

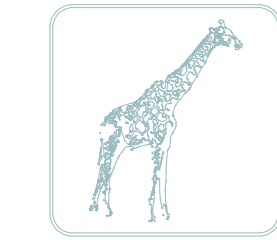
KEY PLAN

NTS 



PROJECT LOCATION

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



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

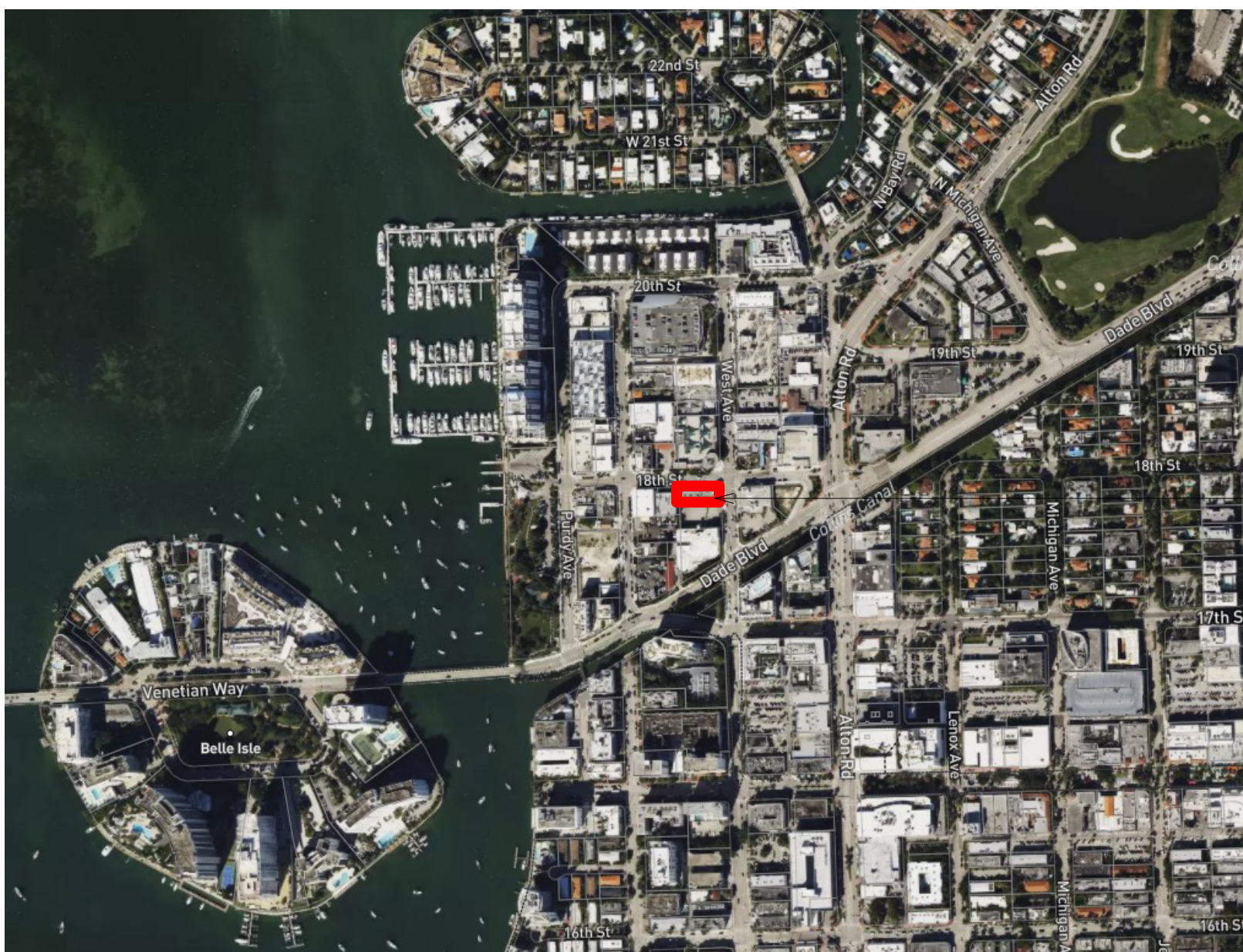
1784 WEST AVENUE | MIAMI BEACH , FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

LOCATION MAP

NTS 

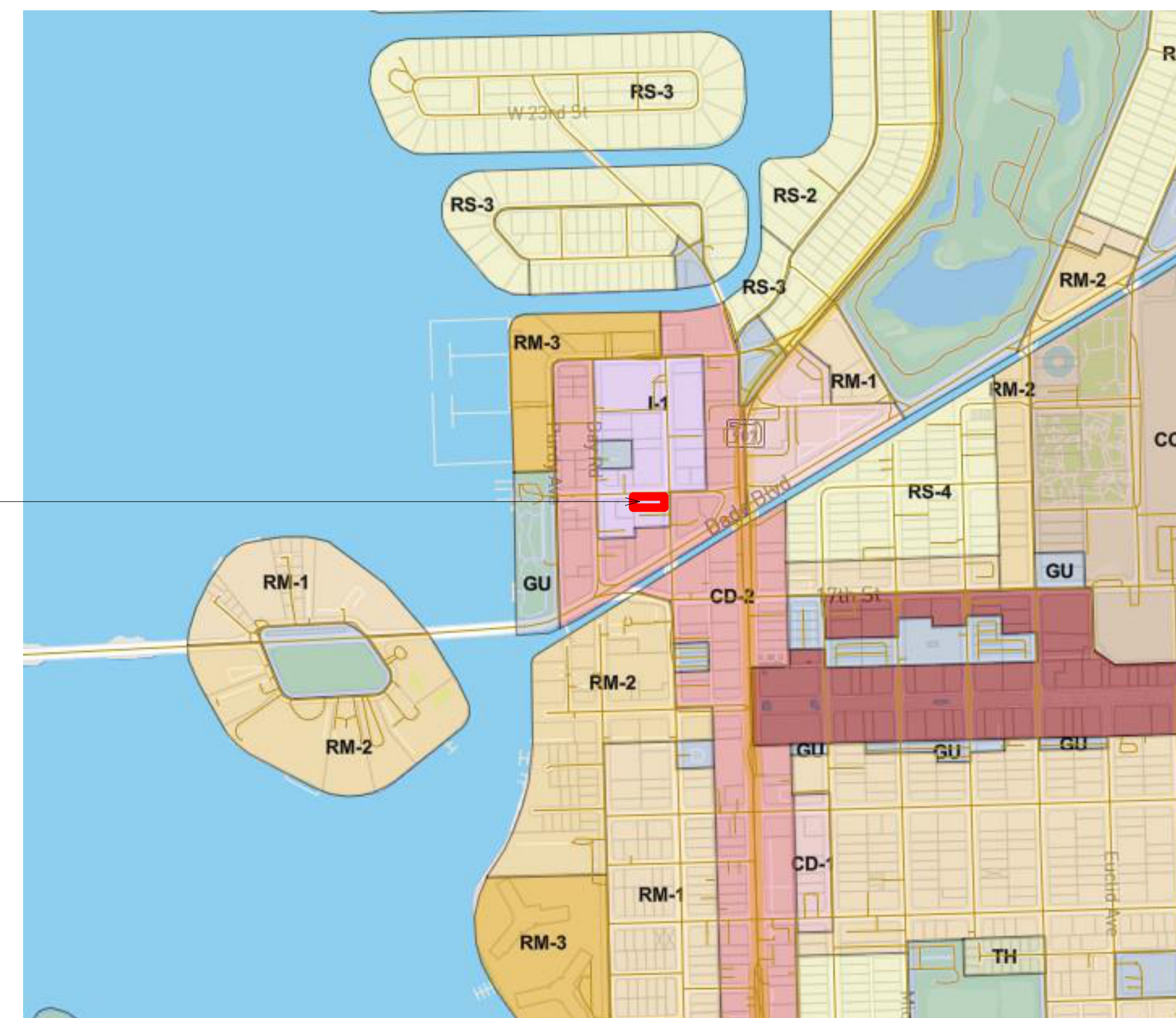


PROJECT LOCATION

PROJECT LOCATION
A PASTA BAR RESTAURANT
ZONE I-1

ZONING LOCATION MAP

NTS 



SUBMITTAL: **PLANING & ZONING FINAL SUBMITTAL**

DATE: **06/18/2025**

PROJECT NO. **A241216**

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

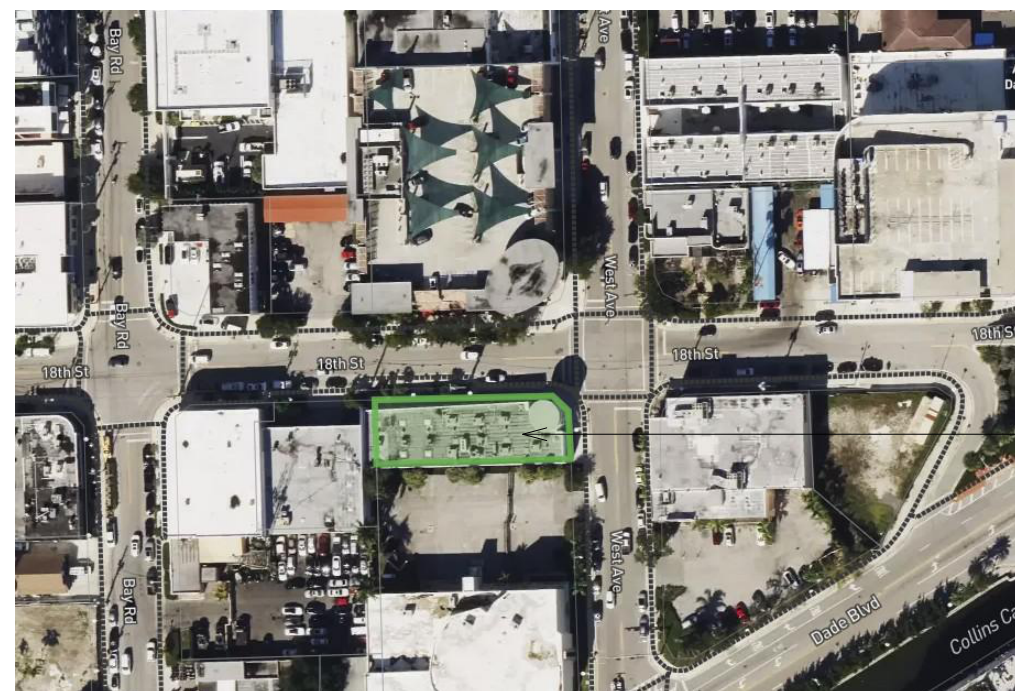
ABBREVIATIONS:

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

GENERAL NOTES:

- 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.
- 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.
- 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. X-RAYS OF SLAB MUST BE TAKEN PRIOR TO MAKING ANY PENETRATIONS TO ENSURE EXISTING REINFORCEMENT WILL NOT BE DISTURBED.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR DIRECTED BY THE ARCHITECT / ENGINEER.
- 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.
- 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.
- 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.
- 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 INSTRUCTION OR NOTICE GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 INFERRABLE AS BEING REQUIRED FOR A COMPLETE AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
- 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.
- 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.
- 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.
- 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 903 CH5, EXISTING BUILDINGS CODE

903.1 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 FRIENDLINES TO PEDESTRIAN TRAFFIC; PASSAGEWAYS THROUGH ALLEYS IS ENCOURAGED WHERE FEASIBLE AND DRIVEWAYS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.



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

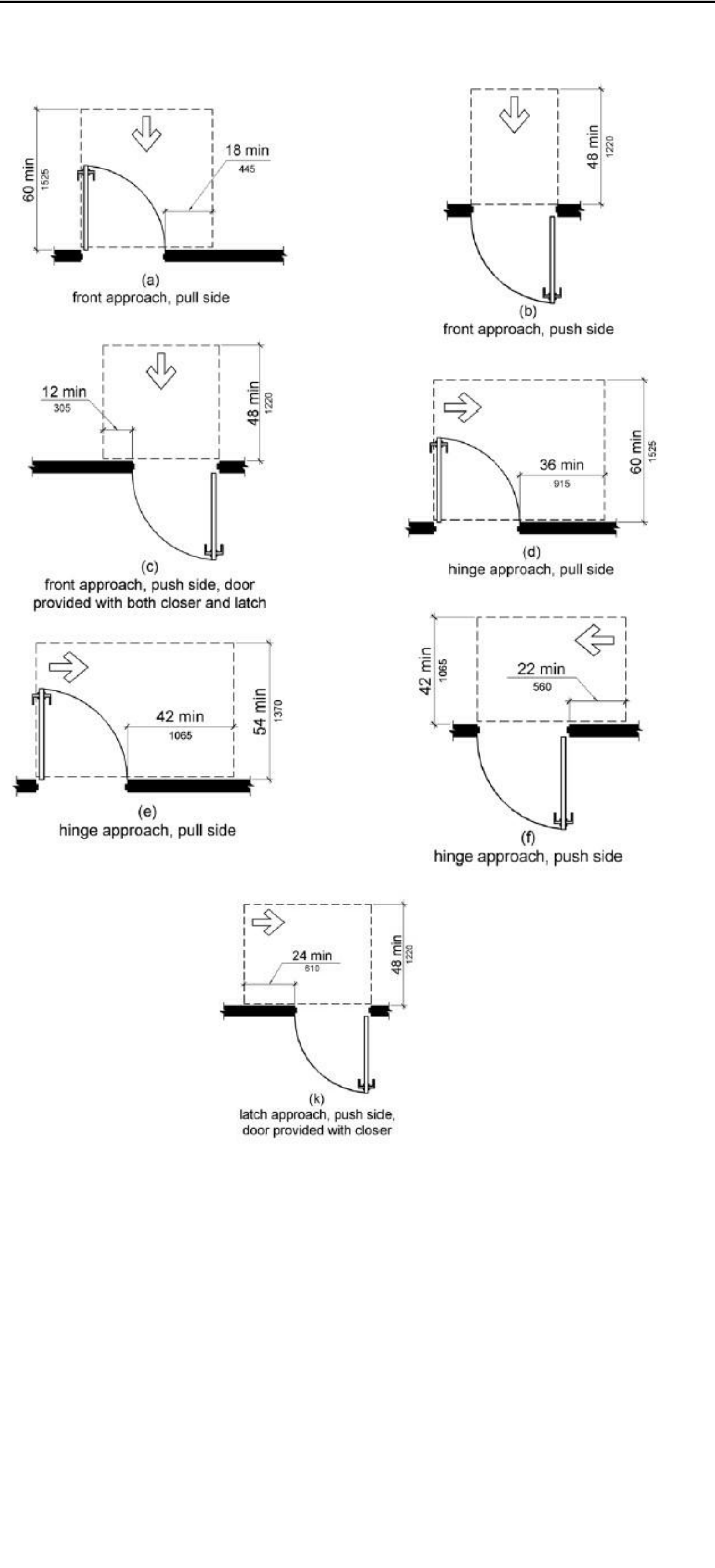
DATE: 06/18/2025

COVER DATA

G-1

D:\ARCHIMIA\28\PROJECTS\A241216 - 1784 WEST AVENUE\DWGS\A PASTA BAR_PRESENTATION_DRC_V0_04
 7/14/2025 5:17:26 PM
 THESE PLANS ARE THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF ARCHIMIA, P.A. NO PART OF THESE PLANS ARE TO BE USED FOR ANY OTHER PROJECT. ANY UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO BEING CONSIDERED AS A FINAL SET OF PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO BEING CONSIDERED AS A FINAL SET OF PLANS.

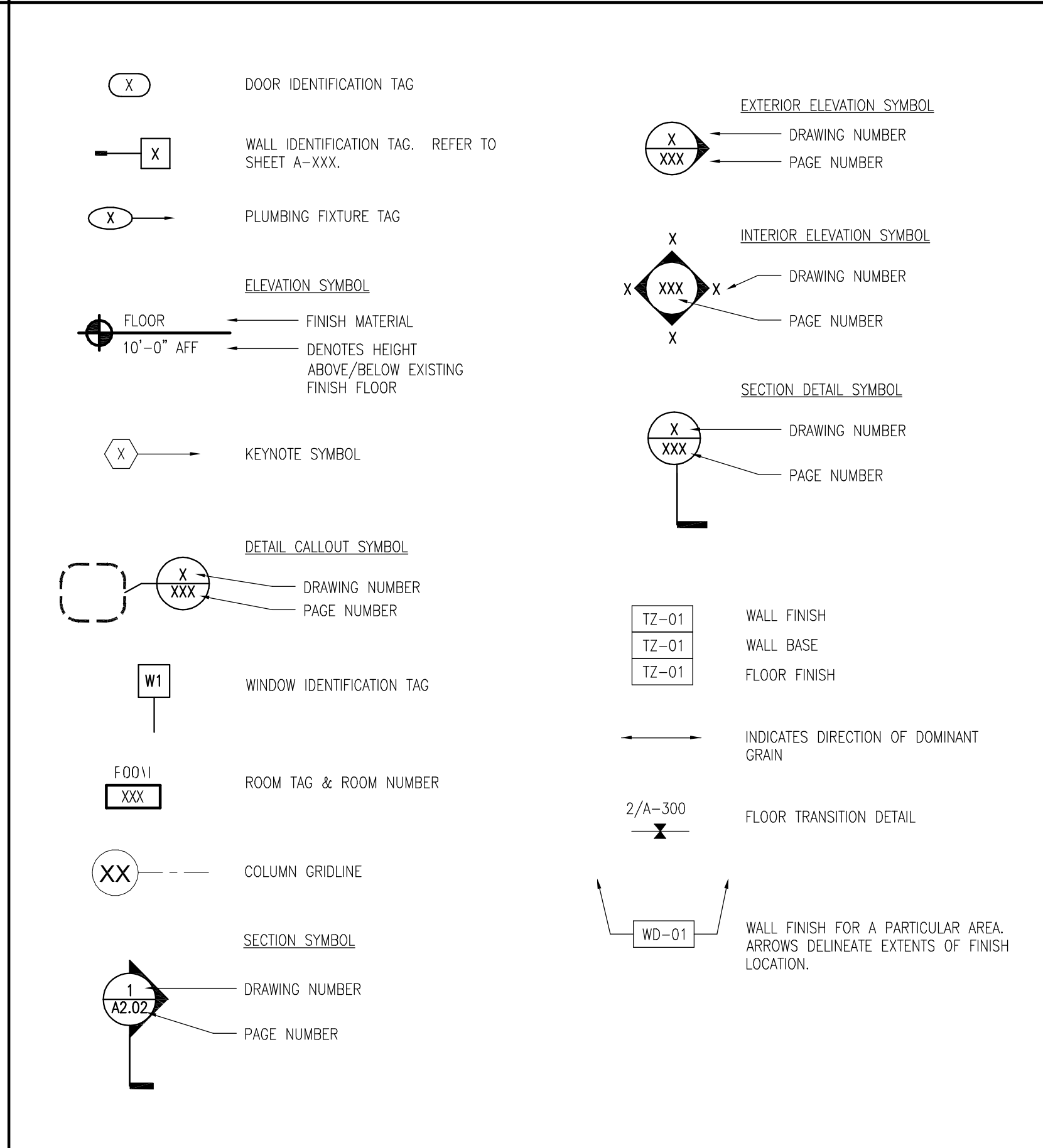
ADA DOOR MANUEVERABILITY



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
- DN DOWNSPOUT
- EA EACH
- E/S EDGE OF SLAB
- ELEC ELECTRICAL
- ENCL ENCLOSURE
- EQ EQUIPMENT
- EQU 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

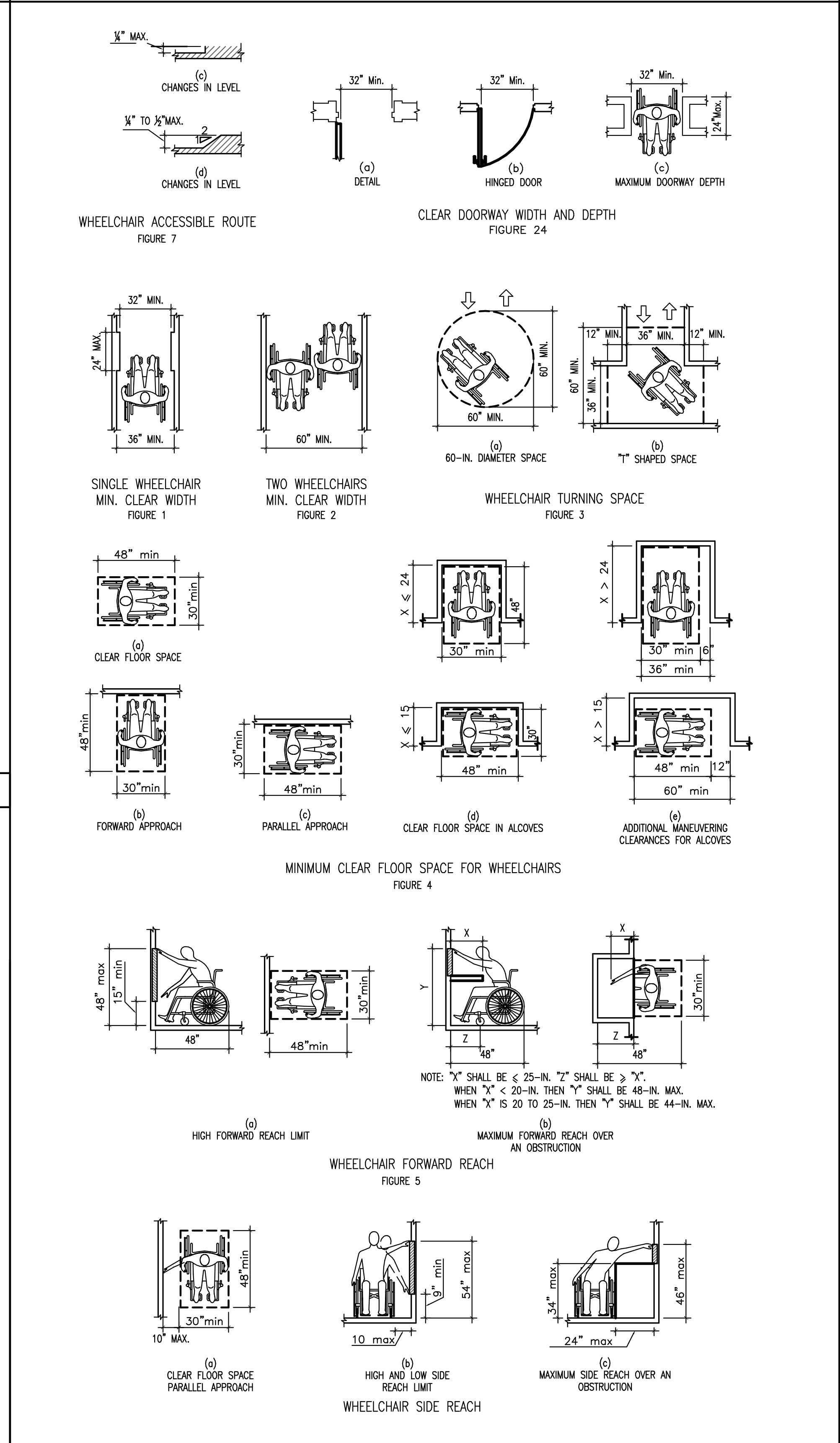
SYMBOLS LEGEND



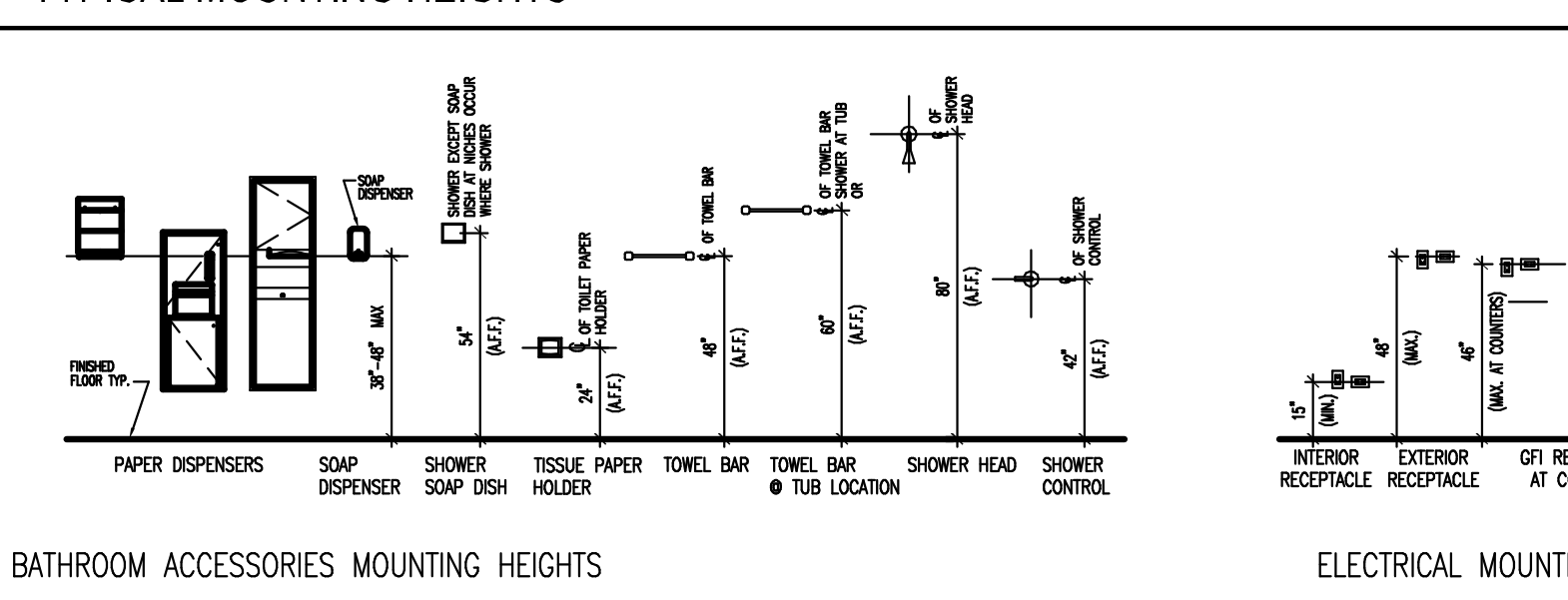
GENERAL NOTES

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 ARCHITECT'S 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 TARPULINS 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.

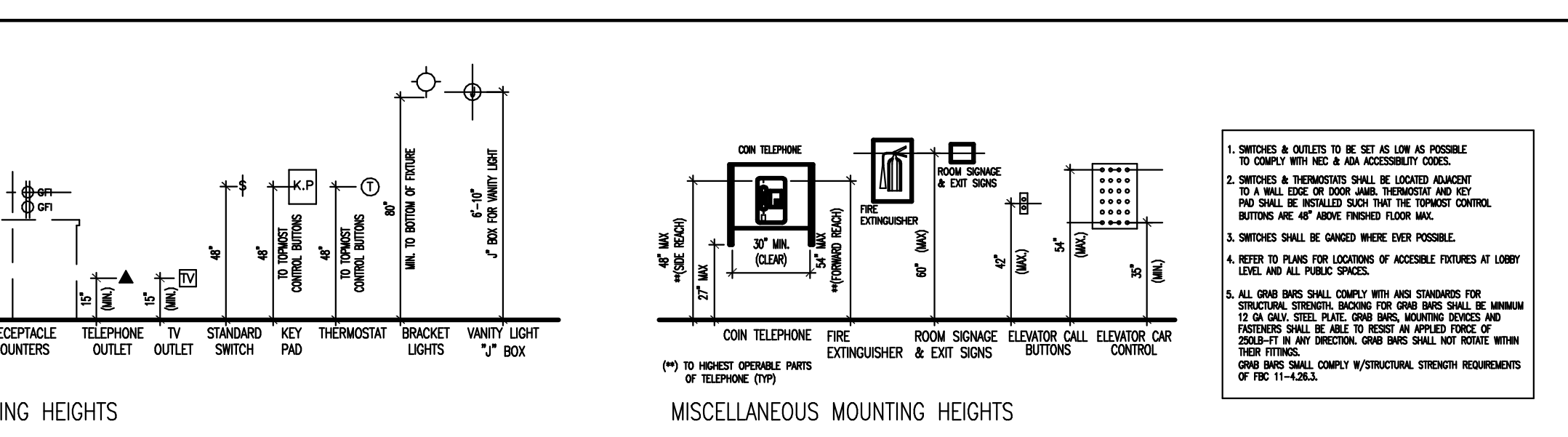
ADA / ACCESSIBILITY DIAGRAMS



TYPICAL MOUNTING HEIGHTS



TYPICAL MOUNTING HEIGHTS



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

ADA CLARANCES DIAGRAM



G-2

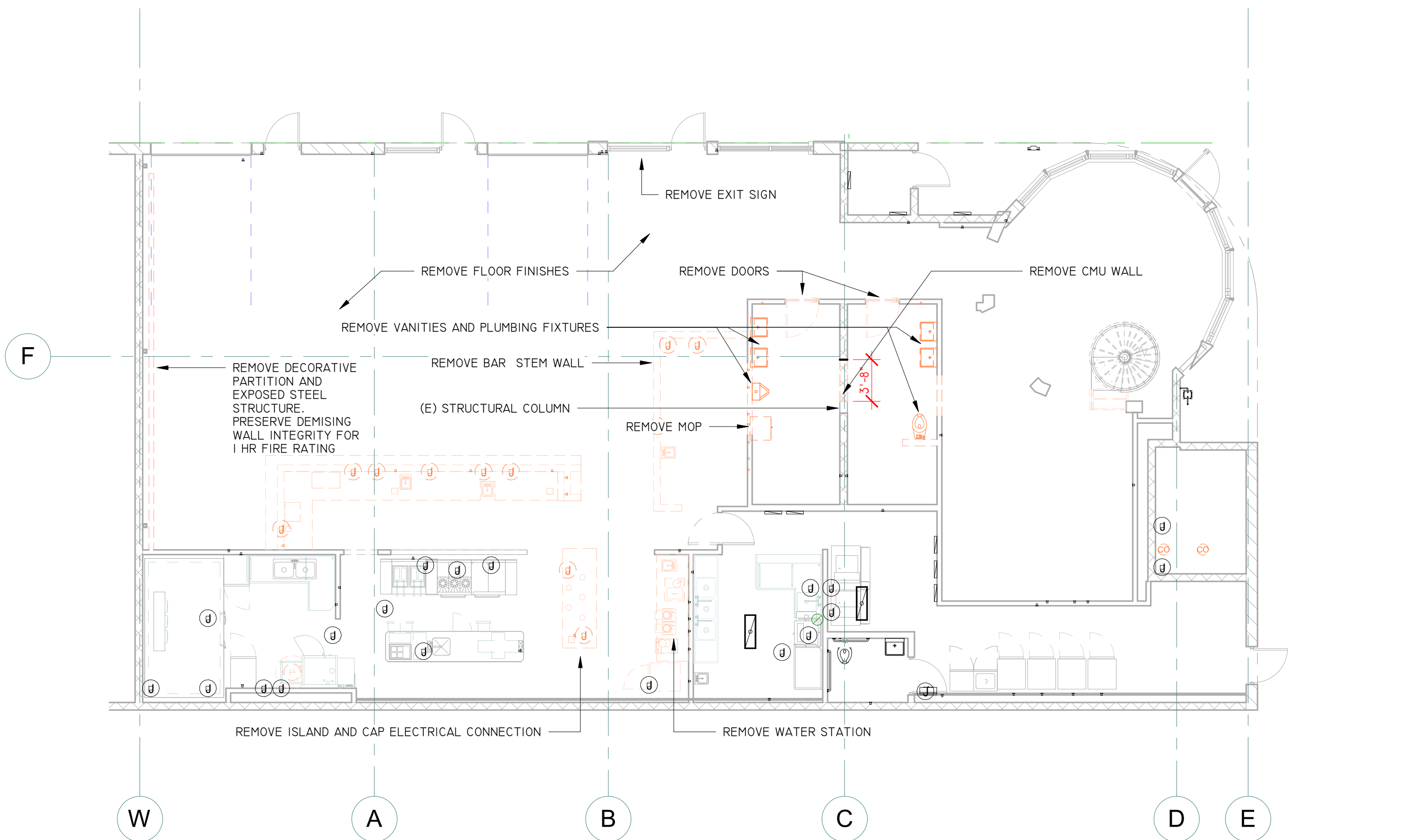
DEMOLITION NOTES

- PART I**
- 1.01 DESCRIPTION**
- 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 IMMEDIATELY UPON REMOVAL OF FINISHES, CONTACT ARCHITECT FOR INSPECTION OF EXISTING STRUCTURE.
- C. REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES.
- D. 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 MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES.
- E. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- F. DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSEING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND 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.

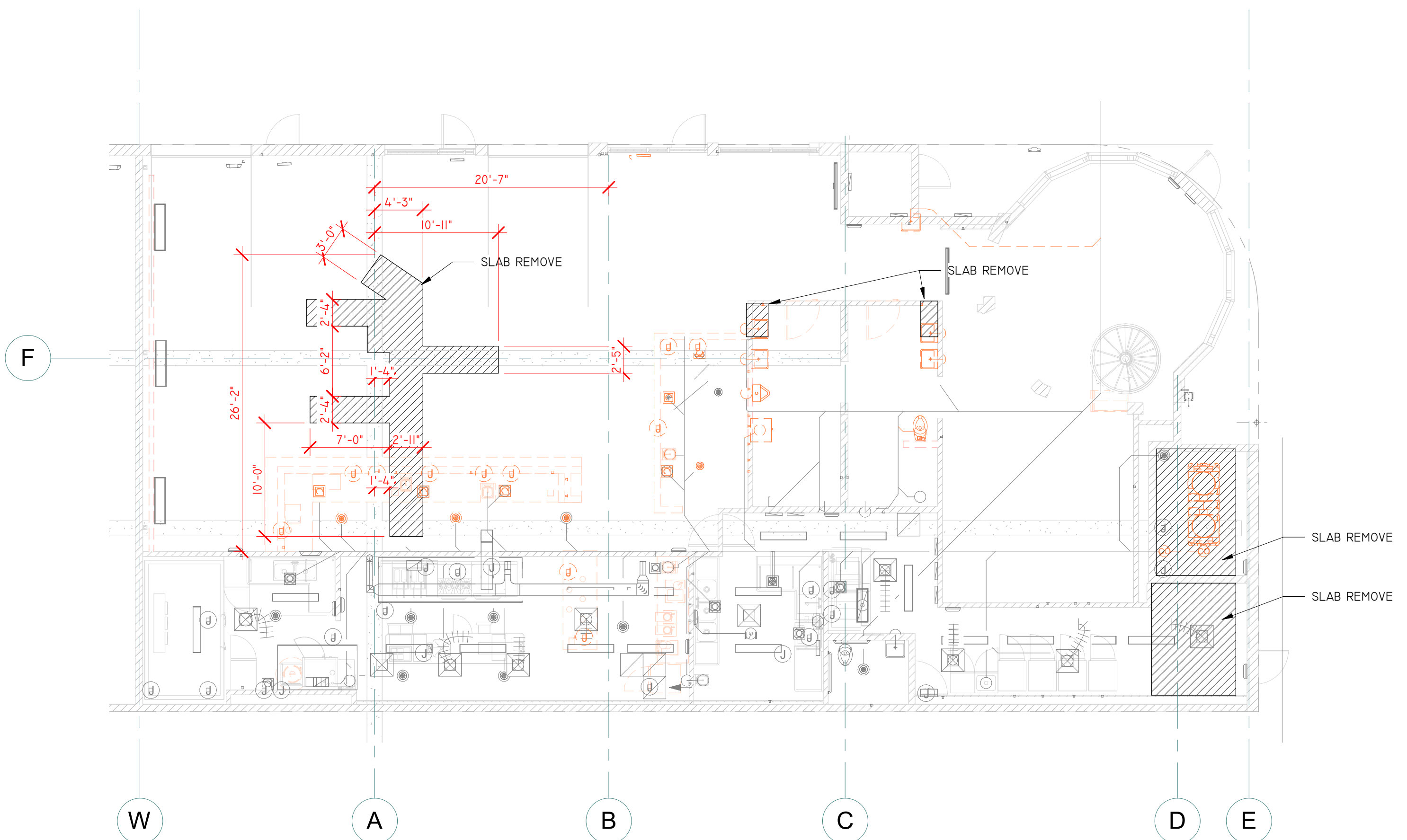
- ADDITIONAL NOTES:**
- PLUMBING**
1. REMOVE ALL PLUMBING FIXTURES / PIPING / VALVES / DEVICES ETC. WALLS/PARTITIONS/FLOORS AND/OR CEILINGS BEING REMOVED UNDER THIS PROJECT THE ENTIRE LENGTH OF DEMOLITION OR AS
 2. LEAVE NO LIVE OR DEAD PIPING IN REMOVED AREAS. REMOVE ALL PIPING NOT BEING
 3. FOR ADDITIONAL 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 BE DISCONNECTED AS A DIRECT OR INDIRECT ACTION OF THIS DEMOLITION WORK, SHALL BE 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 CONDITIONED AIR DUCTWORK SHALL BE CLASS "ONE" FIBER GLASS DUCT BOARD ACCORDANCE WITH SMACNA'S FIBROUS DUCT STANDARDS R-8 IN ATTIC
 10. 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 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 COMMENCEMENT OF ANY DEMOLITION WORK



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



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



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

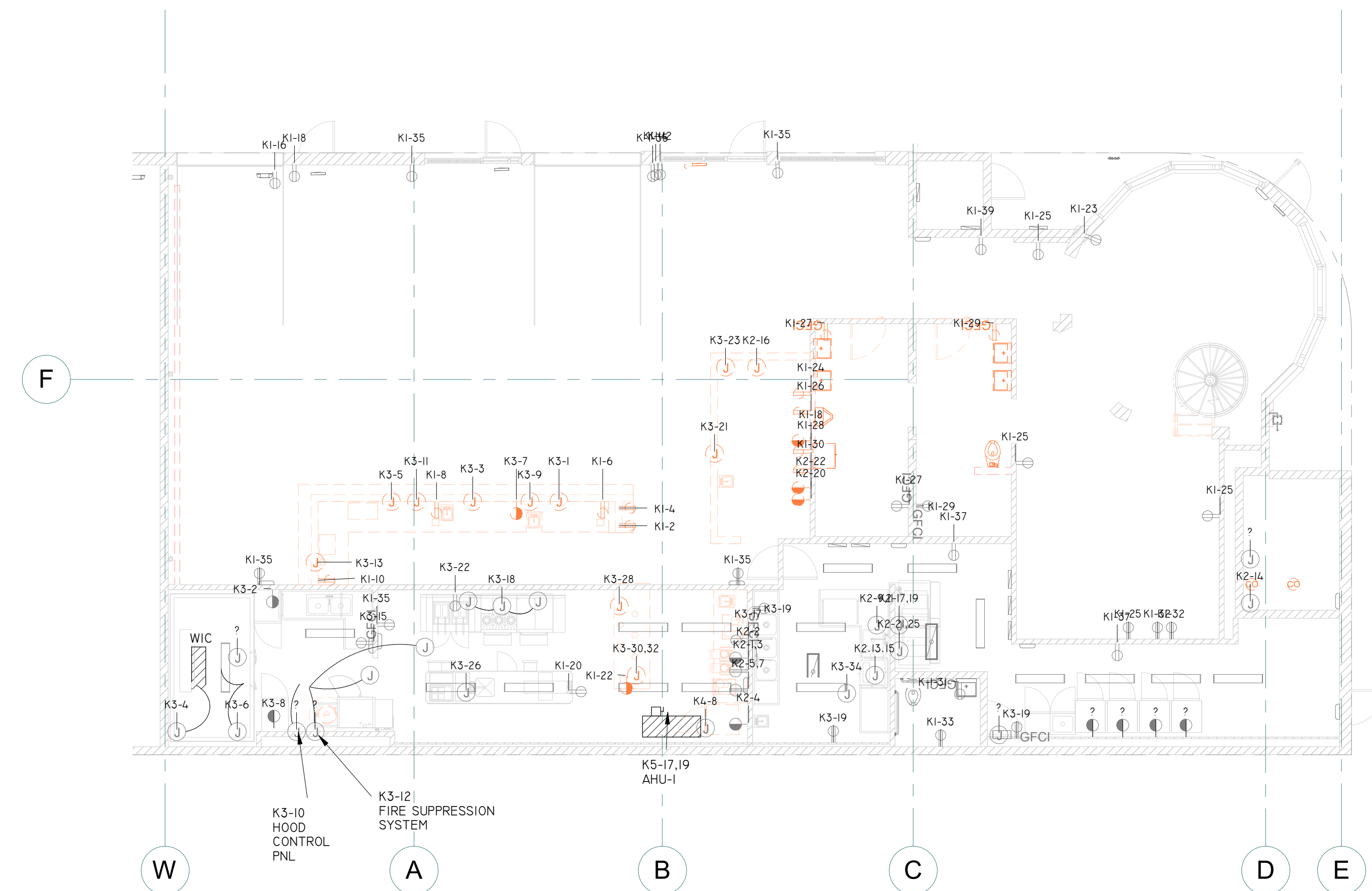
REVISIONS

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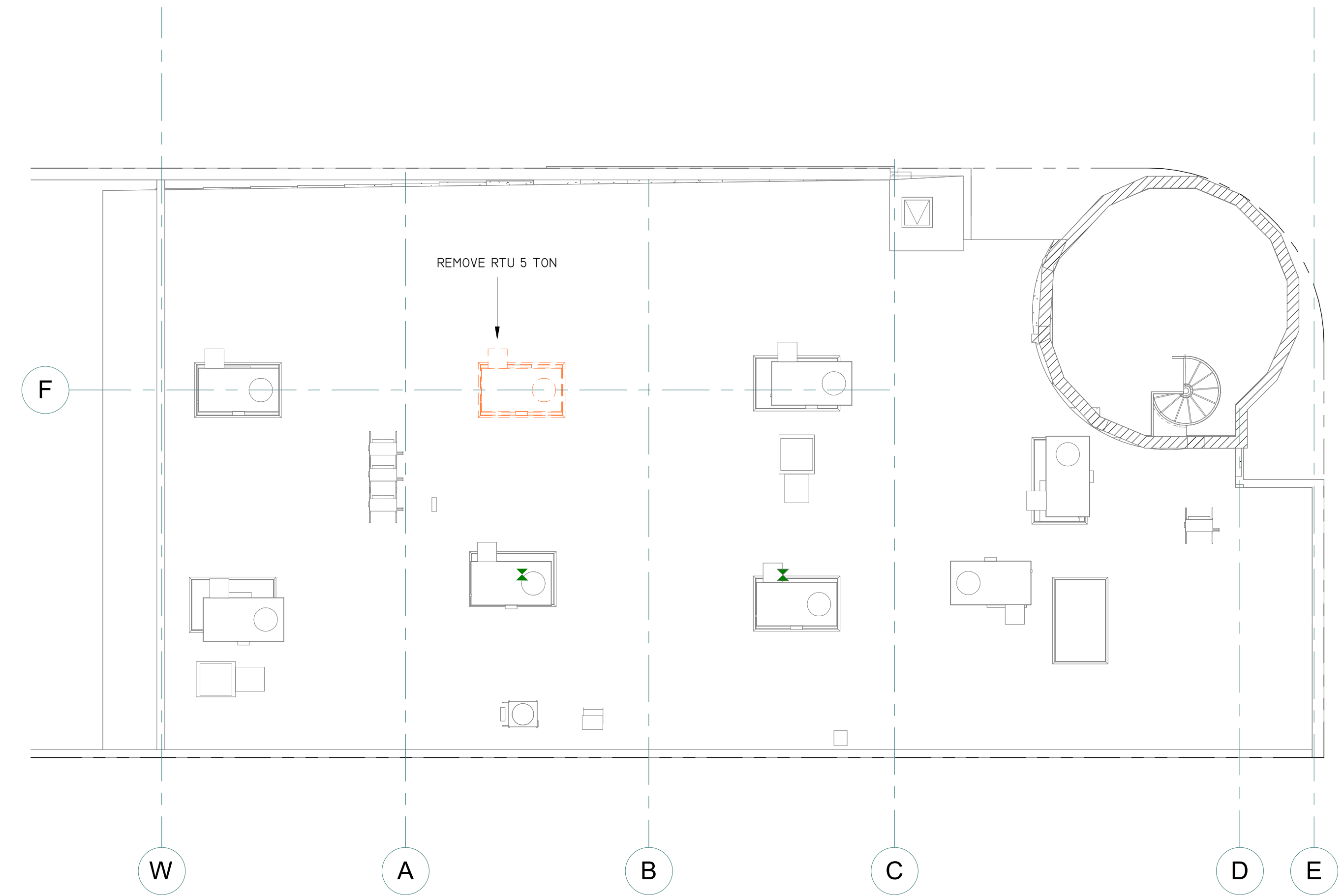
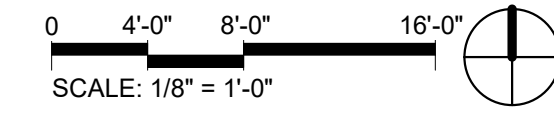
PROJECT NO.: A241216
DATE: 06/18/2025

DEMOLITION NOTES
D-1.0

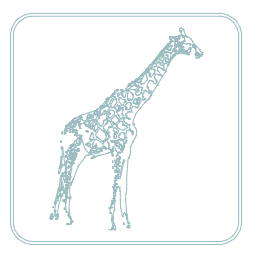
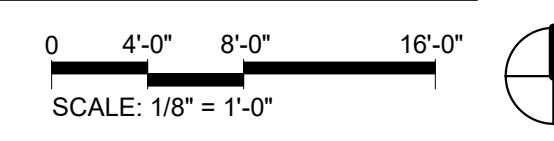
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1 DEMOLITION POWER PLAN
1/8" = 1'-0"



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



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ARCHIMIA, P.A. | AR 92197 |
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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

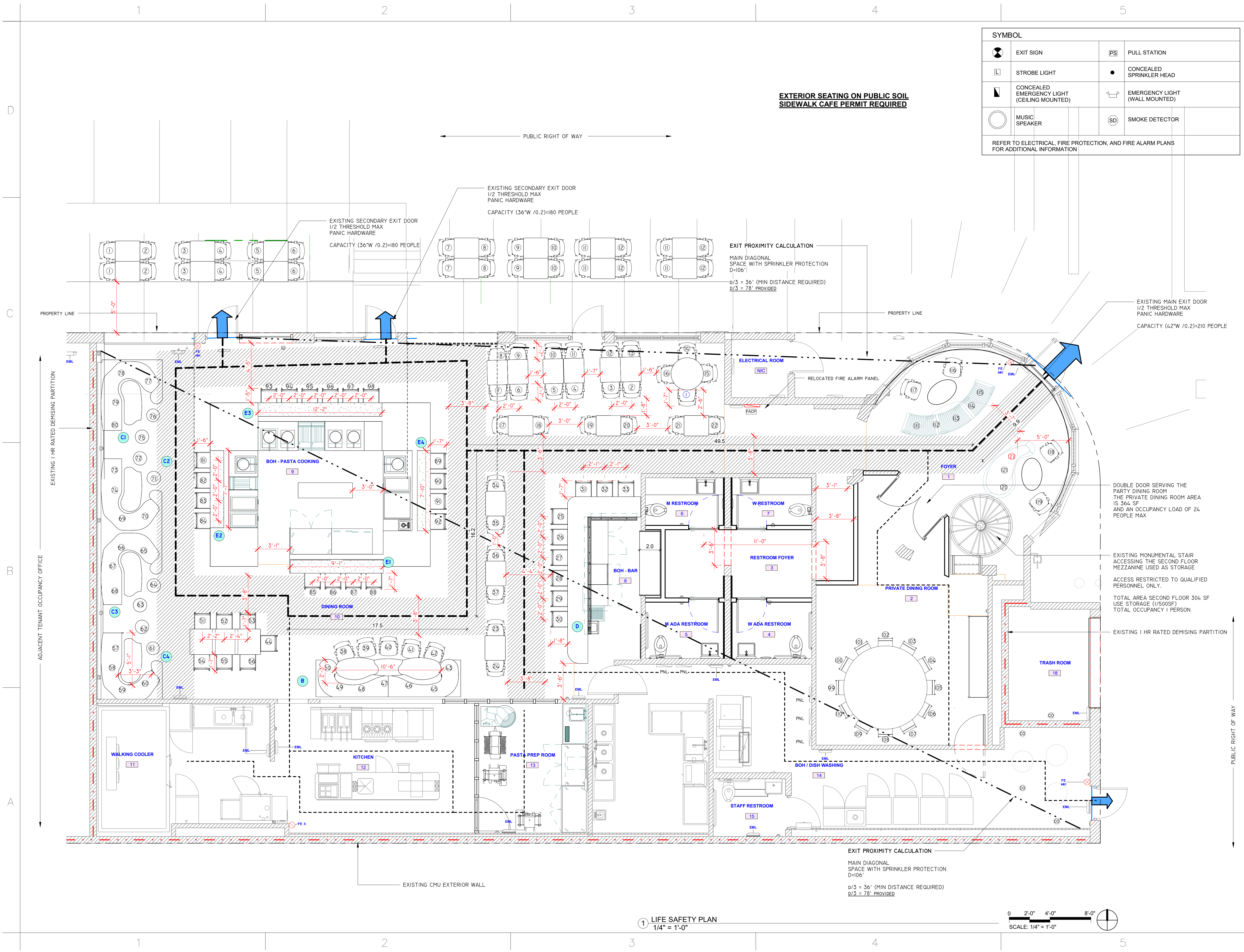
PROJECT NO. A241216

DATE: 06/18/2025

DEMOLITION PLAN

D-1.1

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**EXTERIOR SEATING ON PUBLIC SOIL
SIDEWALK CAFE PERMIT REQUIRED**

SYMBOL	
	EXIT SIGN
	STROBE LIGHT
	CONCEALED EMERGENCY LIGHT (CEILING MOUNTED)
	MUSIC SPEAKER
	PULL STATION
	CONCEALED SPRINKLER HEAD
	EMERGENCY LIGHT (WALL MOUNTED)
	SMOKE DETECTOR

REFER TO ELECTRICAL, FIRE PROTECTION, AND FIRE ALARM PLANS FOR ADDITIONAL INFORMATION

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

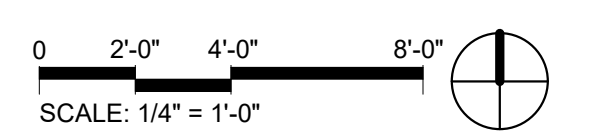
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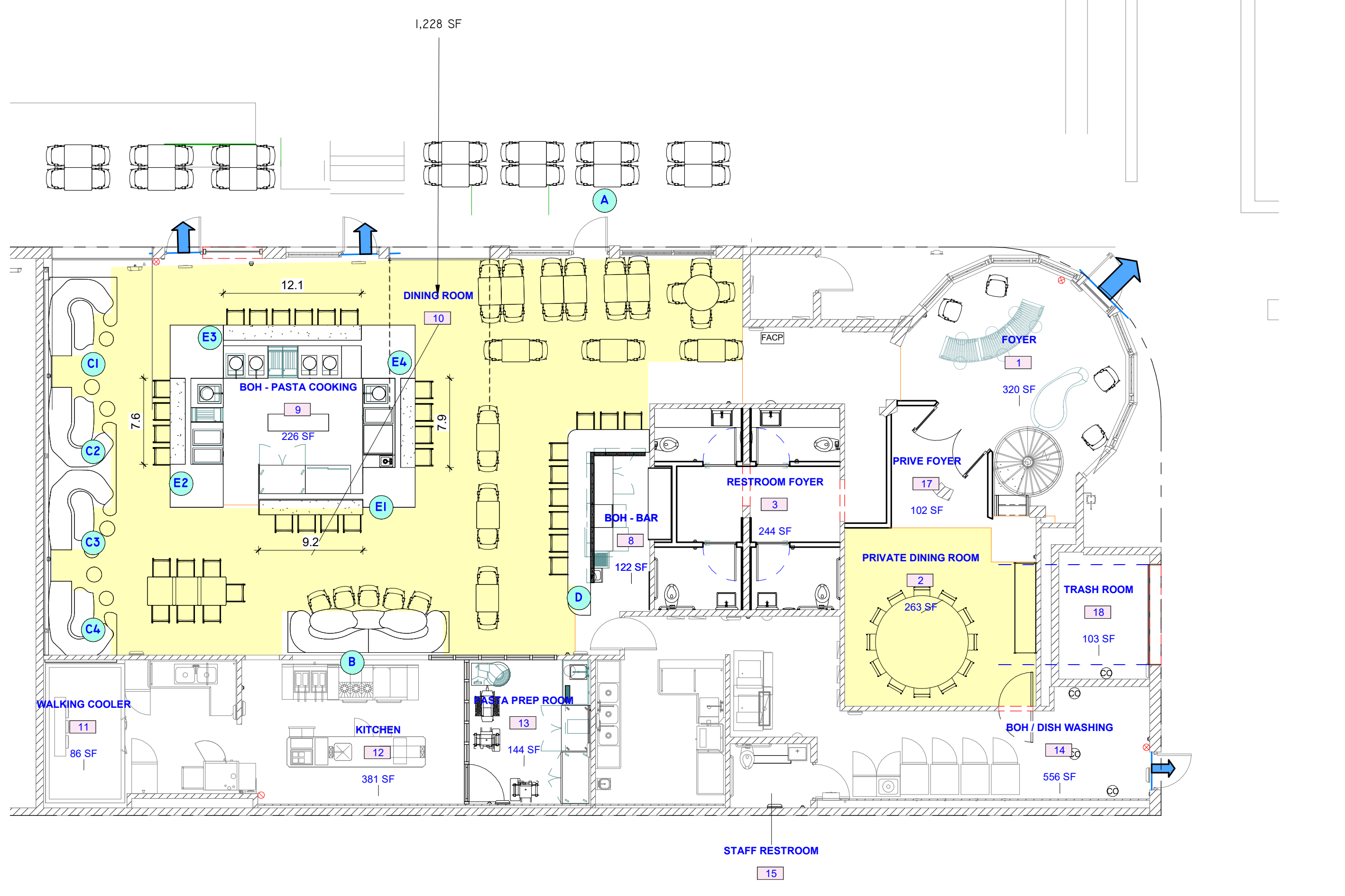
PROJECT NO.: A241216
DATE: 06/18/2025

LIFE SAFETY PLAN
LS-1.0

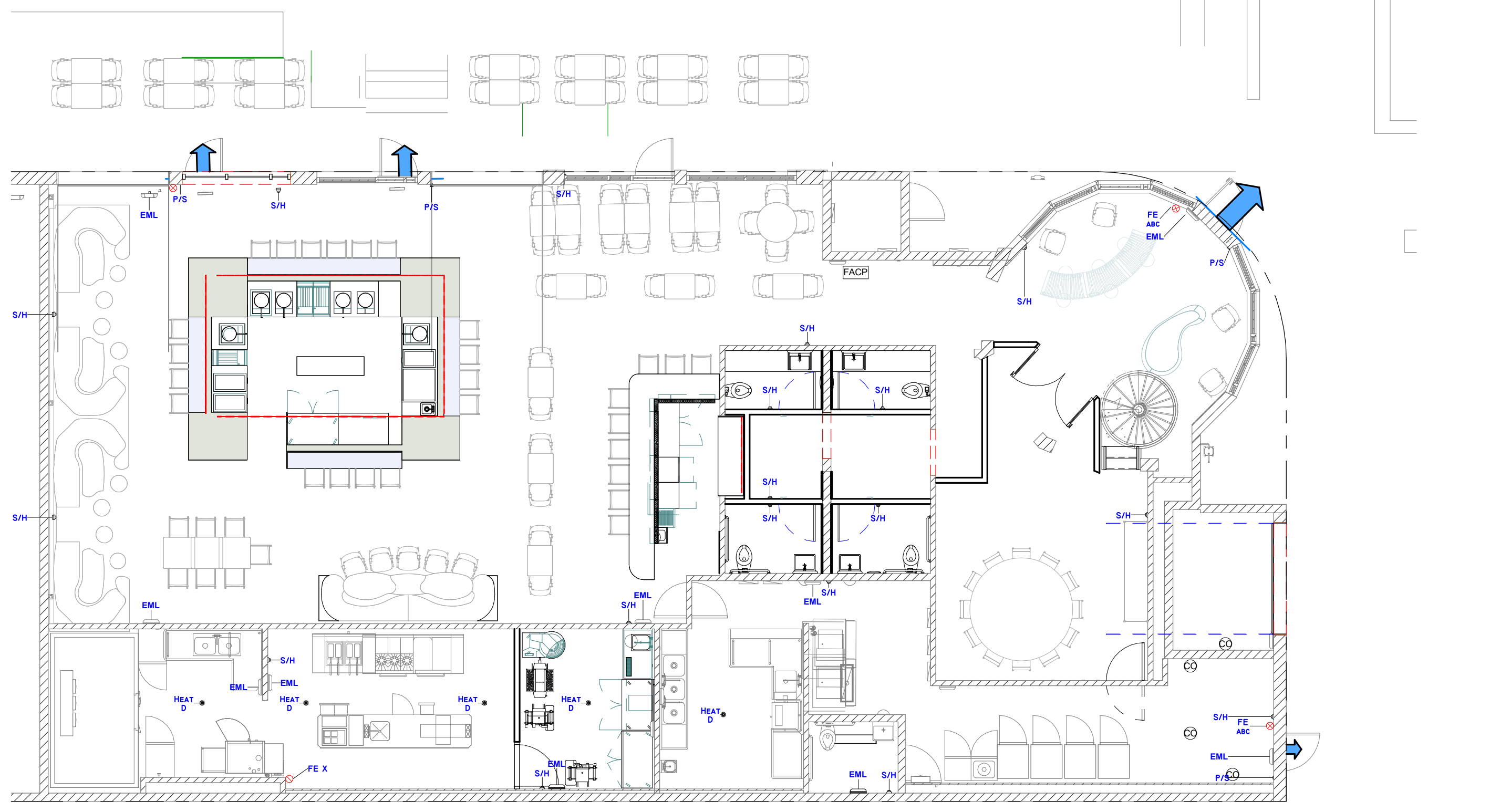
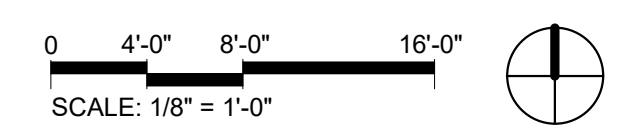
1 LIFE SAFETY PLAN
1/4" = 1'-0"



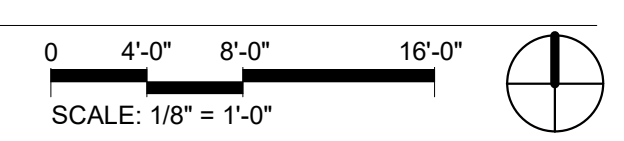
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2 LIFE SAFETY AREA PLAN
1/8" = 1'-0"



3 FIRE ALARM PLAN
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) SLB 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

- EXITS SHALL DISCHARGE AT A PUBLIC WAY IN ACCORDANCE WITH NFPA 101 (7.7) AND 7.7.2
- ILLUMINATION OF THE MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH NFPA 101 (7.9)
- PERFORMANCE AND INSTALLATION OF THE EMERGENCY LIGHTING SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 101 (7.9.2)
- 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.
- ALL INTERIOR WALL, CEILING, AND FLOOR FINISHES SHALL BE IN COMPLIANCE WITH NFPA 101(10.2)
- ALL CONTENTS AND FURNISHINGS SUCH AS CURTAINS, DRAPERIES, DECORATIONS AND UPHOLSTERED FURNITURE SHALL BE FIRE RETARDANT IN ACCORDANCE WITH NFPA 101 CHAPTER 10
- REFER TO MEP PLANS FOR MORE INFORMATION
- EXISTING ASSEMBLY. YES SPRINKLER YES FIRE ALARM

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

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

OCCUPANCY LOAD CALCULATION PER NFPA

NO.	AREA	SF	15 SF / PERSON	PERSONS
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	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

NO.	AREA	SF	15 SF / PERSON	PERSONS
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
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10	FOH - DINING ROOM	1,228 SF	15 SF / PERSON	82
11	BOH - WALKING COOLER	86 SF	300 SF / PERSON	1
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13	BOH - PASTA PREP ROOM	153 SF	200 SF / PERSON	2
14	BOH - DISH WASHING	541 SF	200 SF / PERSON	3
15	BOH - STAFF RESTROOM	48 SF	200 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	24" / PERSON	8
C1-4	BOOTH SEATING	8 LF	24" / PERSON	4
D	BAR SEATING	21 LF	24" / PERSON	10
E1	PASTA COUNTER SEATING	9 LF	24" / PERSON	4
E2	PASTA COUNTER SEATING	8 LF	24" / PERSON	4
E3	PASTA COUNTER SEATING	12 LF	24" / PERSON	6
E4	PASTA COUNTER SEATING	8 LF	24" / PERSON	4
MEZZANINE	BOH - SECOND FLOOR STORAGE	364 SF	300 SF / PERSON	1
TOTAL INTERIOR LIFE SAFETY OCCUPANCY LOAD				180'

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	FIRE EXTINGUISHER
ABC	
S/H	STROBE / HORN

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

EXITS NOTES:

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



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PROJECT:
A PASTA BAR RESTAURANT PLANNING & 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 NOTES AND TABLE

LS-2.0

1

2

3

4

5

D

C

B

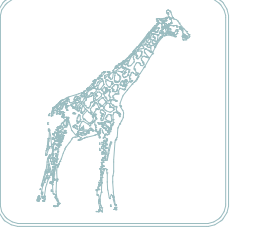
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FOYER AREA CG RENDERING



MAIN DINING AREA CG RENDERING



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A PASTA BAR
RESTAURANT
PLANING & ZONING
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PB25-0773

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FL

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RENDERINGS

A-0.2

1

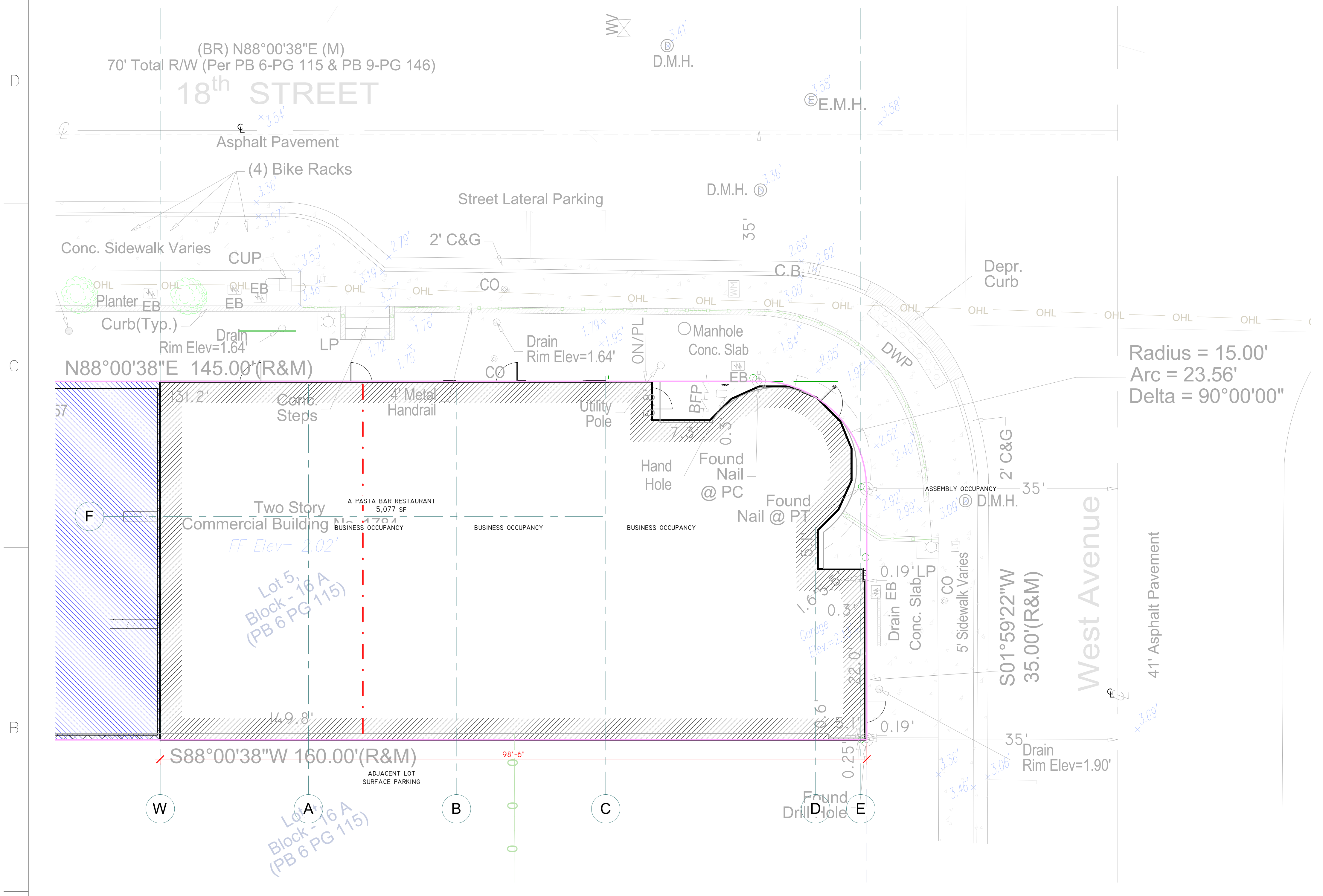
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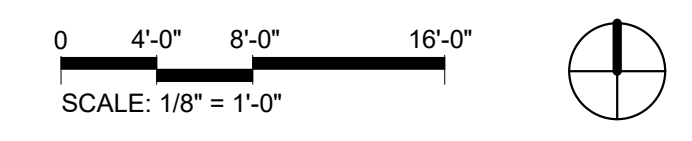
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5

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



COMMERCIAL ZONING DATA SHEET				
ITEM#	ZONING INFORMATION			
1	ADDRESS	1784 WEST AVENUE		
2	BOARD FILE NUMBER	PB25-0773		
3	FOLIO NUMBER	23-2330120630		
4	YEAR CONSTRUCTED	2004 ZONING DISTRICT	I-1	
5	BASE FLOOR ELEVATION	AE-8 GRADE VALUE IN NGVD	3.2'	
6	ADJ GRADE	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
		REQ	EXIST	PROPOSED
PEDESTAL				
14	FRONT	0	0	0
15	SIDE	0	0	0
16	LFT SIDE	0	0	0
17	RIGHT SIDE	0	0	0
18	REAR	0	0	0
		REQ	EXIST	PROPOSED
PARKING				
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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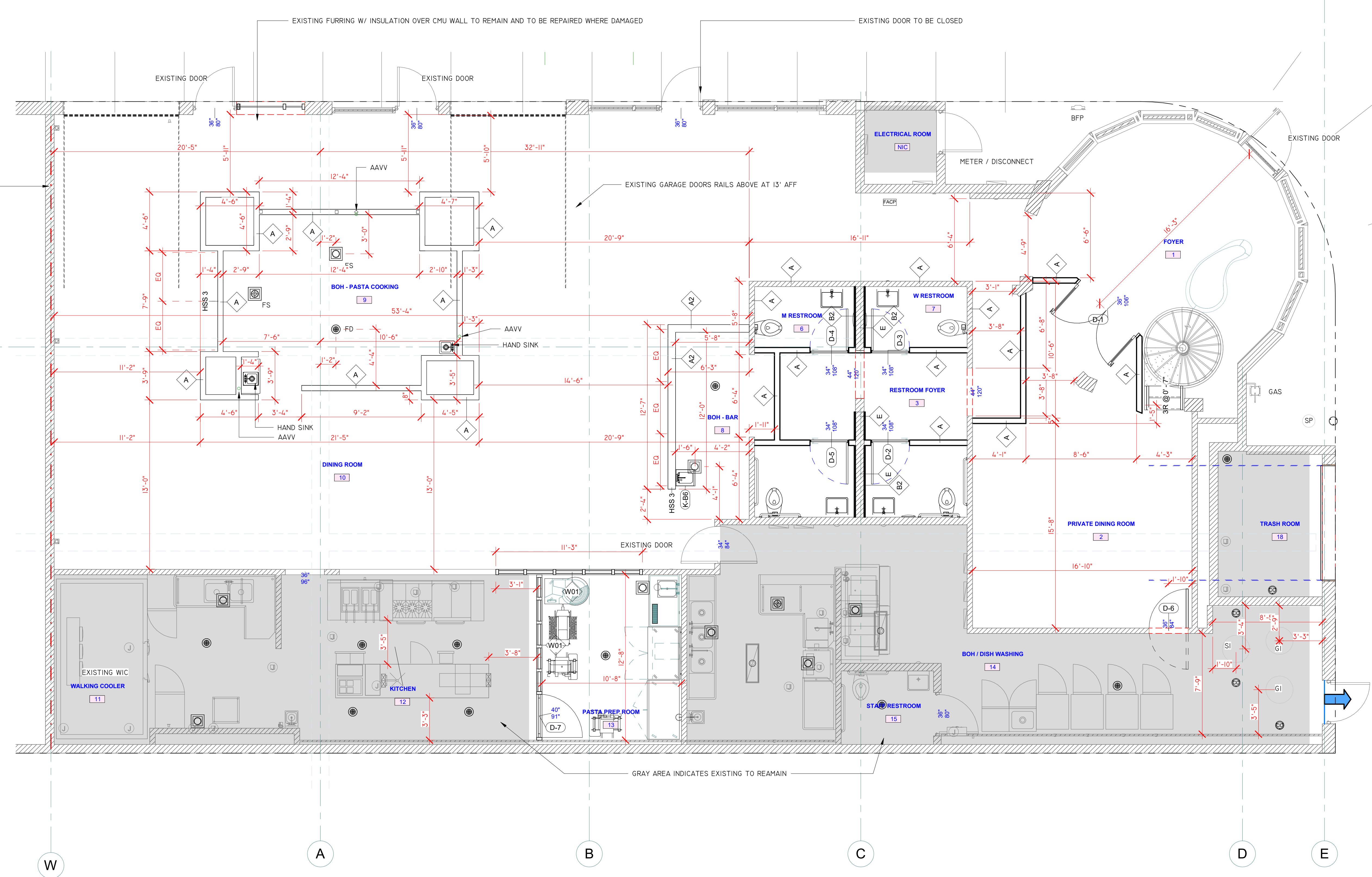
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AR 92197

REVISIONS		
No.	Description	Date

PROJECT NO. **A241216**

DATE: **06/18/2025**

SITE PLAN
A-1.0



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

TERMITE NOTES:

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

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

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

2 termite
12" = 1'-0"

WALL LEGEND

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

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



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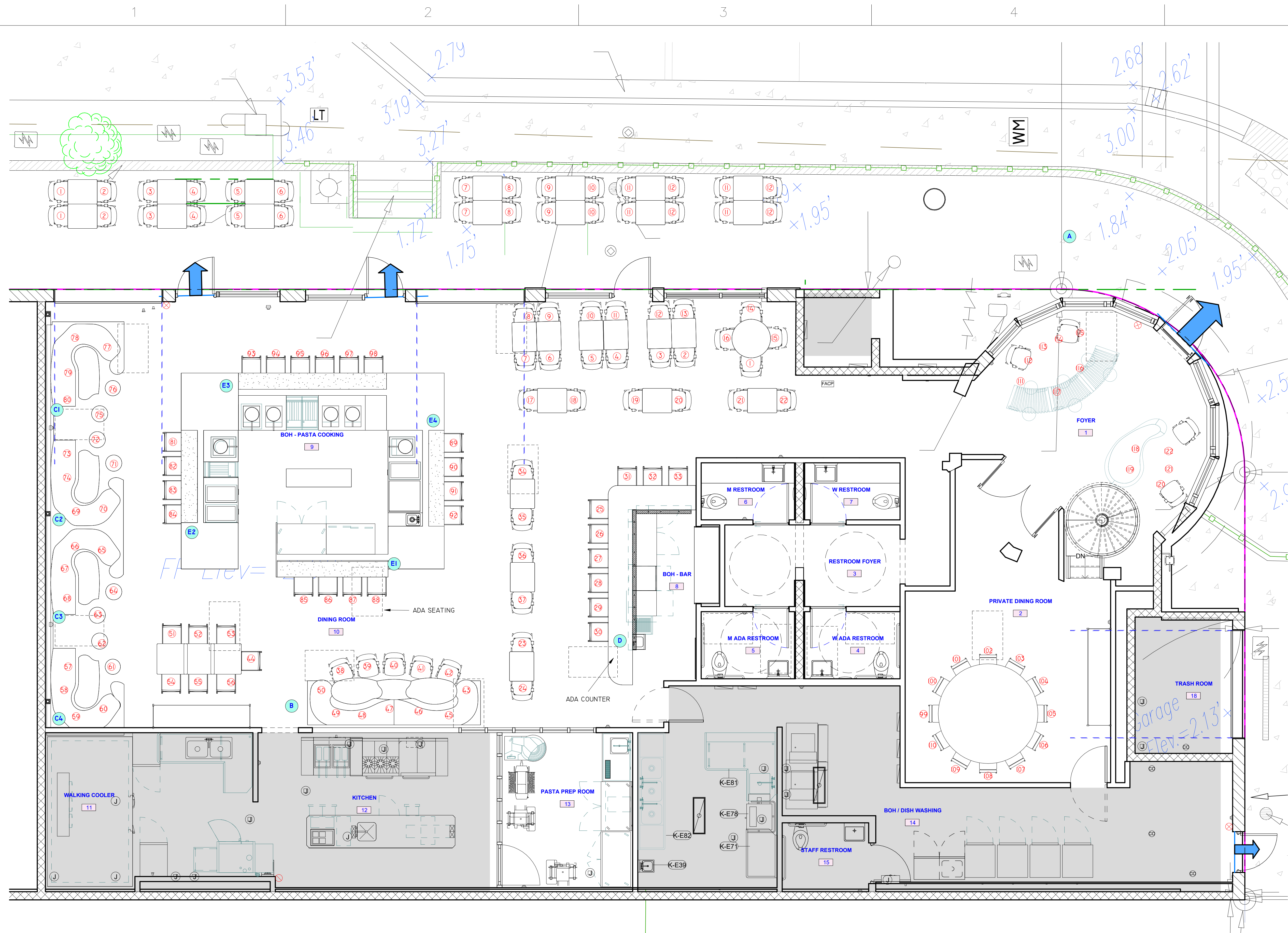
FRAMING PLAN

A-3.0

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1 PROPOSED PLAN
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

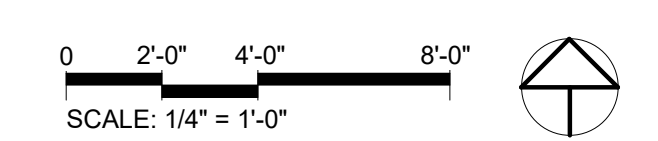
AT BAR 9 SEATS
AT PASTA BAR 18 SEATS
AT BOOTH 23 SEATS
AT CHAIRS 72 SEATS

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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ADDRESS
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REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

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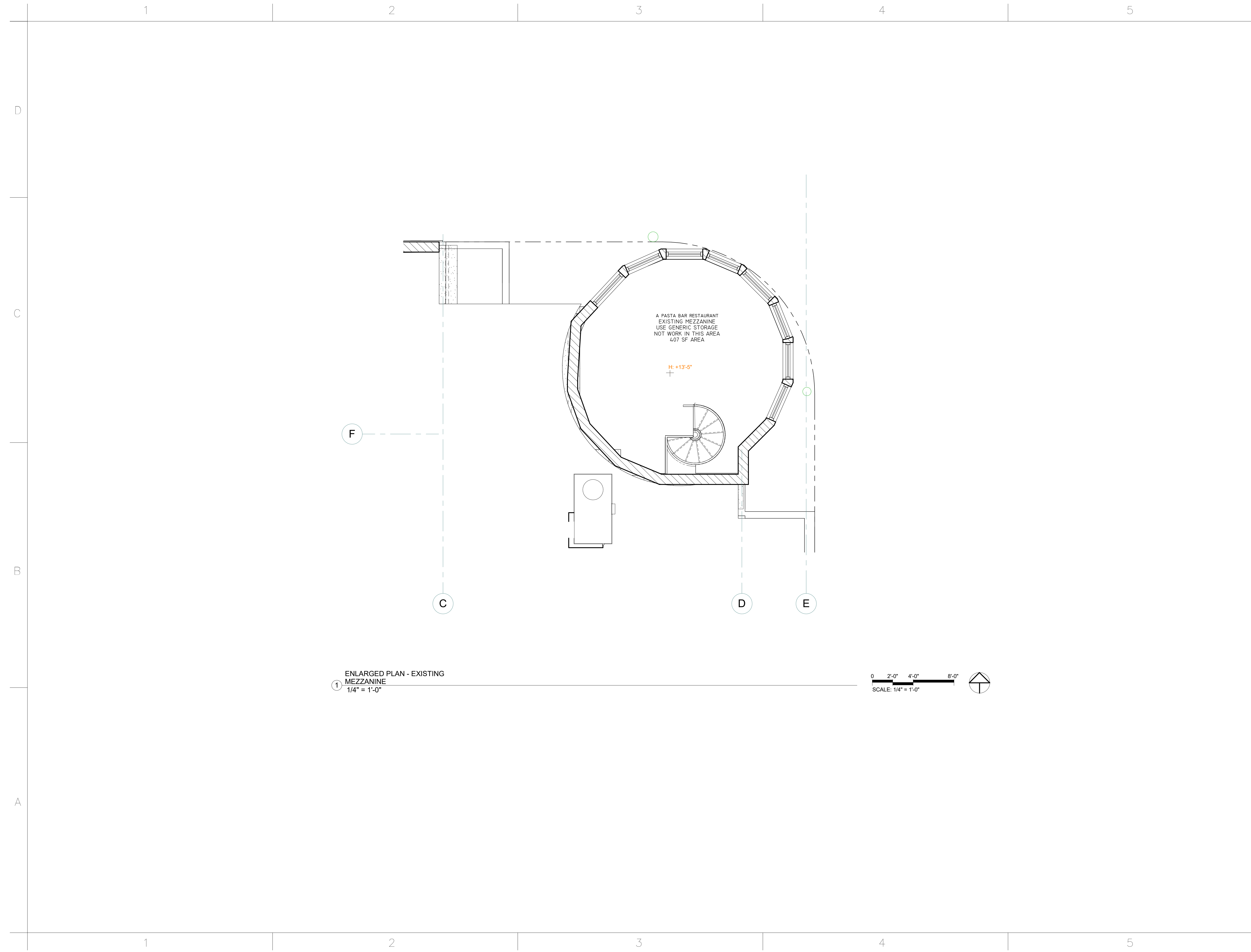
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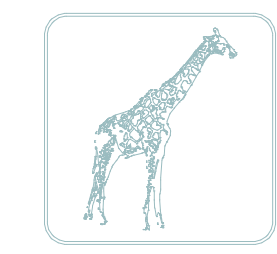
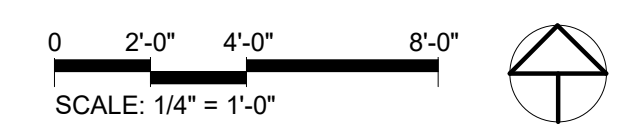
FURNITURE FLOOR PLAN

A-4.0

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



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REVISIONS

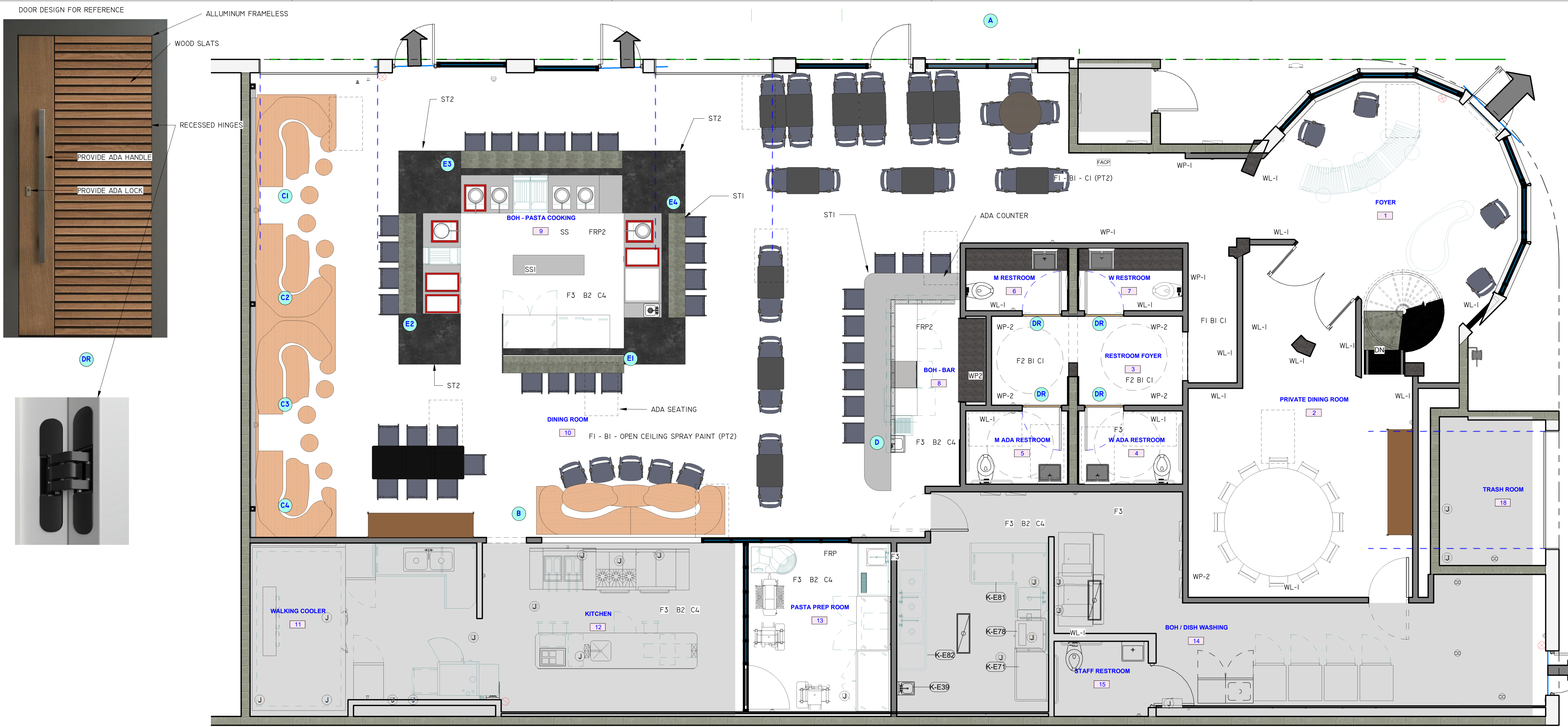
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PROJECT NO. A241216

DATE: 06/18/2025

**ENLARGED MEZZANINE STORAGE
FLOOR PLAN**

A-4.1



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

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

FIELD VERIFICATION REQUIREMENT

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

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

DOOR NOTES

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

FINISH NOTES:

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



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STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

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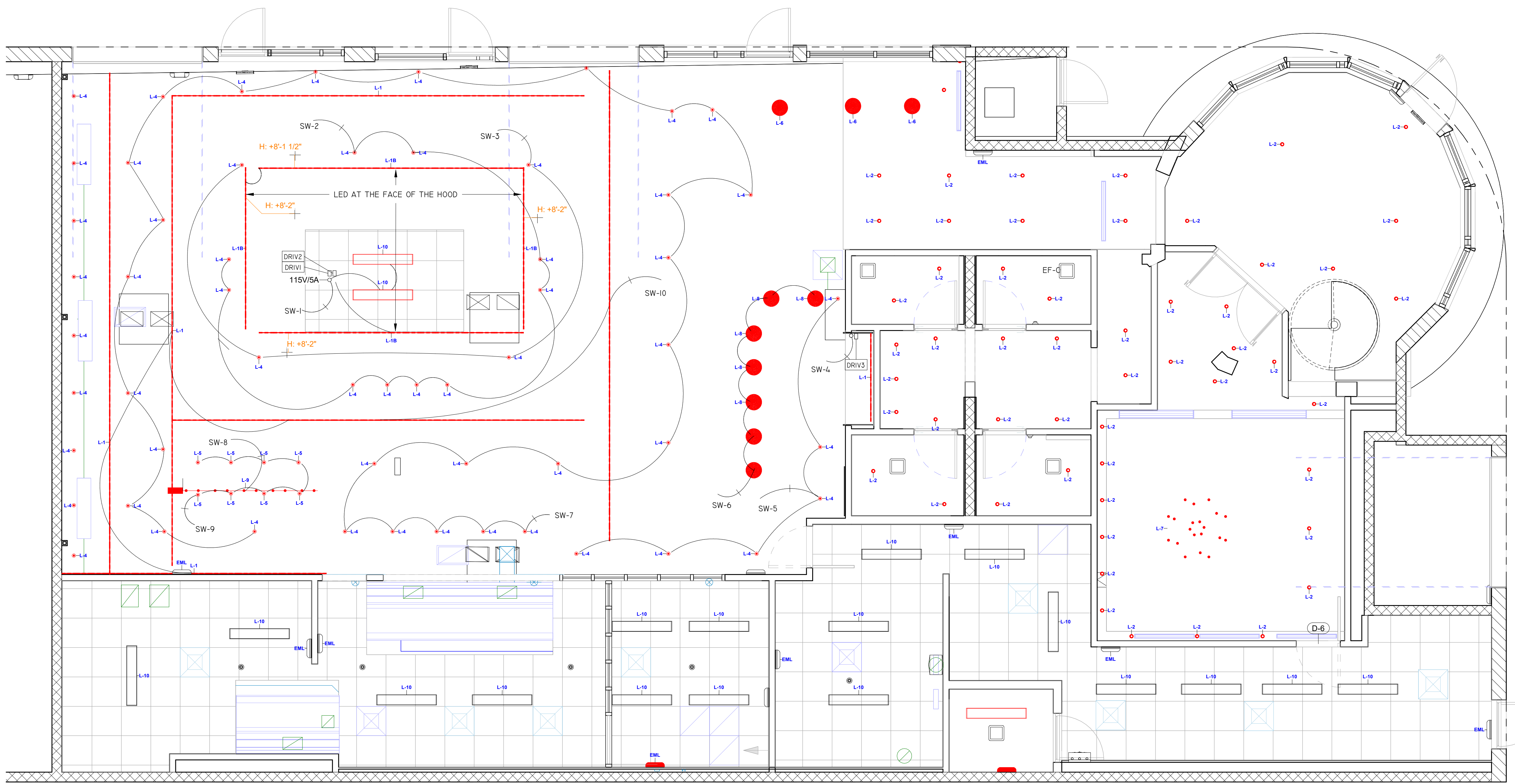
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FINISH PLAN

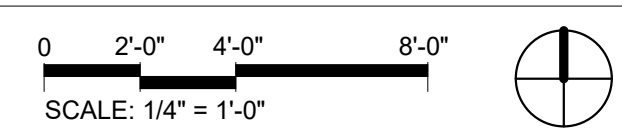
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1 CEILING LIGHTING PLAN
 1/4" = 1'-0"



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CEILING LIGHTING PLAN

A-6.1

FOOD SERVICE EQUIPMENT SCHEDULE - EXISTING

Table with columns: Type Mark, Count, Description, Manufacturer, Model, Watts, FL Amps, HP, VOLT S, P H, CYCL E, ELECTRIC AL NOTE, Cold Water Size, Hot Water Size, Direct Waste Size, Indirect Waste Size, Gas Size, Gas Conn. Height, Gas Input. Rows include K-E25 to K-E102.

FOOD SERVICE EQUIPMENT SCHEDULE - NEW

Table with columns: Type Mark, Count, Description, Manufacturer, Model, Watts, FL Amps, HP, VOLT S, P H, CYCL E, ELECTRIC AL NOTE, Cold Water Size, Hot Water Size, Direct Waste Size, Indirect Waste Size, Gas Size, Gas Conn. Height, Gas Input. Rows include K00 to K-L8.

FOOD SERVICE EQUIPMENT SCHEDULE - BAR

Table with columns: Type Mark, Count, Description, Manufacturer, Model, Watts, FL Amps, HP, VOLT S, P H, CYCL E, ELECTRIC AL NOTE, Cold Water Size, Hot Water Size, Direct Waste Size, Indirect Waste Size, Gas Size, Gas Conn. Height, Gas Input. Rows include K-B1 to K-B8.

REMOTE CONDENSER - EXISTING SCHEDULE

COOLTEC ENGINEERING SUMMARY. Includes power supply (208V/3PH/60HZ), fuse size (70 AMP), connected load (53.28 AMP), and minimum ampacity (55.63 AMP). Contains a detailed table of equipment with columns for system, item, description, compressor, unit cooler, and accessories.



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REVISIONS

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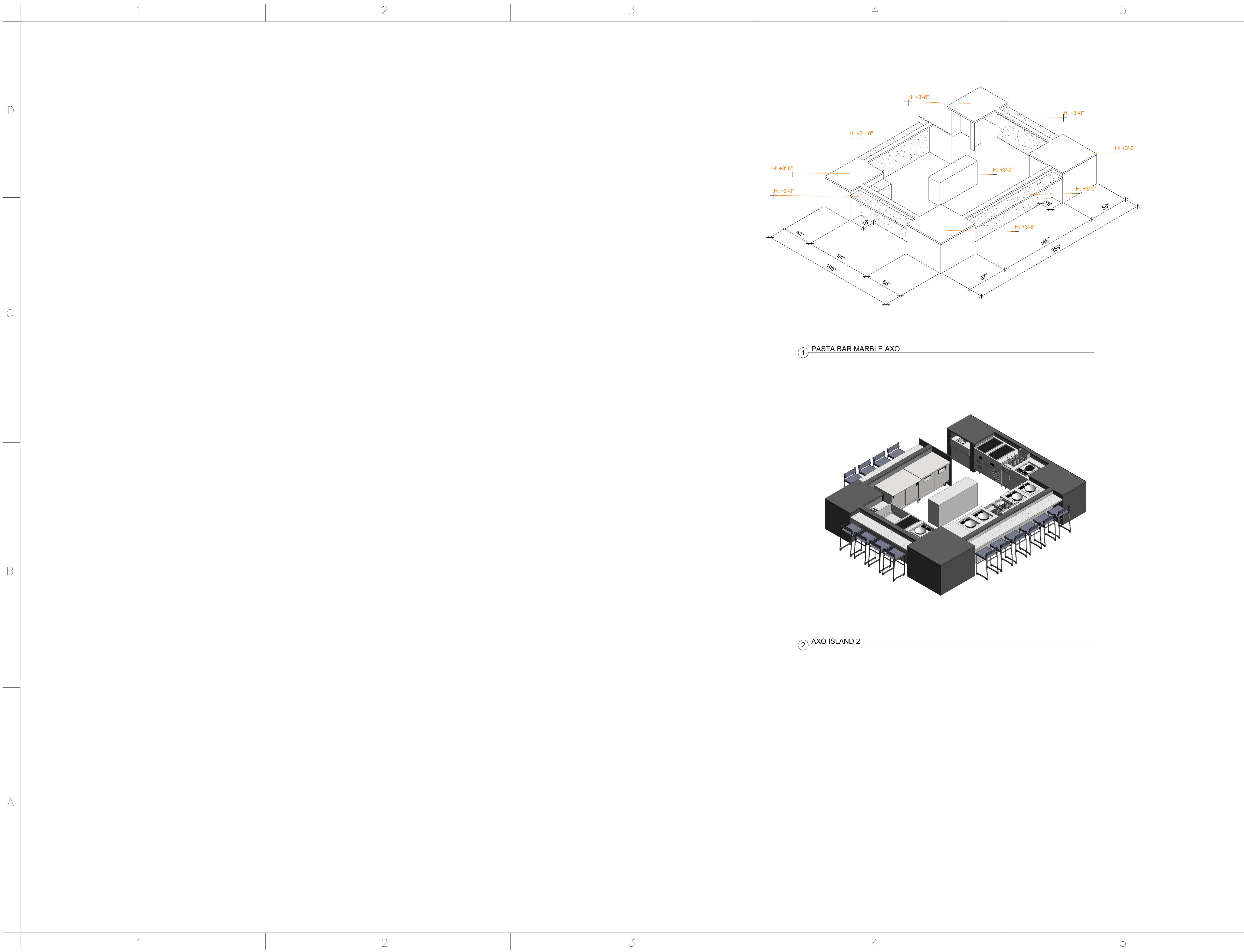
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EQUIPMENT SCHEDULE

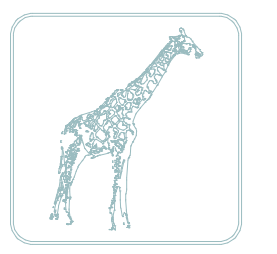
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1 PASTA BAR MARBLE AXO

2 AXO ISLAND 2



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REVISIONS

No.	Description	Date

PROJECT NO. A241216

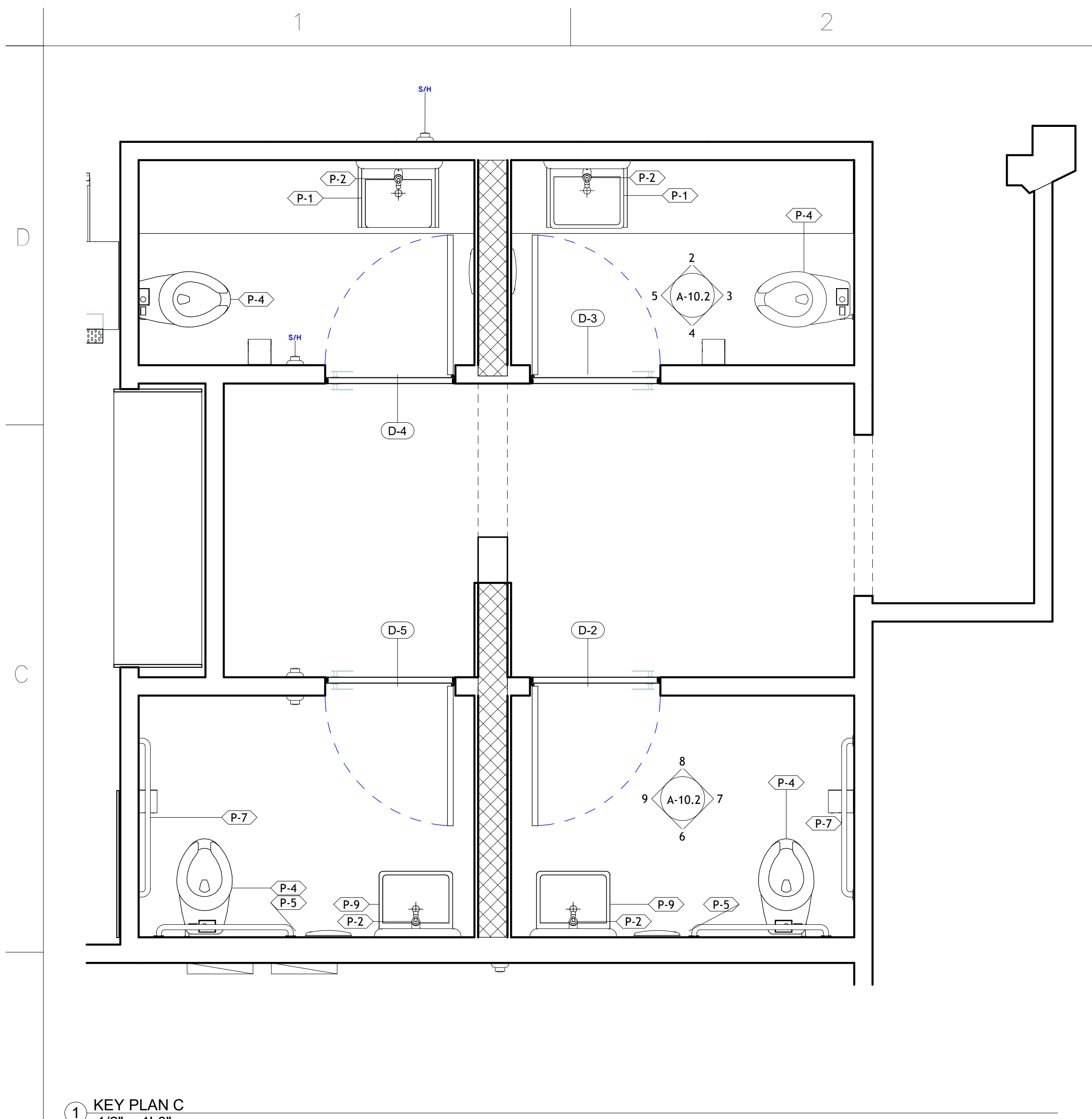
DATE: 06/18/2025

COOKING ISLAND AXO

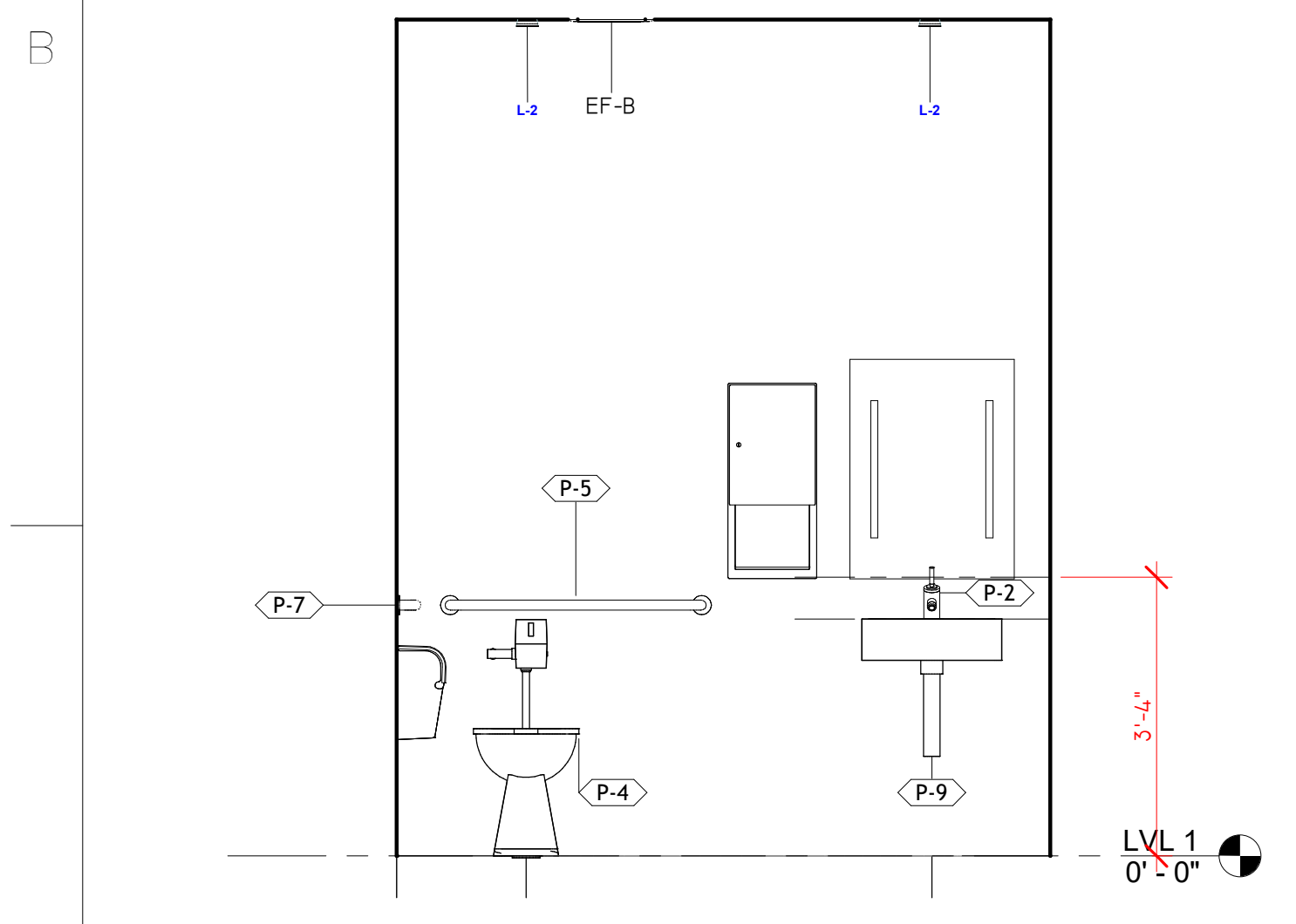
A-8.2

D:\ARCHIMIA 28\PROJECTS\A241216 - 1784 WEST AVENUE\WGSA PASTA BAR_PRESENTATION DRC_V0.DWG
7/14/2025 5:18:30 PM

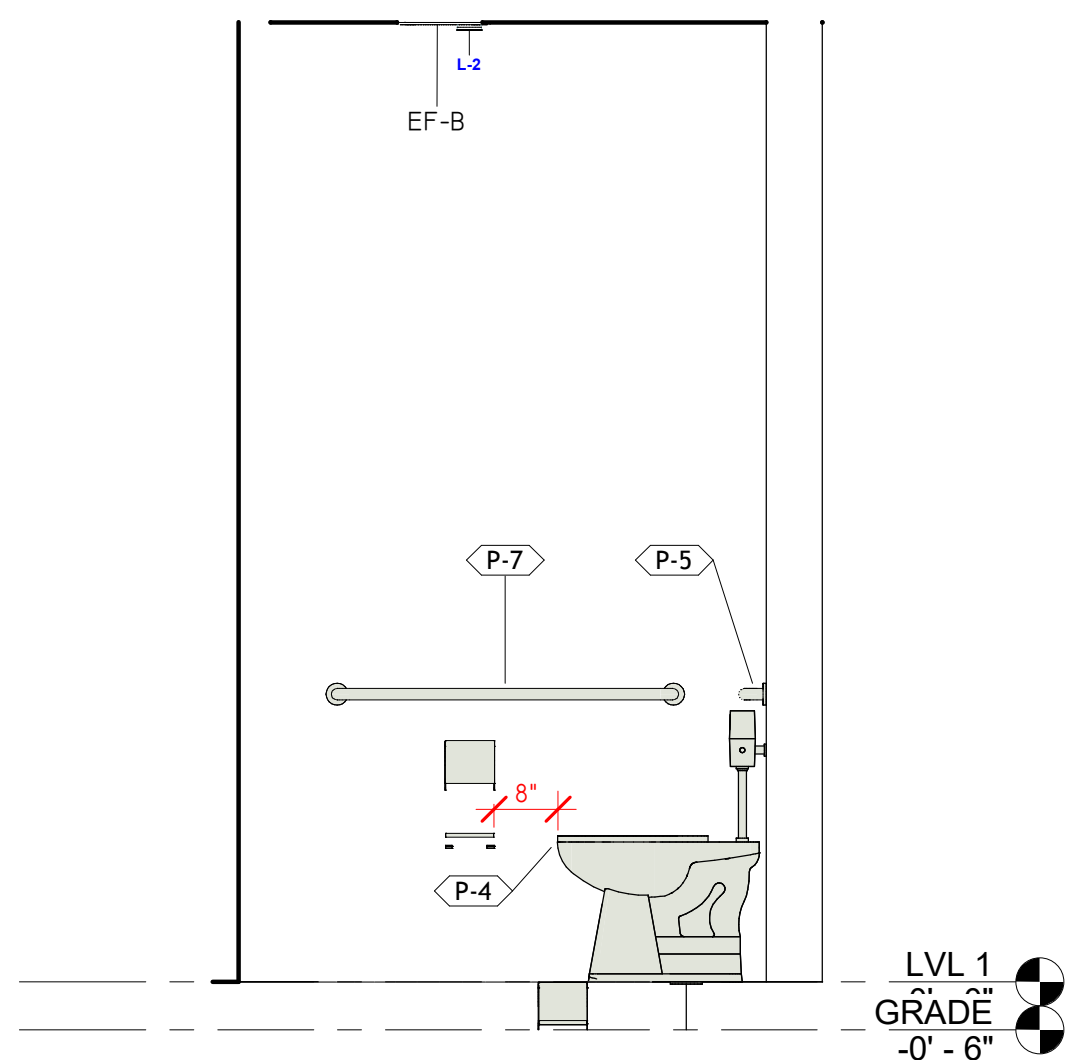
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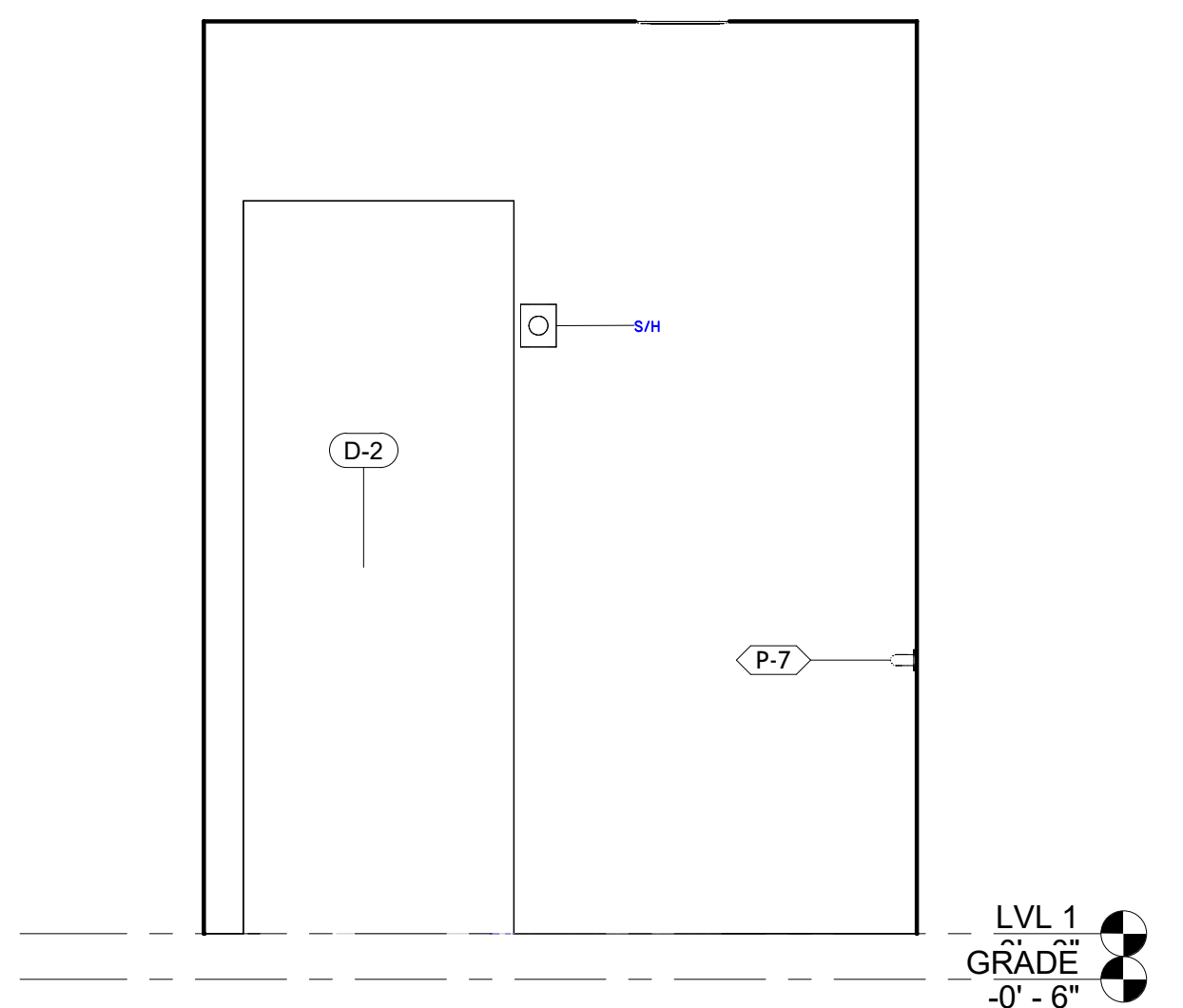
1 KEY PLAN C
1/2" = 1'-0"



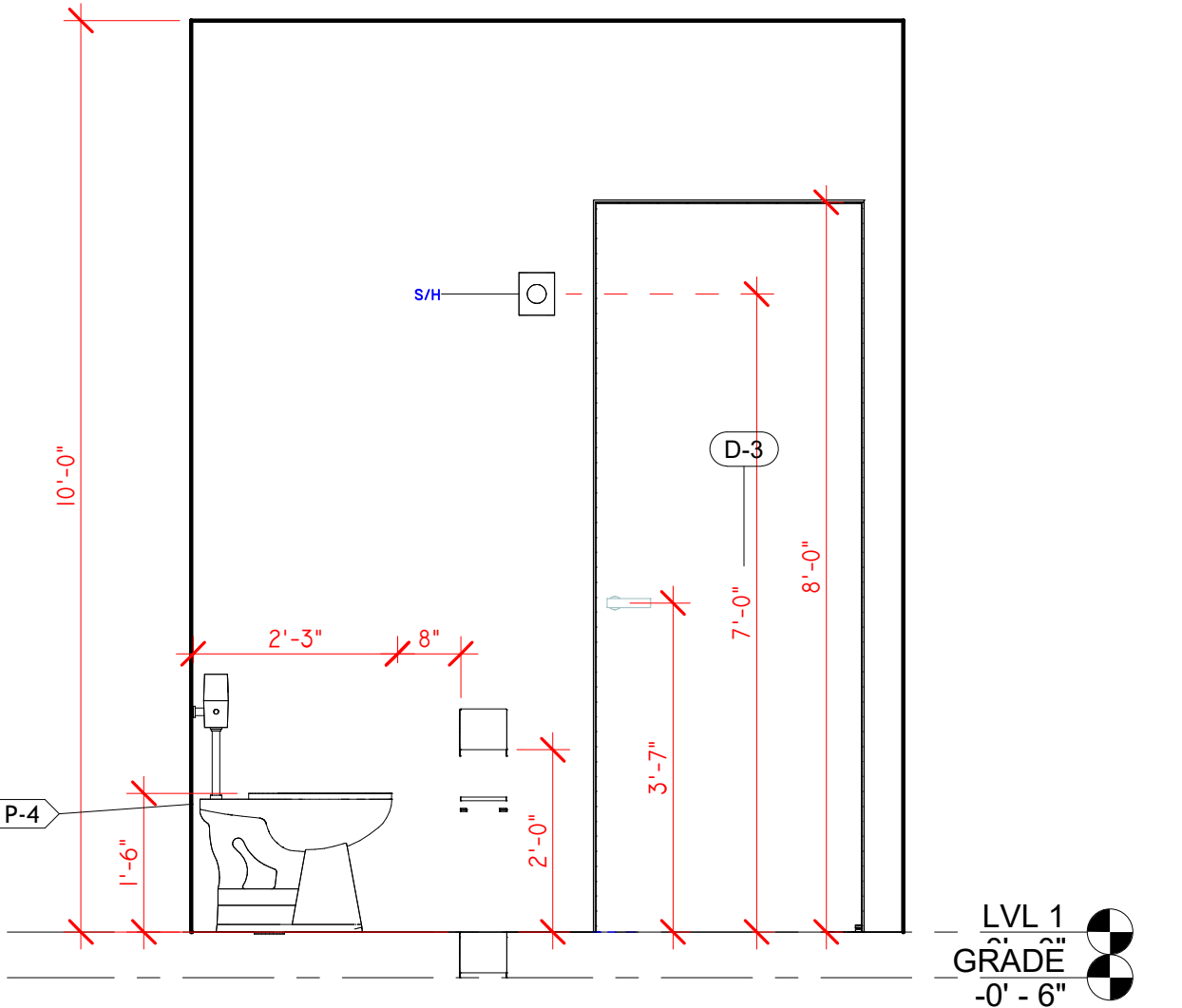
6 Elevation C5
1/2" = 1'-0"



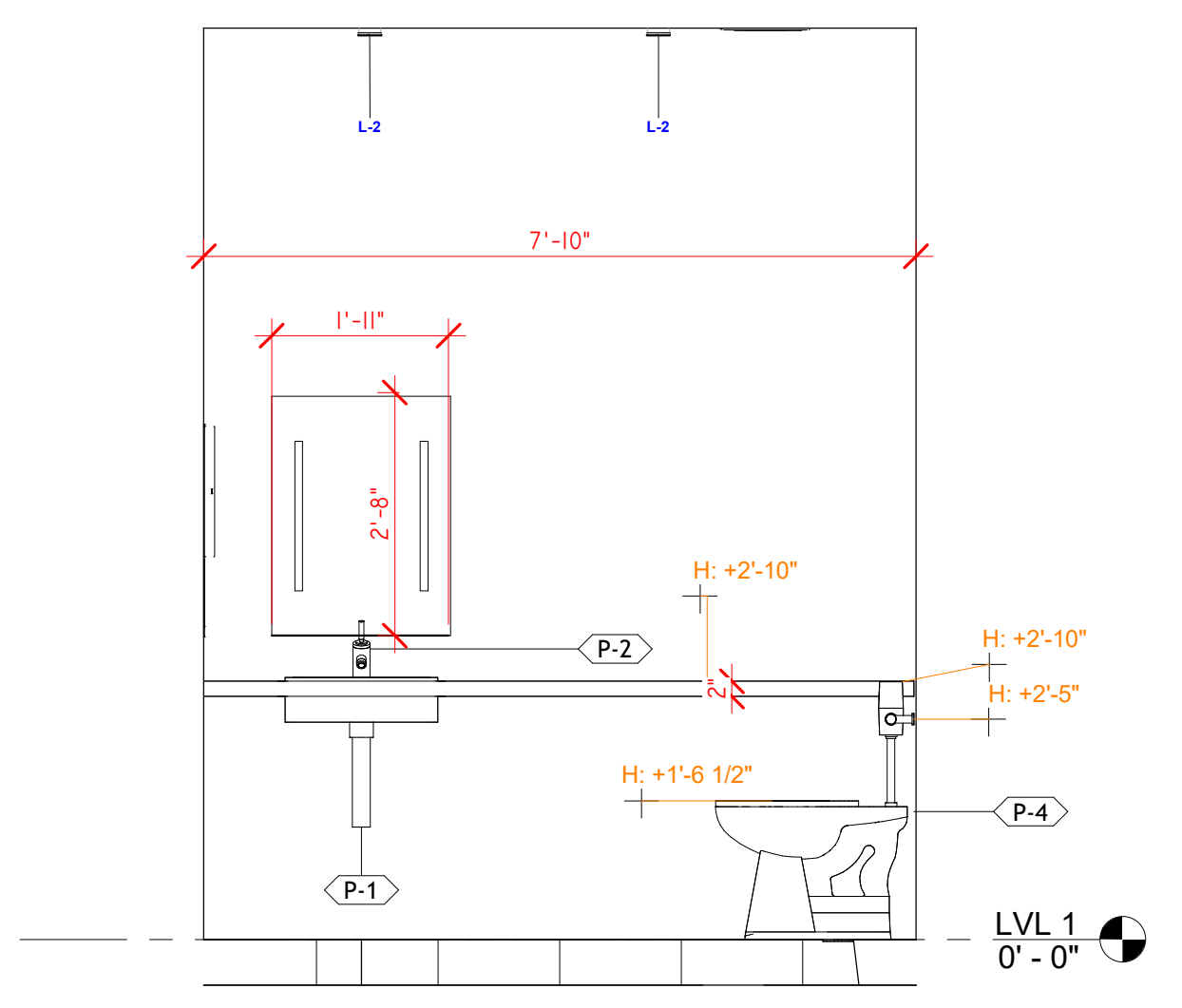
7 Elevation C6
1/2" = 1'-0"



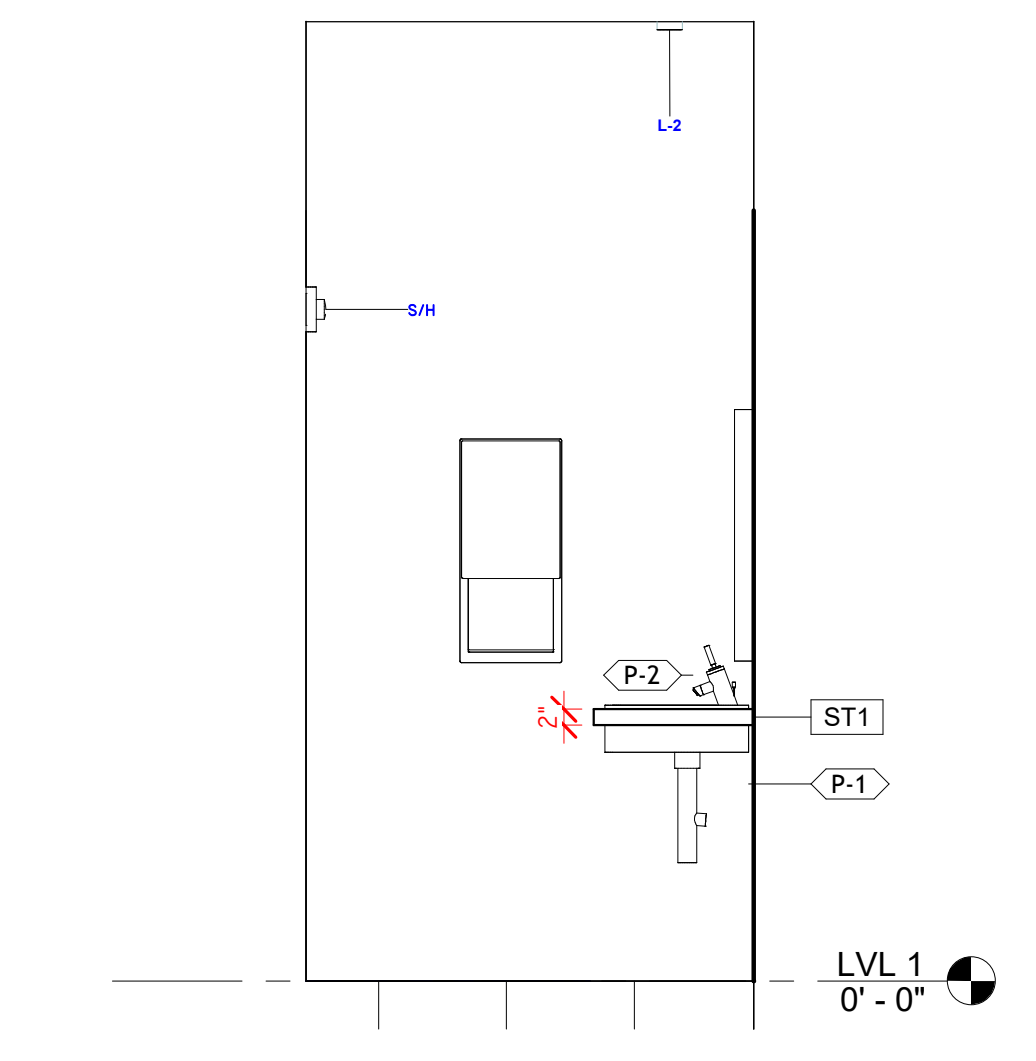
8 Elevation C7
1/2" = 1'-0"



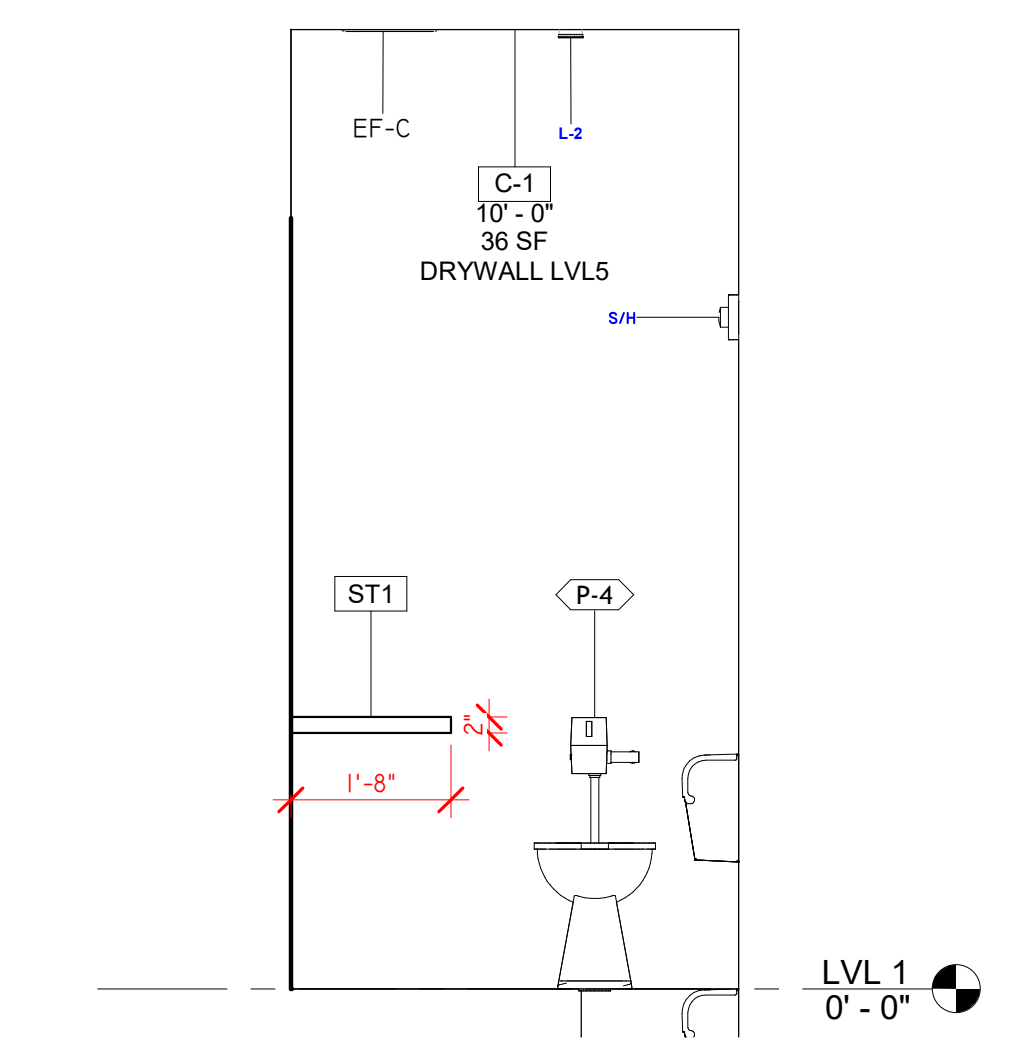
4 Elevation C3
1/2" = 1'-0"



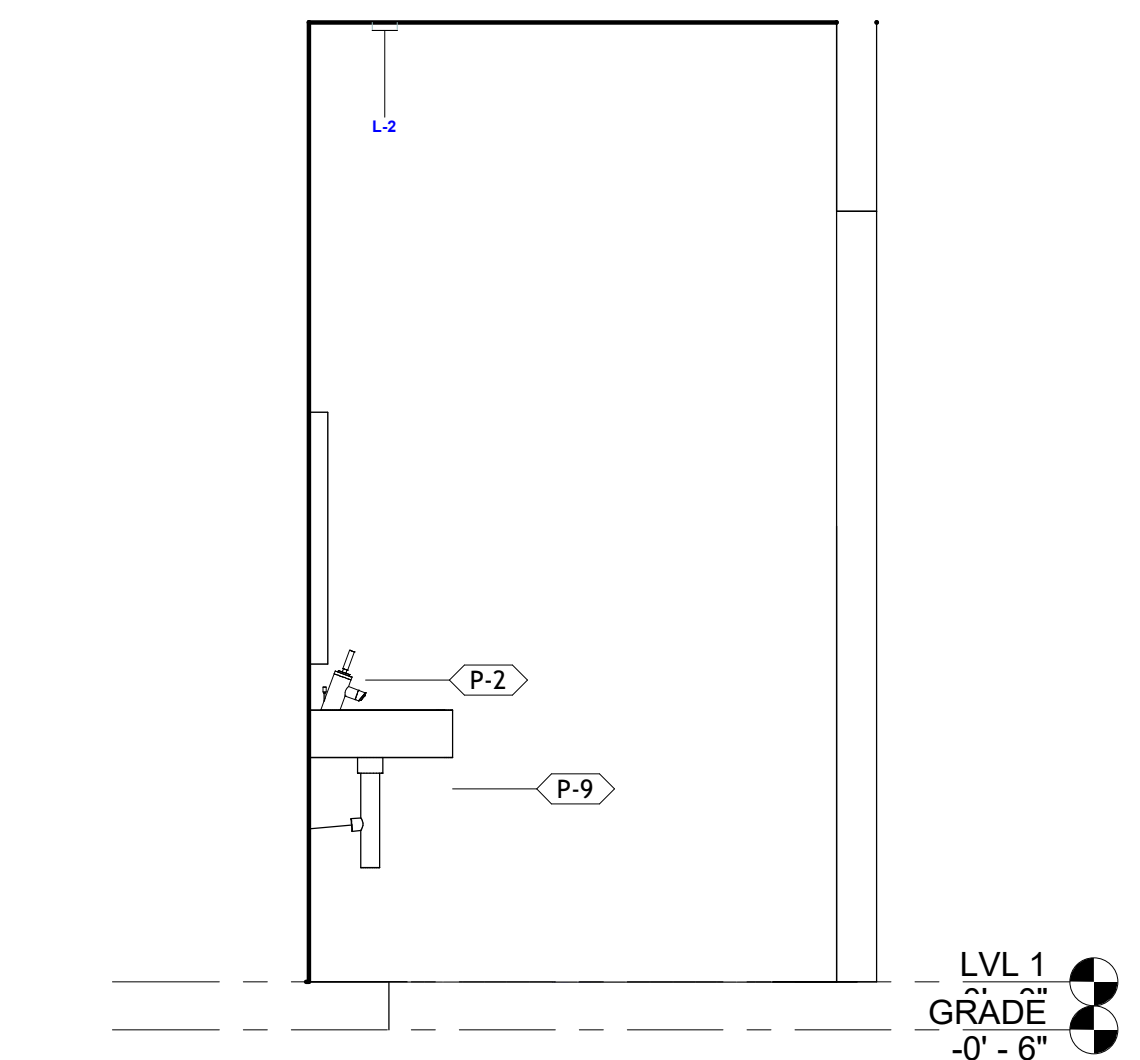
2 Elevation C1
1/2" = 1'-0"



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



3 Elevation C2
1/2" = 1'-0"



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



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

PROJECT:
A PASTA BAR
RESTAURANT
PLANNING & ZONING
FINAL SUBMITTAL
PB25-0773

ADDRESS:
1784 WEST AVENUE | MIAMI BEACH, FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

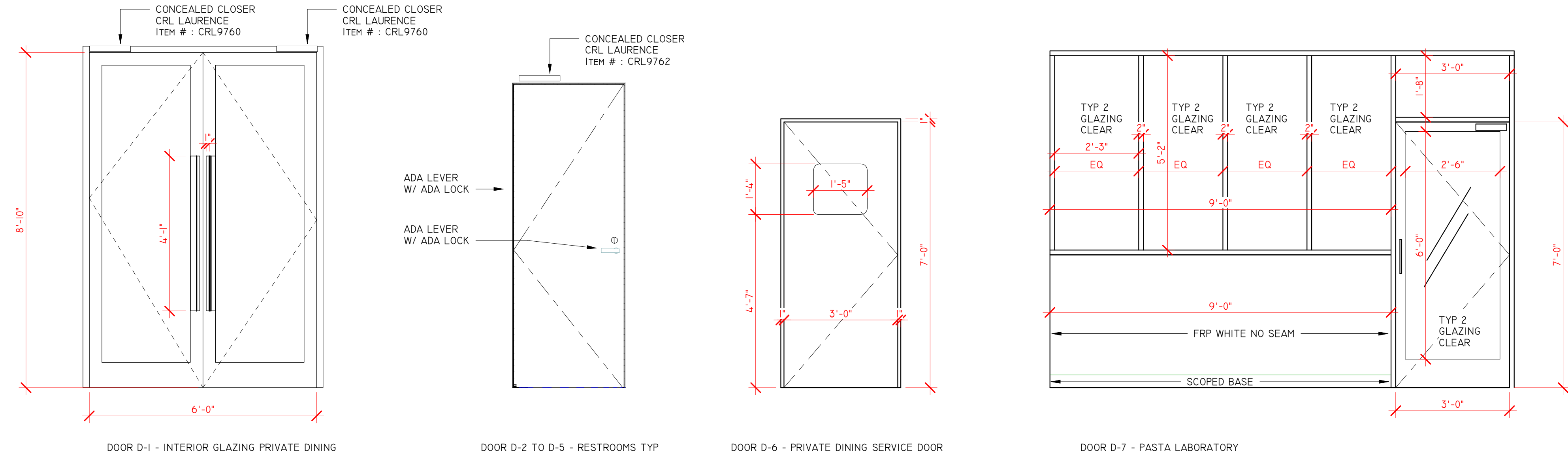
No.	Description	Date

PROJECT NO. A241216

DATE: 06/18/2025

SECTION
A-10.2

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 LEGEND
1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE				
TYPE MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL
P-1	SELF RIMMING ADA LAVATORY	3	TOTO USA, INC.	LTS40G
P-2	K-13468	4	KOHLER	K-13468
P-3	MIRROR WITH LED LIGHT	4	ALTAIR	ALTAIR 753024-LED
P-4	COMMERCIAL FLUSHMETER HET, 1.28 GPF - ADA	5	TOTO USA, INC.	CT705ELN
P-5	ADA BAR BLACK	3	BOBRICK	BOBRICK 150CX24.MBLK
P-6	ROVALID - 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.	LTS40G

#	PDF CONTENT DESCRIPTION	MFG	MODEL	FINISH	ADA CERTIFICATION	SIZE	OPTIONAL ACCESSORIES
P-1.PDF	WALL-MOUNT BATHROOM SINK, VITREOUS CHINA, SINGLE-HOLE DRILLING, SEALED OVERFLOW, SOAP DISPENSER 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), ESCUTCHION PLATES (K-13478-B, K-13479-B), THERMOSTATIC MIXING VALVE (K-13601)
P-3.PDF	MIRROR W/ LED	ALTAIR	753024-LED	-	ADA/AF	2X3	3000K -HSV- VERIFY ILL CERTIFICATION
P-4A.PDF	ANTIMICROBIAL ELONGATED TOILET, VITREOUS CHINA BOWL, TOUCHLESS FLUSHMETER, 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 FLUSHMETER, BRASS CONSTRUCTION, INFRARED SENSOR, HYBRID ENERGY CELL POWERED, FAUCET-MOUNT.	KOHLER	K-7531	POLISHED CHROME	ADA, ICC/ANSI A117.1, CSA B651, OBC	1-1/2" SPUD COUPLING, 1.28 GPF	EXTENSION KIT (GP118986), ROUGH-IN KIT (K-10513), SLEEVE (1132369)
P-5.PDF	STRAIGHT GRAB BAR, STAINLESS STEEL, MATTE BLACK FINISH, CONCEALED FLANGE.	BOBRICK	150C.MBLK	MATTE BLACK	ADA/ICC/CB C	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/CB C	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, EFFICIENT CERAMIC GLAZE, FRONT OVERFLOW.	TOTO	LTS40G	COTTON (#01)	ADA, ANSI A117.1	21-1/4" x 14-3/8"	MOUNTING HARDWARE THULUD FOR MARBLE/GNITE



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PROJECT:
A PASTA BAR RESTAURANT PLANNING & 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**

SCHEDULES
A-12.0

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