# ABBREVIATIONS

## A

| | |
|---|---|
| ACOUS. | ACOUSTICAL |
| A.C | AIR CONDITIONING |
| A.D. | AREA DRAIN |
| ADJ. | ADJUSTABLE |
| AGGR. | AGGREGATE |
| AL. | ALUMINUM |
| APPROX. | APPROXIMATE |
| ARCH. | ARCHITECTURAL |
| ASB. | ASBESTOS |
| ASPH. | ASPHALT |

## B

| | |
|---|---|
| BD. | BOARD |
| BITUM. | BITUMINOUS |
| BLDG. | BUILDING |
| BLK. | BLOCK |
| BLKG. | BLOCKING |
| BLKHD. | BULKHEAD |
| BM. | BEAM |
| BOT. | BOTTOM |

## C

| | |
|---|---|
| CAB. | CABINET |
| CARP. | CARPET |
| C.B. | CATCH BASIN |
| CEM. | CEMENT |
| CER. | CERAMIC |
| C.I. | CAST IRON |
| C.G. | CORNER GUARD |
| CLG. | CEILING |
| CLKG. | CAULKING |
| CLO. | CLOSET |
| CLR. | CLEAR |
| C.M.U. | CONCRETE MASONRY UNIT |
| C.O. | CASED OPENING |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONN. | CONNECTION |
| CONSTR. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CORR. | CORRIDOR |
| CTSK. | COUNTERSUNK |
| CNTR. | COUNTER |
| C.T. | CERAMIC TILE |
| CTR. | CENTER |

## D

| | |
|---|---|
| DBL. | DOUBLE |
| DEPT. | DEPARTMENT |
| D.F. | DRINKING FOUNTAIN |
| DET. | DETAIL |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DISP. | DISPENSER |
| DN. | DOWN |
| D.O. | DOOR OPENING |
| DR. | DOOR |
| DWR. | DRAWER |
| DS. | DOWN SPOUT |
| D.S.P. | DRY STANDPIPE |
| DWG. | DRAWING |

## E

| | |
|---|---|
| E. | EAST |
| EA. | EACH |
| E.J. | EXPANSION JOINT |
| EL. | ELEVATION |
| ELEC. | ELECTRICAL |
| ELEV. | ELEVATOR |
| EMER. | EMERGENCY |
| ENCL. | ENCLOSURE |
| E.P. | ELECTRICAL PANEL BOARD |
| EQ. | EQUAL |
| EQPT. | EQUIPMENT |
| E.S | EMERGENCY OVERFLOW SCUPPER |
| E.W.C. | ELECTRIC WATER COOLER |
| EXST. | EXISTING |
| EXP0. | EXPOSED |
| EXP. | EXPANSION |
| EXT. | EXTERIOR |

## F

| | |
|---|---|
| F.A. | FIRE ALARM |
| F.B. | FLAT BAR |
| F.D. | FLOOR DRAIN |
| FDN. | FOUNDATION |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CAB. |
| F.H.C. | FIRE HOSE CABINET |
| FIN. | FINISH |
| FL. | FLOOR |
| FLASH. | FLASHING |
| FLUOR. | FLUORESCENT |
| F.O.C. | FACE OF CONCRETE |
| F.O.F. | FACE OF FINISH |
| F.O.S. | FACE OF STUDS |
| FPRF. | FIREPROOF |
| F.S. | FULL SIZE |
| FT. | FOOT OR FEET |
| FTG. | FOOTING |
| FURR. | FURRING |
| FUT. | FUTURE |
| F.V. | FIELD VERIFY |
| F.V.C. | FIRE VALVE CABINET |

## G

| | |
|---|---|
| GA. | GAUGE |
| GALV. | GALVANIZED |
| G.B. | GRAB BAR |
| G.C. | GENERAL CONTRACTOR |
| GL. | GLASS |
| GND. | GROUND |
| GR. | GRADE |
| GYP. | GYPSUM |
| G.W.B. | GYPSUM WALLBOARD |

## H

| | |
|---|---|
| H.B. | HOSE BIB |
| H.C. | HOLLOW CORE |
| HDWD. | HARD WOOD |
| HDWE. | HARDWARE |
| H.M. | HOLLOW METAL |
| HORIZ. | HORIZONTAL |
| HR. | HOUR |
| HGT. | HEIGHT |

| | |
|---|---|
| I.D. | INSIDE DIAMETER (DIM.) |
| IN. | INCH |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| INV. | INVERT |

## J

| | |
|---|---|
| JAN. | JANITOR |
| JST. | JOIST |
| JT. | JOINT |

## K

| | |
|---|---|
| KIT. | KITCHEN |

## L

| | |
|---|---|
| LAB. | LABORATORY |
| LAM. | LAMINATE |
| LAV. | LAVATORY |
| L.F. | LINEAR FEET |
| LKR. | LOCKER |
| LT. | LIGHT |
| LTG. | LIGHTING |
| LTWT. | LIGHT WEIGHT |

## M

| | |
|---|---|
| MAX. | MAXIMUM |
| M.C. | MEDICINE CABINET |
| MACH. | MACHINE |
| MECH. | MECHANICAL |
| MEMB. | MEMBRANE |
| MET. | METAL |
| MFR. | MANUFACTURER |
| MH. | MANHOLE |
| MIN. | MINIMUM |
| MIR. | MIRROR |
| MISC. | MISCELLANEOUS |
| M.L. | MATCH LINE |
| M.O. | MASONRY OPENING |
| MTD. | MOUNTED |
| MUL. | MULLION |

## N

| | |
|---|---|
| N. | NORTH |
| N.I.C. | NOT IN CONTRACT |
| NO. OR # | NUMBER |
| NOM. | NOMINAL |
| N.T.S. | NOT TO SCALE |

## O

| | |
|---|---|
| O.A. | OVERALL |
| OBS. | OBSCURE |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIMENSION |
| OFF. | OFFICE |
| OPNG. | OPENING |
| OP. HD. | OPPOSITE HAND |
| OPP. | OPPOSITE |

## P

| | |
|---|---|
| PRCST. | PRE-CAST |
| P.L. | PROPERTY LINE |
| P.T. | PRESSURE TREATED |
| PL. | PLATE |
| P LAM. | PLASTIC LAMINATE |
| PLAS. | PLASTER |
| PLYWD. | PLYWOOD |
| POL. | POLISHED |
| PR. | PAIR |
| PT. | POINT |
| P.T.D. | PAPER TOWEL DISPENSER |
| PTN. | PARTITION |
| PTR. | PAPER TOWEL RECEPTACLE |

## Q

| | |
|---|---|
| Q.T. | QUARRY TILE |

## R

| | |
|---|---|
| R. | RISER |
| RAD. | RADIUS |
| R.D. | ROOF DRAIN |
| REF. | REFERENCE |
| REFL. | REFLECTED |
| REFR. | REFRIGERATOR |
| RF. | ROOF |
| RGTR. | REGISTER |
| REINF. | REINFORCED |
| REQ. | REQUIRED |
| RESIL. | RESILIENT |
| RM. | ROOM |
| R.O. | ROUGH OPENING |
| RWD. | REDWOOD |
| R.W.L. | RAIN WATER LEADER |

## S

| | |
|---|---|
| S. | SOUTH |
| SABF | SOUND ATTENUATION FIRE BLANKETS |
| S.C. | SOLID CORE |
| S.C.D. | SEAT COVER DISPENSER |
| SCHED. | SCHEDULE |
| S.D. | SOAP DISPENSER |
| SECT. | SECTION |
| SH. | SHELF |
| SHR. | SHOWER |
| SHT. | SHEET |
| SIM. | SIMILAR |
| S.N.D. | SANITARY NAPKIN DISPENSER |
| S.N.R. | SANITARY NAPKIN RECEPTACLE |
| SPEC. | SPECIFICATION |
| SQ. | SQUARE |
| S.ST. | STAINLESS STEEL |
| S.SK. | SERVICE SINK |
| STA. | STATION |
| STD. | STANDARD |
| STL. | STEEL |
| STOR. | STORAGE |
| STRL. | STRUCTURAL |
| SUSP. | SUSPEND |
| SYM. | SYMMETRICAL |

## T

| | |
|---|---|
| TRD. | TREAD |
| T.B. | TOWEL BAR |
| T.C. | TOP OF CURB |
| TEL. | TELEPHONE |
| TEMP. | TEMPERED |
| T. & G. | TONGUE AND GROOVE |
| THK. | THICK |
| TOIL. | TOILET |
| T.P. | TOP OF PAVEMENT |
| T.P.D. | TOILET PAPER DISPENSER |
| T.V. | TELEVISION |
| T.W. | TOP OF WALL |
| TYP. | TYPICAL |
| T.O.B. | TOP OF BEAM |
| T.O.C. | TOP OF CONCRETE |
| T.O.S. | TOP OF SLAB |

## U

| | |
|---|---|
| UNF. | UNFINISHED |
| U.O.N. | UNLESS OTHERWISE NOTED |
| UR. | URINAL |
| | UNDERWRITERS LAB |

## V

| | |
|---|---|
| V.I.F. | VERIFY IN FIELD |
| VERT. | VERTICAL |
| V.T. | VINYL TILE |
| VEST. | VESTIBULE |
| V.B. | VAPOR BARRIER |

## W

| | |
|---|---|
| W. | WEST |
| WT. | WEIGHT |
| W/ | WITH |
| W.C. | WATER CLOSET |
| WD. | WOOD |
| W/O | WITHOUT |
| WP. | WATERPROOF |
| WSCT. | WAINSCOT |

# MATERIAL LEGEND

insulation blanket
concrete pre cast
gravel or crushed stone
cement mortar plaster
concrete
glass: large scale
insulation rigid
earth
tile
solid conc. mas. unit
marble
steel small scale
steel large scale
plywood
sheet metal
wood blocking continuous
wood blocking intermittent
brick large scale
wood finished
concrete mas. unit

# PROJECT TEAM

| | |
|---|---|
| TENANT | TACO RICO LLC<br>XXXX LANE<br>MIAMI BEACH, FL 33138<br>TEL. (305) XXX-XXXX |
| PROPERTY OWNER: | 1500 WASHINGTON, LLC<br>1261 20 STREET<br>MIAMI BEACH, FL 33139<br>TEL. (305) 532-0433 |
| DESIGN/PROJECT ARCHITECT: | BEILINSON GOMEZ ARCHITECTS PA<br>JOSE L. GOMEZ AR00015416<br>8101 BISCAYNE BLVD., SUITE 309-310<br>MIAMI, FL 33138-4664<br>TEL. (305) 559.1250<br>FAX. (305) 551.1740 |
| STRUCTURAL ENGINEER: | YOUSSEFF HACHEM<br>CONSULTING ENGINEERING PE<br>12151 SW 128th Court Suite 104<br>Miami FL 33186<br>TEL. (305)-969-9423<br>FAX. (305) 969-9453 |
| MEP ENGINEER: | CREDO CONSULTING ENGINEERS<br>IRINA GOLDBERG, P.E.<br>800 EAST BROWARD BLVD. SUITE 601<br>FORT LAUDERDALE,FL 33301<br>TEL. 954-763-2246 FAX. 954-763-2247 |

# DRAWING INDEX

## ARCHITECTURAL


| | |
|---|---|
| A-000 | COVER SHEET |
| A-001 | GENERAL PROJECT INFORMATION |
| SURV. | SURVEY |
| PH-001 | LOCATION AND SITE PHOTOS |
| PH-002 | SITE PHOTOS |
| PH-003 | ADJACENT BUILDING PHOTOS |
| EXIST- 001 | EXISTING PLAN AND ELEVATION |
| D-001 | DEMO PLAN & DETAILS |
| A-002 | PROPOSED FLOOR PLAN & ELEVATION |
| A-003 | ROOF PLAN & SECTION |


# SYMBOL LEGEND

DOOR SYMBOL — 12 — DOOR number

room name / finish schedule — 123 — room number; bathroom — room name

bldg. / partial & detail section symbol — 3 / a-3 — detail number; sheet number

notes — a — legend letter/ number

notes — 18 — legend letter/ number

wall construction — 12 — wall type

exterior & interior elevation symbol — 3 — detail number

construction detail symbol/ detailed area — 3 / a-3 — detail number; sheet number

COLUMN REFERENCE — a — NUMBER OR LETTER

ELEVATION — EL. 0'-0" FINISH FLOOR

DRAWING REVISION — 3 — REVISION NUMBER

# APPLICABLE CODES

| | |
|---|---|
| GOVERNING ZONING CODE: | CITY OF MIAMI, FLORIDA CODE OF ORDINANCE |
| BUILDING CODE: | FLORIDA BUILDING CODE 2010 |
| EXISTING BUILDING: | FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2010 |
| STRUCTURAL: | FLORIDA BUILDING CODE 2010 |
| PLUMBING: | FLORIDA BUILDING CODE 2010 - PLUMBING |
| MECHANICAL: | FLORIDA BUILDING CODE 2010 - MECHANICAL |
| ELECTRICAL: | FLORIDA BUILDING CODE - 2010 EDITION |
| ACCESSIBILITY: | FLORIDA BUILDING CODE 2010 - ACCESIBILITY |
| FIRE PROTECTION: | FLORIDA FIRE PREVENTION CODE - 2010 EDITION |

# PROJECT INFORMATION

## SCOPE OF WORK

VARIANCE FROM SECTION 142-1302(1)(A) OF THE CODE REQUIRING A MINIMUM OF 30 SEATS FOR THE SALE AND CONSUMPTION OF BEER AND WINE ON THE PREMISES

## LEGAL DESCRIPTION

LOT 1 BLK 58, OF PINE RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155, AT PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## ZONING SUMMARY

| | |
|---|---|
| PROJECT ADDRESS: | 409-411 15TH STREET. MIAMI BEACH, FL. 33139 |
| FOLIO: | 02-3234-006-0080 |
| ZONING DISTRICT: | CD-2 COMMERCIAL |
| PRESENT OCCUPANCY: | VACANT SHELL |
| PROPOSED OCCUPANCY: | MERCANTILE |
| GROUND FLOOR SQ. FT: | 1,081 SQUARE FEET |
| EXISTING / PROPOSED AREA | NO CHANGE |

## OCCUPANCY CLASIFICATION

ASSEMBLY - GROUP -A2

## ALTERATION CLASSIFICATION

ALTERATION LEVEL 2 - (AS PER FBC 2014 CHAPTER 5)

### OCCUPANT INFORMATION

THE SHELL SPACE WILL BE OCCUPIED WITH ONE RESTAURANT WITH AN OCCUPANCY LOAD OF 47 OCCUPANTS.

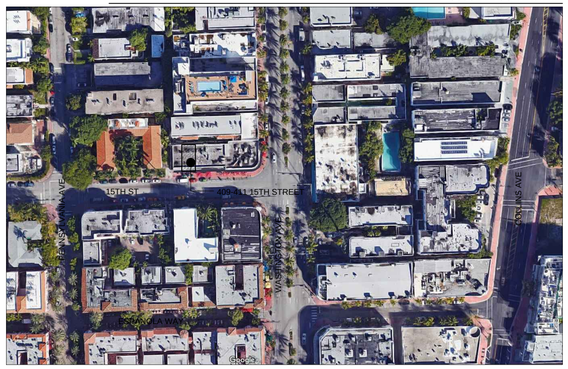
### AUTOMATIC SPRINKLER SYSTEM

THIS BUILDING IS PROTECTED WITH A FIRE SPRINKLER SYSTEM. NOT REQUIRED PER FBC: BUILDING 907.2.7

### FIRE ALARM SYSTEM

THIS BUILDING IS PROTECTED BY A FIRE ALARM SYSTEM. PER FFPA 5TH EDITION (& NFPA 101), MERCANTILE OCCUPANCY IS NOT CLASS A AS IT LESS THAN 30,000FT²

## LOCATION MAP




# GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BUILDING DEPARTMENT

3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.

4. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.

5. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.

6. SUBMIT MINIMUM 5 SETS SHOP DWGS. FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICATION. DO NOT FABRICATE UNTIL REVIEWED.

7. ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.

8. INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THIS INFORMATION IS NOT GARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILIIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.

9. NOT USED.

10. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

11. EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.

12. NOT USED.

13. NOT USED.

14. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.

15. THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.

16. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.

17. CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY, ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.

18. NOT USED.

19. CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES. CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.

22. NOT USED.

23. CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO REVIEW, DESIGN, AND SEAL ALL CHANGES NECESSARY TO THE BUILDING STRUCTURE FOR THE INSTALLATION OF OR REVISION OF ALL CONTRACTOR INSTALLED MECHANICAL UNITS OR OTHER CONTRACTOR INSTALLED ELEMENTS SUPPORTED BY OR ANCHORED TO THE EXISTING STRUCTURE THE ENGINEER SHALL SUBSTANTIATE THE DESIGN MODIFICATIONS NECESSARY TO MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.

24. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.

25. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE: PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.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TACO RICO
409-411 15TH STREET
MIAMI BEACH, FL

| △ | DATE | REVISION |
|---|---|---|

DWG. TITLE
*PROJECT INFORMATION*

SCALE
*VARIES*

PROJECT NO.
*2016-08*

DATE
*05-05-2016*

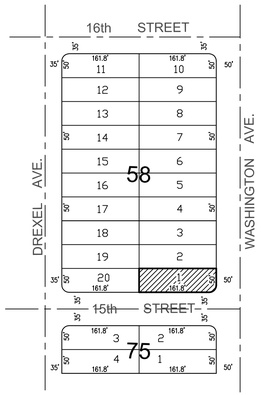
SHEET NUMBER
*A-001*

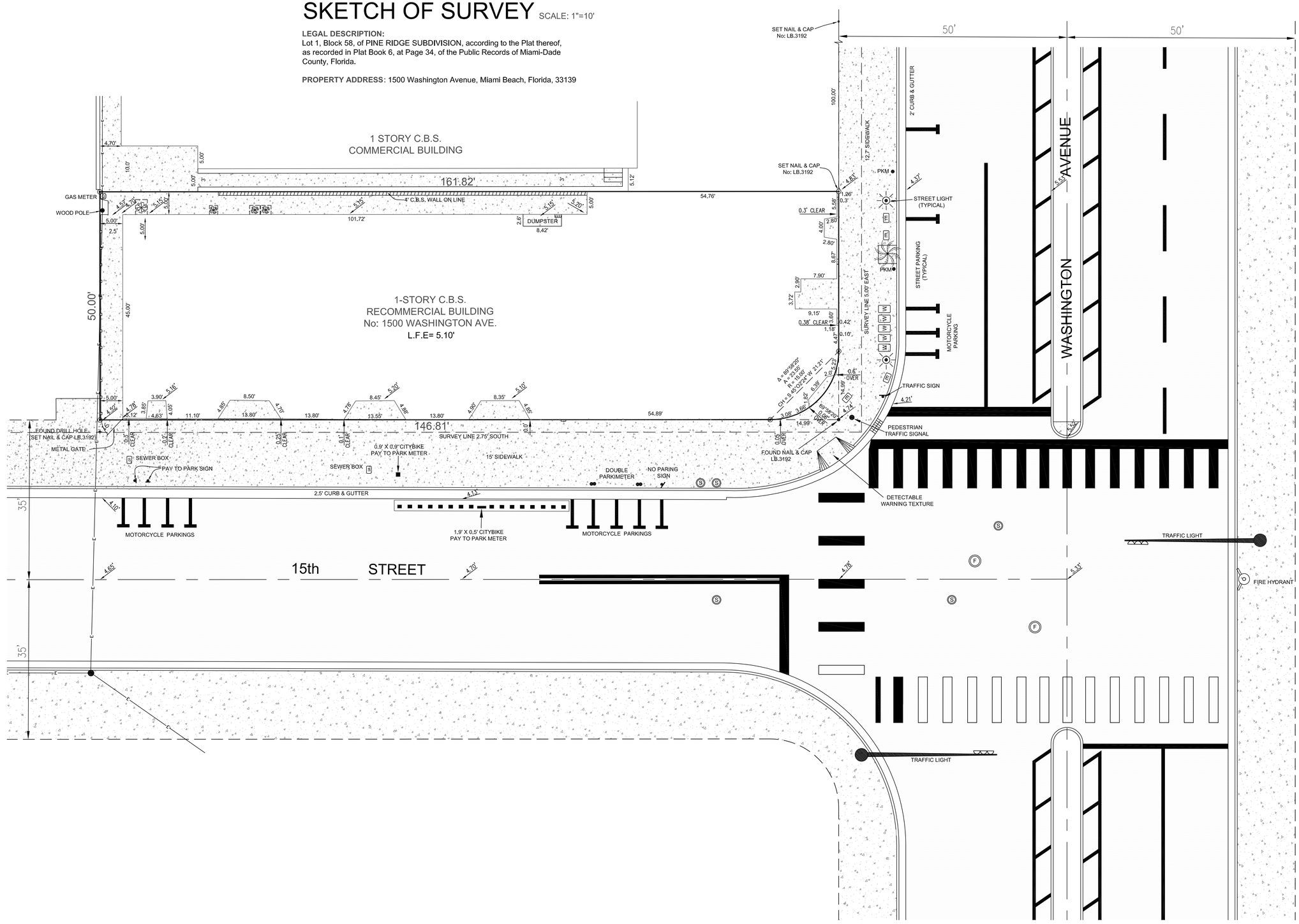
# SKETCH OF SURVEY SCALE: 1"=10'

**LEGAL DESCRIPTION:**
Lot 1, Block 58, of PINE RIDGE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 34, of the Public Records of Miami-Dade County, Florida.

**PROPERTY ADDRESS:** 1500 Washington Avenue, Miami Beach, Florida, 33139

## LOCATION MAP SCALE: 1"=150'






**SURVEYOR'S NOTES:**
1- TYPE OF SURVEY: BOUNDARY & ELEVATIONS
2- ANGLES & DISTANCES SHOWN ALONG BOUNDARY LINES ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS OTHERWISE NOTED.
3- PROPERTY AREA: 8,043 SQUARE FEET.
4- THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION: 80' , AS PER F.E.M.A. MAP COMMUNITY No.120651, PANEL No.0317, SUFFIX L, LAST REVISED ON SEPTEMBER 11, 2009.
5- ALL ELEVATIONS THUS 0.65 ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS MEASURED FROM MIAMI DADE COUNTY, BENCHMARK No YD-310, INDEX: 3225, ELEVATION: 6.95' AND IS A U.S.C. & G. BRASS DISC ON TOP OF NW. CORNER OF A SEWER PUMPING STATION. 17th ST.-------- 71' NORTH OF NORTH CURB LINE. WASHINGTON AVE. ---185.7' WEST OF WEST CURB. MIAMI BEACH AUDITORIUM-- AT NW. CORNER OF GROUND.
6- LEGAL DESCRIPTION AS PROVIDED BY: OWNER
7- USE OF PROPERTY: RESIDENTIAL
8- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WHERE NOT LOCATED BY THIS SURVEY.
9-THIS SURVEY HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS, OR RIGHTS OF WAY OF OTHERS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**LEGEND:**
= CONCRETE AREAS
= 4' HIGH C.B.S. WALL
= PAVED AREAS
= METAL FENCE
C.B.S = CONCRETE BLOCK STRUCTURE
L.F.E. = LOWEST FLOOR ELEVATION
F.I.P. = FOUND IRON PIPE
PARKI = PARKIMETER
= ELECTRIC BOX
= SANITARY SEWER MANHOLE
= F.P.L. MANHOLE
= CATCH BASIN
= WATER METER
WOOD POLE WITH OVERHEAD ELECTRIC LINE


**J. F. LOPEZ & ASSOCIATES, INC.**
CONSULTING LAND SURVEYORS AND PLANNERS
**CERTIFICATE N° LB.3192, STATE OF FLORIDA**
7900 NW, 155th ST, SUITE 104, MIAMI LAKES, FL.33016
Ph: (305) 828-2725 Fax: (305) 828-3589


**I HEREBY CERTIFY:** THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J- 17.05 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

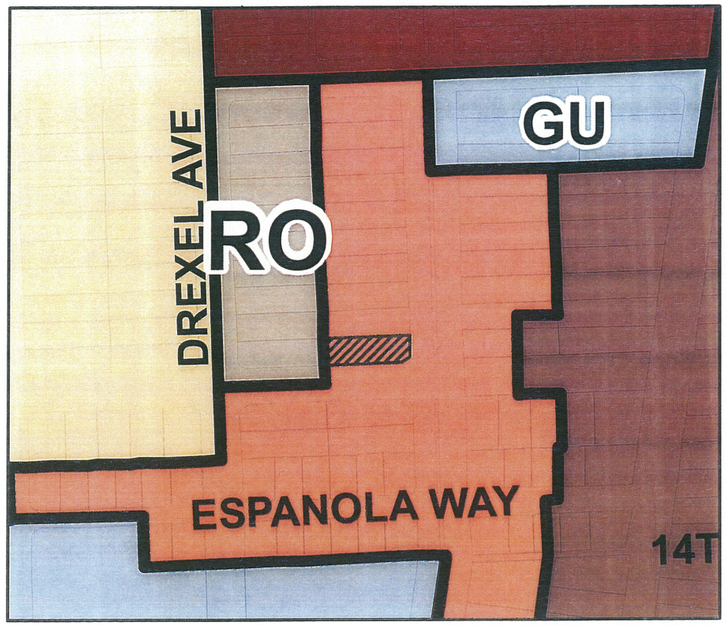
**NOTE:**
THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.

BY:
JOSE F. LOPEZ, P.S.M.
Professional Surveyor & Mapper
N°3086, State of Florida.

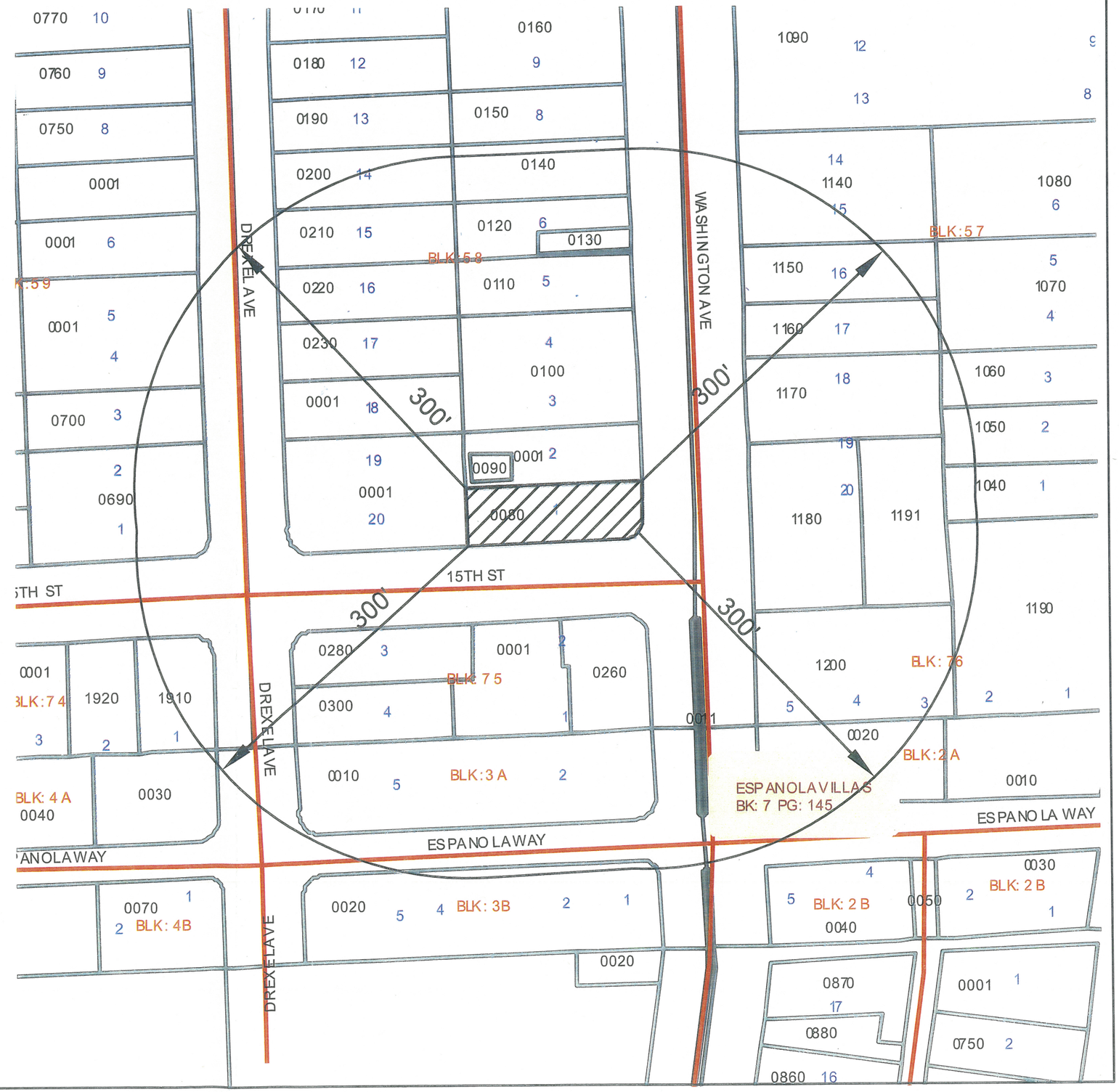
**CERTIFIED TO:**
1500 WASHINGTON LLC.

| DATE OF FIELD WORK: | ORDER N°: | DRAWN BY: | FIELD BOOK: | CAD FILE: | JOB DESCRIPTION: |
|---|---|---|---|---|---|
| MAY 21, 2016 | 160514 | JFL | H9-164 | 100817 | REVISED & UPDATED |
| SEPTEMBER 3, 2010 | 100817 | JFL | H9-164 | 100817 | BOUNDARY SURVEY & ELEVATIONS |

CITY OF MIAMI BEACH ZONING ATLAS




# 300-FOOT RADIUS MAP:




**LEGAL DESCRIPTION:**
Lot 1, Block 58, of **"PINE RIDGE SUBDIVISION"**, according to the Plat thereof, as recorded in Plat Book 6, at Page 34 of the Public Records of Miami Dade County, Florida.

**LOCATION:** 409-411 -15 Street, Miami Beach FL 33139
**FOLIO NO.** 02-3234-006-0080
**PREPARED FOR: BEILINSON GOMEZ ARCHITECTS, PA**
**ORDER:** 160502
**DATE: May 17, 2016**

N
W E
S

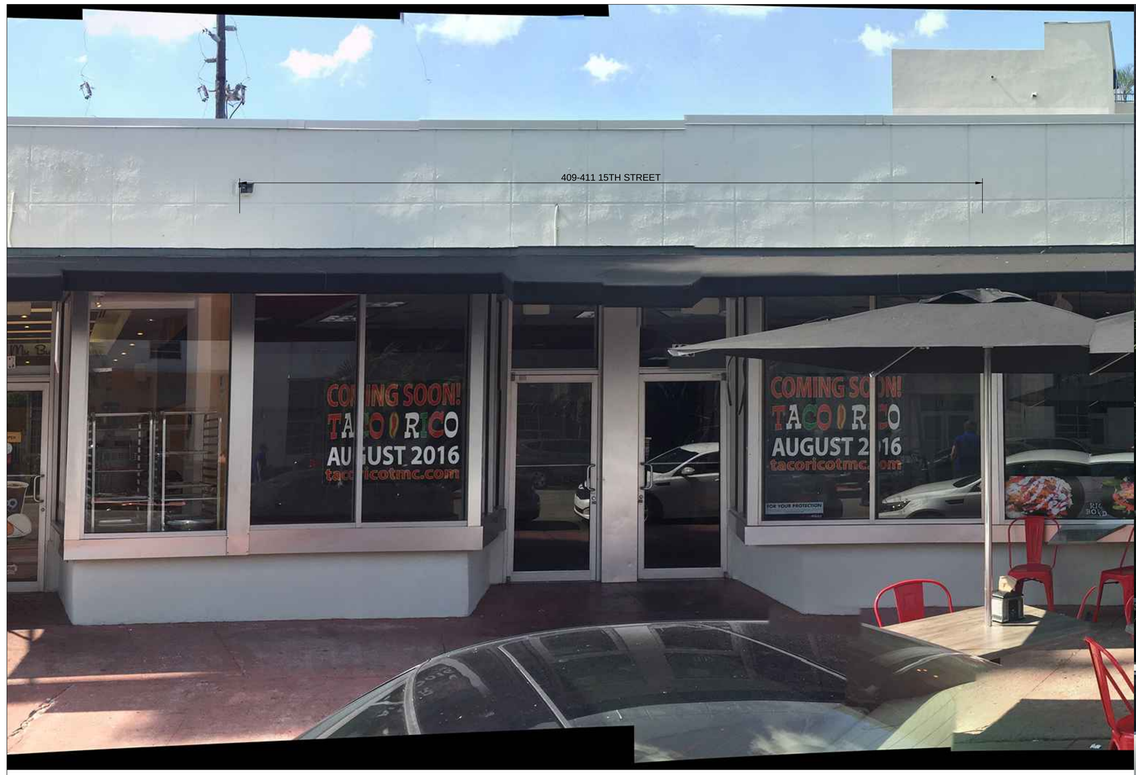
**SCALE: 1"= 100'**


**The Zoning Specialists Group, Inc.**
**7729 NW 146th Street**
**Miami Lakes FL 33016**
**Ph: (305)828-1210**
**www.thezoningspecialistsgroup.com**


**I HEREBY CERTIFY:** That no public or private school operated for the instruction of minors or places of worship were found to be within a 300-foot radius of the subject property.

**BY:** _____
**JOSE F. LOPEZ, P.S.M.**
Professional Surveyor & Mapper
No. 3086, State of Florida.

NOTE:
NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S SEAL




C1 STOREFRONT FACADE SCALE:NTS

C4 PROJECT SITE w/ TRASH ACCESS SCALE:NTS

B1 PROJECT SITE SCALE:NTS

B4 LOCATION MAP SCALE:NTS

BEILINSON
GOMEZ
ARCHITECTS pa

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
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# TACO RICO

409-411 15TH STREET
MIAMI BEACH, FL

| DATE | REVISION |
|---|---|

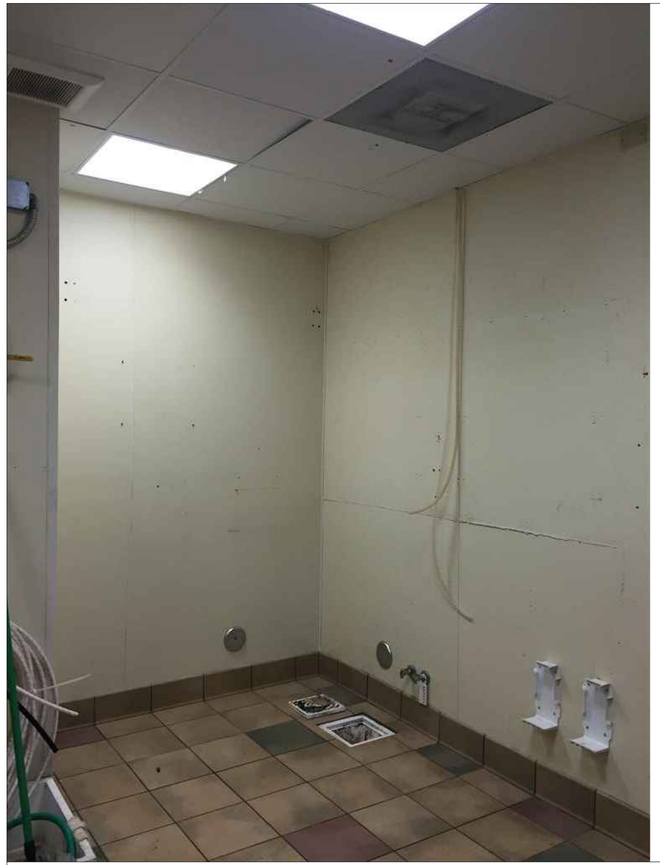
DWG. TITLE
*EXTERIOR SITE PHOTOS*

SCALE
*VARIES*

PROJECT NO.

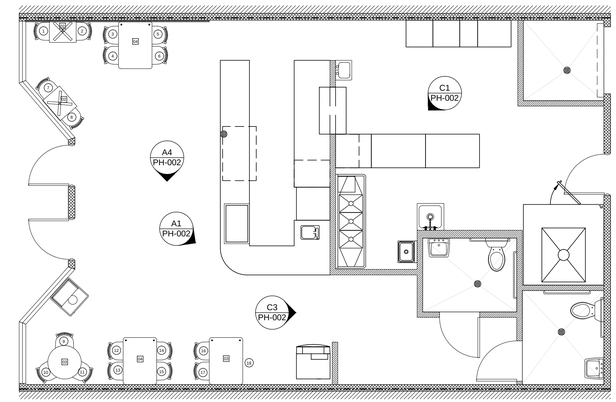
DATE
*05.05.16*

SHEET NUMBER
*PH-001*

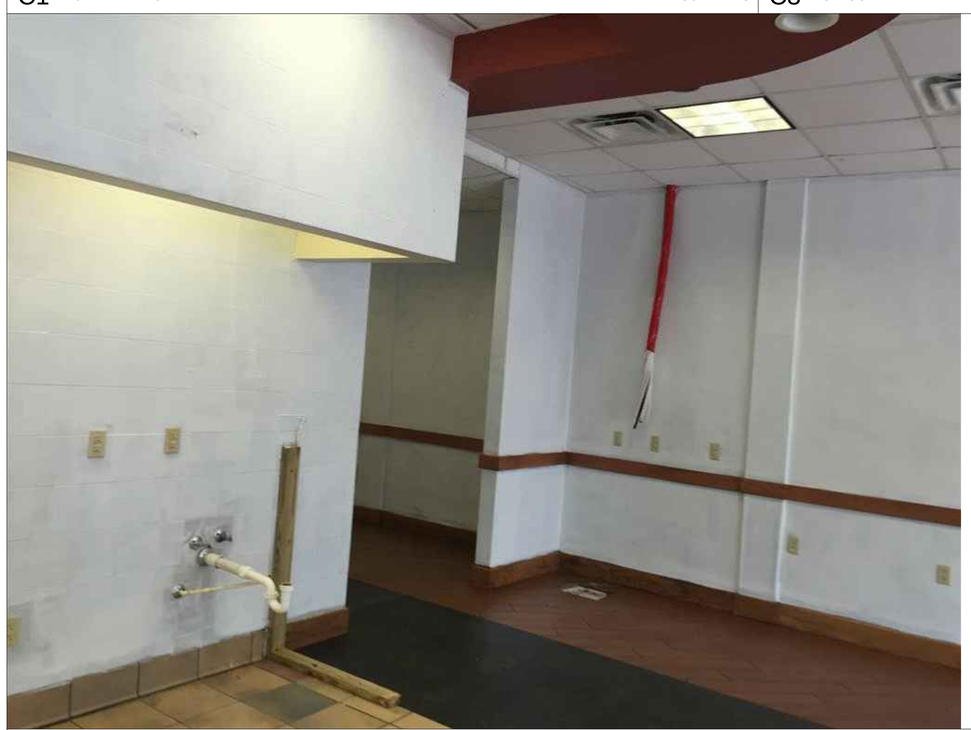


C1 KITCHEN INTERIOR SCALE:NTS

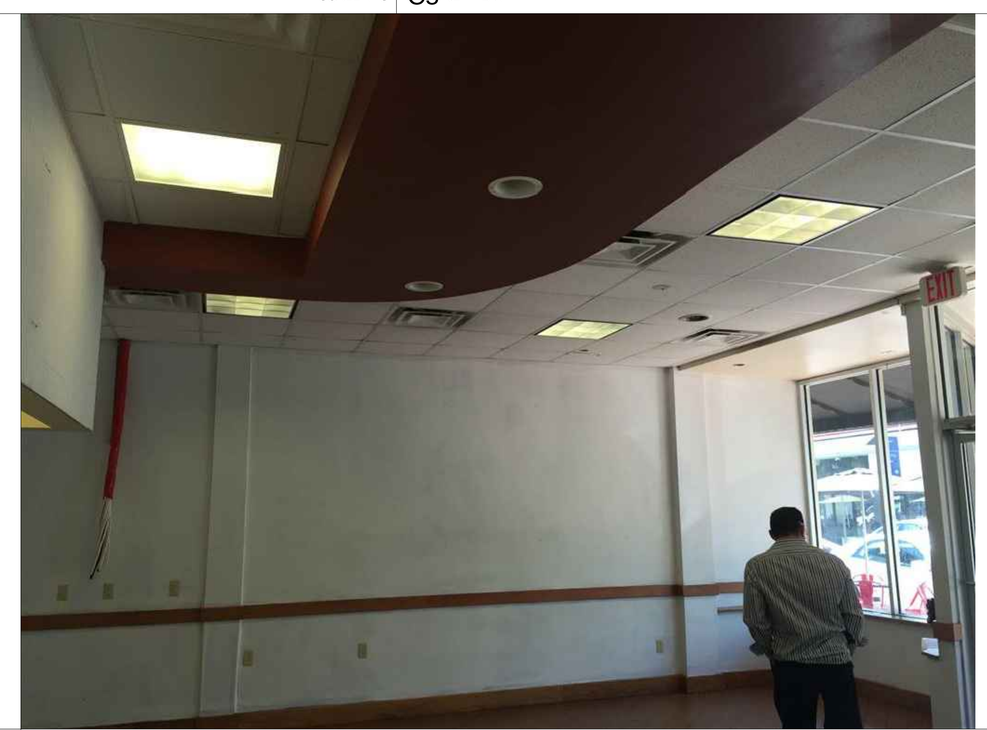
C3 RESTROOM HALLWAY SCALE:NTS




C5 KEY PLAN SCALE:NTS



A1 SERVICE COUNTER & RESTROOM HALLWAY SCALE:NTS




A4 DINING AREA SCALE:NTS

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# TACO RICO

409-411 15TH STREET
MIAMI BEACH, FL

| DATE | REVISION |
|---|---|

DWG. TITLE
*INTERIOR SITE PHOTOS*

SCALE
*VARIES*

PROJECT NO.
*2016-08*

DATE
*05.05.16*

SHEET NUMBER
*PH-002*

C1 1464 WASHINGTON AVE

SCALE:NTS

C5 KEY MAP

SCALE:NTS

A1 439 15TH STREET

SCALE:NTS

A4 1499 WASHINGTON AVE

SCALE:NTS

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# TACO RICO

409-411 15TH STREET
MIAMI BEACH, FL

| DATE | REVISION |
|---|---|

DWG. TITLE
*ADJACENT PROPERTY PHOTOS*

SCALE
*VARIES*

PROJECT NO.
*2016-08*

DATE
*05.05.16*

SHEET NUMBER
*PH-003*

C1 460 15TH STREET SCALE:NTS

C4 439 15TH STREET SCALE:NTS

A1 420 15TH STREET SCALE:NTS

A4 KEY MAP SCALE:NTS

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# TACO RICO

409-411 15TH STREET
MIAMI BEACH, FL

| DATE | REVISION |
|---|---|
| | |

DWG. TITLE
*ADJACENT PROPERTY PHOTOS*

SCALE
*VARIES*

PROJECT NO.
*2016-08*

DATE
*09-23-15*

SHEET NUMBER
*PH-004*

C1 1464 WASHINGTON AVE. SCALE:NTS

C4 1499 WASHINGTON AVE. SCALE:NTS

A1 413 15TH STREET SCALE:NTS

A4 KEY MAP SCALE:NTS

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# TACO RICO

409-411 15TH STREET
MIAMI BEACH, FL

| | DATE | REVISION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

DWG. TITLE
*ADJACENT PROPERTY PHOTOS*

SCALE
*VARIES*

PROJECT NO.
*2016-08*

DATE
*09-23-15*

SHEET NUMBER
*PH-005*

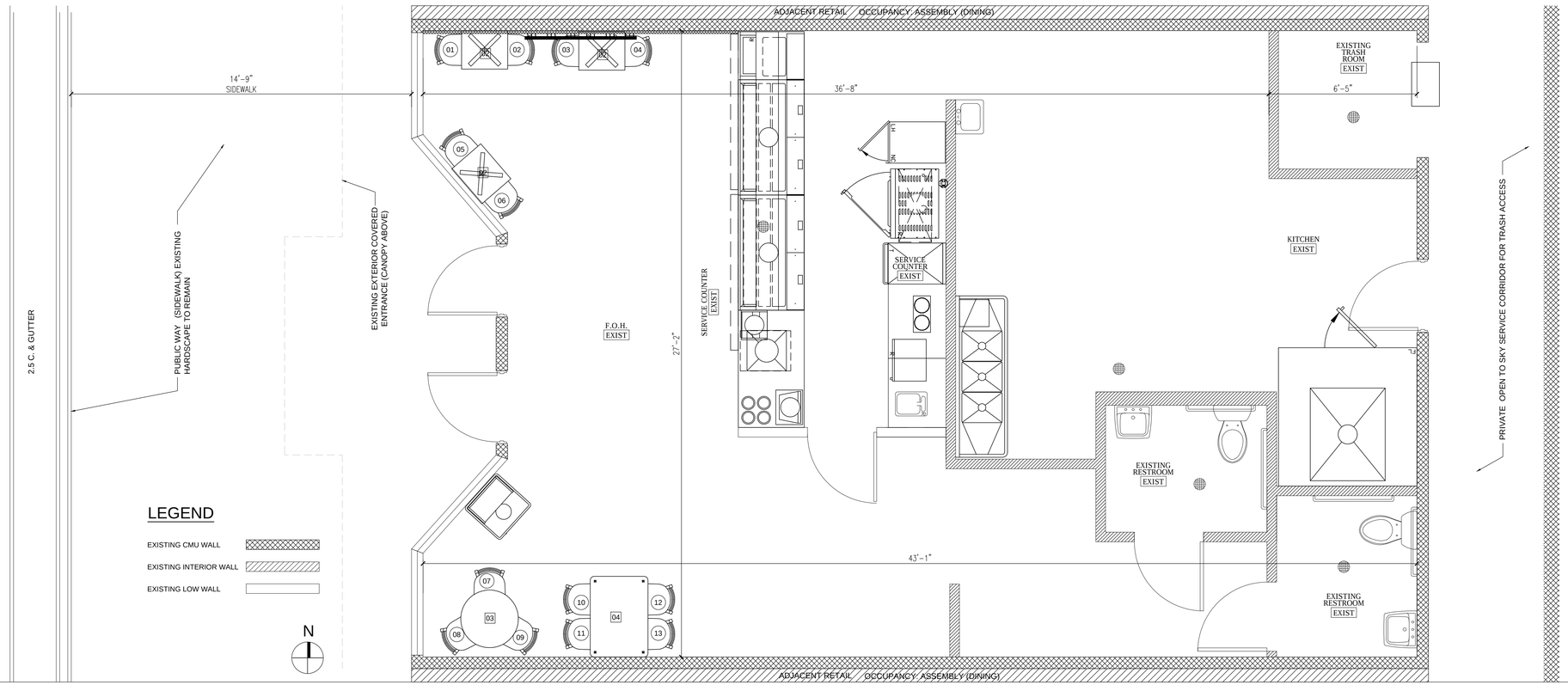
LEGEND

(01) NUMBERED SEAT

[01] TOTAL SEAT BY TABLE

## SEAT COUNT GROUND FLOOR:

RESTAURANT : EXISTING 13 SEATS

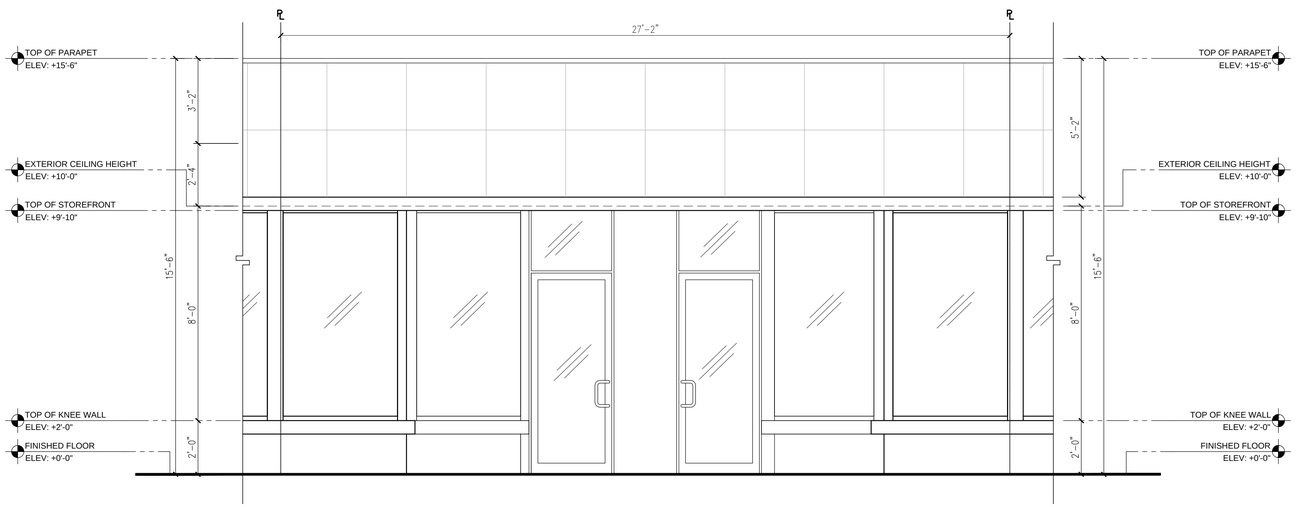



C1 EXISTING FLOOR PLAN

SCALE:3/8"=1'-0

B1

B2




A1

A2

A3 EXISTING ELEVATION

SCALE: 3/8"=1'-0"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# TACO RICO

409-411 15TH STREET
MIAMI BEACH, FL

| DATE | REVISION |
|---|---|

DWG. TITLE

*EXISTING PLAN AND ELEVATION*

SCALE

*VARIES*

PROJECT NO.

*2016-08*

DATE

*05.05.16*

SHEET NUMBER

*EXIST-001*

1.- SCOPE:

FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
A.- PROTECTION OF EXISTING WORK TO REMAIN.
B.- TEMPORARY BARRICADES.
C.- REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED.
D.- REMOVAL OF PARTITIONS, DOORS, FLOOR COVERINGS AND CEILINGS AS INDICATED.
E.- REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED.
F.- DEBRIS REMOVAL.

2.- GENERAL REQUIREMENTS:

A- FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.

B- ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.

C- CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH S(HE) MAY WISH TO RETAIN. SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.

D- CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

E- UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.

F- PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.

3.- SITE PROTECTION :

A- BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED.

B- GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE, AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.

C- PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.

D- EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.

E- ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.

4.- GENERAL DEMOLITION:

A- DOORS AND HARDWARE: REMOVE CAREFULLY TO AVOID DAMAGE. IN SO FAR AS POSSIBLE, LEAVE HARDWARE ATTACHED TO THE DOOR. WHERE THIS IS NOT PRACTICAL PLACE ITEMS OF HARDWARE IN A CLOTH BAG ATTACHED TO THE DOOR.

B- PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES AND SILL, WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIALS TO THE CENTERLINE OF THE NEXT ADJACENT SPACE SUPPORT TO REMAIN. LEAVE REMAINING MATERIALS WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING. WHERE PARTITIONS HAVE BEEN INSTALLED ON CURBS, REMOVE CURBS AND PATCH EXISTING FLOOR TO RECEIVE NEW FINISH.

C- RESILIENT FLOOR TILE: REMOVE ALL FLOOR TILE. REMOVE ALL ADHESIVE USING SOLVENTS AND/OR GRINDING AS REQUIRED. LEAVE FLOOR READY TO RECEIVE NEW FINISH MATERIALS. PATCH AND REPAIR CONCRETE FLOOR.

D- CONCRETE AND MASONRY: CORE DRILL ONLY NOT LESS THAN 1 ½" AT LINES OF REMOVAL. BREAKOUT SECTIONS TO BE REMOVED. CHOP BACK FACE BEHIND SAW OUT LINES.

E- ALL LIFE SAFETY COMPONENTS SHALL REMAIN IN PLACE & OPERATING THIS INCLUDES, FIRE SPRINKLERS, FIRE ALARM DEVICES, EMERGENCY LIGHTING, FIRE AND SMOKE DETECTORS.

F- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY >>>> PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.

5.- MECHANICAL AND ELECTRICAL:

A- CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.(CONFER WITH ON SITE PROPERTY MANAGER).

B- REMOVE ALL LIGHT FIXTURES AND EQUIPMENT UNLESS OTHERWISE NOTED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

C- REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE RACK OF FINISH MATERIAL.

D- WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

6.- REMOVED MATERIALS AND OTHER DEBREE:

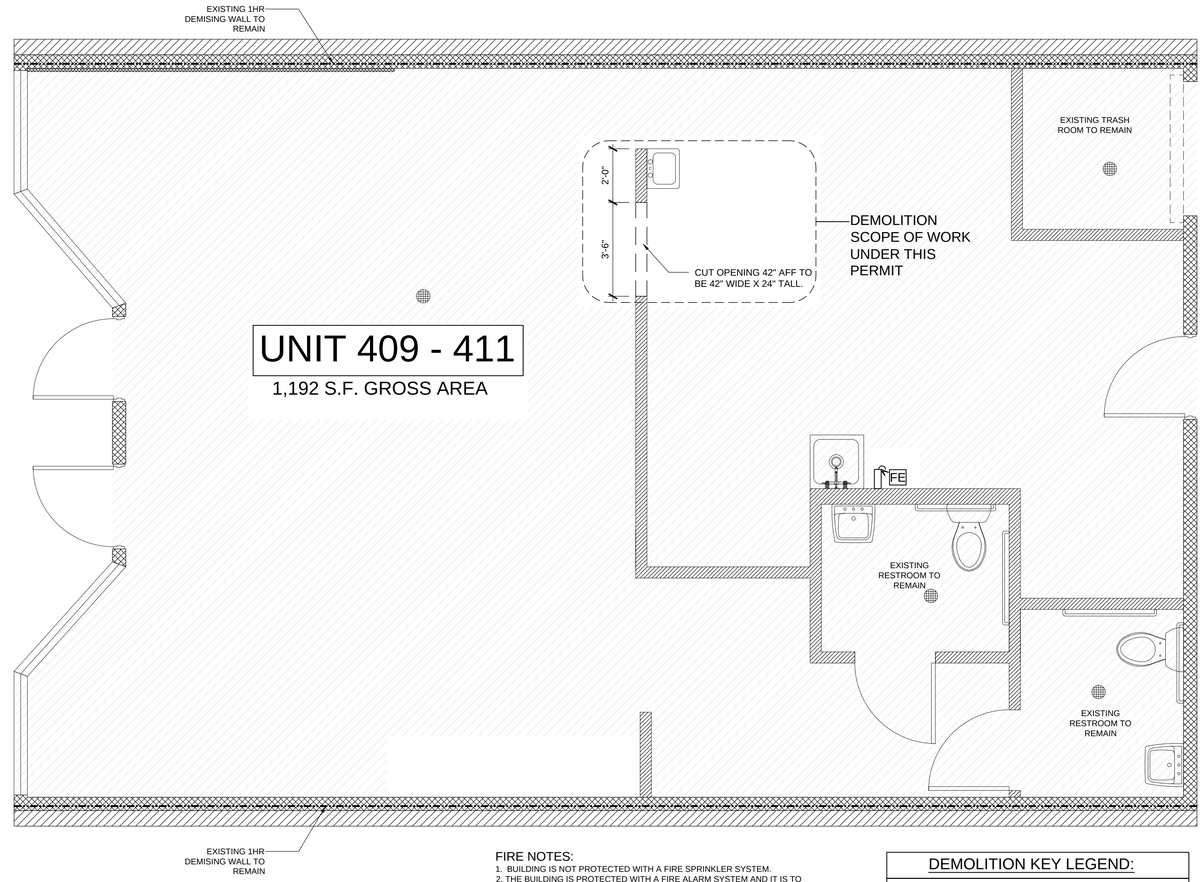
A- ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.

B- DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.

C- LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.

A1 DEMOLITION GENERAL NOTES

SCALE: N.T.S.




FIRE NOTES:
1. BUILDING IS NOT PROTECTED WITH A FIRE SPRINKLER SYSTEM.
2. THE BUILDING IS PROTECTED WITH A FIRE ALARM SYSTEM AND IT IS TO REMAIN ACTIVE DURING CONSTRUCTION.

FE WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC AND CLASS A 6L. FIRE EXTINGUISHERS TO COMPLY W/ NFPA-1 UNIFORM FIRE CODE, FLORIDA FIRE PREVENTION CODE 2010 EDITION, CHAPTER 13.6, PORTABLE EXTINGUISHERS (PROVIDE ONE PER EVERY 2,500 S.F.)

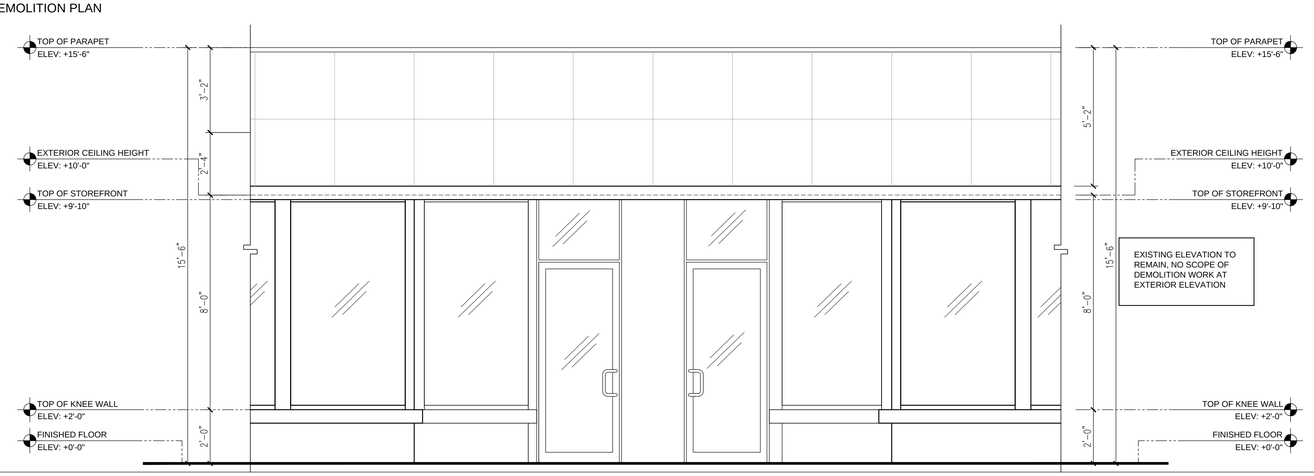
DEMOLITION KEY LEGEND:

- EXISTING INTERIOR PARTITION TO BE DEMOLISHED
- EXISTING 1HR RATED DEMISING WALL TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING CMU WALL TO REMAIN (EXTERIOR WALLS)
- EXISTING DOOR TO REMAIN

NOTE:
INTERIOR DEMOLITION ONLY. NO FACADE WORK UNDER THIS PERMIT. ONLY ROOF MODIFICATIONS FOR MECHANICAL EQUIPMENT.

B3 DEMOLITION PLAN

SCALE: 3/8"= 1'-0"




A3 EXISTING FRONT ELEVATION

SCALE: 3/8"= 1'-0"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TACO RICO
409-411 15TH STREET
MIAMI BEACH, FL

| DATE | REVISION |
|---|---|

DWG. TITLE
*DEMO PLAN & DETAILS*

SCALE
*3/8" = 1'-0"*

PROJECT NO.

DATE
*05.05.16*

SHEET NUMBER
*D-001*