

LEGEND:

- DENOTES WOOD POWER POLE
- DENOTES CONCRETE LIGHT POLE
- O/S DENOTES OFFSET DISTANCE
- DENOTES GAS METER
- DENOTES WATER VALVE
- DENOTES FIRE LINE SIAMESE CONNECTION
- DENOTES BACK FLOW PREVENTER
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SANITARY SEWER CLEANOUT
- N.G.V.D. DENOTES NATIONAL GEODETIC VERTICAL DATUM
- DENOTES WATER DRAIN INLET
- DENOTES GUARD POLE
- F.L. DENOTES FIRE LINE
- W.L. DENOTES WATER LINE
- (P) DENOTES PLAT
- (M) DENOTES MEASURED
- DENOTES EXISTING ELEVATION TAKEN: SEPTEMBER 9th 2009
- DENOTES WATER DRAIN INLET
- N&D DENOTES NAIL AND DISC
- DENOTES OVERHEAD WIRE
- PL DENOTES PLANTER
- DENOTES CABLE MANHOLE
- DENOTES FLORIDA POWER & LIGHT MANHOLE
- DENOTES GREASE TRAP MANHOLE
- DENOTES TRAFFIC SIGNAL BOX
- DENOTES STREET LIGHT BOX
- (TYP.) DENOTES TYPICAL
- DENOTES MANHOLE (UNKNOWN)
- LB# DENOTES LICENSED BUSINESS NUMBER
- DENOTES DOUBLE DETECTOR CHECK VALVE
- BLDG. DENOTES BUILDING
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING ASPHALT
- FND. DENOTES FOUND
- DENOTES ALUMINUM LIGHT POST
- DENOTES ANCHOR
- DENOTES ELECTRIC BOX
- DENOTES SIGN POST
- DENOTES ALUMINUM LIGHT POST
- DENOTES PARKING METER

SURVEYOR'S CERTIFICATION

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 11(a), and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2013.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECEIVEDLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwabke-Shiskin & Associates, Inc.

By: Ronald A. Fritz, Assistant Vice-President
PROFESSIONAL LAND SURVEYOR NO. 2767
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION No. LB-87
NOTE: AUTHENTIC COPIES OF THIS DRAWING WILL BEAR THE SIGNATURE AND RAISED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR AND MAPPER

CERTIFIED TO:
PARCEL 1-PARC PLACE PARCEL
- BANKUNITED, N.A., A NATIONAL BANKING ASSOCIATION
- PARC PLACE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- REINERT VOGEL MANDLER & RODRIGUEZ, PA.
- STEWART TITLE GUARANTY COMPANY.

K:\345342\BOULAN SOUTH BEACH\BOULAN SOUTH BEACH CONDOMINIUM REVISED SURVEY.DWG\LOTS 1,2,3,4,6 AND 8 BLOCK C-UPDATE.dwg

Date	Ord. No.	Remarks	By
04/16/10	197525	BOUNDARY SURVEY LOT 6 LESS THE EAST 25.50' AND ALL OF LOT 8	L.E.B.
02/03/11	198459	UP-DATED BOUNDARY SURVEY	L.E.B.
11/15/11	199387	UP-DATED BOUNDARY SURVEY	L.E.B.
03/21/12	199757	UP-DATED BOUNDARY SURVEY	L.E.B.
12/11/13	202265	UP-DATED BOUNDARY SURVEY	N.R.C.
01-09-14	202265	REVIEW TITLE COMMITMENT	GR

'ALTA' / ACSM LAND TITLE SURVEY
LOTS 1, 2, 3, 4, 6 AND 8, BLOCK C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LYING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST

Schwabke-Shiskin & Associates, Inc.
LAND PLANNERS
3240 CORPORATE WAY MIRAMIR, FLORIDA 33025
By: _____
Registered Land Surveyor No. _____ State of Florida
Registered Engineer No. _____ State of Florida
Drawn By: L.E.G. Date: 06/06/08
Order No. 100048 P.O. 19
File No. AJ-4739
Checked By: R.A.F. Date: 06/30/08
Scale: 1" = 20'
Sheet No. 1 of 1 Sheet

LOCATION MAP
A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 E.
SCALE 1" = 200'

LEGAL DESCRIPTION OF PARCEL 1:
(PARC PLACE PARCEL)

LOTS 2 AND 4, AND THE EAST 25.50 FEET OF LOT 6, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 1 AND 3, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM:
UNITS 206, 207, 208, 209, 210, 211, 212, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 411, 501, 502, 504, 505, 506, 507, 511 AND 512 OF "BOULAN SOUTH BEACH, A CONDOMINIUM" BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 27626, PAGE 3375, AND ANY AND ALL AMENDMENTS ATTACHING THERETO, ALL IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:
LEGAL DESCRIPTION OF PARCEL 2:
(JUST AROUND THE CORNER PARCEL)

LOTS 6 LESS THE EAST 25.50 FEET; AND ALL OF LOT 8, OF BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S.00°00'51"E. ALONG THE CENTER LINE OF COLLINS AVENUE BETWEEN 20th STREET AND 21st STREET.
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) PROPERTY AS SHOWN HEREON CONTAINS 56,221± Sq. Ft.
- 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 5) ORDERED BY: REINERT VOGEL MANDLER
- 6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE (EL. 8), PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120851 0317 L OF MAP DATED 09-11-09. WITH AN INDEX DATE OF 09-11-09 (MAP NO. 12086C 0317 L).
- 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.
- 10) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXCEPTION IN THE TITLE INSURANCE COMMITMENT NO. 20131029A ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 22, 2013 AT 8:00 A.M. (AS TO PARCEL 1) AND NOVEMBER 25, 2013 AT 8:00 A.M. (AS TO PARCEL 2).
- 11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
- 12) BENCHMARKS:
a) MIAMI-DADE COUNTY BENCHMARK Z-310 LOCATOR: 3225 W 21st STREET---108 FEET NORTH OF NORTH CURB HWY A-1-A (COLLINS AVENUE)---50 FEET WEST OF WEST CURB U.S. COAST AND GEODETIC BRASS DISC ON LAWN OF A PUBLIC LIBRARY ON TOP OF EAST SIDE OF THE CONCRETE BASE FOR A FLAGPOLE. ELEVATION = 6.83' (N.G.V.D.)
b) MIAMI-DADE COUNTY BENCHMARK Y-310-R LOCATOR: 3225 SW 17th STREET---52 FEET NORTH OF CENTER LINE WASHINGTON AVENUE---52 FEET WEST OF CENTERLINE PK NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK NEAR TRAFFIC CONTROL BOX. ELEVATION = 5.62' (N.G.V.D.)
- 13) THIS SKETCH REPRESENTS A "BOUNDARY SURVEY".

22nd STREET

DADE BLVD.

WASHINGTON AVE.

PARK AVE.

LIBERTY AVE.

COLLINS AVE.

MIAMI BEACH DR.

21st STREET

PROJECT SITE

20th STREET

19th STREET

N.T.S.

KOBI KARP ARCHITECTURE & INTERIOR DESIGN INC.
2915 BISCAYNE BLVD., SUITE 200
MIAMI, FL 33137
TEL. (305) 573-1818
FAX: (305) 573-3766

A0.00	COVER & SITE AERIAL PHOTO/ LOCATION PLAN
A0.01A A0.01B	CONTEXT PHOTOS/ SITE MAP
A0.02	PHOTOS OF EXISTING RESTAURANT
A0.03	PHOTOS OF EXISTING RESTAURANT
A1.00	OVERALL BUILDING PLAN
A1.01	PROPOSED VESTIBULE PLAN
A1.02	PROPOSED ENLARGED VESTIBULE PLAN
A1.03	PROPOSED INTERIOR VIEW - BEFORE & AFTER CONCEPT OF VESTIBULE

THE EXTENT OF THE SCOPE OF WORK FOR THIS PACKAGE
CONSISTS OF THE FOLLOWING:

THE EXTENT OF THE SCOPE OF WORK FOR THIS PACKAGE
CONSISTS OF THE FOLLOWING:

1. ADD A NEW FOLDING GLASS WALL/ DOOR SYSTEM TO
CREATE A VESTIBULE AT THE FRONT ENTRY OF THE
RESTAURANT.

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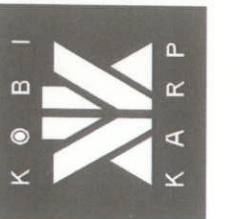
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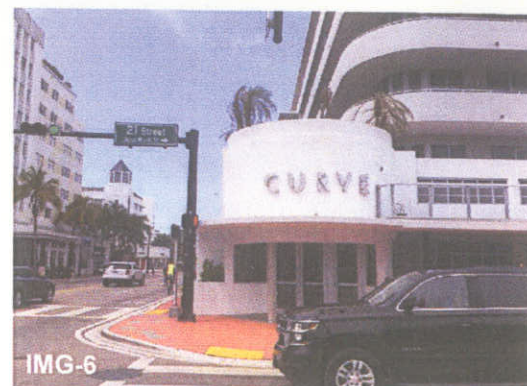
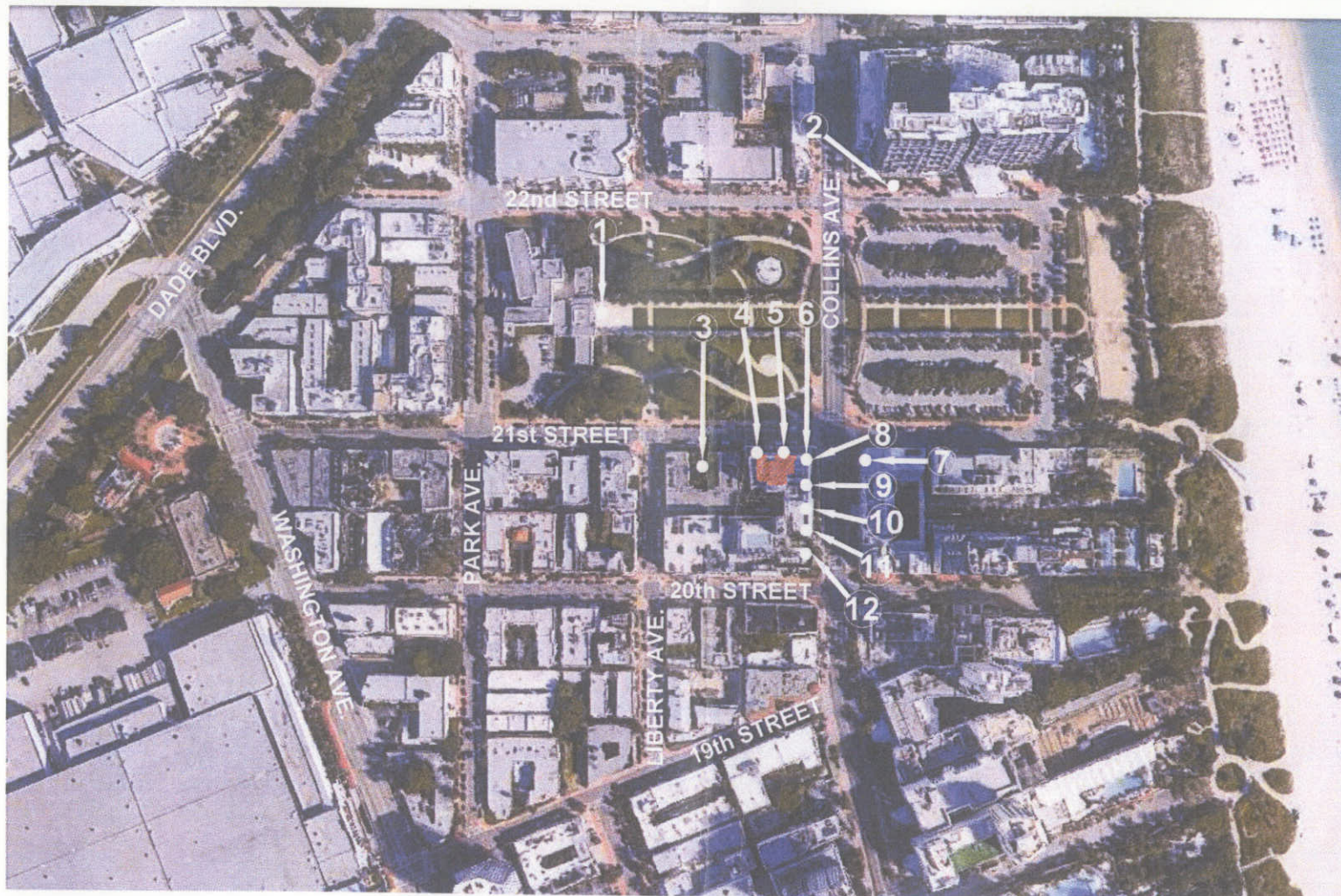
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CHECKED BY:	
DATE:	08/04/2015

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CONTEXT PHOTOS/ SITE MAP
SCALE: NTS

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BAGATELLE BISTRO
2038 COLLINS AVENUE
MIAMI BEACH, FLORIDA

CONTEXT PHOTOS/ SITE MAP

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CONTEXT PHOTOS/ SITE MAP
SCALE: NTS

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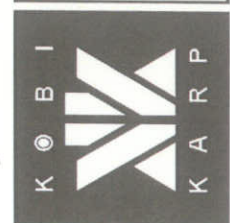
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CONTEXT PHOTOS/ SITE MAP

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IMG-1



IMG-2



IMG-3



IMG-4

EXISTING CONDITIONS - 06/30/2015

SCALE:

NTS

REVISIONS / SUBMISSIONS

BAGATELLE BISTRO
2038 COLLINS AVENUE
MIAMI BEACH, FLORIDA

PHOTOS OF
EXISTING RESTAURANT

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IMG-5



IMG-6

EXISTING CONDITIONS - 06/30/2015

SCALE: NTS

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2038 COLLINS AVENUE

MIAMI BEACH, FLORIDA

PHOTOS OF

EXISTING RESTAURANT



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K O B I

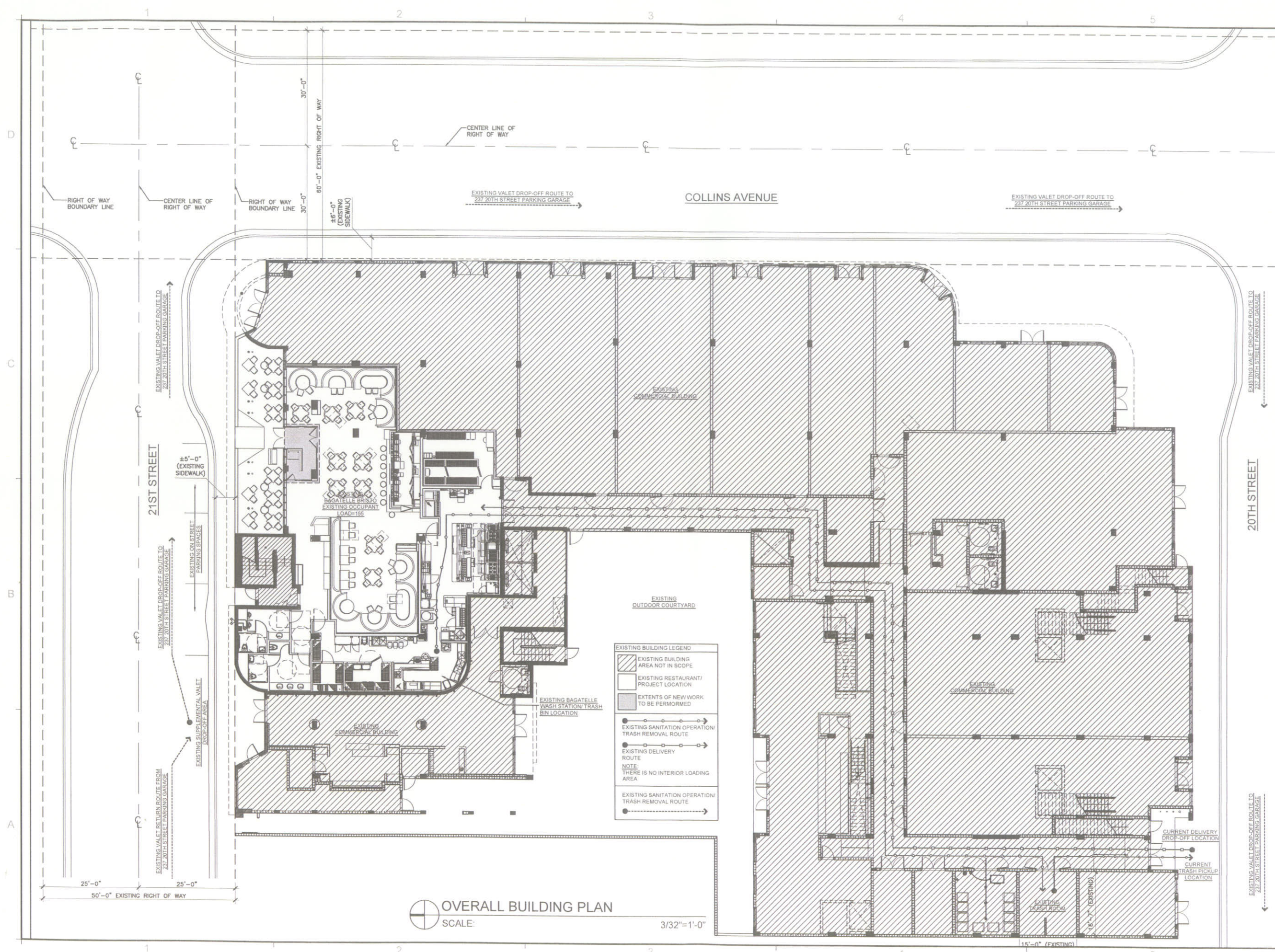
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BAGATELLE BISTRO
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OVERALL BUILDING PLAN


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NEW VESTIBULE FLOOR PLAN

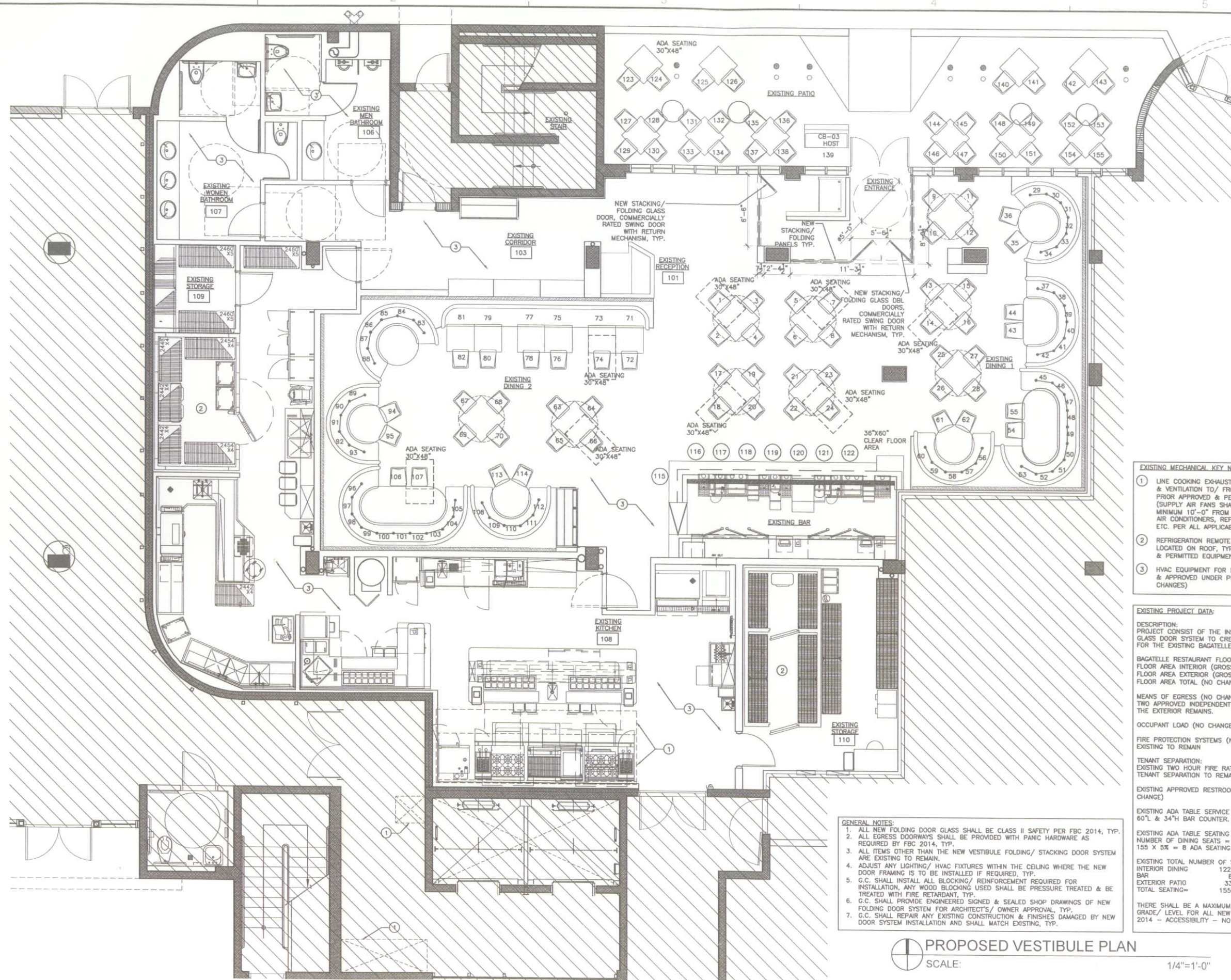
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- EXISTING MECHANICAL KEY NOTES:**
1. LINE COOKING EXHAUST HOOD WITH AIR SUPPLY & VENTILATION TO/ FROM EXTERIOR (EXISTING PRIOR APPROVED & PERMITTED EQUIPMENT) (SUPPLY AIR FANS SHALL BE PLACED AT A MINIMUM 10'-0" FROM ANY VENTS, VENT STACKS, AIR CONDITIONERS, REFRIGERATION COMPRESSORS, ETC. PER ALL APPLICABLE CODE REQUIREMENTS.)
 2. REFRIGERATION REMOTE CONDENSER UNITS ARE LOCATED ON ROOF, TYP. (EXISTING APPROVED & PERMITTED EQUIPMENT) (NO CHANGES)
 3. HVAC EQUIPMENT FOR RESTAURANT IS EXISTING & APPROVED UNDER PRIOR SEPARATE PERMIT (NO CHANGES)

EXISTING PROJECT DATA:

DESCRIPTION:
PROJECT CONSIST OF THE INSTALLATION OF A FOLDING GLASS DOOR SYSTEM TO CREATE AN ENTRY VESTIBULE FOR THE EXISTING BAGATELLE RESTAURANT.

BAGATELLE RESTAURANT FLOOR AREA
FLOOR AREA INTERIOR (GROSS) 4,395 SF
FLOOR AREA EXTERIOR (GROSS) 618 SF
FLOOR AREA TOTAL (NO CHANGE) 5,013 SF

MEANS OF EGRESS (NO CHANGE):
TWO APPROVED INDEPENDENT ACCESSIBLE EXISTS TO THE EXTERIOR REMAINS.

OCCUPANT LOAD (NO CHANGE)= 155 PERSONS:

FIRE PROTECTION SYSTEMS (NO CHANGE):
EXISTING TO REMAIN

TENANT SEPARATION:
EXISTING TWO HOUR FIRE RATED PARTITION FOR TENANT SEPARATION TO REMAIN (NO CHANGE)

EXISTING APPROVED RESTROOMS TO REMAIN (NO CHANGE)

EXISTING ADA TABLE SERVICE IS PROVIDED IN LIEU OF 60"L & 34"H BAR COUNTER.

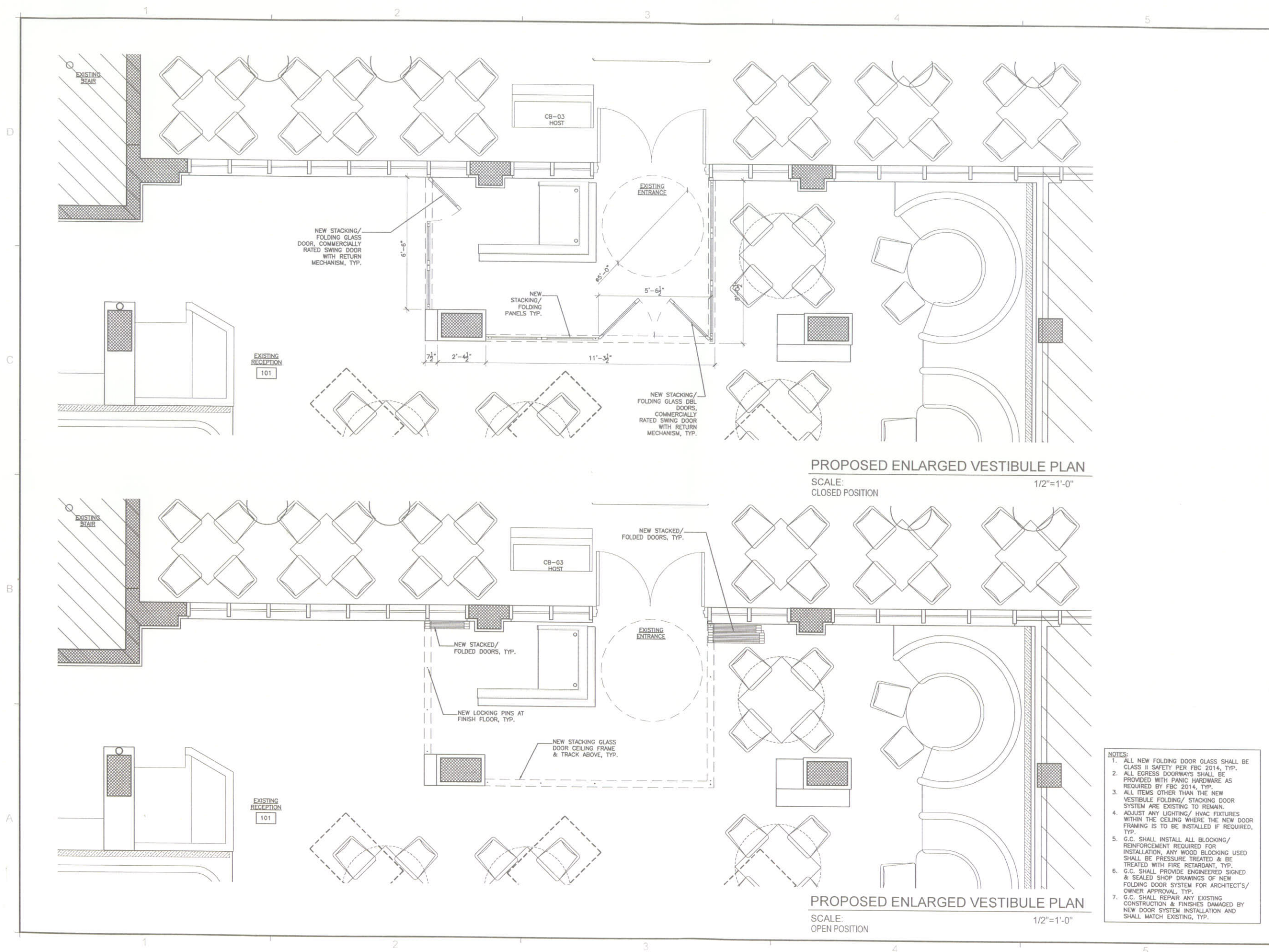
EXISTING ADA TABLE SEATING PROVIDED (NO CHANGE):
NUMBER OF DINING SEATS = 155
155 X 5% = 8 ADA SEATING PROVIDED.

EXISTING TOTAL NUMBER OF SEATS (NO CHANGE):
INTERIOR DINING 122
BAR 8
EXTERIOR PATIO 33
TOTAL SEATING= 155 (NO CHANGE)

THERE SHALL BE A MAXIMUM OF 3" CHANGE IN GRADE/ LEVEL FOR ALL NEW CONSTRUCTION PER FBC 2014 - ACCESSIBILITY - NO EXCEPTIONS.

- GENERAL NOTES:**
1. ALL NEW FOLDING DOOR GLASS SHALL BE CLASS II SAFETY PER FBC 2014, TYP.
 2. ALL EGRESS DOORWAYS SHALL BE PROVIDED WITH PANIC HARDWARE AS REQUIRED BY FBC 2014, TYP.
 3. ALL ITEMS OTHER THAN THE NEW VESTIBULE FOLDING/ STACKING DOOR SYSTEM ARE EXISTING TO REMAIN.
 4. ADJUST ANY LIGHTING/ HVAC FIXTURES WITHIN THE CEILING WHERE THE NEW DOOR FRAMING IS TO BE INSTALLED IF REQUIRED, TYP.
 5. G.C. SHALL INSTALL ALL BLOCKING/ REINFORCEMENT REQUIRED FOR INSTALLATION. ANY WOOD BLOCKING USED SHALL BE PRESSURE TREATED & BE TREATED WITH FIRE RETARDANT, TYP.
 6. G.C. SHALL PROVIDE ENGINEERED SIGNED & SEALED SHOP DRAWINGS OF NEW FOLDING DOOR SYSTEM FOR ARCHITECT'S/ OWNER APPROVAL, TYP.
 7. G.C. SHALL REPAIR ANY EXISTING CONSTRUCTION & FINISHES DAMAGED BY NEW DOOR SYSTEM INSTALLATION AND SHALL MATCH EXISTING, TYP.

PROPOSED VESTIBULE PLAN
SCALE: 1/4"=1'-0"



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NEW VESTIBULE FLOOR PLAN

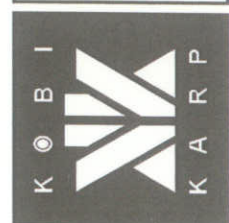



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DRAWN BY:

CHECKED BY:

DATE: 08/04/2015

A1.02

- NOTES:
1. ALL NEW FOLDING DOOR GLASS SHALL BE CLASS II SAFETY PER FBC 2014, TYP.
 2. ALL EGRESS DOORWAYS SHALL BE PROVIDED WITH PANIC HARDWARE AS REQUIRED BY FBC 2014, TYP.
 3. ALL ITEMS OTHER THAN THE NEW VESTIBULE FOLDING/ STACKING DOOR SYSTEM ARE EXISTING TO REMAIN.
 4. ADJUST ANY LIGHTING/ HVAC FIXTURES WITHIN THE CEILING WHERE THE NEW DOOR FRAMING IS TO BE INSTALLED IF REQUIRED, TYP.
 5. G.C. SHALL INSTALL ALL BLOCKING/ REINFORCEMENT REQUIRED FOR INSTALLATION, ANY WOOD BLOCKING USED SHALL BE PRESSURE TREATED & BE TREATED WITH FIRE RETARDANT, TYP.
 6. G.C. SHALL PROVIDE ENGINEERED SIGNED & SEALED SHOP DRAWINGS OF NEW FOLDING DOOR SYSTEM FOR ARCHITECT'S/ OWNER APPROVAL, TYP.
 7. G.C. SHALL REPAIR ANY EXISTING CONSTRUCTION & FINISHES DAMAGED BY NEW DOOR SYSTEM INSTALLATION AND SHALL MATCH EXISTING, TYP.



PROPOSED VESTIBULE - INTERIOR VIEW BEFORE
SCALE: N.T.S.



PROPOSED VESTIBULE - INTERIOR VIEW AFTER
SCALE: N.T.S.

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BAGATELLE BISTRO
2038 COLLINS AVENUE
MIAMI BEACH, FLORIDA

NEW VESTIBULE FLOOR PLAN

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