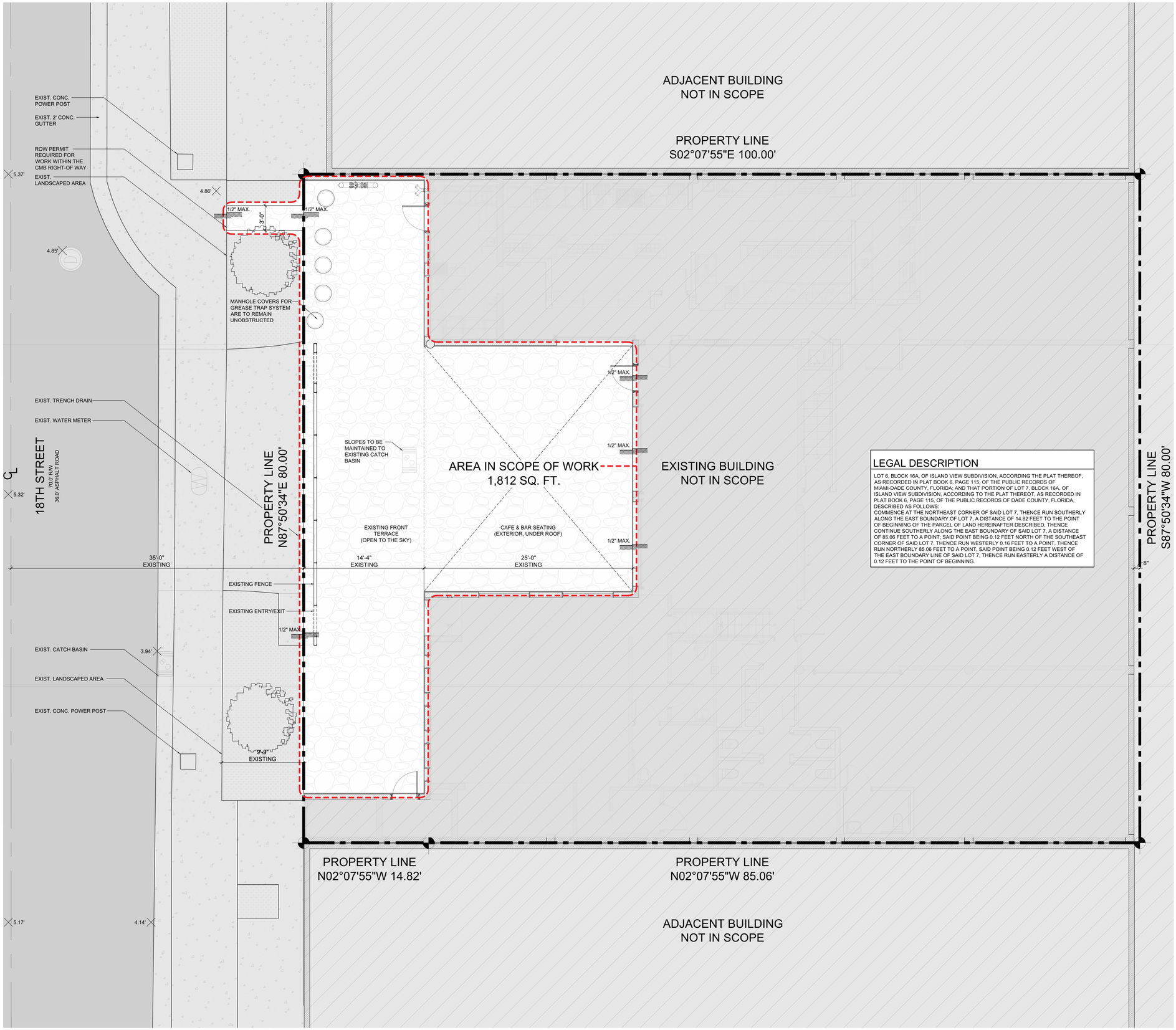

LEGAL DESCRIPTION

LOT 6, BLOCK 16A, OF ISLAND VIEW SUBDIVISION, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND THAT PORTION OF LOT 7, BLOCK 16A, OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOT, AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 7, THENCE RUN SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 7, A DISTANCE OF 14.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE CONTINUE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 7, A DISTANCE OF 85.06 FEET TO A POINT; SAID POINT BEING 0.12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7, THENCE RUN WESTERLY 0.16 FEET TO A POINT, THENCE RUN NORTHERLY 85.06 FEET TO A POINT, SAID POINT BEING 0.12 FEET WEST OF THE EAST BOUNDARY LINE OF SAID LOT 7, THENCE RUN EASTERLY A DISTANCE OF 0.12 FEET TO THE POINT OF BEGINNING.

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
Digitally signed by Jose L Gomez
Date: 2025.03.24 18:03:20 -04'00'
BC2329913
06/13/2025 9:29:31 AM

BEILINSON GOMEZ ARCHITECTS pa
ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

DRAWING INDEX

ARCHITECTURE

SP-101 SITE PLAN & PROJECT INFORMATION

APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACH RESILIENCY CODE
BUILDING CODE:	FLORIDA BUILDING CODE 2023, 8TH ED
EXISTING BUILDING:	FLORIDA BUILDING CODE 2023, 8TH ED - EXISTING
STRUCTURAL:	FLORIDA BUILDING CODE 2023, 8TH ED
PLUMBING:	FLORIDA BUILDING CODE 2023, 8TH ED - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2023, 8TH ED - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE 2023, 8TH ED - ELECTRICAL
ACCESSIBILITY:	FLORIDA BUILDING CODE 2023, 8TH ED - ACCESIBILITY
ENVELOPE:	FLORIDA BUILDING CODE 2023, 8TH ED - ENERGY CONSERV.
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2023, 8TH ED NFPA 101 - 2021

SCOPE OF WORK

INSTALLATION OF TRAVERTINE FLAGSTONE FLOORING AT EXTERIOR TERRACE, AND PROPOSED PEDESTRIAN PATHWAY ENTRANCE WITHING CMB RIGHT OF WAY. EXISTING UTILITIES WITHIN ROW ARE TO REMAIN.

ALTERATION LEVEL 1 - (AS PER FBC 2023, 8TH ED. - EXISTING BUILDING, CHAPTER 6)

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT.
4. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.
5. ELEMENTS IN AREA NOT PART OF SCOPE OF WORK ARE EXISTING TO REMAIN. WHERE EXISTING IS DENOTED, MEANS ALL COMPONENTS OF THE ELEMENT ARE EXISTING. EX. EXISTING STAIR, ALONG WITH RAILING AND GUARDRAIL. EX. EXISTING RAMP, ALONG WITH RAILING.
6. SYMBOLS NOT REFLECTED IN LEGEND INDICATE ELEMENTS THAT ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
7. MAXIMUM CHANGE IN LEVEL ALONG PATH OF EGRESS AND ACCESSIBLE ROUTE TO BE 1/4" MAX. WHEN VERTICAL, AND 1/2" MAX WHEN BEVELED.
8. BUILDING IS TO BE VACANT & CLOSED DURING PERFORMANCE OF DEMOLITION AND RENOVATION WORK. EXISTING PATH OF EGRESS TO THE PUBLIC WAY MUST REMAIN UNOBSTRUCTED BY MATERIAL STORAGE OR DEBRIS CONTAINER.
9. G.C. MUST PROTECT EXISTING SYSTEMS AND FINISHES THAT ARE EXISTING TO REMAIN.
10. FLOORING SURFACE MUST BE LEVEL, FIRM AND SLIP RESISTANT. COMPLY WITH FBC ACCESSIBILITY 2023, SECTION 302 AND FFPC 2023 7.1.6.2 AND 7.1.6.3. FLOORING SUBMITTAL MUST BE ISSUED FOR REVIEW.
8. INFORMATION SHOWN ON THE DWGS, AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.
9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.
10. EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.
11. ALL PAVING, SIDEWALK AND CURB & GUTTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH, FLORIDA AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
12. ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PERFORMED BY THE CITY OF MIAMI BEACH WATER AND SEWER DEPARTMENT.
13. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
14. THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.
15. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
16. CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY, ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.
17. OWNER HAS FILED FOR AND OBTAINED APPROVAL OF THE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP THE PERMIT.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.

LEGEND

AREA NOT PART OF SCOPE

PROPOSED TRAVERTINE FLAGSTONE FLOORING
'SCALA' 3/4" BY ECO OUTDOOR, OR APPROVED EQUAL

BEY BEY RESTAURANT

1330 18TH STREET
MIAMI BEACH, FL 33139

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DATE	REVISION

DWG. TITLE
SITE PLAN AND PROJECT INFORMATION

SCALE
3/16" = 1'-0"

PROJECT NO.
2024-30

DATE
03-24-25

SHEET NUMBER
SP-101