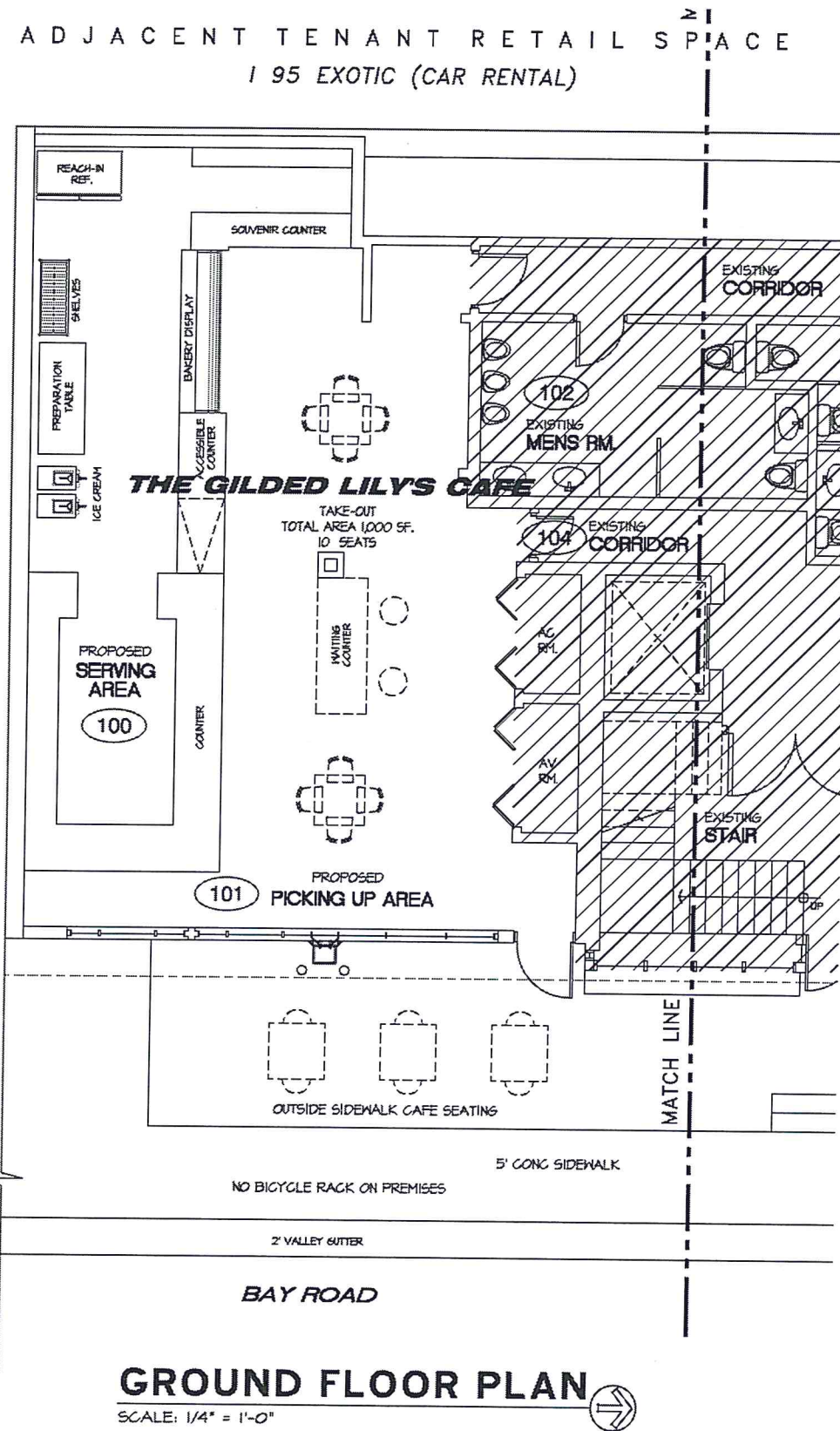
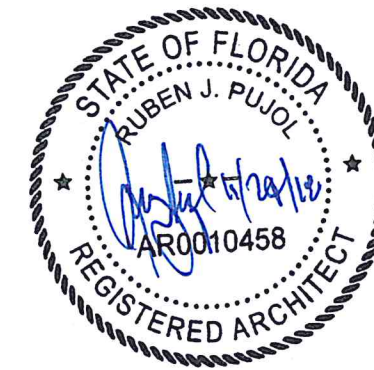
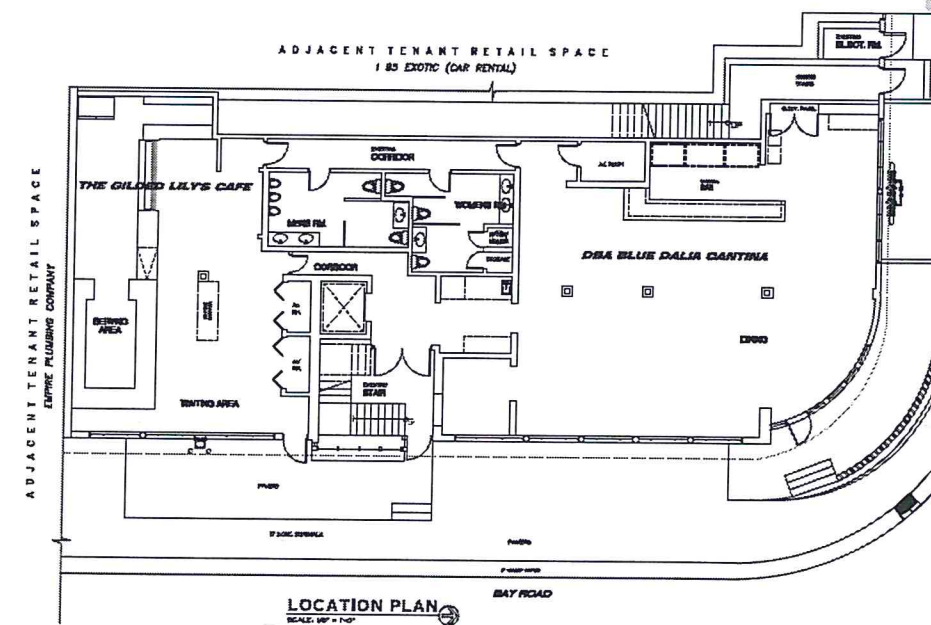


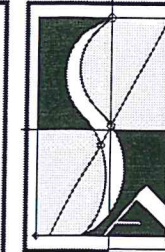
ADJACENT TENANT RETAIL SPACE
EMPIRE PLUMBING COMPANY



OCCUPANT LOAD CALCULATIONS					
LABEL	ROOM NAME	FUNCTION OF SPACE AS PER F.B.C. TABLE 1004.1.2	AREA IN S.F.	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS
100	SEVING AREA	BAR	440	250	1.76
101	PICKING UP AREA	PICK UP	575	15	38
102	MEN'S RESTROOM	TOILET	152	-	-
103	WOMEN'S RESTROOM	TOILET	145	-	-
104	CORRIDOR/DR. AREAS	COMMON AREAS	350	-	-
105	STORAGE	STORAGE	82	250	0.3
106	BAR	BAR	135	250	0.5
107	DINE-IN AREA	SEATING	1,400	15	93
TOTAL # OCCUPANTS (GROUND FLOOR)			3,279		133.5



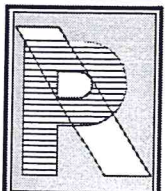
FINAL SUBMITTAL 11-26-18



REVISIONS:

11225-18

LAND USE HEARING FOR:
GOLDEN ERA HOLDINGS, LLC
1766 BAY ROAD - MIAMI BEACH, FLORIDA. 33139



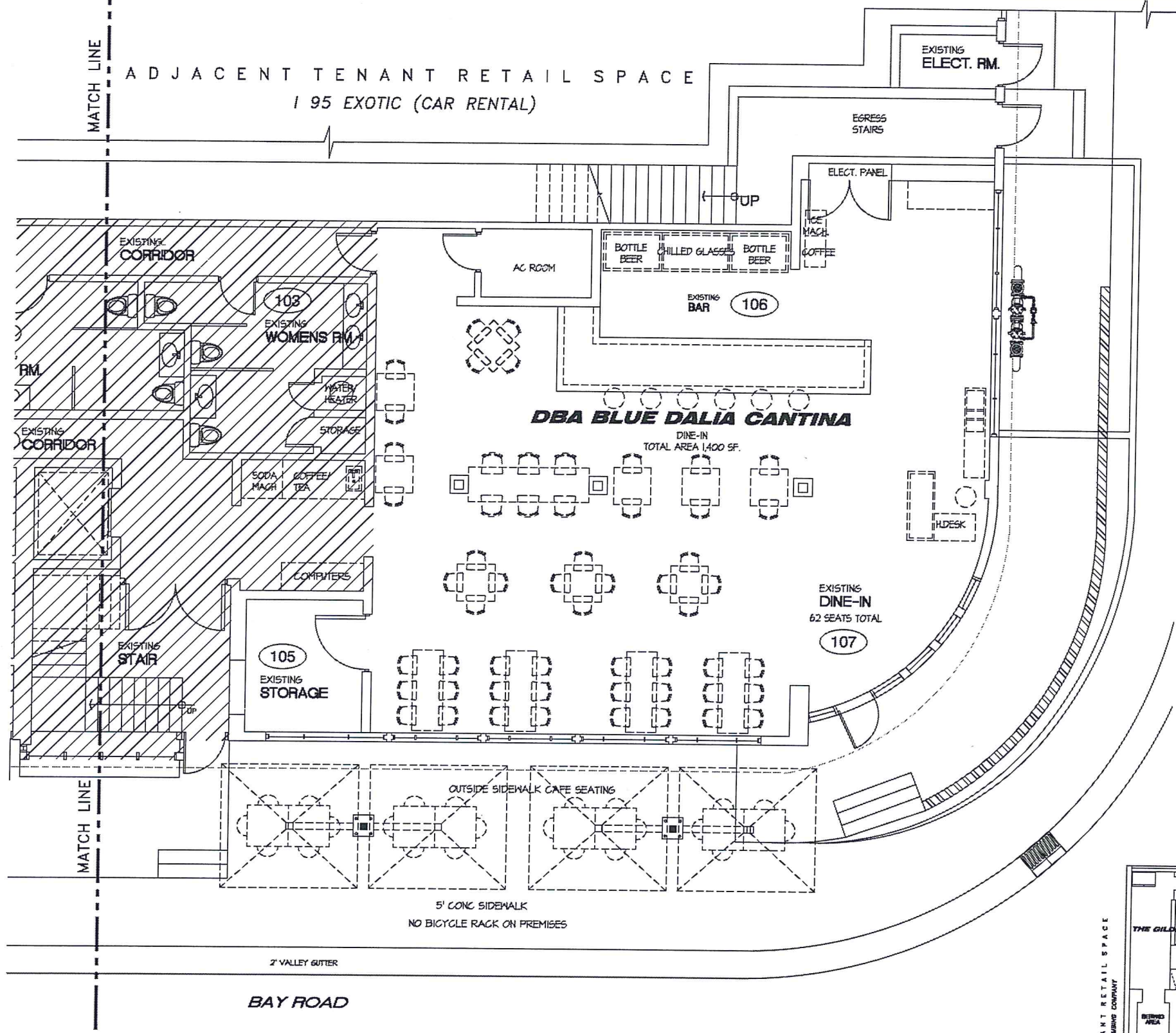
Ruben Juan Pujol
Architect, P.A.
12237 SW 204th Terrace
Miami, FL 33177
Office: (305) 866-2155
spujol4337@AOL.com

GROUND FLOOR PLAN

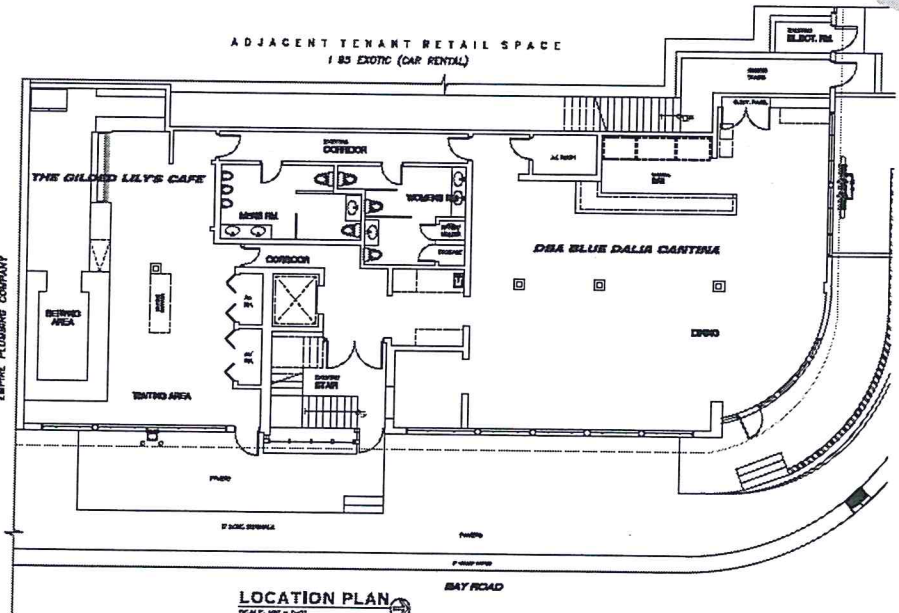
PROJ. MGR. J. SALAZAR

A-1
1 OF 3

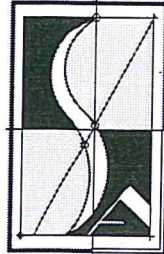
DEC 2018



OCCUPANT LOAD CALCULATIONS					
LABEL	ROOM NAME	FUNCTION OF SPACE AS PER F.B.C. TABLE 1004.1.2	AREA IN SF.	FLOOR AREA IN SF. PER OCCUPANT	# OF OCCUPANTS
100	SEVING AREA	BAR	440	250	1.76
101	PICKING UP AREA	PICK UP	575	15	38
102	MEN'S RESTROOM	TOILET	152	-	-
103	WOMEN'S RESTROOM	TOILET	145	-	-
104	CORRIDOR/DRC. AREAS	COMMON AREAS	350	-	-
105	STORAGE	STORAGE	82	250	0.3
106	BAR	BAR	135	250	0.5
107	DINE-IN AREA	SEATING	1,400	15	93
TOTAL # OCCUPANTS (GROUND FLOOR)			3,279		133.5

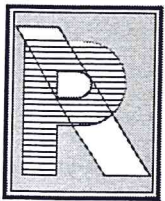


FINAL SUBMITTAL 11-26-18



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LAND USE HEARING FOR:
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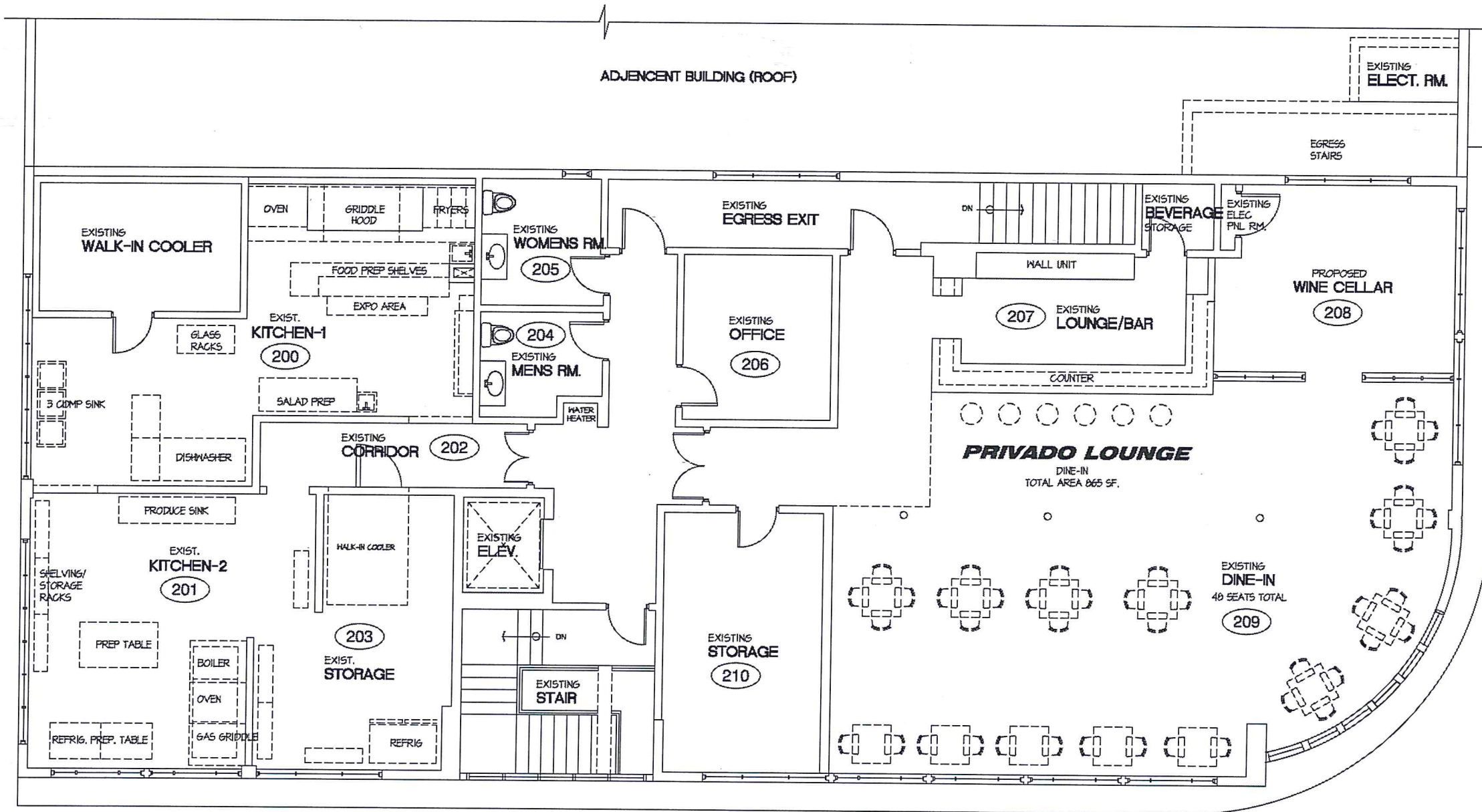


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GROUND FLOOR PLAN
PROJ. MGR. J. SALAZAR

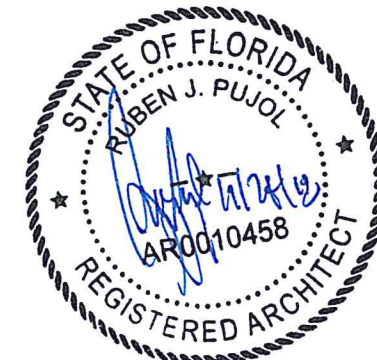
A-2
2 OF 3
DEC 2018

THIS PLAN IS NOT FOR CONSTRUCTION UNLESS APPROVED BY GOVERNMENT AGENCIES



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

OCCUPANT LOAD CALCULATIONS					
LABEL	ROOM NAME	FUNCTION OF SPACE AS PER I.B.C. TABLE 1004.1.2	AREA IN S.F.	FBC FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS
200	COMM. KITCHEN-1	KITCHEN	460	200	2.3
201	COMM. KITCHEN-2	KITCHEN	342	200	1.7
202	CORRIDOR/CIRC. AREAS	COMMON AREAS	433	-	-
203	STORAGE	STORAGE	216	-	-
204	MEN'S RESTROOM	TOILET	63	-	-
205	WOMEN'S RESTROOM	TOILET	75	-	-
206	OFFICE	BUSINESS AREA	120	100	1.2
207	BAR	BAR	240	250	0.9
208	WINE CELLAR	STORAGE	272	250	0.8
209	DINE-IN AREA	SEATING AREA	865	15	57.6
210	STORAGE	STORAGE	205	250	0.8
TOTAL # OCCUPANTS (SECOND FLOOR)			3,241		85.3



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SECOND FLOOR PLAN

A-3
3 OF 3
DEC 2018

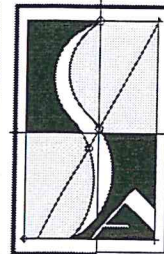
FINAL SUBMITTAL 11-26-18

LAND USE HEARING FOR:
GOLDEN ERA HOLDINGS, LLC
1766 BAY ROAD - MIAMI BEACH, FLORIDA, 33139

REVISIONS:

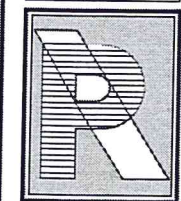
11225-18

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REVISIONS:
11225-18

LAND USE HEARING FOR:
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EXIST. CONDITIONS
& LIFE SAFETY
FLOOR PLAN

PROJ. MGR. J. SALAZAR

LS-1
1 OF 1
DEC 2018



ZONING LEGEND

BUILDING CONSTRUCTION	TYPE V
CODE USED	FLORIDA BUILDING CODE
ZONIFICATION	OVER LAY DISTRICT
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
YEAR BUILT	1957

BUILDING DISPOSITION

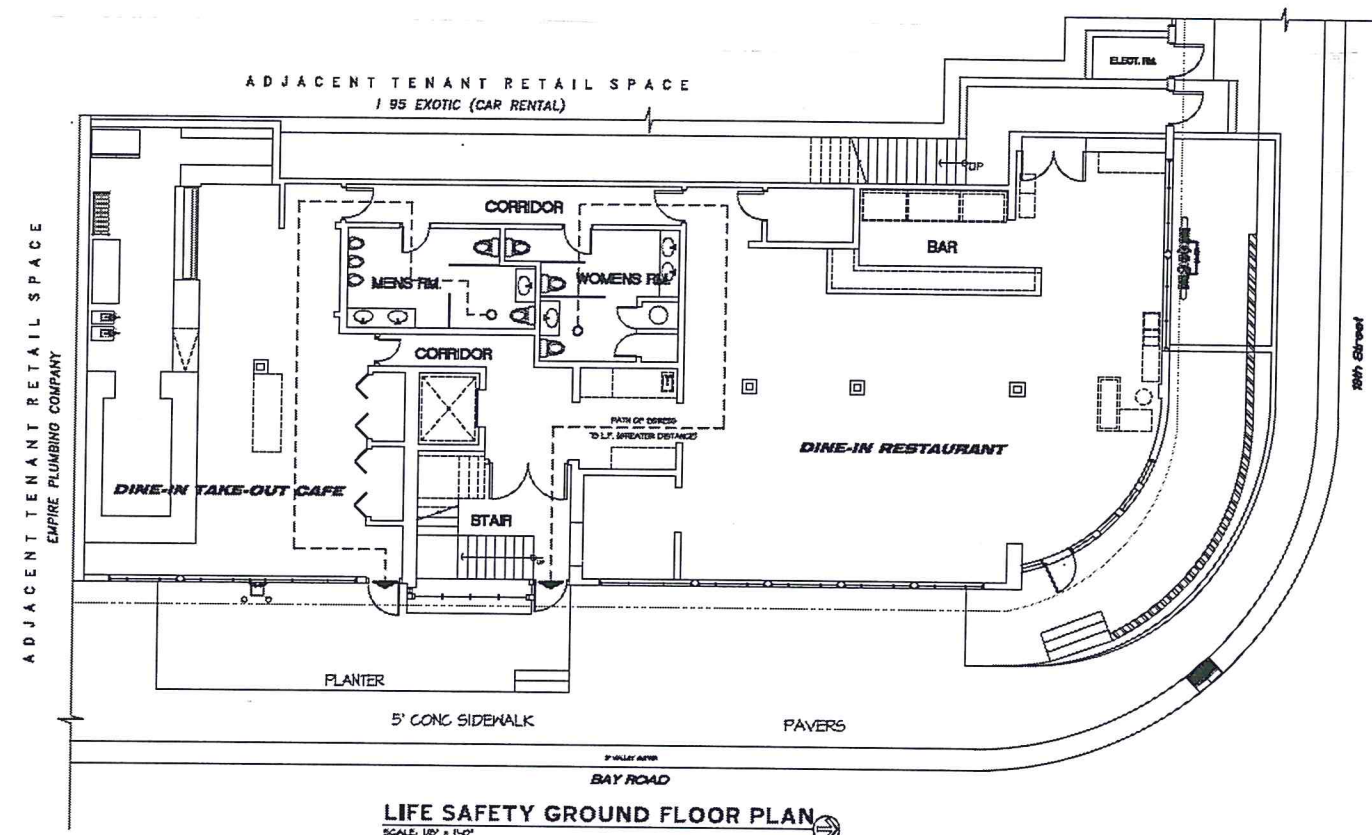
LOT OCCUPATION	
LOT AREA	11,250 SF
BLDG AREA	7,430 SF
LOT COVERAGE	67% EXIST.
OPEN SPACE	33%
BLDG HEIGHT	2 STORIES

BUILDING SETBACK

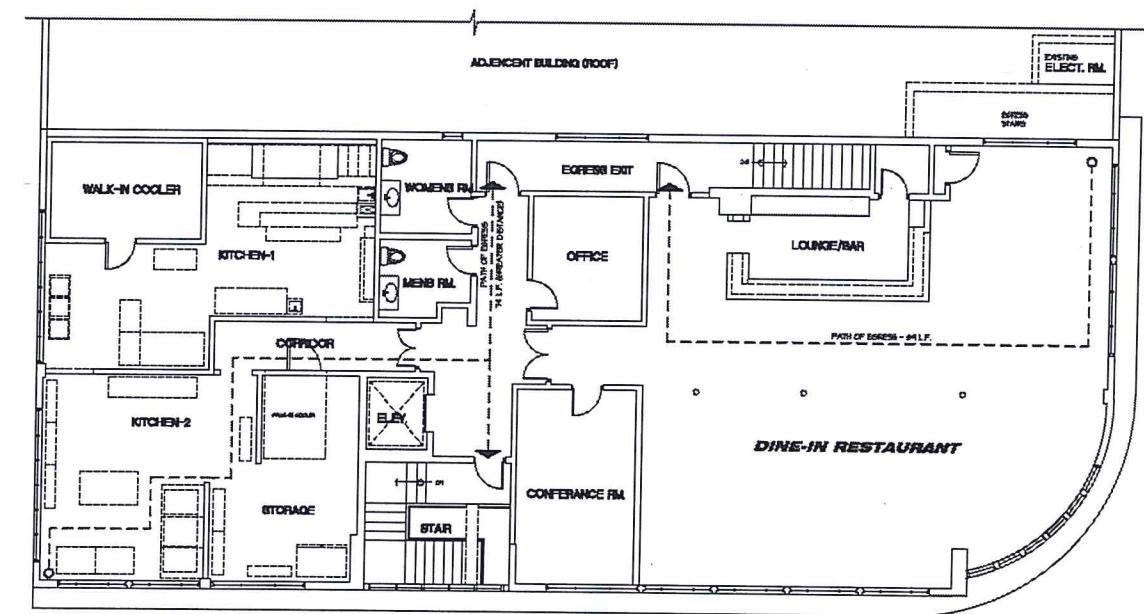
PRINCIPAL FRONT	0 FT MIN.
INT. SIDE	75 FT MIN.
INT. SIDE	0 FT MIN.
REAR	0 FT MIN.

SCOPE OF WORK

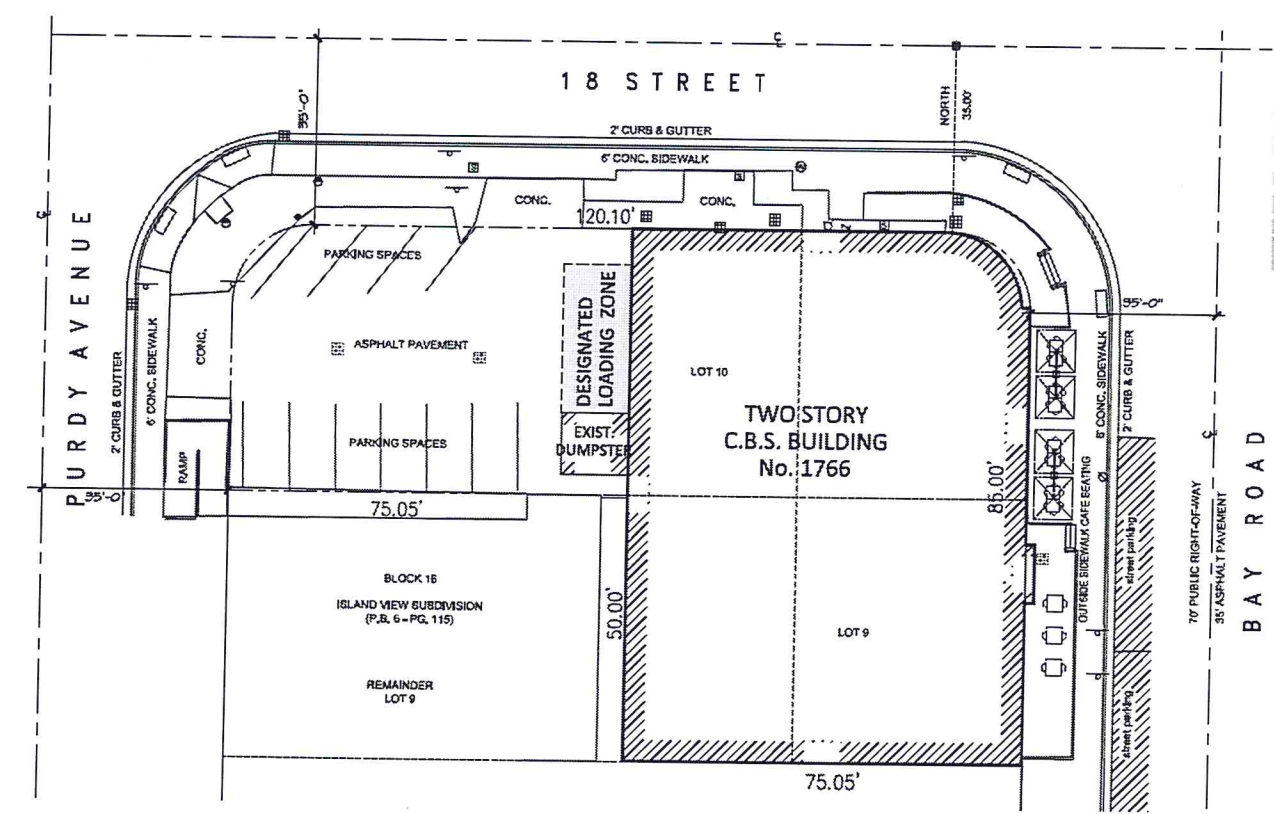
PROPOSED LAND USE FOR EXISTING BLDG @ 1766 BAY ROAD
FIRST SUBMITTAL



LIFE SAFETY GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
REFER TO OCCUPANT LOAD CALCULATION TABLE ON SHT A-1 & A-2



LIFE SAFETY SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
REFER TO OCCUPANT LOAD CALCULATION TABLE ON SHT A-3



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

FINAL SUBMITTAL 11-26-18

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