ZONING INFORMATION

PROJECT DATA / OCCUPANCY

PROJECT ADDRESS: 5TH FLOOR COMMON AREA, 400 ALTON ROAD, MIAMI BEACH, FLORIDA 33139

FOLIO NUMBER: 02-4203-265-0001

LEGAL DESCRIPTION: MURANO GRANDE AT PORTOFINO CONDO OCEAN BEACH ADDN NO 3 PB 2-81 PORT OF LOTS 32 THRU 42 BLK 111 AS DESC IN CONDO DEC OFF REC 21134-3930 F/A/U 02-4203-009-9250

SCOPE OF WORK: AS-BUILT VERIFICATION (EXISTING CONDITIONS ASSESMENT

WORK AREA: 440 SQUARE FEET

ZONING: CPS-4 / PA PRIMARY ZONE 6505 COMMERCIAL

TYPE OF USE: RESTAURANT AT PRIVATE RESIDENTIAL CONDOMINIUM BUILDING

TYPE OF OCCUPANCY: GROUP A-2

TYPE OF CONSTRUCTION: EXISTING TYPE I

ALTERATION TYPE: NO ALTERATION

OCCUPANT LOAD: 48 SEATS / OCCUPANCY PER EXISTING POOL DECK ASSESMENTS

REQUIRED NO. OF EXITS: 2

EXISTING EXITS : 4

EXISTING PARKING SPACES = 478 PARKINGS

EXISTING LOADING AREA DIMENSIONS : +/- 75' X +/- 43'

EXISTING TRASH ROOM DIMENSIONS : +/- 40' X 12"

EXISTING LAYOUT FOR:

LA TERRAZZA RESTAURANT

AT MURANO GRANDE CONDOMINIUM

400 ALTON ROAD, 5TH FLOOR MIAMI, BEACH, FLORIDA 33139

SEAL:

STATE OF FLORIDA
JOSE S PELAYO
REGISTERED
ARCHITECT

Jose S Pelayo
Digitally signed by Jose S Pelayo
Date: 2023.12.29 17:49:06 -05'00'

INDEX OF DRAWINGS

FINAL SUBMITAL AND DEADLINE DATE : 12-31-23

A-1 • EXISTING KEY/ SITE PLAN
• PROJECT DATA

A-2 • EXISTING FLOOR PLAN
• EQUIPMENT LEGEND

A-3 • EXISTING KEY/ SITE PLAN

• NEW SURVEY

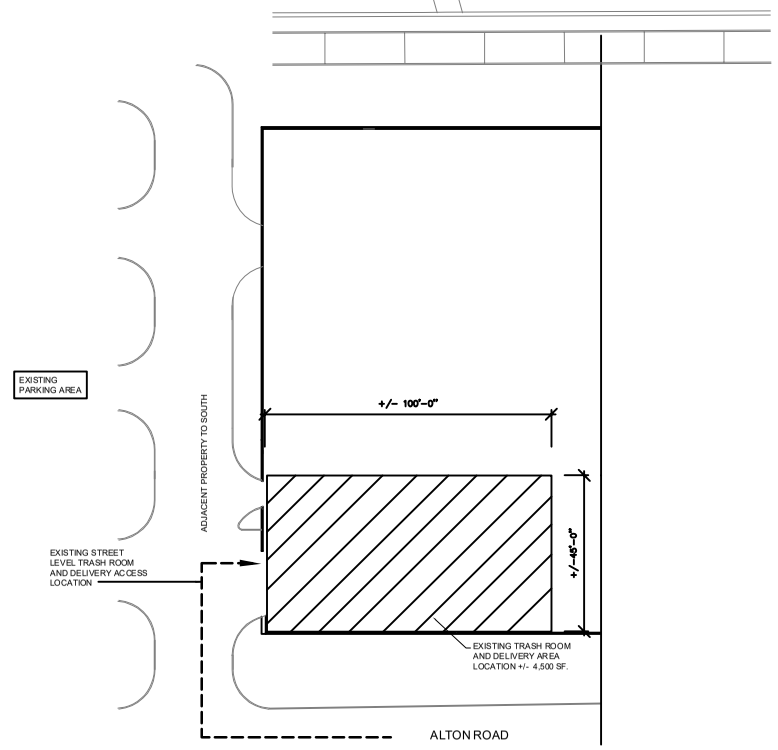


AERIAL PLAN

NORTH

GRAPHIC SCALE 200 500 1,000

CITY OF MIAMI BEACH MARINA



PARTIAL STREET LEVEL PLAN

SCALE: NTS

NORTH

SHEET: A-1

OF: 3

AREAS

01 EXISTING WAIT STATION AREA
02 EXISTING DISH WASH AREA
03 EXISTING COOKING AREA
04 EXISTING POINT OF SALE / STORAGE MILLWORK
05 EXISTING STAINLESS STEEL PASS-THRU SHELF
06 EXISTING ICE MACHINE
07 EXISTING THREE-COMPARTMENT SINK
08 EXISTING DISH WASH DRY SHELF
09 EXISTING FOOD PREP STATION
10 EXISTING COOK-LINE AND EXIST. HOOD
11 EXISTING HAND WASH SINK
12 EXISTING REACH-IN REFRIGERATOR / FREEZER
13 EXISTING SERVICE SINK (MOP SINK)
14 EXISTING DRINK PREP BAR
15 EXISTING COUNTER
16 EXISTING DRINK PREP WORK SINK
17 EXISTING POOL DECK AND EXIST. SEATING
18 EXISTING POOL

EXISTING EQUIPMENT

A **RANGE**
B **GRILL**
C **FRYER**
D **HOOD**
E **CHEF REFRIGERATOR SYSTEM**
F **UNDERBAR REFRIGERATOR**
G **ELECTRICAL PANEL**
H **FIRE EXTINGUISHER**
I **DEFRIBULATOR**
J **FIRE ALARM HORN STROBE**
K **FIRE ALARM PULL STATION**
L **REMOTE PULL STATION (FIRE PROT.)**
M **OVEN**
N SLICER
O ESPRESSO MACHINE

LEGEND

EXIST. GYP. BD. PARTITION - SEE WALL TYPES

EXIST. CMU PARTITION - SEE WALL TYPES

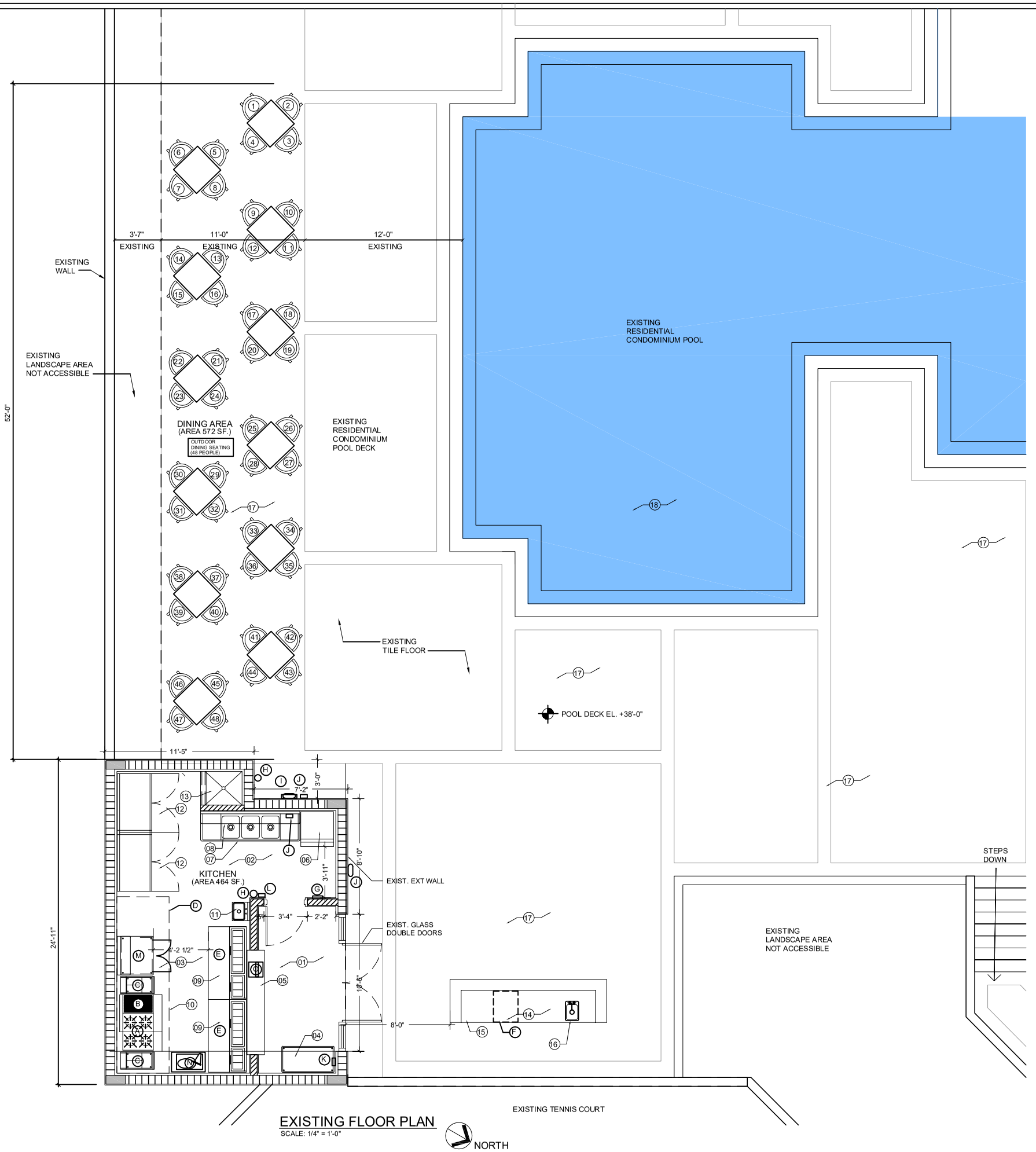
EXIST. CONC. COLUMN OR WALL
SEE WALL TYPES

SCOPE OF WORK

NO CONSTRUCTION OR MODIFICATION TO THE EXISTING BUILDING IS BEING PERFORMED.

THIS IS AN EXISTING "AS-BUILT" ASSESMENT OF AN EXISTING KITCHEN THAT SERVES THE EXISTING RESIDENTIAL CONDOMINIUM AN POOL DECK ON THE FIFTH FLOOR OF MURANO GRANDE CONDOMINIUM.

REFER TO EXISTING PERMITTED KITCHEN PLANS FOR MEP INFORMATION



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

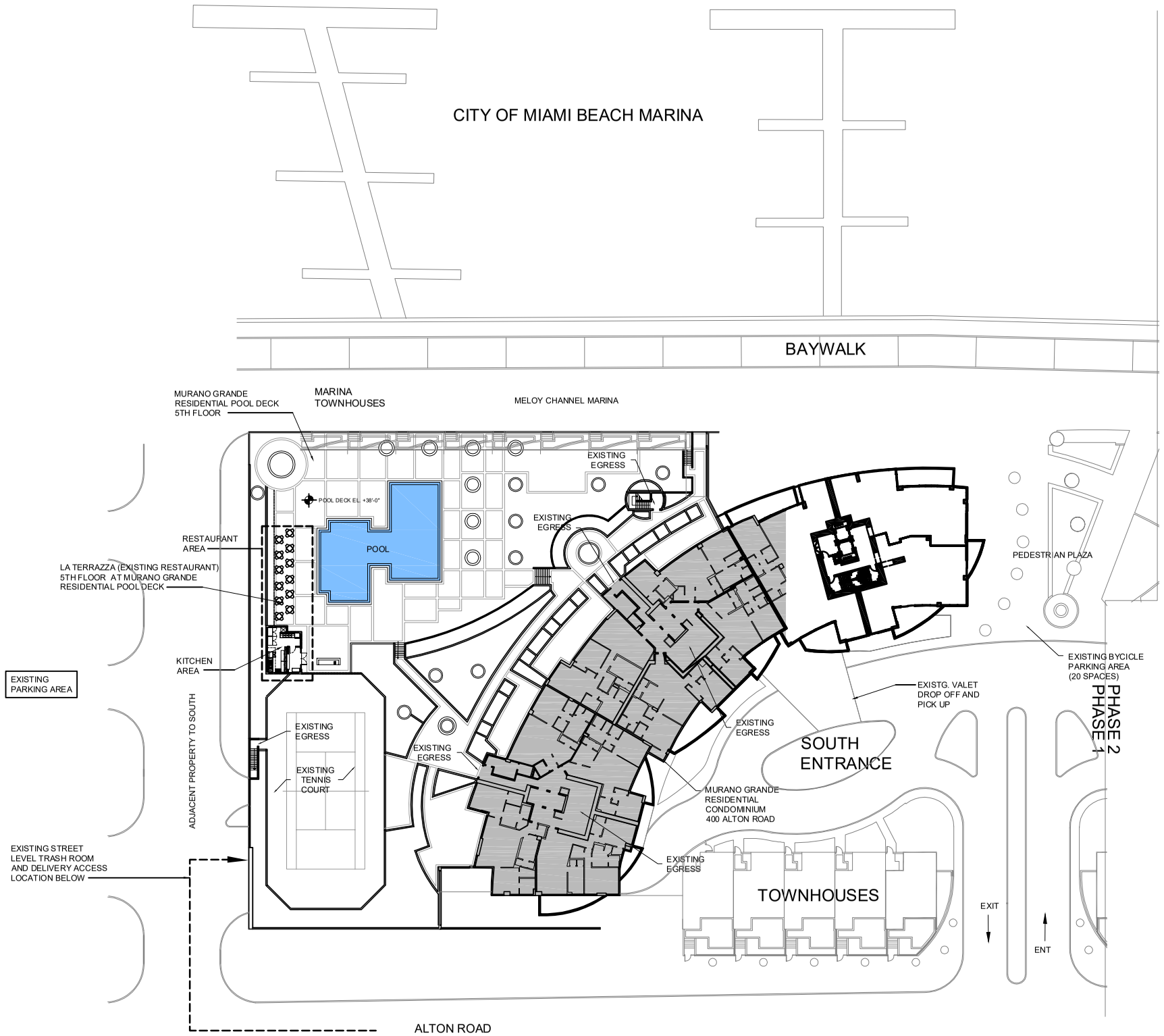
REVISIONS: DATE:

ARCHITECT
1231 N.E. 86th Street
Miami, Florida 33138
(305) 710-5272
josepelayo@aol.com
Lic. No. AR13178
Florida

EXISTING LAYOUT FOR:
LA TERRAZZA RESTAURANT
AT MURANO GRANDE CONDOMINIUM
400 ALTON ROAD, 5TH FLOOR MIAMI, BEACH, FLORIDA 33139

SEAL:
STATE OF FLORIDA
JOSE S. PELAYO
AR13178
ID4658
REGISTERED ARCHITECT

SHEET: A-2 OF: 3



EXISTING KEY/ SITE PLAN

SCALE: 1/32" = 1'-0"

NORTH

REVISIONS:

	DATE:
1	

ARCHITECT
1231 N.E. 86th Street
Miami, Florida 33138
(305) 710-5572
Jose.pelayo@att.net
Fax (305) 757-1179
LC. No. AR13176
I.D. 4658

EXISTING LAYOUT FOR:

LA TERRAZZA RESTAURANT

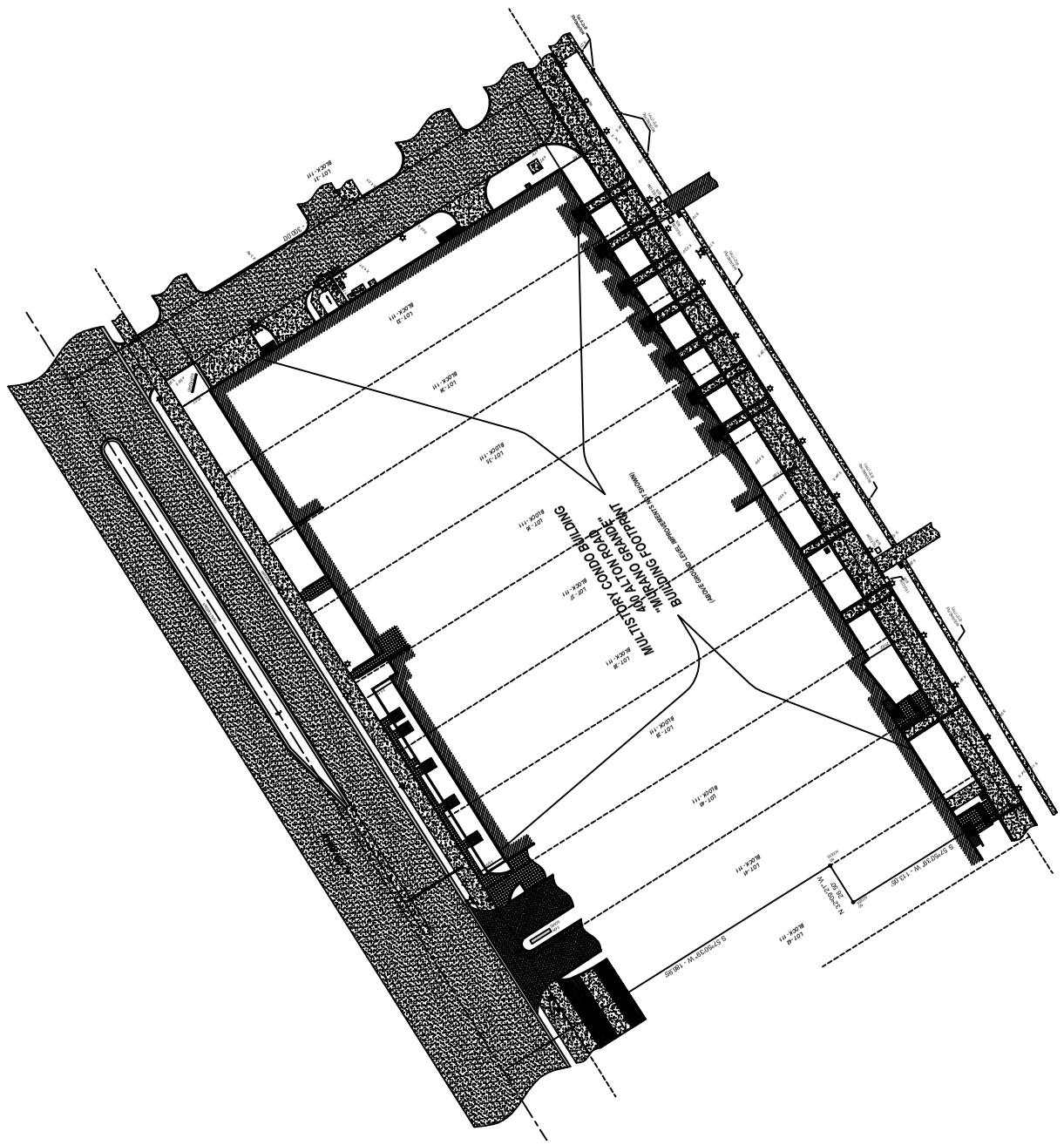
AT MURANO GRANDE CONDOMINIUM

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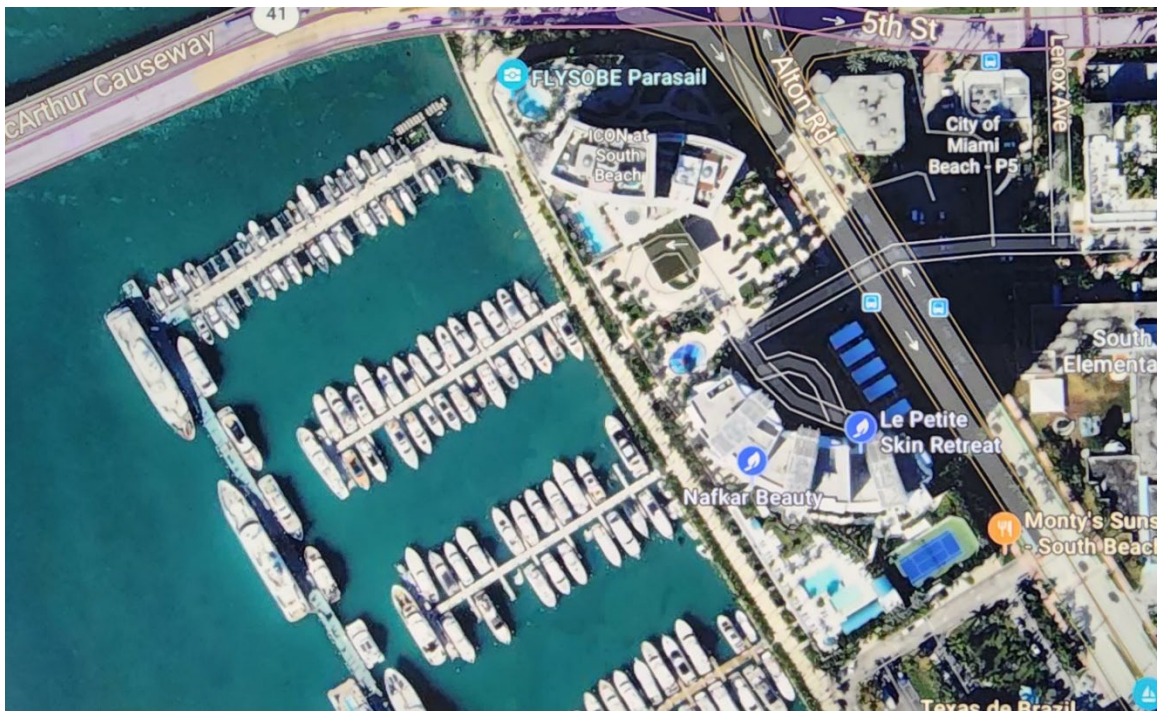
SHEET: A-3

OF: 3


MULTISTORY CONDO BUILDING
"MIRAMAR GRANDE"
40 ALTON ROAD
BUILDING FOOTPRINT
(ABOVE GROUND LEVEL MEASUREMENTS ARE APPROXIMATE)
LOT 31
BLOCK 11
LOT 30
BLOCK 11
LOT 29
BLOCK 11
LOT 28
BLOCK 11
LOT 27
BLOCK 11
LOT 26
BLOCK 11
LOT 25
BLOCK 11
LOT 24
BLOCK 11
LOT 23
BLOCK 11
LOT 22
BLOCK 11
LOT 21
BLOCK 11
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LOT 11
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LOT 10
BLOCK 11
LOT 9
BLOCK 11
LOT 8
BLOCK 11
LOT 7
BLOCK 11
LOT 6
BLOCK 11
LOT 5
BLOCK 11
LOT 4
BLOCK 11
LOT 3
BLOCK 11
LOT 2
BLOCK 11
LOT 1
BLOCK 11
S 01°05'00" W - 100.00'
S 01°05'00" W - 100.00'
N

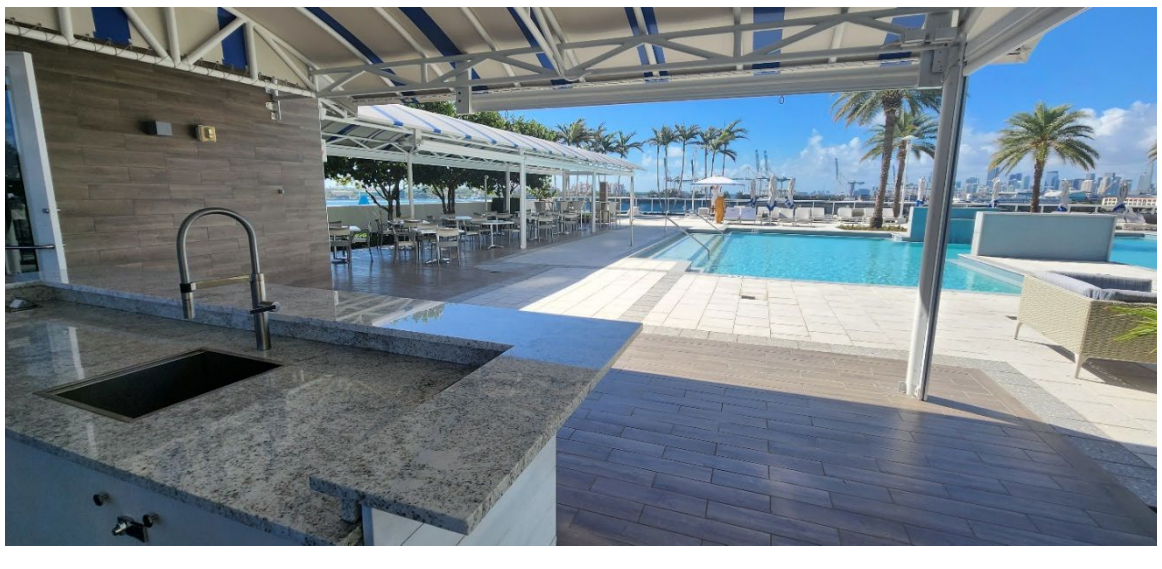
SITE AND LOCATION PLAN





DINING AREA





FOOD PREPARATION AREA





DISH WASHING AREA



MOP SINK

