

ITEM #	Remarks	Required	Existing	Proposed	Deficiencies
36	Site setback			NO CHANGE	
37	Site setback facing street			NO CHANGE	
38	Rear setback			NO CHANGE	
39	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district			NO CHANGE	
41	Total # of parking spaces			NO CHANGE	
42	# of parking spaces per use (Provide a calculation)			NO CHANGE	
43	# of parking spaces per use (Provide a calculation)			NO CHANGE	
44	Separate chart for a breakdown			NO CHANGE	
45	Private Street Dimensions			NO CHANGE	
46	Parking Space Configuration (650, 800, 900, Parallel)			NO CHANGE	
47	ADA Spaces			NO CHANGE	
48	Tandem Spaces			N/A	
49	Drive aisle width			NO CHANGE	
50	Vehicle drop off and pick up			N/A	
51	Loading zone and Trash collection areas			NO CHANGE	
52	Restrooms			NO CHANGE	
53	Restaurant, Canteen, Bar, Lounge, Nightclub	Required	Existing	Proposed	Deficiencies
54	Separate chart for a breakdown			NO CHANGE	
55	Total # of parking spaces per use (Provide a calculation)			NO CHANGE	
56	Total occupant content			NO CHANGE	
57	Occupant content per venue (Provide a calculation)			NO CHANGE	
58	Is this a companion building?			NO CHANGE	
59	Is this a companion building?			NO CHANGE	

Notes:
1. Not applicable write N/A
2. All other data information may be required and presented like the above format.

ITEM #	Remarks	Required	Existing	Proposed	Deficiencies
1	Address	1000 OCEAN DRIVE MIAMI BEACH, FL 33139			
2	Board and file number	10-255-000-000			
3	Parcel number(s)	10-255-000-000			
4	Year constructed				
5	Adjusted gross floor area (AGFA)				
6	Adjusted gross floor area (AGFA)				
7	Lot width				
8	Maximum lot size				
9	Existing use	Commercial, Residential			
10	Height	Maximum			
11	Number of stories	31.5 - SEE SITE SURVEY			
12	FAA	3 STORIES - SEE SITE SURVEY			
13	Gross square footage	100,000 - SEE SITE SURVEY			
14	Square footage by use	100,000 - SEE SITE SURVEY			
15	Number of units, residential	N/A			
16	Number of units, hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
19	Subarea	Required	Existing	Proposed	Deficiencies
20	Front setback			NO CHANGE	
21	Side setback			NO CHANGE	
22	Side setback facing street			NO CHANGE	
23	Side setback facing street			NO CHANGE	
24	Rear setback			NO CHANGE	
25	Front setback			NO CHANGE	
26	Side setback			NO CHANGE	
27	Side setback facing street			NO CHANGE	
28	Rear setback			NO CHANGE	
29	Front setback			NO CHANGE	
30	Side setback			NO CHANGE	
31	Side setback			NO CHANGE	
32	Side setback facing street			NO CHANGE	
33	Rear setback			NO CHANGE	
34	Front setback			NO CHANGE	
35	Side setback			NO CHANGE	

SQUARE FOOTAGE SUMMARY:

GROSS AREA SQUARE FOOTAGE:	5054 SF.
NET AREA SQUARE FOOTAGE:	4193 SF.
DINING	2380 SF.
BACK OF HOUSE (KITCHEN)	1344 SF.
BAR:	629 SF.
RESTROOMS:	440 SF.

PATIO AREA	475 SF.
SIDEWALK CAFE AREA	444 SF.

TOTAL INTERIOR	4193 SF.
TOTAL EXTERIOR	919 SF.

OCCUPANCY LOAD SUMMARY

DINING	2380 SF./15 = 159
BACK OF HOUSE / BAR / RESTROOMS	2414 SF./100 = 24
TOTAL OCCUPANTS :	183

SEAT COUNT

INTERIOR SEAT COUNT:	140
PATIO SEAT COUNT:	32
SIDEWALK SEAT COUNT:	56
TOTAL SEATS (INCLUDING SIDEWALK) :	228

SHEET INDEX

TS10	TITLE SHEET
10	SITE PLAN
20	SITE SURVEY
30	EXTERIOR ELEVATIONS
40	INTERIOR AND EXTERIOR SITE PHOTOS

PROJECT INFORMATION

SCOPE OF WORK:
CUP APPLICATION FOR OUTDOOR, OPEN AIR ENTERTAINMENT FOR EXISTING RESTAURANT AT 1200 OCEAN DRIVE.

PROJECT ADDRESS:
1200 OCEAN DRIVE
MIAMI BEACH, FL 33139

LEGAL JURISDICTION:
CITY OF MIAMI BEACH
MIAMI-DADE COUNTY
(305) 604-2495

ZONING CLASSIFICATION:
EXISTING - MIXED USE ENTERTAINMENT (MXE)
BUILDING CONSTRUCTION TYPE:
TYPE III-B

OCCUPANCY CLASSIFICATION:
GROUP A-2

OCCUPANCY USE:
RESTAURANT

FIRE SPROINKLERS: YES

PROJECT DIRECTORY

TENANT OWNER: PT OPCCO, LLC D/B/A PINK TACO C/O EXPERIENCE RESTAURANT GROUP 11065 KNOTT AVENUE, SUITE A CYPRESS, CA 90630

ARCHITECT: TORRES ARCHITECTS, INC. 155 W. 6TH ST. SAN PEDRO, CA 90731 PHONE: (310) 370-6285 CONTACT: DAN TORRES

STRUCTURAL ENGINEER: TOLUSSEF HACHEM CONSULTING ENGINEERING, INC. 99 N.W. 27TH AVE MIAMI FLORIDA 33125 PHONE: (786) 281-9120 CONTACT: TOLUSSEF HACHEM

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER: JTM CONSULTING ENGINEERS, LLC. 10251 SUNSET DRIVE SUITE 103 MIAMI, FLORIDA 33173 PHONE: (305) 255-1621 CONTACT: JOSE M. MARTINEZ

PROPERTY OWNER: CORE OCEAN DRIVE, LLC, C/O APPLE CORE HOLDINGS 1450 BROADWAY, 40TH FLOOR NEW YORK, NY 10018 CONTACT: MIKE PILARESKI PHONE: (212) 209-2300

VICINITY MAP:



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pink taco

CUP Application Submittal for PINK TACO RESTAURANT at 1200 Ocean Dr. Miami Beach FL, 33139

PLAN ISSUE

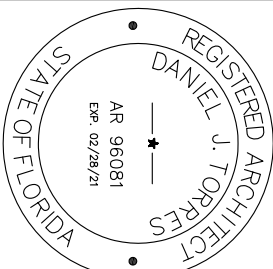
CUP SUBMITAL	02.28.20
CUP RE-SUBMITAL	03.18.20

REVISIONS

Δ	COMB CORRECTIONS	DATE: 3.18.20

DANIEL J. TORRES ARCHITECT

1455 W. 6TH STREET
SAN PEDRO, CA 90731
VOICE 310 320 6285



SHEET TITLE

TITLE SHEET

PROJECT NUMBER

17135

SHEET NUMBER

TS 1.0



500' RADIUS AERIAL VIEW



SIDEWALK RENDER - FRONT VIEW



SIDEWALK RENDER - CORNER VIEW

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CUP Application Submitted for
PINK TACO RESTAURANT at
1200 Ocean Dr. Miami Beach
FL, 33139

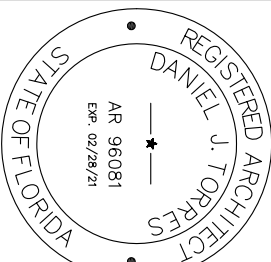
PLAN ISSUE

02-26-20	02-26-20
02-26-20	02-18-20

REVISIONS

DATE: 3.18.20	DATE: 3.18.20

DANIEL J. TORRES
ARCHITECT
155 W. 6TH STREET
SAN PEDRO, CA 90731
VOICE 310 320 6285

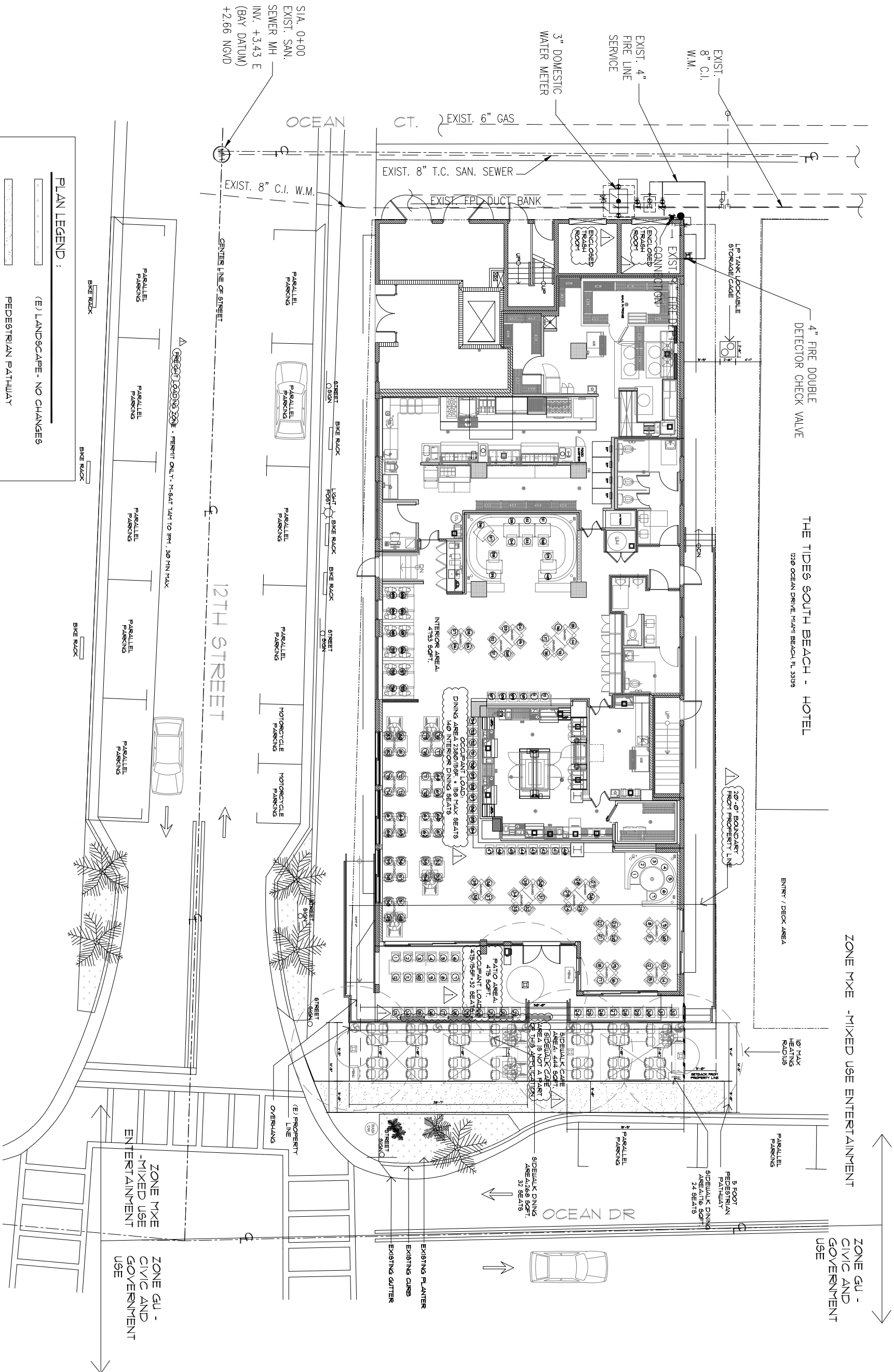


SHEET TITLE
SITE PLAN

PROJECT NUMBER
17135

SHEET NUMBER

1.0



- PLAN LEGEND :
- (E) LANDSCAPE - NO CHANGES
 - PEDESTRIAN PATHWAY
 - (E) BUSINESS LINE-NO CHANGES
 - (E) PROPERTY LINE -NO CHANGES
 - 5B-41 SONIC BEAM SPEAKER
 - 47WXB.492"HX4.586"D



CUP Application Submittal for
PINK TACO RESTAURANT at
1200 Ocean Dr. Miami Beach
FL, 33139

PLAN ISSUE

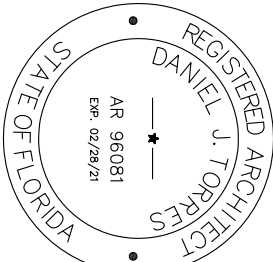
00P SUBMITTAL	02.06.20
00P RE-SUBMITTAL	03.18.20

REVISIONS

Δ	COMB CORRECTIONS	DATE: 3.18.20

DANIEL
J.
TORRES
ARCHITECT

155 W. 6TH STREET
SAN PEDRO, CA 90731
VOICE 310 320 6285

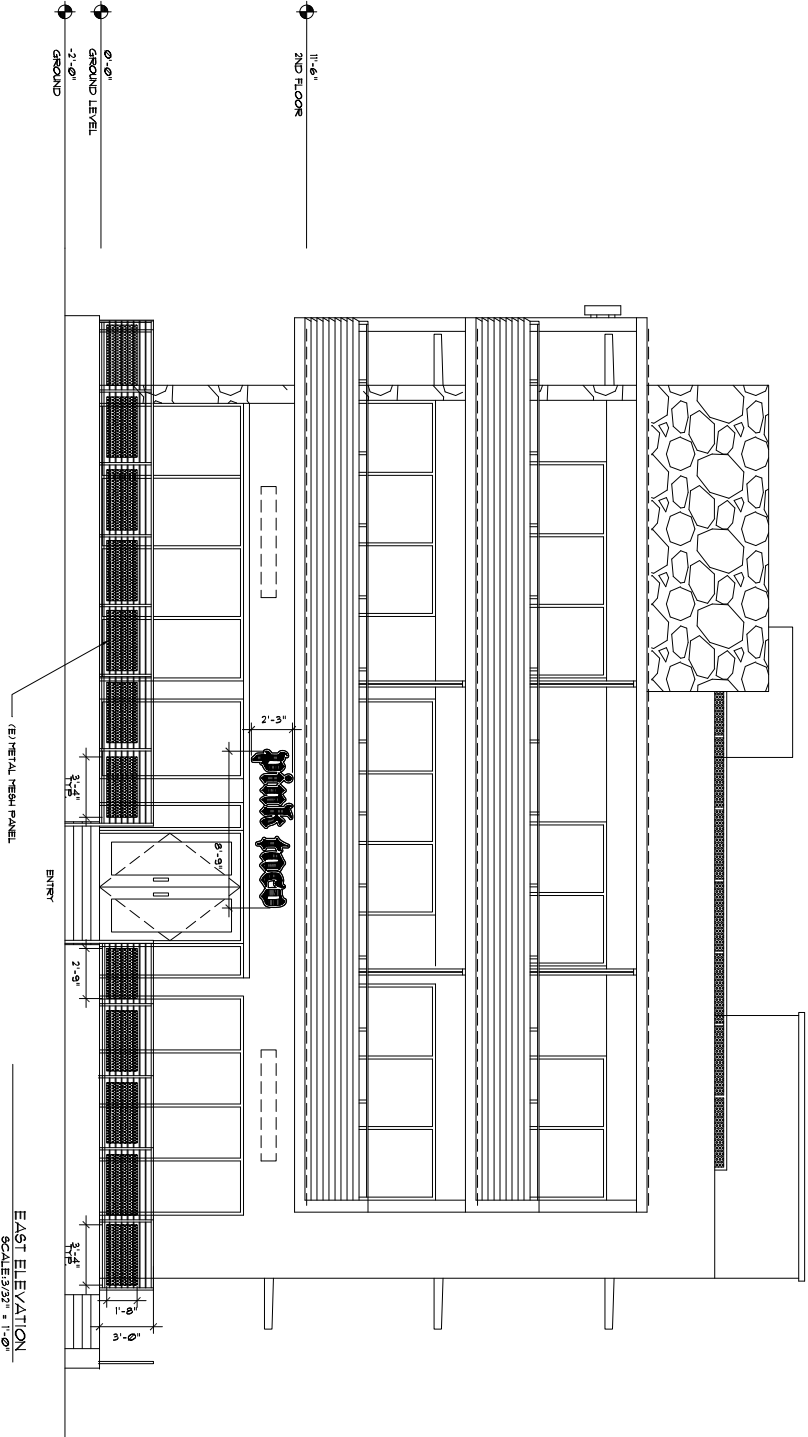


SHEET TITLE
EXTERIOR
ELEVATIONS

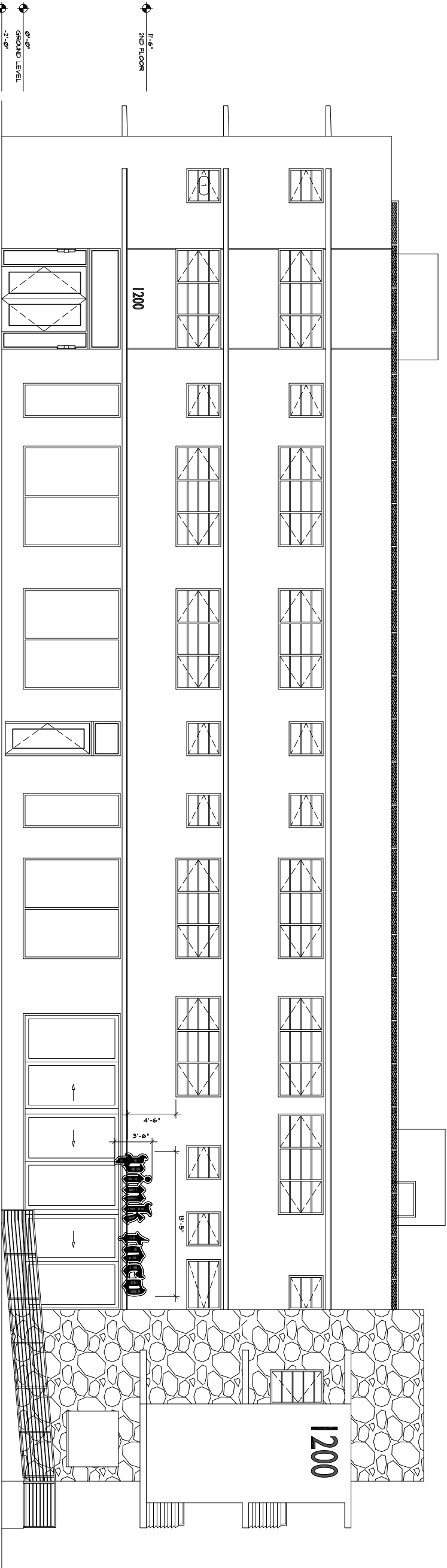
PROJECT NUMBER
17135

SHEET NUMBER

3.0



EAST ELEVATION
SCALE 3/32" = 1'-0"



SOUTH ELEVATION
SCALE 3/32" = 1'-0"

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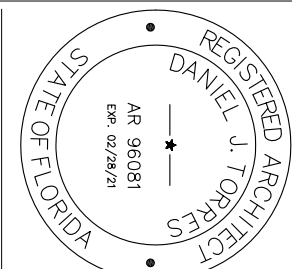
CUP Application Submittal for
PINK TACO RESTAURANT at
1200 Ocean Dr. Miami Beach
FL, 33139

PLAN ISSUE

02.2020	02.2020
02.2020	02.2020

REVISIONS	
Δ	DATE: 3.18.20
Δ	DATE: 3.18.20

DANIEL
J.
TORRES
ARCHITECT
156 W. 6TH STREET
SAN PEDRO, CA 90731
VOICE 310 320 6285



SHEET TITLE
INTERIOR AND
EXTERIOR
SITE PHOTOS

PROJECT NUMBER
17135

SHEET NUMBER



EXTERIOR - REAR OF BUILDING ALONG OCEAN CT.



EXTERIOR - MAIN ENTRANCE, SIDEWALK AND PATIO DINING ALONG OCEAN DRIVE



EXTERIOR - MAIN ENTRANCE, SIDEWALK AND PATIO DINING ALONG OCEAN DRIVE



INTERIOR - DINING ALONG 12TH ST. AND BAR AREA



EXTERIOR - 12TH STREET LOOKING TO OCEAN DRIVE



EXTERIOR - 12TH ST. LOOKING TOWARD BACK OF BUILDING



INTERIOR - DINING ALONG OCEAN DRIVE AND MAIN ENTRY



INTERIOR - DINING ALONG OCEAN DRIVE LOOKING TO PATIO DRINK RAIL



INTERIOR - DINING ALONG 125TH ST.