



DRB FINAL SUBMITTAL
APRIL 5, 2021

ARCHITECT

Berenblum Busch Architects
2200 NW 2nd avenue, Suite 211
Miami, FL 33127

305.200.5251
bbamiami.com

SCOPE OF WORK

Request for DRB Approval for the property located at:

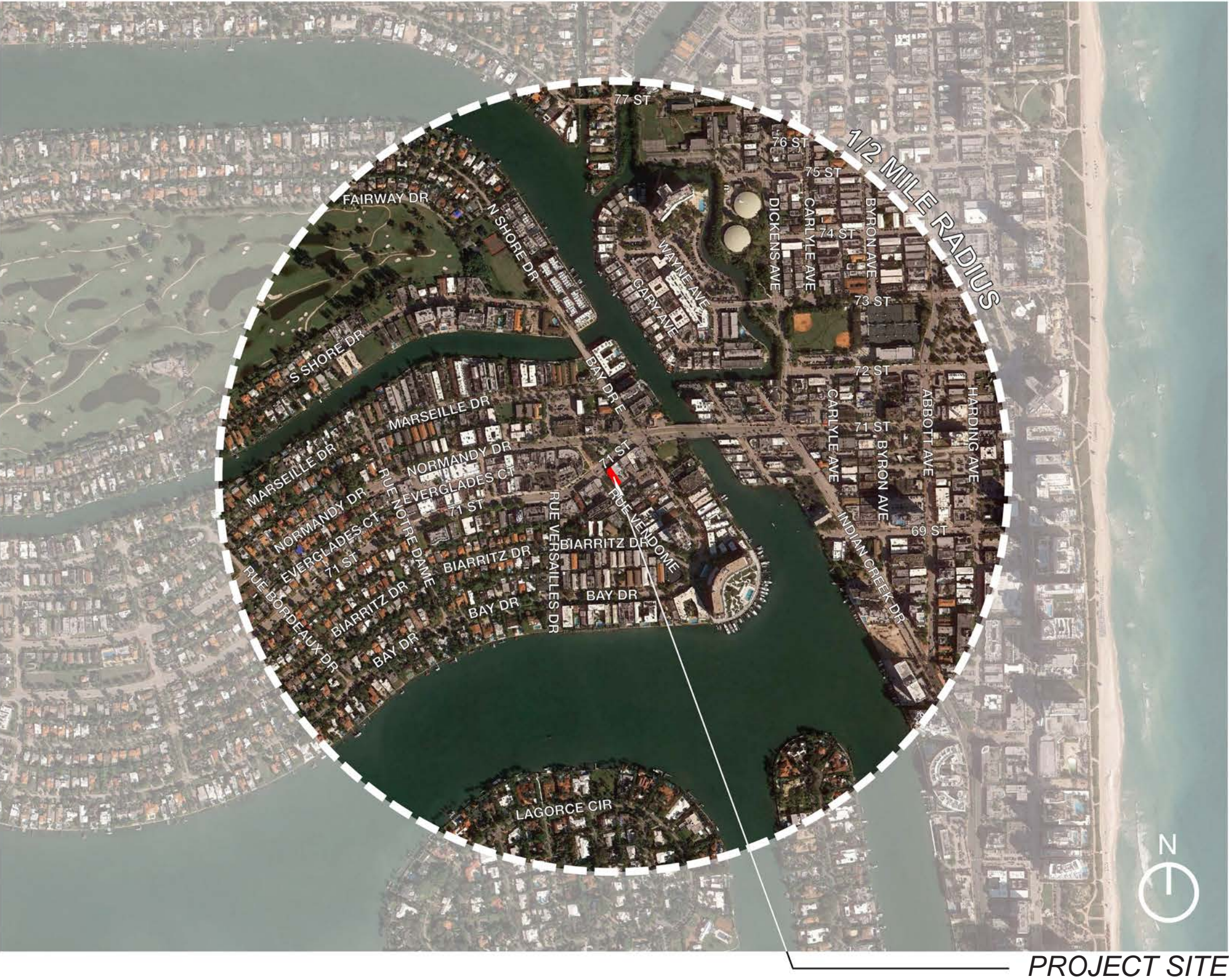
940 71ST STREET, MIAMI BEACH, FL 33141

*Converting (1) Restaurant Tenant Space into (3) Restaurant
Tenant Spaces with increased operable openings along fa-
cades to engage the urban environment.*

MB 940 71ST

Plan Number: DRB21-0649 // 940 71st Street, Miami Beach, FL 33141

CONTEXT LOCATION PLAN



INDEX OF DRAWINGS

- A 001 COVER SHEET & SCOPE OF WORK
- A 002 INDEX OF DRAWINGS & PROJECT SITE
- A 003 ARCHITECT'S LETTER OF INTENT & ZONING CHECKLIST
- A 004 SURVEY
- A005 ZONING DATA SHEET & FAR DIAGRAMS
- A006 SITE PLAN
- A007 EXISTING CONDITIONS PHOTOGRAPHS | EXTERIOR & INTERIOR
- A008 EXISTING CONDITIONS PHOTOGRAPHS | CONTEXT
- A009 EXISTING CONDITIONS FLOOR PLAN
- A010 EXISTING CONDITIONS ELEVATIONS
- A100 DEMOLITION PLAN & ELEVATIONS
- A101 PROPOSED FLOOR PLAN
- A102 PROPOSED ROOF PLAN
- A103 PROSED ELEVATIONS
- A104 PROPOSED SECTIONS
- A105 PROPOSED RENDERINGS | VIEW FROM 71ST STREET
- A106 PROPOSED RENDERINGS | VIEW FROM RUE VENDOME
- A107 PROPOSED RENDERINGS | VIEW FROM BIARRITZ
- A108 MATERIALITY & INSPIRATION

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Making
Human Spaces

2200 NW 2nd Ave
Suite 211
Miami 33127
305 200 5251
bbamiami.com
AA26002109

April 5, 2021

City of Miami Beach Planning Department
1700 Convention Center
Miami Beach, FL 33139

Dear Members of the Design Review Board,

940 71 Street is a commercial property located in Normandy Isle historic district. The site is on the corner of 71 Street and Rue Vendome, across the street from the beautiful Normandy Fountain. The existing building, which has approximately 3,747 sf, operated as a single restaurant for many years, but as of late and due to COVID-19, it has remained closed.

The Owner has requested BBA to design the building renovation, which includes bringing the building up to code standards, dividing the interior space into 3 retail spaces that if used as restaurants will share the kitchen and restrooms.

The design intent is to create a more welcoming environment to the patrons, engaging street life by opening the façade with large roll-down glass garage doors and incorporating design cues from the neighborhood, such as an appropriate color palette and ceramic tiles that recall those used in the fountain. Currently, the space has only a few windows that are limited to the corner making the inside space dark and uninviting. The new design provides ample natural light to each space, and weather permitting, will open large portions of the façade, blending the inside and outside.

To further engage street life, the design incorporates serving counters on the façade that serve food directly to patrons. In addition, a proposed generously sized eyebrow shall provide some protection from the weather. The existing trees on Rue Vendome will remain, with new porous tree grates placed around them to create more space for outdoor seating. Air-conditioning equipment shall be screened from view and the restaurant finish floor elevation shall remain as-is, which is approximately at the sidewalk level.

Sincerely,

Gustavo Berenblum
Principal, Berenblum Busch Architects

MULTYFAMILY - COMMERCIAL - ZONING CHECK LIST

CHECK LIST of required Items	Included	PAGE # (s)
Survey (signed and sealed in the last 6 months)	YES	A 004
Final Recorded Order to be delivered to our department	NO	N/A
ZONING DATA SHEET	YES	A 005
Unit size (provide table)	NO	N/A
Parking Spaces (Provide Table)	YES	A 005

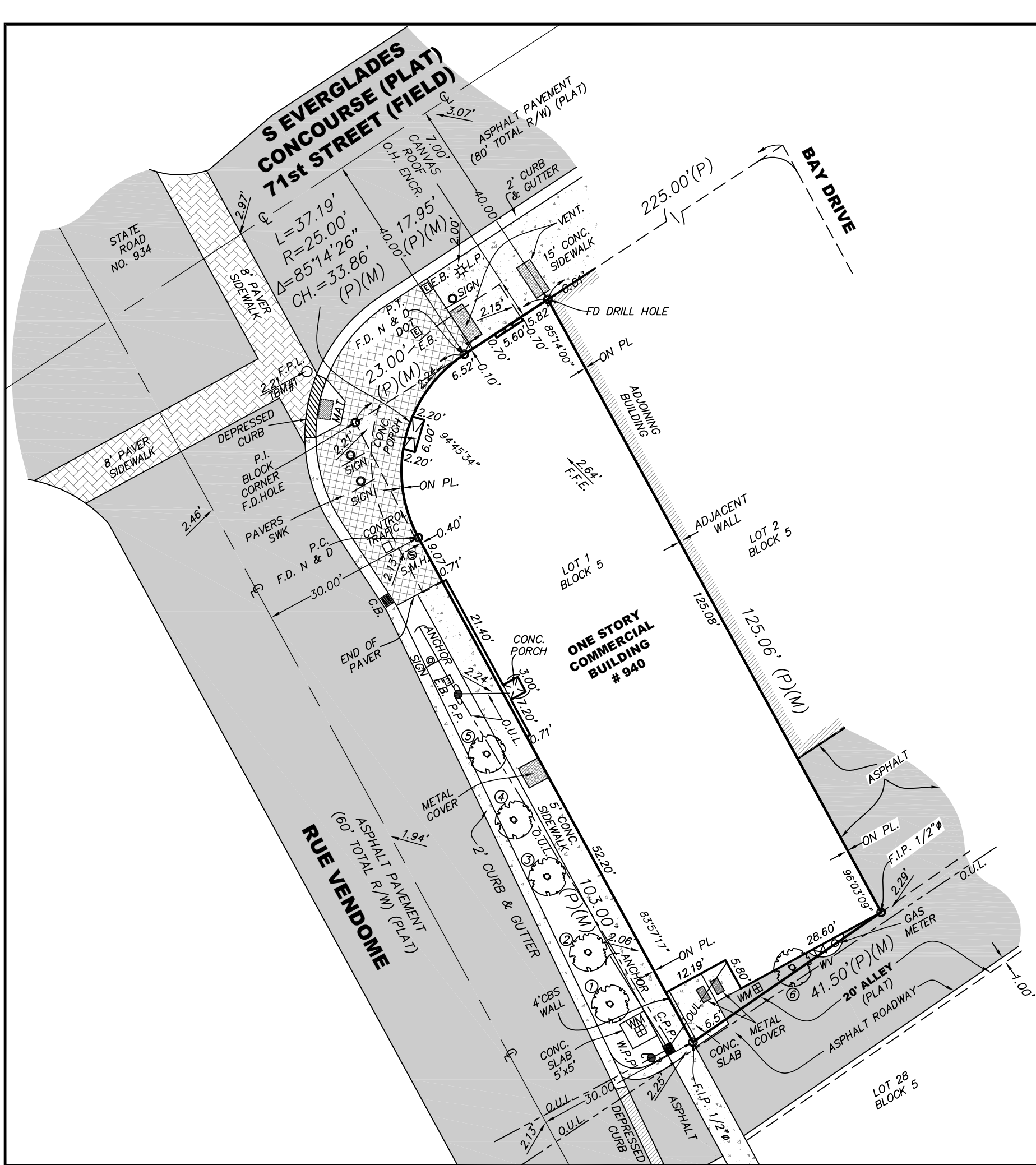
Site plan showing:

Required setbacks with dimensions	YES	A 006
Accessory structures with setbacks with dimensions	NO	N/A
Mechanical/pool equipment setbacks with dimensions	YES	A 006
Backflowpreventor and Siamese pipes	NO	N/A
Projections into required setbacks with dimensions	YES	A 006
Driveways, walkways, decks with setbacks and dimensions	NO	N/A
Swimming pool, decks with setbacks and dimensions	NO	N/A
Docks with setbacks and dimensions	NO	N/A
Elevations showing dimensions from flood to maximum height	YES	A 103
Section showing dimensions from flood to maximum height	YES	A 104

Landscape plan	NO	N/A, Cash Value of rehabilitation less than 50% of value of the existing building.
Irrigation plan	NO	N/A

Notes:

If not applicable write N/A
This check list is only a part of all Items and plans that are required for permit approval
A complete set of plans shall be submitted for permit approval
Upon review of the submitted material it may be deemed that further information be required



"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

This property described as:
Lot 1, Block 5,
OCEAN SIDE SECTION OF ISLE OF NORMANDY,
according to the Plat thereof as recorded in Plat Book 25,
Page 60, of the Public Records of Miami-Dade County,
Florida.

Certified to:
Jerika Properties INC.

Address:
940 71st Street, Miami Beach, FL 33141

- NOTES:
- North side of the Subject Property Roof Overhang Encroaching into the Neighbor's Property
 - No platted Easement in this Lot.
 - Elevations shown refer to NGVD88
BM MDC 313 R ELEV=10.20 FT
(CITY OF MIAMI BEACH)

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	OAK	14"	22'	19'
2	OAK	12"	18'	17'
3	OAK	16"	17'	20'
4	OAK	18"	23'	22'
5	OAK	12"	19'	20'
6	SABAL PALM	18"	7'	5'

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:

03/18/21 UPDATE

03/24/21 Spot Elevation

FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0307	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 8' N.G.V.D.		

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 10/01/2020
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date 10/01/20	Scale: 1"= 20'	Drawn by: D.G.	Drwg. No. 20-22303
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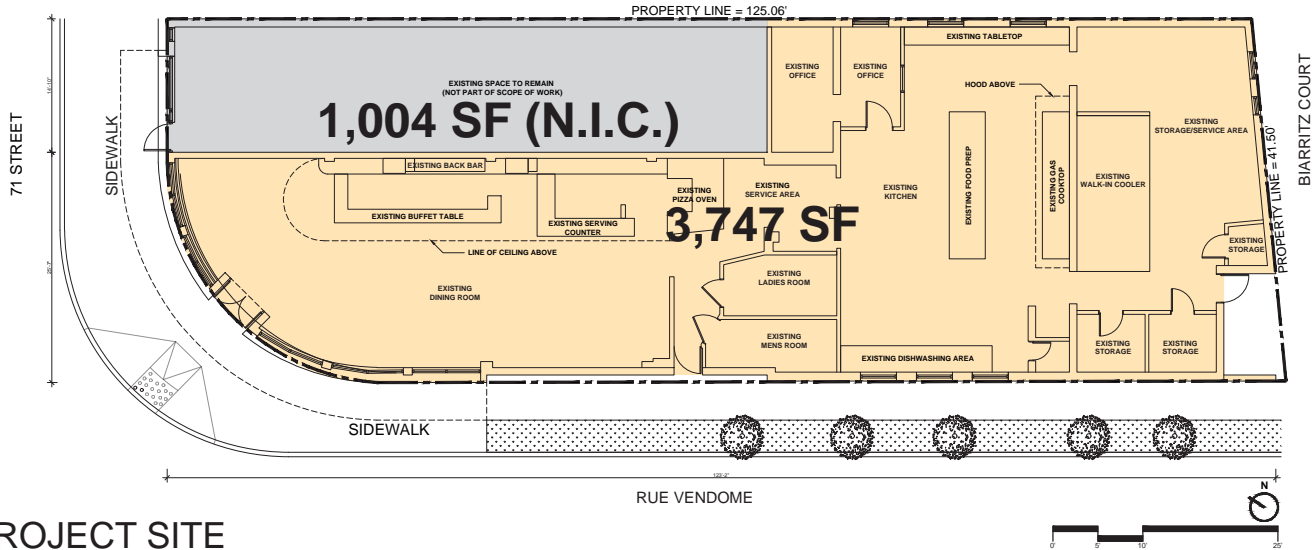
- NOTE:
- a) All roads shown hereon are public unless otherwise noted.
b) No identification cap found on property corners unless otherwise noted.
c) Distance along boundary are record and measured unless otherwise noted.
d) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
e) Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
f) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.
- g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

- NOTE:
- a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- Chatta= Chattahoochee
CL= Center Line
CLF = Chain Link Fence
CL= Clear
CONC.= Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
PL = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X = Denotes Spot Elevations Taken

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM	Zoning Information			
1	Address:	940 71st Street, Miami Beach, FL 33141		
2	Board and file numbers :	DRB21-0649		
3	Folio number(s):	02-3210-013-0460		
4	Year constructed:	1938	Zoning District / Overlay:	CD-2 COMMERCIAL, MEDIUM INTENSITY / NORMANDY ISLES NATIONAL REGISTER HISTORIC DISTRICT
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+10.20' NGVD
6	Lot Area:	5,193 SF	Lot Depth:	125.06'
7	Lot width:	41.50'		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	Restaurant	Proposed use:	Restaurant/Café - Tenant Space
		Maximum	Existing	Proposed
10	Height:	50'-0"	14'9" TO ROOF 17'-0" TO PARAPET	14'9" TO ROOF 17'-0" TO PARAPET
11	Number of Stories:	N/A	1	1
12	FAR:	1.5 (COMMERCIAL)	0.91	0.91
13	Gross square footage:	N/A	4,747 (3747 + 1004 N.I.C.)	4,747 (3747 + 1004 N.I.C.)
14	Square Footage by use:	N/A	A-2: 852 SF B: 2,108 SF S-2: 128 SF B: 916 SF (N.I.C.)	A-2: 1,756 SF B: 993 SF S-2: 131 SF B: 916 SF (N.I.C.)
15	Number of units Residential:	N/A	N/A	N/A
16	Number of units Hotel:	N/A	N/A	N/A
17	Number of seats:	N/A	96	114
18	Occupancy load:	299	118	124
19	Density (per Comprehensive Plan):	100 UNITS/ACRE	N/A	N/A
	Setbacks	Required	Existing	Proposed
	Subterranean:			
20	Front Setback:	0'-0"	N/A	N/A
21	Side Setback:	0'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	N/A	N/A
22	Side Setback:			
23	Side Setback facing street:	0'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	N/A	N/A
24	Rear Setback:	5'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	N/A	N/A
	At Grade Parking:			
25	Front Setback:	5'-0"	N/A	N/A
26	Side Setback:	5'-0"	N/A	N/A
27	Side Setback:			
28	Side Setback facing street:	5'-0"	N/A	N/A
29	Rear Setback:	5'-0"; 0'-0" IF ABUTTING AN ALLEY	N/A	N/A
	Pedestal:			
30	Front Setback:	0'-0"	0'-0"	0'-0"
31	Side Setback:	0'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	0'-0"	0'-0"
32	Side Setback:			
33	Side Setback facing street:	0'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	0'-0"	0'-0"
34	Rear Setback:	5'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	0'-0"	0'-0"
	Tower:			
35	Front Setback:	0'-0"	0'-0"	0'-0"
36	Side Setback:	0'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	0'-0"	0'-0"
37	Side Setback:			
38	Side Setback facing street:	0'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	0'-0"	0'-0"
39	Rear Setback:	5'-0"; 10'-0" WHEN ABUTTING A RESIDENTIAL DISTRICT	0'-0"	0'-0"
	Parking	Required	Existing	Proposed
40	Parking district:	Parking District No. 4	Parking District No. 4	Parking District No. 4
41	Total number of parking spaces:	N/A	N/A	N/A
42	Number of parking spaces per use	N/A	N/A	N/A
43	Number of parking spaces per level	N/A	N/A	N/A
44	Parking Space Dimensions:	N/A	N/A	N/A
45	Parking Space configuration	N/A	N/A	N/A
46	ADA Spaces:	N/A	N/A	N/A
47	Tandem Spaces:	N/A	N/A	N/A
48	Drive aisle width:	N/A	N/A	N/A
49	Valet drop off and pick up:	N/A	N/A	N/A
50	Loading spaces:	OVER 2,000 SF BUT NOT OVER 10,000 SF: ONE SPACE	1	1
51	Trash collection area:	1	1	1
52	Short-term Bicycle Parking, location and	1 PER 10 SEATS OR OCCUPANTS	0	11
53	Long-Term Bicycle Parking, location and	1 PER 10 PERCENT OF EMPLOYEES	0	1
	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed
54	Type of use:	RESTAURANT/CAFÉ	RESTAURANT	RESTAURANT/CAFÉ
55	Number of seats located outside on	N/A	23	30
56	Number of seats inside:	N/A	73	84
57	Total number of seats:	N/A	96	114
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	96	RETAIL 1: 35 RETAIL 2: 25 RETAIL 3: 54
59	Total occupant content:	N/A	118	125
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	118	RETAIL 1: 36 RETAIL 2: 27 RETAIL 3: 56 SHARED KITCHEN: 5 OFFICE: 1
61	Proposed hours of operation:	MON-THURS: 7AM-10PM, FRI: 7AM-11PM, SAT: 8AM-11PM, SUN: 9AM-9PM		
62	Is this an NIE? (Neighborhood Impact	NO		
63	Is dancing and/or entertainment	NO		
64	Is this a contributing building?:	YES		
65	Located within a Local Historic District?:	YES		

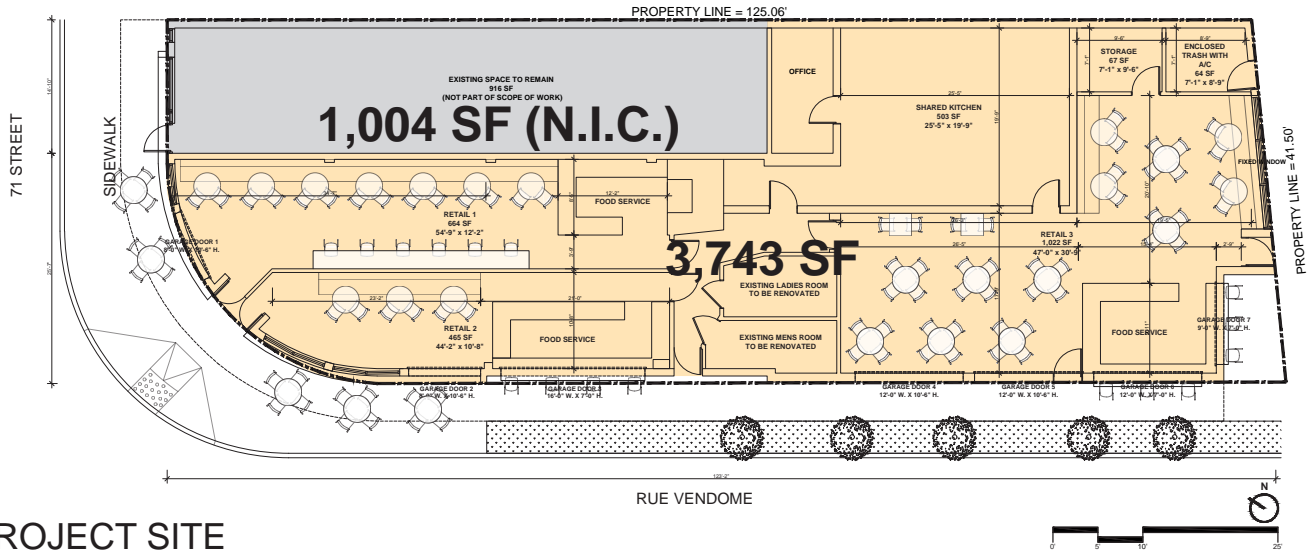
EXISTING FAR SHADED DIAGRAM



PROJECT SITE

NOT IN CONTRACT

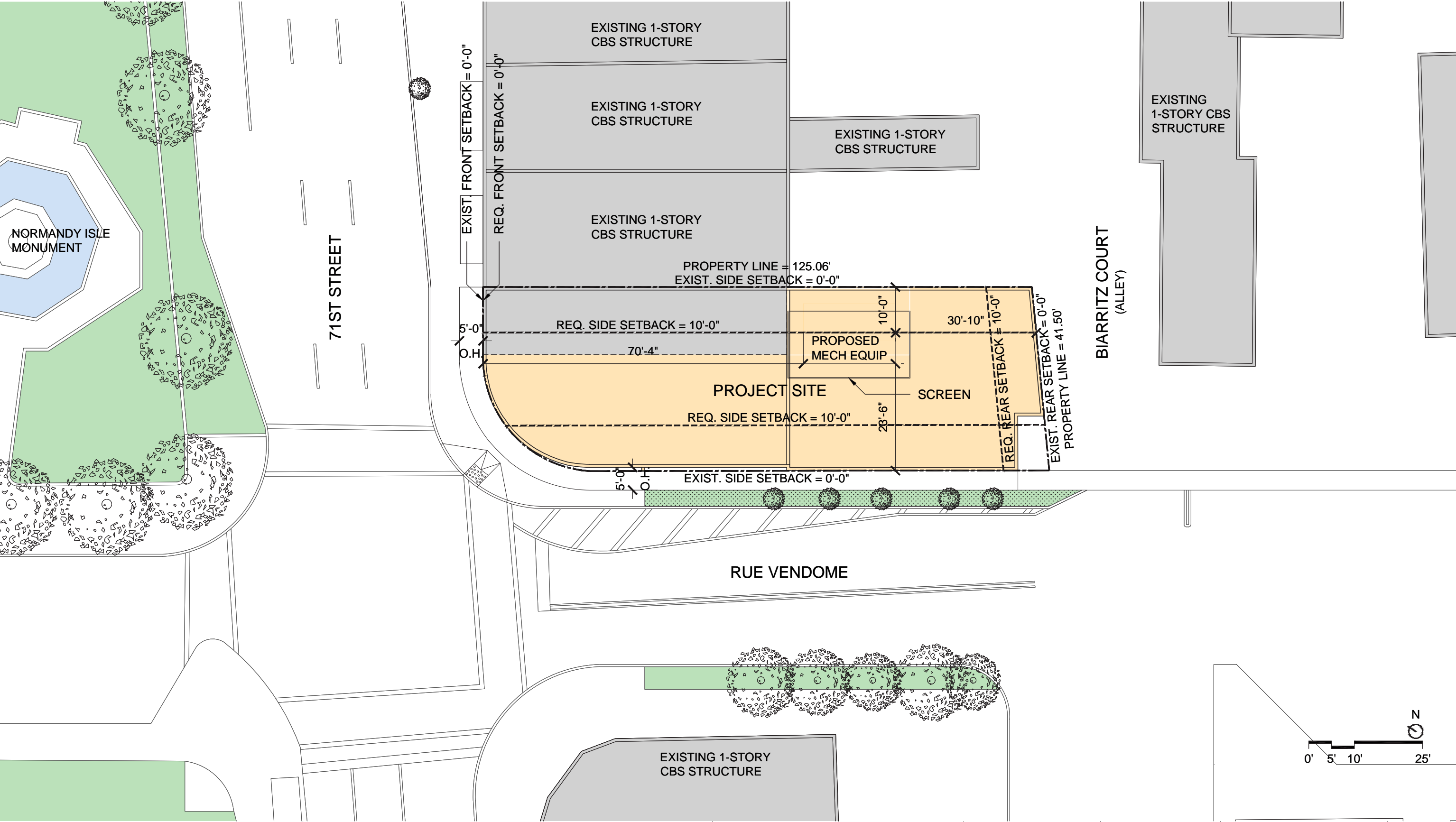
PROPOSED FAR SHADED DIAGRAM



PROJECT SITE

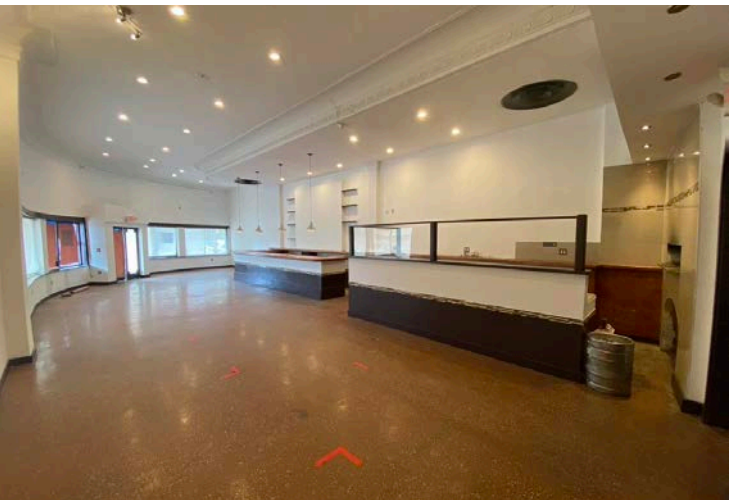
NOT IN CONTRACT

SITE PLAN



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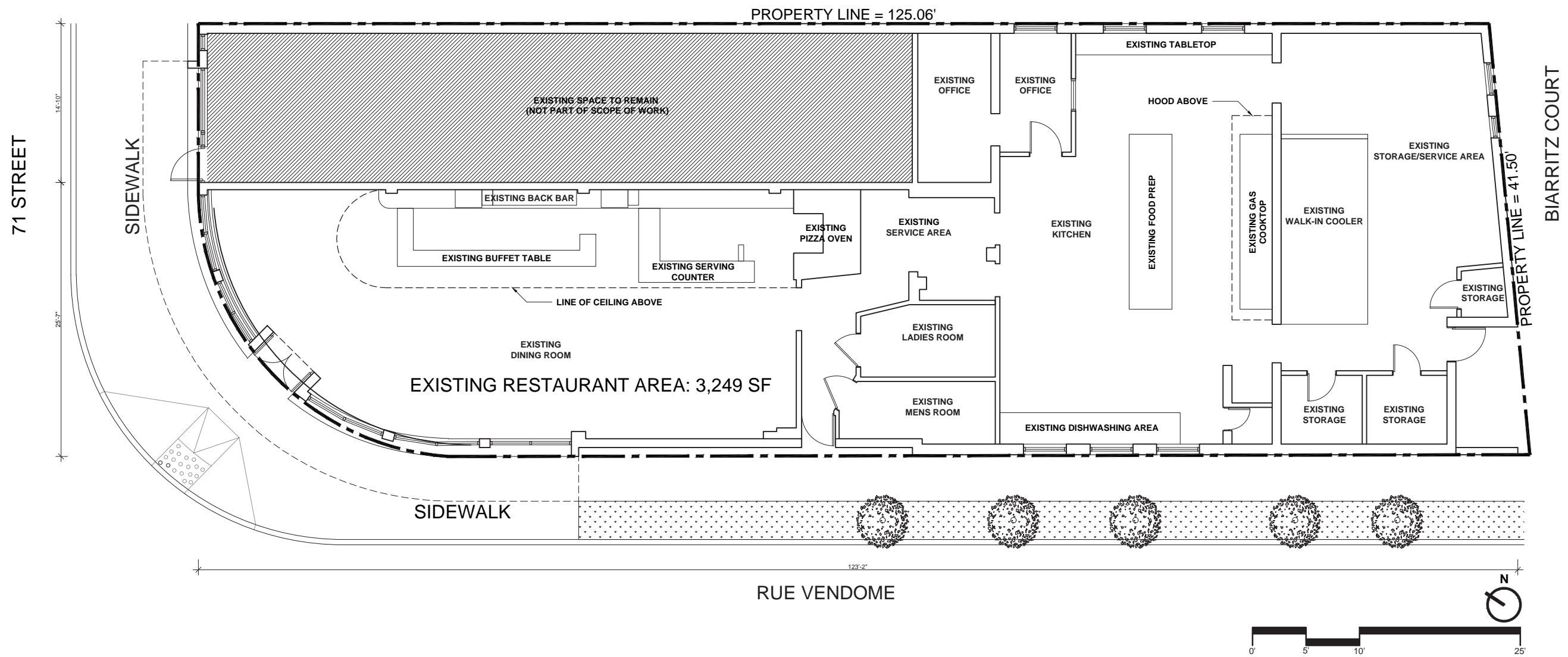
EXISTING CONDITIONS - EXTERIOR | INTERIOR



EXISTING CONDITIONS - CONTEXT

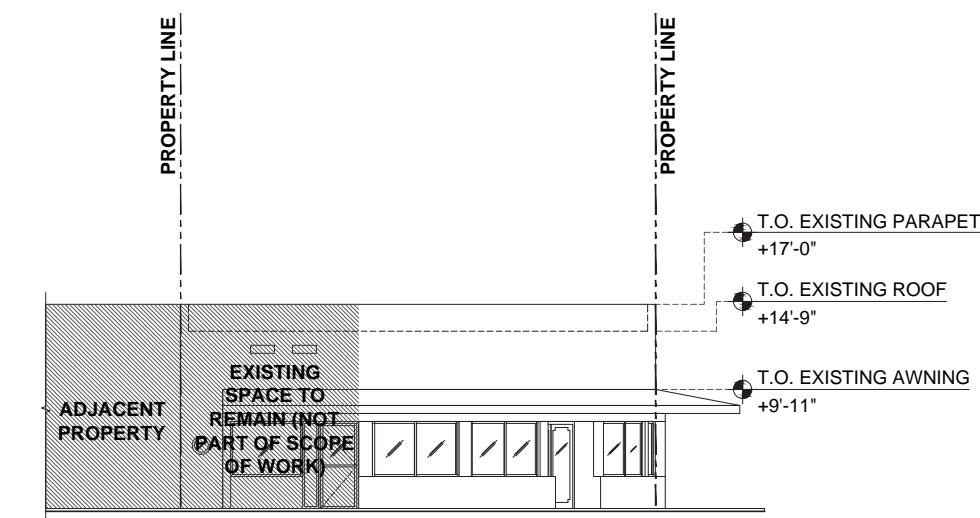


EXISTING CONDITIONS - FLOOR PLAN

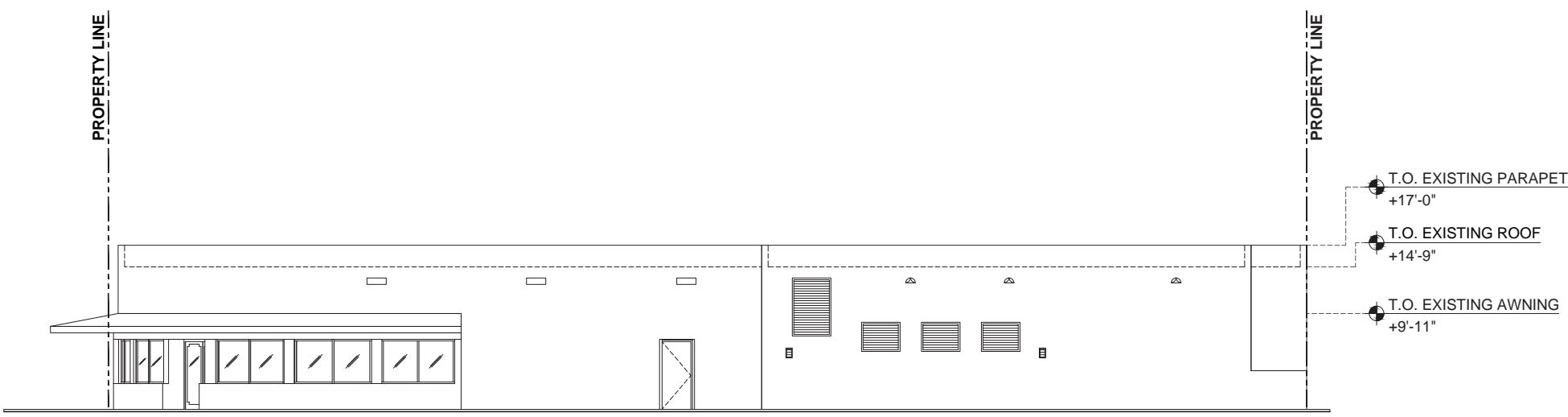


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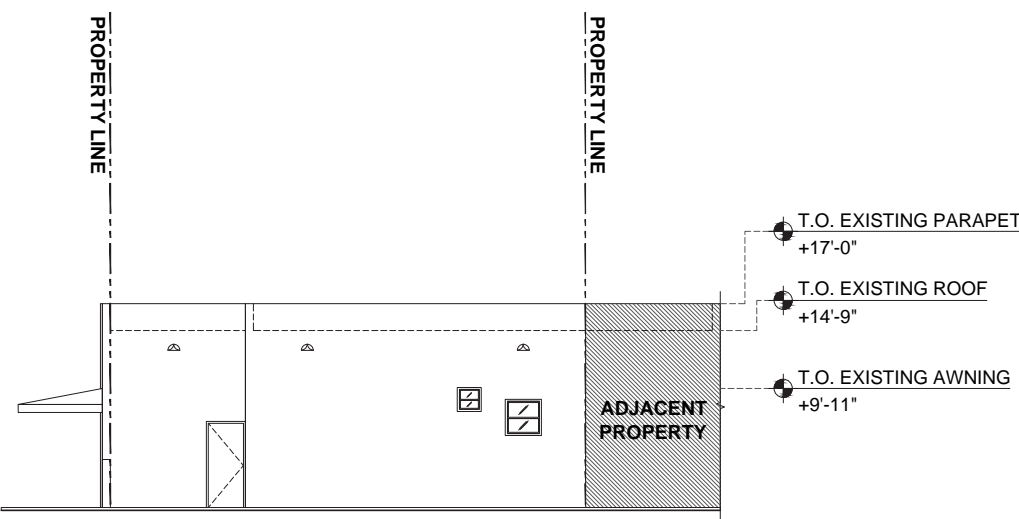
EXISTING CONDITIONS - ELEVATIONS



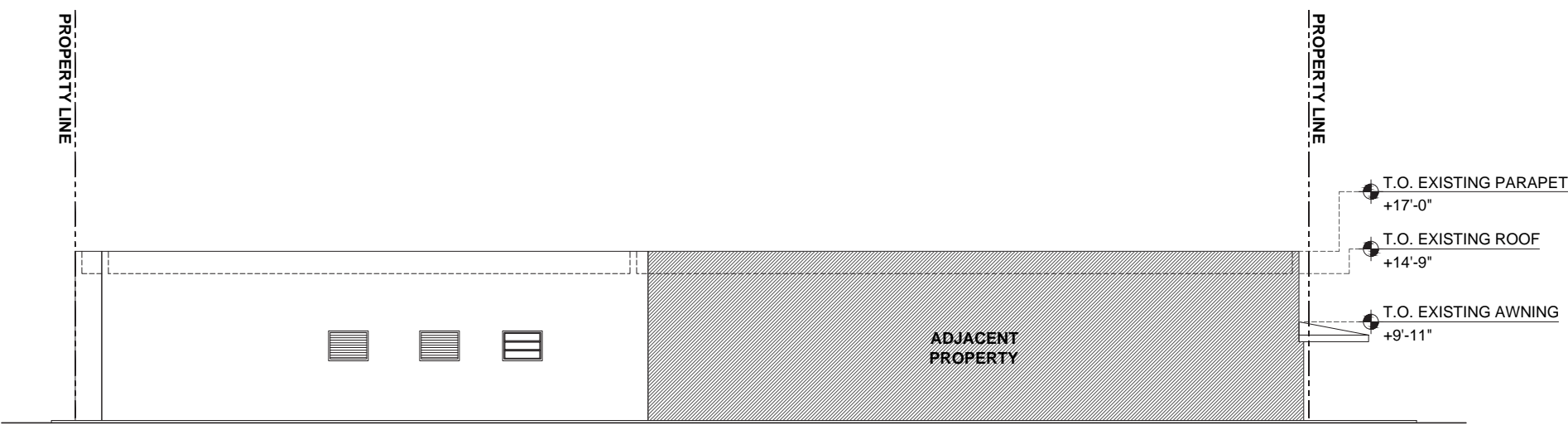
VIEW FROM 71ST STREET | NW



VIEW FROM RUE VENDOME | SW



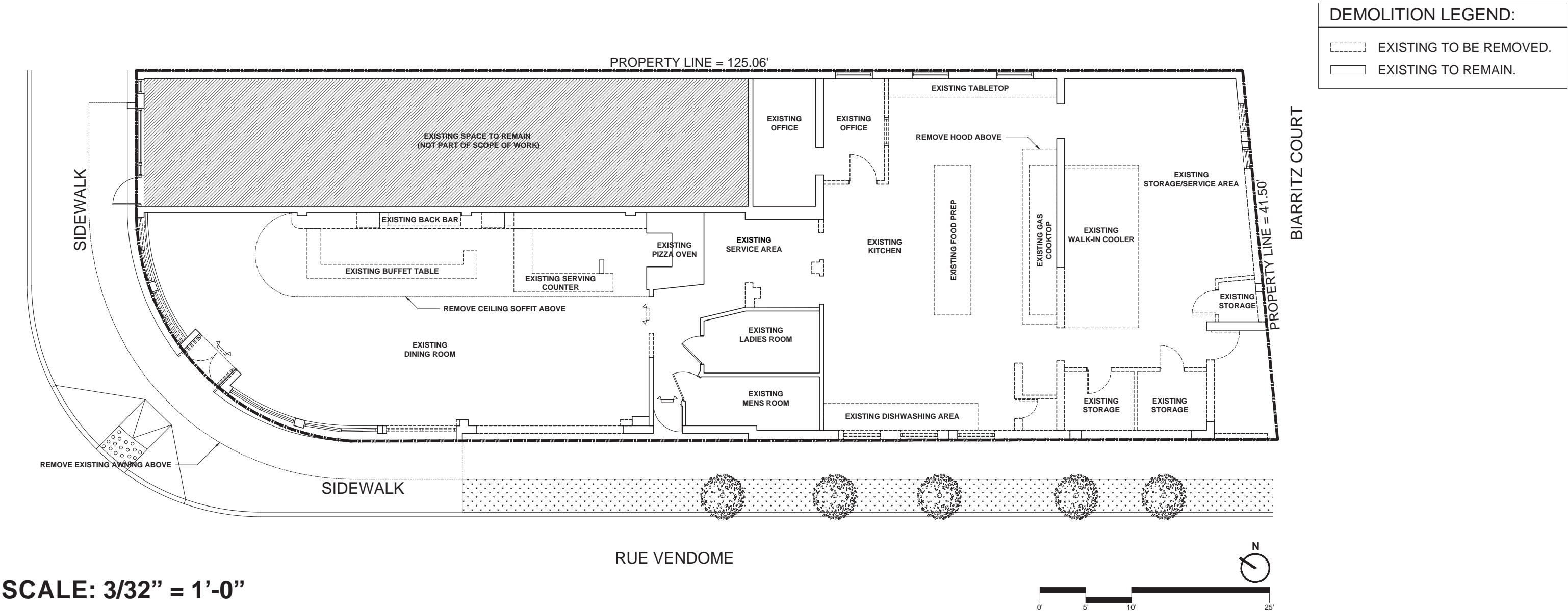
VIEW FROM BIARRITZ (ALLEY) | SE



VIEW FROM BIARRITZ (ALLEY) | NE

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DEMOLITION



PROPERTY LINE

T.O. EXISTING PARAPET +17'-0"

T.O. EXISTING ROOF +14'-9"

T.O. EXISTING AWNING +9'-11"

SCALE: 1/16" = 1'-0"

PROPERTY LINE

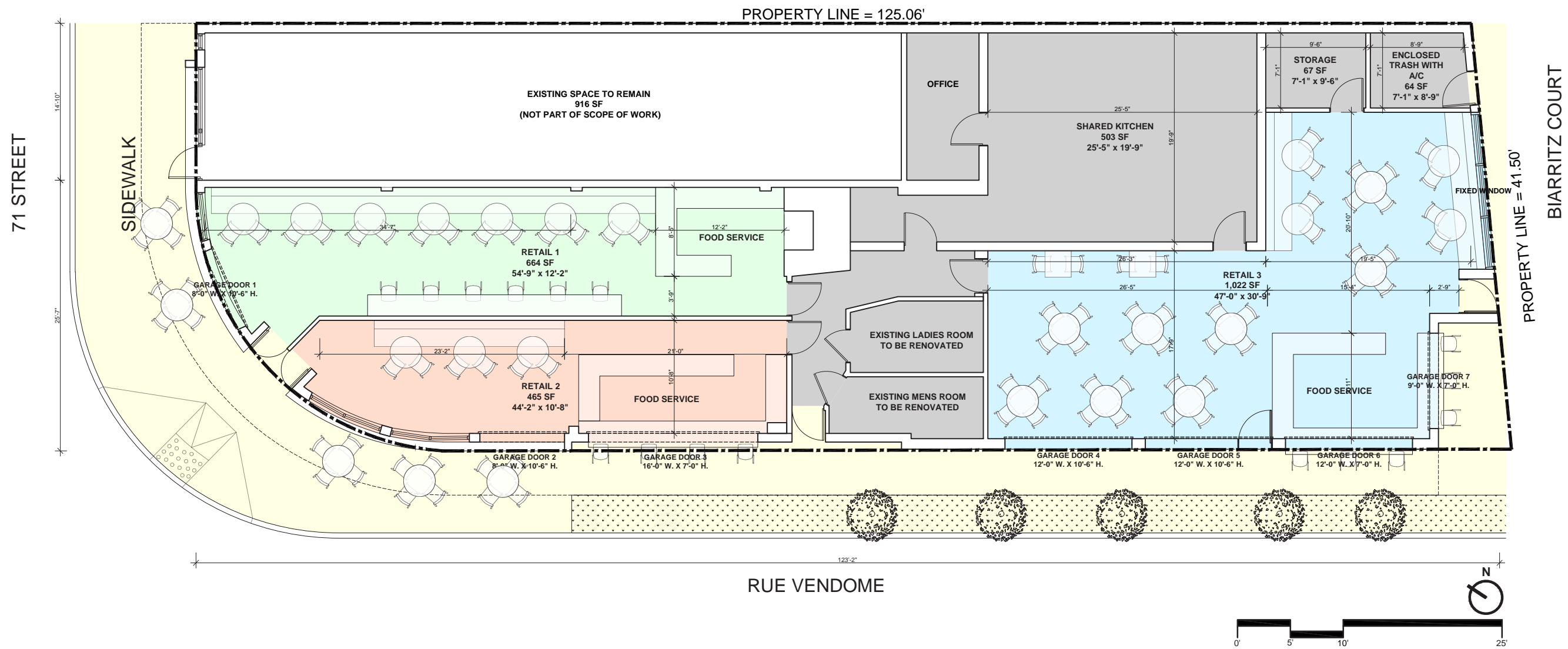
T.O. EXISTING PARAPET +17'-0"

T.O. EXISTING ROOF +14'-9"

T.O. EXISTING AWNING +9'-11"

SCALE: 1/16" = 1'-0"

PROPOSED - FLOOR PLAN

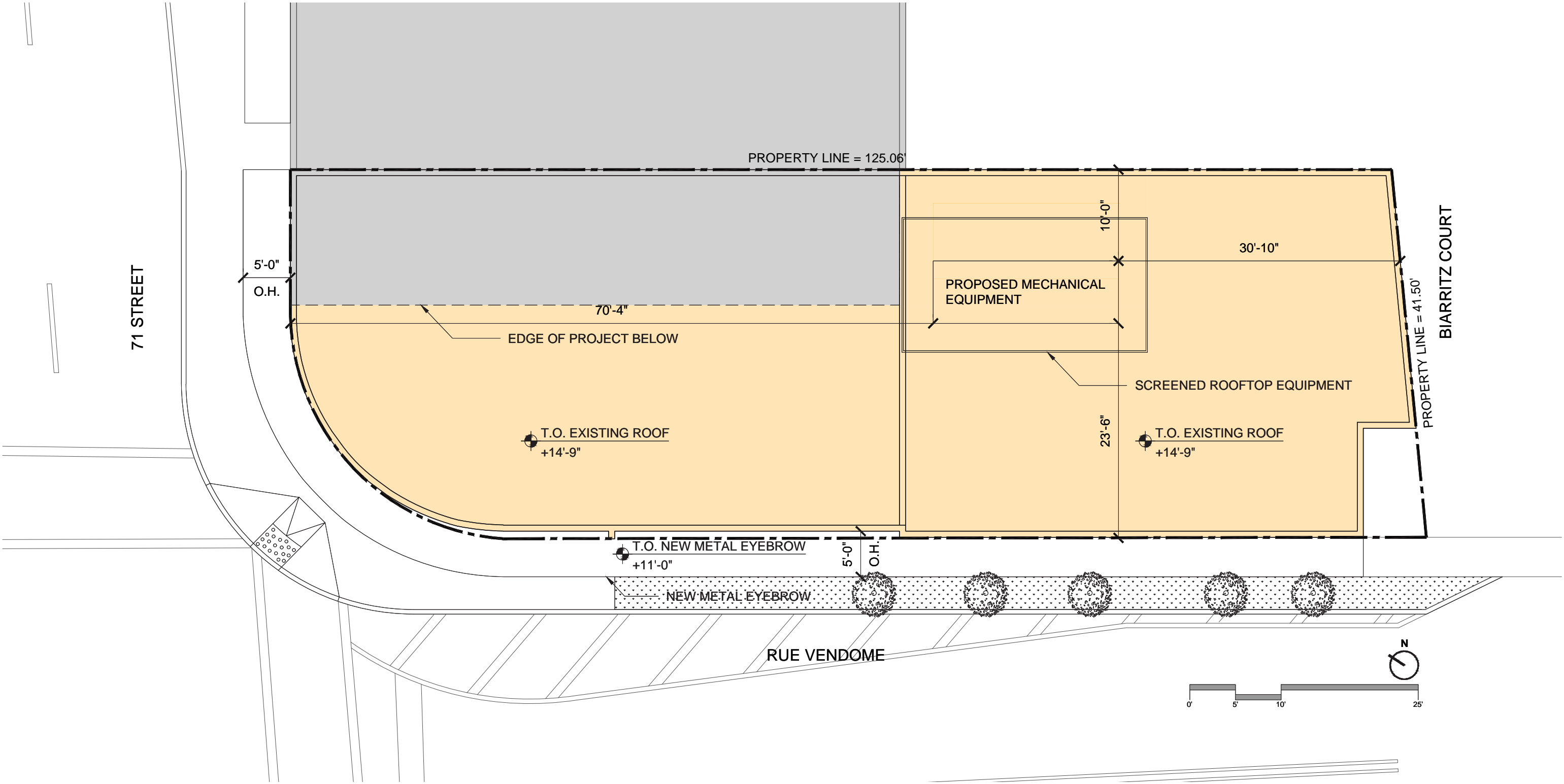


NOTE:

SEATING LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE AS PER FOOD SERVICE OPERATOR REQUIREMENTS.

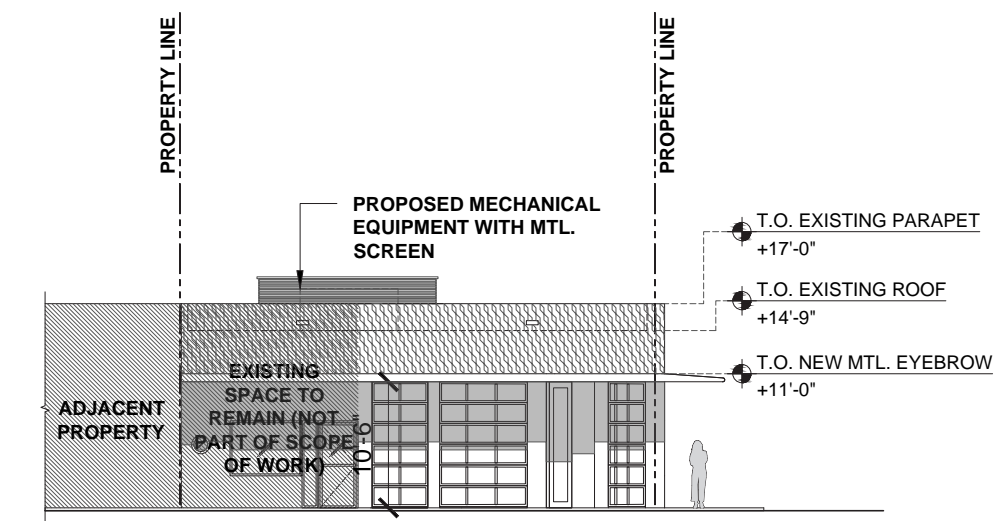
ESTIMATED TOTAL SEAT COUNT: 114 OCCUPANTS

PROPOSED - ROOF PLAN

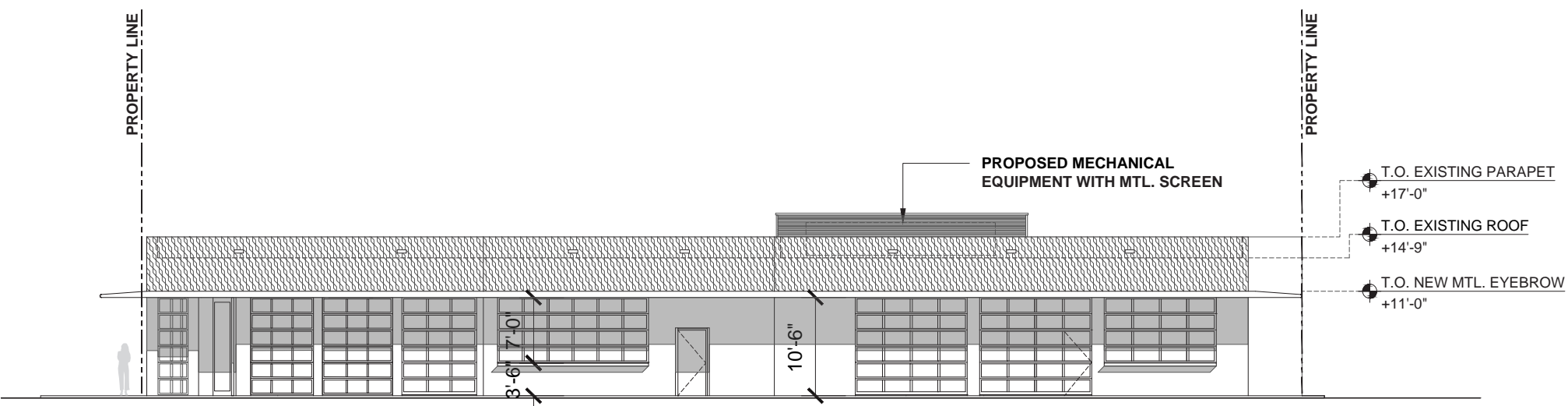


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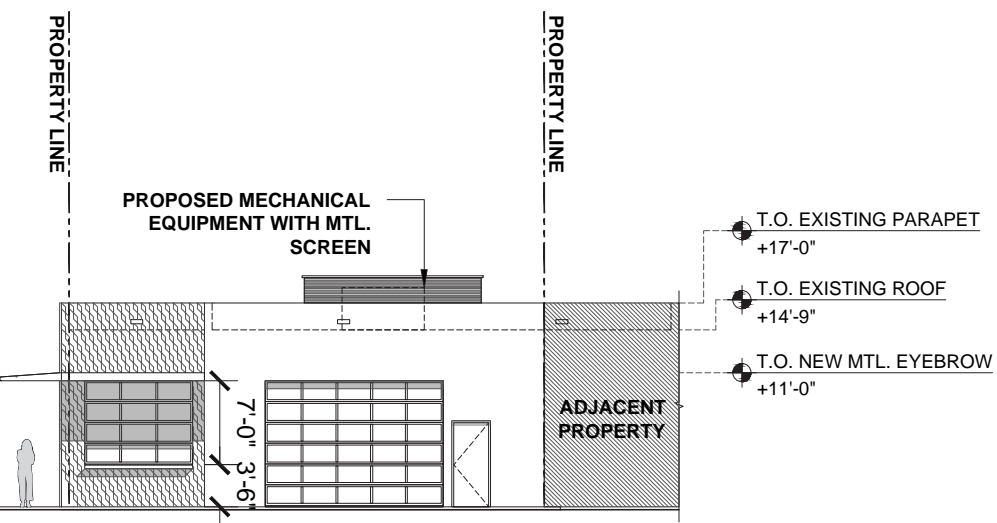
PROPOSED - ELEVATIONS



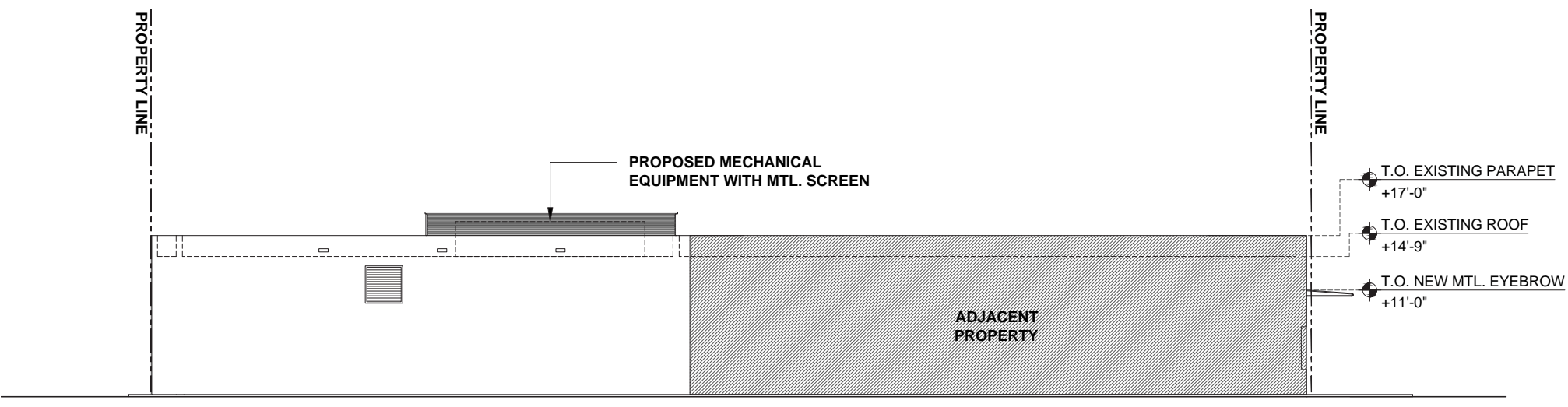
VIEW FROM 71ST STREET | NW



VIEW RUE VENDOME | SW

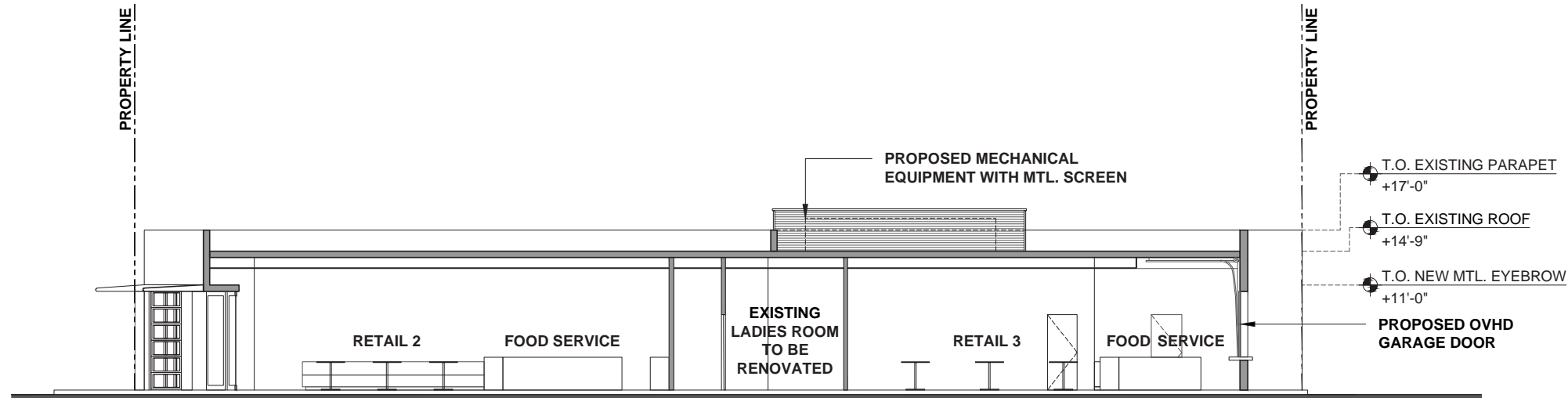


VIEW FROM BIARRITZ (ALLEY) | SE

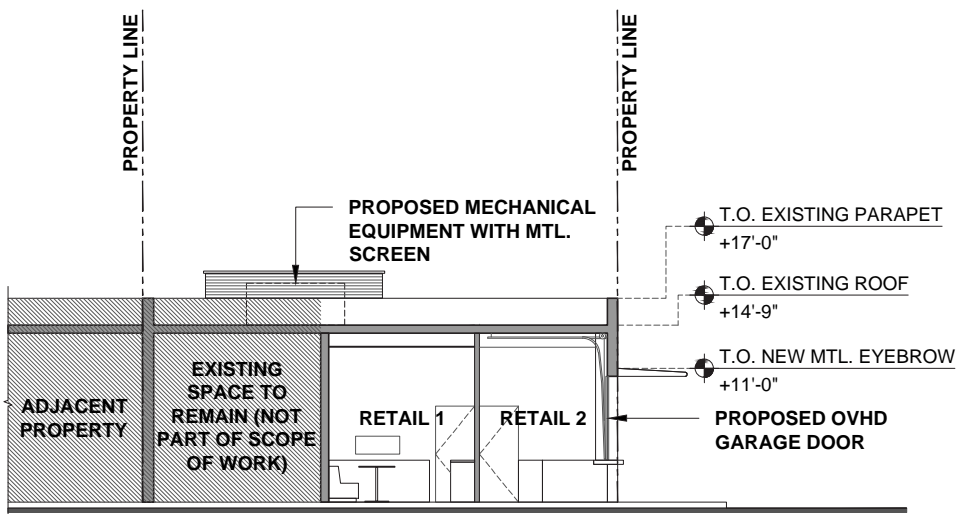


VIEW FROM BIARRITZ (ALLEY) | NE

PROPOSED - SECTIONS



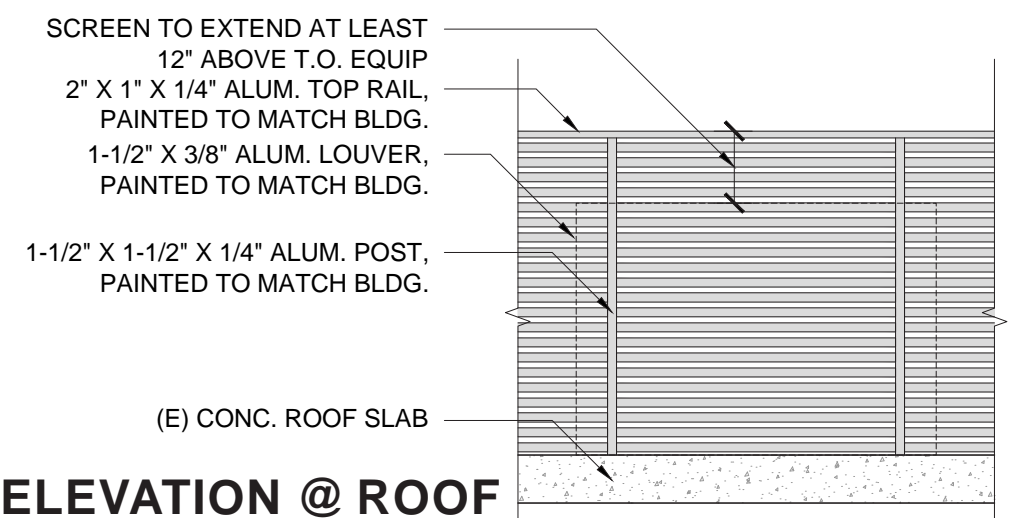
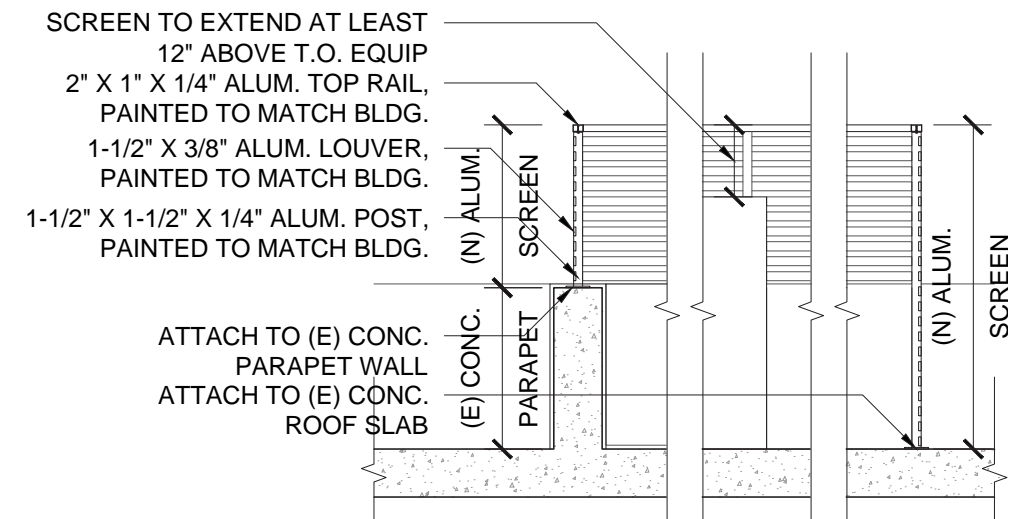
LONGITUDINAL SECTION | SCALE: 1/16" = 1'-0"



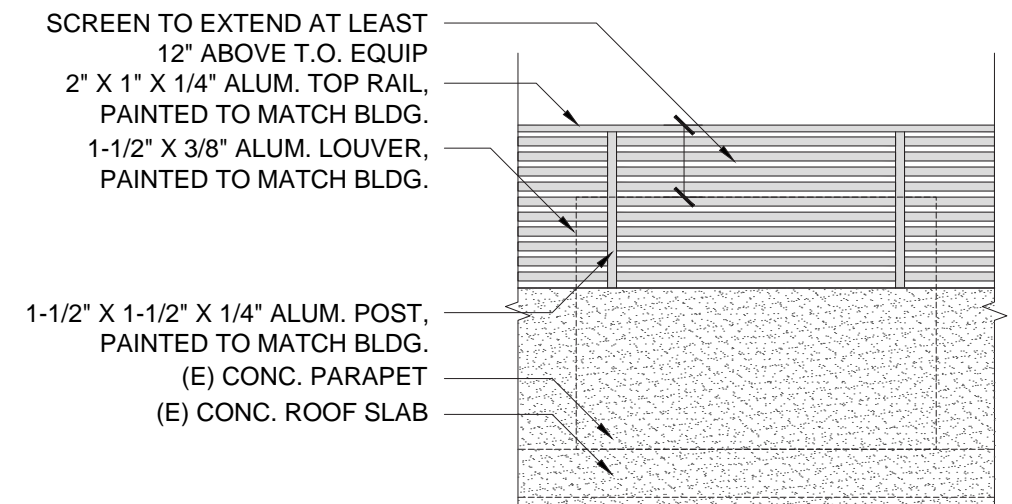
CROSS SECTION | SCALE: 1/16" = 1'-0"

EQUIPMENT SCREEN DETAILS

SCALE: 3/8" = 1'-0"



ELEVATION @ ROOF



ELEVATION @ PARAPET

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PROPOSED RENDERINGS | VIEW FROM 71ST STREET



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PROPOSED RENDERINGS | VIEW FROM RUE VENDOME



PROPOSED RENDERINGS | VIEW FROM BIARRITZ COURT



INSPIRATION



NORMANDY ISLES FOUNTAIN



TRADER JOE'S, MIAMI BEACH



PATTERNED TILES



MIAMI BEACH SIGNAGE



GLASS GARAGE DOORS



2200 NW 2nd Ave
Suite 211
Miami, FL 33127
305 200 5251
bbamiami.com

IB26001290
AA26002109