

ABBREVIATIONS

MATERIAL LEGEND

PROJECT TEAM

DRAWING INDEX

A	ACOUS. A.C A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	C	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	R	R. RAD. R.D. REF. REFL. REFR. RF. RGR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM	F	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HORIZONTAL HEIGHT	S	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER	I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING	J	JAN. JST. JT.	JANITOR JOIST JOINT	U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXPO. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR	K	KIT.	KITCHEN	V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FFRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET	M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION	W	W. WT. W/ W.C. WD. W/O WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT
G	G.A. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSOLETE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HORIZONTAL HEIGHT	P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE	Q	Q.T.	QUARRY TILE

OWNER:
ONE TWENTY ONE COLLINS INC
1229 ST CLAIR AVE WEST
TORONTO M6E 1B5, CANADA

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A-001	INDEX & PROJECT INFORMATION
A-002	SITE PICTURES & LOCATION MAP
A-003	CONTEXT PICTURES
A-004	CONTEXT PICTURES
A-005	AREA ANALYSIS
SP-101	SITE PLAN & DETAILS

LA-101	EXISTING TREE DISPOSITION PLAN
LA-201	PLANTING PLAN
LA-202	PLANTING NOTES, SPECIFICATIONS AND DETAILS
IR-101	SITE PLAN & DETAILS
IR-202	IRRIGATION NOTES, SPECIFICATIONS AND DETAILS

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SYMBOL LEGEND

APPLICABLE CODES

	DOOR number		wall construction		wall type
	room name / finish schedule		bathroom		room number
	room name		exterior & interior elevation symbol		detail number
	bldg. / partial & detail section symbol		detail number		sheet number
	notes		COLUMN REFERENCE		NUMBER OR LETTER
	notes		ELEVATION		FINISH FLOOR
	notes		DRAWING REVISION		REVISION NUMBER

GOVERNING ZONING CODE:	MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2014
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2014
STRUCTURAL:	FLORIDA BUILDING CODE 2014
PLUMBING:	FLORIDA BUILDING CODE 2014 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2014 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2014 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2014 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2012 5TH EDITION

PROJECT INFORMATION

SCOPE OF WORK

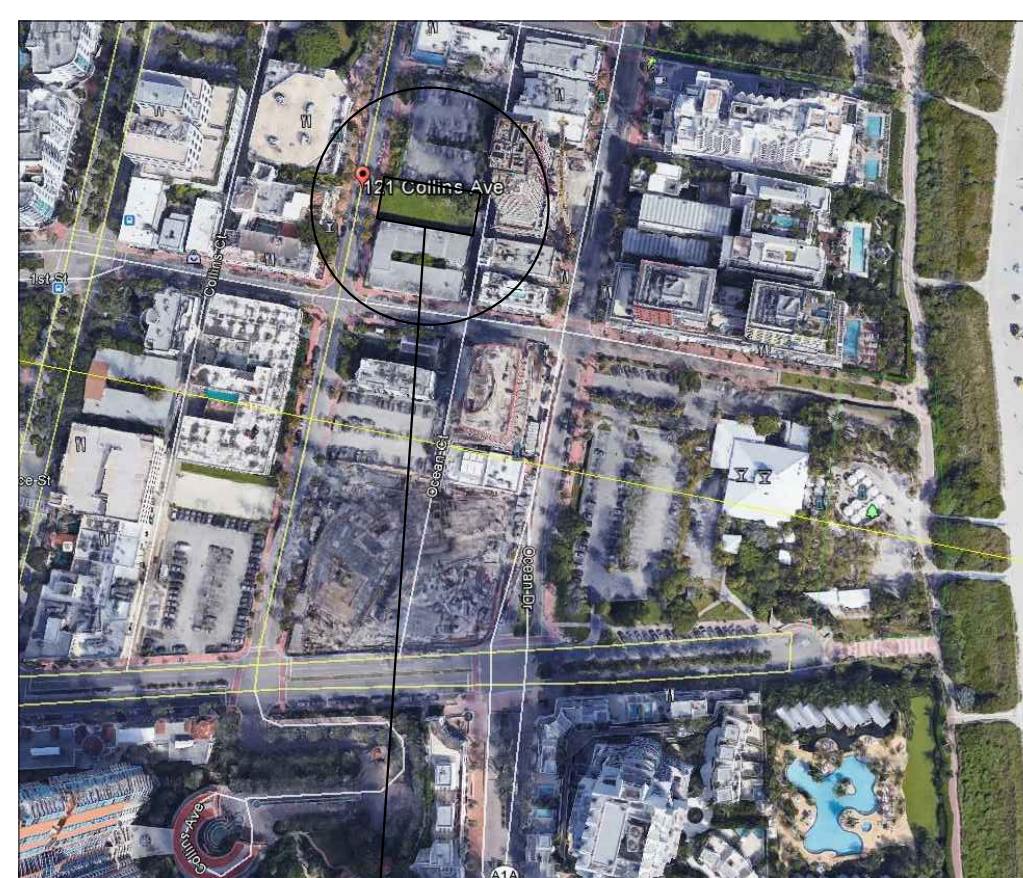
PARKING LOT TO DEVELOP 13 SPACES (1 ACCESSIBLE PARKING SPACE TO BE PROVIDED).

LEGAL DESCRIPTION

LOT 11, BLOCK 2, OCEAN BEACH FLORIDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

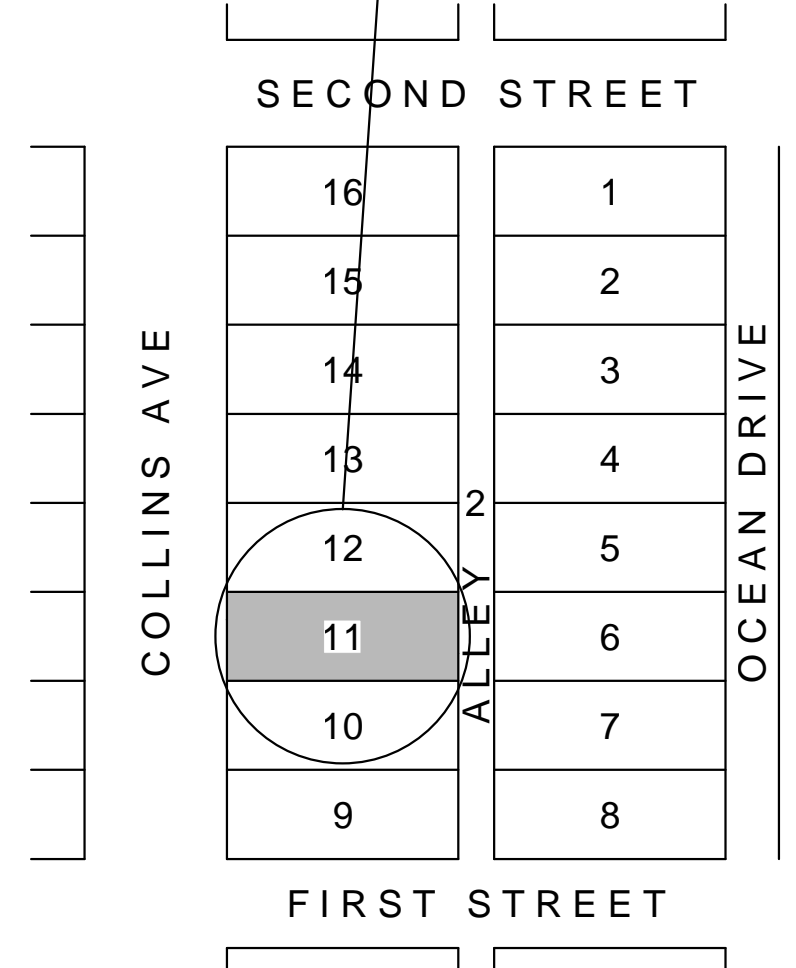
ZONING SUMMARY

ZONING INFORMATION			
1	ADDRESS:	121 COLLINS AVENUE, MIAMI BEACH 33139	
2	FOLIO NUMBER:	02-4203-003-0241	
3	YEAR BUILT:	N/A	ZONING DISTRICT: R-PS3
4	BASED FLOOD ELEVATION:	+8.00' NGVD (ZONE AE)	FLOOD ZONE:
5	LOWEST FINISH FLOOR ELEVATION:	+5.75' NGVD (+0.00)	
6	LOT AREA:	6,500 S.F.	
7	LOT WIDTH:	50.00'	LOT DEPTH: 130.00'
8	MAX LOT COVERAGE SF AND %:	N/A - NO EXISTING BUILDING	PROPOSED LOT COVERAGE SF AND %: 0.00
9	EXISTING LOT COVERAGE SF AND %:	N/A - NO EXISTING BUILDING	LOT COVERAGE SF: 0.00
10	PRESENT OCCUPANCY:	LOT 11: VACANT LOT	
11	PROPOSED OCCUPANCY:	PARKING PROVIDED:	13 SPACES



ASTA PARKING
121 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

12	HEIGHT:	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
		40'-0" (LOTS 50 FEET WIDE OR LESS)	-	-	-
SETBACKS (AT GRADE PARKING LOT):					
13	FRONT FIRST LEVEL:	5'-0"	-	5'-0"	-
14	SIDE 1:	5'-0"	-	5'-0"	-
15	SIDE 2 (FACING STREET):	5'-0"	-	5'-0"	-
16	REAR:	5'-0"	-	5'-0"	-
17	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	YES OR NO (OCEAN BEACH HISTORIC DISTRICT)			
18	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	YES OR NO			
19	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES OR NO			



LOCATION MAP
N.T.S.

DATE	REVISION
DWG. TITLE	
GENERAL NOTES & INDEX	
SCALE	N.T.S.
PROJECT NO.	2016-24
DATE	08-03-17
SHEET NUMBER	A-001

COLLINS AVENUE

PARKING PAY STATION

PL. 130.00'

PL. 50.00'

PL. 50.00'

PAVED ALLEY

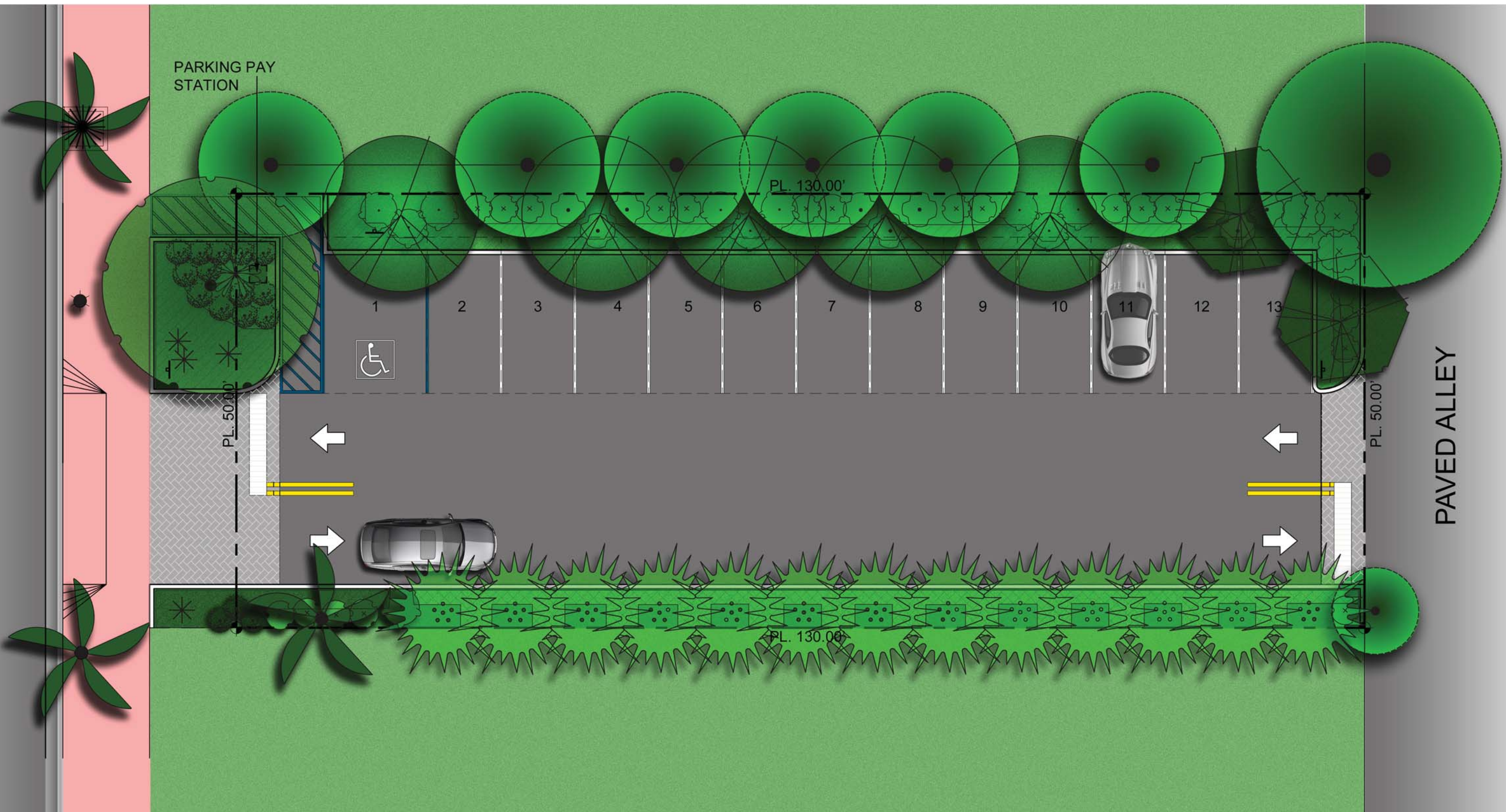
PL. 130.00'

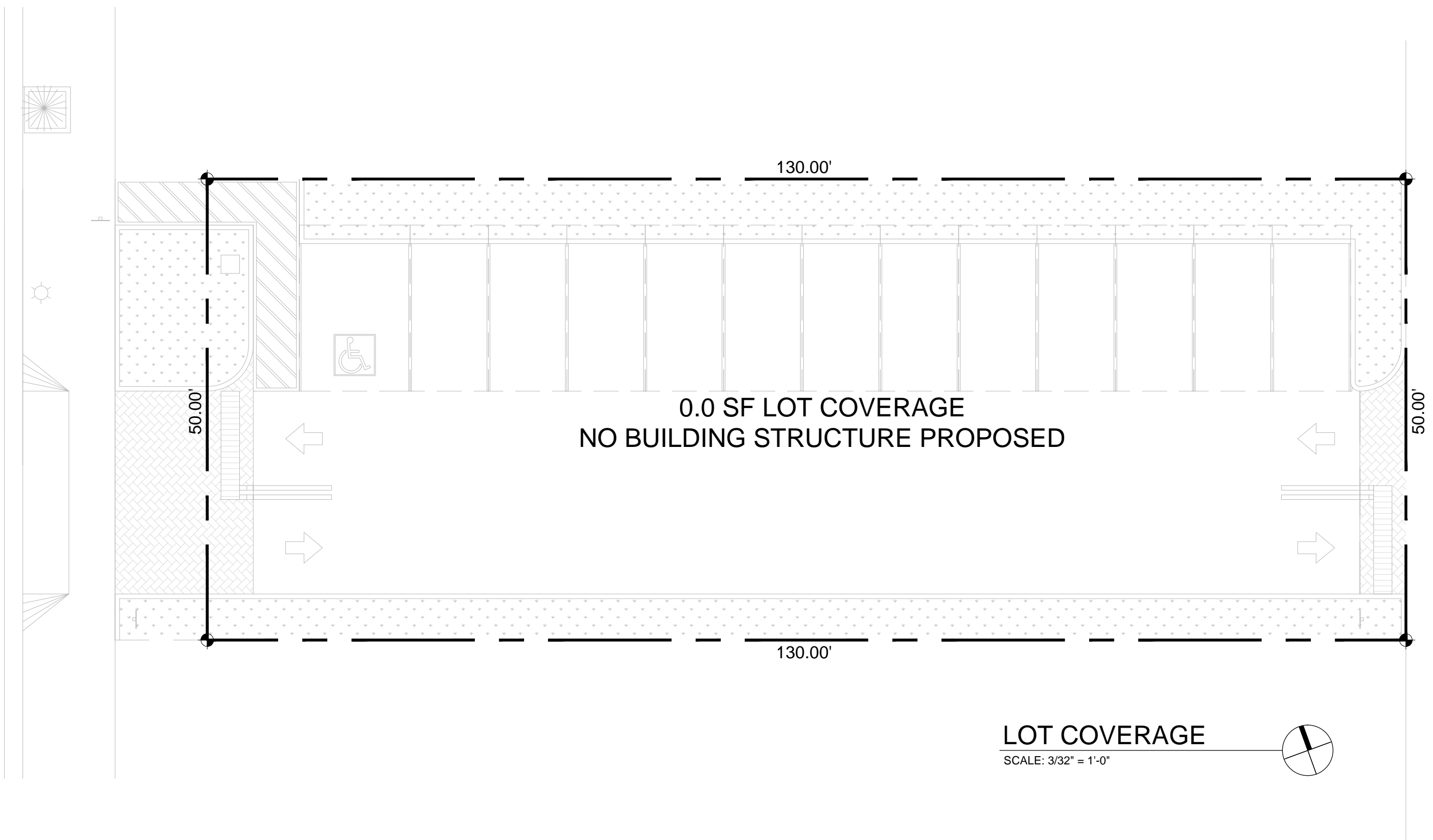
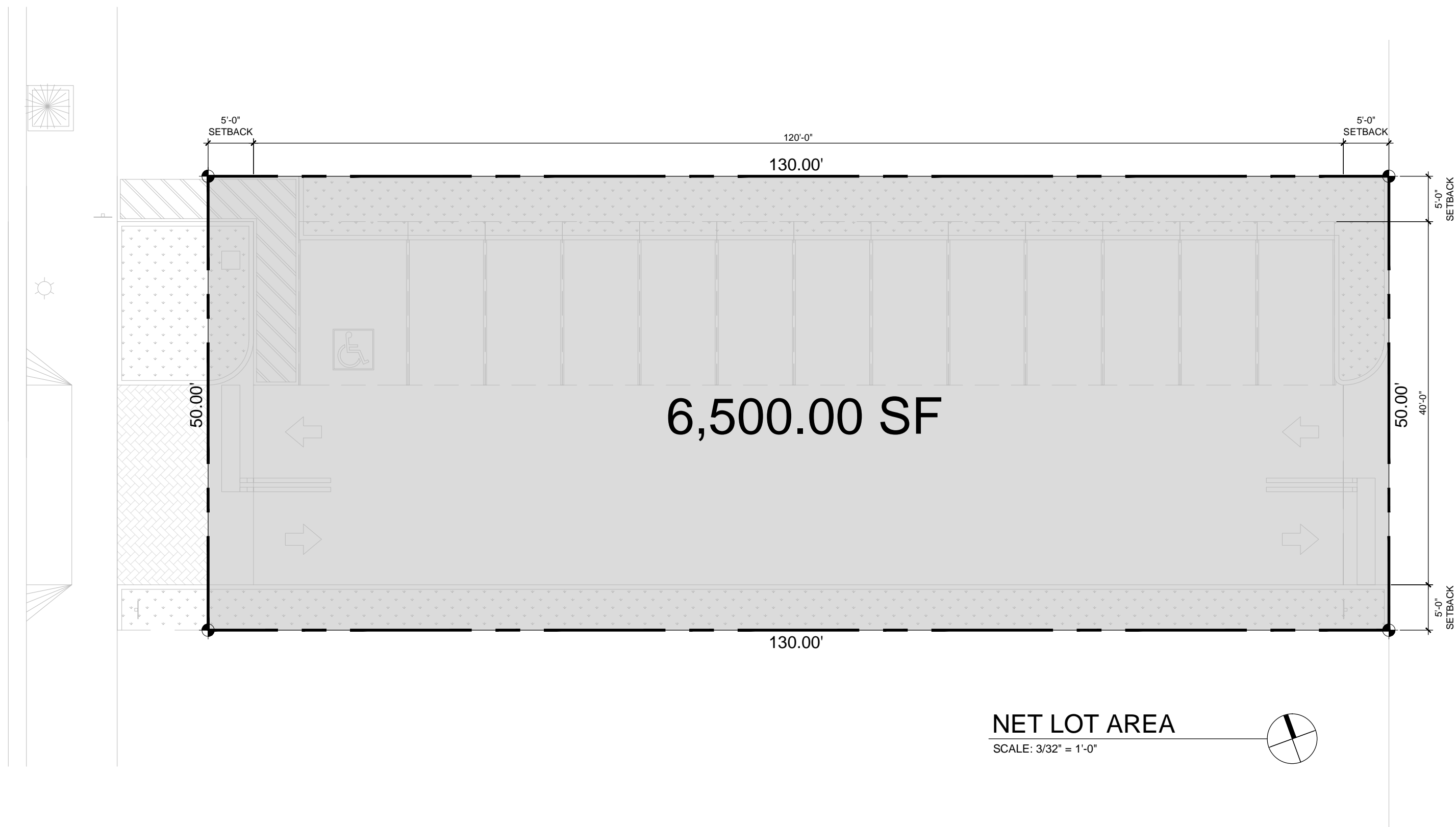
SITE PLAN

ASTA PARKING - 121 COLLINS AVE.

BEILINSON
GOMEZ

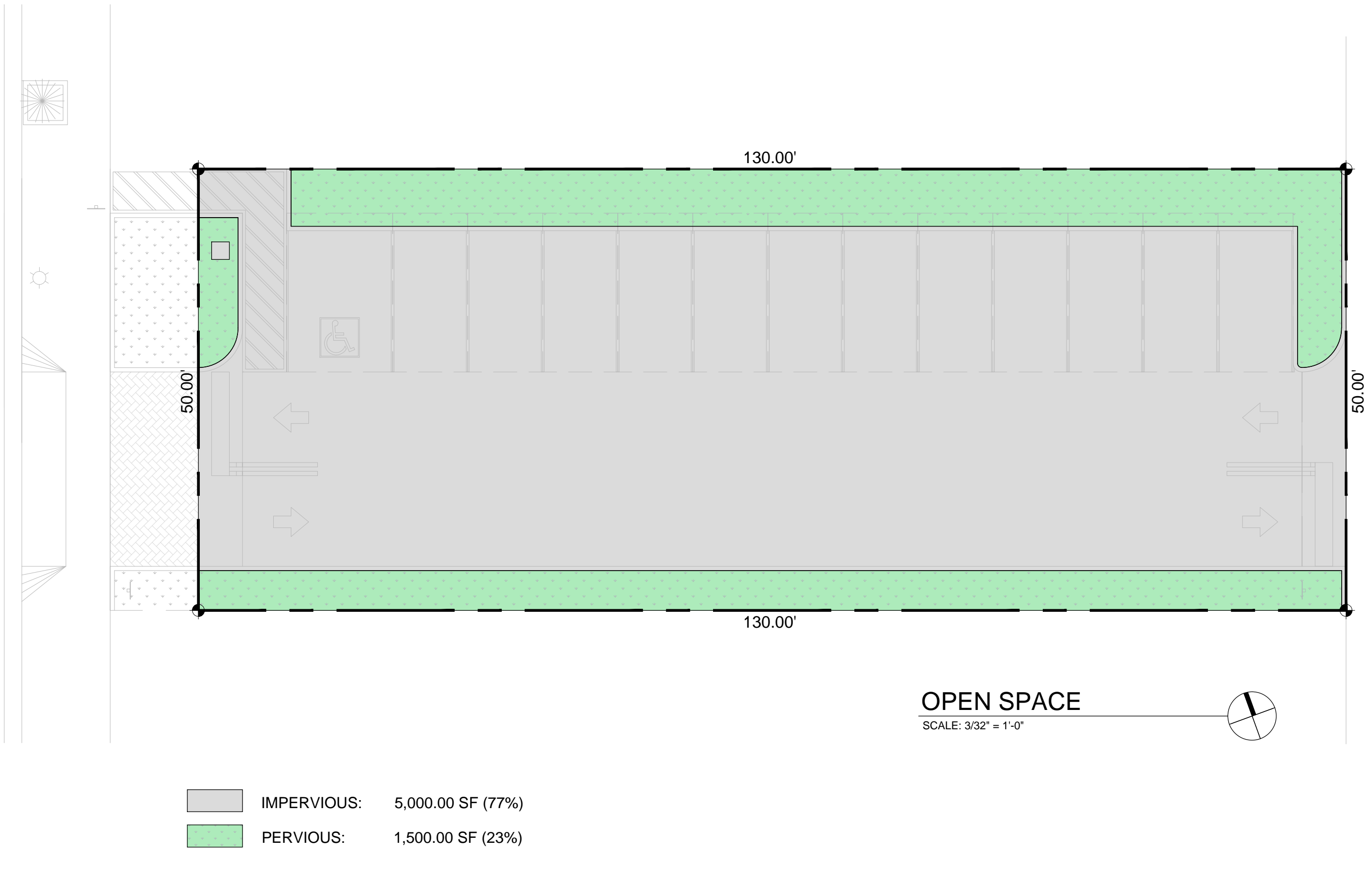
ARCHITECTS *pa*



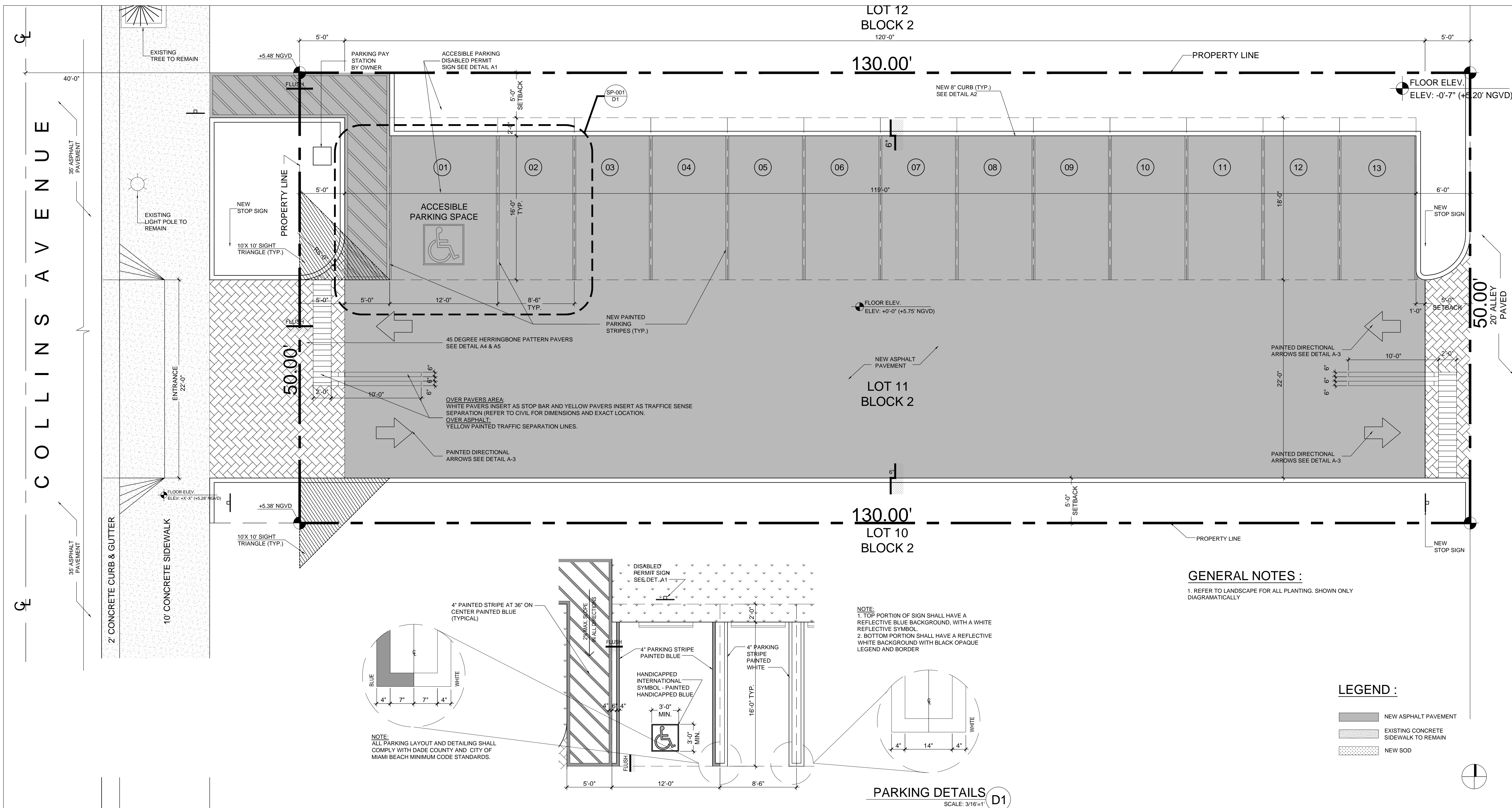


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11	PROPOSED OCCUPANCY:	LOT 11: PARKING LOT	PARKING PROVIDED: 13 SPACES

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
12	HEIGHT: 40'-0" (LOTS 50 FEET WIDE OR LESS)	-	-	-	
SETBACKS (AT GRADE PARKING LOT):					
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19	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES OR NO			



DATE	REVISION



GENERAL NOTES :
1. REFER TO LANDSCAPE FOR ALL PLANTING. SHOWN ONLY DIAGRAMMATICALLY

NOTE:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND, WITH A WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER

NOTE:
ALL PARKING LAYOUT AND DETAILING SHALL COMPLY WITH DADE COUNTY AND CITY OF MIAMI BEACH MINIMUM CODE STANDARDS.

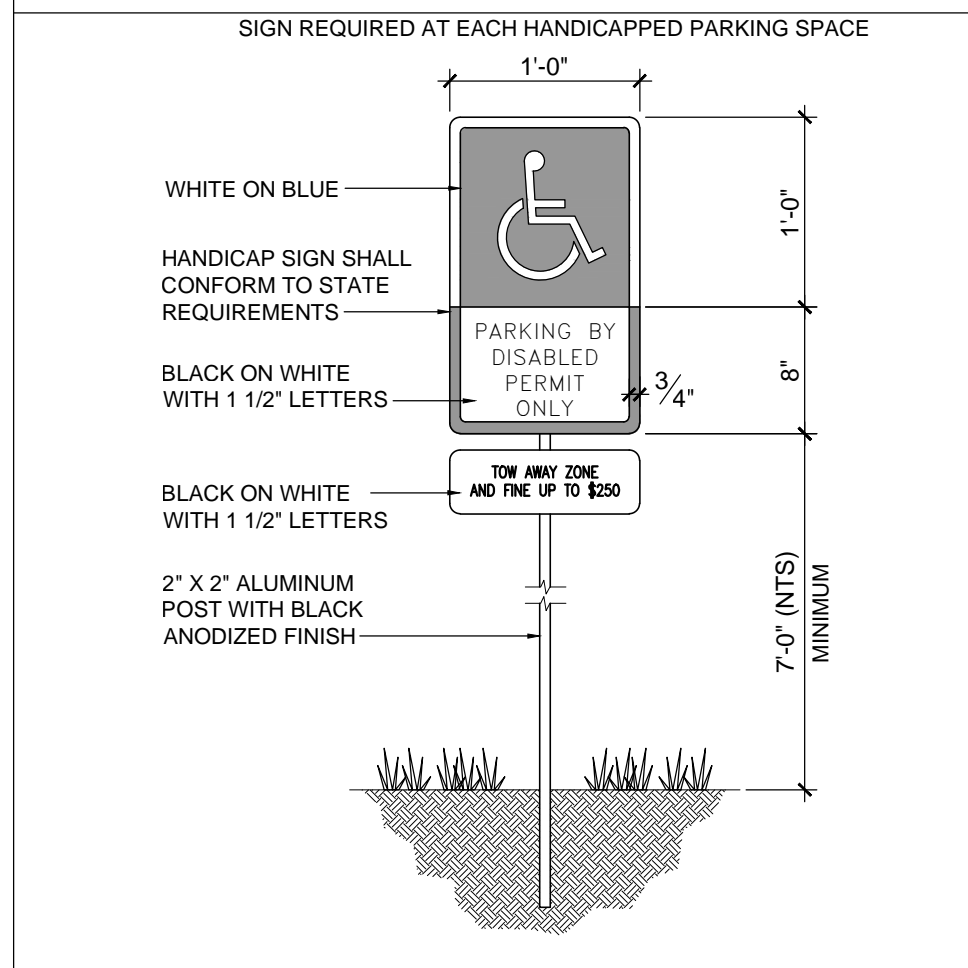
LEGEND :

- NEW ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK TO REMAIN
- NEW SOD

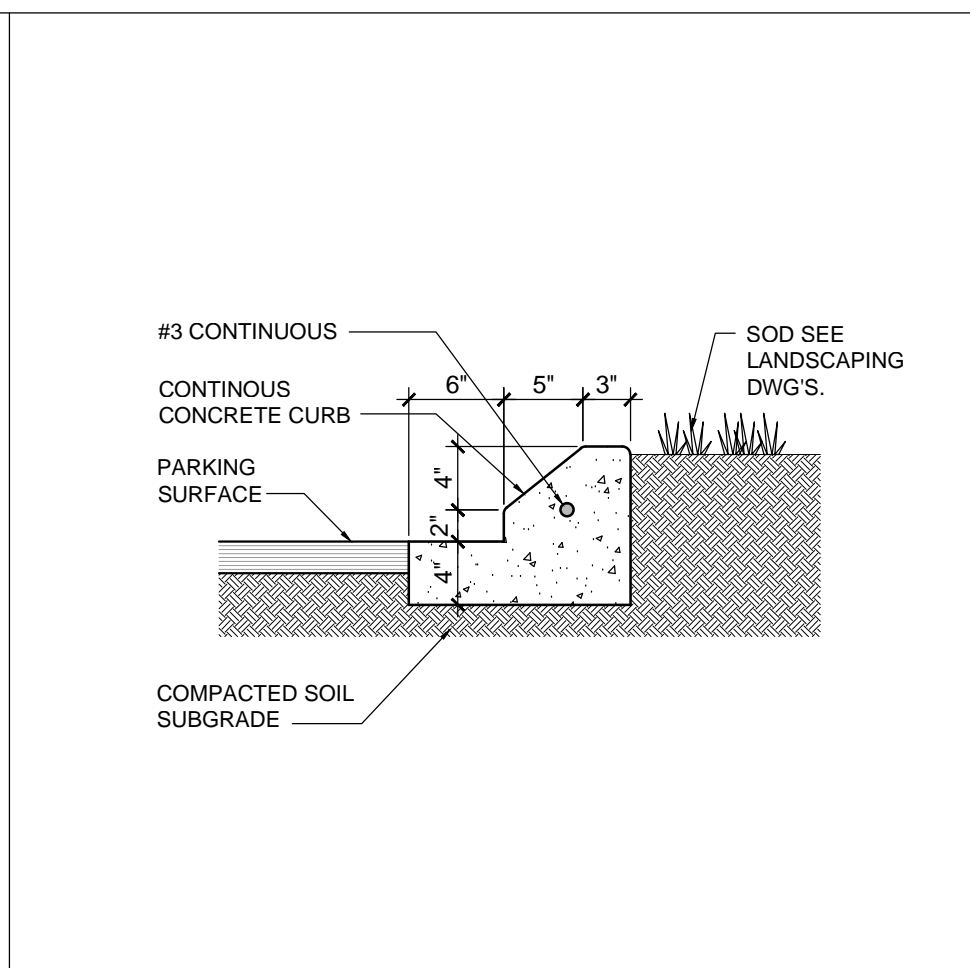
PARKING DETAILS
SCALE: 3/16" = 1'-0"
D1

ASTA PARKING
121 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

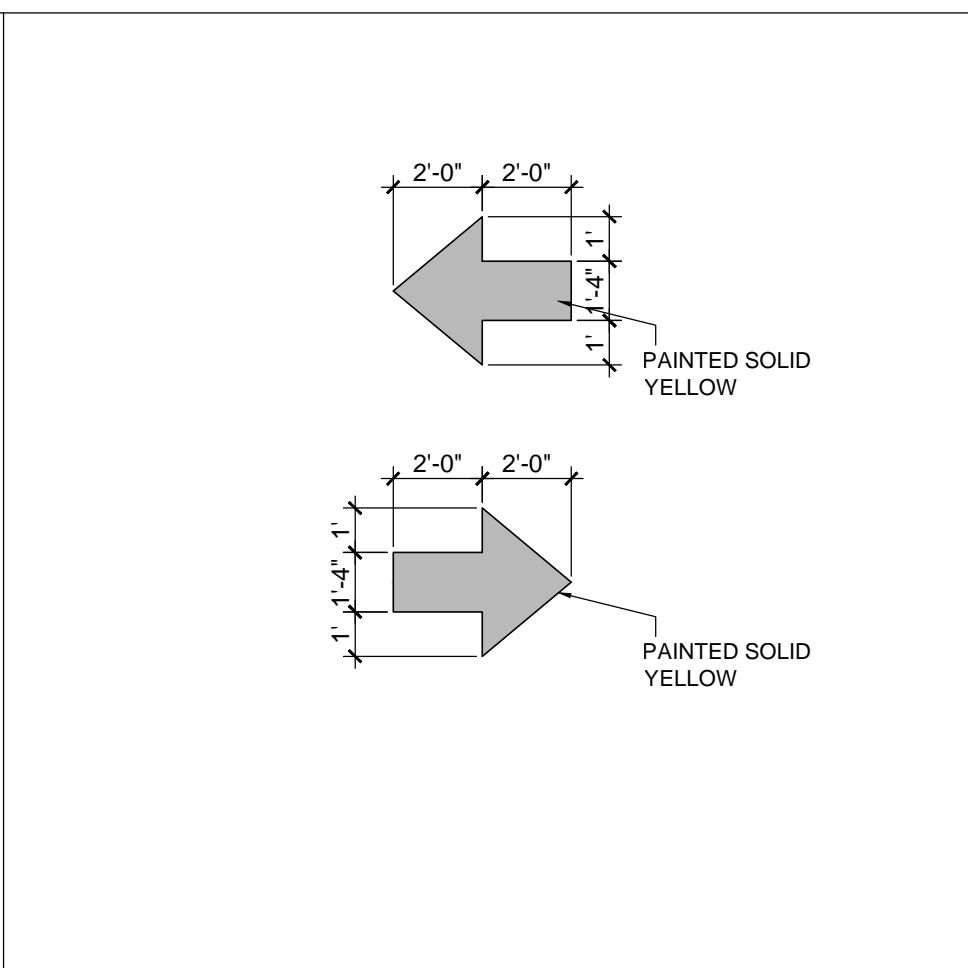
B1 SITE PLAN SCALE: 3/16" = 1'-0"



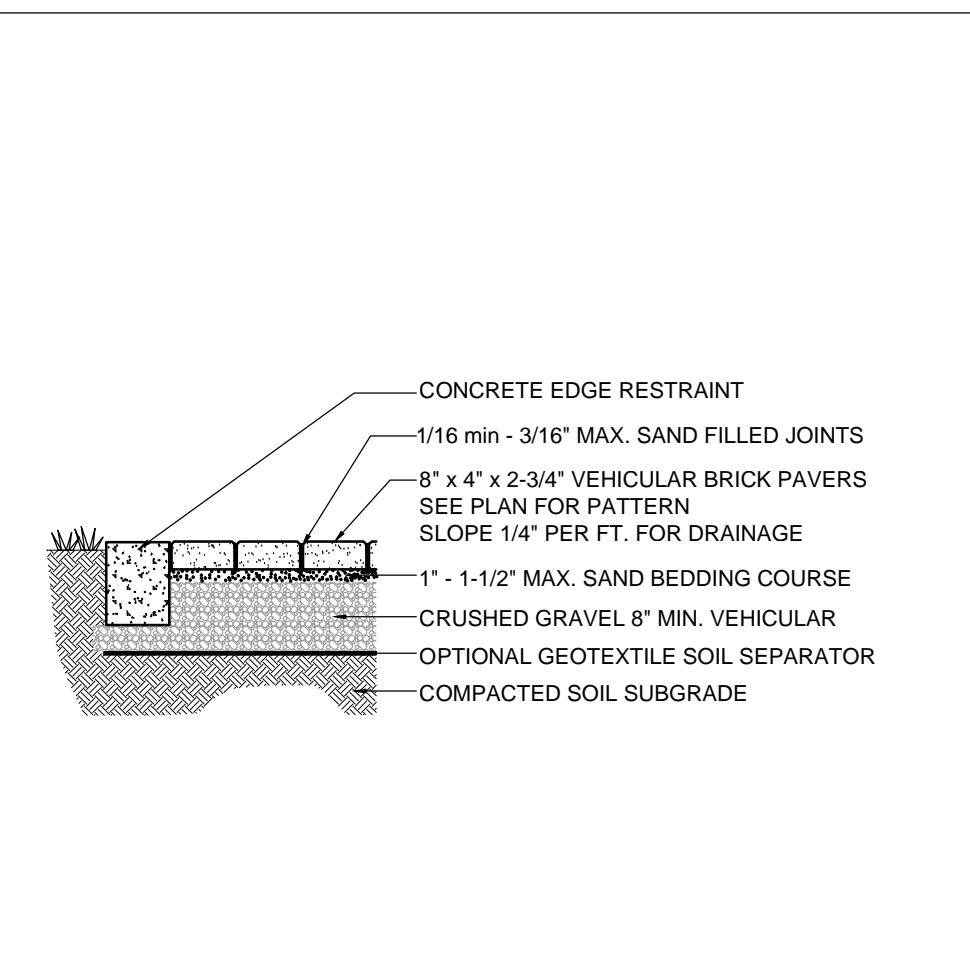
A1 DETAIL SCALE: 1" = 1'-0"



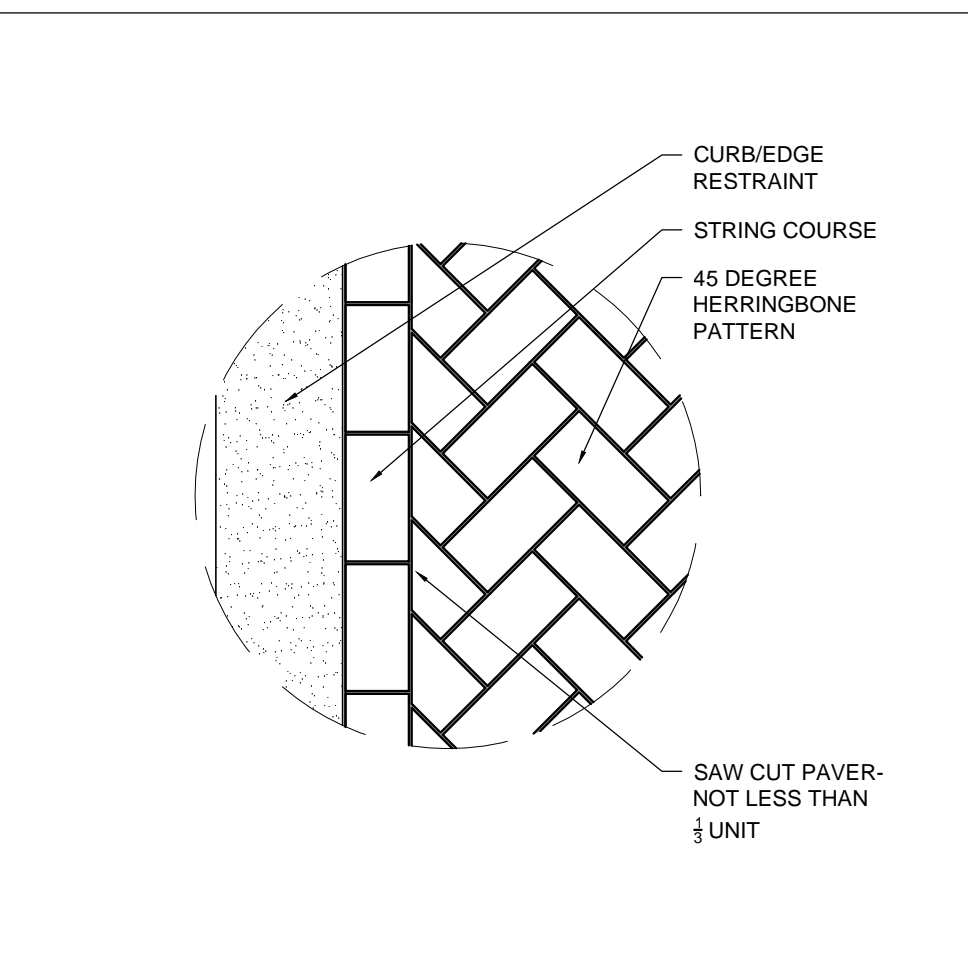
A2 CONCRETE CURB SCALE: 1" = 1'-0"



A3 DETAIL SCALE: 1" = 1'-0"



A4 DETAIL SCALE: 1" = 1'-0"



A5 DETAIL SCALE: 1" = 1'-0"



A6 TRASH DETAIL SCALE: NTS

DATE	REVISION

DWG. TITLE: **SITE PLAN DETAILS**

SCALE: **AS SHOWN**

PROJECT NO.: **2016-24**

DATE: **08-03-17**

SHEET NUMBER: **SP-101**

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