PIZZA BAR

7316 COLLINS AVE
MIAMI, FL 33141

FINAL SUBMITTAL
February 10th, 2020

SCOPE OF WORK:

- NEW CONSTRUCTION OF 1.5 STORY BUILDING ONTO THE REAR OF EXISTING STRUCTURE

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001
PROJECT NUMBER

PROJECT:
PIZZA BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

COVER SHEET

JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE: N/A
CHECK: JMcG
DATE: 02/10/2020

SHEET NUMBER

A0.00

1355 NW 97TH AVE, SUITE 200
MIAMI, FL 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors, Inc.

LAND SURVEYORS

SURVEY NO 13-0000710-3

DRAWN BY:

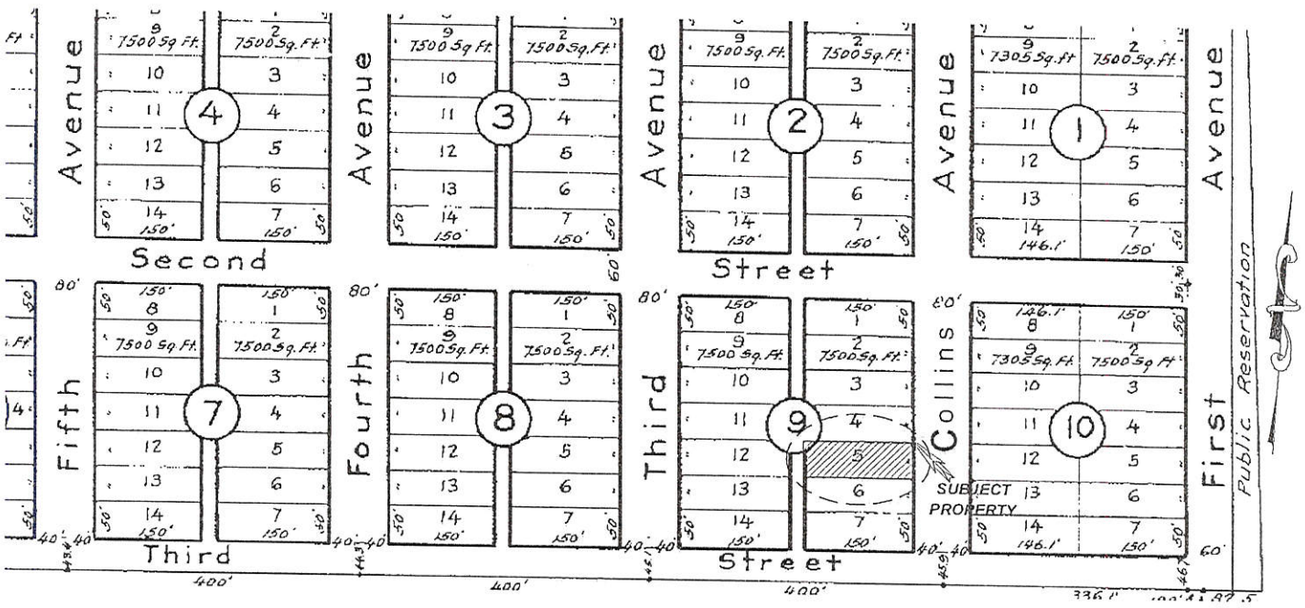
SHEET NO 1 OF 2

SURVEY OF LOT 5, BLOCK 9, OF HARDING TOWNSITE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 7316 COLLINS AVE, MIAMI BEACH, FL 33141
FOR: ARRP MIAMI LLC

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A/R = ALUMINIUM ROOF
A/S = ALUMINIUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C.B. = CATCH BASIN
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
ENCR. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.F.E. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
IN.&EG. = INGRESS AND EGRESS EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M. = MEASURED DISTANCE
M/H = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
OVH. = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
PL. = PLANTER
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.O.B.. = POINT OF BEGINNING
P.O.C.. = POINT OF COMMENCEMENT
P.P. = POWER POLE
P.P.S.. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT. = POINT OF TANGENCY
PVMT. = PAVEMENT
PWY = PARKWAY
R. = RECORD DISTANCE
RAD. = RADIUS OF RADIAL
RGE. = RANGE
R.P. = RADIUS POINT
R.O.E. = ROOF OVERHANG EASEMENT
R/W = RIGHT-OF-WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE L.B. #6044
SWK. = SIDEWALK
T = TANGENT
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED
∢ = ANGLE
△ = CENTRAL ANGLE
℄ = CENTER LINE
⌖ = MONUMENT LINE

LEGEND TYPICAL

—OH— OVERHEAD UTILITY LINES
C.B.S. = WALL (CBW)
C.L.F. = CHAIN LINK FENCE
I.F. = IRON FENCE
W.F. = WOOD FENCE
× 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2) THIS IS A SPECIFIC PURPOSE SURVEY.
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.

ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929
MIAMI DADE COUNTY BENCH MARK NO. D-157-R
LOCATOR NO. 3223 SW
ELEVATION 4.93 FEET OF N.G.V.D. OF 1929

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY. BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN
- THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE. EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE
- FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS. FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A.
- AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AE COMMUNITY/PANEL/SUFFIX: 120651 0326 L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: George Ibarra
GEORGE IBARRA (DATE OF FIELD WORK) 01-03-20

PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____

REVISED ON: _____

CERTIFIED TO: ARRP MIAMI LLC

GEORGE IBARRA CERTIFICATE NO. 2534 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

SURVEYOR'S SEAL

N W E S NOVA SURVEYORS

5582 N.W. 7th STREET SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.

LAND SURVEYORS

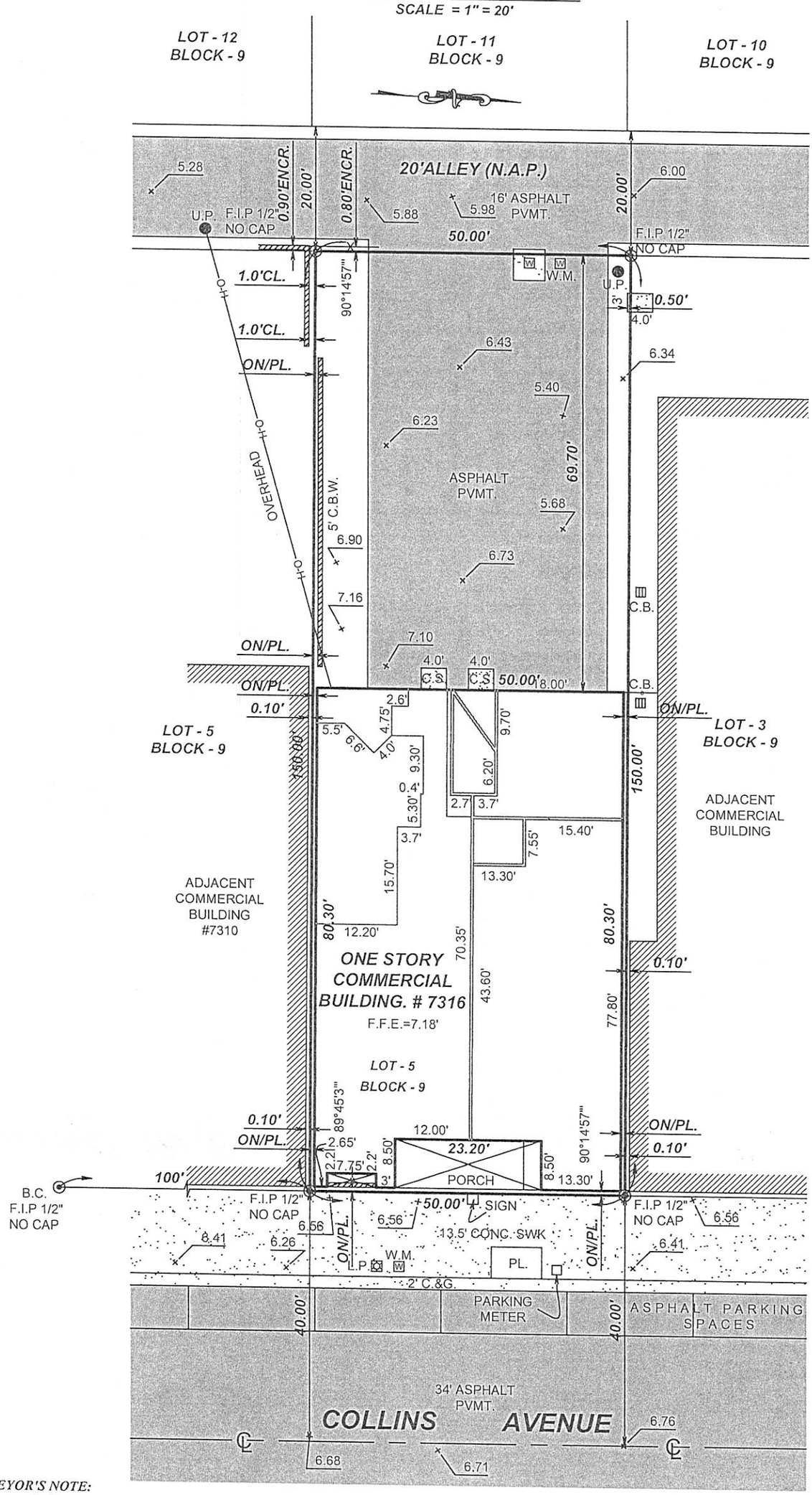
SURVEY No. 13-0000710-3

DRAWN BY: AL.(LG.)

SHEET No. 2 OF 2

BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.

EAST FACADE VIEW AT COLLINS

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001
PROJECT NUMBER

PROJECT:
PIZZA BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

PROPOSED RENDERINGS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	N/A
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001
PROJECT NUMBER

PROJECT:
PIZZA
BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

PROPOSED
RENDERINGS

WEST FACADE VIEW AT ALLEY

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	N/A
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

INDEX OF DRAWINGS

A0.00	COVER SHEET
	BOUNDARY SURVEY (2 SHEETS)
	RENDERINGS
A0.01	INDEX AND DATA
A0.02	CONTEXT IMAGES
A0.03	CONTEXT IMAGES
A0.04	CONTEXT IMAGES
A0.05	CONTEXT IMAGES
A0.06	CONTEXT IMAGES
A0.07	DEMOLITION SITE PLAN
A0.08	DEMOLITION EXISTING FRONT ELEVATION
A0.09	DEMOLITION EXISTING REAR ELEVATION
A1.00	PROPOSED SITE PLAN
A1.01	PROPOSED LEVEL 1 FLOOR PLAN
A1.02	PROPOSEDMEZZANINE FLOOR PLAN
A1.03	PROPOSED ROOF PLAN
A2.00	PROPOSED WEST ELEVATION
A2.02	PROPOSED NORTH & SOUTH ELEVATION
A2.03	PROPOSED EAST ELEVATION
A3.01	PROPOSED SECTION
A4.00	FAR DIAGRAM
A4.01	OCCUPANCY DIAGRAM

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ZONING DATA SHEET

ITEM #	Zoning Information LAND USE: CD-2				
1	Address:	7316 COLLINS, Miami Beach , FL 33139-7509			
2	Board and File numbers:				
3	Folio number(s):	02-3202-003-1070			
4	Year constructed:	1940	Zoning District:	CD-2	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	6.56 NGVD	
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	7,500 SF	
7	Lot Width	50'-0"	Lot Depth:	150'-0"	
8	Minimum Unit Size	301 SF		N/A	
9	Existing User	COMMERCIAL	Proposed Use:	COMMERCIAL	

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	0'.00"	26'-0"	
11	Number of Stories	5	N/A	1.5	-
12	**FAR**	1.5	0.53	1.04	-
13	FLOOR AREA Square Footage	11,250 SF	0 SF	7,777 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Seats	N/A	N/A	50 SEATS (EXIST) 70 SEATS (NEW)	-
18	Occupancy Load	N/A	N/A	148	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (EAST):	5'-0"	N/A	N/A	-
20	Rear Setback (WEST):	0'-0" (ALLEY)	N/A	0'-0" (ALLEY)	-
21	Side Setback (NORTH):	5'-0"	N/A	13' - 9"	-
22	Side Setback (SOUTH):	5'-0"	N/A	5'-0"	-
	Pedestal LEVEL 1 (CD-2)				
23	Front Setback (EAST):	0'-0"	0'-0"	0'-0"	-
24	Rear Setback (WEST):	5'-0"	N/A	10' -0"	-
25	Side Setback (NORTH):	0'-0"	0'-0"	0'-0"	-
26	Side Setback (SOUTH):	0'-0"	0'-0"	2' - 0"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District 1	-	-	-	-
32	Total # of parking spaces	17.5	N/A	3	15
33	# of parking spaces required	17.5	N/A	3	Excess parking can be
34	Parking Space Dimensions	8.5' X 18'	N/A	8.5' X 18'	paid by fee in lieu of parking or will be waived
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE	N/A	90 DEGREE	with proposed parking ordinance
36	ADA Spaces	1	N/A	1	
37	Tandem Spaces	N/A	N/A	N/A	
38	Drive Aisle Width	22'	N/A	N/A	
39	Valet Drop off and pick up	N/A	N/A	N/A	
40	Loading zones and Trash collection areas	1	N/A	0	Waiver requested
41	Bike Racks (15% of required parking)	3	N/A	3	

47	Is this a contributing building?	YES
48	Located within a Local Historic District?	YES

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001
PROJECT NUMBER

PROJECT:
PIZZA BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

INDEX AND DATA SHEET

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: N/A
CHECK: JMcG
DATE: 02/10/2020

SHEET NUMBER

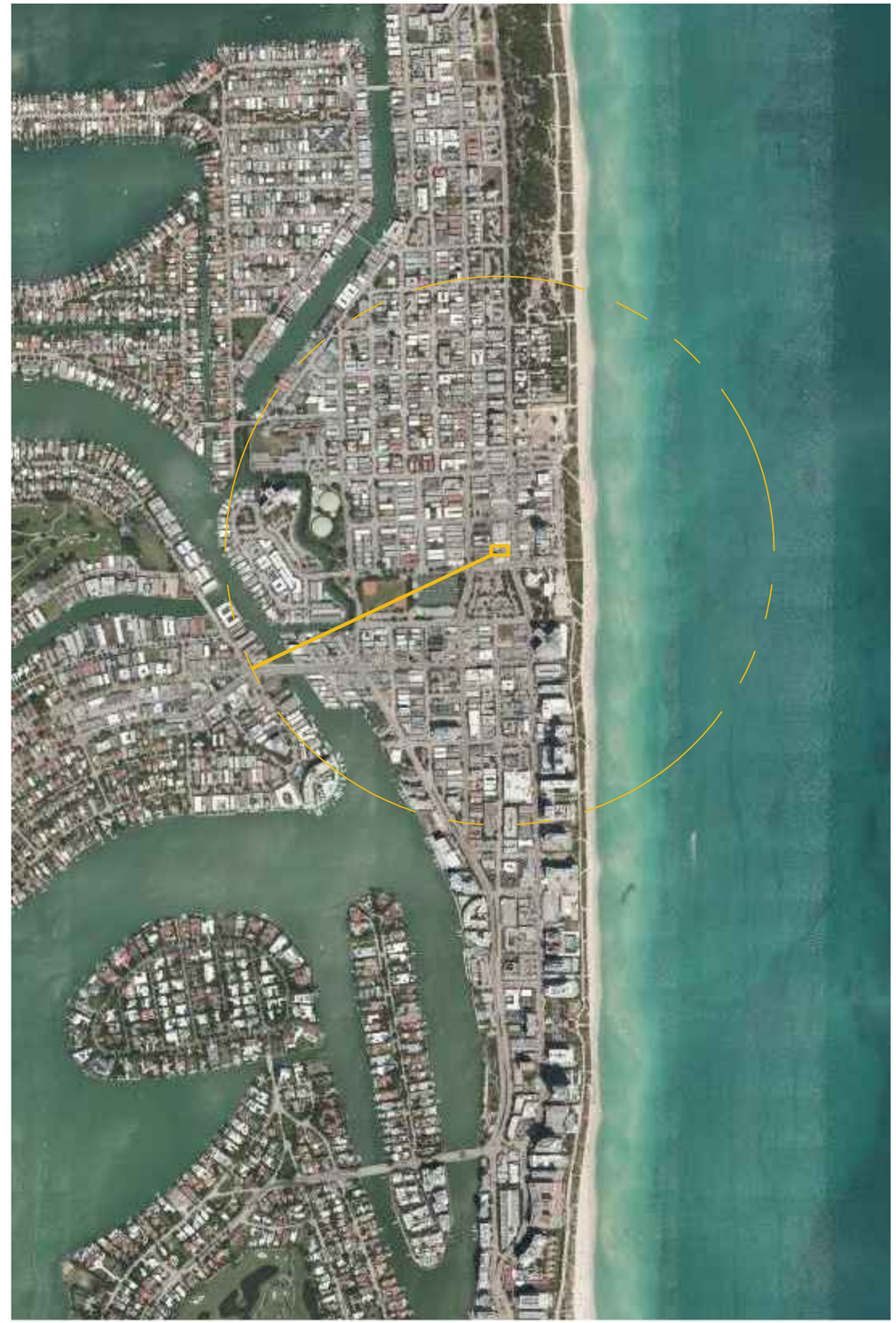
A0.01

1 SITE CONTEXT

N/A

2 CONTEXT LOCATION MAP

N/A



3 LOCATION PLAN 1/2 MILE RADIUS

N/A

STUDIO McG ARCHITECTURE

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DRAWING:

CONTEXT IMAGES

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SCALE:	N/A
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A0.02

1 VIEW FACING WEST ON COLLINS

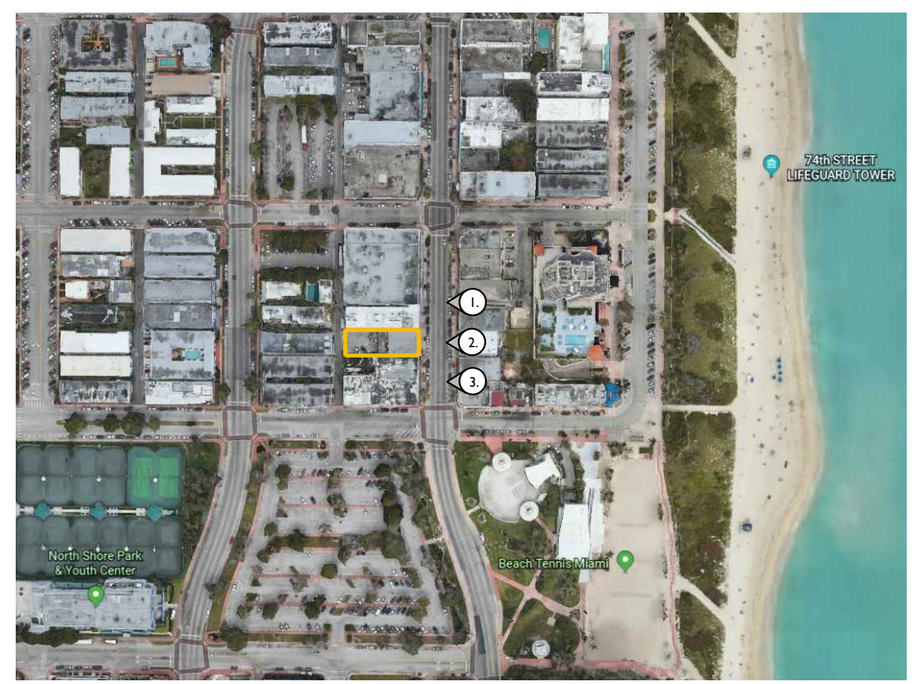
N/A

2 VIEW OF SITE FACING WEST ON COLLINS

N/A

3 VIEW FACING WEST ON COLLINS

N/A



0 SITE LOCATION

N/A

STUDIO McG ARCHITECTURE

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CONTEXT IMAGES

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SCALE:	N/A
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A0.03

1 VIEW FACING EAST ON COLLINS

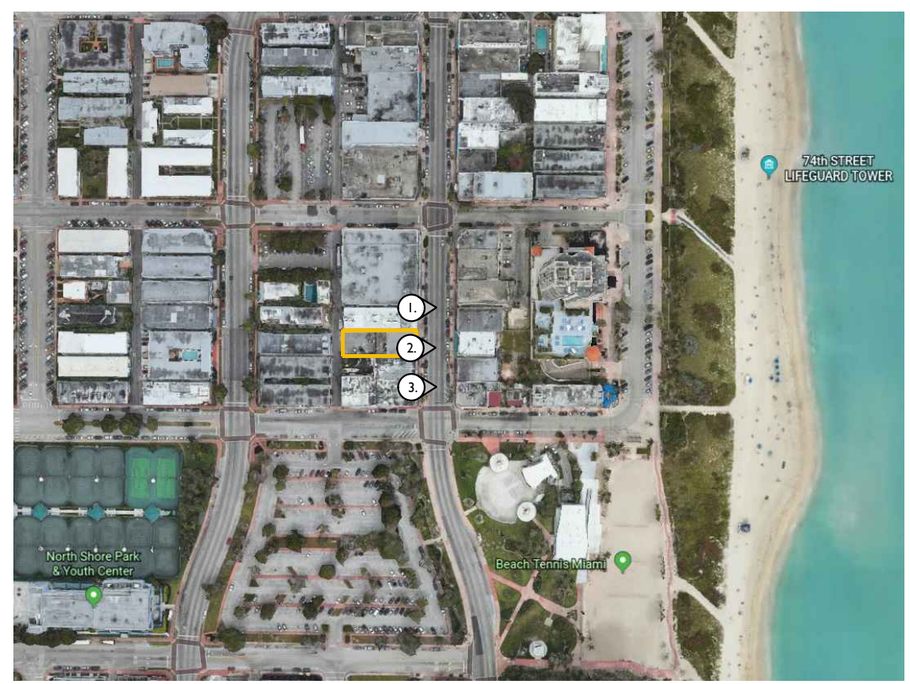
N/A

2 VIEW FACING EAST ON COLLINS

N/A

3 VIEW FACING EAST ON COLLINS

N/A



0 SITE LOCATION

N/A

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001

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SCALE:	N/A
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

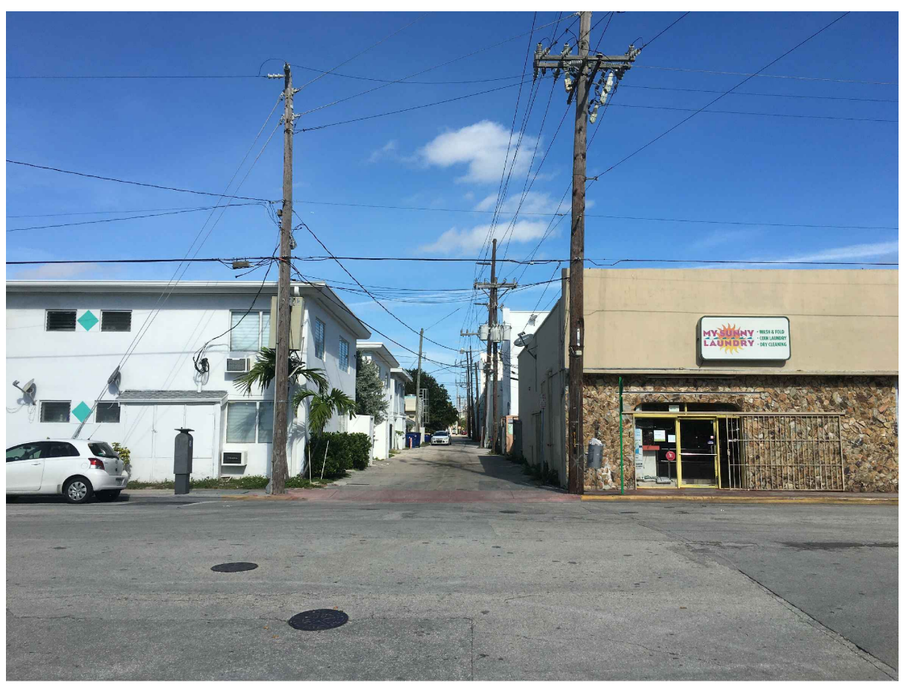
A0.04

1 VIEW OF BACK FACING EAST

N/A

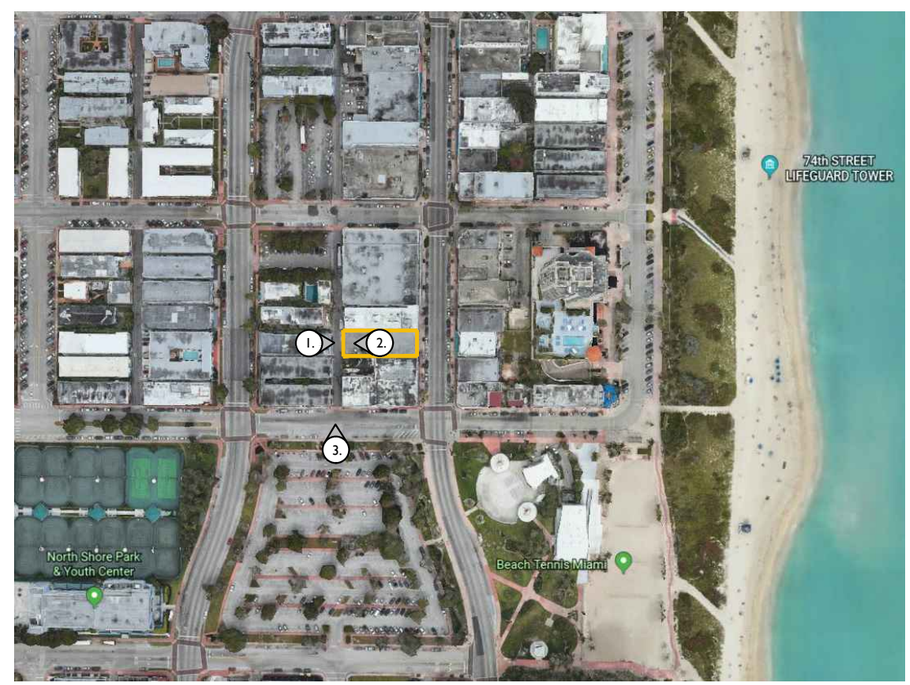
2 VIEW OF BACK FACING EAST

N/A



3 VIEW FACING NORTH OF ALLEY

N/A



0 SITE LOCATION

N/A

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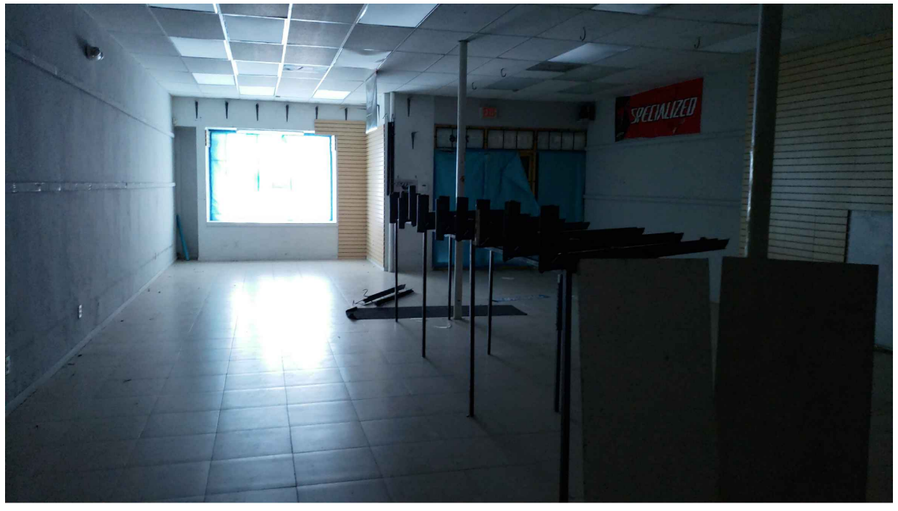
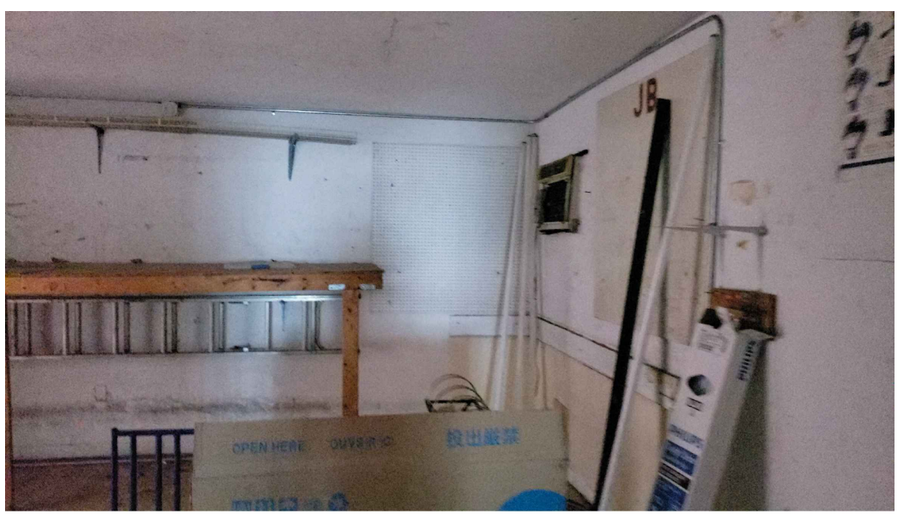


1 VIEW OF INTERIOR LOOKING TOWARDS ENTRANCE

N/A

2 VIEW LOOKING AT BATHROOM

N/A



3 VIEW OF BACK OF HOUSE

N/A

0 SITE LOCATION

N/A

STUDIO McG ARCHITECTURE

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SCALE:	N/A
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SHEET NUMBER

A0.06

STUDIO McG ARCHITECTURE

7500 NE 4th Court
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Miami, FL 33138

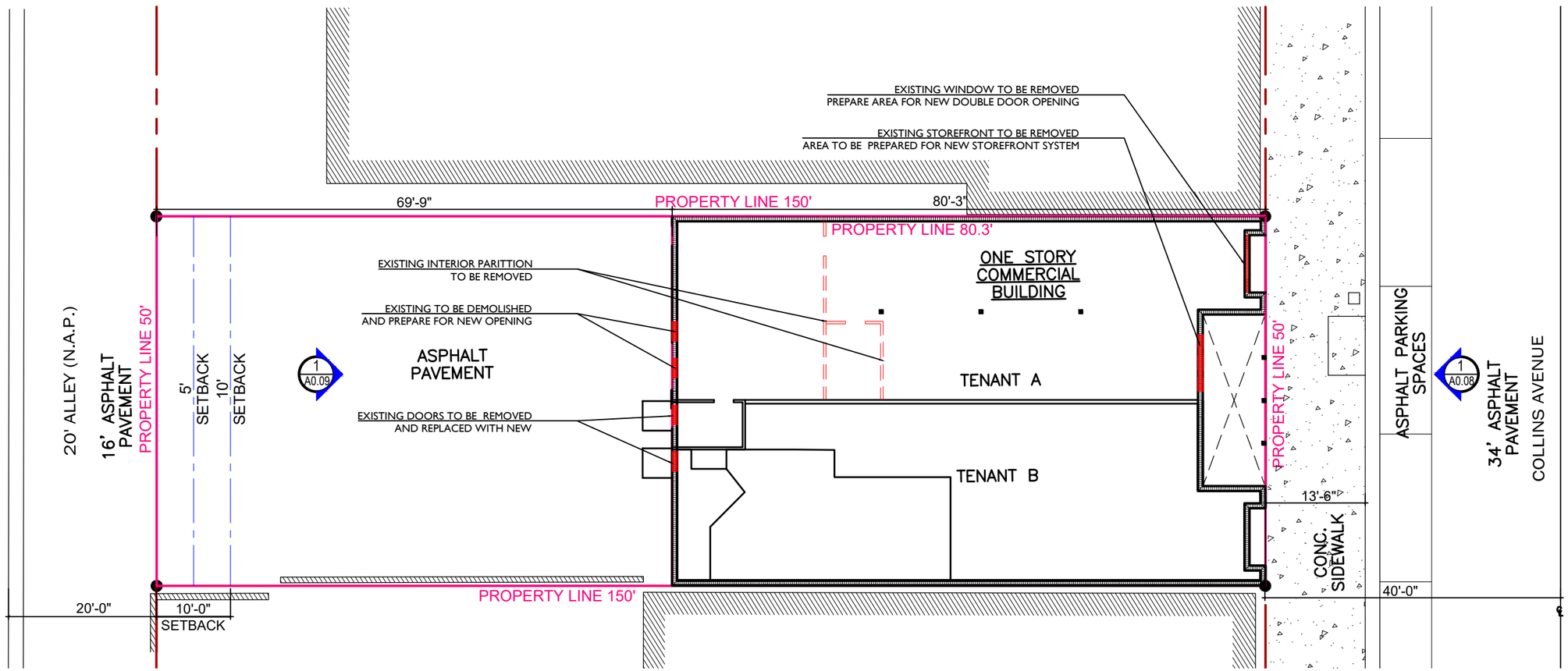
2001
PROJECT NUMBER

PROJECT:
PIZZA BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

DEMOLITION SITE PLAN



1 DEMOLITION SITE PLAN
1/16"=1'-0"

JENNIFER McCONNEY FLORIDA LIC# AR93044

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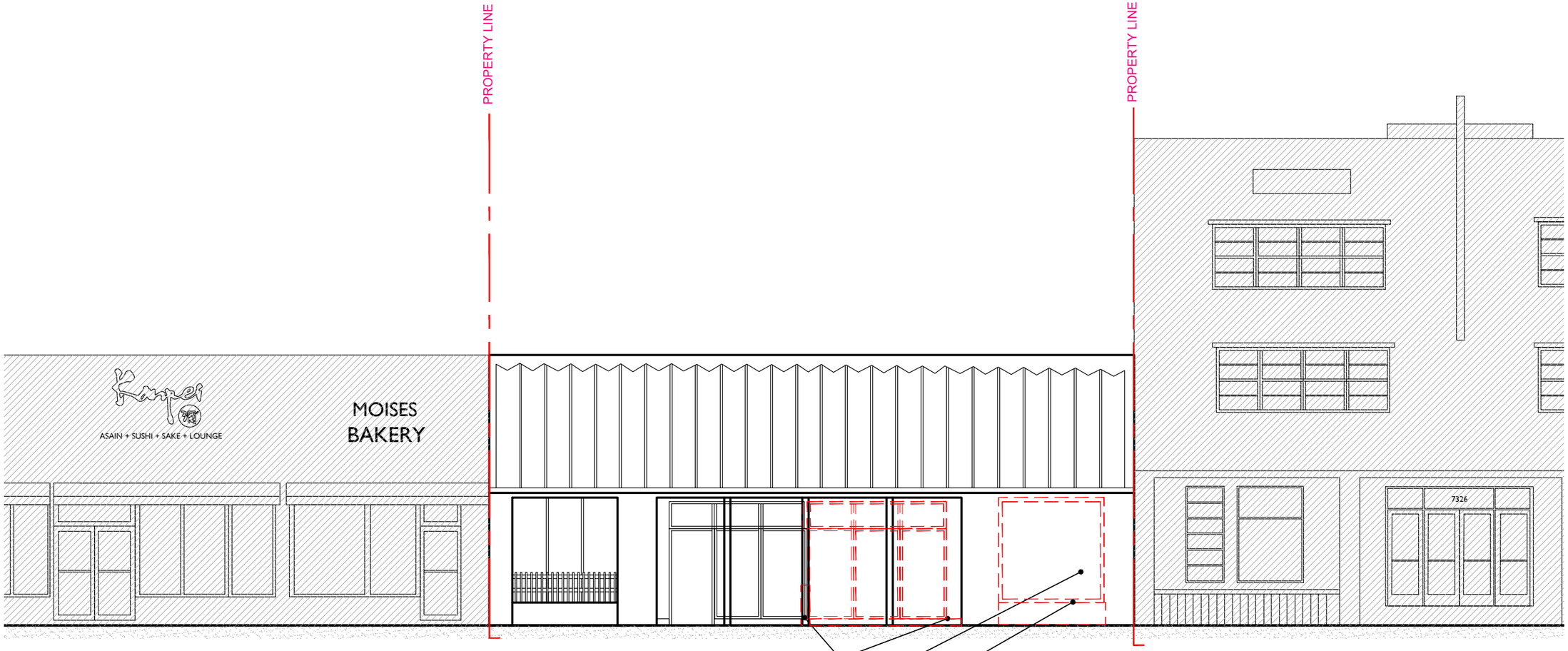
SCALE:	1/16"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A0.07



1 DEMOLITION FRONT ELEVATION ON COLLINS (EAST)

1/8"=1'-0"

2 LOCATION KEY: WEST VIEW OF COLLINS

1/32"=1'-0"

3 LOCATION KEY: EXISTING EAST VIEW OF COLLINS

1/32"=1'-0"

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001

PROJECT NUMBER

PROJECT:

PIZZA BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

DEMOLITION EAST ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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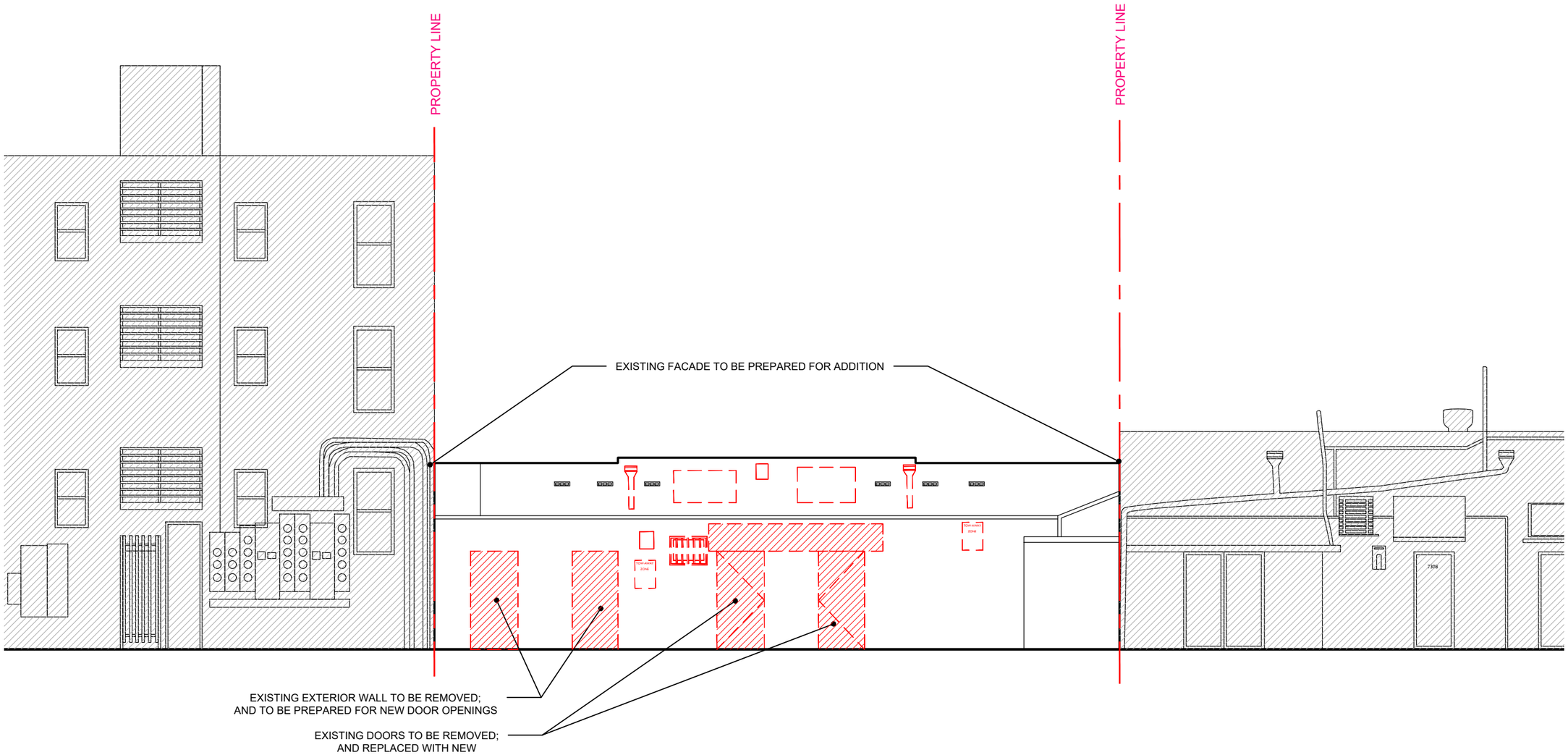
SCALE: 1/8"=1'-0"

CHECK: JMcG

DATE: 02/10/2020

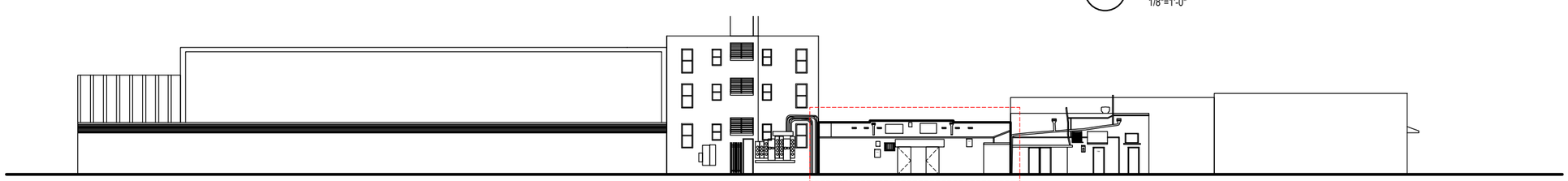
SHEET NUMBER

A0.08



1 DEMOLITION EXISTING ELEVATION WEST ELEVATION AT ALLEY

1/8"=1'-0"



2 LOCATION KEY: EXISTING WEST ELEVATION AT ALLEY

1/32"=1'-0"

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001

PROJECT NUMBER

PROJECT:

PIZZA BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

DEMOLITION WEST ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: 3/32"=1'-0"

CHECK: JMcG

DATE: 02/10/2020

SHEET NUMBER

A0.09

STUDIO McG ARCHITECTURE

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Miami, FL 33138

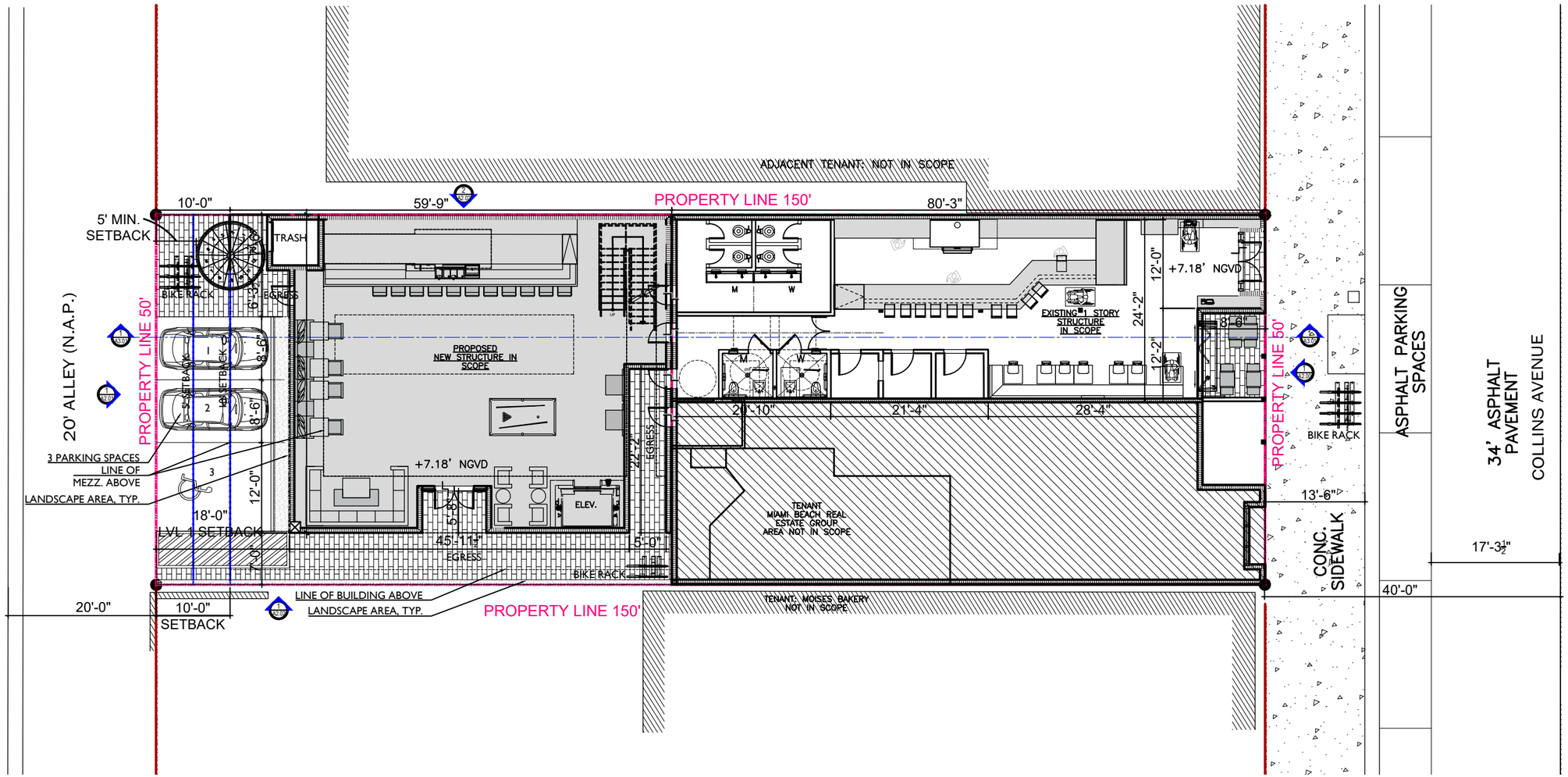
2001
PROJECT NUMBER

PROJECT:
PIZZA BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

PROPOSED SITE PLAN



1 PROPOSED SITE PLAN
1/16"=1'-0"

JENNIFER McCONNEY FLORIDA LIC# AR93044

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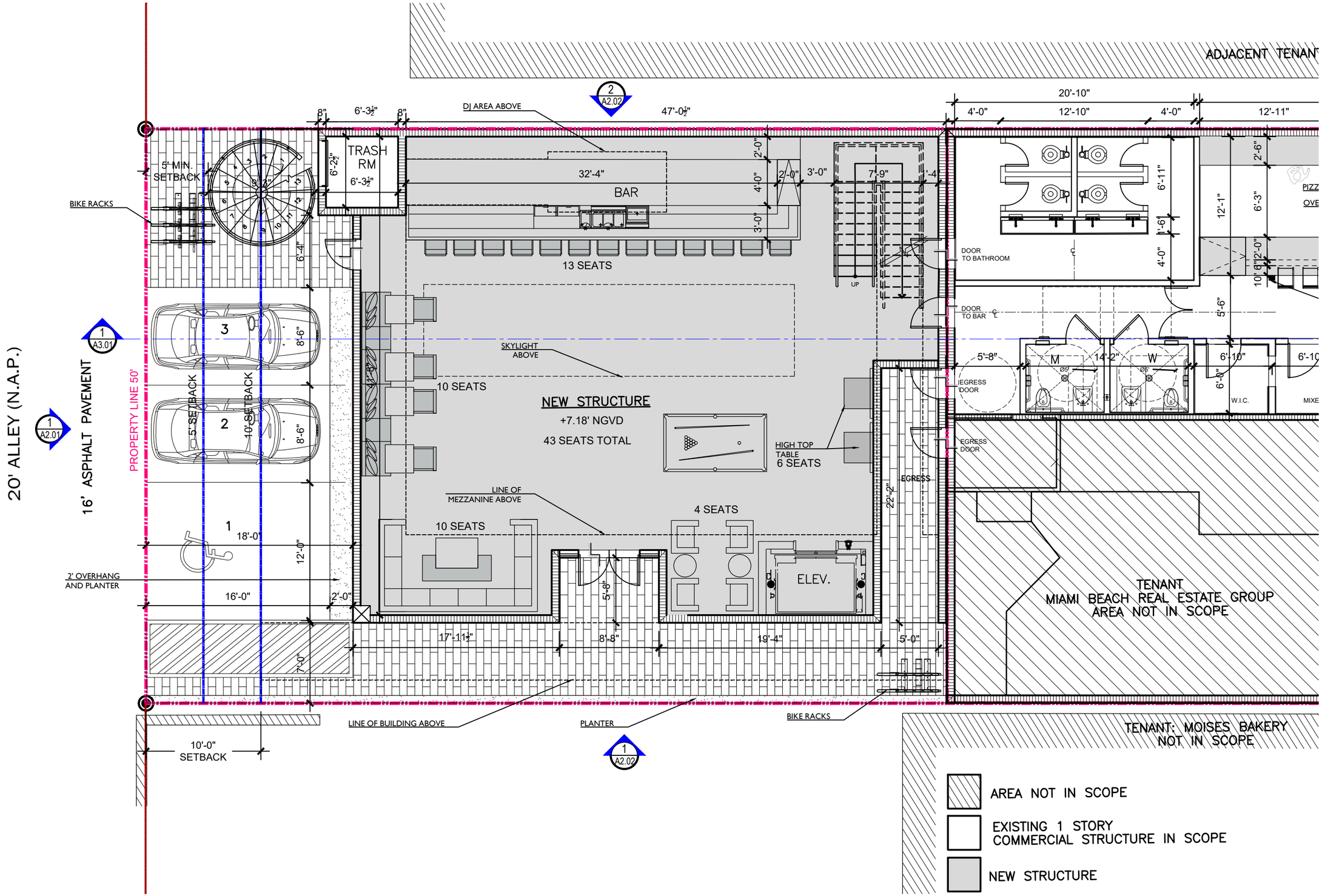
SCALE:	1/16"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A1.00



1 PROPOSED GROUND FLOOR PLAN

1/8"=1'-0"

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Miami, FL 33138

2001

PROJECT NUMBER

PROJECT:
PIZZA BAR

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DRAWING:

PROPOSED GROUND FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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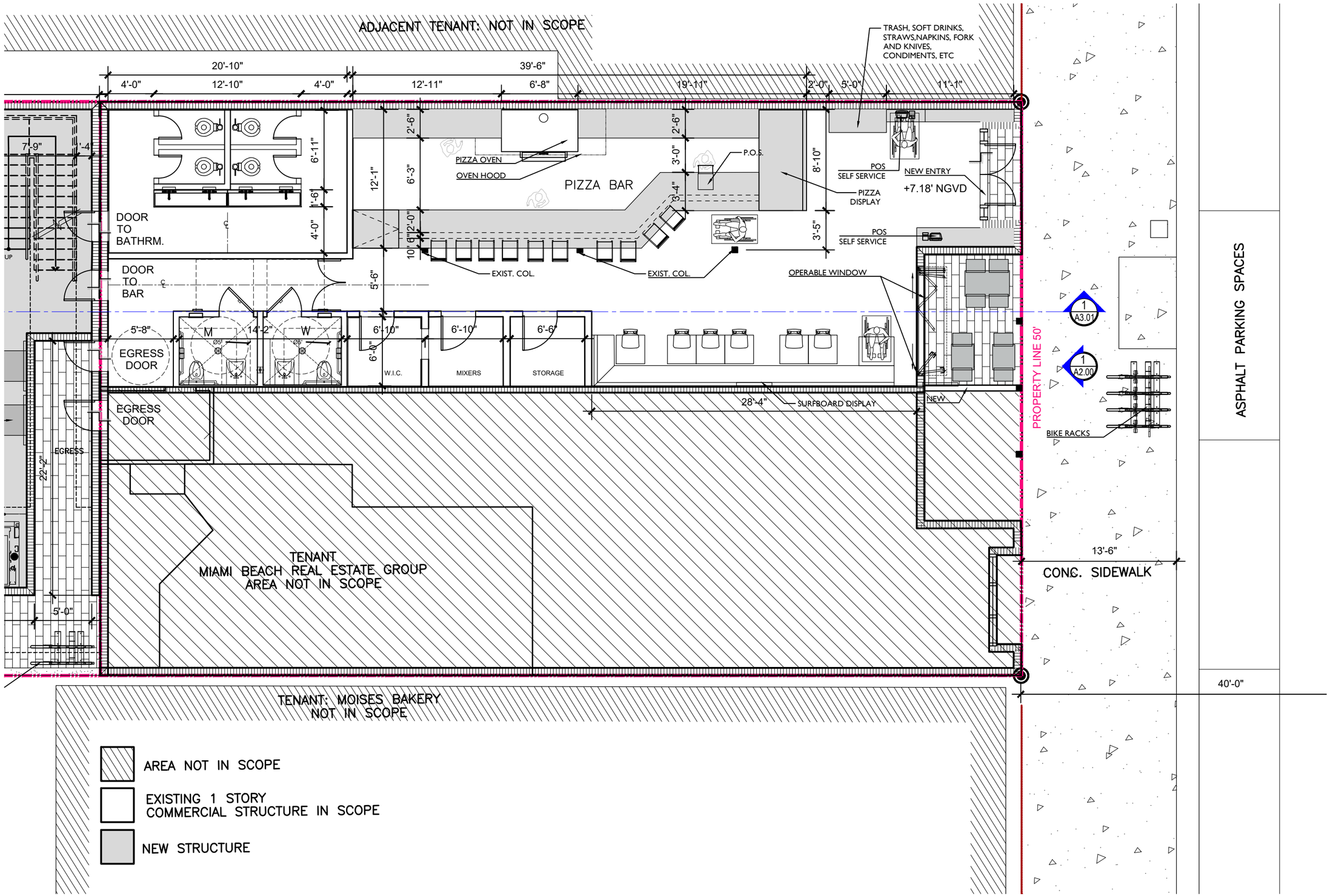
SCALE:	1/8"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A1.01A



ASPHALT PARKING SPACES

1 PROPOSED GROUND FLOOR PLAN
1/8"=1'-0"

STUDIO McG ARCHITECTURE

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Studio 103
Miami, FL 33138

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PROJECT NUMBER

PROJECT:
PIZZA BAR

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DRAWING:

PROPOSED GROUND FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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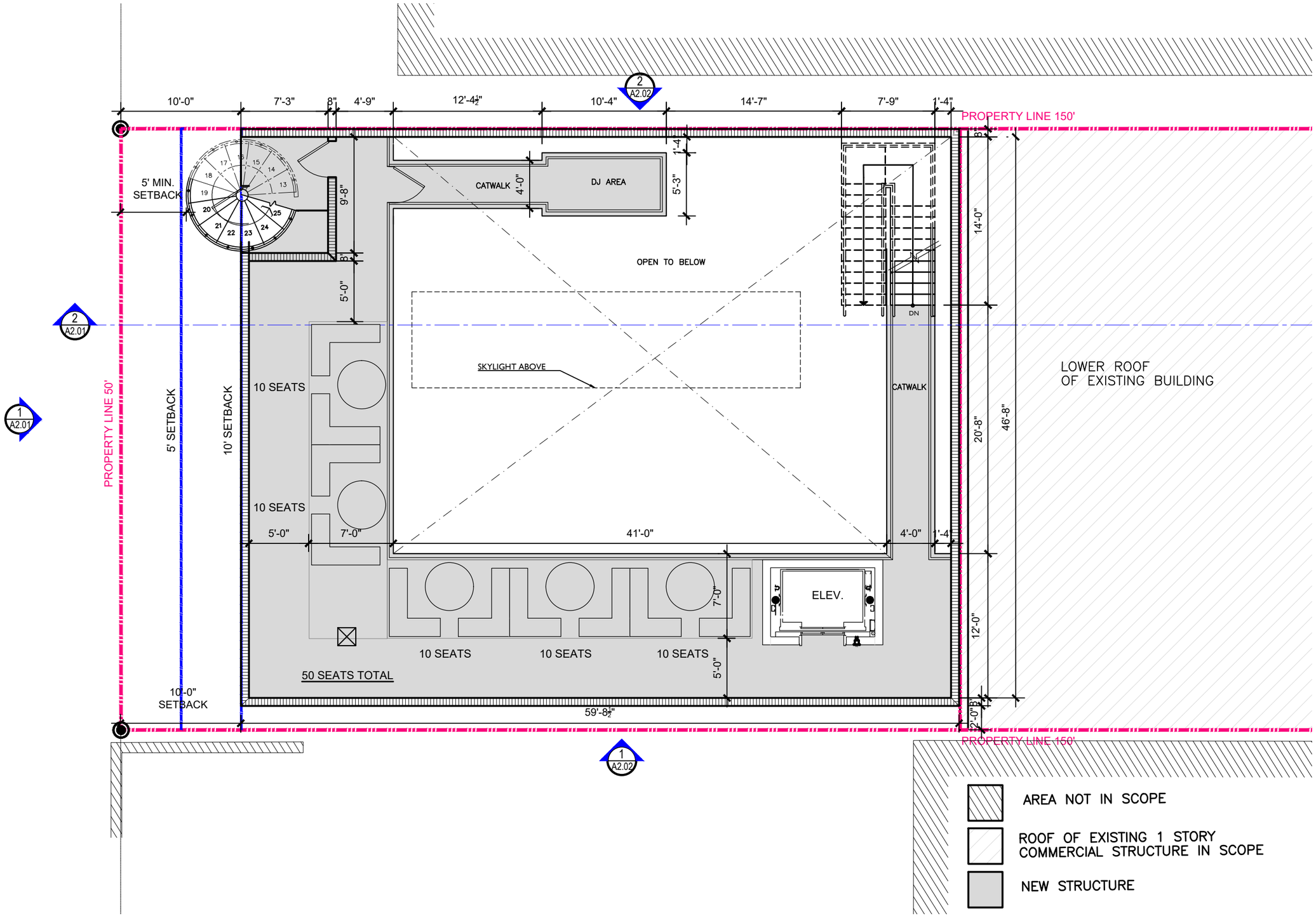
SCALE: 1/8"=1'-0"
CHECK: JMcG
DATE: 02/10/2020

SHEET NUMBER

A1.01B



1 PROPOSED MEZZANINE FLOOR PLAN

1/8"=1'-0"

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2001

PROJECT NUMBER

PROJECT:

PIZZA BAR

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DRAWING:

PROPOSED MEZZANINE FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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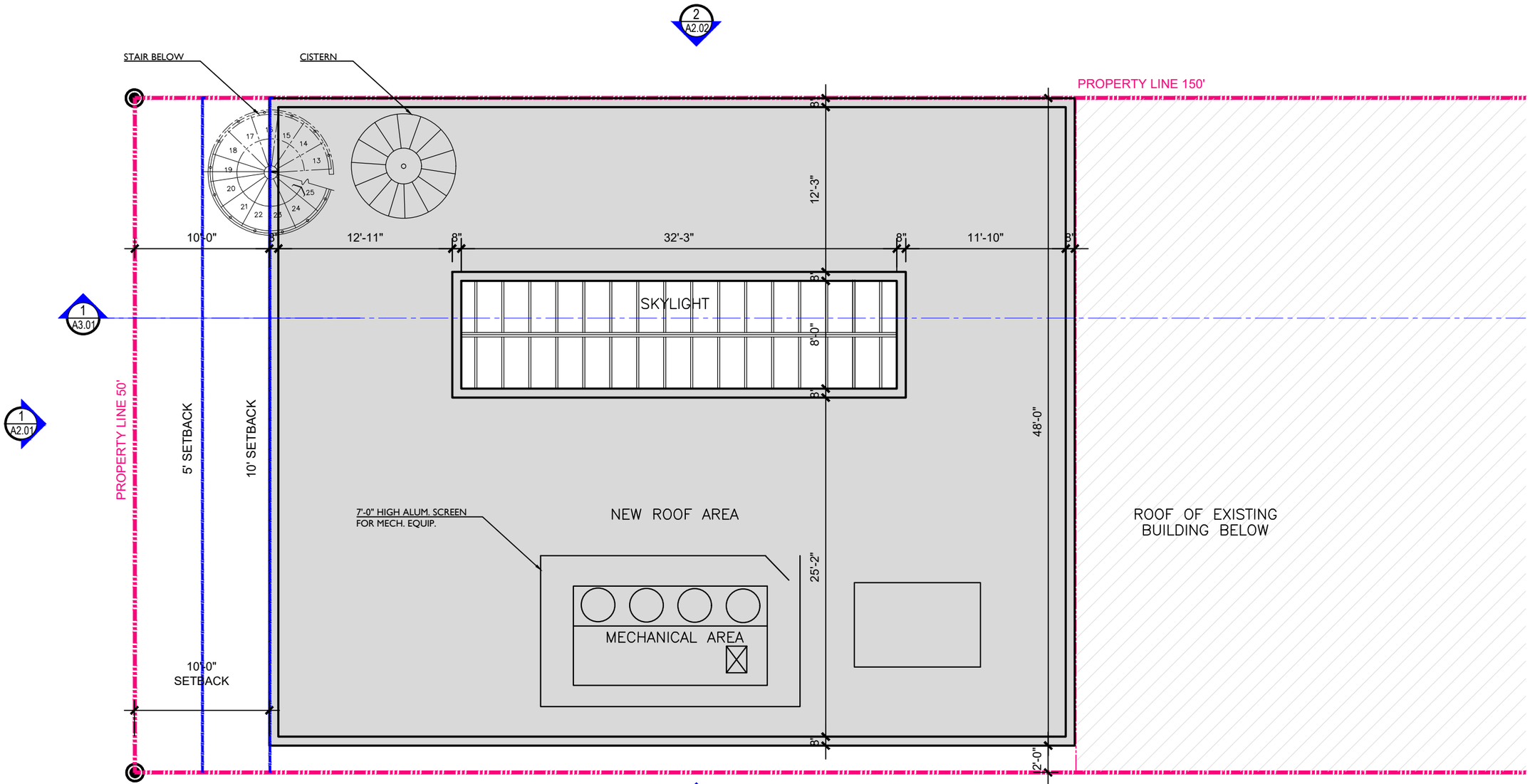
SCALE:	1/8"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A1.02



PROPERTY LINE 150'

AREA NOT IN SCOPE

EXISTING 1 STORY
COMMERCIAL STRUCTURE IN SCOPE

NEW STRUCTURE

1 PROPOSED ROOF PLAN

1/8"=1'-0"

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001

PROJECT NUMBER

PROJECT:

PIZZA
BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

PROPOSED
ROOF PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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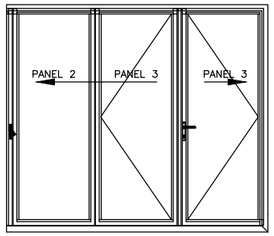
SCALE:	1/8"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

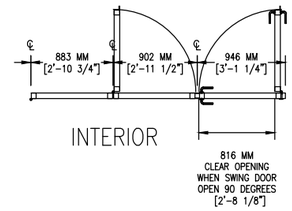
SHEET NUMBER

A1.03

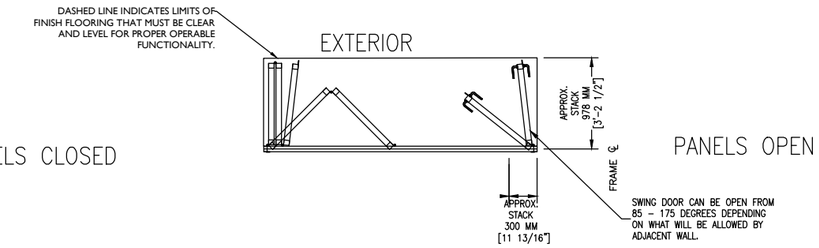


FIRST PANEL OPEN

NOTE:
THESE DRAWINGS ARE BASED ON A UNIT HEIGHT OF 8' AND UNIT WIDTH IN INCREMENTS OF 3' FOR EACH PANEL. THE PURPOSE IS ONLY TO SHOW RELEVANT CROSS SECTION DETAILS AND VARIOUS DIMENSIONS APPLICABLE ONLY FOR THIS SPECIFIC UNIT SIZE. IF DRAWINGS FOR OTHER UNIT SIZES ARE DESIRED, PLEASE CONTACT NANAWALL



PANELS CLOSED



PANELS OPEN

1 PROPOSED FRONT ELEVATION ON COLLINS (EAST)

1/8"=1'-0"

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001
PROJECT NUMBER

PROJECT:
PIZZA BAR

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DRAWING:

PROPOSED FRONT ELEVATION (EAST)

JENNIFER McCONNEY FLORIDA LIC# AR93044

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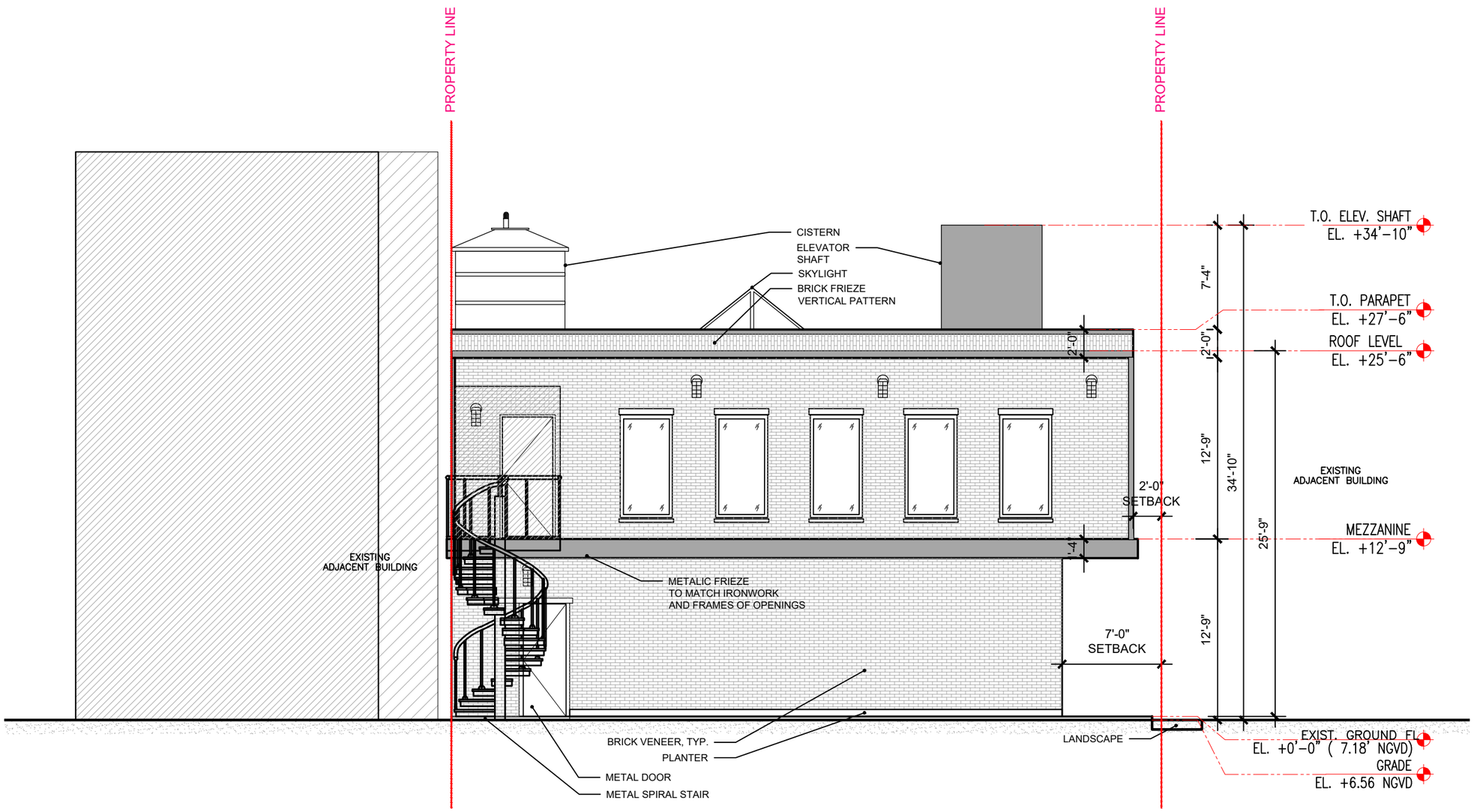
SCALE:	1/8"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A2.00



1 PROPOSED WEST ELEVATION

1/8"=1'-0"

2 MATERIALS

N/A

STUDIO McG ARCHITECTURE

7500 NE 4th Court
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Miami, FL 33138

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DRAWING:

PROPOSED WEST ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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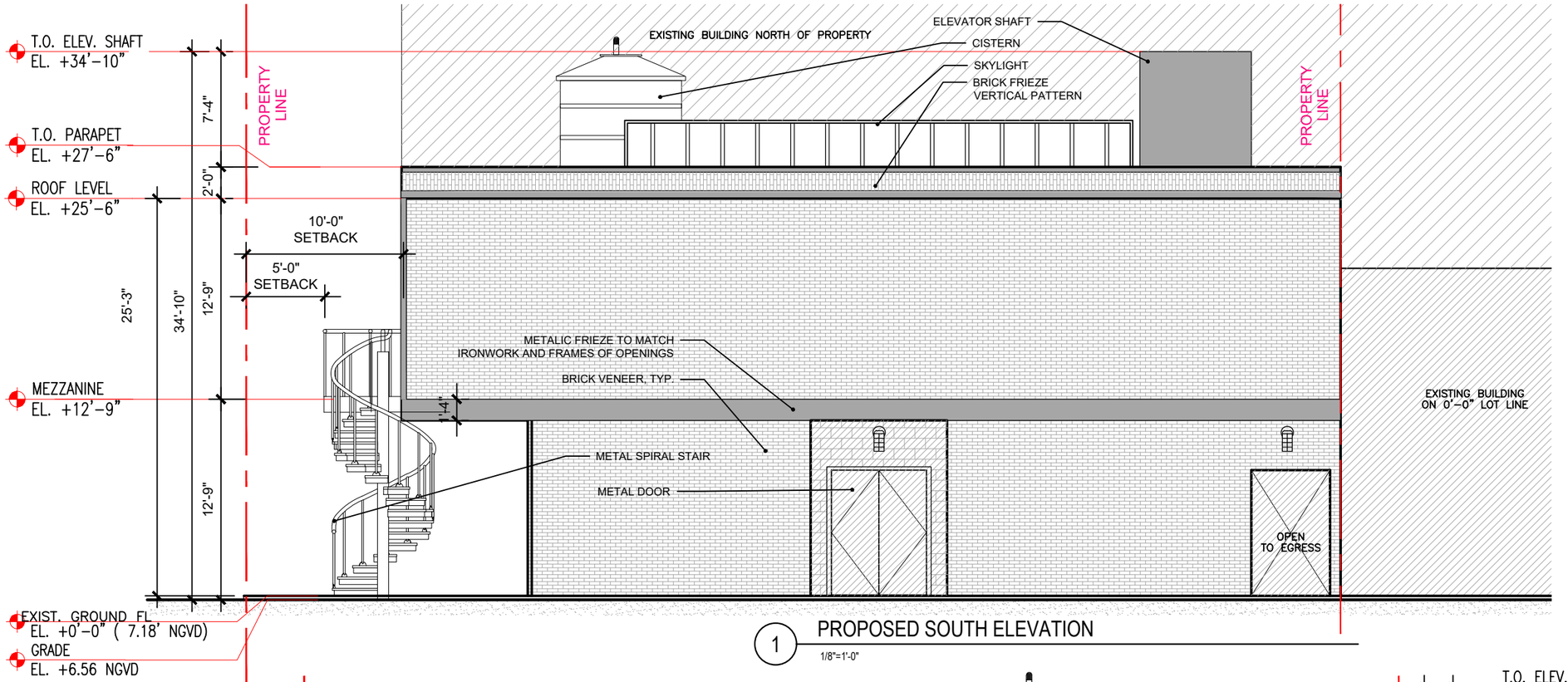
SCALE:	1/8"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

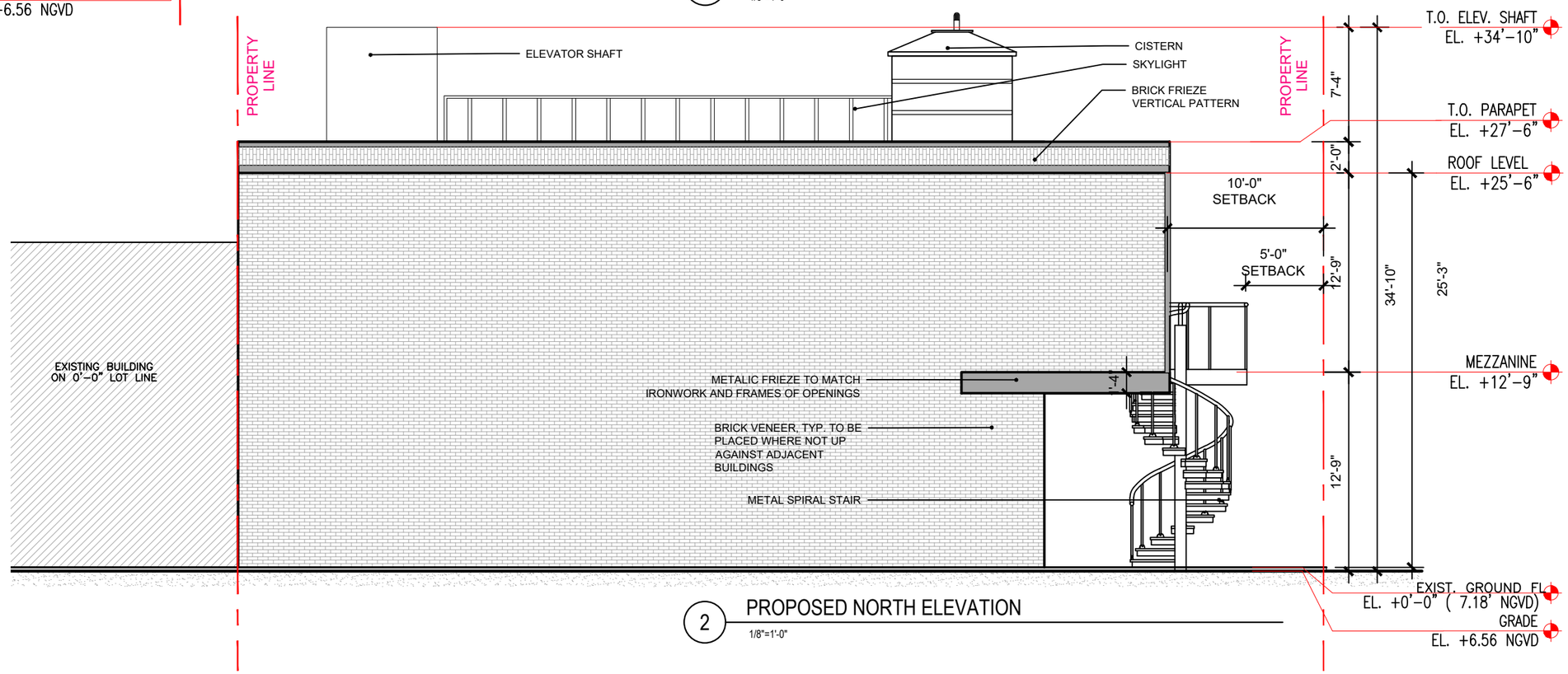
SHEET NUMBER

A2.01



1 PROPOSED SOUTH ELEVATION

1/8"=1'-0"



2 PROPOSED NORTH ELEVATION

1/8"=1'-0"

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PROJECT NUMBER

PROJECT:

PIZZA BAR

7316 Collins Ave
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DRAWING:

PROPOSED NORTH AND SOUTH ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/8"=1'-0"
CHECK:	JMcG
DATE:	02/10/2020

SHEET NUMBER

A2.02

SECTION FACING NORTH
SHOWING SIGHT LINE

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2001
PROJECT NUMBER

PROJECT:
PIZZA
BAR

7316 Collins Ave
Miami, FL 33141

DRAWING:

PERSPECTIVE
SECTION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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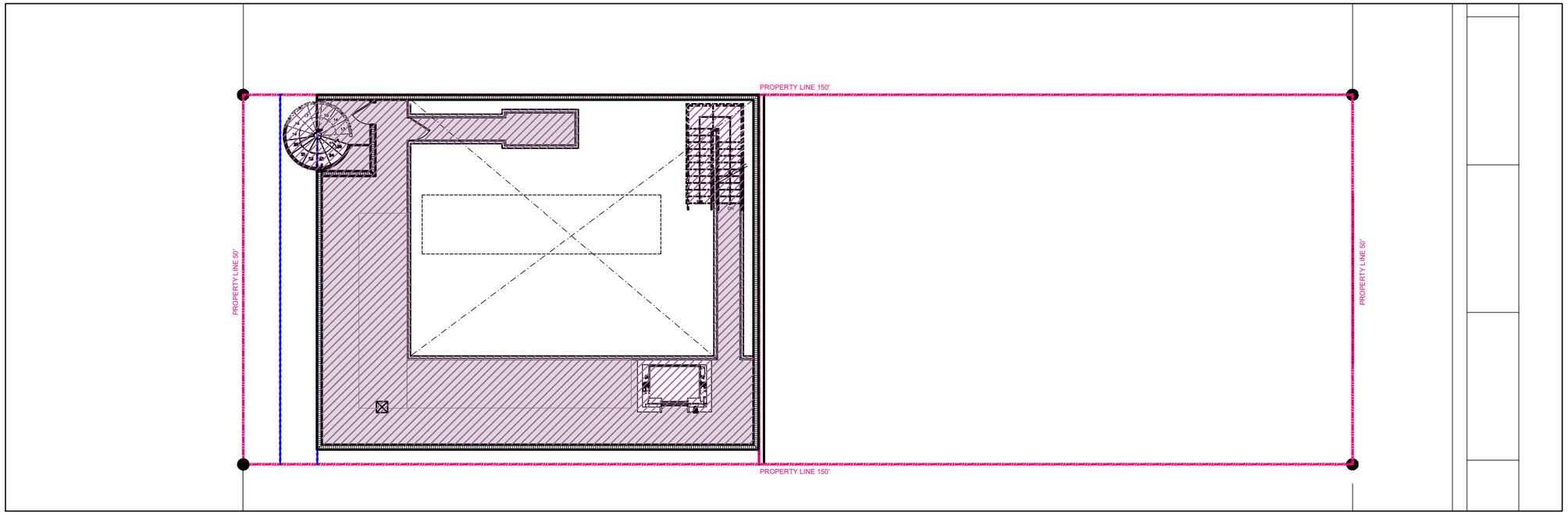
SCALE:	N/A
CHECK:	JMcG
DATE:	02/10/2020

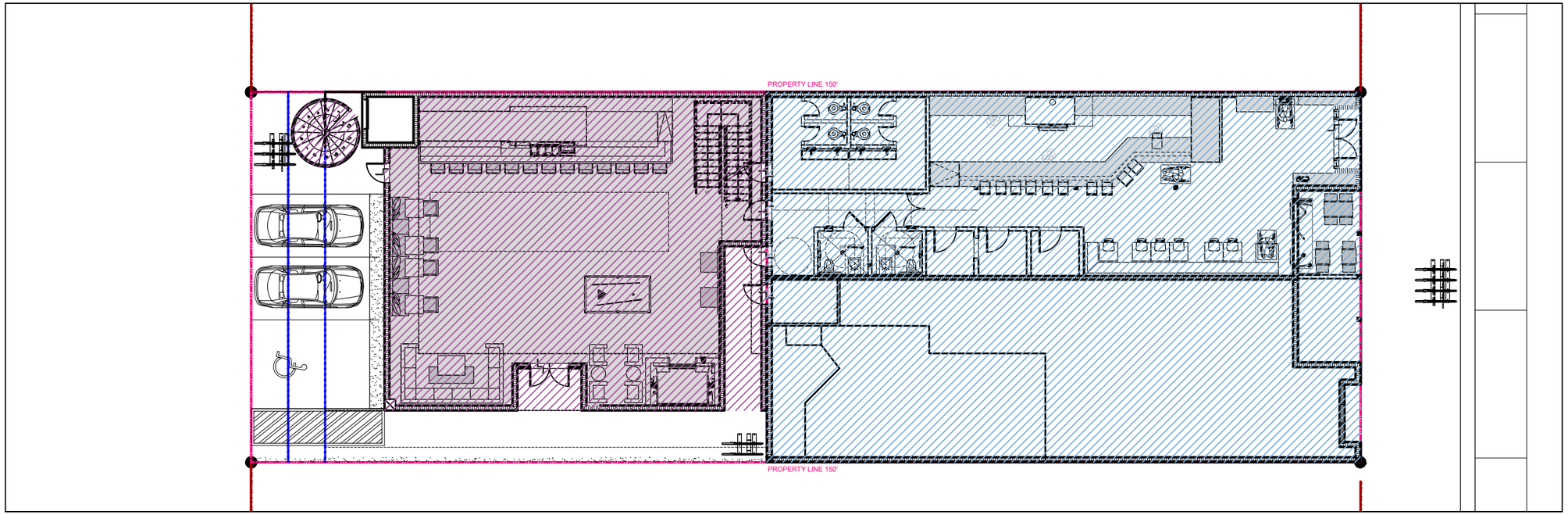
SHEET NUMBER

A3.01



2 PROPOSED FAR MEZZANINE

N.T.S.



1 PROPOSED FAR LEVEL 1

N.T.S.

EXISTING FAR

PROPOSED FAR

FAR CALCULATIONS

EXISTING FAR = 4,012 SQ.FT
PROPOSED LEVEL 1 = 2,256 SQ.FT
PROPOSED LEVEL 2 = 1,445 SQ.FT
PROPOSED TOTAL = 7,713 SQ.FT

STUDIO McG ARCHITECTURE

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PROJECT NUMBER

PROJECT:

PIZZA BAR

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DRAWING:

FAR DIAGRAMS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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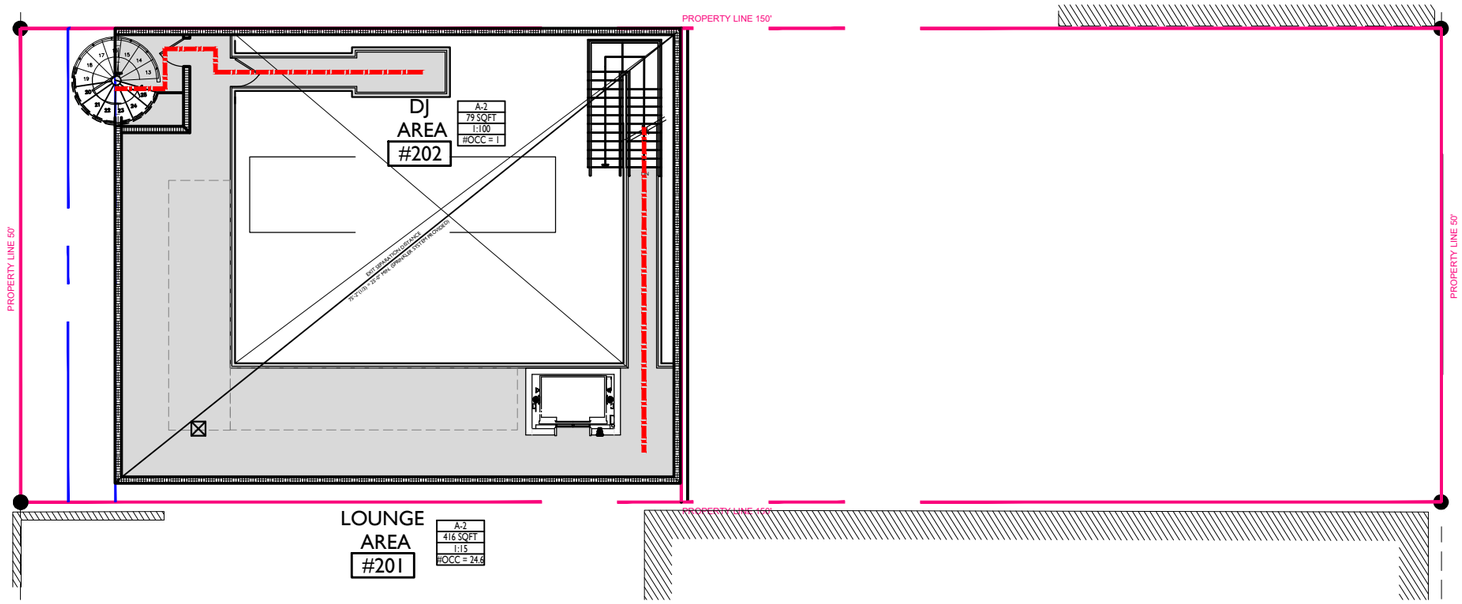
SCALE: N.T.S.
CHECK: JMcG
DATE: 02/10/2020

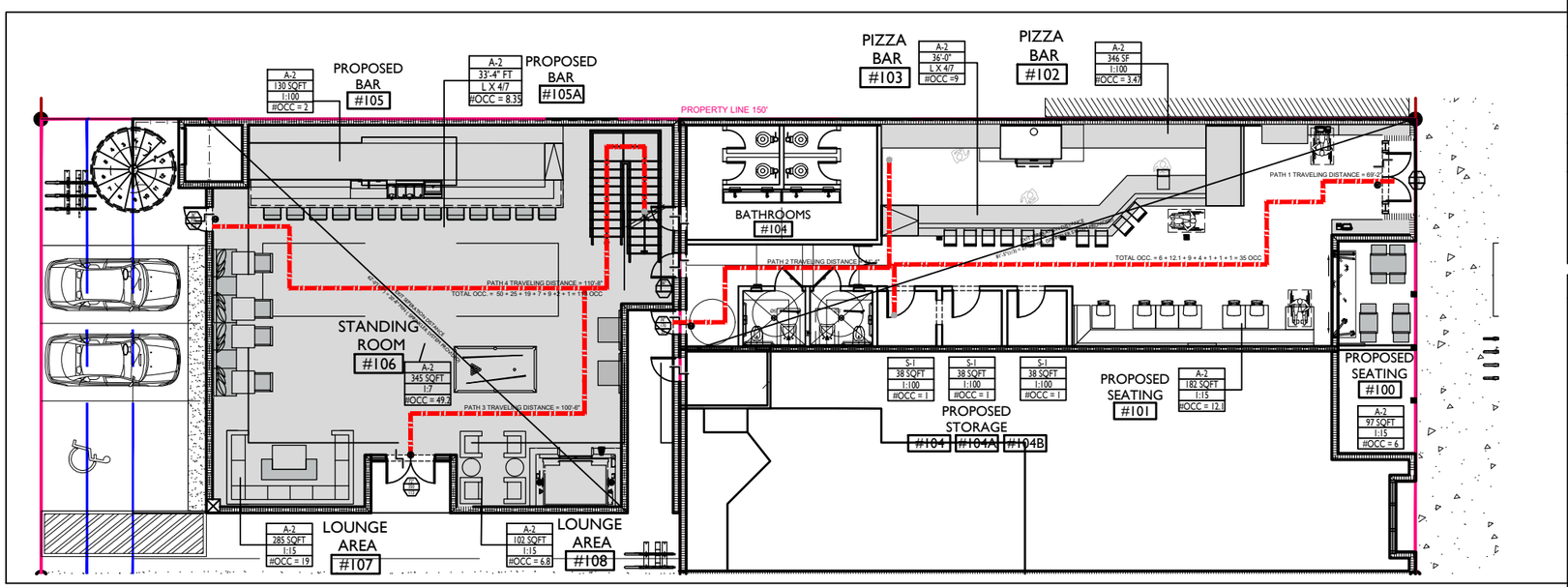
SHEET NUMBER

A4.00



2 PROPOSED MEZZANINE LEVEL

1/16"=1'-0"



1 PROPOSED SITE PLAN

1/16"=1'-0"

LIFE SAFETY LEGEND

SYM.	DESCRIPTION
D	SMOKE DETECTOR
H	HEAT DETECTOR
F	MANUAL PULL STATION
	FIRE ALARM HORN/STROBE, SELECTABLE CANDELA
FE	FIRE EXTINGUISHER IN CABINET
	EMERGENCY LIGHT
FE	FIRE EXTINGUISHER
	1 HR RATED PARTITION
	TRAVEL DISTANCE
	EXIT SIGN

LIFE SAFETY INFORMATION

OCCUPANCY GROUP: ASSEMBLY PER FFPC - 6TH EDITION GROUP A-2
ASSEMBLY PER FBC 6th EDITION

BUILDING DATA: EXISTING BUILDING - EXISTING TENANT SPACES WITH FULL FIRE PROTECTION AND LIFE SAFETY DEVICES TO REMAIN. INCLUDING PULL STATIONS, FIRE ALARMS, FIRE SPRINKLERS, ETC. FOR ALL NEW AND RELOCATED DEVICES, GC SHALL SUBMIT FOR REVIEW UNDER A SEPARATE PERMIT

CODE COMPLIANCE: FBC 2017 6TH EDITION FLORIDA FIRE PREVENTION CODE 6TH EDITION LIFE SAFETY CODE, 2015 EDITION

OCCUPANT LOAD

SPACE TYPE/NAME	GROSS SQ.FT.	OCCUPANCY LOAD	
#100 PROPOSED SEATING	97	15	6 OCC
#101 PROPOSED SEATING	182	15	13 OCC
#102 PIZZA BAR B.O.H.	346	100	4 OCC
#103 PROP. PIZZA BAR	36'-0"" (L x 4/7)	(L x 4/7)	9 OCC
#104	38	100	1 OCC
#104A	38	100	1OCC
#104B	38	100	1 OCC
#105	130	100	2 OCC
#105A BAR	33'-4" (L x 4/7)	(L x 4/7)	9 OCC
#106 STANDING ROOM	345	7	50 OCC
#107 LOUNGE AREA	285	15	19 OCC
#108 LOUNGE AREA	102	15	7
#201 LOUNGE AREA	370	15	25 OCC
#202 DJ LOUNGE AREA	79	100	1
		TOTAL OCCUPANCY LOAD :	148 OCC

OCCUPANT LOAD

- TYPE — OCCUPANT TYPE
- SQFT — SQUARE FOOTAGE
- 1:100 — OCCUPAND LOAD FACTOR
- #OCC — OCCUPANT LOAD

EGRESS CAPACITY (TYP.)

- W# — OPENING CLEAR WIDTH
- A# — MAXIMUM EGRESS CAPACITY (.2)
- P# — PROPOSED EGRESS CAPACITY

LIFE SAFETY GENERAL NOTES

1. ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS AND OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS A, CLASS B OR CLASS C, AS PER ASTM 84, NFPA 101 (2015 EDITION), SECTIONS 37.3.3.2, AND F.B.C. 2014, SECTION 803.1.1.
2. INTERIOR FLOOR FINISHES AND FLOOR COVERING MATERIALS SHALL BE CLASS I OR CLASS II AS PER NFPA 253, & NFPA 101 (2015 EDITION), SECTIONS 10.2.7.4.1 & 10.2.7.4.2.
3. ALL INTERIOR FINISHES SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 6TH EDITION PER CHAPTER 10 AND TABLE A.10.2.2 FOR NEW ASSEMBLY
4. ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) ARE TO COMPLY WITH FBCB CHAPTER 8 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION

FIRE EXTINGUISHER NOTE:

1. AS PER 2017 F.B.C. SECTION [F] 906.2. AND NFPA 101, 2015 EDITION, SECTION 9.9* PORTABLE FIRE EXTINGUISHERS.
2. FIRE EXTINGUISHER SHALL BE SELECTED, INSTALLED, INSPECTED AND MAINTAINED IN ACCORDANCE W/ NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.
3. PROVIDE A PORTABLE TYPE "K" FIRE EXTINGUISHER, SET INSIDE A F.E. CABINET FOR THE KITCHEN AREA.
4. FIRE EXTINGUISHER SHALL BE INSTALLED SO THAT THE TOP OF THE UNIT IS NOT GREATER THAN 5'-0" A.F.F.
5. FIRE EXTINGUISHER SHALL BE VISIBLY LOCATED FOR FASTER ACCESSIBILITY IN THE EVENT OF A FIRE.

STUDIO McG ARCHITECTURE

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PROJECT:
PIZZA BAR

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DRAWING:

OCCUPANCY DIAGRAM

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: 1/16"=1-0"
CHECK: JMcG
DATE: 02/10/2020

SHEET NUMBER

A4.01