

DÔA
INTERIOR RENOVATION
2000 COLLINS AVENUE - MIAMI BEACH, FL - 33139

PROJECT DIRECTORY

ARCHITECT:
NORBERTO ROSENSTEIN
ARCHITECT, INC.
126 S. FEDERAL HWY
DANIA BEACH, FL 33004
954-922-6551 (P)
PROJECT MANAGER: DOUG PRESTON
EMAIL:DPRESTON@ROSENSTEINARCHITECT.COM

MEP ENGINEER:
DAVID SCHMID
HENZ ENGINEERING
240 COMMERCIAL BLVD, 2A
LAUDERDALE BY THE SEA, FL 33308
PH: 954-523-4933
DAVID@HENZ.COM

INTERIOR DESIGNER:
SAGRADA
MARIA BONET
THE FIRST FLOOR
64ADDISON AVENUE
HOLLAND PARK, LONDON
PH: +44 (0) 20-7602-4343
MARIA.BONET@SAGRADA.CO.UK

FOOD EQUIPMENT:
AMERICAN FOOD EQUIPMENT
ALFREDO GARCIA
1301 N MIAMI AVENUE
MIAMI, FL - 33136
PH: 305-377-8991
FAX: 305-358-4328
ALFREDO@AFEMIAMI.COM

LIGHTING CONSULTANT:
LIGHTING DYNAMICS INC.
GUSTAVO D. MACIAS
7835 W COMMERCIAL BLVD
TMARAC, FL 33351
M: 305-345-7571
PH: 954-944-0236
FAX: 954-763-1503
GMACIAS@LIGHTINGDYNAMICS.COM

LANDLORD:
CLAUDIA DI GINO
2000 COLLINS AVENUE
MIAMI BEACH, FL -33139
PH: 786-620-2715
CDIGINO@VILLABAGATTELLE.COM

OWNER REP:
ARMAN NAQI
VICE PRESIDENT & DIRECTOR DEVELOPMENT
PH: 301-312-5947
ANAQI@PARAPICCHU.COM

SCOPE OF WORK

FIRST SUBMITTAL : XX/XX/2016
FINAL SUBMITTAL : XX/XX/2016

PROJECT DESCRIPTION: NEW RESTAURANT IN PREVIOUS RESTAURANT SPACE

LIST OF
DRAWINGS

A-1.0 LOCATION PLAN & BLDG DATA
A-1.1 SITE PLAN
A-1.1B SITE PLAN ENLARGED
A-1.2 PICTURES - EXISTING STRUCTURE
A-1.3 PICTURES - CORNER TO CORNER
A-1.4 PICTURES - CROSS THE STREET
A-1.5 PICTURES - EXISTING SURROUNDINGS
A-1.6 EXISTING FLOOR PLAN
A-1.7 TRASH & DELIVERY PATH
A-2.0 PROPOSED FLOOR PLAN
A-2.1 DIMENSION FLOOR PLAN
A-3.0 EXTERIOR ELEVATIONS
A-3.1 EXTERIOR ELEVATIONS

CODE REVIEW

PROPERTY ADDRESS: 2000 COLLINS AVENUE, MIAMI BEACH, FL 33139

LEGAL DESCRIPTION: COMMERCIAL PARCEL 1-7

ZONING AND PROPERTY INFORMATION

LAND USE DESIGNATION: GENERAL
ZONING DESIGNATION: CD-2
LOT-2 DIMENSIONS IN FEET: 124.96'x74.98'
GROSS LOT-2 AREA: 9369.5 SQ.FT.
FLOOD ZONE: (SEE SURVEY)

SETBACK AREA

LOCATION	REQUIRED	PROVIDED
PRINCIPAL FRONT EAST	0'	0'
SECONDARY FRONT SOUTH	0'	0'
SIDE NORTH	0'	N/A
REAR WEST	0'	N/A

NO CHANGE ON BUILDING FOOTPRINT AREA

PROJECT DESCRIPTION: INTERIOR BUILDOUT OF RESTAURANT.

AUTHORITY: CITY OF MIAMI BEACH
BUILDING DEPARTMENT

FLORIDA BLDG. CODE 2014
FLORIDA BLDG. CODE, EXISTING BUILDING 2014
FLORIDA BLDG. CODE MECHANICAL 2014
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
FLORIDA BLDG. CODE ELECTRICAL 2014
FLORIDA BLDG. CODE PLUMBING 2014
FLORIDA ACCESSIBILITY CODE, 2014 EDITION
AMERICANS WITH DISABILITIES ACT GUIDELINES

CONSTRUCTION TYPE: IIB
ALTERATION LEVEL 2

BUILDING IS SPRINKLERED

AREA OF CONSTRUCTION: 6,270 S.F.

OCCUPANCY LOAD:	SEATING:
INTERIOR AREA: 5202 Sq.Ft.	
UNCONSTRAINED SEATING AREA 2150/15 = 144 PEOPLE	141 SEATS
COCHE BAR SEATING: (23'-9"x4')/7' = 13 PEOPLE	10 SEATS
BAR SEATING: (58'-6"x4')/7' = 33 PEOPLE	27 SEATS
KITCHEN/SERVICE: 819/100 = 8 PEOPLE	
UNOCCUPIED AREA = 0 PEOPLE	
TOTAL FLOOR: = 198 PEOPLE	=178 SEATS
OUTDOOR SEATING AREA: 1068 Sq.Ft.	
UNCONSTRAINED SEATING AREA 1068/15 = 71 PEOPLE	42 SEATS
TOTAL FLOOR: 269 PEOPLE	=220 SEATS
	SKADA=12 SEATS

PARKING SPACES: SEE ENCLOSED SUBMITTAL DOCUMENTATION.

IDENTIFYING DEVICES

- 1.) PROVIDE MAXIMUM CAPACITY SIGN, RAISED OCCUPANT CHARACTERS, BORDER, AND BRAILLE CHARACTERS.
- 3.) MAXIMUM CAPACITY SIGN SHALL BE LOCATED IN A CONSPICUOUS LOCATION.
- 4.) PROVIDE REQUIRED ACCESSIBILITY SIGNAGE AT RESTROOMS.

GENERAL NOTES

DIVISION 1 GENERAL REQUIREMENTS

1. THE INTENT OF THESE DOCUMENTS IS TO PROVIDE FOR THE CONSTRUCTION OF THIS PROJECT, COMPLETE AND FUNCTIONAL IN ALL RESPECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS RESULT. THE OMISSION OF EXPRESS REFERENCE TO WORK NECESSARY AND REASONABLY INCIDENTAL FOR THE COMPLETE CONSTRUCTION OF THE PROJECT SHALL NOT BE CONSTRUED AS RELINQUISHING THE CONTRACTOR FROM HIS RESPONSIBILITIES.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CLEARANCES AND CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. FAILURE TO DO SO CONSTITUTES ACCEPTANCE AND RESPONSIBILITY FOR ALL EXISTING CONDITIONS. THE CONTRACTOR WILL NOT BE ALLOWED ADJUSTMENTS IN THE TIME OR MONEY REQUIRED TO RECTIFY THE SITUATION.
4. DO NOT SCALE DRAWINGS. GIVEN DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PURCHASED, FABRICATED AND FINISHED ITEMS FOR REVIEW BY THE ARCHITECT UNLESS WAIVED BY THE SAME.
6. ALL EQUIPMENT, MATERIALS AND ARTICLES INCORPORATED INTO THE PROJECT SHALL BE NEW AND UNDAMAGED. ALL WORKMANSHIP SHALL BE WITHIN INDUSTRY STANDARDS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF DAMAGE TO AREAS CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION INCLUDING A SAFE ENVIRONMENT FOR OCCUPANTS OF AREAS ADJACENT TO THE WORK AREA.
9. THE CONTRACTOR SHALL PAY ALL FEES FOR PERMITS NECESSARY FOR PROPER COMPLETION OF WORK, UNLESS NOTED OTHERWISE.

SHOULD THE CONTRACTOR OBSERVE ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE ARCHITECT REQUESTING CLARIFICATION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK AFFECTED BY SUCH ERRORS, DISCREPANCIES OR OMISSIONS WITHOUT RECEIVING CLARIFICATIONS, ADJUSTMENTS INVOLVING SUCH CONDITIONS MADE BY THE CONTRACTOR WITHOUT PRIOR CLARIFICATION BY THE ARCHITECT. SHALL BE AT THE CONTRACTOR'S OWN RISK. COMPLICATIONS ARISING FROM PROCEEDING WITHOUT CLARIFICATION SHALL BE RESOLVED AT THE CONTRACTOR'S EXPENSE.

ALL WORK PERFORMED ON THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, LAWS AND ORDINANCES.

ANYTHING IN THE CONTRACT DOCUMENTS NOT WITHSTANDING, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERPROOF, WEATHER TIGHT PROJECT.

CONTRACTOR SHALL COORDINATE LOCATION OF ALL NEW ROOF MOUNTED EQUIPMENT WITH OWNER PRIOR TO INSTALL. CENTER EQUIP. OVER BEAM OR COLUMN UNLESS DIRECTED OTHERWISE BY OWNER.

CONTRACTOR SHALL PROVIDE 2x BLOCKING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.

ALL SIGNS, INCLUDING WINDOW SIGNS, TO BE SUBMITTED FOR REVIEW & APPROVAL UNDER SEPARATE PERMIT BY OWNER/CONTRACTOR.

ALL ANGLES AT 45° OR 90° UNO.

FLORIDA BLDG. CODE 2014
FLORIDA BLDG. CODE, EXISTING BUILDING 2014
FLORIDA BLDG. CODE MECHANICAL 2014
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
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OUTDOOR SEATING AREA: 1068 Sq.Ft.

UNCONSTRAINED SEATING AREA 1068/15 = 71 PEOPLE

TOTAL FLOOR: 269 PEOPLE

SKADA=12 SEATS

OWNER'S REVIEW OF THESE
CONSTRUCTION DOCUMENTS

THE CONSTRUCTION CONTRACT FOR THIS PROJECT IS TO BE NEGOTIATED DIRECTLY BETWEEN THE OWNER AND THE CONTRACTOR, AND THEY WILL ACT IN UNISON TO PROPERLY EXECUTE THE INTENT OF THESE AND OTHER DESIGN AND CONTRACT DOCUMENTS. THIS SET OF DOCUMENTS (SHEETS A-1 THROUGH A-5) COVERS GENERAL CONSTRUCTION ITEMS AND EXCLUDES ANY DESIGN OF SITE, OR FIRE PROTECTION WORK. ALSO EXCLUDED ARE ANY EQUIPMENT ITEMS. ALL THESE EXCLUSIONS ARE COVERED UNDER SEPARATE DESIGN WORK BY DESIGNERS WORKING DIRECTLY FOR THE CONTRACTOR AND/OR THE OWNERS CLIENT.

BY USE OF THESE DOCUMENTS, THE OWNER AND THE CONTRACTOR CERTIFY THAT THEY HAVE REVIEWED THEM AND ARE IN AGREEMENT WITH THEIR CONTENT; ALSO THAT IF ANY CHANGES ARE REQUIRED THEY WILL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND UNDER THE CONTRACTOR'S OR OWNER'S SUPERVISION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR COORDINATING THE VARIOUS OTHER CONSTRUCTION DOCUMENTS WITH THESE DESIGN DOCUMENTS TO ASSURE CODE COMPLIANCE AND CORRECTNESS OF WORK. THE CONTRACTOR AND OR OWNERS ASSIGNED AGENT IS ALSO RESPONSIBLE FOR OBTAINING FINAL COMMENTS AND APPROVAL FROM ALL GOVERNING AGENCIES. ANY AS BUILT OR CHANGES TO THE DOCUMENTS AFTER THE JOB IS PERMITTED ARE ON THE COD BASIS AND IS TO BE PAID IN FULL TO THE APPROPRIATE PARTY. "APPROPRIATE PARTY" PER APPROVED CHANGE ORDER[S] BY CLIENT.

NOTES

- 1.) TENANT SPACES TO BE UNDER SEPARATE LEASES/LICENSES.
- 2.) EGRESS AND LIFE SAFETY IS APPLIED TO EACH TENANT SPACE ACCORDING TO STATE AND NATIONAL CODES. NO TENANT/SPACE REQUIRES ACCESS TO ANOTHER TENANT FOR LIFE SAFETY/EGRESS.
- 3.) COMMON AREAS (I.E. CORRIDORS, BATHROOMS ETC.) UNDER LANDLORD DOMINION; NOT PART OF ANY LEASED PREMISES.

NR
architect

NORBERTO ROSENSTEIN
ARCHITECT , INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY
SUITE # 202
DANIA BEACH, FLORIDA 33004
PH: (954) 922-6551
FAX: (954) 922-7388
EMAIL:info@rosensteinarchitect.com
WEB: www.rosensteinarchitect.com

STATE REG. NO. ARO016674
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DESIGNED

N.R.

DRAWN

J.G.

CHECKED

N.R.

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED BY ME OR UNDER
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OF MY KNOWLEDGE, COMPLY WITH ALL
APPLICABLE CODES.

REVISIONS

COMM.	DATE
2015-25	8-23-2016

2000 COLLINS AVE
MIAMI BEACH
FLORIDA, 33139

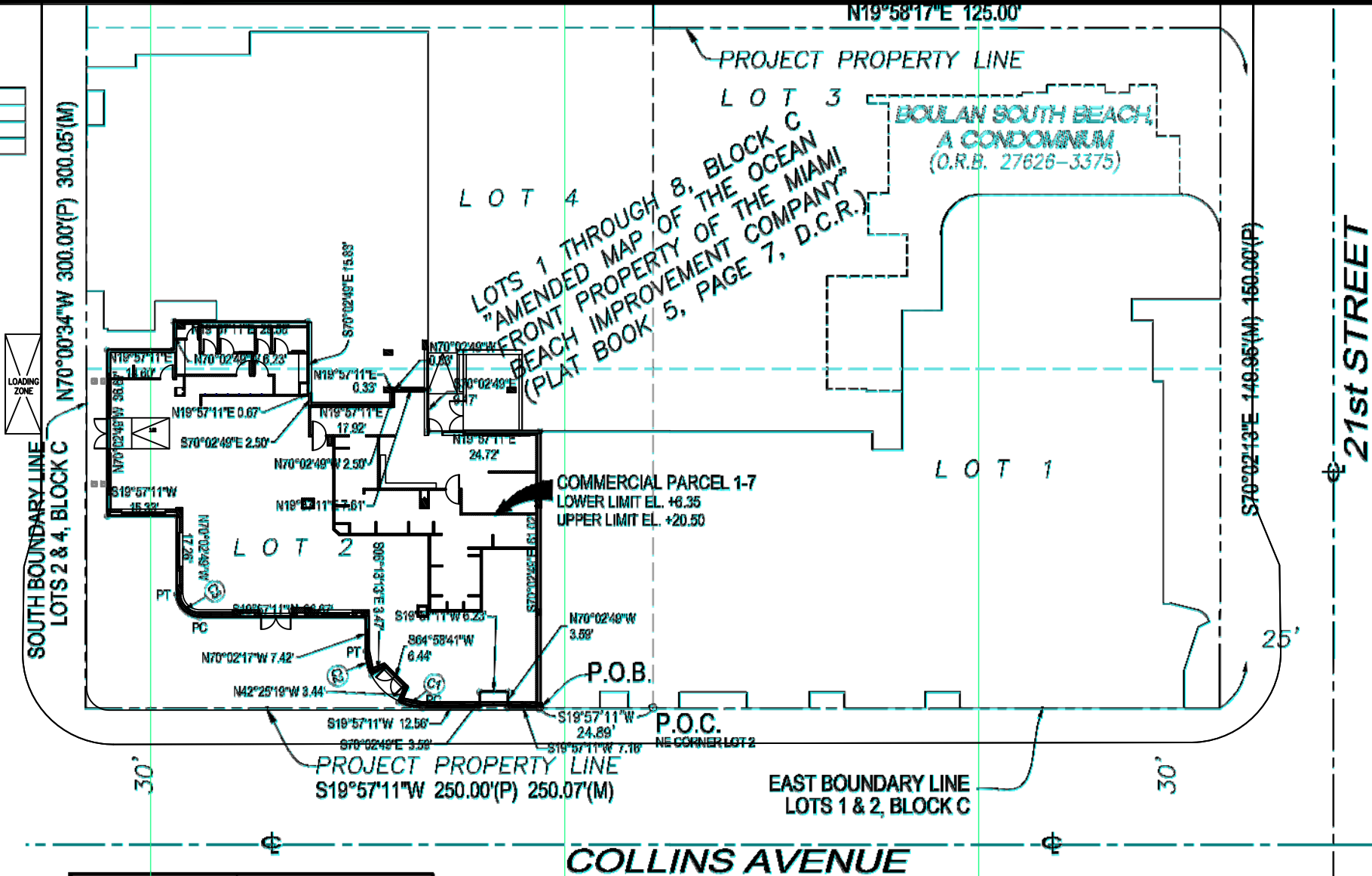
LOCATION PLAN
BLDG DATA

A-1.0 OF 5

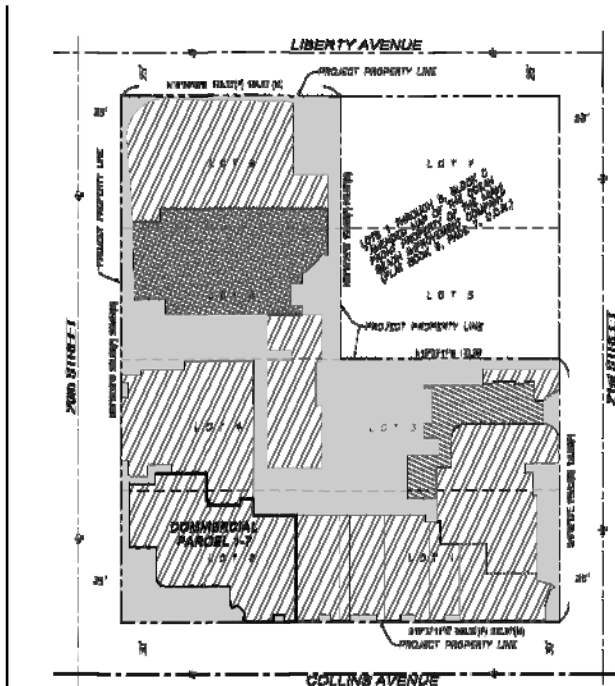
CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	11.30'	27°37'30"	5.45'
C2	11.53'	28°56'17"	5.42'
C3	5.30'	90°00'00"	7.85'

LEGEND

- A - ARC LENGTH
- Δ - CENTRAL ANGLE
- D.C.P. - MIAMI-DADE COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.G. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.T. - POINT OF TANGENCY



01 SITE PLAN
SCALE: 1/32"=1'-0"



02 KEY PLAN
N.T.S.

A Parcel located within an existing building, said Parcel being located within Lots 2 and 4, Block C, " **AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY** ", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 2, thence S19°57'11"W, along the Easterly line of said Lot 2 for 24.89 feet to the **POINT OF BEGINNING** of the following described Parcel; thence continue S19°57'11"W along the Easterly line of said Lot 2 for 7.16 feet; thence N70°02'49"W for 3.59 feet; thence S19°57'11"W for 8.23 feet; thence S70°02'49"E for 3.59 feet; thence S19°57'11"W along the Easterly line of said Lot 2 for 12.58 feet to the point of curvature of a circular curve to the right; thence Southwesterly along the arc of said circular curve having a radius of 11.30 feet and a central angle of 27°37'30" for 5.45 feet; thence N42°25'19"W for 3.44 feet; thence S84°58'41"W for 6.44 feet; thence S08°13'13"E for 3.47 feet to a point on a circular curve, said point bears S08°59'08"E from the center point of said curve; thence Westerly and Northwesterly along the arc of a circular curve to the right having a radius of 11.53 feet and a central angle of 28°56'17" for 5.42 feet to a point of tangency; thence N70°02'49"W for 7.42 feet; thence S19°57'11"W for 38.87 feet to a point of curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of a circular curve to the right having a radius of 5.00 feet and a central angle of 90°00'00" for 7.85 feet to a point of tangency; thence N70°02'49"W for 17.26 feet; thence S19°57'11"W for 15.33 feet; thence N70°02'49"W for 38.87 feet; thence N19°57'11"E for 14.80 feet; thence N70°02'49"W for 8.23 feet; thence S19°57'11"W for 29.58 feet; thence S70°02'49"E for 15.83 feet; thence N19°57'11"E for 0.87 feet; thence S70°02'49"E for 2.50 feet; thence N19°57'11"E for 17.92 feet; thence N70°02'49"W for 2.50 feet; thence N19°57'11"E for 0.33 feet; thence N70°02'49"W for 0.83 feet; thence N19°57'11"E for 7.61 feet; thence S70°02'49"E for 9.17 feet; thence N19°57'11"E for 24.72 feet; thence S70°02'49"E for 61.02 feet to the **POINT OF BEGINNING**.

The Lower Limit of the Parcel is the existing floor at Elevation +8.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

03 LEGAL DESCRIPTION - PARCEL1-7
N.T.S.

ZONING AND PROPERTY INFORMATION

LAND USE DESIGNATION: GENERAL
ZONING DESIGNATION: CD-2
LOT-2 DIMENSIONS IN FEET: 124.96'x74.98'
GROSS SITE AREA: 9369.5 SQ.FT.
FLOOD ZONE: (SEE SURVEY)

SETBACK AREA

LOCATION	EAST	REQUIRED	PROVIDED
PRINCIPAL FRONT	EAST	0'	0'
SECONDARY FRONT	SOUTH	0'	0'
SIDE	NORTH	0'	N/A
REAR	WEST	0'	N/A

NO CHANGE ON BUILDING FOOTPRINT AREA

04 ZONING DATA
N.T.S.

NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING

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SUITE # 202
DANIA BEACH, FLORIDA 33004
PH: (954) 922-6551
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
REVISIONS

COMM.	DATE
2015-25	8-23-2016

2000 COLLINS AVE
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SITE PLAN

A-1.1 OF 5

 N

LOT 4

LOTS 1 THROUGH 8, BLOCK C
"AMENDED MAP OF THE OCEAN
FRONT PROPERTY OF THE MIAMI
BEACH IMPROVEMENT COMPANY"
(PLAT BOOK 5, PAGE 7, D.C.R.)

2'49"W
70°02'49"E
17'

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	R E V I S I O N S	
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SITE PLAN

A-1.1B

 5



PIC #1: SOUTH -EAST (COLLINS AVENUE AND 20TH STREET) FACADE OF 2000 COLLINS AVENUE EXISTING STRUCTURE

DATE OF PICTURE: 05-04-2015



PIC #2: EAST FACADE OF EXISTING STRUCTURE, LANDASCAPE AND PAVEMENT DECOR.

DATE OF PICTURE: 05-04-2015



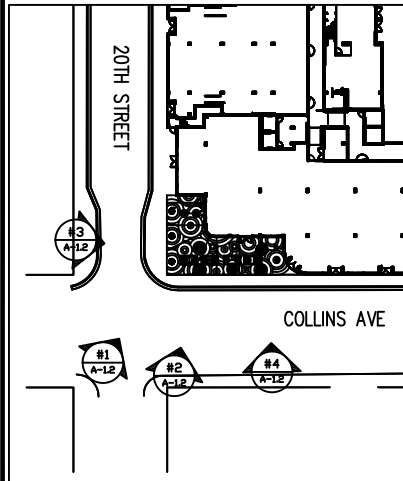
PIC #3: SOUTH FACADE OF THE EXISTING STRUCTURE, LANDSCAPING AND PAVEMENT DECOR.

DATE OF PICTURE: 05-04-2015



PIC #4: EAST FACADE OF EXISTING BUILDING STRUCTURE

DATE OF PICTURE: 05-04-2015



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REVISIONS	
COMM.	DATE
2015-25	8-23-2016

2000 COLLINS AVE
MIAMI BEACH
FLORIDA, 33139

EXISTING
STRUCTURE



PIC #1: SOUTH WEST CORNER OF 2000 COLLINS AVENUE. ON THE LEFT, CROSS THE STREET OF 20TH STREET, THERE IS THE GRAYSTONE HOTEL.

DATE OF PICTURE: 08-25-2016



PIC #2: PORTION OF THE BUILDING EAST FACADE, TAKEN FROM CROSS THE STREET OF COLLINS AVENUE.

DATE OF PICTURE: 08-25-2016



PIC #3: CENTRAL PORTION OF THE BUILDIN EAST FACADE TAKEN FROM CROSS THE STREET OF COLLINS AVENUE.

DATE OF PICTURE: 08-25-2016



PIC #4: NORTH WEST CORNER OF THE BUILDING TAKEN FROM CROSS THE STREET OF COLLINS AVENUE AND 21ST STREET.

DATE OF PICTURE: 08-25-2016



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FLORIDA, 33139

EXISTING
CORNER/2/CORNER

A-1.3 OF 5



PIC #1: HISTORICAL NORTH PORTION OF THE SETAI HOTEL AND CONDOMINIUM.

DATE OF PICTURE: 08-25-2016



PIC #2: HISTORICAL FACADE OF THE SETAI HOTEL AND CONDOMINIUM IN THE FRONT, AND ON THE BACK THE NEW HIGH-RISE SECTION OF THE SETAI HOTEL AND CONDOMINIUM.

DATE OF PICTURE: 08-25-2016



PIC #3: LOWER PORTION OF THE TOWNHOUSE HOTEL WITH STORE.

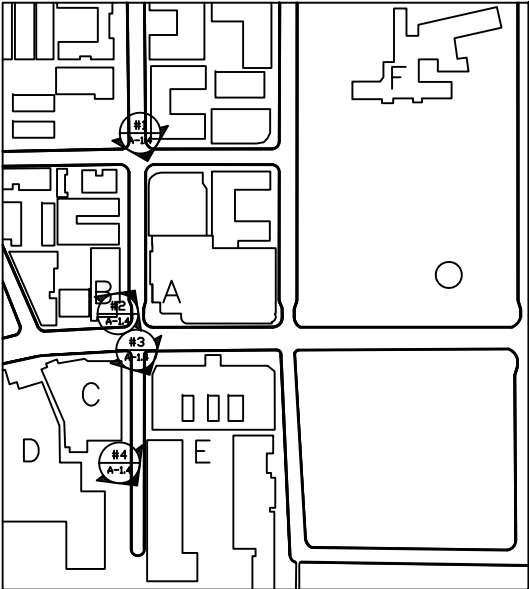
DATE OF PICTURE: 08-25-2016



PIC #4: STORES ACROSS THE STREET.

DATE OF PICTURE: 08-25-2016

- A : 2000 COLLINS AVENUE
- B : GRAYSTONE HOTEL
- C : TOWNHOUSE HOTEL
- D : SHORE CLUB HOTEL
- E : SETAI HOTEL AND CONDOMINIUM
- F : BASS CONTEMPORARY ART MUSEUM



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FLORIDA, 33139

EXISTING
CROSS THE STREET

A-1.4 OF 5



PIC #1: HISTORICAL GRAYSTONE HOTEL

DATE OF PICTURE: 08-25-2016



PIC #2: HISTORICAL DISTRICT AREA, WITH SHOPS AND HOTELS

DATE OF PICTURE: 08-25-2016



PIC #3: IN THE FRONT THE HISTORICAL TOWNHOUSE HOTEL. ON THE RIGHT SIDE IN THE BACK, THE SHORE CLUB HOTEL, AND ON THE LEFT THE SETAI HOTEL AND CONDOMINIUM.

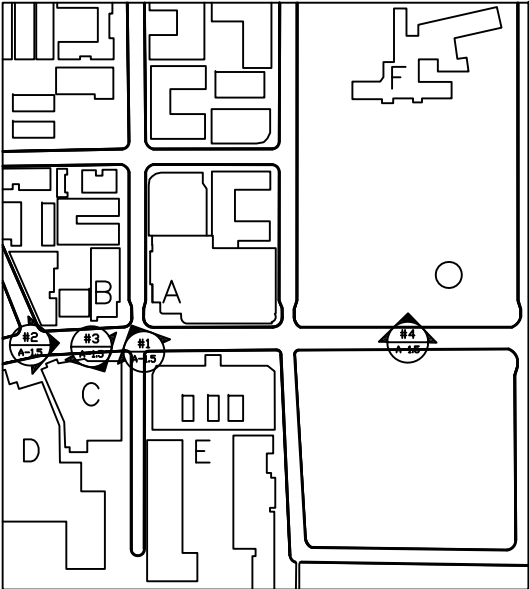
DATE OF PICTURE: 08-25-2016



PIC #4: THE BASS MIAMI BEACH CONTEMPORARY ART MUSEUM AND PARK

DATE OF PICTURE: 08-25-2016

- A : 2000 COLLINS AVENUE
- B : GRAYSTONE HOTEL
- C : TOWNHOUSE HOTEL
- D : SHORE CLUB HOTEL
- E : SETAI HOTEL AND CONDOMINIUM
- F : BASS CONTEMPORARY ART MUSEUM



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT , INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY
SUITE # 202
DANIA BEACH, FLORIDA 33004
PH: (954) 922-6551
FAX: (954) 922-7388
EMAIL: info@rosensteinarchitect.com
WEB: www.rosensteinarchitect.com

STATE REG. NO. ARO016674
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DESIGNED
N.R.

DRAWN
J.G.

CHECKED
N.R.

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED BY ME OR UNDER
MY SUPERVISION, AND TO THE BEST
OF MY KNOWLEDGE, COMPLY WITH ALL
APPLICABLE CODES.

REVISIONS

COMM.	DATE
2015-25	8-23-2016

2000 COLLINS AVE
MIAMI BEACH
FLORIDA, 33139

EXISTING
SURROUNDINGS

A-1.5 OF 5



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**126 S. FEDERAL HIGHWAY
SUITE # 202
DANIA BEACH, FLORIDA 33004
PH: (954) 922-6551
FAX: (954) 922-7388
EMAIL: info@rosensteinharchitect.com
WEB: www.rosensteinharchitect.com**

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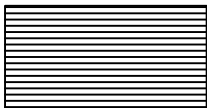
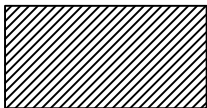
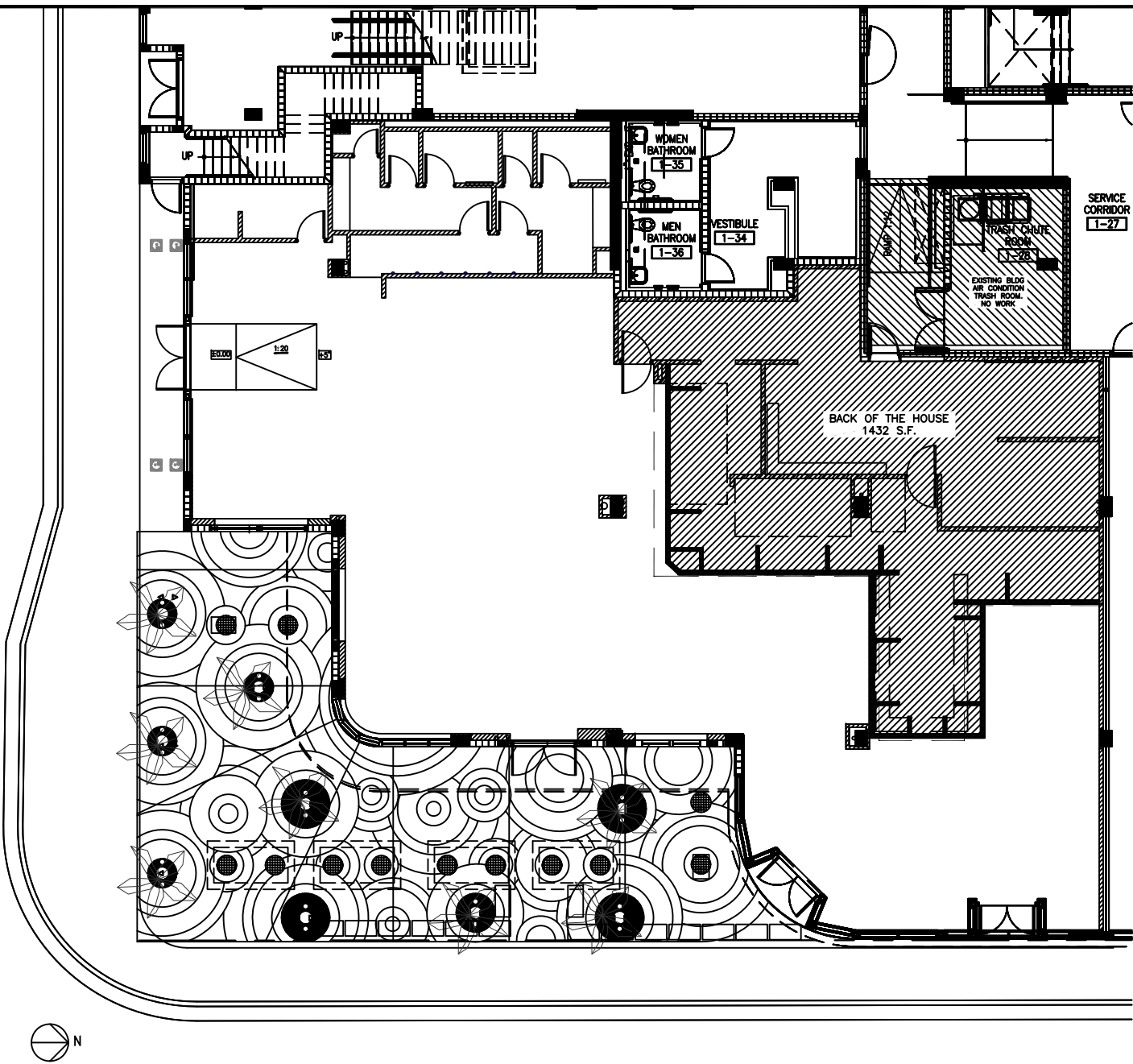
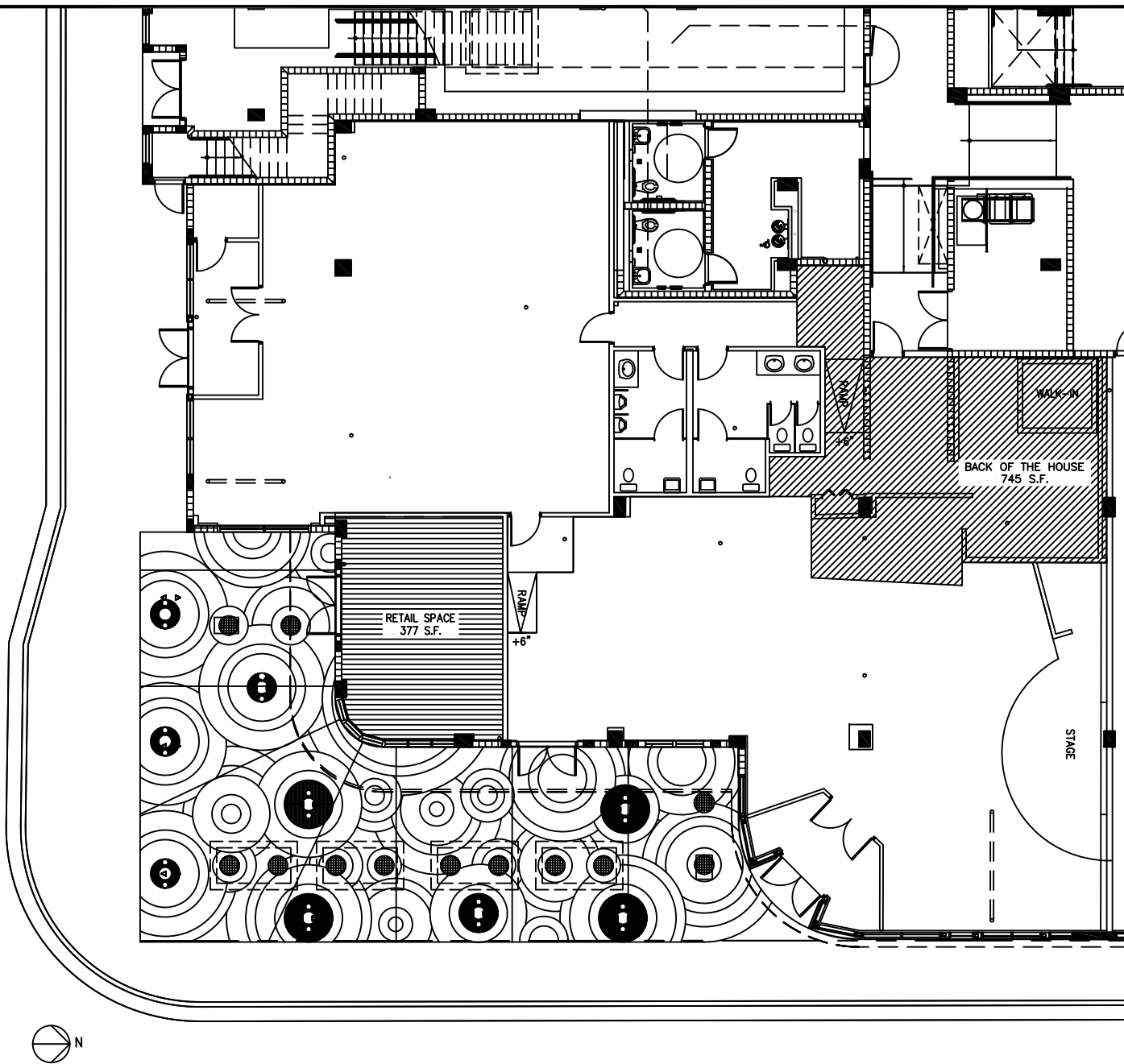
[illegible]

REVISIONS

COMM.	DATE
2015-25	8-23-2016

2000 COLLINS AVE
MIAMI BEACH
FLORIDA, 33139

EXISTING
FLOOR PLAN

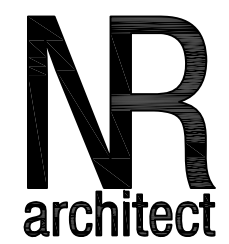
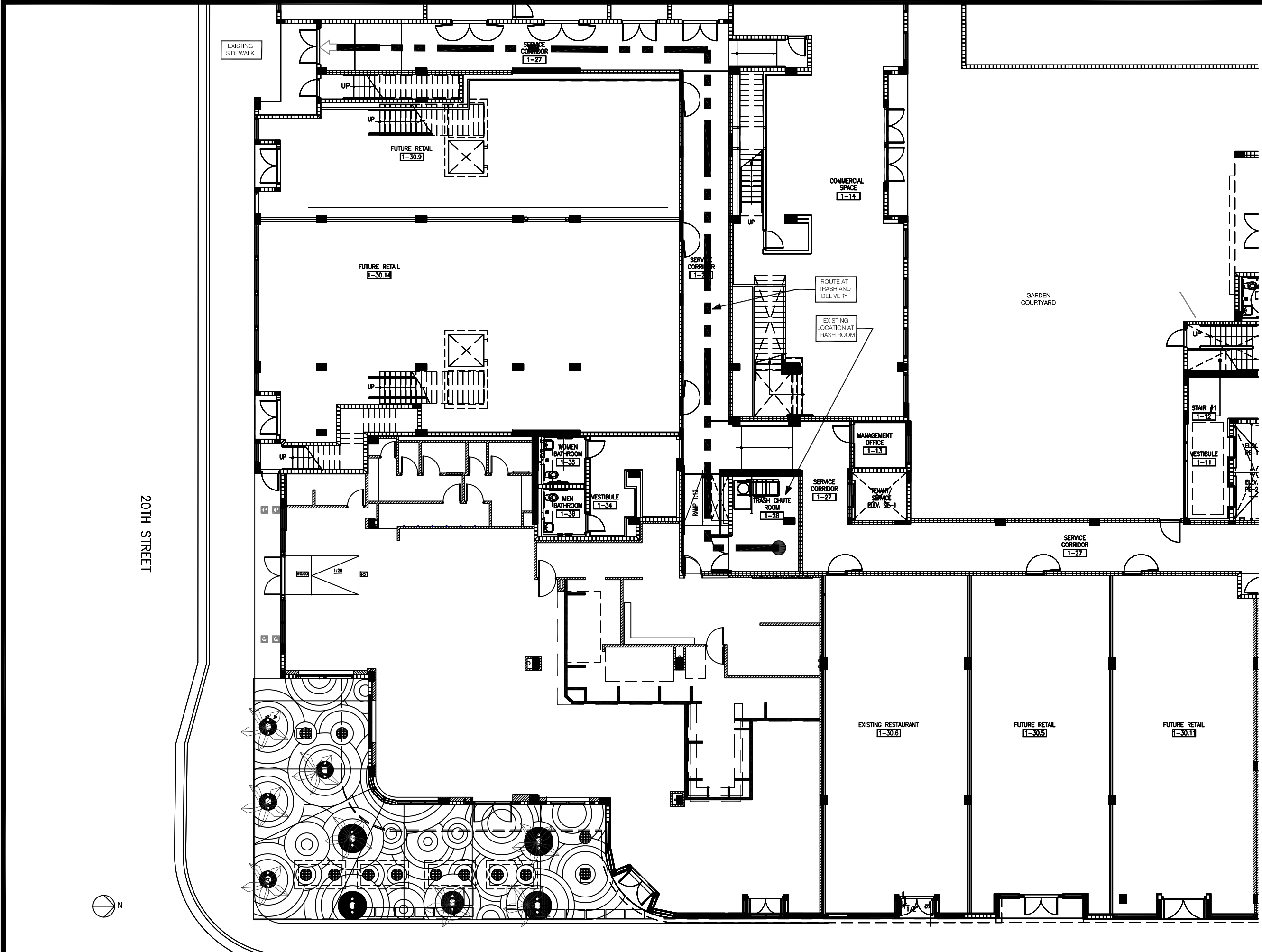


AREA OF THE BACK OF THE HOUSE

EXISTING RETAIN

DINING AREA

03	NOTES
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TRASH ROUTE