

EXISTING RESTAURANT REMODEL

1766 BAY ROAD
MIAMI BEACH, FL 33139



ENRIQUE RENE GONZALEZ.
REGISTERED ARCHITECT
STATE OF FLORIDA AR94719
1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
create@gonzalezarchitecture.com

FINAL SUBMITTAL PB23-0600
MAY 30, 2023

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ENRIQUE RENE GONZALEZ, REGISTERED
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STATE OF FLORIDA
AR94719

LOCATION MAP



3

LOCATION PLAN

SCALE 1/8" = 1'-0"

PARKING CALCULATION					
	SEATS	PARKING PER SEATS	COMMON AREAS	PARKING PER AREA	TOTAL PARKING
1ST FLOOR	75 SEATS /4	19 PARKING	760 SF /60 SF	13 PARKING	31 PARKING
2ND FLOOR	45 SEATS /4	11 PARKING	600 SF /60 SF	10 PARKING	21 PARKING
TOTAL	120 SEATS /4	30 PARKING	1360 SF /60 SF	23 PARKING	53 PARKING

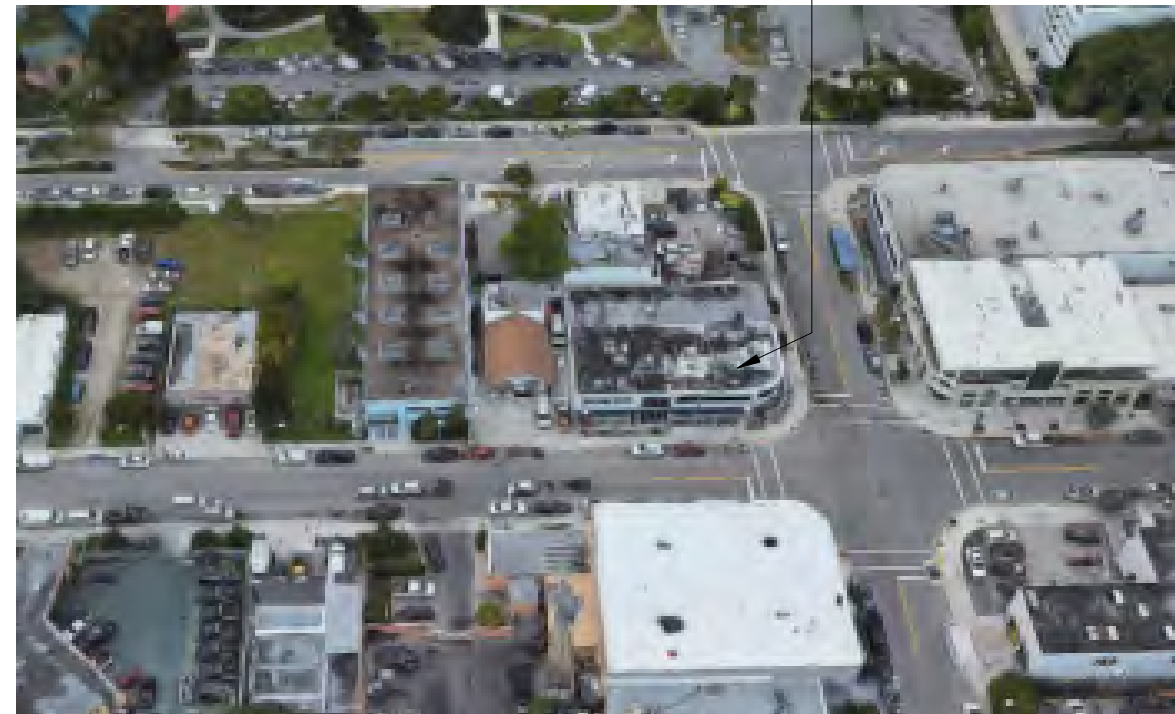


1

SITE PLAN

SCALE 3/8" = 1'-0"

1766 BAY ROAD
MIAMI BEACH, FL 33139



2

AERIAL IMAGE

SCALE N.T.S.



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A0 | 02

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1766 BAY ROAD, MIAMI BEACH FLORIDA 33139		
2	Board and file numbers :	PB23-0600		
3	Folio number(s):	02-3233-012-0580		
4	Year constructed:	1957	Zoning District /...	CD-2
5	Base Flood Elevation:	ZONE AE EL 8 FEET	Grade value in NGVD:	4.95' NGVD (CL Crown of Bay Road)
6	Lot Area:	11,160 SF	Lot Depth:	100'-0"
7	Lot width:	150'-0"		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	RESTAURANT	Proposed use:	RESTAURANT

	Maximum	Existing	Proposed	Deficiencies
10 Height:	50'-0"	20'-1"	20'-1"	
11 Number of Stories:	N/A	2	2	
12 FAR:	16,740 SF	8,014 SF	8,014 SF	
13 Gross square footage:				
14 Square Footage by use:	N/A	N/A	N/A	
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	150	150	
18 Occupancy load:	N/A	199	199	
19 Density (per Comprehensive Plan):	N/A	N/A	N/A	

Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:				
20 Front Setback:	0'-0"	0'-0"	0'-0"	
21 Side Setback:	0'-0"	0'-0"	0'-0"	
22 Side Setback:	0'-0"	0'-0"	0'-0"	
23 Side Setback facing street:	0'-0"	0'-0"	0'-0"	
24 Rear Setback:	5'-0"	5'-0"	5'-0"	
At Grade Parking:				
25 Front Setback:	5'-0"	N/A	N/A	
26 Side Setback:	5'-0"	N/A	N/A	
27 Side Setback:	5'-0"	N/A	N/A	
28 Side Setback facing street:	5'-0"	N/A	N/A	
29 Rear Setback:	5'-0"	N/A	N/A	
Pedestal:				
30 Front Setback:	0'-0"	0'-0"	0'-0"	
31 Side Setback:	0'-0"	0'-0"	0'-0"	
32 Side Setback:	0'-0"	0'-0"	0'-0"	
33 Side Setback facing street:	0'-0"	0'-0"	0'-0"	
34 Rear Setback:	5'-0"	0'-0"	0'-0"	Existing Non Conforming
Tower:				
35 Front Setback:	0'-0"	N/A	N/A	
36 Side Setback:	0'-0"	N/A	N/A	
37 Side Setback:	0'-0"	N/A	N/A	
38 Side Setback facing street:	0'-0"	N/A	N/A	
39 Rear Setback:	5'-0"	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district: NO. 5	SEE LOI FOR DETAILS	0	0	VALET PROPOSED
41	Total number of parking spaces:	0 PER SEC. 130-161	0	0	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	0 PER SEC. 130-161	0	0	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	0 PER SEC. 130-161	0	0	
44	Parking Space Dimensions:	N/A	N/A	N/A	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	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:	SEE LOI FOR DETAILS	SEE LOI FOR DETAILS	SEE LOI FOR DETAILS	
50	Loading spaces:	SEE LOI FOR DETAILS	SEE SHEET A0.04	SEE SHEET A0.04	
51	Trash collection area:	SEE LOI FOR DETAILS	SEE SHEET A0.04	SEE SHEET A0.04	
52	<u>Short-term Bicycle Parking, location and Number of racks:</u>	N/A	N/A	N/A	
53	<u>Long-Term Bicycle Parking, location and Number of racks</u>	N/A	N/A	N/A	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:	N/A	RESTAURANT	RESTAURANT	
55	Number of seats located outside on private property:			N/A	
56	Number of seats inside:			120	
57	Total number of seats:			120	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):			SEE SHEETS A2.01 AND A2.02	
59	Total occupant content:			199	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):			SEE SHEETS A2.01 AND A2.02	
61	Proposed hours of operation:	Monday to Sunday 11AM-2AM; outdoor terraces closed at 12:00AM			
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB...)		NO		
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):		NO		
64	Is this a contributing building?:		NO		
65	Located within a Local Historic District?:		NO		

Notes:

Please write N/A if section is Not Applicable
Any additional data must be presented in the format above



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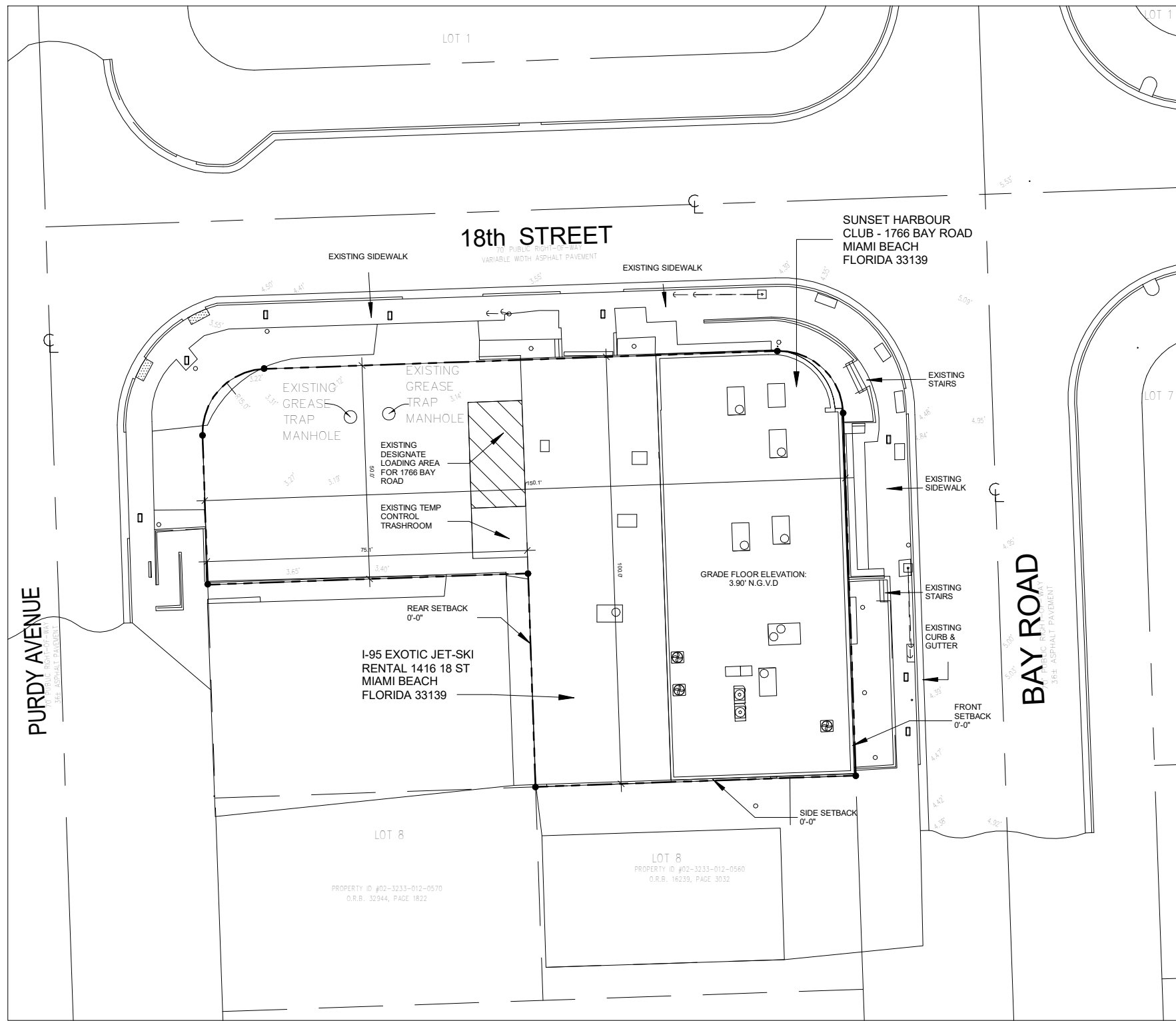
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1 SITE PLAN AND LOADING / DELIVERY PLAN
 SCALE 1" = 30'-0"



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1/2 MILE AERIAL MAP

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① BAY ROAD



② BAY ROAD & 18TH STREET



1 KEY PLAN

SCALE N.T.S.



③ 18TH STREET

PROJECT SITE PHOTOS



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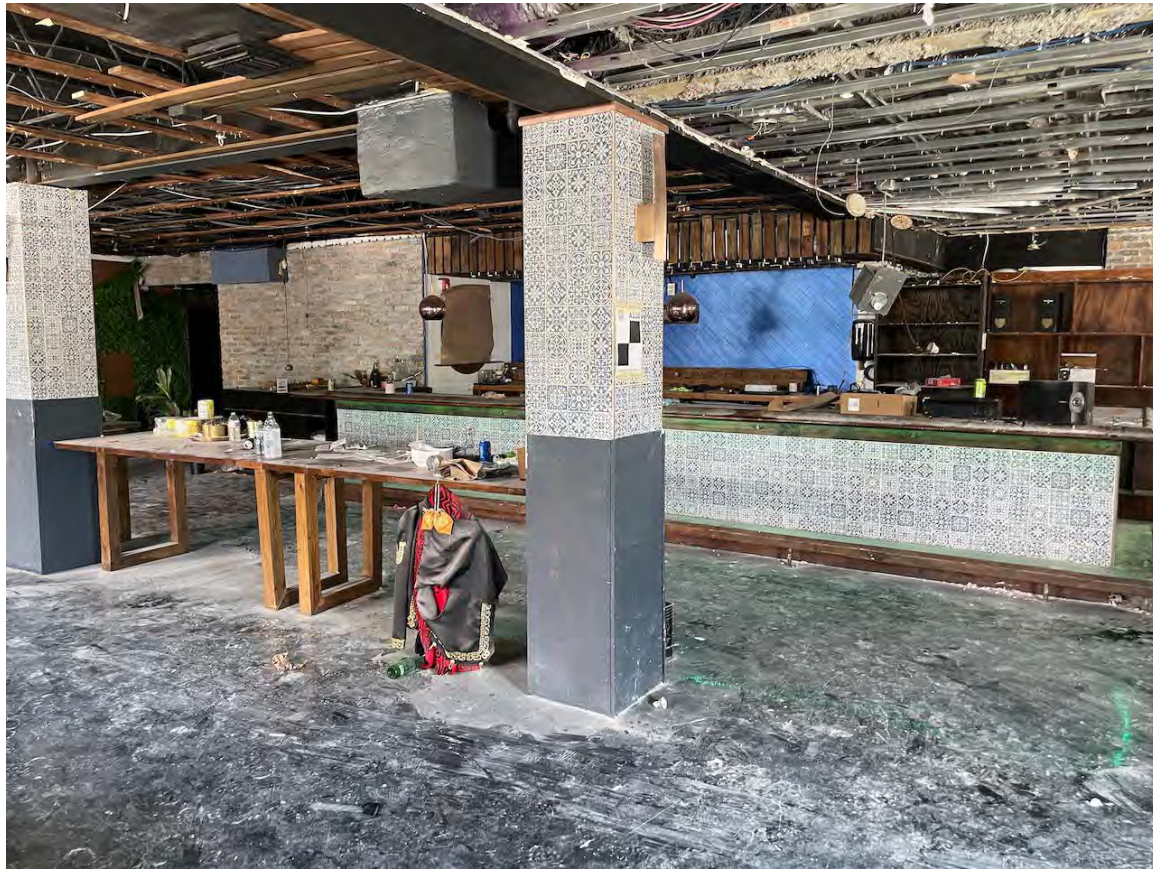
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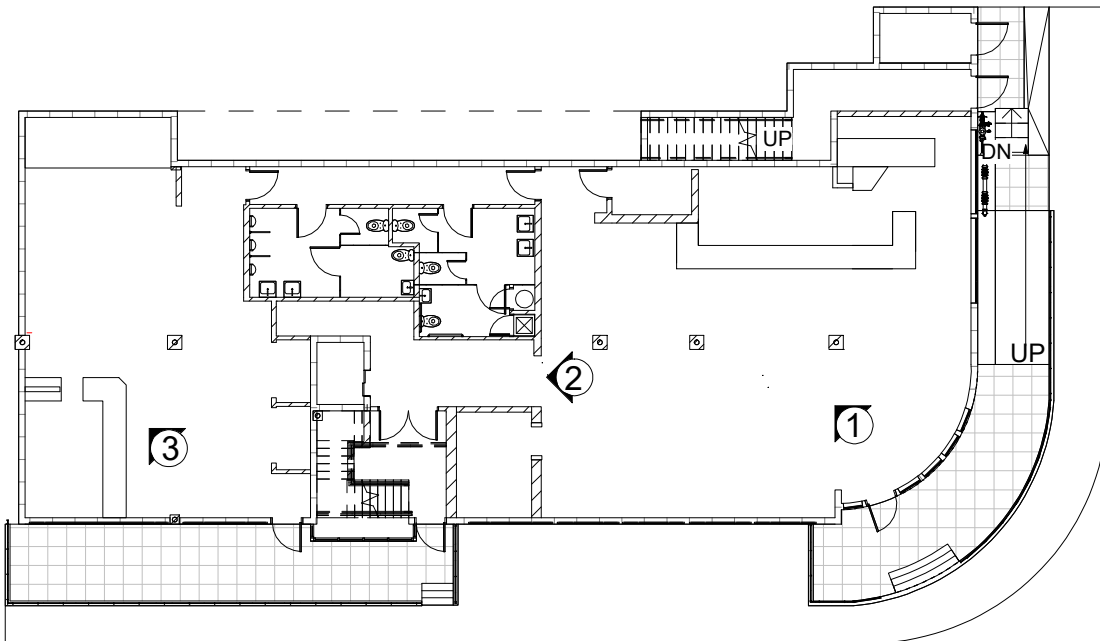
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① DINING ROOM - EXISTING CONDITIONS - GROUND FLOOR LEVEL



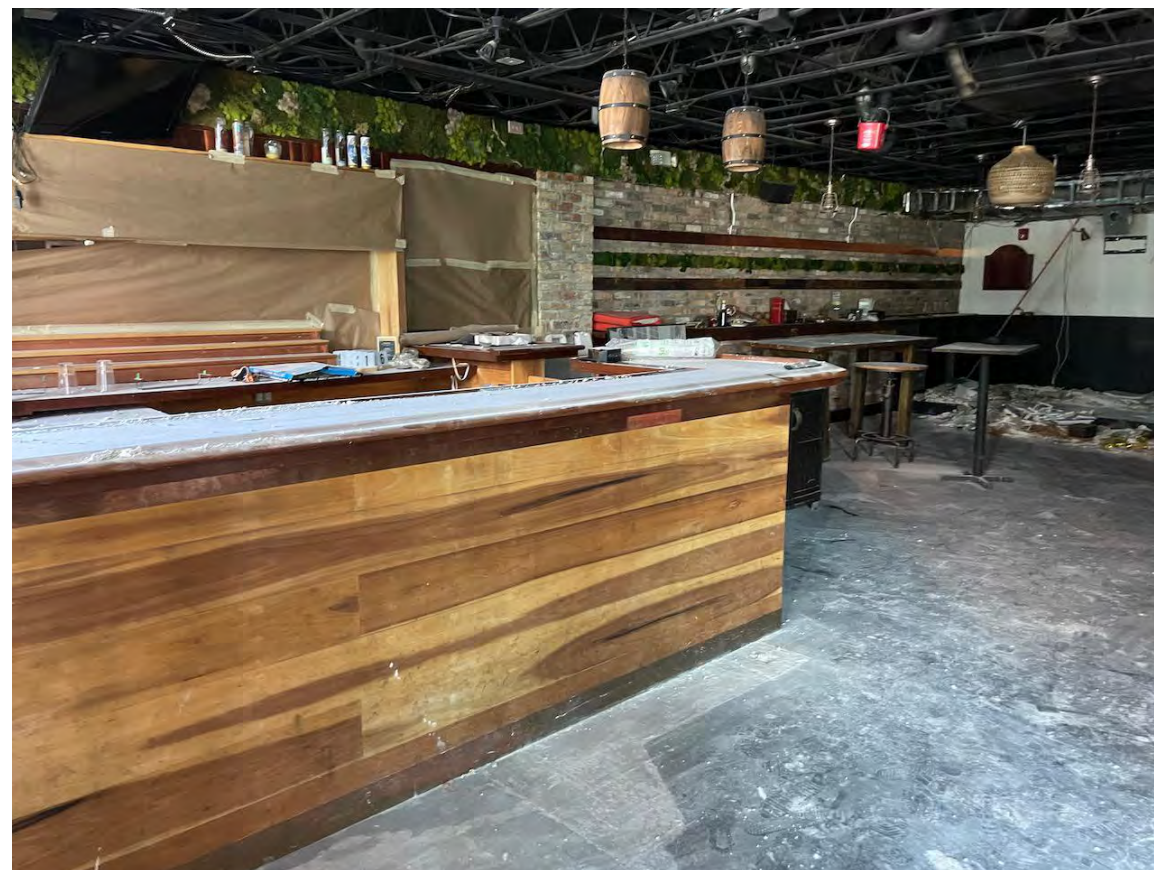
② CORRIDOR ACCESS - EXISTING CONDITIONS - GROUND FLOOR LEVEL



1

GROUND LEVEL KEY PLAN

SCALE N.T.S.



③ EXISTING BAR - GROUND FLOOR LEVEL

INTERIOR PHOTOS



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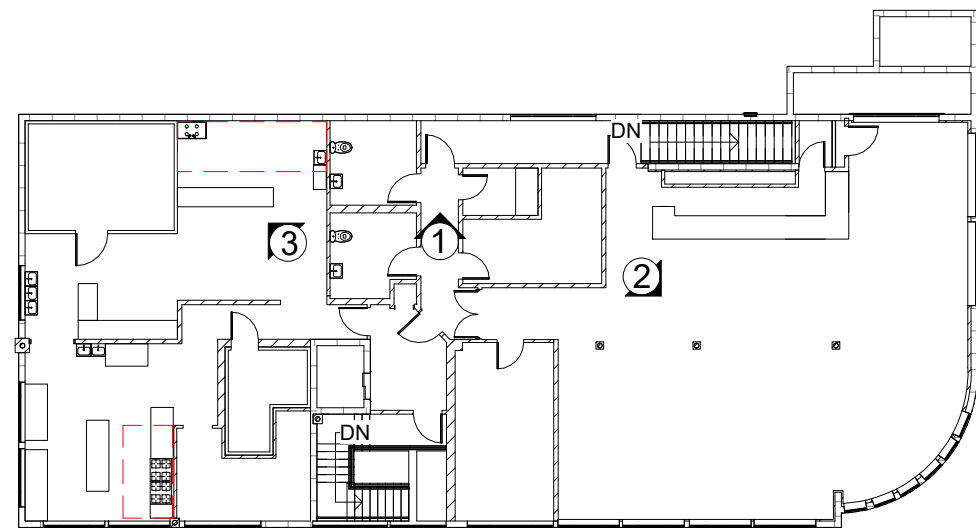
A0 07



① BATHROOM HALLWAY - EXISTING CONDITIONS - SECOND FLOOR LEVEL



② LOUNGE DINING - EXISTING CONDITIONS - SECOND FLOOR LEVEL



③ KITCHEN - EXISTING CONDITIONS - SECOND FLOOR LEVEL

INTERIOR PHOTOS

1

SECOND LEVEL KEY PLAN

SCALE 1" = 20'-0"



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① FRONT BUILDING NORTH FACADE



② FRONT BUILDING CONER ON THE NORTH FACADE



1

KEY PLAN

SCALE N.T.S.



③ FRONT BUILDING CORNER ON THE NORTH EAST FACADE

CONTEXT PHOTOS



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④ SHOOPING BUILDING CORNER AT EAST FACADE



⑤ FRONT BUILDING AT EAST FACADE



⑥ ADJACENT BUILDING EAST FACADE



⑦ ADJACENT BUILDING EAST FACADE

CONTEXT PHOTOS



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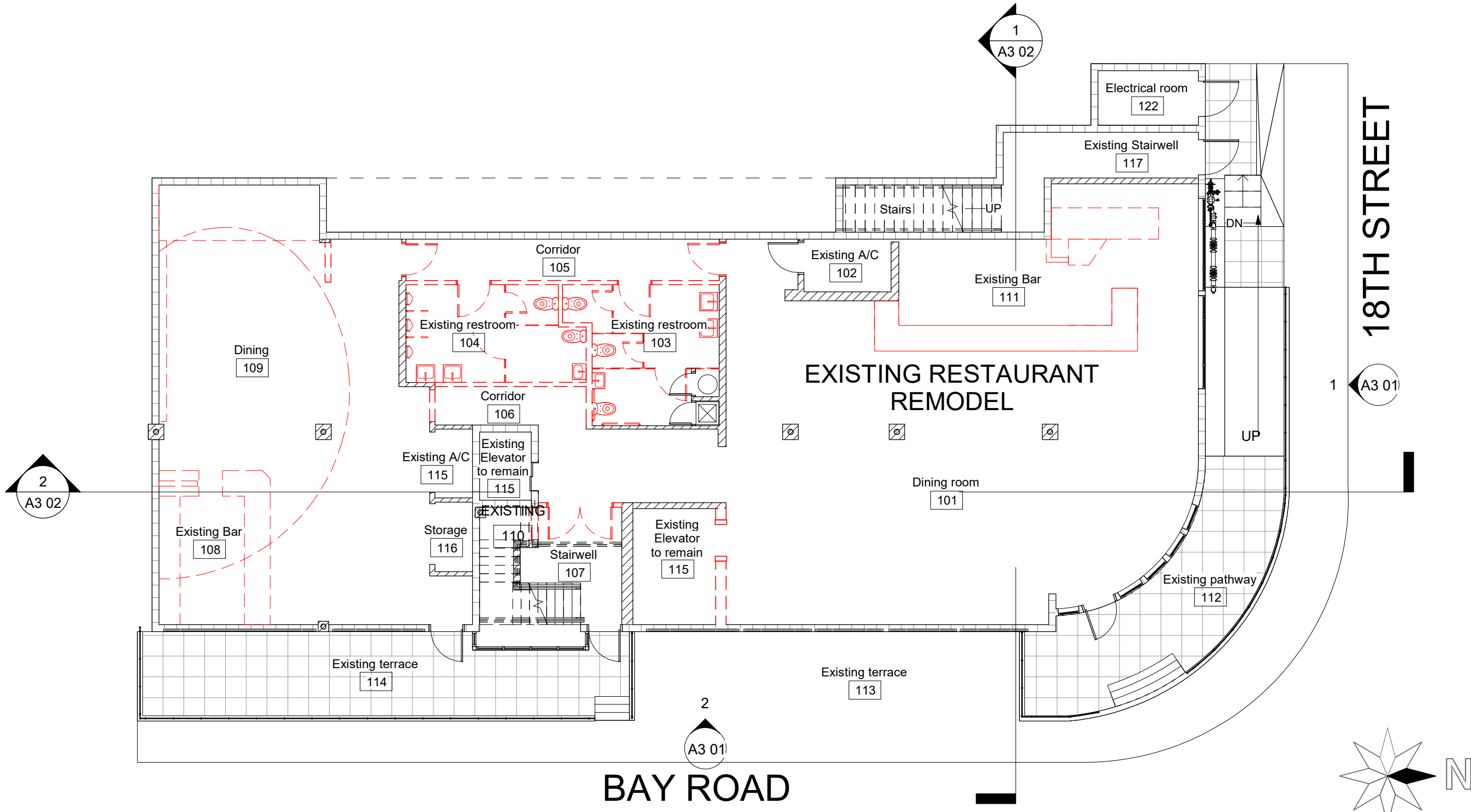
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1 EXISTING GROUND LEVEL PLAN
 SCALE 1" = 10'-0"



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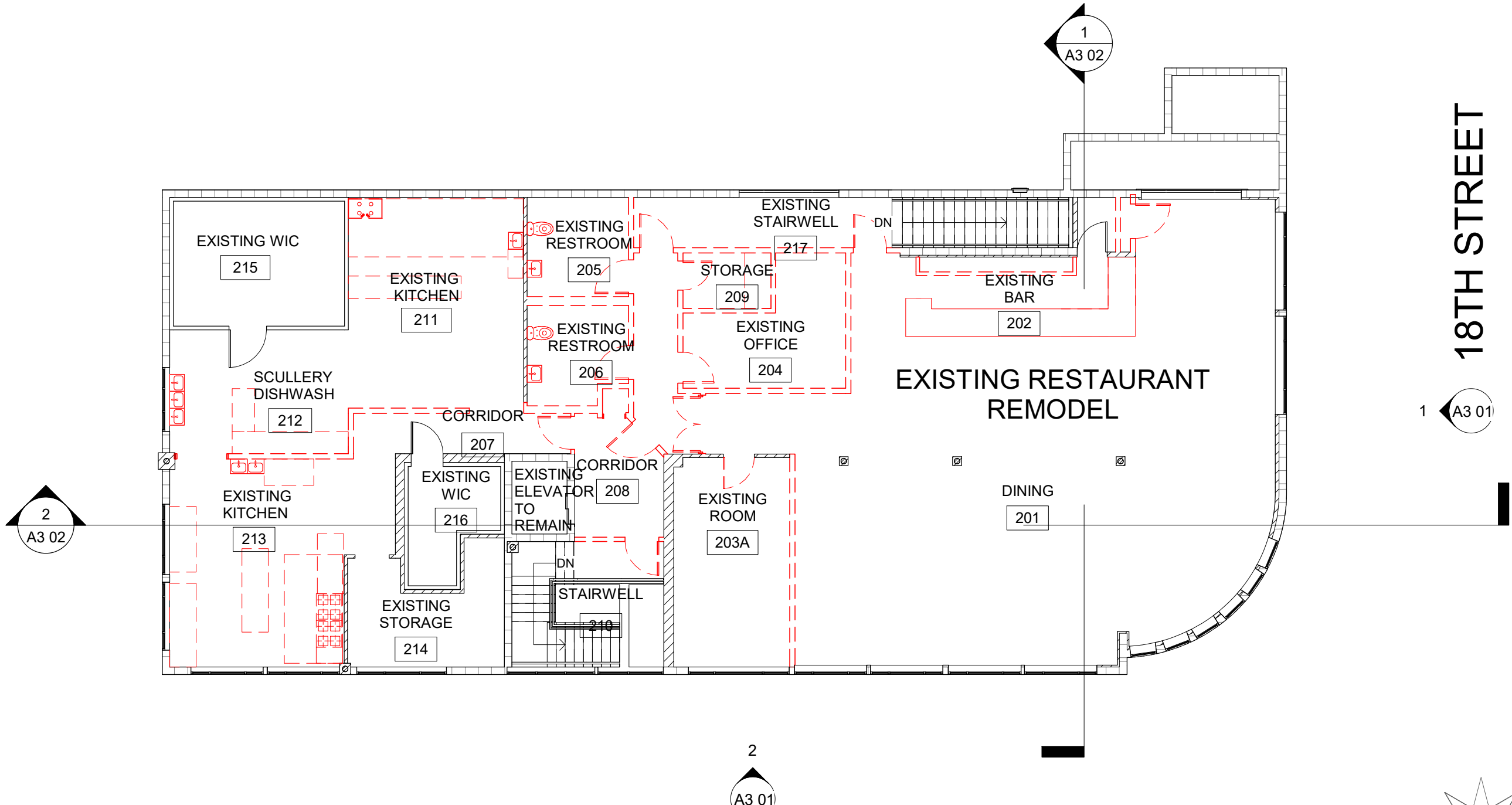
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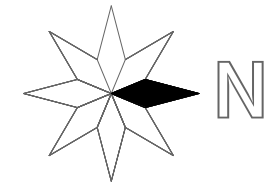
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A1 | 01



BAY ROAD

18TH STREET



2 EXISTING SECOND LEVEL PLAN
SCALE 1" = 10'-0"



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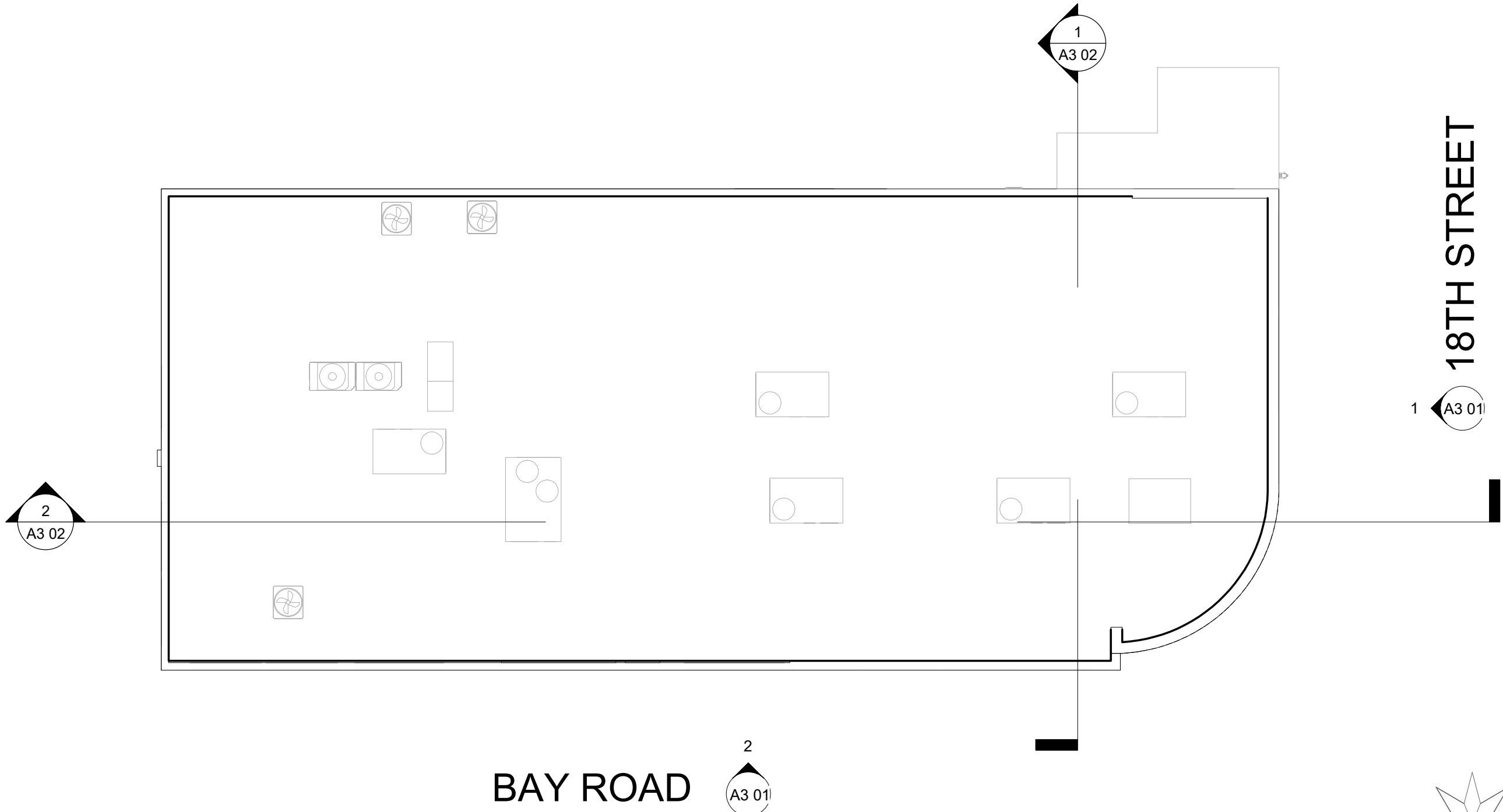
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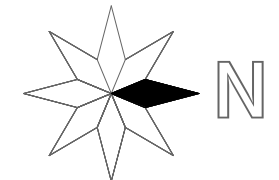
A1 | 02



BAY ROAD

18TH STREET

1 EXISTING ROOF PLAN LEVEL
SCALE 1" = 10'-0"



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A1 | 03

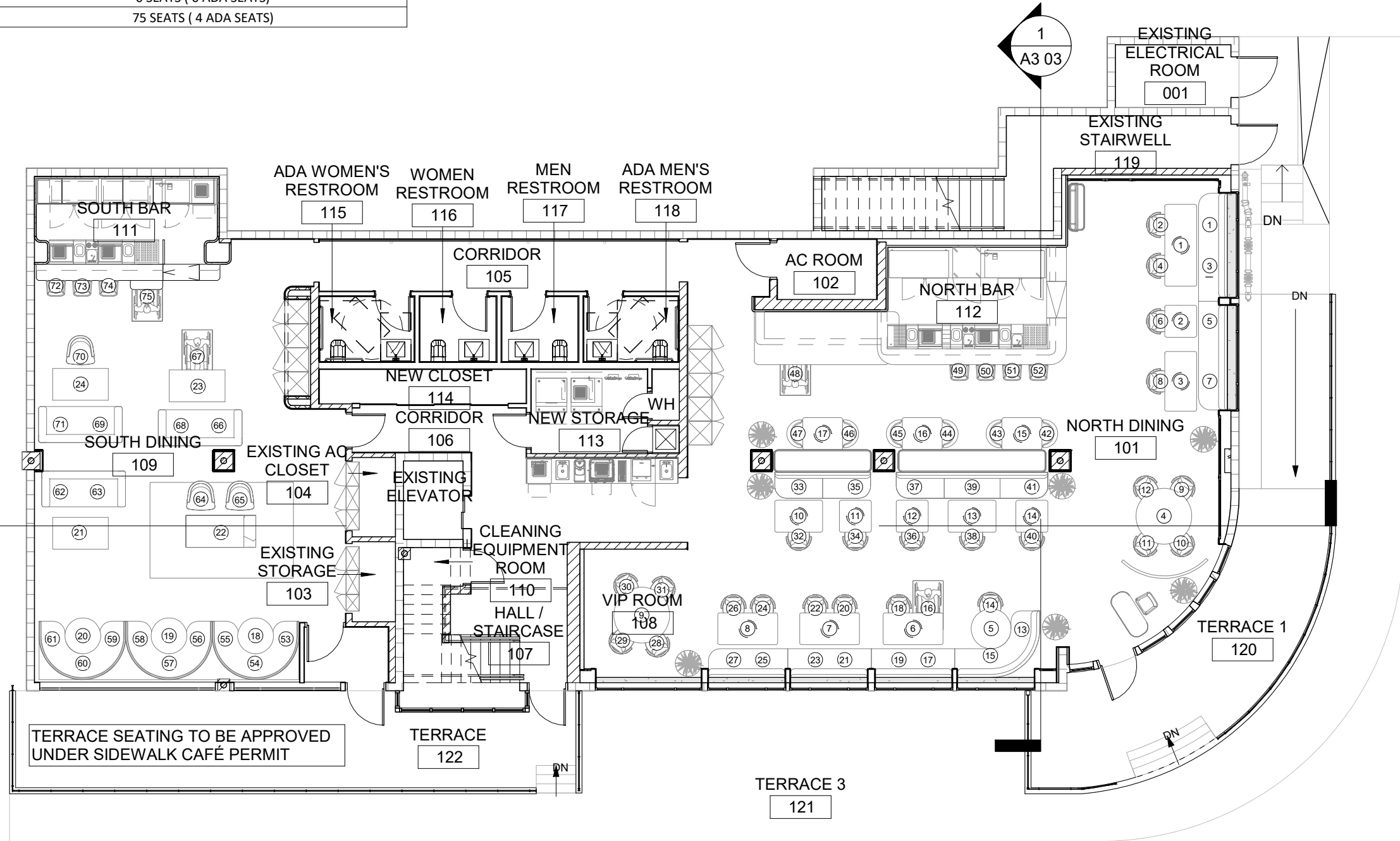
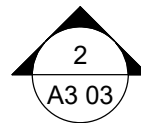
#1

1ST FLOOR LIFE SAFETY			
OCCUPANCY TYPE	ASSEMBLY / A-2		
TOTAL AREA	4045 S.F.		
TOTAL OCCUPANCY LOAD INSIDE	199 OCCUPANTS		
ITEM	REQUIRED / ALLOWED	PROVIDED	NOTE
EGRESS WIDTH	2'-8"	3'-0"	
MINIMUM NUMBER OF EXITS	1	3	
MAXIMUM TRAVEL DISTANCE	200'-0"	83'-0"	
MAXIMUM COMMON PATH	75'-0"	0'	N/A
MAXIMUM DEAD END CORRIDOR	20'-0"	0'	
NUMBER OF SEATS			
INDOOR	75 SEATS (4 ADA SEATS)		
OUTDOOR	0 SEATS (0 ADA SEATS)		
TOTAL	75 SEATS (4 ADA SEATS)		

#2

OCCUPANCY AREAS		
NORTH DINING	1005 S.F. / 15 NET	67 OCCUPANTS
SOUTH DINING	633 S.F. / 15 NET	42 OCCUPANTS
NORTH BAR	124 S.F. / 100 NET	2 OCCUPANTS
SOUTH BAR	127 S.F. / 100 NET	2 OCCUPANTS
NEW STORAGE	60 S.F. / 300 NET	1 OCCUPANTS
TOTAL		114 OCCUPANTS

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(NOT IN SCOPE)



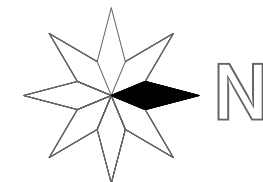
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18TH STREET

1

PROPOSED FLOOR PLAN GROUND LEVEL

SCALE 1" = 10'-0"



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A2 | 01

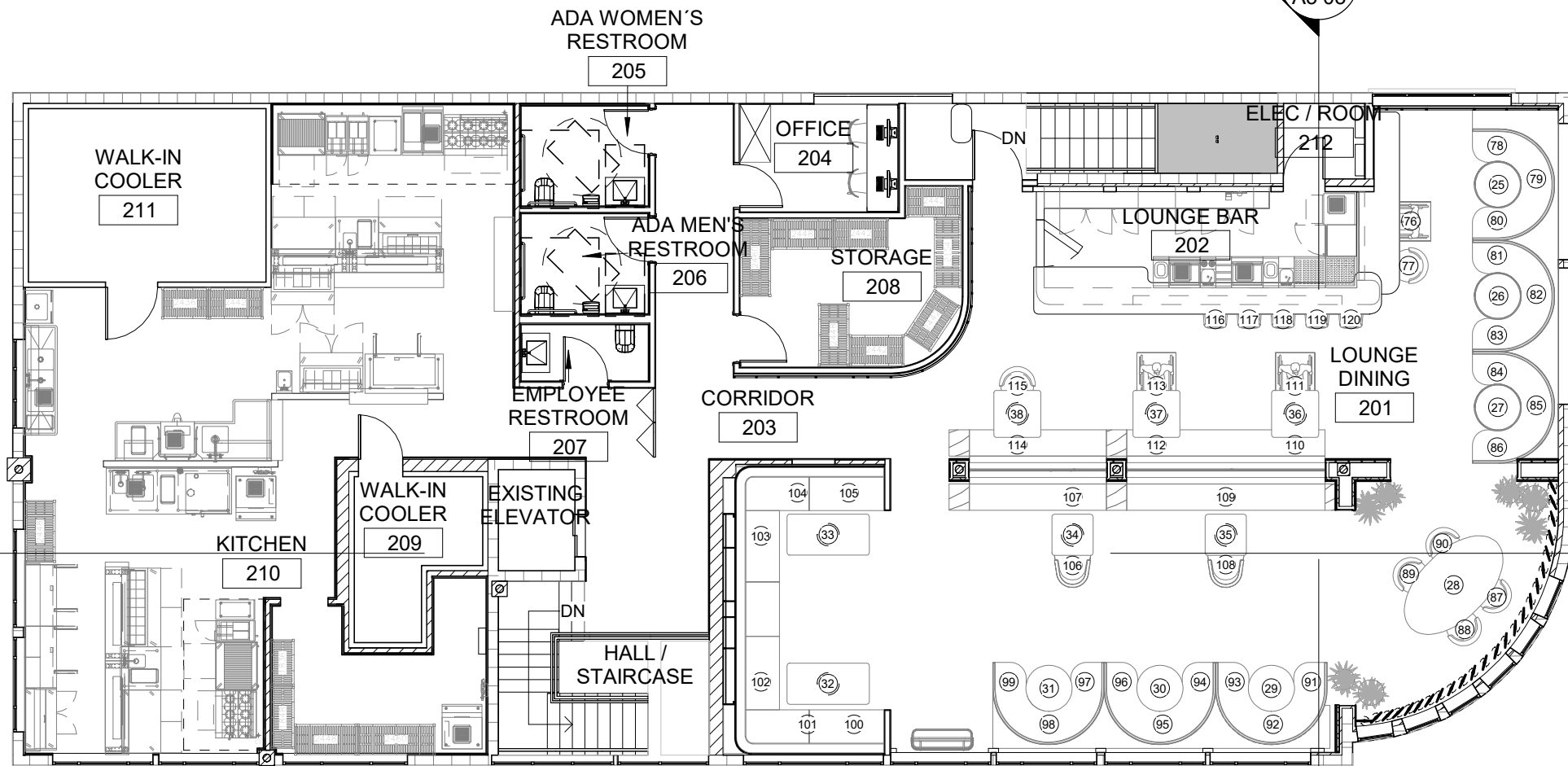
#3

2ND FLOOR LIFE SAFETY			
OCCUPANCY TYPE	ASSEMBLY / A-2		
TOTAL AREA	3,969 S.F.		
TOTAL OCCUPANCY LOAD INSIDE	85 OCCUPANTS		
ITEM	REQUIRED /ALLOWED	PROVIDED	NOTE
EGRESS WIDTH	2'-8"	3'-0"	
MINIMUM NUMBER OF EXITS	1	2	
MAXIMUM TRAVEL DISTANCE	200'-0"	91'-10"	
MAXIMUM COMMON PATH	75'-0"		N/A
MAXIMUM DEAD END CORRIDOR	20'-0"		
NUMBER OF SEATS			
INDOOR	45 SEATS (3 ADA SEATS)		
TOTAL 1ST AND 2ND FLOOR	120 SEATS (7 ADA SEATS)		

#4

OCCUPANCY AREAS		
LOUNGE DINING	1080 S.F. / 15 NET	72 OCCUPANTS
LOUNGE BAR	100 S.F. / 100 NET	2 OCCUPANTS
OFFICE	150 S.F. / 70 NET	1 OCCUPANTS
STORAGE	300 S.F. / 7 NET	1 OCCUPANTS
KITCHEN	100 S.F. / 7 NET	9 OCCUPANTS
TOTAL		85 OCCUPANTS
TOTAL FIRST FLOOR		114 OCCUPANTS
TOTAL BUILDING		199 OCCUPANTS

ADJACENT PROPERTY
1754 BAY ROAD
MIAMI BEACH, FL 33139
(NOT IN SCOPE)



BAY ROAD



1 PROPOSED FLOOR PLAN SECOND LEVEL
SCALE 1" = 10'-0"



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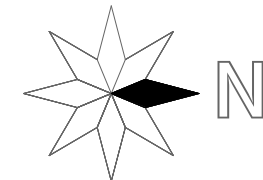
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PROPOSED ROOF PLAN LEVEL

SCALE 1" = 10'-0"



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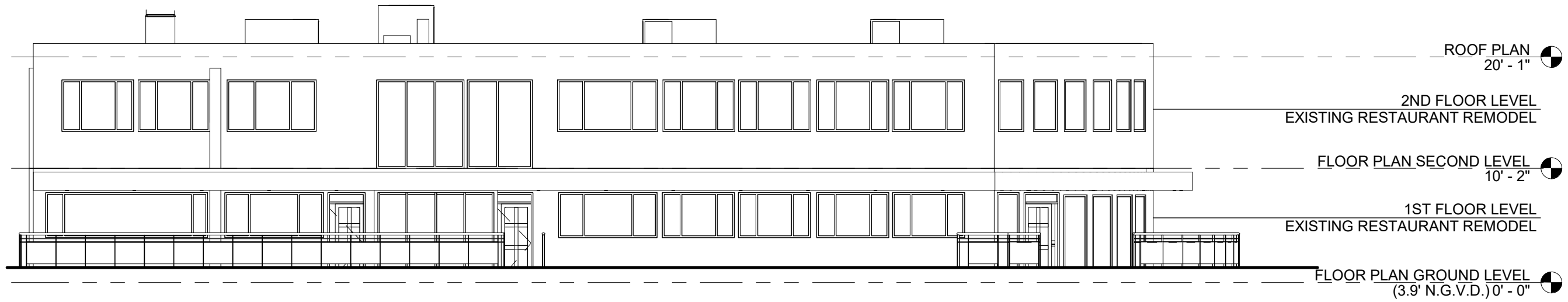
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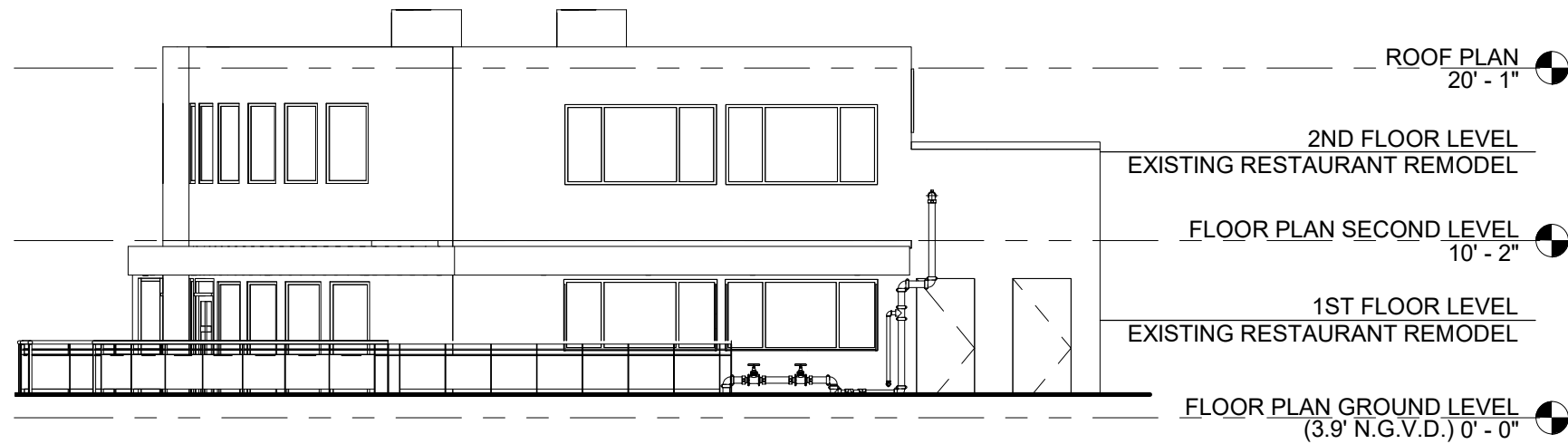
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A2 | 03



2 EXISTING EXTERIOR WEST ELEVATION
SCALE 1" = 10'-0"



1 EXISTING EXTERIOR NORTH ELEVATION
SCALE 1" = 10'-0"



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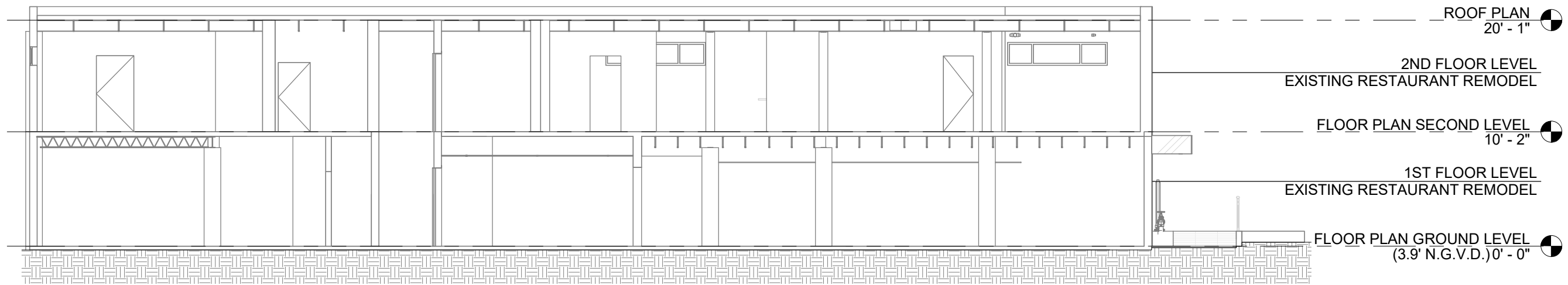
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REMODEL**
1766 BAY ROAD
MIAMI BEACH, FL 33139

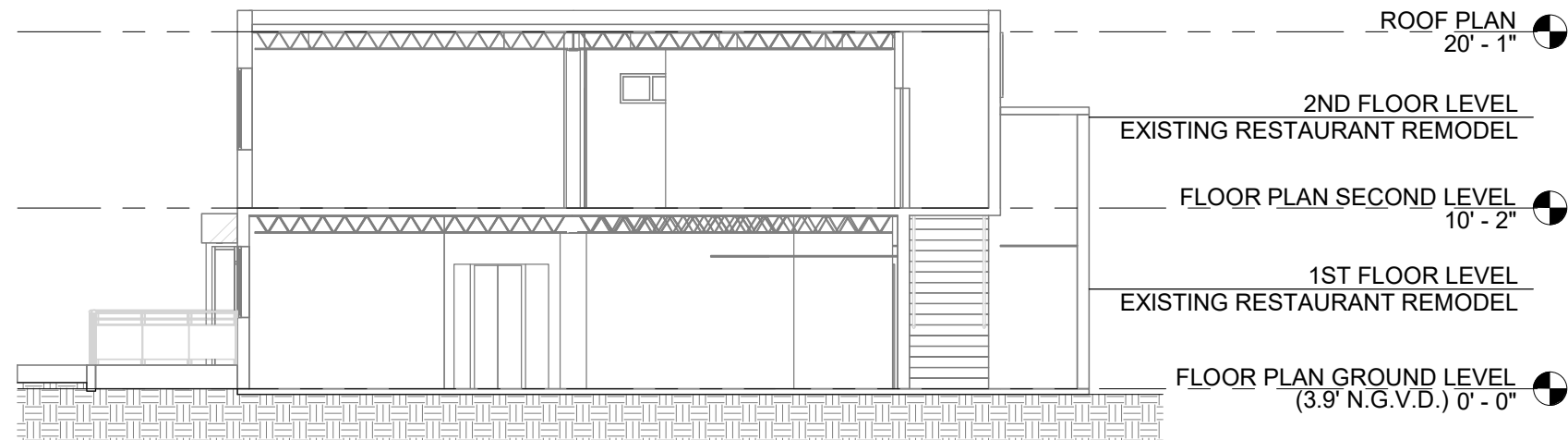
ISSUED 05.08.23

FINAL SUBMITTAL
05.30.23

A3 | 01



2 EXISTING LONGITUDINAL SECTION
SCALE 1" = 10'-0"



1 EXISTING TRANSVERSAL SECTION
SCALE 1" = 10'-0"



1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
create@gonzalezarchitecture.com

ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



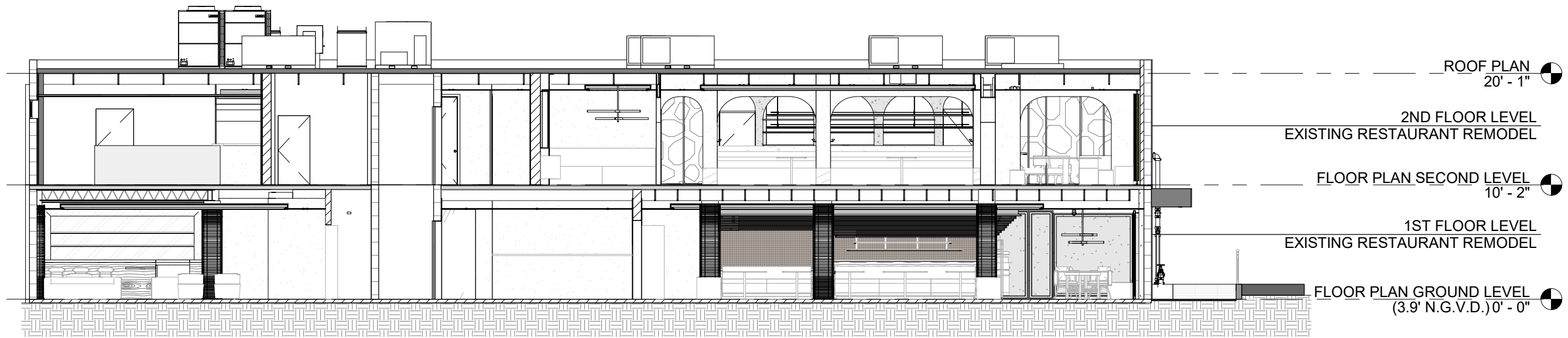
STATE OF FLORIDA
AR94719

**EXISTING RESTAURANT
REMODEL**
1766 BAY ROAD
MIAMI BEACH, FL 33139

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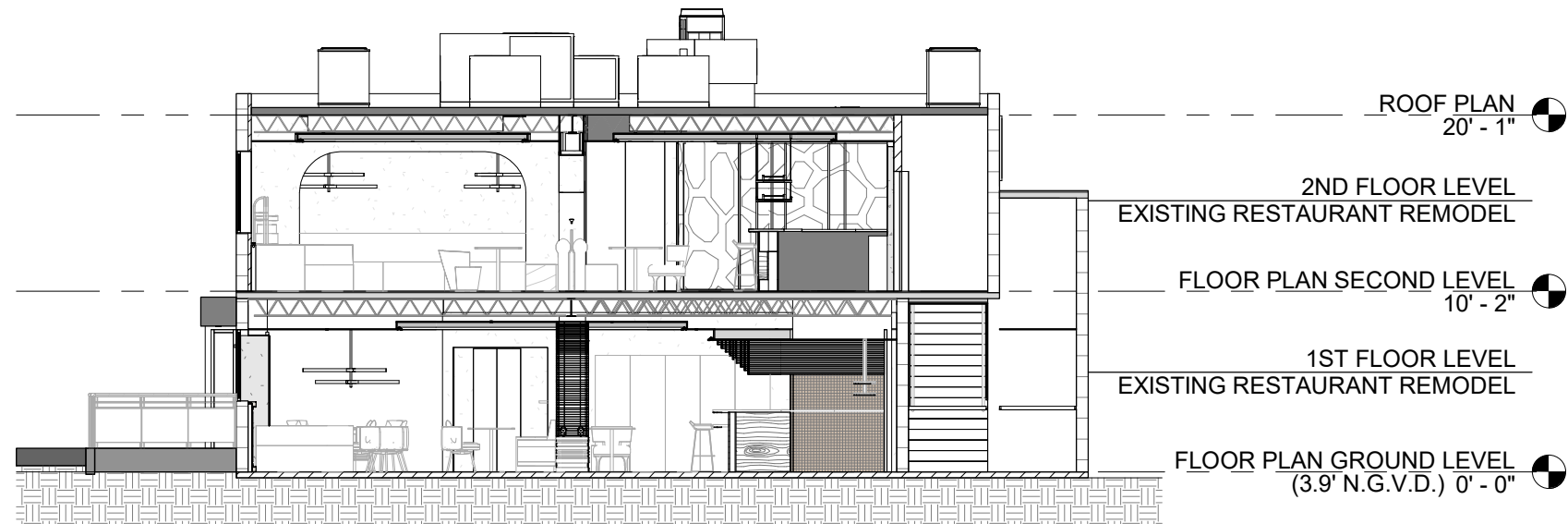
A3 | 02



2

PROPOSED LONGITUDINAL SECTION

SCALE 1" = 10'-0"



1

PROPOSED TRANSVERSAL SECTION

SCALE 1" = 10'-0"



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A3 | 03



1

NORTH DINING

SCALE N.T.S.



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 SUITE 406
 MIAMI, FLORIDA 33136
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 GONZALEZARCHITECTURE.COM
 create@gonzalezarchitecture.com

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 REGISTERED ARCHITECT



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**EXISTING RESTAURANT
 REMODEL**

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A4 | 01



1 SOUTH DINING
SCALE N.T.S.



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SUITE 406
MIAMI, FLORIDA 33136
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GONZALEZARCHITECTURE.COM
create@gonzalezarchitecture.com

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REMODEL**
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1

LOUNGE DINING

SCALE N.T.S.



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SUITE 406
MIAMI, FLORIDA 33136
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A4 | 03