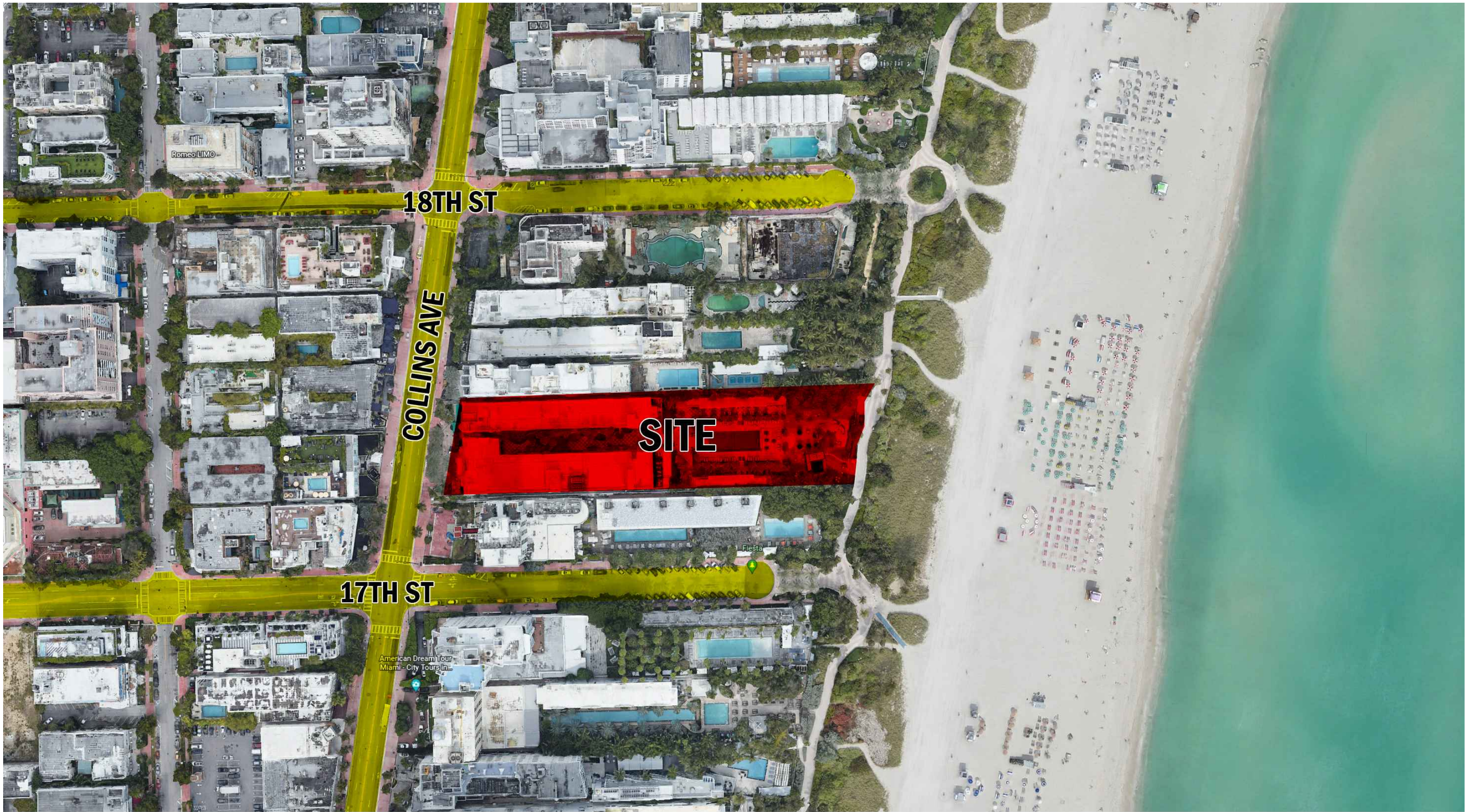


HOTEL SURFCOMBER

TCO
FINAL SUBMITAL
OCTOBER 19 2022



INDEX

| SHEET LIST | |
|------------|----------------------------------|
| COVER | COVER |
| A-1 | SITE REFERENCE |
| A-2 | ZONING PLAN |
| A-3.1 | EXISTING SITE PLAN ARCHITECTURAL |
| A-3.2 | PROPOSED SITE PLAN ARCHITECTURAL |
| A-4 | SITEPLAN |
| A-5 | ACCESIBILITY FLOORPLAN |
| A-6 | ACCESIBILITY FLOORPLAN |
| A-7 | TABLES AND CHAIRS |
| A-8.1 | SITE PHOTOS |
| A-8.2 | SITE PHOTOS |
| A-8.3 | SITE PHOTOS |
| A-9 | ZONING INFORMATION |

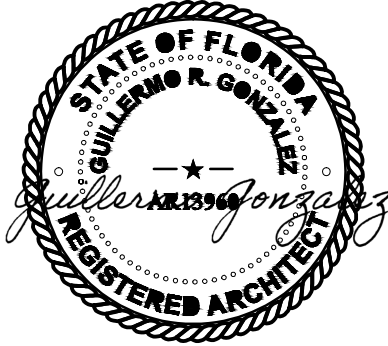
File Number:
PB22-0554
DATE: 08/29/22

AERIAL LOCATION OF MAP
SCALE "N.T.S"

SUBJECT: "TCO"
LOCATION: 1717 Collins Ave,
Miami Beach, FL 33139

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :
GUILLERMO GONZALEZ



CLIENT:
SURFCOMBER HOTEL

REVISIONS:
1- 10-17-2022

ADRESS: 1717 COLLINS AVE,
MIAMI BEACH, FL 33139

SHEET TITLE:

COVER

PROJECT : HIGHT TIDE BAR/
RESTAURANT

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

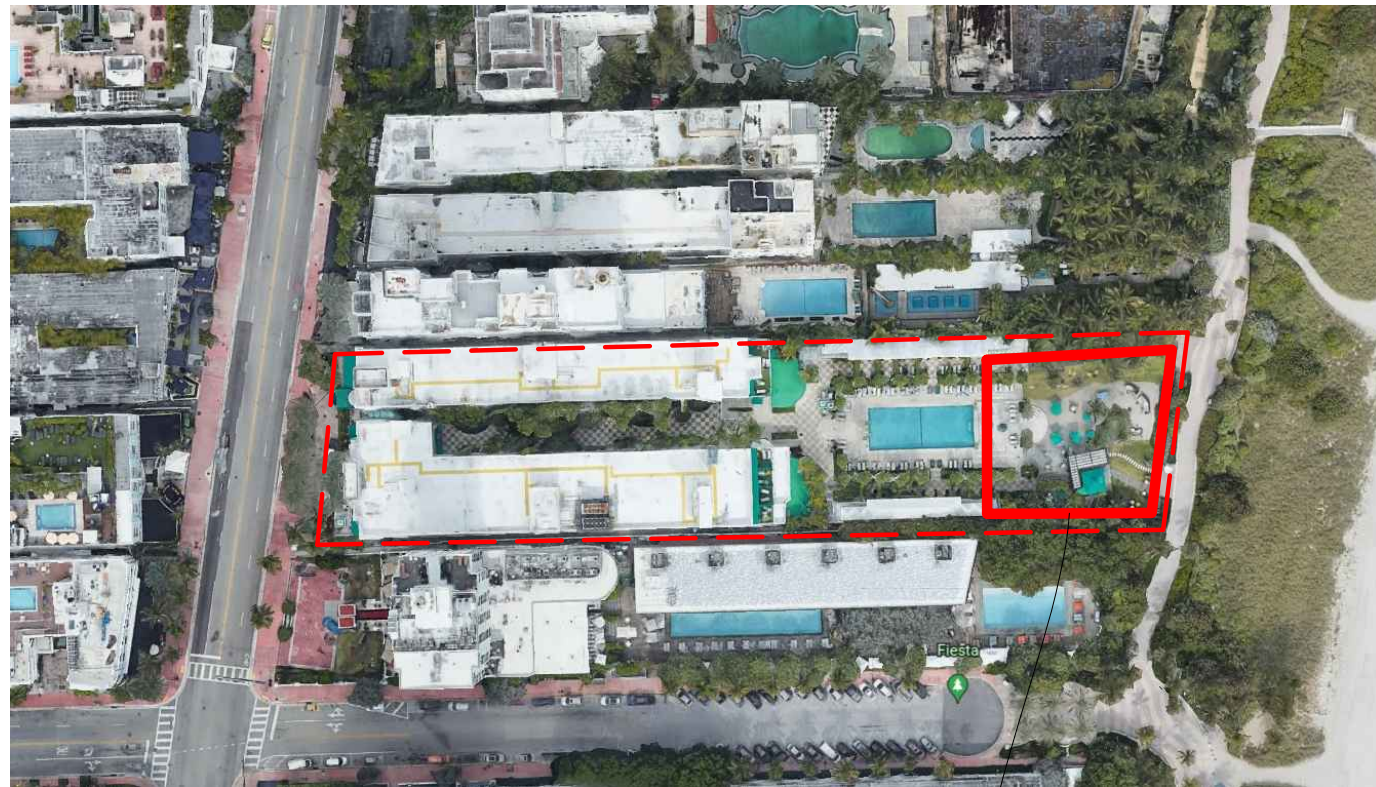
COVER

SITE PLAN GENERAL NOTES

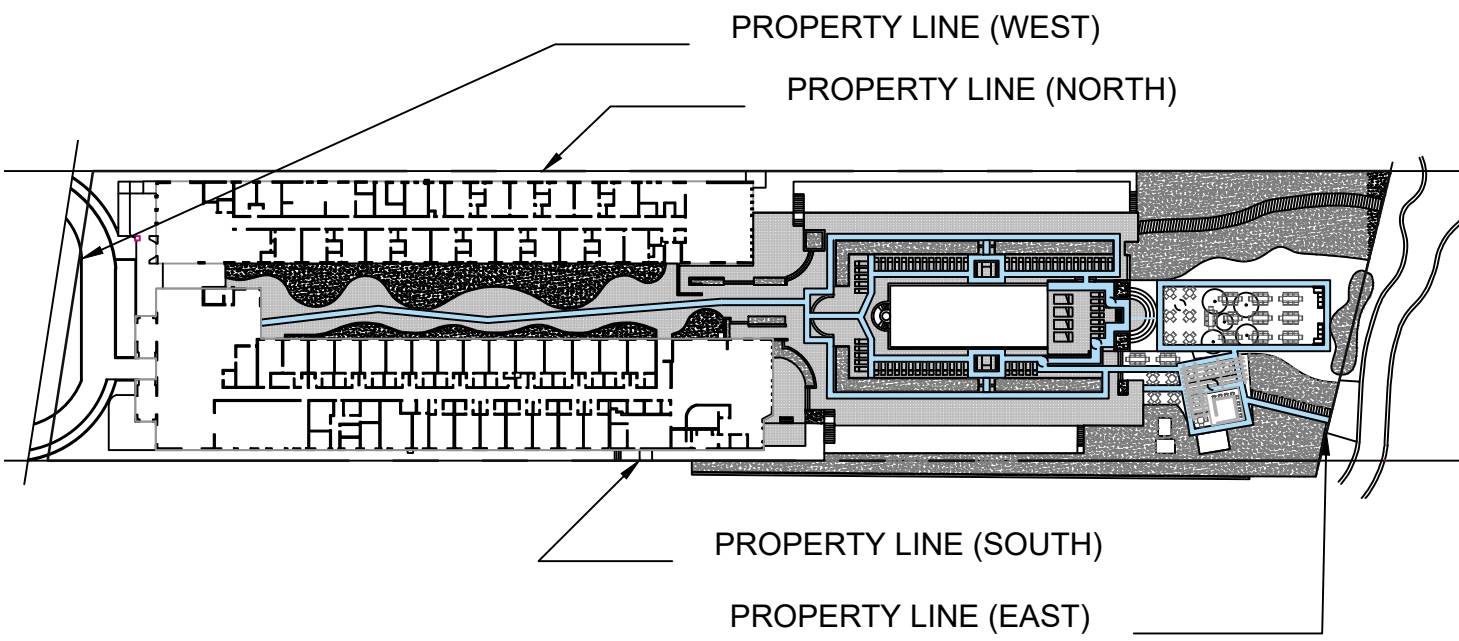
- BUILDING SHALL BE ACCESSIBLE. ALL COVERED WALKWAYS, RAMPS, AND STAIRS LEADING TO THE BUILDING SHALL BE IN COMPLIANCE WITH FLORIDA ACCESSIBILITY CODE.
- GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL SPECIALTY ITEMS TO BE APPROVED BY DESIGN/ARCHITECT OF RECORD FOR DESIGN INTENT ONLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL BE FAMILIAR AND BE RESPONSIBLE FOR ADHERENCE TO ALL GOVERNING REGULATIONS.
- CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. SAID CONTRACTOR SHALL NOTIFY & INFORM THE ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDINGS.
- CONTRACTOR SHALL CLEAN UP ALL DEBRIS & REMOVE FROM PREMISES.
- REPAIR ALL PAVED AND WALK SURFACES DAMAGE BY CONSTRUCTION TO LIKE NEW WITH MATERIAL TO MATCH ADJACENT.
- CONTRACTOR SHALL LOCATE, CLEARLY MARK AND COORDINATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THERE IS NO ACCESS TO THE POOL AREA, THE SURFCOMBER HOTEL MANAGEMENT IS RESPONSIBLE TO KEEP IT THAT WAY

PARKING

THERE IS NO PARKING SPACE IN THIS PROORTY, WILL RELY UPON OFF STREET PARKING AND VALET.



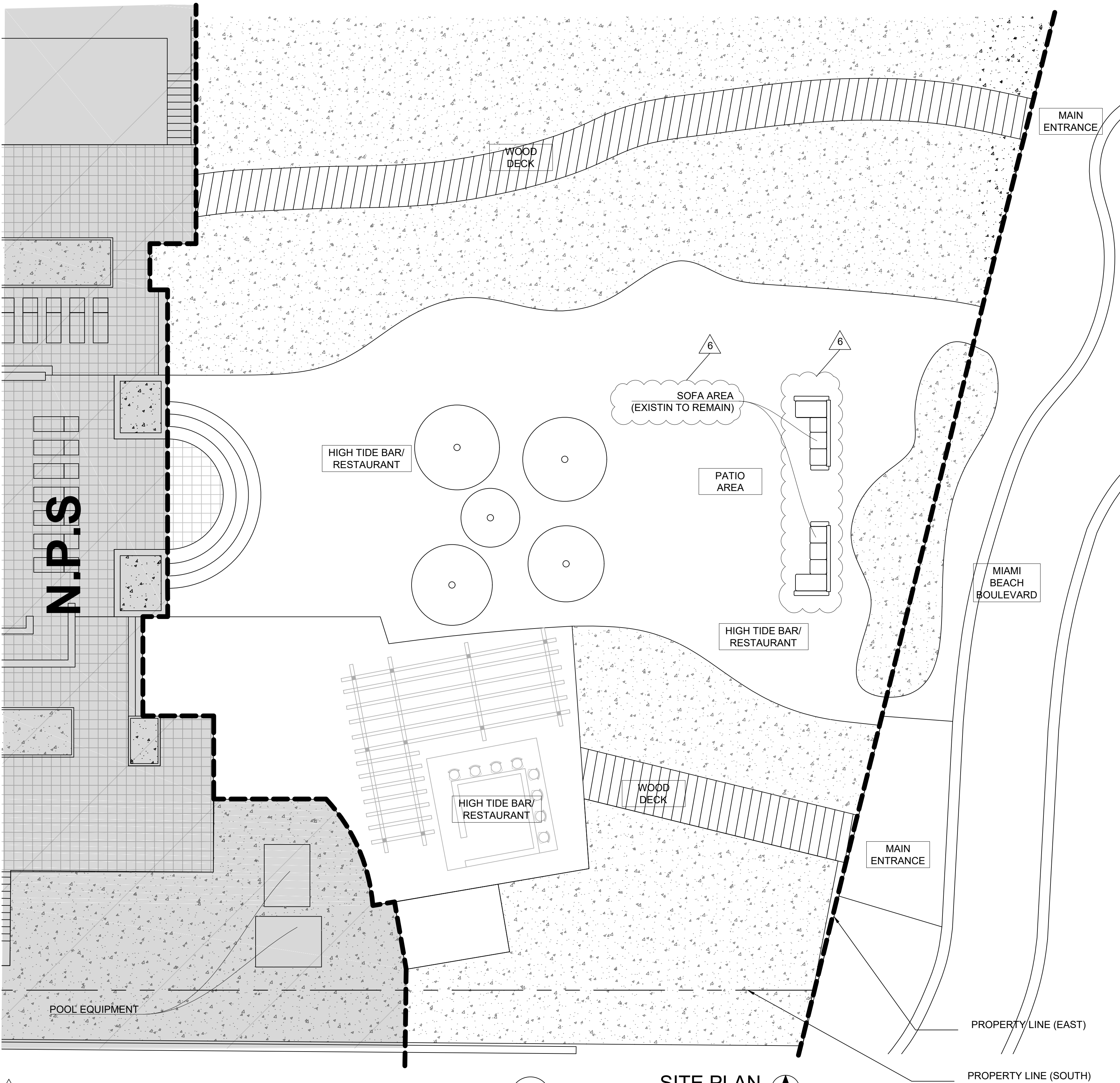
WORKIGN AREA



02

SITE PLAN

SCALE NTS N



01

SITE PLAN

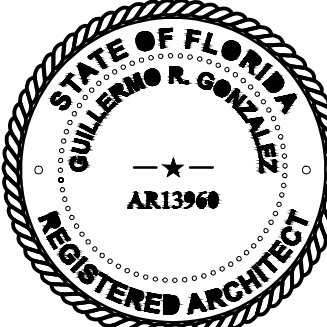
SCALE 1/8"=1'-0"



ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :

GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

1- 10-17-2022

ADRESS: 1717 Collins Ave,
Miami Beach, FL 33139

SHEET TITLE:

EXISTING
SITE PLAN

PROJECT : HIGH TIDE BAR /
RESTAURANT

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-3.1

SITE PLAN GENERAL NOTES

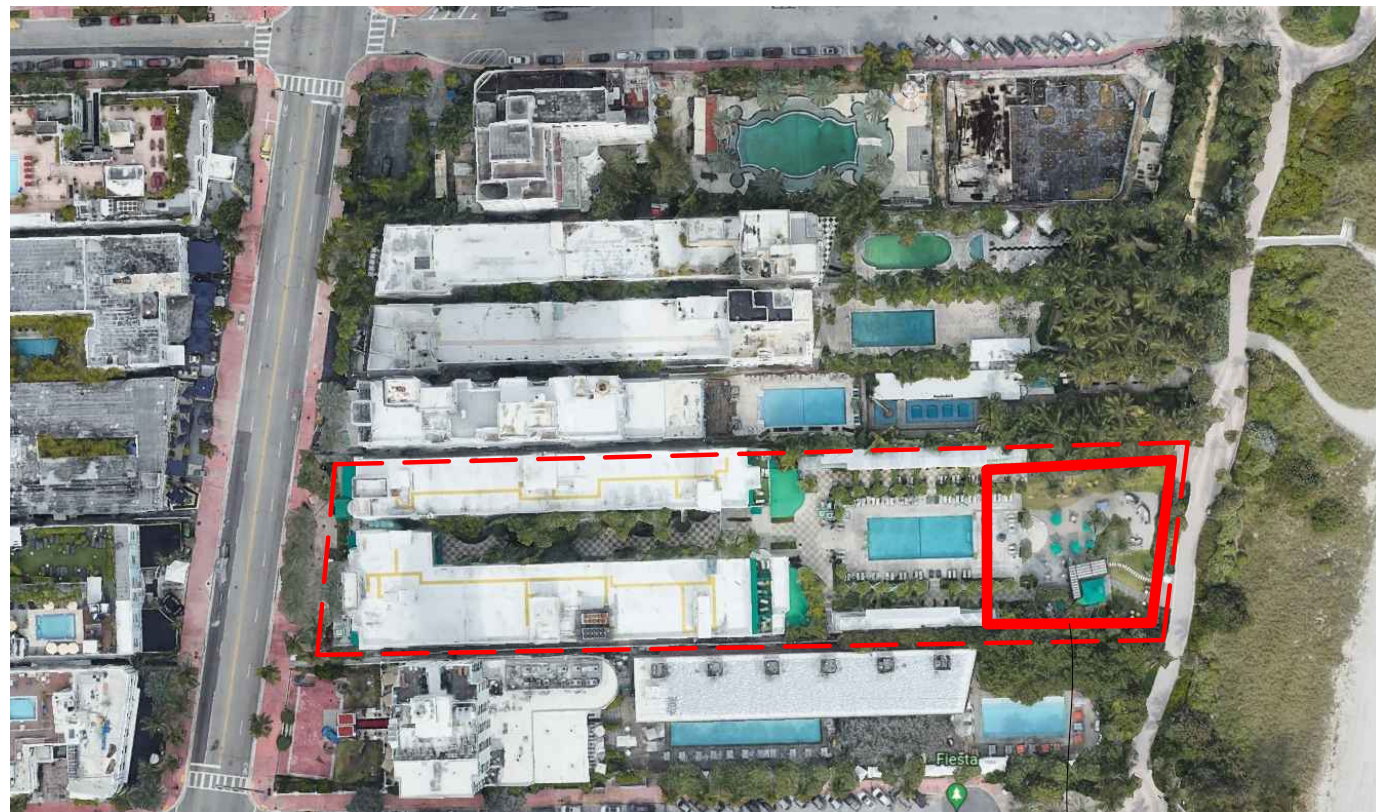
- BUILDING SHALL BE ACCESSIBLE. ALL COVERED WALKWAYS, RAMPS, AND STAIRS LEADING TO THE BUILDING SHALL BE IN COMPLIANCE WITH FLORIDA ACCESSIBILITY CODE.
- GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL SPECIALTY ITEMS TO BE APPROVED BY DESIGN/ARCHITECT OF RECORD FOR DESIGN INTENT ONLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL BE FAMILIAR AND BE RESPONSIBLE FOR ADHERENCE TO ALL GOVERNING REGULATIONS.
- CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. SAID CONTRACTOR SHALL NOTIFY & INFORM THE ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDINGS.
- CONTRACTOR SHALL CLEAN UP ALL DEBRIS & REMOVE FROM PREMISES.
- REPAIR ALL PAVED AND WALK SURFACES DAMAGE BY CONSTRUCTION TO LIKE NEW WITH MATERIAL TO MATCH ADJACENT.
- CONTRACTOR SHALL LOCATE, CLEARLY MARK AND COORDINATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THERE IS NO ACCESS TO THE POOL AREA, THE SURFCOMBER HOTEL MANAGEMENT IS RESPONSIBLE TO KEEP IT THAT WAY

AREAS

- HIGH TIDE BAR / RESTAURANT
- OUTDOOR AREA

PARKING

THERE IS NO PARKING SPACE IN THIS PROPERTY, WILL RELY UPON OFF STREET PARKING AND VALET.



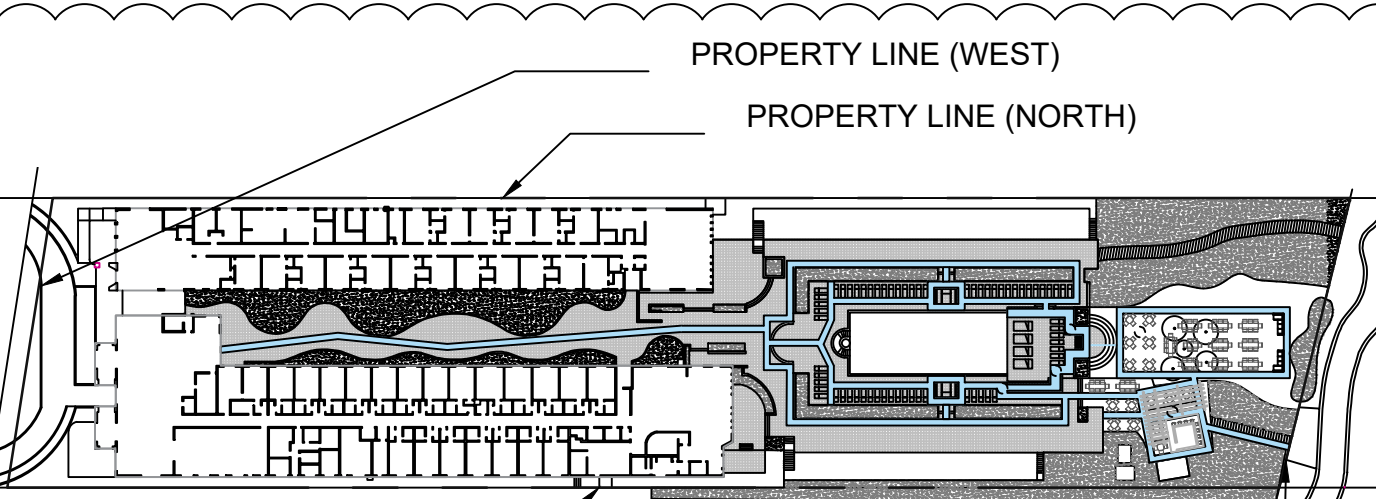
WORKIGN AREA

PROPERTY LINE (WEST)
PROPERTY LINE (NORTH)

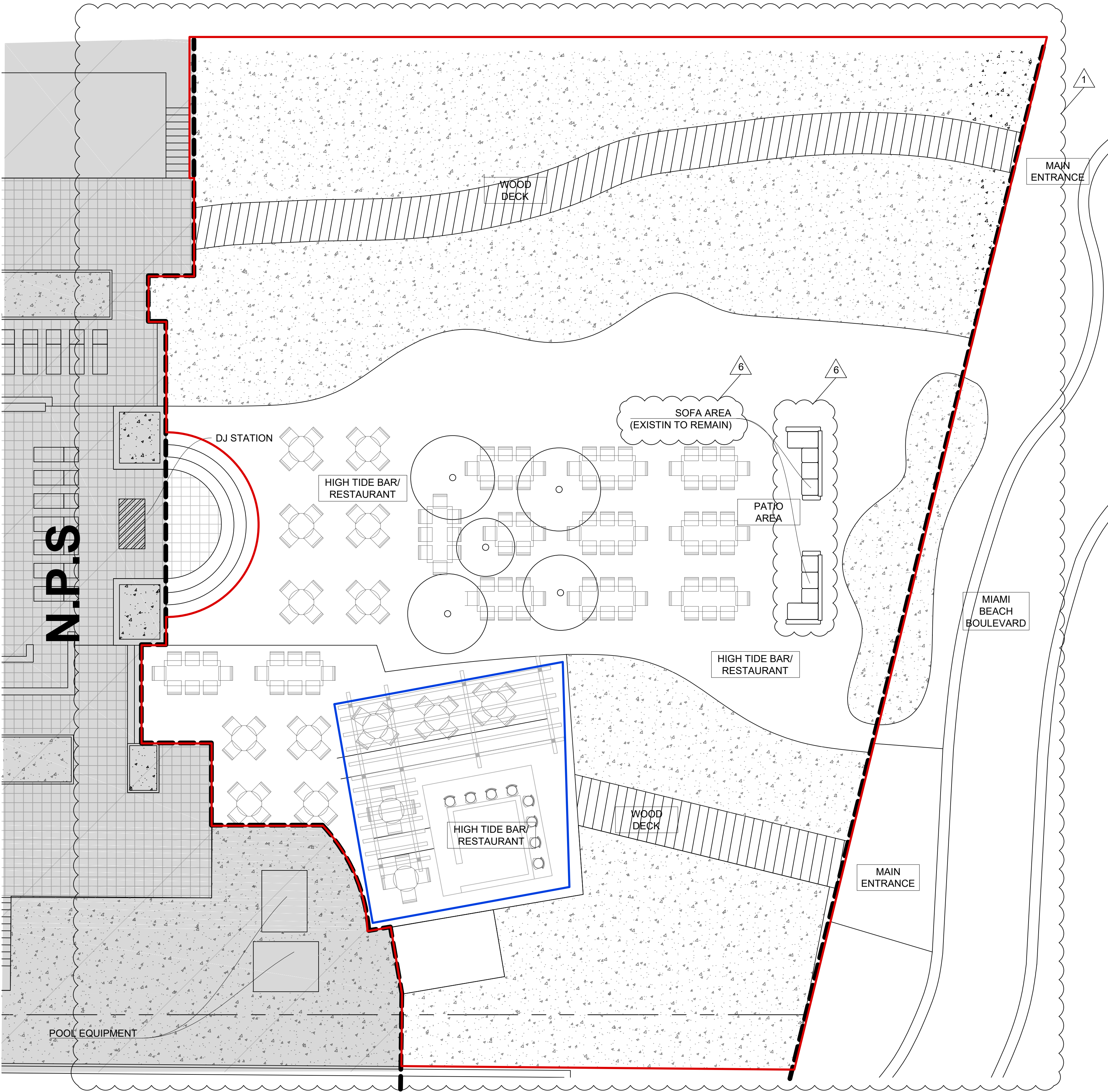
PROPERTY LINE (SOUTH)
PROPERTY LINE (EAST)

SITE PLAN

SCALE NTS



02



SITE PLAN

SCALE 1/8"=1'-0"

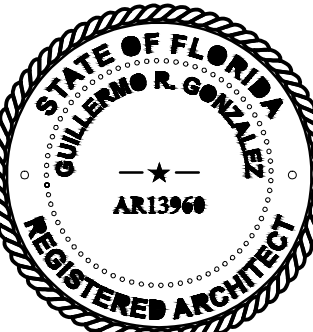


01

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :

GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

1- 10-17-2022

ADRESS: 1717 Collins Ave,
Miami Beach, FL 33139

SHEET TITLE:

PROPOSED
SITE PLAN

PROJECT : HIGH TIDE BAR /
RESTAURANT

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-3.2

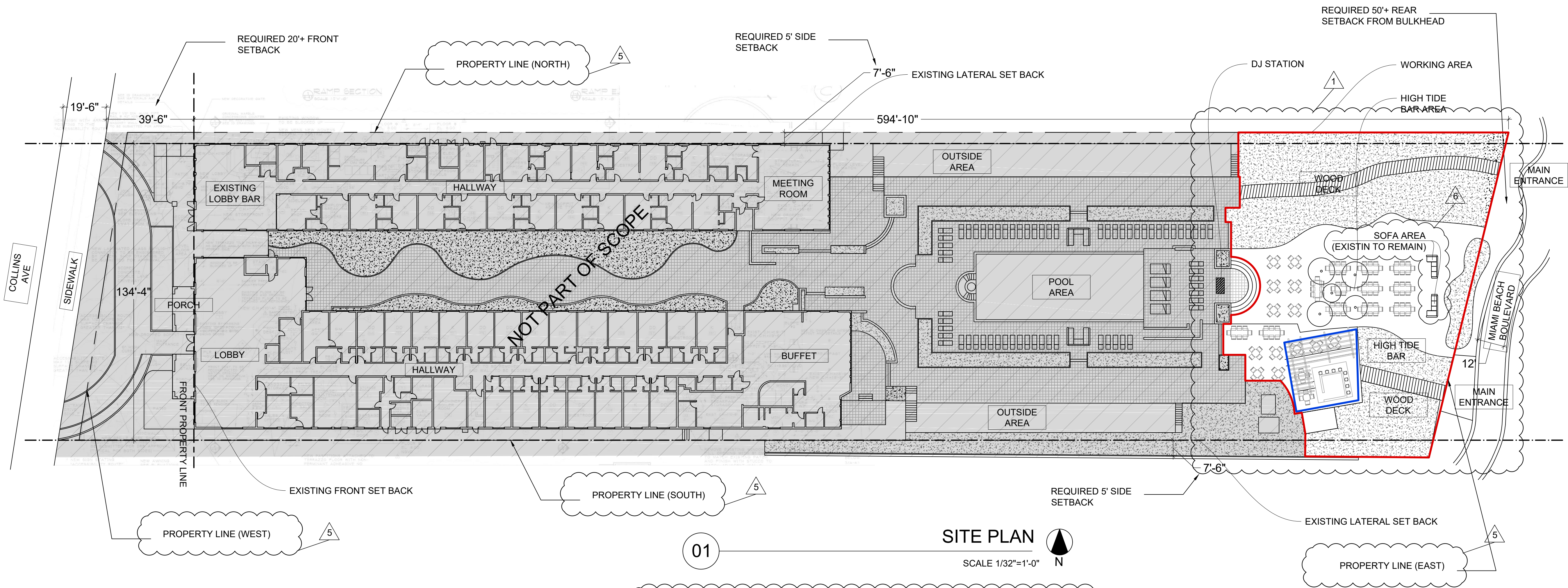
LEGEND

- CUT WALL
- WORKING AREA
- SET BACKS
- FRONT SET BACK
- DJ STATION
- NON HABITABLE LANDSCAPE AREA

NOTE:
THE ESTABLISHMENT MAINTAINS AN OUTDOOR DINING AREA IN COMPLIANCE WITH ADA REQUIREMENTS AT ALL TIMES.

AREAS

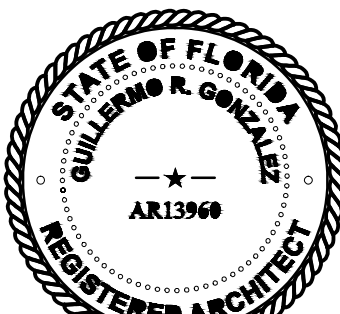
- HIGH TIDE BAR /RESTAURANT
- OUTDOOR AREA



ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :

GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

1- 10-17-2022

ADDRESS: 1717 Collins Ave,
Miami Beach, FL 33139

SHEET TITLE:

SITEPLAN

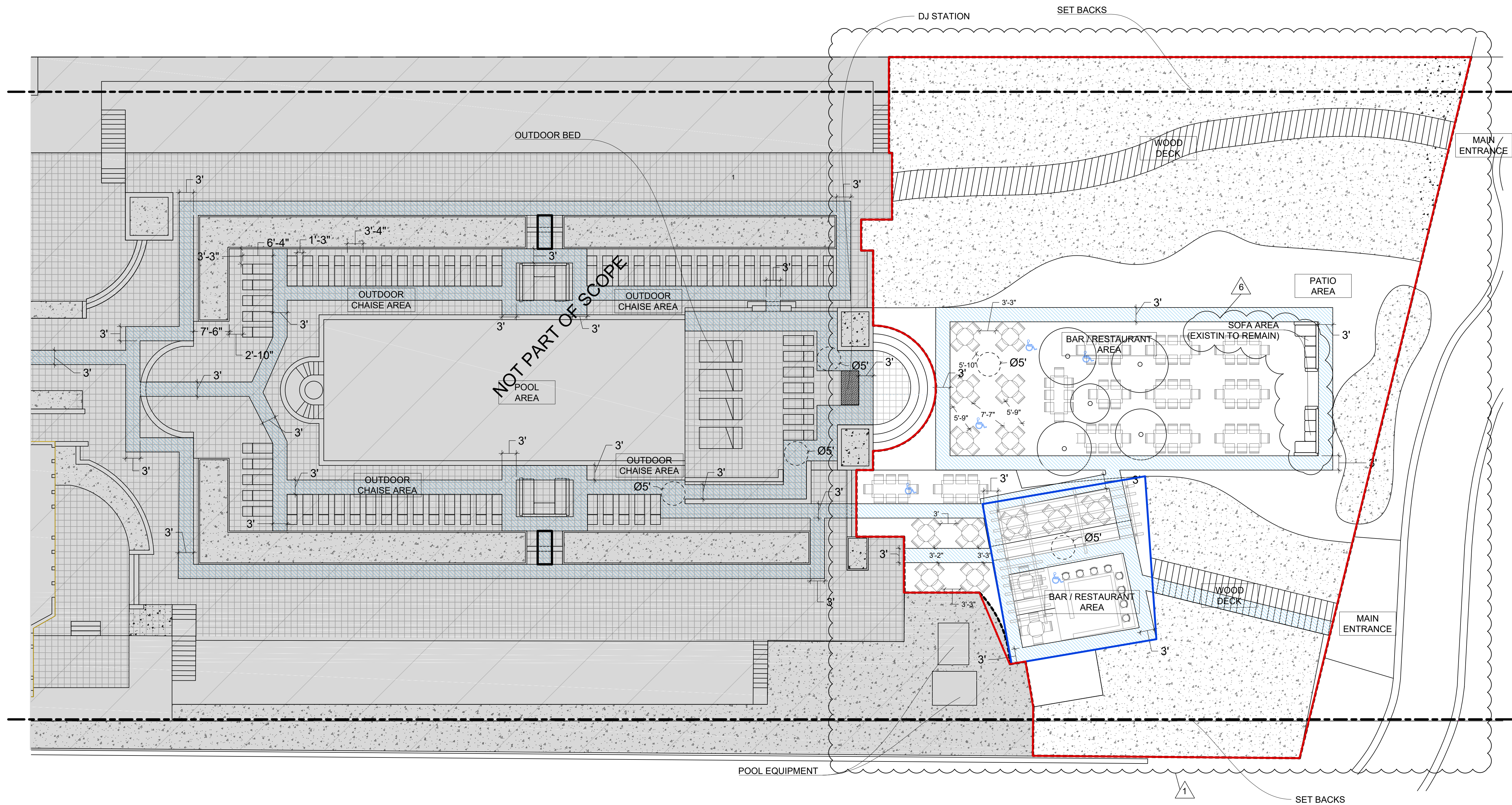
PROJECT : HIGH TIDE BAR /
RESTAURANT

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-4



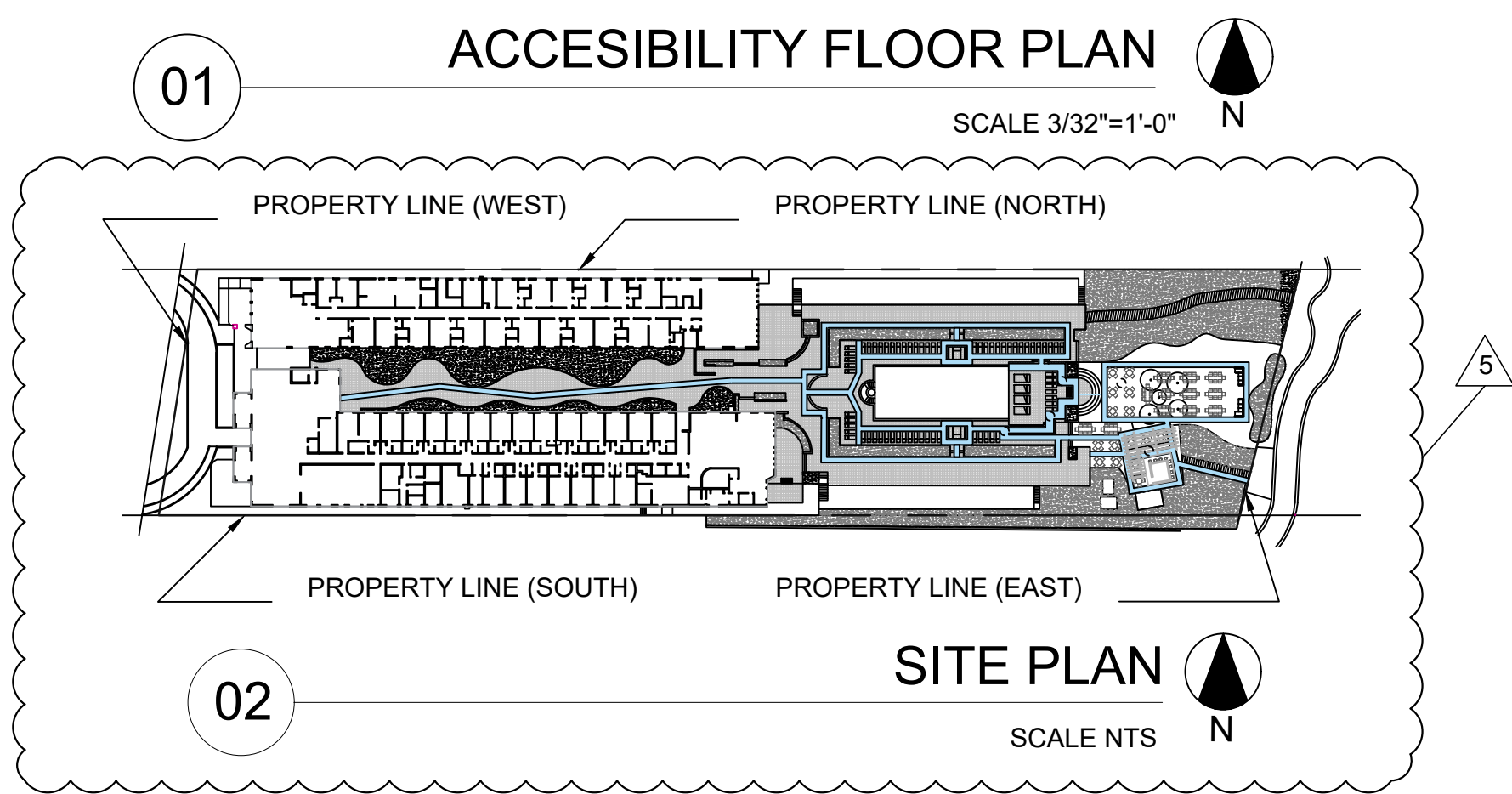
LEGEND

- CUT WALL
- 36" CLEAR PATH
- ①, ②, ③ TABLE NUMBERS
- 1, 2, 3 SEAT NUMBERS
- ♿ ADA SEAT
- WORKING AREA
- - - SET BACKS
- DJ STATION
- NON HABITABLE LANDSCAPE AREA

NOTE:
THE ESTABLISHMENT MAINTAINS AN
OUTDOOR DINING AREA IN COMPLIANCE
WITH ADA REQUIREMENTS AT ALL TIMES.

AREAS

- HIGH TIDE BAR / RESTAURANT
- OUTDOOR AREA



ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :
GUILLERMO GONZALEZ

STATE OF FLORIDA
GUILLERMO K. GONZALEZ
A13396
REGISTERED ARCHITECT

CLIENT:
JAFF AUTHENTIC FOOD SYSTEMS ,LLC

REVISIONS:
1- 10-17-2022

ADDRESS: 7223 NW 2nd Ave,
Miami, FL 33150

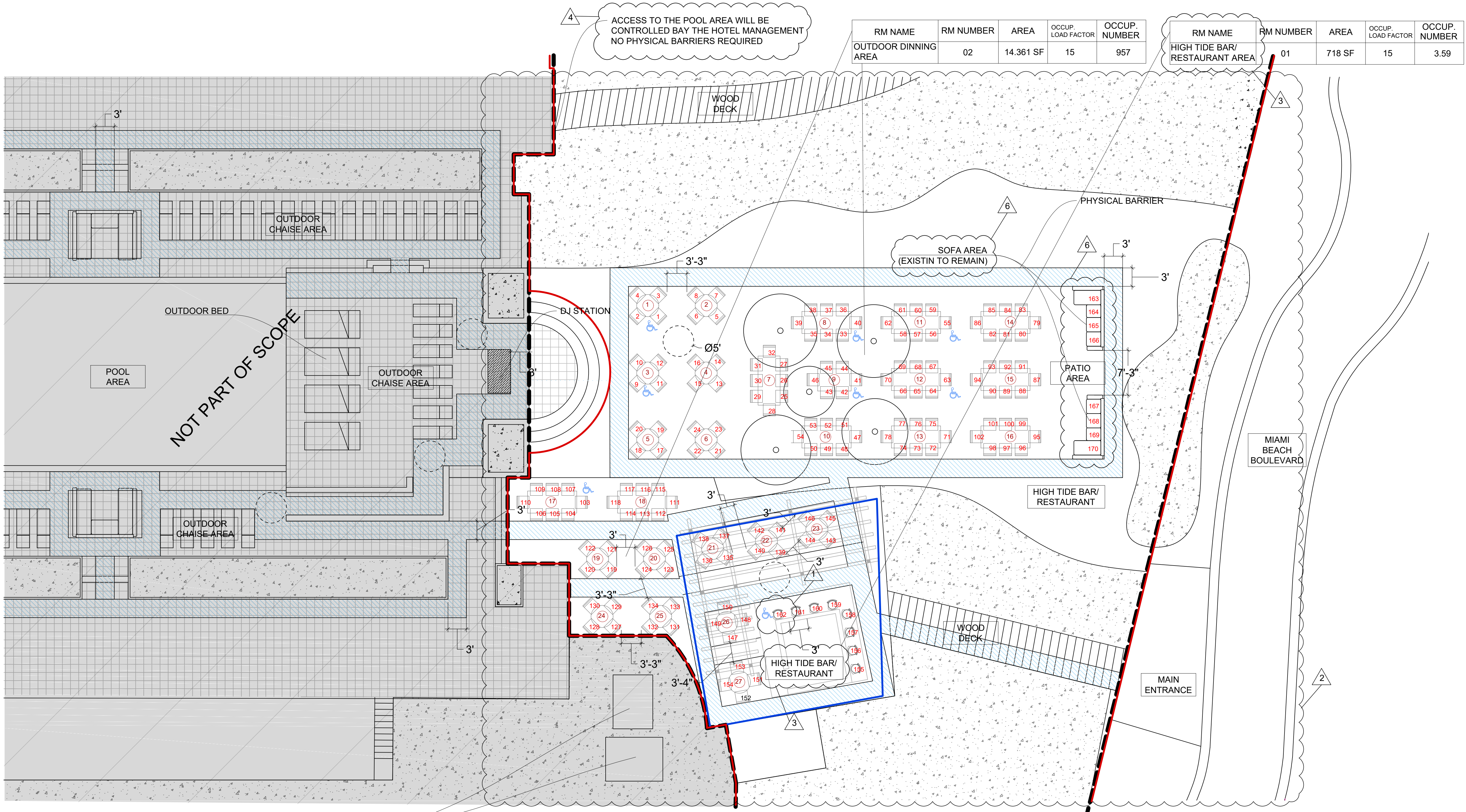
SHEET TITLE:
**ACCESSIBILITY
FLOORPLAN**

PROJECT : OGAWA

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:
A-5



| RM NAME | RM NUMBER | AREA | OCCUP. LOAD FACTOR | OCCUP. NUMBER |
|----------------------|-----------|-----------|--------------------|---------------|
| OUTDOOR DINNING AREA | 02 | 14,361 SF | 15 | 957 |

| RM NAME | RM NUMBER | AREA | OCCUP. LOAD FACTOR | OCCUP. NUMBER |
|--------------------------------|-----------|--------|--------------------|---------------|
| HIGH TIDE BAR/ RESTAURANT AREA | 01 | 718 SF | 15 | 3.59 |

NOT PART OF SCOPE

ACCESS TO THE POOL AREA WILL BE CONTROLLED BY THE HOTEL MANAGEMENT NO PHYSICAL BARRIERS REQUIRED

SOFA AREA (EXISTIN TO REMAIN)

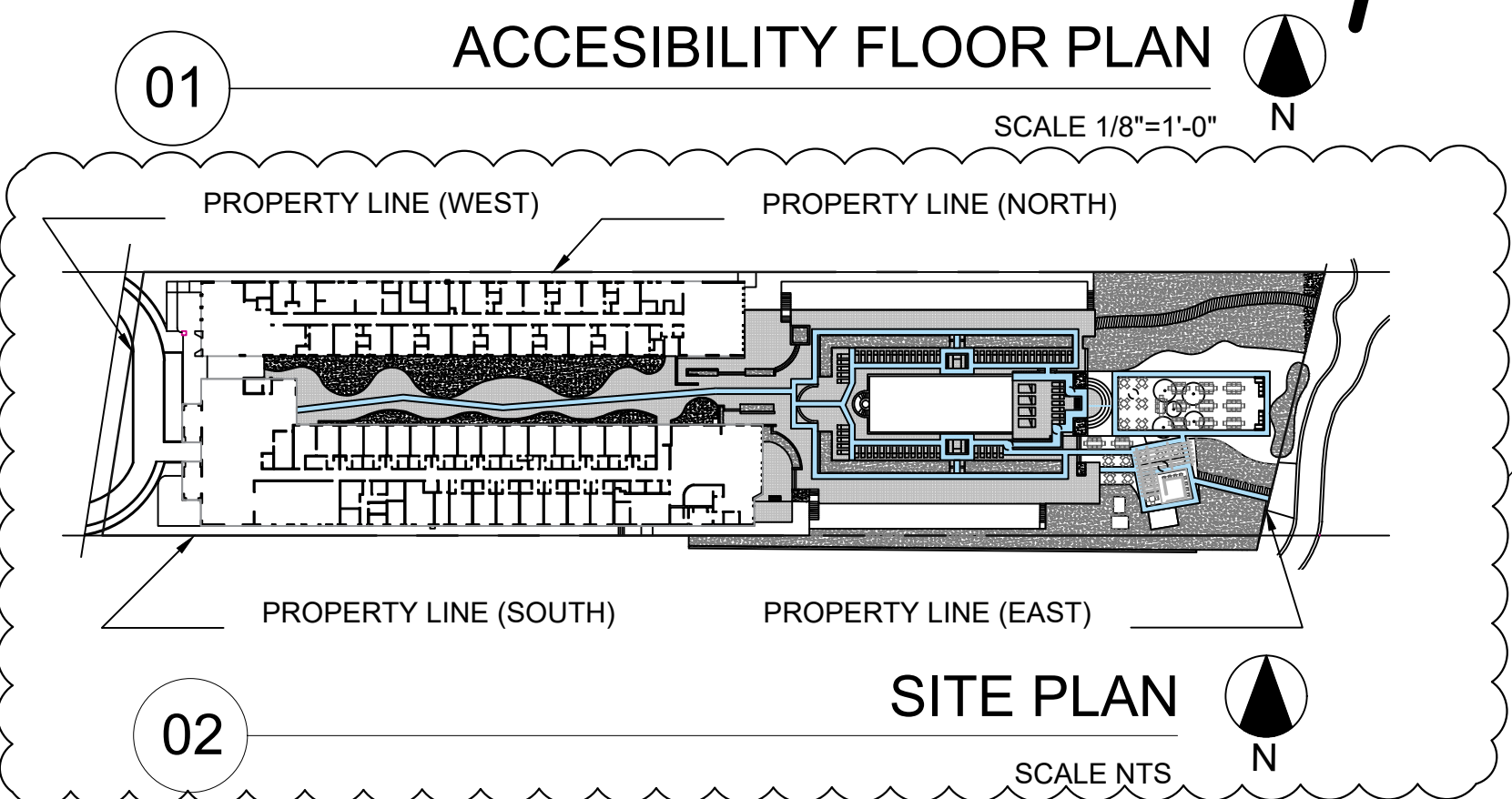
HIGH TIDE BAR/ RESTAURANT

HIGH TIDE BAR/ RESTAURANT

LEGEND

- CUT WALL
- 36" CLEAR PATH
- TABLE NUMBERS
- SEAT NUMBERS
- ADA SEAT
- DELIMITATION LINE
- DJ STATION
- NON HABITABLE LANDSCAPE AREA

| OCCUPANT LOAD CALCULATION | | | | | |
|--------------------------------|-----------------------------------------|----------|---------------|-----------------------|------------|
| ROOM NAME | FUNCTION / OL FACTOR | AREA SQF | OCCUPANT LOAD | OCCUPANT LOAD ROUNDED | SEAT COUNT |
| HIGH TIDE BAR /RESTAURANT AREA | KITCHEN 200 GROSS | 718 | 3.59 | 4 | 28 |
| OUTDOOR DINNING AREA | UNCONCENTRATED TABLES AND CHAIRS 15 NET | 2370 | 158 | 957 | 142 |
| TOTAL OCCUPANCY | | | | 961 | 170 |



NOTE:
THE ESTABLISHMENT MAINTAINS AN OUTDOOR DINING AREA IN COMPLIANCE WITH ADA REQUIREMENTS AT ALL TIMES.
THE TOTAL OCCUPANCY LOAD IS 961 BUT THE NUMBER SEATS PROPOSED WILL REMAIN UNDER 199

AREAS

- HIGH TIDE BAR /RESTAURANT
- OUTDOOR AREA

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :
GUILLERMO GONZALEZ

STATE OF FLORIDA
GUILLERMO K. GONZALEZ
Arl3968
REGISTERED ARCHITECT

CLIENT: HOTEL SURFCOMBER

REVISIONS:
1- 10-17-2022

ADDRESS: 1717 Collins Ave,
Miami Beach, FL 33139

SHEET TITLE:
ACCESSIBILITY FLOORPLAN

PROJECT: HIGH TIDE BAR / RESTAURANT

DESIGN CORE STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:
A-6



VIEW (A)
COLLINS AVE (LOOKING NORTH- EAST)



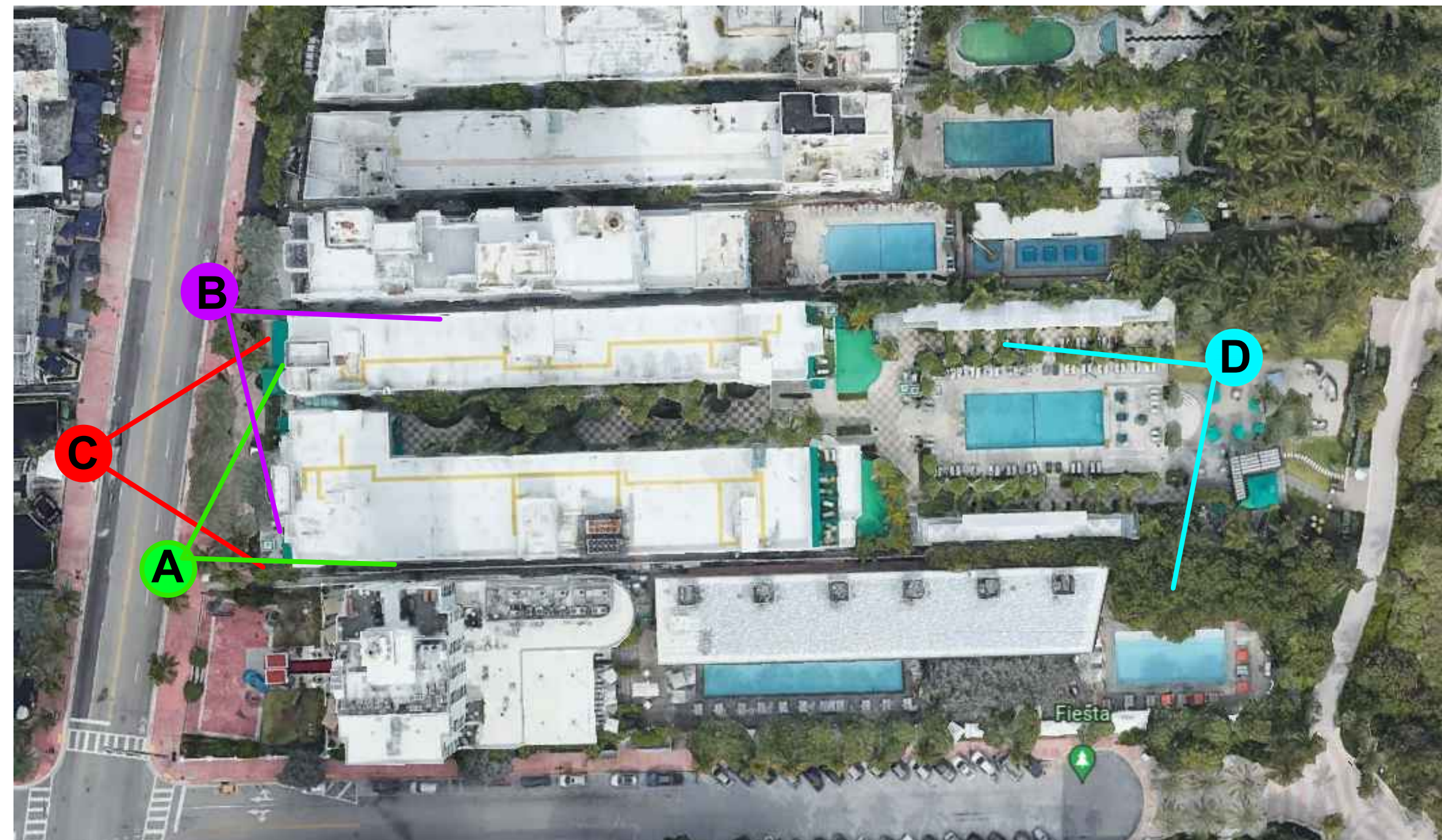
VIEW (B)
COLLINS AVE (LOOKING SOUTH-EAST)



VIEW (C)
COLLINS AVE (LOOKING EAST)



VIEW (D)
BEACHWALK HOTEL INSIDE REAR YARD VIEW (LOOKING SOUTH- WEST)



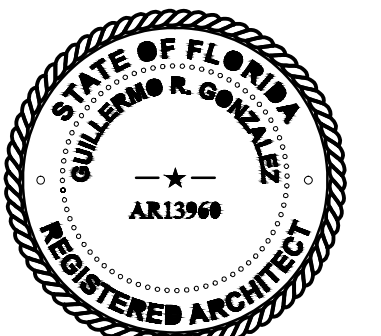
AERIAL VIEW OF SITE PLAN
REFERENCING EACH PHOTO POSITION ON THE MAP.

SITE PHOTOS

01

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :
GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

1- 10-17-2022

ADDRESS: 1717 Collins Ave,
Miami Beach, FL 33139

SHEET TITLE:

SITE
PHOTOS

PROJECT :HIGH TIDE BAR /
RESTAURANT

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-8.1



VIEW (A)
BEACHWALK INSIDE THE HOTEL REAR YARD
(LOOKING SOUTH- EAST)



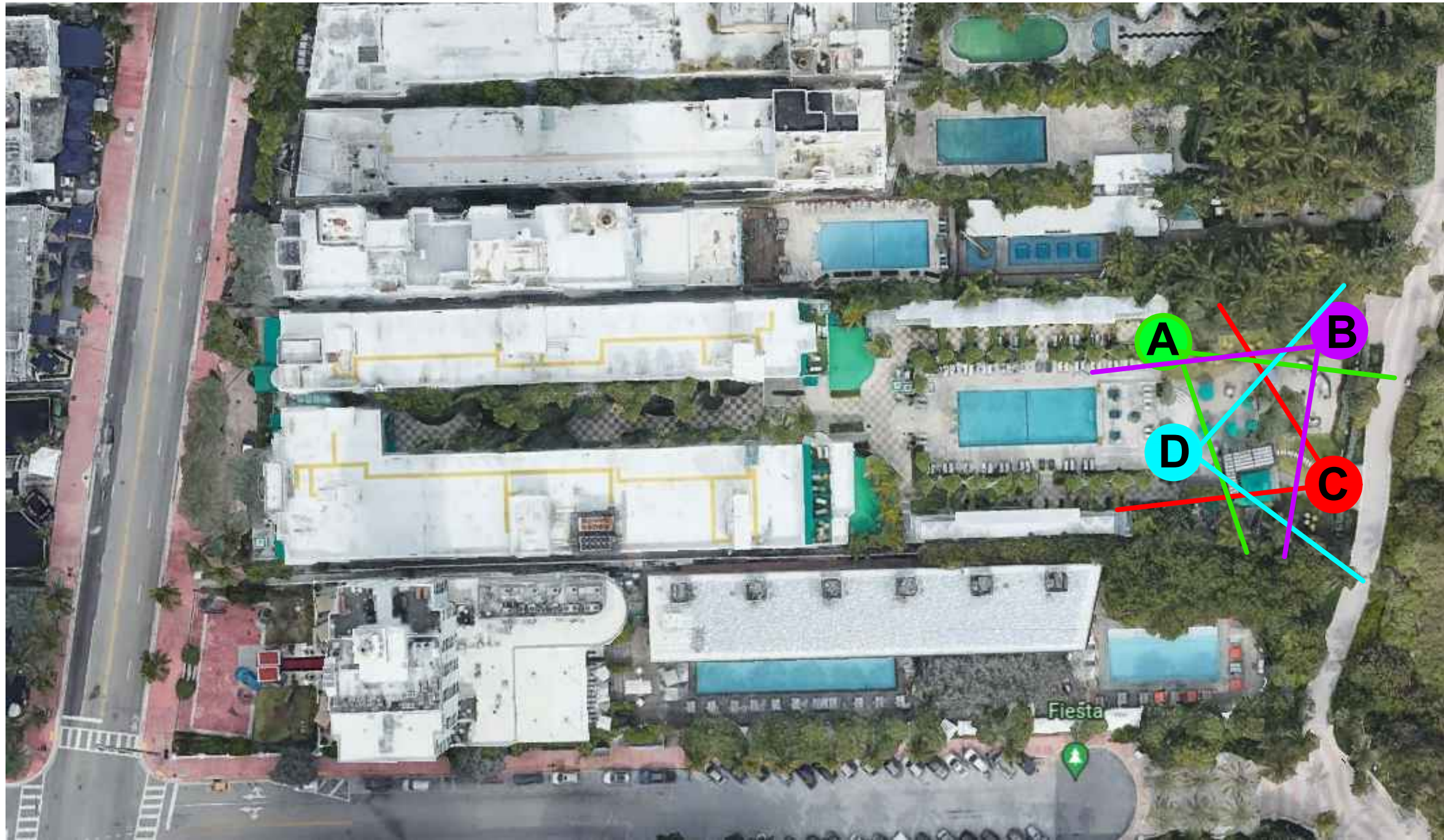
VIEW (B)
BEACHWALK INSIDE THE HOTEL REAR YARD (LOOKING
SOUTH-WEST)



VIEW (C)
BEACHWALK INSIDE THE HOTEL REAR YARD (LOOKING
NORT-WEST)



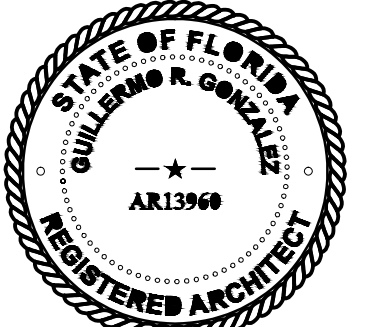
VIEW (D)
BEACHWALK INSIDE THE HOTEL REAR YARD (LOOKING
SOUTH-EAST)



AERIAL VIEW OF SITE PLAN
REFERENCING EACH PHOTO POSITION ON THE MAP.

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :
GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

1- 10-17-2022

ADRESS: 1717 Collins Ave,
Miami Beach, FL 33139

SHEET TITLE:

SITE
PHOTOS

PROJECT :HIGH TIDE BAR /
RESTAURANT

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-8.2



VIEW (A)
BEACHWALK INSIDE THE HOTEL REAR YARD
(LOOKING EAST)



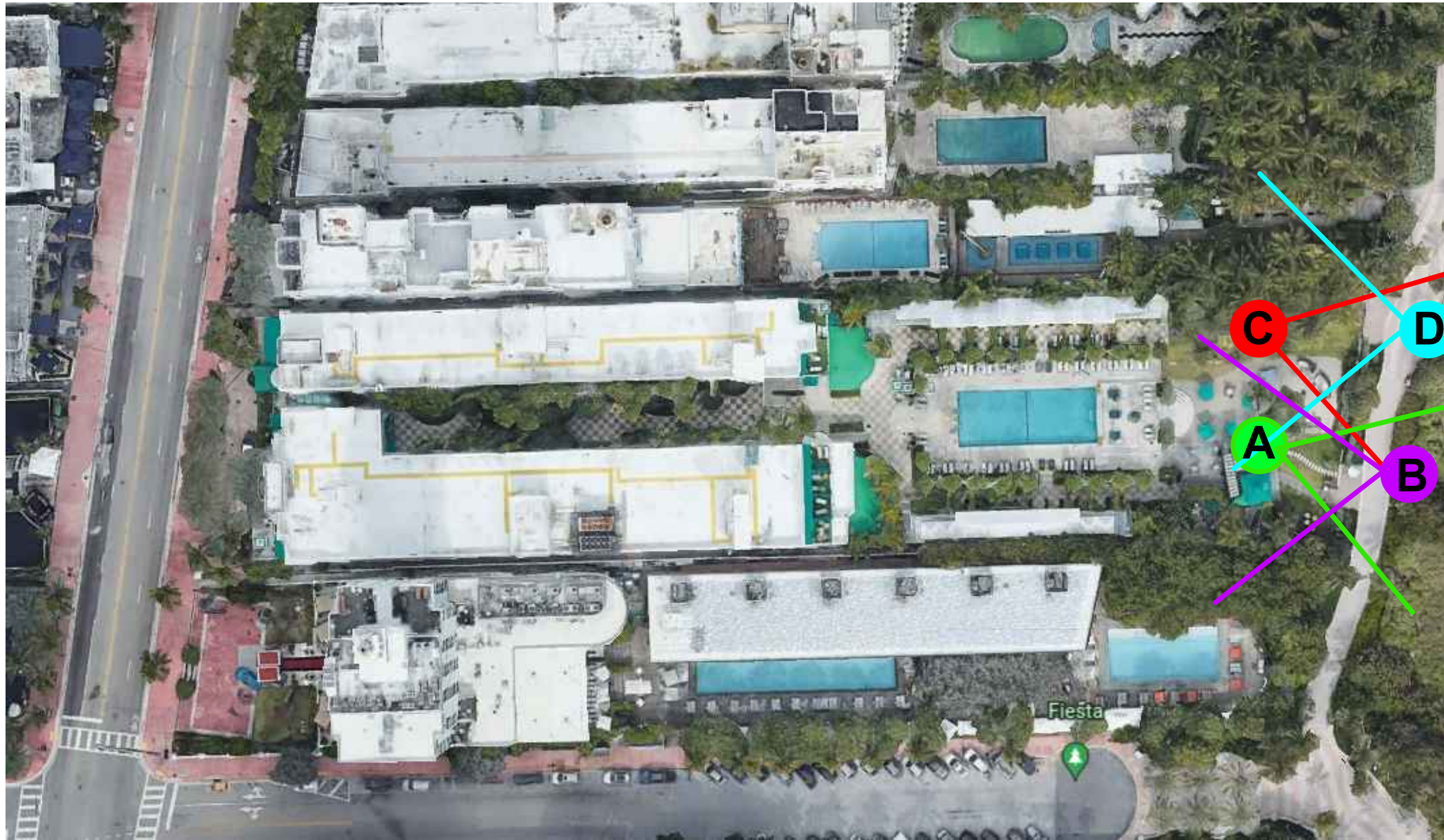
VIEW (B)
BEACHWALK OUTSIDE THE HOTEL (LOOKING WEST)



VIEW (C)
BEACHWALK INSIDE THE HOTEL REAR YARD (LOOKING EAST)



VIEW (D)
BEACHWALK OUTSIDE THE HOTEL (LOOKING WEST)



AERIAL VIEW OF SITE PLAN
REFERENCING EACH PHOTO POSITION ON THE MAP.

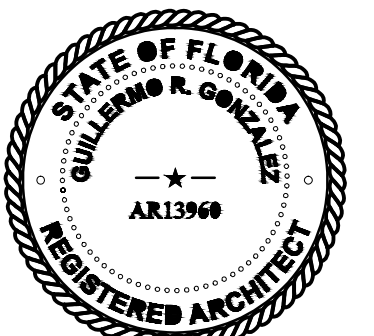
SITE PHOTOS

01

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :

GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

1- 10-17-2022

ADDRESS: 1717 Collins Ave,
Miami Beach, FL 33139

SHEET TITLE:

SITE
PHOTOS

PROJECT : HIGH TIDE BAR /
RESTAURANT

DESIGN CORE
STUDIO
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-8.3