

## "FINAL SUBMITTAL" DESIGN REVIEW BOARD SUBMITTAL — RESTAURANT — UNITS CU-3 & CU-4

110 WASHINGTON AVENUE MIAMI BEACH, FLORIDA 33139-7240

### PROJECT DESCRIPTION & SCOPE OF WORK:

THIS WORK INCLUDES THE EXTERIOR MODIFICATIONS TO A SEPARATELY-PERMITTED 1,138 SQ.FT. GROSS ASSEMBLY (A-2) RESTAURANT UNDER INTERIOR CONSTRUCTION AND OCCUPANCY CHANGE-OF-USE AT THE GROUND LEVEL OF 110 WASHINGTON AVENUE.

- UTILIZE EXIST STOREFRONT, NO CHANGES TO EGRESS OR EGRESS DISCHARGE.
- INSTALL EXTERIOR ARTIFICIAL GREENSCAPE, PAVERS AND FURNITURE.
- **ELECTRICAL:** PROVIDE (2) NEW SERVICE CONDUITS FROM EXIST METER RM. INSTALL (2) NEW PANEL BOARDS, AND ALL-NEW BRANCH CIRCUIT WIRING INSIDE TENANT SPACE.
- **MECHANICAL:** PROVIDE EXTERIOR FANS.

#### APPLICABLE CODES & REGULATIONS:

FLORIDA BUILDING CODE:	FBC 2017	PLUMBING CODE:	FBC 2017 EDITION
ELECTRICAL CODE:	NEC 2014	MECHANICAL CODE:	FBC 2017 EDITION
FIRE PROTECTION:	FFPC 2017 6th EDITION	ENERGY CODE:	FBC 2017 EDITION

#### CODE CLASSIFICATION:

- A. OCCUPANCY GROUPS..... **ASSEMBLY GROUP (A-2), SECTION 303.3**
- B. CONSTRUCTION CLASSIFICATIONS:
- FBC 504: EXIST BUILDING LEVEL 2 ALTERATION  
FFPC 101: **MODIFICATION, 43.5.1.1**
- C. COMPLIANCE METHOD..... **FBC 301.1.2: WORK AREA COMPLIANCE METHOD**  
ALTERATIONS, COMPLYING WITH CHAPTERS 5 THROUGH 13
- D. BUILDING TYPE.....**TYPE II-B UNPROTECTED NON-COMBUSTIBLE**
- E. FIRE SPRINKLERS.....YES, EXISTING SYSTEM MONITORED
- F. ZONING DISTRICT.....**RMPS-1**

### ZONING LEGEND:

MIAMI BEACH, FLORIDA, CODE OF ORDINANCES, SUBPART B – LAND DEVELOPMENT REGULATIONS – CHAPTER 142.

ZONING: RM-PS1 (RESIDENTIAL LIMITED MIXED USE)  
 YEAR BUILT: 2004  
 LOT SIZE: 1.958AC (85,290.48 SQ.FT.)  
 LOT WIDTH: ALL BLK 53

	PROPOSED	TOTAL ALLOWED
MIN SITE AREA	NO CHANGE	120,000 SF
MIN SITE WIDTH	NO CHANGE	350'
REQUIRED OPEN SPACE RATIO	NO CHANGE	.60
MAXIMUM BLDG HEIGHT	NO CHANGE	60' ABOVE GROUND OR ENCLOSED PARKING
MAX FLOOR AREA RATIO	NO CHANGE	1.5
SIGNS		
MAX AREA PERCENTAGE	NO CHANGE	.33 SF FOR EVERY FOOT OF LINEAR FRONTAGE
MAX AREA	NO CHANGE	MAX: 30 SF MIN: 20 SF
SETBACK REQUIREMENTS		
FRONT	NO CHANGE	2'
REAR	NO CHANGE	2'
SIDE YARD (FACING STREET)	NO CHANGE	2'
SIDE INTERIOR	NO CHANGE	5'

### DRAWING LIST:

- T-000 COVERSHEET.
- P-100 SITE PHOTOGRAPHS.
- P-101 NEIGHBORHOOD RETAIL PHOTOGRAPHS
- P-102 CLOSE-UP EXTERIOR PHOTOGRAPHS
- SUR SURVEY
- A-100 CONSTRUCTION PLAN.
- A-101 REFLECTED CEILING.
- A-102 LIGHTING PLAN.
- A-103 POWER & SIGNAL PLAN.
- A-104 FINISHES PLAN.
- A-105 FINISHES SAMPLES
- A-106 ELEVATIONS.

subject property:  
 110 Washington Ave, CU-3 & CU-4  
 Miami Beach, Florida 33139-7240  
 property owner's information:  
 "COSMO 34 LLC"  
 1000 S Pointe Drive, Unit 2101  
 Miami Beach, Florida 33139-7348

No. AA26003053  
 2820 Ponce de Leon Blvd  
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Architect of record:  
**WILLIAM HAMILTON ARTHUR IV**  
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### PROJECT LOCATION: NOT TO SCALE

NOTE: THIS PROPERTY IS LOCATED IN AN AREA THAT MAY BE AFFECTED BY SPECIAL FLOOD AREA.



PROJECT No:	18-76F	
DATE:	09-09-2019	
DRAWN BY:	WHAAIV	
#	ISSUE	DATE

SHEET TITLE	COVERSHEET
SHEET NO	<b>T-000</b>
file:	18-76F-2019-09-09-ext.dwg



EXISTING VIEW FROM INTERSECTION OF WASHINGTON AVE & 1ST STREET, SOUTH ELEVATION; LOOKING NORTH.



EXISTING VIEW FROM INTERSECTION OF WASHINGTON AVE & 1ST STREET, SOUTH AND EAST ELEVATIONS, LOOKING WEST.



ENLARGED VIEW OF PURA VIDA, NEIGHBORING SPACE TO THE SOUTH. REFER TO SHT P-101 FOR "NEIGHBORING RETAIL" PHOTOGRAPHS.



EXISTING VIEW FROM 1ST STREET, SOUTH ELEVATION; LOOKING NORTH.

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SHEET TITLE

SITE PHOTOGRAPHS

SHEET NO

**P-100**

file:  
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EXISTING VIEW OF MOST-SOUTHERLY NEIGHBORING RETAIL FROM WASHINGTON AVE.



EXISTING VIEW OF SUBJECT AND SOUTHERLY NEIGHBORING RETAIL FROM WASHINGTON AVE.



EXISTING VIEW OF SUBJECT AND NORTHERLY NEIGHBORING RETAIL FROM WASHINGTON AVE.



EXISTING VIEW OF MOST-NORTHERLY NEIGHBORING RETAIL FROM WASHINGTON AVE.

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SHEET TITLE  
 NEIGHBORING RETAIL PHOTOGRAPHS

SHEET NO  
**P-101**  
 file:  
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EXISTING VIEW OF WASHINGTON AVE ARCADE  
LOOKING NORTH



EXISTING VIEW OF STOREFRONT FACING  
WASHINGTON AVE



EXISTING VIEW OF WASHINGTON AVE ARCADE  
LOOKING SOUTH TOWARD PURA VIDA



EXISTING VIEW OF WASHINGTON AVE ARCADE  
LOOKING NORTH



EXISTING VIEW OF WASHINGTON AVE ARCADE  
LOOKING SOUTH TOWARD PURA VIDA

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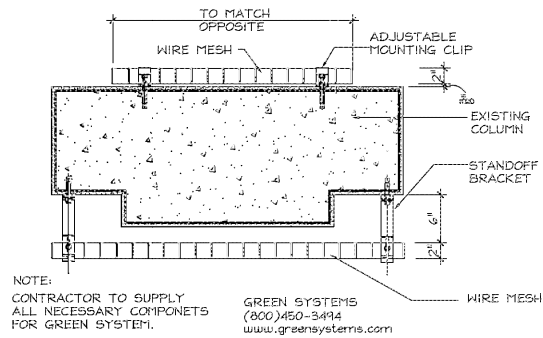
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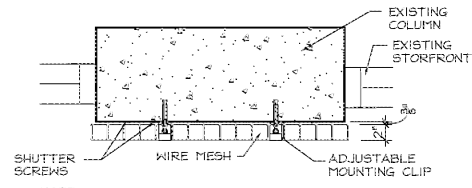
SHEET TITLE  
CLOSE-UP EXTERIOR  
PHOTOGRAPHS

SHEET NO  
**P-102**  
file:  
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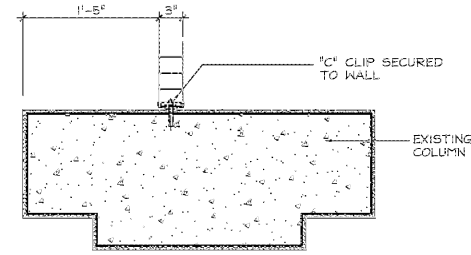
NOTE: CONTRACTOR TO SUPPLY ALL NECESSARY COMPONENTS FOR GREEN SYSTEM.  
 GREEN SYSTEMS (800)450-3494 www.greensystems.com

DT-1 DETAIL SCALE: 1"=1'-0"



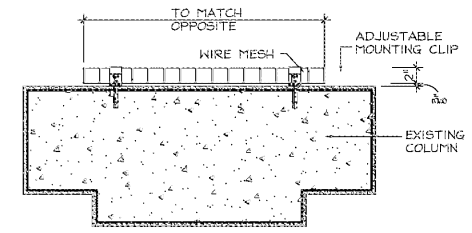
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DT-2 DETAIL SCALE: 1"=1'-0"



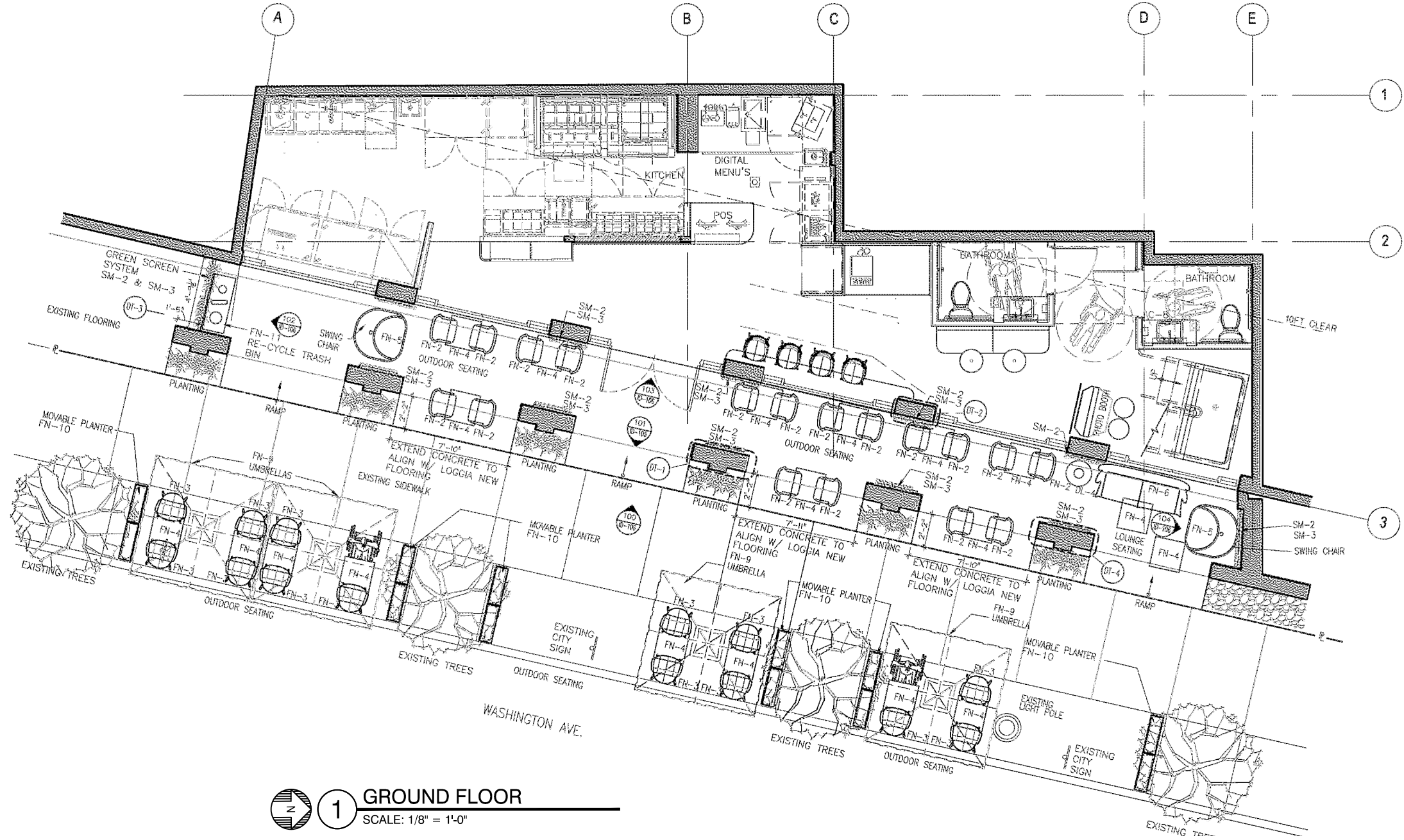
NOTE: CONTRACTOR TO SUPPLY ALL NECESSARY COMPONENTS FOR GREEN SYSTEM.  
 GREEN SYSTEMS (800)450-3494 www.greensystems.com

DT-3 DETAIL SCALE: 1"=1'-0"



NOTE: CONTRACTOR TO SUPPLY ALL NECESSARY COMPONENTS FOR GREEN SYSTEM.  
 GREEN SYSTEMS (800)450-3494 www.greensystems.com

DT-4 DETAIL SCALE: 1"=1'-0"



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

**sobe Vegan**

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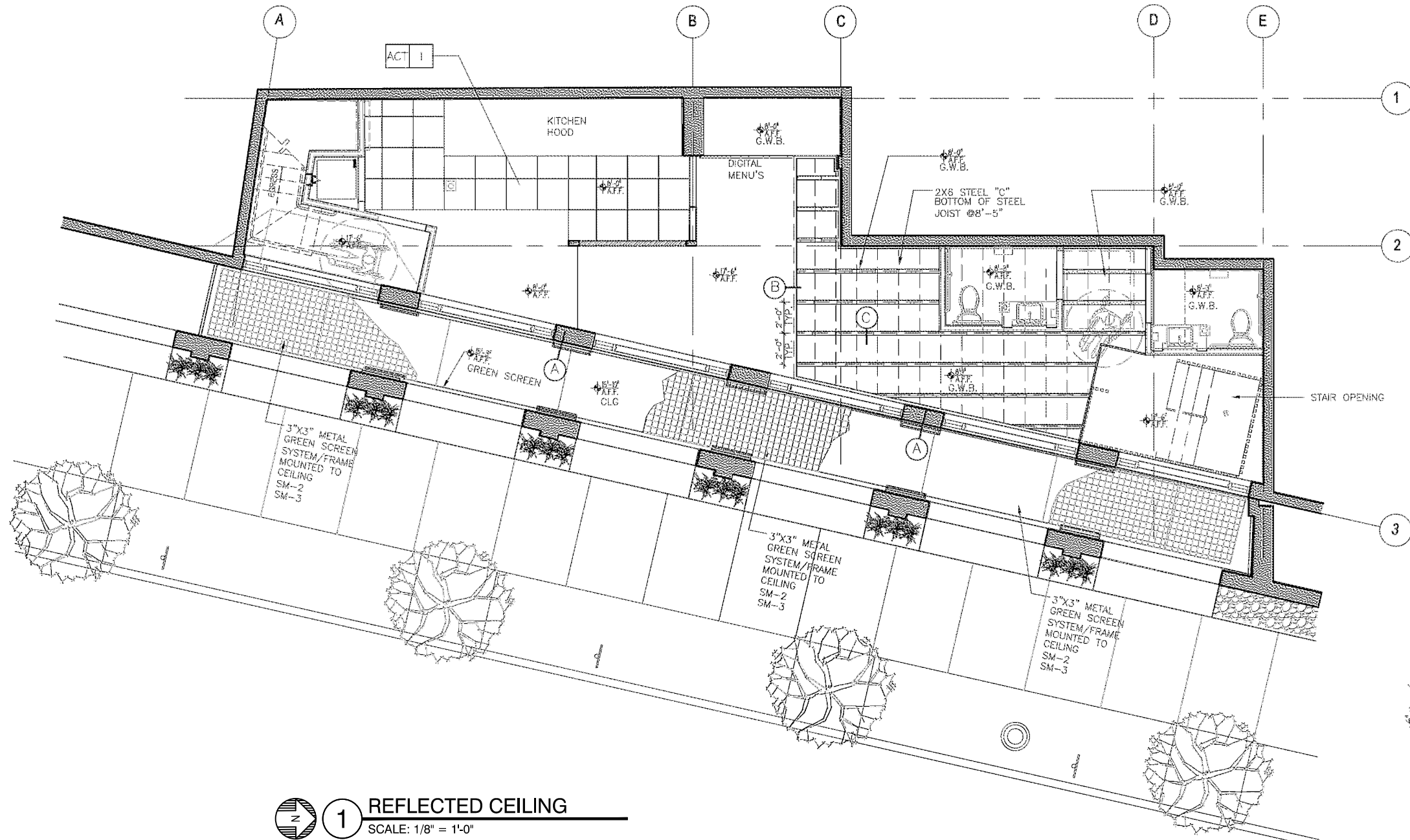
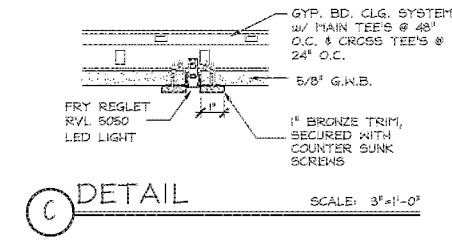
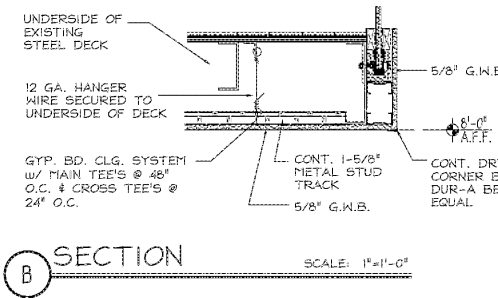
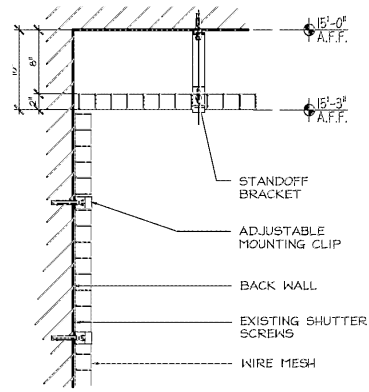
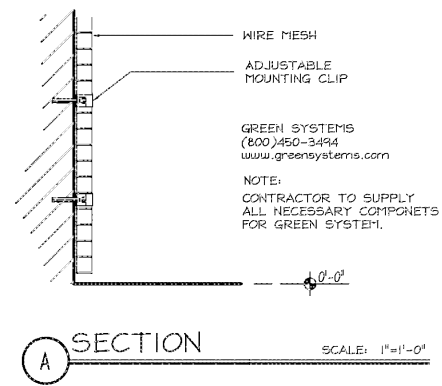
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SHEET TITLE  
**CONSTRUCTION PLAN**

SHEET NO  
**A-100**  
 file:  
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**1 REFLECTED CEILING**  
SCALE: 1/8" = 1'-0"

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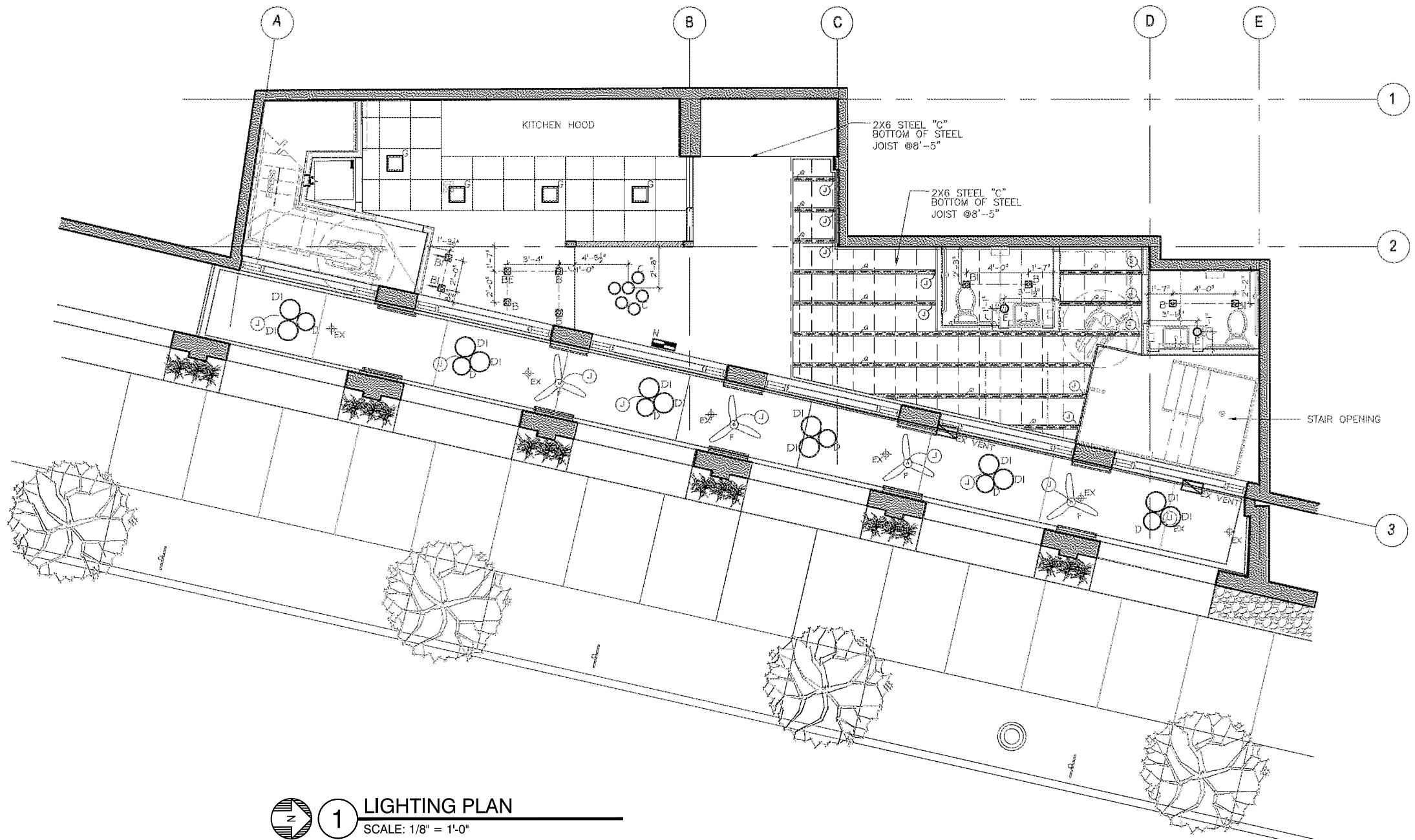
PROJECT No: 18-76F  
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SHEET TITLE  
**REFLECTED CEILING**

SHEET NO  
**A-101**  
file:  
18-76F-2019-09-09-ext.dwg

LIGHTING FIXTURE LEGEND					
	2' x 2' FLUORESCENT LIGHT FIXTURE (ACOUSTICAL CEILING MOUNT)		RECESSED INTERIOR ADJUSTABLE DOWN LIGHT. REFER TO PLAN & LIGHT SCHED. FOR TYPE		DUPLEX OUTLET CEILING MOUNTED FOR T.V.
	CEILING FAN WITH LIGHT		SURFACED MOUNTED PENDANT REFER TO PLAN & LIGHT SCHED. FOR TYPE		CABLE / ANT. CEILING MOUNTED
	SPRINKLER		CEILING MOUNTED DOWN LIGHT REFER TO PLAN & LIGHT SCHED. FOR TYPE		CEILING MOUNTED T.V., REFER TO SHEET A-2.1 FOR DETAILS. COORDINATE FINAL LOCATION AT FIELD.
	EXIT SIGN		SURFACED MOUNTED PENDANT LIGHT REFER TO PLAN & LIGHT SCHED. FOR TYPE		LED LIGHTING STRIP LIGHT REFER TO PLAN & LIGHT SCHED. FOR TYPE
	RECESSED INTERIOR DOWN LIGHT - REFER TO PLAN & LIGHT SCHED. FOR TYPE				



**1 LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"

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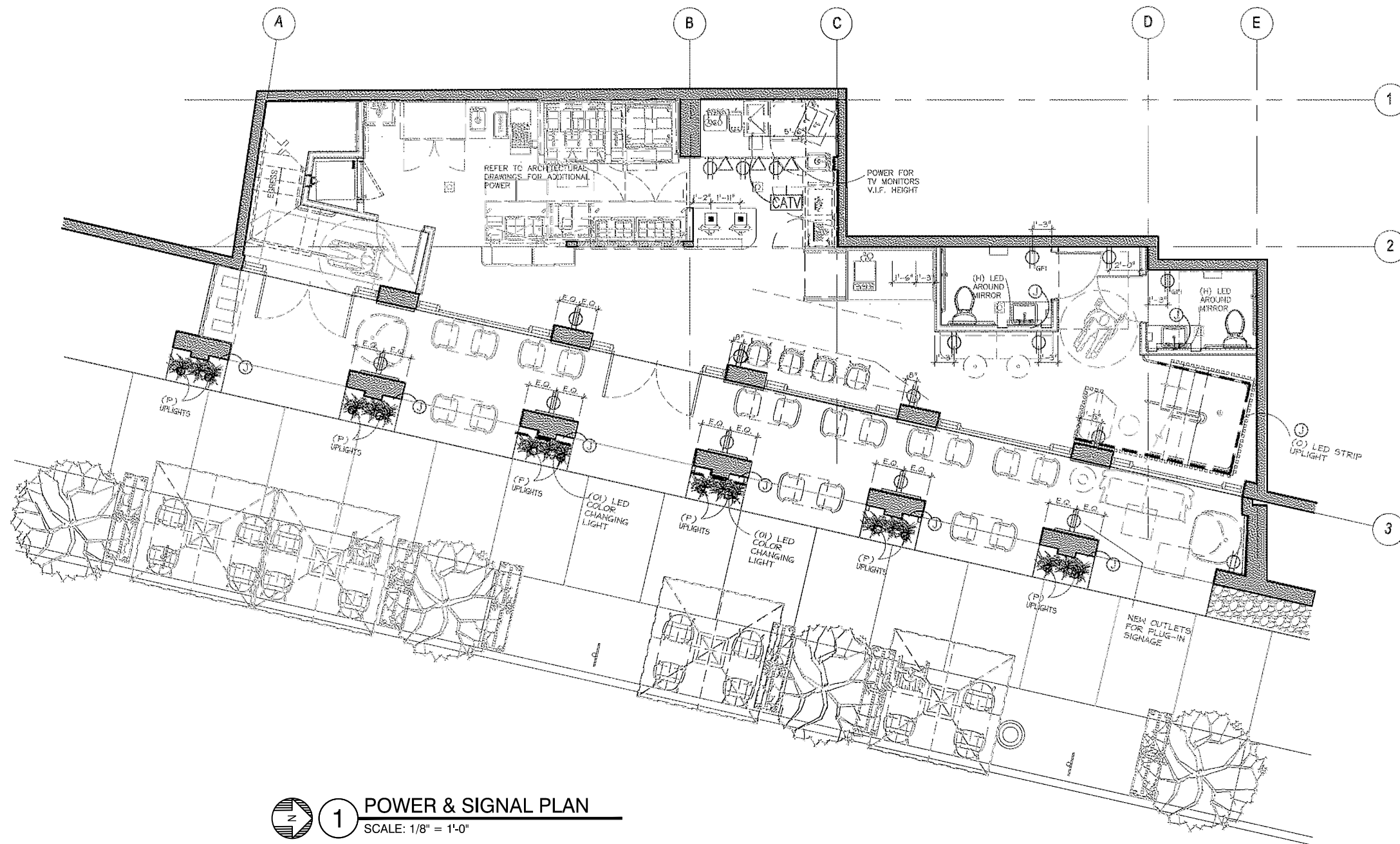
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DATE:	09-09-2019	
DRAWN BY:	WHAV	
#	ISSUE	DATE

SHEET TITLE  
**LIGHTING PLAN**

SHEET NO.  
**A-102**  
 file:  
 18-76F-2019-09-09-ext.dwg



**1** POWER & SIGNAL PLAN  
SCALE: 1/8" = 1'-0"

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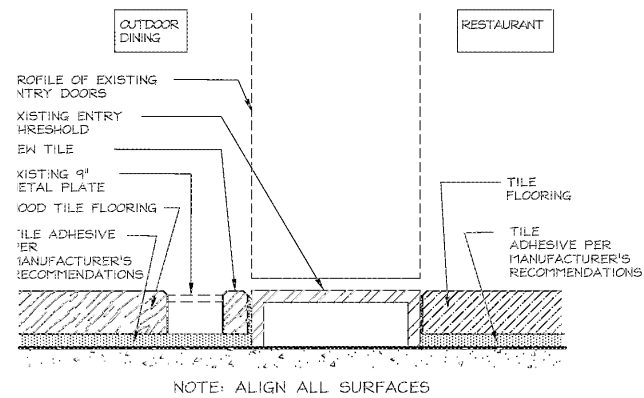
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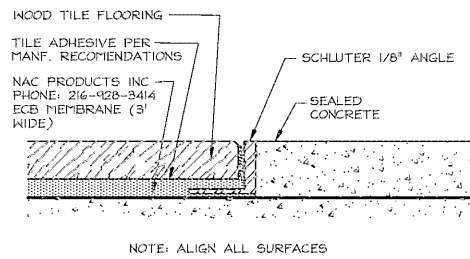
SHEET TITLE  
**POWER & SIGNAL PLAN**

SHEET NO  
**A-103**  
file:  
18-76F-2019-09-09-ext.dwg

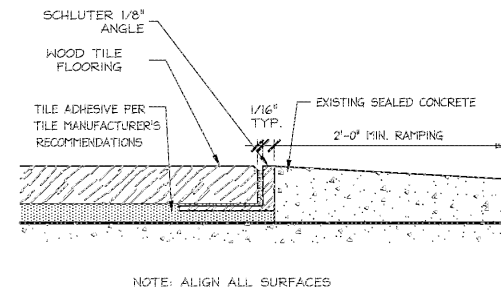




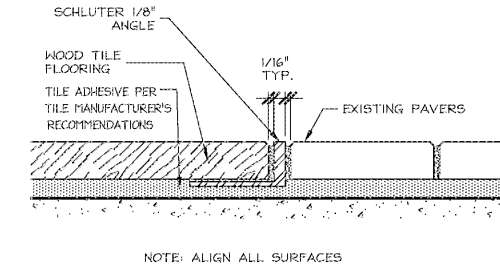
1 DETAIL SCALE: FULL SIZE



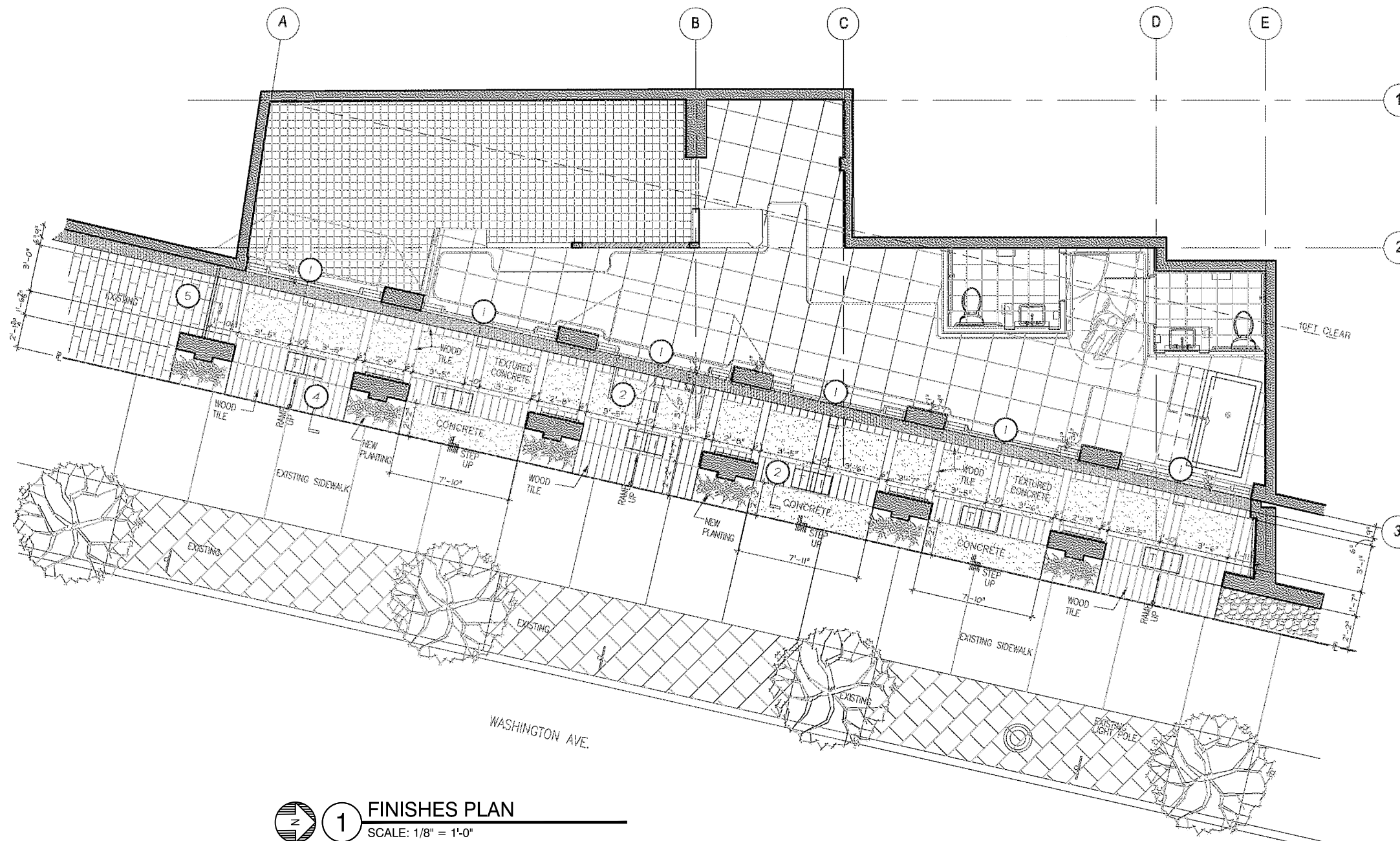
2 DETAIL SCALE: FULL SIZE



4 DETAIL SCALE: FULL SIZE



5 DETAIL SCALE: FULL SIZE



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

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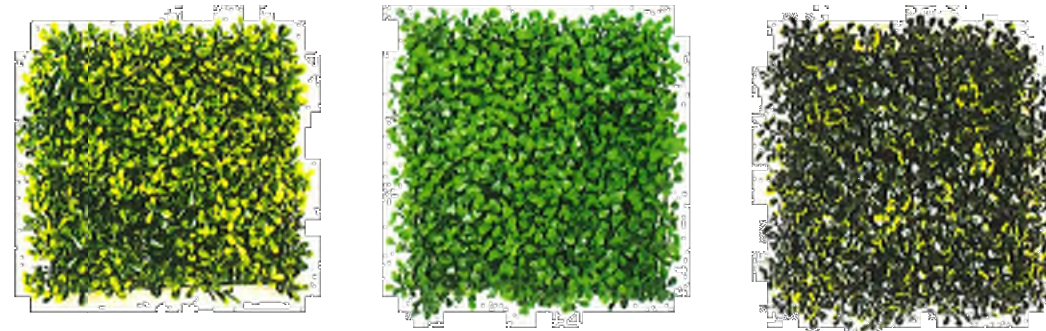
SHEET TITLE

FINISHES PLAN

SHEET NO

A-104

file:  
18-76F-2019-09-09-ext.dwg



IVY #1

IVY #2

IVY #3

Material Specifications	
Length	IVY #1- 12X12 Tile IVY #2&3 10x10 Tile
Maximum Temp.	250 F
Material	Low Density Polyethylene
Average Coverage per box	33.2 SQ FT
UV Protection	3 years
Finish	Fire Retardant
Color Options	Variety of 3 Tones
Use	Indoor and Outdoor

All products are maintenance-free, pesticide-free, weather resistant, and recyclable.

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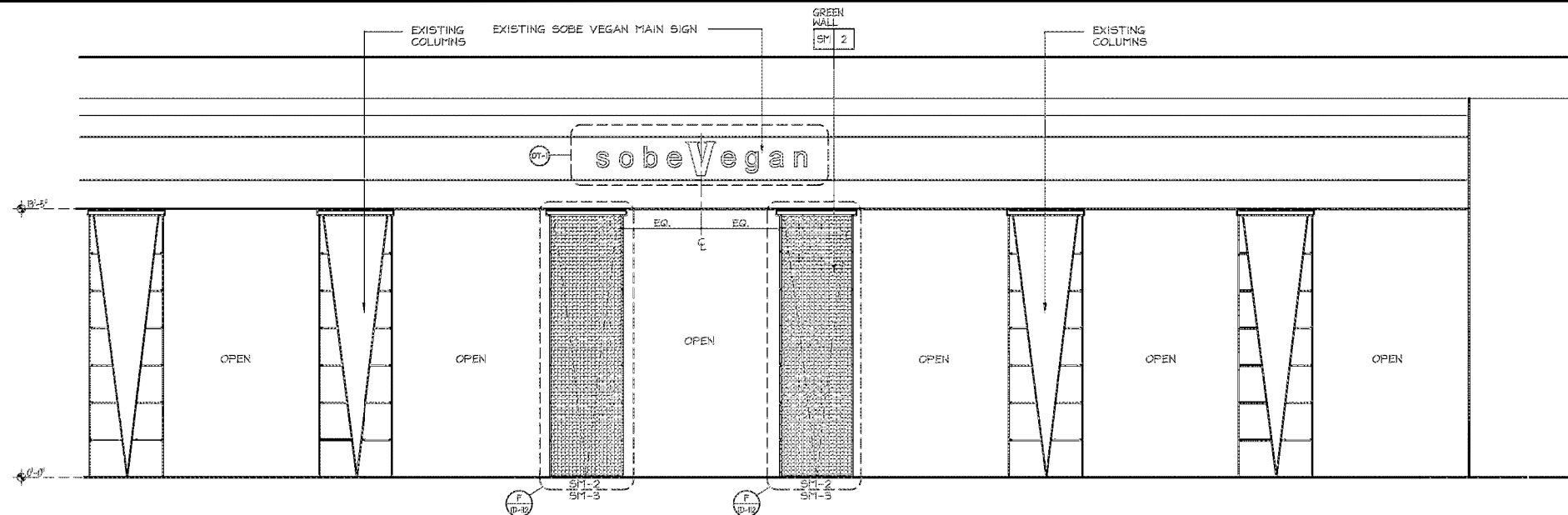
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FINISHES SAMPLES

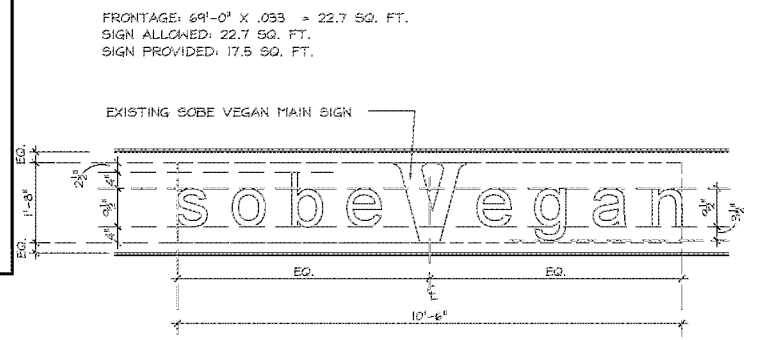
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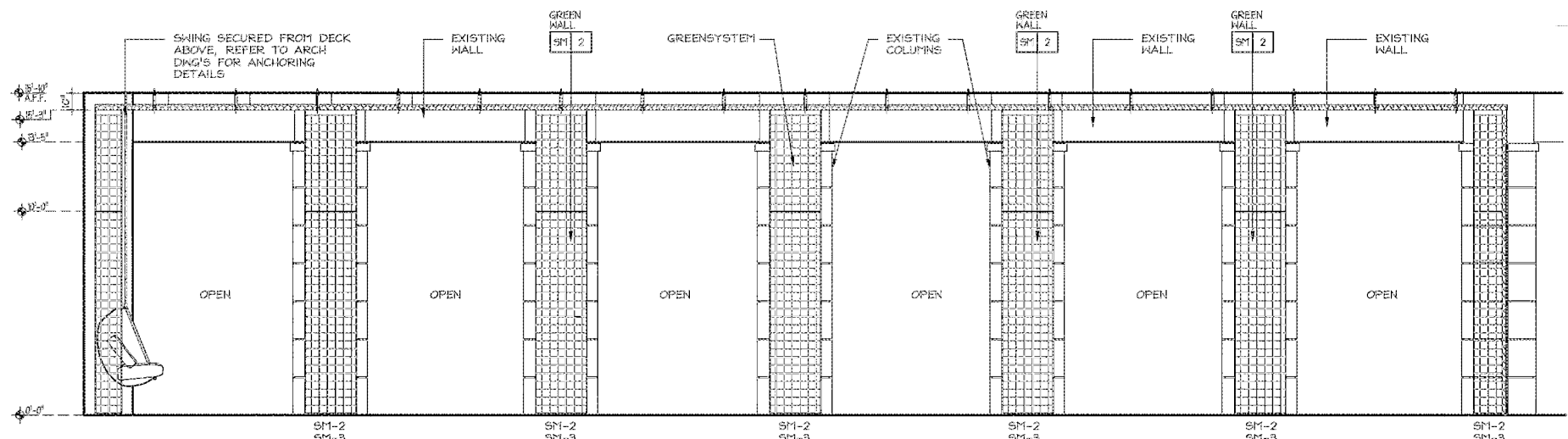
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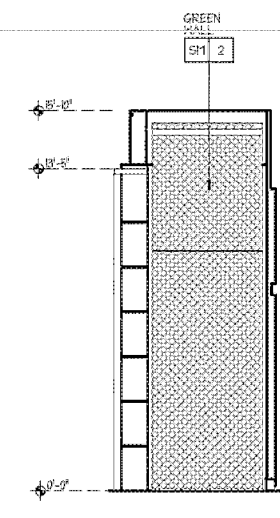
100 EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



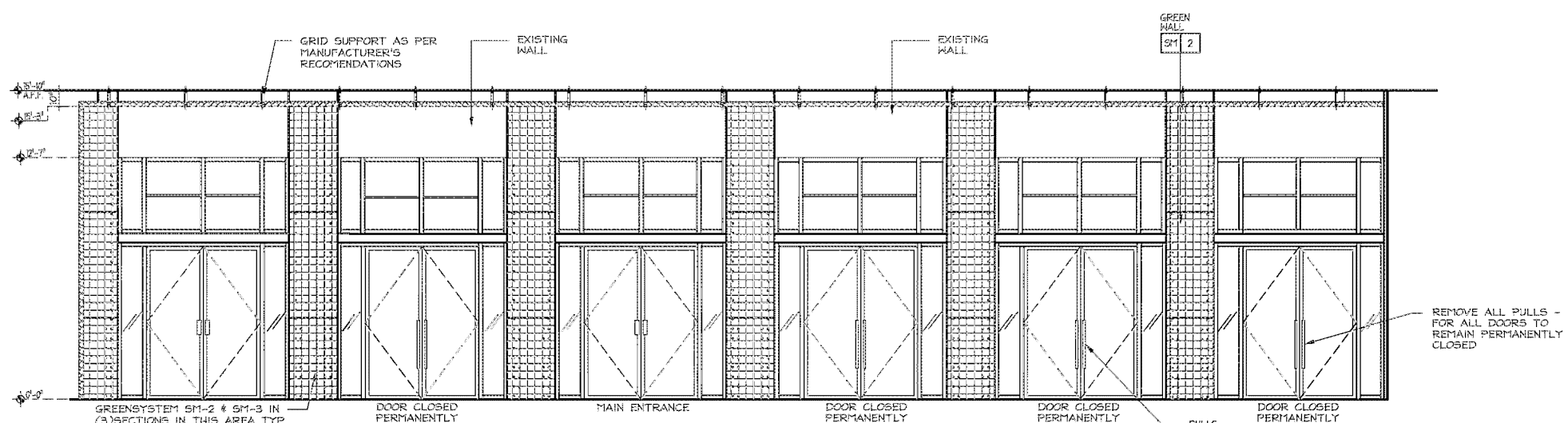
DT-1 EXISTING SIGNAGE DETAIL SCALE: 1/2"=1'-0"



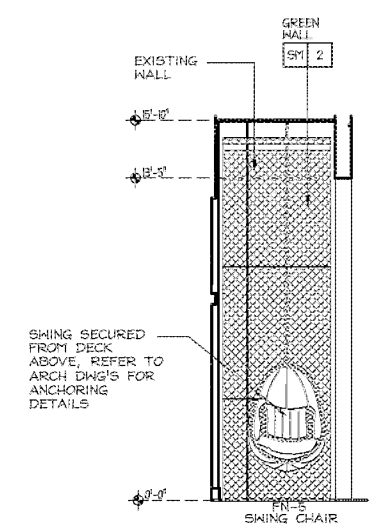
101 EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



102 EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



103 EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



104 EXTERIOR ELEVATION SCALE: 1/8"=1'-0"

FRONTAGE: 69'-0" X .093 = 22.7 SQ. FT.  
SIGN ALLOWED: 22.7 SQ. FT.  
SIGN PROVIDED: 17.5 SQ. FT.

**sobeVegan**

subject property:  
110 Washington Ave, CU-3 & CU-4  
Miami Beach, Florida 33139-7240  
property owner's information:  
"COSMO 34 LLC",  
1000 S Pointe Drive, Unit 2101  
Miami Beach, Florida 33139-7348

**WHAA**  
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STAMP

Architect of record:  
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PROJECT No:	18-76F	
DATE:	09-09-2019	
DRAWN BY:	WHAV	
#	ISSUE	DATE

SHEET TITLE  
**ELEVATIONS**

SHEET NO.  
**A-106**  
file:  
18-76F-2019-09-09-ext.dwg