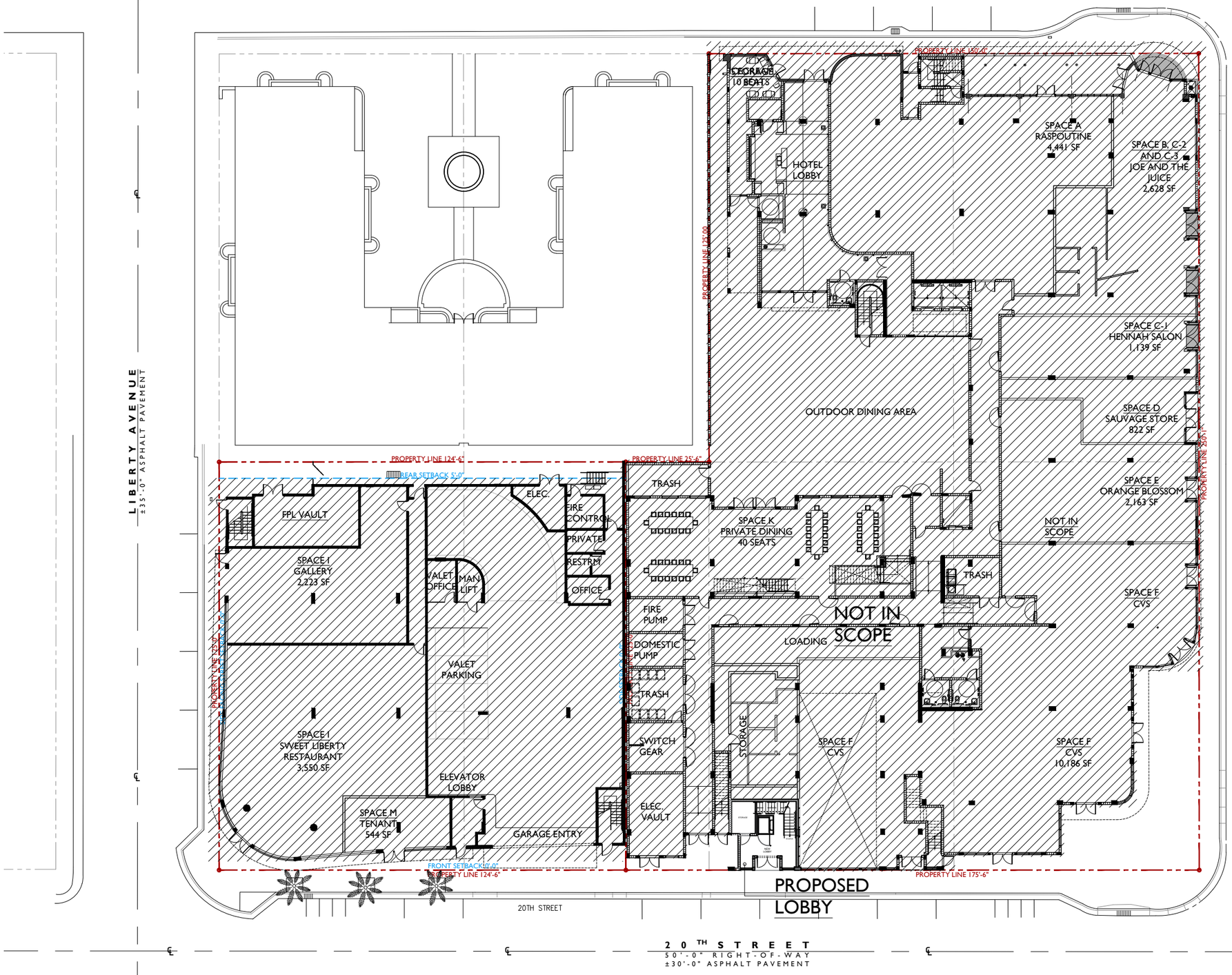
21 ST STREET
50'-0" RIGHT-OF-WAY
±34'-0" ASPHALT PAVEMENT

LIBERTY AVENUE
60'-0" RIGHT-OF-WAY
±35'-0" ASPHALT PAVEMENT

COLLINS AVENUE
60'-0" RIGHT-OF-WAY
±43'-0" ASPHALT PAVEMENT

20TH STREET

20 TH STREET
50'-0" RIGHT-OF-WAY
±30'-0" ASPHALT PAVEMENT



PARKING GARAGE	Area/Units/Seats	District 1 Ratio	District 1 Requirement
EXISTING HOTEL UNITS	20 units	1 p.s. per unit	20 P.S.
EXISTING RESIDENTIAL UNITS <999sf	15 units	1 p.s. per unit	15 P.S.
EXISTING RESIDENTIAL UNITS >999sf	33 units	1.5 p.s. per unit	50 P.S.
RASPOUTINE RESTAURANT	153 seats per BTR	1 p.s. per 4 seats	39 P.S.
JOE AND THE JUICE	38 seats	1 p.s. per 4 seats	10 P.S.
HENNAH INTERNATIONAL SALON	1,139 SF 10 chairs per BTR	1 p.s. per 300 sf	4 P.S.
SAUVAGE SWIMWEAR STORE	822 SF	1 p.s. per 300 sf	3 P.S.
ORANGE BLOSSOM	69 seats per BTR	1 p.s. per 4 seats	18 P.S.
CVS	10,186 SF	1 p.s. per 300 sf	34 P.S.
SONA (SEATING)	125 seats	1 p.s. per 4 seats Entertainment - 1 p.s. per 60 ft no used for seating	32 P.S.
SONA (DANCEFLOOR)	3,161 SF		15 P.S.
SWEET LIBERTY RESTAURANT	62 seats	1 p.s. per 4 seats	16 P.S.
TOTAL			**256 P.S.**

	Existing Parking	Required Parking Tier 1	Surplus Parking Tier 1
TOTAL	402 P.S.	256 P.S.	146 P.S.

FLOOR PLAN LEVEL 1 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

FLOOR PLAN LEVEL 1

STATE OF FLORIDA — JENNIFER McCONNEY — AR93044 — REGISTERED ARCHITECT

Digitally signed by Jennifer McConney
DN: c=US, o=STUDIO MC+G ARCHITECTURE, dnQualifier=A01410D000001869 45F530E0008320, cn=Jennifer McConney
Date: 2023.07.31 10:42:57 -04'00'

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: 1/32"=1'-0"
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER

A2.01

21 ST STREET
50'-0" RIGHT-OF-WAY
±34'-0" ASPHALT PAVEMENT

LIBERTY AVENUE
±35'-0" ASPHALT PAVEMENT

COLLINS AVENUE
60'-0" RIGHT-OF-WAY
±43'-0" ASPHALT PAVEMENT

20 TH STREET
50'-0" RIGHT-OF-WAY
±30'-0" ASPHALT PAVEMENT

21ST STREET

20TH STREET

COLLINS AVENUE

PROPERTY LINE 150'-0"

PROPERTY LINE 125'-00"

PROPERTY LINE 124'-6"

PROPERTY LINE 25'-6"

REAR SETBACK 5'-0"

PROPERTY LINE 125'-0"

FRONT SETBACK 0'-0"

PROPERTY LINE 124'-6"

PROPERTY LINE 175'-6"

PROPERTY LINE 150'-1"

TERRACE FOR RETAIL BELOW

NOT IN SCOPE

STAFF/VALET

MANLIFT

CONVENIENCE STAIR

16'-0"

16'-6"

22'-0"

8'-6"

16'-8"

16'-0"

16'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

FLOOR PLAN LEVEL 2 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

FLOOR PLAN
LEVEL 2

STATE OF FLORIDA
JENNIFER McCONNEY
LICENSE NO. AR93044
REGISTERED ARCHITECT

Digitally signed by Jennifer McConney
DN: c=US, o=STUDIO MC+G ARCHITECTURE, dnQualifier=A01410D0000018694 5F530E0000E32D, cn=Jennifer McConney
Date: 2023.07.31 10:43:57 -04'00'

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/32"=1'-0"
CHECK:	JMcG
DATE:	07/31/2023

SHEET NUMBER

A2.02

21 ST STREET
50'-0" RIGHT-OF-WAY
±34'-0" ASPHALT PAVEMENT

LIBERTY AVENUE
±35'-0" ASPHALT PAVEMENT

COLLINS AVENUE
60'-0" RIGHT-OF-WAY
±43'-0" ASPHALT PAVEMENT

20 TH STREET
50'-0" RIGHT-OF-WAY
±30'-0" ASPHALT PAVEMENT

20TH STREET

PROPERTY LINE 150'-0"
PROPERTY LINE 135'-00"
PROPERTY LINE 124'-6"
PROPERTY LINE 25'-6"
PROPERTY LINE 175'-6"
PROPERTY LINE 250'-1"
REAR SETBACK 5'-0"
FRONT SETBACK 10'-0"
SIDE SETBACK 10'-0"

STORAGE BOH
HOTEL LOBBY
SPACE A RASPOUTINE 4,441 SF
SPACE B, C-2 AND C-3 JOE AND THE JUICE 2,628 SF
SPACE C-1 HENNAH SALON 1,139 SF
SPACE D SAUVAGE STORE 822 SF
SPACE E ORANGE BLOSSOM 2,163 SF
SPACE F CVS 10,186 SF
OUTDOOR DINING AREA
FPL VAULT
SPACE I GALLERY 2,223 SF
VALET OFFICE
MANLIFT
ELEC.
FIRE CONTROL
PRIVATE
RESTRM
OFFICE
VALET PARKING
SPACE I SWEET LIBERTY RESTAURANT 3,350 SF
SPACE M TENANT 544 SF
PAY STATION
VALET OFFICE
GARAGE ENTRY
TRASH
FITNESS CENTER 2,557 SF
STORAGE
ENGINEERING ROOM
TRASH
FIRE PUMP
DOMESTIC PUMP
LOADING
TRASH
SWITCH GEAR
ELEC. VAULT
STORAGE
REGAL 2000 ENTRANCE
SPACE F CVS
SPACE F CVS 10,186 SF

FLOOR PLAN LEVEL 1 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

PROPOSED LEVEL 1 FAR DIAGRAM

Digitally signed by Jennifer McConney
DN: c=US, o=STUDIO MC+G ARCHITECTURE, dnQualifier=A01410D0000186945F530E0000E32D, cn=Jennifer McConney
Date: 2023.07.31 10:45:50 -04'00'

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SCALE:
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER
A7.01

21 ST STREET
50'-0" RIGHT-OF-WAY
±34'-0" ASPHALT PAVEMENT

LIBERTY AVENUE
±35'-0" ASPHALT PAVEMENT

COLLINS AVENUE
60'-0" RIGHT-OF-WAY
±43'-0" ASPHALT PAVEMENT

20 TH STREET
50'-0" RIGHT-OF-WAY
±30'-0" ASPHALT PAVEMENT

21ST STREET

20TH STREET

COLLINS AVENUE

PROPERTY LINE 150'-0"

PROPERTY LINE 125'-00"

PROPERTY LINE 124'-6"

PROPERTY LINE 25'-6"

REAR SETBACK 5'-0"

PROPERTY LINE 125'-0"

SIDE FACING STREET SETBACK 5'-0"

FRONT SETBACK 0'-0"

PROPERTY LINE 124'-6"

PROPERTY LINE 175'-6"

PROPERTY LINE 230'-1"

TERRACE FOR RETAIL BELOW

Unit 220
613 SF

Unit 219
669 SF

Unit 218
640 SF

Unit 217
691 SF

Unit 221
372 sf

Unit 216
468 SF

Unit 222
372 SF

Unit 215
480 SF

Unit 223
435 SF

Unit 214
473 SF

Apartment
<999 SF

Apartment
>999 SF

Hotel Unit
Existing

Apt 206
919 SF

Apt 207
1,076 SF

Apt 208
1,071 SF

Apt 209
1,071 SF

Apt 210
1,071 SF

Apt 211
1,040 SF

Apt 212
781 SF

TENANT

TENANT

TENANT

OPEN TO BELOW

STAFF/VALET

MANLIFT

1 2 3 4 5 6 7 8

9 10 11 12 13 14 15 18 19 20 21

22 23 24 25 26 27 28 29 30 31 32 33 34

35 36 37 38 39 40 41 42 43 44 45

FLOOR PLAN LEVEL 2 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

EXISTING LEVEL 2 FAR DIAGRAM

STATE OF FLORIDA — JENNIFER McCONNEY — AR93044 — REGISTERED ARCHITECT

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DN: c=US, o=STUDIO MC+G ARCHITECTURE, dnQualifier=A01410D0000018694F5330E0000E32D, cn=Jennifer McConney
Date: 2023.07.31 10:46:17 -04'00'

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER

A7.02

21 ST STREET
50'-0" RIGHT-OF-WAY
±34'-0" ASPHALT PAVEMENT

LIBERTY AVENUE
60'-0" RIGHT-OF-WAY
±35'-0" ASPHALT PAVEMENT

COLLINS AVENUE
60'-0" RIGHT-OF-WAY
±43'-0" ASPHALT PAVEMENT

20 TH STREET
50'-0" RIGHT-OF-WAY
±30'-0" ASPHALT PAVEMENT

PROPERTY LINE 150'-0"
PROPERTY LINE 125'-00"
PROPERTY LINE 124'-6"
PROPERTY LINE 25'-6"
PROPERTY LINE 125'-0"
PROPERTY LINE 230'-1"
PROPERTY LINE 175'-6"
REAR SETBACK 5'-0"
FRONT SETBACK 0'-0"
SIDE SETBACK 0'-0"

Apt 302
1,085 SF

Apt 303
1,079 SF

Apt 304
1,460 SF

Apt 301
842 SF

Apt 305
923 SF

Apt 306
920 SF

Apt 307
1,076 SF

Apt 308
1,076 SF

Apt 309
1,076 SF

Apt 310
1,076 SF

Apt 312
781 SF

Apt 311
1,041 SF

Apartment
<999 SF

Apartment
>999 SF

Hotel Unit
Existing

STAFF/VALET

MANLIFT

A/C UNITS

MECH

ELEC

CS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85

FLOOR PLAN LEVEL 3 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

EXISTING
LEVEL 3
FAR DIAGRAM

Digitally signed by Jennifer McConney
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Date: 2023.07.31 10:46:43 -04'00'

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SCALE:
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER
A7.03

21ST STREET
50'-0" RIGHT-OF-WAY
±34'-0" ASPHALT PAVEMENT

LIBERTY AVENUE
60'-0" RIGHT-OF-WAY
±35'-0" ASPHALT PAVEMENT

COLLINS AVENUE
60'-0" RIGHT-OF-WAY
±43'-0" ASPHALT PAVEMENT

20TH STREET
50'-0" RIGHT-OF-WAY
±30'-0" ASPHALT PAVEMENT

PROPERTY LINE 150'-0"

PROPERTY LINE 125'-00"

PROPERTY LINE 124'-6"

PROPERTY LINE 25'-6"

REAR SETBACK 5'-0"

SIDE FACING LINE 25'-6" SETBACK 6'-0"

PROPERTY LINE 125'-0"

PROPERTY LINE 125'-0"

PROPERTY LINE 350'-1"

FRONT SETBACK 0'-0"

PROPERTY LINE 124'-6"

PROPERTY LINE 175'-6"

STAFF/VALET

MANLIFT

ADA LIFT

+3'0"

Apt 401
842 SF

Apt 402
1,049 SF

Apt 403
1,077 SF

Apt 404
1,462 SF

Apt 405
923 SF

Apt 406
920 SF

Apt 407
1,076 SF

Apt 408
1,076 SF

Apt 409
1,076 SF

Apt 410
1,076 SF

Apt 411
1041 SF

Apt 412
782 SF

Apartment
<999 SF

Apartment
>999 SF

Hotel Unit
Existing

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90

FLOOR PLAN LEVEL 4 1/32"=1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

EXISTING
LEVEL 4
FAR DIAGRAM

STATE OF FLORIDA JENNIFER McCONNEY LICENSED ARCHITECT AR93044

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DN: c=US, o=STUDIO MC+G ARCHITECTURE, dnQualifier=A01410D0000018b945f5380b0008320, cn=Jennifer McConney
Date: 2023.07.31 10:47:12 -04'00'

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SCALE:
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER
A7.04

21 ST STREET
50'-0" RIGHT-OF-WAY
±34'-0" ASPHALT PAVEMENT

LIBERTY AVENUE
60'-0" RIGHT-OF-WAY
±35'-0" ASPHALT PAVEMENT

COLLINS AVENUE
60'-0" RIGHT-OF-WAY
±43'-0" ASPHALT PAVEMENT

20 TH STREET
50'-0" RIGHT-OF-WAY
±30'-0" ASPHALT PAVEMENT

PROPERTY LINE 150'-0"

PROPERTY LINE 125'-00"

PROPERTY LINE 124'-6"

PROPERTY LINE 25'-6"

REAR SETBACK 5'-0"

PROPERTY LINE 125'-0"

REAR SETBACK 5'-0"

PROPERTY LINE 125'-0"

PROPERTY LINE 175'-6"

FRONT SETBACK 0'-0"
PROPERTY LINE 124'-6"

PROPERTY LINE 230'-1"

Apt 502
1,085 SF

Apt 503
1,079 SF

Apt 504
1,460 SF

Apt 501
842 SF

Apt 505
923 SF

Apartment
<999 SF

Apartment
>999 SF

Hotel Unit
Existing

Apt 506
920 SF

Apt 507
1,075 SF

Apt 508
1,076 SF

Apt 509
1,077 SF

Apt 510
1,077 SF

Apt 511
1,041 SF

Apt 512
782 SF

STORAGE

MANLIFT

ELEC

1 2 3 4 5 6 7 8

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45

46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91

FLOOR PLAN LEVEL 5 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit -
Planning Board

DRAWING:

EXISTING LEVEL 5 FAR DIAGRAM

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

Digitally signed by Jennifer McConney
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Date: 2023.07.31 10:47:46 -04'00'

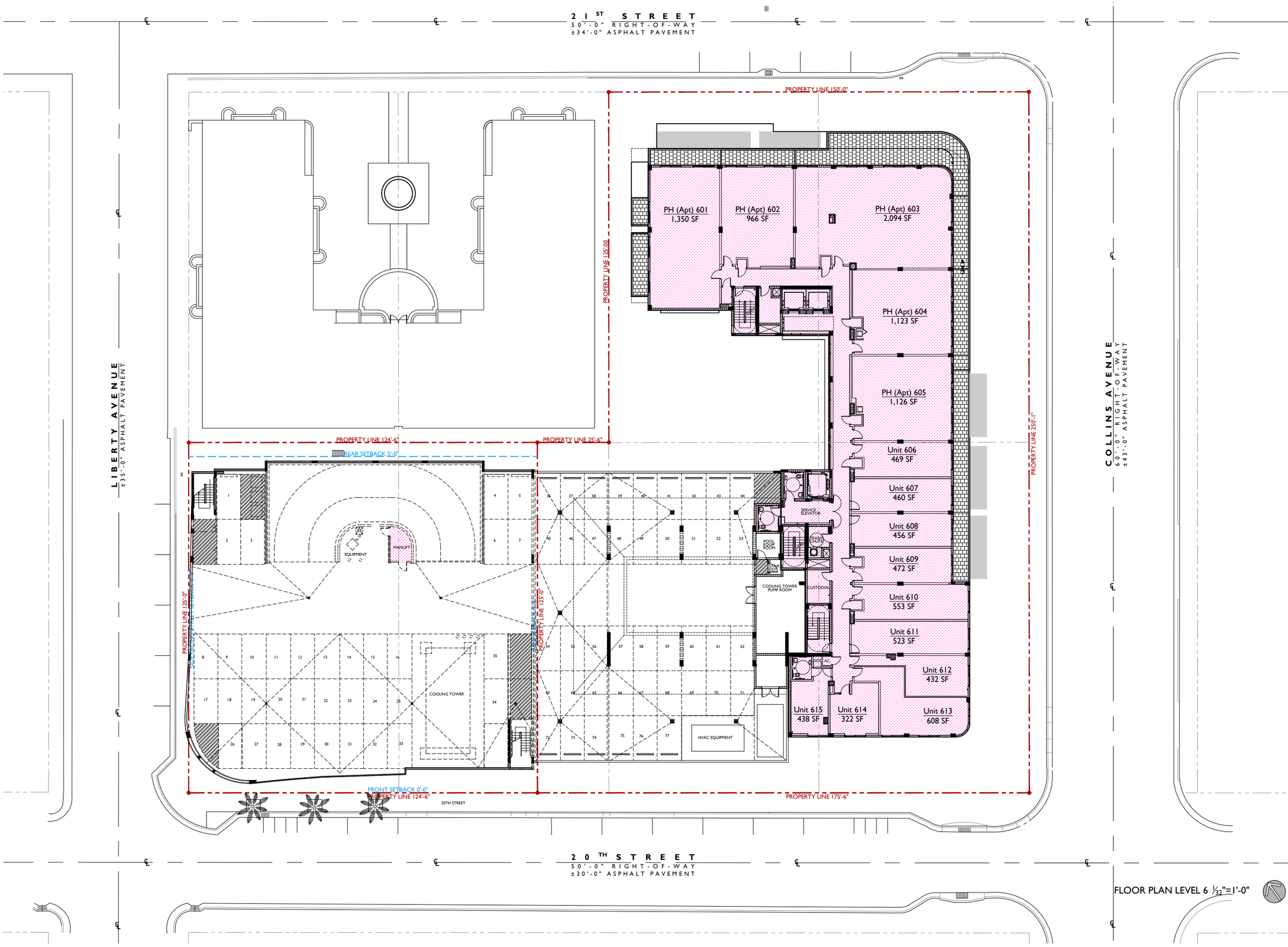
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SCALE:
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER

A7.05



FLOOR PLAN LEVEL 6 $\frac{1}{32}$"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

EXISTING LEVEL 6 FAR DIAGRAM

STATE OF FLORIDA — Jennifer McConney — AR93044 — REGISTERED ARCHITECT

Digitally signed by Jennifer McConney
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Date: 2023.07.31 10:48:10 -04'00'

JENNIFER McCONNEY FLORIDA LIC# AR93044

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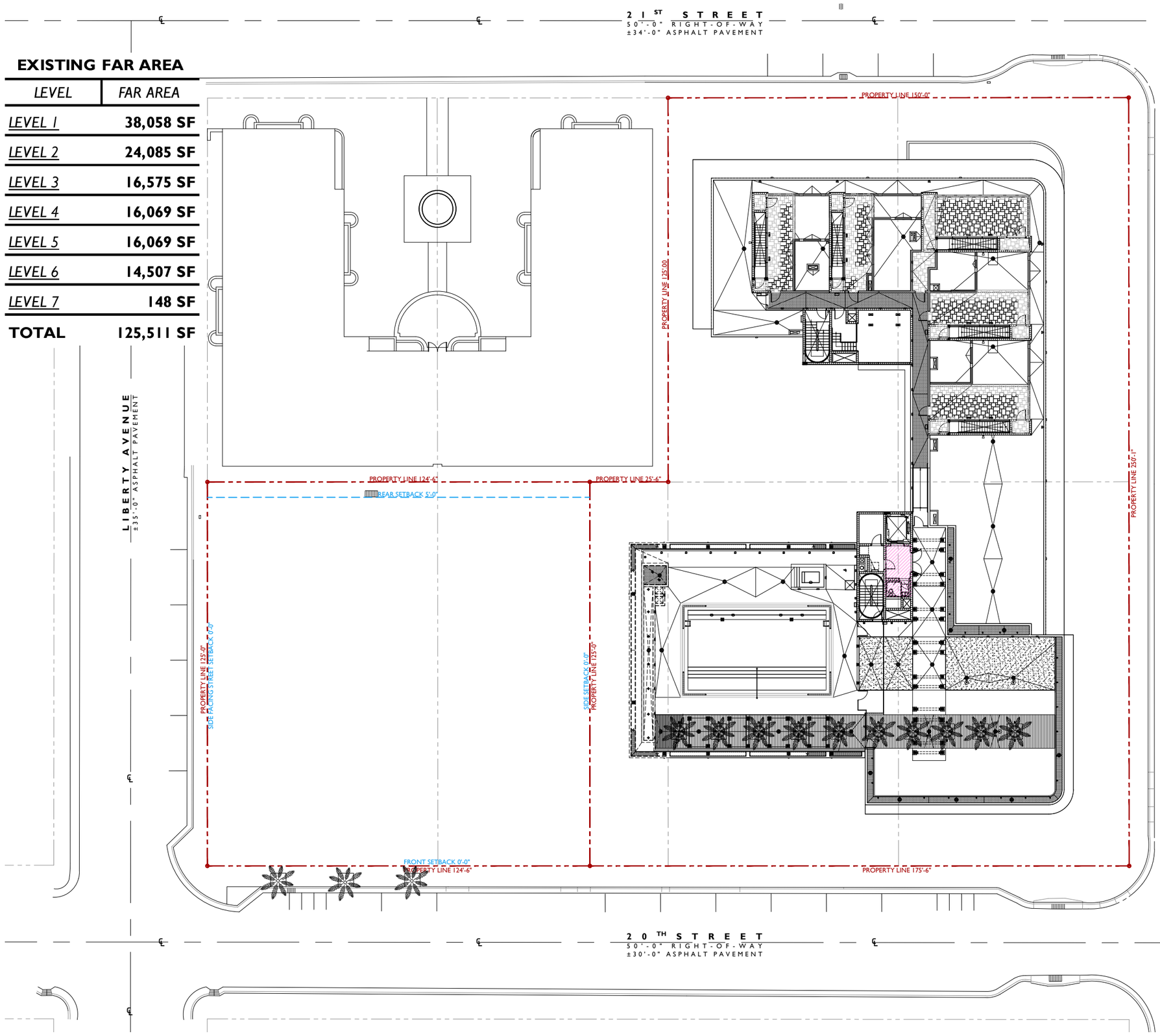
SCALE:
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER

A7.06

EXISTING FAR AREA

LEVEL	FAR AREA
LEVEL 1	38,058 SF
LEVEL 2	24,085 SF
LEVEL 3	16,575 SF
LEVEL 4	16,069 SF
LEVEL 5	16,069 SF
LEVEL 6	14,507 SF
LEVEL 7	148 SF
TOTAL	**125,511 SF**



FAR BUILDING 466

FLOOR PLAN LEVEL 7 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2223
PROJECT NUMBER

PROJECT:

SONA
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

Conditional Use Permit - Planning Board

DRAWING:

EXISTING LEVEL 7 FAR DIAGRAM

Digitally signed by Jennifer McConney
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SCALE:
CHECK: JMcG
DATE: 07/31/2023

SHEET NUMBER

A7.07