



## HPB CAP FINAL SUBMITTAL 07.06.18 VOODOO ROOFTOP

**928 OCEAN DRIVE  
MIAMI BEACH, FL 33139  
BUILT: 1994**

### APPLICATION SCOPE OF WORK:

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- A MINOR MODIFICATION TO THE PREVIOUSLY APPROVED CERTIFICATE OF APPROPRIATENESS (#HPB17-0171) TO ALLOW A REVISED LOCATION FOR THE OUTDOOR, PERMANENT, ROOFTOP BAR COUNTER WHICH WILL NOT BE VISIBLE FROM THE STREET OR ADJACENT BUILDINGS.

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Property address: 928 Ocean Drive Board: HPB Date: 05/11/2018

## BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days\* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

**Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.**

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures). <b>Include previous Board Order</b>	✓
4	Signed and dated Letter of Intent. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. <b>Include copies of previous recorded board orders, if applicable.</b>	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

\* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Property address: 928 Ocean Drive

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed <del>Floor Plans and</del> Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. <b>Include previously approved plan for bar at roof</b>	✓
o	Proposed Elevations, materials & finishes noted (showing <del>grade, base flood elevation,</del> heights in <del>NGVD values and free-board if applicable</del> ) <b>Of proposed new bar counter and any back of bar structure</b>	✓
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	✓
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: 

Indicate N/A If Not Applicable

Initials: 

# Application Checklist cont'd

Property address: 928 Ocean Drive

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
<b>40</b>	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
<b>41</b>	<b>Floor Plan (dimensioned)</b>	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
<b>42</b>	<b>The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.</b>	✓
<b>43</b>	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
<b>44</b>	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Property Address: 928 Ocean Drive

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>		

**\*\*ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

<b>ITEM #</b>	<b>FINAL SUBMITTAL (via CAP)</b>	
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

**ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS**

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.**
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.**
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.**
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)**

\_\_\_\_\_  
Applicant's or designee's signature

\_\_\_\_\_  
Date

Indicate N/A If Not Applicable

Initials:   *PA*  

Indicate N/A If Not Applicable

Initials:   *PA*

# Business Tax Receipt (BTR)

**CITY OF MIAMI BEACH  
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

<b>TRADE NAME:</b> DECOWALK HOTEL & GOLF CLUB, LLC DBA VOODOO ROC <b>IN CARE OF:</b> DECOWALK HOTEL & GOLF CLUB, LLC DBA VOODOO ROC <b>ADDRESS:</b> 928 Ocean Dr MIAMI BEACH, FL 33139-5013	<b>LICENSE NUMBER:</b> BTR000281-05-2016 <b>Beginning:</b> 10/03/2017 <b>Expires:</b> 09/30/2018 <b>Parcel No:</b> 0232340080040
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**TRADE ADDRESS:** 928 Ocean Dr

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

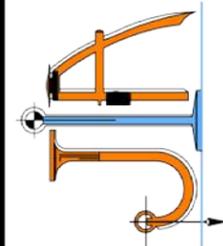
Code	Business Type
95016400	RESTAURANT / BARS
95009500	HOTELS (SMOKE DETECTOR)
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)

Hotel: #Rooms	10
Restaurants/Bars: #Chairs	106

**FROM:** CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
 FIRST CLASS  
 U.S. POSTAGE  
 PAID  
 MIAMI BEACH, FL  
 PERMIT No 1525

DECOWALK HOTEL & GOLF CLUB, LLC DBA VOODOO ROOFT  
928 Ocean Drive  
MIAMI BEACH, FL 33139

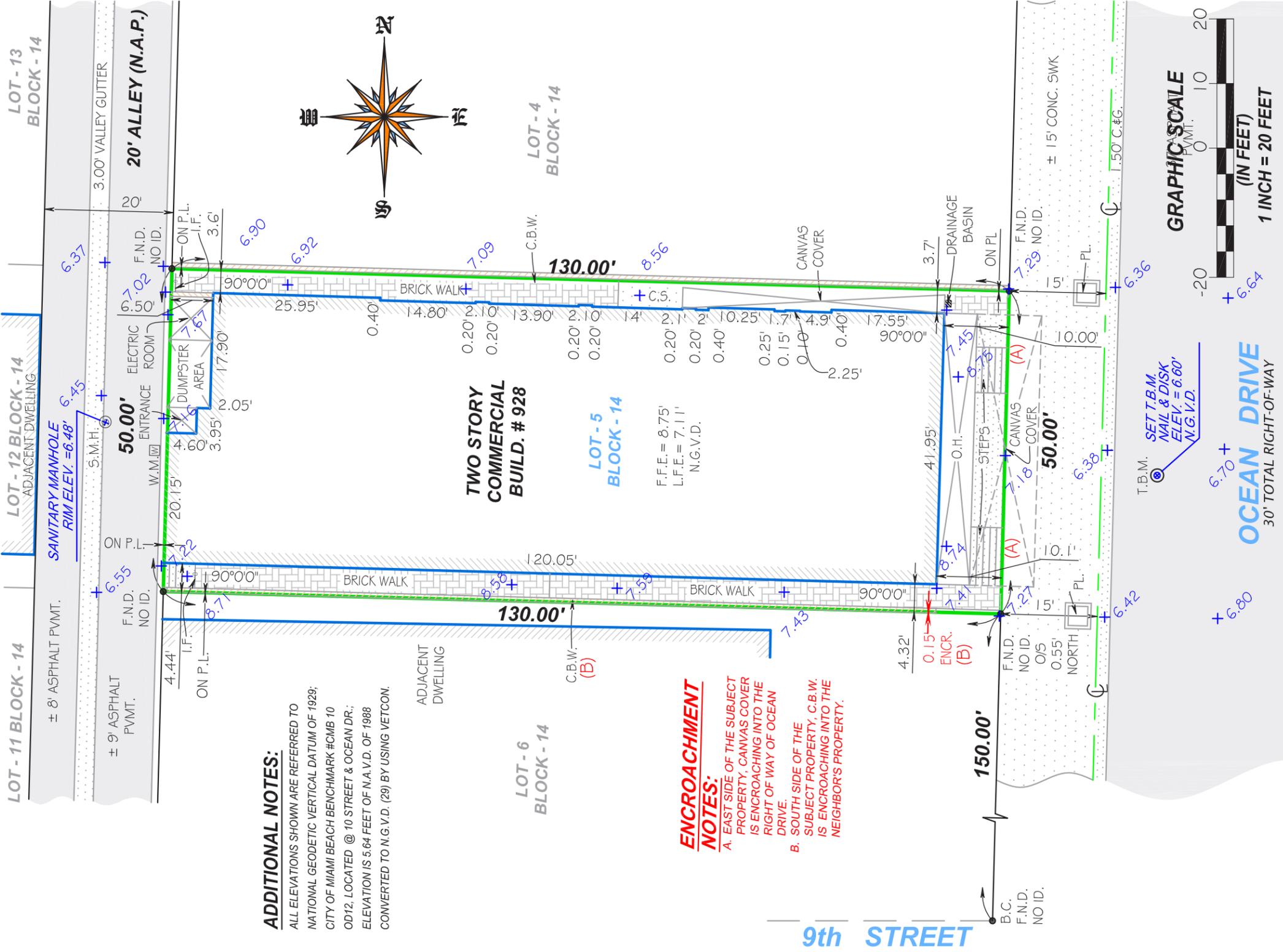


**JOHN IBARRA & ASSOCIATES, INC.**  
 Professional Land Surveyors & Mappers  
 WWW.IBARRALANDSURVEYORS.COM  
 2804 DEL PRADO BLVD SOUTH  
 SUITE NO. 202 UNIT 1  
 CAPE CORAL, FL 33904  
 PH: (239) 540-2660  
 FAX: (239) 540-2664



## MAP OF BOUNDARY SURVEY

928 OCEAN DR, MIAMI BEACH, FLORIDA 33139  
 (REV. 10/31/2017)



### ADDITIONAL NOTES:

ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; CITY OF MIAMI BEACH BENCHMARK #CMB 10 OD12, LOCATED @ 10 STREET & OCEAN DR.; ELEVATION IS 5.64 FEET OF N.A.V.D. OF 1988 CONVERTED TO N.G.V.D. (29) BY USING VETCOM.

### ENCROACHMENT NOTES:

- A. EAST SIDE OF THE SUBJECT PROPERTY, CANVAS COVER IS ENCROACHING INTO THE RIGHT OF WAY OF OCEAN DRIVE.
- B. SOUTH SIDE OF THE SUBJECT PROPERTY, C.B.W. IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY.



**LB# 7806**

**LEGAL DESCRIPTION:**  
 LOT 5, BLOCK 14 OCEAN BEACH ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**CERTIFICATION:**  
 NANCY CALARA.

<b>DRAWN BY:</b>	F.S.
<b>FIELD DATE:</b>	10/27/2017
<b>SURVEY NO:</b>	16-005239-2
<b>SHEET:</b>	2 OF 2

# 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

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

PROPOSED INTERIOR GROUND FLR. SEATING = 36 SEATS  
PROPOSED ROOFTOP SEATING = 109 SEATS



# Contextual Photos



Views from across Ocean Drive

- a** Front View from Beach side looking West
- b** View from the Southeast looking North up Ocean Drive
- c** View from the North looking South down Ocean Drive

# Contextual Photos



## Views at the Sidewalk

- d** View from Voodoo Sidewalk Cafe South
- e** View from Voodoo Sidewalk Cafe North

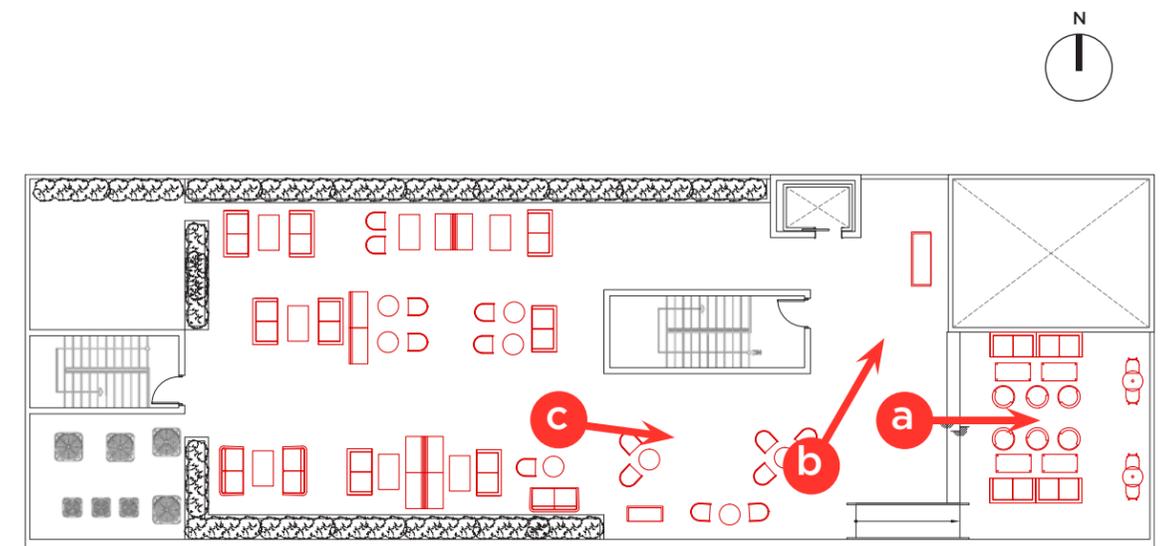
# Contextual Photos



View from the Building rear at 928 Ocean Drive

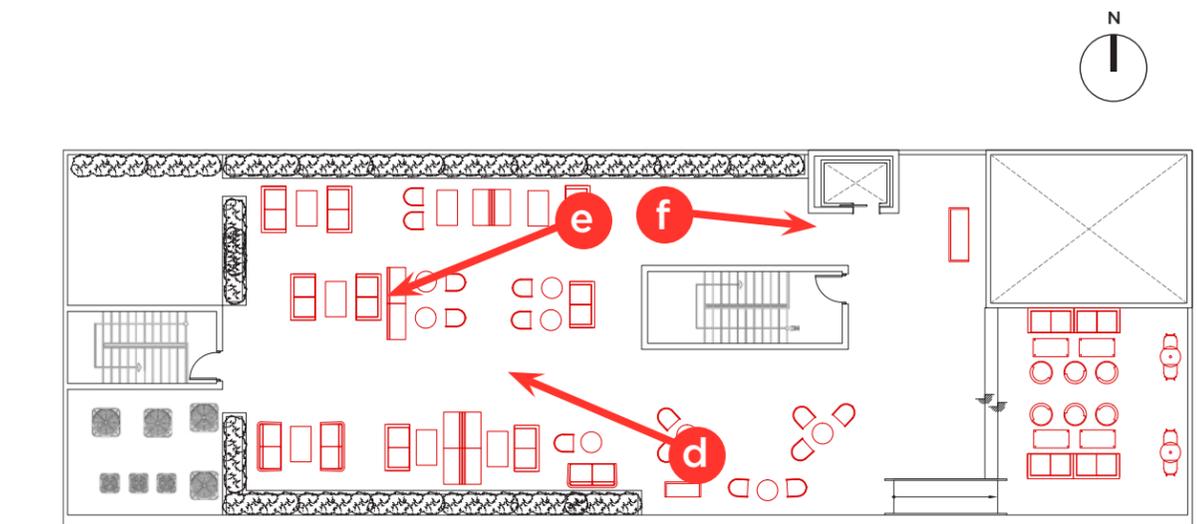
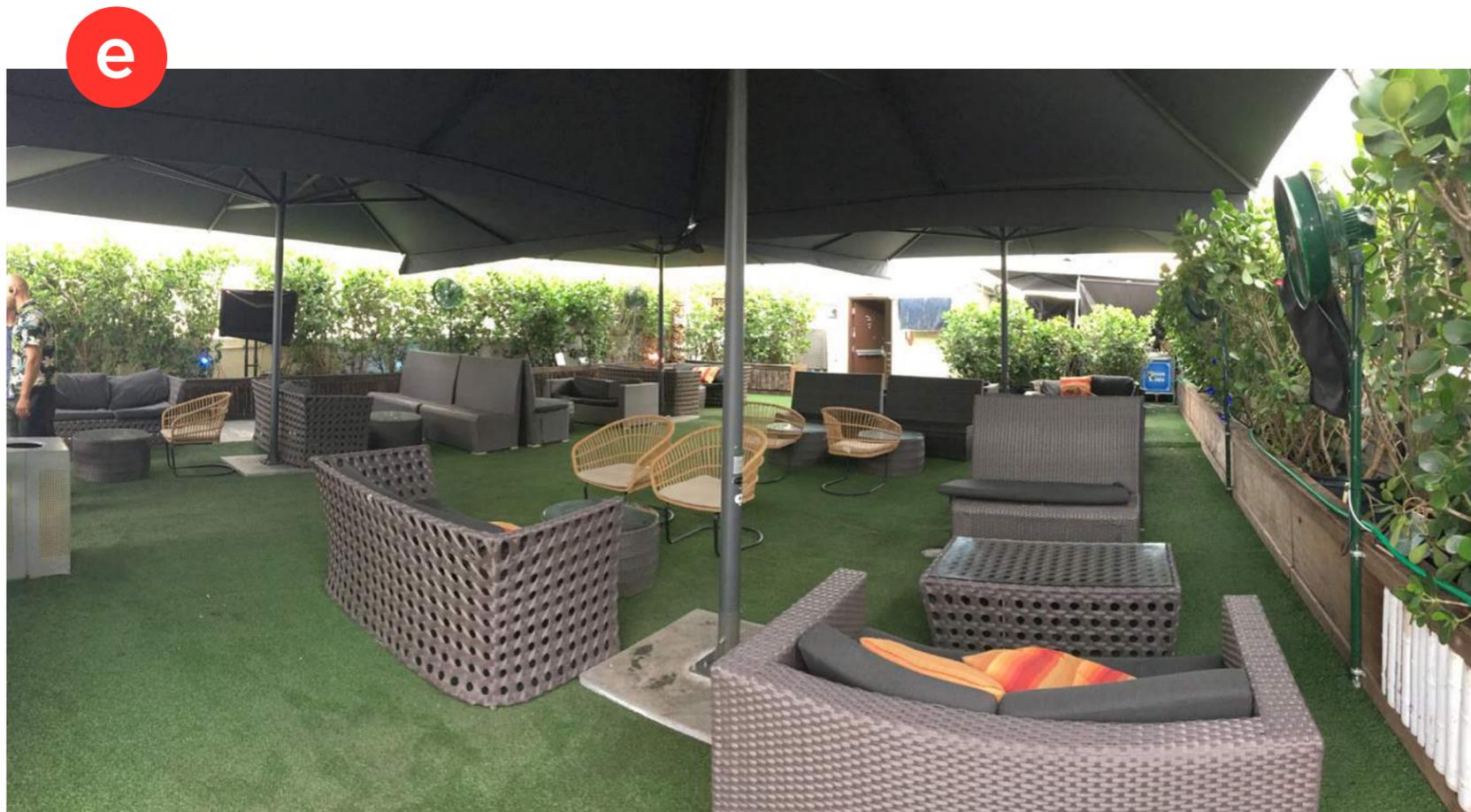
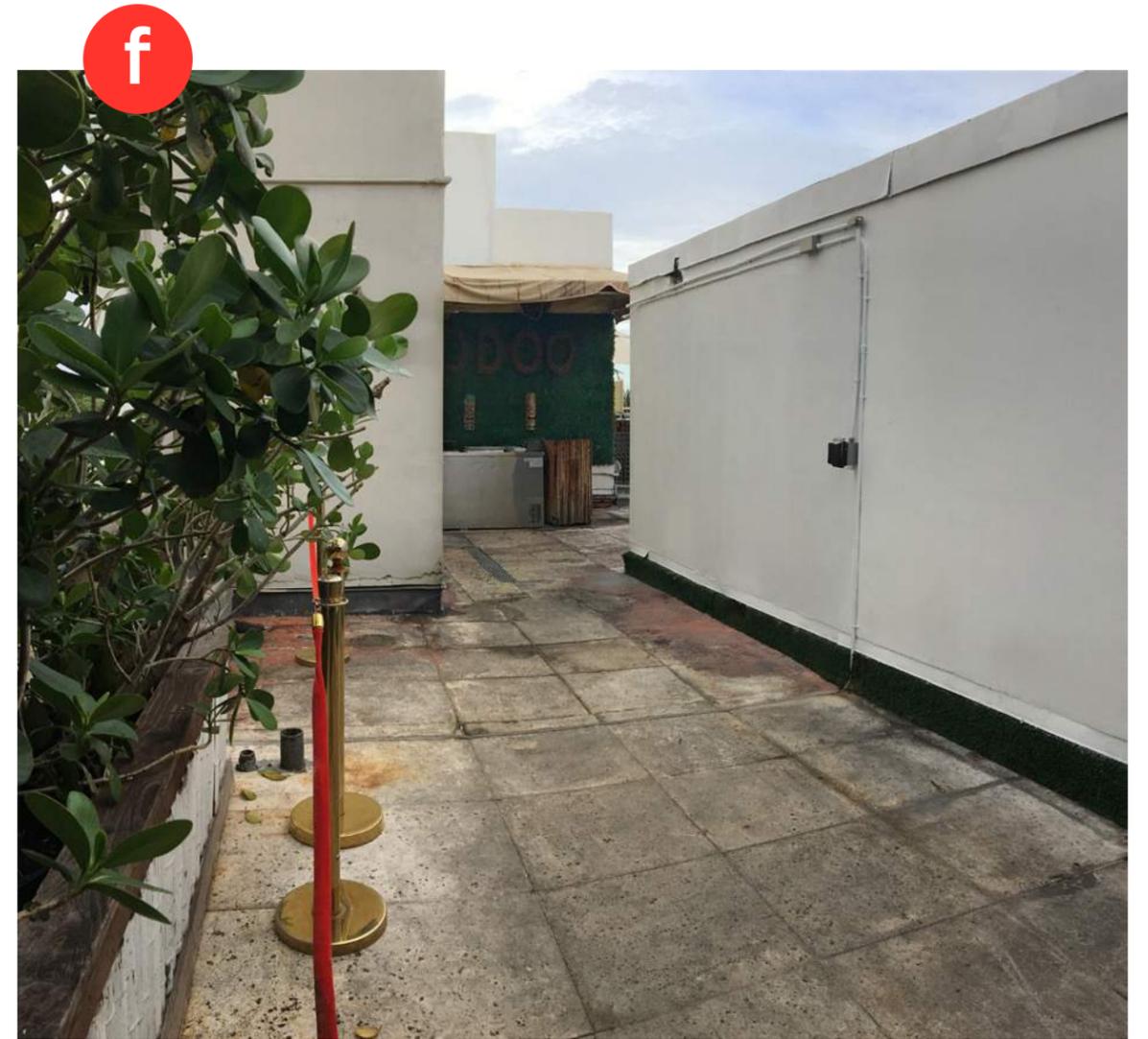
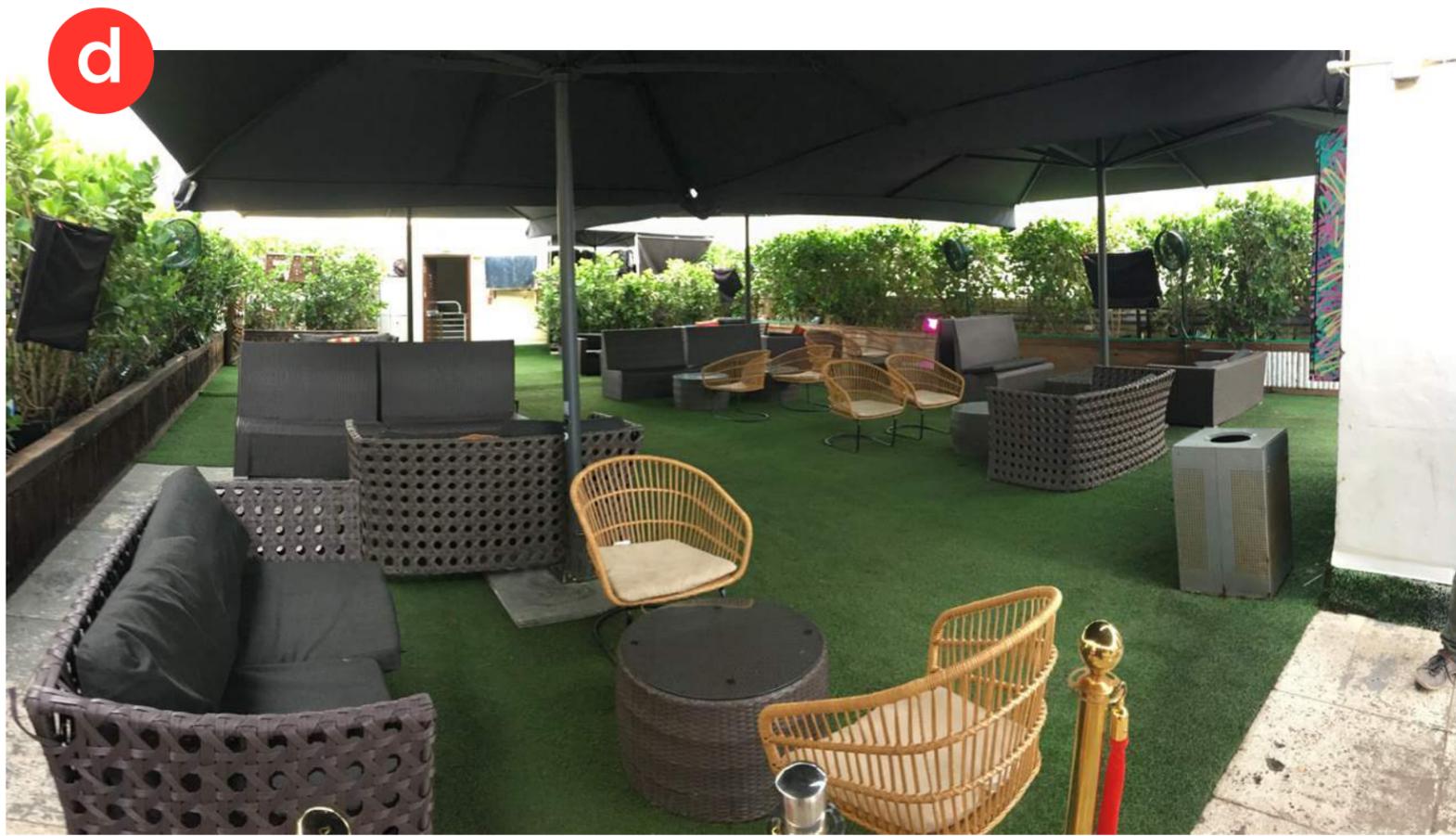
 Ocean Court Alley view from the Southwest

# Rooftop Photos



Rooftop Key Plan

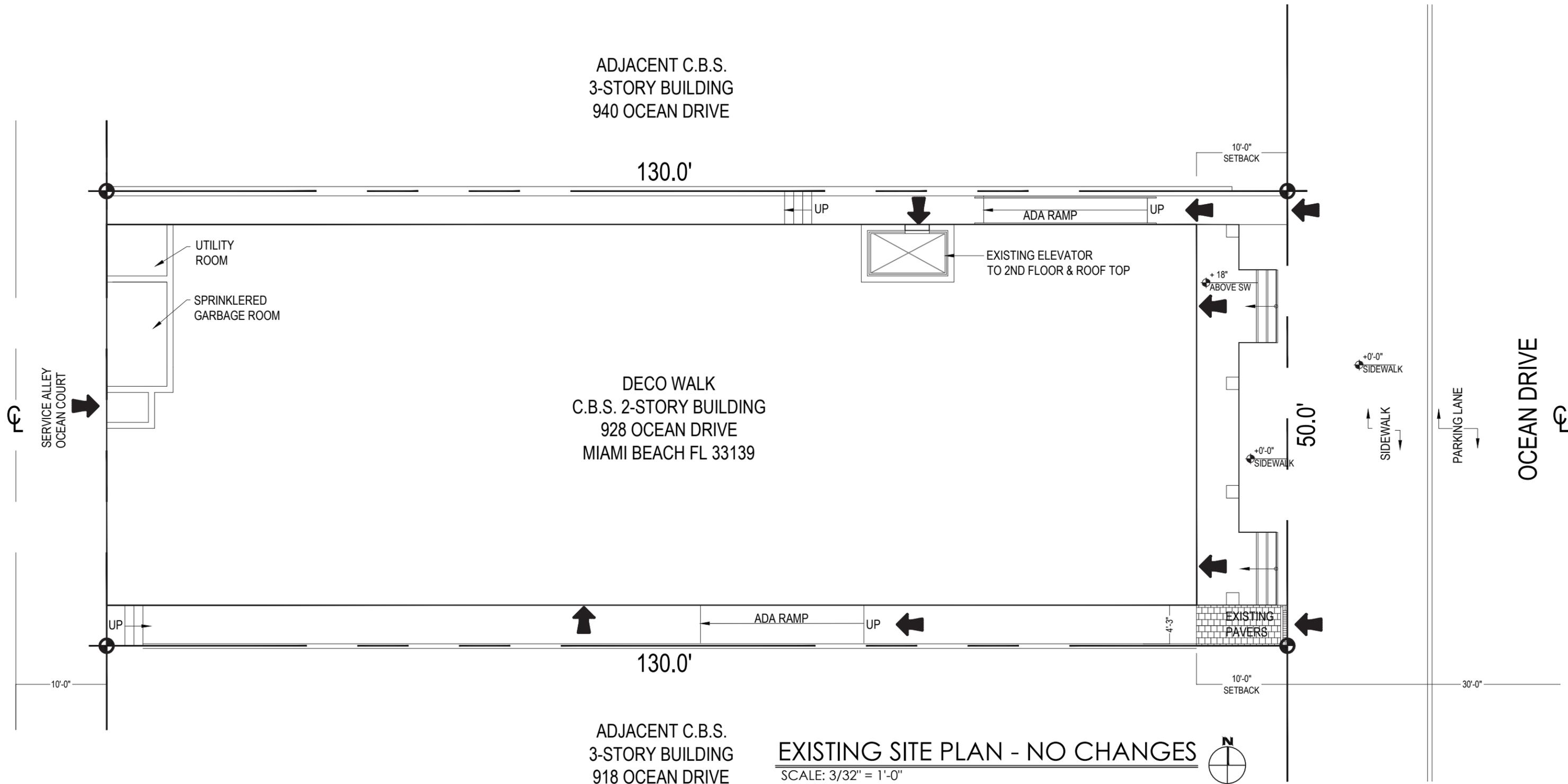
# Rooftop Photos



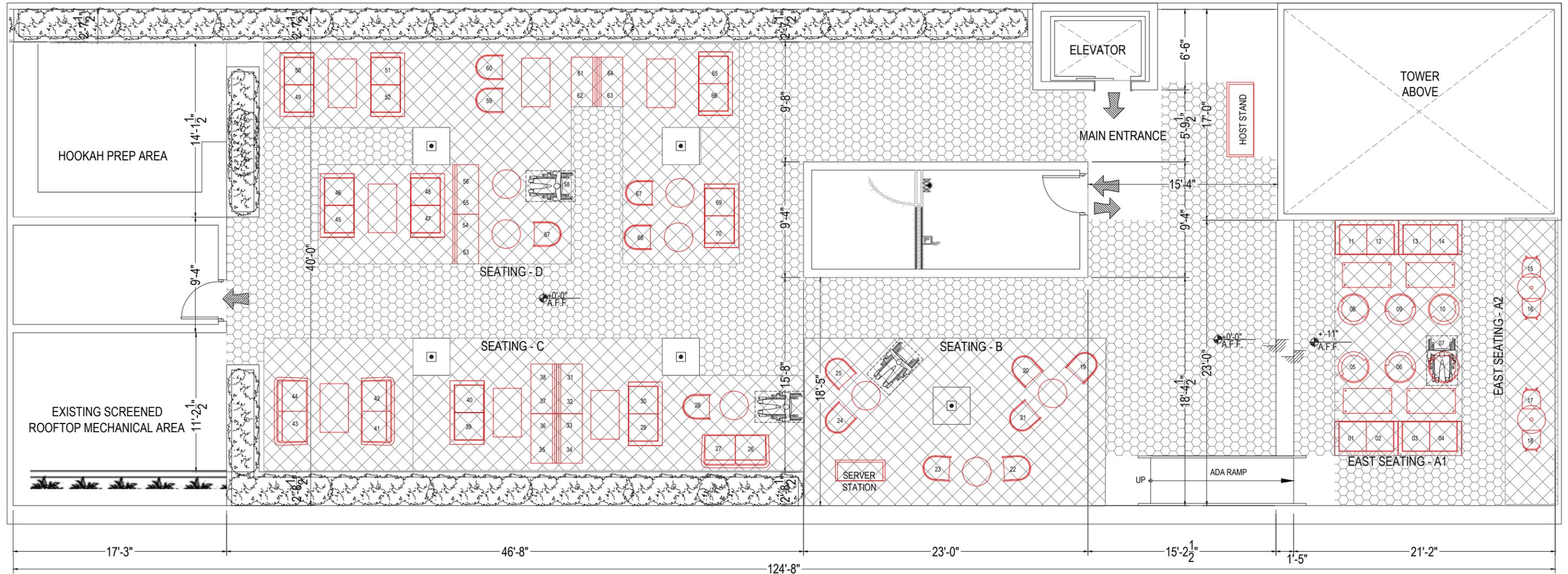
Rooftop Key Plan

# existing condition drawings

# Existing Site Plan



# Existing Conditions



OCCUPANCY LOAD AREA KEY			
	SEATED DINING AREAS LOW CONCENTRATION ( 1 PERSON PER 15 S.F.)		
	UNCONCENTRATED EGRESS AREA (1 PERSON PER 15 S.F.)		

1 F S L	AREA	OCCUPANCY	AREA SQ. FT.	TOTAL
		EXISTING BAR 'A'- HIGH CONCENTRATION	1 PERSON	7 GSF
	DINING / SEATING 'B' - LOW CONCENT.	1 PERSON	15 GSF	234
	TEMPORARY DANCE FLR 'C' - HIGH CONCENT.	1 PERSON	7 GSF	153
	<b>TOTAL</b>			<b>63</b>
2 F N D	AREA	OCCUPANCY	AREA SQ. FT.	TOTAL
	N/A - NO RELEVANT BUSINESS AREA	N/A	N/A	0

R O O F T O P	AREA	OCCUPANCY	AREA SQ. FT.	TOTAL PP
	EAST SEATING AREA A1	1 PERSON	15 GSF	195
	EAST SEATING AREA A2	1 PERSON	15 GSF	98
	SEATING AREA - B	1 PERSON	15 GSF	328
	SEATING AREA - C	1 PERSON	15 GSF	420
	SEATING AREA - D	1 PERSON	15 GSF	539
	EGRESS AREAS	1 PERSON	15 GSF	1402
	<b>TOTAL</b>			<b>200</b>

**TOTAL OCCUPANCY LOAD FOR 1ST FLOOR AND ROOFTOP: 263**

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

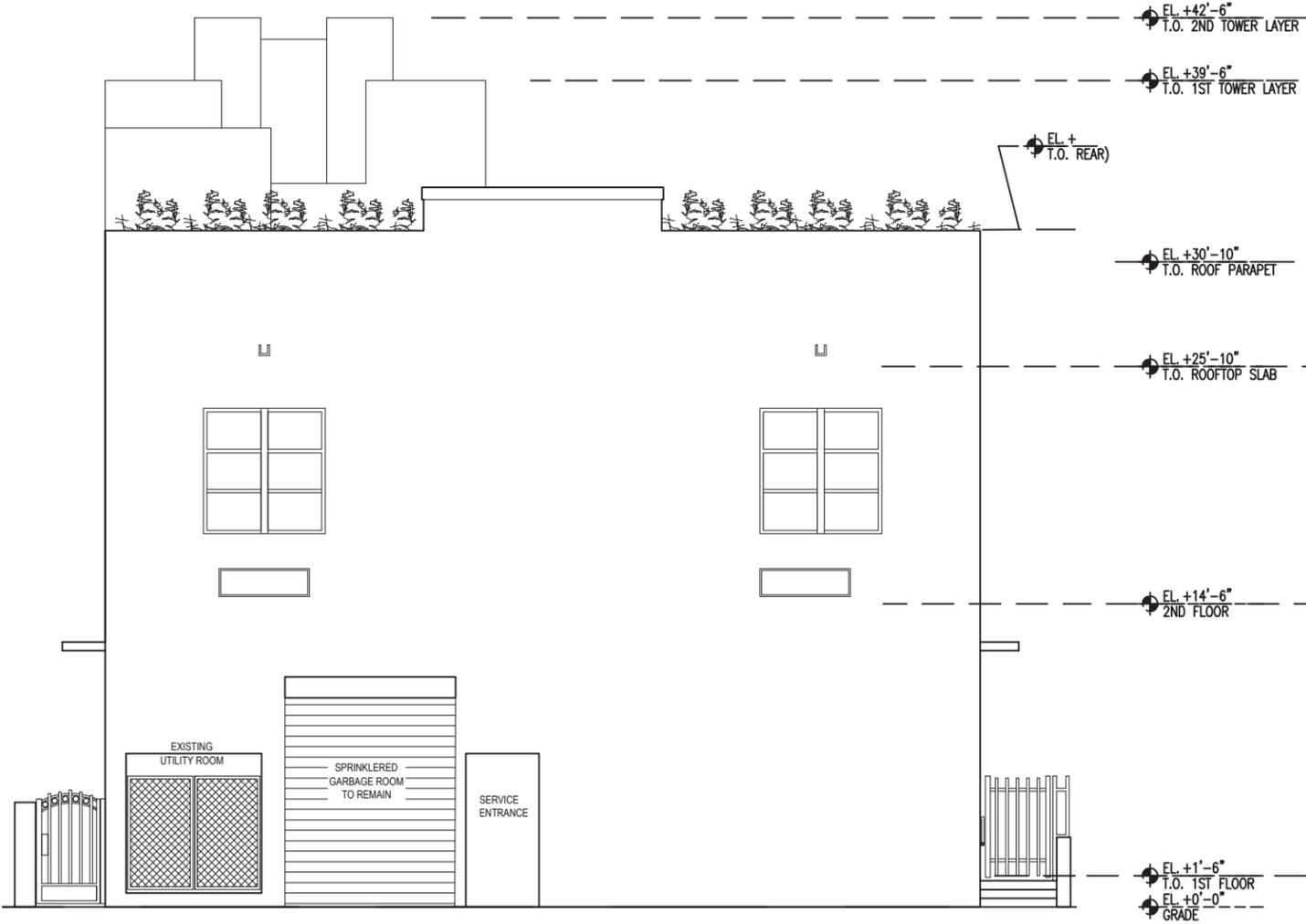
TOTAL SEATING PER FLOOR CHART				
1ST FLOOR SEATING				36 SEATS
2ND FLOOR SEATING				0 SEATS
3RD FLOOR PROPOSED ROOFTOP SEATING				70 SEATS
<b>TOTAL SEATING ALL FLOORS:</b>				<b>106</b>

# Existing Conditions



**EAST ELEVATION (FRONT)**

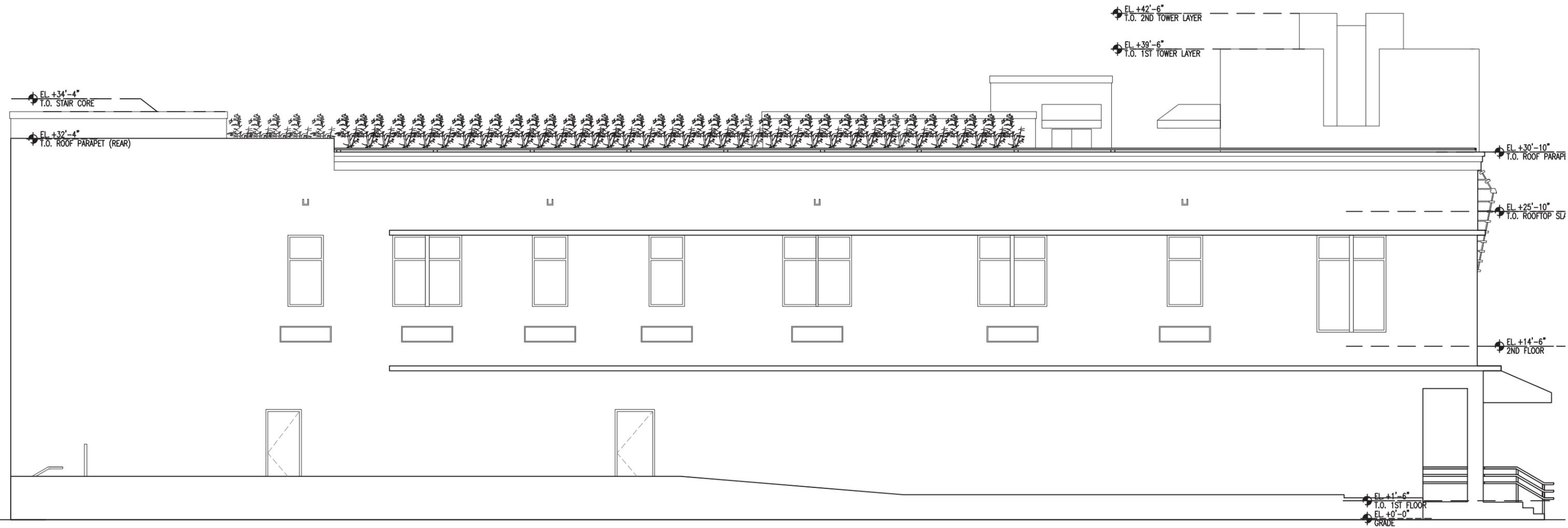
SCALE: 1/8" = 1'-0"



**WEST ELEVATION (REAR)**

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

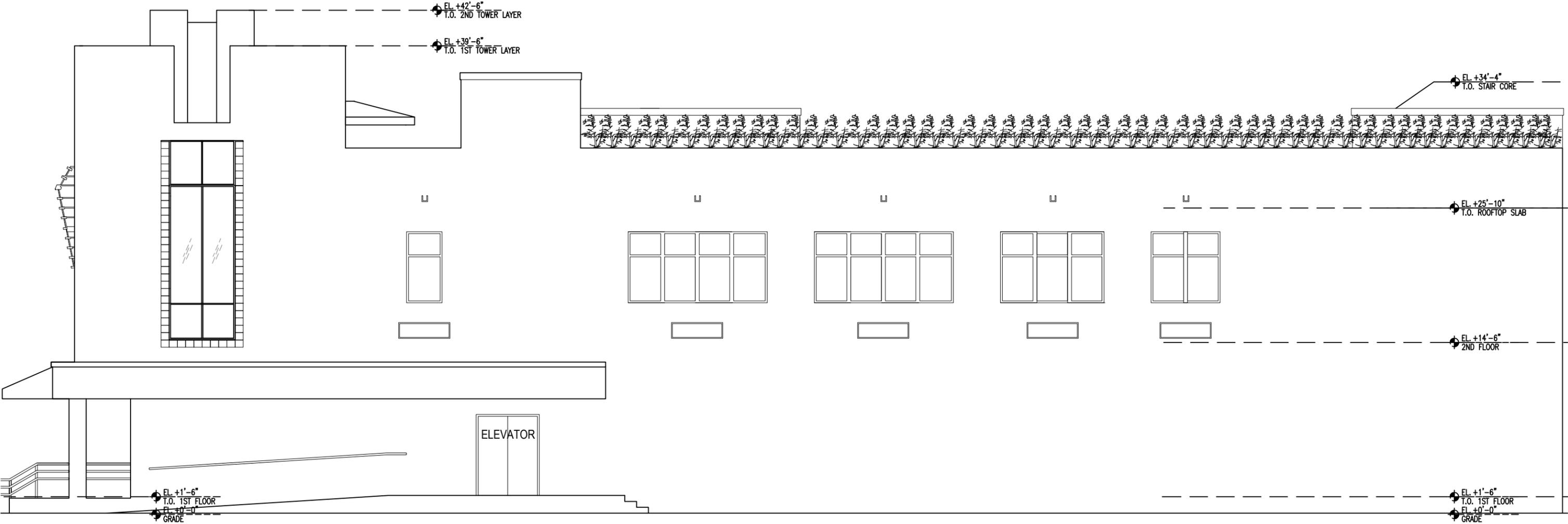
# Existing Conditions



SOUTH ELEVATION (SIDE)

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

# Existing Conditions

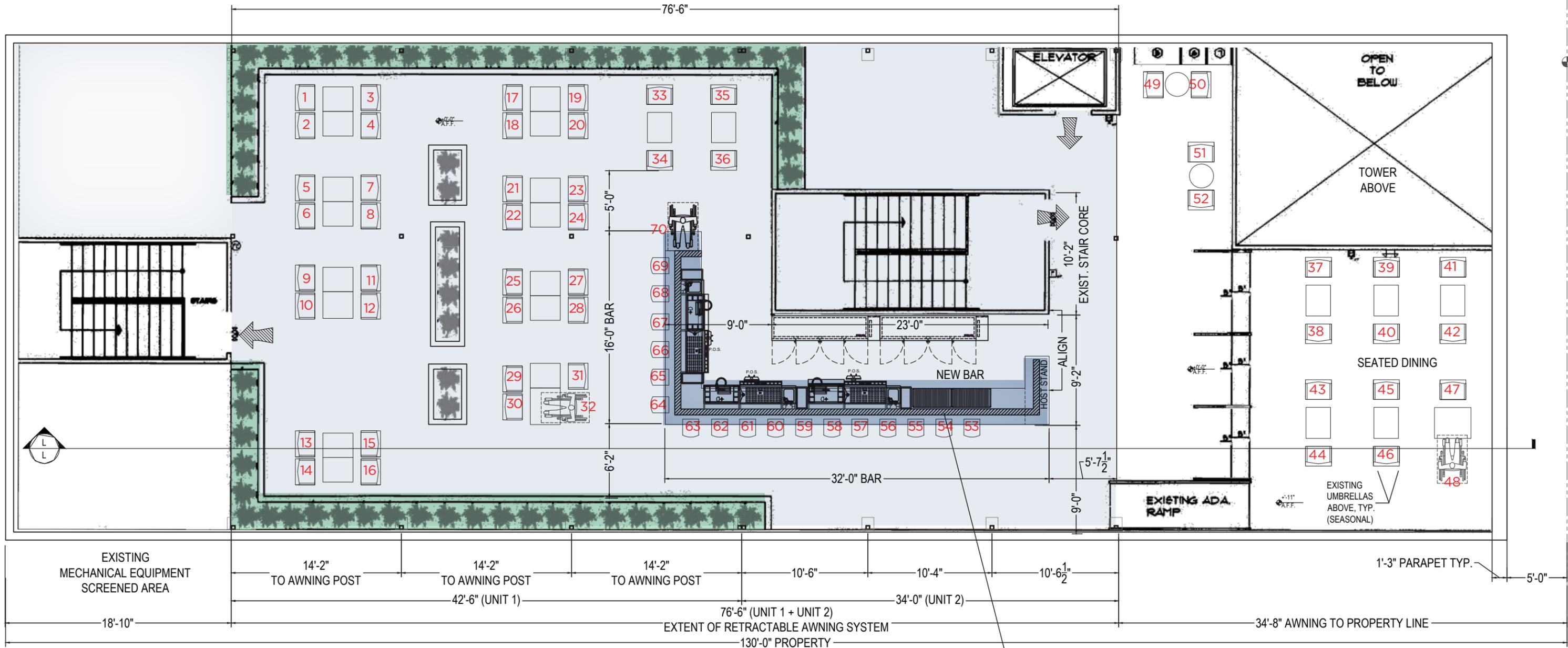


**NORTH ELEVATION (SIDE)**  
SCALE: 1/8" = 1'-0"

# previous approved order #HPB17-0171

# Previous approved Order #HPB17-0171

- PROPOSED BAR LOCATION
- PROPOSED AWNING COVERAGE
- EXISTING TALL PRIVACY HEDGES TO REMAIN

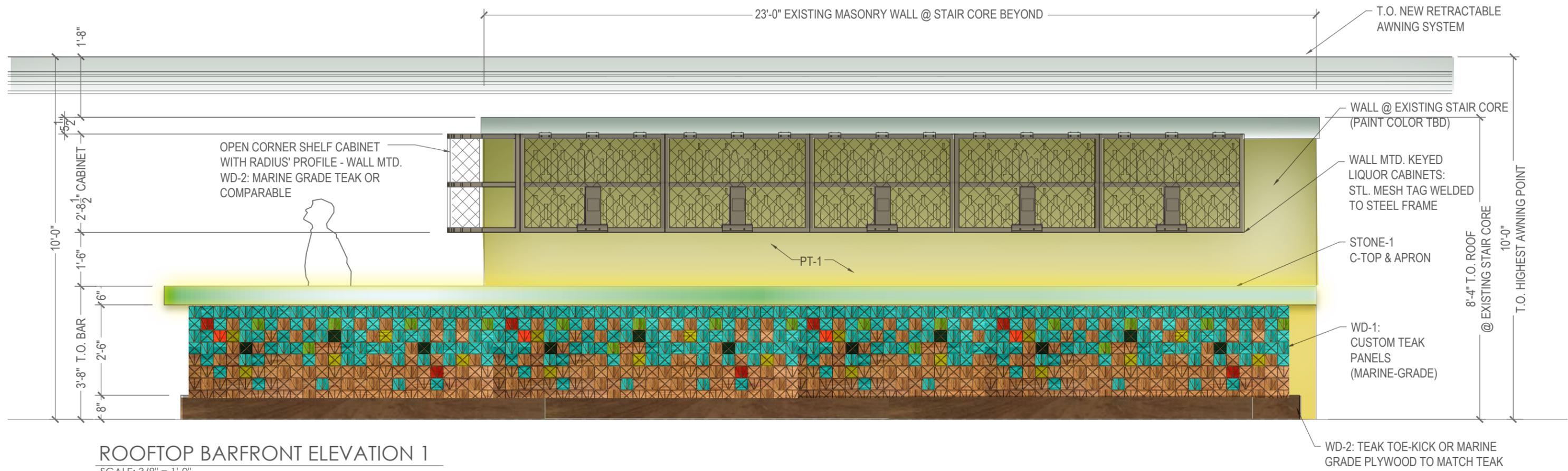


NEW 44" HIGH  
BUILT-IN BAR  
WITH PLUMBING

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

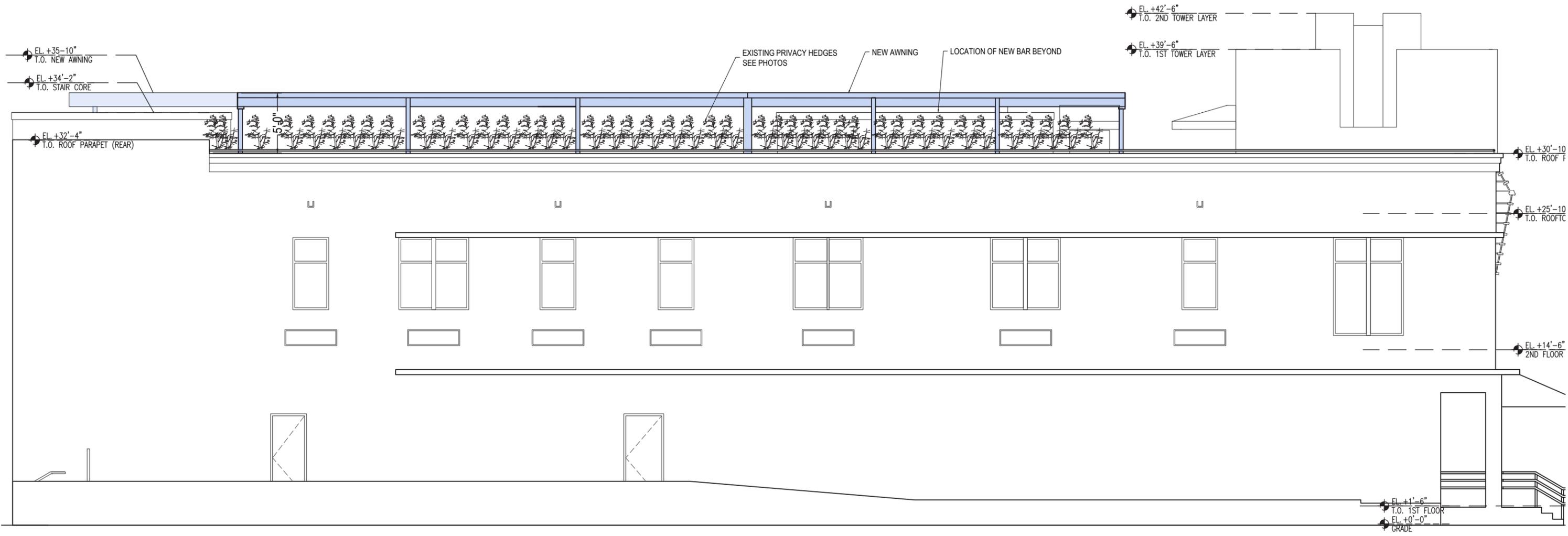


# Previous approved Order #HPB17-0171



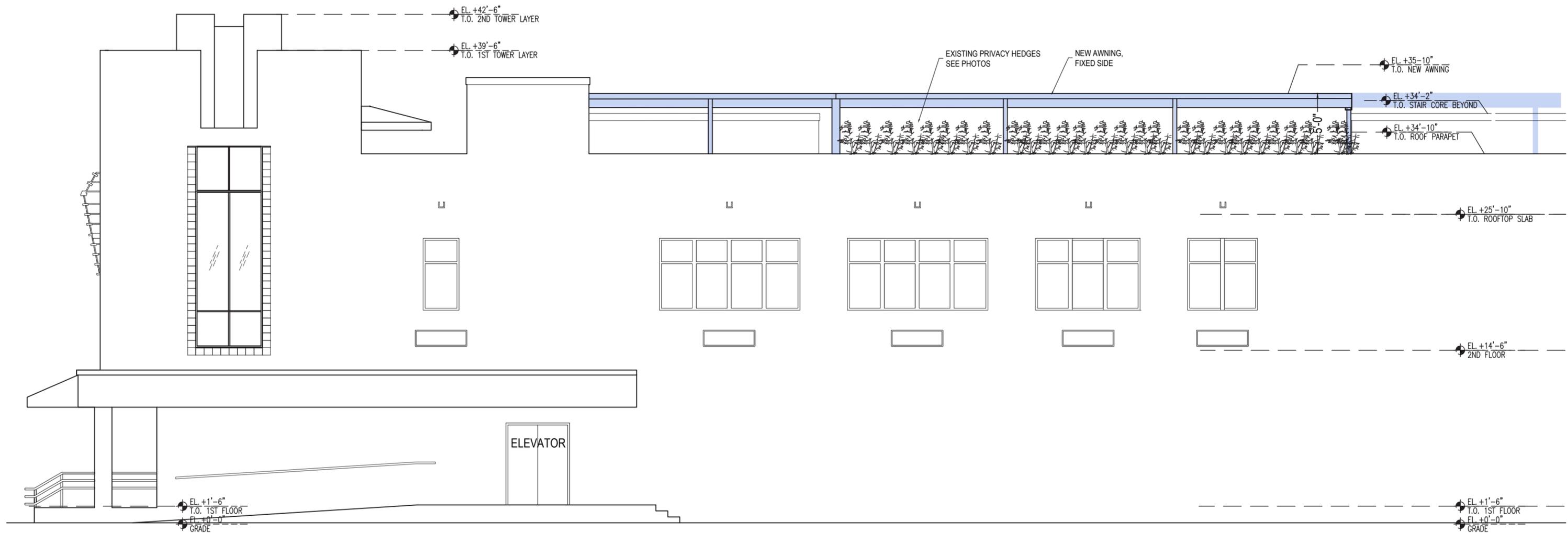


# Previous approved Order #HPB17-0171



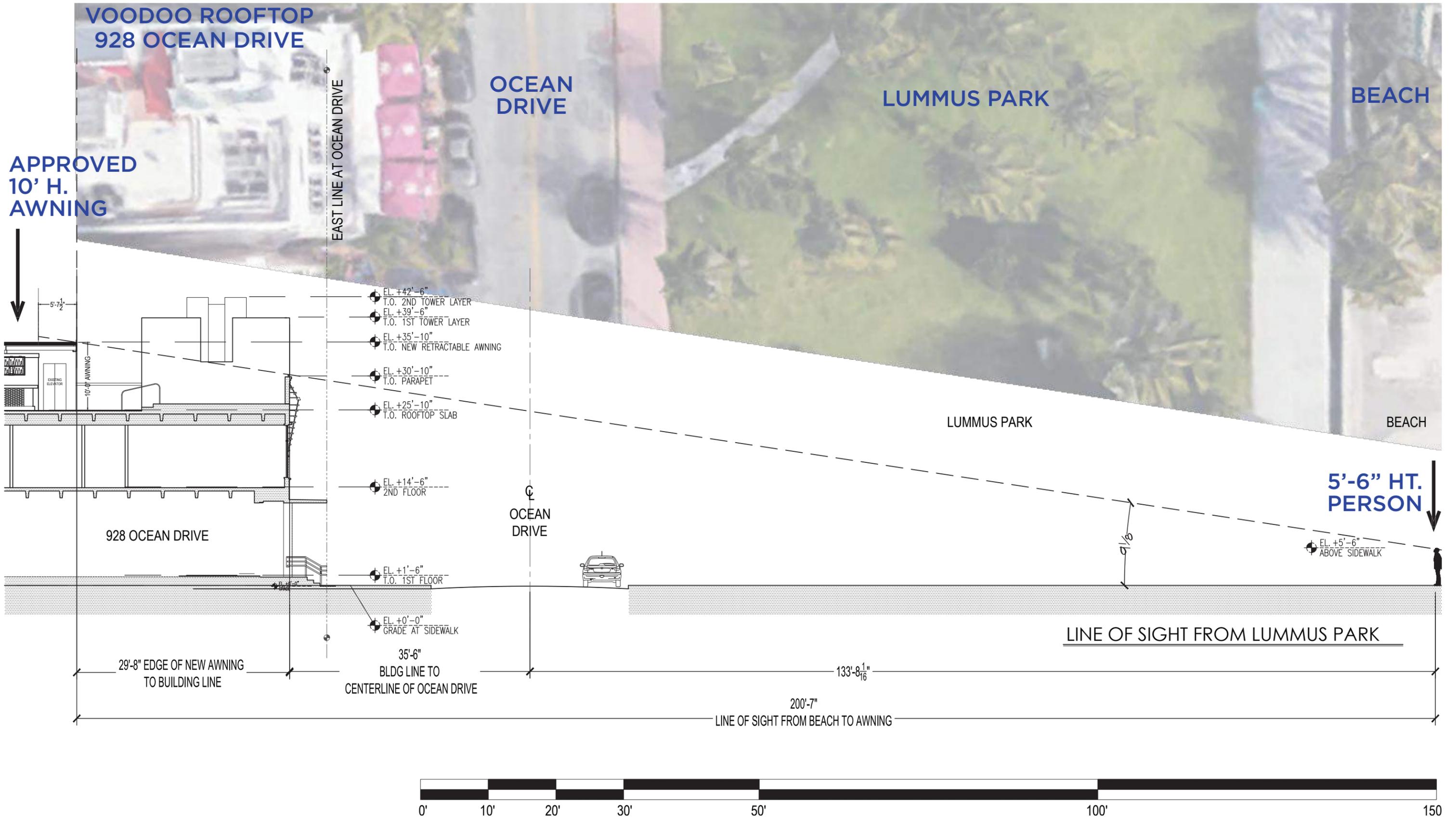
**SOUTH ELEVATION (SIDE)**  
SCALE: 1/8" = 1'-0"

# Previous approved Order #HPB17-0171



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

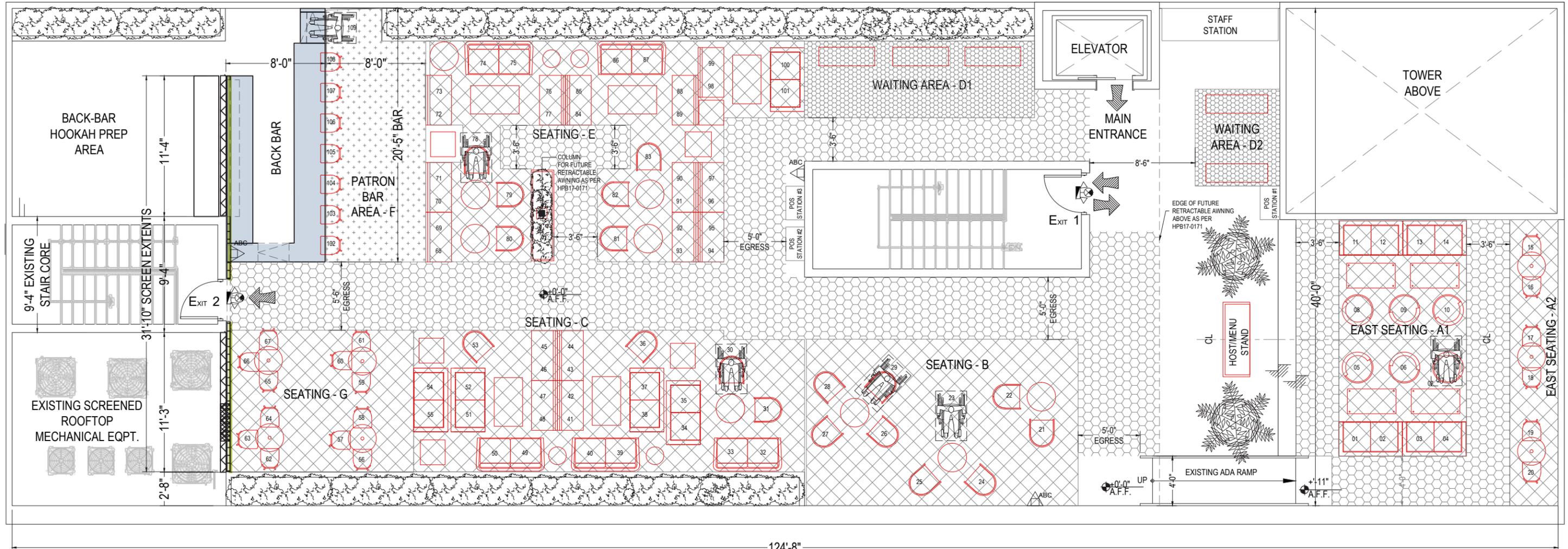
# Previous approved Order #HPB17-0171



# proposed modifications

# proposed modifications

# Rooftop Plan



124'-8"

OCCUPANCY LOAD AREA KEY				
	SEATED DINING AREA LOW CONCENTRATION ( 1 PERSON PER 15 S.F.)			
	PATRON BAR AREA CONCENTRATED AREA (1 PERSON PER 7 S.F.)			
	UNCONCENTRATED WAITING AREA (1 PERSON PER 15 S.F.)			
	UNCONCENTRATED EGRESS AREA (1 PERSON PER 15 S.F.)			

1 S T L	AREA	OCCUPANCY		AREA SQ. FT.	TOTAL
	EXISTING BAR 'A'- HIGH CONCENTRATION	1 PERSON	7 GSF	181	25
DINING / SEATING 'B' - LOW CONCENTRATION	1 PERSON	15 GSF	234	16	
TEMPORARY DANCE FLR 'C' - HIGH CONCENTRATION	1 PERSON	7 GSF	153	22	
<b>TOTAL</b>				<b>63</b>	
2 F L D	AREA	OCCUPANCY		AREA SQ. FT.	TOTAL
	N/A - NO RELEVANT BUSINESS AREA	N/A		N/A	0

R O O F T O P	AREA	OCCUPANCY	AREA SQ. FT.	TOTAL PP
	EAST SEATING AREA A1	1 PERSON	15 GSF	195
	EAST SEATING AREA A2	1 PERSON	15 GSF	90
	SEATING AREA - B	1 PERSON	15 GSF	287
	SEATING AREA - C	1 PERSON	15 GSF	352
	WAITING AREA - D1	1 PERSON	15 GSF	114
	WAITING AREA - D2	1 PERSON	15 GSF	53
	SEATING AREA - E	1 PERSON	15 GSF	377
	BAR PATRON AREA - F	1 PERSON	7 GSF	154
	SEATING AREA - G	1 PERSON	15 GSF	169
EGRESS AREAS	1 PERSON	15 GSF	888	
<b>TOTAL</b>				<b>193</b>

**TOTAL OCCUPANCY LOAD FOR 1ST FLOOR AND ROOFTOP: 256**

## PROPOSED ROOF PLAN

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



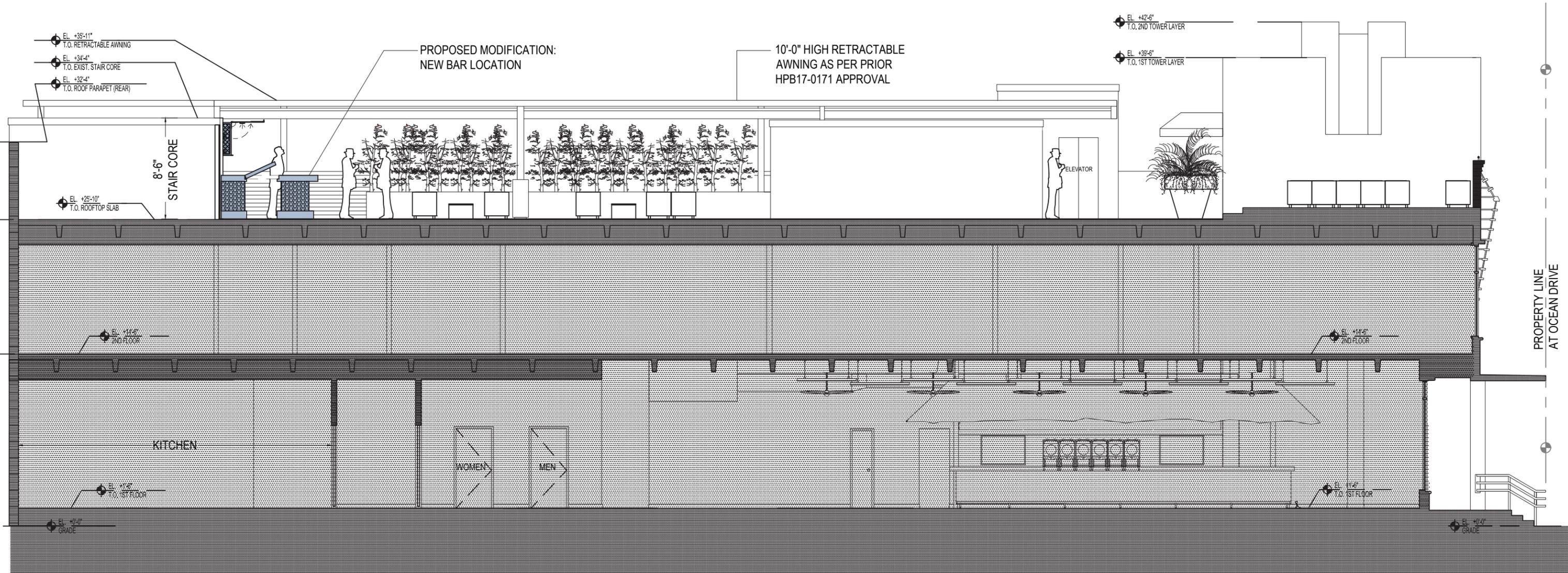
PROPOSED BAR LOCATION

TOTAL SEATING PER FLOOR CHART				
1ST FLOOR SEATING (NO CHANGES)				36 SEATS
2ND FLOOR SEATING (NO CHANGES)				0 SEATS
3RD FLOOR PROPOSED ROOFTOP SEATING				109 SEATS
<b>TOTAL SEATING ALL FLOORS:</b>				<b>145 SEATS</b>



# proposed modifications

## Rooftop Bar



### BUILDING SECTION - FACING NORTH

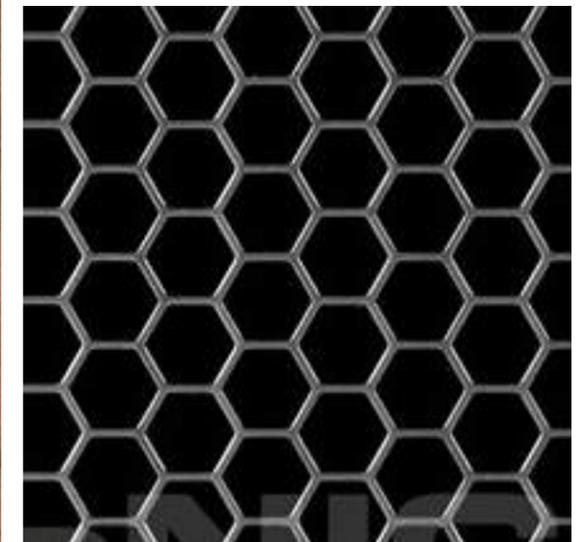
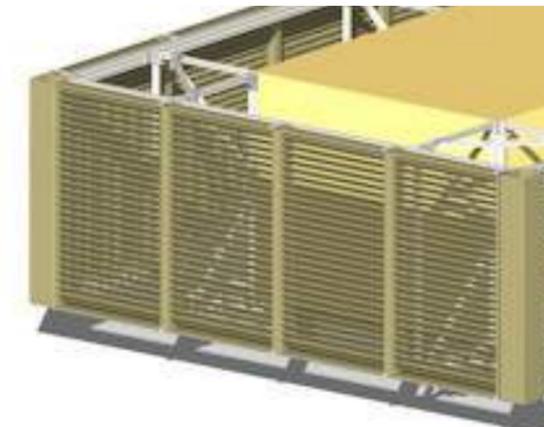
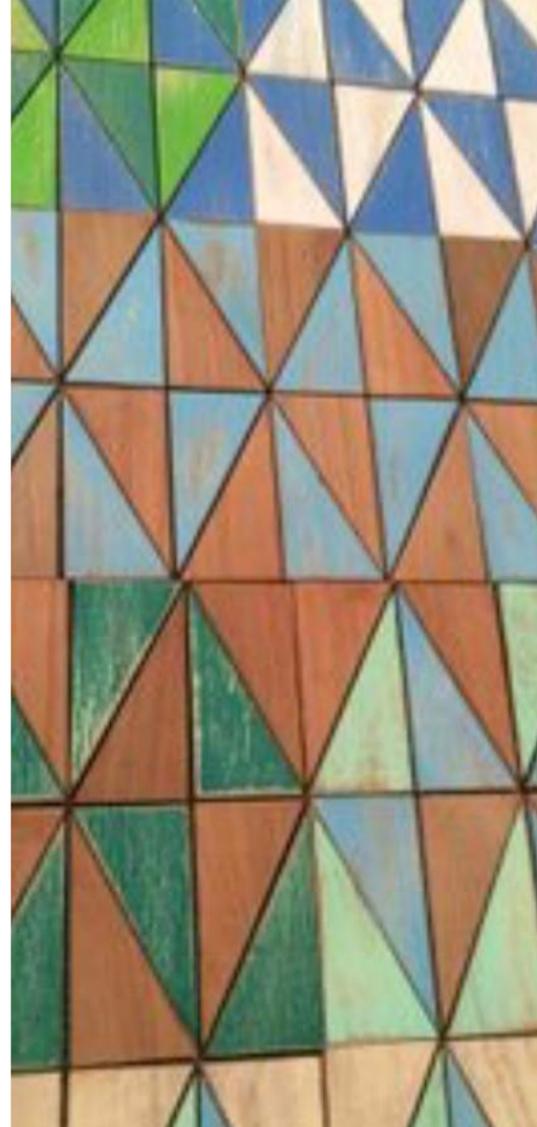
PROPOSED BAR LOCATION

# proposed modifications

## Rooftop Bar Materials

### FINISH SCHEDULE AT NEW ROOFTOP BAR

TOP	METAL BAR TOP & APRON
GREEN SCREEN	FAUX GREEN PLANTS OVER MECHANICAL MESH SCREEN
WD-1	CUSTOM TEAK TREATED PANELS WITH CNC PATTERN AND PATINA PAINT PALETTE (AT BAR FACE)
MT-1:	METAL TOE-KICK AND EDGING TO MATCH BAR TOP
MT-2:	CUSTOM STEEL FRAMED MILLWORK CABINETS WITH MESH SKIN ENCLOSURE



TOP:  
METAL BAR TOP  
(MARINE GRADE)

FAUX GREEN VINE CLADDING  
(OR PRESERVED MOSS) OVER  
COATED STEEL MECHANICAL  
SCREEN

WD-1  
CUSTOM TEAK TREATED PANELS  
(MARINE-GRADE)

MT-1:  
METAL TO MATCH BAR TOP  
(MARINE-GRADE)

MT-2:  
(TOP) STL MESH CABINET CONCEPT  
(BOT) MCNICHOLS STL MESH DETAIL