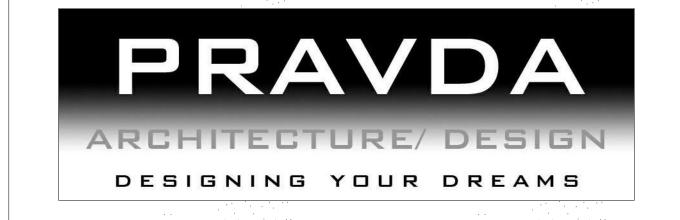


# SOUL TAVERN

1801 WEST AVE.

MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD - FINAL



# PRAVDA ARCHITECTURE/ DESIGN, PLLC

FLORIDA ARCHITECTURE BUSINESS LICENE NO. AA26002884 / FLORIDA INTERIOR DESIGN BUSINESS LICENE NO. AA26002884
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OR DESIGN REVIEW BOARD ONLY.
NOT FOR CONSTRUCTION.

07 / 15 / 16

PAD PROJECT NUMBER: 2016\_P03

ISSUE DATE: 07 / 15 / 16

- ABBREVIATIONS: REFERENCED FROM VERSION 3.1 OF THE U.S. NATIONAL CAD STANDARD.
- PERMITS: THE GENERAL CONTRACTOR SHALL POST ALL RELEVANT PERMITS, INCLUDING BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION PERMITS, IN A VISIBLE LOCATION AT ALL TIMES THROUGHOUT THE DEMOLITION, CONSTRUCTION, AND ALL RELATED ACTIVITY AT THE
- BUILDING CODE: CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 101 AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO LOCAL, STATE, AND FEDERAL BUILDING CODES. IF THERE IS NO APPLICABLE LOCAL CODE(S), ONE OF THE RECOGNIZED MODEL BUILDING CODES SHALL BE
- BUILDING CODE: ALL ARCHITECUTRAL AND ENGINEERING WORK HAS BEEN PREPARED TO THE BEST OF THE ARCHITECT'S AND ENGINEER'S ABILITY TO COMPLY WITH THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE.
- EXISTING CONDITIONS: TO THE BEST OF THE ARCHITECT'S ABILITY, THE AREAS DESCRIBED IN THE PROJECT SCOPE HAVE BEEN FIELD VERIFIED. THIS MEANS THAT MOST OF THE VISIBLE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS HAVE BEEN LOCATED, BUT AREAS THAT ARE CONCEALED OR NOT ACCESSIBLE HAVE NOT BEEN FIELD VERIFIED. THESE DOCUMENTS HAVE BEEN PREPARED WITHOUT OWNER PROVIDED AS-BUILT DOCUMENTS.
- FIELD VERIFY: THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, AS WELL AS COORDINATE THE EXISTING CONDITIONS WITH THE SCHEDULED WORK, BEFORE ORDERING MATERIALS AND BEFORE COMMENCING WITH THE SCHEDULED WORK. WHEN THE GENERAL CONTRACTOR IDENTIFIES A POTENTIAL LOCATION PROBLEM WITH ANY ITEM, INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, ELECTRICAL, OR SPRINKLER SYSTEMS, HE IS TO NOTIFY THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH THE SCHEDULED WORK.
- DISCREPENCIES OR UNEXPECTED CONDITIONS: PRIOR TO PROCEEDING WITH WORK, ORDERING MATERIALS, AND/ OR SHOP FABRICATION, CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS, AND/ OR ANY ERRORS AND/ OR OMISSIONS ENCOUNTERED IN THE CONTRACT DOCUMENTS AND/ OR IN THE FIELD.
- DEVIATIONS OR SUBSTITUTIONS: CONTRACTOR IS TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO ANY CHANGES, DEVIATIONS, AND/ OR SUBSTITUTIONS FROM THE CONTRACT DOCUMENTS.
- CONSTRUCTION: CONTRACTOR TO REMOVE, RELOCATE, OR RE-ROUTE ELECTRICAL, WATER, GAS, OR ANY OTHER UTILTY LINES ENCOUNTERED DURING CONSTRUCTION AS NECESSARY. ALL WORK IS TO FOLLOW THE REQUIREMENTS AND PROCEDURES OF THE AUTHORITIES
- 10. CONSTRUCTION: CONTRACTOR SHALL NOT SAWCUT, DRILL, OR ALTER IN ANY WAY THE EXISTING STRUCTURE WITHOUT PRIOR APPOVAL FROM THE STRUCTURAL ENGINEER.
- 11. CONSTRUCTION: THE CONTRACTOR IS TO REPAIR ALL EXISTING CONCRETE SLABS, CONCRETE WALLS, AND OTHER EXISTING MATERIALS AFFECTED BY NEW WORK AND MATCH ADJACENT SURFACES' FINISH TO ENSURE SEAMLESS TRANSITION.
- 12. BLOCKING: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING 20 GAUGE METAL STUD BLOCKING IN THE WALLS FOR ALL WALL MOUNTED FIXTURES AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO LAVATORIES, URINALS, AND WATER CLOSETS. CONTRACTOR IS TO PROVIDE AND INSTALL WOOD BLOCKING OR 20 GAUGE METAL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AND FINISHED MILLWORK.
- 13. WOOD USE: ALL WOOD IN CONTACT WITH MASONRY AND/ OR CONCRETE IS TO BE PRESSURE TREATED LUMBER.
- 14. COUNTERTOPS: ALL COUNTERTOPS WITH LAVATORIES OR SINKS ARE TO HAVE A SOLID SURFACE MATERIAL AND A SOLID SURFACE BACK SPLASH UNLESS NOTED OTHERWISE.
- 15. ACCESS PANELS: CONTRACTOR IS TO INSTALL FLANGELESS ACCESS PANELS IN GYPSUM BOARD AND CEMENT PLAST ASSEMBLIES AS REQUIRED FOR ACCESS TO MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH THE ARCHITECT.
- 16. TILE WALLS: WHEREVER TILE WALLS ARE INSTALLED THE TOP OF THE TILE IS TO FINISH-OUT AT 7'-2" AFF, UNLESS NOTED OTHERWISE. EPOXY GROUT IS TO BE UTILIZED ON ALL TILE WALLS, UNLESS NOTED OTHERWISE.
- 17. WET WALLS: ALL WALLS WITHIN 4'-0" OF A SOURCE OF WATER ARE TO HAVE WATER PROOF GYPSUM BOARD THAT MATCHES THE THICKNESS OF THE ADJACENT GYPSUM BOARD. THE WATER PROOF GYPSUM BOARD IS TO EXTEND FULL HEIGHT. CONTRACTOR IS TO PROVIDE AND INSTALL CEMENT FIBER BOARD SUBSTRATE FOR ALL SURFACES RECEIVING TILE FINISHES AND IN ALL WET LOCATIONS.
- 18. DOOR OPENINGS: WILL BE SCHEDULED AS FOLLOWS: WINDOW OPENINGS WILL CONTAIN THE ROOM NUMBER FOLLOWED BY A LETTER. EXAMPLE: ROOM NUMBER 1001 WITH WINDOW OPENING NUMBER 1001A. DOOR OPENINGS WILL CONTAIN THE ROOM NUMBER FOLLOWED BY A DOT AND NUMBER. EXAMPLE: ROOM NUMBER 1001 WITH DOOR OPENING NUMBER 1001.1.
- 19. NO WORK IN THIS AREA OR COMPARTMENT: THIS NOTE IS A GENERAL STATEMENT. FOR EXAMPLE: SOME MEP WORK OR ARCHITECTURAL WORK MAY BE REQUIRED IN THESE NOTED AREAS TO COMPLETE A SYSTEM TO OPERATIONAL STATUS, FOR MINOR RENOVATION, FOR TOUCH-UP WORK OR FOR VERIFICATION OF EXISTING CONDITIONS (PREVIOUSLY INACCESSIBLE AREAS) PERTINENT TO THE SCOPE OF WORK.
- DESIGN STANDARDS: EACH BUILDING OR PORTION THEREOF SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN ALL LIVE AND DEAD LOADS, INCLUDING SEISMIC, WIND, AND OTHER ENVIRONMENTAL FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND STANDARDS AS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OR BY ONE OF THE MODEL BUILDING CODES, WHICHEVER IS THE MOST STRINGENT.
- DIMENSIONS: ARE TYPICALLY SHOWN FROM A COLUMN CENTER LINE OR FACE OF STRUCTURE TO THE FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.
- 22. SCALE: DO NOT SCALE THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- 23. ELECTRICAL: ALL ELECTRICAL EQUIPMENT AND MATERIAL INCLUDING CONDUCTORS, CONTROLS, AND SIGNALING DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH APPLICABLE SECTIONS OF NFPA 70, NFPA 99, THE NATIONAL ELECTRIC CODE, AND WITH THE BUILDING CODES OF AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO REQUIREMENTS OF THE APPLICABLE FLORIDA BULIDIN CODE. THE MOST STRINGENT CODE REQUIREMENT SHALL ALWAYS GOVERN.
- 24. ELECTRICAL: THE ELECTRICAL INSTALLATIONS, INCLUDING ALARMS AND COMMUNICATION SYSTEMS, SHALL BE TESTED TO DEMONSTRATE THAT THE EQUIPMENT INSTALLATION AND **OPERATION IS APPROPRIATE AND FUNCTIONAL**
- 25. ELECTRICAL: ELECTRICAL RECEPTACLE COVER PLATES OR ELECTRICAL RECEPTACLES SUPPLIED FROM EMERGENCY SYSTEMS SHALL BE DISTINCTIVELY COLORED OR MARKED FOR IDENTIFICATION. IF COLOR IS USED FOR IDENTIFICATION PURPOSES, THE SAME COLOR SHALL BE USED THROUGHOUT THE BUILDING.
- 26. ENLARGED PLANS: WHERE ENLARGED OR PARTIAL PLANS ARE REFERENCED, DIMENSIONS AND SPECIAL DETAILING OR FINISH REQUIREMENTS ARE NOTED ON THE ENLARGED PLANS AND ARE USUALLY OMITTED FROM THE SMALLER SCALE PLANS.
- 27. FIRE ALARMS: THE BUILDING SHALL BE PROVIDED WITH AN INTEGRATED FIRE ALARM SYSTEM OR WITH FUNCTIONING FIRE ALARMS IN ACCORDANCE WITH NFPA 72, NFPA 101, AND CODE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- 28. FIRE PREVENTION: CONTRACTOR IS TO PROVIDE AND INSTALL FIRE EXTINGUISHERS PER FIRE MARSHALL'S REQUIREMENTS AND IN COMPLIANCE WIT THE 2014 FLORIDA FIRE PREVENTION
- 29. FIRE PREVENTION: CONTRACTOR IS TO FIRE SEAL ALL GAPS AND PENETRATIONS THROUGH **NEW AND/ OR EXISTING FIRE-RATED WALL ASSEMBLIES.**
- 30. LIFE SAFETY SYSTEMS: ALL SYSTEMS ARE TO REMAIN FULLY OPERATIONAL OVER THE COURSE OF THE CONSTRUCTION PROJECT.
- 31. INTERIOR FINISHES: INTERIOR FINISH MATERIALS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE PRODUCTION LIMITATIONS AS INDICATED IN NFPA 101 AND WITH THE CODE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

- 32. INSULATION MATERIALS: BUILDING INSULATION MATERIALS, UNLESS SEALED ON ALL SIDES AND EDGES WITH NONCOMBUSTIBLE MATERIAL, SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 150 OR LESS WHEN TESTED IN ACCORDANCE
- 33. FIRE PREVENTION: IN GENERAL, NFPA 101 COVERS FIRE / SAFETY REQUIREMENTS ONLY, WHEREAS MOST MODEL CODES ALSO APPLY TO STRUCTURAL ELEMENTS. THE MOST STRINGEST OF THE FIRE / LIFE SAFETY ITEMS OF NFPA 101, THE 2014 FLORIDA FIRE PREVENTION CODE, AND/ OR THE MODEL CODE TAKE PRECEDENCE OVER THE OTHER, IN THE CASE OF A CONFLICT.
- 34. MECHANICAL STANDARDS: MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING SHALL BE MOUNTED ON VIBRATION ISOLATORS AS REQUIRED TO PREVENT UNACCEPTABLE STRUCTURE BORNE VIBRATION. SUPPLY AND RETURN MAINS AND RISERS FOR COOLING, HEATING AND STEAM SYSTEMS SHALL BE EQUIPPED WITH VALVES TO ISOLATE THE VARIOUS SECTIONS OF EACH SYSTEM. EACH PIECE OF EQUIPMENT SHALL HAVE VALVES AT THE SUPPLY AND RETURN
- 35. MECHANICAL STANDARDS: INSULATION, INCLUDING FINISHES AND ADHESIVES ON THE EXTERIOR SURFACES OF DUCTS, PIPING, AND EQUIPMENT SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS AS DETERMINED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH NFPA 255.
- MECHANICAL STANDARDS: IF DUCT LINING IS USED, IT SHALL BE COATED AND SEALED, AND SHALL MEET ASTM C1071. THESE LININGS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS AS DETERMINED BY AN INDEPENDENT **TESTING LABORATORY IN ACCORDANCE WITH NFPA 255.**
- 37. MECHANICAL STANDARDS: FRESH AIR INTAKES SHALL BE LOCATED AT LEAST 25 FEET FROM EXHAUST OUTLETS OF VENTING SYSTEMS, COMBUSTION EQUIPMENT STACKS, MEDICAL SURGICAL VACUUM SYSTEMS, PLUMBING VENTS OR AREAS THAT MAY COLLECT VEHICULAR
- EXHAUST OR OTHER NOXIOUS FUMES. 38. MECHANICAL STANDARDS: FIRE AND SMOKE DAMPERS SHALL BE CONSTRUCTED LOCATED, AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 101, 90A, AND THE
- SPECIFIC DAMPER'S LISTING REQUIREMENTS. 39. AIR BALANCING: AIR BALANCING TO BE PROVIDED BY THE GENERAL CONTRACTOR IN THIS SCOPE OF WORK.
- PLUMBING STANDARDS: THE MATERIAL USED FOR PLUMBING FIXTURES SHALL BE NON-ABSORPTIVE AND ACID RESISTANT. WATER SPOUTS USED IN LAVATORIES AND SINKS SHALL HAVE CLEARANCES ADEQUATE TO AVOID CONTAMINATING UTENSILS AND THE **CONTENTS OF CARAFES.**
- 41. PLUMBING STANDARDS: PROVISIONS SHALL BE INCLUDED IN THE DOMESTIC HOT WATER SYSTEM TO LIMIT THE AMOUNT OF LEGIONELLA BACTERIA AND OPPORTUNISTIC WATERBORNE
- 42. PLUMBING STANDARDS: ALL PIPING, EXCEPT CONTROL LINE TUBING, SHALL BE IDENTIFIED. ALL VALVES SHALL BE TAGGED AND A VALVE SCHEDULE SHALL BE PROVIDED TO THE
- FACILITY OWNER FOR PERMANENT RECORD. 43. PLUMBING STANDARDS: FLUSH MECHANISMS FOR LAVATORIES SHALL BE OPPOSITE OF WALL.
- 44. PRICING: WHEN DURING THE PRICING PROCESS THERE IS A DISCREPANCY FOUND IN THE CONSTRUCTION DRAWINGS, THE GENERAL CONTRACTOR SHALL ISSUE A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT FOR CLARIFICATION.
- 45. TYPICAL INFORMATION: THE FOLLOWING SHEETS CONTAIN STANDARD ARCHITECTURAL DESIGN INFORMATION:A-602 / TYPICAL PARTITION DETAILS, A-801 THROUGH A-805 / ACCESSIBILITY STANDARDS
- 46. COORDINATION: CONTRACTOR IS TO REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND OTHER CONSULTANTS' DOCUMENTS FOR COORDINATION WITH THE ARCHITECTURAL DOCUMENTS. ITEMS SHOWN ON ONE DISCIPLINE'S DOCUMENTS AND NOT ANOTHER DISCIPLINE'S DOCUMENTS AND/ OR ALL DISCIPLINE'S DOCUMENTS SHALL ARE STILL PART OF THE WORK UNDER CONTRACT. THE GENERAL CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL FEES FOR FAILING TO PROPERLY COORDINATE BETWEEN AND/ OR AMONG THE
- 47. ASBESTOS ABATEMENT: THE GC IS RESPONSIBLE FOR THE SAFE REMOVAL OF ALL POTENTIAL ASBESTOS CONTAINED IN THE PROJECT AREA.
- WANCE: THE GENERAL CONTRACTOR IS TO INCLUDE AN ALLOWANCE IN HIS BUDGET FOR SIGNAGE THAT COMPLIES WITH FBC STANDARDS.
- 49. MIAMI-DADE NOTICE OF APPROVAL: ANY AND ALL EXTERIOR PRE-MANUFACTURED ITEMS SHALL COMPLY WITH THE MIAMI-DADE COUNTY PRODUCT APPROVAL REQUIREMENTS.
- 50. MIAMI-DADE NOTICE OF APPROVAL: ALL NEW EXTERIOR WINDOWS, LOUVERS, AND DOORS SHALL COMPLY WITH THE MIAMI-DADE COUNTY PRODUCT APPROVAL REQUIREMENTS AND WITH THE 2014 FLORIDA BUILDING CODE REQUIREMENTS. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS AND PRODUCT APPROVALS FOR PRODUCTS, INCLUDING ATTACHMENT METHODS AND DETAILS.
- 51. TERMITE PROTECTION: TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUE TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BULIDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 52. CLOSE-OUT: CONTRACTOR IS TO PROVIDE AS-BUILTS, WARRANTIES, GUARANTEES, AND OPERATIONAL MANUALS WITH ALL CLOSE-OUT DOCUMENTS UPON SUBSTANTIAL COMPLETION.
- 53. CLOSE-OUT: CONTRACTOR IS TO PROVIDE A 5% EXTRA STOCK OF ALL FINISH MATERIALS FOR OWNER'S POTENTIAL FUTURE USE.
- 54. CLOSE-OUT: THE CONTRACTOR IS TO REMOVE ALL EXCESS MATERIALS AND CLEAN UP AND RESTORE THE SITE TO ITS ORIGINAL CONDITION OR BETTER. ANY AND ALL DAMAGE, AS A RESULT OF WORK UNDER THIS CONTRACT, INCLUDING BUT NOT LIMITED TO EXISTING STRUCTURES, ACCESS ROADS, PAVED AREAS, CURBS, GUTTERS, SOD AREAS, TREES, UTILITY POLES AND/ OR LINES, SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION OR

	ARCHITECTURAL			
A-000	COVER SHEET			
A-001	SHEET INDEX AND GENERAL INFORMATION			
A-002	ZONING DATA SHEET			
A-003	SURVEY - COPY FOR REFERENCE			
A-004	LOCATION PLAN			
A-005	CONTEXTUAL ELEVATIONS - EXIST. 18TH ST			
A-006	CONTEXTUAL ELEVATIONS - EXIST. WEST AVE			
A-101	EXISTING SITE PLAN			
A-102	DEMOLITION PLAN			
A-103	NEW SITE PLAN			
A-104	SEAT COUNT			
A-105	OCCUPANCY LOAD			
A-106	NEW REFLECTED CEILING PLAN			
A-107	NEW ROOF PLAN			
A-201	EXISTING EXTERIOR ELEVATIONS			
A-202	EXISTING EXTERIOR ELEVATIONS			
A-203	NEW EXTERIOR ELEVATIONS			
A-204	NEW EXTERIOR ELEVATIONS			
A-205	NEW EXTERIOR ELEVATIONS - COLORED			
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A-601	EXTERIOR MATERIALS & FINISHES			
A-901	3D VIEWS			
A-902	3D VIEWS			
A-903	3D VIEWS - ENTRY FEATURES			
A-904	3D VIEWS - SW CORNER			

	LANDSCAPE ARCHITECTURE	
-000	LANDSCAPE COVER PAGE + SHEET INDEX	
-100	RENDERED MASTER PLAN	
-101	LANDSCAPE PLAN	
-200	EXISTING TREE SURVEY	
-201	EXISTING VEGETATION IMAGES	
-300	TREE DISPOSITION + NOTES + DETAILS	
-400	PLANT MATERIAL IMAGES	

	EXHIBITS
EX-101	BUILDING CARD
EX-102	BUILDING CARD (CONT.)
EX-103	MICROFILM - ELEVATIONS
EX-104	MICROFILM - SECTION DETAILS
EX-105	MICROFILM - NORTH RAMP
EX-106	MICROFILM - FLOOR PLAN
EX-107	MICROFILM - ROOF & A/C
EX-108	MICROFILM - SITE PLAN
EX-201	CITY CIVIL PLANS - WEST AVE
EX-202	CITY CIVIL PLANS - WEST AVE
EX-203	CITY CIVIL PLANS - WEST AVE
EX-204	CITY CIVIL PLANS - WEST AVE
EX-205	CITY CIVIL PLANS - WEST AVE
EX-206	CITY CIVIL PLANS - 18TH ST
EX-207	CITY CIVIL PLANS - 18TH ST
EX-208	CITY CIVIL PLANS - 18TH ST
EX-209	CITY CIVIL PLANS - 18TH ST
EX-210	CITY CIVIL PLANS - 18TH ST

**INDEX TO DRAWINGS** 

PROJECT DATA			
FOLIO NO.	02-3233-012-0240		
PROPERTY ADDRESS	1801 WEST AVE. MIAMI BEACH, FL 33139-1431		
LEGAL DESCRIPTION	ISLAND VIEW SUB PB 6-115, LOT 15 BLK 12, LOT SIZE 80.000 X 100, OR 11833-1530 0683 1, COC 22020-1954 01 2004 6		
STATE CODE IN EFFECT	FLORIDA BULIDING CODE: EXISTING BUILDING 2014, FBC(E) 2014		
LEVEL OF ALTERATION	LEVEL 2		
OCCUPANCY CLASSIFICATION	A-2, ASSEMBLY		
USE CATEGORY	RESTAURANT		
TYPE OF CONSTRUCTION	TYPE V-B		
PRIMARY ZONE	7000 INDUSTRIAL - GENERAL		
CITY OF MIAMI BEACH ZONE	I1 - LIGHT INDUSTRIAL		

#### PROJECT DATA

THE PROJECT SCOPE CONSISTS OF THE FOLLOWING: AN EXTERIOR ALTERATION OF AND IMPROVEMENT TO THE EXISTING BUILDING LOCATED AT 1801 WEST AVE., MIAMI BEACH, FL 33139. THE EXISTING BUILDING EXTERIOR IS TO RECEIVE NEW FINISHES. DOORS AND WINDOWS ARE TO BE ADDED. THE EXISTING TRASH ROOM IS TO BE DEMOLISHED, AND A NEW TRASH ROOM IS TO BE BUILT. THE EXTERIOR PARKING LOT AND ENTRY ARE TO BE ALTERED FOR THE BUILDING'S NEW USE AS A RESTAURANT AND TO CREATE A GARDEN OASIS. THE INTERIOR ALTERATION ASSOCIATED WITH THIS BUILDING, OF WHICH 2,612 SF IS THE RESTAURANT SPACE, IS EXCLUDED FROM THE SCOPE HEREIN AND IS UNDER A SEPARATE PERMIT

THE SQUARE FOOTAGE OF THE AREA OF WORK IS AS FOLLOWS:

TOTAL EXISTING BUILDING = 3,876 SF TOTAL NEW BULIDING = 3,782.25 SF TOTAL LOT SIZE = 8,000 SF

	ZONING DATA					
ITEM	CODE REQUIREMENT	EXISTING	NEW			
LOT COVERAGE	PER SEC. 142-486, NO REQUIREMENT IN ZONE	N/A	N/A			
UNIT SIZE	PER SEC. 142-486, NO REQUIREMENT IN ZONE	N/A	N/A			
FLOOR AREA RATIO	PER SEC. 142-486, 1.0	0.48	.47			
OPEN SPACE	PER SEC. 142-486, NO REQUIREMENT IN ZONE	N/A	N/A			
BUILDING HEIGHT	PER SEC. 142-486, MAX. 4 STORIES/ 40'	1 STORY, 18.25'	NO CHANGE			
SETBACK -FRONT	PER SEC. 142-487, 0'	33.68'	30.12'			
SETBACK - SIDE 1 (INTERIOR)	PER SEC. 142-487, 0'	0'	NO CHANGE			
SETBACK - SIDE 2 (STREET)	PER SEC. 142-487, 0'	0'	NO CHANGE			
SETBACK - REAR	PER SEC. 142-487, 0'	0.05'	NO CHANGE			
OFF-STREET PARKING (DISTRICT NO. 5 PER SEC. 130-31)	PER SEC. 130-33(b)(1), 0 SPACES. RESTAURANT WITH LESS THAN 100 SEATS & LESS THAN 3,500 SF. SECOND TENANT: VACANT	0	0			
BICYCLE PARKING (DISTRICT NO. 5 PER SEC. 130-31)	PER SEC. 130-33(c)(7), 0 SPACES. NOT NEW CONSTRUCTION & NOT SUBSTANTIAL REHABILITATION	0	0			
OFF-STREET LOADING	PER SEC. 130-101(1), 1 SPACE. RESTAURANT OVER 2,000 SF, BUT NOT OVER 10,000 SF	0	1			
FLOOD ELEVATION	ZONE AE, BFE 8' NGVD IF WAS SUBSTANTIAL IMPROVEMENT. IS NOT SUBSTANTIAL IMPROVEMENT. THEREFORE, NO CHANGE REQUIRED	6.26' NGVD	NO CHANGE			

PLEASE REFER TO **PROJECT DATA** ON THIS PAGE AND TO **ZONING DATA SHEET A-002** FOR ADDITIONAL INFORMATION

### **ZONING DATA - SUMMARY CHART**

**PROJECT AREA** 



**LOCATION MAP** 

PRAVDA ARCHITECTURE/ DESIGN, PLLC 990 BISCAYNE BLVD., STE. 502 MIAMI, FL 33132 305/ 707/ 7663

CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138

PROJECT NAME

DESIGNING YOUR DREAMS

REVISIONS

**ARCHITECT** 

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FLORIDA ARCHITECT BUSINESS

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FLORIDA REGISTERED ARCHITECT

LICENSE NO. AR95842

ARCHITECT SEAL

FOR DESIGN REVIEW BOARD ONLY.

NOT FOR CONSTRUCTION.

07 / 15 / 16

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CONSULTANTS/ ENGINEERS

LANDSCAPE ARCHITECTURE, LLC

780 NE 69TH STREET, STE. 1106

CHRISTOPER CAWLEY

MIAMI, FL 33138

THE CONTRACTOR SHALL CHECK, VERIFY, AND

PROJECT UNDER THE SUPERVISION OF BRYAN

DESCRIPTION

SOUL TAVERN

PROJECT ADDRESS

1801 WEST AVE. MIAMI BEACH, FL 33139

PROJECT NUMBER

2016\_P03

**PROJECT STATUS** 

DESIGN REVIEW BOARD - FINAL

07 / 15 / 16 SHEET NAME

SHEET INDEX AND GENERAL

INFORMATION

SHEET NUMBER

A-001

**GENERAL NOTES** 

PROJECT DIRECTORY

# MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

### MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information					
1	Address:	1801 WEST AVE.	MIAMI BEACH, FL 33139-143	1		
2	Board and file numbers :	DRB0716-0044				
3	Folio number(s):	02-3233-012-0240				
4	Year constructed:	1983	Zoning District:	I1 - LIGHT INDUSTRIAL		
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	5' NGVD		
6	Adjusted grade (Flood+Grade/2):	6.5' NGVD	Lot Area:	8,000 SF		
7	Lot width:	80'	Lot Depth:	100'		
8	Minimum Unit Size	N/A	Average Unit Size	N/A		
9	Existing use:	BUSINESS	Proposed use:	RESTAURANT		

		Maximum	Existing	Proposed	Deficiencies
10	Height	40'	18.25'	18.25'/ NO CHANGE	
11	Number of Stories	4	1	1/ NO CHANGE	
12	FAR	1.0	.48	.47	
13	Gross square footage	8,000 SF	3,876 SF	3,782.25 SF	
14	Square Footage by use	N/A			7
15	Number of units Residential	N/A	A TOWN	# 10	
16	Number of units Hotel	N/A		****	
17	Number of seats	N/A			33.00 - 0 - 0.00
18	Occupancy load	N/A			

Section 1					
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				1 Princes
24	Front Setback:	0'	33.68'	30.12'	
25	Side Setback:	0'	0'	07 NO CHANGE	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	0'	0'	01/ NO CHANGE	
28	Rear Setback:	0'	0.05'	0.05'/ NO CHANGE	
a e I Tali	Pedestal:		382		
29	Front Setback:	N/A	N/A	N/A	
30	Side Setback:	N/A	N/A	N/A	
31	Side Setback:	N/A	N/A	N/A	<u> </u>
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	N/A	N/A	N/A	
alere in	Tower:	Other Henry Walls and South Edition	and the second s		
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	

# MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

ITEM					
#	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39 P	Parking district	5	5	5/ NO CHANGE	
40 T	Total # of parking spaces	0	8	0	
s	of parking spaces per use (Provide a separate chart for a breakdown calculation)	0, RESTAURANT < 100 SEATS & < 3,500 SF	N/A, EXISTING IS BUSINESS/ OFFICE USE	0	
s	of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43 P	Parking Space Dimensions	N/A	N/A	N/A	
	Parking Space configuration (450,600,900,Parallel)	N/A	N/A	N/A	
45 A	ADA Spaces	N/A	N/A	N/A	
46 T	Tandem Spaces	N/A	N/A	N/A	
47 C	Drive aisle width	N/A	N/A	N/A	
48 V	Valet drop off and pick up	N/A	N/A	N/A	
49 L	Loading zones and Trash collection areas	1	0	1	3
50 r	acks	0	0	0	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	PER I-1 ZONE	BUSINESS	RESTAURANT	1
52	Total # of seats	N/A	N/A	80	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	248	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	Yes or no	
57	Located within a Local Historic District?	Yes orno	

If not applicable write N/A

All other data information may be required and presented like the above format.

2 of 2

ARCHITECT PRAVDA ARCHITECTURE/ DESIGN, PLLC FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002884

> FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603

DESIGNING YOUR DREAMS

REVISIONS

DESCRIPTION

990 BISCAYNE BLVD, STE. 502 MIAMI, FL 33132 305/ 707/ 7663

3505 S. OCEAN DRIVE, STE. 1417 HOLLYWOOD, FL 33019

BRYAN@PRAVDAarchitecture.com www.PRAVDAarchitecture.com

DRAWN BY: BRYAN PRAVDA, AIA

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CONSULTANTS/ ENGINEERS CHRISTOPER CAWLEY

LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138

PROJECT NAME

SOUL TAVERN

PROJECT ADDRESS

1801 WEST AVE. MIAMI BEACH, FL 33139

PROJECT NUMBER

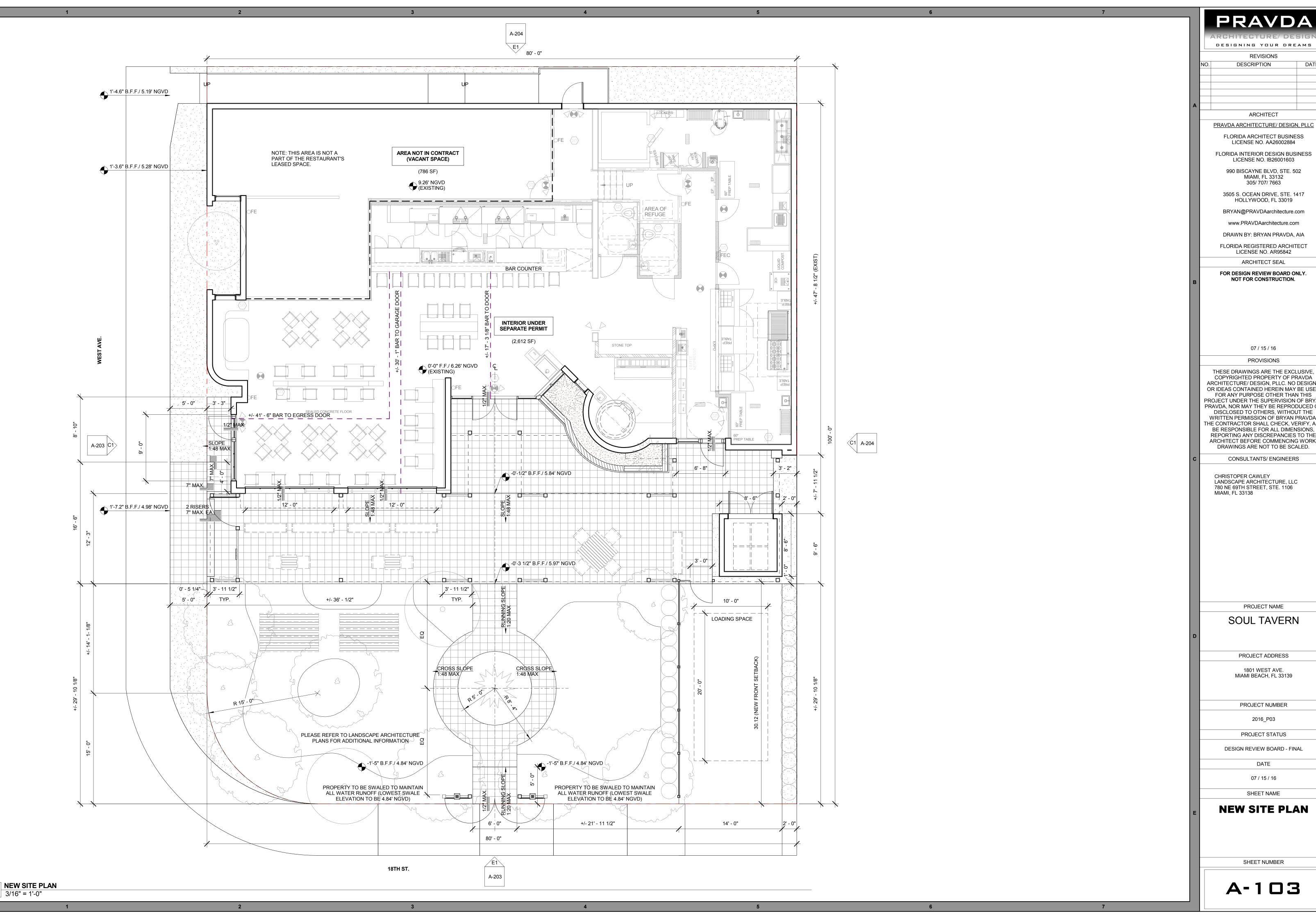
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SHEET NUMBER



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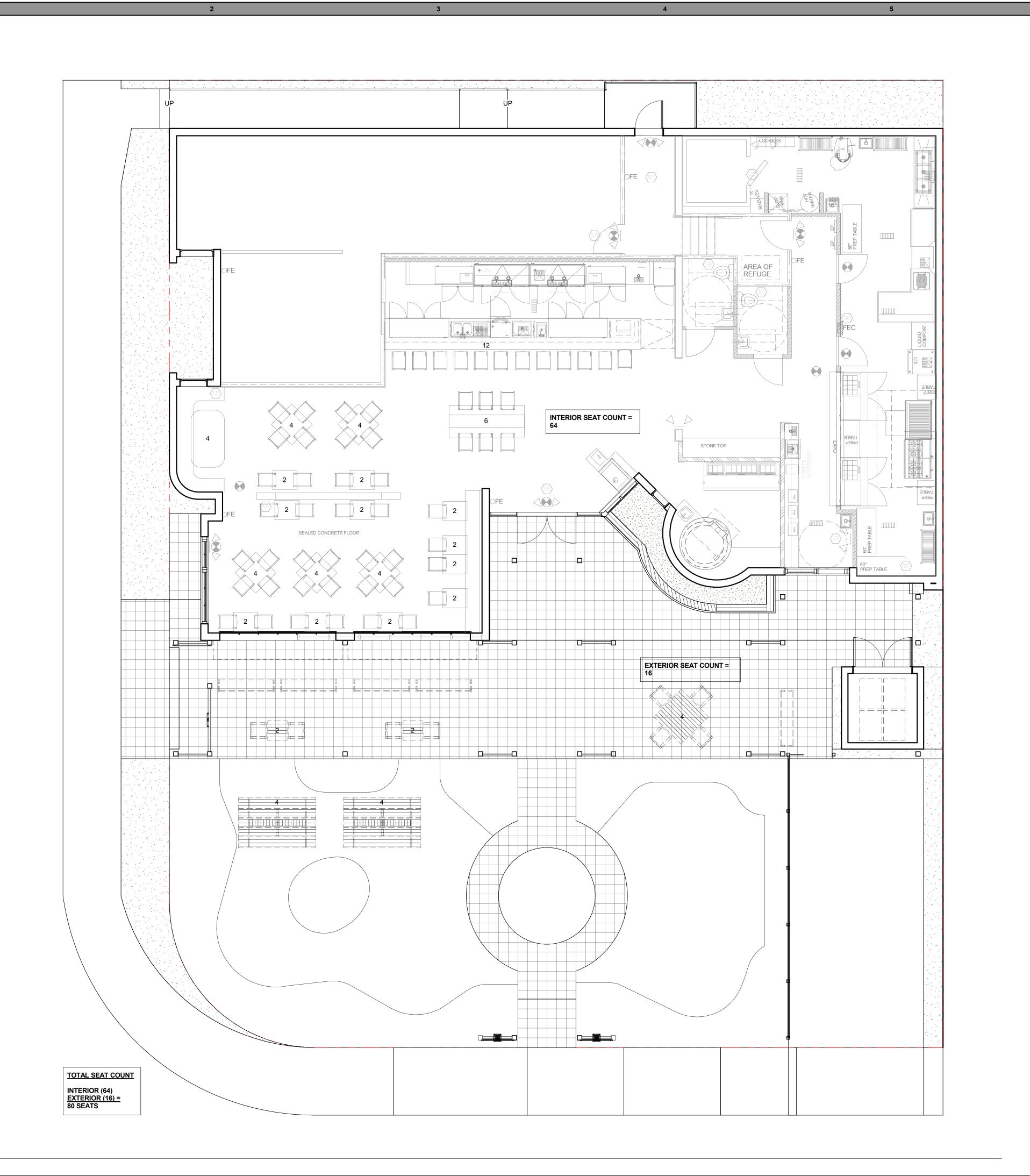
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LANDSCAPE ARCHITECTURE, LLC



**SEAT COUNT** 3/16" = 1'-0"

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REVISIONS

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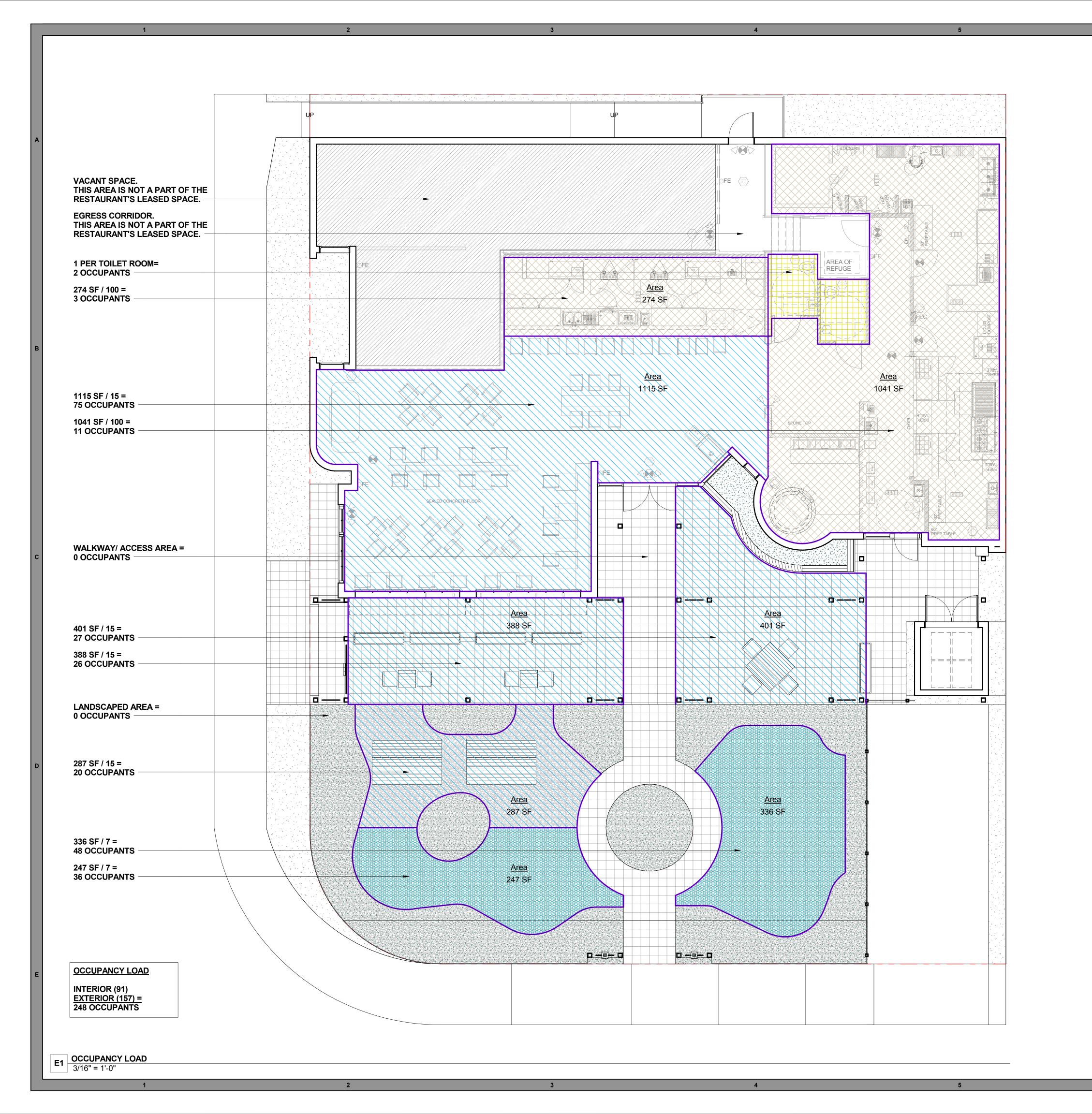
DATE

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SHEET NAME

SEAT COUNT

SHEET NUMBER





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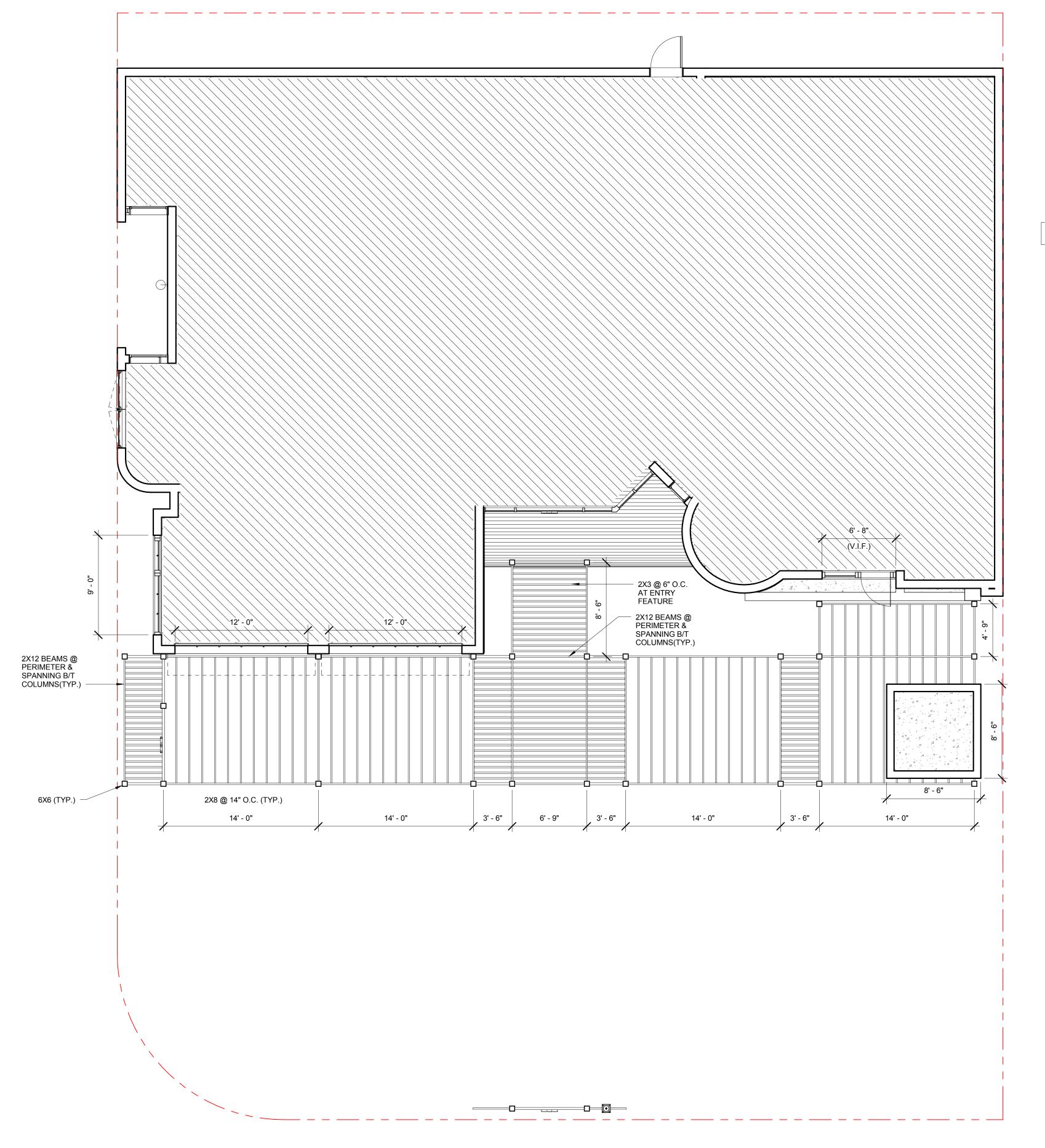
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SHEET NAME

OCCUPANCY LOAD

SHEET NUMBER



E1 LEVEL 01 - NEW

3/16" = 1'-0"

## NOTE: ALL SPECIFIED LIGHTING FIXTURES TO BE FROM LIGHTING ELYSIUM. CONTACT: LAURA MCKEE, LMCKEE@LIGHTINGELYSIUM.COM, 350-305-6330. CONTRACTOR TO SUPPLY SAMPLE OF ALL LIGHT FIXTURES TO OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.

DECORATIVE PENDANT LIGHT FIXTURE ABOVE DESK. OWNER PROVIDED/ CONTRACTOR INSTALLED.

DECORATIVE PENDANT LIGHT FIXTUE ABOVE RECEPTON LOUNGE/ WAITING. OWNER PROVIDED/ CONTRACTOR INSTALLED.

FUNCTIONAL SURFACE MOUNTED LIGHT FIXTURE. SURFACE SOLUTIONS 12" CYLINDER LED. GV SERIES/ 55 WATT MAX LED. MODEL SPC1210LEDGV. GLOSS WHITE FINISH. SPECTRUM LIGHTING, INC.

FUNCTIONAL SURFACE MOUNTED LIGHT FIXTURE AT NATATORIUM. SURFACE SOLUTIONS 12" SHALLOW CYLINDER. GV SERIES/ 37 WATT MAX LED. MODEL SPC1203LEDGV. GLOSS WHITE FINISH. SPECTRUM LIGHTING, INC.

O 4" RECESSED LIGHT FIXTURE AT SHOWERS. CONTECH LIGHTING RA4LNC. 4" LED RECESSED DOWNLIGHT. UNIVERSAL NEW CONSTRUCTION HOUSING

6" RECESSED LIGHT FIXTURE AT LOCKER ROOMS. CONTECH LIGHTING RA6LNC. 6" LED RECESSED DOWNLIGHT. UNIVERSAL NEW CONSTRUCTION HOUSING

© SMOKE DETECTOR

WALL MOUNTED EMERGENCY LIGHT FIXTURE AND EXIT SIGN WITH EMERGENCY BATTERY PACK. MOUNTED 8'-0" A.F.F. — — LED FLEXIBLE LINEAR BELOW LOCKER ROOM BENCHES. INFINA DL-AC-FLEX. JESCO LIGHTING GROUP

D INDICATES THAT THE LIGHT FIXTURE IS DIMMABLE/ ON A DIMMER SWITCH

X TEA LIGHT. I2SYSTEMS EMBER MARINE GRADE LED MINIATURE STEP LIGHT. 1.80" ROUND. WHITE FINISH. MODEL E1150Z-31CAB



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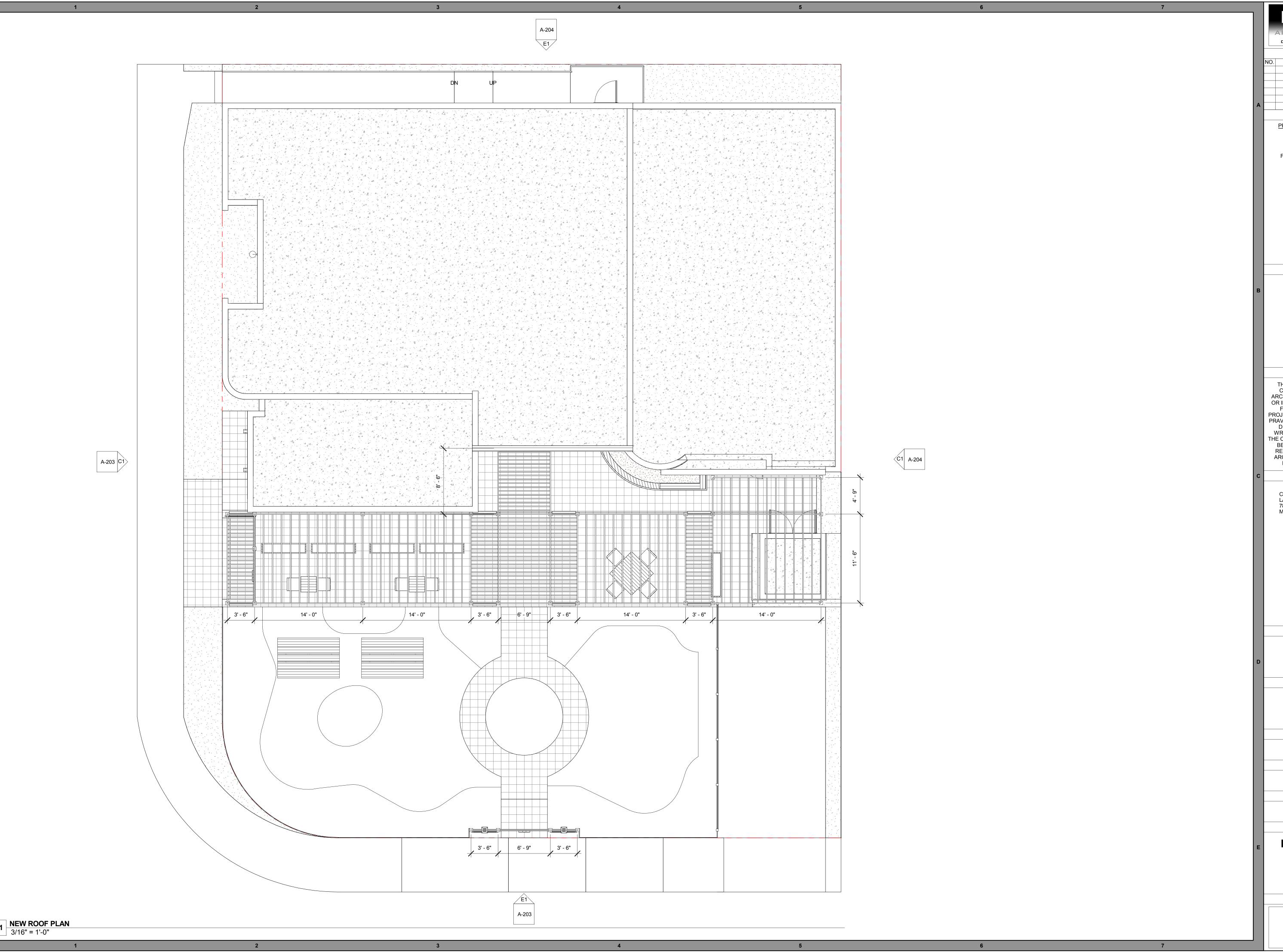
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SHEET NAME

**NEW REFLECTED CEILING PLAN** 

SHEET NUMBER



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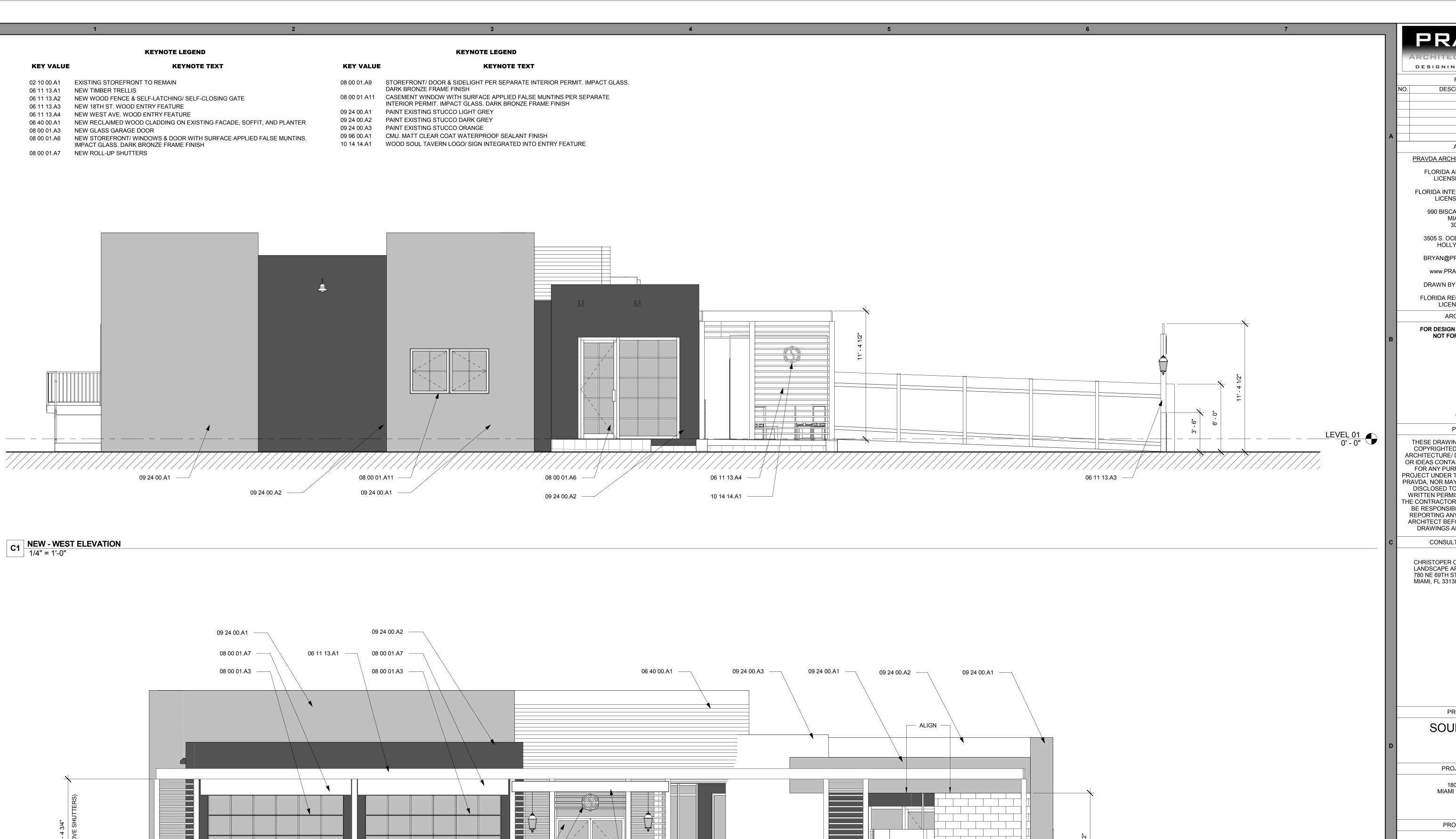
DATE

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SHEET NAME

NEW ROOF PLAN

SHEET NUMBER



06 40 00.A1

\_\_\_ 06 11 13.A3

08 00 01.A9

06 11 13.A2 -

09 96 00.A1

02 10 00.A1

10 14 14.A1

E1 NEW - SOUTH ELEVATION

1/4" = 1'-0"

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DATE

1801 WEST AVE.

PROJECT NUMBER

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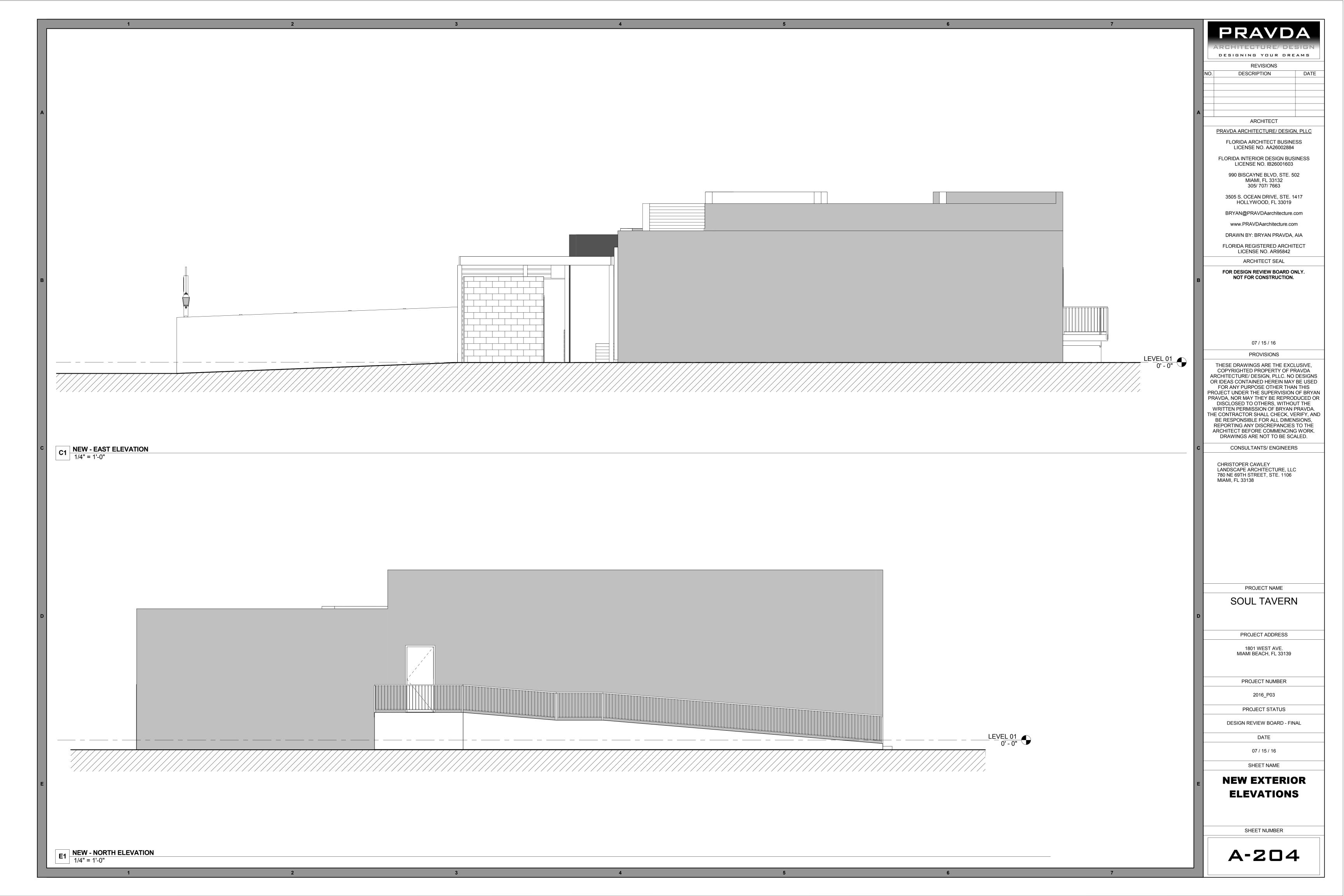
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LEVEL 01 0' - 0"

SHEET NAME

**NEW EXTERIOR ELEVATIONS** 

SHEET NUMBER





C1 WEST ELEVATION - COLORED 1/4" = 1'-0"



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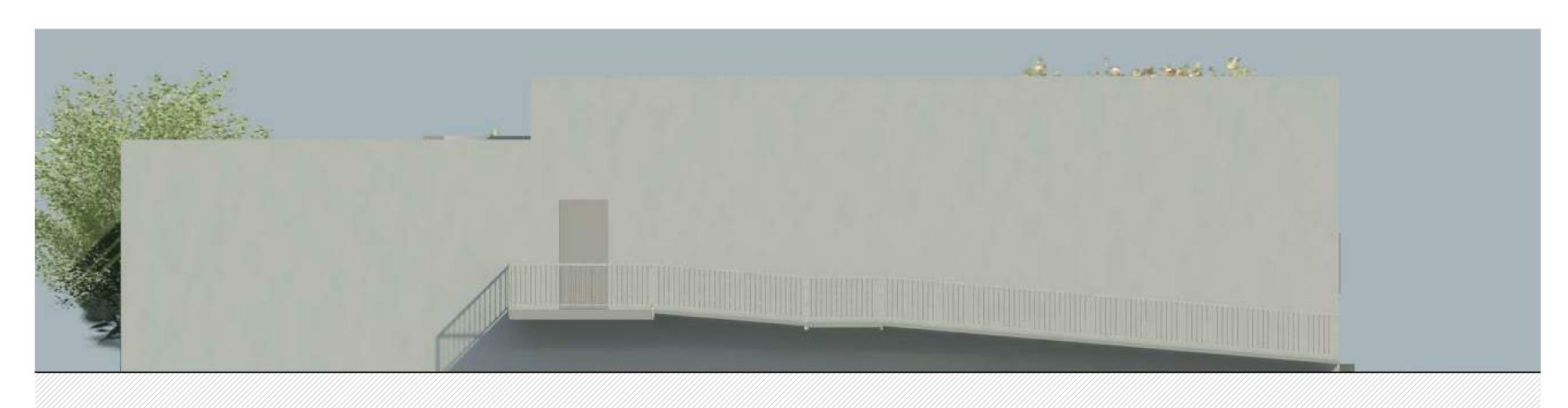
SHEET NAME

**NEW EXTERIOR ELEVATIONS** -**COLORED** 

SHEET NUMBER



C1 EAST ELEVATION - COLORED 1/4" = 1'-0"



NOTE: NORTH ELEVATION IS ONLY VISIBLE FROM RAMP. NEIGHBOR'S WALL IS BUILT AT 0' SETBACK.

E1 NORTH ELEVATION - COLORED 1/4" = 1'-0"

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SHEET NAME

**NEW EXTERIOR ELEVATIONS** -**COLORED** 

SHEET NUMBER





D1 WEST AVE - FACING EAST/ WEST ELEVATION

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SHEET NAME

**CONTEXTUAL ELEVATIONS -**

SHEET NUMBER

NEW



A1 ORANGE STUCCO PAINT AT BUILDING



A3 RECLAIMED WOOD AT ENTRY SOFFIT



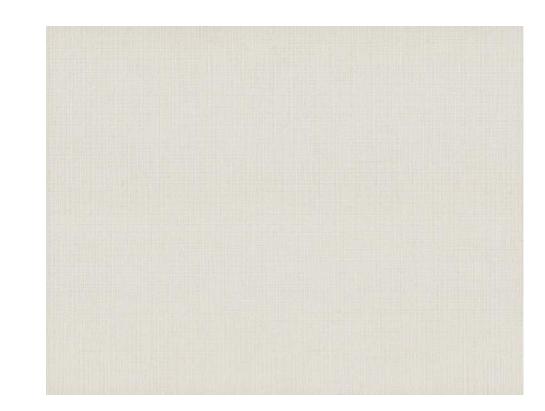
A5 DARK GREY STUCCO PAINT AT BUILDLING



A7 LIGHT GREY STUCCO PAINT AT BULIDING



B1 BOUGAINVILLEA AT TRELLIS - REFER TO LANDSCAPE



B3 CANVAS TOP AT TRELLIS



TIMBER AT TRELLIS



CONCRETE MASONRY AT TRASH ROOM - COVERED WITH VINES



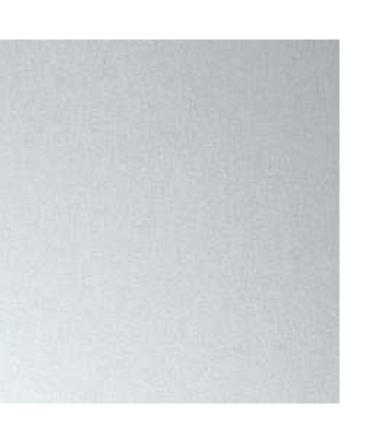
D1 GRASS - REFER TO LANDSCAPE



D5 DECOMPOSED GRANITE AT GARDEN



D7 CORAL/ KEYSTONE PAVERS AT WALKWAY



ANODIZED ALUMUNIUM AT SHUTTER ENCLOSURE



E7 DARK BRONZE WINDOW FRAMES



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CONSULTANTS/ ENGINEERS

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CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138

PROJECT NAME

SOUL TAVERN

PROJECT ADDRESS

1801 WEST AVE. MIAMI BEACH, FL 33139

PROJECT NUMBER

2016\_P03

PROJECT STATUS

DESIGN REVIEW BOARD - FINAL

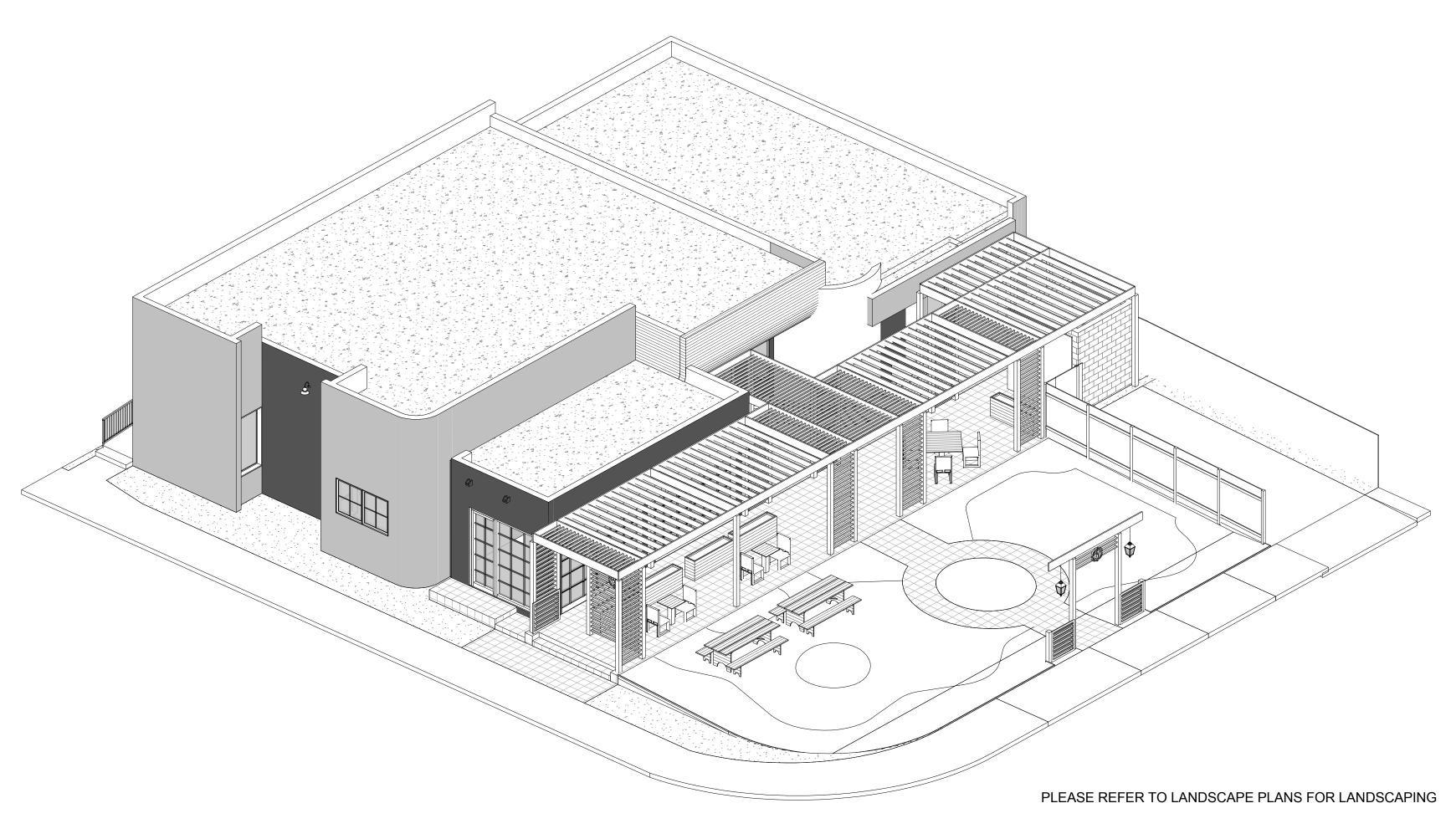
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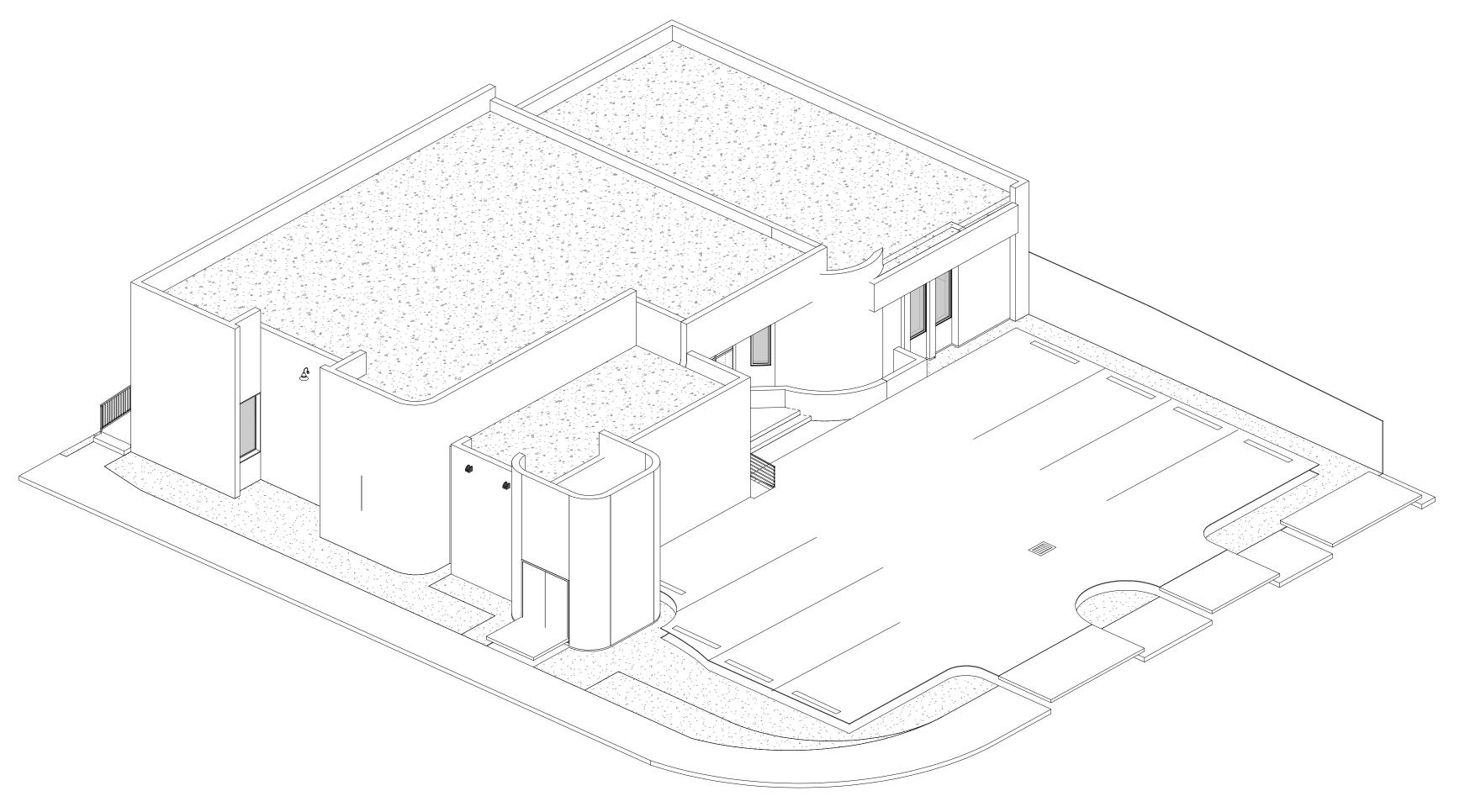
EXTERIOR MATERIALS &

SHEET NUMBER

**FINISHES** 



C3 NEW SOUTHWEST AERIAL 3D



PRAVDA

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REVISIONS

DESCRIPTION DATE

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PRAVDA ARCHITECTURE/ DESIGN, PLLC
FLORIDA ARCHITECT BUSINESS
LICENSE NO. AA26002884

FLORIDA INTERIOR DESIGN BUSINESS

LICENSE NO. IB26001603

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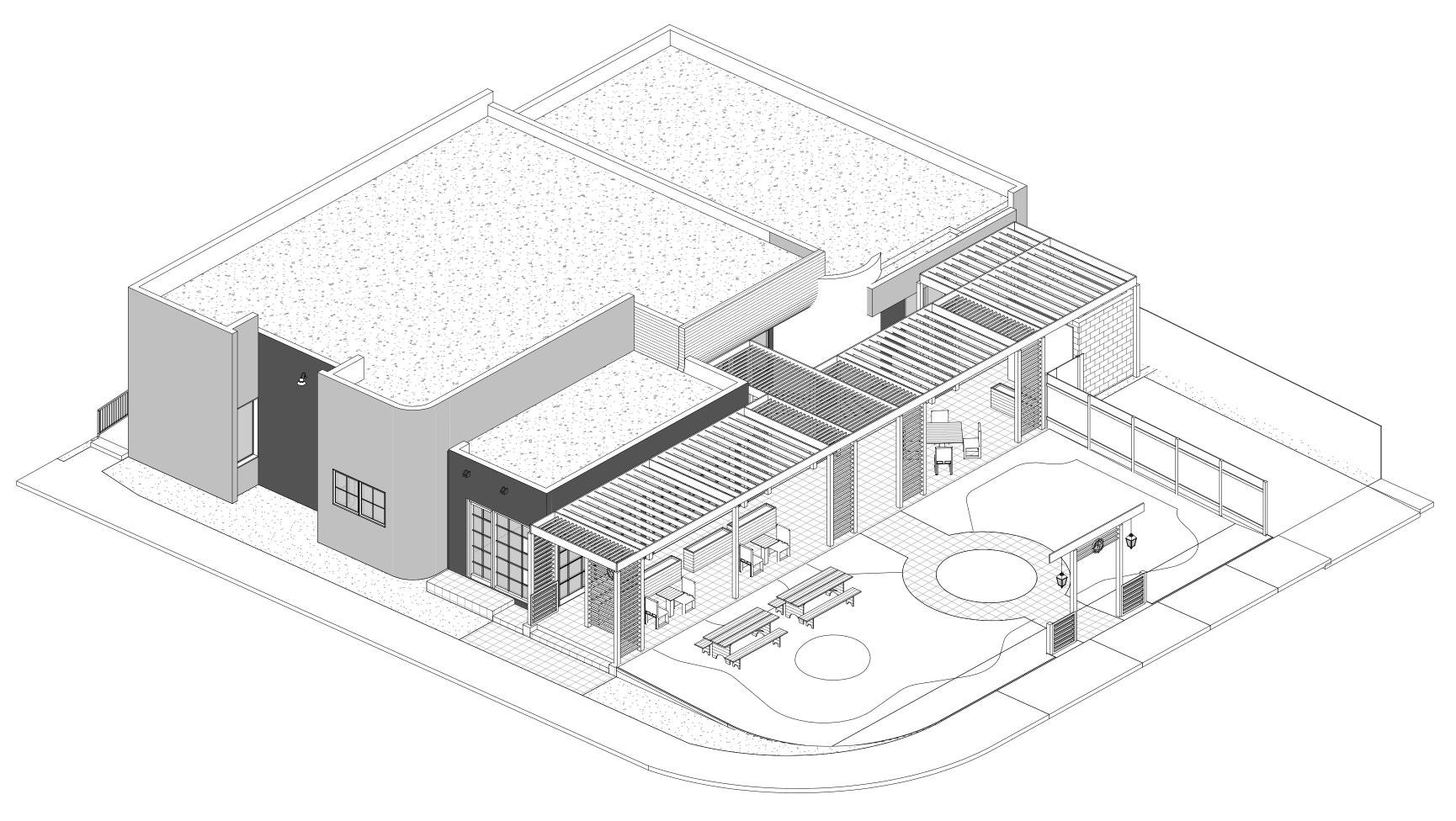
PROJECT STATUS

DATE

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**3D VIEWS** 

SHEET NUMBER



C2 NEW SOUTHWEST AERIAL 3D - WITHOUT LANDSCAPING



PLEASE REFER TO LANDSCAPE PLANS AND COLORED ELEVATIONS FOR LANDSCAPING

DESIGNING YOUR DREAMS REVISIONS DESCRIPTION DATE

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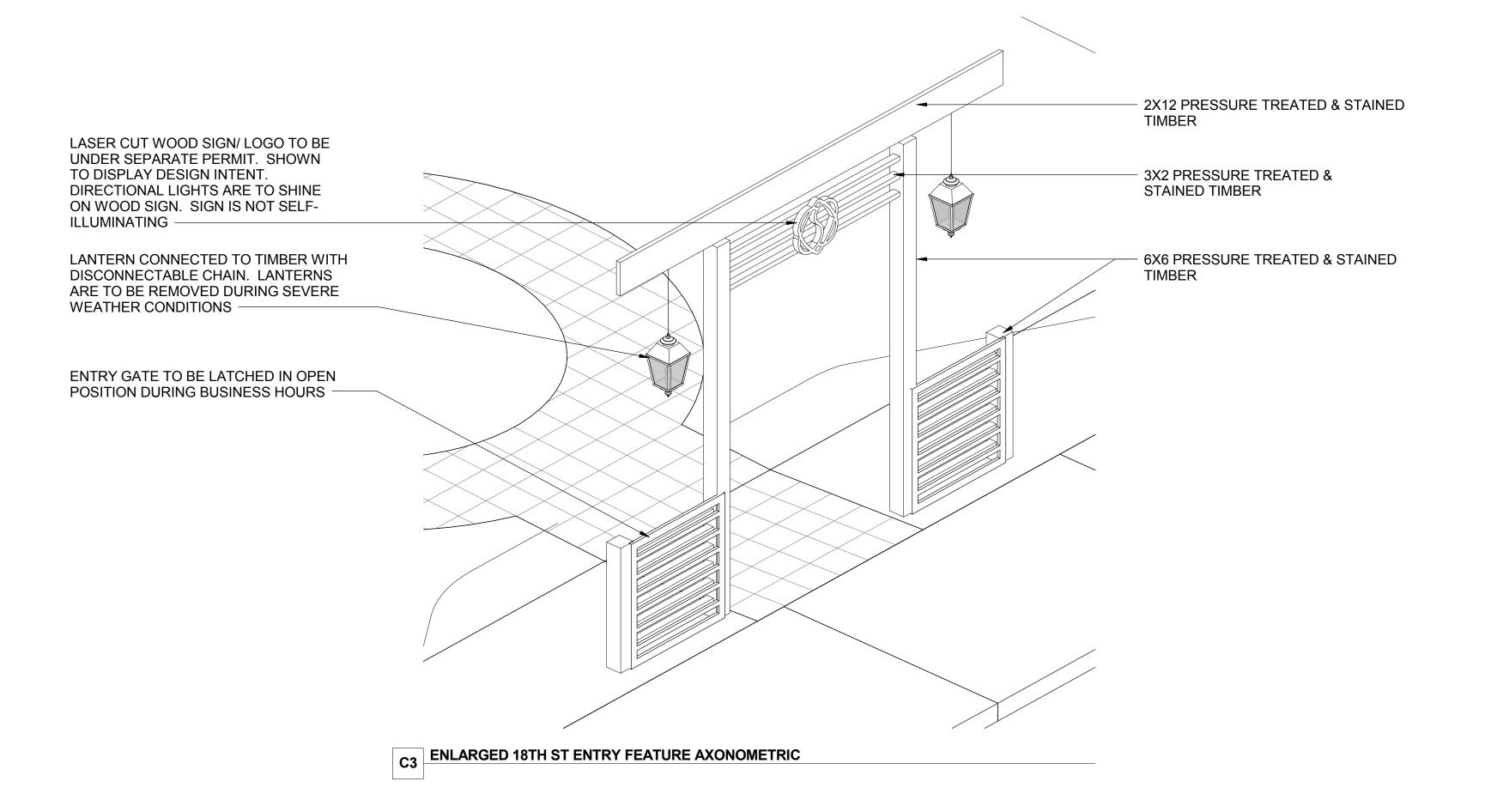
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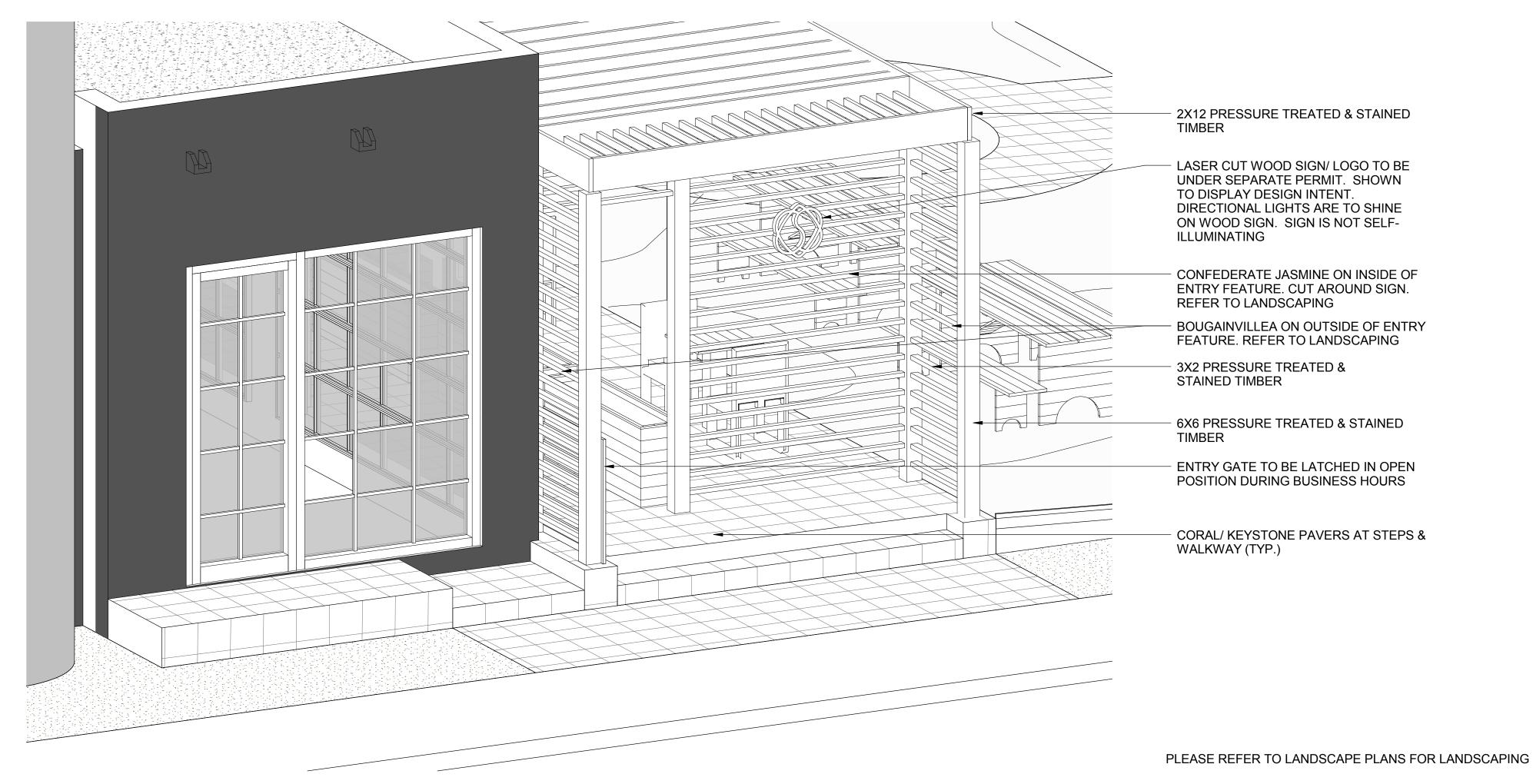
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3D VIEWS -**ENTRY FEATURES** 

SHEET NUMBER



B1 SW CORNER\_NO LANDSCAPE



E1 SW CORNER\_WITH LANDSCAPE AND CONTEXT

ARCHITECTURE/ DESIGN
DESIGNING YOUR DREAMS

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