

EXISTING RESTAURANT REMODEL

1766 BAY ROAD
MIAMI BEACH, FL 33139



FINAL SUBMITTAL DRB23-0940
JULY 10, 2023

INDEX

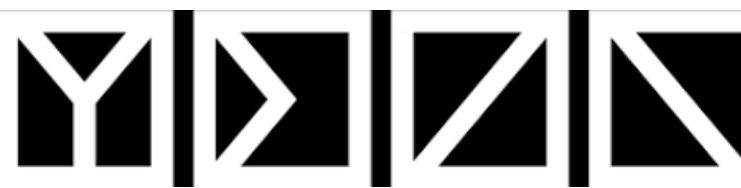
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ARCHITECT



ENRIQUE RENE GONZALEZ.
REGISTERED ARCHITECT
STATE OF FLORIDA AR94719
1035 N MIAMI AVENUE SUITE 406
MIAMI, FLORIDA 33136
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STATE OF FLORIDA
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LOCATION MAP



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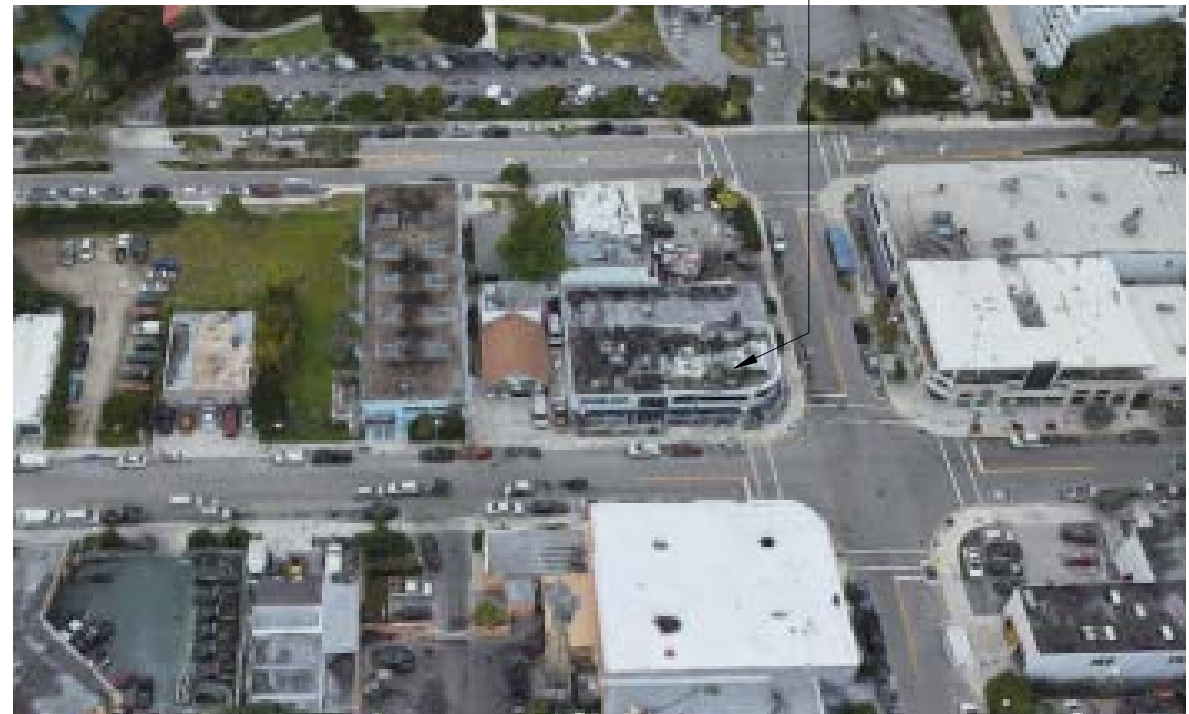
LOCATION PLAN

SCALE 1/8" = 1'-0"

1

SITE PLAN

SCALE 3/8" = 1'-0"



2

AERIAL IMAGE

SCALE N.T.S.



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EXISTING RESTAURANT
REMODEL

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MIAMI BEACH, FL 33139

FIRST SUBMITTAL
06.20.23

FINAL SUBMITTAL
07.10.23

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...?		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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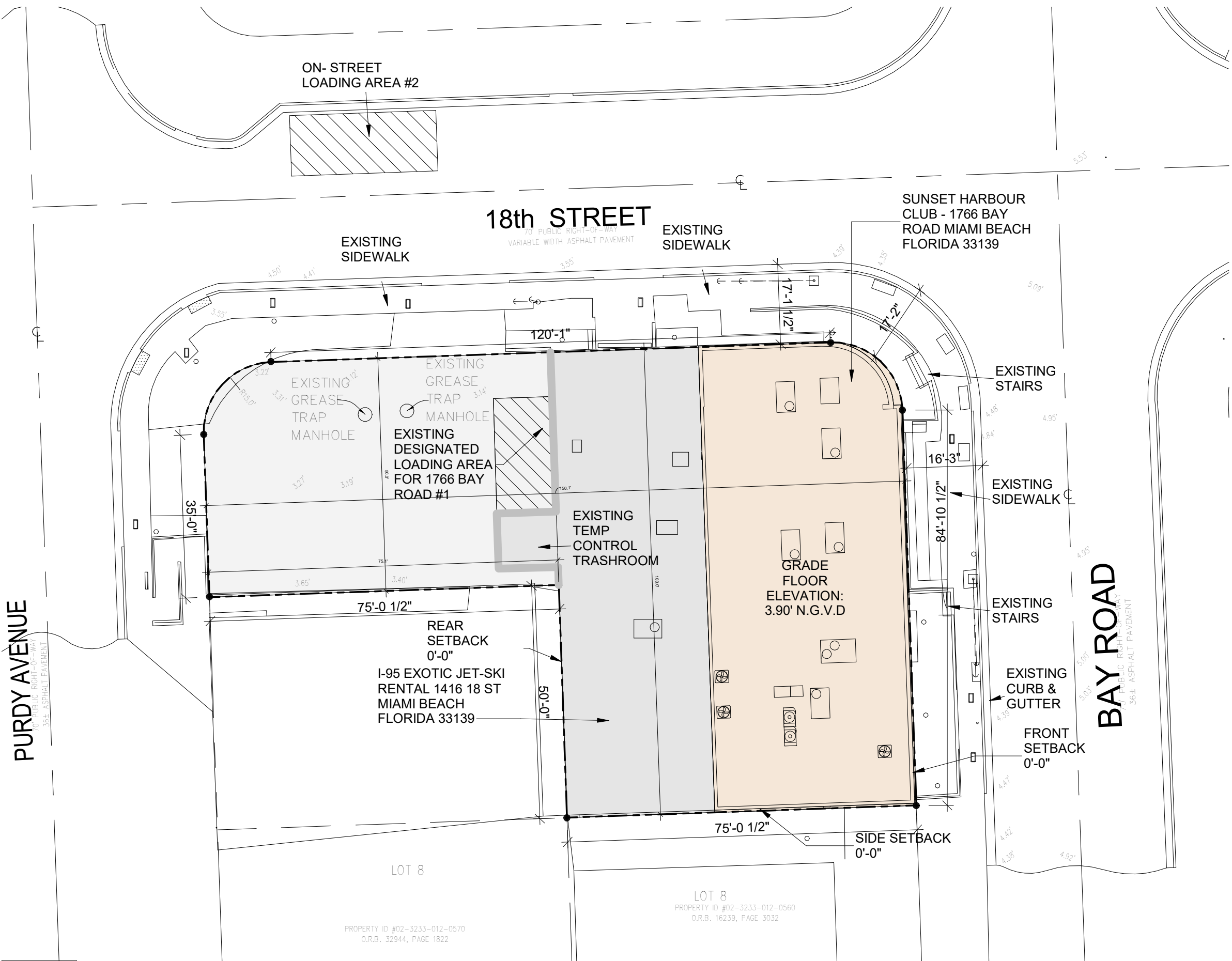
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A0 04



1 SITE PLAN
SCALE 3/64" = 1'-0"

PROPERTY ID #02-3233-012-0570
O.R.B. 32944, PAGE 1822

LOT 8
PROPERTY ID #02-3233-012-0560
O.R.B. 16239, PAGE 3032



1

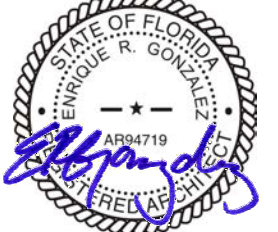
1/2 MILE AERIAL MAP

SCALE N.T.S.



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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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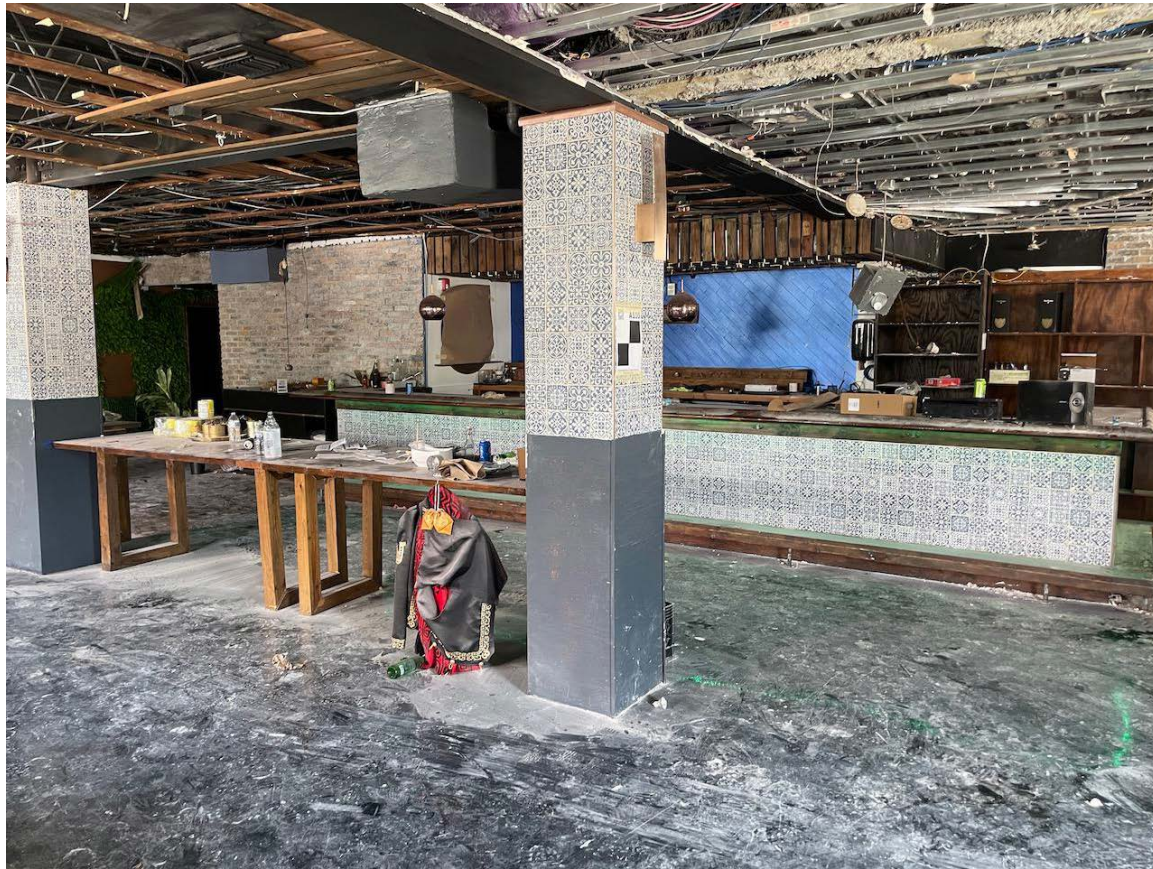
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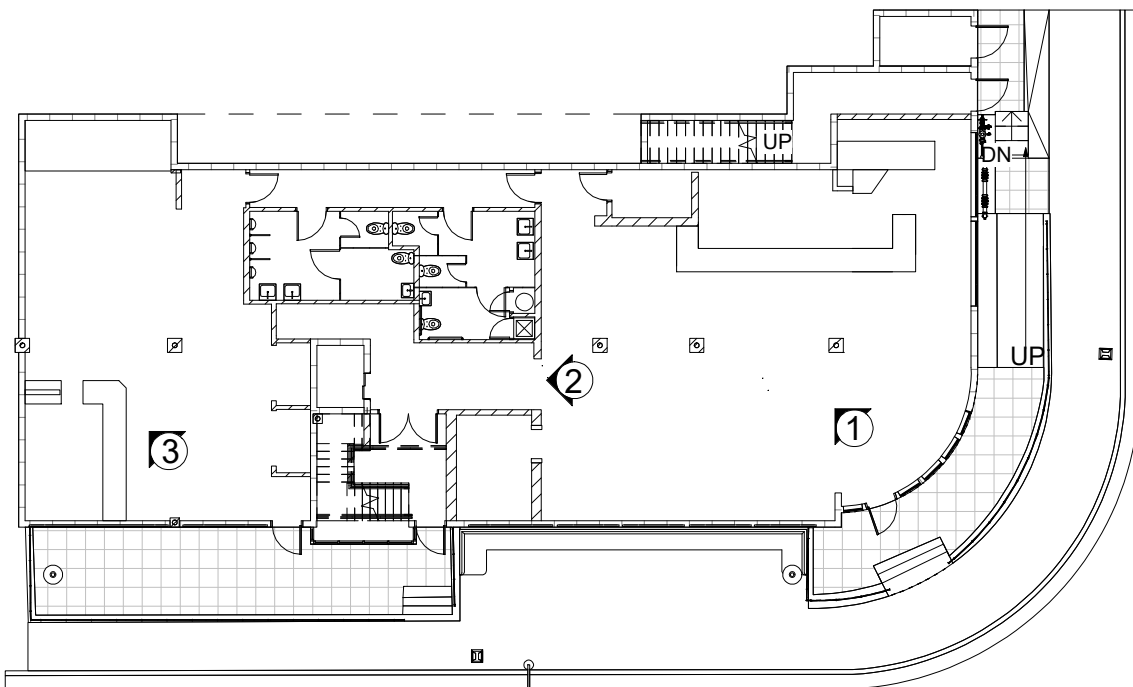
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① DINING ROOM - EXISTING CONDITIONS - GROUND FLOOR LEVEL



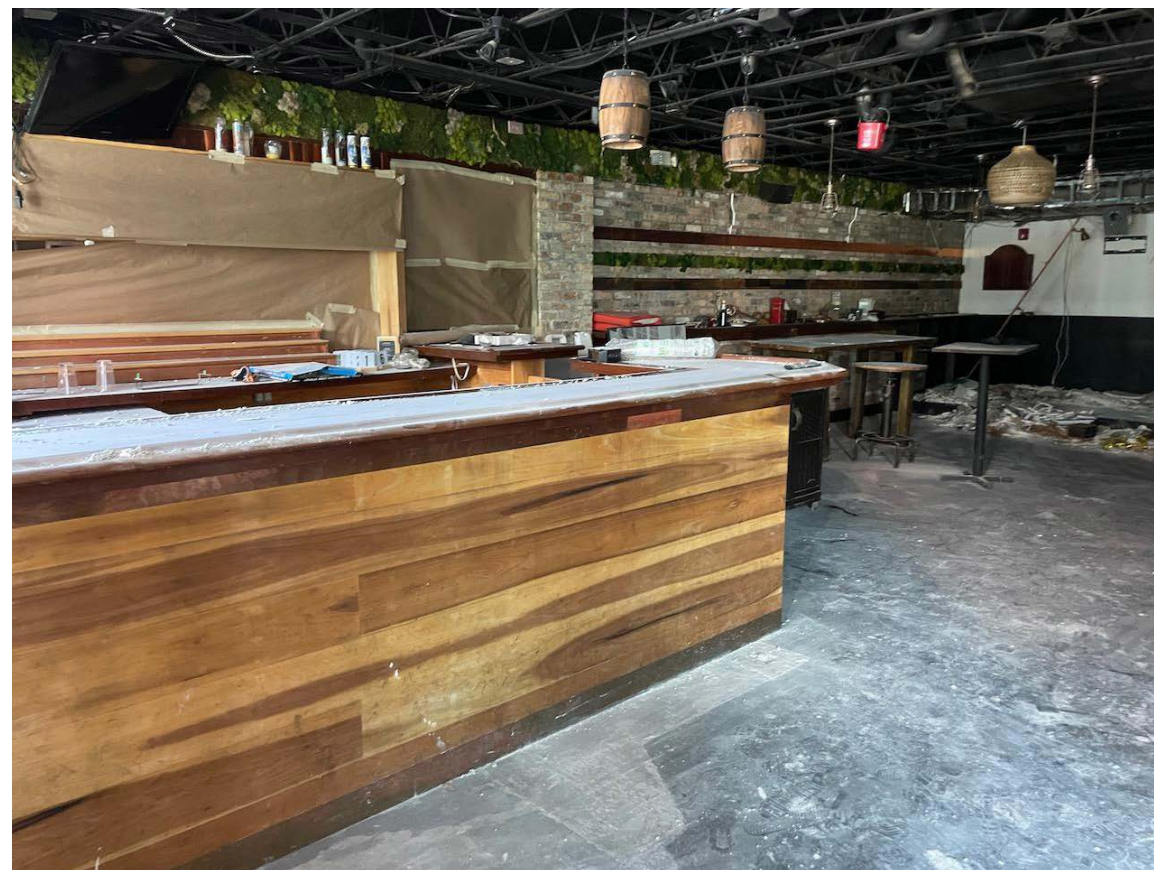
② CORRIDOR ACCESS - EXISTING CONDITIONS - GROUND FLOOR LEVEL



1

GROUND LEVEL KEY PLAN

SCALE N.T.S.



③ EXISTING BAR - GROUND FLOOR LEVEL

INTERIOR PHOTOS



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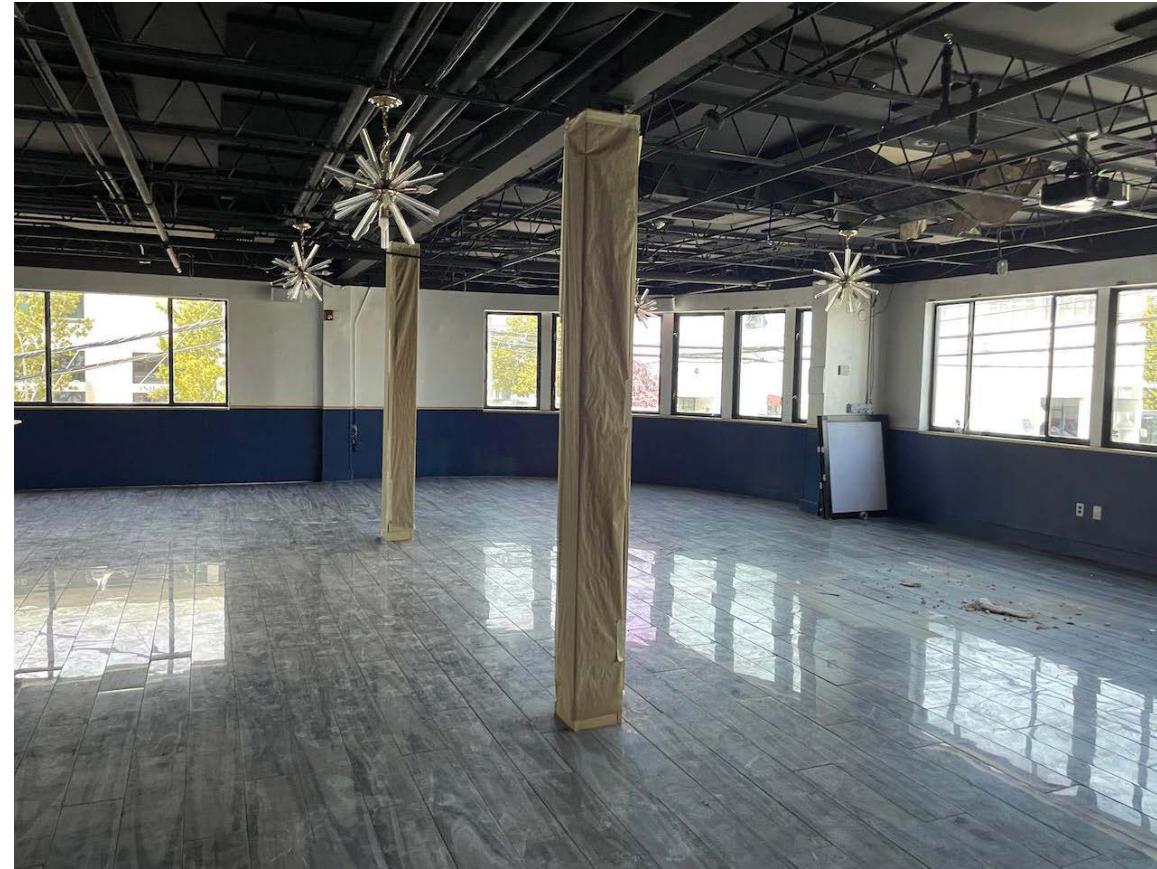
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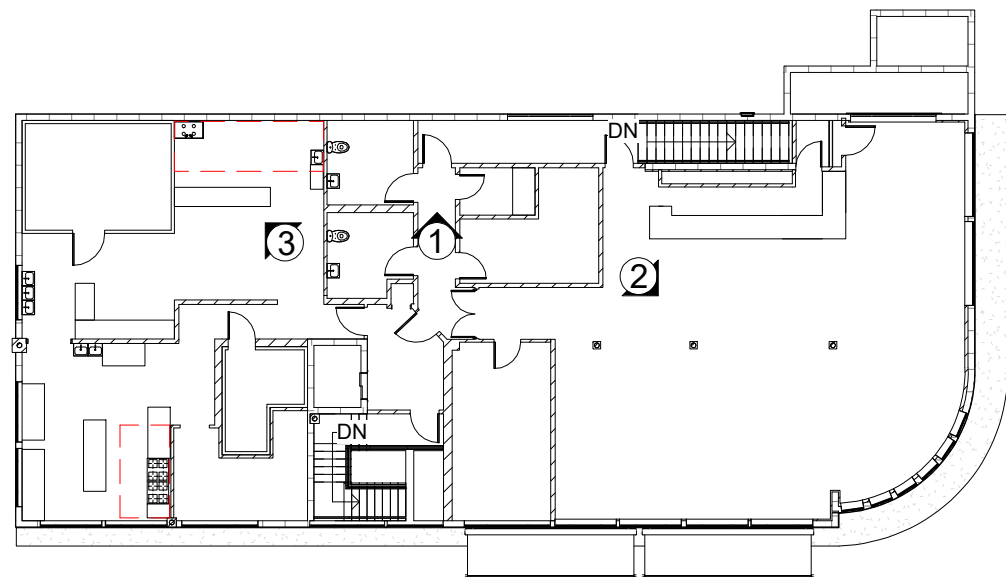
A0 07



① BATHROOM HALLWAY - EXISTING CONDITIONS - SECOND FLOOR LEVEL



② LOUNGE DINING - EXISTING CONDITIONS - SECOND FLOOR LEVEL



③ KITCHEN - EXISTING CONDITIONS - SECOND FLOOR LEVEL

1

SECOND LEVEL KEY PLAN

SCALE 1" = 20'-0"

INTERIOR PHOTOS



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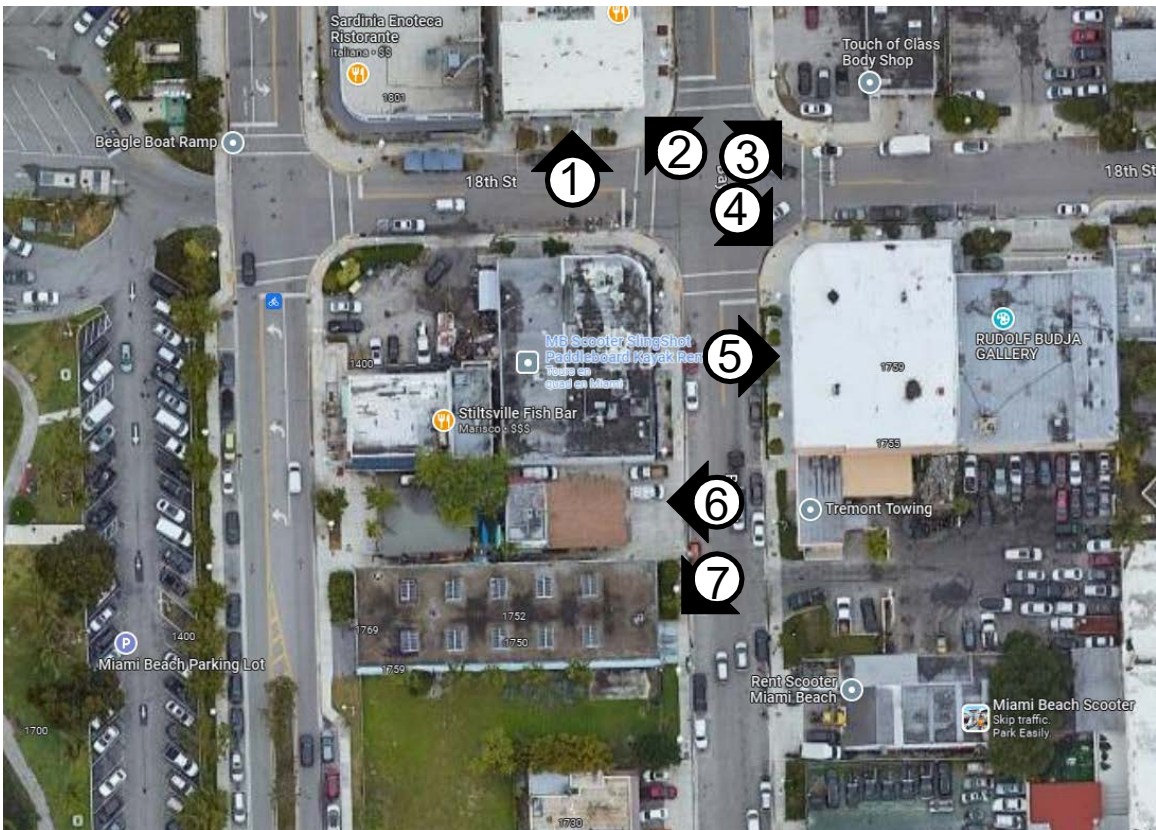
A0 | 08



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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A0 | 09



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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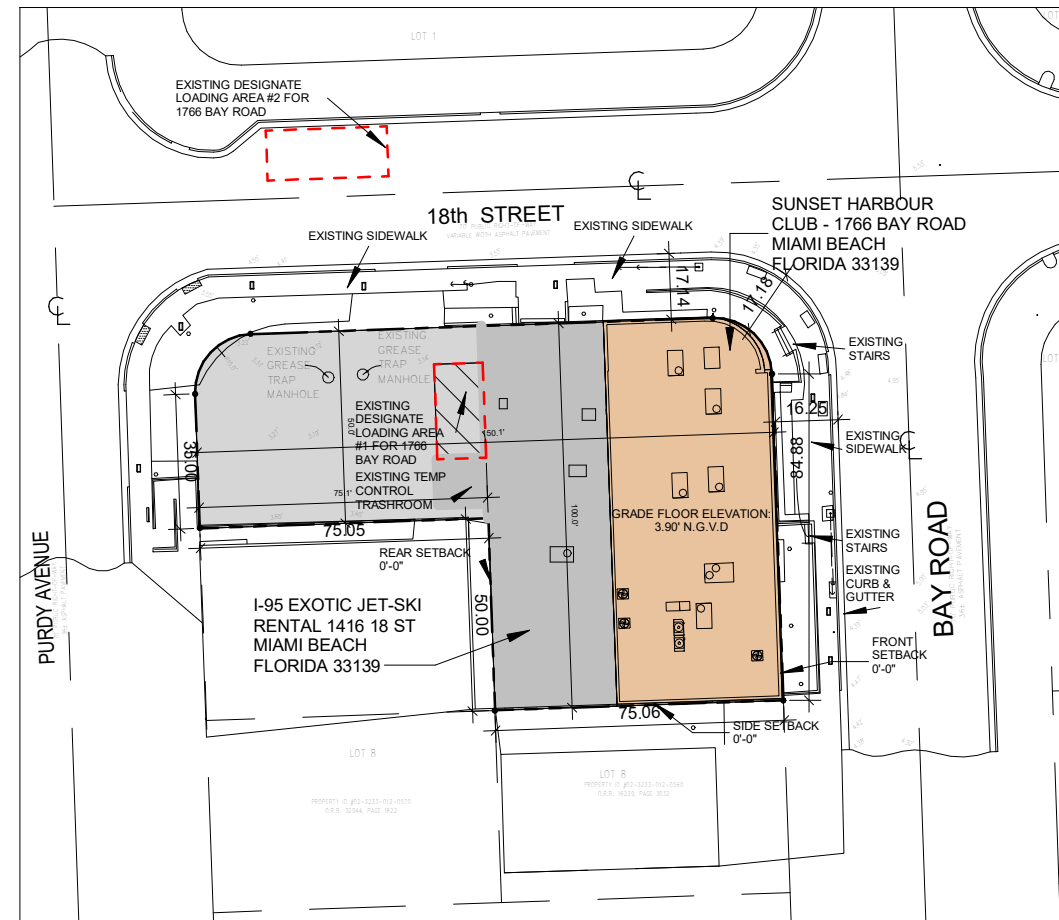
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LOADING ZONE #2



01 PROPOSED LOADING / DELIVERY PLAN
SCALE 1" = 50'-0"



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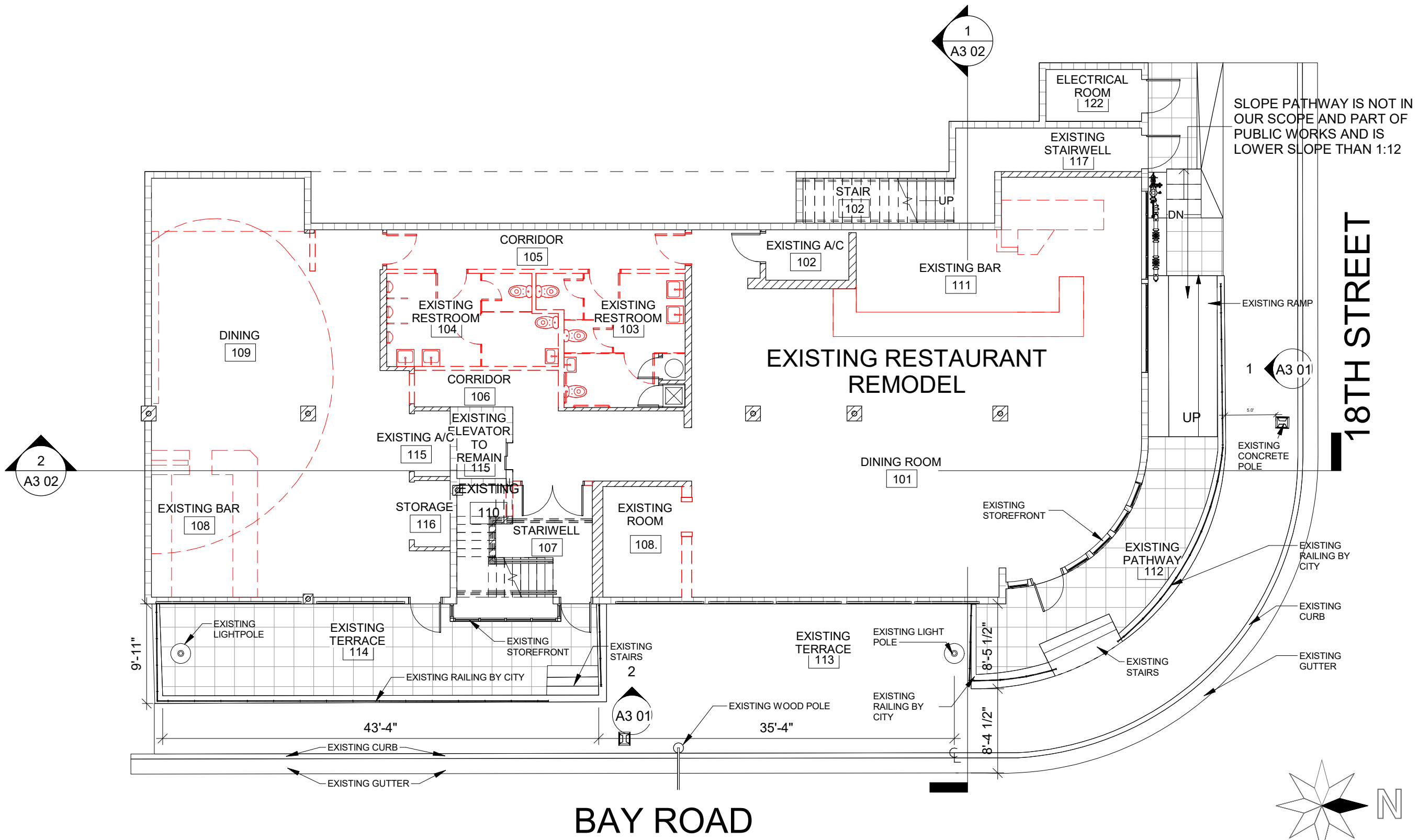


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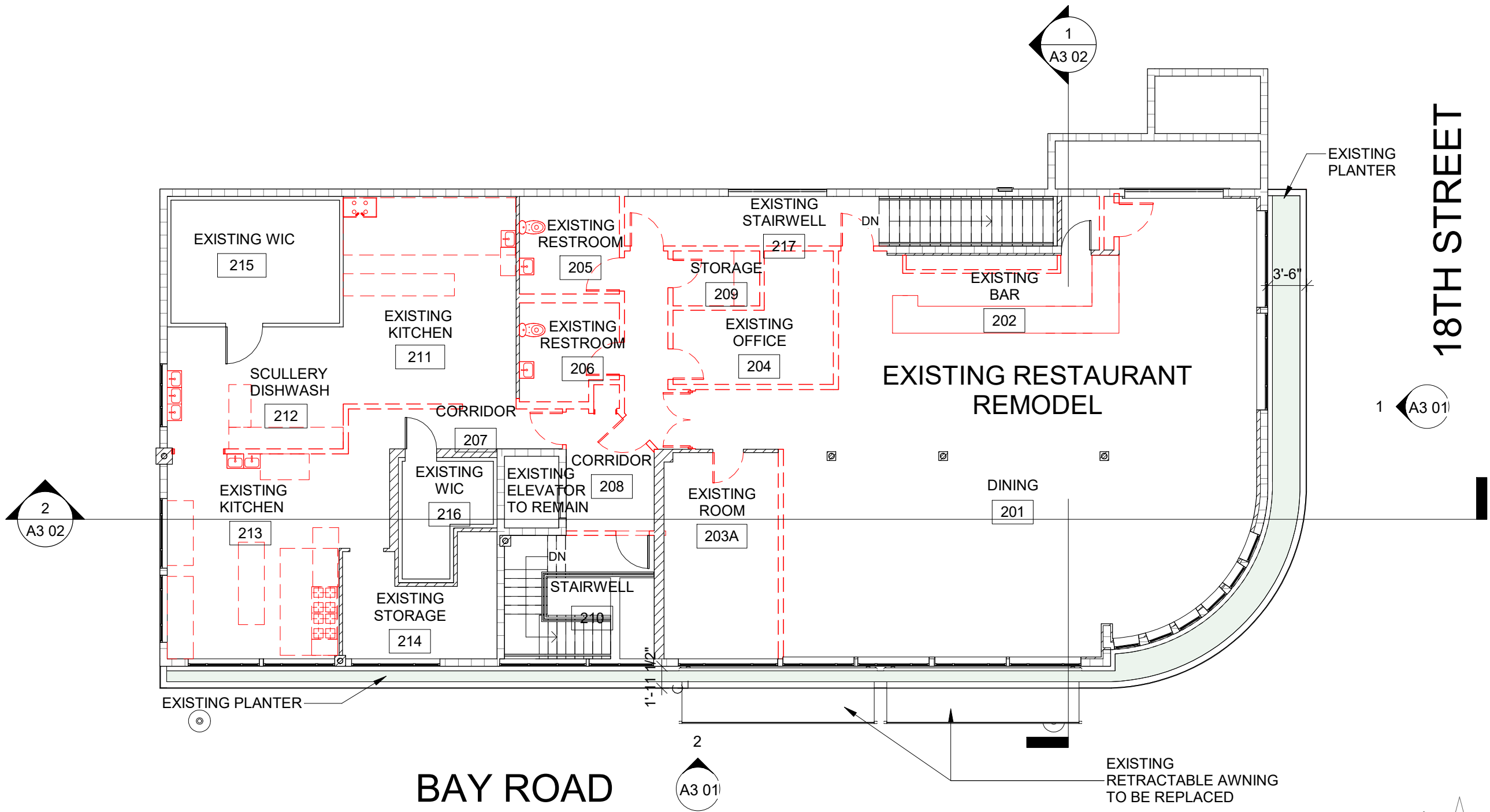
A1 | 01



BAY ROAD

1 EXISTING GROUND LEVEL PLAN

SCALE 1" = 10'-0"



BAY ROAD

18TH STREET

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



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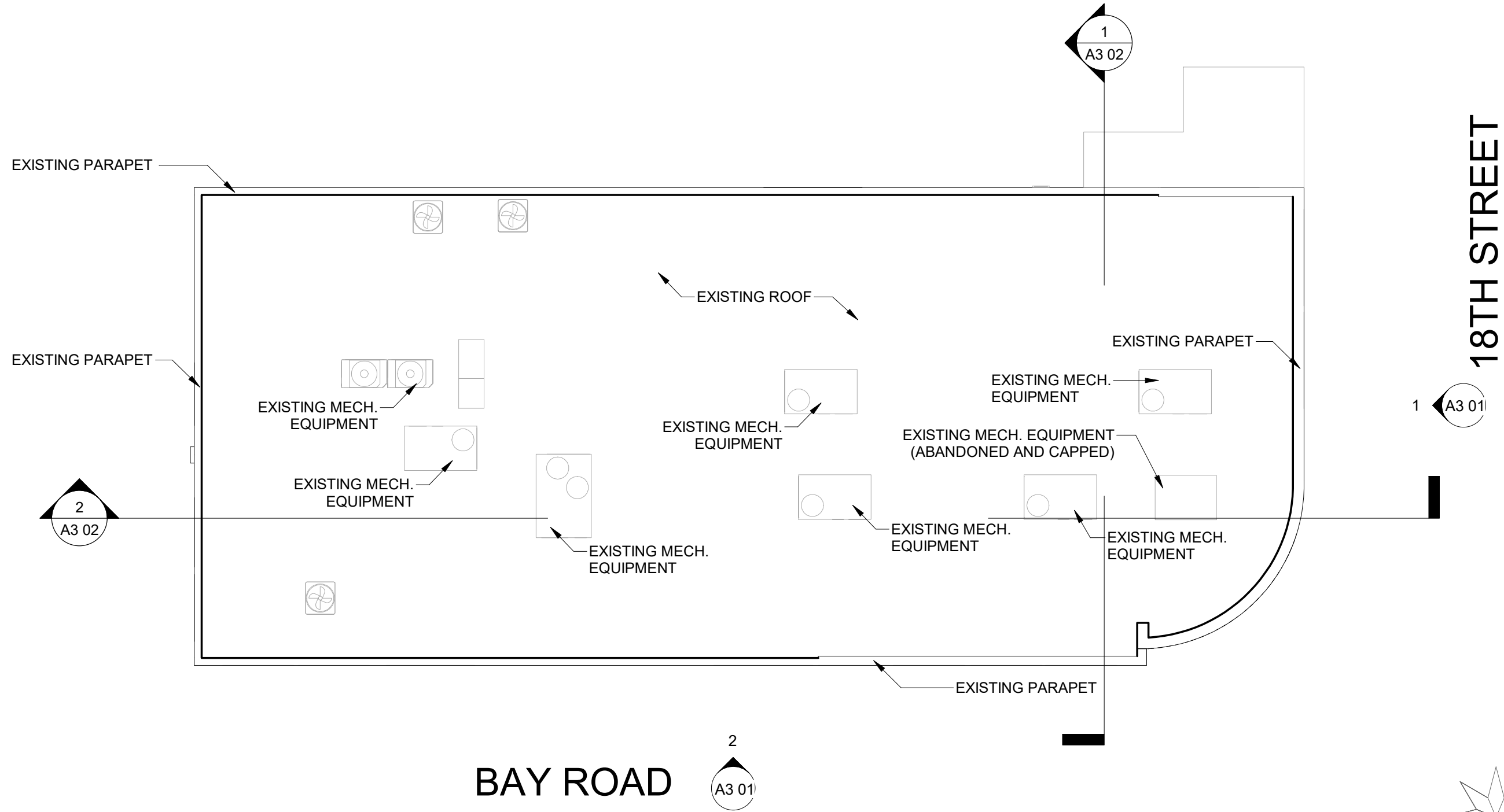
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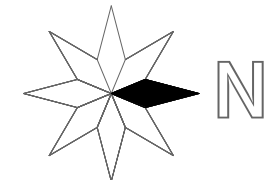
A1 02



BAY ROAD

18TH STREET

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



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A1 | 03

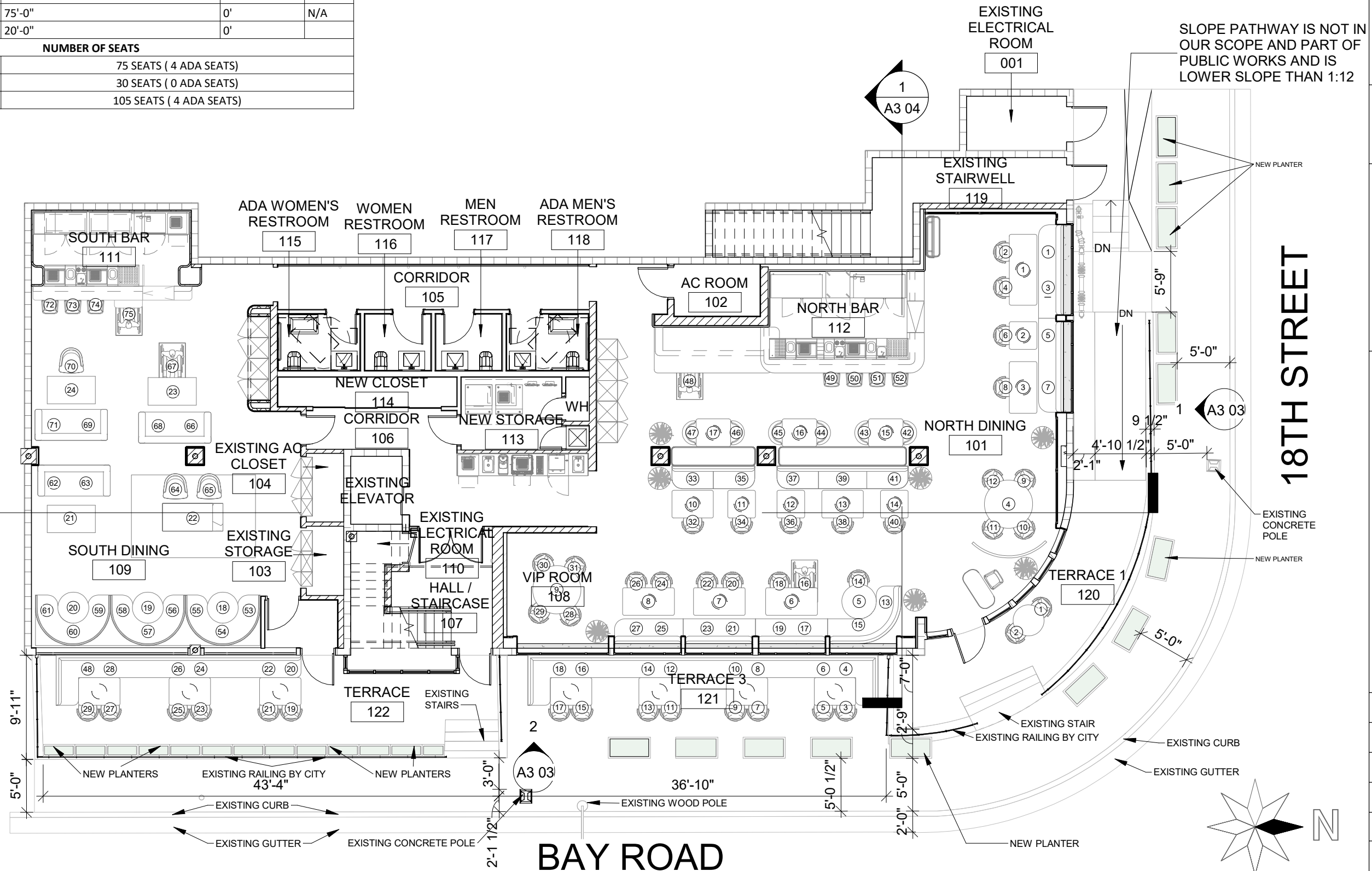
#1

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	30 SEATS (0 ADA SEATS)		
TOTAL FIRST FLOOR	105 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

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



1
BAY ROAD
PROPOSED FLOOR PLAN GROUND LEVEL

SCALE 1" = 10'-0"



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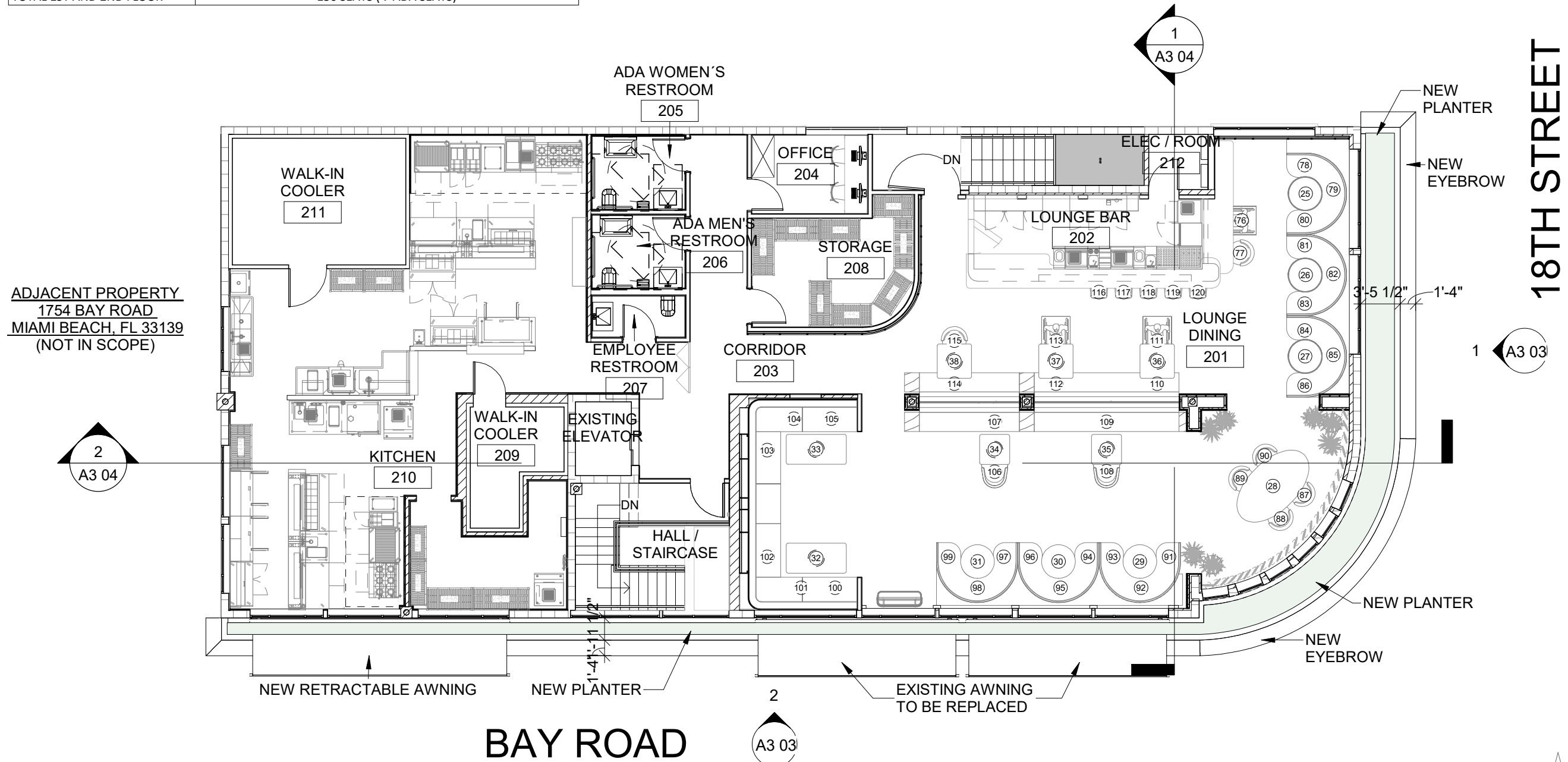
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A2 01

#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	150 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
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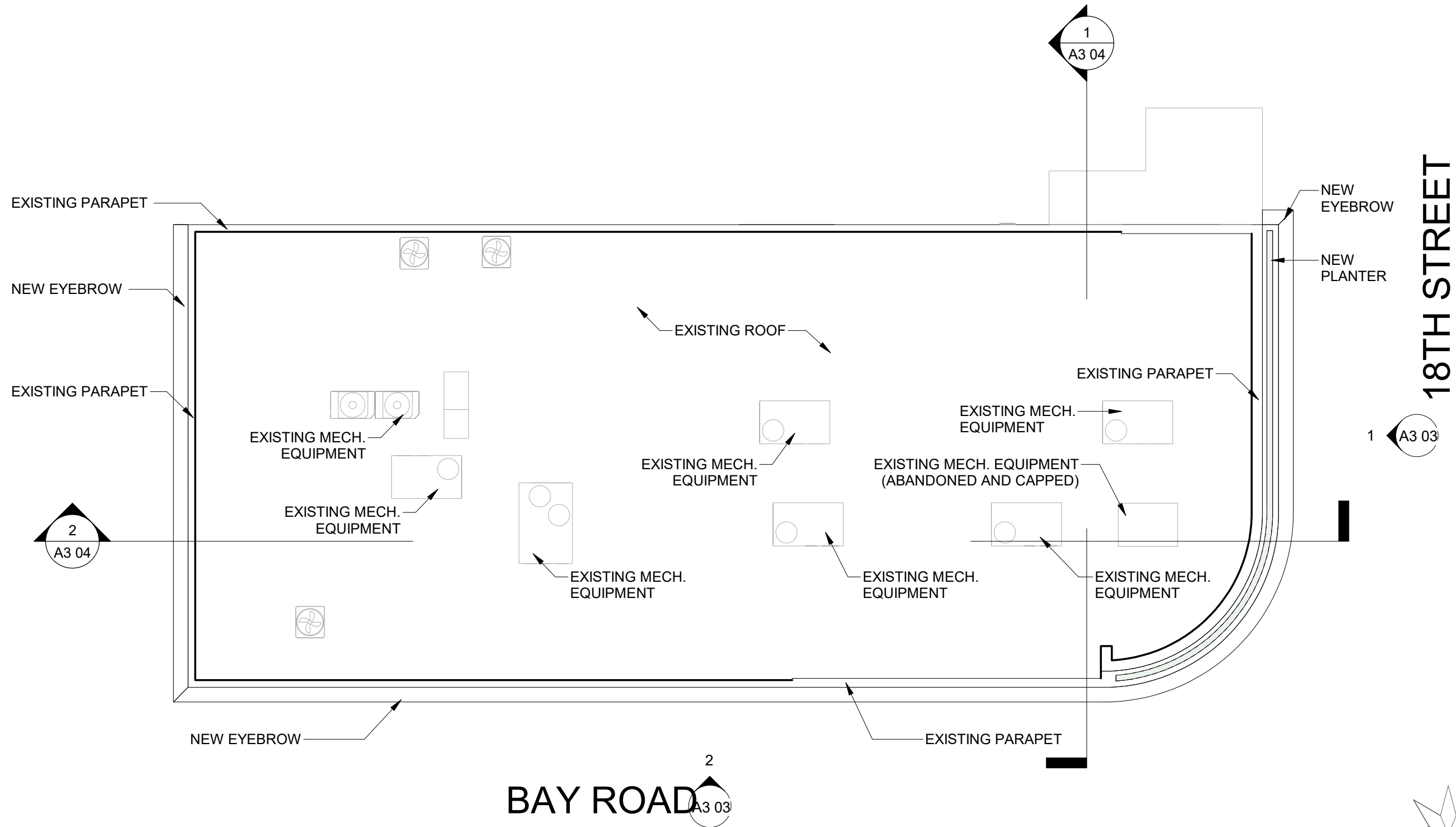
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A2 | 02

1

PROPOSED FLOOR PLAN SECOND LEVEL

SCALE 1" = 10'-0"



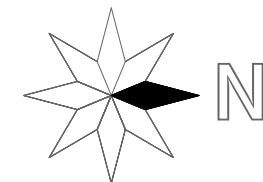
BAY ROAD

18TH STREET

1

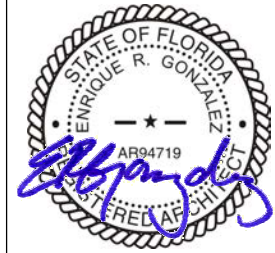
PROPOSED ROOF PLAN LEVEL

SCALE 1" = 10'-0"



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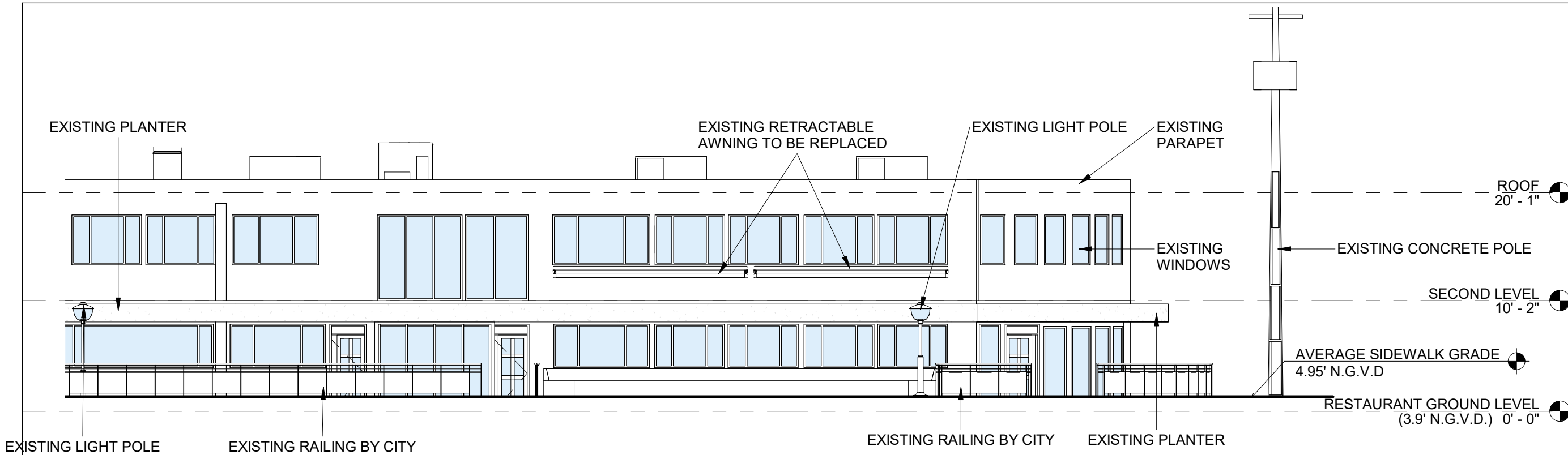
EXISTING RESTAURANT
REMODEL

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07.10.23

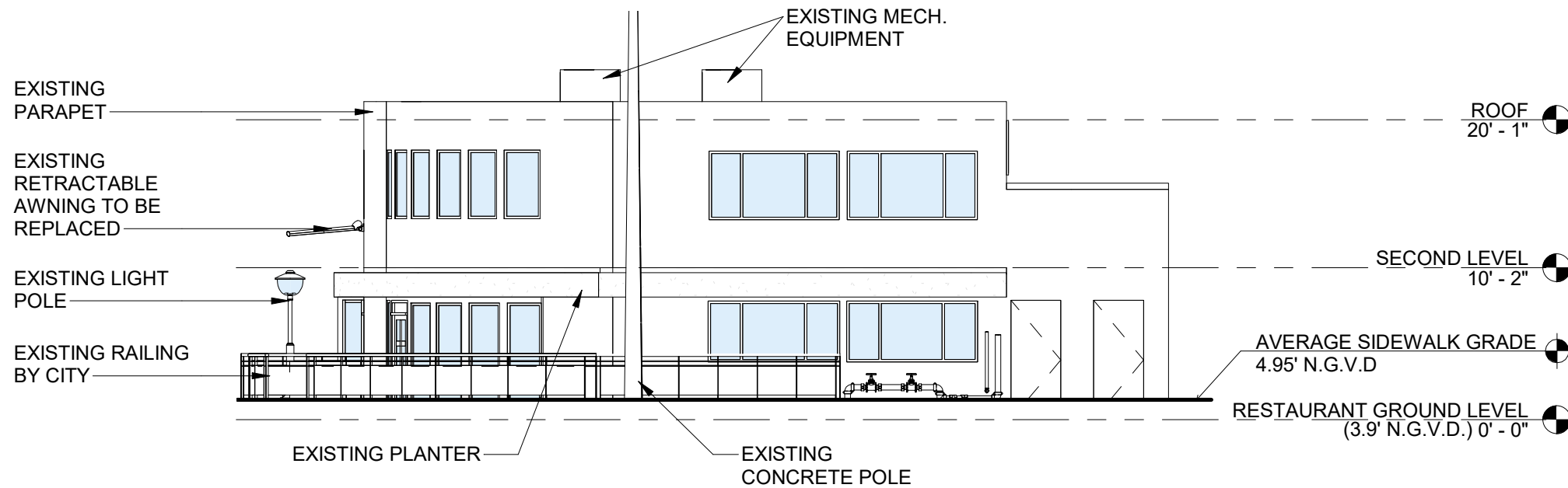
A2 | 03



2

EXISTING EXTERIOR EAST ELEVATION

SCALE 1" = 10'-0"



1

EXISTING EXTERIOR NORTH ELEVATION

SCALE 1" = 10'-0"



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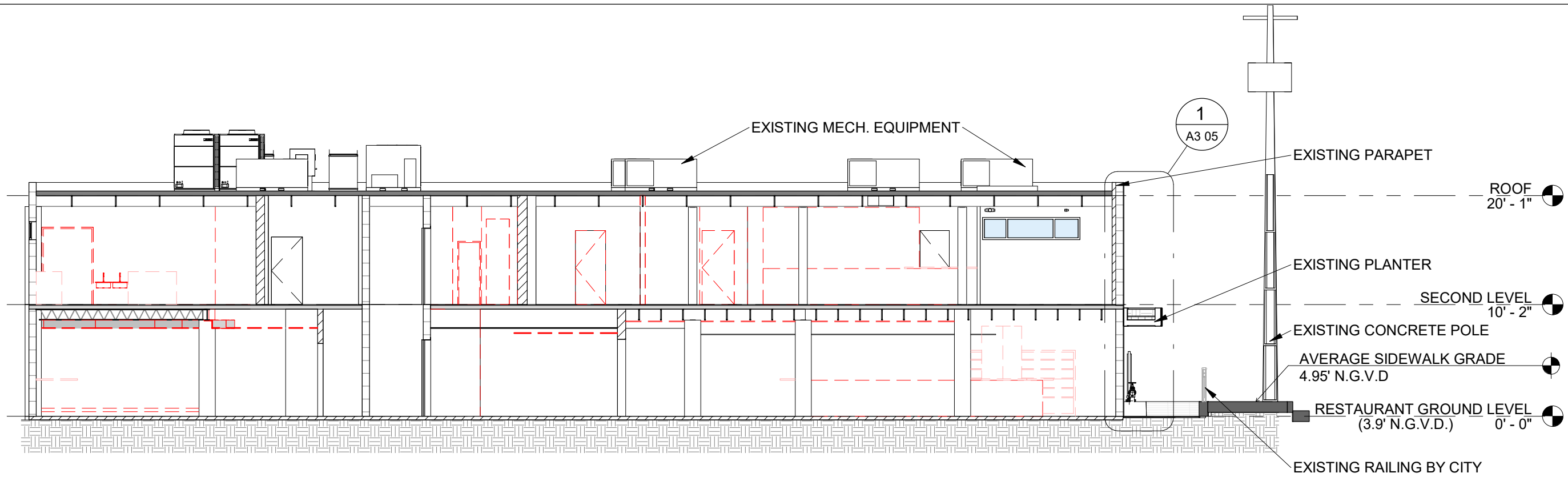
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REMODEL**

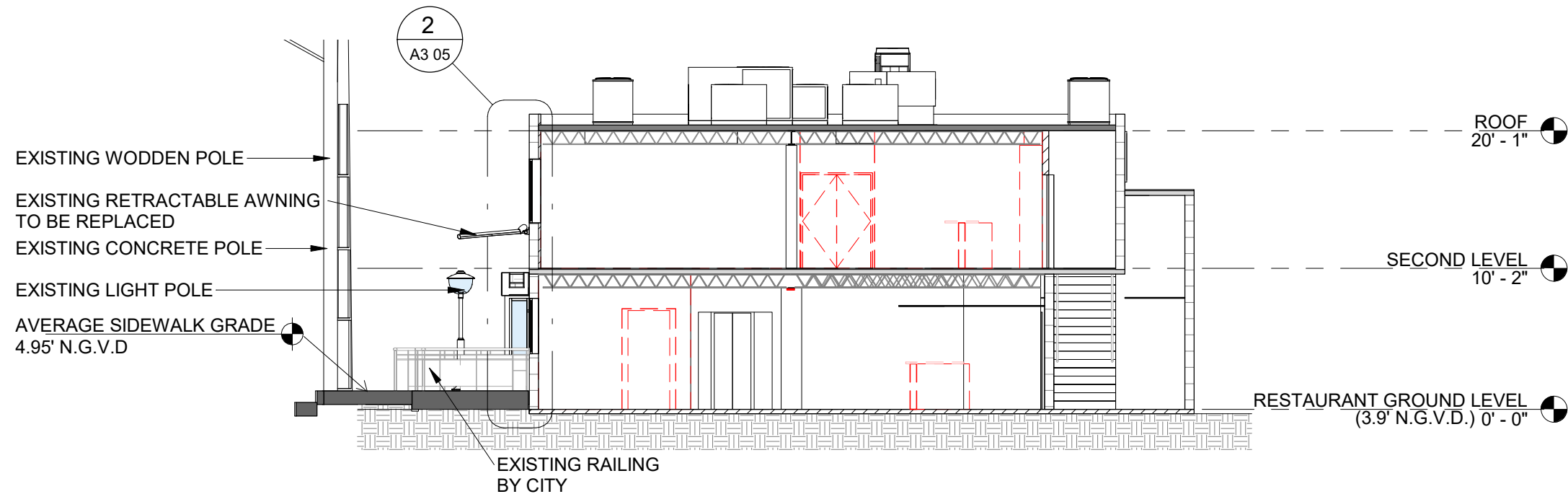
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A3 01



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



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



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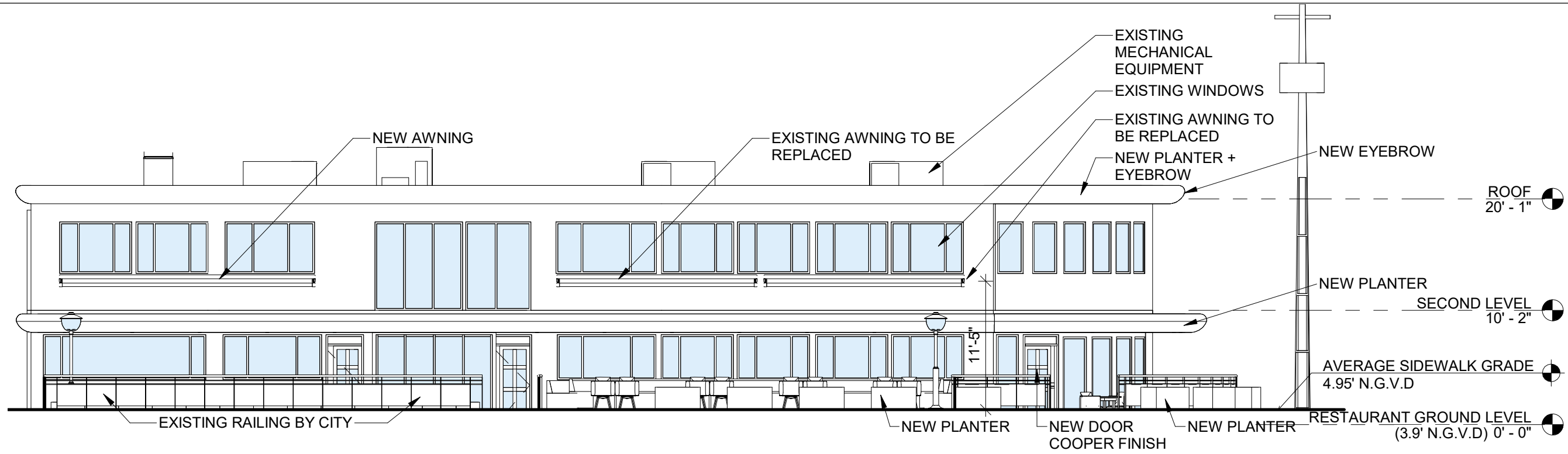


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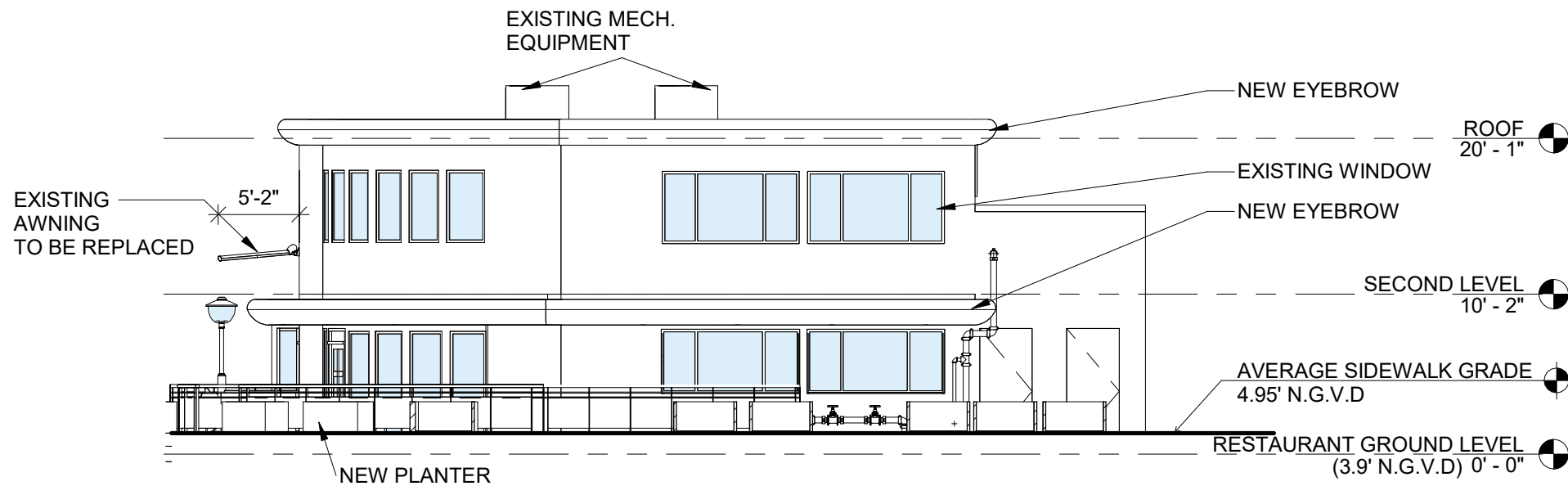
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A3 02



2 PROPOSED EXTERIOR EAST ELEVATION
SCALE 1" = 10'-0"



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



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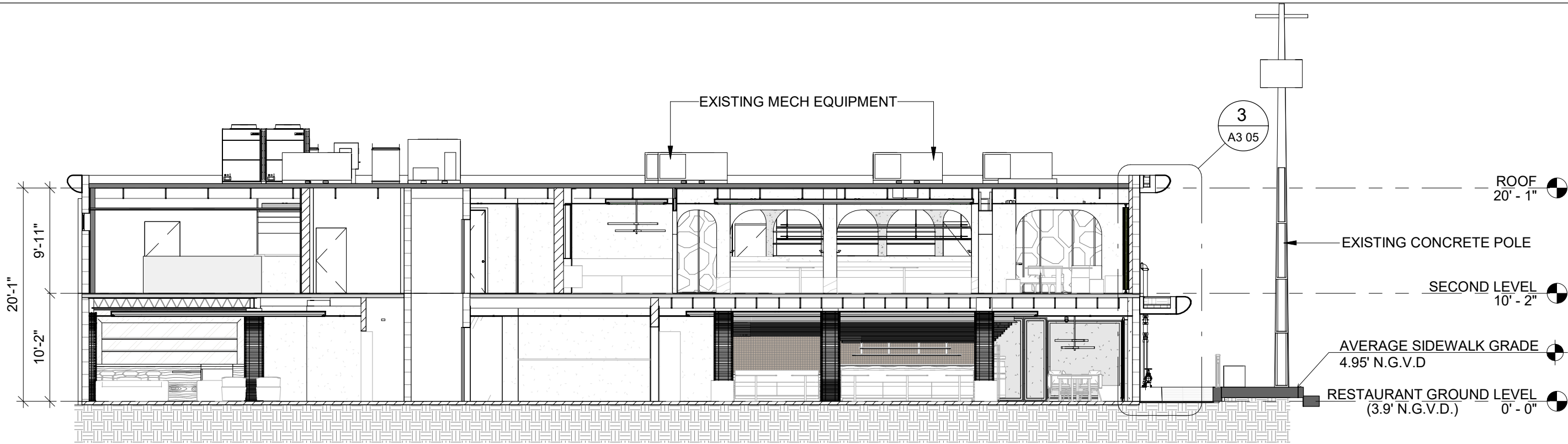
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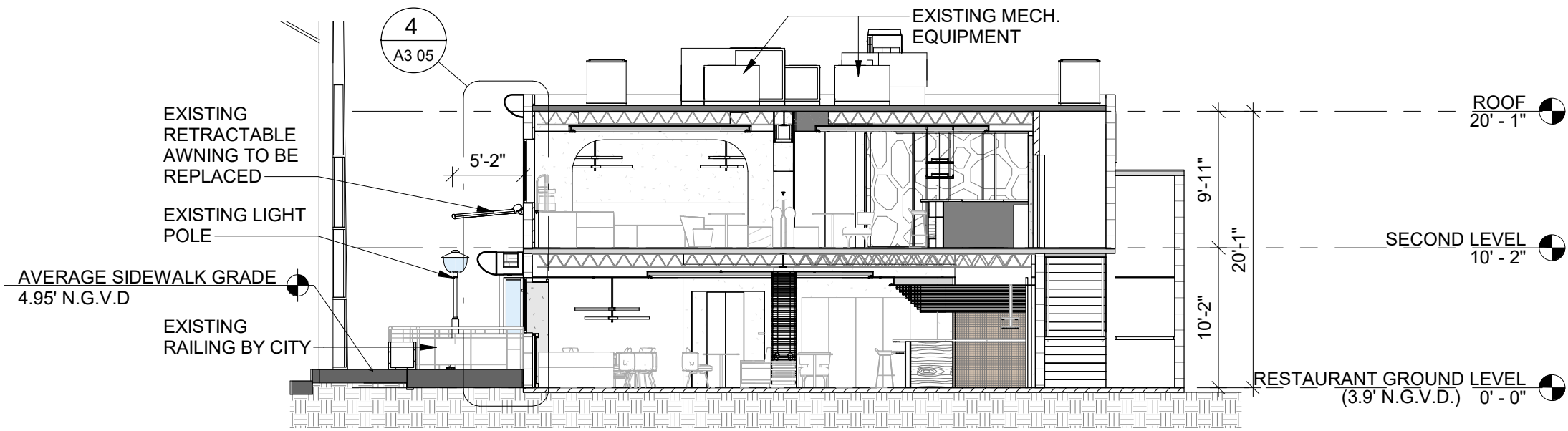
A3 03



2

PROPOSED LONGITUDINAL SECTION

SCALE 1" = 10'-0"



1

PROPOSED TRANSVERSAL SECTION

SCALE 1" = 10'-0"



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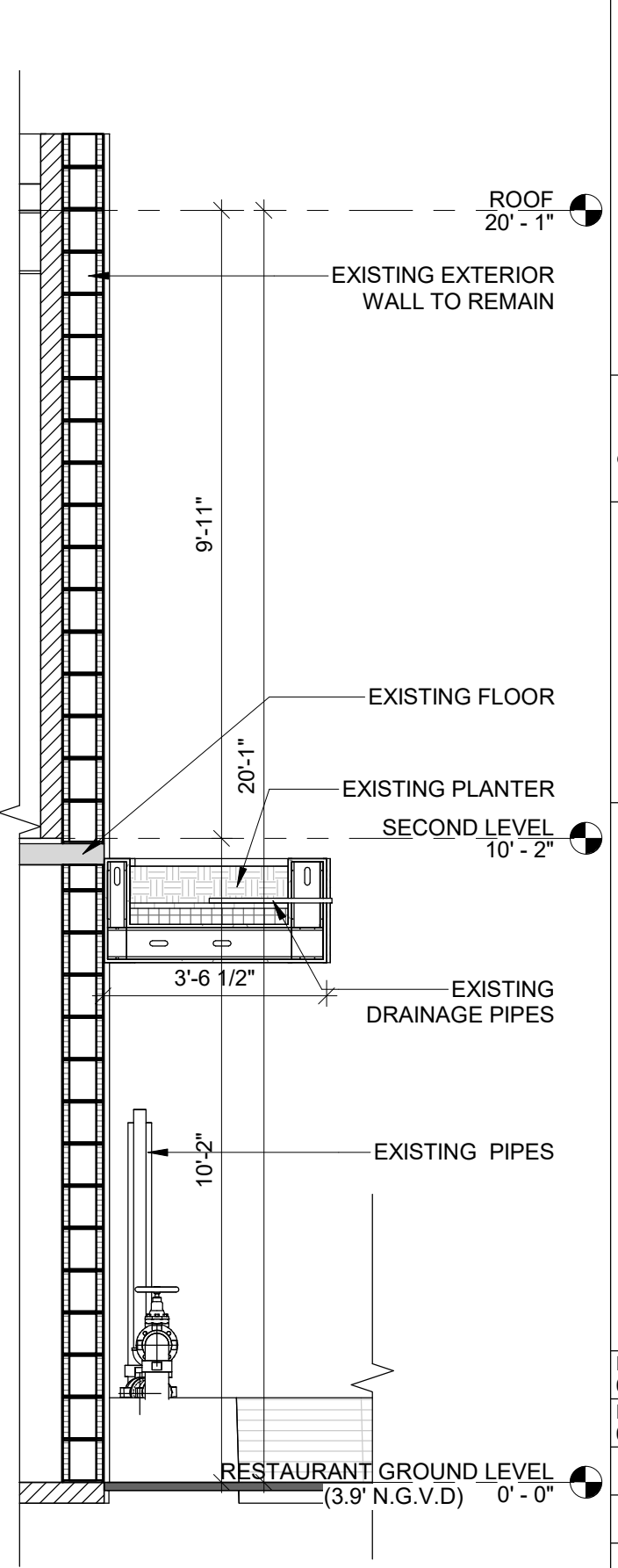
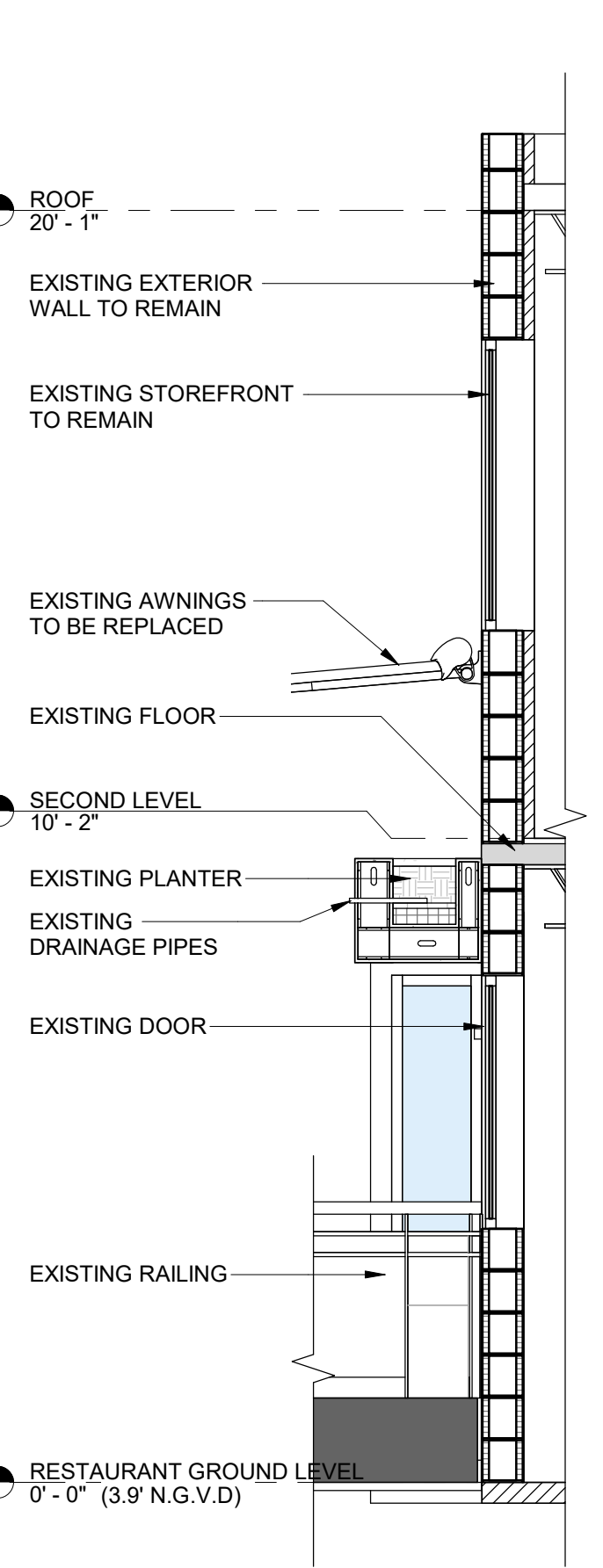
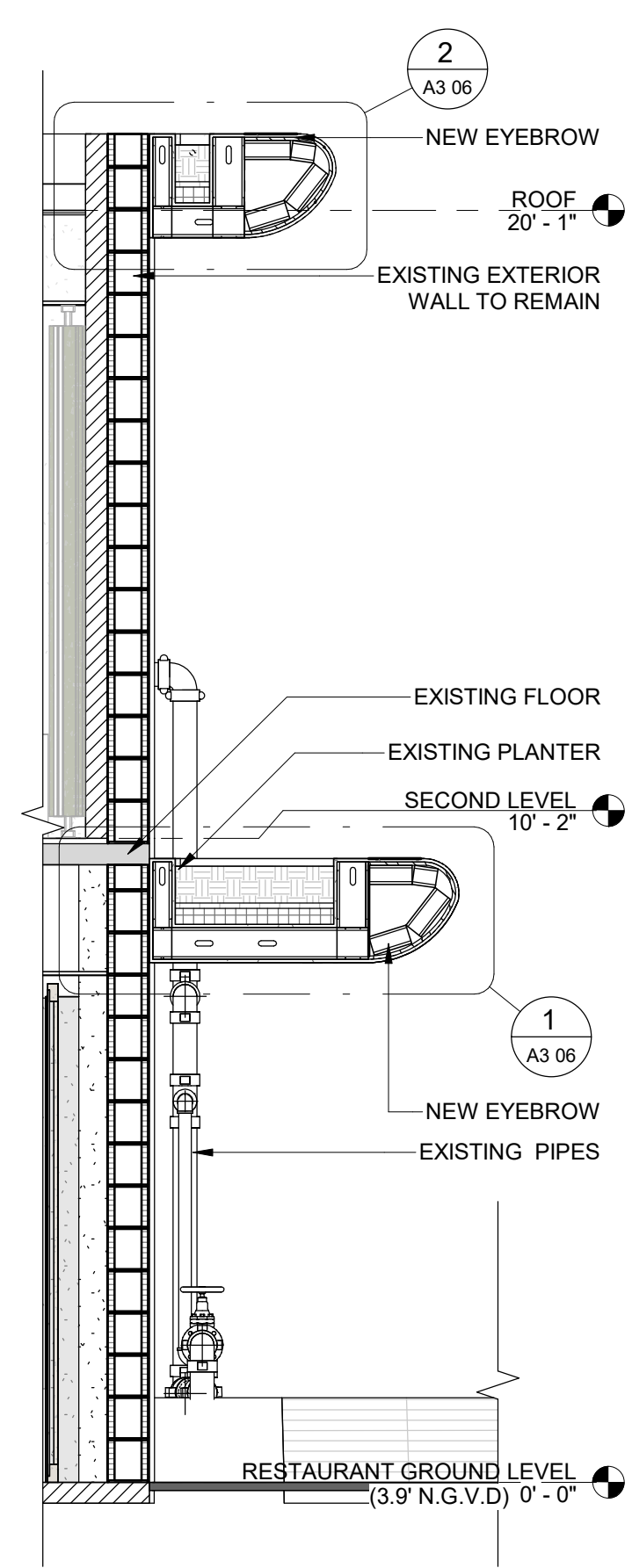
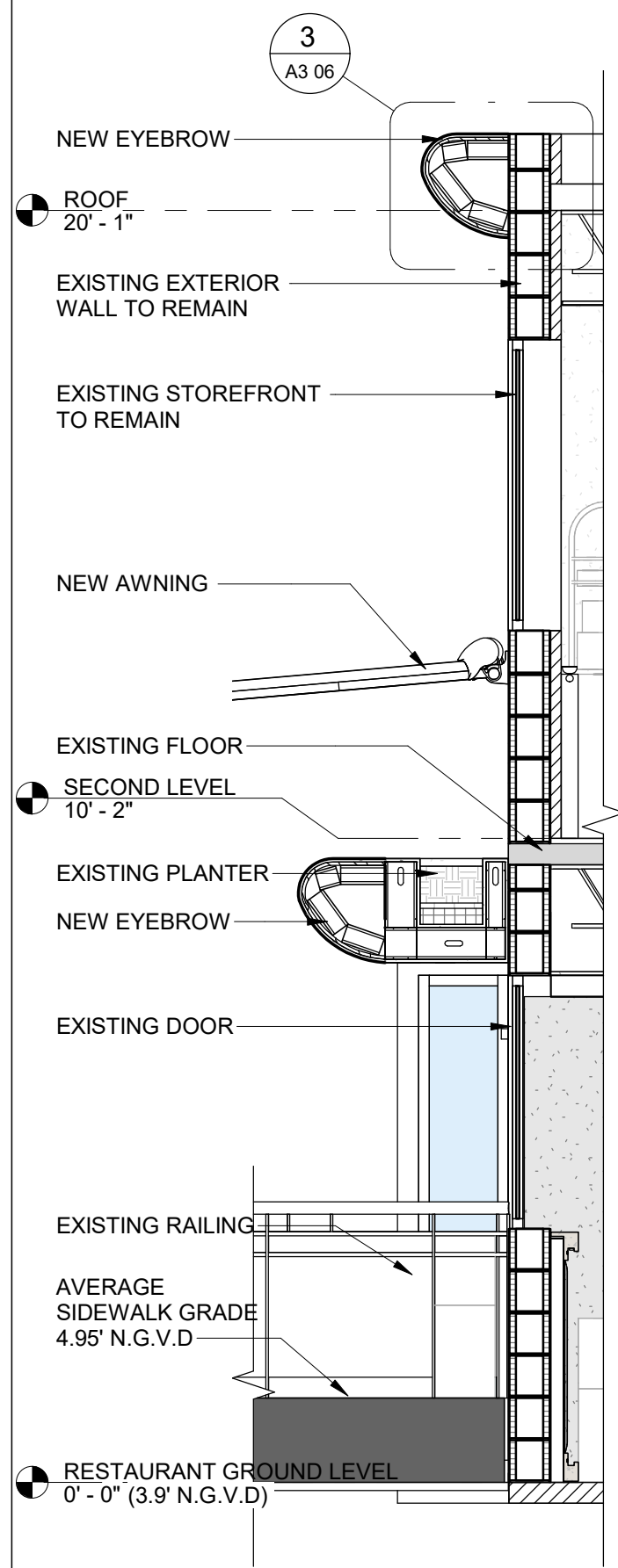
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A3 04



4 PROPOSED W.S. 2
SCALE 3/8" = 1'-0"

3 PROPOSED W.S. 1
SCALE 3/8" = 1'-0"

2 EXISTING W.S. 2
SCALE 3/8" = 1'-0"

1 EXISTING W.S. 1
SCALE 3/8" = 1'-0"



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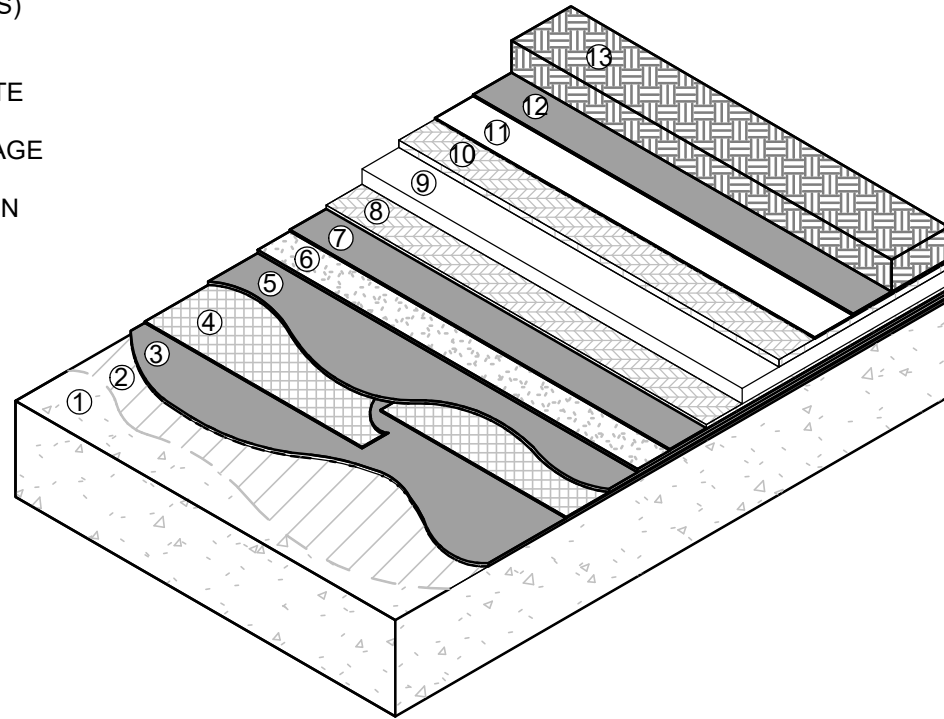
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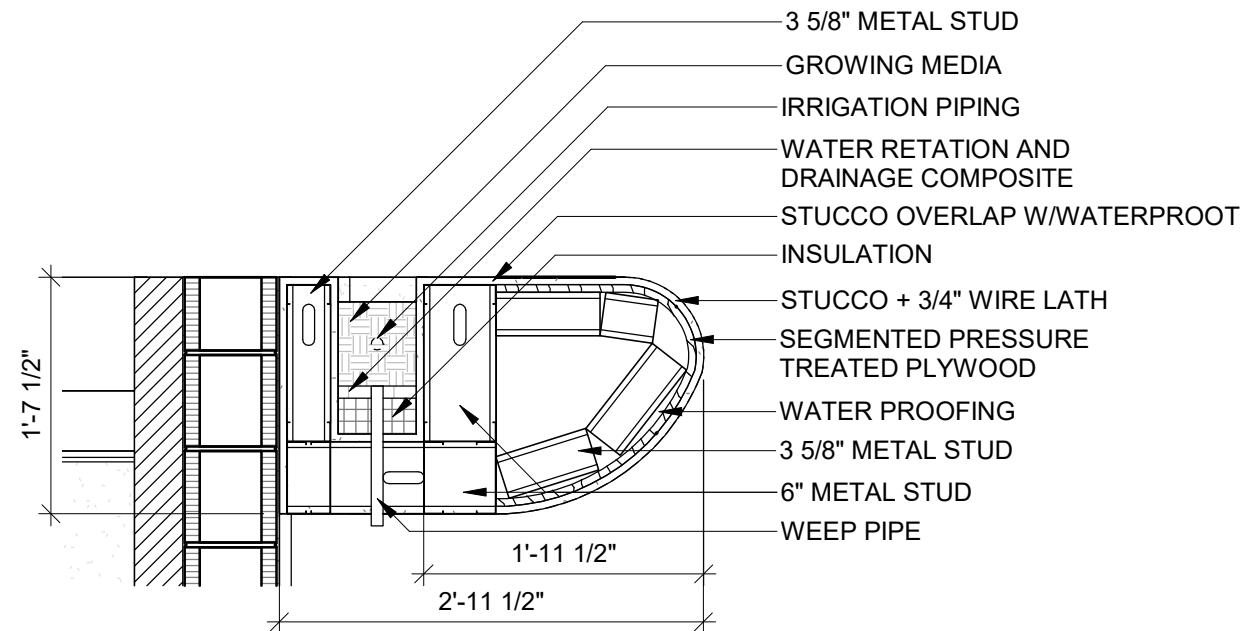
A3 05

1. DECK/SUBSTRATE AS SPECIFIED
2. PRIMER (SEE NOTE #2)
3. HENRY 790-11/790-11EV (90 MILS)
4. POLYESTER FABRIC
5. HENRY 790-11/790-11EV (125 MILS)
6. MODIFIEDPLUS G100S/S
7. ROOT BARRIER
8. OPTIONAL DRAINAGE COMPOSITE
9. INSULATION
10. WATER RETENTION AND DRAINAGE COMPOSITE
11. OPTIONAL MOISTURE RETENTION FABRIC
12. FILTER FABRIC
13. GROWING MEDIA
14. VEGETATION (NOT SHOWN FOR CLARITY)

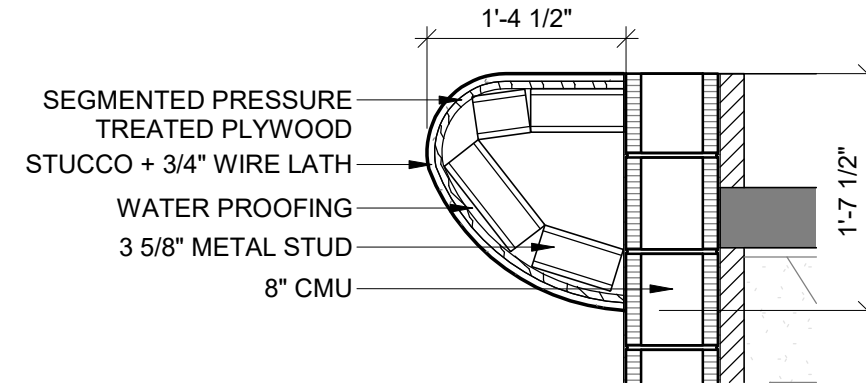
NOA 19-0828.03



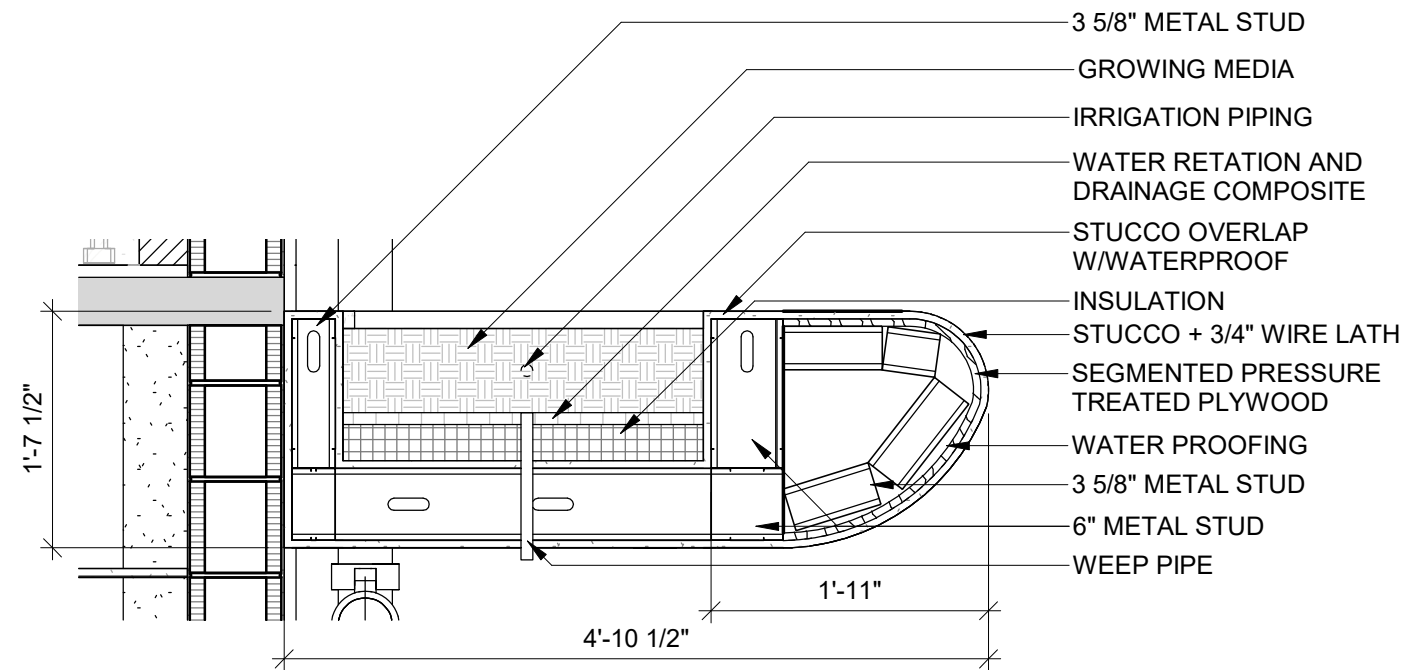
4 GREEN ROOF PLANTER DETAIL
SCALE 3/4" = 1'-0"



2 NEW EYEBROW + PLANTER DETAIL
SCALE 3/4" = 1'-0"



3 NEW EYEBROW DETAIL
SCALE 3/4" = 1'-0"



1 PLANTER DETAIL
SCALE 3/4" = 1'-0"



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A3 | 06



2007



2017



2013



2022



2015



2024



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PROPOSED FACADE



EXISTING FACADE



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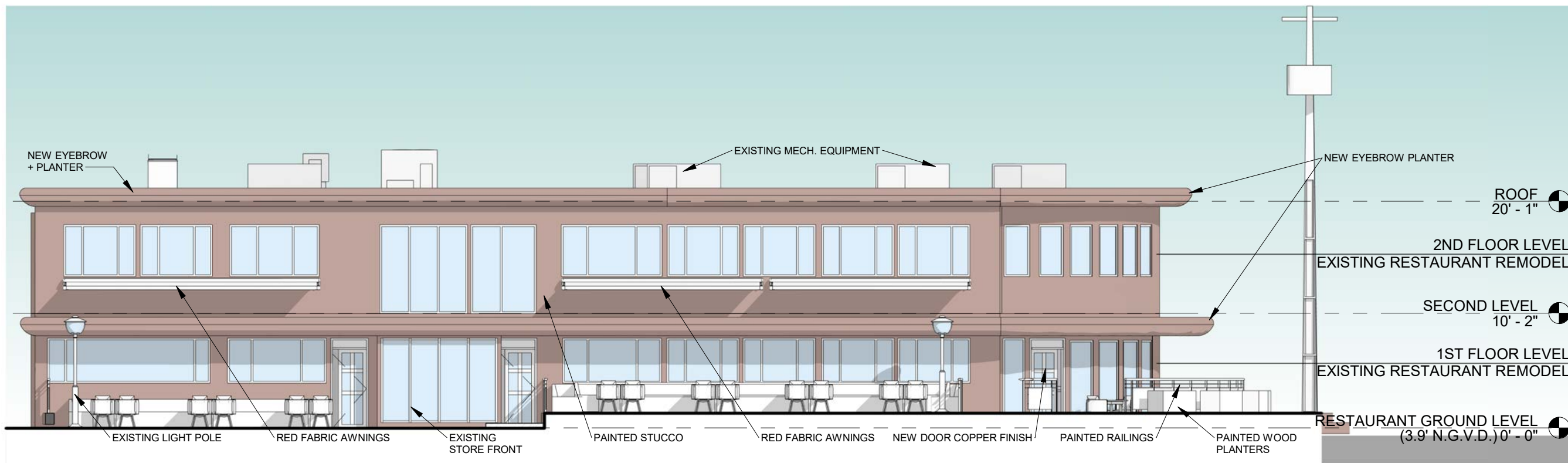
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A4 | 02



2

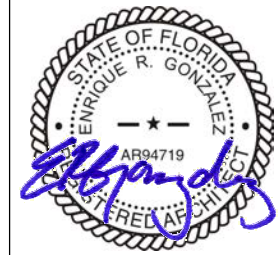
EXTERIOR EAST ELEVATION

SCALE 1" = 10'-0"



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PAINTED RAILINGS



**PAINTED WOOD
PLANTERS**



RED FABRIC AWNINGS



PAINTED STUCCO



**COPPER
FINISH**

1

MATERIAL LEGEND

SCALE N.T.S.

A4 03



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**EXISTING RESTAURANT
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1

NORTH DINING

SCALE N.T.S.



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A4 | 09



1 SOUTH DINING
SCALE N.T.S.



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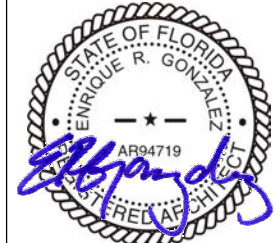


1 LOUNGE DINING
SCALE N.T.S.



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