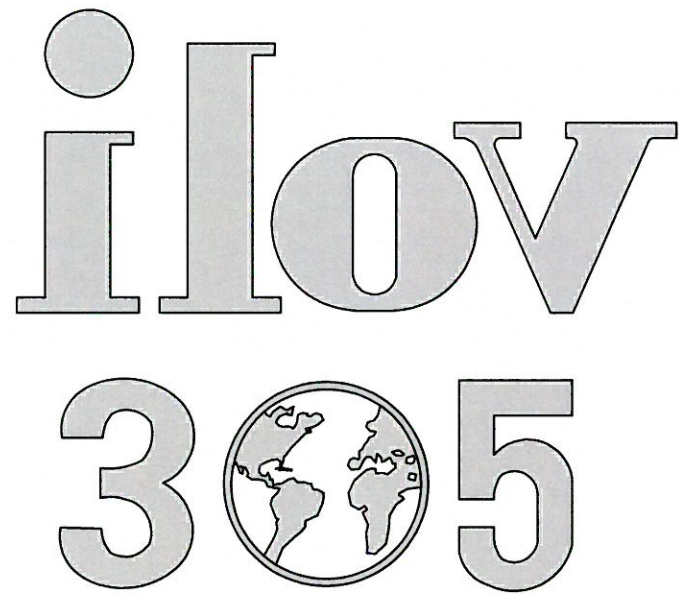




1060 OCEAN DRIVE
MIAMI BEACH, FL. 33139

CONDITIONAL USE PERMIT
SECOND SUBMITTAL

ARCHITECT:



E C H E V E R R I A
DESIGN GROUP

■ COMMERCIAL INTERIOR DESIGN SPACEPLANNING ■
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attn: JAMES E. RAUH
email: James.Rauh@gmlaw.com

LAND SURVEYOR:

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12211 SW 129th CT.
MIAMI, FL 33136
ph: (305)378-1662
www.3tci.com

LANDLORD / PROPERTY OWNER:

NAKASH STRAND LLC

1400 BROADWAY
NEW YORK, NY 10018
ph: (646)383-8124
attn: SALEM MOUNAYER
email: salem@jordache.com

TENANT:

I LOV305 I LLC

1210 WASHINGTON AVENUE #211
MIAMI BEACH, FL 33139
ph: (954)570-9860
attn: CHARISSA DAVODOVICI
email: ccaez77@yahoo.com

INDEX OF DRAWINGS

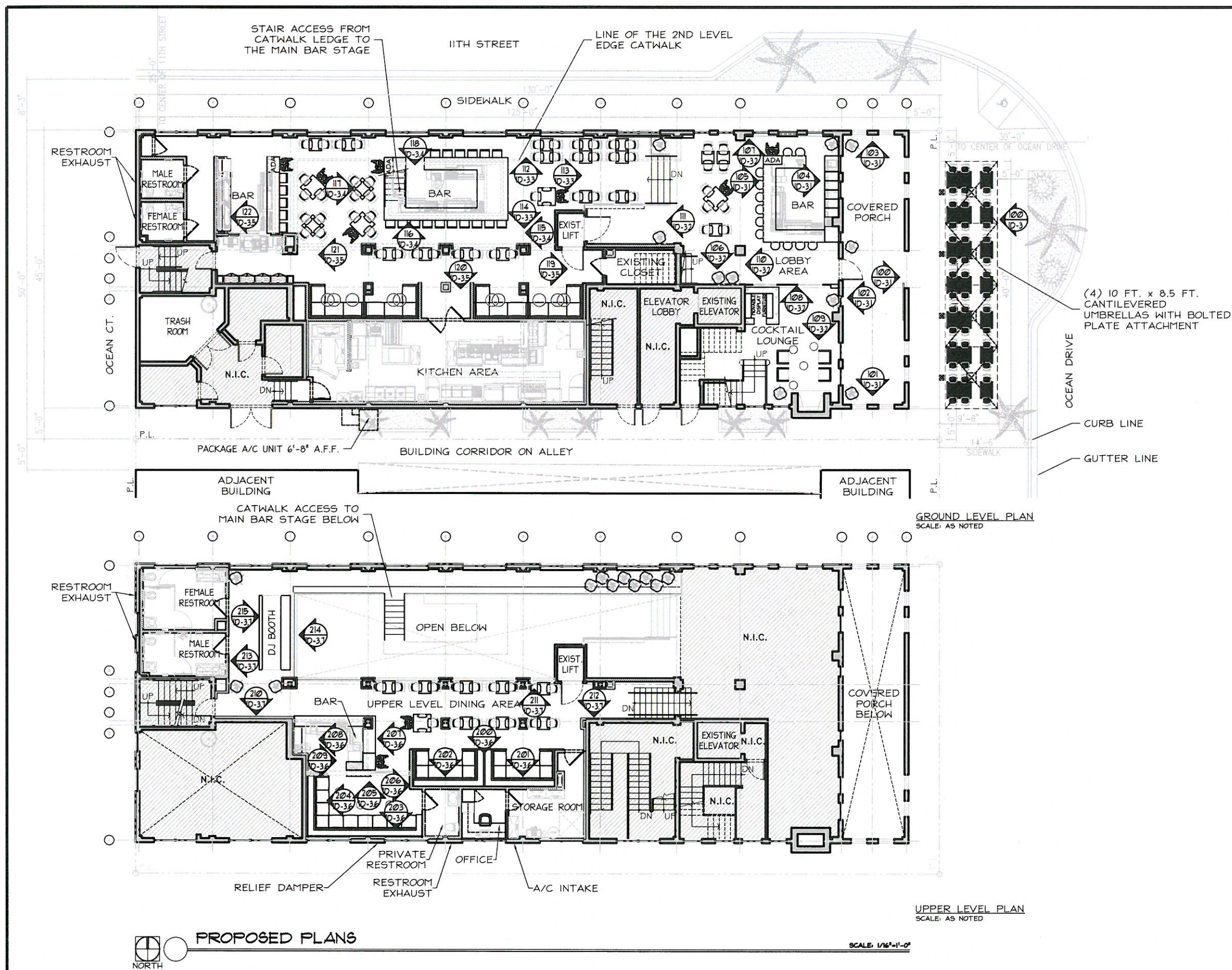
● DATE & ISSUE DESCRIPTION

SHEET NO.	CUP PACKAGE	CUP 1ST SUBMITTAL	CUP 2ND SUBMITTAL
ID-0	COVER SHEET / LIST OF DRAWINGS	●	●
DRAWINGS			
ID-0a	LOCATION MAP	●	●
ID-0b	EXISTING SURVEY	●	●
ID-0c	SITE PLAN / EXISTING CONDITION PLAN GROUND LEVEL	●	●
ID-0d	EXISTING CONDITION PLAN UPPER LEVEL	●	●
ID-0e	SITE PHOTOS	●	●
ID-0f	SITE PHOTOS	●	●
ID-0g	SITE PHOTOS	●	●
ID-0h	SITE PHOTOS	●	●
ID-0i	SITE PHOTOS	●	●
ID-0j	SITE PHOTOS	●	●
ID-0k	SITE PHOTOS	●	●
ID-0l	SITE PHOTOS	●	●
ID-0m	SITE PHOTOS	●	●
ID-1	GROUND LEVEL / UPPER LEVEL PROPOSED PLANS	●	●
ID-1a	GROUND LEVEL / CROWD CONTROL PLANS	●	●
ID-2	ROOF LEVEL PLAN	●	●
ID-2a	ROOF TOP SITE PHOTOS	●	●
ID-3	EXTERIOR ELEVATION	●	●
ID-3.1	INTERIOR ELEVATIONS	●	●
ID-3.2	INTERIOR ELEVATIONS	●	●
ID-3.3	INTERIOR ELEVATIONS	●	●
ID-3.4	INTERIOR ELEVATIONS	●	●
ID-3.5	INTERIOR ELEVATIONS	●	●
ID-3.6	INTERIOR ELEVATIONS	●	●
ID-3.7	INTERIOR ELEVATIONS	●	●
ID-4	FINISH SCHEDULE	●	●
ID-5	FINISH SCHEDULE	●	●



DON A. LOCKENBACH
AR-0013314

COVER SHEET
SHEET NO.
ID-0



METHOD OF OPERATION

THE ESTABLISHMENT WILL BE OPERATING AS:

- RESTAURANT / BAR.
- ENTERTAINMENT VENUE.

INTERIOR OCCUPANCY LOAD CALCULATIONS

LOWER LEVEL:

DINING: 1,547 SQ. FT. / 15 NET	= 103 PERSONS
KITCHEN: 583 SQ.FT. / 100 NET	= 6 PERSONS
BAR (3)	= 36 PERSONS
BOOTH / LOUNGE AREA	= 30 PERSONS
	175 PERSONS

UPPER LEVEL:

DINING: 298 SQ. FT. / 15 NET	= 20 PERSONS
STORAGE: 124 SQ.FT. / 300 NET	= 1 PERSON
OFFICE: 57 SQ.FT. / 100 NET	= 1 PERSON
BAR (1)	= 8 PERSONS
BOOTH	= 27 PERSONS
	57 PERSONS

TOTAL LOWER & UPPER LEVEL = 232 PERSONS

NO. OF EXITS REQUIRED BASED ON 232 PERSONS = 2
NO. OF EXITS PROVIDED = 4

INTERIOR SEATING COUNT

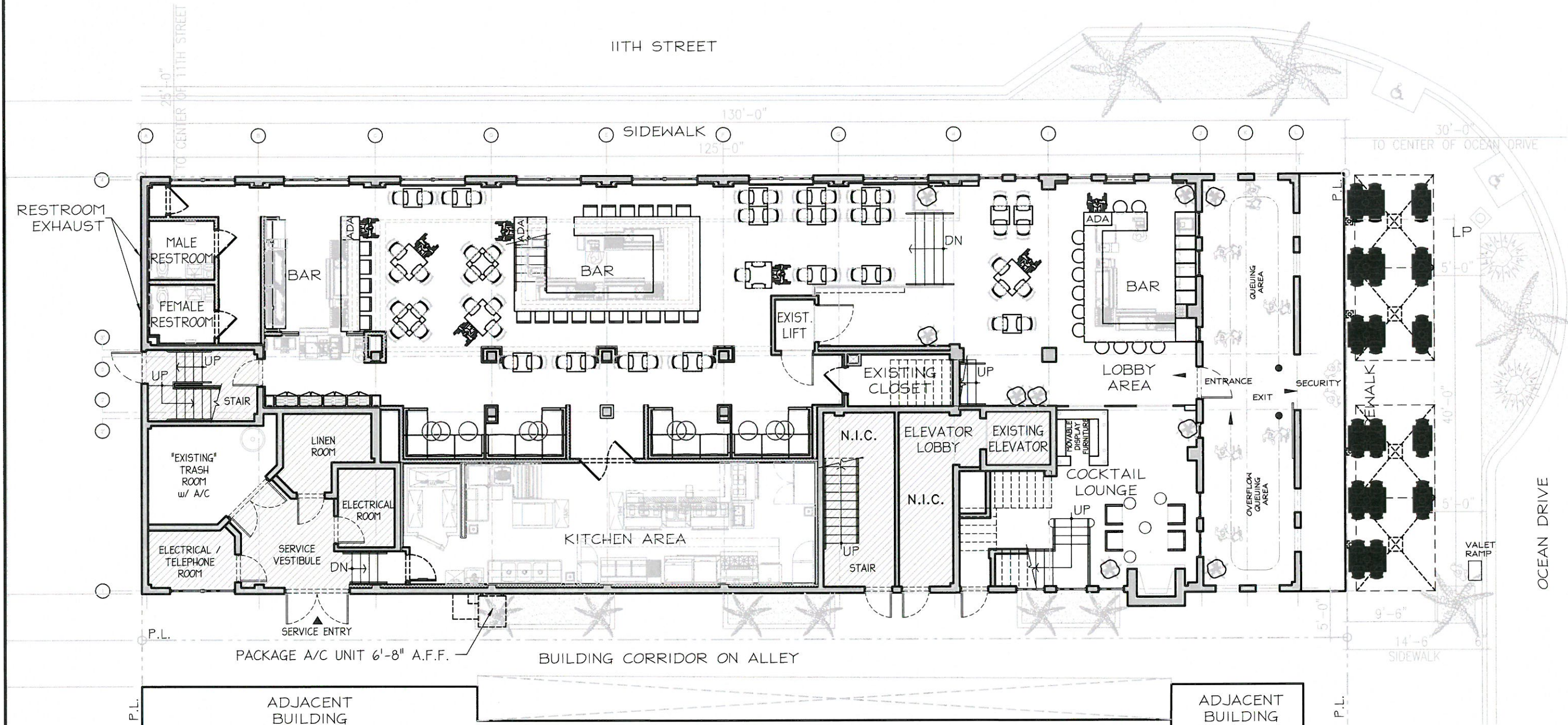
QTY.	DESCRIPTION	LOCATION
56	DINING SEATS	LOWER LEVEL
36	BAR SEATS	LOWER LEVEL
24	BOOTH SEATS	LOWER LEVEL
4	LOUNGE SEATS	LOWER LEVEL
18	DINING SEATS	UPPER LEVEL
8	BAR SEATS	UPPER LEVEL
29	BOOTH SEATS	UPPER LEVEL
TOTAL		
175	TOTAL x 5% REQ. ACCESSIBLE SEATING = 9 PROVIDED	

SIDEWALK SEATING COUNT

QTY.	DESCRIPTION	LOCATION
42	SIDEWALK SEATS	SIDEWALK LEVEL

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PROPOSED PLANS
SHEET NO.
ID-1



GROUND LEVEL PLAN
SCALE: 1/32" = 1'-0"

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PHOTO 001



PHOTO 002



PHOTO 003



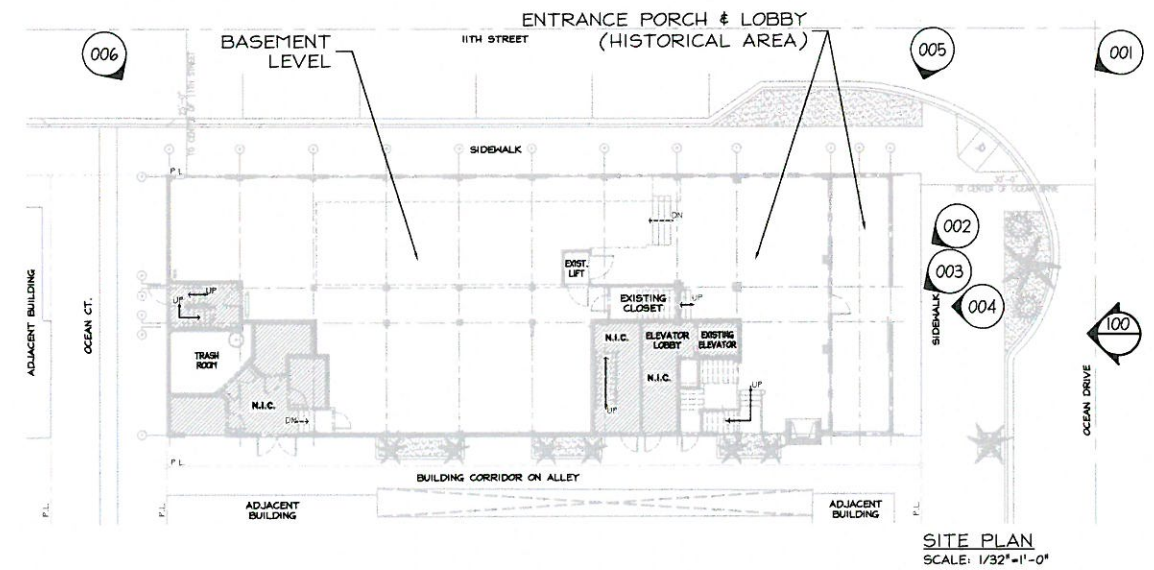
PHOTO 004



PHOTO 005



PHOTO 006



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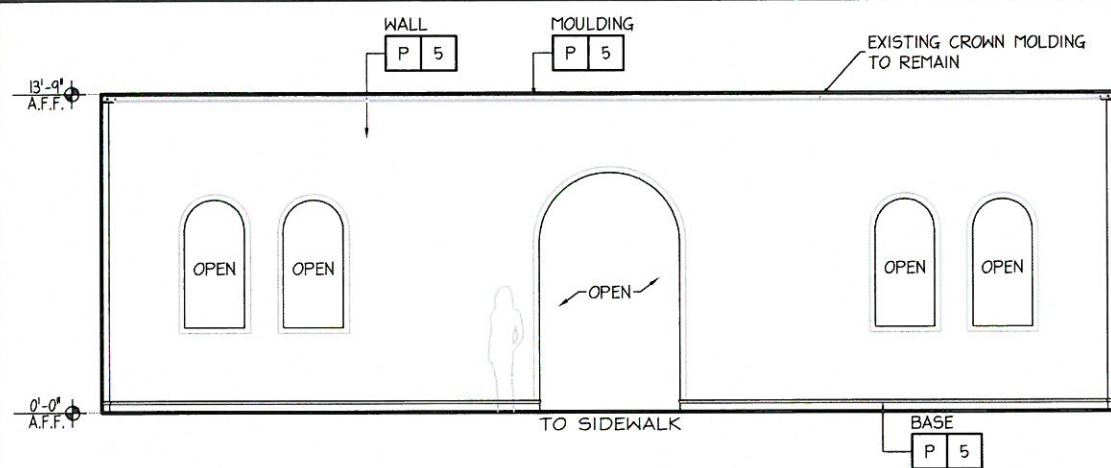


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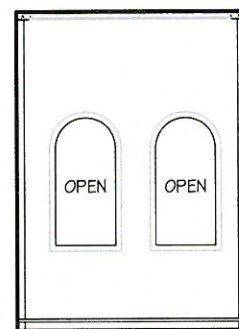
ilov
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EXTERIOR ELEVATION
SHEET NO.
ID-3



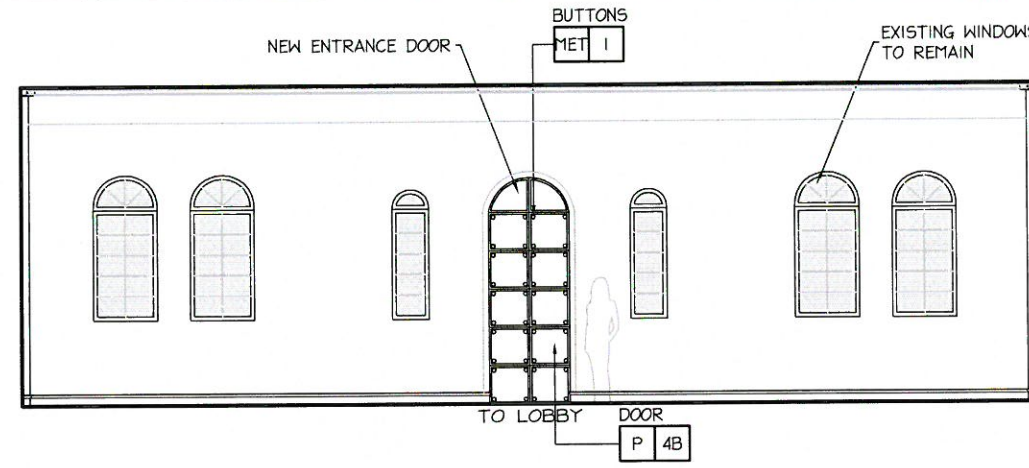
100 ELEVATION

SCALE: 1/8"=1'-0"



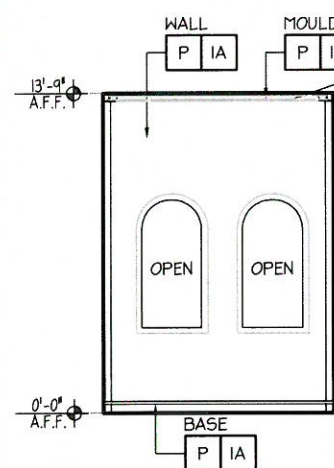
101 ELEVATION

SCALE: 1/8"=1'-0"



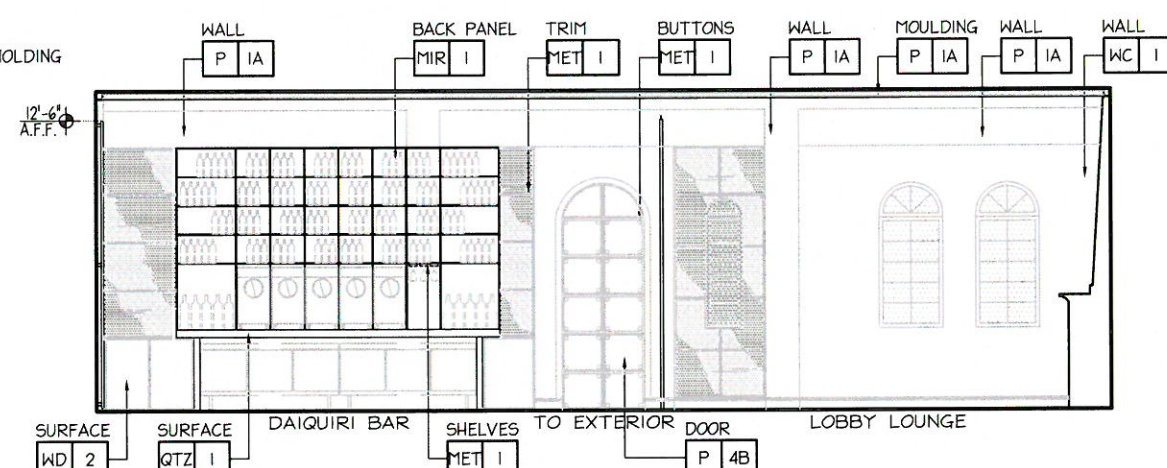
102 ELEVATION

SCALE: 1/8"=1'-0"



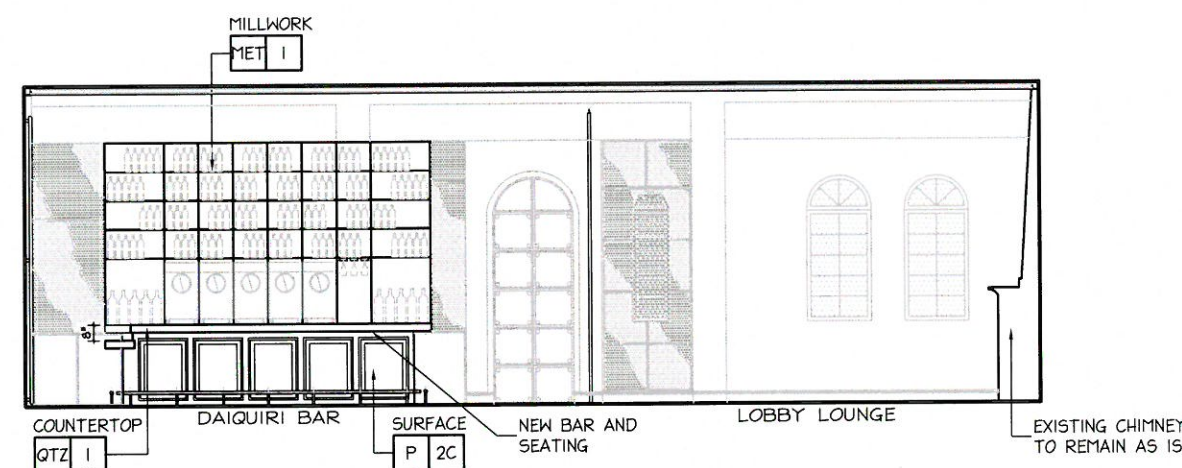
103 ELEVATION

SCALE: 1/8"=1'-0"



104 ELEVATION

SCALE: 1/8"=1'-0"



105 ELEVATION

SCALE: 1/8"=1'-0"



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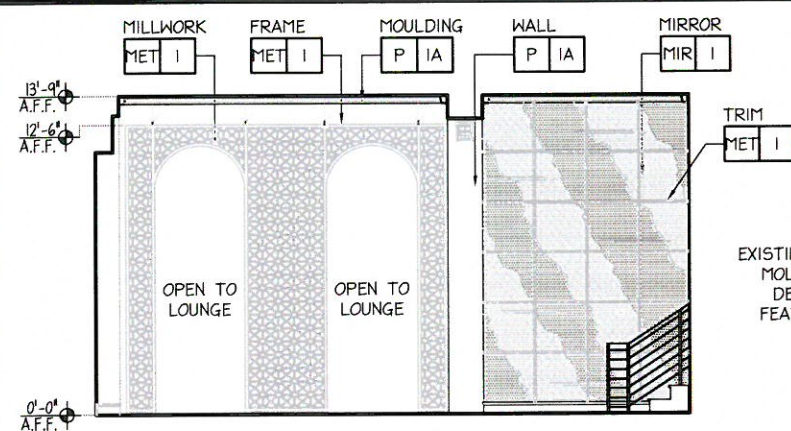


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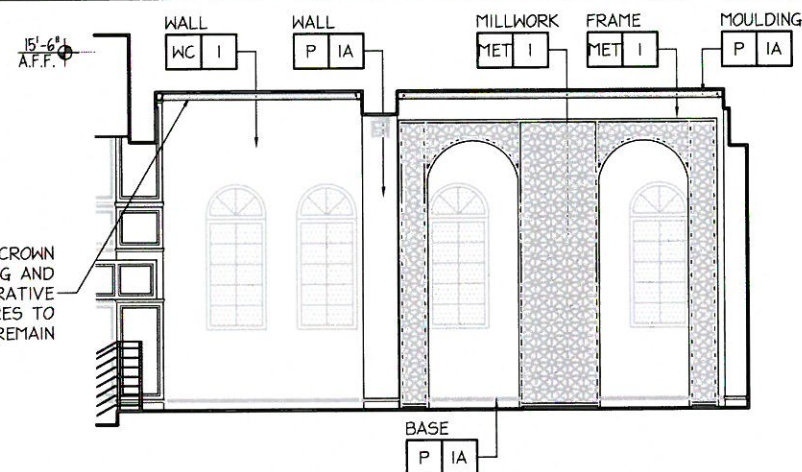
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INTERIOR ELEVATIONS / RENDERINGS
SHEET NO.
ID-3.1



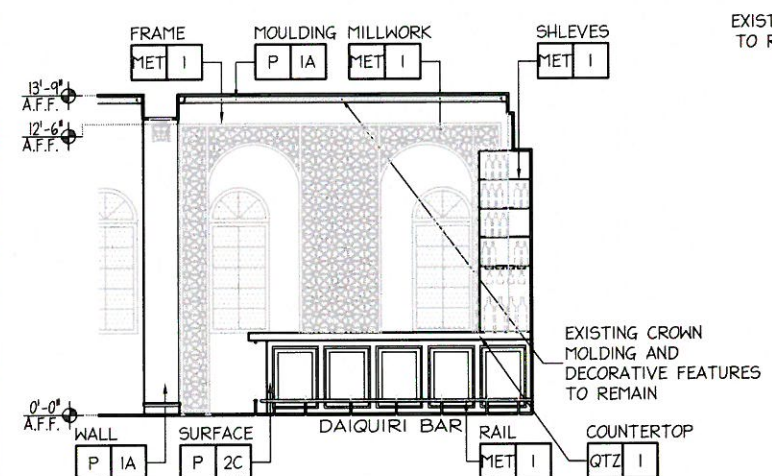
106 ELEVATION

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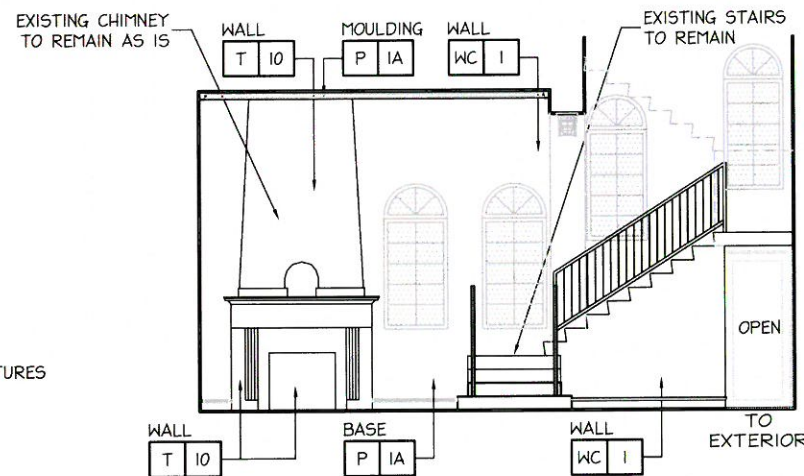
107 ELEVATION

SCALE: 1/8"=1'-0"



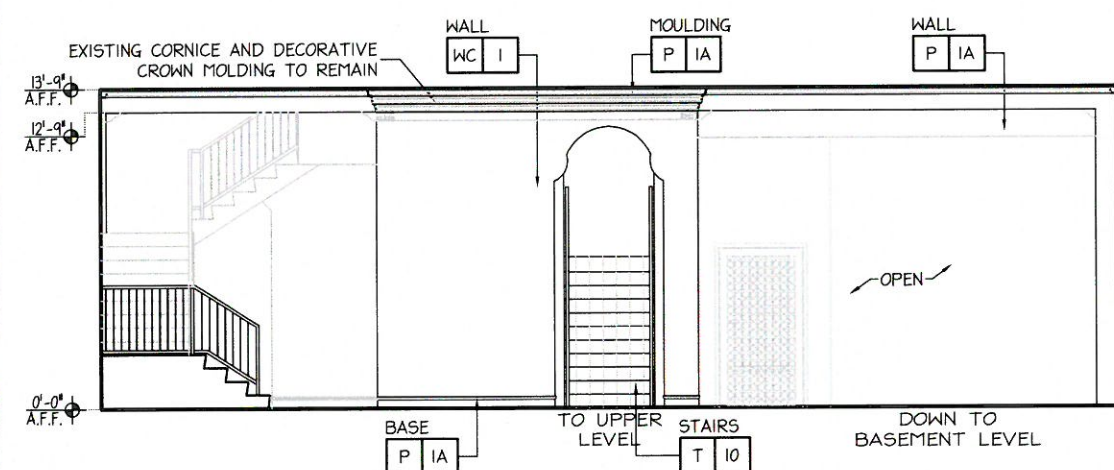
108 ELEVATION

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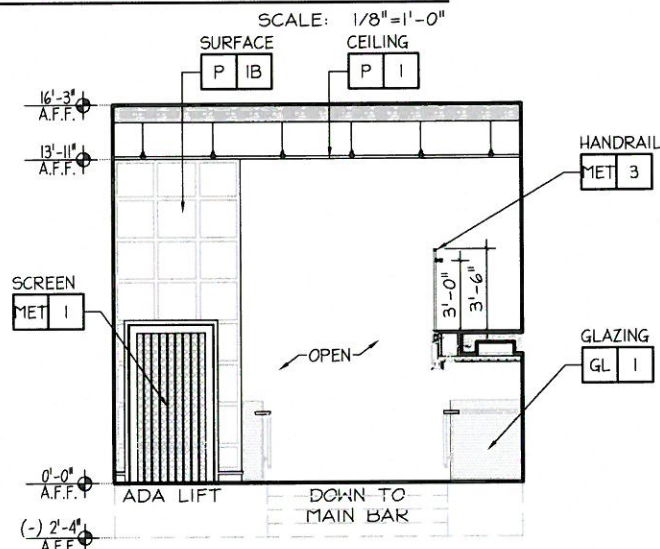
109 ELEVATION

SCALE: 1/8"=1'-0"



110 ELEVATION

SCALE: 1/8"=1'-0"



111 ELEVATION

SCALE: 1/8"=1'-0"



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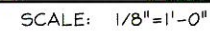
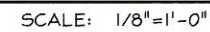


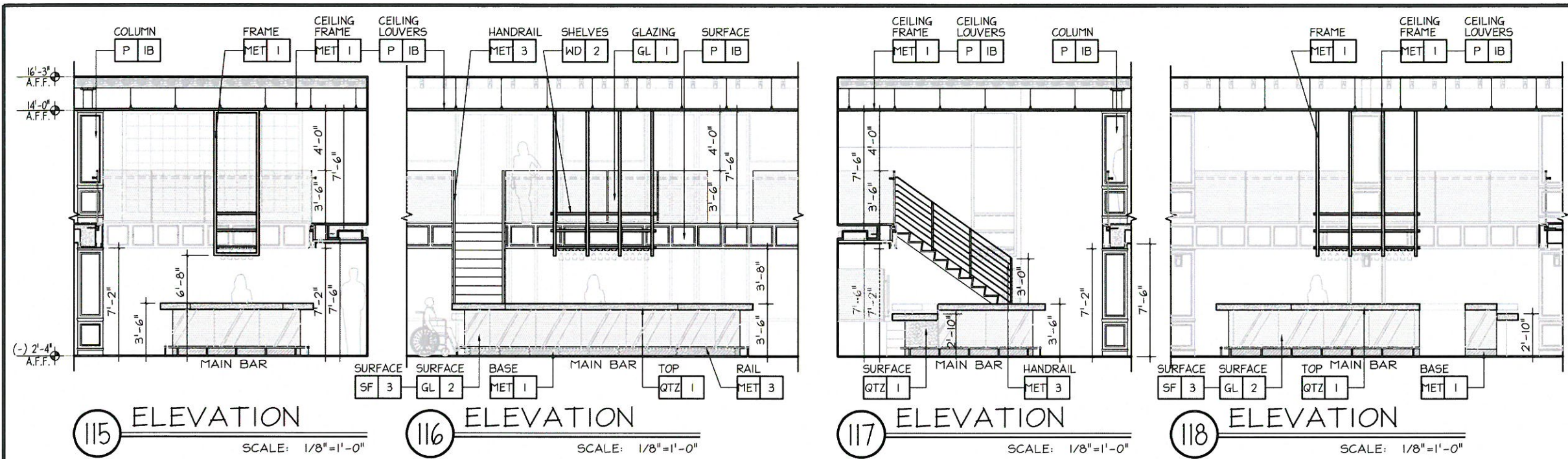
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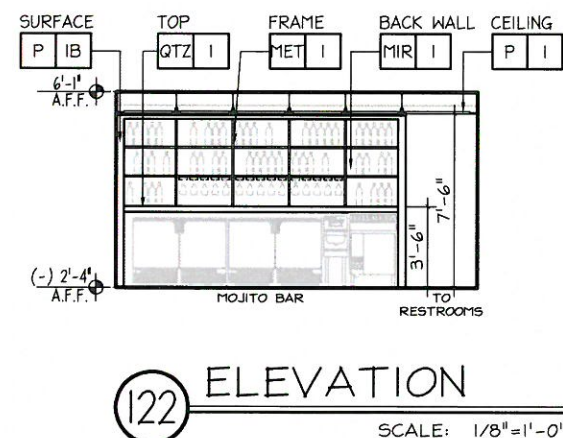
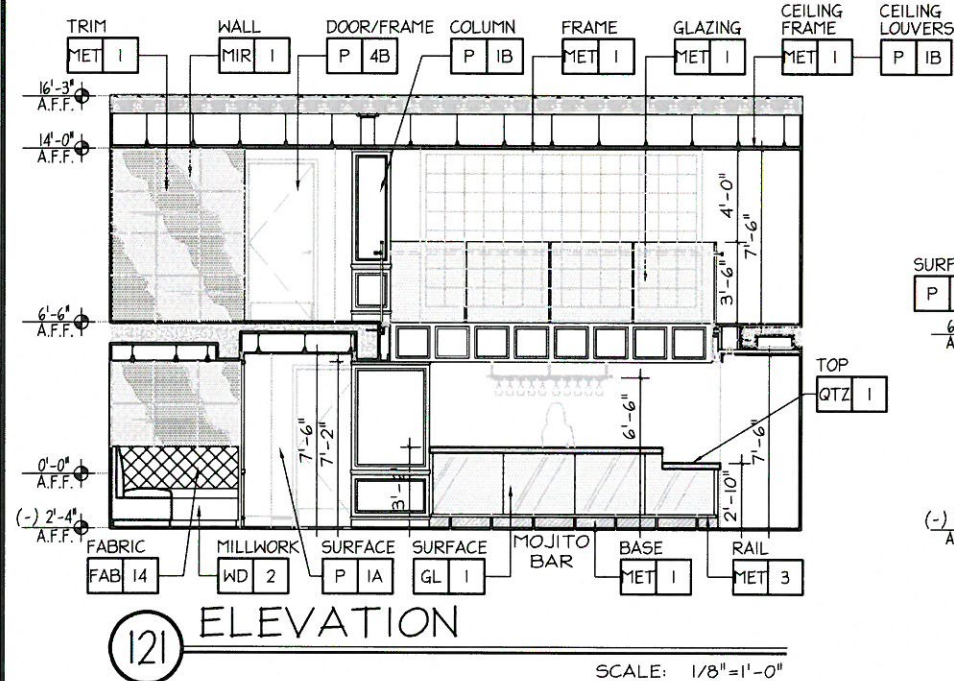
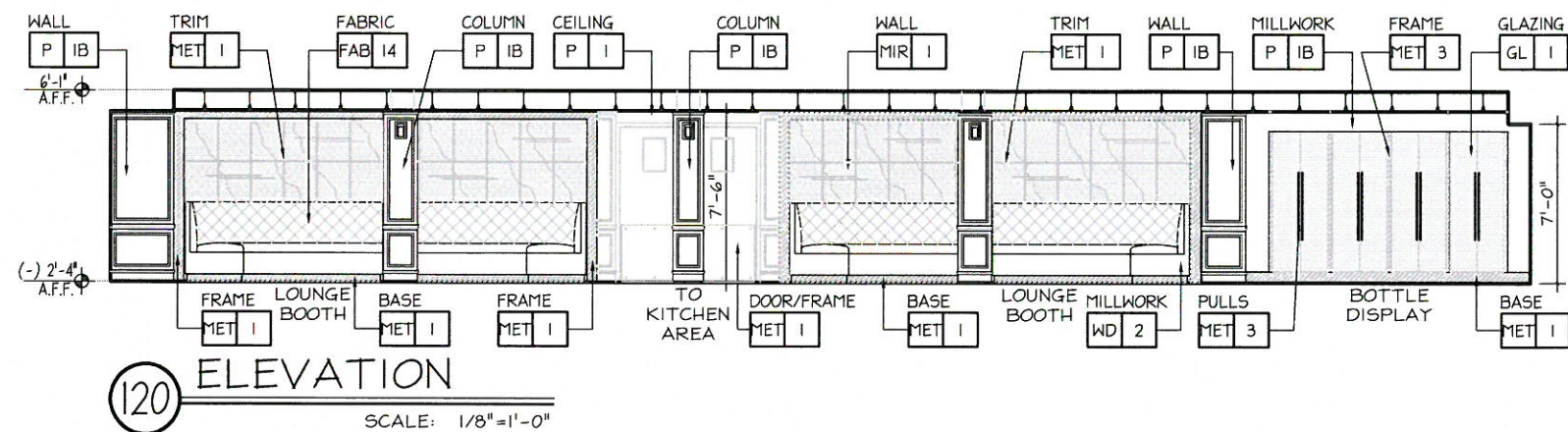
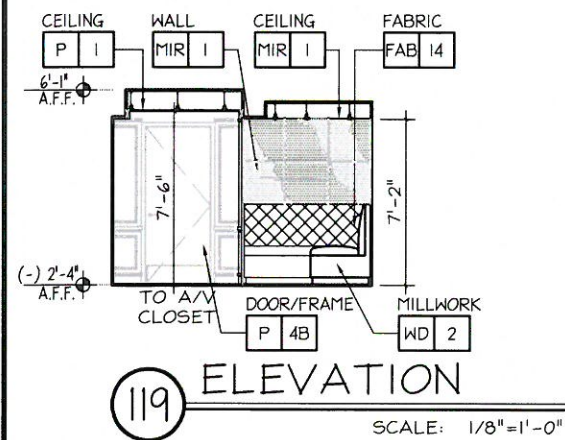
ilov
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INTERIOR ELEVATIONS / RENDERINGS
SHEET NO.
ID-3.2

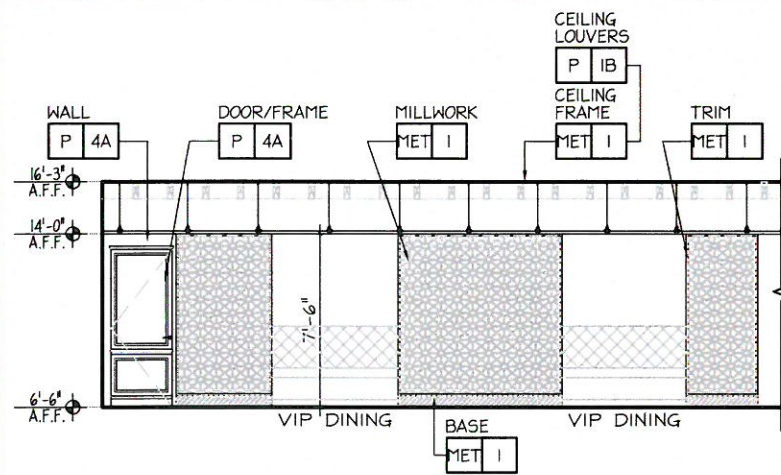




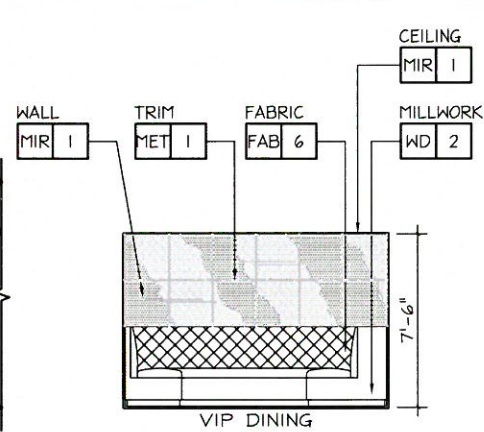
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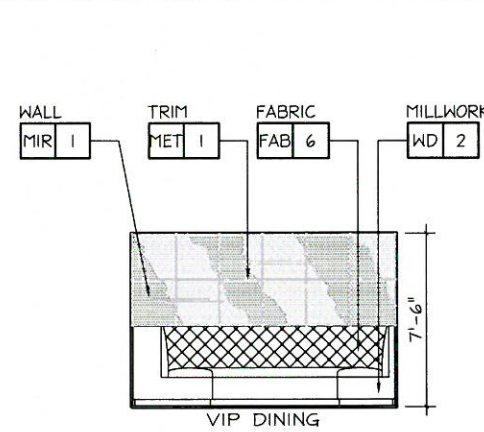
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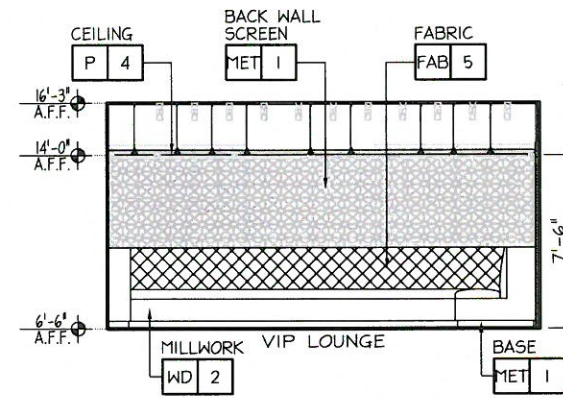
200 ELEVATION
SCALE: 1/8"=1'-0"



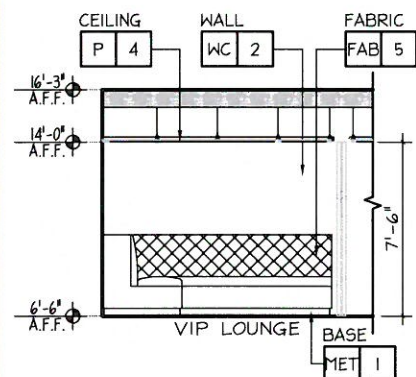
201 ELEVATION
SCALE: 1/8"=1'-0"



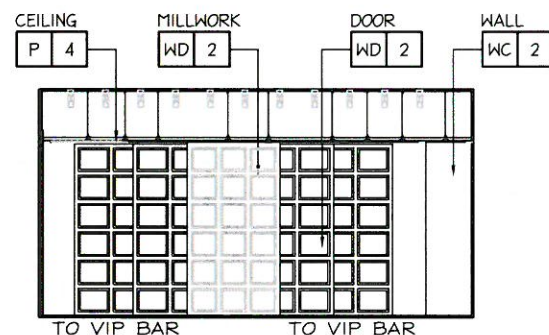
202 ELEVATION
SCALE: 1/8"=1'-0"



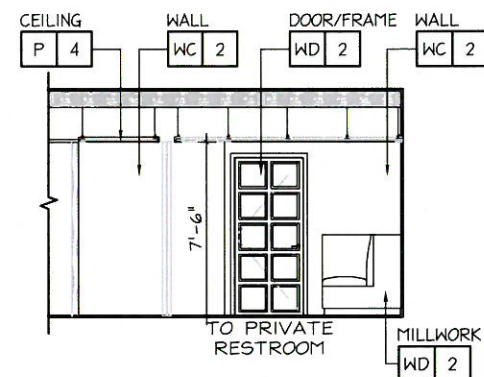
203 ELEVATION
SCALE: 1/8"=1'-0"



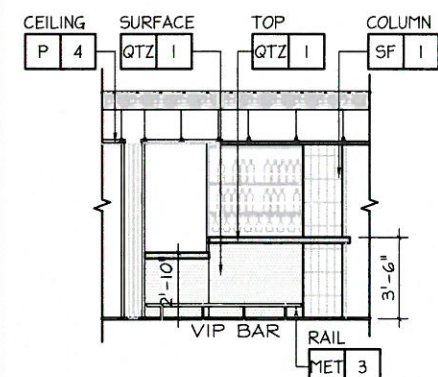
204 ELEVATION
SCALE: 1/8"=1'-0"



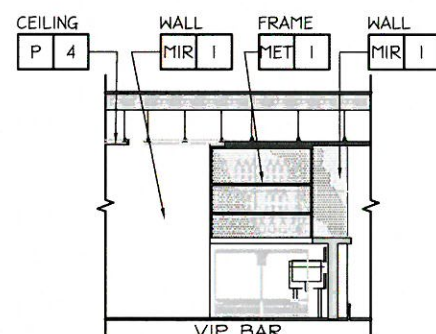
205 ELEVATION
SCALE: 1/8"=1'-0"



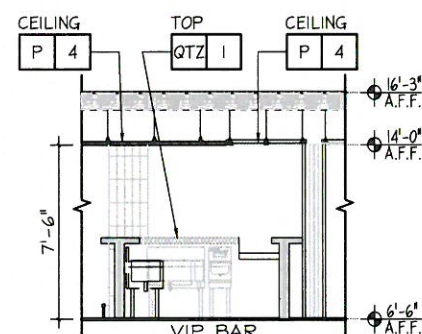
206 ELEVATION
SCALE: 1/8"=1'-0"



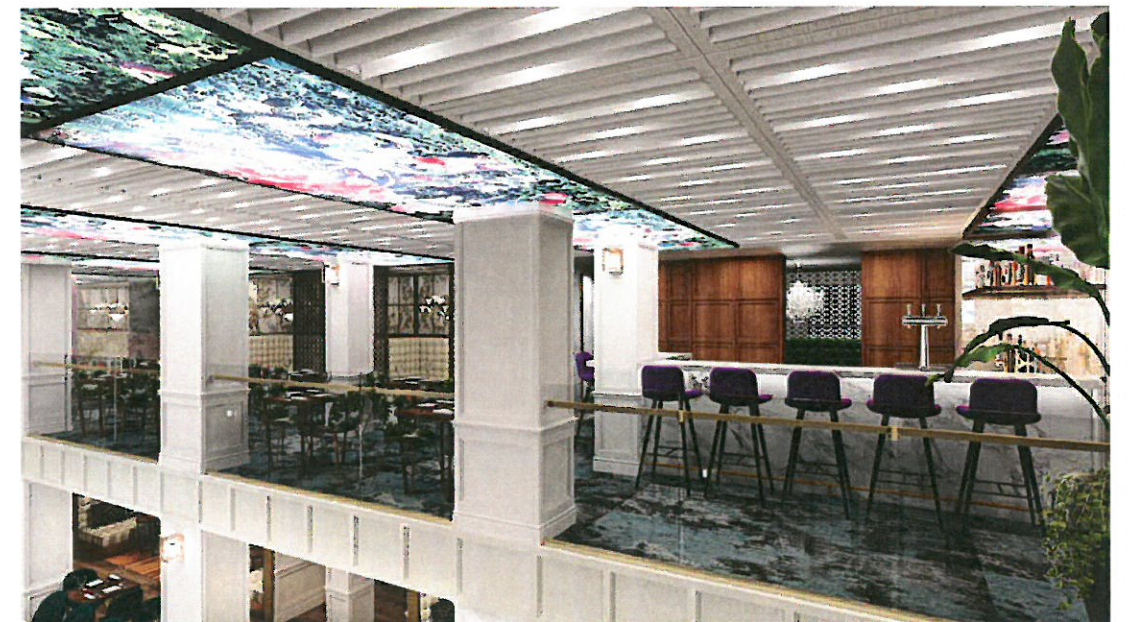
207 ELEVATION
SCALE: 1/8"=1'-0"



208 ELEVATION
SCALE: 1/8"=1'-0"



209 ELEVATION
SCALE: 1/8"=1'-0"



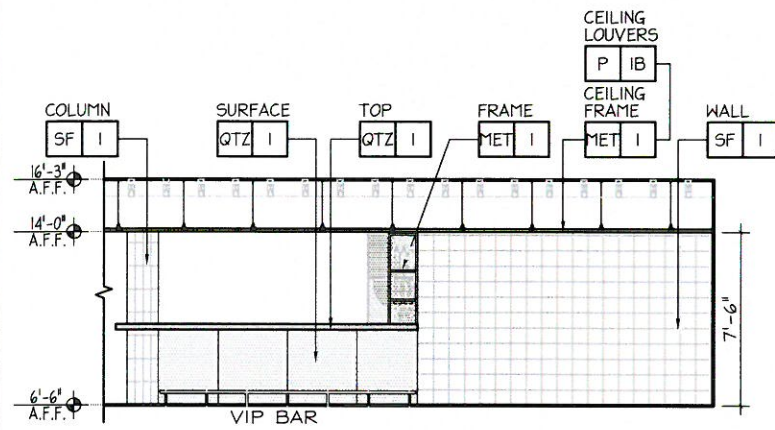
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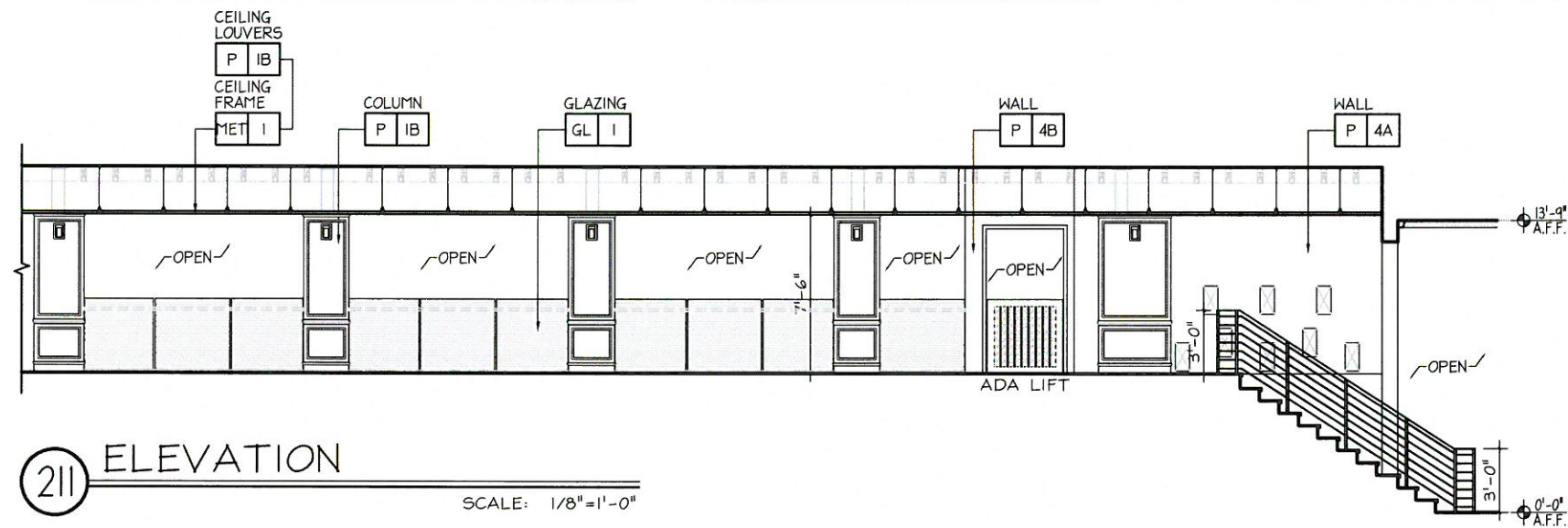
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ilov
305

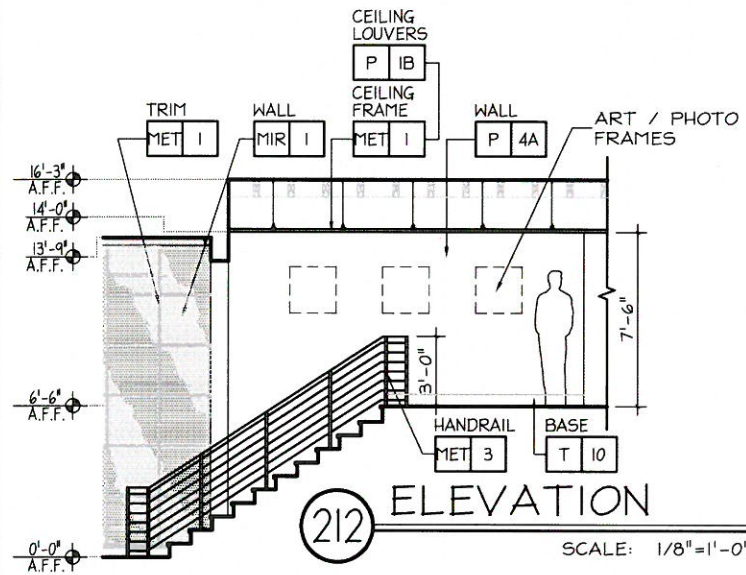
INTERIOR ELEVATIONS / RENDERINGS
SHEET NO.
ID-3.6



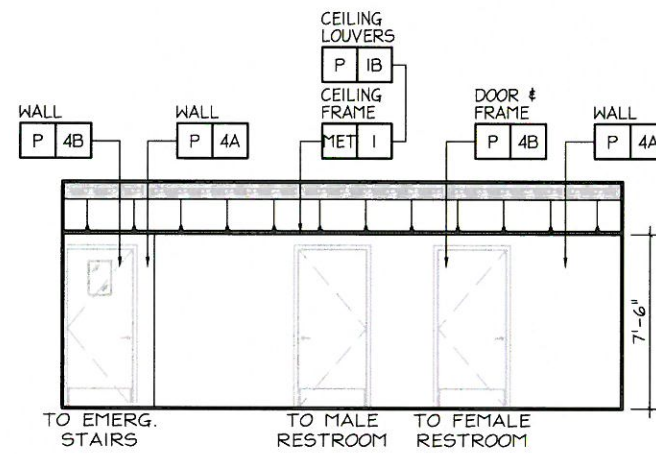
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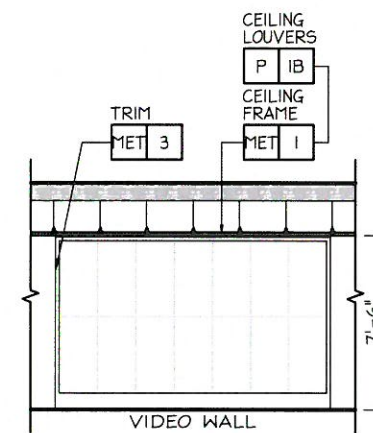
211 ELEVATION
SCALE: 1/8"=1'-0"



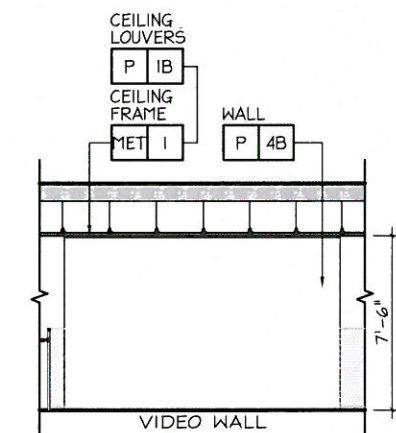
212 ELEVATION
SCALE: 1/8"=1'-0"



213 ELEVATION
SCALE: 1/8"=1'-0"



214 ELEVATION
SCALE: 1/8"=1'-0"



215 ELEVATION
SCALE: 1/8"=1'-0"

DON A. LOCKENBACH
AR-0013314

LEGEND	
AC	ACRYLIC
CT	CARPET
FAB	FABRIC
GL	GLAZING
MET	METAL
MIR	MIRROR
P	PAINT
QTZ	QUARTZ
SF	SURFACE
T	TILE
WC	WALL COVERING
WD	WOOD



DON A. LOCKENBACH
AR-0013314

FINISH SCHEDULE
SHEET NO.
ID-4

LEGEND	
AC	ACRYLIC
CT	CARPET
FAB	FABRIC
GL	GLAZING
MET	METAL
MIR	MIRROR
P	PAINT
QTZ	QUARTZ
SF	SURFACE
T	TILE
WC	WALL COVERING
WD	WOOD



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