

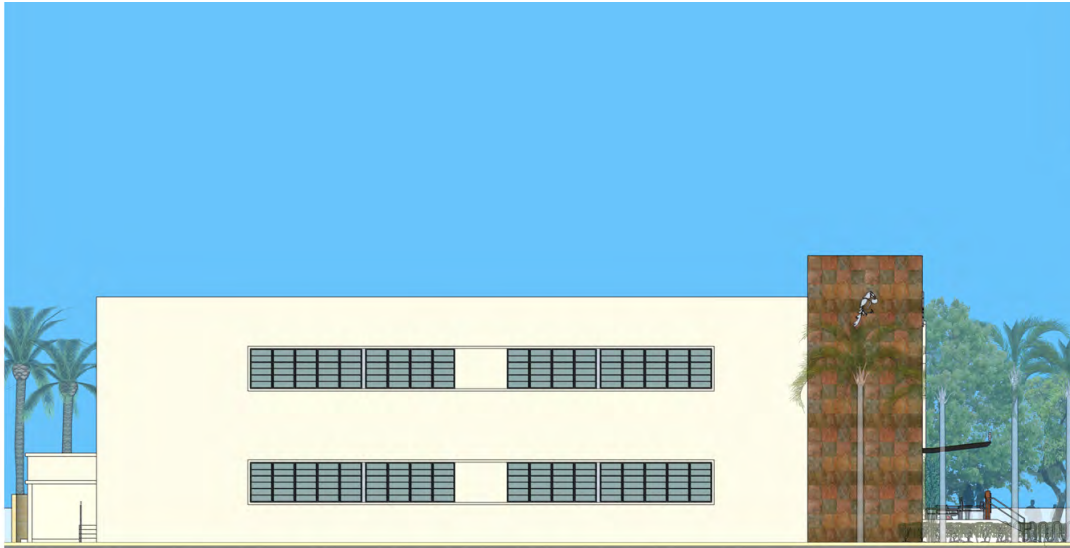


COCO BAMBU RESTAURANT



COCO BAMBU RESTAURANT

BEILINSON
GOMEZ
ARCHITECTS *spa*



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



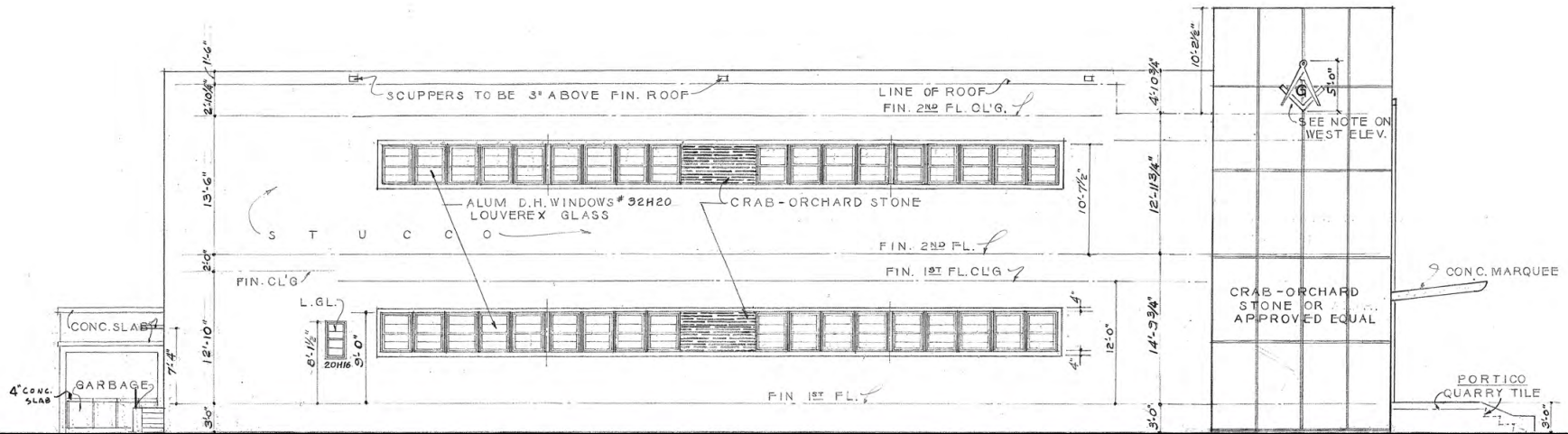
EAST ELEVATION

COCO BAMBU RESTAURANT

BEILINSON
GOMEZ,
ARCHITECTS *spa*



PROPOSED NORTH ELEVATION



ORIGINAL NORTH ELEVATION



COCO BAMBU RESTAURANT

BEILINSON
GOMEZ
ARCHITECTS *spa*

PROJECT INFORMATION

LEGAL DESCRIPTION

LOT 11 & 12, BLOCK 123 OF "LENOX MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 15, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA (SPECIAL WARRANTY DEED, DATED MAY 20TH, 1992, RECORDED IN OFFICIAL RECORDS BOOK 15519, PAGE 2864, MIAMI-DADE COUNTY RECORDS)

SCOPE OF WORK

RENOVATE AND REHABILITATE AN EXISTING TENANT SPACE OF APPROXIMATELY 16,600 SQUARE FEET AS A NEW RESTAURANT

ZONING SUMMARY

PROJECT ADDRESS:	955 ALTON ROAD MIAMI BEACH, FL, 33139		
ZONING DISTRICT:	CD-2 (COMMERCIAL MEDIUM DENSITY)		
PRESENT OCCUPANCY:	ART SCHOOL		
PROPOSED OCCUPANCY:	RESTAURANT		
LOT SIZE:	20,400 S.F.		
EXISTING BUILDING AREA:	14,628.82 SF		
PROPOSED BUILDING AREA:	16,375.09 SF		
	ALLOWED	EXISTING	PROPOSED
FAR	1.5	.72	0.81
GROSS AREA:	30,600 SF	14,628.82 SF	16,375.09 SF
FRONT SETBACK:	5'-0"	25'-5"	25'-5"
SIDE STREET SETBACK:	5'-0"	4'-8"	4'-8"
INTERIOR SETBACK:	5'-0"		45'-0"
REAR SETBACK:	5'-0"	5'-0"	5'-0"
MAX. BUILDING HEIGHT	50'-0"	34'-2"	34'-2"
MAX. NUMBER STORIES	5	2	2
TOP OF HIGHEST ARCH. PROJECTION:		41'-8"	41'-8"

SCHEDULE OF PROPOSED AREAS

GROUND FLOOR PLAN	8,281.70 S.F.
2ND FLOOR PLAN	8,093.39 S.F.
TOTAL AREA:	16,375.09 S.F.

SEATING CAPACITY PROPOSED

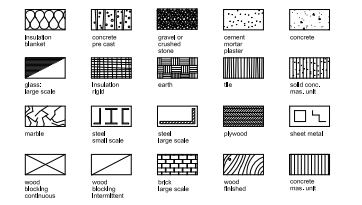
	INTERIOR	BAR	EXTERIOR	TOTAL
GROUND FLOOR PLAN	143	29	48	220
2ND FLOOR PLAN	216	14		230
TOTAL SEATING:	359	43	48	450

TYPE OF USE: RESTAURANT

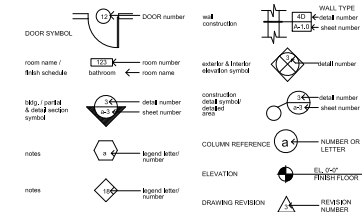
TYPE OF USE: RESTAURANT PARKING

PARKING DISTRICT # 1	ALLOWED	EXISTING	PROPOSED
# OF TOTAL PARKING SPACES	1 SPACE PER 4 SEATS 113	15	15
# OF TOTAL PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A		
# OF TOTAL PARKING SPACES PER LEVEL(PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A		
PARKING SPACES DIMENSIONS	8'-6"X 18'-0"	VARIES	8'-6"X 18'-0"
PARKING SPACES CONFIGURATION	90 °	90 °	90 °
TANDEM SPACES	N/A	N/A	N/A
DRIVE AISLE WIDTH	22'-0"	VARIES	22'-0"
VALET DROP OFF AND PICK UP	@ INTERIOR DRIVEWAY		
LOADING ZONE AND TRASH COLLECT.	SEE SITE PLAN		

MATERIAL LEGEND



SYMBOL LEGEND



ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Map Panel Number _____ 12086C0319
SUFFIX _____ L
MAP REVISED DATE _____ 07-01-2014
FLOOD ZONE (S) _____ AE
BASE FLOOD ELEVATIONS _____ 8.00'

PROJECT TEAM

OWNER:	LANDSCAPE ARCHITECT:
DANNY HERTZBERG	ROSEBERG GARDNER DESIGN
1420 W 22 ND STREET	Corporate # LC00000206
MIAMI BEACH, FL, 33140	1670 NW 78TH AVE, Suite 214
	MIAMI, FLORIDA 33015
DESIGN/PROJECT ARCHITECT:	Phone: 305-992-1019
DELLONSON GOMEZ ARCHITECTS PA	

JOSE L. GOMEZ, AR 0015416
8101 BISCAYNE BLVD., SUITE 300-310
MIAMI, FL 33136-0664
TEL. (305) 568.1250
FAX. (305) 551.1740

STRUCTURAL ENGINEER:
YOUSSEF HACHEM

INTERIOR DESIGNER:
MICHAEL WOLK DESIGN ASSOCIATES
MICHAEL WOLK
31 NE 28th Street
Miami, FL 33137
TEL. (305) 576-2898

CONSULTING ENGINEERING CA 95553
12151 SW 128th Court Suite 104
MIAMI FL 33186
TEL. (305) 469-9423
FAX. (305) 909-9433

CIVIL:
RICHARD B. BOCHNIEWICZ
CONSULTING ENGINEERING & SCIENCE INC
10705 NORTH KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33178

MEP ENGINEER:
ES|ENERGY SCIENCE INC. CONSULTING ENGINEERS
C/A, #27265
ESBER AND|ROGLU, P.E.
MECH. / ELEC. - #42454
2821 DOUGLASS ROAD
M|A|I, FL 33133
TEL. 305-646-0826 FAX. 305-646-7375

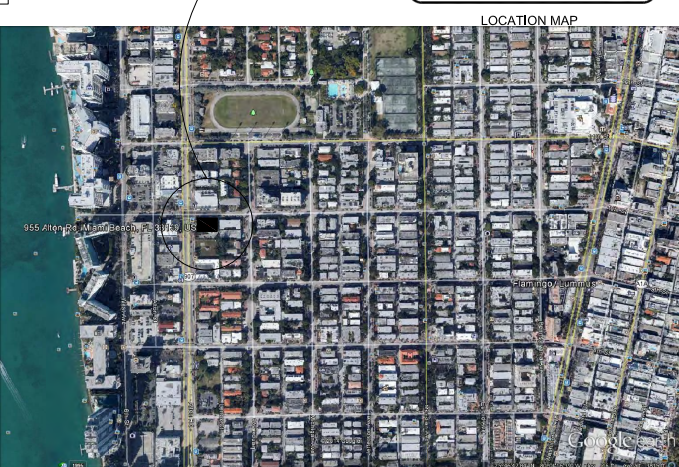
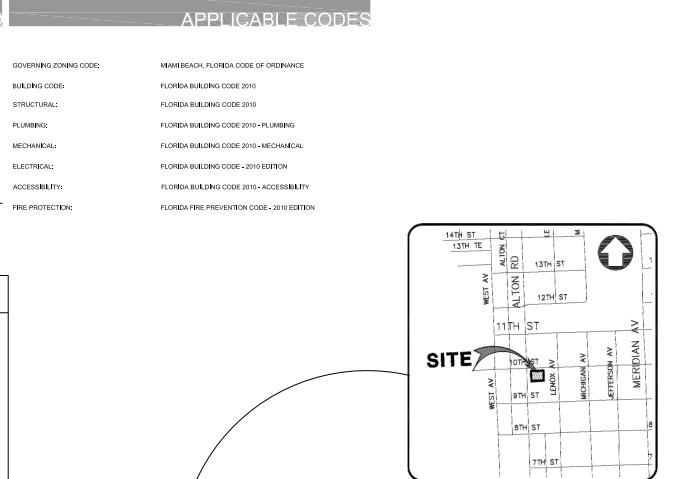
DRAWING INDEX

ARCHITECTURAL

A-001	COVER PAGE GENERAL NOTES, PROJECT INFORMATION
A-001	SURVEY
1	EXISTING CONDITIONS (PHOTOS)
2	30 RECORDING
A-002	ELEVATION
A-003	PROPOSED SET PLAN AND PROPOSED CONTEXTUAL ELEVATION
A-003a	AREAS: FLOOR PLAN
A-003b	OCCUPANCY: 1ST FLOOR
A-003c	OCCUPANCY: 2ND FLOOR
A-004-005	PROPOSED CONTEXTUAL ELEVATIONS/CONTEXTUAL PHOTOS
A-005	DEMOLITION PLANS
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	SECTIONS
EXIST-101	EXISTING FIRST FLOOR PLAN
EXIST-102	EXISTING SECOND FLOOR PLAN
EXIST-201	EXISTING 1ST ELEVATION
EXIST-202	EXISTING SECOND ELEVATION

LANDSCAPE

LA-1	EXISTING TREE DISPOSITION PLAN & EXISTING SITE PLAN
LA-2	CONCEPTUAL PLANTING PLAN
LA-3	PLANTING NOTES, SPECIFICATIONS AND DETAILS



100

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.

MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beinsonarchitectspa.com

DOI: 10.1002/for

COCO BAMBU RESTAURANT
955 ALTON ROAD

MIAMI BEACH, FL, 33139

100 • JGIM

GENERAL NOTES

SCALE

PROJECT NO.	N.T.S.
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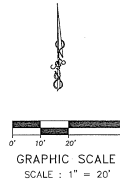
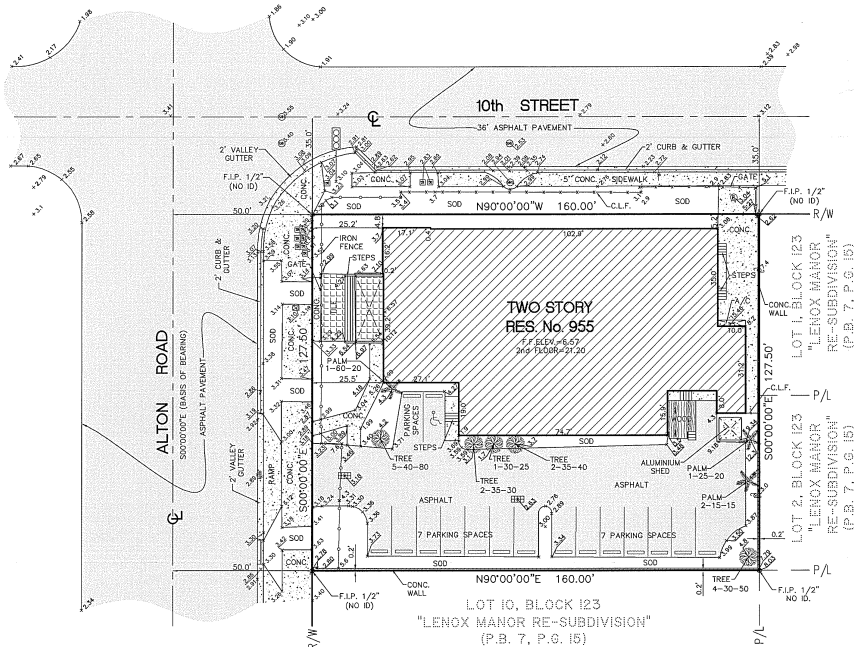
DATE	2014-11
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SHEET NUMBER

A-001

MAP OF BOUNDARY SURVEY

LOT 11 & 12, BLOCK 123 OF "LENOX MANOR", IN SECTION 8, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA; RECORDED IN PLAT BOOK 7, PAGE 15, MIAMI-DADE COUNTY RECORDS



LEGEND

○ M.P.	Metal Light Pole
○ W	City Wire
○ U.P.	Utility Power Pole
○ F.H.	Fire Hydrant
○ W.M.	Water Meter
○ E.B.	Electric Box
○ T.B.	Telephone Box
○ T.S.	Traffic Sign
○ C.B.	Catch Basin
○ D.M.	Drainage Manhole
○ O.U.L.	Overhead Utility Lines
○ L.P.	Light Pole
○ S.V.	Sewer Valve
○ W.V.	Water Valve
○ E.M.	Electric Manhole
○ T.M.	Telephone Manhole
○ U.M.	Unknown Manhole
○ G.P.	Guard Pole
○ I.	Inverts
○ S.E.	Spot Elevation
○ T.B.M.	T.B.M.-Temporary Benchmark
○ D-H-S	Diameter-Height-Spread
○ R.W.L.	Right of Way Lines
○ L.C.	Lot Corner
○ T.	Tree (Species unknown)
○ P.T.	Palm Tree

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
R.M.B.	Road Map Book
C.L.	Center Line
M.L.	Monument Line
B.	Book
P.B.	Plot Book
P.C.	Page
ASPH.	Asphalt
CONC.	Concrete



LOCATION MAP
NOT TO SCALE

Elevations as shown hereon are referenced to the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark.

Benchmark Identification:
Miami-Dade County Benchmark: D-150
Elevation: 2.62 feet (National Geodetic Vertical Datum)
Location:
10th Street 25' South of Centerline.
Alton Road 40' West of Centerline.

PK Nail and Brass Washer in conc. gutter at S.W. Corner of intersection

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

CBMA RESTAURANT, LLC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule SJ-17.051 through SJ-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: *Raul Izquierdo* 10/20/2014
Raul Izquierdo, PSM Signature Date:
Registered Surveyor Height L56099
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on July 1, 2014.

SECTION 2) LEGAL DESCRIPTION:

Lot 11 & 12, Block 123 of "LENOX MANOR", according to the plat thereof, as recorded in Plat Book 7, at Page 15, of the Public Records of Miami-Dade County Florida.

(Special Warranty Deed, dated May 20th, 1992, recorded in Official Records Book 15519, Page 2864, Miami-Dade County Records).

Property Address:
955 ALTON ROAD, MIAMI BEACH, FLORIDA, 33139.
Folio No.: 02-4203-014-0530

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey, as defined in Rule SJ-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1"=20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of Alton Road with an assumed bearing of S00°00'00"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone AE, with an elevation of 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0319, Suffix L, Effective Date: September 11, 2005.

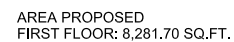
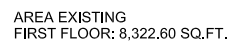
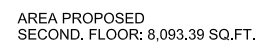
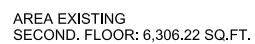


MAP OF BOUNDARY SURVEY
for
CBMA RESTAURANT, LLC.
or
955 ALTON ROAD, MIAMI BEACH, FL, 33139

REVISIONS

1-	10-17-14 UPDATE SURVEY
2-	
3-	
4-	
5-	
6-	
7-	
8-	
9-	
10-	
11-	
12-	
13-	
14-	
15-	
16-	
17-	
18-	
19-	
Job No:	M096
Drawn:	MG
Checked:	FR
Scale:	AS SHOWN
Field Book:	FILE





NOTE:
BASED ON NFPA 101 2010 F.F.P.C. TBL. 7.3.1.2 AND
2010 F.B.C. TABLE 1004.1.1
HIGHEST OCCUPANCY FACTOR WAS USED TO
DETERMINED HIGHEST OCCUPANCY LOAD

**BEILINSON
GOMEZ**

ARCHITECTS *pa*

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FAX (305) 551.1740

beilinsonarchitectspc.com



△ DATE
REVISION

DWG. TITLE
OCCUPANCY

SCALE
3/32"=1'

PROJECT NO.
2014-17

DATE
10-09-14

SHEET NUMBER
A-003-2