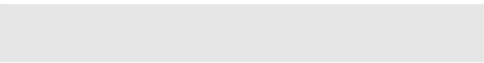




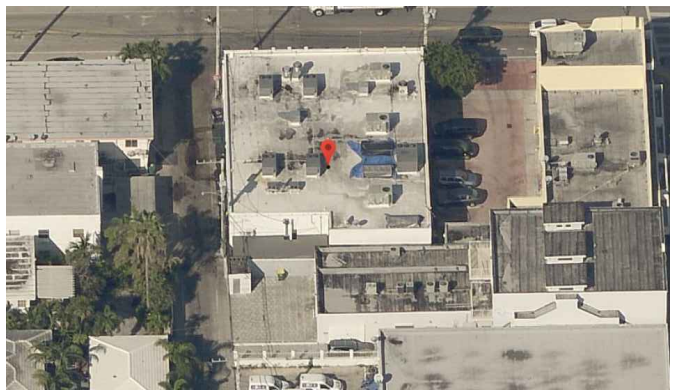
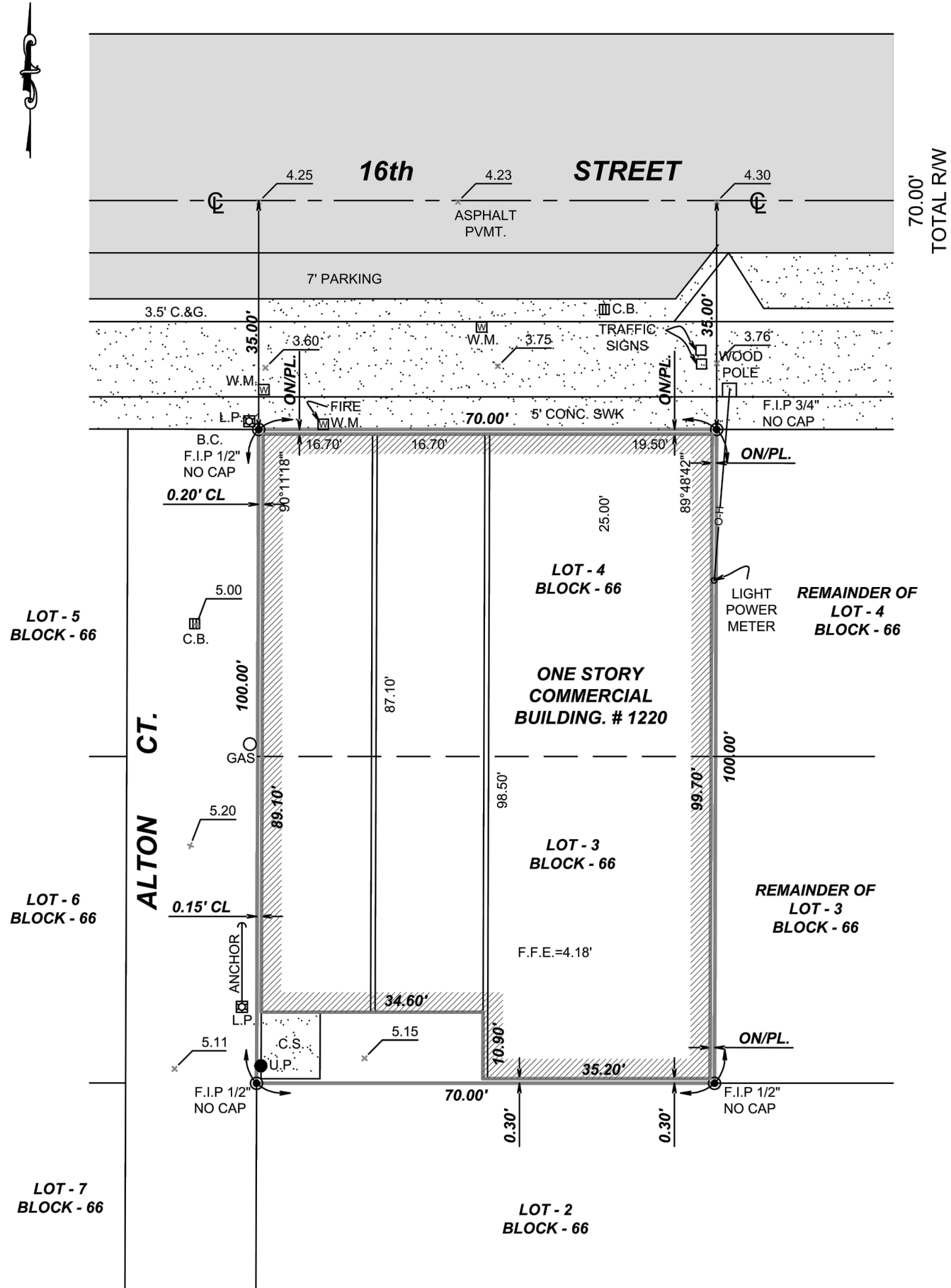
Ricky's Pizza
1222-1224 16TH STREET
MIAMI BEACH, FLORIDA



FINAL SUBMITTAL MAY 04, 2018
DESIGN REVIEW BOARD SET
SCOPE OF WORK - REPLACE EXISTING STOREFRONT
WITH NEW GLASS ROLL UP GARAGE DOORS
USE - A2 - III - B - CONSTRUCTION - LEVEL 1 ALTERATION
as per FBC (E) Chapter 4-401.1

Restaurant/Bar/Alcoholic beverage establishment with dancing and entertainment

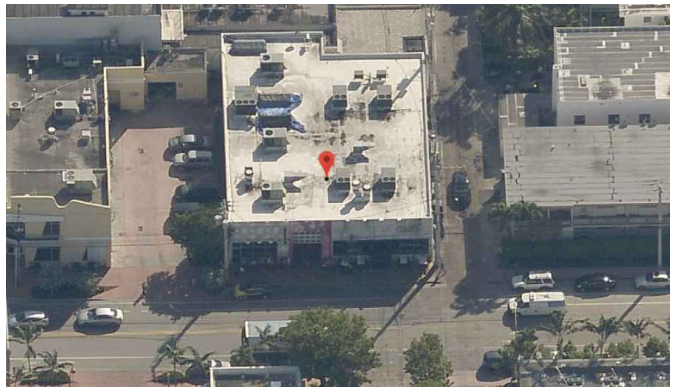
1 Property Survey
SCALE: NTS



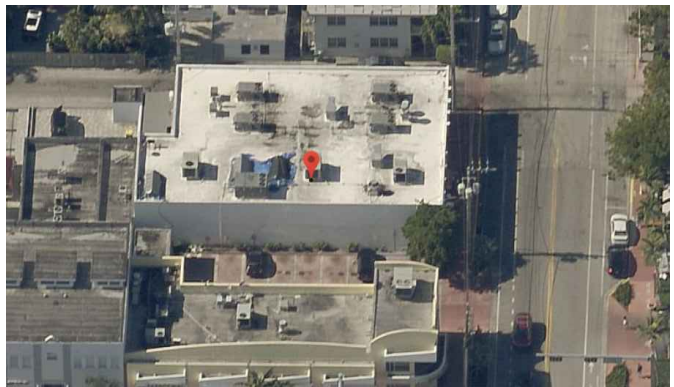
2 North Aerial Photo
SCALE: NTS



3 East Aerial Photo
SCALE: NTS



4 South Aerial Photo
SCALE: NTS



5 West Aerial Photo
SCALE: NTS

SOI-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

REVISION NO. DATE COMMENTS

NEW GLASS ROLL UP GARAGE DOORS FOR:
Ricky's Pizza
1222 - 1224 16TH STREET, MIAMI BEACH, FLORIDA

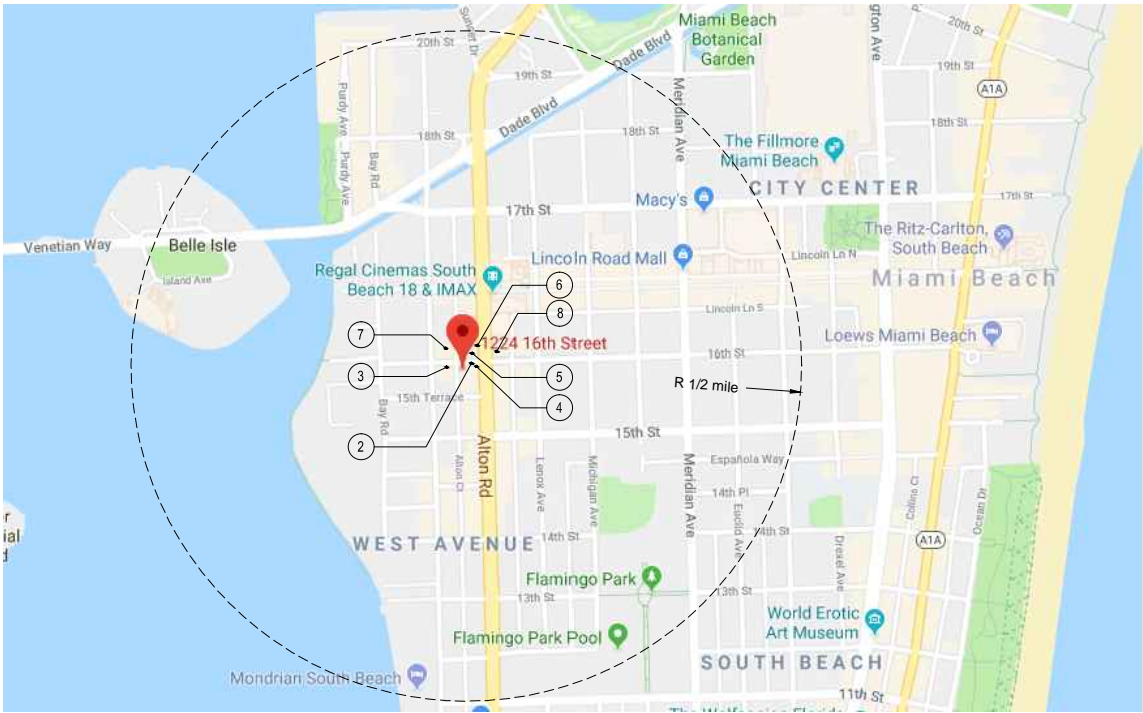
15-011-00
04-13-2018
05-04-2018
AS NOTED
NMI/AL
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Survey and
Aerial Photos

A002

DULCEM CONCEI RA ARCHITECT A001603
PRIMITIVO E CONCEI RA ARCHITECT A001446
6788 SW 80th STREET, MIAMI, FL 33143
P 305 740 0723 F 305 740 0718



1 Location Map
SCALE: NTS

2 Bodega Taqueria y Tequila
SCALE: NTS



3 1575 West Avenue
SCALE: NTS

4 Starbucks Coffee
SCALE: NTS

5 Halves & Wholes
SCALE: NTS



6 Plaza 1600
SCALE: NTS

7 Fontana
SCALE: NTS

8 McDonald's
SCALE: NTS



1 Exterior Photo
SCALE: NTS



2 Exterior Photo
SCALE: NTS



3 Exterior Photo
SCALE: NTS



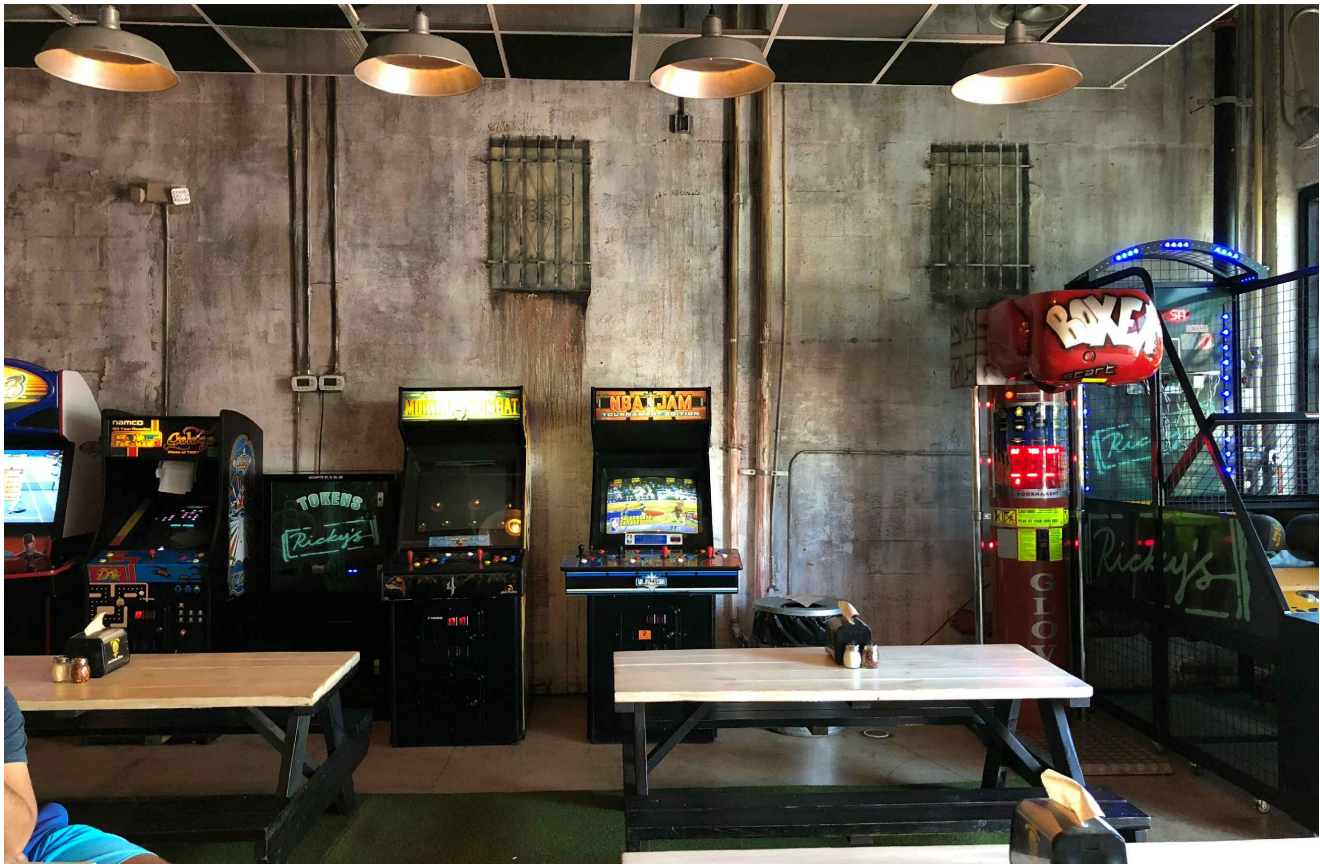
4 Exterior Photo
SCALE: NTS



1 Interior Photo
SCALE: NTS



2 Interior Photo
SCALE: NTS



3 Interior Photo
SCALE: NTS



4 Interior Photo
SCALE: NTS

Ricky's Pizza 1222 - 1224 16TH STREET, MIAMI BEACH, FLORIDA

NEW GLASS ROLL UP GARAGE DOORS FOR:

SOI-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

REVISION NO. DATE COMMENTS

15-01-00
04-13-2018
05-04-2018
AS NOTED
N/A
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Interior Photos

A005

6788 SW 80th STREET, MIAMI, FL 33143
P 305 740 0723 F 305 740 0718
PRIMITIVO E CONDE RA ARCHITECT A0014406



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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address: 1222-1224 16TH STREET, MIAMI BEACH, FLORIDA				
2	Board and file numbers : DRB18-0230				
3	Folio number(s): 02-3234-018-0530				
4	Year constructed:	1958	Zoning District:	CD-2	
5	Based Flood Elevation:	ZONE AE (EL 8 FEET)	Grade value in NGVD:		
6	Adjusted grade (Flood+Grade/2):	N/A	Lot Area:	7,000 Sq.Ft	
7	Lot width:	70 Feet	Lot Depth:	100 Feet	
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 FEET	19'-4"	19'-4"	
11	Number of Stories	2	1	1	
12	FAR	N/A	N/A	N/A	
13	Gross square footage	N/A	3,632	3,632	
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	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	5 FEET	5 FEET	5 FEET	
25	Side Setback:	5 FEET	5 FEET	5 FEET	
26	Side Setback:	5 FEET	5 FEET	5 FEET	
27	Side Setback facing street:	5 FEET	5 FEET	5 FEET	
28	Rear Setback:	5 FEET	5 FEET	5 FEET	
	Pedestal:				
29	Front Setback:	N/A	N/A	N/A	
30	Side Setback:	N/A	N/A	N/A	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	N/A	N/A	N/A	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	



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

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A	N/A	N/A	
40	Total # of parking spaces	N/A	N/A	N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	N/A	N/A	N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	
45	ADA Spaces	N/A	N/A	N/A	
46	Tandem Spaces	N/A	N/A	N/A	
47	Drive aisle width	N/A	N/A	N/A	
48	Valet drop off and pick up	N/A	N/A	N/A	
49	Loading zones and Trash collection areas	N/A	N/A	N/A	
50	racks	N/A	N/A	N/A	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	RESTAURANT	RESTAURANT	RESTAURANT	
52	Number of seats located outside on private property	N/A	0	0	
53	Number of seats inside	N/A	68	68	
54	Total number of seats	N/A	68	68	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	Interior/Food Truck=24 Interior/Lounge=44	Interior/Food Truck=24 Interior/Lounge=44	
56	Total occupant content	N/A	181	181	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	Restaurant=160 Kitchen=3 Bar Counter=16 Mezzanine= 2	Restaurant=160 Kitchen=3 Bar Counter=16 Mezzanine= 2	
58	Proposed hours of operation	Already licenced, see copy of BTR			
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	No			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	Already licenced, see copy of BTR			
61	Is this a contributing building?	No			
62	Located within a Local Historic District?	No			
Notes:					
If not applicable write N/A					
All other data information may be required and presented like the above format.					

THERE ARE NO EXTERIOR SEATS THAT ARE LOCATED ON PRIVATE PROPERTY.
ALL EXTERIOR SEATS ARE LOCATED WITHIN THE SIDEWALK CAFÉ.

CITY OF MIAMI BEACH
FIRE DEPARTMENT
OCCUPANT CONTENT



The maximum legal occupant content for this place of business is **181** persons. The minimum number of approved independent exits to the exterior of the building accessible to this occupancy is **2**.

Location: 1222-24 16TH STREET / MIAMI BEACH / FL.
"RICKY'S"


Division Fire Chief
Juan Meizoso

Date Issued: 11/7/16

Activity Number: FP1116-0466

It shall be unlawful to remove or deface this notice. If the occupant content number(s) above is exceeded (individual rooms, floors, total), the business license holder will be held liable and subject to the penalties stated in the City of Miami Beach Code, Chapter 50 for violating the Florida Fire Prevention Code.

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MH RICKY'S, LLC D/B/A RICKY'S
DBA: MH RICKY'S, LLC D/B/A RICKY'S
IN CARE OF: Jared Galbut
ADDRESS: 1222 16Th St
MIAMI BEACH, FL 33139-2309

LICENSE NUMBER: BTR000463-05-2016
Beginning: 10/01/2017
Expires: 09/30/2018
Parcel No: 0232340180530

TRADE ADDRESS: 1222 16Th St

Code	Business Type
95005805	DANCE HALL/ENTERT. W/ALCOHOL
95016400	RESTAURANT / BARS
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)

Dance Hall: Alcohol Served	Yes
Dance Hall: #Occupants	181
Restaurants/Bars: #Chairs	68

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information
OCCUPYING 1222 & 1224 16TH STREET
Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

MH RICKY'S, LLC D/B/A RICKY'S
3050 Biscayne Blvd, Ph1
MIAMI, FL 33137-2309

3313923097

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

NEW GLASS ROLL UP GARAGE DOORS FOR:
Ricky's Pizza
1222 - 1224 16TH STREET, MIAMI BEACH, FLORIDA

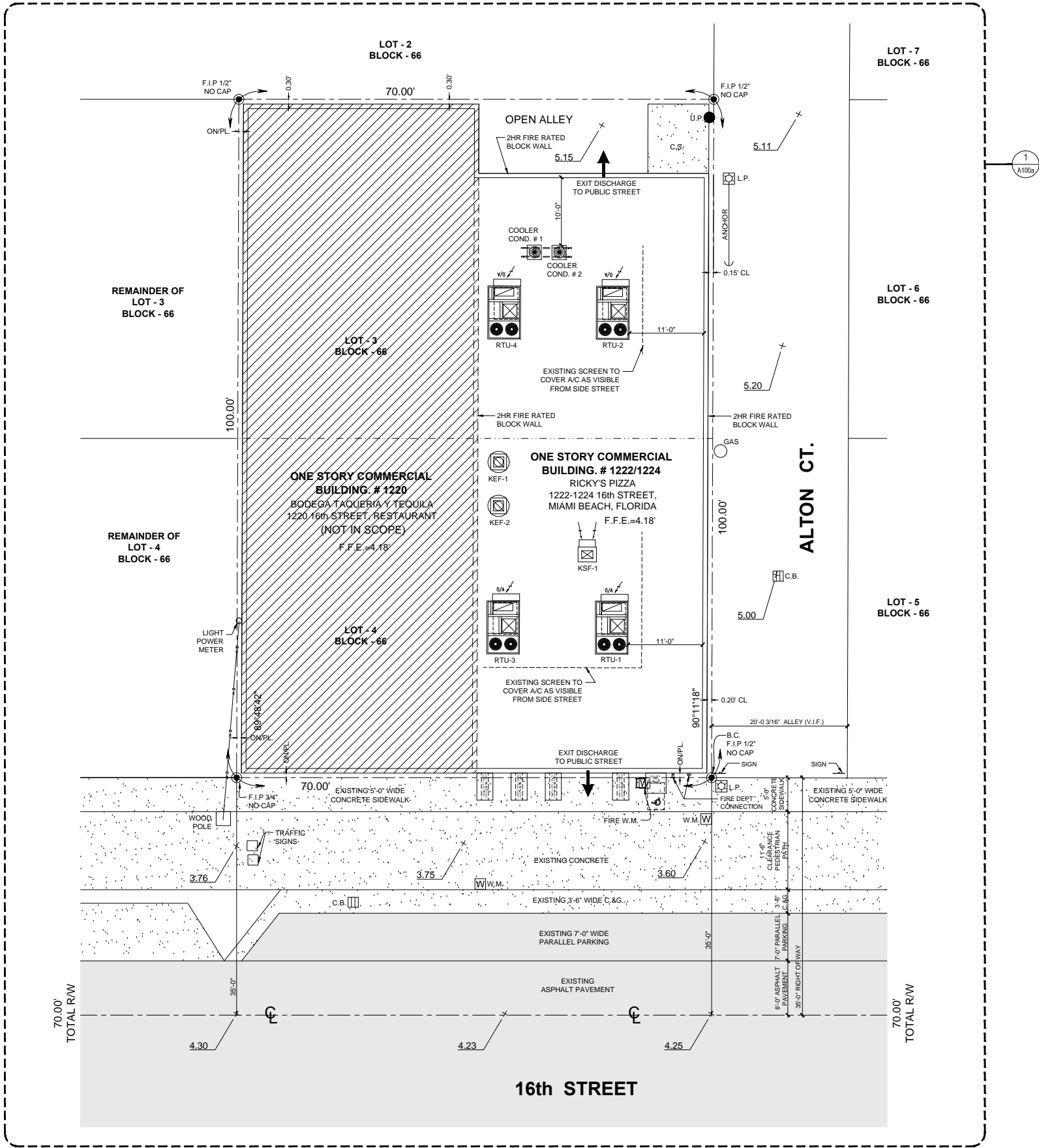
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15-011-00
04-13-2018
05-04-2018
AS NOTED
N/A/L
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
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CHECKED BY:

Occupant Content
& Certificate of Use

A007



EXISTING EXTERIOR BLOCK WALL IS 2HR FIRE RATED AS PER TABLE 602 - GROUP A REQUIRES $5 \leq x < 10$

EB912 - SECTION 912.6.1/TABLE 912.6 EXCEPTION - ALLOWS 2 HR FIRE RATED WALL LESS THAN 3 STORIES A-2/A-3 USE GOING FROM HAZARD - 2 - MERCANTILE TO HAZARD 3 - ASSEMBLY THERE BEING A LOWER HAZARD.

1 STORY C.B.S.

1222-1224 16TH STREET,
MIAMI BEACH, FL 33125

ALL EXTERIOR SHELL ---- EXISTING
ALL INTERIOR ----- EXISTING
TOTAL SQ. FT. ----- 3,632
TOTAL SEATS ----- 94

PROPOSED SQ.FT.

RICKY'S PIZZA (1222/1224)

First Floor ----- 3,134 Sq. Ft.
Mezzanine Floor ----- 498 Sq. Ft.

SEAT COUNT

TOTAL NO. OF EXTERIOR SEATS = 26
TOTAL NO. OF INTERIOR SEATS = 68
TOTAL SEAT COUNT = 94

TOTAL NO. OF EXTERIOR TABLES = 5
TOTAL AREA OF EXTERIOR SEATING = 91.5 S.F.
* NOTE: PROPOSED SEATING IS NOT FIXED.

First Floor ----- 3,134 Sq. Ft. x $\frac{1}{2}$ = 1,045 Sq. Ft.
Mezzanine Floor --- 498 Sq. Ft.

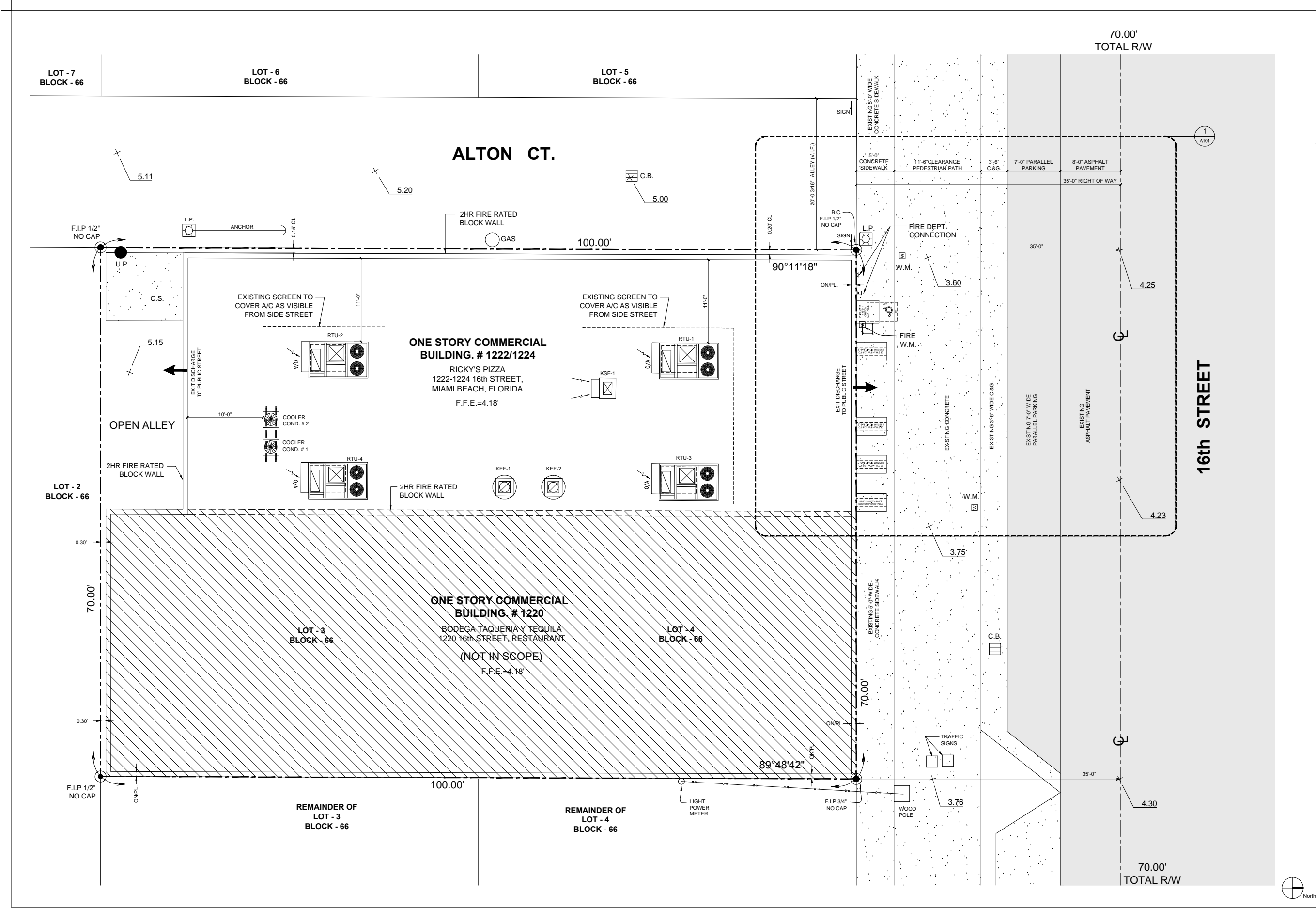
ADA - 5% x 76 = 3.8 = 4 seats

SIDE WALK CAFE AREA

99 SQ/FT

THERE ARE NO EXTERIOR SEATS THAT ARE LOCATED ON PRIVATE PROPERTY. ALL EXTERIOR SEATS ARE LOCATED WITHIN THE SIDEWALK CAFÉ.





1 Overall Site Plan
SCALE: 3/16" = 1'-0"

15-011-00
04-13-2018
05-04-2018
AS NOTED
NMI/AL
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Overall Site Plan

NEW GLASS ROLL UP GARAGE DOORS FOR:

Ricky's Pizza

1222 - 1224 16TH STREET, MIAMI BEACH, FLORIDA

REVISION NO.

DATE

COMMENTS

15-011-00
04-13-2018
05-04-2018
AS NOTED
NMI/AL
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Overall Site Plan

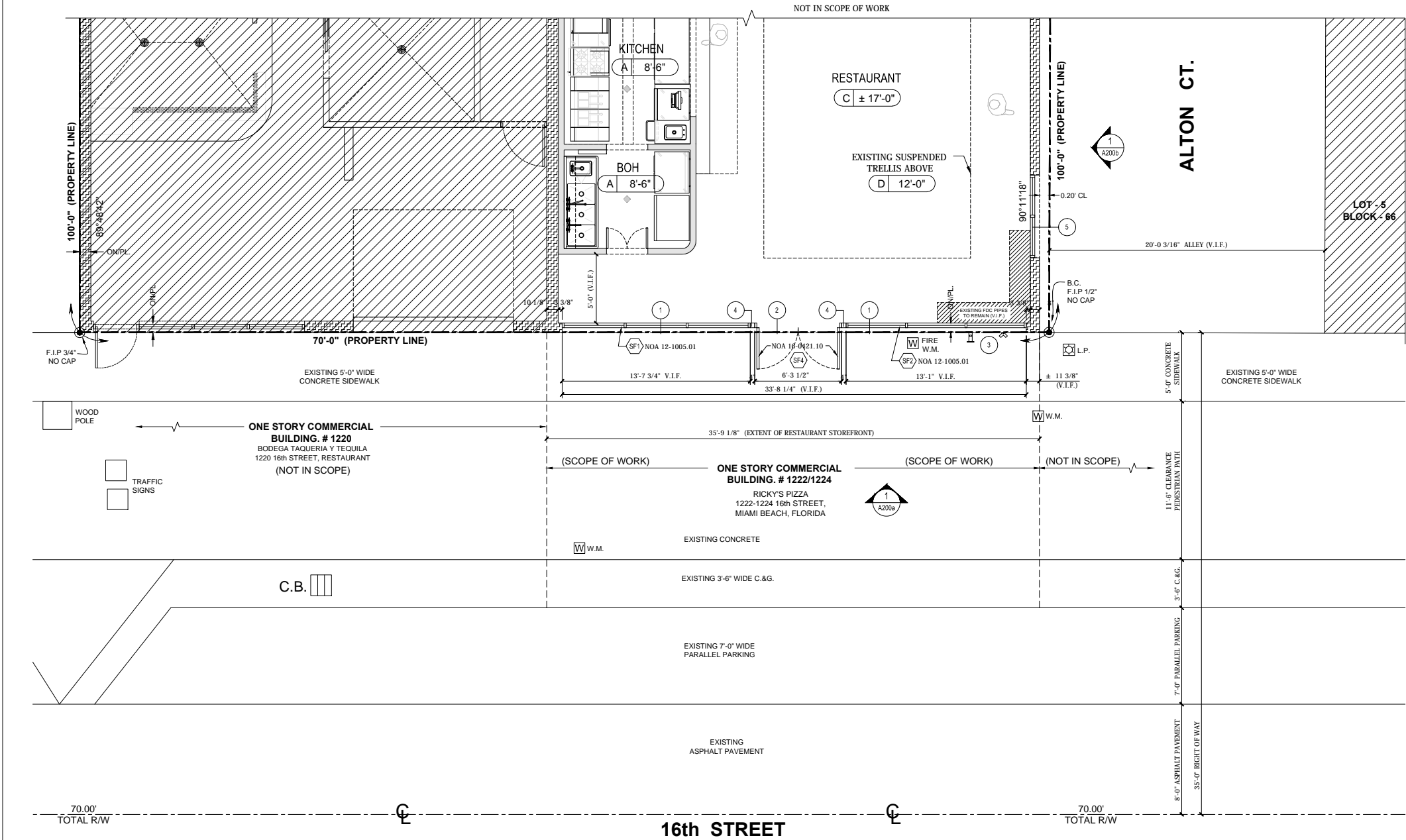
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04-13-2018
05-04-2018
AS NOTED
NMI/AL
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Overall Site Plan

SOL-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

6786 SW 80th STREET, MIAMI, FL 33143
P 305 740 0723 F 305 740 0718
PRIMITIVO E CONDE RA ARCHITECT A8014406



- NOTES:
1. REMOVE EXISTING STOREFRONT
 2. EXISTING STOREFRONT AND DOOR TO REMAIN.
 3. FIRE DEPARTMENT CONNECTION TO REMAIN.
 4. EXISTING COLUMN TO REMAIN.
 5. EXISTING WINDOW TO REMAIN.
 6. EXISTING DOWNSPOUTS TO REMAIN.

- GENERAL NOTES:
- THIS IS NOT AN OPEN AIR ENTERTAINMENT ESTABLISHMENT

- LEGENDS:
- EXISTING 2HR FIRED RATED BLOCK WALL TO REMAIN
- CEILING MATERIAL
- CEILING HEIGHT

- CEILING TYPES:
- A 2'X2' ACOUSTIC CEILING TILE (ACT-1)
- B GYPSUM BOARD CEILING (PT-02)
- C EXPOSED TO STRUCTURE (PT-01)
- D SUSPENDED TRELLIS (WD-01)

EXISTING SQ.FT.

RICKY'S PIZZA (1222/1224)

First Floor 3,134 Sq. Ft.

Mezzanine Floor 498 Sq. Ft.

1 Existing Floor Plan

SCALE: 1/4" = 1'-0"

2 Notes and Legend

SCALE: NTS

SOL-ARCH

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

REVISION NO. DATE COMMENTS

NEW GLASS ROLL UP GARAGE DOORS FOR:

Ricky's Pizza

1222 - 1224 16TH STREET, MIAMI BEACH, FLORIDA

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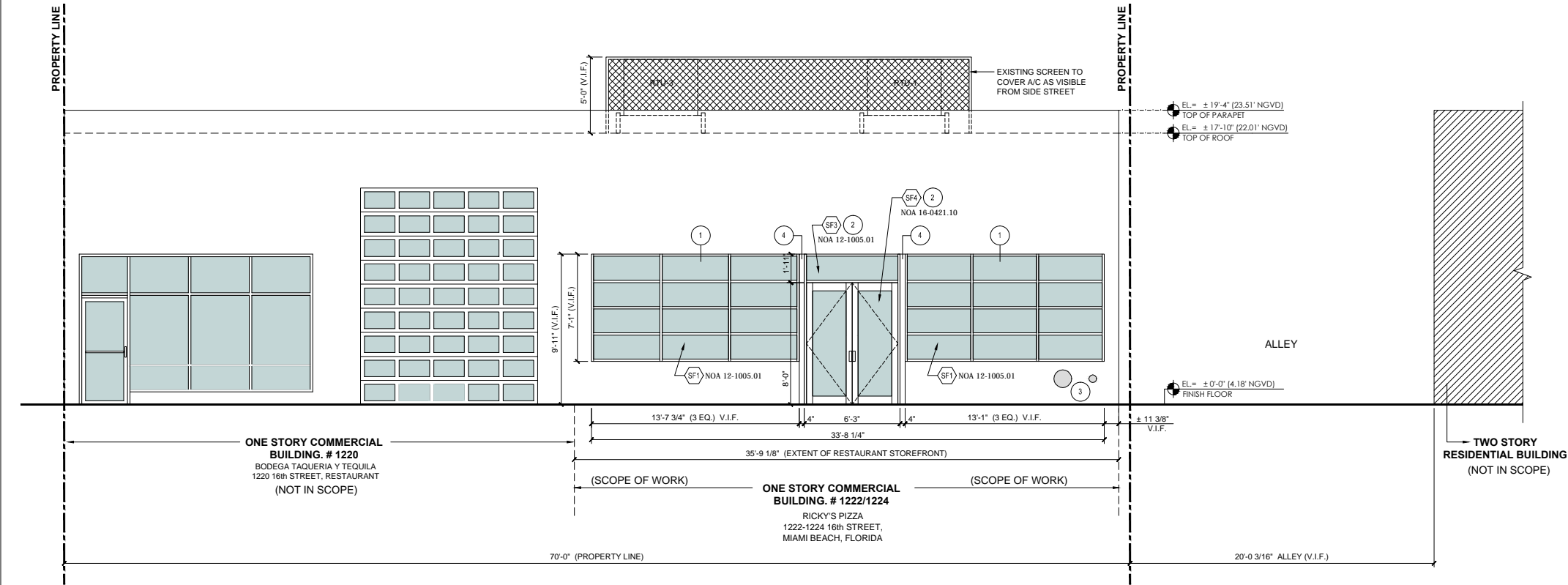
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05-04-2018
AS NOTED
N/A/L
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Existing Floor Plan

A200

6788 SW 80th STREET, MIAMI, FL 33143
P 305 740 0723 F 305 740 0718
PRIMITIVO E CONDE RA ARCHITECT A8014406



- NOTES:
1. REMOVE EXISTING STOREFRONT
 2. EXISTING STOREFRONT AND DOOR TO REMAIN.
 3. FIRE DEPARTMENT CONNECTION TO REMAIN.
 4. EXISTING COLUMN TO REMAIN.
 5. EXISTING WINDOW TO REMAIN.
 6. EXISTING DOWNSPOUTS TO REMAIN.

EXISTING SQ. FT.
RICKY'S PIZZA (1222/1224)
First Floor 3,134 Sq. Ft.
Mezzanine Floor 498 Sq. Ft.

NOTE: BUILDING SIGNAGE AND
LIGHTING TO REMAIN

1 Existing Front Elevation (North)
SCALE: 1/4" = 1'-0"

2 Notes
SCALE: NTS

NEW GLASS ROLL UP GARAGE DOORS FOR:
Ricky's Pizza
1222 - 1224 16TH STREET, MIAMI BEACH, FLORIDA

SOI-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

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6786 SW 60th STREET, MIAMI FL 33143

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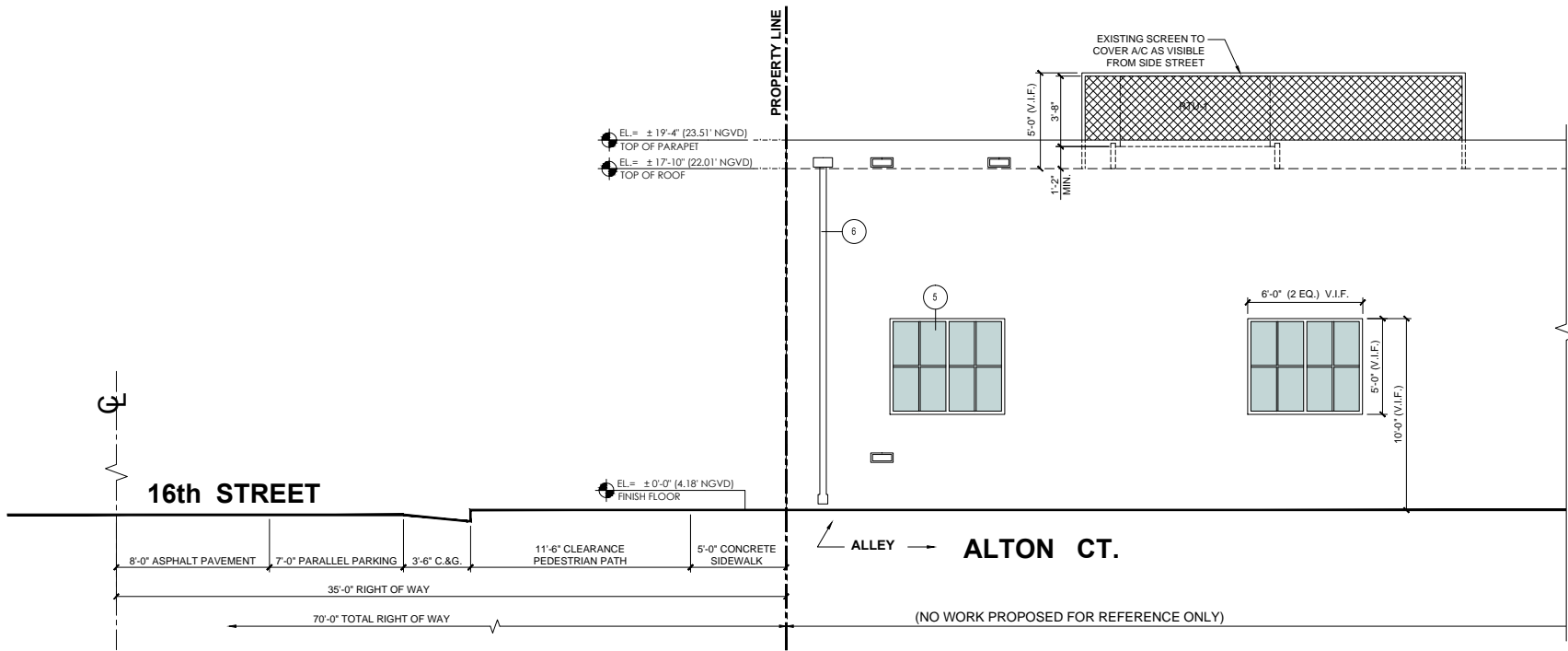
15-011-00
04-13-2018
05-04-2018
AS NOTED
N/A/L
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Existing Front
Elevation (North)

A200a

1 Existing Right Side Elevation (West)
SCALE: 1/4" = 1'-0"



NOTE: BUILDING SIGNAGE AND
LIGHTING TO REMAIN

2 Notes
SCALE: NTS

EXISTING SQ. FT.
RICKY'S PIZZA (1222/1224)
First Floor 3,134 Sq. Ft.
Mezzanine Floor 498 Sq. Ft.

- NOTES:
1. REMOVE EXISTING STOREFRONT
 2. EXISTING STOREFRONT AND DOOR TO REMAIN.
 3. FIRE DEPARTMENT CONNECTION TO REMAIN.
 4. EXISTING COLUMN TO REMAIN.
 5. EXISTING WINDOW TO REMAIN.
 6. EXISTING DOWNSPOUTS TO REMAIN.

SHEET
Exist. Right Side
Elevation (West)
A200b

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

15-011-00
04-13-2018
05-04-2018
AS NOTED
NM/AL
DC

NEW GLASS ROLL UP GARAGE DOORS FOR:
Ricky's Pizza
1222 - 1224 16TH STREET, MIAMI BEACH, FLORIDA

REVISION NO. DATE COMMENTS

SOI-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

DULCEM CONDE RA ARCHITECT A80016803
PRIMITIVO E CONDE RA ARCHITECT A8014406
6786 SW 80th STREET, MIAMI FL 33143
P 305 740 0723 F 305 740 0718



ONE STORY COMMERCIAL
BUILDING. # 1220

BODEGA TAQUERIA Y TEQUILA
1220 16th STREET, RESTAURANT

(NOT IN SCOPE)

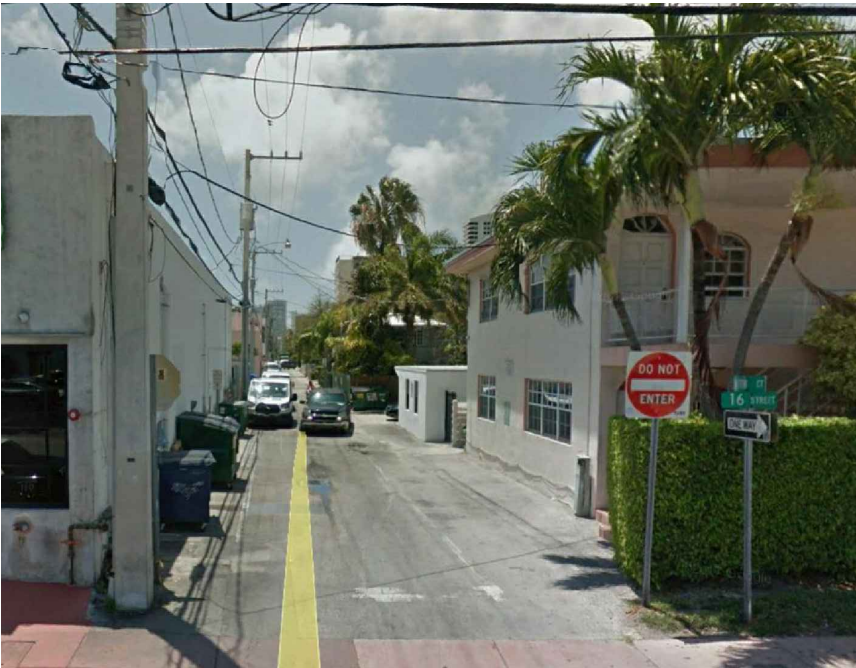


ONE STORY COMMERCIAL
BUILDING. # 1222/1224

RICKY'S PIZZA
1222-1224 16th STREET,
MIAMI BEACH, FLORIDA

(SCOPE OF WORK)

NOTE: BUILDING SIGNAGE AND LIGHTING TO REMAIN



ALLEY
(NOT IN SCOPE)