

**FINAL HPB SUBMITTAL | 12.08.2017**  
**VOODOO RESTAURANT & LOUNGE**  
**928 OCEAN DRIVE**  
**MIAMI BEACH, FL 33139**  
**BUILT: 1994**



**APPLICATION SCOPE:**

THIS IS A TWO-STORY STRUCTURE, LOCATED IN THE HISTORIC DISTRICT OF MIAMI BEACH. WE ARE REQUESTING HPB APPROVAL FOR THE FOLLOWING ENHANCEMENTS:

01A : PERMANENT ROOFTOP BAR COUNTER  
WITH VARIANCE TO REMAIN OPEN UNTIL 2 AM.  
(NOT VISIBLE FROM THE STREET)

01 B : THE USE OF AN EXISTING ROOFTOP BAR - SEEKING AFTER-THE-FACT APPROVAL.  
(NOT VISIBLE FROM THE STREET)

02 : A NEW ROOFTOP RETRACTABLE AWNING  
(MINIMALLY VISIBLE FROM STREET OR BEACH VIEWS)

03 : A NEW GROUND FLOOR GLASS DOOR SYSTEM TO ENHANCE THE QUALITY AND CHARACTER  
OF THE BUILDING'S FACADE, SIDEWALK AND PATRON EXPERIENCE.

ALL PROPOSED ALTERATIONS HERE WITHIN ARE CONSIDERATE IN DESIGN AND PROVIDE  
A SIGNIFICANT UPGRADE TO THE EXISTING CONDITIONS.

---

NORM PAUL, R.A.

PREPARED BY: LINDA FEINBERG | LINDA@TELESCSOASSOCIATES.COM | 305.866.1014

# Location Plan + Zoning Data



928 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

BUILT: 1994

FULL LEGAL DESCRIPTION

3 54 42 34 53 42  
Ocean beach addn no 2 pb 2-56  
Lot 5 blk 14  
Lot size 50.000 X 130  
Or 12342-335 1184 6

FOLIO NO.  
02-3234-008-0040

LOCAL CODE:  
City Of Miami Beach, Zoning Ordinance

ZONING:  
MXE (Mixed Use Entertainment District)  
Commercial

OCCUPANCY TYPE:  
A-2

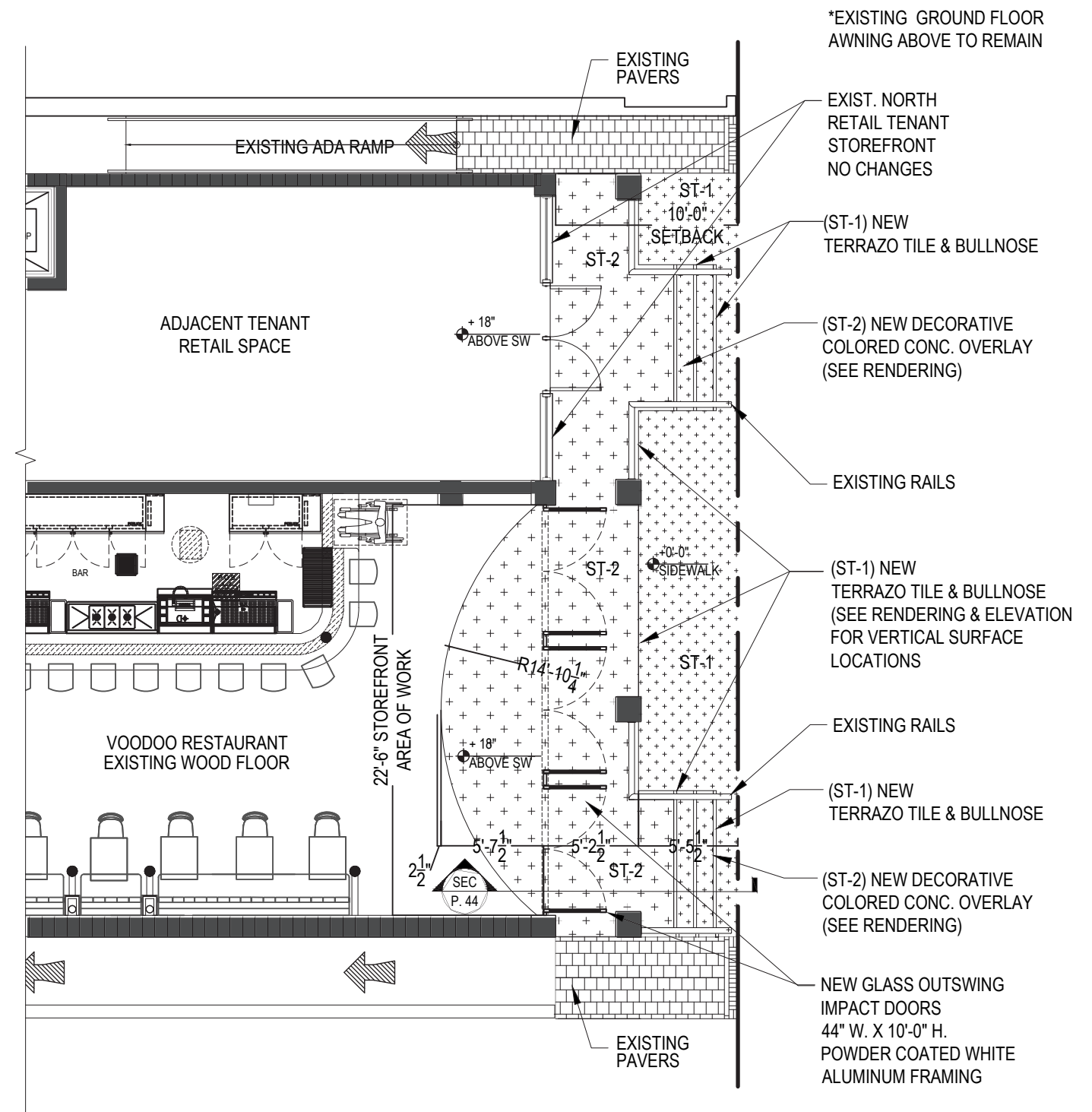
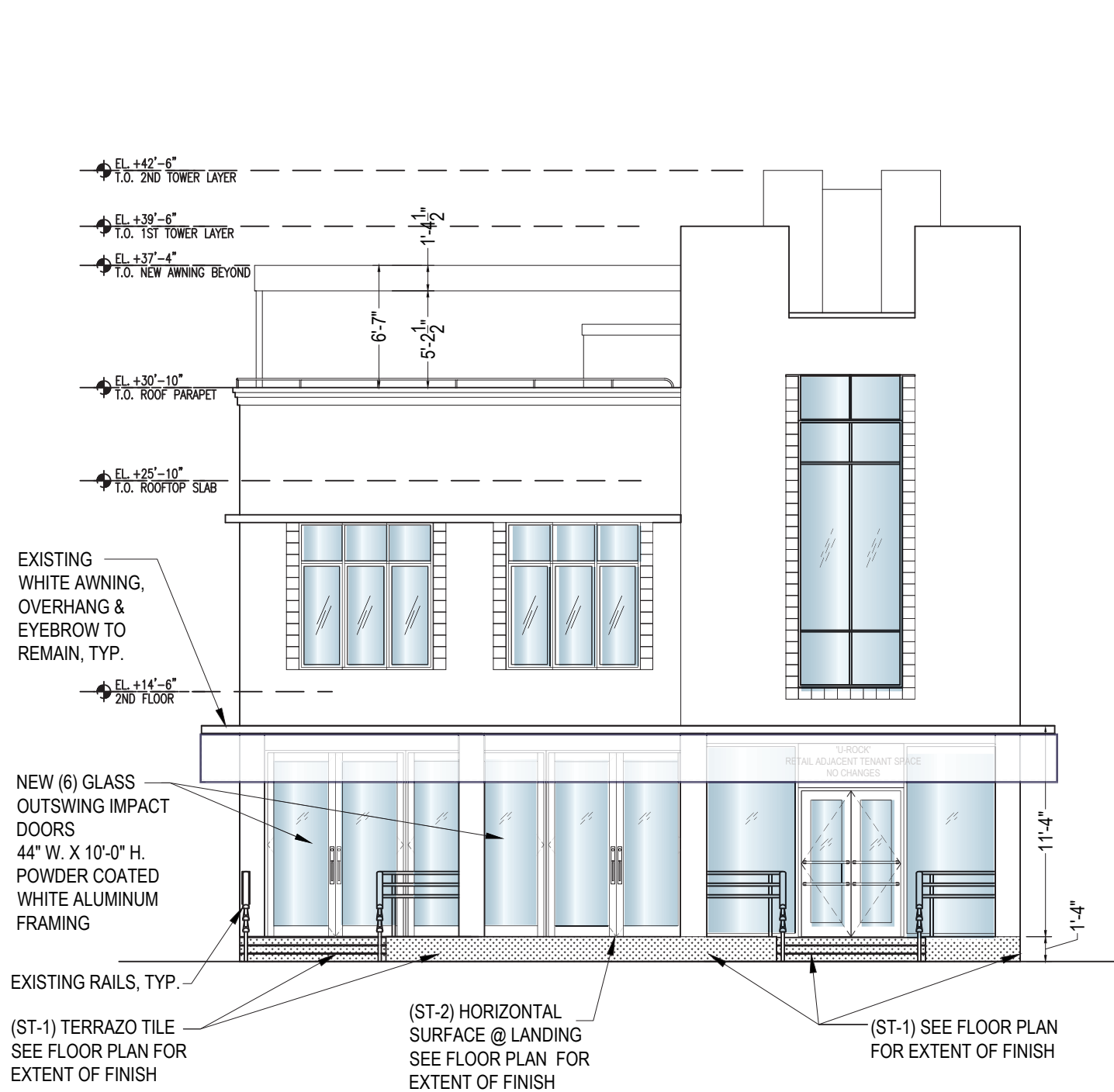
TWO-STORY BUILDING  
CONSTRUCTION TYPE: IIA

BUSINESS ENTITY DATA:  
THE GROUND FLOOR SPACE AND ROOFTOP ARE  
OPERATED BY THE SAME VENDOR

INTERIOR GROUND FLOOR SEATING = 36 SEATS  
ROOFTOP SEATING = 70 SEATS



# Proposed Ground Floor Area of Work

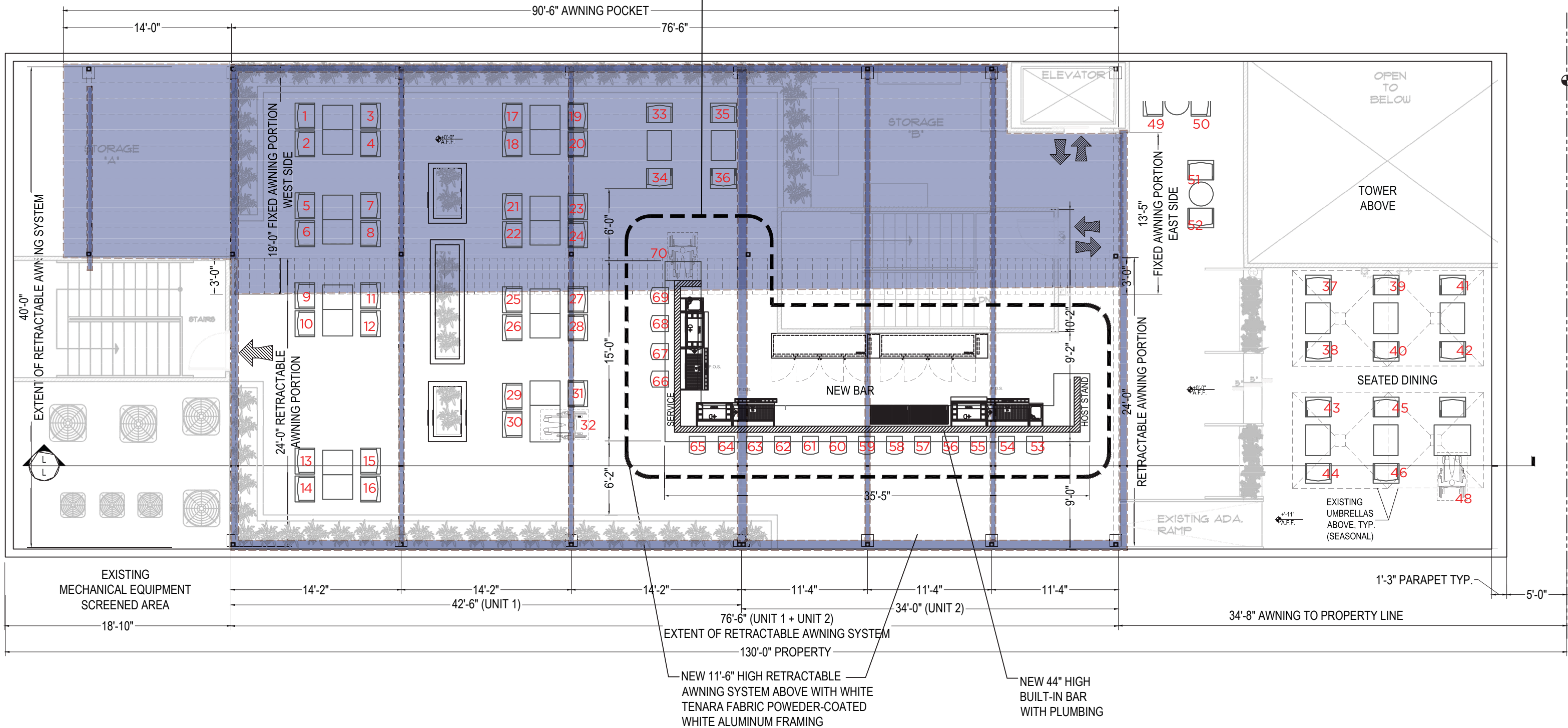


\*EXISTING GROUND FLOOR AWNING ABOVE TO REMAIN

\* All proposed exterior flooring will be subject to administrative approval.

# Proposed Rooftop Plan (Awning shown in retracted position)

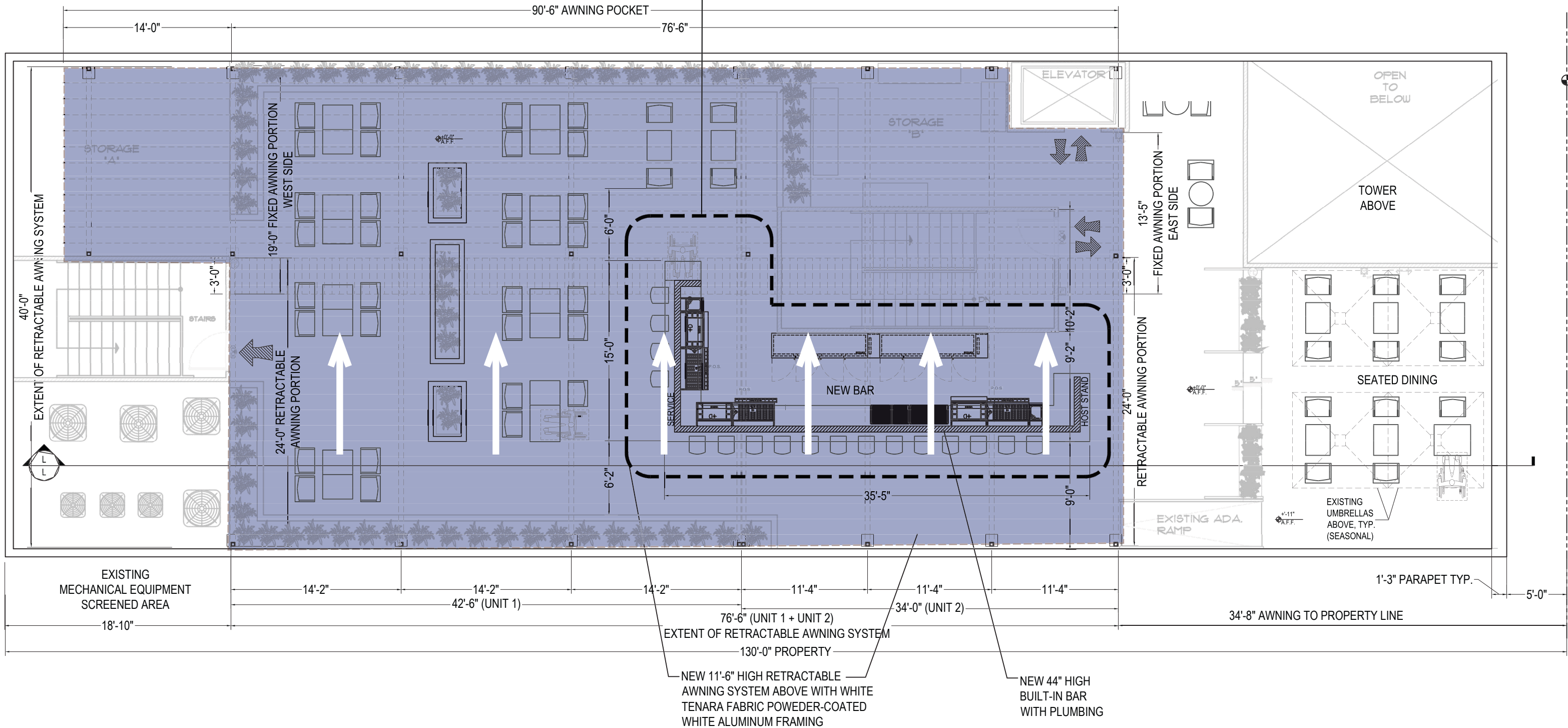
ENLARGED BAR PLAN  
SEE PAGE 45



PROPOSED ROOFTOP PLAN  
SCALE: 1/8" = 1'-0"

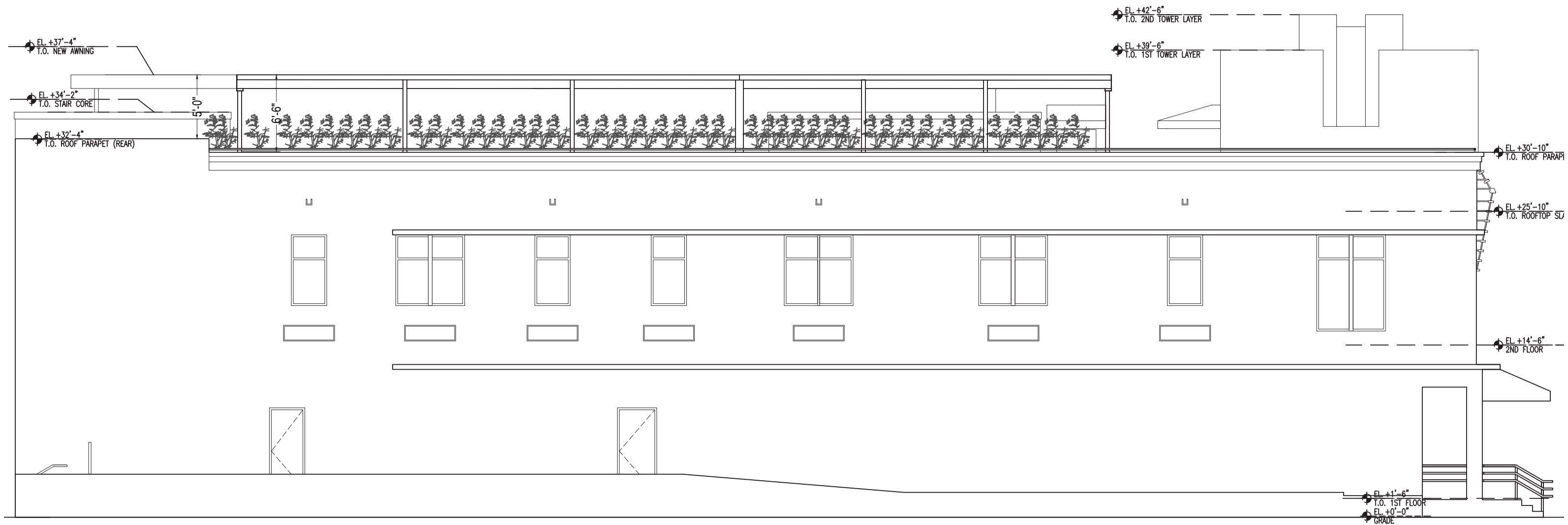
# Proposed Rooftop Plan (Awning shown in covered position)

ENLARGED BAR PLAN  
SEE PAGE 45



PROPOSED ROOFTOP PLAN  
SCALE: 1/8" = 1'-0"

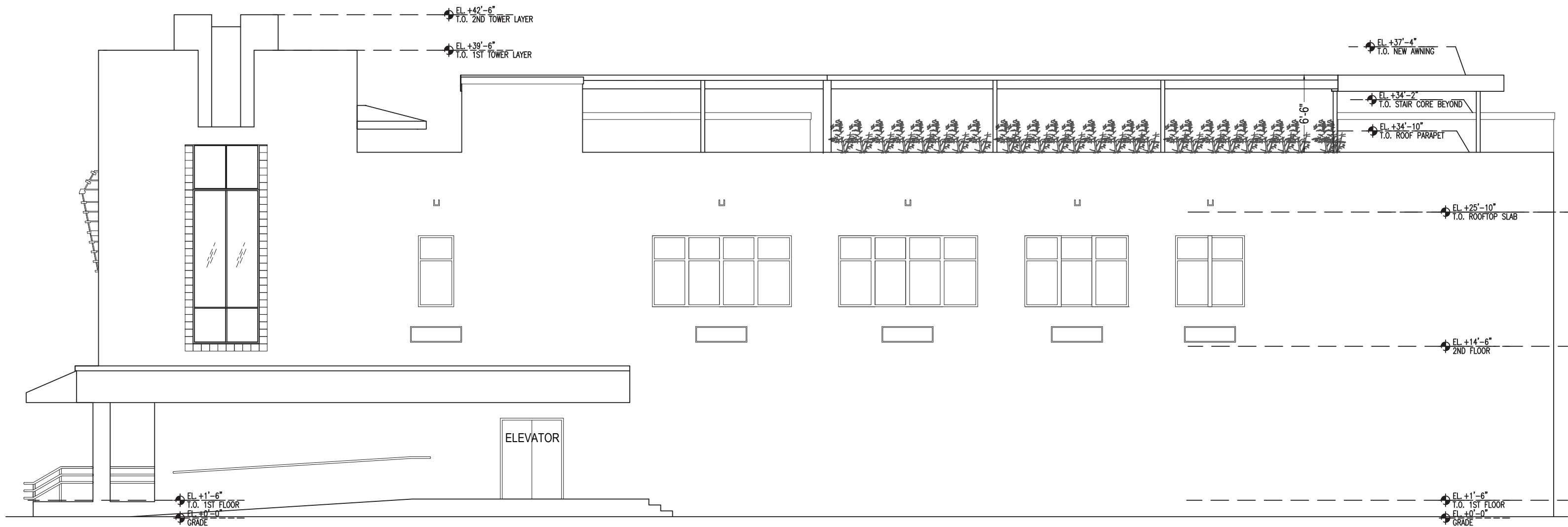
# Proposed Side Elevation (Awning shown in both covered and in retracted position)



**SOUTH ELEVATION (SIDE)**  
SCALE: 1/8" = 1'-0"

\*DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION

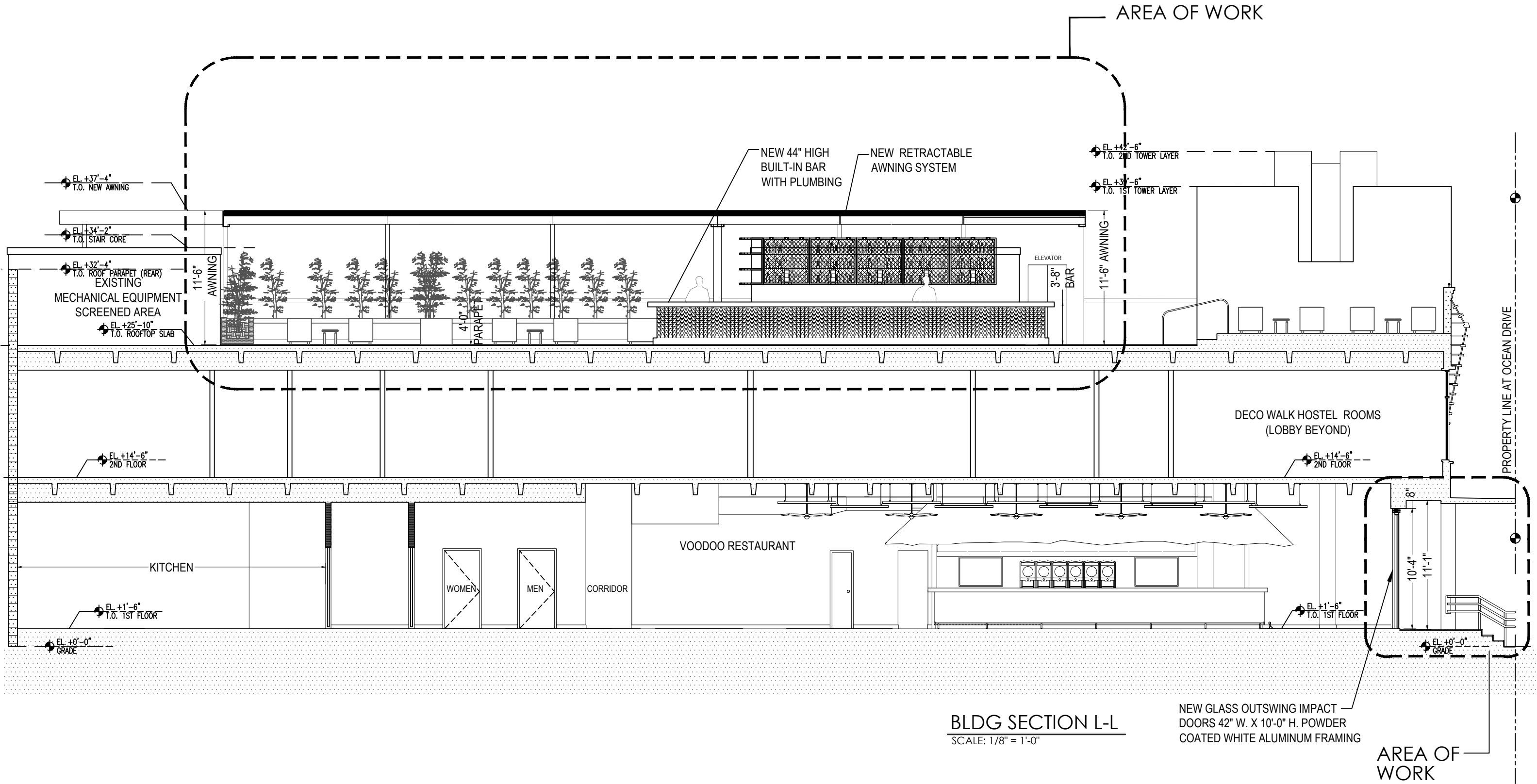
# Proposed Side Elevation (Awning shown in both covered and in retracted position)



**NORTH ELEVATION (SIDE)**  
SCALE: 1/8" = 1'-0"

\*DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION

# Proposed Longitudinal Section



**BLDG SECTION L-L**  
 SCALE: 1/8" = 1'-0"

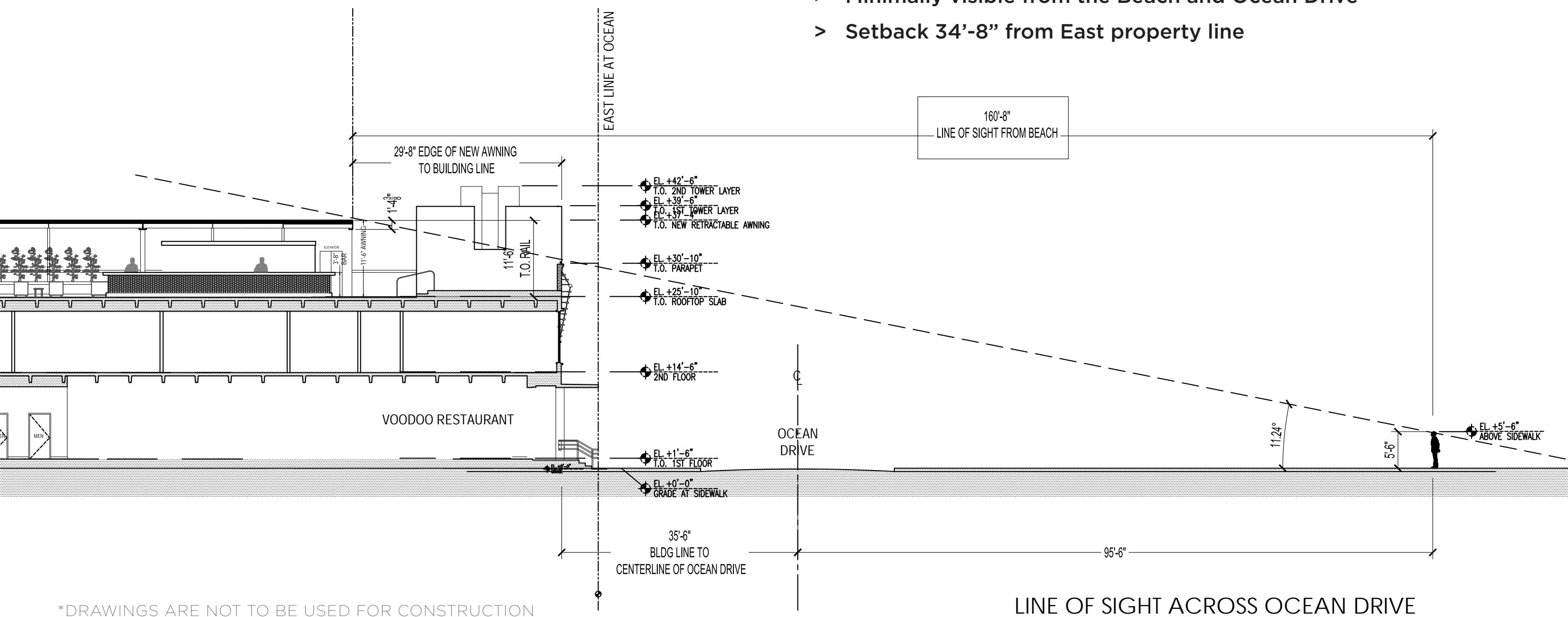
NEW GLASS OUTSWING IMPACT DOORS 42" W. X 10'-0" H. POWDER COATED WHITE ALUMINUM FRAMING

\*DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION



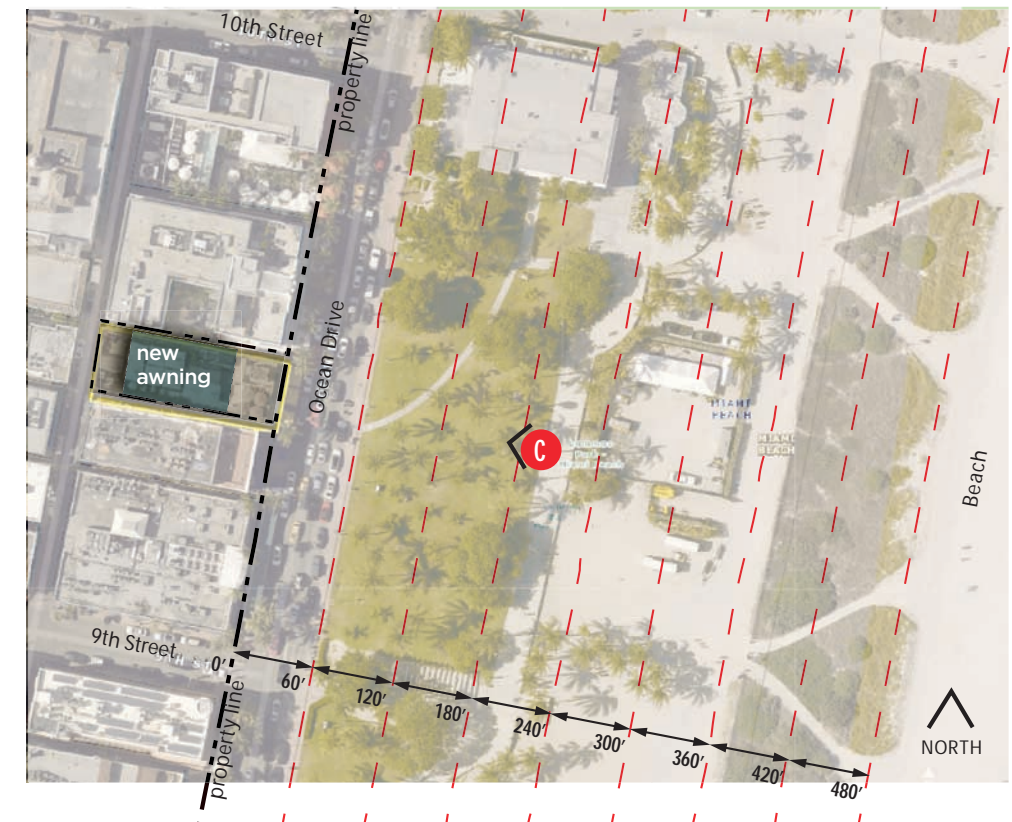
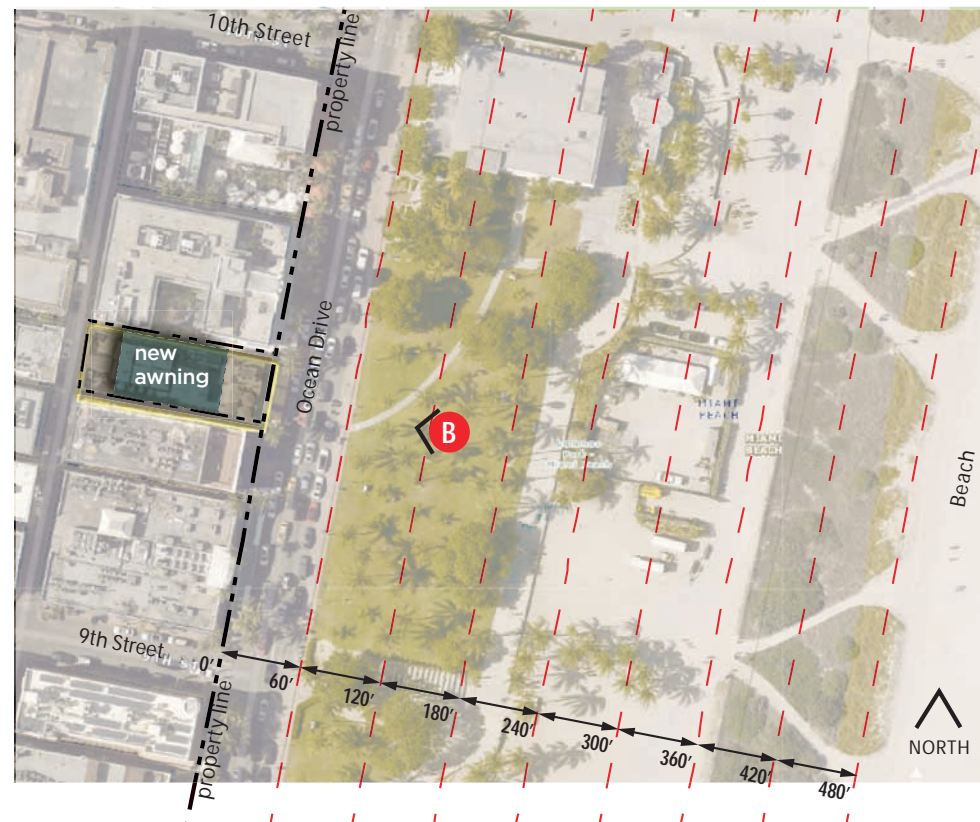
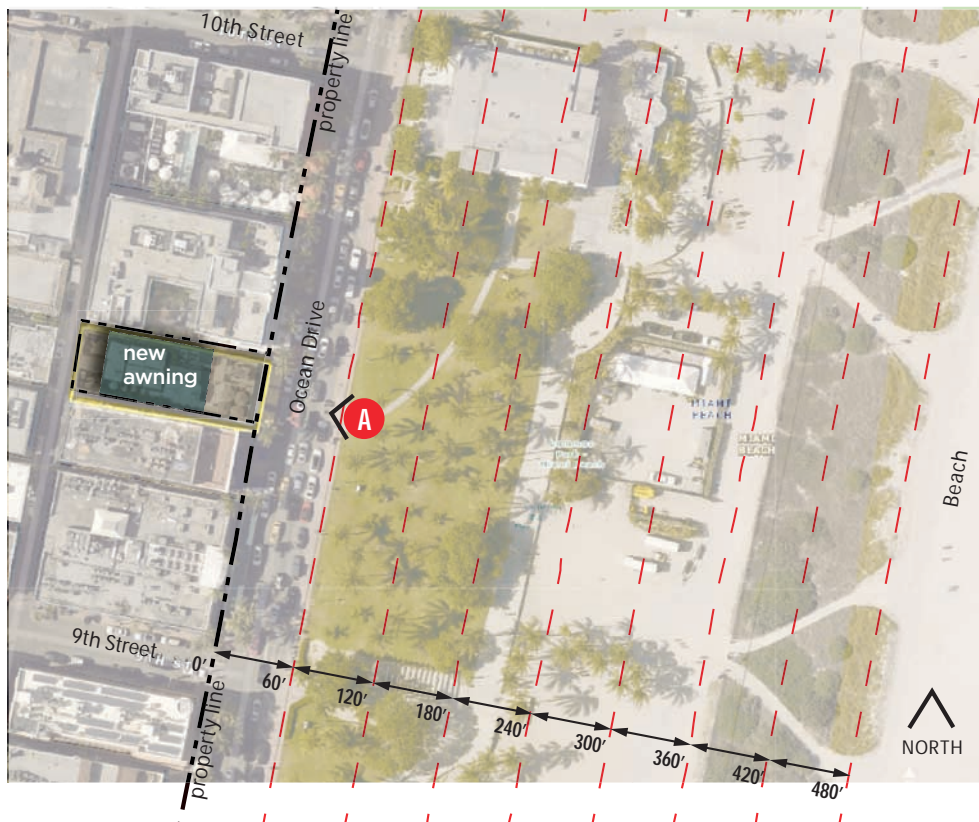
# Rooftop Awning Line of Sight Study

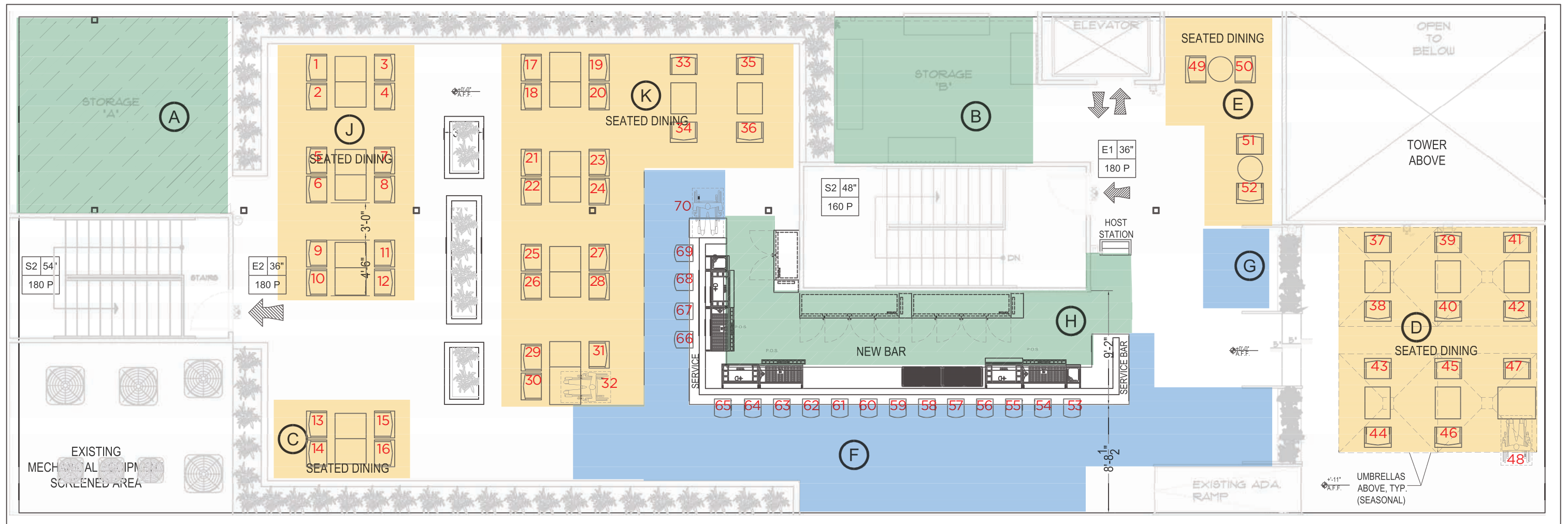
- > New 76'-6" L X 40'-0" D X 11'-6" H retractable awning
- > Open on all sides
- > White Powdercoat framing
- > With white Tenara fabric or comparable
- > Minimally visible from the Beach and Ocean Drive
- > Setback 34'-8" from East property line



\*DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION

# Rooftop Awning Line of Sight Study





## ROOFTOP SEATING

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

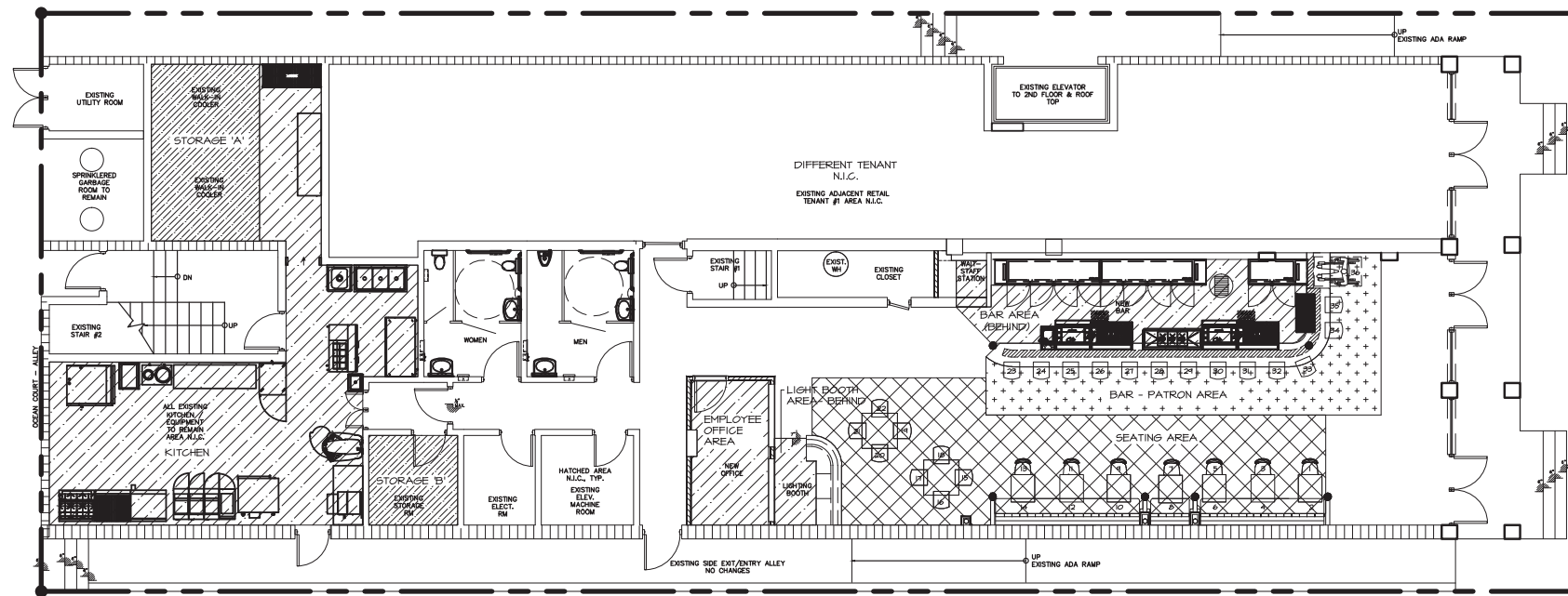


# Rooftop Occupancy Load

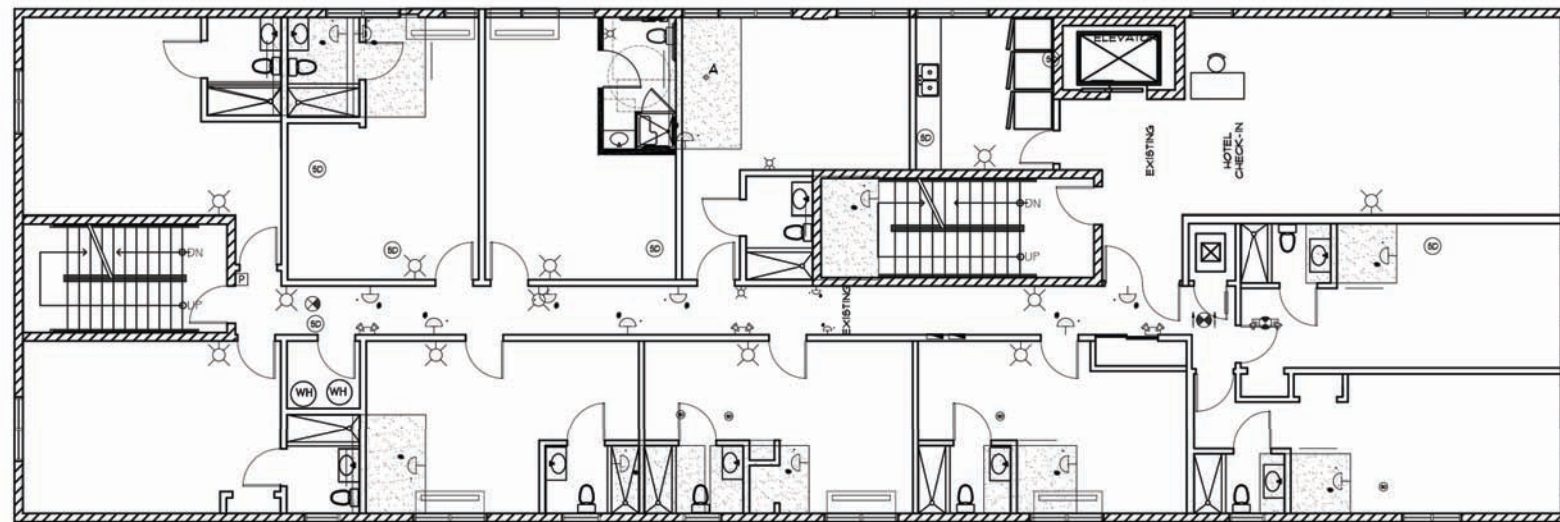
VOODOO ROOFTOP OCCUPANT LOAD			
AREA	PATTERN	DESCRIPTION	PEOPLE
(A)	[Green diagonal lines]	BACK OF HOUSE STORAGE AREA 'A' EMPLOYEES ONLY - LOW CONCENTRATION 284 SQ. FT. @ 300 SQ. FT. P.P.	1
(B)	[Green diagonal lines]	BACK OF HOUSE STORAGE AREA 'B' EMPLOYEES ONLY - LOW CONCENTRATION 222 SQ. FT. @ 300 SQ. FT. P.P.	1
(C)	[Yellow cross-hatch]	SEATING AREA 'C' (WEST ROOFTOP) LOW CONCENTRATION DINING 65 SQ. FT. @ 15 SQ. FT. P.P.	4
(D)	[Yellow cross-hatch]	SEATING AREA 'D' (EAST ROOFTOP) LOW CONCENTRATION DINING 288 SQ. FT. @ 15 SQ. FT. P.P.	19
(E)	[Yellow cross-hatch]	SEATING AREA 'E' (EAST ROOFTOP) LOW CONCENTRATION DINING 123 SQ. FT. @ 15 SQ. FT. P.P.	9
(F)	[Blue plus signs]	NEW BAR AREA 'F' HIGH CONCENTRATION SITTING/STANDING 488 SQ. FT. @ 7 SQ. FT. P.P.	70
(G)	[Blue plus signs]	BAR EXTENDED AREA 'G' HIGH CONCENTRATION STANDING / WAITING 35 SQ. FT. @ 7 SQ. FT. P.P.	5
(H)	[Green diagonal lines]	BACK BAR EMPLOYEE AREA 'H' EMPLOYEES ONLY - LOW CONCENTRATION 218 SQ. FT. @ 100 SQ. FT. P.P.	3
(J)	[Yellow cross-hatch]	SEATING AREA 'J' (WEST ROOFTOP) LOW CONCENTRATION DINING 215 SQ. FT. @ 15 SQ. FT. P.P.	14
(K)	[Yellow cross-hatch]	SEATING AREA 'K' (WEST ROOFTOP) LOW CONCENTRATION DINING 449 SQ. FT. @ 15 SQ. FT. P.P.	30
TOTAL OCC. LOAD			156

2 EXITS REQUIRED (OCCUPANT LOAD LESS THAN 600 PEOPLE)  
2 EGRESS EXITS PROVIDED

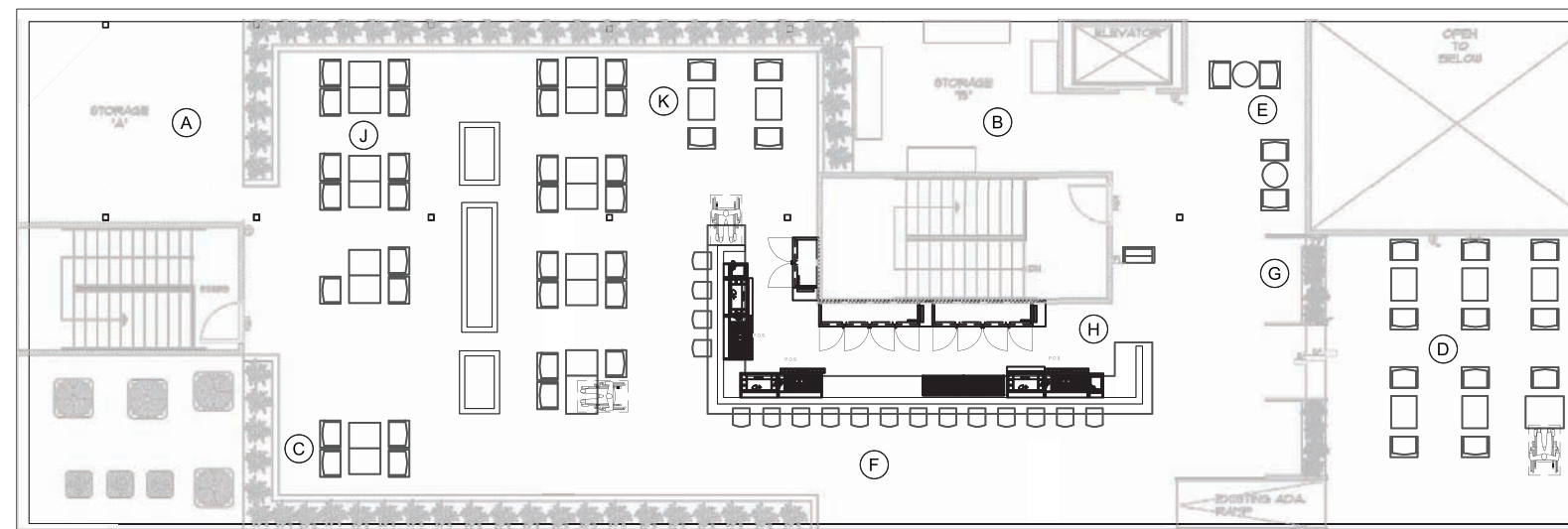
# Total Occupancy Loads and Seating



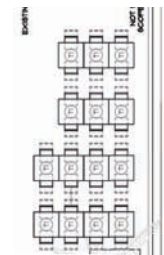
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR ROOFTOP



1 S T F L O O R	AREA		OCCUPANCY		AREA SQ. FT.	TOTAL
		STORAGE AREA - A	1 PERSON	300 GSF	193	1
	STORAGE AREA - B	1 PERSON	300 GSF	51	1	
	OFFICE (EMPLOYEE AREA)	1 PERSON	100 GSF	79	1	
	KITCHEN	1 PERSON	100 GSF	569	6	
	BAR (BEHIND - EMPLOYEE AREA)	1 PERSON	100 GSF	155	2	
	BAR PATRON AREA	1 PERSON	4' X L = A / 7 GSF	181	25	
	SEATING AREA	1 PERSON	15 GSF	406	27	
	LIGHTING BOOTH (BEHIND - EMPLOYEE AREA)	1 PERSON	100 GSF	24	1	
	<b>TOTAL</b>					<b>64</b>

2 F L O O R	AREA		OCCUPANCY		AREA SQ. FT.	TOTAL
		N/A - NO RELEVANT BUSINESS AREA		N/A		N/A

R O O F T O P	AREA		OCCUPANCY		AREA SQ. FT.	TOTAL PP
		STORAGE AREA - A	1 PERSON	300 GSF	284	1
	STORAGE AREA - B	1 PERSON	300 GSF	222	1	
	SEATING AREA - C	1 PERSON	15 GSF	65	4	
	SEATING AREA - D	1 PERSON	15 GSF	288	19	
	SEATING AREA - E	1 PERSON	15 GSF	123	9	
	NEW BAR PATRON AREA - F	1 PERSON	4' X L = A / 7 GSF	488	70	
	STANDING AREA - G	1 PERSON	4' X L = A / 7 GSF	35	5	
	BAR (BEHIND - EMPLOYEE AREA H)	1 PERSON	100 GSF	218	3	
	SEATING AREA - J	1 PERSON	15 GSF	215	14	
	SEATING AREA - K	1 PERSON	15 GSF	449	30	
	<b>TOTAL</b>					<b>156</b>

<b>TOTAL OCCUPANCY LOAD FOR 1ST FLOOR AND ROOFTOP:</b>	<b>220</b>
--	------------

TOTAL SEATING PER FLOOR CHART		
1ST FLOOR SEATING		36 SEATS
2ND FLOOR SEATING		0 SEATS
3RD FLOOR ROOFTOP SEATING (NO CHANGES)		70 SEATS
<b>TOTAL SEATING PER FLOOR CHART (NO CHANGES)</b>		<b>106 SEATS</b>