

PROPERTY ADDRESS
 816 COMMERCE STREET
 MIAMI BEACH, FLORIDA 33139

SCOPE OF WORK:
 THIS PROJECT CONSISTS OF THE EXPANSION OF AN EXISTING RESTAURANT AS FOLLOWS:
 - EXISTING 1ST FLOOR RESTAURANT WITH EXISTING OUTDOOR DINING AREA TO REMAIN, NEW 4' OPENING AS SHOWN TO CONNECT 2ND FLOOR
 - EXISTING 2ND FLOOR SALON TO BE USED AS ADDED DINING AREA FOR RESTAURANT INCLUDING A NEW BAR AND RESTROOMS. REMOVE ALL COUNTERS AND MAKE-UP CHAIRS AS SHOWN
 - CHANGE OF USE & OCCUPANCY ON 2ND FLOOR FROM SALON (BUSINESS USE) TO RESTAURANT (ASSEMBLY)
 - EXISTING ACCESSIBLE BATHROOMS, KITCHEN, KITCHEN EQUIPMENT, HOOD, BAR LIGHTING, HVAC, FIRE SPRINKLERS TO REMAIN ON 1ST FLOOR
 - NEW PLUMBING ON 1ST FLOOR AS NEEDED TO REPLACE EXISTING INTERIOR GREASE TRAPS FOR NEW EXTERIOR GREASE TRAP
 - NEW PLUMBING ON 2ND FLOOR FOR NEW BAR AND REMODELED BATHROOMS
 - NEW LIGHTING AND ELECTRICAL ON 2ND FLOOR AS PER NEW BAR EQUIPMENT AND REDISTRIBUTED LIGHTING
 - EXISTING HVAC ON 2ND FLOOR TO REMAIN
 - EXISTING FIRE SPRINKLERS ON 2ND FLOOR TO REMAIN

OCCUPANCY LOAD:
 (FBC, TABLE 1004.1.2 & FFPC TABLE 7.3.1.2)

FIRST FLOOR:

DINING AREA:
 OCCUPANCY LOAD: SITTING AREA - 926.5/15 SF/(PER PERSON) = 62 PER/ALLOWED (FBC & FFPC)

PREPARATION AREA/KITCHEN AREA & BAR (GROSS):
 OCCUPANCY LOAD: PREPARATION AREA & BAR - 946.5 SF /100 = 5 PER/SF. (ALLOWED) (FBC)

PREPARATION AREA/KITCHEN AREA & BAR (GROSS):
 OCCUPANCY LOAD: PREPARATION & KITCHEN AREA & BAR - 946.5 SF/100 = 10 PER/SF. (ALLOWED) (FFPC)

TOTAL OCCUPANTS REQUIRED 67 PER/SF. (ALLOWED) (FBC)
 72 PER/SF. (ALLOWED) (FFPC)

SEATING AREA:
 62 ALLOWED INTERIOR
 45 PROVIDED INTERIOR

TOTAL OCCUPANTS PROVIDED 50 PER/SF. (ALLOWED) (FBC)
 55 PER/SF. (ALLOWED) (FFPC)

OUTSIDE SEATING AREA:
 89 SEATING

TOTAL OCCUPANTS PROVIDED (FIRST FLOOR) - 139 PER/SF. (ALLOWED) (FBC)
 144 PER/SF. (ALLOWED) (FFPC)

SECOND FLOOR:

DINING AREA:
 OCCUPANCY LOAD: SITTING AREA - 1420/15 SF/(PER PERSON) = 95 PER/ALLOWED (FBC & FFPC)

PREPARATION AREA/KITCHEN AREA & BAR (GROSS):
 OCCUPANCY LOAD: PREPARATION AREA & BAR - 552.0 SF /100 = 5 PER/SF. (ALLOWED) (FBC)

PREPARATION AREA/KITCHEN AREA & BAR (GROSS):
 OCCUPANCY LOAD: PREPARATION & KITCHEN AREA & BAR - 552.0 SF/100 = 6 PER/SF. (ALLOWED) (FFPC)

TOTAL OCCUPANTS REQUIRED 98 PER/SF. (ALLOWED) (FBC)
 101 PER/SF. (ALLOWED) (FFPC)

SEATING AREA:
 95 ALLOWED INTERIOR
 80 PROVIDED INTERIOR

TOTAL OCCUPANTS PROVIDED 83 PER/SF. (ALLOWED) (FBC)
 86 PER/SF. (ALLOWED) (FFPC)

TOTAL OCCUPANTS PROVIDED (SECOND FLOOR) - 83 PER/SF. (ALLOWED) (FBC)
 86 PER/SF. (ALLOWED) (FFPC)

TOTAL OCCUPANTS PROVIDED 222 PER/SF. (ALLOWED) (FBC)
 230 PER/SF. (ALLOWED) (FFPC)

NOTE:
 -THE SPACE IS GOING TO BE UNOCCUPIED WHILE THE WORK IS BEING PERFORMED.

NOTE:
 TOTAL SEATING OCCUPANT LOAD 1ST FLR & 2ND FLR = 214 SAME SERVICES PROVIDED ON BOTH FLOORS, HOWEVER 2ND FLOOR IS EXISTING NON-ACCESSIBLE THEREFORE ALL ACCESSIBLE SEATING, COUNTERS, BATHROOMS, BARS, ETC. ARE PROVIDED ON 1ST FLOOR THROUGHOUT INTERIOR AND EXTERIOR.

GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 - 11TH ED., ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

PROJECT INFO:

CLASSIFICATION OF WORK: MIN. ALTERATION
 LEVEL OF ALTERATION: ALTERATION LEVEL 3
 ZONING CLASSIFICATION: COMMERCIAL - RESTAURANT (CP6-1)
 OCCUPANCY: ASSEMBLY RESTAURANT - COMMERCIAL

FIRST FLOOR:

- DINING AREA = 926.50 SF
- PREPARATION, BAR & KITCHEN AREA = 946.50 SF
- BATHROOMS & HALL AREA = 229.0 SF
- STAIR AREA = 310.0 SF
- TOTAL AREA FIRST FLOOR: 2,412.0 SF

SECOND FLOOR:

- DINING AREA = 1,420.0 SF
- PREPARATION & BAR AREA = 552.0 SF
- BATHROOMS & HALL AREA = 130.0 SF
- STAIR AREA = 310.0 SF
- BALCONY AREA = 206.0 SF
- TOTAL AREA SECOND FLOOR: 2,412.0 S.F. (NOT INCL. BALCONY)

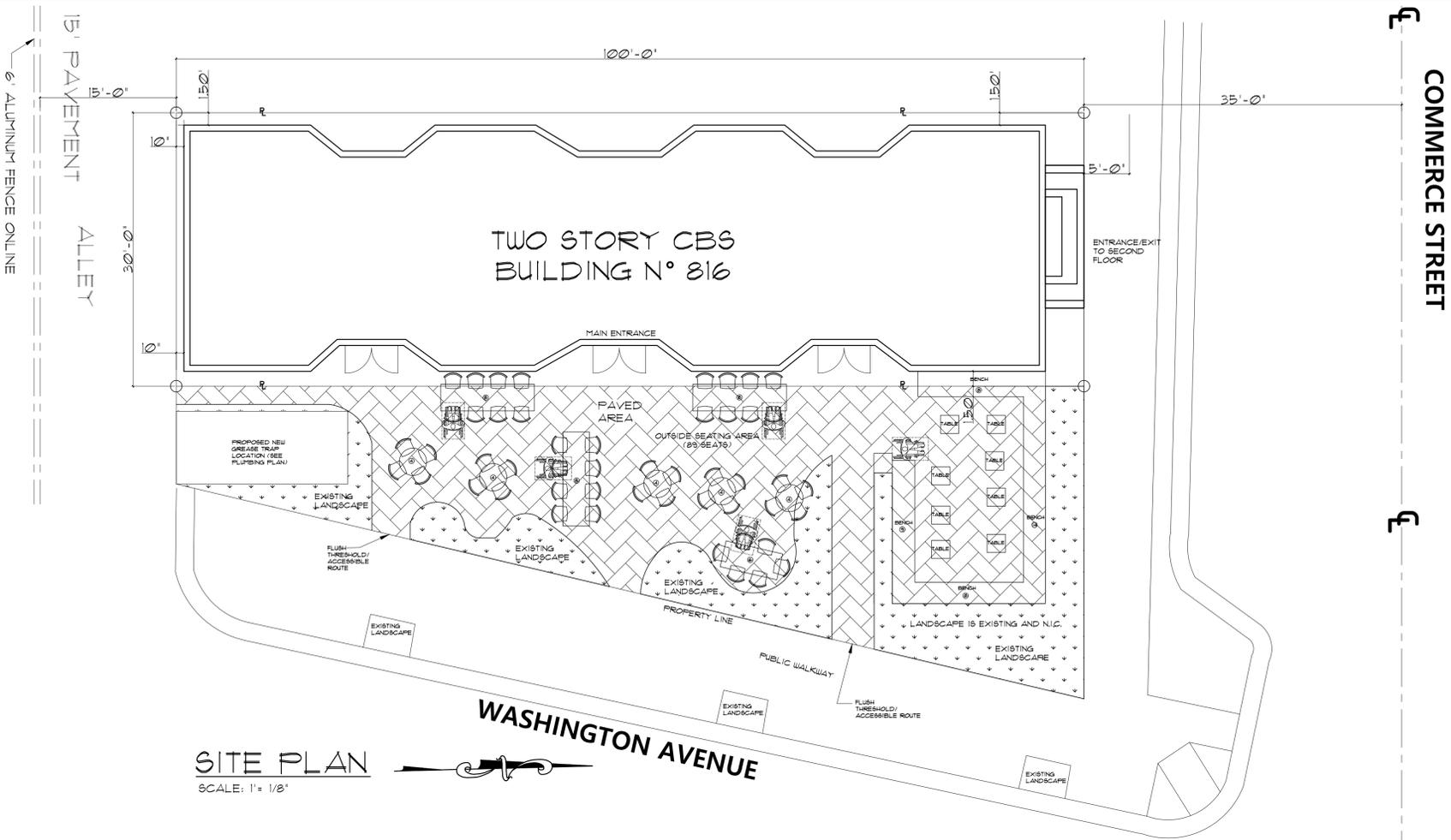
ALTERATION LEVEL: 3 AS PER FBC 2020 (EXISTING & RENOVATION AS PER FFPC 2010 43.1.1)

OCCUPANCY CLASSIFICATION: ASSEMBLY; RESTAURANT (AS PER CHAPTER 12 OF FFPC 101 1TH EDITION)

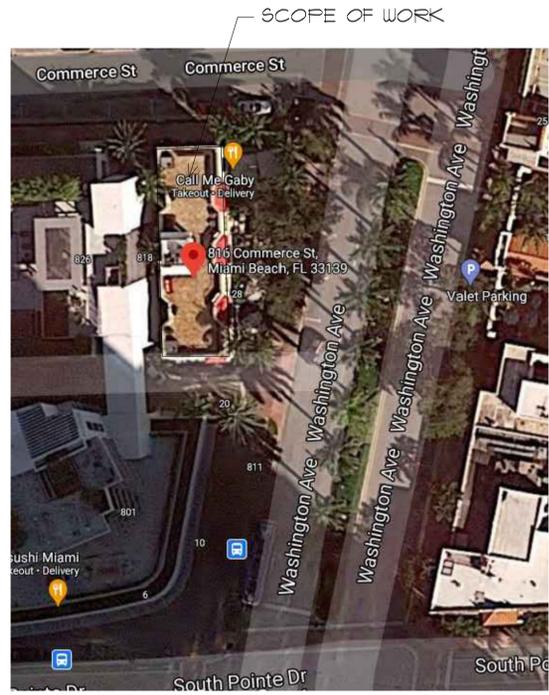
AUTOMATIC SPRINKLER SYSTEM: THIS BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM.

CODE IN EFFECT: FLORIDA BUILDING CODE 2020, EXISTING BUILDING 11TH ED., FLORIDA BUILDING CODE ACCESSIBILITY 2010, 11TH ED., FFPC 101 1TH EDITION, NEC 2017

TYPE OF CONSTRUCTION: V-B



SITE PLAN
 SCALE: 1" = 1/8"



KEY PLAN
 N.T.S.

Revisions	
1	06.11.21 1ST. ISSUE

RESTAURANT EXPANSION
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Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
A-0

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