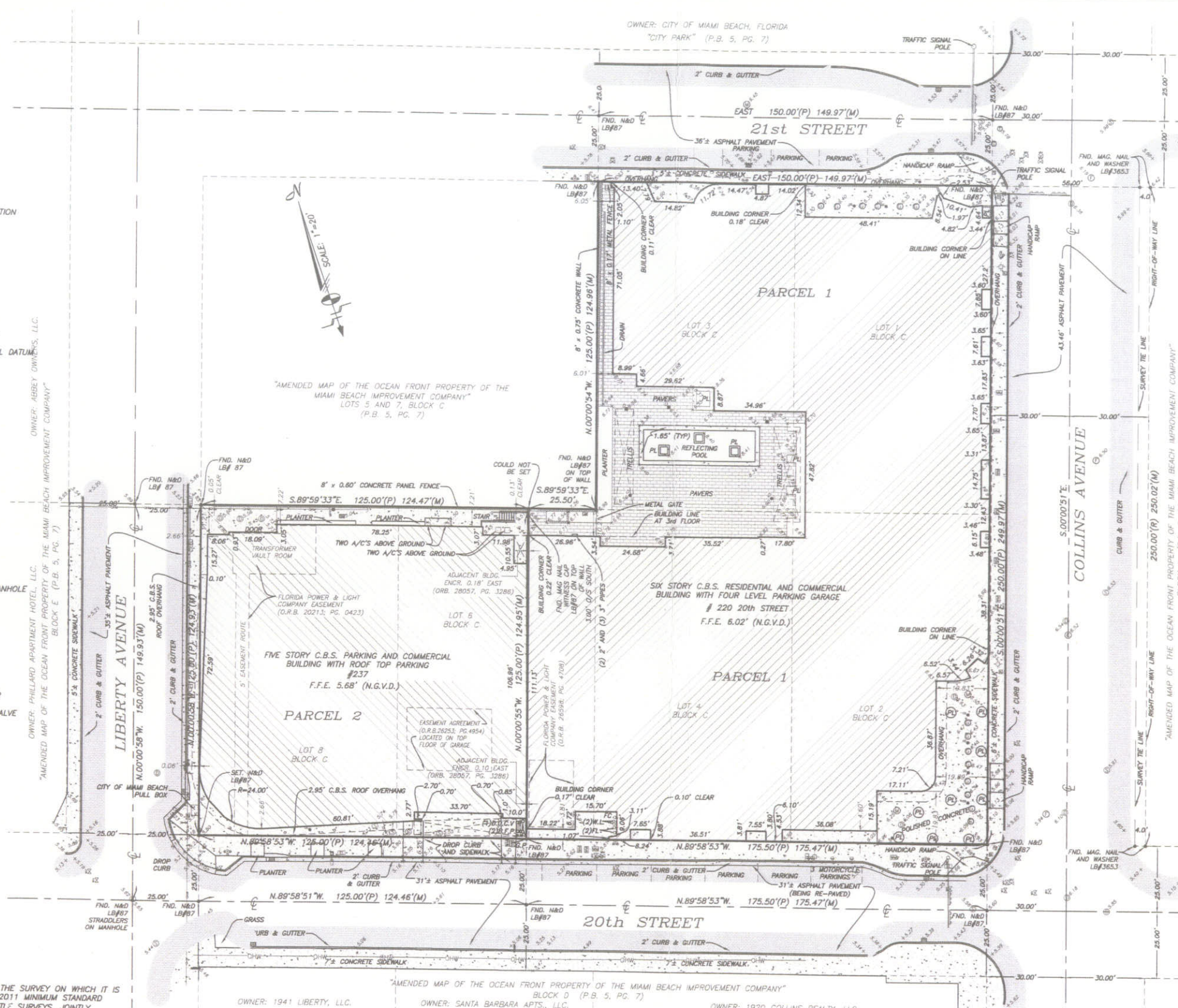


- LEGEND:**
- DENOTES WOOD POWER POLE
  - ⊕ DENOTES CONCRETE LIGHT POLE
  - O/S DENOTES OFFSET DISTANCE
  - ⊕ DENOTES GAS METER
  - ⊕ DENOTES WATER VALVE
  - ⊕ DENOTES FIRE LINE SIAMSESE CONNECTION
  - ⊕ DENOTES BACK FLOW PREVENTER
  - ⊕ DENOTES WATER METER
  - ⊕ DENOTES FIRE HYDRANT
  - ⊕ DENOTES CATCH BASIN
  - ⊕ DENOTES STORM DRAINAGE MANHOLE
  - ⊕ DENOTES SANITARY SEWER MANHOLE
  - ⊕ DENOTES SANITARY SEWER CLEANOUT
  - N.G.V.D. DENOTES NATIONAL GEODETIC VERTICAL DATUM
  - ⊕ DENOTES WATER DRAIN INLET
  - ⊕ DENOTES GUARD POLE
  - F.L. DENOTES FIRE LINE
  - W.L. DENOTES WATER LINE
  - (P) DENOTES PLAT
  - (M) DENOTES MEASURED
  - ⊕ DENOTES EXISTING ELEVATION TAKEN: SEPTEMBER 9th 2009
  - ⊕ DENOTES WATER DRAIN INLET
  - N&D DENOTES NAIL AND DISC
  - OHW DENOTES OVERHEAD WIRE
  - PL DENOTES PLANTER
  - ⊕ DENOTES CABLE MANHOLE
  - ⊕ DENOTES FLORIDA POWER & LIGHT MANHOLE
  - ⊕ DENOTES GREASE TRAP MANHOLE
  - ⊕ DENOTES TRAFFIC SIGNAL BOX
  - ⊕ DENOTES STREET LIGHT BOX
  - (TYP.) DENOTES TYPICAL
  - ⊕ DENOTES MANHOLE (UNKNOWN)
  - ⊕ DENOTES LICENSED BUSINESS NUMBER
  - ⊕ DENOTES DOUBLE DETECTOR CHECK VALVE
  - BLDG. DENOTES BUILDING
  - ⊕ DENOTES EXISTING CONCRETE
  - ⊕ DENOTES EXISTING ASPHALT
  - FND. DENOTES FOUND
  - ⊕ DENOTES ALUMINUM LIGHT POST
  - ⊕ DENOTES ANCHOR
  - ⊕ DENOTES ELECTRIC BOX
  - ⊕ DENOTES SIGN POST
  - ⊕ DENOTES ALUMINUM LIGHT POST
  - ⊕ DENOTES PARKING METER



**LOCATION MAP**  
A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 E.  
SCALE 1" = 200'

**LEGAL DESCRIPTION OF PARCEL 1:**  
(PARC PLACE PARCEL)  
LOTS 2 AND 4, AND THE EAST 25.50 FEET OF LOT 6, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:  
LOTS 1 AND 3, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM:  
UNITS 206, 207, 208, 209, 210, 211, 212, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 411, 501, 502, 504, 505, 506, 507, 511 AND 512 OF "BOULAN SOUTH BEACH, A CONDOMINIUM" BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 27626, PAGE 3375, AND ANY AND ALL AMENDMENTS ATTACHING THERETO, ALL IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**TOGETHER WITH:**  
**LEGAL DESCRIPTION OF PARCEL 2:**  
(JUST AROUND THE CORNER PARCEL)  
LOTS 6 LESS THE EAST 25.50 FEET; AND ALL OF LOT 8, OF BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

**NOTES:**  
1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S.00°00'51"E. ALONG THE CENTER LINE OF COLLINS AVENUE BETWEEN 20th STREET AND 21st STREET.  
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.  
3) PROPERTY AS SHOWN HEREON CONTAINS 56,221± Sq. Ft.  
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.  
5) ORDERED BY: REINERT VOGEL MANDLER  
6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.  
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE (EL. 8), PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120851 0317 L OF MAP DATED 09-11-09. WITH AN INDEX DATE OF 09-11-09 (MAP NO. 12086 0317 L)  
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.  
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.  
10) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXISTING IN THE TITLE INSURANCE COMMITMENT NO. 20131029A ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 22, 2013 AT 8:00 A.M. (AS TO PARCEL 1) AND NOVEMBER 25, 2013 AT 8:00 A.M. (AS TO PARCEL 2).  
11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.  
12) BENCHMARKS:  
a) MIAMI-DADE COUNTY BENCHMARK Z-310 LOCATOR: 3225 W 21st STREET---108 FEET NORTH OF NORTH CURB HWY A-1-A (COLLINS AVENUE)---50 FEET WEST OF WEST CURB U.S. COAST AND GEODETIC BRASS DISC ON LAWN OF A PUBLIC LIBRARY ON TOP OF EAST SIDE OF THE CONCRETE BASE FOR A FLAGPOLE. ELEVATION = 8.83' (N.G.V.D.)  
b) MIAMI-DADE COUNTY BENCHMARK Y-310-R LOCATOR: 3225 SW 17th STREET---52 FEET NORTH OF CENTER LINE WASHINGTON AVENUE---52 FEET WEST OF CENTERLINE PK NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK NEAR TRAFFIC CONTROL BOX. ELEVATION = 5.62' (N.G.V.D.)  
13) THIS SKETCH REPRESENTS A "BOUNDARY SURVEY".

**SURVEYOR'S CERTIFICATION**  
THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 11(a), and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2013.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

*Schwabke-Shiskin & Associates, Inc.*  
Ronald A. Fritz, Assistant Vice-President  
PROFESSIONAL LAND SURVEYOR No. 2787  
STATE OF FLORIDA

**CERTIFIED TO:**  
PARCEL 1-PARC PLACE PARCEL  
- BANKUNITED, N.A., A NATIONAL BANKING ASSOCIATION  
- PARC PLACE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
- REINERT VOGEL MANDLER & RODRIGUEZ, PA.  
- STEWART TITLE GUARANTY COMPANY.

**CERTIFIED TO:**  
PARCEL 2-JUST AROUND THE CORNER PARCEL  
- BANKUNITED, N.A., A NATIONAL BANKING ASSOCIATION  
- JUST AROUND THE CORNER, LLC, A DELAWARE CORPORATION  
- REINERT VOGEL MANDLER & RODRIGUEZ, PA.  
- STEWART TITLE GUARANTY COMPANY.

REVISIONS

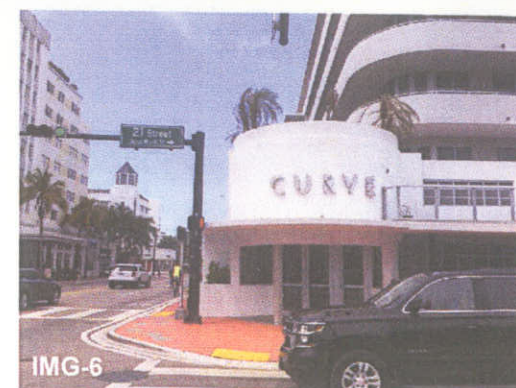
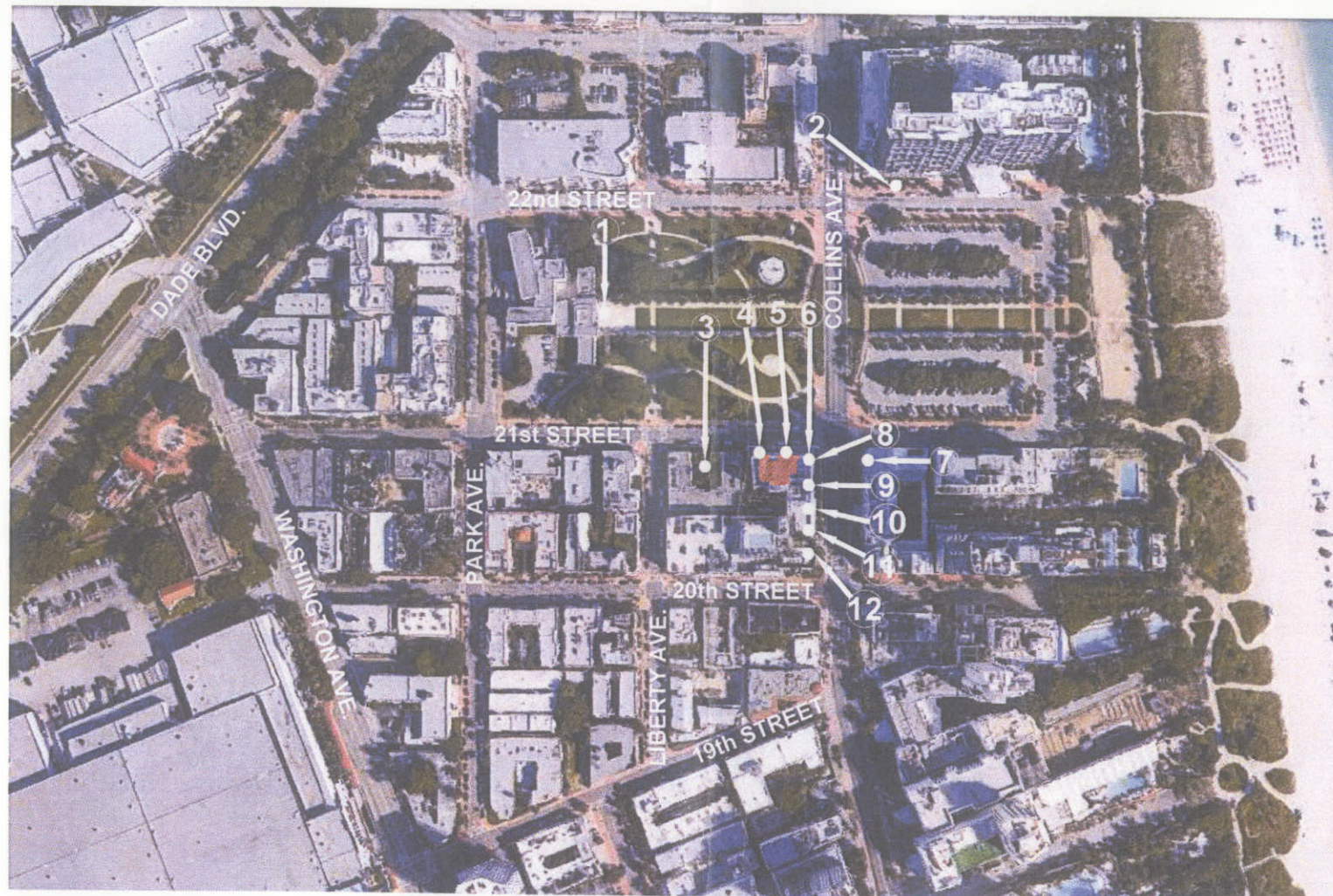
Date	Ord. No.	Remarks	By
04/16/10	187525	BOUNDARY SURVEY LOT 6 LESS THE EAST 25.50' AND ALL OF LOT 8	L.E.G.
02/03/11	198458	UP-DATED BOUNDARY SURVEY	L.E.G.
11/15/11	198387	UP-DATED BOUNDARY SURVEY	L.E.G.
03/21/12	199757	UP-DATED BOUNDARY SURVEY	L.E.G.
02/11/13	202265	UP-DATED BOUNDARY SURVEY	N.E.C.
01-09-14	202265	REVIEW TITLE COMMITMENT	GR

**'ALTA' / ACSM LAND TITLE SURVEY**  
LOTS 1, 2, 3, 4, 6 AND 8, BLOCK C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
LYING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST

*Schwabke-Shiskin & Associates, Inc.*  
LAND PLANNERS ENGINEERS LAND SURVEYORS  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (954)438-7010 FAX: (954)438-3288

Drawn By: L.E.G. Date: 09/09/09 Checked By: R.A.F. Date: 09/30/09  
Order No. 108048 P.B. 2201 PG. 19 Scale: 1" = 20'  
Registered Land Surveyor No. \_\_\_\_\_ State of Florida  
Registered Engineer No. \_\_\_\_\_ State of Florida  
File No. AJ-4739 Sheet No. 1 of 1 Sheet





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BAGATELLE BISTRO  
2038 COLLINS AVENUE  
MIAMI BEACH, FLORIDA

CONTEXT PHOTOS/ SITE MAP

AUG 05 2015  
Lic. # AR0012576

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
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DRAWN BY  
CHECKED BY  
DATE 08/04/2015

A0.01A

CONTEXT PHOTOS/ SITE MAP  
SCALE: NTS







IMG-5



IMG-6

EXISTING CONDITIONS - 06/30/2015

SCALE: \_\_\_\_\_ NTS

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BAGATELLE BISTRO  
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 MIAMI BEACH, FLORIDA

PHOTOS OF  
 EXISTING RESTAURANT

AUG 05 2015  
*[Signature]*

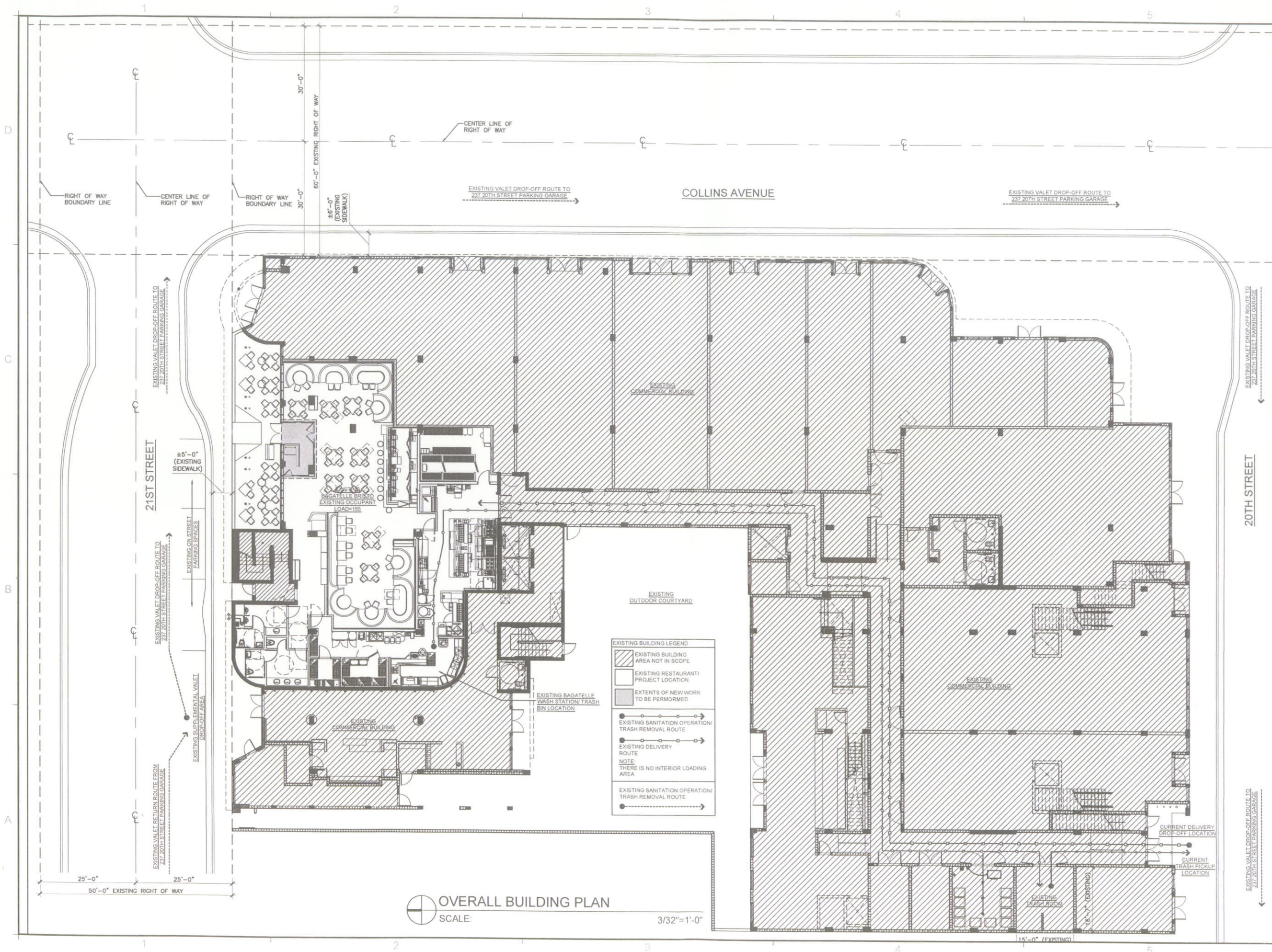
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- EXISTING BUILDING LEGEND**
- EXISTING BUILDING AREA NOT IN SCOPE
  - EXISTING RESTAURANT/PROJECT LOCATION
  - EXTENTS OF NEW WORK TO BE PERFORMED
  - EXISTING SANITATION OPERATION/TRASH REMOVAL ROUTE
  - EXISTING DELIVERY ROUTE
  - EXISTING SANITATION OPERATION/TRASH REMOVAL ROUTE
- NOTE: THERE IS NO INTERIOR LOADING AREA

**OVERALL BUILDING PLAN**  
SCALE: 3/32"=1'-0"

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**BAGATELLE BISTRO**  
**2038 COLLINS AVENUE**  
MIAMI BEACH, FLORIDA

**OVERALL BUILDING PLAN**

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INTERIOR DESIGN  
PLANNING

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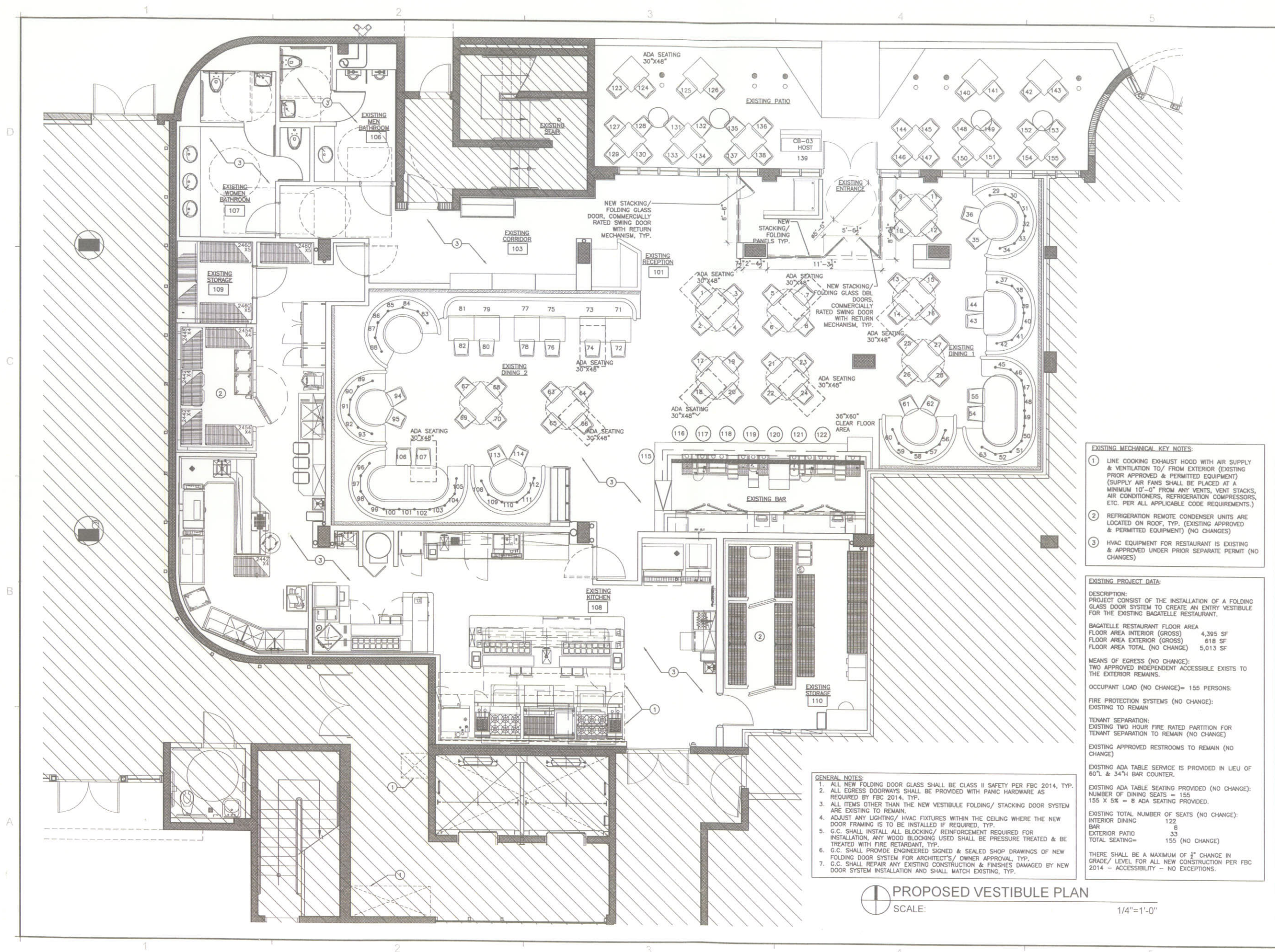
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**BAGATELLE BISTRO**  
**2038 COLLINS AVENUE**  
 MIAMI BEACH, FLORIDA

**NEW VESTIBULE FLOOR PLAN**

- EXISTING MECHANICAL KEY NOTES:**
- 1 LINE COOKING EXHAUST HOOD WITH AIR SUPPLY & VENTILATION 10' FROM EXTERIOR (EXISTING PRIOR APPROVED & PERMITTED EQUIPMENT) (SUPPLY AIR FANS SHALL BE PLACED AT A MINIMUM 10'-0" FROM ANY VENTS, VENT STACKS, AIR CONDITIONERS, REFRIGERATION COMPRESSORS, ETC. PER ALL APPLICABLE CODE REQUIREMENTS.)
  - 2 REFRIGERATION REMOTE CONDENSER UNITS ARE LOCATED ON ROOF, TYP. (EXISTING APPROVED & PERMITTED EQUIPMENT) (NO CHANGES)
  - 3 HVAC EQUIPMENT FOR RESTAURANT IS EXISTING & APPROVED UNDER PRIOR SEPARATE PERMIT (NO CHANGES)

**EXISTING PROJECT DATA:**

DESCRIPTION:  
 PROJECT CONSIST OF THE INSTALLATION OF A FOLDING GLASS DOOR SYSTEM TO CREATE AN ENTRY VESTIBULE FOR THE EXISTING BAGATELLE RESTAURANT.

BAGATELLE RESTAURANT FLOOR AREA  
 FLOOR AREA INTERIOR (GROSS) 4,395 SF  
 FLOOR AREA EXTERIOR (GROSS) 618 SF  
 FLOOR AREA TOTAL (NO CHANGE) 5,013 SF

MEANS OF EGRESS (NO CHANGE):  
 TWO APPROVED INDEPENDENT ACCESSIBLE EXISTS TO THE EXTERIOR REMAINS.

OCCUPANT LOAD (NO CHANGE)= 155 PERSONS:  
 FIRE PROTECTION SYSTEMS (NO CHANGE):  
 EXISTING TO REMAIN

TENANT SEPARATION:  
 EXISTING TWO HOUR FIRE RATED PARTITION FOR TENANT SEPARATION TO REMAIN (NO CHANGE)

EXISTING APPROVED RESTROOMS TO REMAIN (NO CHANGE)

EXISTING ADA TABLE SERVICE IS PROVIDED IN LIEU OF 60"L & 34"H BAR COUNTER.

EXISTING ADA TABLE SEATING PROVIDED (NO CHANGE):  
 NUMBER OF DINING SEATS = 155  
 155 X 5% = 8 ADA SEATING PROVIDED.

EXISTING TOTAL NUMBER OF SEATS (NO CHANGE):  
 INTERIOR DINING 122  
 BAR 8  
 EXTERIOR PATIO 33  
 TOTAL SEATING= 155 (NO CHANGE)

THERE SHALL BE A MAXIMUM OF 3" CHANGE IN GRADE/ LEVEL FOR ALL NEW CONSTRUCTION PER FBC 2014 - ACCESSIBILITY - NO EXCEPTIONS.

- GENERAL NOTES:**
1. ALL NEW FOLDING DOOR GLASS SHALL BE CLASS II SAFETY PER FBC 2014, TYP.
  2. ALL EGRESS DOORWAYS SHALL BE PROVIDED WITH PANIC HARDWARE AS REQUIRED BY FBC 2014, TYP.
  3. ALL ITEMS OTHER THAN THE NEW VESTIBULE FOLDING/ STACKING DOOR SYSTEM ARE EXISTING TO REMAIN.
  4. ADJUST ANY LIGHTING/ HVAC FIXTURES WITHIN THE CEILING WHERE THE NEW DOOR FRAMING IS TO BE INSTALLED IF REQUIRED, TYP.
  5. G.C. SHALL INSTALL ALL BLOCKING/ REINFORCEMENT REQUIRED FOR INSTALLATION. ANY WOOD BLOCKING USED SHALL BE PRESSURE TREATED & BE TREATED WITH FIRE RETARDANT, TYP.
  6. G.C. SHALL PROVIDE ENGINEERED SIGNED & SEALED SHOP DRAWINGS OF NEW FOLDING DOOR SYSTEM FOR ARCHITECT'S/ OWNER APPROVAL, TYP.
  7. G.C. SHALL REPAIR ANY EXISTING CONSTRUCTION & FINISHES DAMAGED BY NEW DOOR SYSTEM INSTALLATION AND SHALL MATCH EXISTING, TYP.

**PROPOSED VESTIBULE PLAN**  
 SCALE: 1/4"=1'-0"

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 Lic. # AR0012578

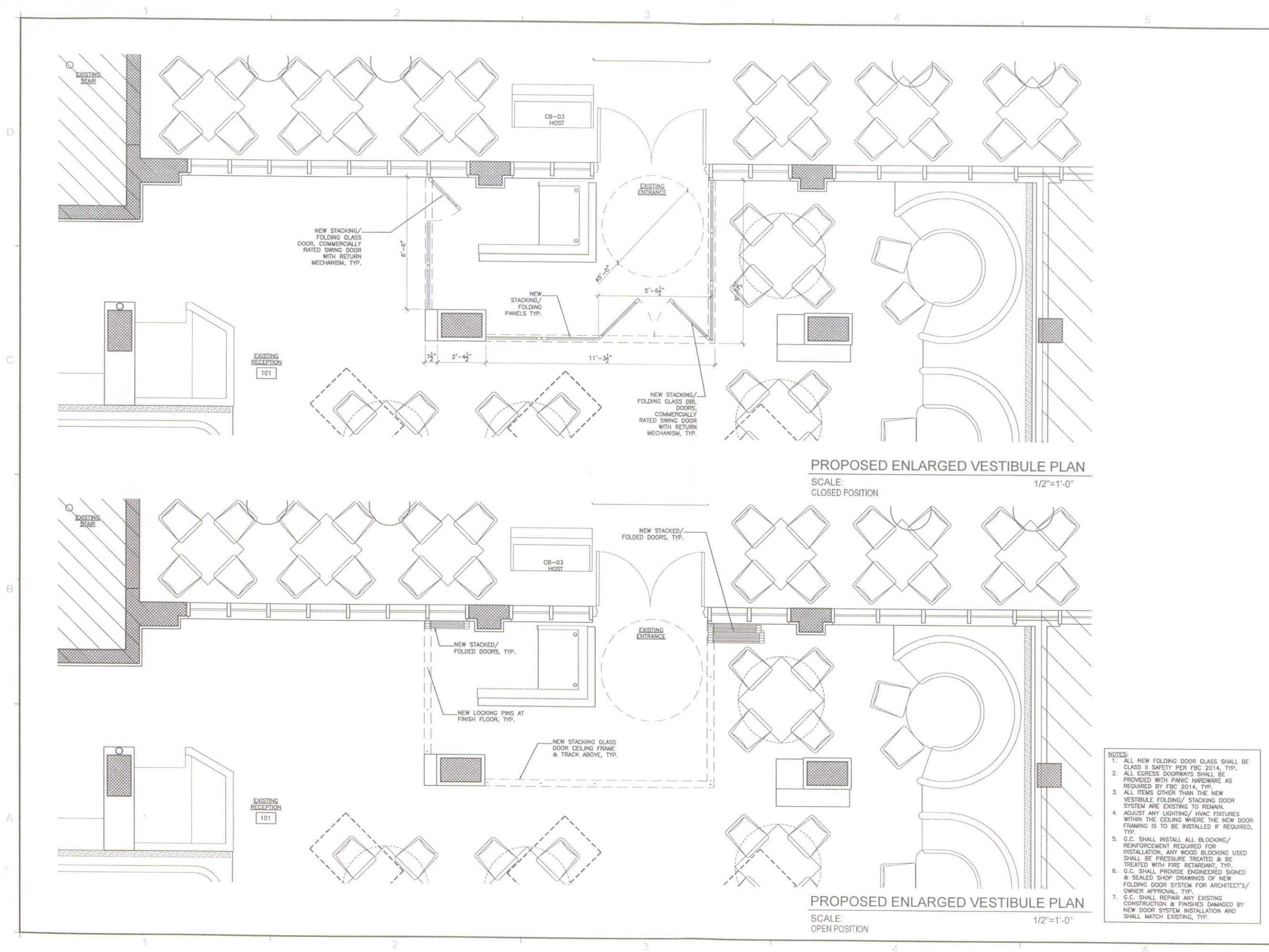
ARCHITECTURE  
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 DATE: 08/04/2015

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**PROPOSED ENLARGED VESTIBULE PLAN**

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

**PROPOSED ENLARGED VESTIBULE PLAN**

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

- NOTES:**
1. ALL NEW FOLDING DOOR GLASS SHALL BE CLASS II SAFETY PER FBC 2014, TYP.
  2. ALL EGRESS DOORWAYS SHALL BE PROVIDED WITH PANIC HARDWARE AS REQUIRED BY FBC 2014, TYP.
  3. ALL ITEMS OTHER THAN THE NEW VESTIBULE FOLDING/ STACKING DOOR SYSTEM ARE EXISTING TO REMAIN.
  4. ADJUST ANY LIGHTING/ HVAC FIXTURES WITHIN THE CEILING WHERE THE NEW DOOR FRAMING IS TO BE INSTALLED IF REQUIRED, TYP.
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  7. G.C. SHALL REPAIR ANY EXISTING CONSTRUCTION & FINISHES DAMAGED BY NEW DOOR SYSTEM INSTALLATION AND SHALL MATCH EXISTING, TYP.

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**BAGATELLE BISTRO**  
2038 COLLINS AVENUE  
MIAMI BEACH, FLORIDA

**NEW VESTIBULE FLOOR PLAN**

*J*  
**AUG 05 2015**  
Lic. # AR0012578

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PROPOSED VESTIBULE - INTERIOR VIEW BEFORE  
SCALE: N.T.S.



PROPOSED VESTIBULE - INTERIOR VIEW AFTER  
SCALE: N.T.S.

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**BAGATELLE BISTRO**  
2038 COLLINS AVENUE  
MIAMI BEACH, FLORIDA

**NEW VESTIBULE FLOOR PLAN**

*J*  
**AUG 05 2015**  
Lic. # AR0012578

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