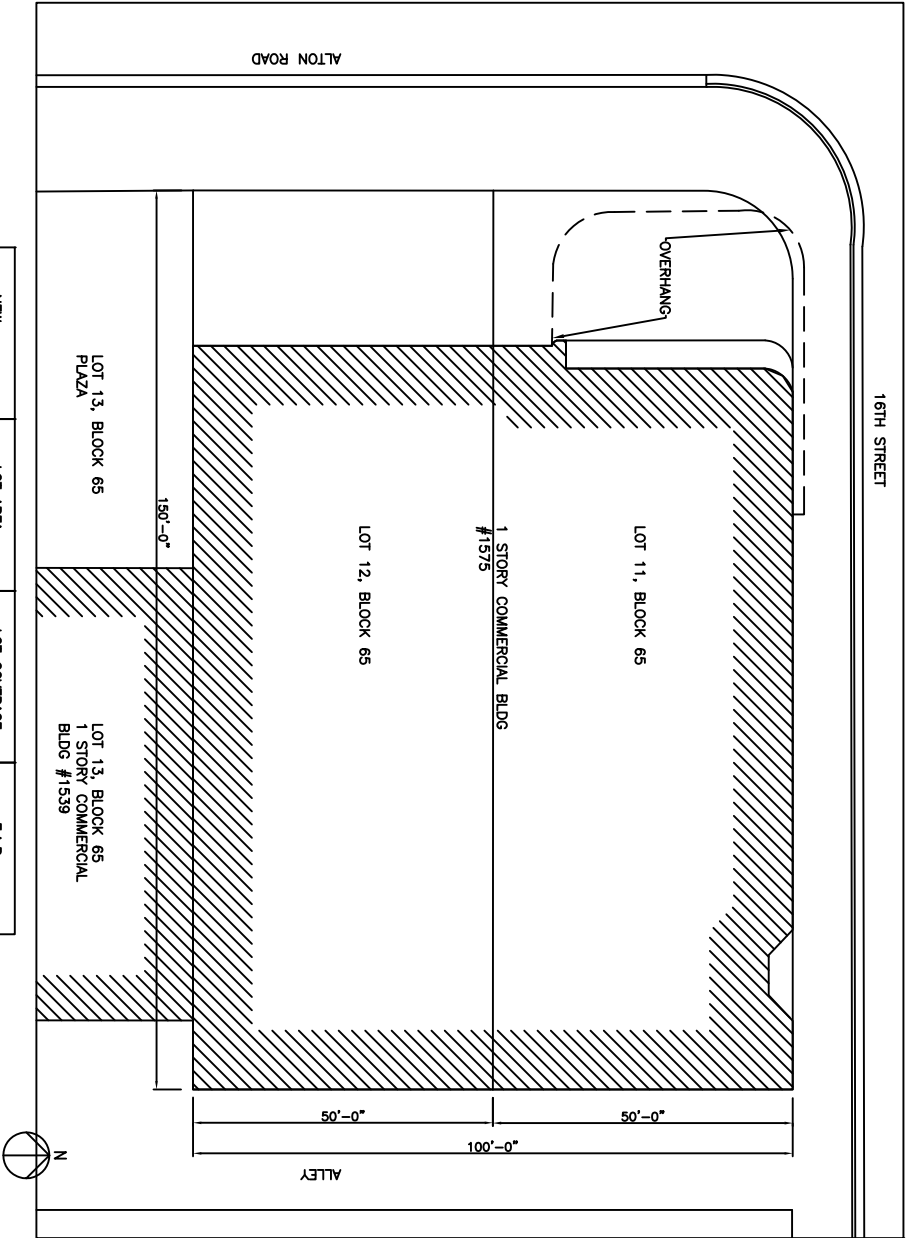


EXISTING	LOT AREA	LOT COVERAGE	F.A.R.
LOT 11, BLOCK 65	7,500 Sqft	4,197 Sqft	1.78
LOT 12, BLOCK 65	7,500 Sqft	5,945 Sqft	1.26
TOT	15,000 Sqft	10,142 Sqft	1.48

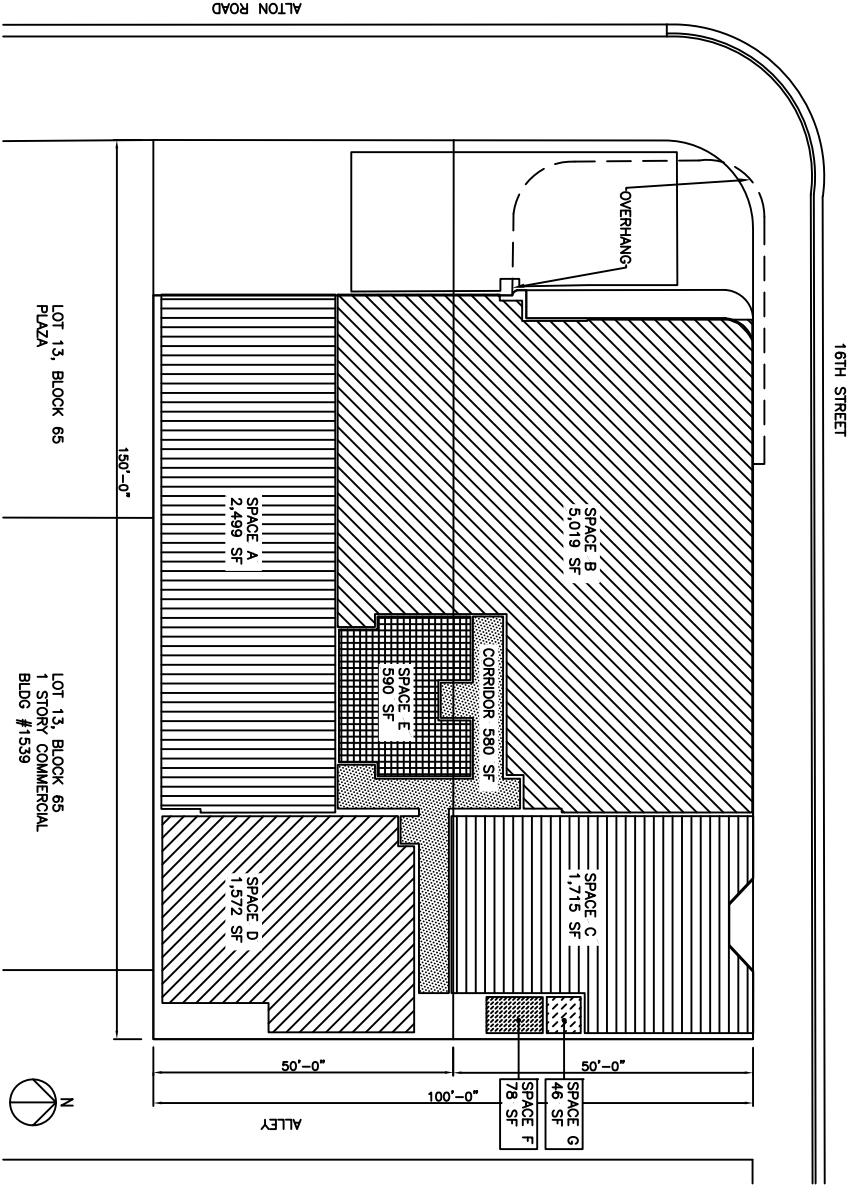
01 EXISTING F.A.R. DIAGRAM



NEW	LOT AREA	LOT COVERAGE	F.A.R.
LOT 11, BLOCK 65	7,500 Sqft	5,998 Sqft	1.25
LOT 12, BLOCK 65	7,500 Sqft	6,196 Sqft	1.21
TOT	15,000 Sqft	12,194 Sqft	1.23

02 NEW F.A.R. DIAGRAM

DESCRIPTION	SPACE	Sq.Ft.	%
RETAIL	A	2499	20.5
RESTAURANT	B	5019	41.2
RETAIL	C	1715	14.1
BAR LOUNGE	D	1572	12.9
RESTROOMS	E	580	4.8
UTILITY ROOM	F	78	0.6
GARAGE ROOM	G	46	0.4
CORRIDOR	-	580	4.8
WALLS/OTHER	-	95	0.7
TOTAL		12194	



01 SPACES DIAGRAM

**NR**  
architect

NORBERTO ROSENSTEIN  
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DRAWN	J.G.
CHECKED	N.R.

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MY SUPERVISION, AND TO THE BEST  
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1575 ALTON RD.  
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FAR DIAGRAMS

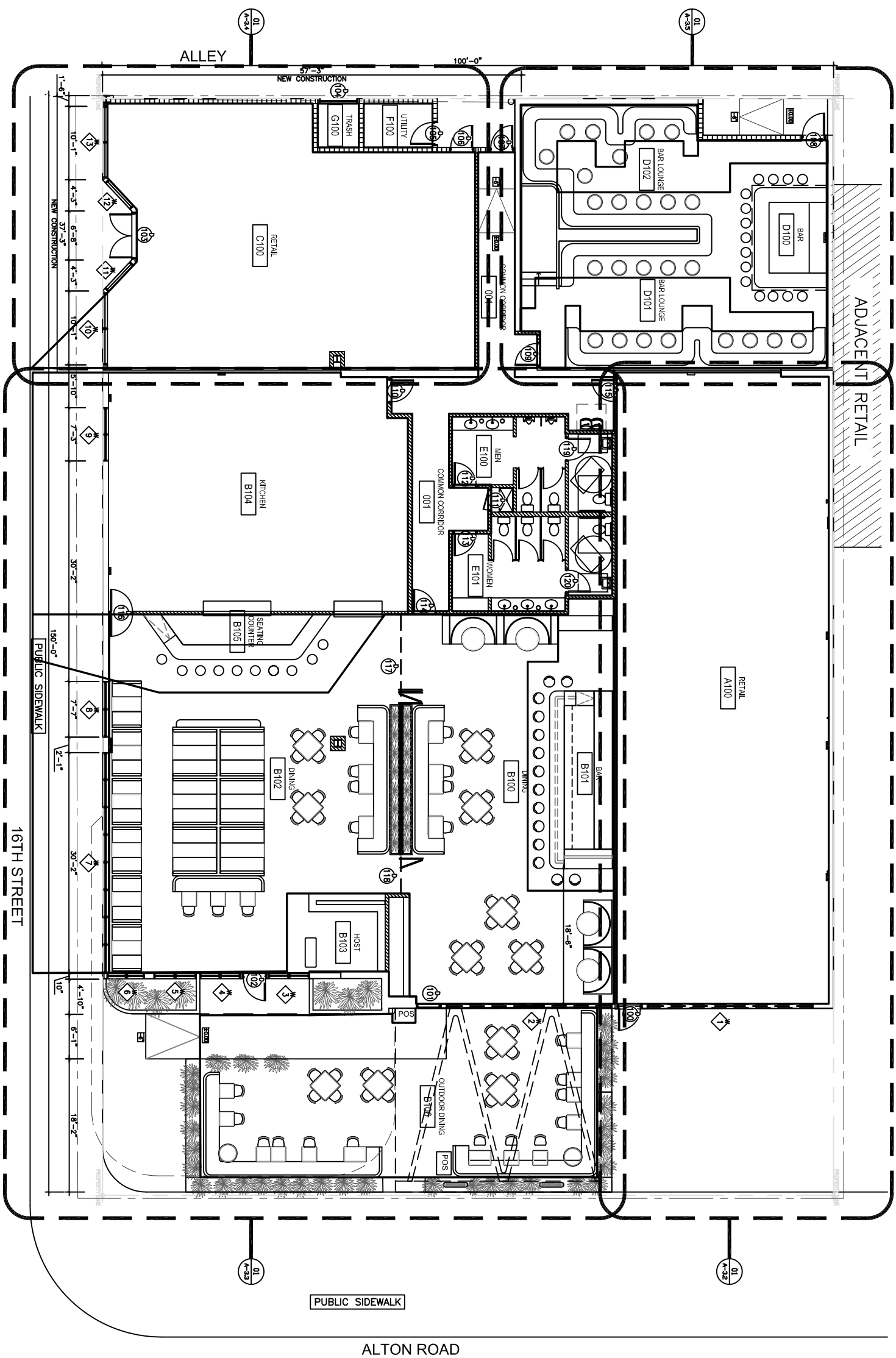
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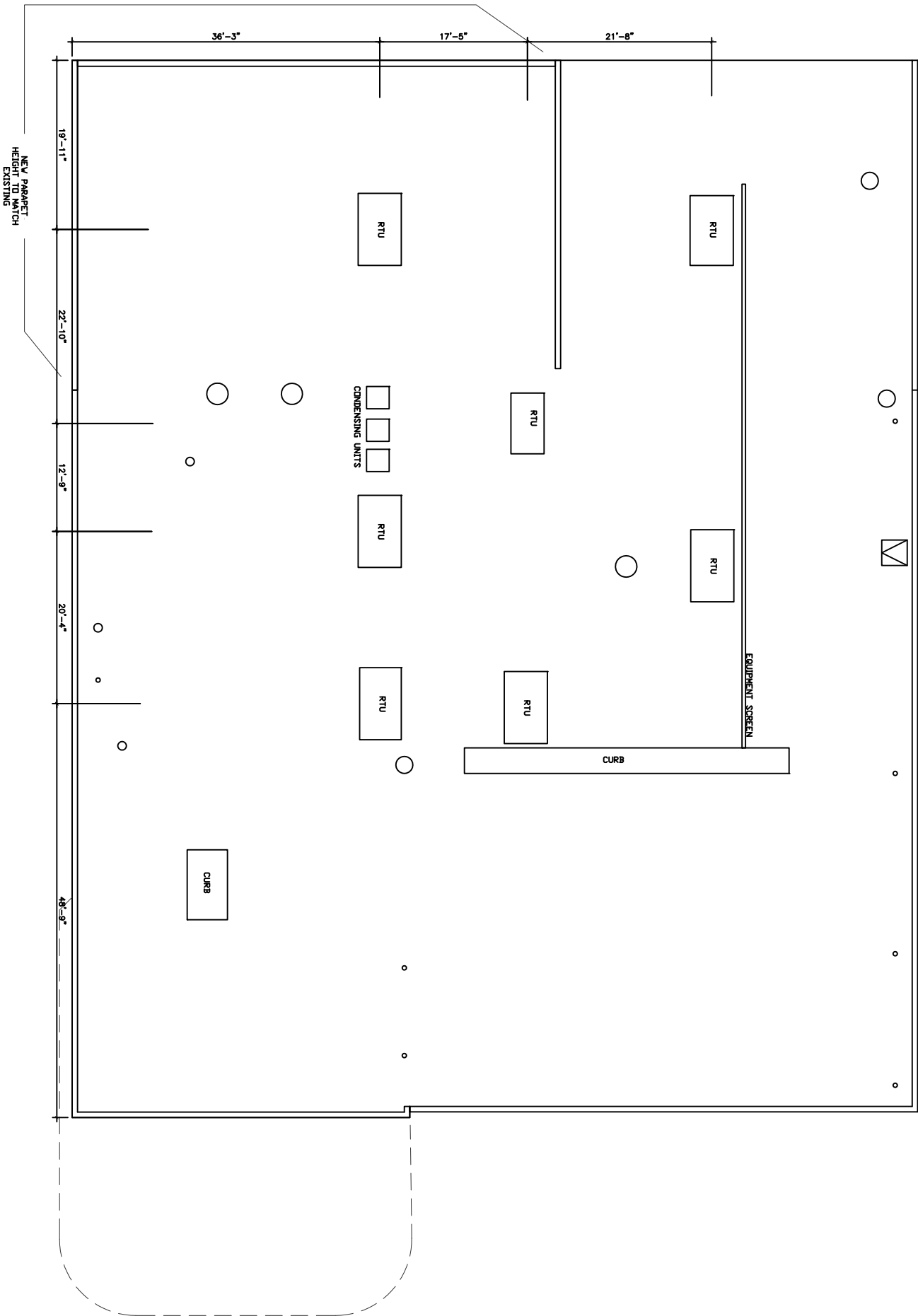






02 KEYNOTES

- KEY NOTES:  
VERIFY ALL NOTES WITH ID DRAWINGS
1. AREA OF WORK
  2. FLOOR SURFACES SHALL NOT VARY MORE THAN 1/2"
  3. EXISTING COLUMNS, SEE ID DWGS FOR FINISHES
  4. NEW WINDOW -- EXISTING OPENING OR PREVIOUS OPENING -- SEE WINDOW SCHEDULE FOR DETAILS
  5. NEW DOOR, SEE DOOR SCHEDULE A-10.1 FOR DETAIL AND FIRE-RATING.
  6. OPENING TO SERVICE BAR
  7. NEW BAR (SEE ID DWGS FOR SPECIFICATIONS)
  8. CORNER MOUNTED AT WALL ADJACENT CORNERS AT THE KITCHEN AREA, SEE ID DWGS.
  9. MILLWORK ITEM -- SEE ID DWGS FOR DETAILS
  10. EXISTING EXTERIOR ADA RAMP
  11. NEW EXTERIOR ADA RAMP
  12. INTERIOR ADA RAMP
  13. BALCONY DECKING SCREEN (SEE ID FOR DETAILS)
  14. INTERIORS SCREEN (SEE ID FOR DETAILS)
  15. INTERIOR PLANTERS (SEE ID FOR DETAILS)
  16. FOLDING DOORS SEE A-10.1 DOOR SCHEDULES.
  17. NEW FLOOR (SEE ID. AND FINISH SCHEDULE FOR DETAILS)
  18. NEW STOVE (SEE ID. FOR DETAILS)
  19. NEW BATHROOMS FIXTURES (SEE ID. FOR DETAILS)
  20. NEW KUP-SINK (SEE ID. FOR DETAILS)
  21. EXISTING PLANTERS NEW HEIGHT (SEE A-6.0 EXTERIOR PLANTERS AND ID DWGS FOR DETAILS)
  22. NEW PLANTERS AND PLANTS (SEE ID. FOR DETAILS)
  23. NEW FIRE EXTINGUISHER (MODEL 2A10BC) ON FLUSH MOUNT CABINET.
  24. NEW K-K-CLASS FIRE EXTINGUISHER AT KITCHEN
  25. ALL UNFINISHED OR DAMAGED SURFACES AT PERIMETER WALL DETAILS: SPACK, WATERPROOF, AND FINISHED. SEE FINISHES.
  26. PROVIDE DURIPOCK AND WATERPROOFING UNDER ALL WET AREAS. SEE FINISH PLAN FOR GENERAL INSTALLATION DETAILS.
  27. 12'-10" HIGH ADA PORTION COUNTERTOP -- 37" WIDE X 25" DEEP (CLEAR SPACE) SEE A-12.0.
  28. NEW MANNING (SEE ID. DRAWINGS FOR DETAILS).
  29. NEW WATER FOUNTAINS
- ALL OUTLETS MOUNTED ABOVE COUNTERS TO BE 4"
- LOCATIONS OF NEW EQUIPMENT TO BE V.I.F. BY GC
- ALL OUTLETS FOR EQUIPMENT TO BE V.I.F. BY GC
- COORDINATE WITH ELECTRICAL DRAWINGS. IF THERE ARE ANY DISCREPANCIES CONTACT THE ARCHITECT/ENGINEER BEFORE COMMENCEMENT OF WORK.





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BUNTE # 202

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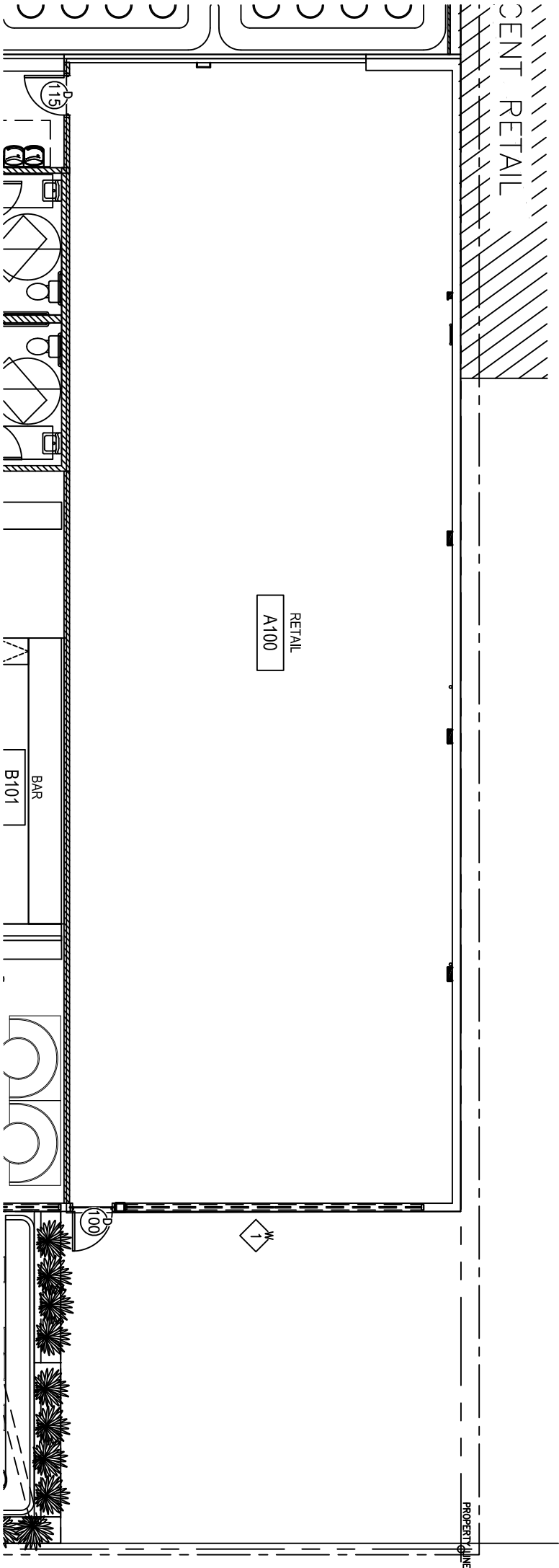
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J.G.  
**CHECKED**  
**N.R.**

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COMM.	DATE
2016-14	6-15-2016

1575 ALTON RD.  
MIAMI BEACH  
FLORIDA, 33139

ENLARGED  
FLOOR PLAN





A-3.3 OF 5





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N.R.	
<hr/>	
DRAWN	
J.G.	
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CHECKED	
N.R.	
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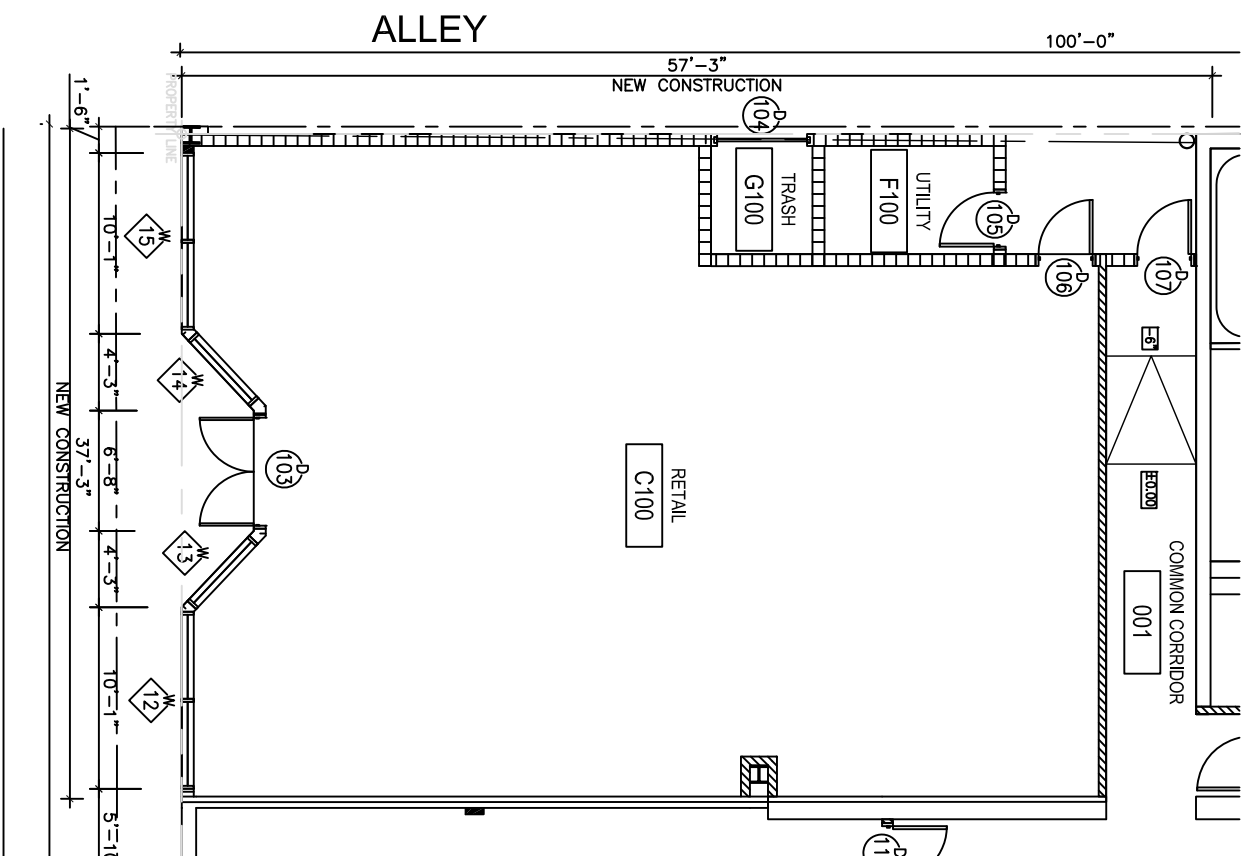
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COMM. 2016-14	DATE 6-15-2016
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1575 ALTON RD.  
MIAMI BEACH  
FLORIDA, 33139

ENLARGED  
FLOOR PLAN

A-3.4  5



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DRAWN	J.G.
CHECKED	N.R.

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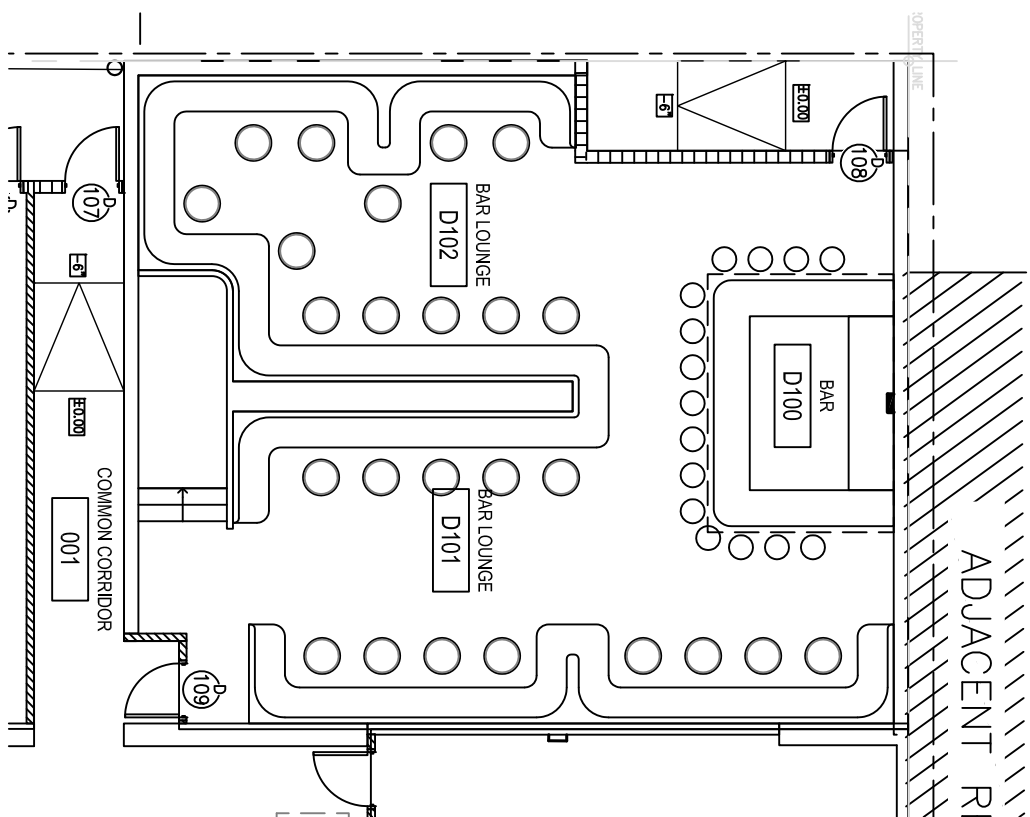
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COMM.	DATE
2016-14	6-15-2016

1575 ALTON RD.  
MIAMI BEACH  
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ENLARGED  
FLOOR PLAN

A-3.5 of 5





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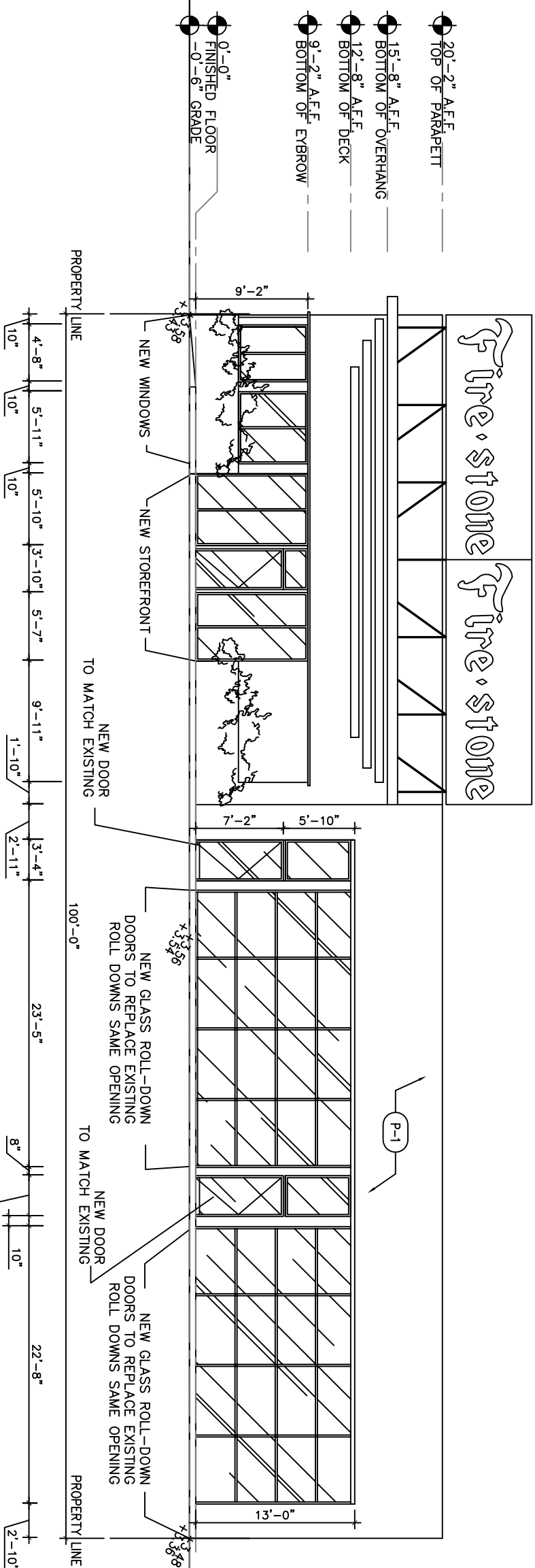
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COMM. 2016-14	DATE 6-15-2016
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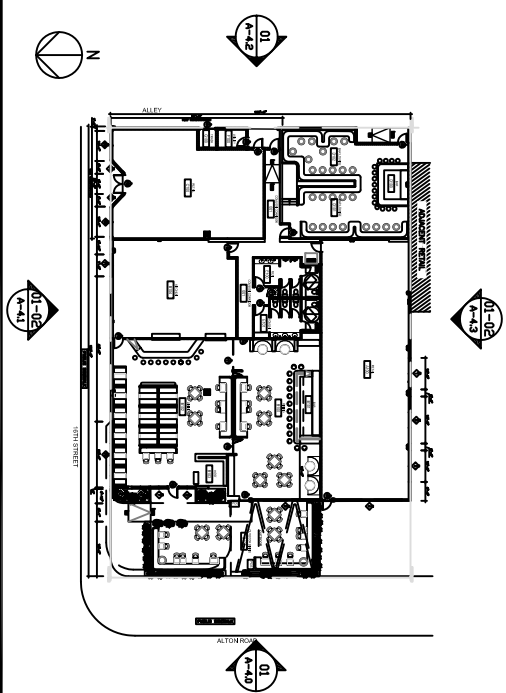
1575 ALTON RD.  
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FLORIDA, 33139

## EXTERIOR ELEVATIONS

A-4.0 of 5



01 EAST ELEVATION  
SCALE: 3/32"=1'-0"



02 KEY PLAN  
SCALE: 1/8"=1'-0"

03	LEGEND
----	--------

04 FINISHES SCHEDULE

FINISHES SCHEDULE						
	GC	OWNER	MATERIAL			
FURNISH	INSTALL	FURNISH	INSTALL	TAG	DESCRIPTION AND SPECIFICATIONS	REMARKS
				(P-1)	PAINT COLOR NAME: TBD	
				(P-2)	PAINT COLOR NAME: TBD	
NOTE:						
<b>FLOOR</b>						
				(F-1)	EXTERIOR PATIO FLOOR MANUFACTURER: COLOR NAME: TBD	
					PRODUCT:	
				(F-2)	EXISTING FLOOR MANUFACTURER: COLOR NAME: TBD	
					PRODUCT:	

NOTE: FLOOR MUST COMPLY WITH FFPC 101.7.16-4. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.





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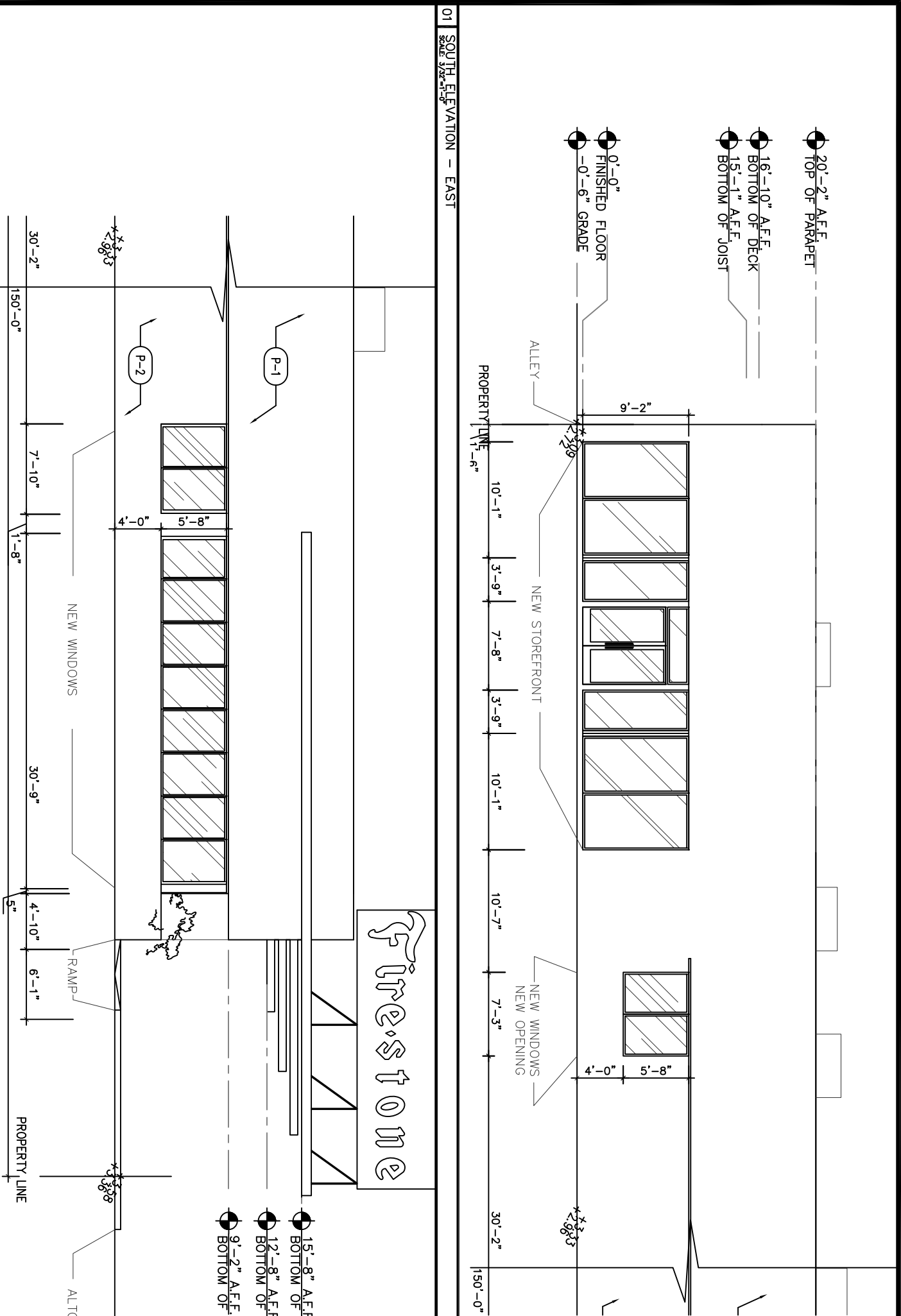
## REVIEWS

COMM.	DATE
<u>2016-14</u>	<u>6-15-2016</u>

1575 ALTON RD.  
MIAMI BEACH  
FLORIDA, 33139

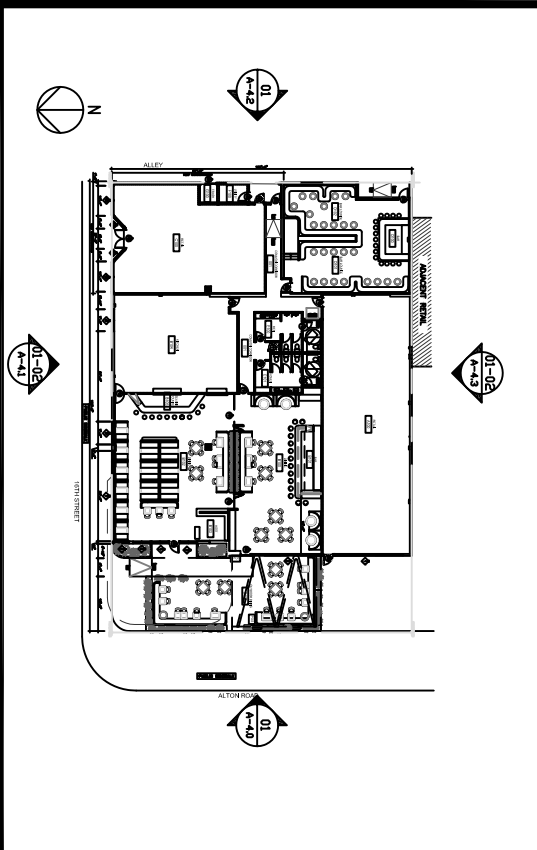
## EXTERIOR ELEVATIONS

A-4.1 of 5



01	SOUTH ELEVATION - EAST SCALE: 3/32"=1'-0"
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02 SOUTH ELEVATION WEST  
SCALE: 3/32"=1'-0"



03 KEY PLAN  
SCALE: 1/64"=1'-0"

04	ELEVATION KEY
----	---------------

05 FINISHES SCHEDULE

FINISHES SCHEDULE						
GC	OWNER	MATERIAL	DESCRIPTION AND SPECIFICATIONS			REMARKS
FURNISH	INSTALL	FURNISH	INSTALL	TAG		
WALLS						
Q	Q			(P-1)	PAINT COLOR NAME: TBD	
Q	Q			(P-2)	PAINT COLOR NAME: TBD	
NOTE:						
FLOOR						
Q	Q			(FL-1)	EXTERIOR PATIO FLOOR MANUFACTURER: COLOR NAME: TBD	
				(FL-2)	EXISTING FLOOR MANUFACTURER: COLOR NAME: TBD	
					PRODUCT:	

NOTE: FLOOR MUST COMPLY WITH FFPC 101.7.1.6.4, THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.

NOTE: FLOOR MUST COMPLY WITH FPPC 101 7.1.6.4, THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.

**ARCHITECTURE - INTERIOR DESIGN - PLANNING**

**WEB:** [www.rosendinearchitect.com](http://www.rosendinearchitect.com)

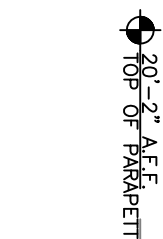
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**APPLICABLE CODES.**

## REVIEWS


FLORIDA, 33139

## ELEVATIONS



0'-0"  
FINISHED FLOOR  
-0'-6" GRADE

PROPERTY LINE

63'-0"

A

**NR**  
**architect**  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.

**ARCHITECTURE - INTERIOR DESIGN - PLANNING**

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R E V I S I O N S									

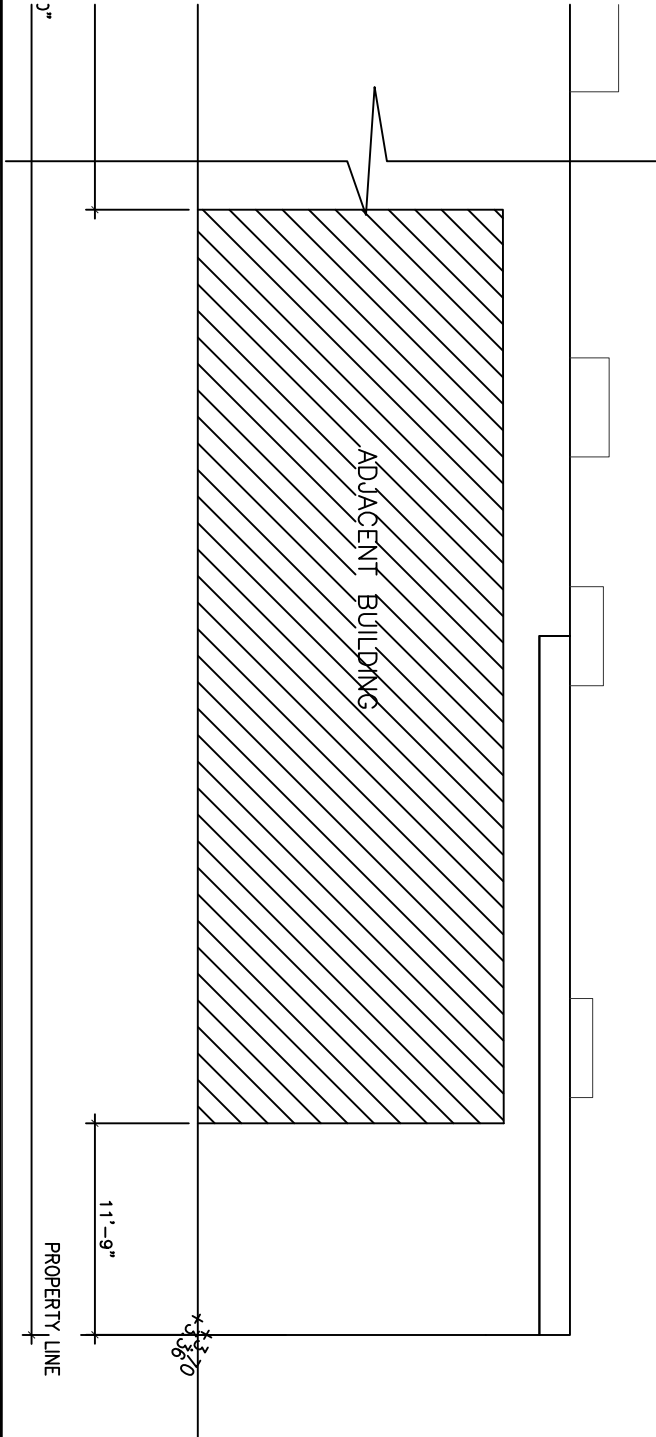
COMM.	DATE
2016-14	6-15-2016

1575 ALTON RD.  
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FLORIDA, 33139

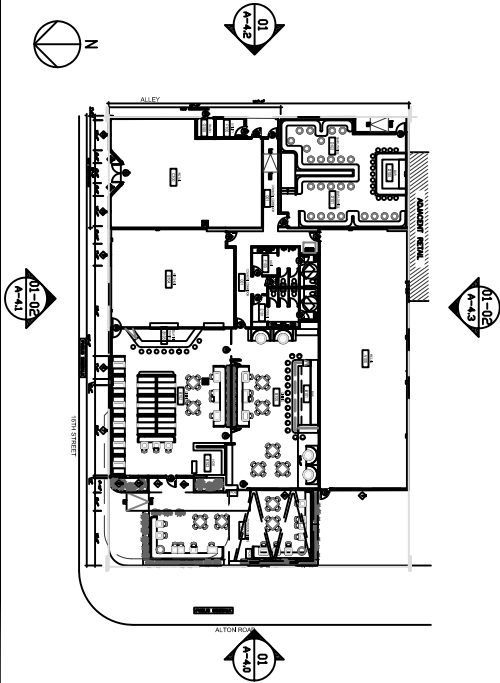
## EXTERIOR ELEVATIONS

A-4.3 of 5

## SCALE: 3/32 = 1-0

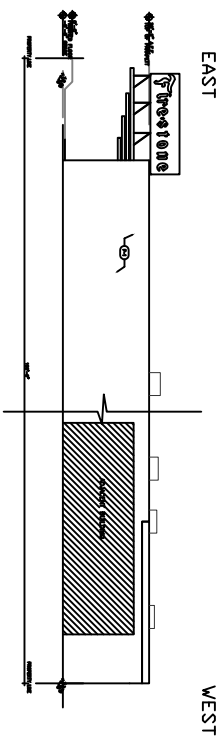


SCALE: 3/32 = 1"=0'



## 0-10497-1-0

22



22

FINISHES SCHEDULE						
GC	OWNER	MATERIAL	DESCRIPTION AND SPECIFICATIONS			REMARKS
FURNISH	INSTALL	FURNISH	INSTALL	TAG	DESCRIPTION AND SPECIFICATIONS	REMARKS
WALLS						
Q	Q			(P-1)	PAINT COLOR NAME: TBD	
Q	Q			(P-2)	PAINT COLOR NAME: TBD	
NOTE:						
FLOOR						
Q	Q			(FL-1)	EXTERIOR PATIO FLOOR MANUFACTURER: COLOR NAME: TBD PRODUCT:	
				(FL-2)	EXISTING FLOOR MANUFACTURER: COLOR NAME: TBD PRODUCT:	

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NOTE: FLOOR MUST COMPLY WITH FFPC 101 71.6.4, THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.



