

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

PROJECT DIRECTORY

ARCHITECT:
NORBERTO ROSENSTEIN
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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: (25'-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.

11. ALL WORK PERFORMED ON THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, LAWS AND ORDINANCES.
12. ANYTHING IN THE CONTRACT DOCUMENTS NOT WITHSTANDING, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERIGHT, WEATHER TIGHT PROJECT.
13. 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.
14. CONTRACTOR SHALL PROVIDE 2x BLOCKING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
15. 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
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FLORIDA BLDG. CODE PLUMBING 2014
FLORIDA ACCESSIBILITY CODE, 2014 EDITION
AMERICANS WITH DISABILITIES ACT GUIDELINES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ALLOW FOR ALL PROPOSED NEW WORK.
2. PATCH, REPAIR, REPLACE AND FINISH ANY FLOOR, WALL OR CEILING TO MATCH ADJACENT AREAS WHERE DEMOLITION HAS BEEN REQUIRED.
3. PROVIDE PROPER SHORING AND DISCONNECTION OF ALL UTILITIES PRIOR TO DEMOLITION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE FREE OF DEBRIS.
5. THE CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER PRIOR TO START OF WORK, THE REQUIREMENTS FOR CORING OF FLOOR SLAB FOR ALL REQUIRED WORK.
6. THE ARCHITECT AND ENGINEERS, AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM @ THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER SUBSTANCES.
8. COMPLY WITH APPLICABLE CODES AND/OR ORDINANCES CONCERNING DEMOLITION OPERATIONS, REFUSE REMOVAL, AND DISPOSAL.

- DIVISION 3 CONCRETE
1. CLEAN, GRIND AND FILL EXISTING CONCRETE TO ACCEPT VINYL TILE, CARPET, OR CERAMIC TILE.
2. FLOORS TO RECEIVE TILE OR SHEET VINYL SHALL NOT VARY MORE THAN 1/4" PER 10 FEET.
3. G.C. TO PROVIDE ALTERNATE OR SPECIAL ATTENTION IF THERE IS NO SLAB UNDER CONCRETE RUMPS OR ELEVATED FLOORS.

- DIVISION 5 METALS
1. STEEL FRAMING: WITH EACH TYPE OF METAL FRAMING REQUIRED, PROVIDE MANUFACTURER'S STANDARD STEEL RUNNER, BLOCKING, LINTELS, CLIP ANGLES, SHOES, REINFORCEMENTS, FASTENERS AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATIONS INDICATED.
2. METAL STUDS: OPEN BOX SHAPED SECTIONS, 3-1/2 INCH x 25 GAUGE MIN. 20 GAUGE FOR STUDS OVER 14'-0" IN HEIGHT AND AT WALL AT WATER HEATER/MOP SINK ENCLOSURE).
- DIVISION 8 DOORS & WINDOWS
1. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH IN THE UNIFORM BUILDING CODE.
2. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
3. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR ARE PROHIBITED. WHERE NOT USED IN PARS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOORKNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
4. PANIC HARDWARE, WHERE INSTALLED, SHALL COMPLY WITH THE UNIFORM BUILDING CODE. THE ACTIVATING MEMBER SHALL BE MOUNTED AT 36 TO 44 INCHES ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF TRAVEL.

- DIVISION 9 FINISHES
1. INTERIOR FINISHES TO HAVE A MAXIMUM FLAME SPREAD RATING OF 200 AND MAXIMUM SMOKE DEVELOPMENT RATING OF 450.
2. STUD PARTITIONS TO BE ANCHORED SO AS TO RESIST A LATERAL LOAD OF 5 PSF AS FOLLOWS: BOTTOM PLATE: ANCHOR TO SUB FLOOR WITH 300# POWER DRIVEN PINS AT 48" O.C. 1CB0 #1639
3. GYP BOARD WALLS TO BE TAPED, SANDED AND HAVE LIGHT ORANGE PEEL FINISH, UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL CAULKING WHERE NOT SPECIFICALLY PERFORMED BY OTHER TRADES.
5. CERAMIC TILE FLOORS SHALL NOT VARY MORE THAN 1/4" PER 10 FEET.

- DIVISION 10 SPECIALTIES
1. SUITE NUMBER OR ADDRESS TO BE POSTED ABOVE DOOR.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION / MODIFICATION TO THE FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL SUBMIT DRAWING TO GOVERNING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH WORK.

- DIVISION 12 FURNISHINGS
1. ALL MILLWORK TO BE CUSTOM GRADE AS CHOSEN BY OWNER. PROVIDE CASEWORK WITH ALL NECESSARY HARDWARE, HINGES AND PULLS.
- DIVISION 15 MECHANICAL
1. VERIFY FRESH AIR SETTING, HUMIDITY CONTROLS, BALANCE, ETC. ARE ADEQUATE FOR PROPOSED USE. REPLACE AND/OR MODIFY SYSTEM AS REQUIRED FOR COMPLIANCE WITH LOCAL GOVERNMENTAL AGENCIES REQUIREMENTS.

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
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NORBERTO ROSENSTEIN
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ARCHITECTURE - INTERIOR DESIGN - PLANNING

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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

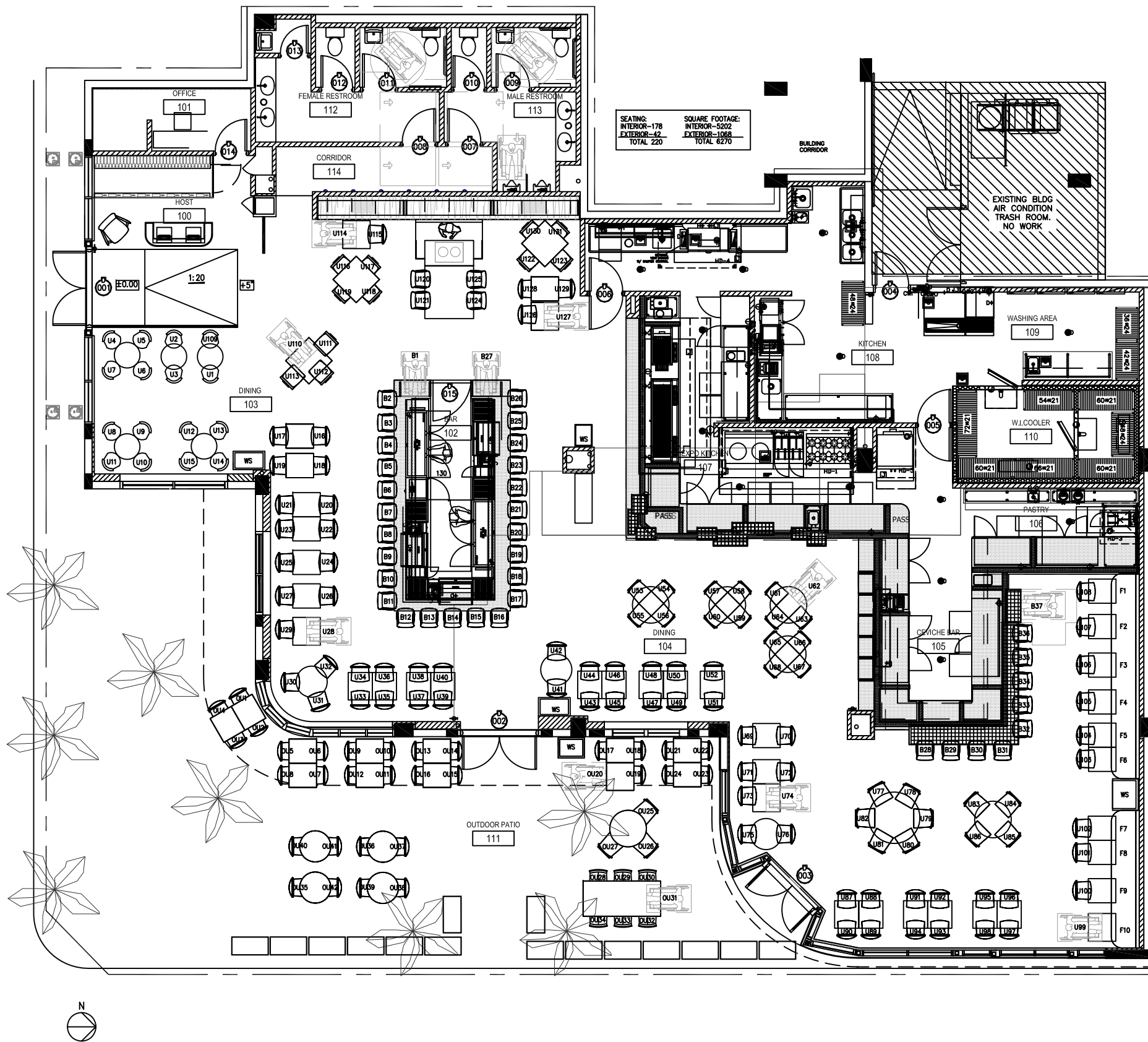
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2000 COLLINS AVE
MIAMI BEACH
FLORIDA, 33139

LOCATION PLAN
BLDG DATA

A-1.0 OF 5





SEATING:
INTERIOR-178
EXTERIOR-42
TOTAL 220

SQUARE FOOTAGE:
INTERIOR-5202
EXTERIOR-1068
TOTAL 6270

OCCUPANCY LOAD: INTERIOR AREA: 5202 Sq.Ft.		SEATING:
UNCONSTRAINED SEATING AREA 2150/15 = 144 PEOPLE		141 SEATS
CEVICHE BAR SEATING: (23'-9"x4')/7 = 13 PEOPLE		10 SEATS
BAR SEATING: (58'-6"x4')/7 = 33 PEOPLE		27 SEATS
KITCHEN/SERVICE: 619/100 = 6 PEOPLE		
UNOCCUPIED AREA = 0 PEOPLE		
TOTAL FLOOR: = 198 PEOPLE		=178 SEATS
OUTDOOR SEATING AREA: 1068 Sq.Ft.		
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02 OCCUPANCY LOAD
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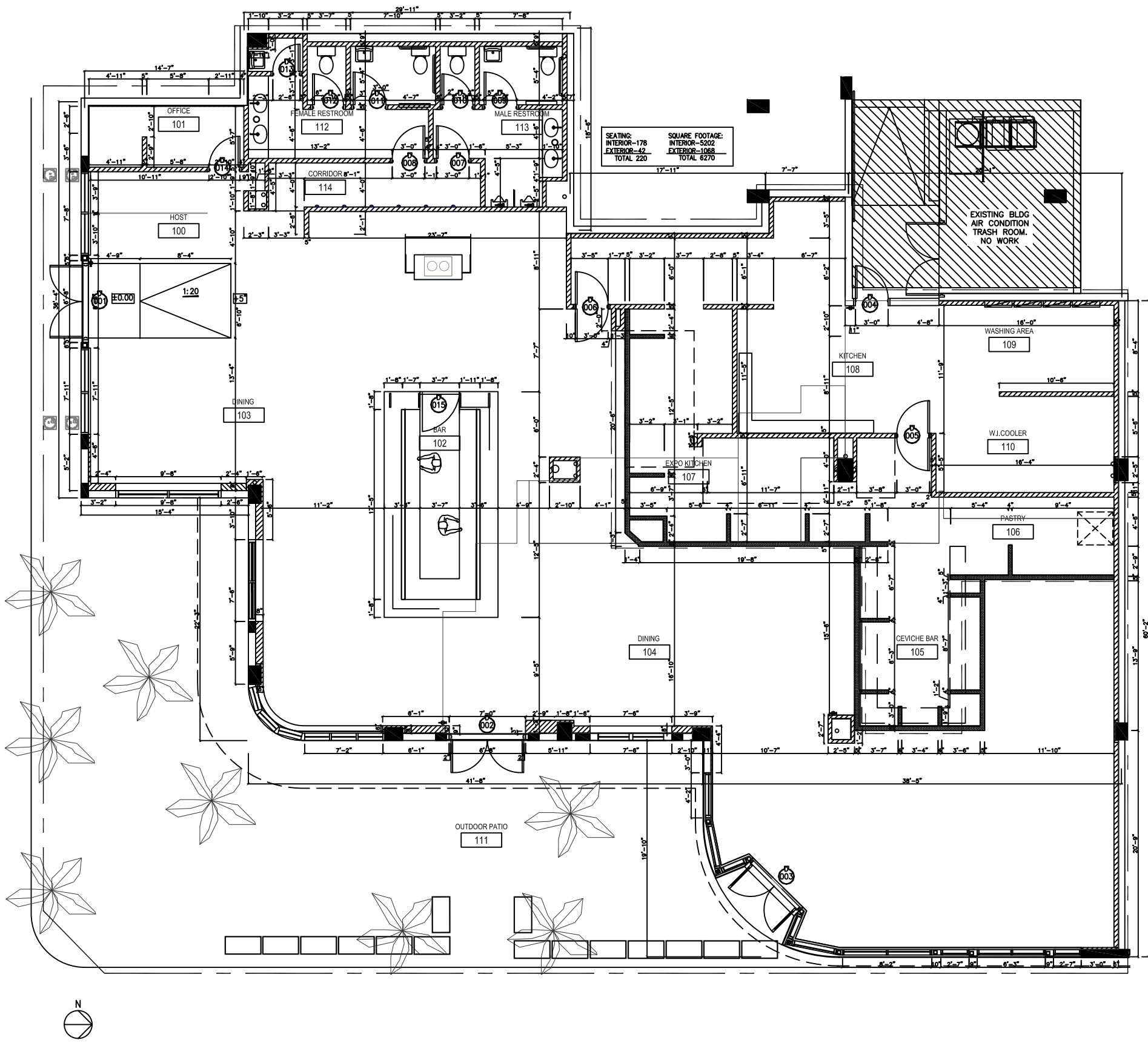
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FLOOR PLAN



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EXTERIOR-42
TOTAL 220

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DIMENSION PLAN

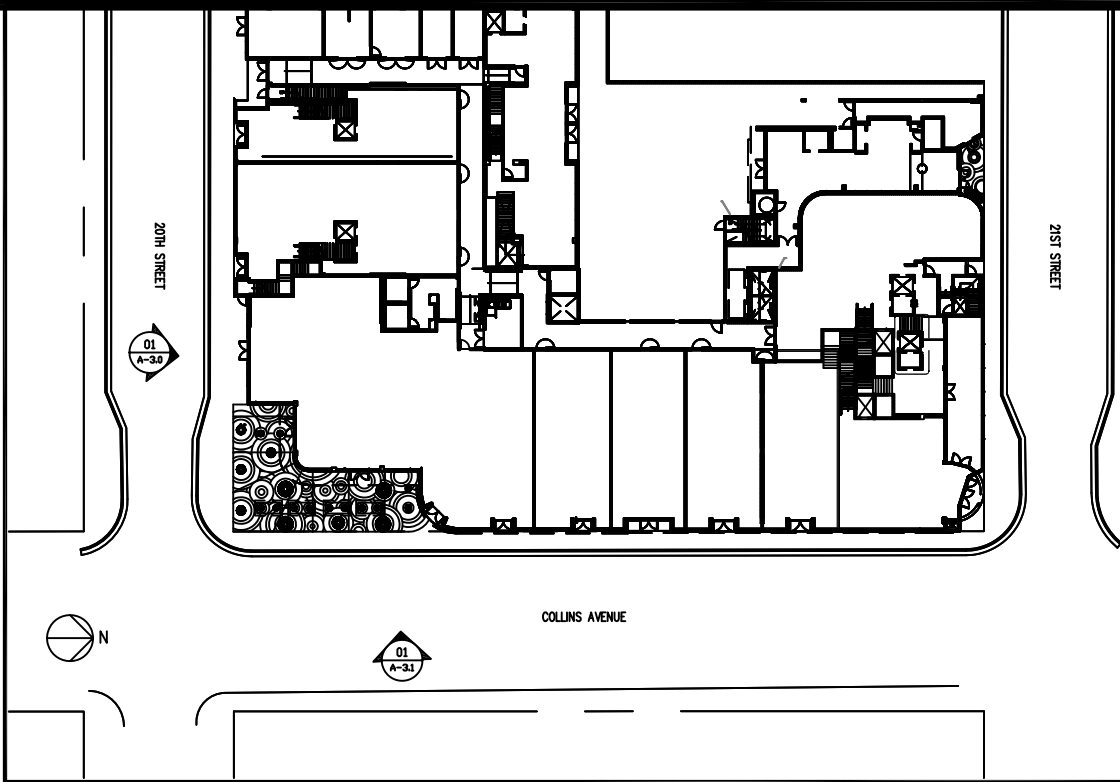


ELEV. +6'-7"
NGVD

ELEV. +6'-6-1/2"
NGVD

COLLINS AVENUE

02 KEYPLAN
SCALE: 1/64"=1'-0"



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EXTERIOR
ELEVATIONS



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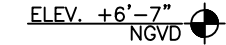
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EXTERIOR ELEVATIONS

A-3.1

 5

ELEV. +6'-6-1/2"
NGVD

20TH ST.