6 7 3 C O L L I N S

HPB FILE NUMBER HPB19-0296
FINAL SUBMITTAL 04-08-19

CONSULTANT

673 COLLINS
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

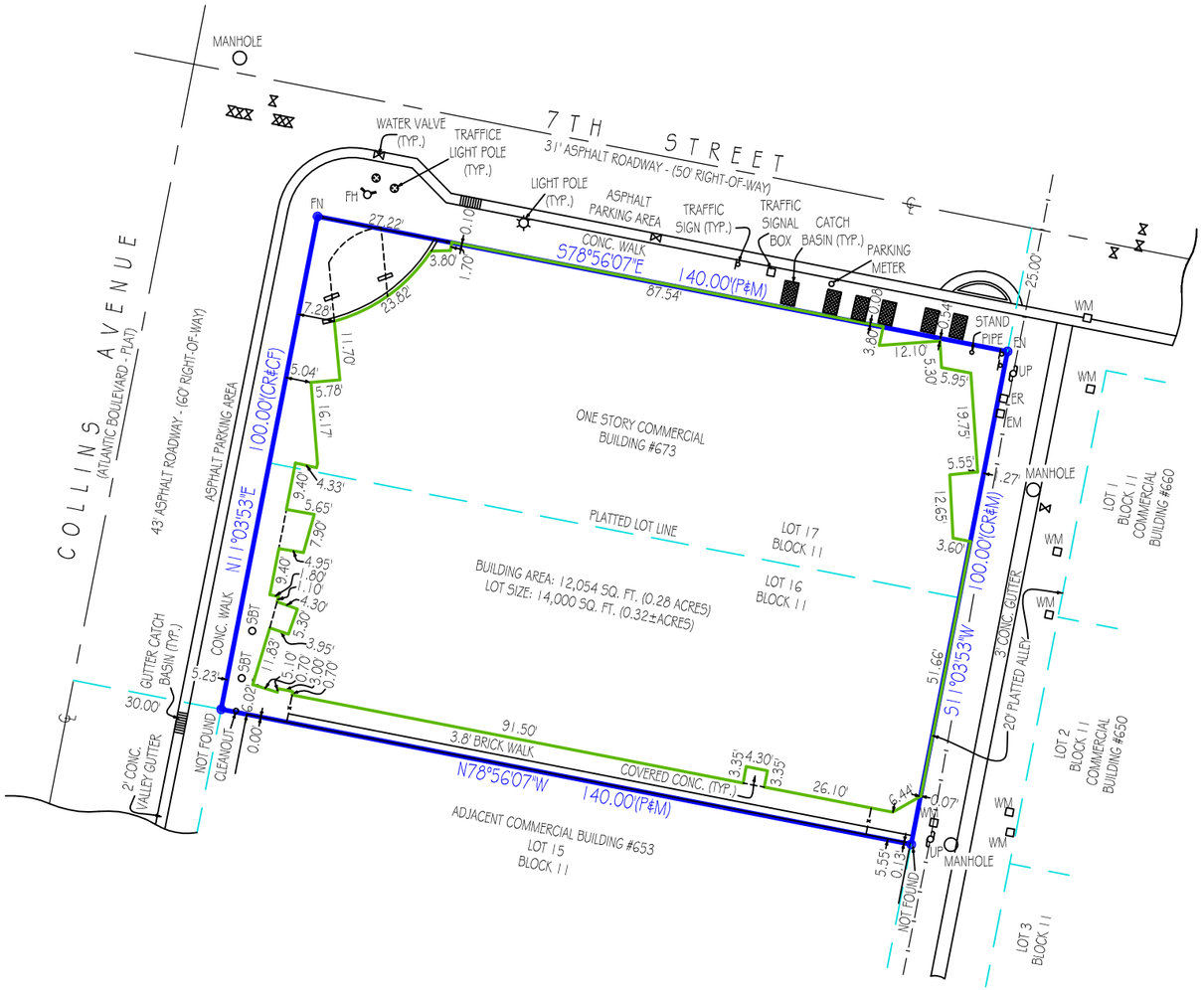
BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE L. GOMEZ
AR0015416

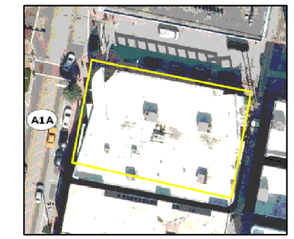
DATE	REVISION

DWG. TITLE: COVER
SCALE: N.T.S.
PROJECT NO.: 2019-02
DATE: 03-18-19
SHEET NUMBER: A-000

N
S
E
W

SCALE:1"=30'





AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

LEGAL DESCRIPTION:
LOT 16 AND 17, BLOCK 11, OCEAN BEACH ADDITION NUMBER ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

INVOICE NUMBER: 01-59530-SE
DATE OF FIELD WORK: 03/18/2019

CERTIFIED TO
NOT APPLICABLE / UNKNOWN
7TH STREET ASSOCIATES

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0319
SUFFIX: L
PANEL DATE: 09/11/2009

BASE FLOOD ELEVATION OR DEPTH: 8 NGVD 1929
COMMUNITY NUMBER: 120635

FINISHED FLOOR ELEVATION: 6.96

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND M APPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE , PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNED: DATE: 03/20/2019
ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 5639 *{NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE}*

LEGEND:
A - DENOTES ARC LENGTH
CA - DENOTES CENTRAL ANGLE
CATV - DENOTES CABLE T.V. BOX
CF - DENOTES CALCULATED FROM FEILD
CR- DENOTES CALCULATED FROM RECORD
CH - DENOTES CHORD DISTANCE
DE - DENOTES DRAINAGE EASEMENT
EM - DENOTES ELECTRIC METER
FN - DENOTES FOUND NAIL
L - DENOTES LEGAL
M - DENOTES MEASURED
OHC - DENOTES OVERHEAD CABLE
P - DENOTES PLAT
PH - DENOTES POOL HEATER
PP - DENOTES POOL PUMP
R - DENOTES RADIUS
SV- DENOTES SEWER VALVE
TR - DENOTES TELEPHONE RISER
UE - DENOTES UTILITY EASEMENT
UP - DENOTES UTILITY POLE
WM - DENOTES WATER METER
WV - DENOTES WATER VALVE

BOUNDARY LINE
BUILDING LINE
CENTERLINE
EASEMENT LINE
METAL FENCE
WOODEN FENCE
PVC FENCE
OVERHEAD CABLE

BEARING REFERENCE:
NORTH LINE OF SUBJECT PROPERTY AS S. 78°56'07" E.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

IMPORTANT NOTE:
IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "***LANDTEC APPROVAL FOR CONSTRUCTION***" LISTED IN THE REVISION BAR BELOW. LANDTECH ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- NONE FOUND.

This survey has been issued by the following Landtec Surveying office:
600 Fairway Drive - Ste. 101
Deerfield Beach, FL. 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
APPROVED FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

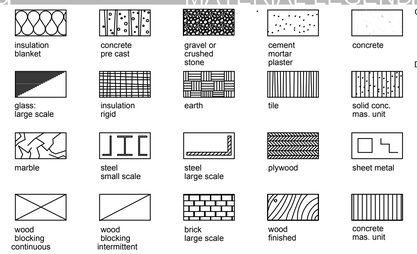
Job Number : 59530-SE	Rev.:
Drawn By : C. Ferrara	Rev.:
Date of Field Work : 03/18/2019	Rev.:

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!
LICENSED BUSINESS # 8007

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	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

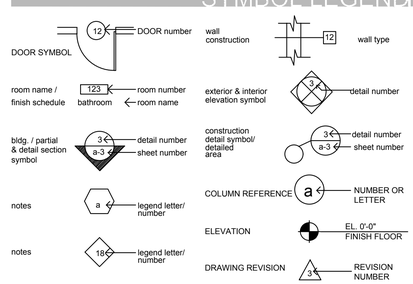
MATERIAL LEGEND



PROJECT TEAM

OWNER:	673 FO LLC 1261 20TH ST MIAMI BEACH, FL, 33139
DESIGN / PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS P.A. JOSE L. GOMEZ AR 0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250 FAX. (305) 551.1740

SYMBOL LEGEND



APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACHI, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2017
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2017
STRUCTURAL:	FLORIDA BUILDING CODE 2017
PLUMBING:	FLORIDA BUILDING CODE 2017- PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2017 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2017 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2017 - ACCESIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2017 6TH EDITION

DRAWING INDEX

ARCHITECTURAL

A-000	COVER
SURVEY	SURVEY
A-001	GENERAL NOTES AND ZONING INFORMATION
A-002	LOCATION PLAN
A-003	SITE PICTURES CORNER TO CORNER
A-004	BUILDING PICTURES
A-005	VIEWS
A-006	VIEWS
EXIST-101	EXISTING FLOOR PLANS
EXIST-201	EXISTING ELEVATIONS
EXIST-202	EXISTING ELEVATIONS
SP-101	PROPOSED SITE PLAN
A-101	PROPOSED FLOOR PLAN
A-201	PROPOSED ELEVATIONS
A-202	PROPOSED ELEVATIONS
A-301	SIGNAGE DETAILS

PROJECT INFORMATION

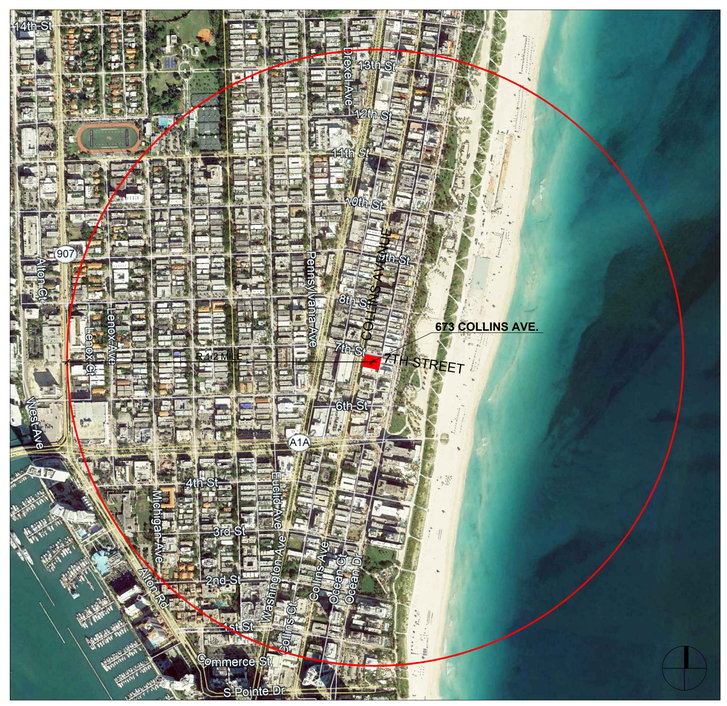
SCOPE OF WORK

NORTH AND WEST FACADE IMPROVEMENTS OF AN EXISTING COMMERCIAL BUILDING

LEGAL DESCRIPTION

OCEAN BEACH ADDN NO 1 PB 3-11
LOTS 16 & 17 BLK 11
LOT SIZE 14000 SQ FT
OR 15855-4481 TO 96 0393 4

LOCATION MAP



ZONING SUMMARY

MULTIFAMILY – COMMERCIAL – ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	673 Collins Avenue, Miami Beach FL. 33139-6283		
2	Board and file numbers:			
3	Folio number(s):	02-4203-004-0120		
4	Year constructed:	1996	Zoning District:	MXE Mixed Use Entertainment District
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	6.96' NGVD
6	Adjusted grade (Flood+ Grade /2):	7.48' NGVD	Lot Area:	14,000 S.F.
7	Lot width:	100'-0''	Lot Depth:	140'-0''
8	Minimum Unit Size (SF):	15%: 300—335 85%: 335+	Average Unit Size:	N/A
9	Existing use:	1111 Store: Retail Outlet	Proposed use:	1111 Store: Retail Outlet

		Maximum	Existing	Proposed	Deficiencies
10	Height:	50'-0''	29'-0'' (top of parapet)	-	
11	Number of Stories:		1	-	
12	**FAR:**	2.0	0.82	-	
13	Gross square footage:	13,500 S.F.	11,618 S.F.	-	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
14	Front Setback:	5'-0''	5'-0''	-	
15	Side Setback:	5'-0''	0'-0''	-	
16	Side Setback:	-	-	-	
17	Side Setback facing street:	5'-0''	0'-0''	-	
18	Rear Setback:	0'-0''	0'-0''	-	

19	Is this a contributing building?	Yes or No
20	Located within a Local Historic District?	Yes or No

CONSULTANT

673 COLLINS
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BEILINSON GOMEZ ARCHITECTS
ARCHITECTURE AA C001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4664
T 305.559.1250 F 305.551.1740
JOSE L. GOMEZ
AR 0015416

DATE | REVISION

DWG. TITLE: *PROJECT INFORMATION INDEX*
SCALE: *N.T.S.*
PROJECT NO.: *2019-02*
DATE: *03-18-19*
SHEET NUMBER: *A-001*

673 COLLINS

673 COLLINS AVENUE
MIAMI BEACH, FL 33139

CONSULTANT

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

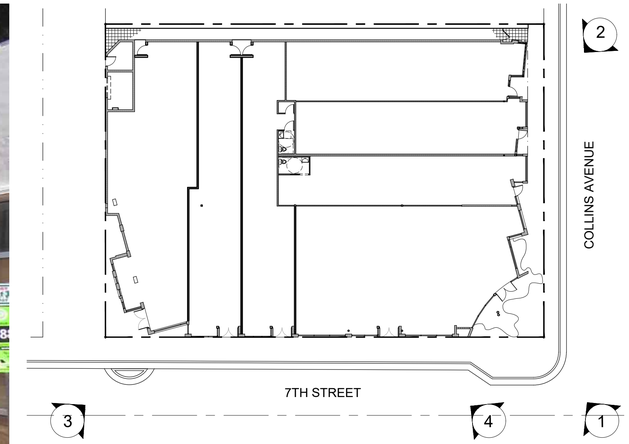
BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI, FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE	REVISION

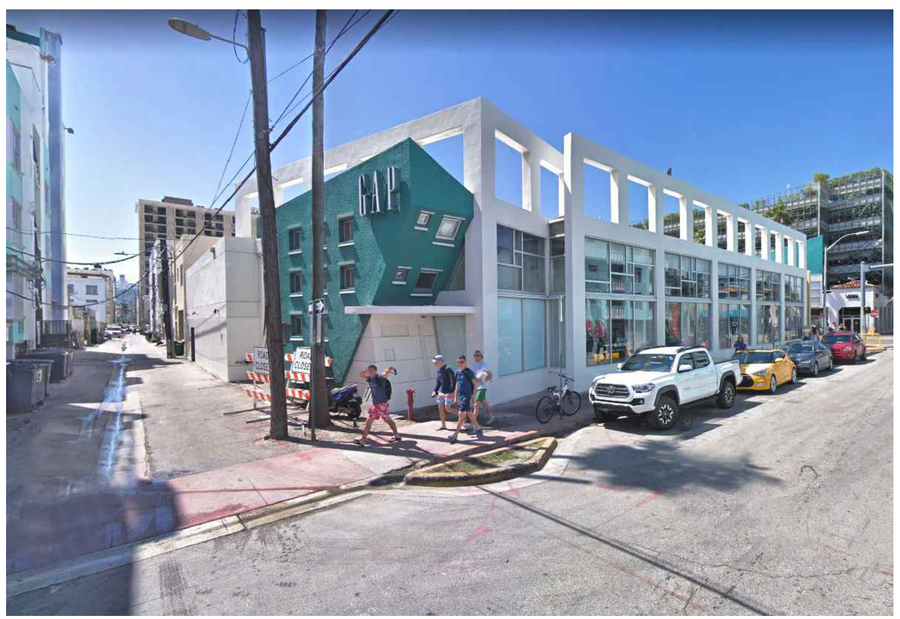
DWG. TITLE: *LOCATION PLAN*
SCALE: *N.T.S.*
PROJECT NO.: *2019-02*
DATE: *03-18-19*
SHEET NUMBER: *A-002*

1

2



KEY PLAN
SCALE: N.T.S.



3

4

CONSULTANT

673 COLLINS

673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK

BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4664
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE	REVISION

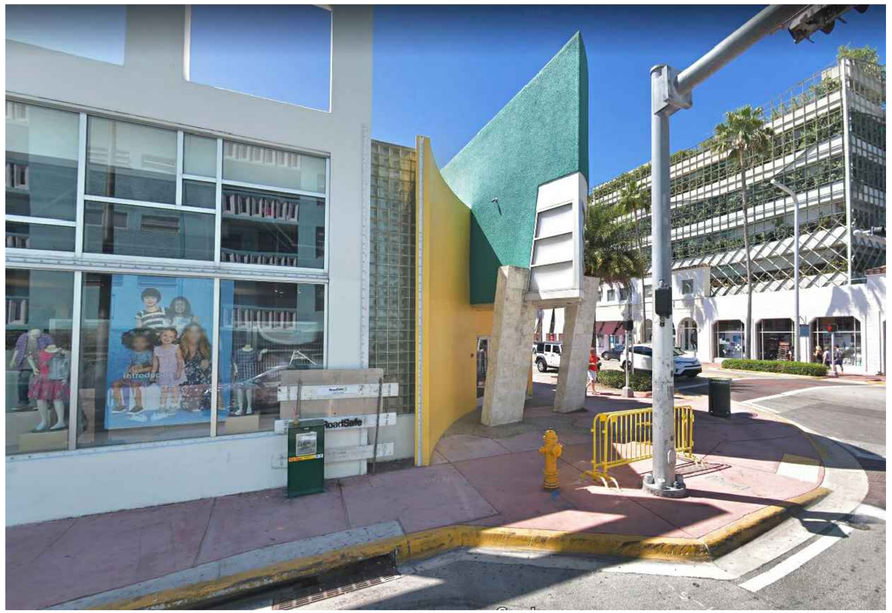
DWG. TITLE
SITE PICTURES CORNER TO CORNER

SCALE
N.T.S.

PROJECT NO.
2019-02

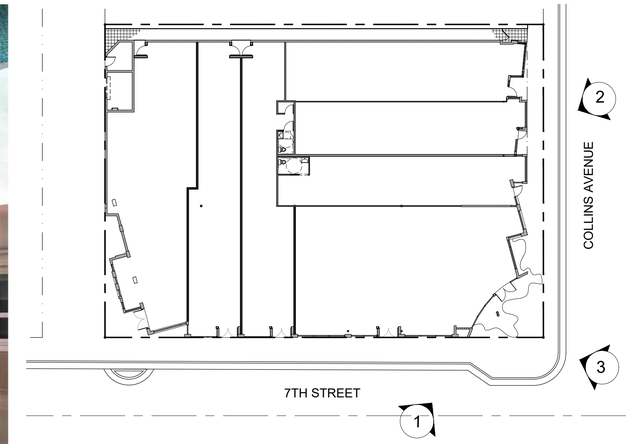
DATE
03-18-19

SHEET NUMBER
A-003



1

2



KEY PLAN
SCALE: N.T.S.

3

CONSULTANT

673 COLLINS

673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4634
T 305.559.1250 F 305.551.1740
JOSE L. GOMEZ
AR0015416

DATE	REVISION

DWG. TITLE
BUILDING PICTURES
SCALE
N.T.S.
PROJECT NO.
2019-02
DATE
03-18-19
SHEET NUMBER
A-004

CONSULTANT

673 COLLINS

673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK

BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE
AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4634
T 305.559.1250 F 305.551.1740
JOSE L. GOMEZ
AR0015416

DATE	REVISION

DWG. TITLE: *VIEWS*
SCALE: *N.T.S.*
PROJECT NO.: *2019-02*
DATE: *03-18-19*
SHEET NUMBER: *A-005*

673 COLLINS

673 COLLINS AVENUE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ ARCHITECTS

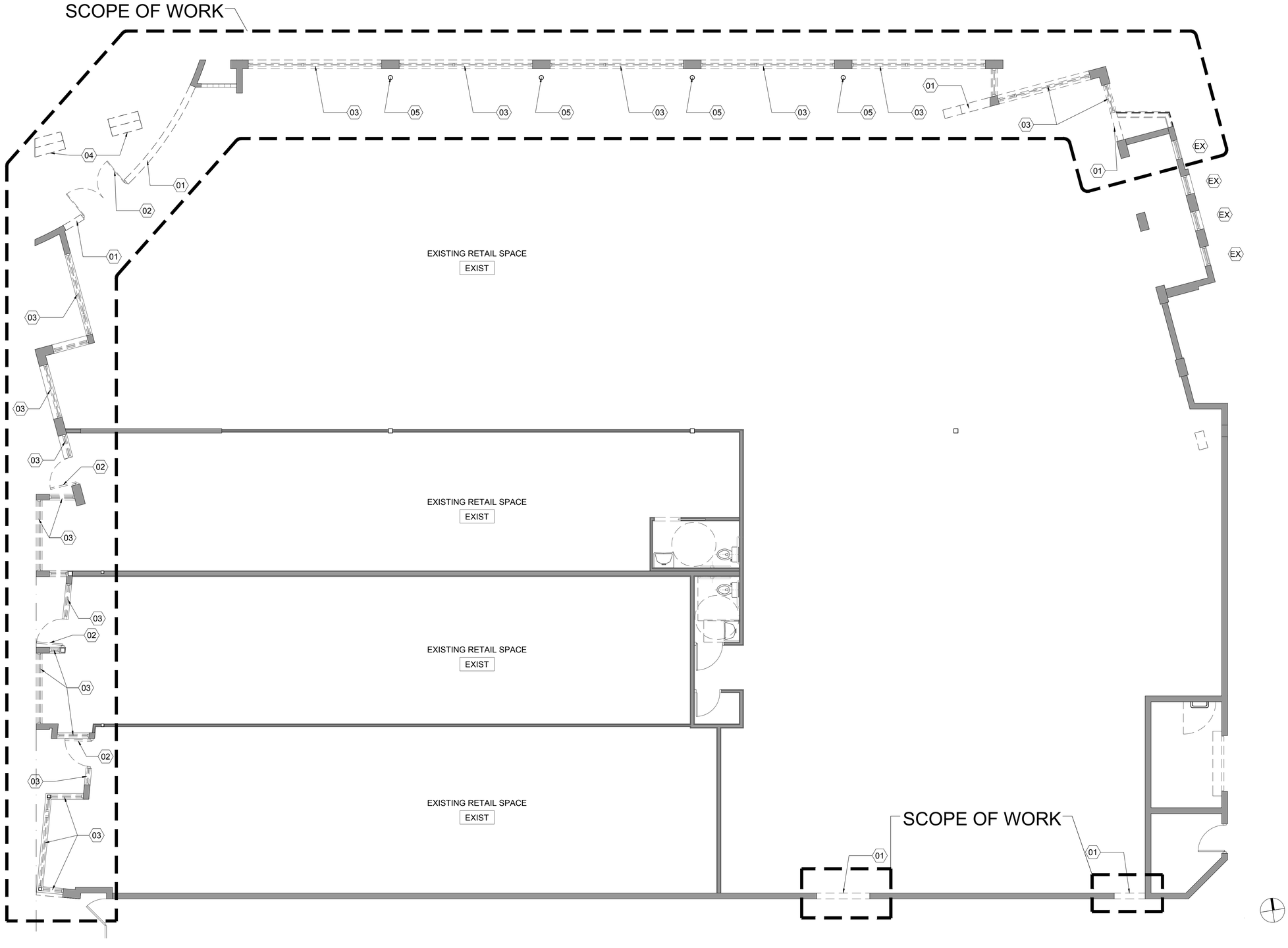
CONSULTANT

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

ARCHITECTURE AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4644
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ AR0015416

DATE	REVISION

DWG. TITLE: *VIEWS*
SCALE: *N.T.S.*
PROJECT NO.: *2019-02*
DATE: *03-18-19*
SHEET NUMBER: *A-006*



DEMOLITION KEY NOTES

- 01 REMOVE EXISTING CMU / CONCRETE WALL AS INDICATED
- 02 REMOVE EXISTING DOORS / FRAMES
- 03 REMOVE EXISTING STOREFRONT
- 04 REMOVE EXISTING COLUMNS
- 05 EXISTING STRUCTURAL COLUMNS TO REMAIN

KEY LEGEND:

- EXISTING WALL / PARTITION TO BE DEMOLISHED
- EXISTING WALL / PARTITION TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING STRUCTURAL COLUMNS TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EX EXISTING WINDOW / STOREFRONT TO REMAIN

CONSULTANT

673 COLLINS
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BEILINSON GOMEZ ARCHITECTS pa
ARCHITECTURE AAC001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE | REVISION

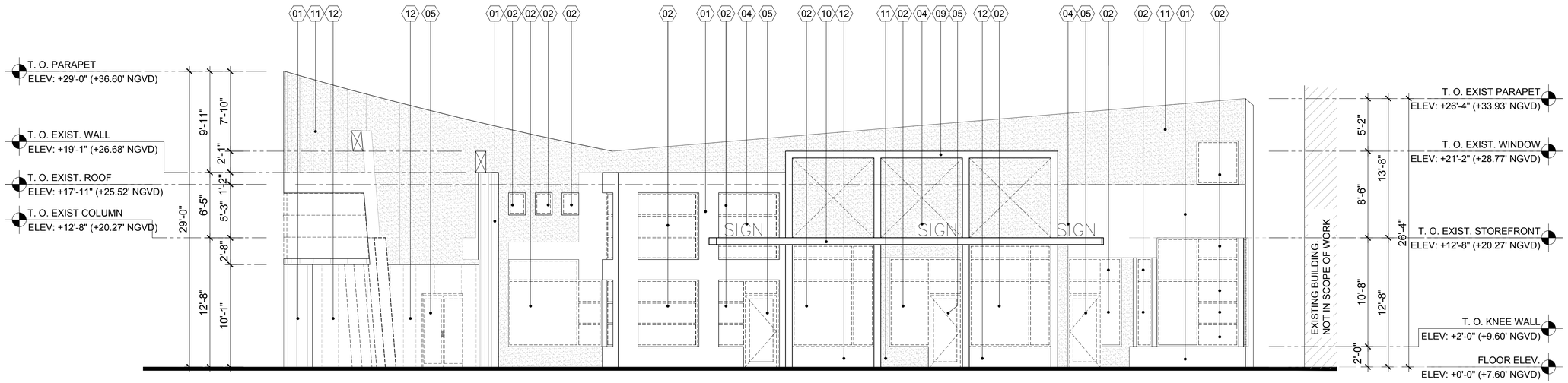
DWG. TITLE
EXISTING FLOOR PLAN

SCALE
AS SHOWN

PROJECT NO.
2019-02

DATE
03-18-19

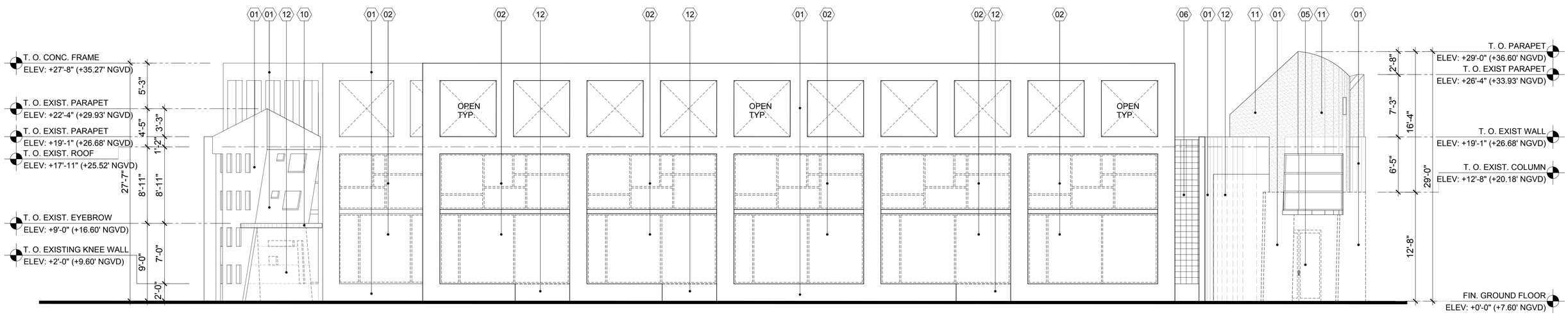
SHEET NUMBER
EXIST-101



EXISTING WEST ELEVATIONS

KEY NOTES

- 01 EXISTING WALL TO REMAIN.
- 02 REMOVE EXISTING STOREFRONT / WINDOWS
- 03 EXISTING SPANDREL GLASS TO REMAIN
- 04 EXISTING SIGNAGE TO REMAIN
- 05 REMOVE EXISTING DOOR
- 06 EXISTING GLASS BLOCK TO REMAIN
- 07 EXISTING DOOR TO REMAIN
- 08 EXISTING SCUPPER TO REMAIN
- 09 EXISTING CONCRETE FRAME TO REMAIN.
- 10 EXISTING CONCRETE EYEBROW TO REMAIN.
- 11 NEW STUCCO OVER EXISTING WALL. UNDER DIFFERENT PERMIT.
- 12 REMOVE EXISTING WALL AS INDICATED



EXISTING NORTH ELEVATION

CONSULTANT

673 COLLINS

673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE AA C001062
8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ AR0015416

DATE	REVISION

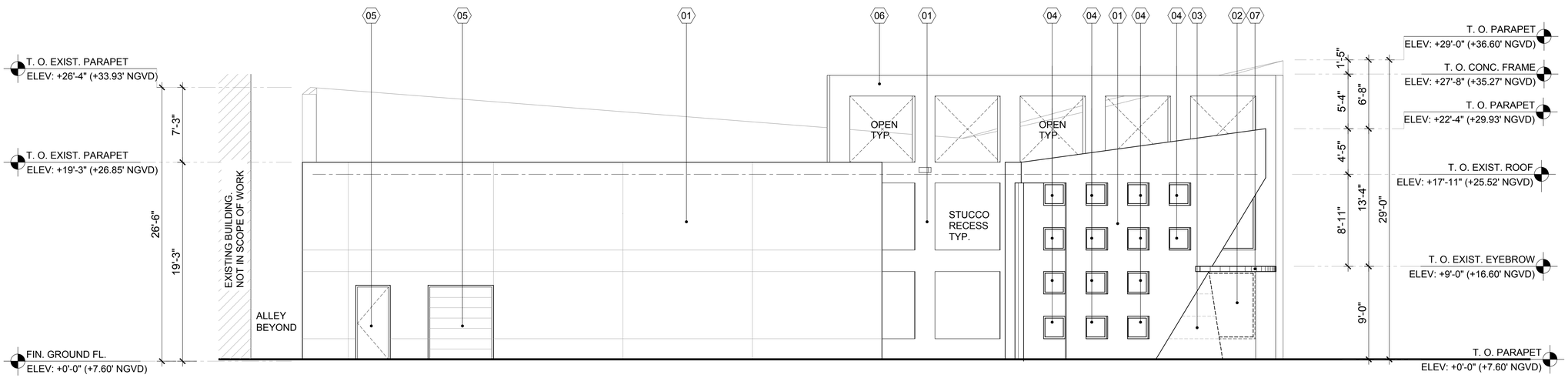
DWG. TITLE
EXISTING NORTH AND WEST ELEVATION

SCALE
3/16"=1'-0"

PROJECT NO.
2019-02

DATE
03-18-19

SHEET NUMBER
EXIST-201



KEY NOTES

01 EXISTING WALL TO REMAIN.
02 REMOVE EXISTING STOREFRONT / WINDOWS
03 REMOVE EXISTING WALL AS INDICATED
04 EXISTING STOREFRONT / WINDOW TO REMAIN
05 EXISTING DOOR TO REMAIN
06 EXISTING CONCRETE FRAME TO REMAIN.
07 EXISTING CONCRETE EYEBROW TO REMAIN.

EXISTING EAST ELEVATIONS

CONSULTANT

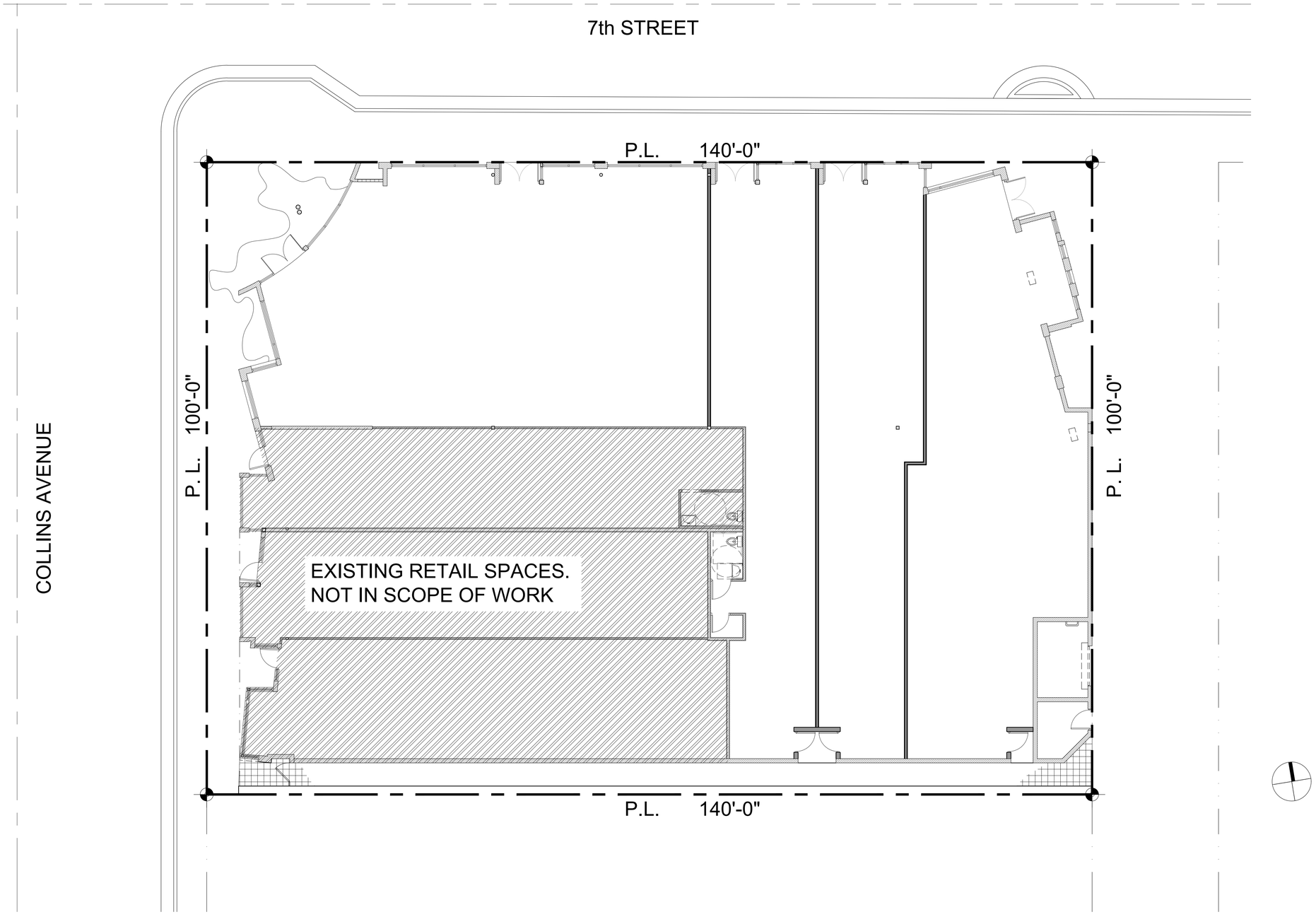
673 COLLINS
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE AA C001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE	REVISION

DWG. TITLE: *EXISTING EAST ELEVATION*
SCALE: *3/16"=1'-0*
PROJECT NO.: *2019-02*
DATE: *03-18-19*
SHEET NUMBER: *EXIST-202*



CONSULTANT

673 COLLINS

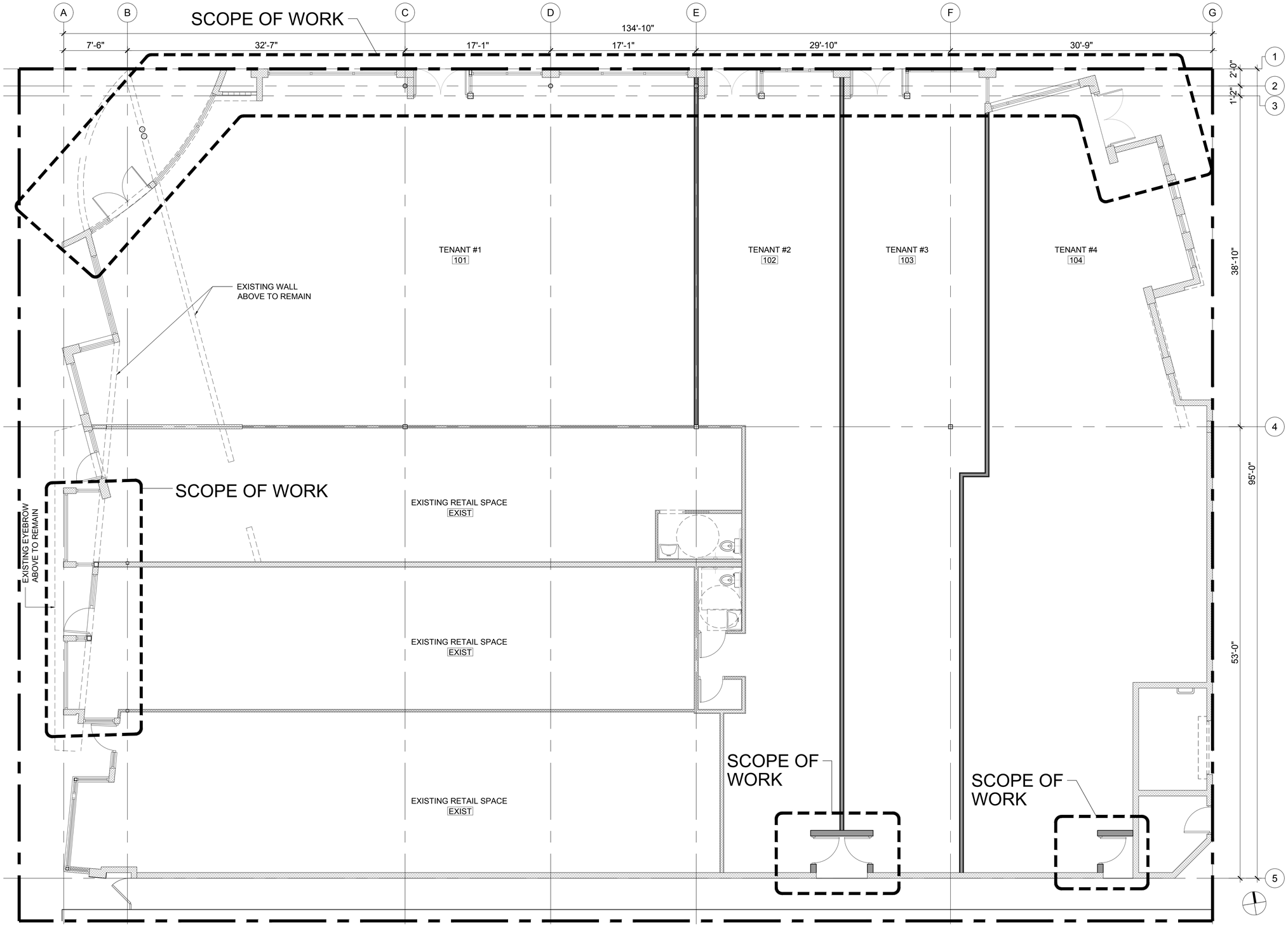
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK

BEILINSON GOMEZ ARCHITECTS PA
ARCHITECTURE AAC001062
8101 BISCAYNE BLVD. S.309-310
MIAMI FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ AR0015416

DWG. TITLE	*PROPOSED SITE PLAN*
SCALE	*VARIES*
PROJECT NO.	*2019-02*
DATE	*03-18-19*
SHEET NUMBER	*SP-101*

DATE | REVISION



KEY LEGEND:

- NEW WALL / PARTITION
- EXISTING WALL / PARTITION TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING STRUCTURAL COLUMNS TO REMAIN

673 COLLINS

673 COLLINS AVENUE
MIAMI BEACH, FL 33139

BEILINSON GOMEZ ARCHITECTS pa

CONSULTANT

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

ARCHITECTURE AA C001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138 4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE	REVISION

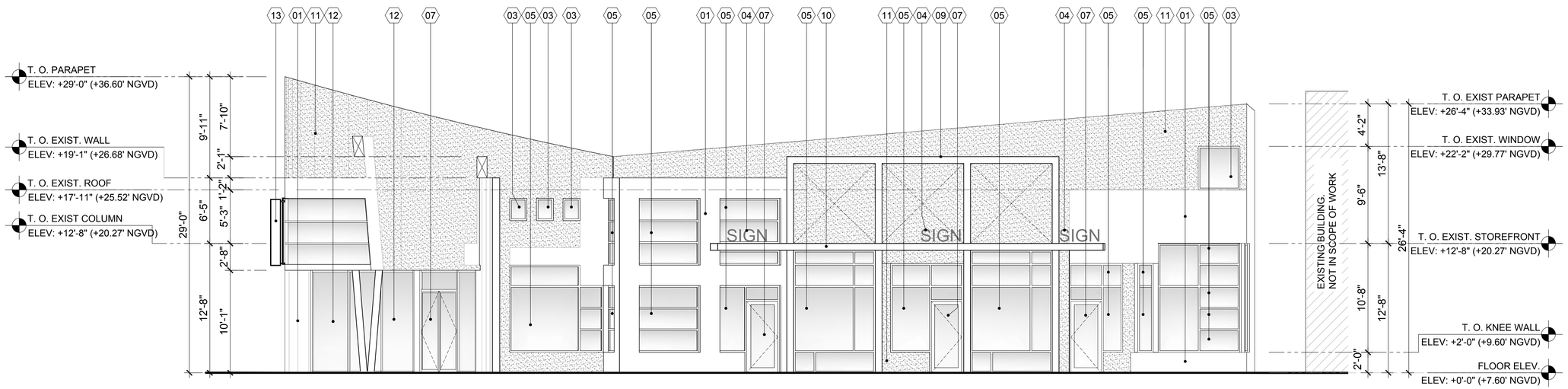
DWG. TITLE
PROPOSED FLOOR PLAN

SCALE
3/16"=1'-0"

PROJECT NO.
2019-02

DATE
03-18-19

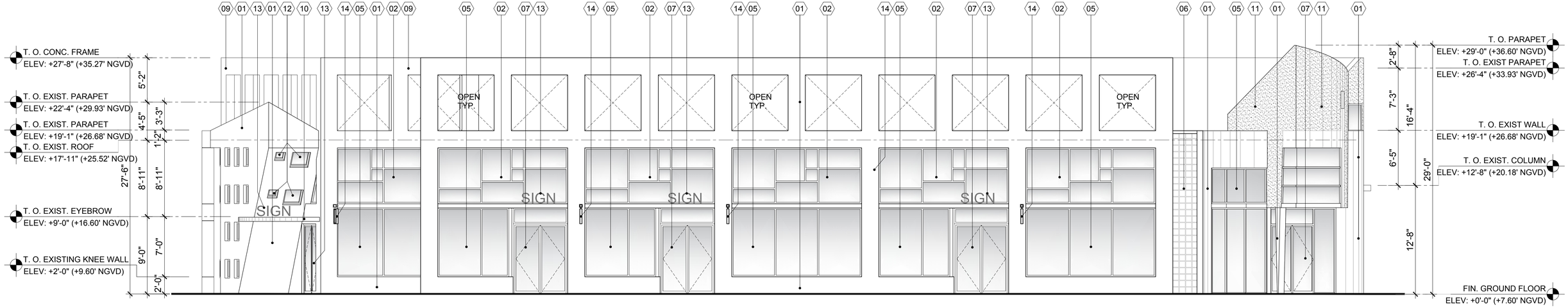
SHEET NUMBER
A-101



KEY NOTES

- 01 EXISTING WALL TO REMAIN.
- 02 NEW IMPACT STOREFRONT TO MATCH EXISTING STOREFRONT PATTERN
- 03 NEW SPANDREL GLASS TO REMAIN
- 04 EXISTING SIGNAGE TO REMAIN
- 05 NEW IMPACT STOREFRONT
- 06 EXISTING GLASS BLOCK TO REMAIN
- 07 NEW ENTRY DOOR
- 08 EXISTING SCUPPER TO REMAIN
- 09 EXISTING CONCRETE FRAME TO REMAIN.
- 10 EXISTING CONCRETE EYEBROW TO REMAIN.
- 11 NEW STUCCO OVER EXISTING WALL. UNDER DIFFERENT PERMIT.
- 12 EXISTING WINDOW / STOREFRONT TO REMAIN
- 13 NEW SIGNAGE BY FUTURE TENANT TO BE UNDER DIFFERENT PERMIT

PROPOSED WEST ELEVATIONS



PROPOSED NORTH ELEVATION

CONSULTANT

673 COLLINS

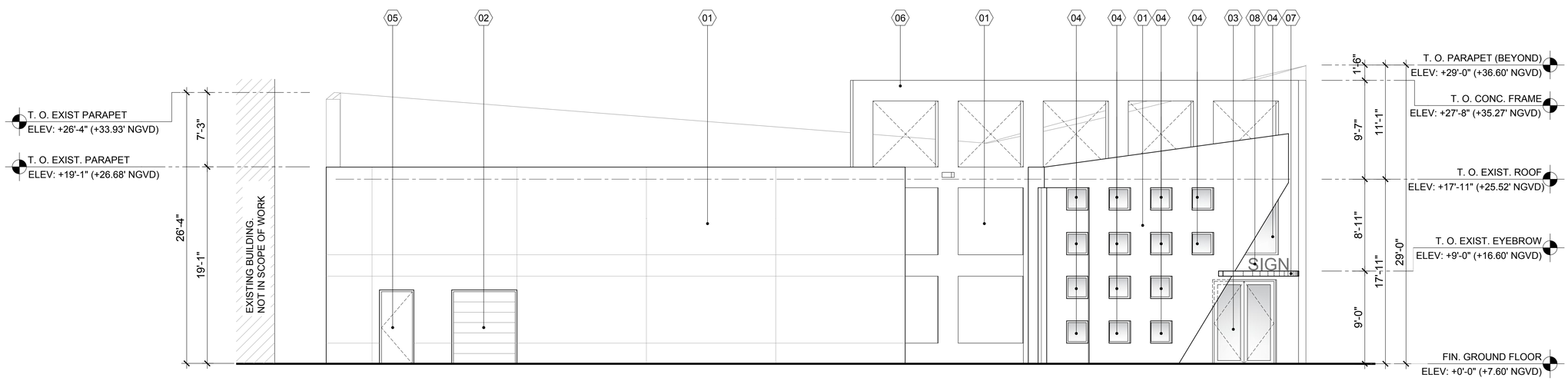
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BEILINSON GOMEZ ARCHITECTS pa
ARCHITECTURE AAC001062
8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138 - 4644
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ AR0015416

DWG. TITLE	PROPOSED NORTH AND WEST ELEVATION
SCALE	3/16"=1'-0"
PROJECT NO.	2019-02
DATE	03-18-19
SHEET NUMBER	A-201

△ DATE REVISION



KEY NOTES

01 EXISTING WALL TO REMAIN.
02 EXISTING ROLLING DOOR TO REMAIN.
03 NEW GLASS DOOR
04 EXISTING STOREFRONT / WINDOW TO REMAIN
05 EXISTING DOOR TO REMAIN
06 EXISTING CONCRETE FRAME TO REMAIN.
07 EXISTING CONCRETE EYEBROW TO REMAIN.
08 NEW SIGNAGE BY TENANT TO BE UNDER DIFFERENT PERMIT

PROPOSED EAST ELEVATION

CONSULTANT

673 COLLINS
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

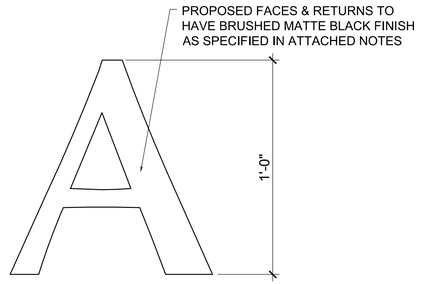
BEILINSON GOMEZ
ARCHITECTS pa
ARCHITECTURE
AA C001062
8101 BISCAYNE BLVD. S 309_310
MIAMI FL 33138-4684
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ
AR0015416

DATE	REVISION

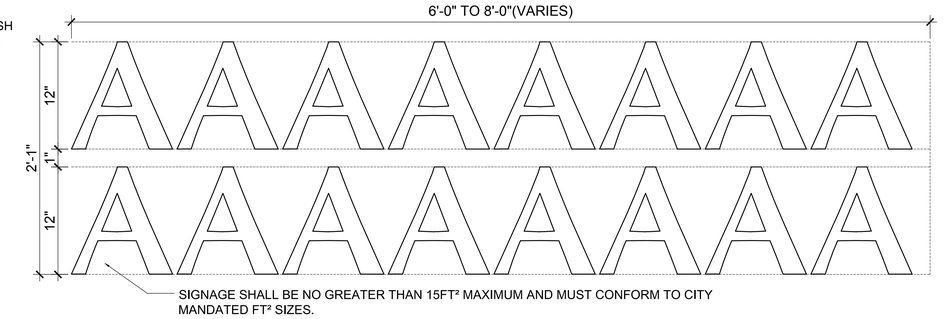
DWG. TITLE
PROPOSED EAST ELEVATION
SCALE
3/16"=1'-0
PROJECT NO.
2019-02
DATE
03-18-19
SHEET NUMBER
A-202

NOTES AND REQUIREMENTS

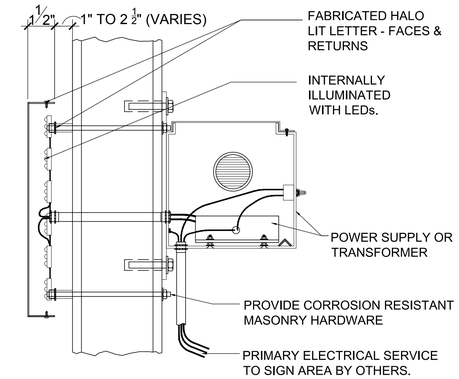
1. SIGNS SHALL BE 6'-0" TO 8'-0" IN LENGTH, WALL MOUNTED. A MAXIMUM OF TWO ROWS OF LETTERING IS ALLOWED, AND THE TOTAL SIZE MAY NOT EXCEED 15FT² AND CANNOT EXCEED THE WIDTH OF THE INTERIOR TENANT SPACE (DEMISING WALLS) . EACH SIGN TO BE CENTERED OVER TENANTS ENTRY DOORWAY.
2. SIGNS SHALL HAVE A WALL OFFSET OF 1"TO 2 ½" FOR REAR LIGHT GLOW.
3. SIGNS SHALL BE MADE WITH MAXIMUM 12" LETTERS.
4. SIGNS SHALL BE BRUSHED MATTE BLACK ALUMINUM, STAINLESS STEEL, OR BLACK CHANNEL BACKLIT CHANNEL LETTERS MANUFACTURED WITH LED BACKLIGHTING.
5. ALL LIGHTING TRANSFORMERS OR OTHER EQUIPMENT REQUIRED BY THE SIGN SHALL BE MOUNTED INTERNAL TO THE TENANT SPACE. NO LIGHTING TRANSFORMERS OR OTHER NON-LETTER MOUNTING TO THE EXTERIOR FACADE.
6. ALL ACCENTS OR DETAILS TO THE TYPICAL SIGNAGE TO BE REVIEWED AND APPROVED BY BUILDING MANAGER PRIOR TO SUBMITTAL TO THE CITY OF MIAMI BEACH. CITY PERMIT STAFF SHALL REVIEW FOR CONSISTENCY WITH THESE SIGN RULES AND PERMIT REQUIREMENTS AS PART OF PERMIT SUBMITTAL.
7. ALL MOUNTING HARDWARE TO BE BRUSHED STAINLESS STEEL OR OTHER NON-CORROSIVE MATERIAL IN A COASTAL ENVIRONMENT. HARDWARE SHOULD MATCH THE FINISH OF THE SIGN MATERIAL.
8. COLOR AND TEMPERATURE OF LED LIGHTING TO BE APPROVED BY LANDLORD AND CITY PERMIT STAFF. PROVIDE WHITE UNLESS OTHER IS APPROVED BY LANDLORD PRIOR TO CITY PERMIT SUBMITTAL.



1 ELEVATION



2 SIGNAGE AREA



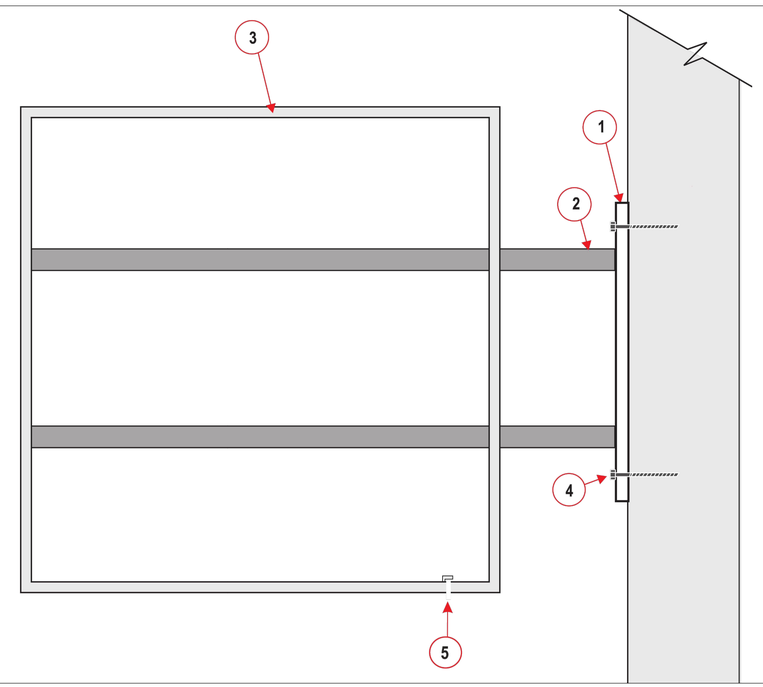
3 SECTION

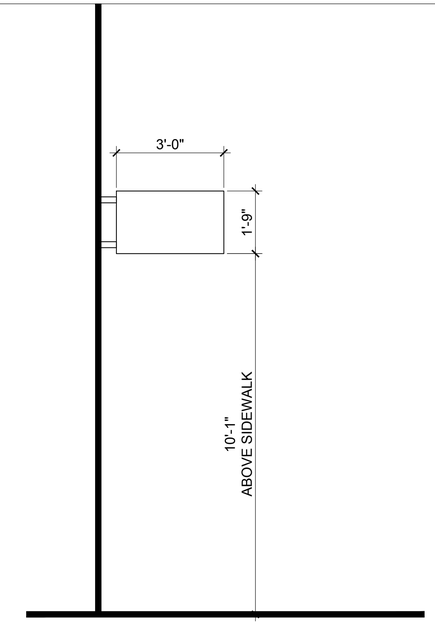
B1 TENANT IDENTIFICATION SIGN

SCALE: 3"=1'-0"

DETAILS

1. 1/2" THICK STEEL PLATE
2. 1½" ALUMINUM SQUARE TUBE WELDED TO ALUMINUM PLATE
3. FABRICATED 1½" ALUMINUM ANGLE FRAME.
4. 1/4" DIA FASTENERS (SEE HARDWARE CHART BELOW)
5. WEEP HOLES (IF APPLICABLE)





RETAIL PROJECTING SIGN (ILLUMINATED
3' X 1'-9"=5.25 SQ. FT.

A1 RETAIL PROJECTING SIGNAGE (ILLUMINATED)

SCALE: N.T.S.

CONSULTANT

673 COLLINS
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A.WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BEILINSON GOMEZ ARCHITECTS pa
ARCHITECTURE AA C001062
8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138 4E&4
T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ AR0015416

DATE	REVISION

DWG. TITLE: *SIGNAGE DETAILS*
SCALE: *AS SHOWN*
PROJECT NO.: *2019-02*
DATE: *03-18-19*
SHEET NUMBER: *A-301*