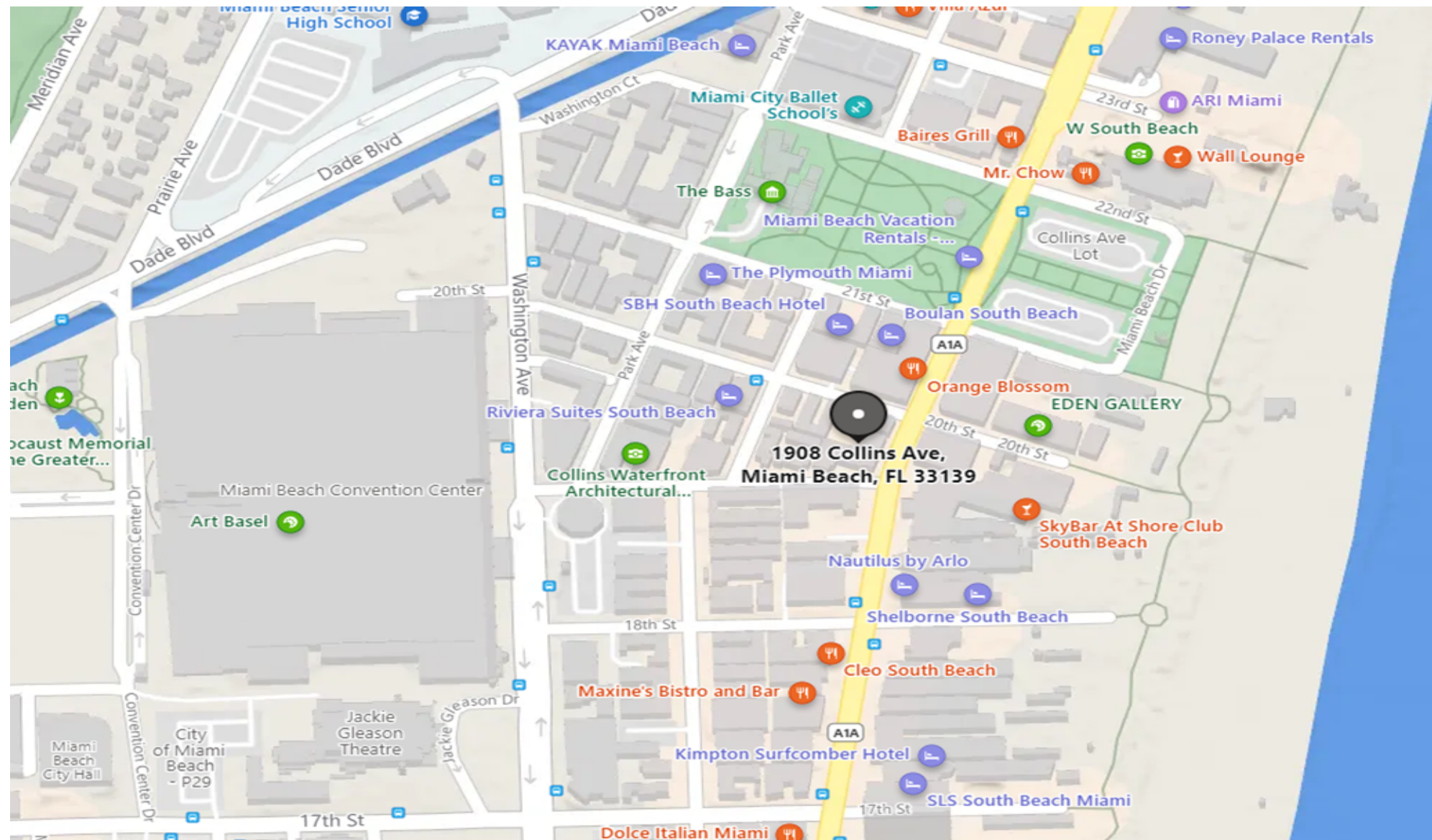


TRADEMARK MIAMI, INC.

PLANNING BOARD FILE NO. PB22-0560 f/k/a PB FILE NO. 1988

MODIFICATION TO THE EXISTING CONDITIONAL USE PERMIT TO CHANGE THE OWNER/OPERATOR PURSUANT TO CONDITION NO. 2

FINAL SUBMITTAL: NOVEMBER 28, 2022



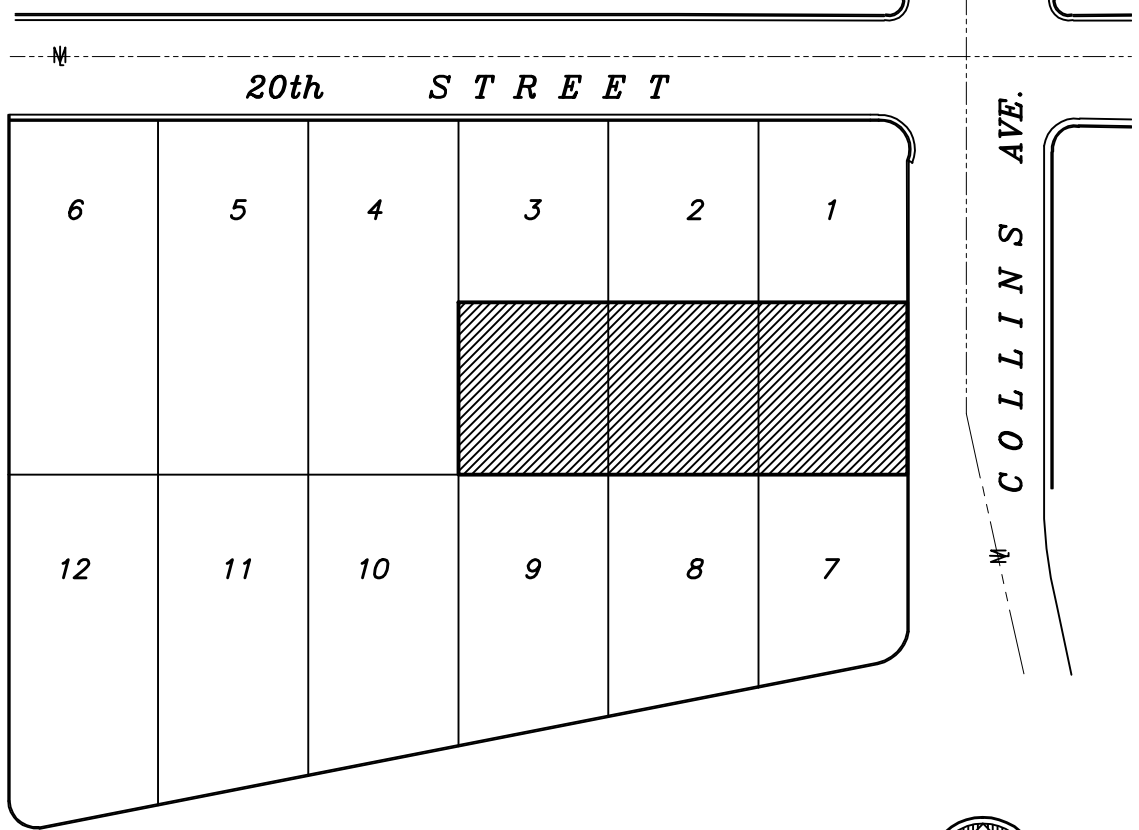
REFERENCE ONLY

SITE ANALYSIS

LOT AREA		8,625 S.F.
ZONING		CD-2
EXISTING BUILDING HEIGHT		26'-0"
	REQUIRED	PROVIDED
SETBACKS		
FRONT	0'-0"	7'-0" (EXIST.)
REAR	5'-0"	5'-0" (EXIST.)
SIDE INT.	0'-0"	0'-0" (EXIST.)

SCHEDULE OF AREAS

FLOOR AREA RATIO	
EXISTING	5,859.25 SF
GROUND	2,517.24 SF
SECOND LEVEL	
TOTAL	8,376.49 SF



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

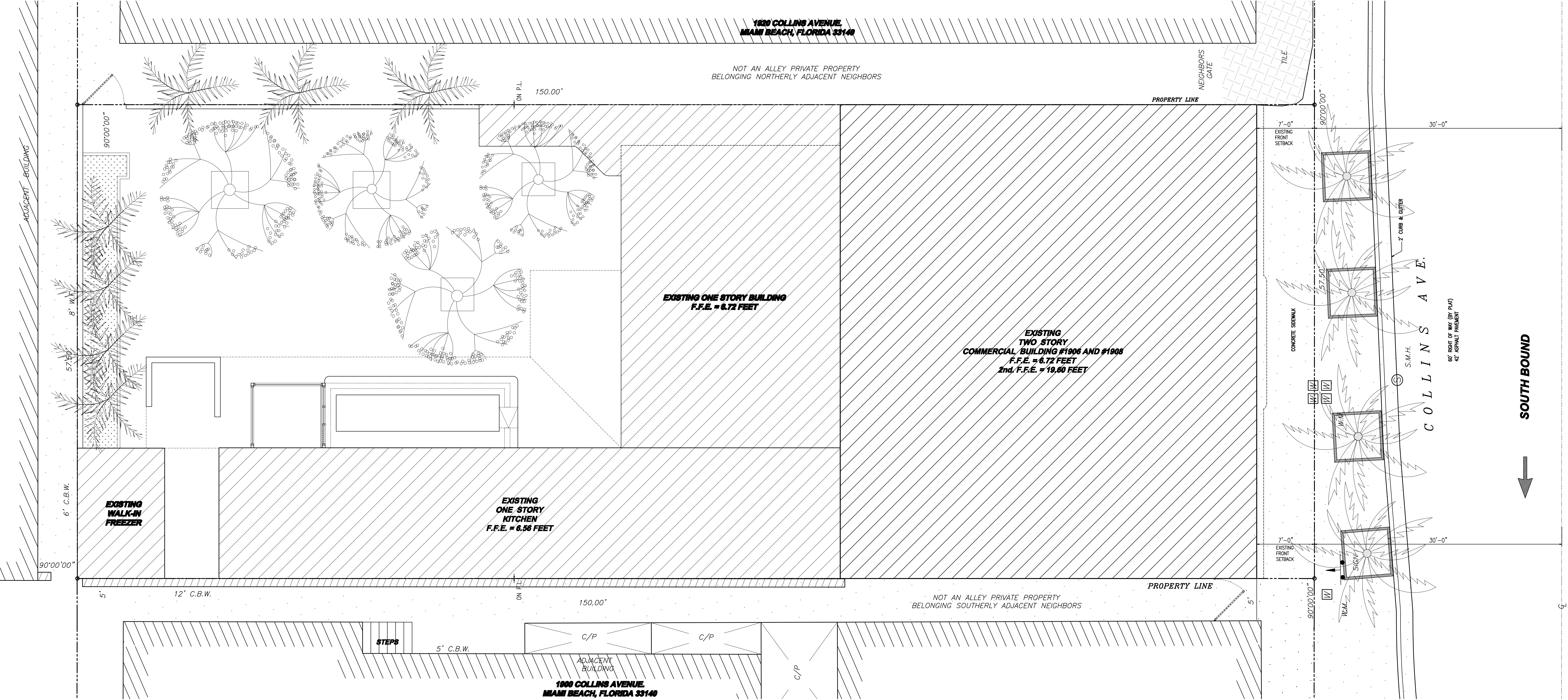
THE NORTH 57-1/2 FEET OF THE SOUTH 62-1/2 FEET OF LOTS 1, 2 & 3, BLOCK D OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LIST OF DRAWINGS

SURVEY

ARCHITECTURAL

- EX-1 EXISTING SITE PLAN
- EX-2 EXISTING GROUND FLOOR
- EX-3 EXISTING SECOND FLOOR
- EX-4 EXISTING ELEVATIONS
- D-1 DEMOLITION GROUND FLOOR
- D-2 DEMOLITION SECOND FLOOR
- D-3 DEMOLITION ELEVATIONS
- A-1 PROPOSED SITE PLAN
- A-2 PROPOSED FURNITURE PLAN & OCCUPANCY
- A-3 PROPOSED SECOND FLOOR
- A-4 PROPOSED ELEVATION



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

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RENOVATION TO EXIST. RESTAURANT:

1908 COLLINS LLC.

1906-1912 COLLINS AVE.

MIAMI BEACH, FL. 33139



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.

architect planner interiors

1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151

ARCHITECTURE LICENSE # A14022 NCARB CERTIFICATE # 42.136

DRAWN BY
Lilian R. Paez

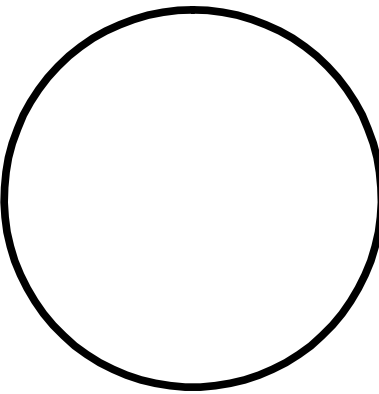
PROJECT NUMBER

21001-1

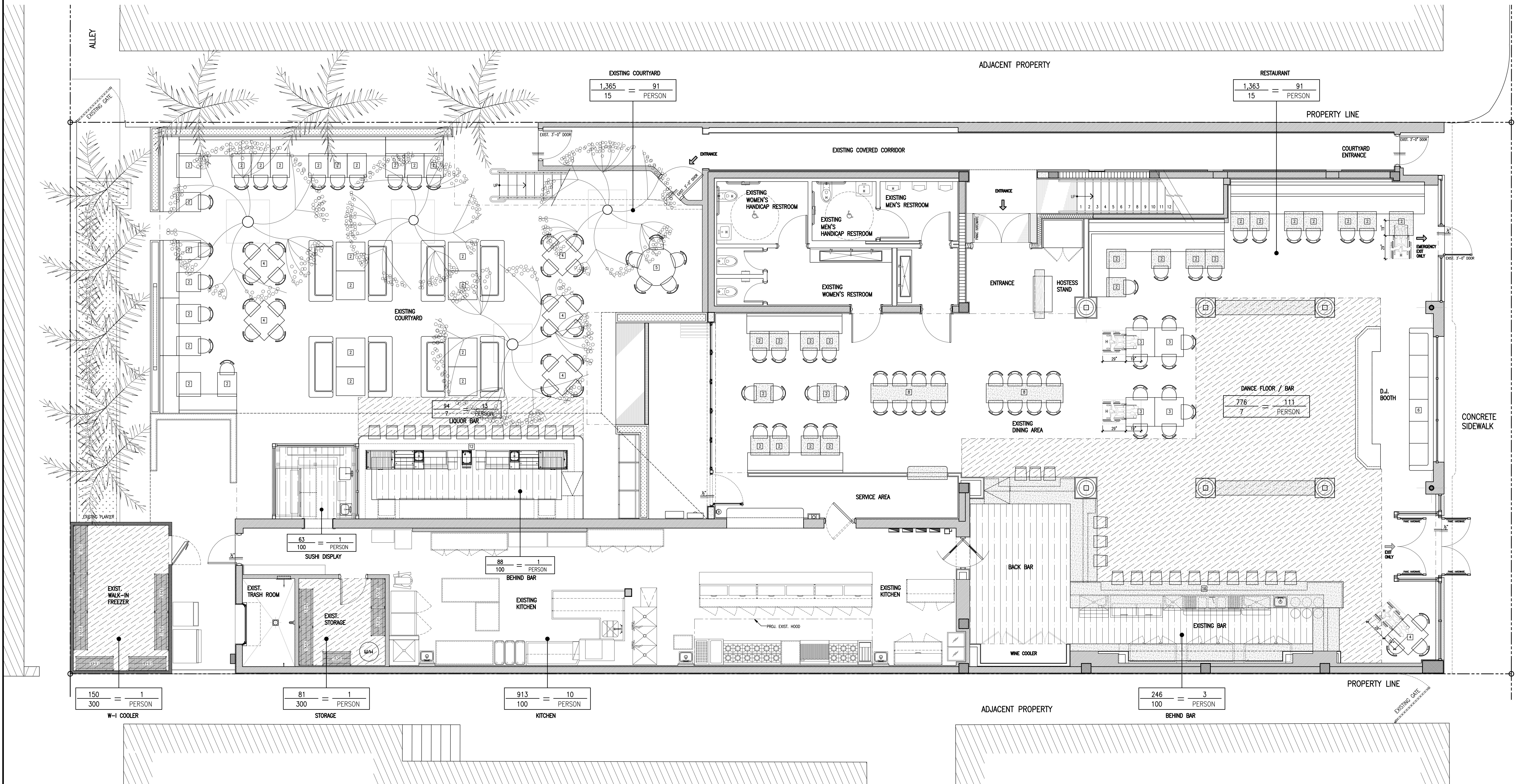
SCALE
AS SHOWN

DATE
01-23-12

A-1
OF
4



REFERENCE ONLY



LEGEND

- EXISTING MASONRY WALL
- EXISTING PARTITION
- NON RATED PARTITION
- NEW 8" MASONRY WALL TO 4" ABOVE FINISHED CLG.
- 1 HR. RATED PARTITION W/ SOUND INSULATION
- NEW CONC. COL.
- DOOR NUMBER
- ROOM NUMBER
- PARTITION TYPE
- SECTION MARK

OCCUPANT LOAD FACTOR TABLE 7.3.1.2 NFPA			
GROUP A-2: SMALL ASSEMBLY USE	AREA s.f.	AREA PER OCCUPANT	TOTAL
FIRST FLOOR			
DINING INSIDE	1,363	1 person/15 s.f.	91
BAR	776	1 person/7 s.f.	111
BEHND BAR	246	1 person/100 s.f.	3
KITCHEN	913	1 person/100 s.f.	10
W/ COOLER/FREEZER	150	1 person/300 s.f.	1
STORAGE	81	1 person/300 s.f.	1
DINING COURTYARD	1,365	1 person/15 s.f.	91
BAR COURTYARD	94	1 person/7 s.f.	13
BEHND BAR COURTYARD	88	1 person/100 s.f.	1
SUSHI DISPLAY	63	1 person/100 s.f.	1
SECOND FLOOR			
OFFICE #1	421	1 person/100 s.f.	5
OFFICE #2	1,378	1 person/100 s.f.	14
LIQUOR STORAGE	211	1 person/300 s.f.	1
TOTAL			343

OCCUPANT LOAD BASED ON TABLE NFPA 1003.1	
ASSEMBLY OCCUPANCY GROUP A-2	
FIRST FLOOR	
INSIDE DINING	
DINING AREA	82
BAR	16
COURTYARD	
DINING	75
BAR	12
TOTAL SEATING	185

PROPOSED FURNITURE PLAN & OCCUPANCY
SCALE: 1/4" = 1'-0"

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ISSUED FOR PERMIT
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ISSUED FOR CONSTRUCTION

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

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Lilian R. Paez

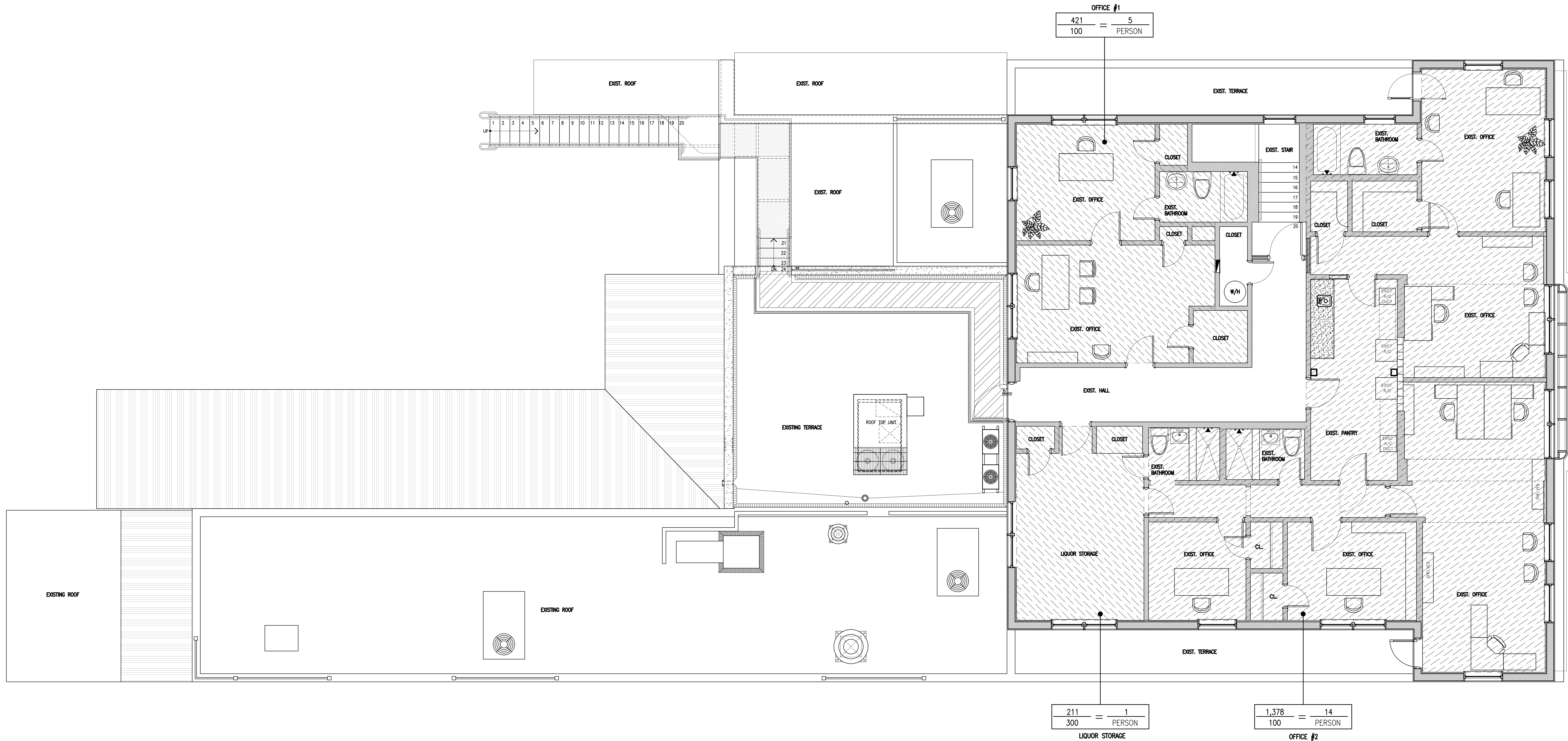
SCALE
AS SHOWN

DATE
01-23-12

PROJECT NUMBER

21001-1

A-2
OF
4



PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

- LEGEND
- | | | | |
|--|---|--|----------------|
| | EXISTING MASONRY WALL | | NEW CONC. COL. |
| | EXISTING PARTITION | | DOOR NUMBER |
| | NON RATED PARTITION | | ROOM NUMBER |
| | NEW 8" MASONRY WALL TO 4" ABOVE FINISHED CLG. | | PARTITION TYPE |
| | 1 HR. RATED PARTITION W/ SOUND INSULATION | | SECTION MARK |

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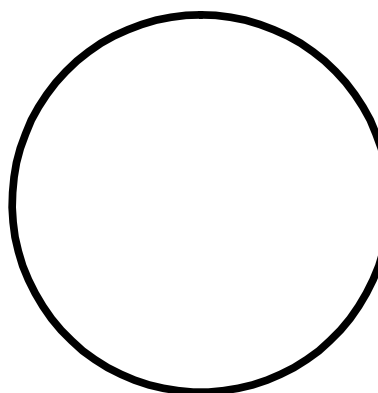
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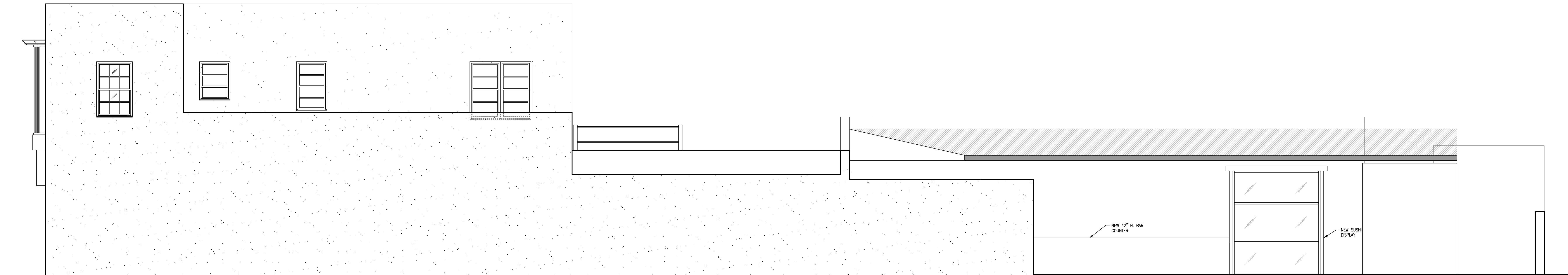
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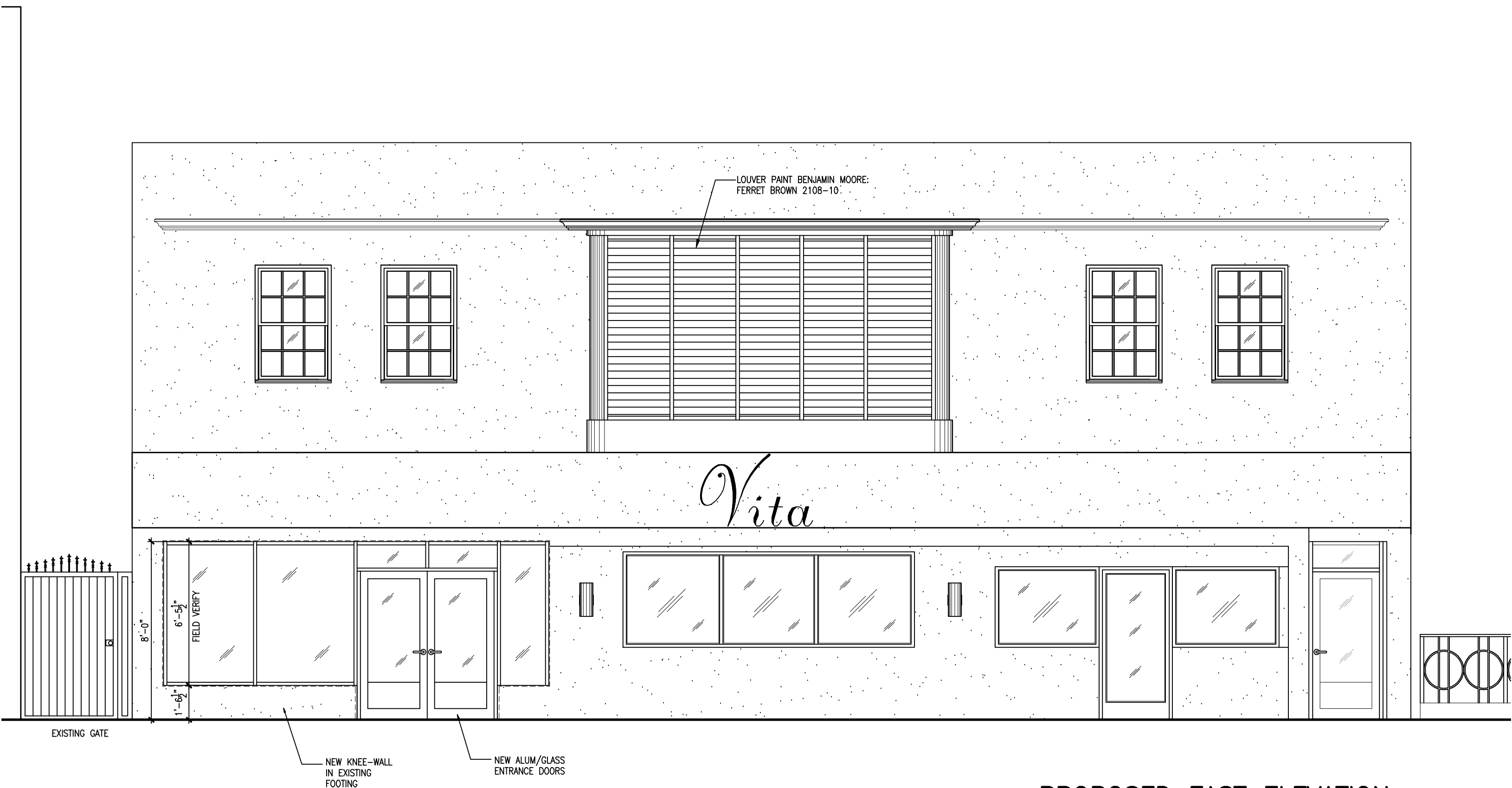
PROJECT NUMBER
21001-1

A-3
OF
4





PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

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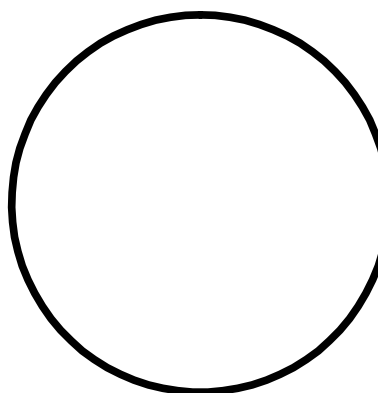
DRAWN BY
Lilian R. Paez

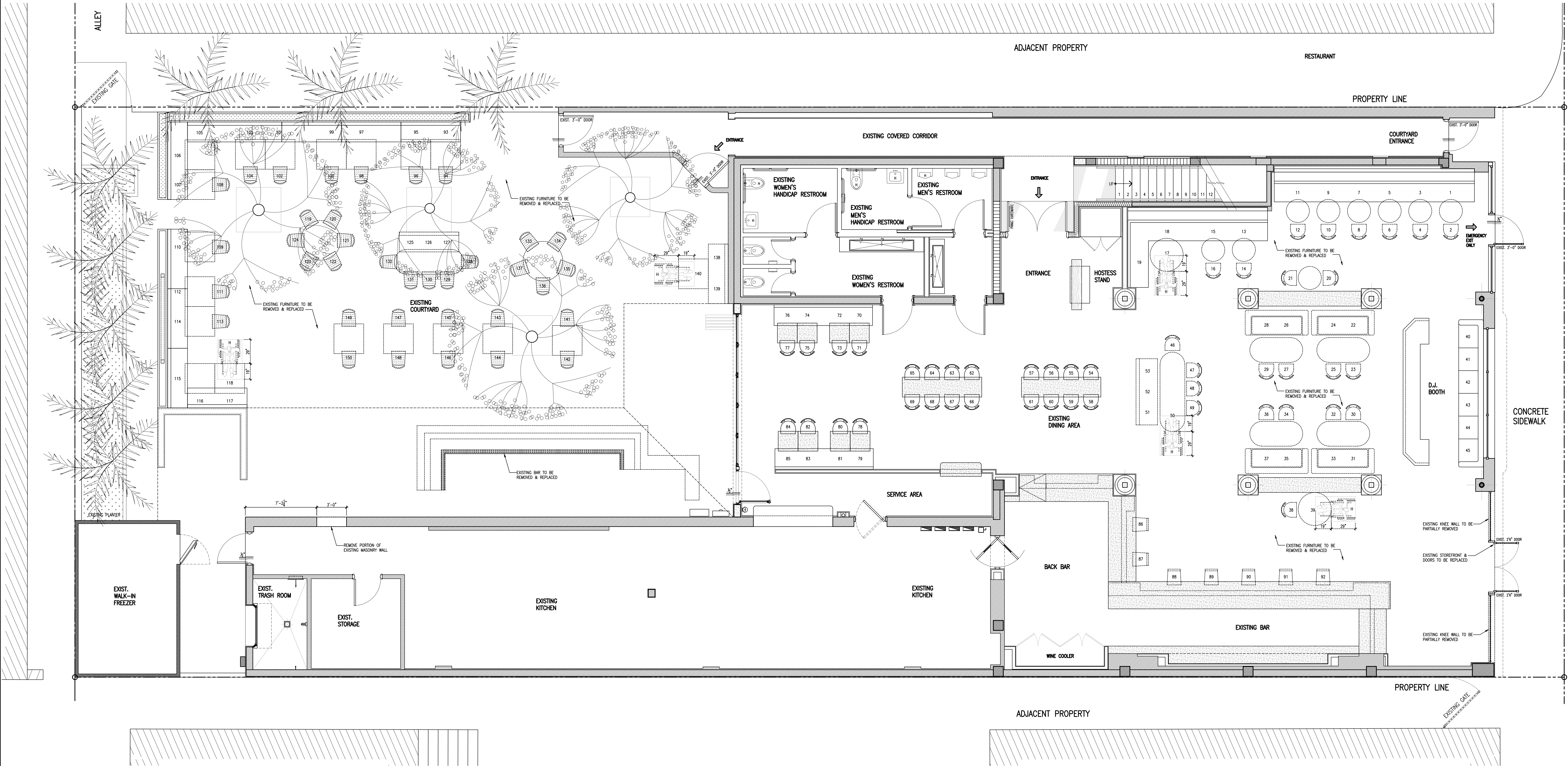
SCALE
AS SHOWN

DATE
01-23-12

PROJECT NUMBER
21001-1

A-4
OF
4





- LEGEND**
- EXISTING WALL
 - EXISTING CONC. COLUMN
 - EXISTING MASONRY WALL TO BE REMOVED
 - EXISTING STOREFRONT TO BE REMOVED
 - EXIST. FURNITURE TO BE REMOVED

DEMOLITION GROUND FLOOR
SCALE: 1/4" = 1'-0"

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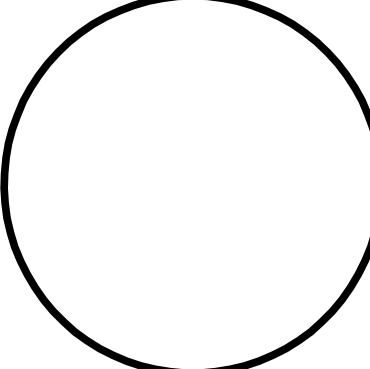
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SCALE
AS SHOWN

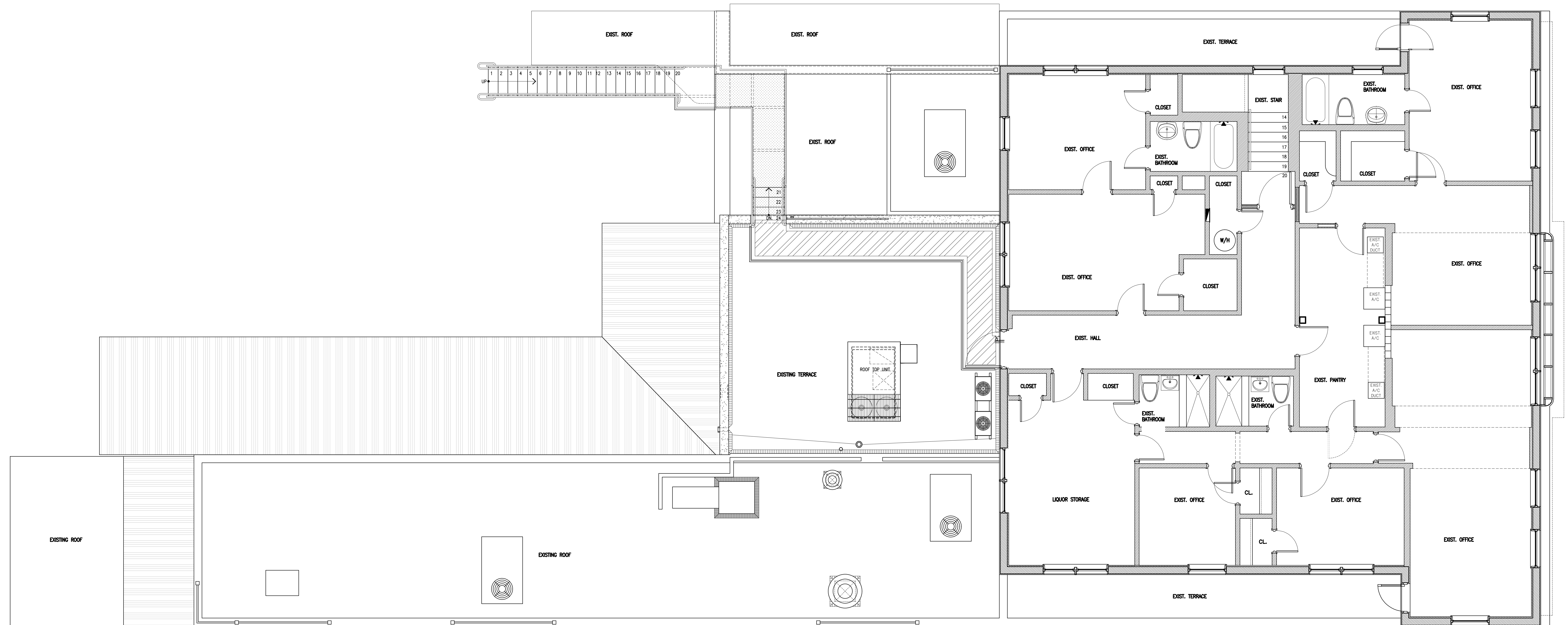
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21001-1

DATE
06-20-11

D-1
OF
3



REFERENCE ONLY



DEMOLITION SECOND FLOOR
SCALE: 1/4" = 1'-0"

NO DEMOLITION WORK REQUIRED

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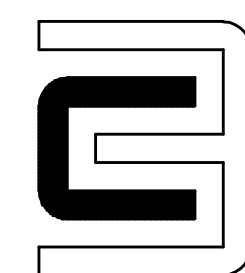
ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

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MIAMI BEACH, FL. 33139



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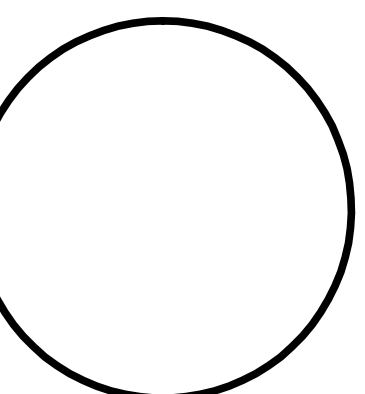
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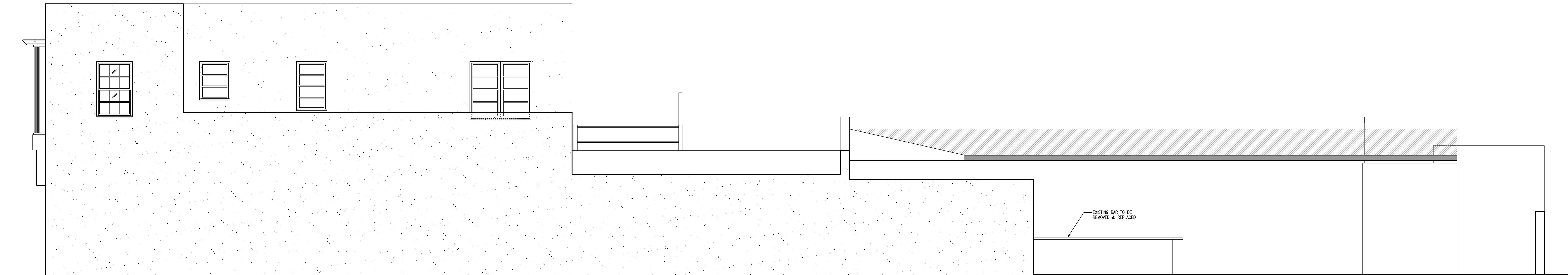
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21001-1

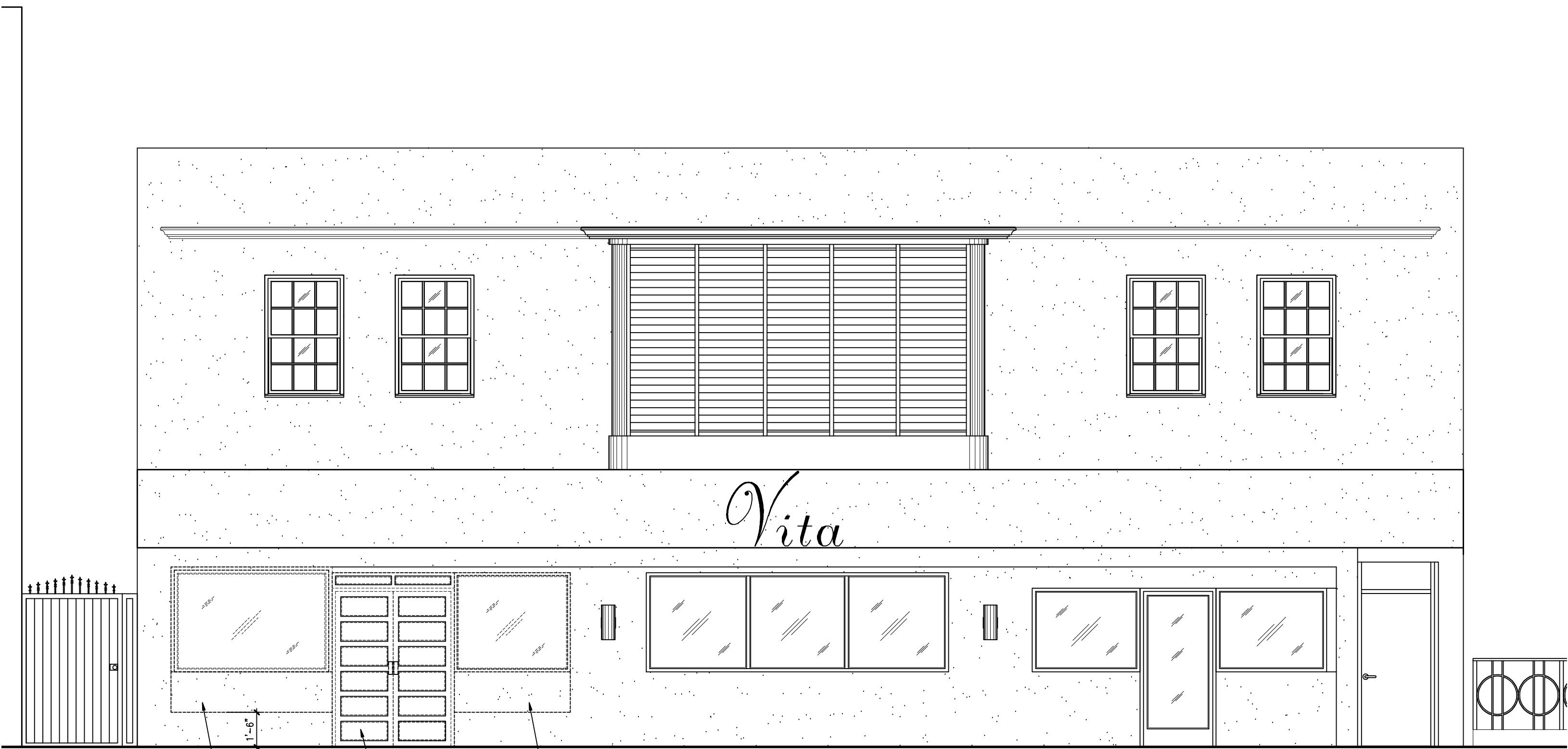
D-2
OF
3



REFERENCE ONLY



DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

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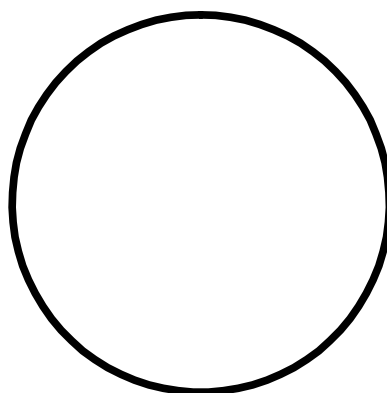
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DATE
01-23-12

PROJECT NUMBER
21001-1

D-3
OF
3



20th STREET

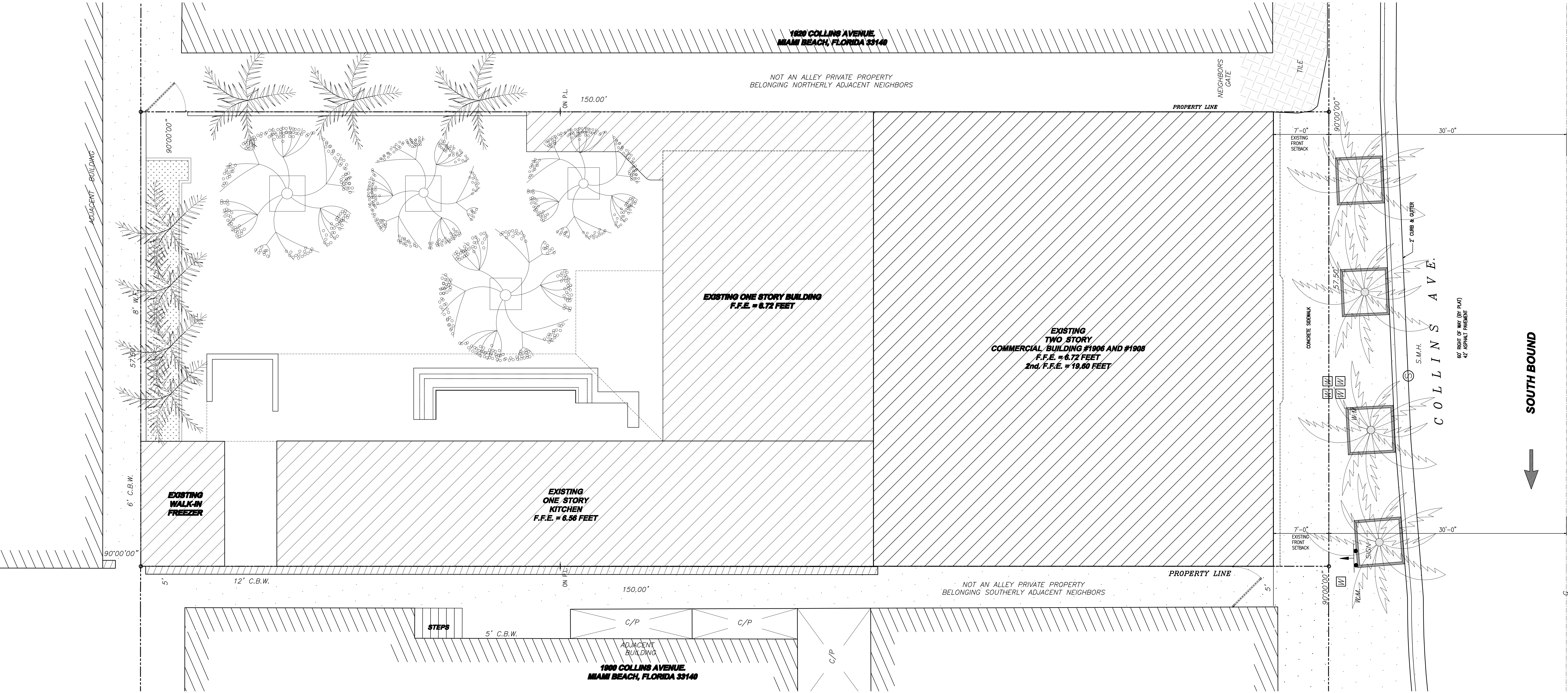
6	5	4	3	2	1
12	11	10	9	8	7

COLLINS AVE.

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

THE NORTH 57-1/2 FEET OF THE SOUTH 62-1/2 FEET OF LOTS 1, 2 & 3, BLOCK D OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

ISSUED FOR PERMIT	
ISSUED FOR BIDDING	
ISSUED FOR CONSTRUCTION	

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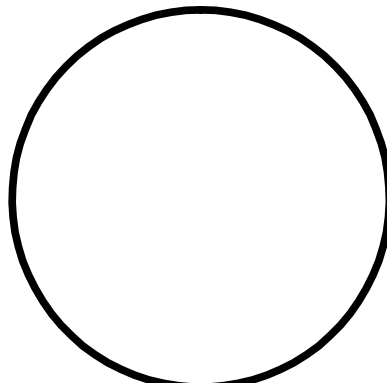


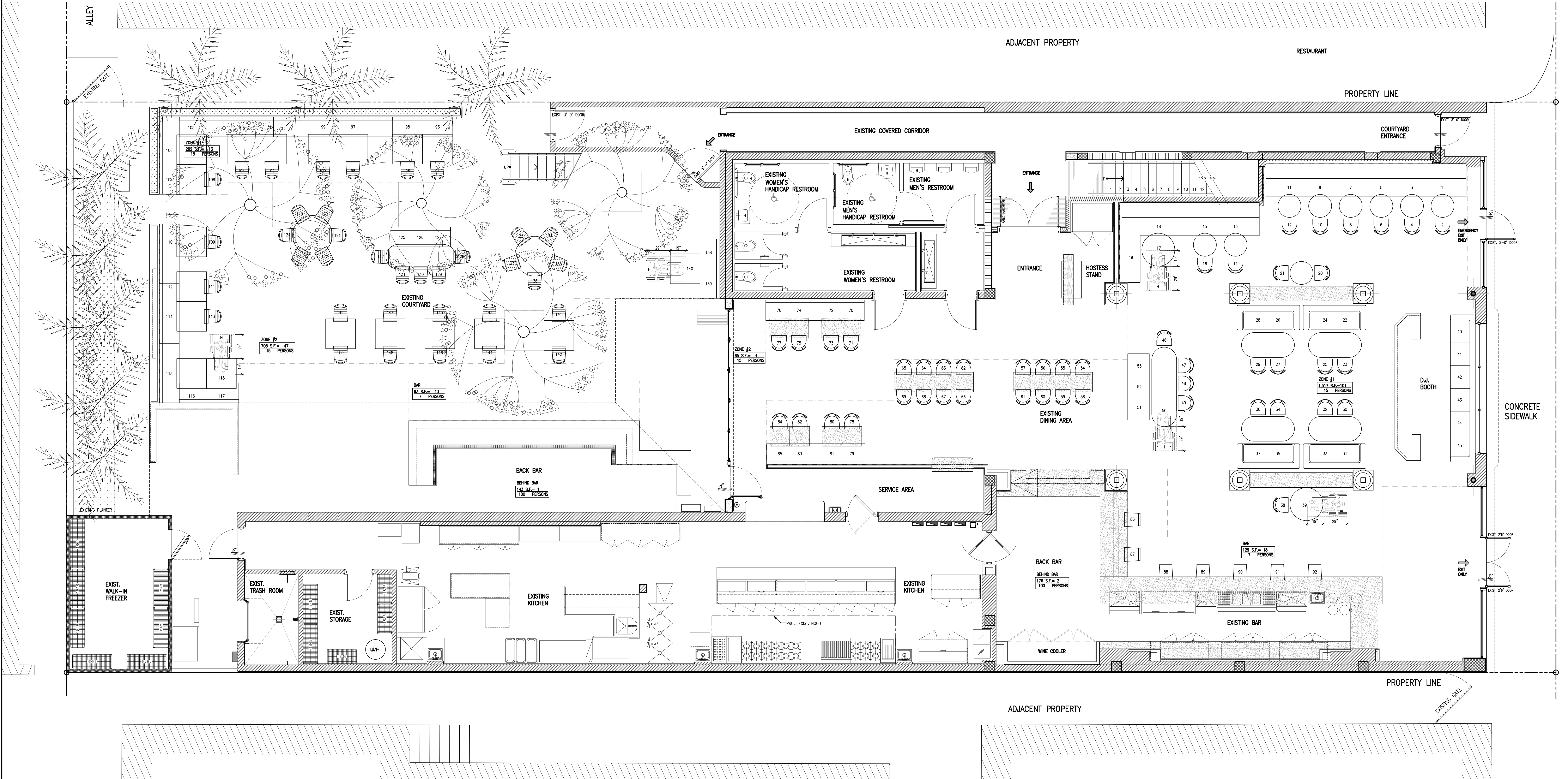
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DRAWN BY	Lilian R. Paez
SCALE	AS SHOWN
DATE	01-23-12

PROJECT NUMBER	21001-1
----------------	---------

Ex-1
OF
4





EXISTING GROUND FLOOR
SCALE: 1/4" = 1'-0"

OCCUPANT LOAD FACTOR TABLE 7.3.1.2 NFPA			
GROUP A-2: SMALL ASSEMBLY USE	AREA s.f.	AREA PER OCCUPANT	TOTAL
FIRST FLOOR			
INTERIOR DINING:			
ZONE #1	1,517	15 SF PER PERSON (NET)	101
ZONE #2	65	15 SF PER PERSON (NET)	4
BAR	129	7 SF PER PERSON (NET)	18
BEHIND BAR	178	100 SF PER PERSON (NET)	2
EXTERIOR DINING:			
ZONE #1	202	15 SF PER PERSON (NET)	13
ZONE #2	205	15 SF PER PERSON (NET)	13
BAR	93	7 SF PER PERSON (NET)	13
BEHIND BAR	143	100 SF PER PERSON (NET)	1
TOTAL			199

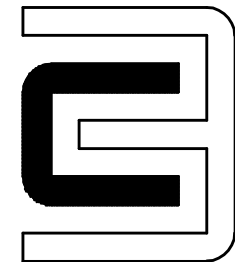
OCCUPANT LOAD BASED ON TABLE NFPA 1003.1	
ASSEMBLY OCCUPANCY GROUP A-2	
FIRST FLOOR	
INSIDE DINING	
DINING AREA	84
BAR	12
COURTYARD	
DINING	58
TOTAL SEATING	154

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ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

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MIAMI BEACH, FL. 33139



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DRAWN BY
Lilian R. Paez

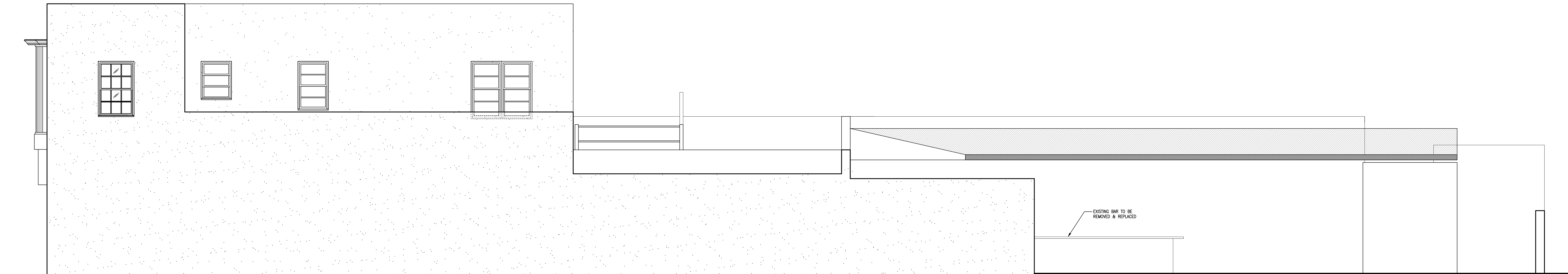
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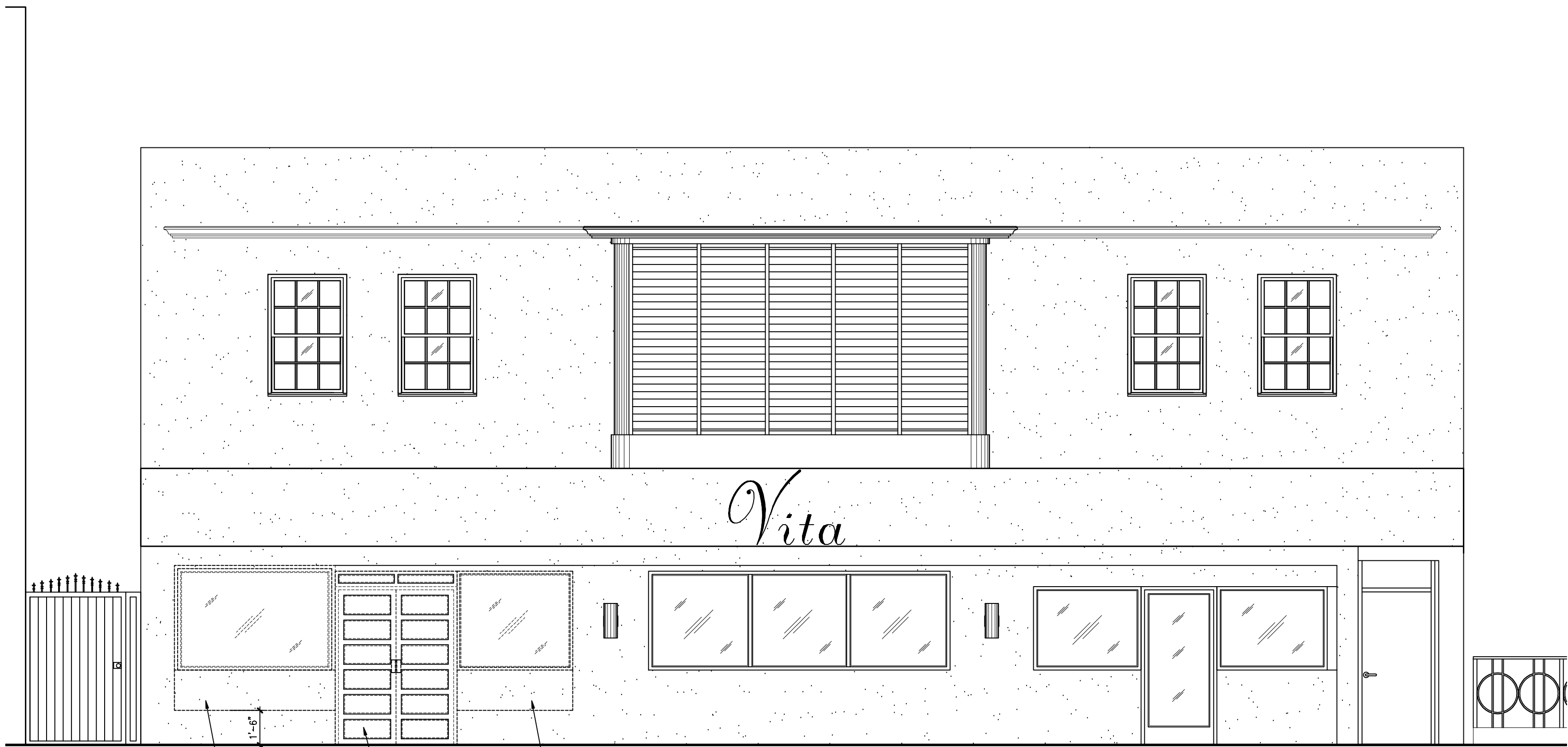
PROJECT NUMBER
21001-1

Ex-2
OF
4

REFERENCE ONLY



DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

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ISSUED FOR BIDDING _____
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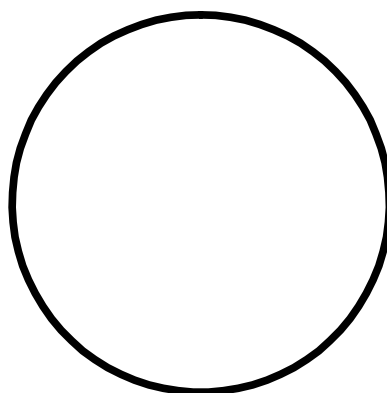
DRAWN BY
Lilian R. Paez

SCALE
AS SHOWN

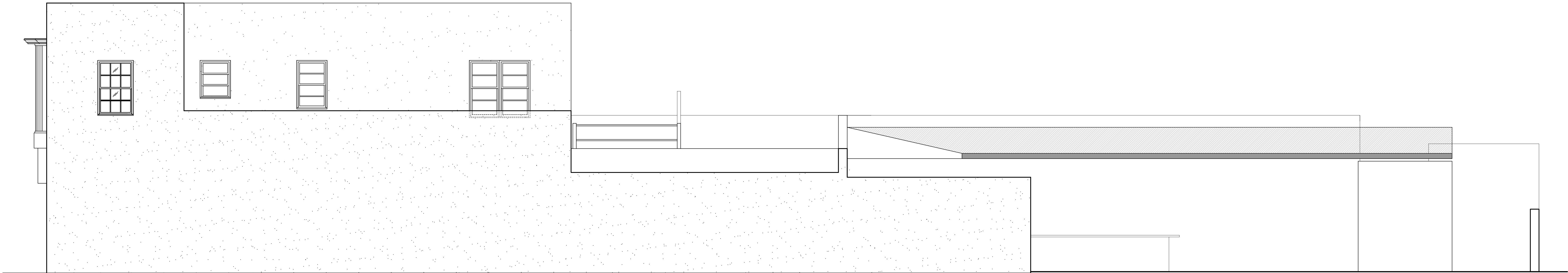
DATE
01-23-12

PROJECT NUMBER
21001-1

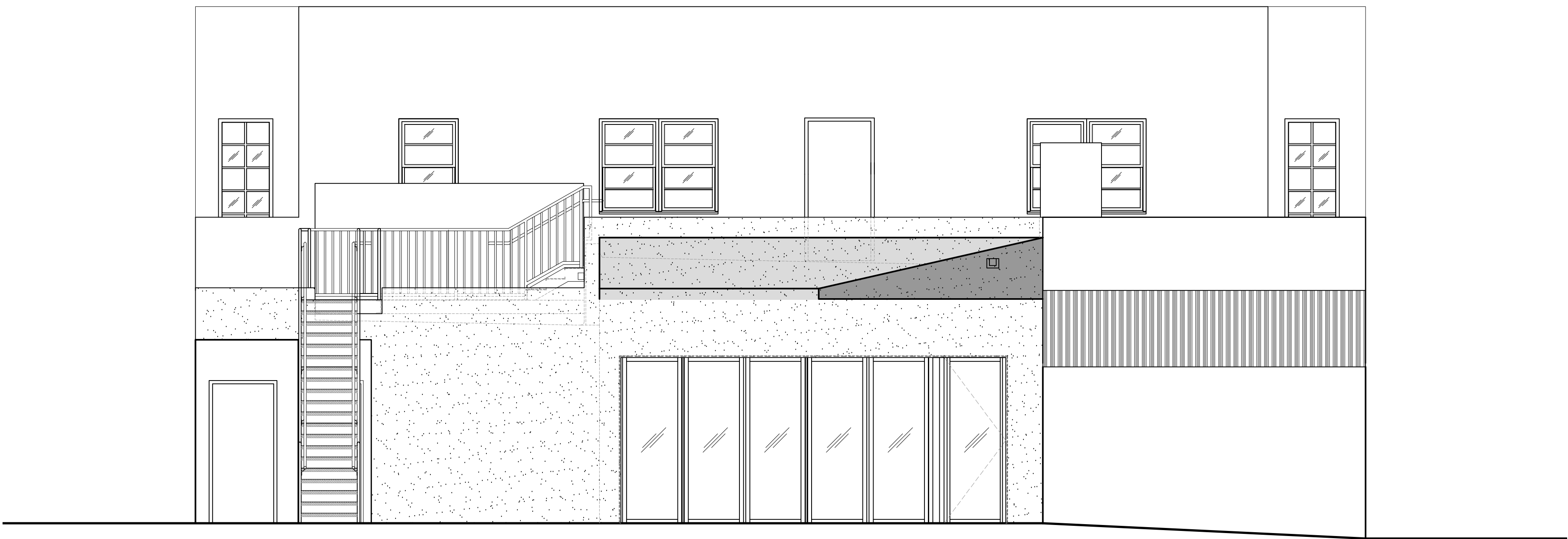
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OF
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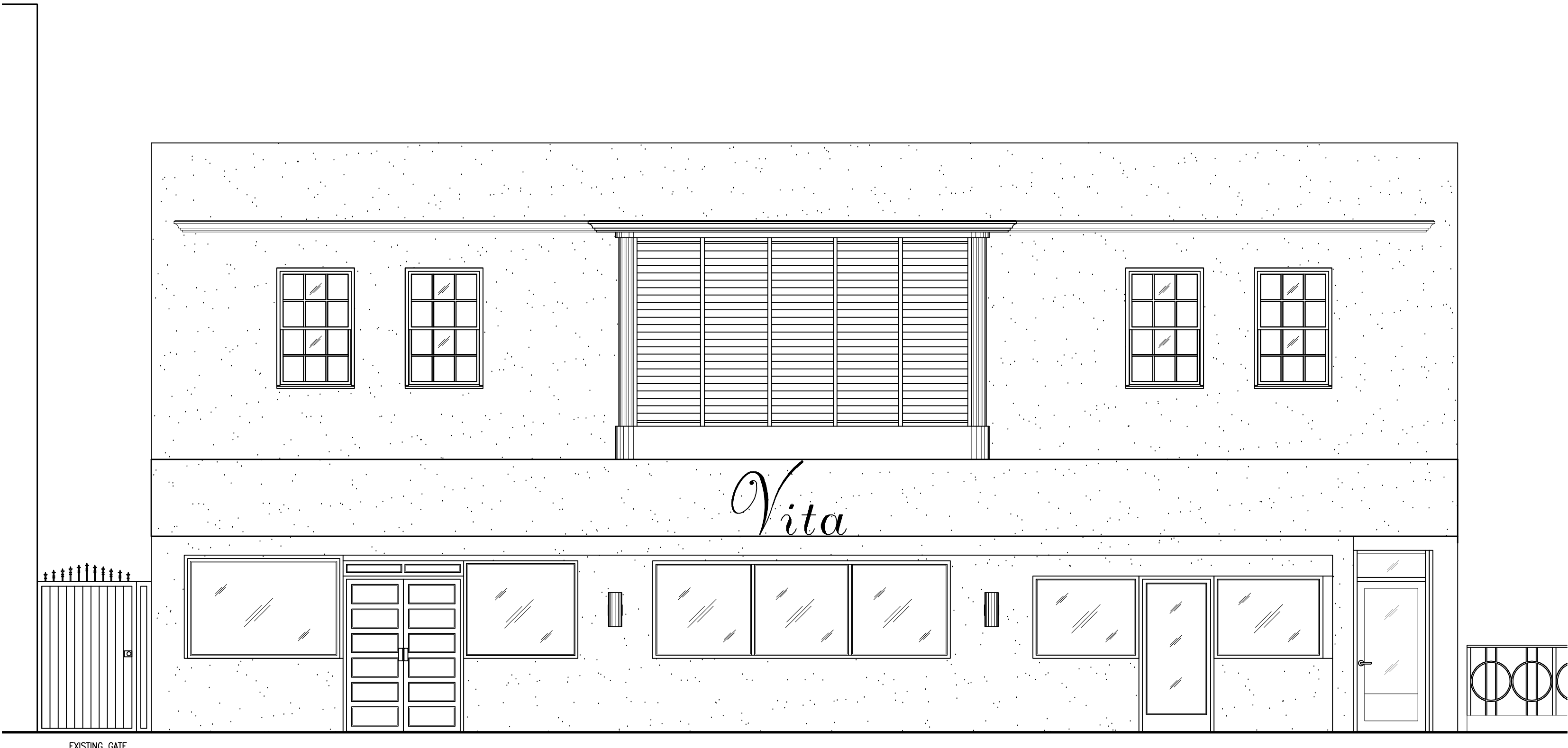
REFERENCE ONLY



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN BY
Lilian R. Paez

SCALE
AS SHOWN

DATE
01-23-12

PROJECT NUMBER
21001-1

Ex-4
OF
4

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

