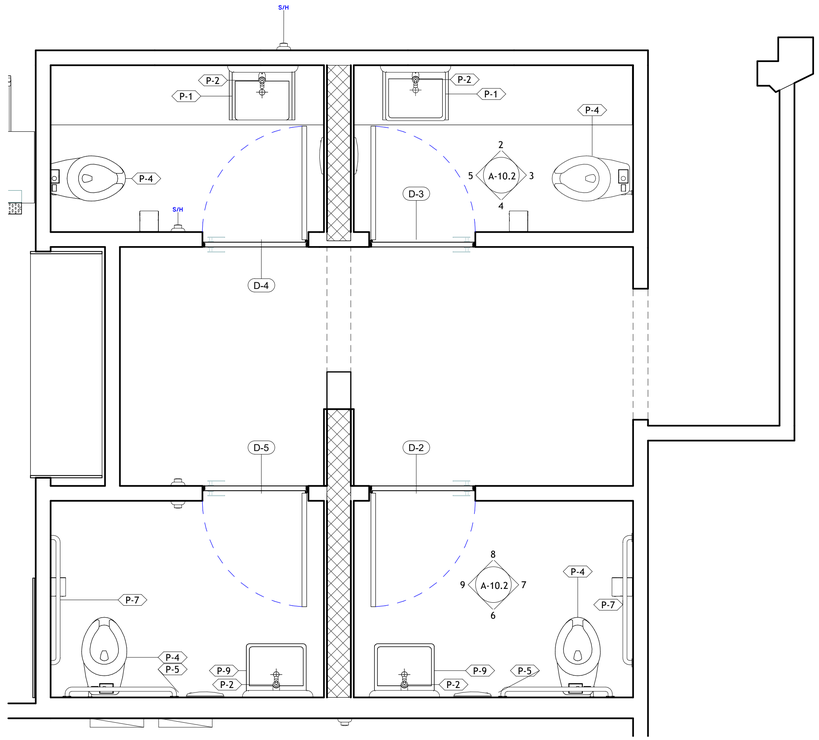
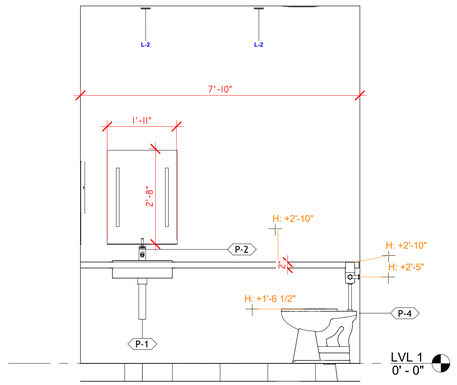
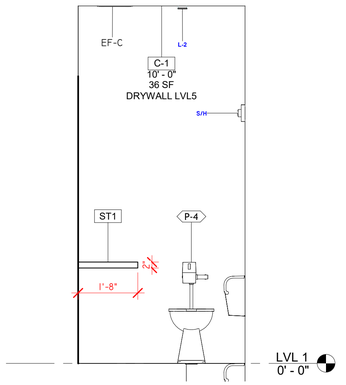


1 KEY PLAN C
1/2" = 1'-0"



2 Elevation C1
1/2" = 1'-0"



3 Elevation C2
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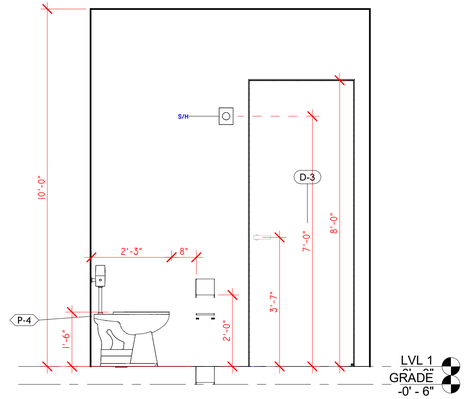
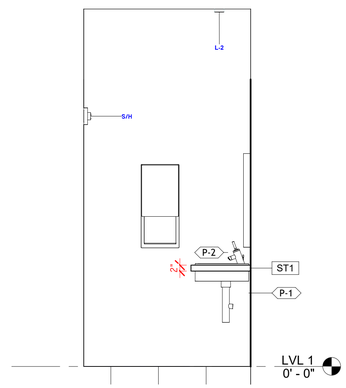
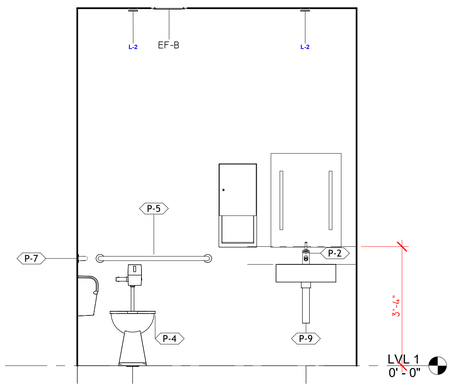


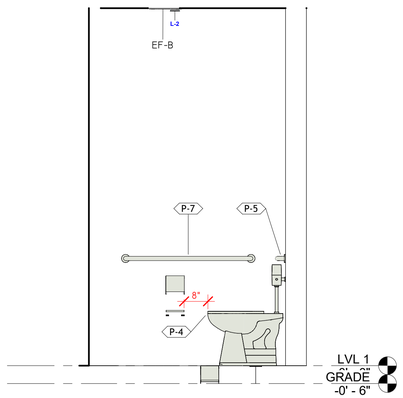
4 Elevation C3
1/2" = 1'-0"



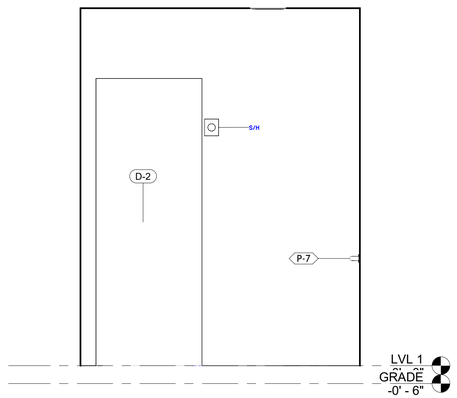
5 Elevation C4
1/2" = 1'-0"



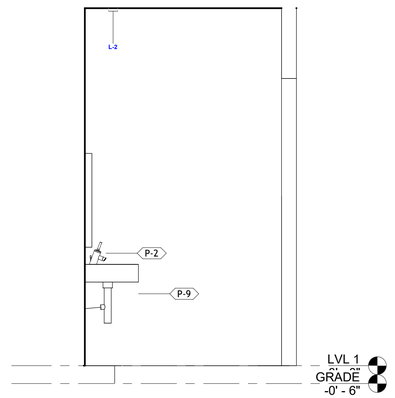
6 Elevation C5
1/2" = 1'-0"



7 Elevation C6
1/2" = 1'-0"



8 Elevation C7
1/2" = 1'-0"



9 Elevation C8
1/2" = 1'-0"

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SECTION

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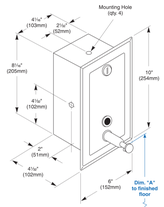
Bradley

644
Soap Dispenser

Dimensions



Dim. "A" Key Surface:	For Dim. "A"	Top of Rough Wall Opening	Bottom of Rough Wall Opening
Push button top to finished floor	40" (1016mm)	47⅛" (1200mm)	38⅛" (984mm)
	38" (965mm)	45⅛" (1149mm)	36⅛" (933mm)
	36" (914mm)	43⅛" (1099mm)	34⅛" (883mm)
	34" (864mm)	41⅛" (1048mm)	32⅛" (832mm)
Rough wall opening:			
Recessed:	4½" (115mm) Wide x 8⅛" (216mm) High x 4" (102mm) Deep		

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P.O. Box 309, Menomonee Falls, WI 53052-0309
800.BRADLEY (800.272.3539) +1.262.251.6000
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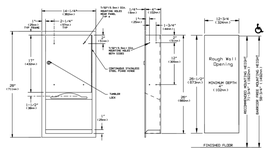
BOBRICK SOAP DISPENSER RECESSED

AMERICAN SPECIALTIES, INC.
441 Saw Mill River Road, Yonkers, NY 10701 (914) 476-9000

MODEL No: 0452
ISSUED: 1-87
REVISED: 5-04

RECESSED PAPER TOWEL DISPENSER



SPECIFICATION
Recessed Paper Towel Dispenser shall hold and dispense 800 standard multi-fold or 600 standard C-fold paper towels. Towel dispenser, door, frame and cabinet shall be fabricated of alloy 18-8 stainless steel, type 304, 22 gauge. All exposed surfaces shall be N° 4 satin finish and be protected during shipment with a PVC film easily removable after installation. Towel dispensing slot shall have a fully hemmed-in rolled edge for snag-free dispensing and user safety. Door shall be fabricated in double-pan construction with a fiberboard filler and shall be attached to cabinet at side with a full length 3/16" dia. (5mm) stainless steel multi-staked piano hinge and be held closed with a tumbler lock keyed alike to other ASI Washroom Equipment. Face trim shall be 1" (25.4mm) wide formed from one piece with no mitres, welding or open seams and have 1/4" (6.350mm) square return to wall. Structural assembly of all components shall be of welded construction.

Recessed Paper Towel Dispenser shall be Model N° 0452 as manufactured by American Specialties, Inc. 441 Saw Mill River Road Yonkers, New York 10701-4913

INSTALLATION
Unit to recessed mounted in wall using N°10 screws (by others) through concealed mounting holes provided. For compliance with ADA Accessibility Guidelines, unit should be installed so that towel dispenser slot is 54" (1372mm) maximum above finished floor (AFF) if clear floor side reach access is provided or 48" (1219mm) maximum AFF if clear floor forward reach access only is provided. To comply with CalDAG mounting height, towel dispenser slot should be 40" (1016mm) AFF. Note that bottom of RWO is 3/4" (19mm) above bottom of unit.

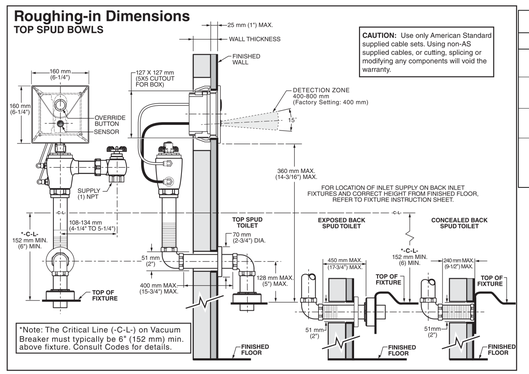
Rough Wall Opening (RWO) required is.....12-3/4" W x 26-1/2" H x 4" D minimum (324mm x 673mm x 102mm)

OPERATION
Towels are self-feeding until supply is depleted. Unit may be reloaded with a partial load in-place and will continue to feed properly.

Accessory Specialties AMERICAN DISPENSER Smart Rig Products MITROL...

THIS MANUFACTURER RESERVES THE RIGHT TO MAKE CHANGES IN DESIGN OR DIMENSIONS WITHOUT FORMAL NOTICE

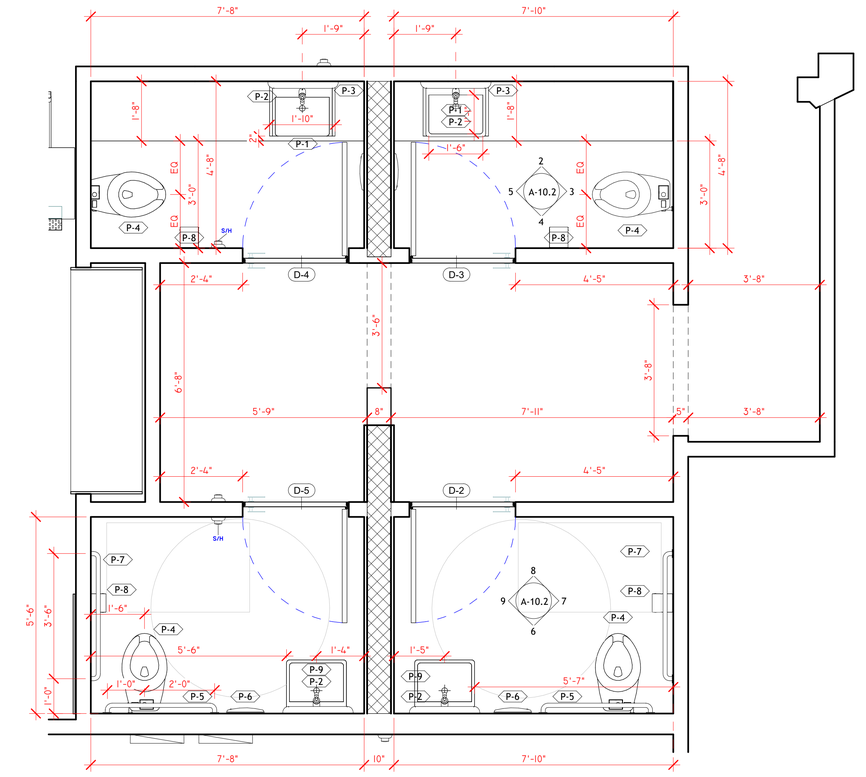
ASI PAPER DISPENSER RECESSED



AMERICAN STANDARD SELECTRONIC I.28 GPF CONCEALED TOILET FLUSH VALVE FOR I-I/2" EXPOSED BACK SPUD WITH WALL BOX MODEL:606B321.007

PLUMBING FIXTURE REQUIREMENT TABLE

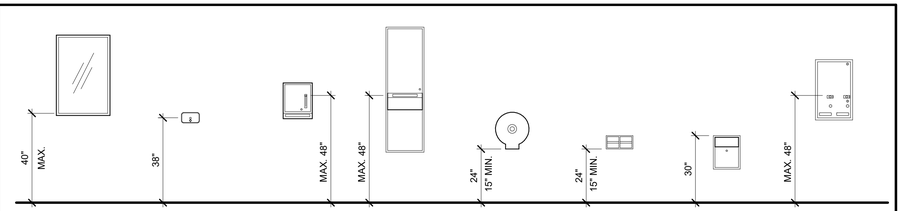
CLASSIFICATION	REQUIRED	PROVIDED
WC	1 PER 75=2 148 PEOPLE	2
URINALS	-	0
LAVATORIES	1 PER 200=1	2
MOP SINK	1	1



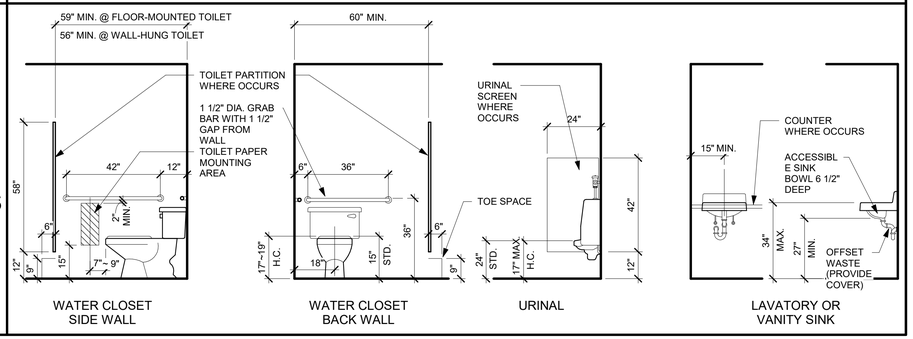
1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"

TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS

THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (100 MM).



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS



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ARCHIMIA, P.A. | AR 92197|
175 SW 7 ST # 1507 MIAMI, FL 33130
786.663.3056| ARCHIMIAPA.COM

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

REVISIONS

No.	Description	Date

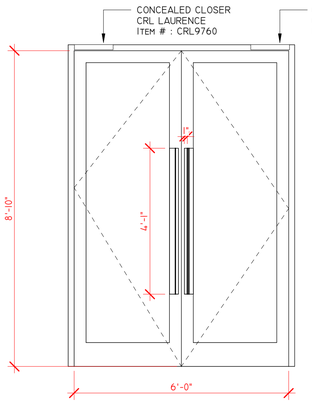
PROJECT NO. A241216

DATE: 06/18/2025

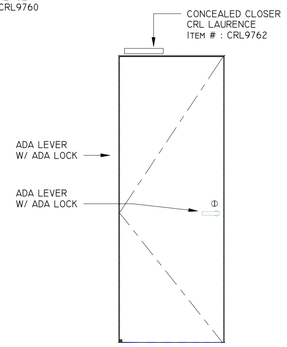
ENLARGED RESTROOM PLANS

A-11.0

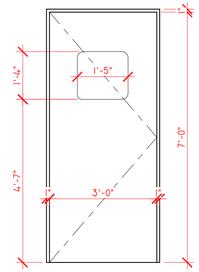
DOORS SCHEDULE						
Door Number	Type Mark	Description	Width	Height	Frame Type	Comments
D-1	A	INTERIOR GLAZING DOOR	36	106	WD	ADA HANDLE WITH CLOSER
D-2	B	SWING DOOR	34	108	ALLUMINUM	ADA HANDLE WITH CLOSER
D-3	B	SWING DOOR	34	108	ALLUMINUM	ADA HANDLE WITH CLOSER
D-4	B	SWING DOOR	34	108	ALLUMINUM	ADA HANDLE WITH CLOSER
D-5	B	SWING DOOR	34	108	ALLUMINUM	ADA HANDLE WITH CLOSER
D-6	C	DOUBLE ACTING KITCHEN SERVICE DOOR	36	84	FRAMELESS	MFG ELIASO DSP-3 SS DOOR WITH VISION
D-7	D	INTERIOR GLAZING DOOR	40	91	MTL	INTERIOR GLAZED DOOR SYSTEM



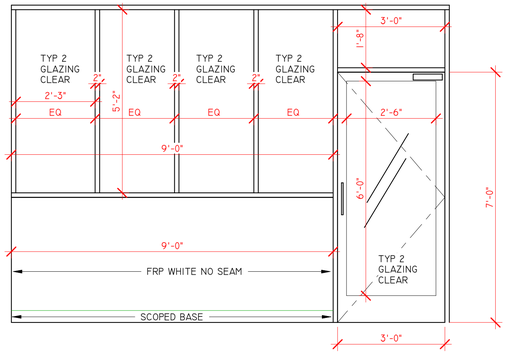
DOOR D-1 - INTERIOR GLAZING PRIVATE DINING



DOOR D-2 TO D-5 - RESTROOMS TYP



DOOR D-6 - PRIVATE DINING SERVICE DOOR



DOOR D-7 - PASTA LABORATORY

DOOR LEGEND
1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE				
TYPE MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL
P-1	SELF RIMMING ADA LAVATORY	3	TOTO USA, Inc.	LT540G
P-2	K-13468	4	KOHLER	K-13468
P-3	MIRROR WITH LED LIGHT	4	ALTAIR	ALTAIR 753024-LED
P-4	COMMERCIAL FLUSHOMETER HET, 1.28 GPF - ADA	5	TOTO USA, Inc.	CT705ELN
P-5	ADA BAR BLACK	3	BOBRICK	Bobrick 150CX24.MBLK
P-6	Roval[] - Paper Towel Dispenser - Roll - Recessed (20452)	3	American Specialties Inc.	20452
P-7	ADA BAR BLACK	3	BOBRICK	Bobrick 150CX24.MBLK
P-9	SELF RIMMING ADA LAVATORY	2	TOTO USA, Inc.	LT540G

#	PDF Content Description	MFG	Model	Finish	ADA Certificate	Size	Optional Accessories
P-1.PDF	Wall-mount bathroom sink, vitreous china, single-hole drilling, sealed overflow, soap dispenser drilling on right.	Kohler	K-2084-NR	White	ADA, ICC/ANSI A117.1, CSA B651, OBC	20" x 18" overall	P-Trap (K-8998)
P-2.PDF	Electronic faucet, brass construction, AC power, stationary spout, vandal-resistant aerator, single-hole mounting, with or without mixer.	Kohler	K-13468, K-13469	Polished Chrome,	ADA, ICC/ANSI A117.1, CSA B651, OBC	6-3/4" spout reach, 0.5 gal/min flow	Grid drain (K-7129-A, K-7129), escutcheon plates (K-13478-B, K-13479-B), thermostatic mixing valve (K-13601)
P-3.PDF	Mirror w/ LED	ALTAIR	753024-LED	-	40"AFF	2X3	3000K -115V- VERIFY UL CERTIFICATION
P-4A.PDF	Antimicrobial elongated toilet, vitreous china bowl, touchless flushometer, battery-powered, adjustable connector.	Kohler	K-PR25042-T5DS	Polished Chrome	ADA, ICC/ANSI A117.1, CSA B651, OBC	17-3/8" H, 26-3/4" D	Toilet seat (K-4731-CA, K-4731-C)
P-4B.PDF	Electronic flushometer, brass construction, infrared sensor, hybrid energy cell powered, fixture-mount.	Kohler	K-7531	Polished Chrome	ADA, ICC/ANSI A117.1, CSA B651, OBC	1-1/2" spud coupling, 1.28 GPF	Extension kit (GP1118986), rough-in kit (K-10313), sleeve (1132369)
P-5.PDF	Straight grab bar, stainless steel, matte black finish, concealed flange.	Bobrick	150C.MBLK	Matte Black	ADA/ICC/CBC	Available 18", 24", 36", 42", 48"	-
P-6.PDF	Recessed paper towel dispenser, stainless steel, satin finish, 600 C-fold or 800 multi-fold towels.	American Specialties, Inc.	20452	Satin Stainless Steel	ADA	12-3/4" W x 28" H x 5-7/16" D	-
P-7.PDF	Straight grab bar, stainless steel, matte black finish, concealed flange.	Bobrick	150C.MBLK	Matte Black	ADA/ICC/CBC	18", 24", 36", 42", 48" lengths available	-
P-8.PDF	Compact vertical double-roll toilet paper dispenser, stainless steel, high-capacity coreless rolls.	Georgia-Pacific	56782	Stainless Steel	-	6.5" x 6" x 13.5"	Compatible toilet paper refills (19371, 19372, 1937300, 19374, 19375, 19378)
P-9.PDF	Undercounter lavatory, vitreous china, CEFIONTECT ceramic glaze, front overflow.	TOTO	LT540G	Cotton (#01),	ADA, ANSI A117.1	21-1/4" x 14-3/8"	Mounting hardware THU410 for marble/granite

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STATE OF FLORIDA #

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REVISIONS

No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

SCHEDULES

A-12.0

D:\ARCHIMIA 2B\PROJECTS\A241216 - 1784 WEST AVENUE\DWGS\A PASTA BAR_PRESENTATION DRC_V0.rvt
7/14/2025 5:18:33 PM
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