



9 0 0 O C E A N D R I V E

HPB24-0628
HPB FINAL SUBMITTAL 08-04-2024

900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ

ARCHITECTS
P.A.

8101 BISCAYNE BLVD. S 309-310
MIAMI, FL 33133-4664
T 305.559.1250 F 305.551.1740

JOSE L GOMEZ

DWG. TITLE
COVER

SCALE
N.T.S.

PROJECT NO.
2021-04

DATE
07-29-2024

SHEET NUMBER
A-000

△ DATE REVISION

CONSULTANT

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SCALE: N.T.S.

SCALE: N.T.S.

SCALE: N.T.S.

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZARCHITECTS *pg.*ARCHITECTURE
A A C 0 0 1 0 6J O S E L . G O M E Z
A B O O 1 5 4 1 7

DWG. TITLE *RENDERINGS*

SCALE

N.T.S

PROJECT NO.

DATE _____

07-29-2024

SHEET NUMBER

R-001

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C1 PROPOSED 1 (10'-0" CANOPY CLOSED)

SCALE: N.T.S.



A1 PROPOSED 1 (10'-0" CANOPY CLOSED)

SCALE: N.T.S.



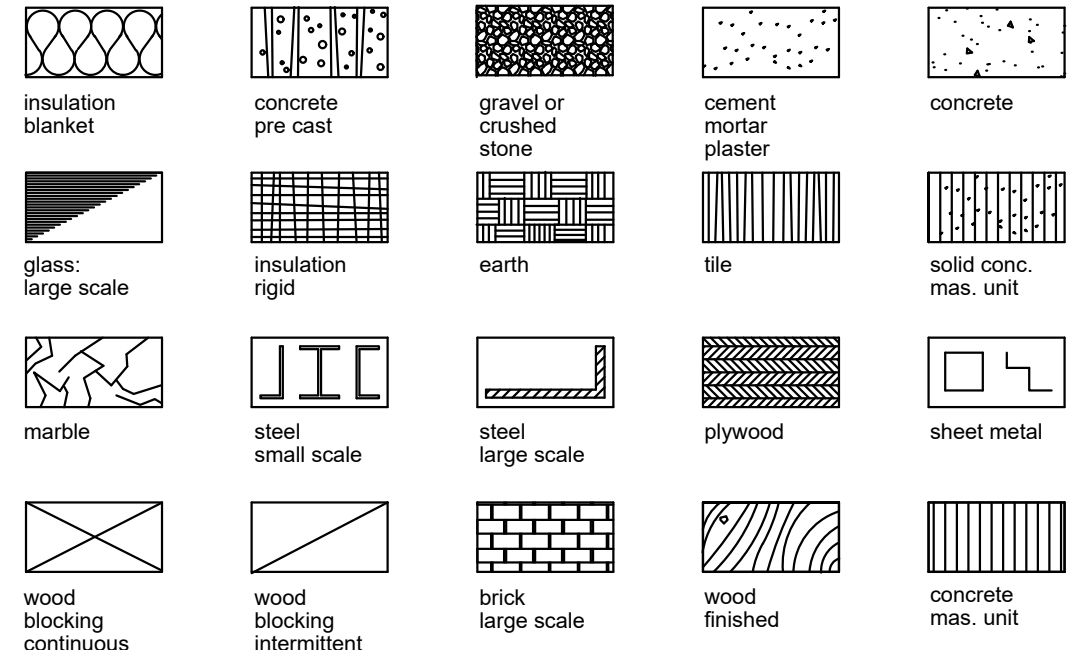
A4 PROPOSED 1 (10'-0" CANOPY CLOSED)

SCALE: N.T.S.

ABBREVIATIONS

A	ACOUS. A.C. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET
G	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
J	JAN. JST. JT.	JANITOR JOIST JOINT
K	KIT.	KITCHEN
L	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR. Q.T.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE
R	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
S	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.O.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
W	W. WT. W/ W.C. WD. W/O WP. WSC.T.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

MATERIAL LEGEND



PROJECT TEAM

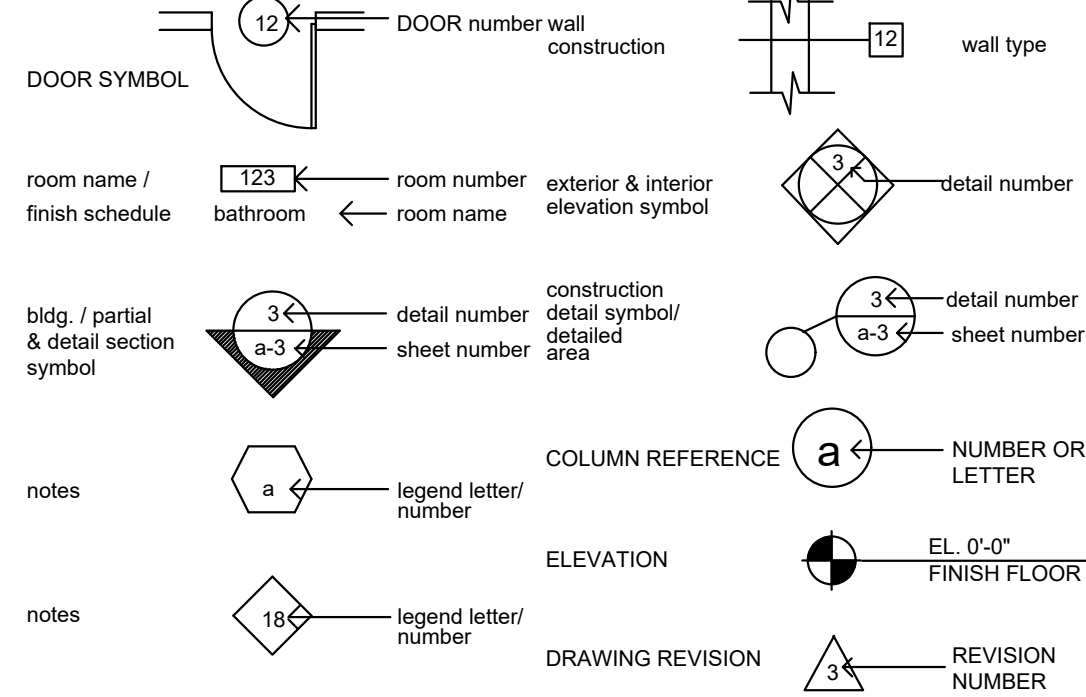
OWNER:
DAVID WALLACK REAL STATE LLC.
900 OCEAN DRIVE
MIAMI BEACH FL 33139

ARCHITECT:
BEILINSON GOMEZ ARCHITECTS PA
JOSE L. GOMEZ AR 0015416
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MIAMI, FL 33138-4664
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DRAWING INDEX

ARCHITECTURAL	
A-000	COVER
R-001	RENDERINGS
A-001	GENERAL NOTES AND INDEX
A-002	EXTERIOR SITE PICTURES
A-003	INTERIOR SITE PICTURES
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EXIST-102	EXISTING SECOND FLOOR PLAN
EXIST-201	EXISTING EAST FACADE PICTURE
EXIST-202	EXISTING WEST FACADE PICTURE
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A-202	PROPOSED SOUTH ELEVATION-PROPOSED SECTION
A-401	ENLARGED SECTION AND ELEVATION

SYMBOL LEGEND



APPLICABLE CODES

GOVERNING ZONING CODE:	CITY OF MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2020
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020
STRUCTURAL:	FLORIDA BUILDING CODE 2020
PLUMBING:	FLORIDA BUILDING CODE 2020 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2020 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2020 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2020 - ACCESSIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 7th EDITION

PROJECT INFORMATION

SCOPE OF WORK
• REPLACING EXISTING METAL GATE FACADE WITH NEW ALUMINUM STOREFRONT & GLASS DOORS
• NEW GATHERING SPACE AT SECOND FLOOR

LEGAL DESCRIPTION
LOTS 7 AND 8 . OF BLOCK 14. OF "OCEAN BEACH,FLA. ADDITION NO.2". ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK2, AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

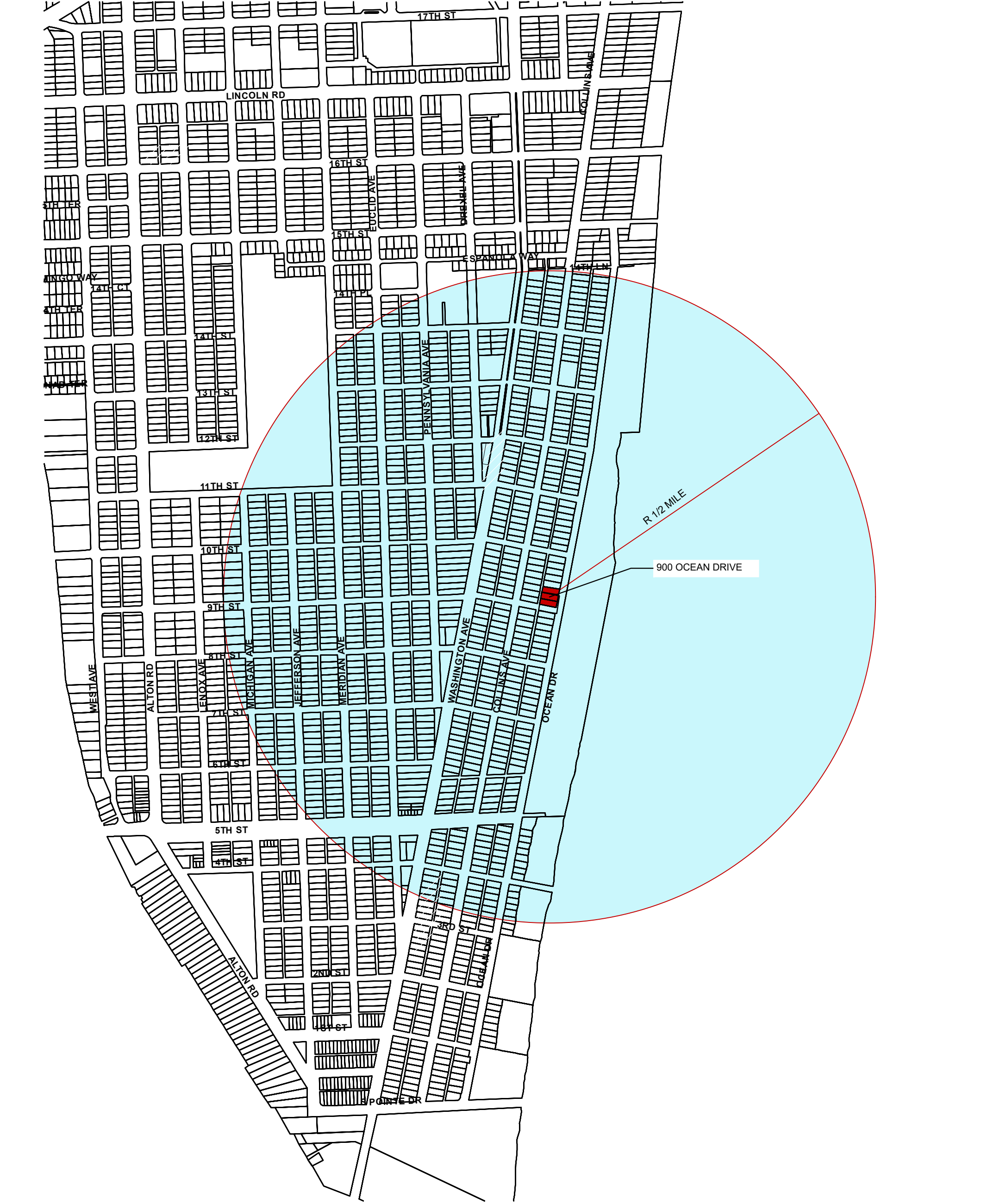
ZONING SUMMARY
PROJECT ADDRESS: 900 OCEAN DRIVE MIAMI BEACH, FL 33139
ZONING DISTRICT: MXE
PRESENT / PROPOSED OCCUPANCY: RESTAURANT
LOT COVERAGE: TO REMAIN - EXISTING
SETBACKS: TO REMAIN - EXISTING
EXISTING BUILDING AREA: 19,502 SQ. FT.

ALTERATION CLASSIFICATION
ALTERATION LEVEL 2



900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ
ARCHITECTS
P.A.



LOCATION MAP	
SCALE: N.T.S.	
DWG. TITLE GENERAL NOTES AND INDEX	
SCALE AS SHOWN	
PROJECT NO. 2021-04	
DATE 07-29-2024	
SHEET NUMBER A-001	
1	07-29-2024
△	DATE
	REVISION



01-29-2021



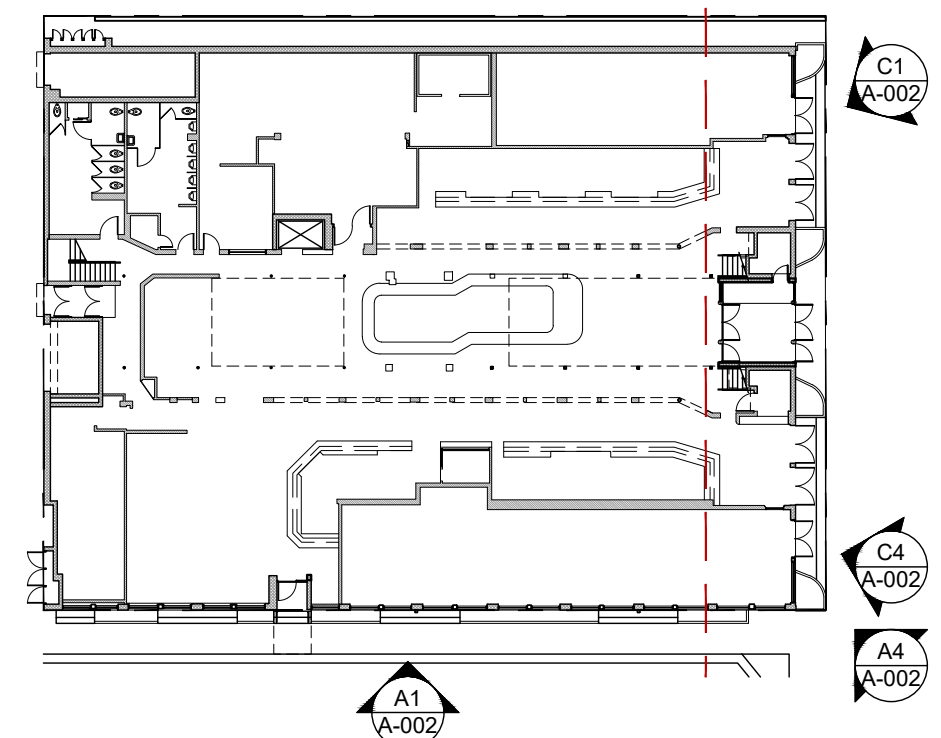
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01-29-2021



01-29-2021



KEY PLAN
SCALE: N.T.S.

DWG. TITLE
EXTERIOR SITE
PICTURES

SCALE

N.T.S.

PROJECT NO.

DATE	2021-04
------	---------

△	DATE	REVISION

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ

ARCHITECTS *pa*

ARCHITECTURE
A A C 0 0 1 0 6 2

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U O S E L G O M E Z
A R 0 0 1 5 4 1 6

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C1 INTERIOR PICTURE

02-11-2021



C4 INTERIOR PICTURE

02-11-2021



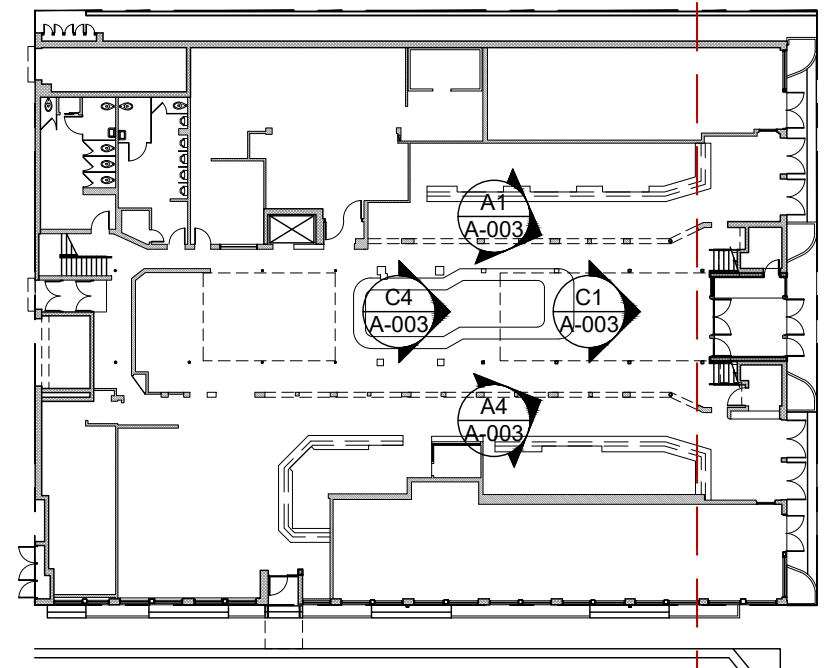
A1 INTERIOR PICTURE

02-11-2021



A4 INTERIOR PICTURE

02-11-2021



KEY PLAN
SCALE: N.T.S.

DWG. TITLE
INTERIOR SITE
PICTURES

SCALE
N.T.S.

PROJECT NO.
2021-04

DATE
07-29-2024

SHEET NUMBER
A-003

900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ,

ARCHITECTS

ARCHITECTURE

ROSE L. GOMEZ

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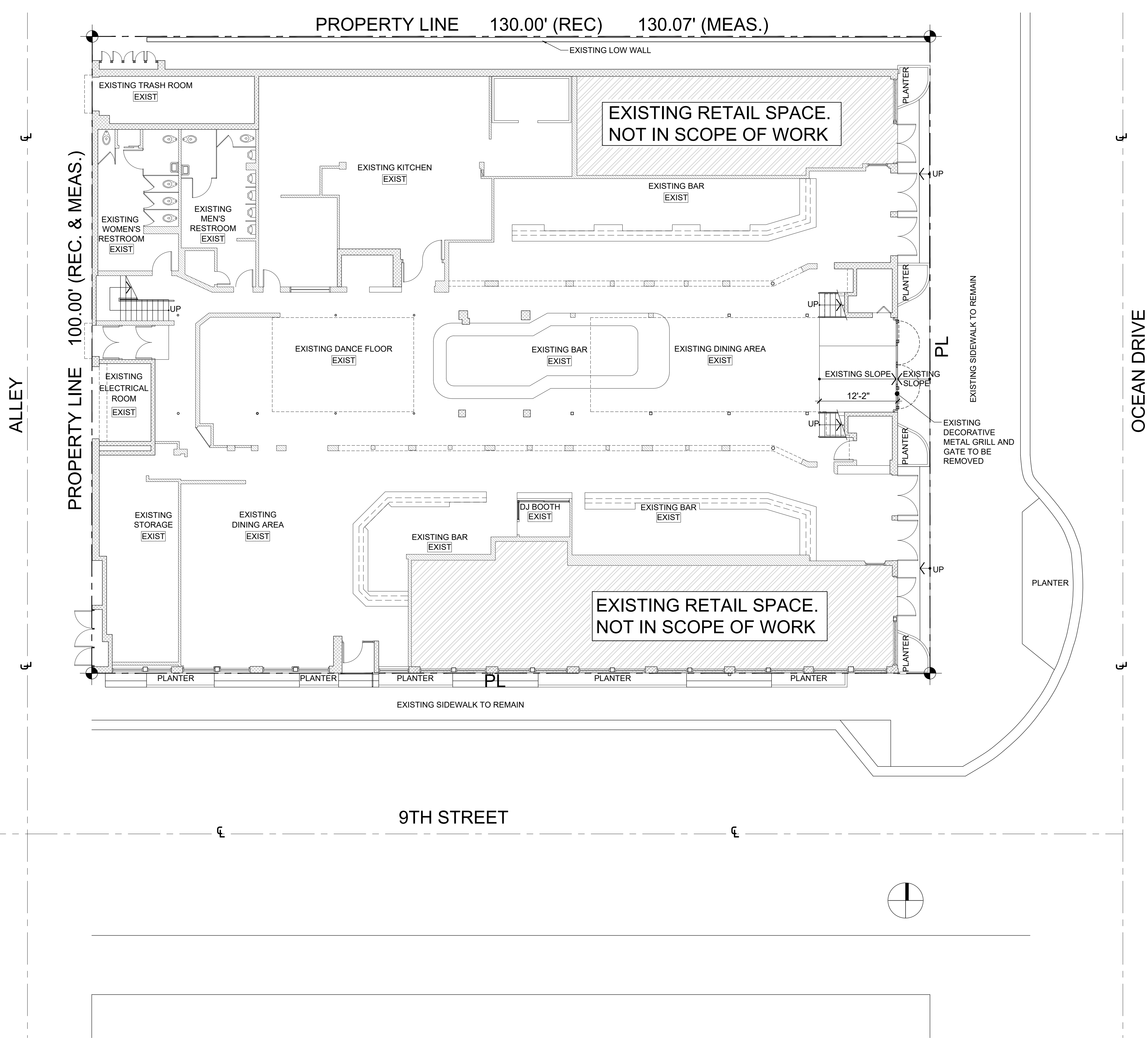
8101 BISCAYNE BLVD. S. 309. 310

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DATE

REVISION



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900 OCEAN DRIVE
MIAMI BEACH, FL 33139

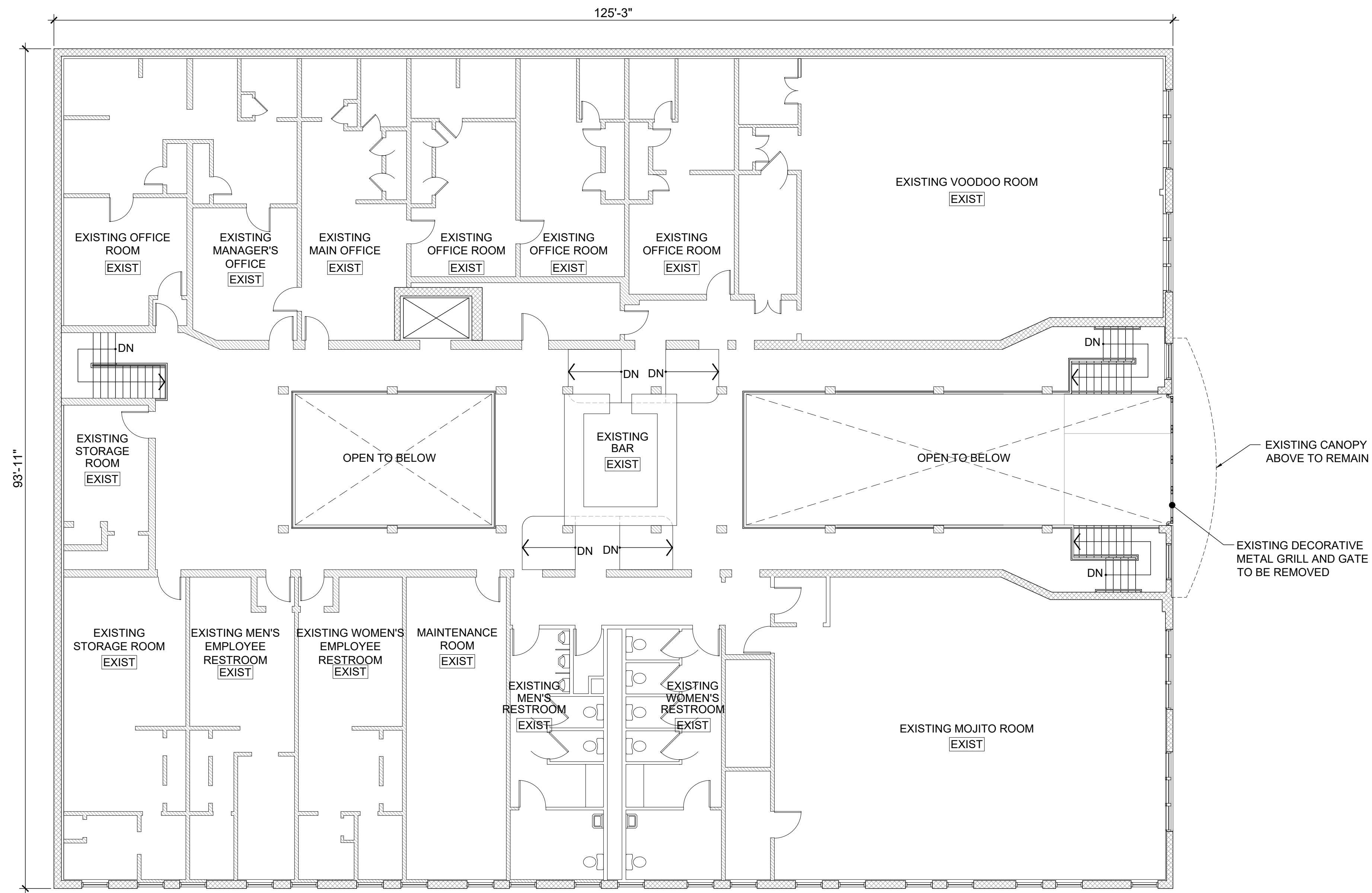
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GOMEZ

ARCHITECTS
P.A.

8101 BISCAYNE BLVD, S 300, 310
MIAMI, FL 33133, 33134, 33135
T 305.559.1250 F 305.551.1740

DWG. TITLE	EXISTING SITE/ GROUND FLOOR PLAN
SCALE	1/8"=1'-0"
PROJECT NO.	
DATE	2021-04
SHEET NUMBER	07-29-24
1	07-29-24
△	CITY COMMENTS
DATE	REVISION

EXIST-101



900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

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JOSE L. GOMEZ

DWG. TITLE
EXISTING SECOND FLOOR
PLAN

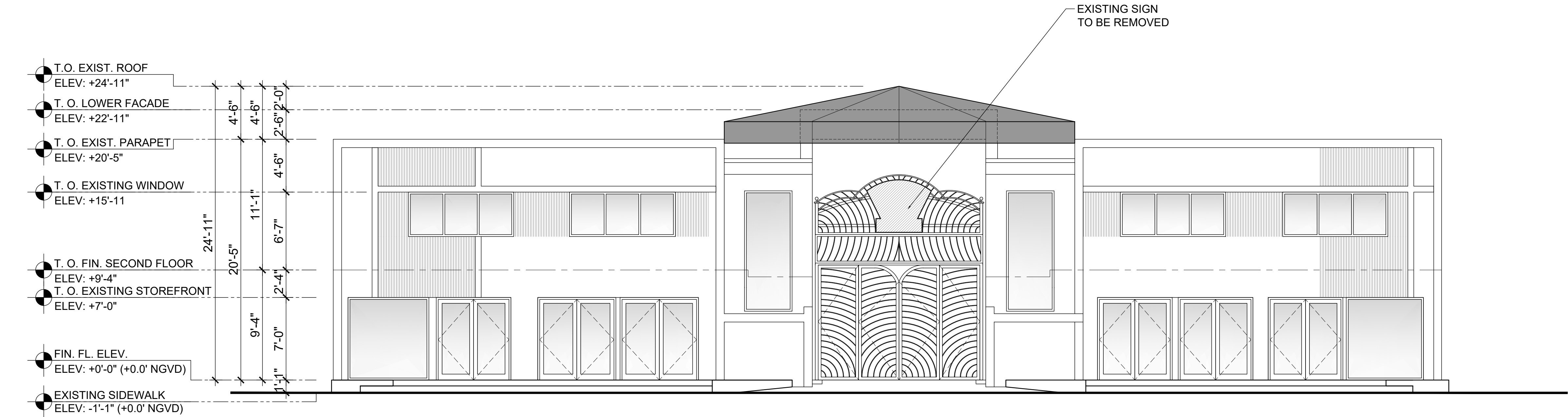
SCALE
1/8"=1'-0"

PROJECT NO.
2021-04

DATE
07-29-24

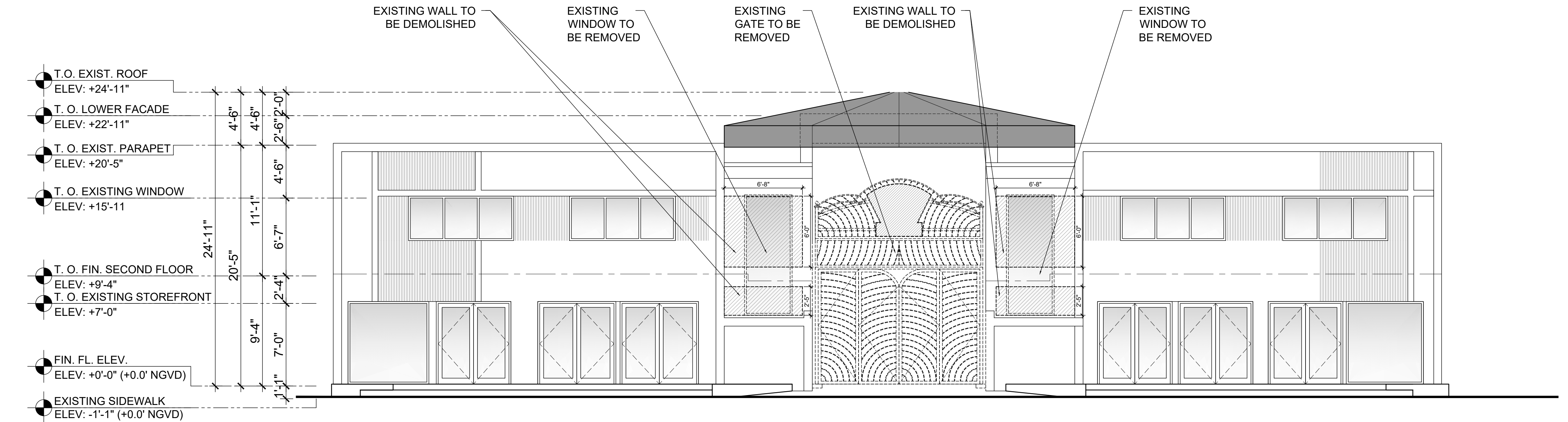
SHEET NUMBER
EXIST-102

1	07-29-2024	CITY COMMENTS
△	DATE	REVISION




B1 EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



LEGENDS:

 EXISTING WALL TO BE DEMOLISHED

A1 EXISTING/DEMO EAST ELEVATION

SCALE: 1/4"=1'-0"

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

8101 BISCAYNE BLVD, S 300, 310
MIAMI, FL 33133, 33134, 33135
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ROSE L GOMEZ

DWG. TITLE
EXISTING EAST AND
SOUTH ELEVATIONS

SCALE
AS SHOWN

PROJECT NO.

2021-04

DATE

07-29-24

SHEET NUMBER

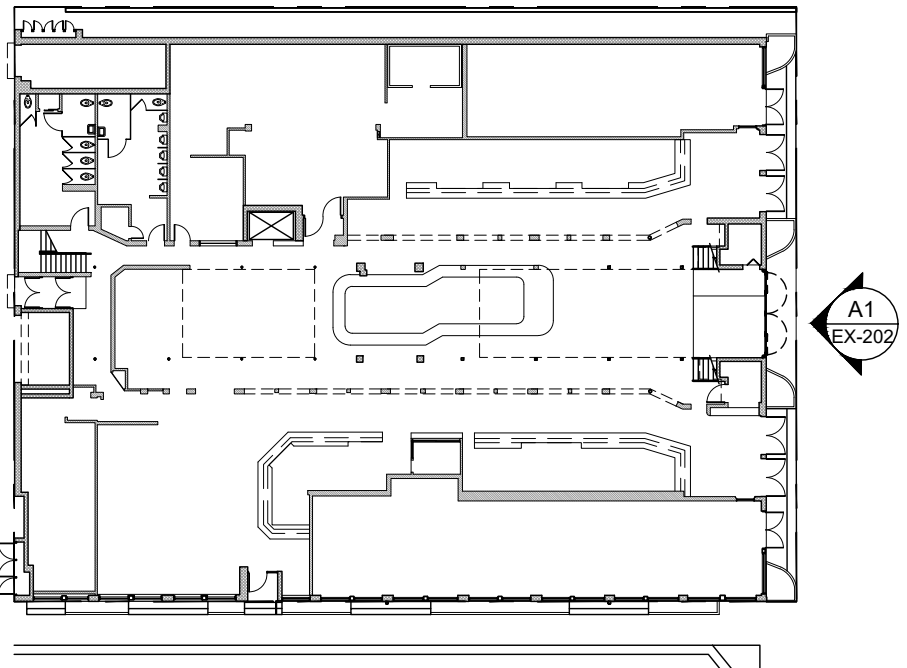
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1 07-29-2024 CITY COMMENTS

△ DATE REVISION

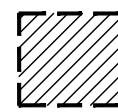


A1 EXTERIOR WALL AREA TO BE DEMOLISHED



KEY PLAN
SCALE: N.T.S.

LEGENDS:

 EXISTING WALL TO BE DEMOLISHED
(REFER TO EXIST-201)

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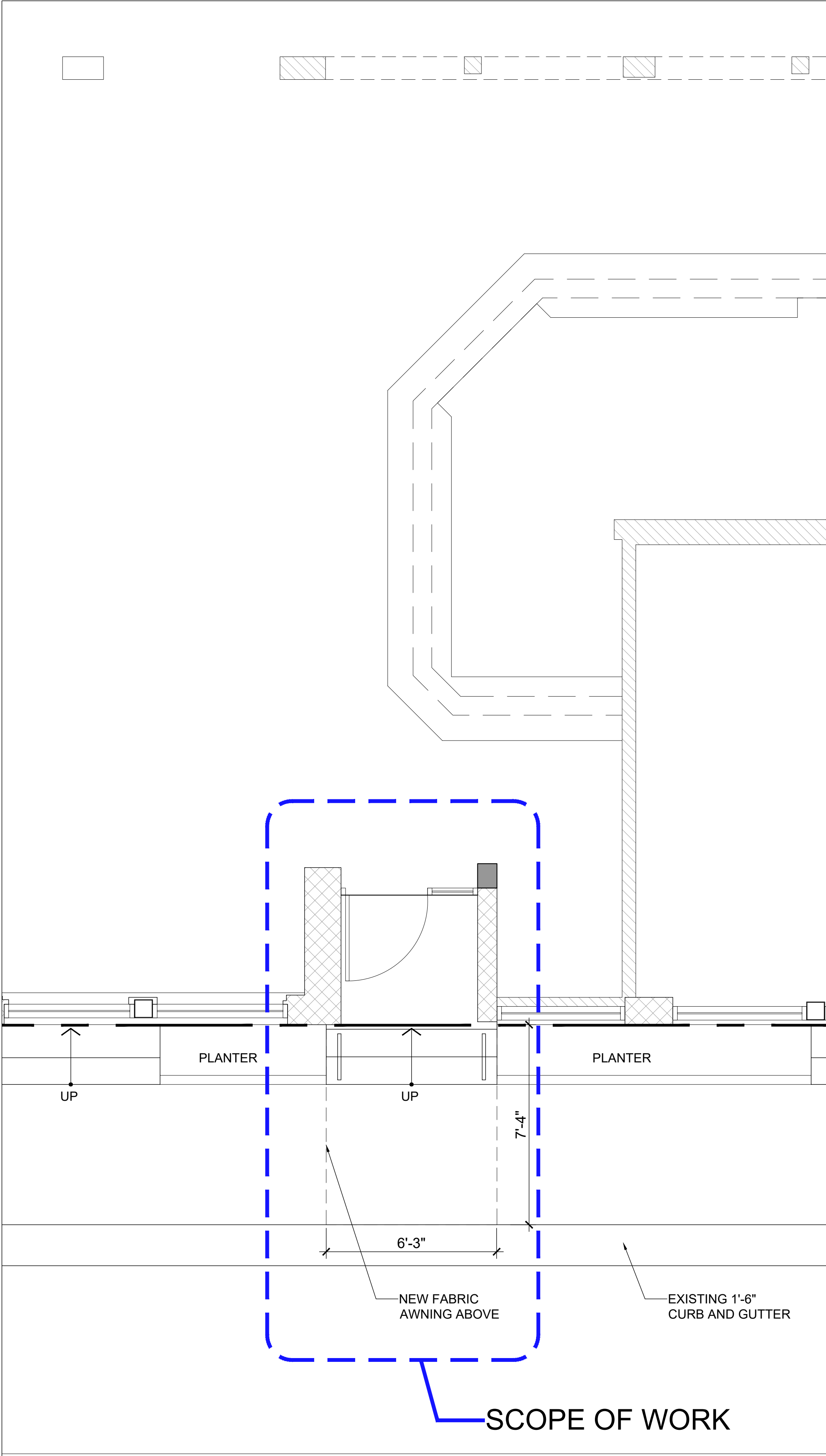
900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ
ARCHITECTS
P.A.
ARCHITECTURE
A A C 0 0 1 0 6 2

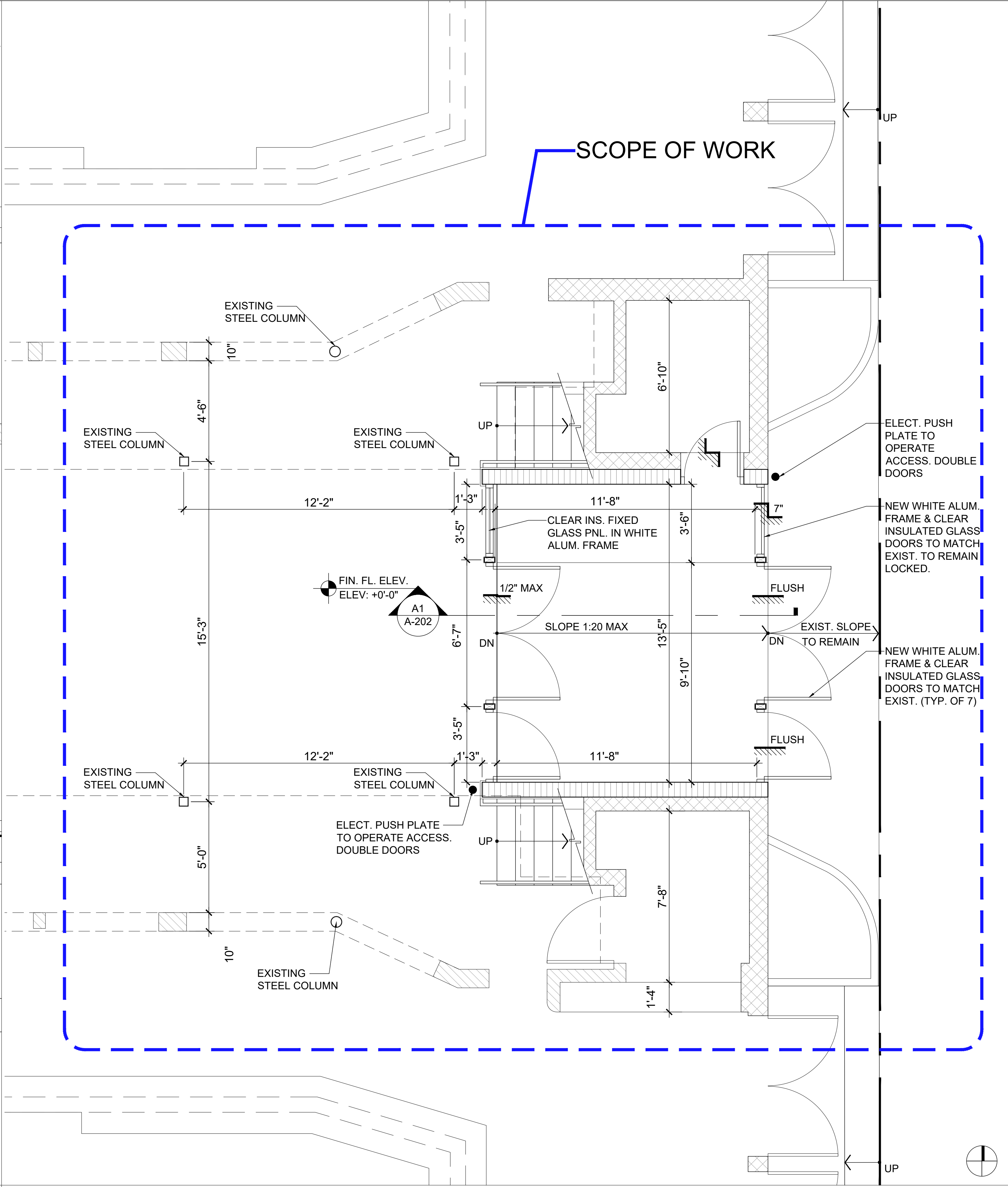
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MIAMI, FL 33138-4684
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JOSE L GOMEZ

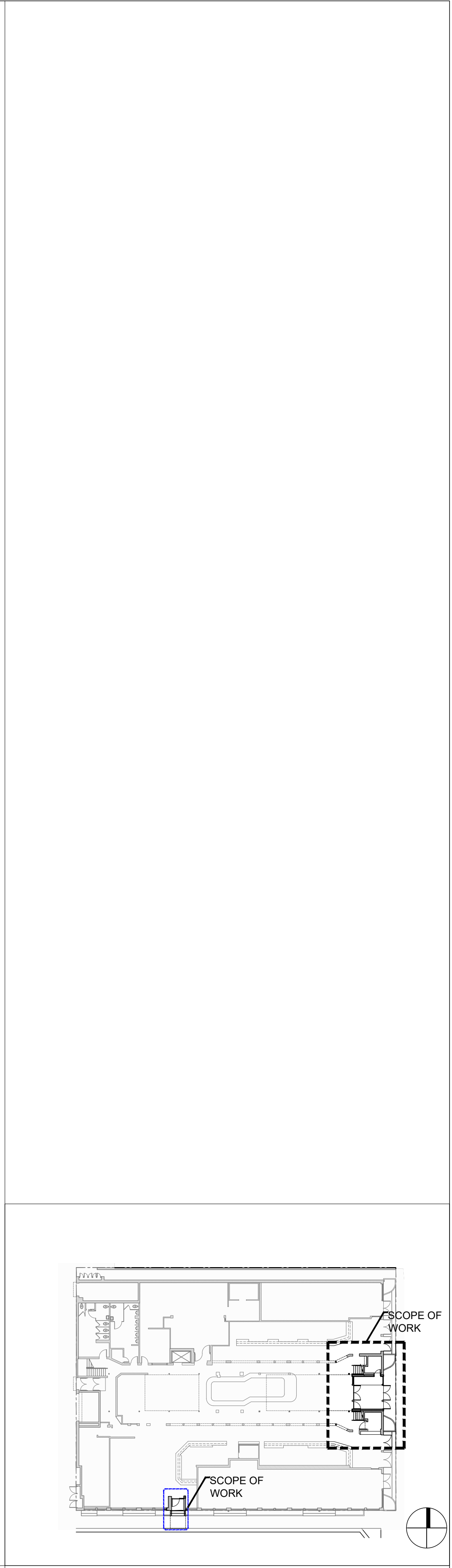
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		SCALE	VARIES
		PROJECT NO.	2021-04
		DATE	09-23-15
		SHEET NUMBER	EXIST-202
1	07-29-2024	CITY COMMENTS	
△	DATE	REVISION	



A1 ENLARGED PROPOSED FLOOR PLAN SCALE:3/8"=1'-0"



A3 ENLARGED PROPOSED FLOOR PLAN SCALE:3/8"=1'-0"



A6 KEY PLAN N.T.S.

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900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FL 33139

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JOSE L. GOMEZ

1	07-29-2024	CITY COMMENTS
△	DATE	REVISION

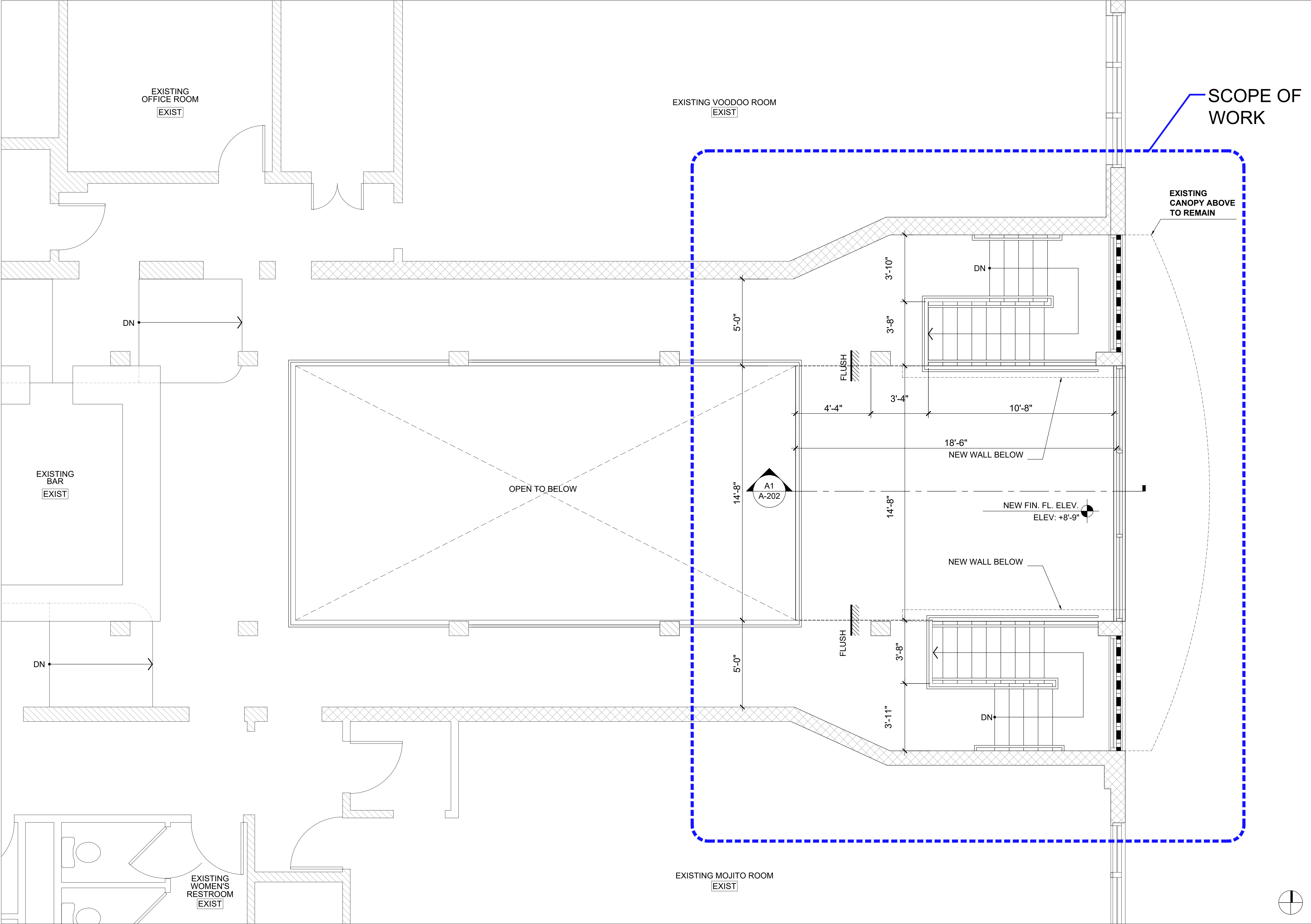
DWG. TITLE
PROPOSED GROUND
FLOOR PLAN

SCALE
AS SHOWN

PROJECT NO.
2021-04

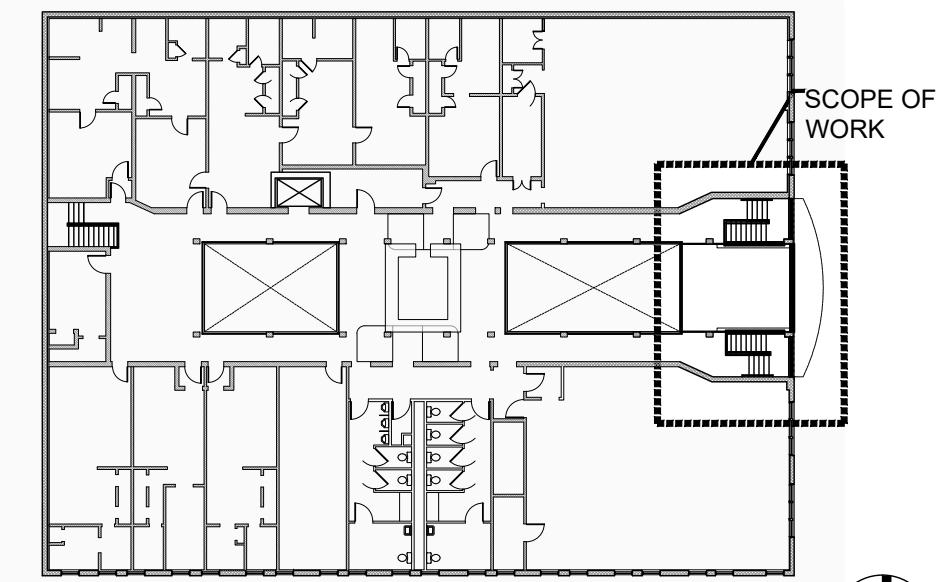
DATE
07-29-24

SHEET NUMBER
A-101



A1 ENLARGED PROPOSED FLOOR PLAN

SCALE:3/8"=1'-0"



A6

N.T.S.

900 OCEAN DRIVE
900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

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P.A.

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MIAMI, FL 33133-1609

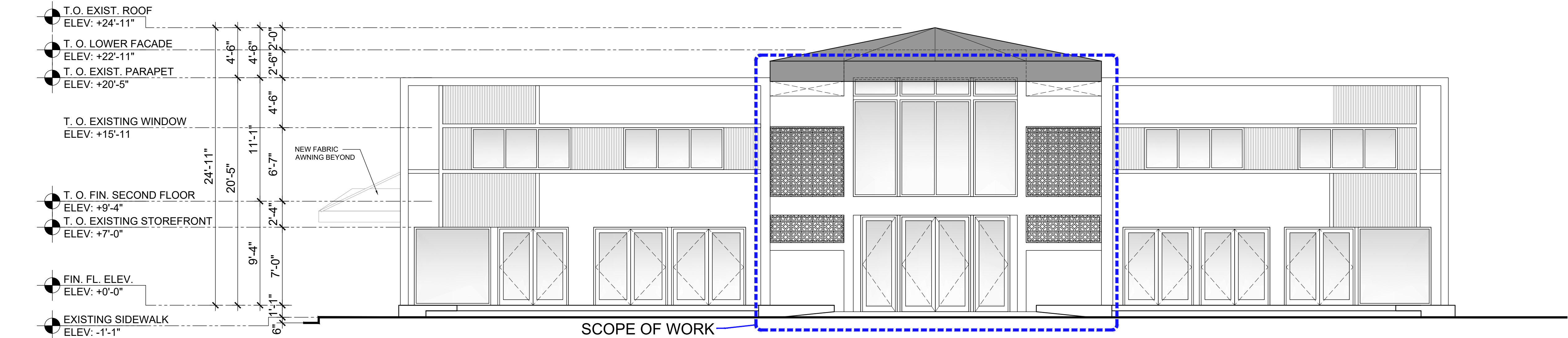
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ROSE L GOMEZ

DWG. TITLE	PROPOSED SECOND FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2021-04
DATE	07-29-24
SHEET NUMBER	A-102

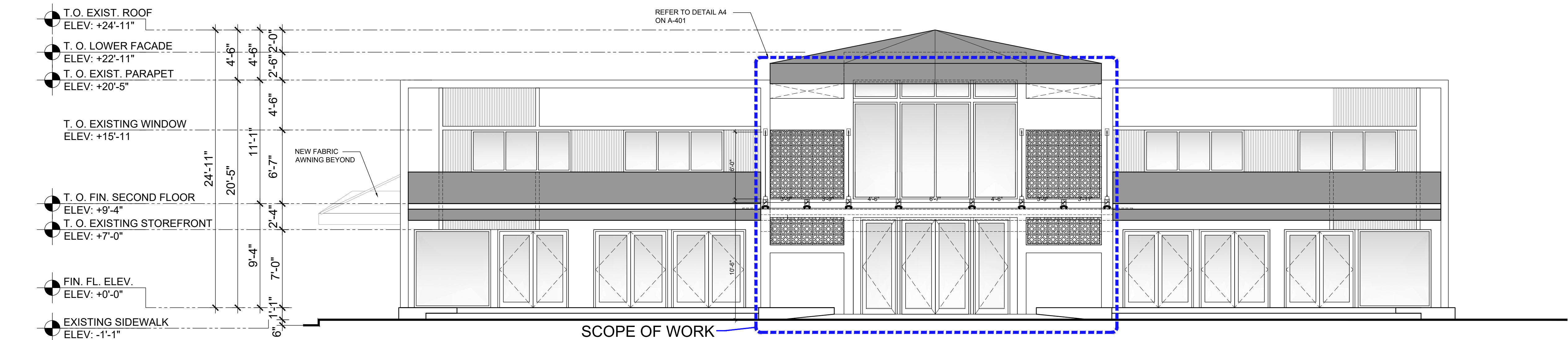
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B1 PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"



A1 PROPOSED EAST ELEVATION (WITH CANOPY)

SCALE: 3/16"=1'-0"

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

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JOSE L GOMEZ

DWG. TITLE
PROPOSED EAST AND
SOUTH ELEVATIONS

SCALE
AS SHOWN

PROJECT NO.

2021-04

DATE

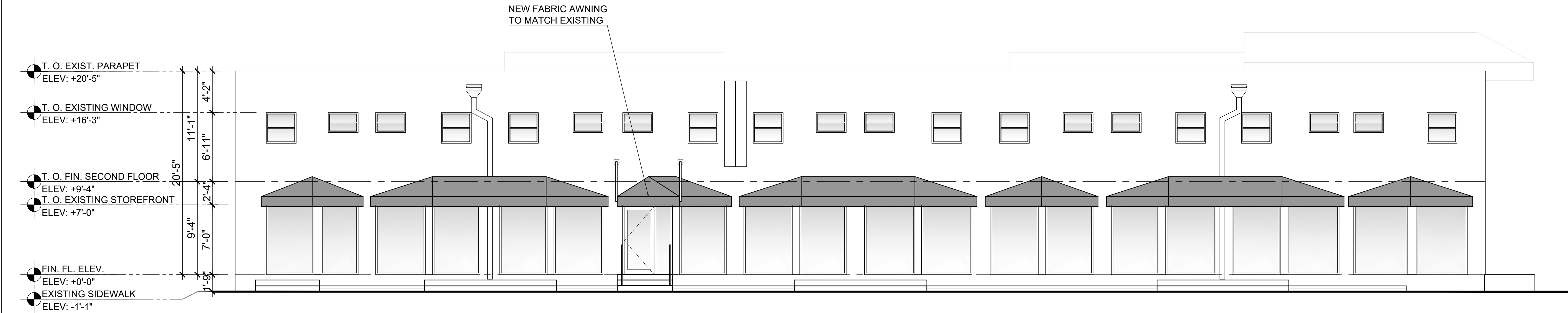
07-29-24

SHEET NUMBER

A-201

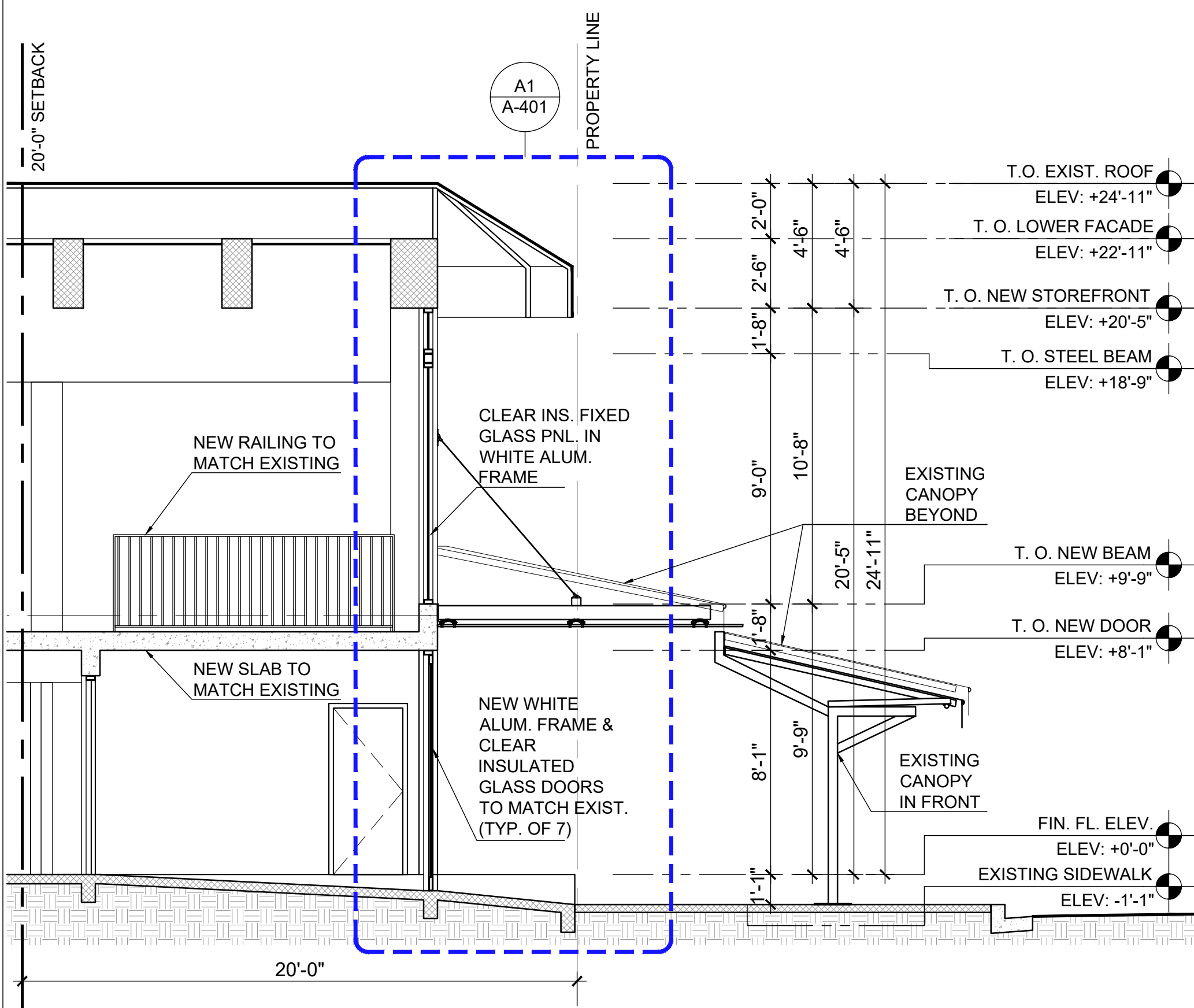
1 07-29-2024 CITY COMMENTS

△ DATE REVISION



C1 PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"



A1 PROPOSED FRONT ENTRY SECTION

SCALE: 1/4"=1'-0"

A3

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS
P.A.

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MIAMI, FL 33133, 305.559.1250
F 305.551.1740

ROSE L GOMEZ

DWG. TITLE
PROPOSED SOUTH ELEVATION,
PROPOSED SECTION

SCALE
AS SHOWN

PROJECT NO.
2021-04

DATE
07-29-24

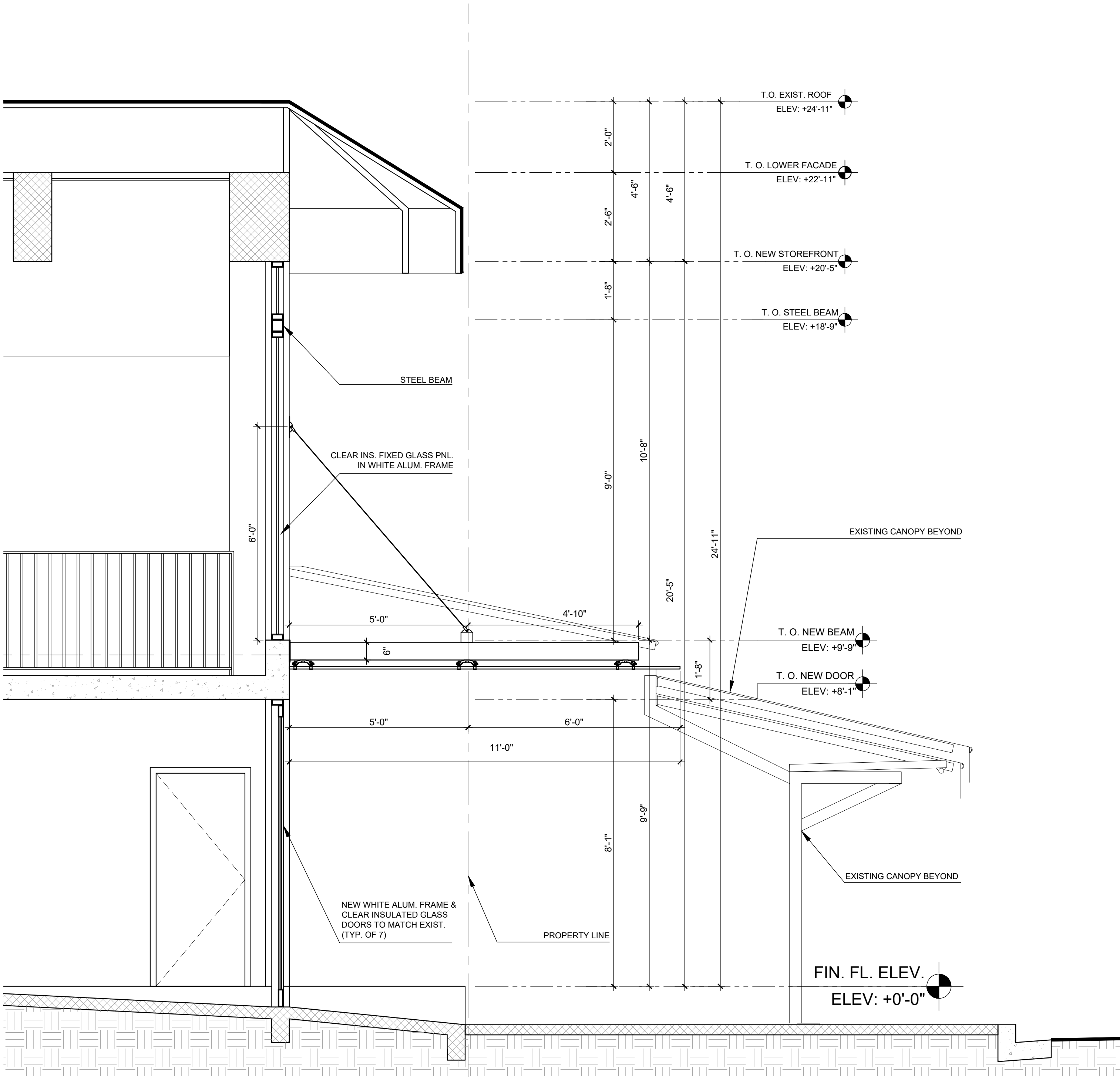
SHEET NUMBER
A-202

1 07-29-2024 CITY COMMENTS

△ DATE REVISION

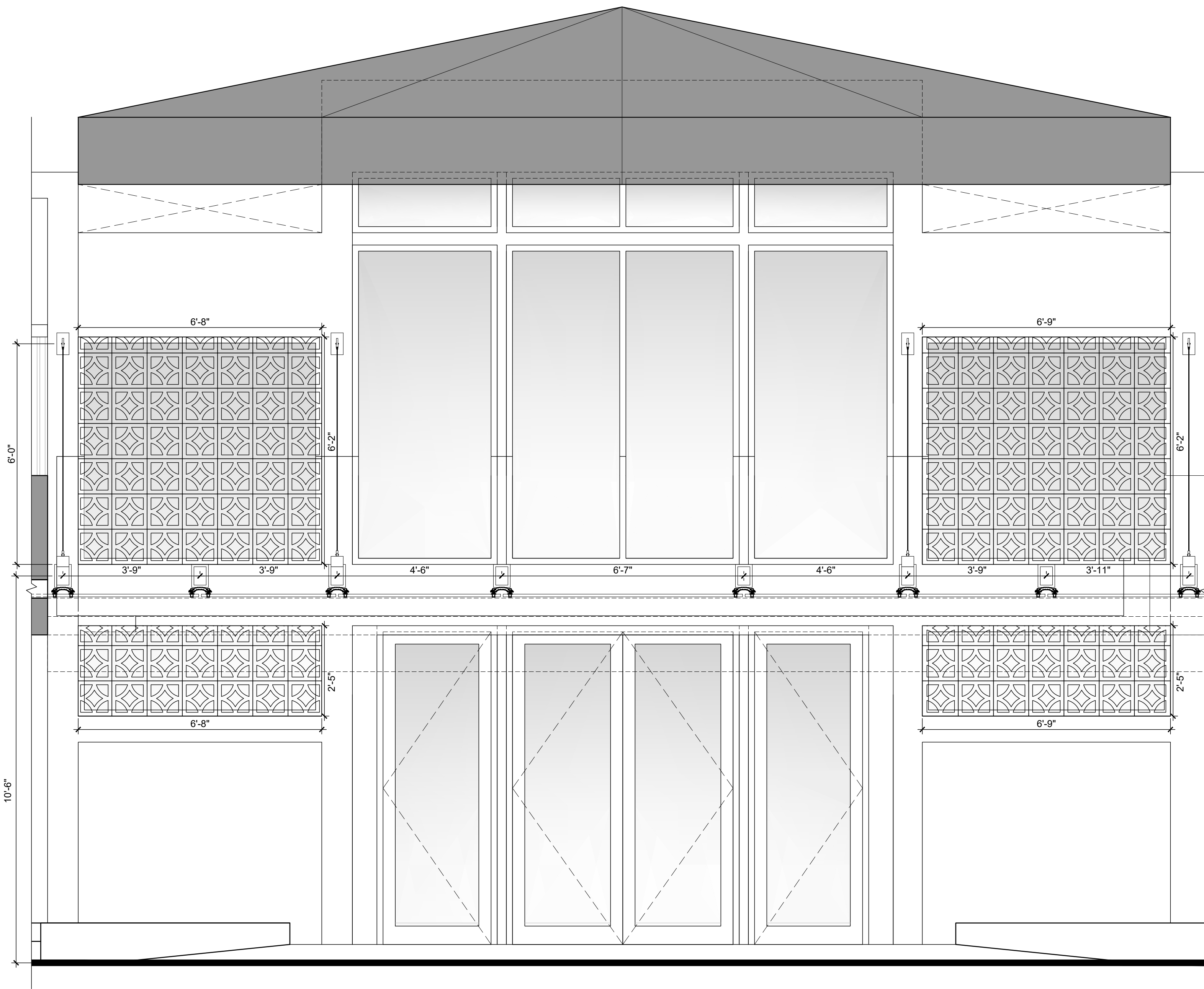
CONSULTANT

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A1 PROPOSED 1 - FRONT ENTRY SECTION (19'-5" CANOPY)

SCALE: 1/2" = 1'-0"



A4 ENLARGED EAST ELEVATION

SCALE: 1/2" = 1'-0"

900 OCEAN DRIVE

900 OCEAN DRIVE
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ

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ARCHITECT

ARCHITECT

DWG. TITLE
ENLARGED SECTION
AND ELEVATION

SCALE
AS SHOWN

PROJECT NO.
2021-04

DATE
09-23-15

SHEET NUMBER
A-401

1 07-29-2024 CITY COMMENTS

DATE REVISION